

The Reef Student Housing Entry Signage



THE REEF STUDENT HOUSING

ENTRY SIGNAGE NEW CONSTRUCTION

COMPLIANCE NOTES

THESE PLANS ARE DESIGNED TO BE IN COMPLIANCE WITH:

2014 FLORIDA BUILDING CODE FIFTH EDITION - BUILDING
2014 FLORIDA BUILDING CODE FIFTH EDITION - EXISTING BUILDING
2014 FLORIDA BUILDING CODE FIFTH EDITION - ACCESSIBILITY
2014 FLORIDA BUILDING CODE FIFTH EDITION - PLUMBING
2014 FLORIDA BUILDING CODE FIFTH EDITION - MECHANICAL
2014 FLORIDA BUILDING CODE FIFTH EDITION - ENERGY CONSERVATION
2014 FLORIDA FIRE PREVENTION CODE, FIFTH EDITION
2012 NFPA 1, FIRE CODE
2012 NFPA 101, LIFE SAFETY CODE
2011 NATIONAL ELECTRICAL CODE (NFPA 70)

THESE PLANS ARE DESIGNED TO BE IN COMPLIANCE W/ SECTION 1409.06 OF THE 2014 FLORIDA BUILDING CODE, ULTIMATE WIND SPEED OF 140 MPH, & FOR DEAD & LIVE LOADS PER THE FLORIDA BUILDING CODE

CONSTRUCTION CLASSIFICATION	TYPE III-B, UNPROTECTED, FULLY SPRINKLERED
OCCUPANCY CLASSIFICATION	GROUP R-2 (RESIDENTIAL)
FIRE SEPARATION DISTANCE	>30
FIRE RESISTANCE REQUIREMENT	0 (PER TABLES 601 & 602)
ALLOWABLE STORES FOR GROUP R-2	4 (PER TABLE 502)
ALLOWABLE SQUARE FOOTAGE FOR GROUP R-2	16,000 (PER TABLE 502)
ALLOWABLE STORES (INCREASE FOR SPRINKLERS)	1 (5 TOTAL PER SECTION 504.2)
AREA INCREASE FOR SPRINKLERS	16,000 + 100% = 48,000 (PER SECTION 506.3)
PROPOSED STORES FOR GROUP R-2	3
PROPOSED SQUARE FOOTAGE FOR GROUP R-2	20,086 S.F. TOTAL FOR ALL (3) STORES
FLOOD ZONE	AK-E117 & AE-E118 (NAVD8)
BASE FLOOD ELEVATION	+17.00 NAVD & +18.00 NAVD
ELEVATION OF 1ST FINISHED FLOOR	+18.00 NAVD & +19.00 NAVD (SEE CIVIL DRAWING)
ULTIMATE WIND SPEED ZONE	160
NOMINAL WIND SPEED	134
RISK CATEGORY	II
EXPOSURE CATEGORY	B
SURFACE ROUGHNESS	B
WINDBORNE DEBRIS CRITERIA GUIDE	ASCE 7-05

SEPARATE PERMITS

NOTE:

1. A SEPARATE PERMIT SHALL BE REQUIRED FOR THE FOLLOWING: FIRE SPRINKLER INSTALLATION, FIRE ALARM INSTALLATION, DUMPSTERS, SIGNS, AVM/DIGS.

2. CIVIL AND LANDSCAPE PLANS ARE APPROVED UNDER A SEPARATE PERMIT.

LEGEND

[Symbol]	4" CMU WALL
[Symbol]	6" METAL STUD WALL
[Symbol]	4 1/2" METAL STUD WALL

[Symbol]	DOOR NO.
[Symbol]	WINDOW NO.
[Symbol]	INT. EL. NO. / DESCRIPTION
[Symbol]	STREET NO.
[Symbol]	DETAIL NO.
[Symbol]	SECTION NO.

SECTION	
[Symbol]	SECTION OF SECTION
[Symbol]	SECTION NO.
[Symbol]	STREET NO.

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE FAMILIAR WITH THE WORK TO BE DONE. REPORT DISCREPANCIES TO MEPD.
- THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING RELATED WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO MEPD PRIOR TO COMMENCING RELATED WORK.
- THE GENERAL CONTRACTOR SHALL CONFIRM THE SETBACK AND LOCATION OF THE WORK OF INSETS, ANCHORS, ANGLES, PLATES, CHANNELS, SLEEVES, DAMPERS, HEADS, AND DEBRISERS AS MAY BE REQUIRED TO ACCOMMODATE RELATED WORK.
- NOMINAL SIZES ARE USED UNLESS NOTED OTHERWISE.
- NOMINAL SIZES ARE SHOWN UNLESS NOTED AS "NET" DIMENSIONS AND TO FACE OF STUD & FACE OF CMU BLOCK UNLESS OTHERWISE NOTED. DIMENSIONS INDICATED AS CLEAR OR CLR. SHALL NOT BE ADJUSTED WITHOUT WRITTEN PERMISSION FROM MEPD. DIMENSIONS SHALL NOT BE DETERMINED BY SCALES ON DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY WINDOW AND DOOR SCHEDULES IDENTIFY WITH THE MANUFACTURERS SPECIFICATIONS PRIOR TO PROCEEDING WITH RELATED WORK.
- THE WORK SHALL CONFORM TO THE MINIMUM FIRE AND LIFE SAFETY CODES REQUIREMENTS OF ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE FIFTH EDITION ADOPTED BY THE STATE OF FLORIDA, EFFECTIVE DECEMBER 31, 2014.
- THE WORK SHALL BE IN ACCORDANCE WITH APPLICABLE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- THE WORK SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
- INDICATIONS ON THE DRAWINGS ASER FOR NEW WORK UNLESS CALLED OUT AS EXISTING.
- THE DESIGN WIND LOADS FOR STRUCTURAL SYSTEMS, MEMBERS, CLADDING AND PARTITIONS WAS ACCORDING TO:
 - LIVE LOADS REGULATIONS APPLYING WIND PRESSURES GIVEN BY AN ULTIMATE WIND SPEED OF 140 MPH
 - 2014 FLORIDA BUILDING CODE FIFTH EDITION BUILDING MEMBERS DESIGN LOADS FOR SHEILDING AND OTHER STRUCTURES, ASCE 7-05
- ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF MEPD PRIOR TO COMMENCEMENT OF RELATED WORK.
- THIS WORK SHALL BE DONE IN A SAFE AND ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR TO ADJACENT PROPERTIES.
- PROVIDE BRACKING TO ADEQUATELY SUPPORT POSTURE, CHAMBERS, BATHROOM ACCESSORIES, HANGING AND EQUIPMENT SUPPORTED FROM CEILING OR MOUNTED ON WALLS.
- MATERIAL BATCHING/ASSEMBLY SHALL NOT BE USED AS PART OF THE WORK.

OWNER

FOCY - REEF, LLC
400 N. NEW YORK AVE. SUITE 101
WINTER PARK, FL 32790
TEL: 807-846-3670
ATT: RUSSELL GREENE rgreene@mgmanagement.org

PROJECT ADDRESS

10100 - 251 SHEPARD STREET
FORT MYERS, FL 33907

STRAP NUMBER

22-46-25-64-02157 2570

LEGAL DESCRIPTION
PARCELYN IN SW 1/4 OF
SECT 45 DISC IN CW 4432 PG 2670
1/2018 P/N UNST 60006-59119

PROJECT TEAM

ARCHITECT
GREGORY S. GOERTLER ARCHITECT
FLORIDA REG. NO. A10000982
11338 BONITA BEACH RD. SUITE 103
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DESIGNER
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GENERAL CONTRACTOR
BRISCOE & FRIEND
2641 HICKORYDALE CIR
FORT MYERS, FL 33912
TEL: (239) 939-5251

STRUCTURAL ENGINEER
SELECT STRUCTURAL
C.A. #28357
12500 WHITEHALL DRIVE, SUITE 1
FORT MYERS, FL 33907
TEL: (239) 344-1242

CIVIL ENGINEER
JOHNSON ENGINEERING, INC.
2122 JOHNSON ST.
FORT MYERS, FL 33901
TEL: (239) 461-2473
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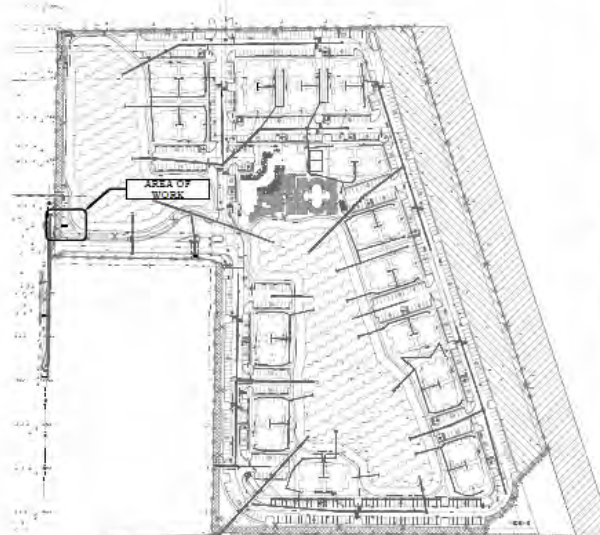
LIST OF DRAWINGS

ARCHITECTURAL

A-1 COVER SHEET, GENERAL INFORMATION, & SITE PLAN
A-2 SIGNAGE PLAN

STRUCTURAL

S-1 STRUCTURAL PLAN



OVERALL LOCATION MAP

SCALE: 1/125"=1'-0"



SEE CIVIL ENGINEERING PLANS FOR EXACT LOCATION

ENLARGED LOCATION MAP

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



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ATT: JOE MCCHARRIS

F15-0021

A1



The Reef Student Housing Entry Signage





The Reef Student Housing Entry Signage

Sign Area: 105 sqft
 OAH: 10 ft

12'-0"
 3'-0" O.D.

10'-0"
 16"
 7 1/2"
 2'-8"

28"
 20"

2"
 4"
 2"

MONUMENT SIGN

SIDE VIEW

DESCRIPTION:
 New double faced monument to be constructed of CMU with non-illuminated HDU logo, HDU primary and secondary channel letters, and 1/2" FCO address numerals. *The Reef* copy to be mounted to surround with 1-1/2" standoffs. *Student Living* to be mounted to surround with 1" standoffs. Logo to be flush mounted to stone surround.

COLOR SCHEDULE:

- Main Cabinet (Top & Bottom) = SW6135 ECRU with textured finish
- Main Cabinet (Body) = SW2829 Classical White with textured finish
- The Reef* = Painted to match The Reef teal
- Student Living* & Address = Painted to match The Reef blue
- Logo = Painted to match The Reef logo colors.
- Tile Background = Coronado Stone Products "Caribbean Coral".

QUEEN CITY
 ENGINEERING & DESIGN

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Drawing No.	15015
Sheet No.	(1) OF (1)
Date	12 / 29 / 2015
Drawn By	R. Carricker
Scale	1/2" = 1'-0"
Revision 4	3 / 02 / 16
Revision 5	5 / 06 / 16
Revision 6	5 / 19 / 16
Revision 7	6 / 30 / 16

Approved by: _____
 Date: _____

APPROVED AS SHOWN
 APPROVED AS NOTED
 CORRECT & RESUBMIT

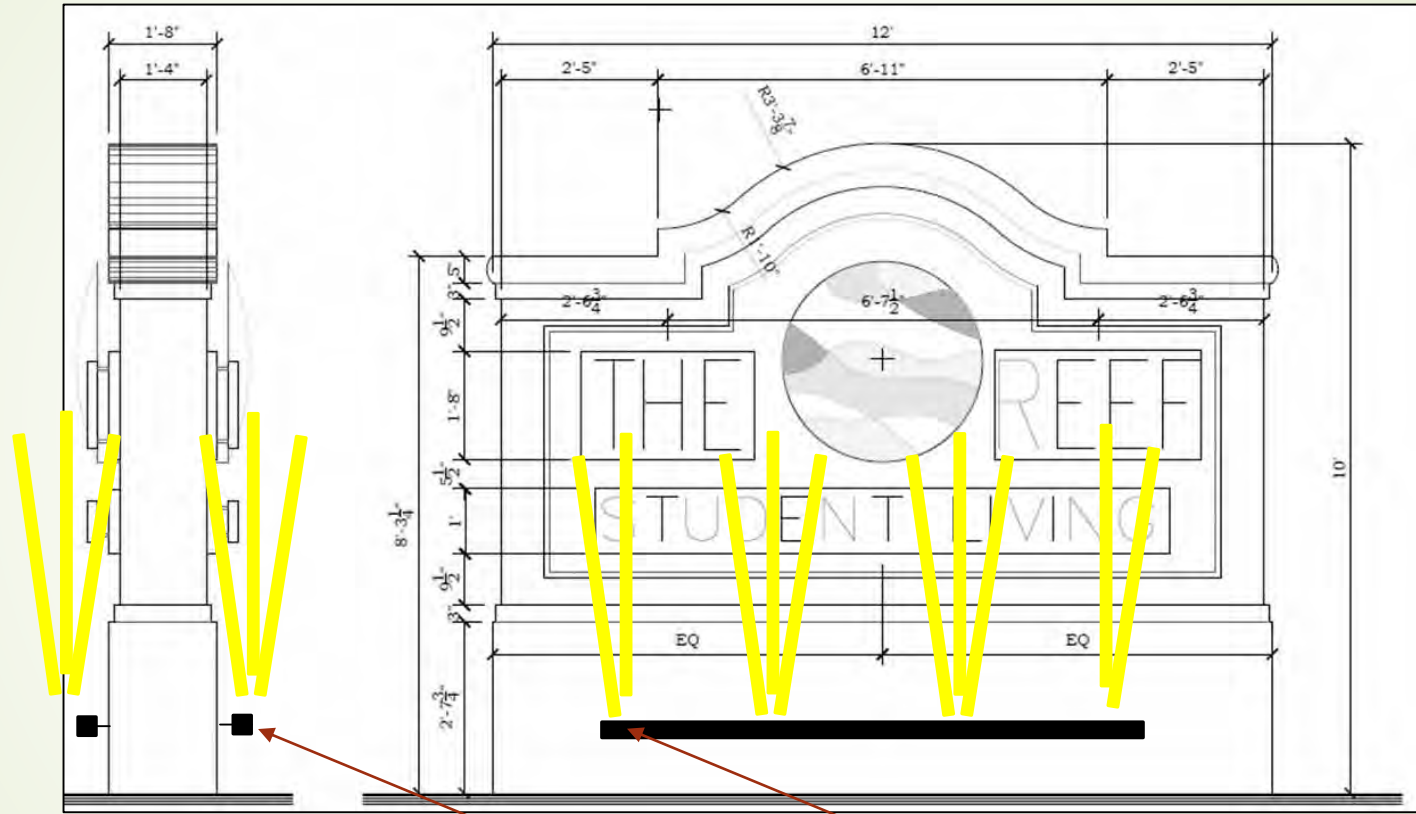
THE REEF
 STUDENT LIVING

10100-251 Shephard St. Fort Myers, FL 33967

Monument Sign



The Reef Student Housing Entry Signage



Attached LED Light Bar