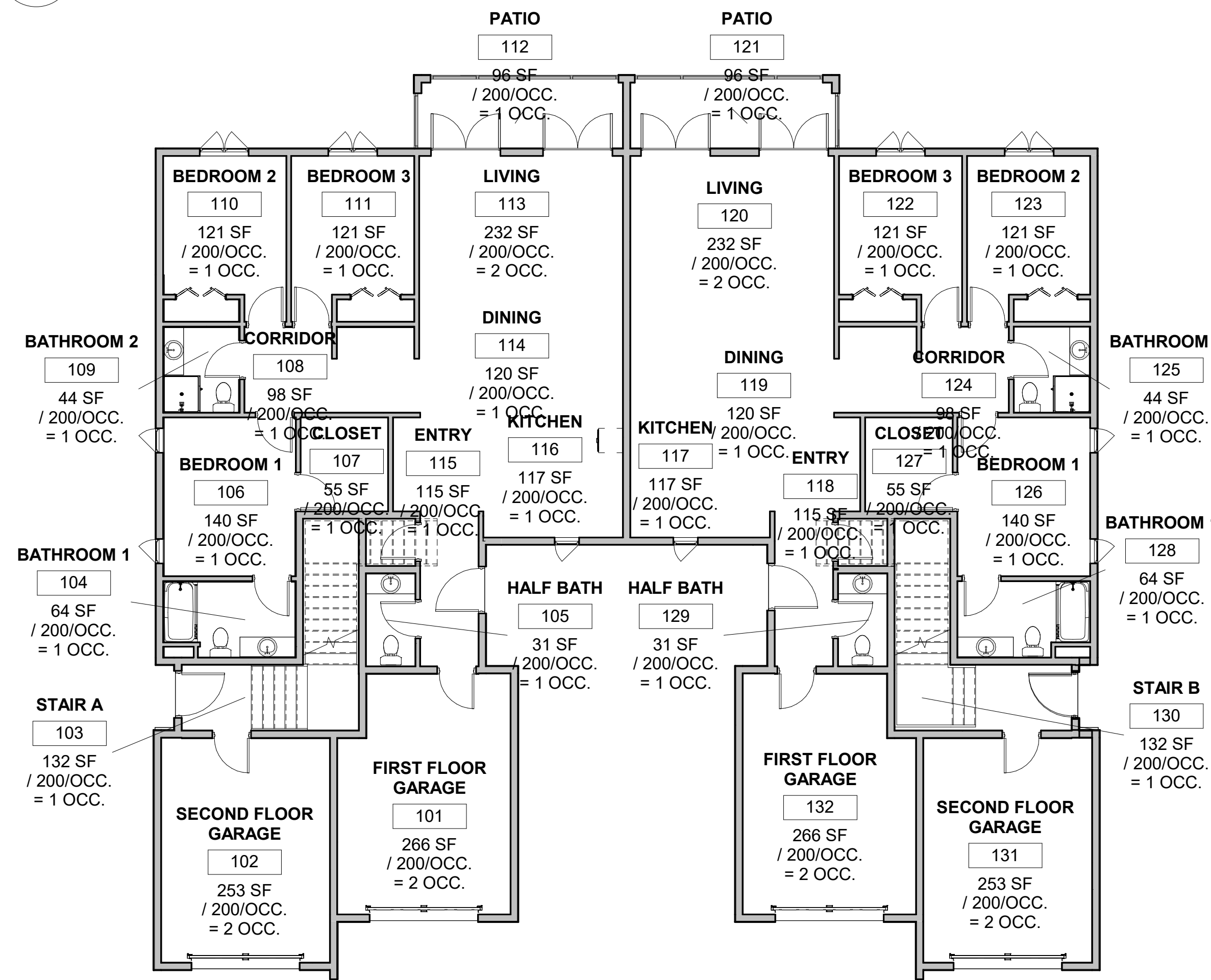


1 SECOND FLOOR PLAN - LIFE SAFETY
1/8" = 1'-0"



2 FIRST FLOOR PLAN - LIFE SAFETY
1/8" = 1'-0"

ROOM SCHEDULE

ROOM	Name	AREA	OCC. FACTOR	OCC. LOAD
UNIT A				
101	FIRST FLOOR GARAGE	266 SF	200	2
102	SECOND FLOOR GARAGE	253 SF	200	2
103	STAIR A	132 SF	200	1
104	BATHROOM 1	64 SF	200	1
105	HALF BATH	31 SF	200	1
106	BEDROOM 1	140 SF	200	1
107	CLOSET	55 SF	200	1
108	CORRIDOR	98 SF	200	1
109	BATHROOM 2	44 SF	200	1
110	BEDROOM 2	121 SF	200	1
111	BEDROOM 3	121 SF	200	1
112	PATIO	96 SF	200	1
113	LIVING	232 SF	200	2
114	DINING	120 SF	200	1
115	ENTRY	115 SF	200	1
116	KITCHEN	117 SF	200	1
UNIT B				
117	KITCHEN	117 SF	200	1
118	ENTRY	115 SF	200	1
119	DINING	120 SF	200	1
120	LIVING	232 SF	200	2
121	PATIO	96 SF	200	1
122	BEDROOM 3	121 SF	200	1
123	BEDROOM 2	121 SF	200	1
124	CORRIDOR	98 SF	200	1
125	BATHROOM 2	44 SF	200	1
126	BEDROOM 1	140 SF	200	1
127	CLOSET	55 SF	200	1
128	BATHROOM 1	64 SF	200	1
129	HALF BATH	31 SF	200	1
130	STAIR B	132 SF	200	1
131	SECOND FLOOR GARAGE	253 SF	200	2
132	FIRST FLOOR GARAGE	266 SF	200	2
UNIT C				
201	STAIR	150 SF	200	1
202	BATHROOM 1	64 SF	200	1
203	HALF BATH	31 SF	200	1
204	BEDROOM 1	140 SF	200	1
205	CLOSET	55 SF	200	1
206	CORRIDOR	98 SF	200	1
207	BATHROOM 2	44 SF	200	1
208	BEDROOM 2	121 SF	200	1
209	BEDROOM 3	121 SF	200	1
210	PATIO	96 SF	200	1
211	LIVING	276 SF	200	2
212	DINING	77 SF	200	1
213	KITCHEN	168 SF	200	1
214	ENTRY	81 SF	200	1
215	OFFICE	95 SF	200	1
UNIT D				
216	OFFICE	95 SF	200	1
217	ENTRY	81 SF	200	1
218	KITCHEN	168 SF	200	1
219	DINING	77 SF	200	1
220	LIVING	276 SF	200	2
221	PATIO	96 SF	200	1
222	BEDROOM 3	121 SF	200	1
223	BEDROOM 2	121 SF	200	1
224	CORRIDOR	98 SF	200	1
225	BATHROOM 2	44 SF	200	1
226	CLOSET	55 SF	200	1
227	BEDROOM 1	140 SF	200	1
228	HALF BATH	31 SF	200	1
229	BATHROOM 1	64 SF	200	1
230	STAIR	151 SF	200	1
TOTAL: 62		7238 SF		70

APPLICABLE CODES

BUILDING CODE:	2020 7TH EDITION FLORIDA BUILDING CODE (CURRENT)
EXISTING BUILDING CODE:	2020 7TH EDITION FLORIDA EXISTING BUILDING CODE (CURRENT)
PLUMBING CODE:	2020 7TH EDITION FLORIDA PLUMBING CODE (CURRENT)
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE (CURRENT)
MECHANICAL CODE:	2020 7TH EDITION FLORIDA MECHANICAL CODE (CURRENT)
ACCESSIBILITY CODE:	2020 7TH EDITION FLORIDA BUILDING CODE/ADA (CURRENT)
FIRE CODE:	2020 7TH EDITION FLORIDA FIRE PROTECTION CODE (CURRENT)

BUILDING INFORMATION

FLOOD ZONE (PER ---)	-
FLOOD ZONE ELEVATION	--- NGVD (--- NAVD)
BUILDING FINISHED FLOOR ELEVATION	---
SPRINKLER SYSTEM	NO
CONSTRUCTION TYPE CLASSIFICATION	IIIB
TOTAL SQUARE FOOTAGE	3,765 SF PER FLOOR (1,882.5 PER UNIT)
FLOOD ZONE (PER ---)	-

CH 3 - USE AND OCCUPANY CLASSIFICATION
310.4 RESIDENTIAL GROUP R-2

CH. 5 - GENERAL BUILDING HEIGHTS & AREAS

	ALLOWED	PROVIDED
BUILDING HEIGHT ABOVE GRADE PLANE (FT)	TABLE 504.3a 55	-
NUMBER OF STORIES ABOVE GRADE PLANE	TABLE 504.4 4	2
ALLOWABLE AREA (SF)	TABLE 506.2 16,000	-

CHAPTER 6 - TYPE OF CONSTRUCTION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS - TABLE 601	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	0	-
EXTERIOR BEARING WALLS	2	-
INTERIOR BEARING WALLS	0	-
NON-BEARING EXTERIOR WALLS (PER TABLE 602)	1	-
FLOOR CONSTRUCTION	0	-
ROOF CONSTRUCTION	0	-

CHAPTER 10 - MEANS OF EGRESS

BASED ON MOST STRINGENT OCCUPANCY	OCCUPANCY	REQUIRED	PROVIDED
TABLE 1006.2.1 - MAX TRAVEL DISTANCE (ONE EXIT)	B,S	100	-
TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE	B	300	-
TABLE 1020.1 - CORRIDOR FIRE RESISTANCE RATING	B,S (> 30)	0	0
TABLE 1020.2 - MINIMUM CORRIDOR WIDTH (INCHES)	B,S	44	60

PLUMBING FIXTURE CALCULATION

TYPE	CALCULATION	MALE - 94 OCCS.		FEMALE - 94 OCCS.	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1/25 FOR FIRST 50, 1/50 FOR REMAINING	3	1WC, 2 UR	3	3
LAVATORY	1/40 FOR FIRST 80, 1/80 FOR REMAINING	3	3	3	3
DRINKING FOUNTAIN	1/100	1	2	1	2
SERVICE SINK	1 SERVICE SINK	1	1	1	1

TYPE	CALCULATION	MALE - -- OCCS.		FEMALE - -- OCCS.	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1/100	-	-	-	-
LAVATORY	1/100	-	-	-	-
DRINKING FOUNTAIN	1/1,000	-	-	-	-
SERVICE SINK	1 SERVICE SINK	-	-	-	-

LIFE SAFETY PLAN LEGEND

EMERGENCY LIGHT
EXIT/EMERGENCY COMBO
WALL MOUNTED FIRE EXTINGUISHER - 5 LB. ABC TYPE (3A:10BC)
DIRECTION OF EGRESS
NOTE: FIRE MARSHAL TO FIELD LOCATE/ APPROVE ALL LOCATIONS & QUANTITY PRIOR TO INSTALLATION
--- 1 HOUR RATED WALL PER UL 465

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FL LICENSE # 97143



DATE: 1/20/2023
TITLE: LIFE SAFETY PLAN

SHEET NO. AG2

SHEET NO. AG2

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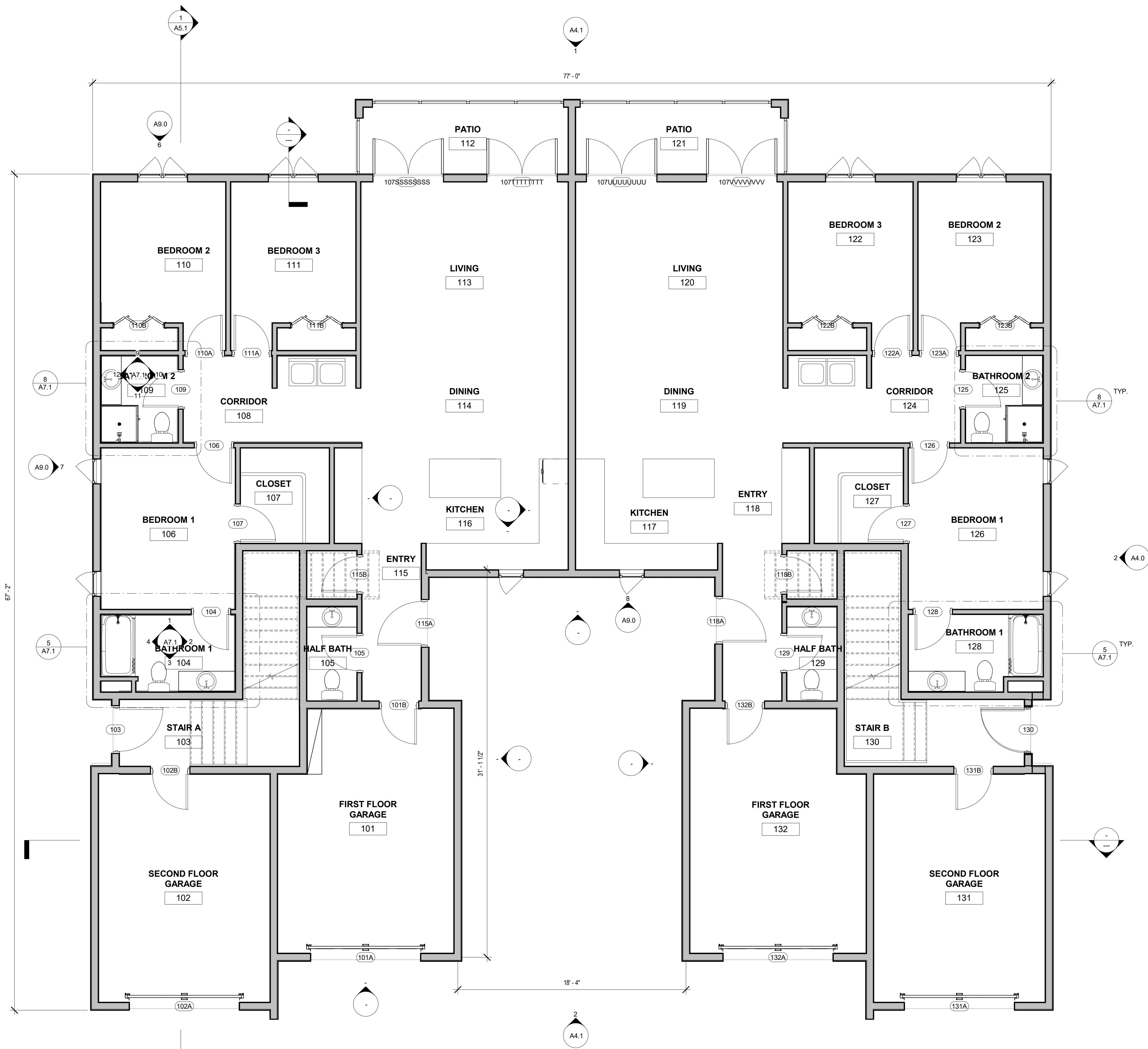
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 INFO@PDSinonline.com



DATE: 1/20/2023
 TITLE: FIRST FLOOR PLAN



SHEET NO.
A1.0



1 FIRST FLOOR PLAN
 A1.0 1/4" = 1'-0"

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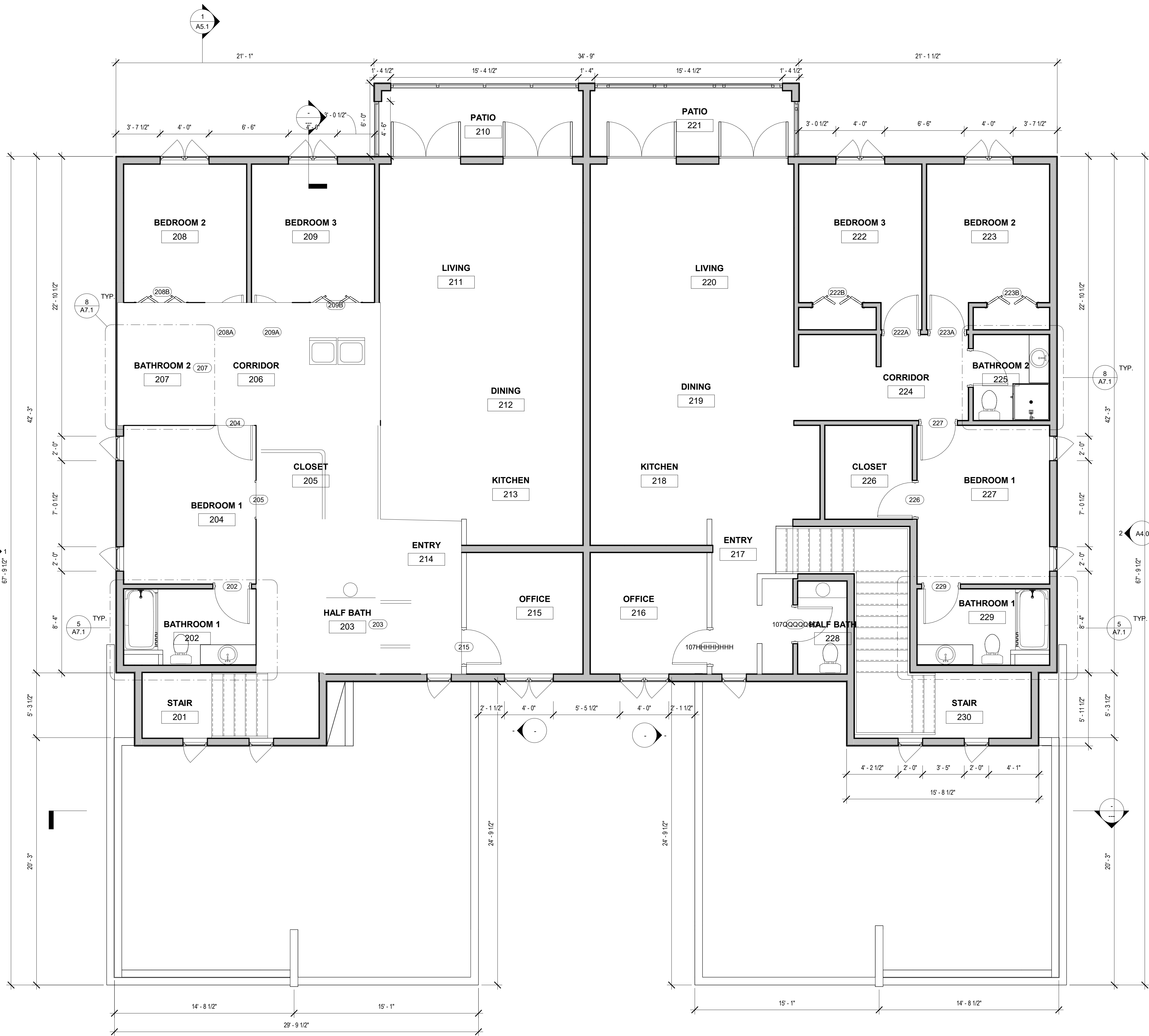
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DATE: 1/20/2023
 TITLE: SECOND FLOOR PLAN



SHEET NO.
A1.1



1 SECOND FLOOR PLAN
 A1.1 1/4" = 1'-0"

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1 FIRST FLOOR REFLECTED CEILING PLAN
 A2.0 1/4" = 1'-0"

CEILING LEGEND	
	2X2 ACT SUSPENDED CEILING GRID
	2X2 LED LIGHT FIXTURE
	EXHAUST FAN

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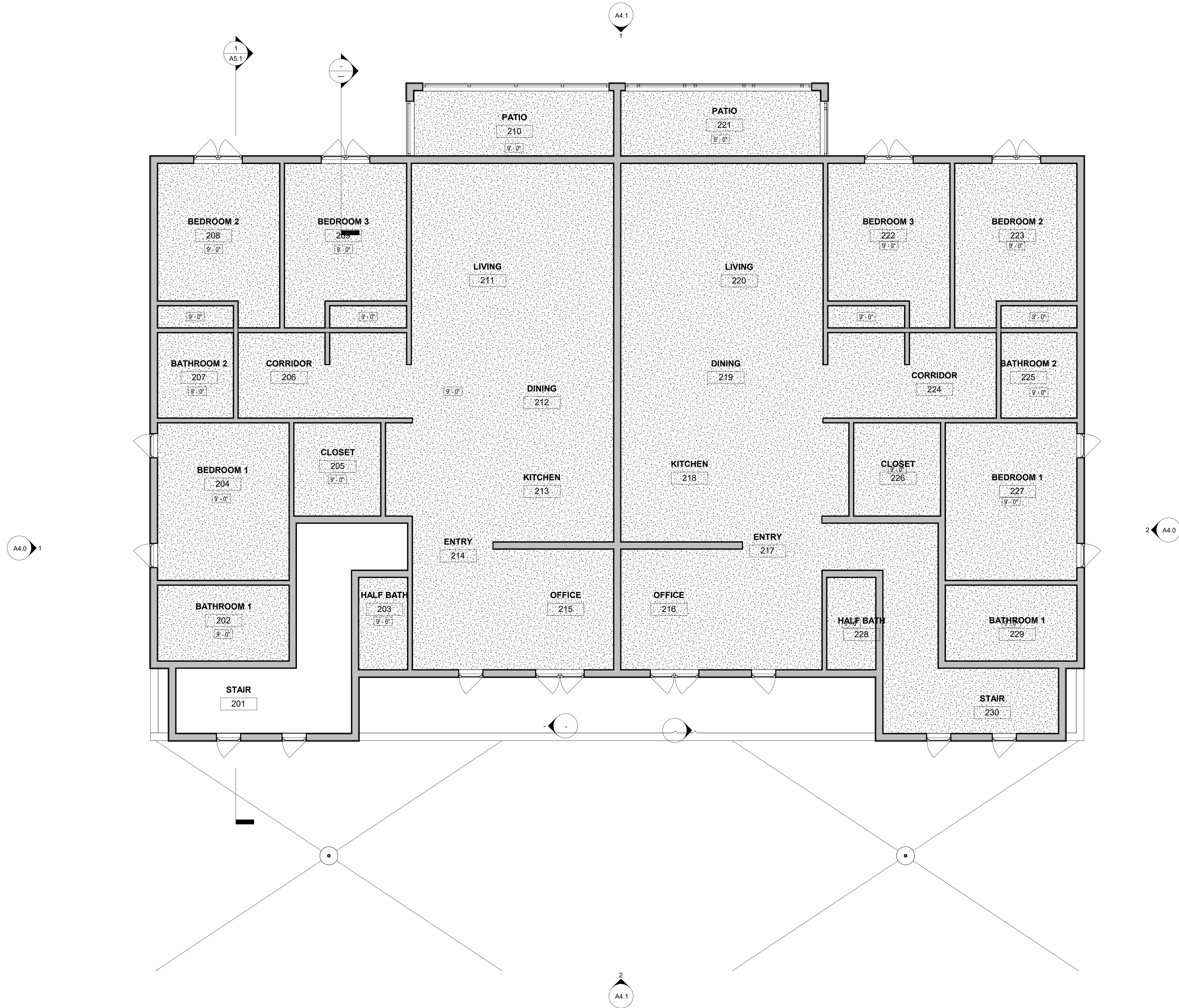


DATE: 1/20/2023
 TITLE:
 FIRST FLOOR
 CEILING PLAN

SHEET NO.
A2.0

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DATE: 1/20/2023
 TITLE:
 SECOND FLOOR
 CEILING PLAN



SHEET NO.
A2.1

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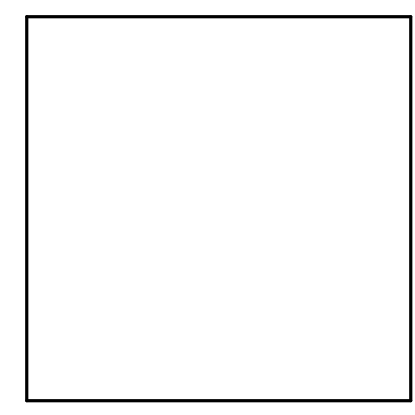
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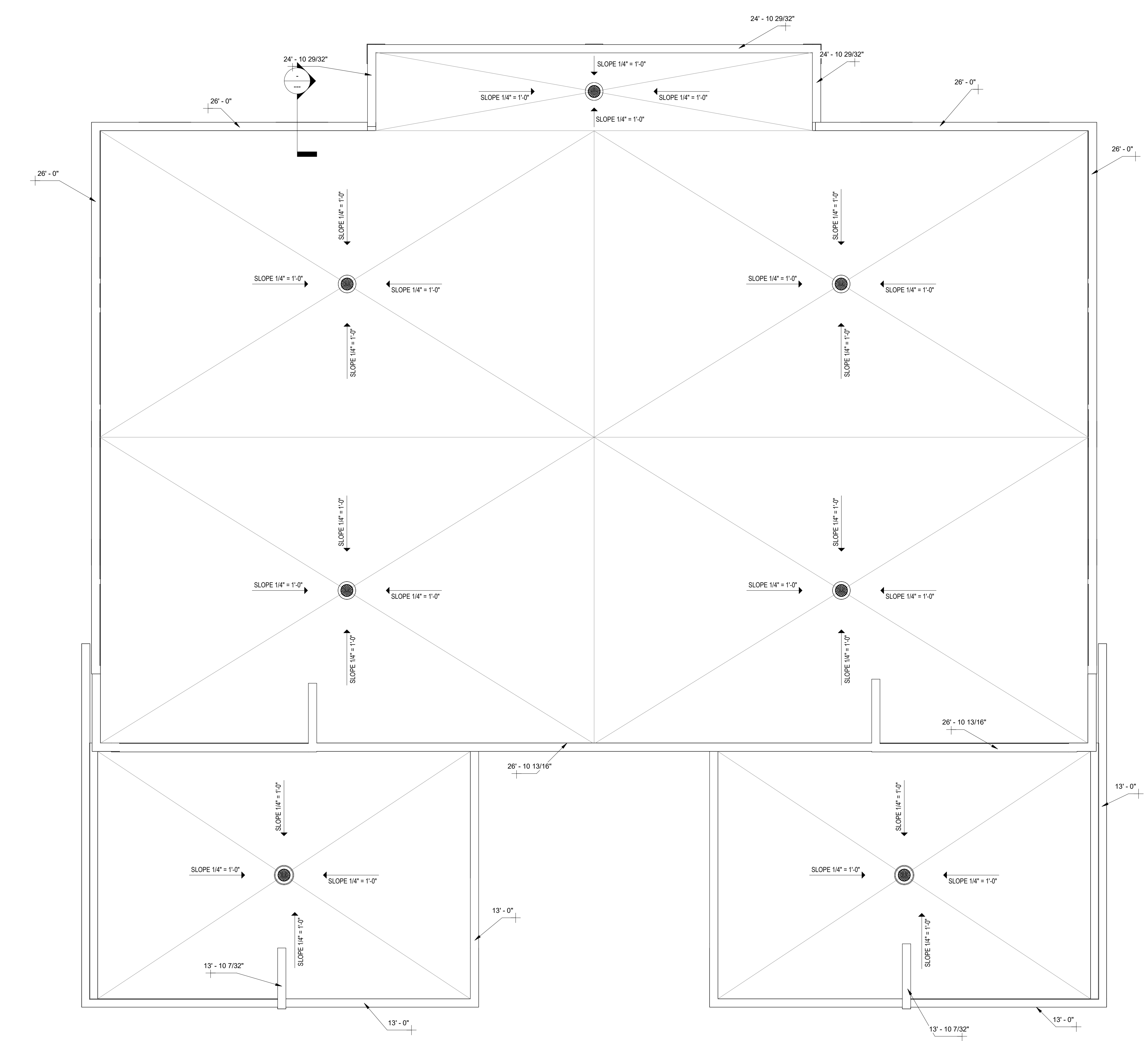
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DATE: 1/20/2023
 TITLE: ROOF PLAN



SHEET NO.
A3.1



1 ROOF
 A3.1 1/4" = 1'-0"

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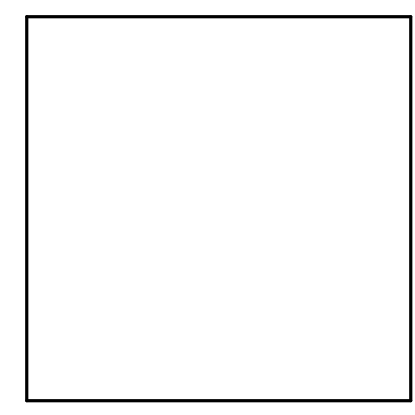
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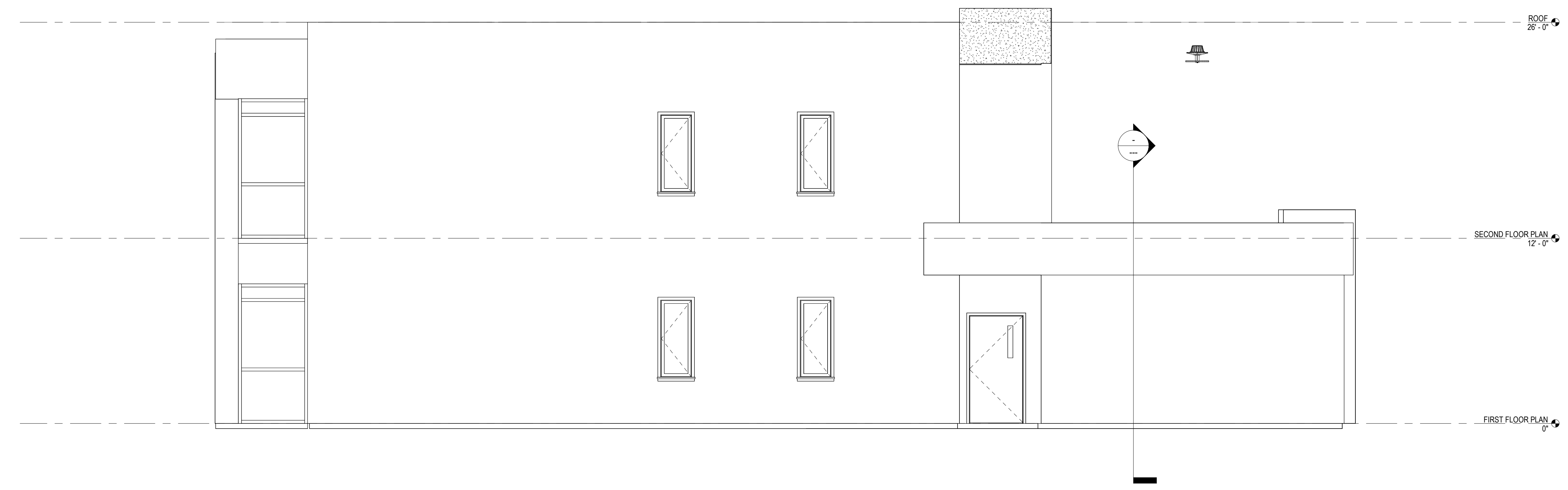
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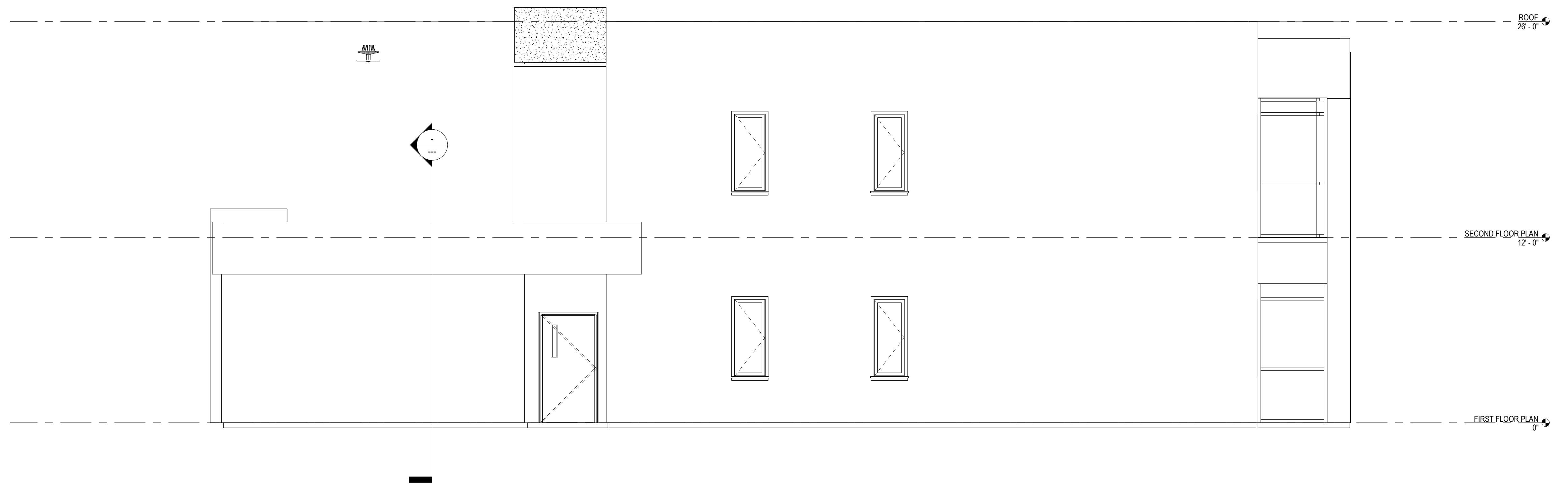
DATE: 1/20/2023
 TITLE:
 EXTERIOR
 ELEVATIONS



SHEET NO.
A4.0



1 ELEVATION A
 A4.0 1/4" = 1'-0"



2 ELEVATION B
 A4.0 1/4" = 1'-0"

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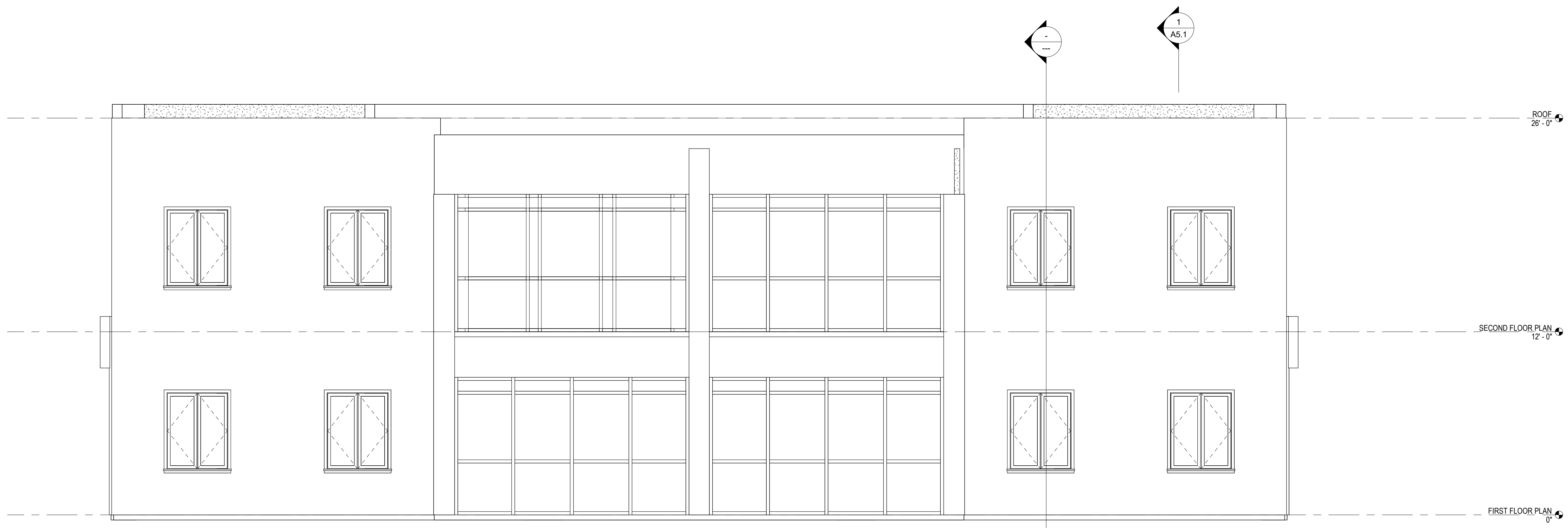
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DATE: 1/20/2023
 TITLE:
 EXTERIOR
 ELEVATIONS

SHEET NO.
A4.1

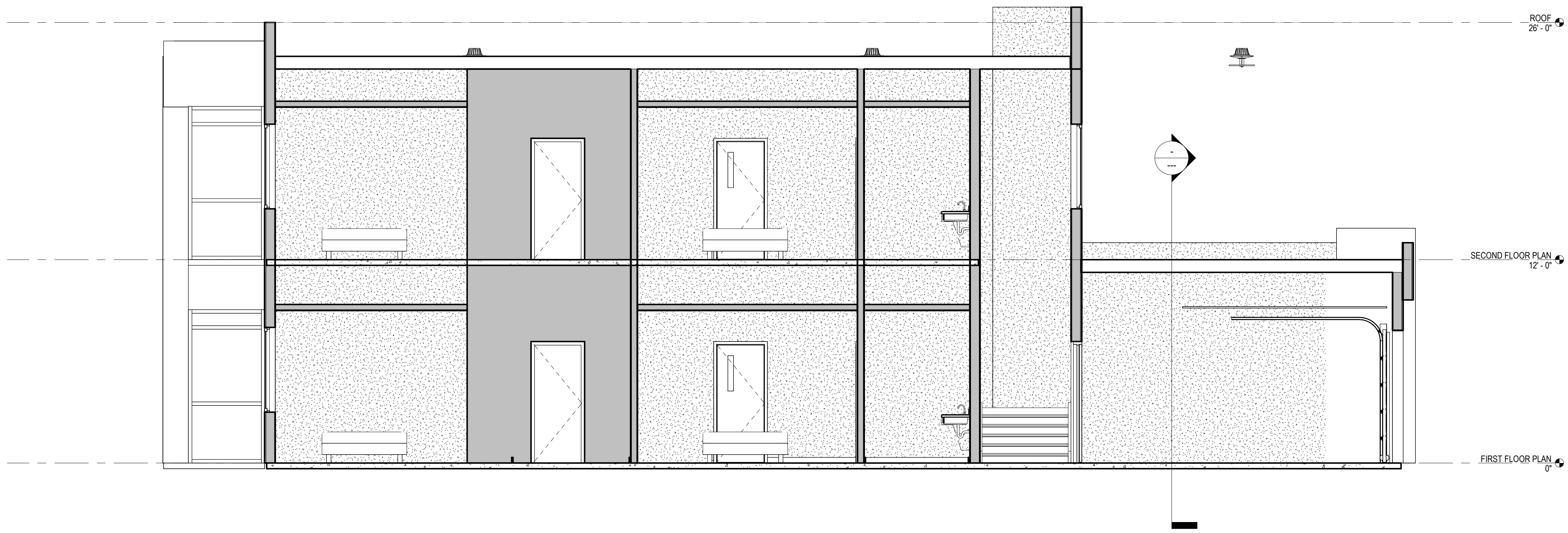


1 ELEVATION C
 A4.1 1/4" = 1'-0"



2 ELEVATION D
 A4.1 1/4" = 1'-0"

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1 Section 1
 A5.1 1/4" = 1'-0"

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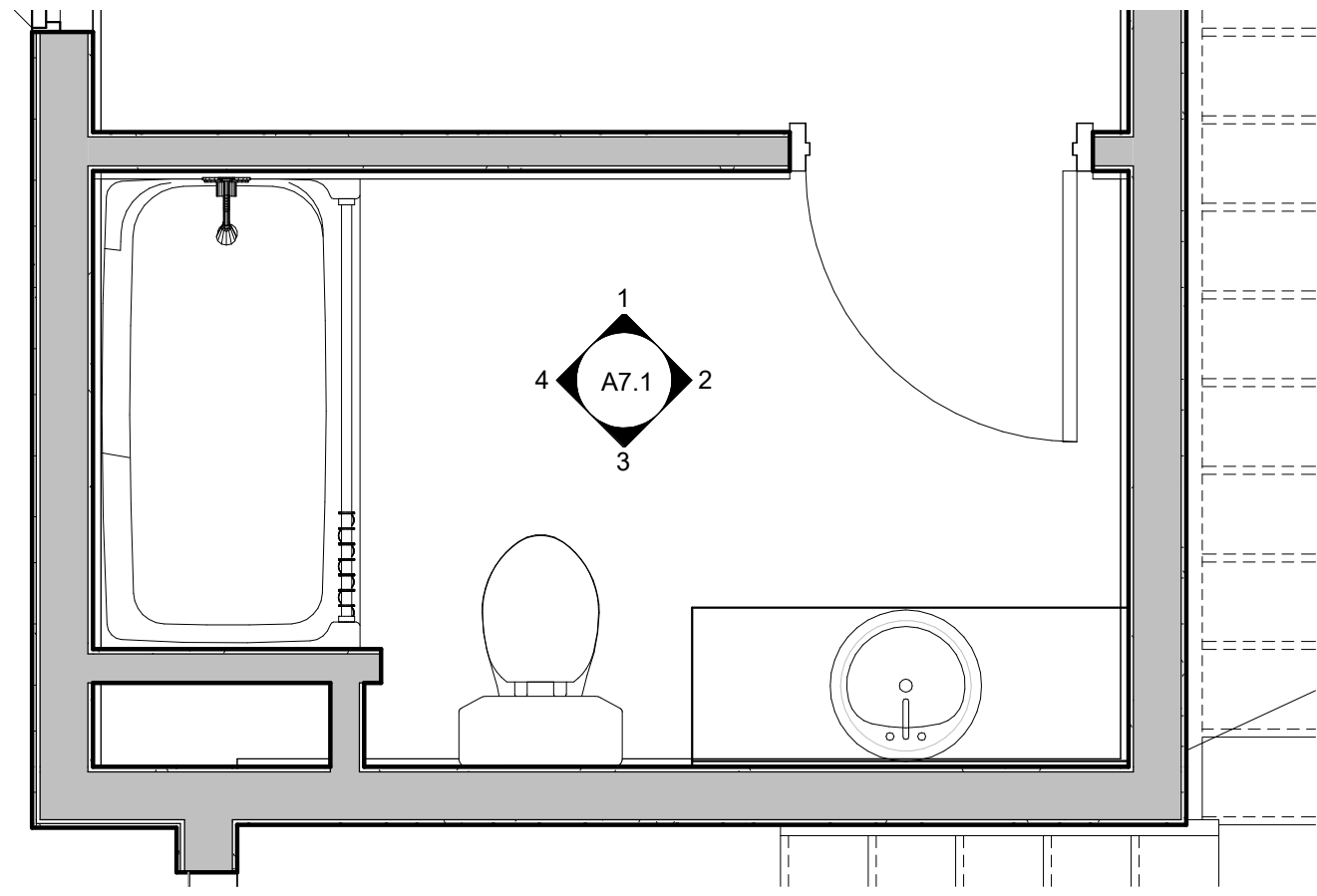


DATE: 1/20/2023
 TITLE: SECTIONS

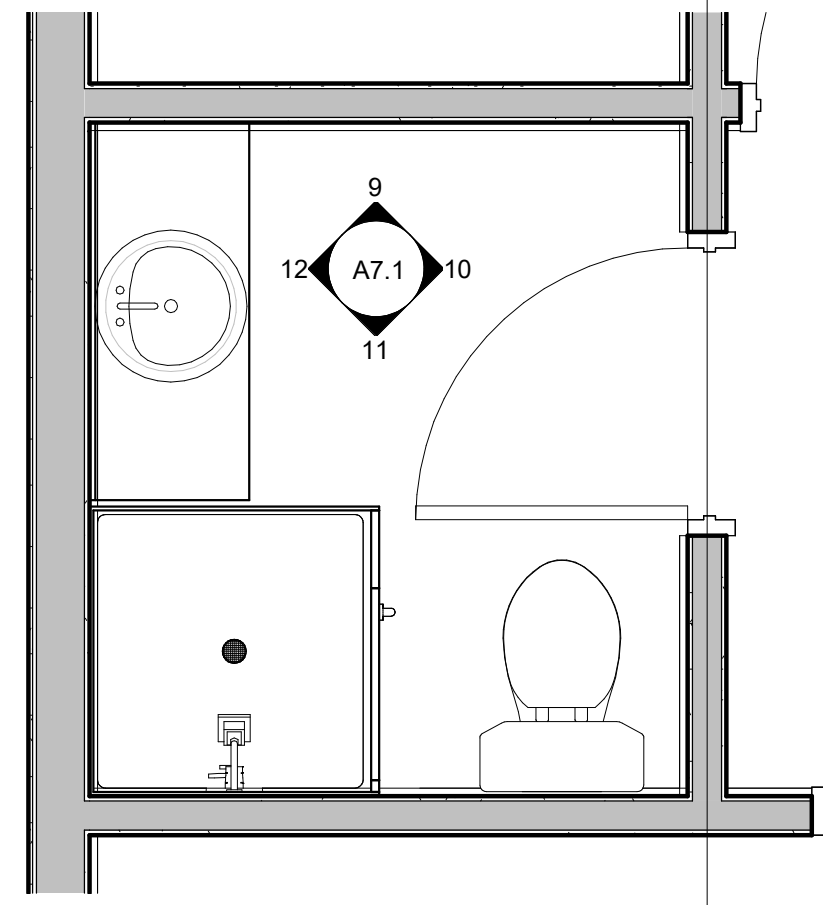


SHEET NO.
A5.1

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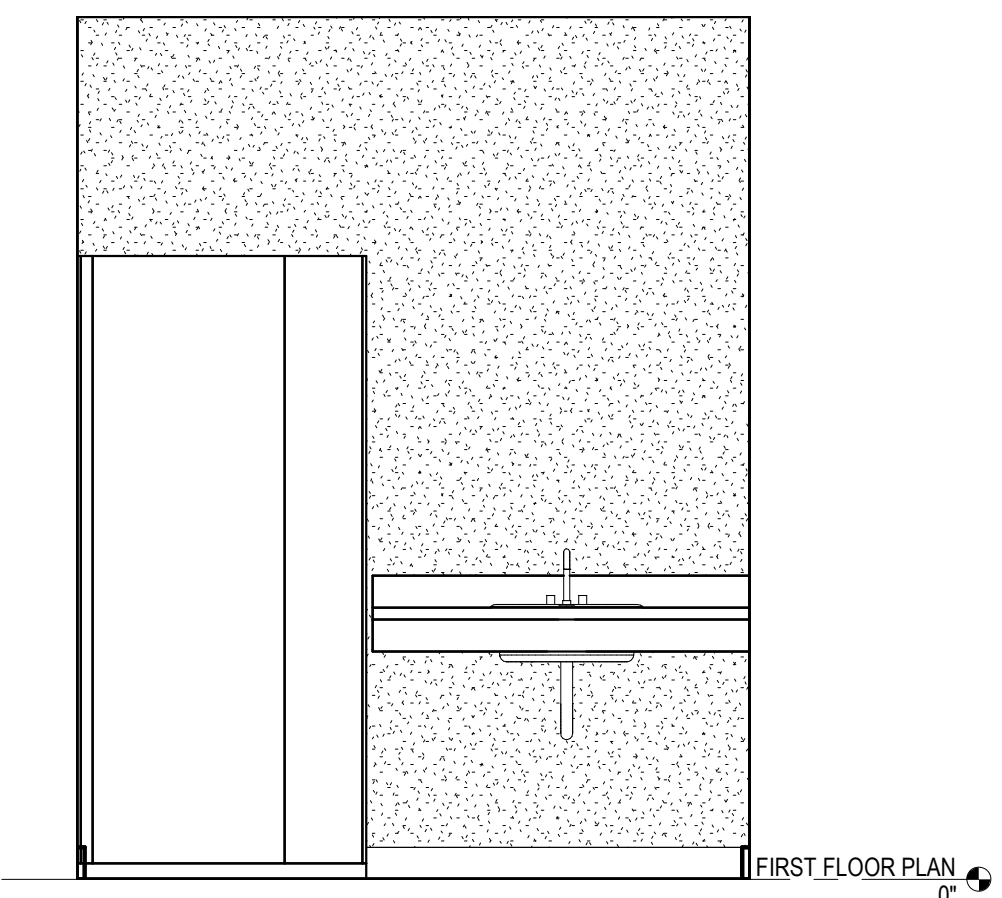
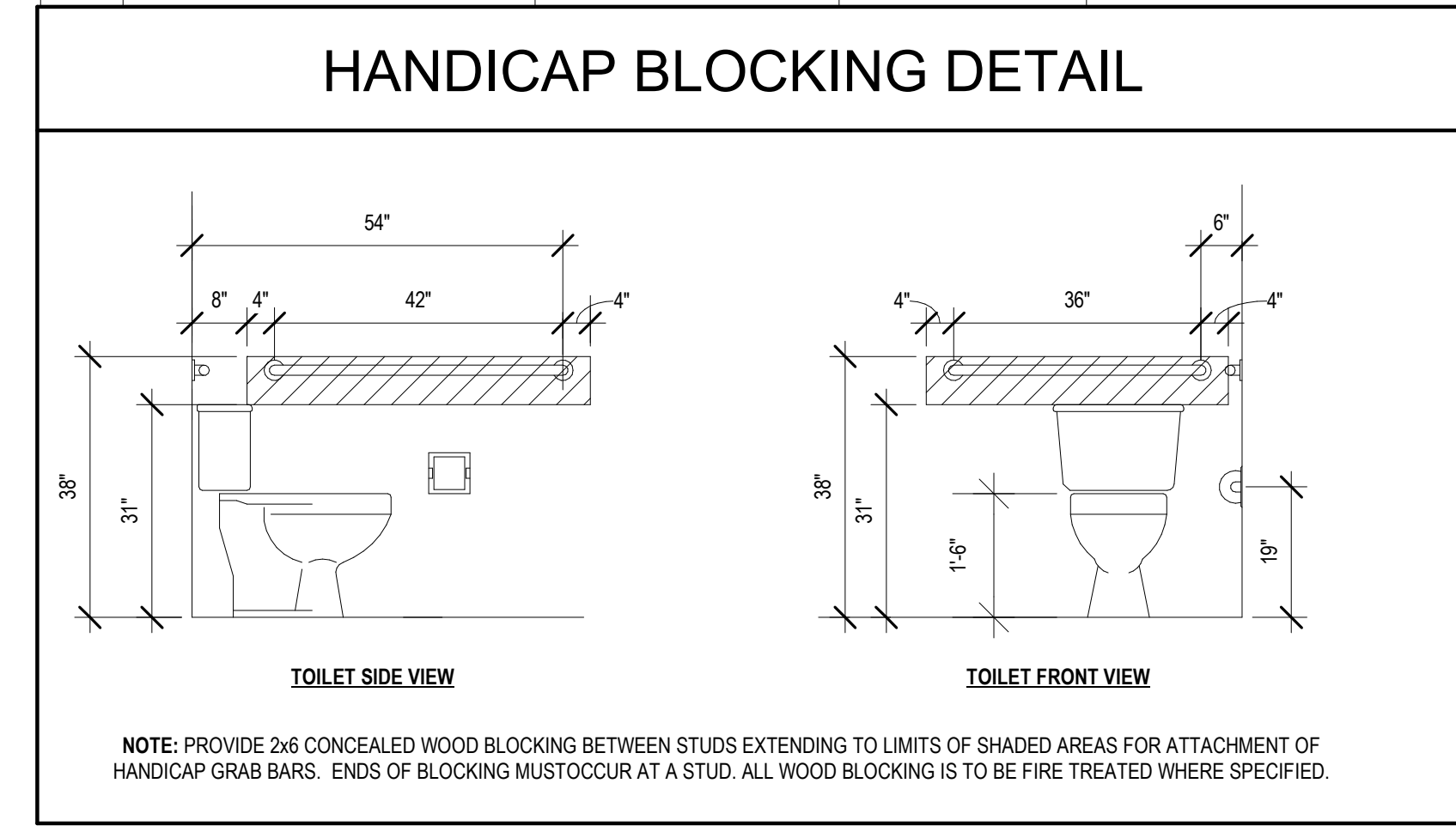
5 ENLARGED BATHROOM PLAN 1
A7.1 1/2" = 1'-0"



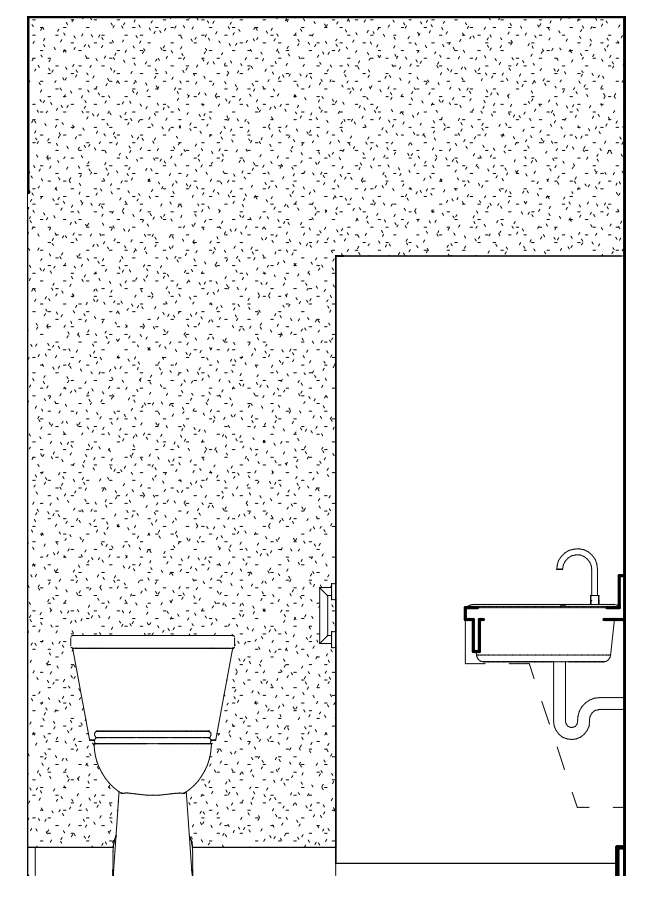
8 ENLARGED BATHROOM PLAN 2
A7.1 1/2" = 1'-0"

RESTROOM ACCESSORIES SCHEDULE

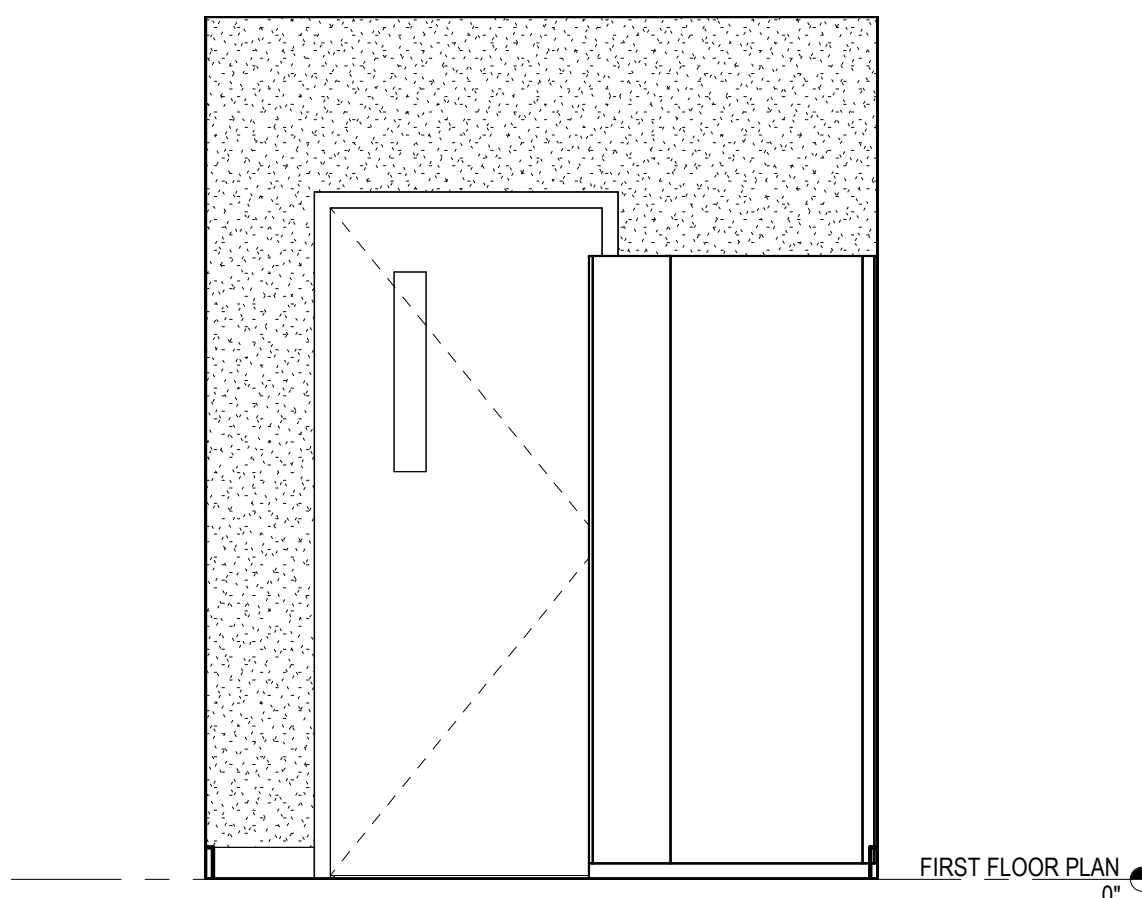
MARK	ITEM	MANUFACTURER	MODEL #	MOUNTING HEIGHTS
(A)	GRAB BARS	BOBRICK (OR EQUAL)	B-6806 x 36	3'-0" A.F.F.
(B)	GRAB BARS	BOBRICK (OR EQUAL)	B-6806 x 48	3'-0" A.F.F.
(C)	MIRROR	BOBRICK (OR EQUAL)	B-165-1830	3'-4" A.F.F. TO REFLECTIVE SURFACE, ANGLED
(D)	TOILET PAPER HOLDER	TORK SELECT	209305A	1'-6" TO DISPENSER
(E)	TOILET	KOHLER	K-3427	FLOOR MOUNTED
(F)	LAVATORY	KOHLER	K-2035-4	2'-7" A.F.F.
(G)	SOAP DISPENSER	BOBRICK (OR EQUAL)	B-4063 (4" MIN)	3'-0" A.F.F. TO BOTTOM
(H)	PAPER TOWEL DISPENSER	TORK	551008	4'-4" A.F.F. TO TOP
(I)	URINAL	KOHLER	K-4991-ET-0	SEE ELEVATIONS
(J)	POILET PARTITION	BOBRICK (OR EQUAL)	HPL 1040 - D96-60	FLOOR MOUNTED



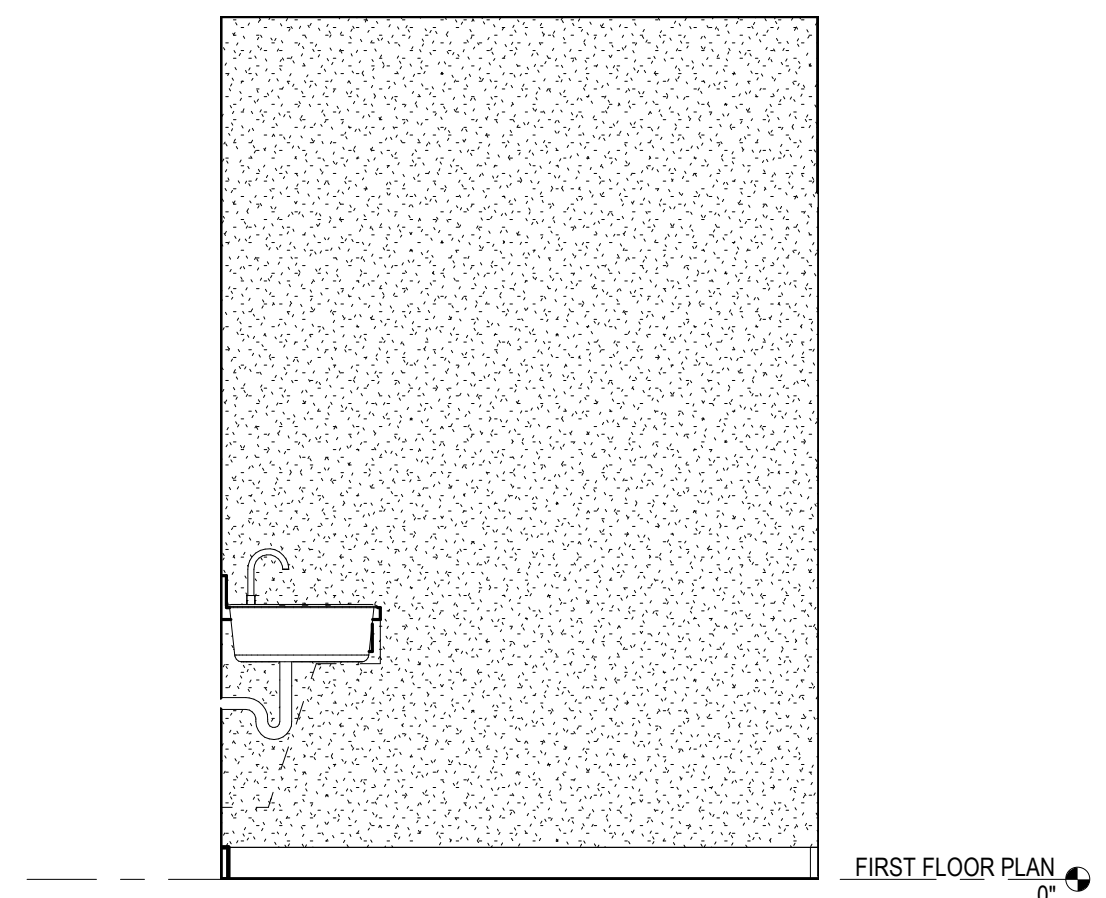
12 BATHROOM ELEVATION H
A7.1 1/2" = 1'-0"



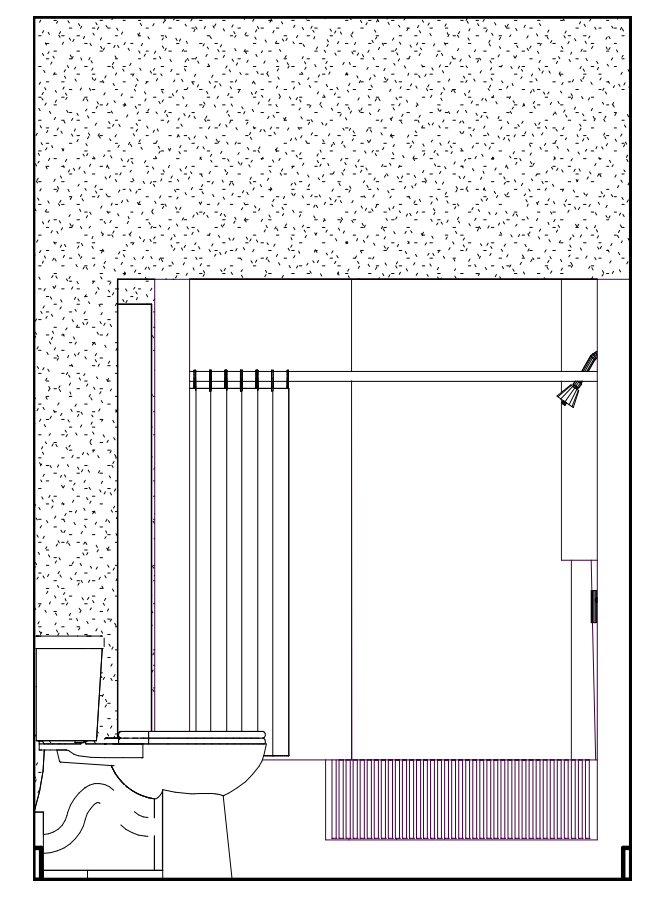
11 BATHROOM ELEVATION G
A7.1 1/2" = 1'-0"



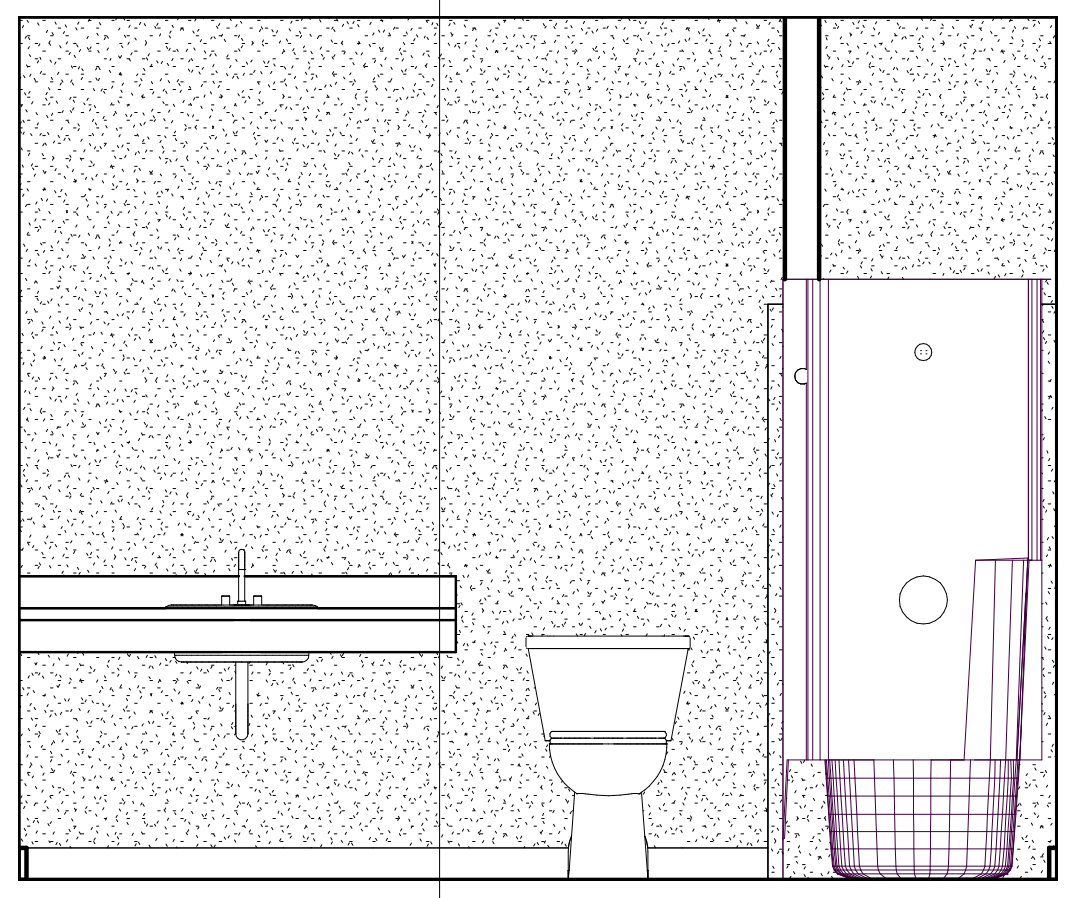
10 BATHROOM ELEVATION F
A7.1 1/2" = 1'-0"



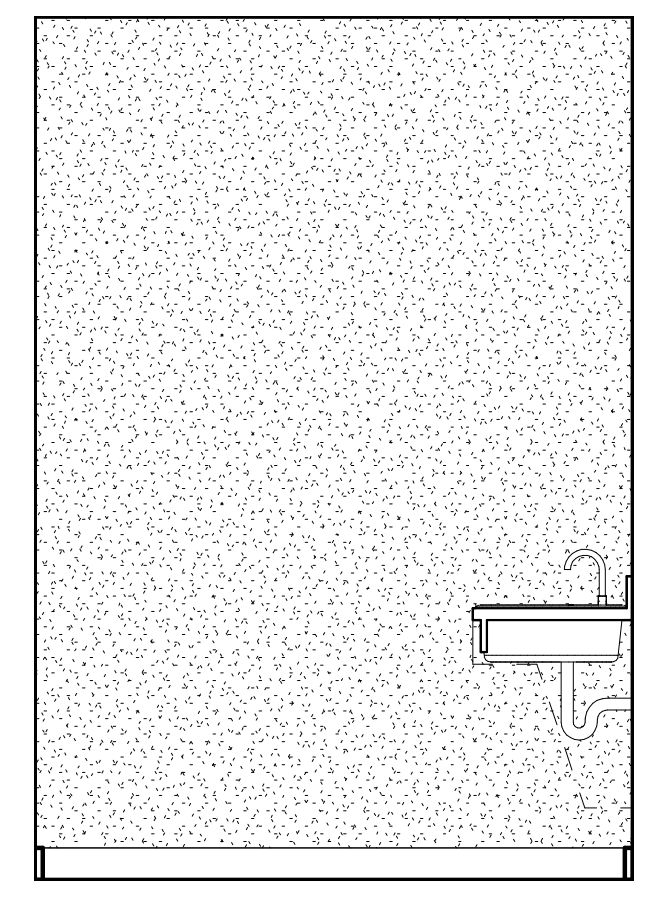
9 BATHROOM ELEVATION E
A7.1 1/2" = 1'-0"



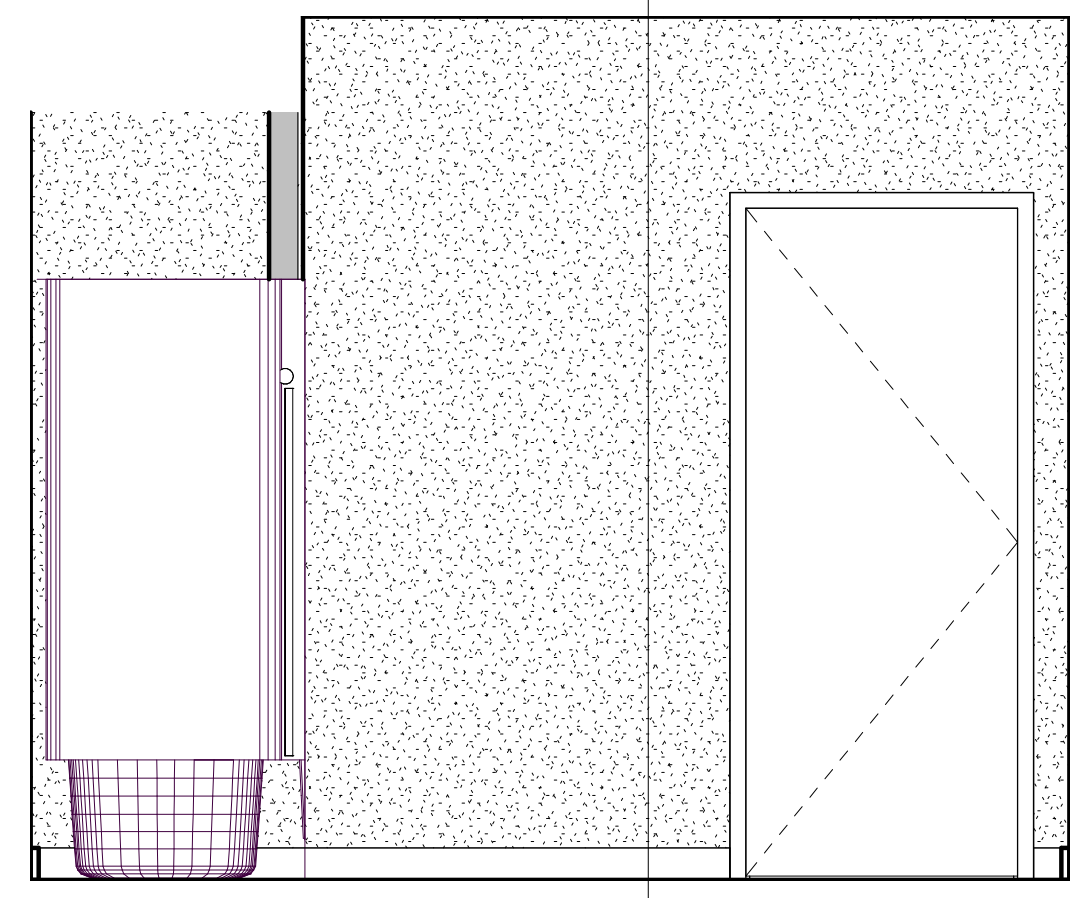
4 TYPICAL BATHROOM ELEVATION D
A7.1 1/2" = 1'-0"



3 TYPICAL BATHROOM ELEVATION C
A7.1 1/2" = 1'-0"



2 TYPICAL BATHROOM ELEVATION B
A7.1 1/2" = 1'-0"



1 TYPICAL BATHROOM ELEVATION A
A7.1 1/2" = 1'-0"

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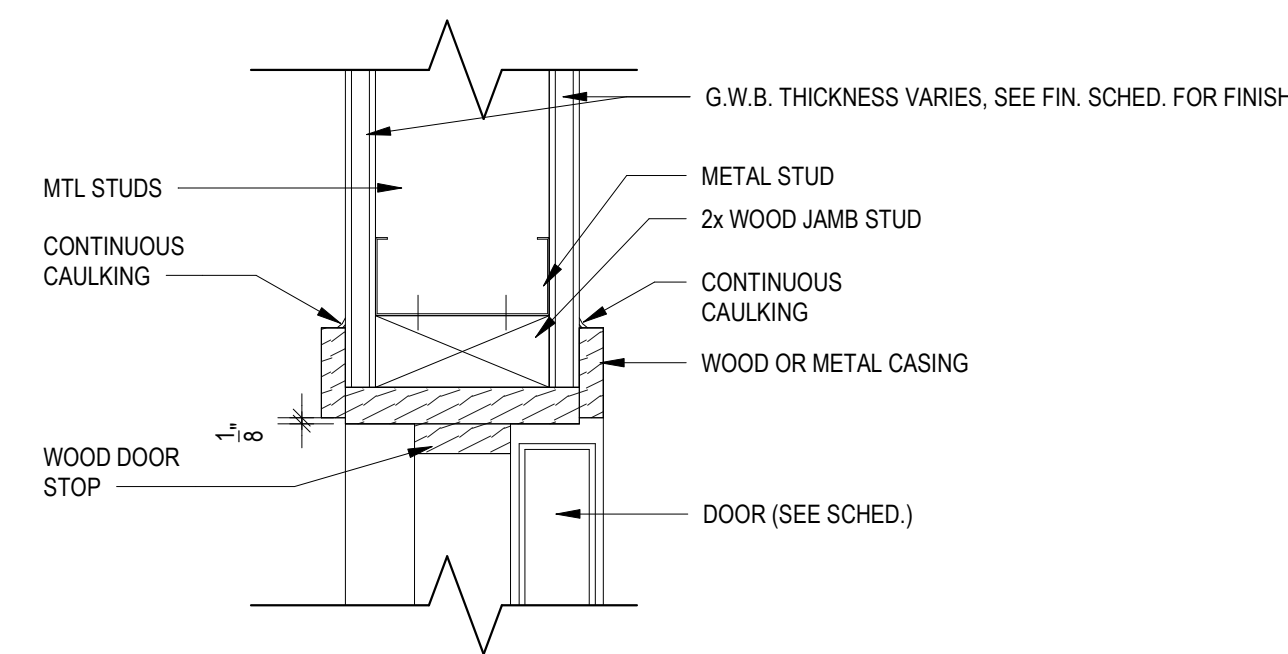


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TITLE: ENLARGED BATHROOM PLANS

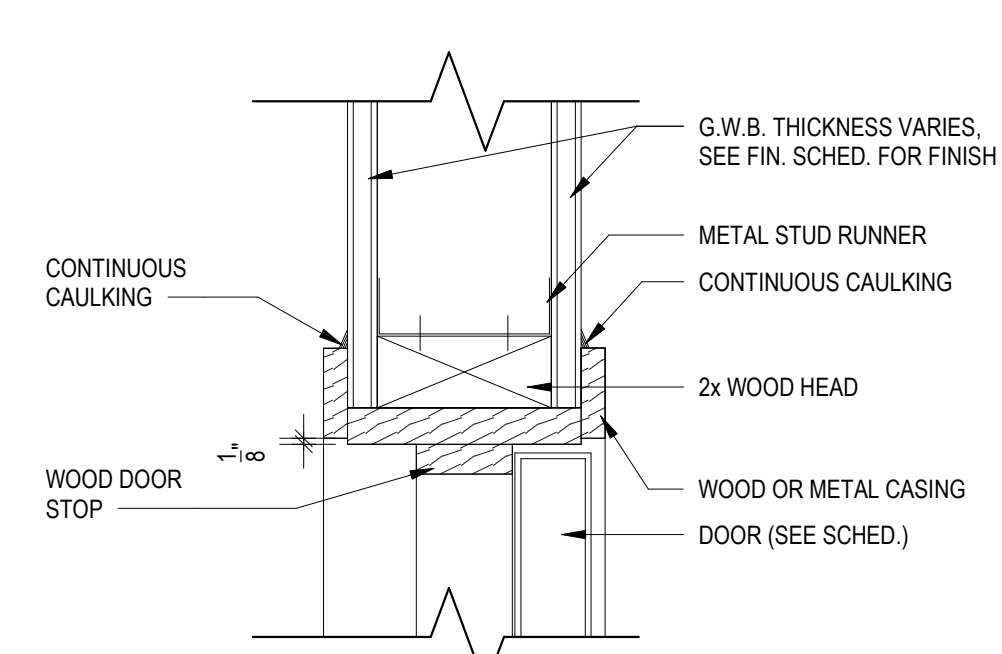


SHEET NO.
A7.1

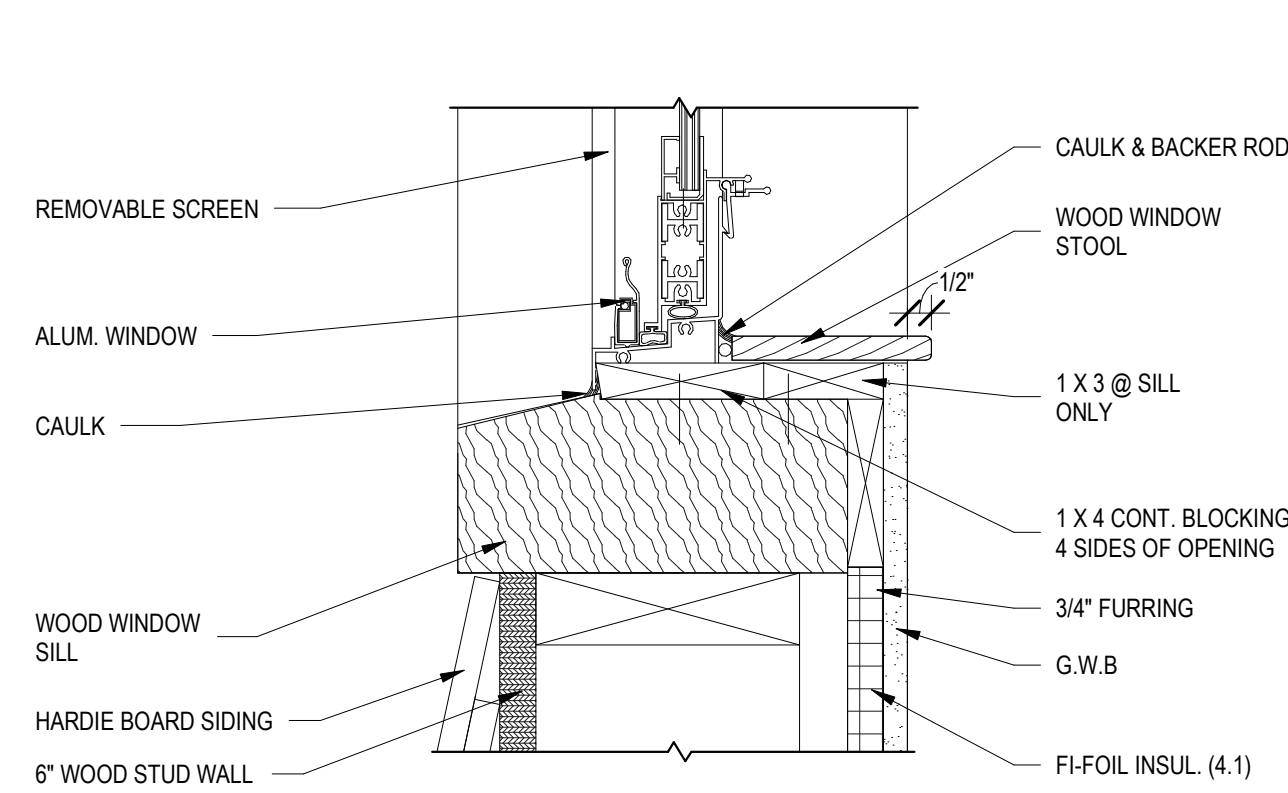
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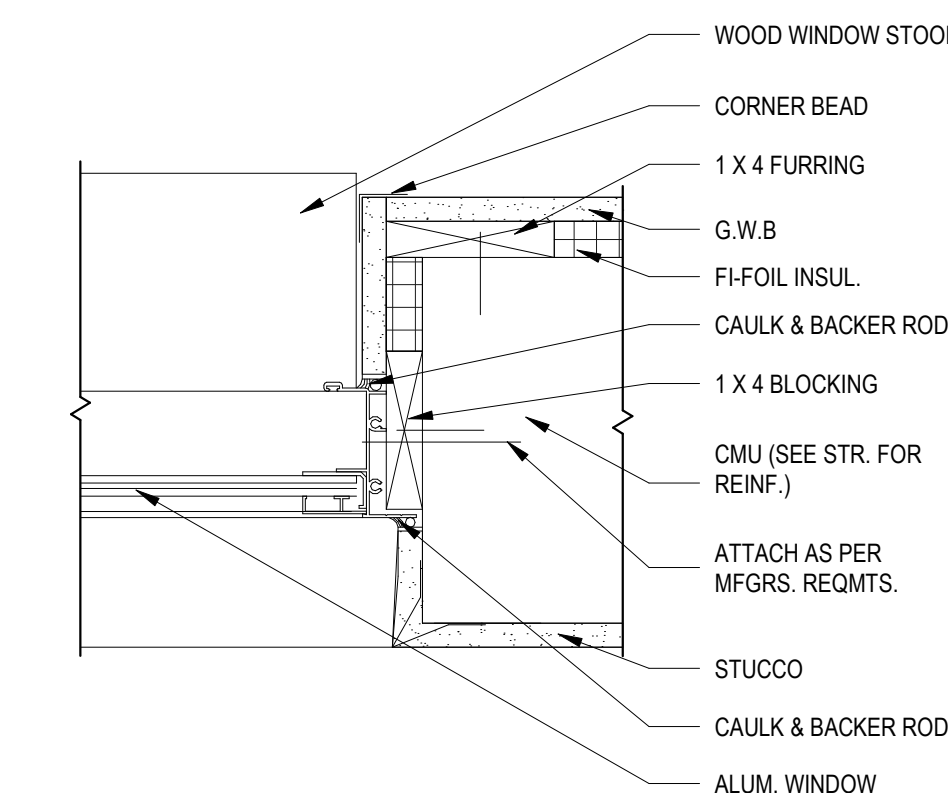
5 TYP. INTERIOR DOOR JAMB
A9.0 3" = 1'-0"



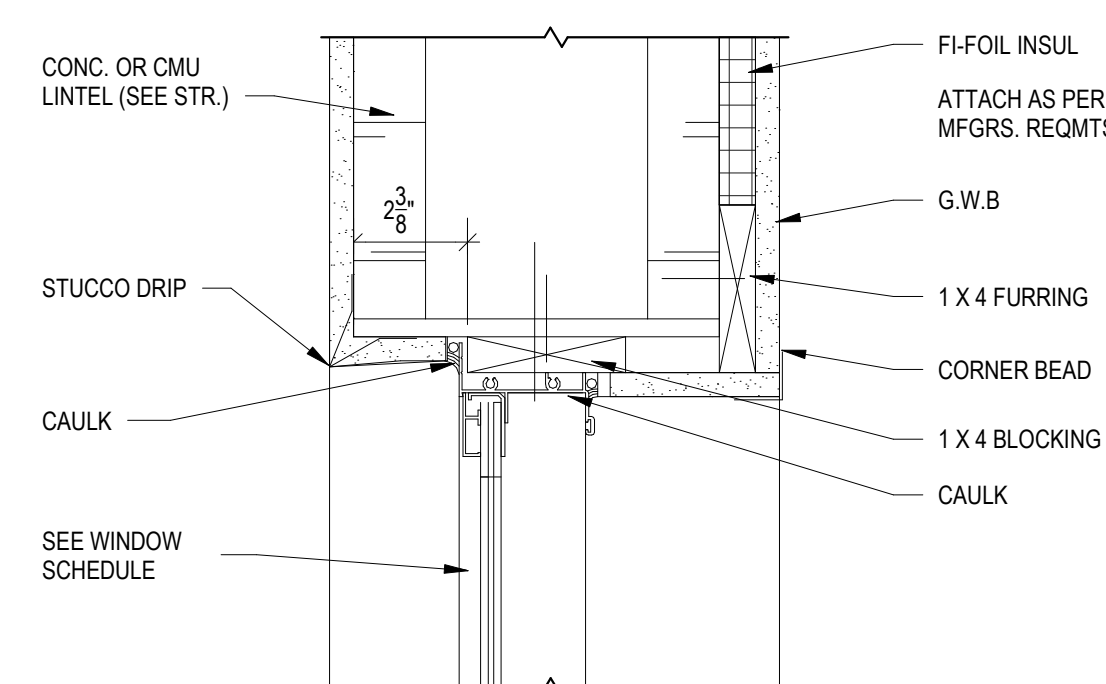
3 TYP. INTERIOR DOOR HEAD
A9.0 3" = 1'-0"



11 WINDOW SILL DETAIL
A9.0 3" = 1'-0"

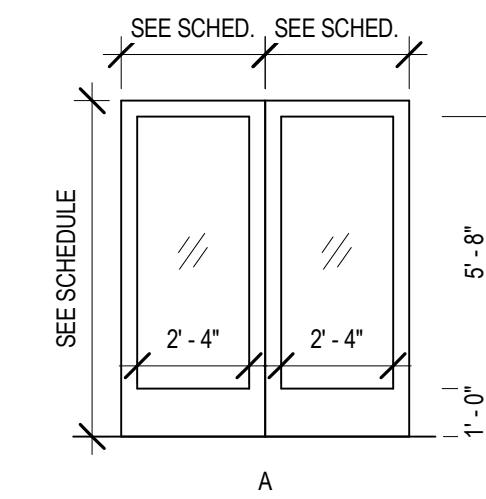


10 WINDOW JAMB DETAIL
A9.0 3" = 1'-0"

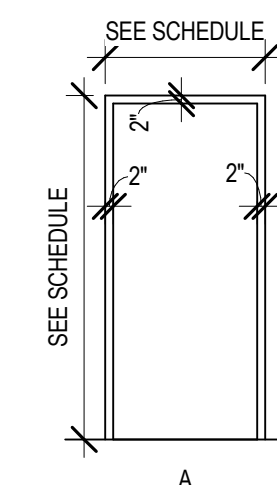


9 WINDOW HEAD DETAIL
A9.0 3" = 1'-0"

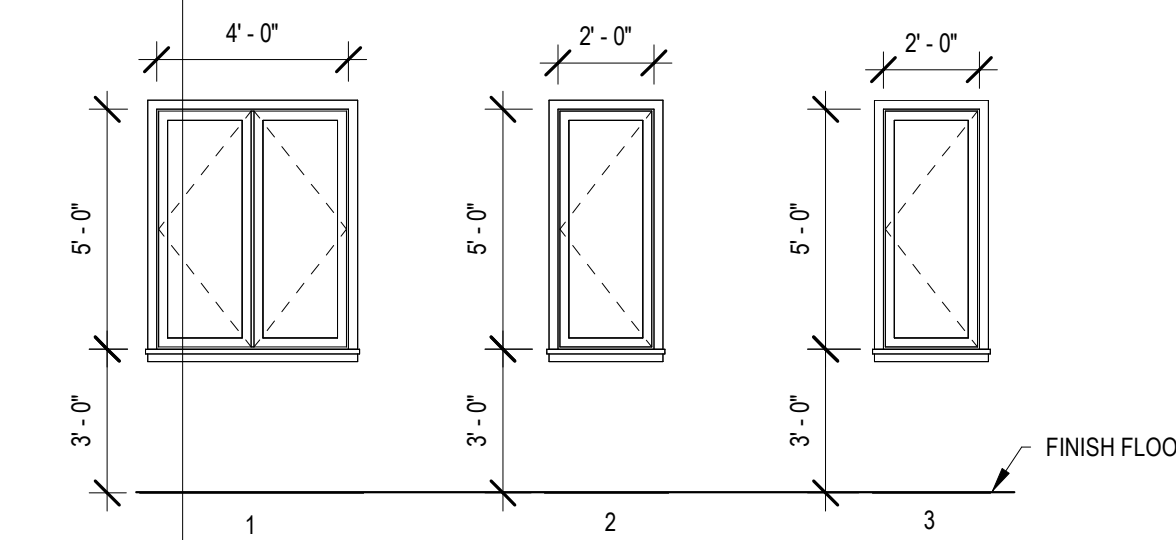
DOOR TYPES



FRAME TYPES



WINDOW TYPES



DOOR HARDWARE SCHEDULE

NOTE: PROVIDE RATED & LABELED HARDWARE DOORS & FRAMES IN ALL RATED LOCATIONS

HARDWARE SET #1 - (STOREFRONT)
HARDWARE SET #2 - (RESTROOMS)
HARDWARE SET #3 - (EXIT)

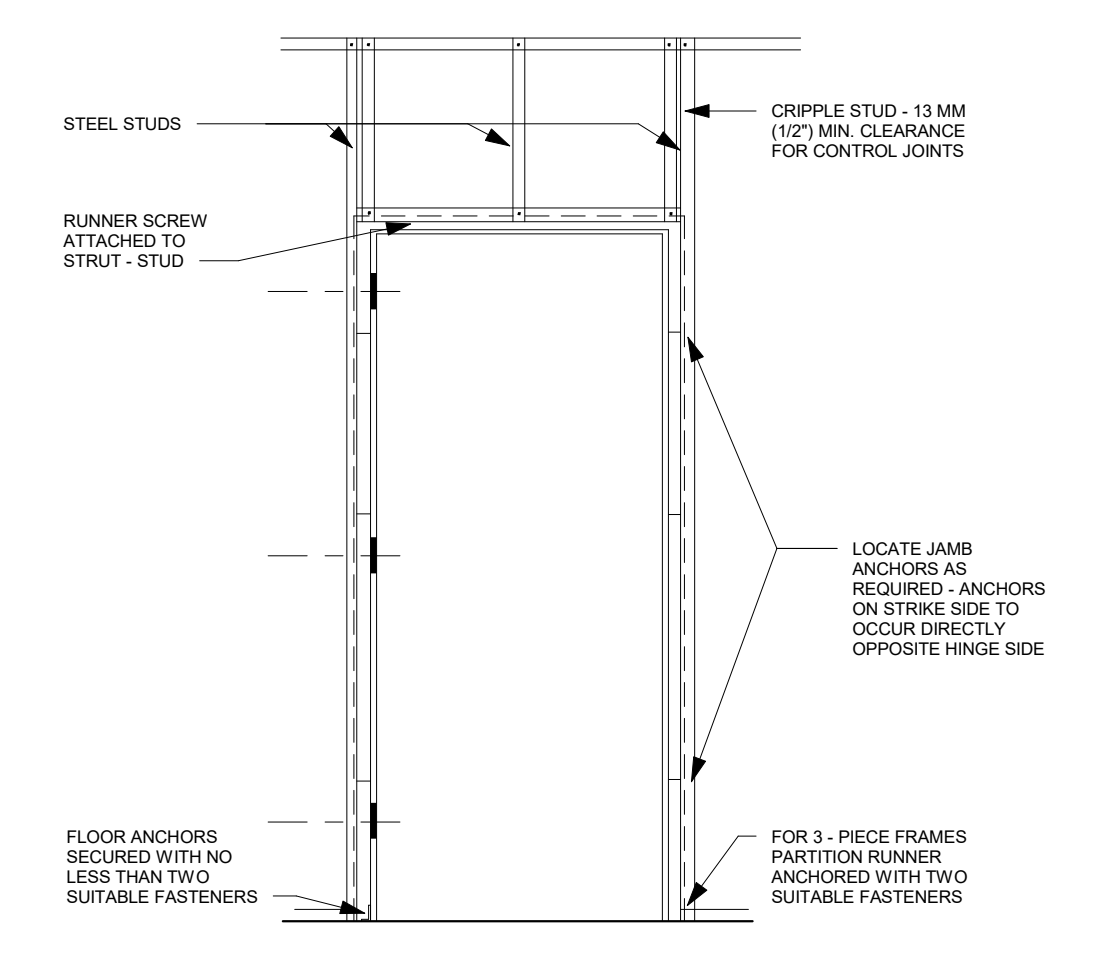
- NOTES:
- ALL HARDWARE SETS BASED ON SINGLE LEAF DOOR. PROVIDE TWO SETS AS REQUIRED AND ALL ADDITIONAL HARDWARE AS NEEDED FOR ALL DOUBLE LEAF DOOR LOCATIONS.
 - FINAL FINISH ON ALL ITEMS IS TO MATCH FOR COLOR RANGE AND FINISH.
 - THIS HARDWARE SCHEDULE IS FOR REFERENCE ONLY. CONTRACTOR IS TO PROVIDE HARDWARE CONSULTANT TO WORK WITH ARCHITECT FOR COMPLETE HARDWARE PACKAGE UPON AWARD OF CONTRACT & PRIOR TO ORDERING DOORS, FRAMES OR HARDWARE.
 - USE BB1191 @ ALL DOORS WITH CLOSERS
 - USE NRP ON ALL EXTERIOR HINGES
 - KICKPLATES (IF SPECIFIED) ARE TO BE 8" x 2" LESS THAN DOOR WIDTH
 - PROVIDE METAL KINGS, PULLS, ETC. TO MATCH OTHER HARDWARE SETS AT HARDWARE SET 6.
 - IF HARDWARE SET 6 OR 9 IS USED FOR STOREFRONT, HARDWARE IS TO MATCH DOOR COLOR.
 - PROVIDE CLOSER ON ALL DOORS THAT OPEN INTO A RATED SPACE.
 - PER 2017 5th EDITION FBC ACCESSIBILITY 404.2.7, 309.4 AND 2017 5th EDITION FBC 1008.1.9.1 OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 - NOTE: (SUCH AS LEVER HANDLES)

JOB: 22-0018

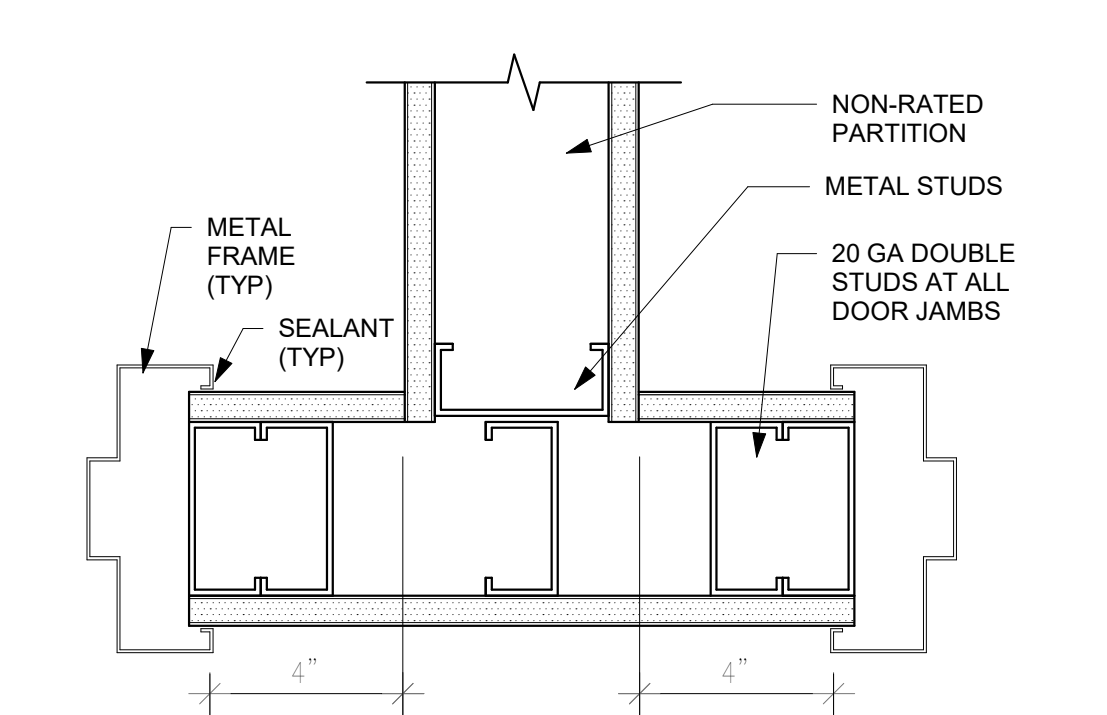
REVISION

**GASPARILLA PINES -
4-PLEX**

TYPICAL DOOR INSTALLATION



TYPICAL DOOR LOCATION



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DATE: 1/20/2023
TITLE: DOOR SCHEDULES AND DETAILS

SHEET NO. A9.0

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