INTEGRA TWENTY FOUR

Construction Plans

GENERAL DEVELOPMENT NOTES

1. USE & DESCRIPTION OF PROJECT:
   CONSTRUCTION OF AN APARTMENT COMPLEX WITH ASSOCIATED UTILITY AND SITE INFRASTRUCTURE.

2. THE PROPERTY OWNER IS: INTEGRA LAND COMPANY, LLC.
   ADDRESS: 1525 INTERNATIONAL PARKWAY, SUITE 2001
   TELEPHONE: (407) 833-3927

3. THE PROPERTY TAX PARCEL No.S ARE: 06725-000-000, 06726-000-000, 06727-000-000, 06736-000-000

4. THE PROPERTY IS ZONED: UMU-2

5. THE PROPERTY LAND USE IS: URBAN MIXED USE 2

6. DEVELOPMENT DATA:
   - A. TOTAL SITE AREA: 327,179 SF = 7.51 AC = 100.0%
   - B. BUILDING AREA: 86,677 SF = 1.98 AC = 26.4%
   - C. PAVEMENT & SIDEWALK AREA: 169,781 SF = 3.90 AC = 51.9%
   - D. TOTAL IMPERVIOUS AREA: 256,458 SF = 5.89 AC = 78.4%
   - E. OPEN AREA: 70,721 SF = 1.62 AC = 21.6%
   - F. ALLOWABLE DENSITY BY RIGHT: 20 DU/AC MIN = 150.2 UNITS; 100 DU/AC MAX = 751 UNITS
   - G. SITE DENSITY: 232 UNITS/7.51 AC = 30.89 UNITS/AC

7. PARKING:
   - A. CRITERIA:
     - CARS: 1 PARKING SPACE PER UNIT, MIN – 1 PARKING SPACE PER BEDROOM, MAX.
     - SCOOTERS: 1 SPACE PER 4 RESIDENTIAL UNITS
     - BIKES: 1 SPACE PER 3 BEDROOMS REQUIRED.
   - B. SPACES REQUIRED:
     - CARS: 232 MIN, 383 MAX SPACES REQUIRED
     - SCOOTERS: 232 RESIDENTIAL UNITS / 4 = 58 SPACES REQUIRED.
     - BIKES: 383 BEDROOMS / 3 = 127.7 OR 128 SPACES REQUIRED.
   - C. SPACES PROVIDED:
     - CARS: 361 SPACES PROVIDED INCLUDING 8 HANDICAP SPACES.
     - SCOOTERS: 60 SPACES PROVIDED.
     - BIKES: 130 SPACES PROVIDED PLUS BIKE STORAGE INSIDE SOME UNITS.

8. BUILDING INFORMATION:

		BUILDING 1	BUILDING 3	BUILDING 2	BUILDING 7	BUILDING 4	BUILDING 5	BUILDING 6	CLUBHOUSE	MAIL KIOSK	MAINT.	TOTAL
A. NO. BUILDINGS		1	1	1	1	1	1	1	1	1	1	10
B. NO. UNITS PER BLDG.		67	86	36	37	2	2	2	1	1	1	235
C. NO. BEDROOMS PER BLDG.		111	133	66	67	2	2	2	0	0	0	383
D. NO. STORIES		4	4	4	4	2	2	2	2	1	1	26
E. FLOOR AREA	(1ST FLOOR)	16,814 S.F.	12,465 S.F.	7,221 S.F.	8,082 S.F.	0 S.F.	0 S.F.	0 S.F.	4,934 S.F.	0 S.F.	0 S.F.	
	(2ND FLOOR)	16,814 S.F.	22,365 S.F.	11,229 S.F.	11,223 S.F.	1,472 S.F.	1,472 S.F.	1,472 S.F.	3,556 S.F.			
	(3RD FLOOR)	16,814 S.F.	22,365 S.F.	11,229 S.F.	11,223 S.F.							
	(4TH FLOOR)	16,814 S.F.	22,365 S.F.	11,229 S.F.	11,223 S.F.							
	TOTAL	76,364 S.F.	76,560 S.F.	40,908 S.F.	41,751 S.F.	1,472 S.F.	1,472 S.F.	1,472 S.F.	8,490 S.F.	650 S.F.	0 S.F.	249,139 S.F.
H. BUILDING AREA	(1ST FLOOR)	19,091 S.F.	25,018 S.F.	12,617 S.F.	12,611 S.F.	1,726 S.F.	1,726 S.F.	1,726 S.F.	6,280 S.F.	650 S.F.	1,140 S.F	
	(2ND FLOOR)	19,091 S.F.	25,018 S.F.	12,617 S.F.	12,611 S.F.	1,701 S.F.	1,701 S.F.	1,701 S.F.	4,832 S.F.			
	(3RD FLOOR)	19,091 S.F.	25,018 S.F.	12,617 S.F.	12,611 S.F.							
	(4TH FLOOR)	19,091 S.F.	25,018 S.F.	12,617 S.F.	12,611 S.F.							
I. BUILDING HEIGHT		49'-9"	49'-9"	49'-9"	49'9"	25'-2"	25'-2"	25'-2"	29'-6"	12'-0"	12'-0" FT.	
J. OCCUPANCY CLASS		R2	R2	R2	R2	R2	R2	R2	A3	U	U	
K. TYPE OF CONSTRUCTION		V-A	V-A	V-A	V-A	V-B	V-B	V-B	V-A	V-B	V-B	
L. SPRINKLERED		YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	

   M. ALL ROOFS WILL BE ASPHALT/FIBERGLASS SHINGLES

9. THIS SITE IS NOT LOCATED IN A FLOOD PLAIN DISTRICT OR A SURFACE WATER DISTRICT.

10. THIS SITE SHALL COMPLY WITH THE STATE OF FLORIDA HANDICAP ACCESSIBILITY CODES AND STANDARDS.

11. THE SITE IS NOT LOCATED IN THE GREENWAY, NATURE PARK, GATEWAY, OR WELLFIELD DISTRICTS.

12. THIS SITE SHALL COMPLY WITH THE CITY OF GAINESVILLE'S REQUIREMENT FOR SAFETY AND THE PARKING LOT LIGHTING SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS. THE PROPOSED PARKING LOT LIGHTING IS SHOWN ON SHEET E0.11.

13. STORMWATER: THE SITE CURRENTLY DISCHARGES TO THE CITY BASIN FOR STORMWATER TREATMENT SYSTEM AND WILL INSTALL NEW RETENTION SYSTEMS.

14. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS. THE SIGNAGE SHALL BE PERMITTED SEPARATELY WITH THE CITY OF GAINESVILLE BUILDING DEPARTMENT.

15. GARBAGE COLLECTION AND RECYCLING FOR THE SITE WILL BE VIA A GARBAGE COLLECTION AREA LOCATED AS SHOWN ON THE PLANS.

16. TREE PROTECTION:
   - A. TREE BARRICADE DETAIL IS SHOWN ON TM 03.
   - B. TREE BARRICADES SHALL BE CONSTRUCTED PRIOR TO ANY CLEARING, GRUBBING OR CONSTRUCTION ACTIVITY. CONTRACTOR WILL CALL THE PARKS DIVISION (334-2171) FOR THE REQUIRED TREE BARRICADE INSPECTION PRIOR TO COMMENCING SITE WORK.
   - C. TREE BARRICADES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. NO STORAGE OF DIRT OR MATERIALS SHALL BE PERMITTED WITHIN TREE BARRICADES OR BEYOND THE CONSTRUCTION LIMITS.
   - D. NO TREES WILL BE REMOVED UNTIL PERMITS ARE ISSUED FOR WORK REQUIRING TREE REMOVAL.
   - E. TREE ROOTS LARGER THAN 1" IN DIAMETER ENCOUNTERED ON TREES TO BE PRESERVED WILL BE CUT CLEANLY AND COVERED OVER WITH SOIL.

17. ALL EXIT DOORWAYS SHALL OPEN ONTO A LANDING OF AT LEAST THE WIDTH OF THE DOOR AND SHALL BE THE SAME ELEVATION AS THE BUILDING FINISHED FLOOR. THIS CRITERIA WILL BE MET. THE DOORWAY LOCATIONS ARE SHOWN ON THE DESIGN DRAWINGS.

18. THIS SITE WILL BE ACCESSED FROM NEW CONNECTIONS ON SW 24TH AVENUE AND SW 38TH TERRACE.

19. TRIP GENERATION DATA:
   - A. AVERAGE DAILY TRIP GENERATION = 1,268 NET NEW TRIPS PER DAY.
   - B. A.M. PEAK HOUR TRIP GENERATION = 107 NET NEW TRIPS.
   - C. P.M. PEAK HOUR TRIP GENERATION = 153 NET NEW TRIPS.
   - D. THE DEVELOPMENT IS LOCATED IN ZONE M OF THE TMPA AND WILL MEET TRANSPORTATION MOBILITY ELEMENT POLICY CRITERIA.

20. FIRE PROTECTION CONCERNS:
   - A. THERE ARE NOT ANY SPECIAL FIRE PROTECTION CONCERNS RELATED TO THE USE OF THE NEW BUILDINGS.
   - B. FIRE HYDRANTS ARE LOCATED WITHIN 500 FEET OF ALL BUILDINGS, AND ARE SHOWN ON THE UTILITY PLAN.
   - C. SMOKE DETECTION SYSTEMS AND FIRE EXTINGUISHERS WILL BE PROVIDED.
   - D. THE DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.
   - E. FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.
   - F. IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL NEW BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ.

21. THIS SITE AND BUILDINGS COMPLY WITH FLORIDA BUILDING CODE AND ALL REFERENCED STANDARDS.

22. ALL BUILDINGS COMPLY WITH THE FAIR HOUSING ACCESSIBILITY GUIDELINES.

LOCATION MAP
NTS

Sheet List Table

SHEET NUMBER	SHEET TITLE
C.000	COVER SHEET
C.100	LEGEND ABBREVATIONS & NOTES
C.200	MASTER SITE PLAN
C.201	URBAN VILLAGE CONFORMANCE PLAN
C.300	TREE REMOVAL & PROTECTION PLAN
C.401	DIMENSION PLAN (SW)
C.402	DIMENSION PLAN (NW)
C.403	DIMENSION PLAN (SE)
C.404	DIMENSION PLAN (NE)
C.500	MASTER DRIANAGE PLAN
C.501	PAVING GRADING & DRAINAGE PLAN (SW)
C.502	PAVING GRADING & DRAINAGE PLAN (NW)
C.503	PAVING GRADING & DRAINAGE PLAN (SE)
C.504	PAVING GRADING & DRAINAGE PLAN (NE)
C.600	MASTER UTILITY PLAN
C.601	UTILITY PLAN (SW)
C.602	UTILITY PLAN (NW)
C603	UTILITY PLAN (SE)
C.604	UTILITY PLAN (NE)
C.611	SEWER PROFILES
C.710	STORMWATER SYSTEM DETAILS
S1-S3	BOUNDARY & TOPOGRAPHIC SURVEY
TM 01	TREE MANAGEMENT LOCATION PLAN
TM 02	TREE MANAGEMENT EVALUATION TABLES
TM 03	TREE MANAGEMENT HERITAGE EVALUATION & DETAILS
HS.01	HARDSCAPE PLAN
HS.02	HARDSCAPE PLAN
HS.03	HARDSCAPE PLAN
HS.04	HARDSCAPE PLAN
HD.01	HARDSCAPE DETAILS
LD.01	LANDSCAPE SCHEDULE
LT.01	LANDSCAPE PLAN TREE PLANTING
LT.02	LANDSCAPE PLAN TREE PLANTING
LT.03	LANDSCAPE PLAN TREE PLANTING
LT.04	LANDSCAPE PLAN TREE PLANTING
LT.01	LANDSCAPE PLAN SHRUB & GROUNDCOVER PLANTING
LT.02	LANDSCAPE PLAN SHRUB & GROUNDCOVER PLANTING
LT.03	LANDSCAPE PLAN SHRUB & GROUNDCOVER PLANTING
LT.04	LANDSCAPE PLAN SHRUB & GROUNDCOVER PLANTING
A0.03	PROJECT DATA SHEET
A0.04	BUILDING DATA SHEET
A0.05	UNIT DATA AND AREA INFORMATION
A1.11	BUILDING TYPE ONE - FIRST FLOOR CONTROL PLAN
A1.21	BUILDING TYPE TWO - FIRST FLOOR CONTROL PLAN
A1.31A	BUILDING TYPE THREE "A" - FIRST FLOOR PLAN
A1.31B	BUILDING TYPE THREE "B" - FIRST FLOOR PLAN
A1.41	BUILDING TYPE FOUR -FLOOR PLANS
A1.51	CLUBHOUSE - FIRST FLOOR PLAN
A1.61	ANCILLARY BUILDINGS - FLOOR PLANS
A2.11	BUILDING TYPE ONE - EXTERIOR ELEVATIONS
A2.21	BUILDING TYPE TWO - EXTERIOR ELEVATIONS
A2.31A	BUILDING TYPE THREE - EXTERIOR ELEVATIONS
A2.31B	BUILDING TYPE THREE - EXTERIOR ELEVATIONS
A2.41	BUILDING TYPE FOUR - EXTERIOR ELEVATIONS
A2.51	CLUBHOUSE - EXTERIOR ELEVATIONS
A2.61	ANCILLARY BUILDINGS - EXTERIOR ELEVATIONS
E0.11	PHOTOMETRIC SITE PLAN
E0.12	SITE PLAN FIXTURE SPECIFICATIONS
E6.01	ELECTRICAL SCHEDULES AND DETAILS
E6.02	ELECTRICAL SCHEDULES AND DETAILS
U0.10	MEP CONNECTIONS SITE PLAN

Know what's **below.**
Call before you dig.
callsunshine.com

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

NOTE:
ELECTRICAL DESIGN PROVIDED BY GRU ENERGY DELIVERY.

FOR REVIEW ONLY

THE POTABLE WATER/WASTEWATER SYSTEM DESIGN IS CERTIFIED TO BE IN ACCORDANCE WITH GRU STANDARDS.

DATE
STUART I. CULLEN 51337
No.

FHA#063-35358

INTEGRA TWNETY-FOUR
COVER SHEET
SECTION 11, TOWNSHIP 10 S., RANGE 19 E.

JOB NO. 17004500GC
SHEET NO. C.000

Since 1919
George F. Young, Inc.
1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429
PHONE (352) 378-1444 FAX (352) 372-2502
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL & TRANSPORTATION ENGINEERING•ECOLOGY/GIS•LANDSCAPE ARCHITECTURE
PLANNING•SURVEYING•SUBSURFACE UTILITY ENGINEERING
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH•ST. PETERSBURG•TAMPA

NO.	BY	DATE	DESCRIPTION
	JPH	07/17/17	REVISED BUILDING NAMES ADD SHEETS TO SET

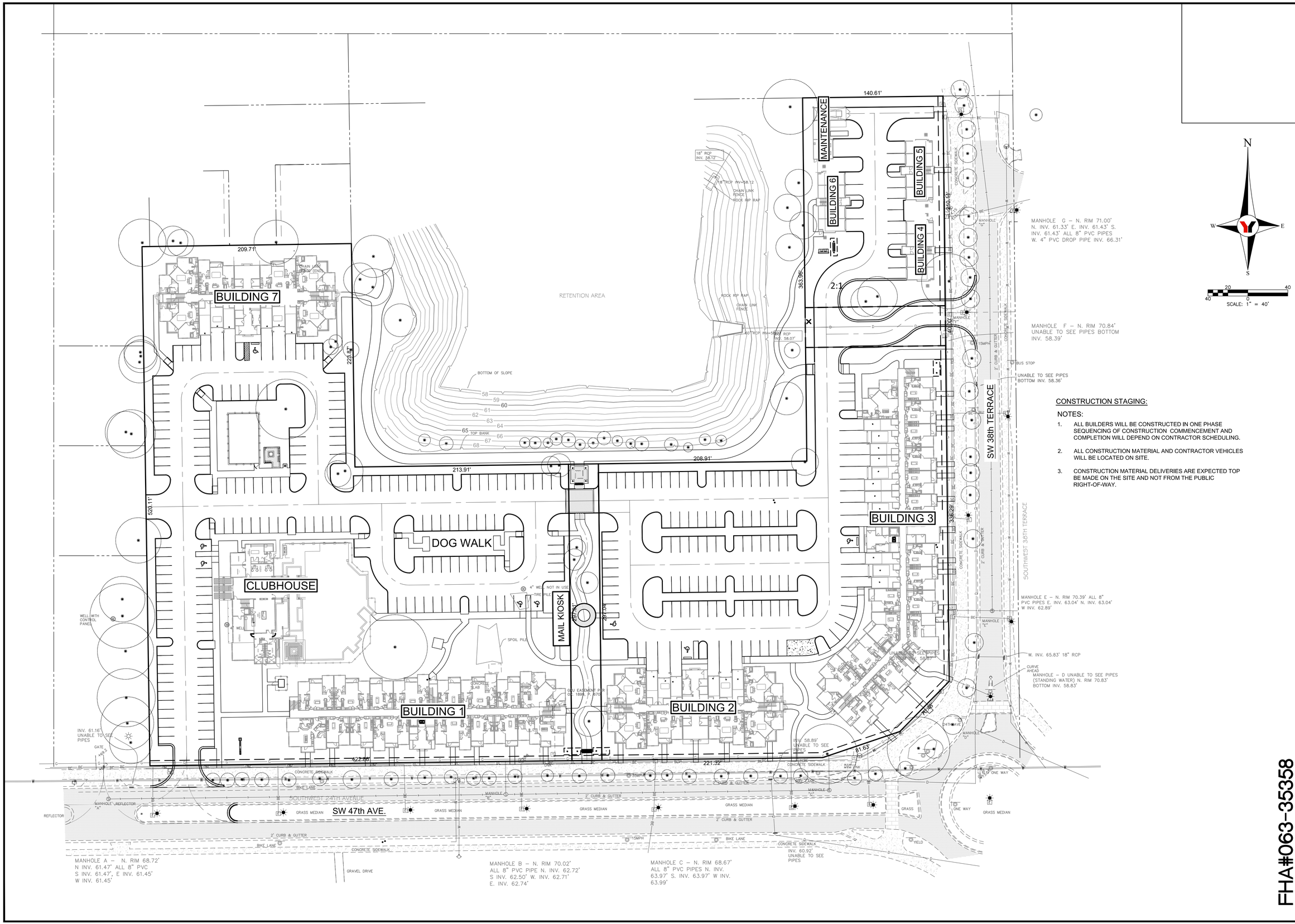
REVISED

PREPARED FOR:
INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FLORIDA 32746
407-833-3927

	INITIALS	DATE
DESIGN	SIC	07-07-2017
DRAWN	JPH	07-08-2017
CHECKED	SIC	07-10-2017
QUALITY CHK	SIC	07-10-2017
SCALE		

STUART I. CULLEN No. 51337
DATE

FILE: \\Ynpnt1\proj\2017\170045000C – Integra Twenty Four_Plan Production\Current Working Documents_Current working set (20)\COVER SHEET.dwg
LOGIN: Henry_Alonso
PLOTTED: 7/19/2017 11:23 AM



CONSTRUCTION STAGING:

NOTES:

1. ALL BUILDERS WILL BE CONSTRUCTED IN ONE PHASE SEQUENCING OF CONSTRUCTION COMMENCEMENT AND COMPLETION WILL DEPEND ON CONTRACTOR SCHEDULING.
2. ALL CONSTRUCTION MATERIAL AND CONTRACTOR VEHICLES WILL BE LOCATED ON SITE.
3. CONSTRUCTION MATERIAL DELIVERIES ARE EXPECTED TOP BE MADE ON THE SITE AND NOT FROM THE PUBLIC RIGHT-OF-WAY.

FHA#063-35358

Since 1919

George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429
PHONE (352) 378-1444 FAX (352) 372-2502
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 27
CIVIL & TRANSPORTATION ENGINEERING•ECOLOGY•GIS•LANDSCAPE ARCHITECTURE
PLANNING•SURVEYING•SUBSURFACE UTILITY ENGINEERING
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH•ST. PETERSBURG•TAMPA

NO.	BY	DATE	DESCRIPTION
	JPH	07/19/17	UPDATED STAGING INFO

REVISED

PREPARED FOR:

INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FLORIDA 32746
407-833-3927

	INITIALS	DATE
DESIGN	SJC	07-07-2017
DRAWN	JPH	07-08-2017
CHECKED	SJC	07-10-2017
QUALITY CHK	SJC	07-10-2017
SCALE		

STUART I. CULLEN No. 51337
DATE

INTEGRA TWNETY-FOUR

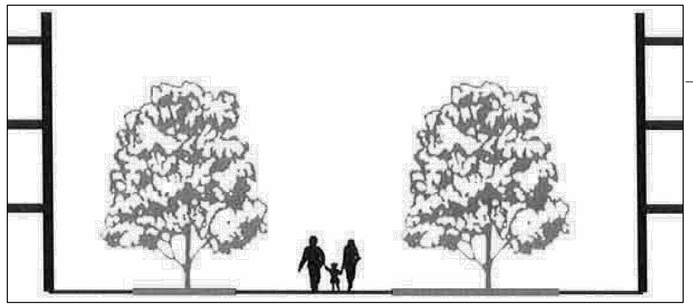
MASTER SITE PLAN

SECTION 11, TOWNSHIP 10 S., RANGE 19 E.

JOB NO. 17004500GC

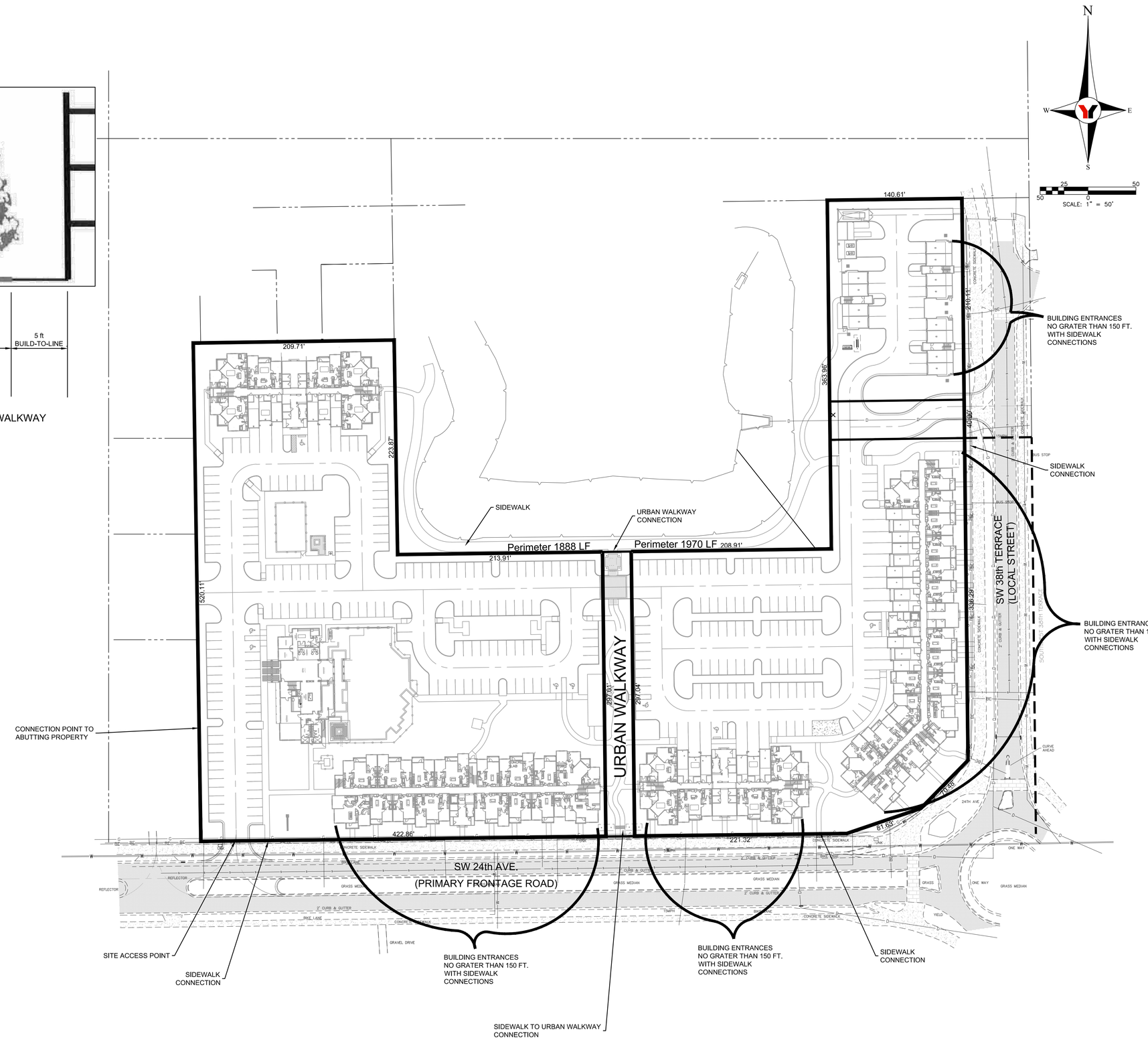
SHEET NO. C.200

PLOTTED: 7/19/2017 11:17 AM LOGIN: Henry, James FILE: S:\projects\proj2017\170045000C - Integra Twenty Four_Plan Production\Current Working Documents_Current working set (03)\MASTER SITE PLAN.dwg



5' BUILD-TO LINE | 8ft MIN. LANDSCAPE ZONE | 10 FT. MIN. PAVED AREA | 12 ft. MIN. LANDSCAPE ZONE | 5 ft BUILD-TO-LINE

URBAN WALKWAY TYPE: STANDARD
PUBLIC REALM REQUIREMENTS - STANDARD URBAN WALKWAY



FHA#063-35358

INTEGRA TWNETY-FOUR

URBAN VILLAGE CONFORMANCE PLAN

SECTION 11, TOWNSHIP 10 S., RANGE 19 E.

JOB NO. 17004500GC

SHEET NO. C.201

Since 1919

George F. Young, Inc.
1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429
PHONE (352) 378-1444 FAX (352) 372-2502
ENGINEERS • CONSULTANTS • ADVISORS • MAPPERS
CIVIL & TRANSPORTATION ENGINEERING•ECOLOGY•GIS•LANDSCAPE ARCHITECTURE
PLANNING•SURVEYING•SUBSURFACE UTILITY ENGINEERING
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH•ST. PETERSBURG•TAMPA

NO.	BY	DATE	DESCRIPTION

REVISED

PREPARED FOR:
INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FLORIDA 32746
407-833-3927

	INITIALS	DATE
DESIGN	SIC	07-07-2017
DRAWN	JPH	07-08-2017
CHECKED	SIC	07-10-2017
QUALITY CHK	SIC	07-10-2017
SCALE		

STUART I. CULLEN No. 51337
DATE

PLOTTED: 7/11/2017 12:57 PM LOGIN: Henry, James FILE: L:\projects\proj\2017\170045000C - Integra Twenty Four_Plan Production\Current Working Documents_Current working set (CD)\Urban Village Conformance Plan.dwg

SHEET(NE)

(SW) SHEET

MATCH LINE

MATCH LINE

BUILDING 2

BUILDING 2

BUILDING 3A

SOUTHWEST 38TH TERRACE

24TH AVE

CONCRETE SIDEWALK

2' CURB & GUTTER

BIKE LANE

GRASS MEDIAN

GRASS

ONE WAY

MANHOLE "C"

MANHOLE "E"

BUS STOP

N89° 15' 09.50"E 30.84

N89° 15' 09.50"E 199.01

N89° 15' 09.50"E 199.11

N89° 15' 09.50"E 145.00

S00°39'44"E 65.00'

S00°39'44"E 37.96'

N0° 44' 50.50"W 65.00

N0° 39' 27.08"W 38.04

S0° 39' 33.17" 128.95

N: = 235794.5198
E: = 2641542.1749

N: = 235755.2003
E: = 2641364.6060

N: = 235757.7961
E: = 2641563.5977

N: = 235690.2046
E: = 2641365.3573

N: = 235692.8005
E: = 2641564.3437

N: = 235639.9801
E: = 2641318.9001

N: = 235597.7334
E: = 2641671.5846

N: = 235569.6847
E: = 2641341.9426

N: = 235583.6950
E: = 2641511.2106

N: = 235570.7557
E: = 2641551.9486

N: = 235525.2747
E: = 2641518.8206

N: = 235520.8126
E: = 2641596.8180

N: = 235523.1678
E: = 2641342.5903

N: = 235497.4293
E: = 2641558.1461

NOTES:

1. ALL NORTHING AND EASTING CALLS HEREON MAP ARE BASE ON ASSUMED COORDINATES.

SCALE: 1" = 20'

KEY MAP

SE

FHA#063-35358

Since 1919

George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429
PHONE (352) 378-1444 FAX (352) 372-2502
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 27
CIVIL & TRANSPORTATION ENGINEERING•ECOLOGY•GIS•LANDSCAPE ARCHITECTURE
PLANNING•SURVEYING•SUBSURFACE UTILITY ENGINEERING
GAINESVILLE•LAKELAND•ORLANDO•PALM BEACH•ST. PETERSBURG•TAMPA

NO.	BY	DATE	DESCRIPTION
REVISED			

PREPARED FOR:

INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FLORIDA 32746
407-833-3927

	INITIALS	DATE
DESIGN	SIC	[07-07-2017]
DRAWN	JPH	[07-06-2017]
CHECKED	SIC	[07-10-2017]
QUALITY CHK	SIC	[07-10-2017]
SCALE		

STUART I. CULLEN No. 51337
DATE

INTEGRA TWNETY-FOUR

DIMENSION PLAN (SE)

SECTION 11, TOWNSHIP 10 S., RANGE 19 E.

JOB NO. 17004500GC

SHEET NO. C.403

PLOTTED: 7/11/2017 10:32 AM LOGIN: Henry, James FILE: S:\projects\proj\2017\17004500GC - Integra Twenty Four_Prov Production\Current Working Documents_Current working set (CD)\MASDSION PLAN (NE).dwg

3 CLUBHOUSE - REAR ELEVATION

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

4 CLUBHOUSE - LEFT ELEVATION

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

2 CLUBHOUSE - RIGHT ELEVATION

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

1 CLUBHOUSE - FRONT ELEVATION

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

TYPICAL SIGNAGE NOTES

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
2. BUILDING NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
3. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS.
4. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".

TYPICAL STUCCO NOTES

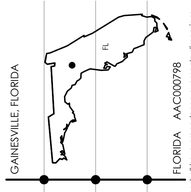
1. WEEP SCREED SHALL BE APPLIED AT ENTIRE PERIMETER OF FOUNDATION. PLACE LINE AT A MINIMUM 6" ABOVE FINISHED GRADE.
2. METAL LATH SHALL BE INSTALLED OVER 60 MIN. GRADE 'D' BUILDING PAPER PER ASTM C-1063 REQUIREMENTS.
3. REFER TO DETAIL 14/A7.31 FOR STUCCO ACCESSORY DETAILS.
4. CONTROL JOINTS SHALL BE INSTALLED PER ASTM C-1063 REQUIREMENTS INCLUDING:
   - 4.1. CONTROL JOINTS TO BE INSTALLED IN WALLS TO DELINEATE AREAS NOT LARGER THAN 144 SQ.FT.
   - 4.2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18'-0" IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 2.5 : 1.
   - 4.3. EXPANSION JOINTS SHALL BE INSTALLED AT ALL FLOOR LINES.
   - 4.4. METAL LATH SHALL BE DIS-CONTINUOUS (CUT) AT CONTROL JOINTS. DO NOT CUT BUILDING PAPER.LATH IS NOT REQUIRED TO BE CUT AT AESTHETIC JOINTS. WHERE JOINTS SHOWN ON ELEVATIONS EXCEED THE REQUIREMENTS OF ASTM C-1063, CONTRACTOR MAY EXERCISE OPTION TO CUT ONLY JOINTS SO AS TO COMPLY WITH ASTM C-1063.

ELEVATION GENERAL NOTES

1. TYPICAL EXTERIOR CLADDING: COMBINATION OF FIBER CEMENT PANELS, FIBER CEMENT SIDING, AND STONE VENEER INSTALLED OVER STUCCO. CORNERS OF BUILDINGS TO RECEIVE 12" WIDE SELF-ADHERING MEMBRANE FLASHING. ALL OPENINGS SHALL BE INSTALLED PER DETAILS PROVIDED ON SHEETS A7.11 - A7.21.
2. PROVIDE CONTROL JOINTS WHERE WOOD-FRAME AND CMU WALLS MEET.
3. ENTIRE BUILDING SHALL RECEIVE BUILDING WRAP. INSIDE AND OUTSIDE CORNERS SHALL BE PRE-WRAPPED WITH SELF-ADHERING MEMBRANE FOR 6" ON EACH SIDE OF CORNER.
4. ALL FINISH GRADES SHALL BE A MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
5. PROVIDE UV-RATED URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
6. TO PREVENT MOISTURE INTRUSION, ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/ORE SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN FULL BED OF SEALANT. REFER TO SHEET A7.42 FOR DETAILS.
7. ALL BUILDING-MOUNTED EQUIPMENT SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
8. ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEMS SLOPED MIN. 1/4" : 1"-0" AWAY FROM BUILDING FOR DRAINAGE.
9. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.
10. PROVIDE 1:2 SLOPE AT TOP OF HORIZONTAL TRIM.
11. PROVIDE SEALANT JOINTS AT INTERFACES BETWEEN DISSIMILAR MATERIALS, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, ETC.
12. INDICATES SUGGESTED GUTTER AND DOWNSPOUT LOCATION - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT. REFER TO SHEET A7.51 FOR DETAILS.
13. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS.
14. PROVIDE SUFFICIENT BLOCKING FOR ALL DECORATIVE ATTACHMENTS AND CONFIRM VIA SHOP DRAWINGS.

ELEVATION KEY NOTES

1. 30-YEAR ARCHITECTURAL STYLE SHINGLES OVER ROOF UNDERLAYMENT PER SPECS OVER ROOF SHEATHING ON PRE-FABRICATED WOOD TRUSSES
2. FIBER CEMENT FASCIA PANEL
3. FIBER CEMENT PANEL AND TRIM SYSTEM OVER BUILDING WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L. U356
4. FIBER CEMENT LAP SIDING SYSTEM WITH 6" OVERLAP
5. FIBER CEMENT LAP SIDING SYSTEM WITH 10" OVERLAP
6. 42" HIGH ALUMINUM RAILING
7. DECORATIVE BRACKET
8. EXT. WINDOW - REFER TO PLANS AND SCHEDULE FOR DETAILS
9. STOREFRONT SYSTEM - MUST MEET MIN. REQUIREMENTS FOR WIND LOADS AND ENERGY CALCULATIONS
10. STONE VENEER OVER 2-COAT STUCCO SYSTEM OVER BLDG WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L. U356
11. ALUMINUM SCREEN ENCLOSURE SYSTEM WITH INTEGRATED 42" GUARDRAIL
12. STANDING SEAM METAL ROOF SYSTEM
13. DECORATIVE SHUTTERS
14. OVERHEAD GARAGE DOOR - REFER TO SHEETS A7.01 AND A7.11 FOR ADD'L INFO.
14. ELECTRICAL METERS
15. VENT - REFER TO MEP DRAWINGS
15. LIGHT FIXTURE - REFER TO ELECTRICAL SCHEDULE FOR DETAILS



FLORIDA AAC000798

INTEGRA TWENTY FOUR
GAINESVILLE, FLORIDA

FHA # 063-35358

INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FL 32746
PH. 407-833-3927

cba
charlan • brock associates
architects planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www . cbaarchitects . com

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

CLUBHOUSE

EXTERIOR ELEVATIONS

date: **07-10-2017**
job no: **3914.16**
drawn by: **CRL**
reviewed by: **CBA**
file: **3914A2.51**
issue history:

A2.51

1 BUILDING TYPE ONE - FRONT ELEVATION

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

TYPICAL SIGNAGE NOTES

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
2. BUILDING NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
3. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS.
4. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".

TYPICAL STUCCO NOTES

1. WEEP SCREED SHALL BE APPLIED AT ENTIRE PERIMETER OF FOUNDATION. PLACE LINE AT A MINIMUM 6" ABOVE FINISHED GRADE.
2. METAL LATH SHALL BE INSTALLED OVER 60 MIN. GRADE 'D' BUILDING PAPER PER ASTM C-1063 REQUIREMENTS.
3. REFER TO DETAIL 14/A7.31 FOR STUCCO ACCESSORY DETAILS.
4. CONTROL JOINTS SHALL BE INSTALLED PER ASTM C-1063 REQUIREMENTS INCLUDING:
   - 4.1. CONTROL JOINTS TO BE INSTALLED IN WALLS TO DELINEATE AREAS NOT LARGER THAN 144 SQ.FT.
   - 4.2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18'-0" IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 2.5 : 1.
   - 4.3. EXPANSION JOINTS SHALL BE INSTALLED AT ALL FLOOR LINES.
   - 4.4. METAL LATH SHALL BE DIS-CONTINUOUS (CUT) AT CONTROL JOINTS. DO NOT CUT BUILDING PAPER.LATH IS NOT REQUIRED TO BE CUT AT AESTHETIC JOINTS. WHERE JOINTS SHOWN ON ELEVATIONS EXCEED THE REQUIREMENTS OF ASTM C-1063, CONTRACTOR MAY EXERCISE OPTION TO CUT ONLY JOINTS SO AS TO COMPLY WITH ASTM C-1063.

ELEVATION GENERAL NOTES

1. TYPICAL EXTERIOR CLADDING: COMBINATION OF FIBER CEMENT PANELS, FIBER CEMENT SIDING, AND STONE VENEER INSTALLED OVER STUCCO. CORNERS OF BUILDINGS TO RECEIVE 12" WIDE SELF-ADHERING MEMBRANE FLASHING. ALL OPENINGS SHALL BE INSTALLED PER DETAILS PROVIDED ON SHEETS A7.11 - A7.21.
2. PROVIDE CONTROL JOINTS WHERE WOOD-FRAME AND CMU WALLS MEET.
3. ENTIRE BUILDING SHALL RECEIVE BUILDING WRAP, INSIDE AND OUTSIDE CORNERS SHALL BE PRE-WRAPPED WITH SELF-ADHERING MEMBRANE FOR 6" ON EACH SIDE OF CORNER.
4. ALL FINISH GRADES SHALL BE A MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
5. PROVIDE UV-RATED URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
6. TO PREVENT MOISTURE INTRUSION, ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/ORE SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN FULL BED OF SEALANT. REFER TO SHEET A7.42 FOR DETAILS.
7. ALL BUILDING-MOUNTED EQUIPMENT SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
8. ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEMS SLOPED MIN. 1/4" : 1'-0" AWAY FROM BUILDING FOR DRAINAGE.
9. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.
10. PROVIDE 1:2 SLOPE AT TOP OF HORIZONTAL TRIM.
11. PROVIDE SEALANT JOINTS AT INTERFACES BETWEEN DISSIMILAR MATERIALS, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, ETC.
12. INDICATES SUGGESTED GUTTER AND DOWNSPOUT LOCATION - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT. REFER TO SHEET A7.51 FOR DETAILS.
13. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS.
14. PROVIDE SUFFICIENT BLOCKING FOR ALL DECORATIVE ATTACHMENTS AND CONFIRM VIA SHOP DRAWINGS.

ELEVATION KEY NOTES

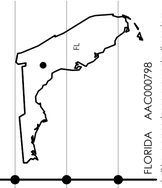
1. 30-YEAR ARCHITECTURAL STYLE SHINGLES OVER ROOF UNDERLAYMENT PER SPECS OVER ROOF SHEATHING ON PRE-FABRICATED WOOD TRUSSES
2. FIBER CEMENT FASCIA PANEL
3. FIBER CEMENT PANEL AND TRIM SYSTEM OVER BUILDING WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L. U356
4. FIBER CEMENT LAP SIDING SYSTEM WITH 6" OVERLAP
5. FIBER CEMENT LAP SIDING SYSTEM WITH 10" OVERLAP
6. 42" HIGH ALUMINUM RAILING
7. DECORATIVE BRACKET
8. EXT. WINDOW - REFER TO PLANS AND SCHEDULE FOR DETAILS
9. STOREFRONT SYSTEM - MUST MEET MIN. REQUIREMENTS FOR WIND LOADS AND ENERGY CALCULATIONS
10. STONE VENEER OVER 2-COAT STUCCO SYSTEM OVER BLDG WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L. U356
11. ALUMINUM SCREEN ENCLOSURE SYSTEM WITH INTEGRATED 42" GUARDRAIL
12. STANDING SEAM METAL ROOF SYSTEM
13. DECORATIVE SHUTTERS
14. OVERHEAD GARAGE DOOR - REFER TO SHEETS A7.01 AND A7.11 FOR ADD'L INFO.
14. ELECTRICAL METERS
15. VENT - REFER TO MEP DRAWINGS
15. LIGHT FIXTURE - REFER TO ELECTRICAL SCHEDULE FOR DETAILS

INTEGRA TWENTY FOUR
GAINESVILLE, FLORIDA

INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FL 32746
PH. 407-833-3927

FHA # 063-35358

GAINESVILLE, FLORIDA



FLORIDA AAC000798

charlan • brock associates
architects planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www . cbaarchitects . com

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

BUILDING TYPE ONE

EXTERIOR ELEVATIONS

date: **07-10-2017**
job no: **3914.16**
drawn by: **CL**
reviewed by: **CBA**
file: **3914A2.11**
issue history:

A2.11

Adam Fields Monday, July 10, 2017 P:\3914 – INTEGRA GAINESVILLE APTS\DRAWINGS\1_APARTMENT\00_CURRENT\3914A2.11

1 BUILDING TYPE TWO - FRONT ELEVATION

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

TYPICAL SIGNAGE NOTES

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
2. BUILDING NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
3. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS.
4. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".

TYPICAL STUCCO NOTES

1. WEEP SCREED SHALL BE APPLIED AT ENTIRE PERIMETER OF FOUNDATION. PLACE LINE AT A MINIMUM 6" ABOVE FINISHED GRADE.
2. METAL LATH SHALL BE INSTALLED OVER 60 MIN. GRADE 'D' BUILDING PAPER PER ASTM C-1063 REQUIREMENTS.
3. REFER TO DETAIL 14/A7.31 FOR STUCCO ACCESSORY DETAILS.
4. CONTROL JOINTS SHALL BE INSTALLED PER ASTM C-1063 REQUIREMENTS INCLUDING:
   - 4.1. CONTROL JOINTS TO BE INSTALLED IN WALLS TO DELINEATE AREAS NOT LARGER THAN 144 SQ.FT.
   - 4.2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18'-0" IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 2.5 : 1.
   - 4.3. EXPANSION JOINTS SHALL BE INSTALLED AT ALL FLOOR LINES.
   - 4.4. METAL LATH SHALL BE DIS-CONTINUOUS (CUT) AT CONTROL JOINTS. DO NOT CUT BUILDING PAPER.LATH IS NOT REQUIRED TO BE CUT AT AESTHETIC JOINTS. WHERE JOINTS SHOWN ON ELEVATIONS EXCEED THE REQUIREMENTS OF ASTM C-1063, CONTRACTOR MAY EXERCISE OPTION TO CUT ONLY JOINTS SO AS TO COMPLY WITH ASTM C-1063.

ELEVATION GENERAL NOTES

1. TYPICAL EXTERIOR CLADDING: COMBINATION OF FIBER CEMENT PANELS, FIBER CEMENT SIDING, AND STONE VENEER INSTALLED OVER STUCCO. CORNERS OF BUILDINGS TO RECEIVE 12" WIDE SELF-ADHERING MEMBRANE FLASHING. ALL OPENINGS SHALL BE INSTALLED PER DETAILS PROVIDED ON SHEETS A7.11 - A7.21.
2. PROVIDE CONTROL JOINTS WHERE WOOD-FRAME AND CMU WALLS MEET.
3. ENTIRE BUILDING SHALL RECEIVE BUILDING WRAP, INSIDE AND OUTSIDE CORNERS SHALL BE PRE-WRAPPED WITH SELF-ADHERING MEMBRANE FOR 6" ON EACH SIDE OF CORNER.
4. ALL FINISH GRADES SHALL BE A MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
5. PROVIDE UV-RATED URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
6. TO PREVENT MOISTURE INTRUSION, ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/ORE SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN FULL BED OF SEALANT. REFER TO SHEET A7.42 FOR DETAILS.
7. ALL BUILDING-MOUNTED EQUIPMENT SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
8. ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEMS SLOPED MIN. 1/4" : 1'-0" AWAY FROM BUILDING FOR DRAINAGE.
9. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.
10. PROVIDE 1:2 SLOPE AT TOP OF HORIZONTAL TRIM.
11. PROVIDE SEALANT JOINTS AT INTERFACES BETWEEN DISSIMILAR MATERIALS, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, ETC.
12. INDICATES SUGGESTED GUTTER AND DOWNSPOUT LOCATION - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT. REFER TO SHEET A7.51 FOR DETAILS.
13. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS.
14. PROVIDE SUFFICIENT BLOCKING FOR ALL DECORATIVE ATTACHMENTS AND CONFIRM VIA SHOP DRAWINGS.

ELEVATION KEY NOTES

1. 30-YEAR ARCHITECTURAL STYLE SHINGLES OVER ROOF UNDERLAYMENT PER SPECS OVER ROOF SHEATHING ON PRE-FABRICATED WOOD TRUSSES
2. FIBER CEMENT FASCIA PANEL
3. FIBER CEMENT PANEL AND TRIM SYSTEM OVER BUILDING WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L. U356
4. FIBER CEMENT LAP SIDING SYSTEM WITH 6" OVERLAP
5. FIBER CEMENT LAP SIDING SYSTEM WITH 10" OVERLAP
6. 42" HIGH ALUMINUM RAILING
7. DECORATIVE BRACKET
8. EXT. WINDOW - REFER TO PLANS AND SCHEDULE FOR DETAILS
9. STOREFRONT SYSTEM - MUST MEET MIN. REQUIREMENTS FOR WIND LOADS AND ENERGY CALCULATIONS
10. STONE VENEER OVER 2-COAT STUCCO SYSTEM OVER BLDG WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L. U356
11. ALUMINUM SCREEN ENCLOSURE SYSTEM WITH INTEGRATED 42" GUARDRAIL
12. STANDING SEAM METAL ROOF SYSTEM
13. DECORATIVE SHUTTERS
14. OVERHEAD GARAGE DOOR - REFER TO SHEETS A7.01 AND A7.11 FOR ADD'L INFO.
14. ELECTRICAL METERS
15. VENT - REFER TO MEP DRAWINGS
15. LIGHT FIXTURE - REFER TO ELECTRICAL SCHEDULE FOR DETAILS

INTEGRA TWENTY FOUR
GAINESVILLE, FLORIDA

INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FL 32746
PH. 407-833-3927

FHA # 063-35358

charlan • brock associates
architects planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www . cbaarchitects . com

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

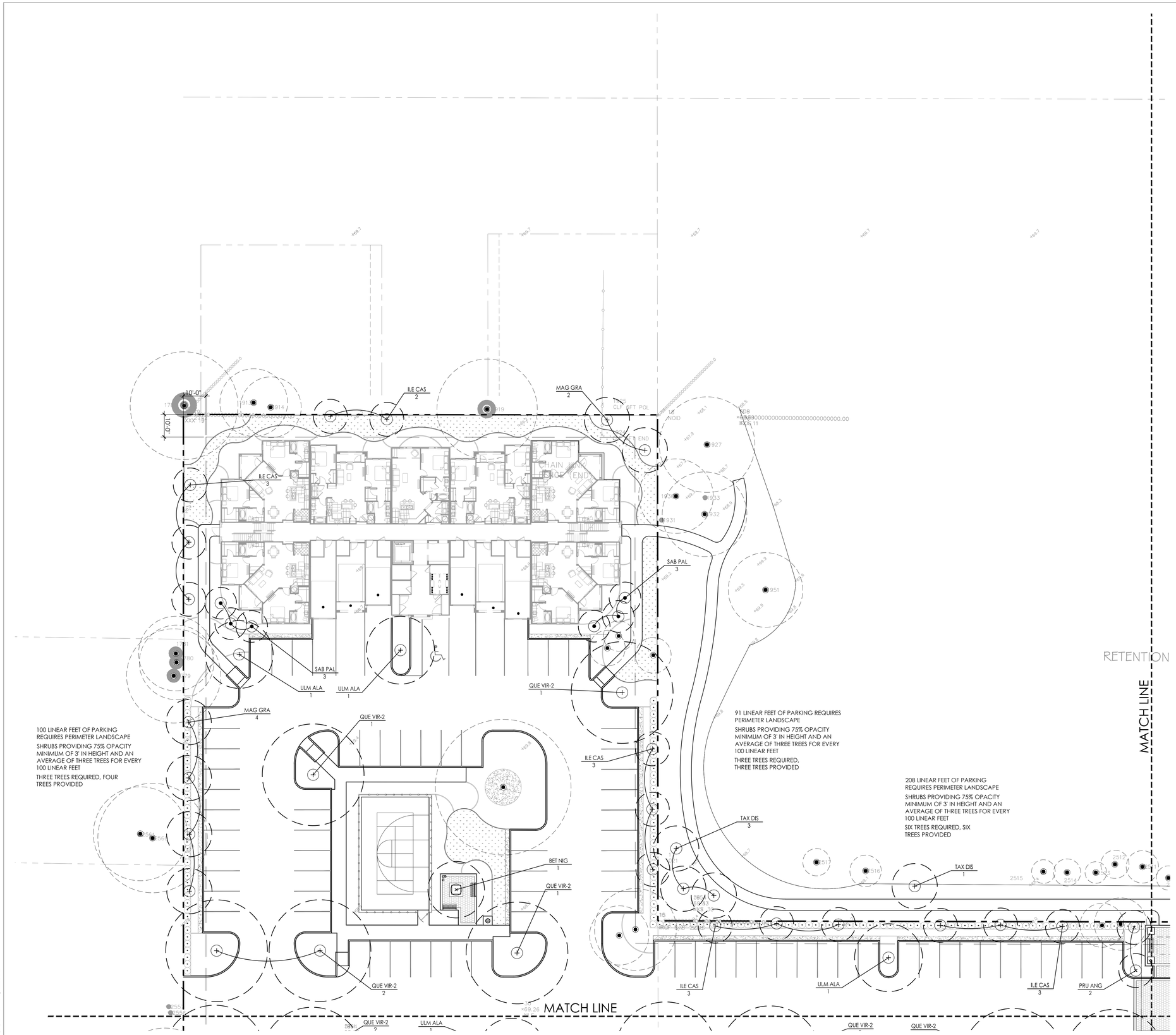
BUILDING TYPE TWO

EXTERIOR ELEVATIONS

date: **07-10-2017**
job no: **3914.16**
drawn by: **CL**
reviewed by: **CBA**
file: **3914A2.21**
issue history:

A2.21

GAINESVILLE, FLORIDA
FL
FLORIDA AAC000798



LANDSCAPE LEGEND

LANDSCAPE NOTES

1. SEE PLANT LIST FOR SIZE AND SPECIFICATIONS, TYPICAL.
2. PLANT MATERIAL SHALL CONFORM TO STANDARDS FOR FLORIDA #1 OR BETTER AS STATED IN THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUME SERVICES, TYPICAL.
3. CONTAINER SIZE SHOWN IS A MINIMUM BASED ON TYPICAL INDUSTRY AVAILABILITY. IF CODE REQUIREMENTS CANNOT BE MET WITH CONTAINER SIZE SHOWN, UP SIZE MATERIAL AS REQUIRED TO MEET ALL APPLICABLE CODES, TYPICAL.
4. SEE HARDSCAPE NOTES.

LANDSCAPE ANNOTATION

PLANT TAG

QUE VIR-3 — PLANT SYMBOL

4 — PLANT QUANTITY

TREE SYMBOL

PROPOSED TREE

EXPECTED 20 YEAR GROWTH

SOD / LAWN

MULCH AREA

ANNUALS

NORTH

SCALE 1"=20'-0"

0 10' 20' 40' 60'

Stantec

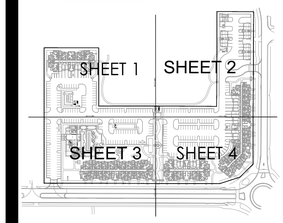
Stantec Consulting Services Inc.
479 New Broad Street, Suite 100
Orlando, FL
Tel. 407-425-2500
www.stantec.com

Consultants

Legend

Notes

KEY PLAN



Revision	By	Appd.	YY.MM.DD

GRU SUBMITTAL			07 .10 .2017
Issued	By	Appd.	YY.MM.DD

File Name:			
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
INTEGRA TWENTY FOUR

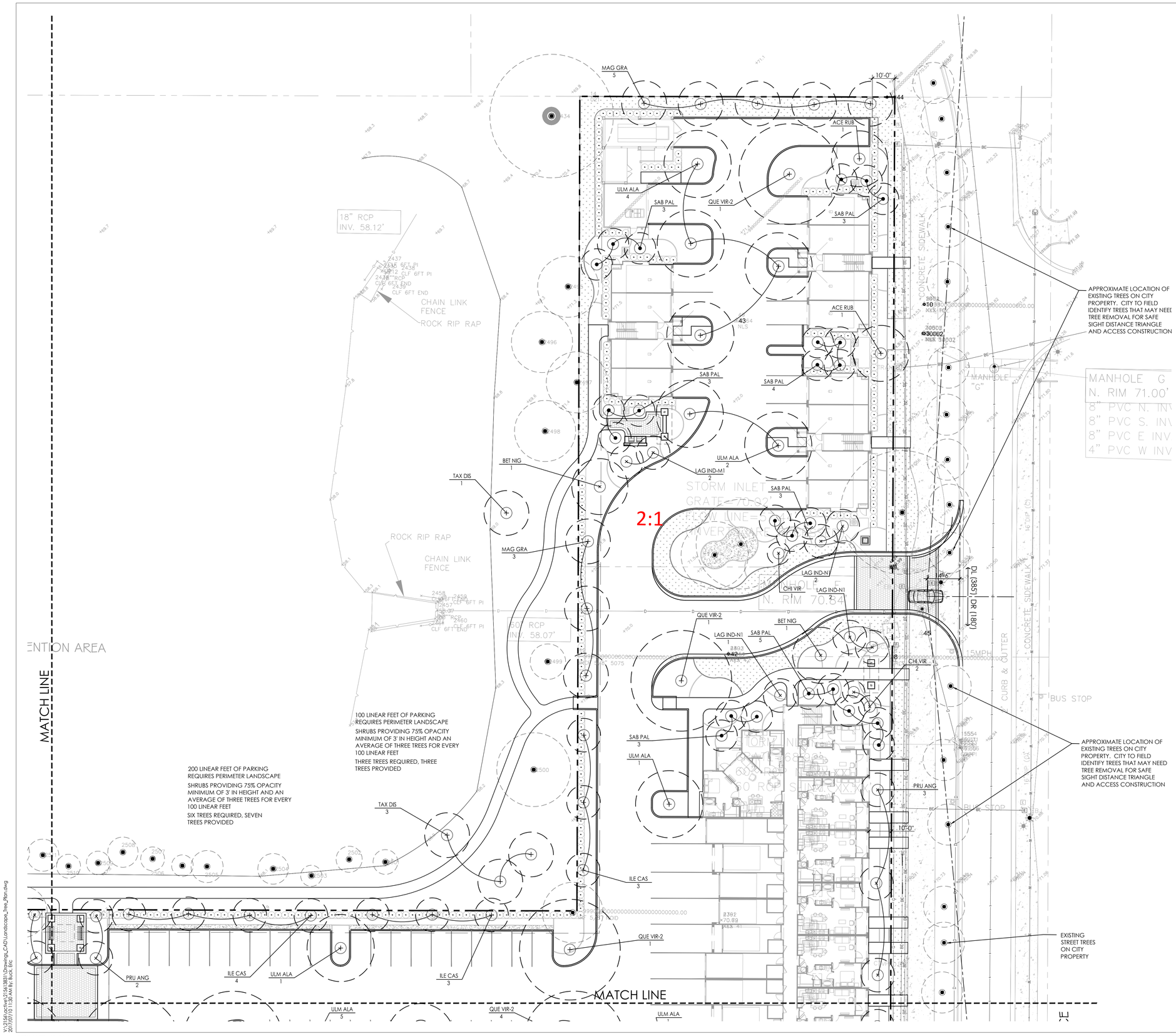
GAINESVILLE, FL.

Title
LANDSCAPE PLAN
TREE PLANTING

Project No.	Scale	
215613831	as shown	
Drawing No.	Sheet	Revision
LT.01	of	0

V:\2156\active\215613831\Drawings_CAD\Landscape_Tree_Plan.dwg
2017/07/10 11:29 AM By: Buck, Eric

ORIGINAL SHEET - ARCH D 24x36



LANDSCAPE LEGEND

LANDSCAPE NOTES

1. SEE PLANT LIST FOR SIZE AND SPECIFICATIONS, TYPICAL.
2. PLANT MATERIAL SHALL CONFORM TO STANDARDS FOR FLORIDA #1 OR BETTER AS STATED IN THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUME SERVICES, TYPICAL.
3. CONTAINER SIZE SHOWN IS A MINIMUM BASED ON TYPICAL INDUSTRY AVAILABILITY. IF CODE REQUIREMENTS CANNOT BE MET WITH CONTAINER SIZE SHOWN, UP SIZE MATERIAL AS REQUIRED TO MEET ALL APPLICABLE CODES, TYPICAL.
4. SEE HARDSCAPE NOTES.

LANDSCAPE ANNOTATION

PLANT TAG

QUE VIR-3 — PLANT SYMBOL

4 — PLANT QUANTITY

TREE SYMBOL

PROPOSED TREE

EXPECTED 20 YEAR GROWTH

SOD / LAWN

MULCH AREA

ANNUALS

NORTH

SCALE 1"=20'-0"

0 10' 20' 40' 60'

Stantec

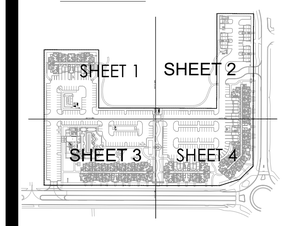
Stantec Consulting Services Inc.
479 New Broad Street, Suite 100
Orlando, FL
Tel. 407-425-2500
www.stantec.com

Consultants

Legend

Notes

KEY PLAN



Revision	By	Appd.	YY.MM.DD

GRU SUBMITTAL			07.10.2017
Issued	By	Appd.	YY.MM.DD

File Name:			
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

INTEGRA TWENTY FOUR

GAINESVILLE, FL.

Title

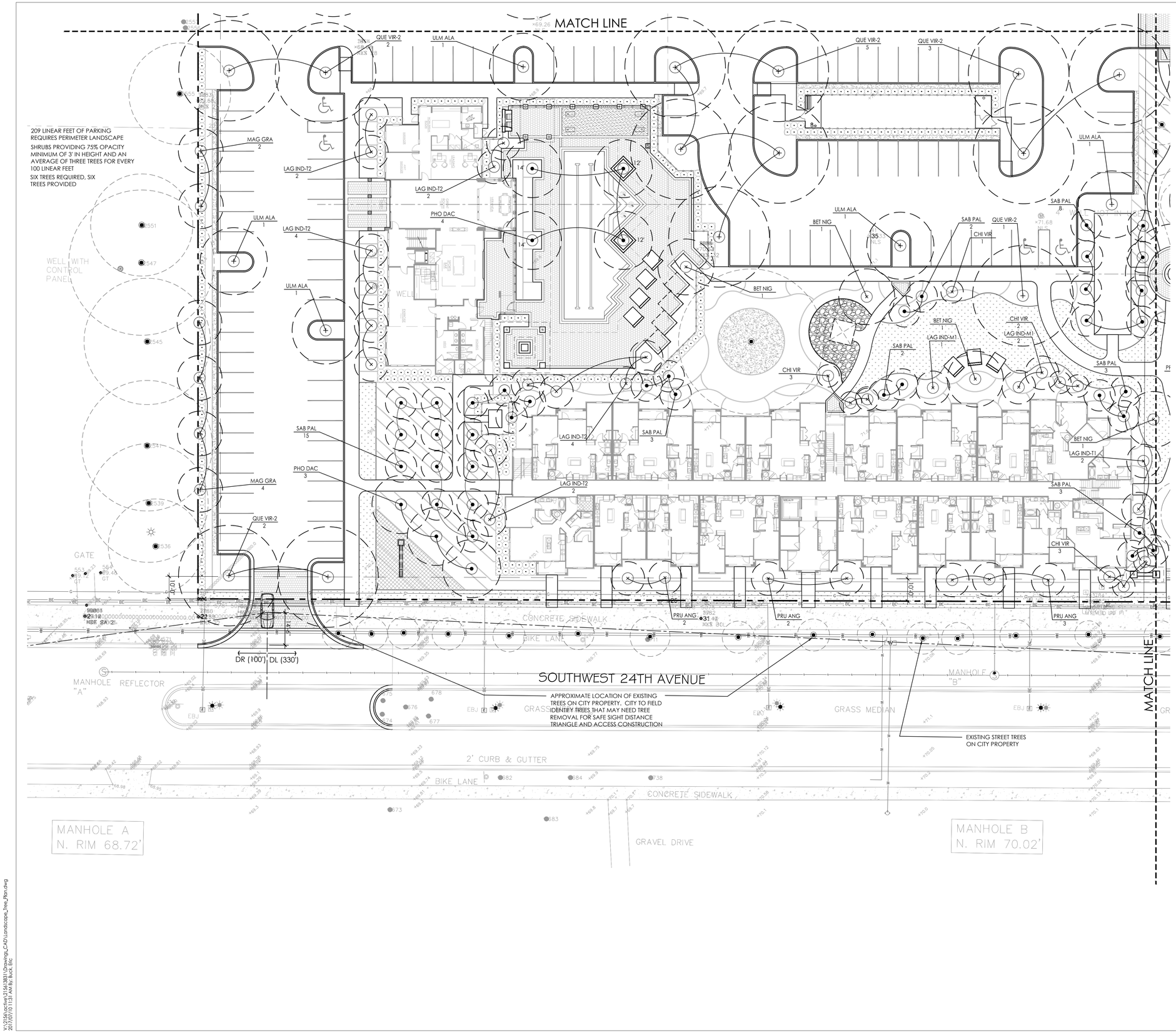
LANDSCAPE PLAN
TREE PLANTING

Project No.	Scale
215613831	as shown

Drawing No.	Sheet		Revision
LT.02		of	0

V:\2156\active\215613831\Drawings_CAD\Landscape_Tree_Plan.dwg
2017/07/10 11:30 AM By: Buck, Eric

ORIGINAL SHEET - ARCH D 24x36



LANDSCAPE LEGEND

LANDSCAPE NOTES

1. SEE PLANT LIST FOR SIZE AND SPECIFICATIONS, TYPICAL.
2. PLANT MATERIAL SHALL CONFORM TO STANDARDS FOR FLORIDA #1 OR BETTER AS STATED IN THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUME SERVICES, TYPICAL.
3. CONTAINER SIZE SHOWN IS A MINIMUM BASED ON TYPICAL INDUSTRY AVAILABILITY. IF CODE REQUIREMENTS CANNOT BE MET WITH CONTAINER SIZE SHOWN, UP SIZE MATERIAL AS REQUIRED TO MEET ALL APPLICABLE CODES, TYPICAL.
4. SEE HARDSCAPE NOTES.

LANDSCAPE ANNOTATION

PLANT TAG

QUE VIR-3 — PLANT SYMBOL

4 — PLANT QUANTITY

TREE SYMBOL

PROPOSED TREE

EXPECTED 20 YEAR GROWTH

SOD / LAWN

MULCH AREA

ANNUALS

NORTH

SCALE 1"=20'-0"

0 10' 20' 40' 60'

Stantec

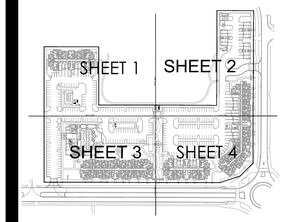
Stantec Consulting Services Inc.
479 New Broad Street, Suite 100
Orlando, FL
Tel. 407-425-2500
www.stantec.com

Consultants

Legend

Notes

KEY PLAN



Revision	By	Appd.	YY.MM.DD

GRU SUBMITTAL			07 .10 .2017
Issued	By	Appd.	YY.MM.DD

File Name:				
Permit-Seal	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Client/Project

INTEGRA TWENTY FOUR

GAINESVILLE, FL.

Title

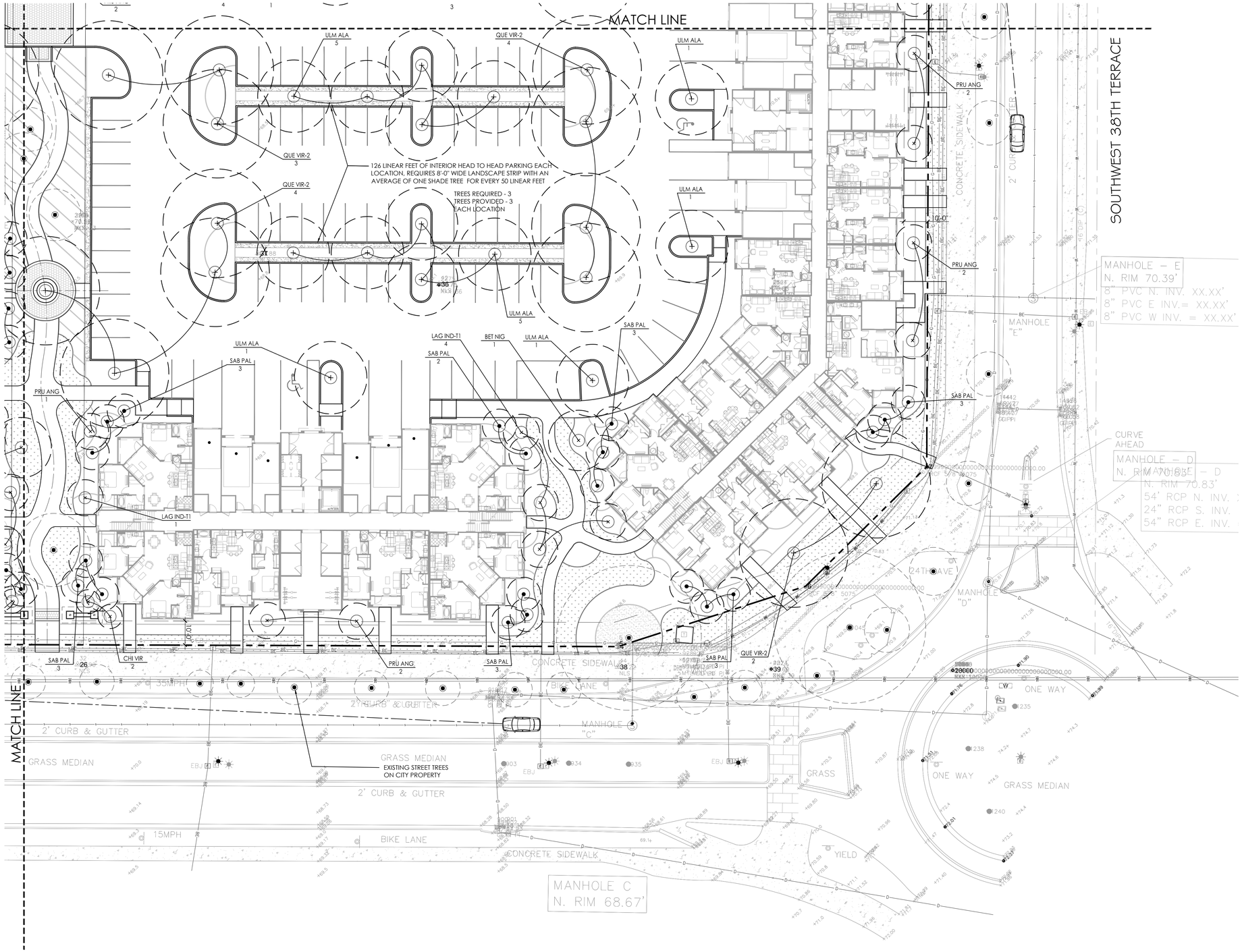
LANDSCAPE PLAN
TREE PLANTING

Project No.	Scale
215613831	as shown

Drawing No.	Sheet		Revision
LT.03		of	0

V:\2156\active\215613831\Drawings_CAD\Landscape_Tree_Plan.dwg
2017/07/10 11:31 AM By: Buck, Eric

ORIGINAL SHEET - ARCH D 24x36



LANDSCAPE LEGEND

LANDSCAPE NOTES

1. SEE PLANT LIST FOR SIZE AND SPECIFICATIONS, TYPICAL.
2. PLANT MATERIAL SHALL CONFORM TO STANDARDS FOR FLORIDA #1 OR BETTER AS STATED IN THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUME SERVICES, TYPICAL.
3. CONTAINER SIZE SHOWN IS A MINIMUM BASED ON TYPICAL INDUSTRY AVAILABILITY. IF CODE REQUIREMENTS CANNOT BE MET WITH CONTAINER SIZE SHOWN, UP SIZE MATERIAL AS REQUIRED TO MEET ALL APPLICABLE CODES, TYPICAL.
4. SEE HARDSCAPE NOTES.

LANDSCAPE ANNOTATION

PLANT TAG

QUE VIR-3 — PLANT SYMBOL

4 — PLANT QUANTITY

TREE SYMBOL

PROPOSED TREE

EXPECTED 20 YEAR GROWTH

SOD / LAWN

MULCH AREA

ANNUALS

NORTH

SCALE 1"=20'-0"

0 10' 20' 40' 60'

Stantec

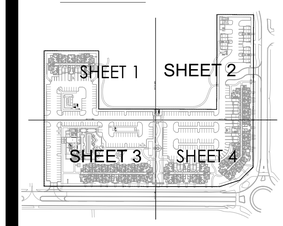
Stantec Consulting Services Inc.
479 New Broad Street, Suite 100
Orlando, FL
Tel. 407-425-2500
www.stantec.com

Consultants

Legend

Notes

KEY PLAN



Revision	By	Appd.	YY.MM.DD

GRU SUBMITTAL			07.10.2017
Issued	By	Appd.	YY.MM.DD

File Name:				
Permit-Seal	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Client/Project
INTEGRA TWENTY FOUR

GAINESVILLE, FL.

Title
LANDSCAPE PLAN
TREE PLANTING

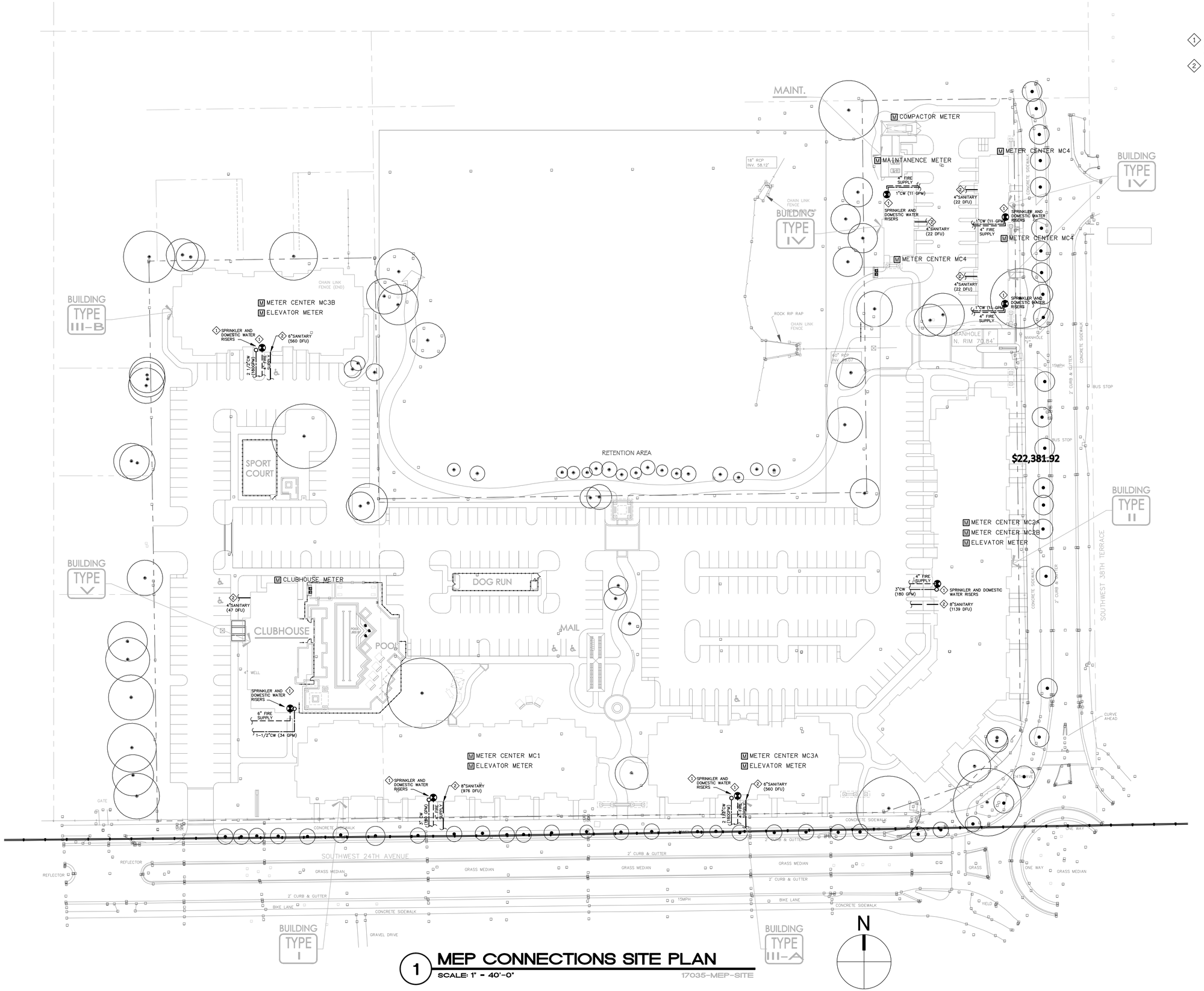
Project No.	Scale
215613831	as shown

Drawing No.	Sheet		Revision
LT.04		of	0

V:\2156\active\215613831\Drawings_CAD\Landscape_Tree_Plan.dwg
2017/07/10 11:31 AM By: Buck, Eric

ORIGINAL SHEET - ARCH D 24x36

1. COORDINATE FIRE RISER AND COLD WATER LOCATION WITH CIVIL, AND WITH INDIVIDUAL BUILDING PLANS.
2. COORDINATE SANITARY PIPING LOCATION WITH CIVIL, AND WITH INDIVIDUAL BUILDING PLANS.



1 MEP CONNECTIONS SITE PLAN

SCALE: 1" = 40'-0"

17035-MEP-SITE

GAINESVILLE, FLORIDA
FLORIDA AAC000798
MiGre Engineers LLC
1200 W. SR 434
SUITE 301
LONGWOOD, FL 32750
PH: 407.636.7999
PROJECT #: 17035

GREG H. KLEBANOFF LICENSE No. 45919 STATE OF FLORIDA PROFESSIONAL ENGINEER

MICHAEL L. DODANE LICENSE No. 44665 STATE OF FLORIDA PROFESSIONAL ENGINEER

INTEGRA TWENTY FOUR
GAINESVILLE, FLORIDA

INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FL 32746
PH. 407-833-3927

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www . cbaarchitects . com

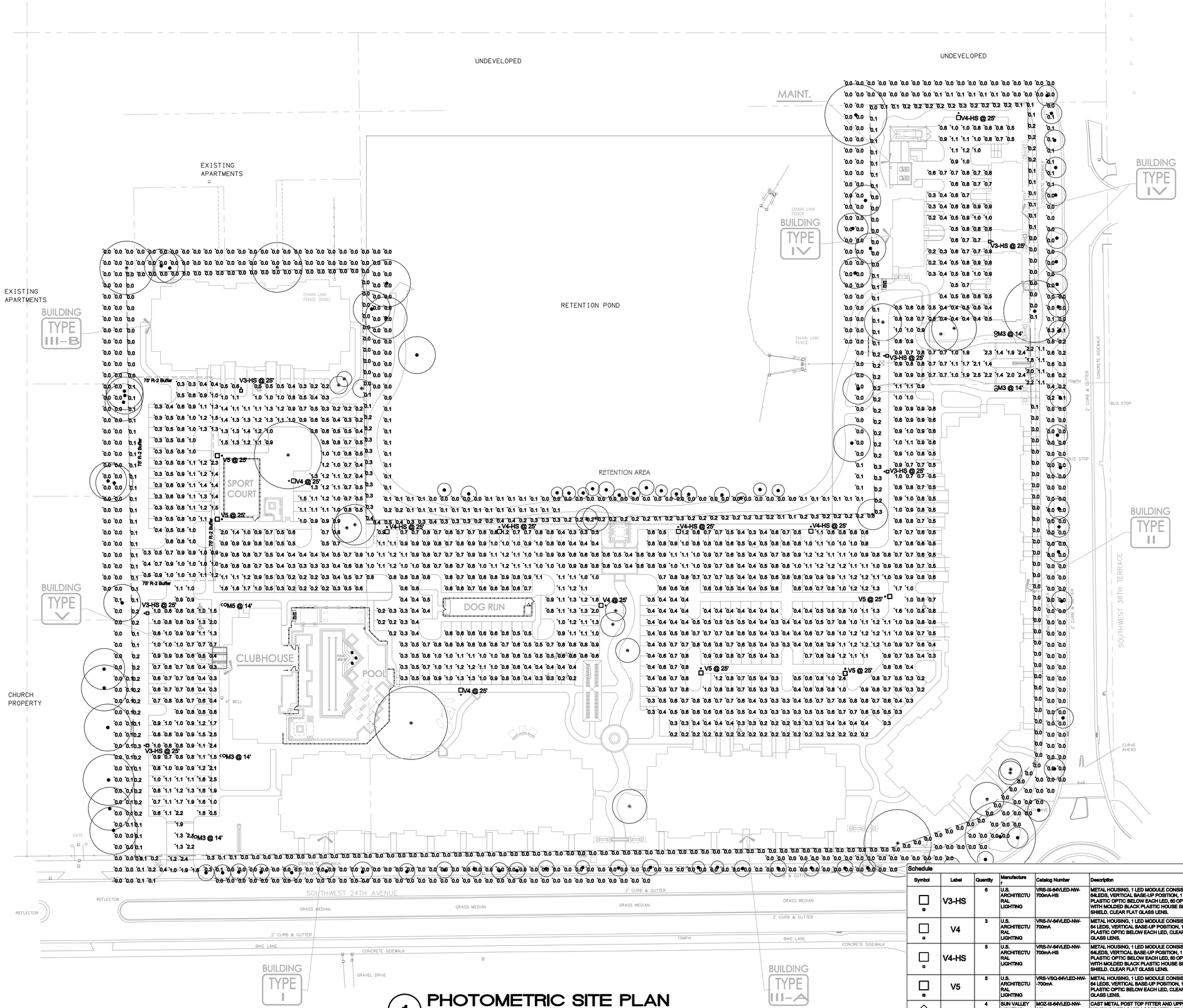
MEP CONNECTIONS

SITE PLAN

FHA# 063-35358 07/10/17 Design Development - Not For Construction

date: 06-16-2017
job no: 3914.16
drawn by: GHK/MLD
reviewed by: GHK/MLD
file: 17035-MEP-SITE
issue history:

U0.10



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
25' Buffer	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
75' R-2 Buffer	+	0.8 fc	2.3 fc	0.3 fc	7.7:1	2.7:1
Entry - 24th Ave	+	1.7 fc	2.4 fc	1.0 fc	2.4:1	1.7:1
Entry - 38th Terrace	+	1.6 fc	2.2 fc	1.1 fc	2.0:1	1.5:1
Parking Area	+	0.8 fc	2.5 fc	0.2 fc	12.5:1	4.0:1
Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	V3-HS	6	U.S. ARCHITECTURAL LIGHTING	VRS-III-64VLED-NW-700mA-HS	METAL HOUSING, 1 LED MODULE CONSISTING OF: 64LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 60 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD. CLEAR FLAT GLASS LENS.		64	VRS-3S-64VLED-NW-700.ies	98.77224	0.81	132.2
	V4	3	U.S. ARCHITECTURAL LIGHTING	VRS-IV-64VLED-NW-700mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 64 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		64	VRS-4-64VLED-NW-700.ies	158.9209	0.81	133.4
	V4-HS	5	U.S. ARCHITECTURAL LIGHTING	VRS-IV-64VLED-NW-700mA-HS	METAL HOUSING, 1 LED MODULE CONSISTING OF: 64LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 60 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD. CLEAR FLAT GLASS LENS.		64	VRS-4S-64VLED-NW-700.ies	114.8936	0.81	132.8
	V5	5	U.S. ARCHITECTURAL LIGHTING	VRS-VSQ-64VLED-NW-700mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 64 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		64	VRS-5-64VLED-NW-700.ies	162.4457	0.81	133.1
	M3	4	SUN VALLEY LIGHTING	MOZ-III-64VLED-NW-350	CAST METAL POST TOP FITTER AND UPPER HOUSING WITH CAST 4-POST METAL FRAME, 1 LED MODULE CONSISTING OF: 64 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		64	MOZ-3-64VLED-NW-350.ies	85.40946	1	69.2

1 PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"

17035-E-SITE

GAINESVILLE, FLORIDA

FLORIDA AAC000798

MiGre Engineers LLC

1200 W. SR 434
SUITE 301
LONGWOOD, FL 32750
PH: 407.636.7999

PROJECT #: 17035

MICHAEL L. DODANE
LICENSE
No. 44665
STATE OF FLORIDA
PROFESSIONAL ENGINEER

INTEGRA TWENTY FOUR
GAINESVILLE, FLORIDA

INTEGRA LAND COMPANY, LLC
1525 INTERNATIONAL PARKWAY, SUITE 2001
LAKE MARY, FL 32746
PH. 407-833-3927

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www . cbaarchitects . com

FHA# 063-35358 07/10/17 Design Development - Not For Construction

PHOTOMETRIC

SITE PLAN

date: 06-16-2017
job no: 3914.16
drawn by: MLD
reviewed by: MLD
file: 17035-E-SITE
issue history:

E0.11

MiGre Engineers, LLC - 17035-E-SITE.dwg - E0.11 - Plotted: Tuesday, December 09, 2014 by Harry Stiepel