



NO.	REVISIONS	DATE
2	LBK Permit Rev. 1	11.18.2021
6	ASI 3	10.24.2022

PERMIT SET - ASI 03

10.24.2022

500 HARBOR COVE - NEW RESIDENCE

500 HARBOR COVE CIRCLE LONGBOAT KEY, FL 34228

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Grand total: 77

500 Harbor Cove New Residence

500 Harbor Cove Circle
Longboat Key, FL 34228

DEREK PIROZZI **DESIGN WORKSHOP** LLC
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COVER SHEET

Project Number	21_08
Date	12.03.2021
Drawn By	DP, GG
Checked By	DP, JH

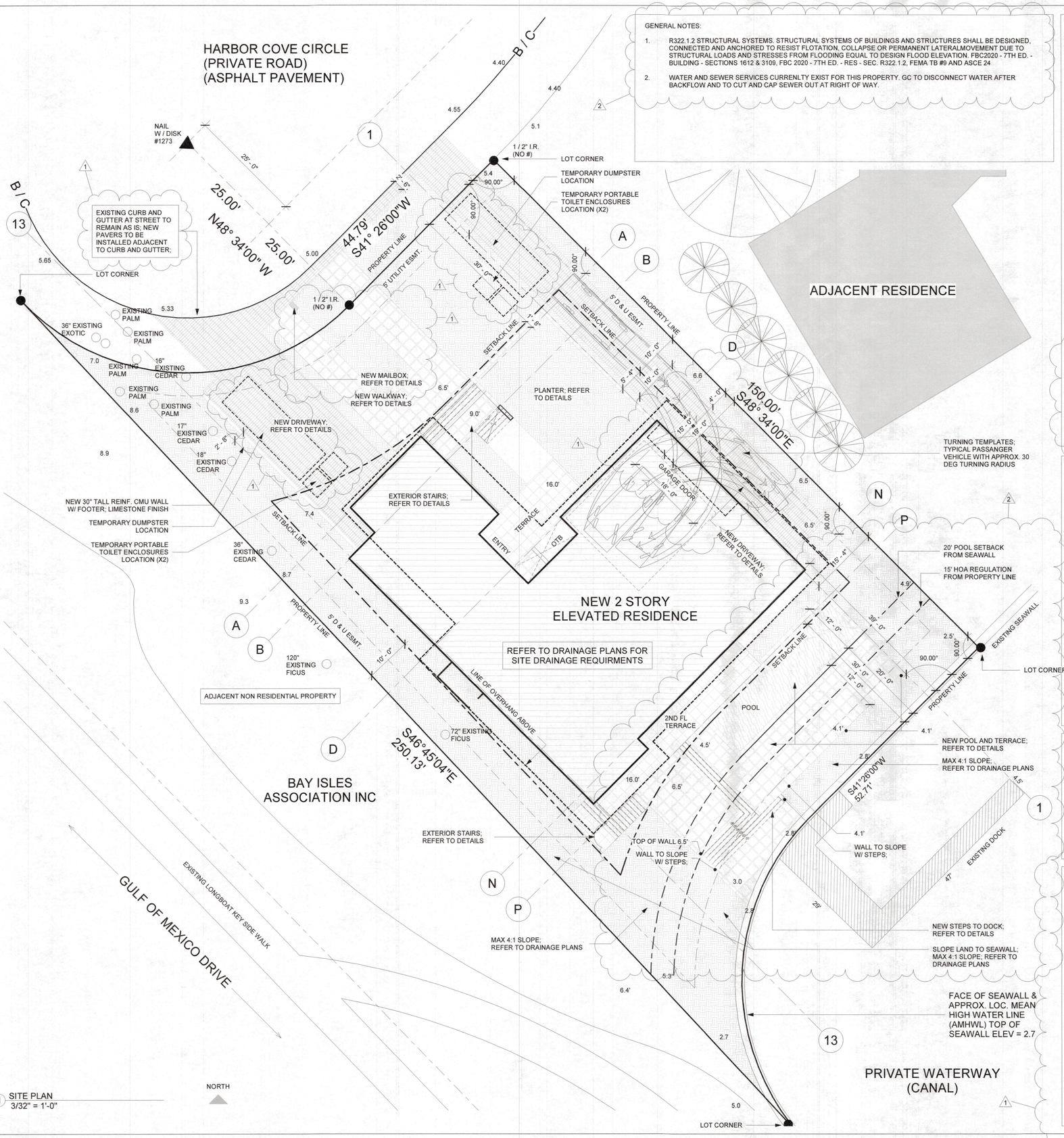
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RECEIVED OCT 26 2022 TOWN OF LONGBOAT KEY Planning, Zoning & Building

6

A1.00



1 SITE PLAN
3/32" = 1'-0"

GENERAL NOTES:

1. R322.1.2 STRUCTURAL SYSTEMS. STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERALMOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO DESIGN FLOOD ELEVATION. FBC2020 - 7TH ED. - BUILDING - SECTIONS 1612 & 3109, FBC 2020 - 7TH ED. - RES - SEC. R322.1.2, FEMA TB #9 AND ASCE 24
2. WATER AND SEWER SERVICES CURRENLTY EXIST FOR THIS PROPERTY. GC TO DISCONNECT WATER AFTER BACKFLOW AND TO CUT AND CAP SEWER OUT AT RIGHT OF WAY.

ZONING REVIEW :

SITE REQUIREMENTS
CITY OF LONGBOAT KEY ZONNG REQUIREMENTS

PROPERTY ADDRESS: 500 HARBOR COVE CIRCLE, LONGBOAT KEY, FL 34228
SUBDIVIONS: 1912 BAY ISLES UNIT 01

ZONING DISTRICT: **MUC-1** (MIXED USE COMMUNITY - BAY ISLES DISTRICT)

USE:	SINGLE FAMILY
MAX GROSS DENSITY	3.26 DU / ACRE
MIN. LOT AREA	10,000 SF
ACTUAL LOT AREA	15,053 SQ FT
MIN LOT WIDTH AND DEPTH	100 FT
ACTUAL MIN LOT WIDTH	REFER TO PLANS
MAXIMUM ALLOWABLE BUILDING HEIGHT	**50'**
ACTUAL BUILDING HEIGHT	REFER TO ELEVATIONS
FRONT YARD (STREET) SETBACK (MIN)	20'
ACTUAL (HOA) FRONT YARD SETBACK	30'
SIDE YARD SETBACK (MIN)	8' / 20'
ACTUAL (HOA) SIDE YARD SETBACK	10'
REAR SETBACK (MIN)	20'
ACTUAL (HOA) REAR SETBACK	30'
MIN FLOOR AREA	1,600 SF
FEMA FLOOD ZONE:	ZONE AE
BASE FLOOD ELEVATION:	10' - 0"

LOT AREA AND COVERAGE CALCS:

BUILDING:

MAX BUILDING COVERAGE:	30% (= 4,515 SF)
PROPOSED RESIDENTIAL STRUCTURE:	26.8% (= 4,040 SF)
POOL IS LESS THAN 6" ABOVE FINISHED GRADE AND IS WITHOUT A POOL CAGE:	N/A

AT GRADE IMPROVEMENTS:

MAX NON-OPEN SPACE ALLOWABLE:	50% (= 7,526 SF)
GRASS / PAVER DRIVEWAYS :	1,263 SF
WALKWAYS / POOL DECK:	824 SF
EXT. STAIRS, RETAINING WALLS, EXT.TERRACES :	1,250 SF
TOTAL PROPOSED BUILDING COVERAGE:	4,040 SF (26.8%)
TOTAL PROPOSED AT GRADE IMPROV.	3,337 SF (23.0%)
TOTAL PROPOSED NON OPEN SPACE:	**49.01% (= 7,377 SF)**

HOA CODE ANALYSIS:

BAY ISLES HARBOR - CODE REVIEW:

1. **ROOFS:**
   - Flat Roofs: Limited to 15 % of the total roof area
   - Roof Materials: Concrete or clay tiles, cedar shakes, cedar shingles, slate, or metal. If metal is used, standing seam installations with a mechanical rolled lock seam are required.
2. **DRIVEWAY:**
   - Dimensions: No portion of such driveway shall be located closer than three (3) feet from the side line of any lot or building site
3. **LANDSCAPING:**
   - A basic landscaping plan for each building site must be submitted to and approved by the ARB prior to commencement of landscaping operations.
   - A minimum of four shade trees shall be included in such landscape scheme, the size, species and location subject to the approval of the ARB. In no event shall any tree be located within twenty (20) feet of any seawall.
   - No tree or shrub, the trunk of which exceeds four (4) inches in diameter, shall be cut or removed without approval of the ARB, which approval may be given when such removal is necessary or desirable for the construction of a dwelling or other improvement.
   - All lots are required to have installed a standard underground sprinkler system.
4. **GARAGE:**
   - A temporary enclosure which is to be constructed with each dwelling in a location and of a design approved by the ARB.
5. **SETBACK:**
   - Setback Line = 30'
   - Side lot lines = 10'
   - Waterfront lot line = 30'
6. **UTILITY DRAINAGE:**
   - 10' easement along the rear (waterfront side) of each lot for seawall repair and utility purposes.
   - 5' in width along the front and side lines of each lot for drainage and public utility purposes.

DAYLIGHT PLAN REVIEW:

LONGBOAT KEY : Ch 158 Zoning Code: Article V: DIV 3: 158:098 Height Regulations

(D) Single-family residences and any redevelopment of a nonconforming residential use in a single-family residential zoning district are also subject to daylight plane requirements as follows: (See Exhibit A and graphic (provided for illustrative purposes), below.)

LOT WIDTH (FT): 94'-0" = 52 DEG ANGLE

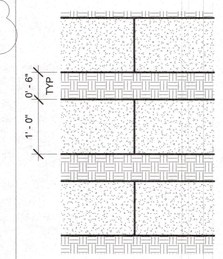
(E) The daylight plane requirements of Subsection (D) above shall not apply to:

(5) Side lot lines on residential property which borders property which is zoned nonresidential;

GRASS / PAVER DRIVEWAY AND WALKWAY DETAIL :

DRIVEWAY NOTE:

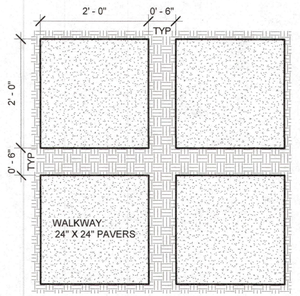
GRASS (PERMEABLE) ACCOUNTS FOR **33%** OF ONE (1) SF OF DRIVEWAY



DRIVEWAY 12" X 24" PAVERS

WALKWAY NOTE:

GRASS (PERMEABLE) ACCOUNTS FOR **21%** OF ONE (1) SF OF DRIVEWAY



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SITE PLAN - NEW

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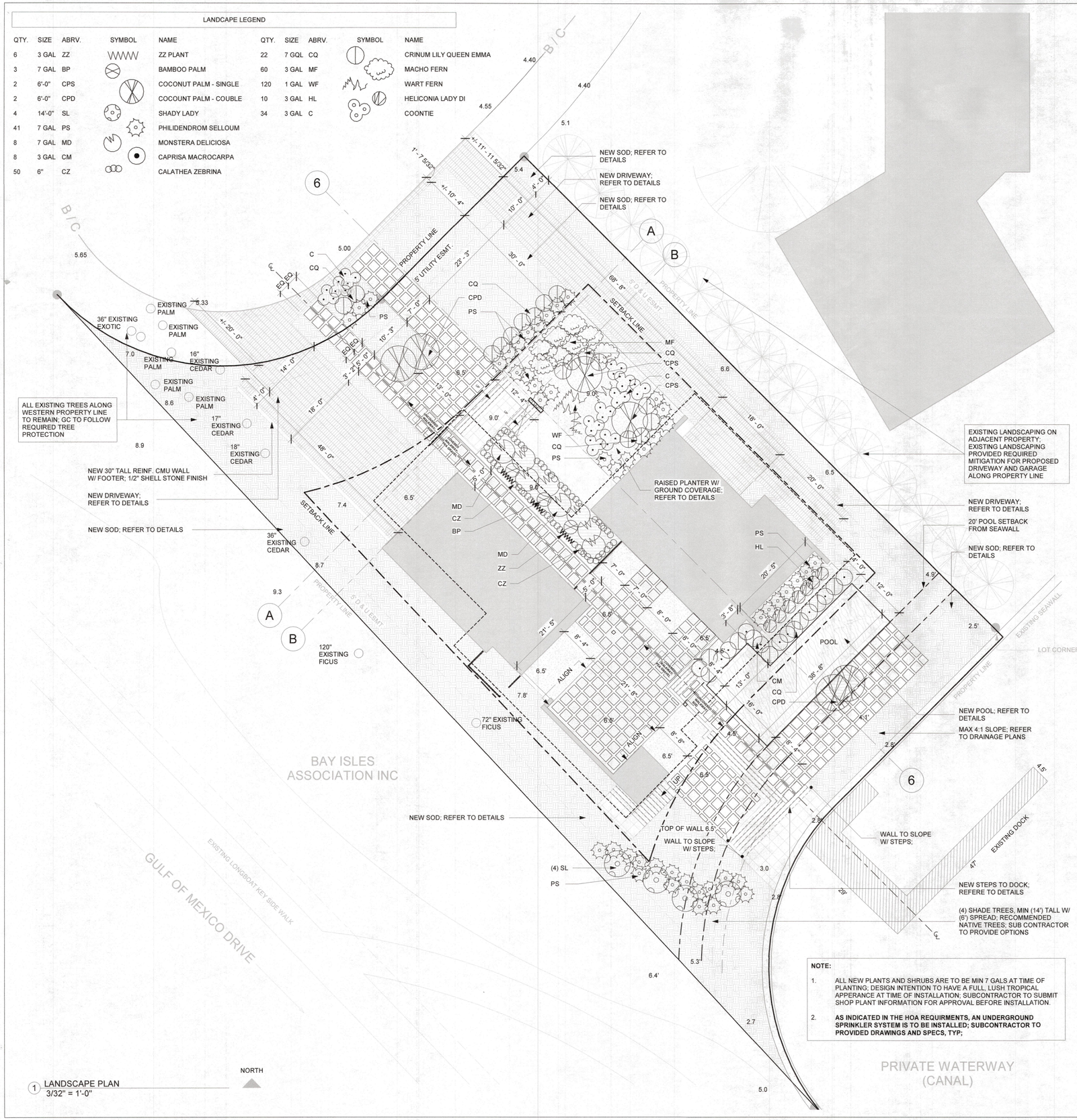
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A1.20

LANDCAPE LEGEND

QTY.	SIZE	ABRV.	SYMBOL	NAME
6	3 GAL	ZZ		ZZ PLANT
3	7 GAL	BP		BAMBOO PALM
2	6'-0"	CPS		COCONUT PALM - SINGLE
2	6'-0"	CPD		COCOUNT PALM - COUBLE
4	14'-0"	SL		SHADY LADY
41	7 GAL	PS		PHILIDENDROM SELLOUM
8	7 GAL	MD		MONSTERA DELICIOSA
8	3 GAL	CM		CAPRISA MACROCARPA
50	6"	CZ		CALATHEA ZEBRINA

QTY.	SIZE	ABRV.	SYMBOL	NAME
22	7 GQL	CQ		CRINUM LILY QUEEN EMMA
60	3 GAL	MF		MACHO FERN
120	1 GAL	WF		WART FERN
10	3 GAL	HL		HELICONIA LADY DI
34	3 GAL	C		COONTIE



1 LANDSCAPE PLAN
3/32" = 1'-0"

HOA REQUIRMENTS: LANDSCAPE

6. Landscaping. A basic landscaping plan for each home must be submitted to and approved by the ARB prior to commencement of any construction. A landscaping plan shall include:
(a) a landscaping scheme;
(b) a listing of the plant stock included in the scheme;
(c) the size of such stock at the time of planting; and
(d) the placement of **natural specialized St. Augustine sod** (or other drought resistant sod approved by the ARB) at all areas of the lot not covered by a structure, walkway, driveway or landscaped area approved by the ARB.

A minimum of four (4) shade trees, fourteen (14') feet high with six (6) feet of spread shall be including in the landscaping plan improvement.

An **UNDERGROUND SPRINKLER SYSTEM** of sufficient size and capacity to irrigate all sodded and landscaped areas must be installed and maintained in good working order on all lots.

Trees: No tree or shrub, the trunk of which exceeds four (4) inches in diameter (measured four (4) feet above the ground), shall be cut down or otherwise destroyed without the prior express written consent of the ARB.

THIS LANDSCPAE PLAN ILLUSTRATES GENERAL LANDSCAPE INTENT TO MEET REQUIRED ZONING AND HOA CODE. SPECIES AND FINAL PLANT SELECTIONS MAY BE MODIFIED BASED ON FINAL CONSTRUCTION PLAN DEVELOPMENT / COST ANALYSIS. MODIFICATIONS SHALL BE SUBMITTED TO THE DESIGN TEAM PRIOR TO IMPLEMENTATION.

GENERAL NOTES - LANDSCAPE PLAN

1. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS. NOTIFY THE DESIGNER / OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
2. ALL EDGES OF GRAVEL NOT BORDERED BY WALL, FENCE, CONCRETE OR PAVERS SHALL HAVE AN ALUMINUM EDGING; EDGING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO SUBMIT SAMPLES TO DESIGN TEAM FOR APPROVAL.
3. INSTILLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANOR AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON SITE.
4. THE CONTRACTOR SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED. THE CONTRACTOR SHALL BE LIABLE FOR REPLACING ANY VEGATATION EXPERIENCING TRANSPLANT SHOCK DUE TO LACK OF WATER AT ANY TIME DURING THE COURSE OF LANDSCAPE INSTALLATION.
5. ALL SOD SHALL BE **ST AUGUSTINE** UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN SOD AREAS. HAND RAKE PRIOR TO INSTALLING SOD. CONTRACTOR TO CUT AND MATCH IN ALL NEW SOD TO EXISTING SOD. STAGGER AND KICK JOINTS TIGHT. ALL SOD TO BE ROLLED IMMEDIATLEY AFTER INSTALLATION.
6. CONTRACTOR SHALL APPLY MINIMUM 2 APPLICATIONS OF ROUNDUP HERBICIDE (OR APPROVED EQUAL) ON EXISTING TURF WHERE IT IS REQUIRED TO BE REMOVED FOR PLANTING. ROUNDUP MUST BE SPRAYED PRIOR TO COMMENCING ANY GRADING OPERATIONS. ALL HERBICIDES MUST BE APPLIED BY LICENSED APPLICATORS PER MANUFACTURERS RECOMMENDED RATES AND INSTRUCTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING SOD, DEBRIS, WEEDS, AND HANDWORK UNDER EXISTING TREES IN PREPARATION FOR ANY PLANTING.
8. CONTRACTOR SHALL REPAIR ANY AREAS DISTURBED DURING THE COMPLETION OF WORK INCLUDING RESODDING OF IRRIGATION TRENCHES AND PLANTING PITS RESULTING FROM MATERIAL RELOCATIONS.
9. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE TERRA-SORB INTO ALL PLANTING PITS AS PER MANUFACTURERS RECOMMENDATIONS. TERRA-SORB MANUFACTURED BY INDUSTRIAL SERVICES INTERNATIONAL, INC., BRADENTON, FLORIDA; (800) 227-6727
10. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS CREATED BY THE CONSTRUCTION. THIS SHALL INCLUDE ALL SOD AND HAND RAKING TO RESTORE A SMOOTH UNIFORM SURFACE. ALSO REMOVAL OF ANY DEBRIS ENCOUNTERED OR CREATED FROM CONSTRUCTION OPERATIONS.
11. CONTRACTOR SHALL STAKE ALL TREES PER MUNICIPALITY REQUIRMENTS, TYP.
12. ALL PLANT MATERIAL SHALL BE FERTILIZED ACCORDINGLY; TYP.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK.
14. FINAL ACCEPTANCE WILL OCCUR AFTER THE OWNER HAS ACCEPTED THE JOB AFTER THE 90-DAY MAINTENANCE PERIOD.
15. UPON SUBSTANTIAL COMPLETION AS DEEMED TRUE BY THE OWNER, A MAINTENANCE PROGRAM FOR ALL PLANT MATERIAL AND IRRIGATION SHALL COMMENCE AND CONTINUE FOR NINETY (90) DAYS.
16. THE CONTRACTOR SHALL MAINTAIN ALL NEWLY PLANTED MATERIALS BY WATERING, PRUNING, CULTIVATING, FERTILIZING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH AND WEED FREE PLANTING BEDS OR SAUCERS. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES, RESET TREES OR PALMS TO PROPER GRADE OR VERTICAL POSITION AS REQUIRED.
17. SPRAY MATERIAL AS REQUIRED TO KEEP FREE FROM INSECTS AND DISEASE.:

NOTE:
1. ALL NEW PLANTS AND SHRUBS ARE TO BE MIN 7 GALS AT TIME OF PLANTING; DESIGN INTENTION TO HAVE A FULL, LUSH TROPICAL APPEARANCE AT TIME OF INSTALLATION; SUBCONTRACTOR TO SUBMIT SHOP PLANT INFORMATION FOR APPROVAL BEFORE INSTALLATION.
2. **AS INDICATED IN THE HOA REQUIRMENTS, AN UNDERGROUND SPRINKLER SYSTEM IS TO BE INSTALLED; SUBCONTRACTOR TO PROVIDED DRAWINGS AND SPECS, TYP;**

GROUND COVER LEGEND

- HOA APPROVED SOD: NATURAL **ST AUGUSTINE SOD** (OR A COMPARABLE DROUGHT RESISTANT SOD - MUST BE APPROVED BY THE HOA)
- #89 LIMEROCK PEA GRAVEL OVER COMP. FILL, TYP;
- DRIVEWAY: 12" X 24" X 1-1/4" MYRA SHELL REEF PAVERS W/ 6" GAPS BETWEEN ALL PAVERS; GRASS IN GAPS
- UNCOVERED WALKWAY: 24" X 24" X 1-1/4" MYRA SHELL REEF PAVERS W/ 6" GAPS BETWEEN ALL PAVERS; GRASS IN GAPS
- COVERED WALKWAY: 24" X 24" X 1-1/4" MYRA SHELL REEF PAVERS W/ 6" GAPS BETWEEN ALL PAVERS; PEA GRAVEL IN GAPS
- PLANTERS; REFER TO DETAILS FOR PLANT SELECTIONS

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LANDSCAPE PLAN

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A1.21

MATERIAL SELECTIONS:

GENERAL NOTE: REFER TO SUBMITTAL SCHEDULE FOR SAMPLES, MOCK UPS AND INFORMATION REQUIRED.

DIVISION 4 - STONE MASONRY VENEER

PRODUCT: MTP - MYRA REEF SHELL STONE

- **MANUFACTURER:** MARBLE TILE PAVERS (MTP); 8830 NW 24TH TERRACE DORAL FL 33172
- **TYPE / COLOR:** SHELL REEF, LIMESTONE PAVERS;
- **SIZES:**
  - **WALKWAYS:** ½" x 24" x 24"
  - **DRIVEWAY:** 1-¼" x 24" x 24"
  - **POOL COPING:** 1-¼" x 24" x 12"
- **NOTE:** MIX PROPRIETARY MATERIALS IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS INCLUDING PRODUCT DATA AND PRODUCT TECHNICAL BULLETIN. SYSTEM TO BE INSTALLED PER ASTM C1780 AND TCNA STANDARDS FOR STONE VENEER SIDING INSTALLATION. ALL SHELL REEF STONE SURFACES TO BE SEALED PER MANUFACTURERS RECOMMENDATIONS;

DIVISION 5 - METALS

PRODUCT: ALUMINUM EXTERIOR GATE

- **MANUFACTURER:** FABRICATED BY LOCAL SUBCONTRACTOR
- **TYPE / COLOR:** ALUMINUM EXTRUDED BAR AND TUBE, KYNAR 500 BONE WHITE
- **SIZES:** REFER TO DRAWINGS
- **NOTE:** ASSEMBLE FENCE AND GATE SYSTEM IN SHOP TO GREATEST EXTENT POSSIBLE. USE CONNECTIONS THAT MAINTAIN STRUCTURAL VALUE OF JOINED PIECES. WELDING AND CONCEALED MECHANICAL FASTENERS AND FITTINGS. RIPPLED JOINTS ARE NOT ACCEPTABLE. PROVIDE BRACKETS, FLANGES, FITTINGS AND ANCHORS TO CONNECT FENCE AND GATE TO OTHER CONSTRUCTION. FINISHES TO MATCH FENCE AND GATE.

DIVISION 6 - SIDING

PRODUCT: SIDING 01: NEW TECH WOOD ALL WEATHER SIDING; PRODUCT # US09

- **MANUFACTURER:** NEW TECH WOOD 1.866.269.6279
- **SIZE:** 5.5 X 0.5"
- **COLOR:** CUSTOM COLOR SELECTION - REFER TO PROVIDED SAMPLE
- **PATTERN:** VERTICAL ORIENTATION, REFER TO ELEVATIONS; TONGUE AND GROOVE
- **NOTE:** ALL-WEATHER SYSTEM; CLIP SYSTEM, JOISTS, WEATHER BARRIERS TO BE INSTALLED PER MANUFACTURER'S SPECS; NO TRIMS TO BE USED DURING INSTALLATION, OUTSIDE CORNERS TO BE MITER CUT AT A 45 DEG ANGLE; METAL FLASHING TO BE USED AS CAP FOR TOP AND BOTTOM OF SIDING; USE OF MANUFACTURER APPROVED SEALERS IS HIGHLY RECOMMENDED; EXPANSION AND CONTRACTION COEFFICIENTS NEED TO BE CONSIDERED DURING INSTALLATION;

PRODUCT: SIDING 02: NEW TECH WOOD EUROPEAN STYLE SIDING; PRODUCT # UH46

- **MANUFACTURER:** NEW TECH WOOD 1.866.269.6279
- **SIZE:** 4.8 X 1.0"
- **COLOR:** CUSTOM COLOR SELECTION - REFER TO PROVIDED SAMPLE
- **PATTERN:** VERTICAL ORIENTATION, REFER TO ELEVATIONS; TONGUE AND GROOVE
- **NOTE:** ALL-WEATHER SYSTEM; CLIP SYSTEM, JOISTS, WEATHER BARRIERS TO BE INSTALLED PER MANUFACTURER'S SPECS; OUTSIDE CORNER TRIMS (UH51) AND F-TRIMS (UH50) SHOULD BE USED; METAL FLASHING TO BE USED AS CAP FOR TOP AND BOTTOM OF SIDING; USE OF MANUFACTURER APPROVED SEALERS IS HIGHLY RECOMMENDED; EXPANSION AND CONTRACTION COEFFICIENTS NEED TO BE CONSIDERED DURING INSTALLATION;

DIVISION 6 - FINISH CARPENTRY

PRODUCT: WOOD CABINETS - CUSTOM

- **LOCATIONS:** LOWER SUITE BATHROOM (217), DINING ROOM (213), LIVING ROOM (212), KITCHEN (211), LAUNDRY / MUD ROOM (209), BATHROOM 02 (304)
- **MANUFACTURER:** FABRICATED BY LOCAL SUBCONTRACTOR
- **COLOR:** WHITE OAK BY LOCAL SUB; APPROVED BY DESIGN TEAM
- **NOTES:** ARCHITECTURAL WOODWORK INSTITUTE'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS" IS TO BE THE STANDARD QUALITY. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WATERPROOFED AND HVAC SYSTEMS ARE OPERABLE; GC TO COORDINATE W/ ELECTRICAL / LOW VOLT SUBS AND MILLWORK SUBS FOR REQUIRED ELECTRICAL AND BLOCKING AT MILLWORK; ALL WOODWORK TO BE INSTALLED LEVEL, PLUMB, TRUE AND STRAIGHT. SHIM AS REQUIRED AND CONCEAL SHIMS; INSTALL TO TOLERANCE OF ⅛" IN 8'-0" FOR LEVEL AND PLUMB; COUNTERSINK NAIL HEADS AND FILL W/ WOOD PLUGS, SAME FINISH; SCRIBE AND CUT WOODWORK TO FIT ADJOINING WORK, SEAL CUT SURFACES AND REPAIR ANY DAMAGE; GC TO COORDINATE REQUIRED WOOD BLOCKING IN WALL FOR CABINETRY MOUNTING / INSTALL;

MATERIAL SELECTIONS:

PRODUCT: WOOD CABINETS - PREFABRICATED

- **LOCATIONS:** POWDER (202), POOL BATH (210)
  - **MANUFACTURER:** ORREN ELLIS BOYTER WALL MOUNTED SINGLE BATHROOM VANITY SET
  - **SIZE:** 5.1"H X 35.4" W X 18.9" D; 55 LBS
  - **COLOR:** WHITE
- **LOCATIONS**: BATHROOM (204), BATHROOM (307),
  - **MANUFACTURER:** LAILA SINGLE BATHROOM VANITY SET
  - **SIZE:** 36" (BATHROOM 204), 24" (BATHROOM 307)
  - **COLOR:** OFF WHITE
- **NOTES:** ARCHITECTURAL WOODWORK INSTITUTE'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS" IS TO BE THE STANDARD QUALITY. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WATERPROOFED AND HVAC SYSTEMS ARE OPERABLE; ALL CABINETRY TO BE INSTALLED LEVEL, PLUMB, TRUE AND STRAIGHT. SHIM AS REQUIRED AND CONCEAL SHIMS; INSTALL TO TOLERANCE OF ⅛" IN 8'-0" FOR LEVEL AND PLUMB; GC TO COORDINATE REQUIRED WOOD BLOCKING IN WALL FOR CABINETRY MOUNTING / INSTALLATION;

PRODUCT: BASEBOARD TRIM (W/ REGLET)

- **MANUFACTURER:** WOOD SET INSIDE FRY REGLET 4" REVEAL BASE
- **SIZE:** 4" X ¾"; FULL LENGTH PIECES TO GREATEST EXTENT POSSIBLE
- **COLOR:** WHITE
- **NOTE:** WOOD TO BE PREMIUM GRADE, CLEAR KILN DRIED, MADE FROM POPLAR;
  - **REQUIRED:** COORDINATE BASEBOARD INSTALLATION W/ BASEBOARD INSTALLER, DRYWALL AND FLOORING SUB - ALL SUBS TO BE AWARE OF DETAIL REQUIREMENTS / COORDINATION TO RESULT IN SUCCESSFUL INSTALLATION.

PRODUCT: CABINET HARDWARE - 2ND FL MASTER BATHROOM

- **MANUFACTURER:** COLOMBO DESIGN, MANIGLIONI ZEN CB 36
- **SIZE:** CB36B - 380 MM (APPROX. 15")
- **COLOR:** CHROME

PRODUCT: CABINET HARDWARE - KITCHEN

- **MANUFACTURER:** COLOMBO DESIGN, MANIGLIONI LUND SE16
- **SIZE:** SE16 - 324 MM (APPROX. 12-¾")
- **COLOR:** CHROME

PRODUCT: CABINET HARDWARE - LAUNDRY, 3RD FL MASTER BATHROOM

- **MANUFACTURER:** SOUTHERN HILLS SH3229-128-CHR-5
- **SIZE:** 6.3" X 0.3" X 1.13"
- **COLOR:** POLISHED CHROME

DIVISION 7 - WATERPROOFING

PRODUCT: TREMCO LIQUID APPLIED

- **MANUFACTURER:** TREMCO VULKEM PRODUCTS
- **NOTES:** CLEAN, PREPARE AND TREAT SUBSTRATE ACCORDINGLY, REMOVE ALL CONTAMINANTS; CLEAN, DUST FREE AND DRY FOR APPLICATION; INSTALL PER MANUFACTURER AND TCNA RECOMMENDATIONS; PROTECT ALL WATERPROOFING FROM DAMAGE AND WEAR DURING CONSTRUCTION; REPAIR AS NECESSARY; MATCH / APPLY APPROPRIATE MANUFACTURER SPECIFIED PRODUCT NUMB / TYPE TO APPROPRIATE SCOPE OF CONSTRUCTION WORK, TYP;

PRODUCT: TYVEK HOUSE WRAP

- **MANUFACTURER:** DUPONT TYVEK HOMEWRAP
- **NOTES:** CLEAN, PREPARE AND TREAT SUBSTRATE ACCORDINGLY, REMOVE ALL CONTAMINANTS; CLEAN, DUST FREE AND DRY FOR APPLICATION; INSTALL PER MANUFACTURER AND ASTM RECOMMENDATIONS; PROTECT ALL WATERPROOFING FROM DAMAGE AND WEAR DURING CONSTRUCTION; REPAIR AS NECESSARY; MATCH / APPLY APPROPRIATE MANUFACTURER SPECIFIED PRODUCT NUMB / TYPE TO APPROPRIATE SCOPE OF CONSTRUCTION WORK, TYP;

DIVISION 7 - BUILDING INSULATION

PRODUCT: TAYLOR FOAM INSULATION

- **MANUFACTURER:** TAILORED FOAM OF FLORIDA COMM. AND RES.
- **PRODUCT:** CORE - FILL 500 MASONRY FOAM INSULATION
- **R-VALUE:** 4.91 PER INCH
- **NOTES:** CORE-FILL 500 IS FOR MASONRY INSULATION ONLY; INSTALL FOAMED IN PLACE INSULATION FROM INTERIOR PRIOR TO INSTALLATION OF INTERIOR FINISH WORK AND AFTER ALL MASONRY AND STRUCTURAL CONCRETE WORK IS IN PLACE; COMPLY WITH MANUFACTURER'S INSTRUCTIONS;

MATERIAL SELECTION:

PRODUCT: ICYNENE CLASSIC OPEN CELL SPRAY FOAM

- **MANUFACTURER:** TAILORED FOAM OF FLORIDA COMMERCIAL AND RESIDENTIAL
- **R-VALUE:** R - VALUE 3.7 PER INCH
- **NOTES:** PLACED UNDER ROOF SHEATHING, CONT, AND VERTICALLY BETWEEN TERRACES AND HVAC CONTROLLED SPACES; MIN. R-30 SHALL BE OBTAINED IN CONJUNCTION W/ R-VALUE OF TAPERED INSULATION AT ROOF DECKS, WHERE APPLICABLE. PROVIDE AND INSTALL PRESCRIPTION IGNITION BARRIER.

PRODUCT: RIGID FOAM BOARD

- **MANUFACTURER:** OWENS CORNING FOAMULAR 250 EXTRUDED POLYSTYRENE (XPS) INSULATION

PRODUCT: SOUND BATT / FIBERGLASS INSULATION ROLL

- **MANUFACTURER:** OWENS CORNING OR EQUAL
- **SIZE:** VARIES, PER WALL TYPE
- **STC RATING:** MIN 50
- **NOTES:** FILL CAVITIES; INSTALLS BETWEEN WOOD AND METAL STUDS TO MINIMIZE SOUND AND THERMAL ENERGY TRANSMISSION. CAN BE USED AS A STANDALONE SOUNDPROOFING PRODUCT OR IN CONJUNCTION WITH OTHER SOUNDPROOFING MATERIALS.

DIVISION 7 - SINGLE PLY ROOFING MEMBRANE

PRODUCT: THERMOPLASTIC POLYOLEFIN SINGLE PLY ROOFING MEMBRANE;

- **MANUFACTURER:** INSTALLER SHALL BE CERTIFIED BY GAF
- **NOTES:** PRIOR TO INSTALLATION, GC, SUB AND DESIGN TEAM TO MEET ONSITE; INSTALLATION TO BE INSTALLED IN ACCORDANCE WITH ASCE/ SEI 7-16); GAF TPO MECHANICALLY FASTENED, NEW CONSTRUCTION, INSULATED, 60 MIL SMOOTH ROOFING SYSTEM; ALL COMPONENTS PROVIDED BY SINGLE MANUFACTURER AND APPROVED BY PRIMARY ROOFING MANUFACTURER; ALL PRODUCTS TO BE STORED ACCORDING TO MANUFACTURER'S RECOMMENDATION; DO NOT EXPOSE TO MOISTURE; PROTECT ROOFING AND FLASHING FROM DAMAGE AND WEAR DURING CONSTRUCTION; MANUFACTURER REP SHALL PROVIDE A FINAL INSPECTION AFTER COMPLETION; ALL ERRORS MUST BE ADDRESSED.

DIVISION 7 - SHEET METAL FLASHING AND TRIM

PRODUCT: ALUMINUM SHEETS ASTM B 209 3003-H14, MIN.;THICKNESS OF .040 INCHES

- **MANUFACTURER:**
- **COLOR:** COIL COAT W/ 2 PART KYNAR 500 FINISH; BONE WHITE
- **NOTES:** FLASHING AND TRIM TO COMPLY W/ SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL;" ALLOW FOR THERMAL EXPANSION; SET TRUE TO LINE AND LEVEL; ALL LAPS, JOINTS, SEAMS TO BE PERMANENTLY WATERTIGHT AND WEATHERPROOF; ALL FASTENERS TO BE CONCEALED; SEPARATE NON COMPATIBLE MATERIALS PER MANUFACTURER RECOMMENDATIONS; ALL JOINTS TO BE LAPPED A MIN OF 0'-6"

DIVISION 7 - JOINT SEALANTS

PRODUCT: ELASTOMERIC SEALANTS

- **MANUFACTURER**: ALL SEALANTS TO COMPLY W/ ASTM C 920
- **COLOR:** COLOR TO MATCH ADJACENT MATERIALS; COLOR SAMPLES REQUIRED FOR EXPOSED LOCATIONS;
- **NOTES:** COMPLY W/ ASTM C 1193; PROVIDE JOINT SEALANTS, JOINT FILLERS AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER;

DIVISION 8 - DOORS AND WINDOWS

PRODUCT: FIXED WINDOWS

- **MANUFACTURER:** ES WINDOWS
- **TYPE:** ES - E150 ELITE FIXED WINDOW
- **MULLION COLOR:** TO MATCH KYNAR 500 BONE WHITE
- **GLASS:** LOW -E COATED IMPACT RESISTANT, SEALED INSULATING, CLEAR SOLARBAN 70XL;
- **NOTES:** SYSTEM SHALL MEET REQUIREMENTS OF NOA AND FLORIDA PRODUCT APPROVAL AS REQUIRED BY LOCAL CODE AUTHORITY; VERIFY ACTUAL MEASUREMENTS / OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION; VERIFY LOCATION OF PERIMETER FASTENERS AND BLOCK OUTS ARE IN ACCORDANCE W/ SHOP DRAWINGS;ALL SYSTEMS TO BE LEVEL, PLUMB AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMES AND PANELS; SET SILL MEMBERS IN BED OF SEALANT OR WITH GASKETS, AS REQUIRED, TO PROVIDE WEATHERTIGHT CONSTRUCTION; VERIFY ALL REQUIRED WEEP HOLES ARE OPEN; CLEAN SURFACES AND GLASS AFTER INSTALLATION; REMOVE ALL NON PERMANENT LABELS

MATERIAL SELECTION:

PRODUCT: OPERABLE WINDOWS

- **MANUFACTURER:** ES WINDOWS
- **TYPE:** ES - 5000 ELITE CASEMENT / OPERABLE WINDOW
- **MULLION / STYLE COLOR:** TO MATCH KYNAR 500 BONE WHITE
- **GLASS:** LOW -E COATED IMPACT RESISTANT, SEALED INSULATING, CLEAR SOLARBAN 70XL;
- **NOTES:** SYSTEM SHALL MEET REQUIREMENTS OF NOA AND FLORIDA PRODUCT APPROVAL AS REQUIRED BY LOCAL CODE AUTHORITY; VERIFY ACTUAL MEASUREMENTS / OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION; VERIFY LOCATION OF PERIMETER FASTENERS AND BLOCK OUTS ARE IN ACCORDANCE W/ SHOP DRAWINGS; ALL SYSTEMS TO BE LEVEL, PLUMB AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMES AND PANELS; SET SILL MEMBERS IN BED OF SEALANT OR WITH GASKETS, AS REQUIRED, TO PROVIDE WEATHERTIGHT CONSTRUCTION; VERIFY ALL REQUIRED WEEP HOLES ARE OPEN; CLEAN SURFACES AND GLASS AFTER INSTALLATION; REMOVE ALL NON PERMANENT LABELS

PRODUCT: GLASS SWING DOORS

- **MANUFACTURER:** ES WINDOWS
- **TYPE:** ES - EL 300
- **MULLION / STYLE COLOR:** TO MATCH KYNAR 500 BONE WHITE
- **GLASS:** LOW -E COATED IMPACT RESISTANT, SEALED INSULATING, CLEAR SOLARBAN 70XL;
- **NOTES:** SYSTEM SHALL MEET REQUIREMENTS OF NOA AND FLORIDA PRODUCT APPROVAL AS REQUIRED BY LOCAL CODE AUTHORITY; VERIFY ACTUAL MEASUREMENTS / OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION; VERIFY LOCATION OF PERIMETER FASTENERS AND BLOCK OUTS ARE IN ACCORDANCE W/ SHOP DRAWINGS; ALL SYSTEMS TO BE LEVEL, PLUMB AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMES AND PANELS; SET SILL MEMBERS IN BED OF SEALANT OR WITH GASKETS, AS REQUIRED, TO PROVIDE WEATHERTIGHT CONSTRUCTION; VERIFY ALL REQUIRED WEEP HOLES ARE OPEN; CLEAN SURFACES AND GLASS AFTER INSTALLATION; REMOVE ALL NON PERMANENT LABELS

PRODUCT: SLIDING GLASS DOORS

- **MANUFACTURER:** ES WINDOWS
- **TYPE:** SGD 2020 SLIDING IMPACT DOOR
- **SIZES:** MULTIPLE TRACK SIZES; REFER TO DRAWINGS
- **HARDWARE:** OPTIONS TO BE SUBMITTED TO DESIGNER FOR SELECTION
- **MULLION / STYLE COLOR:** TO MATCH KYNAR 500 BONE WHITE
- **GLASS:** LOW -E COATED IMPACT RESISTANT, SEALED INSULATING, CLEAR SOLARBAN 70XL;
- **NOTES:** SYSTEM SHALL MEET REQUIREMENTS OF NOA AND FLORIDA PRODUCT APPROVAL AS REQUIRED BY LOCAL CODE AUTHORITY; VERIFY ACTUAL MEASUREMENTS / OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION; VERIFY LOCATION OF PERIMETER FASTENERS AND BLOCK OUTS ARE IN ACCORDANCE W/ SHOP DRAWINGS; ALL SYSTEMS TO BE LEVEL, PLUMB AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMES AND PANELS; SET SILL MEMBERS IN BED OF SEALANT OR WITH GASKETS, AS REQUIRED, TO PROVIDE WEATHERTIGHT CONSTRUCTION; VERIFY ALL REQUIRED WEEP HOLES ARE OPEN; CLEAN SURFACES AND GLASS AFTER INSTALLATION; REMOVE ALL NON PERMANENT LABELS

PRODUCT: INTERIOR DOORS

- **MANUFACTURER:** MASONITE OR JELDWEN
- **TYPE:** PRIMED WHITE SMOOTH FLUSH HOLLOW CORE DOOR SLAB
- **SIZE:** 1 -⅜" THICKNESS
- **NOTES:** ALL DOORS TO BE INSTALLED PLUMB, LEVEL AND TRUE; CONFORM TO REQUIREMENTS OF AWI QUALITY STANDARDS; ALIGN AND FIT DOORS IN FRAMES IN ACCORDANCE W/ MANUFACTURER'S REQUIREMENTS AND AWI TOLERANCES, FOR UNIFORM CLEARANCES; REPLACE DOORS DAMAGED DURING DELIVERY, INSTALLATION OR DURING CONSTRUCTION;
  - **REQUIRED:** COORDINATE DOOR INSTALLATION W/ JAMB / HEADER INSTALLER AND DRYWALL (CORNER BEAD) SUB - ALL SUBS TO BE AWARE OF DETAIL REQUIREMENTS / COORDINATION TO RESULT IN SUCCESSFUL INSTALLATION.

NO.	REVISIONS	DATE
2	LBK Permit Rev. 1	11.18.2021

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MATERIALS AND SELECTIONS

Project Number	21_08
Date	12.03.2021
Drawn By	DP, GG
Checked By	DP, JH

PERMIT SET

BLDG PERMIT PLANS FILE Copy of Record

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MATERIAL SELECTION:

PRODUCT: OVERHEAD GARAGE DOOR

- **MANUFACTURER:** BASIS OF REQUIREMENTS IS CLOPAY FLUSH DOOR
- **TYPE:** FOUR LAYER INSULATED STEEL AND COMPOSITE, 2" THICK OVERHEAD OPERATION
- **COLOR:** PROVIDE FACTORY PRIMED, 100% ACRYLIC LATEX, READY FOR FINAL PAINTING; FINISH COLOR TO MATCH KYNAR 500 BONE WHITE;
- **OPERATION:** MANUFACTURER APPROVED TEFLON BELT DRIVEN ELECTRIC OPENER
- **NOTES:** DOORS SHALL HAVE PERMANENT LABELS W/ REQUIRED INFO; INSTALL DOOR TRACK AND OPERATING EQUIPMENT COMPLETE W/ NECESSARY HARDWARE, JAMB AND HEAD MOLD STRIPS, ANCHORS, INSERTS, HANGERS AND EQUIPMENT SUPPORTS; LUBRICATE BEARINGS AND SLIDING PARTS, ADJUST DOORS TO OPERATE EASILY, FREE FROM WARP, TWIST, OR DISTORTION AND FITTING WEATHER TIGHT FOR ENTIRE PERIMETER;

PRODUCT: EXTERIOR ALUMINUM FRAMED SWING DOORS

- **MANUFACTURER:** BASIS OF REQUIREMENTS IS MODERN FLUSH STEEL PREHUNG DOOR W/ SIDELIGHT
- **TYPE:** CLEAR GLASS SIDELIGHT - GROUND FLOOR; FROSTED GLASS SIDELIGHT - 2ND FLOOR POOL BATHROOM
- **COLOR:** FINISH COLOR TO MATCH KYNAR 500 BONE WHITE;
- **NOTES:** DOOR SYSTEM SHALL MEET REQUIREMENTS OF FBC AND FLORIDA PRODUCT APPROVALS AS REQUIRED BY LOCAL CODE AUTHORITY; GLASS TO BE LOW-E IMPACT RATED; ALL DOORS TO BE LEVEL, PLUMB AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMES AND PANELS; SET SILL MEMBERS IN BED OF SEALANT OR WITH GASKETS, AS REQUIRED, TO PROVIDE WEATHERTIGHT CONSTRUCTION;

PRODUCT: ROOF SKYLIGHT

- **MANUFACTURER:** BASIS OF REQUIREMENTS VELUX SUN TUNNEL SKYLIGHTS
- **TYPE:** RIGID, LOW PROFILE
- **NOTES:** GC TO COORDINATE INSTALLATION W/ ROOF TRUSS; FOR OPTIMAL PERFORMANCE, SUN TUNNEL TO BE AS SHORT / STRAIGHT AS POSSIBLE; MANUFACTURER RECOMMENDED SUSPENSION KITS TO BE USED;

DIVISION 8 - DOOR HARDWARE

PRODUCT: INTERIOR POCKET DOOR LOCK / HANDLE

- **MANUFACTURER:** EMTEK MODERN RECT PRIVACY MORTISE POCKET DOOR LOCK, MODERN RECTANGULAR COLLECTION
- **TYPE:** PRIVACY AND PASSAGE (REFER TO SCHEDULE)
- **COLOR:** POLISHED CHROME

PRODUCT: INTERIOR SWING DOORS LOCK / HANDLE

- **MANUFACTURER:** BASIS OF SELECTION OMNIA DOOR LEVER W/ MODERN LEVER AND ROSE, PRODIGY COLLECTION 912MD OR EMTEK STUTTGART LEVER W/ ROUND DISK ROSETTE
- **TYPE:** PASSAGE LEVER AND PRIVACY LEVER (REFER TO SCHEDULE)
- **COLOR:** POLISHED CHROME

PRODUCT: INTERIOR DOOR TRACK HARDWARE

- **MANUFACTURER:** JOHNSON HARDWARE
- **TYPE:** CLOSET BYPASS DOORS: 200 SD SLIDING BYPASS DOOR HARDWARE; 400 LBS MAX WEIGHT
- **TYPE:** POCKET DOORS: 1500 SERIES SOFT CLOSE POCKET DOOR FRAME KITS; 200 LBS MAX WEIGHT;
- **NOTES:** ALL HARDWARE IS TO BE CONCEALED BY DOOR HEADER TRIM; GC TO COORDINATE WITH DRYWALL / CARPENTER SUBS;

DIVISION 8 - GLAZING

PRODUCT: SHOWER AND MIRROR GLASS

- **MANUFACTURER:** LOCAL
- **SHOWER TYPE:** TEMPERED SAFETY GLASS: CAT 2 MATERIALS COMPLYING W/ TESTING REQUIREMENTS IN 16 CFR 1201 AND ANSI 297.1;
- **MIRROR TYPE:** MIRROR GLASS TYPE FG-H; ASTM C 1036, TYPE 1 TRANSPARENT FLAT, CLASS 1 CLEAR; POLISHED EDGES;
- **HARDWARE:** BASIS FOR DESIGN, CRL LAURENCE FRAMLESS SHOWER DOOR HARDWARE;
  - CRL LAURENCE MELBOURNE AND PRIMA HINGES;
  - CRL LAURENCE SQUARE LADDER PULL
- **COLOR:** POLISHED CHROME
- **NOTES:** ALL GLASS TO BE LEVEL, PLUMB AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMES AND PANELS; SHOWER GLASS TO BE SET IN MINIMAL MODERN FRAME; CLEAR WATERSEAL AND SWEEPS TO BE INSTALLED AS RECOMMENDED

MATERIAL SELECTION:

DIVISION 9 - FINISHES

PRODUCT: SMOOTH STUCCO FINISH

- **MANUFACTURER:** PORTLAND CEMENT PLASTER (STUCCO)
- **NOTES:** 5/8" EXTERIOR CEMENT PLASTER DIRECT APPLY TO CMU, 3/4" OVER LATH @ SHEATHING; PER ASTM C 926, SMOOTH SAND FINISH; OVER PAPER BACKED METAL LATH, TYP. AT WOOD; 3 COAT APPLICATION, SCRATCH COAT, BROWN COAT AND FINISH COAT; PERFORM WORK IN ACCORDANCE WITH SPECS FOR METAL LATHING AND FURRING; METAL LATH PER ANSI / ASTM C847; FLAT DIAMOND MESH; CORNER AND STRIP MESH; MIN 26 GAGE THICK, 2" WIDE; ACCESSORIES TO COMPLY WITH MATERIAL PROVISIONS OF ASTM C 1063; TOPS OF EXTERIOR WALLS TO BE PROTECTED DURING CONSTRUCTION, MINIMIZE WATER INTRUSION

DIVISION 9 - GYPSUM BOARD ASSEMBLIES

PRODUCTS: DRYWALL

- **MANUFACTURER:** GYPSUM BOARD PRODUCTS
- **SIZE:** MAX LENGTHS AVAILABLE;
- **FINISH:** LEVEL 4
- **NOTES:** COMPLY WITH THE GYPSUM CONSTRUCTION HANDBOOK BY US GYPSUM CO, GYPSUM ASSOCIATION GA-216, RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYP BOARD; LOCATE END BUTT JOINTS AS FAR FROM CENTER OF WALLS AND CEILINGS AS POSSIBLE AND STAGGER NO LESS THAN 1'-0"; SUPPORT AT CEILINGS SHALL BE AT 16" ON CENTER, MAX; CORNER BEAD, EDGE TRIM AND CONTROL JOINTS TO COMPLY W/ ASTM C 1047; GYPSUM BOARD JOINT TREATMENT TO COMPLY W/ ASTM C475, FIBERGLASS TAPE AND JOINT COMPOUNDS; CEMENTITIOUS BACKER BOARD TO COMPLY W/ ASTM C1178, C1278, C1288, OR C1325; JOINT COMPOUND TO COMPLY W/ ASTM C475; INSTALL IN ACCORDANCE W/ GA 201 AND GA 216

DIVISION 9 - TILE AND WALL COVERING

PRODUCTS: LARGE FORMAT WHITE PORCELAIN TILES (BATHROOM FLOORS / SHOWER)

- **MANUFACTURER:** BASIS OF DESIGN PIANETTO ALASKAN WHITE 2 POLISHED PORCELAIN TILE
- **SIZE:** 24" X 24"; SUGGESTED GROUT LINE SIZE: 1/16"
- **COLOR:** TILE: WHITE; GROUT: WHITE;
- **NOTES:** CONFORM TO TCNA HANDBOOK FOR TILE INSTALLATION, ANSI / TCNA A 108.3 AND ANSI / TCNA A137.1
  - THIN SET INTERIOR FLOORS; PROVIDE LATICRETE ADDITIVE FOR INSTALLATION ON CONCRETE SLAB
  - SHOWER PAN LINER: NOBLE PRO SLOPE AND CHLORALOY MEMBRANE; WATER TEST PRIOR TO SETTING TILE
  - CRACK SUPPRESSION MEMBRANE: REDGARD WATERPROOFING AND CRACK PREVENTION MEMBRANE
  - PLACE SCHLUTER EDGE (POLISHED CHROME) AT ALL EXPOSED TILE EDGES;
  - CUT AND FIT TILE TIGHT TO PENETRATIONS THROUGH TILE; TILE JOINTS TO BE UNIFORM IN WIDTH

PRODUCTS: QUARTZ IN MASTER SHOWER REFER TO QUARTZ COUNTERTOP 01

DIVISION 9 - WOOD FLOORING

PRODUCTS: WOOD FLOORS - WHITE OAK

- **MANUFACTURER:** MIRAGE
- **COLOR:** WHITE OAK WHITE MIST CHARACTER BRUSHED, FLAIR COLLECTION; ENGINEERED DURAMATT
- **SIZE:** 6-1/2"
- **NOTES:** PROVIDE ½" EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING; EXPANSION SPACE SHALL BE CONCEALED UNDER BASE TRIM;
  - DO NOT INSTALL WOOD FLOORING UNTIL WET CONSTRUCTION WORK IS COMPLETED AND AMBIENT AIR AT INSTALLATION SPACE HAS MOISTURE CONTENT STABILIZED
  - GLUE OR AFFIX FLOORS PER MANUFACTURER RECOMMENDATIONS

MATERIAL SELECTION:

DIVISION 9 - GARAGE FLOOR COATING

PRODUCTS: POLYKOAT GL 80 HIGH PERFORMANCE COATING

- **MANUFACTURER:** SURFACE KOATINGS, INC. OR SLIDE LOK
- **COLOR:** CLEAR AND HIGH GLOSS
- **NOTES:** GARAGE CONCRETE SLABS MUST BE FREE OF CRACKS, MECHANICALLY AND STRUCTURALLY SOUND, CLEAN AND DRY PRIOR TO INSTALLATION OF GARAGE FLOOR COATING; CONCRETE FLOOR SHALL MEET CSP-2 (GRINDING) BEFORE APPLICATION, PROVIDE TWO COATS.

DIVISION 9 - PAINTING

PRODUCTS: PAINT

- **MANUFACTURER:** BASIS OF REQUIREMENTS, SHERWIN WILLIAMS PRODUCTS
- **COLOR:** WHITE
- **TYPE:**
  - **INTERIOR WOOD:** PROCLASSIC INTERIOR WATERBASED ACRYLIC ALKYD ENAMEL;
    - TRIM: SATIN / EGGSHELL FINISH
  - **INTERIOR DRYWALL:** SUPERPAINT INTERIOR ACRYLIC W/ AIR PURIFYING TECHNOLOGY
    - WALLS: EGGSHELL
    - CEILINGS: FLAT
  - **EXTERIOR STUCCO AND EXTERIOR BLOCK:** SUPERPAINT EXTERIOR ACRYLIC LATEX; SATIN
- **NOTES:** PAINT ALL EXPOSED SURFACES; CONFORM TO ANSI / ASTM D16 AND CLEAN AIR ACT OF 1977; PRIMERS, UNDERCOATS AND FINISHES TO BE PRODUCED BY SAME MANUFACTURER; THINNERS AND SEALANTS MUST BE APPROVED BY MANUFACTURER; SURFACES TO BE PAINTED SHOULD BE CLEANED AND PREPARED PER MANUFACTURER RECOMMENDATIONS

DIVISION 10 - TOILET AND BATH ACCESSORIES

PRODUCT: KITCHEN, LAUNDRY

SELECTIONS:

- MAIN SINK: KOHLER VAULT 33" X 22" UNDERMOUNT SS LARGE SINGLE BOWL; MODEL K-3821-4-NA
- PREP AND LAUNDRY SINK: KOHLER STRIVE 15" x 15" UNDERMOUNT SINK; MODEL K-5287-NA
- MAIN SINK FAUCET: GRAFF CONICAL G-4881-LM52; POLISHED CHROME
- PREP AND LAUNDRY SINK FAUCET: GRAFF CONICAL G-5881-LM52; POLISHED CHROME
- POT FILLER: DELTA CONTEMPORARY WALL MOUNT POT FILLER; MODEL 1165LF-R; POLISHED CHROME
- GARBAGE DISPOSAL (MAIN AND PREP SINK): INSINKERATOR W/ POLISHED CHROME PRESS SWITCH

PRODUCT: MASTER BATHROOM AND ALL BATHROOMS

SELECTIONS MASTER BATHROOM:

- BATHTUB: RANDOLPH MORRIS GLORIA 71" ACRYLIC DOUBLE SLIPPER; MODEL RMJ18-S; WHITE
- TUB FILLER: AQUA BRASS BLADE COLLECTION FLOOR MOUNT TUB FILLER; 68N84; POLISHED CHROME
- SHOWER FAUCET CONTROL / COMBO (ROOMS: 217, 307): GRAFF M SERIES SHOWER SYSTEM; GL3.112SH-LM42E0; POLISHED CHROME
- SINKS: KOHLER RECTANGLE UNDERMOUNT SINK; K-2882-96; WHITE
- FAUCETS (ROOMS: 217, 304): GRAFF M.E. WALL MOUNTED LAVATORY FAUCET; G-6130-LM37W; POLISHED CHROME

SELECTIONS - ALL BATHROOMS:

- TOILET: GLACIER BAY 1 PIECE, DUAL FLUSH, WHITE
- LINEAR DRAIN: LUXE WEDGE WIRE LINEAR DRAINS
- TOWEL RACK, TOILET PAPER HOLDER AND ROBE HOOK: DELTA PIVOTAL COLLECTION

- SHOWER FAUCET / CONTROL (ROOMS: 204, 210, 304): KUBE BATH AQUA RONDO SHOWER SET W/ CEILING MOUNT 12" RAIN SHOWER AND HANDHELD; SKU RCR12HH2V
- FAUCETS (ROOMS: 204, 210, 304): AQUA LETTI SINGLE LEVER WIDESPREAD BATHROOM VANITY FAUCET, CHROME; SKU AFB12801

DIVISION 10 - MAILBOX

PRODUCT: EXTERIOR MAILBOX

- **MANUFACTURER:** ANTHONY W - POST MOUNTED MODERN MAILBOX
- **COLOR:** WHITE; BLACK HOUSE NUMBERS
- **SIZE:** 8.5" × 8.25" × 20.5"
- **NOTES:** NON LOCKING; MOUNTED ON STAINLESS STEEL POST; INSTALL PER MANUFACTURERS SPECIFICATIONS;

MATERIALS AND SELECTION:

DIVISION 11 - EQUIPMENT

PRODUCT: APPLIANCES

- **MANUFACTURER:** SUBZERO, WOLF
- **TYPE:**
  - DOUBLE WALL OVEN: 30" E SERIES PROFESSIONAL BUILT IN DOUBLE OVEN; MODEL #DO3050PE/S/P
  - ISLAND MICROWAVE: 30" E SERIES PROFESSIONAL DROP DOWN DOOR MICROWAVE OVEN; MODEL #MDD30PE/S/PH
  - REFRIGERATOR / FREEZER: 48" CLASSIC SIDE BY SIDE REF / FREEZER W/ INTERNAL DISPENSER - PANEL READY; MODEL #BI-48SID/O
  - COOKTOP: 36" PROFESSIONAL GAS COOKTOP - 5 BURNERS; MODEL# CG365P/S
  - HOOD: 36" CEILING MOUNTED HOOD - STAINLESS STEEL; MODEL #VC36S
  - DISHWASHER:

DIVISION 12 - COUNTERTOPS

PRODUCT: QUARTZ COUNTERTOP 01 - STRONG PATTERN

- **LOCATION:** KITCHEN COUNTERTOPS, ISLAND AND BACKSPLASH; MASTER BATHROOM)
- **MANUFACTURER:** MSI SURFACES
- **COLOR:** CALACATTA LAZA
- **NOTES:** INSTALLED SLABS SHOULD BE FREE OF CHIPS, CRACKS, VOIDS, VARIANCE IN GLOSS, MANUFACTURING FLAWS, DISCOLORATION, OR FOREIGN OBJECTS.
  - ALL COUNTERTOP CORNERS TO ROUNDED TO ⅜" RADIUS;
  - SUB TO VERIFY INSTALLATION SURFACE TO BE PLUMB, LEVEL AND TRUE BEFORE INSTALLATION
  - RECOMMENDED MIN EDGE PROFILE IA ⅛" PENCIL ROUND EDGE
  - REFER TO MANUFACTURER SPECS FOR OVERHANGS AND SUPPORT
  - BOOKING MATCHING TECHNIQUE SHOULD BE UTILIZED IN ALL INSTANCES WHERE 2 SLABS MEET / JOIN;
  - WATERFALL EDGES TO BE MITERED AT 45 DEG ANGLE AND TO BE JOINED WITH A 1/16" MAX TOLERANCE
  - EXPOSED PLYWOOD USED FOR COUNTERTOP INSTALLATION SHOULD BE SANDED SMOOTH TO THE TOUCH INCLUDING UNDERNEATH COUNTERTOP;

PRODUCT: QUARTZ COUNTERTOP 02 - LIGHT PATTERN

- **LOCATION:** LAUNDRY, BATHROOM 02
- **MANUFACTURER:** MSI SURFACES
- **COLOR:** CALACATTA VICENZA
- **NOTES:** INSTALLED SLABS SHOULD BE FREE OF CHIPS, CRACKS, VOIDS, VARIANCE IN GLOSS, MANUFACTURING FLAWS, DISCOLORATION, OR FOREIGN OBJECTS.
  - ALL COUNTERTOP CORNERS TO ROUNDED TO ⅜" RADIUS;
  - SUB TO VERIFY INSTALLATION SURFACE TO BE PLUMB, LEVEL AND TRUE BEFORE INSTALLATION
  - RECOMMENDED MIN EDGE PROFILE IA ⅛" PENCIL ROUND EDGE
  - REFER TO MANUFACTURER SPECS FOR OVERHANGS AND SUPPORT
  - BOOKING MATCHING TECHNIQUE SHOULD BE UTILIZED IN ALL INSTANCES WHERE 2 SLABS MEET / JOIN;
  - WATERFALL EDGES TO BE MITERED AT 45 DEG ANGLE AND TO BE JOINED WITH A 1/16" MAX TOLERANCE
  - EXPOSED PLYWOOD USED FOR COUNTERTOP INSTALLATION SHOULD BE SANDED SMOOTH TO THE TOUCH INCLUDING UNDERNEATH COUNTERTOP;

DIVISION 16 - ELECTRICAL

PRODUCT: LIGHTING

- (A) RECESSED (CAN) LIGHT FIXTURE: PHILIPS LIGHTOLIER LYTECASTER 3" ACCENT SQUARE DOWNLIGHT; WHITE
- (VA) VAPOR PROOF CAN LIGHT FIXTURE: PHILIPS LIGHTOLIER LYTECASTER 3" ACCENT SQUARE SHOWER LIGHT; WHITE
- (A2) SURFACE MOUNTED LED LOW VOLT LIGHT: PHILIPS LIGHTOLIER DOWNLIGHTING 4" SLIM SURFACE LED; WHITE
- (A3) RECESSED ADJUSTABLE LIGHT FIXTURE: PHILIPS LIGHTOLIER LYTECASTER 3" SQUARE ADJUSTABLE; WHITE
- (D) WATERPROOF LED TRIP LIGHT: PHILIPS EXTERIOR RATED LED TAPE LIGHT; WHITE;

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2	LBK Permit Rev. 1	11.18.2021

500 Harbor Cove New Residence

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MATERIALS AND SELECTIONS

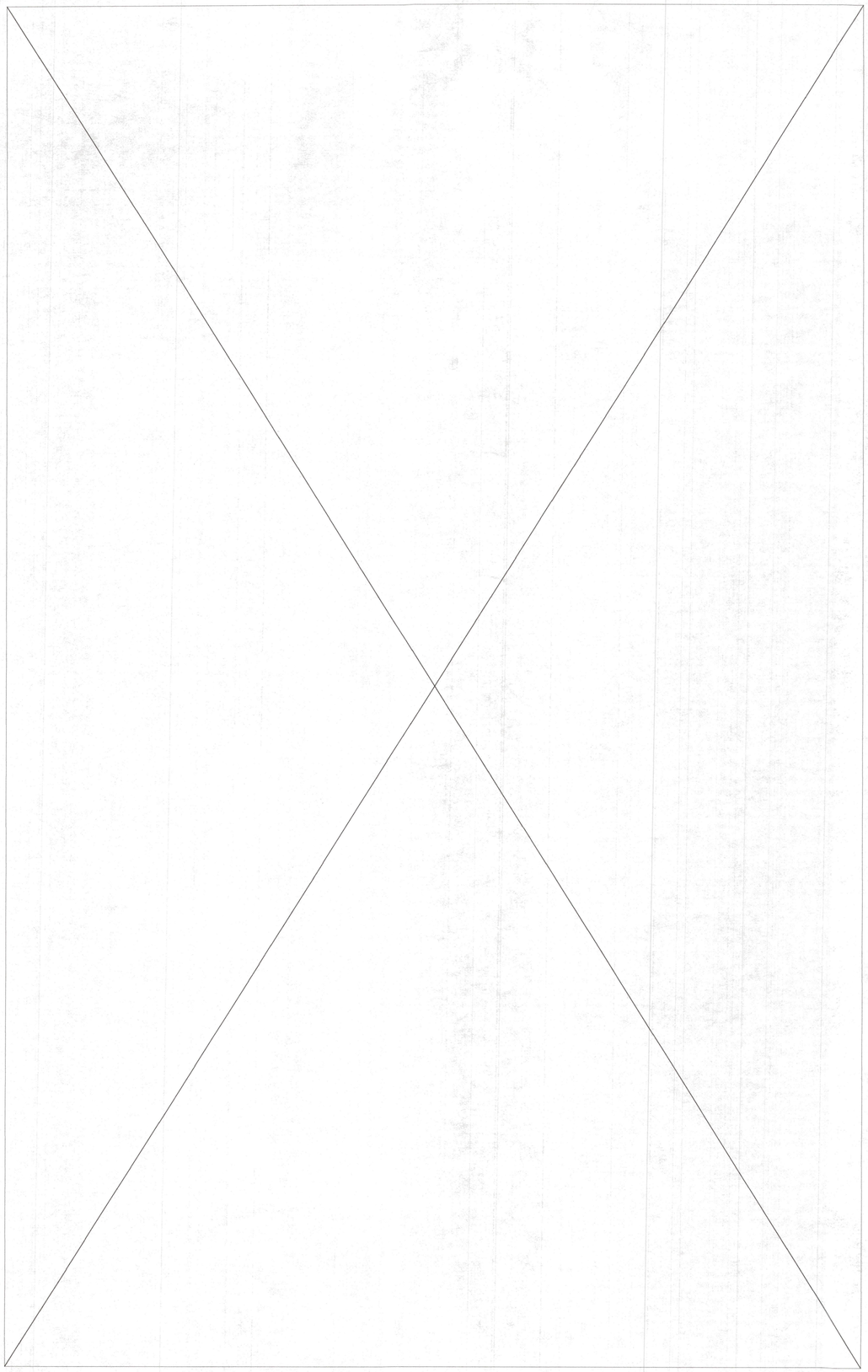
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OVERALL GROSS AREA SCHEDULE

Name	Area
CONDITIONED	
GROUND FLOOR	214 SF
SECOND FLOOR	3344 SF
THIRD FLOOR	1663 SF
	5221 SF
NON CONDITIONED	
GROUND FLOOR	1870 SF
	1870 SF

OVERALL NET AREA CALCULATIONS

Level	Area
CONDITIONED	
GROUND FLOOR	55 SF
SECOND FLOOR	2905 SF
THIRD FLOOR	1463 SF
CONDITIONED: 28	4422 SF
NON CONDITIONED	
GROUND FLOOR	1704 SF
NON CONDITIONED: 5	1704 SF

NOTE: SF AND CALCULATIONS FOR REFERENCE ONLY; G.G. RESPONSIBLE FOR QUANTITIES AND TAKE OFFS

FINISH SCHEDULE AND NET AREA PER ROOM

Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Area	Comments
GROUND FLOOR							
101	GARAGE	F1				639 SF	
102	CLOSET 01	F1				27 SF	
103	GARAGE ENTRY / STAIR	F1 / F2				55 SF	
104	POOL EQUIPMENT	F1				49 SF	
105	STORAGE	F1				453 SF	
106	SECOND GARAGE	F1				536 SF	
GROUND FLOOR: 6						1759 SF	
SECOND FLOOR							
201	FOYER	F2				170 SF	
202	POWDER	F3				35 SF	
203	BEDROOM 04	F2				136 SF	
204	BATHROOM 04	F3				68 SF	
205	BEDROOM 05	F2				130 SF	
206	CLOSET 02	F2				27 SF	
207	HALLWAY	F2				144 SF	
208	PANTRY	F2				63 SF	
209	LAUNDRY / MUD ROOM	F3				107 SF	
210	POOL BATH	F3				51 SF	
211	KITCHEN	F2				306 SF	
212	LIVING ROOM	F2				544 SF	
213	DINING ROOM	F2				301 SF	
214	LOWER SUITE	F2				355 SF	
215	MASTER HER CLOSET	F2				103 SF	
216	MASTER HIS CLOSET	F2				78 SF	
217	LOWER SUITE BATHROOM	F3				166 SF	
218	STAIR	F2				121 SF	
SECOND FLOOR: 18						2905 SF	
THIRD FLOOR							
301	UPPER LIVING	F2				497 SF	
302	BEDROOM 02	F2				283 SF	
303	WIC 02	F2				83 SF	
304	BATHROOM 02	F3				135 SF	
305	OFFICE	F2				209 SF	
306	BEDROOM 03	F2				177 SF	
307	BATHROOM 03	F3				34 SF	
308	CLOSET	F2				29 SF	
309	AC CLOSET 2	F2				15 SF	
THIRD FLOOR: 9						1463 SF	

FINISH SCHEDULE:

ALL NOTES ON THIS PLAN REFER TO THE LIST BELOW. NOT ALL NOTES USED ON EACH SHEET.

SYMBOL FLOOR FINISH

F1 CONCRETE W/ POLISHED FINISHED SEALED
F2 ENGINEERED WOOD; REFER TO SELECTIONS
F3 TILE; REFER TO SELECTIONS

SYMBOL BASE FINISH

B1 NONE
B2 4" WOOD BASEBOARD INSET INTO FRY REGLET L BEAD

SYMBOL WALL FINISH

W1 PAINTED, TYP; REFER TO SELECTIONS
W2 GYP. BD. SMOOTH FINISH, PAINTED; TYP
W3 TILE OVER DURROCK; REFER TO SELECTIONS
W4 CEMENT PLASTER OVER SMOOTH SAND FINISH, PAINTED

SYMBOL CEILING FINISH

C1 GYP. BD. SMOOTH FINISH, PAINTED; TYP
C2 TILE OVER DURROCK; REFER TO SELECTIONS

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SF CALCS AND MATERIAL SELECTIONS

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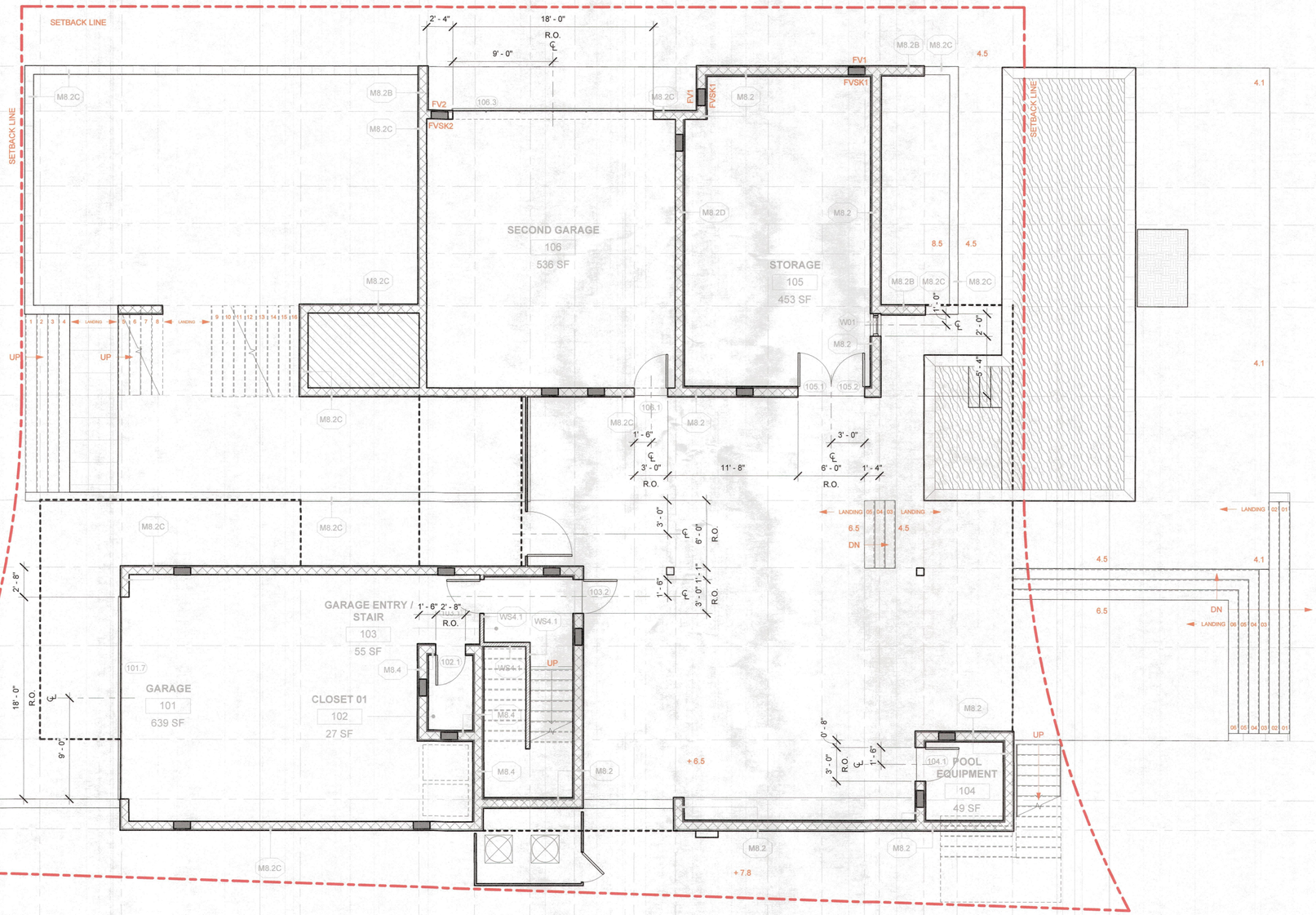
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4	ASI 1	06.17.2022



1 GROUND FLOOR PLAN - DIMENSIONED OPENINGS
3/16" = 1'-0"

0' 4' 8' 16'

NORTH

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GROUND FLOOR PLAN - DIMENSIONED OPENINGS

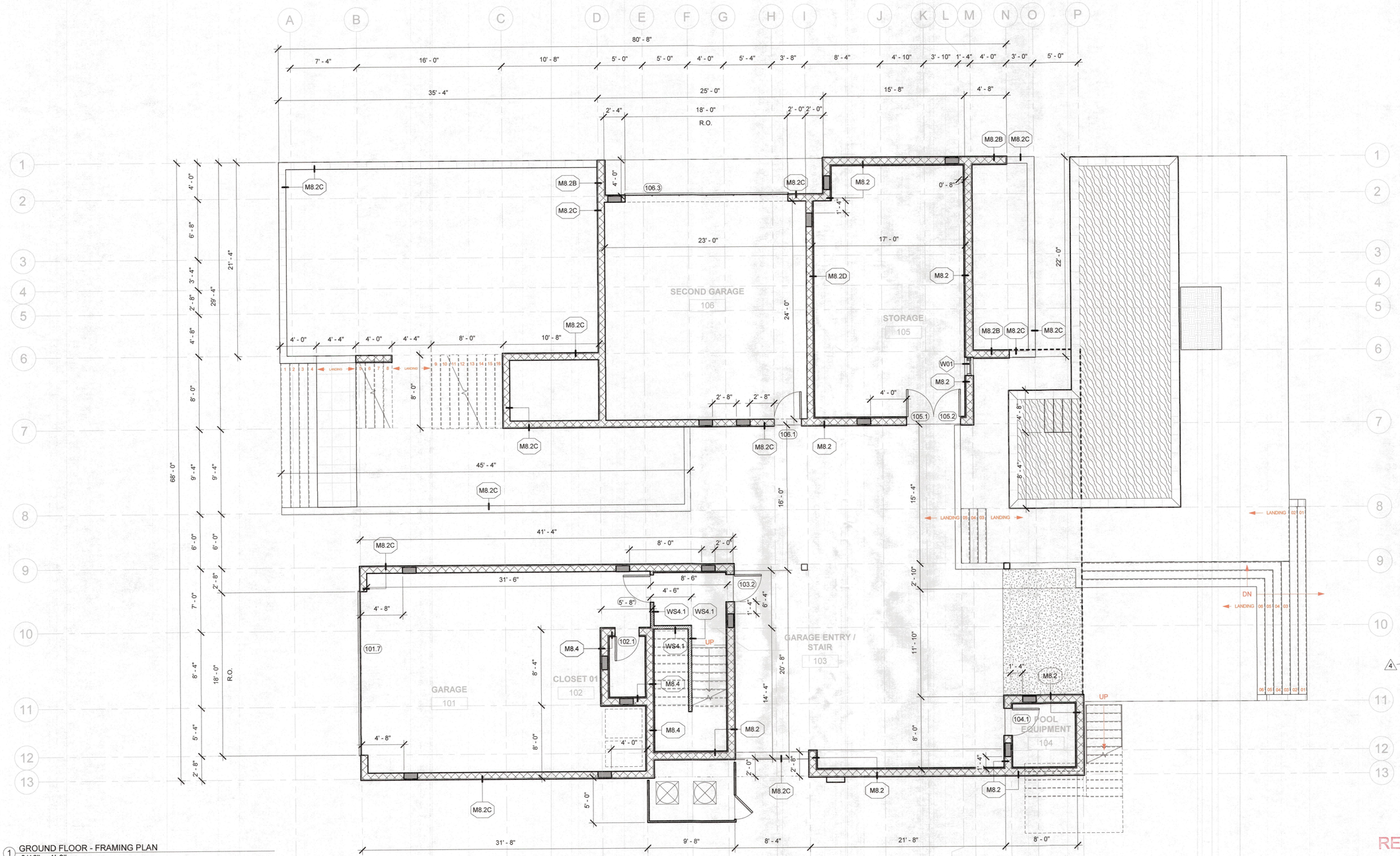
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1 GROUND FLOOR - FRAMING PLAN
3/16" = 1'-0"

0' 4' 8' 16'

NORTH

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△4 **GROUND FLOOR - FRAMING PLAN**

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KEY NOTES : XX

ALL "BOXED" NOTES ON THIS PLAN REFER TO THE LIST BELOW, NOT ALL NOTES ON EACH SHEET

1. REINFORCED CONCRETE FOOTING; SEE STRUCTURAL DRAWINGS
2. WALKWAY: MTP MYRA SHELL REFF STONE SET IN COMPACTED BASE; 2" GAP BETWEEN PAVERS FILLED W/ SOD OR PEA GRAVEL (PER LOCATION); REFER TO LANDSCAPE DRAWINGS; INSTALLED PER MANUFACTURERS SPECS
3. REINF. C.M.U. BLOCK WALL W/ MYRA SHELL REEF STONE FINISH; REFER TO DETAILS AND FINISH SCHEDULE; SEE STRUCTURAL DRAWINGS
4. REINF. CONCRETE STAIRS W/ MYRA SHELL REEF STONE FINISH; REFER TO DETAILS AND FINISH SCHEDULE; SEE STRUCTURAL DRAWINGS
5. PAINTED, P.T. WOOD FRAMED STAIR; SEE STRUCTURAL DRAWINGS
6. STEEL COLUMN; PAINTED; SEE STRUCTURAL DRAWINGS
7. ELEVATED PLANTER; REFER TO LANDSCAPE PLAN AND DETAILS
8. PLANTER / GROUND COVERAGE AT GRADE; REFER TO LANDSCAPE PLAN AND DETAILS
9. EXTERIOR ALUMINUM FENCE AND GATE; REFER TO DETAILS
10. ELECTRICAL PANEL(S); REFER TO DETAILS
11. AIR HANDLER ABOVE BFE PER FEMA; REFER TO DETAILS
12. POOL UNDER SEPARATE PERMIT; TO BE APPROVED BY DESIGNER
13. POOL EQUIPMENT UNDER SEPARATE PERMIT; REFER TO DETAILS
14. APPROVED GARAGE DOOR SYSTEM WITH O.H. DOOR LIFTMASTER OPENER, TYP;
15. APPROVED DOOR SYSTEM; SEE DOOR SCHEDULE
16. APPROVED WINDOW SYSTEM; SEE WINDOW SCHEDULE
17. COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW SYSTEM; REFER TO DETAILS
18. GLASS HANDRAILS; REFER TO DETAILS
19. EXTERIOR TERRACE WITH SHELL REEF STONE FINISH, OVER SINGLE PLY MEMBRANE; REFER TO DETAILS; SEE STRUCTURAL DRAWINGS
20. STANDING SEAM METAL ROOF; REFER TO DETAILS
21. FINISHED FACES OF MATERIALS ARE TO BE ALIGNED; G.C. TO COORDINATE
22. KITCHEN ISLAND W/ QUARTZ COUNTERTOP; REFER TO DETAILS
23. BUILT IN CABINETRY; REFER TO DETAILS AND SPECIFICATIONS.
24. TILE SHOWER FLOOR W/ LINEAR FLOOR DRAIN; REFER TO DETAILS
25. CURBLESS SHOWER W/ TRUSS DAP OUT; COORDINATE W/ STRUCTURAL TRUSSES; REFER TO DETAILS
26. PANTRY SHELVING; REFER TO DETAILS;
27. SHELVING IN LAUNDRY; REFER TO DETAILS
28. WASHER AND DRYER HOOK UP; REFER TO DETAILS; TYP.
29. WHITE OAK INTERIOR FLOORING; REFER TO FINISH SCHEDULES
30. 24" X 24" WHITE PORCELAIN TILE; REFER TO FINISH SCHEDULES
31. NEW TECH WOOD US09 OR UH46 SIDING / SOFFIT; REFER TO DETAILS
32. REINFORCED CONCRETE SLAB; REFER TO STRUCTURAL DRAWINGS
33. DRIVEWAY: MTP MYRA SHELL REFF STONE SET IN COMPACTED BASE; 2" GAP BETWEEN PAVERS FILLED W/ SOD OR PEA GRAVEL; REFER TO LANDSCAPE DRAWINGS; INSTALLED PER MANUFACTURERS SPECS
34. ALUMINUM BREAK METAL; COLOR: BONE WHITE; REFER TO DETAILS
35. INTERIOR PLANTER AND LIGHTWELL; REFER TO DETAILS
36. ROOF GUTTER; COLOR: BONE WHITE; REFER TO DETAISL
37. INTERIOR HANDRAIL; REFER TO DETAILS
38. EXTERIOR ROOF / DECK / PLANTER DRAIN; REFER TO DETAILS
39. SCUPPER / WALL PENETRATION; REFER TO DETAILS
40. OCCUPIABLE SINGLE PLY ROOF; REFER TO DETAILS
41. TOP OF WALL EXTERIOR DETAIL; REFER TO DETAILS
42. 5/8" EXTERIOR CEMENT PLASTER; REFER TO DETAILS AND FINISH SCHEDULE
43. EXTERIOR ELECTRICAL METER LOCATION; REFER TO DETAILS
44. SMART (FLOOD) VENTS; REFER TO DETAILS AND CALCULATIONS
45. HOSE BIB; TYP
46. TANKLESS WATER HEATER; REFER TO DETAILS
47. AIR CONDITIONER UNIT; REFER TO DETAILS
48. SLIDING GLASS DOOR POCKET; P.T. STUD WALL CAVITY; REFER TO DETAILS AND STRUCTURAL DRAWINGS
49. PRE FABRICATED VANITY; REFER TO SELECTION SCHEDULE; INSALLED PER MANUFACTURERS SPECS
50. SHADE POCKET; REFER TO DETAILS
51. FLOOR / ROOF TRUSS SYSTEM; REFER TO STRUCTURAL DRAWINGS
52. ICYENE OPEN CELL SPRAY FOAM INSULATION; REFER TO MATERIAL SELECTIONS
53. EXISTING SEAWALL; TO REMAIN AS IS
54. STRUCTURAL BEAM; REFER TO STRCUTURAL DRAWINGS
55. WATER PROOF LED STRIP LIGHT IN ALUMINUM CHANNEL, LED LIGHTING NICHE; REFER TO DETAILS; COORDINATE W/ LOW VOLT SUB
56. DRAINAGE SWALE; REFER TO DRAINAGE DETAILS
57. INTERIOR TEMPERED SHOWER GLASS W/ DOOR; REFER TO DETAILS
58. VELLUX RIGID SUB TUNNEL (SOLAR TUBE); INSTALL PER MANUFACTURERS SPECS
59. 4" SHOWER NICHE W/ TILE; NICHE TO RUN WALL TO WALL; REFER TO DETAILS
60. DRAINAGE WEEPS IN PLANTER WALL @ 1" PER 4'; TYP

MEP GENERAL NOTE :

MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7, AND FEMA / NFIP TECHNICAL BULLETIN #1

GENERAL NOTES - FLOOR PLAN

1. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS. NOTIFY THE DESIGNER / OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
2. ***ALL DIMENSIONS TO STUD WALLS PARTITIONS ARE TO FACE OF STUD AND ALL DIMENSIONS TO FRAMING ARE TO FACE OF FRAMING - UNLESS NOTED OTHERWISE. THIS INCLUDES THE OVERALL DIM.***
3. ALL PLUMBING IN INTERIOR STUD WALLS ARE TO BE SURROUNDED WITH 3" THICK SOUND ATTENUATION BATTS
4. ALL INTERIOR DOORS ARE 3" FROM PERPENDICULAR WALLS UNLESS NOTE OTHERWISE - GC TO COORDIANTE OPENINGS WITH CASINGS..
5. PROVIDE TYP BLOCKING FOR ALL WALL MOUNTED FIXTURES, CABINERTY, RAILINGS, AND ACCESSORIES.
6. COORDINATE WITH AV / IT SUBCONTRACTOR FOR PRE-WIRE REQUIREMENTS (AS NECESSARY)
7. REFER TO DESIGN DOCUMENT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

REVISION NOTE:

G.C. TO COORDINATE REVISED DRAWINGS WITH INTERIOR DESIGN DRAWINGS. ALL ELECTRICAL AND LOW VOLTAGE TO BE COORDINATED WITH DEISGN TEAM, TYP;

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SECOND FLOOR PLAN

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2 SECOND FLOOR
3/16" = 1'-0"

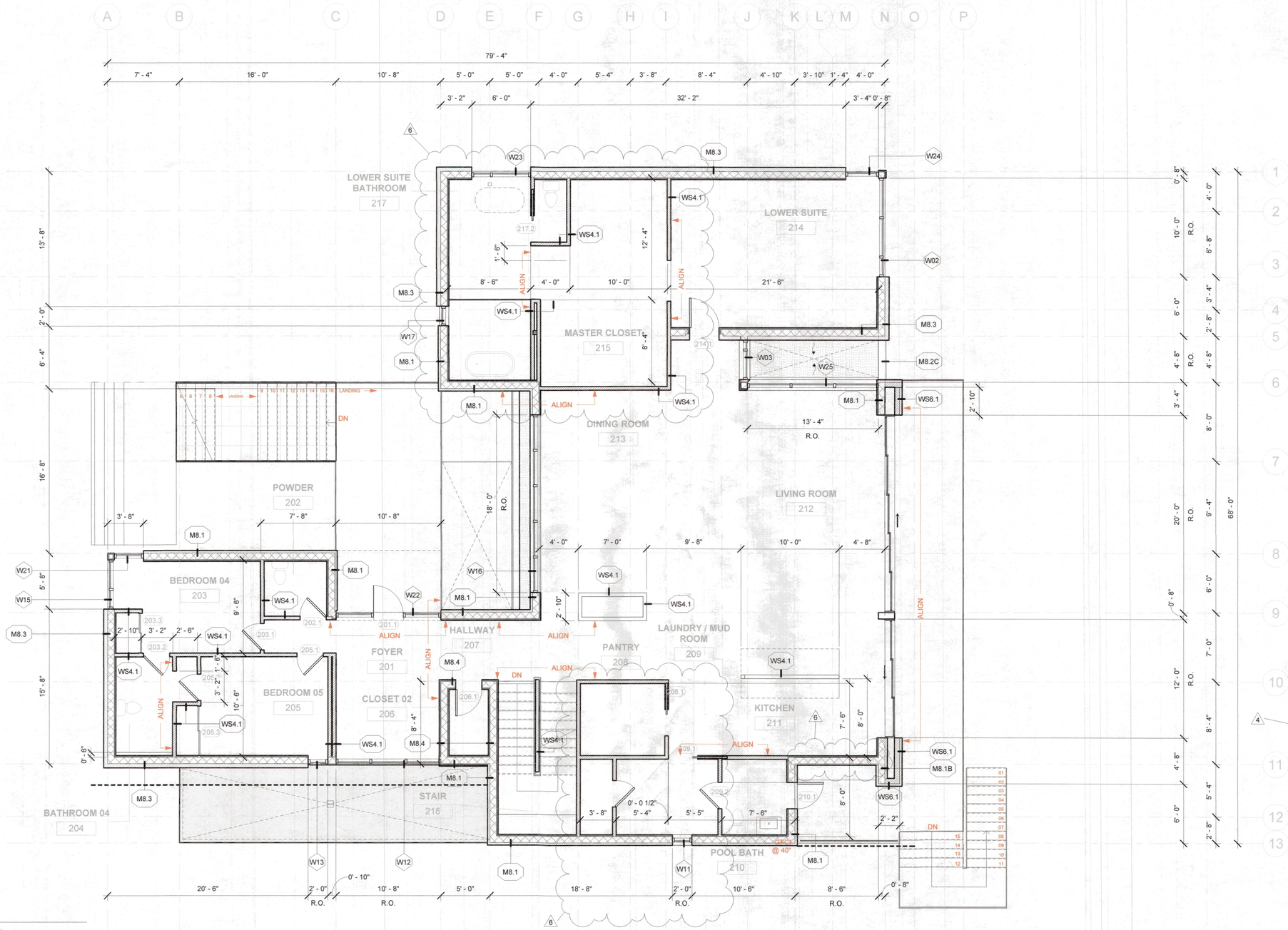
0' 4' 8' 16'

NORTH

NOTE:

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4	ASI 1	06.17.2022
6	ASI 3	10.24.2022



1 SECOND FLOOR - FRAMING PLAN
3/16" = 1'-0"

0' 4' 8' 16'

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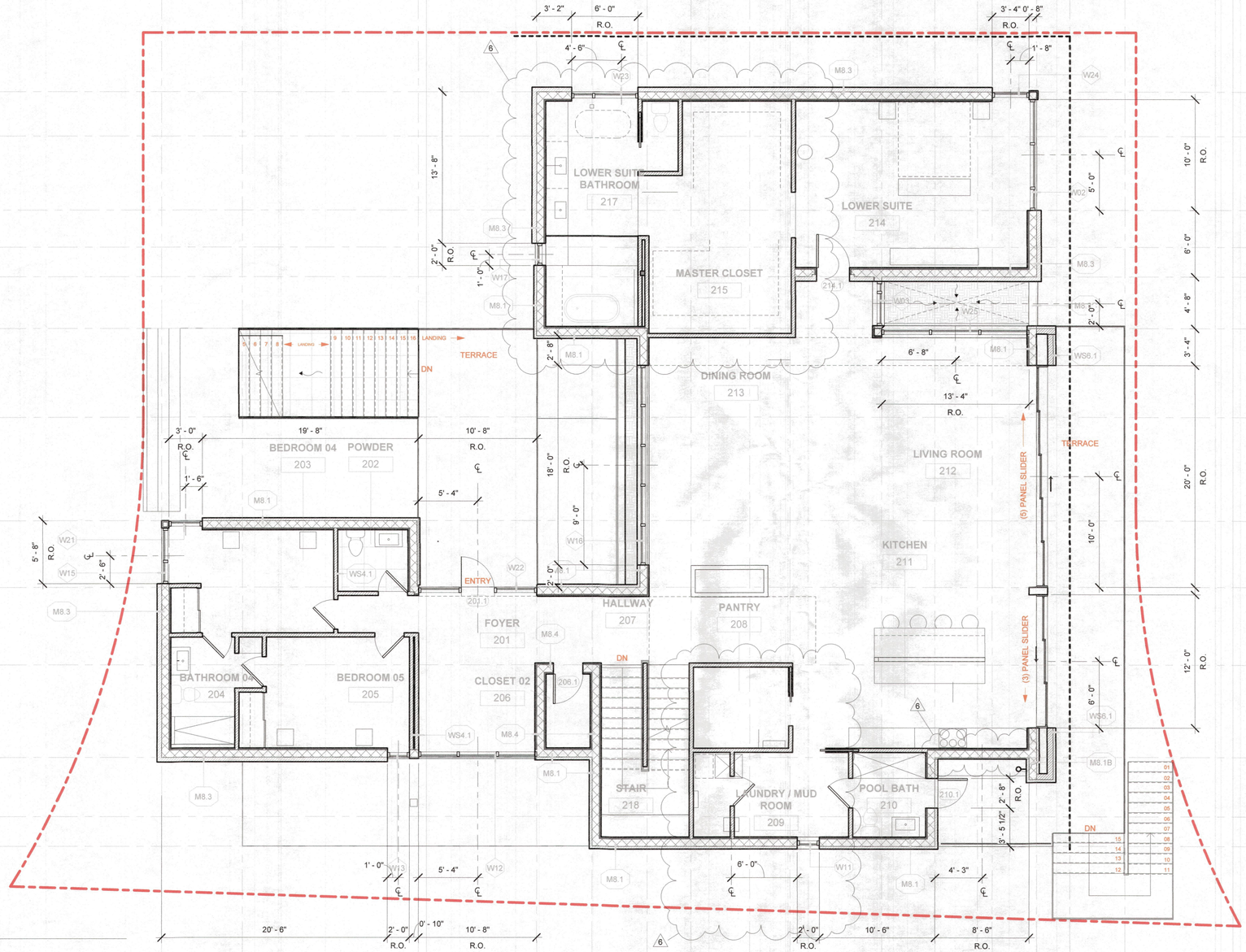
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NOTE:

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1 SECOND FLOOR PLAN - DIMENSIONED OPENINGS
3/16" = 1'-0"

0' 4' 8' 16'

NORTH

DEREK PIROZZI **DESIGN WORKSHOP** LLC
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Phone (941) 716.2746 Derek@DPDWorkshop.com

STRUCTURAL ENGINEER

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500 Harbor Cove New Residence

500 Harbor Cove Circle
Longboat Key, FL 34228

SECOND FLOOR PLAN - DIMENSIONED OPENINGS

Project Number	21_08
Date	12.03.2021
Drawn By	Author
Checked By	Checker

PERMIT SET

RECEIVED
OCT 26 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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A2.02-OP

KEY NOTES : XX

ALL "BOXED" NOTES ON THIS PLAN REFER TO THE LIST BELOW; NOT ALL NOTES ON EACH SHEET

1. REINFORCED CONCRETE FOOTING; SEE STRUCTURAL DRAWINGS
2. WALKWAY: MTP MYRA SHELL REFF STONE SET IN COMPACTED BASE; 2" GAP BETWEEN PAVERS FILLED W/ SOD OR PEA GRAVEL (PER LOCATION); REFER TO LANDSCAPE DRAWINGS; INSTALLED PER MANUFACTURERS SPECS
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4. REINF. CONCRETE STAIRS W/ MYRA SHELL REEF STONE FINISH; REFER TO DETAILS AND FINISH SCHEDULE; SEE STRUCTURAL DRAWINGS
5. PAINTED, P.T. WOOD FRAMED STAIR; SEE STRUCTURAL DRAWINGS
6. STEEL COLUMN; PAINTED; SEE STRUCTURAL DRAWINGS
7. ELEVATED PLANTER; REFER TO LANDSCAPE PLAN AND DETAILS
8. PLANTER / GROUND COVERAGE AT GRADE; REFER TO LANDSCAPE PLAN AND DETAILS
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15. APPROVED DOOR SYSTEM; SEE DOOR SCHEDULE
16. APPROVED WINDOW SYSTEM; SEE WINDOW SCHEDULE
17. COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW SYSTEM; REFER TO DETAILS
18. GLASS HANDRAILS; REFER TO DETAILS
19. EXTERIOR TERRACE WITH SHELL REEF STONE FINISH; OVER SINGLE PLY MEMBRANE; REFER TO DETAILS; SEE STRUCTURAL DRAWINGS
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22. KITCHEN ISLAND W/ QUARTZ COUNTERTOP; REFER TO DETAILS
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30. 24" X 24" WHITE PORCELAIN TILE; REFER TO FINISH SCHEDULES
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49. PRE FABRICATED VANITY; REFER TO SELECTION SCHEDULE; INSALLED PER MANUFACTURERS SPECS
50. SHADE POCKET; REFER TO DETAILS
51. FLOOR / ROOF TRUSS SYSTEM; REFER TO STRUCTURAL DRAWINGS
52. ICYENE OPEN CELL SPRAY FOAM INSULATION; REFER TO MATERIAL SELECTIONS
53. EXISTING SEAWALL; TO REMAIN AS IS
54. STRUCTURAL BEAM; REFER TO STRCUTURAL DRAWINGS
55. WATER PROOF LED STRIP LIGHT IN ALUMINUM CHANNEL, LED LIGHTING NICHE; REFER TO DETAILS; COORDINATE W/ LOW VOLT SUB
56. DRAINAGE SWALE; REFER TO DRAINAGE DETAILS
57. INTERIOR TEMPERED SHOWER GLASS W/ DOOR; REFER TO DETAILS
58. VELLUX RIGID SUB TUNNEL (SOLAR TUBE); INSTALL PER MANUFACTURERS SPECS
59. 4" SHOWER NICHE W/ TILE; NICHE TO RUN WALL TO WALL; REFER TO DETAILS
60. DRAINAGE WEEPS IN PLANTER WALL @ 1" PER 4'; TYP

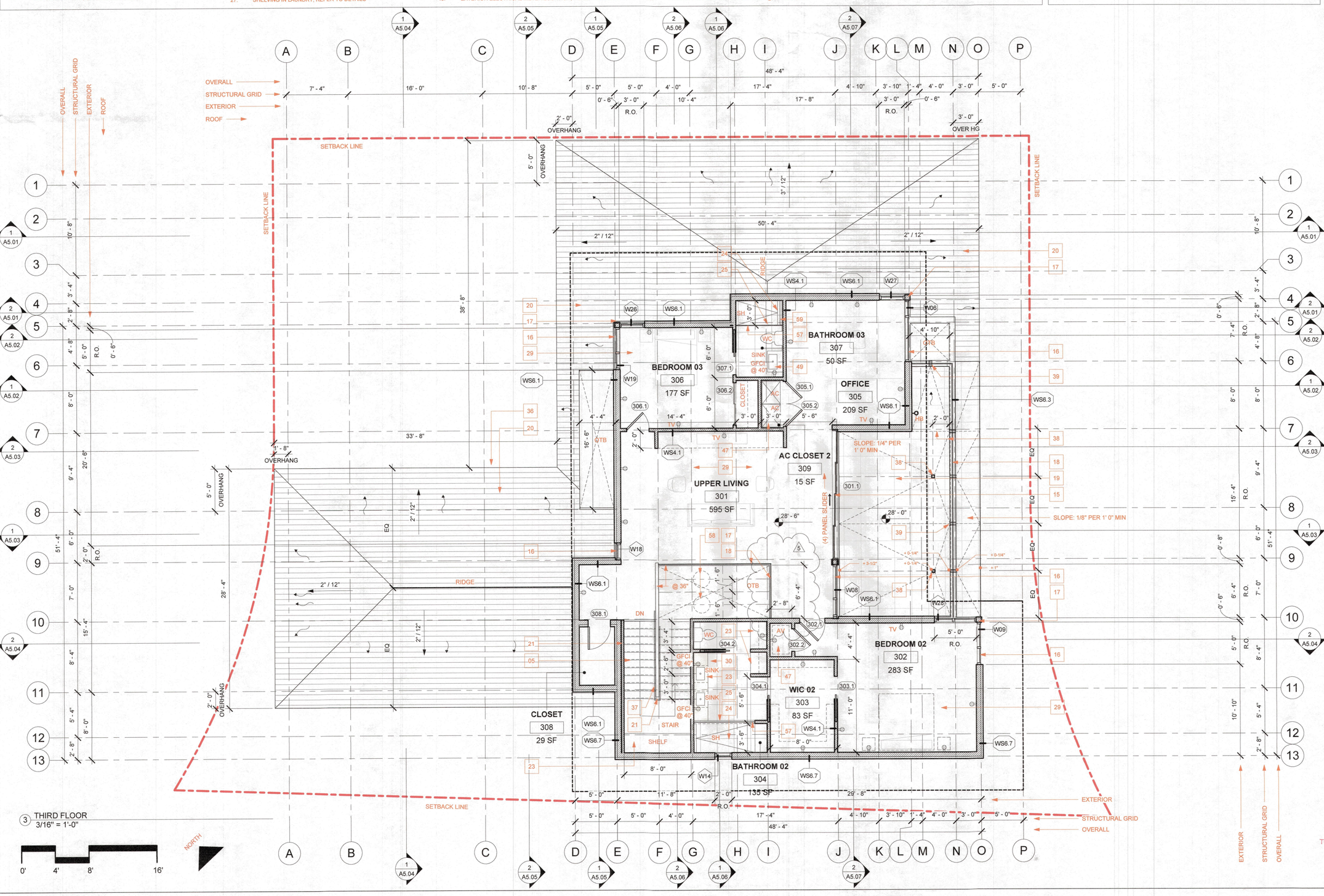
MEP GENERAL NOTE :

MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7, AND FEMA / NFIP TECHNICAL BULLETIN #1

GENERAL NOTES - FLOOR PLAN

1. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS. NOTIFY THE DESIGNER / OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
2. ***ALL DIMENSIONS TO STUD WALLS PARTITIONS ARE TO FACE OF STUD AND ALL DIMENSIONS TO FRAMING ARE TO FACE OF FRAMING - UNLESS NOTED OTHERWISE. THIS INCLUDES THE OVERALL DIM.***
3. ALL PLUMBING IN INTERIOR STUD WALLS ARE TO BE SURROUNDED WITH 3" THICK SOUND ATTENUATION BATTS
4. ALL INTERIOR DOORS ARE 3" FROM PERPENDICULAR WALLS UNLESS NOTE OTHERWISE - GC TO COORDIANTE OPENINGS WITH CASINGS..
5. PROVIDE TYP BLOCKING FOR ALL WALL MOUNTED FIXTURES, CABINERTY, RAILINGS, AND ACCESSORIES.
6. COORDINATE WITH AV / IT SUBCONTRACTOR FOR PRE-WIRE REQUIREMENTS (AS NECESSARY)
7. REFER TO DESIGN DOCUMENT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

NO.	REVISIONS	DATE
1	HOA Requested Revisions	11.12.2021
2	LBK Permit Rev. 1	11.18.2021
5	ASI 2	09.19.2022



3 THIRD FLOOR
3/16" = 1'-0"

0' 4' 8' 16'

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THIRD FLOOR PLAN

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Drawn By	GG, DP
Checked By	DP, JH

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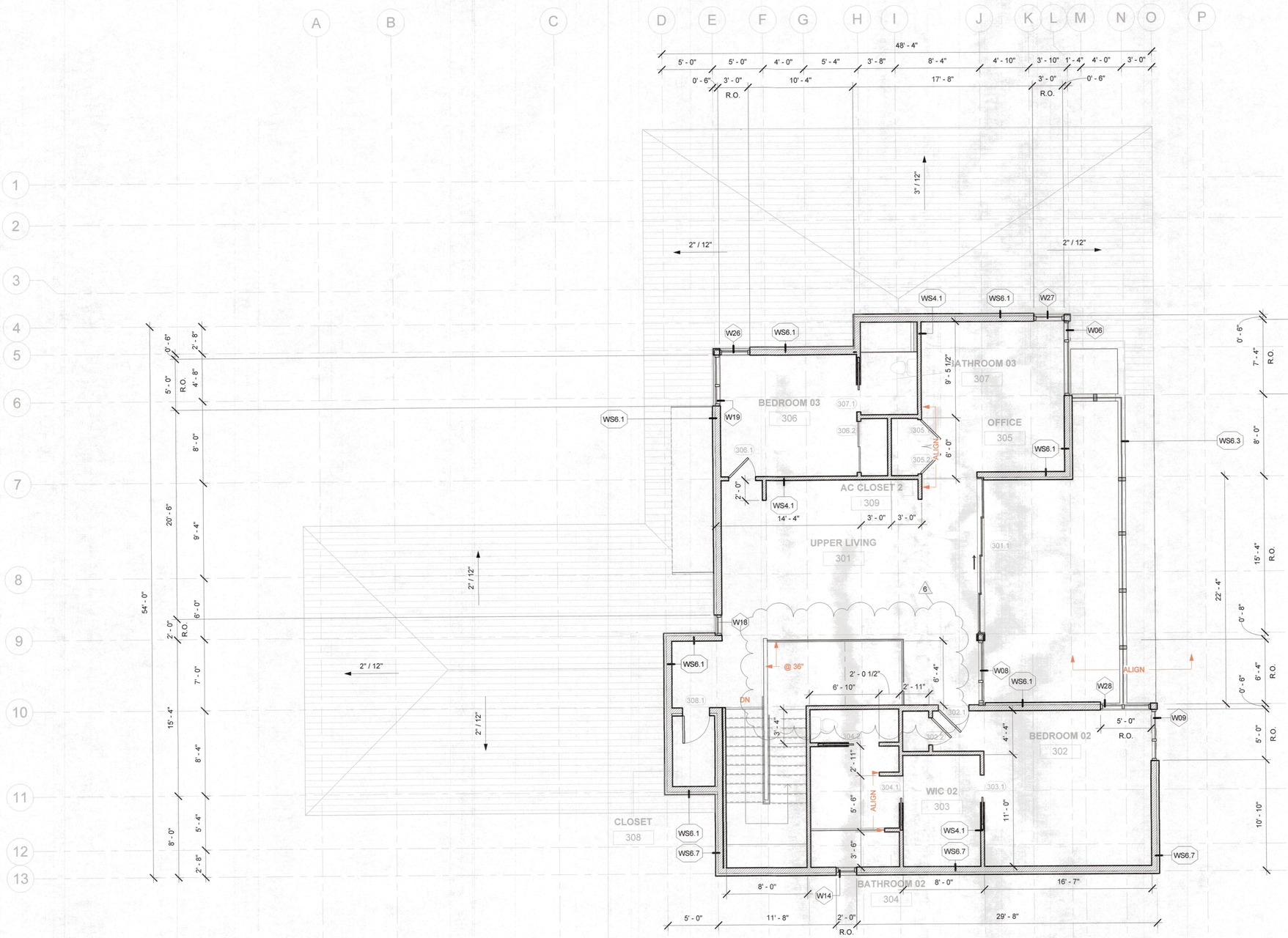
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NOTE:

ALL DIMENSIONS ARE TO FACE OF STRUCTURE

NO.	REVISIONS	DATE
4	ASI 1	06.17.2022
6	ASI 3	10.24.2022



1 THIRD FLOOR - FRAMING PLAN
3/16" = 1'-0"

0' 4' 8' 16'

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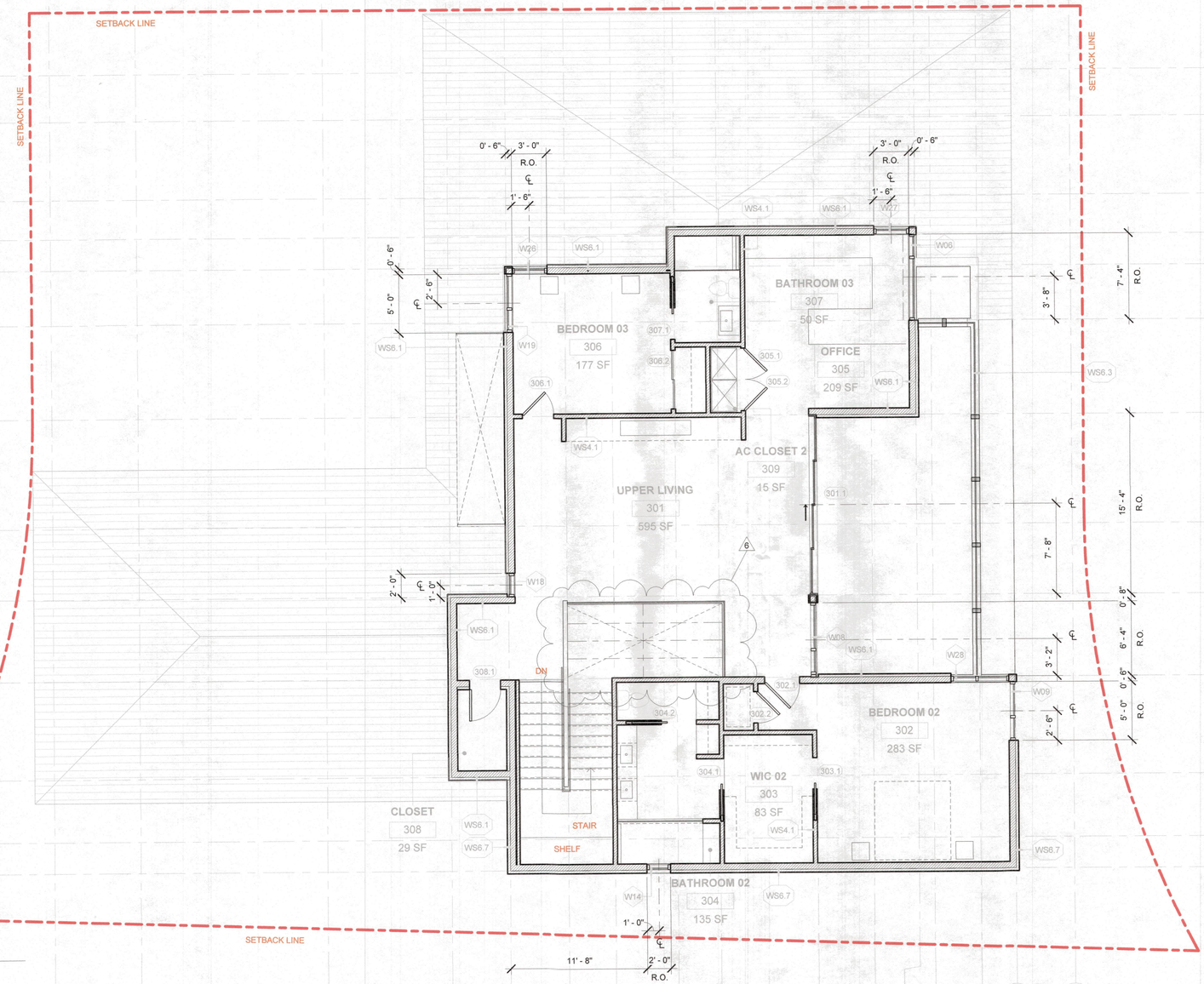
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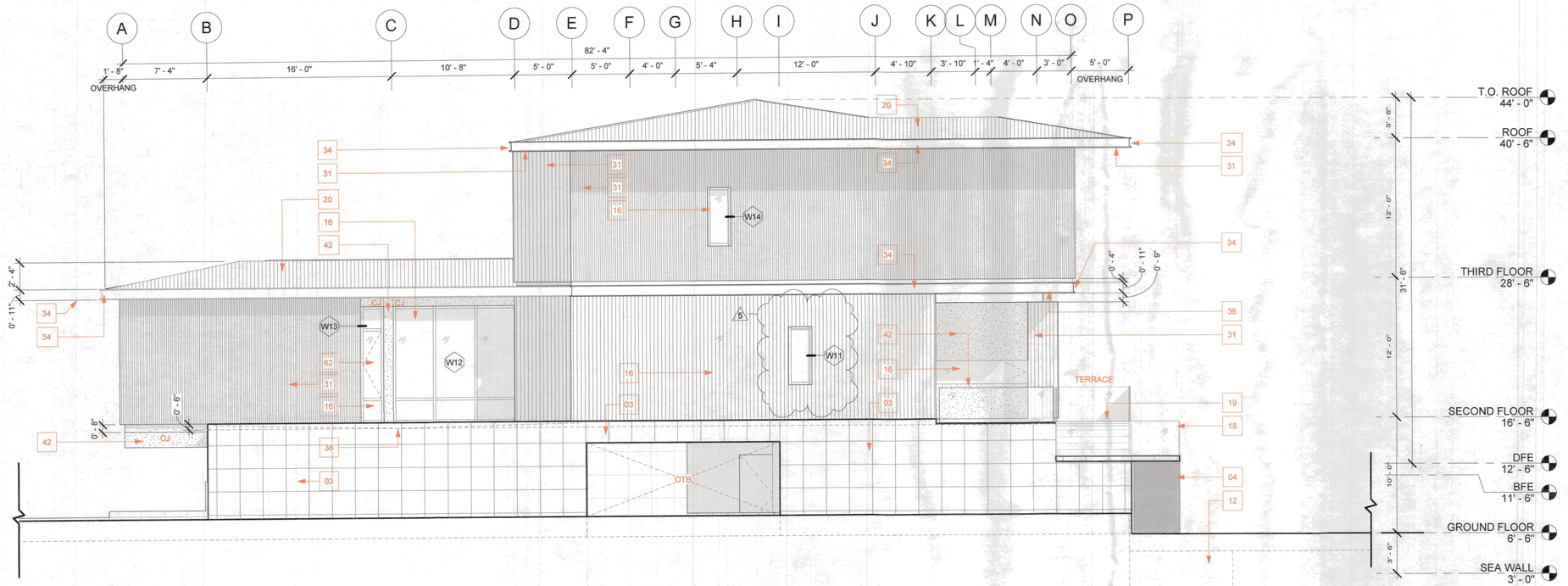
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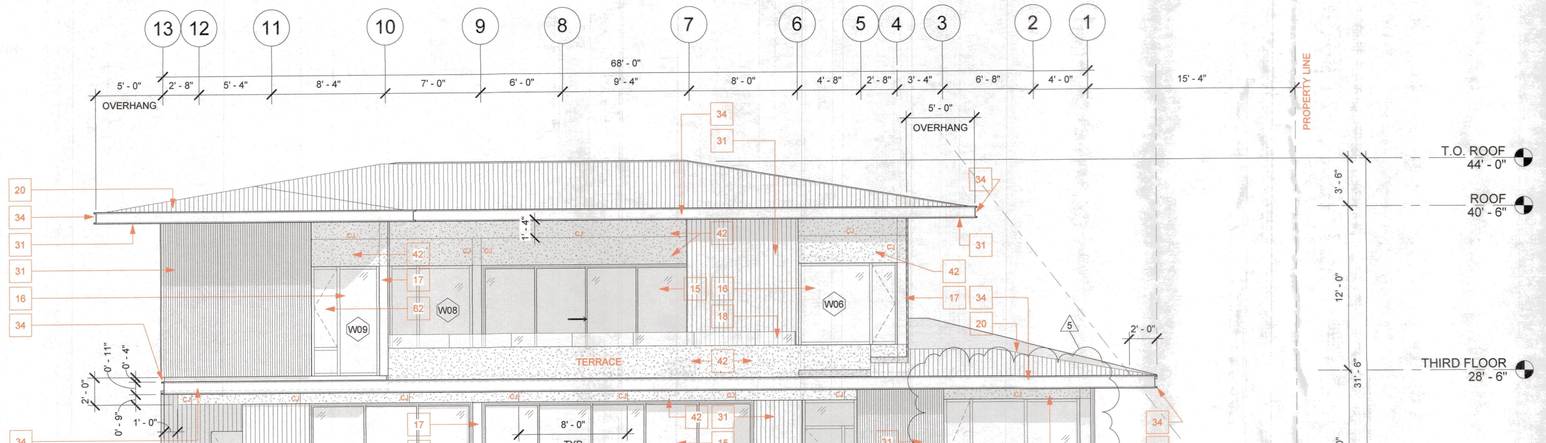
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EXTERIOR ELEVATION LEGEND

KEY NOTE # 03

24" X 24' MYRA SHELL REEF STONE

KEY NOTE # 31

VERTICALLY OREINTED, NEW TECH ALL WEATHER SIDING; PRODUCT #US09; COLOR: CUSTOM WHITE WASHED CEDAR

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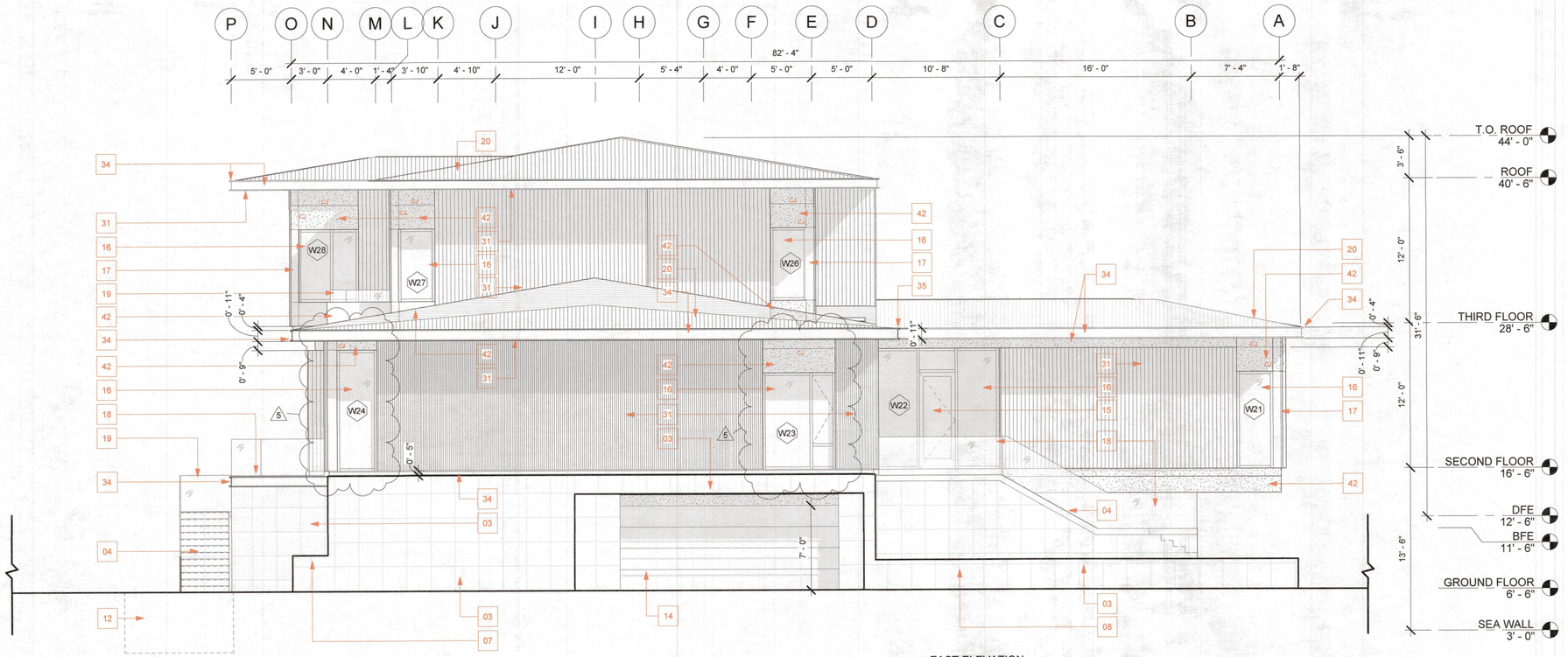
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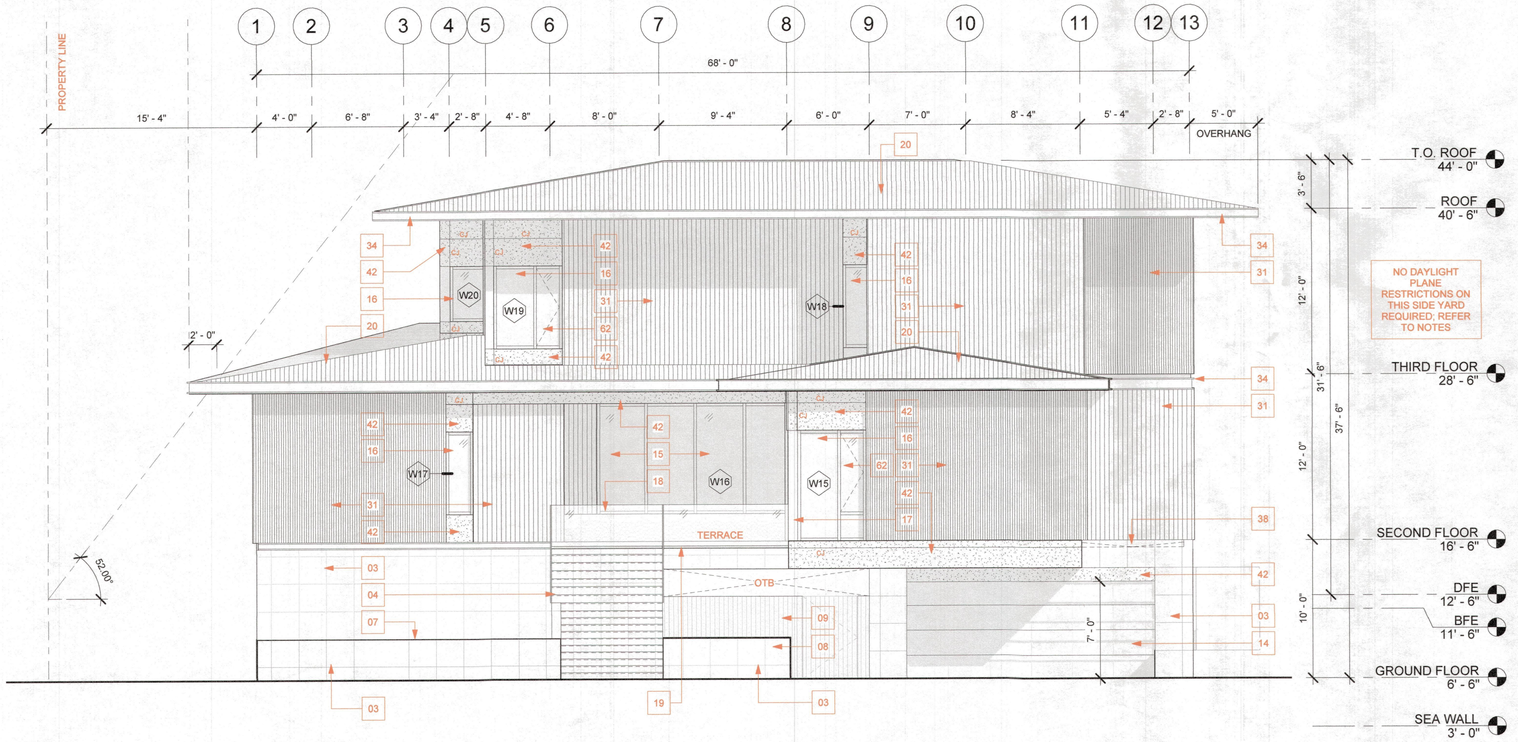
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49. PRE FABRICATED VANITY; REFER TO SELECTION SCHEDULE; INSALLED PER MANUFACTURERS SPECS
50. SHADE POCKET; REFER TO DETAILS
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53. EXISTING SEAWALL; TO REMAIN AS IS
54. STRUCTURAL BEAM; REFER TO STRUCTURAL DRAWINGS
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56. DRAINAGE SWALE; REFER TO DRAINAGE PLAN
57. INTERIOR TEMPERED SHOWER GLASS W/ DOOR; REFER TO DETAILS
58. VELLUX RIGID SUB TUNNEL (SOLAR TUBE); INSTALL PER MANUFACTURERS SPECS
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2	LBK Permit Rev. 1	11.18.2021
5	ASI 2	09.19.2022

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Longboat Key, FL 34228

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ELEVATIONS

Project Number	2021_08
Date	12.03.2021
Drawn By	GG, DP
Checked By	DP, JH

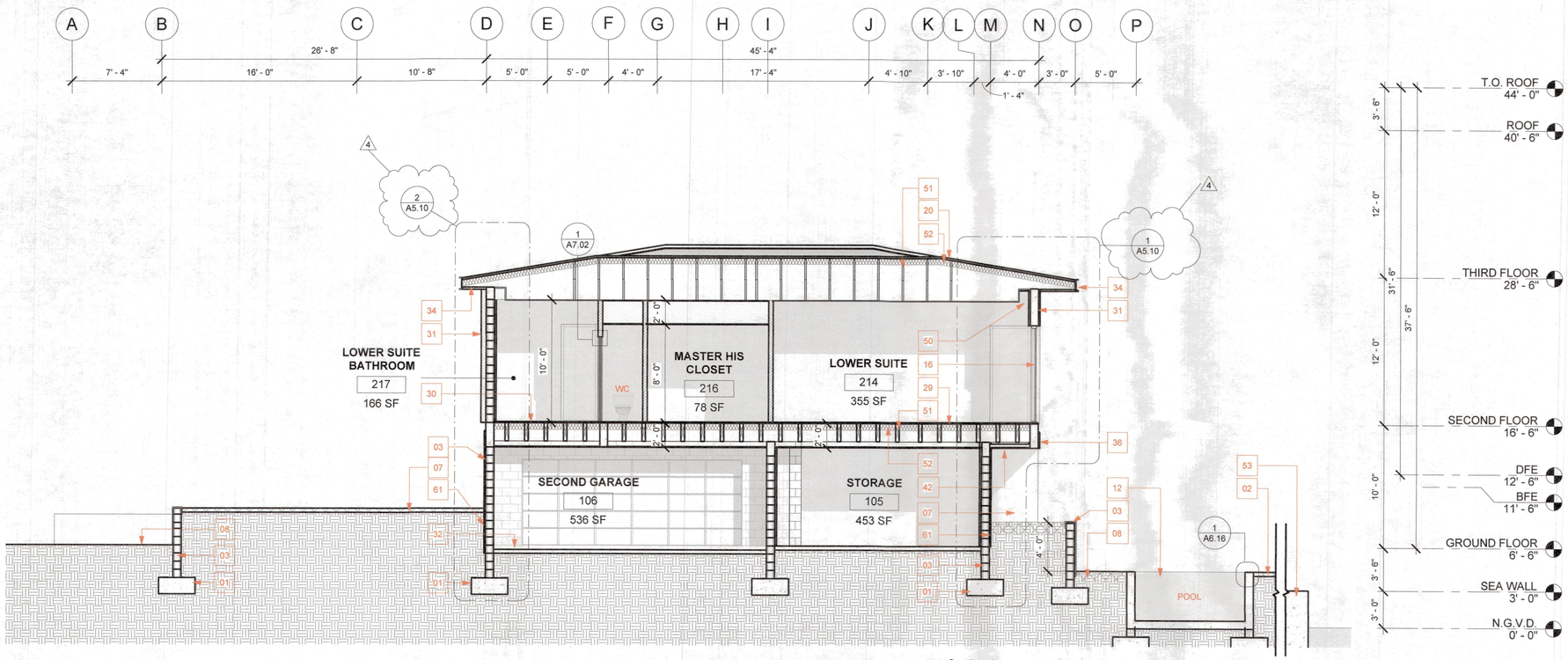
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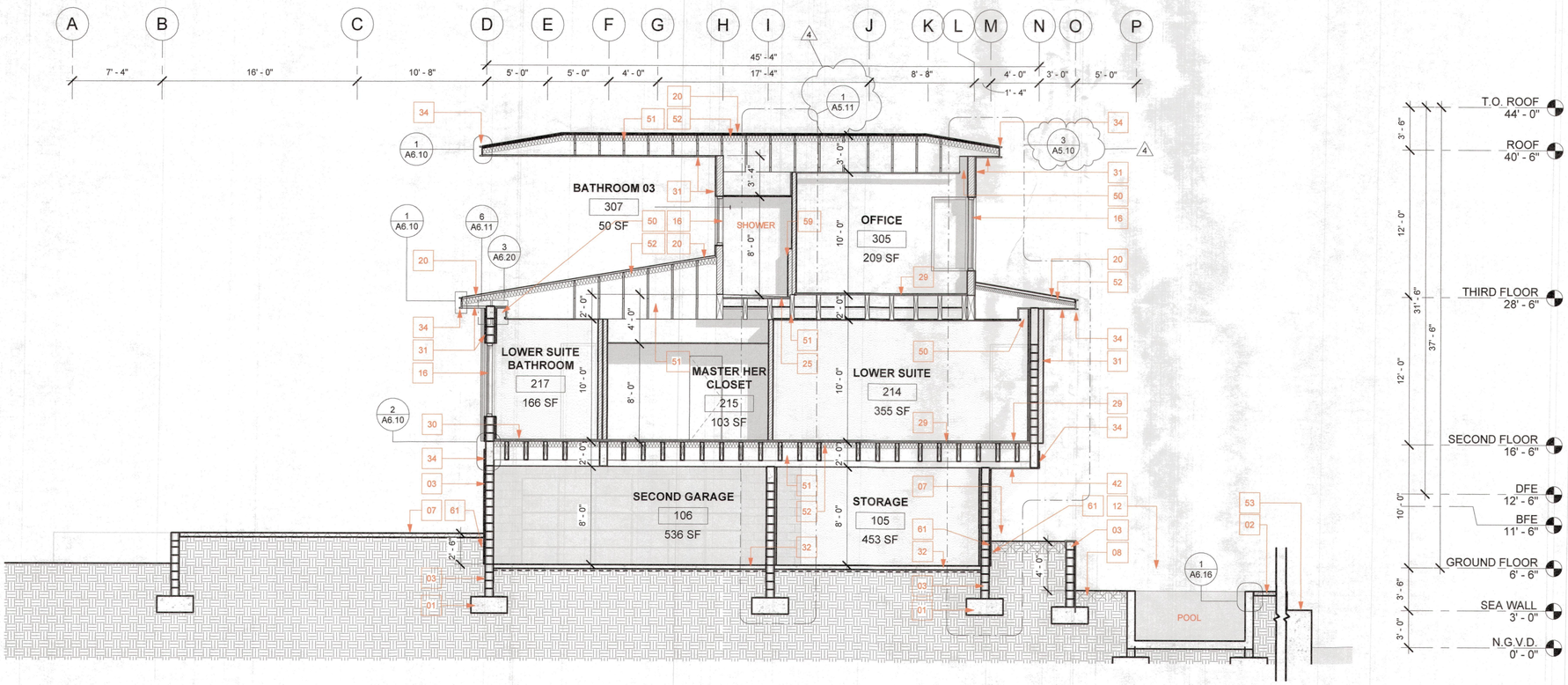
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Planning, Zoning & Building

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A4.02



1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

KEY NOTES : XX

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5. P.T. WOOD FRAMED STAIR; SEE STRUCTURAL DRAWINGS
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8. PLANTER / GROUND COVERAGE AT GRADE; REFER TO LANDSCAPE PLAN AND DETAILS
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10. ELECTRICAL PANEL(S); REFER TO DETAILS
11. AIR HANDLER; REFER TO DETAILS
12. POOL UNDER SEPARATE PERMIT; TO BE APPROVED BY DESIGNER
13. POOL EQUIPMENT UNDER SEPARATE PERMIT; REFER TO DETAILS
14. APPROVED GARAGE DOOR SYSTEM WITH O.H. DOOR LIFTMASTER OPENER, TYP;
15. APPROVED DOOR SYSTEM; SEE DOOR SCHEDULE
16. APPROVED WINDOW SYSTEM; SEE WINDOW SCHEDULE
17. COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW SYSTEM; REFER TO DETAILS
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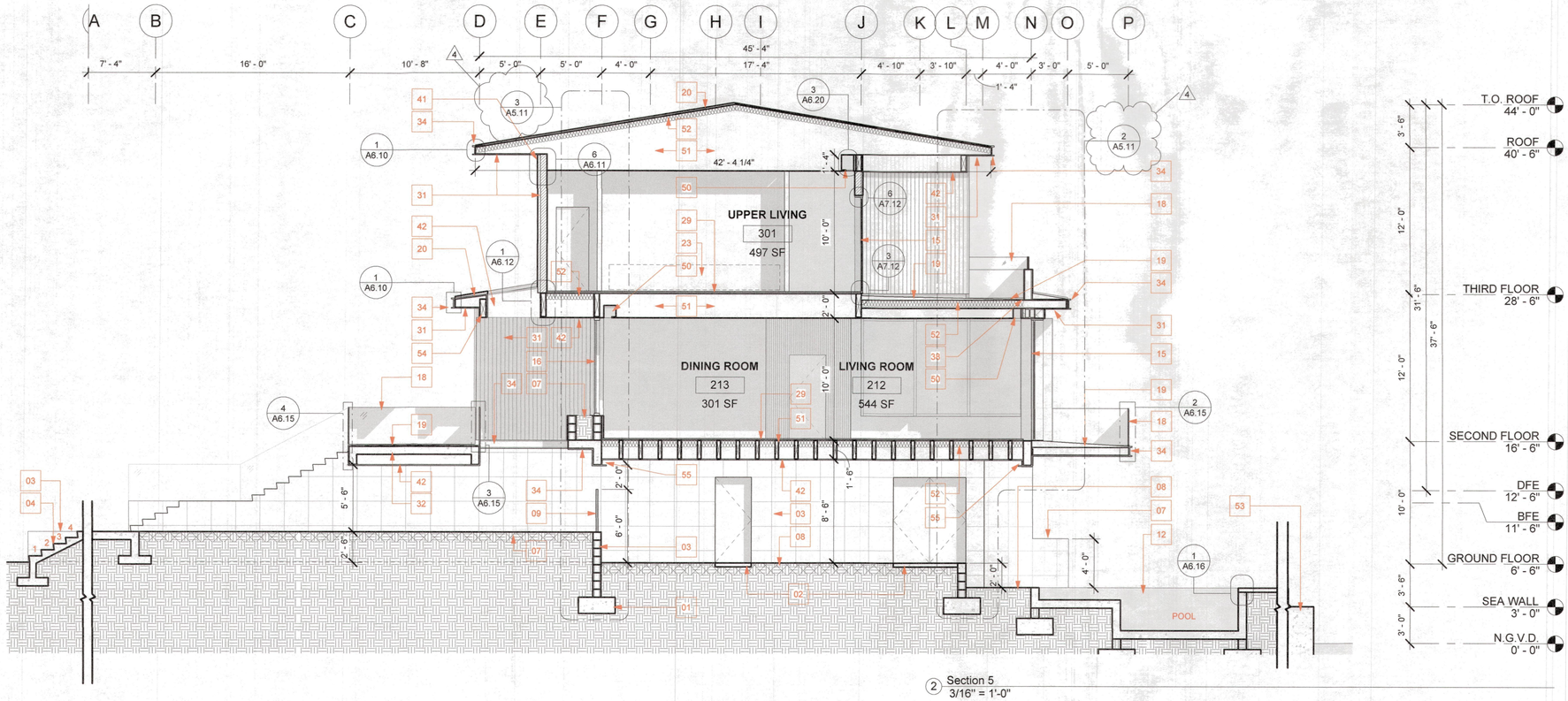
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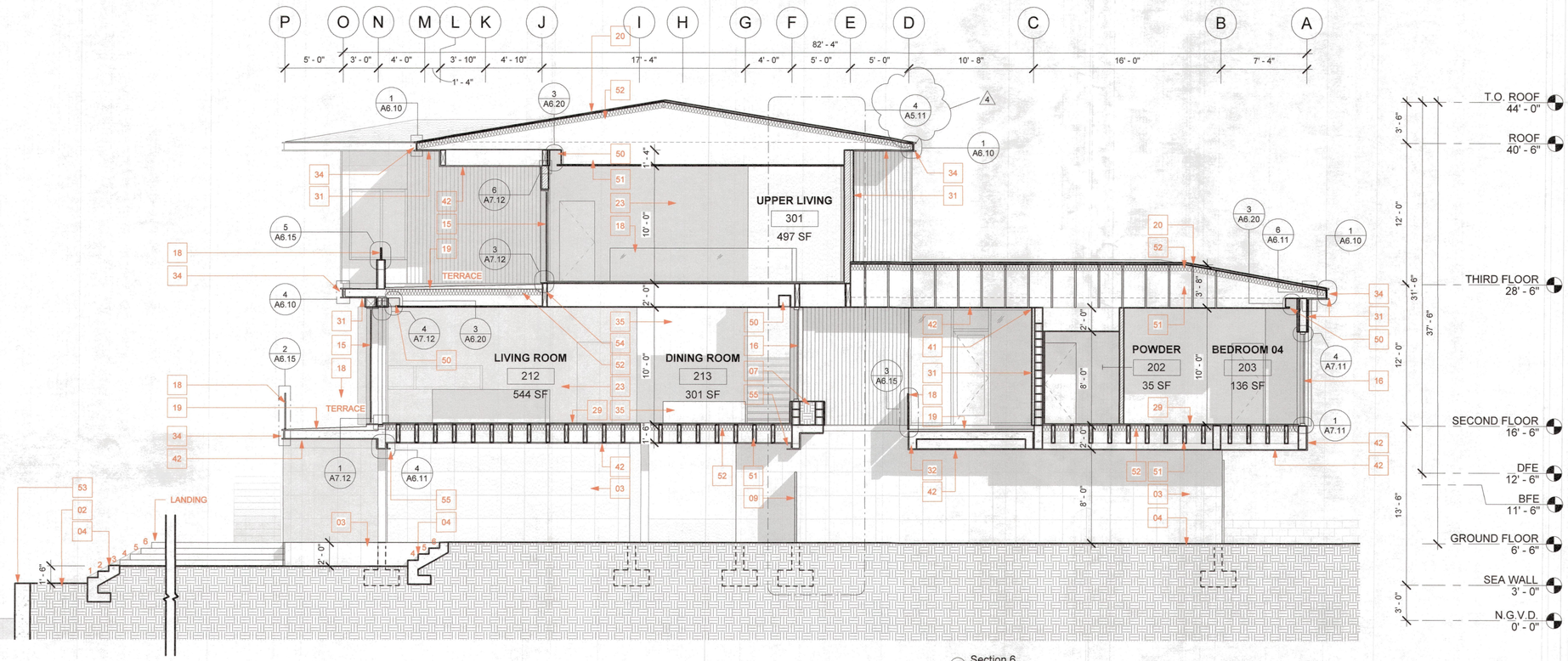
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A5.01



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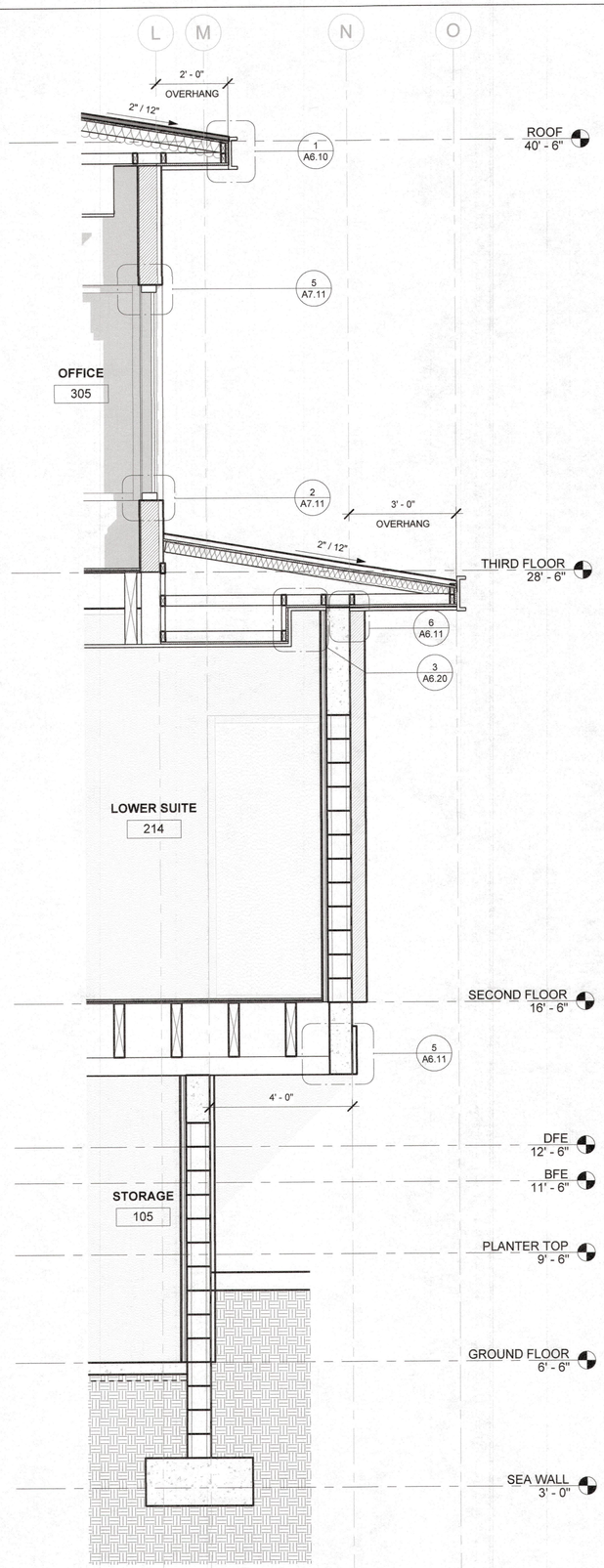
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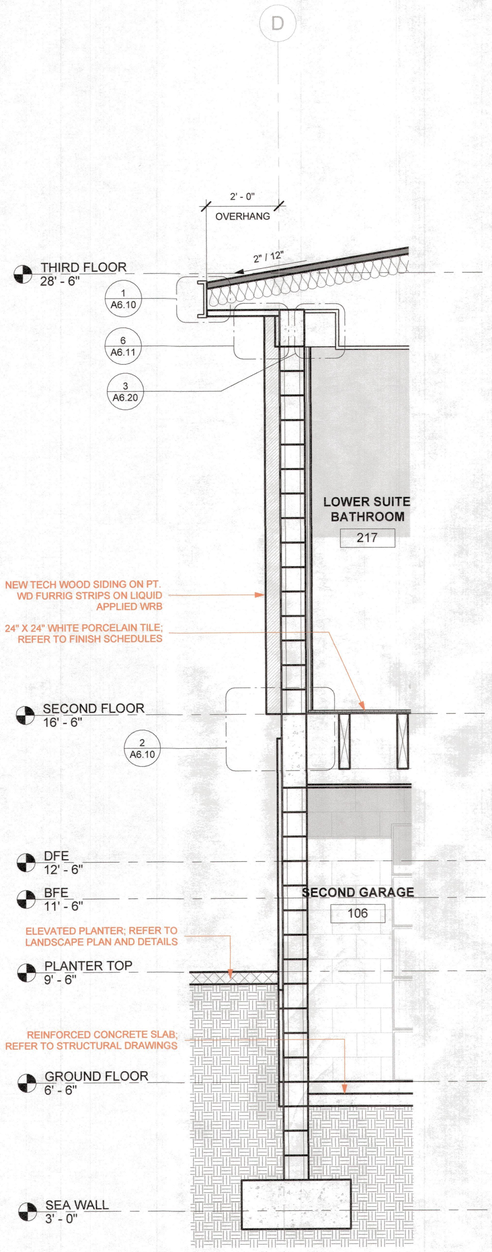
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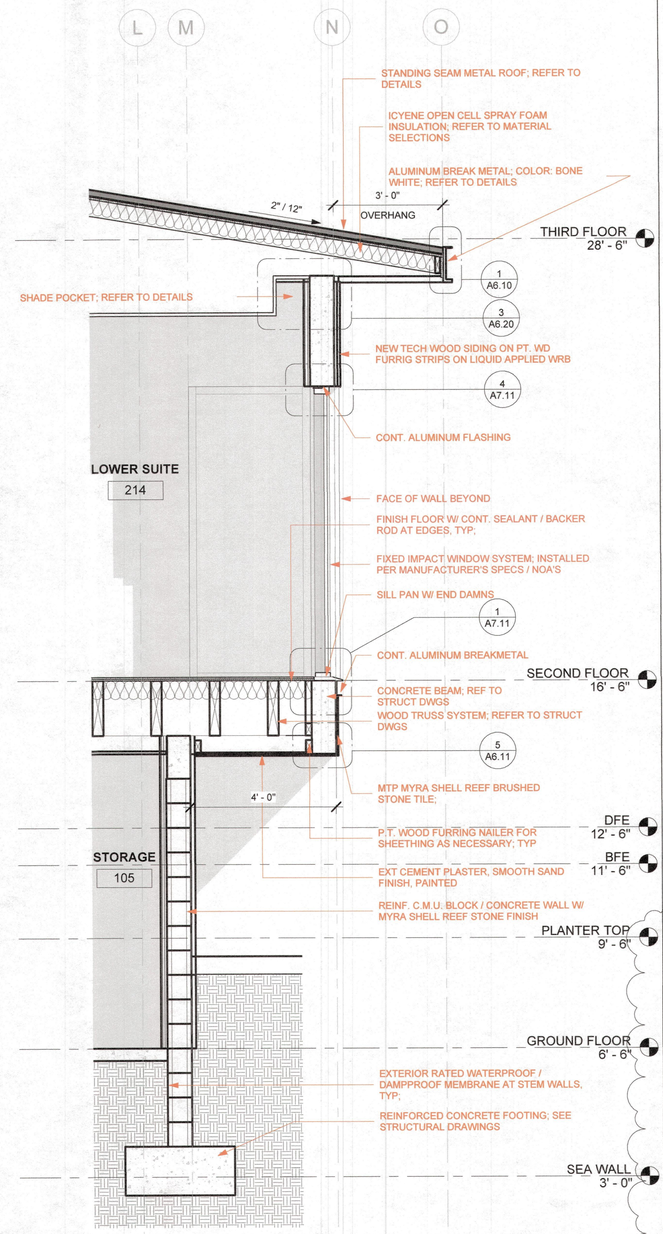
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3 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION
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1 WALL SECTION
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4

WALL SECTIONS

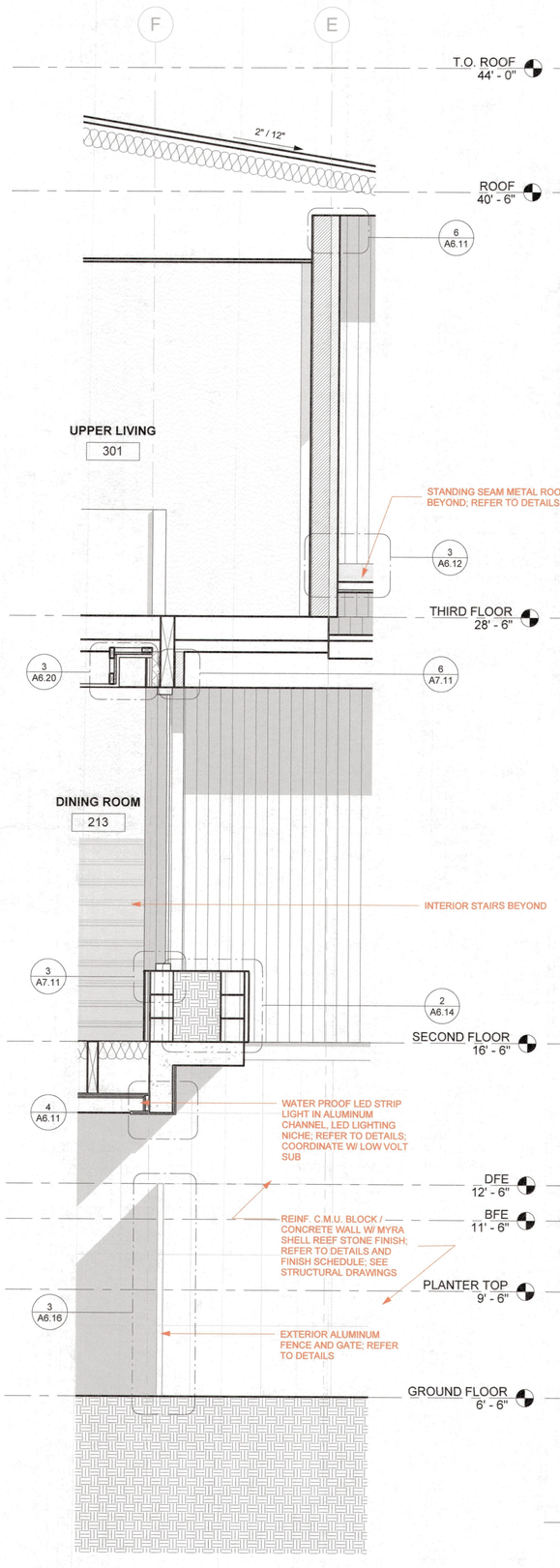
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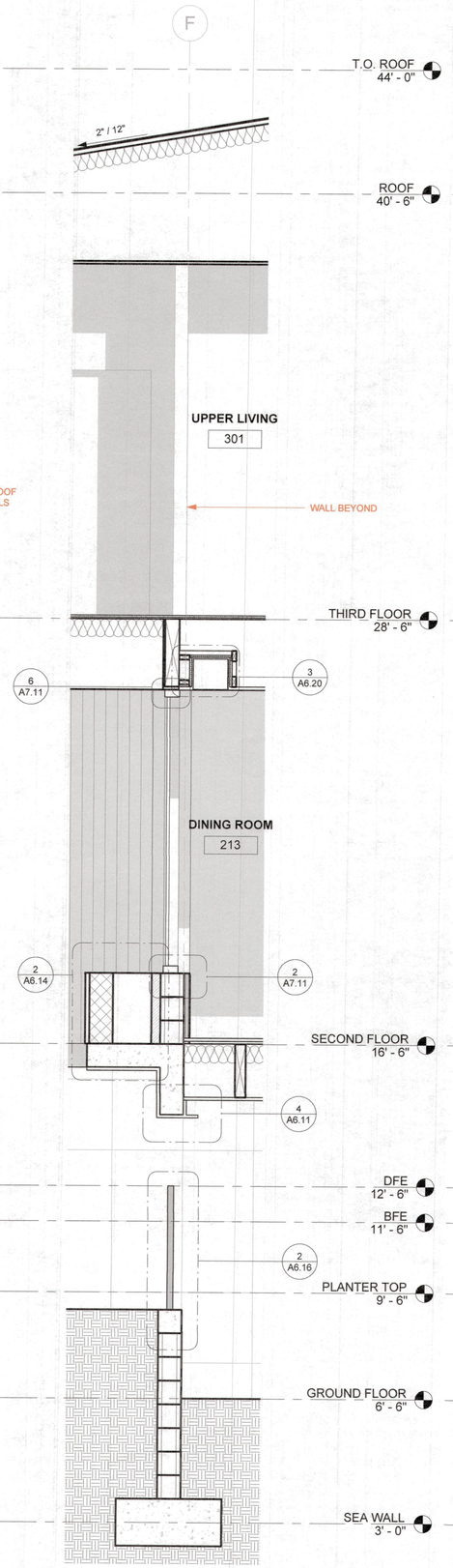
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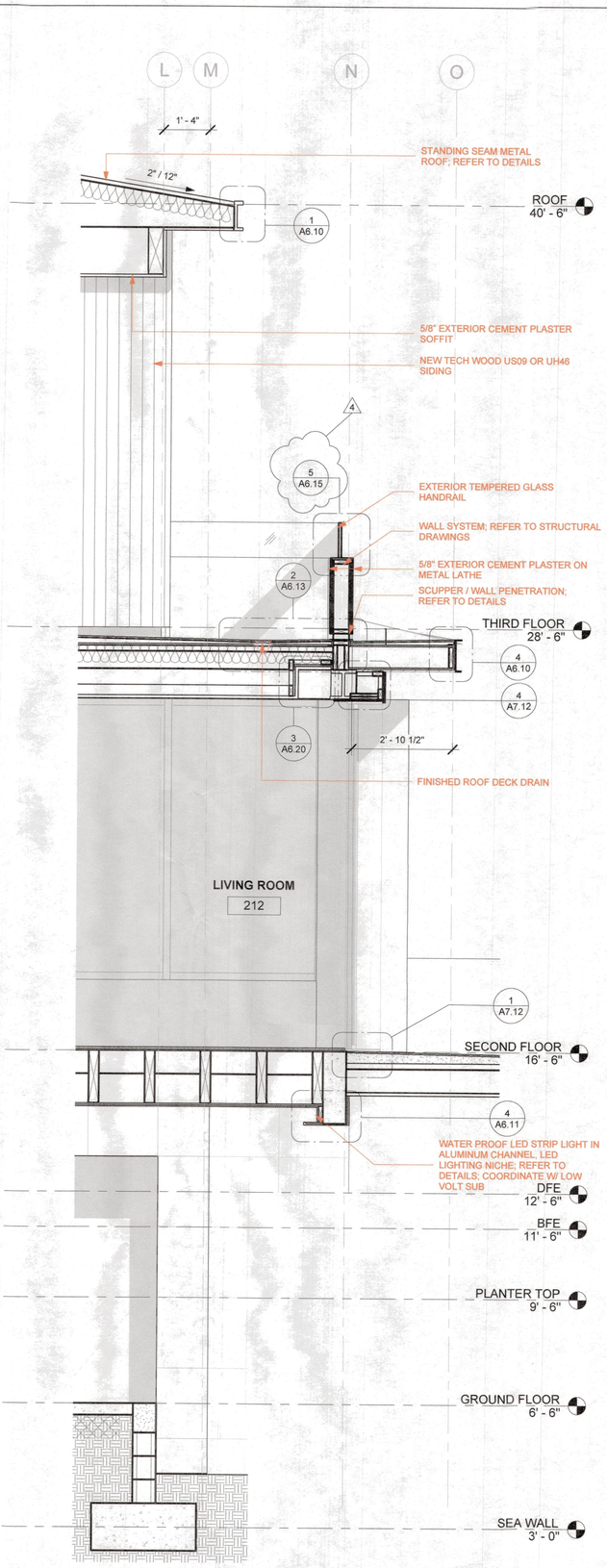
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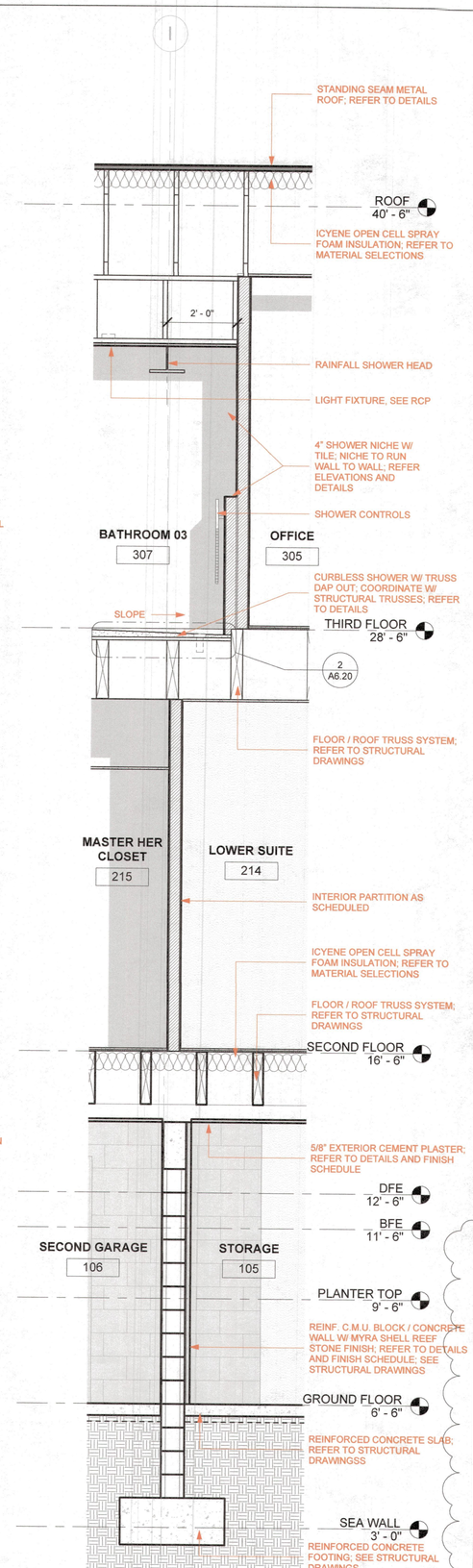
4 WALL SECTION
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3 WALL SECTION
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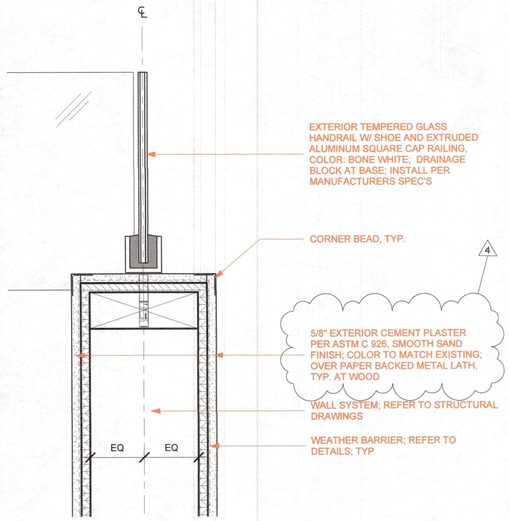
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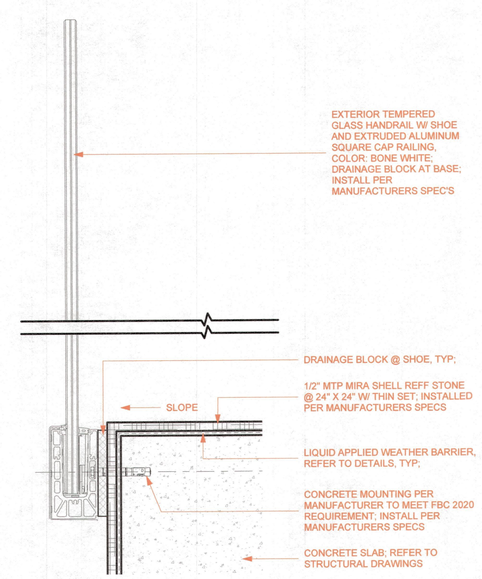
GENERAL NOTES : GLASS HANDRAILS

1. G.C. SHALL FIELD VERIFY ALL MEASURMENTS FOR COMPLIANCE WITH DESIGN DRAWINGS FOR ACCURACY.
2. ALL GLASS TO BE TEMPERED EXTERIOR RATED; CONTRACTOR TO SUBMIT SAMPLES FOR GLASS SELECTION TO DESIGN TEAM.
3. GLASS HANDRAIL ALUMINUM SHOE TO BE A CR LAURANCE COMPONENT OR COMPARABLE
4. ALUMINUM SHOE COLOR TO BE: BONE WHITE
5. ALL MATERIALS INCLUDED TO MEET MANUFACTURER'S RECOMMENDATIONS AND FLORIDA PRODUCT APPROVAL.
6. SUB CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED CORRECTIONS TO COMPLY WITH DESIGN INTENTION AND APPROVED SHOP DRAWINGS

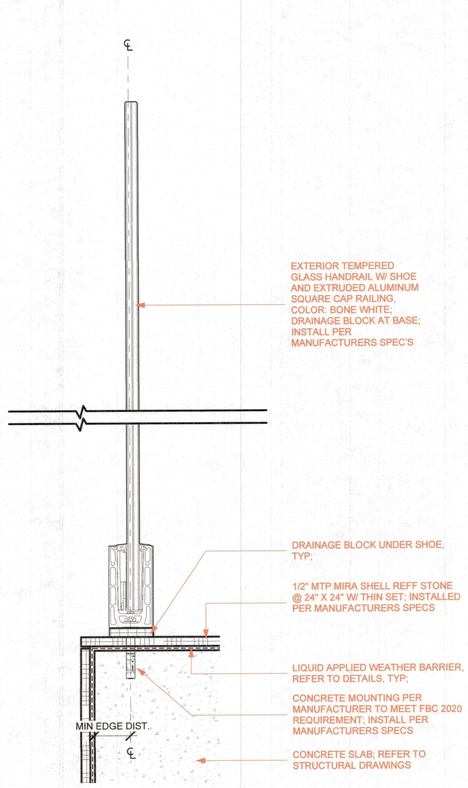
G.C. TO SUBMIT SHOP DRAWINGS TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION;



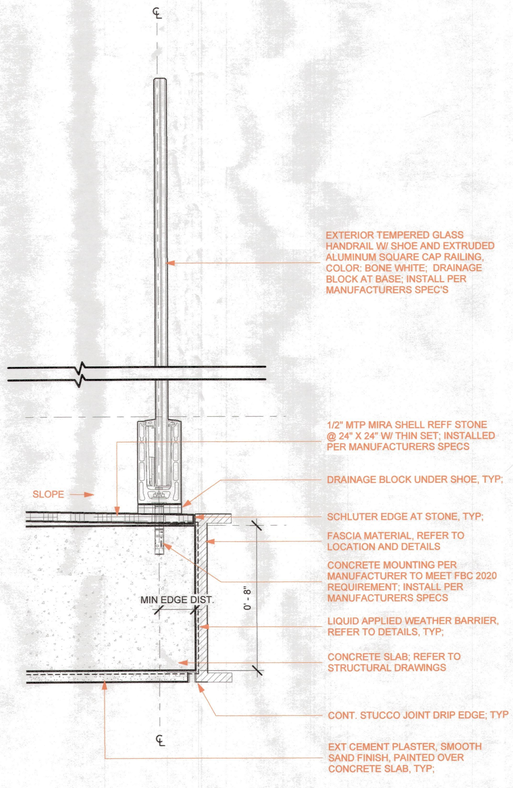
HANDRAIL - EXT GLASS - REAR UPPER TERRACE
5 3" = 1'-0"



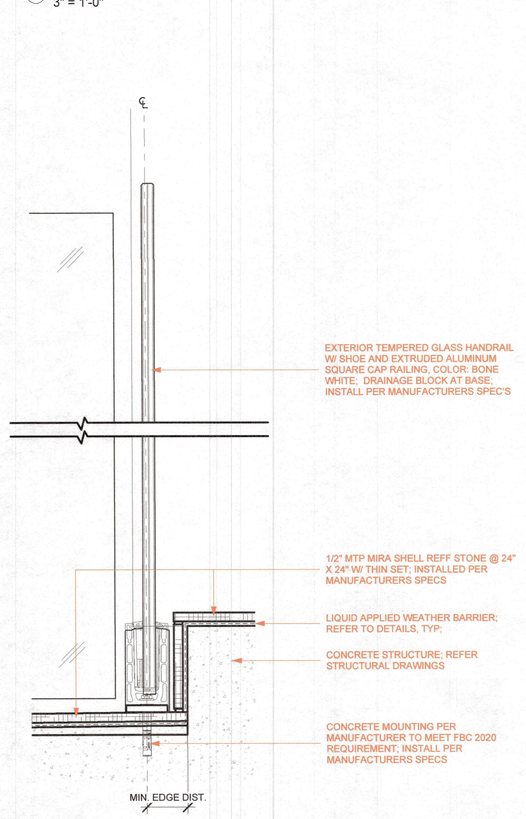
HANDRAIL - EXT GLASS - CONCRETE STAIRS
4 3" = 1'-0"



HANDRAIL - EXT GLASS - ENTRY BRIDGE
3 3" = 1'-0"



HANDRAIL - EXT GLASS - REAR TERRACE 01
2 3" = 1'-0"



HANDRAIL - EXT GLASS - ENTRY BRIDGE / PLANTER
1 3" = 1'-0"

NO.	REVISIONS	DATE
4	ASI 1	06.17.2022

500 Harbor Cove New Residence

500 Harbor Cove Circle
Longboat Key, FL 34228

DEREK PIROZZI **DESIGN WORKSHOP** LLC
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CONTRACTOR

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STRUCTURAL ENGINEER

DAVID KELLER
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ENERGY AND SUSTAINABILITY CONSULTANT

KARL WHITE
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P. 941. 957. 1100

SECTION DETAILS - HANDRAILS

Project Number	21_08
Date	12.03.2021
Drawn By	DP, GG
Checked By	DP, JH

PERMIT SET

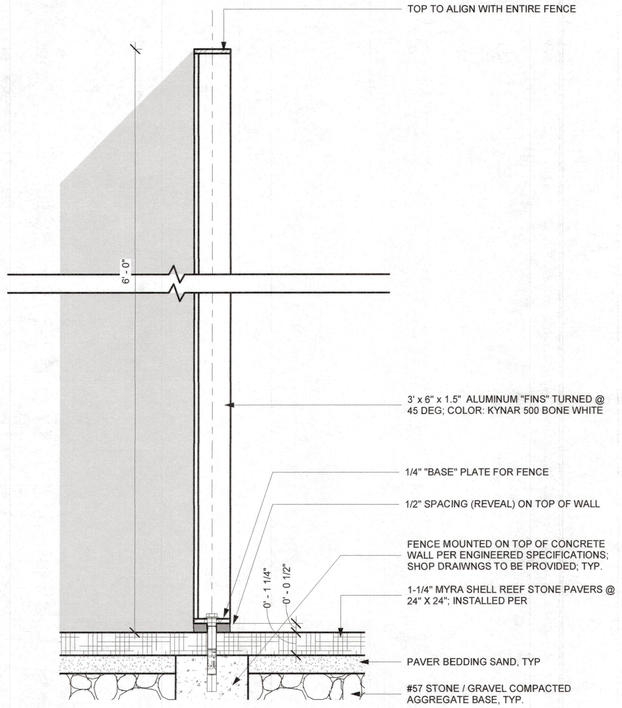
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A6.15

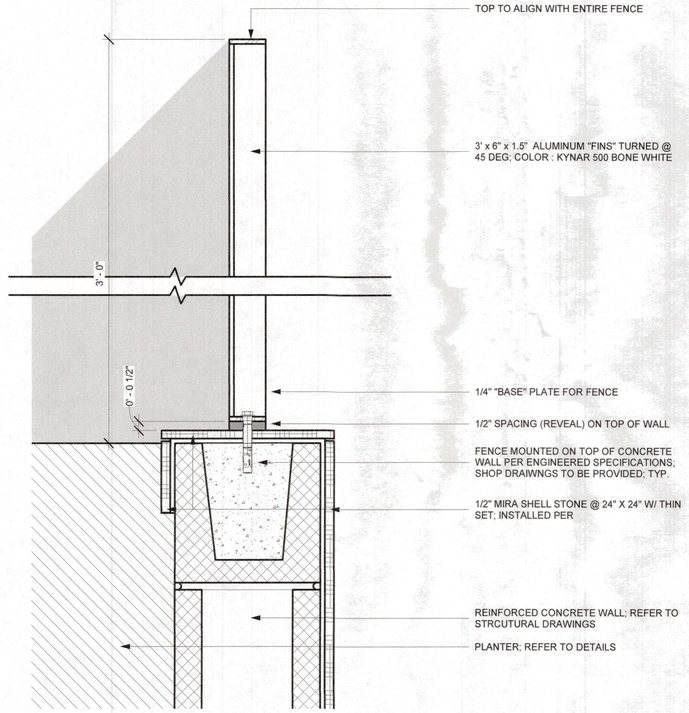
GENERAL NOTES : ALUMINUM "FIN" FENCE

1. G.C. SHALL FIELD VERIFY ALL MEASURMENTS FOR COMPLIANCE WITH DESIGN DRAWINGS FOR ACCURACY.
2. ALUMINUM FENCE COLOR TO BE: BONE WHITE
3. ALL MATERIALS INCLUDED TO MEET MANUFACTURER'S RECOMMENDATIONS AND FLORIDA PRODUCT APPROVAL.
4. SUB CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED CORRECTIONS TO COMPLY WITH DESIGN INTENTION AND APPROVED SHOP DRAWINGS

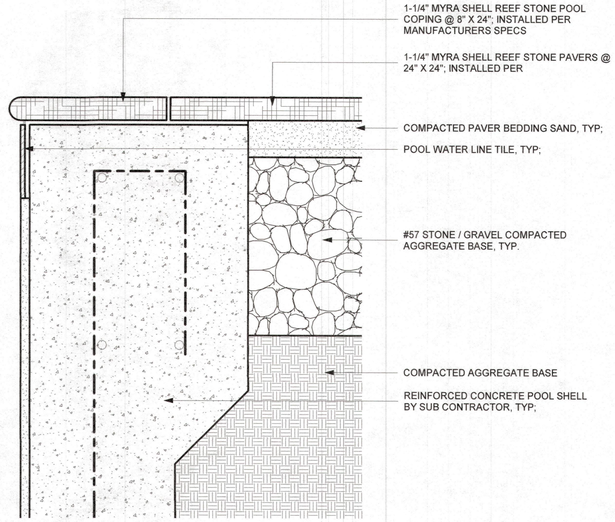
G.C. TO SUBMIT SHOP DRAWINGS TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION;



3 FENCE - DETAIL 02
3" = 1'-0"



2 FENCE - DETAIL 01
3" = 1'-0"



1 POOL - COPING DETAIL 01
3" = 1'-0"

NO.	REVISIONS	DATE

500 Harbor Cove New Residence

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SECTION DETAILS - POOL AND EXT. FENCE

Project Number	21_08
Date	12.03.2021
Drawn By	DP, GG
Checked By	DP, JH

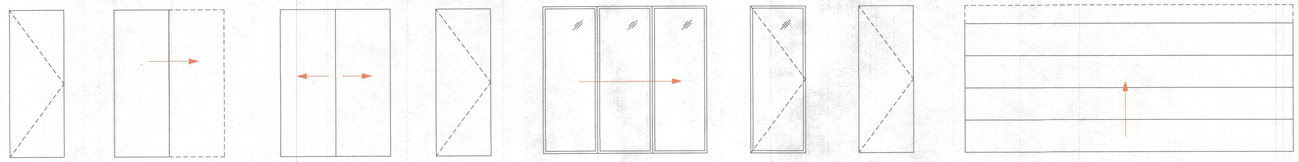
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Door Schedule

Mark	Type Mark	Width	Height	Function	Size	Comments
GROUND FLOOR						
101.7	H	18' - 0"	7' - 0"	Exterior	18' X 8'	FLUSH PANEL SMOOTH STEEL GARAGE DOOR W/ AUTO OPENER; COLOR: KYNAR 500 BONE WHITE
102.1	A	2' - 8"	7' - 0"	Interior	32" x 84"	
[redacted]						
103.1	A	3' - 0"	7' - 0"	Interior	36" x 84"	
103.2	D	3' - 0"	7' - 0"	Exterior	36" x 84" - Exterior	EXTERIOR FLUSH METAL DOOR
104.1	D	3' - 0"	7' - 0"	Exterior	36" x 84" - Exterior	EXTERIOR FLUSH METAL DOOR
105.1	D	3' - 0"	7' - 0"	Exterior	36" x 84" - Exterior	EXTERIOR FLUSH METAL DOOR
105.2	D	3' - 0"	7' - 0"	Exterior	36" x 84" - Exterior	EXTERIOR FLUSH METAL DOOR
106.1	D	3' - 0"	7' - 0"	Exterior	36" x 84" - Exterior	EXTERIOR FLUSH METAL DOOR
106.3	H	18' - 0"	7' - 0"	Exterior	18' X 8'	FLUSH PANEL SMOOTH STEEL GARAGE DOOR W/ AUTO OPENER; COLOR: KYNAR 500 BONE WHITE
[redacted]						
GROUND FLOOR: 11						
SECOND FLOOR						
201.1	F	3' - 0"	8' - 0"	Interior	Store Front Single Door	ES WINDOWS - 3000 GLASS IMPACT DOOR
202.1	A	2' - 8"	7' - 0"	Interior	32" X 84"	
203.1	A	2' - 8"	7' - 0"	Interior	32" X 84"	
203.2	A	2' - 8"	7' - 0"	Interior	32" X 84"	
203.3	C	4' - 0"	6' - 8"	Interior	48" x 80"	
205.1	A	2' - 8"	7' - 0"	Interior	32" X 84"	
205.2	A	2' - 8"	7' - 0"	Interior	32" X 84"	
205.3	C	5' - 0"	6' - 8"	Interior	60" x 80"	
206.1	A	2' - 8"	7' - 0"	Interior	32" x 84"	
208.1	B	2' - 8"	7' - 0"	Interior	32" x 84"	
209.1	B	3' - 0"	7' - 0"	Interior	36" x 84"	
209.2	A	2' - 8"	7' - 0"	Interior	32" X 84"	
209.3	A	2' - 8"	7' - 0"	Interior	32" X 84"	
209.7	E	20' - 0"	10' - 0"	Exterior	SLIDING GLASS DOOR - 5 PANEL	ES WINDOWS - SGD 2020 IMPACT SLIDING GLASS DOORS
209.8	E	12' - 0"	10' - 0"	Exterior	SLIDING GLASS DOOR - 3 PANEL	ES WINDOWS - SGD 2020 IMPACT SLIDING GLASS DOORS
210.1	D	2' - 8"	8' - 0"	Exterior	32" x 96" - Exterior	EXTERIOR FLUSH METAL DOOR
214.1	G	3' - 0"	7' - 0"	Interior	36" x 84" SC	M. BED - SOLID CORE WOOD DOOR FACED W/ EXTERIOR CLADDING TO MATCH ADJACENT WALL W/ HIDDEN HINGES
217.2	B	2' - 8"	7' - 0"	Interior	32" x 84"	
SECOND FLOOR: 18						
THIRD FLOOR						
301.1	E	15' - 4"	8' - 0"	Exterior	SLIDING GLASS DOOR - 4 PANEL	ES WINDOWS - SGD 2020 IMPACT SLIDING GLASS DOORS
302.1	A	3' - 0"	7' - 0"	Interior	36" x 84"	
302.2	A	2' - 8"	7' - 0"	Interior	32" X 84"	
303.1	B	2' - 8"	6' - 8"	Interior	32" x 80"	
304.1	B	2' - 8"	6' - 8"	Interior	32" x 80"	
304.2	B	3' - 0"	7' - 0"	Interior	36" x 84"	
305.1	A	2' - 8"	7' - 0"	Interior	32" X 84"	
305.2	A	2' - 8"	7' - 0"	Interior	32" X 84"	
306.1	A	2' - 8"	7' - 0"	Interior	32" X 84"	
306.2	C	5' - 0"	7' - 0"	Interior	60" x 84"	
307.1	B	2' - 8"	7' - 0"	Interior	32" x 84"	
308.1	A	2' - 8"	7' - 0"	Interior	32" x 84"	
THIRD FLOOR: 12						
Grand total: 41						



TYPE A
HOLLOW CORE WOOD (INT.) FLUSH SWING DOOR

TYPE B
HOLLOW CORE WOOD (INT.) FLUSH SLIDING POCKET DOOR

TYPE C
HOLLOW CORE WOOD (INT.) BY PASS CLOSET DOORS

TYPE D
METAL (EXT.) SWING DOOR

TYPE E
SLIDING GLASS DOOR

TYPE F
GLASS SWING DOOR ES - 3000

TYPE G
HOLLOW CORE WOOD (INT.) FLUSH SWING DOOR W/ NEW TECH WOOD CLADDING; HIDDEN HINGES

TYPE H
GARAGE DOOR W/ OPENER

DOOR TYPE
1/4" = 1'-0"

GENERAL NOTES - DOORS & FRAMES

1. **GC SHALL COORDINATE DOOR SCHEDULE AS NECESSARY FOR BUYER SELECTIONS.**
2. ALL EXTERIOR GLAZING SHALL BE SMALL MISSILE IMPACT RATED, INSULATED.
3. CONTRACTOR TO COORDINATE SILL HEIGHTS WITH ELEVATIONS AND WALL SECTIONS.
4. CONTACTOR TO VERIFY ALL QUANTITIES.
5. DOORS AND DOOR COMPONENTS SHALL COMPLY WITH FLORIDA BUILDING CODE. MOUNTING LOCATIONS SHALL CONFORM.
6. ANY DOOR CARRYING A UL RATING SHALL BE INSTALLED IN A UL-RATED FRAME CARRYING THE SAME DESIGNATION.
7. ALL DOORS INSTALLED IN AN EXTERIOR WALL SHALL BE INSULATED AND FULLY WEATHER-STRIPPED WITH WATERTIGHT SEALS.
8. ALL EDGES, SIDES AND FACES OF DOORS AND FRAMES TO BE FINISHED AS SPECIFIED.
9. UNDERCUT DOOR AS REQUIRED FOR FINISHES.
10. ALUMINUM DOORS AND FRAMES TO HAVE FACTORY APPLIED FINISH, TO BE SELECTED BY DESIGN TEAM FROM FULL RANGE OF MANUFACTURER COLOR/FINISH OPTIONS.
11. DOOR AND FRAME FINISH COLORS TO BE COORDINATED WITH DESIGN TEAM PENDING SUBMITTAL OF DOOR AND FRAME SHOP DRAWINGS AND FULL RANGE OF COLOR OPTIONS.
12. ALL OPERABLE ITEMS ON EXTERIOR DOORS TO HAVE INTEGRAL FINISH.
13. CONTRACTOR TO FIELD VERIFY DIMEMSIONS FOR ALL OPENINGS.
14. PROVIDE SCHLAGE OR SIMILAR HARDWARE. DESIGN TEAM TO SELECT FROM STANDARD FINISHES.
15. GC TO COORDINATE INTERIOR DOOR JAMB DETAIL AND BASEBOARD DETAIL WITH SUBCONTRACTORS RESPONSIBLE

NO.	REVISIONS	DATE
5	ASI 2	09.19.2022

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DOOR SCHEDULE

Project Number	2021_08
Date	12.03.2021
Drawn By	GG, DP
Checked By	DP, JH

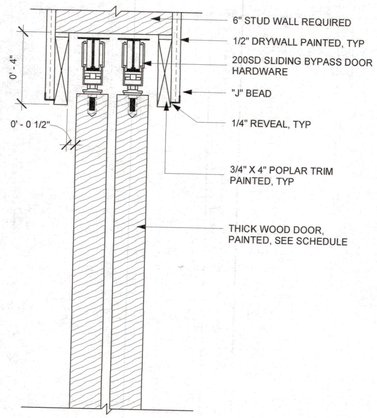
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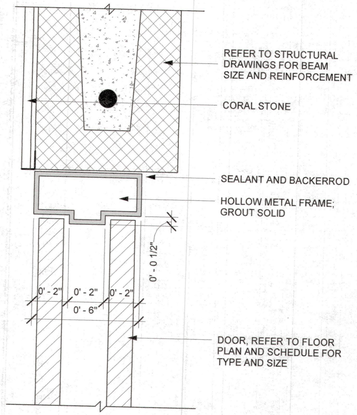
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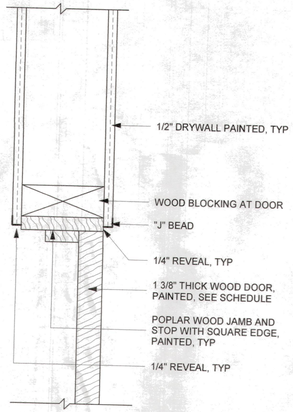
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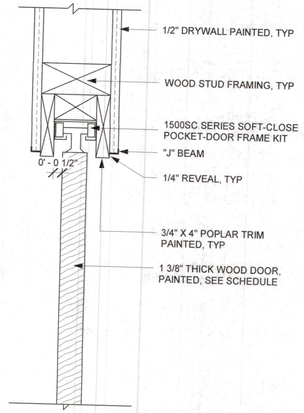
INTERIOR - BYPASS POCKET DOOR HEARDER
3" = 1'-0"



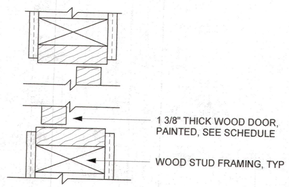
EXTERIOR - SWING DOOR HEADER
3" = 1'-0"



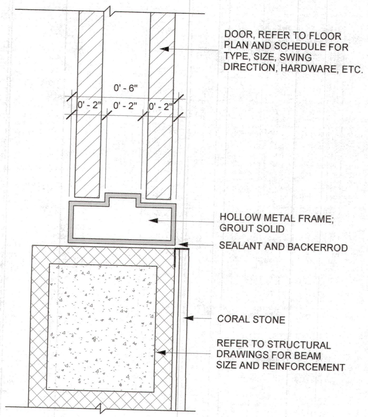
INTERIOR - SWING DOOR HEADER
3" = 1'-0"



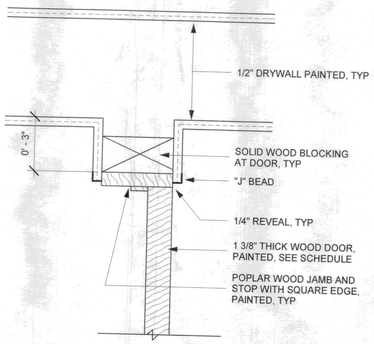
INTERIOR - POCKET DOOR HEADER
3" = 1'-0"



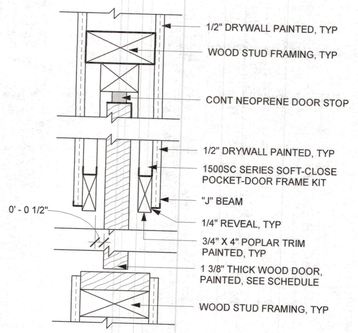
INTERIOR - BYPASS POCKET DOOR JAMB
3" = 1'-0"



EXTERIOR - SWING DOOR JAMB
3" = 1'-0"



INTERIOR - SWING DOOR JAMB
3" = 1'-0"



INTERIOR - POCKET DOOR JAMB
3" = 1'-0"

NO.	REVISIONS	DATE

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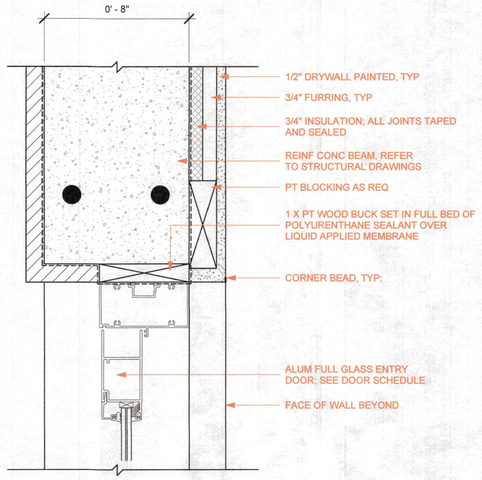
DOOR DETAILS

Project Number	2021_08
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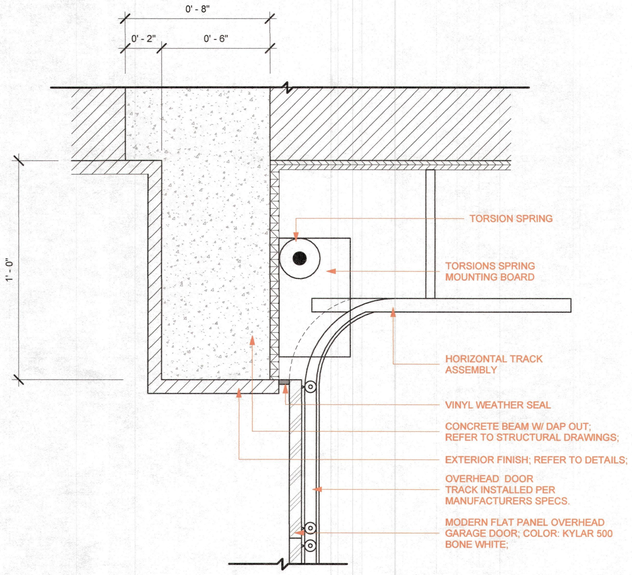
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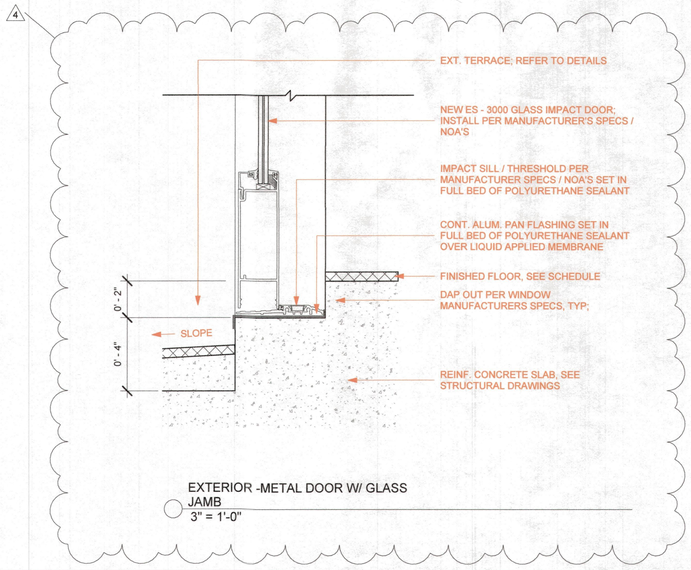
A7.02



EXTERIOR -METAL DOOR W/ GLASS HEADER
3" = 1'-0"



EXTERIOR - GARAGE HEADER
3" = 1'-0"



EXTERIOR -METAL DOOR W/ GLASS JAMB
3" = 1'-0"

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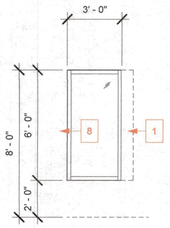
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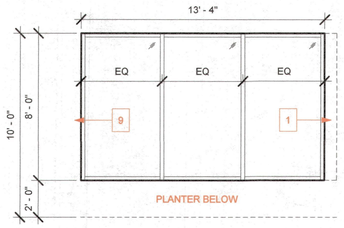
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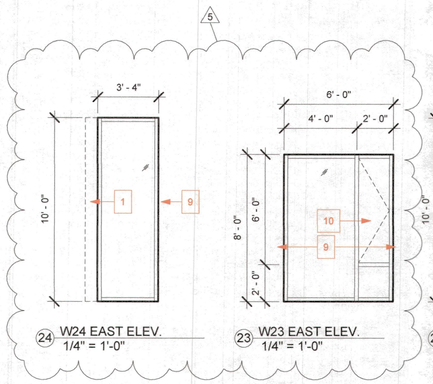
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26 W26 EAST ELEV.
1/4" = 1'-0"



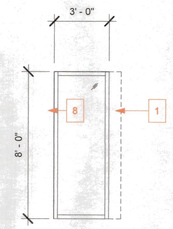
25 W25 EAST ELEV.
1/4" = 1'-0"



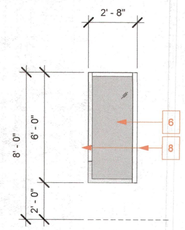
24 W24 EAST ELEV.
1/4" = 1'-0"

23 W23 EAST ELEV.
1/4" = 1'-0"

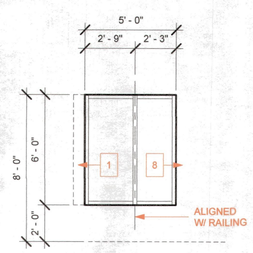
22 W22 EAST ELEV.
1/4" = 1'-0"



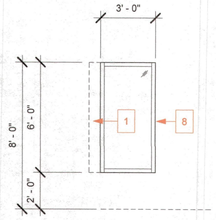
21 W21 EAST ELEV.
1/4" = 1'-0"



20 W20 NORTH ELEV.
1/4" = 1'-0"



28 W28 EAST ELEV.
1/4" = 1'-0"



27 W27 EAST ELEV.
1/4" = 1'-0"

19 W19 NORTH ELEV.
1/4" = 1'-0"

18 W18 NORTH ELEV.
1/4" = 1'-0"

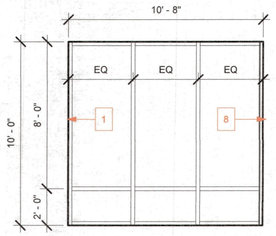
17 W17 NORTH ELEV.
1/4" = 1'-0"

16 W16 NORHT ELEV.
1/4" = 1'-0"

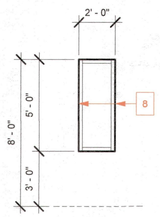
15 W15 NORTH ELEV.
1/4" = 1'-0"

14 W14 WEST ELEV.
1/4" = 1'-0"

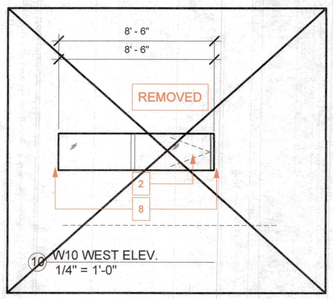
13 W13 WEST ELEV.
1/4" = 1'-0"



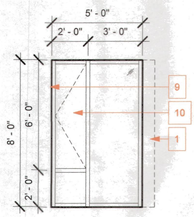
12 W12 WEST ELEV.
1/4" = 1'-0"



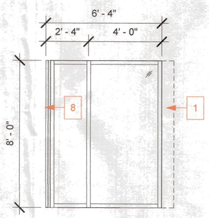
11 W11 WEST ELEV.
1/4" = 1'-0"



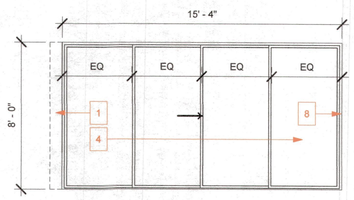
10 W10 WEST ELEV.
1/4" = 1'-0"



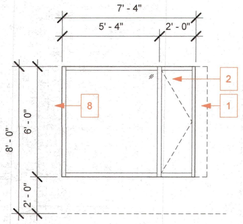
09 W09 SOUTH ELEV.
1/4" = 1'-0"



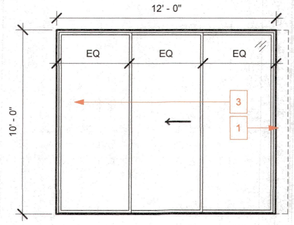
08 W08 SOUTH ELEV.
1/4" = 1'-0"



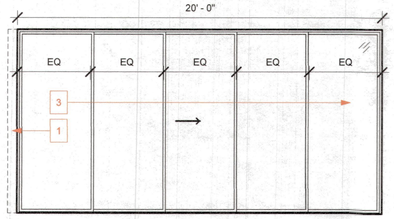
07 W07 SOUTH ELEV.
1/4" = 1'-0"



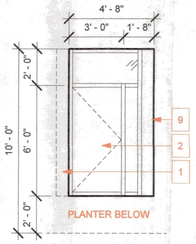
06 W06 SOUTH ELEV.
1/4" = 1'-0"



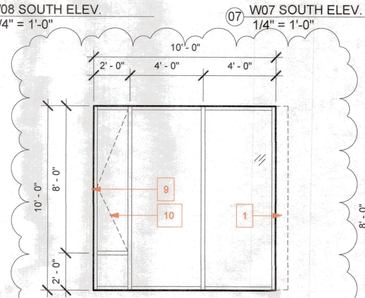
05 W05 SOUTH ELEV.
1/4" = 1'-0"



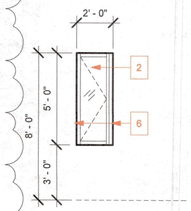
04 W04 SOUTH ELEV.
1/4" = 1'-0"



03 W03 SOUTH ELEV.
1/4" = 1'-0"



02 W02 SOUTH ELEV.
1/4" = 1'-0"



01 W01 SOUTH ELEV.
1/4" = 1'-0"

GENERAL NOTES - WINDOWS

1. WINDOW SYSTEMS TO BE ES WINDOWS; FRAME COLOR: KYLAR 500 BONE WHITE
2. ALL WINDOW GLASS TO BE LOW-E, SOLARBAN 70+, IMPACT RATED GLASS
3. **CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE DESIGN TEAM FOR APPROVAL PRIOR TO FABRICATION.**
4. ALL EXTERIOR WINDOW DIMENSIONS ARE OF ROUGH OPENING (R.O.) DIMENSIONS; ALL WINDOWS TO BE COORDINATE W/ REQUIRED BUCKING DIMENSIONS FOR ADJACENT SIDING;
5. ALL WINDOWS TO BE INSTALLED PER WINDOW MANUFACTURERS RECOMMENDATIONS AND FLORIDA PRODUCT APPROVAL DOCUMENTS INCLUDING BUT NOT LIMITED TO ALL APPLICABLE NOA'S
6. CONTRACTOR SHALL FIELD VERIFY ALL WINDOW OPENINGS AND WINDOW SYSTEM CONFIGURATIONS FOR COMPLIANCE WITH APPROVED SHOP DRAWINGS AND DESIGN DETAILS. WINDOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED CORRECTIONS TO COMPLY WITH APPROVED SHOP DRAWINGS AND DETAILED SPECIFICATIONS
7. ALL REQUIRED STEEL MULLIONS, COLUMNS AND WELD PLATES WITHIN WINDOW SYSTEM SHALL BE HOT DIPPED GALVANIZED, WITH EXT. EDGE OF ALL REQUIRED PLATES SET FLUSH WITH WALL FACE OR EXTERIOR SLAB SURFACE TO ALLOW FOR PROPER WATERPROOFINGN AND CONTINIOUS SILL FLASHING
8. ALL SILL FLASHING TO BE CONTINIOUS, TYP.

KEY NOTES : XX

ALL "BOXED" NOTES ON THIS PLAN REFER TO THE LIST BELOW; NOT ALL NOTES ON EACH SHEET

1. WRAP SUPPORT POST IN BREAK METAL; FINISH TO MATCH WINDOW SYSTEM; TYP.
2. OPERABLE WINDOW
3. SLIDING GLASS DOOR INTO ADJACENT POCKET
4. SLIDING GLASS DOOR; NO POCKET
5. GLASS SYSTEM W/ DOOR
6. GLASS W/ WHITE P.V.B. INTERLAYER
7. 3/4" P.T. WOOD BUCKING AT JAMBS
8. 1-1/2" P.T. WOOD BUCKING AT JAMBS
9. 2" P.T. WOOD BUCKING AT JAMBS
10. EMERGENCY ESCAPE AND RESCUE OPENING (EERO)

NO.	REVISIONS	DATE
2	LBK Permit Rev. 1	11.18.2021
5	ASI 2	09.19.2022

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WINDOW SCHEDULE

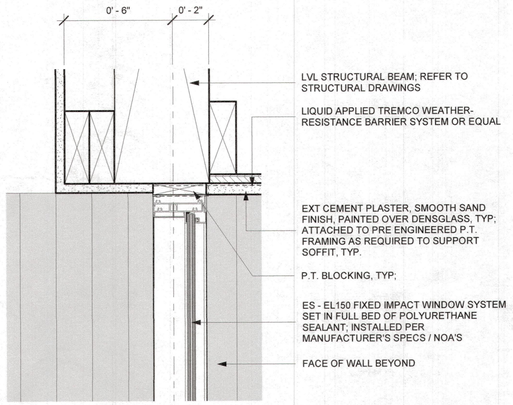
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Date	12.03.2021
Drawn By	GG, DP
Checked By	DP, JH

PERMIT SET

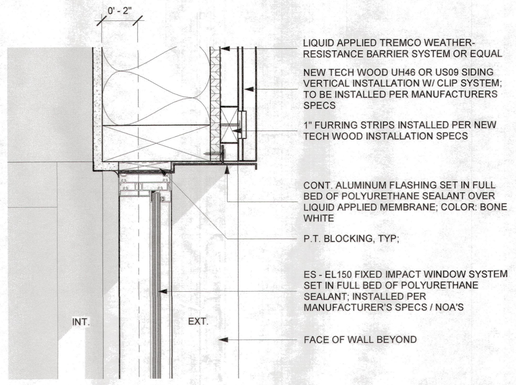
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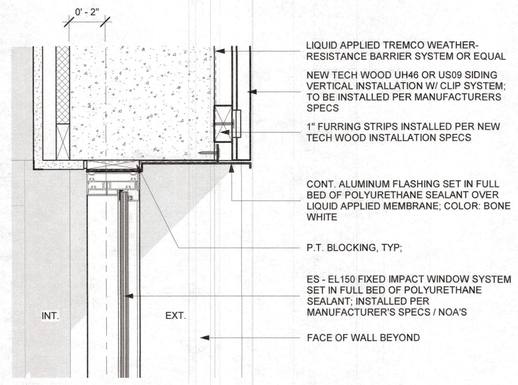
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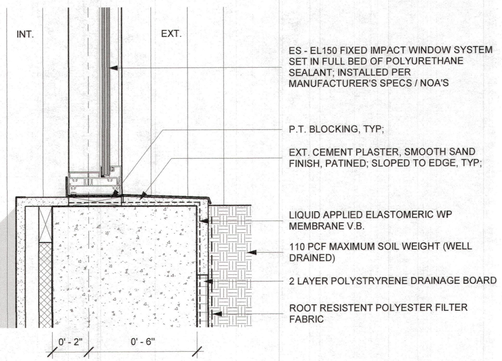
6 GLASS - LVL - FIXED W/ SOFFIT HEADER
3" = 1'-0"



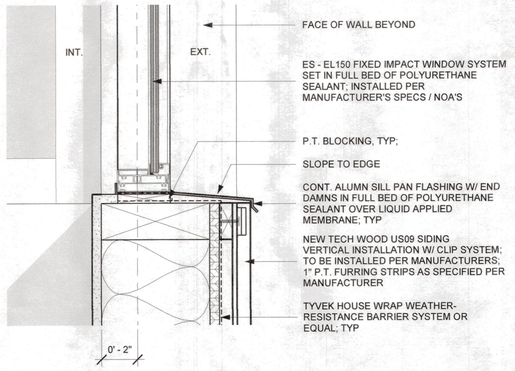
5 GLASS - WOOD STUD - FIXED HEADER
3" = 1'-0"



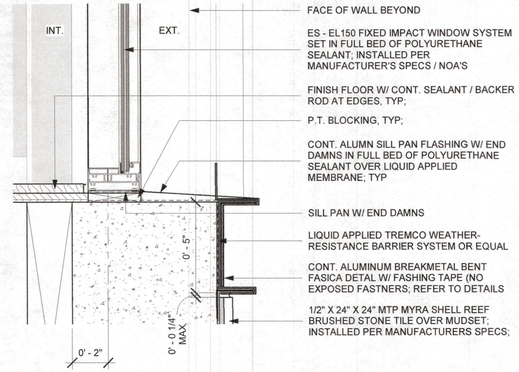
4 GLASS - CONCRETE - FIXED HEADER
3" = 1'-0"



3 GLASS - CONCRETE - FIXED W/ PLANTER SILL
3" = 1'-0"



2 GLASS - WOOD STUDD - FIXED SILL
3" = 1'-0"



1 GLASS - CONCRETE - FIXED SILL
3" = 1'-0"

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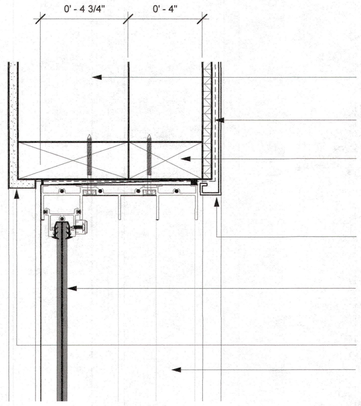
WINDOW DETAILS

Project Number	2021_08
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Drawn By	GG, DP
Checked By	DP, JH

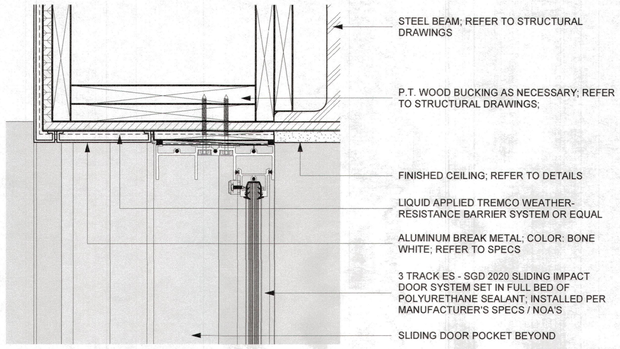
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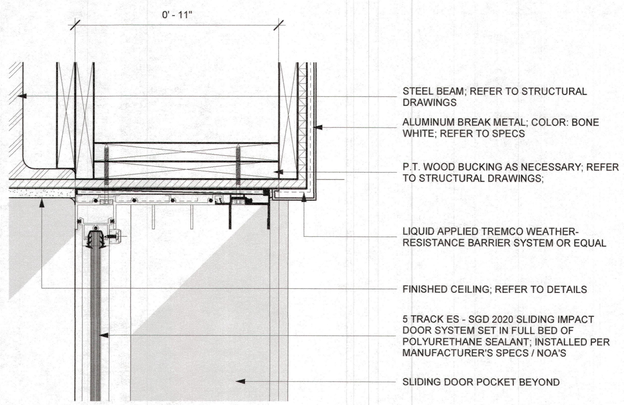
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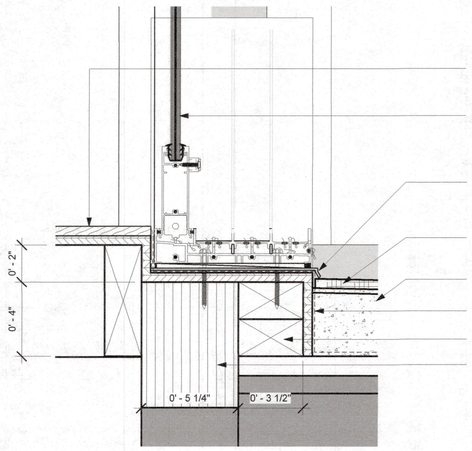
6 GLASS - LVL - 4 PANEL SLIDER HEADER
3" = 1'-0"



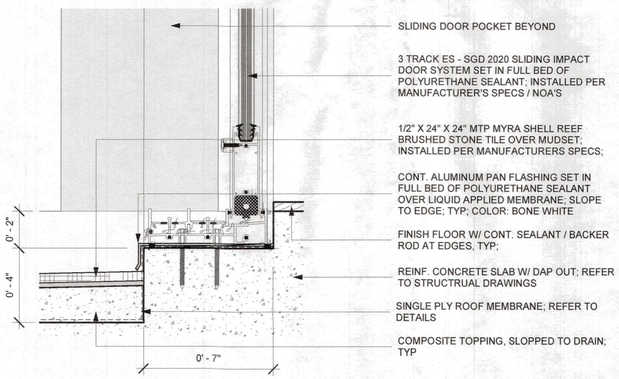
5 GLASS - STEEL - 3 PANEL SLIDER HEADER
3" = 1'-0"



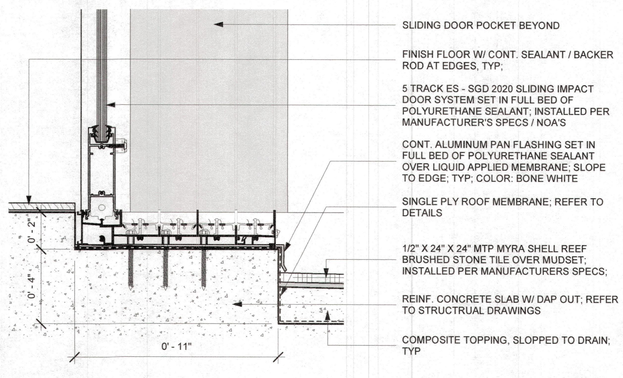
4 GLASS - STEEL - 5 PANEL SLIDER HEADER
3" = 1'-0"



3 GLASS - LVL - 4 PANEL SLIDER SILL
3" = 1'-0"



2 GLASS - CONCRETE - 3 PANEL SLIDER SILL
3" = 1'-0"



1 GLASS - CONCRETE - 5 PANEL SLIDER SILL
3" = 1'-0"

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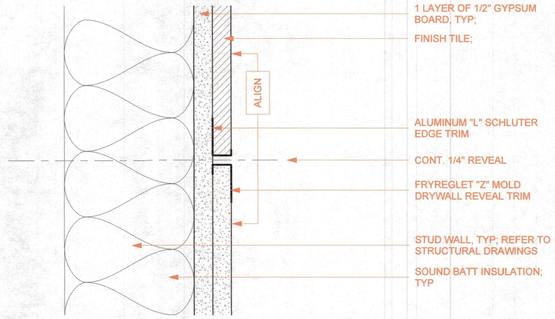
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INTERIOR FINISH NOTES :

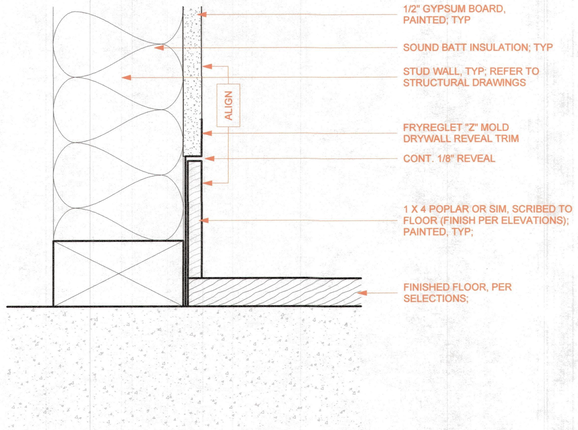
- **GC TO COORDINATE ALL ALIGNED FINISHES; ALL WALLS W/ ADJACENT TILE TO HAVE 2 LAYERS OF GYPSUM TO ALLOW FOR FLUSH / ALIGNED FINISHES; TYP;**
- **ALL BLOCKING / BACKING OR NECESSARY ADDITIONAL FRAMING TO BE COORDINATED WITH GC BEFORE INSTALLATION OF DRYWALL; GC TO COORDINATE**
- ALL EXPOSED TILE EDGES TO HAVE A ALUMINUM "L" SCHLUTER EDGE TRIM

CABINETRY NOTES :

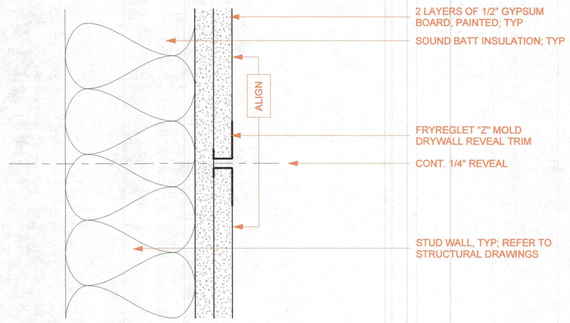
- ALL CABINETS AND WOOD WORK TO BE "EUROPEAN DESIGN," FRAMLESS CONSTRUCTION USING 3/4" DOMESTIC PREFINISHED CABINETRY GRADE FORMADEHYDE FREE WOOD OR ALTERNATE APPROVED BY DESIGN.
- ALL HINGES SHALL BE BLUM, CONCEALED WITH INTEGRATED BLUMOTION OR ALTERNATE APPROVED BY DESIGN. TO BE INCLUDED IN SUBMITAL(S).
- DRAWERS TO BE SOLID 3/4" DOMESTIC PREFINISHED CABINETRY GRADE WOOD WITH DOVETAIL JOINTS AND KING SLIDE - PUSH TO OPEN, SOFT CLOSE UNDERMOUNT HARDWARE.
- ALL CABINETS TO HAVE NO VISIBLE HARDWARE: UPPER CABINETS TO BE BOTTOM EDGE PULL AND BASE CABINETS TO HAVE BLUM TIP-ON TOUCH LATCH
- ALL ELECTRICAL OR LOW VOLTAGE OUTLETS COVERED BY CABINET / BUILT INS TO BE FLUSH MOUNTED TO THE SURFACE OF THE CABINET / BUILT IN
- **ALL BLOCKING / BACKING OR NECESSARY ADDITIONAL FRAMING TO BE COORDINATED WITH GC BEFORE INSTALLATION OF DRYWALL**



DETAIL 02 : DRYWALL / TILE



BASEBOARD DETAIL
6" = 1'-0"



DETAIL 01 : DRYWALL / DRYWALL

FRY REGLET DETAIL
6" = 1'-0"

NO.	REVISIONS	DATE
4	Revision 4	Date 4

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INTERIOR DETAILS

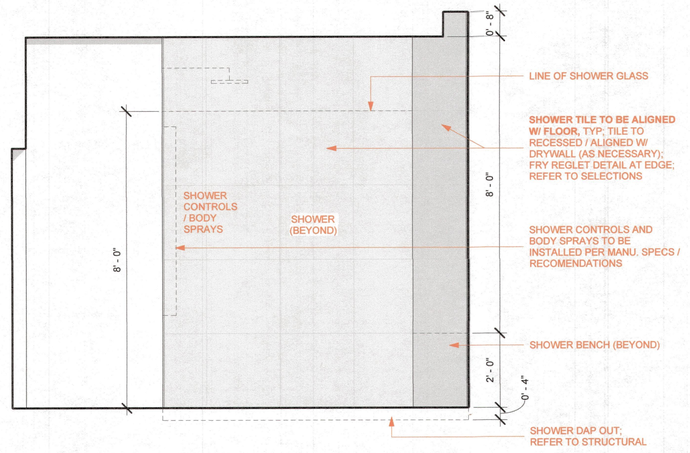
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Date	09.07.2021
Drawn By	Author
Checked By	Checker

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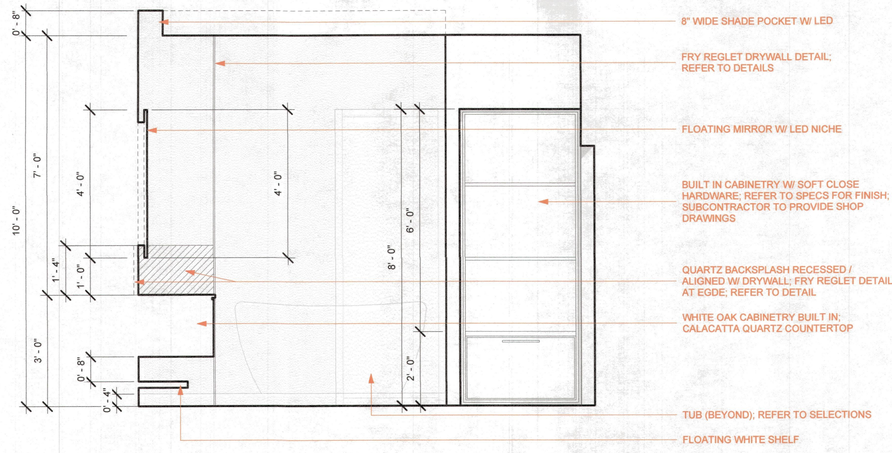
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4 MASTER BATH - WEST INTERIOR ELEVATION
1/2" = 1'-0"



2 MASTER BATH - EAST INTERIOR ELEVATION
1/2" = 1'-0"

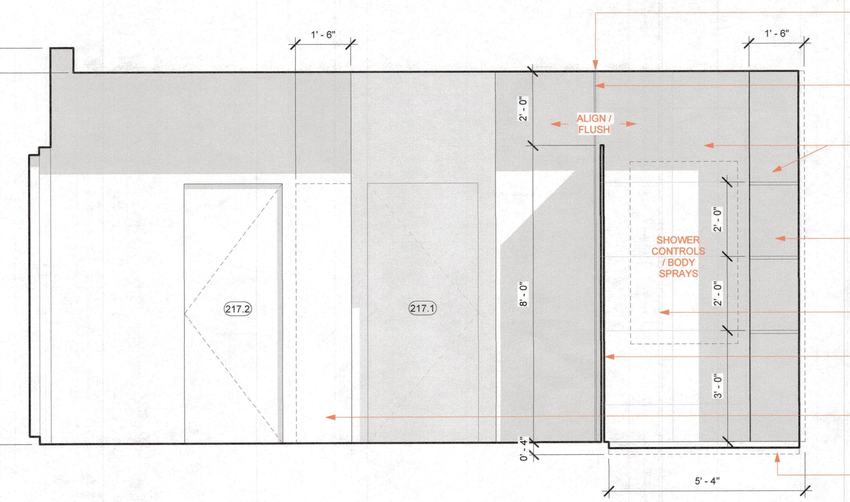
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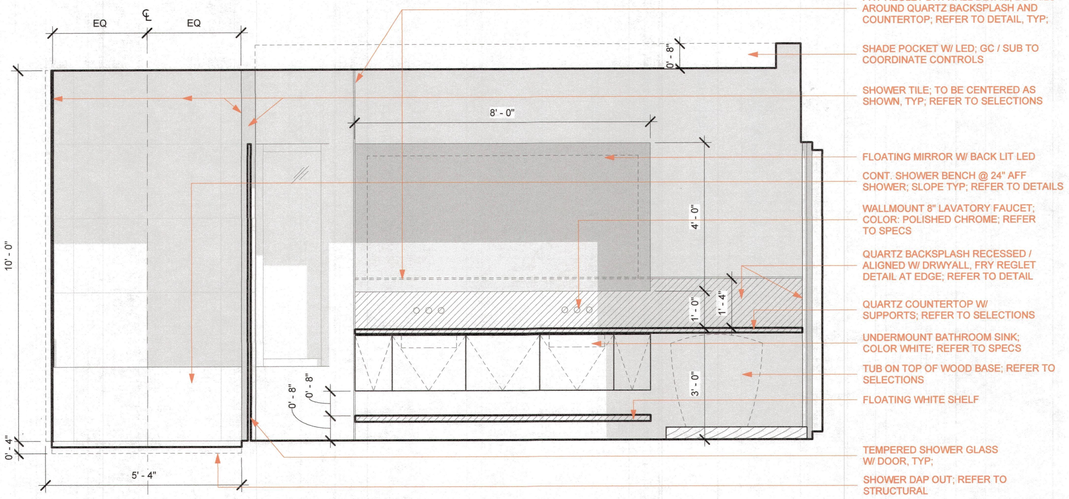
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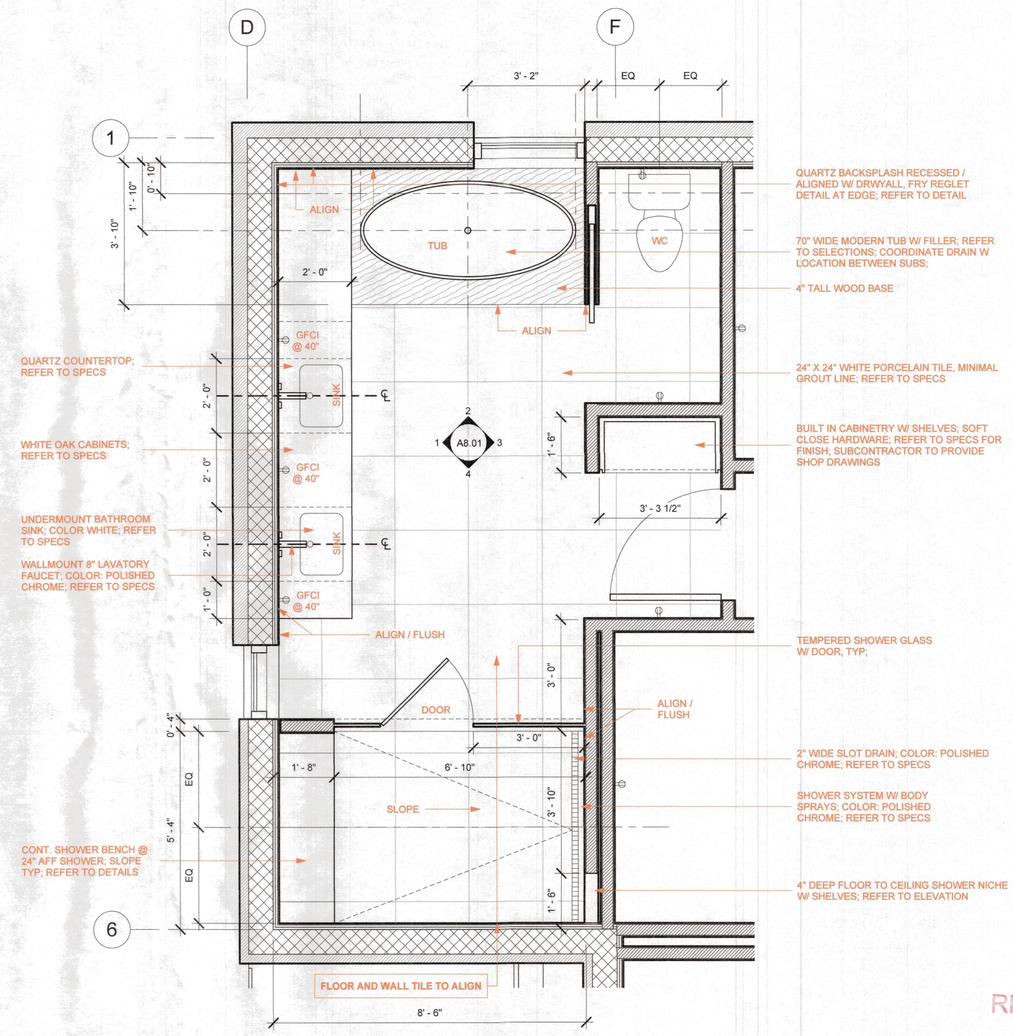
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3 MASTER BATH - SOUTH ELEVATION
1/2" = 1'-0"



1 MASTER BATH - NORTH INTERIOR ELEVATION
1/2" = 1'-0"



5 SECOND FLOOR - MASTER BATHROOOM CALL OUT
1/2" = 1'-0"

500 Harbor Cove New Residence

500 Harbor Cove Circle
Longboat Key, FL 34228

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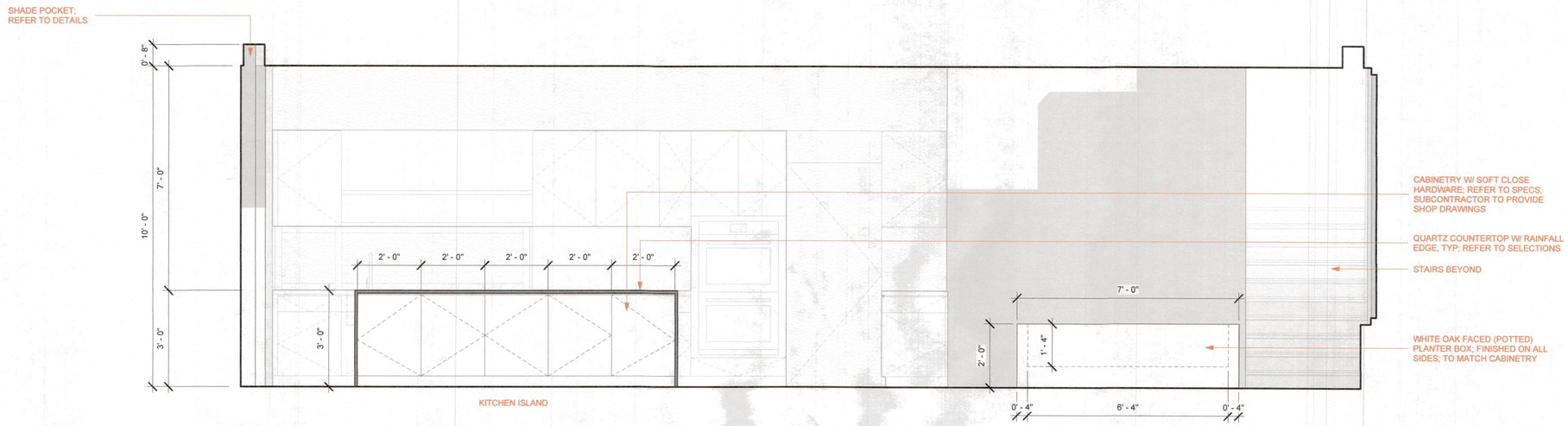
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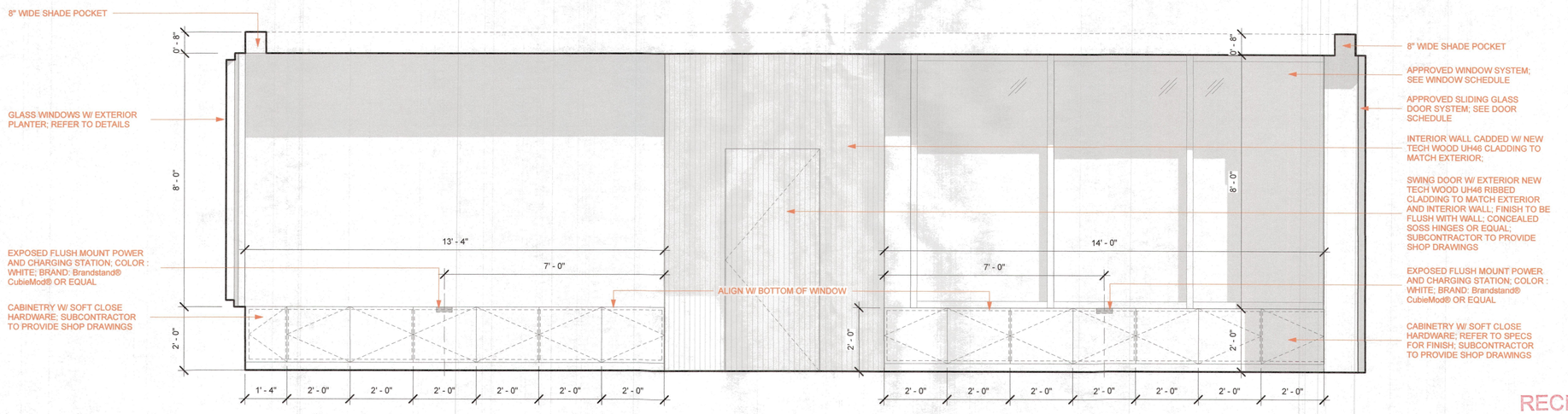
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2 LIVING ROOM - WEST INTERIOR ELEVATION
1/2" = 1'-0"



1 LIVING ROOM - EAST INTERIOR ELEVATION
1/2" = 1'-0"

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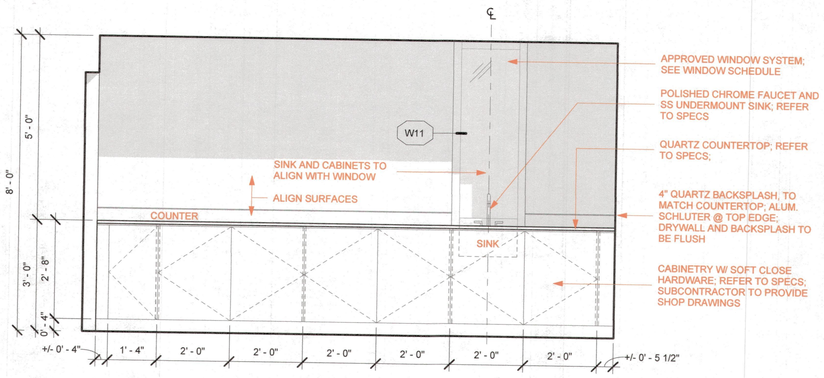
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INTERIOR FINISH NOTES :

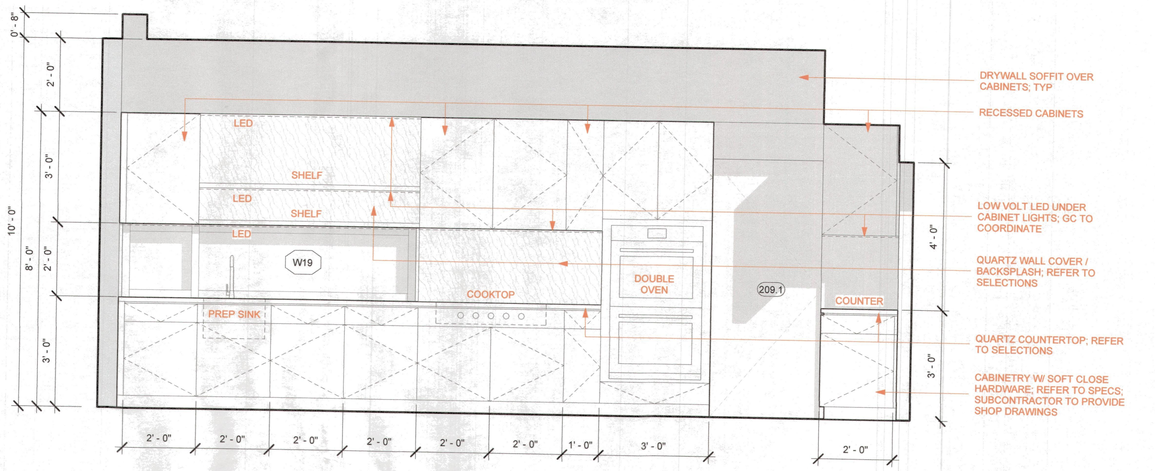
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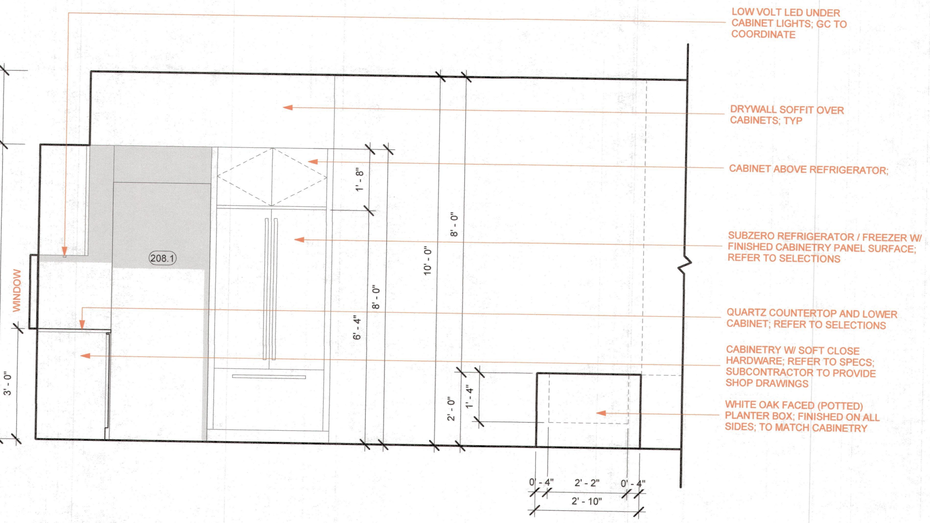
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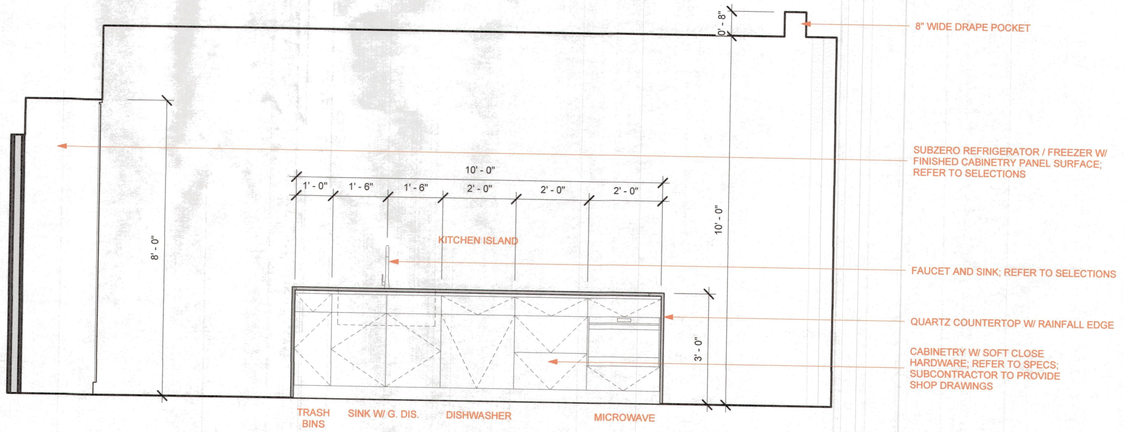
4 LANDRY - WEST INTERIOR ELEVATION
1/2" = 1'-0"



2 KITCHEN - WEST INTERIOR ELEVATION
1/2" = 1'-0"



3 KITCHEN - NORTH INTERIOR ELEVATION
1/2" = 1'-0"



1 KITCHEN - EAST INTERIOR ELEVATION
1/2" = 1'-0"

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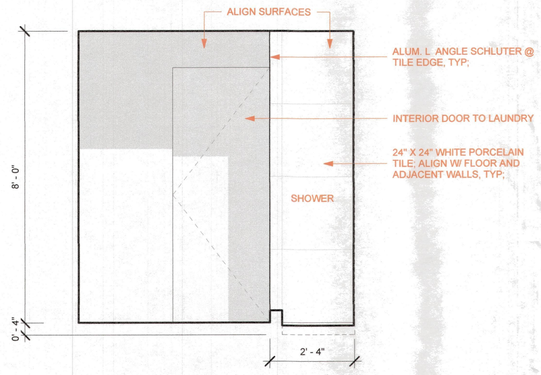
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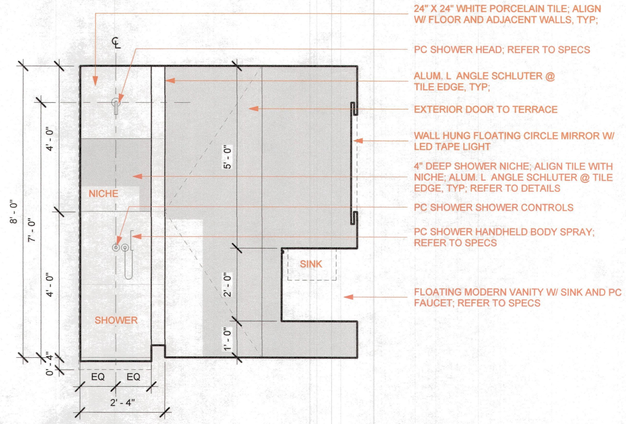
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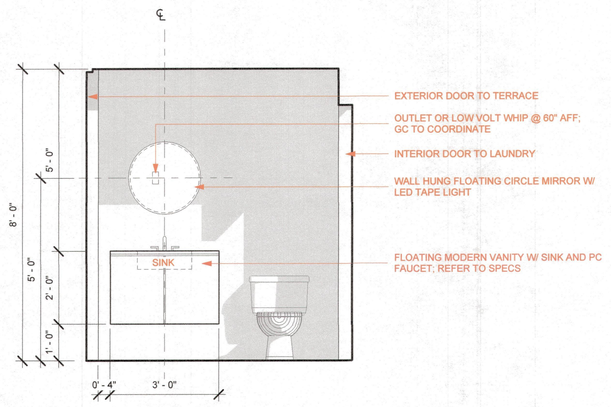
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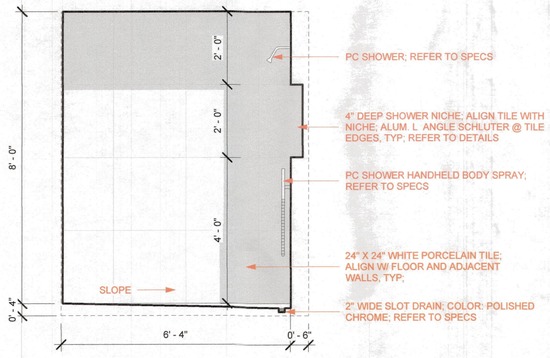
4 14_POOL BATH - NORTH INTERIOR ELEVATION
1/2" = 1'-0"



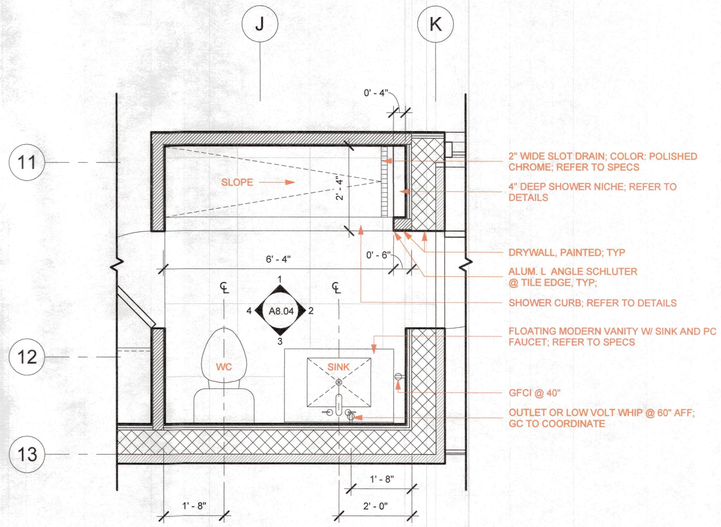
2 12_POOL BATH - SOUTH INTERIOR ELEVATION
1/2" = 1'-0"



3 13_POOL BATH - WEST INTERIOR ELEVATION
1/2" = 1'-0"



1 11_POOL BATH - EAST INTERIOR ELEVATION
1/2" = 1'-0"



5 SECOND FLOOR - POOL BATH
1/2" = 1'-0"

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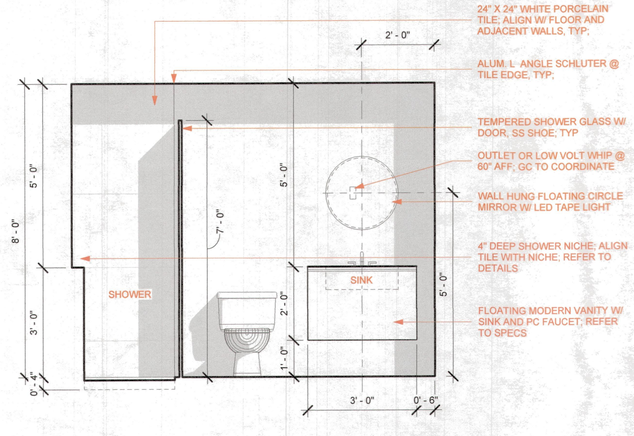
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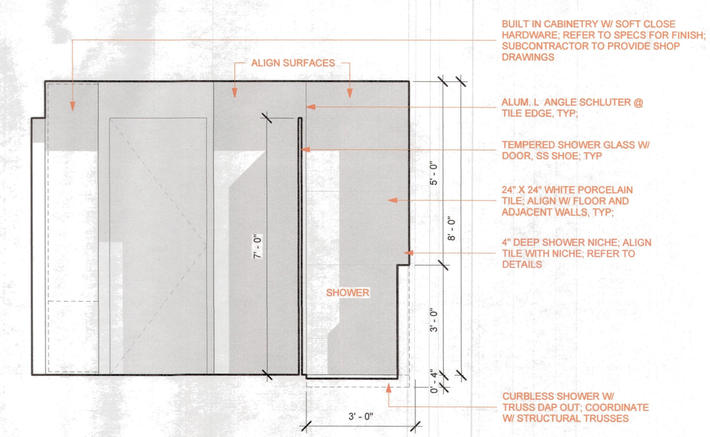
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CABINETRY NOTES :

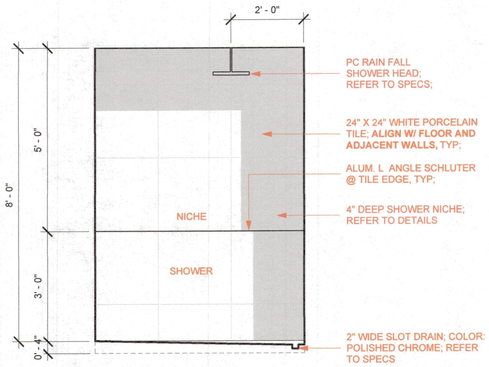
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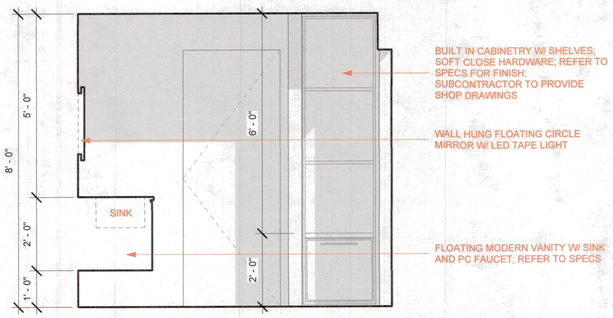
18_BATHROOM - NORTH INTERIOR ELEVATION
4 1/2" = 1'-0"



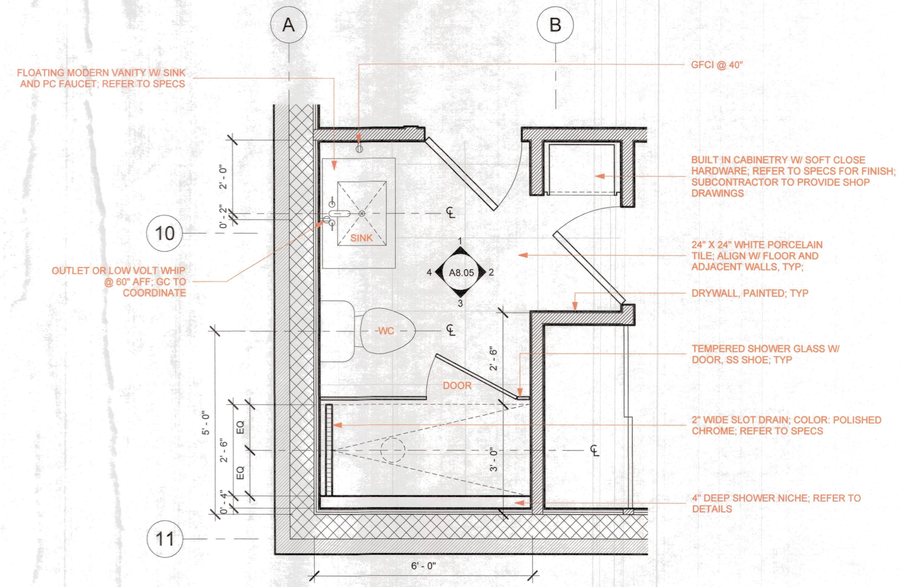
16_BATHROOM - SOUTH INTERIOR ELEVATION
2 1/2" = 1'-0"



17_BATHROOM - WEST INTERIOR ELEVATION
3 1/2" = 1'-0"



15_BATHROOM - EAST INTERIOR ELEVATION
1 1/2" = 1'-0"



SECOND FLOOR - BATHROOM
5 1/2" = 1'-0"

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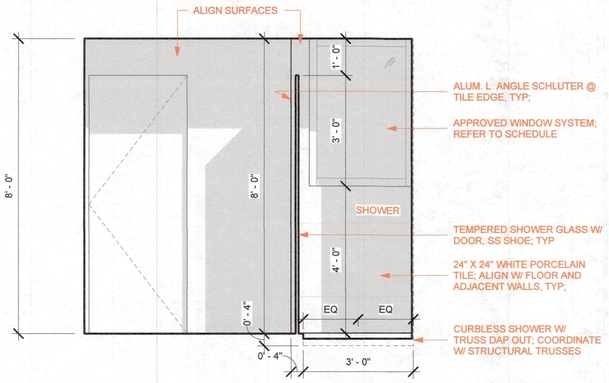
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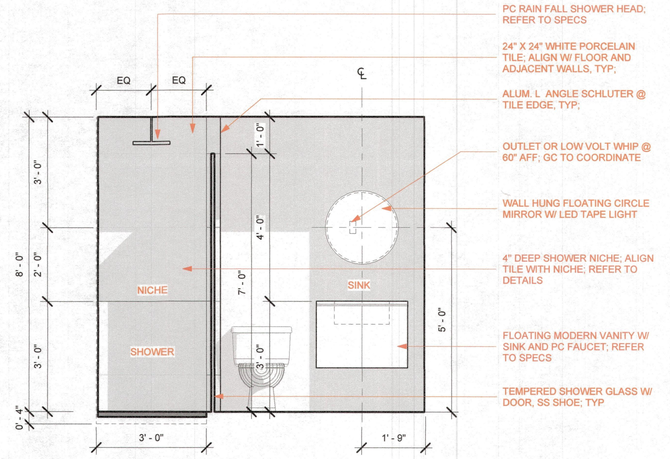
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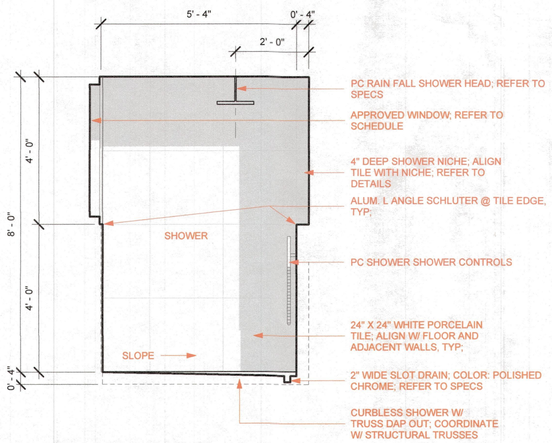
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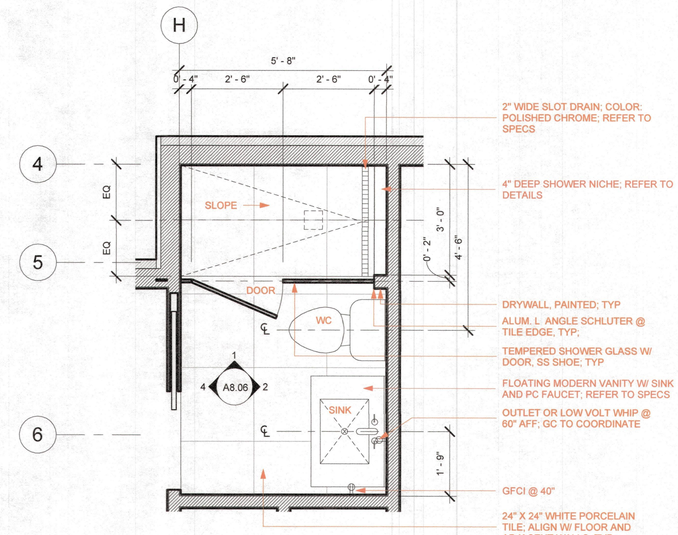
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1/2" = 1'-0"



2 THIRD FLOOR - BATHROOM - SOUTH INTERIOR ELEVATION
1/2" = 1'-0"



1 THIRD FLOOR - BATHROOM - EAST INTERIOR ELEVATION
1/2" = 1'-0"



5 THIRD FLOOR - BATHROOM
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BRADENTON, FL 34209
P. 941.681.0349

ENERGY AND SUSTAINABILITY CONSULTANT

KARL WHITE
MASHRAE, LEED AP
1348 FRUITVILLE RD, SUITE 203
SARASOTA, FL 34236
P. 941. 957. 1100

INTERIOR PARTIAL PLANS AND ELEVATIONS

Project Number	21_08
Date	09.07.2021
Drawn By	Author
Checked By	Checker

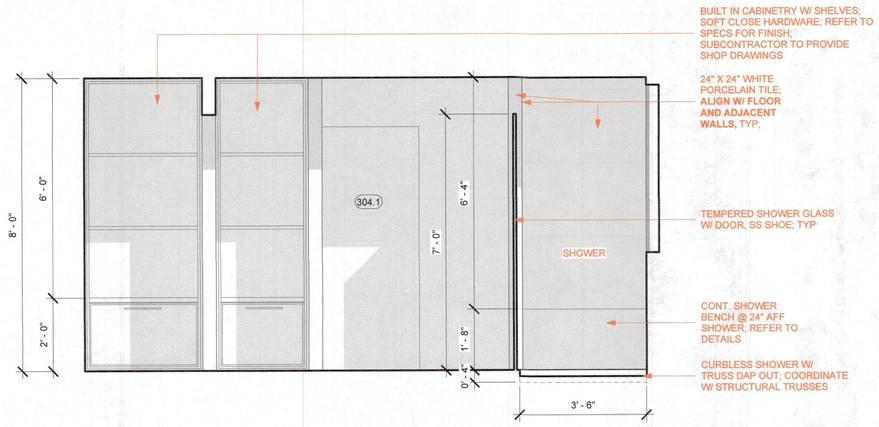
PERMIT SET

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OCT 26 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

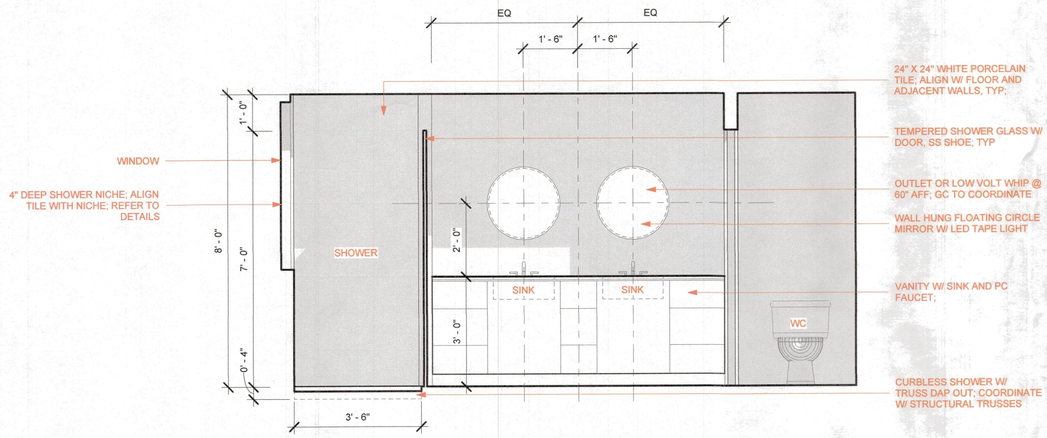
BLDG PERMIT PLANS
Copy of Record

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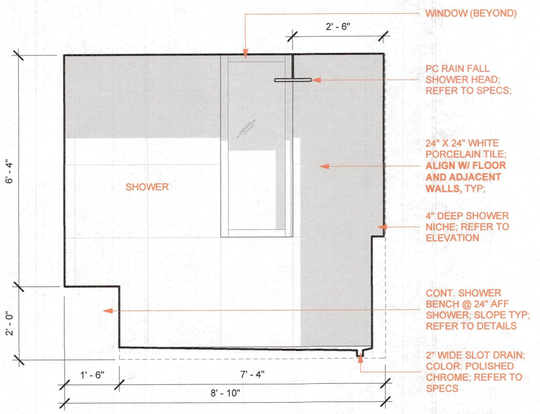
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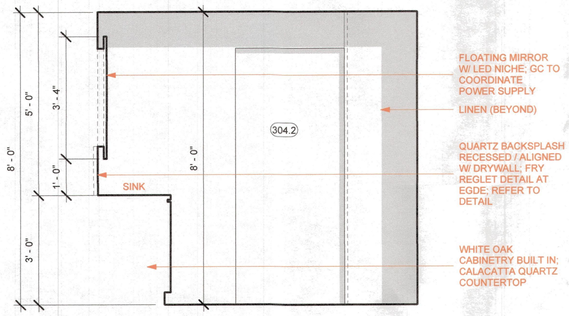
28_BEDROOM 02 - SOUTH INTERIOR ELEVATION
2 1/2" = 1'-0"



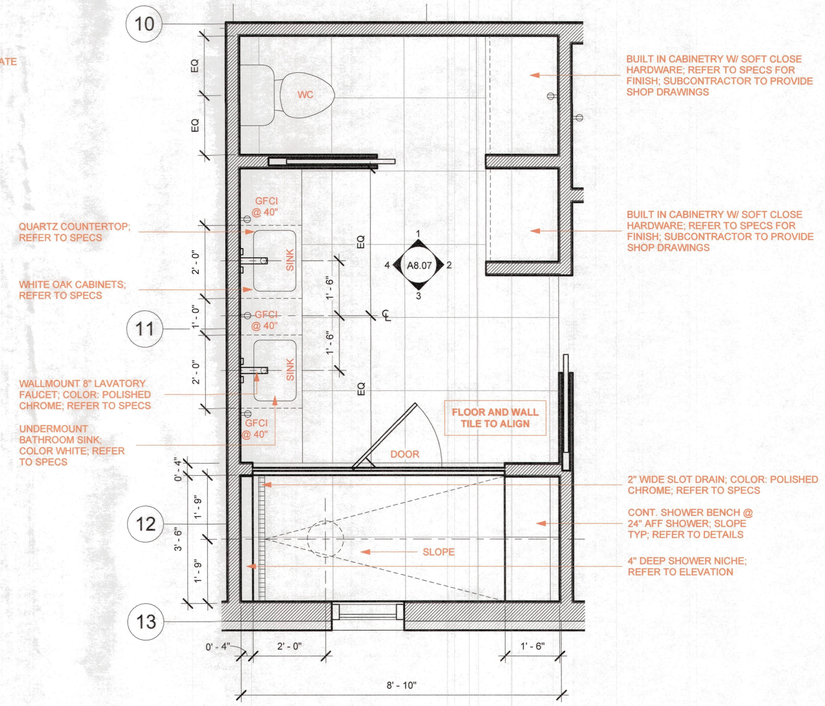
30_BEDROOM 02 - NORTH INTERIOR ELEVATION
4 1/2" = 1'-0"



29_BEDROOM 02 - WEST INTERIOR ELEVATION
3 1/2" = 1'-0"



27_BEDROOM 02 - EAST INTERIOR ELEVATION
1 1/2" = 1'-0"



THIRD FLOOR - Callout 1
5 1/2" = 1'-0"

CABINETRY NOTES :

- ALL CABINETS AND WOOD WORK TO BE "EUROPEAN DESIGN," FRAMLESS CONSTRUCTION USING 3/4" DOMESTIC PREFINISHED CABINETRY GRADE FORMADEHYDE FREE WOOD OR ALTERNATE APPROVED BY DESIGN.
- ALL HINGES SHALL BE BLUM, CONCEALED WITH INTEGRATED BLUMOTION OR ALTERNATE APPROVED BY DESIGN. TO BE INCLUDED IN SUBMITAL(S).
- DRAWERS TO BE SOLID 3/4" DOMESTIC PREFINISHED CABINETRY GRADE WOOD WITH DOVETAIL JOINTS AND KING SLIDE - PUSH TO OPEN, SOFT CLOSE UNDERMOUNT HARDWARE.
- ALL CABINETS TO HAVE NO VISIBLE HARDWARE: UPPER CABINETS TO BE BOTTOM EDGE PULL AND BASE CABINETS TO HAVE BLUM TIP-ON TOUCH LATCH
- ALL ELECTRICAL OR LOW VOLTAGE OUTLETS COVERED BY CABINET / BUILT INS TO BE FLUSH MOUNTED TO THE SURFACE OF THE CABINET / BUILT IN
- **ALL BLOCKING / BACKING OR NECESSARY ADDITIONAL FRAMING TO BE COORDINATED WITH GC BEFORE INSTALLATION OF DRYWALL**

INTERIOR FINISH NOTES :

- **GC TO COORDINATE ALL ALIGNED FINISHES; ALL WALLS W/ ADJACENT TILE TO HAVE 2 LAYERS OF GYPSUM TO ALLOW FOR FLUSH / ALIGNED FINISHES; TYP;**
- **ALL BLOCKING / BACKING OR NECESSARY ADDITIONAL FRAMING TO BE COORDINATED WITH GC BEFORE INSTALLATION OF DRYWALL; GC TO COORDINATE**
- ALL EXPOSED TILE EDGES TO HAVE A ALUMINUM "L" SCHLUTER EDGE TRIM

NO.	REVISIONS	DATE
4	Revision 4	Date 4

500 Harbor Cove New Residence

500 Harbor Cove Circle
Longboat Key, FL 34228

DEREK PIROZZI **DESIGN WORKSHOP** LLC
2702 JEFFERSON CIRCLE SARASOTA, FL 34239
Phone (941) 716.2746 Derek@DPDWorkshop.com

STRUCTURAL ENGINEER

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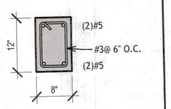
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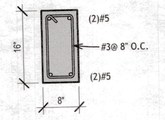
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BEAMS

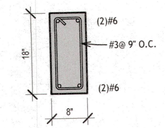
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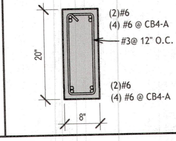
CB2



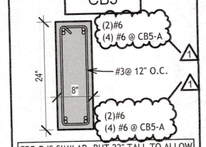
CB3



CB4

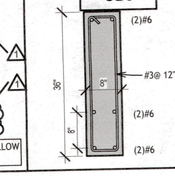


CB5

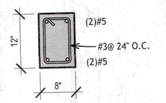


CB5-B IS SIMILAR, BUT 22" TALL TO ALLOW FOR DOOR DAP OUT

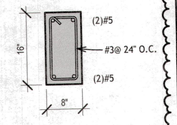
CB6



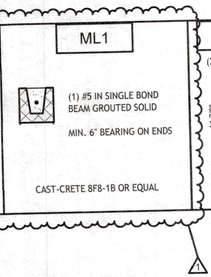
TB1



TB2

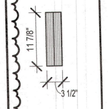


ML1



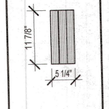
WB1

(2) 11 7/8" LVL



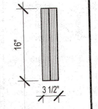
WB2

(3) 18" LVL



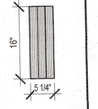
WB3

(2) 16" LVL



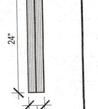
WB4

(3) 16" LVL



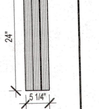
WB5

(2) 24" LVL



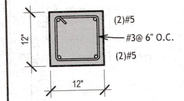
WB6

(3) 24" LVL



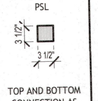
COLUMNS

CC1



WP1

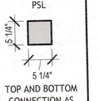
3 1/2" X 3 1/2" PSL



TOP AND BOTTOM CONNECTION AS NOTED

WP2

5 1/4" X 5 1/4" PSL



TOP AND BOTTOM CONNECTION AS NOTED

SP1

HSS4X4X1/2



SP2

HSS5X5X1/2



WALLS, FLOORS, AND ROOFS

R1	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. 5/8" CDX PLYWOOD W/ 10d RINGSHANK @ 4" O.C. IN FIELD AND EDGES. SEE TRUSS NOTES FOR DEFLECTION CRITERIA

FL1	24" FLOOR TRUSS @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL2	18" FLOOR TRUSS @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL3	8" CIP SLAB W/ #5 @ 8" O.C. TOP AND BOTTOM BOTH DIRECTIONS
FL4	4" CONCRETE SLAB W/ 6 X 6 X W1.4 X W1.4 W.W.F. 3,500 PSI CONCRETE OVER 6 MIL. VAPOR BARRIER LAPPED 36" AND TAPED OVER COMPACTED BACKFILL AS PER STRUCTURAL NOTES. PROVIDE SOIL POISON AS REQ.
FL5	2X12 @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES

W0	8" MASONRY STEMWALL GROUT SOLID VERTICAL REINFORCEMENT: (1) #5 CORNERS AND (1) #5 @ 48" O.C. MAX. FOR STEMWALL HEIGHT < 48" (1) #5 @ 32" O.C. MAX. FOR STEMWALL UP TO 72" (MAX.) HORIZONTAL REINFORCEMENT (1) K.O. COURSE AT 24" O.C. MAX. W/ (1) #5.
W1 PROVIDE TB1 @ TOP OF WALL U.N.O.	8" MASONRY WALL VERTICAL REINFORCEMENT: (1) #5 GROUTED SOLID AT OPENING, CORNERS, AND 48" O.C. MAX. HORIZONTAL REINFORCEMENT: DUROWALL @ 24" O.C. MAX.
W2	2X6 @ 16" O.C. FRAMED WALL SINGLE BOTTOM PLATE, AND DOUBLE TOP PLATE. SP1 AT BOTTOM PLATE AND SP2 AT TOP PLATE UNLESS NOTED OTHERWISE 1/2" CDX PLY W/ 10d RINGSHANK @ 4" O.C. AT EXTERIOR WALL LOCATIONS
W3	8" CIP CONCRETE WALL VERTICAL REINFORCEMENT: #5 @ 18" O.C. MAX. HORIZONTAL REINFORCEMENT: #4 @ 18" O.C. MAX.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building
BLDG PERMIT PLANS FILE
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STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
INFO@KELLERCDD.COM

This item has been electronically signed and sealed by DAVID M. KELLER using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DAVID M. KELLER LICENSE No. 88639 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: 03/28/22 PERMIT

REV	DESCRIPTION	DATE
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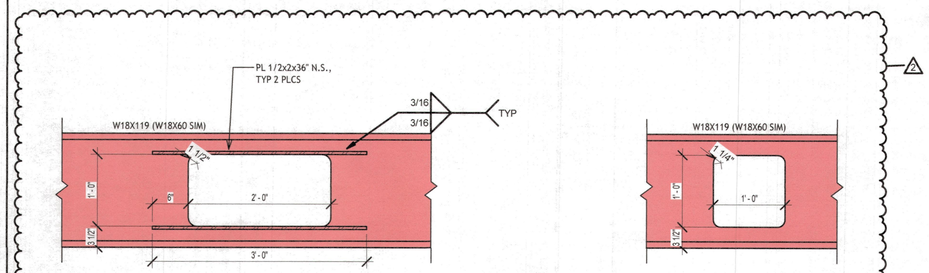
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SCALE AS NOTED

PROJECT NO: Project Number

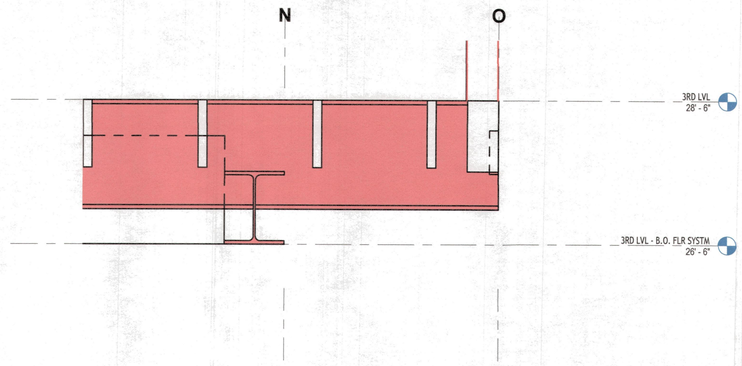
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S-0.3

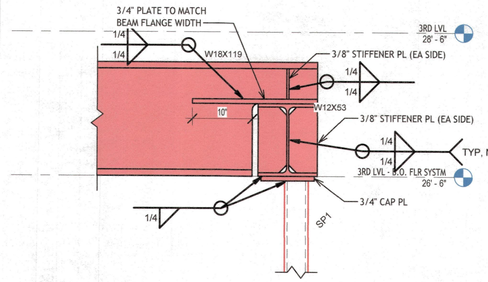


⑦ WEB OPENING DETAILS
1" = 1'-0"

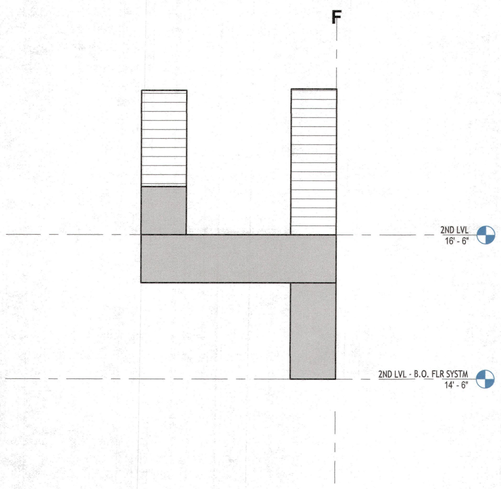
WEB OPENING LOCATIONS SHOWN APPROXIMATELY ON SHEET S-3.0, COORD. W/ ARCH AND VERIFY FINAL LOCATIONS W/ EOR



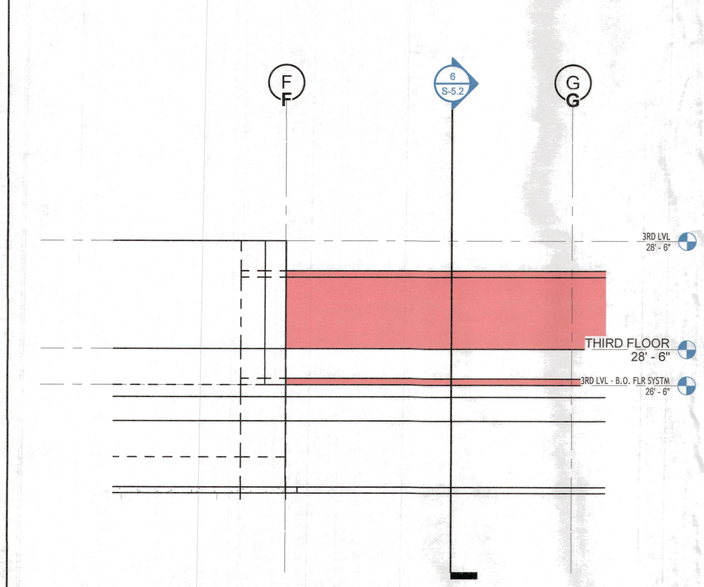
④ DETAIL 4
1" = 1'-0"



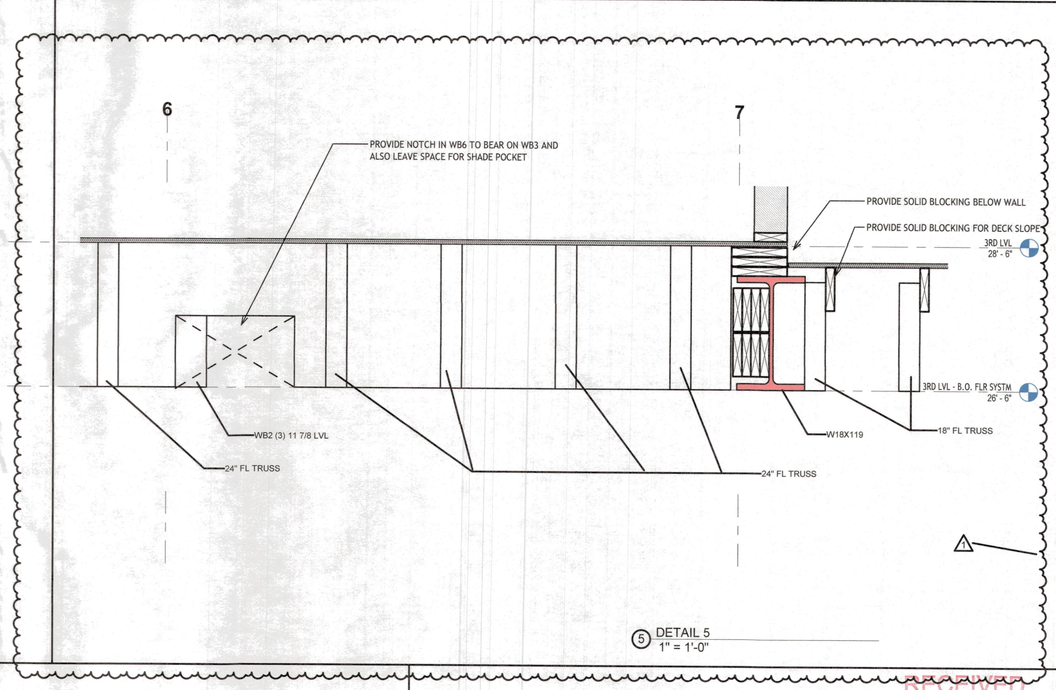
② DETAIL 2
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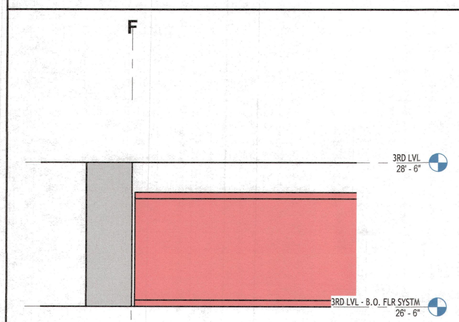
⑥ DETAIL 6
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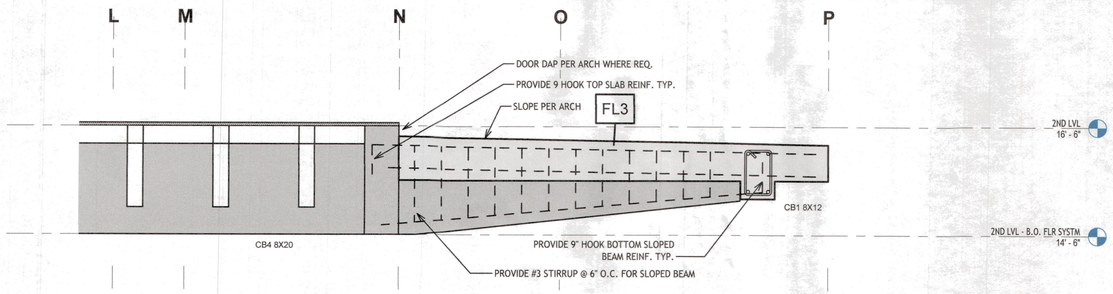
③ DETAIL 3
1" = 1'-0"



⑤ DETAIL 5
1" = 1'-0"



① DETAIL 1
1" = 1'-0"



Ⓐ SLOPED BEAM DETAIL
3/4" = 1'-0"

CONNECTOR NOTE:

SIMPSON CONNECTORS ARE REFERENCED ON THESE PLANS. SUBSTITUTIONS ARE ALLOWED, U.N.O. BUT BUILDER IS RESPONSIBLE FOR CROSS REFERENCING ALLOWED CONNECTOR CAPACITY.

COORDINATE WOOD BEAM AND POSTS CONNECTIONS WITH E.O.R.

STEEL FRAMING NOTE:

STRUCTURAL STEEL FABRICATOR SHALL PROVIDE SHOP DRAWINGS FOR W-BEAM STIFFENERS AND ALL CONNECTIONS FOR APPROVAL BY E.O.R. BEFORE CONSTRUCTION

ALL CONNECTIONS, BOLTED, EMBEDED, WELDED, AND OTHERWISE SHALL BE INSPECTED BY E.O.R. BEFORE FINAL FRAMING INSPECTION.

RECEIVED
OCT 26 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
INFO@KELLERCDD.COM

This item has been electronically signed and sealed by DAVID M. KELLER using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: PERMIT 12-6-2021

REV	DESCRIPTION	DATE
2	CONST 2	10/06/22
1	CONST 1	08/02/22

GRAPHIC SCALE: 0" 1"

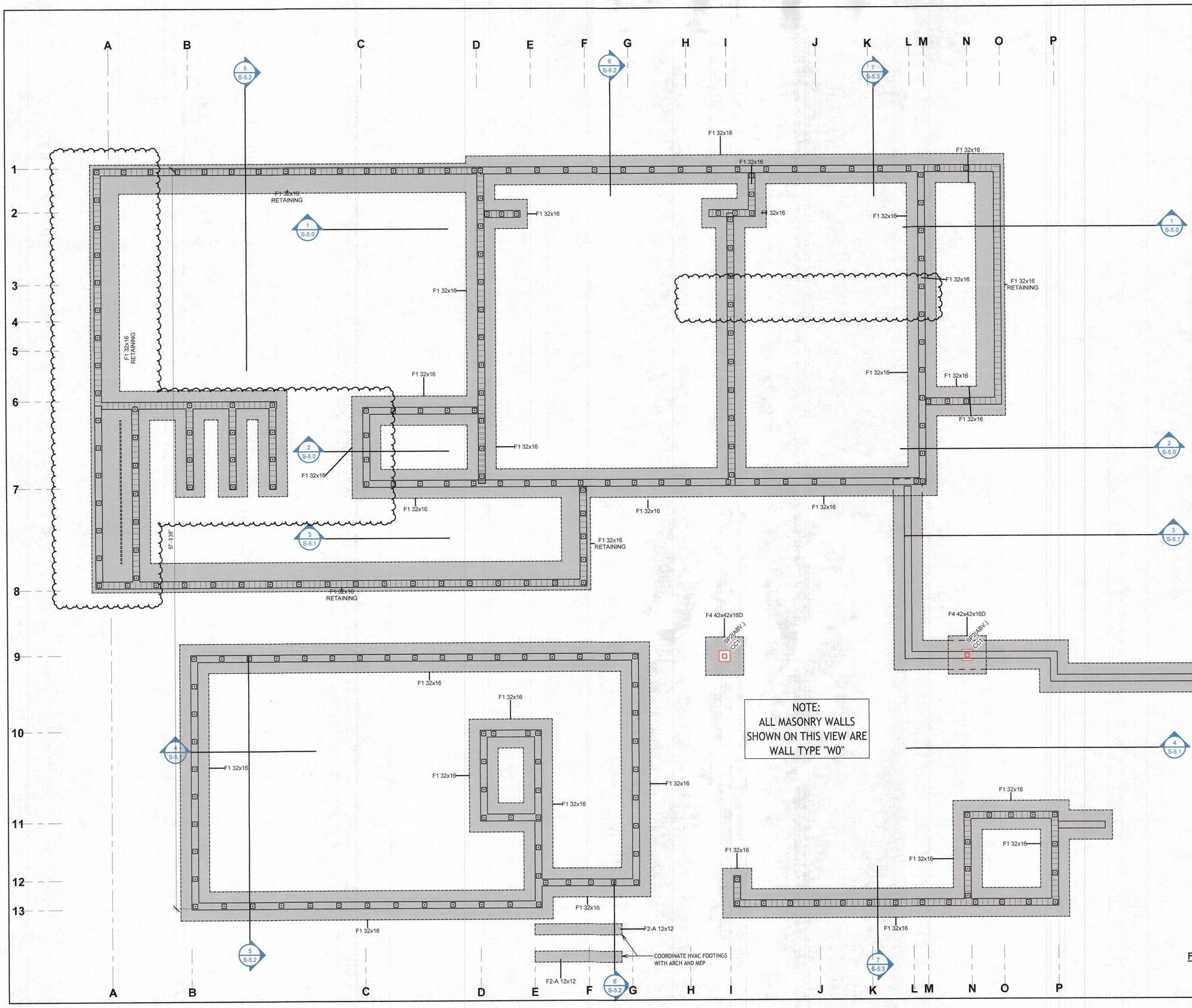
SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: FRAMING DETAILS

BLDG PERMIT PLANS FILE Copy of Record

S-0.5



NOTE:
ALL MASONRY WALLS SHOWN ON THIS VIEW ARE WALL TYPE "W0"

FOUNDATION PLAN
1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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OCT 26 2022
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N

PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: 12-6-2021 PERMIT

REV	DESCRIPTION	DATE
1	CONST 1	08/02/22

GRAPHIC SCALE: 0" 1"

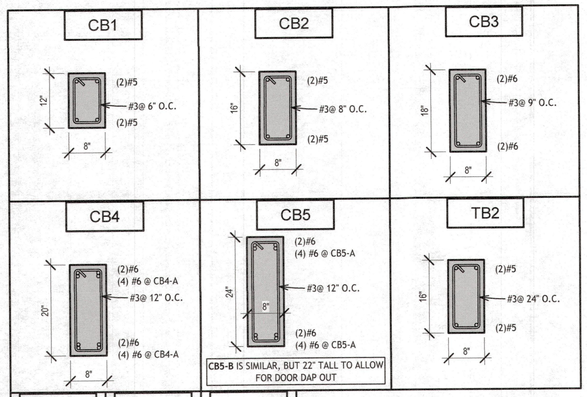
SCALE AS NOTED

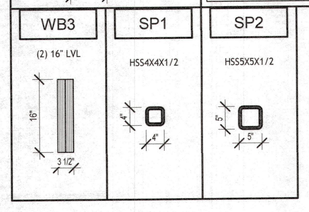
PROJECT NO: Project Number

SHEET TITLE: FOUNDATION PLAN

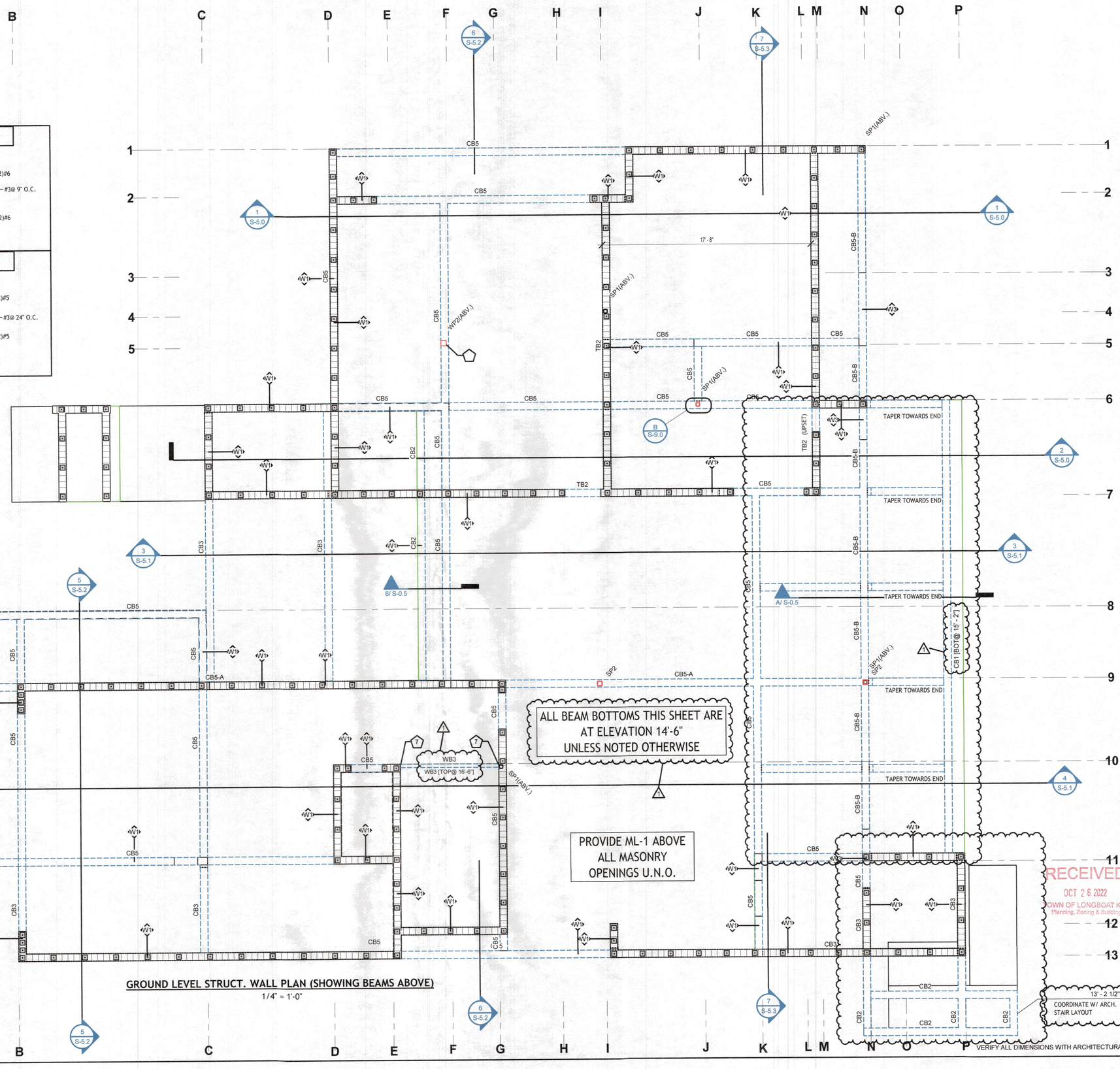
S-1.0

W1	8" MASONRY WALL VERTICAL REINFORCEMENT: (1) #5 GROUTED SOLID AT OPENING, CORNERS, AND 48" O.C. MAX. HORIZONTAL REINFORCEMENT: DUROWALL @ 24" O.C. MAX.
PROVIDE TB1 @ TOP OF WALL U.N.O.	





CONNECTOR SCHEDULE INDICATES (TYPICAL)		
X	REFER TO TRUSS ENGINEERING FOR TRUSS CONNECTION REQUIRED UPLIFT CAPACITY. SEE TRUSS UPLIFT CONNECTOR SCHEDULE FOR SELECTION	
1	ABU66 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
1A	ABU44 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
2	HTT5 W/ RFB#5X8, EMBED 6" MIN. W/ SET EPOXY (OR 5/8" THRU BOLT)	
3	(1) HETA16 (OR HETA20)	
4	(2) HETA 16 (OR HETA20)	
5	HU26	
5-A	HUS210-2	
6	MGU5.50-SDS	
7	HU410 OR HU612 (USE CONCELED FLANGE WHERE REQ.)	2.6
7-A	HHUS410 OR HHUS5.5/10 (USE CONCELED FLANGE WHERE REQ.)	5.6
7-B	HGUS410 (USE CONCELED FLANGE WHERE REQ.)	9.1
8	H10-A	
9	MSTC28	3.0
10	HTS20	
11	HHUS410	
12	MSTA18	11.3
12A	MSTI26	
13	LGU5.25-SDS	6.7
14	HGU5.5-SDS	
15	MGT WITH HDU4	



GROUND LEVEL STRUCT. WALL PLAN (SHOWING BEAMS ABOVE)

1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
INFO@KELLERCDD.COM

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PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: 12-6-2021 PERMIT

REV	DESCRIPTION	DATE
1	CONST 1	08/02/22

GRAPHIC SCALE: 0" 1"

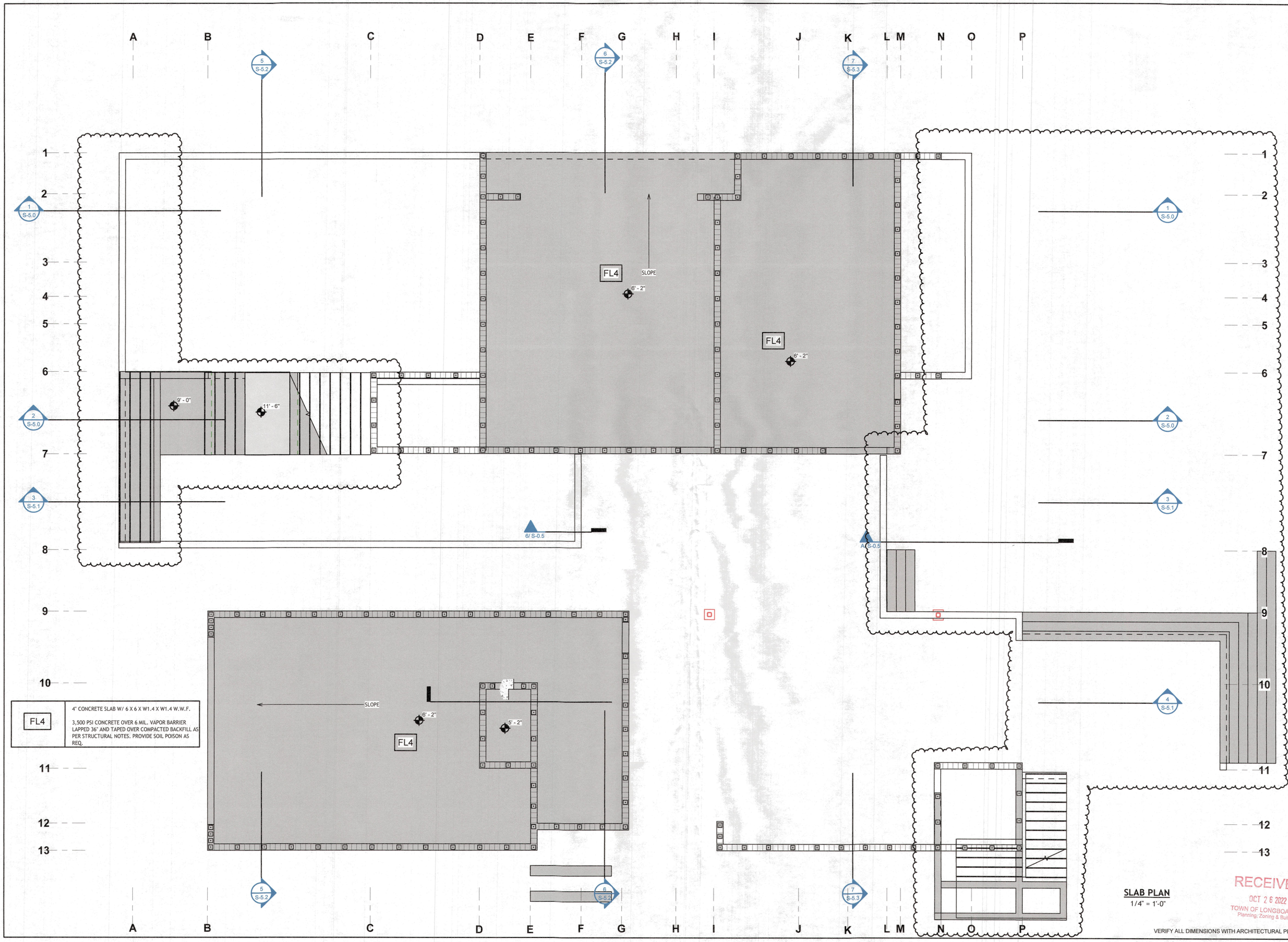
SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: GROUND LVL STRUCT WALL AND COLUMN PLAN

BLDG PERMIT PLANS FILE Copy of Record

S-1.1



FL4	4" CONCRETE SLAB W/ 6 X 6 X W1.4 X W1.4 W.W.F. 3,500 PSI CONCRETE OVER 6 MIL. VAPOR BARRIER LAPPED 36" AND TAPED OVER COMPACTED BACKFILL AS PER STRUCTURAL NOTES. PROVIDE SOIL POISON AS REQ.

SLAB PLAN
1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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Planning, Zoning & Building

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FILE
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STRUCTURAL DESIGN
BY KELLER CDD LLC

DAVID KELLER PE

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PROFESSIONAL ENGINEER

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PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: 12-6-2021 PERMIT

REV	DESCRIPTION	DATE
1	CONST 1	08/02/22

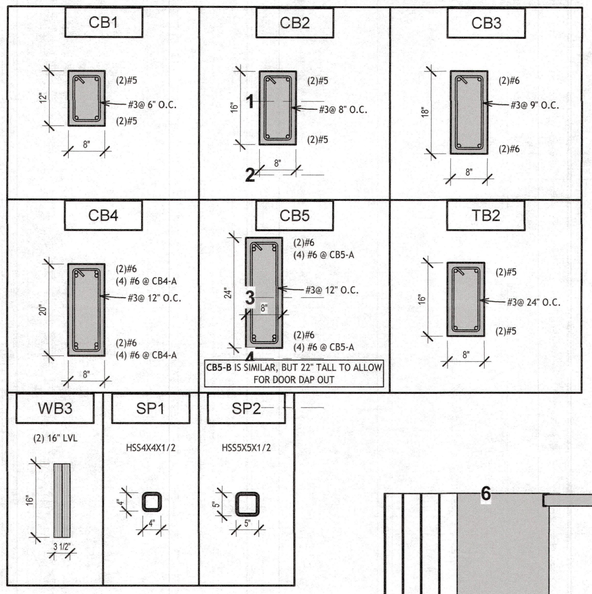
GRAPHIC SCALE: 0" 1"

SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: SLAB PLAN

S-1.2



FL2	18" FLOOR TRUSS @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL3	8" CIP SLAB W/ #5 @ 8" O.C. TOP AND BOTTOM BOTH DIRECTIONS

CONNECTOR SCHEDULE

/T	INDICATES (TYPICAL)	
X	REFER TO TRUSS ENGINEERING FOR TRUSS CONNECTION REQUIRED UPLIFT CAPACITY. SEE TRUSS UPLIFT CONNECTOR SCHEDULE FOR SELECTION	
1	ABU66 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
1A	ABU44 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
2	HTT5 W/ RFB#5X8, EMBED 6" MIN. W/ SET EPOXY (OR 5/8" THRU BOLT)	
3	(1) HETA16 (OR HETA20)	
4	(2) HETA 16 (OR HETA20)	
5	HU26	
5-A	HUS210-2	
6	MGU5.50-SDS	
7	HU410 OR HU612 (USE CONCEALED FLANGE WHERE REQ.)	2.6
7-A	HHUS410 OR HHUS5.5/10 (USE CONCELED FLANGE WHERE REQ.)	5.6
7-B	HGUS410 (USE CONCELED FLANGE WHERE REQ.)	9.1
8	H10-A	
9	MSTC28	3.0
10	HTS20	
11	HHUS410	
12	MSTA18	11.3
12A	MSTI26	
13	LGU5.25-SDS	6.7
14	HGU5.5-SDS	
15	MGT WITH HDU4	

2ND LVL FLOOR AND MID ROOF FRAMING PLAN

1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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FILE
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STRUCTURAL DESIGN BY KELLER CDD LLC

DAVID KELLER PE

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PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: 12-6-2021 PERMIT

REV	DESCRIPTION	DATE
1	CONST 1	08/02/22

GRAPHIC SCALE: 0" 1"

SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: 2ND LL STRUCT. FLOOR AND MID ROOF FRAMING PLAN

S-2.0

W1	8" MASONRY WALL VERTICAL REINFORCEMENT: (1) #5 GROUTED SOLID AT OPENING, CORNERS, AND 48" O.C. MAX. HORIZONTAL REINFORCEMENT: DUROWALL @ 24" O.C. MAX.
PROVIDE TB1 @ TOP OF WALL U.N.O.	

TB1	CB1
12" (2)#5 #3@ 24" O.C. (2)#5, 8"	12" (2)#5 #3@ 6" O.C. (2)#5, 8"

WB1	WB2	WB3	WB4	WB5	WB6
(2) 11 7/8" LVL	(3) 18" LVL	(2) 16" LVL	(3) 16" LVL	(2) 24" LVL	(3) 24" LVL
11 7/8", 3 1/2"	11 7/8", 5 1/4"	16", 3 1/2"	16", 5 1/4"	24", 3 1/2"	24", 5 1/4"

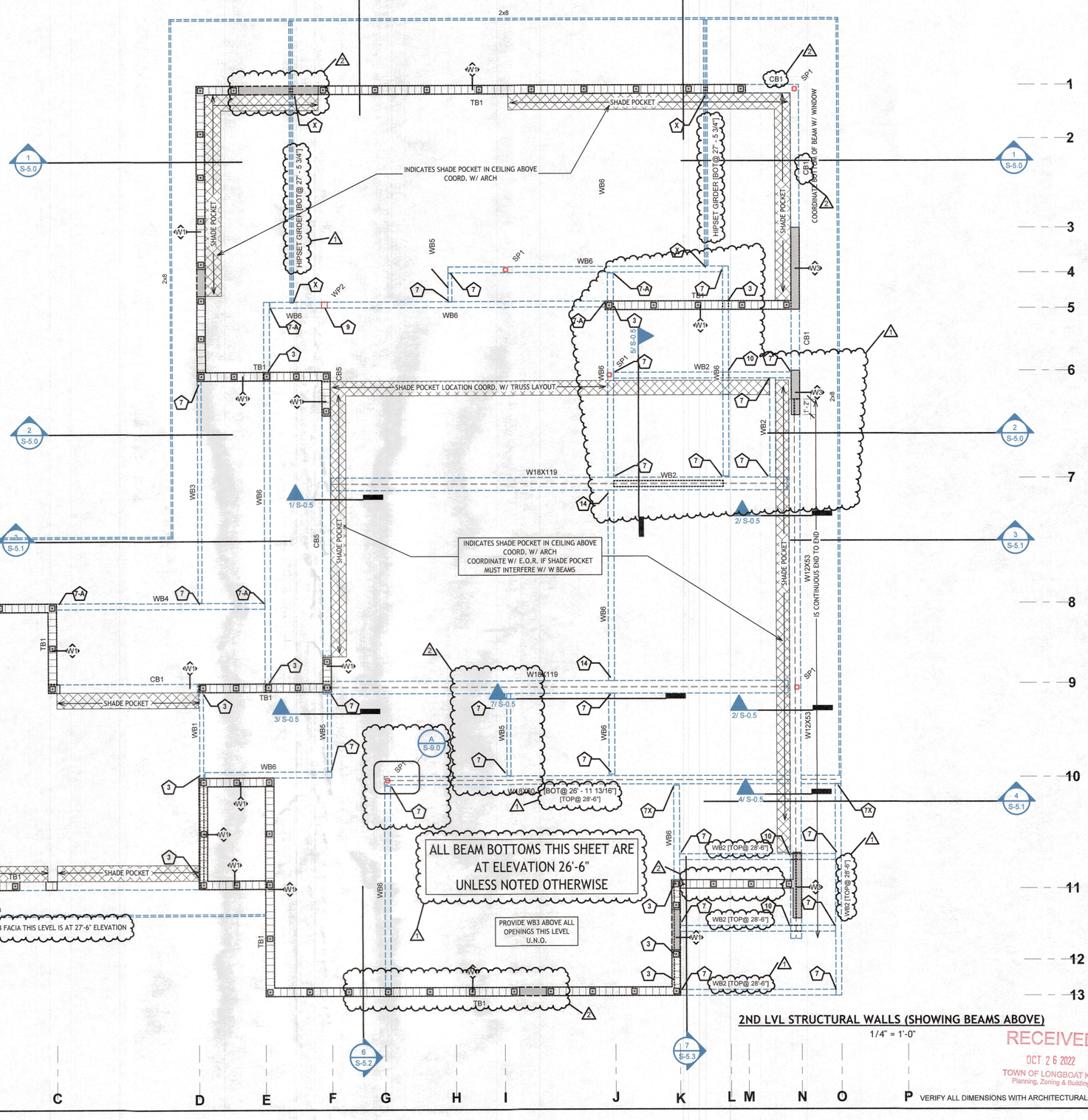
SP1	WP1
HSS4X4X1/2, 4", 4"	3 1/2" X 3 1/2" PSL, 3 1/2", 3 1/2"
	TOP AND BOTTOM CONNECTION AS NOTED

CONNECTOR SCHEDULE		
/1	INDICATES (TYPICAL)	
X	REFER TO TRUSS ENGINEERING FOR TRUSS CONNECTION REQUIRED UPLIFT CAPACITY. SEE TRUSS UPLIFT CONNECTOR SCHEDULE FOR SELECTION	
1	ABU66 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
1A	ABU44 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
2	HTT5 W/ RFB#5X8, EMBED 6" MIN. W/ SET EPOXY (OR 5/8" THRU BOLT)	
3	(1) HETA16 (OR HETA20)	
4	(2) HETA 16 (OR HETA20)	
5	HU26	
5-A	HUS210-2	
6	MGU5.50-SDS	
7	HU410 OR HU612 (USE CONCELED FLANGE WHERE REQ.)	2.6
7-A	HHUS410 OR HHUS5.5/10 (USE CONCELED FLANGE WHERE REQ.)	5.6
7-B	HGUS410 (USE CONCELED FLANGE WHERE REQ.)	9.1
8	H10-A	
9	MSTC28	3.0
10	HTS20	
11	HHUS410	
12	MSTA18	11.3
12A	MSTI26	
13	LGU5.25-SDS	6.7
14	HGU5.5-SDS	
16	MGT WITH HDU4	

TRUSS UPLIFT CONNECTOR SCHEDULE
REFER TO TRUSS ENGINEERING FOR REQUIRED UPLIFT
UNLESS NOTED OTHERWISE ON FRAMING PLANS
USE SIMPSON CONNECTORS OR EQUAL:

(CONNECTOR) = (#UPLIFT)
(1) HETA20 = #1,810
(2) HETA20 = #2,035 FOR (1) PLY MEMBERS
(2) HETA20 = #2,500 FOR (2) PLY MEMBERS

(1) H2.5A = #600
(1) H10A = #1,140
(1) H10A-2 = #1,245 FOR (2) PLY MEMBERS
(1) MTS16 = #1,000
(1) HTS20 = #1,450
H14 = #1,350
LGT2 = #2,050
LGT3 = #3,685
LGT4 = #4,060
MGT = #3,965
(1) VGT = #4,940 FOR (2) PLY MEMBER
(2) VGT = #7,185 FOR (2) PLY MEMBER
(2) VGT = #8,890 FOR (3) PLY MEMBER



2ND LVL STRUCTURAL WALLS (SHOWING BEAMS ABOVE)

1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN BY KELLER CDD LLC

DAVID KELLER PE

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PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: PERMIT 12-6-2021

REV	DESCRIPTION	DATE
2	CONST 2	10/06/22
1	CONST 1	08/02/22

GRAPHIC SCALE: 0" 1"

SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: 2ND LL STRUCT. WALL PLAN

BLDG PERMIT PLANS FILE Copy of Record

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S-2.1

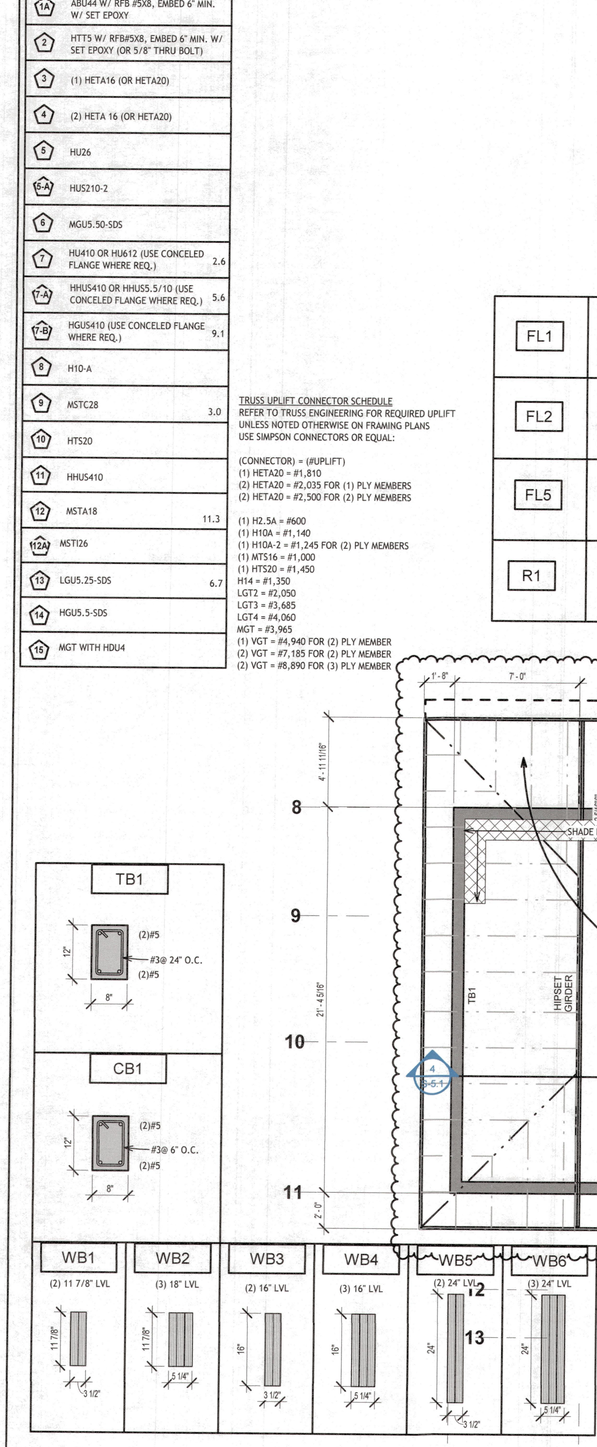
CONNECTOR SCHEDULE		
(11)	INDICATES (TYPICAL)	
(X)	REFER TO TRUSS ENGINEERING FOR TRUSS CONNECTION REQUIRED UPLIFT CAPACITY. SEE TRUSS UPLIFT CONNECTOR SCHEDULE FOR SELECTION	
(1)	ABU66 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
(1A)	ABU44 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
(2)	HTT5 W/ RFB#5X8, EMBED 6" MIN. W/ SET EPOXY (OR 5/8" THRU BOLT)	
(3)	(1) HETA16 (OR HETA20)	
(4)	(2) HETA 16 (OR HETA20)	
(5)	HU26	
(5-A)	HUS210-2	
(6)	MGU5.50-SDS	
(7)	HU410 OR HU612 (USE CONCELED FLANGE WHERE REQ.)	2.6
(7-A)	HHUS410 OR HHUS5.5/10 (USE CONCELED FLANGE WHERE REQ.)	5.6
(7-B)	HGUS410 (USE CONCELED FLANGE WHERE REQ.)	9.1
(8)	H10-A	
(9)	MSTC28	3.0
(10)	HTS20	
(11)	HHUS410	
(12)	MSTA18	11.3
(12A)	MSTI26	
(13)	LGU5.25-SDS	6.7
(14)	HGU5.5-SDS	
(16)	MGT WITH HDU4	

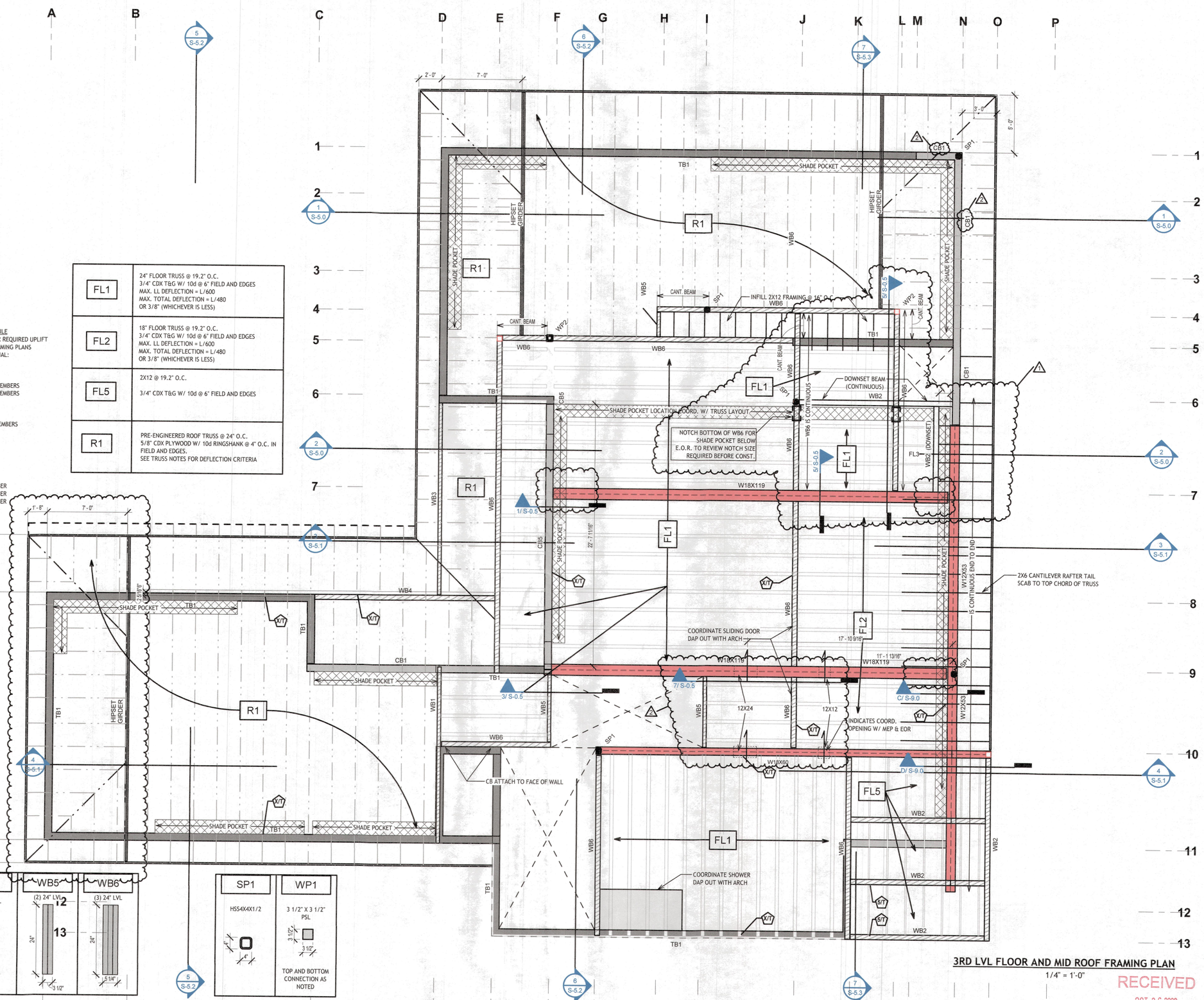
FL1	24" FLOOR TRUSS @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL2	18" FLOOR TRUSS @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL5	2X12 @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES
R1	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. 5/8" CDX PLYWOOD W/ 10d RINGSHANK @ 4" O.C. IN FIELD AND EDGES. SEE TRUSS NOTES FOR DEFLECTION CRITERIA

TRUSS UPLIFT CONNECTOR SCHEDULE
REFER TO TRUSS ENGINEERING FOR REQUIRED UPLIFT UNLESS NOTED OTHERWISE ON FRAMING PLANS
USE SIMPSON CONNECTORS OR EQUAL:

(CONNECTOR) = (#UPLIFT)
(1) HETA20 = #1,810
(2) HETA20 = #2,035 FOR (1) PLY MEMBERS
(2) HETA20 = #2,500 FOR (2) PLY MEMBERS

(1) H2.5A = #600
(1) H10A = #1,140
(1) H10A-2 = #1,245 FOR (2) PLY MEMBERS
(1) MTS16 = #1,000
(1) HTS20 = #1,450
H14 = #1,350
LGT2 = #2,050
LGT3 = #3,685
LGT4 = #4,060
MGT = #3,965
(1) VGT = #4,940 FOR (2) PLY MEMBER
(2) VGT = #7,185 FOR (2) PLY MEMBER
(2) VGT = #8,890 FOR (3) PLY MEMBER





3RD LVL FLOOR AND MID ROOF FRAMING PLAN

1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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Planning, Zoning & Building

STRUCTURAL DESIGN BY KELLER CDD LLC

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PROJECT TITLE: - 500 HARBOR COVE

ISSUED FOR: PERMIT 12-6-2021

REV	DESCRIPTION	DATE
2	CONST 2	10/06/22
1	CONST 1	08/02/22

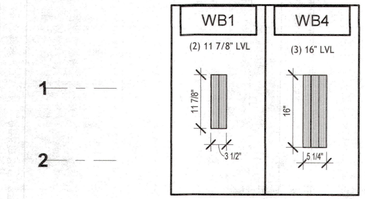
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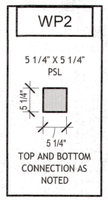
SCALE AS NOTED

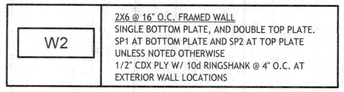
PROJECT NO: Project Number

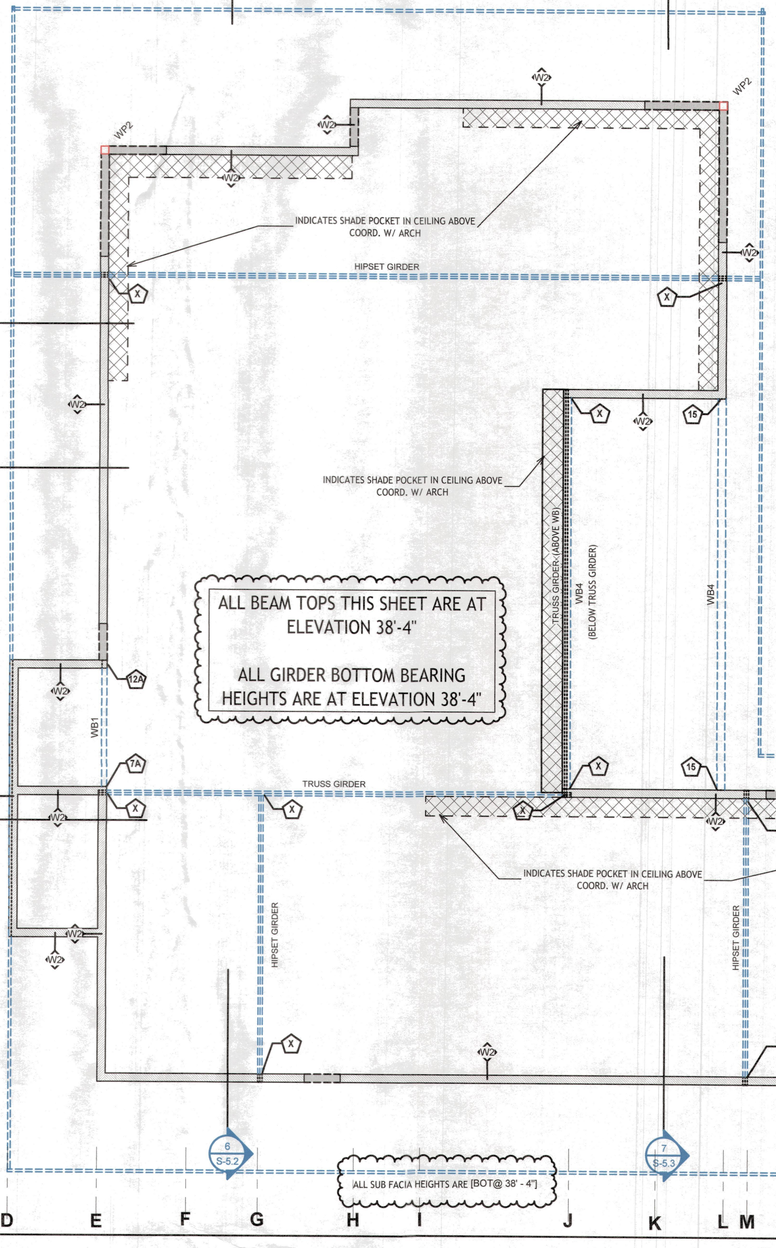
SHEET TITLE: 3RD LL STRUCT. FLOOR AND MID ROOF FRAMING PLAN

S-3.0









3RD LVL STRUCTURAL WALLS (SHOWING BEAMS ABOVE)
1/4" = 1'-0"

CONNECTOR SCHEDULE		
/T	INDICATES (TYPICAL)	
X	REFER TO TRUSS ENGINEERING FOR TRUSS CONNECTION REQUIRED UPLIFT CAPACITY. SEE TRUSS UPLIFT CONNECTOR SCHEDULE FOR SELECTION	
1	ABU66 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
1A	ABU44 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
2	HTT5 W/ RFB#5X8, EMBED 6" MIN. W/ SET EPOXY (OR 5/8" THRU BOLT)	
3	(1) HETA16 (OR HETA20)	
4	(2) HETA 16 (OR HETA20)	
5	HU26	
5-A	HUS210-2	
6	MGU5.50-SDS	
7	HU410 OR HU612 (USE CONCELED FLANGE WHERE REQ.)	2.6
7-A	HHUS410 OR HHUS5.5/10 (USE CONCELED FLANGE WHERE REQ.)	5.6
7-B	HGUS410 (USE CONCELED FLANGE WHERE REQ.)	9.1
8	H10-A	
9	MSTC28	3.0
10	HTS20	
11	HHUS410	
12	MSTA18	11.3
12A	MSTI26	
13	LGU5.25-SDS	6.7
14	HGUS5.5-SDS	
15	MGT WITH HDU4	

TRUSS UPLIFT CONNECTOR SCHEDULE
REFER TO TRUSS ENGINEERING FOR REQUIRED UPLIFT
UNLESS NOTED OTHERWISE ON FRAMING PLANS
USE SIMPSON CONNECTORS OR EQUAL:

(CONNECTOR) = (#UPLIFT)
(1) HETA20 = #1,810
(2) HETA20 = #2,035 FOR (1) PLY MEMBERS
(2) HETA20 = #2,500 FOR (2) PLY MEMBERS

(1) H2.5A = #600
(1) H10A = #1,140
(1) H10A-2 = #1,245 FOR (2) PLY MEMBERS
(1) MTS16 = #1,000
(1) HTS20 = #1,450
H14 = #1,350
LGT2 = #2,050
LGT3 = #3,685
LGT4 = #4,060
MGT = #3,965
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(2) VGT = #7,185 FOR (2) PLY MEMBER
(2) VGT = #8,890 FOR (3) PLY MEMBER

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VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST
REPLY VIA EMAIL
INFO@KELLERCDD.COM

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PROJECT TITLE: - 500 HARBOR COVE
ISSUED FOR: 12-6-2021 PERMIT

REV	DESCRIPTION	DATE
1	CONST 1	08/02/22

GRAPHIC SCALE: 0" 1"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: 3RD LL STRUCT. WALL PLAN
BLDG PERMIT PLANS FILE Copy of Record

S-3.1