



DREAM ISLAND RESIDENCE

CONSTRUCTION DOCUMENTS

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DREAM ISLAND RESIDENCE

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 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

BUILD PERMIT PLANS
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Permit # 2022-1169
 REVIEWED FOR CODE COMPLIANCE
 LONGBOAT KEY BUILDING DEPT.

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APPROVED
 Reviewer: Nat Magner



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DIVISION 1: GENERAL REQUIREMENTS

1.1 BY REFERENCE THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 LATEST EDITION IS HEREBY MADE PART OF THESE SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

1.2 THESE PLANS ARE THE PROPERTY OF C. ALAN ANDERSON ARCHITECTS, INC. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE NOT WRITTEN PERMISSION OF C. ALAN ANDERSON ARCHITECTS, INC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESSED APPROVAL OF C. ALAN ANDERSON ARCHITECTS, INC. OR ANY CHANGE IN THE SCOPE, DESIGN OR INTENT FOR ANY REASON, BY ANY PERSON OTHER THAN C. ALAN ANDERSON ARCHITECTS, INC., SHALL THEREBY ABANDON C. ALAN ANDERSON ARCHITECTS, INC. FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

1.3 THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. DIMENSIONS SHALL BE FIGURES RATHER THAN WORDS. IN THE SCOPE, DESIGN OR INTENT OF A CONFLICT OR INCONSISTENCY AMONG THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE CODES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GREATEST QUANTITY, LARGEST DEGREE OF SAFETY, HIGHEST QUALITY OR MOST STRINGENT MATERIAL OR WORK.

1.4 CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING OTHER TRADES AND SUBCONTRACTORS. CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTORS TO INSURE PROPER SEQUENCING OF WORK AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH HIS WORK.

1.5 SUBMIT SHOP DRAWINGS ON ALL PRODUCTS TO BE INSTALLED ON THE PROJECT FOR REVIEW BY THE ARCHITECT. CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWING TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT ALONG WITH THE CONTRACTORS WARRANTY BOOKLET. PRODUCT DATA SHEETS SHALL BE SUBMITTED TO THE ARCHITECT.

1.6 THE DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE NOTED ON THE DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTAIN LEVEL OF COMPLIANCE SHALL BE CONSIDERED AS PART OF THIS CONTRACT. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.

1.7 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

1.8 NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE ARCHITECT. OWNER AND CONTRACTOR IN THE FORM OF A CHANGE ORDER, OR OTHER APPROVED MEANS.

1.9 SUBSTITUTION OF MATERIALS AND METHODS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED IN WRITING. THE FINAL DECISION AS TO THE EQUALITY OF ANY ITEM SPECIFIED SHALL REST WITH THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT COMPLETE PRODUCT DATA, SHOP DRAWINGS AND RELATIVE COSTS OF SUBSTITUTE ITEMS TO ARCHITECT FOR HIS REVIEW.

1.10 THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKSMANSHIP FOR A PERIOD OF ONE YEAR. HE SHALL COMPILE A COPY OF ALL PRODUCT INFORMATION AND MANUFACTURERS WARRANTIES INTO A SINGLE BOOK TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT. CONTRACTOR SHALL INCLUDE LIST OF ALL SUBCONTRACTORS, CONTACTS AND PHONE NUMBERS.

1.11 ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO OWNER.

1.12 THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF THE STATE OF THE PROJECT'S LOCATION AND WITH ALL OTHER APPLICABLE ORDINANCES, CODES, AND LEGAL REQUIREMENTS BY STATE OR LOCAL AUTHORITIES AS THEY MAY APPLY TO THE PROJECT.

1.13 IN CASE OF DISCREPANCY CONCERNING DIMENSION, QUANTITY, LOCATION, GRAPHIC DETAILS WILL TAKE PRECEDENCE OVER THE SPECIFICATIONS. EXPLANATORY NOTES ON THE DRAWINGS WILL TAKE PRECEDENCE OVER THE SPECIFICATIONS. EXPLANATORY DETAILS WILL TAKE PRECEDENCE OVER MEASUREMENTS, WHERE FIGURES ARE NOT SHOWN, MEASUREMENTS WILL IN ALL CASES BE VERIFIED BY THE ACTUAL CONDITIONS OF WORK ALREADY IN PLACE AND CONFIRMED BY THE ARCHITECT. IN CASE OF DISCREPANCY CONCERNING QUANTITY AND/OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND THE LARGER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.

1.14 THE CONTRACTOR SHALL BE REQUIRED TO HAVE A COMPETENT SUPERVISOR ON THE PROJECT WHENEVER WORK IS BEING PERFORMED.

1.15 THE CONTRACTOR SHALL GIVE 24 HOUR NOTICE TO THE ARCHITECT WHEN HIS PRESENCE IS REQUESTED FOR SPECIAL CONSULTATIONS, EXAMINATIONS OR DEMONSTRATIONS.

1.16 CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE WORK INSTALLED BY OTHERS INsofar AS IT APPLIES TO HIS WORK AND SHALL PROMPTLY NOTIFY THE CONTRACTOR AND ARCHITECT IF ANY CONDITION EXISTS THAT WILL PREVENT HIM FROM PRODUCING SATISFACTORY AND ACCEPTABLE RESULTS IN HIS WORK. SHOULD WORK BE STARTED WITHOUT SUCH NOTIFICATION, IT SHALL PLACE UPON HIM THE RESPONSIBILITY FOR REPLACING ANY OF HIS WORK AND THE WORK OF OTHERS THAT MAY BE NECESSARY TO BE REMOVED IN ORDER TO PRODUCE SATISFACTORY AND ACCEPTABLE CONDITIONS.

1.17 ITEMS, MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNISHED BY THE OWNER AND INSTALLED BY CONTRACTOR SHALL BE UNLOADED, UNCRATED, ASSEMBLED, INSTALLED AND CONNECTED BY THE CONTRACTOR AND SHALL BE COMPLETE AND PLACED IN OPERATING ORDER. THE OWNER SHALL FURNISH THE CONTRACTOR ALL INFORMATION THE CONTRACTOR MAY REQUIRE TO PROPERLY COMPLETE THE ABOVE-MENTIONED OBLIGATIONS.

1.18 THE CONTRACTOR SHALL SUCCEED NOT LESS THAN THREE (3) BIDS FOR ANY ITEM (S) WHOSE COST IS PROVIDED FOR BY A SPECIFIED ALLOWANCE SUM IF SO DIRECTED BY THE ARCHITECT AND SHALL THEN PURCHASE THE ITEM(S) FROM ONE OF THE THREE BIDDERS AS DIRECTED BY THE ARCHITECT OR OWNER. CONTRACTOR SHALL BE REIMBURSED BY OR SHALL REIMBURSE THE OWNER THE AMOUNT OVER OR UNDER THE ALLOWANCE AMOUNT.

1.19 TESTING AND INSPECTIONS REQUIRED TO ESTABLISH COMPLIANCE WITH THE CONTRACT DOCUMENTS SHALL BE MADE BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE ARCHITECT AND PAID FOR BY THE CONTRACTOR AS PART OF BASE BID. WHEN THE INITIAL TESTS INDICATE NONCOMPLIANCE WITH THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIRED RETESTING OCCASIONED THEREBY, SHALL BE PERFORMED BY THE SAME AGENCY AND THE COST THEREOF PAID BY THE CONTRACTOR.

1.20 BEFORE ORDERING MATERIALS OR STARTING ANY WORK, THE CONTRACTOR SHALL IN ALL CASES VERIFY MEASUREMENTS AT THE SITE OR PREMISES AND CHECK SAME AGAINST DRAWINGS.

DIVISION 2: SITE WORK

2.1 CONTRACTOR SHALL UTILIZE A PROFESSIONAL LAND SURVEYOR FOR BUILDING LAYOUT AND FLOOR ELEVATION/GRADE BEAM GRADATION FOR FLOOR INSURANCE COMPLIANCE IF APPLICABLE, OR AS REQUIRED BY LOCAL, MUNICIPALITY AND STATE CERTIFICATION REQUIREMENTS.

2.2 CONTRACTOR SHALL COORDINATE AND VERIFY SIZES AND LOCATIONS OF ALL UTILITY CONNECTIONS WITH RESPECTIVE AGENCIES.

2.3 PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED 6" BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL, UNLESS OTHERWISE NOTED. ALL COMPACTION SHALL BE TO 98% MODIFIED PROCTOR DENSITY.

2.4 REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIAL, TRASH AND DEBRIS IN A LEGAL MANNER.

2.5 POISON SOIL AGAINST TERMITES BENEATH ALL CONCRETE SLABS PRIOR TO PLACING VAPOR BARRIER. PROVIDE FIVE (5) YEAR TREATMENT GUARANTEE.

2.6 PROVIDE AND INSTALL A COMPLETE AUTOMATIC IRRIGATION SYSTEM AT ALL 8000EN AND LANDSCAPED AREAS. IRRIGATION CONTRACTOR SHALL SUBMIT A LAYOUT COVERAGE PLAN TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE THIS COST TO THE OWNER AS AN ALTERNATE OPTION UNLESS REQUIRED BY LOCAL ORDINANCE.

2.7 SUBGRADE PREPARATION SHALL INCLUDE STRIPPING AND GRUBBING OF SUPERFICIAL VEGETATION FOLLOWED BY COMPACTION OF THE BUILDING AREA PLUS A MARGIN OF 5'-0" WITH A VIBRATORY ROLLER WITH A MINIMUM OF 2 OVERLAPPING PASSES IN EACH DIRECTION. THE OPERATION OF VIBRATORY ROLLER SHALL BE CLOSELY MONITORED TO AVOID TRANSMISSION OF EXCESSIVE VIBRATIONS TO ANY EXISTING NEARBY BUILDINGS THAT COULD CAUSE SETTLEMENT DAMAGE.

2.8 GRADE GROUND SURFACE TO CONFORM TO ADJACENT CONTOURS AND TO PROVIDE FOR ADEQUATE CONDUIT AND DRAINAGE OF WATER RUNOFF. SLOPE ALL EXTERIOR GRADES AWAY FROM BUILDING.

DIVISION 3: CONCRETE

3.1 COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.

3.2 ALL SLABS ON GRADE SHALL BE 4" CONCRETE WITH SMOOTH TROWEL FINISH UNLESS NOTED OTHERWISE.

3.3 CONCRETE SLAB AREAS TO RECEIVE CARPET OR FLOORING SHALL BE CLEAN AND FREE OF DUST AND SEALED WITH A SUITABLE CONCRETE SEALER PRIOR TO INSTALLATION OF FINISH CARPET.

3.4 ALL STRUCTURAL CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS WITH MAXIMUM SLUMP OF 4". CEMENT TO MEET ASTM C-150, TYPE I AGGREGATE TO MEET ASTM C-33 UNLESS NOTED OTHERWISE.

3.5 VAPOR BARRIER SHALL BE 6 MIL. POLYETHYLENE, ALL JOINTS 6" LAPPED AND TAPED.

3.6 WELED WIRE FABRIC SHALL BE # 6 X 6 - 10" W/ SAWCUT CONTROL JOINTS, WITHIN 12 HOURS OF POUR.

3.7 STEEL REINFORCEMENT SHALL BE GRADE 60 AND CONFORM WITH ASTM A-615.

3.8 FORMWORK DESIGN AND FABRICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ACI 347.

3.9 ALL CONCRETE SLAB PENETRATIONS SHALL BE SEALED WITH EXPANSIVE SETTING COMPOUND. PROVIDE FIRE STOPPING AT ALL FLOOR TO FLOOR PENETRATION WHERE FIRE RESISTANT RATINGS ARE INDICATED.

3.10 ALL SAWN CONTROL JOINTS SHALL BE SAWN WITHIN 12 HOURS OF CONCRETE PLACEMENT.

3.11 EXPANSION JOINT FILLER TO MEET ASTM D-1751 -1/2" ASPHALT IMPREGNATED FIBERBOARD W/ SEALANT CAP, OR POLYETHYLENE FOAM W/ SEALANT CAP.

3.12 FLOOR SLAB TOLERANCES TO BE 1/8" IN 10' MAXIMUM.

DIVISION 4: MASONRY

4.1 COMPLY WITH RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

4.2 CONCRETE MASONRY UNITS SHALL BE TWO CYC BLOCKS MADE OF PORTLAND CEMENT, WATER AND APPROVED AGGREGATES AND SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 GRADE 4 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI.

4.3 MORTAR SHALL BE TYPE 'S' UNLESS OTHERWISE NOTED AND CONFORM TO ASTM C-270 WITH GALVANIZED LADDER TYPE, HORIZONTAL WALL, REINFORCING (6# WIRE) AT EVERY SECOND COURSE, AND PRE-FABRICATED CORNER AND TEE SECTIONS, PER ASTM A-641.

4.4 EXTERIOR HOLLOW MASONRY UNIT CONSTRUCTION, PROVIDE VERTICAL REINFORCEMENT (1# 6# MIN.) AT ALL CORNERS, ADJACENT OF OPENINGS, AND AT 4'-0" ON CENTER MAXIMUM OR AS NOTED ON STRUCTURAL DRAWINGS. REINFORCED CELLS SHALL BE POURED SOLID.

4.5 POURED SOLID CELLS SHALL BE FILLED WITH CONCRETE (SLUMP 7"-11") WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS CELL. GROUT SHALL BE POURED IN LOTS NOT TO EXCEED 5'-0" (CONTRACTOR SHALL PROVIDE CLEAN-OUTS AT ALL GROUTED CELLS FOR INSPECTION).

4.6 WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED 1'-0" BELOW THE TOP OF THE UPPERMOST UNIT.

4.7 1/2" CONCRETE FILLED CELLS SHALL HAVE 1/4" DIA. METAL BAR VERTICAL FOUNDATION TO THE BEAM.

4.8 MASONRY UNITS SHALL BE DRY BRUSHED AT END OF EACH DAY'S WORK.

DIVISION 5: METALS

5.1 ALL DISSIMILAR METALS SHALL BE ISOLATED BY INERT MATERIALS IN ORDER TO PREVENT GALVANIC CORROSION.

5.2 ALL STRUCTURAL METAL COMPONENTS, INCLUDING EXPOSED OR EMBEDDED TIES, CLIPS AND BELTS, SHALL BE HOT-DIPPED GALVANIZED.

5.3 SUBMIT SHOP DRAWINGS FOR STRUCTURAL STEEL ITEMS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

5.4 STEEL PLATES, SHAPES AND BARS TO BE ASTM A-36.

5.5 HIGH STRENGTH BOLTS AND NUTS: ASTM A-325 UNFINISHED BOLTS AND NUTS, ASTM A-305 GRADE A.

5.6 SHOP PAINT ALL ITEMS, NOT SPECIFIED TO BE GALVANIZED, TT-P-46, TYPE 'IC' OR SSPC-Paint 14.

5.7 CONTRACTOR TO FURNISH CUSTOM FABRICATED PLATES, ANCHORS, HANGERS, DOWELS AND OTHER MISCELLANEOUS STEEL AND IRON SHAPES FOR FRAMING, SUPPORTING, AND ANCHORING WOODWORK.

5.8 AFTER INSTALLATION, CLEAN ALL FIELD WEBS, BOLTED CONNECTIONS AND ADJACENT AREAS AND APPLY SHOP PRIMER. USE GALVANIZING REPAIR PAINT ON GALVANIZED SURFACES.

5.9 FINISH PAINT ALL ITEMS EXPOSED TO VIEW AFTER COMPLETION.

DIVISION 6: CARPENTRY

6.1 COMPLY WITH SOFTWOOD LUMBER STANDARD #260 (U.S. DEPT. OF COMMERCE) AND NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS FASTENERS BY NIMA.

6.2 FRAMING METHODS, NUMBER OF MEMBERS AND FASTENERS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

6.3 WARPAGE, DISCOLORATION, WATER STAINS OR OTHER DAMAGE DUE TO IMPROPER STACKING OR LACK OF COVERAGE OF MATERIALS INCLUDED IN 6.1 ABOVE SHALL BE CONSIDERED SUFFICIENT CAUSE FOR REJECTION OF THE SAME BY THE CONTRACTOR.

6.4 WOOD BASE SHALL BE 5'-10" HIGH BY 6" KILN DRIED WHITE PINE UNLESS SHOWN OTHERWISE ON THE DRAWINGS (BY OTHER MEANS).

6.5 ALL WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED FOR APPROPRIATE USE IN ACCORDANCE WITH A W.P.S. STANDARDS.

6.6 FURRING ON MASONRY WALLS TO BE 2x 6 TP 24" O.C. UNLESS NOTED OTHERWISE W/ 1"2" WALL BATT INSULATION.

DIVISION 7: THERMAL & MOISTURE PROTECTION

7.1 COMPLY WITH MANUFACTURERS RECOMMENDATIONS ON ALL WORK.

7.2 FURRING FISH IN (5) YEAR WARRANTY ON ROOFING MATERIALS ASSOCIATED WORK TO BE OBTAINING TO REPAIR OR REPLACE WORK WHICH LEAKS WATER, DETERIORATES EXCESSIVELY OR OTHERWISE FAILS TO PERFORM AS ROOFING DUE TO MATERIALS AND WORKSMANSHIP. GUARANTEE SHALL BE SIGNED AND NOTIFIED BY GENERAL CONTRACTOR.

7.3 INSTALL ROOFING SYSTEMS, FLASHING AND OTHER ACCESSORIES IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICES AND RECOMMENDATIONS.

7.4 METAL FLASHING AND ANOTHER FLASHING TO BE PRE-FINISHED ALUMINUM, COLOR SELECTION BY ARCHITECT, UNLESS NOTED OTHERWISE.

7.5 ALL GUTTERS AND DOWNSPOUTS SHALL BE # 2 S.P. ALUMINUM, UNLESS OTHERWISE NOTED COLOR TO BE SELECTED BY ARCHITECT.

7.6 INSTALL SEALANT AT ALL EXPOSED JOINT SURFACES TO PROVIDE WEATHERPROOF SEAL. SET EXTERIOR BILLS, GLAZING STOPPS, WINDOW FRAMES, DOOR FRAMES IN FULL SEALANT BED. PROVIDE BACKER ROD WHERE REQUIRED. USE HIGH QUALITY ELASTOMERIC SILICONE COMPOUND, COLOR AS SELECTED.

7.7 FRAME AT FLOOR LEVEL - LOW DENSITY KRAFT PAPER, FACED FIBERGLASS 6" SUPER THICK BATT'S WITH MINIMUM R-11 VALVE.

7.8 ALL EXTERIOR AND NOTED INTERIOR WALLS - LOW DENSITY KRAFT PAPER FACED FIBERGLASS FULL THICK STANDARD BATT'S WITH MINIMUM R-11 (MASONRY WALLS R-3), UNLESS NOTED OTHERWISE.

DIVISION 8: DOORS & WINDOWS

8.1 COMPLY WITH "RECOMMENDED" SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" (S91-150) AND ANSIRAMA 51 AND SECTION 130 OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS APPLICABLE. PROVIDE IMPACT RESISTANT DOORS WHERE NOTED.

8.2 GLAZING SHALL BE AS NOTED ON THE WINDOW SCHEDULE.

8.3 ALL MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS COUNTER TOP TO CEILING AND FULL WIDTH OF CABINET.

8.4 ALL WOOD DOORS SHALL BE STAIN GRADE EACH FACE WITH TYPE (SOLID CORE OR HOLLOW CORE) AND SIZE AS SPECIFIED ON DRAWINGS.

8.5 FRONT DOOR HINGES SHALL BE SOLID BRASS BALL BEARING TYPE WITH THREE HINGES PER DOOR, UNLESS OTHERWISE NOTED OR SELECTED.

8.6 ALL THRESHOLDS SHALL BE ADA APPROVED PRE-FINISHED ALUMINUM, UNLESS OTHERWISE NOTED.

8.7 ALL BI-FOLD DOOR TRACKS SHALL BE HEAVY DUTY DOUBLE ROLLER TYPE.

8.8 ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS.

8.9 CONTRACTOR TO PROVIDE ALL NECESSARY HARDWARE, FITTINGS, ANCHORAGES, ETC. FOR PROPER INSTALLATION OF ALL DOORS, WINDOWS, ETC. COORDINATE FINAL HARDWARE SELECTIONS WITH OWNER AND ARCHITECT.

DIVISION 9: FINISHES

9.1 1/2" OR 5/8" GYPSUM WALLBOARD SHALL BE INSTALLED WITH STANDARD GYPSUM WALLBOARD SCREWS ON ALL SURFACES. PROVIDE GYPSUM WALLBOARD AND LIGHT ORANGE PIEL TEXTURED FINISH WHICH SHALL BE INSTALLED WITH GYPSUM WALLBOARD SCREWS. COMPLY WITH ANSI A-7 AND MANUFACTURERS RECOMMENDATIONS. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL BATHROOMS AND WET AREAS.

9.2 ALL INTERIOR AND EXTERIOR CORNER BEADS SHALL BE NAILED PLUMB, LEVEL AND STRAIGHT. FRAMING IRREGULARITIES THAT PROHIBIT THE STANDARDS CALLED FOR SHALL BE CORRECTED BY THE FRAMING CONTRACTOR AT THE REQUEST OF THE HARDWARE CONTRACTOR PRIOR TO HARDWARE VENEER INSTALLATION. WORKSMANSHIP INFERIOR TO THESE STANDARDS SHALL NOT BE ACCEPTED.

9.3 PROVIDE CASING BEADS AT ALL EXPOSED EDGES AND WHEREVER DRYWALL ABUTS OTHER CEILINGS OR FINISHES. PROVIDE FLUSH JOINT TREATMENT AND PREPARE SURFACES FOR FINISHING.

9.4 ALL INTERIOR GYPSUM WALLBOARD SHALL HAVE LIGHT ORANGE PIEL TEXTURED SURFACES UNLESS OTHERWISE INDICATED. PROVIDE WONDER BOARD OR DENS-SHIELD THE BACKER W/ FELT UNDERLAYMENT AT ALL SHOWER AND TUB AREAS. INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

9.5 EXTERIOR PORTLAND CEMENT BASED PLASTER.

9.5.1 OVER WOOD FRAME AND EXTERIOR WALL SHEATHING 1" THICK ON GALVANIZED SELF-IRRIGATING LATH APPLIED IN BROWN AND FINISH COATS. PLASTER FINISH TO BE SELECTED BY ARCHITECT.

9.5.2 OVER CONCRETE MASONRY UNITS APPLY OVER WOOD SHEATHING 1/2" AT THICKNESS AS SPECIFIED BY MANUFACTURER. 1/2" THICK APRON IN SCRATCH, BROWN AND FINAL COATS. PLASTER FINISH TO BE SELECTED BY ARCHITECT.

ALL CEMENT PLASTER INSTALLATION AND MATERIALS TO CONFORM WITH LATEST APPLICABLE ASTM STANDARDS.

ALL PLASTER BOY INTERIORS SHALL BE MARCITE.

9.6 THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE WORK OF OTHERS PRIOR TO THE APPLICATION OF PAINT. IF SURFACE TO BE FINISHED CANNOT BE PUT IN SUITABLE CONDITION FOR PAINTING BY CUSTOMARY PREPARATION METHODS, THE PAINTING CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND ASSUME RESPONSIBILITY FOR AND RECTIFY ANY UNSATISFACTORY FINISHES THAT MAY RESULT.

9.7 ALL WORK SHALL BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER. ALL PAINT AND OTHER FINISHES MUST BE EVENLY SPREAD AND FLOWED ON AND SHALL BE FREE FROM RUNS, SAGS AND OTHER DEFECTS. ALL COATS SHALL BE THOROUGHLY DRY BEFORE APPLYING SUCCEEDING COATS.

9.8 EXTERIOR FINISHES ARE NOT TO BE APPLIED IN RAINY OR DAMP WEATHER. ALL SURFACES SHALL BE THOROUGHLY DRY. INTERIOR PAINTING SHALL NOT BE PERMITTED UNTIL THE BUILDING IS COMPLETELY DRIED-IN.

9.9 PREPARE SURFACES IN CONFORMANCE TO PAINT MANUFACTURERS RECOMMENDATIONS. REMOVE HARDWARE, ACCESSORIES, LIGHT FIXTURES AND OTHER ITEMS NOT TO BE PAINTED OR PROVIDE SURFACE APPLIED PROTECTION. REINSTALL REMOVED ITEMS. PROTECT WORK OF OTHER TRADES.

9.10 APPLY PAINT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ADDITIONAL COATS AS REQUIRED TO PROVIDE PROPER COVERAGE. 100% OPACITY IS REQUIRED EXCEPT FOR TRANSPARENT OR SEMITRANSSPARENT FINISHES. PAINT INSIDE OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLS, FLAT BLACK. FINISH EXTERIOR DOORS ON TOPS, BOTTOMS AND EDGES.

9.11 COLOR SELECTION SHALL BE PROVIDED BY ARCHITECT PRIOR TO COMMENCEMENT OF PAINTING. IF 100% OPACITY CANNOT BE ACHIEVED WITH NUMBER OF COATS SPECIFIED BECAUSE OF COLOR SELECTED, ADDITIONAL COATS SHALL BE ADDED. PREPARE SAMPLE AREA OF EACH COLOR FINISH SELECTED FOR ARCHITECT AND OWNER.

9.12 ALL ADJACENT WORK AND MATERIALS MUST BE PROTECTED WITH SUITABLE COVERS DURING THE PROGRESS OF WORK.

9.13 THE FINISH FLOOR AND UNDERLAMENT MATERIAL SHALL BE COVERED AND PAINT OR STAIN SPILLED SHALL BE REMOVED.

9.14 THE PAINTING SUBCONTRACTOR SHALL CAULK AROUND ALL WINDOWS AND TRIM, SLIDING GLASS DOORS AND TRIM AND AROUND ALL EXTERIOR TRIM AND SIDING WITH APPROVED SEALANT AND CAULK (H IN IN) W/NU. USE.

9.15 ALL EXTERIOR VENTS, STACKS, ETC. SHALL BE ETCHED AND PAINTED TO MATCH ADJACENT ROOF COLOR.

9.16 A FINAL TOUCH UP OF ALL AREAS WHERE DRYWALL HAS BEEN PATCHED AFTER THE FINAL COAT OF PAINT HAS BEEN APPLIED SHALL BE COMPLETED BEFORE OWNER MOVES IN.

9.17 ALL STAIN SHALL BE BRUSHED APPLIED.

9.18 ON COMPLETION OF ALL PAINTING, THE PAINTING SUBCONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS RESULTING FROM THIS WORK AND LEAVE THE BUILDING IN A BROOM CLEAN CONDITION. ALSO HE SHALL REMOVE ALL STAINS AND MISPLACED PAINT, ETC. FROM ALL SURFACES INCLUDING FIXTURES, GLASS, MIRRORS, FITTINGS, ETC. THE COST OF DAMAGE TO ANY WORK DUE TO NEGLIGENCE ON THE PART OF PAINTING SUBCONTRACTOR SHALL BE BORNE BY THE PAINTING SUBCONTRACTOR.

9.19 ALL PAINT AND STAIN SHALL BE HIGH QUALITY 100% ACRYLIC LATEX OR OIL BASE BY SCOTT, ICI OR BENJAMIN MOORE OR EQUAL AS APPROVED BY ARCHITECT. ALL PAINTING METHODS AND TECHNIQUES TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

9.20 EXTERIOR TRIM AND DOORS SHALL RECEIVE THREE (3) COATS OF PAINT IN COLOR DESIGNATED BY ARCHITECT.

9.21 INTERIOR WALL AND CEILING SURFACES SHALL RECEIVE TWO (2) COATS OF INTERIOR WASHABLE WALL PAINT. BATHROOM WALLS AND CEILING SHALL RECEIVE TWO (2) COATS OF SEMI-GLOSS ENAMEL, UNLESS OTHERWISE NOTED.

9.22 INTERIOR TRIM, DOORS AND SHELVES SHALL RECEIVE PRIMER-SEALER PLUS TWO (2) COATS OF INTERIOR OIL BASE SEMI-GLOSS ENAMEL WITH INTERMEDIATE SANDING, UNLESS OTHERWISE NOTED.

9.23 CEILING GRID SYSTEM SHALL BE PRELUDE 8'-0" EXPOSED TEE SYSTEM. ACCOUTING, CEILING TIE SYSTEM SHALL BE 7'-2"x8" CORTEGA TIE SYSTEM WITH ANGLED TEGULAR BY ARMSTRONG OR EQUAL.

9.24 ALL COLOR SHELIVING SHALL BE WHITE MELAMINE FINISH, UNLESS OTHERWISE NOTED.

9.25 ALL INTERIOR WINDOW/SILLS SHALL BE MARBLE (1/2" DOMESTIC), UNLESS OTHERWISE NOTED.

DIVISION 10: SPECIALTIES

10.1 ALL TOILET AND BATH ACCESSORIES SHALL BE SELECTED BY OWNER FROM PRODUCT INFORMATION FURNISHED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED ON DRAWINGS. COORDINATE SELECTIONS WITH ARCHITECT.

10.2 ALL KITCHEN EQUIPMENT SHALL BE SELECTED BY OWNER FROM PRODUCT INFORMATION FURNISHED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED ON DRAWINGS. COORDINATE SELECTION WITH ARCHITECT.

10.3 SIGNAGE - CONTRACTOR SHALL PROVIDE SIGNAGE FOR ALL RESTROOM LOCATIONS AND IT SHALL BE IN COMPLIANCE WITH ALL ADA MINIMUM REQUIREMENTS. CONTRACTOR TO FINALIZE SELECTION OF SIGNAGE WITH THE ARCHITECT.

DIVISION 10: MECHANICAL AND PLUMBING

10.1 CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND PLUMBING SYSTEM SHOP DRAWING DESIGN, INSTALLATION, AND TESTING ARE IN STRICT ACCORDANCE WITH LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS. TESTING SHALL BE PER AWWA SPECIFICATIONS, ALL NEW AND REPLACEMENT UNITS ARE TO BE DESIGNED TO PROVIDE POSITIVE FLOW.

10.2 CONTRACTOR IS RESPONSIBLE TO SECURE NECESSARY APPROVALS AND PERMITS FROM DEPARTMENTS HAVING JURISDICTION TO INSURE PROPER INSTALLATION OF MECHANICAL AND PLUMBING SYSTEMS.

10.3 COMPLY WITH RECOMMENDATIONS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS ASSOCIATION (SMACNA) AND THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS.

10.4 PROVIDE ONE (1) YEAR WRITTEN WARRANTY FOR FURNISHING PARTS AND LABOR TO REPLACE ANY PART OF THE HVAC SYSTEM WHICH BECOMES DEFECTIVE IN NORMAL OPERATIONS WITH AN ADDITIONAL FOUR (4) YEAR WARRANTY FOR THE CONDENSING UNIT UNLESS MANUFACTURERS STANDARD WARRANTY IS GREATER.

10.5 TEST AND BALANCE SYSTEM AFTER INSTALLATION IS COMPLETED. CLEAN OUT ALL DUCTWORK, TEST REFRIGERANT SYSTEM FOR LEAKS. TEST COMPLETE SYSTEM FOR PROPER OPERATION, AND BALANCE SYSTEM TO MEET ACCEPTABLE PERFORMANCE CRITERIA.

10.6 CONTRACTOR SHALL FURNISH SHOP DRAWINGS PRIOR TO FABRICATION OR INSTALLATION OF ANY EQUIPMENT.

10.7 PROVIDED 1" P.V.C. CONDENSATE DRAIN LINE WITH POSITIVE SLOPE FROM AIR HANDLER TO EXTERIOR.

10.8 ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING TO S.M.A.C.N.A. SPECIFICATIONS.

10.9 ALL REFRIGERANT LINES THROUGH MASONRY SHALL BE SLEEVED.

10.10 WATER AND SEWER SERVICE SHALL BE PROPERLY CONNECTED TO MAIN SYSTEMS.

10.11 PLUMBING CONTRACTOR SHALL COORDINATE LOCATION OF ALL UNDERGROUND LINES WITH OTHER APPLICABLE TRADES.

10.12 PLUMBING FLOOR PLAN IS SCHEMATIC AND SHALL NOT BE LIMITED TO ITEMS SHOWN. ALL MATERIALS REQUIRED TO PROVIDE COMPLETE WATER AND SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, SHALL BE SUPPLIED AND INSTALLED.

10.13 PROVIDE 1/4" COPPER ICE MAKER LINE FROM BELOW KITCHEN SINK GROSS WATER LINE (WITH VALVE) TO REFRIGERATOR IF APPLICABLE.

DIVISION 10: ELECTRICAL

10.1 ALL WORK SHALL BE COORDINATED WITH FLORIDA POWER AND LIGHT, AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. COMPLY WITH NEC AND NEMA RECOMMENDATIONS (LATEST EDITION).

10.2 CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC PANEL AS NOTED ON THE DRAWINGS (FIELD VERIFY LOCATION).

10.3 CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL U.L. LABEL, SMOKE ALARMS AND HEAT DETECTORS, ETC. IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AS ARE NECESSARY TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

10.4 ALL TELEVISION OUTLETS SHALL BE PROVIDED WITH COAXIAL CABLE.

10.5 ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.

GENERAL SPECIFICATIONS

1. DOORS - BASIS OF DESIGN SHALL BE PLY GEM COMPOSITE INTERIOR DOORS (LAWN) WITH 1 1/2" MIN. THICKNESS.

2. WINDOWS - BASIS OF DESIGN SHALL BE PGT WINGUARD DH80 DOUBLE HUNG VINYL WINDOWS. PROVIDE EGRESS WINDOW AS NOTED. REFER TO MANUFACTURERS SIZE CHART.

3. GARAGE DOORS - BASIS OF DESIGN SHALL BE WAYNE DALTON MODEL 9800 PREMIUM FIBERGLASS FAUX WOOD DOOR/DOORS

4. ROOF INSULATION - BASIS OF DESIGN SHALL BE RIGID POLYISOCYANURATE THERMAL INSULATION BOARD 15-30 MIN. R/ IN. BY JOHNS MANVILLE.

5. SINGLE PLY MEMBRANE - BASIS OF DESIGN SHALL BE FIBRETTIE 8540 SM BY SEAMANS. 45 MIL MINIMUM THICKNESS. EXPOSED COLOR BEIGE OR WHITE. SUBMIT COMPLETE SHOP DRAWINGS ON ATTACHMENT AND TEST DATA, DETAILS, & SAMPLES.

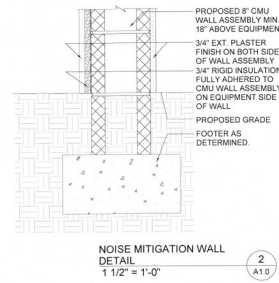
6. METAL ROOF SYSTEM -

GENERAL SITE PLAN NOTES:

- FOR SITE PREP WORK AND RECOMMENDATIONS BASED UPON EXISTING CONDITIONS THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND FOLLOW THESE RECOMMENDATIONS AS PART OF HIS SCOPE OF WORK.
- REFER TO ELECTRICAL PLAN FOR ALL REQUIRED ELECTRICAL SITE WORK REQUIREMENTS.
- REFER TO ELECTRICAL AND PLUMBING FOR ANY REQUIRED TIE-INS FOR FINAL COORDINATION. MINOR FIELD ADJUSTMENTS BE REQUIRED.
- GAS SERVICE - PROVIDE NATURAL GAS SERVICE OR PROPANE UNDERGROUND TANK.
- PROVIDE NEW ELECTRICAL SERVICE TO HOUSE. CONFIRM TO CONNECT WITH ELECTRIC COMPANY.
- PROVIDE NEW WATER CONNECT W/ METER AND BACKFLOW.
- SANITARY SEWER CONNECTOR - PROVIDE NEW SEWER CONNECTION TO EXISTING SERVICE PIPING. FIELD DETERMINE BEST CONNECTOR POINT.
- COORDINATE WITH OWNER AND LOCAL TV. INTERNET AND PHONE SERVICE TO BE AVAILABLE AND PROVIDE FINAL ROUTING.

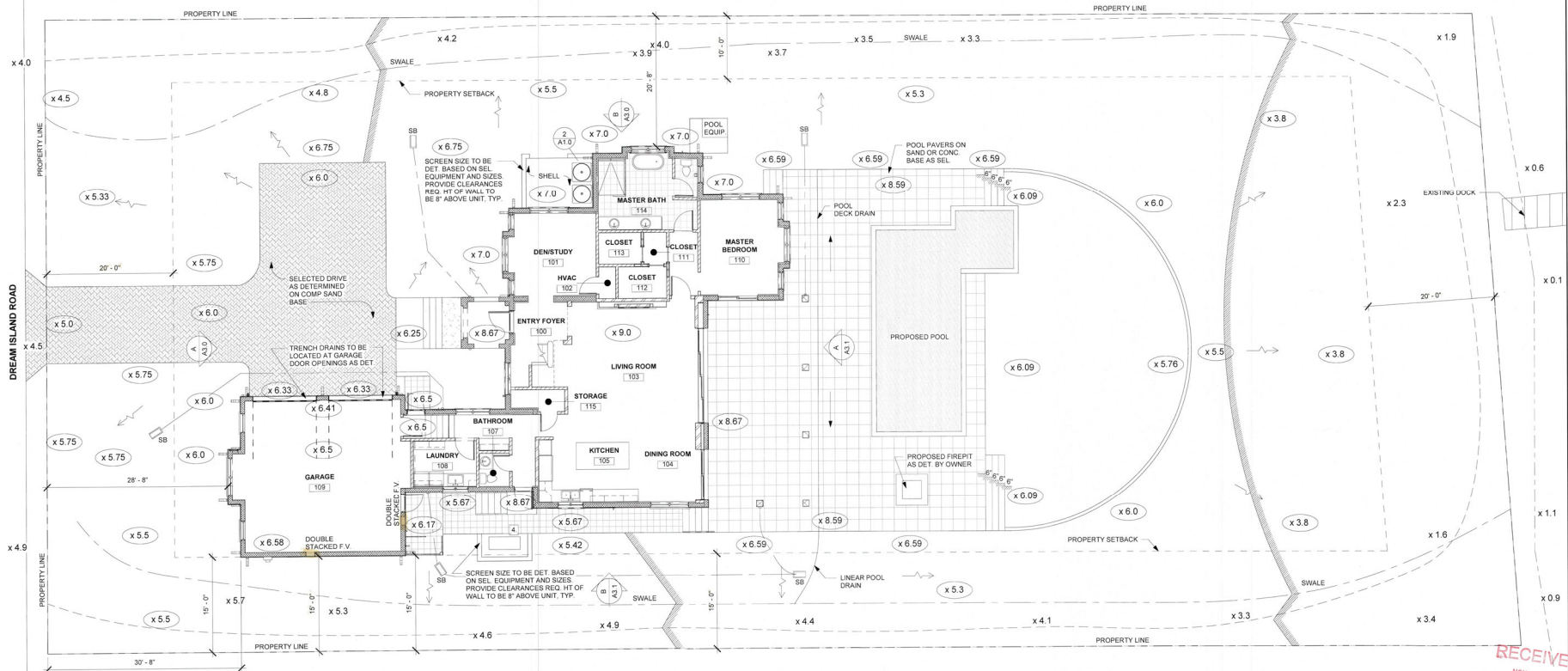
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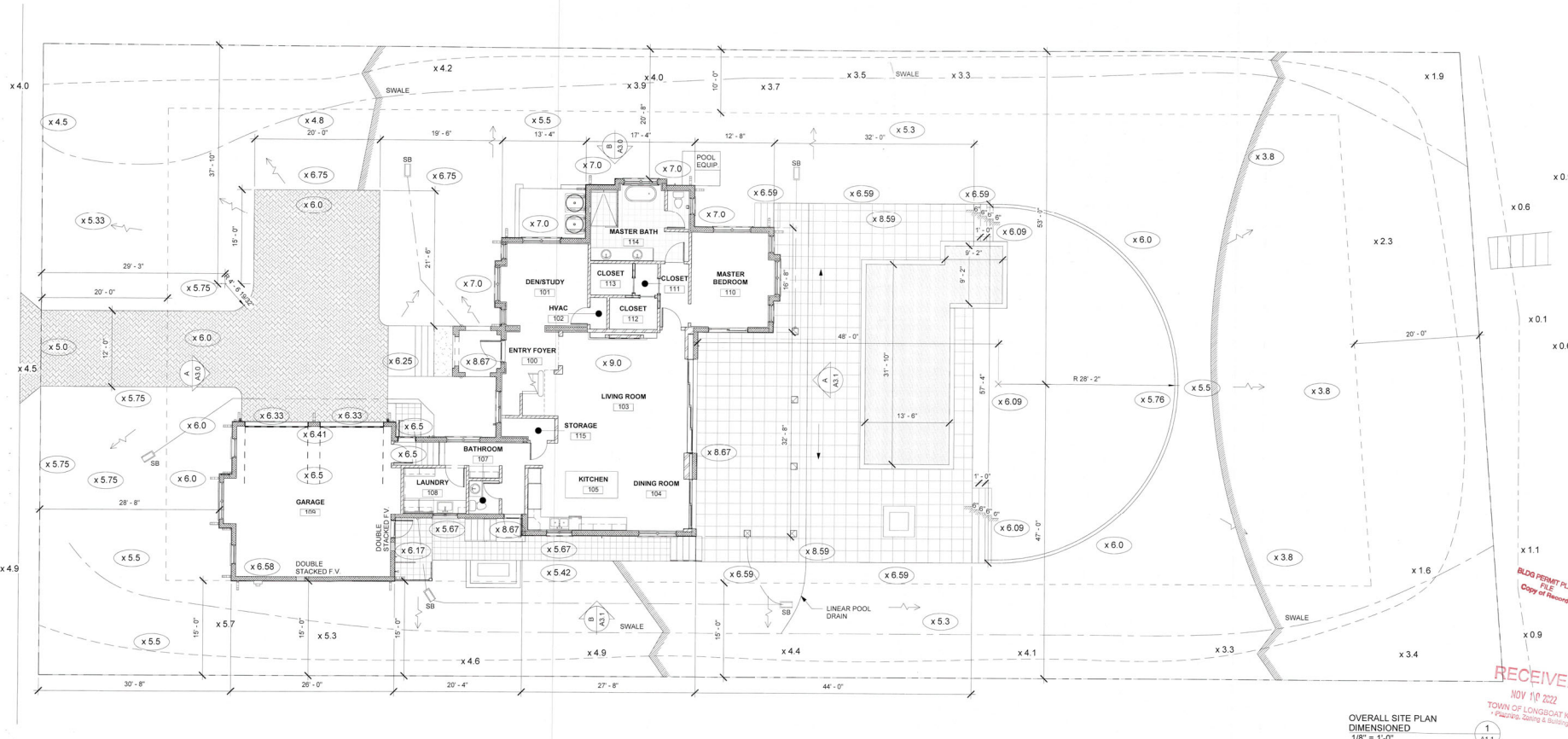
- SITE DRAINAGE PLAN - DRAINAGE PLAN AS SHOWN IS FOR PROVIDING DRAINAGE AND GRADING INTENT. UPON STAKE OUT OF PROPOSED ELEVATIONS MINOR ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FIELD CONDITIONS TO REDUCE OR ADJUST GRADING.
 - PROFILES ARE EXAGGERATED FOR CLARITY AND INTENT OF DRAINAGE INTENT. SOME ADJUSTMENTS MAY BE REQUIRED.
- FLOOD VENT AREA CALCULATIONS:
THE PROPOSED FLOOD VENTS BY SMART VENT ARE ENGINEERED FLOOD VENTS CERTIFIED TO HANDLE UP TO 200 SQ. FT. OF FLOOD PROTECTION PER VENT.
- GARAGE 109:
FLOOR AREA TO BE VENTED = 880 SQ. FT.
FLOOD VENTS PROVIDED = 14 1/2" SMART VENTS
TOTAL VENT AREA PROVIDED = 800 SQ. FT.



NPDES

NPDES





TRIM AND SIDING
BASIS OF DESIGN SHALL BE COMPOSITE TRIM AND SIDING PRODUCTS. ALL FASCIA AND DRIP BOARD TO BE 44 RUBIC GRAN TRIM BOARD OR APPROVED EQUAL. ALL SIDING TO BE SELECT CEDARMILL SIDING OR APPROVED EQUAL. REFER TO ELEVATIONS FOR ORIENTATION OF SIDING BOARD. ALL FASCIA BOARDS ARE SIZED FOR A 2X6 TOP CHORD TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY ARCHITECT IMMEDIATELY.

ROOF INSULATION
BASIS OF DESIGN SHALL BE RIGID POLYISOCYANURATE THERMAL INSULATION BOARD (R-30 MIN.) BY JOHNS MANVILLE.

METAL ROOF
BASIS OF DESIGN SHALL BE SENTRYGARD STANDING SEAM NS150 1 1/2" NAIL STRIP PANEL. CONT. PANEL, .032 ALUMINUM W/ 30 YEAR KYNAR 500 FINISH W/ WD APPROVAL.

METAL ROOF UNDERLAYMENT
BASIS OF DESIGN SHALL BE GRACE HIGH TEMP PIEL AND STICK ICE AND WATER SHIELD UNDERLAYMENT AS REQUIRED TO WITHSTAND TEMPERATURES UP TO 260°F.

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CONSTRUCTION DOCUMENTS

OCTOBER 26 2022

Sealed By: **C. ALAN ANDERSON, FLA00014371**
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 503 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

ROOF PLAN

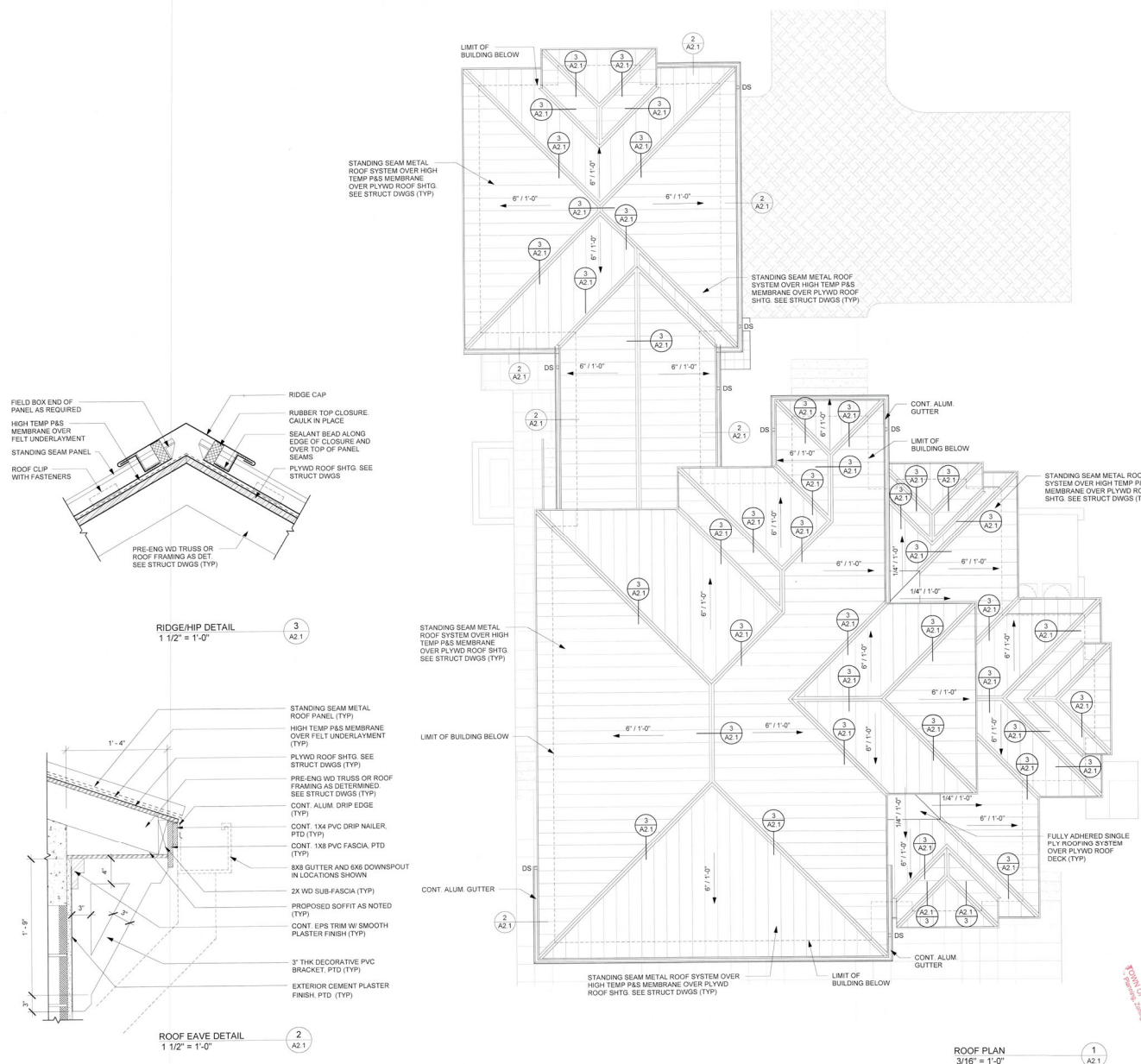
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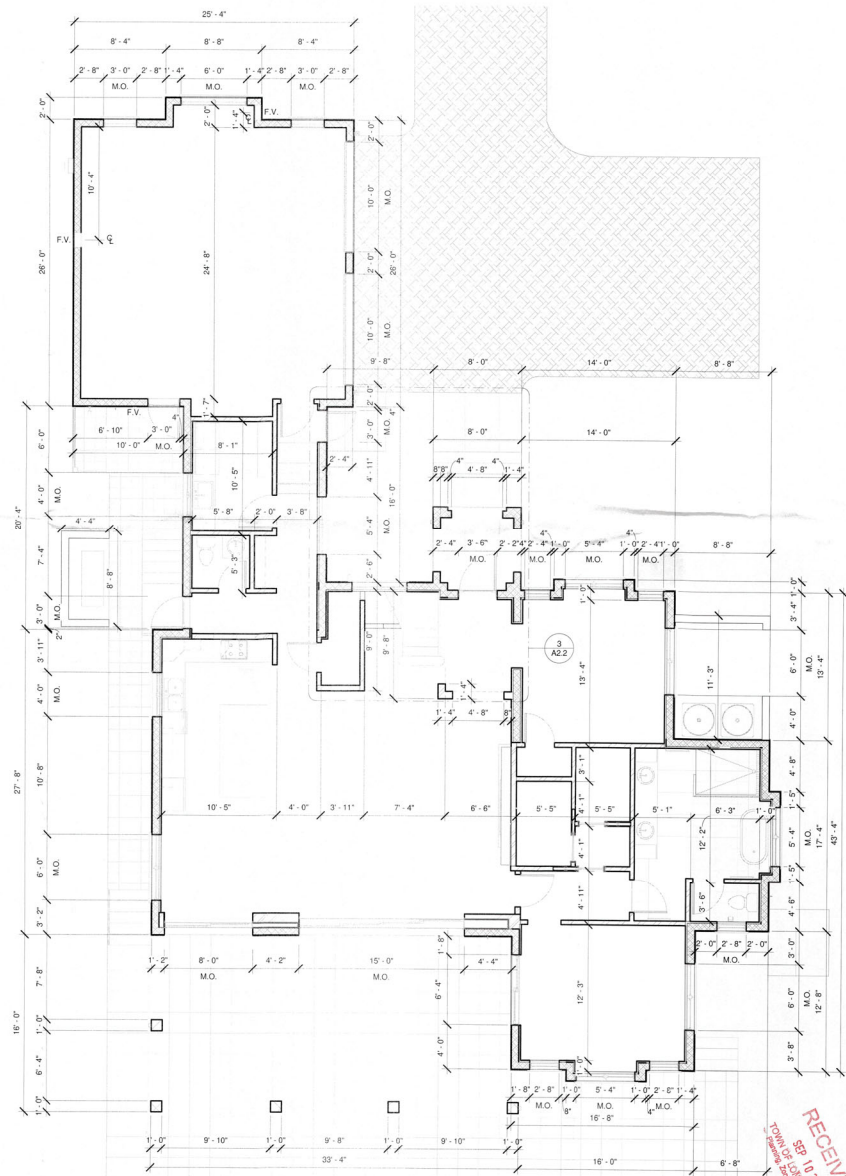
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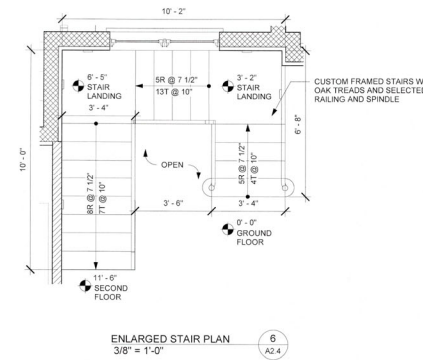
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OCTOBER 26 2022

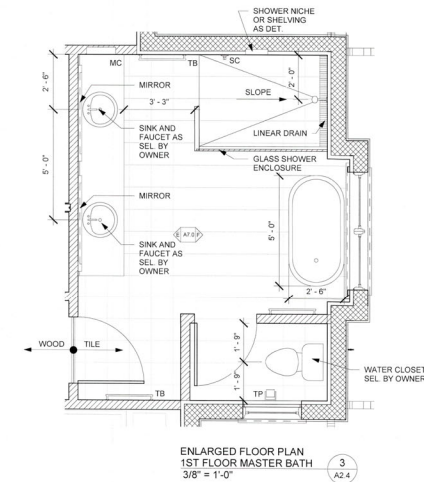




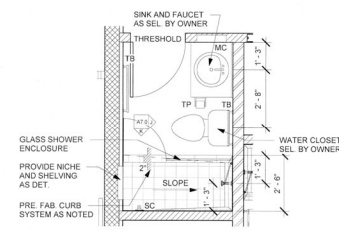
- NOTES:
1. PROVIDE SUB FRAMING @ 12" O.C. MIN. AS REQ. BY MANUF. FOR M.H. GYPSUM DRYWALL CEILINGS.
 2. PROVIDE WOODEN BOARD OR GURUCK BACKING AT ALL WET AREAS W/ FELT BACKING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 3. PROVIDE DB-4 SOUND MEMBRANE AS DETERMINED. INSTALL BETWEEN 3/4" GULF FLOORING AND FINISH FLOOR AS SELECTED. REFER TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
 4. PROVIDE LIQUID APPLIED WATERPROOFING AT ALL PATIO/DECK AREAS.
 5. PROPOSED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.



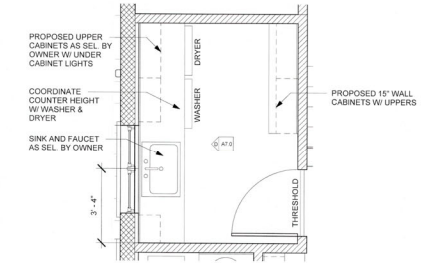
ENLARGED STAIR PLAN
3/8" = 1'-0"



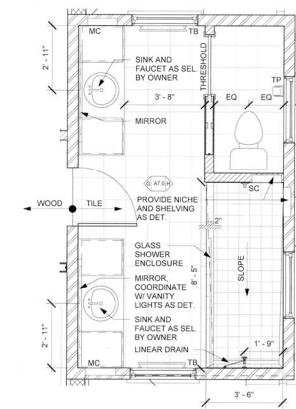
ENLARGED FLOOR PLAN
1ST FLOOR MASTER BATH
3/8" = 1'-0"



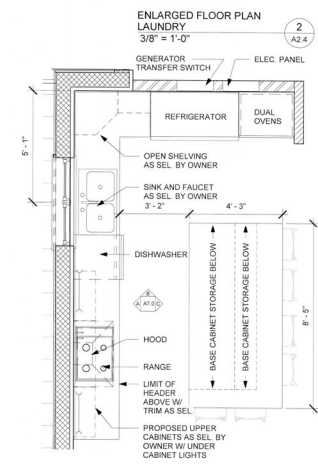
ENLARGED FLOOR PLAN
TYP. BATHROOM
3/8" = 1'-0"



ENLARGED FLOOR PLAN
LAUNDRY
3/8" = 1'-0"



ENLARGED FLOOR PLAN
2ND FLOOR MASTER BATH
3/8" = 1'-0"



ENLARGED FLOOR PLAN
KITCHEN
3/8" = 1'-0"

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CONSTRUCTION DOCUMENTS

OCTOBER 26, 2022

Sealed By: **C. ALAN ANDERSON, FLA00034471**
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 553.5, Florida Statutes.

REVISION	DATE	DESCRIPTION

ENLARGED PLANS

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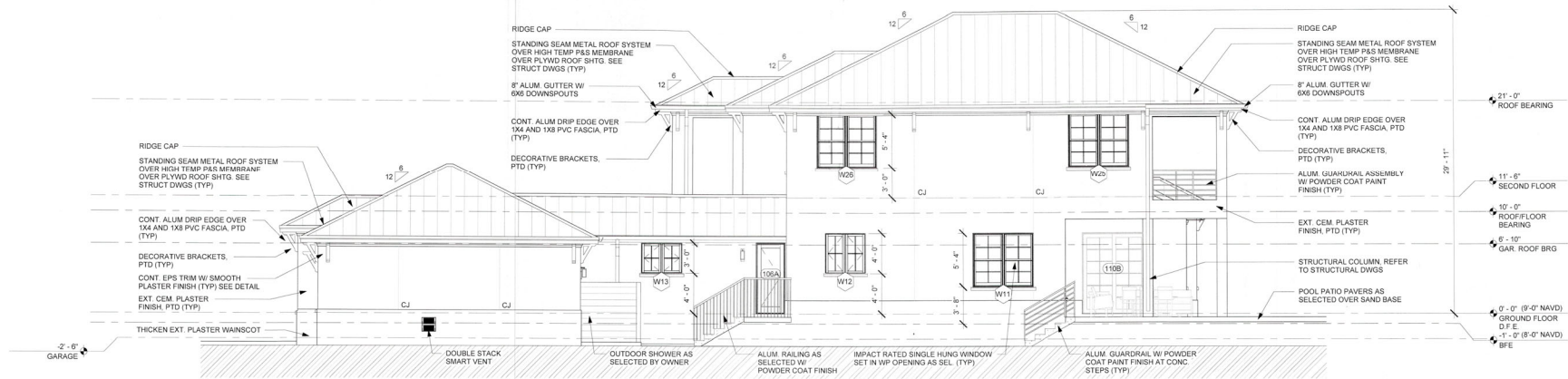
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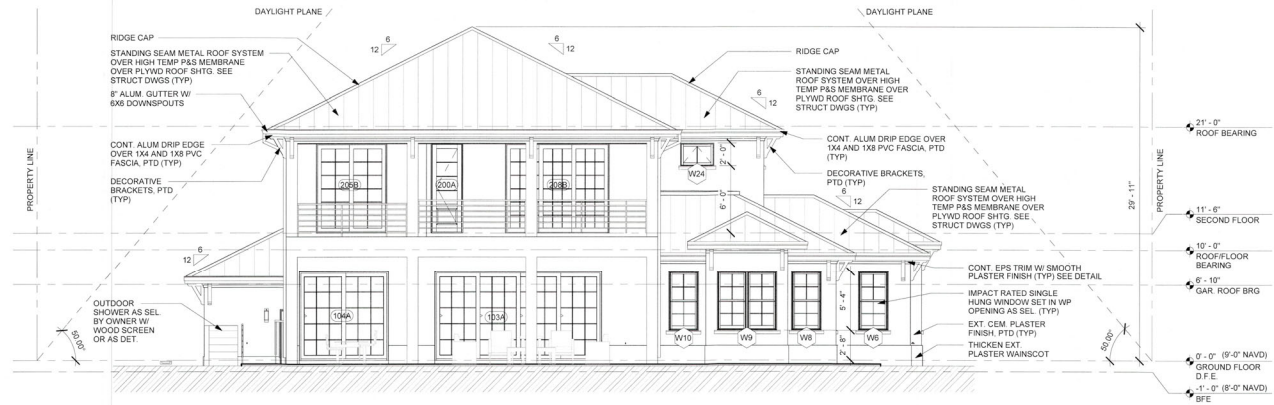
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Planning, Zoning & Building

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WEST
3/16" = 1'-0"



SOUTH
3/16" = 1'-0"

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REVISION	DATE	DESCRIPTION

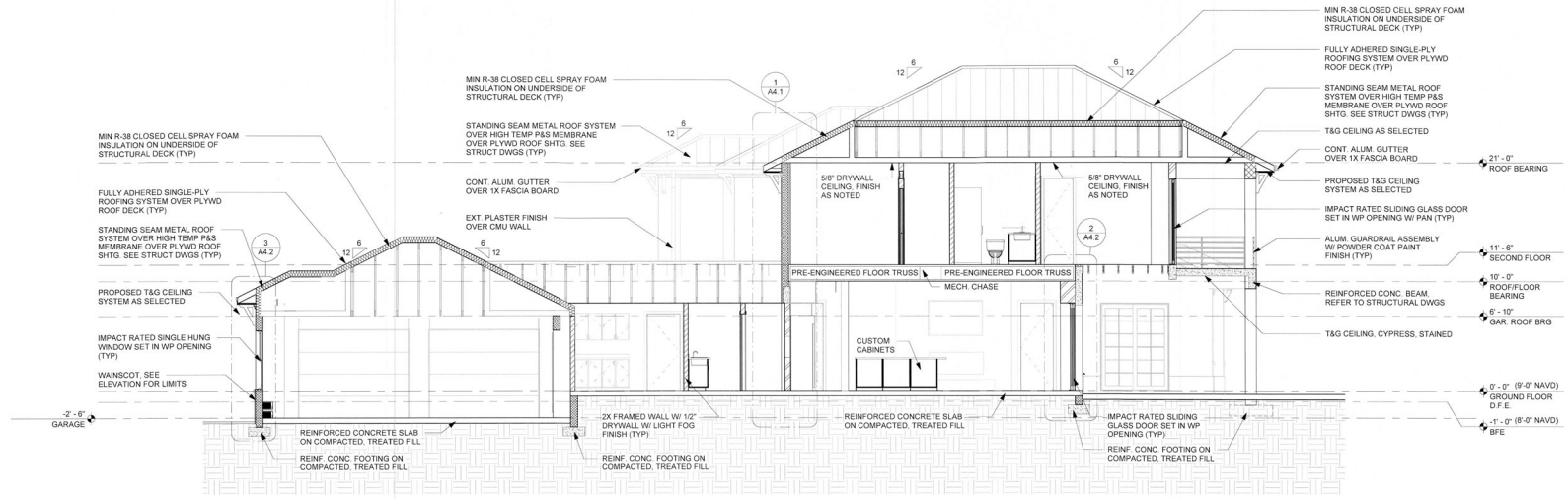
BUILDING ELEVATIONS

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TOWN OF LONGBOAT KEY
Planning, Zoning & Ordinance

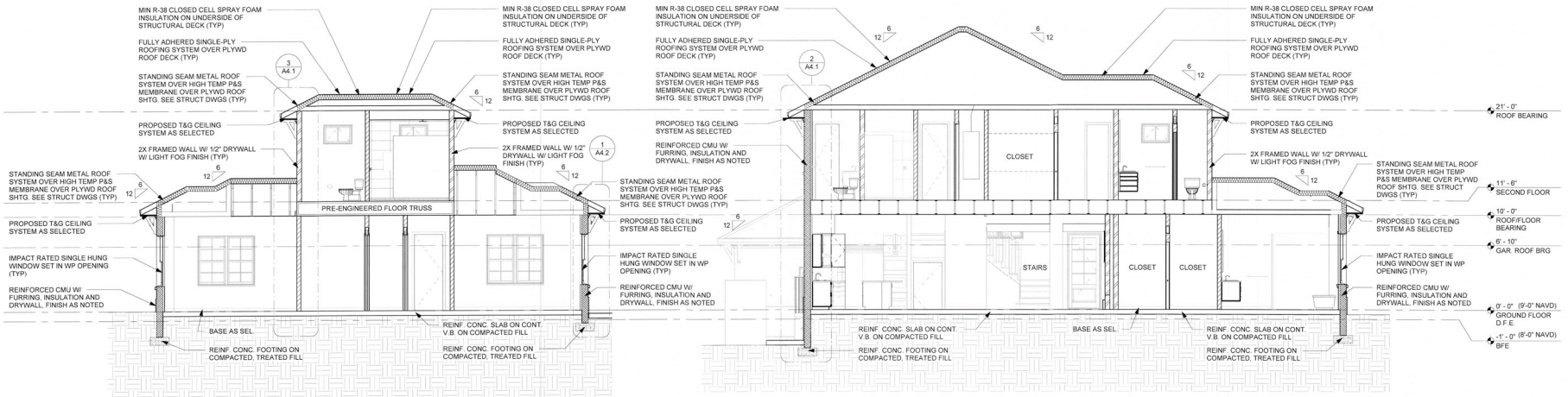
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SECTION 2
3/16\"/>

BB
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SECTION 3
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SECTION 1
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AA
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CONSTRUCTION DOCUMENTS

OCTOBER 26, 2022

Scale By: **C. ALAN ANDERSON, FLAR0004171**
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REVISION	DATE	DESCRIPTION

BUILDING SECTIONS

SCALE: 3/16\"/>

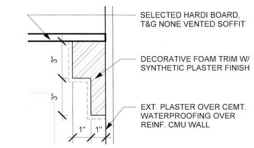


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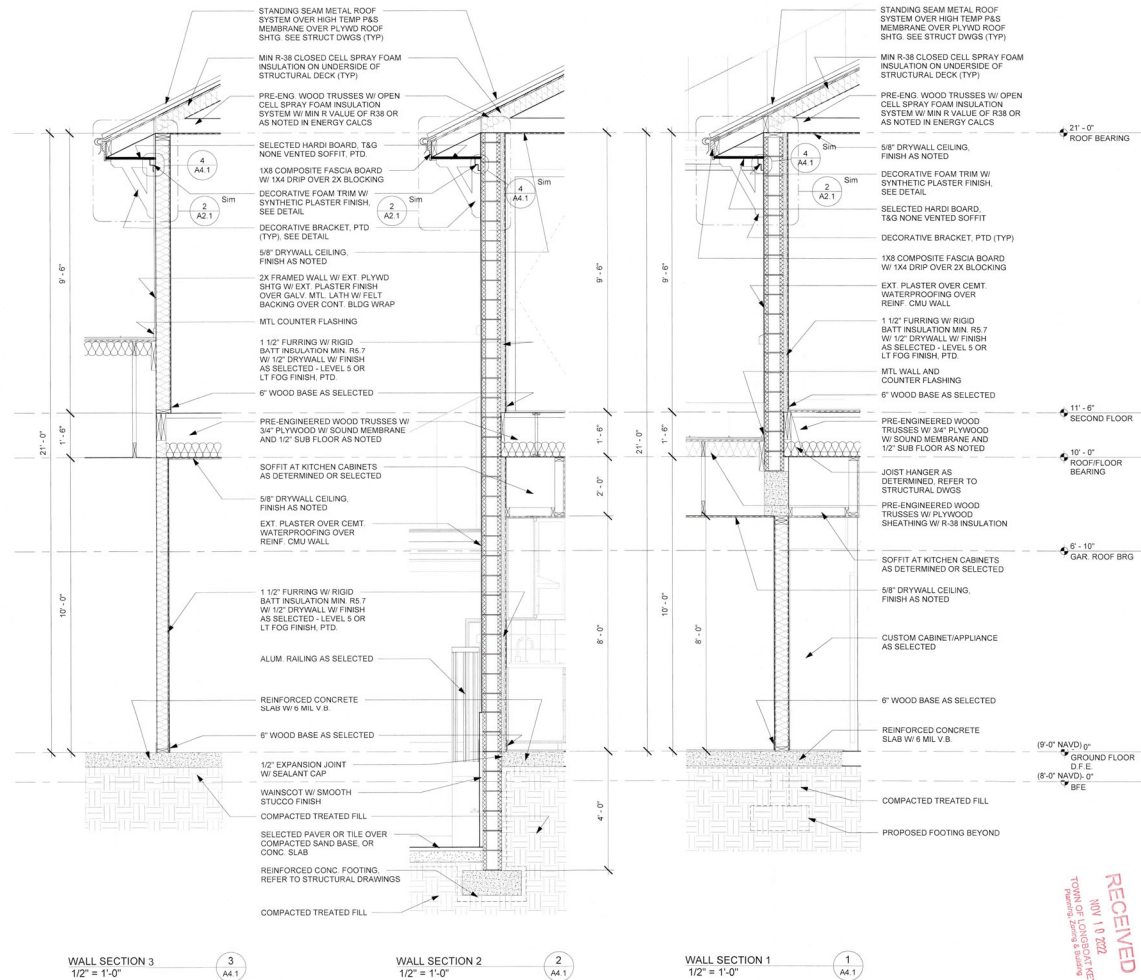
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BUILDING WRAP DETAIL 4
3" = 1'-0"



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CONSTRUCTION DOCUMENTS

OCTOBER 26, 2022

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REVISION	DATE	DESCRIPTION
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WALL SECTIONS

SCALE: As indicated



2022 08

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Planning, Building & Safety

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CONSTRUCTION DOCUMENTS
 10/10/2008 10:00 AM

OCTOBER 26, 2002

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Sealed By: **C. ALAN ANDERSON, FLBR0014171**
To the best of the architect's or engineer's knowledge, said plan and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

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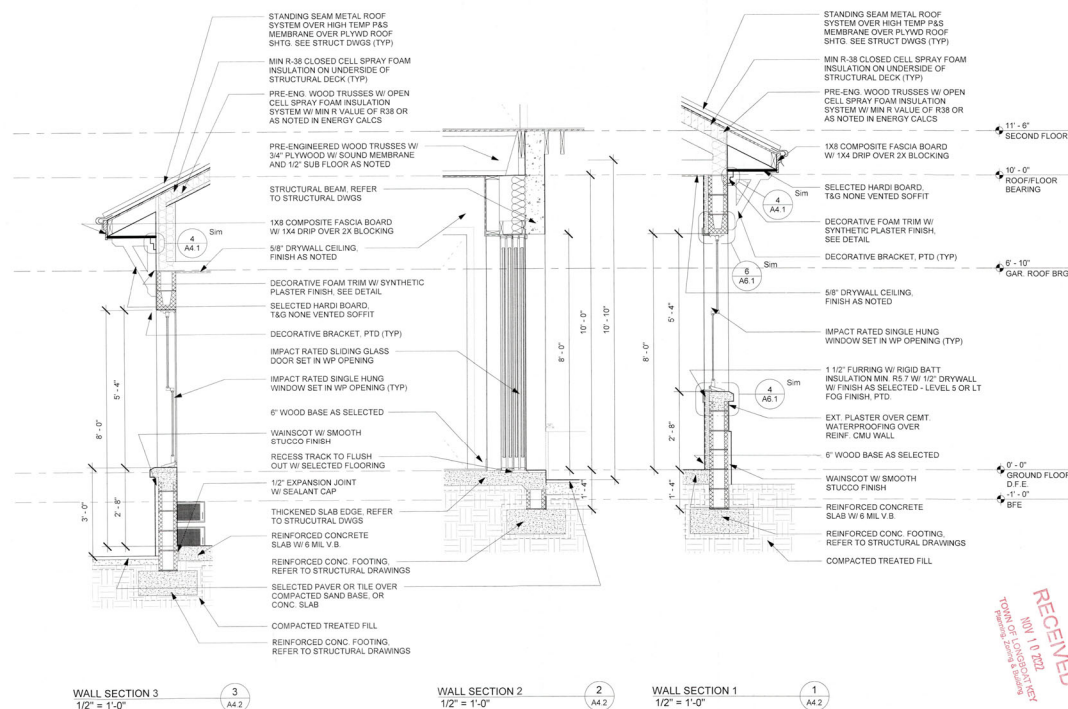
WALL SECTIONS

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

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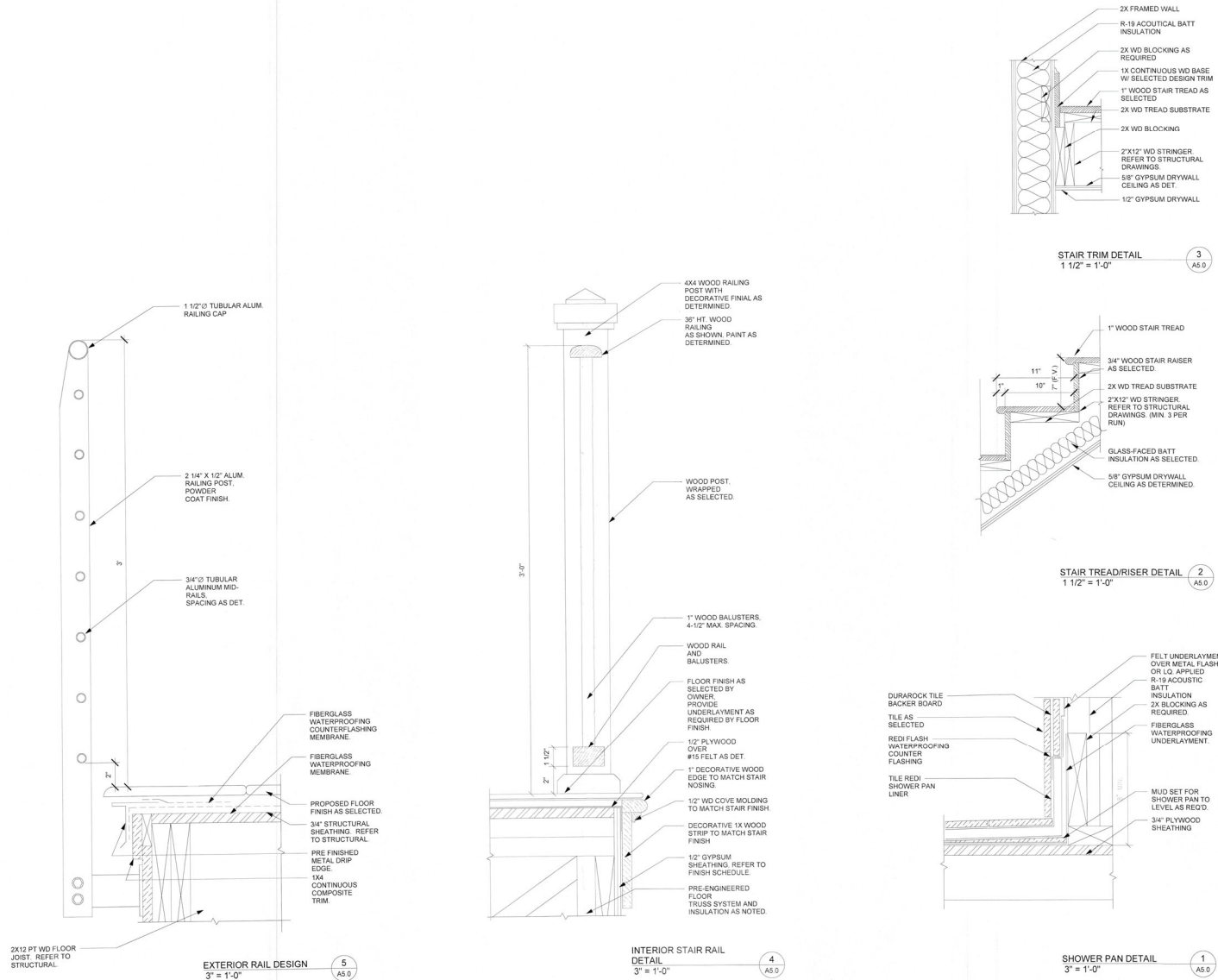
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SCALE: 1/2" = 1'-0"



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CONSTRUCTION DOCUMENTS

OCTOBER 26, 2022

Sealed By: **C. ALAN ANDERSON, FL000045171**
To the best of the architect's or engineer's knowledge, seal plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 633 and 633.1, Florida Statutes.

REVISION	DATE	DESCRIPTION

DETAILS

SCALE: As indicated



BLDG PERMIT PLANS
FILE
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2022.08

A5.0

OCTOBER 26, 2022

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