

OASIS AS BUILT

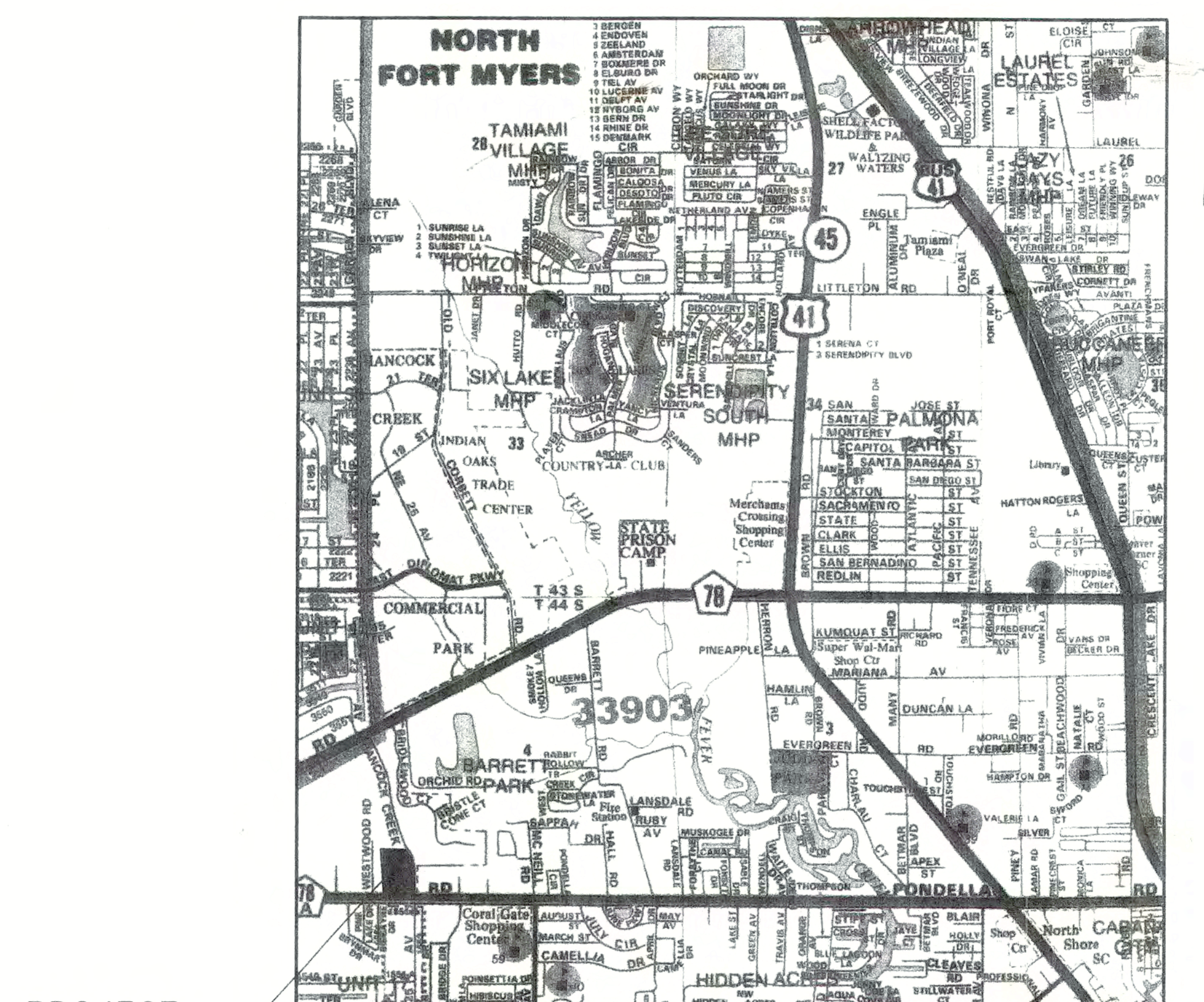
SITE PLAN PERMIT

OASIS CONDOMINIUM

SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CAPE CORAL, FLORIDA

DRAWING INDEX:

- COVER SHEET
- C-1 SITE, STRIPING, & SIGNAGE PLAN
- C-2 PAVING, GRADING, & DRAINAGE PLAN
- C-3 DRAINAGE DETAILS & SECTIONS
- C-4 UTILITIES PLAN & NOTES
- C-5 WATER PROFILE & DETAILS
- C-6 SEWER PROFILE & DETAILS
- C-7 LANDSCAPE PLAN & NOTES
- C-8 STORMWATER POLLUTION PREVENTION DETAILS
- C-9 SURVEY



SITE LOCATION MAP

SCALE: N.T.S.

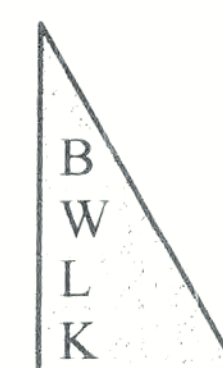
ENGINEER:

Bean, Whitaker, Lutz & Kareh, Inc.

CONSULTING ENGINEERS — SURVEYORS AND MAPPERS — PLANNERS

13041 MCGREGOR BOULEVARD, SUITE 1, FORT MYERS, FLORIDA 33919 (239) 481-1331

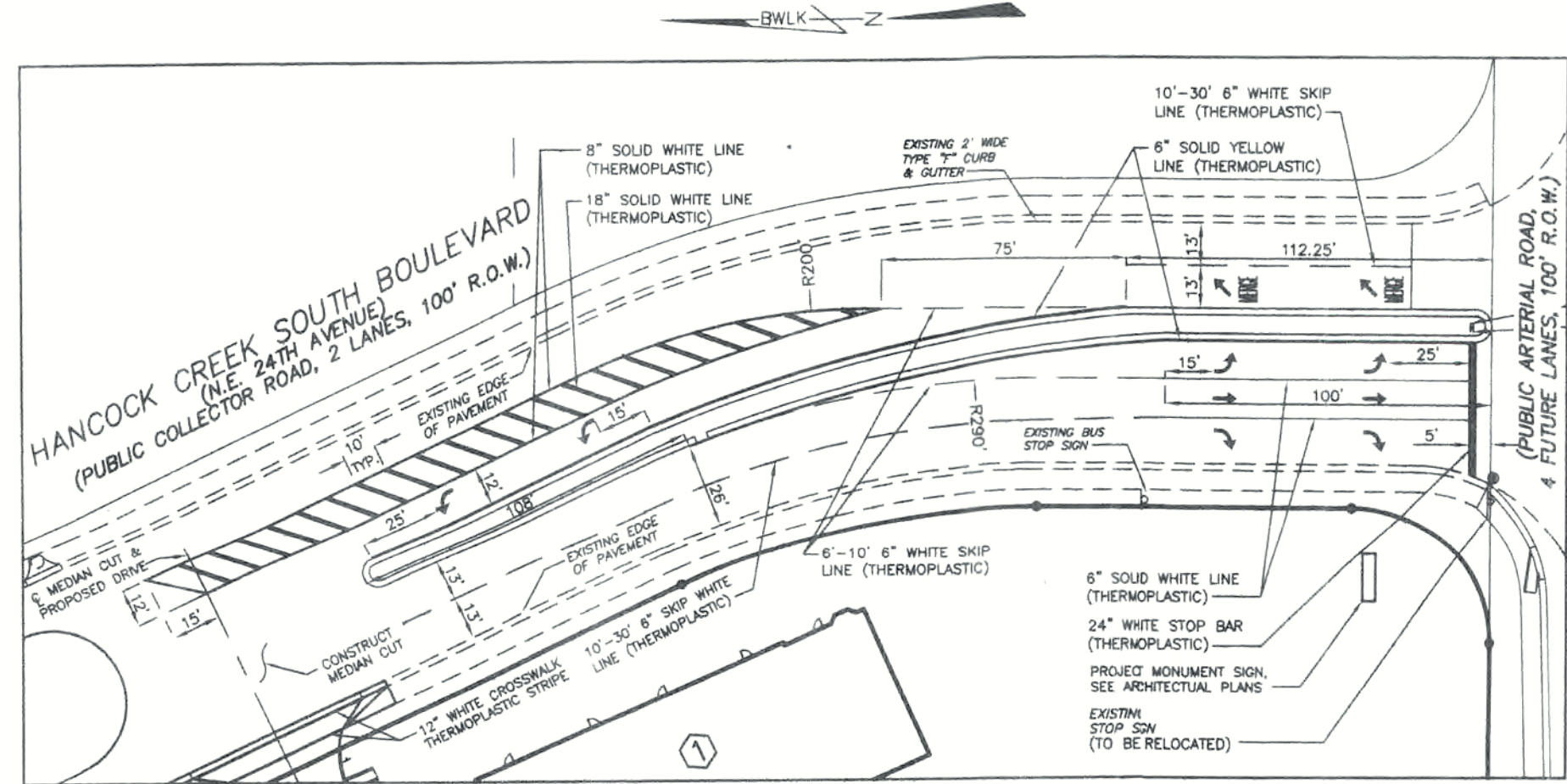
AUTHORIZATION NUMBER: EB4919



DEVELOPER:

BRIXTON DEVELOPMENT, L.L.C.
11595 KELLY ROAD
FORT MYERS, FLORIDA 33908
(239) 573-5888

PRINTED
APR 22 2005



OFF-SITE SIGNAGE & STRIPING DETAIL
SCALE: 1"=50'

LEGEND:

- PROPOSED CONCRETE SURFACE
- PAINTED DIRECTIONAL TRAFFIC ARROW
F.D.O.T. INDEX #17346
- THERMO-PLASTIC DIRECTIONAL TRAFFIC
ARROW, F.D.O.T. INDEX #17346
- TYP.
- EXISTING TREE (TO BE SAVED)

GRAPHIC SCALE IN FEET
40 0 40 80

SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

DUMPSTER REQUIREMENTS:

PER THE CITY OF CAPE CORAL LAND USE REGULATIONS, APPENDIX "A", SECTION 3.3.2.B, THE DUMPSTER AREA MUST BE ADEQUATELY SHIELDED BY AN OPAQUE VISUAL BARRIER CONFORMING TO CODES AND CONSTRUCTED ALONG AT LEAST THREE SIDES, AND EXTENDED AT LEAST 6" ABOVE CONTAINER WITH A MAXIMUM HEIGHT OF 6 FEET.

PRESENT LAND USE CLASSIFICATION:

132 - INACTIVE LAND W/STREET PATTERN/NO STRUCTURES, PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION: SYSTEM (FLUCCS).

PROPOSED LAND USE CLASSIFICATION:

133 - MULTIPLE DWELLING UNITS, LOW RISE (TWO STORIES)

CERTIFICATION:

THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ADEQUATE GEOTECHNICAL ANALYSIS AND STRUCTURAL DESIGN PROCEDURES ARE FOLLOWED.

ZONING:

THE DEVELOPMENT IS LOCATED IN THE R-3 RESIDENTIAL DISTRICT, AND IT IS LOCATED WITHIN THE "HANCOCK CREEK SOUTH WITH BRIDLEWOOD ESTATES" ORDINANCE NUMBER 93-00.

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	450.00'	30°04'22"	236.19'	120.88'	233.49'	N10°26'10"W
C2	250.00'	25°45'20"	112.38'	57.16'	111.44'	S12°35'41"E
C3	42.50'	90°00'00"	66.76'	42.50'	60.10'	S45°16'59"W
C4	50.00'	90°02'01"	78.57'	50.03'	70.73'	S45°15'59"W
C5	62.50'	27°14'46.9"	29.72'	15.15'	29.44'	S13°52'22"W
C6	42.50'	62°47'14.1"	46.57'	25.94'	44.28'	S58°53'22"W
C7	37.50'	90°02'01.0"	58.93'	37.52'	53.05'	S45°15'59"W
C8	475.00'	18°10'10.0"	150.63'	75.95'	150.00'	S12°06'41"E
C9	475.00'	18°10'10.0"	150.63'	75.95'	150.00'	S13°33'56"E

PARKING CALCULATIONS:

PARKING SPACES REQUIRED:

MULTIPLE FAMILY DWELLINGS:
PER CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS, ARTICLE V, SECTION 5.1.7.G.

2.00 SPACES PER 2 BEDROOM DWELLING UNIT

2 SPACE * 36 UNITS = 72 SPACES

2.50 SPACES PER 3 BEDROOM DWELLING UNIT

2.50 SPACE * 20 UNITS = 50 SPACES

THE POOL AND CLUBHOUSE ARE ACCESSORY AREAS; THEREFORE NO ADDITIONAL PARKING SPACES ARE REQUIRED.

REQUIRED PARKING SPACES = 72 + 50 = 122 SPACES

TOTAL PARKING SPACES REQUIRED = 122 SPACES

TOTAL PARKING SPACES PROVIDED = 122 SPACES

TOTAL H/C PARKING SPACES REQUIRED = 5

TOTAL H/C PARKING SPACES PROVIDED = 5

NUMBER OF 2 BEDROOM AND 3 BEDROOM UNITS:

2 BEDROOM UNITS:

8 UNITS PER BUILDING X 4 BUILDINGS = 32 UNITS

4 UNITS PER BUILDING X 1 BUILDING = 4 UNITS

TOTAL = 36 UNITS

3 BEDROOM UNITS:

4 UNITS PER BUILDING X 4 BUILDINGS = 16 UNITS

4 UNITS PER BUILDING X 1 BUILDING = 4 UNITS

TOTAL = 20 UNITS

BUILDING TYPES:

BUILDING NUMBER	NUMBER OF STORIES	FOOTPRINT AREA (S.F.)	NUMBER OF DWELLING UNITS PER BUILDING
1,2,3,4	2	7,910.78	8
5	2	5,330.61	4
POOL/CLUBHOUSE	1	1,524.61	-
TOTALS	-	38,498.34	36

SITE DATA:

TOTAL AREA	=	262,238.31 S.F.	(6.020 AC.)	(100.00%)
BUILDINGS AREA	=	36,973.73 S.F.	(0.849 AC.)	(14.10%)
PAVEMENT AREA	=	48,712.62 S.F.	(1.118 AC.)	(18.58%)
CONCRETE AREA	=	4,174.37 S.F.	(0.096 AC.)	(1.59%)
POOL AREA	=	1,524.61 S.F.	(0.035 AC.)	(0.58%)
PERVIOUS AREA	=	170,852.98 S.F.	(3.922 AC.)	(65.15%)

BUILDINGS COORDINATES:

BUILDING NUMBER	BUILDING CORNER NUMBER	1	2	3	4
1	EAST	9958.6952	10022.0561	9977.2605	9913.8996
1	NORTH	9907.9512	9765.0247	9745.1664	9888.0928
2	EAST	9712.3298	9868.6695	9868.4562	9712.1164
2	NORTH	10040.9939	10040.3132	9991.3137	9991.9943
3	EAST	9682.1864	9681.5057	9632.5082	9633.1868
3	NORTH	10008.4297	9852.0899	9852.3033	10008.6430
4	EAST	9683.9764	9698.2131	9649.4167	9635.1799
4	NORTH	9832.2324	9676.5408	9672.0787	9827.7704
5	EAST	9769.5030	9874.5056	9874.2636	9769.2608
5	NORTH	9664.1248	9663.6060	9614.6066	9615.1254
6	EAST	9810.0742	9809.9507	9785.9510	9786.0745
6	NORTH	9825.5260	9800.5263	9800.6448	9825.6445

SITE DEVELOPMENT AREA:

AREA OF SUBJECT PROPERTY - 262,238.31 S.F. 6.020 AC. 100%
BUILDING HEIGHT - 25.25 FEET 2 STORY
GROUND FLOOR AREA - 36,973.73 S.F. 0.849 AC. 14.10%
LANDSCAPE AREA - 170,852.98 S.F. 3.922 AC. 65.15%
PARKING AND STREET AREA - 48,712.62 S.F. 1.118 AC. 18.58%
PARKING SPACES REQUIRED - 122 SPACES REQUIRED
PERMANENT OPEN SPACE - 170,852.98 S.F. 3.922 AC. 65.15%
RECREATION AREA - 4,224.61 S.F. 0.097 AC. 1.61%
TOTAL FLOOR AREA - 73,947.47 S.F. 1.698 AC. 28.20%
TOTAL IMPERVIOUS SURFACE AREA - 170,852.98 S.F. 3.922 AC. 65.15%
TYPE OF DEVELOPMENT - MULTIFAMILY
ZONING DISTRICT - R-3
FUTURE LAND USE CODE - MIXED USE
CONSTRUCTION TYPE/SPRINKLERED OR UNSPRINKLERED - TYPE V/SPRINKLERED
PROPOSED BUILDING USAGE AND SQUARE FOOTAGE - MULTIFAMILY/36,973.73 S.F.
GROSS DENSITY - 9.3 DWELLING UNITS/ACRE
NUMBER OF DWELLING UNITS - 56 UNITS
NUMBER, TYPE AND FLOOR AREA OF EACH UNIT - 36 (2) BEDROOM 1,114 S.F.
20 (3) BEDROOM 1,279 S.F.

PRINTED
APR 22 2005

SITE
STRIPING,
& SIGNAGE
PLAN

SHEET
C-1

FILE:

4-44-24

MR. CRESC A. FOUS, MANAGING MEMBER
BRITTON DEVELOPMENT, L.L.C.
11595 KELLY ROAD
FORT MYERS, FLORIDA 33908
(239) 573-5888

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CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BLVD., SUITE 1, FT. MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919

APPROVED BY: A.R. KAREH
SCALE: 1"=40'

DESIGNED BY: S. YOUNES
DATE: 6/2/03

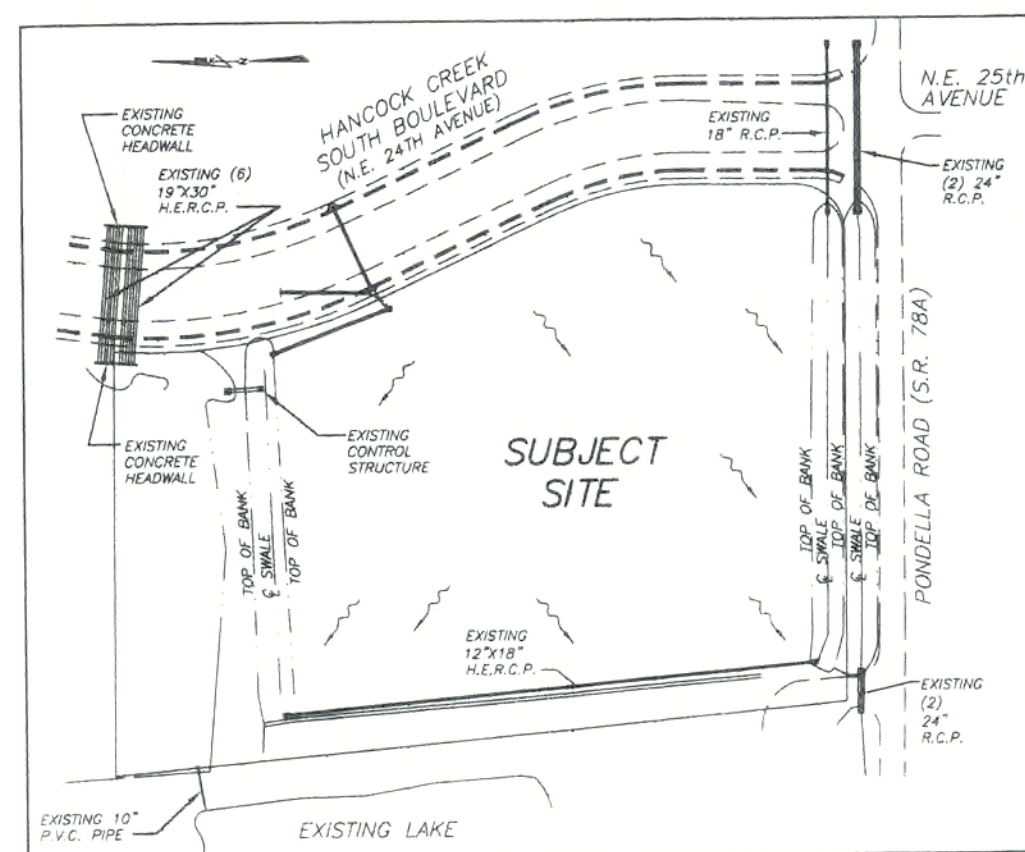
DRAFTING BY: S. YOUNES
PROJECT NUMBER: 34123-E (03-15)

PER THE CITY OF CAPE CORAL COMMENTS - 11/17/2003

STATUS

SECTION 4, T 44S, R 24E, CAPE CORAL, FLORIDA

OASIS CONDOMINIUM



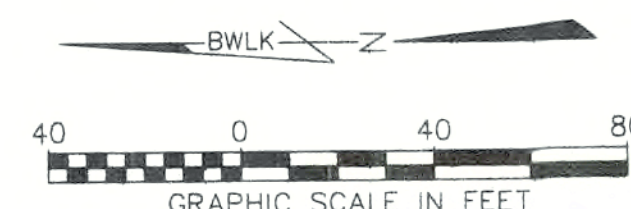
EXISTING SURFACE HYDROLOGY
N.T.S.

NOTES:

1. THE MAXIMUM BUILDING HEIGHT OF 38 FEET IS BASED ON THE MINIMUM REQUIRED BUILDING SETBACKS.
2. REFER TO THE ARCHITECTURAL PLANS FOR DETAILED DIMENSIONS OF ALL BUILDINGS.
3. LIGHTING WILL BE ARRANGED AND SHIELDED AS REQUIRED TO PREVENT DIRECT GLARE, LIGHT SPILLAGE, OR HAZARDOUS INTERFERENCE WITH AUTOMOTIVE AND PEDESTRIAN TRAFFIC ON ABUTTING STREETS AND ALL ABUTTING PROPERTIES.
4. LIGHTING FIXTURES WILL NOT EXCEED A MAXIMUM OF 30 FEET IN HEIGHT WITHIN THE PARKING LOT, AND A MAXIMUM OF 15 FEET WITHIN NON-VEHICULAR PEDESTRIAN AREAS.
5. INTERIOR PROJECT LIGHTING MUST COMPLY WITH THE CITY OF CAPE CORAL LAND USE CODE AND REGULATIONS AND MUST BE OF THE LOWEST INTENSITY MEETING LIFE SAFETY CODES.
6. IF THE ARCHITECTURAL PLANS DO NOT REFLECT HAVING GUTTERS AND DOWN SPOUTS, THEN ALL MULCHED AREAS AROUND THE BUILDING SHALL HAVE DECORATIVE STONE. IF DOWN SPOUTS ARE SHOWN ON THE ARCHITECTURAL PLANS, THEN SPLASH PADS SHALL BE INSTALLED AT OUTLETS.

SPECIAL NOTE:

THE CONTRACTOR WILL BE REQUIRED TO PROVIDE TEST REPORTS THAT VERIFY THE DEVELOPMENT OF THE MEDIAN LANES HAS MET THE MINIMUMS FOR COMPACTION AND THICKNESS OF ALL MATERIALS REQUIRED.



SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY BEAN, WHITAKER, LUTZ & KAREH, INC., DATED APRIL 18, 2003.
2. THE PROJECT LIES IN FLOOD ZONE X WITH NO BASE FLOOD ELEVATION, ACCORDING TO F.I.R.M. 125124 0200 C, EFFECTIVE DATE MARCH 15, 1994.
3. LANDSCAPING WILL BE IN ACCORDANCE WITH THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS.
4. DEVELOPMENT IS LOCATED IN THE CITY OF CAPE CORAL FIRE DEPARTMENT DISTRICT.
5. IRRIGATION WILL BE VIA IRRIGATION SERVICE (SEE SHEET C-4).
6. INFORMATION ON THE EXISTING WATER AND SEWER SERVICE LOCATIONS ABUTTING THE PROJECT HAVE BEEN TAKEN FROM RECORD DRAWINGS SUPPLIED BY THE CITY OF CAPE CORAL, AND PONDELLA ROAD CONSTRUCTION PLANS PREPARED BY TKW CONSULTING ENGINEERS, INC., DATED JULY 11, 2002.
7. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
8. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.
9. UTILITIES:
WATER - CITY OF CAPE CORAL UTILITIES
SEWER - CITY OF CAPE CORAL UTILITIES
ELECTRICITY - LEE COUNTY ELECTRIC COOPERATIVE
TELEPHONE - SPRINT, 1520 LEE STREET, FORT MYERS, FLORIDA.
REFUSE COLLECTION - SUPERIOR WASTE SERVICES, INC.
10. THE WET SEASON WATER TABLE ELEVATION IS 7.30 N.G.V.D. PER PERMIT NUMBER 36-02596-S.
11. THERE WILL BE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS.
12. THERE ARE NO APPARENT FLOWING WELLS ON THIS SITE.
13. ALL EXOTIC VEGETATION LOCATED WITHIN THE DEVELOPMENT WILL BE REMOVED, AND THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS.
14. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND U.S.C. & G.S. BENCHMARK NUMBER V-240-1965.
15. THIS PROJECT DOES NOT LIE WITHIN AN ARCHAEOLOGICAL SENSITIVITY ZONE.
16. THIS PROPERTY DOES NOT LIE IN ANY FLOOD PLAINS, FLOOD WAYS, OR RIVERINE AREAS.
17. ALL PERVIOUS AND DISTURBED AREAS TO BE SOODED.
18. THIS PROJECT DOES NOT FALL WITHIN THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT NOTIFICATION BOUNDARY.
19. 4" WIDE WHITE PAINTED STRIPE TYPICAL AT PARKING, AT HANDICAP PARKING, STANDARD HANDICAP SIGN (FTP-25) TO BE INSTALLED WITH DOUBLE 6" WIDE PAINTED STRIPES, 1-6" WHITE AND 1-6" BLUE.
20. FOR MINIMUM BURIAL DEPTH FOR ALL UTILITY LINES, SEE UTILITY PLAN.
21. THIS PROJECT IS A PORTION OF A PERMITTED DEVELOPMENT (PERMIT NUMBER 36-02596-S). THERE ARE CURRENTLY EXISTING DITCHES AND PIPES ON-SITE TO ROUTE FLOWS TO THE EXISTING PRESERVATION AREA. THIS PROJECT WILL PROVIDE THE REQUIRED WATER QUALITY BEFORE TRANSPORTING THE RUNOFF TO SAID OUTFALL. THE PROJECT UTILIZES DRY DETENTION AREA AND DITCHES FOR THE WATER QUALITY.
22. SITE SOIL CLASSIFICATION: SOIL 13, BOCK FINE SAND, (USCS); SOIL SURVEY OF LEE COUNTY, FLORIDA.
23. CONSTRUCT MITERED END SECTIONS PER STANDARD INDEX NO. 272.
24. MITERED END FORMS MUST BE INSPECTED PRIOR TO PLACING ANY CONCRETE.
25. THE LOCATIONS OF ALL EXISTING UTILITY LINES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND FACILITIES IN THE PROJECT AREA AND REQUEST EXACT LOCATION, SIZE, AND TYPE OF ALL EXISTING UTILITY LINES BEFORE COMMENCING WORK. THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ALL DAMAGES TO LOCATED UTILITY LINES, OR FOR HIS FAILURE TO NOTIFY ALL UNDERGROUND UTILITY OWNERS.
26. FORTUITOUS FINDS: DURING CONSTRUCTION, IF ANY HISTORICAL OR ARCHAEOLOGICAL FINDS ARE OBSERVED, ALL WORK SHALL CEASE IN THE AREA. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF MUST NOTIFY THE LEE COUNTY DEPARTMENT OF PUBLIC WORKS IMMEDIATELY IF HISTORIC OR PREHISTORIC ARTIFACTS, REMAINS, OR FEATURES ARE FOUND DURING CONSTRUCTION. EXAMPLES MAY INCLUDE FRAGMENTS OF STONE, TOOLS, SHELLS, SHELL TOOLS, POTTERY, GLASS, BOTTLES, ANIMAL BONES, BUILDING FOUNDATIONS, SHELL MOUNDS, OR SAND MOUNDS. THE LEE COUNTY DEPARTMENT OF PUBLIC WORKS/ENVIRONMENTAL SCIENCES WILL ASSESS THE SIGNIFICANCE OF THE FINDS IN A TIMELY MANNER.
27. UNMARKED HUMAN BURIALS: IF ANY HUMAN SKELETAL REMAINS ARE FOUND, ALL WORK IN THE AREA MUST STOP, AND THE NEAREST LAW ENFORCEMENT OFFICE SHOULD BE CONTACTED IMMEDIATELY. ACCORDING TO STATE LAW (F.S. 872.05), IT IS UNLAWFUL TO DAMAGE OR DESTROY A HUMAN BURIAL. THE LEE COUNTY DEPARTMENT OF PUBLIC WORKS/ENVIRONMENTAL SCIENCES MUST ALSO BE NOTIFIED.

PIPE SCHEDULE					
PIPE	SIZE	TYPE	LENGTH	INVERT EL.	SUMP EL.
P1	15"	H.D.P.E.	92'	7.80 S, 7.80 N.	7.80
P2	15"	H.D.P.E.	99'	7.80 W, 7.80 E.	7.80
P3	15"	H.D.P.E.	155'	7.80 S, 7.80 N.	7.80
P4	12"x18"	H.E.R.C.P.	15'	7.83 S, 7.83 N.	-
P5	18"	P.V.C.	25'	7.30 S, 7.30 N.	-

* INCLUDING MITERED END SECTIONS
** TRAFFIC BEARING

NOTE:
EXISTING SAVED TREES MAY REQUIRE TREE WELLS.

LEGEND:

- (TYP.) TYPICAL
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED DRAINAGE PIPE
- MITERED END SECTION (M.E.S.)
- PROPOSED IRRIGATION SLEEVE (4" P.V.C., SCHEDULE 80)
- PROPOSED TOE OF SLOPE
- EXISTING TREES (TO BE SAVED)

NOTE:

CONTRACTOR TO INSTALL TYPE III SILT FENCE PER F.D.O.T. INDEX NUMBER 102 AROUND THE ENTIRE CONSTRUCTION PERIMETER AS SHOWN. S.F.W.M.D., E.P.A., D.E.P., AND THE CITY OF CAPE CORAL MAY REQUIRE ADDITIONAL STORMWATER POLLUTION PREVENTION DEVICES.

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PAVING, GRADING, & DRAINAGE PLAN

SHEET C-2

4 - 44 - 24

MR. GREGG A. FOUS, MANAGING MEMBER
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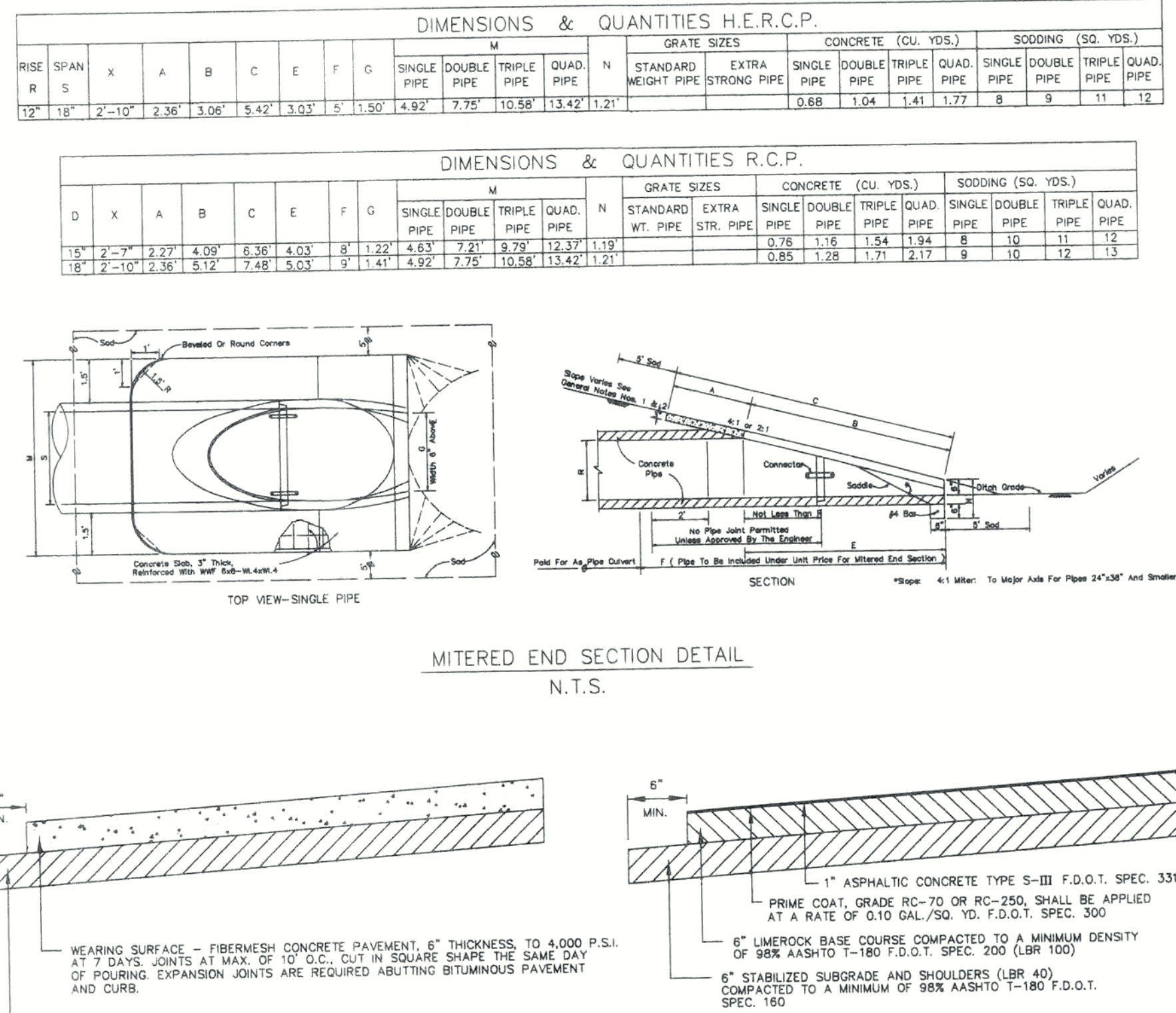
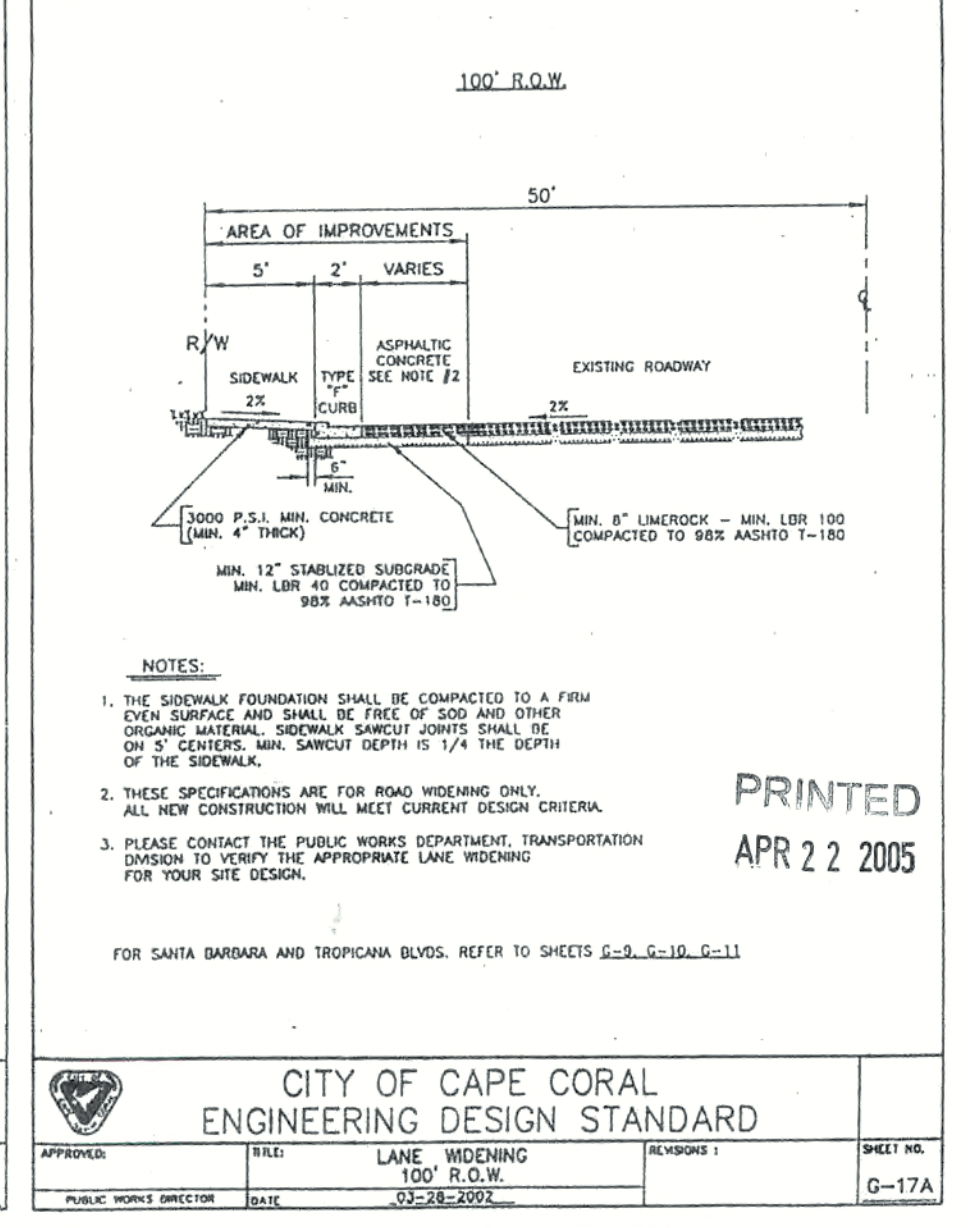
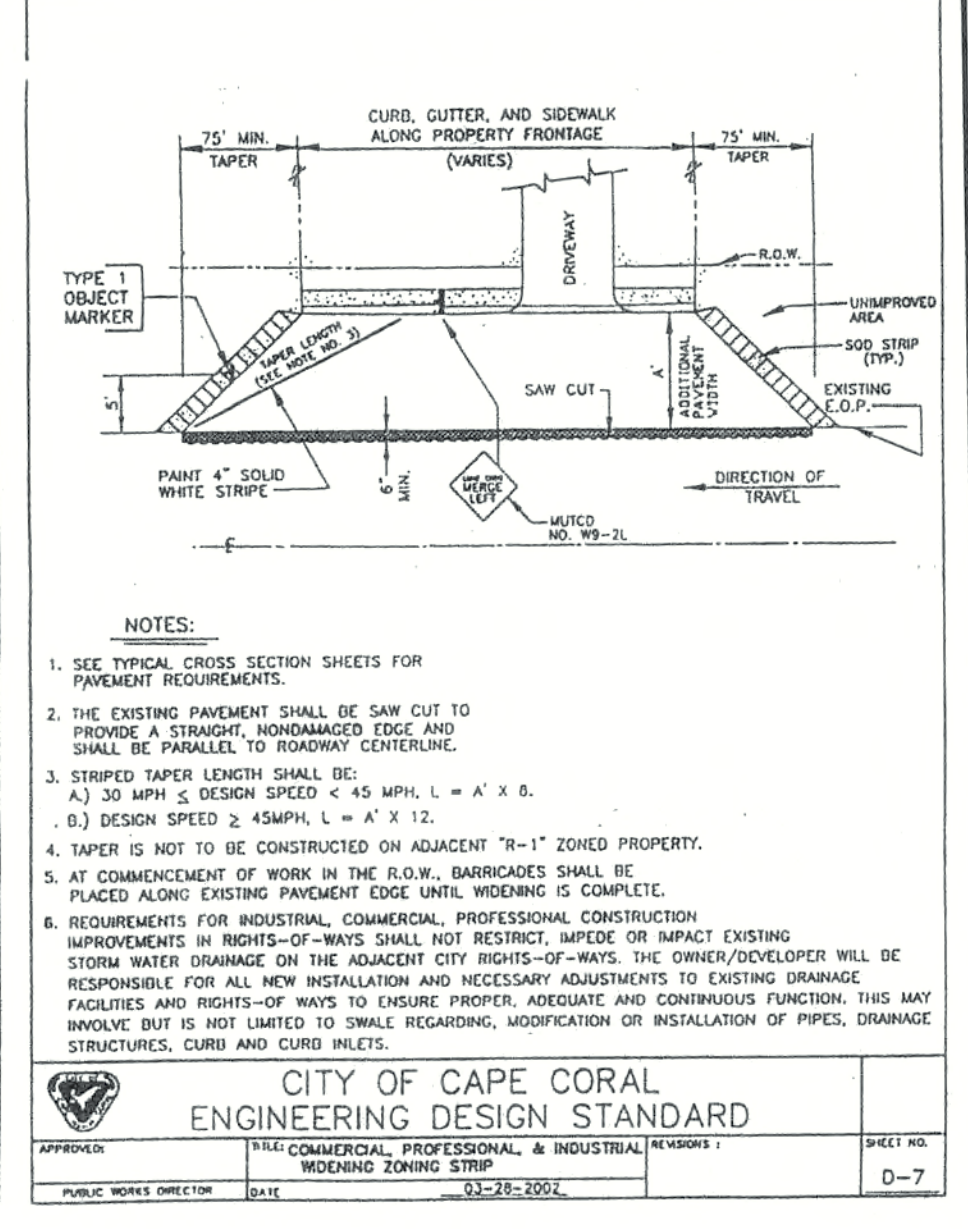
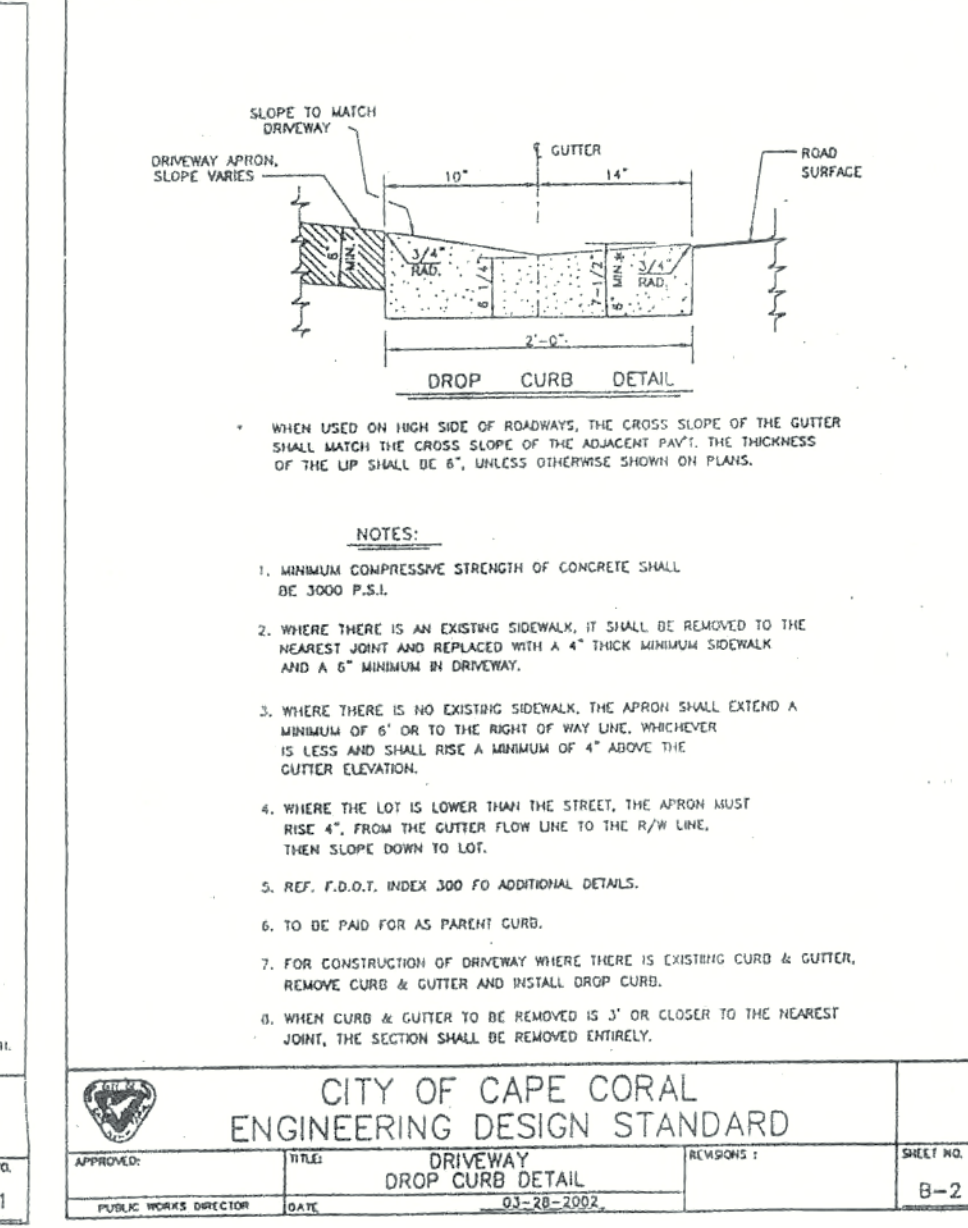
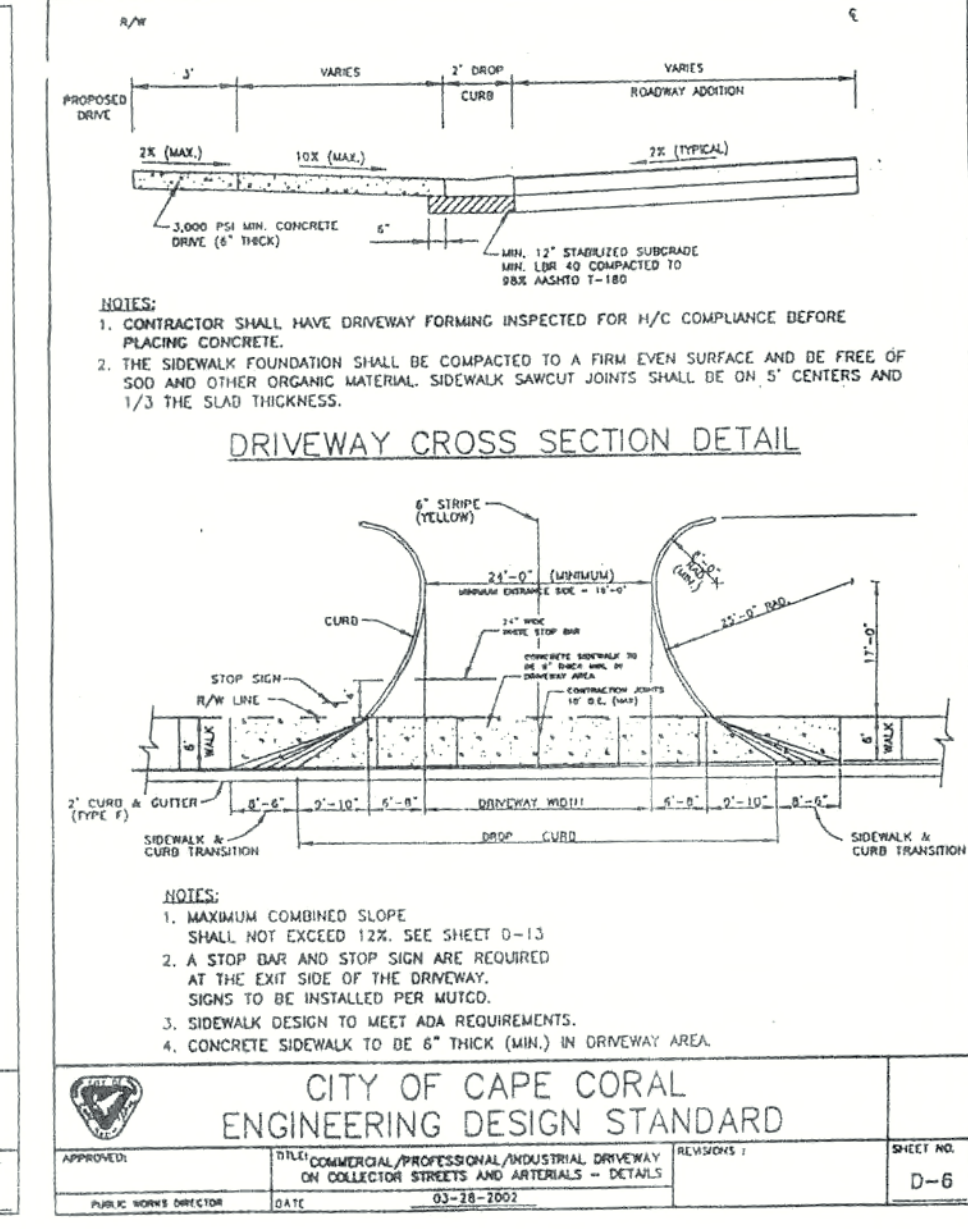
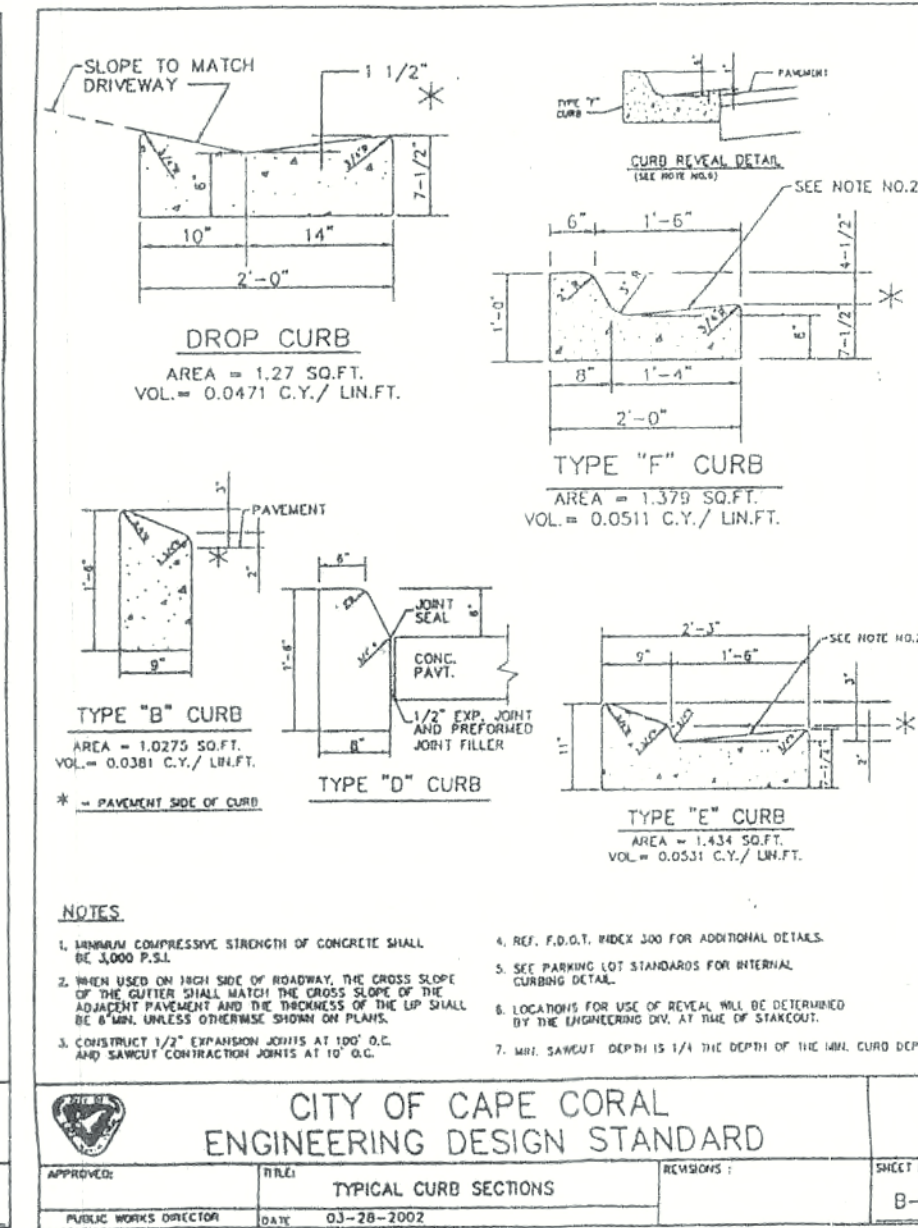
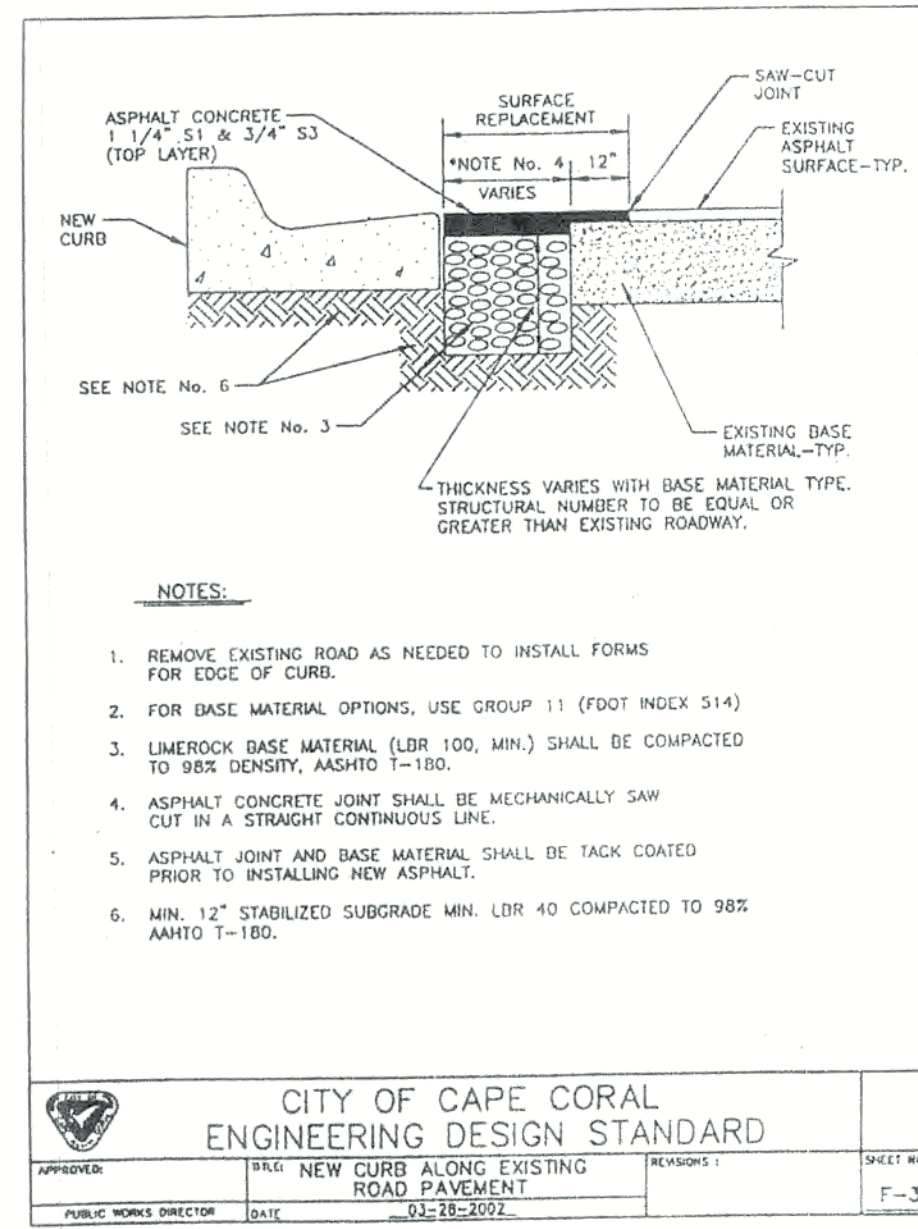
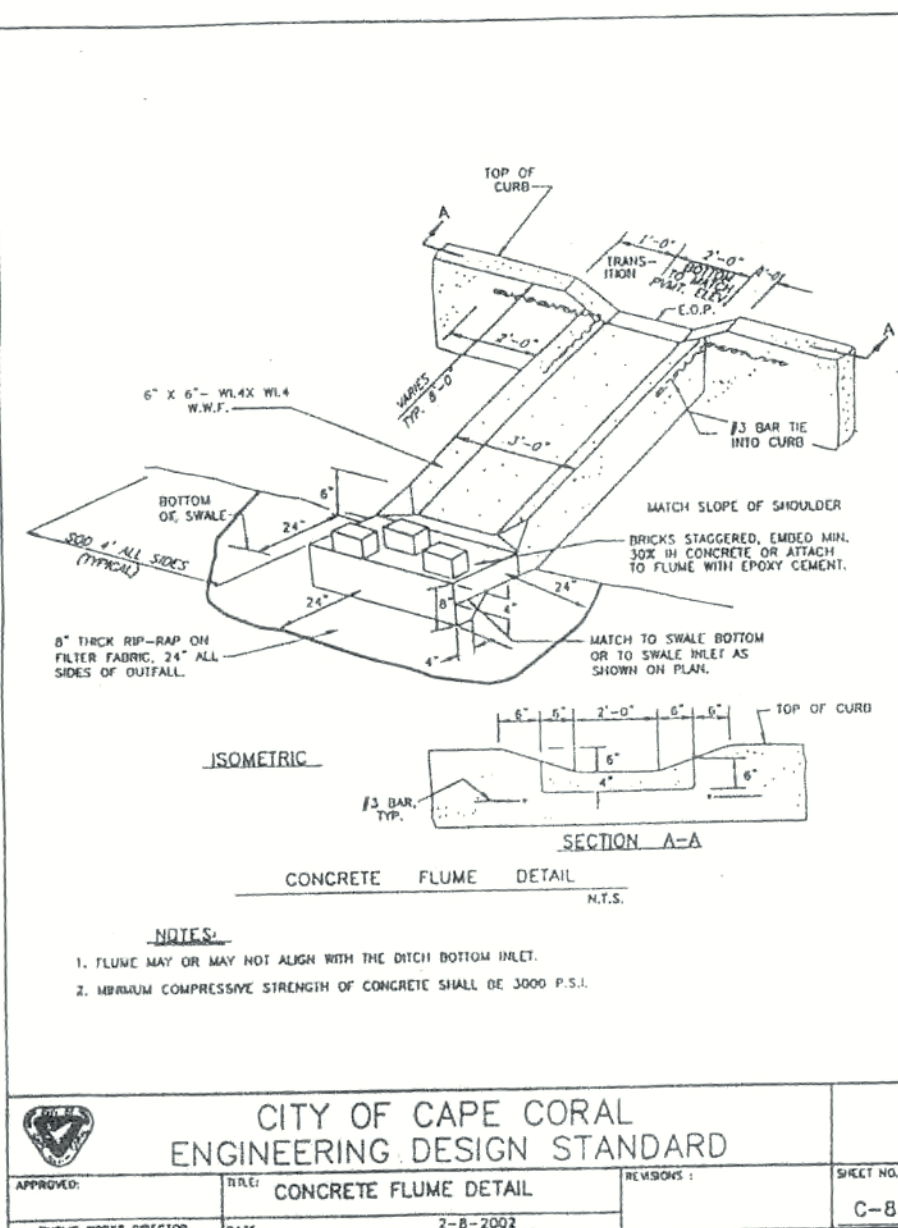
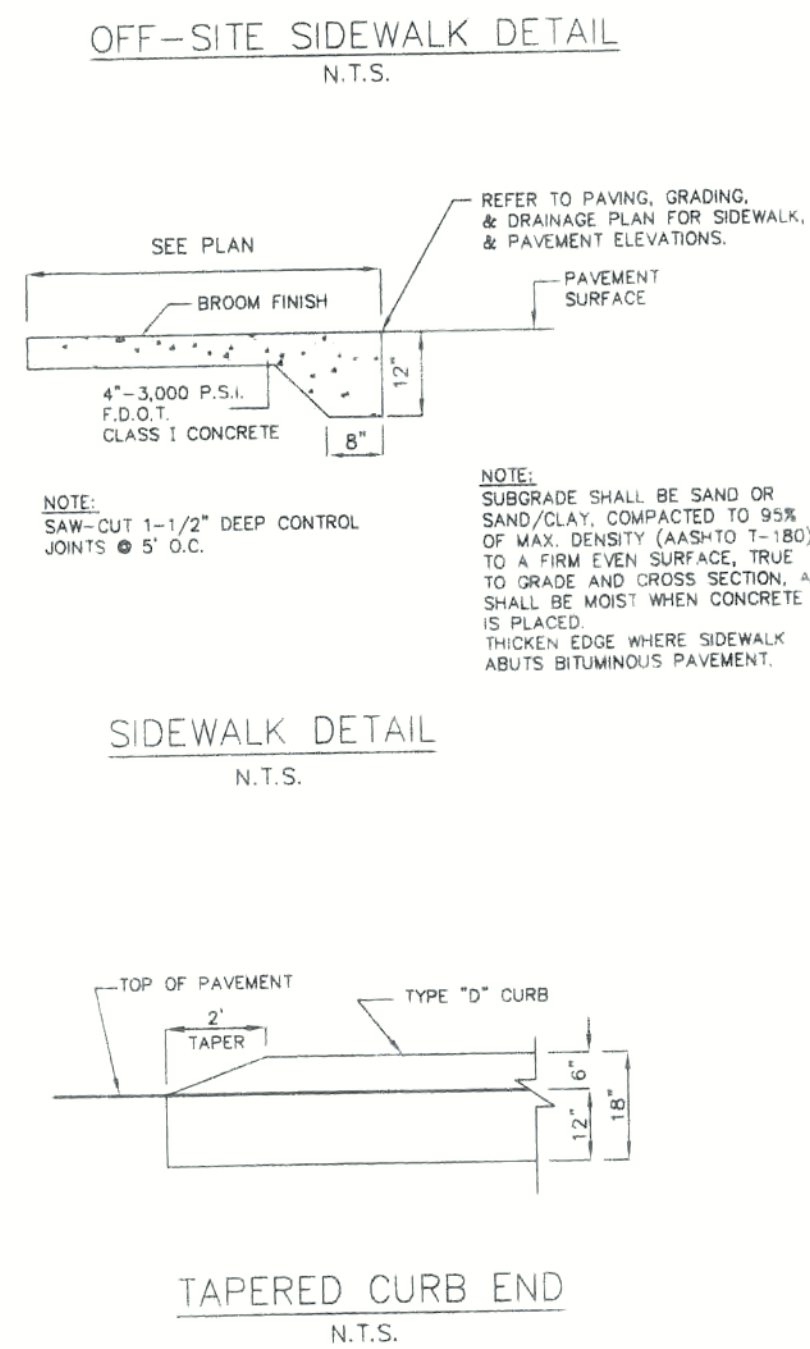
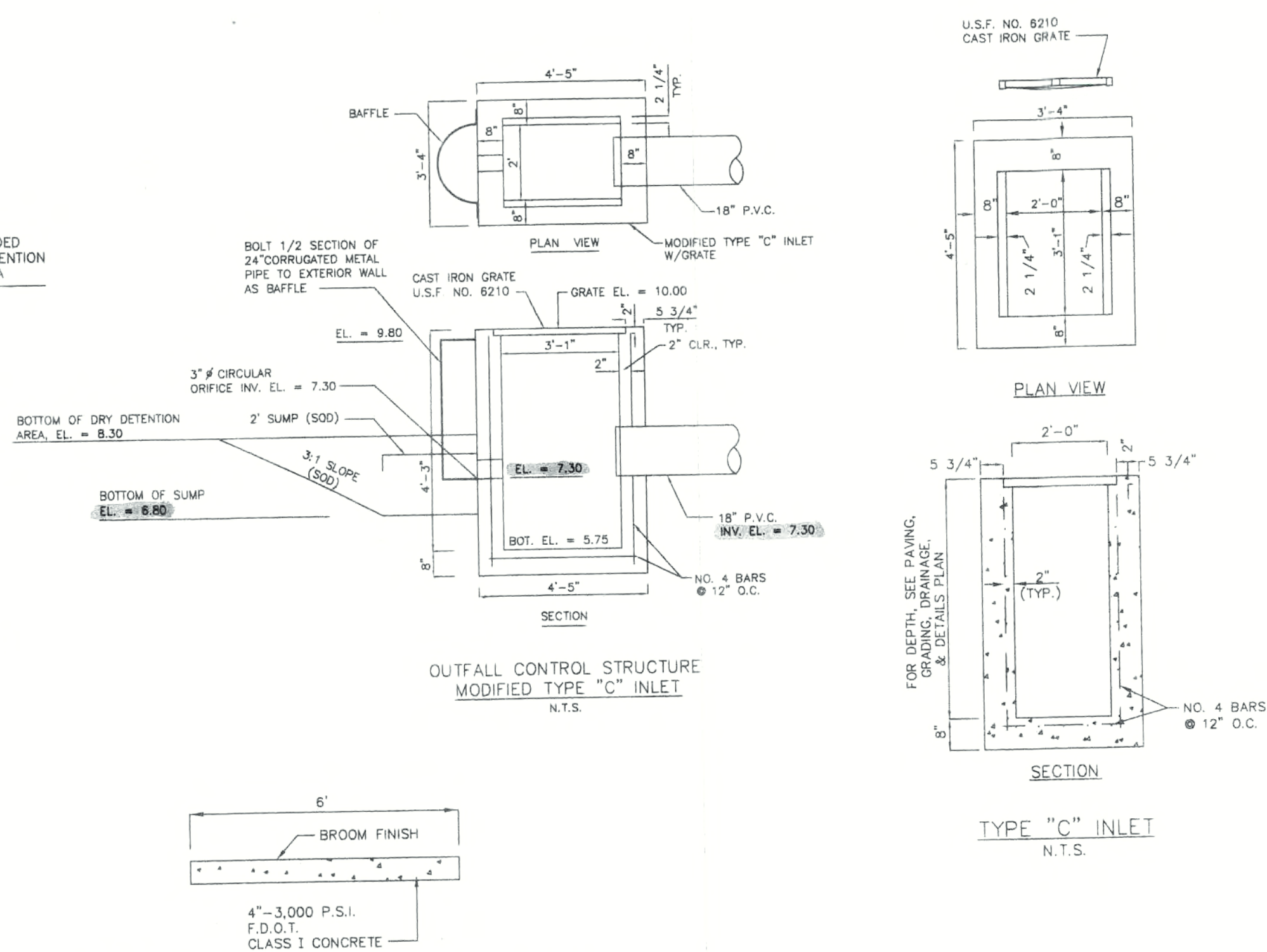
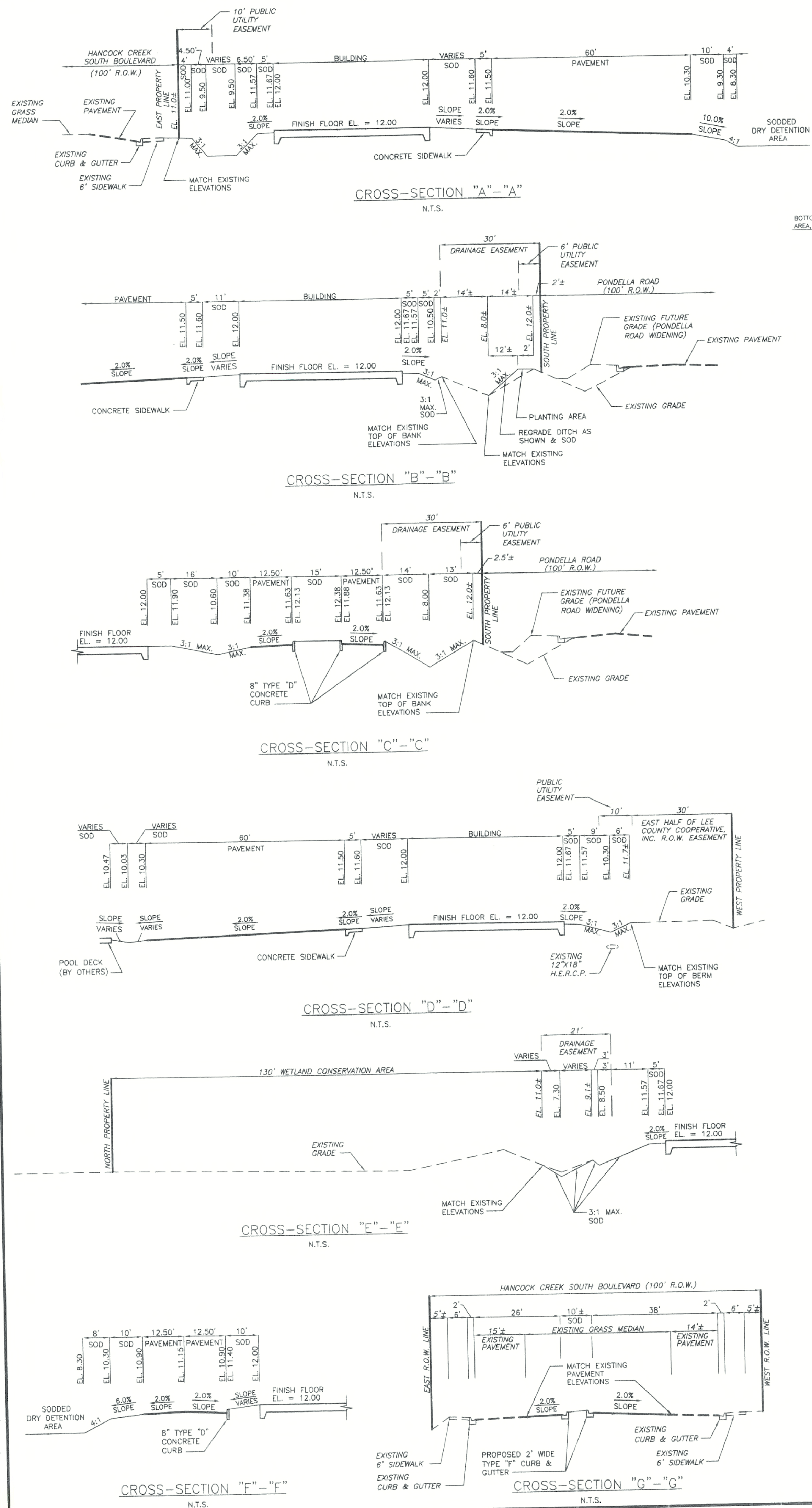
AHMAD R. KAREH, P.E.
FLORIDA REG. NO.
43324

DATE:

STATUS

REVISIONS PER S.F.W.M.D. REQUIREMENTS - 2/18/2004
REVISIONS PER S.F.W.M.D. REQUIREMENTS - 2/17/2004
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 01/30/2004
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 11/17/2003

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REVISIONS PER S.F.W.M.D. REQUIREMENTS - 2/18/2004

REVISIONS PER S.F.W.M.D. REQUIREMENTS - 2/17/2004

REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 01/30/2004

REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 11/17/2003

STATUS

DATE:

SECTION 4, T 44S, R 24E, CAPE CORAL, FLORIDA

OASIS CONDOMINIUM

BEAN, WHITAKER, LUTZ & KAREH, INC.

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

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AUTHORIZATION NUMBER: EB4919

DESIGNED BY: S. YOUNES

DRAWN BY: S. YOUNES

PROJECT NUMBER: 34123-E (03-15)

DATE: 6/2/03

SCALE: AS SHOWN

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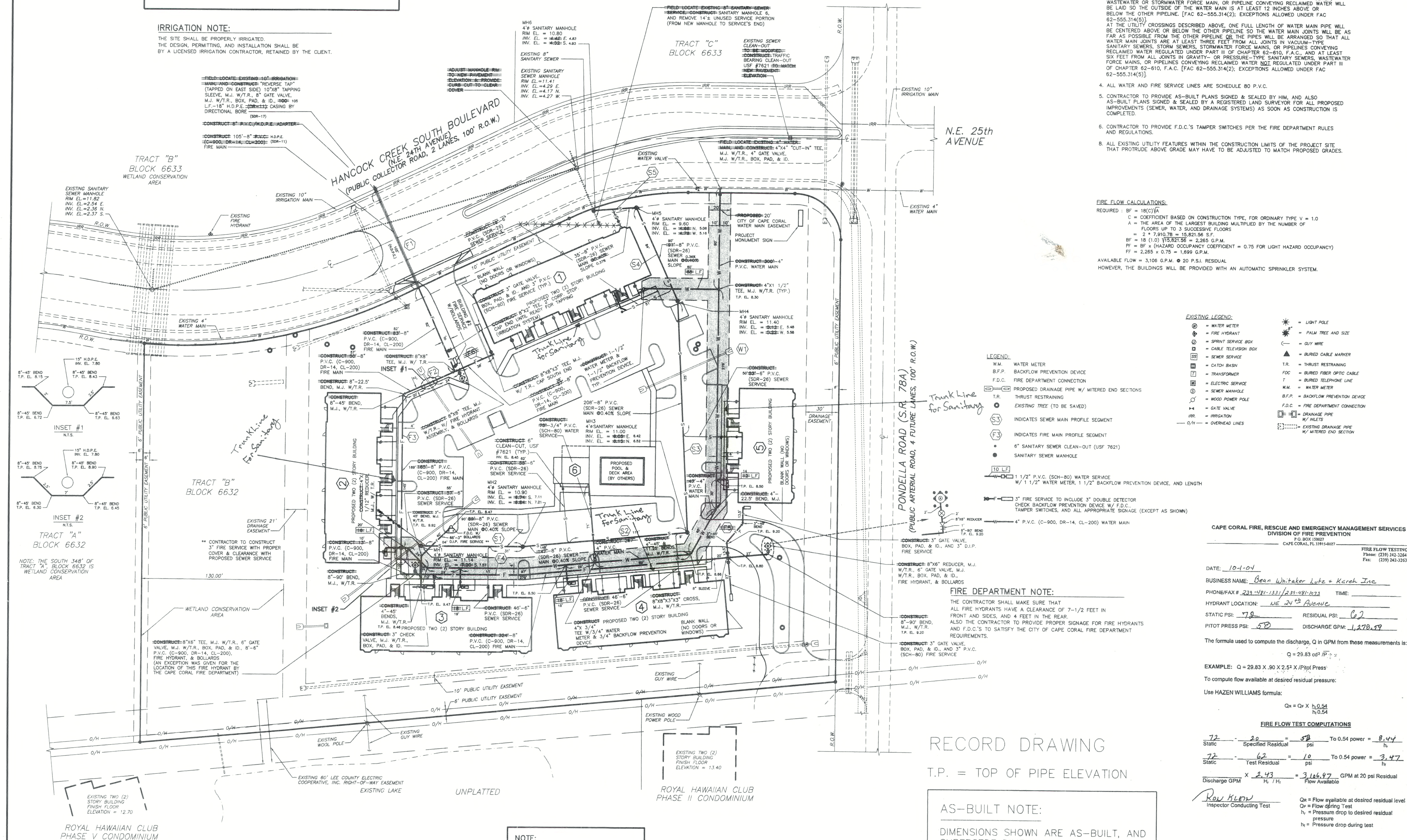
DRAINAGE DETAILS & SECTIONS

SHEET C-3

4-44-24

FOR EXACT DETAILS & LOCATIONS OF THE FIRE MAIN & APPURTENANCES, SEE FIRE PROTECTION DRAWINGS, PER FLORIDA STATUTE 633, THE DESIGN OF THE FIRE MAIN FROM THE TAP TO THE SPRINKLER SYSTEM IN THE BUILDING IS PER THE ENGINEER DESIGNING THE SPRINKLER SYSTEM.

THE SITE SHALL BE PROPERLY IRRIGATED.
THE DESIGN, PERMITTING, AND INSTALLATION SHALL BE
BY A LICENSED IRRIGATION CONTRACTOR, RETAINED BY THE CLIENT.



1. ALL CONSTRUCTION OF WATER AND SEWER SERVICES SHALL COMPLY WITH THE CITY OF CAPE CORAL SPECIFICATIONS.
2. THE LOCATION OF THE EXISTING UTILITIES AREA APPROXIMATE. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT WASTEWATER OR STORMWATER EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(6)]
4. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN ANY PIPELINE CONVEYING SANITARY SEWERS, STORM SEWERS, STORMWATER PIPE MAINS, OR PIPES AND CONVEYING WASTEWATER OR STORMWATER. UNDERGROUND JOINTS OF CHARTERED OR A.L. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, AND PIPES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF FAC 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]
4. ALL WATER AND FIRE SERVICE LINES ARE SCHEDULE 80 P.V.C.
5. CONTRACTOR TO PROVIDE AS-BUILT PLANS SIGNED & SEALED BY HIM, AND ALSO AS-BUILT PLANS SIGNED & SEALED BY A REGISTERED LAND SURVEYOR FOR ALL PROPOSED IMPROVEMENTS (SEWER, WATER, AND DRAINAGE SYSTEMS) AS SOON AS CONSTRUCTION IS COMPLETED.
6. CONTRACTOR TO PROVIDE F.O.C.'S TAMPER SWITCHES PER THE FIRE DEPARTMENT RULES AND REGULATIONS.
7. ALL EXISTING UTILITY FEATURES WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE THAT PROTRUDE ABOVE GRADE MAY HAVE TO BE ADJUSTED TO MATCH PROPOSED GRADES.

REQUIRED : $BF = 18(C)\sqrt{A}$

C = COEFFICIENT BASED ON CONSTRUCTION TYPE, FOR ORDINARY TYPE V = 1.0

A = THE AREA OF THE LARGEST BUILDING MULTIPLIED BY THE NUMBER OF FLOORS UP TO 3 SUCCESSIVE FLOORS

$= 2 \times 7,910.78 = 15,821.56$ S.F.

$BF = 18(1.0)\sqrt{15,821.56} = 2,265$ G.P.M.

$FF = BF \times (\text{HAZARD OCCUPANCY COEFFICIENT} = 0.75 \text{ FOR LIGHT HAZARD OCCUPANCY})$

$FF = 2,265 \times 0.75 = 1,699$ G.P.M.

AVAILABLE FLOW = 3,108 G.P.M. @ 20 P.S.I. RESIDUAL

HOWEVER, THE BUILDINGS WILL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM.

	= WATER METER		= LIGHT POLE
	= FIRE HYDRANT		= PALM TREE AND SIZE
	= SPRINKLER SYMBOL		= GUY WIRE
	= CABLE TELEVISION BOX		= BURIED CABLE MARKER
	= SEWER		= THRUST RESTRAINING
	= CATCH BASIN		= BURIED FIBER OPTIC CABLE
	= TRANSFORMER		= BURIED TELEPHONE LINE
	= ELECTRIC SERVICE		= WATER METER
	= SEWER MANHOLE		= BIFLOW PREVENTION DEVICE
	= WOOD POWER POLE		= FIRE DEPARTMENT CONNECTION
	= GATE VALVE		= DRAINAGE PIPE
	= IRRIGATION		= W/ RISERS
	= OVERHEAD LINES		= EXISTING DRAINAGE PIPE
			= W/ UNDER END SECTION

P.O. BOX 150027
CAPE CORAL, FL 33915-0027

FIRE FLOW TESTING
Phone: (239) 242-3264
Fax: (239) 242-3263

DATE: 10-1-04
BUSINESS NAME: Bean Whitaker Lutz & Karch Inc
PHONE/FAX #: 239-481-1331 / 239-481-1573 TIME: _____
HYDRANT LOCATION: WE 24th Avenue
STATIC PRESS: 72 RESIDUAL PSI: 62
PITOT PRESS PSI: 50 DISCHARGE GPM: 1,478.79

The formula used to compute the discharge, Q in GPM from these measurements is:

$$Q = 29.83 \text{ cd}^2 / \overline{P_{\text{avg}}}$$

EXAMPLE: $Q = 29.83 \times .90 \times 2.5^2 \times \text{Pitot Press}$

To compute flow available at desired residual pressure:

Use HAZEN WILLIAMS formula:

$$\frac{72}{\text{Static}} - \frac{20}{\text{Specified Residual}} = \frac{52}{\text{psi}} \quad \text{To 0.54 power} = \frac{8.44}{h_r}$$

$$\frac{72}{\text{Static}} - \frac{62}{\text{Test Residual}} = \frac{10}{\text{psi}} \quad \text{To 0.54 power} = \frac{3.47}{h_r}$$
$$\frac{\text{Discharge GPM}}{\text{H}_r / \text{H}_i} \times \frac{2.43}{\text{Flow Available}} = \frac{3106.47}{\text{GPM at 20 psi Residual}}$$

RON KLEN
Inspector Conducting Test

Q_r = Flow available at desired residual level
Q_r = Flow during Test
h_r = Pressure drop to desired residual pressure
h_t = Pressure drop during test

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APR 22 2005

AS-BUILT REVISIONS – 12/16/2004	REVISIONS PER CAPE CORAL FIRE DEPT. REQUIREMENTS – 11/17/2004	REVISIONS PER CAPE CORAL FIRE DEPT. REQUIREMENTS – 10/19/2004	REVISIONS PER F.D.E.P. REQUIREMENTS – 5/13/2004	REVISIONS PER THE CITY OF CAPE CORAL COMMENTS – 01/30/2004	REVISIONS PER THE CITY OF CAPE CORAL COMMENTS – 11/17/2003	STATUS

AHMAD R. KAREH, P.E.
 FLORIDA REG. NO.
 43324
 DATE:

MR. GREGG A. FOUS, MANAGING MEMBER
BREXTON DEVELOPMENT, L.L.C.
10000 W. OAKLAND AVE., SUITE 200
FORT MYERS, FLORIDA 33908
(239) 573-1988

OASIS CONDOMINIUM

SECTION 4, T 44S, R 24E, CAPE CORAL, FLORIDA

Bean, Whitaker, Lutz & Kareh, Inc. CONSULTING ENGINEERS - SURVEYORS AND MAPERS - PLANNERS 13041 MCGREGOR BLVD., SUITE 1, FT. MYERS, FL 33919 (239) 481-1331 AUTHORIZATION NUMBER: EB4919		DESIGNED BY: _____ DRAFTING BY: S. YOUNES PROJECT NUMBER: 34123-E (03-15) DATE: 6/2/03 SCALE: 1"=40' APPROVED BY: A.R. KAREH	
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UTILITIES PLAN & NOTES

SHEET
C-4

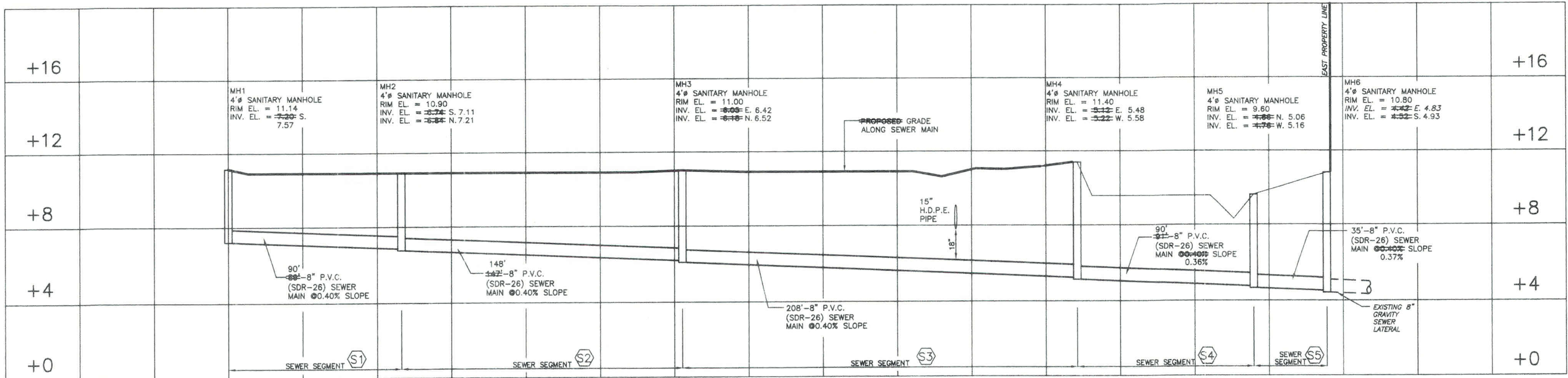
FILE: 4-44-24

RECORD DRAWING

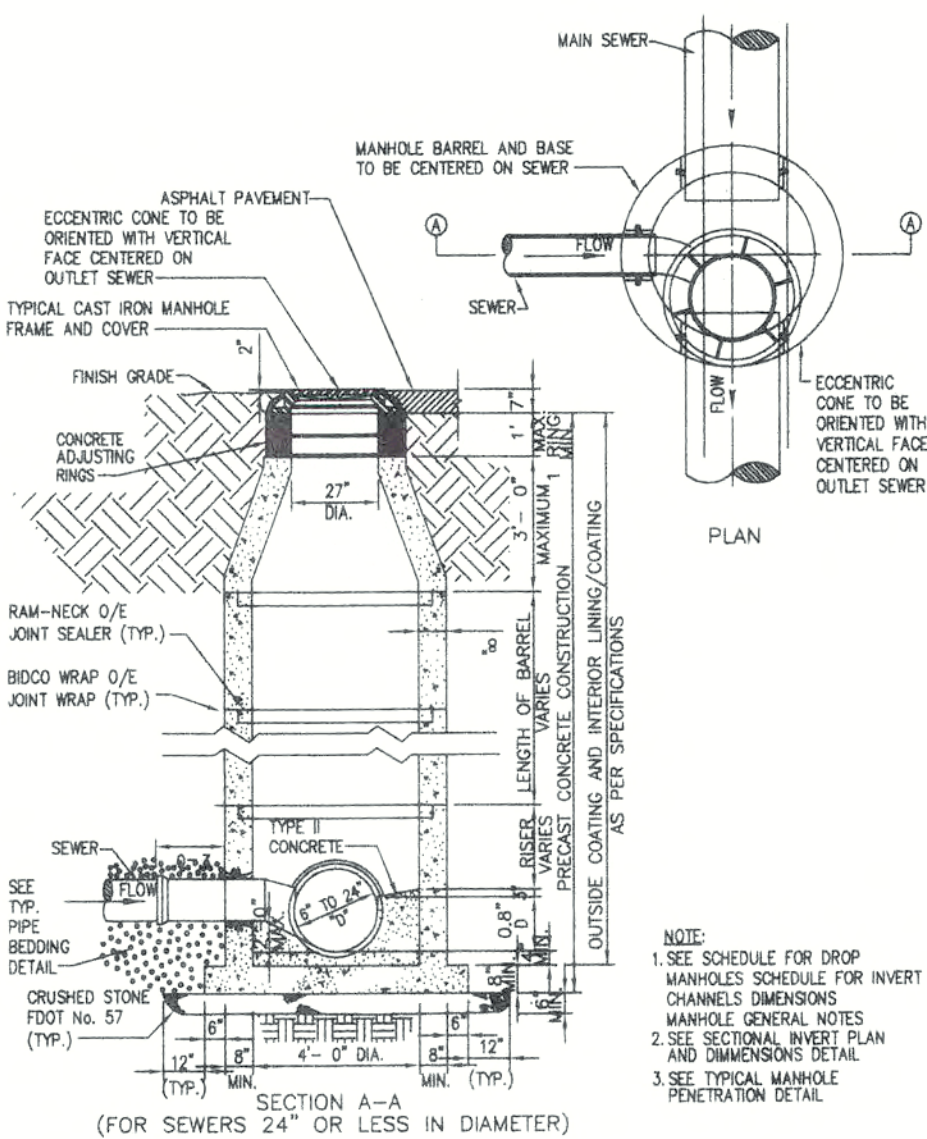
T.P. = TOP OF PIPE ELEVATION

AS-BUILT NOTE:

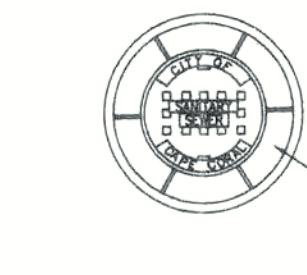
DIMENSIONS SHOWN ARE AS-BUILT, AND SUPERSEDE DIMENSIONS MEASURED.



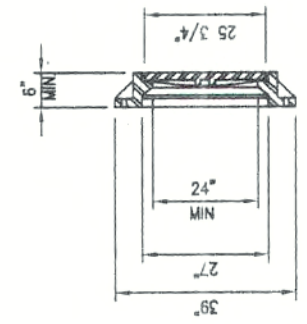
SEWER PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



TYPICAL MANHOLE
N.T.S.

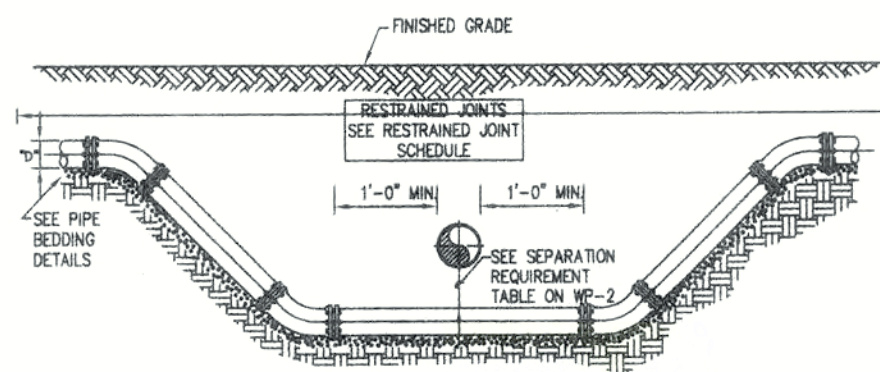


PLAN

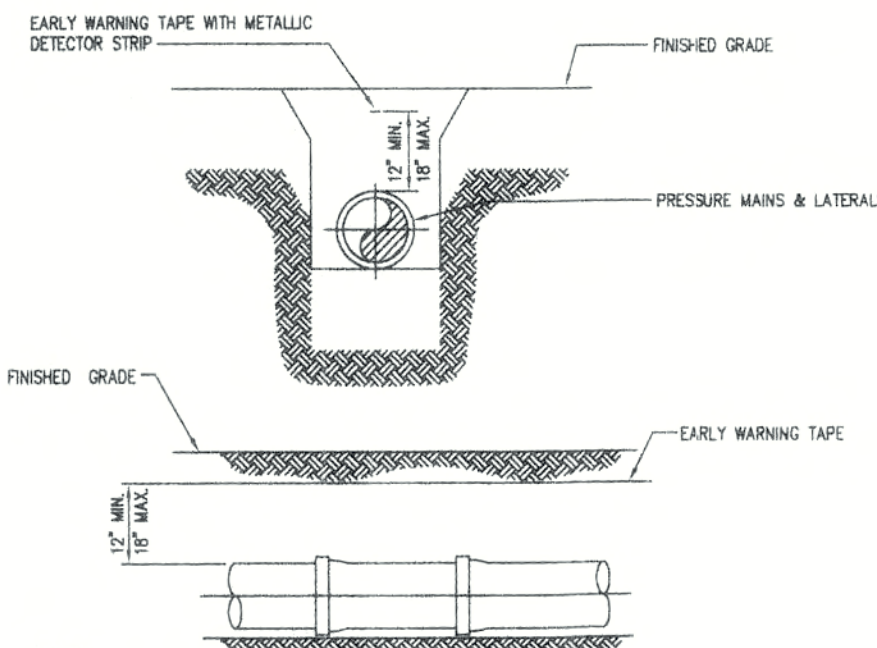


SECTION

FRAME AND COVER
N.T.S.

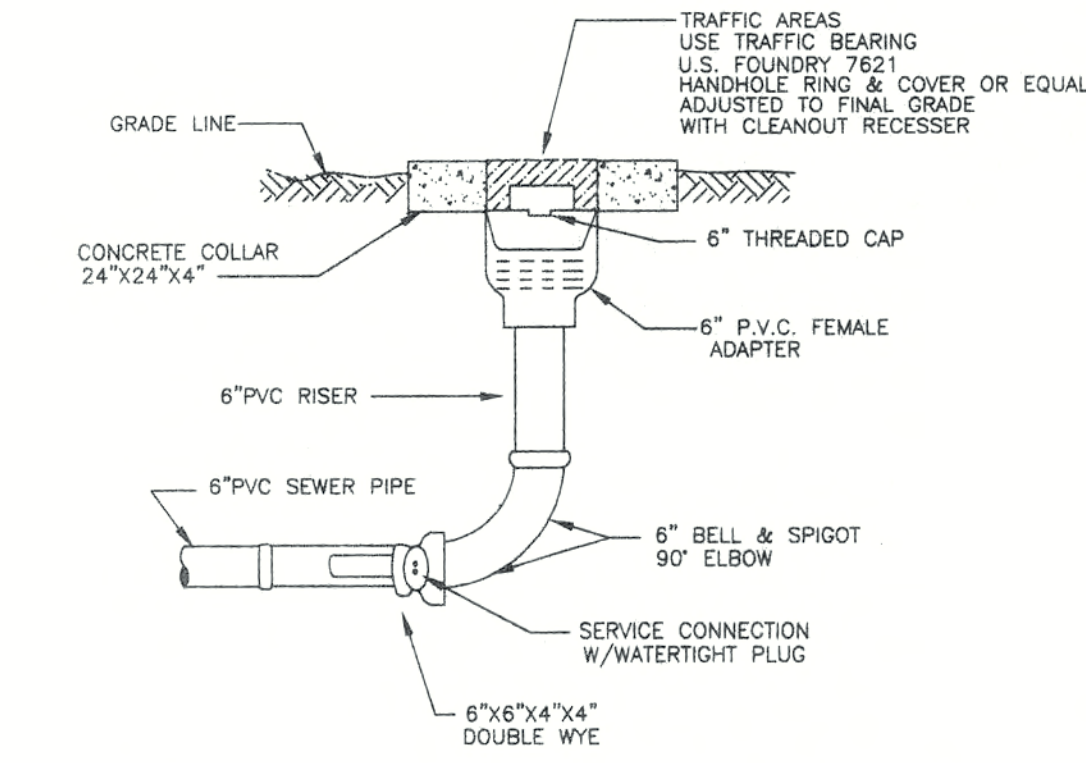


RESTRAINED JOINT UTILITY CROSSING
FOR UTILITIES OTHER THAN SEWER MAINS
N.T.S.

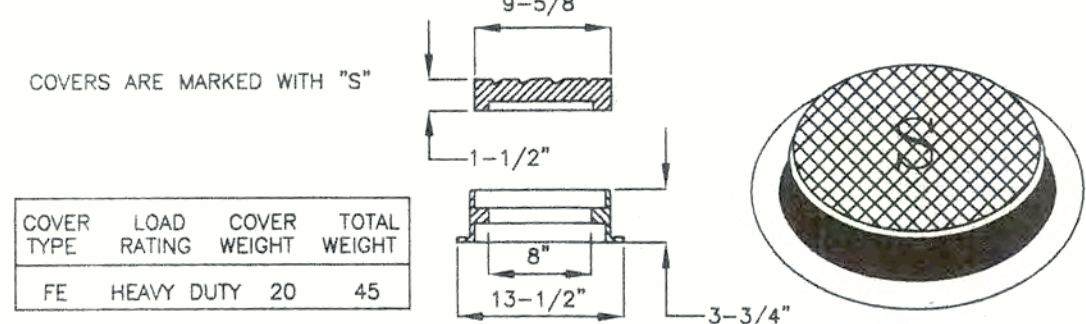


- NOTES:
1. ALL MAINS SHALL HAVE A "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ALIGNMENT. THE PROTECTION TAPE SHALL BE AS TERN-TAPE OR EQUAL. TAPE SHALL BE INSTALLED DURING BACKFILLING 12"-18" INCHES DIRECTLY ABOVE THE PIPE AND BE CONTINUOUSLY MARKED FOR THE TYPE OF PIPE (EXAMPLE: "CAUTION, WATER MAIN BURIED BELOW"). THE TAPE SHALL HAVE A METALLIC DETECTABLE STRIP INCLUDED AND COLOR CODED AS FOLLOWS:
BLUE POTABLE WATER
GREEN SANITARY FORCE MAIN
LAVENDER IRRIGATION WATER
 2. P.V.C. MAINS SHALL BE EITHER A SOLID COLOR OR WHITE WITH COLOR CODED LETTERING WITH THE EARLY DETECTION TAPE WRAPPED AROUND THE PIPE.
 3. SCOTCHMARK ELECTRONIC MARKERS, AS MANUFACTURED BY 3M, SHALL BE PLACED AT ALL CHANGES OF DIRECTION, START AND END OF VERTICAL DEFLECTIONS, AND SERVICES AT THE CORPORATION STOP AND PROPERTY LINE. MARKERS SHALL BE LOCATED AT A MINIMUM DEPTH OF 6 FEET. THE MARKERS SHALL NOT BE PLACED IN CONTACT WITH DIP FITTINGS. THE MARKERS SHALL BE:
a. POTABLE WATER: WOOD, 1957, COLOR BLUE
b. SANITARY SEWER OR FORCE MAIN: WOOD, 1258, COLOR BLUE
c. IRRIGATION WATER: WOOD, 1256, COLOR GREEN

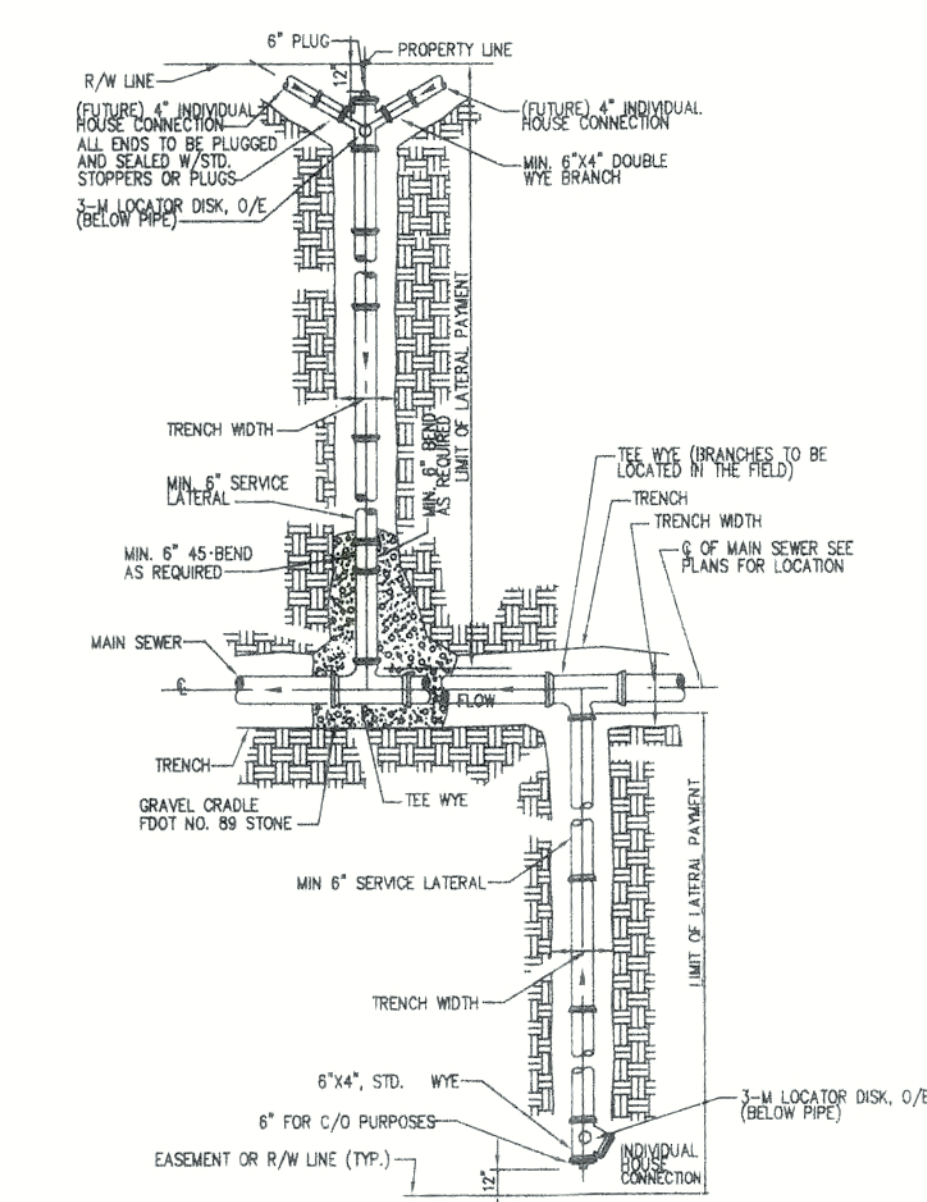
PIPE LOCATING TAPE, STRIPING, AND MARKERS
N.T.S.



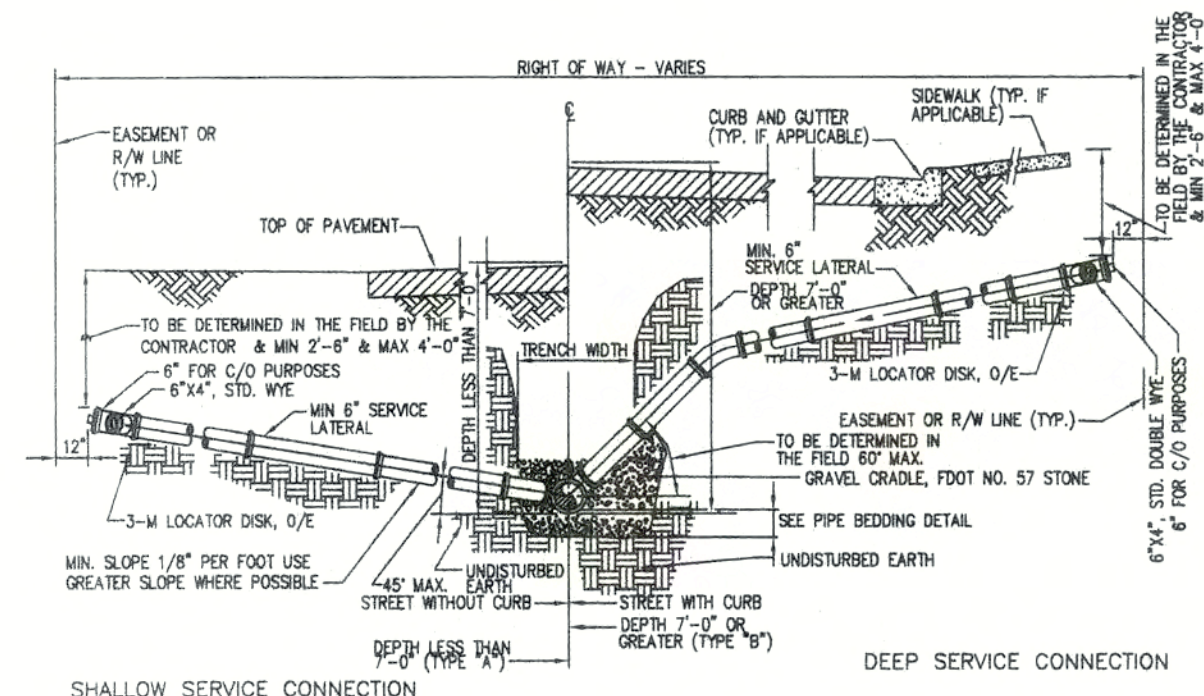
USF 7621 REVERSIBLE HANDHOLE RING AND COVER



6" SEWER CLEAN-OUT DETAIL
N.T.S.



TYPICAL SERVICE LATERAL - PLAN
(SEE SERVICE LATERAL SECTION)
N.T.S.



TYPICAL SERVICE LATERAL - SECTION
N.T.S.

PIPE (INCHES)	RESTRAINED LENGTH EACH SIDE OF RESTRAINED FITTING (FEET)								RESTRAINED LENGTH FOR REDUCERS											
	DIP				PVC															
	90°	45°	22-1/2°	11-1/4°	90°	45°	22-1/2°	11-1/4°	3	4	6	8	10	12	16	20	24	30	36	
3	30	15	10	5	40	20	10	5	-	-	-	-	-	-	-	-	-	-	-	
4	35	15	10	5	55	25	15	10	40	-	-	-	-	-	-	-	-	-	-	
6	55	25	10	5	80	35	20	10	50	45	-	-	-	-	-	-	-	-	-	
8	65	30	15	10	90	40	20	10	75	70	40	-	-	-	-	-	-	-	-	
10	80	35	20	10	110	50	25	15	95	90	70	40	-	-	-	-	-	-	-	
12	95	40	20	10	130	55	30	15	120	115	100	75	40	-	-	-	-	-	-	
16	120	50	25	15	165	70	35	20	160	155	140	125	100	70	-	-	-	-	-	
20	150	65	30	15	200	85	40	20	200	195	185	170	150	130	75	-	-	-	-	
24	180	70	35	20	210	90	45	25	180	155	150	140	135	120	90	50	-	-	-	
30	190	80	40	20	250	105	50	25	195	180	180	170	160	120	105	70	-	-	-	
36	220	95	45	25	-	-	-	-	225	220	215	210	205	195	180	150	125	70	-	
42	245	105	50	25	-	-	-	-	245	240	235	230	225	220	205	180	155	105	50	
48	260	120	60	30	-	-	-	-	255	250	245	240	235	230	215	195	175	120	70	

RESTRAINED LENGTHS FOR DEAD ENDS AND BRANCHES FROM TEES SHALL BE THE SAME AS FOR 90° BENDS. IN-LINE VALVES SHALL BE RESTRAINED 20' EACH SIDE. THE VALVE (IF A JOINT FALLS IN THE MARGINAL DISTANCE, IT SHALL BE RESTRAINED) TABLE BASED ON 100' ON FITTINGS. TEST PRESSURE 100 PSI.

RESTRAINED JOINT SCHEDULE
N.T.S.

LEGEND				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	8 EXISTING TREES (TO BE SAVED)			
	9 (BUFFER YARD TREE)	QUERCUS VIRGINIANA	LIVE OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	5 (GENERAL TREE)	QUERCUS VIRGINIANA	LIVE OAK (NATIVE)	16' HT., 4" CAL. @ 6' A.G., 4" SPR.
	27 (INTERIOR LANDSCAPING TREE)	SABAL PALMETTO	CABBAGE PALM (NATIVE)	8' HT., 7" CAL. @ 6' A.G., 4" SPR.
	22 (STREET TREE)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	65 (GENERAL TREE)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	5 (GENERAL TREE)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	16' HT., 4" CAL. @ 6' A.G., 4" SPR.
	20 (GENERAL TREE)	SABAL PALMETTO	CABBAGE PALM (NATIVE)	16' HT., 14" CAL. @ 6' A.G., 4" SPR.
	307 (SHRUBS)	MYRTICA CERIFERA CONOCARPUS ERECTUS VAR. SERICEUS	SOUTHERN WAX MYRTLE (NATIVE) BUTTERNUT, SILVER (NATIVE)	3 GAL./ 24" HGT./ 24" SPR. 3 GAL./ 24" HGT./ 24" SPR.
	OPEN SPACE	PASPALUM NOTATUM	BAHA GRASS	SAND GROWN, LAID, ROLLED, FREE OF GAPS, WEEDS, PESTS
	INTERIOR LANDSCAPING OF PARKING AREAS			

TOTAL SHRUBS PROVIDED = 307 SHRUBS (PLUS SHRUBS WITHIN THE PARKING AREA INTERIOR LANDSCAPING ISLANDS)

TRACT "B"
BLOCK 6633
WETLAND CONSERVATION
AREA

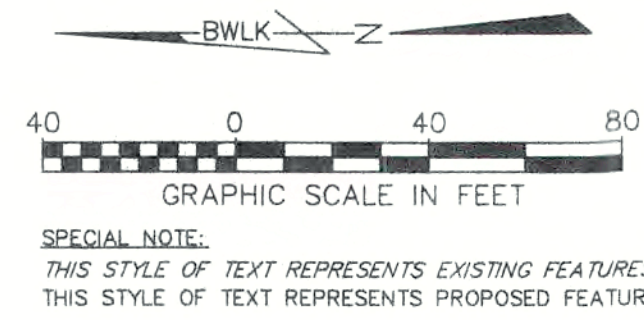
ZONED R-3
(VACANT)

HANCOCK CREEK SOUTH BOULEVARD
(N.E. 24TH AVENUE)
(PUBLIC COLLECTOR ROAD, 2 LANES, 100' R.O.W.)

ZONED R-3
(VACANT)

TRACT "C"
BLOCK 6633

LEGEND:



LANDSCAPING REQUIREMENTS:

- LANDSCAPING ADJACENT TO PERIMETER BOUNDARY:
PER SECTION 5.2.9.A. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
SIDE #1: (ZONED R-3)
NO BUFFER REQUIRED
SIDE #2: (ZONED R-3)
NO BUFFER REQUIRED
SIDE #3: (ZONED C-3)
REQUIRED 30' BUFFER YARD WITH 4 TREES AND 40 SHRUBS PER 100 L.F.
438.38' OF BUFFER WILL REQUIRE 18 TREES, AND 176 SHRUBS
(5 - 4" CALIPER & 9 - 2" CALIPER TREES ARE PLANTED)
PROVIDED 19 TREE CREDITS & 176 SHRUBS
SIDE #4: (ZONED R-3)
NO BUFFER REQUIRED
- TREE PLANTING REQUIREMENTS:
PER SECTION 5.2.9.B. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(1 TREE/1,500 S.F.) * (262,238.31 S.F.) = 175 TREES
EXISTING TREES TO REMAIN NOT COUNTED TOWARD PARKING AREA INTERIOR LANDSCAPING
= 4 TREES (LARGE DIAMETER TREES)
EXISTING TREE CREDITS = 4 TREES * 5 CREDITS EACH = 20 TREES
5 - 4" CALIPER OAK TREES @ 2 TREE CREDITS EACH = 10 TREES
65 - 2" CALIPER OAK TREES
20 - 14" CALIPER CABBAGE PALMS @ 2 TREE CREDITS = 40 TREES
OVERALL TOTAL = 20 + 10 + 65 + 40 + (19 BUFFER TREE CREDITS) + (22 STREET TREES) = 176 TREES
- LANDSCAPING ADJACENT TO ROADS:
PER SECTION 5.2.9.C. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(1 TREE/30 L.F.) * (654 L.F. OF PROPOSED DEVELOPED PARKING AREA ADJACENT TO STREET) = 22 TREES
(1 SHRUB/5 L.F.) * (654 L.F. OF PROPOSED DEVELOPED PARKING AREA ADJACENT TO STREET) = 131 SHRUBS
(ALL OF THIS REQUIREMENT HAS BEEN MET BY THE TREE PLANTING REQUIREMENTS)
- PARKING AREA INTERIOR LANDSCAPING:
PER SECTION 5.2.9.D. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(13 S.F. FOR EACH PARKING SPACE) * (122 PARKING SPACES) = 1,586 S.F. OF INTERIOR LANDSCAPING REQUIRED.
INTERIOR LANDSCAPING PROVIDED = 5,446 S.F.
NOTE: EACH INTERIOR LANDSCAPED AREA SHALL INCLUDE (1) ONE TREE WITH THE REMAINING AREA ADEQUATELY LANDSCAPED WITH SHRUBS, GROUND COVER, OR OTHER LANDSCAPING MATERIAL NOT TO EXCEED (3) THREE FEET IN HEIGHT.
(1 TREE FOR EACH (4) FOUR PARKING SPACES) * (122 PARKING SPACES) = 31 TREES REQUIRED
INTERIOR AREA PARKING TREES PROVIDED = 31 TREES (4 EXISTING & 27 PROPOSED)

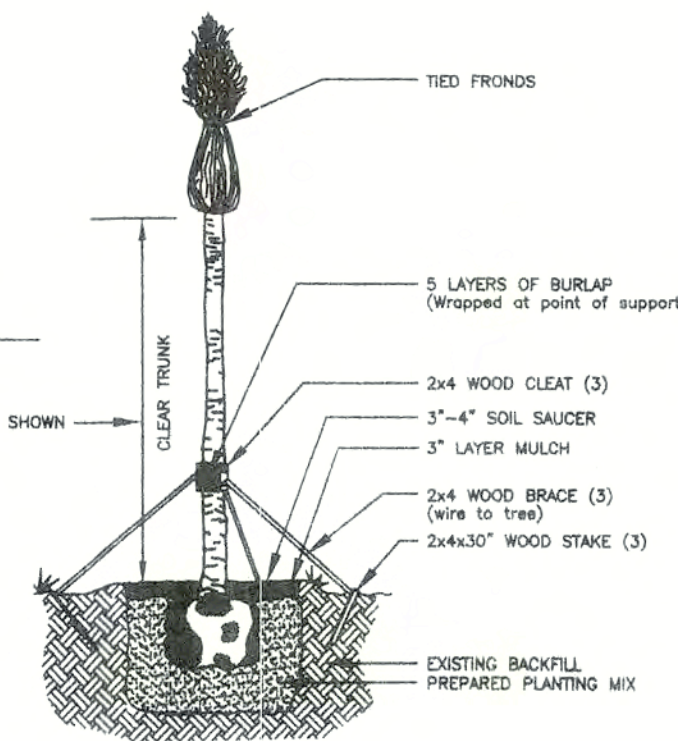
MAINTENANCE PLAN FOR EXOTIC VEGETATION:

- THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS, (ORD. 19-93, 9-13-93) - PROHIBITED TREES AND REMOVAL OF INVASIVE EXOTICS - INVASIVE EXOTICS INCLUDE: BRAZILIAN PEPPER, (PUNK TREE, CAJUPUT TREE, PAPERBARK TREE), CASUARINA SPECIES (AUSTRALIAN PINES), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER, AUSTRALIAN PINE, ALL MELALEUCA SPECIES, ALL EUCALYPTUS ANERA AND TORELLIANA. VEGETATION SHALL BE REMOVED FROM THIS SITE, AND THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS. IN THE EVENT THAT ANY OF THE ABOVE MENTIONED EXOTICS ARE FOUND ON THIS SITE THAT ARE NOT SHOWN ON ANY PLANS SUPPLIED, THEY ARE TO BE REMOVED.
- IN ORDER TO PREVENT REGROWTH OF ANY INVASIVE EXOTICS, THIS SITE WILL BE TREATED PERIODICALLY WITH HERBICIDE TO ENSURE THAT THIS SITE REMAINS WITHOUT ANY INVASIVE EXOTICS. THIS WILL BE THE RESPONSIBILITY OF THE OWNER. IF REGROWTH OF ANY INVASIVE EXOTICS OCCURS, THE OWNER WILL HAVE THEM REMOVED WITH THE APPROPRIATE MEANS TO DO SO.
- THE MAINTENANCE PROGRAM SHALL BE IN EFFECT PERPETUALLY.

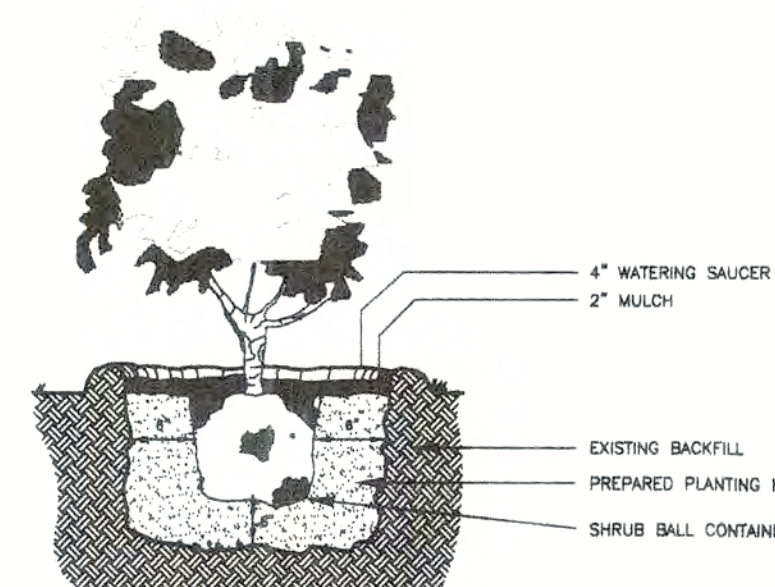
LANDSCAPING NOTES:

- ALL PLANT MATERIALS AND TREES SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO.1 AS SPECIFIED IN "GRADES & STANDARDS FOR NURSERY PLANTS", PART 1, 2963, AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, OR EQUAL AS APPROVED BY THE DIRECTOR.
- TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN OF GREATER THAN 15 FEET AND HAVING TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION OVER 5 FEET OF CLEAR WOOD. ALL SHADE TREES OTHER THAN PALM TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET. AT PLANTING, IN ADDITION, ALL TREES OTHER THAN PALM TREES SHALL HAVE A DIAMETER OF 2 INCHES WHEN MEASURED AT A HEIGHT OF 6 INCHES ABOVE THE GROUND. PALM TREES SHALL HAVE A TRUNK BASE OF 7 INCHES WHEN MEASURED AT GROUND LEVEL WHICH DOES NOT INCLUDE ANY PORTION OF THE ROOT-BALL.
- THE FOLLOWING TREES ARE PROHIBITED FOR PLANTING: BRAZILIAN PEPPER, AUSTRALIAN PINE, ALL MELALEUCA SPECIES, ALL EUCALYPTUS ANERA AND TORELLIANA.
- THE LOT AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, OR SIDEWALK SHALL BE SOODED. GROUNDOVERS USED IN LIEU OF SOD MUST BE PLANTED NO MORE THAN 24 INCHES APART FOR ONE GALLON POTS, 12 INCHES APART FOR 4 INCH POTS. SHRUB GROUPINGS USED IN LIEU OF SOD MUST BE PLANTED NO MORE THAN 36 INCHES APART FOR ONE GALLON POTS, 48 INCHES APART FOR THREE GALLON POTS. EXCEPT: THERE WILL BE NO "IN LIEU OF SOD" IN RETENTION AREAS.
- THE RIGHT-OF-WAY/SWALE FROM THE EDGE OF THE STREET PAVEMENT TO THE PROPERTY LINE MUST BE REGRADED TO ORIGINAL CONDITIONS AND RESOODED.
- TREES WITHIN 20 FEET OF EXISTING OVERHEAD POWER LINES SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF LESS THAN 20 FEET. PALMS TREES WITHIN 15 FEET OF EXISTING OVERHEAD POWER LINES ARE PROHIBITED EXCEPT FOR PYGMY DATE PALM, ARECA PALM, CHRISTMAS PALM, PAURITIS PALM, AND OTHER SPECIES THAT ATTAIN A HEIGHT OF LESS THAN 20 FEET WHEN MATURE.
- NO SHRUBS, LIGHT FIXTURES, AND TREES SHALL BE WITHIN 3 FEET OF INTERNAL CURB.

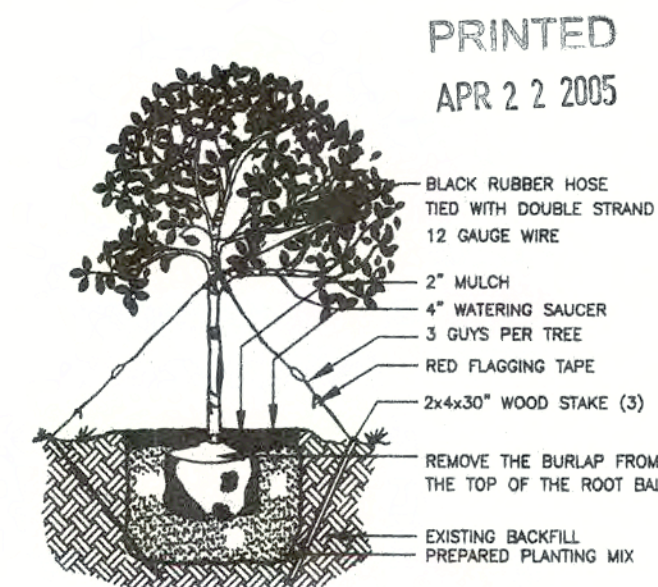
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APR 2 2 2005



PALM TREE PLANTING
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.



TYPICAL TREE PLANTING
N.T.S.

EXISTING TWO (2)
STORY BUILDING
FINISH FLOOR
ELEVATION = 13.40

ROYAL HAWAIIAN CLUB
PHASE II CONDOMINIUM

IRRIGATION NOTE:

THE SITE SHALL BE PROPERLY IRRIGATED.
THE DESIGN, PERMITTING, AND INSTALLATION SHALL BE
BY A LICENSED IRRIGATION CONTRACTOR, RETAINED BY THE CLIENT.

AS-BUILT REVISIONS - 01/20/2005	STATUS
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 01/30/2004	
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 11/17/2003	

MR. GREG A. FOUS, MANAGING MEMBER
BRYTON DEVELOPMENT, L.L.C.
11505 KELLY ROAD
FORT MYERS, FL 33908
(239) 573-5888

MR. GREG A. FOUS, MANAGING MEMBER
BRYTON DEVELOPMENT, L.L.C.
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Beam, Whitaker, Lutz & Karez, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BLVD., SUITE 1, FT. MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919

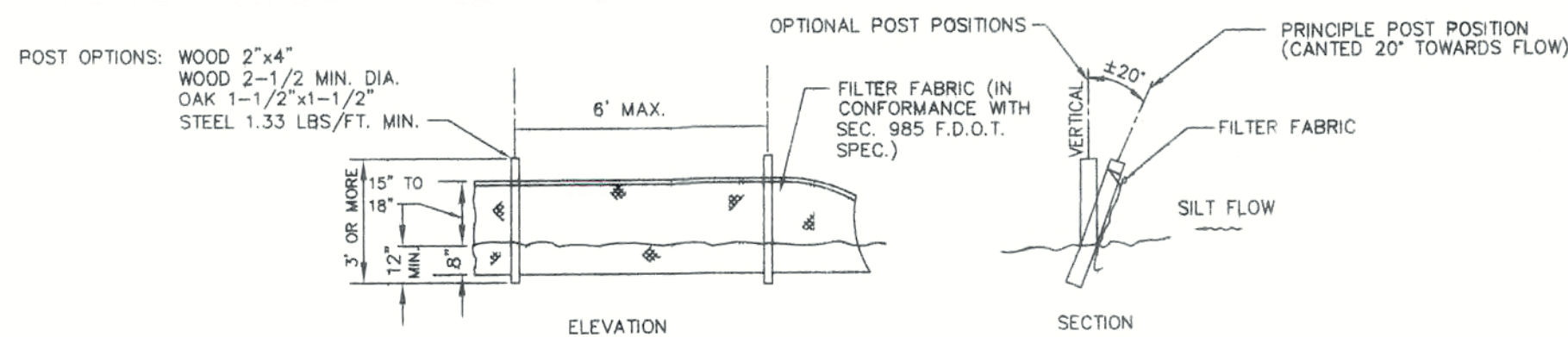
DESIGNED BY: S. YOUNES
DATE: 6/2/03
SCALE: 1"=40'

PROJECT NUMBER: 34123-E (03-15)

FILE:

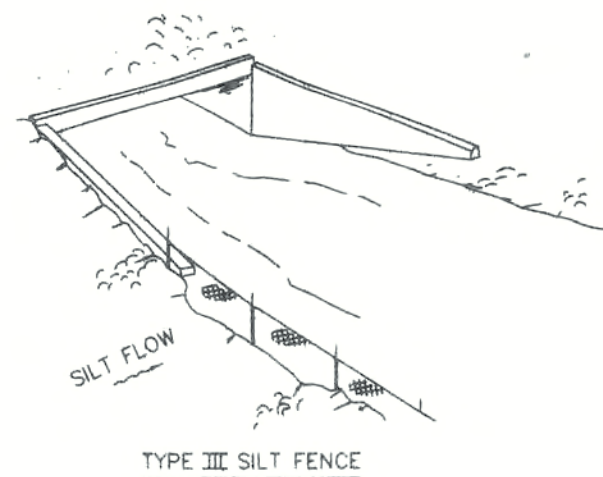
4-44-24

34123-E SITE



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE
N.T.S.



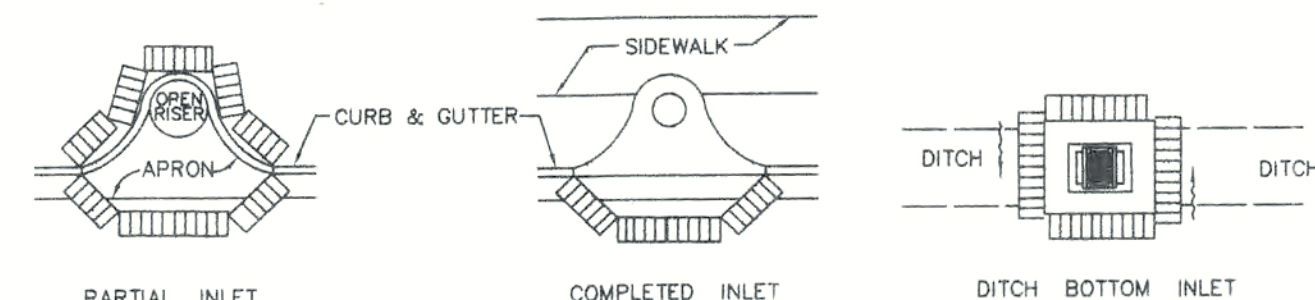
TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS



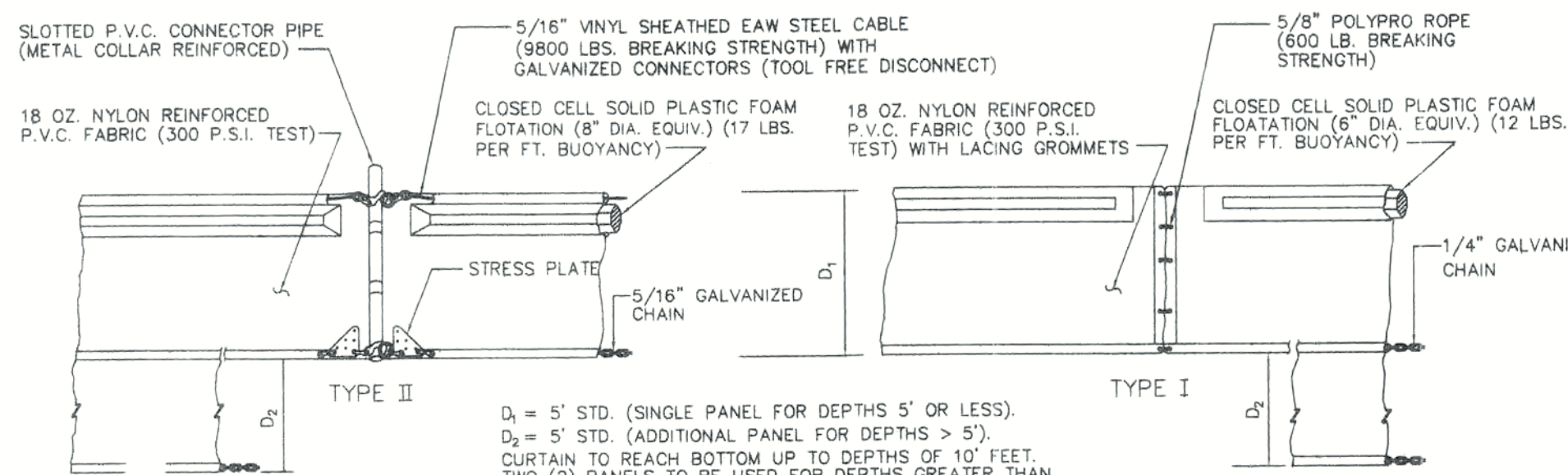
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

DO NOT DEPLOY IN SUCH A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS
N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

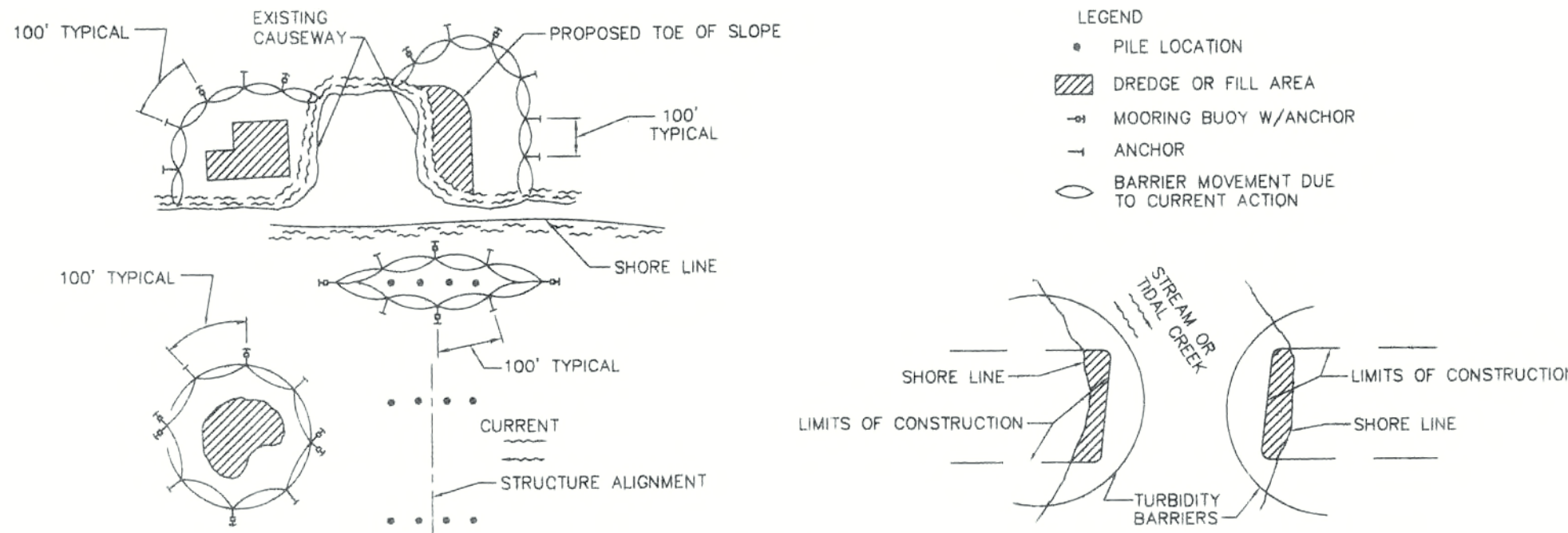


D₁ = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D₂ = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10' FEET.
TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS
N.T.S.

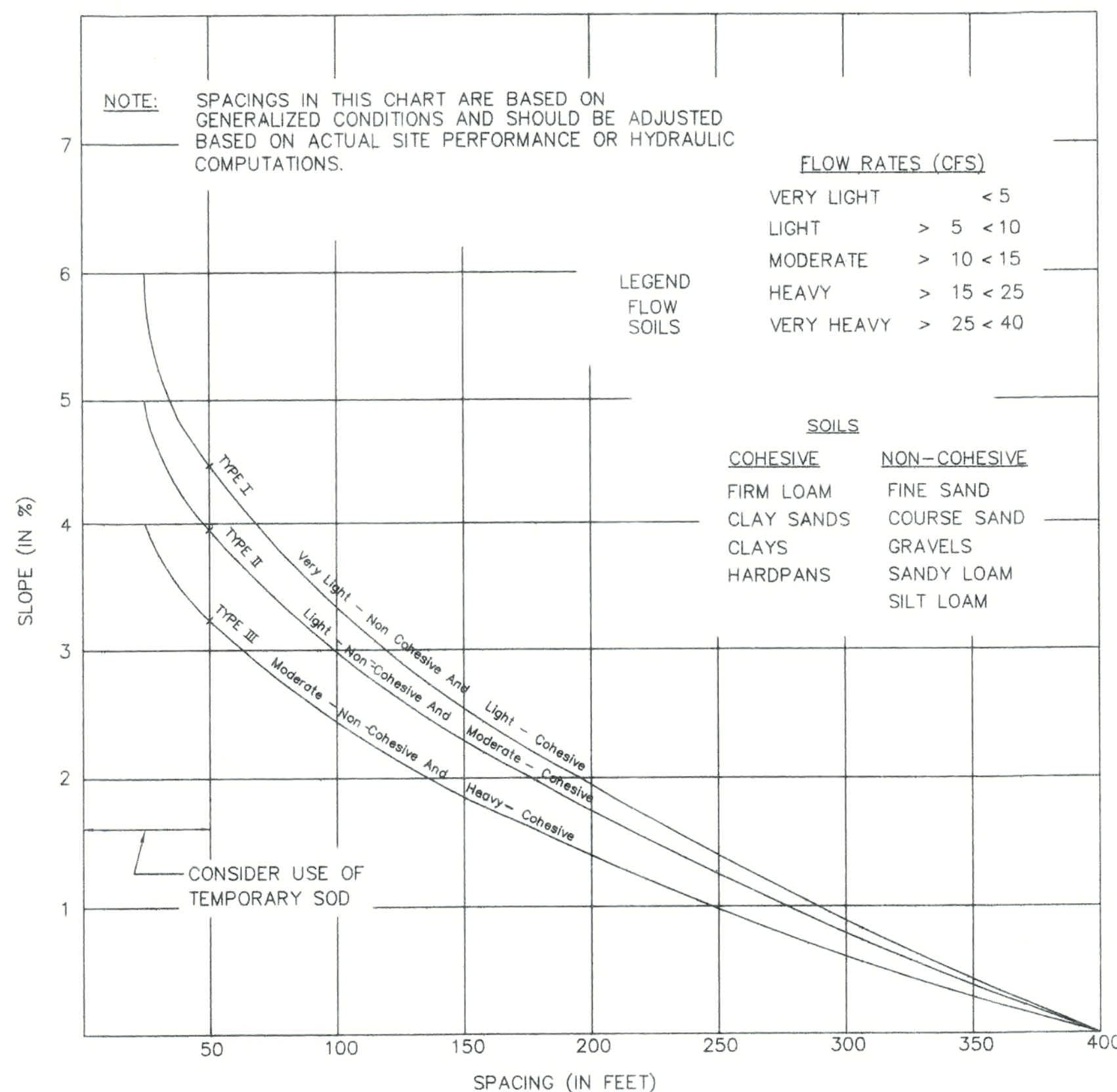
GENERAL NOTES:
1. FLOATING TURBIDITY BARRIERS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR FLOATING TURBIDITY BARRIER, L.F.
2. STAKED TURBIDITY BARRIERS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED TURBIDITY BARRIER, L.F.



- NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
 2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
 3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
 4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
 5. FOR ADDITIONAL INFORMATION, SEE SECTION 104 OF THE SPECIFICATIONS.

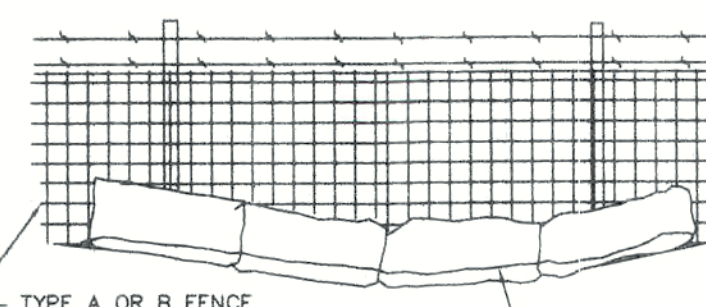
TURBIDITY BARRIER APPLICATIONS
N.T.S.

NOTE: TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL, AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

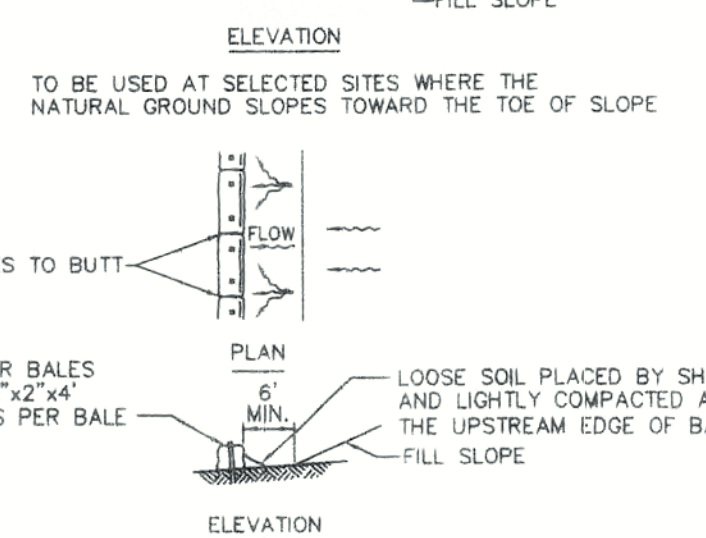
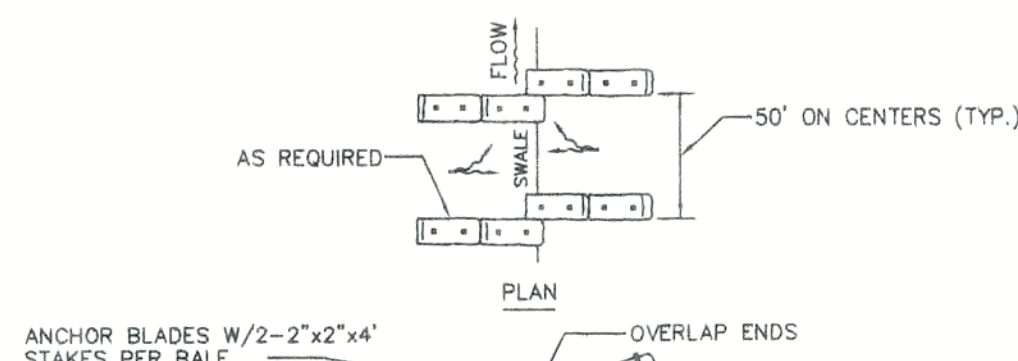


RECOMMENDED SPACING FOR TYPE I AND TYPE II HAY BALE BARRIERS, AND TYPE III SILT FENCES

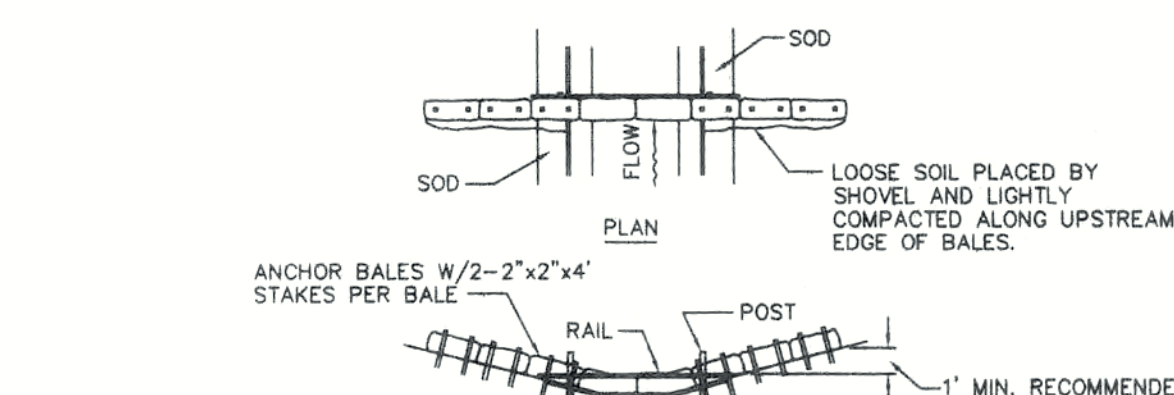
CONTRACTOR TO INSTALL TYPE III SILT FENCE PER F.D.O.T. INDEX NUMBER 102 AROUND THE ENTIRE SITE PERIMETER. S.F.W.M.D., E.P.A., AND LEE COUNTY MAY REQUIRE ADDITIONAL STORMWATER POLLUTION PREVENTION DEVICES.



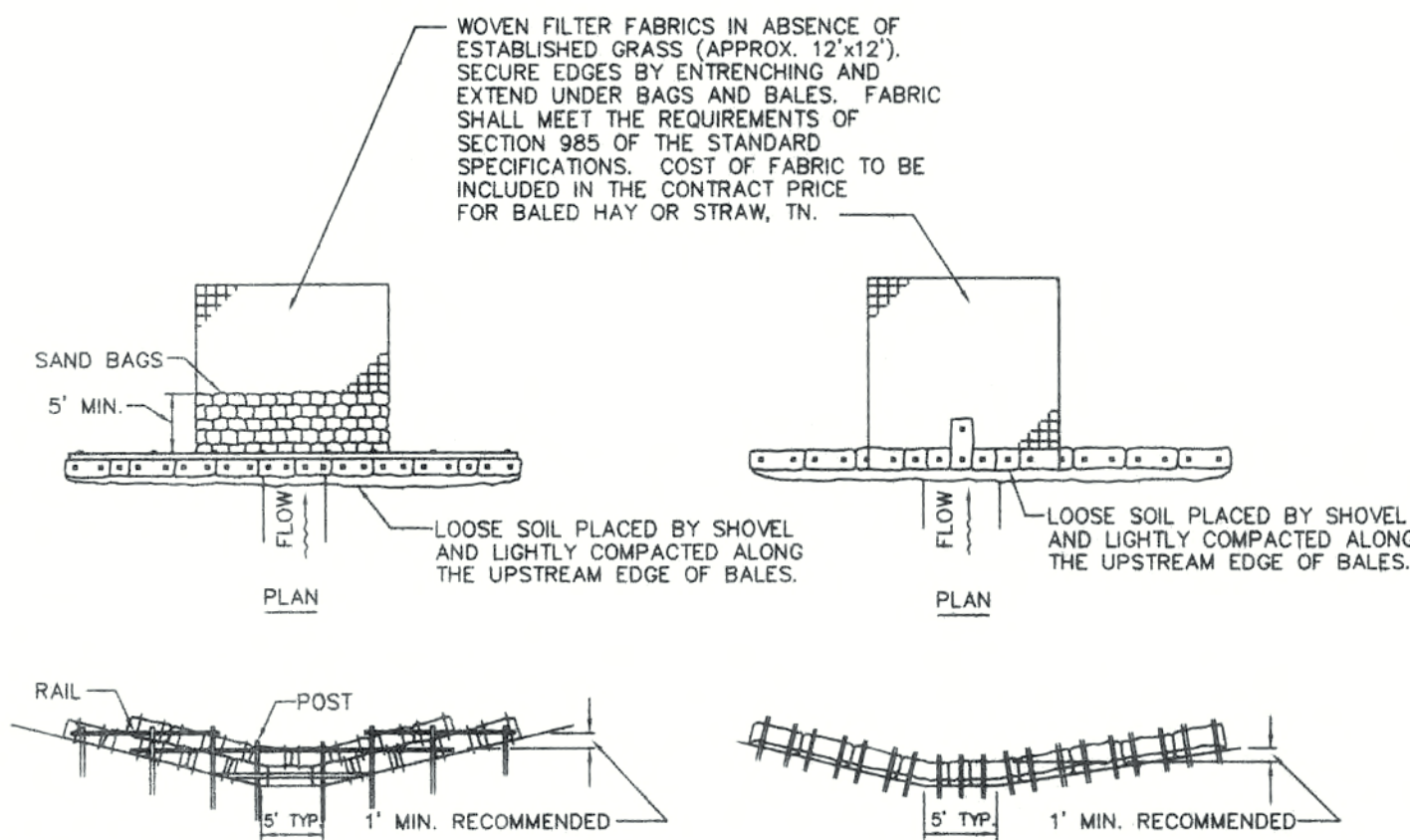
BALES BACKED BY FENCE
N.T.S.



BARRIERS FOR FILL SLOPES
N.T.S.



BARRIER FOR PAVED DITCH
N.T.S.



BARRIER FOR UNPAVED DITCHES
N.T.S.

STORMWATER POLLUTION PREVENTION PLAN

PROJECT DESCRIPTION:

THIS PROJECT IS LOCATED IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CAPE CORAL, FLORIDA, AND WILL CONSIST OF CONSTRUCTING A MULTI-FAMILY RESIDENTIAL BUILDING FACILITY, INCLUDING WATER, SEWER, PARKING, CURBING, STORM WATER MANAGEMENT, AND LANDSCAPING. THE TOTAL SITE IS 6.020 ACRES AND WILL BE CONSTRUCTED IN ONE PHASE.

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER SILT FENCE AND HAY DITCH BLOCKS FOR STORM WATER POLLUTION CONTROL.
2. CLEAR AND GRUB FOR THE CONSTRUCTION OF THE PERIMETER DETENTION SYSTEM.
3. CONSTRUCT DETENTION SYSTEM.
4. CLEAR AND GRUB THE REMAINDER OF THE SITE INCLUDING STOCKPILING OF TOPSOIL.
5. BEGIN HAULING FILL DIRT TO THE SITE FOR BUILDING PAD.
6. BEGIN GRADING FOR PARKING AREAS.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL WATER, SEWER, AND IRRIGATION SYSTEMS.
9. PLACE SUBGRADE, LIMEROCK, AND CURBING.
10. PERFORM FINAL GRADING, SODDING, AND LANDSCAPING.
11. CONSTRUCT WEARING COURSE, PAVEMENT MARKING, AND SIGNING.

RECEIVING WATER MANAGEMENT SYSTEM:

THE PROJECT WILL DISCHARGE INTO THE ADJACENT WETLANDS. THIS SYSTEM IS CONNECTED TO THE CAPE CORAL CANAL SYSTEM WITH ULTIMATE OUTFALL INTO THE CALOOSAHATCHEE RIVER.

EROSION AND SEDIMENT CONTROLS:

ALL DISTURBED AREAS ON THE SITE WILL RECEIVE SOD OR MULCH. DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTROL EROSION AND CONSTRUCTION SEDIMENT RUNOFF BY MEANS OF SILT BARRIER AND HAY BALES. CONTRACTOR SHALL FOLLOW F.D.O.T. STANDARD INDEX NUMBERS 101, 102, 103, AND 104. THE CONTRACTOR SHALL APPOINT A REPRESENTATIVE AT THE JOB SITE RESPONSIBLE FOR ALL INSPECTIONS AND REPORTS TO MONITOR HIS EROSION CONTROL METHODS.

STORM WATER MANAGEMENT SYSTEM:

A DRY DETENTION SYSTEM WILL BE CONSTRUCTED ON THE PROPERTY AND WILL PROVIDE ON-SITE WATER QUALITY STORAGE. STORM WATER RUNOFF ON SITE DURING CONSTRUCTION WILL BE DIRECTED TO THIS DETENTION AREA THROUGH TEMPORARY MEASURES.

WASTE DISPOSAL:

1. ALL WASTE MATERIALS WILL BE COLLECTED IN A DUMPSTER AND WILL BE EMPTIED ON AN "AS NEEDED" BASIS. NO CONSTRUCTION DEBRIS SHALL BE BURIED ON SITE. ALL DISPOSAL EQUIPMENT AND MEASURES MUST MEET LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
2. ALL EROSION MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
4. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. TEMPORARY AND PERMANENT SOD AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
6. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM SHALL BE COMPLETED BY THE INSPECTOR.

SPILL PREVENTION:

ALL PRODUCTS SHALL BE STORED IN THEIR ORIGINAL CONTAINERS AND WILL BE USED AS PER MANUFACTURER'S DIRECTIONS. ANY SPILLED ITEMS SHALL BE CLEANED UP AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S, LOCAL, STATE, & FEDERAL GUIDELINES.

NOTES:

1. STORMWATER POLLUTION PREVENTION (SPP) SHALL BE IMPLEMENTED DURING CONSTRUCTION. IF ADDITIONAL TEMPORARY EROSION/SEDIMENT CONTROLS (NOT SHOWN ON THE CONSTRUCTION PLANS) ARE NECESSARY TO MAINTAIN COMPLIANCE WITH THE STATE OF FLORIDA WATER QUALITY STANDARDS, SUCH CONTROLS SHALL BE DESIGNED, SPECIFIED, LOCATED, AND INSTALLED AS REQUIRED BY THE ENGINEER/CONTRACTOR OR A DESIGNATED REPRESENTATIVE. ALL TEMPORARY CONTROLS SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORMWATER DRAIN ENTRANCES, DRAINAGE DITCHES, WATERBODIES, WETLANDS, AND ADJACENT PROPERTY.
2. THE EFFECTIVENESS OF THE (SPP) PLAN, AND THE TEMPORARY EROSION/SEDIMENT CONTROLS SHALL BE CHECKED DAILY DURING CONSTRUCTION BY THE CONTRACTOR OR A DESIGNATED REPRESENTATIVE. IF FLORIDA WATER QUALITY STANDARDS ARE NOT MET, CORRECTION TO THE PROBLEMS SHALL BE MADE AS SOON AS PRACTICAL.
3. ANY FUEL OR OTHER PETROLEUM PRODUCTS SPILL SHALL BE CLEANED UP BY THE CONTRACTOR AS SOON AS THEY OCCUR.
4. THE CONTRACTOR OR HIS AGENT WILL INFORM ALL SUB-CONTRACTORS OF THE (SPP) AS SHOWN AND VERIFY THAT ALL CONCERNED PARTIES ARE COMPLYING WITH THEM.
5. ALL BARE AREAS WILL BE SODDED OR MULCHED AS SOON AS PRACTICAL. HOWEVER, UNTIL PLACING OF SOD OR MULCH, THESE AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST.

Beau, Whitaker, Lutz & Karch, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BLVD., SUITE 1, FT. MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919

DESIGNED BY: S. YOUNES
DRAWN BY: S. YOUNES
PROJECT NUMBER: 34123-E (03-15)

APPROVED BY: A.R. KARCH
SCALE: 6/2/03
DATE: 6/2/03

STORMWATER
POLLUTION
PREVENTION
DETAILS

SHEET
C-8

FILE: 4-44-24

34123-E SWPDD.dwg

PRINTED
APR 22 2005

STATUS

DATE:

SECTION 4, T 44S, R 24E, CAPE CORAL, FLORIDA

OASIS CONDOMINIUM

MR. GREGG A. FOUS, MANAGING MEMBER
BRIXTON DEVELOPMENT, L.L.C.
11595 KELLY ROAD
FORT MYERS, FLORIDA 33906
(239) 575-5086

AHMAD R. KARCH, P.E.
FLORIDA REG. NO.
43324

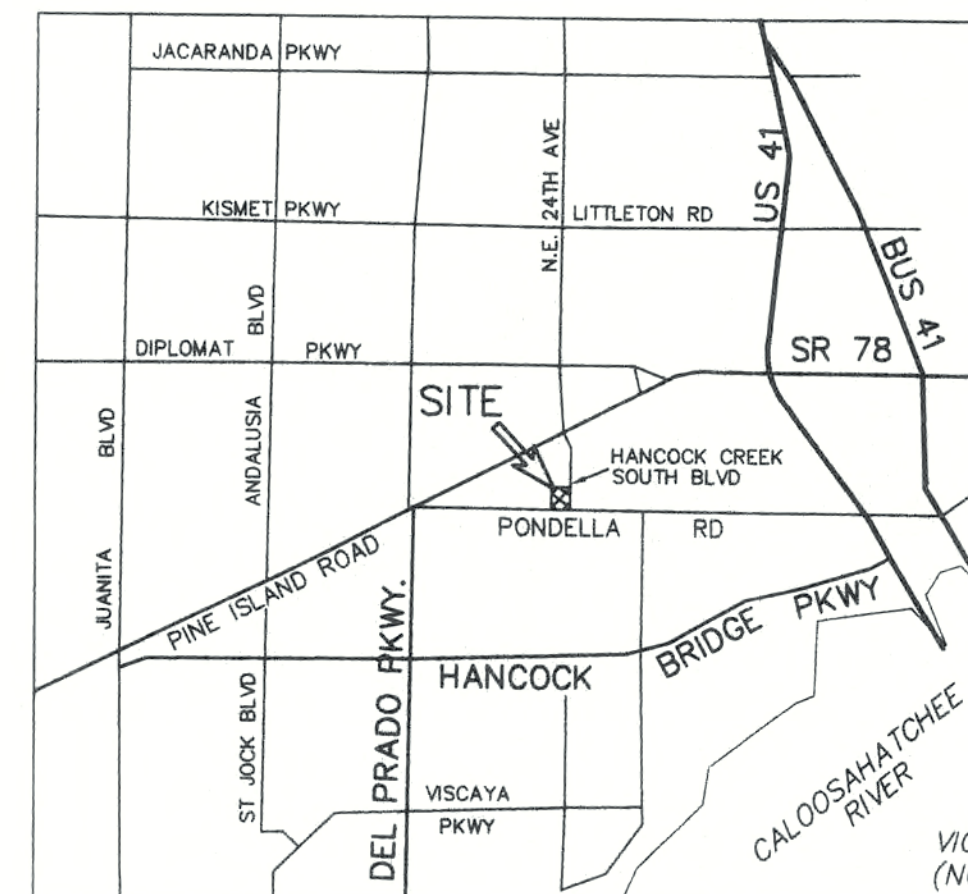
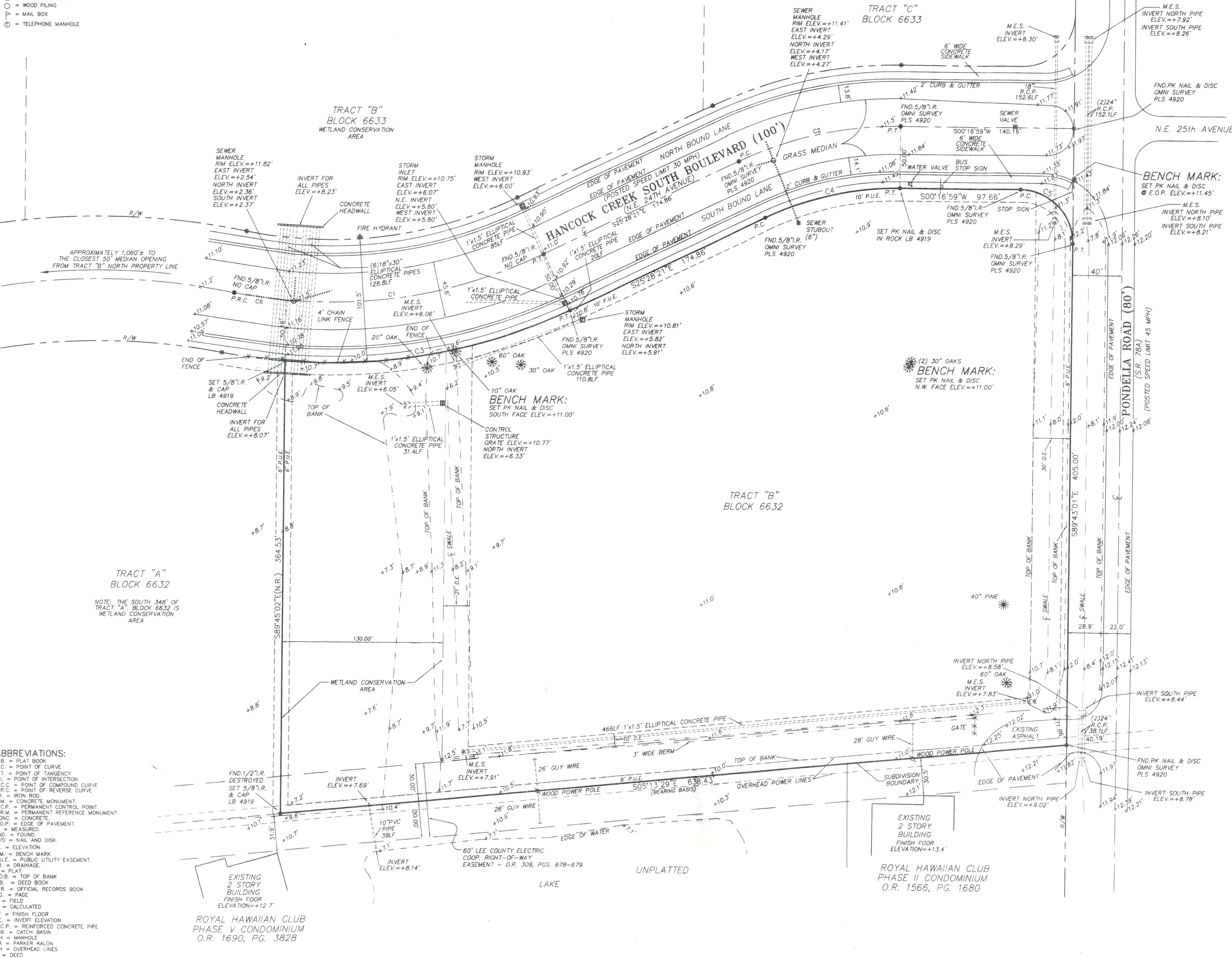
SURVEY PLAT

OF
A PARCEL OF LAND
LYING IN
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

LEGEND

- STORM MANHOLE
- BURIED CABLE MARKER
- ELECTRIC METER
- LIGHT POLE
- WOOD POWER POLE
- CONCRETE POWER POLE
- GUY WIRE
- CATCH BASIN
- IRRIGATION VALVE
- WATER VALVE
- SANITARY MANHOLE
- TELEPHONE BOX
- FIRE HYDRANT
- ELECTRIC SERVICE POLE
- CABLE TELEVISION BOX
- TRANSFORMER
- WATER METER
- SANITARY SERVICE
- CONCRETE PILING
- WOOD PILING
- MAIL BOX
- TELEPHONE MANHOLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	400.00'	36°37'56"	255.74'	132.41'	251.41'	N07°09'23"W
C2	300.00'	25°45'20"	134.86'	68.59'	133.72'	S12°35'41"E
C3	450.00'	30°04'22"	236.19'	120.88'	233.49'	N32°26'10"W
C4	250.00'	25°45'20"	112.38'	57.16'	111.44'	S12°35'41"E
C5	42.50'	90°00'00"	66.76'	42.50'	60.10'	S45°18'59"W
C6	400.00'	06°00'52"	41.99'	21.01'	41.97'	N08°09'09"E



DESCRIPTION:
TRACT "B", BLOCK 6632 OF HANCOCK CREEK SOUTH CENTER, A SUBDIVISION RECORDED IN PLAT BOOK 63 AT PAGES 85-86 OF THE PUBLIC RECORDS IN LEE COUNTY, FLORIDA.

NOTES:
SURVEY BASED ON THE PLAT OF HANCOCK CREEK SOUTH CENTER AS RECORDED IN PLAT BOOK 63 AT PAGES 85-86 OF THE PUBLIC RECORDS IN LEE COUNTY, FLORIDA.
BEARINGS BASED ON SAID RECORDED PLAT OF HANCOCK CREEK SOUTH CENTER WITH THE WEST LINE OF TRACT "B", BLOCK 6632 BEARING S.05°13'29"E.
DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
ELEVATIONS ARE BASED ON N.G.V.D. OF 1929 AND U.S.C.&G.S. BENCHMARK # V-240-1965
PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS- OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
PARCEL LIES IN FLOOD ZONE X, WITH NO BASE FLOOD ELEVATION. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0200 C, EFFECTIVE DATE 3-15-94 (INDEX DATED 5-5-03)
THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
IRON RODS "SET" ARE 5/8" X 18" REBAR WITH YELLOW CAP BEARING CORPORATION NO. LB4919.
UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
WETLANDS, IF ANY, WERE NOT LOCATED.
THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
PARCEL CONTAINS 6.02 ACRES (262,240 SQUARE FEET) MORE OR LESS.
THE PROPERTY IS SUBJECT TO ANY CLAIM THAT ANY PART OF SAID LAND IS OWNED BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY, RIPARIAN RIGHTS AND THE TITLE TO FILLED-IN LANDS, IF ANY.
DATE OF LAST FIELD WORK: 04-23-03
SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:15,000).
SITE GEOGRAPHIC LOCATION LATITUDE 26°40'07.2"N LONGITUDE 81°55'22.4"W WEST.

CERTIFIED TO:
-BRIXTON DEVELOPMENT, LLC

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEAN, WHITAKER, LUTZ & KAREH, INC.
SCOTT C. WHITAKER, P.S.M., NO. LS4324
STATE OF FLORIDA
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

PRINTED
APR 22 2005
BOUNDARY SURVEY
TRACT "B", BLOCK 6632
HANCOCK CREEK SOUTH CENTER

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

SR34123.DWG	DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
	4-18-03	34123	CDK	1" = 40'	C-9	4-44-24

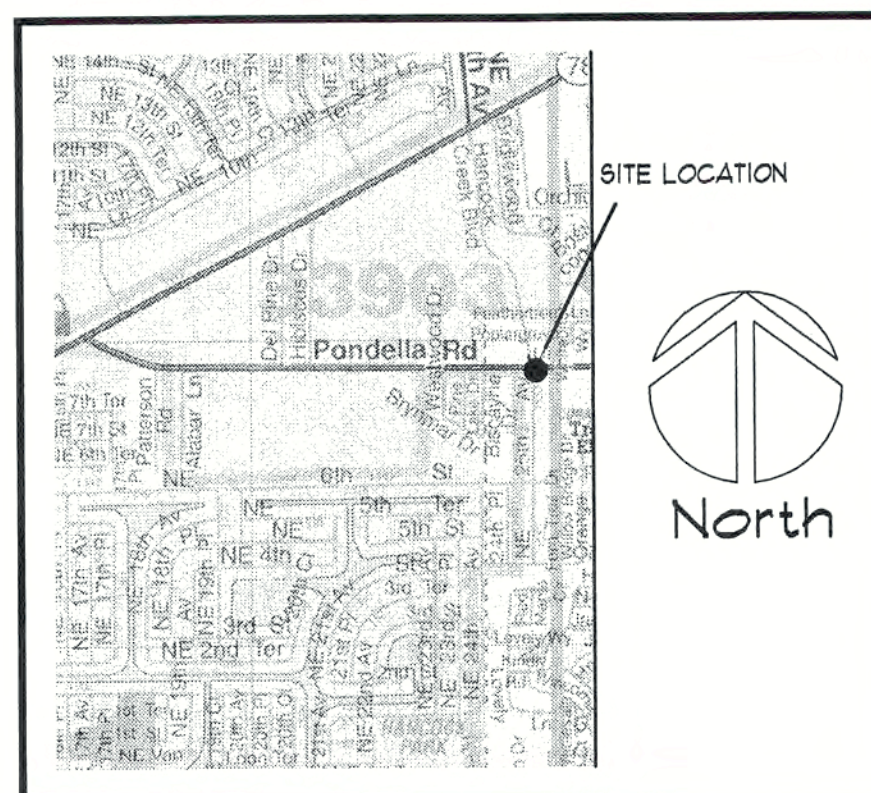
(03-15)

OASIS AS-BUILTS

BLDG 1,2,3,4



CONSTRUCTION DOCUMENTS FOR THE OASIS 12 UNIT BUILDING CAPE CORAL, FLORIDA



PROJECT BUILDING CODE INFORMATION

GENERAL INFORMATION
OCCUPANCY CLASSIFICATION: RESIDENTIAL R-2
BUILDING WITHIN FIRE DISTRICT: NO
CONSTRUCTION TYPE: TYPE V - SPRINKLERED, UNPROTECTED

TABLE 500:
ALLOWABLE HEIGHT: 55'-0"
ACTUAL HEIGHT: 34'-0"
ALLOWABLE STORIES: FIVE
ACTUAL STORIES: TWO
ALLOWABLE FLOOR AREA: 24,000 SQ. FT.
ACTUAL BUILDING AREA: 7,639 SQ. FT. PER FLOOR

TABLE 600:	REQUIRED RATING:	PROVIDED RATING:
PARTY AND FIRE WALLS:	4	N/A
INTERIOR BEARING WALLS:	0	N/A
INTERIOR NON-BEARING WALLS:	0	NL
COLUMNS:	0	NC
BEAMS, TRUSSES:	0	NC
FLOOR/CEILING:	0	NC
ROOF/CEILING:	0	N/A

EXTERIOR BEARING WALLS:	REQUIRED RATING:	PROVIDED RATING:
0 FT TO 3 FT	3(02)	N/A
OVER 3 FT TO 10 FT	2(02)	N/A
OVER 10 FT TO 20 FT	2(02)	N/A
OVER 20 FT TO 30 FT	1(402)	N/A
OVER 30 FT	1(NL)	0(NL)

ABBREVIATIONS:
NL: NO LIMIT
SF: SQUARE FEET
N/A: NOT APPLICABLE
NC: NON-COMBUSTIBLE
UA: UNLIMITED AREA

NOTE:
ALL WOOD FURRING IN CONTACT WITH MASONRY/CONCRETE TO BE PRESERVATIVE TREATED AND IN TYPES I, II, OR IV ALL OTHER WOOD FURRING/BLOCKING TO BE FIRE RETARDANT BY FIRE RETARDANT TREATED.

DESIGN WIND LOAD:
WIND VELOCITY: 130 MPH
EXPOSURE CATEGORY: B
IMPORTANCE FACTOR: 1.0

SHEELEY
ARCHITECTS
ARCHITECTURE
PLANNING

E.A. Wareham 3rd
Consulting Electrical Engineer
19204 Indian Wells Court
Fort Myers, Florida 33903-6876
Phone (239) 410-4109
Florida Registration No. 11753

Bean, Whitaker, Lutz & Kareh, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
15041 WOODBURN BOULEVARD, SUITE 1, FORT MYERS, FLORIDA 33919 (941) 481-1331
AUTHORIZATION NUMBER: 0249-9

COMPLIANCE STATEMENT
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY A FLORIDA REGISTERED ARCHITECT, AND THE BUILDING DESIGNED IN COMPLIANCE WITH THE 2001 FLORIDA BUILDING CODE, AND SECTION 1606 FOR DESIGN WIND PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 130 MPH. THE FOLLOWING CODES APPLY TO THE PROJECT: THE 2001 FLORIDA BUILDING CODE (F.B.C.), LEE COUNTY LAND DEVELOPMENT CODES (L.D.C.) AND FLORIDA STATUTES (F.S.) AS WELL AS OTHER CODES AND ORDINANCES AS ADOPTED BY LEE COUNTY.

INDEX OF DRAWINGS

- AT COVER SHEET
- AS ARCHITECTURAL SITE PLAN
- A11 12 UNIT BUILDING PLAN- FIRST FLOOR
- A12 12 UNIT BUILDING PLAN- SECOND FLOOR AND ROOF PLAN
- A13 FLOOR PLAN-TWO BEDROOM UNIT
- A14 FLOOR PLAN-THREE BEDROOM UNIT
- A15 REFLECTED CEILING PLAN-TWO BEDROOM UNIT
- A16 REFLECTED CEILING PLAN-THREE BEDROOM UNIT
- A21 SCHEDULES, WINDOW AND DOOR ELEVATIONS
- A22 WINDOW AND DOOR DETAILS
- A31 EXTERIOR ELEVATIONS
- A41 BUILDING AND WALL SECTIONS
- A42 WALL SECTIONS AND DETAILS
- A43 WALL SECTIONS
- G11 OUTLINE SPECIFICATIONS
- G12 U.L. PENETRATION DETAILS
- S1 STRUCTURAL SPECS
- S2 FOUNDATION PLAN AND SECOND FLOOR FRAMING PLAN
- S3 ROOF FRAMING PLAN
- S4 TYP. STRUCTURAL SECTION DETAILS
- P1 PLUMBING PLAN-12 UNIT BUILDING, FIRST AND SECOND FLOOR
- P2 TYPICAL UNIT PLUMBING PLANS
- P3 PLUMBING RISER DIAGRAMS AND SCHEDULES
- M10 MECHANICAL PLAN
- M20 MECHANICAL PLAN
- E1 ELECTRICAL SCHEDULES
- E2 ELECTRICAL SITE LIGHTING
- E3 ELECTRICAL POWER AND LIGHTING PLANS
- E4 ELECTRICAL BUILDING PLANS
- E5 ELECTRICAL PANELS AND RISER

REVISIONS

Permit Rev. 1 12-05-03

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
INCORPORATED

UNIVERSITY PARK FINANCIAL CENTER
7801 SANDY JOAN BLVD., SUITE 400
FORT MYERS, FLORIDA 33907
PHONE (239) 482-2121 FAX (239) 482-1225
AA2319



JOB: 0319
DATE: 09/24/03
DRAWN BY: BAL
CAD REF: COV

SHEET
AT

REVISIONS	
Permit Rev. I	12-05-03

CONSTRUCTION DOCUMENTS FOR

THE OASIS CONDOMINIUMS

CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS

INCORPORATED

UNIVERSITY PARK FINANCIAL CENTER

7801 SANDY JOAN BLVD., SUITE 400

FORT MYERS, FLORIDA 33907

PHONE (239) 482-2121 FAX (239) 482-1225

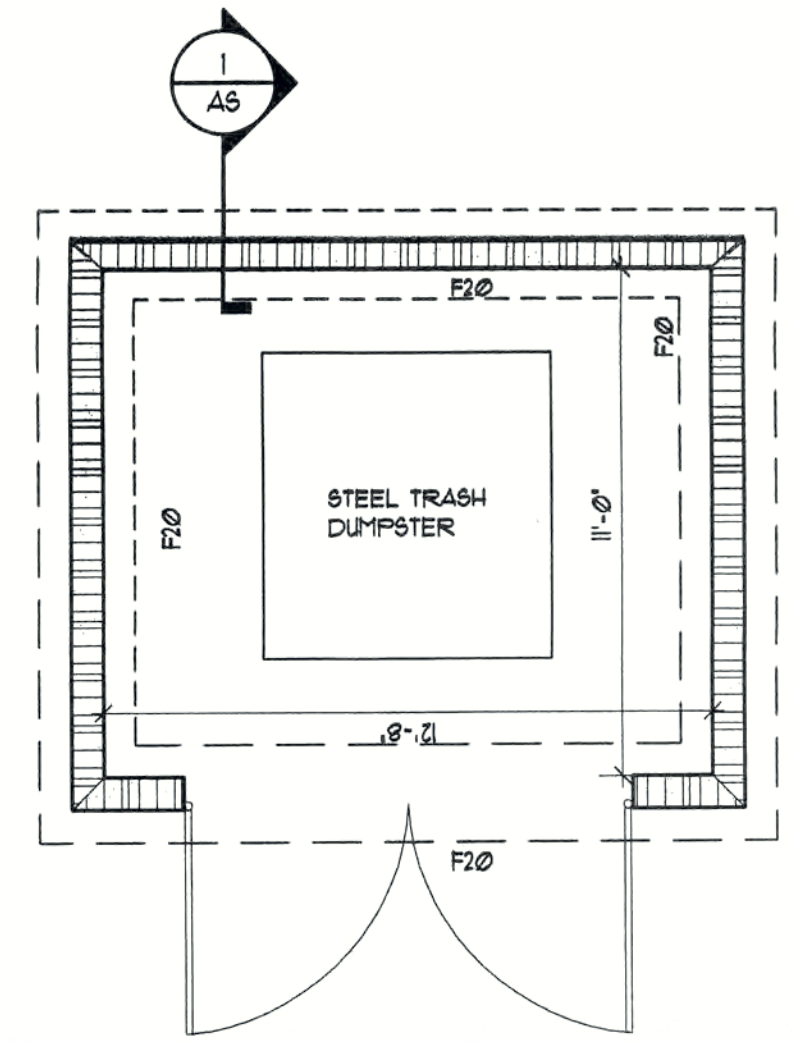
AA2319



JOB:	0319
DATE:	09/24/03
DRAWN BY:	FRH
CAD REF:	319SITE

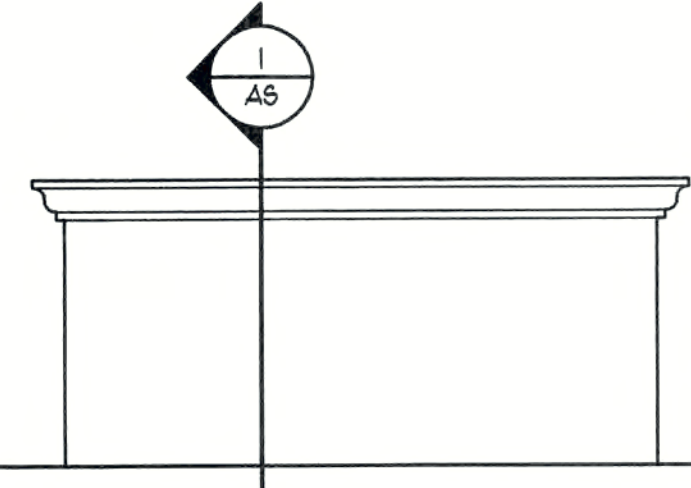
SHEET

AS



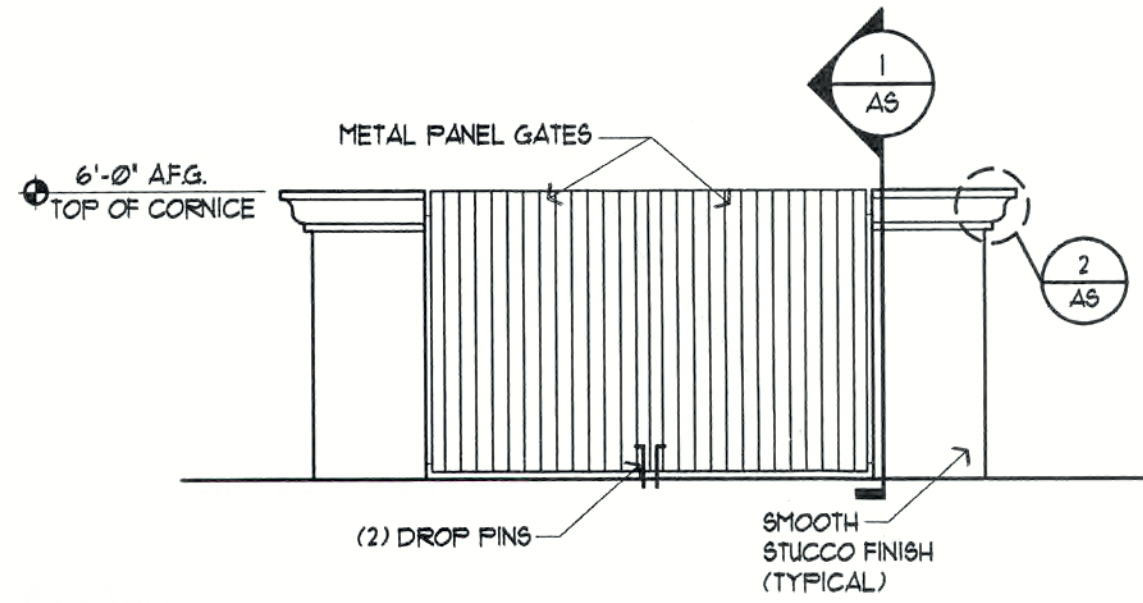
DUMPTSER ENCLOSURE PLAN

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



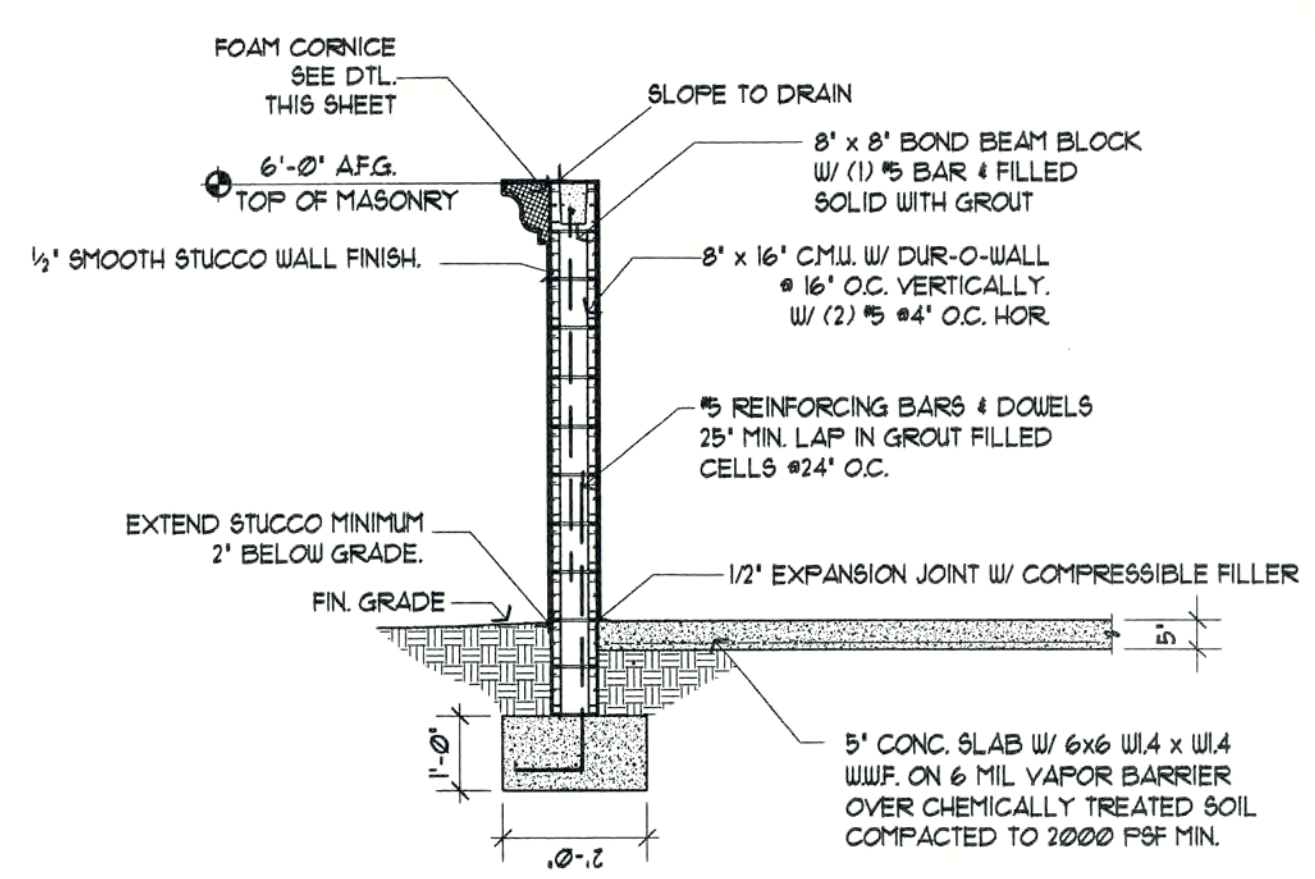
SIDE ELEVATION

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



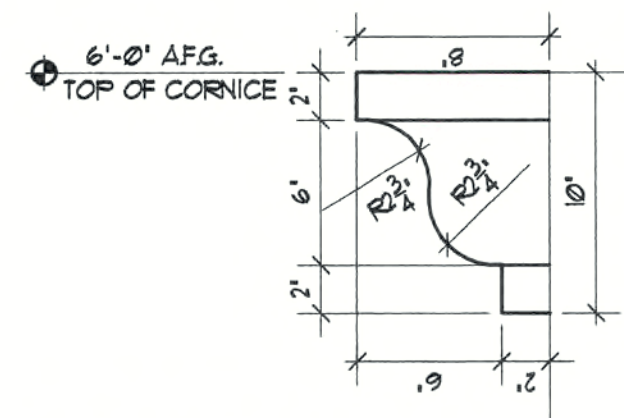
ELEVATION

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



1 TYP. SECTION

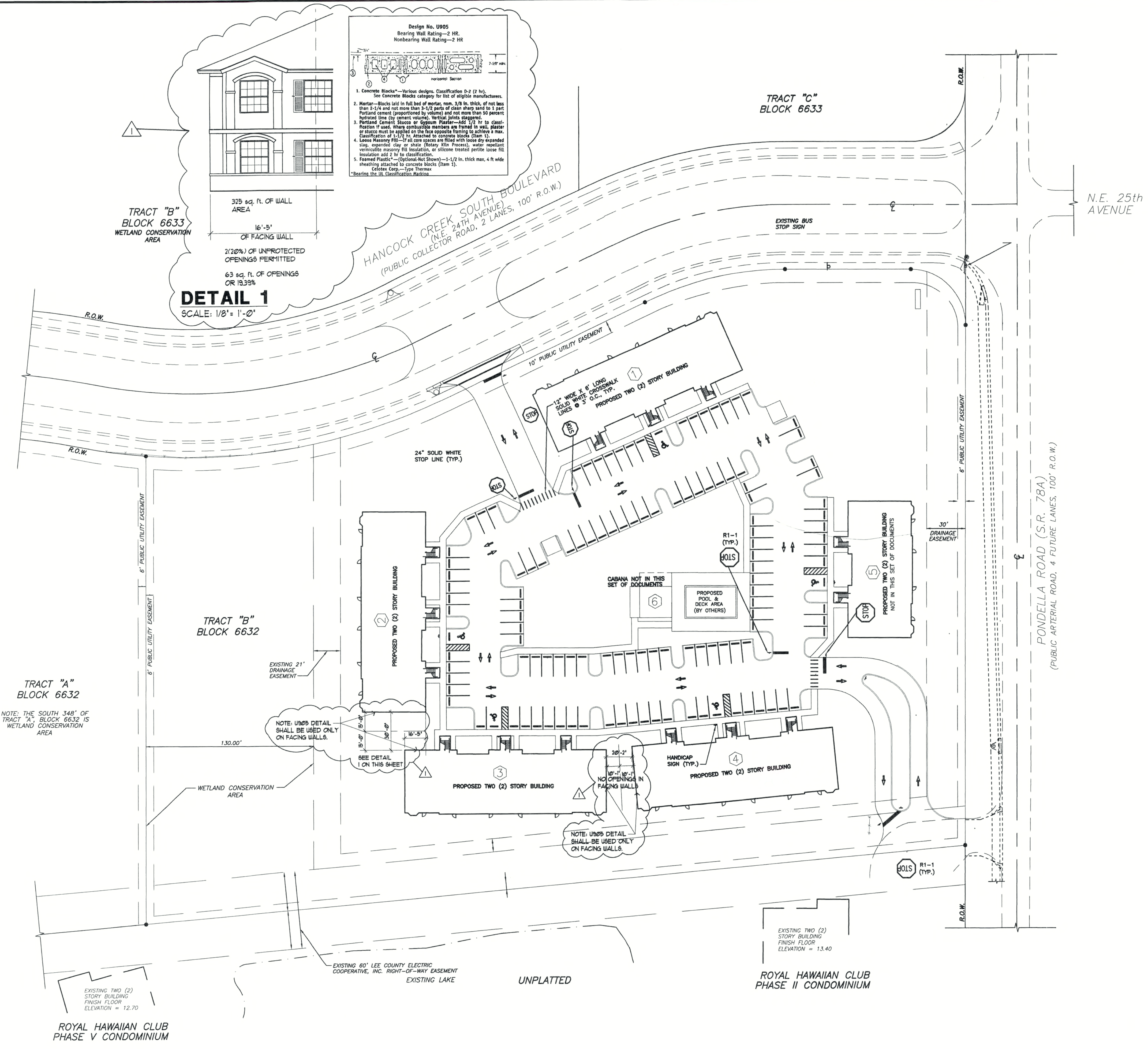
SCALE: 3/8" = 1'-0"



2 DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTE: ALL GROUND FLOOR ENTRANCES INTO THE BUILDINGS ARE ACCESSIBLE ACCORDING TO 2001 FBC CHAPTER 11, FAIR HOUSING ACCESSIBILITY GUIDELINES. ALL GROUND FLOOR KITCHENS AND BATH 12 IN ALL GROUND FLOOR UNITS ARE USABLE BY 2001 FBC CHAPTER 11, FAIR HOUSING ACCESSIBILITY GUIDELINES. ALL OTHER GROUND FLOOR BATHROOMS ARE ON AN ACCESSIBLE ROUTE WITH USABLE ENTRY DOORS ACCORDING TO 2001 FBC CHAPTER 11, FAIR HOUSING ACCESSIBILITY GUIDELINES.



ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

NOTE: THIS DRAWING IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR COMPLETE SITE INFORMATION.

Design No. U905

Bearing Wall Rating—2 HR.

Nonbearing Wall Rating—2 HR

Horizontal Section

1. Concrete Blocks—Various designs, Classification 0-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.

2. Mortar—Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 3-1/4 in. and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster—Add 1/2 in. to classification if used, when combustible members are framed in wall, plaster or stucco must be applied on the new opposite facing to achieve a max. classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. Lath and Masonry Fill—All core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kilo Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. Fanned Plaster—(Optional Not Shown)—1-1/2 in. thick max. 4 ft wide, sheathing attached to concrete blocks (Item 1).

Exhibit Copy—Type Thermax

*Bearing the UL Classification Markings

REVISIONS	
Permit Rev. 1	12-05-03
PERMIT REV. 3	1-28-04

CONSTRUCTION DOCUMENTS FOR

THE OASIS CONDOMINIUMS

CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
INCORPORATED

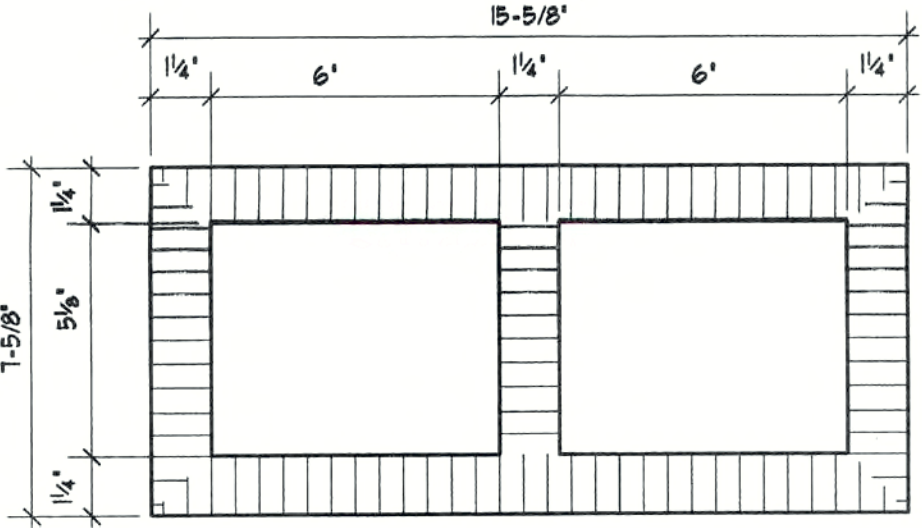
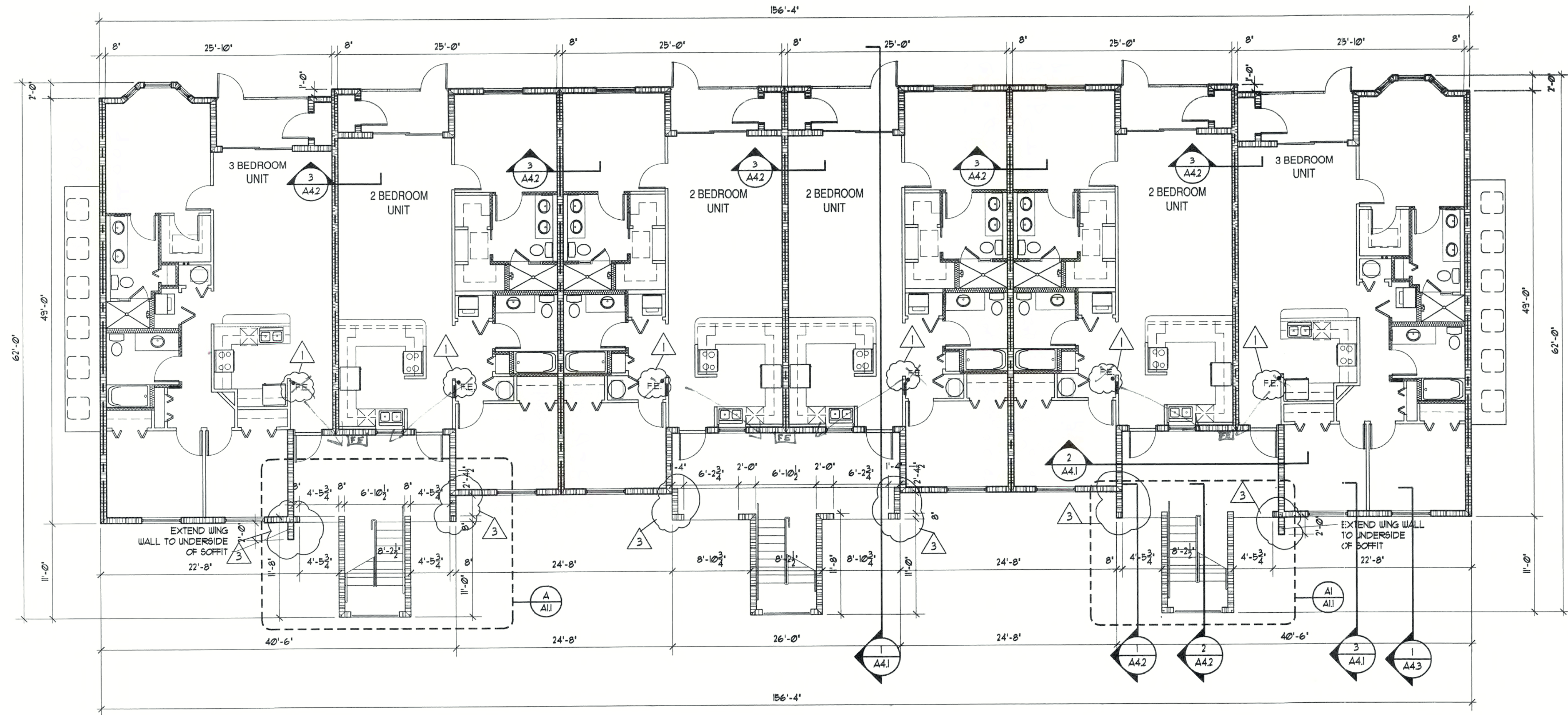
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7801 SANDY JOAN BLVD., SUITE 400
FORT MYERS, FLORIDA 33907
PHONE (239) 482-2121 FAX (239) 482-1225
AA2319



JOB:	0319
DATE:	03/24/03
DRAWN BY:	BAL
CAD REF:	319BLDGFLI

SHEET

A1.1



NET AREA = THICKNESS

$$\frac{5828 \text{ IN}^2}{15625 \text{ IN}} = 3.73 \text{ INCHES}$$

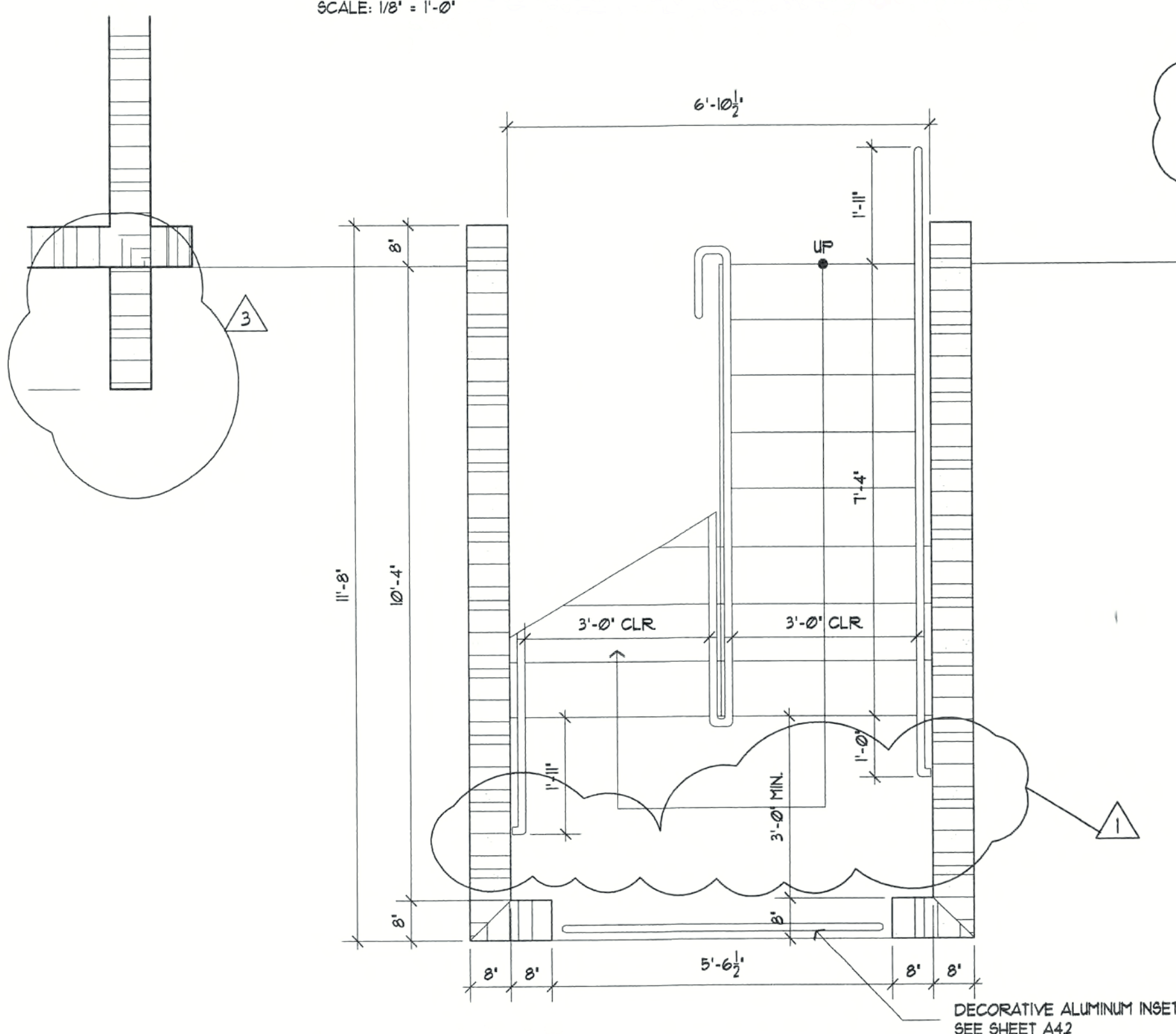
NOTE: MASONRY UNITS ARE TO BE ONE HOUR MINIMUM RATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2001 TABLE 109.3.1. CALCULATION IS BASED ON THE USE OF SILICEOUS GRAVEL.

ONE HOUR 8" CONCRETE MASONRY UNIT.

NOTE: CONTRACTOR SHALL COORDINATE WITH FIRE MARSHAL THE LOCATION OF PORTABLE FIRE EXTINGUISHERS FOR ALL UNITS

12 UNIT FIRST FLOOR BUILDING PLAN

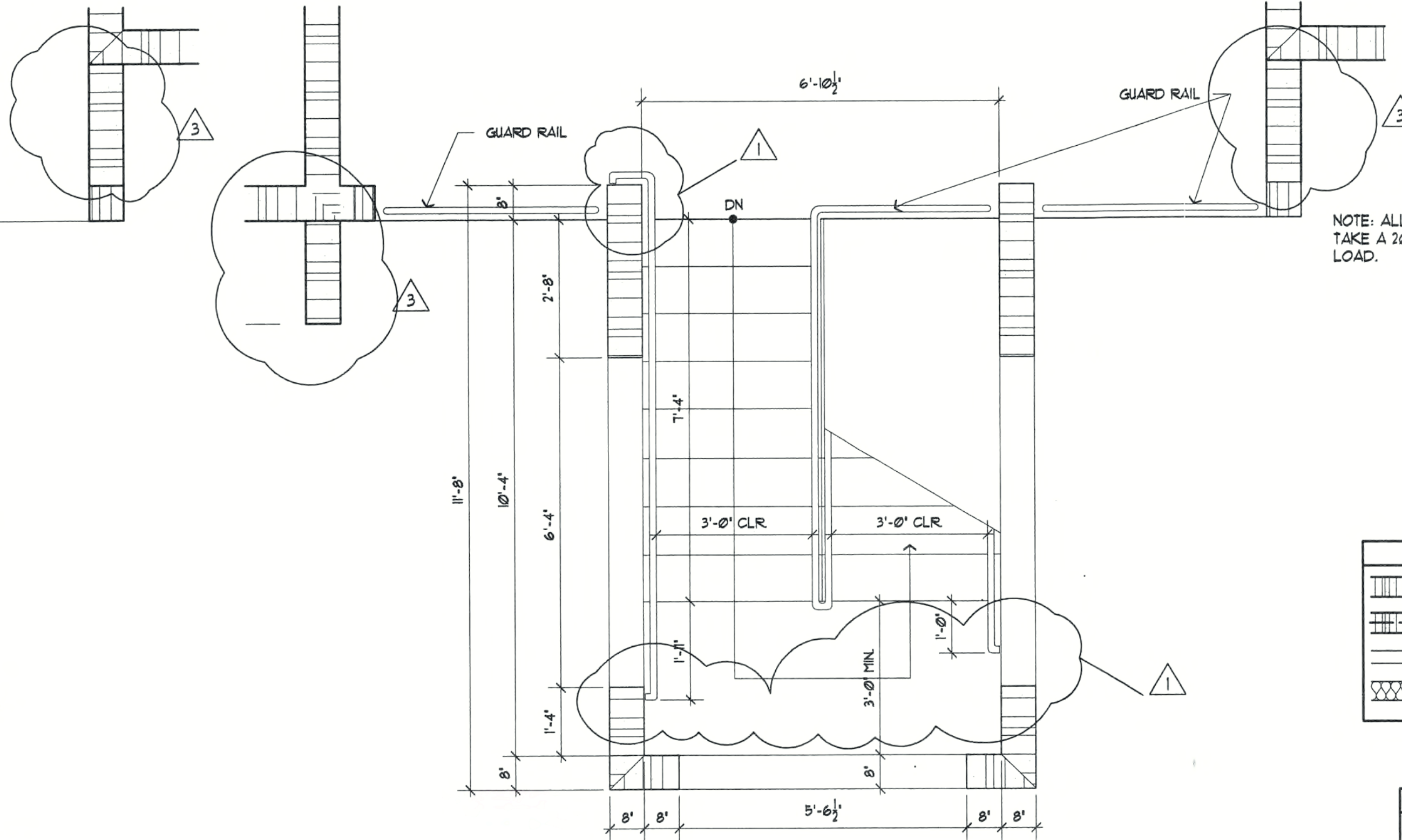
SCALE: 1/8" = 1'-0"



ENLARGED FIRST FLOOR STAIR PLAN

SCALE: 1/2" = 1'-0"

OPPOSITE HAND

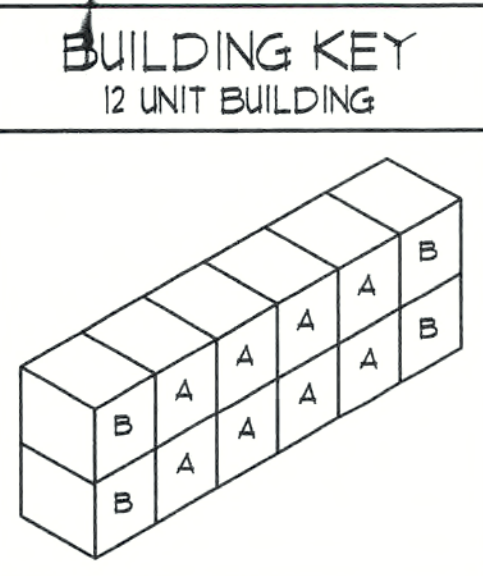


ENLARGED SECOND FLOOR STAIR PLAN

SCALE: 1/2" = 1'-0"

WALL TYPE LEGEND	
	8" CONCRETE MASONRY WALL
	8" CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3/8" METAL STUD WALL
	3/8" OR 6" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION

AREA TABULATION	
BUILDING AREA	1,019 SQ. FT.
COVERED ENTRY AREA	620 SQ. FT.
TOTAL	1,639 SQ. FT.



A-2 BEDROOM UNIT
B-3 BEDROOM UNIT

REVISIONS	
Permit Rev. 1	12-05-03
PERMIT REV. 3	1-28-04

CONSTRUCTION DOCUMENTS FOR

THE OASIS CONDOMINIUMS

CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS

INCORPORATED

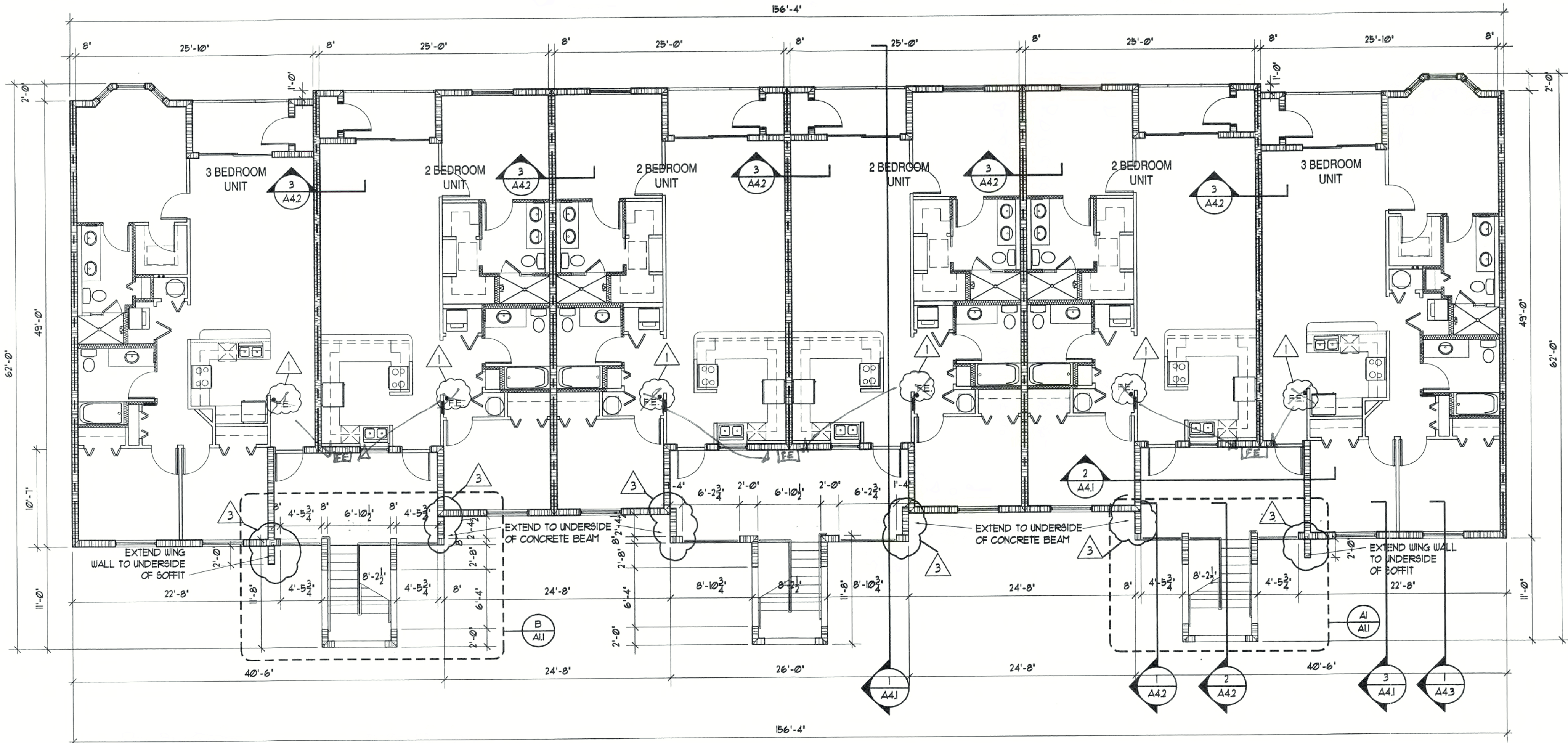
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JOB:	0319
DATE:	09/24/03
DRAWN BY:	BAL
CAD REF:	319BLDGL2

SHEET

A1.2



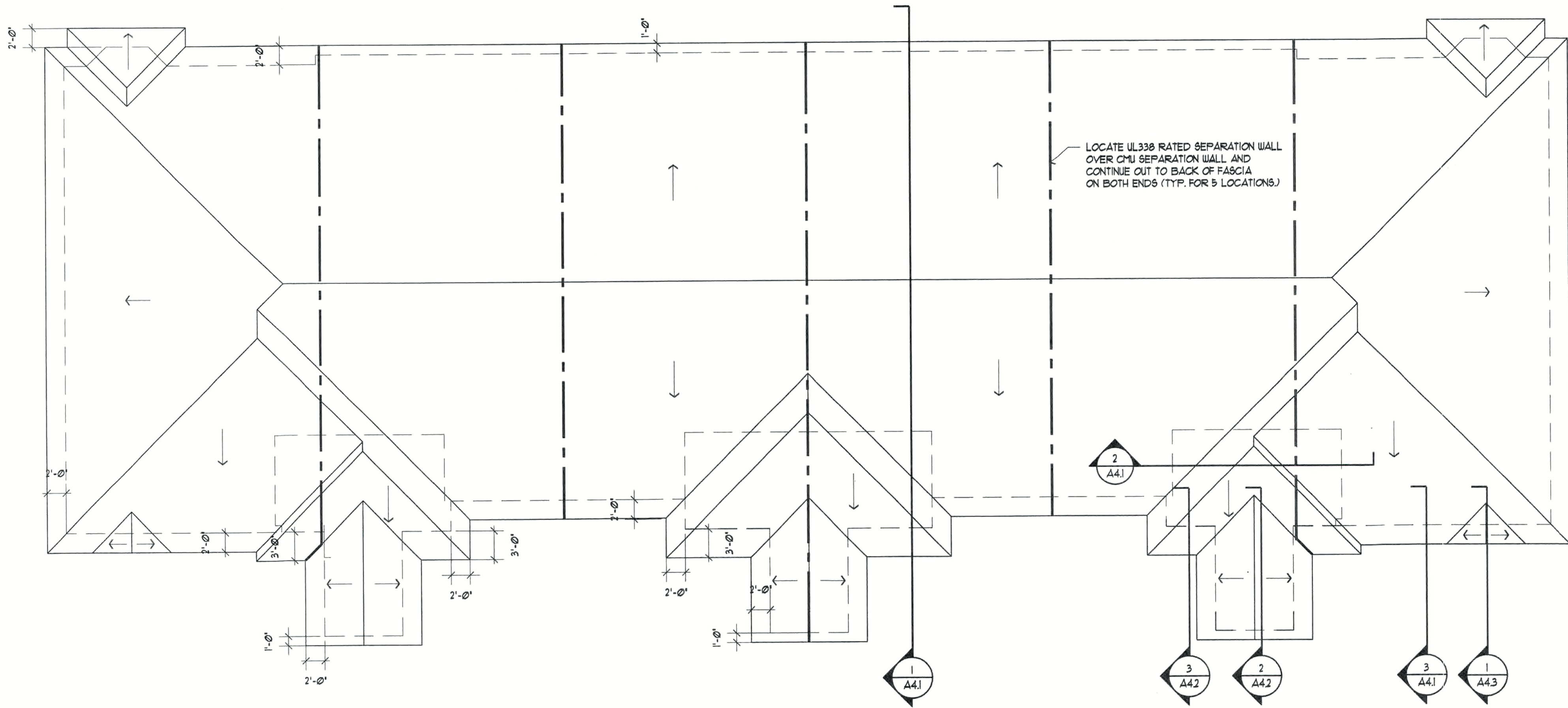
12 UNIT SECOND FLOOR BUILDING PLAN

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

*

NOTE: CONTRACTOR SHALL COORDINATE WITH FIRE MARSHAL THE LOCATION OF PORTABLE FIRE EXTINGUISHERS FOR ALL UNITS

1

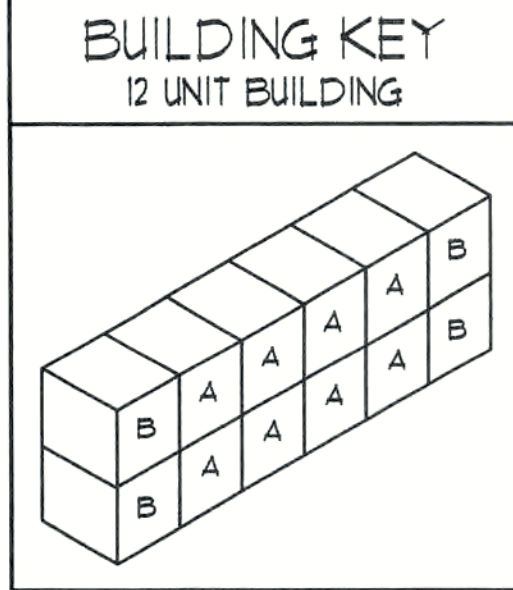


12 UNIT ROOF BUILDING PLAN

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

AREA TABULATION	
BUILDING AREA	1,019 SQ. FT.
COVERED ENTRY AREA	620 SQ. FT.
TOTAL	1,639 SQ. FT.

WALL TYPE LEGEND	
	8' CONCRETE MASONRY WALL
	8' CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3 1/2' METAL STUD WALL
	3 1/2' OR 6' METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION



A- TWO BEDROOM UNIT

B- THREE BEDROOM UNIT

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUM'S
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SHEELEY ARCHITECTS
INCORPORATED

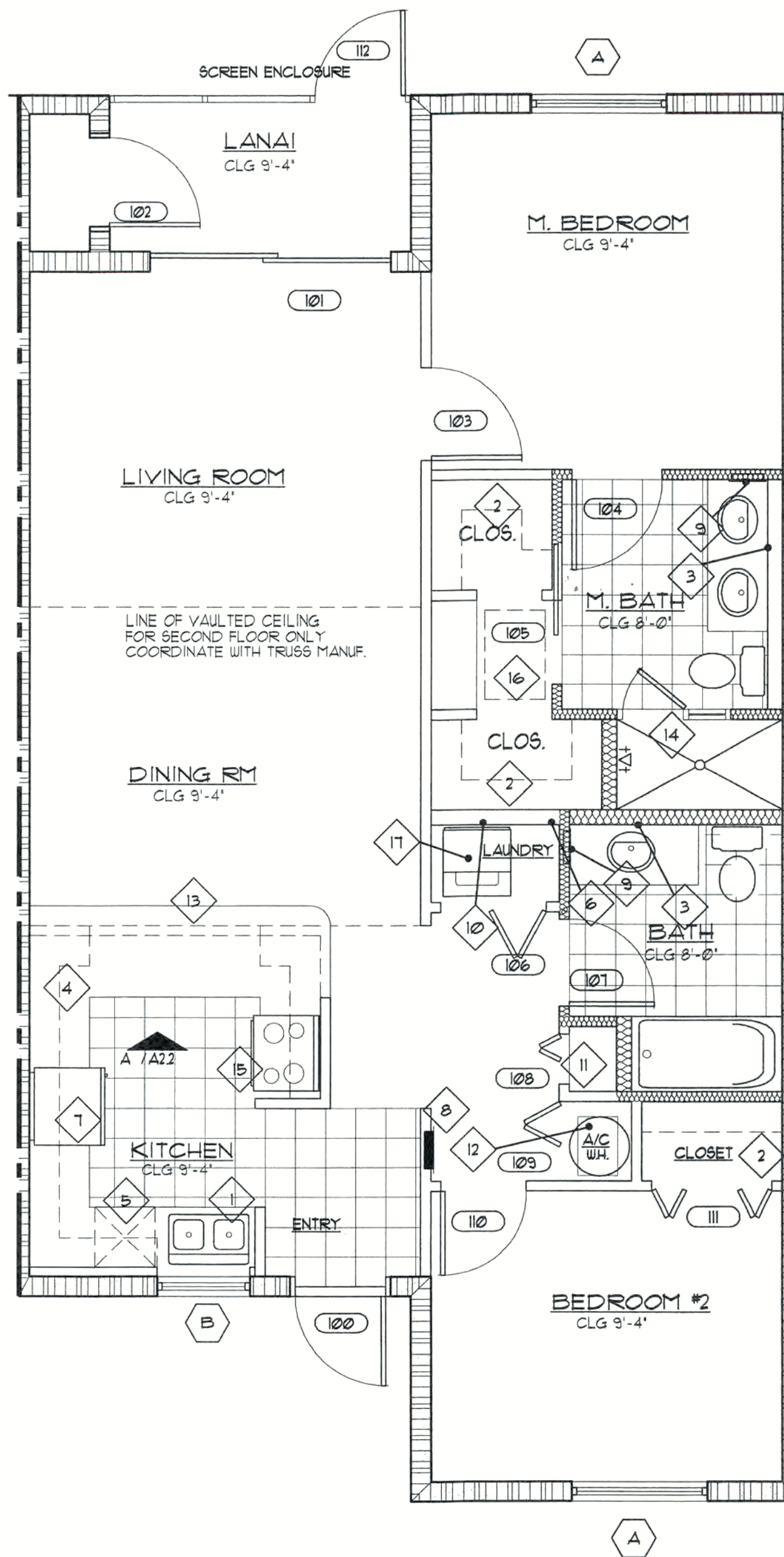
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AA2319



DOB:	0319
DATE:	9/24/03
DRAWN BY:	BAL
AD REF:	0319UNITA

SHEET
A1.3

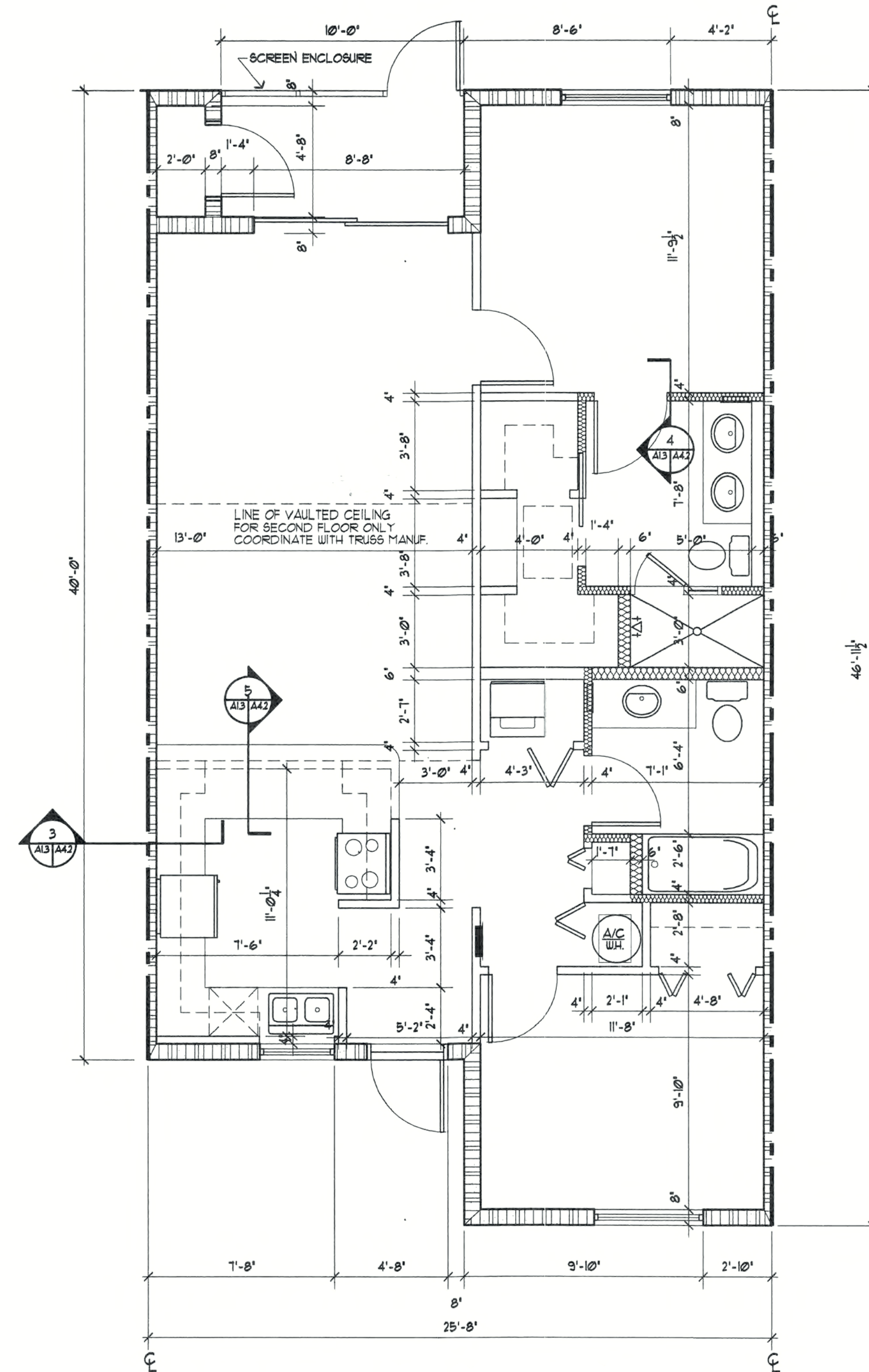


TYPICAL UNIT "A" PLAN 2 BEDROOM PLAN

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

KEYNOTES

1. DOUBLE BOWL STAINLESS STEEL SINK & DISPOSAL
2. VENTILATED SHELF AND ROD
3. MIRROR
4. CABINETS ABOVE
5. DISHWASHER
6. 4" DRYER VENT REFER TO MECH.
7. REFRIGERATOR
8. ELECTRICAL PANEL (RECESSED) COORDINATE LOCATION WITH ELECTRICAL
9. MEDICINE CABINET (RECESSED) 14"x18"
10. WASHER HOOK-UP BOX W/ HOT & COLD WATER & DRAIN
11. 5 SHELVES
12. PROVIDE CONDENSATE DRAIN FROM AIR HANDLER UNIT
13. COUNTER 3'-6" (KNEE WALL @ 36 3/4" TO TOP OF 1X4 P.T.)
14. FRAMED TEMPERED GLASS SHOWER DOOR AND SIDE LITE
15. RANGE
16. ATTIC ACCESS SCUTTLE AT SECOND FLOOR UNITS ONLY
17. WASHER/ DRYER COMBO

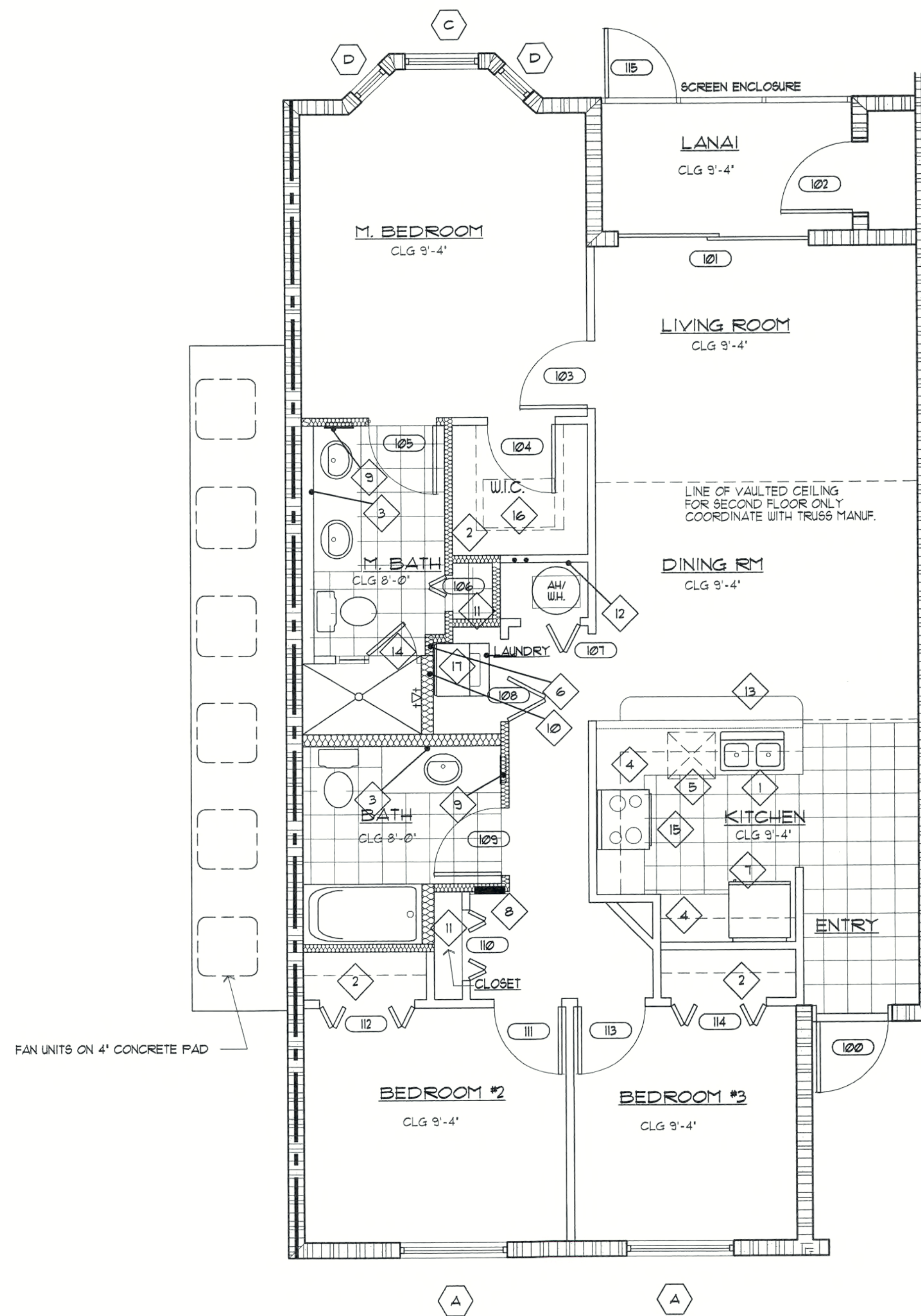


TYPICAL UNIT 'A' 2 BEDROOM DIMENSION PLAN

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

WALL TYPE LEGEND	
	8" CONCRETE MASONRY WALL
	8" CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3/8" METAL STUD WALL
	3/8" OR 6" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION.

AREA TABULATION	
UNIT "A" LIVING AREA	1,045 SQ. FT.
STORAGE AREA	17 SQ. FT.
PORCH AREA	52 SQ. FT.
TOTAL	1,114 SQ. FT.

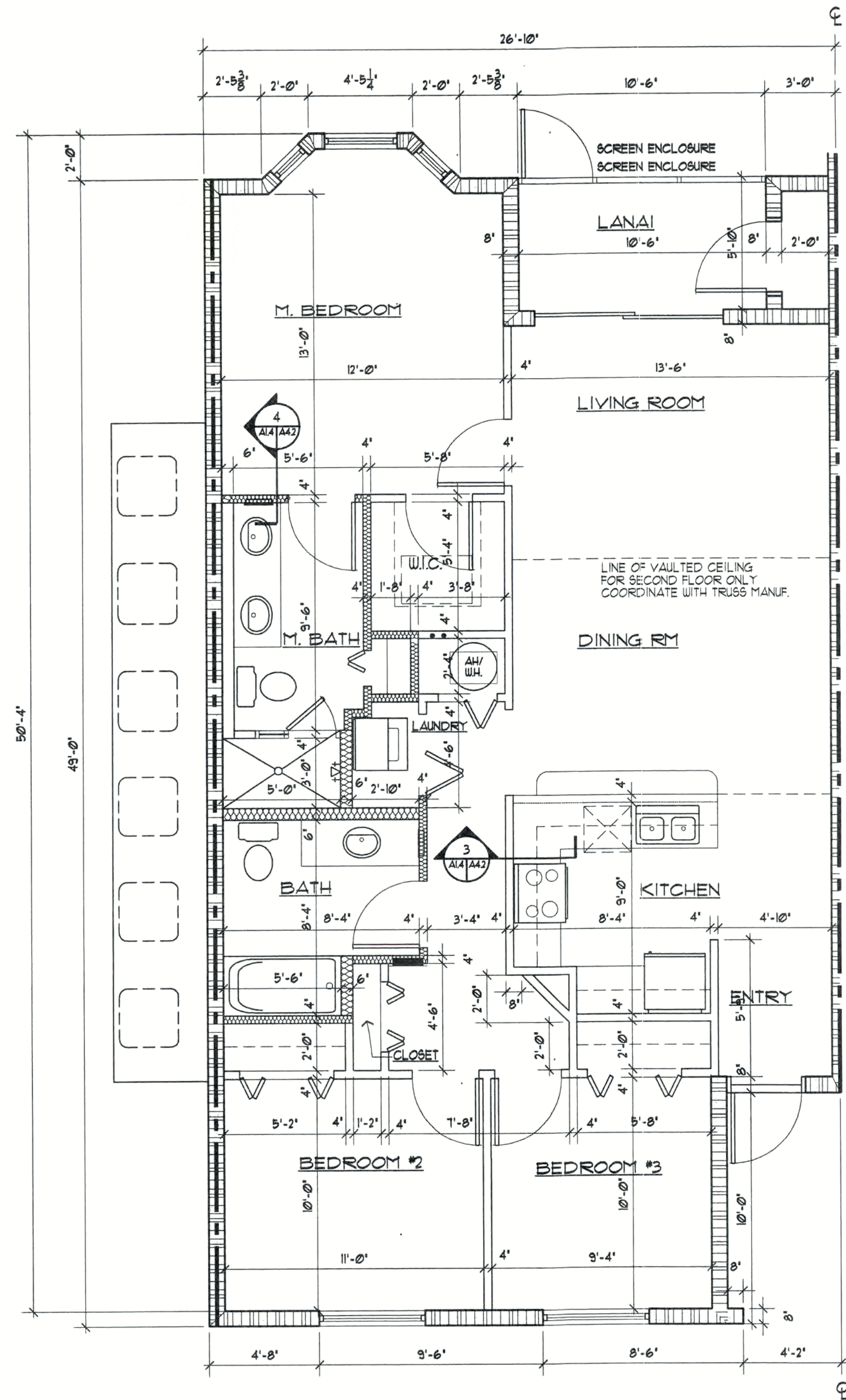


TYPICAL UNIT 'B' PLAN- 3 BEDROOM

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

KEYNOTES

1. DOUBLE BOUL STAINLESS STEEL SINK & DISPOSAL
2. VENTILATED SHELF AND ROD
3. MIRROR
4. CABINETS ABOVE
5. DISHWASHER
6. 4" DRYER VENT REFER TO MECH.
7. REFRIGERATOR
8. ELECTRICAL PANEL (RECESSED) COORDINATE LOCATION WITH ELECTRICAL
9. MEDICINE CABINET (RECESSED) 14"x18"
10. WASHER HOOK-UP BOX W/ HOT & COLD WATER & DRAIN
11. 5 SHELVES
12. PROVIDE CONDENSATE DRAIN FROM AIR HANDLER UNIT
13. COUNTER 3'-6" (KNEE WALL @ 39 3/4" TO TOP OF 1X4 P.T.)
14. FRAMED TEMPERED GLASS SHOWER DOOR AND SIDE LITE
15. RANGE
16. ATTIC ACCESS SCUTTLE AT SECOND FLOOR UNITS ONLY
17. WASHER/ DRYER COMBO



TYPICAL UNIT 'B' DIMENSION PLAN- 3 BEDROOM

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

WALL TYPE LEGEND	
	8" CONCRETE MASONRY WALL
	8" CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3/8" METAL STUD WALL
	3/8" OR 6" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION

AREA TABULATION	
UNIT 'B' LIVING AREA	1202 SQ. FT.
STORAGE AREA	11 SQ. FT.
PORCH AREA	60 SQ. FT.
TOTAL	1279 SQ. FT.

REVISIONS

CONSTRUCTION DOCUMENTS FOR
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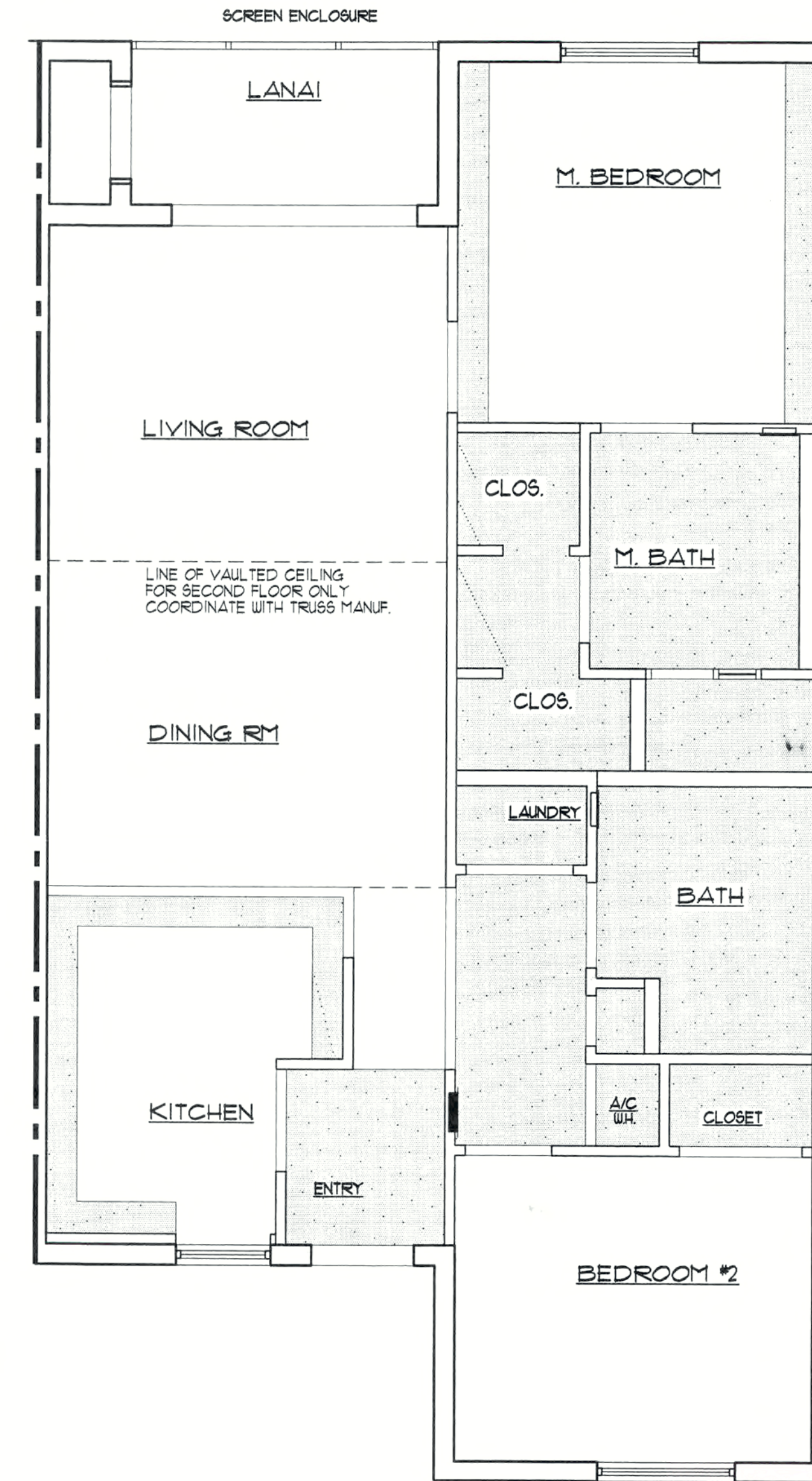
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DATE: 9/24/03

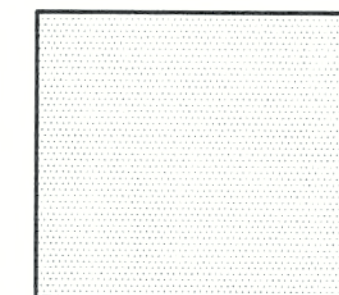
DRAWN BY: BAL

CAD REF: 0319UNITB

SHEET
A1.4



REFLECTED CEILING PLAN UNIT 'A' 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"



DROP CLG AREAS
TO BE 8'-0" FROM FIN. FLOOR.
CONTRACTOR SHALL COORDINATE
WITH MECHANICAL AND ELECTRICAL.

REVISIONS

CONSTRUCTION DOCUMENTS FOR
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AA2319



JOB: 0319
DATE: 9/24/03
DRAWN BY: BAL
CAD REF: 8RFA

SHEET
A1.5

REVISIONS

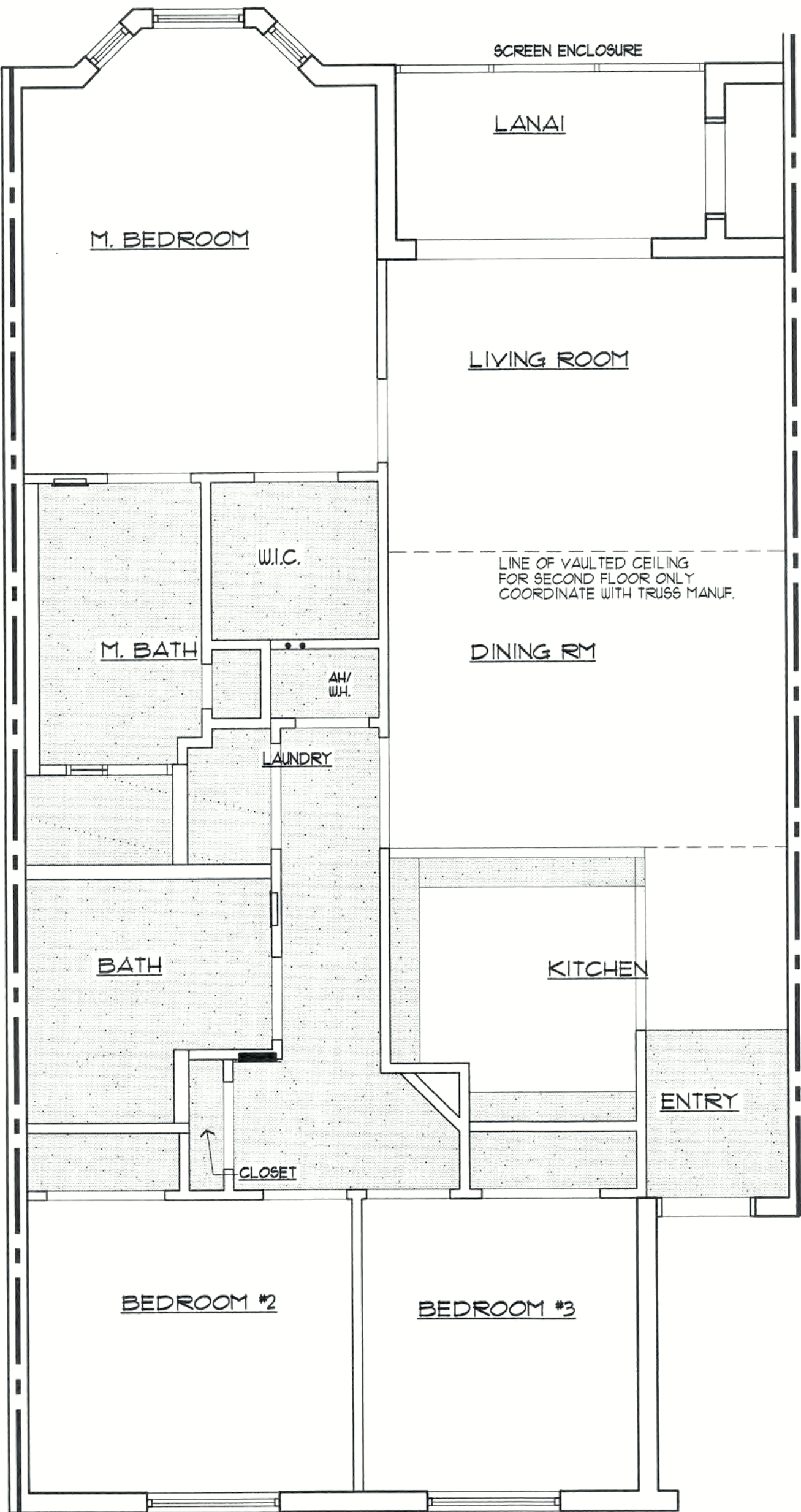
CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUM'S
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AA239



JOB:	0319
DATE:	9/24/03
DRAWN BY:	BAL
CAD REF:	8RFCB

SHEET
A1.6

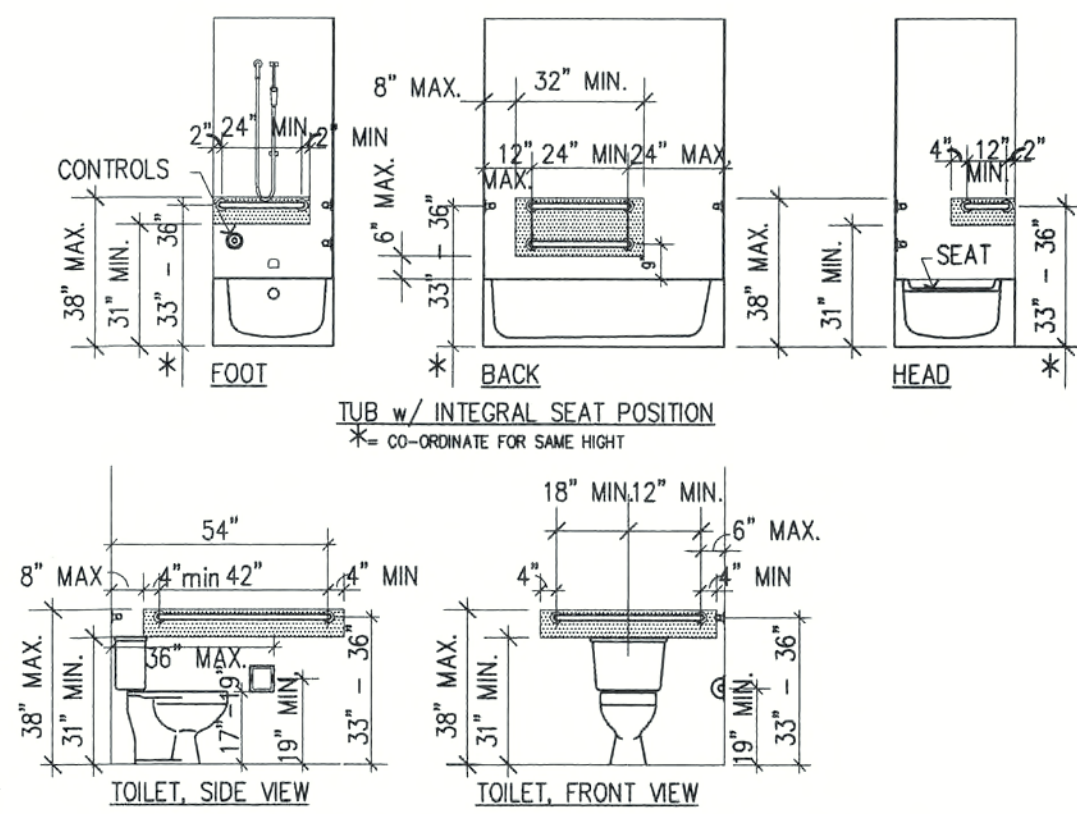


REFLECTED CEILING PLAN UNIT 'B' 3 BEDROOM UNIT
SCALE: 1/4" = 1'-0"



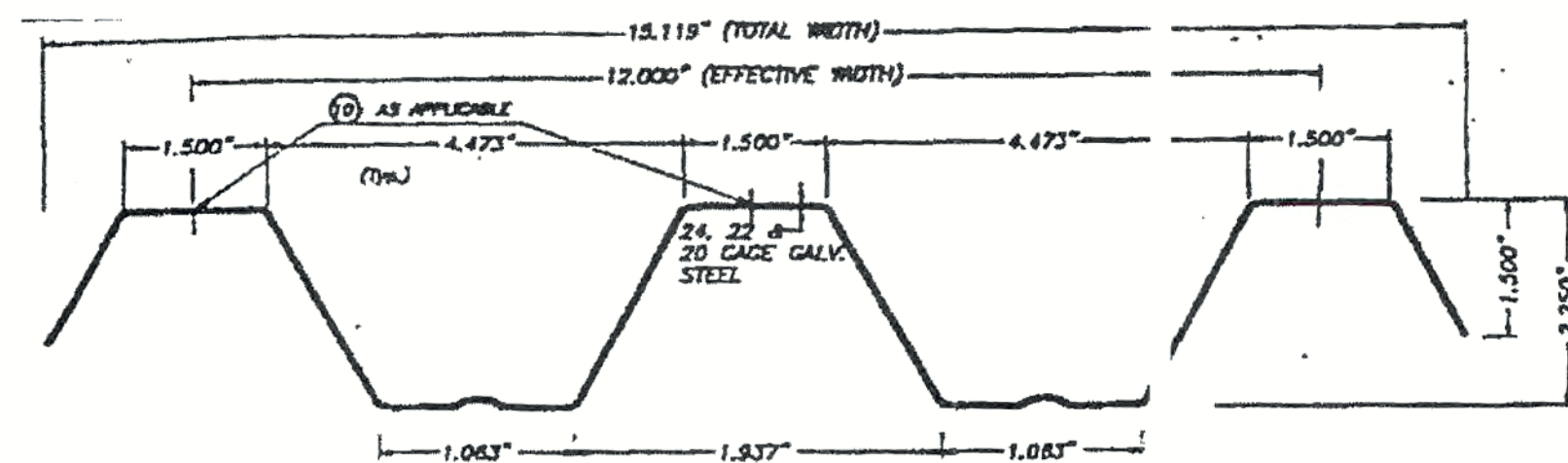
DROP CLG AREAS
TO BE 8'-0" FROM FIN. FLOOR
CONTRACTOR SHALL COORDINATE
WITH MECHANICAL AND ELECTRICAL.

NOTES: 1) FOR CEILING HEIGHT PLANS REFER TO SHEETS A-3, A1.4, A1.5 & A1.6
2) VAULTED CEILING ON 2ND FLOOR UNITS-CONSULT TRUSS MANUFACTURER'S DWGS.
3) USE MOISTURE RESISTANT GYPSUM BOARD AT BATHROOMS
4) TILE FLOORING TO BE 6" x 6" CERAMIC TILE
5) TILE FLOORING TO BE 12" x 12" CERAMIC TILE
6) SHOWER BASE TO BE 6" x 6" CERAMIC TILE
7) LAMIN SHALL BE BROOM FINISH CONCRETE W/ THORO CLEAR SEALANT
8) GENERAL NOTE: FOR FIRST FLOOR INTER: 1/2" GYP. BD. OVER 3/4" HAT CHANNELS
AT UNDERSIDE OF SLAB. REFER TO REFLECTED CEILING PLANS FOR GYPSUM BD.
DROP CEILINGS.

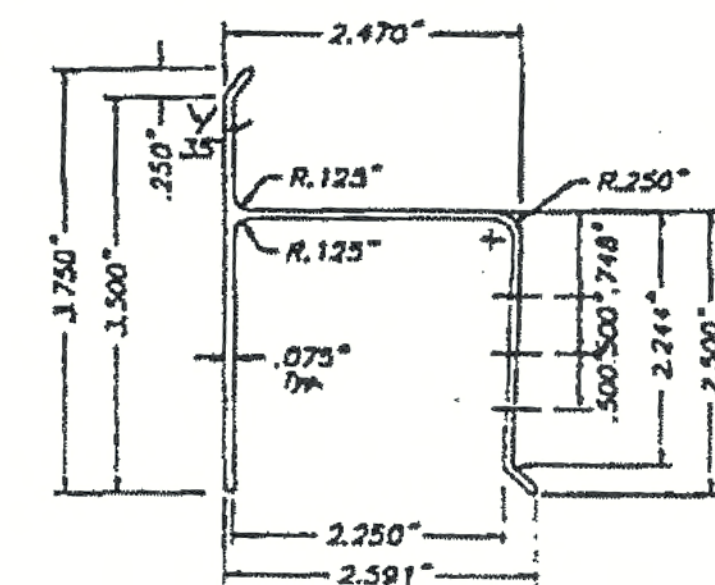


NOTES: PROVIDE 2x6 CONCEALED WOOD BLOCKING BETWEEN STUDS
EXTENDING TO LIMITS OF SHADED AREAS FOR ATTACHMENT OF
HANDICAP GRAB BARS. ENDS OF BLOCKING MUST
OCCUR AT A STUD.

APPLY BLOCKING AT FIRST FLOOR ONLY

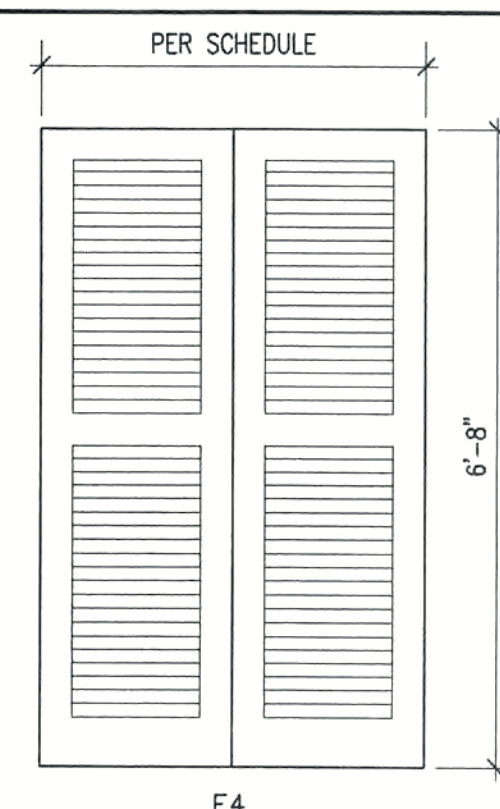
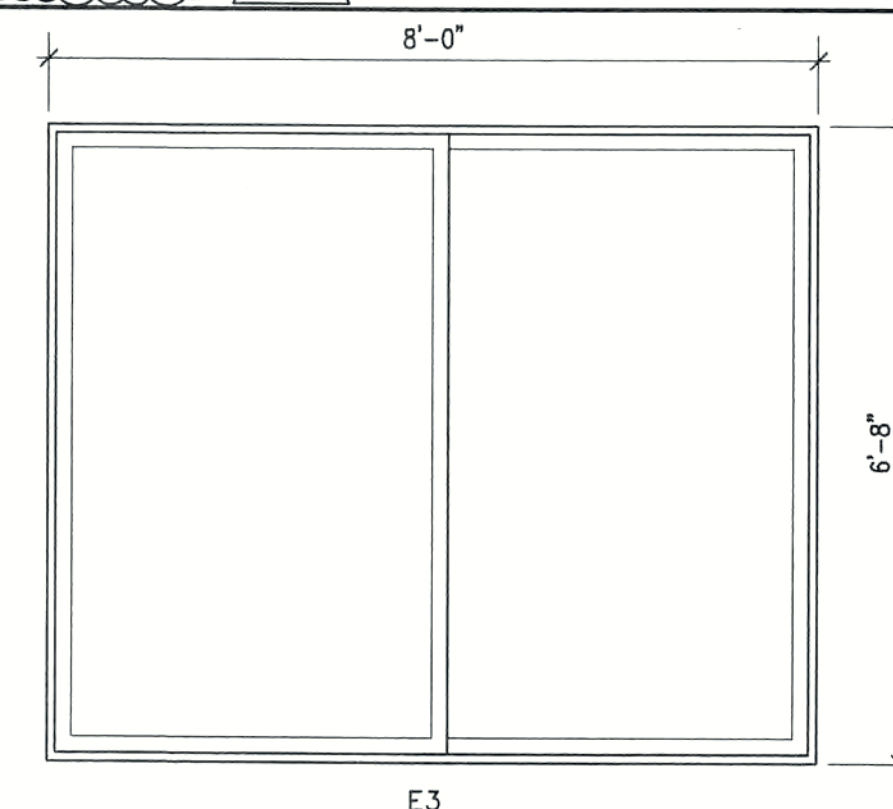
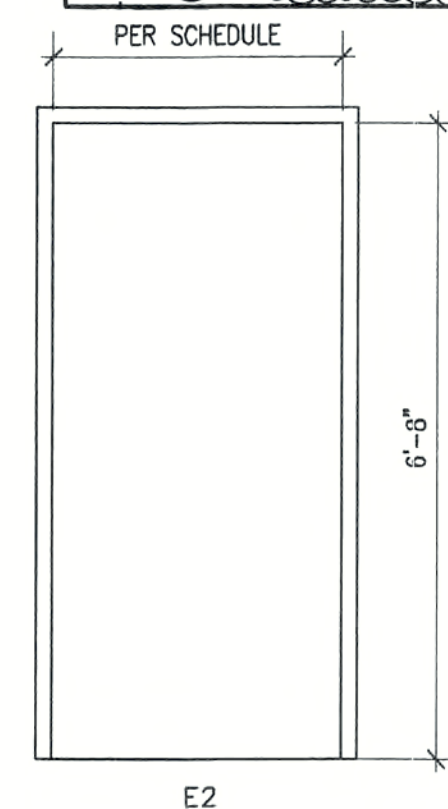
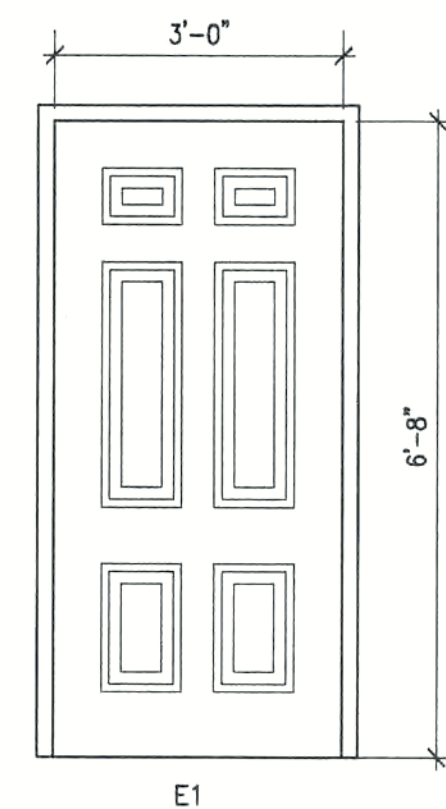
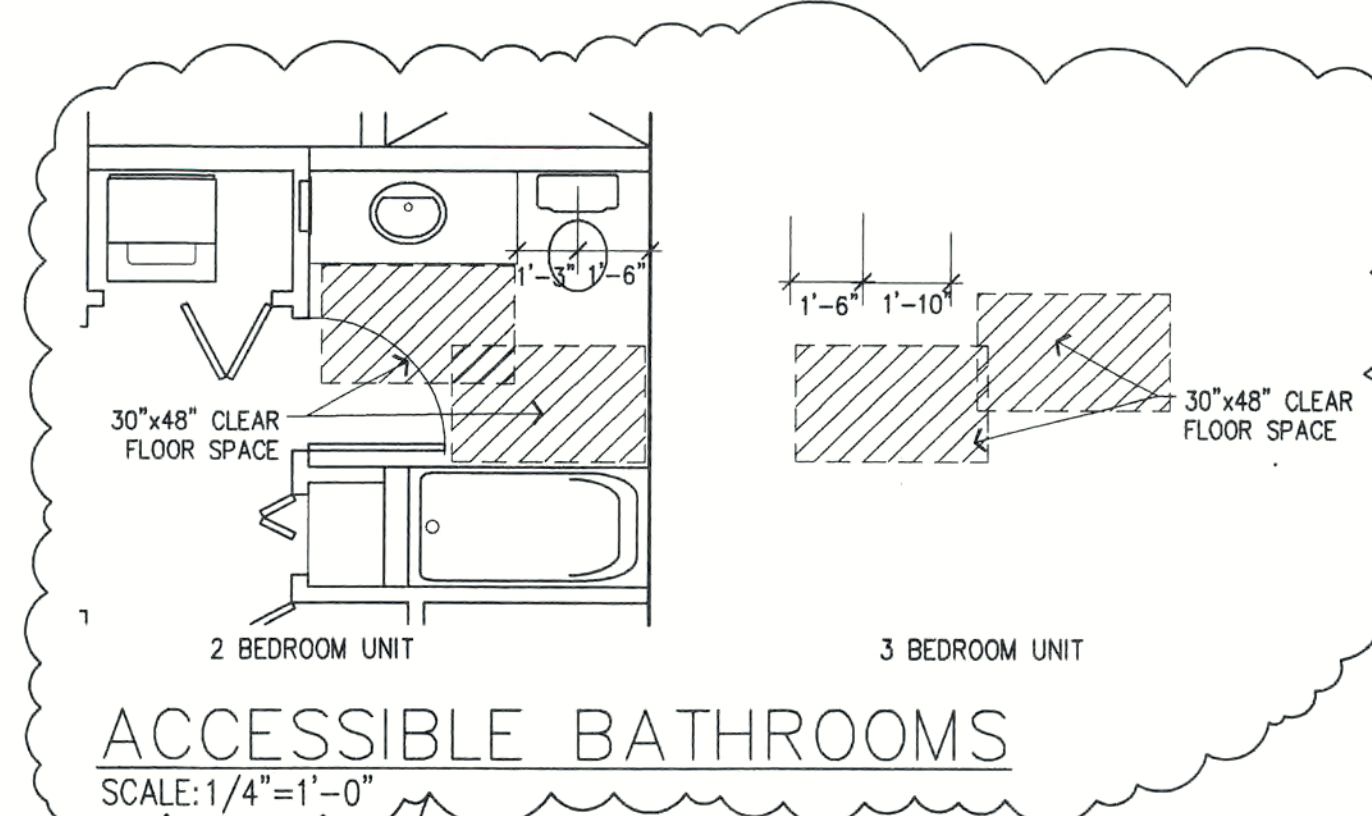


STORM PANEL PLAN



STORM "H" HEADER

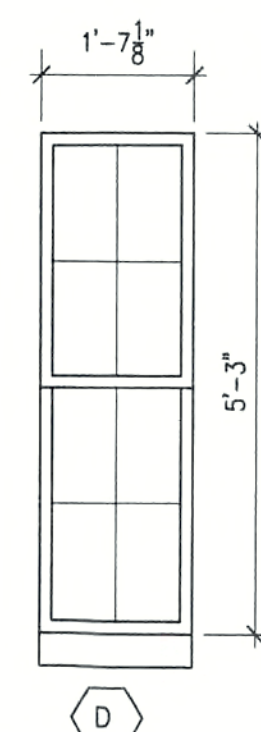
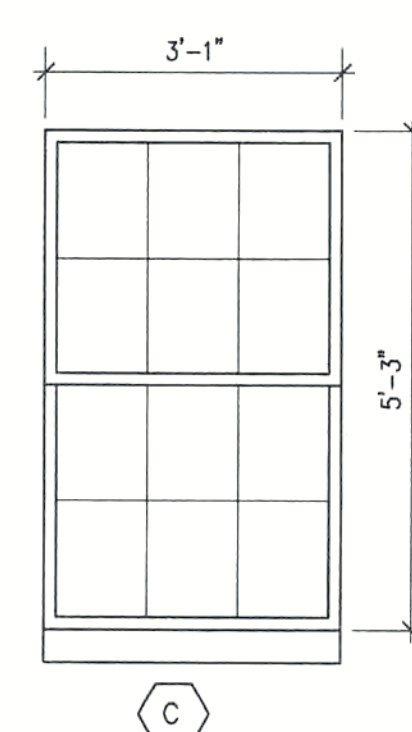
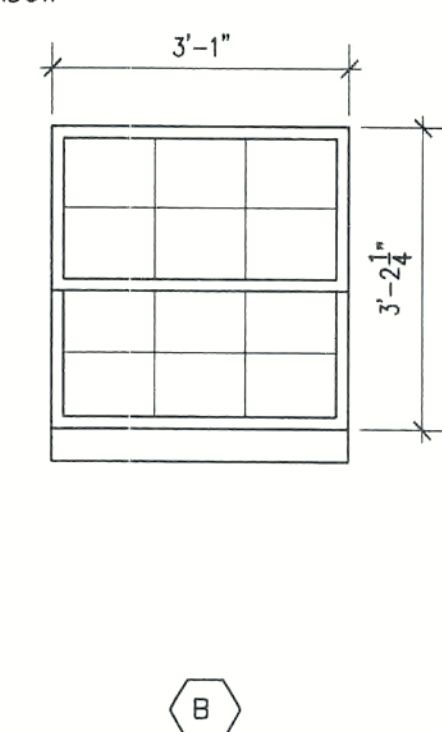
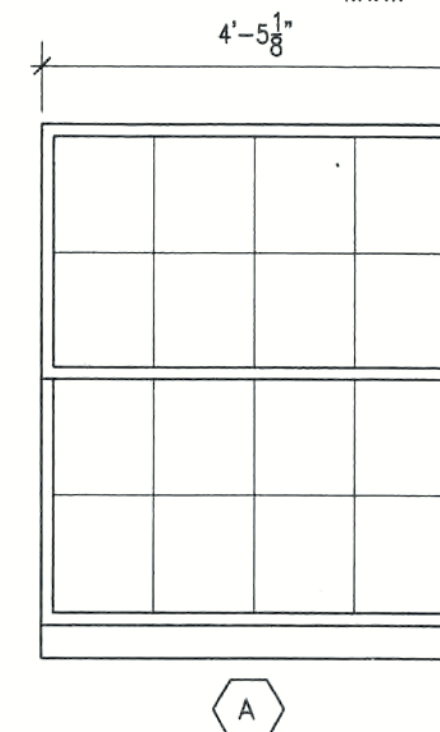
GENERAL NOTES: INSTALL STORM PANELS ACCORDING TO MANUFACTURER SPECIFICATIONS.
PANELS SHALL MEET THE WIND LOADING AND IMPACT CRITERIA FOR CURRENT CODES.



NOTE: 1. COORDINATE SLIDER ROUGH OPENING W/ MANUFACTURER
2. SEE STORM PANEL TYP. DETAILS THIS SHEET FOR GLASS SLIDERS

MARK	TYPE	WTH.	HT.	MAT'L	GLAZING	*IMP. RES.	REMARKS
A	SINGLE HUNG	4'-5 1/8"	5'-3"	ALUM.	SINGLE	I.R.W.	
B	FIXED	3'-1"	5'-2 1/4"	ALUM.	SINGLE	I.R.W.	
C	SINGLE HUNG	3'-1"	5'-3"	ALUM.	SINGLE	I.R.W.	
D	SINGLE HUNG	1'-7 1/8"	5'-3"	ALUM.	SINGLE	I.R.W.	

* NOTE: COORDINATE WINDOW DIMENSIONS W/ WINDOW MANUFACTURER
IMP. RES. - IMPACT RESISTANCE
I.R.W. = IMPACT RESISTANT WINDOW



DOOR SCHEDULE UNIT A -2 BEDROOM													
MARK	AREA	TYPE	ELEV	WTH.	HT.	THK.	MATERIAL	GLASS	FINISH	FRAME	FRAME FIN.	* HDWE. *	NOTES
100	ENTRY	SWING	E1	3'-0"	6'-8"	1 3/4	H.M.	-	PAINT	*	PAINT	1	
101	LANAI	SLDG. GLASS	E3	8'-0"	6'-8"	1 3/8	AL. GLASS	GLASS	-	ALUM.	-	4	
102	STORAGE	SWING	E2	2'-10"	6'-8"	1 3/4	H.M.	-	PAINT	*	PAINT	6	PRE-HUNG
103	MASTER BEDROOM	SWING	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
104	MASTER BATH	SWING	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
105	W.I.C.	POCKET	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	4	
106	LAUNDRY	BI-FOLD	E4	(2)1'-9"	6'-8"	1 3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
107	BATH #2	SWING	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
108	LINEN CLOSET	BI-FOLD	E4	(2) 9'	6'-8"	1 3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
109	AH W/H	BI-FOLD	E4	(2)1'-4"	6'-8"	1 3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
110	BEDROOM #2	SWING	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
111	CLOSET	BI-FOLD	E4	(4)1'-0"	6'-8"	1 3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
112	LANAI	SWING	E3	3'-0"	6'-8"	1 3/8	ALUM.	SCREEN	-	ALUM.	-	-	FIRST FLOOR ONLY

DOOR SCHEDULE NOTES

GENERAL

NOTES:

- A.) REFER TO HDWE. SCHED. FOR FINISH HARDWARE
- B.) ALL HARDWARE TO BE ADA COMPLIANT IN ACCESSIBLE UNITS
- C.) PROVIDE MEDIUM DUTY CLOSER AND RATED HARDWARE ON RATED DOORS
- D.) NOT USED
- E.) REFER TO DETAILS SHEET A2.1 FOR DOOR ELEVATIONS
- F.) PROVIDE A COMPLETE SET OF RUBBER BUMPERS FOR ALL DOORS.

* PRE HUNG

** DOOR, FRAME AND HARDWARE 3/4 HR RATED

3 C-113

DOOR SCHEDULE UNIT B -3 BEDROOM													
MARK	AREA	TYPE	ELEV	WTH.	HT.	THK.	MATERIAL	GLASS	FINISH	FRAME	FRAME FIN.	* HDWE. *	NOTES
100	ENTRY	SWING	E1	3'-0"	6'-8"	1 3/4	H.M.	-	PAINT	*	PAINT	1	**
101	LANAI	SLDG. GLASS	E3	8'-0"	6'-8"	1 3/8	AL. GLASS	GLASS	-	ALUM	*	4	
102	STORAGE	SWING	E2	2'-10"	6'-8"	3/4	H.M.	-	PAINT	*	PAINT	4	PRE-HUNG
103	MASTER BEDROOM	SWING	E2	2'-10"	6'-8"	3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
104	W.I.C.	SWING	E2	2'-10"	6'-8"	3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
105	MASTER BATH	SWING	E2	2'-10"	6'-8"	3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
106	CLOSET	BI-FOLD	E4	(2) 9"	6'-8"	3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
107	AH/WH	BI-FOLD	E4	(2) 1'-3"	6'-8"	3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
108	LAUNDRY	BI-FOLD	E4	(2) 1'-9"	6'-8"	3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED.
109	BATH #2	SWING	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
110	LINEN CLOSET	BI-FOLD	E4	(2) 9"	6'-8"	3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED.
111	BEDROOM #2	SWING	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
112	CLOSET	BI-FOLD	E4	(4) 1'-0"	6'-8"	1 3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
113	BEDROOM #3	SWING	E2	2'-10"	6'-8"	1 3/8	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
114	CLOSET	BI-FOLD	E4	(4) 1'-0"	6'-8"	1 3/8	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED.
115	LANAI	SWING	E3	3'-0"	6'-8"	1 3/8	ALUM.	SCREEN	-	ALUM	-	-	FIRST FLOOR ONLY

DOOR SCHEDULE NOTES

GENERAL

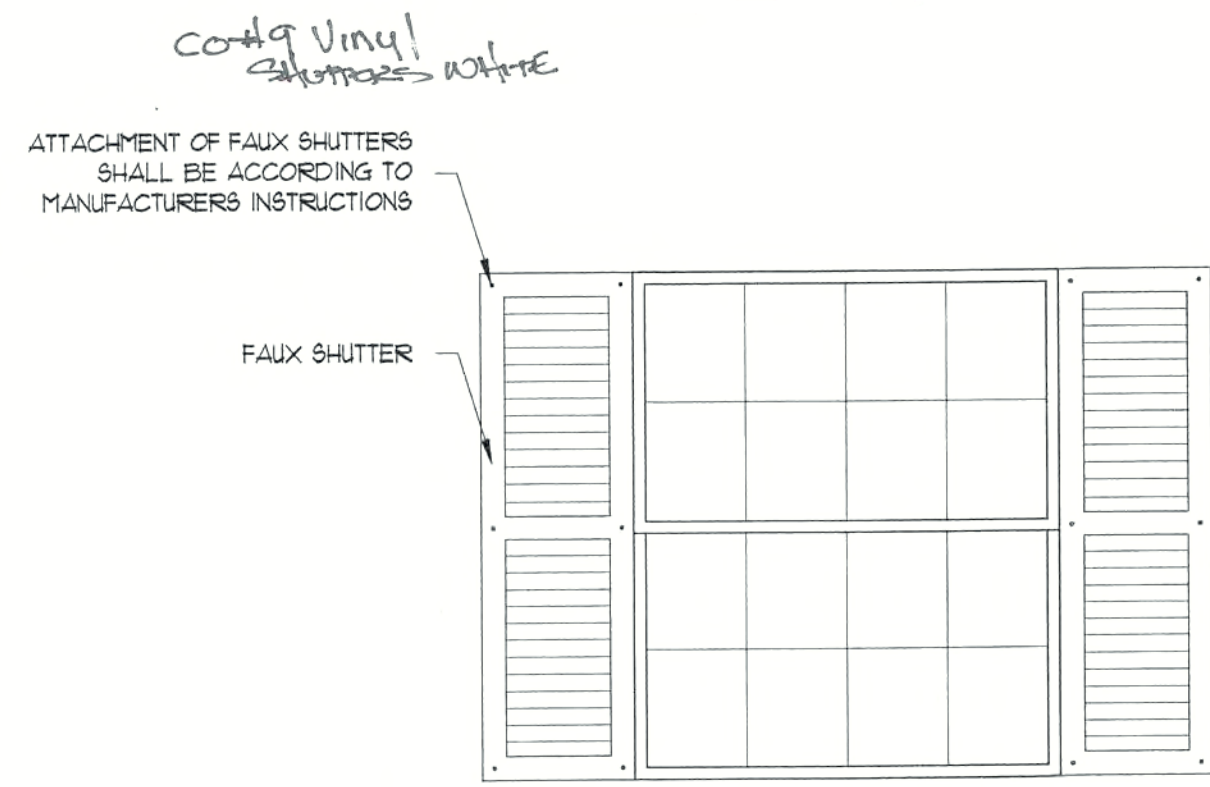
NOTES:

- A.) REFER TO HDWE. SCHED. FOR FINISH HARDWARE
- B.) ALL HARDWARE TO BE ADA COMPLIANT IN ACCESSIBLE UNITS
- C.) PROVIDE MEDIUM DUTY CLOSER AND RATED HARDWARE ON RATED DOORS
- D.) NOT USED
- E.) REFER TO DETAILS SHEET A2.1 FOR DOOR ELEVATIONS
- F.) PROVIDE A COMPLETE SET OF RUBBER BUMPERS FOR ALL DOORS.

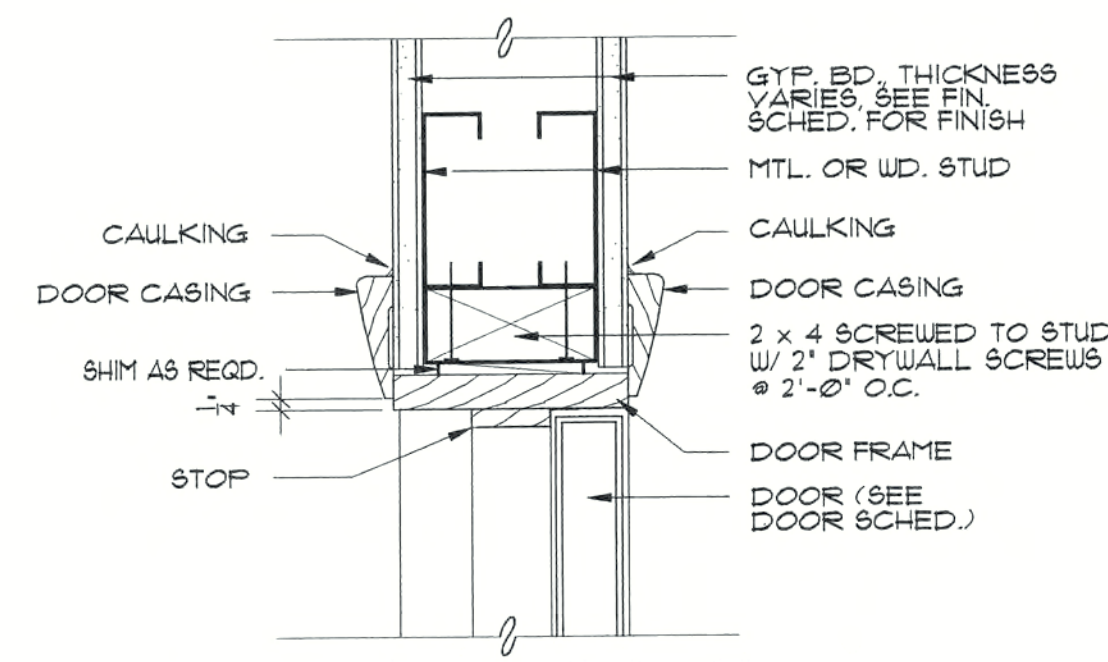
* PRE HUNG

** DOOR, FRAME AND HARDWARE 3/4 HR RATED

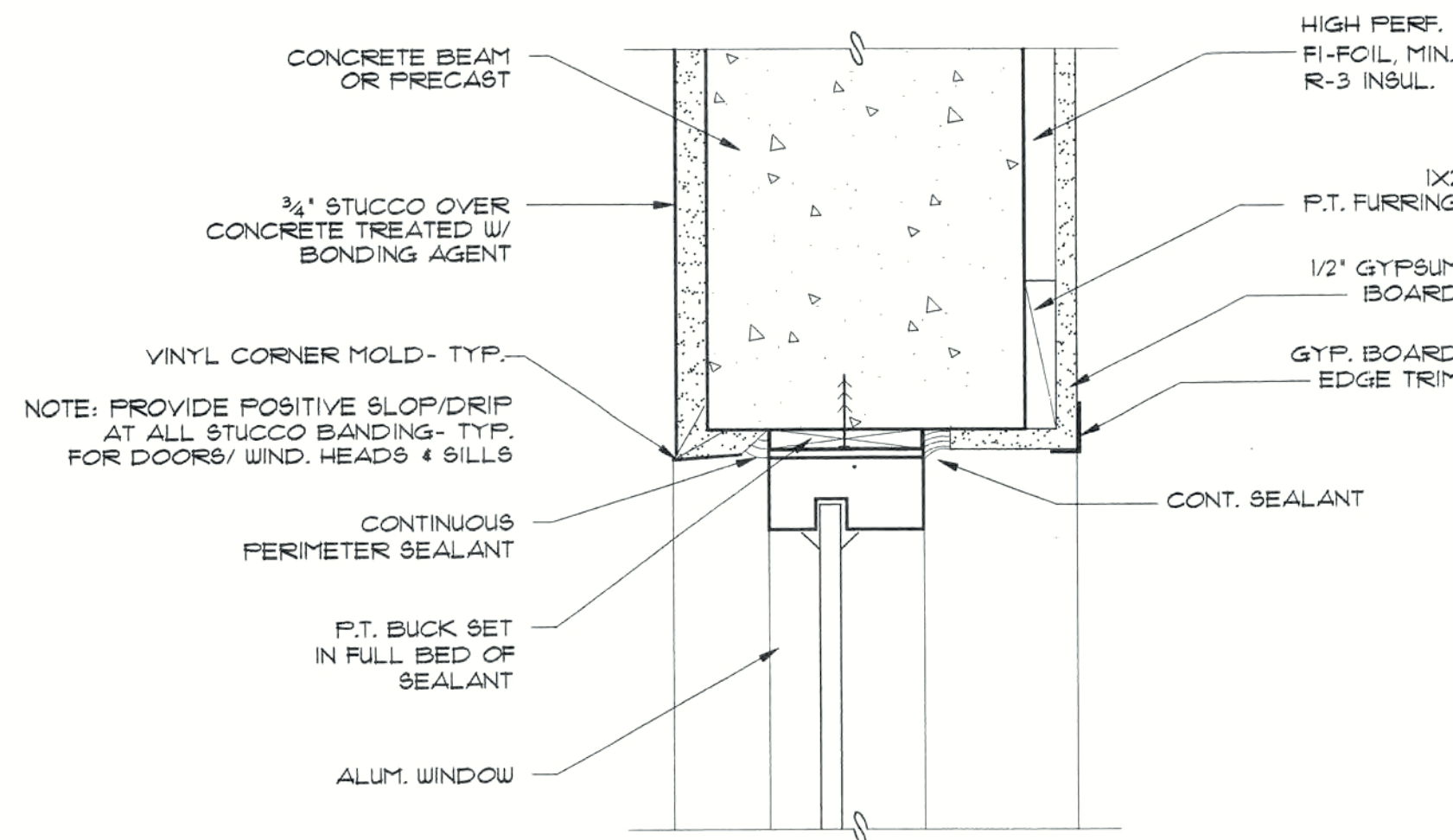
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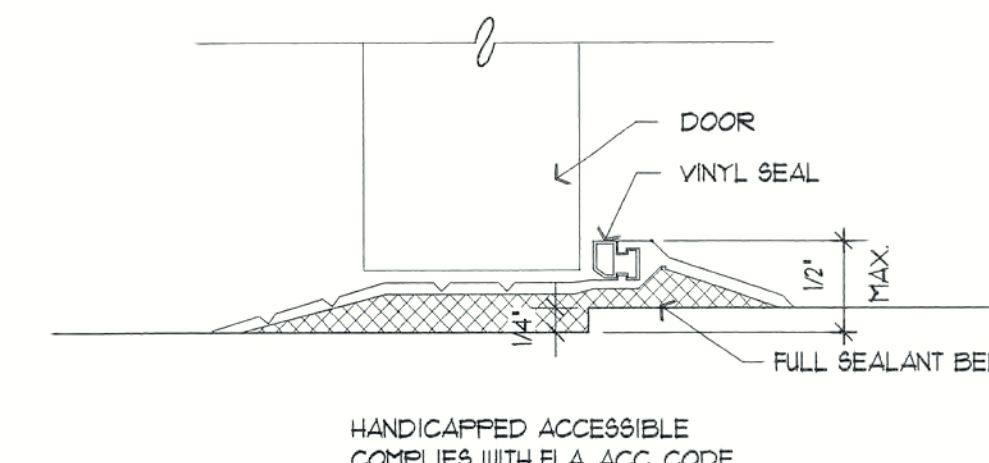
FAUX SHUTTER DETAIL
SCALE: 1/2" = 1'-0"



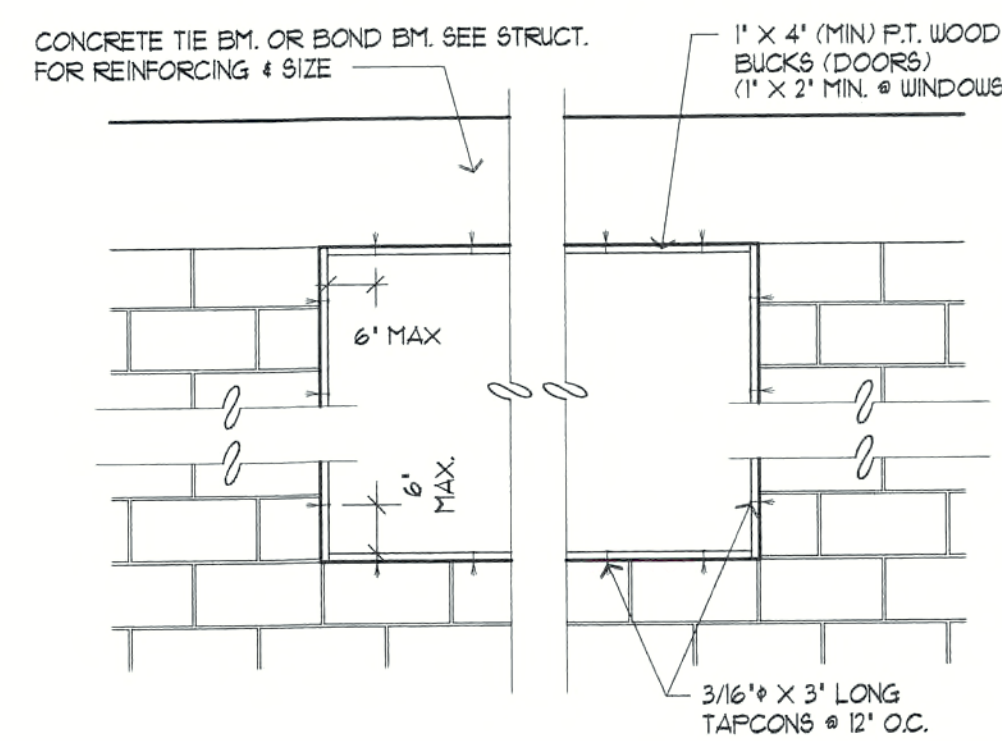
WOOD DOOR HEAD
SCALE: 3" = 1'-0"



"A" MASONRY WINDOW HEAD
SCALE: 3" = 1'-0"

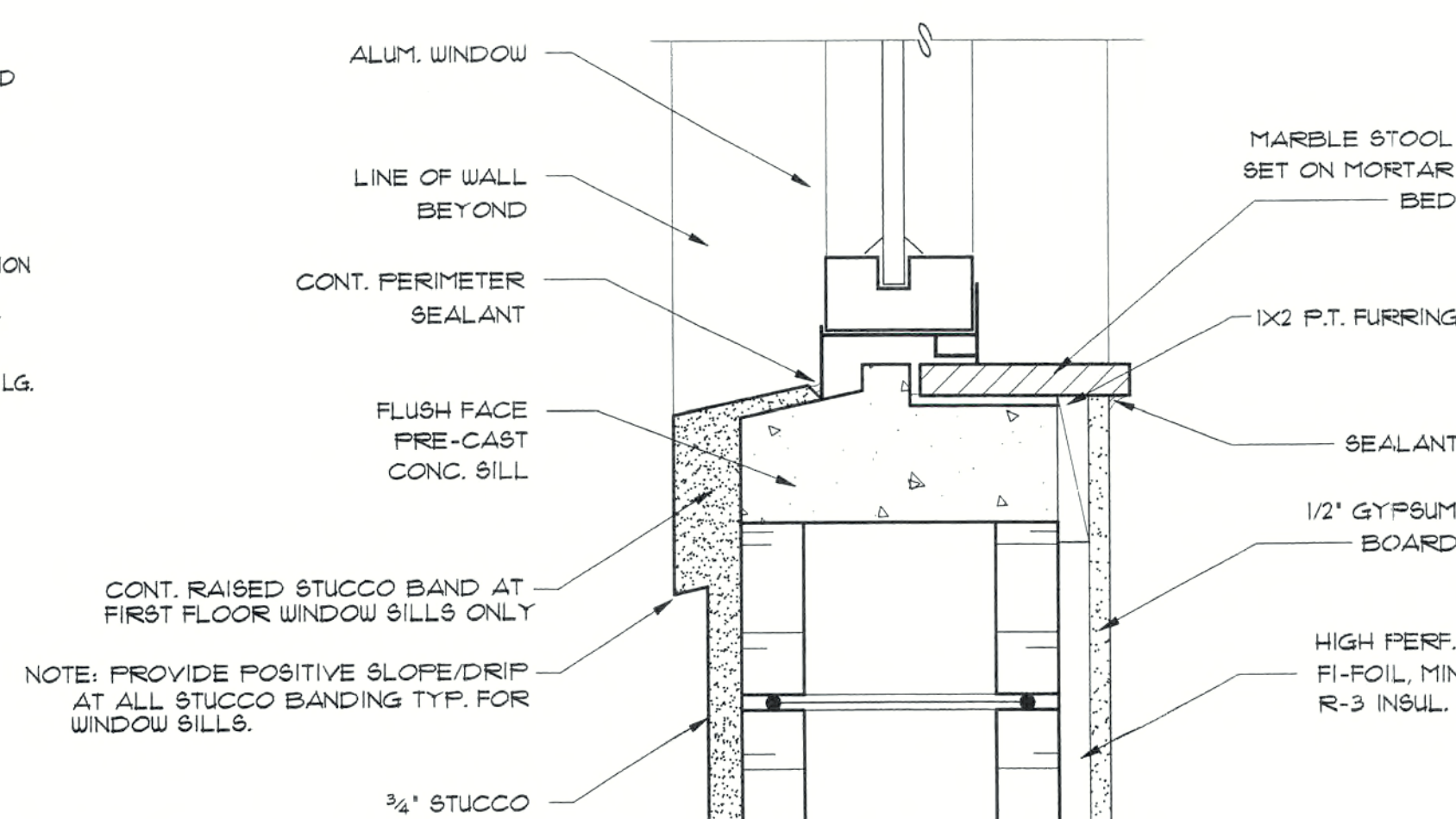


THRESHOLD DETAIL
SCALE: 3" = 1'-0"



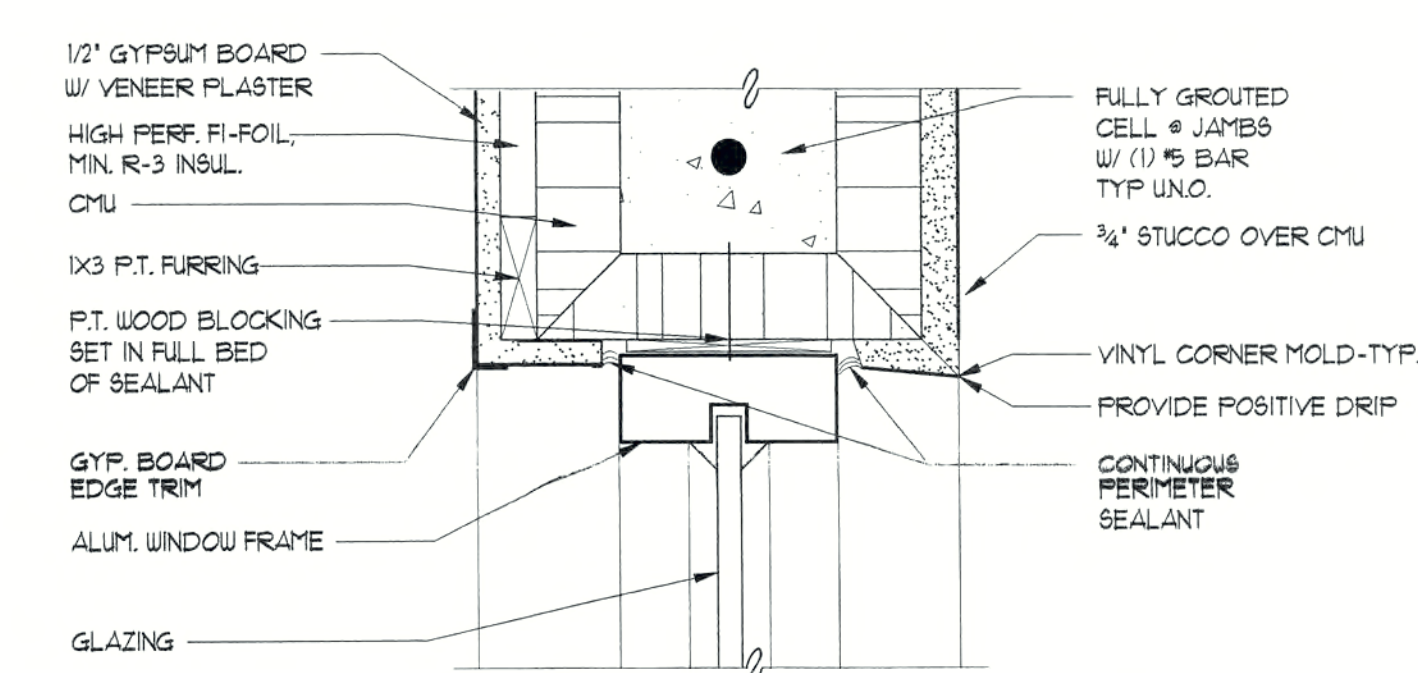
DOOR AND WINDOW BUCK ELEVATIONS
SCALE: 1/2" = 1'-0"

- NOTES:**
1. WINDOWS & DOORS SHALL BE DESIGNED BY MANUFACTURER TO COMPLY W/ 2001 F.B.C. SECTION 1606 FOR WIND VELOCITY EQUAL TO 130 MPH.
 2. WINDOW SHALL BE ATTACHED TO WOOD NAILER IN ACCORDANCE TO MANUFACTURER'S REQUIREMENTS FOR REQUIRED OPENING SIZE.
 3. REFER TO MANUFACTURER'S INFORMATION FOR REQUIRED OPENING SIZE.
 4. DOORS MAY BE ATTACHED DIRECTLY TO MASONRY OPENING.
 5. ALL FASTENERS SHALL BE 3/16" x 3" LG. TAPCONS @ 12" O.C. UNLESS NOTED OTHERWISE.

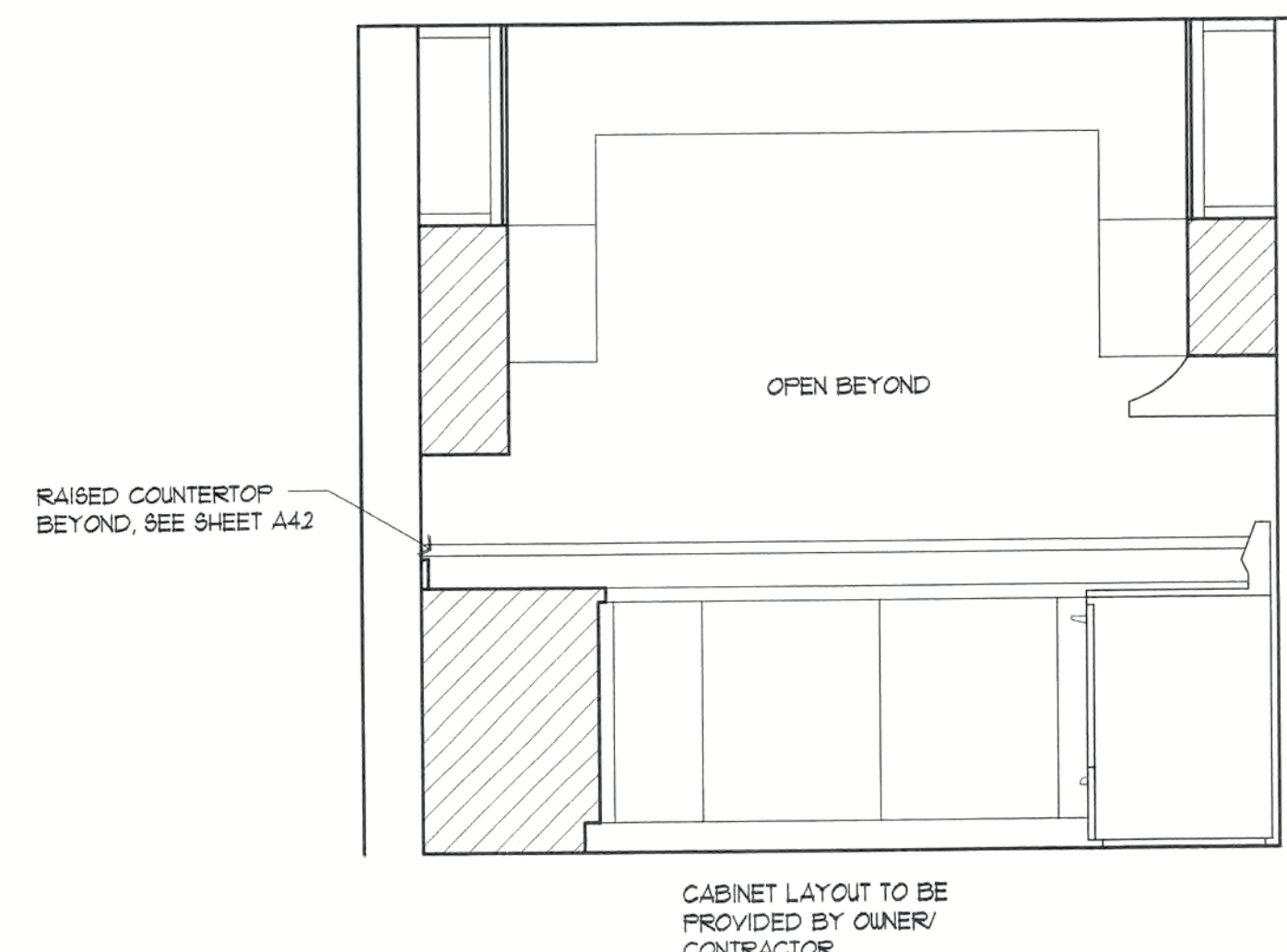


"B" MASONRY WINDOW SILL
SCALE: 3" = 1'-0"

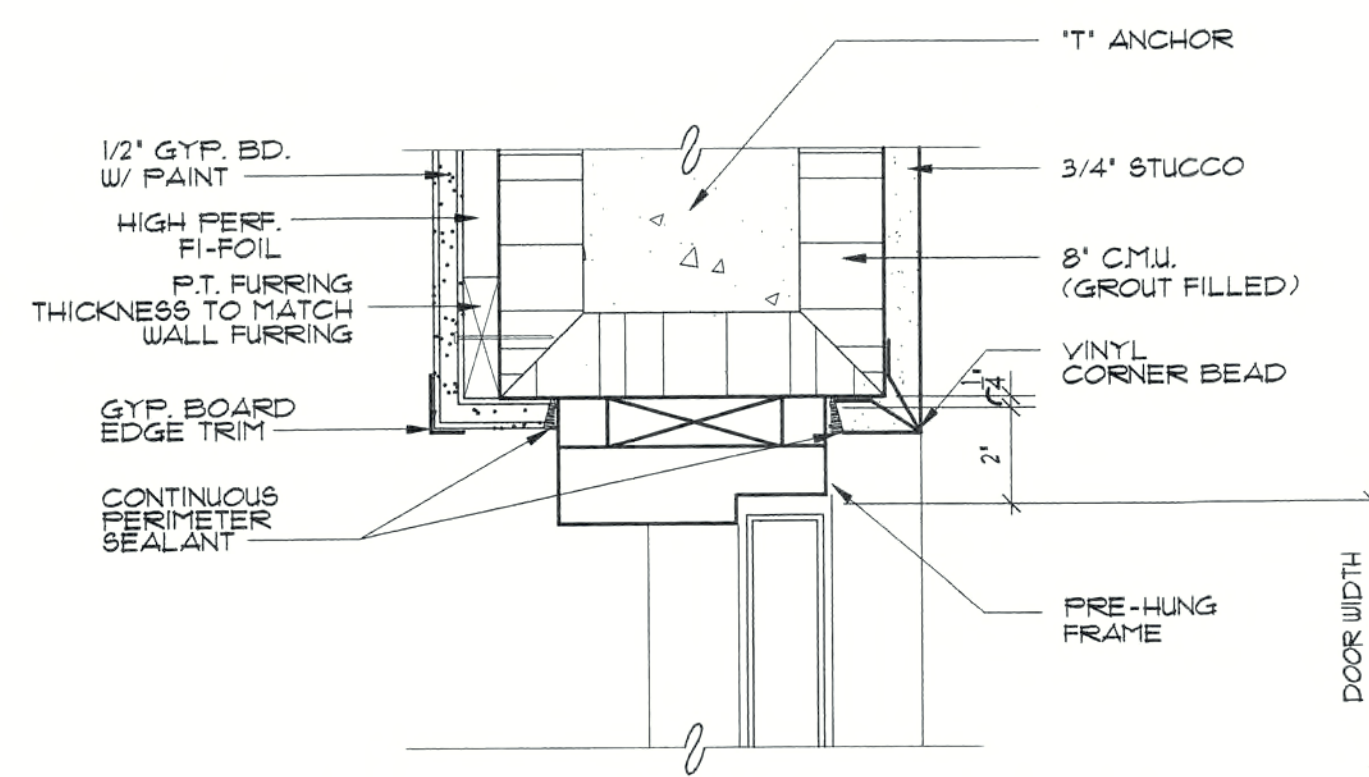
GENERAL NOTE: APPLY BASE COAT OF STUCCO AND SEAL BEFORE APPLYING RAISED STUCCO BANDING



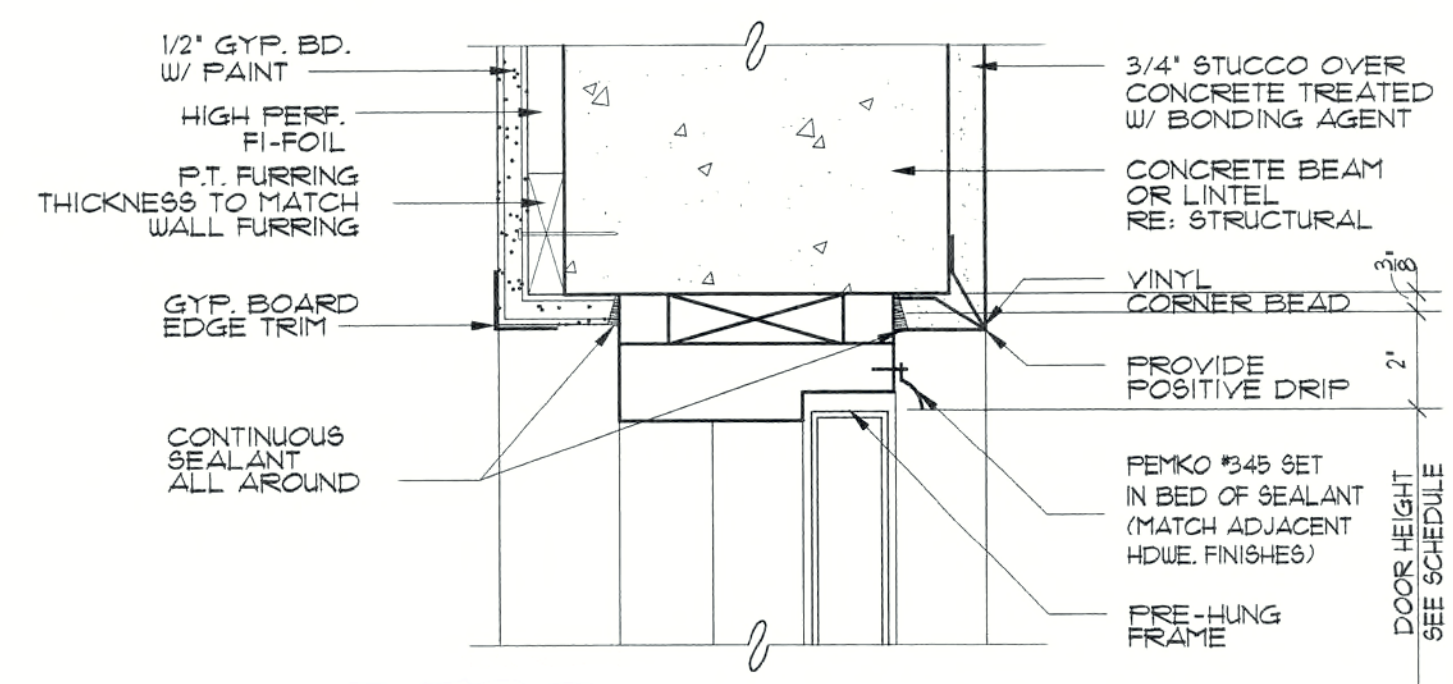
MASONRY WINDOW JAMB
SCALE: 3" = 1'-0"



A KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



MASONRY DOOR JAMB
SCALE: 3" = 1'-0"



MASONRY DOOR HEAD
SCALE: 3" = 1'-0"

REVISIONS

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

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A12319



JOB:	0319
DATE:	09/24/03
DRAWN BY:	BAL
CAD REF:	0319SCH-1

SHEET
A2.2

CONSTRUCTION DOCUMENTS FOR
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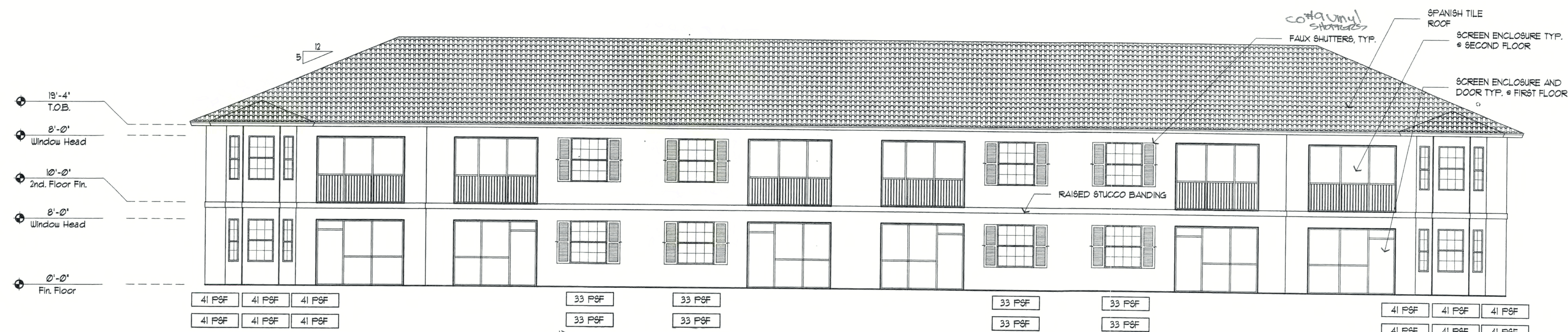


JOB: 0319
DATE: 09/24/03
DRAWN BY: BAL
CAD REF: 0319ELEV

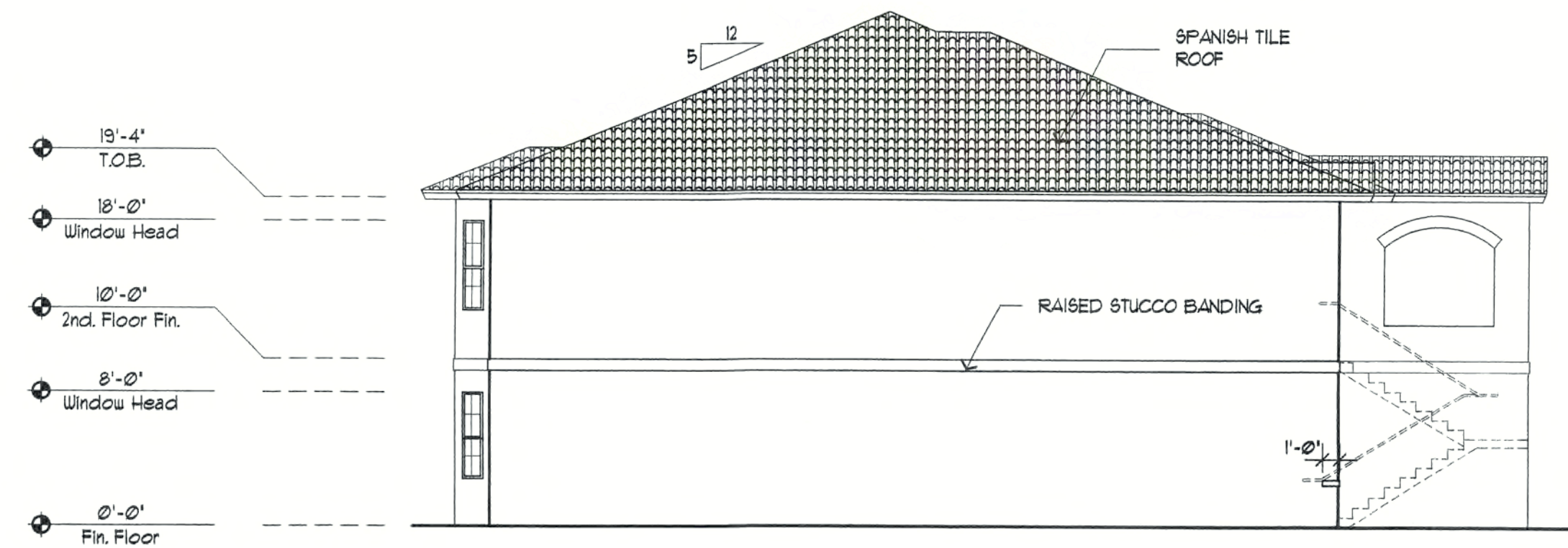
**SHEET
A3.1**



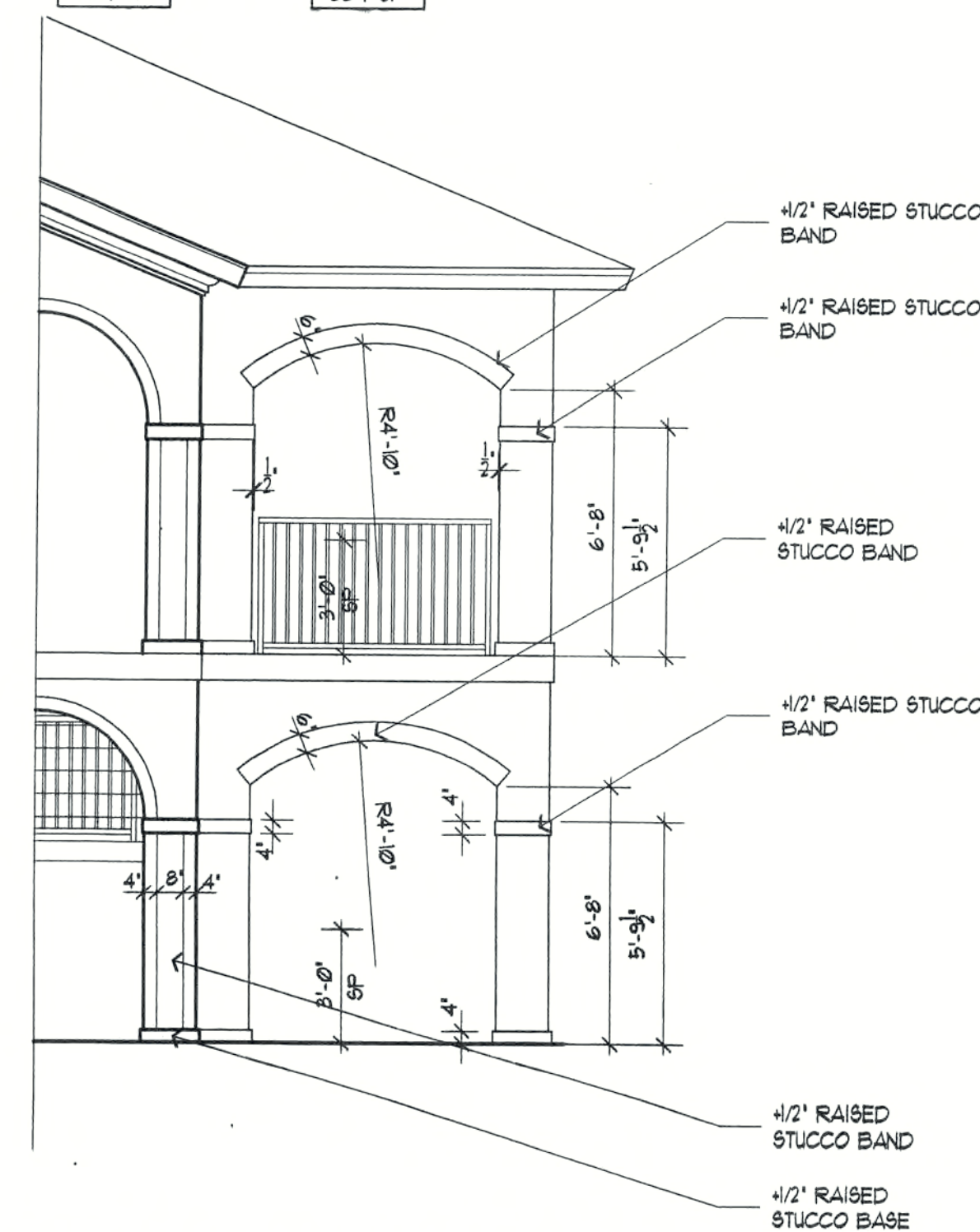
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



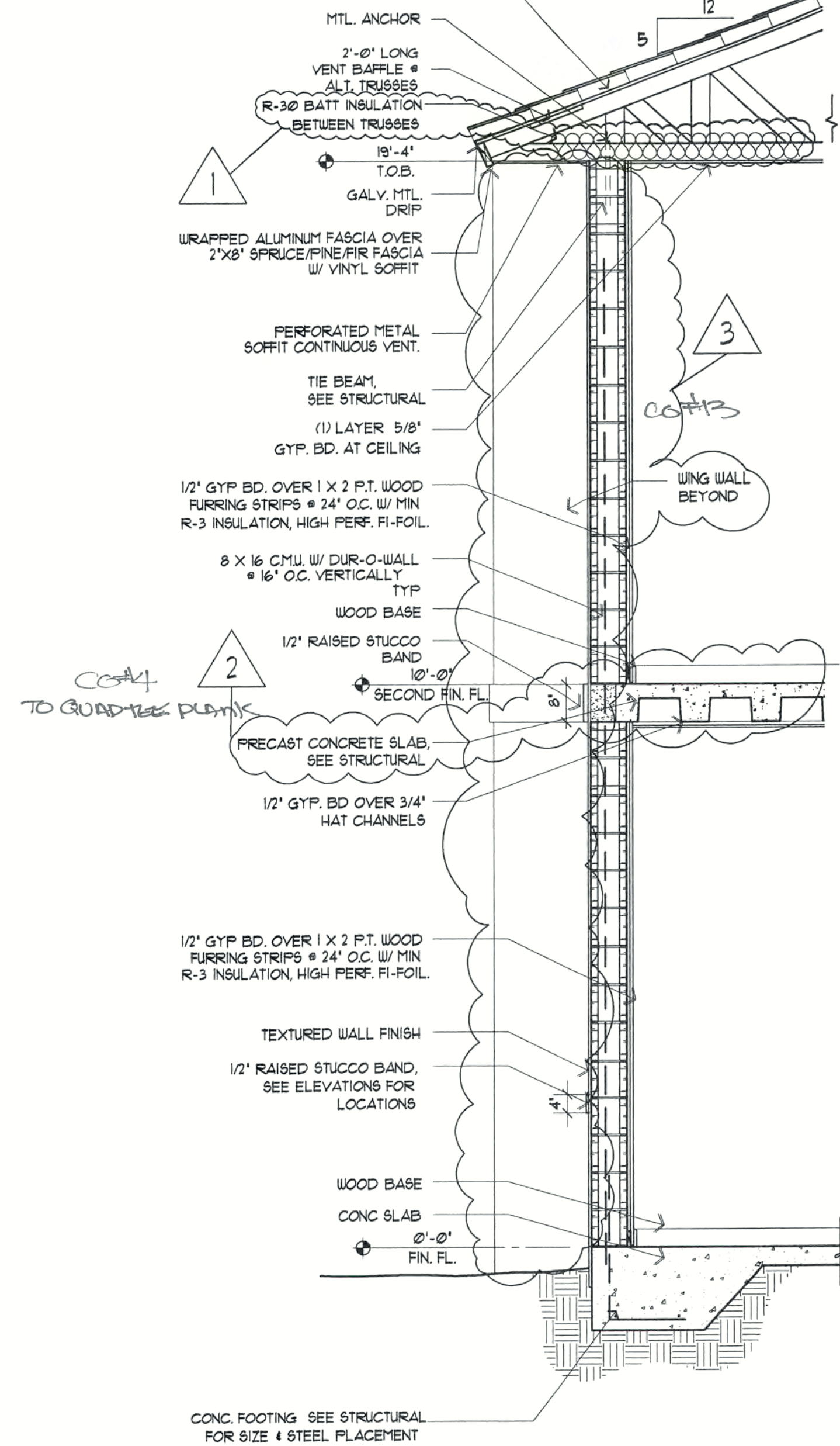
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (RIGHT SIDE SIMILAR OPPOSITE HAND)
SCALE: 1/8" = 1'-0"

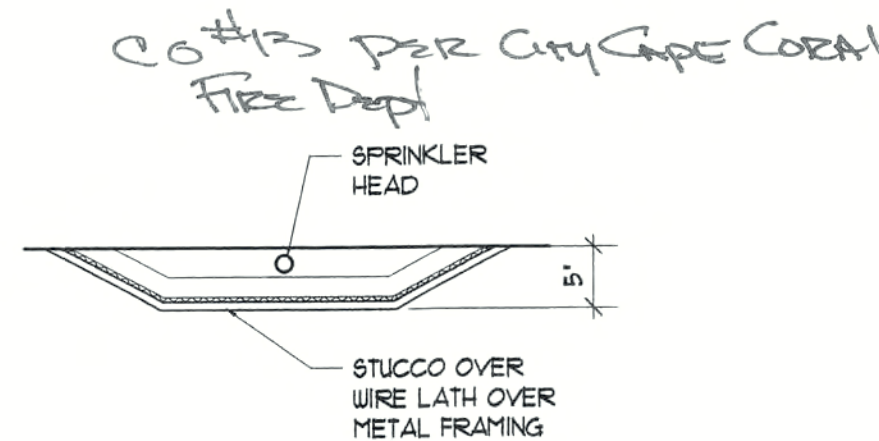


MONIER BARREL TILE ROOF, STYLE MISSION 5,
OVER 90° HOT MOP AND 30° FELT BACK NAILED AND
SEALED ON APA 4070 5/8" 4 PLY EXT. GRADE
SHEATHING OVER PRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.

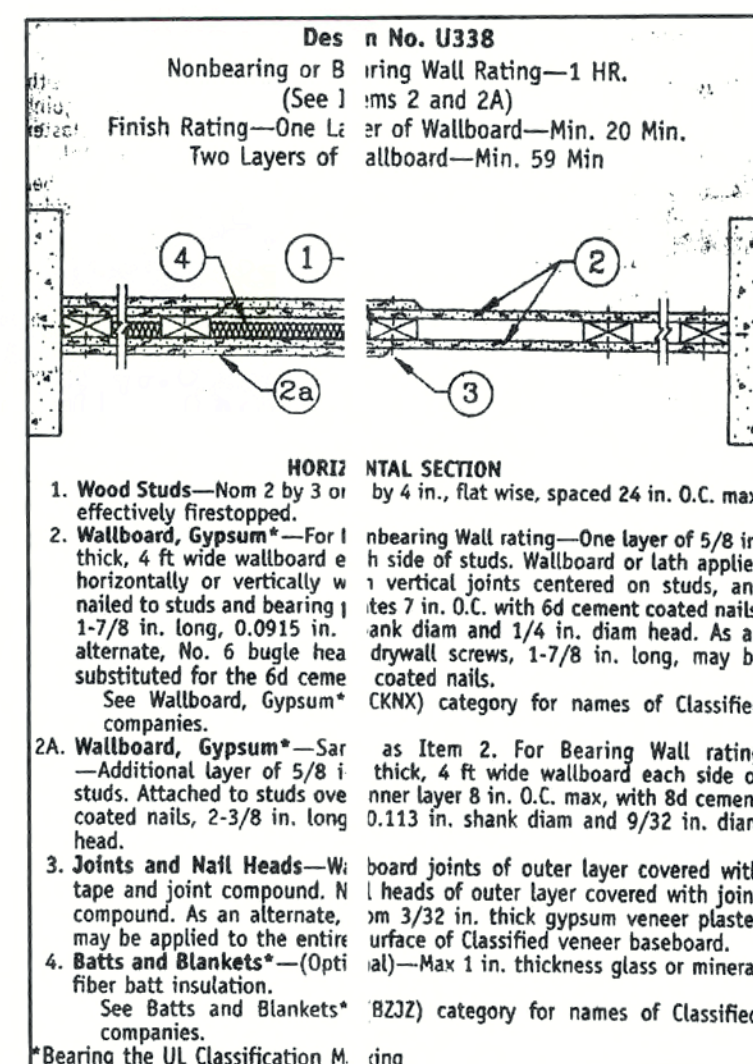


3 TYP. WALL SECTION
SCALE: 1/2"=1'-0"

GENERAL NOTE: APPLY BASE COAT OF STUCCO AND SEAL BEFORE APPLYING RAISED STUCCO BANDING



SPRINKLER COVER DETAIL
SCALE: 3/4" = 1'-0"



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

MONIER BARREL TILE ROOF, STYLE MISSION 5,
OVER 90° HOT MOP AND 30° FELT BACK NAILED AND
SEALED ON APA 4070 5/8" 4 PLY EXT. GRADE
SHEATHING OVER PRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.

1 HR RATED WALL ASSEMBLY
RUN TIGHT TO UNDERSIDE OF
DECK AND TO FASCIA - SEE
U338 THIS SHEET

19'-4" T.O.B.

16'-8" T.O. HEAD

(1) LAYER 5/8" TYPE X GYP. BD. AT CEILING

1/2" GYP. BD. OVER 1 X 2 P.T. WOOD FURRING STRIPS @ 24" O.C. W/ MIN R-3 INSULATION, HIGH PERF. FI-FOIL.

8 X 16 CMU W/ DUR-O-WALL @ 16" O.C. VERTICALLY TYP

10'-0" SECOND FIN. FL.

CONCRETE TOPPING OVER PRECAST CONCRETE ON ENTRY SLAB

CO #4 GROUND RE PLANK

6'-8" T.O. HEAD

0'-0" FIN. FL.

2 ENTRY SECTION
SCALE: 1/2"=1'-0"

NOTE: CENTER ENTRY IS SIMILAR

REVISIONS

Permit Rev. 1 12-05-03

Rev. 2 1-28-04 CO #13

Rev. 3 1-28-04 CO #13, CO #4

CHANGES TO FIRE DEPT.

CONSTRUCTION DOCUMENTS FOR THE OASIS CONDOMINIUMS

CAPE CORAL, FLORIDA

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A2319



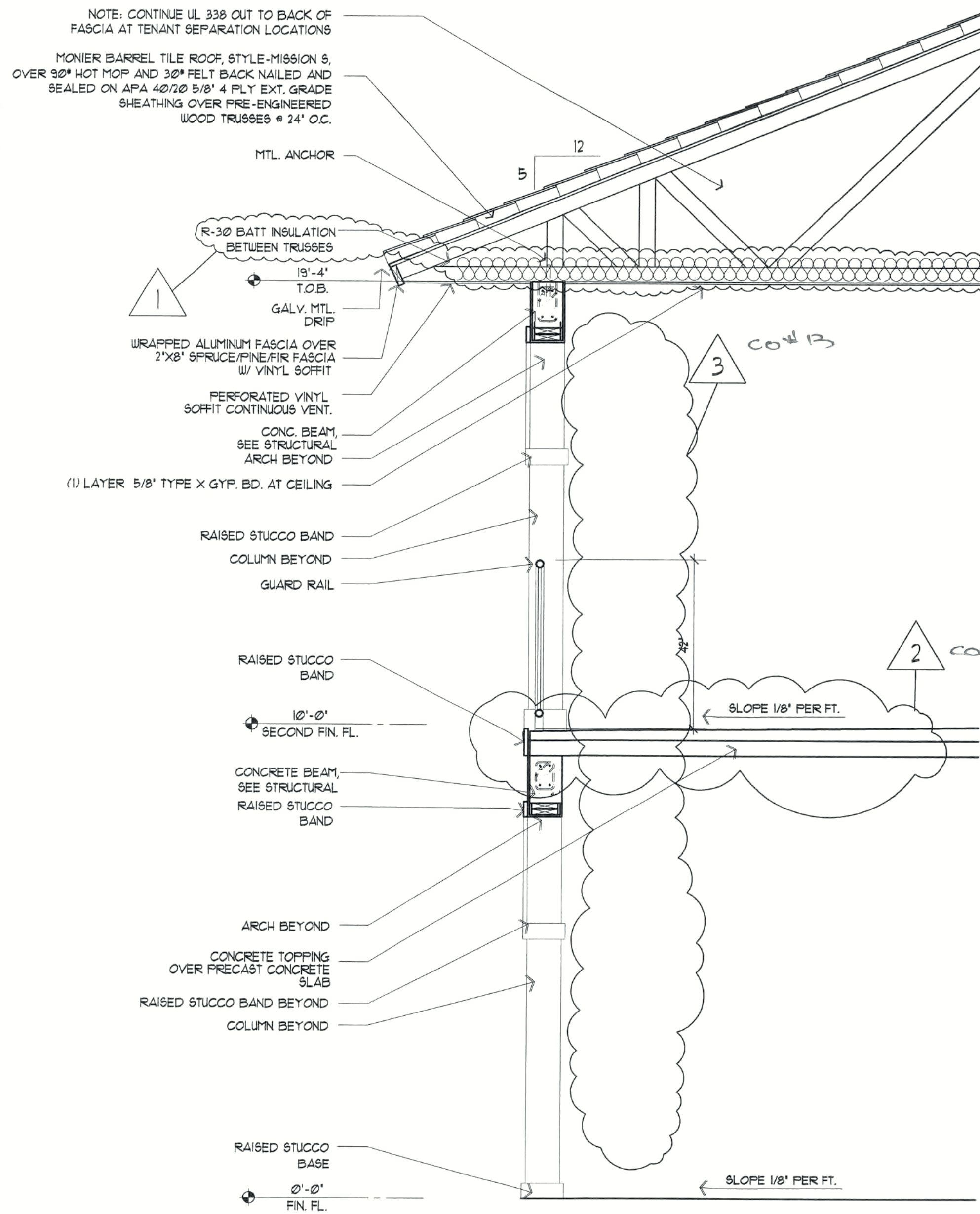
JOB: 0319

DATE: 09/24/03

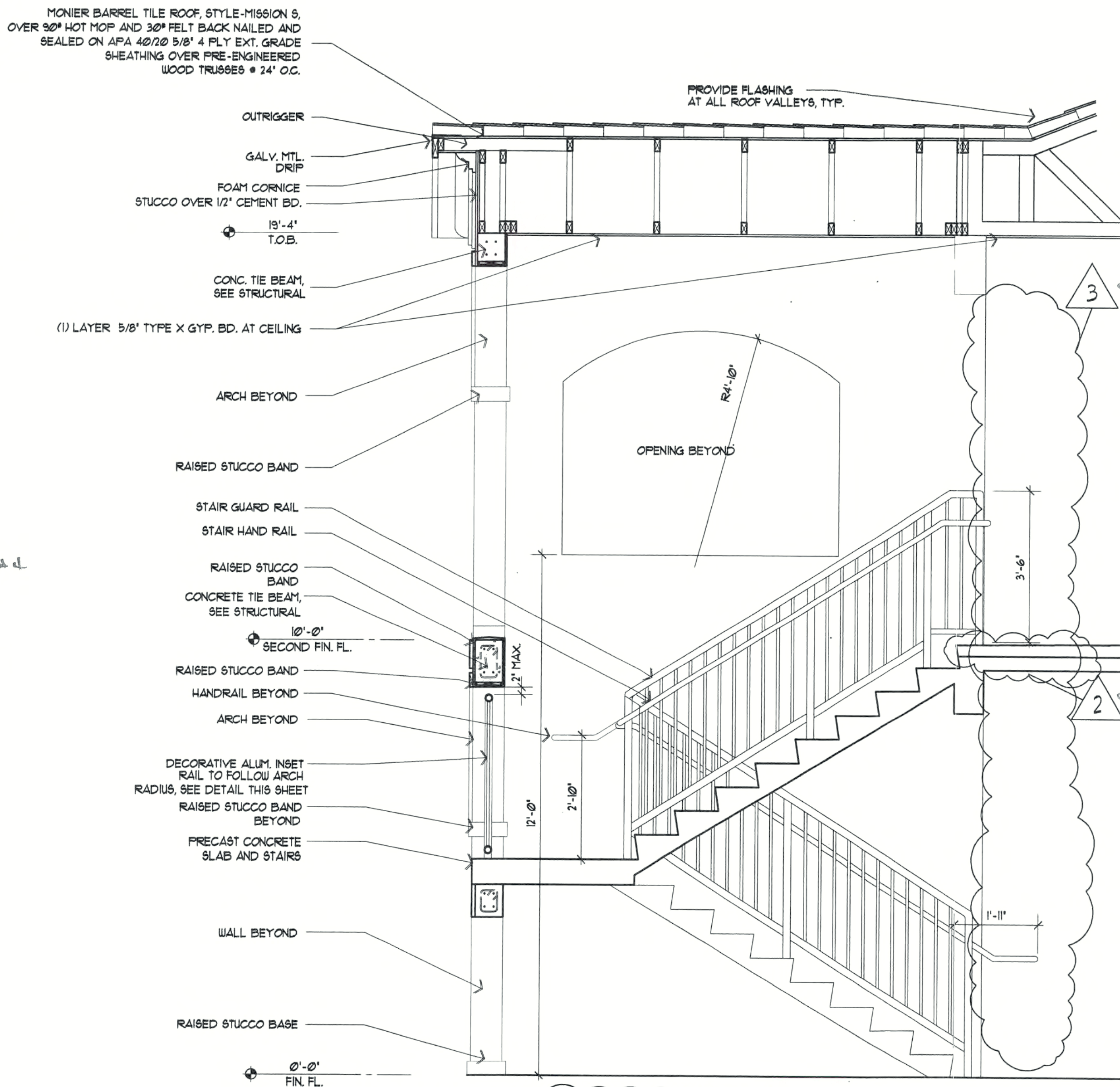
DRAWN BY: RBM

CAD REF: 319SECT-1

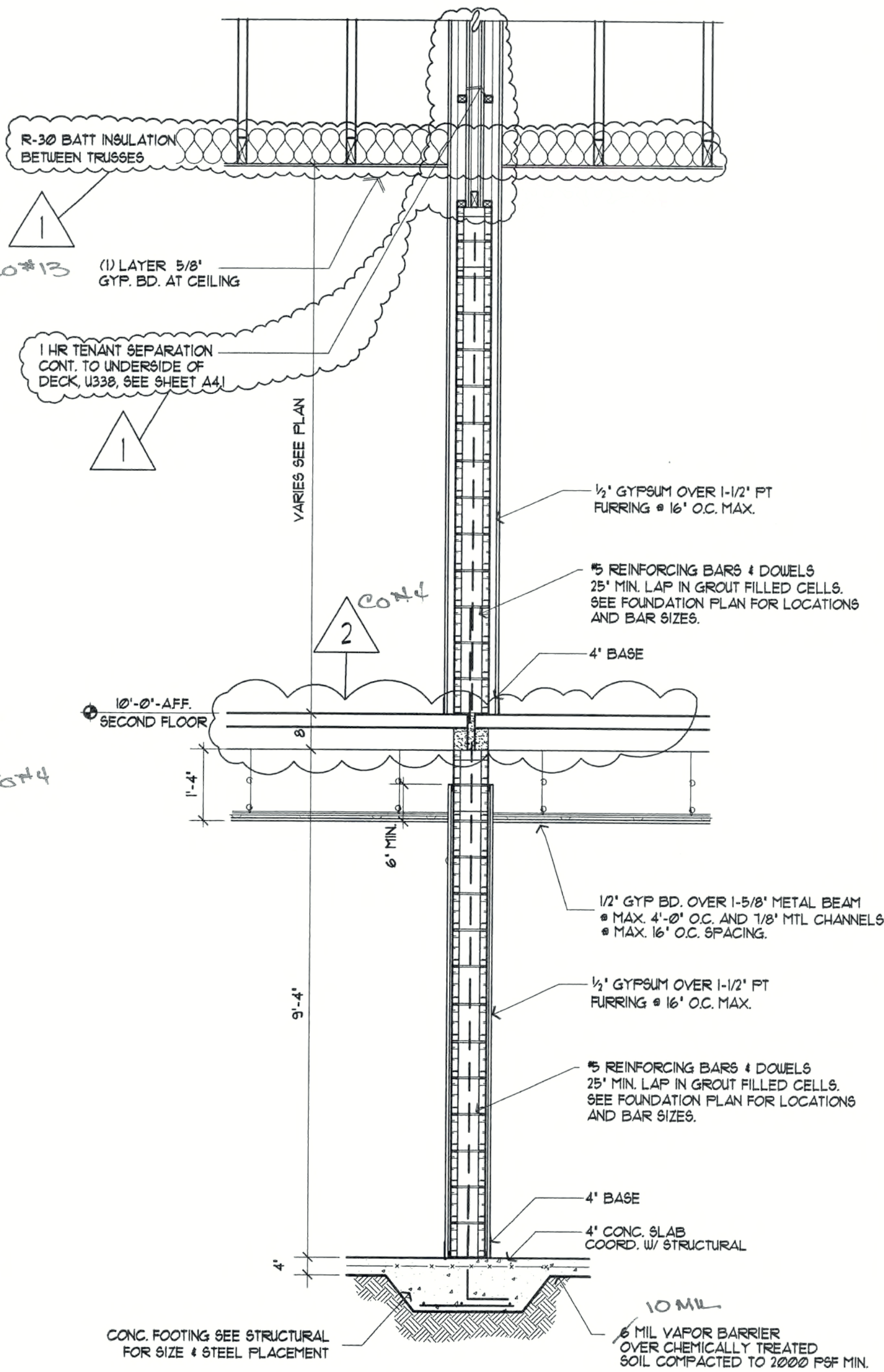
SHEET
A4.1



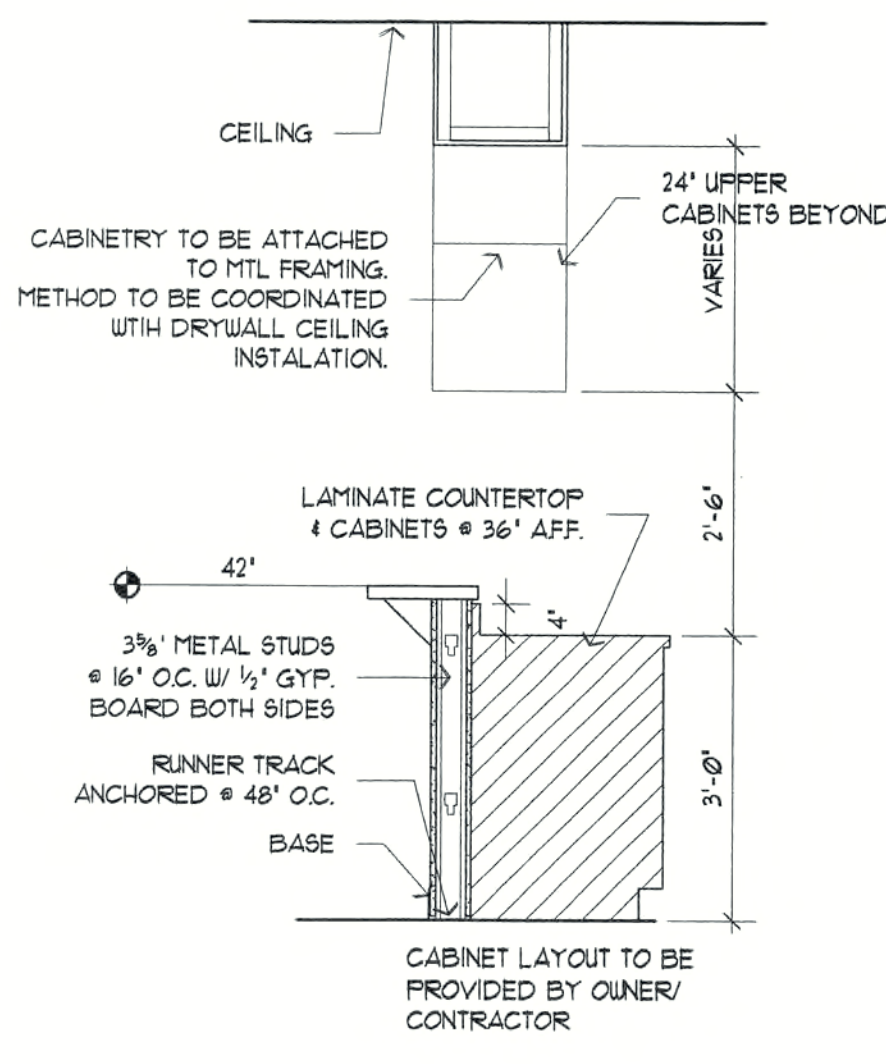
1 EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



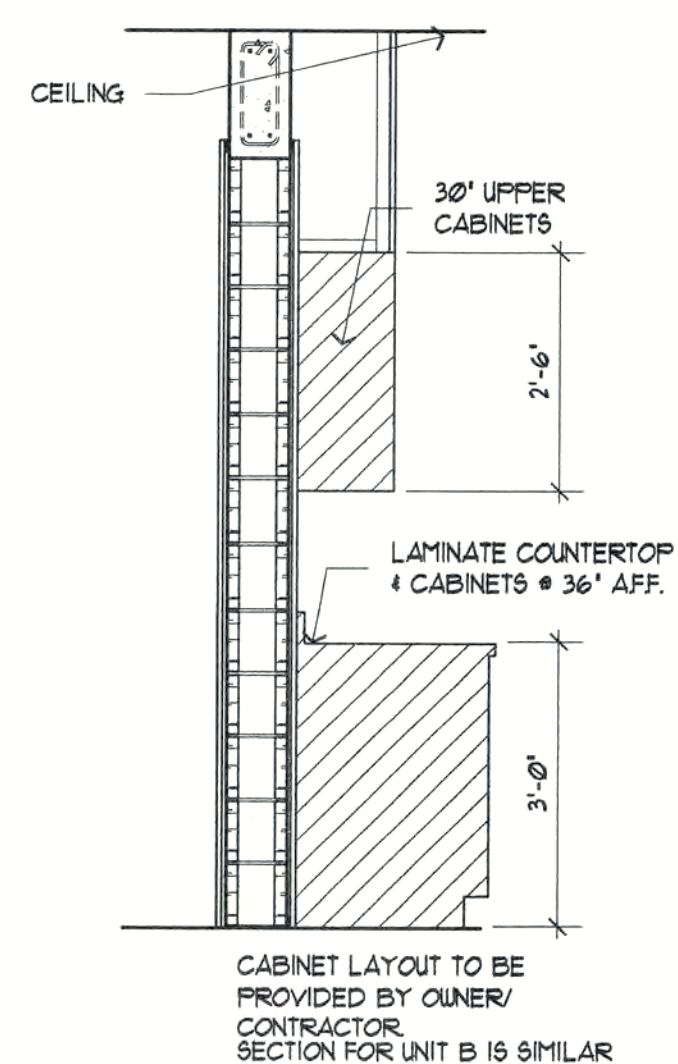
2 EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



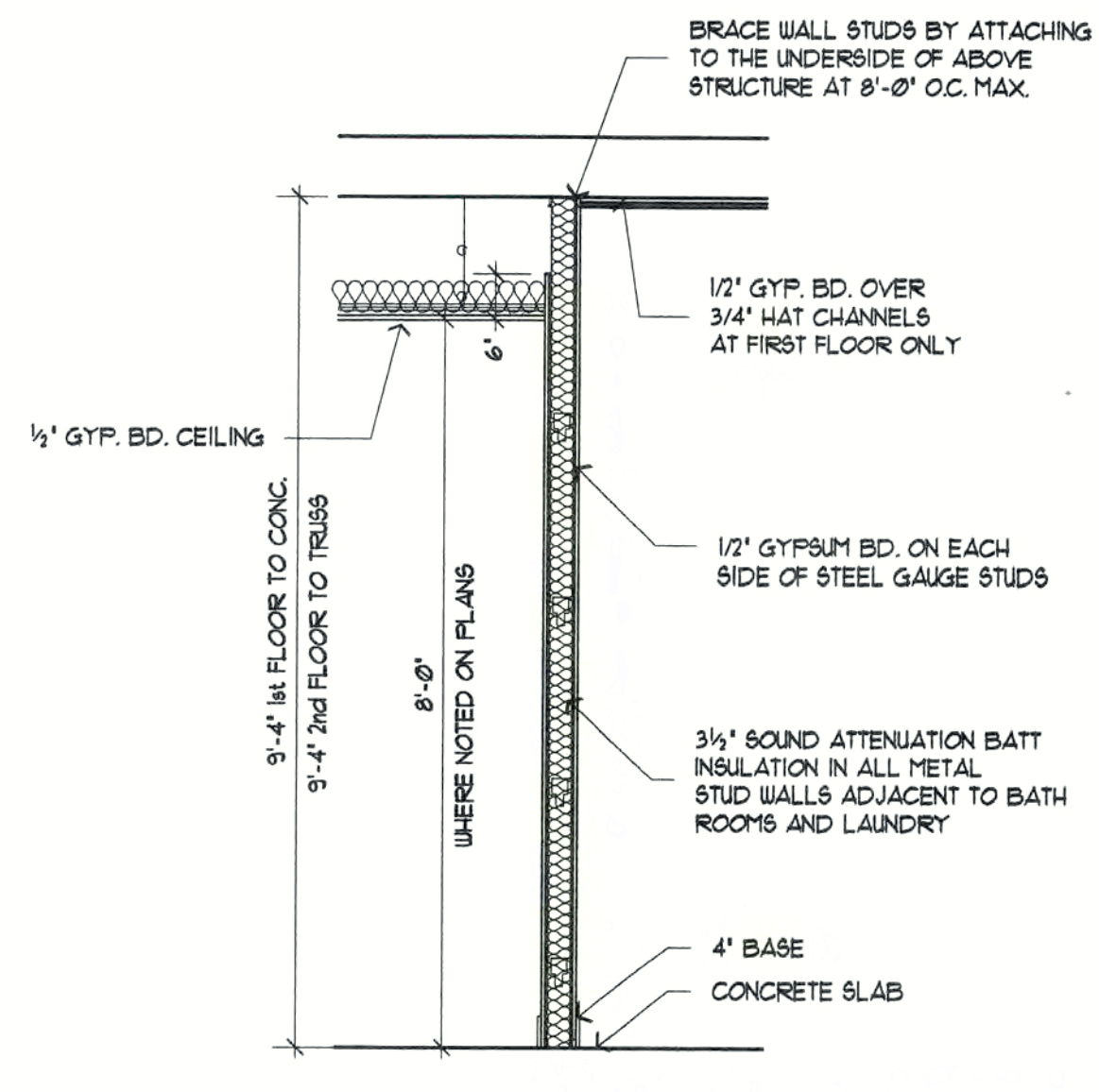
3 INTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



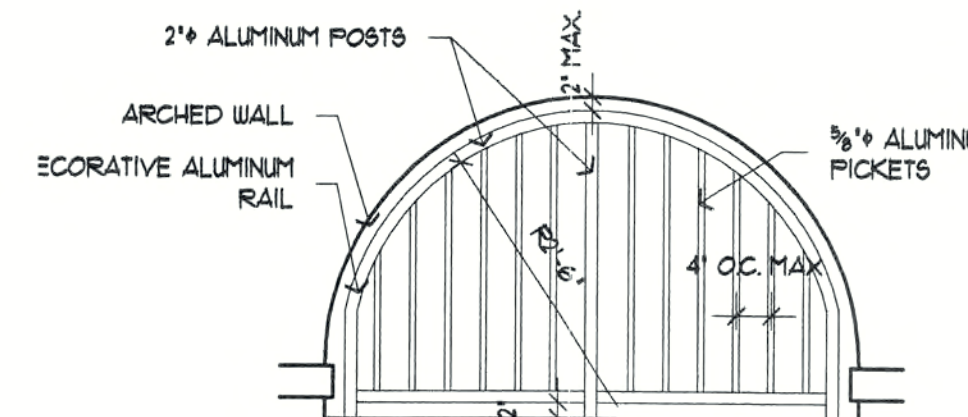
5 CABINETY SECTION
SCALE: 1/2" = 1'-0"



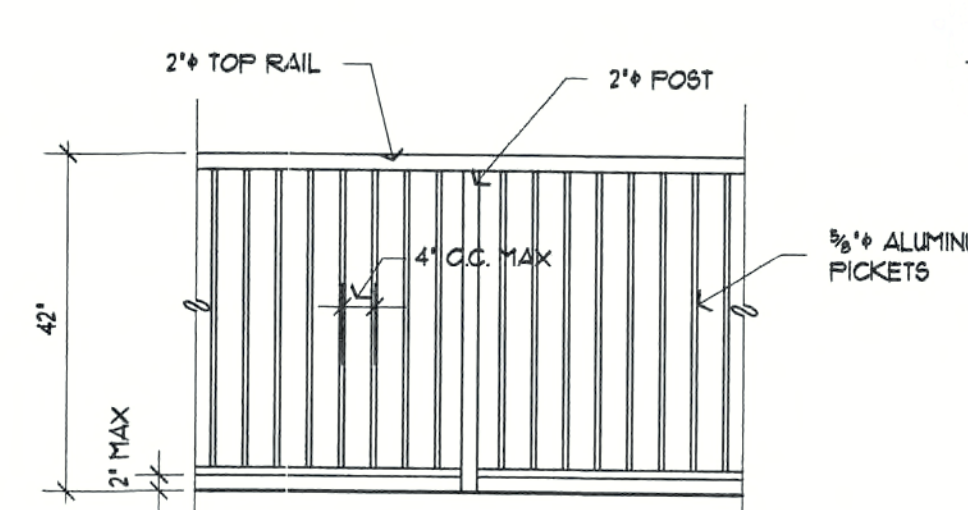
3 CABINETY SECTION
SCALE: 1/2" = 1'-0"



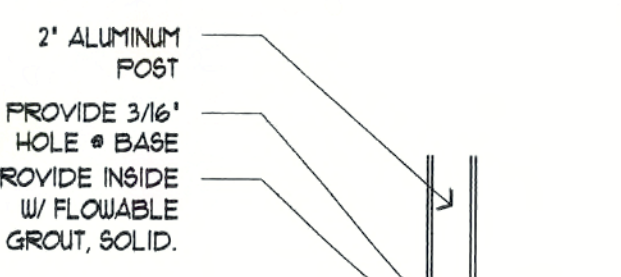
4 INTERIOR NON BEARING WALL
SCALE: 1/2" = 1'-0"



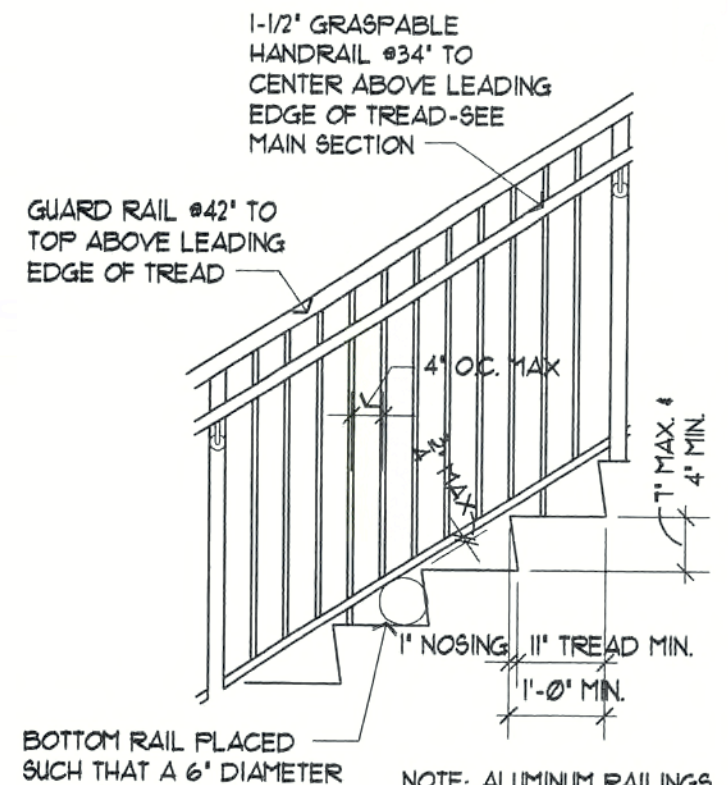
DECORATIVE RAIL DETAIL
SCALE: 1/2" = 1'-0"



GUARDRAIL DETAIL
SCALE: 1/2" = 1'-0"



RAIL DETAIL
SCALE: 1-1/2" = 1'-0"



STAIR GEOMETRY
SCALE: 1/2" = 1'-0"

REVISIONS	
Permit Rev. 1	12-05-03
Rev. 2	1-28-04 CASH
Rev. 3	7-28-04 CASH
PEPPER CITY CAPE CORAL FIRE	

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

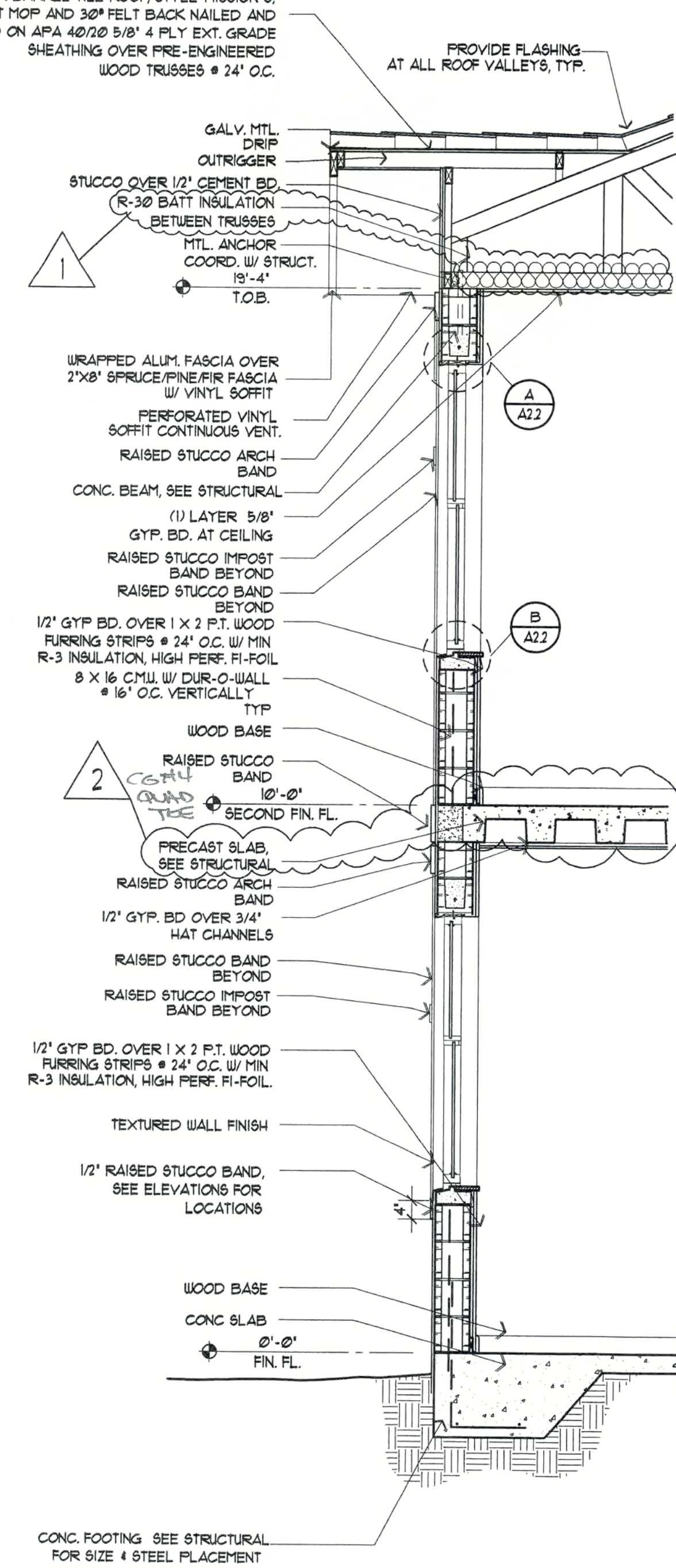
SHEELEY ARCHITECTS INCORPORATED
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A42319



JOB:	0319
DATE:	09/24/03
DRAWN BY:	RBM
CAD REF:	319SECT-2

SHEET A4.2

HARSEN DOWNEY ARCHITECTS
MONIER BARREL TILE ROOF, STYLE MISSION S;
OVER 90° HOT MOP AND 30° FELT BACK NAILED AND
SEALED ON APA 4070 5/8" 4 PLY EXT. GRADE
SHEATHING OVER PRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.



1
A4.3
EXTERIOR WALL SECTION
SCALE: 1/2"=1'-0"

REVISIONS	
Permit Rev. 1	12-05-03
Rev. 2	1-28-04 <i>CG</i>

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

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AA2319



JOB:	0319
DATE:	08/13/03
DRAWN BY:	RB1
CAD REF:	319SECT-3

SHEET
A4.3

OUTLINE SPECIFICATIONS

1. FOUNDATION NOTES:

- A. SEE STRUCTURAL NOTES.
2. CONCRETE WORK:
A. SEE STRUCTURAL NOTES.

3. MASONRY:

- A. SEE STRUCTURAL NOTES.

4. STUCCO:

- A. STUCCO FINISH SHALL BE EQUAL TO STANDARD CEMENT AND SAND MIXTURE. APPLICATION SHALL BE TWO COATS, TROUPEL APPLIED, 1/2" THICK.
B. ALL CORNER MOLDS, J-MOLDS, EXPANSION JOINTS, ETC. SHALL BE BY VINYL-CORP OR APPROVED EQUAL.
C. RAISED STUCCO BANDING SHALL BE SEALED AND APPLIED OVER FIRST COAT

5. DRYWALL WORK:

- A. DRYWALL SYSTEM SHALL CONFORM TO GOLD BOND OR US GYPSUM STANDARD SPECIFICATION.
B. DRYWALL WALLBOARD SHALL BE OF THICKNESS AND TYPE AS CALLED FOR ON THE DRAWINGS.

6. CARPENTRY AND MILLWORK:

- A. FRAMING LUMBER SHALL BE S4S, NO. 2 OR BETTER, HEM-FIR, LIGHT FRAMING STUD GRADE, HAVING A MOISTURE CONTENT NOT EXCEEDING NINETEEN (19) PERCENT WHEN DELIVERED TO THE JOBSITE. WOOD NAILERS ON STEEL FRAMING AND CONCRETE BEAMS SHALL BE NO. 2 KD SOUTHERN PINE, PRESSURE-TREATED, SUPPLIED AT FIFTEEN (15) PERCENT MOISTURE CONTENT, OR LESS.
B. FURRING STRIPS: WOOD LATH AND PLASTER GROUNDS SHALL BE PRESSURE TREATED, 1/2" COMMON SOUTHERN YELLOW PINE, 1" BY 2". METAL FURRING MAY BE SUBSTITUTED IN LIEU OF WOOD FRAMING.
C. NAILS SHALL BE OF SIZE AND TYPE COMMONLY USED FOR FRAMING AND FINISH WORK. ALL NAILS ON THE EXTERIOR SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. ALL BOLTS ON EXTERIOR SHALL BE HOT-DIPPED GALVANIZED. FASTENERS FOR SECURING MISCELLANEOUS FIXTURES, EQUIPMENT, GROUNDS, BLOCKING, STRUCTURAL SUPPORTS, ETC. SHALL BE EQUAL TO THOSE OF MOLLY CONSTRUCTION PRODUCTS, OF TYPE SUITABLE FOR THE SPECIFIC APPLICATION, ACCORDING TO STANDARD CONSTRUCTION PRACTICE.
D. INTERIOR WOOD TRIM, INCLUDING WOOD BASES AND MISCELLANEOUS TRIM, SHALL BE OF STOCK DESIGN, OF CLEAR OR PAINT WHITE PINE.
E. TREATED FRAMING: ALL FRAMING LUMBER WITH A WOOD PRESERVATIVE SHALL BE PRESSURE TREATED BY THE WOLMAN OR CELCURE PROCESS OF 1/2" COMMON YELLOW PINE.
F. ALL FLYWOOD SHALL BE OF THICKNESS SHOWN ON THE DRAWINGS. FLYWOOD SHALL CONFORM TO COMMERCIAL STANDARDS ISSUED BY THE U.S. DEPARTMENT OF COMMERCE. FLYWOOD SHALL BE A-B GRADE, ROTARY CUT, WHERE BOTH SIDES ARE EXPOSED. A-C GRADE SHALL BE USED WHERE ONE SIDE IS EXPOSED AND B-C AS SPECIFIED FOR LAMINATE WORK. ALL OTHER FLYWOOD SHALL BE C-C EXTERIOR OR APA-EXPOSURE I.

1A. DATEROOFING AND INSULATION TO RAIL:

- A. ONE (1) LAYER OF 60X60X7MM: VISQUEEN SHALL BE PLACED BETWEEN FILL AND INTERIOR CONCRETE SLAB, WITH LAPPED / TAPED JOINTS AND PROTRUSIONS ADEQUATELY SEALED.
B. CERTAIN STUD WALLS SHALL HAVE 3-1/2" THICK FIBERGLASS BATT INSULATION WHERE SHOWN ON THE FLOOR PLAN.
C. EXTERIOR FURRED MASONRY WALLS SHALL HAVE 3/4" THICK FIBERGLASS BATT INSULATION BETWEEN PRESSURE-TREATED ONE (1) BY TWO (2) FURRING STRIPS AT 16" O.C. FURRING SPACING TO FIT INSULATION PANELS/ INCHES O.C.

1B. ROOFING MATERIALS:

1. SLOPED CONCRETE BARREL TILE ROOF AREAS
A. CONCRETE MISSION 8 TILE SHALL BE EQUAL TO LITETILE. COLOR SELECTION WILL BE BY OWNER/ARCHITECT. THE INSTALLATION SHALL BE IN ACCORDANCE TO THE MANUFACTURER'S STANDARD SPECIFICATIONS (2001 FLORIDA BUILDING CODE
B. NAILS FOR ANCHORING CONCRETE TILE ROOFING SHALL BE CORROSION-RESISTANT OR STAINLESS STEEL, OF SUFFICIENT LENGTH TO PENETRATE THE SUBSTRATE DECK A MINIMUM OF 3/4 INCHES, AND PER MANUFACTURER'S SPECIFICATIONS, AS WELL AS COMPLIANCE WITH 2001 F.B.C.
C. ROOFING DRY-IN PROTECTIVE COVER SHALL BE PER DRAWINGS.
D. EDGE DRIPS SHALL BE INTEGRAL WITH ROOFING SYSTEM.

1C. ROOFING MATERIALS:

- A. ROOFING WORK AND ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AND SHALL MEET ALL CITY CODE REQUIREMENTS, THE ROOFING MANUFACTURER'S SPECIFICATIONS, THE STANDARD BUILDING CODE, INCLUDING WIND RESISTANCE REQUIREMENTS, ANSI STANDARDS, NRCA STANDARDS, THIS SPECIFICATION AND DRAWING DETAILS.
B. ROOF DECKS, INSULATION AND SHEATHING SHALL BE PROTECTED FROM INCLEMENT WEATHER BY INSTALLATION OF PROTECTIVE FELT COVER AFTER EACH DAY'S INSTALLATION OVER THAT AREA COVERED.
C. PROTECTIVE FELT COVERING SHALL BE LAPPED AND NAILED ACCORDING TO RECOGNIZED INDUSTRY STANDARDS.
D. FLASHING SHALL BE FORMED TO PROVIDE A COMPLETELY WATERTIGHT INSTALLATION. FLASHING, CURBS, ROOF EAVES, ETC. SHALL BE INSTALLED AS INDICATED ON THE DRAWING DETAILS. ALL EDGE DRIP CORNERED SHALL BE MITERED AND SOLDERED.

8. DOORS AND WINDOW:

- A. STEEL DOOR FRAMES SHALL BE EQUAL TO THOSE MANUFACTURED BY STEELCRAFT, INC. OF TYPE AND FIRE RATING AS CALLED FOR ON THE DRAWINGS SCHEDULE, PREPARED AND REINFORCED FOR 1-1/2 PR. HINGES. (PACKAGE UNIT WITH STEEL DOORS.)
B. INTERIOR WOOD DOORS SHALL BE 1-3/4" THICK, PRE-HUNG, SOLID WOOD CORE, AS SHOWN ON THE DRAWINGS. 1/3" OAK VENEER AND CLEAR VARNISH FINISH.
C. WINDOWS SHALL BE EQUAL TO PROGRESSIVE GLASS TECHNOLOGY, INC.
D. THE HARDWARE SHALL BE EQUAL TO SCHLAGE D SERIES AT EXTERIOR DOORS AND SCHLAGE A SERIES INTERIOR DOORS. FINISH TO BE SELECTED BY OWNER. ALL HARDWARE TO BE LEVER TYPE HANDICAPPED ACCESSIBLE.
E. ALL WINDOWS WITH SOUTHERN EXPOSURE TO BE TINTED.

8A. HARDWARE ITEMS:

- (SEE HARDWARE SCHEDULE)

9. MARBLE:

- A. MARBLE STOOLS SHALL BE OF STOCK DESIGN.

10. SEALANT:

- A. CAULKING OF EXTERIOR JOINTS AT INTERSECTIONS OF WINDOWS AND METAL DOOR FRAMES WITH MASONRY SHALL BE EQUAL TO TREMCO MONO.
B. CAULKING TO EMBED WINDOWS AND DOOR FRAMES ONTO GROUNDS, AND UNDER THRESHOLDS SHALL BE EQUAL TO TREMCO BUTYL.

12. PAINTING:

- A. PAINTING WORK SHALL BE FIRST CLASS WORK, AND SHALL BE OF QUALITY AND QUANTITY AS CALLED FOR ON THE PAINT SCHEDULE.
B. PAINT SCHEDULE:
1. EXTERIOR PAINTING:
(SEE SCHEDULE-SAME SHEET)
2. INTERIOR PAINTING:
(SEE SCHEDULE-SAME SHEET)

13. ELECTRICAL WORK:

- A. ALL ELECTRICAL WORK SHALL CONFORM TO N.E.C. STANDARDS AND LOCAL CODES IN EFFECT.
B. POWER REQUIREMENTS SHALL BE VERIFIED FOR ALL ELECTRICAL/MECHANICAL EQUIPMENT PRIOR TO INSTALLATION OF WIRE OR CONDUIT.
C. COORDINATE ALL SWITCHES AND RECEPTILES HEIGHTS FROM FIN FLOOR WITH ELECTRICAL.

14. HVAC WORK:

- A. ALL HVAC WORK SHALL CONFORM TO THE STANDARD MECHANICAL CODE AND LOCAL CODES IN EFFECT AND THE STATE OF FLORIDA ENERGY CODE
B. INSULATE CONDENSATE DRAINS ABOVE GRADE WITH 3/8" ARMOSTRONG 'ARMAPLEX FINISH' NO INSULATION REQUIRED ON EMERGENCY CONDENSATE DRAINS. SLOPE HORIZONTAL CONDENSATE DRAINS 1/4" PER FOOT.
C. PROVIDE VIBRATION ISOLATION FOR ALL A/C UNITS INSIDE OF BUILDING.
D. DUCTWORK TO BE OF 1" THICK FIBERGLASS DUCT BOARD.
E. THERMOSTATS SHALL BE MOUNTED 5' 0" AFF, PROVIDED WITH 'AUTO-ON' FAN SWITCH AND 'HEAT-OFF-COOL' SYSTEM SWITCH.

15. FLOOR FINISHES:

- A. TILE TO BE SIZED PER PLANS - VINYL COMPOSITE TILE (VCT), COLOR AND STYLE AS SELECTED BY OWNER, AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS, SAME FOR CERAMIC TILE (C.T.)
B. CARPETING TO BE GLUE DOWN 26 OUNCE LOOP PILE, COLOR AND STYLE AS SELECTED BY OWNER, WITH TEN (10) YEAR COLOR WARRANTY AND TEN (10) YEAR WEAR WARRANTY, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

16. WALL FINISHES:

- REFER TO ROOM FINISH SCHEDULE.

PAINT SCHEDULE-RESIDENTIAL									
LOCATION	MATERIAL	PROD NO. (BASED ON BENL MOORE)							
		PRIMER				FINISH			
		216	023	024		333	319	C201	026
									105
INTERIOR	WOOD	*			*				
	MASONRY	*				*			
	GUB	*				*			
	METAL			*		*			
EXTERIOR	WOOD	*				*			
	MASONRY	*						*	
	GUB	*						*	
	METAL		*					*	
	STUCCO	*							*
NOTES:									
1. ALL MATERIALS ARE TO BE CLEANED AND PREPARED PRIOR TO THE START OF ANY PAINTING.									
2. BY STARTING WORK, THE PAINTER ACCEPTS THE SURFACES AS READY FOR PAINTING.									
3. PRIMING SHOULD CONSIST OF ONE COAT OF MATERIAL. ANY SURFACES NOT COMPLETELY COVERED WILL REQUIRE A SECOND COAT OF PRIMER PRIOR TO STARTING ANY FINISH WORK.									
4. ITEM'S FACTORY/SHOP PRIMED ONLY NEED TOUCH UP WHERE REQUIRED PRIOR TO FINISHING.									
5. FINISH COATING WILL CONSIST OF TWO COATS OF SPECIFIED MATERIAL.									

17. PLUMBING NOTES AND SPECIFICATIONS:

- A. THE PLUMBING CONTRACTOR SHALL COMPLY WITH THE 2001 FLORIDA PLUMBING CODES, THE STATE OF FLORIDA ENERGY CODE AND ALL LOCAL CODES AS MAY BE APPLICABLE. SIX (6) SHOP DRAWING SUBMITTALS OF ALL MAJOR EQUIPMENT IS REQUIRED FOR APPROVAL PRIOR TO ORDERING AND PROCUREMENT OF SAME.
B. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY. THIS IS IN ADDITION TO ANY WARRANTY OR GUARANTEE FROM THE EQUIPMENT MANUFACTURER. THE PLUMBING CONTRACTOR SHALL FURNISH THE OWNER WITH THE WARRANTY CERTIFICATES. ALL EQUIPMENT, FIXTURES, ETC. SHALL BE TESTED, ADJUSTED AND OPERATED AS INDICATED ON THE PLANS AND PLACED IN SATISFACTORY OPERATIONAL CONDITION BY THE PLUMBING CONTRACTOR.
C. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND OTHER COSTS AS NECESSARY FOR THE INSTALLATION OF A COMPLETE AND SATISFACTORY OPERATIONAL PLUMBING SYSTEM.
D. FIXTURES SHALL BE AS SCHEDULED OR EQUAL.
E. DUV PIPING SHALL BE COORDINATED WITH PLUMBING
F. HOT AND COLD WATER PIPING SHALL BE COORDINATED WITH PLUMBING
G. THIS CONTRACTOR IS RESPONSIBLE FOR ALL HVAC CONDENSATE DRAINS INCLUDING PIPING AND DRYWALL/ RECEPTORS.
I. PLUMBING CONTRACTOR'S RESPONSIBILITY IS TO BE 5FT. BEYOND BUILDING LINE. FINAL CONNECTION TO SITE UTILITIES TO BE PLUMBER'S RESPONSIBILITY, COORDINATE WITH UTILITY CONTRACTOR.
J. VERIFY LOCATION AND INVERTS OF ALL SITE EXISTING OR PROPOSED UTILITIES.
K. ALL VERTICAL DUV PIPING SHALL BE SUPPORTED AT EACH STORY LEVEL.

CONSTRUCTION NOTES:

- CONDITIONS AT SITE: GENERAL CONTRACTOR AND HIS SUB CONTRACTORS ARE EXPECTED TO VISIT THE SITE AND EXAMINE THE EXISTING SPACE, NOTING ALL EXISTING CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED.

- ADJACENT PROPERTIES AND TENANTS: AVOID ANY ENCROACHMENT ON ADJACENT PROPERTIES. REPAIR AND MAKE GOOD AND DAMAGE TO ADJOINING PROPERTIES CAUSED BY OPERATIONS, INCLUDING ANY DAMAGE OR LOSS TO ADJOINING OWNERS, WHETHER TO BUILDING, STOCKS OF MERCHANDISE, TRADE FIXTURES OR THE LIKE.

- SERVICE INTERRUPTIONS: GENERAL CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN BUILDING SYSTEMS AND SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRICITY, WATER, HVAC, TELECOMMUNICATIONS, SECURITY, FIRE ALARM AND FIRE SPRINKLERS. SERVICE INTERRUPTIONS WILL BE SCHEDULED AFTER NORMAL BUSINESS HOURS AND MUST BE CLEARED WITH OWNER AND WHERE APPROPRIATE, EMERGENCY AND SECURITY SERVICES.

- EXECUTION: KEEP ALL TRAFFIC LANES CLEAN AND CLEAR AT ALL TIMES. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER ON SPECIFIC ARRANGEMENTS FOR DEBRIS REMOVAL AND SUPPLY DELIVERY. IF INCONVENIENCE TO THE OTHER BUILDING TENANTS AND BUSINESSES IS LIKELY, G.C. SHALL INFORM OWNER AND OBTAIN PERMISSION FOR THE PROPOSED WORK. OWNER SHALL BE RESPONSIBLE TO NOTIFY BUILDING TENANTS.

- DISPOSITION OF REMOVED MATERIAL: ALL MATERIAL REMOVED UNDER THIS CONTRACT WHICH IS NOT SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. UTILIZE COVERED DEBRIS CARTS TO MOVE MATERIAL THROUGH THE BUILDING. DO NOT STORE OR ALLOW DEBRIS TO ACCUMULATE ON SITE.

- SALVAGED MATERIAL: ARCHITECT WILL NOTIFY CONTRACTOR PRIOR TO DEMOLITION OF ANY MATERIAL TO BE SALVAGED. WHERE SPECIFICALLY NOTED ON DRAWINGS, MATERIAL SHALL BE CAREFULLY REMOVED, PROTECTED AND STORED FOR REUSE IN THIS PROJECT OR RETURNED TO OWNER. EXTREME CARE SHALL BE EXERCISED TO PREVENT CHIPPING, BREAKAGE, BENDING AND MISHANDLING OF MATERIALS TO BE SALVAGED. GENERAL CONTRACTOR SHALL CONSULT WITH OWNER REGARDING MATERIALS TO BE SALVAGED.

- CLEANUP: AT THE COMPLETION OF DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL LEAVE THIS TENANT SPACE AND ADJACENT AREAS CLEAN TO THE SATISFACTION OF THE OWNER, ARCHITECT AND LOCAL AUTHORITIES. PRIOR TO PROJECT CLOSE-OUT, G.C. SHALL REPLACE AIR FILTERS ON HVAC EQUIPMENT SUPPLYING THE TENANT SPACE.

- QUANTITIES: ARCHITECT IS NOT RESPONSIBLE FOR QUANTITIES OF FIXTURES, DRINKERS, REGISTERS, SWITCHES, AND RECEPTILES. GENERAL LOCATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.

GENERAL:

- A. ALL OVERALL EXTERIOR DIMENSIONS ARE ACTUAL.
ALL INTERIOR DIMENSIONS ARE NOMINAL.
ALL MATERIAL THICKNESSES SHOWN ARE NOMINAL.
B. CONSTRUCTION JOINTS IN CONCRETE FLOOR SLAB SHALL BE CONTINUOUS THROUGH THICKNESS OF SLAB. TOOLED JOINTS IN SLAB SHALL BE SAW CUT 3/4" DEEP.
C. ALL FRAME WALLS AND ROUGH CARPENTRY TO BE INCLUDED.

REVISIONS

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUM'S
CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
INCORPORATED



UNIVERSITY PARK FINANCIAL CENTER
7801 SANDY JOAN BLVD., SUITE 400
FORT MYERS, FLORIDA 33907
PHONE (239) 482-2121 FAX (239) 482-1225
AA239

JOB: 0319
DATE: 9/24/03
DRAWN BY: PRH
CAD REF: 88PEC

SHEET
G1.1

DIVISION 1 GENERAL REQUIREMENTS:

THESE SPECIFICATIONS GOVERN THE STRUCTURAL DRAWINGS WHEN A PROJECT MANUAL OR SPECIFICATION BOOK IS NOT A PART OF THE CONTRACT DOCUMENTS. FOR PROJECTS THAT INCLUDE A PROJECT MANUAL OR SPECIFICATION BOOK, THESE SPECIFICATIONS ARE TO BE USED IN ADDITION TO AND ARE A PART OF THE PROJECT MANUAL OR SPECIFICATION BOOK.

DESIGN STANDARDS AND LOADS:
THE BUILDING STRUCTURE HAS BEEN DESIGNED USING THE FLORIDA BUILDING CODE (LATEST EDITION, UNO) AND SECTION 1606 FOR WIND LOADS.

LIVE LOADS:
FLOOR - 40 PSF LIVING AREAS
- 60 PSF BALCONIES AND LANAIS
- 80 PSF WALKWAYS ABOVE GROUND FLOOR
ROOF - 20 PSF
WIND - SEE ROOF FRAMING PLAN

SHOP DRAWINGS:
DO NOT SUBMIT PHOTO-COPY OR SIMILAR REPRODUCTIONS OF CONTRACT DOCUMENTS AS SHOP DRAWINGS, OR PORTIONS OF SHOP DRAWINGS. SHOP DRAWINGS THAT USE REPRODUCTIONS OF THE CONTRACT DOCUMENTS WILL BE REJECTED.

DIVISION 2 SITE WORK FOR BUILDING FOUNDATIONS:

CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND SHALL PREPARE THE EXISTING SOILS FOR CONSTRUCTION AS NOTED IN THAT REPORT

BUILDING FOUNDATIONS HAVE BEEN DESIGNED TO BE CONSTRUCTED ON AND SUPPORTED BY SOILS THAT PROVIDE A MINIMUM ALLOWABLE SAFE BEARING PRESSURE OF 2000 PSF.

THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM ALLOWABLE SAFE BEARING PRESSURE OF THE SOILS HAS BEEN PROVIDED. AN APPROVED GEOTECHNICAL ENGINEER SHALL PREFORM SOIL COMPACTION TESTS ON SOILS UNDER FOOTINGS AND SHALL PROVIDE A REPORT OF THE RESULTS. CONSULT ARCHITECT/ENGINEER FOR NUMBER AND LOCATION OF TESTS.

ALL FOOTING ELEVATIONS SHOWN ARE TO TOP OF FOOTINGS.

ALL FOOTINGS ARE CENTERED UNDER WALLS ABOVE UNLESS OTHERWISE SHOWN.

FURNISH CONTINUOUS WALL FOOTING REINFORCING IN STOCK LENGTHS AND BEND AROUND CORNERS AND THROUGH FOOTING STEPS IN FIELD. LAP CONTINUOUS FOOTING REINFORCING MINIMUM 18" AT SPLICES AND STAGGER SPLICES. SHOP BEND #5 THROUGH FOOTING STEPS.

PROVIDE 3" CONCRETE COVER FOR ALL FOOTING REINFORCING.

CAST DOWELS IN FOOTINGS FOR CONCRETE WALLS AND COLUMNS ABOVE. DOWELS TO BE SAME NUMBER, SIZE AND SPACING AS THE VERTICAL WALL REINFORCING, AND SAME SIZE AND NUMBER AS VERTICAL COLUMN REINFORCING. DOWELS ARE TO PROJECT FROM FOOTINGS A MINIMUM OF 25" OR 40 BAR DIAMETERS, WHICHEVER IS GREATER. PROVIDE 90 DEGREES BEND IN FOOTING DOWELS.

POUR ALL CORES IN MASONRY WALLS SOLID BELOW GRADE.

DIVISION 3 CONCRETE:

THE FOLLOWING PUBLICATIONS ARE CONSIDERED A PART OF THIS STRUCTURAL SPECIFICATION:
1) AMERICAN CONCRETE INSTITUTE (ACI): GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION, ACI 302.1R.
2) AMERICAN CONCRETE INSTITUTE (ACI): STANDARD PRACTICE FOR CURING CONCRETE, ACI-308.

CONCRETE MATERIALS SHALL CONFORM TO ASTM C94 AND AS FOLLOWS:

- 1) PORTLAND CEMENT SHALL CONFORM TO ASTM C150 AND BE TYPE I OR TYPE III.
- 2) AGGREGATES SHALL CONFORM TO ASTM C33, AND SHALL BE WASHED AND CLEAN.
- 3) ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.

MINIMUM CONCRETE COMPRESSION STRENGTH AT 28 DAYS (F_c) SHALL BE AS FOLLOWS:
3000 PSI MASONRY VERTICAL CELL FILL (3/8" MAX. AGGREGATE)
3000 PSI SLAB ON GRADE, TIE BEAMS (3/4" MAX. AGGREGATE)
3000 PSI FOOTINGS (1-1/2" MAX. AGGREGATE)

CONTRACTOR SHALL PROVIDE TESTING BY AN APPROVED TESTING FACILITY IN ACCORDANCE WITH FBC SECTION 1903.8.1, 1903.8.2 AND 1903.8.3.

CURE ALL CONCRETE IN ACCORDANCE WITH ACI-308.

DEFECTIVE CONCRETE, FINS, HONEYCOMBS, ROCK POCKETS, AND SURFACE DEFECTS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

LAPS AND SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS. TIE ALL LAPS, MATTS, CAGES, BUNDLES AND OTHER REINFORCING BAR ASSEMBLIES WITH BLACK ANNEALED WIRE, 16 GA MINIMUM. DO NOT WELD REINFORCING BARS, EXCEPT BUTT SPLICES MAY BE WELDED IN ACCORDANCE WITH AWS D14.

REINFORCING BARS IN ALL TIE BEAMS SHALL BE CONTINUOUS. BEND BARS AROUND CORNERS AND LAP ENDS 18" MINIMUM AT SPLICES. STAGGER SPLICES, IF SPLICES ARE REQUIRED OVER OPENINGS PROVIDE 36 BAR DIAMETERS AT MID-SPAN FOR TOP BARS, AND 36 BAR DIAMETERS AT COLUMNS OR OTHER SUPPORTS FOR BOTTOM BARS, UNO.

PROVIDE #3 STIRRUPS @ 12" O.C IN TIE BEAMS OVER ALL OPENINGS.

CONCRETE SLAB-ON-GRADE:

POISON SOIL BELOW INTERIOR SLABS ON GRADE.

CONSTRUCT ALL SLABS-ON-GRADE IN GENERAL CONFORMANCE WITH ACI 302.1R.

PROVIDE WELDED WIRE FABRIC (WWF) 6X6-W2.1XW2.1 IN ALL SLABS-ON-GRADE. WWF SHALL BE PLACED AT 2 INCHES FROM TOP OF SLAB. SUPPORT WWF ON STEEL CHAIRS WITH SAND PLATES OR ON CONCRETE BRICKS.

PROVIDE .012" (MIN) POLYETHYLENE VAPOR BARRIER UNDER SLAB-ON-GRADE. LAP SHEETS A MINIMUM OF 6 INCHES. TAKE PRECAUTIONS TO PREVENT DAMAGE TO VAPOR BARRIER DURING CONSTRUCTION. REPAIR ALL HOLES, TEARS, AND OTHER DAMAGE PRIOR TO POURING CONCRETE.

SAW CUT CONTRACTION JOINTS AS SOON AS POSSIBLE AFTER CONCRETE HARDENS, BUT NOT MORE THAN 24 HOURS OF PLACING CONCRETE. CONTRACTION JOINTS SHALL BE MADE USING PREFORMED INSERTS OR MAY BE SAWCUT. STOP WWF AT JOINTS MADE WITH PREFORMED INSERTS. WWF MAY BE CONTINUOUS AT SAWCUT CONTRACTION JOINTS IF EVERY SECOND WIRE IS CUT AND BENT BACK. DEPTH OF JOINTS SHALL BE A MINIMUM OF 1/4 SLAB THICKNESS. FILL ALL CONTRACTION JOINTS WITH SEALANT.

SPACING OF CONTRACTION JOINTS SHALL NOT EXCEED 36 TIMES THE SLAB THICKNESS.

SEE ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES, SLOPES, FLOOR DRAINS, GUTTERS, ETC., NOT SHOWN ON FOUNDATION PLAN.

DIVISION 4 MASONRY:

THE FOLLOWING PUBLICATIONS ARE CONSIDERED A PART OF THIS STRUCTURAL SPECIFICATION:

AMERICAN CONCRETE INSTITUTE (ACI): BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI/ASCE 530.

AMERICAN CONCRETE INSTITUTE (ACI): SPECIFICATIONS FOR MASONRY STRUCTURES, ACI/ASCE 530.1.

CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, TYPE II, GRADE N, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF F_c=1900 PSI.

MORTAR SHALL BE TYPE M OR S. DO NOT RETEMPER MORTAR MORE THAN ONCE.

PROVIDE WELDED WIRE BLOCK REINFORCING IN ALL MASONRY WALLS 16" O.C. MAXIMUM.

PROVIDE #5 VERTICAL REINFORCING, GROUTED SOLID, WHERE SHOWN ON THE PLANS. #5 VERTICALS @ 48" O.C. ARE ALSO REQUIRED IN THE SHORT WALLS UNDER ALL WINDOW OPENINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WINDOW SIZES.

GROUT ALL CELLS CONTAINING REINFORCING BARS. DO NOT USE MORTAR FOR GROUT. PROPORTION GROUT IN ACCORDANCE WITH FBC TABLE 1402.8C, EXCEPT SLUMP SHALL BE 9" TO 11". THE USE OF PLASTICIZER IS PREFERRED IN LIEU OF WATER TO ATTAIN PROPER SLUMP. USE MECHANICAL VIBRATORS TO CONSOLIDATE GROUT LIFTS OF MORE THAN 12 INCHES. PROVIDE CLEANOUT OPENINGS AT LIFTS OF HEIGHTS OF MORE THAN 5'-0.

DIVISION 5 METALS:

THIS DIVISION NOT USED

DIVISION 6 WOOD

MINIMUM STRENGTH (F_b) FOR WOOD STRUCTURAL MATERIALS SHALL BE AS FOLLOWS:
950 PSI SAWN LUMBER-SOUTHER YELLOW PINE #2 OR BETTER.

ANY WOOD MEMBER EXPOSED TO THE OUTDOOR ENVIRONMENT SHALL BE PRESERVATIVE TREATED (P.T.) BY PRESSURE METHODS. ANY P.T. WOOD MEMBER THAT IS CUT OR ALTERED TO EXPOSE UNTREATED WOOD SHALL BE TREATED WITH WOOD PRESERVATIVE THAT IS APPLIED BY HAND OVER THE EXPOSED SURFACE.

ALL JOIST HANGERS AND OTHER METAL CONNECTORS EXPOSED TO THE OUTDOOR ENVIRONMENT SHALL BE HOT-DIPPED GALVANIZED OR FABRICATED FROM GALVANIZED METALS.

ROOF SHEATHING SHALL BE EXPOSURE 1, SPAN RATED 48/24 IN ACCORDANCE WITH APA PSI, AND SHALL BEAR THE MARK OF THE APA. INSTALL WITH LONG DIMENSION OVER A MINIMUM OF THREE SUPPORTS.

NAIL ROOF SHEATHING IN ACCORDANCE WITH NAILING SCHEDULE.

PREFABRICATED WOOD TRUSSES:
ALL PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS FOR EACH TRUSS TYPE, AND ERECTION PLANS AND DETAILS TO ARCHITECT/ENGINEER. SHOP DRAWINGS MUST BE SIGNED AND SEALED BY THE ENGINEER WHO DESIGNED THEM. SHOP DRAWINGS SHALL DESIGNATE, BY MANUFACTURER, MODEL NUMBER, QUANTITY, AND FASTENER REQUIREMENTS, ALL REQUIRED HANGERS AND OTHER CONNECTORS TO CONSTRUCT A COMPLETE TRUSS FRAMING SYSTEM, INCLUDING ALL TRUSS-TO-TRUSS, TRUSS-TO-GIRDER, AND GIRDER-TO-GIRDER CONNECTORS.

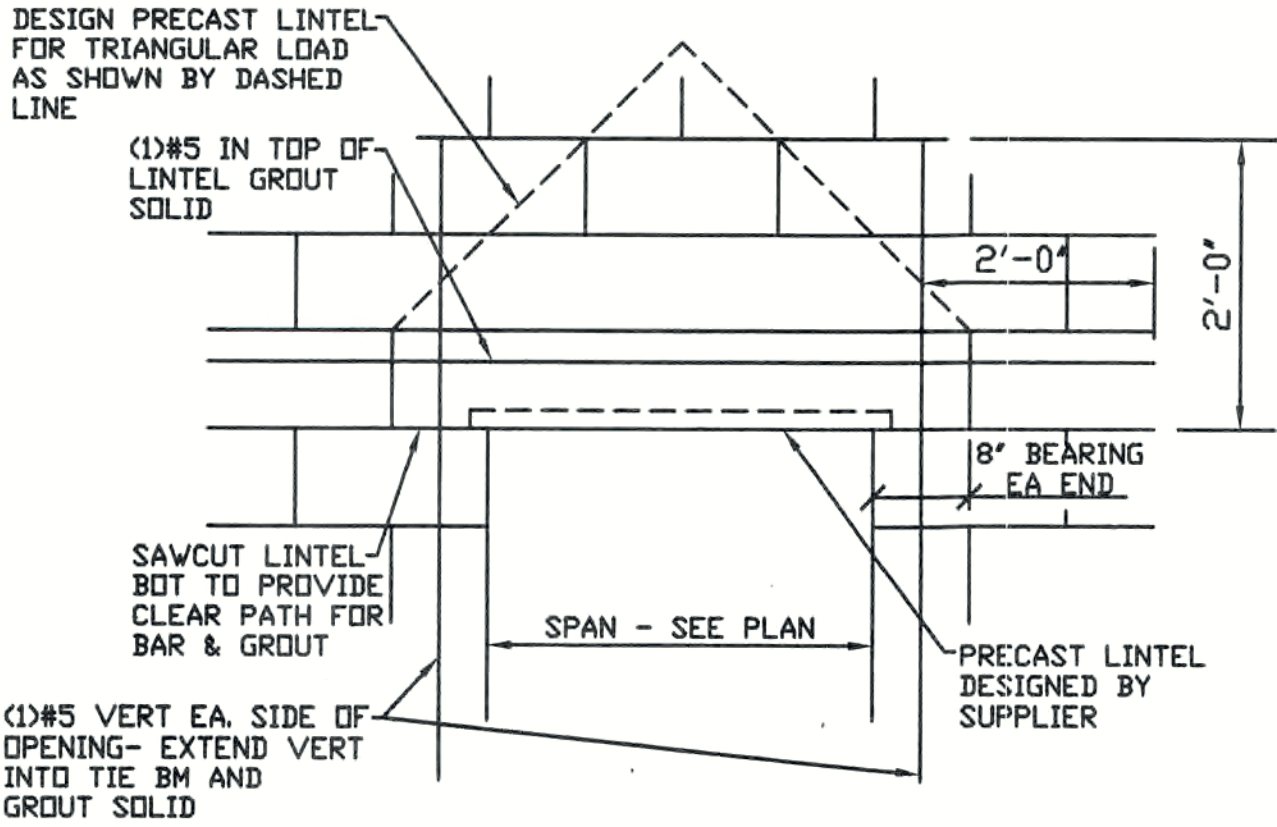
DESIGN SHALL INCLUDE EVALUATION FOR WIND UPLIFT IN ACCORDANCE WITH FBC SECTION 1606 OR ASCE 7.

TRUSS-TO-TRUSS CONNECTIONS, BOTTOM CHORD BRIDGING AND INTERMEDIATE TRUSS CROSS BRACING SHALL BE DESIGNED AND DETAILED BY THE TRUSS MANUFACTURER.

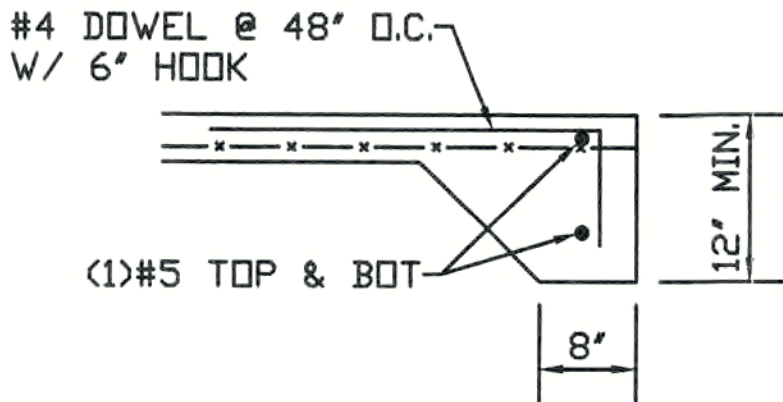
PROVIDE ANCHORS AND STRAPS AS SPECIFIED ON THE DRAWINGS. INSTALL ALL FASTENERS SPECIFIED, OR AS RECOMMENDED BY THE ANCHOR MANUFACTURER, WHICHEVER IS GREATER. PROVIDE MOISTURE BARRIER BETWEEN TRUSSES AND MASONRY OR CONCRETE SUPPORTS.

BEAM SCHEDULE

MARK	TOP OF BM ELEVATION	SIZE WIDTHxDEPTH	REINFORCING			STIRRUP SPACING	REMARKS
			BOT.	MID	TOP		
B1	(+)9'-4"	7 5/8x12"	(2) #5	-	(2) #5	#3 @ 12" o.c.	
B2	(+)10'-0"	7 5/8x12"	(2) #5	-	(2) #5	#3 @ 10" o.c.	
B3	(+)19'-4"	7 5/8x16"	(2) #5	-	(2) #5	#3 @ 48" o.c.	
B4	(+)19'-4"	7 5/8x16"	(3) #5	-	(3) #5	#3 @ 16" o.c.	
B5	(+)19'-4"	7 5/8x8	(2) #5	-	(2) #5	#3 @ 10" o.c.	
TB-1	(+)9'-4"	7 5/8"x16"	(2) #5	-	(2) #5	-	
TB-2	(+)10'-0"	7 5/8"x12"	(2) #5	-	(2) #5	CMU TIE BM	
TB-3	(+)19'-4"	7 5/8x16"	(2) #5	-	(2) #5	CMU TIE BM	
TB-4	(+)4'-5"	7 5/8x9"	(2) #4	-	(2) #4	CONC TIE BM	



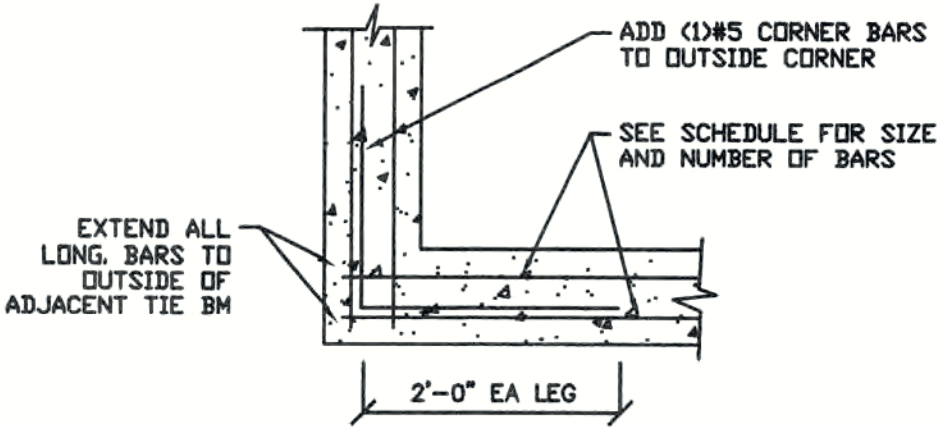
5 TYPICAL PRECAST LINTEL
SCALE: 3/4" = 1'-0"



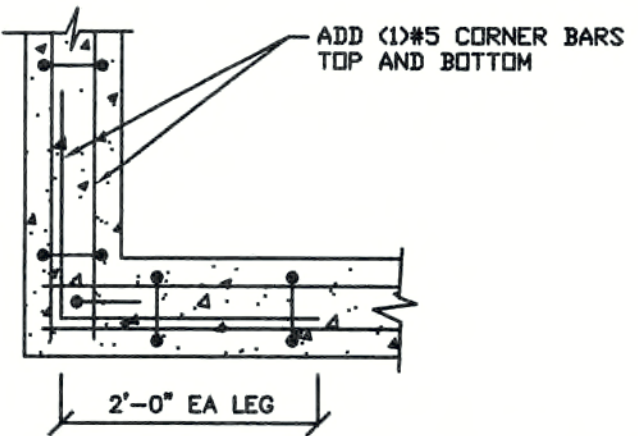
6 TYPICAL THICKENED EDGE
SCALE: 3/4" = 1'-0"

FOOTING SCHEDULE

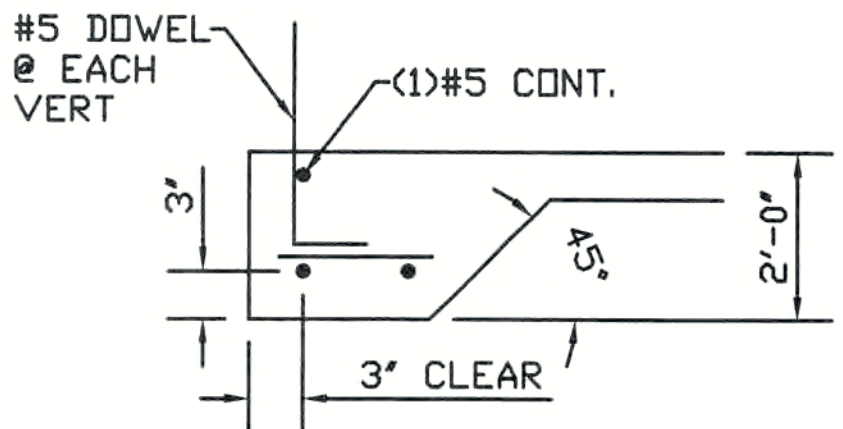
MARK	SIZE 'A' x 'B'	'T'	REINFORCING
F-1	1'-6" x CONT	2'-0"	(2) #5 CONT., #4 TRANS @ 48" o.c.
F-2	2'-0" x CONT	2'-0"	(3) #5 CONT., #4 TRANS @ 48" o.c.
F-3	3'-0" x CONT	2'-0"	(4) #5 CONT., #4 TRANS @ 48" o.c.
F-4	4'-0" x 4'-0"	1'-0"	(5) #5 EA. WAY



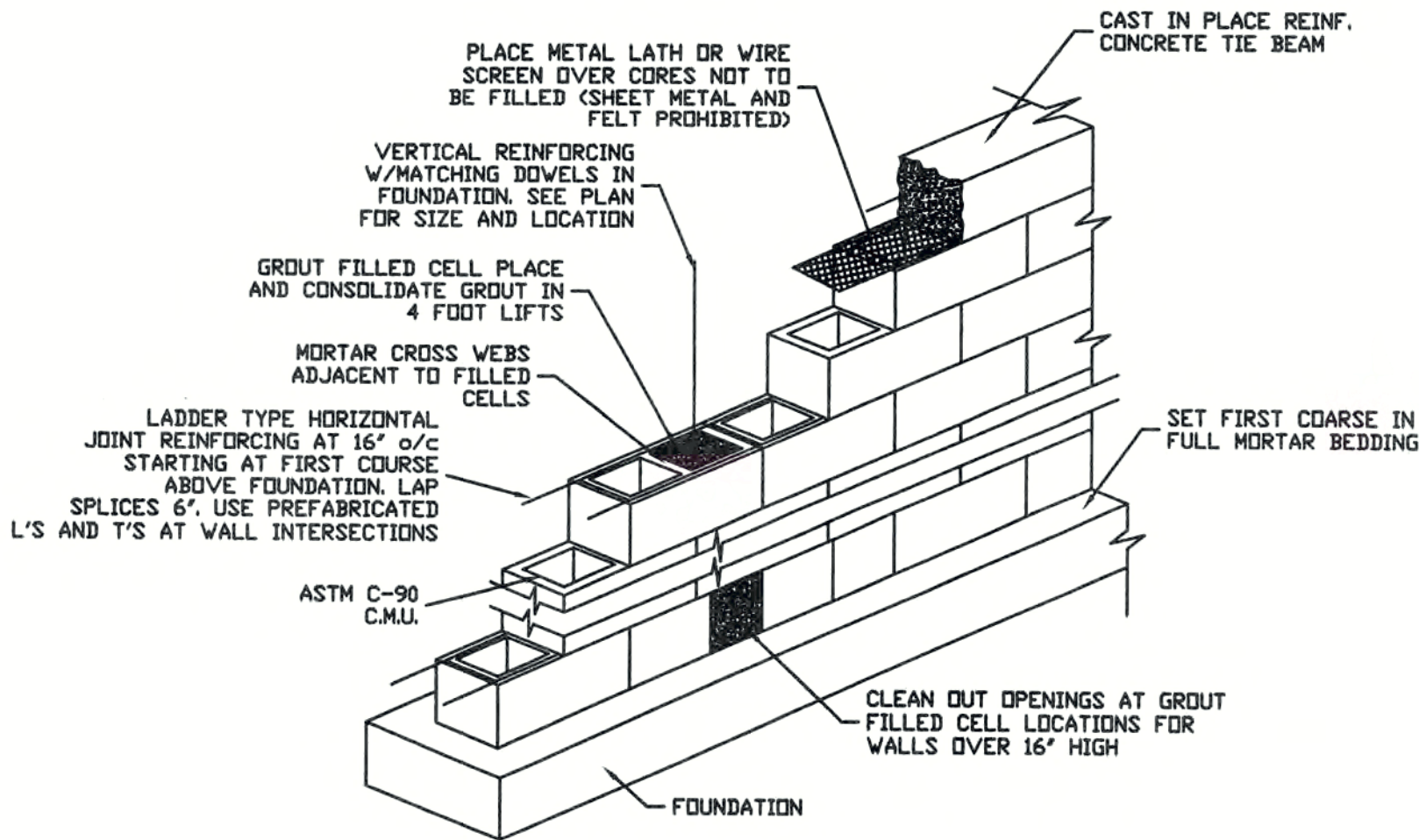
1 FOOTING CORNER DETAIL
SCALE: 3/4" = 1'-0"



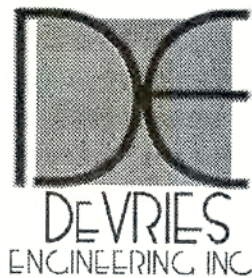
2 TIE BEAM CORNER DETAIL
SCALE: 3/4" = 1'-0"



3 TYPICAL FOOTING DETAIL
SCALE: 3/4" = 1'-0"



4 MASONRY WALL CONSTRUCTION
SCALE: N.T.S.



Structural Engineers
6859 Highland Pines Circle
Fort Myers, FL 33912
239-410-3628

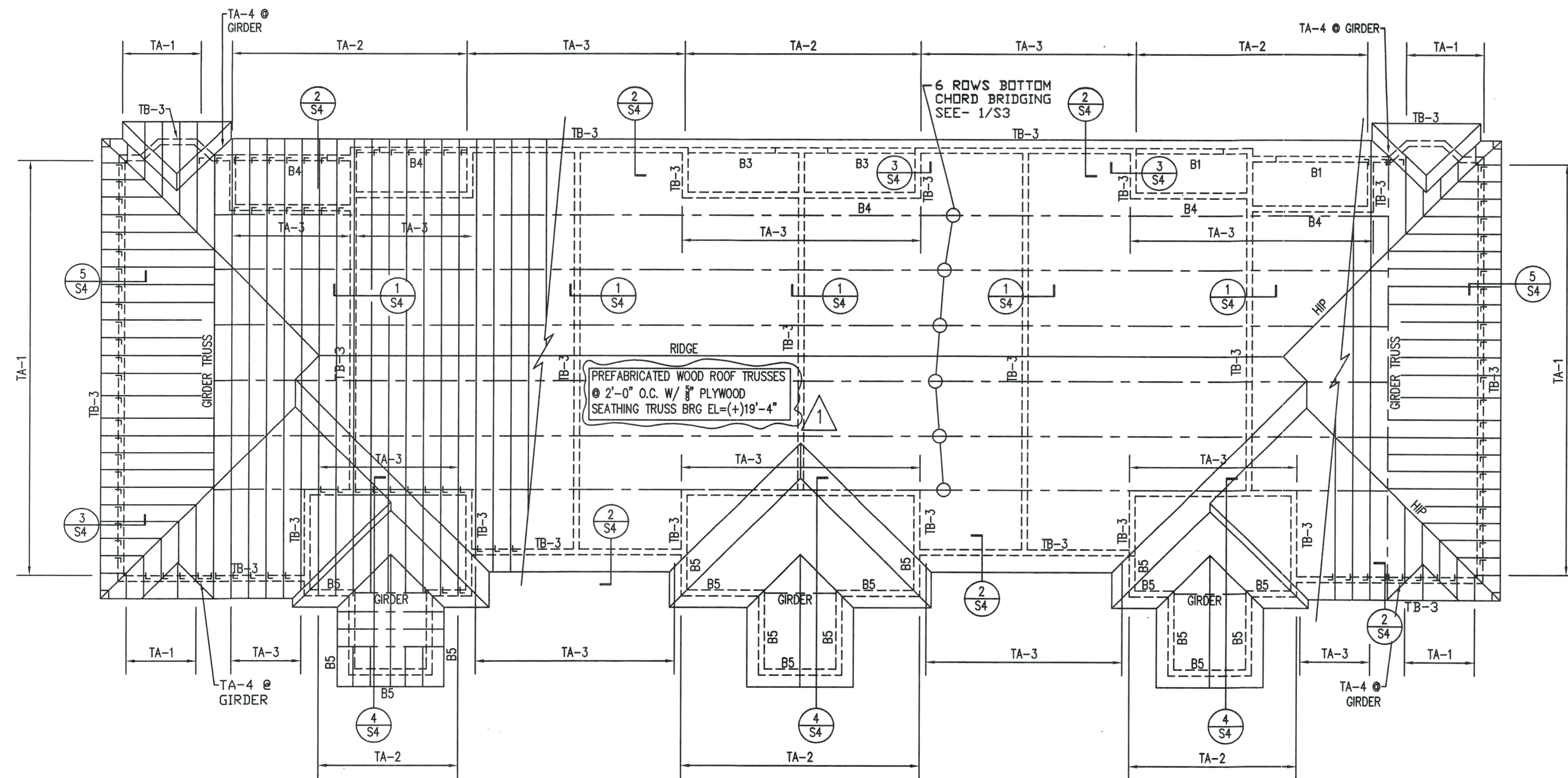
A 12 UNIT BUILDING FOR
THE OASIS
CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
INCORPORATED
UNIVERSITY PARK FINANCIAL CENTER
7801 SANDY JOAN BLVD., SUITE 400
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AA2319



JOB: 0319/03016
DATE: 9/22/03
DRAWN BY: RMH
CAD REF:

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ROOF FRAMING PLAN

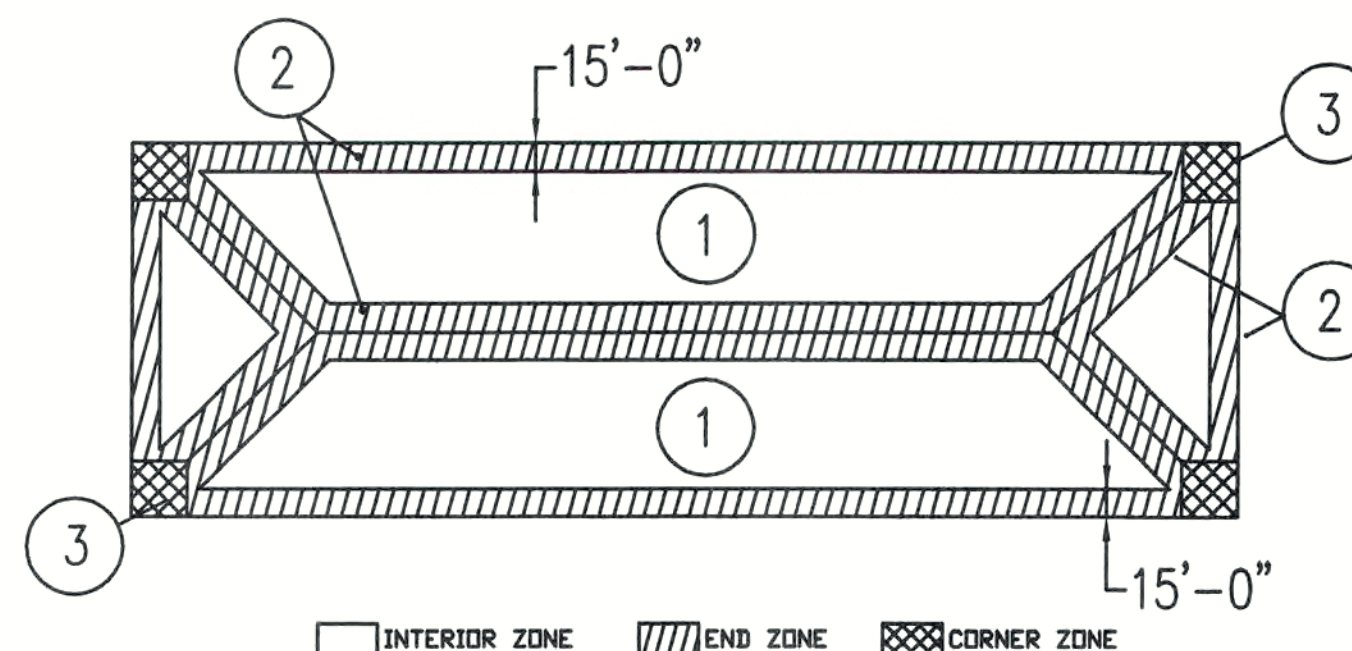
SCALE: 1/8" = 1'-0"

ROOF LOADS

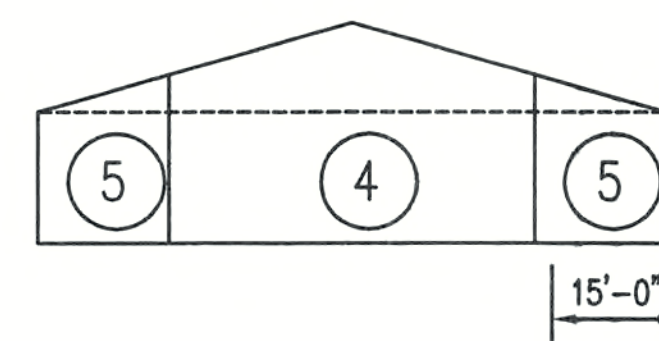
- A) ROOF DEAD LOADS = 20.0 PSF TOP CHORD
= 10.0 PSF BOTTOM CHORD *
- B) ROOF LIVE LOAD = 20.0 PSF
- C) WIND LOADS = SEE BELOW
- 1) BASIC WIND SPEED = 130 MPH
- 2a) WIND IMPORTANCE FACTOR = 1.00
- 2b) BUILDING CATEGORY = ENCLOSED
- 3) WIND EXPOSURE = B
- 4) INTERNAL PRESSURE COEFFICIENT = +/- 0.18
- 5) COMPONENTS AND CLADDING DESIGN WIND PRESSURES

ZONE	EFFECTIVE WIND AREA (SF)		
	10-50 SF	50-100 SF	>100 SF
1	PRESSURE 17.5	13.9	12.4
	SUCTION -27.8	-26.0	-25.2
2	PRESSURE 17.5	13.9	12.4
	SUCTION -53.3	-46.1	-40.7
3	OVER HANG -56.7	-56.7	-56.7
	PRESSURE 17.5	13.9	12.4
	SUCTION -58.7	-46.1	-40.7
4	OVER HANG -95.3	-84.5	-59.3
	PRESSURE 30.4	27.2	25.9
	SUCTION -33.0	29.8	28.4
5	PRESSURE 30.4	27.2	25.9
	SUCTION 40.7	-34.3	-31.6

* INCLUDES 5 PSF FOR SPRINKLER PIPES.



ROOF UPLIFT SCHEMATIC



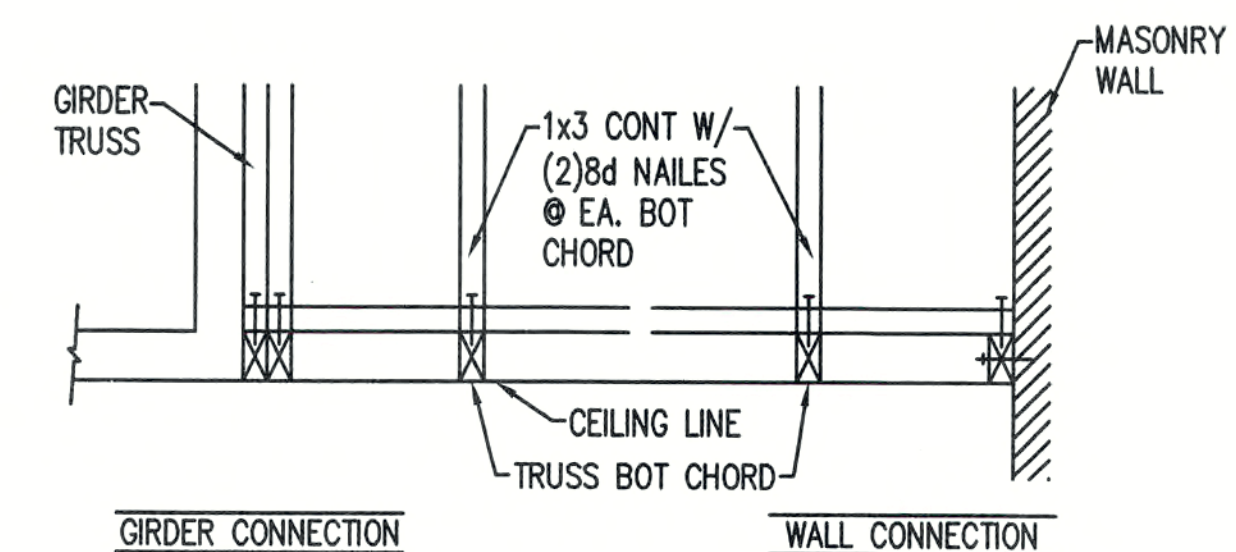
SCHEMATIC WALL ELEVATION

TRUSS ANCHOR SCHEDULE

MARK	CONNECTOR MODEL #	FASTENERS TO SUPPORT	FASTENERS TO TRUSS	UPLIFT CAPACITY	REMARKS
TA-1	META 14	EMBEDDED	(10) 10d NAILS	1240 LB	USE W/ TSS
TA-2	HETA 20	EMBEDDED	(14) 10d NAILS	1735 LB	
TA-3	HETA 20	EMBEDDED	(17) 10d NAILS	2310 LB	
TA-4	HGT (SEE REMARKS)	(2) 3/4" A.B.	COVER PL.	8665 LB	MATCH HGT SIZE W/ # OF TRUSS PLYS

PLYWOOD SHEATHING NAILING SCHEDULE

ZONE/AREA	SIZE	TYPE	SPACING
1	10d	BOX NAIL	12" O.C.
2	10d	BOX NAIL	6" O.C.
3	10d	BOX NAIL	6" O.C.
EDGE OF P.WD SHEATHING	10d	BOX NAIL	6" O.C.



1 TYPICAL BOTTOM CHORD BRIDGING
SCALE: 3/4" = 1'-0"

A 12 UNIT BUILDING FOR
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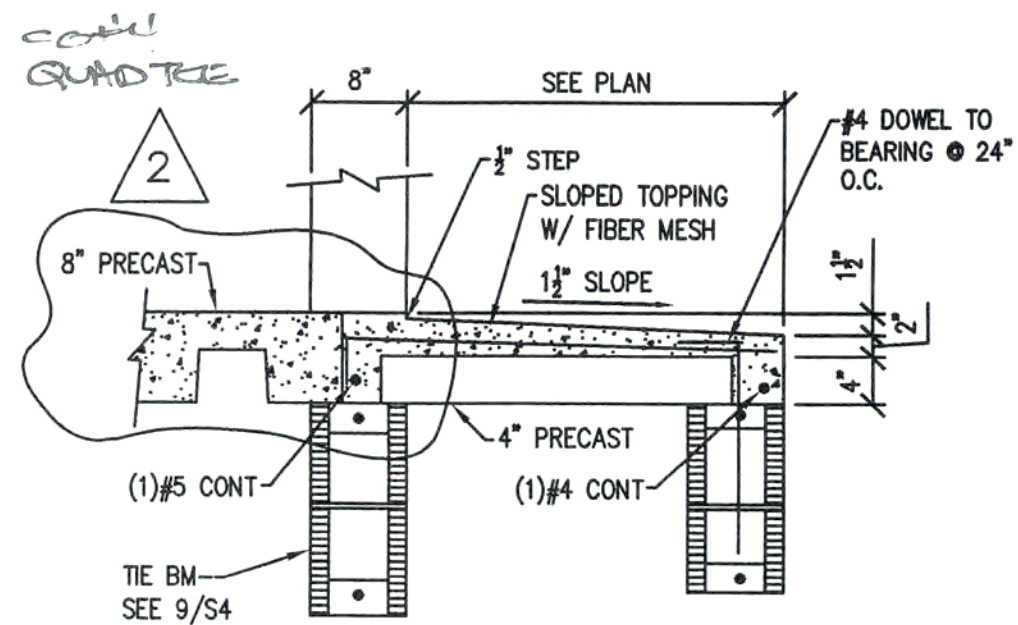


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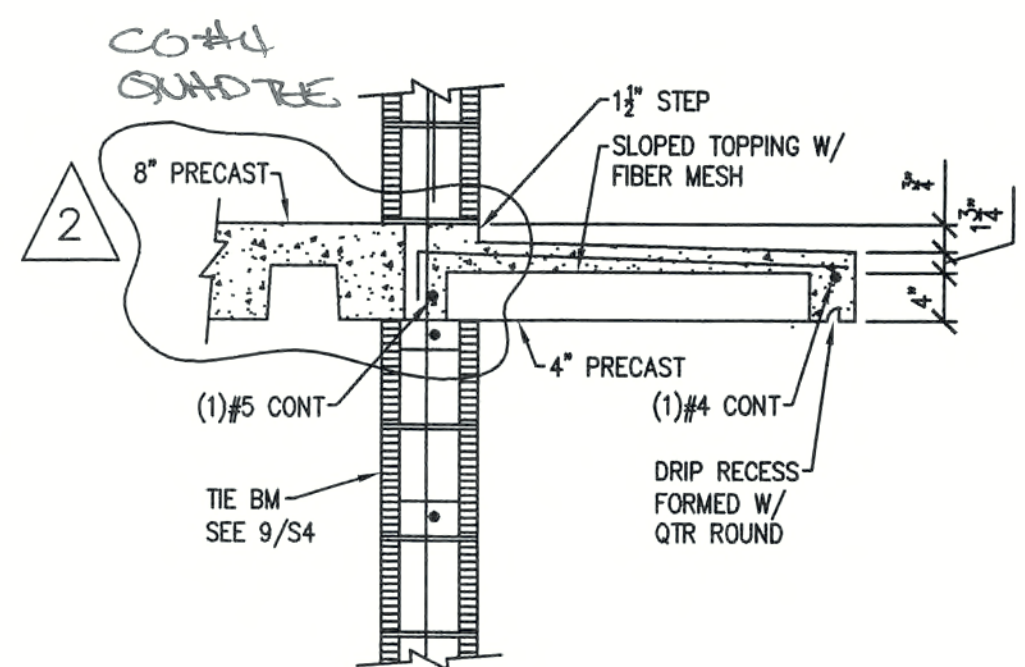
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DRAWN BY: RMH
CAD REF:

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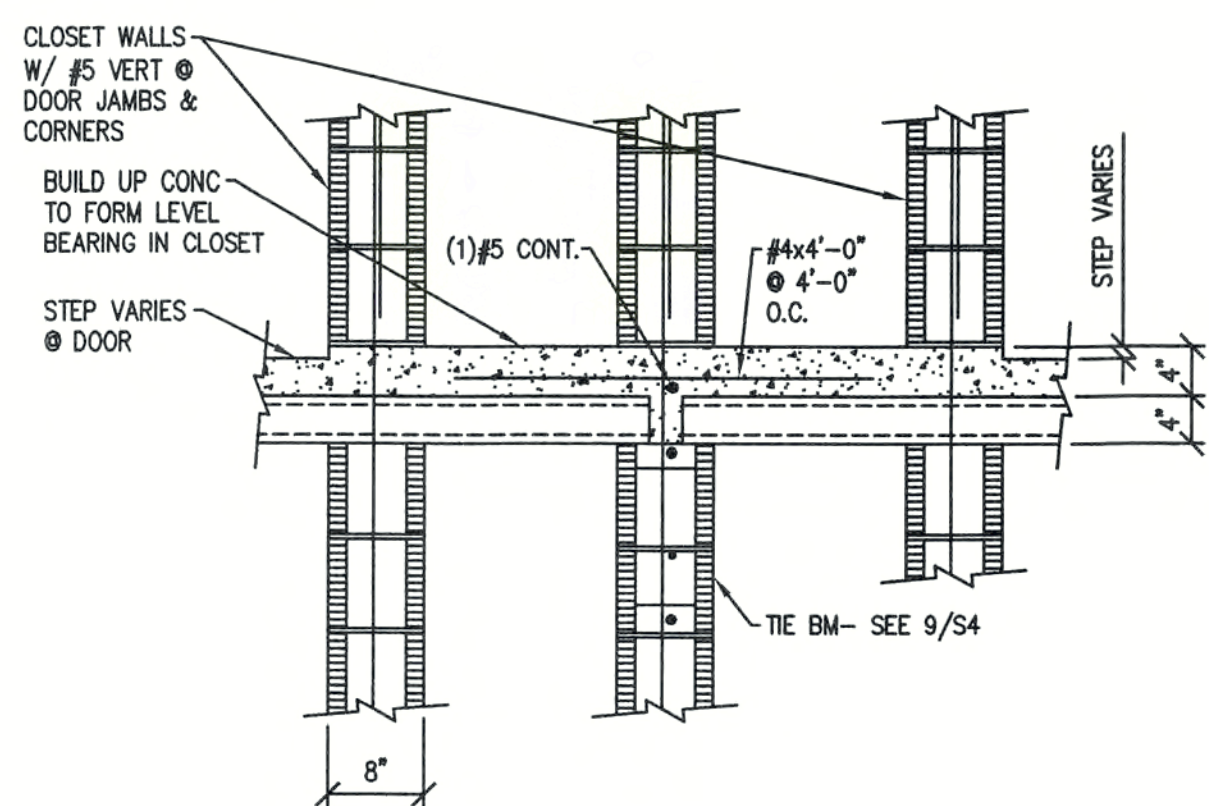
Structural Engineers
1401-B Lee Street
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DEI # 03016



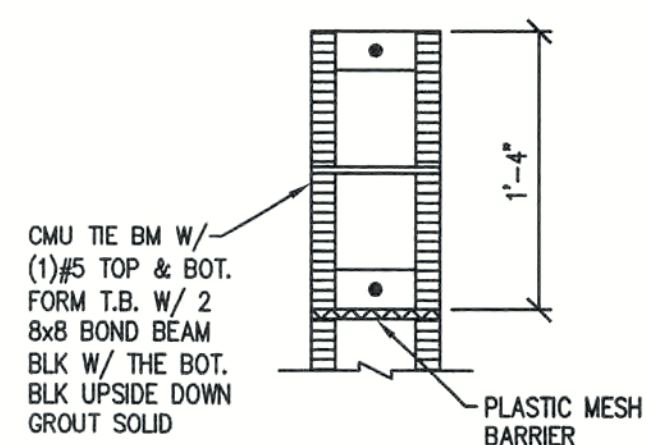
6 TYPICAL ENTRANCE SLAB
SCALE: 3/4" = 1'-0"



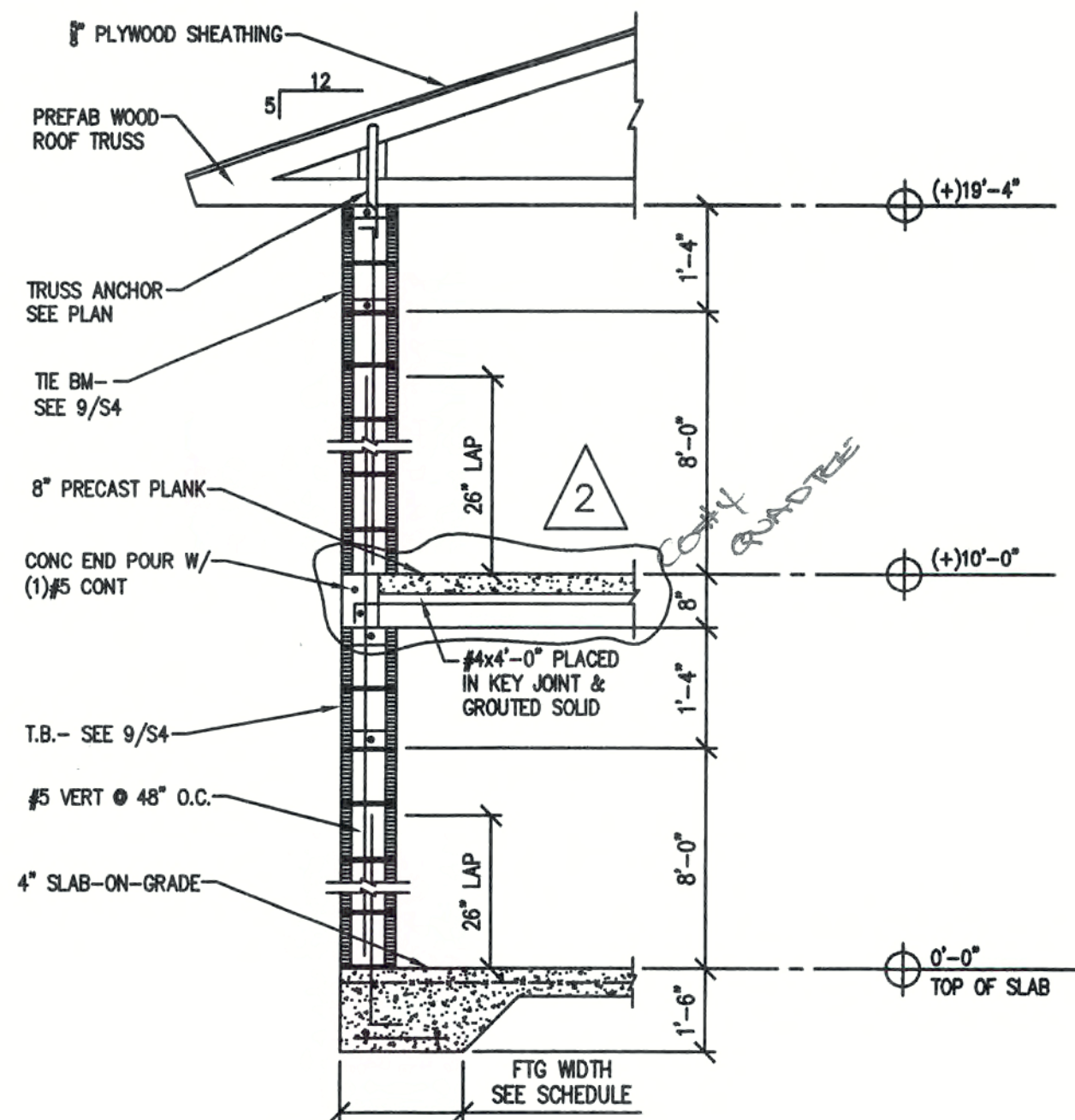
7 TYPICAL LANAI SLAB
SCALE: 3/4" = 1'-0"



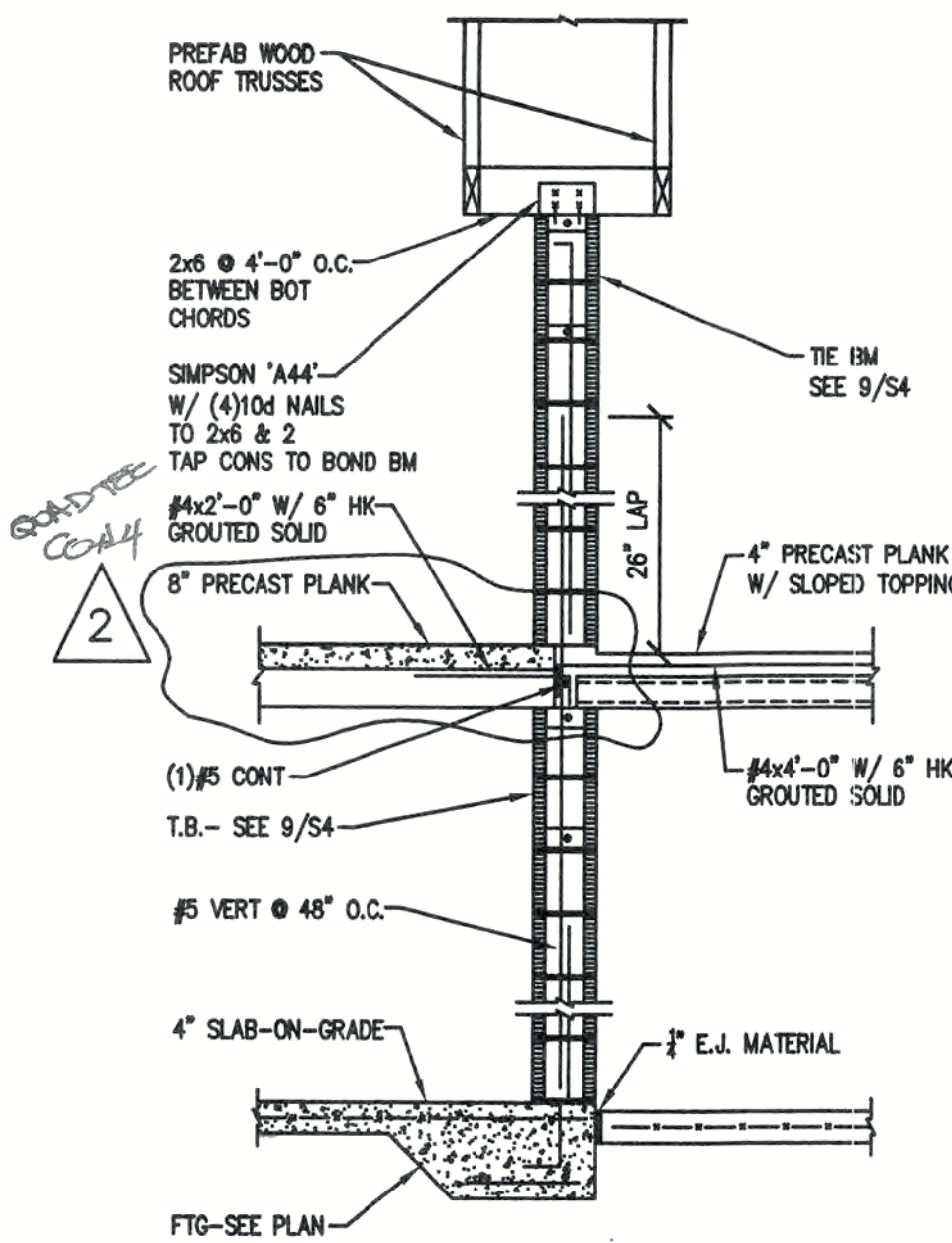
8 DETAIL @ CLOSET
SCALE: 3/4" = 1'-0"



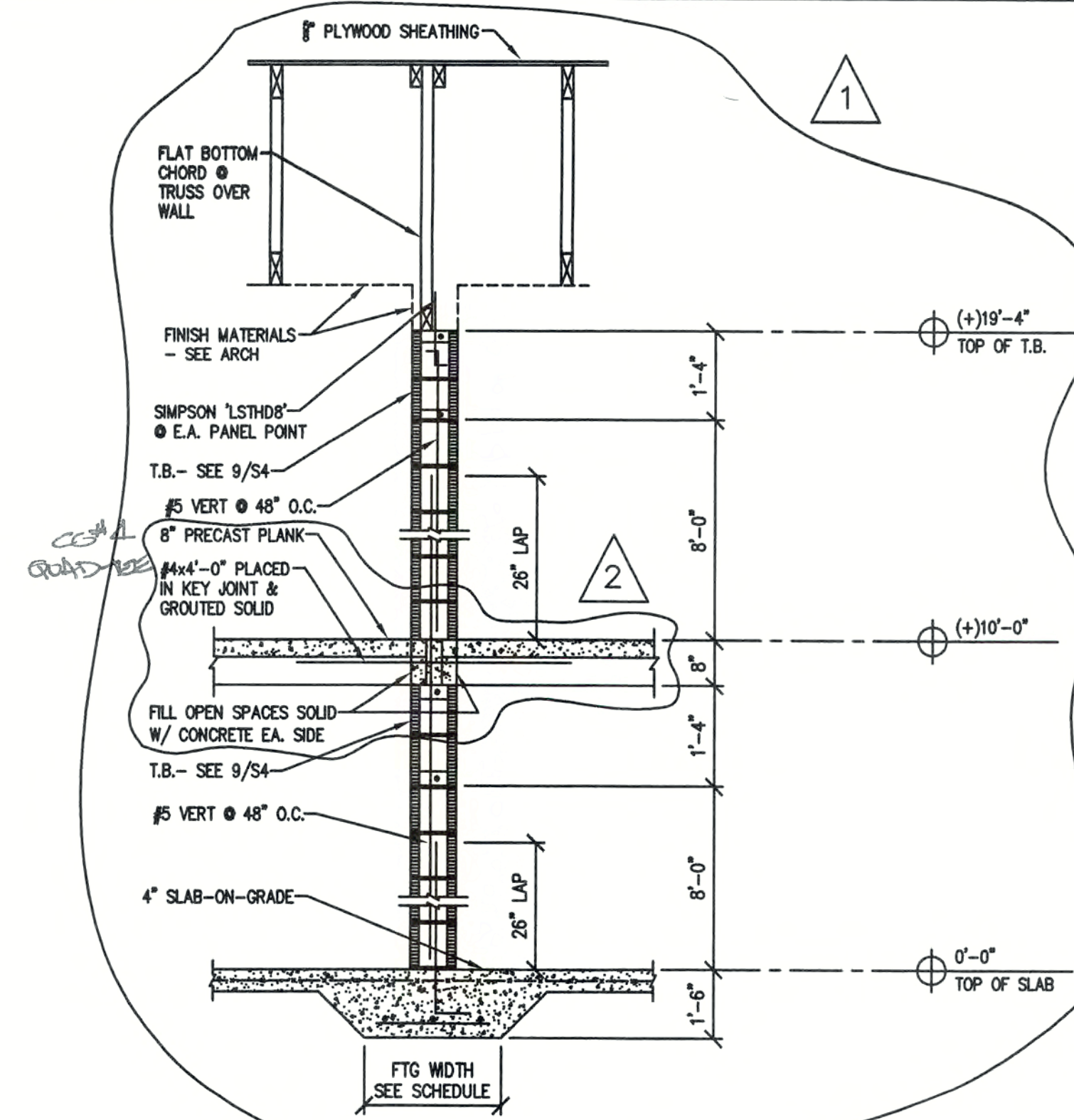
9 TYPICAL TIE BEAM
SCALE: 1" = 1'-0"



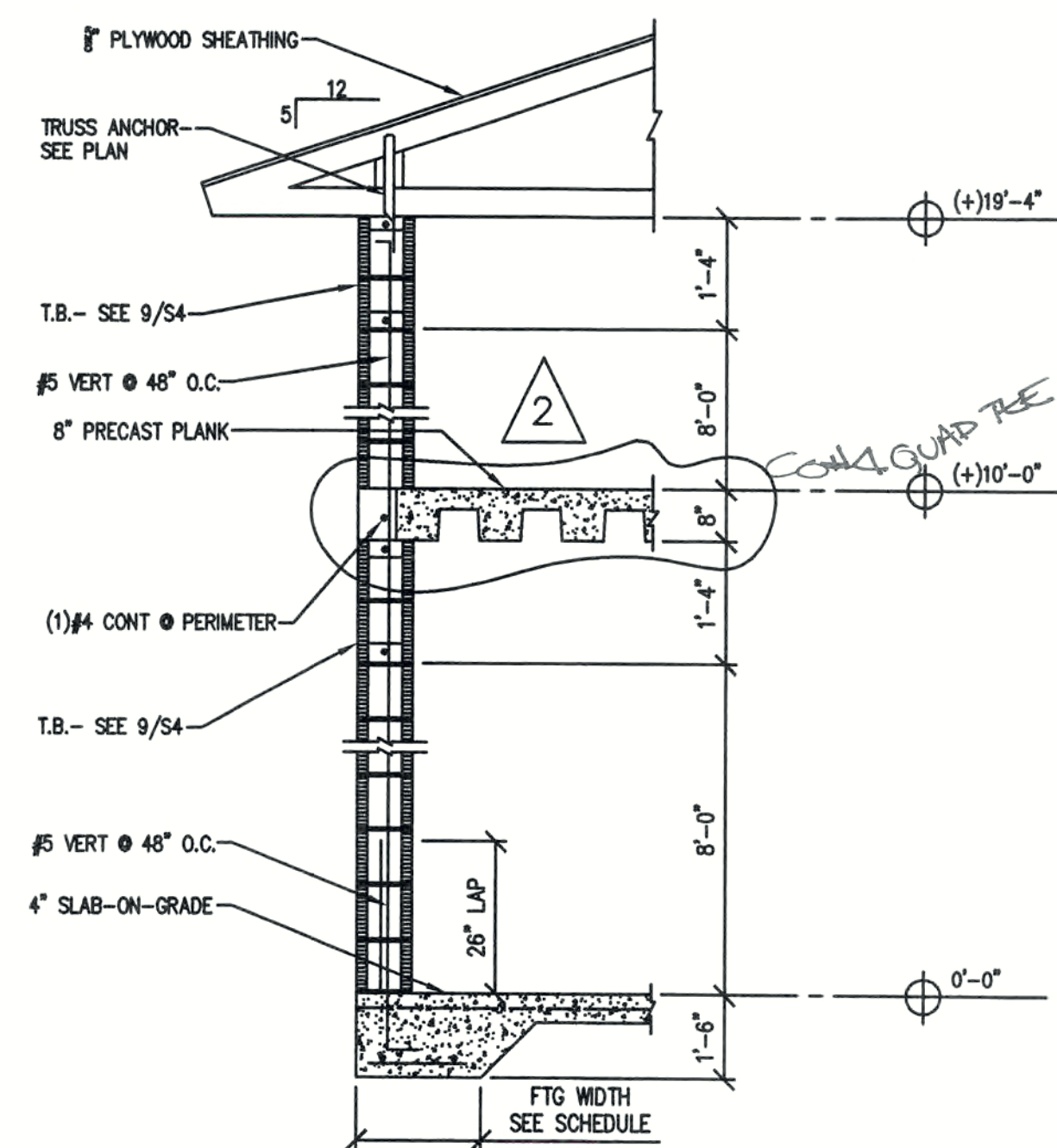
5 TYPICAL END BEARING WALL
SCALE: 1/2" = 1'-0"



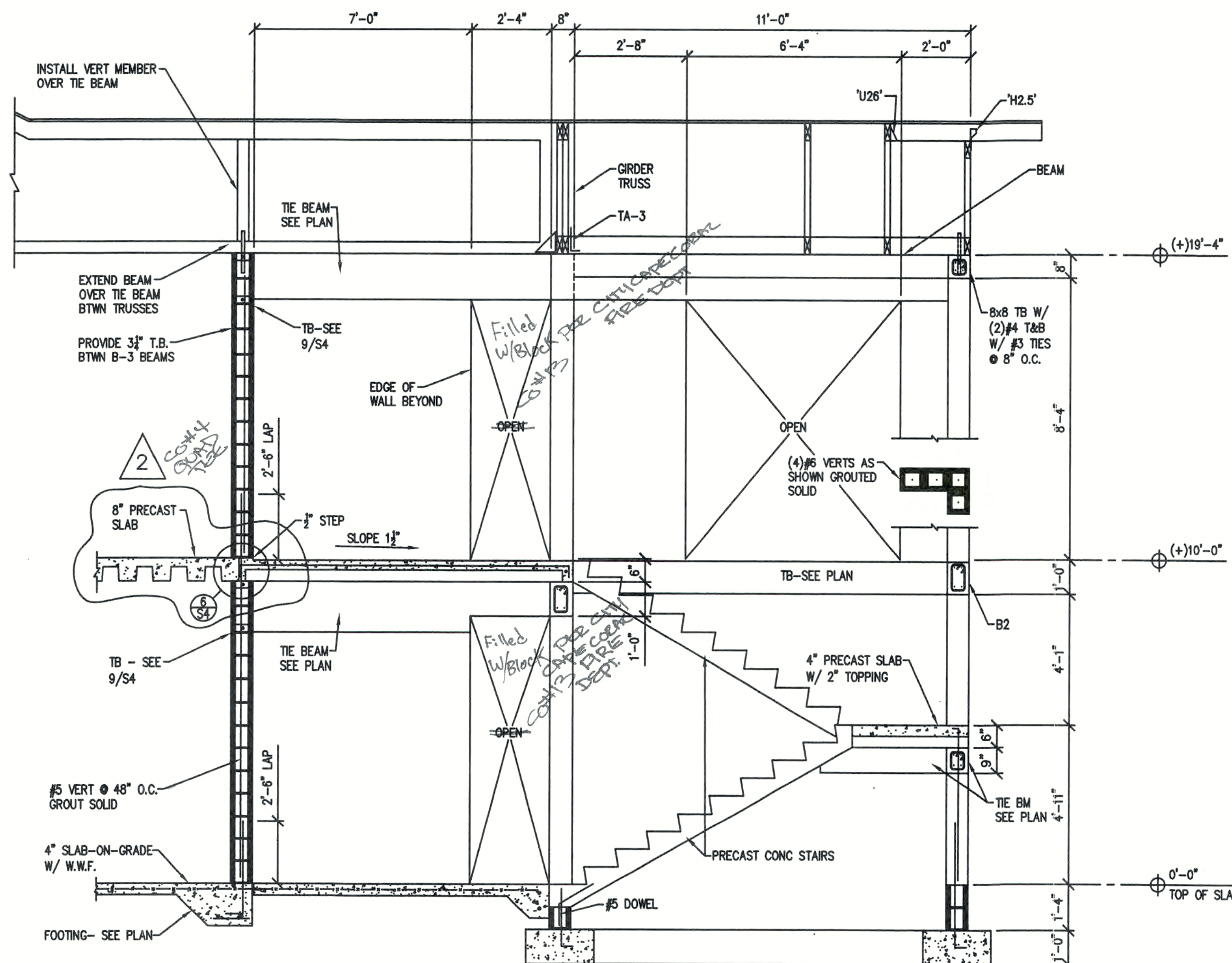
3 BEARING WALL @ ENTRY
SCALE: 1/2" = 1'-0"



1 TYPICAL INTERIOR BEARING WALL
SCALE: 1/2" = 1'-0"



2 TYPICAL FRONT/REAR WALL
SCALE: 1/2" = 1'-0"



4 SECTION @ STAIR
SCALE: 3/8" = 1'-0"

A 12 UNIT BUILDING FOR
THE OASIS
CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
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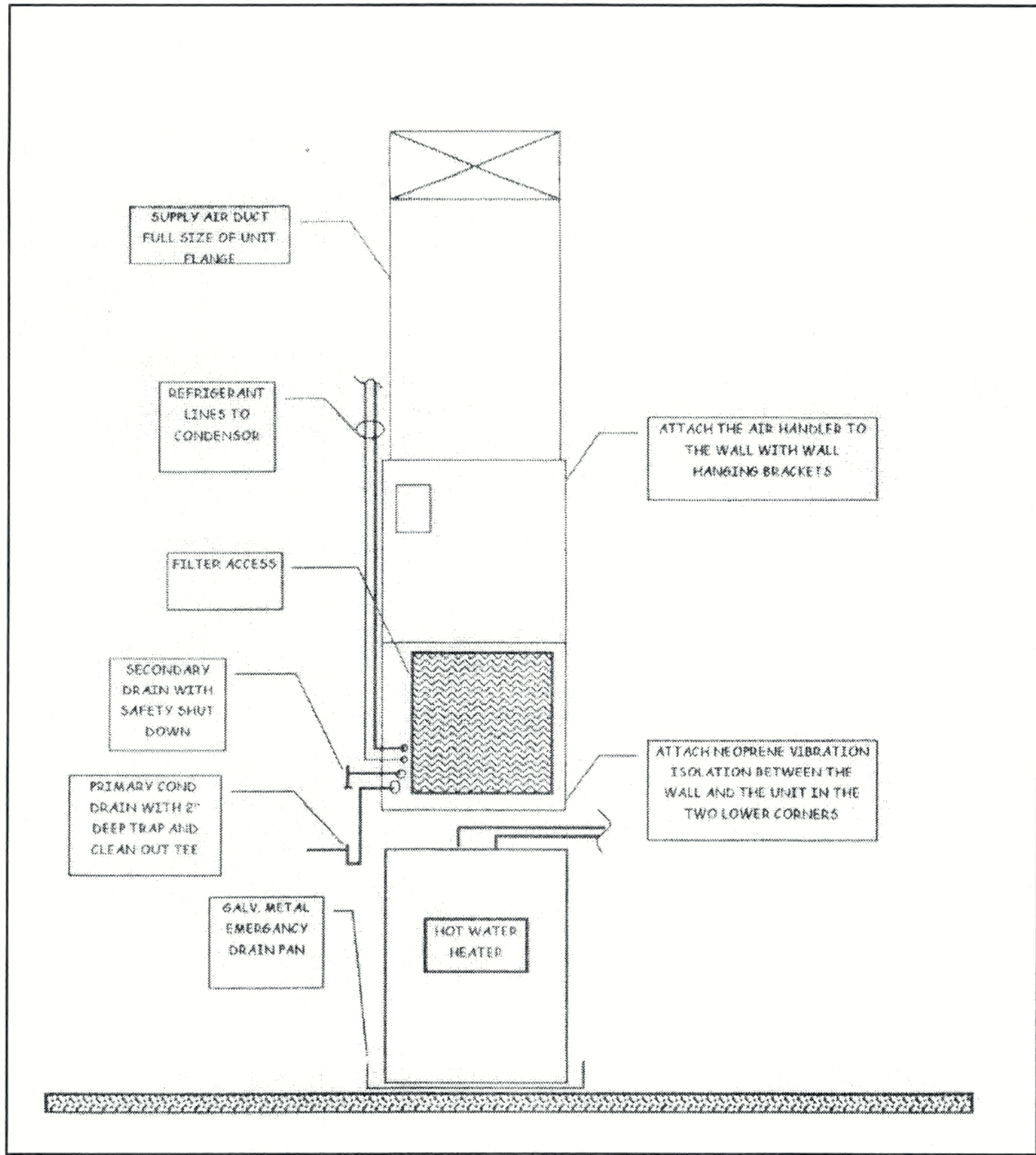
1 11/5/03
2 1/28/04

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DATE: 9/22/03
DRAWN BY: RMH
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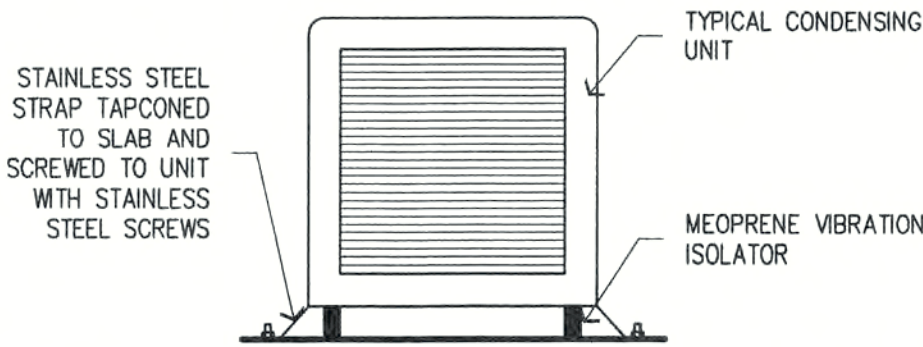
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S4

Structural Engineers
1401-B Lee Street
Fort Myers, FL 33901
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DEI # 03016

- H.V.A.C. NOTES
- SUPPLY AIR DISCHARGE PLENUM SHALL BE CONSTRUCTED OF FIBERGLASS DUCT BOARD SIMILAR TO OWENS-CORNING "ENDUR-GOLD" WITH ANTI-MICROBIAL COATING.
 - FLEXIBLE DUCT SHALL BE FACTORY INSULATED WITH SILVER FOIL OUTER JACKET.
 - DUCT SYSTEMS FOR LOWER FLOORS SHALL BE RATED FOR R-4 INSULATION VALVE, TOP FLOORS SHALL BE R-6.
 - ALL DUCT SYSTEMS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS.
 - START COLLARS FOR FLEXIBLE DUCT WILL BE GALVANIZED METAL WITHOUT DAMPERS.
 - FLEXIBLE DUCT TO BE SECURED TO START COLLARS WITH 2 NYLON TIE STRAPS. ONE ON INNER LINER AND ONE ON OUTER JACKET, SEAL OUTER JACKET TO DUCT WITH UL FOIL TAPE OR MASTIC.
 - ROUGH IN BOXES FOR GRILLES/REGISTERS WILL BE GALVANIZED METAL WITH INTERVAL INSULATION.
 - REFRIGERANT PIPING WILL BE TYPE L SOFT COPPER, INSULATE SUCTION LINE WITH 1/2" THICK RUBATEX OR EQUAL, PURGE PIPING AND PRESSURE TESTS FOR LEAKS WITH DRY NITROGEN. MAINTAIN DRY NITROGEN CHARGE UNTIL FINAL CONNECTION TO EQUIPMENT. BRAZE FINAL CONNECTIONS WITH SILVER SOLDER.
 - INSULATE EXPOSED PVC CONDENSATE DRAIN PIPING IN AHU CLOSET WITH 1/2" THICK RUBATEX OR EQUAL HAVING A 25/50 FLAME/SMOKE RATING.
 - LOW VOLTAGE CONTROL WIRING WILL BE UL LISTED.
 - AT STARTUP, ADJUST GRILLES AND REGISTERS FOR PROPER AIRFLOW.
 - VERTICAL PIPING RISERS, REFRIGERANT AND CONDENSATE, SHOULD BE FIRE STOPPED WITH UL APPROVED PRODUCTS FOR APPLICABLE ASSEMBLY.
 - SUPPLY GRILLES WILL BE ALUMINUM CONSTRUCTION WITH ADJUSTABLE BLADES, MULTI-SHUTTER BALANCING DAMPER AND WHITE FINISH. RETURN AIR TRANSFER GRILLES WILL HAVE FIXED BLADES AND WHITE FINISH.
 - VENT DUCT FOR BATH EXHAUST WILL BE GALVANIZED METAL DUCT PIPE AND FITTINGS OR FLEXIBLE ALUMINUM DUCT WITHOUT INSULATION.
 - VENT DUCT FOR DRYERS WILL BE 30 GAUGE MINIMUM GALVANIZED METAL DUCT PIPE AND FITTINGS, ASSEMBLE DRYER VENT DUCT WITH UL LISTED FOIL TAPE. NO SCREWS MAY PENETRATE DRYER VENT DUCT.
 - DO NOT OPERATE AIR HANDLING UNITS WITHOUT FILTERS. DO NOT OPERATE AIR HANDLING UNITS DURING ANY SANDING, PAINTING OR CLEANING OPERATIONS.
 - OUTDOOR CONDENSING UNITS SHALL BE ANCHORED TO 4" THICK CONCRETE EQUIPMENT PADS USING 1 1/4" MINIMUM TAPCON ANCHORS.
 - REFRIGERANT PIPING CHASES BELOW SLABS WILL BE INSTALLED BY HVAC CONTRACTOR. CHASES SHALL BE 6" DIAMETER PVC PIPE WITH NO MORE THAN 1-45 DEGREE BEND.
 - CONDENSATE DRAIN PIPING BELOW SLABS WILL BE INSTALLED BY PLUMBING CONTRACTOR. DRAIN PIPING SHALL BE 1 1/2" DIAMETER SCHED. 40 PVC PIPE. TERMINATE CONDENSATE DRAIN PIPING AT LEAST 12" FROM BUILDING WITH GOOSENECK CONSTRUCTED OF 90 DEGREE ELBOWS.



AIR HANDLER/WATER HEATER DETAIL
SCALE: N.T.S.

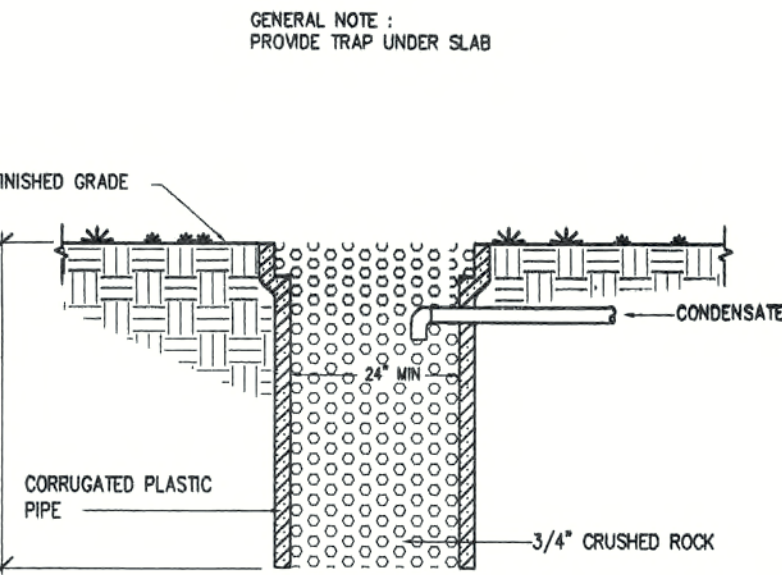


TYPICAL CONDENSING UNIT DETAIL
SCALE: 1/2" = 1'-0"

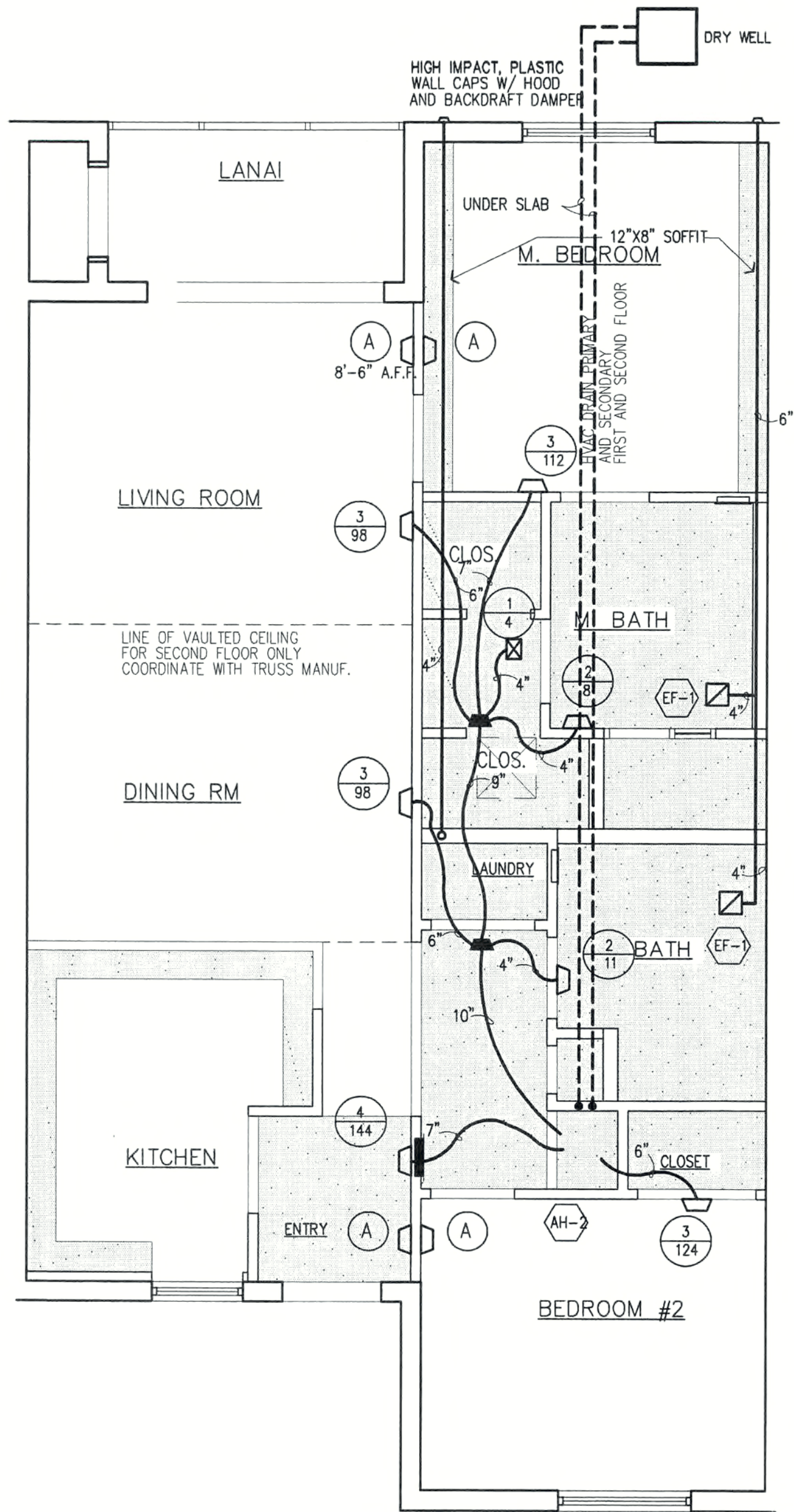
MECHANICAL EQUIPMENT SCHEDULE													
GENERAL													
MARK	MODEL	CFM	O. A.	VOLTAGE	MCA	SEER	SENS CAP	MBH	EAT	WGT.	FLA.	HEAT KW	MAX FUSE
AH-1	FF1CNA024005	800	---	208/230/1/60	24.5/26.9	10.0	16.4	22.6	80/67	75	18.1/20.0	5	25/30
C/U-1	38CKC024	---	---	208/230/1/60	14.4/15.3	10.0	16.4	22.624	95	117	12.6	---	20
AH-2	FF1CNA018005	600	---	208/230/1/60	2.4/26.3	10.0	11.8	16.8	80/67	75	18.1/20.0	5	25/30
C/U-2	38CKC018	---	---	208/230/1/60	12.8/12	10.0	11.8	16.8	95	115	10.4	---	20

- SIZE REFRIGERANT PIPING ACCORDING TO MANUFACTURERS LONG LINE RECOMMENDATIONS.
- SUPPLY MANUFACTURERS DIGITAL THERMOSTAT.
- HANG AIR HANDLER 4" OFF BACK WALL FOR PROPER INSPECTION CLEARANCE.

EXHAUST FAN SCHEDULE										
MARK	MFG.	MODEL	TYPE	C.F.M.	S.P.	H.P.	R.P.M.	VOLT	CURB	B.D.D.
EF-1	NUTONE	QT-80	CEILING	80	0.25	.50 AMPS	---	120	NO	YES



CONDENSATE DRY WELL DETAIL
N.T.S.



TYPICAL UNIT "A" MECHANICAL PLAN 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"

GENERAL NOTE: EXHAUST FOR THE DRYER SHALL BE 4" DIA. RIGID METAL VENTING.

AIR DISTRIBUTION SCHEDULE					
MARK	MFG	MODEL	SIZE	DIRECTION	ACCOS
1	METALAIRE	LMH	8 x 4	1 WAY	
2	METALAIRE	VM	8 x 4	SIDEWALL	
3	METALAIRE	VM	10 x 6	SIDEWALL	
4	METALAIRE	VM	12 x 6	SIDEWALL	
A	METALAIRE	RH-1	12 x 6	TRANSFER	

REVISIONS

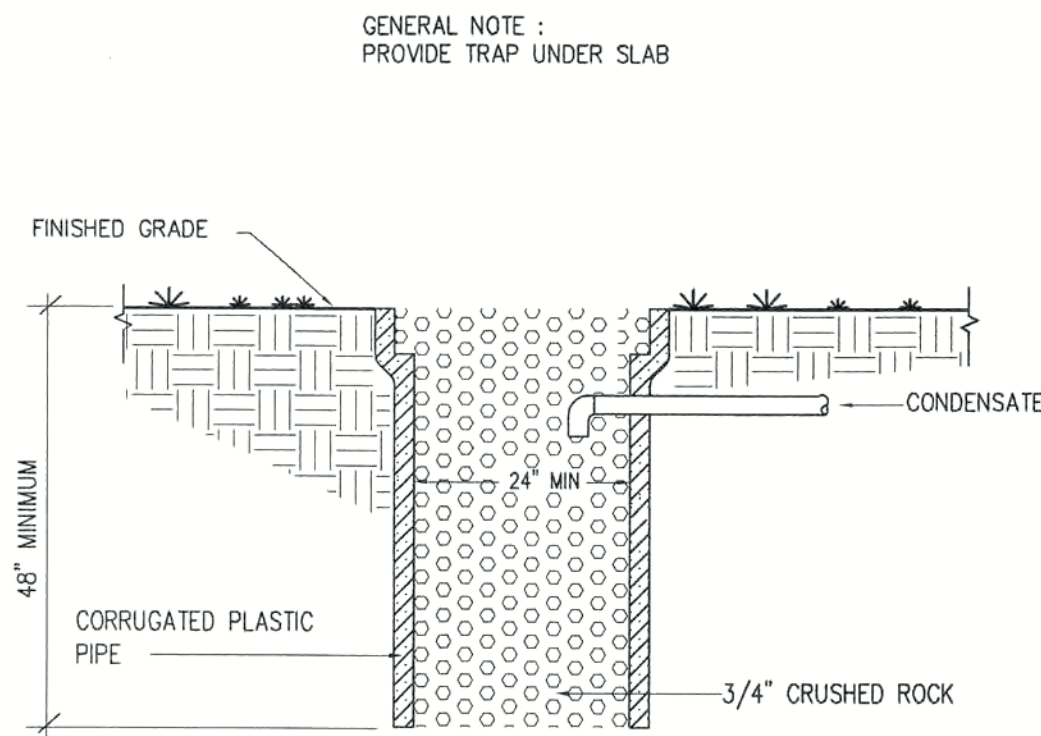
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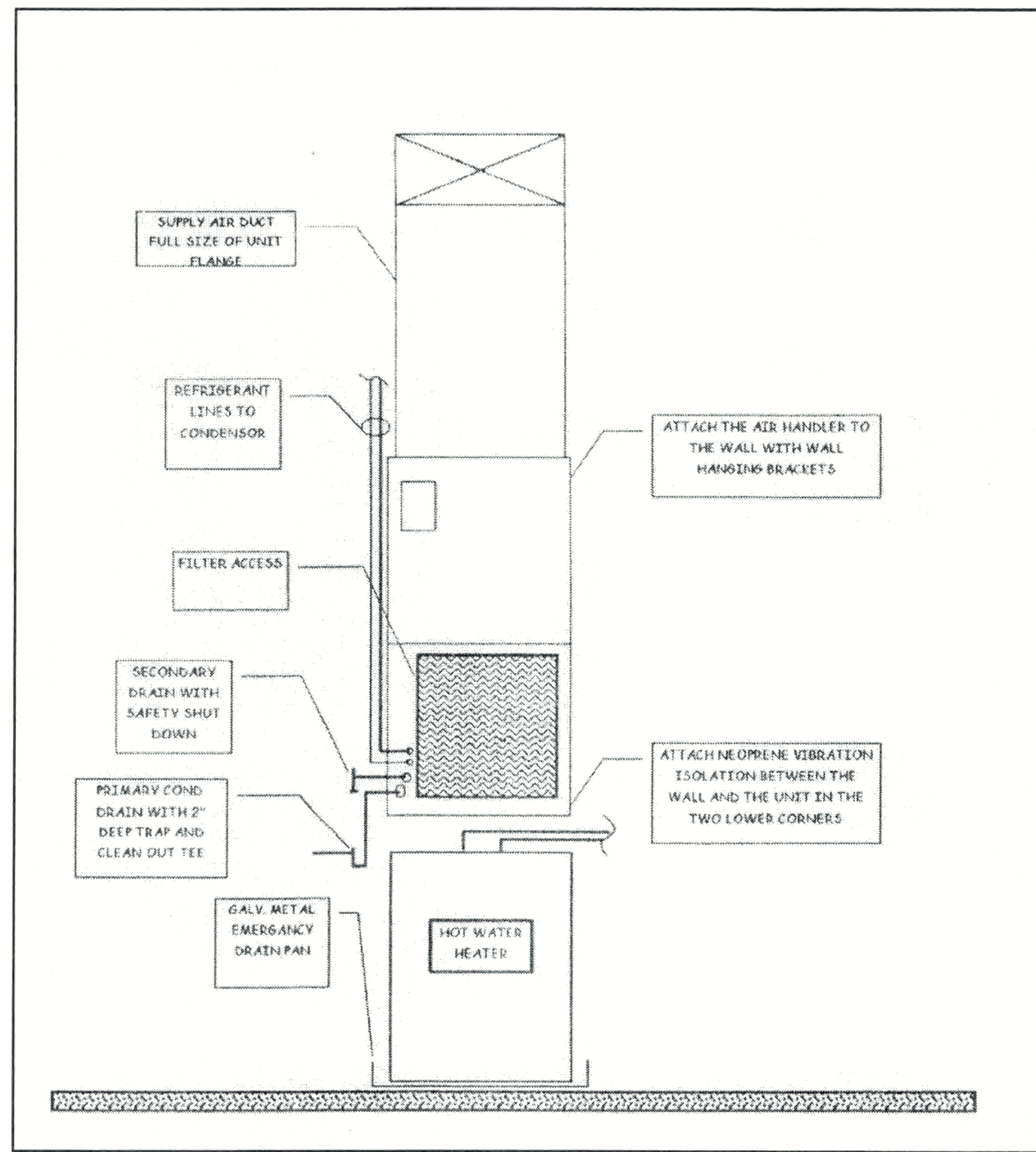


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DATE: 09/24/03
DRAWN BY: BAL
CAD REF: 0319mecha

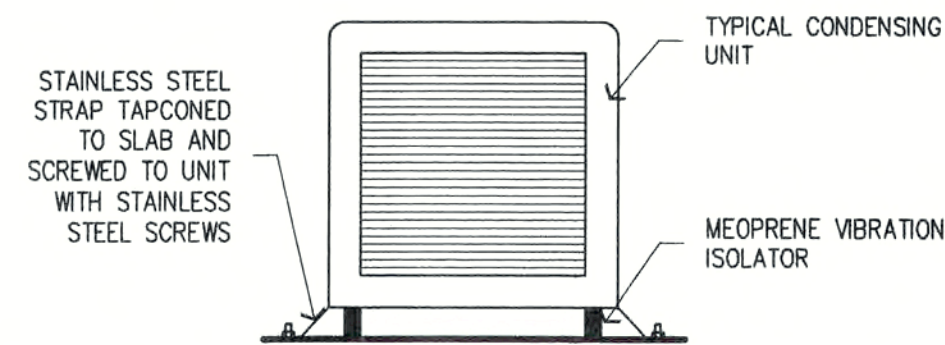
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CONDENSATE DRY WELL DETAIL
NTS



AIR HANDLER/WATER HEATER DETAIL
SCALE: N.T.S.



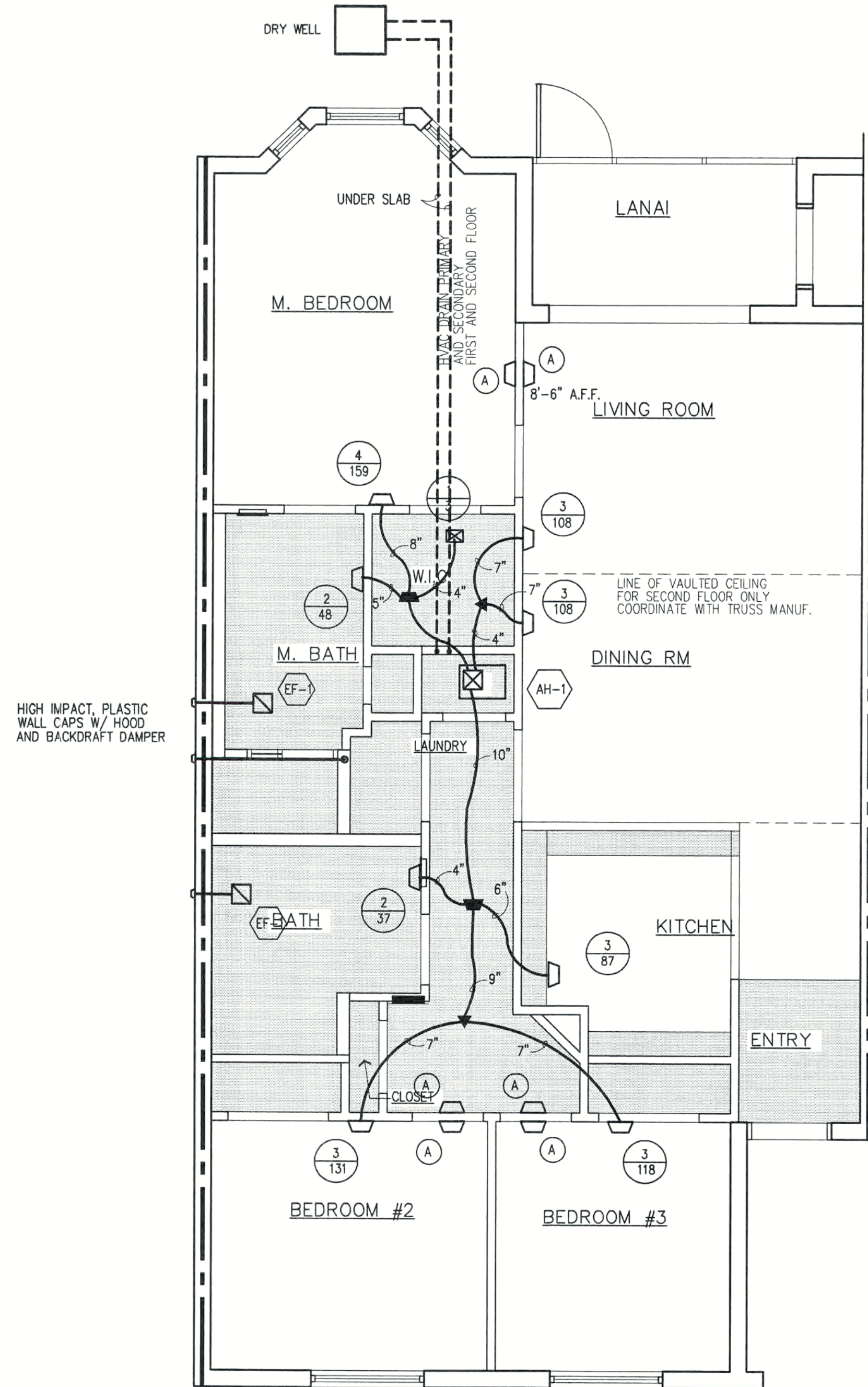
TYPICAL CONDENSING UNIT DETAIL
SCALE: 1/2" = 1'-0"

MECHANICAL EQUIPMENT SCHEDULE												
GENERAL												
MARK	MODEL	CFM	O. A.	VOLTAGE	MCA	SEER	SENS CAP	MBH	EAT	WGT.	FLA.	REMARKS
AH-1	FF1CNA024005	800	---	208/230/1/60	24.5/26.9	10.0	16.4	22.6	80/67	75	18.1/20.0	1, 2, 3
C/U-1	38CKC024	---	---	208/230/1/60	14.4/15.3	10.0	16.4	22.624	95	117	12.6	20
AH-2	FF1CNA018005	600	---	208/230/1/60	2.4/26.3	10.0	11.8	16.8	80/67	75	18.1/20.0	1, 2, 3
C/U-2	38CKC018	---	---	208/230/1/60	12.8/12.1	10.0	11.8	16.8	95	115	10.4	20

1. SIZE REFRIGERANT PIPING ACCORDING TO MANUFACTURERS LONG LINE RECOMMENDATIONS.
2. SUPPLY MANUFACTURERS DIGITAL THERMOSTAT.
3. HANG AIR HANDLER 4" OFF BACK WALL FOR PROPER INSPECTION CLEARANCE.

EXHAUST FAN SCHEDULE											
MARK	MFG.	MODEL	TYPE	C.F.M.	S.P.	H.P.	R.P.M.	VOLT	CURB	B.D.D.	REMARKS
EF-1	NUTONE	QT-80	CEILING	80	0.25	.50 AMPS	---	120	NO	YES	SWITCH WITH LIGHT

AIR DISTRIBUTION SCHEDULE					
MARK	MFG	MODEL	SIZE	DIRECTION	ACCOS
1	METALAIRE	LMH	8 x 4	1 WAY	
2	METALAIRE	VM	8 x 4	SIDEWALL	
3	METALAIRE	VM	10 x 6	SIDEWALL	
4	METALAIRE	VM	12 x 6	SIDEWALL	
A	METALAIRE	RH-1	12 x 6	TRANSFER	



TYPICAL UNIT "B" MECHANICAL PLAN 3 BEDROOM UNIT
SCALE: 1/4" = 1'-0"

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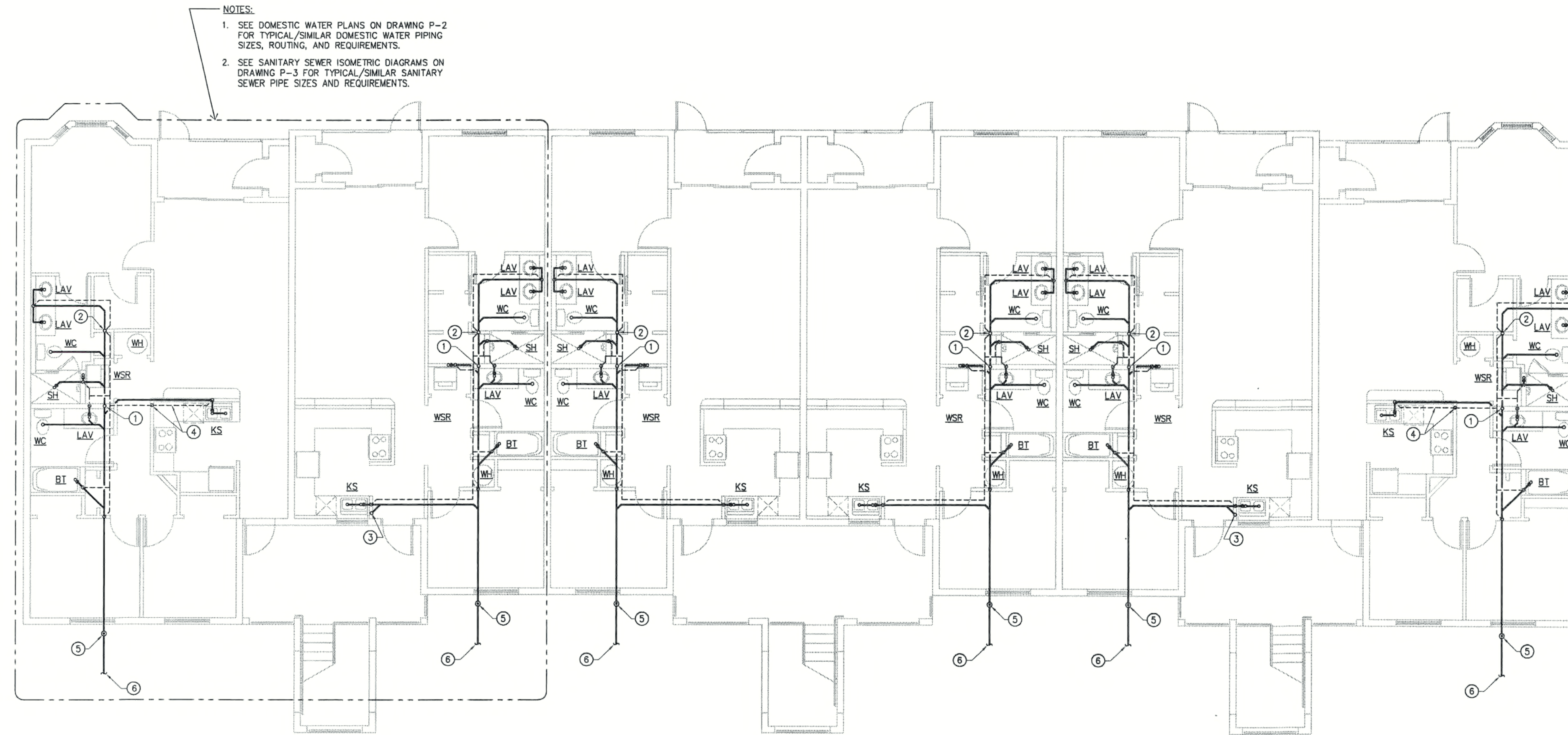
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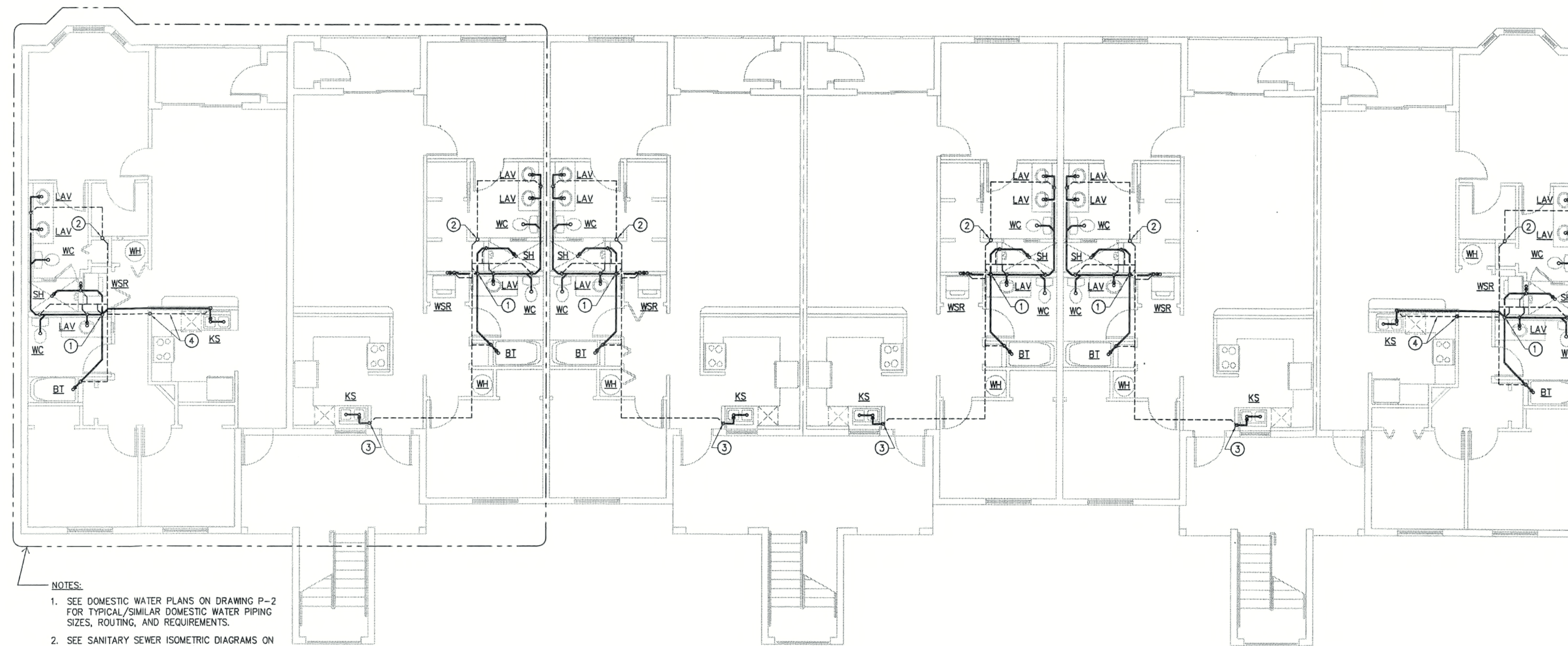
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M2



12 UNIT FIRST FLOOR BUILDING SANITARY SEWER PLAN
SCALE: 1/8" = 1'-0"



12 UNIT SECOND FLOOR BUILDING SANITARY SEWER PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR KEYED NOTES:

- 1 3" SANITARY STACK UP TO ABOVE FIRST FLOOR CEILING. SEE SECOND FLOOR PLUMBING PLAN ON THIS SHEET FOR CONTINUATION.
- 2 2" SANITARY VENT STACK UP IN WALL AND THRU ROOF. 2" SANITARY DOWN IN WALL TO TIE-IN TO MAIN SANITARY SEWER LINE BELOW SLAB.
- 3 2" SANITARY SEWER LINE UP IN WALL TO SERVE KITCHEN SINK ON SECOND FLOOR.
- 4 1 1/2" SANITARY VENT LINE DOWN IN WALL TO BELOW COUNTER AND RUN IN WALL BELOW COUNTER TO SINK TRAP.
- 5 4" SANITARY YARD CLEAN-OUT AT 1" ABOVE FINISHED GRADE ELEVATION.
- 6 4" SANITARY SEWER LINE TO SEWER MAIN. SEE CIVIL SITE PLAN FOR CONTINUATION.

SECOND FLOOR KEYED NOTES:

- 1 3" SANITARY STACK DOWN TO TIE-IN TO MAIN SANITARY SEWER LINE BELOW SLAB. (SEE FIRST FL. PLAN)
- 2 3" SANITARY VENT THRU ROOF. 2" SANITARY VENT DOWN IN WALL TO FIRST FLOOR.
- 3 2" SANITARY SEWER LINE DOWN IN WALL TO TIE-IN TO SANITARY LINE BELOW SLAB. (SEE FIRST FL. PLAN)
- 4 1 1/2" SANITARY VENT LINE DOWN IN WALL TO BELOW COUNTER AND RUN IN WALL BELOW COUNTER TO SINK TRAP.

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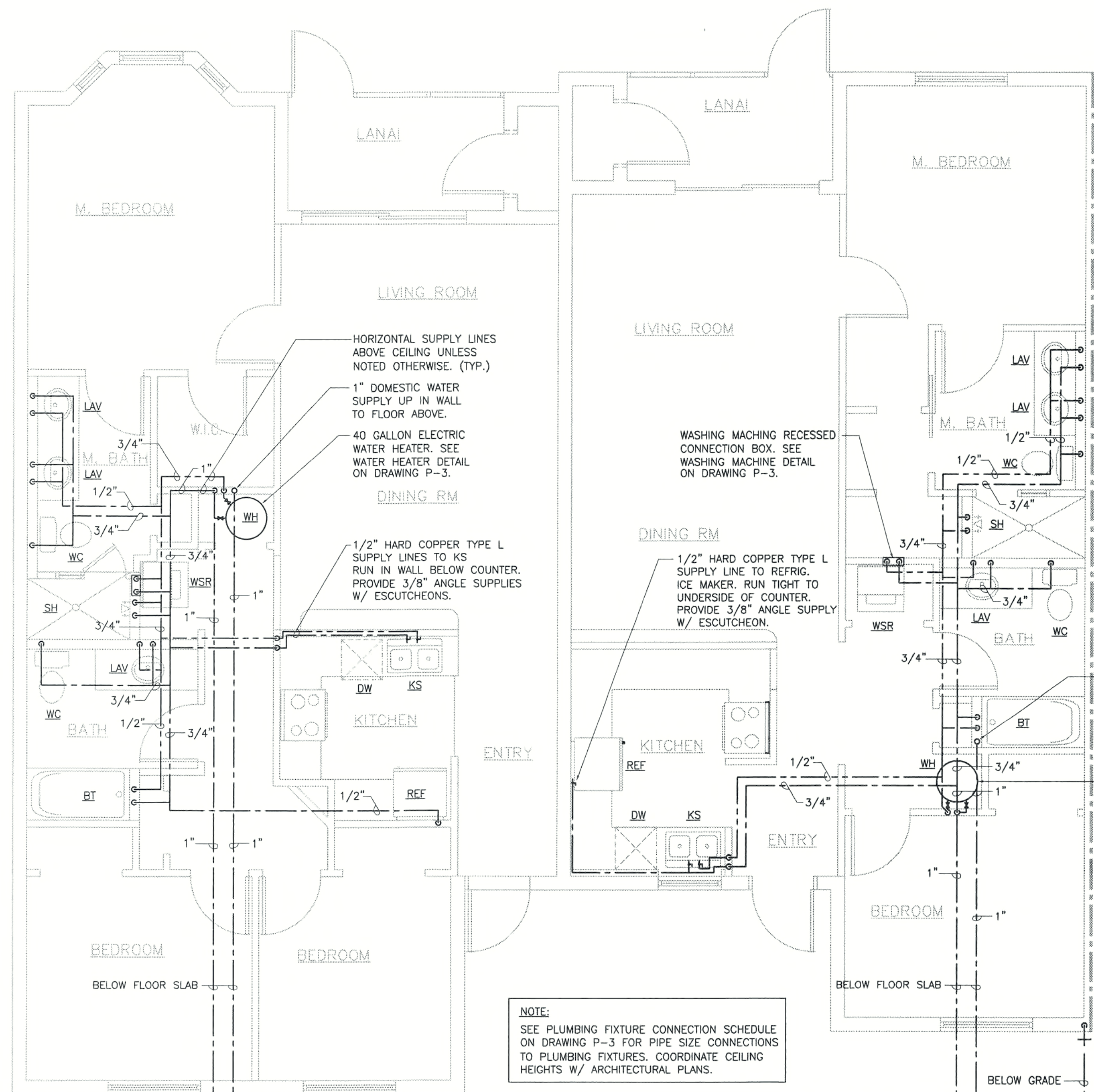
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P1



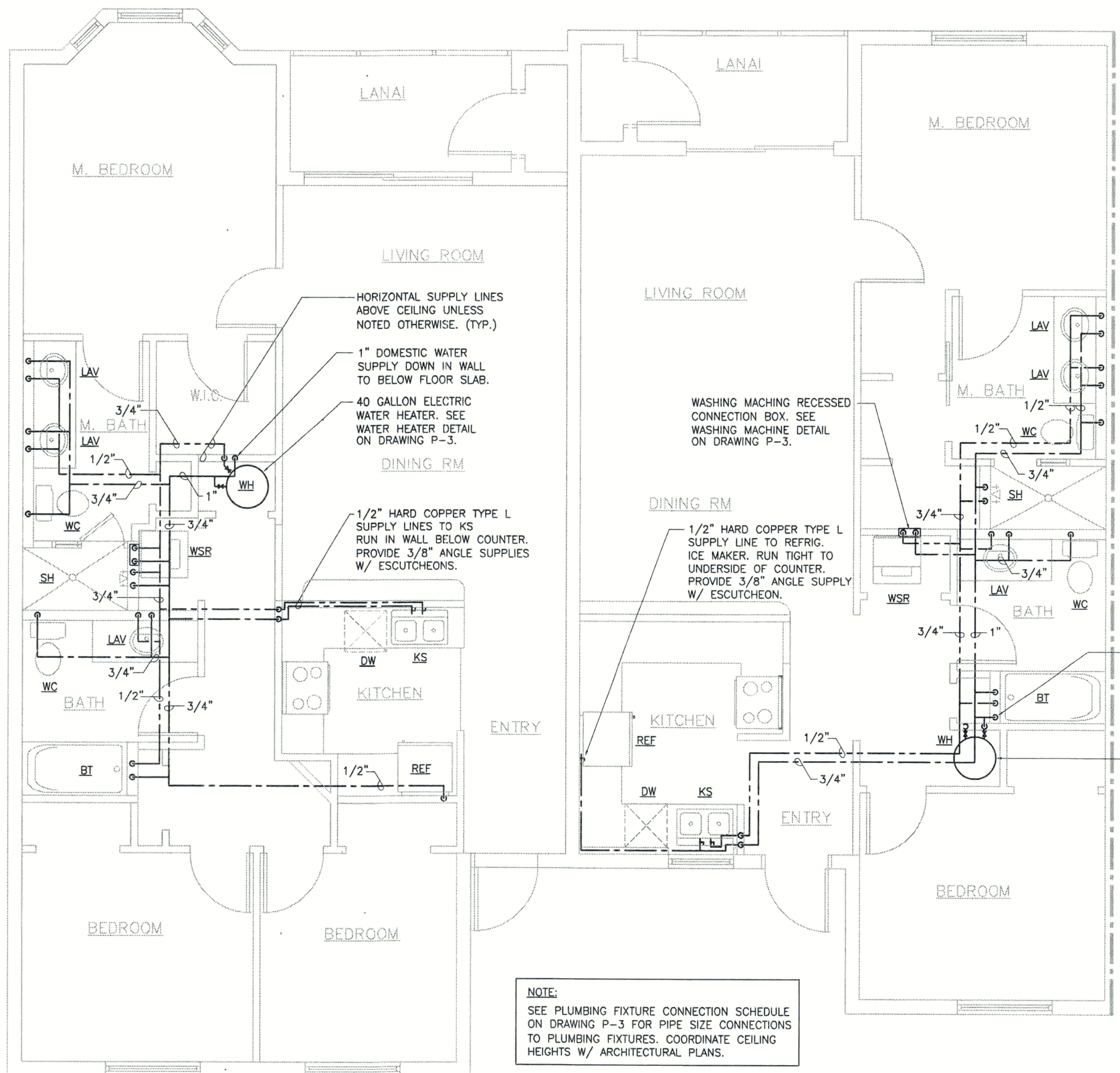
1" DOMESTIC WATER SUPPLY LINES BELOW GRADE. SEE CIVIL SITE PLAN FOR CONTINUATION. SEE CIVIL SITE PLAN FOR LOCATIONS OF SHUT-OFF VALVE BOXES, BACKFLOW DEVICES AND WATER METERS AS REQUIRED.

NOTE:
SEE PLUMBING FIXTURE CONNECTION SCHEDULE ON DRAWING P-3 FOR PIPE SIZE CONNECTIONS TO PLUMBING FIXTURES. COORDINATE CEILING HEIGHTS W/ ARCHITECTURAL PLANS.

1" DOMESTIC WATER SUPPLY LINES BELOW GRADE. SEE CIVIL SITE PLAN FOR CONTINUATION. SEE CIVIL SITE PLAN FOR LOCATIONS OF SHUT-OFF VALVE BOXES, BACKFLOW DEVICES AND WATER METERS AS REQUIRED.

3/4" DOMESTIC WATER SUPPLY LINES BELOW GRADE. SEE CIVIL SITE PLAN FOR CONTINUATION. SEE CIVIL SITE PLAN FOR LOCATIONS OF SHUT-OFF VALVE BOXES, BACKFLOW DEVICES AND WATER METERS AS REQUIRED.

TYPICAL UNITS DOMESTIC WATER PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



NOTE:
SEE PLUMBING FIXTURE CONNECTION SCHEDULE ON DRAWING P-3 FOR PIPE SIZE CONNECTIONS TO PLUMBING FIXTURES. COORDINATE CEILING HEIGHTS W/ ARCHITECTURAL PLANS.

1" DOMESTIC WATER SUPPLY DOWN IN WALL TO BELOW FLOOR SLAB.
40 GALLON ELECTRIC WATER HEATER. SEE WATER HEATER DETAIL ON DRAWING P-3.

TYPICAL UNITS DOMESTIC WATER PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

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SHEET
P2

PLUMBING FIXTURES CONNECTION SCHEDULE

ITEM	DESCRIPTION	WATER SUPPLY				TRAP	VENT
		BRANCH		FIXTURE			
		COLD	HOT	COLD	HOT		
<u>WC</u>	WATER CLOSET (FLUSH TANK)	1/2"	—	1/2"	—	3"	2"
<u>LAV</u>	LAVATORY	1/2"	1/2"	3/8"	3/8"	1 1/4"	2"
<u>BT</u>	BATHTUB	1/2"	1/2"	1/2"	1/2"	1 1/2"	2"
<u>SH</u>	SHOWER	3/4"	3/4"	1/2"	1/2"	2"	2"
<u>KS</u>	KITCHEN SINK	3/4"	1/2"	3/4"	1/2"	1 1/2"	1 1/2"
<u>WSR</u>	WASHING MACHINE	1/2"	1/2"	1/2"	1/2"	2"	2"
<u>REF</u>	REFRIGERATOR	PROVIDE CONNECTION(S) PER MANUFACTURER'S INSTRUCTIONS					
<u>DW</u>	DISHWASHER	PROVIDE CONNECTION(S) PER MANUFACTURER'S INSTRUCTIONS					

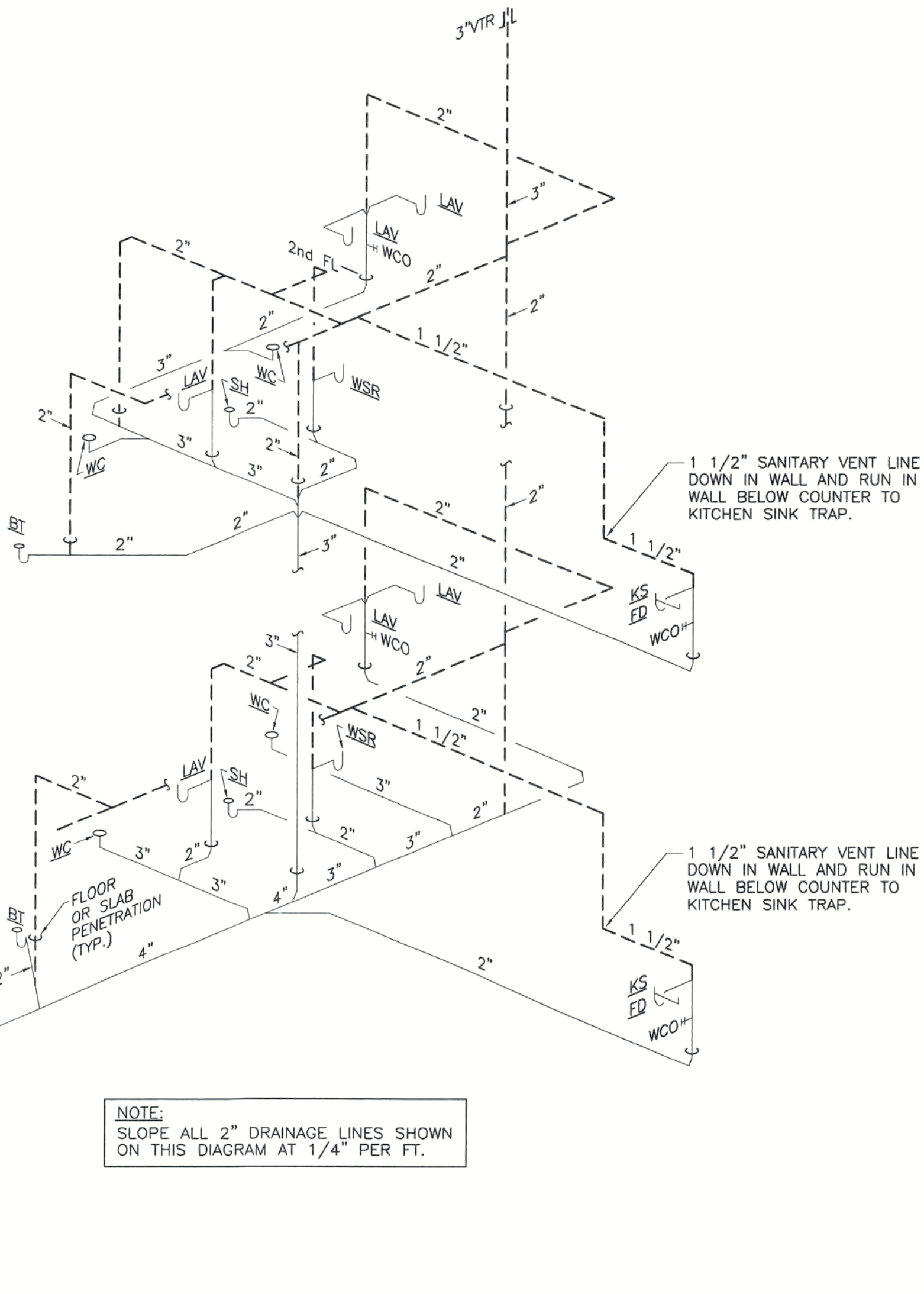
NOTES: 1. WATER SUPPLY SIZES UNDER FIXTURE COLUMN ARE CONN. TO FIXTURE OR SUPPLY STOP SIZES.
2. WATER CLOSET HAS INTEGRAL TRAP. SIZE SHOWN IN TRAP COLUMN FOR WATER CLOSET IS FOR SANITARY LINE SIZE.

PLUMBING LEGEND

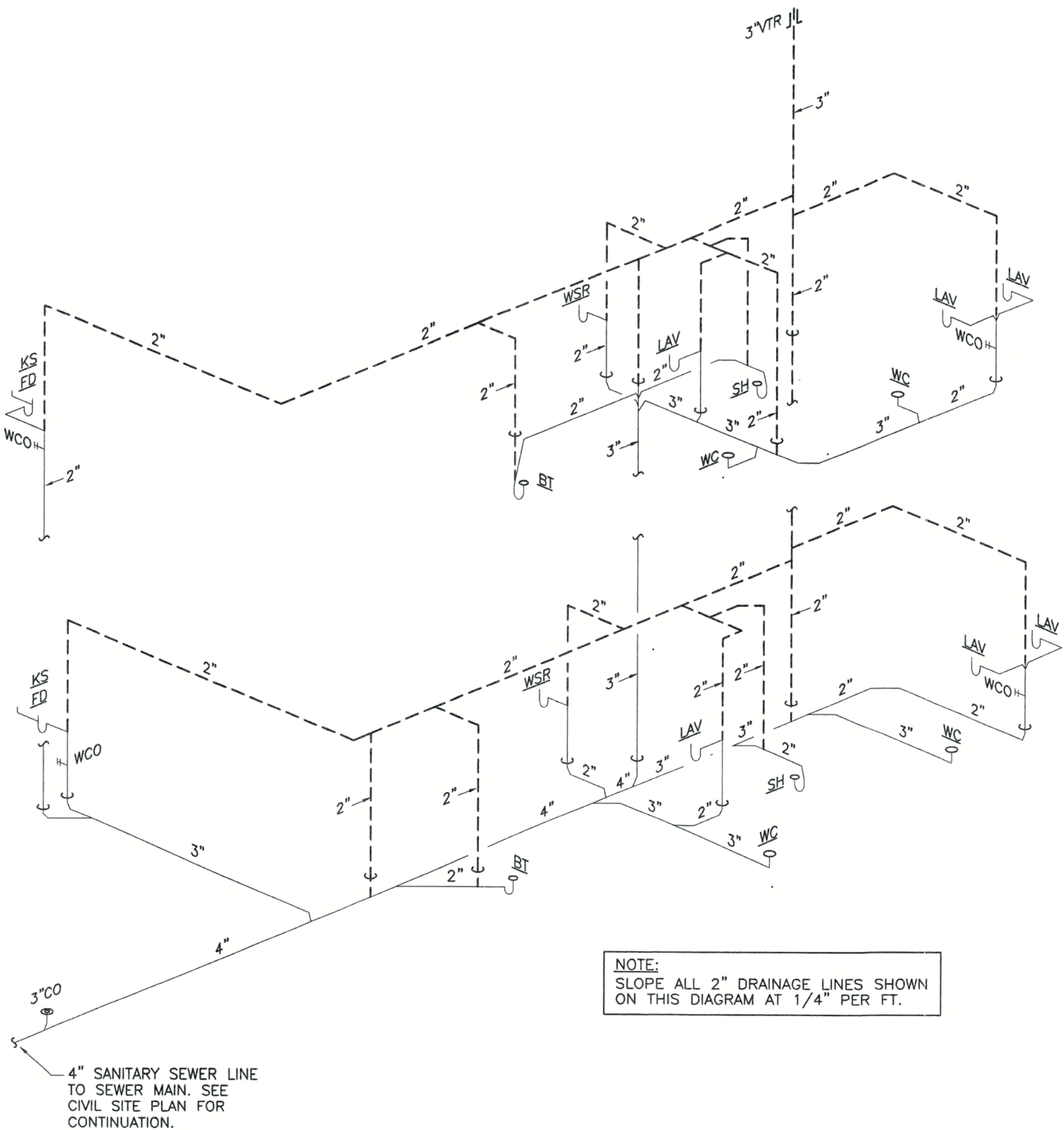
SYMBOL	DESCRIPTION
	SANITARY DRAIN LINE
	SANITARY VENT LINE
	COLD WATER LINE
	HOT WATER LINE
	UP OR RISE
	DOWN OR DROP
	HOSE BIBB
	BALL VALVE

PLUMBING ACCESSORY SCHEDULE

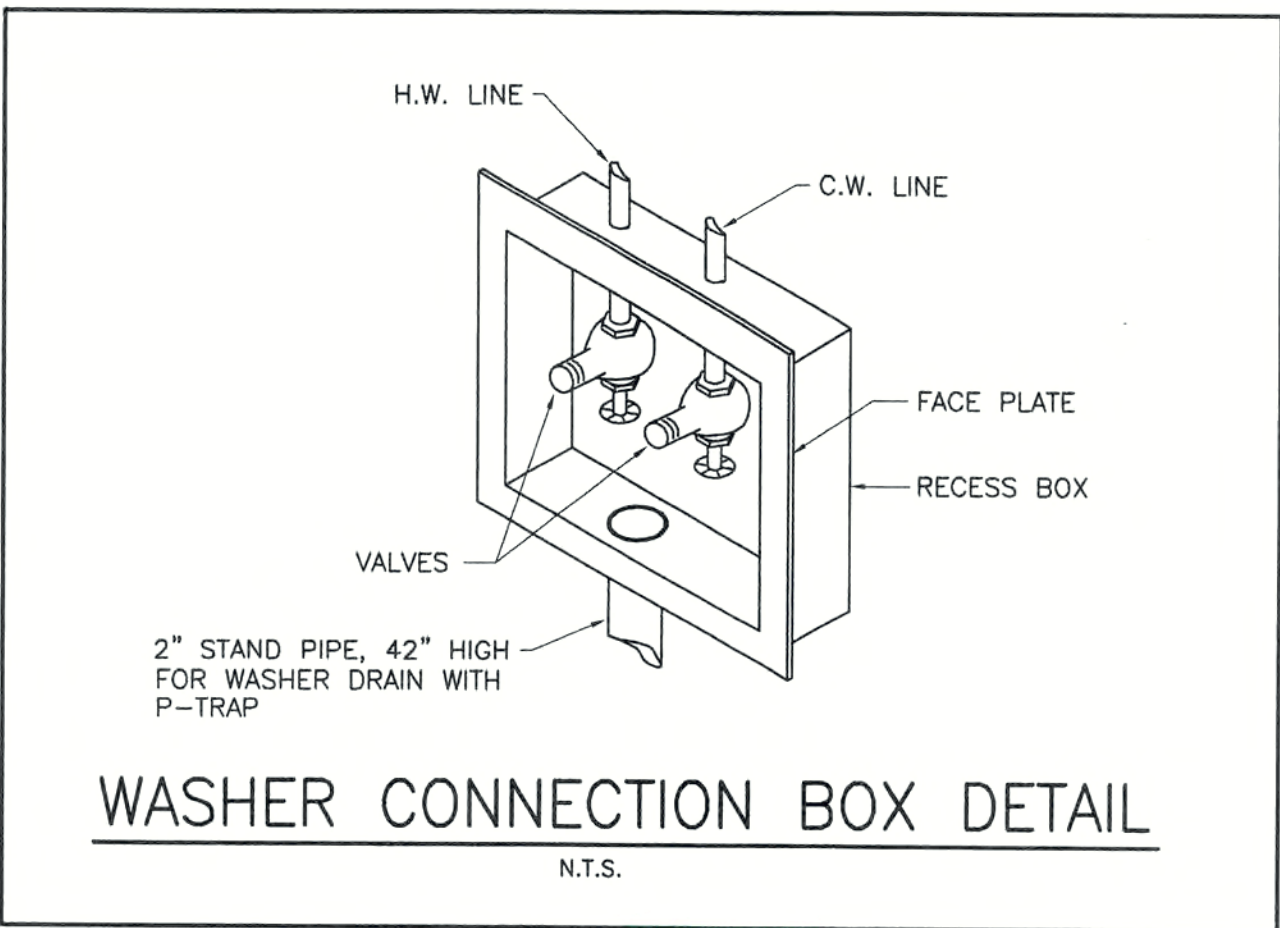
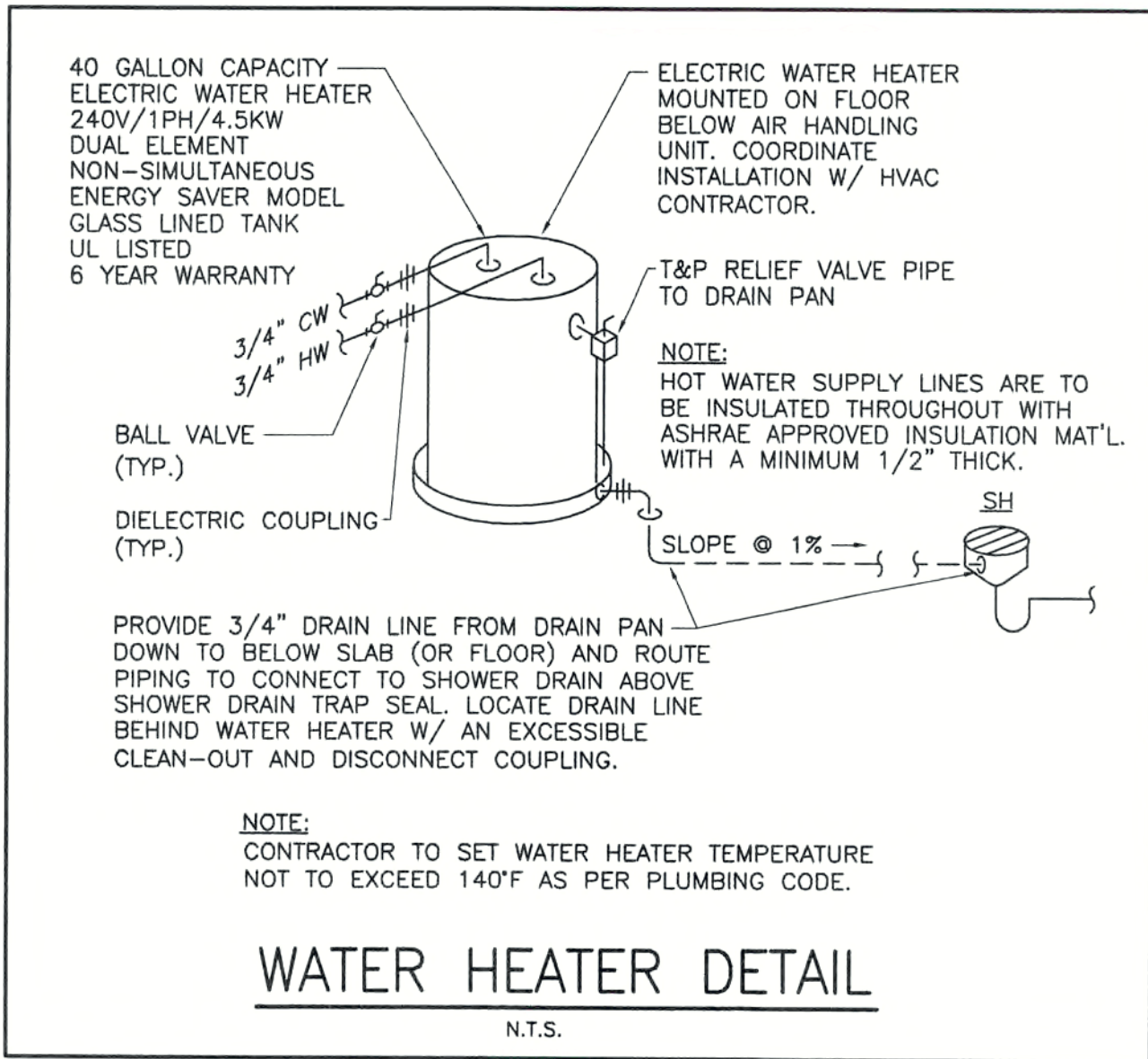
UNIT	DESCRIPTION	MOUNTING HEIGHT	SPECIFICATIONS
WH	ELECTRIC WATER HEATER 40 GALLON	FLOOR MOUNTED	RHEEM/GE MODEL GE40S6A 4500 WATT SHORT PROFILE DUAL ELEMENT - NON SIMULTANEOUS PLASTIC DRAIN PAN - P & T RELIEF VALVE PER MANUF. SPECIFICATIONS (P & T RELIEF VALVE PIPED TO DRAIN PAN PER FLORIDA BUILDING CODE)
ED	FOOD DISPOSAL	UNDER KITCHEN SINK	IN SINK ERATOR MODEL BADGER 5 1/2 HORSEPOWER INSTALL PER MANUFACTURER'S INSTRUCTIONS
HB	HOSE BIBB	HEIGHT TO MATCH EXISTING	WOODFORD MODEL Z4P



SANITARY SEWER ISOMETRIC DIAGRAM — 3 BEDROOM UNITS
NOT TO SCALE TYPICAL/SIMILAR FOR ALL 3 BR UNITS



SANITARY SEWER ISOMETRIC DIAGRAM — 2 BEDROOM UNITS
NOT TO SCALE TYPICAL/SIMILAR FOR ALL 2 BR UNITS



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JOB: 0319
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DRAWN BY: BAL
CAD REF: 319UNITBPL

ELECTRICAL SPECIFICATIONS	
1. GENERAL A. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND COSTS FOR INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM. ALL WORK SHALL BE INSTALLED IN A WORKMAN LIKE MANNER. SHALL BE COMPLETE AND INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF THE LOCAL COUNTY ELECTRICAL CODE, THE NATIONAL ELECTRICAL CODE (NEC), NFPA 72 6. AND THE CURRENT BOCA BUILDING CODE. B. THESE DRAWINGS ARE SCHEMATIC AND INTENDED TO DEPICT THE ARCHITECTURAL PLANS FOR FINAL DIMENSIONS AND LOCATION OF FIXTURES, DEVICES AND EQUIPMENT. IT IS NOT THE INTENT OF THESE PLANS TO SHOW ALL DETAILS OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS SUCH AS HARDWARE, JUNCTION BOXES, CONDUIT FITTINGS, ETC., AS NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM IN WORKING ORDER WHETHER SHOWN OR NOT. C. ALL EQUIPMENT, FIXTURES, ETC., SHALL BE STARTED, TESTED, ADJUSTED AND PLACED IN SATISFACTORY OPERATING CONDITION BY THIS CONTRACTOR WHO SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF (1) ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY (C.O.) AND SHALL REPAIR ANY SUCH DEFECTS WITHOUT COST TO THE OWNER. ALL EQUIPMENT SHALL BE COVERED FOR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY, AND THIS CONTRACTOR SHALL FURNISH THE OWNER WITH ALL MANUFACTURER'S GUARANTEES AND WARRANTIES. 2. GROUNDING A. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC EXCEPT WHERE GROUNDING IN EXCESS OF NEC REQUIREMENTS IS INDICATED. B. PROVIDE A SERVICE ENTRANCE GROUNDING ACCORDING TO NEC ART. 250, PART "H", THE MINIMUM INSTALLATION IS TO INCLUDE, BUILDING FOOTER/FOUNDATION REINFORCING STEEL (20" OF #4 MIN. SIZE) TURNED UP OR OTHERWISE EXPOSED AT THE SERVICE WITH APPROVED CONNECTORS BONDING A GROUNDING CONDUCTOR SIZED PER TABLE 250.54 TO THE STEEL AND A DRIVEN ROD GROUND (MIN. 5/8"x8" DEEP) WITH COPPER GROUNDING CONDUCTOR, IF AVAILABLE ON PREMISES, ALSO BOND, METAL COLD WATER PIPING, METAL BUILDING FRAME, AND GROUND RING WITH JUMPEERS SIZED FROM 250-54. 3. PANELS A. PANELS SHALL BE SQUARE D OR EQUAL WITH PLUG-IN TYPE BREAKERS, TYPE AS SPECIFIED ON THE DRAWINGS. B. PANELS SHALL HAVE 100% COPPER NEUTRAL BUS. C. "SPACE ONLY" IS DEFINED TO INCLUDE ALL NECESSARY COPPER BUS, DEVICE SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE. D. SURFACE MOUNTED PANEL CABINETS SHALL BE INSTALLED ON AN APPROVED STEEL FRAMEWORK TO DISTRIBUTE THE WEIGHT EVENLY TO THE WALL AND FLOOR AND TO PROVIDE A 1-INCH AIR SPACE BETWEEN WALL AND CABINET. PAINT FRAMEWORK WITH TWO COATS OF GRAY ENAMEL AFTER FABRICATION. 4. DISCONNECT SWITCHES AND CIRCUIT BREAKERS A. ENCLOSED NON-FUSIBLE DISCONNECT SWITCHES OR A/C PULL OUT DEVICES SHALL BE HOUSED IN NEMA 3R TYPE ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH PADLOCKS, AND INTERLOCKED WITH COVER IN "CLOSED" POSITION. B. ENCLOSURES: 1) INDOOR LOCATIONS: NEMA TYPE 1, UNLESS SPECIFIED OR REQUIRED OTHERWISE TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION. 2) OUTDOOR LOCATIONS: TYPE 12/3R. 3) PROPERLY SUPPORT DISCONNECTS ON WALL WITH METAL FRAMING AS REQUIRED. 4) PROVIDE FUSES OR HACR CIRCUIT BREAKERS IF REQUIRED BY EQUIPMENT MANUFACTURER TO MAINTAIN U.L. RATING. 5. MOTOR CONTROLLERS (STARTERS) A. MANUAL MOTOR CONTROLLERS: QUICK-MAKE, QUICK-BREAK TOGGLE ACTION WITH RED PILOT LIGHT AND HANDLE GUARD/LOCK OFF. B. STARTERS (CONTROLLERS) FOR THE THREE PHASE MOTORS SHALL BE A COMBINATION TYPE, FULL VOLTAGE, NON-REVERSING, MAGNETIC MOTOR STARTER WITH NONFUSIBLE DISCONNECT SWITCH. STARTER SHALL BE FURNISHED WITH THREE EXTERNAL MANUAL RESET, THERMAL OVERLOAD HEATERS, TWO NORMALLY OPEN AUXILIARY CONTACTS AND CONTROL TRANSFORMER - 120 VOLT WITH FUSES IN BOTH THE PRIMARY AND SECONDARY SIDES - 2 EACH. EACH STARTER SHALL HAVE A HORN (HAND-OFF-AUTOMATIC) SWITCH, AND "RED" AND "GREEN" PILOT LIGHTS IN COVER. 6. CIRCUITRY A. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 WITH 600 VOLT TYPE "THHH-THHH" INSULATION INSTALLED IN CONDUIT. CONDUCTORS #10 AND LARGER SHALL BE STRANDED. B. NONMETALLIC SHEATHED CABLE (NM-B CABLE, "ROMEX", NMC) MAY BE USED FOR INTERIOR BRANCH CIRCUITS WHERE CONCEALED AND PERMITTED BY LOCAL CODE ENFORCING AUTHORITIES. NMC CABLE SHALL NOT BE USED IN MECHANICAL ROOMS, ELECTRICAL ROOMS, TELEPHONE ROOMS AND OTHER SERVICE AREAS. C. FEEDERS SHALL BE INSTALLED IN EMT ABOVE GRADE AND RIGID GALVANIZED CONDUIT OR SCHEDULE 40 PVC BELOW GRADE. D. ALL CIRCUITRY SHALL BE INSTALLED CONCEALED IN FINISHED AREAS. E. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE. F. EXPOSED AND CONCEALED CIRCUITRY SHALL BE RUN TIGHT TO CEILING SLABS IN A NEAT WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS. 7. RACEWAYS, BOXES AND CONDUITS A. OUTDOOR WIRING: USE THE FOLLOWING WIRING METHODS: 1) ALUMINUM METAL CONDUIT 2) CONNECTION TO VIBRATING EQUIPMENT: LIQUID TIGHT FLEXIBLE METAL CONDUIT. 3) BOXES AND ENCLOSURES: NEMA TYPE 3R / 12. B. INDOOR WIRING: USE THE FOLLOWING METHODS: 1) CONNECTION TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT. 2) ELECTRICAL METALLIC TUBING OR METALLIC SHEATHED CABLE 3) BOXES AND ENCLOSURES: NEMA TYPE 1. C. EMT CONNECTORS AND COUPLINGS SHALL BE OF THE ALL-STEEL, COMPRESSION OR SETSCREW TYPE WITH INSULATED THROAT. D. OUTLET BOXES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER. 8. WIRING DEVICES A. ALL WALL PLATES SHALL BE SMOOTH WHITE PLASTIC. ALL DEVICES SHALL BE WHITE. B. ALL DEVICES SHALL BE RESIDENTIAL GRADE AS SPECIFIED ON THE DRAWINGS OR EQUAL BY HUBBELL, AMARH OR BRYANT. 9. LIGHTING FIXTURES A. ALL LIGHTING FIXTURES SHALL BE AS SPECIFIED ON THE DRAWINGS OR APPROVED EQUALS, COMPLETE WITH APPROPRIATE LAMPS. B. PROVIDE ALL RECESSED LIGHTING FIXTURES WITH RECESSED FINISHING FRAMES COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. COORDINATE LIGHTING FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING SAME. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION. SUPPORT THE RECESSED 2'x4" AND 2'x2" LIGHTING FIXTURES FROM THE STRUCTURE IF REQUIRED BY LOCAL CODES. 10. EQUIPMENT CONNECTIONS A. EXTEND WIRING TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO ALL EQUIPMENT. BEFORE ROUGHING IN, THE LOCATION AND TYPE OF DEVICE SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. STARTERS AND DISCONNECTS AND OTHER ELECTRICAL CIRCUITRY AND DEVICES SHALL BE LOCATED TO ALLOW ACCESS TO DEVICES AND NOT INTERFERE WITH THE OPERATION OF THE MECHANICAL OR ARCHITECTURAL DEVICES OR THEIR POSSIBLE MAINTENANCE OR REMOVAL. 11. ELECTRICAL IDENTIFICATION A. CONDUCTOR COLOR CODING: PROVIDE COLOR CODING FOR FEEDERS AND BRANCH CIRCUIT CONDUCTORS TO MATCH EXISTING BUILDING STANDARD. B. PROVIDE EQUIPMENT IDENTIFICATION LABELS (MINIMUM 1" HIGH LETTERS) OF ENGRAVED PLASTIC-LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT. C. PROVIDE CIRCUIT/CONTROL/ITEM DESIGNATION LABELS OF ENGRAVED PLASTIC LAMINATE ON DISCONNECT SWITCHES, BREAKERS, PUSH BUTTONS, PILOT LIGHTS, MOTOR CONTROLLERS, AND SIMILAR ITEMS FOR POWER DISTRIBUTION AND CONTROL COMPONENTS ABOVE. D. PROVIDE FRAMED, TYPED CIRCUIT SCHEDULES WITH EXPLICIT DESCRIPTION AND IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL BREAKER INSIDE EACH PANEL TO WHICH CONNECTIONS ARE MADE.	12. FUSES A. PROVIDE FUSES IN FUSIBLE DEVICES. B. PROVIDE TYPEWRITTEN LABELS ON THE INSIDE DOOR OF EACH FUSED SWITCH TO INDICATE FUSE REPLACEMENT INFORMATION. C. ALL FUSES SHALL BE CLASS RK-5 TIME DELAY TYPE, UNLESS OTHERWISE NOTED. 13. TELEPHONE SYSTEM A. PROVIDE ALL THE CONDUIT AND OUTLETS FOR THE TELEPHONE SYSTEM AS INDICATED ON THE DRAWINGS. B. ALL CONDUITS FOR TELEPHONE SYSTEM SHALL BE 3/4 INCH UNLESS OTHERWISE NOTED. PROVIDE A 200 POUND NYLON PULL CORD IN ALL CONDUITS. C. EXTEND FROM TELEPHONE SERVICE PEDESTAL (PROVIDED BY THE LOCAL TELEPHONE COMPANY) A SINGLE THREE PAIR TELEPHONE CABLE (CAT 5e) IN A 3/4 INCH PVC CONDUIT (INSTALLED CONCEALED) TO THE TELEVISION INTERFACE JUNCTION BOX IN EACH DWELLING UNIT. FROM THIS JUNCTION LOOP A SINGLE THREE PAIR CAT 5e TELEPHONE CABLE TO EACH TELEPHONE OUTLET IN THE UNIT AND TERMINATE EACH IN A TELEPHONE JACK SPECIFIED BELOW. D. SINGLE GANG PLASTER RING SHALL BE PROVIDED FOR EACH OUTLET. E. ALL TELEPHONE OUTLETS SHALL BE EQUIPPED WITH WHITE PLASTIC COVER PLATES WITH A SUITABLE TELEPHONE JACK. 14. CABLE TELEVISION SYSTEM A. PROVIDE ALL THE CONDUIT AND OUTLETS FOR THE CABLE TELEVISION SYSTEM AS INDICATED ON THE DRAWINGS. B. EXTEND FROM CABLE TELEVISION SERVICE PEDESTAL (PROVIDED BY THE LOCAL CABLE TV COMPANY) A SINGLE RC6/8 QUAD SHIELDED COAXIAL CABLE IN A 3/4 INCH PVC CONDUIT (INSTALLED CONCEALED) TO THE TELEVISION INTERFACE JUNCTION BOX IN EACH UNIT. FROM THIS LOCATION EXTEND A RG6/6 QUAD SHIELDED CABLE TO EACH CABLE TELEVISION OUTLET INDICATED ON THE PLANS. ALLOW 36" OF SLACK AT BOTH ENDS OF THE CABLE. THE CABLE TV PROVIDER WILL TERMINATE THE CABLES. D. EACH TV OUTLET SHALL CONSIST OF A SINGLE GANG PLASTER RING AND BLANK WHITE PLASTIC COVER PLATES. 15. FIRE ALARM SYSTEM A. PROVIDE A COMPLETE FIRE ALARM SYSTEM INCLUDING ALL WIRING, RACEWAYS, CONTROL CABINETS, OUTLET BOXES, DEVICES, SMOKE, DUCT AND HEAT DETECTORS, STROBES, HORNS, PULL STATIONS, HORN/STROBE UNITS, MINI HORNS AND ALL OTHER ACCESSORIES AND MISCELLANEOUS ITEMS REQUIRED FOR A COMPLETE OPERATING SYSTEM EVEN THOUGH EACH ITEM IS NOT SPECIFICALLY MENTIONED OR DESCRIBED. THE SYSTEM SHALL BE INSTALLED AS TO BE IN FULL COMPLIANCE WITH THE GUIDELINES FOR THE INSTALLATION OF FIRE ALARM SYSTEMS BY NFPA 72, ALL CODES, ORDINANCES, RULES, ORDERS AND OTHER LEGAL REQUIREMENTS OF THE PUBLIC AUTHORITIES WHICH BEAR ON THE PERFORMANCE OF THIS WORK. B. THE SYSTEM SHALL OPERATE AS FOLLOWS: 1) UPON ACTIVATION OF ANY SMOKE DETECTOR, OR PULL STATION OR WATER FLOW SWITCH, THE ALARM HORNS AND DWELLING UNIT MINI HORNS SHALL SOUND AND THE STROBE LIGHTS SHALL FLASH. 2) THE OPERATION OF THE TAMPER SWITCH SHALL SOUND THE SUPERVISORY SIGNAL. 3) THE FIRE ALARM CONTROL PANEL WHEN ACTIVATED SHALL SEND TROUBLE, FLOW SWITCH ACTIVATION, AND SUPERVISORY SIGNALS TO THE NEW CENTRAL CONTROL PANEL LOCATED AT THE CLUBHOUSE. C. FURNISH AND INSTALL A AIR CONDITIONED, MULTI ZONE, NON CODED, CONTROL PANELIN NEMA 3R ENCLOSURE, AS MANUFACTURED BY SILENT KNIGHT WITH EXPANSION MODULES, WITH STYLE 4 INITIATING DEVICE CIRCUITRY AND STYLE Y INITIATING APPLIANCE CIRCUITRY, PROVIDE THE NECESSARY NUMBER OF ZONES PLUS TWO SPARE. BATTERY BACKUP OPERATION SHALL BE FOR A MINIMUM OF 48 HOURS WITH A FIVE MINUTE RING DOWN AT THE END OF THE 48 HOUR PERIOD. PROVIDE A NAMEPLATE READING "FIRE ALARM CONTROL PANEL" ON THE FRONT. INSTALL FIRE DEPARTMENT LOCK AS REQUIRED, THE FIRE ALARM CONTROL PANEL SHALL NOT BE EQUIPPED WITH A "CITY DISCONNECT" SWITCH. D. INSTALL 1/2" MINIMUM SIZE EMT CONDUIT WITH COMPRESSION TYPE COUPLINGS AND EXPANSION JOINTS.. E. FIRE ALARM CABLE SHALL BE SOLID CONDUCTORS, POWER LIMITED IN ACCORDANCE WITH NEC ARTICLE 760 AND MANUFACTURER'S RECOMMENDATIONS. STRANDED CONDUCTORS ARE NOT ACCEPTABLE. F. FURNISH AND INSTALL END-OF-LINE RESISTORS AND CLEARLY MARK THE LOCATION OF EACH DEVICE. G. FURNISH AND INSTALL NAMEPLATES IN ACCORDANCE WITH THE FIRE DEPARTMENT GUIDELINES. I. FURNISH AND INSTALL THE FOLLOWING: PULL STATIONS - SIG COM NO. 511CW HEAT DETECTOR - PYROTRONICS NO. DT 135 WP HORN/LIGHT UNITS - PYROTRONICS NO. P24 575 75 CANDELLA STROBE DWELLING UNIT MINI HORNS - SYSTEM SENSOR NO. PA 400 DWELLING UNIT SMOKE DETECTORS SHALL BE SELF CONTAINED, SINGLE STATION , 120 VOLT, WITH BATTERY BACKUP, AND SELF CONTAINED HORN. DETECTORS IN A DWELLING UNIT SHALL ALL BE CONNECTED TOGETHER AND IF ACTUATED SHALL ALL SOUND THE ALARM. DETECTORS SHALL BE AS MANUFACTURED BY FIRE-EX. THE ABOVE MANUFACTURER'S CATALOG NUMBERS INDICATE THE QUALITY REQUIRED. FURNISH AND INSTALL ONLY THE DEVICES RECOMMENDED BY THE FIRE ALARM CONTROL PANEL MANUFACTURER. M. ALL FIRE ALARM SYSTEM COMPONENTS SHALL BE UL LISTED AND SUITABLE FOR OUTDOOR USE WHERE LOCATED OUTDOORS. THE FIRE ALARM CONTROL SHALL AT THE END OF THE BUILDING WHERE THE TAMPER AND FLOW SWITCHES ARE LOCATED. N. FURNISH AND INSTALL KNOX BOX (OR EQUAL), SIZE AND LOCATION AS DIRECTED BY THE FIRE DEPT. O. A SPRINKLER SYSTEM IS TO BE INSTALLED BY OTHERS. FURNISH AND INSTALL TAMPER AND FLOW SWITCHES CONNECTED TO THE FIRE ALARM PANEL ACCORDING TO THE REQUIREMENTS OF THE FIRE DEPARTMENT. 16. FINAL TESTING A. AT THE TIME OF FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELS DEVICES AND EQUIPMENT , AND ALL SPLICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS. UPON COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ELECTRICAL SYMBOLS	
DESIGNATION	
	SURFACE CEILING MOUNTED LIGHTING FIXTURE - TYPE A - UON - SEE SCHEDULE
	RECESSED CEILING LIGHTING FIXTURE - TYPE B UON - SEE SCHEDULE
	JUNCTION BOX FLUSH IN SLAB FOR FUTURE CHANDELIER/PENDENT LIGHTING FIXTURE
	WALL MOUNTED VANITY LIGHTING FIXTURE - TYPE D4 - SEE SCHEDULE
	RECESSED SHOWER LIGHTING FIXTURE - TYPE E - SEE SCHEDULE
	WALL MOUNTED EXTERIOR WALL PACK - TYPE N UON - SEE SCHEDULE
	18" W X 4' SURFACE CEILING MOUNTED FLORESCENT LIGHTING FIXTURE - TYPE C- SEE SCHEDULE
	CEILING MOUNTED EXIT LIGHT WITH BATTERY BACKUP - TYPE P - SEE SCHEDULE
	DENOTES LIGHTING FIXTURE TYPE
	SINGLE POLE SWITCH (LEVITON #5601-) - MOUNT AT 48"
	THREE WAY SWITCH -(LEVITON #5603-) - MOUNT AT 48" UON
	DIMMER SWITCH- (LEVITON #6621-) - MOUNT AT 48"
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED (LEVITON #16352-) - MOUNT AT 18" UON
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED (LEVITON #16352-) - MOUNT AT 48" OR 6" ABOVE COUNTER
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 15A, 125V. GROUNDED (LEVITON #5325-) - MOUNT AT 18" UON
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 15A, 125V. GROUNDED (LEVITON #5325-) - MOUNT AT 6" ABOVE COUNTER
	WALL MOUNTED DUPLEX RECEPTACLE W/TOP HALF SWITCHED - 2P, 3W, 15A, 125V (LEVITON #5325-) MOUNT AT 18"
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED - GROUND FAULT INTERRUPTER TYPE (LEVITON #6898-) - MOUNT AT 48" OR 6" ABOVE COUNTER
	WALL MOUNTED WEATHER PROOF DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED - GROUND FAULT INTERRUPTER TYPE (LEVITON #6898-) WITH RAINTIGHT COVER. MOUNT AT 18"
	WALL MOUNTED DRYER OUTLET - LEVITON #278 W/CAP - MOUNT AT 48"
	WALL MOUNTED RANGE OUTLET LEVITON #279 WITH CAP - MOUNT AT 18"
	JUNCTION BOX FLUSH IN SLAB ABOVE FOR FUTURE CEILING FAN BY PURCHASER
	DISCONNECT / JUNCTION BOX FOR WATER HEATER - EXTEND & CONNECT
	DISCONNECT / JUNCTION BOX FOR AIR HANDLING UNIT - SEE RISER - EXTEND & CONNECT
	RECESSED EXHAUST FAN FURNISHED UNDER HVAC SECTION OF SPECIFICATIONS.
	WALL MOUNTED TELEPHONE OUTLET - MOUNT AT 18"
	WALL MOUNTED CABLE TELEVISION OUTLET - MOUNT AT 18"
	PANEL - SEE SCHEDULE - MOUNT 6" TO TOP
	DWELLING UNIT FIRE ALARM SPEAKER
	RESIDENTIAL TYPE 120 VOLT, A.C. SINGLE STATION SMOKE DETECTOR WITH BATTERY BACK-UP, PHOTO CELL TYPE, LOCATED PER N.F.P.A. #74. INTERCONNECT ALARM SIGNALS OF ALL SIMILAR DETECTORS IN SAME UNIT, SEE PLANS.
	FIRE ALARM PULL STATION - MOUNT AT 48"
	COMBINATION FIRE ALARM HORN & FLASHING ADA STROBE LIGHT MOUNT AT 84"
	DOOR BELL CHIME - NUTONE #LA-133LO WITH #1011T TRANSFORMER
	DOOR PUSH BUTTON - NUTONE #PB-16LWH
	TELEPHONE INTERFACE JUNCTION BOX
	TELEVISION INTERFACE JUNCTION BOX
	CEILING FAN
	TRACK LIGHTING FIXTURE - TYPE J - SEE SCHEDULE
	DISCONNECT SWITCH/ RESIDENTIAL PULL-OUT TYPE

ABBREVIATIONS			
A	AMPERE	NFSS	NON-FUSIBLE SAFETY SWITCH
AFF	ABOVE FINISHED FLOOR	OC	ON CENTER
C	CONDUIT	P	POLE
CF	COMPACT FLUORESCENT	R	RECESSED
CL	CENTER LINE	TWS	TELEPHONE WALL SPACE
CM	CEILING MOUNT	UC	UNDER COUNTER
EC	EMPTY CONDUIT	UON	UNLESS OTHERWISE NOTED
EMERG	EMERGENCY	V	VOLT
EMT	ELECTRIC METALLIC TUBING	W	WIRE
F	FLUORESCENT	W/	WITH
FAL	FLAT ACRYLIC LENSES	WM	WALL MOUNT
FSS	FUSIBLE SAFETY SWITCH		SUBSCRIPTS ADJACENT TO SYMBOLS
G	GROUND	PC	PHOTO CELL
I	INCANDESCENT	WP	WEATHERPROOF NEMA 3R/12
MH	METAL HALIDE		
MTD	MOUNTED		
MTG	MOUNTING		

LIGHTING FIXTURE SCHEDULE								
FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	TYPE	NO./WATTAGE	MTG.	REMARKS
A	SURFACE CEILING DRUM LIGHTING FIXTURE	TRANSGLORE	58801-W	60A	I	2/60W	CM	FOYER
B	SURFACE CEILING GLOBE	KENROY	17091 WH/WMU	60A	I	1/60W	CM	HALLWAYS
C	12 X 48" FLOURESCENT CLOUD LIGHTING FIXTURE	SIMKAR	SMC 240 120	F34 T12 CLO	F	2/34W	CM	KITCHEN
D4	4 LAMP VANITY LIGHTING FIXTURE	PROGRESS	P3025-15	60 GL	I	4/60W	WH	OVER MIRROR
E	RECESSED VP SHOWER LIGHTING FIXTURE	LITHONIA	L7 7LD1	40A19	I	1/40W	R	SHOWER
F	18" X 4' SURFACE WRAP AROUND LIGHTING FIXTURE	SIMKAR	SY 950 240 RES	F34 T12 CW	F	2/34W	CM	GARAGE
G	BALCONY LIGHT	TRANSGLORE	448 35 BL/R/W	60A	I	1/60W	CM	PORCH
H	CEILING GLOBE	KENROY	17091 WH/WKU	60A	I	1/60W	CM	LAUNDRY/CLOSET
J	TRACK LIGHTING FIXTURE	KENROY	81435 WH	65BR30/FL	I	3/65W	CM	DINING ROOM
K	PORCELAIN LAMP RECEPTACLE	AMP	1174 WH	60A19	I	1/60W	S	UTILITY ROOM
L	OPAL GLOBE	KENROY	17091 WH/WKU	60A	I	1/60W	CM	STAIR
M	SURFACE ORNAMENTAL DRUM	THOMAS	SL8458-1	60A19	I	2/60W	S	ENTRANCE HALL
N	MH WALL PACK	LITHONIA	TWH 175M 120 SF CRT DBL	175MH	MH	1/175W	WM	
O	EXTERIOR WALL BRACKET	TRANSGLORE	4484 BL/R/V5	60A	I	1/60W	WM	EXTERIOR PORCH ENTRY
P	EXIT SIGN	LITHONIA	LV S W 1 R 120 EL N WL	INC	LED	1/4W	WM	
Q	CEILING FAN	KENROY	9052.26H				CM	

NOTES

- FIXTURES AS MANUFACTURED BY COLUMBIA, TROPICAL, MATHEWS, LITHONIA, OR WILLIAMS WILL BE CONSIDERED AS EQUAL PROVIDED THE PERFORMANCE & APPEARANCE IS EQUIVALENT
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT 14 DAY PRIOR APPROVAL FROM THE ENGINEER. ANY ALTERNATES OTHER THAN THE SPECIFIED FIXTURES MUST BE ACCOMPANIED BY ALTERNATE PRICING AND COST SAVINGS TO OWNER PER FIXTURE.

* FIXTURE SUBSTITUTIONS AS PER LIGHTING SUBMITTALS

REVISIONS	

CONSTRUCTION DOCUMENTS FOR

THE OASIS CONDOMINIUM'S

CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
INCORPORATED

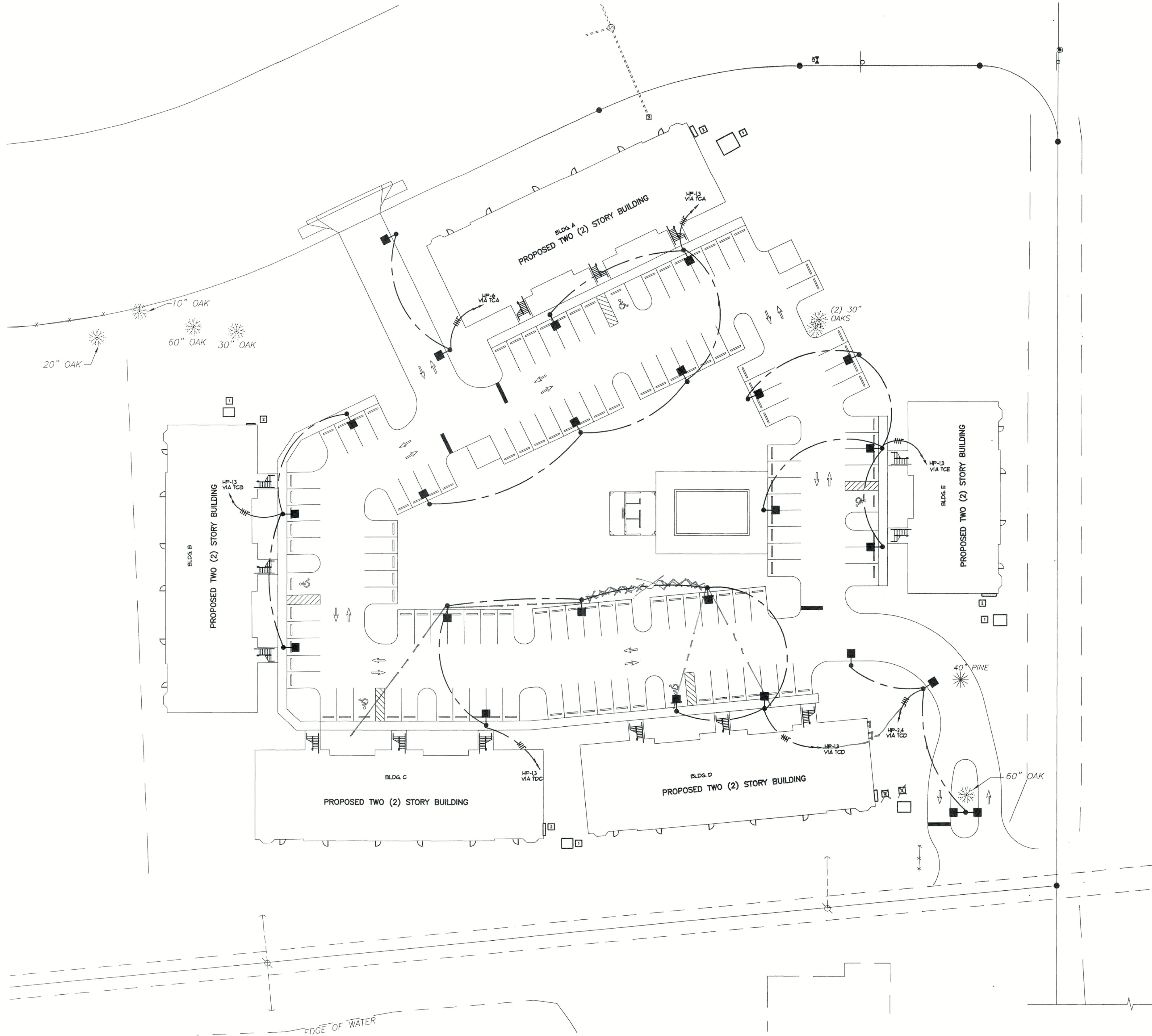
UNIVERSITY PARK FINANCIAL CENTER
7801 SANDY JOAN BLVD., SUITE 400
FORT MYERS, FLORIDA 33907
PHONE (239) 482-2121 FAX (239) 482-1225
AA2319



JOB:	0319
DATE:	9-24-03
DRAWN BY:	CLC
CAD REF:	0319E1

	E.A.Wareham 3rd Consulting Electrical Engineer 20801 Mykonos Court Fort Myers, Florida 33917 Phone (239) 410 4109 Florida Registration No. 11753
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SHEET
E1



SITE PLAN
SCALE: 1" = 30'-0"

ELECTRICAL SYMBOLS

- POLE MOUNTED AREA LIGHTING FIXTURE - 400W MH LUMINAIRE - LITHONIA CAT# KAD 400M SR4SC TB RPD09 LPI DDB MOUNTED AT 25' ABOVE FINISHED GRADE ON UTILITY STRUCTURE CLASS 1 CONCRETE POLE.
- 2 #8 + 1 #10 GROUND, DIRECT BURIAL TYPE USE 600 VOLT CABLE AS INDICATED. INSTALL IN 1" CONDUIT UNDER PAVED AREAS.
- 3 #8 + 1 #10 GROUND, DIRECT BURIAL TYPE USE 600 VOLT CABLE AS INDICATED. INSTALL IN 1" CONDUIT UNDER PAVED AREAS.
- 5 #8 + 1 #10 GROUND, DIRECT BURIAL TYPE USE 600 VOLT CABLE AS INDICATED. INSTALL IN 1" CONDUIT UNDER PAVED AREAS.

NOTES THIS DRAWING

- 1 SUGGESTED POWER CO. TRANSFORMER LOCATION
- 2 METER CENTER - SEE POWER RISER

REVISIONS

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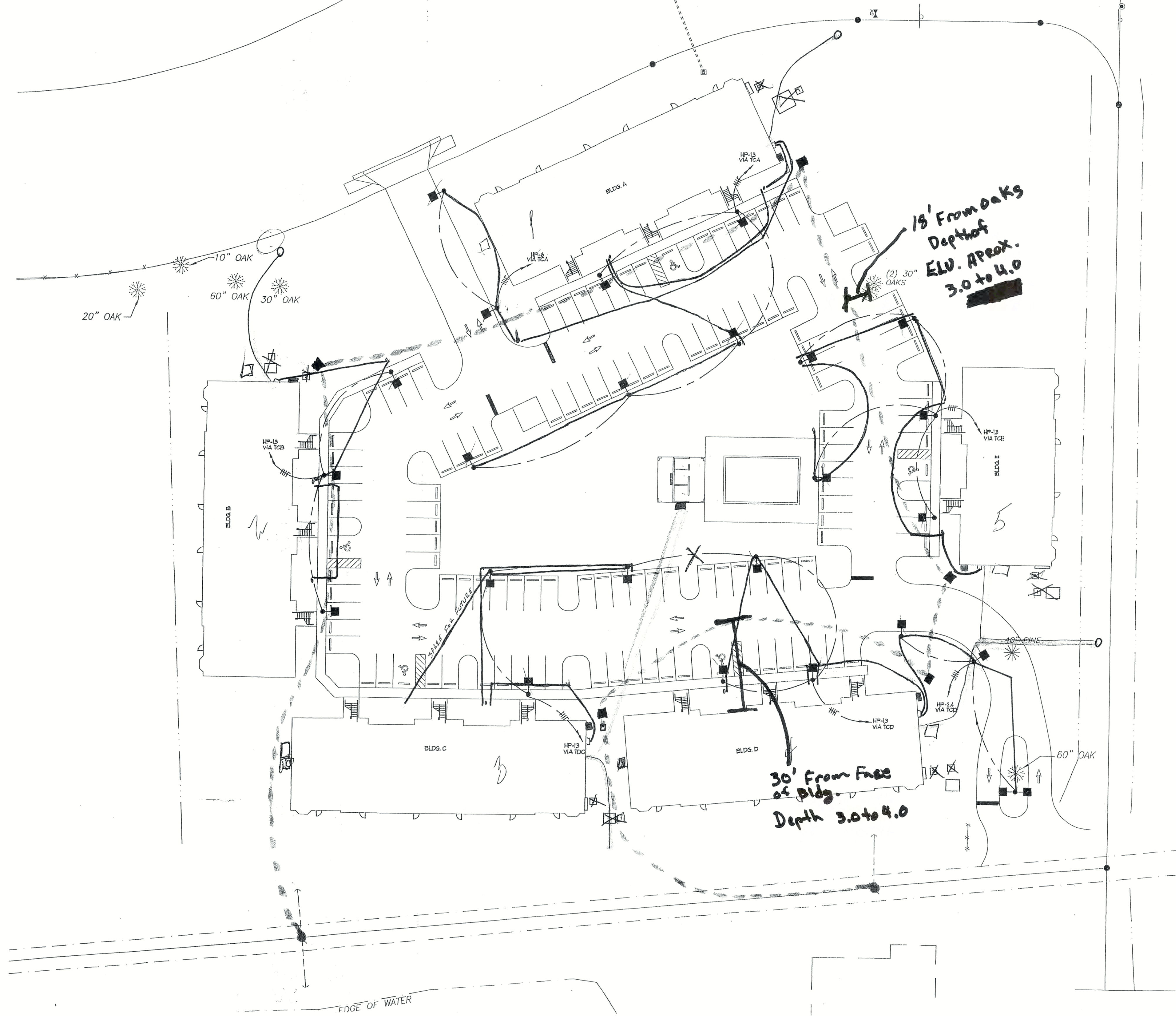
JOB: 0319
DATE: 9-24-03
DRAWN BY: CLC
CAD REF: 0319E2

SHEET
E2



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OASIS AS BUILT



SITE PLAN
SCALE: 1" = 30'-0"

ELECTRICAL SYMBOLS

- POLE MOUNTED AREA LIGHTING FIXTURE - 400W MH LUMINAIRE - LITHONIA CAT# KAD 400M SR4SC TB RPD09 LPI DDB MOUNTED AT 25' ABOVE FINISHED GRADE ON UTILITY STRUCTURE CLASS 1 CONCRETE POLE.
- 2 #8 + 1 #10 GROUND, DIRECT BURIAL TYPE USE 600 VOLT CABLE AS INDICATED. INSTALL IN 1" CONDUIT UNDER PAVED AREAS.
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NOTES THIS DRAWING

~~REVISIONS TO THIS DRAWING ARE TO BE MADE BY THE ARCHITECT.~~
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LCEC Site Power Loop -

LCEC POWER LOOP Start/Finish

TRANSFORMERS -

TELEPHONE - 2" PIPE

SITE LIGHTS - 1" PIPE

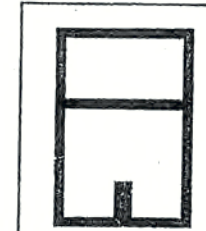
TELEPHONE TO CABANNA - 3/4" PIPE

POWER TO CABANNA - 1 1/2" PIPE

Meter Center -

Actual Locations

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REVISIONS

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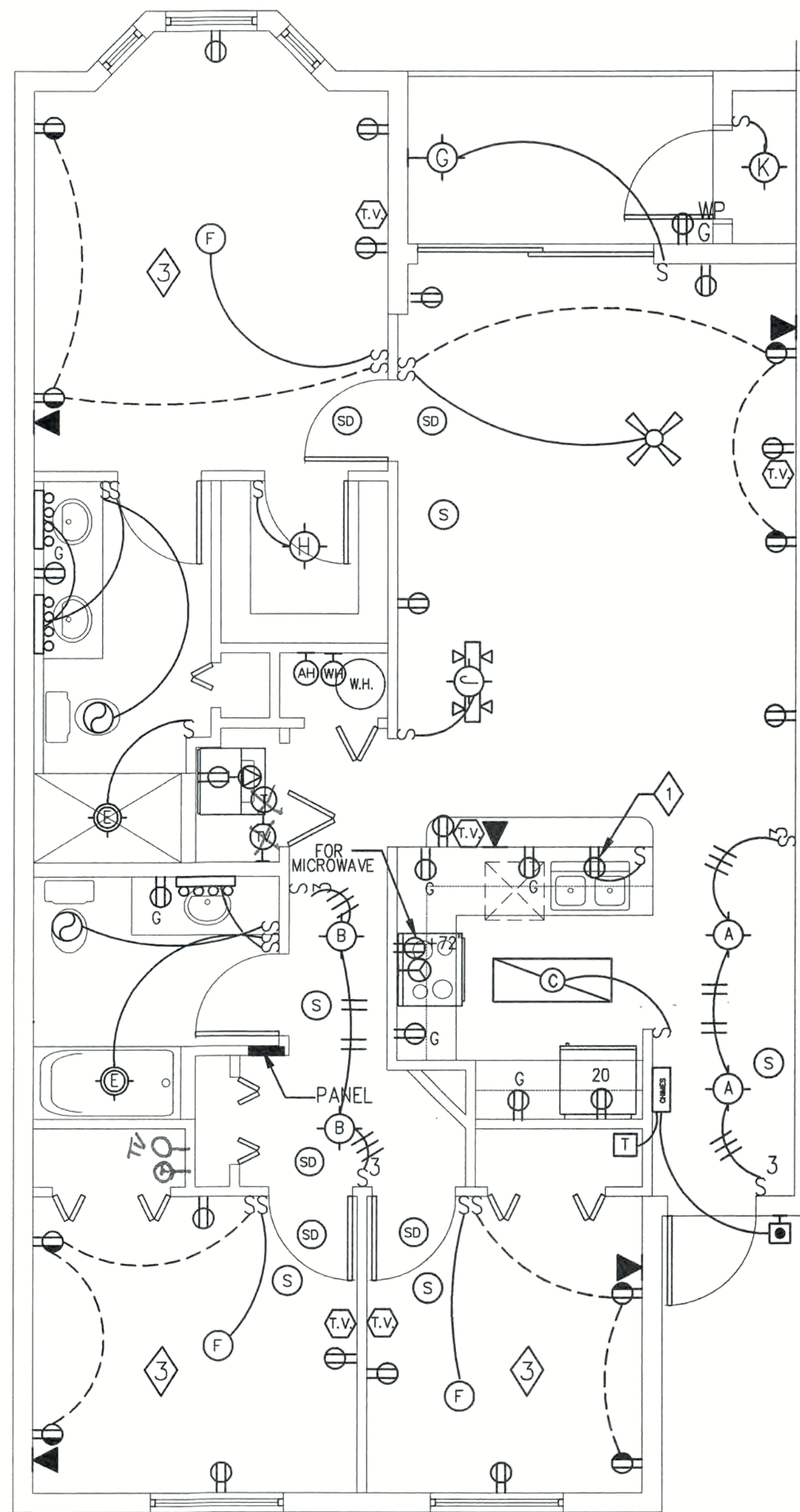
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SHEET
E2

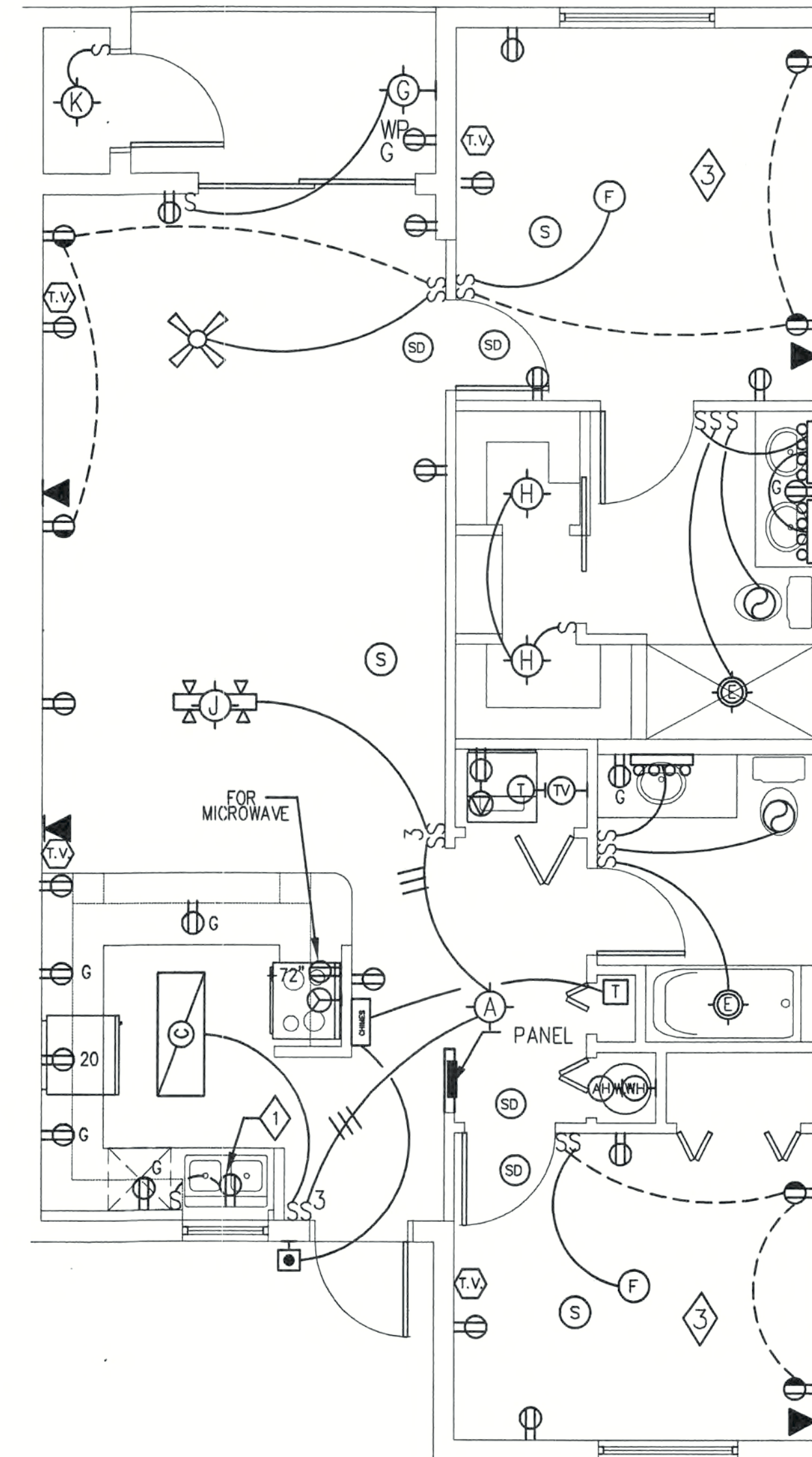
Millenium As Builts Oasis



UNIT A PLAN
SCALE: 1/4" = 1'-0"

SPECIFIC UNIT ELECTRICAL NOTES

- ◇ THIS RECEPTACLE IS A 20 AMP SPLIT-WIRED AS POWER SOURCE FOR BOTH DISHWASHER AND DISPOSER. BRANCH BREAKERS MUST BE 2 POLE COMMON TRIP, LOCATE OUTLET FOR ACCESSIBILITY.
- ◇ ALL 20 AMPERE RECEPTACLES TO BE WIRED WITH #12 WIRE. ALL 15 AMPERE RECEPTACLES AND LIGHTS TO BE WIRED WITH #14 WIRE. 50A RECEPTACLE TO BE WIRED WITH #8 WIRE. 30A RECEPTACLE TO BE WIRED WITH #10 WIRE. WATER HEATER TO BE WIRED WITH #10 WIRE.
- ◇ BEDROOM RECEPTACLES ARE TO BE CONNECTED TO ARC FAULT TYPE CIRCUIT BREAKERS
- ◇ FOR UNIT PANELS SEE DRAWING E4.
- ◇ CONFORM TO NEC 110-26(f).



UNIT B PLAN
SCALE: 1/4" = 1'-0"



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Florida Registration No. 11753

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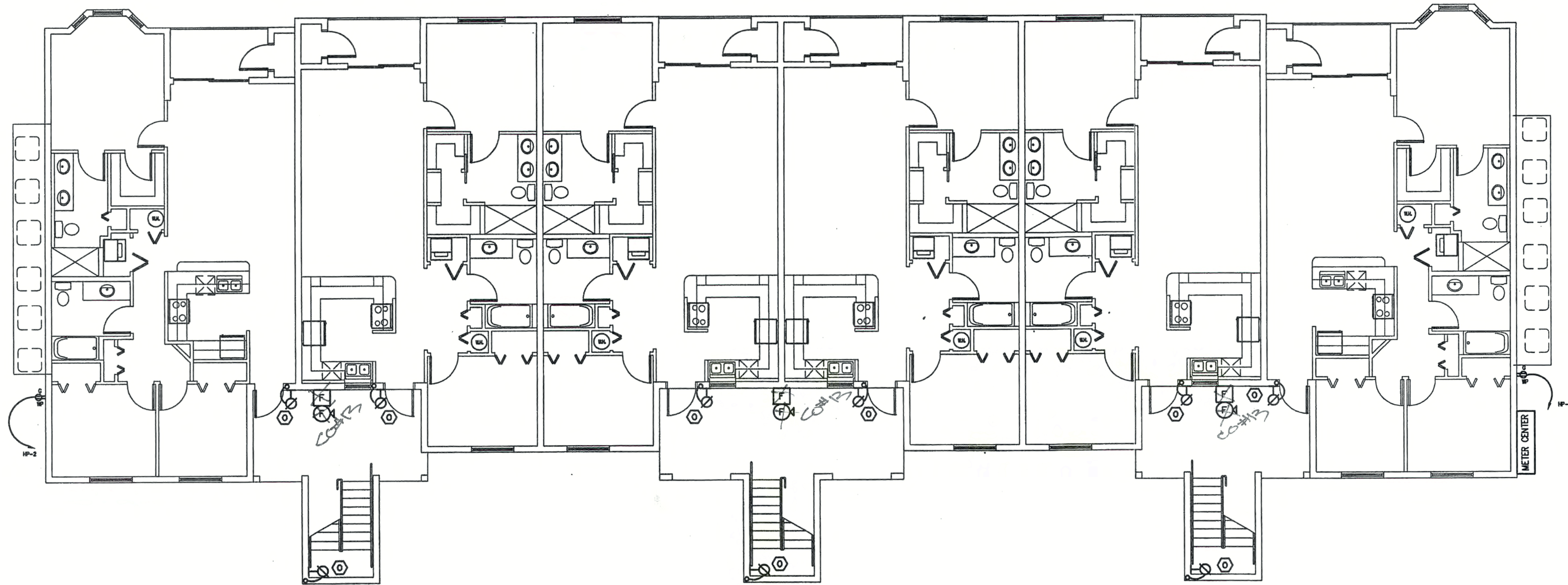
CONSTRUCTION DOCUMENTS FOR
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UNIVERSITY PARK FINANCIAL CENTER
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FORT MYERS, FLORIDA 33907
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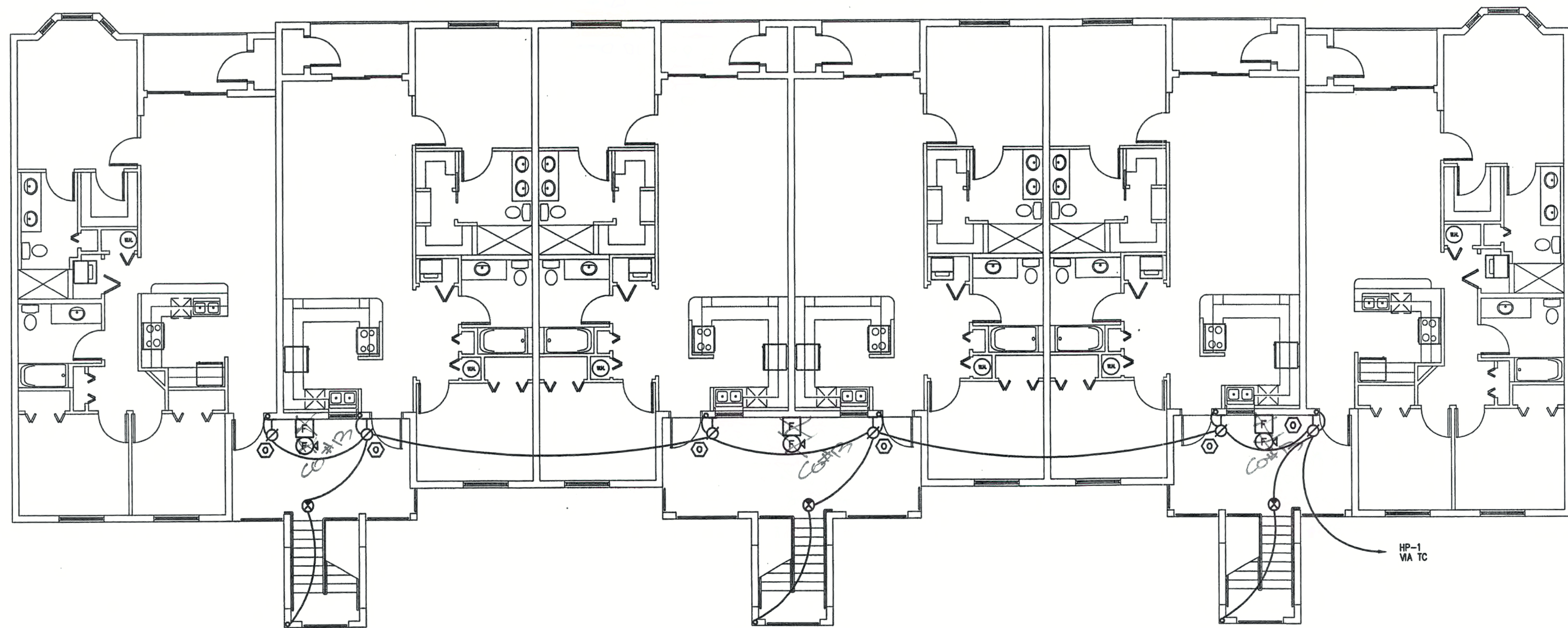


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SHEET
E3



FIRST FLOOR 12 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR 12 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

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CAD REF: XE313 12

SHEET
E4

OASIS ABUILTS

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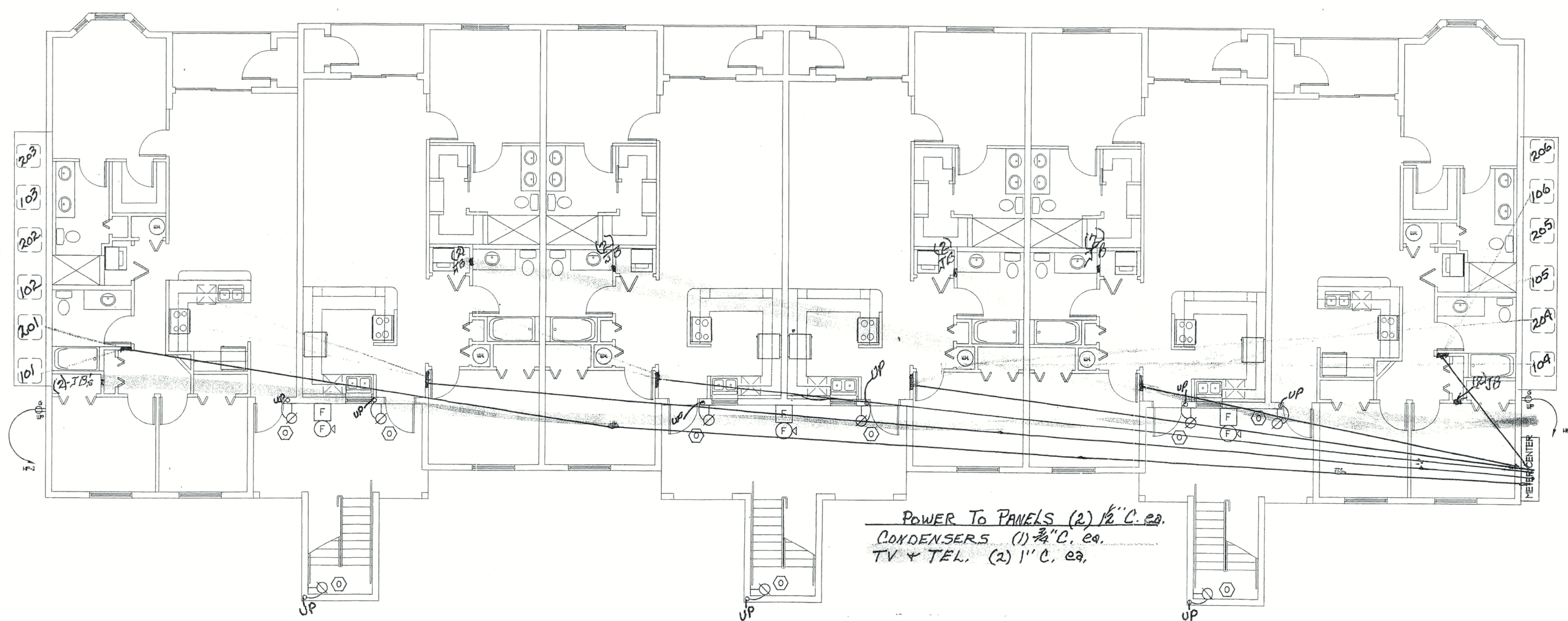
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[Signature]
 7/31/03

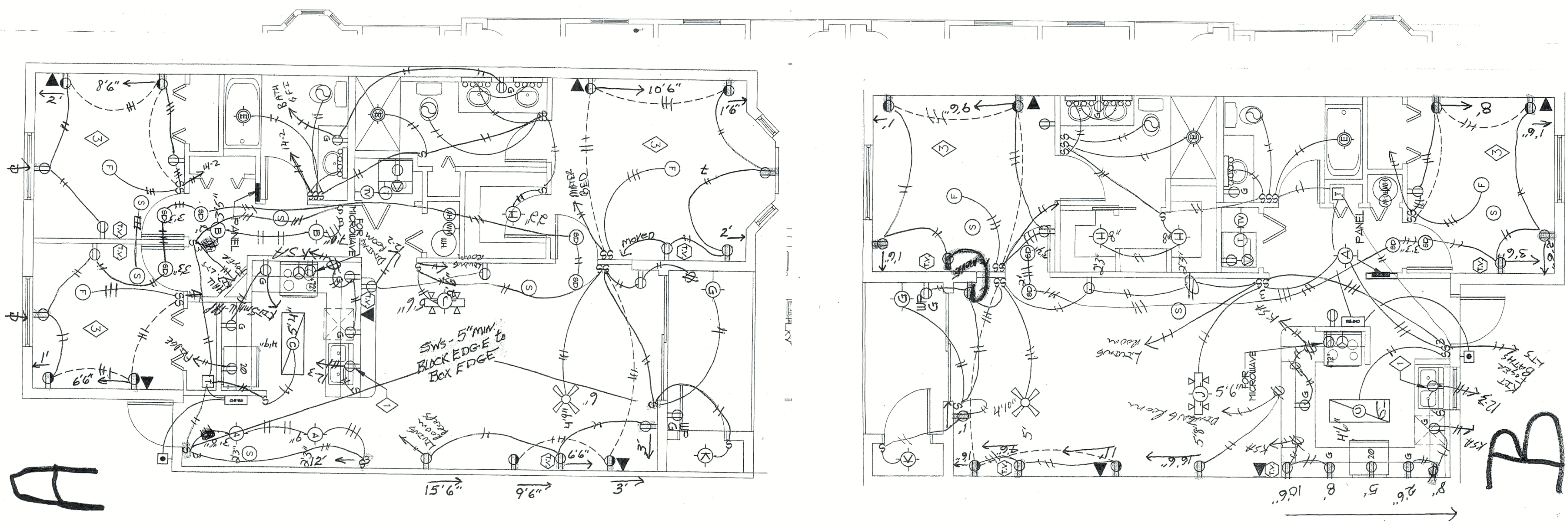
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DATE	9-24-03
DRAWN BY:	CLC
CAD REF:	XE313 12

SHEET
E4

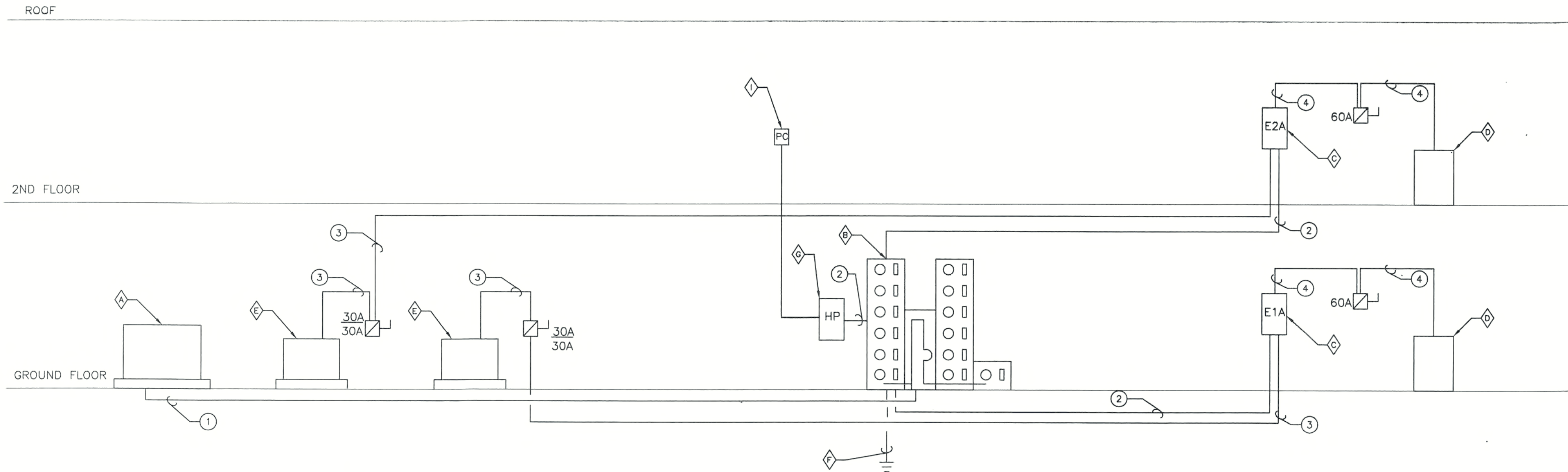


POWER TO PANELS (2) 1/2" C. ea.
 CONDENSERS (1) 3/4" C. ea.
 TV + TEL. (2) 1" C. ea.

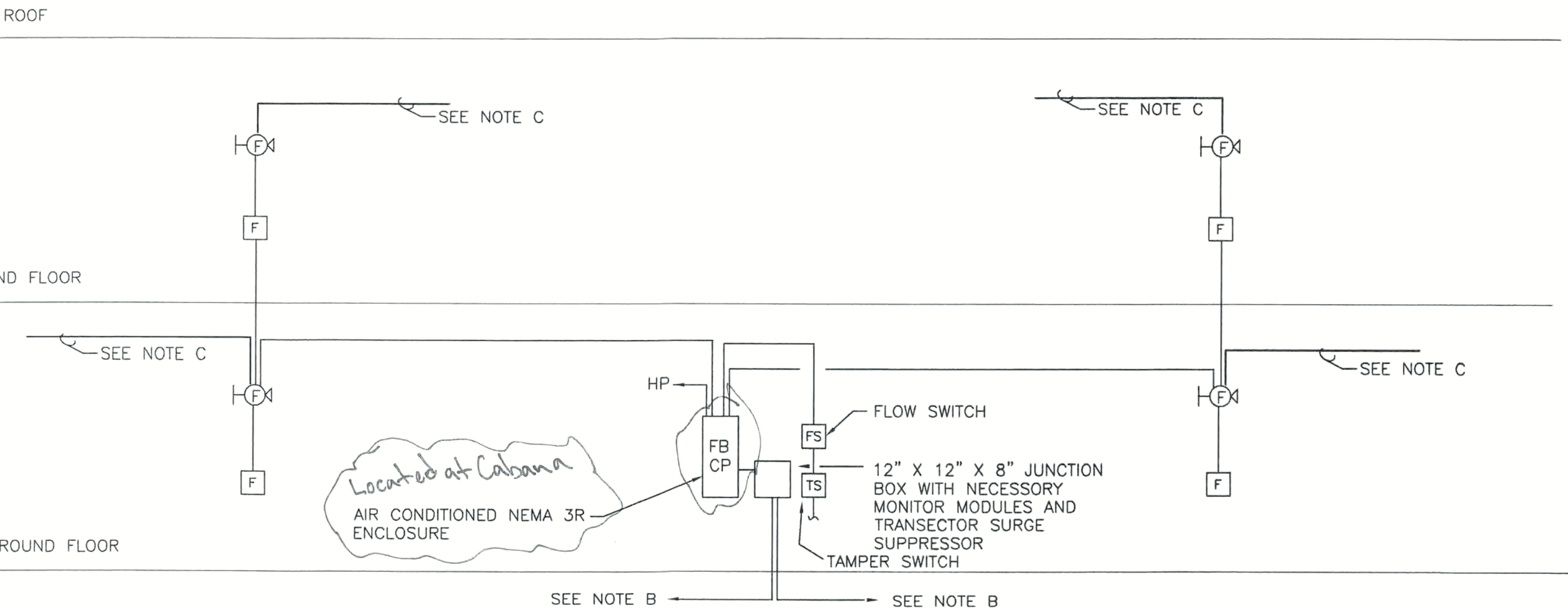
FIRST FLOOR 12 UNIT BUILDING PLAN
 SCALE: 1/8" = 1'-0"



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POWER RISER - 12 Unit Bldg.
No Scale



FIRE ALARM RISER DIAGRAM
No Scale

NOTE A: PROVIDE DETAILED SHOP DRAWING WITH APPLICATION FOR SEPARATE PERMIT
NOTE B: 1" DIAMETER SCHEDULE 40 PVC WITH 16/2 TWISTED PAIR AQUASEAL FPL WET LOCATION CABLE. LOOP CONDUIT AND CABLE FROM BUILDING TO BUILDING PROVIDE AN ADDRESSABLE PANEL AT POOL HOUSE FORMING A "CLASS A" WIRING LOOP
NOTE C: EXTEND TO UNIT FIRE ALARM SPEAKERS, NINE IN NUMBER.

NOTES - POWER RISER	
◆ POWER CO. TRANSFORMER AND PAD. COORDINATE LOCATION WITH POWER CO.	◆ C/U ON GRADE - 2.8 KVA - (TYPICAL OF 6)
◆ INTEGRATED METER CENTER WITH MAIN 2P, 800A, CIRCUIT BREAKER 120/240 VOLT 18, 3W, S/N WITH 13 METER SOCKETS WITH 12 - 25, 125 A CIRCUIT BREAKER & 1-2P, 50A CIRCUIT BREAKER SERIES RATED 22K AIC ALL IN NEMA 3R ENCLOSURES. METERS BY POWER CO. MARK METER CENTER WITH PAINTED STENCIL NUMBERS	◆ NECA GROUND AS PER ARTICLE 250 - #2/0 CU - CONNECTED TO THE BUILDING FOOTER/FOUNDATION REINFORCING STEEL PLUS A MINIMUM OF ONE DRIVEN GROUND ROD (5/8" X 8') WITH APPROVED GROUND CLAMP CONNECTED TO BUILDING CW SERVICE.
◆ TYPICAL UNIT PANEL (TYPICAL OF 6) SEE PANEL SCHEDULES	◆ HOUSE PANEL - SEE PANEL SCHEDULE.
◆ AIR HANDLING UNIT IN UNIT SPACE - 5 KVA DUCT HEATER (TYPICAL OF 6)	◆ PHOTO CELL - TORK # 2000

FEEDER SCHEDULE	
① 3 - 4" PVC SCHEDULE 40 CONDUITS WITH 3 400 KCMIL THWN AL.	
② 1 1/2" WITH 3 #2/0 THWN AL + 1 #6 G.	
③ 3/4" WITH 2 # 12 THWN CU + 1 #12 G.	
④ 3/4" WITH 2 #6 THWN CU + 1 #10 G.	

Load Calculations			
UNIT TYPE AREA	Unit A 1114		Unit B 1279
LOADS			
Lighting and Receptacles	3342		3837
Appliance Circuits	3000		3000
Range	12000		12000
Dishwasher	1200		1200
Washer	1500		1500
Dryer	5000		5000
Disposal	600		600
Water Heater	4500		4500
Sub Total	31142		31637
Load @100%	10000		10000
Load @40 %	8457		8655
Duct Heater and Fan	5000		5000
Air Conditioning	(4150)		(4150)
Total	23457		23655
Phase Amperes @240 Volts	98		89
Use as Apt. Breaker	125		125
BUILDING 12 units			
8 - Unit A's @ 36242 VA	289136		
4 - Unit B @ 36637 VA	146548		
Sub Total	435684		
@41 % per NEC 220-32	178630		
Phase Amperes @ 240Volts 1 phase	744		
House Panel	50		
TOTAL	794		
Use as Service Mains	1-2P, 800 A		

House Panel - HP											
POLES :12			VOLTS: 120/240			MOUNTING:Surface			LOCATION:BY MTR CNT		
SECTION 1 of 1			BUS: 60 AMP. SINGLE PHASE, COPPER			SQ. D LOAD CENTER TYPE			FED FROM: METER CENTER		
AIC : 10k			MAIN: 60 AMP MAINS, LUGS ONLY			3 WIRE (A,B,N,EG)					
WIRE:											
Description	Load Amps	Poles	C/B Trip	Ckt #	Phase	Amps	Ckt #	Phase	Amps	C/B Trip	Poles
Wall Packs	8	1	20	3	A	8	2	B	20	1	
Stair Lights	8	1	20	5	A	8	4	B	20	1	12
Fire Alarm Pnl	8	1	20	5	A	8	6	B	20	1	12
Spare	1	1	20	7	A	8	8	B	20	1	
Spare	1	1	20	9	A	0	10	B	20	1	
Spare	1	1	20	11	A	0	12	B	20	1	

Unit Panel - Typical for All (12 in Number)											
POLES :30			VOLTS: 120/240			MOUNTING: Flush					
SECTION 1 of 1			BUS: 125 AMP. SINGLE PHASE, COPPER			LOCATION: APARTMENT					
AIC : 10k			MAIN: 125 AMP MAINS, LUGS ONLY			SQ. D LOAD CENTER TYPE					
WIRE:			3 WIRE (A,B,N,EG)			FED FROM: METER CENTER					
Description	Load Amps	Poles	C/B Trip	Ckt #	Phase	Amps	Ckt #	Phase	Amps	C/B Trip	Description
C/U	2	2	20	1	A	41	2	B	40	2	23
Range	35	2	20	3	A	41	4	B	40	2	23
Range	35	2	20	5	A	41	6	B	40	2	23
Water Heater	19	2	25	9	A	24	10	B	20	2	5
Water Heater	19	2	25	11	A	24	12	B	20	2	5
Lighting	7	1	15	13	A	12	14	B	20	1	5
Lighting	7	1	15	15	A	12	16	B	20	1	5
Lighting	7	1	15	17	A	12	18	B	20	1	5
Receptacles	7	1	15	19	A	12	20	B	20	1	5
Receptacles	7	1	15	21	A	12	22	B	20	1	5
B.R. Recept	8	1	15	23	A	16	24	B	15	1	8
Laundry	4	1	20	25	A	4	26	B	15	1	7
Microwave	4	1	20	27	A	12	28	B	15	1	7
Spare	1	1	20	29	A	12	30	B	15	1	7

*ARC-FAULT CIRCUIT INTERRUPTER

*ARC-FAULT CIRCUIT INTERRUPTER

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DATE: 9-24-03

DRAWN BY: CLC

CAD REF: 0319E5

SHEET
E5



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CONSTRUCTION DOCUMENTS FOR
THE OASIS
8 UNIT BUILDING
LEE COUNTY, FLORIDA

PROJECT BUILDING CODE INFORMATION

GENERAL INFORMATION	
OCCUPANCY CLASSIFICATION:	RESIDENTIAL R-2
BUILDING WITHIN FIRE DISTRICT:	NO
CONSTRUCTION TYPE:	TYPE V - SPRINKLERED, UNPROTECTED

TABLE 500	
ALLOWABLE HEIGHT	55'-0"
ACTUAL HEIGHT	34'-0"
ALLOWABLE STORIES	FIVE
ACTUAL STORIES	TWO
ALLOWABLE FLOOR AREA:	24,000 SQ. FT.
ACTUAL BUILDING AREA	5,149 SQ. FT. PER FLOOR

TABLE 600	REQUIRED RATING	PROVIDED RATING
PARTY AND FIRE WALLS:	4	N/A
INTERIOR BEARING WALLS	0	N/A
INTERIOR NON-BEARING WALLS	0	NL
COLUMNS:	0	NC
BEAMS, TRUSSES:	0	NC
FLOOR/CEILING:	0	NC
ROOF/CEILING:	0	N/A

EXTERIOR BEARING WALLS:	REQUIRED RATING:	PROVIDED RATING:
0 FT TO 3 FT	3(0X)	N/A
OVER 3 FT TO 10 FT	2(0X)	N/A
OVER 10 FT TO 20 FT	2(20X)	N/A
OVER 20 FT TO 30 FT	1(40X)	N/A
OVER 30 FT	1(NL)	0(NL)

ABBREVIATIONS:	
NL:	NO LIMIT
SF:	SQUARE FEET
N/A:	NOT APPLICABLE
NC:	NON-COMBUSTIBLE
UA:	UNLIMITED AREA

NOTE:	
ALL WOOD FURRING IN CONTACT WITH MASONRY/CONCRETE TO BE PRESERVATIVE TREATED AND IN TYPES I, II, OR IV ALL OTHER WOOD FURRING/ BLOCKING TO BE FIRE RETARDANT BE FIRE RETARDANT TREATED.	

DESIGN WIND LOAD:	
WIND VELOCITY:	130 MPH
EXPOSURE CATEGORY:	B
IMPORTANCE FACTOR:	1.00



CONSTRUCTION MUST MEET THE REQUIREMENTS OF 2001 FLORIDA MECHANICAL CODE, 2001 STANDARD PLUMBING CODE, THE 2001 NATIONAL ELECTRIC CODE, THE 2001 FLORIDA ACCESSIBILITY CODE AND THE 2001 FLORIDA ENERGY CODE.

SET NUMBER



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Bean, Whitaker, Lutz & Kareh, Inc.
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13041 MCNEEL BOULEVARD, SUITE 1, FORT MYERS, FLORIDA 33919 (941) 481-1331
AUTHORIZATION NUMBER: EB49-9

COMPLIANCE STATEMENT
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY A FLORIDA REGISTERED ARCHITECT, AND THE BUILDING DESIGNED IN COMPLIANCE WITH THE 2001 FLORIDA BUILDING CODE AND SECTION 1606 FOR DESIGN WIND PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 130 MPH. THE FOLLOWING CODES APPLY TO THE PROJECT: THE 2001 FLORIDA BUILDING CODE (F.B.C.), LEE COUNTY LAND DEVELOPMENT CODES (L.D.C.) AND FLORIDA STATUTES (F.S.) AS WELL AS OTHER CODES AND ORDINANCES AS ADOPTED BY LEE COUNTY.

INDEX OF DRAWINGS

- AT COVER SHEET
- AS ARCHITECTURAL SITE PLAN
- A11 8 UNIT BUILDING PLAN- FIRST FLOOR
- A12 8 UNIT BUILDING PLAN- SECOND FLOOR AND ROOF PLAN
- A13 FLOOR PLAN-TWO BEDROOM UNIT
- A14 FLOOR PLAN-THREE BEDROOM UNIT
- A15 REFLECTED CEILING PLAN-TWO BEDROOM UNIT
- A16 REFLECTED CEILING PLAN-THREE BEDROOM UNIT
- A21 SCHEDULES, WINDOW AND DOOR ELEVATIONS
- A22 WINDOW AND DOOR DETAILS
- A31 EXTERIOR ELEVATIONS
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- A42 WALL SECTIONS AND DETAILS
- A43 WALL SECTIONS
- G11 OUTLINE SPECIFICATIONS
- G12 U.L. PENETRATION DETAILS
- S1 STRUCTURAL SPECS
- S2 FOUNDATION PLAN AND SECOND FLOOR FRAMING PLAN
- S3 ROOF FRAMING PLAN
- S4 TYP. STRUCTURAL SECTION DETAILS
- P1 PLUMBING PLAN-12 UNIT BUILDING, FIRST AND SECOND FLOOR
- P2 TYPICAL UNIT PLUMBING PLANS
- P3 PLUMBING RISER DIAGRAMS AND SCHEDULES
- M10 MECHANICAL PLAN
- M20 MECHANICAL PLAN
- E1 ELECTRICAL SCHEDULES
- E2 ELECTRICAL SITE LIGHTING
- E3 ELECTRICAL POWER AND LIGHTING PLANS
- E4 ELECTRICAL BUILDING PLANS
- E5 ELECTRICAL PANELS AND RISER

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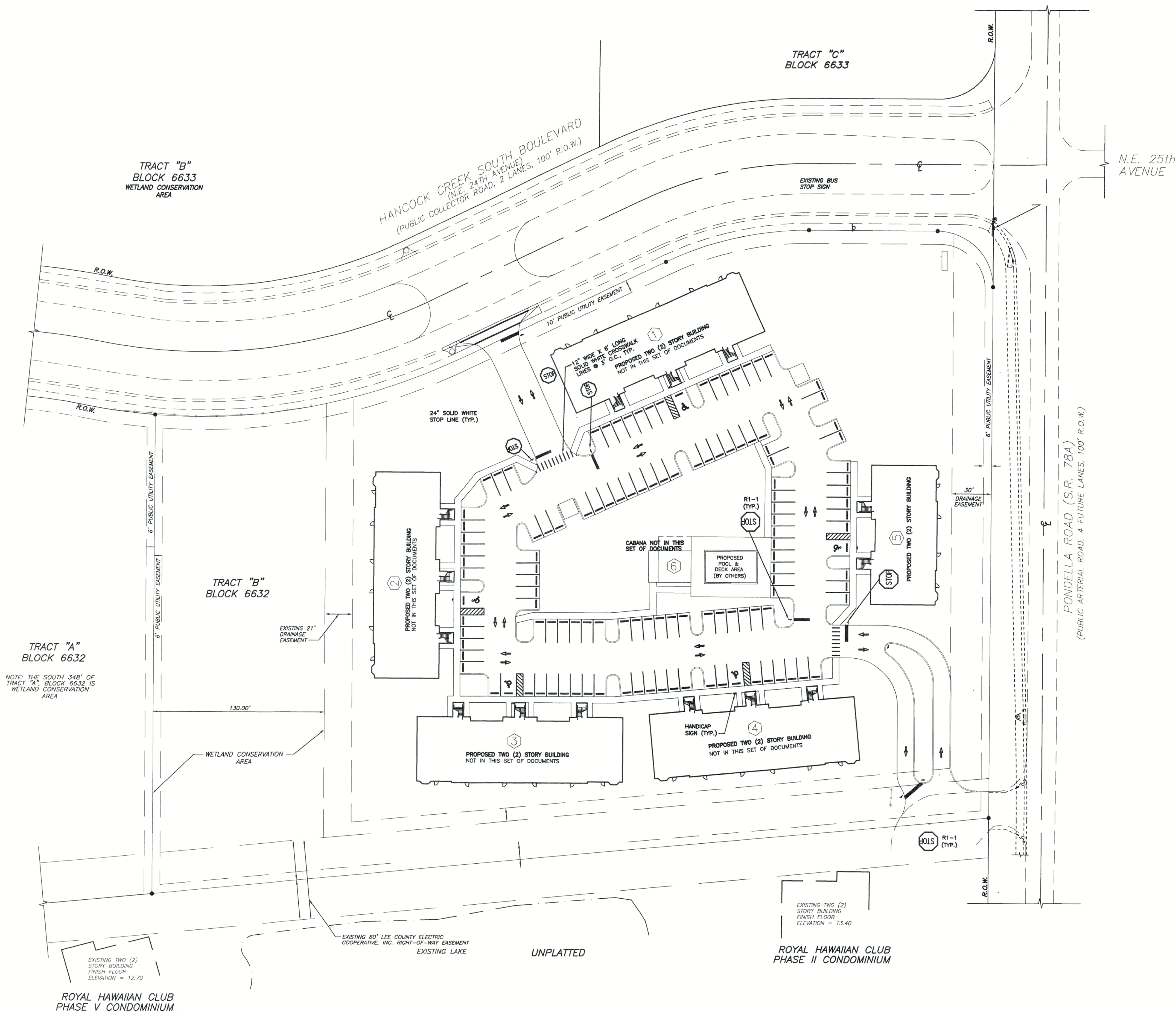
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JOB:	0319
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CAD REF:	COV8

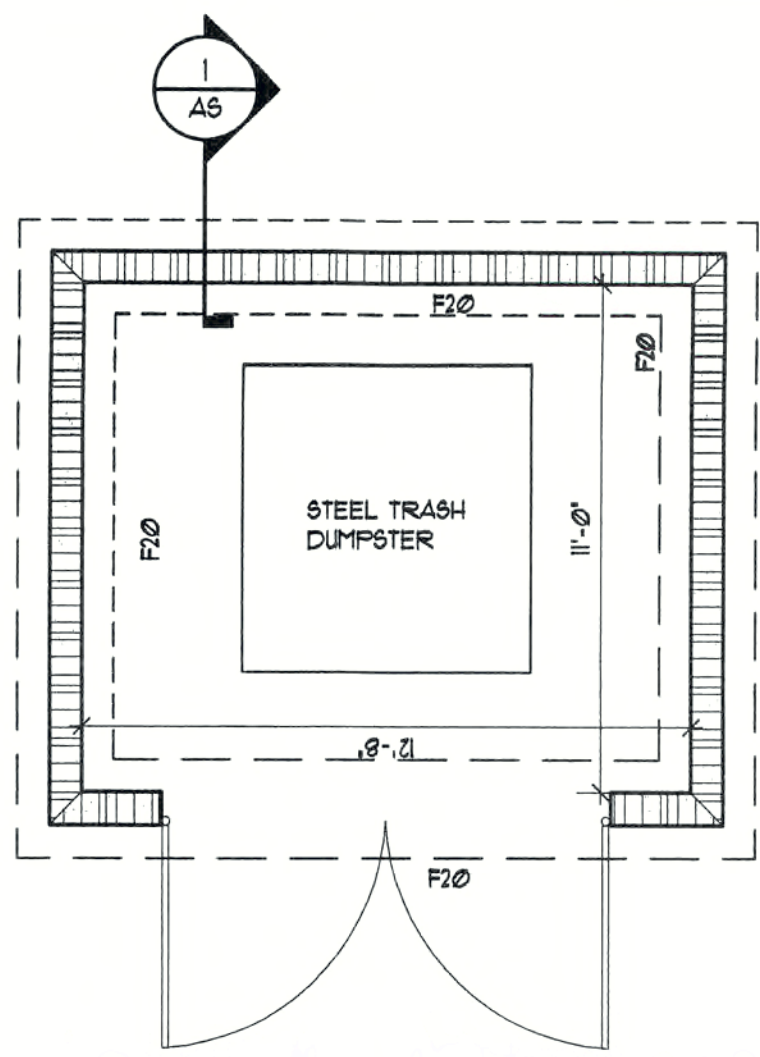
SHEET
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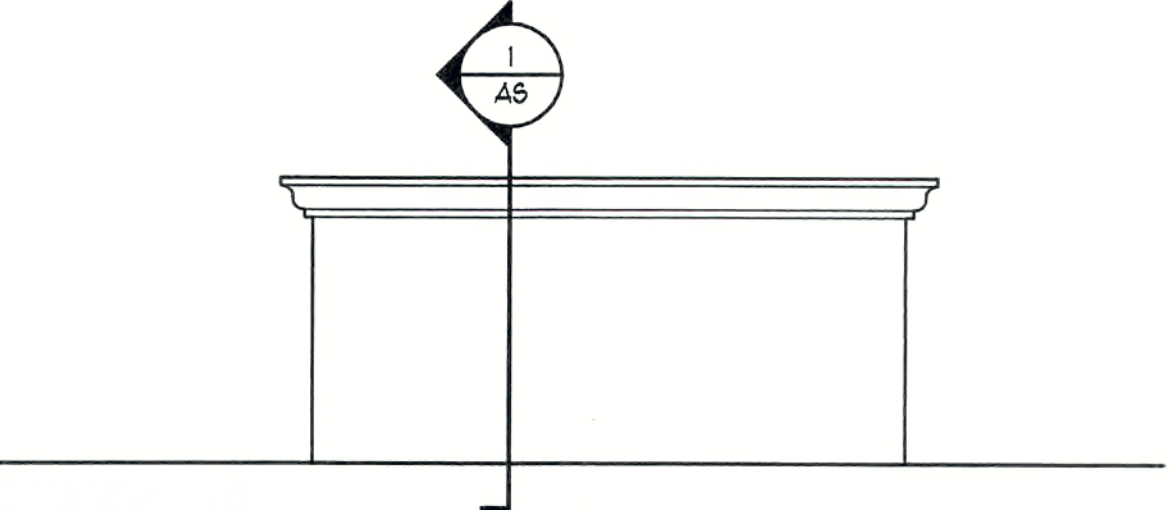
ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

NOTE: THIS DRAWING IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR COMPLETE SITE INFORMATION.

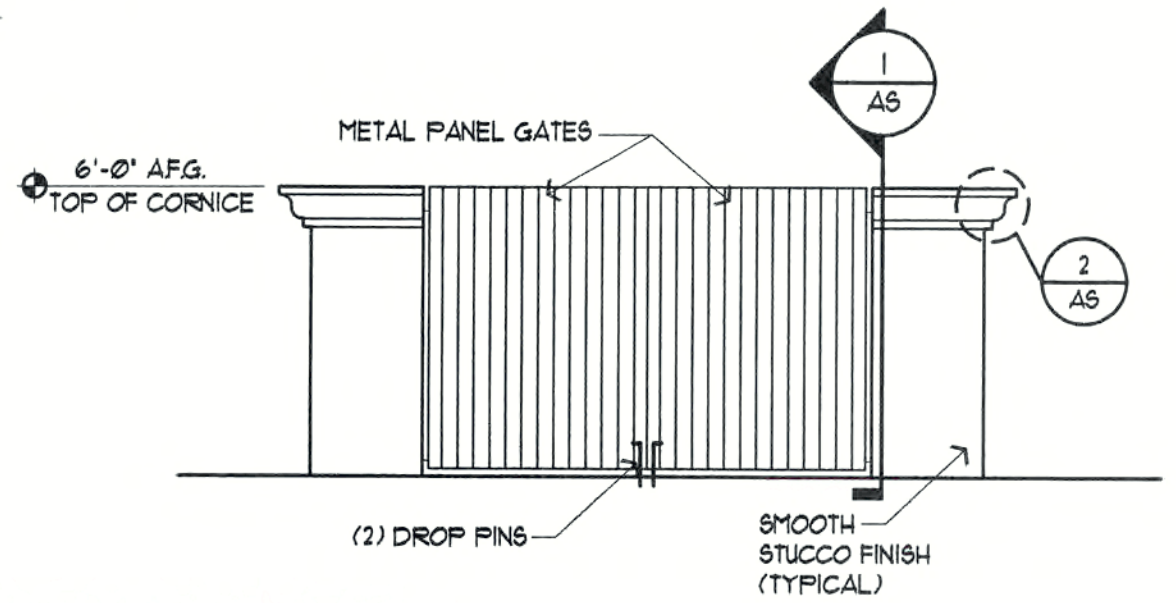
GENERAL NOTE: ALL GROUND FLOOR ENTRANCES INTO THE BUILDINGS ARE ACCESSIBLE ACCORDING TO 2001 FBC CHAPTER 11, FAIR HOUSING ACCESSIBILITY GUIDELINES. ALL GROUND FLOOR KITCHENS AND BATH #2 IN ALL GROUND FLOOR UNITS ARE USABLE BY 2001 FBC CHAPTER 11, FAIR HOUSING ACCESSIBILITY GUIDELINES. ALL OTHER GROUND FLOOR BATHROOMS ARE ON AN ACCESSIBLE ROUTE WITH USABLE ENTRY DOORS ACCORDING TO 2001 FBC CHAPTER 11, FAIR HOUSING ACCESSIBILITY GUIDELINES.



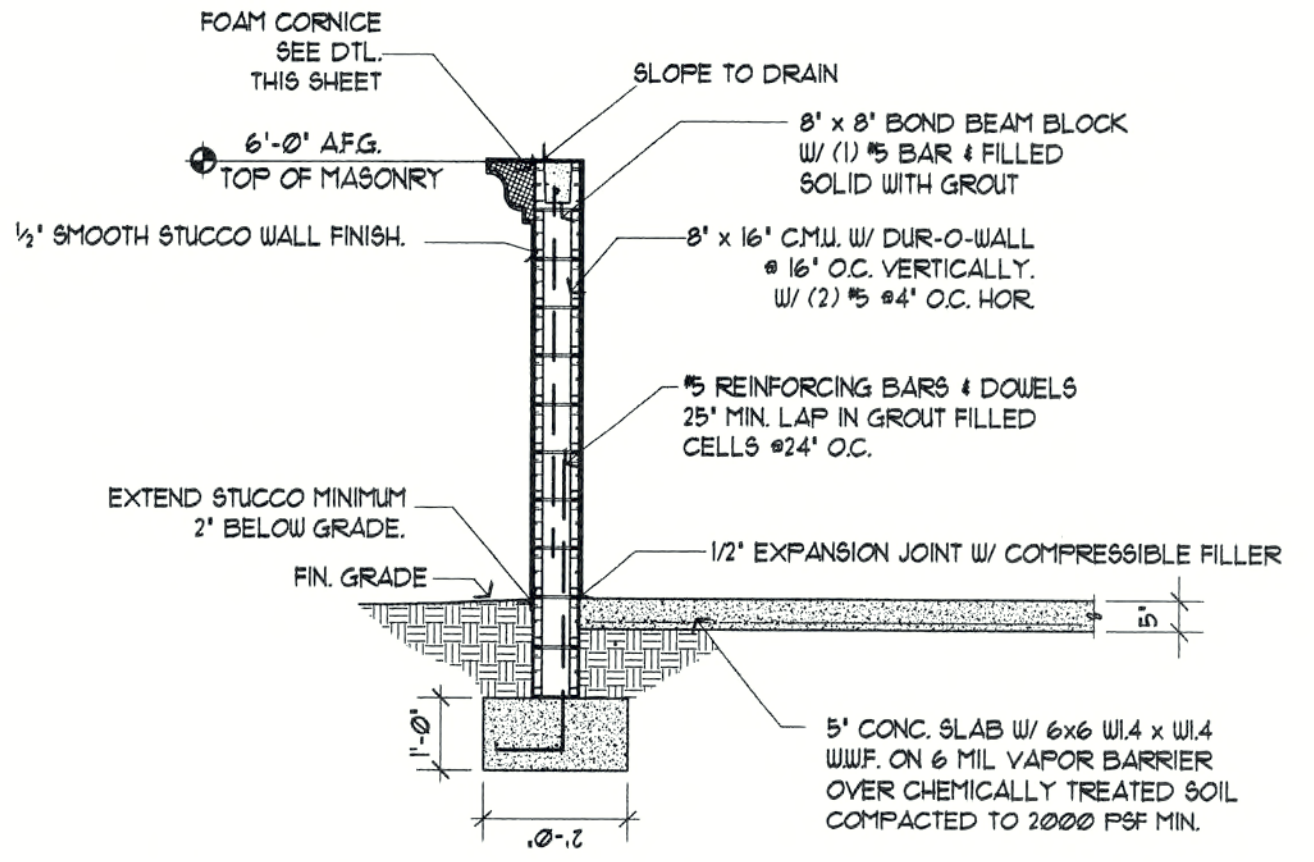
DUMPTSER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



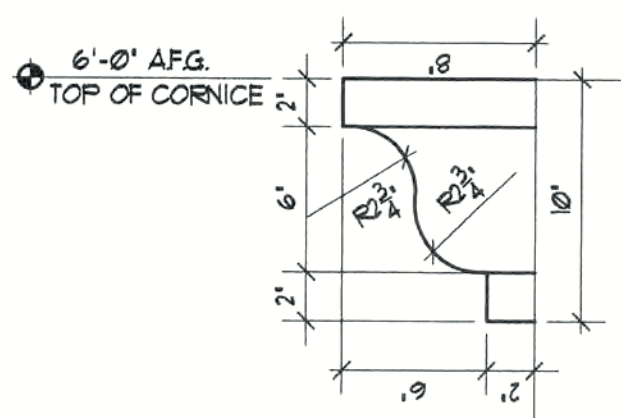
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



1 TYP. SECTION
SCALE: 3/8" = 1'-0"



2 DETAIL
SCALE: 1-1/2" = 1'-0"

REVISIONS

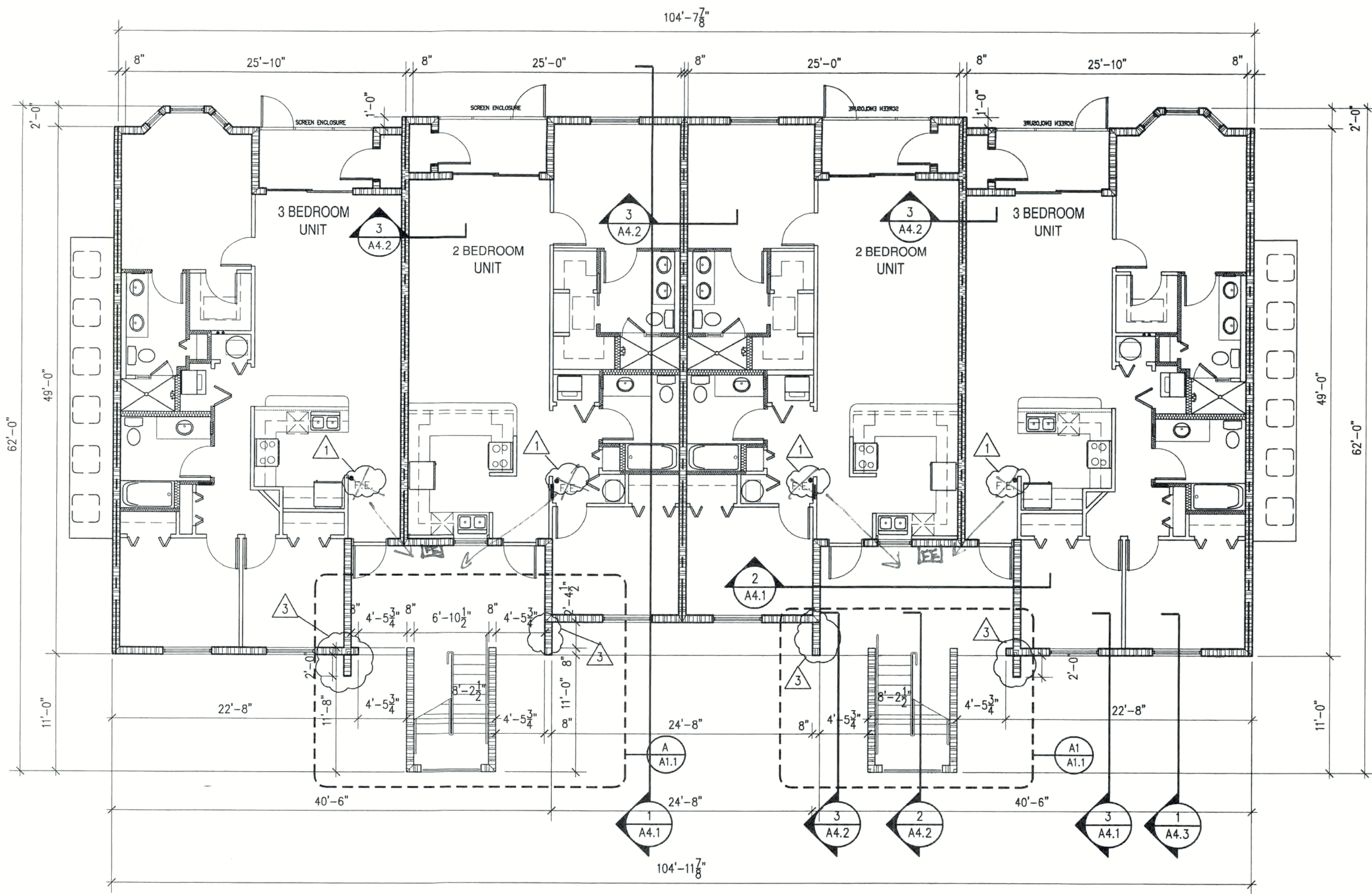
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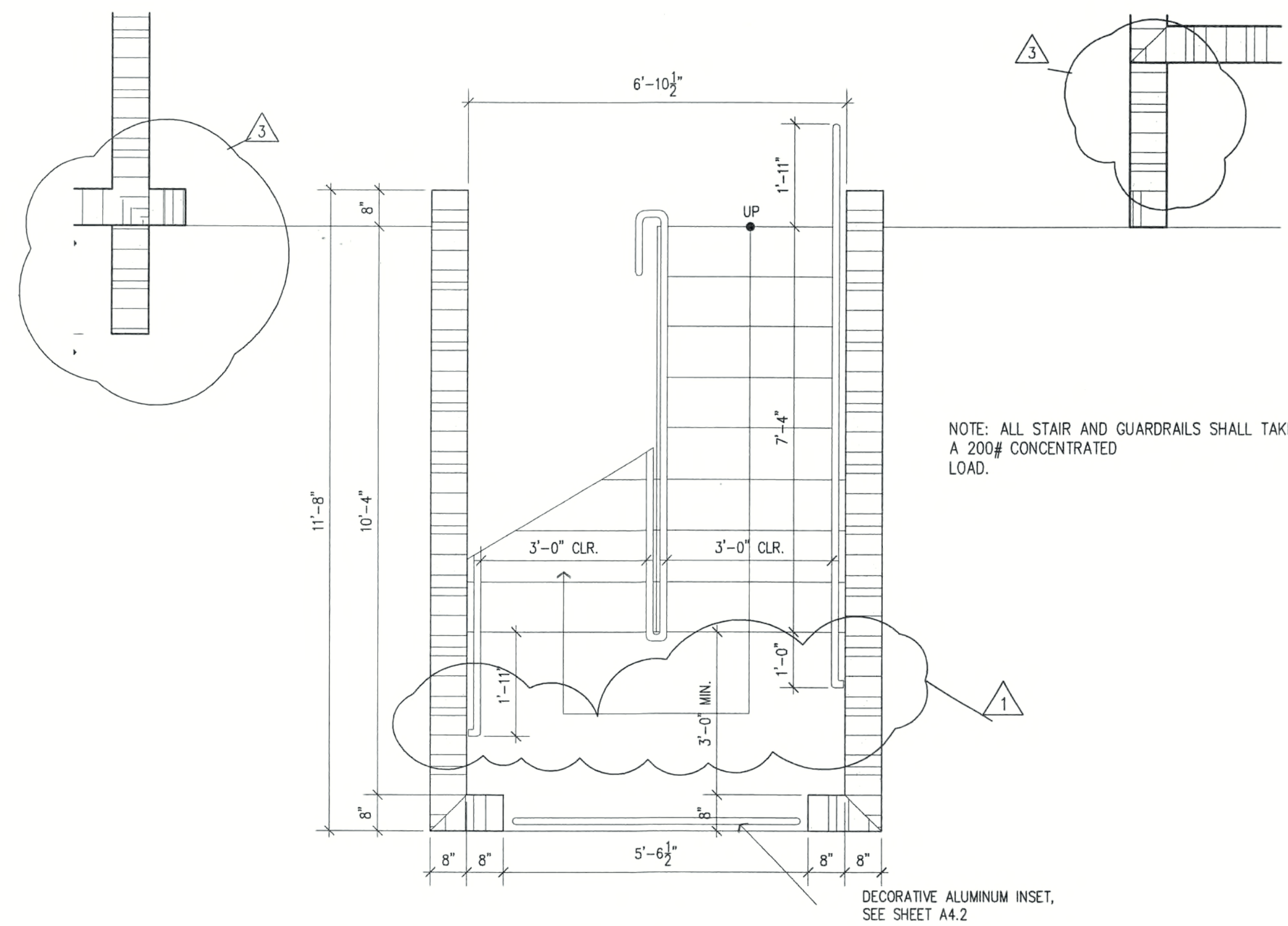


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DATE:	09/24/03
DRAWN BY:	FRH
CAD REF:	319SITE

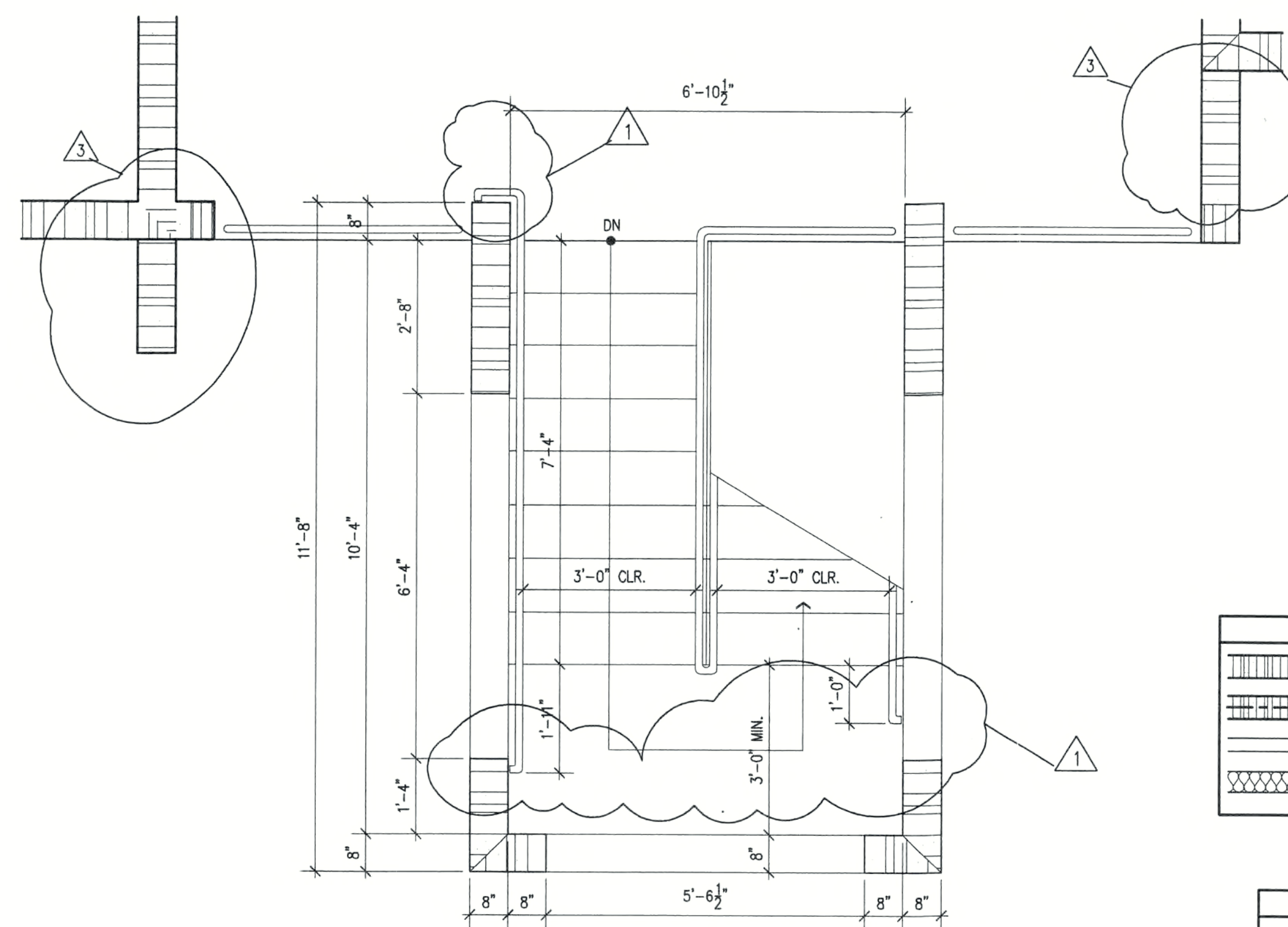
SHEET
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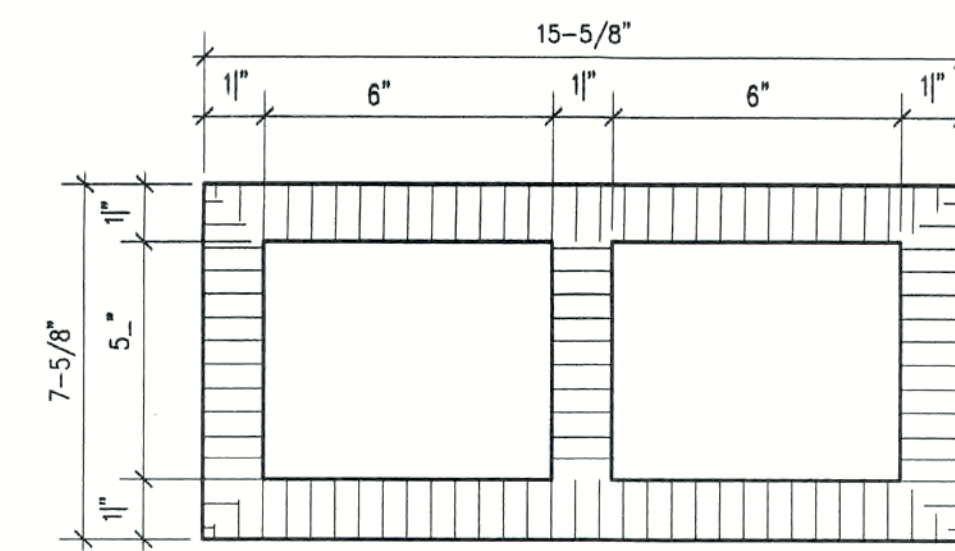
8 UNIT FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



A
A1.1 ENLARGED FIRST FLOOR STAIR PLAN
SCALE: 1/2" = 1'-0"
A1.1
A1.1 OPPOSITE HAND



B
A1.1 ENLARGED SECOND FLOOR STAIR PLAN
SCALE: 1/2" = 1'-0"



$$\frac{\text{NET AREA}}{\text{LENGTH}} = \text{THICKNESS}$$

$$\frac{58.28 \text{ IN.}^2}{15.625 \text{ IN.}} = 3.73 \text{ INCHES}$$

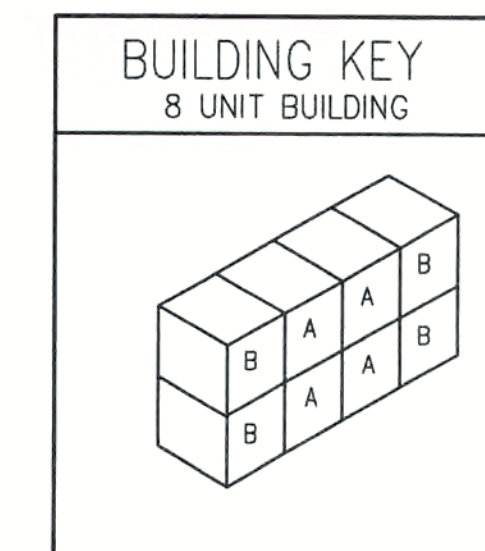
NOTE: MASONRY UNITS ARE TO BE ONE HOUR MINIMUM RATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2001 TABLE 709.3.1. CALCULATION IS BASED ON THE USE OF SILICEOUS GRAVEL.

ONE HOUR 8" CONCRETE MASONRY UNIT.

* NOTE: CONTRACTOR SHALL COORDINATE WITH FIRE MARSHAL THE LOCATION OF PORTABLE FIRE EXTINGUISHERS FOR ALL UNITS.

WALL TYPE LEGEND	
	8" CONCRETE MASONRY WALL
	8" CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3" METAL STUD WALL
	3" OR 6" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION.

AREA TABULATION	
BUILDING AREA	4,789 SQ. FT.
COVERED ENTRY AREA	360 SQ. FT.
TOTAL	5,149 SQ. FT.



A-2 BEDROOM UNIT
B-3 BEDROOM UNIT

REVISIONS
1 Permit Rev. 1 12-05-03
PERMIT REV.3 7-28-04

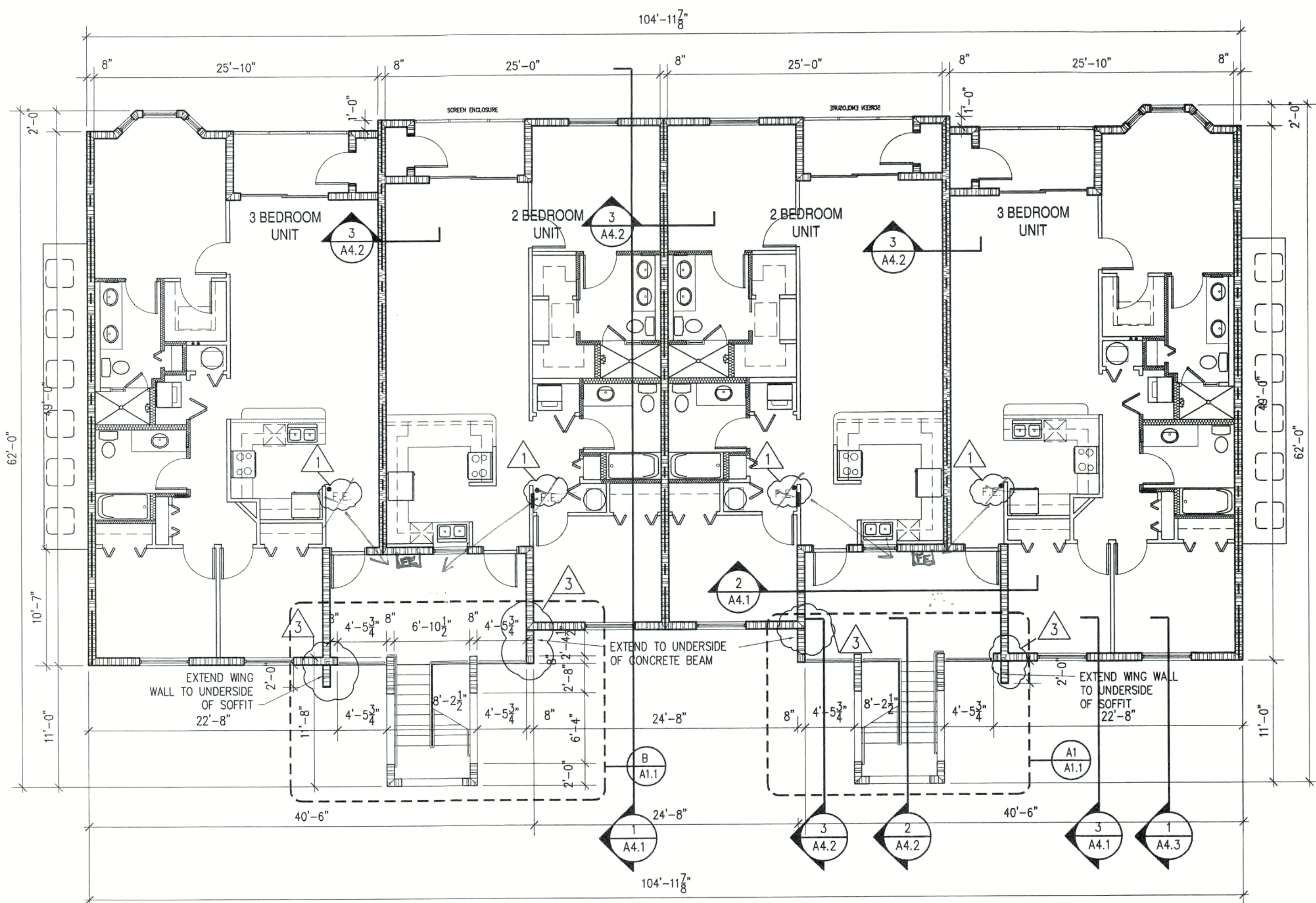
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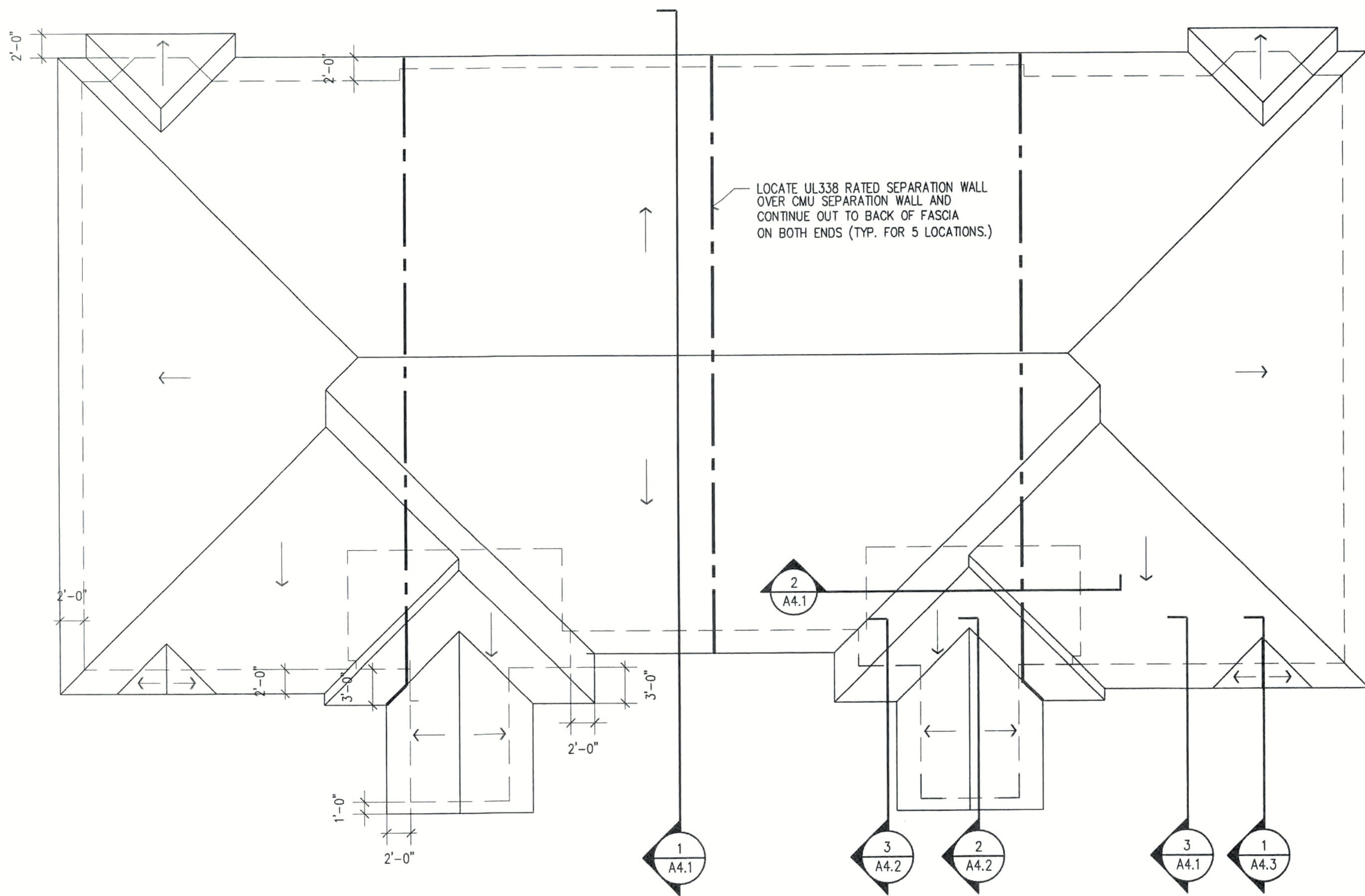


JOB: 0319
DATE: 9/24/03
DRAWN BY: BAL
CAD REF: 8BLDGFL1

SHEET
A1.1



8 UNIT SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

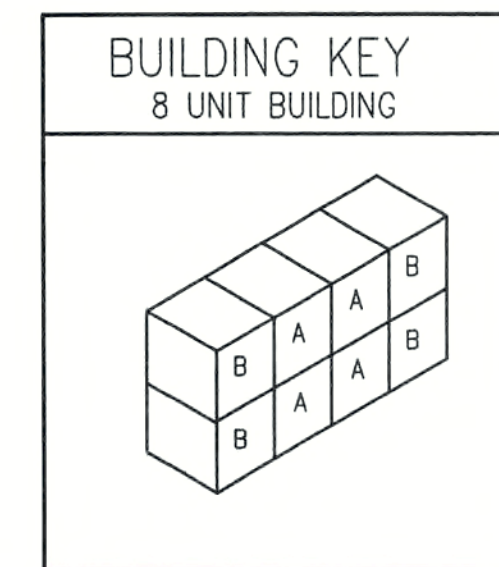


8 UNIT ROOF BUILDING PLAN
SCALE: 1/8" = 1'-0"

NOTE: CONTRACTOR SHALL COORDINATE WITH FIRE MARSHAL THE LOCATION OF PORTABLE FIRE EXTINGUISHERS FOR ALL UNITS

AREA TABULATION	
BUILDING AREA	4,789 SQ. FT.
COVERED ENTRY AREA	360 SQ. FT.
TOTAL	5,149 SQ. FT.

WALL TYPE LEGEND	
	8" CONCRETE MASONRY WALL
	8" CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3" METAL STUD WALL
	3" OR 6" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION.



A- TWO BEDROOM UNIT
B- THREE BEDROOM UNIT

REVISIONS

Permit Rev. 1 12-05-03
PERMIT REV.3 7-28-04

CONSTRUCTION DOCUMENTS FOR
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CAPE CORAL, FLORIDA

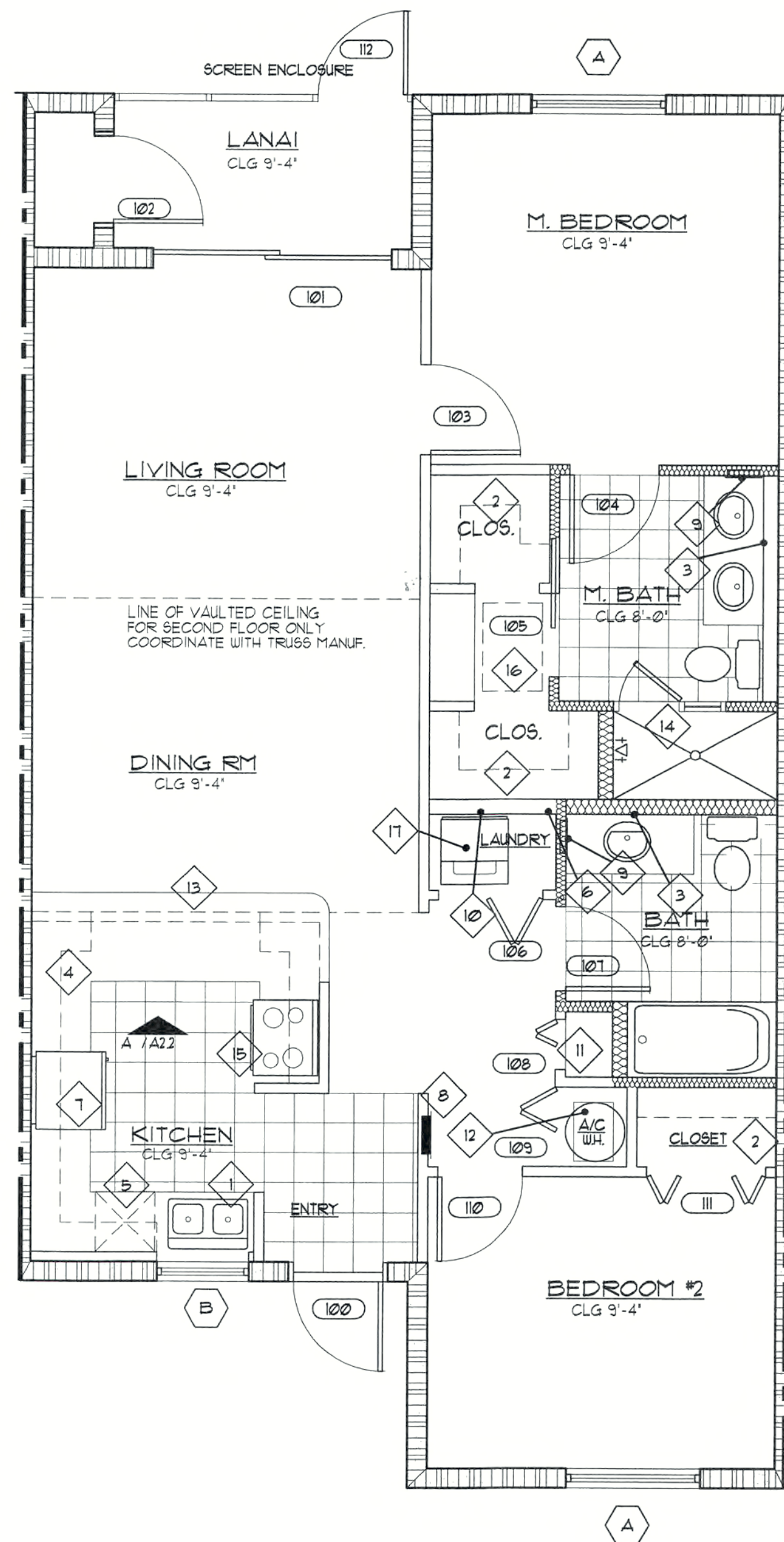
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DRAWN BY: BAL
CAD REF: 8BLDGFL2

SHEET
A1.2

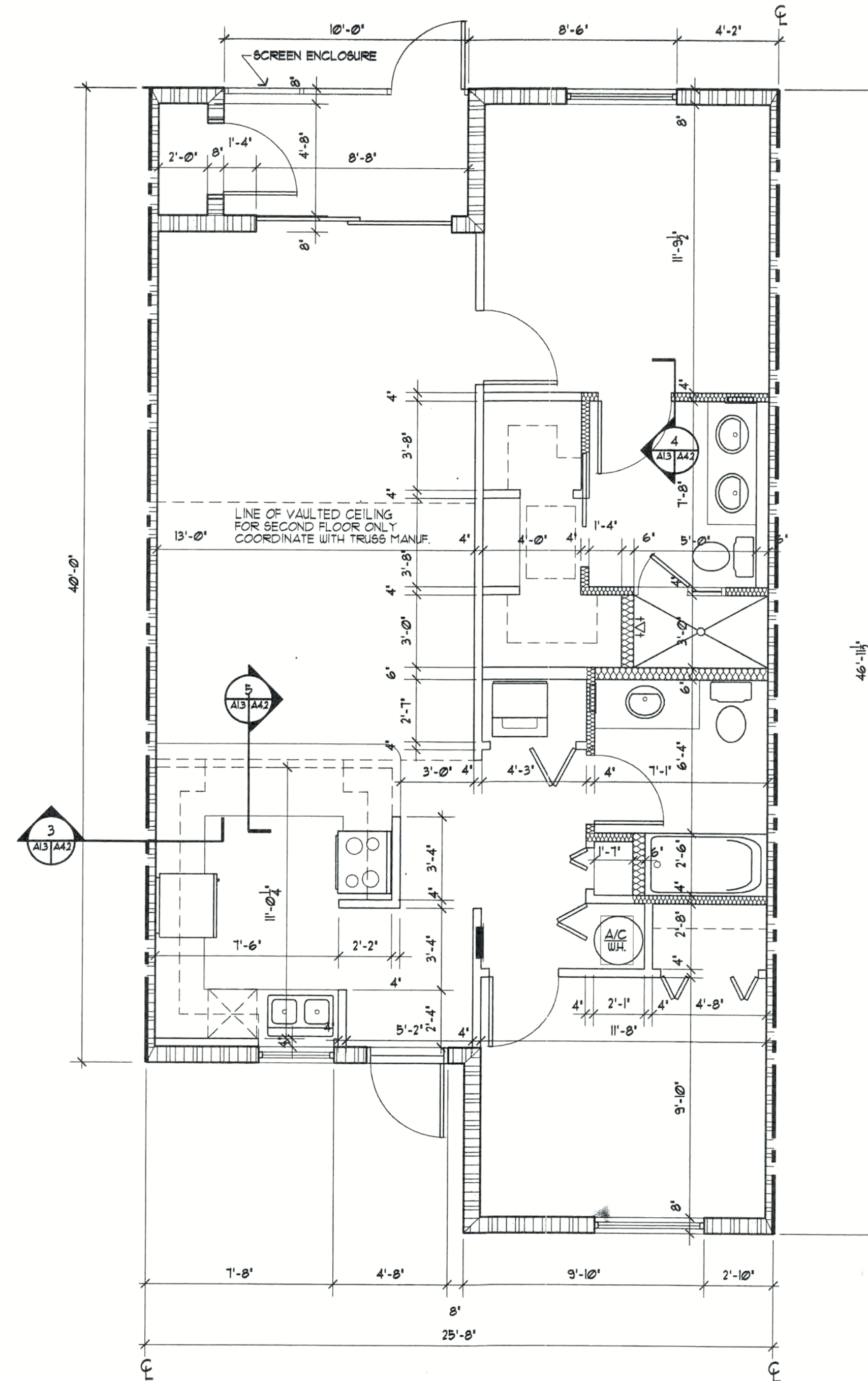


TYPICAL UNIT 'A' PLAN 2 BEDROOM PLAN

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

KEYNOTES

1. DOUBLE BOWL STAINLESS STEEL SINK & DISPOSAL
2. VENTILATED SHELF AND ROD
3. MIRROR
4. CABINETS ABOVE
5. DISHWASHER
6. 4" DRYER VENT REFER TO MECH.
7. REFRIGERATOR
8. ELECTRICAL PANEL (RECESSED) COORDINATE LOCATION WITH ELECTRICAL
9. MEDICINE CABINET (RECESSED) 14"X18"
10. WASHER HOOK-UP BOX W/ HOT & COLD WATER & DRAIN
11. 5 SHELVES
12. PROVIDE CONDENSATE DRAIN FROM AIR HANDLER UNIT
13. COUNTER 3'-6" (KNEE WALL @ 39 3/4" TO TOP OF 1X4 P.T.)
14. FRAMED TEMPERED GLASS SHOWER DOOR AND SIDE LITE
15. RANGE
16. ATTIC ACCESS SCUTTLE AT SECOND FLOOR UNITS ONLY
17. WASHER/ DRYER COMBO



TYPICAL UNIT 'A' 2 BEDROOM DIMENSION PLAN

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

WALL TYPE LEGEND	
	8' CONCRETE MASONRY WALL
	8' CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3 1/2' METAL STUD WALL
	3 1/2' OR 6' METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION

AREA TABULATION	
UNIT 'A' LIVING AREA	1,045 SQ. FT.
STORAGE AREA	17 SQ. FT.
PORCH AREA	52 SQ. FT.
TOTAL	1,114 SQ. FT.

REVISIONS

Permit Rev. 1 12-05-03

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUM'S
CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
INCORPORATED

UNIVERSITY PARK FINANCIAL CENTER
7801 SANDY JOAN BLVD., SUITE 400
FORT MYERS, FLORIDA 33907
PHONE (239) 482-2121 FAX (239) 482-1225
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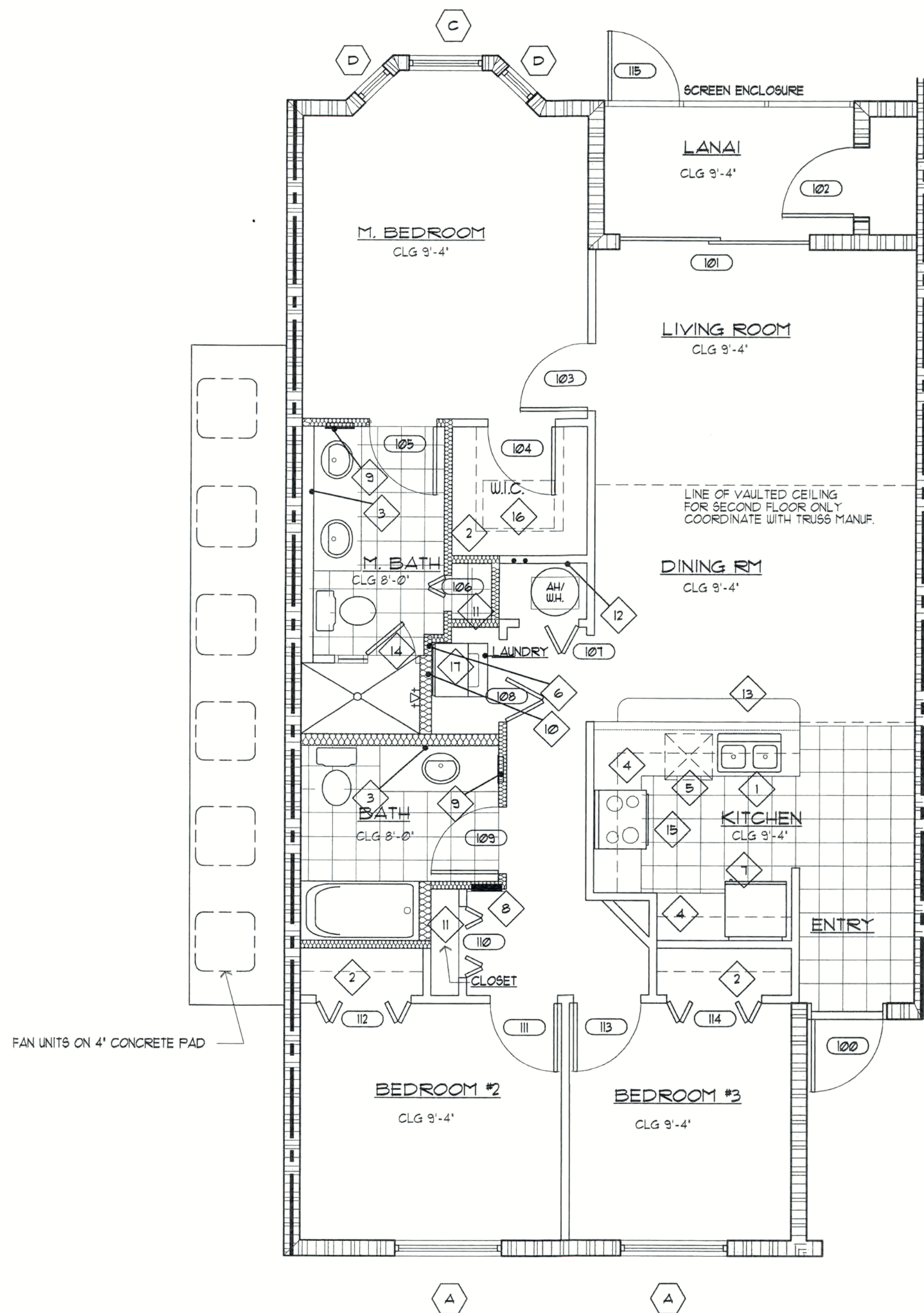
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DATE: 9/24/03

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CAD REF: 0319UNITA

SHEET
A1.3

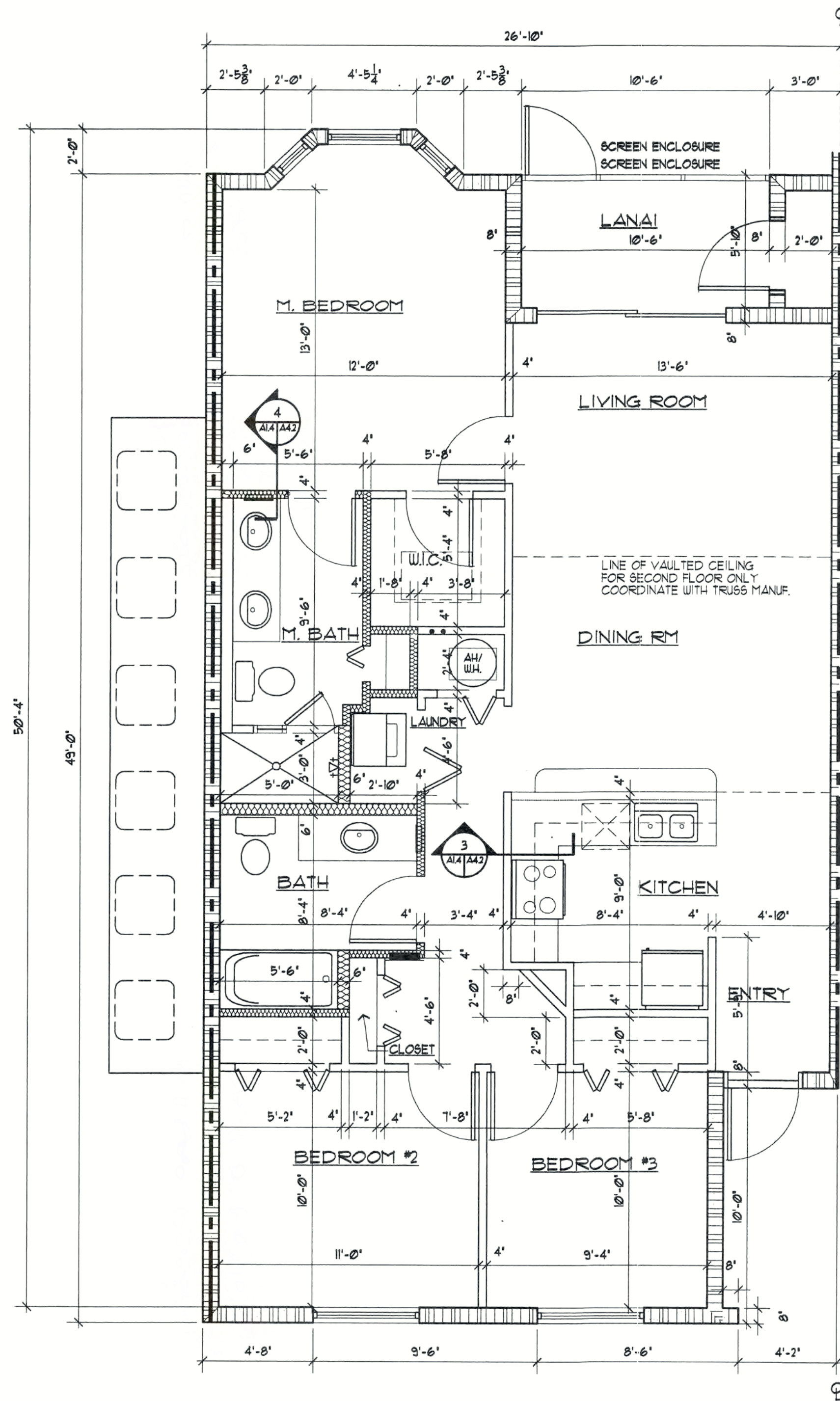


TYPICAL UNIT 'B' PLAN- 3 BEDROOM

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

KEYNOTES

1. DOUBLE BOWL STAINLESS STEEL SINK & DISPOSAL
2. VENTILATED SHELF AND ROD
3. MIRROR
4. CABINETS ABOVE
5. DISHWASHER
6. 4" DRYER VENT REFER TO MECH.
7. REFRIGERATOR
8. ELECTRICAL PANEL (RECESSED) COORDINATE LOCATION WITH ELECTRICAL
9. MEDICINE CABINET (RECESSED) 14"x18"
10. WASHER HOOK-UP BOX W/ HOT & COLD WATER & DRAIN
11. 5 SHELVES
12. PROVIDE CONDENSATE DRAIN FROM AIR HANDLER UNIT
13. COUNTER 3'-6" (KNEE WALL @ 38 3/4" TO TOP OF 1X4 F.T.)
14. FRAMED TEMPERED GLASS SHOWER DOOR AND SIDE LITE
15. RANGE
16. ATTIC ACCESS SCUTTLE AT SECOND FLOOR UNITS ONLY
17. WASHER/ DRYER COMBO



TYPICAL UNIT 'B' DIMENSION PLAN- 3 BEDROOM

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

WALL TYPE LEGEND	
	8' CONCRETE MASONRY WALL
	8' CONCRETE MASONRY WALL 1 HR FIRE RATED - SEE EQUIVALENT THICKNESS DETAIL
	3 1/2' METAL STUD WALL
	3 1/2' OR 6' METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION

AREA TABULATION	
UNIT 'B' LIVING AREA	1202 SQ. FT.
STORAGE AREA	17 SQ. FT.
PORCH AREA	60 SQ. FT.
TOTAL	1279 SQ. FT.

REVISIONS

CONSTRUCTION DOCUMENTS FOR
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JOB: 0319

DATE: 9/24/03

DRAWN BY: BAL

CAD REF: 0319UNITB

**SHEET
A1.4**

REVISIONS

CONSTRUCTION DOCUMENTS FOR

THE OASIS CONDOMINIUM'S

CAPE CORAL, FLORIDA

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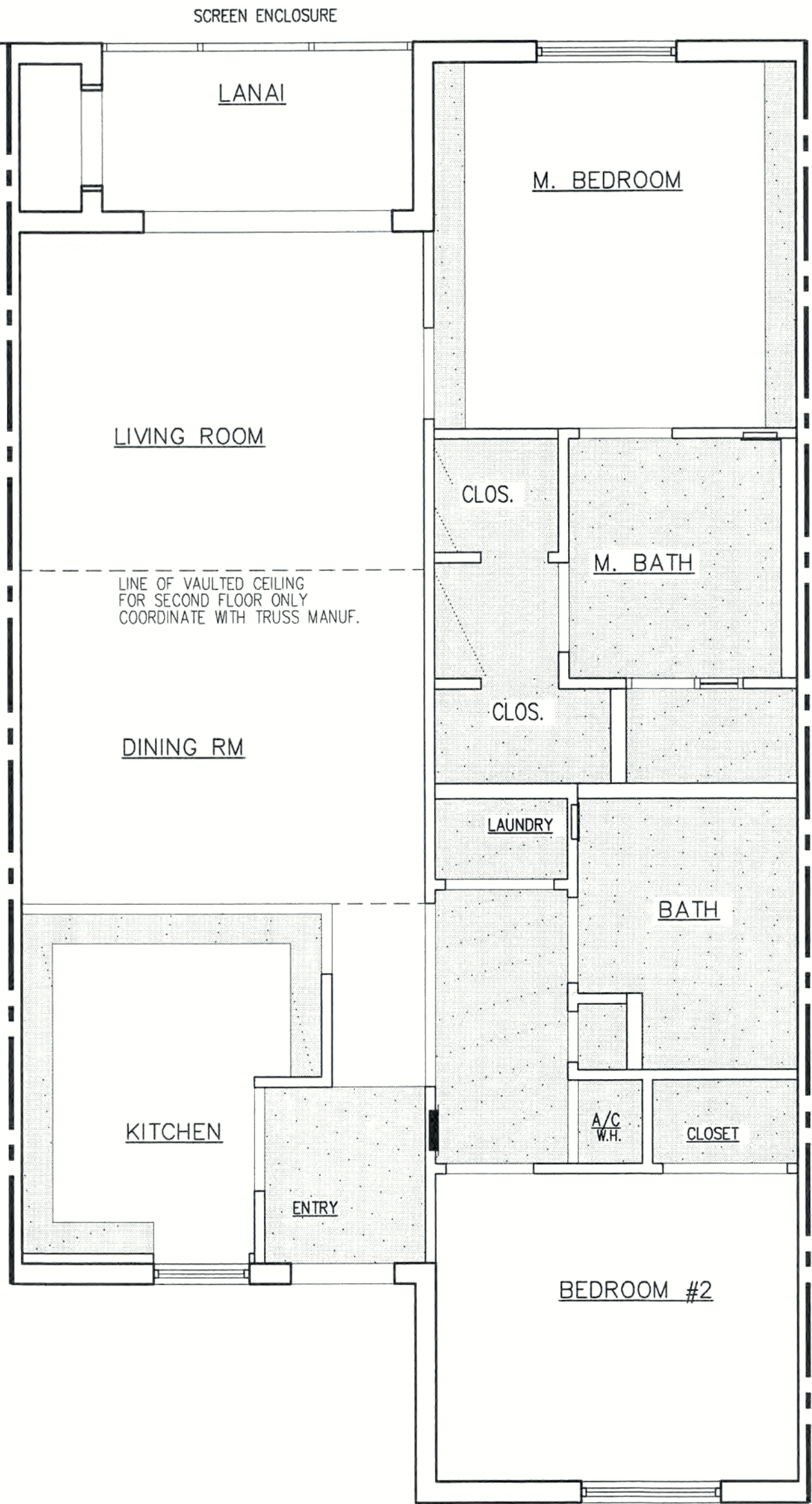
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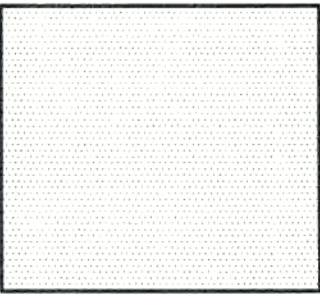
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A1.5



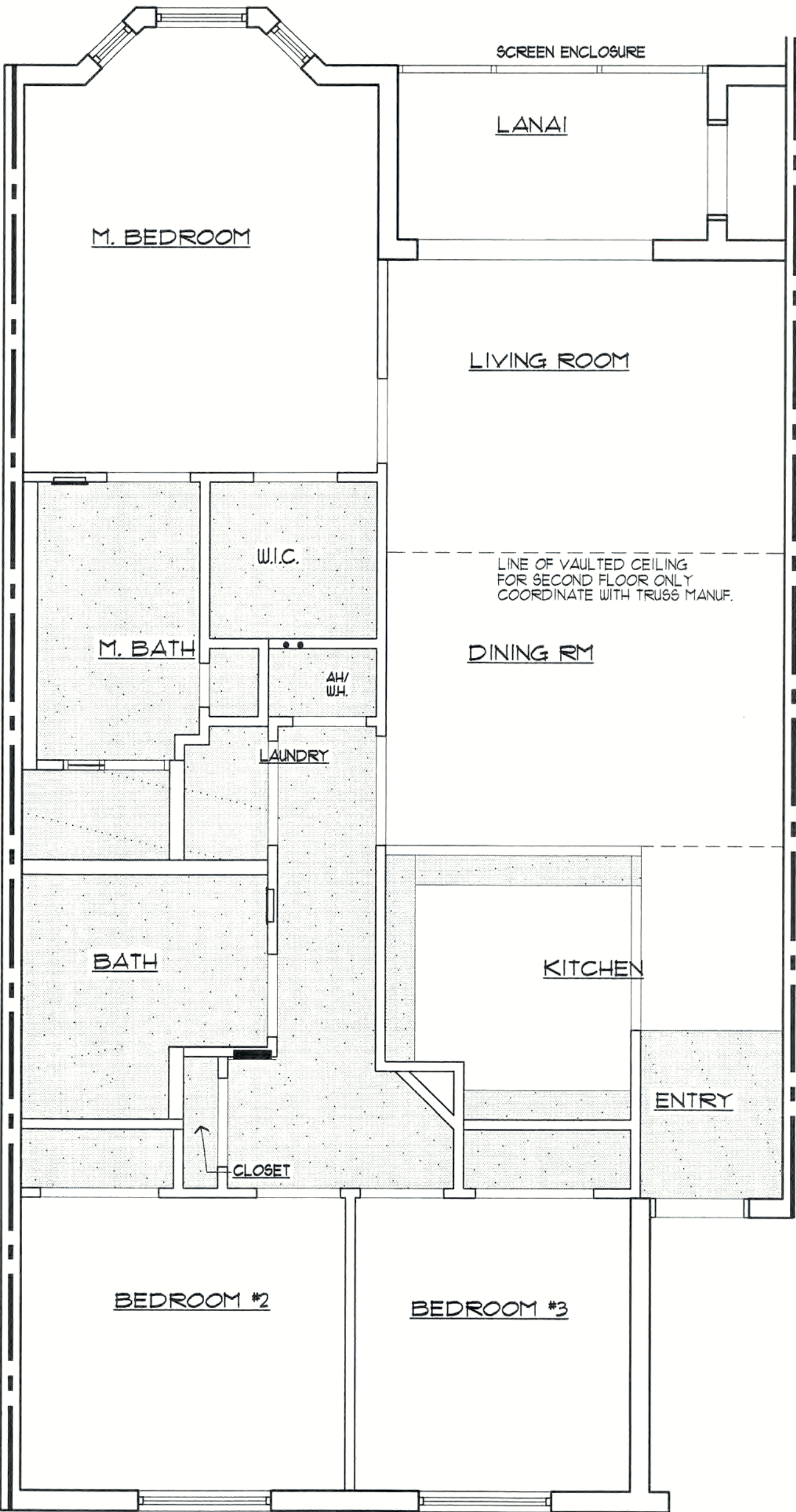
REFLECTED CEILING PLAN UNIT "A" 2 BEDROOM UNIT

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

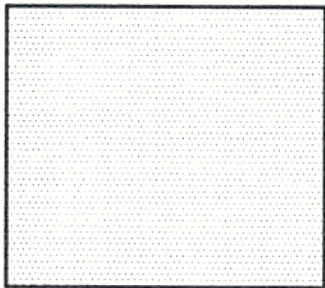


DROP CLG AREAS

TO BE 8'-0" FROM FIN. FLOOR.
CONTRACTOR SHALL COORDINATE
WITH MECHANICAL AND ELECTRICAL.



REFLECTED CEILING PLAN UNIT 'B' 3 BEDROOM UNIT
SCALE: 1/4" = 1'-0"



DROP CLG AREAS
TO BE 8'-0" FROM FIN. FLOOR
CONTRACTOR SHALL COORDINATE
WITH MECHANICAL AND ELECTRICAL.

REVISIONS

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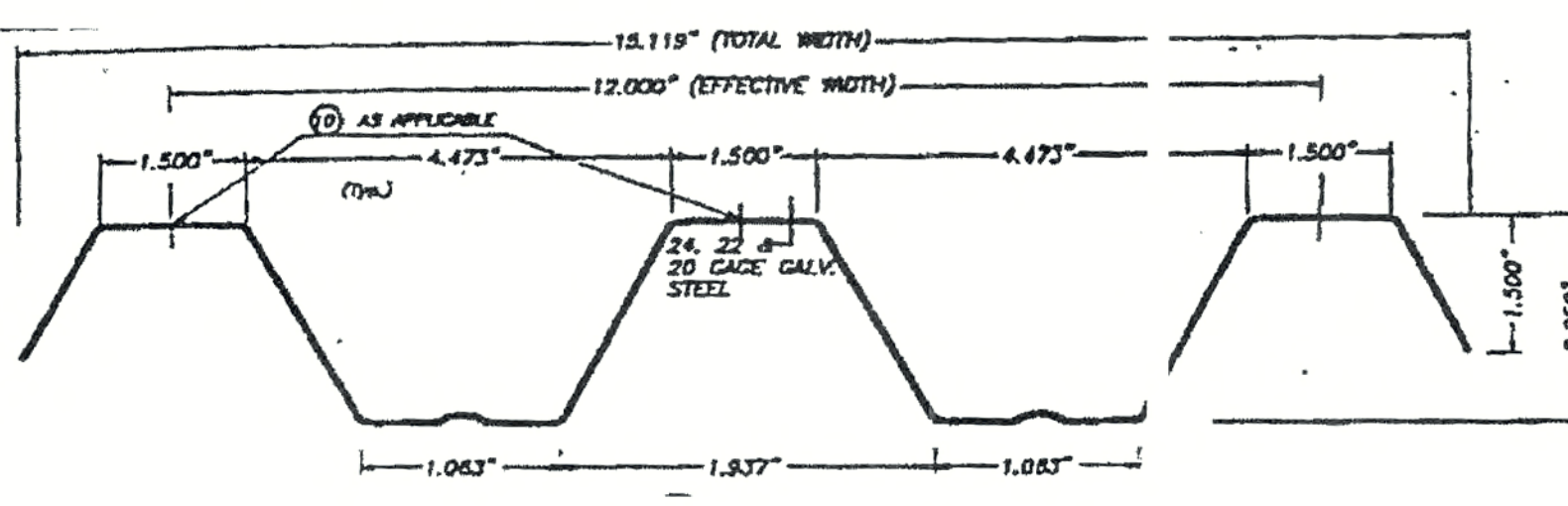
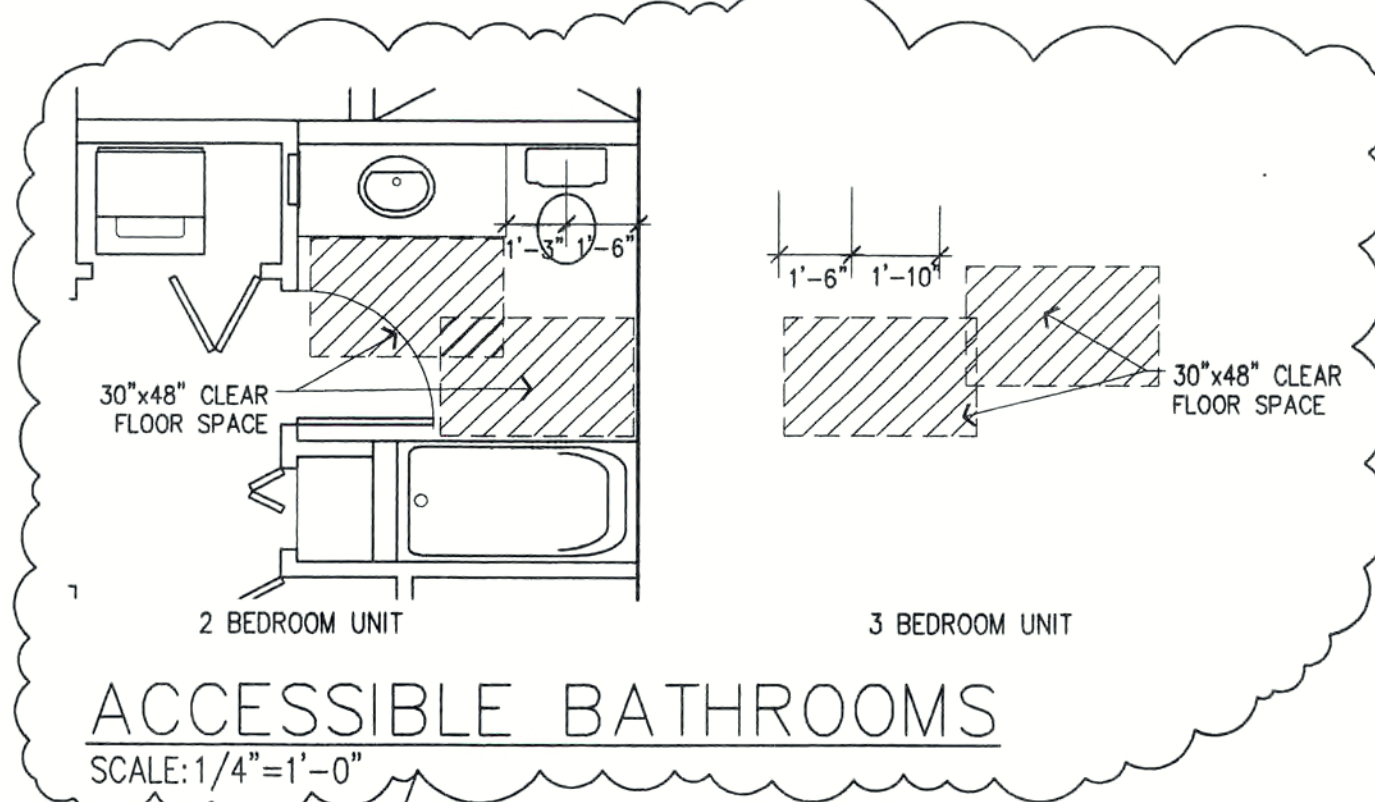
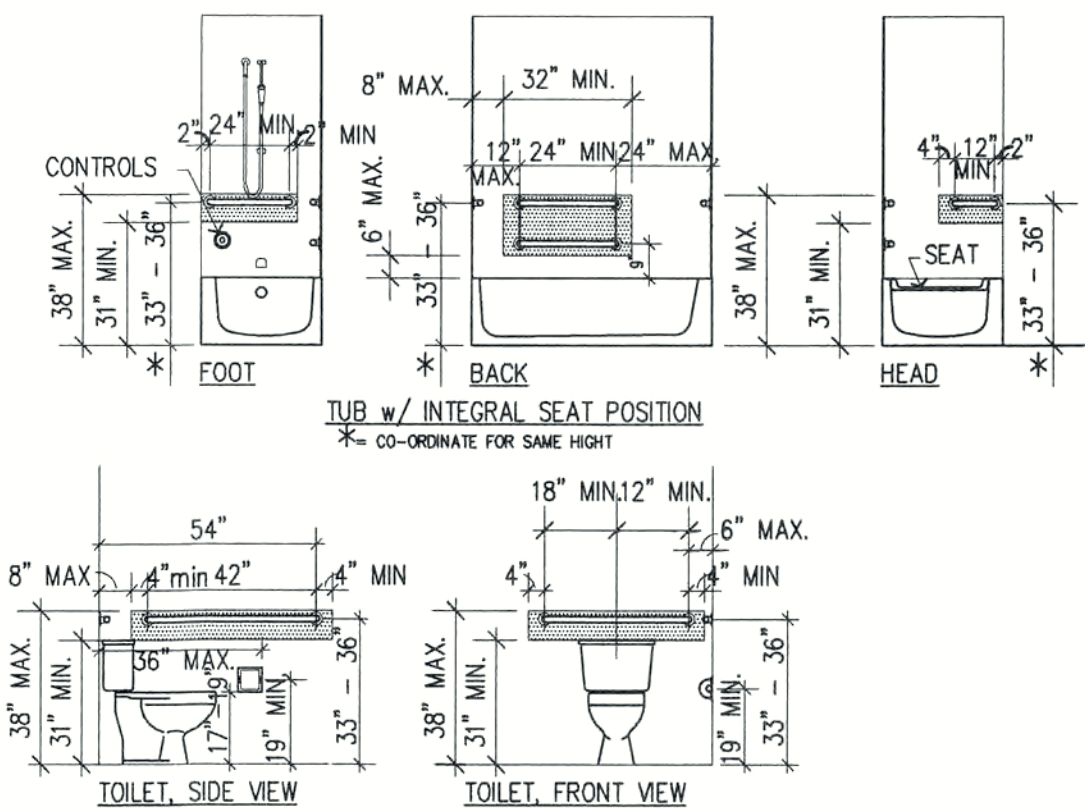


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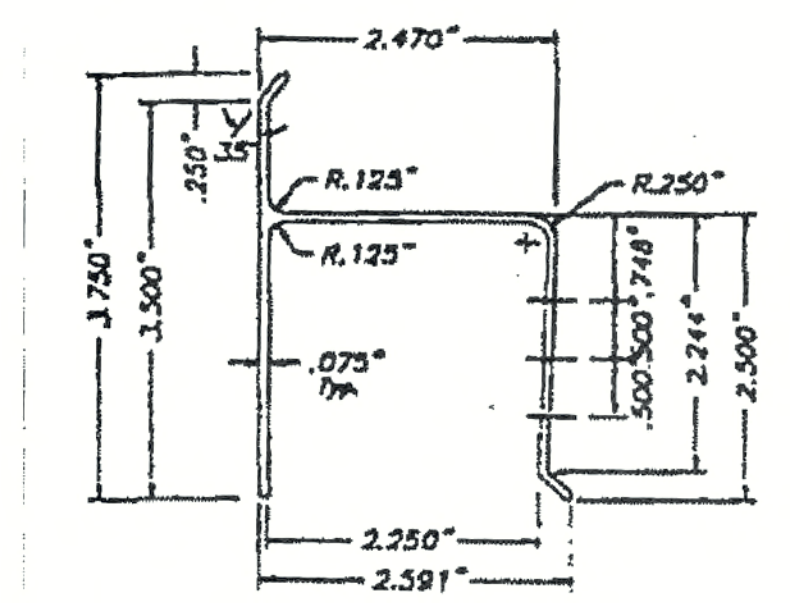
**SHEET
A1.6**

ROOM FINISH SCHEDULE - UNIT A -2 BEDROOM							
AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS	
ENTRY	TILE	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTE 5, 8	
KITCHEN	TILE	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTE 5, 8	
DINING	CARPET	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTE 8	
LIVING ROOM	CARPET	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTE 2, 8	
MASTER BEDROOM	CARPET	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTE 8	
W.I.C.	CARPET	WOOD	DRYWALL	DRYWALL	NOTE 1		
MASTER BATH	TILE	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTES 3, 5, 6	
BATH #2	TILE	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTES 3, 5	
BEDROOM #2	CARPET	WOOD	DRYWALL	DRYWALL	NOTE 1	NOTE 8	
LAUNDRY	VCT	WOOD	DRYWALL	DRYWALL	NOTE 1		
LANAI	CONC.	NONE	CMU / STUCCO	STUCCO	NOTE 1	NOTE 7, 8	

- NOTES: 1) FOR CEILING HEIGHT PLANS REFER TO SHEETS A1.3, A1.4, A1.5 & A1.6
2) VAULTED CEILING ON 2ND FLOOR UNITS-CONSULT TRUSS MANUFACTURER'S DWGS.
3) USE MOISTURE RESISTANT GYPSUM BOARD AT BATHROOMS
4) TILE FLOORING TO BE 6" x 6" CERAMIC TILE
5) TILE FLOORING TO BE 12" x 12" CERAMIC TILE
6) SHOWER BASE TO BE 6" x 6" CERAMIC TILE
7) LANAI SHALL BE BROOM FINISH CONCRETE W/ THORO CLEAR SEALANT
8) GENERAL NOTE: FOR FIRST FLOOR UNITS- 1/2" GYP. BD. OVER 3/4" HAT CHANNELS AT UNDERSIDE OF SLAB. REFER TO REFLECTED CEILING PLANS FOR GYPSUM BD. DROP CEILINGS.

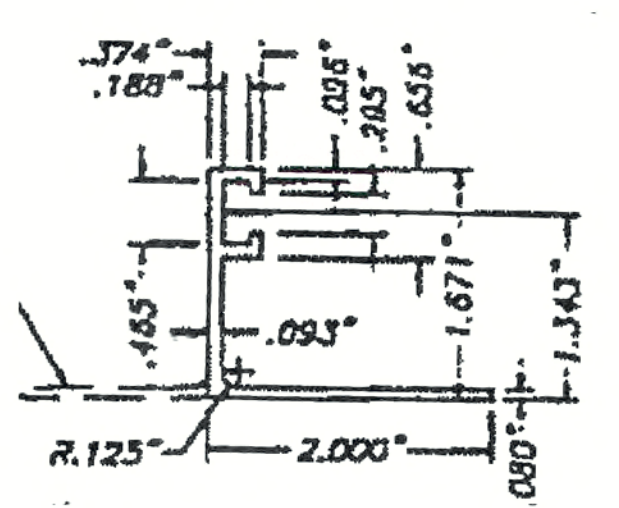


STORM PANEL PLAN
NTS



STORM "H" HEADER
NTS

GENERAL NOTES: INSTALL STORM PANELS ACCORDING TO MANUFACTURER SPECIFICATIONS. PANELS SHALL MEET THE WIND LOADING AND IMPACT CRITERIA FOR CURRENT CODES.



STORM "F" TRACK ANGLE
NTS

HARDWARE SCHEDULE			
NOTE: PROVIDE RATES & LABELED HARDWARE DOORS & FRAMES IN ALL RATED LOCATIONS - VERIFY BASED ON:	DOORS - HAGER	STOPS - IVE, ROCKWOOD	
LOCKS - SCHLAGE "Y" SERIES	CLOSERS (IF REQUIRED) - LON	THRESHOLDS, DOOR BOTTOMS, SEALS - PSWD	
HARDWARE SET #1 - (ENTRANCE)			
1 EACH HAD RING	BB191 4.5 x 4.5 US320		
1 EACH SCH ENTRANCE	SS100 4.5 x 4.5 US260		
1 EACH SCH DEADBOLT	B360N US260		
1 EACH ROC STOP	409 US320		
1 EACH RPD THRESHOLD	171A		
1 EACH PDU DOOR BOTTOM	211A		
1 EACH PDU SEAL	PK350		
HARDWARE SET #2 - (PRIVACY)			
1 EACH HAD RING	BB191 4.5 x 4.5 US320		
1 EACH SCH PRIVACY	A405 JAZZ US260		
1 EACH ROC STOP	409 US320		
HARDWARE SET #3 - (PASSAGE/CLOSET)			
1 EACH HAD RING	BB191 4.5 x 4.5 US320		
1 EACH SCH PASSAGE	A108 JAZZ US260		
1 EACH ROC STOP	409 US320		
HARDWARE SET #4 - (SLIDER/POCKET/BI-FOLD/ALISC)			
ALL HARDWARE BY DOOR MANUFACTURER			
HARDWARE SET #5 - (NOT USED)			
3 EACH HAD RING	BB191 4.5 x 4.5 US320		
1 EACH ROC STOP	409 US320		
1 EACH SCH STOREROOM	ALBOP JAZZ US260		

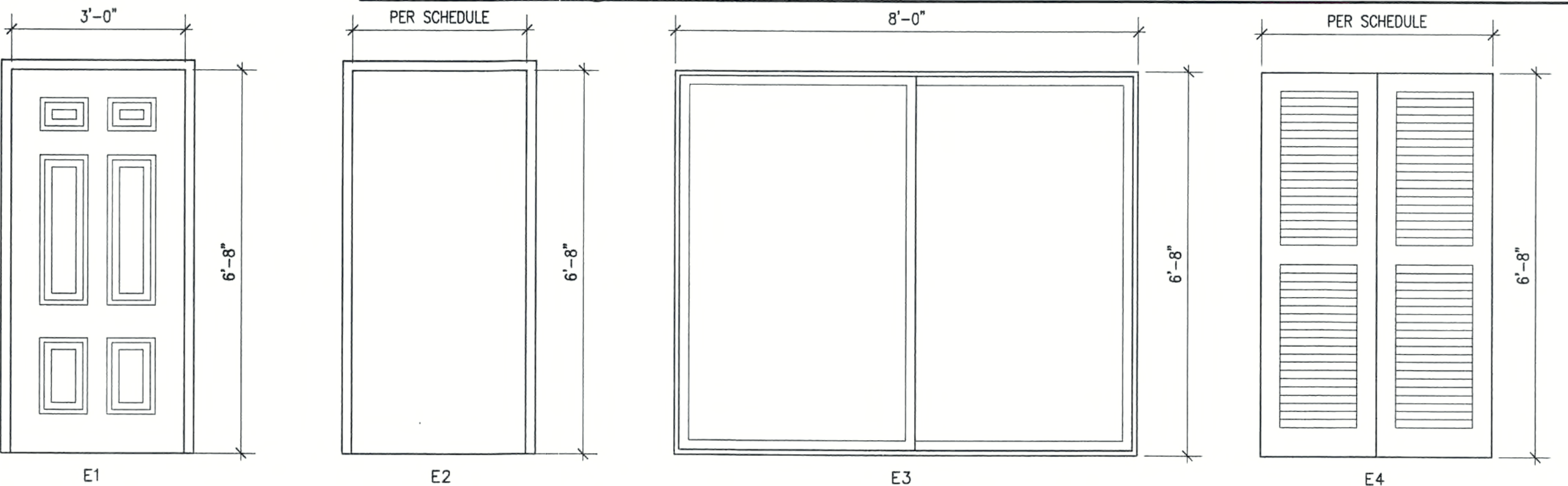
- NOTE: ALL HARDWARE SETS BASED ON SINGLE LEAF DOOR. PROVIDE TWO SETS AS REQUIRED AND ALL ADDITIONAL HARDWARE AS NEEDED FOR ALL DOUBLE LEAF DOOR LOCATIONS.
NOTE: THIS HARDWARE SCHEDULE IS FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE HARDWARE CONSULTANT TO WORK WITH ARCHITECT FOR COMPLETE HARDWARE PACKAGE UPON AWARD OF CONTRACT & PRIOR TO ORDERING DOORS, FRAMES OR HARDWARE.

DOOR SCHEDULE UNIT A -2 BEDROOM													
MARK	AREA	TYPE	ELEV	WTH.	HT.	THK.	MATERIAL	GLASS	FINISH	FRAME	FRAME FIN.	* HDWE.	NOTES
100	ENTRY	SWING	E1	3'-0"	6'-8"	1 3/4"	H.M.	-	PAINT	*	PAINT	1	**
101	LANAI	SLDG. GLASS	E3	8'-0"	6'-8"	1 3/8"	AL. GLASS	GLASS	-	ALUM.	-	4	
102	STORAGE	SWING	E2	2'-10"	6'-8"	1 3/4"	H.M.	-	PAINT	*	PAINT	6	PRE-HUNG
103	MASTER BEDROOM	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
104	MASTER BATH	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
105	W.I.C.	POCKET	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	4	
106	LAUNDRY	BI-FOLD	E4	(2)1'-9"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
107	BATH #2	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
108	LINEN CLOSET	BI-FOLD	E4	(2) 9"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
109	LAUNDRY	BI-FOLD	E4	(2)1'-9"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
110	BEDROOM #2	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
111	CLOSET	BI-FOLD	E4	(4)1'-0"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
112	LANAI	SWING	E3	3'-0"	6'-8"	1 3/8"	ALUM.	SCREEN	-	ALUM.	-	-	FIRST FLOOR ONLY

- GENERAL
- NOTES:
A) REFER TO HDWE. SCHED. FOR FINISH HARDWARE
B) ALL HARDWARE TO BE ADA COMPLIANT IN ACCESSIBLE UNITS
C) PROVIDE MEDIUM DUTY CLOSER AND RATED HARDWARE ON RATED DOORS
D) NOT USED
E) REFER TO DETAILS SHEET A2.1 FOR DOOR ELEVATIONS
F) PROVIDE A COMPLETE SET OF RUBBER BUMPERS FOR ALL DOORS.
* PRE HUNG
** DOOR, FRAME AND HARDWARE 3/4 HR RATED

DOOR SCHEDULE UNIT B -3 BEDROOM													
MARK	AREA	TYPE	ELEV	WTH.	HT.	THK.	MATERIAL	GLASS	FINISH	FRAME	FRAME FIN.	* HDWE.	NOTES
100	ENTRY	SWING	E1	3'-0"	6'-8"	1 3/4"	H.M.	-	PAINT	*	PAINT	1	**
101	LANAI	SLDG. GLASS	E3	8'-0"	6'-8"	1 3/8"	AL. GLASS	GLASS	-	ALUM.	-	4	
102	STORAGE	SWING	E2	2'-10"	6'-8"	1 3/4"	H.M.	-	PAINT	*	PAINT	6	PRE-HUNG
103	MASTER BEDROOM	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
104	W.I.C.	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
105	MASTER BATH	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
106	CLOSET	BI-FOLD	E4	(2) 9"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
107	LAUNDRY	BI-FOLD	E4	(2)1'-3"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
108	LAUNDRY	BI-FOLD	E4	(2)1'-9"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
109	BATH #2	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
110	LINEN CLOSET	BI-FOLD	E4	(2) 9"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
111	BEDROOM #2	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
112	CLOSET	BI-FOLD	E4	(4)1'-0"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
113	BEDROOM #3	SWING	E2	2'-10"	6'-8"	1 3/8"	H.C. WOOD	-	PAINT	WOOD	PAINT	2	
114	CLOSET	BI-FOLD	E4	(4)1'-0"	6'-8"	1 3/8"	WOOD	-	PAINT	WOOD	PAINT	4	LOUVERED
115	LANAI	SWING	E3	3'-0"	6'-8"	1 3/8"	ALUM.	SCREEN	-	ALUM.	-	-	FIRST FLOOR ONLY

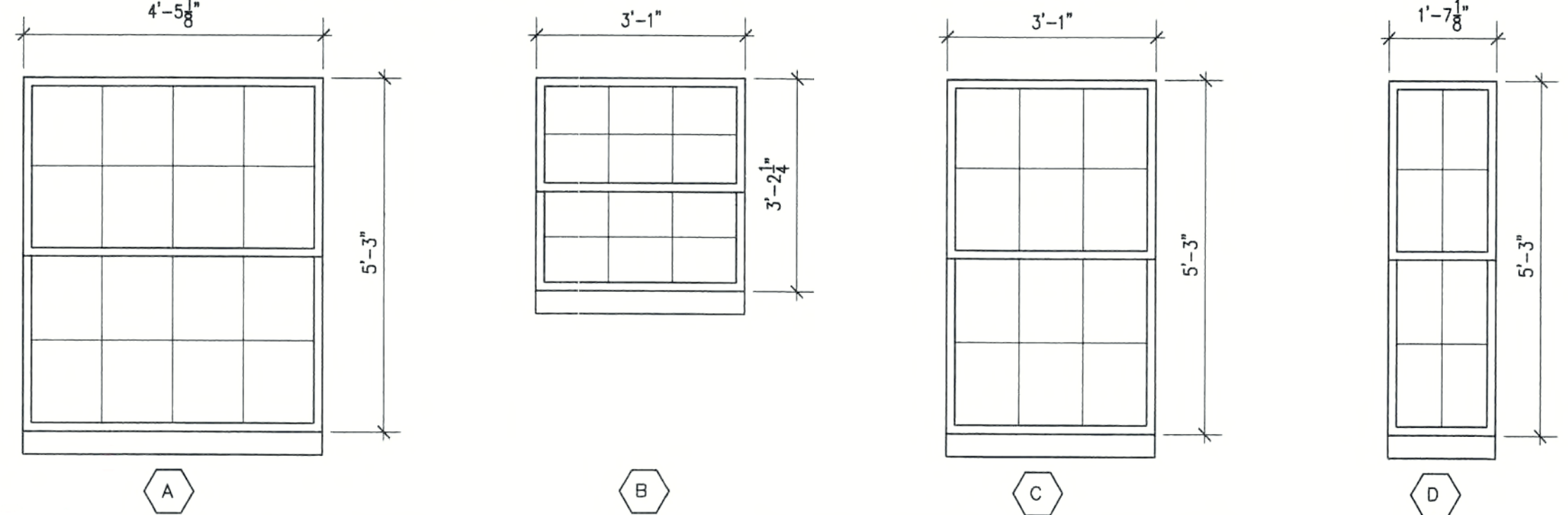
- GENERAL
- NOTES:
A) REFER TO HDWE. SCHED. FOR FINISH HARDWARE
B) ALL HARDWARE TO BE ADA COMPLIANT IN ACCESSIBLE UNITS
C) PROVIDE MEDIUM DUTY CLOSER AND RATED HARDWARE ON RATED DOORS
D) NOT USED
E) REFER TO DETAILS SHEET A2.1 FOR DOOR ELEVATIONS
F) PROVIDE A COMPLETE SET OF RUBBER BUMPERS FOR ALL DOORS.
* PRE HUNG
** DOOR, FRAME AND HARDWARE 3/4 HR RATED



- NOTE: 1. COORDINATE SLIDER ROUGH OPENING W/ MANUFACTURER
2. SEE STORM PANEL TYP. DETAILS THIS SHEET FOR GLASS SLIDERS

WINDOW SCHEDULE							
MARK	TYPE	WTH.	HT.	MATL.	GLAZING	* IMP. RES.	REMARKS
A	SINGLE HUNG	4'-5 1/8"	5'-3"	ALUM.	SINGLE	I.R.W.	
B	FIXED	3'-1"	5'-2 1/4"	ALUM.	SINGLE	I.R.W.	
C	SINGLE HUNG	3'-1"	5'-3"	ALUM.	SINGLE	I.R.W.	
D	SINGLE HUNG	1'-7 1/8"	5'-3"	ALUM.	SINGLE	I.R.W.	

- NOTE: COORDINATE WINDOW DIMENSIONS W/ WINDOW MANUFACTURER
* IMP. RES. = IMPACT RESISTANCE
I.R.W. = IMPACT RESISTANT WINDOW



REVISIONS

Permit Rev. 1	12-05-03
Permit Rev. 3	7-28-04

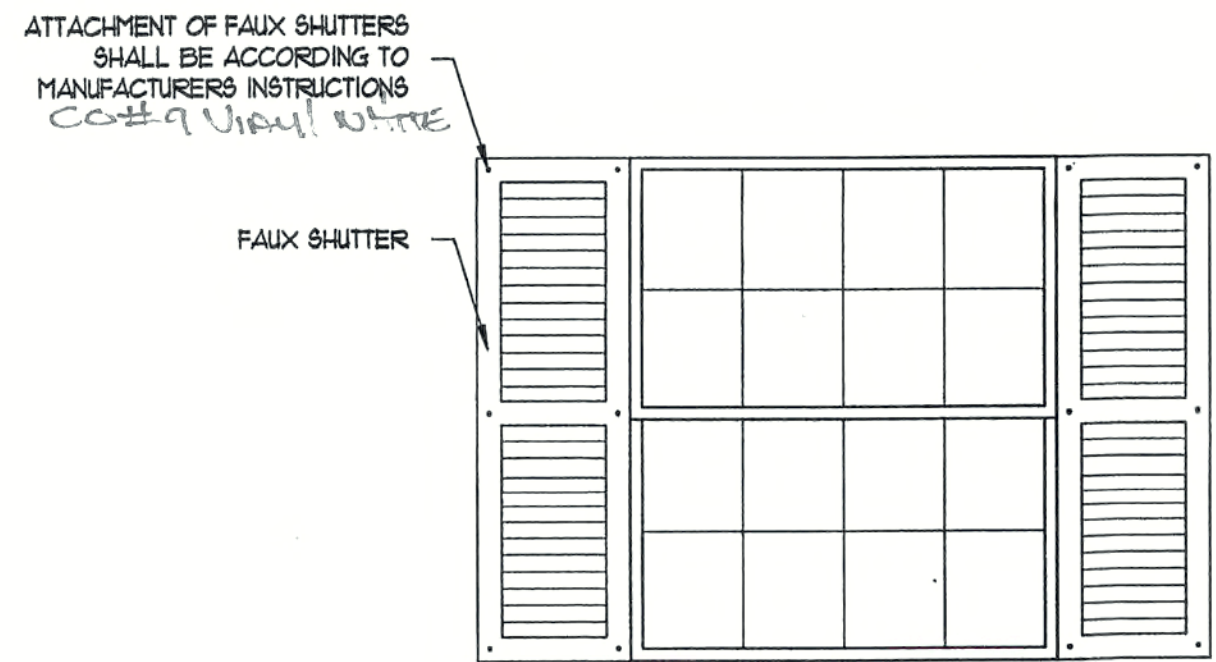
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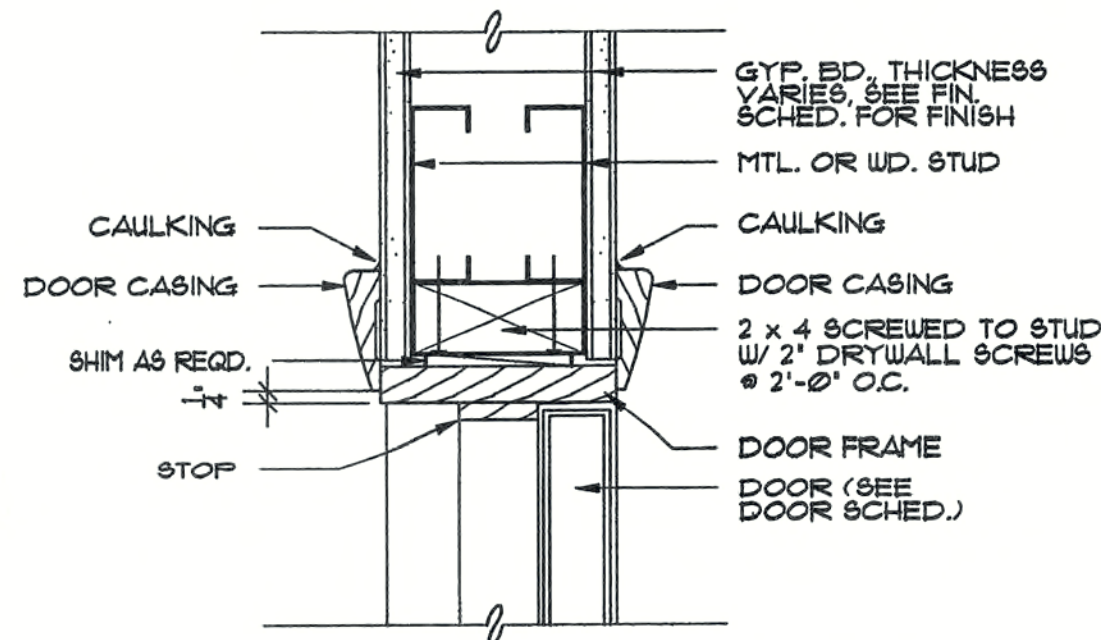


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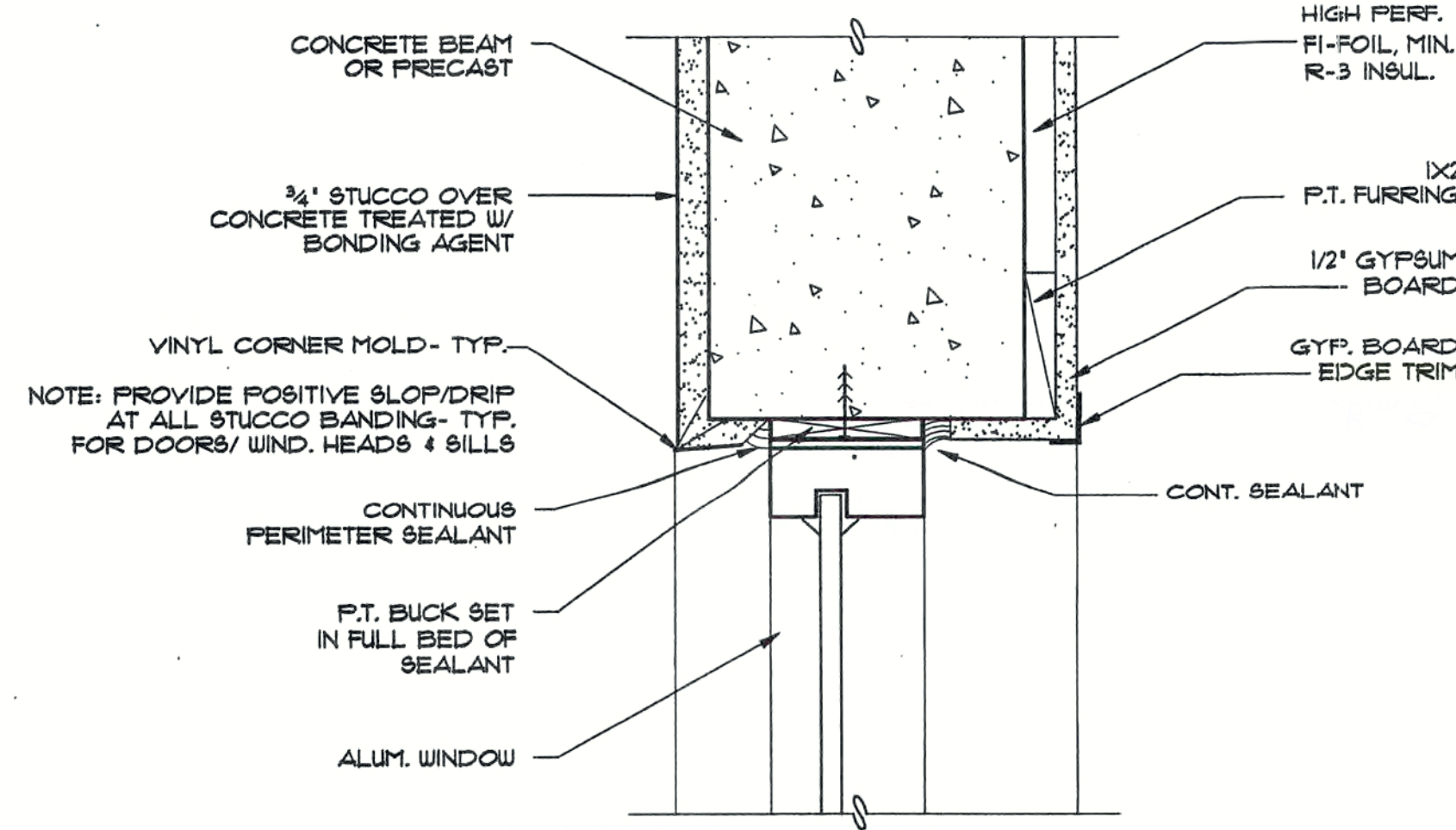
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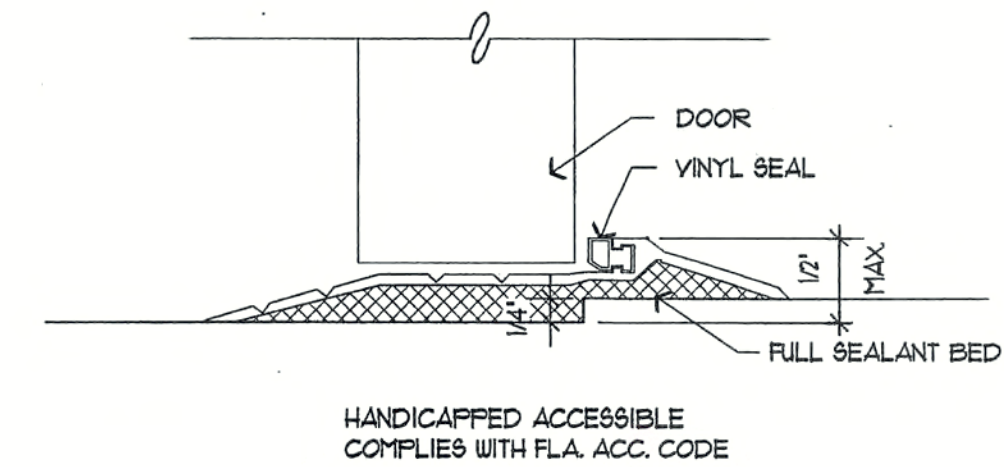
FAUX SHUTTER DETAIL
SCALE: 1/2" = 1'-0"



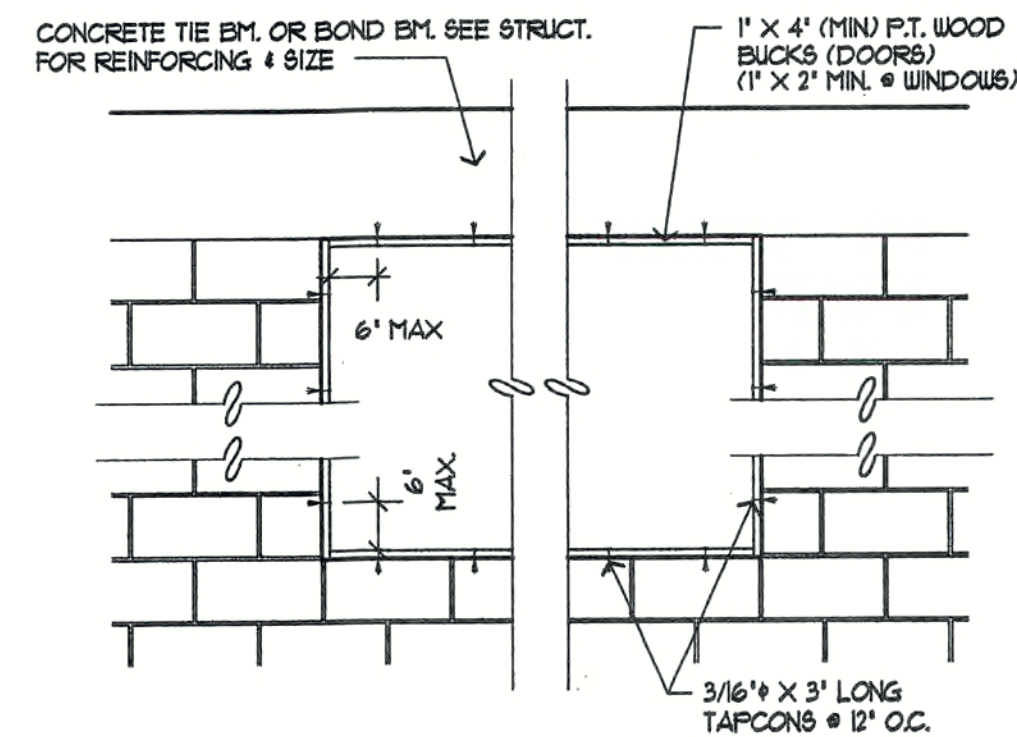
WOOD DOOR HEAD
SCALE: 3" = 1'-0"



'A' MASONRY WINDOW HEAD
SCALE: 3" = 1'-0"

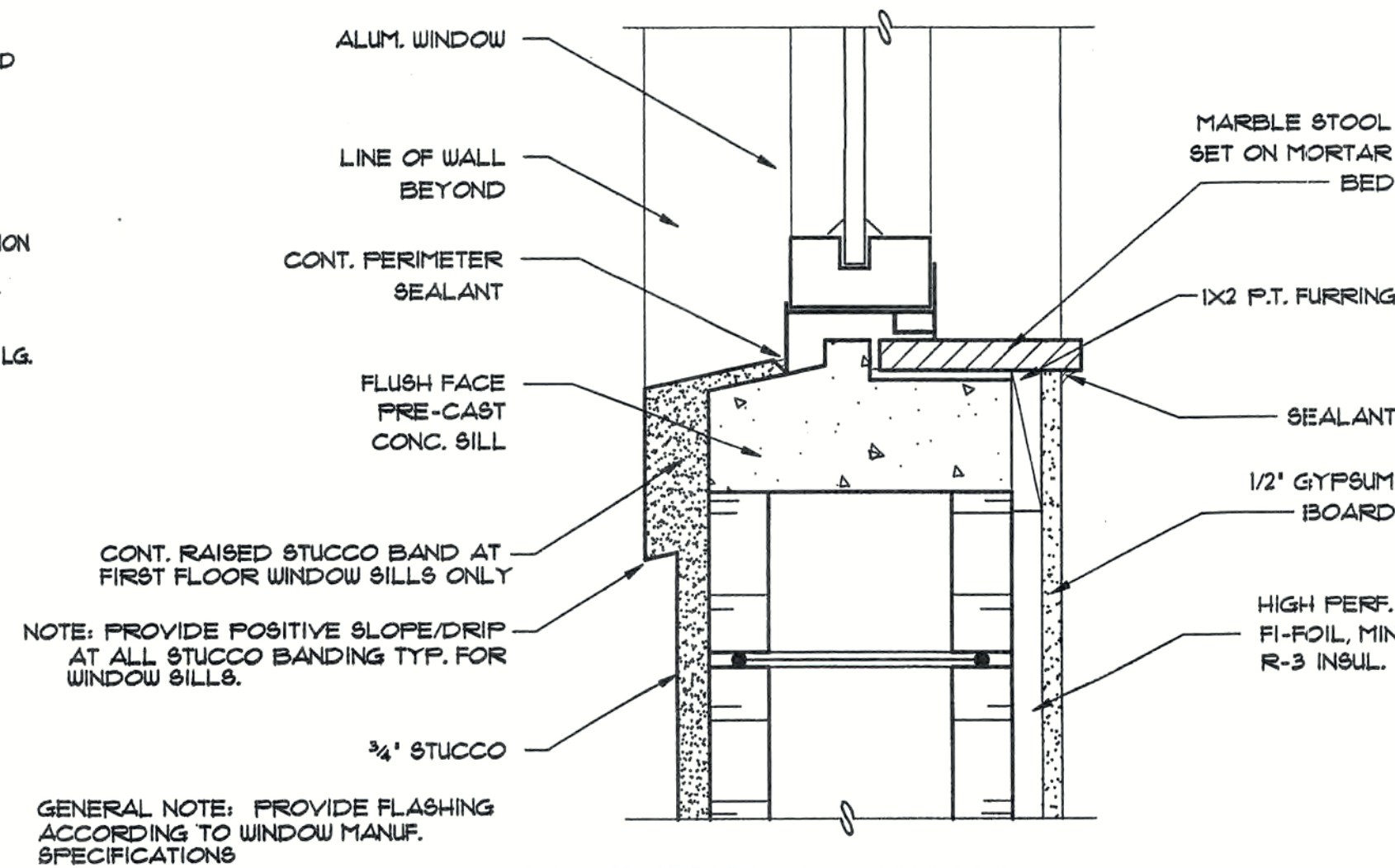


THRESHOLD DETAIL
SCALE: 3" = 1'-0"



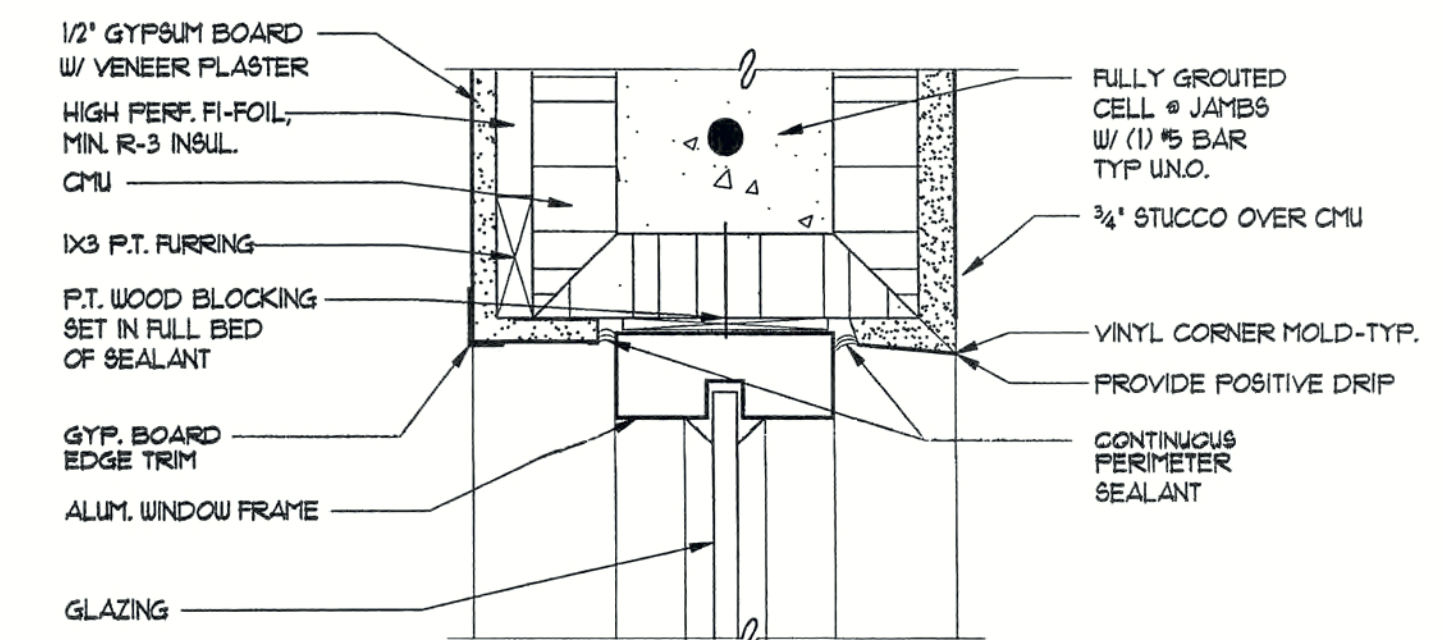
DOOR AND WINDOW BUCK ELEVATIONS
SCALE: 1/2" = 1'-0"

- NOTES:**
1. WINDOWS & DOORS SHALL BE DESIGNED BY MANUFACTURER TO COMPLY W/ 2001 F.B.C. SECTION 1606 FOR WIND VELOCITY EQUAL TO 130 MPH.
 2. WINDOW SHALL BE ATTACHED TO WOOD NAILER IN ACCORDANCE TO MANUFACTURER'S REQUIREMENTS
 3. REFER TO MANUFACTURER'S INFORMATION FOR REQUIRED OPENING SIZE
 4. DOORS MAY BE ATTACHED DIRECTLY TO MASONRY OPENING
 5. ALL FASTENERS SHALL BE 3/16" X 3' LG. TAPCONS @ 12" O.C. UNLESS NOTED OTHERWISE

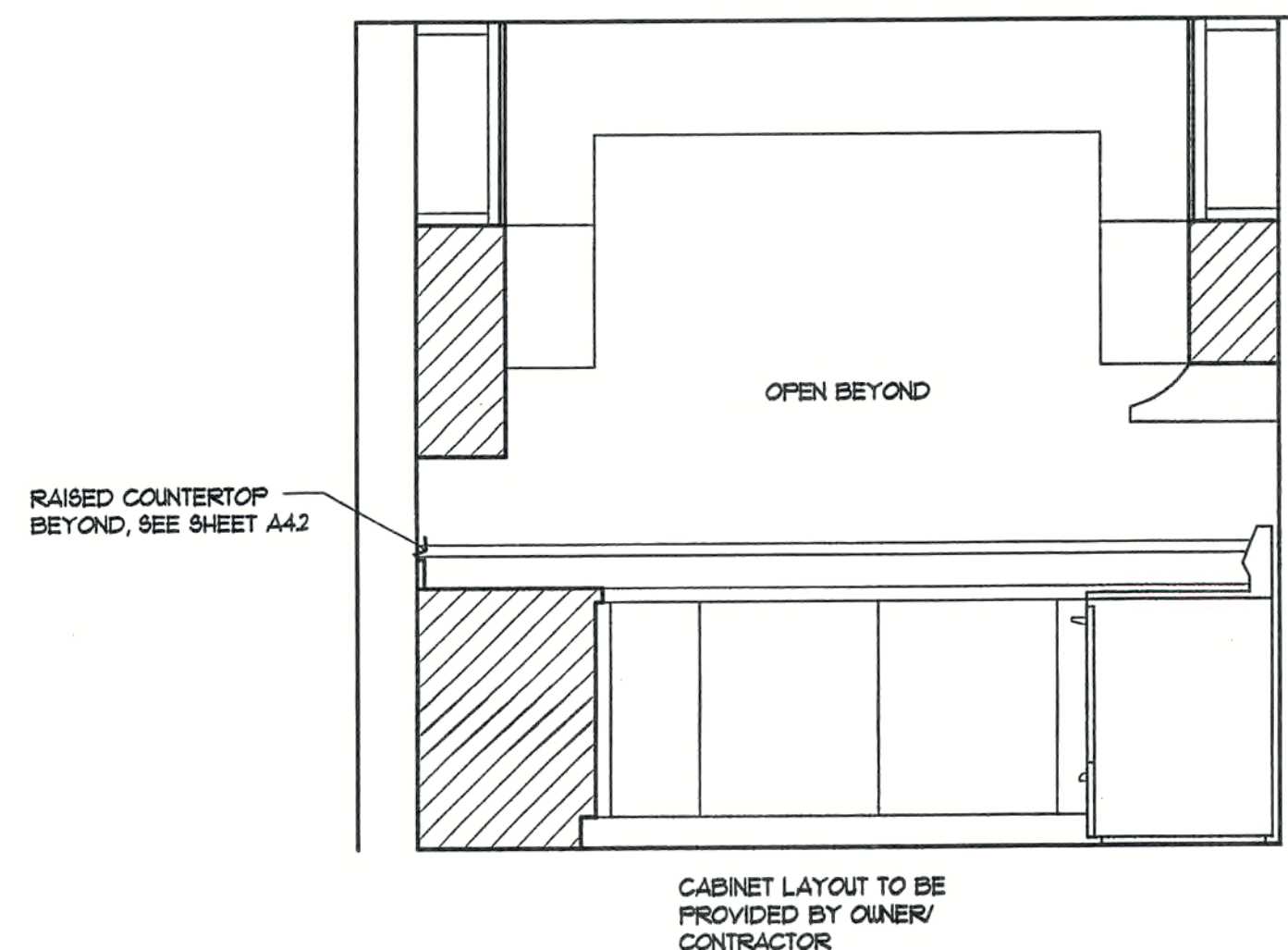


'B' MASONRY WINDOW SILL
SCALE: 3" = 1'-0"

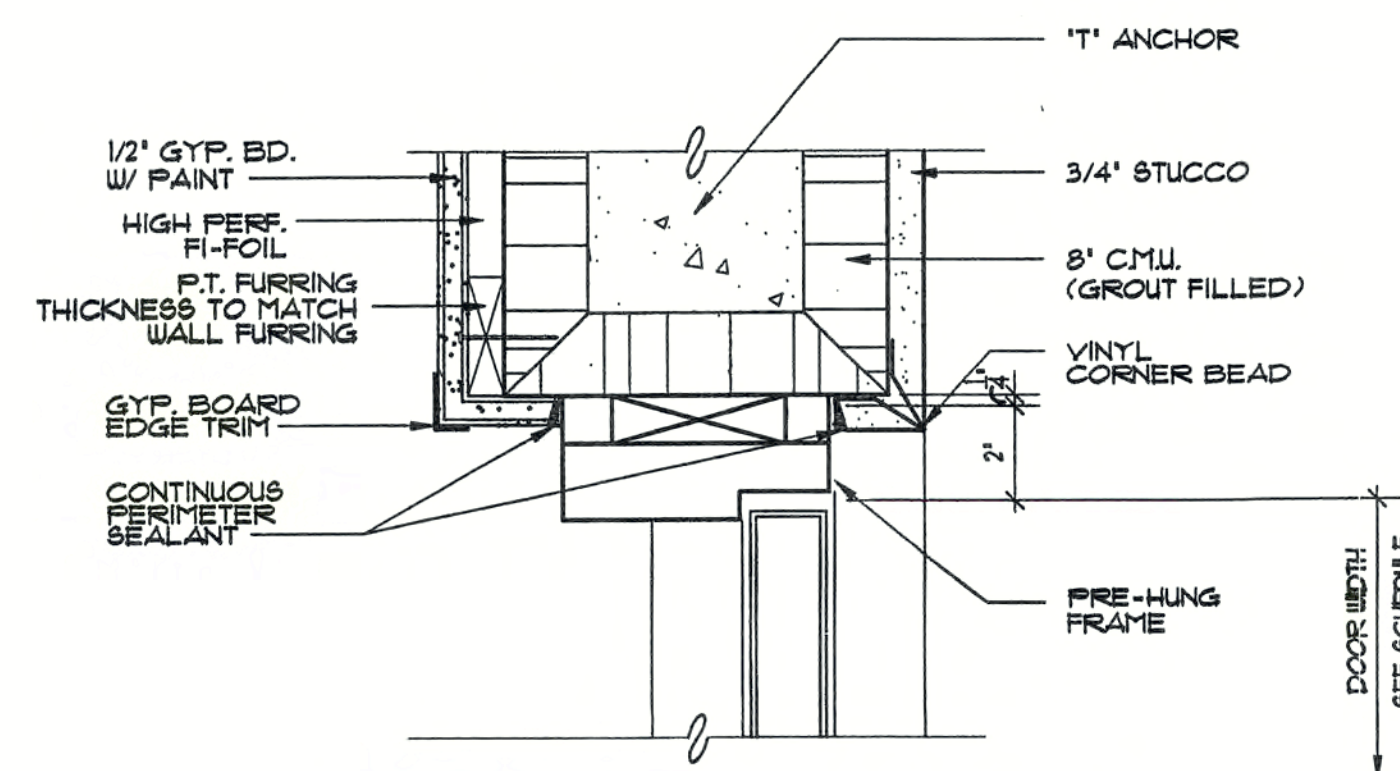
GENERAL NOTE: APPLY BASE COAT OF STUCCO AND SEAL BEFORE APPLYING RAISED STUCCO BANDING



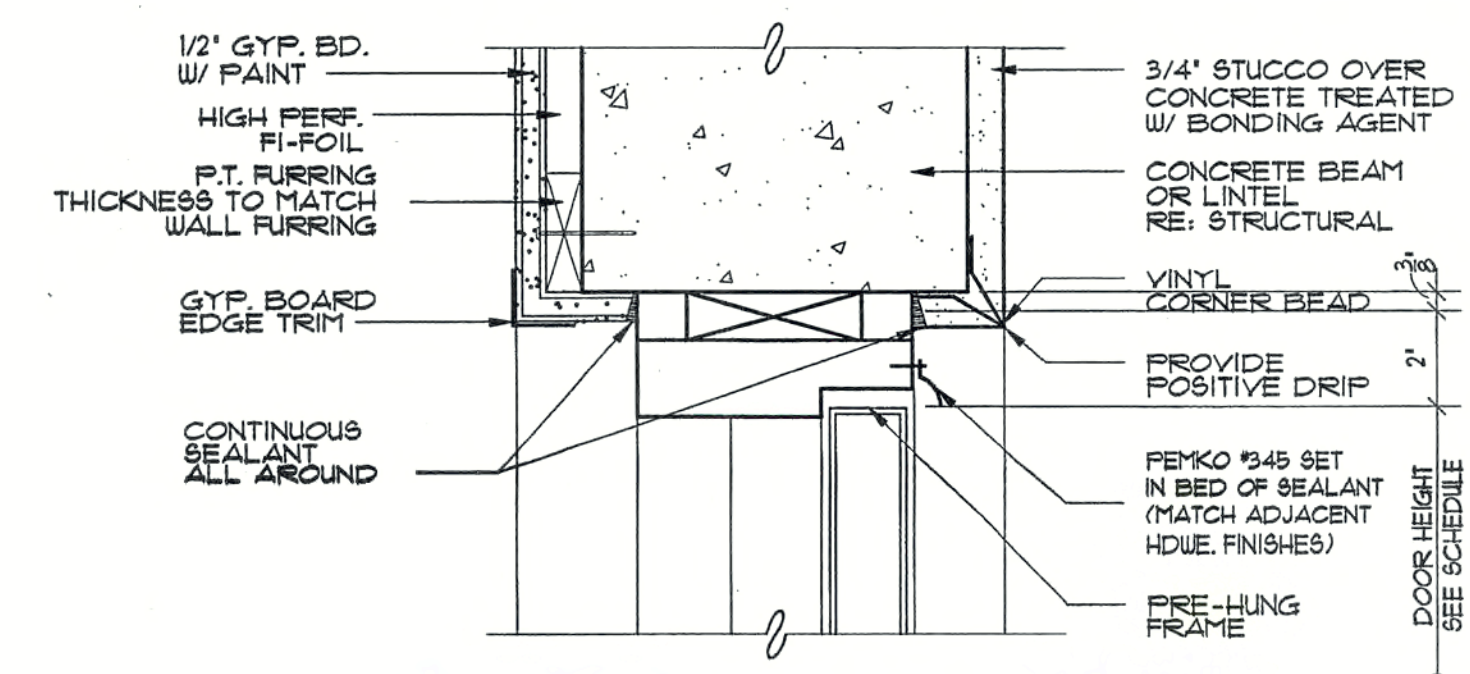
MASONRY WINDOW JAMB
SCALE: 3" = 1'-0"



KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



MASONRY DOOR JAMB
SCALE: 3" = 1'-0"



MASONRY DOOR HEAD
SCALE: 3" = 1'-0"

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THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

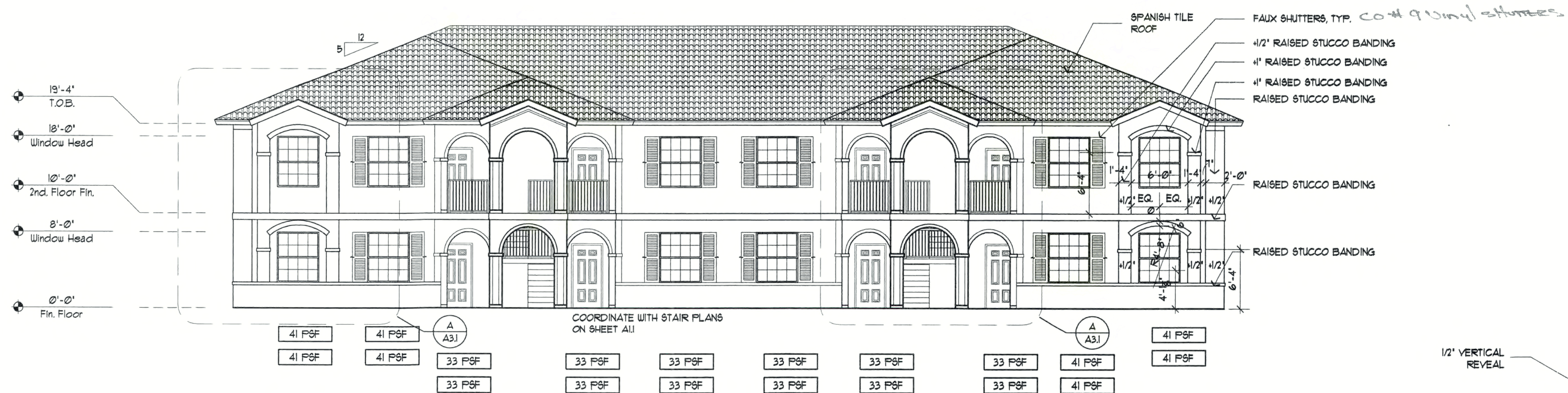
SHEELEY ARCHITECTS
INCORPORATED

UNIVERSITY PARK FINANCIAL CENTER
7801 SAVIDY JOAN BLVD., SUITE 400
FORT MYERS, FLORIDA 33907
PHONE (239) 482-2121 FAX (239) 482-1225
A12319



JOB: 0319
DATE: 09/24/03
DRAWN BY: BAL
CAD REF: 0319SCH-1

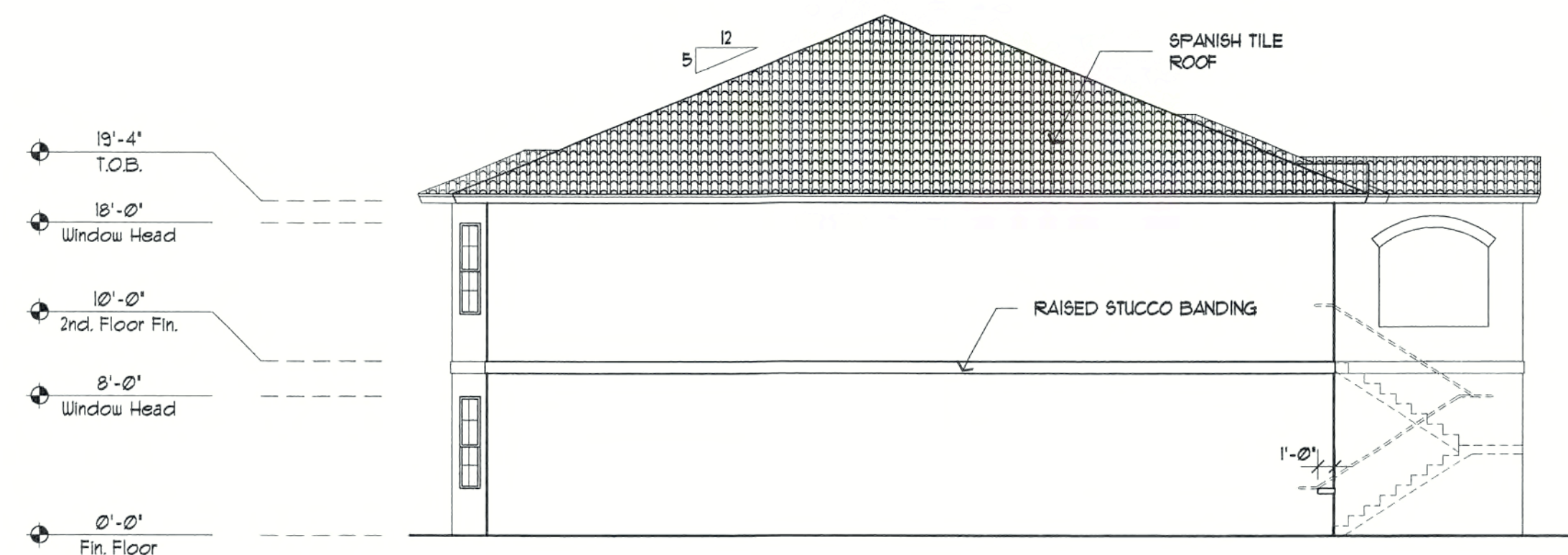
**SHEET
A2.2**



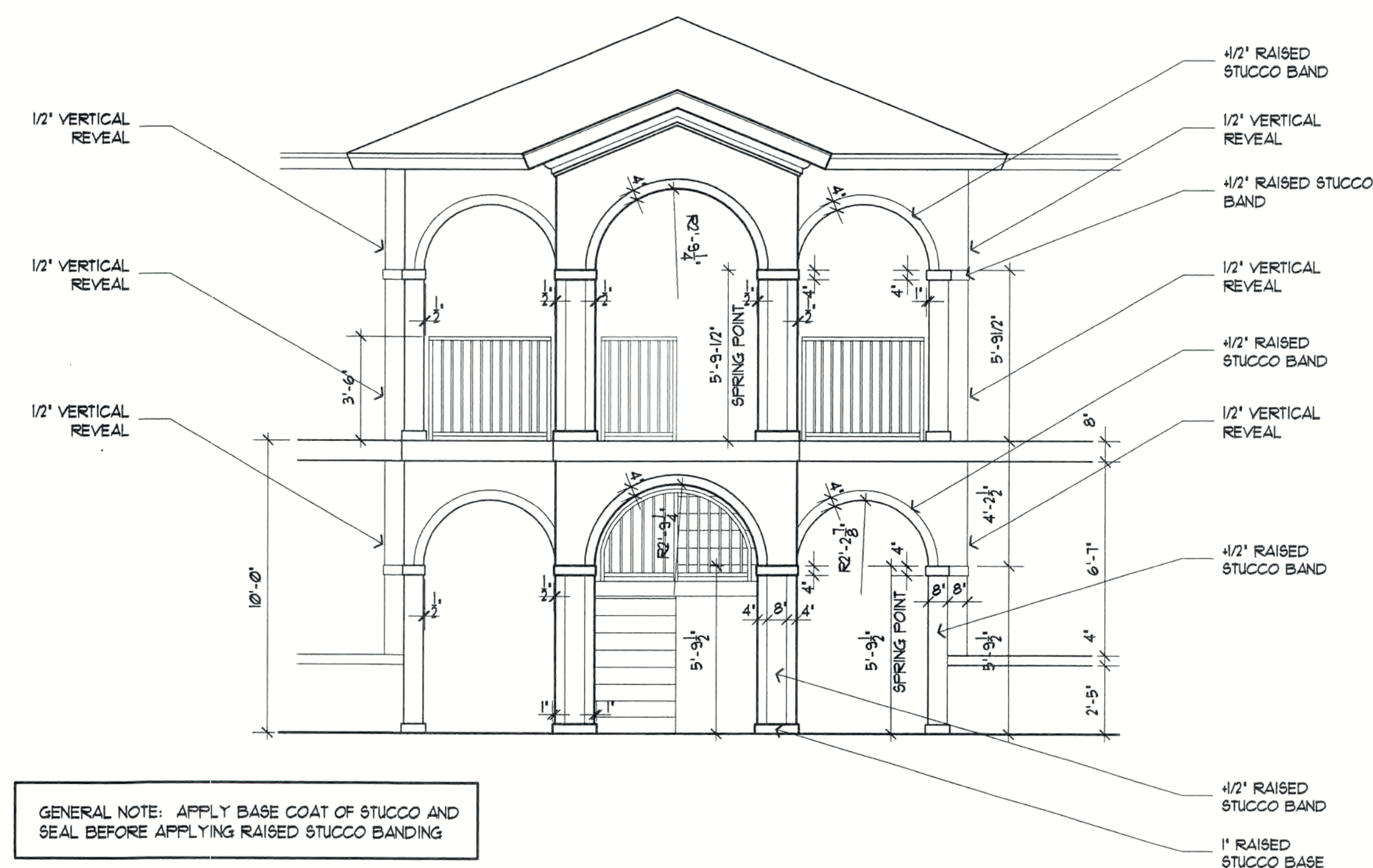
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



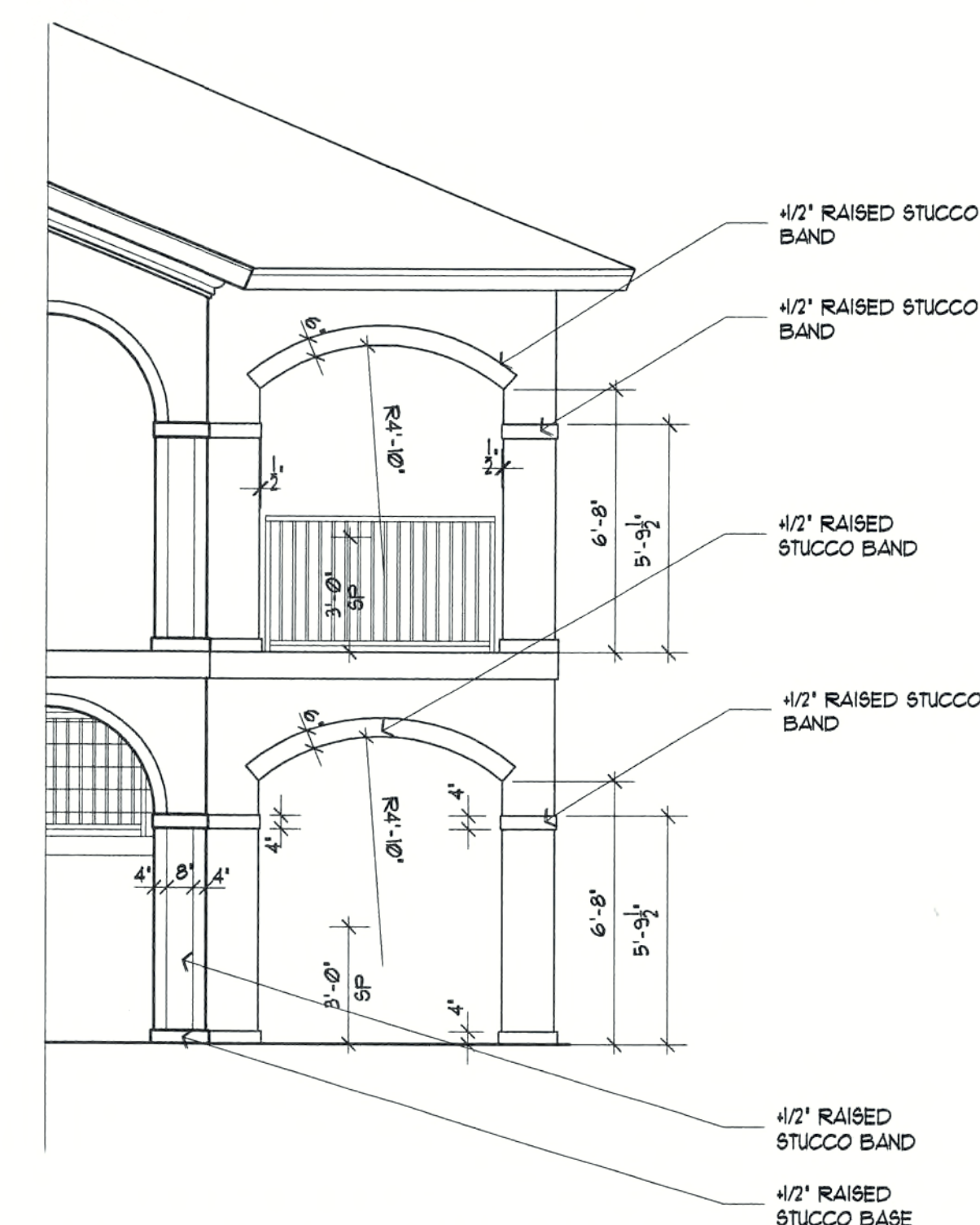
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (RIGHT SIDE SIMILAR OPPOSITE HAND)
SCALE: 1/8" = 1'-0"



ENLARGED PARTIAL ELEVATION 'A'
SCALE: 1/4" = 1'-0"



ENLARGED PARTIAL ELEVATION 'B'
SCALE: 1/4" = 1'-0"

REVISIONS

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

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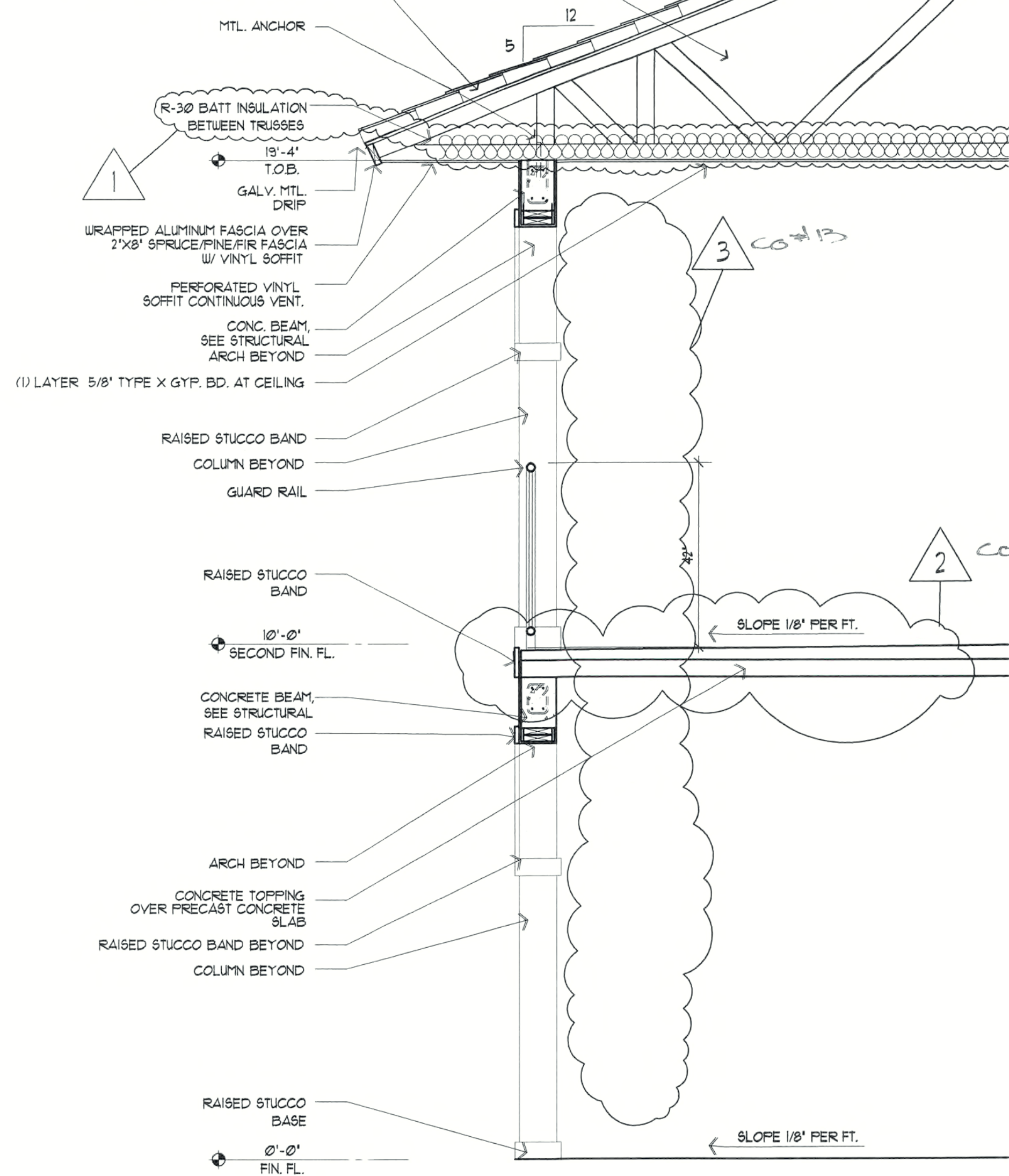


JOB: 0319
DATE: 9/24/03
DRAWN BY: BAL
CAD REF: 8ELEV

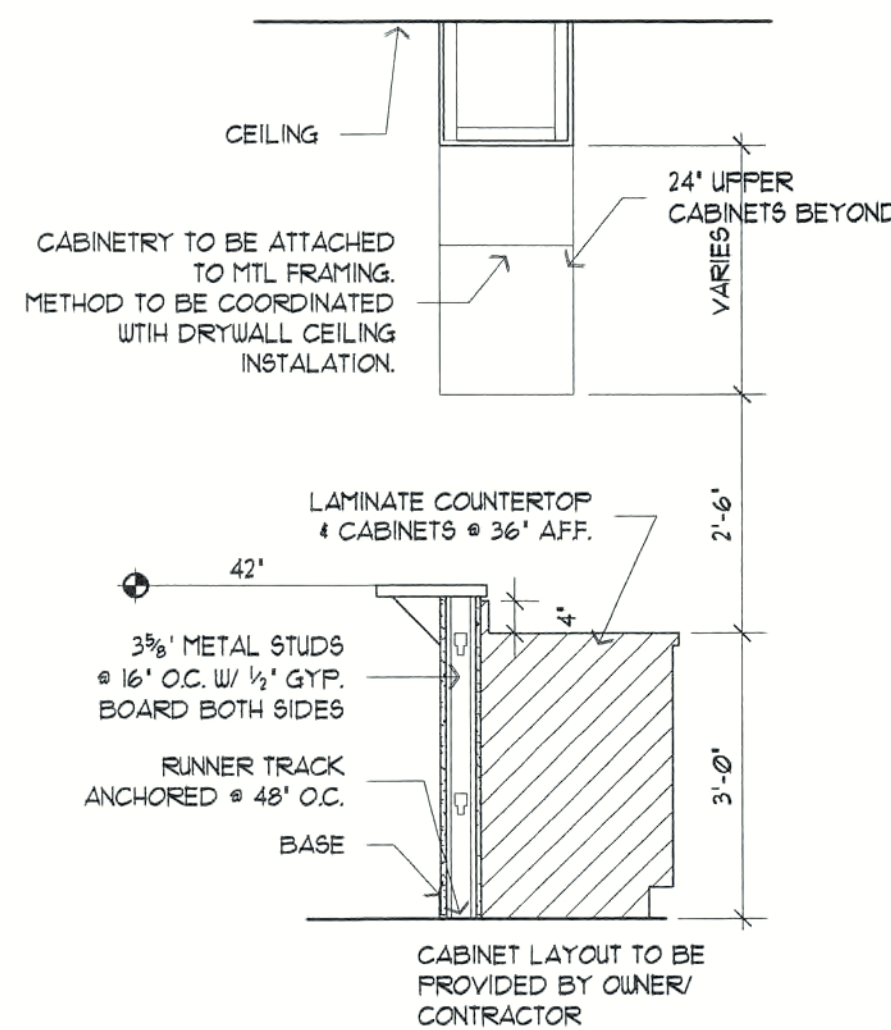
SHEET
A3.1

NOTE: CONTINUE UL 338 OUT TO BACK OF
FASCIA AT TENANT SEPARATION LOCATIONS

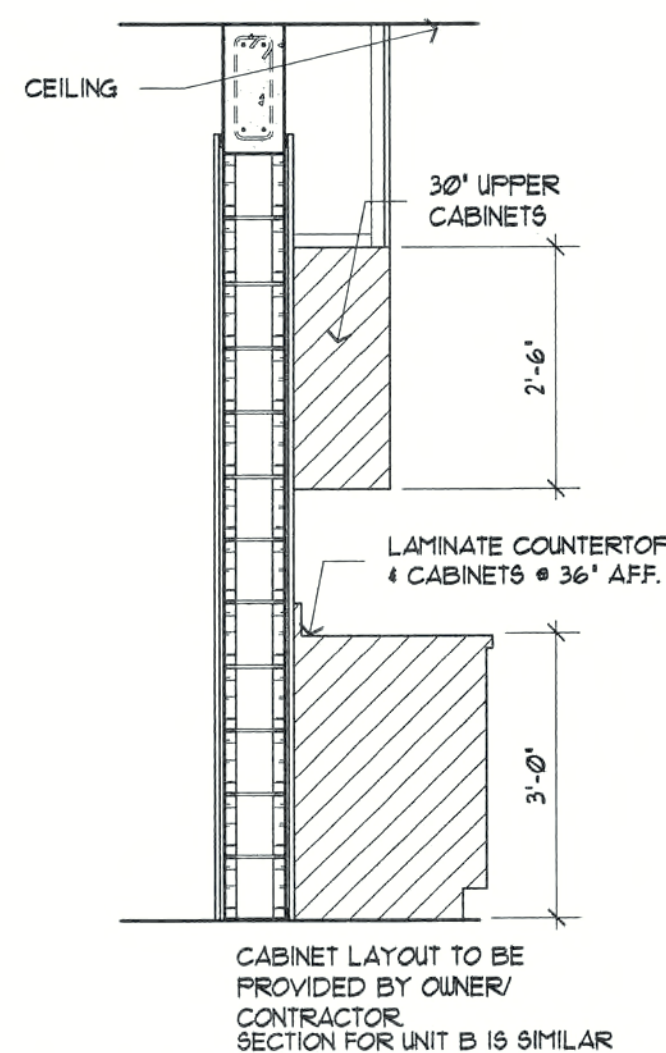
MONIER BARREL TILE ROOF, STYLE MISSION 3,
OVER 30" HOT MOP AND 30" FELT BACK NAILED AND
SEALED ON APA 40720 5/8" 4 PLY EXT. GRADE
SHEATHING OVER FIRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.



1
A4.2
EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"

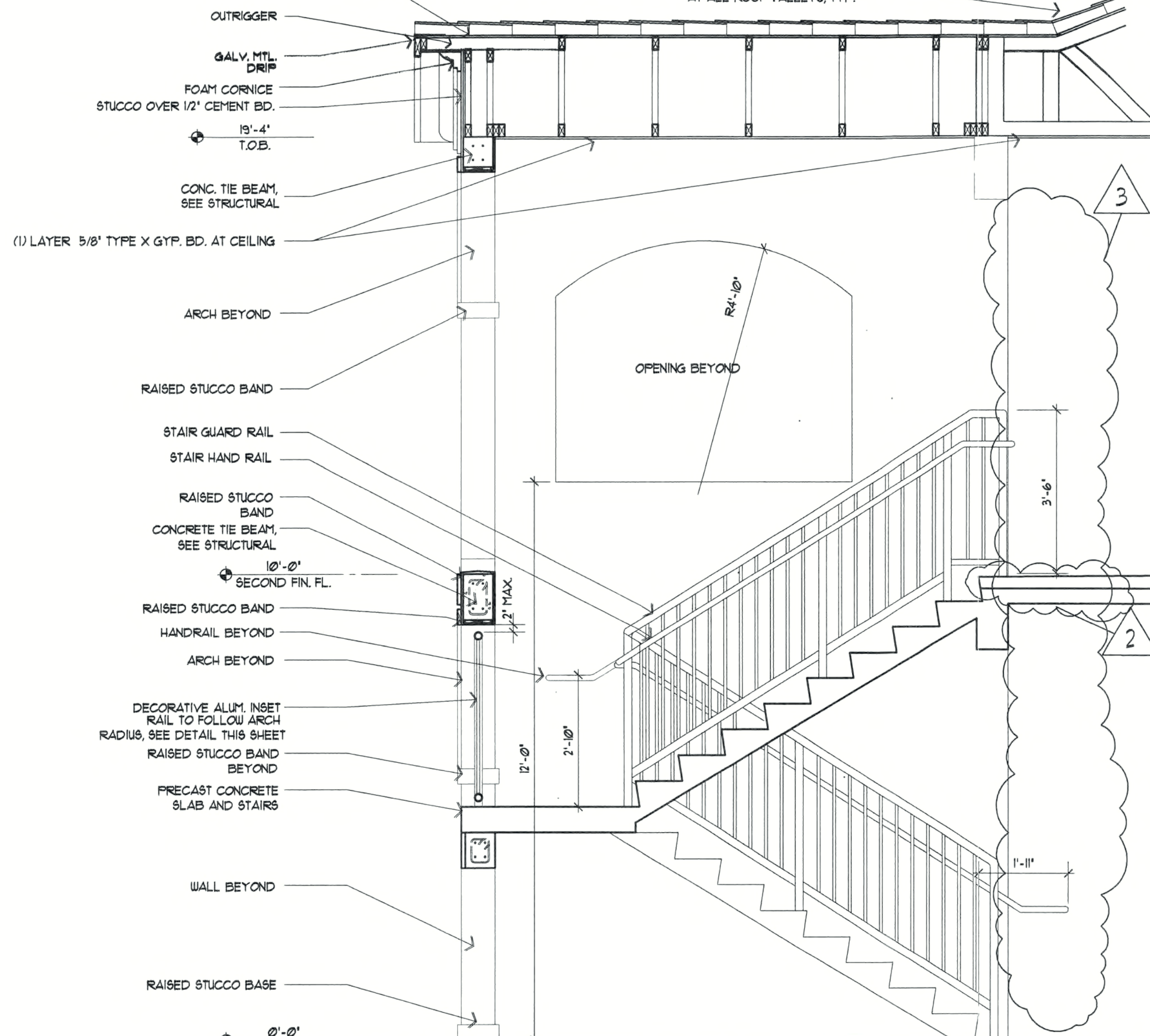


5
A4.2
CABINETRY SECTION
SCALE: 1/2" = 1'-0"

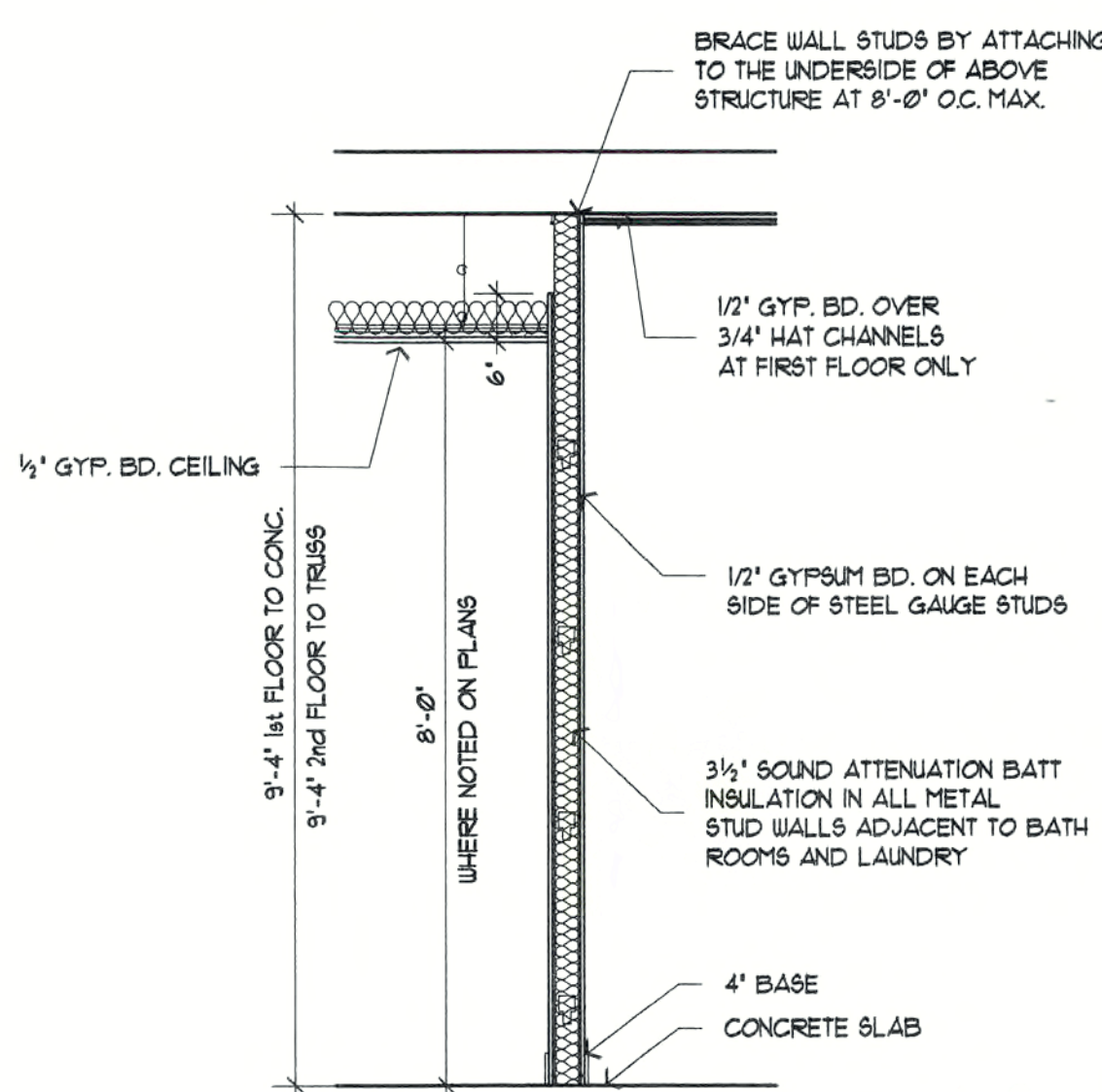


3
A4.2
CABINETRY SECTION
SCALE: 1/2" = 1'-0"

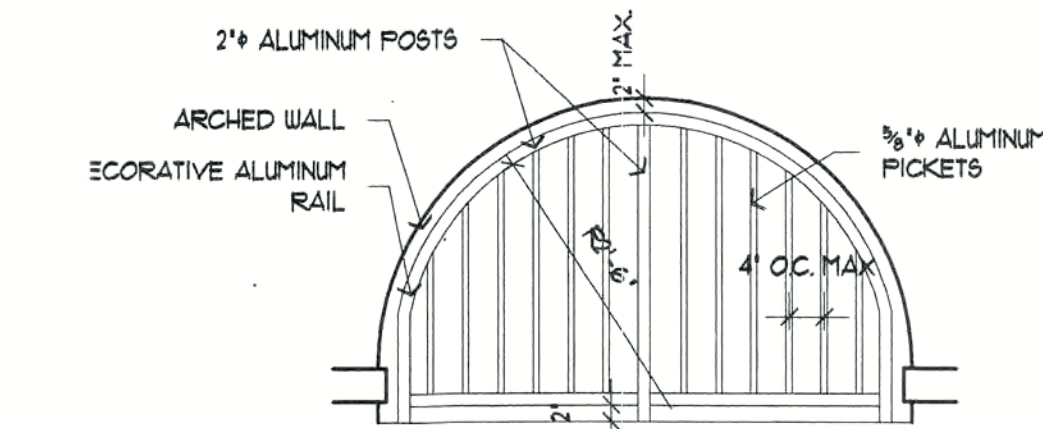
MONIER BARREL TILE ROOF, STYLE MISSION 3,
OVER 30" HOT MOP AND 30" FELT BACK NAILED AND
SEALED ON APA 40720 5/8" 4 PLY EXT. GRADE
SHEATHING OVER FIRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.



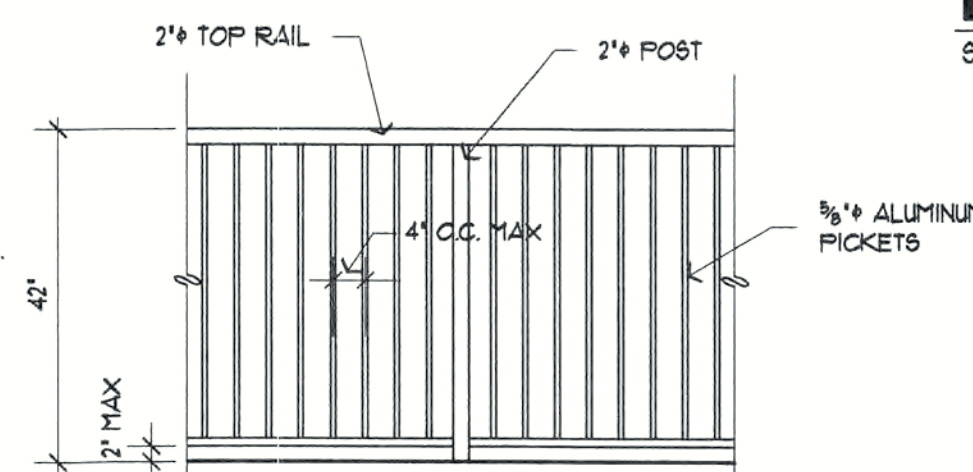
2
A4.2
EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



4
A4.2
INTERIOR NON BEARING WALL
SCALE: 1/2" = 1'-0"

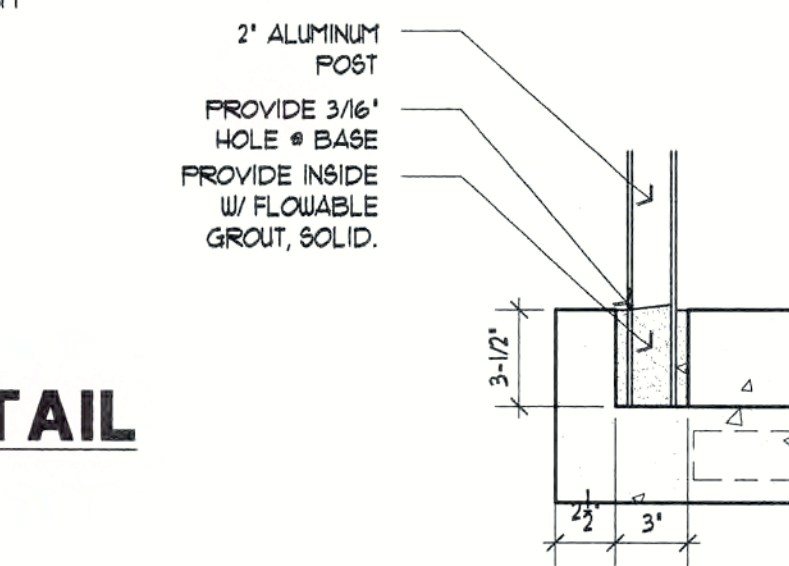


DECORATIVE RAIL DETAIL
SCALE: 1/2" = 1'-0"

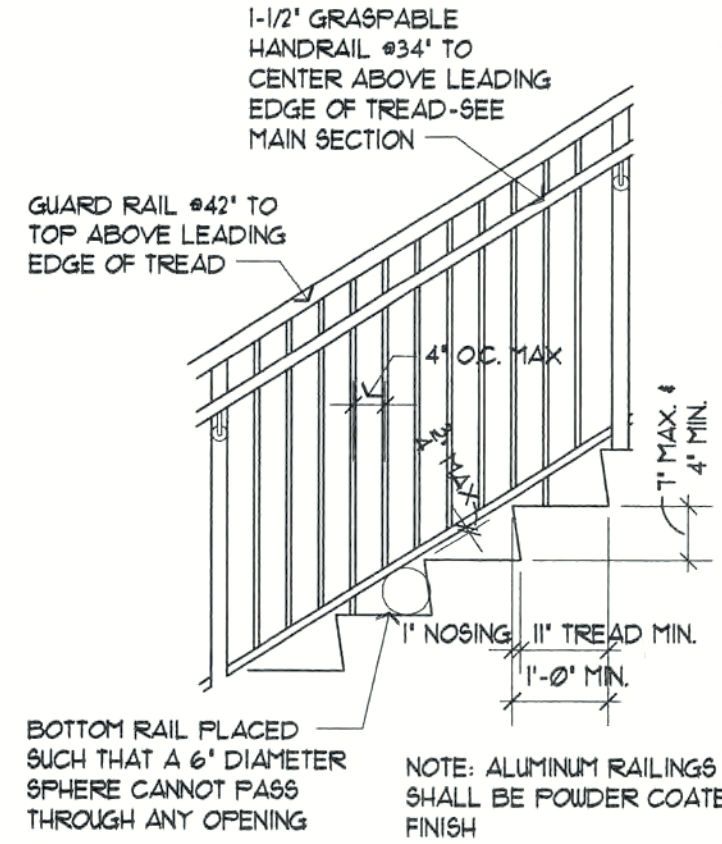


GUARDRAIL DETAIL
SCALE: 1/2" = 1'-0"

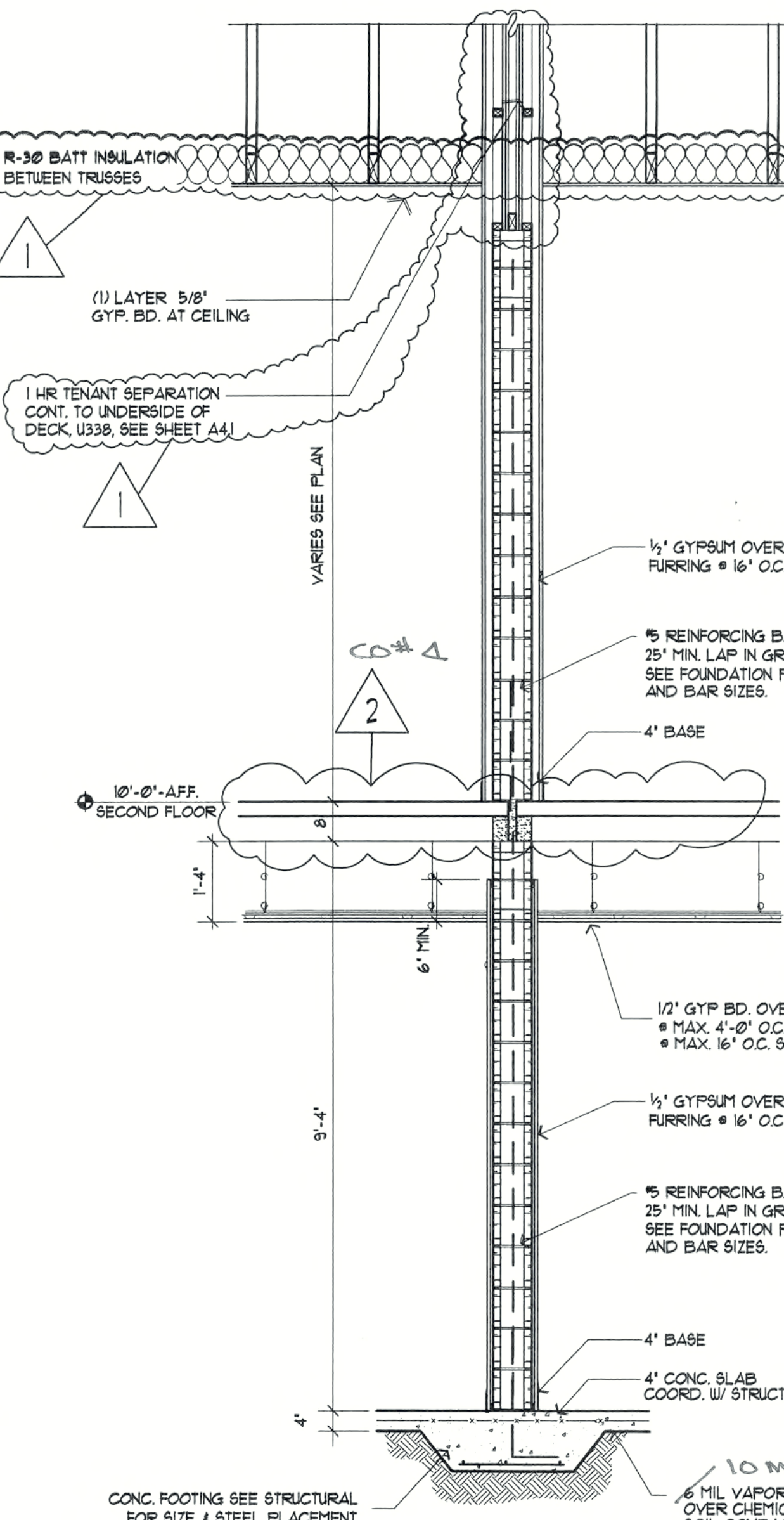
3
A4.2
INTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



RAIL DETAIL
SCALE: 1-1/2" = 1'-0"



STAIR GEOMETRY
SCALE: 1/2" = 1'-0"



REVISIONS	
Permit Rev. 1	12-05-03
Rev. 2	1-28-04 CO#4
Rev. 3	1-28-04 CO#4
AS PER CITY CASE CORAL FIRE DEPT	

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

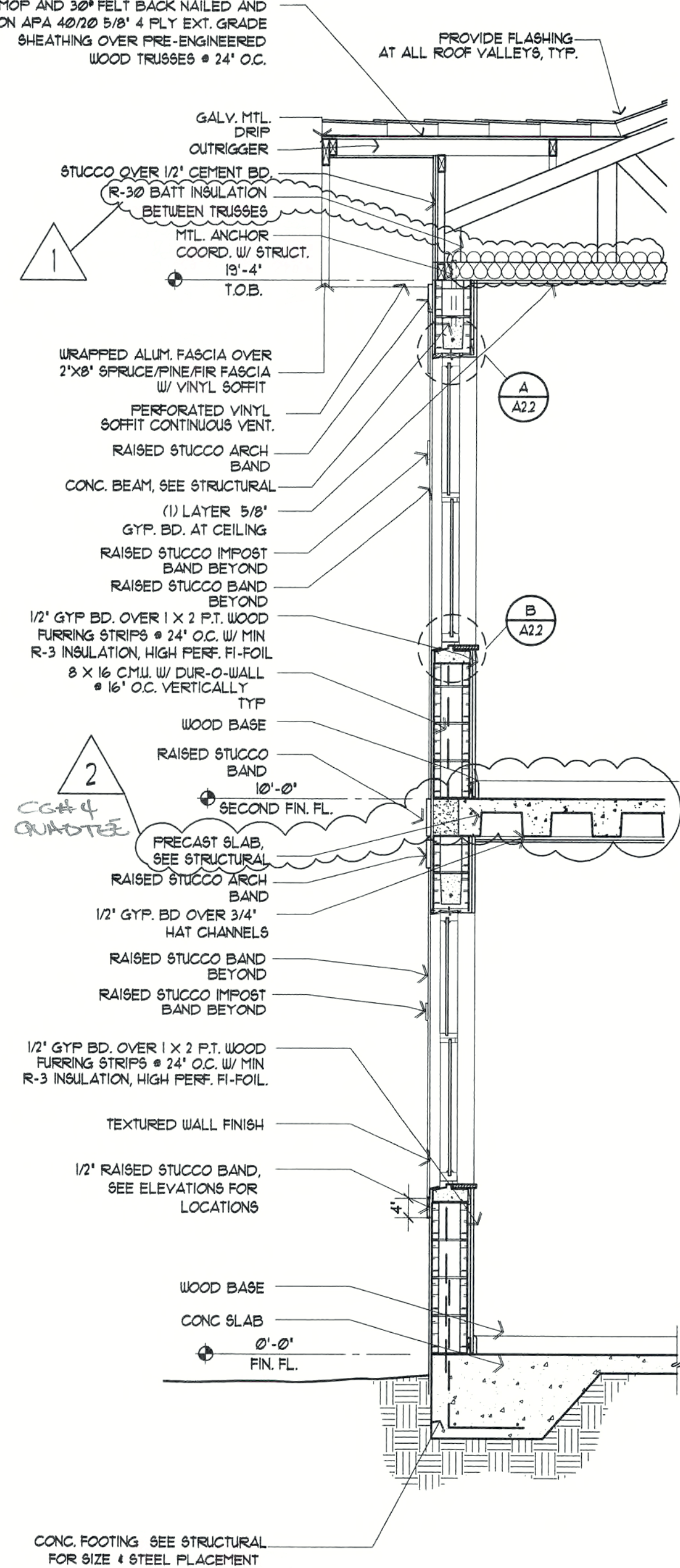
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AA2319



JOB:	0319
DATE:	03/24/03
DRAWN BY:	REM
CAD REF:	3195ECT-2

SHEET A4.2

HARDEN KORTNER HARDEN
MONIER BARREL TILE ROOF, STYLE MISSION 5,
OVER 30# HOT MOP AND 30# FELT BACK NAILED AND
SEALED ON APA 40/20 5/8" 4 PLY EXT. GRADE
SHEATHING OVER PRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.



1
A4.3
EXTERIOR WALL SECTION
SCALE: 1/2"=1'-0"

REVISIONS	
Permit Rev. 1	12-05-03
Rev. 2	1-28-04

CONSTRUCTION DOCUMENTS FOR
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JOB:	0319
DATE:	08/13/03
DRAWN BY:	RBH
CAD REF:	319SECT-3

**SHEET
A4.3**

OUTLINE SPECIFICATIONS

1. FOUNDATION NOTES:
A. SEE STRUCTURAL NOTES.
2. CONCRETE WORK:
A. SEE STRUCTURAL NOTES.
3. MASONRY:
A. SEE STRUCTURAL NOTES.
4. STUCCO:
A. STUCCO FINISH SHALL BE EQUAL TO STANDARD CEMENT AND SAND MIXTURE. APPLICATION SHALL BE TWO COATS, TROQUEL APPLIED, 1/2" THICK.
B. ALL CORNER MOLDS, J-MOLDS, EXPANSION JOINTS, ETC. SHALL BE BY VINYL-CORP OR APPROVED EQUAL.
C. RAISED STUCCO BANDING SHALL BE SEALED AND APPLIED OVER FIRST COAT.
5. DRYWALL WORK:
A. DRYWALL SYSTEM SHALL CONFORM TO GOLD BOND OR US GYPSUM STANDARD SPECIFICATION.
B. DRYWALL WALLBOARD SHALL BE OF THICKNESS AND TYPE AS CALLED FOR ON THE DRAWINGS.
6. CARPENTRY AND MILLWORK:
A. FRAMING LUMBER SHALL BE S4S, NO. 2 OR BETTER, HEM-FIR, LIGHT FRAMING STUD GRADE, HAVING A MOISTURE CONTENT NOT EXCEEDING NINETEEN (19) PERCENT WHEN DELIVERED TO THE JOBSITE. WOOD NAILERS ON STEEL FRAMING AND CONCRETE BEAMS SHALL BE NO. 1 KD SOUTHERN PINE, PRESSURE-TREATED, SUPPLIED AT FIFTEEN (15) PERCENT MOISTURE CONTENT, OR LESS.
B. FURRING STRIPS: WOOD LATH AND PLASTER GROUNDS SHALL BE PRESSURE TREATED, #2 COMMON SOUTHERN YELLOW PINE, 1" BY 2". METAL FURRING MAY BE SUBSTITUTED IN LIEU OF WOOD FRAMING.
C. NAILS SHALL BE OF SIZE AND TYPE COMMONLY USED FOR FRAMING AND FINISH WORK. ALL NAILS ON THE EXTERIOR SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. ALL BOLTS ON EXTERIOR SHALL BE HOT-DIPPED GALVANIZED. FASTENERS FOR SECURING MISCELLANEOUS FIXTURES, EQUIPMENT, GROUNDS, BLOCKING, STRUCTURAL SUPPORTS, ETC. SHALL BE EQUAL TO THOSE OF MOLLY CONSTRUCTION PRODUCTS, OF TYPE SUITABLE FOR THE SPECIFIC APPLICATION, ACCORDING TO STANDARD CONSTRUCTION PRACTICE.
D. INTERIOR WOOD TRIM, INCLUDING WOOD BASES AND MISCELLANEOUS TRIM, SHALL BE OF STOCK DESIGN, OF CLEAR OR PAINT WHITE PINE.
E. TREATED FRAMING: ALL FRAMING LUMBER WITH A WOOD PRESERVATIVE SHALL BE PRESSURE TREATED BY THE WOLMAN OR CELCURE PROCESS OF #2 COMMON YELLOW PINE.
F. ALL PLYWOOD SHALL BE OF THICKNESS SHOWN ON THE DRAWINGS. PLYWOOD SHALL CONFORM TO COMMERCIAL STANDARDS ISSUED BY THE U.S. DEPARTMENT OF COMMERCE. PLYWOOD SHALL BE A-B GRADE, ROTARY CUT, WHERE BOTH SIDES ARE EXPOSED. A-C GRADE SHALL BE USED WHERE ONE SIDE IS EXPOSED AND B-C AS SPECIFIED FOR LAMINATE WORK. ALL OTHER PLYWOOD SHALL BE C-C EXTERIOR OR APA-EXPOSURE I.

- 1A. DATEROOFING AND INSULATION: TO SMC:
A. ONE (1) LAYER OF SIX-FOUR-MIL: VISQUEEN SHALL BE PLACED BETWEEN FILL AND INTERIOR CONCRETE SLAB, WITH LAPPED / TAPED JOINTS AND PROTRUSIONS ADEQUATELY SEALED.
B. CERTAIN STUD WALLS SHALL HAVE 3-1/2" THICK FIBERGLASS BATT INSULATION WHERE SHOWN ON THE FLOOR PLAN.
C. EXTERIOR FURRED MASONRY WALLS SHALL HAVE 3/4" THICK FIBERGLASS BATT INSULATION BETWEEN PRESSURE-TREATED ONE (1) BY TWO (2) FURRING STRIPS AT 16" O.C. (FURRING SPACING TO FIT INSULATION PANELS) INCHES O.C.
- 1B. ROOFING MATERIALS:
1. SLOPED CONCRETE BARREL TILE ROOF AREAS
A. CONCRETE MISSION 8 TILE SHALL BE EQUAL TO LIFETIME. COLOR SELECTION WILL BE BY OWNER/ARCHITECT. THE INSTALLATION SHALL BE IN ACCORDANCE TO THE MANUFACTURER'S STANDARD SPECIFICATIONS # 10091 FLORIDA BUILDING CODE.
B. NAILS FOR ANCHORING CONCRETE TILE ROOFING SHALL BE CORROSION-RESISTANT OR STAINLESS STEEL, OF SUFFICIENT LENGTH TO PENETRATE THE SUBSTRATE DECK A MINIMUM OF 3/4 INCHES, AND PER MANUFACTURER'S SPECIFICATIONS, AS WELL AS COMPLIANCE WITH 2009 F.B.C.
C. ROOFING DRY-IN PROTECTIVE COVER SHALL BE PER DRAWINGS.
D. EDGE DRIPS SHALL BE INTEGRAL WITH ROOFING SYSTEM.
- 1C. ROOFING MATERIALS:
A. ROOFING WORK AND ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AND SHALL MEET ALL CITY CODE REQUIREMENTS, THE ROOFING MANUFACTURER'S SPECIFICATIONS, THE STANDARD BUILDING CODE, INCLUDING WIND RESISTANCE REQUIREMENTS, ANSI STANDARDS, NRCA STANDARDS, THIS SPECIFICATION AND DRAWING DETAILS.
B. ROOF DECKS, INSULATION AND SHEATHINGS SHALL BE PROTECTED FROM INCLEMENT WEATHER BY INSTALLATION OF PROTECTIVE FELT COVER AFTER EACH DAY'S INSTALLATION OVER THAT AREA COVERED.
C. PROTECTIVE FELT COVERING SHALL BE LAPPED AND NAILED ACCORDING TO RECOGNIZED INDUSTRY STANDARDS.
D. FLASHING SHALL BE FORMED TO PROVIDE A COMPLETELY WATERTIGHT INSTALLATION. FLASHING, CURBS, ROOF EAVES, ETC. SHALL BE INSTALLED AS INDICATED ON THE DRAWING DETAILS. ALL EDGE DRIP CORNERED SHALL BE MITERED AND SOLDERED.

8. DOORS AND WINDOWS:
A. STEEL DOOR FRAMES SHALL BE EQUAL TO THOSE MANUFACTURED BY STEELCRAFT, INC. OF TYPE AND FIRE RATINGS AS CALLED FOR ON THE DRAWINGS SCHEDULE, PREPARED AND REINFORCED FOR 1-1/2 PR. HINGES. (PACKAGE UNIT WITH STEEL DOORS)
B. INTERIOR WOOD DOORS SHALL BE 1-3/4" THICK, PRE-HUNG, SOLID WOOD CORE, AS SHOWN ON THE DRAWINGS, 1/3" OAK VENEER AND CLEAR VARNISH FINISH.
C. WINDOWS SHALL BE EQUAL TO PROGRESSIVE GLASS TECHNOLOGY, INC.
D. THE HARDWARE SHALL BE EQUAL TO SCHLAGE D SERIES AT EXTERIOR DOORS AND SCHLAGE A SERIES INTERIOR DOORS. FINISH TO BE SELECTED BY OWNER. ALL HARDWARE TO BE LEVER TYPE HANDICAPPED ACCESSIBLE.
E. ALL WINDOWS WITH SOUTHERN EXPOSURE TO BE TINTED.
- 8A. HARDWARE ITEMS:
(SEE HARDWARE SCHEDULE)
9. MARBLE:
A. MARBLE STOOLS SHALL BE OF STOCK DESIGN.
10. SEALANT:
A. CAULKING OF EXTERIOR JOINTS AT INTERSECTIONS OF WINDOWS AND METAL DOOR FRAMES WITH MASONRY SHALL BE EQUAL TO TREMCO MONO.
B. CAULKING TO EMBED WINDOWS AND DOOR FRAMES ONTO GROUNDS, AND UNDER THRESHOLDS SHALL BE EQUAL TO TREMCO BUTYL.
12. PAINTING:
A. PAINTING WORK SHALL BE FIRST CLASS WORK, AND SHALL BE OF QUALITY AND QUANTITY AS CALLED FOR ON THE PAINT SCHEDULE.
B. PAINT SCHEDULE:
1. EXTERIOR PAINTING:
(SEE SCHEDULE-SAME SHEET)
2. INTERIOR PAINTING:
(SEE SCHEDULE-SAME SHEET)
13. ELECTRICAL WORK:
A. ALL ELECTRICAL WORK SHALL CONFORM TO N.E.C. STANDARDS AND LOCAL CODES IN EFFECT.
B. POWER REQUIREMENTS SHALL BE DETERMINED FOR ALL ELECTRICAL/MECHANICAL EQUIPMENT PRIOR TO INSTALLATION OF WIRE OR CONDUIT.
C. COORDINATE ALL SWITCHES AND RECEPTILES HEIGHTS FROM FIN. FLOOR WITH ELECTRICAL.

14. HVAC WORK:
A. ALL HVAC WORK SHALL CONFORM TO THE STANDARD MECHANICAL CODE AND LOCAL CODES IN EFFECT AND THE STATE OF FLORIDA ENERGY CODE.
B. INSULATE CONDENSATE DRAINS ABOVE GRADE WITH 3/8" ARMSTRONG 'ARMAFLEX FINISH.' NO INSULATION REQUIRED ON EMERGENCY CONDENSATE DRAINS. SLOPE HORIZONTAL CONDENSATE DRAINS 1/4" PER FOOT.
C. PROVIDE VIBRATION ISOLATION FOR ALL A/C UNITS INSIDE OF BUILDING.
D. DUCTWORK TO BE OF 1" THICK FIBERGLASS DUCT BOARD.
E. THERMOSTATS SHALL BE MOUNTED 5' 0" AFF. PROVIDED WITH 'AUTO-ON' FAN SWITCH AND 'HEAT-OFF-COOL' SYSTEM SWITCH.
15. FLOOR FINISHES:
A. TILE TO BE SIZED PER PLANS - VINYL COMPOSITE TILE (VCT), COLOR AND STYLE AS SELECTED BY OWNER, AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SAME FOR CERAMIC TILE (C.T.)
B. CARPETING TO BE GLUE DOWN 36 OUNCE LOOP PILE, COLOR AND STYLE AS SELECTED BY OWNER, WITH TEN (10) YEAR COLOR WARRANTY AND TEN (10) YEAR WEAR WARRANTY, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
16. WALL FINISHES:
REFER TO ROOM FINISH SCHEDULE.

PAINT SCHEDULE-RESIDENTIAL									
LOCATION	MATERIAL	PRIMER					FINISH		
		216	023	024	333	319	C201	026	105
INTERIOR	WOOD	•					•		
	MASONRY	•					•		
	GUB	•					•		
	METAL			•				•	
EXTERIOR	WOOD	•						•	
	MASONRY	•						•	
	GUB	•						•	
	METAL			•					•
	STUCCO	•							•
NOTES:									
1. ALL MATERIALS ARE TO BE CLEANED AND PREPARED PRIOR TO THE START OF ANY PAINTING.									
2. BY STARTING WORK, THE PAINTER ACCEPTS THE SURFACES AS READY FOR PAINTING.									
3. PAINTING SHALL CONSIST OF ONE COAT OF MATERIAL. ANY SURFACES NOT COMPLETELY COVERED WILL REQUIRE A SECOND COAT OF PRIMER PRIOR TO STARTING ANY FINISH WORK.									
4. ITEMS FACTORY/SHOP PRIMED ONLY NEED TOUCH UP WHERE REQUIRED PRIOR TO FINISHING.									
5. FINISH COATING WILL CONSIST OF TWO COATS OF SPECIFIED MATERIAL.									

17. PLUMBING NOTES AND SPECIFICATIONS:
A. THE PLUMBING CONTRACTOR SHALL COMPLY WITH THE 2001 FLORIDA PLUMBING CODES, THE STATE OF FLORIDA ENERGY CODE AND ALL LOCAL CODES AS MAY BE APPLICABLE. SIX SHOP DRAWING SUBMITTALS OF ALL MAJOR EQUIPMENT IS REQUIRED FOR APPROVAL PRIOR TO ORDERING AND PROCUREMENT OF SAME.
B. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY. THIS IS IN ADDITION TO ANY WARRANTY OR GUARANTEE FROM THE EQUIPMENT MANUFACTURER. THE PLUMBING CONTRACTOR SHALL FURNISH THE OWNER WITH THE WARRANTY CERTIFICATE. ALL EQUIPMENT, FIXTURES, ETC. SHALL BE TESTED, ADJUSTED AND OPERATED AS INDICATED ON THE PLANS AND PLACED IN SATISFACTORY OPERATIONAL CONDITION BY THE PLUMBING CONTRACTOR.
C. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND OTHER COSTS AS NECESSARY FOR THE INSTALLATION OF A COMPLETE AND SATISFACTORY OPERATIONAL PLUMBING SYSTEM.
D. FIXTURES SHALL BE AS SCHEDULED OR EQUAL.
E. DUV PIPING SHALL BE COORDINATED WITH PLUMBING.
F. HOT AND COLD WATER PIPING SHALL BE COORDINATED WITH PLUMBING.
G. THIS CONTRACTOR IS RESPONSIBLE FOR ALL HVAC CONDENSATE DRAINS INCLUDING PIPING AND DRYWALL/ RECEPTORS.
H. PLUMBING CONTRACTOR'S RESPONSIBILITY IS TO BE 8FT. BEYOND BUILDING LINE. FINAL CONNECTION TO SITE UTILITIES TO BE PLUMBER'S RESPONSIBILITY, COORDINATE WITH UTILITY CONTRACTOR.
J. VERIFY LOCATION AND INVERTS OF ALL SITE EXISTING OR PROPOSED UTILITIES.
K. ALL VERTICAL DUV PIPING SHALL BE SUPPORTED AT EACH STORY LEVEL.

- CONSTRUCTION NOTES:
CONDITIONS AT SITE: GENERAL CONTRACTOR AND HIS SUB CONTRACTORS ARE EXPECTED TO VISIT THE SITE AND EXAMINE THE EXISTING SPACE, NOTING ALL EXISTING CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED.
ADJACENT PROPERTIES AND TENANTS: AVOID ANY ENCROACHMENT ON ADJACENT PROPERTIES. REPAIR AND MAKE GOOD AND DAMAGE TO ADJOINING PROPERTIES CAUSED BY OPERATIONS, INCLUDING ANY DAMAGE OR LOSS TO ADJOINING OWNERS, WHETHER TO BUILDING, STOCKS OF MERCHANDISE, TRADE FIXTURES OR THE LIKE.
SERVICE INTERRUPTIONS: GENERAL CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN BUILDING SYSTEMS AND SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRICITY, WATER, HVAC, TELECOMMUNICATIONS, SECURITY, FIRE ALARM AND FIRE SPROCKERS. SERVICE INTERRUPTIONS WILL BE SCHEDULED AFTER NORMAL BUSINESS HOURS AND MUST BE CLEARED WITH OWNER AND WHERE APPROPRIATE, EMERGENCY AND SECURITY SERVICES.
EXECUTION: KEEP ALL TRAFFIC Lanes CLEAN AND CLEAR AT ALL TIMES. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER ON SPECIFIC ARRANGEMENTS FOR DEBRIS REMOVAL AND SUPPLY DELIVERY. IF INCONVENIENCE TO THE OTHER BUILDING TENANTS AND BUSINESSES IS LIKELY, G.C. SHALL NOTIFY OWNER AND OBTAIN PERMISSION FOR THE PROPOSED WORK. OWNER SHALL BE RESPONSIBLE TO NOTIFY BUILDING TENANTS.
DISPOSITION OF REMOVED MATERIAL: ALL MATERIAL REMOVED UNDER THIS CONTRACT WHICH IS NOT SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. UTILIZE COVERED DEBRIS CARTS TO MOVE MATERIAL THROUGH THE BUILDING. DO NOT STORE OR ALLOW DEBRIS TO ACCUMULATE ON SITE.
SALVAGED MATERIAL: ARCHITECT WILL NOTIFY CONTRACTOR PRIOR TO DEMOLITION OF ANY MATERIAL TO BE SALVAGED. WHERE SPECIFICALLY NOTED ON DRAWINGS, MATERIAL SHALL BE CAREFULLY REMOVED, PROTECTED AND STORED FOR REUSE IN THIS PROJECT OR RETURNED TO OWNER. EXTREME CARE SHALL BE EXERCISED TO PREVENT CHIPPING, BREAKAGE, BENDING AND MISHANDLING OF MATERIALS TO BE SALVAGED. GENERAL CONTRACTOR SHALL CONSULT WITH OWNER REGARDING MATERIALS TO BE SALVAGED.
CLEANUP: AT THE COMPLETION OF DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL LEAVE THIS TENANT SPACE AND ADJACENT AREAS CLEAN TO THE SATISFACTION OF THE OWNER, ARCHITECT AND LOCAL AUTHORITIES. PRIOR TO PROJECT CLOSE-OUT, G.C. SHALL REPLACE AIR FILTERS ON HVAC EQUIPMENT SUPPLYING THE TENANT SPACE.
QUANTITIES: ARCHITECT IS NOT RESPONSIBLE FOR QUANTITIES OF FIXTURES, DIFFUSERS, REGISTERS, SWITCHES, AND RECEPTACLES. GENERAL LOCATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.

- GENERAL:
A. ALL OVERALL EXTERIOR DIMENSIONS ARE ACTUAL.
ALL INTERIOR DIMENSIONS ARE NOMINAL.
ALL MATERIAL THICKNESSES SHOWN ARE NOMINAL.
B. CONSTRUCTION JOINTS IN CONCRETE FLOOR SLAB SHALL BE CONTINUOUS THROUGH THICKNESS OF SLAB. TOOLED JOINTS IN SLAB SHALL BE SAW CUT 3/4" DEEP.
C. ALL FRAME WALLS AND ROUGH CARPENTRY TO BE INCLUDED.

REVISIONS

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUM'S
CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
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AA2319



JOB: 0319
DATE: 9/24/03
DRAWN BY: FRH
CAD REF: 86PEC

SHEET
G1.1

DIVISION 1 GENERAL REQUIREMENTS:

THESE SPECIFICATIONS GOVERN THE STRUCTURAL DRAWINGS WHEN A PROJECT MANUAL OR SPECIFICATION BOOK IS NOT A PART OF THE CONTRACT DOCUMENTS. FOR PROJECTS THAT INCLUDE A PROJECT MANUAL OR SPECIFICATION BOOK, THESE SPECIFICATIONS ARE TO BE USED IN ADDITION TO AND ARE A PART OF THE PROJECT MANUAL OR SPECIFICATION BOOK.

DESIGN STANDARDS AND LOADS:

THE BUILDING STRUCTURE HAS BEEN DESIGNED USING THE FLORIDA BUILDING CODE (LATEST EDITION, UNO) AND SECTION 1606 FOR WIND LOADS.

LIVE LOADS:

- FLOOR - 40 PSF LIVING AREAS
- 60 PSF BALCONIES AND LANAIS
- 80 PSF WALKWAYS ABOVE GROUND FLOOR
- ROOF - 20 PSF
- WIND - SEE ROOF FRAMING PLAN

SHOP DRAWINGS:

DO NOT SUBMIT PHOTO-COPY OR SIMILAR REPRODUCTIONS OF CONTRACT DOCUMENTS AS SHOP DRAWINGS, OR PORTIONS OF SHOP DRAWINGS. SHOP DRAWINGS THAT USE REPRODUCTIONS OF THE CONTRACT DOCUMENTS WILL BE REJECTED.

DIVISION 2 SITE WORK FOR BUILDING FOUNDATIONS:

CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND SHALL PREPARE THE EXISTING SOILS FOR CONSTRUCTION AS NOTED IN THAT REPORT

BUILDING FOUNDATIONS HAVE BEEN DESIGNED TO BE CONSTRUCTED ON AND SUPPORTED BY SOILS THAT PROVIDE A MINIMUM ALLOWABLE SAFE BEARING PRESSURE OF 2000 PSF.

THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM ALLOWABLE SAFE BEARING PRESSURE OF THE SOILS HAS BEEN PROVIDED. AN APPROVED GEOTECHNICAL ENGINEER SHALL PREFORM SOIL COMPACTION TESTS ON SOILS UNDER FOOTINGS AND SHALL PROVIDE A REPORT OF THE RESULTS. CONSULT ARCHITECT/ENGINEER FOR NUMBER AND LOCATION OF TESTS.

ALL FOOTING ELEVATIONS SHOWN ARE TO TOP OF FOOTINGS.

ALL FOOTINGS ARE CENTERED UNDER WALLS ABOVE UNLESS OTHERWISE SHOWN.

FURNISH CONTINUOUS WALL FOOTING REINFORCING IN STOCK LENGTHS AND BEND AROUND CORNERS AND THROUGH FOOTING STEPS IN FIELD. LAP CONTINUOUS FOOTING REINFORCING MINIMUM 18" AT SPLICES AND STAGGER SPLICES. SHOP BEND #5 THROUGH FOOTING STEPS.

PROVIDE 3" CONCRETE COVER FOR ALL FOOTING REINFORCING.

CAST DOWELS IN FOOTINGS FOR CONCRETE WALLS AND COLUMNS ABOVE. DOWELS TO BE SAME NUMBER, SIZE AND SPACING AS THE VERTICAL WALL REINFORCING, AND SAME SIZE AND NUMBER AS VERTICAL COLUMN REINFORCING. DOWELS ARE TO PROJECT FROM FOOTINGS A MINIMUM OF 25" OR 40 BAR DIAMETERS, WHICHEVER IS GREATER. PROVIDE 90 DEGREES BEND IN FOOTING DOWELS.

POUR ALL CORES IN MASONRY WALLS SOLID BELOW GRADE.

DIVISION 3 CONCRETE:

THE FOLLOWING PUBLICATIONS ARE CONSIDERED A PART OF THIS STRUCTURAL SPECIFICATION:

- 1) AMERICAN CONCRETE INSTITUTE (ACI): GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION, ACI 302.1R.
- 2) AMERICAN CONCRETE INSTITUTE (ACI): STANDARD PRACTICE FOR CURING CONCRETE, ACI-308.

CONCRETE MATERIALS SHALL CONFORM TO ASTM C94 AND AS FOLLOWS:

- 1) PORTLAND CEMENT SHALL CONFORM TO ASTM C150 AND BE TYPE I OR TYPE III.
- 2) AGGREGATES SHALL CONFORM TO ASTM C33, AND SHALL BE WASHED AND CLEAN.
- 3) ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.

MINIMUM CONCRETE COMPRESSION STRENGTH AT 28 DAYS (F_c) SHALL BE AS FOLLOWS:

- 3000 PSI MASONRY VERTICAL CELL FILL (3/8" MAX. AGGREGATE)
- 3000 PSI SLAB ON GRADE, TIE BEAMS (3/4" MAX. AGGREGATE)
- 3000 PSI FOOTINGS (1-1/2" MAX. AGGREGATE)

CONTRACTOR SHALL PROVIDE TESTING BY AN APPROVED TESTING FACILITY IN ACCORDANCE WITH FBC SECTION 1903.8.1, 1903.8.2 AND 1903.8.3.

CURE ALL CONCRETE IN ACCORDANCE WITH ACI-308.

DEFECTIVE CONCRETE, FINS, HONEYCOMBS, ROCK POCKETS, AND SURFACE DEFECTS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

LAPS AND SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS. TIE ALL LAPS, MATTS, CAGES, BUNDLES AND OTHER REINFORCING BAR ASSEMBLIES WITH BLACK ANNEALED WIRE, 16 GA MINIMUM. DO NOT WELD REINFORCING BARS, EXCEPT BUTT SPLICES MAY BE WELDED IN ACCORDANCE WITH AWS D1.4.

REINFORCING BARS IN ALL TIE BEAMS SHALL BE CONTINUOUS. BEND BARS AROUND CORNERS AND LAP ENDS 18" MINIMUM AT SPLICES. STAGGER SPLICES. IF SPLICES ARE REQUIRED OVER OPENINGS PROVIDE 36 BAR DIAMETERS AT MID-SPAN FOR TOP BARS, AND 36 BAR DIAMETERS AT COLUMNS OR OTHER SUPPORTS FOR BOTTOM BARS, UNO.

PROVIDE #3 STIRRUPS @ 12" O.C. IN TIE BEAMS OVER ALL OPENINGS.

CONCRETE SLAB-ON-GRADE:

POISON SOIL BELOW INTERIOR SLABS ON GRADE.

CONSTRUCT ALL SLABS-ON-GRADE IN GENERAL CONFORMANCE WITH ACI 302.1R.

PROVIDE WELDED WIRE FABRIC (WWF) 6X6-W2.1XW2.1 IN ALL SLABS-ON-GRADE. WWF SHALL BE PLACED AT 2 INCHES FROM TOP OF SLAB. SUPPORT WWF ON STEEL CHAIRS WITH SAND PLATES OR ON CONCRETE BRICKS.

PROVIDE .012" (MIN) POLYETHYLENE VAPOR BARRIER UNDER SLAB-ON-GRADE. LAP SHEETS A MINIMUM OF 6 INCHES. TAKE PRECAUTIONS TO PREVENT DAMAGE TO VAPOR BARRIER DURING CONSTRUCTION. REPAIR ALL HOLES, TEARS, AND OTHER DAMAGE PRIOR TO POURING CONCRETE.

SAW CUT CONTRACTION JOINTS AS SOON AS POSSIBLE AFTER CONCRETE HARDENS, BUT NOT MORE THAN 24 HOURS OF PLACING CONCRETE. CONTRACTION JOINTS SHALL BE MADE USING PREFORMED INSERTS OR MAY BE SAWCUT. STOP WWF AT JOINTS MADE WITH PREFORMED INSERTS. WWF MAY BE CONTINUOUS AT SAWCUT CONTRACTION JOINTS IF EVERY SECOND WIRE IS CUT AND BENT BACK. DEPTH OF JOINTS SHALL BE A MINIMUM OF 1/4 SLAB THICKNESS. FILL ALL CONTRACTION JOINTS WITH SEALANT.

SPACING OF CONTRACTION JOINTS SHALL NOT EXCEED 36 TIMES THE SLAB THICKNESS.

SEE ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES, SLOPES, FLOOR DRAINS, GUTTERS, ETC., NOT SHOWN ON FOUNDATION PLAN.

DIVISION 4 MASONRY:

THE FOLLOWING PUBLICATIONS ARE CONSIDERED A PART OF THIS STRUCTURAL SPECIFICATION:

AMERICAN CONCRETE INSTITUTE (ACI): BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI/ASCE 530.

AMERICAN CONCRETE INSTITUTE (ACI): SPECIFICATIONS FOR MASONRY STRUCTURES, ACI/ASCE 530.1.

CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, TYPE II, GRADE N, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF F_m=1900 PSI.

MORTAR SHALL BE TYPE M OR S. DO NOT RETEMPER MORTAR MORE THAN ONCE.

PROVIDE WELDED WIRE BLOCK REINFORCING IN ALL MASONRY WALLS 16" O.C. MAXIMUM.

PROVIDE #5 VERTICAL REINFORCING, GROUTED SOLID, WHERE SHOWN ON THE PLANS. #5 VERTICALS @ 48" O.C. ARE ALSO REQUIRED IN THE SHORT WALLS UNDER ALL WINDOW OPENINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WINDOW SIZES.

GROUT ALL CELLS CONTAINING REINFORCING BARS. DO NOT USE MORTAR FOR GROUT. PROPORTION GROUT IN ACCORDANCE WITH FBC TABLE 1402.8C, EXCEPT SLUMP SHALL BE 9" TO 11". THE USE OF PLASTICIZER IS PREFERRED IN LIEU OF WATER TO ATTAIN PROPER SLUMP. USE MECHANICAL VIBRATORS TO CONSOLIDATE GROUT LIFTS OF MORE THAN 12 INCHES. PROVIDE CLEANOUT OPENINGS AT LIFTS OF HEIGHTS OF MORE THAN 5'-0.

DIVISION 5 METALS:

THIS DIVISION NOT USED

DIVISION 6 WOOD

MINIMUM STRENGTH (F_b) FOR WOOD STRUCTURAL MATERIALS SHALL BE AS FOLLOWS:
950 PSI SAWN LUMBER-SOUTHER YELLOW PINE #2 OR BETTER

ANY WOOD MEMBER EXPOSED TO THE OUTDOOR ENVIRONMENT SHALL BE PRESERVATIVE TREATED (P.T.) BY PRESSURE METHODS. ANY P.T. WOOD MEMBER THAT IS CUT OR ALTERED TO EXPOSE UNTREATED WOOD SHALL BE TREATED WITH WOOD PRESERVATIVE THAT IS APPLIED BY HAND OVER THE EXPOSED SURFACE.

ALL JOIST HANGERS AND OTHER METAL CONNECTORS EXPOSED TO THE OUTDOOR ENVIRONMENT SHALL BE HOT-DIPPED GALVANIZED OR FABRICATED FROM GALVANIZED METALS.

ROOF SHEATHING SHALL BE EXPOSURE 1, SPAN RATED 48/24 IN ACCORDANCE WITH APA PSI, AND SHALL BEAR THE MARK OF THE APA. INSTALL WITH LONG DIMENSION OVER A MINIMUM OF THREE SUPPORTS.

NAIL ROOF SHEATHING IN ACCORDANCE WITH NAILING SCHEDULE.

PRE-FABRICATED WOOD TRUSSES:

ALL PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS FOR EACH TRUSS TYPE, AND ERECTION PLANS AND DETAILS TO ARCHITECT/ENGINEER. SHOP DRAWINGS MUST BE SIGNED AND SEALED BY THE ENGINEER WHO DESIGNED THEM. SHOP DRAWINGS SHALL DESIGNATE, BY MANUFACTURER, MODEL NUMBER, QUANTITY, AND FASTENER REQUIREMENTS. ALL REQUIRED HANGERS AND OTHER CONNECTORS TO CONSTRUCT A COMPLETE TRUSS FRAMING SYSTEM, INCLUDING ALL TRUSS-TO-TRUSS, TRUSS-TO-GIRDER, AND GIRDER-TO-GIRDER CONNECTORS.

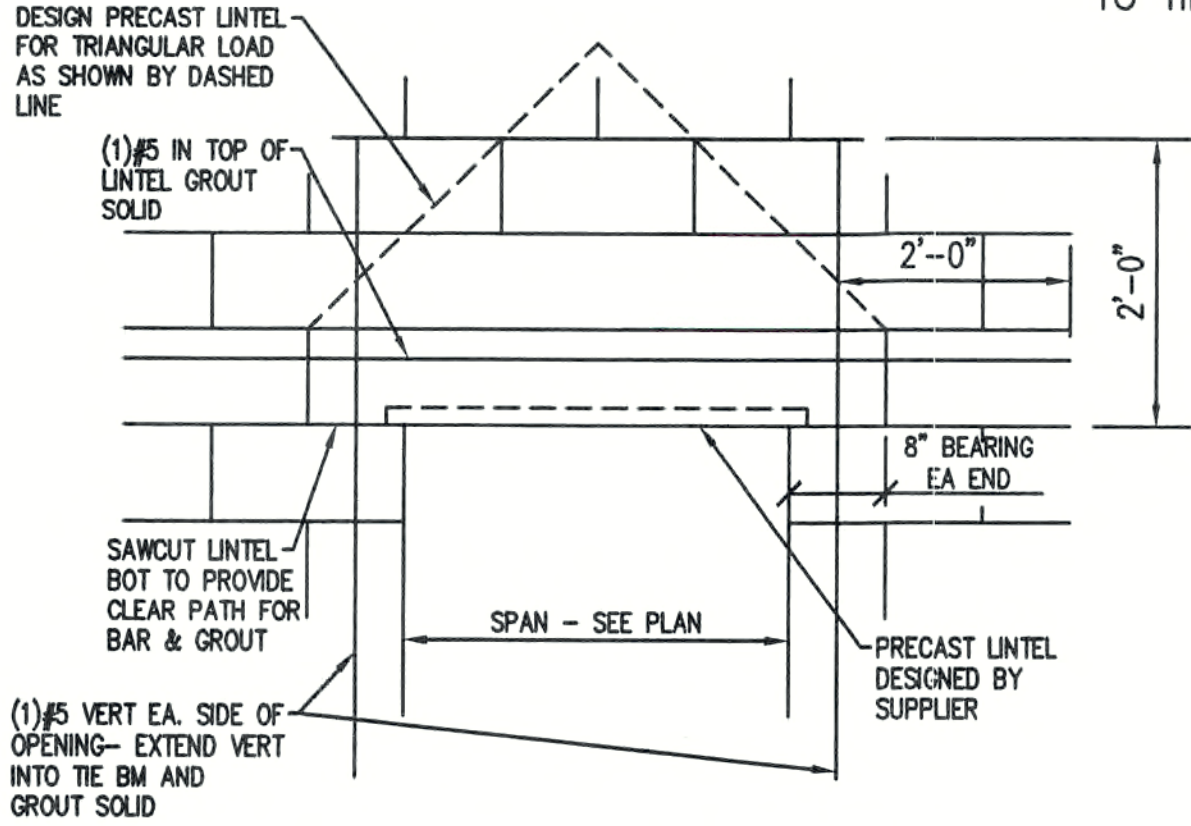
DESIGN SHALL INCLUDE EVALUATION FOR WIND UPLIFT IN ACCORDANCE WITH FBC SECTION 1606 OR ASCE 7.

TRUSS-TO-TRUSS CONNECTIONS, BOTTOM CHORD BRIDGING AND INTERMEDIATE TRUSS CROSS BRACING SHALL BE DESIGNED AND DETAILED BY THE TRUSS MANUFACTURER.

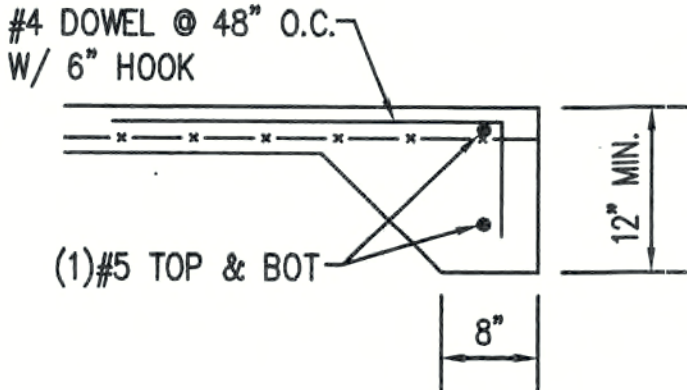
PROVIDE ANCHORS AND STRAPS AS SPECIFIED ON THE DRAWINGS. INSTALL ALL FASTENERS SPECIFIED, OR AS RECOMMENDED BY THE ANCHOR MANUFACTURER, WHICHEVER IS GREATER. PROVIDE MOISTURE BARRIER BETWEEN TRUSSES AND MASONRY OR CONCRETE SUPPORTS.

BEAM SCHEDULE

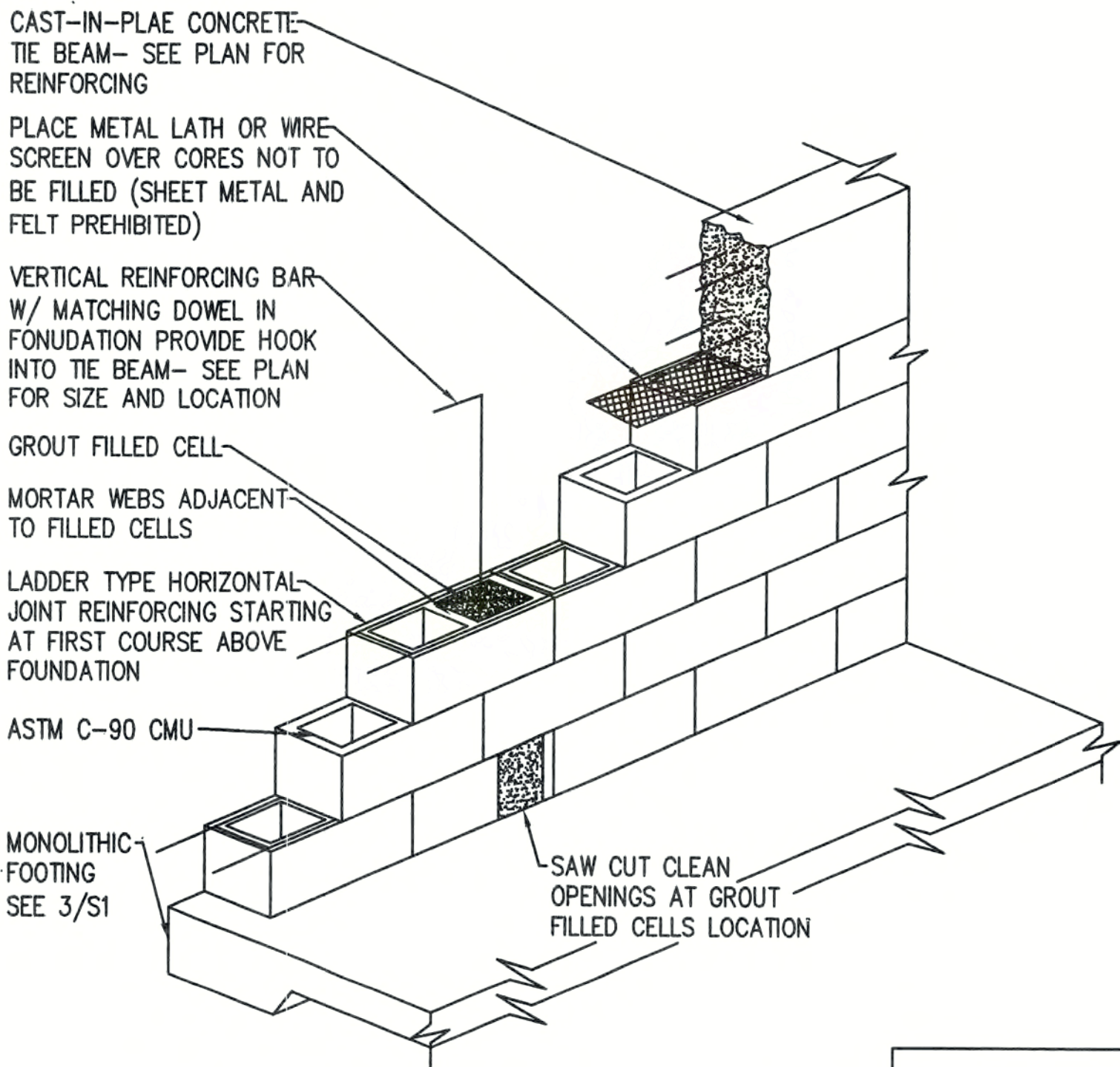
MARK	TOP OF BM ELEVATION	SIZE WIDTHxDEPTH	REINFORCING			STIRRUP SPACING	REMARKS
			BOT.	MID	TOP		
B1	(+)9'-4"	7 5/8x12"	(2) #5	-	(2) #5	#3 @ 12" o.c.	
B2	(+)10'-0"	7 5/8x12"	(2) #5	-	(2) #5	#3 @ 10" o.c.	
B3	(+)19'-4"	7 5/8x16"	(2) #5	-	(2) #5	#3 @ 48" o.c.	
B4	(+)19'-4"	7 5/8x16"	(3) #5	-	(3) #5	#3 @ 16" o.c.	
B5	(+)19'-4"	7 5/8x8	(2) #5	-	(2) #5	#3 @ 10" o.c.	
TB-1	(+)9'-4"	7 5/8"x16"	(2) #5	-	(2) #5	-	
TB-2	(+)10'-0"	7 5/8"x12"	(2) #5	-	(2) #5	CMU TIE BM	
TB-3	(+)19'-4"	7 5/8x16"	(2) #5	-	(2) #5	CMU TIE BM	
TB-4	(+)4'-5"	7 5/8x9"	(2) #4	-	(2) #4	CONC TIE BM	



5 TYPICAL PRECAST LINTEL
SCALE: 3/4" = 1'-0"



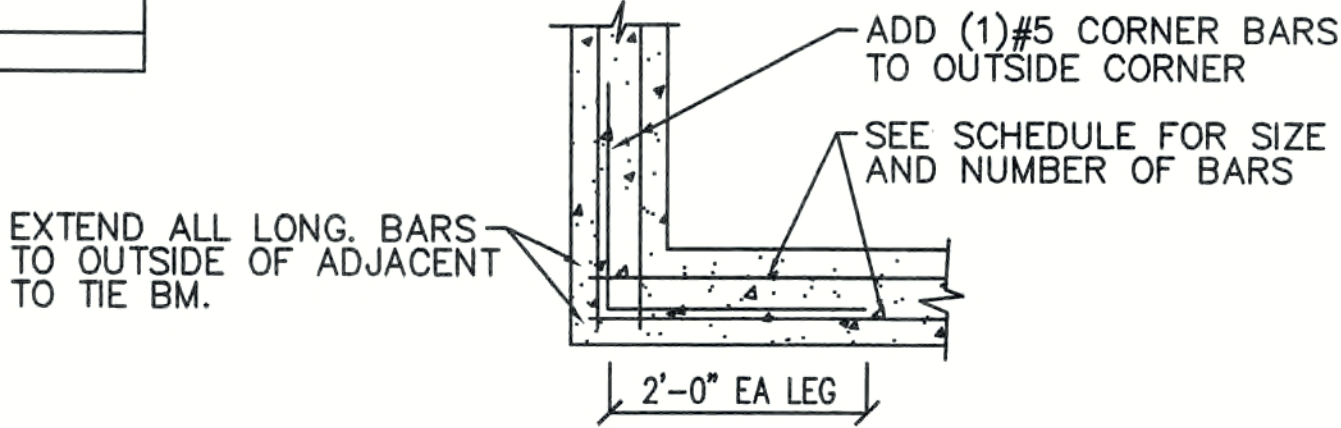
6 TYPICAL THICKENED EDGE
SCALE: 3/4" = 1'-0"



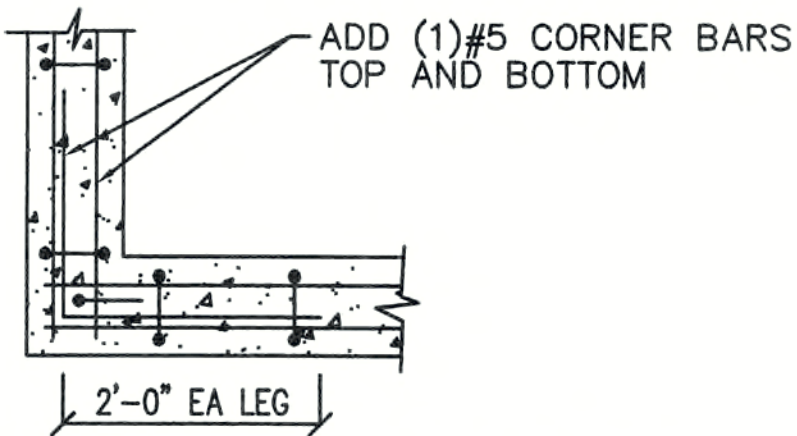
4 MASONRY WALL CONSTRUCTION
SCALE: N.T.S.

FOOTING SCHEDULE

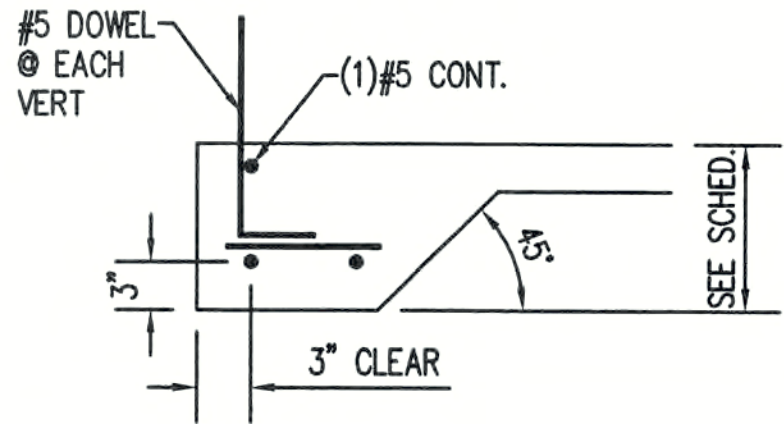
MARK	SIZE 'A' x 'B'	'T'	REINFORCING
F-1	1'-6" x CONT	1'-6"	(2) #5 CONT., #4 TRANS @ 48" o.c.
F-2	2'-0" x CONT	1'-6"	(3) #5 CONT., #4 TRANS @ 48" o.c.
F-3	3'-0" x CONT	1'-6"	(4) #5 CONT., #4 TRANS @ 48" o.c.
F-4	4'-0" x 4'-0"	1'-0"	(5) #5 EACH WAY



1 FOOTING CORNER DETAIL
SCALE: 3/4" = 1'-0"



2 TIE BEAM CORNER DETAIL
SCALE: 3/4" = 1'-0"



3 TYPICAL FOOTING DETAIL
SCALE: 3/4" = 1'-0"

AN 8 UNIT BUILDING FOR
THE OASIS
CAPE CORAL, FLORIDA

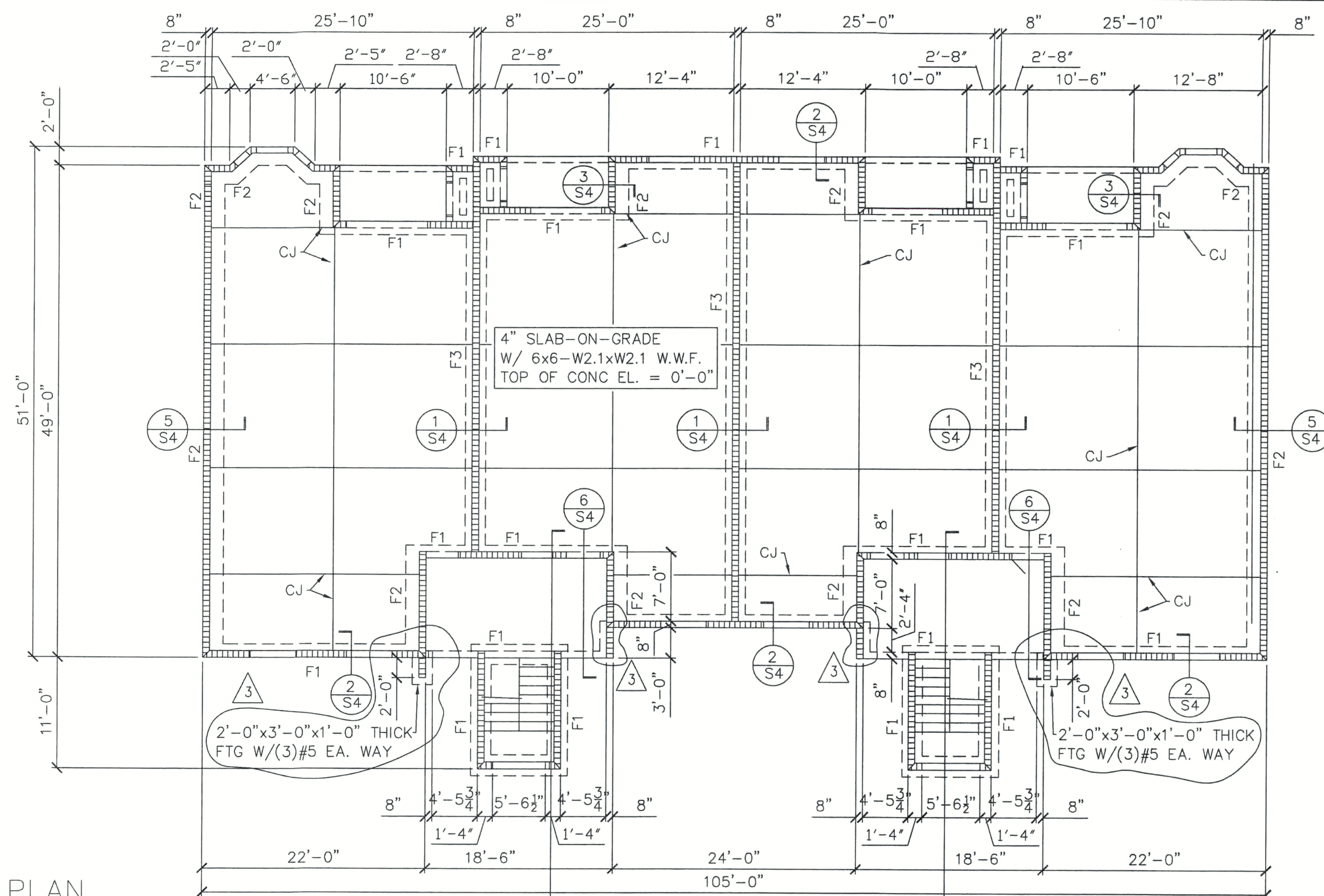
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JOB: 03016
DATE: 9/22/03
DRAWN BY: RMH
CAD REF:

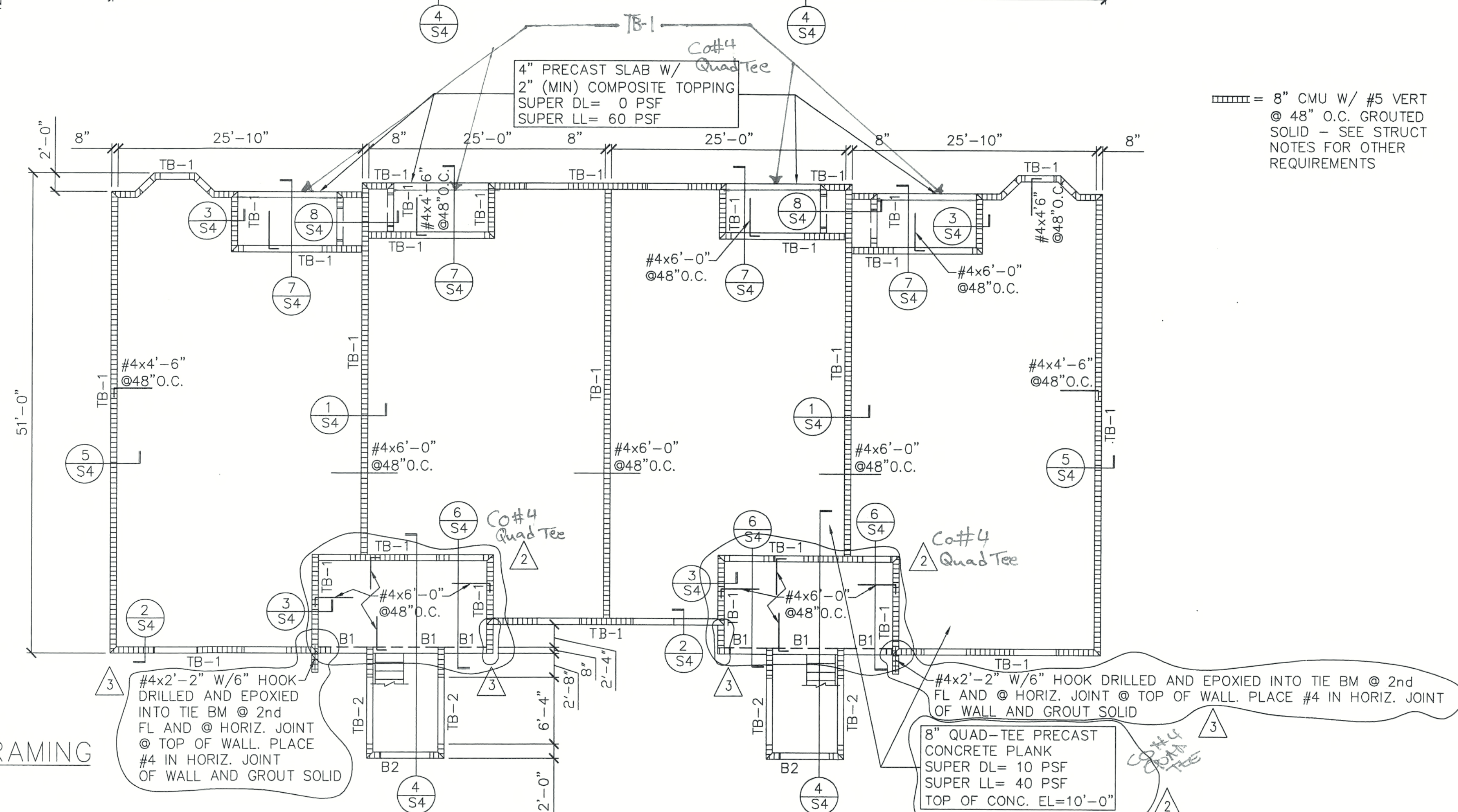
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S1

Structural Engineers
1401-B Lee Street
Fort Myers, FL 33901
Tel 239-332-5022
DEI # 03016



FOUNDATION PLAN

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



 = 8" CMU W/ #5 VERT
 @ 48" O.C. GROUTED
 SOLID - SEE STRUCT
 NOTES FOR OTHER
 REQUIREMENTS

#4x2'-2" W/6" HOOK-
DRILLED AND EPOXIED
INTO TIE BM @ 2nd
FL AND @ HORIZ. JOINT
@ TOP OF WALL. PLACE
#4 IN HORIZ. JOINT
OF WALL AND GROUT SOLID

8" QUAD-TEE PRECAST
CONCRETE PLANK
SUPER DL= 10 PSF
SUPER LL= 40 PSF
TOP OF CONC. EL=10'-0"

SECOND FLOOR FRAMING

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

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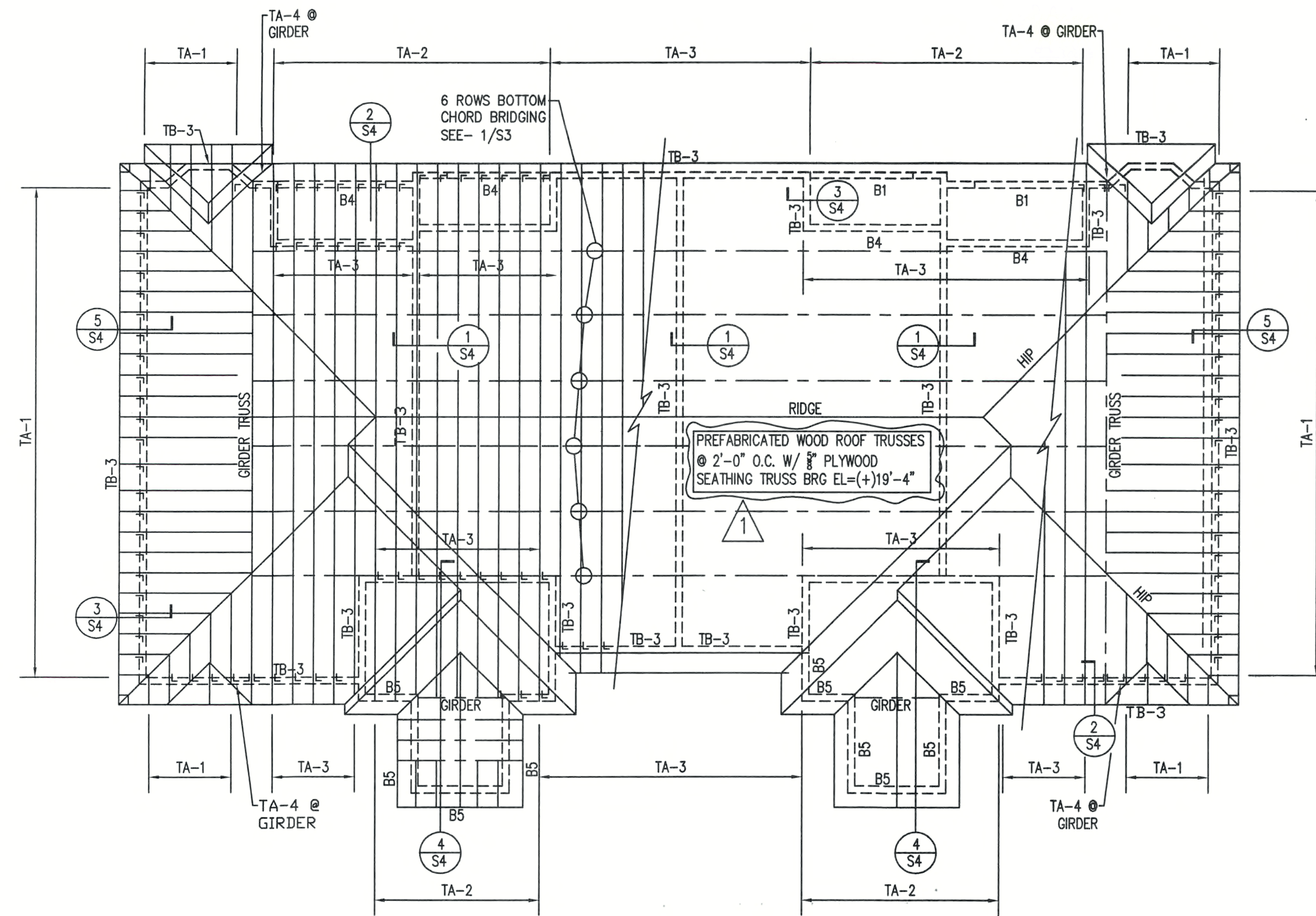


2	1/28/04
3	7/29/04

JOB:	03016
DATE:	9/22/03
DRAWN BY:	RMH
CAD REF:	

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1401-B Lee Street
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S2



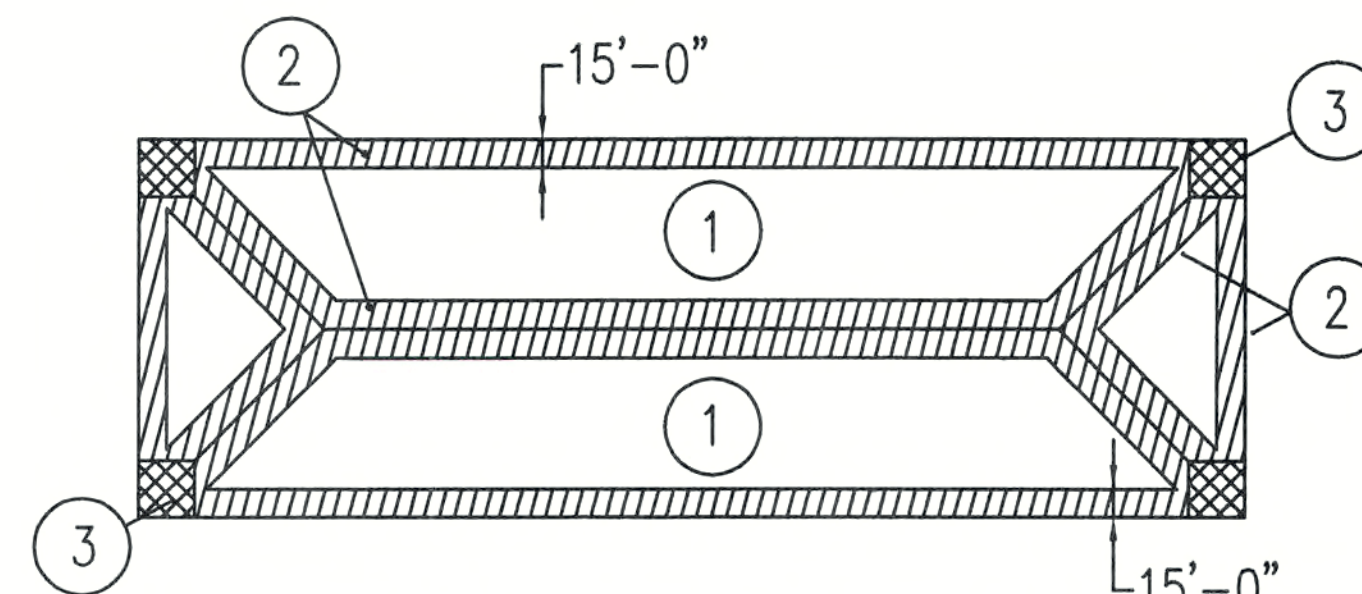
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

ROOF LOADS

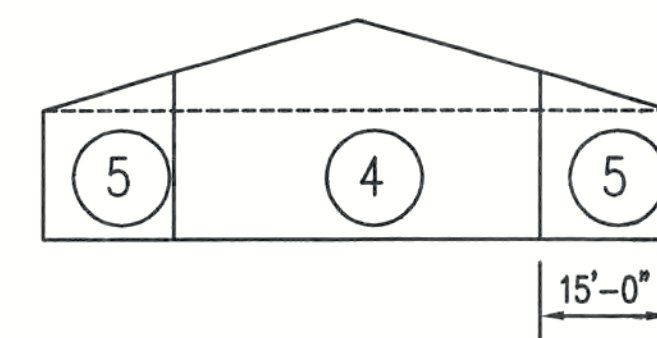
- A) ROOF DEAD LOADS = 20.0 PSF TOP CHORD
= 10.0 PSF BOTTOM CHORD *
- B) ROOF LIVE LOAD = 20.0 PSF
- C) WIND LOADS = SEE BELOW
- 1) BASIC WIND SPEED = 130 MPH
- 2a) WIND IMPORTANCE FACTOR = 1.00
- 2b) BUILDING CATEGORY = ENCLOSED
- 3) WIND EXPOSURE = B
- 4) INTERNAL PRESSURE COEFFICIENT = +/- 0.18
- 5) COMPONENTS AND CLADDING DESIGN WIND PRESSURES

ZONE	EFFECTIVE WIND AREA (SF)		
	10-50 SF	50-100 SF	>100 SF
1	PRESSURE 17.5	13.9	12.4
	SUCTION -27.8	-26.0	-25.2
2	PRESSURE 17.5	13.9	12.4
	SUCTION -53.3	-46.1	-40.7
3	OVER HANG -56.7	-56.7	-56.7
	PRESSURE 17.5	13.9	12.4
4	SUCTION -58.7	-46.1	-40.7
	OVER HANG -95.3	-84.5	-59.3
5	PRESSURE 30.4	27.2	25.9
	SUCTION -33.0	29.8	28.4
5	PRESSURE 30.4	27.2	25.9
	SUCTION 40.7	-34.3	-31.6

* INCLUDES 5 PSF FOR SPRINKLER PIPES.



ROOF UPLIFT SCHEMATIC



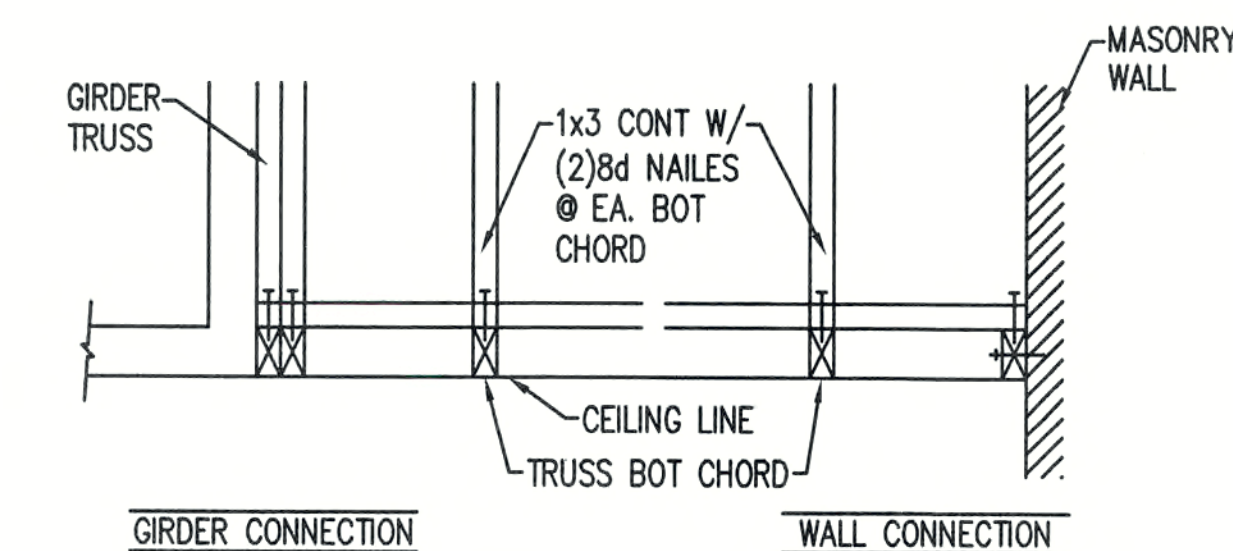
SCHEMATIC WALL ELEVATION

TRUSS ANCHOR SCHEDULE

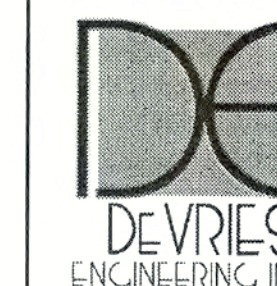
MARK	CONNECTOR MODEL #	FASTENERS TO SUPPORT	FASTENERS TO TRUSS	UPLIFT CAPACITY	REMARKS
TA-1	META 14	EMBEDDED	(10) 10d NAILS	1240 LB	USE W/ TSS
TA-2	HETA 20	EMBEDDED	(14) 10d NAILS	1735 LB	
TA-3	HMETA 20	EMBEDDED	(17) 10d NAILS	2310 LB	
TA-4	HGT (SEE REMARKS)	(2) 3/4" A.B.	COVER PL.	8665 LB	MATCH HGT SIZE W/ # OF TRUSS PLYS

PLYWOOD SHEATHING NAILING SCHEDULE

ZONE/AREA	SIZE	TYPE	SPACING
1	10d	BOX NAIL	12" O.C.
2	10d	BOX NAIL	6" O.C.
3	10d	BOX NAIL	6" O.C.
EDGE OF P.W.D SHEATHING	10d	BOX NAIL	6" O.C.



1 TYPICAL BOTTOM CHORD BRIDGING
SCALE: 3/4" = 1'-0"



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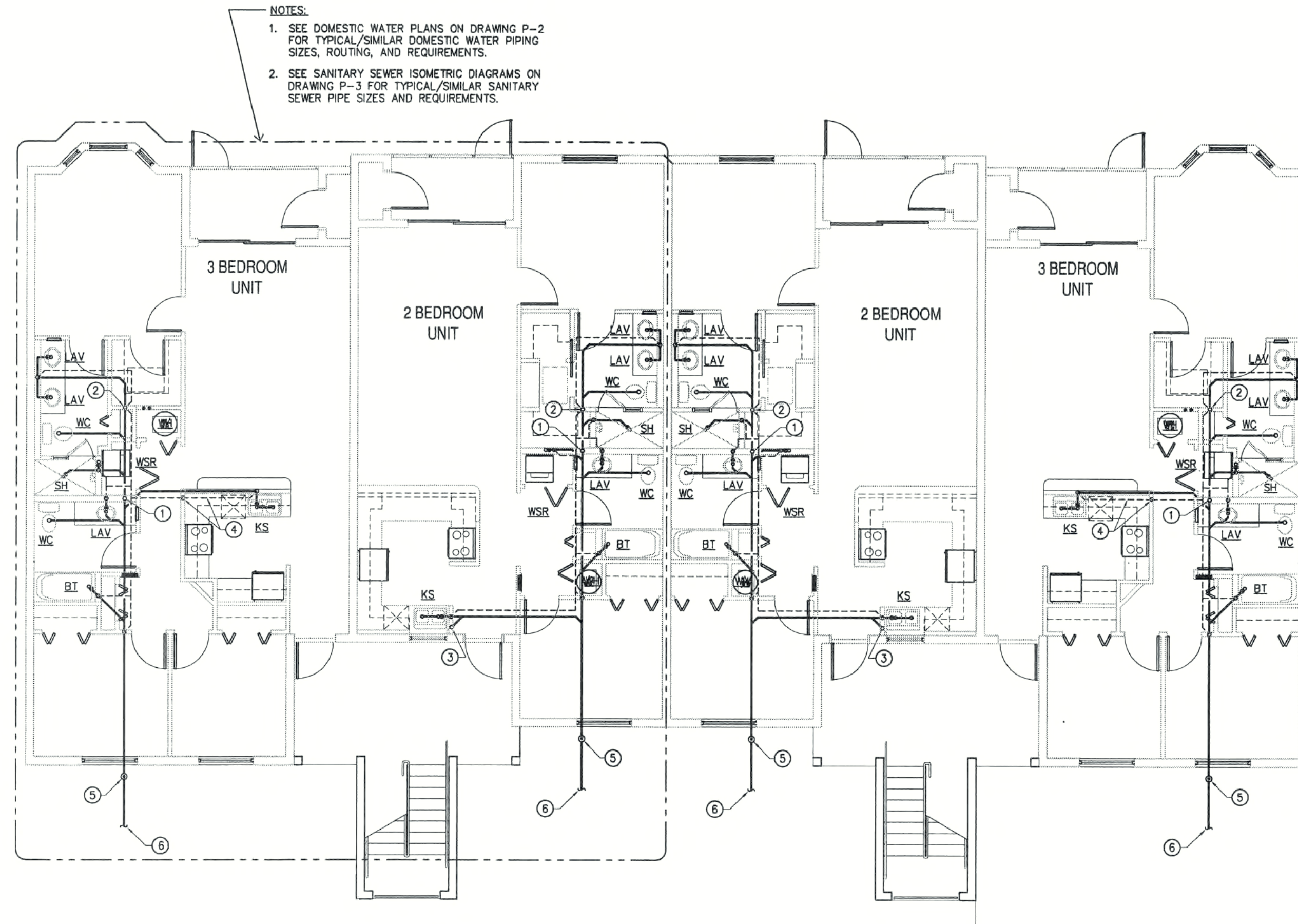
AN 8 UNIT BUILDING FOR
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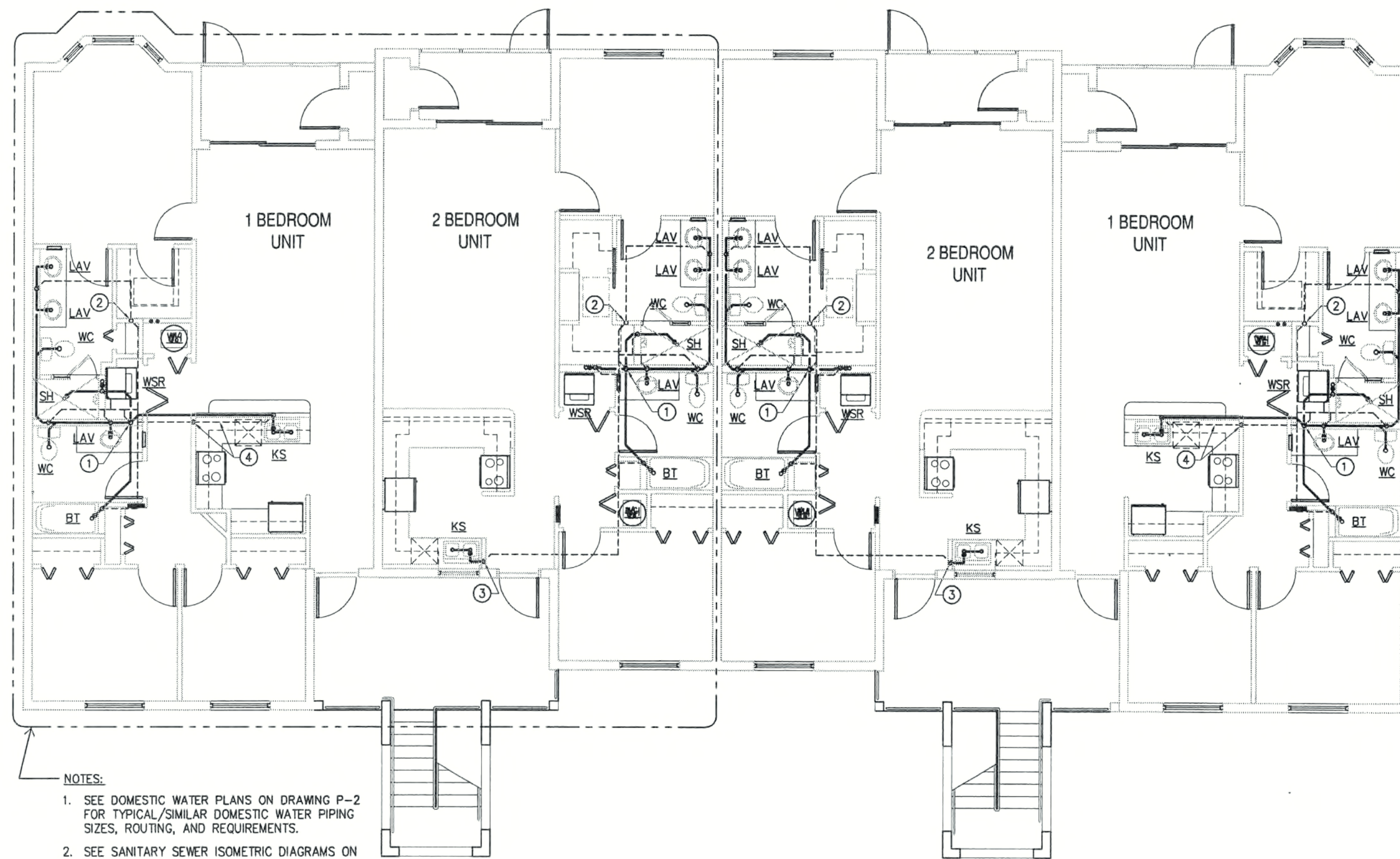
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8 UNIT FIRST FLOOR BUILDING SANITARY SEWER PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR KEYED NOTES:

- ① 3" SANITARY STACK UP TO ABOVE FIRST FLOOR CEILING. SEE SECOND FLOOR PLUMBING PLAN ON THIS SHEET FOR CONTINUATION.
- ② 2" SANITARY VENT STACK UP IN WALL AND THRU ROOF. 2" SANITARY DOWN IN WALL TO TIE-IN TO MAIN SANITARY SEWER LINE BELOW SLAB.
- ③ 2" SANITARY SEWER LINE UP IN WALL TO SERVE KITCHEN SINK ON SECOND FLOOR.
- ④ 1 1/2" SANITARY VENT LINE DOWN IN WALL TO BELOW COUNTER AND RUN IN WALL BELOW COUNTER TO SINK TRAP.
- ⑤ 4" SANITARY YARD CLEAN-OUT AT 1" ABOVE FINISHED GRADE ELEVATION.
- ⑥ 4" SANITARY SEWER LINE TO SEWER MAIN. SEE CIVIL SITE PLAN FOR CONTINUATION.



8 UNIT SECOND FLOOR BUILDING SANITARY SEWER PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR KEYED NOTES:

- ① 3" SANITARY STACK DOWN TO TIE-IN TO MAIN SANITARY SEWER LINE BELOW SLAB. (SEE FIRST FL. PLAN)
- ② 3" SANITARY VENT THRU ROOF. 2" SANITARY VENT DOWN IN WALL TO FIRST FLOOR.
- ③ 2" SANITARY SEWER LINE DOWN IN WALL TO TIE-IN TO SANITARY LINE BELOW SLAB. (SEE FIRST FL. PLAN)
- ④ 1 1/2" SANITARY VENT LINE DOWN IN WALL TO BELOW COUNTER AND RUN IN WALL BELOW COUNTER TO SINK TRAP.

REVISIONS

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUM'S
CAPE CORAL, FLORIDA

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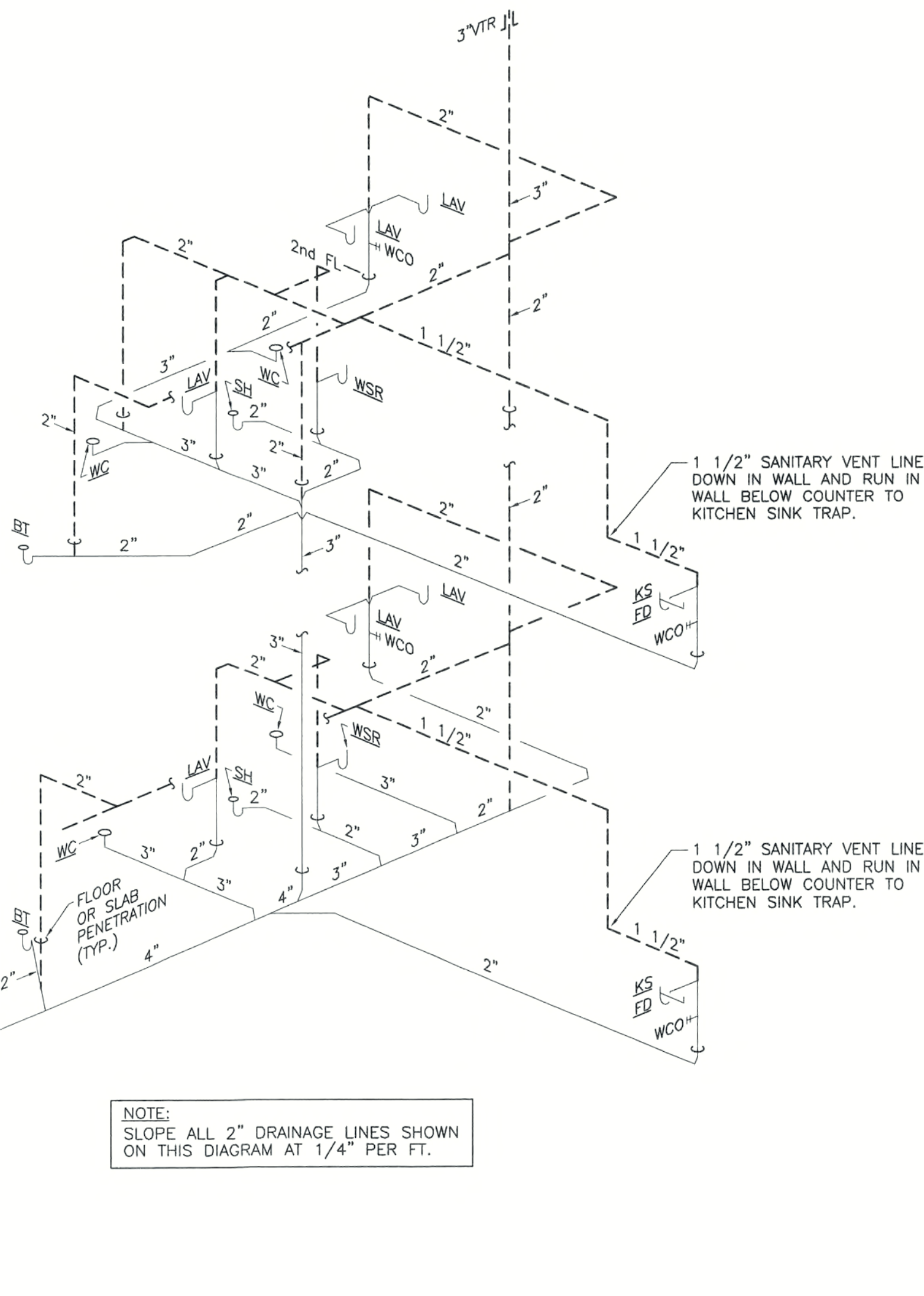


PLUMBING FIXTURES CONNECTION SCHEDULE							
ITEM	DESCRIPTION	WATER SUPPLY				TRAP	VENT
		BRANCH		FIXTURE			
		COLD	HOT	COLD	HOT		
<u>WC</u>	WATER CLOSET (FLUSH TANK)	1/2"	—	1/2"	—	3"	2"
<u>LAV</u>	LAVATORY	1/2"	1/2"	3/8"	3/8"	1 1/4"	2"
<u>BT</u>	BATHTUB	1/2"	1/2"	1/2"	1/2"	1 1/2"	2"
<u>SH</u>	SHOWER	3/4"	3/4"	1/2"	1/2"	2"	2"
<u>KS</u>	KITCHEN SINK	3/4"	1/2"	3/4"	1/2"	1 1/2"	1 1/2"
<u>WSR</u>	WASHING MACHINE	1/2"	1/2"	1/2"	1/2"	2"	2"
<u>REF</u>	REFRIGERATOR	PROVIDE CONNECTION(S) PER MANUFACTURER'S INSTRUCTIONS					
<u>DW</u>	DISHWASHER	PROVIDE CONNECTION(S) PER MANUFACTURER'S INSTRUCTIONS					

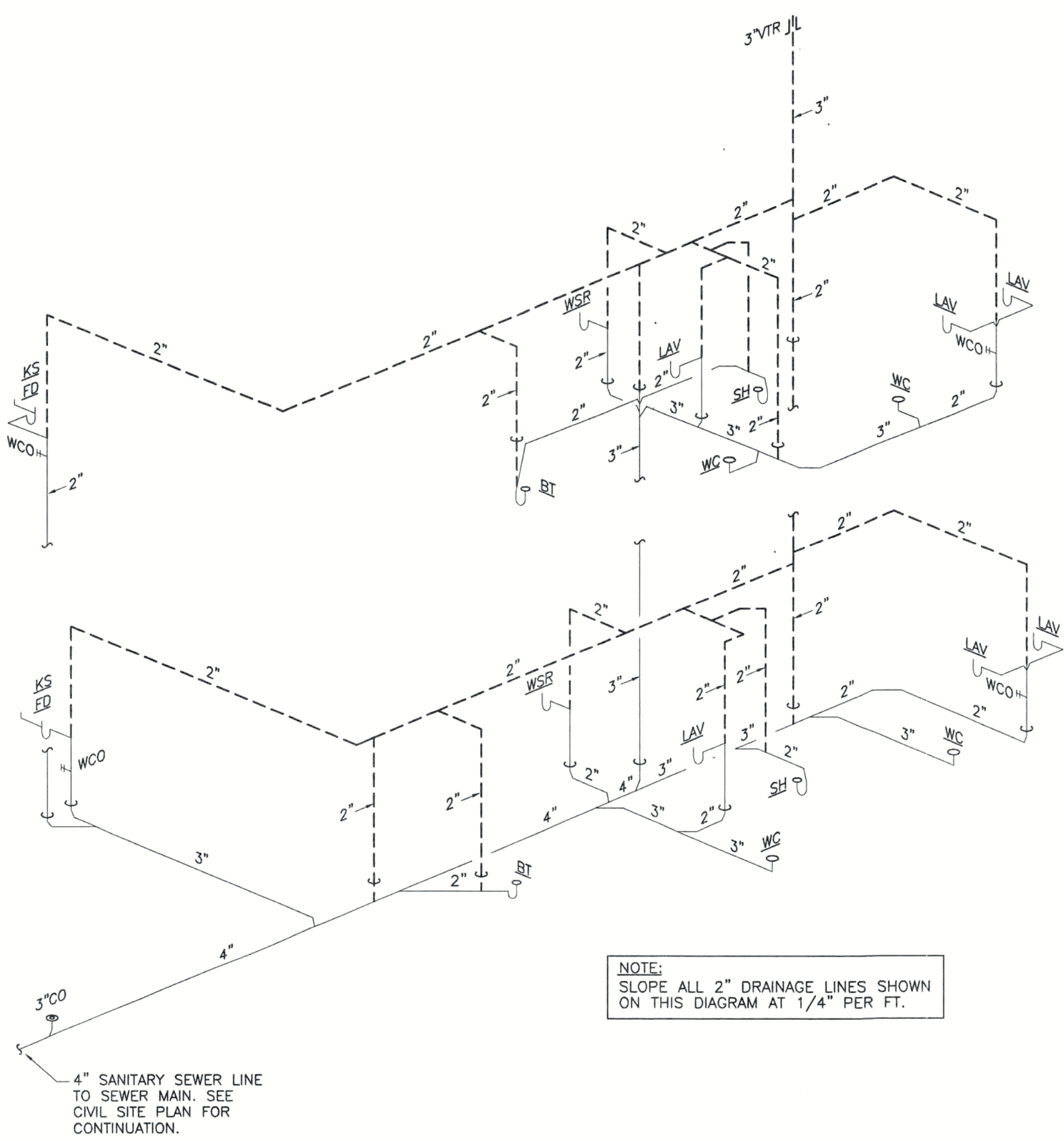
NOTES: 1. WATER SUPPLY SIZES UNDER FIXTURE COLUMN ARE CONN. TO FIXTURE OR SUPPLY STOP SIZES.
2. WATER CLOSET HAS INTEGRAL TRAP. SIZE SHOWN IN TRAP COLUMN FOR WATER CLOSET IS FOR SANITARY LINE SIZE.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	SANITARY DRAIN LINE
	SANITARY VENT LINE
	COLD WATER LINE
	HOT WATER LINE
	UP OR RISE
	DOWN OR DROP
	HOSE BIBB
	BALL VALVE

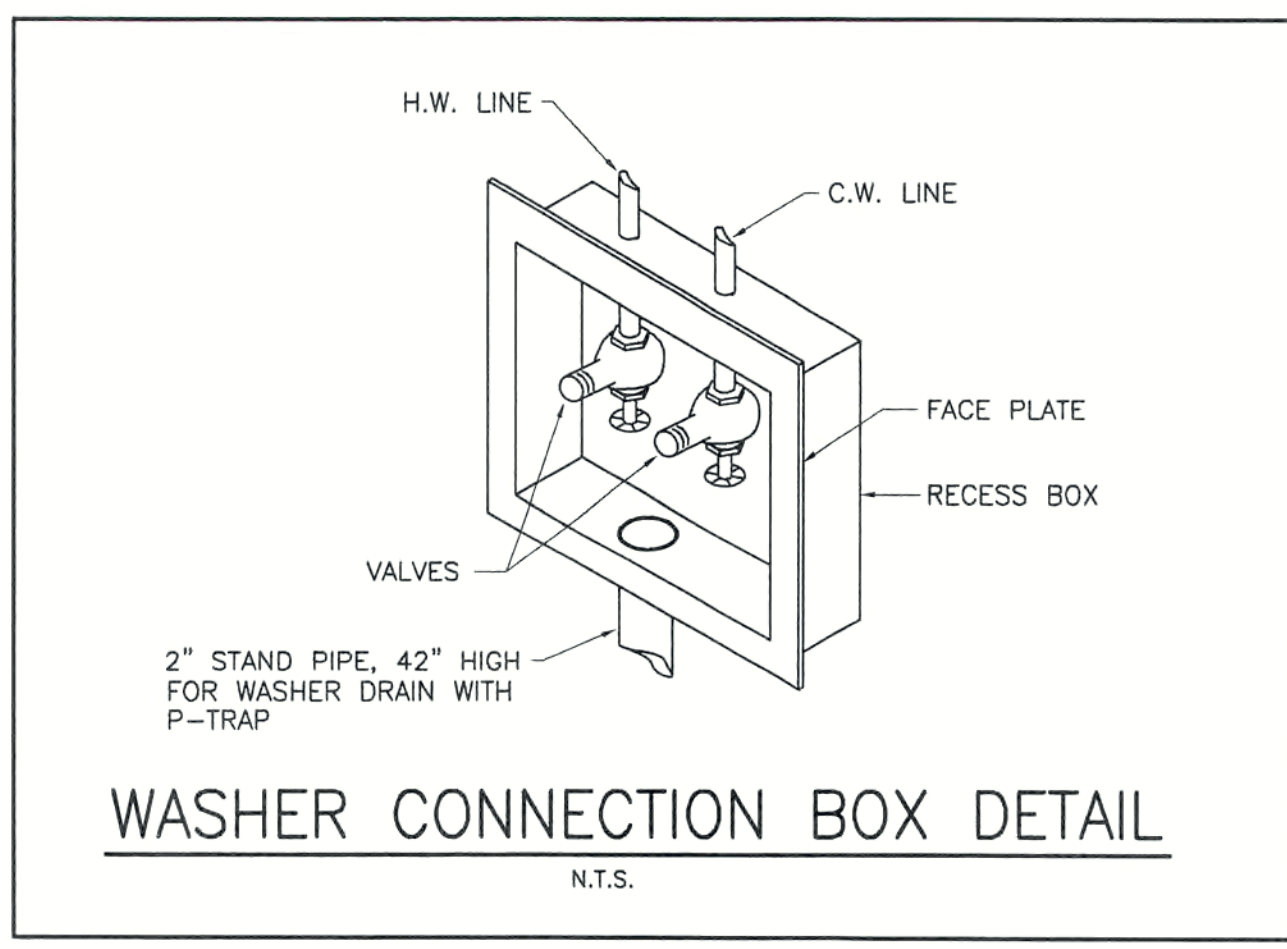
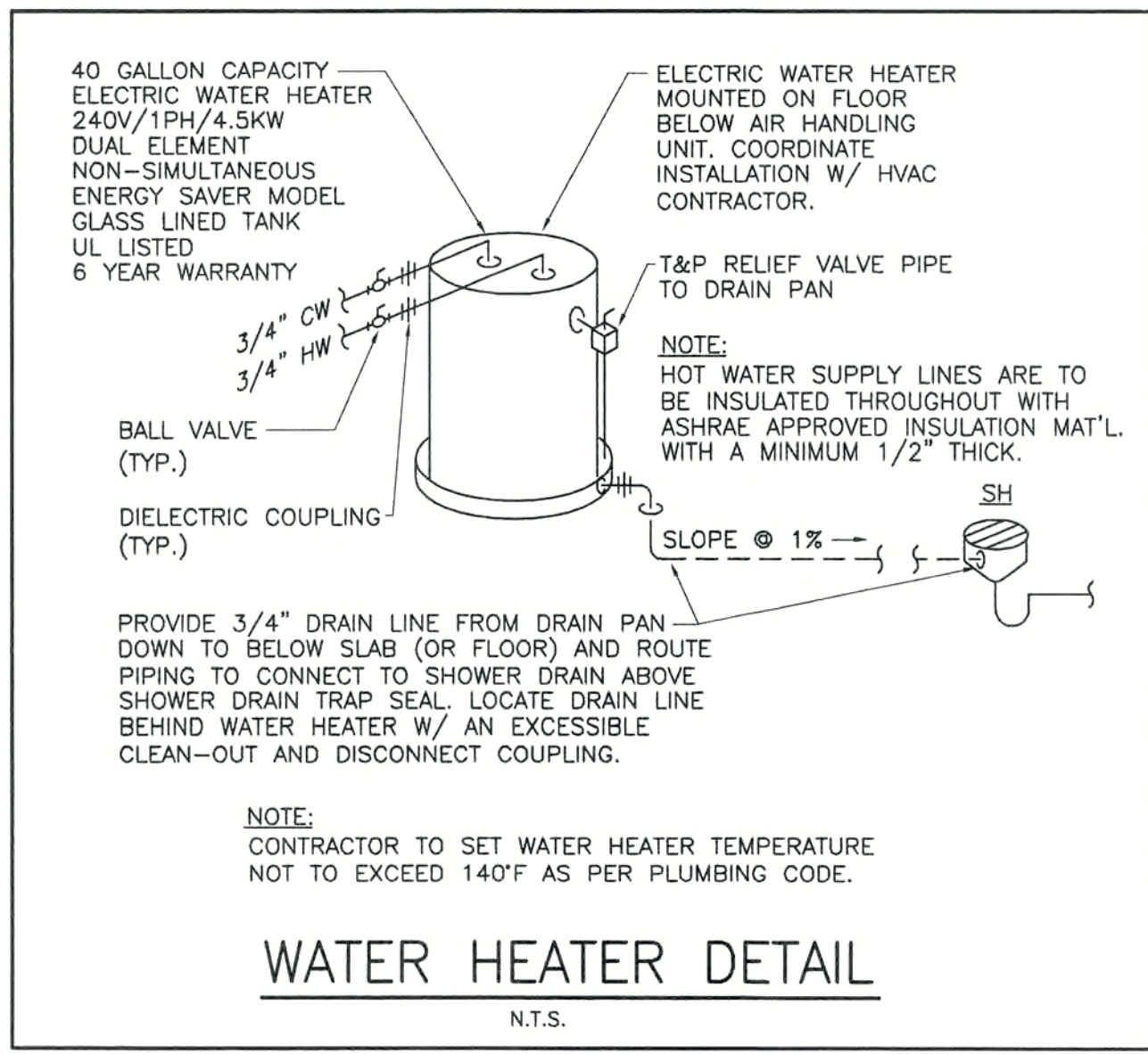
PLUMBING ACCESSORY SCHEDULE			
UNIT	DESCRIPTION	MOUNTING HEIGHT	SPECIFICATIONS
WH	ELECTRIC WATER HEATER 40 GALLON	FLOOR MOUNTED	RHEEM/GE MODEL GE40S6A 4500 WATT SHORT PROFILE DUAL ELEMENT - NON SIMULTANEOUS PLASTIC DRAIN PAN - P & T RELIEF VALVE PER MANUF. SPECIFICATIONS (P & T RELIEF VALVE PIPED TO DRAIN PAN PER FLORIDA BUILDING CODE)
ED	FOOD DISPOSAL	UNDER KITCHEN SINK	IN SINK ERATOR MODEL BADGER 5 1/2 HORSEPOWER INSTALL PER MANUFACTURER'S INSTRUCTIONS
HB	HOSE BIBB	HEIGHT TO MATCH EXISTING	WOODFORD MODEL Z4P



SANITARY SEWER ISOMETRIC DIAGRAM - 3 BEDROOM UNITS
NOT TO SCALE TYPICAL/SIMILAR FOR ALL 3 BR UNITS



SANITARY SEWER ISOMETRIC DIAGRAM - 2 BEDROOM UNITS
NOT TO SCALE TYPICAL/SIMILAR FOR ALL 2 BR UNITS



REVISIONS

CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUM'S
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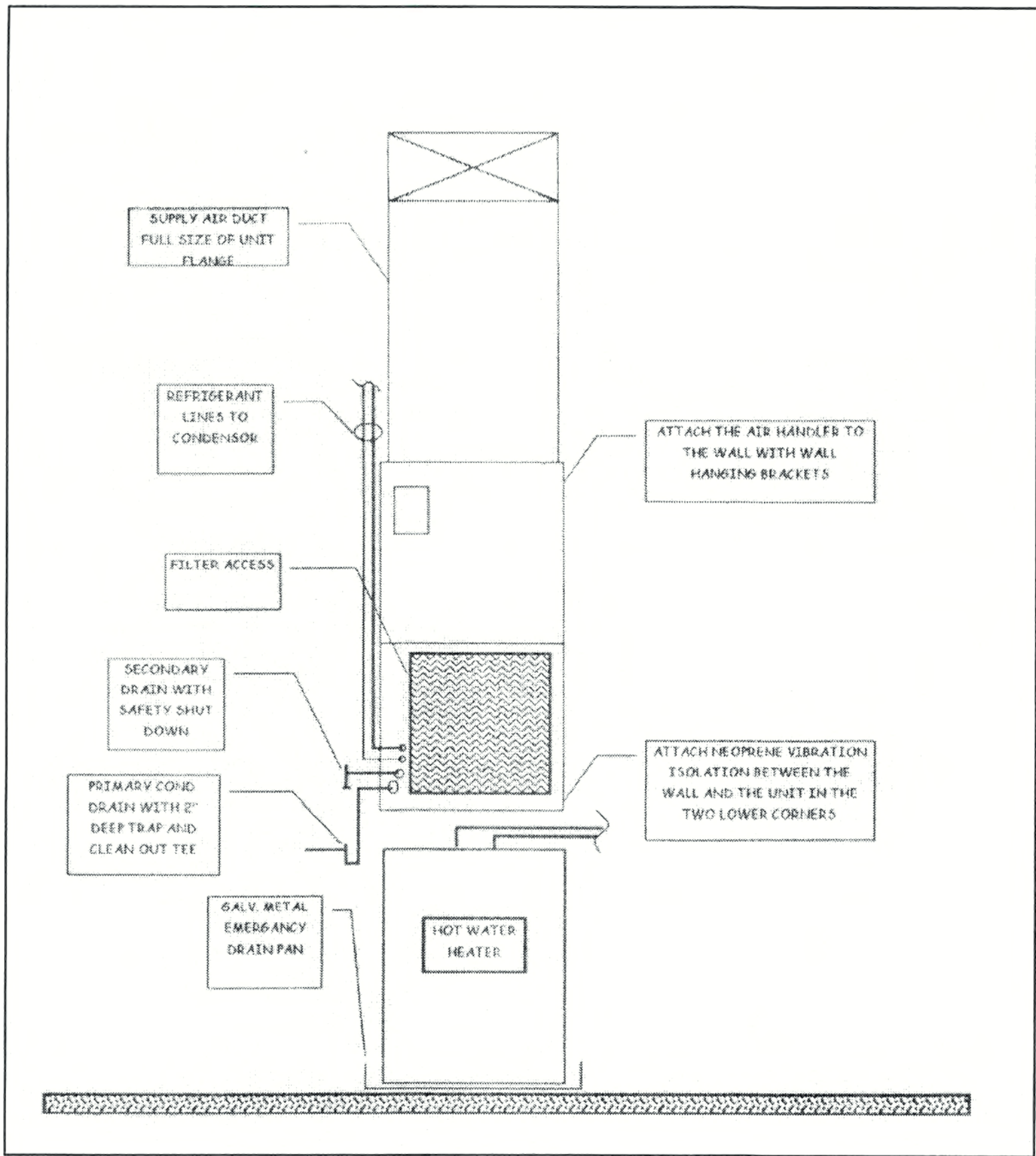
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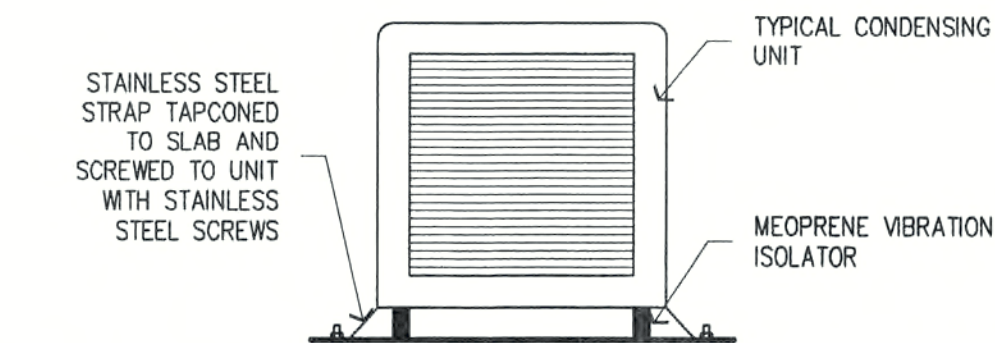
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SHEET
P3

- H.V.A.C. NOTES
- SUPPLY AIR DISCHARGE PLENUM SHALL BE CONSTRUCTED OF FIBERGLASS DUCT BOARD SIMILAR TO OWENS-CORNING "ENDUR-GOLD" WITH ANTI-MICROBIAL COATING.
 - FLEXIBLE DUCT SHALL BE FACTORY INSULATED WITH SILVER FOIL OUTER JACKET.
 - DUCT SYSTEMS FOR LOWER FLOORS SHALL BE RATED FOR R-4 INSULATION VALVE, TOP FLOORS SHALL BE R-6.
 - ALL DUCT SYSTEMS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS.
 - START COLLARS FOR FLEXIBLE DUCT WILL BE GALVANIZED METAL WITHOUT DAMPERS.
 - FLEXIBLE DUCT TO BE SECURED TO START COLLARS WITH 2 NYLON TIE STRAPS. ONE ON INNER LINER AND ONE ON OUTER JACKET, SEAL OUTER JACKET TO DUCT WITH UL FOIL TAPE OR MASTIC.
 - ROUGH IN BOXES FOR GRILLES/REGISTERS WILL BE GALVANIZED METAL WITH INTERNAL INSULATION.
 - REFRIGERANT PIPING WILL BE TYPE L SOFT COPPER, INSULATE SUCTION LINE WITH 1/2" THICK RUBATEX OR EQUAL, PURGE PIPING AND PRESSURE TESTS FOR LEAKS WITH DRY NITROGEN. MAINTAIN DRY NITROGEN CHARGE UNTIL FINAL CONNECTION TO EQUIPMENT. BRAZE FINAL CONNECTIONS WITH SILVER SOLDER.
 - INSULATE EXPOSED PVC CONDENSATE DRAIN PIPING IN AHU CLOSET WITH 1/2" THICK RUBATEX OR EQUAL HAVING A 25/50 FLAME/SMOKE RATING.
 - LOW VOLTAGE CONTROL WIRING WILL BE UL LISTED.
 - AT STARTUP, ADJUST GRILLES AND REGISTERS FOR PROPER AIRFLOW.
 - VERTICAL PIPING RISERS, REFRIGERANT AND CONDENSATE, SHOULD BE FIRE STOPPED WITH UL APPROVED PRODUCTS FOR APPLICABLE ASSEMBLY.
 - SUPPLY GRILLES WILL BE ALUMINUM CONSTRUCTION WITH ADJUSTABLE BLADES, MULTI-SHUTTER BALANCING DAMPER AND WHITE FINISH. RETURN AIR TRANSFER GRILLES WILL HAVE FIXED BLADES AND WHITE FINISH.
 - VENT DUCT FOR BATH EXHAUST WILL BE GALVANIZED METAL DUCT PIPE AND FITTINGS OR FLEXIBLE ALUMINUM DUCT WITHOUT INSULATION.
 - VENT DUCT FOR DRYERS WILL BE 30 GAUGE MINIMUM GALVANIZED METAL DUCT PIPE AND FITTINGS, ASSEMBLE DRYER VENT DUCT WITH UL LISTED FOIL TAPE. NO SCREWS MAY PENETRATE DRYER VENT DUCT.
 - DO NOT OPERATE AIR HANDLING UNITS WITHOUT FILTERS. DO NOT OPERATE AIR HANDLING UNITS DURING ANY SANDING, PAINTING OR CLEANING OPERATIONS.
 - OUTDOOR CONDENSING UNITS SHALL BE ANCHORED TO 4" THICK CONCRETE EQUIPMENT PADS USING 1 1/4" MINIMUM TAPCON ANCHORS.
 - REFRIGERANT PIPING CHASES BELOW SLABS WILL BE INSTALLED BY HVAC CONTRACTOR. CHASES SHALL BE 6" DIAMETER PVC PIPE WITH NO MORE THAN 1-45 DEGREE BEND.
 - CONDENSATE DRAIN PIPING BELOW SLABS WILL BE INSTALLED BY PLUMBING CONTRACTOR. DRAIN PIPING SHALL BE 1 1/2" DIAMETER SCHED. 40 PVC PIPE. TERMINATE CONDENSATE DRAIN PIPING AT LEAST 12" FROM BUILDING WITH GOOSENECK CONSTRUCTED OF 90 DEGREE ELBOWS.



AIR HANDLER/WATER HEATER DETAIL
SCALE: N.T.S.



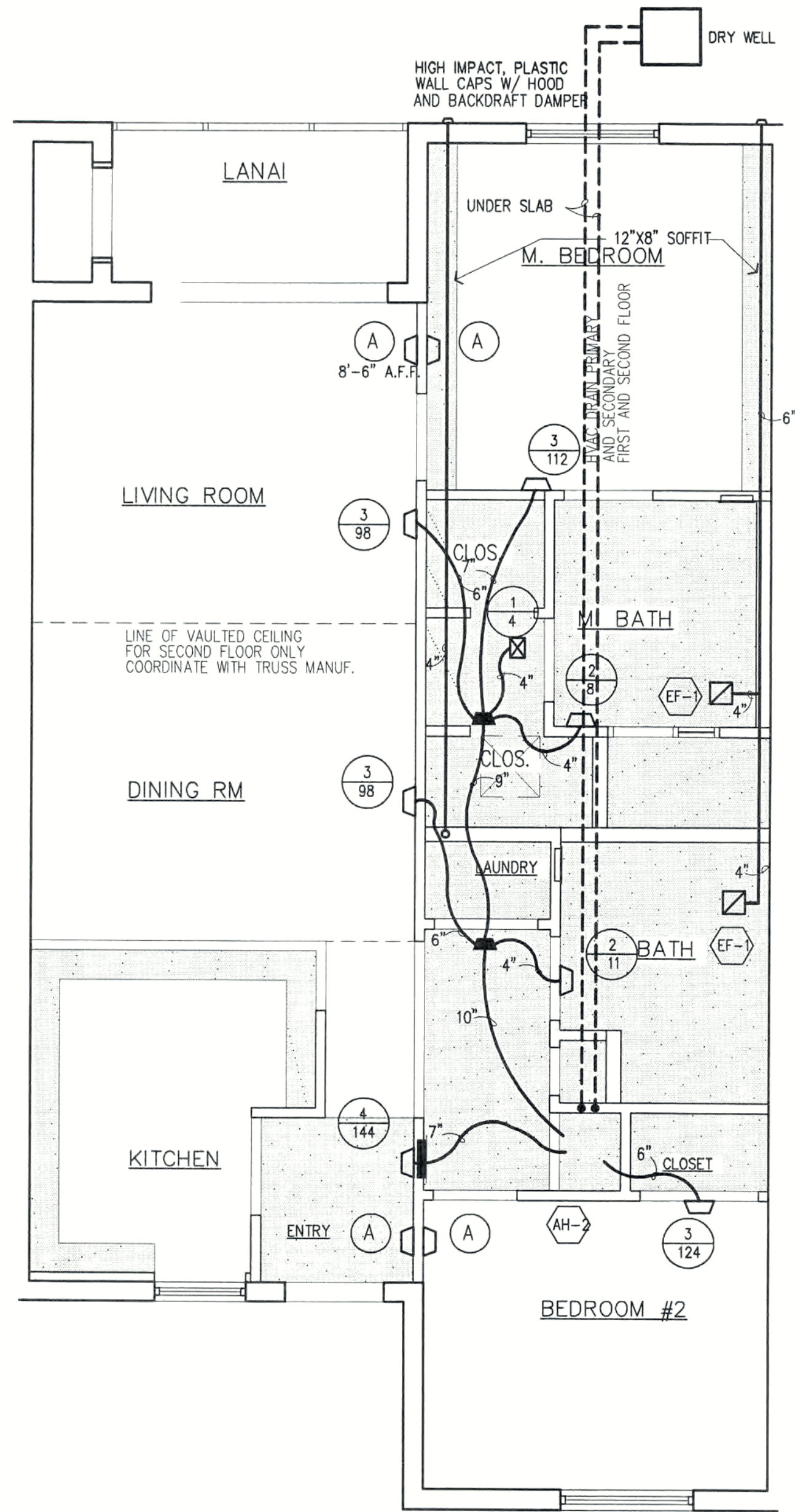
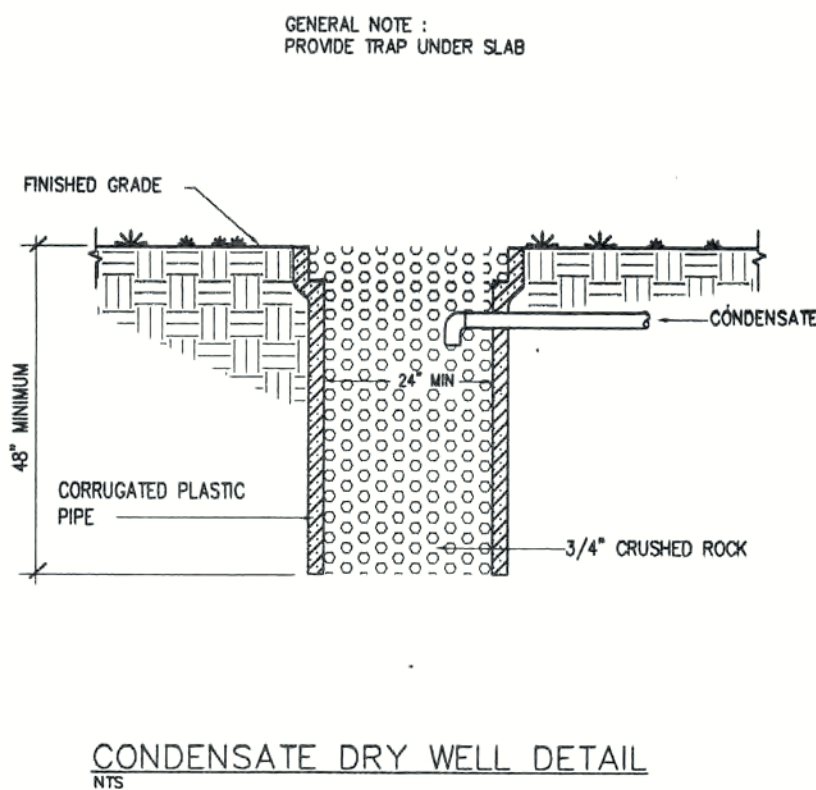
TYPICAL CONDENSING UNIT DETAIL
SCALE: 1/2" = 1'-0"

MECHANICAL EQUIPMENT SCHEDULE													
GENERAL													
MARK	MODEL	CFM	O. A.	VOLTAGE	MCA	SEER	SENS CAP	MBH	EAT	WGT.	FLA.	HEAT KW	MAX FUSE
AH-1	FF1CNA024005	800	---	208/230/1/60	24.5/26.9	10.0	16.4	22.6	80/67	75	18.1/20.0	5	25/30
C/U-1	38CKC024	---	---	208/230/1/60	14.4/15.3	10.0	16.4	22.624	95	117	12.6	---	20
AH-2	FF1CNA018005	600	---	208/230/1/60	2.4/26.3	10.0	11.8	16.8	80/67	75	18.1/20.0	5	25/30
C/U-2	38CKC018	---	---	208/230/1/60	12.8/12	10.0	11.8	16.8	95	115	10.4	---	20

- SIZE REFRIGERANT PIPING ACCORDING TO MANUFACTURERS LONG LINE RECOMMENDATIONS.
- SUPPLY MANUFACTURERS DIGITAL THERMOSTAT.
- HANG AIR HANDLER 4" OFF BACK WALL FOR PROPER INSPECTION CLEARANCE.

EXHAUST FAN SCHEDULE											
MARK	MFG.	MODEL	TYPE	C.F.M.	S.P.	H.P.	R.P.M.	VOLT	CURB	B.D.D.	REMARKS
EF-1	NUTONE	QT-80	CEILING	80	0.25	.50 AMPS	---	120	NO	YES	SWITCH WITH LIGHT

AIR DISTRIBUTION SCHEDULE					
MARK	MFG	MODEL	SIZE	DIRECTION	ACCOS
1	METALAIRE	LMH	8 x 4	1 WAY	
2	METALAIRE	VM	8 x 4	SIDEWALL	
3	METALAIRE	VM	10 x 6	SIDEWALL	
4	METALAIRE	VM	12 x 6	SIDEWALL	
A	METALAIRE	RH-1	12 x 6	TRANSFER	



TYPICAL UNIT "A" MECHANICAL PLAN 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"

GENERAL NOTE: EXHAUST FOR THE DRYER SHALL BE 4" DIA. RIGID METAL VENTING.

REVISIONS

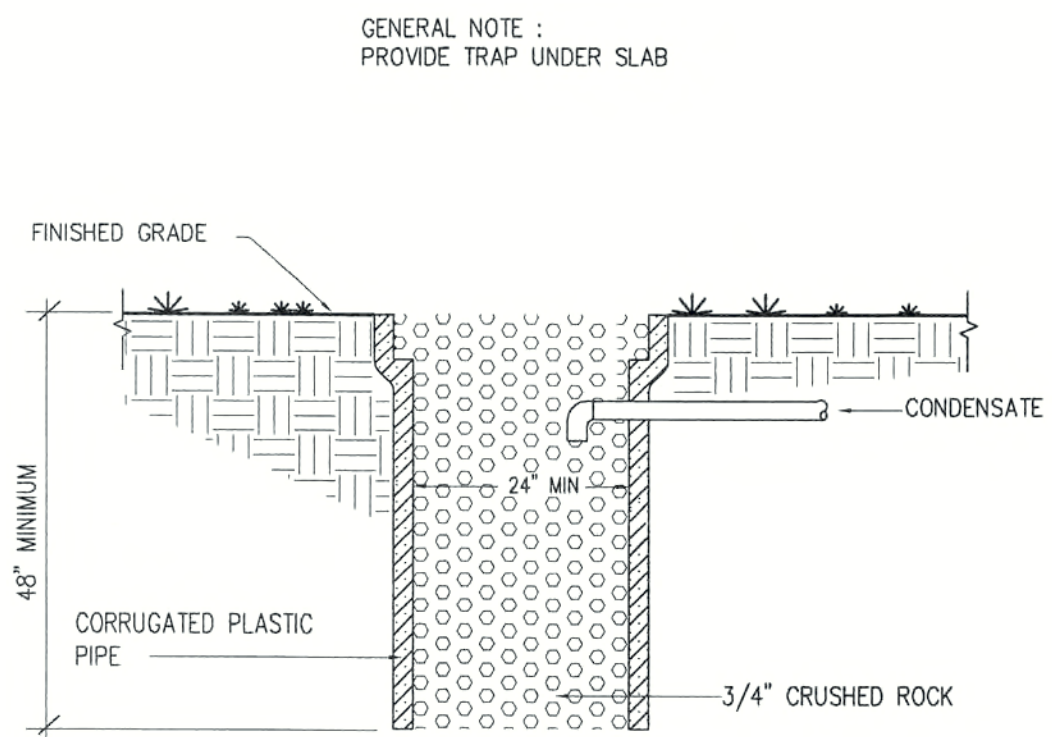
CONSTRUCTION DOCUMENTS FOR
THE OASIS CONDOMINIUMS
CAPE CORAL, FLORIDA

SHEELEY ARCHITECTS
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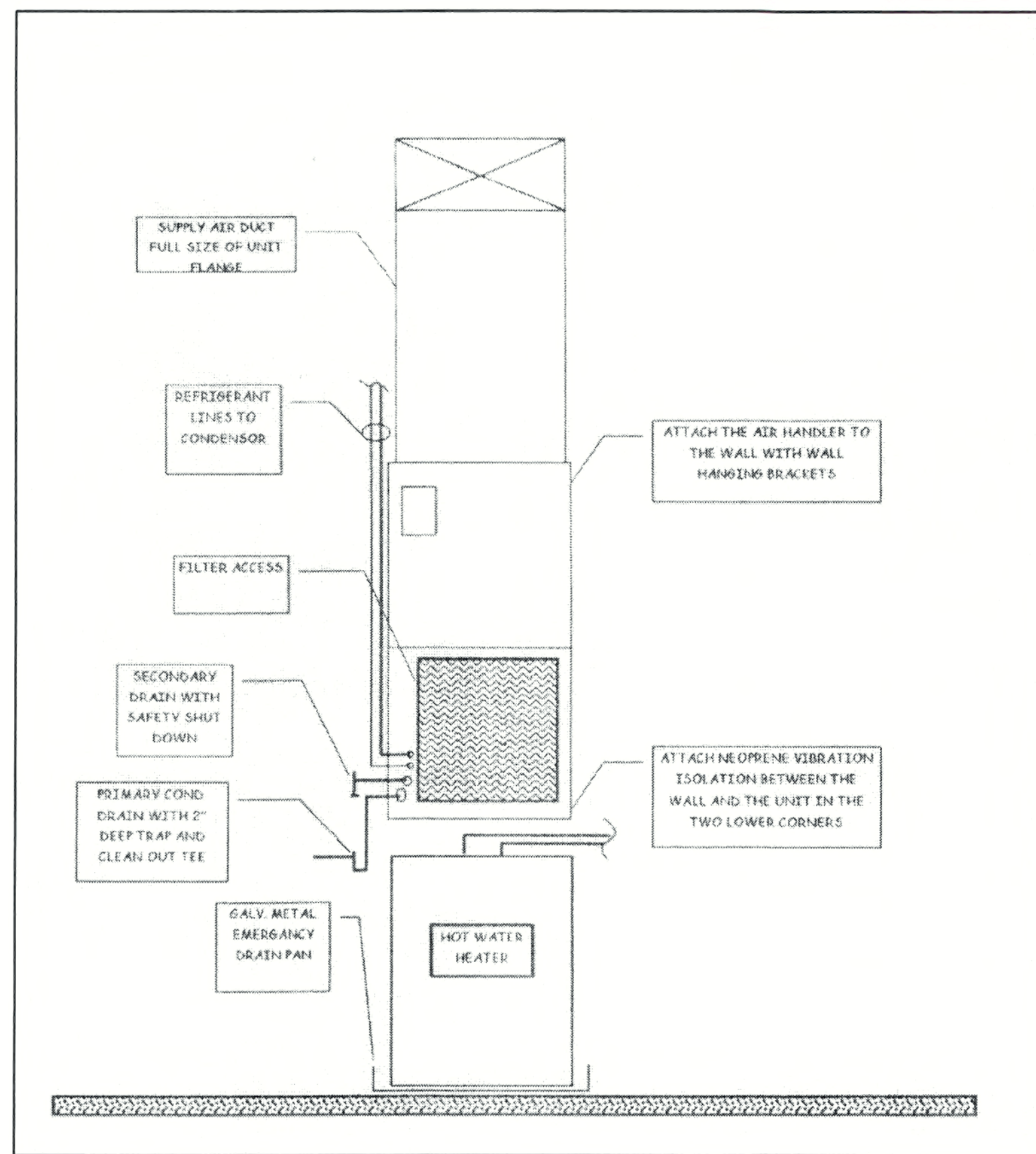


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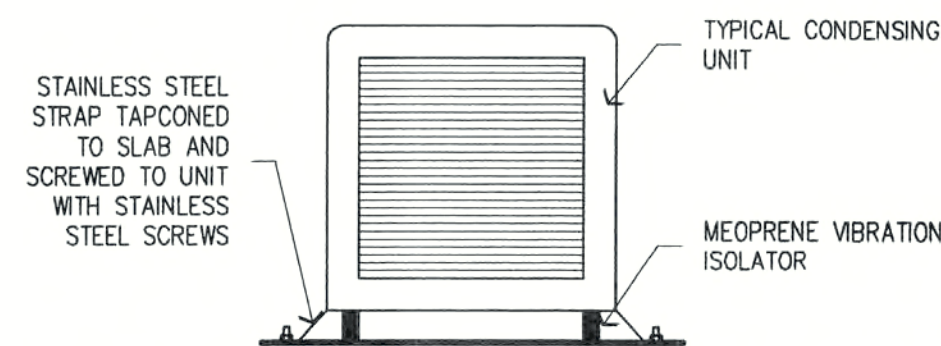
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CONDENSATE DRY WELL DETAIL
NTS



AIR HANDLER/WATER HEATER DETAIL
SCALE: N.T.S.



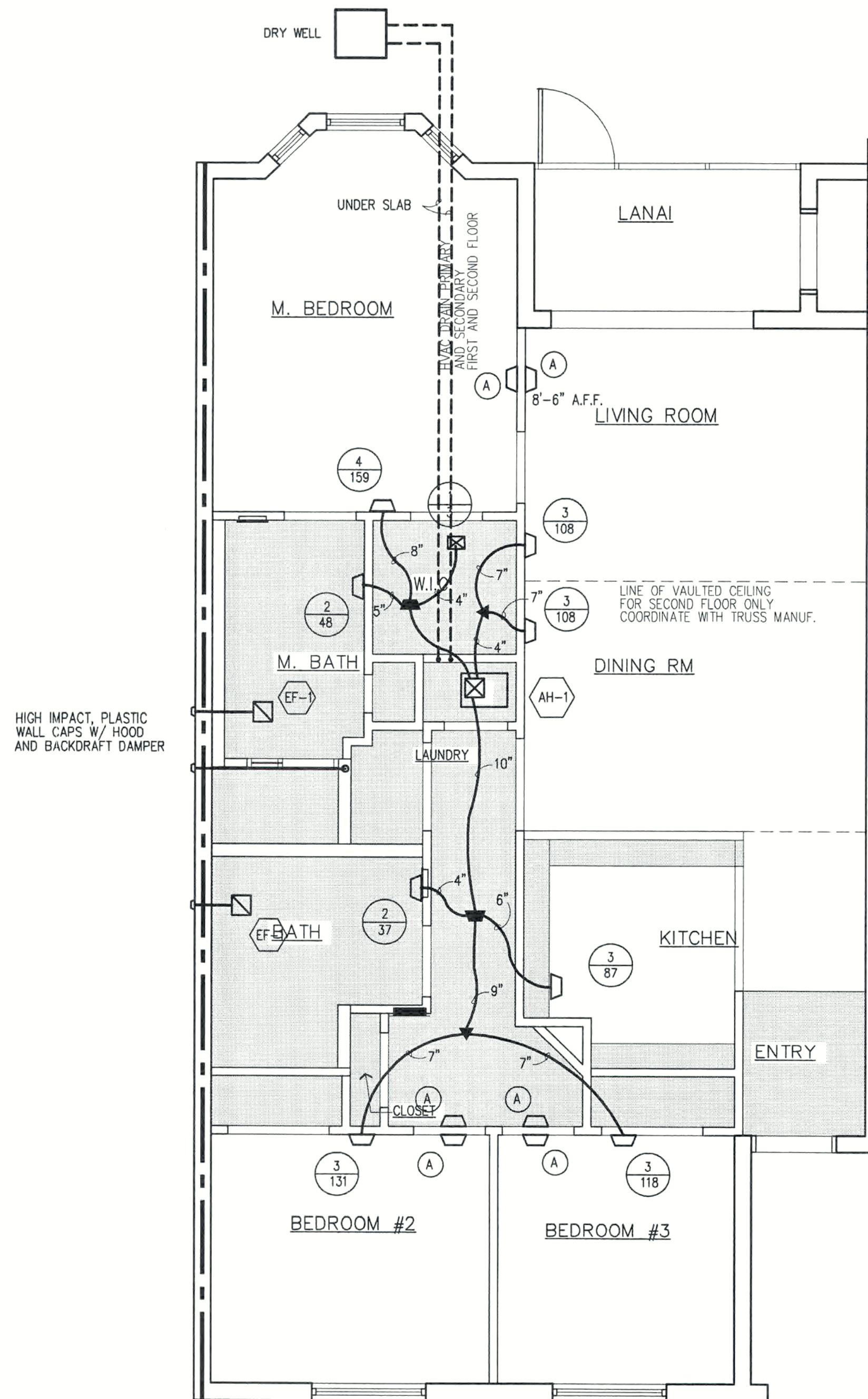
TYPICAL CONDENSING UNIT DETAIL
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GENERAL													
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AH-2	FF1CNA018005	600	---	208/230/1/60	2.4/26.3	10.0	11.8	16.8	80/67	75	18.1/20.0	5	25/30
C/U-2	38CKC018	---	---	208/230/1/60	12.8/12	10.0	11.8	16.8	95	115	10.4	---	20

1. SIZE REFRIGERANT PIPING ACCORDING TO MANUFACTURERS LONG LINE RECOMMENDATIONS.
2. SUPPLY MANUFACTURERS DIGITAL THERMOSTAT.
3. HANG AIR HANDLER 4" OFF BACK WALL FOR PROPER INSPECTION CLEARANCE.

EXHAUST FAN SCHEDULE										
MARK	MFG.	MODEL	TYPE	C.F.M.	S.P.	H.P.	R.P.M.	VOLT	CURB	B.D.D.
EF-1	NUTONE	QT-80	CEILING	80	0.25	.50 AMPS	---	120	NO	YES

AIR DISTRIBUTION SCHEDULE					
MARK	MFG	MODEL	SIZE	DIRECTION	ACCOS
1	METALAIRE	LMH	8 x 4	1 WAY	
2	METALAIRE	VM	8 x 4	SIDEWALL	
3	METALAIRE	VM	10 x 6	SIDEWALL	
4	METALAIRE	VM	12 x 6	SIDEWALL	
A	METALAIRE	RH-1	12 x 6	TRANSFER	



TYPICAL UNIT "B" MECHANICAL PLAN 3 BEDROOM UNIT
SCALE: 1/4" = 1'-0"

REVISIONS

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ELECTRICAL SPECIFICATIONS	
1. GENERAL. A. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND COSTS FOR INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM. ALL WORK SHALL BE INSTALLED IN A WORKMAN LIKE MANNER, SHALL BE COMPLETE AND INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF THE LOCAL COUNTRY ELECTRICAL CODE, THE NATIONAL ELECTRICAL CODE (NEC), NFPA 72 E, AND THE CURRENT BOCA BUILDING CODE. B. THESE DRAWINGS ARE SCHEMATIC AND INTENDED TO DEPICT THE GENERAL LOCATION OF ELECTRICAL SYSTEM COMPONENTS. CONSULT ARCHITECTURAL PLANS FOR FINAL DIMENSIONS AND LOCATION OF FIXTURES, DEVICES AND EQUIPMENT. IT IS NOT THE INTENT OF THESE PLANS TO SHOW ALL DETAILS OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS SUCH AS HARDWARE, JUNCTION BOXES, CONDUIT FITTINGS, ETC. AS NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM IN WORKING ORDER WHETHER SHOWN OR NOT. C. ALL EQUIPMENT, FIXTURES, ETC., SHALL BE STARTED, TESTED, ADJUSTED AND PLACED IN SATISFACTORY OPERATING CONDITION BY THIS CONTRACTOR WHO SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF (1) ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY (C.O.) AND SHALL REPAIR ANY SUCH DEFECTS WITHOUT COST TO THE OWNER. ALL EQUIPMENT SHALL BE COVERED FOR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY, AND THIS CONTRACTOR SHALL FURNISH THE OWNER WITH ALL MANUFACTURE'S GUARANTEES AND WARRANTIES. 2. GROUNDING A. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC EXCEPT WHERE GROUNDING IN EXCESS OF NEC REQUIREMENTS IS INDICATED. B. PROVIDE A SERVICE ENTRANCE CONDUIT ACCORDING TO NEC ART. 250, PART "H". THE MINIMUM INSTALLATION IS TO INCLUDE: BUILDING FOOTER/FOUNDATION REINFORCING STEEL (20" OF #4 MIN. SIZE) TURNED UP OR OTHERWISE EXPOSED AT THE SERVICE ENDS WITH APPROVED CONNECTORS BONDING A GROUNDING CONDUCTOR SIZED PER TABLE 250-94 TO THE STEEL AND A DRIVEN ROD GROUND (MIN. 5/8"X8" DEEP) WITH COPPER GROUNDING CONDUCTOR, IF AVAILABLE OR FERRIS, ALSO BOND METAL COLD WATER PIPING, METAL BUILDING FRAME, AND GROUND RING WITH JUMPEERS SIZED FROM 250-94. 3. PANELS A. PANELS SHALL BE SQUARE OR ROUND WITH PLUG-IN TYPE BREAKERS, TYPE AS SPECIFIED ON THE DRAWINGS. B. PANELS SHALL HAVE 100% COPPER NEUTRAL BUS. C. "SPACE ONLY" IS DEFINED TO INCLUDE ALL NECESSARY COPPER BUS, DEVICE SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE. D. SURFACE MOUNTED PANEL CABINETS SHALL BE INSTALLED ON AN APPROVED STEEL FRAMEWORK TO DISTRIBUTE THE WEIGHT EVENLY TO THE WALL AND FLOOR AND TO PROVIDE A 1-INCH AIR SPACE BETWEEN WALL AND CABINET. PAINT FRAMEWORK WITH TWO COATS OF GRAY ENAMEL AFTER FABRICATION. 4. DISCONNECT SWITCHES AND CIRCUIT BREAKERS A. ENCLOSED NON-FUSIBLE DISCONNECT SWITCHES OR A/C PULL OUT DEVICES SHALL BE HOUSED IN NEMA 3R TYPE ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH PADLOCKS, AND INTERLOCKED WITH COVER IN "CLOSED" POSITION. B. ENCLOSURES: 1) INDOOR LOCATIONS: NEMA TYPE 1, UNLESS SPECIFIED OR OTHERWISE TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION. 2) OUTDOOR LOCATIONS: TYPE 12/3R. 3) PROPERLY SUPPORT DISCONNECTS ON WALL WITH METAL FRAMING AS REQUIRED. 4) PROVIDE FUSES OR HACR CIRCUIT BREAKERS IF REQUIRED BY EQUIPMENT MANUFACTURER TO MAINTAIN U.L. RATING. 5. MOTOR CONTROLLERS (STARTERS) A. MANUAL MOTOR CONTROLLERS: QUICK-MAKE, QUICK-BREAK TOGGLE ACTION WITH RED PILOT LIGHT AND HANDLE GUARD/LOCK OFF. B. STARTERS (CONTROLLERS) FOR THE THREE PHASE MOTORS SHALL BE A COMBINATION TYPE, FULL VOLTAGE, NON-REVERSING, MAGNETIC MOTOR STARTER WITH NONFUSIBLE DISCONNECT SWITCH. STARTER SHALL BE FURNISHED WITH THREE EXTERNAL MANUAL RESET, THERMAL OVERLOAD HEATERS, TWO NORMALLY OPEN AUXILIARY CONTACTS AND CONTROL TRANSFORMER - 120 VOLT WITH FUSES IN BOTH THE PRIMARY AND SECONDARY SIDES - 2 EACH. EACH STARTER SHALL HAVE A HORN (HAND-OFF-AUTOMATIC) SWITCH, AND "RED" AND "GREEN" PILOT LIGHTS IN COVER. 6. CIRCUITRY A. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 WITH 600 VOLT TYPE "THHN-THWN" INSULATION INSTALLED IN CONDUIT. CONDUCTORS #10 AND LARGER SHALL BE STRANDED. B. NONMETALLIC SHEATHED CABLE (NM-B CABLE, "ROMEX", NMC) MAY BE USED FOR INTERIOR BRANCH CIRCUITS WHERE CONCEALED AND PERMITTED BY LOCAL CODE ENFORCING AUTHORITIES. NMC CABLE SHALL NOT BE USED IN MECHANICAL ROOMS, ELECTRICAL ROOMS, TELEPHONE ROOMS AND OTHER SERVICE AREAS. C. FEEDERS SHALL BE INSTALLED IN EMT ABOVE GRADE AND RIGID GALVANIZED CONDUIT OR SCHEDULE 40 PVC BELOW GRADE. D. ALL CIRCUITRY SHALL BE INSTALLED CONCEALED IN FINISHED AREAS. E. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE. F. EXPOSED AND CONCEALED CIRCUITRY SHALL BE RUN TIGHT TO CEILING SLABS IN A NEAT WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS. 7. RACEWAYS, BOXES AND CONDUITS A. OUTDOOR WIRING: USE THE FOLLOWING WIRING METHODS: 1) ALUMINUM METAL CONDUIT 2) CONNECTION TO VIBRATING EQUIPMENT: LIQUID TIGHT FLEXIBLE METAL CONDUIT. 3) BOXES AND ENCLOSURES: NEMA TYPE 3R / 12. B. INDOOR WIRING: USE THE FOLLOWING METHODS: 1) CONNECTION TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT. 2) ELECTRICAL METALLIC TUBING OR METALLIC SHEATHED CABLE 3) BOXES AND ENCLOSURES: NEMA TYPE 1. C. EMT CONNECTORS AND COUPLINGS SHALL BE OF THE ALL-STEEL, COMPRESSION OR SETSCREW TYPE WITH INSULATED THROAT. D. OUTLET BOXES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER. 8. WIRING DEVICES A. ALL WALL PLATES SHALL BE SMOOTH WHITE PLASTIC. ALL DEVICES SHALL BE WHITE. B. ALL DEVICES FUSES BE RESIDENTIAL GRADE AS SPECIFIED ON THE DRAWINGS OR EQUAL BY HUBBELL, A-B-M OR BRVANT. 9. LIGHTING FIXTURES A. ALL LIGHTING FIXTURES SHALL BE AS SPECIFIED ON THE DRAWINGS OR APPROVED EQUALS, COMPLETE WITH APPROPRIATE LAMPS. B. PROVIDE ALL RECESSED LIGHTING FIXTURES WITH RECESSED FINISHING FRAMES COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. COORDINATE LIGHTING FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING SAME. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION. SUPPORT THE RECESSED 2"x4" AND 2"x2" LIGHTING FIXTURES FROM THE STRUCTURE IF REQUIRED BY LOCAL CODES. 10. EQUIPMENT CONNECTIONS A. EXTEND WIRING TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO ALL EQUIPMENT. BEFORE ROUGHING IN, THE LOCATION AND TYPE OF DEVICE SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. STARTERS AND DISCONNECTS AND OTHER ELECTRICAL CIRCUITRY AND DEVICES SHALL BE LOCATED TO ALLOW ACCESS TO DEVICES AND NOT INTERFERE WITH THE OPERATION OF THE MECHANICAL OR ARCHITECTURAL DEVICES OR THEIR POSSIBLE MAINTENANCE OR REMOVAL. 11. ELECTRICAL IDENTIFICATION A. CONDUCTOR COLOR CODING: PROVIDE COLOR CODING FOR FEEDERS AND BRANCH CIRCUIT CONDUCTORS TO MATCH EXISTING BUILDING STANDARD. B. PROVIDE EQUIPMENT IDENTIFICATION LABELS (MINIMUM 1" HIGH LETTERS) OF ENGRAVED PLASTIC-LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT. C. PROVIDE CIRCUIT/CONTROL/ITEM DESIGNATION LABELS OF ENGRAVED PLASTIC LAMINATE ON DISCONNECT SWITCHES, BREAKERS, PUSH BUTTONS, PILOT LIGHTS, MOTOR CONTROLLERS, AND SIMILAR ITEMS FOR POWER DISTRIBUTION AND CONTROL COMPONENTS ABOVE. D. PROVIDE FRAMED, TYPED CIRCUIT SCHEDULES WITH EXPLICIT DESCRIPTION AND IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL BREAKER INSIDE EACH PANEL TO WHICH CONNECTIONS ARE MADE.	12. FUSES A. PROVIDE FUSES IN FUSIBLE DEVICES. B. PROVIDE TYPEWRITTEN LABELS ON THE INSIDE DOOR OF EACH FUSED SWITCH TO INDICATE FUSE REPLACEMENT INFORMATION. ALL FUSES SHALL BE CLASS RK-5 TIME DELAY TYPE, UNLESS OTHERWISE INDICATED. 13. TELEPHONE SYSTEM A. PROVIDE ALL THE CONDUIT AND OUTLETS FOR THE TELEPHONE SYSTEM AS INDICATED ON THE DRAWINGS. B. ALL CONDUITS FOR TELEPHONE SYSTEM SHALL BE 3/4 INCH UNLESS OTHERWISE NOTED. PROVIDE A 200 POUND NYLON PULL CORD IN ALL CONDUITS. C. EXTEND FROM TELEPHONE SERVICE PEDESTAL (PROVIDED BY THE LOCAL TELEPHONE COMPANY) A SINGLE THREE PAIR TELEPHONE CABLE (CAT 5e) IN A 3/4 INCH PVC CONDUIT (INSTALLED CONCEALED) TO THE TELEVISION INTERFACE JUNCTION BOX IN EACH DWELLING UNIT. FROM THIS JUNCTION LOOP A SINGLE THREE PAIR CAT 5e TELEPHONE CABLE TO EACH TELEPHONE OUTLET IN THE UNIT AND TERMINATE EACH IN A TELEPHONE JACK SPECIFIED BELOW. D. SINGLE GANG PLASTER RING SHALL BE PROVIDED FOR EACH OUTLET. E. ALL TELEPHONE OUTLETS SHALL BE EQUIPPED WITH WHITE PLASTIC COVER PLATES WITH A SUITABLE TELEPHONE JACK. 14. CABLE TELEVISION SYSTEM A. PROVIDE ALL THE CONDUIT AND OUTLETS FOR THE CABLE TELEVISION SYSTEM AS INDICATED ON THE DRAWINGS. B. EXTEND FROM CABLE TELEVISION SERVICE PEDESTAL (PROVIDED BY THE LOCAL CABLE TV COMPANY) A SINGLE RG6/8 QUAD SHIELDED COAXIAL CABLE IN A 3/4 INCH PVC CONDUIT (INSTALLED CONCEALED) TO THE TELEVISION INTERFACE JUNCTION BOX IN EACH UNIT. FROM THIS LOCATION EXTEND A RG6/6 QUAD SHIELDED CABLE TO EACH CABLE TELEVISION OUTLET INDICATED ON THE PLANS. ALLOW 36" OF SLACK AT BOTH ENDS OF THE CABLE. THE CABLE TV PROVIDER WILL TERMINATE THE CABLES. D. EACH TV OUTLET SHALL CONSIST OF A SINGLE GANG PLASTER RING AND BLANK WHITE PLASTIC COVER PLATES. 15. FIRE ALARM SYSTEM A. PROVIDE A COMPLETE FIRE ALARM SYSTEM INCLUDING ALL WIRING, RACEWAYS, CONTROL CABINETS, OUTLET BOXES, DEVICES, SMOKE, DUCT AND HEAT DETECTORS, STROBES, HORNS, PULL STATIONS, HORN/STROBE UNITS, MINI HORNS AND ALL OTHER ACCESSORIES B. PANELS REQUIRED FOR A COMPLETE OPERATING SYSTEM EVEN THOUGH EACH ITEM IS NOT SPECIFICALLY MENTIONED OR DESCRIBED, THE SYSTEM SHALL BE INSTALLED AS TO BE IN FULL COMPLIANCE WITH THE GUIDELINES FOR THE INSTALLATION OF FIRE ALARM SYSTEMS BY NFPA 72, ALL CODES, ORDINANCES, RULES, ORDERS AND OTHER LEGAL REQUIREMENTS OF THE PUBLIC AUTHORITIES WHICH BEAR ON THE PERFORMANCE OF THIS WORK. B. THE SYSTEM SHALL OPERATE AS FOLLOWS: 1) UPON ACTUATION OF ANY SMOKE DETECTOR, OR PULL STATION OR WATER FLOW SWITCH, THE ALARM HORNS AND DWELLING UNIT TYPE (LEVITON #6898-I) - MOUNT AT 48" OR 6" ABOVE COUNTER 2) THE OPERATION OF THE TAMPER SWITCH SHALL SOUND THE SUPERVISORY SIGNAL. 3) THE FIRE ALARM CONTROL PANEL WHEN ACTIVATED SHALL SEND TROUBLE, FLOW SWITCH ACTIVATION, AND SUPERVISORY SIGNALS TO THE NEW CENTRAL CONTROL PANEL LOCATED AT THE CLUBHOUSE. C. FURNISH AND INSTALL A AIR CONDITIONED, MULTI ZONE, NON CODED, CONTROL PANELIN NEMA 3R ENCLOSURE, AS MANUFACTURED BY SILENT KNIGHT WITH EXPANSION MODULES, WITH STYLE 4 INITIATING DEVICE CIRCUITRY AND AND STYLE Y INITIATING APPLIANCE CIRCUITRY, PROVIDE THE NECESSARY NUMBER OF ZONES PLUS TWO SPARE. BATTERY BACKUP OPERATION SHALL BE FOR A MINIMUM OF 48 HOURS WITH A FIVE MINUTE RING DOWN AT THE END OF THE 48 HOUR PERIOD. PROVIDE A NAMEPLATE READING "FIRE ALARM CONTROL PANEL" ON THE FRONT. INSTALL FIRE DEPARTMENT LOCK AS REQUIRED, THE FIRE ALARM CONTROL PANEL SHALL NOT BE EQUIPPED WITH A "TOTT DISCONNECT" SWITCH. D. INSTALL 1/2" MINIMUM SIZE EMT CONDUIT WITH COMPRESSION TYPE COUPLINGS AND EXPANSION JOINTS.. E. FIRE ALARM CABLE SHALL BE SOLID CONDUCTORS, POWER LIMITED IN ACCORDANCE WITH NEC ARTICLE 760 AND MANUFACTURER'S RECOMMENDATIONS. STRANDED CONDUCTORS ARE NOT ACCEPTABLE. F. FURNISH AND INSTALL END-OF-LINE RESISTORS AND CLEARLY MARK THE LOCATION OF EACH DEVICE. G. FURNISH AND INSTALL NAMEPLATES IN ACCORDANCE NTH THE FIRE DEPARTMENT GUIDELINES. I. FURNISH AND INSTALL THE FOLLOWING: PULL STATIONS - SIG CDM NO. 5110W HEAT DETECTOR - PYROTRONICS NO. DT 135 WP HORN/LIGHT UNITS - PYROTRONICS NO. P24 575 75 CANDELLA STROBE. DWELLING UNIT MINI HORNS - SYSTEM SENSOR NO. PA 400 DWELLING UNIT SMOKE DETECTORS SHALL BE SELF CONTAINED, SINGLE STATION, 120 VOLT, WITH BATTERY BACKUP, AND SELF CONTAINED HORN. DETECTORS IN A DWELLING UNIT SHALL ALL BE CONNECTED TOGETHER AND IF ACTUATED SHALL ALL SOUND THE ALARM. DETECTORS SHALL BE AS MANUFACTURED BY FIRE-EX. K. ALL FIRE ALARM SYSTEM COMPONENTS SHALL BE UL LISTED AND SUITABLE FOR OUTDOOR USE WHERE LOCATED OUTDOORS. THE FIRE ALARM CONTROL SHALL AT THE END OF THE BUILDING WHERE THE TAMPER AND FLOW SWITCHES ARE LOCATED. L. FURNISH AND INSTALL KNOX BOX (OR EQUAL), SIZE AND LOCATION AS DIRECTED BY THE FIRE DEPT. M. A SPRINKLER SYSTEM IS TO BE INSTALLED BY OTHERS. FURNISH AND INSTALL TAMPER AND FLOW SWITCHES CONNECTED TO THE FIRE ALARM PANEL ACCORDING TO THE REQUIREMENTS OF THE FIRE DEPARTMENT. 16. FINAL TESTING A. AT THE TIME OF FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELS DEVICES AND EQUIPMENT , AND ALL SPLICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS. UPON COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ELECTRICAL SYMBOLS	
DESIGNATION	
	SURFACE CEILING MOUNTED LIGHTING FIXTURE - TYPE A - UON - SEE SCHEDULE
	RECESSED CEILING LIGHTING FIXTURE - TYPE B UON - SEE SCHEDULE
	JUNCTION BOX FLUSH IN SLAB FOR FUTURE CHANDELIER/PENDENT LIGHTING FIXTURE.
	WALL MOUNTED VANITY LIGHTING FIXTURE - TYPE D4 - SEE SCHEDULE
	RECESSED SHOWER LIGHTING FIXTURE - TYPE E - SEE SCHEDULE
	WALL MOUNTED EXTERIOR WALL PACK - TYPE N UON - SEE SCHEDULE
	18" W X 4' SURFACE CEILING MOUNTED FLORESCENT LIGHTING FIXTURE - TYPE C- SEE SCHEDULE
	CEILING MOUNTED EXIT LIGHT WITH BATTERY BACKUP - TYPE P - SEE SCHEDULE
	DENOTES LIGHTING FIXTURE TYPE
	SINGLE POLE SWITCH (LEVITON #5601-I) - MOUNT AT 48"
	THREE WAY SWITCH -(LEVITON #5603-I) - MOUNT AT 48" UON
	DIMMER SWITCH- (LEVITON #6621-I) - MOUNT AT 48"
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED (LEVITON #16352-I) - MOUNT AT 18" UON
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED (LEVITON #16352-I) - MOUNT AT 48" OR 6" ABOVE COUNTER
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 15A, 125V. GROUNDED (LEVITON #5325-I) - MOUNT AT 18" UON
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 15A, 125V. GROUNDED (LEVITON #5325-I) - MOUNT AT 6" ABOVE COUNTER
	WALL MOUNTED DUPLEX RECEPTACLE W/TOP HALF SWITCHED - 2P, 3W, 15A, 125V (LEVTON #5325-I) MOUNT AT 18"
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED - GROUND FAULT INTERRUPTER TYPE (LEVITON #6898-I) - MOUNT AT 48" OR 6" ABOVE COUNTER
	WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V. GROUNDED - GROUND FAULT INTERRUPTER TYPE (LEVITON #6898-I) WITH RAINTIGHT COVER, MOUNT AT 18"
	WALL MOUNTED DRYER OUTLET - LEVITON #27B W/CAP - MOUNT AT 48"
	WALL MOUNTED RANGE OUTLET LEVITON #279 WITH CAP - MOUNT AT 18"
	JUNCTION BOX FLUSH IN SLAB ABOVE FOR FUTURE CEILING FAN BY PURCHASER
	DISCONNECT / JUNCTION BOX FOR WATER HEATER - EXTEND & CONNECT
	DISCONNECT / JUNCTION BOX FOR AIR HANDLING UNIT - SEE RISER - EXTEND & CONNECT
	RECESSED EXHAUST FAN FURNISHED UNDER HVAC SECTION OF SPECIFICATIONS.
	WALL MOUNTED TELEPHONE OUTLET - MOUNT AT 18"
	WALL MOUNTED CABLE TELEVISION OUTLET - MOUNT AT 18"
	PANEL - SEE SCHEDULE - MOUNT 6" TO TOP
	DWELLING UNIT FIRE ALARM SPEAKER
	RESIDENTIAL TYPE 120 VOLT, A.C. SINGLE STATION SMOKE DETECTOR WITH BATTERY BACK-UP, PHOTO CELL TYPE, LOCATED PER N.F.P.A. #74. INTERCONNECT ALARM SIGNALS OF ALL SIMILAR DETECTORS IN SAME UNIT, SEE PLANS.
	FIRE ALARM PULL STATION - MOUNT AT 48"
	COMBINATION FIRE ALARM HORN & FLASHING ADA STROBE LIGHT MOUNT AT 84"
	DOOR BELL CHIME - NUTONE #LA-133LO WITH #101T TRANSFORMER
	DOOR PUSH BUTTON - NUTONE #PB-16LWH
	TELEPHONE INTERFACE JUNCTION BOX
	TELEVISION INTERFACE JUNCTION BOX
	CEILING FAN
	TRACK LIGHTING FIXTURE - TYPE J - SEE SCHEDULE
	DISCONNECT SWITCH / A/C RESIDENTIAL PULL OUT TYPE

ABBREVIATIONS			
A	AMPERE	NFSS	NON-FUSIBLE SAFETY SWITCH
AFF	ABOVE FINISHED FLOOR	OC	ON CENTER
C	CONDUIT	P	POLE
CF	COMPACT FLUORESCENT	R	RECESSED
CL	CENTER LINE	TWS	TELEPHONE WALL SPACE
CM	CEILING MOUNT	UC	UNDER COUNTER
EC	EMPTY CONDUIT	UON	UNLESS OTHERWISE NOTED
EMERG	EMERGENCY	V	VOLT
EMT	ELECTRIC METALLIC TUBING	W	WIRE
F	FLUORESCENT	W/	WITH
FAL	FLAT ACRYLIC LENSES	WM	WALL MOUNT
FSS	FUSIBLE SAFETY SWITCH		SUBSCRIPTS ADJACENT TO SYMBOLS
G	GROUND	PC	PHOTO CELL
I	INCANDESCENT	WP	WEATHERPROOF NEMA 3R/12
MH	METAL HALIDE		
MTD	MOUNTED		
MTG	MOUNTING		

LIGHTING FIXTURE SCHEDULE								
FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	TYPE	NO./WATTAGE	MTG.	REMARKS
A	SURFACE CEILING DRUM LIGHTING FIXTURE	TRANSLORE	58801-W	60A	I	2/60W	CM	FOYER
B	SURFACE CEILING GLOBE	KENROY	17091 WH/WMU	60A	I	1/60W	CM	HALLWAYS
C	12 X 48" FLOURESCENT CLOUD LIGHTING FIXTURE	SIMKAR	SMC 240 120	F34 T12 CLD	F	2/34W	CM	KITCHEN
D4	4 LAMP VANITY LIGHTING FIXTURE	PROGRESS	P3025-15	60 GL	I	4/60W	WH	OVER MIRROR
E	RECESSED VP SHOWER LIGHTING FIXTURE	LITHONIA	L7 7LD1	40A19	I	1/40W	R	SHOWER
F	18" X 4' SURFACE WRAP AROUND LIGHTING FIXTURE	SIMKAR	SY 950 240 RES	F34 T12 CW	F	2/34W	CM	GARAGE
G	BALCONY LIGHT	TRANSLORE	448 35 BL/R/W	60A	I	1/60W	CM	PORCH
H	CEILING GLOBE	KENROY	17091 WH/WKU	60A	I	1/60W	CM	LAUNDRY/CLOSET
J	TRACK LIGHTING FIXTURE	KENROY	81435 WH	65BR30/FL	I	3/65W	CM	DINING ROOM
K	PORCELAIN LAMP RECEPTACLE	AMP	1174 WH	60A19	I	1/60W	S	UTILITY ROOM
L	OPAL GLOBE	KENROY	17091 WH/WKU	60A	I	1/60W	CM	STAIR
M	SURFACE ORNAMENTAL DRUM	THOMAS	SL8458-1	60A19	I	2/60W	S	ENTRANCE HALL
N	MH WALL PACK	LITHONIA	TWH 175M 120 SF CRT DBL	175MH	MH	1/175W	WM	
O	EXTERIOR WALL BRACKET	TRANSLORE	4484 BL/R/V5	60A	I	1/60W	WM	EXTERIOR PORCH ENTRY
P	EXIT SIGN	LITHONIA	LV S W 1 R 120 EL N WL	INC	LED	1/4W	WM	
Q	CEILING FAN	KENROY	9052.26H				CM	

NOTES

- FIXTURES AS MANUFACTURED BY COLUMBIA, TROPICAL, MATHEWS, LITHONIA, OR WILLIAMS WILL BE CONSIDERED AS EQUAL PROVIDED THE PERFORMANCE & APPEARANCE IS EQUIVALENT
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT 14 DAY PRIOR APPROVAL FROM THE ENGINEER. ANY ALTERNATES OTHER THAN THE SPECIFIED FIXTURES MUST BE ACCOMPANIED BY ALTERNATE PRICING AND COST SAVINGS TO OWNER PER FIXTURE.

* FIKKER SUBSTITUTIONS AS PER LIGHTING SUBMITTALS

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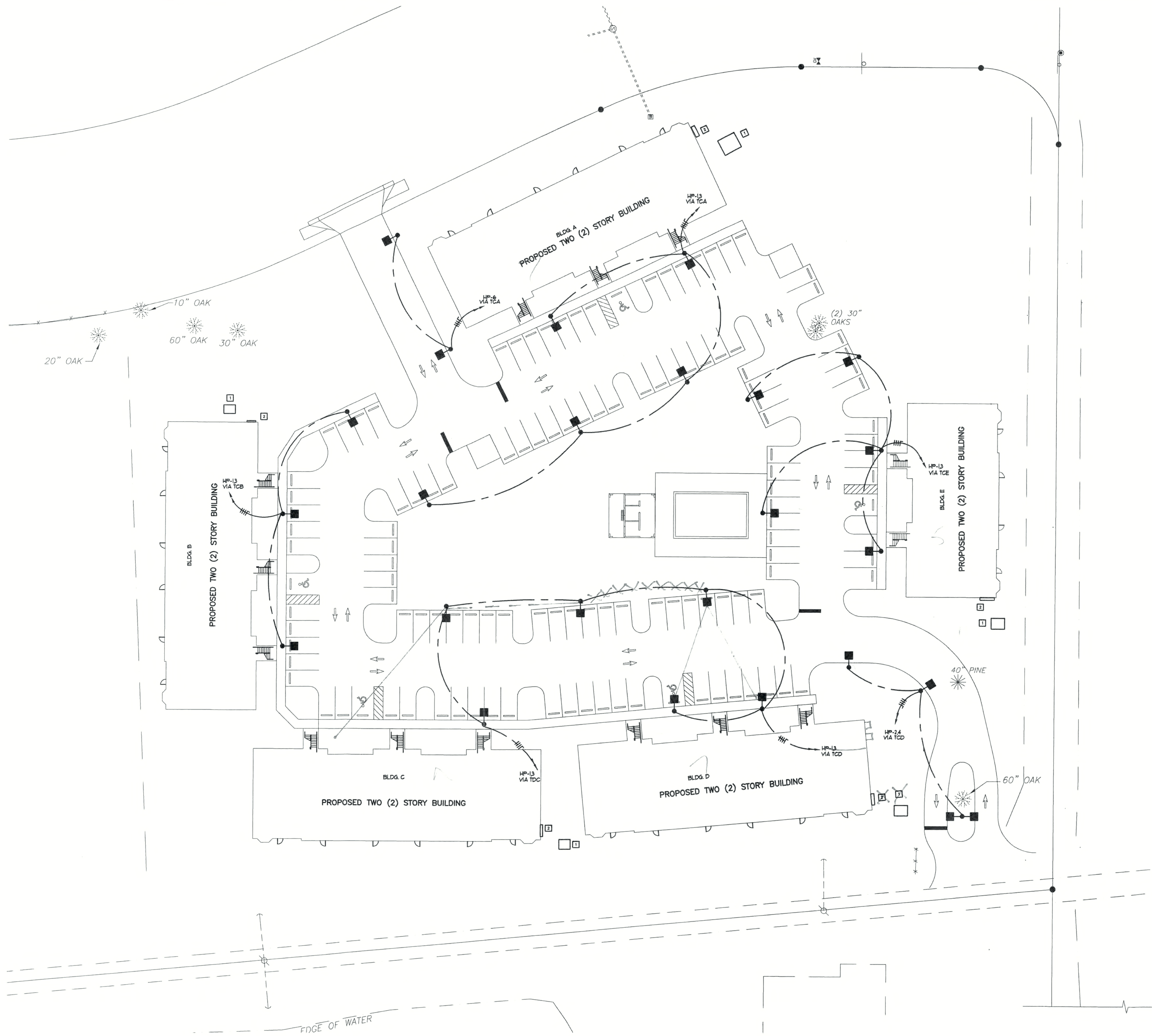


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E1



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SITE PLAN
SCALE: 1" = 30'-0"

ELECTRICAL SYMBOLS

-  POLE MOUNTED AREA LIGHTING FIXTURE - 400W MH LUMINARE - LITHONIA CAT# KAD 400M SR45C TB RPD09 LPI DDB MOUNTED AT 25' ABOVE FINISHED GRADE ON UTILITY STRUCTURE CLASS 1 CONCRETE POLE.
-  2 #8 + 1 #10 GROUND, DIRECT BURIAL TYPE USE 600 VOLT CABLE AS INDICATED. INSTALL IN 1" CONDUIT UNDER PAVED AREAS.
-  3 #8 + 1 #10 GROUND, DIRECT BURIAL TYPE USE 600 VOLT CABLE AS INDICATED. INSTALL IN 1" CONDUIT UNDER PAVED AREAS.
-  5 #8 + 1 #10 GROUND, DIRECT BURIAL TYPE USE 600 VOLT CABLE AS INDICATED. INSTALL IN 1" CONDUIT UNDER PAVED AREAS.

NOTES THIS DRAWING

- 1 SUGGESTED POWER CO. TRANSFORMER LOCATION
- 2 METER CENTER - SEE POWER RISER

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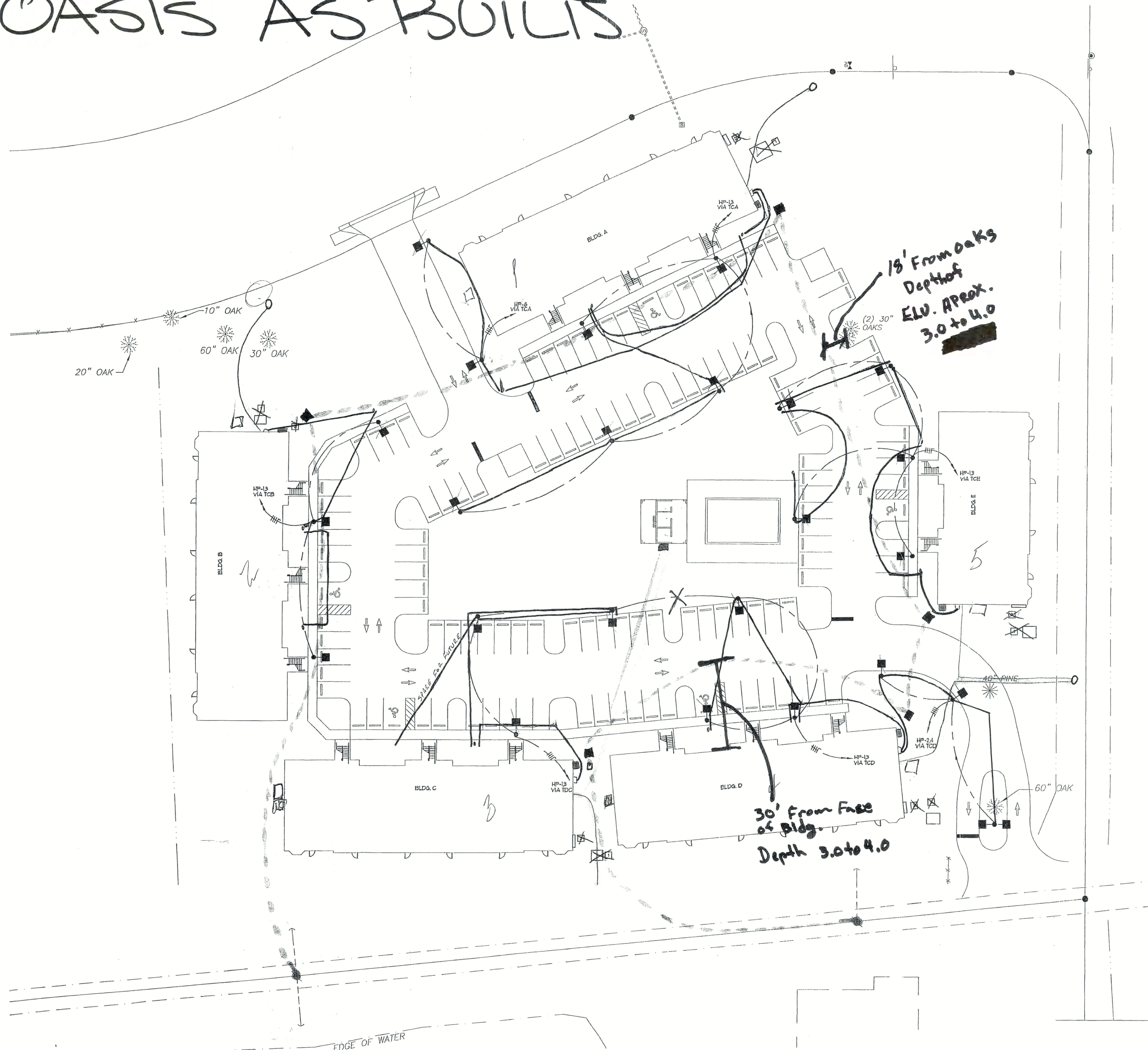
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SITE PLAN

SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"



POLE MOUNTED AREA LIGHTING FIXTURE – 400W MH LUMINAIRE – LITHONIA CAT# KAD 400M
SR30C TRF DDB9 LPI DDB MOUNTED AT 25' ABOVE FINISHED GRADE ON UTILITY STRUCTURE CLASS 1
CONCRETE POLE.

NOTES THIS DRAWING:

~~1610 SUGGESTED FORMER CO TRANSFER LOCATIONS~~

~~1620 WATER TREATMENT PLANTS/STATIONS~~

LCEC Site Power Loop -

LCEC POWER
LOOP Start/Finish

TRANSFORMERS -

TELEPHONE - 2" Pipe

SITE LIGHTS - 1" Pipe

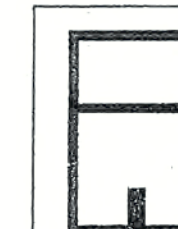
TELEPHONE TO
CABANNH - 3/4" PIPE

POWER TO CABINETS - 1 1/2" PIPE

Meter Center- 

Actual locations

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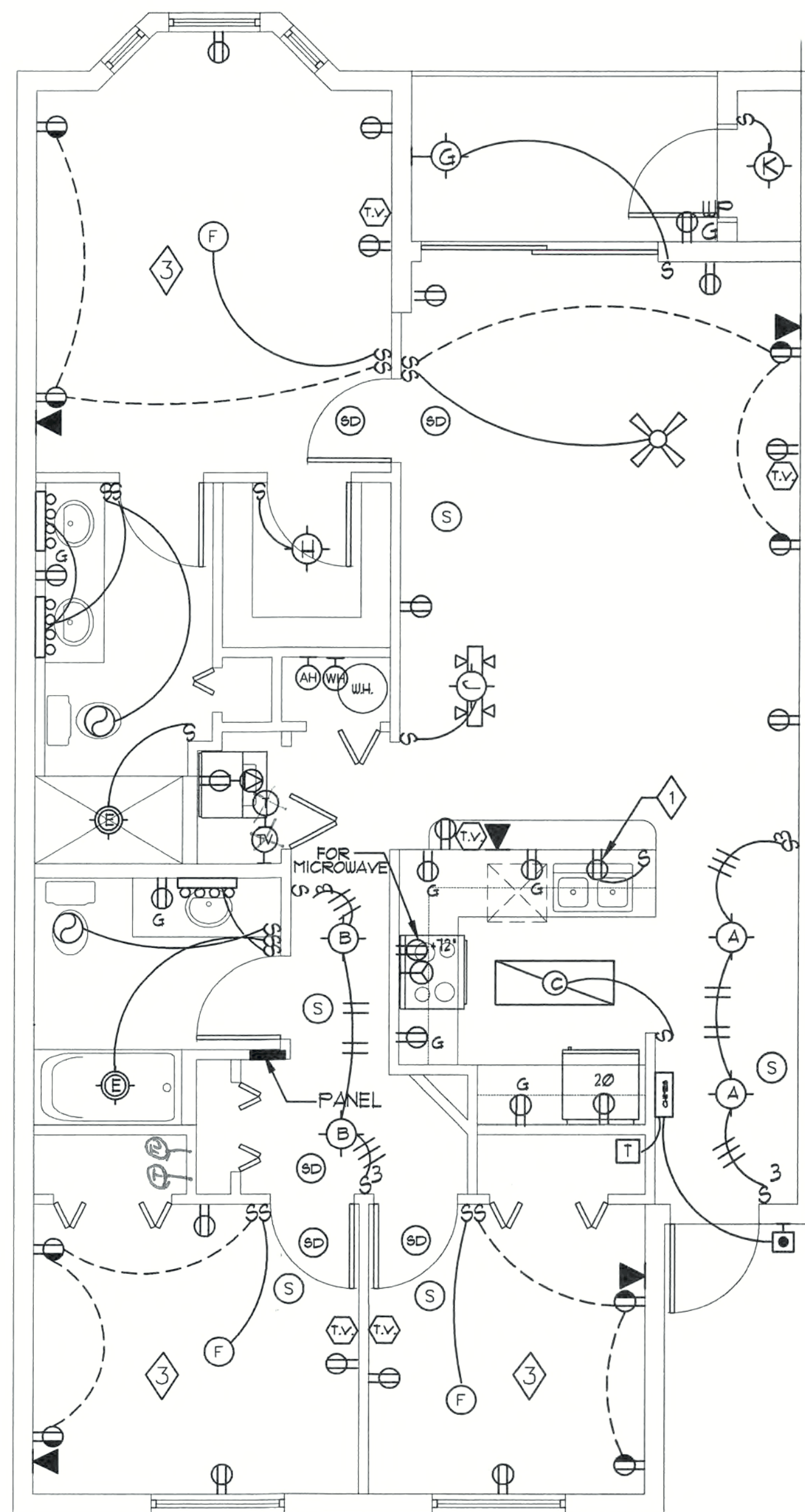
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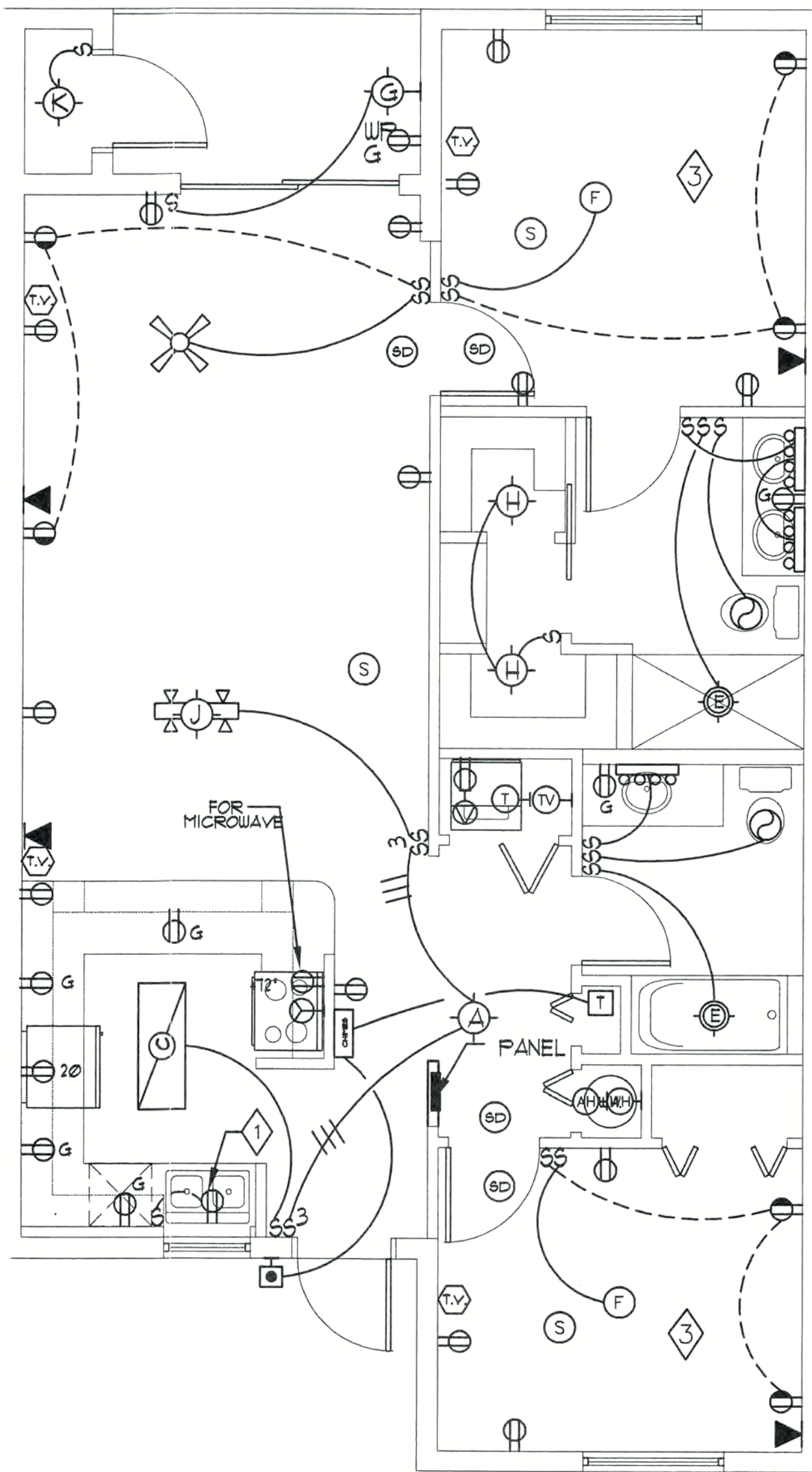
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UNIT A PLAN
SCALE: 1/4" = 1'-0"



UNIT B PLAN
SCALE: 1/4" = 1'-0"

SPECIFIC UNIT ELECTRICAL NOTES

- THIS RECEPTACLE IS A 20 AMP SPLIT-WIRED AS POWER SOURCE FOR BOTH DISHWASHER AND DISPOSER. BRANCH BREAKERS MUST BE 2 POLE COMMON TRIP. LOCATE OUTLET FOR ACCESSIBILITY.
- ALL 20 AMPERE RECEPTACLES TO BE WIRED WITH #12 WIRE. ALL 15 AMPERE RECEPTACLES AND LIGHTS TO BE WIRED WITH #14 WIRE. 50A RECEPTACLE TO BE WIRED WITH #8 WIRE. 30A RECEPTACLE TO BE WIRED WITH #10 WIRE. WATER HEATER TO BE WIRED WITH #10 WIRE.
- BEDROOM RECEPTACLES ARE TO BE CONNECTED TO ARC FAULT TYPE CIRCUIT BREAKERS
- FOR UNIT PANELS SEE DRAWING E4.
- CONFORM TO NEC 110-26(f).



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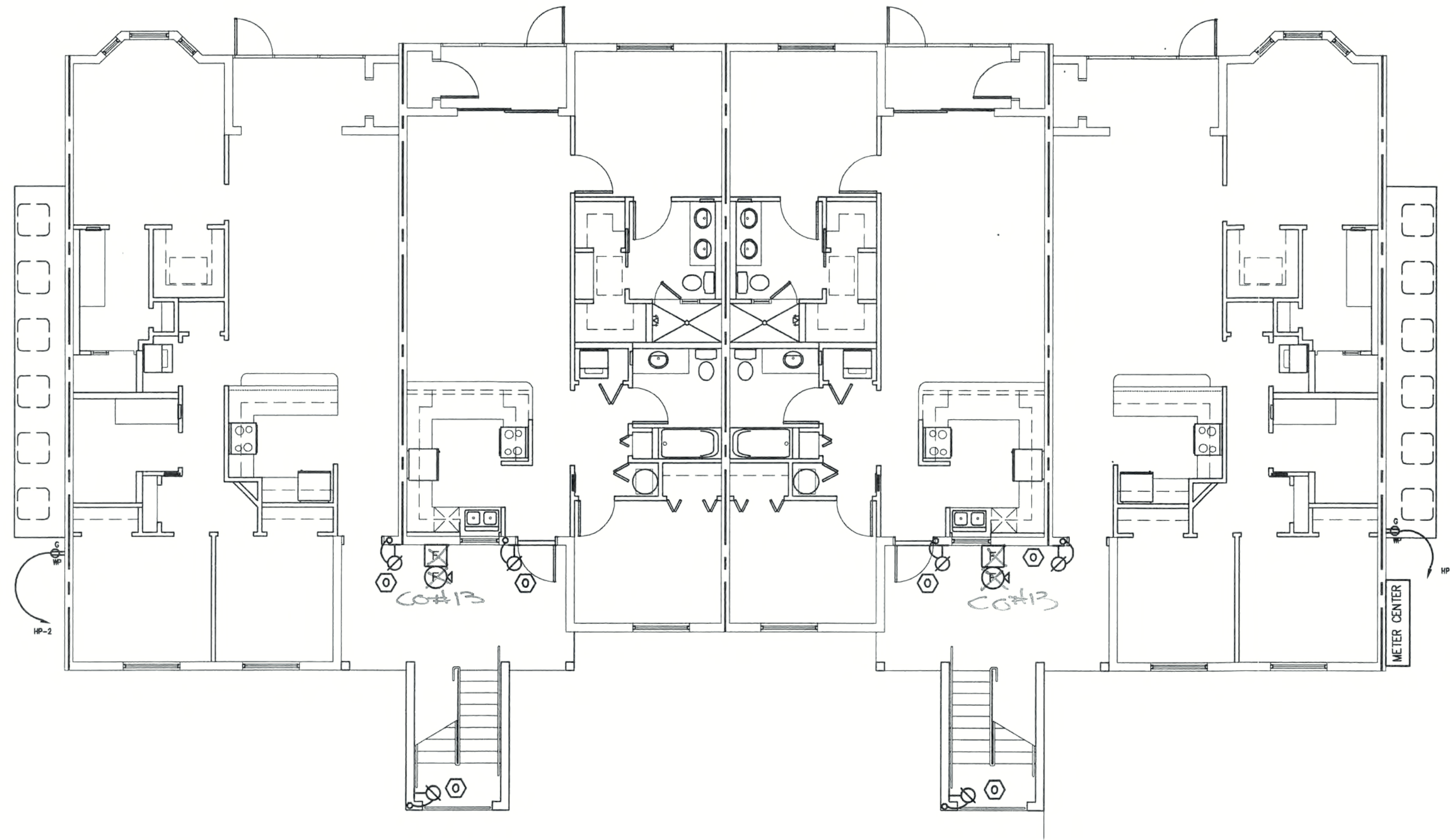
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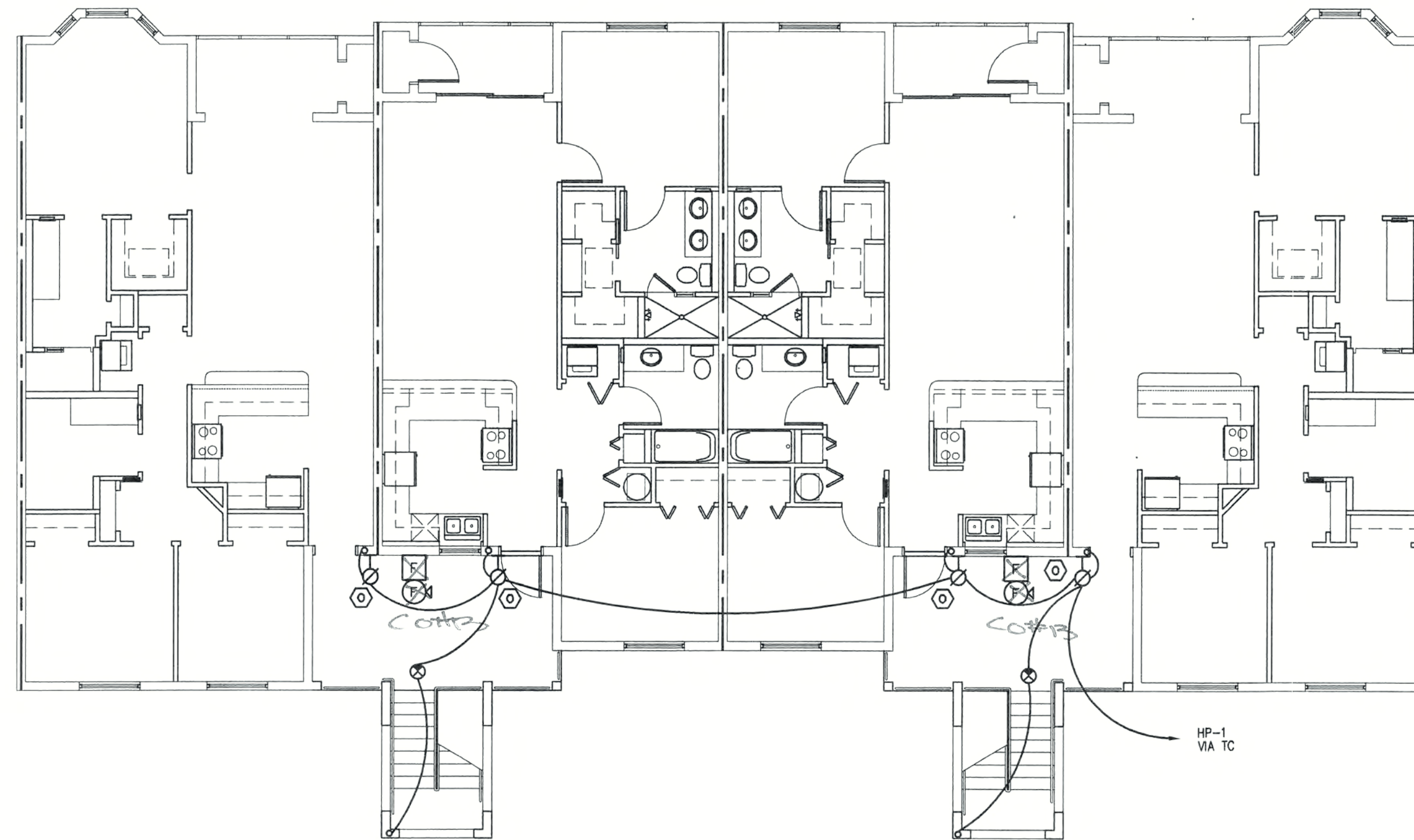
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FIRST FLOOR 8 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR 8 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

CO#13 AS PER CITY CAPE CORAL
FIRE DEPT APPROACH FIRE ALARM
TO FLAM + TAMPER MONITORING SYSTEM

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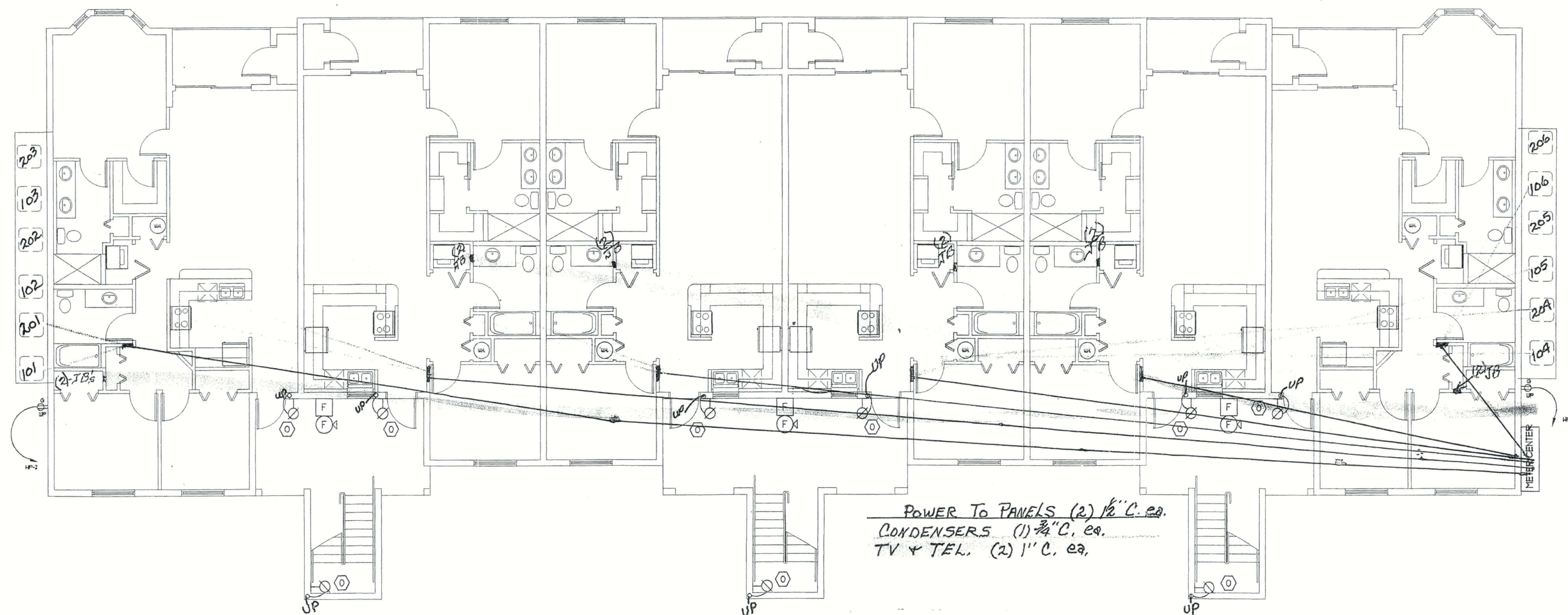
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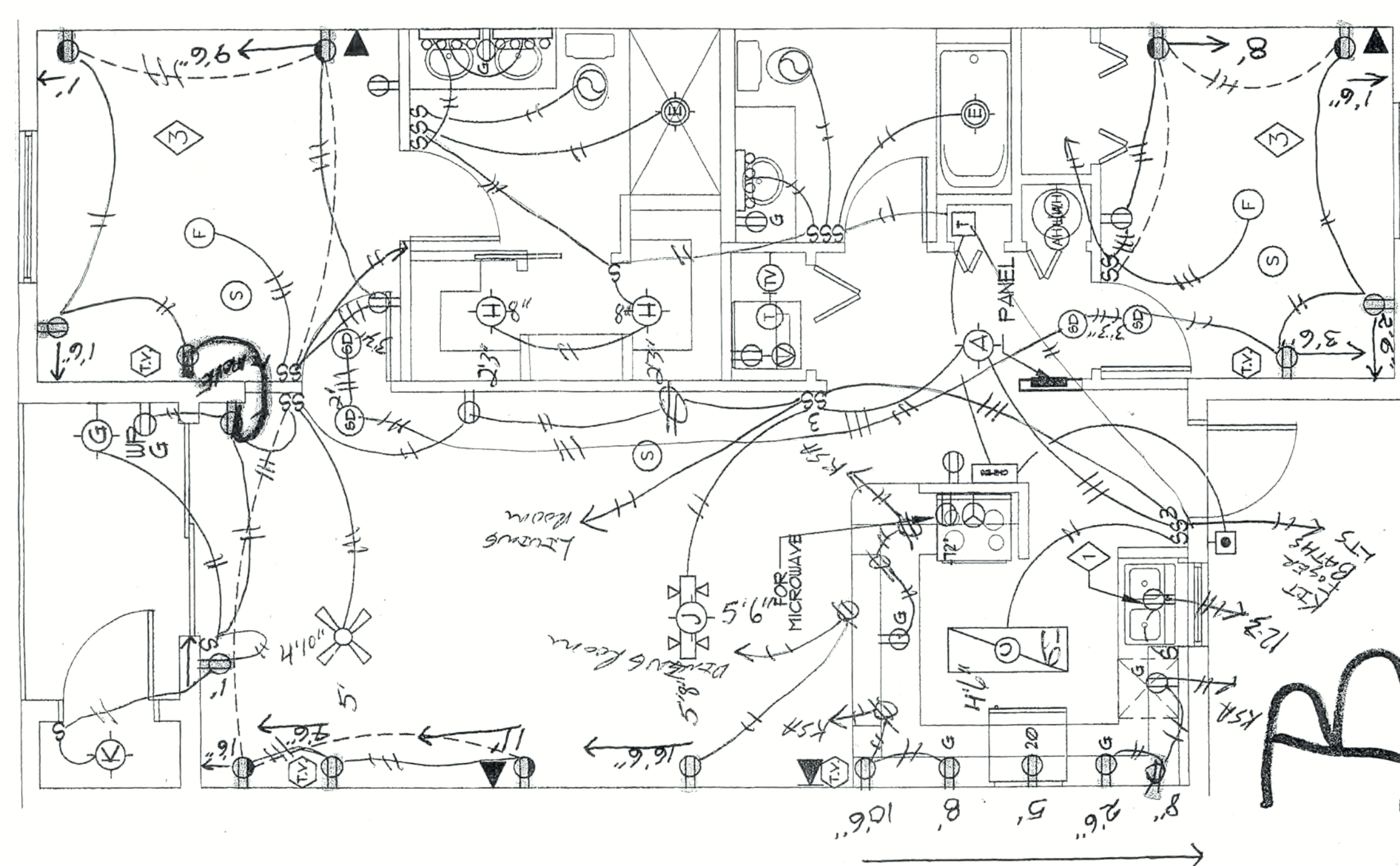
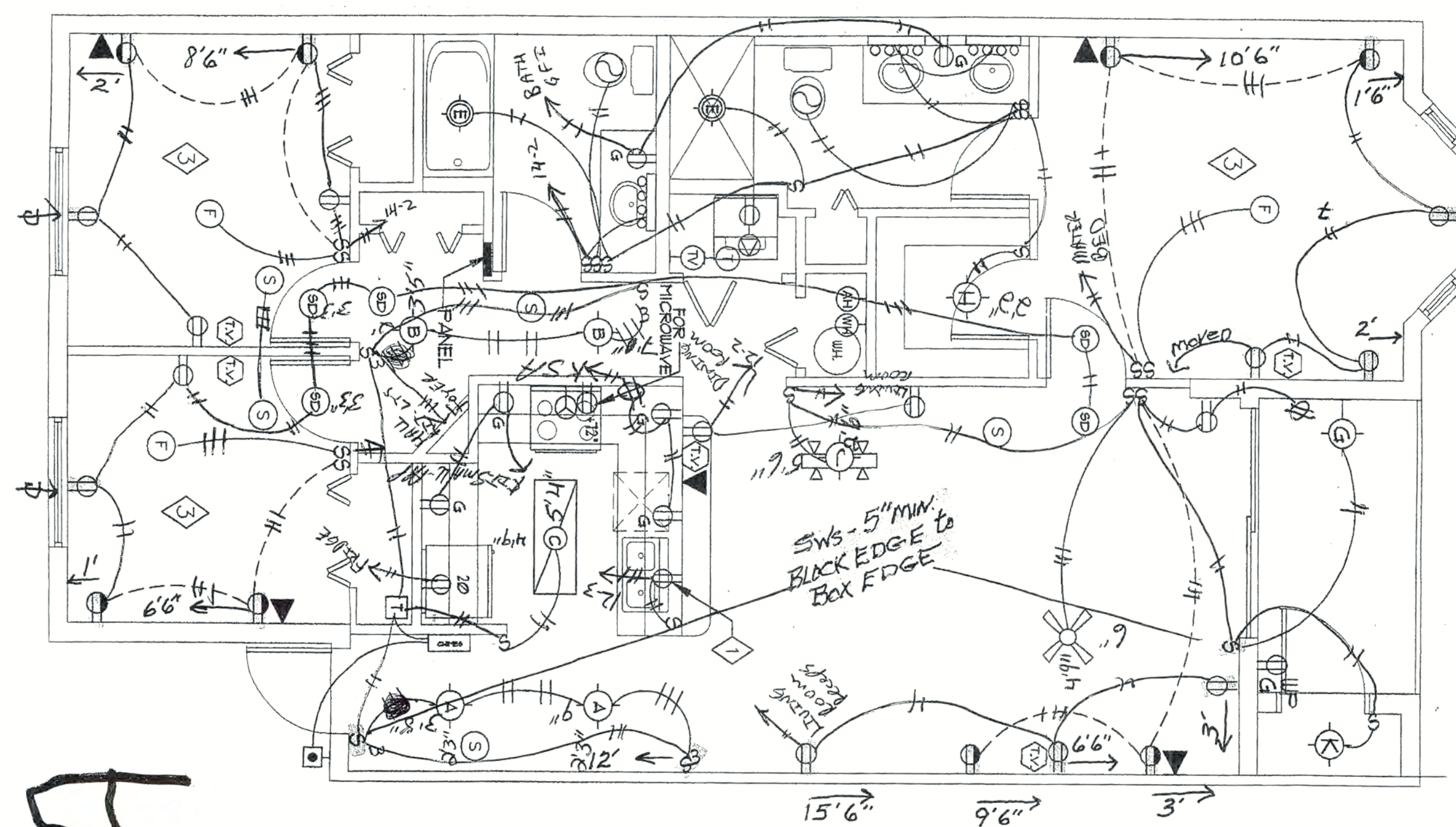
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OASIS ART BUILTS



FIRST FLOOR 12 UNIT BUILDING PLAN

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



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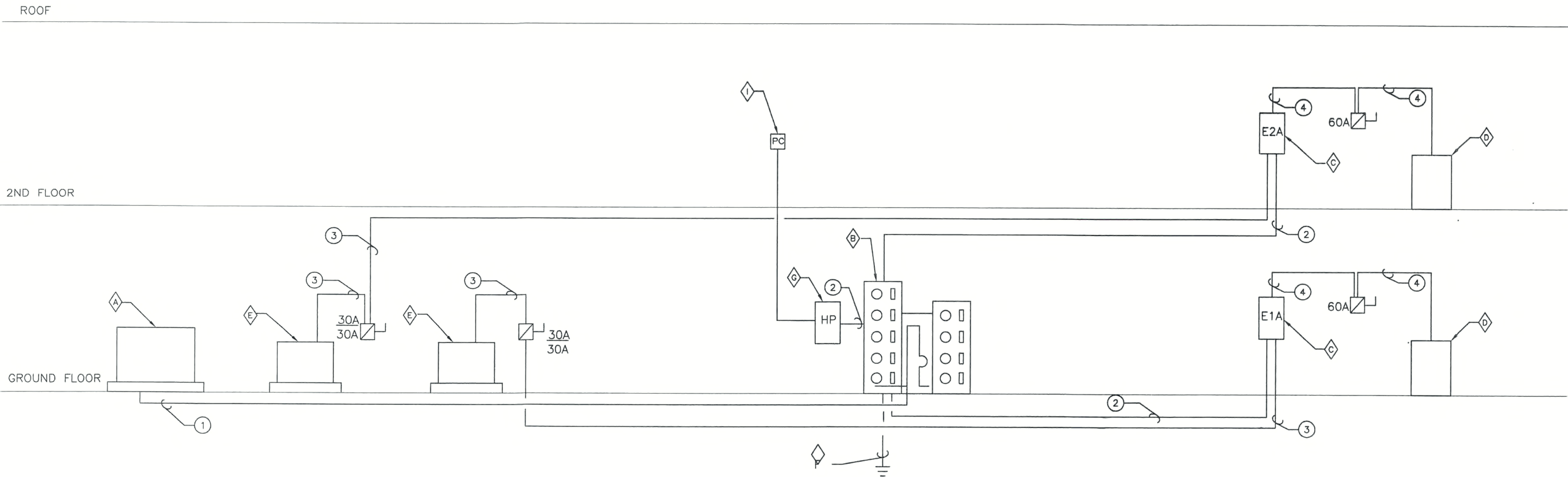


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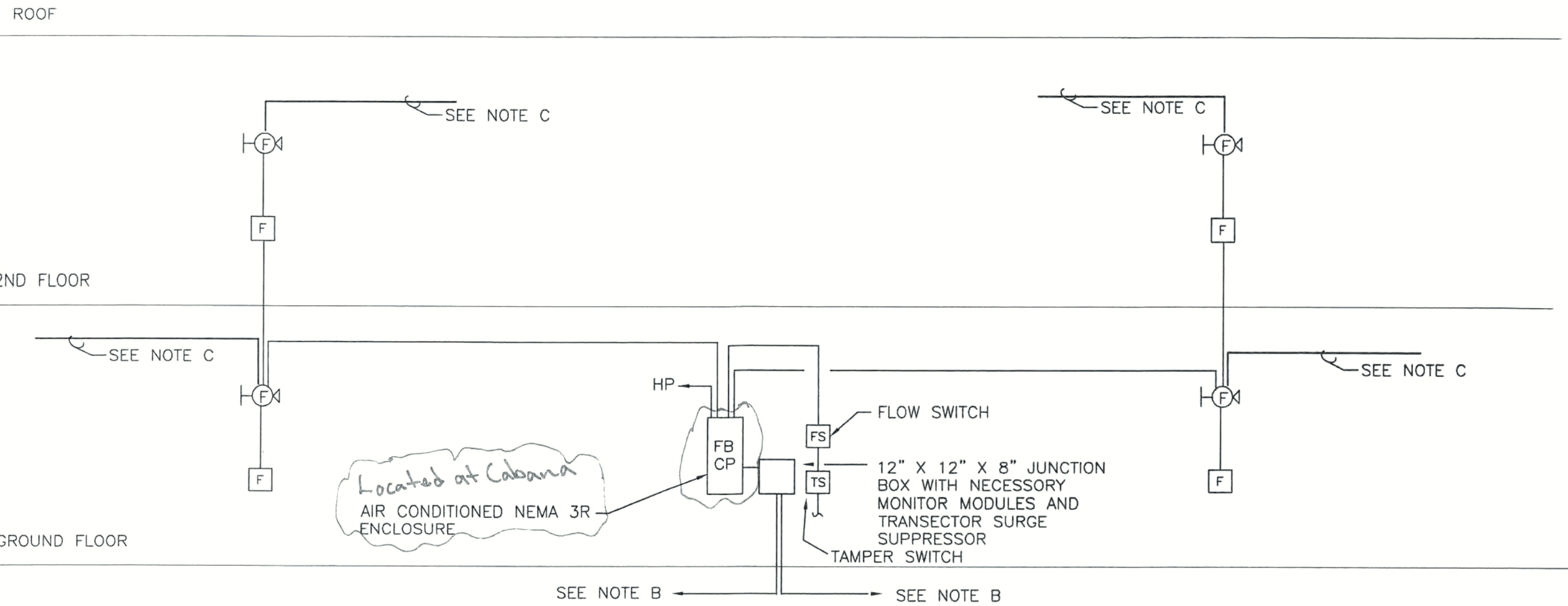
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X



POWER RISER – 8 unit building
No Scale



FIRE ALARM RISER DIAGRAM
No Scale

NOTE A: PROVIDE DETAILED SHOP DRAWING WITH APPLICATION FOR SEPARATE PERMIT

NOTE B: 1" DIAMETER SCHEDULE 40 PVC WITH 16/2 TWISTED PAIR AQUASEAL FPL WET LOCATION CABLE. LOOP CONDUIT AND CABLE FROM BUILDING TO BUILDING . PROVIDE AN ADDRESSABLE PANEL AT POOL HOUSE FORMING A "CLASS A" WIRING LOOP

NOTES – POWER RISER

- POWER CO TRANSFORMER AND PAD. COORDINATE LOCATION WITH POWER CO.
- INTEGRATED METER CENTER WITH MAIN 2P, 800A CIRCUIT BREAKER 120/240 VOLT 16 3W 5/8" WITH 6 METERS SOCKETS WITH 8 -2P, 125 A CIRCUIT BREAKER & 1-2P, 30A CIRCUIT BREAKER SERIES METER 220 AC. ALL IN NEMA 3R ENCLOSURES. METERS BY POWERT-20 MARK METER CENTER WITH PAINTED STENCIL NUMBERS
- TYPICAL UNIT PANEL (TYPICAL OF 4) SEE PANEL SCHEDULES
- AIR HANDLING UNIT IN UNIT SPACE - 5 KVA DUCT HEATER (TYPICAL OF 4)
- C/U ON GRADE - 5 KVA - (TYPICAL OF 4)
- NECA GROUND AS PER ARTICLE 250 - #2/0 CU - CONNECTED TO THE BUILDING FOOTER/FOUNDATION REINFORCING STEEL PLUS A MINIMUM OF ONE DRIVEN GROUND ROD (5/8" X 8') WITH APPROVED GROUND CLAMP CONNECTED TO BUILDING OR SERVICE
- HOUSE PANEL - SEE PANEL SCHEDULE.
- PHOTO CELL - TORK # 2000

FEEDER SCHEDULE

- 2 - 4" PVC SCHEDULE 40 CONDUITS WITH 3 400 KCMIL THIN AL IN EACH.
- 1 1/2" WITH 3 #2/0 THIN AL + 1 #10 G
- 3/4" WITH 2 #10 THIN CU + 1 #12 G
- 3/4" WITH 2 #8 THIN CU + 1 #10 G

Load Calculations			
UNIT TYPE AREA	Unit A 1114		Unit B 1279
LOADS			
Lighting and Receptacles	3342		3837
Appliance Circuits	3000		3000
Range	12000		12000
Dishwasher	1200		1200
Washer	1500		1500
Dryer	5000		5000
Disposal	600		600
Water Heater	4500		4500
Sub Total	31142		31637
Load @100%	10000		10000
Load @40 %	8457		8655
Duct Heater and Fan	5000		5000
Air Conditioning	(4150)		(4150)
Total	23457		23655
Phase Amperes @240 Volts	98		99
Use as Apt. Breaker	125		125

BUILDING 8 units			
4 - Unit A's @ 36242 VA	144598		
4 - Unit B @ 36637 VA	146548		

Sub Total	291116		
@43 % per NEC 220-32	125179		
Phase Amperes @ 240Volts 1 phase	521		
House Panel	50		
TOTAL	571		
Use as Service Mains	1-2P, 600 A		

House Panel - HP											
POLES :12			VOLTS: 120/240			MOUNTING:Surface			LOCATION:BY MTR CNT		
SECTION 1 of 1			BUS: 60 AMP SINGLE PHASE, COPPER			SQ. D LOAD CENTER TYPE			FED FROM: METER CENTER		
AIC : 10k			MAIN: 60 AMP MAINS, LUGS ONLY			3 WIRE (A,B,N,EG)					
			WIRE:			Ckt Phase Amps Ckt			Trip Volts Amps Description		
Description	Amps	Poles	1	2	3	4	5	6	7	8	9
Wall Packs	8	1	20	3	15	8	2	20	1	12	Spare
Star Lights	8	1	20	3	15	8	2	20	1	12	Site Lights
Fire Alarm Pnl	8	1	20	5	8	8	6	20	1	12	Site Lights
Spare	1	1	20	7	8	8	6	20	1	12	Spare
Spare	1	1	20	9	0	8	6	20	1	12	Spare
Spare	1	1	20	11	0	12	20	1	1	12	Spare

Unit Panel - Typical for All 8 in Number)											
POLES :30			VOLTS: 120/240			MOUNTING:Flush			LOCATION:APARTMENT		
SECTION 1 of 1			BUS: 125 AMP SINGLE PHASE, COPPER			SQ. D LOAD CENTER TYPE			FED FROM: METER CENTER		
AIC : 10k			MAIN: 125 AMP MAINS, LUGS ONLY			3 WIRE (A,B,N,EG)					
			WIRE:			Ckt Phase Amps Ckt			Trip Volts Amps Description		
Description	Amps	Poles	1	2	3	4	5	6	7	8	9
C/U	2	20	4	41	41	4	40	2	23	for Range + 5 for	
Range	35	2	40	5	74	41	6	30	2	21	for Range + 5 for
Water Heater	19	2	25	4	24	4	0	30	2	21	Dryer
Water Heater	19	2	25	4	24	4	0	30	2	21	Dryer
Dishwasher	7	1	20	13	18	24	12	20	1	5	Dishwasher
Lighting	7	1	15	15	15	15	15	20	1	5	Disposal
Lighting	7	1	15	15	15	15	15	20	1	5	Refrigerator
Receptacles	7	1	15	19	19	20	18	20	1	18	Appliance Circuit
Receptacles	7	1	15	23	23	15	22	15	1	8	Receptacles
Laundry	4	1	20	23	23	12	22	15	1	8	Receptacles
Microwave	4	1	20	27	27	12	22	15	1	7	Receptacles
Spare	4	1	20	29	29	12	22	15	1	7	Spare

*ARC-FAULT CIRCUIT INTERRUPTER

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AS BUILTS



1. PERMANENT DEPTH MARKING: NON SLIP TILE, MIN. 4" HIGH WITH CONTRASTING COLOR INSIDE AND ON TOP OF AROUND OF CURB, OR WHEN NO CURB, ON DECK NOT MORE THAN 2' FROM WATER LINE AND ABOVE WATER LINE AT BACK OF GUTTER, BOTH SIDES AT SHALLOW, DEEP END AND DEEP POINT AND EVERY 25' PERIMETER MAX. INCLUDE STANDARD NUMERALS IN MINIMUM 4" HIGH LETTERS. DEPTHS ARE TO BE MARKED 43".
2. PERMANENT NO DIVING MARKINGS, NON SLIP TILE, 6 EACH, NO DIVING INTERNATIONAL RED SYMBOLS, CONTRASTING COLOR, MIN. 4" HIGH NO MORE THAN 25' APART ON THE DECK AND PLANTER WALLS WITHIN 2' OF WATER'S EDGE ON EACH SIDE OF POOL.
4. ALL EQUIPMENT SHALL HAVE NSF, UL OR OTHER APPROPRIATE APPROVAL.
5. ALL ELECTRICAL AND GROUND TO MEET NECLATEST EDITION (OR LOCAL CODE). NO OVERHEAD POWER WITHIN 10' OF WATER'S EDGE OF POOL.
6. NO DIRECT CONNECTIONS BETWEEN POOL PIPING AND SANITARY SYSTEMS. MIN. 4" GAP. VACUUM BREAKERS ON ALL HOSE BIBBS IN POOL AREA.
7. MINIMUM 7" VERTICAL CLEARANCE ABOVE DECK AND POOL.
8. NO FOOD OR DRINK SERVICES TO BE WITHIN 12' OF WATER'S EDGE OF POOL.
9. WALKWAYS BETWEEN POOL AND SANITARY FACILITIES SHALL BE IMPERVIOUS, SLIP RESISTANT FOR THE FIRST 15' FROM POOL WATER'S EDGE.
10. IF NIGHT SWIMMING IS ALLOWED, OVERHEAD LIGHTING SHALL PROVIDE AT LEAST 3 POOL CANDLES OF ILLUMINATION AT THE WATER'S SURFACE AND DECK LEVEL. CERTIFICATION REQUIRED, NOT PART OF THIS SUBMITTAL.
11. OWNER TO PROVIDE CHEMICAL STORAGE UNDER ROOF, PROTECTED FROM UNAUTHORIZED ACCESS. ELECTRICIAN MUST CERTIFY COMPLIANCE TO ENGINEER.
12. OWNER TO PROVIDE TRAFFIC BARRIERS AT DECK, IF REQUIRED.
13. OWNER TO PROVIDE HOSE BIBB WITH VACUUM BREAKER ON DECK.
14. KINSE KROWNER TO BE LOCATED ON POOL DECK WITHIN 20' OF POOL WATER'S EDGE.
15. THE PLANS ARE COMPLIANT WITH SECTION 64.1, OF THE 2001 FLORIDA BUILDING CODE AND 64-9 OF THE FLORIDA ADMINISTRATIVE CODE.

GENERAL CONTRACTOR NOTES:

THE FOLLOWING SITE WORK FOR THE POOL IS TO BE PROVIDED BY THE GENERAL CONTRACTOR

1. ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED PRIOR TO EXCAVATION.
2. DECK AND LANDSCAPE LIGHTING.
3. INSTALLATION, INCLUDING LABOR AND MATERIAL OF (2) 300 WATT LIGHT TRANSFORMERS AND (2) JUNCTION BOXES FOR THE POOL LOCATED PER SITE PLAN AND IN COORDINATION WITH POOL CONTRACTOR (LIGHT, TRANSFORMER & JUNCTION BOXES, PROVIDED BY POOL CONTRACTOR).
4. INSTALLATION OF SHOWER WITH HOSE BIB AND VACUUM BREAKER AS PER PLAN OR WITHIN 20 FEET OF POOL WATER'S EDGE.

THE FOLLOWING SERVICES FOR THE POOL FILTRATION EQUIPMENT PROVIDED BY THE GENERAL CONTRACTOR.

1. INSTALLATION, INCLUDING LABOR AND MATERIAL, OF ELECTRIC TO ALL ELECTRICAL POOL EQUIPMENT (PUMPS, LIGHTS, TRANSFORMERS, POOL EQUIPMENT AND HEATER).
2. INSTALLATION, INCLUDING LABOR & MATERIAL, OF 4" PVC WASTE LINES TO APPROVED DRAINAGE (STORM SEWER, DRAIN FIELD OR SANITARY SEWER).
3. INSTALLATION, INCLUDING LABOR & MATERIAL, OF 1" PVC POTABLE WATER LINE FOR THE AUTO FILL WITHIN FEET OF POOL FILTRATION EQUIPMENT.

TABLE OF CONTENTS			
SHEET #	SHEET TITLE	LATEST REVISION DATE	NO.
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CP1.02	SITE PLAN & RESTROOM LAYOUT	03-09-04	
CP2.01	POOL CONSTRUCTION, LAYOUT, & PLUMBING PLAN	03-09-04	
CP2.02	POOL SECTION & DETAILS	03-09-04	
CP2.03	POOL EQUIPMENT PLAN	03-09-04	

LEE COUNTY
HEALTH DEPARTMENT
60 DANLEY DR. #1
FORT MYERS, FL 33907
TEL: (239) 939-4245

CITY OF CAPE CORAL
BUILDING DEPARTMENT
10115 CULTURAL PARK BLVD.
CAPE CORAL, FL 33990
TEL: (239) 597-0607

BY: [Signature] OWNER/OWNER REP
TITLE: owner DATE: 4/6/2017

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AND SIGNED "APPROVAL COPY"

**CERTIFIED
POOL MECHANICS**
1981.

CPCA # 035647

CERTIFIED

ENVIROSCAPES

CERTIFIED FLORIDA ENGINEERING # 009574

**AQUATIC & HARDSCAPE SPECIALISTS
CONSULTATION - DESIGN - ENGINEERING
AND CONSTRUCTION**

**24280 SOUTH TAMAMAI TRAIL
BONITA SPRINGS, FL 34134
TEL: (239) 982-0096 FX: (239) 992-7153
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COVER SHEET

OASIS AS BUILT

OASIS
9550 HANCOCK CREEK S. BLVD.
CAPE CORAL, FLORIDA 33903

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify all existing conditions and establish new dimensions and locations before beginning work. Modified conditions of job per C.P.M. or other written conditions and variations shown by these drawings. All construction shall be in accordance with the latest edition of the American Institute of Steel Construction, Inc. Specification for Structural Steel Buildings and state and local codes.

SCALE:	AS NOTED
DRAWING NO.	N2497
PROJECT #:	N2497
START DATE:	03-09-04
DRAWN BY:	JMG
CHECKED BY:	JWV
APPROVED BY:	SAY

SCOTT R. VAUGHN, P.E. 59531 FL
24280 S. TAMiami TRAIL
BONITA SPRINGS, FL 34134
PH: (239) 992-9096; FX: (239) 992-7133

CP1.01



PER FLORIDA ACCESSIBILITY CODE FOR BUILDING
CONSTRUCTION OCTOBER 1997 EDITION PAGE 107
SEE ARCHITECTS PLANS FOR ACTUAL LAYOUT

Note: Pool contractor to coordinate w/estimator contractor to assure that pool facilities comply w/ 64E-06.00 and w/424.1.6.1 of 2001 Florida Building Code.

(2) (f) Sanitary Facilities - Separate sanitary facilities shall be provided and labeled for each sex and must be located within a 200 foot radius of the nearest water edge of each pool served by the facilities.

(2) Outside access to facilities shall be provided for bathers at outdoor pools and if they are not visible from any portion of the pool deck, signs shall be posted showing directions to the facilities. These directions shall be legible from any portion of the pool deck and the letters shall be a minimum of one inch high.

(3) Sanitary facility floors shall be constructed of concrete or other nonabsorbent materials and shall have a smooth slip resistant finish and shall slope to floor drains. Carpets, duckboards, and footbaths are prohibited. The intersection between the floor and walls must be coved.



CERTIFIED
POOL MECHANICS
1983

CPC# 035647

CERTIFIED

ENVIROSCAPES

CERTIFIED FLORIDA ENGINEERING # 009

AQUATIC & HARDSCAPE SPECIALISTS
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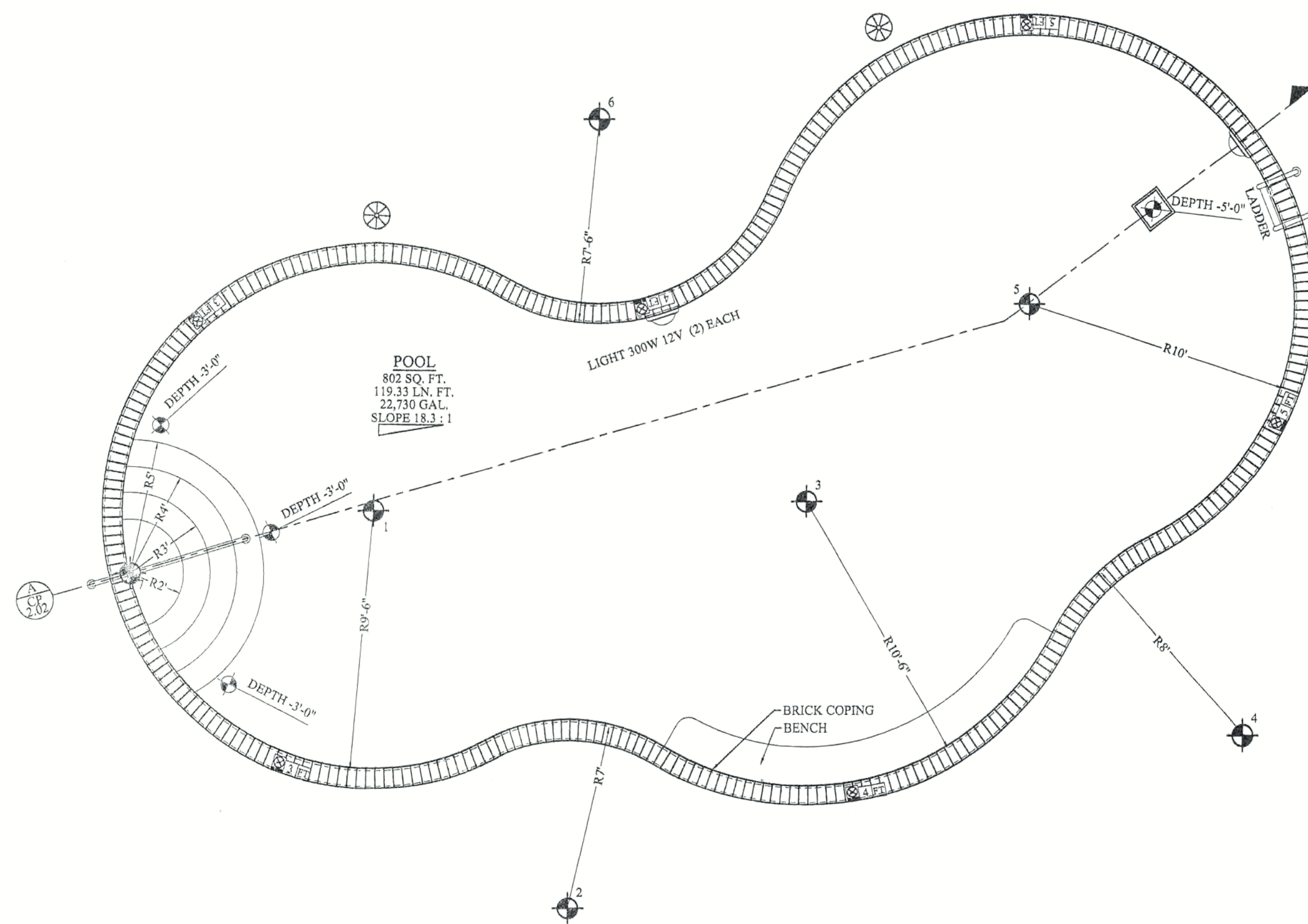
OASIS
2950 HANCOCK CREEK S. BLVD.
CAPE CORAL, FLORIDA 33903

Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions of the job and C.P.M.I. must be notified in writing of any variation from the dimensions, conditions and specifications shown by these drawings. All construction shall be in accordance with the accepted Standard Building Code (SBCD).

SCOTT R. VAUGHN, P.E. 59531 FL
24280 S. TAMiami TRAIL
BONITA SPRINGS, FL 34134
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CP1.02

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POOL CONSTRUCTION PLAN & LAYOUT
SCALE: 1/4"=1'-0"

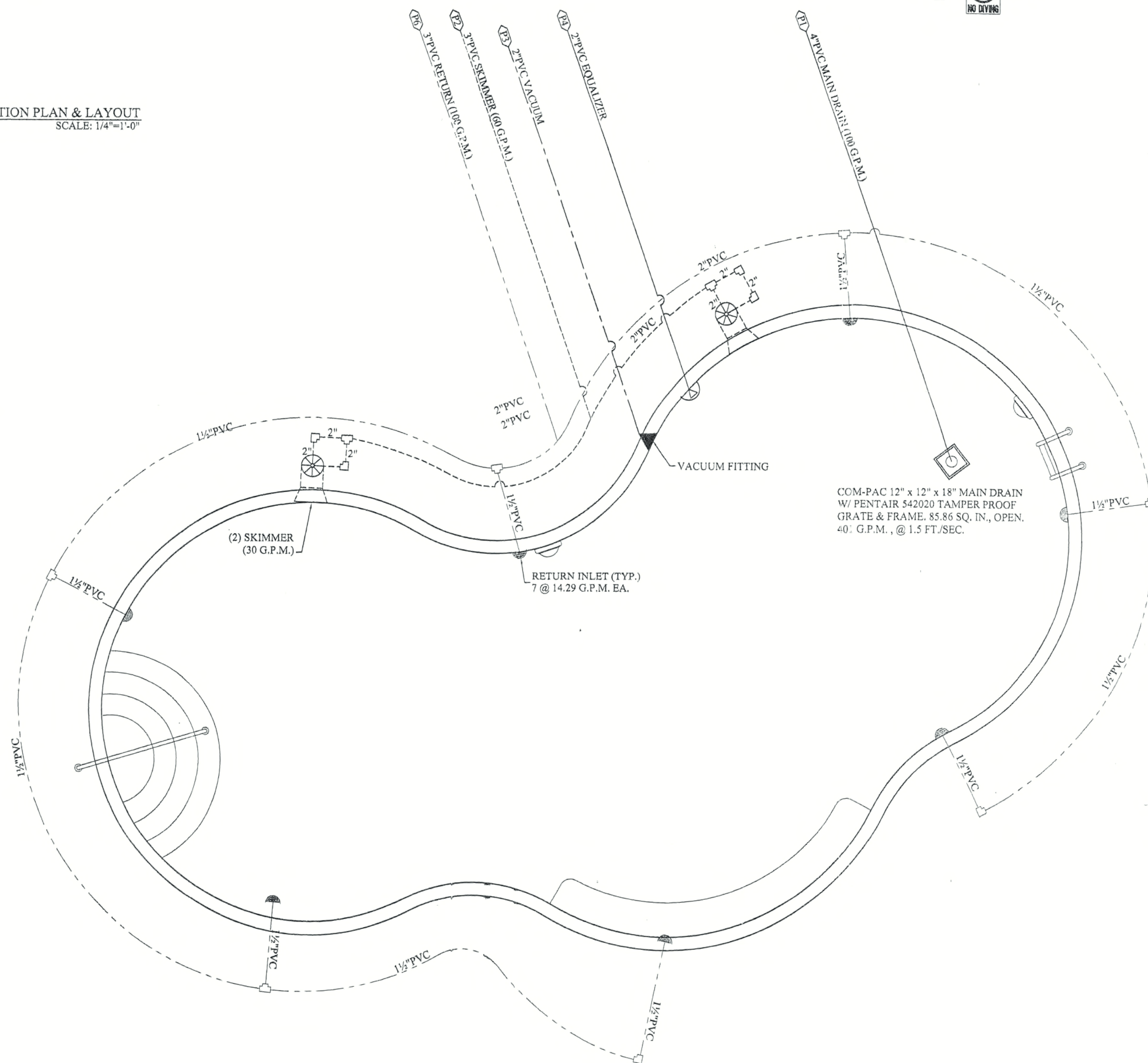
PLUMBING RETURN CALC.		
Pressure Line, Max Velocity = 8 ft/sec.		
PIPE SIZE	# OF INLETS	
1-1/2" PVC	= 50 GPM	50 x 14.29 = 3
2" PVC	= 80 GPM	80 x 14.29 = 3
3" PVC	= 125 GPM	125 x 14.29 = 2

Friction Loss Of Water In Feet Per 100 Feet Length Of Pipe,
Based on Williams & Hazen Formula Using Constant 150.

$$h_f = (Q/1.32 AC)^{1.85} \cdot 1.85$$

PLUMBING NOTES

- BENDING PVC PIPE WITH HEAT IS PERMISSIBLE UNDER THE FOLLOWING STANDARDS:
 - BEND MUST BE GREATER THAN 30°
 - MINIMUM BEND TO BE 5 TIMES THE DIAMETER OF THE PIPE'S O.D.
 - EXCESSIVE BURN MARKS AND CREASING OF PIPE IS NOT ALLOWED.



POOL PLUMBING PLAN
SCALE: 1/4"=1'-0"

MAIN POOL SPECIFICATIONS:			
CAPACITY:	AREA:	AVERAGE DEPTH:	PERIMETER:
22,730 Gallons	802 Sq. Ft.	3.83 Ft.	119.33 Ln. ft.
BATHING LOAD:		FLOW RATE:	
20 Persons		100 G.P.M. @ 6.0 Hour Turnover	
UNIT COUNT:			56-Nontransient
MAIN POOL MATERIALS & EQUIPMENT LIST:			
ITEM:	#	MAKE/ MODEL:	NOTES:
STRUCTURAL:			
CONCRETE:		3000 PSI, 28 Day	
STEEL:		ASTM GR 40, A615	
ELECTRICAL:			
LIGHTS:	(2)	Sta-Rite SunGlow 05531	300 W - 12V
NITCH:	(2)	Sta-Rite 05161-2356	
JUNCTION BOX:	(2)	American Products 78310700	Lexan, 1" Black
TRANSFORMERS:	(2)	Intermatic PX300	300 W - 12V
TIME CLOCK:	(1)	Intermatic T101P	Pool Lights
PLUMBING:			
FILTER PACK:	(1)	Equipment Pad	See Pool Equipment Sheet # CP2.03 For Complete Spec.
VALVES:		Included	Proportional Flow, Ball Globe, or Butterfly For Return Line, Main Drain, Gutter and Heater By-pass Or Approved Equal, Others Gate.
PIPE:		PVC Schedule 40, NSF-PW,	PVC Exposed to Sunlight Is To Be Coated For U.V. Protection.
MAIN DRAIN:	(1)	ComPac 12 x 12 x 18	12" x 12" x 18" W/ One 6" Side Port & One 2" Bottom Port.
GRATE & FRAME:	(1)	Pentair 542020	Open Area= 85.86 Sq In., Flow Rate = 401 G.P.M. @ 1.5 Ft./ Sec.
SKIMMER:	(2)	Sta-Rite 08650-4404 U-3	W/O Float
WALL INLETS:	(7)	Waterway 550-9230	GPM Per Inlet Not To Exceed 15 GPM.
VACUUM FITTINGS:	(1)	Hayward SP 1022S	
EQUALIZER GRATE:	(1)	Hayward SP 1019	
HEATER:	(1)	Perfect Temp VIII Heater	Optional, See Contract
HARDWARE:			
LADDER:	(1)	Astral 3 Step #07682 Custom	Polished 1.9" OD 304 Stainless Steel, Marine Grade
HAND RAIL:	(1)	Astral 3 Bend 6'-0" Custom	Polished 1.9" OD 304 Stainless Steel, Marine Grade
ANCHORS:	(4)	Quaker H1-0013	4" Cast Brass
ESCUTCHEONS:	(4)	Hayward SP 1041	ABS White
ACCESSORIES:			
LIFE RING:	(1)	Lion Pool Products L24	24" Ø W/ Rope
THROW LINE:	(1)	Lion Pool Products L3030	White Rope W/ Ball
HOOK:	(1)	Lion Pool Products L5000	Safety (Rescue) Hook.
HOOK POLE:	(1)	Lion Pool Products L16	16 Ft. Straight Pole.
POLE:	(1)	Jed 16'	16 Ft. Adjustable Pole.
LEAF SKIMMER:	(1)	Rainbow 119	
BRUSH:	(1)	A&B 905	
VACUUM HEAD:	(1)	American 901005	
VACUUM HOSE:	(1)	Sunshield Y700	
TEST KIT:	(1)	Taylor 2005	
THERMOMETER:	(1)	Rainbow 127	

• = POINTS TO BE LOCATED BY SURVEYOR (7 TOTAL).
SURVEYOR SHALL TACK AND HUB ALL SPECIFIED POINTS.

⊗ = (6 EACH)
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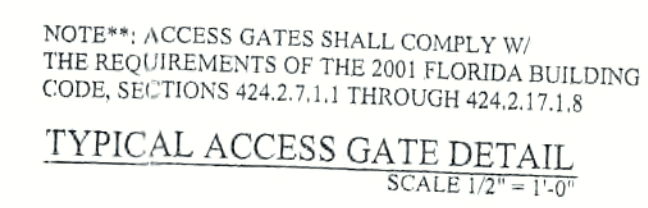
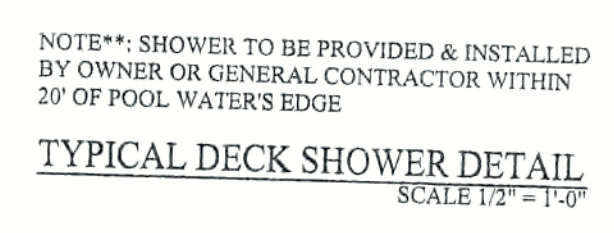
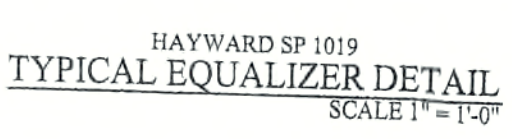
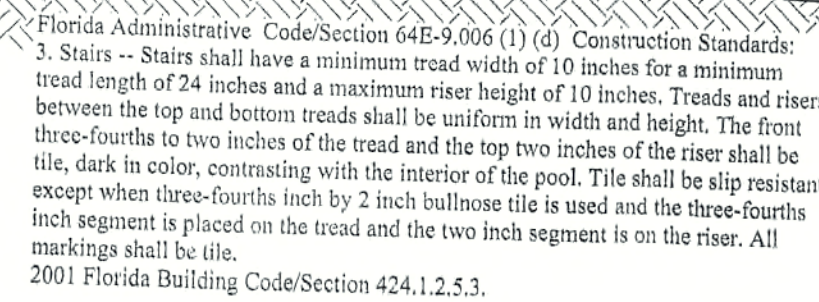
POOL CONSTRUCTION, LAYOUT, & PLUMBING PLAN

OASIS
950 HANCOCK CREEK S. BLVD.
CAPE CORAL, FLORIDA 33903

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and quantities in writing of any variation from the dimensions, conditions and specifications shown by these drawings. All construction shall be in accordance with the Florida Building Code (FBC) and state and local codes.			
SCALE:	AS NOTED	PROJECT #:	N2497
START DATE:	03-09-04	DRAWN BY:	JMG
REVIEWED BY:	JW	APPROVED BY:	SRV

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BY: *[Signature]* OWNER/OWNER REP
TITLE: *RESIDENT* DATE: *4-6-04*
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BONITA SPRINGS, FL 34134
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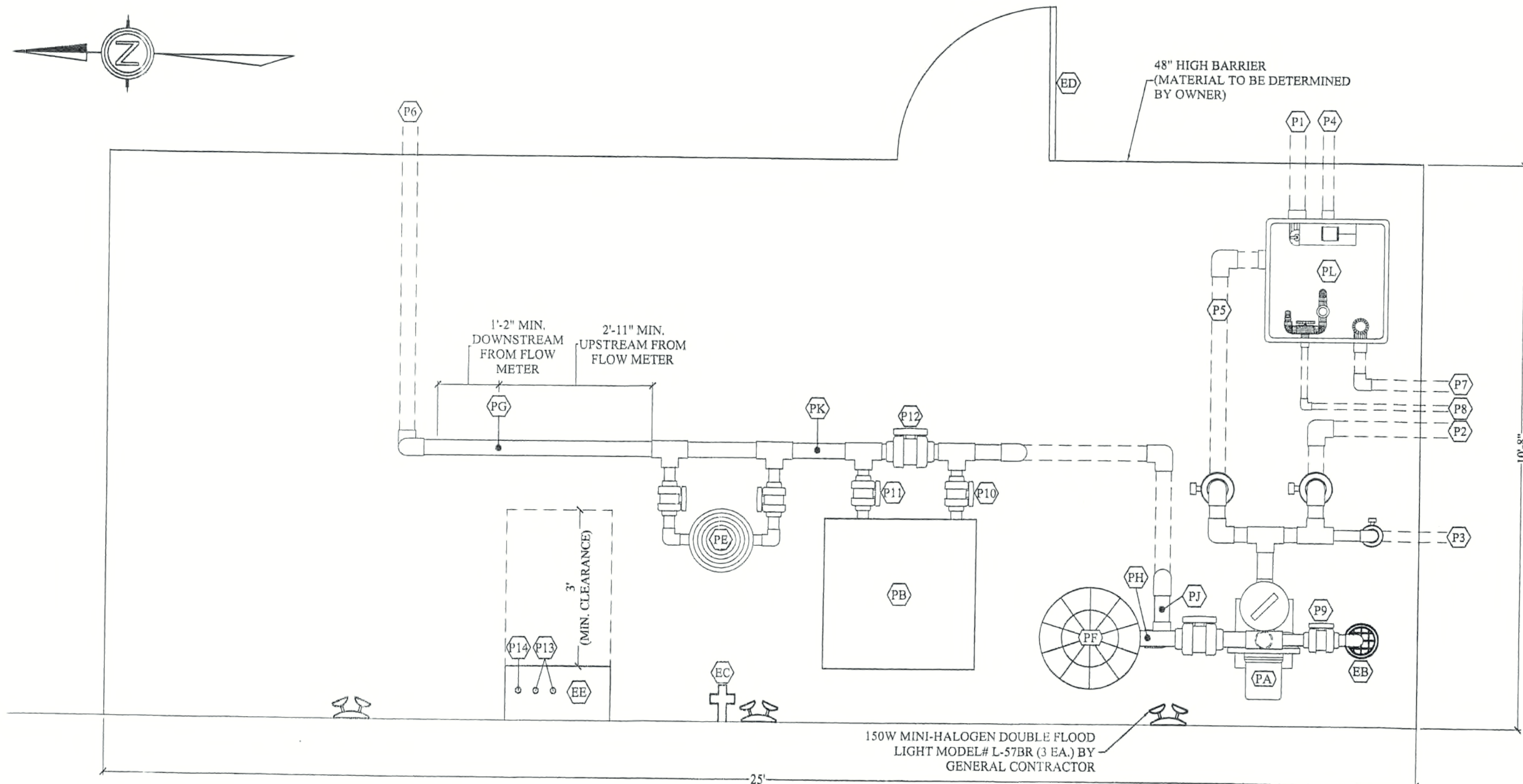


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BY: [Signature] OWNER/OWNER REP

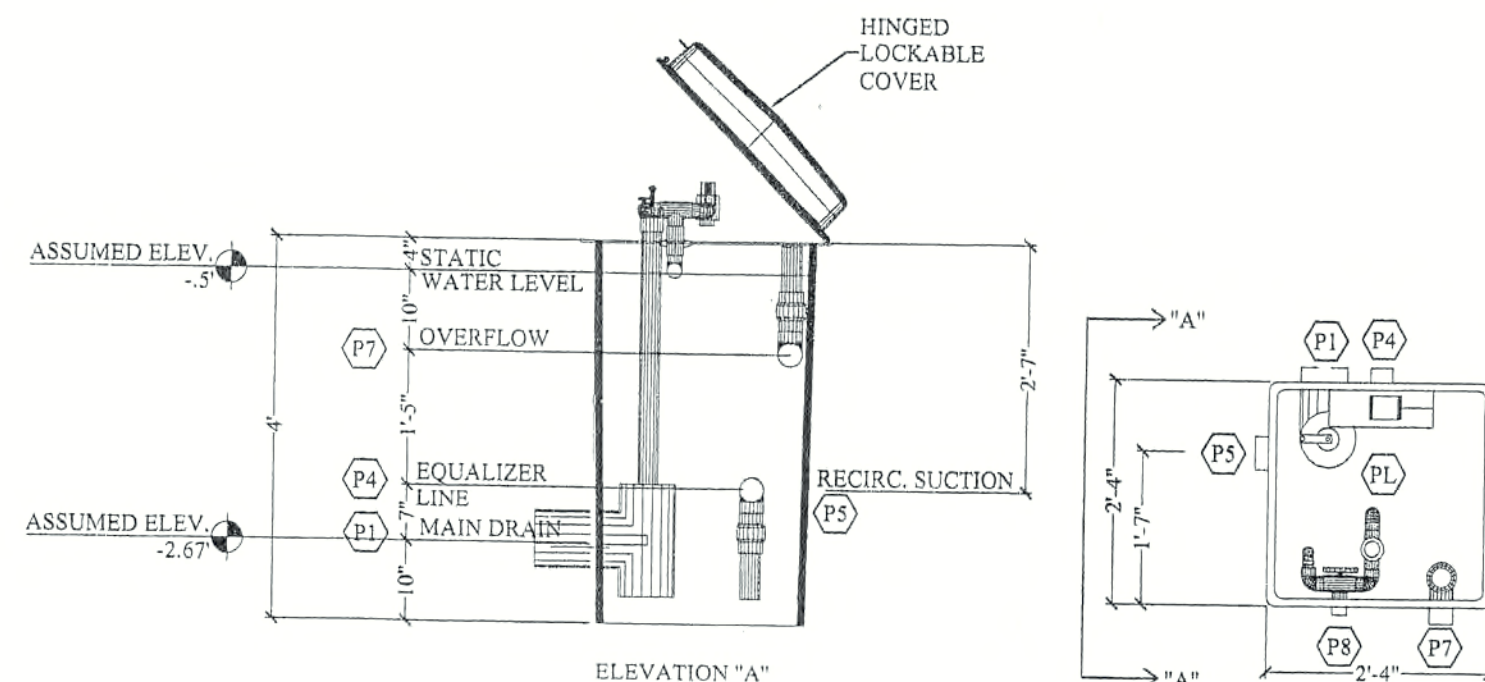
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EQUIPMENT AREA LAYOUT
(NO ROOF)
SCALE: 1/2" = 1'-0"

ID	DESCRIPTION	SIZE
P1	MAIN DRAIN (TO COLL. TANK)	3"
P2	SKIMMER	3"
P3	VACUUM LINE	2"
P4	EQUALIZER LINE (TO COLL. TANK)	2"
P5	RECIRC. SUCTION (100 GPM)	3"
P6	RETURN LINE (100 GPM)	3"
P7	OVERFLOW	2"
P8	WATER SUPPLY BY GENERAL CONTRACTOR (COLL. TANK)	1"
P9	WASTE LINE	2"
P10	TO HEATER	2"
P11	FROM HEATER	2"
P12	HEATER BY-PASS	3"
P13	LIGHT CONDUIT (2 EA.)	1"
P14	GROUND CONDUIT	1"



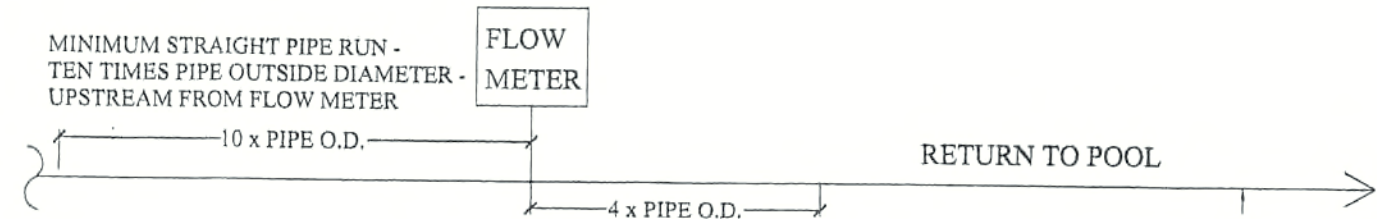
COMPAC 110 GAL. POOL COLLECTOR TANK
NTS

- GENERAL NOTES:
- THE POOL WILL REQUIRE (2) 300 WATT LIGHTS AND (2) JUNCTION BOXES AT THE POOL DECK ELEVATION.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MATERIAL AND INSTALLATION OF THE CONDUIT AND WIRING OF ALL POOL LIGHTS FROM THE BODY OF WATER TO THE EQUIPMENT AREA.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MATERIAL AND INSTALLATION OF THE GROUND WIRE FROM THE POOL STEEL STRUCTURE TO THEIR RESPECTIVE PUMPS.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MATERIAL AND INSTALLATION OF ALL ELECTRICAL COMPONENTS FOR THE POOL (I.E. RECIRC. PUMP, HEATERS, MOTOR STARTERS, ETC.).
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MATERIAL AND INSTALLATION OF THE ELECTRICAL DISTRIBUTION PANEL REQUIRED FOR THE POOL EQUIPMENT.
 - THE POOL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND HYDRAULIC PLUMBING OF ALL POOL EQUIPMENT (I.E. PUMPS, HEATERS ETC.).
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MATERIAL AND INSTALLATION OF THE 4" WASTE DRAINS TO STORM SEWER FOR THE POOL.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE 1" POTABLE WATER SUPPLY TO THE POOL COLLECTOR TANK AND 1" POTABLE WATER WITH VACUUM BREAKER IN POOL EQUIPMENT AREA.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS ASSOCIATED WITH THE INSTALLATION OF POOL ELECTRICAL EQUIPMENT, HEATER, POTABLE WATER, SANITARY SEWER, AND STORM SEWER.
 - ALL ELECTRICAL SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION ADOPTED BY THE GOVERNING AUTHORITY WITH JURISDICTION FOR THIS PROJECT.

FILTER NOTES

- VALVES FOR PROPORTIONING FLOW ARE DESIGNED FOR SUCH THE MAIN DRAIN, SKIMMER, TO & FROM HEATER AND RETURN.
- ALL ELECTRICAL EQUIPMENT SHALL CONFORM WITH THE N.E.C. AND SHALL BE IN COMPLIANCE WITH THE UL 1081 STD.
- ALL COMPONENTS ARE DESIGNED FOR CONTINUOUS USE.
- FILTER TANK HAS COVERED INTERSECTION BETWEEN WALL AND FLOOR, TANK FLOOR SLOPES TO DRAIN.
- ALL CHEMICAL FEEDERS ARE INTERLOCKED WITH RECIRCULATION PUMP.
- ALL VALVES, PIPES, & CHEMICAL FEEDERS ARE PERMANENTLY MARKED.
- ALL PIPING IS NSF-PW AND IS SO MARKED.
- FLOWMETER IS LOCATED AS PER MANUFACTURERS INSTRUCTIONS AND IS CAPABLE OF READING 1.5 TIMES THE DESIGNED FLOW RATE.
- NO DISSIMILAR METALS USED.
- FRESH WATER SUPPLY SHALL BE FROM AN APPROVED POTABLE WATER SYSTEM OR SHALL MEET THE POTABLE WATER SYSTEM REQUIREMENTS AND PROVIDE LABORATORY DOCUMENTATION TO THE CO. PUBLIC HEALTH UNIT.
- ALL FILTERS TO BE PERMANENTLY MARKED WITH THE MANUFACTURER, PORE SIZE AND AREA IN SQUARE FEET OF FILTER MATERIAL.

CHLORINE DOSING CALCULATION (CALCIUM HYPOCHLORITE)	
GPM = 100	
MGD = 0.144	
DOSING (F.LBM) = (6 mg/L x 0.144 MGD x 8.34 LBM/L / mg-MG) / (0.65 x 72 OCL) = 15.40 LBM / Day	



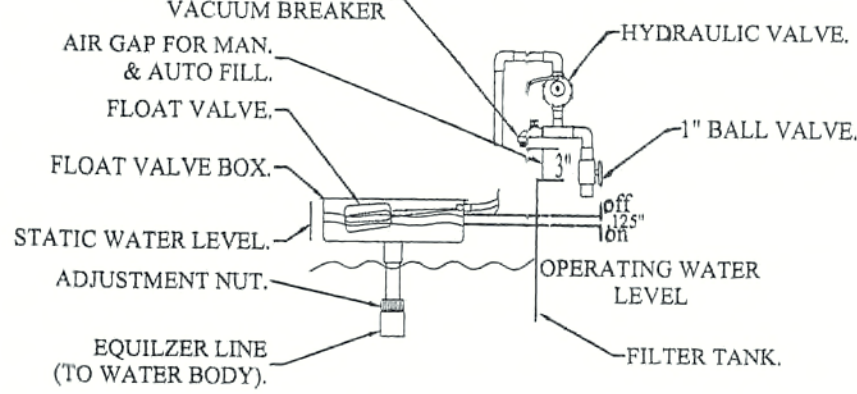
CHEMICAL INJECTION
NTS

POOL EQUIPMENT ELECTRICAL REQUIREMENTS

EQUIPMENT REQUIREMENTS						SYSTEM VOLTAGE 208		PHASE 0 3				
WATER BODY	LOCATION	TAG	QTY	EQUIPMENT FUNCTION	DESCRIPTION	HW-HARD WIRE	EQUIP. VOLT	FLA	M.C.A.	M.F.S.	V.A.	
POOL	EQUIPMENT AREA	PA	1	RECIRC/WASTE/VAC	2HP STA-RITE P4R6F3 100 G.P.M. @ 60' TDH	MS-MOTOR STARTER	208	3	6.8	8.50	15	2449.8
		PB	1	HEATER	PERFECTEMP MODEL VIII ELECTRIC HEATER	HW/MS	208	1	46.2	57.75	80	9609.6
		PM	2	LIGHT TRANSFORMER	INTERMATIC @ 300 WATTS EACH (12VDC)	HW	120	1	2.5	3.13	5	1040.0
		PN	1	LIGHT TIMER	INTERMATIC T104P3	HW	120	1	2.5	3.13	5	520.0
	BY GENERAL CONTRACTOR	CB	1	CONTACTOR	6 POLE 120/208V 120V COIL	HW	120	1	2	2.50	5	416.0
NOTE:						TOTAL V.A.				14,035 V.A.		
ALL PUMPS TO HAVE HAIR AND LINT STRAINERS						TOTAL AMPS @ 208V 3Ø		39		AMPS		

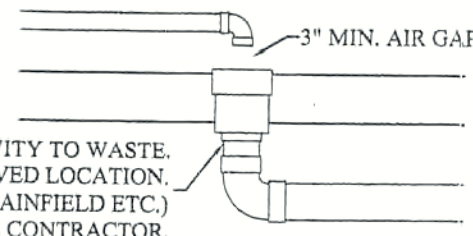
NON-ELECTRICAL POOL EQUIPMENT

WATER BODY	LOCATION	TAG	QTY	EQUIPMENT	DESCRIPTION
POOL	EQUIPMENT AREA	PE	1	CHLORINATOR	RAINBOW HC3315, 29.28 LB PER DAY
		PF	1	FILTER	HAYWARD C3020, 300 SQ. FT. FILTER*0.375/GPM = 112.5 GPM
		PG	1	FLOW METER	3" FLOW METER #F-30300P 80-300 GPM MAX.
		PH	1	INFLUENT GAUGE	2 1/2" FACE S.S. PRESSURE GAUGE 0-60 PSI
		PJ	1	EFFLUENT GAUGE	2 1/2" FACE S.S. PRESSURE GAUGE 0-60 PSI
		PK	1	TEMPERATURE	2" FACE THERMOMETER 32° - 248° FAHRENHEIT
	EQUIPMENT AREA BY GENERAL CONTRACTOR	PL	1	COLLECTOR TANK	COMPAC 110 GAL. SEE DETAIL THIS SHEET
		EB	1	DRAIN	4" WASTE DRAIN TO STORM SEWER
		EC	1	HOSE BIBB	1" POTABLE WATER HOSE BIBB W/ VACUUM BREAKER
		ED	1	EQUIP. GATE	48" HIGH, SELF-CLOSING, SELF LATCHING GATE. RELEASE MECHANISM SHALL BE 54" ABOVE FLOOR, TYP.
		EE	1	ELECTRICAL PANEL	ELECTRICAL DISTRIBUTION CENTER
		EF	3	LIGHT	150W MINI-HALOGEN DOUBLE FLOOD LIGHT MODEL #L-57BR

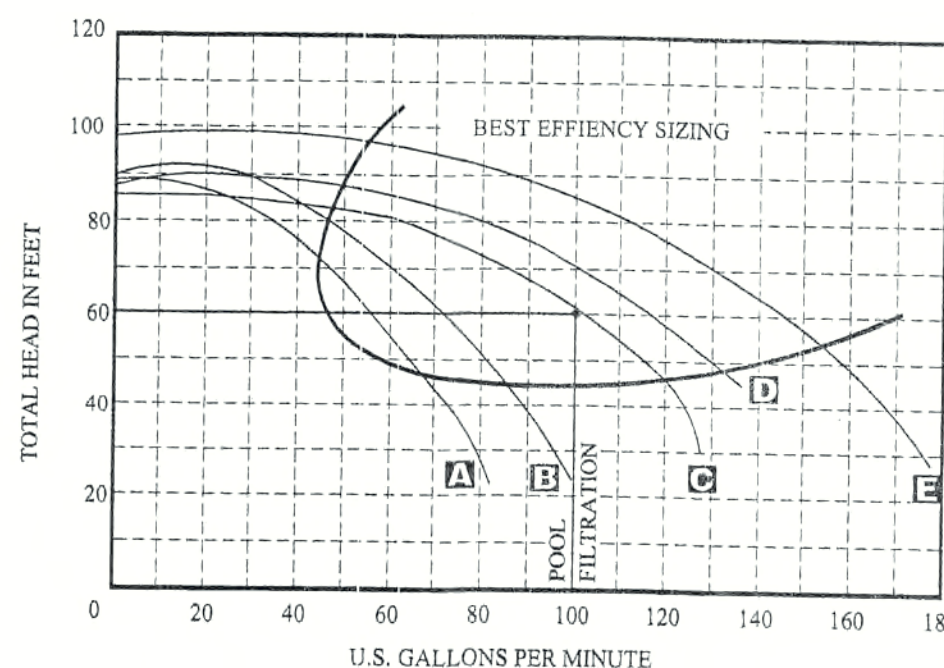


AUTO & MANUAL FILL DETAIL
NTS

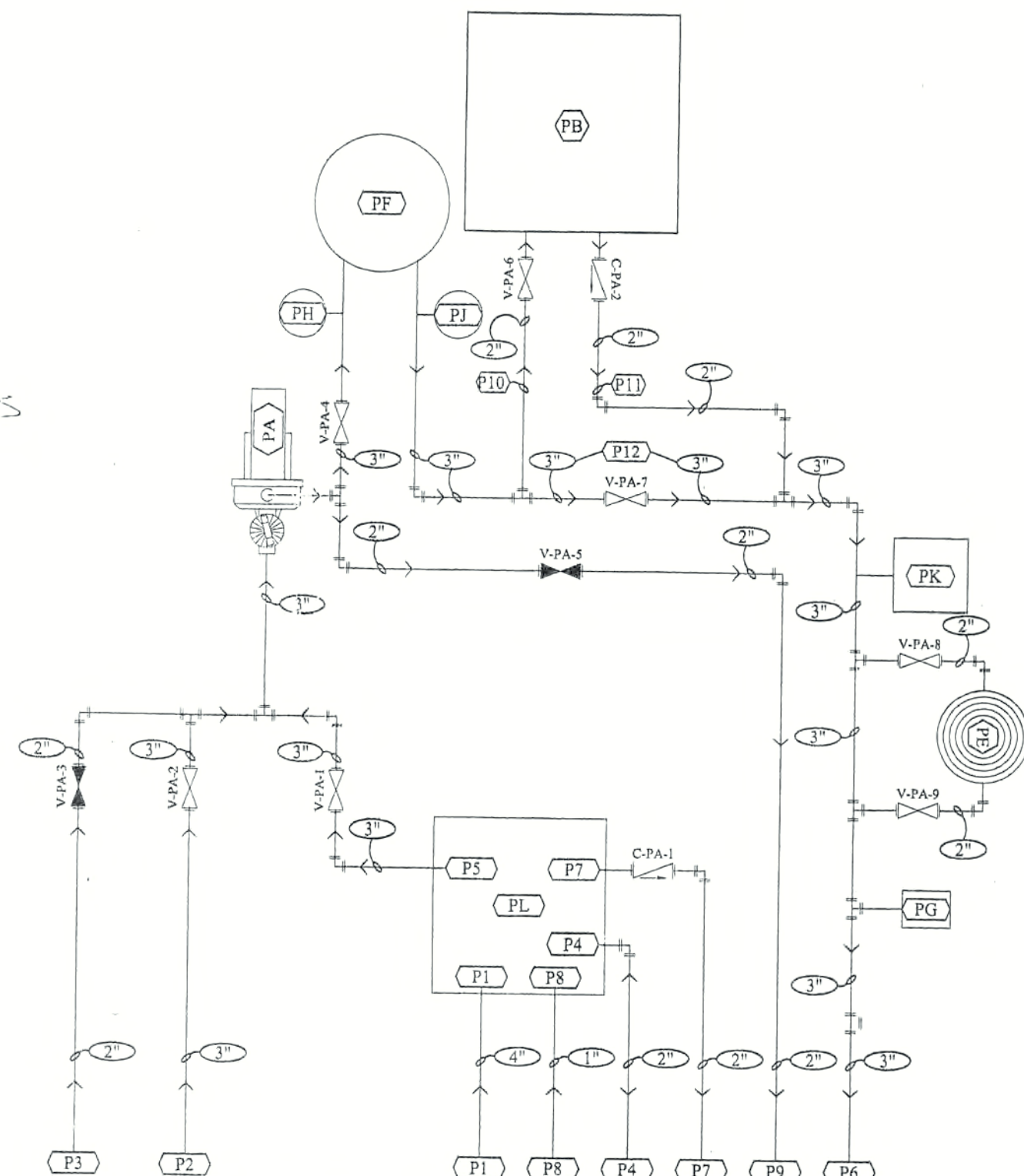
Coordination as
All plumbing +
Electrical Requirements
Along with scope of
work to be confirmed
for construction.



POOL WASTE DETAIL
NTS



STA-RITE PUMP "P4R" SERIES FLOW CHART
NTS



ID	SIZE	DEVICE	FUNCTION	NORMAL OPERATION	VACUUM
C-PA-1	2"	CHECK VALVE	TANK OVERFLOW	-	-
C-PA-2	2"	CHECK VALVE	FROM HEATER	-	-
V-PA-1	3"	BALL VALVE	RECIRC. SUCTION	OPEN	CLOSED
V-PA-2	3"	BALL VALVE	SKIMMER	OPEN	CLOSED
V-PA-3	2"	BALL VALVE	VACUUM SUCTION	CLOSED	OPEN
V-PA-4	3"	BALL VALVE	TO FILTRATION	OPEN	OPEN
V-PA-5	2"	BALL VALVE	TO WASTE	CLOSED	CLOSED
V-PA-6	2"	BALL VALVE	TO HEAT	OPEN	OPEN
V-PA-7	3"	BALL VALVE	HEATER BYPASS	ADI.	ADI.
V-PA-8	2"	BALL VALVE	TO CHLORINE	OPEN	OPEN
V-PA-9	2"	BALL VALVE	FROM CHLORINE	OPEN	OPEN

POOL EQUIPMENT PLUMBING DIAGRAM
SCALE: NTS

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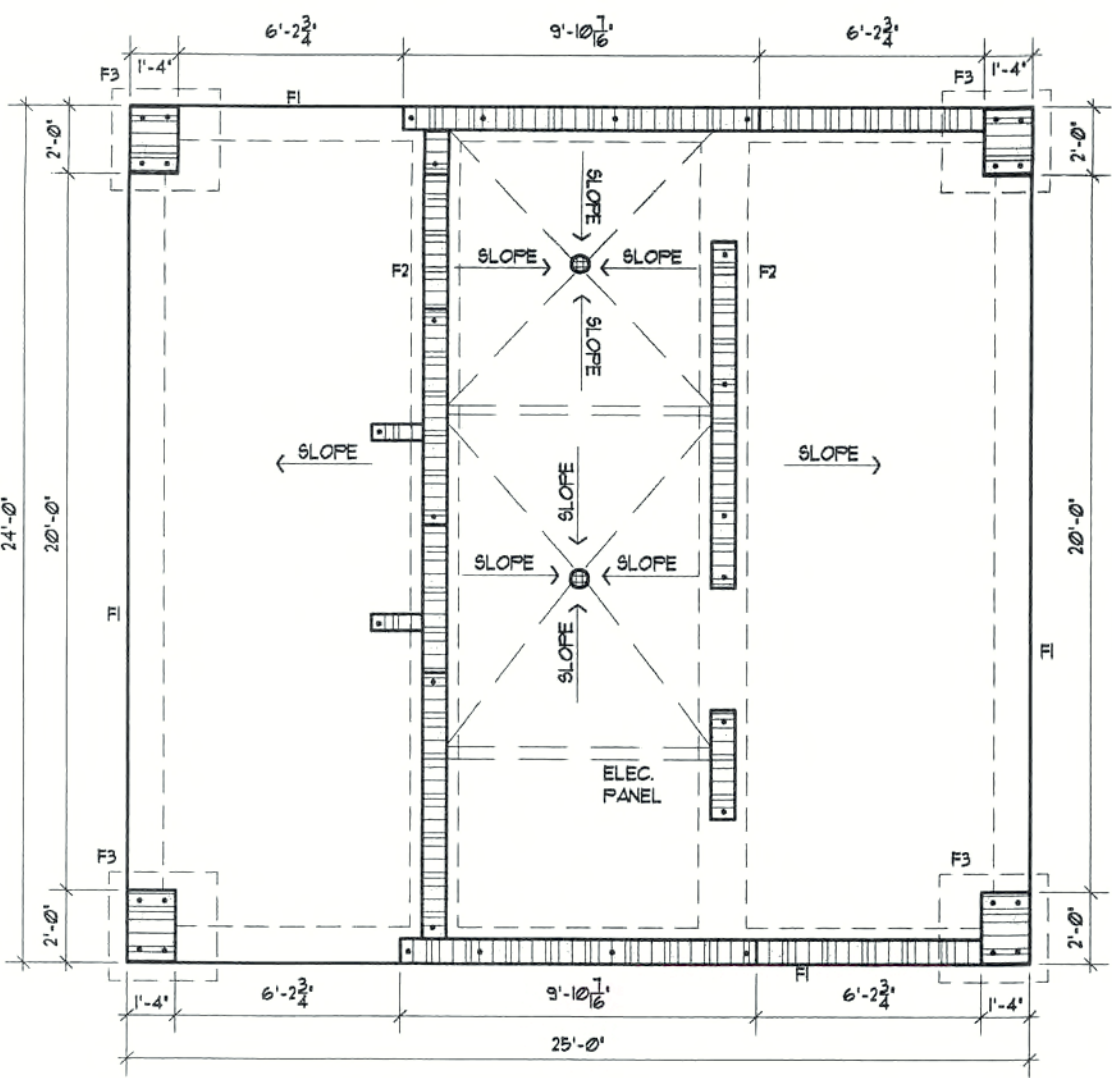
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10	4/6/07	AS NOTED

POOL EQUIPMENT PLAN

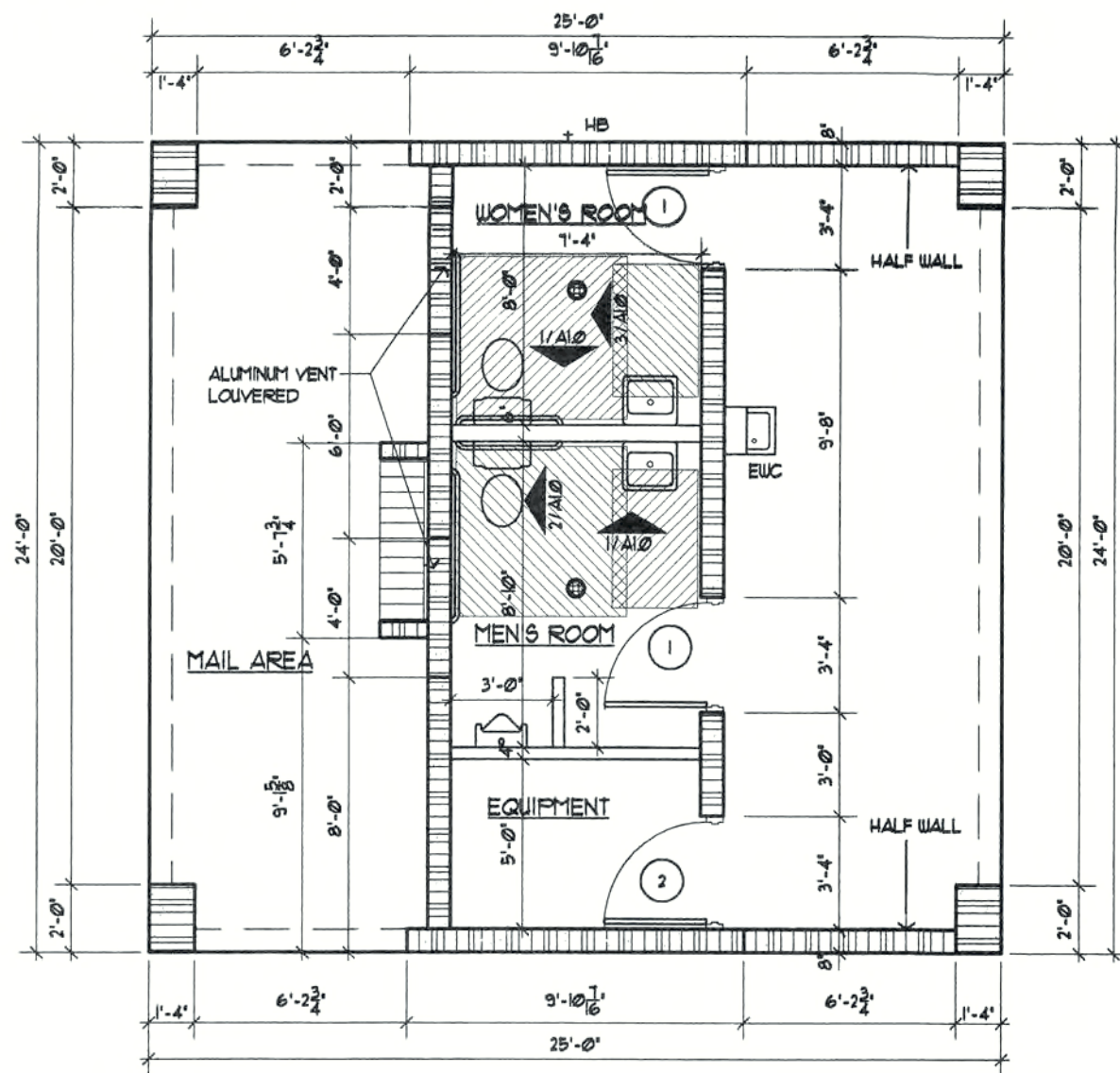
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CAPE CORAL, FLORIDA 33903



FOUNDATION PLAN

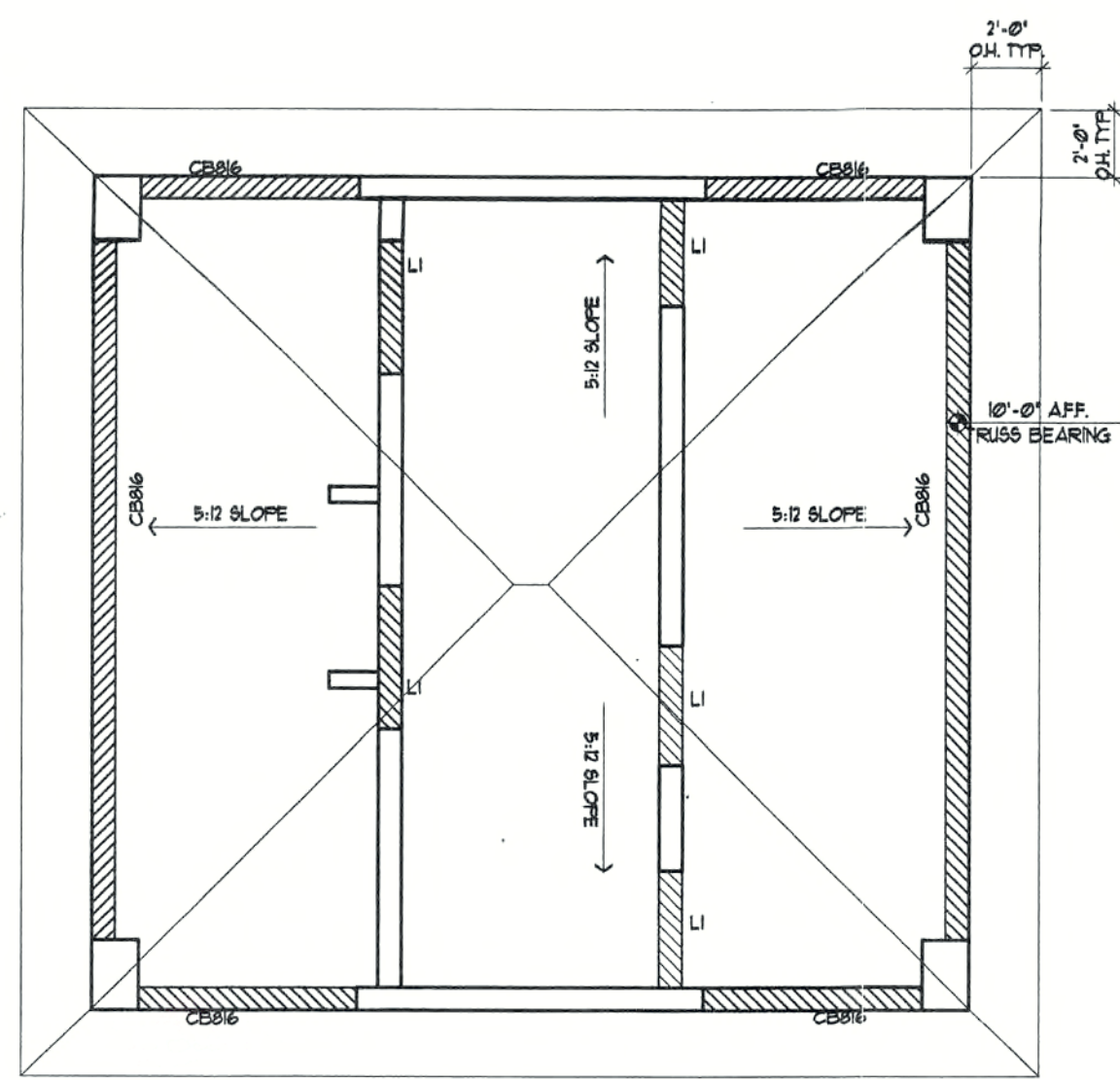
SCALE: 3/16" = 1'-0"

GENERAL NOTE: VERIFY WITH OWNER THE SIZE AND LOCATION OF MAILBOX ENCLOSURE



FLOOR PLAN

SCALE: 3/16" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"

FOOTING SCHEDULE				
MARK	SIZE	REINFORCING	TYPE	REMARKS
F1	16"x12"	(2) #5 CONT.	MONOLITHIC	SEE DETAIL
F2	12"x16"	(2) #5 CONT.	MONOLITHIC	SEE DETAIL
F3	36"x36"x12"	(3) #5 EA. WAY	ISOLATED	TOP OF FOOTER @ 16" B.F.F.

DOOR SCHEDULE						
MARK	TYPE	WTH.	HT.	THK.	MATERIAL	FRAME
1	SLUING	3'-0"	6'-8"	1 3/4"	MTL.	MTL.
2	SLUING	3'-0"	6'-8"	1 3/4"	MTL.	MTL.

ROOM FINISH SCHEDULE						
AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
MEN'S ROOM	VINYL TILE	VINYL	MR. GYP.	MR. GYP.	10'-0"	
WOMEN'S ROOM	VINYL TILE	VINYL	MR. GYP.	MR. GYP.	10'-0"	
EQUIPMENT	CONCRETE	-	MR. GYP.	MR. GYP.	10'-0"	



F1 FOOTING DETAIL

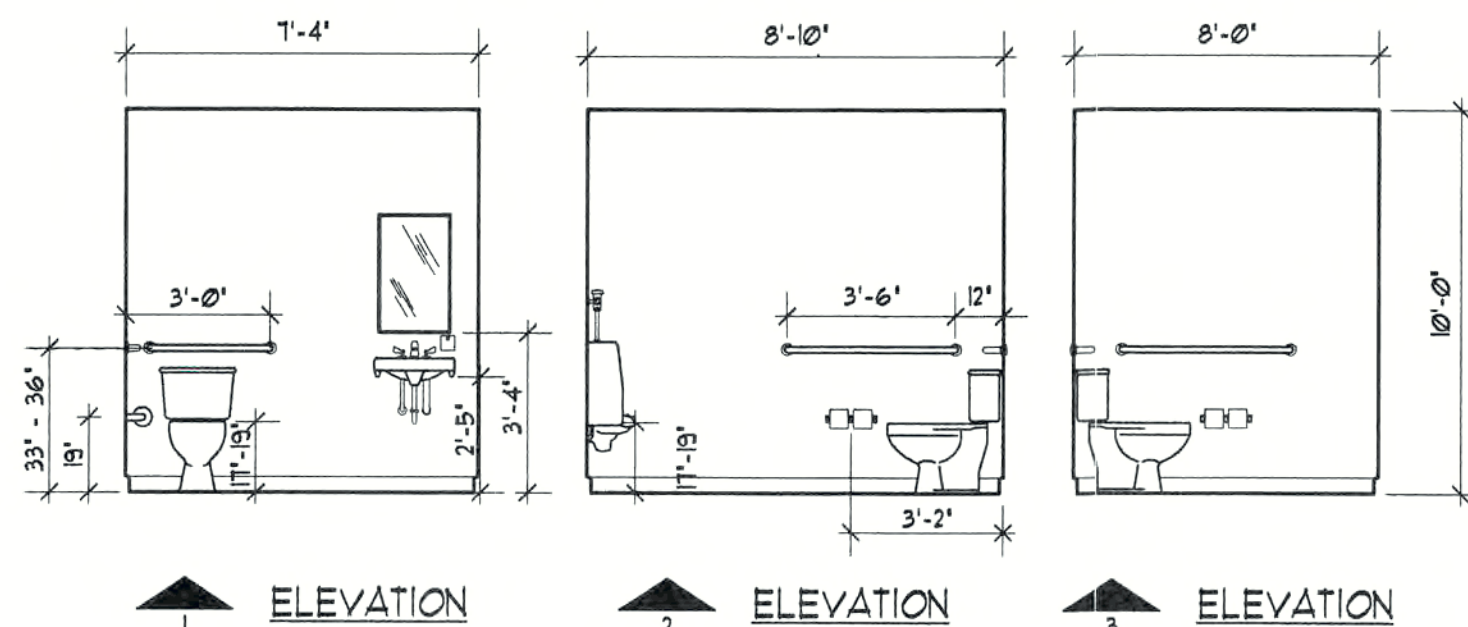
SCALE 1/2" = 1'-0"

F2 FOOTING DETAIL

SCALE 1/2" = 1'-0"

CONCRETE BEAM SCHEDULE					
MARK	SIZE	REINFORCING		STIRRUPS	REMARKS
		TOP	BOTTOM		
LI	8"x8"	NONE	(1) 5	NONE	PRECAST
CB016	8"x16"	(2) 5	(2) 5	5 @ 8" O.C.	ARCHED

MOUNTING HEIGHT SCHEDULE				
ITEM DESCRIPTION	MOUNTING HEIGHT			
	LOCATE	MEN	WOMEN	HDCP.
PAPER TOWEL DISPENSER	BOTTOM	60"	60"	42"
TOILET PAPER HOLDERS	CL.	28"	28"	18"
GLASS MIRROR (18"x24" w/ SHELF	BOTTOM	40"	40"	40"
42" S.S. GRAB BAR (1 1/2" DIA) PER THE FLORIDA STATE HANDICAPPED CODE	CL.	N/A	N/A	33'-36"
WASTE CAN	TOP	30"	30"	30"
1/4" FLOAT GLASS WALL MOUNTED MIRROR (36"x36") WITH CANCELED FASTENERS	BOTTOM	40"	40"	40"
LIQUID SOAP DISPENSER	BOTTOM	36"	36"	36"



INTERIOR ELEVATIONS

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

GENERAL

1. CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE (2001 EDITION) OF THE FLORIDA BUILDING CODE (FBC) ALL SUBSEQUENT AMENDMENTS AND TO GOOD CONSTRUCTION PRACTICE.

DIVISION 3 -- CONCRETE

1. COMPLY WITH ACI 301.
2. CAST-IN-PLACE CONCRETE: F'C = 3000 PSI AT 28 DAYS.
3. REINFORCING STEEL: ASTM A615, GRADE 40 F_y = 40,000 PSI. LAP SPLICES SHALL BE 40 BAR DIAMETERS (25" FOR #5 UNLESS NOTED OTHERWISE).

DIVISION 4 -- MASONRY

1. COMPLY WITH ACI 530.1.
2. CONCRETE MASONRY UNITS: ASTM C90, GRADE N. (NORMAL OR LIGHTWEIGHT) .
3. MORTAR: ASTM C270 TYPE M OR S WITH 1800 PSI COMPRESSIVE STRENGTH.
4. MASONRY: MINIMUM COMPRESSIVE STRENGTH F_m = 1500 PSI.

5. JOINT REINFORCING: STANDARD "LADDER-TYPE" BY DUR-O-WALL WITH ASTM A641, CLASS 1 GALVANIZED COATING. PLACE AT 16" O.C. VERTICALLY. FULLY EMBEDDED IN MORTAR JOINT. LAP 8" MINIMUM AT MASONRY WALL CORNERS AND INTERSECTIONS PROVIDE PREFABRICATED ELLS OR TEES OR BEND ENDS OF DISCONTINUOUS WIRES TO PROVIDE 3" HOOK AT OUTSIDE OF CORNER EMBED REINFORCING 6" MINIMUM INTO THE COLUMNS AT CORNERS AND ENDS OF WALLS. CONTINUE REINFORCING THROUGH TIE COLUMNS AWAY FROM WALL ENDS.

6. GROUT: PEA ROCK (3/8" MAXIMUM AGGREGATE) CONCRETE MIX WITH F_c = 2500 PSI AND SLUMP BETWEEN 8" AND 11" AT TIME OF PLACEMENT.

DIVISION 5 -- METALS

1. STRUCTURAL STEEL: SHAPES, ANGLES, CHANNELS: ASTM A36, F_y = 36 KSI ROUND PIPE: ASTM A53, GRADE B, F_y = 35 KSI. SQUARE TUBING: ASTM A500, GRADE B, F_y = 46 KSI. HIGH STRENGTH (HS) BOLTS: ASTM A325. MACHINE BOLTS: GALVANIZED ASTM A525.

DIVISION 6 -- WOOD

1. FRAMING LUMBER: ALL HORIZONTAL FRAMING LUMBER SHALL BE MIN. HEM FIR #2 (MIN. F_b=1150 P.S.I.: REPETITIVE) ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
2. PLYWOOD: ALL PLYWOOD SHALL BE RATED SHEATHING WITH APA GRADE STAMP. ROOF SHEATHING SHALL BE 15/32" OSB. EXPOSURE 1 WITH MINIMUM 32/16 RATING AND SHALL HAVE PLYCLIPS OR SOLID BLOCKING AT UNSUPPORTED EDGES. WALL SHEATHING SHALL BE 1/2" WITH MINIMUM 16/0 PANEL RATING. NAILING SHALL BE 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS, EXCEPT WHERE SHOWN OTHERWISE. FLOOR PLYWOOD SHALL BE APA RATED STURD-1-FLOOR 3/4" T & G WITH MINIMUM 24" PANEL RATING. FASTENING SHALL BE WITH GLUE CONFORMING TO APA SPECIFICATION AFG-01 AND WITH 8d RING-SHANK NAILS AT 6" OC ON SUPPORTED EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. (IF APPLICABLE)
3. NAILS: COMMON WIRE NAILS (NOT BOX NAILS) WITH MINIMUM DIAMETERS AS FOLLOWS: Bd=0113". 10d=0148"
4. FRAMING CONNECTORS: AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR EQUAL AS LISTED IN THEIR CATALOG C-91H-1 AND WITH APPLICABLE CODE APPROVAL.
5. HURRICANE ANCHORS: 1/8 x 1" STRAP EMBEDDED 4" MINIMUM INTO CONCRETE TIE BEAM BETWEEN LONGITUDINAL REINFORCING BARS. NAIL TO WOOD MEMBERS IN TIGHT POSITION.
6. ALL NON-BEARING WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. USE 22 GAGE 10.030" MIN. GALVANIZED SHEET METAL AT ALL LOAD BEARING CONNECTIONS IN CONTACT WITH CONCRETE OR MASONRY.
7. PROVIDE SIGNED AND SEALED SHOP DRAWINGS & CALCULATIONS FOR WOOD TRUSSES IN ACCORDANCE WITH FLORIDA STATUTE 401 ALL WOOD SHALL COMPLY WITH LATEST TRUSS PLATE INSTITUTE PUBLICATION A1B-91.
8. ALL FASTENING TO MEET 2001 FBC TABLE 2306.1.

FOUNDATION NOTES:

1. FOUNDATIONS ARE DESIGNED BASED ON PRESUMPTIVE BEARING CAPACITY OF 2000PSF ON UNDISTURBED ROCK OR SAND. VERIFY ACTUAL CONDITIONS PRIOR TO PLACING OF FOOTING. IF FOUNDATION IS ON PREPARED FILL, VERIFY SUITABILITY OF FILL FOR USE AS FOUNDATION BEARING MATERIAL.
2. RECOMPACT DISTURBED SOIL IN FOOTING BOTTOMS PRIOR TO PLACEMENT OF CONCRETE.
3. FOUNDATIONS SHALL BE CENTERED UNDER SUPPORTED COLUMNS AND WALLS UNLESS SHOWN OTHERWISE.

NOTES: 1. CONTRACTOR SHALL COORDINATE YARD PACK FOR POOL AND EQUIPMENT IN POOL EQUIPMENT ROOM OF CABANA.
2. CONTRACTOR SHALL COORDINATE OUTSIDE SHOWER ON POOL PATIO DECK.

COMPLIANCE STATEMENT
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY A FLORIDA REGISTERED ARCHITECT, AND THE BUILDING DESIGNED IN COMPLIANCE WITH THE 2001 FLORIDA BUILDING CODE, AND SECTION 1606 FOR DESIGN WIND PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 130 MPH. THE FOLLOWING CODES APPLY TO THE PROJECT: THE 2001 FLORIDA BUILDING CODE (FBC), LEE COUNTY LAND DEVELOPMENT CODES (L.D.C.) AND FLORIDA STATUTES (FS) AS WELL AS OTHER CODES AND ORDINANCES AS ADOPTED BY LEE COUNTY.

INDEX OF DRAWINGS

SHEET 1 OF 3	AC	FOUNDATION PLAN, FLOOR PLAN, ROOF PLAN AND SITE PLAN
SHEET 2 OF 3	A1.0	EXTERIOR ELEVATIONS, WALL SECTION & DETAIL
SHEET 3 OF 3	A2.0	PLUMBING PLAN, ELECTRICAL AND MECHANICAL PLANS

REVISIONS

Permit Rev. 1 12-05-03

Permit Rev. 2 1-07-04

CONSTRUCTION DOCUMENTS FOR
A CABANA FOR THE OASIS
CAPE CORAL, FLORIDA

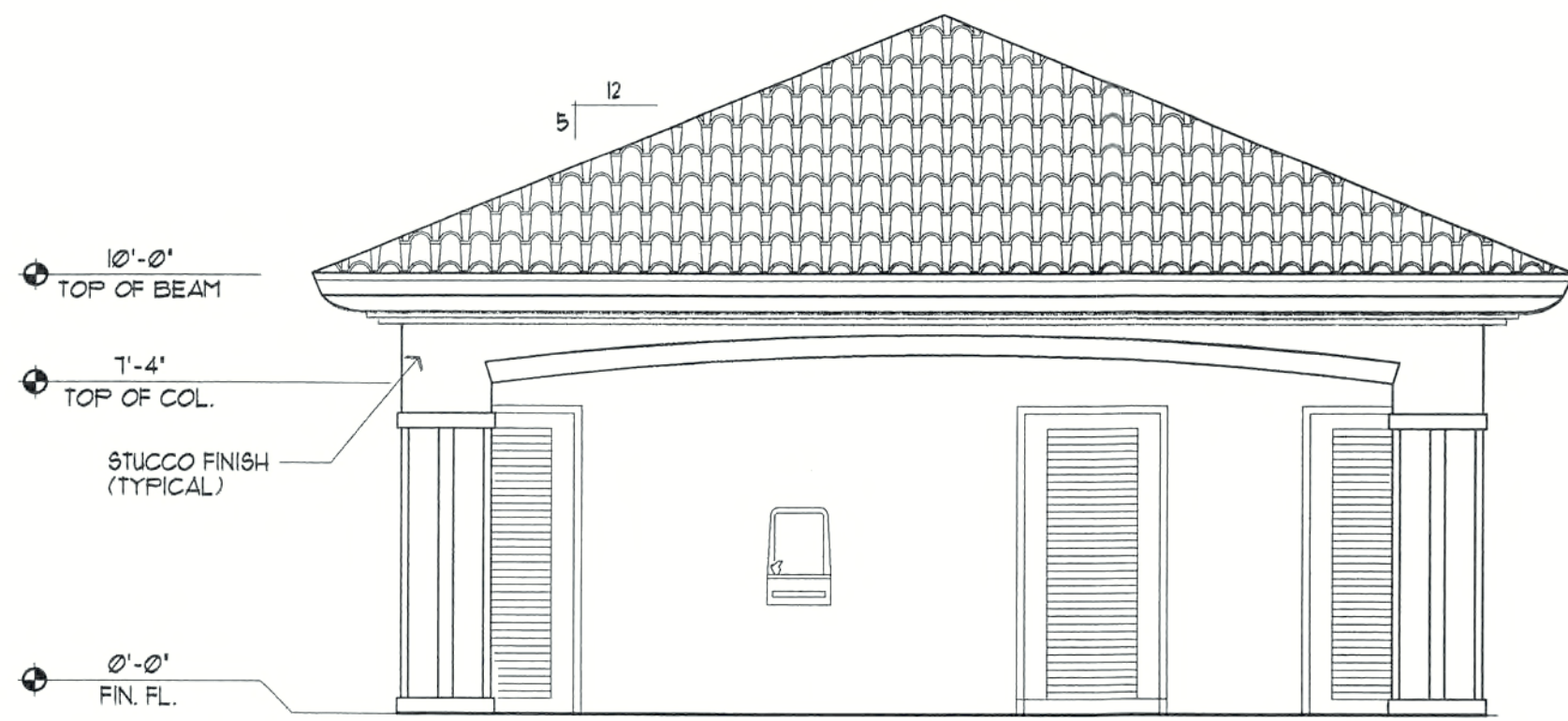
SHEELEY ARCHITECTS
INCORPORATED

UNIVERSITY PARK FINANCIAL CENTER
7801 SANDY JOAN BLVD., SUITE 400
FORT MYERS, FLORIDA 33907
PHONE (941) 482-2121 FAX (941) 482-1225
AA2919

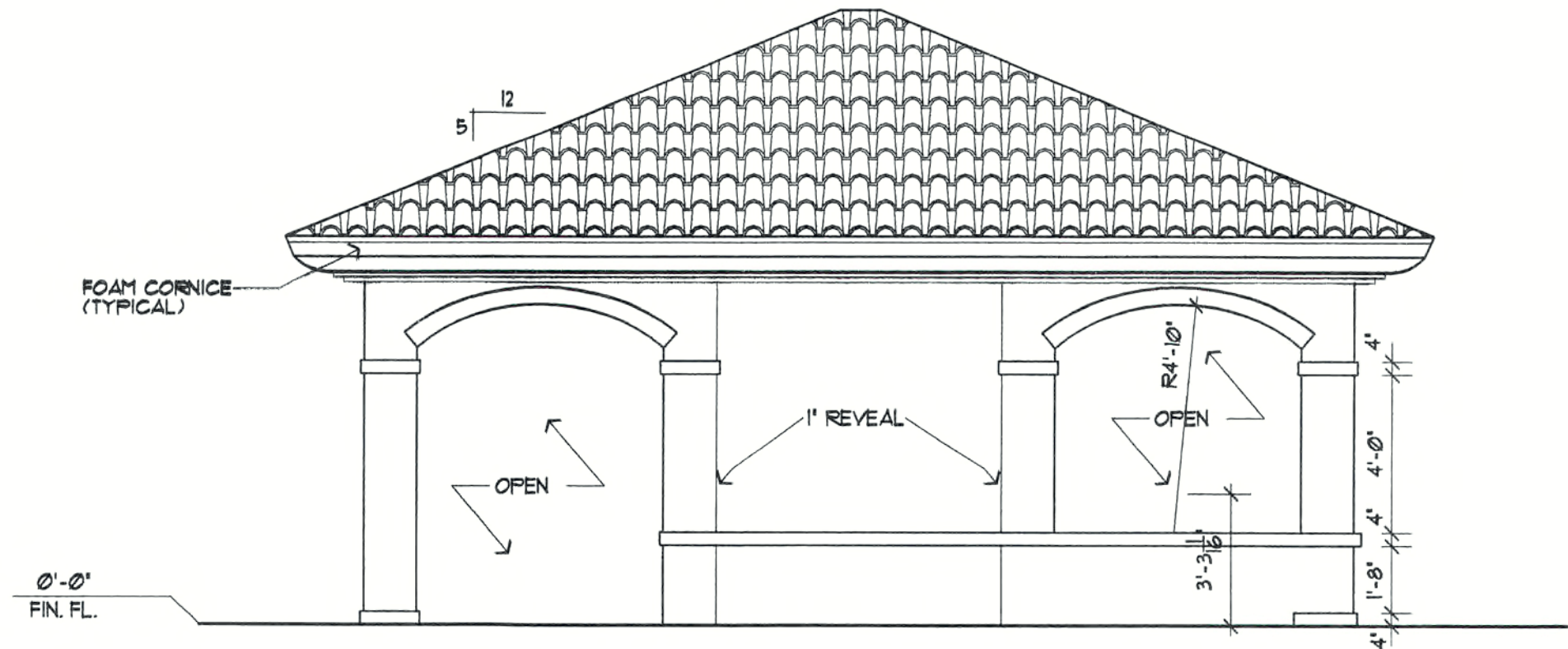


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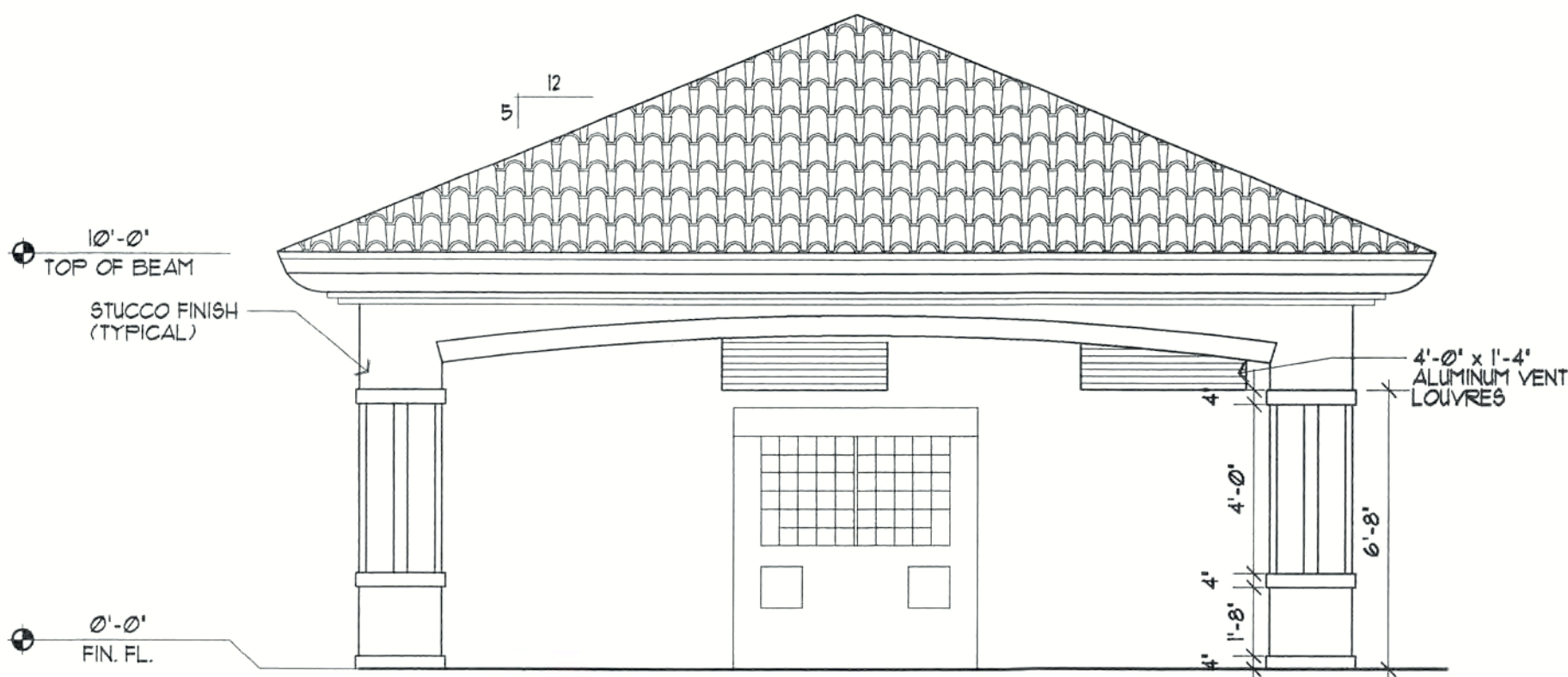
SHEET
AC



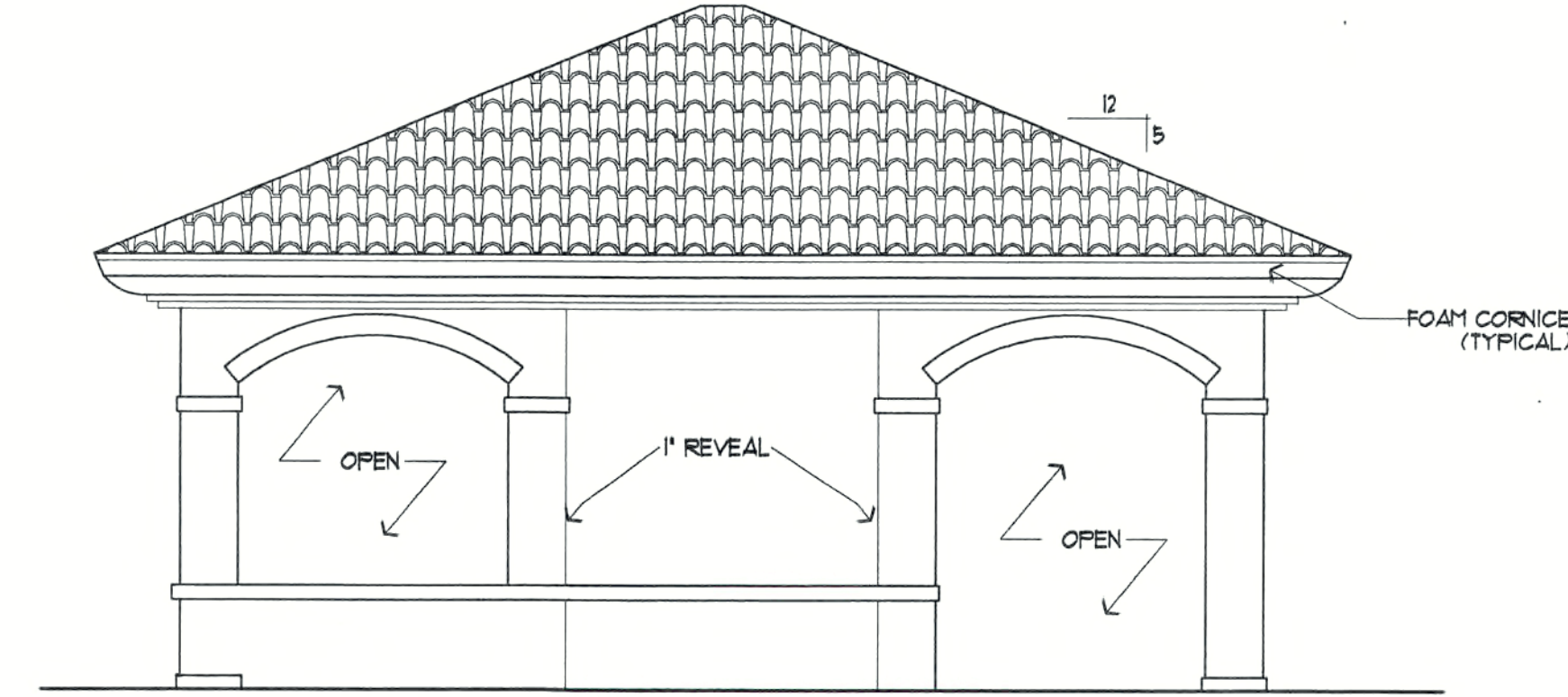
SOUTH ELEVATION
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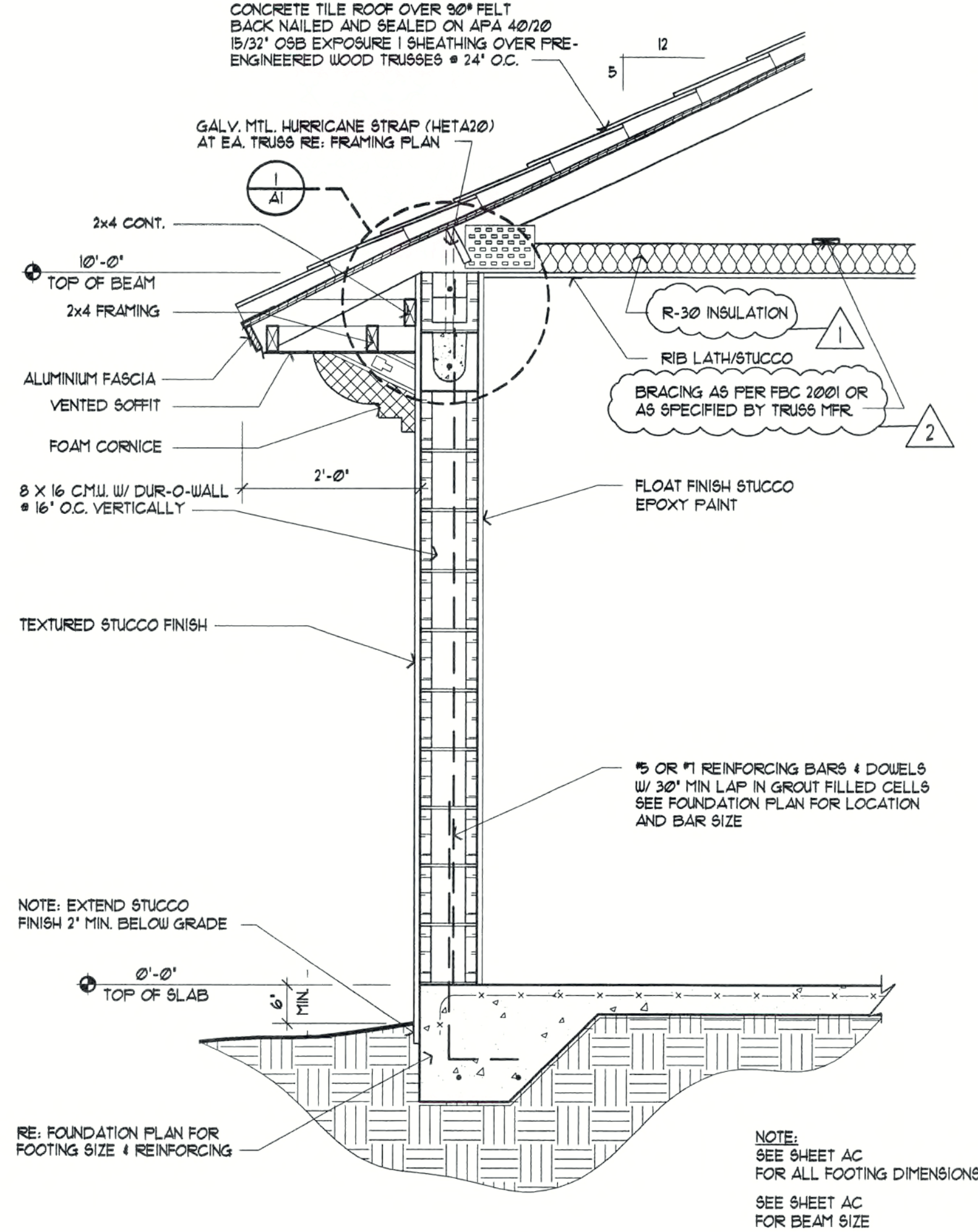
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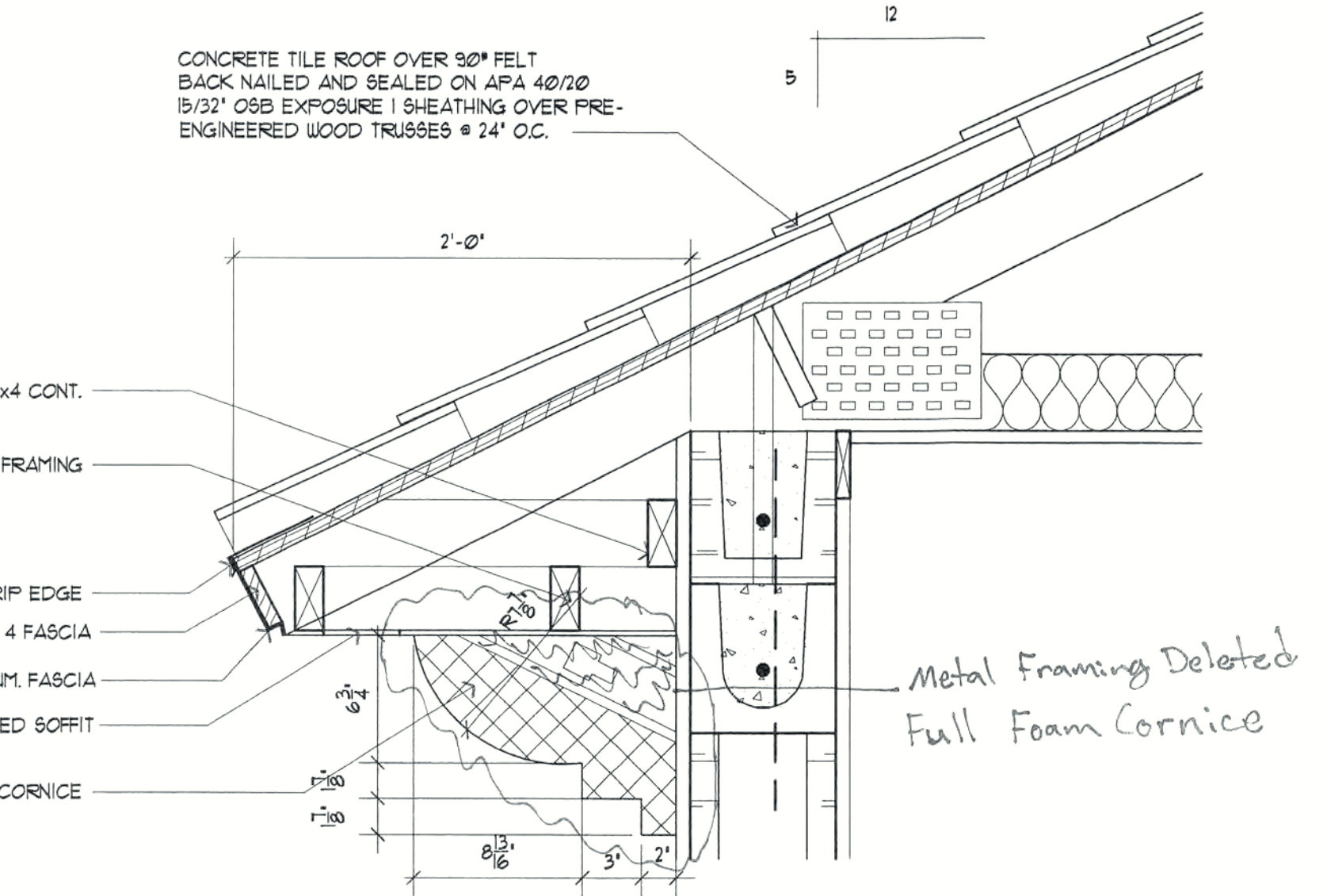
NORTH ELEVATION
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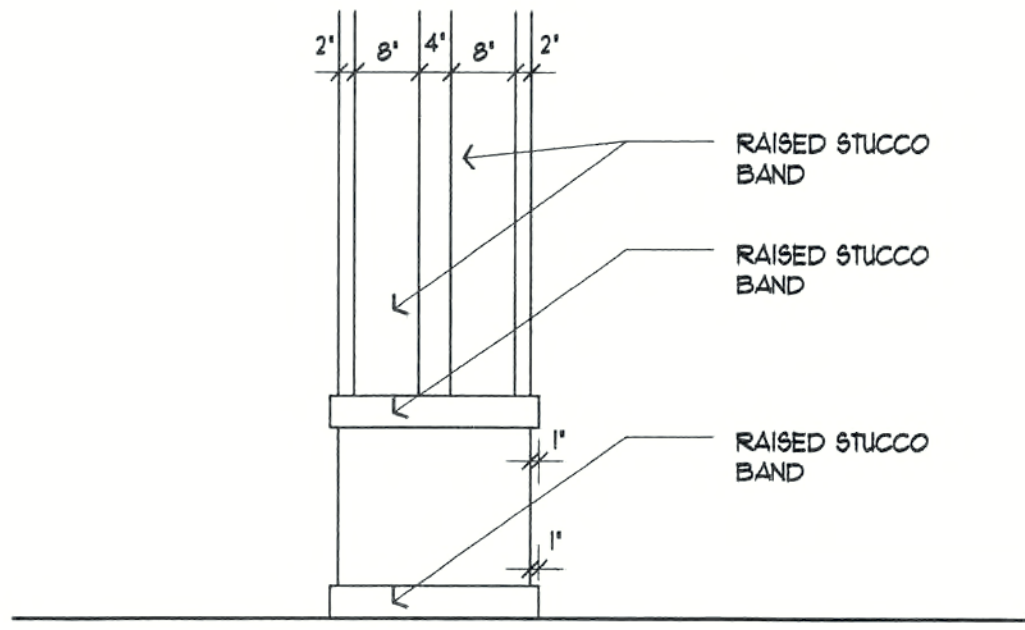
EAST ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



OVERHANG DETAIL
SCALE: 1 1/2" = 1'-0"



TYPICAL COLUMN DETAIL
SCALE: 1/2" = 1'-0"

REVISIONS	
Permit Rev. 1	12-05-03
Permit Rev. 2	1-07-04

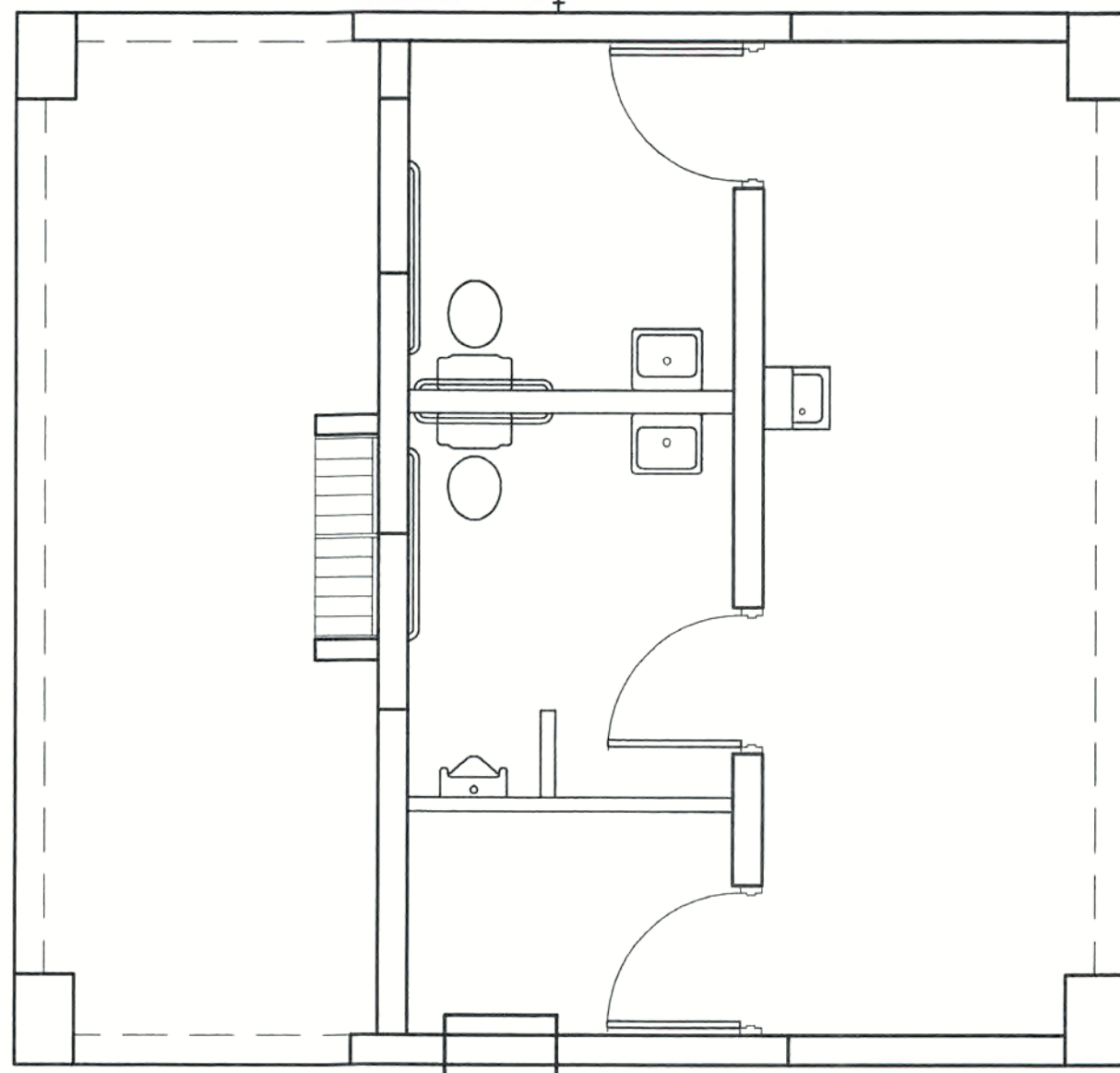
CONSTRUCTION DOCUMENTS FOR
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AA2319



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DRAWN BY:	FRH
CAD REF:	319CABELEV

SHEET
A1

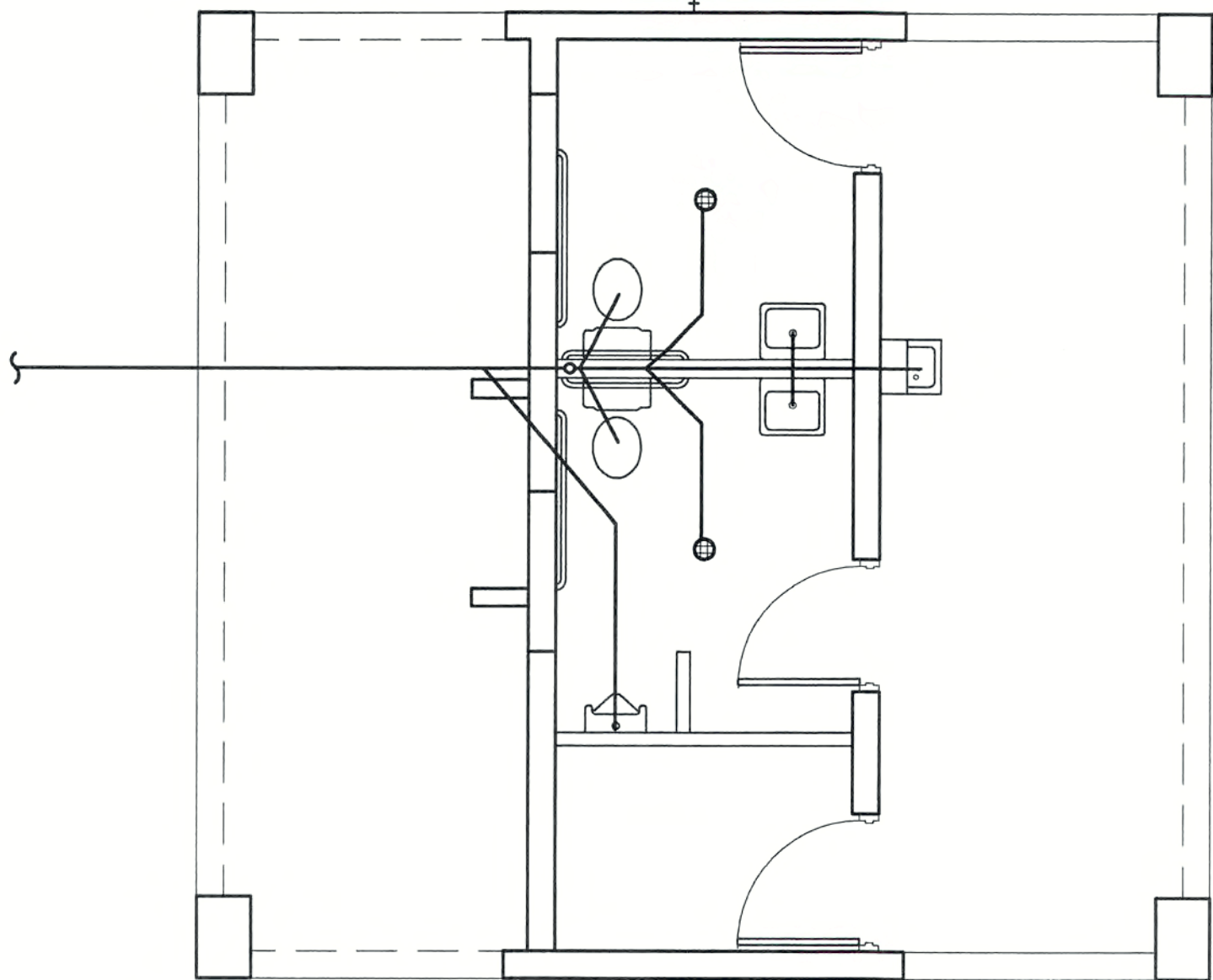


AC-1

MECHANICAL PLAN

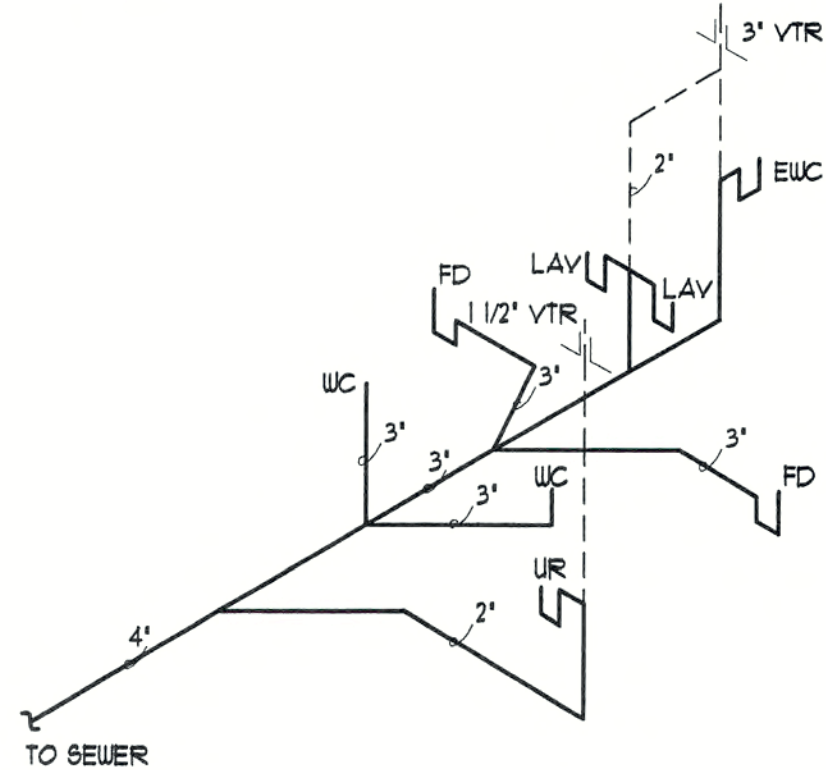
SCALE: 1/4" = 1'-0"

MECHANICAL EQUIPMENT SCHEDULE												
GENERAL												
MARK	MODEL	CFM	O. A.	VOLTAGE	MCA	SEER	MBH	EAT	WGT.	FLA	HEAT KW	MAX FUSE
A/C-1	US01A10E	300	—	115/1/60	7	9.6	7.4	80/61/95	45	7	----	15
1. PROVIDE WALL SLEEVE												
REMARKS												



PLUMBING PLAN

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



PLUMBING RISER DIAGRAM

N.T.S.

- NOTES:
1. CONTRACTOR SHALL COORDINATE YARD PACK FOR POOL AND EQUIPMENT IN POOL EQUIPMENT ROOM OF CABANA.
 2. CONTRACTOR SHALL COORDINATE OUTSIDE SHOWER ON POOL PATIO DECK.

REVISIONS	

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JOB:	0319
DATE:	1/1/04
DRAWN BY:	FRH
CAD REF:	319CABFLR

SHEET
A2



LEGEND				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	8 EXISTING TREES (TO BE SAVED)			
	9 BUFFER YARD TREE	QUERCUS VIRGINIANA	LIVE OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	5 BUFFER YARD TREE	QUERCUS VIRGINIANA	LIVE OAK (NATIVE)	16' HT., 4" CAL. @ 6' A.G., 4" SPR.
	27 (INTERIOR LANDSCAPING TREES)	SABAL PALMETTO	CABBAGE PALM (NATIVE)	8' HT., 7" CAL. @ 6' A.G.
	22 (STREET TREE)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	85 (GENERAL TREE)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	10 (GENERAL TREE)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	16' HT., 4" CAL. @ 6' A.G., 4" SPR.
	10 (GENERAL TREE)	SABAL PALMETTO	CABBAGE PALM (NATIVE)	16' HT., 14" CAL. @ 6' A.G.
	307 (SHRUBS)	MYRTICA CERIFERA CONDORPUS ERECTUS VAR. SERICEUS	SOUTHERN WAX MYRTLE (NATIVE) BUONWOOD, SILVER (NATIVE)	3 GAL./ 24" HGT./ 24" SPR. 3 GAL./ 24" HGT./ 24" SPR.
	OEN SPACE	PASPALUM NOTATUM	BAHA GRASS	SAND CROWN, LAD. ROLLED, FREE OF DAPS, WEEDS, PESTS
	INTERIOR LANDSCAPING OF PARKING AREAS			

TOTAL SHRUBS PROVIDED = 307 SHRUBS (PLUS SHRUBS WITHIN THE PARKING AREA INTERIOR LANDSCAPING LANDS)

TRACT "B"
BLOCK 6633
WETLAND CONSERVATION
AREA

TRACT "B"
BLOCK 6632

TRACT "A"
BLOCK 6632

ZONED R-3
(VACANT)

ROYAWAIIAN CLUB
PHASE II CONDOMINIUM

ZONED R-3
(VACANT)

HANCOCK CREEK SOUTH BOULEVARD
(N.E. 24TH AVENUE)
(PUBLIC COLLECTOR ROAD, 2 LANES, 100' R.O.W.)

ZONED R-3
(VACANT)
TRACT "C"
BLOCK 6633

LEGEND:
 EXISTING PINE TREE
 EXISTING OAK TREE

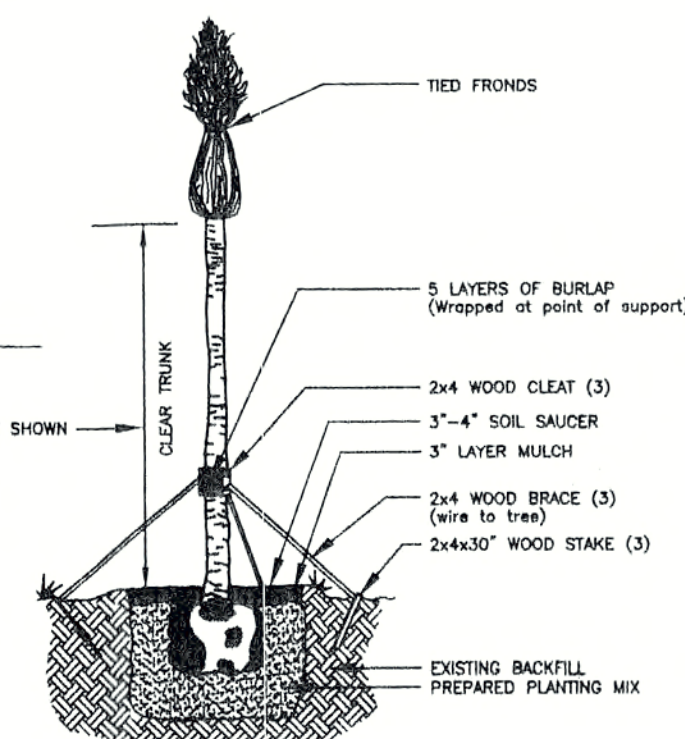
GRAPHIC SCALE IN FEET
0 40 80
SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

N.E. 25th
AVENUE

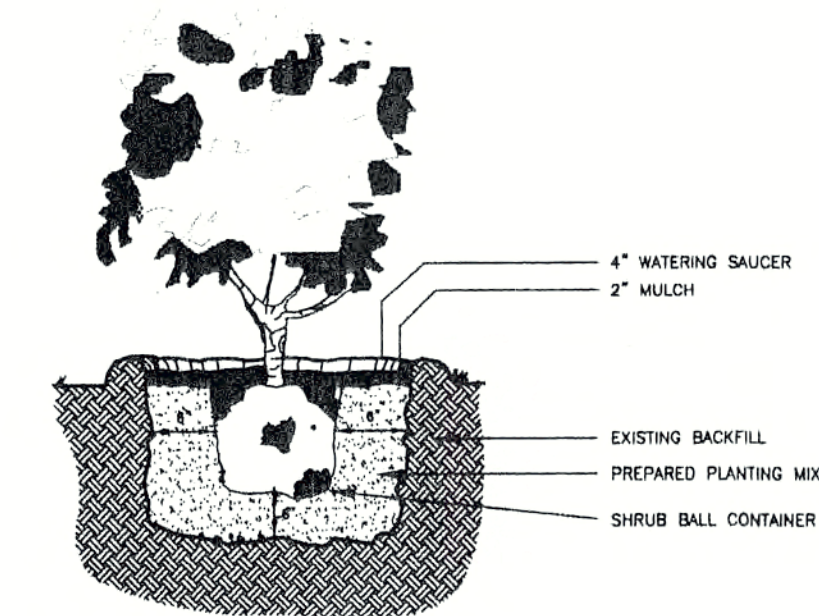
PONDELLA ROAD (S.R. 78A)
(PUBLIC ARTERIAL ROAD, 4 FUTURE LANES, 100' R.O.W.)
ZONED C-3
(OCCUPIED)

TREE/SHRUB LOCATION
AT BERM AREAS
N.T.S.

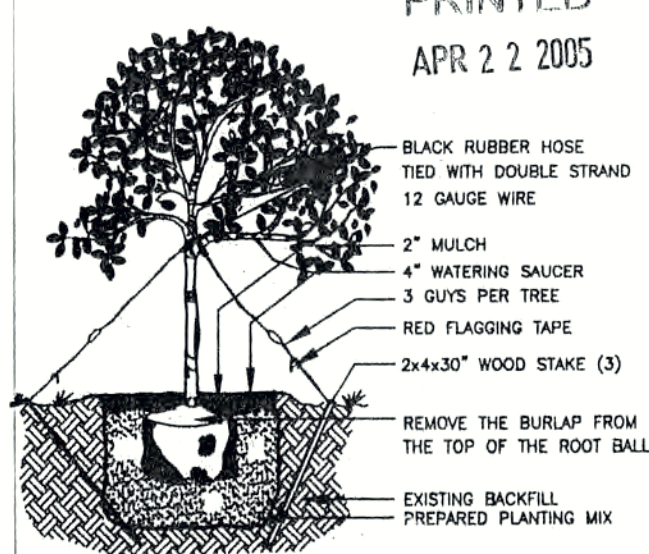
TREE/SHRUB LOCATION
AT DETENTION AREAS
N.T.S.



PALM TREE PLANTING
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.



TYPICAL TREE PLANTING
N.T.S.

LANDSCAPING REQUIREMENTS:

- LANDSCAPING ADJACENT TO PERIMETER BOUNDARY:
PER SECTION 5.2.9.A. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
SIDE #1: (ZONED R-3)
NO BUFFER REQUIRED
SIDE #2: (ZONED R-3)
NO BUFFER REQUIRED
SIDE #3: (ZONED C-3)
REQUIRED 30' BUFFER YARD WITH 4 TREES AND 40 SHRUBS PER 100 L.F.
438.38' OF BUFFER WILL REQUIRE 18 TREES, AND 176 SHRUBS
(5 - 4" CALIPER & 9 - 2" CALIPER TREES ARE PLANTED)
PROVIDED 19 TREE CREDITS & 176 SHRUBS
SIDE #4: (ZONED R-3)
NO BUFFER REQUIRED
- TREE PLANTING REQUIREMENTS:
PER SECTION 5.2.9.B. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(1 TREE/1,500 S.F.) * (262,238.31 S.F.) = 175 TREES
EXISTING TREES TO REMAIN NOT COUNTED TOWARD PARKING AREA INTERIOR LANDSCAPING
= 4 TREES (LARGE DIAMETER TREES)
EXISTING TREE CREDITS = 4 TREES * 5 CREDITS EACH = 20 TREES
5 - 4" CALIPER OAK TREES @ 2 TREE CREDITS EACH = 10 TREES
65 - 2" CALIPER OAK TREES
20 - 14" CALIPER CABBAGE PALMS @ 2 TREE CREDITS = 40 TREES
OVERALL TOTAL = 20 + 10 + 65 + 40 + (19 BUFFER TREE CREDITS) + (22 STREET TREES) = 176 TREES
- LANDSCAPING ADJACENT TO ROADS:
PER SECTION 5.2.9.C. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(1 TREE/30 L.F.) * (654 L.F. OF PROPOSED DEVELOPED PARKING AREA ADJACENT TO STREET) = 22 TREES
(1 SHRUB/5 L.F.) * (654 L.F. OF PROPOSED DEVELOPED PARKING AREA ADJACENT TO STREET) = 131 SHRUBS
(ALL OF THIS REQUIREMENT HAS BEEN MET BY THE TREE PLANTING REQUIREMENTS)
- PARKING AREA INTERIOR LANDSCAPING:
PER SECTION 5.2.9.D. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(13 S.F. FOR EACH PARKING SPACE) * (122 PARKING SPACES) = 1,586 S.F. OF INTERIOR LANDSCAPING REQUIRED.
INTERIOR LANDSCAPING PROVIDED = 5,446 S.F.
NOTE: EACH INTERIOR LANDSCAPED AREA SHALL INCLUDE (1) ONE TREE WITH THE REMAINING AREA ADEQUATELY LANDSCAPED WITH SHRUBS, GROUND COVER, OR OTHER LANDSCAPING MATERIAL NOT TO EXCEED (3) THREE FEET IN HEIGHT.
(1 TREE FOR EACH (4) FOUR PARKING SPACES) * (122 PARKING SPACES) = 31 TREES REQUIRED
INTERIOR AREA PARKING TREES PROVIDED = 31 TREES (4 EXISTING & 27 PROPOSED)

MAINTENANCE PLAN FOR EXOTIC VEGETATION:

- THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS, (ORD. 49-93, 9-13-93) - PROHIBITED TREES AND REMOVAL OF INVASIVE EXOTICS - INVASIVE EXOTICS INCLUDE: BRAZILIAN PEPPER, (PUNK TREE, CAJUPUT TREE, PAPERBARK TREE), CASUARINA SPECIES (AUSTRALIAN PINES), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER), AUSTRALIAN PINE, ALL MELALEUCA SPECIES, ALL EUCALYPTUS, EXCEPT EUCALYPTUS ANERA AND TORELLIANA. VEGETATION SHALL BE REMOVED FROM THIS SITE, AND THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS. IN THE EVENT THAT ANY OF THE ABOVE MENTIONED EXOTICS ARE FOUND ON THIS SITE THAT ARE NOT SHOWN ON ANY PLANS SUPPLIED, THEY ARE TO BE REMOVED.
- IN ORDER TO PREVENT REGROWTH OF ANY INVASIVE EXOTICS, THIS SITE WILL BE TREATED PERIODICALLY WITH HERBICIDE TO ENSURE THAT THIS SITE REMAINS WITHOUT ANY INVASIVE EXOTICS. THIS WILL BE THE RESPONSIBILITY OF THE OWNER. IF REGROWTH OF ANY INVASIVE EXOTICS OCCURS, THE OWNER WILL HAVE THEM REMOVED WITH THE APPROPRIATE MEANS TO DO SO.
- THE MAINTENANCE PROGRAM SHALL BE IN EFFECT PERPETUALLY.

LANDSCAPING NOTES:

- ALL PLANT MATERIALS AND TREES SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO.1 AS SPECIFIED IN "GRADES & STANDARDS FOR NURSERY PLANTS", PART 1, 2963, AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, OR EQUAL AS APPROVED BY THE DIRECTOR.
- TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN OF GREATER THAN 15 FEET AND HAVING TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION OVER 5 FEET OF CLEAR WOOD. ALL SHADE TREES OTHER THAN PALM TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AT PLANTING. IN ADDITION, ALL TREES OTHER THAN PALM TREES SHALL HAVE A DIAMETER OF 2 INCHES WHEN MEASURED AT A HEIGHT OF 6 INCHES ABOVE THE GROUND. PALM TREES SHALL HAVE A TRUNK BASE OF 7 INCHES WHEN MEASURED AT GROUND LEVEL WHICH DOES NOT INCLUDE ANY PORTION OF THE ROOT-BALL.
- THE FOLLOWING TREES ARE PROHIBITED FOR PLANTING: BRAZILIAN PEPPER, AUSTRALIAN PINE, ALL MELALEUCA SPECIES, ALL EUCALYPTUS ANERA AND TORELLIANA.
- THE LOT AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, OR SIDEWALK SHALL BE SODDED. GROUNDCOVERS USED IN LIEU OF SOD MUST BE PLANTED NO MORE THAN 24 INCHES APART FOR ONE GALLON POTS, 12 INCHES APART FOR 4 INCH POTS. SHRUB GROUPINGS USED IN LIEU OF SOD MUST BE PLANTED NO MORE THAN 36 INCHES APART FOR ONE GALLON POTS, 48 INCHES APART FOR THREE GALLON POTS. EXCEPT: THERE WILL BE NO "IN LIEU OF SOD" IN RETENTION AREAS.
- THE RIGHT-OF-WAY/SWALE FROM THE EDGE OF THE STREET PAVEMENT TO THE PROPERTY LINE MUST BE REGRADED TO ORIGINAL CONDITIONS AND RESODDED.
- TREES WITHIN 20 FEET OF EXISTING OVERHEAD POWER LINES SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF LESS THAN 20 FEET. PALMS TREES WITHIN 15 FEET OF EXISTING OVERHEAD POWER LINES ARE PROHIBITED EXCEPT FOR PYGMY DATE PALM, ARECA PALM, CHRISTMAS PALM, PAURIS PALM, AND OTHER SPECIES THAT ATTAIN A HEIGHT OF LESS THAN 20 FEET WHEN MATURE.
- NO SHRUBS, LIGHT FIXTURES, AND TREES SHALL BE WITHIN 3 FEET OF INTERNAL CURB.

PRINTED
APR 22 2005

Bean, Whitaker, Lutz & Karch, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BLVD., SUITE 1, FT. MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919

DESIGNED BY: S. YOUNES
DRAFTING BY: S. YOUNES
DATE: 6/2/03
PROJECT NUMBER: 34123-E (03-15)

APPROVED BY: A.R. KARCH
SCALE: 1"=40'

LANDSCAPE
PLAN
& NOTES

SHEET
C-7

FILE: 4-44-24

MR. GREGG A. FOUS, MANAGING MEMBER
BRIXTON DEVELOPMENT, LLC.
15950 W. BAYVIEW BLVD., SUITE 100
FORT MYERS, FL 33908
(239) 573-5888

AHMAD R. KAREH, P.E.
FLORIDA REG. NO.
43324

DATE:

STATUS

AS-BUILT REVISIONS - 01/20/2005
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 01/30/2004
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 11/17/2003

SECTION 4, T 44S, R 24E, CAPE CORAL, FLORIDA

OASIS CONDOMINIUM

34123-E SITE

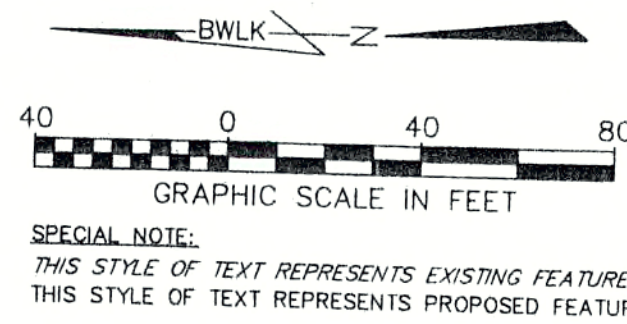
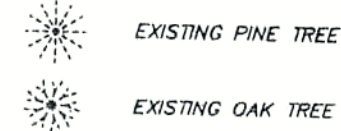
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	8 EXISTING TREES (TO BE SAVED)			
	9 (8' HEIGHT TREES)	QUERCUS VIRGINIANA	LIVE OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	5 (16' HEIGHT TREES)	QUERCUS VIRGINIANA	LIVE OAK (NATIVE)	16' HT., 4" CAL. @ 6' A.G., 4" SPR.
	27 (INTERIOR LANDSCAPING TREES)	SABAL PALMETTO	CABBAGE PALM (NATIVE)	8' HT., 7" CAL. @ 6' A.G., 4" SPR.
	22 (STREET TREES)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	85 (GENERAL TREES)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	10' HT., 2" CAL. @ 6' A.G., 4" SPR.
	5 (GENERAL TREES)	QUERCUS LAURELIFOLIA	LAUREL OAK (NATIVE)	16' HT., 4" CAL. @ 6' A.G., 4" SPR.
	20 (GENERAL TREES)	SABAL PALMETTO	CABBAGE PALM (NATIVE)	16' HT., 14" CAL. @ 6' A.G., 4" SPR.
	307 (SHRUBS)	MYRTICA CERIFERA CONOCARPUS ERECTUS VAR. SERICEUS	SOUTHERN WAX MYRTLE (NATIVE) BUTTERNUT SILVER (NATIVE)	3 GAL./ 24" HGT./ 24" SPR. 3 GAL./ 24" HGT./ 24" SPR.
	OPEN SPACE	PASPALUM NOTATUM	BAIRN GRASS	SAND GROWN, LAID, ROLLED, FREE OF OMS, WEEDS, PESTS
	INTERIOR LANDSCAPING OF PARKING AREAS			

TOTAL SHRUBS PROVIDED = 307 SHRUBS (PLUS SHRUBS WITHIN THE PARKING AREA INTERIOR LANDSCAPING ISLANDS)

TRACT "B"
BLOCK 6633
WETLAND CONSERVATION AREA

TRACT "C"
BLOCK 6633
HAWAIIAN CLUB PHASE II CONDOMINIUM
(PUBLIC COLLECTOR ROAD, 2 LANES, 100' R.O.W.)

LEGEND:



SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

ZONED R-3
(VACANT)

ZONED R-3
(VACANT)

N.E. 25th
AVENUE

ZONED C-3
(OCCUPIED)

PONDELLA ROAD (S.R. 78A)
(PUBLIC ARTERIAL ROAD, 4 FUTURE LANES, 100' R.O.W.)

TRACT "A"
BLOCK 6632

ZONED R-3
(VACANT)

EXISTING LAKE

UNPLATTED

ZONED R-3: (MULTI-FAMILY RESIDENTIAL DISTRICT)
(FUTURE USE: MULTI-FAMILY)
(NO BUFFER REQUIRED)

ROYAL HAWAIIAN CLUB
PHASE II CONDOMINIUM

IRRIGATION NOTE:

THE SITE SHALL BE PROPERLY IRRIGATED.
THE DESIGN, PERMITTING, AND INSTALLATION SHALL BE
BY A LICENSED IRRIGATION CONTRACTOR, RETAINED BY THE CLIENT.

LANDSCAPING REQUIREMENTS:

- LANDSCAPING ADJACENT TO PERIMETER BOUNDARY:
PER SECTION 5.2.9.A. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
SIDE #1: (ZONED R-3)
NO BUFFER REQUIRED
SIDE #2: (ZONED R-3)
NO BUFFER REQUIRED
SIDE #3: (ZONED C-3)
REQUIRED 30' BUFFER YARD WITH 4 TREES AND 40 SHRUBS PER 100 L.F.
438.38' OF BUFFER WILL REQUIRE 18 TREES, AND 178 SHRUBS
(5 - 4" CALIPER & 9 - 2" CALIPER TREES ARE PLANTED)
PROVIDED 19 TREE CREDITS & 176 SHRUBS
SIDE #4: (ZONED R-3)
NO BUFFER REQUIRED
- TREE PLANTING REQUIREMENTS:
PER SECTION 5.2.9.B. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(1 TREE/1,500 S.F.) * (262,238.31 S.F.) = 175 TREES
EXISTING TREES TO REMAIN NOT COUNTED TOWARD PARKING AREA INTERIOR LANDSCAPING
= 4 TREES (LARGE DIAMETER TREES)
EXISTING TREE CREDITS = 4 TREES * 5 CREDITS EACH = 20 TREES
5 - 4" CALIPER OAK TREES @ 2 TREE CREDITS EACH = 10 TREES
65 - 2" CALIPER OAK TREES
20 - 14" CALIPER CABBAGE PALMS @ 2 TREE CREDITS = 40 TREES
OVERALL TOTAL = 20 + 10 + 65 + 40 + (19 BUFFER TREE CREDITS) + (22 STREET TREES) = 176 TREES
- LANDSCAPING ADJACENT TO ROADS:
PER SECTION 5.2.9.C. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(1 TREE/30 L.F.) * (654 L.F. OF PROPOSED DEVELOPED PARKING AREA ADJACENT TO STREET) = 22 TREES
(1 SHRUB/5 L.F.) * (654 L.F. OF PROPOSED DEVELOPED PARKING AREA ADJACENT TO STREET) = 131 SHRUBS
(ALL OF THIS REQUIREMENT HAS BEEN MET BY THE TREE PLANTING REQUIREMENTS)
- PARKING AREA INTERIOR LANDSCAPING:
PER SECTION 5.2.9.D. OF THE CITY OF CAPE CORAL, LAND USE AND DEVELOPMENT REGULATIONS:
(13 S.F. FOR EACH PARKING SPACE) * (122 PARKING SPACES) = 1,586 S.F. OF INTERIOR LANDSCAPING REQUIRED.
INTERIOR LANDSCAPING PROVIDED = 5,446 S.F.
NOTE: EACH INTERIOR LANDSCAPED AREA SHALL INCLUDE (1) ONE TREE WITH THE REMAINING AREA ADEQUATELY LANDSCAPED WITH SHRUBS, GROUND COVER, OR OTHER LANDSCAPING MATERIAL NOT TO EXCEED (3) THREE FEET IN HEIGHT.
(1 TREE FOR EACH (4) FOUR PARKING SPACES) * (122 PARKING SPACES) = 31 TREES REQUIRED
INTERIOR AREA PARKING TREES PROVIDED = 31 TREES (4 EXISTING & 27 PROPOSED)

MAINTENANCE PLAN FOR EXOTIC VEGETATION:

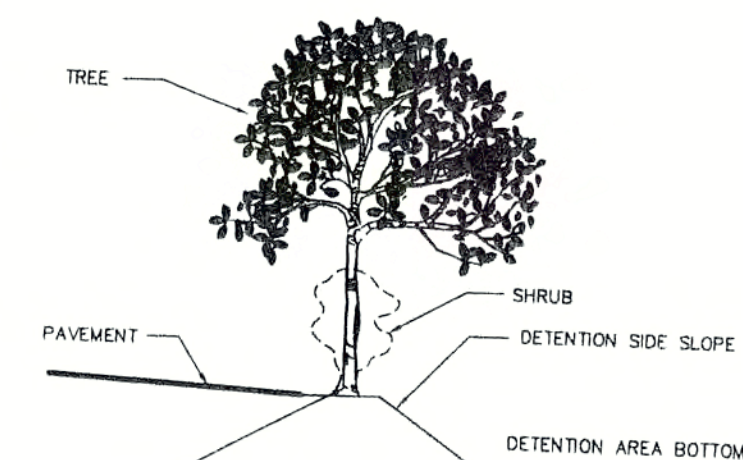
- THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS, (ORD. 49-93, 9-13-93) - PROHIBITED TREES AND REMOVAL OF INVASIVE EXOTICS - INVASIVE EXOTICS INCLUDE: BRAZILIAN PEPPER, (PUNK TREE, CAPEPUT TREE, PAPERBARK TREE), CASUARINA SPECIES, (AUSTRALIAN PINE, SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER, AUSTRALIAN PINE, ALL MELALEUCA SPECIES, ALL EUCALYPTUS, EXCEPT EUCALYPTUS ANERA AND TORELLIANA. VEGETATION SHALL BE REMOVED FROM THIS SITE, AND THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS. IN THE EVENT THAT ANY OF THE ABOVE MENTIONED EXOTICS ARE FOUND ON THIS SITE THAT ARE NOT SHOWN ON ANY PLANS SUPPLIED, THEY ARE TO BE REMOVED.
- IN ORDER TO PREVENT REGROWTH OF ANY INVASIVE EXOTICS, THIS SITE WILL BE TREATED PERIODICALLY WITH HERBICIDE TO ENSURE THAT THIS SITE REMAINS WITHOUT ANY INVASIVE EXOTICS. THIS WILL BE THE RESPONSIBILITY OF THE OWNER. IF REGROWTH OF ANY INVASIVE EXOTICS OCCURS, THE OWNER WILL HAVE THEM REMOVED WITH THE APPROPRIATE MEANS TO DO SO.
- THE MAINTENANCE PROGRAM SHALL BE IN EFFECT PERPETUALLY.

LANDSCAPING NOTES:

- ALL PLANT MATERIALS AND TREES SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO.1 AS SPECIFIED IN "GRADES & STANDARDS FOR NURSERY PLANTS", PART 1, 2863, AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, OR EQUAL AS APPROVED BY THE DIRECTOR.
- TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN OF GREATER THAN 15 FEET AND HAVING TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION OVER 5 FEET OF CLEAR WOOD. ALL SHADE TREES OTHER THAN PALM TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AT PLANTING. IN ADDITION, ALL TREES OTHER THAN PALM TREES SHALL HAVE A DIAMETER OF 2 INCHES WHEN MEASURED AT A HEIGHT OF 6 INCHES ABOVE THE GROUND. PALM TREES SHALL HAVE A TRUNK BASE OF 7 INCHES WHEN MEASURED AT GROUND LEVEL WHICH DOES NOT INCLUDE ANY PORTION OF THE ROOT-BALL.
- THE LOT AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, OR SIDEWALK SHALL BE SODDED. GROUNDCOVERS USED IN LIEU OF SOD MUST BE PLANTED NO MORE THAN 24 INCHES APART FOR ONE GALLON POTS, 12 INCHES APART FOR 4 INCH POTS. SHRUB GROUPINGS USED IN LIEU OF SOD MUST BE PLANTED NO MORE THAN 36 INCHES APART FOR ONE GALLON POTS, 48 INCHES PART FOR THREE GALLON POTS. EXCEPT: THERE WILL BE NO "IN LIEU OF SOD" IN RETENTION AREAS.
- THE RIGHT-OF-WAY/SWALE FROM THE EDGE OF THE STREET PAVEMENT TO THE PROPERTY LINE MUST BE REGRADED TO ORIGINAL CONDITIONS AND RESODDED.
- TREES WITHIN 20 FEET OF EXISTING OVERHEAD POWER LINES SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF LESS THAN 20 FEET. PALMS TREES WITHIN 15 FEET OF EXISTING OVERHEAD POWER LINES ARE PROHIBITED EXCEPT FOR PYGMY DATE PALM, ARECA PALM, CHRISTMAS PALM, PAURITIS PALM, AND OTHER SPECIES THAT ATTAIN A HEIGHT OF LESS THAN 20 FEET WHEN MATURE.
- NO SHRUBS, LIGHT FIXTURES, AND TREES SHALL BE WITHIN 3 FEET OF INTERNAL CURB.

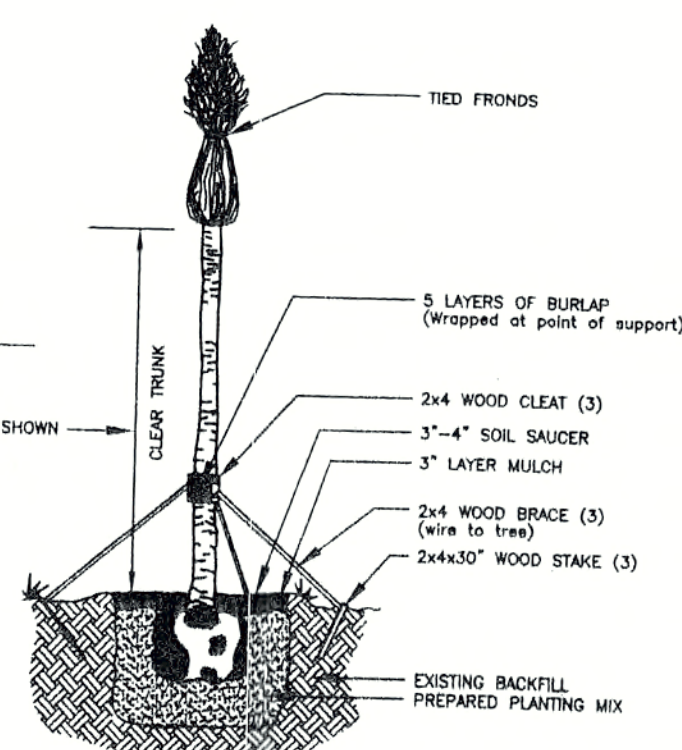
TREE/SHRUB LOCATION AT BERM AREAS

N.T.S.



TREE/SHRUB LOCATION AT DETENTION AREAS

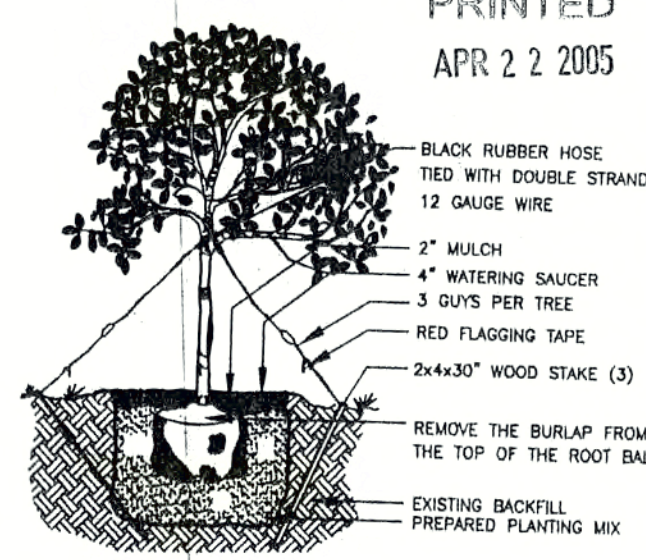
N.T.S.



PALM TREE PLANTING
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.



TYPICAL TREE PLANTING
N.T.S.

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AUTHORIZATION NUMBER: EB4919

DRAWING BY: S. YOUNES
DESIGNED BY: S. YOUNES
PROJECT NUMBER: 34123-E (03-15)
DATE: 6/2/03
SCALE: 1"=40'

LANDSCAPE
PLAN
& NOTES

SHEET
C-7

FILE:

MR. GREGG A. FOLS, MANAGING MEMBER
BRANDS & ASSOCIATES, L.L.C.
11595 KELLY ROAD
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AMMAD R. KAREH, P.E.
FLORIDA REG. NO.
43324

OASIS CONDOMINIUM
SECTION 4, T 44S, R 24E, CAPE CORAL, FLORIDA

AS-BUILT REVISIONS - 01/20/2005
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 01/30/2004
REVISIONS PER THE CITY OF CAPE CORAL COMMENTS - 11/17/2003

DATE:

STATUS