ABBREVIATIONS:

A/C	AIR CONDITIONER
ADF	ABOVE DESIGN FLOOD
A.F.F.	ABOVE FINISH FLOOR
AH	AIR HANDLER
ALUM	ALUMINUM
A.T.S.	AUTOMATIC TRANSFER SWITCH
BLDG.	BUILDING
BD.	BOARD
B.O.	BOTTOM OF
BM.	BEAM
BRG.	BEARING
℄	CENTER LINE
C.J.	CONTROL JOINT
C.M.U.	CONCRETE MASONRY UNIT
CLG.	CEILING
COL.	COLUMN
COMP.	COMPOSITE
CONC.	CONCRETE
CONT.	CONTINUOUS
CONSULT.	CONSULTANTS
D.D.	DECK DRAIN
DH	DEHUMIDIFIER
D.S.	DOWN SPOUT
DTL.	DETAIL
DWG.	DRAWING
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
FBC	FLORIDA BUILDING CODE
FIN.	FINISHED
FIN. FL.	FINISHED FLOOR
FIXT.	FIXTURE
FLR.	FLOOR
FRZR.	FREEZER
GA.	GUAGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
HGHT.	HEIGHT
H.B.	HOSE BIBB
HDWD.	HARDWOOD
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
LD	LINEAR DRAIN
M.A.	MEDICINE CABINET
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MFR	MANUFACTURER
MTL.	METAL
N.A.V.D	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
OPG.	OPENING
O.C.	ON CENTER
OH.	OVERHEAD
POLY.	POLYETHYLENE FILM
PR.	PAIR
P.T.	PRESSURE TREATED
PTD.	PAINTED
PLYWD.	PLYWOOD
RE.	REFER
REFIN.	REINFORCING
REF.	REFRIGERATOR
REQ.	REQUIREMENTS
REQ'D.	REQUIRED
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.A.	SANITARY DROP
S.F.	SQUARE FOOTAGE
SH.	SHELVES
SHWR.	SHOWER
SIM.	SIMILAR
SPECS	SPECIFICATIONS
S.S.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURAL
S&R.	SHELF & ROD
S.W.D	STORM WATER DROP
T&B.	TOP AND BOTTOM
T.&G.	TONGUE & GROOVE
TBD	TO BE DETERMINED
TELE.	TELEPHONE
TEMP.	TEMPERED
TH.	THICK
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
V.I.F.	VERIFY IN FIELD
W/	WITH
WD.	WOOD
WIN.	WINDOW

SYMBOL LEGEND:

TOP OF SLAB ELEV. +XX.X' N.A.V.D. — ELEVATION DATUM MARKER

EDGE OF SLAB, ELEVATION CHANGE.

EDGE OF CEILING, ELEVATION CHANGE.

SECTION CUT MARKER

WINDOW TAG

DOOR TAG

"THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.007, FLORIDA ADMINISTRATIVE CODE."

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

*ARTISTIC RENDERING: FOR REFERENCE ONLY, NOT FOR CONSTRUCTION

NPDES

BLDG PERMIT PLANS FILE Copy of Record

DESIGN CRITERIA:

PARCEL I.D. #: 0008-09-0004

BUILDING CODE: 2020 FLORIDA BUILDING CODE, SEVENTH EDITION
MUNICIPALITY: TOWN OF LONGBOAT KEY, FLORIDA
ZONING OCCUPANCY TYPE: MUC-1/PD (BAY ISLES)
WIND UPLIFT PER STRUCTURAL DRAWINGS, NOTES, & PLANS

BASE FLOOR ELEVATION:	10.0' NAVD
DESIGN FLOOD ELEVATION:	10.0' NAVD + 1' FREEBOARD = 11.0' NAVD (D.F.E.)
MAX. BUILDING HEIGHT:	30'-0" ABOVE D.F.E.

PROJECT DISCRIPTION:

THE PROPOSED WORK CONSISTS OF A NEW TWO (2) STORY STRUCTURE, POOL AND POOL DECK @ MAIN LEVEL, COVERED TERRACES @ BOTH LEVELS, NEWLANDSCAPING AND A NEW DRIVEWAY

BUILDING COVERAGE CALCULATIONS:

ALLOWABLE:

TOTAL LOT AREA:	15,000 S.F. +/- (PER SURVEY)
MAX. BLDG. COV.:	5,250 S.F. = 35% (WITH ELEVATED POOL)
MAX. IMP. COV.:	7,500 S.F. = 50%

PROPOSED:

BUILDING COVERAGE:	5,144.7 S.F. = 34.3%
DRIVEWAY:	1,942.6 S.F.
PATHWAYS, RETAINING WALL & SEAWALL CAP:	394.8 S.F.
IMPERVIOUS COVERAGE:	7,482.1 S.F. = 49.88%

BUILDING AREA CALCULATIONS:

MAIN FLOOR LIVING UNDER AIR:	2,890 S.F.
GARAGE:	568 S.F.
COVERED TERRACES:	604 S.F.
OPEN TERRACE/POOL DECK:	1.000 S.F.
UPPER FLOOR LIVING UNDER AIR:	2,788 S.F.
COVERED TERRACES:	130 S.F.
OPEN TERRACES/BALCONY:	274 S.F

SITE LOCATION MAP
NOT TO SCALE

ARCHITECT:

SCHOLZ OSWALD SHAFFER CLIFFORD M. SCHOLZ ARCHITECTS

Point of Contact: Daniel Shaffer, AIA
Project Architect
Office: (941) 364-4600
Email: dshaffer@cmsal.com

GENERAL CONTRACTOR:

Ross Built Construction Co.

Point of Contact: Greg Ross
General Contractor
Office: (941) 778-7600
Email: greg@rossbuilt.com

LANDSCAPE ARCHITECT:

michael a. gilkey, inc.
landscape architects & contractors

Point of Contact: Michael A. Gilkey
Landscape Architect
5511 Ashton Rd.
Sarasota, FL 34233
Office: (941) 924-0132
Email: michael@magilkey.com

STRUCTURAL ENGINEER:

AUSTIN STRUCTURAL GROUP, INC. CONSULTING ENGINEERS

Point of Contact: Arnold Austin, P.E., S.I.
Structural Engineer
Office: (813) 500-7595
Email: aaustin@austrucgroup.com

MECHANICAL DESIGNER:

esc Energy & Sustainability Consultants
ESC LLC
1348 Fruitville Road
Suite 203
Sarasota, Florida
34236
Tel: 941.957.1100
Web: www.floridagreenbuild.com

Point of Contact: Karl Handley-White
LEED AP, MASHRAE
Phone: (941) 957-1100
Email: karl.white@esc-fl.com

AUDIO/VISUAL DESIGNER:

ARMOR SYSTEMS & SECURITY, INC.
AUDIO/VIDEO • SECURITY • SMART HOME

Point of Contact: Barry Dorsey
Office: (941) 485-4600
Email: barry@armor-systems.com

INDEX OF DRAWINGS:

Permit # PB-1-1337
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
DEC 21 2021
APPROVED
Reviewer:

RECEIVED NOV 05 2021 TOWN OF LONGBOAT KEY Planning, Zoning & Building

BLDG PERMIT PLANS FILE Copy of Record

NPDES

CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road,
Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021

Clifford M. Scholz | A.I.A.

CS21145

SHEET NO.
C-1.0

PERMIT SUBMITTAL

GENERAL NOTES:

A. SITE INFORMATION OBTAINED FROM SURVEY PROVIDED BY ROBINSON LAND SURVEYING, INC. DATED: 9/28/2021. (COPY ATTACHED TO THIS SET FOR REFERENCE ONLY)

B. REFER TO LANDSCAPE DRAWINGS FOR DRAINAGE INFORMATION & DETAILS. LANDSCAPE ARCHITECT TO COORDINATE DOWNSPOUT DISCHARGE AND YARD BUBBLER LOCATIONS.

C. FLOOR DRAINS & DOWNSPOUTS CANNOT CONNECT TO THE SANITY SEWER SYSTEM. THESE ARE TO CONNECT TO DRAINAGE SYSTEM, REFER TO DRAINAGE PLAN FOR DETAILS.

D. G.C. TO REFER TO LANDSCAPE DRAWINGS FOR SPOT ELEVATIONS OF TERRACES & WALKWAYS ON GRADE.

E. BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.

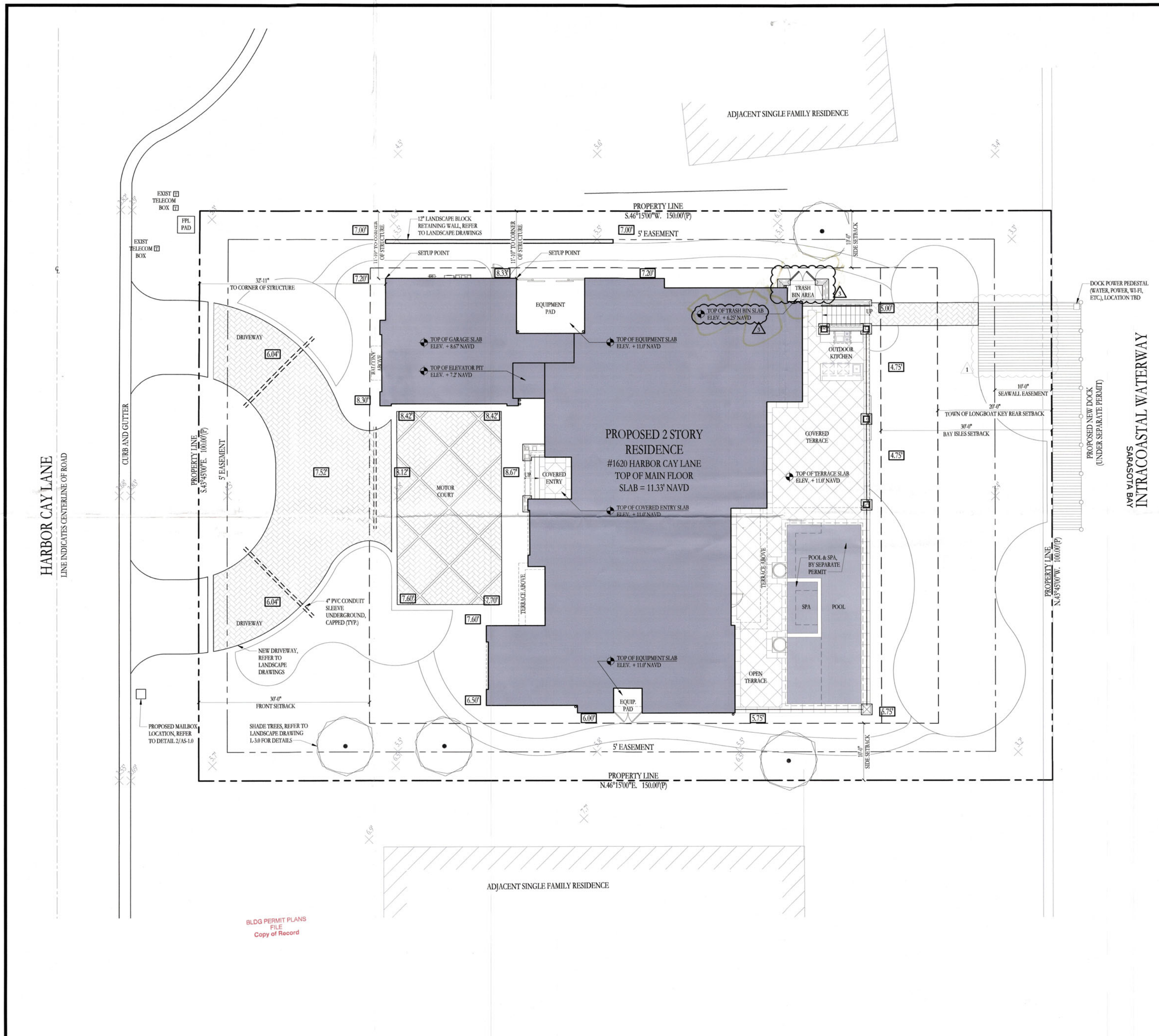
F. DRIVEWAYS/WALKWAYS DESIGN SHOWN FOR REFERENCE ONLY, REFER TO LANDSCAPE DRAWINGS FOR DETAILS.

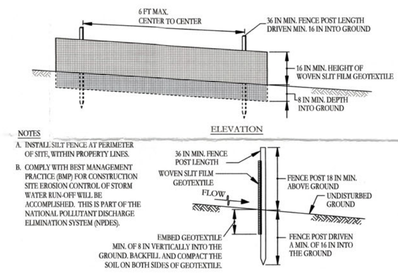
G. ALL UTILITIES FROM STREET ARE TO BE UNDERGROUND. G.C. TO COORDINATE FINAL LOCATION.

H. REFER TO TRANSPLANT PLAN FOR TREE MITIGATION INFORMATION

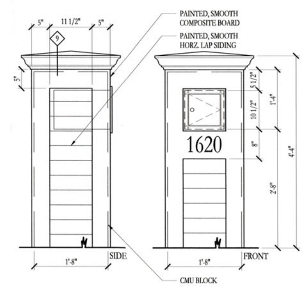
LEGEND:

SYMBOL LEGEND:	
5.4'	EXISTING SPOT ELEVATION (N.A.V.D. 88) (PER SURVEY)
8.00'	PROPOSED SPOT ELEVATE GRADE (N.A.V.D. 88) (COORDINATE W/ DRAINAGE PLAN)
G	NATURAL GAS CONNECTION
	ELECTRICAL METER AND DISCONNECTS





1 SILT FENCE DETAIL
Scale: NO SCALE



2 MAILBOX DETAIL
Scale: 3/4" = 1'-0"

ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

BLDG PERMIT PLANS FILE Copy of Record

RECEIVED APR 19 2022 TOWN OF LONGBOAT KEY Planning, Zoning & Building

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road, Suite 102, Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS
△ A.S.I. #1 DATED 12/01/2021
△ A.S.I. #3 DATED 12/16/2021

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

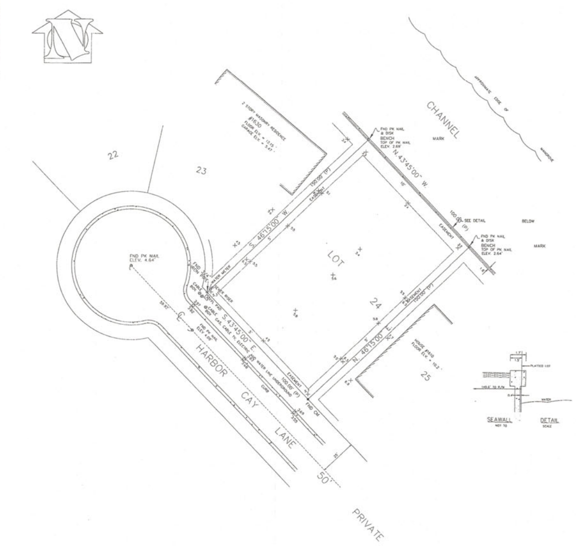
DATE
10/15/2021
12/1/2021
12/16/2021

Clifford M. Scholz | A.I.A

CS21145

SHEET NO.
AS-1.0

ASI-3 ARB COMMENT RESPONSE



A BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 24, BAY ISLES, UNIT 1, AS RECORDED IN PLAT BOOK 23, PAGES 35, 35A & 35B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

LEGEND

FND = FOUND
CM = CONCRETE MONUMENT
ELEV = ELEVATION
℄ = CENTERLINE
(P) = PLAT

SURVEYOR'S NOTES

1. BEARINGS SHOWN ARE BASED ON THE NORTH RIGHT OF WAY LINE OF HARBOR CAY LANE, BEING S43°45'00"E PER THE PLAT.
2. THE PROPERTY IS LOCATED IN FLOOD ZONE "AE" 10 PER THE FEMA MAP 12115C0126F, EFFECTIVE 11/04/2016.
3. THE ELVATIONS SHOWN ARE BASED NAVD 88 DNR MONUMENT, A-08.

I, KENNETH R. PALMER, HEREBY CERTIFY THAT THIS SKETCH OR THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
ROBINSON LAND SURVEYING, INC. LB # 8344

9-28-21

KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFY TO: KEVIN COSTELLO

SCALE: 1" = 40'
JOB NO. 2010-6817
DATE: 9-16-2021
COMP FILE:
DRAW BY: DS
FILE: 6817

ROBINSON LAND SURVEYING, INC.
Professional Land Surveyors
1960 Main Street
Sarasota, Fla 34236
(941) 954-4473 robinsonlandsurveying@verizon.net

*PLEASE NOTE: SURVEY SHOWN FOR REFERENCE ONLY

Project Manual/Specifications
October 15, 2021

New Custom Single Family Residence located at:

1620 Harbor Cay Lane
Longboat Key, Florida

TABLE OF CONTENTS

DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS

00 01 03 - PROJECT DIRECTORY

<u>Project:</u>
New custom single family residence located at:
1620 Harbor Cay Lane, Longboat Key, FL

<u>Architect:</u>
CMSA, Scholz, Oswald & Shaffer LLC
2724 Fruitville Road, Suite 102, Sarasota, FL 34237
T: 941.364.4600

<u>Landscape Architect:</u>
Michael A. Gilkey, Inc. Landscape Architects & Contractors
5511 Ashton Road, Sarasota, FL 34233
T: 941.924.0132

<u>Structural Engineer:</u>
Austin Structural Group, Inc. Consulting Engineers
6731 Professional Parkway West, Suite 103, Sarasota, FL 34240
T: 813.500.7595

<u>Mechanical Designer:</u>
ESC LLC
1348 Fruitville Road, Sarasota, FL 34236
T: 941.957.1100

<u>Contractor:</u>
Ross Built Custom Homes
305 67th Street West, Bradenton, FL 34209
T: 941.778.7600

<u>Interior Designer:</u>
Cameron Demaine Interiors LLC
36 Sterling Drive, Chatham Township, NJ 07928
T: 973.723.2820

<u>Audio/Visual Consultant:</u>
Armor Systems & Security, Inc.
351 Sand Pine Blvd., Venice, FL 34292
T: 941.485.4600

01 21 13 - INSTRUCTIONS TO BIDDERS / SUMMERY OF WORK

A. The American Institute of Architects, AIA Document A701 Instructions to Bidders, 2018 Edition, is the Instructions to Bidders between the Owner and Bidder and forms part of the Contract Documents.
B. AIA Document A701 is adopted in this document by reference to the same extent as if bound herein.
C. Summary of Work: Scope shall include: the construction of a new two-level single-family residence, covered terraces, elevated pool & pool deck, hardscape and site improvements as shown, new landscaping, completed and ready for use in strict accordance with Contract Documents. Work shall also include all utility connections required (including backflow restrictors, etc.)
D. Request for Changes:
   1. Change orders must be submitted in writing to the architect and the Owner in the form of a lump sum proposal with an itemized breakdown including complete vendor and subcontractor quotes and bids substantiating all increases and decreases in the contract in at least the following details:
      a. Labor. Wages of construction workers directly employed by the General Contractor or the Subcontractor to perform the work at the site, or with the contractor's agreement, at offsite workshops.
      b. Material. Costs including transportation, sales tax of material and equipment incorporated or to be incorporated or to be incorporated in the completed construction.
      c. Equipment. Costs of construction equipment exclusively necessary for the change.
      d. Labor Burden. Costs of Worker's Compensation, Public Liability Insurance, employment taxes and FICA for wages incurred due to the change.
      e. Shop Drawings. Costs of preparation and or revisions to shop drawings resulting from change.
      f. Overhead and Profit.
E. Correspondence with Consultants:
   1. All correspondence with contractor, engineer, owner, or other consultants must be directed through architect.
   2. Any directives that the contractor takes from direct communication from a consultant or owner they do so at their own risk and will be responsible for any, and all, cost ramifications associated with or as a result of that action.
F. Discrepancies:
   1. Discrepancies within the Contract Documents and/or conflicts with code requirements shall be brought to the attention of architect in writing prior to bid submittal.
   2. Do not scale or digitize plans. Published dimensions, schedules and written specifications shall be referenced for all material quantity calculations. The contractor shall notify Architect in writing of any dimensional discrepancies discovered in the drawings.
   3. Costs incurred in correcting discrepancies not brought to Architect's attention at time of bid will be corrected at contractor's expense.
G. Schedule:
   1. Contractor recognizes that the Schedule of Work requires coordination with other trades and agrees to coordinate Subcontractor's work with the work of Contractor and others including owner provided work.
H. Safety:
   1. All subcontractors and Suppliers shall abide by any applicable OSHA requirements.
I. Clean Up:
   1. Contractor must clean and direct any subcontractors on site to clean the job site each day.
J. Acceptance of Work:
   1. Before proceeding with subcontractor's work, or any portion thereof, subcontractor shall review all job conditions and thoroughly inspect all prior work of contractors and others.
   2. Subcontractor shall notify contractor in writing, of any unacceptable conditions, interference, or defective prior work that would affect the proper and timely execution of Subcontractor's work.
   3. Unless such notice is given, Subcontractor shall be deemed to have fully accepted the conditions as they exist and shall be fully responsible for any, and all, expenses, losses, or damages resulting from said conditions.
K. Code Compliance:
   1. Contractor's pricing and work shall be in accordance with the Contract Documents and shall conform to all applicable code requirements. Contractors will notify in writing to architect any design or specification requirement that does not comply with an applicable Code.
L. Protection:
   1. Contractor shall provide and maintain temporary protection of Work. Any damages that result from contractor not properly protecting or maintaining protection will be the responsibility of the Contractor.
   2. Contractor shall provide temporary air conditioning once windows & doors have been installed & envelope is dried-in.
M. Bid shall be based on contract format AIA A103-2017, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Cost-Plus Sum. Without a guaranteed maximum price.
N. The following work shall be provided by Owner/Interior Designer under separate contract:
   1. Wallpaper installation including sizing of wall surface for wallpaper installation.
   2. Interior furnishings.
O. The following supplements modify the Instructions to Bidders, AIA Document A701, 2018 Edition. Where a portion of the Instructions to Bidders is modified or deleted by these supplements, the unaltered portions of the Instructions to Bidders shall remain in effect. The terms used in these supplements which are defined in the Instructions to Bidders, AIA Document A701, 2018 Edition, have the meanings assigned to them in the Instructions to Bidders.

ARTICLE 2, BIDDERS REPRESENTATIONS, SUBPARAGRAPH 2.1.3, shall be amended to include the following: Bidder shall acquaint themselves with governing laws, codes, ordinances, regulations, and subdivision covenants.

ARTICLE 2, BIDDERS REPRESENTATIONS, SUBPARAGRAPH 2.1.4, shall be amended to include the following: All materials, installation and systems shall be provided with necessary current and new parts, components, and connections to be complete and functional at time of contract closeout whether expressly stated in documents or not. Failure to become familiar with Contract Documents and existing site conditions will not relieve successful Bidder from necessity of furnishing materials or performing work to complete the Work in accordance with Contract Documents without additional cost to Owner.

ARTICLE 2, BIDDERS REPRESENTATIONS, shall be amended to add the following subparagraph 2.1.5: The Bidder and all workers, including temporary contracted laborers, employees and subcontractors are skilled and experienced in the type of construction represented by the construction contract documents bid upon.

ARTICLE 2, BIDDERS REPRESENTATIONS, shall be amended to add the following subparagraph 2.1.6: Bidder shall verify locations of ALL overhead and underground utilities including, but not limited to, telephone, gas, electrical, CATV, sewer, water, underground drainage systems, steam, et cetera. It shall be the contractor's responsibility to procure and provide adequate location firms to locate and stake all utilities and include the cost of any required work on said utilities in his Base Bid. Should natural gas be required to be extended to site, Contractor shall include this cost as an Alternate Cost and Time.

ARTICLE 3, BIDDING DOCUMENTS, SUBPARAGRAPH 3.1.3, shall be amended to include the following: Trade Contractors & Subcontractors shall be required to examine & review a full set of Documents to ensure that any items that are necessary or are a part of their work that are included in a separate section of the construction documents are also included in their Bid.

ARTICLE 3, BIDDING DOCUMENTS, PARAGRAPH 3.1 COPIES, shall be amended to include the following subparagraph 3.1.5: Bidding Documents shall be issued by the office of the Architect. General Contractors shall be provided electronic files in the form of PDF's. Electronically signed and sealed construction documents shall be provided in the form of electronic PDF files for permit application.

ARTICLE 3, BIDDING DOCUMENTS, PARAGRAPH 3.3 SUBSTITUTIONS, shall be amended to add the following subparagraph 3.3.5: Re-engineering of systems or assemblies including fees for re-engineering, if required, shall be identified and included in substitution. Revisions to drawings, coordination time required by Architect/Engineer to review proposed substitution will be billed to bidder/contractor at Architect's/Engineer's current hourly rates.

ARTICLE 4, BIDDING PROCEDURES, PARAGRAPH 4.2 BID SECURITY, shall be deleted in its entirety.

ARTICLE 4, BIDDING PROCEDURES, PARAGRAPH 4.3 SUBMISSION OF BIDS, shall be amended to add the following subparagraph 4.3.5: Bids from invited Bidders only are to be sent via email to CMSA, Scholz, Oswald & Shaffer, LLC to <u>dshaffer@cmsa1.com</u> or mailed to 2724 Fruitville Road, suite 102, Sarasota, Florida 34237. Bid to include: furnishing labor, materials, equipment, and services necessary for construction of the project, with a copy to the owner.

ARTICLE 5, CONSIDERATION OF BIDS, PARAGRAPH 5.3, ACCEPTANCE OF BID (AWARD), SUBPARAGRAPH 5.3.1, shall be modified to read: It is the intent of the Owner to award a Contract to the most qualified Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. The Owner shall have the right to waive informalities and irregularities in a Bid received and to accept a Bid and/or reject a Bid, which, in the Owner's judgment, is in the Owner's own best interest.

ARTICLE 5, CONSIDERATION OF BIDS, PARAGRAPH 5.3, ACCEPTANCE OF BID (AWARD), SUBPARAGRAPH 5.3.2, shall be modified to read: The Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the successful Bidder on basis of the sum of the Base Bid and Alternates accepted.

ARTICLE 7, PERFORMANCE BOND AND PAYMENT BOND, shall be deleted. Performance Bond and Payment Bond will not be required for this project.

00 41 00 BID FORM
Contractors shall provide the attached Bid Document 00310 signed & dated indicating cost, including alternates & allowances and construction schedule.

00 72 00 GENERAL CONDITIONS

A. The American Institute of Architects, AIA Document A201 General Conditions of the Contract for Construction, 2017 Edition, is the General Conditions between the Owner and Contractor and forms part of the Contract Documents.
B. AIA Document A201 is adopted in this document by reference to the same extent as if bound herein.
C. Refer to Supplementary Conditions for amendments to these General Conditions.

00 73 00 SUPPLEMENTARY CONDITIONS

A. The following supplements modify the "General Conditions of the Contract for Construction," AIA Document A201, 2017 Edition. Where a portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect. The terms used in these Supplementary Conditions, which are defined in the General Conditions of the Contract for Construction, AIA A201 – 2017 Edition have the meanings assigned to them in the General Conditions.

ARTICLE 1, GENERAL PROVISIONS, SUBPARAGRAPH 1.1.1, THE CONTRACT DOCUMENTS, shall be modified to include the following: The Contract Documents shall include Architect's Supplementary Instructions.

ARTICLE 1, GENERAL PROVISIONS, SUBPARAGRAPH 1.2.1, CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS, shall be amended to add the following: Architect shall be notified in writing prior to receipt of Bids of conflicts, occurring in or between Drawings and Project Manual. In a case of inconsistency between Drawings and Project Manual, the Architect will make a written interpretation. Failure to give notice and to have received clarification shall not relieve Contractor from responsibility of accomplishing work in accordance with directions of, and interpretations by, Architect subsequent to receipt of bids at no additional cost to Owner.

ARTICLE 1, GENERAL PROVISIONS, shall be amended to add the following subparagraph 1.2.4: Drawings and general provisions of the Contract including General Conditions, Supplementary Conditions, and Sections of <u>Division 01</u> - General Requirements govern the execution of all Divisions and Sections of the Project Manual as well as the Bidding and Contract Documents.

ARTICLE 1, GENERAL PROVISIONS, SUBPARAGRAPH 1.6.1, OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE, shall be amended to add the following: Duplication or use of the Drawings, Specifications and other documents prepared by the Architect and the Architect's consultants for submittals and shop drawings without Architect's prior agreement is not acceptable. Drawings, specifications, and documents received without Architect's prior agreement will be discarded.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.1, GENERAL, shall be amended to add the following subparagraph 3.1.4: Contractor and all subcontractors shall be currently licensed to perform their work within the jurisdiction of the Project.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.3, SUPERVISION AND CONSTRUCTION PROCEDURES, shall be amended to add the following subparagraph 3.3.4: The Contractor shall, immediately upon entering Project site for purpose of beginning work, locate benchmarks and general reference points and lay out his own work and be responsible for lines,

CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road,
Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
Clifford M. Scholz | A.I.A

CS21145

SHEET NO.
SP-1.0

elevations, zoning setbacks, and measurements of building and work executed by him under the Contract. He shall exercise proper precaution to verify figures shown on Drawings before laying out his work and will be responsible for errors resulting from his failure to exercise such precaution. No physical work shall be performed on site until Contractor has filed NOTICE OF COMMENCEMENT with Clerk of the Circuit Court and a recorded copy of NOTICE OF COMMENCEMENT has been prominently posted at the site and a copy delivered to the Owner and Architect. Unless otherwise agreed to between Owner and Contractor, Contractor shall provide full-time, on site supervisory personnel to administer the project from inception to completion.

ARTICLE 3, CONTRACTOR, SUBPARAGRAPH 3.7.1, PERMITS, FEES, AND NOTICES, shall be amended to read: Contractor will secure and pay for plan review and all permits included but limited to the building, mechanical, electrical, pool, and plumbing permits. The Owner shall pay for the health and environmental impact fees due to water and sewer connections, FDEP, and zoning regulation fees and permits. The Contractor shall also secure and pay for all other permits and governmental fees, licenses, and inspections necessary for proper execution of and completion of the Contract, which are legally required when bids are received, or negotiations concluded.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.8, ALLOWANCES, shall be amended to add the following subparagraph 3.8.2.4: Contractor shall solicit and receive **three** written proposals for allowance items, except as otherwise directed by Owner, and shall forward original signed copies to Owner for instruction. Contractor shall conclude purchase orders or subcontracts in accordance with instructions and shall furnish copies of purchase orders and receipted bills to Owner. Proposals shall be accompanied by manufacturer's literature or other information as necessary to fully define work. Owner, at his option, may solicit and receive direct proposals for any allowance item, in lieu of those taken by the Contractor or in addition to those taken by Contractor. Unless otherwise specified, allowance shall provide for purchase of materials or equipment plus taxes, handling, and delivery to site. Installation shall be included as part of Contract Sum and not in the allowance except when installation is specified as part of the allowance in Division 01 – Cash Allowances. Installation included as part of the contract sum shall include all accessories, setting beds, sealers, et cetera in order for a complete installation.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.10, CONTRACTOR'S CONSTRUCTION SCHEDULES; shall be amended to add the following sub-paragraph 3.10.4: Contractor's Construction Schedule shall be coordinated and approved with Owner to avoid excessive and untimely interruptions and inconveniences to Owner's operations and provide an efficient and orderly construction schedule.

ARTICLE 3, CONTRACTOR, SUBPARAGRAPH 3.11.1, DOCUMENTS AND SAMPLES AT THE SITE, shall be amended to require 2 record copies of all Drawings, Project Manual, Addenda, Change Orders, and other Contract Modifications. Upon completion of Project, two (2) record copies of Construction Documents shall be delivered to Architect for submittal to Owner, professionally drafted. Copies shall be in electronic and hard copy formats samples shall include complete samples for each: Owner, Contractor, job site, and Architect, minimum.

ARTICLE 3, CONTRACTOR, SUBPARAGRAPH 3.12.5, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES; shall be amended to add the following: An electronic PDF of all shop drawings shall be submitted, drawings submitted without approval stamp of Contractor will be returned without action. Architect is to be given minimum 10 business days to review all shop drawings and submittals.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.13, USE OF SITE; shall be amended to add the following subparagraph 3.13.2: Areas of site, which may be used by Contractor, are limited and shall be approved by Owner before starting Work. Contractor shall maintain construction area and clean site and construction area upon completion of each day's work.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.15, CLEANING UP, shall be amended to add the following subparagraph 3.15.3: Contractor shall replace broken and scratched glass; remove stains, marks, and dirt from completed work; clean hardware and glass; remove paint spots and smears from all surfaces; clean fixtures; and wash or clean all floors in construction areas. Remove debris from CMU and wall cavities prior to concealing cavities.

ARTICLE 4, ADMINISTRATION OF THE CONTRACT, SUBPARAGRAPH 4.3.7.2 shall be amended to add: Claim must be initiated within 21 days after the occurrence. Claim shall be substantiated by effect to critical path of construction schedule. Authorized additional time shall be incorporated in next change order following weather condition.

ARTICLE 5, SUBCONTRACTORS, PARAGRAPH 5.2, AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK, shall be amended to add the following subparagraph: 5.2.1.1: The Contractor shall furnish in writing to the Owner through the Architect the names of persons or entities proposed as manufacturers for each of the products identified in the General Requirements (Division 01 of the Project Manual) and, where applicable, the name of the installing Subcontractor.

ARTICLE 7 CHANGES IN THE WORK, SUBPARAGRAPH 7.3.7 shall be amended to read: The amount of credit to be allowed by the Contractor to the Owner for a deletion or change which results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase or decrease, if any, with respect to that change.

ARTICLE 8, TIME, SUBPARAGRAPH 8.2.2, PROGRESS AND COMPLETION, Add the following: At the appropriate time, Notice to Proceed will be issued in writing to the Contractor by the Owner.

ARTICLE 9, PAYMENTS AND COMPLETION, SUBPARAGRAPH 9.2.1, SCHEDULE OF VALUES, shall be amended to add the following: Schedule of Values shall be prepared in same sequence as work and materials appear in Construction Specifications Institute, (CSI) Master format with further breakdown of dissimilar work and materials specified in various sections as selected by Contractor. Each major item of work & each subcontracted item of work shall be shown as a separate line item.

ARTICLE 9, PAYMENTS AND COMPLETION, SUBPARAGRAPH 9.3.1, APPLICATIONS FOR PAYMENT, shall be amended to add the following: Application for Payment shall be submitted in an electronic PDF format on AIA Form G-702 2017, or current edition, accompanied by Form G-703 2017, or current edition, Continuation Sheet. Form G-703 shall be prepared in same form and sequence of items as appear on Schedule of Values. Contractor shall include AIA forms G706-2017, Contractor's Affidavit of Payment of Debts and Claims, and G706A-2017, or current edition, Contractor's Affidavit of Release of Liens, for Contractor covered by the current pay period and for each Subcontractor covered by the previous pay period. Release of Lien amount(s) shall be the same as amount(s) requested in the application for payment for which the lien release applies to. Requests for payment shall be submitted no more than once monthly.

ARTICLE 9, PAYMENTS AND COMPLETION, SUBPARAGRAPH 9.3.1, APPLICATIONS FOR PAYMENT, shall be amended to add the following subparagraph 9.3.1.3: Payment to Contractor will be due for amount as reviewed by Architect, less retainment of **5 percent (5%).** Final payment will be due 30 days after satisfactory completion of Work and issuance of Certificate of Substantial Completion by Architect.

ARTICLE 9, PAYMENTS AND COMPLETION, SUBPARAGRAPH 9.3.2, APPLICATIONS FOR PAYMENT, shall be amended to add the following: If stored materials are included in Application and Certificate for Payment, they shall be listed separately and attached to payment request, indicating item, quantity, costs, and location if different from construction site. Materials shall not be stored off construction site unless specifically approved by Owner in writing. Contractor shall provide satisfactory evidence that materials stored away from construction site are adequately insured and that Owner has clear title to such materials and equipment after payment is made to Contractor.

ARTICLE 9, PAYMENTS AND COMPLETION, SUBPARAGRAPH 9.8, SUBSTANTIAL COMPLETION shall be amended to add the following subparagraph 9.8.6: Original manufacturers and product warranties shall commence on date established as Substantial Completion. Contractor shall not change or cause to be changed original manufacturers and product warranties and shall provide for necessary measures, equipment, and provisions in the Contract necessary to comply with this requirement. Deviation from this requirement will only be accepted/acknowledged by written agreement signed by Owner and Contractor or by signed change order.

ARTICLE 11, INSURANCE AND BONDS, SUBPARAGRAPH 11.1.1; shall be amended to add the following: Contractor's liability policy shall name Owner and Architect as additional insured. Prior to commencement of work, Contractor shall submit to Owner and Architect copy of liability policy, with additional names listed.

ARTICLE 11, INSURANCE AND BONDS, shall be amended to include: insurance as agreed upon between Owner and Contractor. Contractor shall provide insurance coverage with Bid to Owner. Prior to commencement of work, Contractor shall submit to Owner and Architect Certificate of Insurance indicating coverage types and amounts.

ARTICLE 11.1 shall be amended to add the following subparagraph: 11.1.1.1: Type of Insurance and Limits: Refer to Contract between Owner and General Contractor.

ARTICLE 11, INSURANCE AND BONDS, PARAGRAPH 11.3, PROPERTY INSURANCE, shall be amended to include the following clause 11.3.1.1: The form of policy for this coverage shall be completed value.

ARTICLE 11, INSURANCE AND BONDS, PARAGRAPH 11.5, PERFORMANCE BOND AND PAYMENT BOND shall be deleted in its entirety.

DIVISION 01 GENERAL REQUIREMENTS

01 29 00 - PAYMENT PROCEDURES

PART 1 – GENERAL:

A. Allowances: Include cost to Contractor of specific products and materials ordered by Owner under allowance to include taxes, freight, and delivery to project site. Include installation in base bid unless noted otherwise. Include the following allowances in the Contract Sum. Many of these allowances will be superseded by the later submittal of the interior design drawings, which should be used for hard bidding.
   1. Tile/Stone: Tile installation including delivery, installation, and sealing. Installation shall provide for flush top of finished transition to adjoining finish. Substrate material and Noble Seal SIS Crack Suppressant shall be included in Base Bid for all floor installations. Schluter KERDI waterproofing system shall be included in base bid for all shower and bath tile and stone installations. Tile/stone installation and installation materials shall be by bid. Tile & Stone finish materials shall be as per allowances below: (see Room Finish Schedule for material locations)
      a. Terrace floors: $35.00/sq. ft. (Materials, Installation & Seal coat)
      b. Exterior steps & pool coping: $65.00/ sq. ft. (Materials, Installation & Seal coat)
      c. Tile/Stone floors: $20.00/sq. ft.
      d. Tile/Stone bath and shower surrounds: $25.00/sq. ft.
   2. Cabinetry: Allow the sum of $250,000.00 for purchase, delivery, and installation of cabinets. All cabinet hardware is included in allowance.
   3. Cabinet Tops: Allow the sum of $150.00/sq. ft. for the purchase, delivery, and installation of cabinet tops.
   4. Security System: Telephone, A/V System, Lighting Control: Allow the sum of $200,000 for purchase, delivery, and installation of systems. Coordinate with electricians to connect to electrician installed detectors. See drawings. Provide security/alarm system to include fire, smoke, burglar, carbon monoxide, and security cameras with monitoring.
   5. Fireplace Surround: Refer to Interior Design drawings. If not defined, allow $150.00/sq. ft. on front face and side of fireplace walls (floor to ceiling).
   6. Decorative Interior Lighting Fixtures: Allow the sum of $50,000.00 for decorative lighting fixtures to be selected by Owner and as indicated on the electrical plans and Lighting Fixture Schedule. Installation shall be in base bid. Coordinate with lighting control system for controls.
   7. Decorative Exterior Lighting Fixtures: Allow the sum of $50,000.00 for decorative lighting fixtures to be selected by Owner and as indicated on the electrical plans and Lighting Fixture Schedule. Installation shall be in base bid. Coordinate with lighting control system for controls.
   8. Ceiling Fans: Allow the sum of $400.00/unit for purchase and delivery of ceiling fan units. Installation shall be in base bid. Coordinate with lighting control system for controls.
   9. Address Plaques: Allow the sum of $300.00 for purchase, delivery, and installation of address plaques/signage.
   10. Central Vacuum: Allow the sum of $10,000 for central vacuum system throughout residence (all levels). System shall provide full coverage and shall have three (3) hose setups. Vacuum to be located in garage.
   11. Safe at Master Closet: Allow the sum of $2,500.00 for purchase, delivery, and installation. Provide electrical and security connection.

B. Obtain 3 proposals for each allowance and submit to Architect with recommendations. Purchase products and systems selected by Architect/Owner.

C. Advise Architect/Owner of the date when selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.

D. Submit invoices to show cost of products furnished under each allowance. Reconciliation of allowance amounts with actual costs will be by change order.

E. Contract Modification Procedures:
   1. On Owner's approval of a proposal from Contractor, Contractor will issue a change order on AIA document G701, for all changes to the Contract Sum or Contract Time. When Owner and Contractor disagree on the terms of a proposal, Architect may issue a construction change directive on AIA document G714 or Architectural Supplementary Instruction on AIA document G710, instructing Contractor to proceed with the change, for subsequent inclusion on a change order. AIA documents will contain a description of the change.

F. Payment Procedures:
   1. Submit a Schedule of Values at least 10 days before the initial application for payment and for each subsequent payment. Break down the Contract Sum into at least one line item for each specification section in the Project Manual. Coordinate the Schedule of Values with Contractor's Construction Schedule.
   2. Submit final application for payment and insurance certificates.

01 50 00 - TEMPORARY FACILITIES AND CONTROLS

PART 1 – GENERAL:

A. General Requirements:
   1. Provide temporary utility services to Project Site for use during construction.
   2. Provide temporary heat and cooling for curing or drying of work and protection of construction from adverse effects of extreme temperatures, weather, and humidity. Use of permanent heat and cooling system prior to Substantial Completion is prohibited. Heating and cooling warranties shall commence at Substantial Completion or as otherwise directed by Architect.
   3. Provide field offices, storage trailers, and other support facilities environmentally controlled and as necessary for efficient prosecution of the Work. Provide Owner list and costs for these facilities and support staff placed at site.
   4. Provide temporary sanitary facilities.
   5. Collect construction waste daily and, when containers are full, legally dispose of waste off-site. Construction waste shall be separated and recycled.
   6. Provide temporary barricades, warning signs, and lights to protect construction personnel, and others on site, from construction hazards. Provide six feet high chain link fence at perimeter of building site.
   7. Provide temporary lighting that provides adequate illumination for construction operations, observations, and inspections.
   8. Remove temporary facilities and controls before Substantial Completion.
   9. Provide temporary fire protection until permanent systems are fully operational.
      a. Provide adequate numbers of fire extinguishers.
      b. Store combustible material in fire safe containers or fire safe locations

01 60 00 - PRODUCT REQUIREMENTS

PART 1 – GENERAL:

A. General Requirements:
   1. Provide products of same kind from a single source. The term "product" includes the terms "material", "equipment", "system", and similar terms.
   2. Provide products complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use and effect. Products shall be new and undamaged at time of installation & maintained as such until project completion.
   3. Unless otherwise indicated, Owner will select color, pattern, and texture of each product from manufacturer's full range of options.
   4. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.
      a. Deliver products to Project site in manufacturer's original sealed container or packaging, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
      b. Inspect products on delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.
      c. Store materials in a manner that will not endanger Project structure.
      d. Store products that are subject to damage by the elements, under cover in a weather tight enclosure above ground, with ventilation adequate to prevent condensation.
   5. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
   6. Contractor and subcontractors shall warrant the Work, and their workmanship, products, components, etc., for a minimum of one year from the date established as the date of Substantial Completion

01 70 00 - EXECUTION & CLOSEOUT REQUIREMENTS

PART 1 – GENERAL:

A. Closeout:
   1. Maintain two physical sets or one electronic PDF set of Contract Drawings and Project Manual as Record Drawings (As-Builts). Mark to show installation that varies from the Work originally shown on Record Drawings (As-Builts).
      a. Drawings must be maintained as work is completed.
      b. Documents are to be stored and maintained at the job site in a secure location.
      c. Two (2) physical copies or one (1) electronic PDF set of the final professionally drafted as-builts are required.
      d. Drawing information should include:
         1) Horizontal and vertical locations of underground utilities and appurtenances.
         2) Location of internal utilities and appurtenances concealed in the construction referenced to visible and accessible features of the structure.
         3) Field changes of dimensions and details.
         4) Changes made by change orders or field direction.
         5) Details not on original contract drawings.
      e. Organize operation and maintenance data into three-ring binders, with pocket folders. Include emergency instructions, copies of warranties, wiring diagrams, shop drawings, and product data. Provide digital copy to owner and architect.

PART 2 – (NOT USED)

PART 3 -EXECUTION:

A. Examination and Preparation:
   1. Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, and plumb; substrates within installation tolerances; surfaces that are smooth, clean, and free of deleterious substances; and application conditions within environmental limits. Proceed with installation only after unsatisfactory conditions have been corrected.
   2. Prepare substrates and adjoining surfaces according to manufacturer's written instructions, including, but not limited to, filler and primer application.
   3. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabricating and, when possible, allow for fitting and trimming during installation.

B. Cutting and Patching:
   1. Do not cut structural members without prior written approval of Architect/Structural Engineer.
   2. For patching, provide materials whose installed performance will equal or surpass that of existing materials.
   3. For exposed surfaces, provide or finish materials to visually match existing adjacent surfaces. If patch does not match, it will be Contractor's responsibility to provide documentation he has complied with industry standards, which Owner will review and accept, or Contractor will replace.

C. Installation:
   1. Comply with manufacturer's written instructions for installation. Anchor each product securely in place, accurately located & aligned. Clean exposed surfaces & protect from damage, prepare surfaces for field finishing.

D. Final Cleaning:
   1. Clean each surface or item as follows before requesting inspection for certification of Substantial Completion:
      a. Remove labels that are not permanent, except for appliances.
      b. Clean transparent materials, including mirrors. Remove excess glazing compounds. Replace chipped or broken glass and glazing with distortion.
      c. Clean exposed finishes to a dust-free condition, free of stains, films, or foreign substances. Leave concrete floors broom clean.
      d. Vacuum carpeted surfaces and wax resilient flooring.
      e. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures. Clean light fixtures and re-lamp with specified bulbs.

E. Closeout Procedures:
   1. Request Substantial Completion inspection once the following are complete:
      a. Advise Owner of pending insurance changeover requirements.
      b. Submit Record Drawings and Specifications, maintenance manuals, warranties, and similar record information.
      c. Deliver spare parts, extra materials, and similar items.
      d. Change over locks and transmit keys to Owner
      e. Complete startup testing of systems and instruction of operation and maintenance personnel.
      f. Remove temporary facilities and controls.
      g. Complete final cleanup.
      h. Touch up, repair, and restore marred, exposed finishes.
      i. Obtain final inspections from authorities having jurisdiction. Provide list of changes, if applicable.
   2. Obtain Certificate of Occupancy. On receipt of a request for inspection, Architect will proceed with inspection or advise Contractor of unfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or advise Contractor of items that must be completed or corrected before the Certificate will be issued.
   3. Arrange for each installer of equipment that requires operation and maintenance to provide instruction to Owner's personnel. Include a detailed review of the following;
      a. Startup and shutdown.
      b. Emergency operations and safety procedures.
      c. Noise and vibration adjustments.
      d. Maintenance manuals.
      e. Spare parts, tools, and materials.
      f. Lubricants and fuels.
      g. Identification systems.
      h. Control sequences.
      i. Hazards.
      j. Warranties and bonds.
   4. Request inspection for certification of final acceptance, once the following are complete:
      a. Submit a copy of the Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance.
      b. Submit final meter readings for utilities, a record of stored fuel and similar data as of the date of Substantial Completion. All equipment requiring fuel storage shall be filled unless otherwise instructed.
      c. Architect will re-inspect the Work on receipt of notice that the Work has been completed.
      d. On completion of re-inspection, Architect will confirm with Owner that Work has been completed. If the Work is incomplete, Architect will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.

01 74 19 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL:

A. Contractor to establish waste management plan per current best management practices.

B. Dispose of waste materials, including trash and debris, off Owner's property. Burning waste materials on-site is not permitted.

C. Separate recyclable materials produced during site clearing from other non-recyclable material. Store or stockpile without intermixing with other materials and transport them to recycling facilities.

DIVISION 02 - EXISTING CONDITIONS (Not Used)

DIVISION 03 - CONCRETE (Refer also to Structural Drawings)

03 30 00 - CAST-IN-PLACE CONCRETE (Refer also to Structural notes/specifications)

PART 1 – (NOT USED)

PART 2 – PRODUCTS:

A. Water Vapor Barrier/Retarder: 10-mil-(0.25-mm) thick, minimum, reinforced polyethylene sheet, or polyolefin sheet, ASTM E 1745, Class A, WVTR of 0.006 gr/ft²/hr or less as tested by ASTM E 96.

B. Manufacturer: Stego or approved substitution.

PART 3 - EXECUTION:

A. Schedule:
   1. Provide approved vapor retarder on prepared sub-grade with joints lapped 6-inches and manufacturer approved taped seams.

03 37 10 - SHOTCRETE (Refer also to Structural Drawings)

PART 1 - GENERAL:

A. Summary: This Section includes shotcrete applied by either the wet- or dry-mix process.

B. Comply with provisions of ACI 301, "Specification for Structural Concrete," and ACI 506.2, "Specification for Materials, Proportioning, and Application of Shotcrete."

C. Refer to Section 13 11 00 for associated work/equipment.

PART 2 - PRODUCTS:

A. Proportion shotcrete mixes to provide a 28-day compressive strength of 4000 psi, minimum.

B. Reinforcing Bars: ASTM A 615/A 615M, Grade 60 deformed. Reinforcing bars shall be #3 at 6-inch on center, minimum, tied every other crossing.

C. Supports: Bolsters, chairs, spacers, ties, and other devises for spacing, supporting, and fastening reinforcing steel in place according to CRSI's "Manual of Standard Practice".

D. Interior corner radiuses shall be 6-inch typical.

PART 3 - EXECUTION:

A. Apply shotcrete according to ACI 506.2 without exceeding installation tolerances permitted by ACI 117R, increased by a factor of 2.

B. Finish: Rough-textured broom. (Verify with finish system).

C. Remove and replace shotcrete that does not meet ACI 506.2, Grade 3, core quality.

DIVISION 04 - MASONRY (Refer also to Structural Drawings)

04 20 10 – UNIT MASONRY REINFORCING (Refer also to Structural Drawings)

PART 1 – GENERAL:

A. Dura-wall ladder type reinforcing shall be installed at every other course.

B. Cut first course of CMU to allow for continuous Dura-wall and establish equal coursing around the entire perimeter of the structure.

C. All block needs to be saw cut including fill cell openings. No breaking of block with hammers allowed.

D. Clean all excess mortar off block after setting.

E. Filled cells must be poured independent of tie-beam pour.

DIVISION 05 – METALS (Refer also to Structural Drawings)

05 10 00 - METAL FRAMING (Provide Alternate for Interior wood Timberstrand framing.)

PART 1 – (NOT USED)

PART 2 – PRODUCTS:

A. Materials:
   1. Interior framing material to be 20-gauge minimum metal studs or wood Timberstrand studs (contractor's option).
   2. Chase walls: (interior side of exterior walls) 1-5/8" 20 gauge.
   3. Exterior Metal Framing: 18 gauge. Cut edges shall be coated with 95% Zinc Spray.
   4. Ceiling stripping to be 1x4 Pressure Treated.
      a. Fasteners shall be Zinc Coated Flat Head self-tapping or drill point. No black screws are allowed on site.
   5. Fasteners used for metal framing shall be Zinc Coated Water Head self-tapping or drill point. No black screws are allowed on site.
   6. Wood Studs: Timber Strand LSL Studs by Weyerhaeuser and/or miscellaneous wood studs.
      a. All door studs shall have a stud and a jack with stud running from floor to above structure.
      b. Cull lumber so wood studs have minimal bark, rounded edges, and knots.
         1) Reject twisted studs.
         2) Address mold on lumber before installation.
      c. Any exterior stripping, blocking, or backing shall be pressure treated lumber.

PART 3 – EXECUTION:

A. Scope Inclusions:
   1. Review ID drawings:
      a. Deep cased, panelized openings or pilasters to receive 3/4" plywood at jambs and header.
      b. Wet areas and exterior install 2x4 Azek plate under the bottom track.
   2. Review plans for recessed shades.
      a. Wall thickness will need to be adjusted for shades.
   3. All ceilings need to be leveled.
      a. NOTE: Coordinate with recessed light housing attachment.
      b. 1x4 furring to be installed to bottom of scabbed metal stud with two screws each.
      c. NOTE: Adding metal studs to sides of FLOOR trusses:
         1) Metal framer to supply and install a barrier between metal stud and metal gusset plates to prevent squeaking. Acceptable products are Plastic Shims, Peel & Stick or 15lb Felt paper.
   4. Bathroom walls that will have stone slabs applied floor to ceiling:
      a. Wall shall be 18 Gauge with 1/2" plywood.
      b. Install additional framing and blocking as required for grab bars, and toilet accessories.

CMSA
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CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021

Clifford M. Scholz | A.I.A

CS21145

SHEET NO.

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PERMIT SUBMITTAL

B. Layout Requirements:
   1. Colors:
      a. Black; wall layout lines.
      b. Blue; ceiling layout lines.
   2. Layout all walls, chase walls and ceiling details on the slab/sheathing prior to starting any installation.
      a. AC and Electrical subcontractors shall layout all their recessed lights and ac grills on the floor.
      b. Metal framer shall frame R.O. as they are framing the ceiling.
   3. Walls parallel to trusses:
      a. Ladder frame between the trusses over the parallel wall to suppress the 1x4 PT ceiling stripping that shall stop on either side of the wall.
   4. Picture frame around all windows and exterior doors; 2x4 turned with wide side facing front as backing for casing.
   5. Stud spacing will be nominally 16" O.C. and may be adjusted for trades but in no case more than 20" O.C.
   6. All stud locations to be marked on floor with permanent marker.

C. Pocket Door Wall Construction Requirement:
   1. Interior pocket door walls shall be 6" Metal or 6" Timberstrand Stud wide. Including in plane wall.
   2. Rough Opening, R.O.:
      a. Door slab width plus 2-1/2", i.e. door slab is 2'-6' then R.O. (walk through door opening) shall be framed 2'-8 1/2".
      b. Pocket depth same width as door slab, i.e. door slab is 2'-6" pocket will be 2'-6".
         1) Install a wood jack and stud at the back of the pocket.
      c. Header height 2-1/4" higher than door slab height.
         1) Pocket door slabs to align with swing door slabs, including under-cuts.
         2) Height must be established at framing stage.
   3. Metal frame the pocket walls with 2x6 metal studs turned side-ways, doubled up, so closed on both sides.
      a. R.O. jambs shall be a wood jack and stud at each end.
      b. R.O. header shall be wood 2 x 6 continuous.

05 52 00 - ALUMINUM HANDRAILS AND RAILINGS

PART 1 – GENERAL:

A. Summary:
   1. This section includes Aluminum handrails and railings.
      a. Refer to drawings for details.

B. Performance Requirements:
   1. General: In engineering handrails and railings to withstand structural loads indicated, determine allowable design working stresses of materials based on the following:
      a. Aluminum: AA 30, "Specification for Aluminum Structures."
      b. Cold-formed Structural Steel: AISI SG-673, Part 1, "Specifications for the design of cold-formed steel structural members."
   2. Structural performance of handrails and railings. Provide handrails and railings capable of withstanding the following structural loads without exceeding allowable design working stress of materials for handrails, railings, anchors, and connections.
      a. Top rail of guards: Capable of withstanding the following loads applied as indicated:
         1) Concentrated load of 200 lbf applied at any point and in any direction.
         2) Uniform load of 50 lb. per linear foot applied horizontally and concurrently with uniform load of 50 lb. per linear foot applied vertically downward.
         3) Concentrated and uniform loads above need not be assumed to act concurrently.
      b. Handrails not servicing as top rails: Capable of withstanding the following loads applied as indicated.:
      c. Concentrated load of 200 lbf applied at any point and in any direction. Uniform load of 50lbf/ft. applied in any direction. Concentrated and uniform loads above need not be assumed to act concurrently.
   3. Infill area of guards: capable of withstanding a horizontal concentrated load of 50 lb. applied to 1 sq. ft. at any point in system, including panels, intermediate rails, balusters, or other elements composing infill area.
      a. Load above need not be assumed to act concurrently with loads on top rails in determining stress on guard.
   4. Thermal Movements: Provide handrails and railings that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, over stressing of components, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
      a. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
   5. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

C. Submittals: (Provide Mockup for Approval)
   1. Product Data: For manufacturers product lines of handrails and railings assembled from standard components.
      a. Include product data for grout, anchoring cement, and paint products.
   2. Shop Drawings: Show fabrication and installation of handrails and railings. Include dimensioned plans, elevations, sections, details, and attachments to other work.
   3. Samples for Initial Selection: Manufacturer's color charts showing the full range of colors available for products with factory-applied color finishes.
   4. Samples for initial selection: short sections of railing or flat sheet meal samples showing available mechanical finishes.
   5. Samples for Verification: For each type of exposed finish required, prepared on components indicated below and of same thickness and metal indicated for the work. If finishes involve normal color and texture variations, include sample sets showing the full range of variations expected.
      a. 6-inch-(150-mm-) long sections of each different linear railing member, including handrails, and top rails.
      b. Fittings and brackets.
      c. Assembled samples of railings, made from full-size components, including top rail, post, handrail, and infill. Show method of finishing members of intersections. Samples need not be full height.
   6. Qualification data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names, and addresses of architects and owners, and other information specified.
   7. Product Test Reports: Indicating products comply with requirements, based on comprehensive testing of current products.
   8. Provide full-size finished mockup sample. If approved, sample can be incorporated into project.

D. Quality Assurance:
   1. Source Limitations: Obtain each type of railing through one source from a single manufacturer.

E. Storage:
   1. Store handrails and railings in a dry, well ventilated, weather tight place.

F. Project Conditions:
   1. Field Measurements: Verify handrail and railing dimensions by field measurements before fabrication and indicate measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the work.
      a. Established Dimensions: Where field measurements cannot be made without delaying the work, establish dimensions and proceed with fabricating handrails and railings without field measurements. Coordinate construction to ensure that actual dimensions correspond to established dimensions.

G. Coordination:
   1. Coordinate installation of anchorage for handrails and railings. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to project site in time for installation.

PART 2 – PRODUCTS:

A. Manufacturers:
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the work include the following:
      a. PARADISE Metal Works, T. 941-955-2090.
      b. Mullets Aluminum, T. 941-371-3502

B. Metals:
   1. General: Provide metal free from pitting, seam marks, roller marks, stains, discolorations, and other imperfections where exposed to view on finished units.
   2. Brackets, flanges, and anchors: Aluminum Powder Coated same type material and finish as supported rails, unless otherwise indicated.
      a. Provide brackets with flange tapped for concealed anchorage to threaded hanger bolt.
      b. Provide formed brackets with predrilled hole for exposed bolt anchorage.
         1) Provide formed aluminum brackets with predrilled hole for bolted anchorage and with snap-on cover that matches rail finish and conceals bracket base and bolt head.
      c. Provide brackets with interlocking pieces that conceal anchorage. Locate screws on bottom of bracket.
      d. No coring allowed of finished decks.

C. Fasteners
   1. Fasteners for Anchoring Handrails and Railings to other construction: Select fasteners of type, grade, and class required to produce connections suitable for anchoring handrails and railings to other types of construction indicated and capable of withstanding design loads.
   2. Fasteners for Interconnecting Handrail and Railing Components. Use fasteners fabricated from same basic metal as fastened metal, unless otherwise indicated. Do not use metal that are corrosive or incompatible with material joined.
      a. Provide concealed fasteners for interconnecting railing components and for attaching them to other work unless exposed fasteners are unavoidable or are standard fastening method for handrail and railing indicated.
      b. Provide Phillips flathead machine screws for exposed fasteners, unless otherwise indicated.
      c. All fasteners shall be marine grade 316 Stainless Steel.
   3. Cast-in-place and Post Installed Anchors: Anchors of type indicated below, fabricated from corrosion-resistant materials with capability to sustain, without failure, a load equal to six times the load imposed when installed in concrete, as determined by testing per ASTM E 488 conducted by qualified independent testing agency.
      a. Cast-in-place anchors.
      b. Chemical anchors.
      c. Expansion anchors.

D. Grout and Anchoring Cement:
   1. Non-shrink, Nonmetallic Grout: Premixed, factory-packaged, non-staining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout specifically recommended by manufacturer for interior and exterior applications.
   2. Interior Anchoring Cement: Factory packaged, non-shrink, non-staining, hydraulic-controlled expansion cement formulation for missing with water at project site to create pourable anchoring, patching, and grouting compound. Use for interior applications only.

E. Fabrication:
   1. Assemble handrails and railing in shop to greatest extent possible to minimize field splicing assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation. Use connections that maintain structural value of joined pieces.
   2. Form changes direction of railing members as follows:
      a. As detailed.
   3. Mechanical Connections: Fabricate handrails and railings by connecting members with railing manufacturer's standard concealed mechanical fasteners and fittings, unless otherwise indicated. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.
   4. Brackets, flanges, fittings, and anchors: to connect handrail and railing members to other construction.
   5. Provide inserts and other anchorage devices to connect handrails and railing to concrete or masonry. Fabricate anchorage device capable of withstanding loads imposed by handrails and railings. Coordinate anchorage devices with supporting structure.
   6. Shear and punch metals cleanly and accurately. Remove burrs from exposed cut edges.
   7. Cut, reinforce, drill, and tap components, as indicated, to receive finish hardware, screws, and similar items.
   8. Close exposed ends of railing members with prefabricated end fittings.

F. Finishes General:
   1. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying designated finishes.
   2. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within the range of approved samples and are assembled or installed to minimize contrast.

G. Aluminum Finishes:
   1. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
   2. High Performance Organic Coating Finish: AA-C12C42RIx (Chemical Finish: cleaned with inhibited chemicals, Chemical Finish: acid chromate-fluoride-phosphate conversion coating as specified below). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with manufacturer's written instructions.
      a. Polyester Powder Coating. 3 mil. Average film thickness complying with AAMA 2604-17.
         1) Color and Gloss: As selected by Architect from manufacturer's full range of choices for color and gloss, including custom colors.

PART 3 – EXECUTION:

A. Examination:
   1. Examine substrates, where reinforced to receive anchors, to verify that locations of concealed reinforcements have been clearly marked for installer. Locate reinforcements and mark locations if not already done.

B. Installation General:
   1. Fit exposed connections together to form tight, hairline joints.
      a. Cutting Fitting and Placement: Perform cutting, drilling, and fitting required for installing handrails and railings. Set handrails and railing accurately in location, alignment, and elevation, measured from established lines and levels and free from rack.
         1) Do not weld, cut, or abrade surfaces of railing components that have been coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
         2) Align rails so variations from level for horizontal members and from parallel with rake of steps and ramps for sloping members do not exceed ¼ inch in 12 feet (5 mm in 3 m).
   2. Corrosion Protection: Coat concealed surfaces of aluminum and copper alloys that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.
   3. Adjust handrails and railings before anchoring to ensure alignment at abutting joints. Space posts at interval indicated, but not less than that required by structural loads.
   4. Fastening to in-place construction: Use anchorage devices and fasteners where necessary for securing handrails and railing and for properly transferring loads to in-place construction. No coring of finished decks.

C. Railings Connections:
   1. Nonwelded connections: Use mechanical joints for permanently connecting railing components. Use wood blocks and padding to prevent damage to railing members and fittings.

D. Cleaning:
   1. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with same material.

E. Protection:
   1. Protect finishes of handrails and railings from damage during construction period with temporary protective coverings approved by railing manufacturer. Remove protective coverings at the time of Substantial Completion.
   2. Restore finishes damaged during installation and construction period so no evidence remains of correction work. Return items that cannot be refinished in field to shop; make required alterations and refinish entire unit or provide new units.

05 73 10 – GLASS RAILING SYSTEM

PART 1 - GENERAL

A. Shop Drawings: Submit shop drawings for railings.
   1. Include dimensioned plans, elevations, and details.
   2. Show connection and accessory items and locations for anchor and bolt installation.
   3. Include design loads, structural calculations, and material properties.
   4. Shop drawings shall be signed and sealed by an engineer licensed in the state in which project is located.

PART 2 – PRODUCTS:

A. Manufacturers:
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the work include the following:
      a. Mullets Aluminum, T. 941-371-3502

B. Performance:
   1. Top of railing: Capable of withstanding the following loads applied as indicated:
      a. Concentrated load of 200 lbf applied at any point and in any direction.
      b. Uniform load of 50 lb. per linear foot applied horizontally and concurrently with uniform load of 50 lb. per linear foot applied vertically downward.
      c. Concentrated and uniform loads above need not be assumed to act concurrently.
   2. *Handrails not servicing as top rails*: Capable of withstanding the following loads applied as indicated.:
      a. Concentrated load of 200 lbf applied at any point and in any direction. Uniform load of 50lbf/ft. applied in any direction. Concentrated and uniform loads above need not be assumed to act concurrently.
   3. Glass panels: capable of withstanding a horizontal concentrated load of 50 lb. applied to 1 sq. ft. at any point.
      a. Load above need not be assumed to act concurrently with loads on top rails in determining stress on guard.
   4. Thermal Movements: Provide handrails and railings that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, over stressing of components, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
      a. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
   5. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials

PART 3 – EXECUTION:

A. Verify field measurements prior to fabrication of railing.
B. Verify that supports & anchors are correctly and securely positioned.
C. Install in accordance with shop drawing specifications.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES (Refer also to structural drawings)

06 10 00 - ROUGH CARPENTRY

PART 1 – GENERAL:

A. Submittals:
   1. Layout drawings for Roof and Floor truss systems.
   2. Truss profiles and Engineering details.
   3. Layouts shall include location of lighting, diffusers / return grills, and other penetrations as applicable.

B. Quality Assurance:
   1. Comply with ALSC, ANSI A135.4, AWPA, and NFPA Standards.

C. Performance Requirements:
   1. The truss supplier shall supply a complete system including: (Verify with Drawings/Structural)
      a. All required trusses, girders, valley packs, hip jacks, and hardware for truss-to-truss connections.
      b. Engineered trusses at equipment to be hung from trusses.
      c. Floor trusses to be engineered for 24" on center and fabricated and set for 18" on center.
         1) Deflection meets L/480 Live and L/360 total load.
         2) Design floor trusses that occur under showers with a 4" recess.
      d. All roof trusses to be designed to accommodate tile or other heavy roofing materials.
      e. Design truss system to minimize or eliminate conventional framing and laminated beams.
      f. Flat Roof Trusses: the top chords shall be designed to create a 1/4" per foot pitch to the roof drains or edge as located/indicated on the plans.

PART 2 - PRODUCTS:

A. Dimension lumber is to be: Timberstrand LSL.

B. Preservative-Treated Materials: Refer also to structural drawings. Treat indicated items and the following:
   1. Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.
   2. Concealed members in contact with masonry or concrete.
   3. Wood framing members less than 18-inches above grade.
   4. Wood floor plates installed over concrete slabs directly in contact with earth.
   5. 1 x 12 pressure treated concealed wood blocking above all window openings; extend 12-inches minimum each side of opening for attachment of window treatments.
   6. Wood framing below FEMA flood plan elevation.

C. Wood blocking:
   1. Concealed wood blocking for toilet accessories, wall cabinets and curtain rods.
   2. Concealed wood blocking at mid-height of studs and interconnections between vertical and horizontal spaces to provide draft stopping.
   3. 1/2-inch sheathing, minimum, and /or 2 by concealed wood blocking in floor-ceiling assemblies with open web wood trusses or dropped ceilings to limit areas to 500 square feet. Draft stopping may run parallel to framing members.
   4. 1/2-inch sheathing, minimum, and /or 2 by concealed wood blocking in wall/ceiling assemblies with openings from walls to ceiling or attic or at dropped soffit areas to provide draft stops.

D. Wood-Structural Panels: Provide plywood complying with DOC PS 1, where plywood is indicated.
   1. Factory mark panels evidencing compliance with grade requirements.
   2. Provide panels with span ratings required by support spacing indicated.
   3. Combination Sub-floor-Underlayment: APA-rated Sturd-I-Floor, Exposure 1.
   4. After dry-in, 2 layers of 3/4-inch exterior structural tongue and groove plywood. First layer (Advantech) screwed and glued to framing. Second layer staggered from first layer and screwed and glued to first layer.
   5. Wall Sheathing: APA-rated Structural I sheathing, Exposure 1, 1/2-inch (12.7 mm) thick minimum.
   6. Roof Sheathing: APA-rated Structural I sheathing, Exterior, 5/8-inch (19 mm) plywood.
   7. Vertical underlayment for Stone and Tile: Wonderboard.
   8. Underlayment for Carpet: APA Underlayment, Exposure 1-plywood panels with fully sanded face, 3/4- inch, on vapor barrier. Verify thickness for alignment of finished surfaces.
      a) Wood Floor Underlayment: APA Underlayment, Exposure 1-plywood panels with fully sanded face, 1/2–inch.

E. Engineered wood products with allowable design stresses, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be demonstrated by comprehensive testing.
   1. Laminated-Veneer Lumber: Manufactured with exterior-type adhesive complying with ASTM D 2559.
   2. Allowable design values determined according to ASTM D 5456.

F. Glass-Fiber-Surfaced Gypsum Sheathing Board: ASTM C 79, water-resistant core, surfaced on face and back with glass-fiber mats with alkali-resistant coating.

G. Telephone and Electrical Equipment Backing Panels: Painted, Exposure 1, C-D plugged, fire-retardant treated, not less than 1/2-inch (12.7 mm) thick.

H. Miscellaneous products:
   1. Air-Infiltration Barrier: Polyolefin material complying with ASTM E 1677, Type I, with minimum water- vapor transmission of 10 perms.
   2. Fasteners: Size and type indicated. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide Type 304 stainless steel fasteners.
   3. Bolts: Steel bolts complying with ASTM A 307, Grade A, with ASTM A 563 hex nuts and, where indicated, flat washers.
   4. Metal Framing Anchors: Hot-dip galvanized steel of structural capacity, type, and size indicated.

I. Attic Access:
   1. R.O. by Framer installed by trim subcontractor.
   2. Cendrex is approved for pre-fabricated access panels.
   3. Fakro is approved for pre-fabricated scissor attic access ladder.
   4. Attic access should be a minimum of 31" x 22" at rough opening.
      a. Provide adequate headroom clearance above the access in attic.
   5. Attic Platforms/Walkways:
      a. Build 2x platform frame to stand off bottom chord of truss for mechanical and lighting routing.
      b. 3/4" AdvanTech tongue in groove sheathing.

J. Bucking:
   1. Only KDAT-PT (Kiln Dried After Treatment - Pressure Treated) lumber is approved for bucking.
   2. Installation of garage door bucks:
      a. KDAT double 2x6 with single KDAT 1x6 buck required at garages with chase walls and rigid insulation.
      b. Metal frame chase wall may have to be adjusted to accommodate 3-3/4".
      c. Leave 1-1/2" KDAT buck facing garage exposed.
         1) Installation of vent and grill bucks:
   3. KDAT bucks per plan.
      1) Bucks waterproofed and units installed by others.

K. Fascia and Drip:
   1. Versatex. No finger joints are allowed.
   2. Do not attach fascia or drip at bird boxes until they have been flashed.
   3. Splice joints:
      a. Minimum board length for splice joint is 4'-0".
      b. Splice joints must have solid backing and on equal plane.
      c. Stagger splice joints 3'-0" minimum between fascia stacks and drip edge.
      d. Miter at 30˚ angle.
      e. Exterior type glue; Elmers Waterproof, TiteBond II, Gorilla Exterior.
         1) Do not allow these adhesives to contact the finished faces of the trim.
         2) Glue joint, pin nail miters on 30˚ angle and nail or screw 3" each way.
         3) Use manufacturer's recommended glue.

L. Load Bearing Walls:
   1. All structural lumber for load bearing walls to be: Timberstrand LSL
   2. Structurally framed doors and framed openings; minimum of double jacks under the headers and double king studs.
   3. Layout cripplers to maintain center to center stud spacing. All wood framed walls built to include:
      a. Backing and blocking as necessary for cabinetry, toilet accessories, garage door motors and wall mounted handrails.
         1) Exterior walls: still have a 1-5/8" metal framed chase wall at 3-1/4" from wood frame.
         2) Interior walls: additional furring will be required at interior walls with tie-downs and straps.
         3) Provide fire stops and horizontal wall stiffeners.

M. Soffits Exterior:
   1. Crown / Corbels; 2x blocking between trusses and soffits prior to sheathing.
   2. Sheathing before stucco, wood or Azek application; 1/2" or 5/8" Plywood or Advantech sheathing per engineering.

PART 3 – EXECUTION:

A. Truss Installation:
   1. Truss Packages: Must be known prior to setting trusses, installing fascia and soffit;
      a. Trusses should already have been fabricated and tie downs installed for the following items;
         1) Recessed light locations. (moving fixtures to accommodate wood framing/trusses will not be accepted)
         2) Chandeliers requiring motors.
         3) Slot diffuser locations.
         4) Attic access locations.
         5) Trusses related to door or window centers.
         6) Soffit, Frieze, Corbels, Brackets, Crown, and overhang details.
         7) Gutter hanger type, layout, and locations.
         8) Fascia stack, to the weather face, lip dimension at soffit or corbel.
         9) Frieze heights and relationship to rakes, corbels, brackets, doors, and windows.
         10) Elevator equipment.
         11) Attic space requirements for Air Handlers.
         12) Any other equipment for shades, electric, control, etc.
      b. Erect and brace trusses to comply with recommendations of manufacturer.
      c. Erect trusses with plane of truss webs vertical (plumb) and parallel to each other.
         1) Trusses shall be accurately spaced per approved design.
         2) Hoist units in place by means of proper lifting equipment suited to the size and types of each truss lift points shall be as recommended by the fabricator.
         3) Exercise care not to damage truss members or joints by out-of-plane bending or other racking of the units.
         4) Provide temporary bracing as required to maintain trusses plumb, parallel and in proper location until permanent bracing is installed.
         5) Anchor trusses securely at all bearing points to comply with structural details.
         6) Install all truss engineering and bracing to comply with design requirements.
         7) Do not DRILL, CUT, or REMOVE any truss member without authorization by Engineer.
         8) Framer to include installation of blocking at all flat ROOF trusses as necessary to create hips and valleys to provide pitch to the drains.
         9) The truss chords and elevations will be fabricated to achieve the 1/4" per foot pitch but there will be blocking needed plus at all of the roof drains.

B. General Notes:
   1. All trusses shall be coated with a mold inhibitor; Mycostat by Diacon or equivalent.
   2. No roof or roof truss shall come within 14" of a window sill; to allow ample room for roof flashing details, M.O., buck and finishes.

C. Delivery, Storage, and Handling;
   1. In accordance with the manufacturer's instructions and recommendations to avoid damage from bending, overturning, or other cause for which truss is not designed to resist or endure.

D. Coordinate:
   1. Locations of roof drains in flat roof.
   2. Attic access locations. Minimize using master closet space as attic access point.
   3. Ordering and Purchase of LVL's shown on the engineering plans.

E. Installation:
   1. Install trusses per manufacturer's instructions and engineered plans and details.
   2. Fit rough carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.
   3. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following and structural specifications and notes on Drawings.
   4. Sheathing: Nail to framing.
   5. Roof sheathing shall be dried-in and protected following installation of plywood.
   6. Set wood bucks in full bed application of waterproofing at exterior openings.

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SP-1.2

06 20 23 – INTERIOR FINISH CARPENTRY

PART 1 - GENERAL:
A. Submittals: Shop Drawings and Samples showing the full range of colors, textures, and patterns available for each type of finish.
B. Quality Standard: Architectural Woodwork Institute's "Architectural Woodwork Quality Standards."
C. Performance Requirements:
   1. Handrails: Refer to drawings. Resistance 50 lb/ft uniform load applied in any direction and 200 lbs concentrated load at any point in any direction but not simultaneously. Balusters must be vertical and reject a 4-inch sphere. Place bottom rail to reject 2-inch sphere between bottom rail and finished floor at horizontal surfaces. Bottom rail at stairs shall reject 6-inch sphere between rail and finish stair surface.
D. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet-work is completed, and temporary HVAC system is operating.

PART 2 - PRODUCTS:
A. Materials:
   1. Lumber: DOC PS 20 and grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review.
   2. Softwood Plywood: DOC PS 1.
   3. Hardwood Plywood: HPVA HP-1.
   4. MDF: ANSI A208.2, Grade 130, made with binder containing no urea-formaldehyde resin.
   5. Particleboard: ANSI A208.1, Grade M-2, made with binder containing no urea-formaldehyde resin.
   6. Foam-Plastic Moldings: Molded product of shapes indicated, or to match interior trim profiles, factory primed. Product is recommended by manufacturer for exterior use.
   7. Solid Surfacing Material: Homogeneous solid sheets of filled plastic resin complying with material and performance requirements of ANSI Z124.3, Type 5 or Type 6, without a pre-coated finish.
      a. Corian, Silestone or equal.
   8. Hardware Standard: Comply with BHMA A156.9 for items indicated by reference to BHMA numbers or referenced to this standard.
   9. Wood Cabinets (Casework). Refer to Drawings.
   10. Closet and Linen Shelving: 3/4-inch (19 mm) birch veneer plywood with hardwood edges and 1 x 2 clear hardwood shelf cleats at sides and rear, painted finish. Lighted closet rods shall be LED 3000K in satin nickel finish by CPW Custom Product Works. Locate in master closets. Provide power & switching.
   11. Clothes Rod: 1-1/2-inch diameter chrome plated steel rods. Include in Base Bid.
B. Fabrication:
   1. Complete fabrication of interior woodwork before shipping to Project site to maximum extent possible. Disassemble only as needed for shipping & installing. Where necessary for fitting at Project site, provide for scribing & trimming.
   2. Backout or groove backs of flat trim members, kerf backs of other wide, flat members, except for members with ends exposed in finished Work.
   3. Install glass to comply with FGMA's "Glazing Manual." For glass in wood frames, secure glass with removable stops.
C. Finishes:
   1. Interior Standing and Running Trim for Transparent Finish: Premium grade, species as noted and made from Maple. Verify with Interior Designer.
   2. Interior Standing and Running Trim for Opaque Finish: Premium grade, clear, kiln dried, made from poplar.
   3. Interior Architectural Woodwork Finishes:
      a. Finishes: Same grades as items to be finished.
      b. Finish architectural woodwork at the fabrication shop; defer only final touch up until after installation.
         1) Apply one coat of sealer / primer to concealed surfaces of woodwork. Apply two coats to back of paneling.
         2) Apply a vinyl wash coat to woodwork made from closed-grain wood before staining and finishing.
         3) Transparent Finish: AWI Finish System TR-6 catalyzed polyurethane (satin finish).
         4) Opaque Finish: painted.
D. Accessories:
   1. Access Doors and Pull-Down Stairs:
      a. Attic access panels to be CTR "Contour" door by Cendrex (Metal Door).
      b. For general purpose access doors including water shut-offs located in wall use AHD by Cendrex (Metal Door)
      c. Approved pull-down stairs shall be:
         1) Fakro model LST
         2) Rainbow Attic Stair model Star

PART 3 - EXECUTION:
A. Condition woodwork to prevailing conditions before installing in accordance with AWI.
B. Install woodwork to comply with AWI Section 1700 for grade specified.
C. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8-inch in 96-inches (3 mm in 2400 mm) for level and plumb.
D. Countersink nail heads on exposed carpentry work and fill holes with wood filler compatible with final finish.
E. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
F. Install trim with minimum number of joints possible, using full-length pieces to the greatest extent possible. Cope at returns and miter at corners to produce tight-fitting joints with full-surface contact throughout length of joint. Use scarf joints for end-to-end joints. Stagger joints in adjacent and related members.
   1. Match color and grain pattern across joints.
   2. Install trim after gypsum board joint finishing operations are complete.
   3. Install to tolerance of 1/8-inch in 96-inches (3 mm in 2400 mm) for level and plumb. Install adjoining trim with 1/32-inch (0.8 mm) maximum offset for flush installation and 1/16-inch (1.6 mm) maximum offset for reveal installation.
G. Anchor countertops securely to base units. Seal space between backsplash and wall.
H. Anchor paneling to supports with concealed panel-hanger clips and by blind nailing on back-up strips, splined-connection strips, and similar associated trim and framing.

06 46 30 - EXTERIOR CARPENTRY AND COMPOSITE FINISHES

PART 1 – GENERAL:
A. Submittals: Shop Drawings & Samples showing full range of colors, textures, & patterns available for each type of finish.

PART 2 – PRODUCTS:
A. Materials:
   1. Lumber: DOC PS 20 and grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review.
   2. Hardware Standard: Comply with BHMA A156.9 for items indicated by reference to BHMA numbers or referenced to this standard.
B. Finishes:
   1. Exterior Trim:
      a. Composite Finish: painted, unless noted otherwise on Drawings.
   2. Exterior Ceilings:
      a. V-Groove Tongue & Groove Cypress, Stained with Light pickled finish.
C. Accessories:
   1. Fasteners for Exterior: Stainless steel or hot-dip galvanized steel.
   2. Fascia: Versetex Boards smooth, 3/4-inch thick by widths indicated on Drawings. Prime and paint in accordance with manufacturer's recommendations.
   3. Flashing: Provide flashing in accordance with "Sheet Metal Flashing and Trim" section at window and door heads, and other locations as required to provide positive drainage toward exterior of siding/wall finish system.
D. Trim:
   1. Versatex: Use Stainless #6d ring shank framing nails. Thicker profiles may need longer nail.

PART 3 – EXECUTION:
A. Comply with manufacturer's written installation instructions applicable to products and applications indicated unless more stringent requirements apply.
B. Install with minimum number of joints possible, using full-length pieces to the greatest extent possible.
C. Install siding and fasteners in accordance with current product NOA or Florida Product Approval requirements.
D. Install joint sealants as specified in Section 07 92 00 "Joint Sealants" and to produce a weathertight installation.
E. Remove damaged, improperly installed, or otherwise defective materials and replace with new materials complying with specified requirements.
F. Clean finished surfaces according to manufacturer's written instructions and maintain in a clean condition during construction.

06 60 80 - PLASTIC FABRICATIONS

PART 1 - GENERAL:
A. Summary: Decorative brackets, interior trim / casing below base flood elevation, exterior lap siding, exterior trim / casings, and exterior column wraps.
B. Submittals:
   1. Submit material samples representative of the texture, thickness and widths shown and specified herein.
C. Store materials on a flat and level surface on a full shipping pallet. Handle materials to prevent damage to product edges and corners. Store materials under a protective covering to prevent jobsite dirt and residue form collection on the boards.
D. Warranty: Provide manufacturer's 25 year warranty, from date of Substantial Completion, against defects in manufacturing that cause the products to rot, corrode, delaminate, or excessively sell form moisture.

PART 2 - PRODUCTS:
A. Acceptable products: Versatex® Trimboards and Versawrap
B. Material: Free foam cellular PVC material with a small cell microstructure and density of .55 grams/cm³.
   1. Material shall have a minimum physical and performance properties specified as follows:
      a. Water Absorption: 0.15% maximum.
      b. Burning Rate: No burn when flame removed.
      c. Flame spread Index: 25.
C. Fasteners: (Provide in accordance with NOA or Florida Product Approval)
   1. Use fasteners designed for wood trim and wood siding (thinner shank, blunt point, full round head) with Versatex.
   2. Use stainless steel fasteners.
   3. Staples, small brads, and wire nails must not be used as fastening members.
   4. The fasteners should be long enough to penetrate the solid wood substrate a minimum of 1-1/2".
   5. Fasteners must be installed no more than 2" from the end of each board.
   6. Glue and mechanically fasten trim boards to substrate.
D. Adhesives:
   1. Glue all Versatex to Versatex joints with Versatex adhesive, a cellular PVC cement, to prevent joint separation.
   2. The glue joint should be secured with a fastener and/or fastened on each side of the joint to allow adequate bonding time.
   3. Surfaces to be glued should be smooth, clean and in complete contact with each other.
   4. To bond Versatex to other substrates, various adhesives may be used. Consult adhesive manufacturer to determine suitability.
E. Sealants:
   1. Use urethane, polyurethane, or acrylic based sealants without silicone.
   2. Use a 100% acrylic latex paint with a Light Reflective Value (LRV) of 55 or higher. Follow the paint manufacturer's recommendations to apply.

PART 3 - EXECUTION:
A. Comply with manufacturer's product catalog installation instructions and product technical bulletin instructions.
B. Allowable Tolerances:
   1. Variation in component length: -0.00 / +1.00"
   2. Variation in component width & thickness: +/- 1/16"
   3. Variation in component edge cut: +/- 2°
   4. Variation in density: -0% + 10%.
C. Workmanship, Finish, and Appearance:
   1. Free foam cellular PVC that is homogeneous and free of voids, holes, cracks, and foreign inclusions and other defects. Edges must be square, and top and bottom surfaces shall be flat with no convex or concave deviation.
   2. Uniform surface free from cupping, warping, and twisting.
D. Protect completed installation. Repair/replace damaged pieces.
E. Install boards in longest single pieces possible. Joints shall be scarf where joining boards and miter at corners. Use Versatex adhesive at all joints, continuous.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 12 00 - WATERPROOFING

PART 1 – GENERAL:
A. Submittals:
   1. Product Data: For each type of product.
B. Installer Qualifications: An entity that employs installers & supervisors who are trained & approved by manufacturer.
C. Environmental Limitations: Apply waterproofing within the range of ambient and substrate temperatures recommended in writing by waterproofing manufacturer.
D. Warranty:
   1. Manufacturer's Special Warranty: Manufacturer agrees to repair or replace waterproofing that fails in materials or workmanship within specified warranty period.
      A. Warranty Period: Five years from date of Substantial Completion.
   2. Installer's Special Warranty: Covering Work of this Section, for warranty period of two years from date of Substantial Completion.

PART 2 - PRODUCTS:
A. Source Limitation: Obtain waterproofing materials from single source and from single manufacturer.
B. Waterproofing:
   1. Composite HDPE/Bentonite Membrane: Composite membrane consisting of a 20-mil- (0.5-mm-) thick, HDPE geomembrane liner bonded to up to 1.0 lb/sq. ft. (4.9 k/m2) layer of bentonite clay granules, with a spun polypropylene facing.
      a. Tremco Paraseal LG with Paramastic.
   2. One-part polyurethane sealant, gungrade or trowel. Manufacturer approved for vertical or horizontal applications.
      a. Tremco Dymonic 100.
      b. Tremco-Vulkem #116, color to be selected.
   3. Multiple composite waterstop with manufacturer approved primer.
      a. Tremco-Vulkem "Superstop" with Paraprimer.
   4. Auxiliary Materials: Primer, sheet flashing, liquid membrane, patching membrane, and liquid mastics recommended by waterproofing manufacturer.
C. Accessories:
   1. Granular Bentonite: Sodium bentonite clay containing a minimum of 90 percent montmorillonite (hydrated aluminum silicate), with a minimum of 90 percent passing a No. 20 (0.85-mm) sieve.
      a. Tremco, Inc., Paragranular.
   2. Termination Bar: Extruded-aluminum or formed-stainless-steel bars with upper flange to receive sealant.
D. Waterproofing Drainage: Manufactured composite subsurface drainage panels consisting of a nonwoven, spun-bonded polypropylene facing laminated to one side of a studded, non-biodegradable, polystyrene drainage core.
   1. Tremco, TREMDrain 1000 or 1000 PF, with polymeric film.

PART 3 - EXECUTION:
A. Interface with other Work:
   1. Coordinate sequencing of waterproofing installation with work of other sections that form portions of building envelope moisture control to ensure that flashings and transition materials can be properly installed and inspected.
B. Preparation:
   1. Clean, prepare, and treat substrate. Remove grease, oil, form-release agents, and other contaminants. Provide clean, dust-free, and dry substrate for waterproofing application.
   2. Remove fins, ridges, mortar, and other projections and fill honeycomb, aggregate pockets, holes, and other voids.
   3. Rout and fill joints and cracks in substrate.
   4. Prepare, prime, and treat inside and outside corners, terminations, penetrations, drains, and protrusions.
   5. Prime substrate and allow to dry.
   6. Install sealants in accordance with TCNA (Tile Council of North America) recommendations.
   7. Protect waterproofing from damage and wear during construction. Repair and patch tears, voids, and blisters.
   8. Waterproofing Schedule:
      a. Tremco Paraseal LG at horizontal and vertical elevator pit, and similar type deep penetrations into soil, or concealed face of back-filled CMU or concrete walls of retaining walls.
      b. Tremco TremProof 250 GC, in lieu of Paraseal LG, at concealed face of back-filled CMU or concrete walls, with stucco finish on exposed face of CMU or concrete, and at terraces and at outer face of CMU walls where decorative manufactured stone is located.
      c. Tremco-Vulkem 116 or Dymonic 100 at exterior door and window perimeter, between window buck and window flange and between window buck and wall framing.
      d. Tremko-Vulkem "Superstop" at structural slab cold joints/keyways at walls/slabs exposed to moisture, and slabs exposed to moisture.
      e. Tremco-Vulkem at shower shelves and seats, with abrasive addition for adherence of setting bed. Verify with manufacturer.
      f. Tremco Vulkem 350 NF liquid polyurethane composite waterproofing system for pedestrian traffic surfaces. Include aggregate-laden top membrane to aid in slip resistance and exposed traffic locations.
C. Approved Products, subject to requirements: See Drawing sections for application:
   1. Tremco171.
   2. Tremco Dymeric 240FC.
   3. Tremco EWS with Puma Technology.
   4. Tremco Vulkem 350NF.
   5. Schluter Kerdi Ditra.
   6. Schluter Troba Mat. H. Laticrete Hydroban.
   7 Prosoco R-Guard CAT 5.
   8. Prosoco Joint and Seam.
   9. DuPont Tyvek Stucco Wrap.
   10. BASF MasterSeal 581, formerly Thoroseal. Application shall include 2-coats,minimum.
   11. Sherwin Williams Conflex with Loxon Concrete and Masonry Primer/Sealer.
D. Installation:
   1. Install waterproofing and accessories according to manufacturer's written instructions.
   2. Protect bentonite material from wetting prior to permanent placement.
   3. Elevated Decks with Living Space underneath (interior or exterior terraces):
      a. Prior to stucco, roll down shutters / screens or any exterior finishes:
      b. Deck Slope:
         1) Slope structural concrete to drain.
   4. Caulk all slab to wall joints, steel and concrete columns, masonry piers, with Tremco Dymeric 240FC.
      a. Joints then to receive two coats of Vulkem 350NF 8" horizontal and vertical.
   5. Prime all surfaces with Tremco 171 prior to installation of Vulkem 350NF. Follow manufacturer's specifications.
   6. Install Kerdi Ditra attached to the wall and will be left loose on the horizontal surface (at the sloped concrete or sloped mud bed).
      a. Tile sub will lap over the sloped mud bed prior to tile installation.
   7. Prior to Tile Application:
      a. Cut any cracks in the concrete slab that are 1/8" or larger and caulk with Tremco Dymeric 240FC.
         1) All crack joints then receive one coat of Vulkem 350NF.
      b. Apply 120 wet mils of Vulkem 350NF to entire slab prior to mud bed installation by tile contractor.
         1) If there is the Schluter Troba drain mat and mud bed being used over the waterproofing membrane then no sand is used in the Vulkem 350NF.
         2) If no Schluter Troba being used then sand the last coat of Vulkem 350NF to rejection.
      c. Drain Waterproofing: Vulkem 350NF:
         1) Turn down 1" minimum around entire deck perimeter over the painted stucco.
         2) Decks with regular drains Vulkem 350NF turn down drain throat 2".
         3) Concrete Trench Drains: fully coat all concrete turn down into drain throats 2".
         4) If there is a face cladding of stone or stucco around the balcony perimeter and there are drains on the deck, then the joint between the cladding and concrete balcony needs to be backer rod and caulked with Tremco Dymeric 240FC.
E. Exterior Wood Framed Walls:
   1. Roofer shall install stucco stop flashing first (chair). Leave the flashing clean, do not apply roof mastic.
      a. Waterproofing sub will seal when waterproofing the walls.
   2. Prosoco Joint and Seam at all plywood joints and nail heads.
   3. Fluid applied Prosoco R-Guard CAT-5 exterior wall barrier system.
   4. Apply DuPont Tyvek Stucco Wrap, attached with galvanized nails, in shingle fashion, or as recommended by manufacturer, to positively drain moisture out of the wall system.
F. Miscellaneous Items:
   1. Subgrade Waterproofing:
      a. Coat garage exterior walls 8" above the slab in a two foot band with MasterSeal 581.
         1) Provide protection for pipes and other stub ups to protect from getting Masterseal 581 on them.
      b. Any planter walls, masonry retaining walls or pool deck stem wall that will have sand set pavers as the deck, coat the interior of the walls from the top of the wall to 12" below the outside grade line with Tremco 250GC.
   2. Mechanical Pads:
      a. Attached pad at living elevation; Follow "Waterproofing Steps" below.
         1) Attached MEP pads with any useable space adjacent and which will be backfilled and poured; apply MasterSeal 581 to the exterior wall of the house prior to starting MEP Pad construction.
   3. Waterproofing Steps:
      a. If the MEP pad is enclosed with masonry walls, then follow steps ii. iii. and iv. below.
         1) If the enclosed MEP pad has a center drain and the slab is pitched to the drain then not required.
      b. No upturn beam in the structure of the house; cut a reglet into the MEP slab 2" off the wall and terminate the waterproofing there.
      c. Caulk all slab to wall joints with Tremco Dymeric 240FC.
      d. Coat the house to wall joint with Tremco 350NF. Turn up the wall 8" and onto the slab surface 2".
         1) Painting contractor will epoxy coat slabs.
G. Masonry Walls: Sherwin Williams Conflex.
H. Exterior Concrete Stairs:
   1. The stairs should be pitched to the center when poured. They should be level at the back and pitched to the center of the nosing. See Figure 41.8.
   2. Prior to stucco; caulk the stair to house joint with Tremco Dymeric 240FC and apply Vulkem 350 8" up the wall and 8" out onto the stair. Same as balcony specification.
   3. Prior to tile; caulk riser to tread with Dymeric 240FC to create a cant bead, then apply three coats of Vulkem 350NF, last coat sanded to rejection.

07 21 00 – THERMAL INSULATION

PART 1 – GENERAL:
A. Installer Qualifications: An authorized representative who is trained and approved by manufacturer.

PART 2 – PRODUCTS:
A. Spray Foam Insulation:
   1. Acceptable Products:
      a. Sealection 500 by Demilec with Blazelok IB4 Ignition Barrier.
      b. Icynene Classic LD-D-50 with No Burn Ignition Barrier.
      c. Icynene Icyfoam Select (closed cell) with burn ignition barrier. (in soffits only)
   2. General Notes:
      a. Spray foam insulation should be applied after roof is dried in and roof penetrations are complete and prior to Interior Metal Framing and MEP Trades starting.
      b. Areas include all roof trusses over AC space, garages, and outdoor living areas.
      c. Ends of any floor trusses exposed to unconditioned space fill with spray foam insulation.
      d. Closed Cell Spray Foam Insulation to be used on underside of any interior floor truss space that is directly exposed to the exterior. That would include the AC living space above a non-AC garage or outdoor living area.
B. Exterior Masonry Wall Insulation:
   1. Acceptable Products:
      a. Owens Corning Formula 250.
      b. Dow Blue Styrofoam Scoreboard.
   2. Interior side of exterior masonry walls - R-3.75 - 3/4" closed cell polystyrene without skin applied before framing or furring.
   3. Boards are to be installed using 3" plastic insulation stress plates with galvanized fasteners.
C. Batt Insulation:
   1. Acceptable Products – Knauf EcoBatt.
   2. Floor trusses abutting interior space to include R-19 6 1/4" fiberglass batt insulation.
   3. All interior walls to include R-11 3 1/2" batt insulation.
   4. All waste piping to include R-8 2 1/2" unfaced batt insulation.

PART 3 – EXECUTION:
A. Preparation:
   1. Priming: Prime substrates were recommended by insulation manufacturer. Apply primer to comply with insulation manufacturer's written instructions. Confine primers to areas to be insulated; do not allow spillage or migration onto adjoining surfaces.
B. Installation:
   1. Comply with insulation manufacturer's written instructions applicable to products and applications.
   2. Spray insulation to envelop entire area to be insulated and fill voids.
   3. Install ignition barrier material at spray foam installation.
   4. Install batt insulation that is undamaged, dry, and unsoiled and that has not been left exposed to weather at any time.
   5. Use insulation widths and lengths that fill the cavities formed by framing members. If more than one length is required to fill the cavities, provide lengths that will produce a snug fit between ends.
   6. Place insulation in cavities formed by framing members to produce a friction fit between edges of insulation and adjoining framing members.
C. Field Quality Control:
   1. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect spray foam insulation installation, including accessories. Report results in writing.
D. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes.

07 25 00 - WEATHER BARRIERS

PART 1 – GENERAL
A. Section Includes:
   1. Vapor-impermeable self-adhered air and water barrier membrane.
   2. Vapor-permeable self-adhered air and water barrier membrane.
B. Submittals:
   1. Product Data: Manufacturer's data sheets on each product to be used, including:
      a. Physical properties, performance criteria, compliance reports, material compatibility, product limitations, and recommendations.
      b. Preparation instructions and recommendations.
      c. Storage / handling requirements and recommendations.
      d. Manufacturer's Letter Indicating Compatibility: Submit letter or technical bulletin listing specific air barrier materials, and typical adjacent system materials; that are compatible, both chemically and adhesively.
      e. Manufacturer letter confirming specified products are recommended by manufacturer for this Project.
   2. Warranty: Submit manufacturer's sample warranty.
C. Quality Assurance:
   1. Single Source Responsibility: Provide primary weather barrier materials from a single manufacturer.
   2. Secondary & accessory materials by other manufacturers shall be approved for compatibility by primary manufacturer.
D. Coordination:
   1. Coordinate Work of this Section with the work of other Sections that have work or materials connected to or passing through the air barrier assembly.
      a. Sequence of construction to ensure continuity of the barrier assembly at openings, transitions, & penetrations.
      b. Coordinate with installation of materials which cover the air barrier assemblies, to ensure exposure period does not exceed 12 months.
      c. Coordinate field observations and testing by specified parties.
E. Warranty:
   1. Manufacturer's Product Warranty: Provide manufacturer's product warranty for a minimum of ten years from date of Substantial Completion with installation completed by a manufacturer certified applicator.
   2. Installer's Workmanship Warranty: Provide workmanship warranty for a minimum of two years from date of Substantial Completion including all air barrier assembly materials and accessories, against failures including loss of airtight seal, loss of watertight seal, loss of attachment, loss of adhesion, and failure to cure properly.

PART 2 - PRODUCTS
A. Manufacturers:
   1. Basis of design: 3M Air Barrier Products.
B. Vapor Impermeable Self-Adhered Air and Water Barrier Membrane:
   1. Membrane: Air and Vapor Barrier, self-adhered, vapor-impermeable.

PART 3 - EXECUTION
A. Installation:
   1. Install in accordance with manufacturer's instructions in locations shown on the drawings to provide a continuous weather barrier.
      a. Seal seams, edges, fasteners, and penetrations with manufacturer approved tape or sealant.
   2. Window and Louver Openings:
      a. Wrap rough openings as detailed in the Drawings with either flashing or membrane material in detail widths.
      b. Penetrations:
         1) Seal all penetrations with sealant. Install flashing or membrane material cut to length to allow installation around the full circumference of penetration.
      c. Substrate Transitions and Building Joints: See Drawings for project specific detailing with backer rod, sealant, and membrane.

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road, Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE 10/15/2021
Clifford M. Scholz | AIA

CS21145

SHEET NO.
SP-1.3

PERMIT SUBMITTAL

07 40 00 METAL ROOF PANELS

PART 1 - GENERAL:
A. Submittals:
1. Product Data for panels, underlayment, and flashing materials.
2. Color samples
B. Installation Standard: Installation shall be in accordance with manufacturer's instructions and specifications.
C. Quality Assurance:
1. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
3. Warranty:
1. Materials Warranty: Manufacturer agrees to repair or replace roof that fail in materials within specified warranty period.
a. Warranty Period: 25 years from date of Substantial Completion.
2. Roofing Installer's Warranty: Provide Architect approved warranty, signed by Installer, in which Installer agrees to repair or replace components of tile roofing that fail in materials or workmanship within specified warranty period.
a. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS:
A. Performance Requirements:
1. Install roofing system in accordance with current NOA or Florida Product Approval for selected manufacturer and roofing tiles.
B. Basis of Requirement:
1. Manufacturer: Union Corrugating Company
2. Type: Advantage Lok II, 16" wide smooth panels, .032 aluminum with 1" rib height
3. Finish Color: Dove Grey Kynar finish
D. Roofing Underlayment:
1. Huber zip system - OBS wood structural 5/8" panel substrate, in 4 foot by 9 foot or 4 foot by 10 foot sheets.
E. Metal Flashing (Concealed):
1. Sheet Metal Flashing and Trim: Comply with requirements in Division 07 Section "Sheet Metal Flashing and Trim".
a. Sheet Metal: Aluminum (verify, in writing, acceptance of insurance carrier)
b. Lead for soil stacks shall be minimum 2.5 lbs. per sq. ft. For lead counter flashing requirements follow Lead Association recommendation.

PART 3 - EXECUTION:
A. Underlayment Application:
1. Felt Underlayment: For temporary dry-in, apply 1 layer of felt underlayment horizontally over entire surface to receive metal roof as a dry-in membrane, lapping succeeding course a minimum of 2-inches (50 mm), ends a minimum of 4-inches (100 mm), and hips and valleys a minimum of 6-inches (150 mm).
2. Apply self-adhering sheet underlayment. Terminate roof over approved metal flashings. Side laps shall be a minimum of 6-inch; head laps shall be a minimum of 3-inch.
B. Drip Edge Metal:
1. Edge metal shall be fastened 6-inch on center with stainless steel or other approved fasteners. All joints shall be lapped a minimum of 2-inch. Continue from eave up rake/gable in same manner, insuring water-shedding capabilities of all metal laps. The cap sheet shall be bonded to the metal with self-adhering adhesive. Separate edge metal from underlayment fasteners.
C. Valleys:
1. Pre-formed metal with returns 16-inches wide shall be placed in the valley and shall be installed and fastened 6-inches on center with 12-gauge, stainless steel nails, or other approved fasteners near the outside edge of the valley metal. All joints shall be lapped a minimum of 6-inch and apply plastic cement between laps. The underlayment shall be joined with a 1/8-inch bead of flashing cement and a 4-inch strip of asphalt saturated cotton or fiberglass fabric. The fabric shall be fully embedded in the flashing cement. A sweat sheet, Polystick TU Plus or pre-approved alternate, 36-inches wide shall be applied prior to the installation of the valley metal and cap sheet.
D. Flashing And Counter Flashings at Wall Abutments:
1. Install 4-inch x 4-inch, (minimum) "L" metal flush to base of walls with 4-inch flange on the anchor sheet and nail near the metals edge. Flashing shall be higher than roof tile. Lap joints 4-inch and apply approved flashing cement between laps. Start at lower portion and work up to insure water tightness. Nail 6-inch on center near the edge of the metal. The cap sheet shall be bonded to the metal.

07 54 16.50 – MECHANICALLY ATTACHED ROOFING SYSTEM

PART 1 - GENERAL
A. Submittals
1. Product Data:
a. Most recent published technical literature and guide specifications issued by FTCS.
b. Roofing Contractor's approved copy of submittal form FTR-PIN.
c. Preparation instructions and recommendations.
d. Storage and handling requirements and recommendations.
e. Typical installation methods.
f. Dimensioned shop drawings, including roof plan detailing perimeter enhancement, flashing methods termination and acceptance by FTCS.
g. Written approval from FTCS confirming any accessories submitted, not manufactured, or expressly approved in FiberTile literature are acceptable and compatible with the proposed FiberTile Roofing System.
h. Material Safety Data Sheets (MSDS) relating to all products, chemicals, and solvents.
i. Certification that the system specified complies with identifiable building code and insurance requirements.
j. FiberTile roofing systems (FTR) References:
1) FTR GS 08/17 FiberTile General Guide Specification.
2) FiberTile Construction Details.
3) FiberTile Foreman's Manual.
4) FiberTile Technical Bulletins
2. For Warranty and Material Acceptance; FTCS will review the following.
a. Complete copy of project architectural specifications or roofing contractor's proposal outlining design parameters.
b. Complete list of accessories or materials not manufactured or expressly authorized for use in FiberTile literature.
c. Dimensioned outline of the roof indicating all FTR-Detail references.
d. Dimensioned shop drawings illustrating non-FiberTile details. Details that do not conform with standard FiberTile details shall be returned with appropriate recommendations.
B. Quality Assurance
1. FiberTile Roofing Systems shall be installed only by a roofing contractor, authorized by Seaman Corporation to install FiberTile Roofing Systems prior to bid or contract award. Herein, the term Authorized FiberTile Roofing Contractor is synonymous with authorized, roofing contractor or Contractor.
2. A quality assurance inspection of the roof system shall be performed by FTCS for acceptance and approval. This inspection shall be performed upon completion and certification by the Contractor that the FiberTile Roofing System has reached 100 percent completion, a quality installation has been completed in accordance with the approved contract specifications, and all field welds have been probed and inspected.

C. Coordination
1. Plan and coordinate the installation of the roofing system with other trades in such a manner to avoid membrane damage, keeping the complete installation weather tight and in accordance with all approved details and warranty requirements.
D. Warranty
1. Upon Inspection and Acceptance by a FiberTile Technical Customer Service Representative; Seaman Corporation will issue a preauthorized warranty, subject to the terms & conditions of the sample warranty & contract documents.
a. Warranty Type: Standard 20-year warranty.

PART 2 - PRODUCTS
A. Manufacturers
1. Acceptable Manufacturer: FiberTile by Seaman Corp., located at: 1000 Venture Blvd.; Wooster, OH 44691-9360
2. Substitutions: Architect approved equal.
B. General
1. All products and components for the FiberTile Roofing System shall be supplied by Seaman Corporation.
2. Components other than those manufactured and supplied by Seaman Corporation shall be submitted for review, prior to ordering. Any products not specifically authorized in writing for the project by Seaman Corporation, shall be considered unacceptable and their performance excluded from the warranty.
3. FiberTile Multi-Ply membranes are to be adhered directly to preapproved insulation, coverboard or composites thereof. Contact FTCS for additional information regarding compatible substrates.
C. Field Membrane
1. Standards Compliance: ASTM D6754 - 15 Standard Specification for Ketone Ethylene Ester (KEE) Sheet Roofing.
2. Physical Properties: See associated data sheets.
3. Acceptable Substrate:
a. Authorized rigid insulation or cover board.
4. Field Membrane: FiberTile-XT. Nominal 50 mil (1.27 mm) ketone ethylene ester (KEE) membrane reinforced with 6.5 oz per sq yd (220.4 grams per sq m) knitted polyester fabric.
5. Flashing Membrane:
a. Requirements to match field membrane and warranty expectations selected for roofing system.
1) Basis of Design: Nominal 50 mil (1.27 mm) FiberTile-XT.
6. Insulation:
a. Insulation shall be installed, where specified or required to provide a suitable surface for the FiberTite Induction Welded Roofing Systems and meet desired thermal values.
b. Products must be pre-approved in writing by Seaman Corporation.

PART 3 - EXECUTION
A. General
1. Authorized Roofing Contractor: Ensure strict compliance with FTR GRS 02/13; General Guide Specifications for Installation of FiberTite Roofing Systems.
a. Provide suitable substrate surface for proper installation of roofing system, roof insulation and specified components.
b. Coordinate installation ensuring system remains watertight at end of each working day.
2. Application of Seaman Corporation/FiberTite materials constitutes an agreement that roofing contractor inspected and found the substrate suitable for installation of roofing system.
B. Substrate Preparation
1. Wood:
a. Wood decking shall conform to Factory Mutual (FM) guidelines for Class-1 impregnated wood decking. FM Class 1 decking consists of a minimum 2 inch (51 mm) thick wood plank or minimum 3/4 inch (19 mm) plywood.
b. Wood decking that is less than 3/4 inch (19 mm) will be considered for application by Seaman Corporation. Fastener withdrawal tests shall be performed on all non-FM Approved wood decking (wood plank less than 2 inch) thick or plywood less than 3/4 inch (19 mm) thick) to determine suitability and appropriate fastener patterns for the components of the new FiberTite Induction Welded Roofing Systems.
c. Wood decking shall be sound, well-seasoned or kiln-dried and of proper thickness to accommodate design loads (including wind up-lift) according to specified design criteria and local building code requirements.
d. Wood decking should be installed to provide positive slope and subsequent positive drainage of the new FiberTite Induction Welded Roofing Systems.
C. Installation of Membranes
1. Quality Control:
a. It is the responsibility of the roofing contractor to initiate and maintain a Quality Control program to govern all aspects of the installation.
b. The project foreman and or supervisor will be responsible for the daily execution of the Quality Control program which will include but is not limited to the supervision, inspection and probing of all heat welded seams incorporated within roofing system.
c. If inconsistencies in quality of the application of the composite, membrane or welds are found, work shall cease until corrective actions are taken to ensure the continuity the installation.
2. General:
a. Coordinate work ensuring that sequencing of installation promotes a 100 percent watertight installation at the end of each day.
b. Roofing systems to be designed utilizing and determined to be in compliance with the procedures outlined within the current publication of ASCE Standard 7. Alternative designs may be determined using the criteria within Factory Mutual Research Loss Prevention Data.
c. A FiberTile Roofing Systems may utilize either conventional roll goods or custom prewelded panel rolls or a combination of both.
d. Restrictions regarding outside ambient air temperature are relative only to the exposure limits of the workers or adhesives when necessary.
e. When using adhesives outside ambient air temperature shall be above 40 degrees F (4.4 degrees C). Curing or drying time of the adhesive will be affected by ambient temperatures and must be taken into consideration.
f. Humidity can affect the drying time of solvent borne adhesives or cause condensation to form on the newly applied adhesive.
g. No moisture may be present on the adhesives prior to mating or application of membranes.
h. Roofing systems shall only be installed over properly prepared and sound substrates, free from excessive surface roughness, dirt, debris, and moisture.
3. Welding:
a. General:
1) Field seams exceeding 10 ft (3048 mm) in length shall be welded with an approved automatic welder.
2) Field seams must be clean and dry prior to initiating any field welding.
3) Remove foreign materials from the seams (dirt, oils, etc.) with Acetone or authorized alternative.
4) Use clean white cotton cloths and allow approximately five minutes for solvents to dissipate before initiating the automatic welder. Do not use denim or synthetic rags for cleaning.
5) Welding shall be performed only by qualified personnel to ensure the quality and continuity of the weld.
6) Contaminated areas within a seam will inhibit proper welding and will require a membrane patch or strip.
b. Hot Air Hand Welding:
1) The lap or seam area of the membrane may be intermittently tack welded to hold the membrane in place.
2) The back interior edge of the membrane shall be welded first, with a thin, continuous weld to concentrate heat along the exterior edge of the lap during the final welding pass.
3) The nozzle of the handheld hot air welder shall be inserted into the lap at a 45 degree angle to the lap. Once the polymer on the material begins to flow, a hand roller shall be used to apply pressure at a right angle to the tip of the hand welder. Properly welded seams shall utilize a 1.5 inch wide nozzle, to create a homogeneous weld, a minimum of 1.5 inch (38 mm) in width.
4) Smaller nozzles may be used for corners, and other field detailing, maintaining a minimum 1 inch weld.
c. Automatic Hot Air Machine Welding:
1) Proper welding of the FiberTite Membrane can be achieved with a variety of automatic welding equipment.
2) Follow all manufacturers' instructions for the safe operation of the automatic welder.
3) Follow local code requirements for electric supply, grounding, and surge protection.
4) The use of a dedicated, portable generator is highly recommended to ensure a consistent electrical supply, without fluctuations that can interfere with weld consistency.
5) Properly welded seams shall utilize a 1.5 inch (38 mm) wide nozzle, to create a homogeneous weld, a minimum of 1.5 inch (38 mm) in width.
4. Inspection:
a. The job foreman or supervisor shall initiate daily inspections of all completed work which shall include, but is not limited to the probing of all field welding with a dull pointed instrument to assure the quality of the application and ensure that any equipment or operator deficiencies are immediately resolved.
b. Ensure all aspects of installation (sheet layout, attachment, welding, flashing details, etc.) are in strict accordance with the most current FiberTite Roofing Systems Specifications and Details.
c. Excessive patching of field seams because of inexperienced or poor workmanship will not be accepted at time of Final Inspection for Warranty Acceptance.
d. Any deviation from pre-approved specifications and details requires written authorization from the FTCS prior to application to avoid any warranty disqualification.
e. It is the Contractor, job foreman, supervisor, or quality control personnel's responsibility to perform a final self-inspection on all seams prior to requesting the inspection for warranty issuance by the FTCS.
5. Flashing
a. Clean vents, pipes, conduits, tubes, walls, and stacks to bare metal. Protrusions must be properly secured to roof deck with approved fasteners. Remove and discard lead, pipes and drain flashing. Flash penetrations according to approved details.
b. Remove loose or deteriorated cant strips and flashings.
c. Flash curbs, parapets, and interior walls in strict accordance with approved FiberTile details.
d. All flashing shall be adhered to properly prepared, approved substrates with FTR-190e adhesive or FTR-201 mastic applied in sufficient quantity to ensure total adhesion.
e. The base flange of all membrane flashing shall extend out on to the plane of the deck, beyond the wood nailers to a maximum width of 8 inches.
f. Vertical flashing shall be terminated no less than 8 inches (203 mm) above the plane of the deck with approved termination bar and counterflashing or metal cap flashing.
g. When using FTR-201 as the adhesive, vertical wall flashing termination shall not exceed 40 inches without supplemental mechanical attachment of the flashing between the deck and the termination point of the flashing.
h. Complete all inside and outside corner flashing details with FiberTite preformed corners or an approved field fabrication detail.
i. Probe all seams with a dull, pointed probe to ensure the weld has created a homogeneous bond.
j. Install penetration accessories in strict accordance with approved details. Ensure penetration accessories have not impeded in any way the working specification. Refer to the related trade for the technical specification.
D. Metal Flashing
1. All perimeter edge details are to be fabricated from FiberClad Metal or utilize a prefabricated FiberTite Fascia System.
2. Ensure all fascias extend a minimum of 2 inches (51 mm) lower than the bottom of the wood nailers.
3. Fasten all metal flashing to wood nailers or approved substrate with approved fasteners 8 inches on center.
4. Break and install FiberClad metal in accordance with approved details, ensuring proper attachment, maintaining 1/2 inch expansion joints and the installation of a minimum 2 inch bond breaker tape prior to sealing the joint.
5. Solidly weld FiberClad expansion joints with a 6 inch (152 mm) strip of FiberTite membrane welded to the Fiber Clad, covering the bond breaker tape (cover plates are optional).
6. Roof Drains:
a. Flash all roof drains in accordance with FiberTite roof drain details.
b. Replace all worn or broken parts that may cut the FiberTite membrane or prevent a watertight seal.This includes the clamping ring and strainer basket.
c. Replace all drain bolts or clamps used to hold the drain compression ring to the drain bowl.
d. FiberTite non-reinforced 60 mil membrane shall be used for flashing the drain assembly. Drain assemblies and basins or sumps must be free of any asphalt or coal tar pitch residue prior to installation.
e. The drain target sheet should be sized and installed to provide for a minimum of 12 inches of exposed 60 mil on all sides of the drain.
E. Expansion Joints
1. Flash all expansion joints in accordance with authorized details. Fasten all expansion joint material according to FiberTite specifications. Ensure the expansion material has sufficient material to expand to the widest point in expansion without causing undue stress on the expansion joint material.
2. If the expansion joint is a preformed system, the manufacturer, description, and a drawing illustrating the method of installation must be included when the (FTR-PIN) is submitted.
F. Sealants
1. Apply authorized sealants to all surface mounted reglets and per project requirements. Sealants are to shed water. Follow all manufacturer's instructions and installation guides.
2. Use primer when recommended by the manufacturer.
3. Sealants will require periodic maintenance by the building Owner's maintenance personnel.
G. Temporary Seals
1. At the end of each working day or at the sign of rain, install temporary, 100 percent watertight seals where the completed new roofing adjoins the uncovered deck or existing roof surface.
2. The authorized roofing contractor shall create and maintain the temporary seal in such a manner to prevent water from traveling beneath the new or existing roof system.
3. The use of plastic roofing cement is permissible when sealing to an existing built-up roof.
4. If water is allowed to enter beneath the newly completed roofing, the affected areas shall be removed and replaced at no additional expense to the building Owner.
5. Prior to the commencement of work, cut out and remove all contaminated membrane, insulation, roof cement or sealant and properly dispose of offsite.
H. Walkways
1. FiberTite walkways and protection pads shall be installed at staging areas for rooftop equipment maintenance or areas subject to regular foot traffic.
2. Walkway Installation:
a. Roofing membrane to receive walkway material shall be clean and dry.
b. Cut and position the FiberTite walkway material as directed by the specifications or agreement.
c. Hot air weld the entire perimeter of the walkway to the previously cleaned FiberTite roofing membrane. Avoid excessive heating of the walkway material to prevent scorching the underlying roofing membrane.
3. Protection Pad Installation:
a. Roofing membrane to receive protection pad material shall be clean and dry.
b. Prior to installing the FiberTite protection pads, 0.25 x 24 x 48 inch, weld a 6 x 6 inch strip of FiberTite membrane to each of the four corners of the back side of the pad. Position the strips in such a way that they overhang the edge of the pad a minimum of 2 inches around the 90 degree corner.
c. Position the FiberTite protection pads as directed by the specifications or agreement and weld the visible portion of the previously applied stripping to the FiberTite roofing membrane.
I. Lightning Protection
1. The installation of lightning protection must be coordinated with the authorized FiberTite roofing contractor, certified lightning contractor, and the building Owner.
2. The lightning protection must be installed in such a manner that base plates, air terminals and cables do not penetrate the roofing membrane without the use of pre-approved flashing details.
3. Cables and air terminals may be attached to the membrane using base plates and an approved construction adhesive or by welding intermittent strips of FiberTite membrane over the base plates and cables to the FiberTite roofing. Contact FTCS for specific adhesive recommendations.
4. Recommendations regarding the selection of adhesives or alternative affixing of lightning protection systems to the FiberTite membrane does not in any way imply a warranty covering their performance or ability of the adhesives to remain affixed to the FiberTite membrane.
J. Completion
1. Remove any and all debris, excess materials and scrap of any kind from the roof and surrounding premises prior to demobilization.
2. Inspect all field welds, detailing and terminations to ensure a 100 percent the watertight installation.
K. Final Inspection for Warranty
1. Upon completion of the project, the authorized roofing contractor shall complete and submit the FiberTite Project Completion Notice to FTCS.
2. Upon receipt of the notice of completion, a FTCS representative will schedule an inspection with a representative of the authorized roofing contractor to thoroughly review the installation and verify compliance with Seaman Corporation specifications.
3. Any corrections or modifications necessary for compliance with the specifications and acceptance for warranty (punch list) will be noted on the Final Inspection for Warranty Form.

07 62 00 - SHEET METAL FLASHING AND TRIM

PART 1 – GENERAL:
A. Coordination:
1. Coordinate sheet metal flashing and trim layout and seams with sizes and locations of penetrations to be flashed, and joints and seams in adjacent materials.
2. Coordinate sheet metal flashing and trim installation with adjoining roofing and wall materials, joints, and seams to provide leakproof, secure, and noncorrosive installation.
B. Submittals:
1. Shop Drawings: For sheet metal flashing and trim.
2. Samples: For each exposed product and for each color and texture specified, 12 inches long by actual width.
C. Warranty:
1. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
a. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
1) Color fading more than 5 Delta E units when tested in accordance with ASTM D2244.
2) Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
3) Cracking, checking, peeling, or failure of paint to adhere to bare metal.
b. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS:
A. Performance Requirements:
1. Sheet metal flashing and trim assemblies, including cleats, anchors, and fasteners, shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.
2. Sheet Metal Standard for Flashing and Trim: Comply with NRCA's "The NRCA Roofing Manual: Architectural Metal Flashing, Condensation and Air Leakage Control, and Reroofing" and SMACNA's "Architectural Sheet Metal Manual" requirements for dimensions and profiles shown unless more stringent requirements are indicated.
3. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
a. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
B. Sheet Metals:
1. Aluminum Sheet: .040 thick, ASTM B209, alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required; with smooth, flat surface.
C. Finish:
1. Aluminum: Three-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
a. Color: As selected by Architect from manufacturer's full range.
D. Underlayment Materials:
1. Self-Adhering, High-Temperature Sheet Underlayment: Minimum 30 mils (0.76 mm) thick, consisting of a slip-resistant polyethylene- or polypropylene-film top surface laminated to a layer of butyl- or SBS-modified asphalt adhesive, with release-paper backing; specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer in accordance with underlayment manufacturer's written instructions.
E. Fabrication:
1. Fabricate aluminum flashing and trim to comply with recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.
F. Accessories:
1. Asphalt Mastic: SSPC-Paint 12, asbestos free, solvent type.
2. Roofing Cement: ASTM D 4586, Type I, asbestos free, asphalt based.

PART 3 - EXECUTION:
A. Installation:
1. Comply with SMACNA's "Architectural Sheet Metal Manual." Allow for thermal expansion; set true to line and level. Install Work with laps, joints, and seams permanently watertight and weatherproof; conceal fasteners where possible.
2. Sealed Joints: Form non-expansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
3. Separations: Separate non-compatible metals or corrosive substrates with a coating of asphalt mastic or other permanent separation.
4. Fabricate nonmoving seams in sheet metal with flat-lock seams. For metals other than aluminum, tin edges to be seamed, form seams, and solder.
5. Separations: Separate non-compatible metals or corrosive substrates with a coating of asphalt mastic or other permanent separation.
6. All joints shall be lapped a minimum of 6 inches.

07 71 00 - ROOF SPECIALTIES

PART 1 – GENERAL:
A. Section includes gutters and downspouts.
B. Submittals:
1. Gutter layout showing gutter, bracket spacing, and downspout locations.
2. Include details for expansion and contraction; locations of expansion joints, including direction of expansion and contraction.
3. Gutter material, size, shape, and color.
4. Gutter Brackets; material, and color.

PART 2 – PRODUCTS:
A. Performance Requirements:
1. Roof specialties shall withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction.
2. Provide products that comply with applicable requirements of SMACNA's "Architectural Sheet Metal Manual," unless otherwise indicated.
3. Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of thermal movements. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
a. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C).

BLDG PERMIT PLANS FILE COPY OF RECORD

Permit # PB21-1237
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
MAR 29 2023
APPROVED
Reviewer:

PERMIT NO: PB21-1237
APPROVED
REVISED PLAN
BY: DATE: 3-29-23

RECEIVED
MAR 21 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road, Suite 102, Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS
ASI. #4 DATED 10/21/2022

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
10/21/2022
Clifford M. Scholz | AIA

CS21145

SHEET NO.
SP-1.4

ASI-4 ARB SUBMITAL WITH METAL ROOF 12.20.2022

B. Gutters:
   1. Manufactured in uniform section lengths not exceeding 12 feet (3.6 m), with matching corner units, ends, outlet tubes, and other accessories. Elevate back edge at least 1 inch (25 mm) above front edge. Furnish flat stock half round gutter straps, decorative half round gutter brackets, expansion joints, and expansion-joint covers fabricated from same metal as gutters.
      a. Gutters: 0.032 Gauge, 6" half round profile, reverse bead, according to SMACNA.
      b. Gutter support brackets shall be decorative aluminum, sized as required for gutters.
      c. Downspouts: Plain round complete with elbows, 4" diameter .032 Gauge aluminum and round cast aluminum decorative straps, same color as gutters.
         1) Downspout standoffs shall be adjustable, same material and thickness as downspouts, minimum.
      d. Downspout and leader: material, size, shape, termination type at water exit and color -4" diameter aluminum.

C. Gutter Joints:
   1. Joint sealant Vulkem 116; tool smooth and flatten with a 'spatula' type tool for the seal to look professional.
   2. Gutters shall have custom hand seamed corners. No strip miters allowed.

D. Conductor Heads:
   1. 'The Federa'l Conductor Head as manufactured by KM Sheet Metal of Durham, NC in .027 aluminum.

D. Materials:
   1. Aluminum Sheet: cold-rolled aluminum sheet.

E. Fasteners:
   1. Fasteners for Aluminum Sheet: hardware passivated Series 300 stainless steel.

F. Finish: The exterior finish shall be white Kynar.

PART 3 – EXECUTION:

A. Install roof specialties according to manufacturer's written instructions. Anchor roof specialties securely in place, with provisions for thermal and structural movement. Use fasteners, solder, protective coatings, separators, underlayment, sealants, and other miscellaneous items as required to complete roof-specialty systems.
B. Coordinate with installation of roof decks and other substrates to produce a watertight assembly capable of withstanding inward and outward loading pressures, and thermal and lateral loads.
C. Expansion Provisions: Install running lengths to allow controlled expansion for movement of metal components, to prevent water leakage, deformation, or damage.
D. Fastener Sizes: Use fasteners of sizes that penetrate substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance, and as required by Code.
E. Gutters cannot stop on an inside corner.
F. Pitch gutters 1/2" to 3/4" depending on the length of the run.
G. Roof Mount Brackets; if there is no pitch because the bracket follows the roof line, provide additional downspouts necessary to vacate the water completely. Verify acceptance of locations with Architect prior to installation.
H. Coat back side of roof specialties, as recommended by manufacturer, with bituminous coating where they will contact wood, ferrous metal, or cementitious construction.
I. Downspout Termination:
   1. Landscaper to supply and install a connection box below grade to bubbler location as shown on drainage plan.
J. Clean and neutralize flux materials. Clean off excess solder and sealants.

07 84 00 – FIRESTOPPING

PART 1 - GENERAL:

A. Installer Qualifications: A firm that has been approved by FM Approval according to FM Approval 4991, "Approval Standard for Firestop Contractors," or been evaluated by UL and found to comply with its "Qualified Firestop Contractor Program Requirements.
B. Install and cure penetration firestopping materials per manufacturer's written instructions using natural means of ventilations or, where this is inadequate, forced-air circulation.

PART 2 – PRODUCTS:

A. Performance Requirements:
   1. Firestopping Systems: Systems that resist spread of fire, passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated. Firestopping systems shall be compatible with one another, with the substrates forming openings, and with penetrating items if any.
   2. Provide fire-stopping systems with fire-resistance ratings indicated by reference to UL designations as listed in its "Fire Resistance Directory," or to designations of another testing agency acceptable to authorities having jurisdiction.
   3. For exposed fire-stopping, provide products with flame-spread indexes of less than 25 and smoke-developed indexes of less than 450, as determined according to ASTM E 84.
   4. Any through-penetration fire-stop system that is classified by UL for the application and with F-rating indicated may be used.

PART 3- EXECUTION:

A. Install fire-stopping systems to comply with manufacturer's written instructions, and requirements listed in testing agency's directory for indicated fire-resistance rating.
B. Schedule:
   1. Install fire stopping at penetrations in main living level concrete floor slab. Provide 2-hour rating.

07 92 00 - JOINT SEALANTS

PART 1 - GENERAL:

A. Submittals:
   1. Submit color samples for exposed sealant locations.
B. Testing:
   1. Adhesion Testing: Use ASTM C794 to determine whether priming and other specific joint preparation techniques are required to obtain rapid, optimum adhesion of joint sealants to joint substrates.
   2. Before installing sealants, field test their adhesion to Project joint substrates.
C. Warranty:
   1. Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
      a. Warranty Period: Five years from date of Substantial Completion.
   2. Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
      a. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS:

A. Obtain joint sealants from single manufacturer for each sealant type.
B. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under service and application conditions.
C. Elastomeric Sealants: Comply with ASTM C 920.
D. Single-component, neutral-curing silicone sealant, Type S; Grade NS; Class 25; Uses T, NT, M, G, A, and O.
E. For general exterior and interior use:
   1. Single-component, non-sag urethane sealant, Type S; Grade NS; Class 25; and Uses NT, M, A, and O. For general exterior use.
   2. Single-component, mildew-resistant silicone sealant, Type S; Grade NS; Class 25; Uses NT, G, A and O; formulated with fungicide.
      a . At Interiors: Use for interior sealant joints in ceramic tile, stone and other hard surfaces in kitchens and toilet rooms and around plumbing fixtures.
F. For interior use only at acoustical assemblies.
   1. Latex Sealant: Single-component, non-sag, mildew-resistant, paintable, acrylic-emulsion sealant complying with ASTM C 834. For interior use only at perimeters of door and window frames.
   2. Acoustical Sealant for Concealed Joints: Nondrying, non-hardening, non-skinning, non-staining, gunnable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce transmission of airborne sound. For interior use only at acoustical assemblies.
   3. Acoustical Sealant for Exposed Joints: Non-sag, paintable, non-staining, latex sealant complying with ASTM C 834.
G. Sealant Backing Material, General: Nonstaining; compatible with joint substrates, sealants, primers, and other joint fillers; and approved for applications indicated by sealant manufacturer based on field experience and lab testing.
   1. Cylindrical Sealant Backings: ASTM C1330, Type C (closed-cell material with a surface skin, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
H. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.
I. Primers, cleaners, and masking tape as required for conditions, and per sealant manufacturer's recommendations.

PART 3 - EXECUTION:

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions.
B. Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
C. Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
D. Install sealant backings of type indicated to support sealants during application & at position required to produce cross-sectional shapes & depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
E. Comply with ASTM C 919 for use of joint sealants in acoustical applications.
F. Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
   1. Provide concave joint profile in accordance with Figure 8A in ASTM C1193 unless otherwise indicated.
G. Field-Adhesion Testing: Field test joint-sealant adhesion to joint substrates as follows:
   1. Test completed and cured sealant joints.
   2. Perform 10 tests for the first 1000 ft. (300 m) of joint length for each kind of sealant and joint substrate.
   3. Perform one test for each 1000 ft. (300 m) of joint length thereafter or one test per each floor per elevation.
   4. Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.
H. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

DIVISION 08 - OPENINGS

08 05 00 - COMMON WORK RESULTS FOR OPENINGS

PART 1 - GENERAL:

A. Refer also to Drawings for door and window specifications, schedules, etc.
B. Submit product data and schedule for each product.

PART 2 – PRODUCTS:

A. Performance Requirements:
   1. Windborne-Debris Impact Resistance: Passes ASTM E1886 missile-impact and cyclic-pressure tests in accordance with ASTM E1996 and South Florida Building Code Protocols TAS 201, TAS 202, and TAS 203 for Wind Zone protection as indicted on Drawings.
      a. Submit Certificate of Acceptance: (NOA) for Florida or Miami Dade County. Meet or exceed wind load requirements for project in accordance with ASCE 7 and FBC, current editions.
B. Door or window manufacturer shall warranty all doors or windows for a period of five (5) years, minimum, from date of Substantial Completion against defects in workmanship and materials, as well as warping, rotting, decaying, or bowing.

PART 3- EXECUTION:

A. Install doors or windows in full bed of sealant.
B. Installation Tolerances: Adjust frames for squareness, alignment, twist, and plumb to the following tolerances:
   1. Squareness: Plus or minus 1/16 inch, measured on a line 90 degrees from jamb perpendicular to frame head.
   2. Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
   3. Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
   4. Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.

08 14 00 - INTERIOR STILE AND RAIL DOORS

PART 1 - GENERAL:

A. Submittals:
   1. Product Data: For each type of product.
   2. Shop Drawings: Indicate location, size, and hand of each door; elevation of each type of door; construction details not covered in Product Data.
B. Conform to requirements of AWI Quality Standard Section 1400 Premium Grade and AWI Quality Standards of Architectural Woodwork Institute.
C. Warranty:
   1. Provide 5-year Manufacturer's Warranty, from date of Substantial Completion. Cover cost of replacement, labor, materials, and damage to building contents resulting from failure to resist elements.

PART 2 - PRODUCTS:

A. Interior Doors:
   1. Garage Door 108: Basis of requirement shall be: Thermatru Smooth-Star, 2-panel composite door, S8120 Painted.
   2. Main and Upper floors: Basis of requirement shall be: 1-3/4" solid MDF Trustile TS2020, 2-panel door with roman ogee sticking and flat panels. Per door schedule: all doors are to be paint grade.

PART 3 – EXECUTION:

A. Install doors and frames to comply with manufacturer's written instructions and referenced quality standards.
B. Clearances:
   1. Provide 1/8 inch at heads, jambs, and between pairs of doors.
   2. Provide 1/8 inch from bottom of door to top of decorative floor finish unless otherwise indicated on Drawings.
   3. Where threshold is shown on Drawings or scheduled, provide 1/4 inch from bottom of door to top of threshold.
C. Rehang or replace doors that do not swing or operate freely.
D. Replace doors that are damaged or do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

08 16 00 – EXTERIOR DOORS AND WINDOWS

PART 1 – GENERAL:

A. Section Includes:
   1. Fixed & Casement windows.
   2. Fixed & Operable Full Lite French doors.
   3. Sliding Glass Doors.
B. Submittals:
   1. Product Data: For each type of product required.
   2. Shop Drawings: Showing methods of installation, plans, sections, elevations, and details of walls, specified loads, flashings, vents, sealants, and interfaces with all materials not supplied by the window manufacturer, and identification of proposed component parts and finishes.
   3. Samples: Selection and verification samples for finishes, colors, and textures. Submit two complete sample sets of each type of material required.
   4. Certificates: Signed by manufacturer certifying materials comply with specified performance characteristics, criteria, and physical requirements.
C. Warranty:
   1. Provide 5-year minimum Manufacturer's Warranty, from date of Substantial Completion. Cover cost of replacement, labor, materials, and damage to building contents resulting from failure to resist elements.

PART 2 – PRODUCTS:

A. Performance Requirements:
   1. Exterior door structural performance: Door system shall meet requirements of FBC and Florida Product Approvals, current edition, as required by local authority having jurisdiction.
B. Windows:
   Basis of requirement shall be: Andersen E-Series products as approved by the 2020 Florida Building Code protocols for large and small missile impact resistant outswing casement windows & direct set fixed windows.
C. Doors:
   1. Front Entry Door 100: Basis of requirement shall be: Custom Signature Door with side-lites & transom, Stained Mahogany
   2. Garage Door 111: Basis of requirement shall be: Thermatru Smooth-Star, Full Lite with Stiles, S828-GBGF
   3. French Doors: Basis of requirement shall be: Andersen E-Series products as approved by the 2020 Florida Building Code protocols for large and small missile impact resistant (fixed and operable). Operation per floor plans.
   4. Slider Doors: Basis of requirement shall be: Andersen Liftslide Doors with flush drainage tracks.
   5. Threshold shall be by manufacturer.
   6. Door shoe shall be by manufacturer.
   7. Hardware: Basis of requirement shall be multi-point by manufacturer.
D. Finishes: Exterior to be: Colony White, Interior to be: Oak
E. Glass: Clear impact insulated glass with Low – E Coating

PART 3 – EXECUTION:

A. Install doors and frames to comply with manufacturer's written instructions and referenced quality standard, and as indicated.

08 36 13 - SECTIONAL OVERHEAD DOORS

PART 1 - GENERAL:

A. Submittals: Provide sample of door finish and product data on manufacturer-approved opener.
B. Warranty:
   1. Warranty: Manufacturer agrees to repair or replace components of sectional doors that fail in materials or workmanship within specified warranty period.
      a. Warranty Period: Two years from date of Substantial Completion.
   2. Finish Warranty: Manufacturer agrees to repair or replace components that show evidence of deterioration of factory-applied finishes within specified warranty period.
      a. Warranty Period: 10 years from date of Substantial Completion.

PART 2 – PRODUCTS:

A. Performance Requirements:
   1. Structural Performance: Door system shall have notice of acceptance. (NOA) or Florida Product Approval (FPA), current edition, as required by local authority having jurisdiction.
   2. Each door shall bear a permanent label with the manufacturer's name or logo, city, state, and NOA or FPA approval statement.
B. Manufacturer: Clopay Canyon Ridge Collection Door – Model GCU, Design 11 with REC13 top section.
C. Finish: Standard White with Clear glass
D. Opener shall be Overhead Door Infinity 2000 direct drive (Jack shaft) wall mounted openers with OHD Anywhere App. Provide one per door.
E. Tracks, supports and hardware: Provide as required by NOA. Tracks are to be mounted to provide maximum head clearance.
F. Operation: Manufacturer approved Teflon belt driven electric opener. Provide 2 openers & wall mounted numeric keypad next to door, verify wall mounted keypad location. Openers shall operate each door individually.

PART 3 - EXECUTION:

A. Install door, track, and operating equipment complete with necessary hardware, jamb, and head mold strips, anchors, inserts, hangers, and equipment supports. See Drawings for location in jamb to align with adjacent composite.
B. Power-Operated Doors: Install automatic garage doors openers in accordance with UL 325.
C. Lubricate bearings and sliding parts, adjust doors to operate easily, free from warp, twist, or distortion, and fitting weather tight for entire perimeter.
D. Adjust hardware and moving parts to function smoothly so that doors operate easily, free of warp, twist, or distortion.

08 71 00 - DOOR HARDWARE

PART 1 - GENERAL:

A. Submit schedule, shop drawings and product data. Indicate locations of each type of hardware.
   1. Use same scheduling sequence and format and use same door numbers as in door hardware schedule in the Drawings.
B. Provide manufacturer 5-year warranty from date of Substantial Completion.

PART 2 - PRODUCTS:

A. Locks and Latches:
   1. Lock Backset: 2-3/4 inches unless otherwise indicated.
   2. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.
      a. Provide Lip Strike as required to protect wall and trim.
B. Pocket door frame and hardware shall be series #100 and #111 tracks by L.E. Johnson Products, inc. with #1125 ball bearing hanger sized for size, thickness, and weight of door.
C. Mounting heights are as follows: (finished floor to center line of hardware item):
   1. Locksets: 36" (align with rail height).
   2. Push/Pulls: 42".
   3. Dead Locks: 42"

D. Basis of Requirement:
   1. Interior lever sets: Rocky Mountain Hardware E30805 140 in White Bronze Brushed.
   2. Pocket door locksets: Rocky Mountain Hardware FP259 in White Bronze Brushed.
   3. Interior hinges: Rocky Mountain Hardware HNG4.5 with small acron cap CAP9 in White Bronze Brushed.
   4. Interior Door Stops: Rocky Mountain Hardware DS232 in White Bronze Brushed.

PART 3 - EXECUTION:

A. Install hardware in accordance with manufacturer's instructions. A representative of the hardware supplier, upon completion of the project, shall check all locks for proper location, operation, and keying.

08 80 00 - GLAZING

PART 1- GENERAL: (Not Used)

PART 2 - PRODUCTS:

A. Performance Requirements:
   1. Safety Glazing: Where safety glazing is indicated, provide glazing that complies with 16 CFR 1201, Category II.
   2. Clear Annealed Float Glass: ASTM C1036, Type I, Class 1 (clear), Quality-Q3.
   3. Float glass: ASTM C 1036, Type I, Class 1 clear, Quality q1 mirror select, 3/16-inch thick, minimum.
   4. Basis of Design: Mirror glass type FG-H: ASTM C 1036, Type I transparent flat, Class 1 clear, Quality q1 mirror select, 3/16 -inch thick, minimum. Sizes to be verified with Interior Designer.
B. Glass Products:
   1. Mirrors: As indicated on Interior Design Drawings.
   2. Shower Doors: All glass shower doors shall be frameless, tempered, 1/2" thick, low iron Starfire Ultra Clear glass.
C. Miscellaneous Materials:
   1. Provide glazing compounds and accessories as recommended by manufacturer.
   2. Grind smooth and polish exposed glass edges and corners.
   3. Edge Sealer: Coating compatible with glass coating and approved by mirror manufacturer for use in protecting against silver deterioration at mirrored glass edges.
   4. Mirror Mastic: An adhesive setting compound, asbestos-free, produced specifically for setting mirrors and certified by both mirror and mastic manufacturer as compatible with glass coating and substrates on which mirrors will be installed.

PART 3 - EXECUTION:

A. Comply with combined recommendations of manufacturers if glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are contained in GANA's "Glazing Manual".
B. Protect glass from contact with contaminating substances resulting from construction operations.
C. Remove and replace glass that is damaged during construction period.

08 95 43 - FLOOD VENTS

PART 1 - GENERAL:

A. Submittals:
   1. Product Data: For each type of product.
   2. Installation methods.
   3. Locating templates and other information required for installation of products.
   4. Samples: For each type of metal finish required.
B. Warranty:
   1. Warranty: Manufacturer agrees to repair or replace components and finishes which fail in materials or workmanship within specified warranty period.
      a. Warranty Period: Fifteen years from date of Substantial Completion.

PART 2 - PRODUCTS:

A. Performance Requirements:
   1. Provide and install in accordance with Florida Building Code and Florida Product Approval (FPA), current editions.
B. Manufacturer: Smart Vent Products, Inc., 430 Andbro Dr. Unit 1; Pitman, NJ 08071. T: 1-877-441-8368.
C. Vents shall be constructed of Marine Grade 316 stainless steel formed and smooth-welded construction with a powder coat painted finish. The frame shall be rigid and designed to be installed in existing or new masonry or framed walls or garage doors that range in thickness from 2-inces to 16-inches. It shall have a pivoting door assembly that is fitted with two patented sealed floats that immediately and automatically release the door upon contact with rising water to relieve unbalanced lateral forces on foundation walls. The door shall swing open to provide two horizontal slot openings with a total combined unobstructed area of 75 square inches. The lower slot provides a 3-inch clear opening. One single unit shall be used to relieve 200 square feet of enclose area.
D. Vents:
   1. Flush, Insulated Door: Smart Vent Model #1540-520 & #1540-521: Refer to Drawings for locations.
   2. Installation Clips: Stainless steel straps, four for each vent. No installation tools required.
   3. Trim and Sleeves: Sleeves for use in masonry opening to conceal masonry in vent location.
   4. Finish: White with Flood vent sealing kit.

PART 3 - EXECUTION:

A. Beginning of installation means acceptance of existing conditions.
B. Install each vent in accordance with manufacturer's instructions and recommendations, maximum 12-inches above grade to bottom of vent. Where grade is greater than 12-inches below floor slab, bottom of vent shall be set on floor slab, verify with Drawings.
   1. Where trim and sleeves are installed, set trim and sleeves in full bed of sealant.
C. Adjust flood vents for proper operation.
D. Clean, prime, and paint flood vents to match adjacent stone.

DIVISION 09 - FINISHES

09 24 00 - CEMENT PLASTERING

PART 1 - GENERAL:

A. Submittals:
   1. Product data and finish samples.
B. Mockups:
   1. Build mockups to demonstrate aesthetic effects, and to set quality standards for materials and execution.
   2. Include corner, control, and expansion joints in mockups.
   3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
C. Comply with ASTM C926 requirements.

PART 2 - PRODUCTS:

A. Metal furring and lathing: Fabricate vertical wall and furred space framing to limit finish surface to 1/180 deflection under lateral point load of 100 lbs. Fabricate horizontal ceiling and soffit framing to limit finish surface to 1/360 deflection under super imposed dead loads and wind uplift. Perform work in accordance with specifications for metal lathing and furring. Lathing materials, accessories and finishes as follows:
   1. Metal lath: ANSI/ASTM C847; and FS QQ-L-101; flat diamond mesh; of weight to suit application.
   2. Corner and strip mesh: Minimum 26 gage thick, 2-inches wide.
   3. Anchorages: Tie wire, nails, screws, and other metal supports, of type and size to suit application, to rigidly secure lathing materials in place.
   4. Finish: Lath galvanized or PVC. Casing beads, corner beads, expansion joints, PVC.
   5. Paper backing: Asphalt-impregnated paper complying with FS UU-B-790, Type I, Grade D (vapor permeable), Style 2, factory bonded to back of lath.
B. Accessories: Comply with material provisions of ASTM C 1063 and the requirements indicated below; coordinate depth of accessories with thickness and number of plaster coats required.
   1. Zinc-alloy components: ASTM B 69, 99 percent pure zinc.
   2. Plastic components: ASTM D 4216, high-impact PVC for building products.
   3. Bonding agent: ASTM C 932; Type recommended for bonding plaster to concrete and concrete masonry surfaces.
C. Portland cement plaster: Mix, proportion, and apply cement plaster in accordance with ASTM C926 and PCA Plaster (stucco) Manual. Materials shall be in accordance with following:
   1. Cement: ASTM C150, Normal - Type 1 Portland. ANSI/ASTM C91, gray color.
   2. Lime: ANSI/ASTM C206, Type S; per plaster manufacturer's recommendations.
   3. Aggregate: In accordance with ANSI/ASTM C897 and PCA Plaster (stucco) Manual.
   4. Water: Clean, fresh, potable, and free of mineral or organic matter, which can affect plaster.
D. Bonding Admixture / Water Repellant: Stucco mix shall incorporate bonding admixture/water repellant per manufacturer's printed recommendations.
   1. Acceptable manufacturers/products: Euclid - Integral Water Peller.
E. Exterior Walls: Top of walls shall be protected during construction to minimize water intrusion from inclement weather.

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
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2724 Fruitville Road,
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Sarasota, Florida 34237
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SHEET NO.
SP-1.5

PERMIT SUBMITTAL

PART 3 - EXECUTION:
A. Install furring and lathing materials to comply with ASTM C 1063 and ML/SFA 920, "Guide Specifications for Metal Lathing and Furring".
   1. Comply with ASTM C 754 for installing non-load bearing stud systems.
   2. Comply with ASTM C 1007 for installing load-bearing stud systems.
B. Install supplementary framing, blocking, and bracing at terminations in work and for support of fixtures, equipment services, heavy trim, expansion joints, and similar work.
C. Proportion mix, apply, and cure plaster materials and finishes to comply with ASTM C 926.
D. Apply finish system in three coats:
   1. Scratch Coat: Sand/cement stucco mixed with Integral Water Peller. Apply scratch coat 1/4-inch thick and cross-scratched at concrete or CMU substrate; 3/8-inch thick and cross-scratched at wood with metal lath substrate.
   2. Brown Coat: Mixed and applied 1/4-inch thick at concrete or CMU substrate; 3/8-inch thick at wood with lath substrate.
   3. Finish Coat: 6-9-lbs./sq. yd. of plaster mix with Integral Water Peller. Apply finish coat 1/8-inch thick, wood float to a sand finish. Mix only as much plaster as can be used in one hour. Avoid excessive working of surface. Delay troweling as long as possible to avoid drawing excess fines to surface. Moist cure finish coat for minimum period of 48 hours.
   4. Finish stucco shall cure for 30 days prior to painting.
   5. Corner beads, casing, and control joints shall be PVC.
   6. Total thickness of stucco: 5/8-inch at CMU/Concrete; 7/8-inch at wood with metal lath.

09 29 00 - GYPSUM BOARD

PART 1 - GENERAL:
A. Section Includes:
   1. Interior gypsum board.
   2. Exterior ceiling and soffit panels.
   3. Tile backing panels.
B. Submittals:
   1. Provide product data for board and panels and trim accessories being installed on Project.
   2. Provide mock-up of level 5 finish with paint for approval.
C. Quality Assurance:
   1. Environmental Limitations: Comply with ASTM C840 requirements or gypsum board manufacturer's written instructions, whichever are more stringent.
   2. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
   3. Do not install panels that are wet or moisture / mold damaged. Panels with indications of mold/mildew shall be rejected.

PART 2 - PRODUCTS:
A. Gypsum board products in maximum lengths available to minimize end-to-end butt joints.
   1. Moisture-resistant and mold-resistant gypsum core, 5/8" thick Gold Bond Brand Fire-Shield XP, type X core, for walls and ceilings.
      a. Support at ceilings shall be at 16" on center, maximum.
   2. Products below FEMA flood plane (Design Flood Elevation):
      a. Moisture-resistant and mold-resistant 5/8" thick USG Brand Aqua-Touch panels.
B. Backer Boards:
   1. Cementitious backer units: Wonderboard at tile and stone locations.
C. Exterior Gypsum Boards:
   1. Glass-Mat Gypsum Sheathing Board: ASTM C1177/C1177M, with fiberglass mat laminated to both sides and with manufacturer's standard edges.
      a. Core: 5/8 inch (15.9 mm), Type X.

D. Accessories:
   1. Suspended and furred ceilings: Comply with ASTM C 645 and STM C 754.
      a. Furring channels: Resilient furring channels, 1/2" (12.7mm) deep, with single leg configuration.
      b. Hot-dip galvanized coating complying with ASTM A 653, G60 (ASTM A 653M, Z180) for framing exterior soffits and suspended ceilings within 10 feet (3m) of exterior walls.
   2. Trim accessories: Corner bead, edge trim, and control joints complying with ASTM C 1047, formed from steel sheet zinc coated by hot-dip process or rolled zinc or plastic.
   3. Gypsum board joint treatment materials: Comply with ASTM C 475. Fiberglass tape and setting-type, joint compounds.
   4. Screws: 12" on center maximum. Provide per manufacturer's recommendations.
   5. Cementitious backer unit joint treatment materials: Comply with ASTM C 475.
   6. Acoustical sealant for exposed and concealed joints: Non-sag, paintable, non-staining latex sealant. Basis of requirement: Tremco Acoustical.
   7. Acoustic attenuation for interior partitions: 49 STC in accordance with ANSI/ASTM E90, minimum.
E. Joint Treatment Materials: Comply with ASTM C475/C475M.
F. Auxiliary Materials:
   1. Sound-Attenuation Blankets: ASTM C665, Type I (blankets without membrane facing).

PART 3 - EXECUTION:
A. Install gypsum board in accordance with GA 201 and GA 216 and manufacturer's instructions. Erect single layer standard gypsum board in most economical direction, with ends and edges occurring over firm bearing. Use screws when fastening gypsum board to wood furring or framing. Staples may not be used.
B. Gypsum board at all walls & ceilings shall be Level 5 finish in accordance with Gypsum Association Document GA-214.
C. Bottom edge of gypsum board shall be held 1/2" above floor slab/floor sheathing, typical.
D. Install 2x fireblocking at all walls/openings to cavities, and as required by authority having jurisdiction.
E. Close off sound-flaking paths around or through gypsum board assemblies.
F. Coordinate with installation of gypsum board with "Acoustical Treatment" section and treatment locations.
G. All joint compounds shall be smooth and free of tool marks and ridges. The prepared surface shall be coated with a drywall primer prior to the application of final finishes. All walls and ceilings shall be straight, level, and without joints and joint telegraphing.
H. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.

09 30 13 - CERAMIC TILING (Refer to Schedules)

PART 1 - GENERAL:
A. Submittals:
   1. Product Data: For each type of product.
   2. Shop Drawings: Show locations of each type of tile and tile pattern. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.
B. Field Conditions:
   1. Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

PART 2 - PRODUCTS:
A. Performance Standards:
   1. Conform to TCNA Handbook for ceramic tile installation, ANSI/TCNA A108.3 and ANSI/TCNA A137.1.

B. Materials shall conform to the following:
   1. Tile products as scheduled or selected.
   2. Moisture Absorption - 0.5 to 3.0 Maximum
   3. Size - To Be Determined, or as scheduled.
   4. Edge: Square.
   5. Surface Finish: Unglazed.
   6. Color: To be selected.
C. Mortar Materials: ANSI/TCNA A118.1 and ANSI/TCNA A118.3; Portland cement, sand, latex additive, and water. Mud set at floor. Provide Laticrete additive at installations on concrete slab not on grade.
D. Grout: Cementitious type with latex additive, resistant to shrinking and non-staining.
   1. Color Admixture: Pure lime-proof mineral pigment type, color to be selected.
E. Shower Pan Liner: Noble - Chloraloy membrane manufactured from Chlorinated Polyethylene (CPE),0.040-inch (1.0 mm) thick. Water test prior to setting tile.
F. Shower Wall Waterproofing: Noble AquaBlue Liquid Waterproofing, shall be installed in accordance with manufacturer and TCNA recommendations.
G. Miscellaneous Materials:
   1. Trowelable Underlayment and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.
   2. Metal Edge Strips or Tile Trim: As scheduled or selected.

PART 3 - EXECUTION:
A. Verify that substrates for setting tile are firm; dry; clean; free of coatings that are incompatible with tile-setting materials, including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.
B. Expansion Joints:
   1. Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated, or in accordance with TCNA recommendations.
   2. Provide where joints occur in concrete substrates, locate joints in tile surfaces directly above them, or install Noble crack isolation membrane, in accordance with manufacturer's recommendations.
C. Where indicated, prepare substrates to receive waterproof membrane by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot (1:50) toward drains.
D. Install shower pan liner, mortar bed, tile, threshold, and grout in accordance with manufacturer's instructions and to TCNA Handbook for Ceramic Tile Installation, newest edition. Place thresholds and edge strips at exposed tile edges. Cut and fit tile tight to penetrations through tile. Form corners neatly. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight without voids, cracks, excess mortar, or excess grout.
   1. Shower pan liner installation, including completed seams, shall be reviewed, and accepted by liner manufacturer, or authorized manufacturer representative, or repaired/corrected, prior to tile installation.
E. Protect installed tile work with kraft paper or other heavy covering during construction to prevent damage & wear.
F. Schedule:
   1. Thresholds: Marble 1-3/4-inch wide by 3/4-inch thick type, color to be selected, polished finish, size by full width of wall or frame opening, beveled both sides as required, radiused edges from bevel to vertical face.

09 30 33 - STONE TILING (Refer to Schedule)

PART 1 – GENERAL:
A. Submittals:
   1. Product Data: For each type of product.
   2. Shop Drawings: Show locations of each type of tile and tile pattern. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.
B. Field Conditions:
   1. Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

PART 2 - PRODUCTS:
A. Performance Standards:
   1. Conform to TCNA Handbook for Ceramic Tile Installation.

B. Materials shall conform to the following:
   1. Stone: Afamia Stone, c/o Mahmoud Asran, Stella Systems – 6915 15th Street East #201, Sarasota, FL 34243.
      a. Exterior Terraces and Pool Deck/Coping: "Elba White" – 18" x 18" with acid etch finish, sealed.
   2. Mortar Materials: ANSI/TCNA A118.1 and ANSI/TCNA A118.3 Portland cement, sand, latex additive, and water. Provide Laticrete additive at installation as indicated.
   3. Grout: Cementitious type with latex additive. Color to match stone.
   4. Thresholds: Conform to the following:
      a. Thickness – 3/4 -inch.
      b. Unit Size: 3/4-inches deep x width of door frame opening with beveled edges.
   5. Slab: 3/4-inch with and 1 1/2 "edges as scheduled/detailed exposed to view.
   6. Seats: 3/4 inch slab material with edge scheduled/detailed. Seat shall support 400 pounds of weight.
   7. Sealer: Sealer for all stone interior and exterior surfaces and pavers at walks and driveways shall be "Porous Plus" combination of #511 pre-treat and #511 impregnator.
   8. Drains shall be square, as shown in drawings. Slope as shown with 1/4" slot in decking material. Provide all accessories for drain system.
   9. Shower Wall Waterproofing: Noble AquaBlue Liquid Waterproofing, shall be installed in accordance with manufacturer and TCNA recommendations.
   10. Shower Pan Liner: Noble-Chloraloy membrane manufactured from Chlorinated Polyethylene (CPE), 0.040-inch (1.0 mm) thick. Water test prior to setting stone.
C. Miscellaneous Materials:
   1. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.

PART 3 - EXECUTION: (Provide mock-up for owner/architect approval)
A. Install in accordance with stone fabricator's instructions and TCNA Handbook. Maintain uniform joint width of 1/16- inch. Minimum half unit at edges. Align floor, base, and wall joints. Cut and fit units tight to penetrations. Rake joints 1/4 to 3/8-inch and fill with pointing mortar. Pack and work into voids. Sound units after setting.
   1. Finish cut stone tile edges that will not be concealed by other construction by grinding and honing cut surfaces and easing edges to match factory-fabricated edges unless otherwise indicated.
   2. Match stone tiles within each space by selecting tiles to achieve uniformity of color and pattern. Reject or relocate stone tiles that do not match color and pattern of adjacent tiles.
   3. Replace hollow sounding units.
   4. Apply sealer in accordance with manufacturer recommendations.
B. Expansion Joints at Stone Locations:
   1. Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated, or in accordance with TCNA recommendations.
   2. Provide where joints occur in concrete substrates, locate joints in tile surfaces directly above them, or install Noble crack isolation membrane, in accordance with manufacturer's recommendations.
C. Paver Installation:
   1. Install in complete accordance with manufacturers printed instructions.
   2. Pavers at walks and driveways shall receive one coat while stone surfaces shall receive one coat prior to grouting and one coat after grouting.
   3. Install sealer in accordance with manufacturer's instructions.
D. Installation Tolerances:
   1. Variation in Surface Plane of Flooring: Do not exceed 1/8 inch in 10 ft. (3 mm in 3 m) from level or slope indicated when tested with a 10-foot (3-m) straightedge.
   2. Variation in Plane between Adjacent Units (Lipping): Do not exceed the following differences between faces of adjacent units as measured from a straightedge parallel to stone tiled surface:
      a. Variation: 1/64 inch (0.4 mm).

09 64 00 - WOOD FLOORING

PART 1 - GENERAL:
A. Submittals:
   1. Provide finished material samples.
   2. Hardwood flooring shall comply with NOFMA grading rules for species and grade.
B. Field Conditions:
   1. Do not install wood flooring until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.
   2. Conditioning period begins not less than seven days before wood flooring installation, is continuous through installation, and continues not less than seven days after wood flooring installation.
      a. Wood Flooring Conditioning: Move wood flooring into spaces where it will be installed, no later than the beginning of the conditioning period.
      b. Do not install flooring until it adjusts to relative humidity of, and is at same temperature as, space where it is to be installed.

PART 2 - PRODUCTS:
A. Wood Flooring:
   Basis of design: as selected by owner from international wood floors. 8260 Vico Court, Unit A, Sarasota, FL 34240
B. Accessory Materials:
   1. Trowelable Leveling and Patching Compound: Latex-modified, hydraulic-cement-based formulation approved by wood flooring manufacturer.
   2. Thresholds and Saddles: To match wood flooring. Tapered on each side.
   C. Adhesive: Bostk's BEST Wood Flooring Urethane Adhesive and Moisture Vapor Control

PART 3 - EXECUTION:
A. Provide 4'-0" by 4'-0" sample to Owner for review and approval prior to ordering materials or installing flooring.
B. Provide 1/2-inch expansion space at walls and other obstructions and terminations of flooring. Expansion space shall be concealed under base trim.
C. Surface Preparation:
   1. Concrete slabs under wood floors shall receive Eucopoxy Tufcoat Vox membrane, extended up walls. Verify acceptance with wood floor manufacturer.
   2. Clean and mechanically prepare substrates according to manufacturer's written recommendations.
   3. Surface profile shall be equal to CSP 2 to 5 in accordance with ICRI Guideline 310.2.
   4. Adhesive and Moisture Control: Apply uniform application of properly mixed urethane floor coating to floor per manufacturer's written recommendations at recommended coverage rates.
D. Do not install wood flooring until wet construction work is completed and ambient air at installation space has moisture content stabilized.
F. Solid Wood Flooring: Set in adhesive, chevron floor pattern as per paving plan to be provided by interior designer. Glue down installation requires that a quality low water low solvent adhesive be used, using a trowel, and spread rate as specified by the adhesive manufacturer. See adhesive manufacturer's installation instructions for specific rules and guidelines regarding installation procedures and acceptable subfloors. Make sure that the entire plank is in contact with the adhesive. It may be necessary to leave weights on the flooring boards to ensure full contact with the subfloor while the glue cures.

09 80 00 – ACOUSTICAL TREATMENT

PART 1 - GENERAL:
A. Submittals:
   1. Provide and maintain on site, manufacturer's complete and current product data for each product required, including complete installation requirements.
B. Installer Qualifications: Installer shall be a firm with a minimum of two years of successful experience in installation of products with similar requirements and approved by manufacturer.

C. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 - PRODUCTS:
A. Manufacturer: Acoustiblock Inc., 6900 Interbay Blvd., Tampa, FL., T (813) 980-1400, F (813) 849-6347.
B. Products and Accessories: Include as required for complete installation.
   1. Acoustiblock Inc. sound isolation membrane.
      a. 16 oz. membrane.
      b. Acoustiblock Iron Grip Tape.
      c. Acoustiblock Sound Sealant caulk.
      d. Acoustical caulk.
   2. RockWool – SAFE'n'SOUND Soundproofing Insulation (attached to bottom of all floor trusses on interior of home)
C. Accessories:
   1. Fasteners: Type per manufacturer's recommendations.

PART 3 - EXECUTION:
A. Material must be clean and dry for installation.
B. Do not permit the material to be creased, cut, or punctured.
C. Install in accordance with manufacturer's instructions. Commencement of installation will indicate acceptance of substrate.
D. Apply fasteners per manufacturer's installation guidelines.
   1. Allow membrane to be decoupled from rigid surfaces between framing/anchoring locations per manufacturer's recommendations.
E. Installers shall apply Acousticaulk, tape, and scrap sound isolation material as necessary to preserve the isolation's acoustical integrity, where the isolation material is mechanically penetrated (electrical outlet and switch boxes, etc.).
F. Protect installed products until completion of Project.
G. Correct any materials or mechanical damage or deficiencies before Substantial Completion.
H. Schedule: As shown on floor plans.

09 84 00 - GARAGE FLOORS 3 COAT POLYASPARTIC

PART 1 – GENERAL:
A. Submittals:
   1. Product Data: Submit manufacturer's technical data, application instructions, and recommendations for each floor coating component required.
   2. Samples: Provide finish options to owner for color / texture / pattern selection.
   3. Maintenance Data: Submit manufacturer's care, cleaning, and maintenance guide to include in maintenance manuals.
B. Quality Assurance:
   1. Applicator: An applicator who has successfully completed manufacturer's training program for the application of specified floor coatings systems and is currently an authorized applicator of manufacturer's coatings systems.
   2. Source Limitations: Obtain primary floor coating system materials, including primers, resins, hardening agents, grouting coats, and topcoats, from single source from single manufacturer. Provide secondary materials, including patching and fill material, joint sealant, and repair materials, of type and from source recommended by manufacturer of primary materials.
   3. Mockups: Apply mockups, in accordance with manufacturer's requirements, to verify selections made under sample submittals, and to demonstrate aesthetic effects and set quality standards for materials and execution.
   1. Subject to requirements, approved mockups may become part of the completed work if undisturbed at time of Substantial Completion.
C. Environmental Conditions: Comply with manufacturer's written instructions for substrate temperature, ambient temperature, moisture, ventilation, lighting, and other conditions affecting floor coatings system application.
   1. Close spaces to traffic during floor coating system application, and for not less than 24 hours after application, unless manufacturer recommends a longer period.
D. Warranty: Provide manufacturer's standard 10-year residential warranty against product defects for original Owner.

PART 2 – PRODUCTS:
A. Manufacturer, Basis-of-Design: Subject to compliance with requirements, provide Flexmar Coatings, Inc. named product.
B. Materials:
   1. Abrasion, impact-, and chemical-resistant, commercial, and industrial, vinyl-chip-broadcast, polyaspartic-aliphatic-polyurea-based, monolithic floor surfacing designed to produce a seamless floor and integral cove base.
   2. Basis-of-Design Product: Subject to compliance with requirements, provide Flexmar Coatings Three-Coat High-Build Color Flakes System with "Self-Prime HS" pigmented polyaspartic coating with vinyl chip broadcast and two coats of "Clear Coat HS" clear polyaspartic sealer for commercial and industrial floor coatings system.
   3. System Characteristics:
      a. Color and Pattern: As selected by Owner/Architect.
      b. Wearing Surface: Textured for slip resistance where required, otherwise standard manufacturer's surface as shown by approved mockup.
      c. Overall System Thickness: 15 to 25 mils DFT.
      d. Dry Time: 1- to 2-hour return-to-service after final coat; 1-hour recoat between coats.
      e. Body Coats: Flexmar Coatings Self-Prime HS pigmented polyaspartic coating.
         1) Resin: Polyaspartic aliphatic polyurea.
         2) Formulation Description: High solids.
         3) VOC Content: 0 VOC, virtually no odor.
         4) Application Method: Roller, squeegee, or magic trowel.
         5) Thickness of Coats: 4 to 7 mils DFT.
         6) Number of Coats: One.
         7) Aggregates: Colored vinyl flakes broadcast into body coat.
      f. Topcoat: Flexmar Coatings Clear Coat HS clear polyaspartic sealer, 2 coats.
         1) Resin: Polyaspartic aliphatic polyurea.
         2) Formulation Description: High solids.
         3) VOC Content: 0 VOC, virtually no odor.
         4) Type: Clear.
         5) Finish: Matte.
         6) Number of Coats: Two.
         7) Thickness:
            a) 1st Clear Coat: 7 to 12mils DFT.
            b) 2nd Clear Coat: 4 to 6 mils DFT with anti-skid additive.
C. System Physical Properties: Provide polyaspartic floor coating system with the following minimum physical property requirements when tested according to test methods indicated:
   1. Adhesion to Concrete: 300 psi (2068 kPa) concrete cohesive failure per ASTM-D 4541 Elcometer.
   2. Flammability: Self-extinguishing per ASTM-D 635.

PART 3 – EXECUTION
A. General: Prepare, clean, patch, and treat substrates according to manufacturer's written instructions for substrate indicated. Provide clean, dry substrate for application.
   1. Concrete Substrates: Provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form- release agents, dust, dirt, grease, oil, and other contaminants incompatible with floor coatings.
   2. Roughen Concrete Substrates:
      a. Grind surfaces with an apparatus that abrades the concrete surface to a profile as specified by system application guide.
      b. Repair damaged and deteriorated concrete according to floor coating manufacturer's written instructions.
B. Perform moisture testing per manufacturer recommendations, in accordance with one or more of the following:
   1. Perform anhydrous calcium chloride test, ASTM-F 1869. Proceed with application of floor coating only after substrates have maximum moisture-vapor emission rate of 3 lb. of water/1000 ft.2 (1.36 kg of water/92.9 m2) of slab area in 24 hours.
   2. Perform plastic sheet test, ASTM-D 4263. Proceed with application only after testing indicates absence of moisture in substrates.
   3. Perform relative humidity test using in situ probes, ASTM-F 2170. Proceed with installation only after substrates have a maximum 75 percent relative humidity level measurement.
   4. Alkalinity and Adhesion Testing: Verify that concrete substrates have pH within acceptable range. Perform tests recommended by manufacturer. Proceed with application only after substrates pass testing.
C. Apply components of floor coating system according to manufacturer's written instructions to produce a uniform, monolithic wearing surface of thickness indicated.
   1. At substrate expansion and isolation joints, comply with manufacturer's written instructions.
   2. Integral Cove Base: Apply cove base mix to wall surfaces before applying flooring. Apply according to manufacturer's written instructions and details including those for taping, mixing, priming, troweling, sanding, and top coating of cove base. Round internal and external corners.
      a. Integral Cove Base: 4 in. (100 mm) high.
D. Cure and protect floor coating system according to manufacturer's instructions.

09 90 00 - PAINTING

PART 1 - GENERAL:
A. Paint all exposed surfaces, unless otherwise indicated.
   1. Paint the backside of access panels.
   2. Back prime wood trim prior to installation.
   3. Paint all surfaces, including top and bottom of all doors scheduled to be painted.
   4. Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. If color or finish is not designated, Owner/Interior Designer will select from colors or finishes available.
B. Conform to ANSI/ASTM D16 and Clean Air Act of 1977.
C. "Paint" as used herein means all coating systems, materials including primers, emulsions, enamels, stains, sealers, and fillers, and other applied materials, whether used as prime, intermediate, or finish coats.
D. Submittals:
   1. Product Data: For each type of product.
E. Quality Assurance:
   1. Mockups: Apply mockups of each paint or stain system indicated, interior and exterior, and each color and finish selected to verify selections.
      a. Provide field sample panels, as directed for illustration of coating color, texture, and finish.
E. Field Conditions:
   1. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C), or conditions not meeting manufacturer's requirements.
   2. Do not apply paints in rain, fog, or mist; when relative humidity exceeds 85%; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp / wet surfaces, or conditions not meeting manufacturer's requirements.
   3. At conclusion of Project painter shall supply detailed schedule of all paint used for the entire project. Include trim, walls and ceilings and stain formulars.

PART 2 - PRODUCTS:
A. Material Compatibility: Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer based on testing and field experience.
B. Acceptable Manufacturers, subject to requirements:
   1. Sherwin Williams.
   2. Benjamin Moore.

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road,
Suite 102,
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Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

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CS21145

SHEET NO.
SP-1.6

PERMIT SUBMITTAL

PART 3 – EXECUTION:

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
   1. Measure moisture content of surfaces using an electronic moisture meter. Do not apply coatings unless moisture content of surfaces is below the manufacturer's recommendations.
   2. Paint PH tests on stucco shall be taken prior to subcontractor beginning work. PH level to be acceptable to paint manufacturer and subcontractor prior to paint application.
   3. Strictly follow manufacturer's recommendations pertaining to environmental conditions.
   4. Properly store all materials per instructions on can and manufacturer's recommendations. Do NOT leave combustible materials inside the building or inside of cans.
   5. Prior to installation of the work of this section, subcontractor will carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
      a. Subcontractor shall notify Contractor in writing via e-mail of any substandard work that may affect paint finish. When subcontractor commences work, they are communicating their acceptance of all existing conditions and will be responsible for refinishing any area that they accepted at no cost to Contractor or Owner.

B. General Notes:
   1. Protect work of other trades, whether to be painted or not, from damage by painting work. Mask hardware as required to protect, i.e. brass door butts, etc.
   2. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted.
   3. Wipe down and clean all surfaces to be painted prior to painting.
   4. Do not get paint overspray on floor surface including concrete and plywood sub-flooring. Wood floor glue adhesive will not bond properly. Protect the floors during spray application even when final finishes not installed.
   5. All moldings must be back primed or sealed if stained.
   6. All weather stripping and hardware around doors, windows and other openings shall not be painted. Special care shall be taken to properly "mask" and protect these components from all painting operations. Replace weather stripping after painting complete. Paint contractor responsible for removal of, storage, and reinstallation.

C. Paint Procedure for Drywall Surfaces:
   1. Prime all walls and ceilings.
   2. Drywall contractor will do all pencil punch to fix all deficiencies in drywall.
   3. All patches will need to be primed at the conclusion of the drywall punch prior to installation of finish paint.
   4. Install First coat of paint on walls after trim paint is completed.
   5. Do not install final coat on walls until the very end of the project as coordinated with the project superintendent and ALL other contractor punch work is complete. Final coat of walls should be one of last activities in a room.
   6. Install both final coats of paint on ceilings as soon as all ceiling trims and crowns are finished painted.

D. Miscellaneous Interior Scope Items:
   1. All six sides of doors and windows to be painted.
      a. Interior doors will be pulled from jambs and re-installed by trim sub.
      b. Operable windows that need all sides painted will be pulled and reinstalled by window sub.
   2. Trim to receive 1 coat of prime (either bench or in place) and 2 coats of finish.
   3. Include painting all AC grills and light trims to match ceiling color.
   4. Elevator shaft walls that are adjacent to doors to be painted black.
   5. Garage Floors: Coating as specified in "Garage Floors 3 Coat Polyaspartic" section.

E. Caulking Scope Items:
   1. Perimeter of all exterior window and door frames.
   2. Tops and sides of stucco quoins and bands.
   3. All interior wood base to stone or tile floor.
   4. All dissimilar materials at exterior and interior walls, expansion joints and door thresholds.
   5. Roll shutter / screen tracks to stucco or precast.
   6. All countertop backsplashes to walls.
   7. Toilets to floor are by Plumbing sub.

F. Exterior Scope:
   1. One coat prime, two coats of finish paint.
      a. Final coat of wall paint to be applied after final landscaping at the conclusion of the Project.
   2. All roof vent flashings, AC goosenecks, hood blower motor covers are to be painted to blend with roof color.
      a. Coordinate schedule of work with roof tile installation to minimize walking and working over finish roof tiles.
   3. Stain Mechanical equipment pads.
   4. Garage doors (Check if they are prefinished).
   5. Exterior stain / paint woodwork for T&G soffits / ceilings, trellis', corbels and brackets.
   6. Supply paint (1 gallon) for roofer to paint and match roof for all roof penetrations.

G. Surface Preparation:
   1. Aluminum:
      a. Remove all oil, grease, dirt, oxide, and other foreign material by cleaning per SSPC-SP1, Solvent Cleaning.
   2. Block (Cinder and Concrete):
      a. Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement, and hardeners. Concrete and mortar must be cured at least 30 days at 75°F.
      b. The pH of the surface should be between 6 and 9, unless the products to be used are designed to be used in high pH environments such as Loxon.
      c. On tilt-up and poured-in-place concrete, commercial detergents and abrasive blasting may be necessary to prepare the surface. Fill bug holes, air pockets, and other voids with a patching compound such as ConSeal.
   3. Brick:
      a. Must be free of dirt, loose and excess mortar, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence.
      b. Treat the bare brick with one coat of Loxon Exterior Acrylic Masonry Primer, or Loxon Conditioner.
   4. Cement Composition Siding/Panels:
      a. Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface.
      b. Pressure clean, if needed, with a minimum of 2100 psi pressure to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly.
      c. The pH of the surface should be between 6 and 9, unless the products to be used are designed to be used in high pH environments such as Loxon.
   5. Copper:
      a. Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP 2, Hand Tool Cleaning.
   6. Drywall (Interior and Exterior):
      a. Must be clean and dry. All nail heads must be set and spackled.
      b. Joints must be taped and covered with a joint compound. Spackled nail heads and tape joints must be sanded smooth and all dust removed prior to painting.
      c. Exterior surfaces must be spackled with exterior grade compounds.
   7. Exterior Composition Board (Hardboard):
      a. Some composition boards may exude a waxy material that must be removed with a solvent prior to coating.
      b. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyd primer.
   8. Galvanized Metal:
      a. Allow to weather a minimum of 6 months prior to coating.
      b. Clean per SSPC-SP1 using detergent and water or a degreasing cleaner, then prime as required.
      c. When weathering is not possible or the surface has been treated with chromate's or silicates, first Solvent Clean per SSPC-SP1 and apply a test area, priming as required. Allow the coating to dry at least one week before testing.
      d. If adhesion is poor, Brush Blast per SSPC-SP7 is necessary to remove these treatments.
   9. Plaster:
      a. Must be allowed to dry thoroughly for at least 30 days before painting.
      b. Rooms must be ventilated while drying; in cold, damp weather, rooms must be heated. Damaged areas must be repaired with an appropriate patching material. Bare plaster must be cured and hard.
      c. Textured, soft, porous, or powdery plaster should be treated with a solution of 1-pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with clear water and allow to dry.
      d. The pH of the surface should be between 6 and 9, unless the products to be used are designed to be used in high pH environments.
   10. Previously Coated Surfaces:
      a. Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. Thorough washing with an abrasive cleanser will clean and dull in one operation, or wash thoroughly & dull by sanding.
      b. Spot prime any bare areas with an appropriate primer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.
      c. Check for compatibility by applying a test patch of the recommended coating system, covering at least 2 to 3 square feet. Allow to dry one week before testing adhesion per ASTM D3359.
      d. If the coating system is incompatible, complete removal is required.
   11. Solvent Cleaning:
      a. Solvent Cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation.
      b. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No. 1. (SSPC-SP1).
   12. Hand Tool Cleaning:
      a. Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process.
      b. Mill scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife.
      c. Before hand-tool cleaning, remove visible oil, grease, soluble residues, and salts by the methods outlined in SSPCSP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No. 2 (SSPC-SP2).
   13. Power Tool Cleaning:
      a. Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process.
      b. Mill scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife.
      c. Before power tool cleaning, remove visible oil, grease, soluble residues, and salts by the methods outlined in SSPCSP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.3. (SSP-PC3).
   14. White Metal Blast Cleaning:
      a. A White Metal Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter.
      b. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard (SSPC-SP5/NACE No. 1).
   15. Commercial Blast Cleaning:
      a. A Commercial Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 33 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint.
      b. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC- SP1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard (SSPC- SP6/NACE No. 3).
   16. Brush-Off Blast Cleaning:
      a. A Brush-Off Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose paint. Tightly adherent mill scale, rust, and paint may remain on the surface. Mill scale, rust, and coating are considered adherent if they cannot be removed by lifting with a dull putty knife.
      b. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard (SSPC-SP7/NACE No. 4).
   17. Power Tool Cleaning to Bare Metal Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC-SP1, Solvent Cleaning, or other agreed upon methods. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.11. (SSPC-SP11).
   18. Near-White Blast Cleaning:
      a. A Near-White Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 5 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint.
      b. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard (SSPC- SP10/NACE No. 2).
   19. Water Blasting NACE Standard RP-01-72 Removal of oil grease dirt, loose rust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 psi at a flow of 4 to 14 gallons per minute.
   20. Stucco:
      a. Must be clean and free of any loose stucco. If recommended procedures for applying stucco are followed, and normal drying conditions prevail, the surface may be painted in 30 days. The pH of the surface should be between 6 & 9, unless the products to be used are designed to be used in high pH environments like Loxon.
   21. Wood (Exterior):
      a. Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied.
      b. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.
   22. Wood (Interior):
      a. All finishing lumber and flooring must be stored in dry, warm rooms to prevent absorption of moisture, shrinkage, and roughening of the wood. All surfaces must be sanded smooth, with the grain, never across it. Surface blemishes must be corrected, and the area cleaned of dust before coating.
   23. Vinyl Siding:
      a. Vinyl siding must be cleaned thoroughly by scrubbing with a warm, soapy water solution. Rinse.
   24. High-and Ultra-High-Pressure Water Jetting for Steel and Other Hard Materials SSPC-SP12 or NACE 5:
      a. This standard provides requirements for the use of high- and ultra-high pressure water jetting to achieve various degrees of surface cleanliness. This standard is limited in scope to the use of water only, without the addition of solid particles in the stream. For complete instructions, refer to Joint Surface Preparation Standard (SSPC-SP12/NACE No.5).

H. Schedule:
   1. Exterior Finishes:

      Stucco:
      Primer: A24W08300 - Loxon® Concrete And Interior/Exterior Latex Primer White
      2 Coats: K43W00051 - Resilience Exterior Latex Satin Extra White
      This product is an upgrade over SuperPaint. A 10 year labor and material warranty would be available with this product.

      Wood:
      Primer: Y24W08020 - Exterior Oil-Based Wood Primer White
      2 Coats: K33W00151 - Duration® Coating Exterior Latex Satin Extra White

      Vertical Stained Wood (Semi-Transparent):
      Finish: A15T00005 - WoodScapes® Exterior Polyurethane Semi-Transparent Stain Clear Base

      Vertical Stained Wood (Solid Color):
      Finish: A15W00051 - WoodScapes® Exterior Acrylic Solid Color Stain Extra White

      Versatek Deck Boards (Vertical):
      Coat 1: K43W00051 - Resilience Exterior Latex Satin Extra White
      Coat 2: K43W00051 - Resilience Exterior Latex Satin Extra White

      Versatek Deck Boards (Horizontally):
      Coat 1: A15W00051 - WoodScapes® Exterior Acrylic Solid Color Stain Extra White
      Coat 2: A15W00051 - WoodScapes® Exterior Acrylic Solid Color Stain Extra White

      Metal Man-Doors:
      Primer: B66W00310 - Pro Industrial Pro-Cryl® Universal Primer Off White
      Use Pro-Cryl on factory primed metal doors.
      Finish: B55W00101 - Direct-To-Metal Enamel Pure White

      Steel, Galvanized, and Ferrous Metal (Exposed):
      Primer: B58W00610 - Macropoxy® 646 Fast Cure Epoxy Part A Mill White
      Finish: B65W00721 - Waterbased Acrolon 100 Polyurethane Extra White

      Epicore:
      Primer: B66W00310 - Pro Industrial Pro-Cryl® Universal Primer Off White
      Finish: K43W00051 - Resilience Exterior Latex Satin Extra White
      Product could vary depending on the location of the Epicore.

      Garage Doors:
      Primer: B66W00310 - Pro Industrial Pro-Cryl® Universal Primer Off White
      Use Pro-Cryl for metal garage doors.
      Primer: Y24W08020 - Exterior Oil-Based Wood Primer White
      For use on wooden garage doors.
      Finish: K43W00051 - Resilience Exterior Latex Satin Extra White

      Where Scheduled on Drawings:
      2 Coats: A15W00051 - WoodScapes® Exterior Acrylic Solid Color Stain Extra White

      Areas To Be Caulked:
      Caulking: - Sonebom Sonnelastic 150
      Caulking: - Vulkem 116

      Wood (Decking):
      2 Coats: A15W00151 - DeckScapes® Ext. Acrylic Solid Color Deck Stain Extra White
      Also available in Semi-Transparent.

   2. Interior Finishes:

      Plaster:
      Primer: B79W08810 - ProBlock® Interior Oil-Based Primer White
      Plaster must be cured before applying this primer.
      First Coat: A96W01251 - Duration Home® Interior Latex Matte Extra White
      Second Coat: A96W01251 - Duration Home® Interior Latex Matte Extra White
      Final coat must be sprayed and back rolled.

      Drywall:
      Primer: B28WV2200 - Master Prep Interior Acrylic Latex Primer White
      First Coat: A96W01251 - Duration Home® Interior Latex Matte Extra White Second Coat: A96W01251 – Duration Home® Interior Latex Matte Extra White *Final coat must be sprayed and back rolled.*

      Wood (3 Coat Process):
      Second Coat: B33W00221 - ProClassic® Interior Alkyd Satin Enamel VOC 3.72 Extra White
      Third Coat: B33W00221 - ProClassic® Interior Alkyd Satin Enamel VOC 3.72 Extra White

      Wood (5 Coat Process):
      First Coat: B44WT0001 - ProMar® White Lacquer Undercoater White
      Bench prime all sides.
      Second Coat: B44WT0001 - ProMar® White Lacquer Undercoater White
      Prime after the wood is installed.
      Third Coat: B33W00221 - ProClassic® Interior Alkyd Satin Enamel VOC 3.72 Extra White Fourth Coat: B33W00221 - ProClassic® Interior Alkyd Satin Enamel VOC 3.72 Extra White Fifth Coat: B33W00221 - ProClassic® Interior Alkyd Satin Enamel VOC 3.72 Extra White

      Stained Wood:
      First Coat: - Wood Classics Interior Oil Stain
      Second Coat: B26V00043 - Wood Classics® FastDry Sanding Sealer Clear
      Finish: A66F00390 - Wood Classics® FastDry Varnish Hand Rubbed Satin Clear

      Stained Wood (Areas that will be walked on.) First Coat: - Wood Classics Oil Stain:
      2 Coats: 013022000 - Minwax® Fast Dry Floor Polyurethane Satin Clear
      Fast drying polyurethane designed specifically for floors.

      Concrete/Cement Garage Floors: (Verify garage floor finish)
      First Coat: B67W02001 - ArmorSeal® 1000 HS Epoxy Part A Extra White/Tint Base
      Second Coat: B67W02001 - ArmorSeal® 1000 HS Epoxy Part A Extra White/Tint Base

      Concrete/Cement Equipment Pads:
      First Coat: 10.104014 - H&C® Silicone Acrylic Concrete Sealer Extra White Tinting Base
      Second Coat: 10.104014 - H&C® Silicone Acrylic Concrete Sealer Extra White Tinting Base

      Areas To Be Caulked:
      Caulking: 00WL1100A - Caulk - Powerhouse Sealant White

      Concrete Block (CMU):
      Primer: B25W00025 - PrepRite® Block Filler White
      Finish: A96W01251 - Duration Home® Interior Latex Matte Extra White

DIVISION 10 - SPECIALTIES

10 31 08 - MANUFACTURED ELECTRIC FIREPLACES

PART 1 – GENERAL:

A. Submittals:
   1. Product Data, shop drawings, and color charts for applied finishes.
B. Coordination: Provide utility connections for electric. Verify site requirements. Provide connection and operation to house A/V system for on/off control of each fireplace along with remote controls.

PART 2 - PRODUCTS:

A. Manufacturer:
   1. Heat N Glo – SimpliFire
      a. Scion Series – Model SF-SC55-BK with small crystal media (color: selected by owner)

PART 3 – EXECUTION:

A. All installations shall be in strict accordance with manufacturer's printed instructions.

10 44 00 - FIRE PROTECTION

PART 1 - GENERAL:

A. Fire Extinguishers: NFPA-10, listed and labeled for the type, rating, and classification of extinguisher.
B. Provide fire extinguishers during construction, 1 per 1500 square feet of enclosed space.

PART 2 - PRODUCTS:

A. Portable Fire Extinguishers Badger 3A40 multipurpose dry-chemical type, UL-rated, 5 lbs.
B. Accessories: Standard brackets for surface mounting and cabinets for recessed mounting.
   1. Provide templates and rough-in measurements as required.

PART 3 - EXECUTION:

A. Install as shown on drawings or as directed on site by Owner/Architect.
B. Contractor to provide solid blocking at all accessory locations. Verify locations with Owner prior to installation of finished surfaces.
C. Install accessories using fasteners appropriate to substrate indicated and recommended by unit manufacturer.
D. Install units level, plumb, and firmly anchored in locations and at heights indicated.
E. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly.
F. Replace damaged or defective items. Remove temporary labels and protective coatings.
G. Deliver inserts and rough-in frames to site as appropriate for incorporation into work.
H. Verify accessories selections with Interior Designer.

10 71 13 – DECORATIVE EXTERIOR SHUTTERS

PART 1 – GENERAL:

A. Submittals:
   1. Shop drawings showing materials, layout, dimensions, profiles, fasteners, anchors, hardware & finishes.
   2. Manufacturer's installation instructions.

PART 2 – PRODUCTS:

A. Basis of design is to be: Atlantic Premium Shutters or New Horizon Shutters
   1. Standard Louvered Colonial shutters with L-hinges, leaf pintel and S-hook holdbacks.
      a. finish to be selected by Owner/Architect.

PART 3 – EXECUTION:

A. Install shutters in accordance with manufacturer's instructions.
B. protect units from damage until date of substantial completion.

10 71 14 – EXTERIOR MOTORIZED SCREENS

PART 1 – GENERAL:

A. Submittals: Shop drawings & installation instructions
B. Coordination: Provide electric connections & verify site requirements. Provide connection and operation to A/V system for control of each screen along with remote controls.

PART 2 – PRODUCTS:

A. Basis of design is to be: Heroal USA, Inc. Zip screen system – model VS Z.

PART 3 – EXECUTION:

A. Install per manufacturer's instructions & approved submittals.

10 71 19 – EXTERIOR ROLLING SHUTTERS

PART 1 – GENERAL:

A. Submittals: Shop drawings, Florida product approvals & NOAs.
B. Coordination: Provide electric connections & verify site requirements. Provide connection and operation to house A/V system for control of the shutters, along with remote controls.

PART 2 – PRODUCTS:

A. Basis of design: Nautilus Rolling Shutter System. manufactured & installed by Expert Shutter Services.

PART 3 – EXECUTION:

A. Install per manufacturer's instructions.

DIVISION 11 - EQUIPMENT

11 31 00 - APPLIANCES

PART 1 – GENERAL:

A. Submittals:
   1. Provide cut sheets of all appliances, including electric and gas connection requirements.
   2. Provide venting requirements for hoods including length of pipe runs per manufacturer's data.
   3. Provide shop drawings for Waterbug and console locations.
B. General Notes:
   1. All gas appliances to have emergency shut-off valves. Coordinate location with gas contractor and note on As-Built.
   2. Locate shut-off valves for all ice makers and pot filler valves in adjacent cabinet. Coordinate location with Contractor and cabinet shop drawings.
   3. All gas appliances, indoor or out, are to use Stainless Steel gas lines and connections by Dormont or equal.
   4. Refer to Interior Design Drawings for appliance cut sheets/listing.

PART 2 – PRODUCTS:

A. Washing Machines:
   1. Use only braided stainless steel hoses by Paragon or equal for washing machine.
   2. Washing machine recessed outlet valve boxes to be The Eliminator by Oatley. Also see plumbing specs for cut sheets.
   3. Locate secondary emergency shut-off in adjacent cabinet. Coordinate location w/ superintendent and cabinet shop drawings.
B. Dryers:
   1. Dryer vent connection at wall should be recessed units by The Dryer Box. Also see AC specs for cut sheets.
C. Vent Hoods:
   1. All exterior hoods must be UL rated for outdoor use.
   2. If Blower Motor is more than 400 CFM then use Broan motorized damper and pressure switch per attached spec sheets.
   3. Hoods must be sized and mounted so they cover the cooking surface left to right and extend out to the front edge of the cooking surface. The back of the hood chase may need to be built off the wall enough to accomplish this depending on the hood specified.
   4. Hood vent piping to be 10", unless indicated otherwise on Drawings.
   5. The vent hood and blower motor must be the same brand. If the vent hood changes during the course of the job, make sure the blower motor Is changed as well.
D. Waterbug water detection system:
   1. Waterbug shall be WB-200 as manufactured by Winland Electronics (https://www.winland.com/solutions/).

CMSA
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AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE 10/15/2021

Clifford M. Scholz AIA

CS21145

SHEET NO.
SP-1.7

PERMIT SUBMITTAL

PART 3 – EXECUTION:
A. Installation:
   1. Walk the job prior to installation to review plumbing, electric, gas, and cabinet openings.
   2. Check all cabinet depths to make sure appliance has enough depth.
   3. All appliances need to be securely fastened.
   4. Washing Machines elevated up off the floor need to be securely fastened in place.
   5. Dryer exhaust hoses should be attached with metal clamps, not zip ties.
   6. Testing:
      a. All Appliances are to be run and tested at least three times prior to owner occupancy.
      b. Washing Machines and dryers should be operated with a load of towels or clean rags.
   7. Mark all emergency shut-off valves on your as-builts and make sure they are labeled. These locations need to be reviewed with the Owner as they are preparing to occupy the home.
B. Sub Coordination:
   1. Roof mounted blower units to be installed by roofing subcontractor. Refer to Roofing section of specifications for how units will be mounted. Also refer to manufacturer's installation instructions for proper attachment.
   2. Wall Mounted Blower to be installed by AC Subcontractor.
   3. AC Sub to install hood vent piping and make connection to the hood.
   4. Appliance sub to install the hood itself.
   5. Electrician to wire up the hood and blower unit.
C. Waterbug System:
   1. Provide senor in all plumbing fixture locations.
   2. Installation shall be per manufacturers written specifications.
   3. Install to minimize view of Waterbug.
   4. Provide hard wire connections and wireless or wired connection to home security system.
   5. Provide audible alarm.
   6. Provide sufficient consoles per maximum range by manufacturer.
   7. Provide an option for an automatic shut-off is alarm is triggered.

DIVISION 12 - FURNISHINGS

12 24 13 - ROLLER WINDOW SHADES

By Audio/Visual Consultant, refer to A/V drawings for details.

DIVISION 13 - SPECIAL CONSTRUCTION

13 11 00 - SWIMMING POOLS AND WATER FEATURES

PART 1 – GENERAL:
A. Submittals:
   1. Product Data: Provide data on equipment and accessories.
      a. Submittal and approval of equipment is only required if not specifically listed in PART 2 below.
   2. Shop Drawings: Indicate layout, details, and equipment / accessory locations.
      a. Dimensioned Equipment Layout: Showing electrical connection points and equipment clearances.
   3. Samples:
      a. Interior Pebble Sheen Finish, provide sample for owner selection.
      b. All tile & grout samples; waterline, bullnose, inserts, spa & pool tile.
B. Attic Stock – Minimum of 10 waterline tiles or box of tiles if mosaic. If tile was sheet goods, then provide minimum of 10 complete sheets per each tile used.
   1. Tiles should be kept at sub-contractors' warehouse and brought to the site at time of Substantial Completion.

   7. Lighting / Electric:
      a. If Applicable All lights to be wired to be operated by the lighting control system.
      b. Lights to be approved LED.
      c. Pool lights should be wired with enough slack to allow light fixture to be removed and lamp replaced above the water surface.
      d. All junction boxes and control panels should be coordinated with the Contractor so that they can be recessed in masonry walls. Do not apply boxes to surface of walls. In some cases low volt boxes cannot be recessed.
      e. Pool Contractor is responsible for providing J Boxes and transformers for all pool, spa & fountain lighting.
      f. Pool subcontractor is required to do all bonding per code and call for inspection prior to pool deck placement. Pool contractor to review all bonding locations and wire runs with Contractor. Include the following- 4 wires for pool loop, 1 wire per. window/door / hose bib within 5'-0" of pool, 1 wire for each screen/shutter track unit, 1 wire per planter adjacent to pool for loop 0'-5" below grade.
   9. Pumps:
      a. All pool and fountain pumps shall be as specified by pool contractor.
      b. Pumps to be installed in a manner for ease of service, and piping will face house.
   10. Main Drain: ANSI Pebble Top color matched with Pool Finish.
   11. Tile Work:
      a. Mud the pool beam up for level and coat with Laticrete Hydroban.
      b. Waterproofing behind all waterline tile with Laticrete Hydroban.
      c. Use Laticrete or SGM Sanded Grout.
      d. Use Laticrete for setting bed to reduce efflorescence.
      e. For all tile pools include the 20 year Laticrete 20 year warranty.
   12. Skimmer Covers:
      a. Recess the cover down to slab elevation and stone contractor will make cap for cover.
   13. Motorized retractable cover
      a. Pool & spa are to have a retractable pool cover with tracks located below the pool coping and the equipment to be located below the coping on the South side of pool & spa.

13 11 50 - POOL SAFETY FENCING

PART 1 – GENERAL:
A. Submittals: provide layout drawing, fabric color samples, pole samples and latch sample.
B. Warranty: Provide 5-year manufacturer's warranty from date of Substantial Completion.

PART 2 - PRODUCTS:
A. Regulatory Requirements: Provide conformance with current Florida state law/ Code requirements.
B. Materials:
   1. Fencing: reinforced mesh, 48" high, minimum. Edges shall be seamed and stitched.
   2. Poles/Pins: 1/2" solid aluminum pins for insertion into nylon sleeves. Sleeves shall be set in flooring. Poly-aluminum poles to have baked-on powder coat finish.
   3. Locking: Stainless steel latches, 302 or 304.

PART 3 - EXECUTION:
A. Maintain and protect existing finishes.
B. Confirm location of fencing and "gate" placement shall be acceptable to Owner.
C. Layout and drill equally spaced holes for the fence posts.
D. Install poles in vertical, plumb position.
E. Installed fence shall withstand 200 pounds of pressure, minimum, at any one point.
F. Location (distance from pool) shall be verified/acceptable with local code authority.

E. The following preparatory work to receive the elevator specified shall be the work provided by others:
   1. Permanent 220 VAC, 30 amp single phase power to operate lift to be provided from a lockable fused/cartridge type disconnect switch with auxiliary contacts for battery operation. 110 VAC, 15 amp single phase power to operate the lighting circuit. Refer to Drawings for permanent power specifications and location of disconnects.
   2. Provide a plumb and square hoist way with smooth interior surfaces, including furring and drywall installation of the hoist way interior.
   3. Provide rough openings per lift contractor's shop drawings.
   4. Provide sump pump at elevator floor pit.
F. Characteristics:
   1. Rated Load:
      a. 950 lbs. (431 kg).
   2. Rated Speed: 36 fpm (0.18 m/s).
   3. Car Dimensions:
      a. 36 inches W by 48 inches D.
   4. Car Operation: Automatic
   5. Power Supply: 220 Volt, Single Phase, 30 Amps.
   6. Travel: See drawings.
   7. Pit Depth: 18 inches min.
   8. Levels Serviced:
      a. Level 1 – Garage
      b. Level 2 – Main Floor
      c. Level 3 – Upper Floor
   9. Lighting supply: 110 Volt, 1 Phase, 60 Cycle, 15 Amps.
   10. Drive System: 1:2 Cable Hydraulic.
   11. Pump Type: Submersible with Variable Speed Valve Leveling.
   12. Car Operating Panel: Automatic push buttons, digital floor position indicator, emergency stop/alarm button, on/off key switch and emergency light, and an alarm button mounted on removable steel panel.
   13. Hall Call Stations: Provide a keyless hall call station with an illuminated call button and stainless steel cover plate for each landing. Cover plate will be finished to match interior door hardware.
   14. Emergency Operation: The car shall be equipped with a battery-operated light fixture, emergency battery lowering device and alarm in case of normal building supply failure. The battery shall be the rechargeable type with an automatic recharging system. A manual lowering device shall be located inside the lockable hydraulic tank in the machine room.
   15. Manual Lowering: Outside the hoist way at machine storage room.
   16. Car Enclosure:
      a. Walls; Unfinished Veneer, species: TBD by Owner
      b. Ceilings: Match Cab Finish
      c. Overhead lights in the car compartment shall turn ON automatically when the elevator door is opened and stay on while the elevator is in use. The elevator lights will shut off by a timer when the elevator is not in use. Elevator lighting shall be: 4 X Energy Saving LED Cab Lights.
      d. Cab Floor: Unfinished 1 1/2 inch (38MM) plywood sub-flooring.
      e. Car Gate at each cab entrance: Automatic Auto Slim Doors
      f. Cab Fixtures: TBD by Owner.
G. Systems and Components:
   1. The pumping unit and controller shall be in a separate machine room. The controller and pump unit shall be pre-wired and tested prior to shipment. Pump unit shall incorporate the following features.
      a. Smooth stops at each landing.
      b. Submersible pump and motor.
      c. Adjustable pressure relief valve.
      d. Manually operable down valve to lower lift in the event of an emergency. This valve shall be activated from the machine room.
      e. Pressure gauge isolating valve, manually operable.

   3. Adjust lift for proper operation and clean unit thoroughly.
D. Protection:
   1. Protect installed products until completion of project.
   2. Touch-up, repair or replace damaged products before substantial completion.

14 45 00 – VEHICLE LIFTS

PART 1 – GENERAL:
A. Summary: Vehicular lift for stacking cars in the garage.

PART 2 – PRODUCTS:
A. Basis of design: BendPak Autostacker
B. Model: A6W-OPT2-G

PART 3 – EXECUTION:
A. Coordinate location with floor plans & number of units with owner.
B. MPU controller to be wall mounted in garage above Design Flood Elevation, as to not impede the operation of the lift.
C. Sleeve slab to allow electrical and hydraulic hoses to be hidden from sight in garage.
D. Provide all necessary components to function for the purposes described in the summary.
E. Install per manufacturer's specifications.

DIVISIONS 15 – 21 (Not Used)

DIVISION 22 - PLUMBING

GENERAL NOTES:
A. Plumbing contractor to coordinate location of underground waste with foundation drawings and comply with requirements of the Plumbing Code or any codes of Local Government Authority. Contractor to coordinate location and invert elevation of underground sanitary piping with architectural site plan and sewer or septic system (designed by others). Field-verify location, size, and direction of flow, and invert elevation of septic system (if required) and sanitary piping prior to installation of any piping.
B. If any discrepancies should exist on the Construction Documents or existing field conditions, the Contractor shall notify the Architect prior to bidding. The Plumbing Contractor shall include in his work and in Contractor price, all incidental apparatus, appliances, material, labor, and services necessary to make work complete in all respects and fully ready for operation. The Contractor shall make such offsets and deviations from work shown on the Drawings, as may be necessary to fit the actual space conditions. The Contractor shall obtain written approval from the Architect prior to performing work.
C. All fixtures and equipment shall have shut-off valves at or near equipment.
D. All water piping shall be supported rigidly and in line from building structure. Offset piping to avoid structural members, cants, flashing, mechanical and electrical equipment. Provide sound reduction from structure.
E. Air chambers shall be installed in all locations where required, Josam or approved equal.
F. All hot water piping shall be installed with 1/2" foamed plastic insulation (Armstrong Aramaflex or approved equal).
G. Where valves occur above drywall or plaster ceilings, or are concealed behind walls, the Contractor shall furnish and install access panels. Contractor shall confirm location is acceptable with Architect/Owner.
H. Installer shall not cut structural members without first securing written approval from the Architect/Engineer.
I. Provide dielectric unions at all connections between dissimilar piping metals.
J. Provide escutcheons where pipes penetrate floors, walls, and ceiling. (Verify finish to match Owner selected fixture finish. Basis of requirement shall be chrome-plated.)
K. Floor drains shall be provided with trap primer equal to J.R. Smith 2699CP (chrome plated). Verify location and finish.
L. All vents through roof shall be 10'-0" minimum from intake on A/C units or make-up air.

C. Warranty:
   1. In addition to manufacturer's equipment warranties, provide warranty to correct defective work.
      a. Warranty Period: Five years of date of Substantial Completion.
      b. Equipment Warranty Period: Manufacturer's standard warranty periods, from date of Substantial Completion.

PART 2 – PRODUCTS: (By swimming pool contractor under separate permit)

PART 3 – EXECUTION:
A. Examination and Preparation:
   1. All equipment and options must be known at time of foundation work for proper equipment pad space.
B. Pool Shells:
   1. Subcontractor shall provide backfilling of areas around pools:
      a. Include mechanical compaction of fill in lifts not exceeding 12".
      b. All backfilled areas to be water jetted to maximize compaction.
   2. Contractor to provide concrete testing for pool shells to insure concrete meets minimum design specifications.
   3. When pool wall intersects with a retaining wall, plywood form should be used in lieu of exposed paper wire Form (with 3/4" plywood) both ways of an intersecting wall a minimum of 24".
   4. Surveyor: Prior to forming:
      a. Survey to provide / verify pool beam elevation.
      b. Stake and mark elevations on building in two locations before forms.
      c. Check forms to verify elevations are correct before shoot.
   5. Piping:
      a. Use the least number of elbows for plumbing piping. Bend pipes to make sweeping turns.
      b. Subcontractor shall be responsible for proper size pipes and valves. All valves must be labeled with function and direction of flow.
      c. All plumbing to be water jetted in for maximum compaction separate from pool shell.
      d. Coordinate the pool overflow pipe locations with landscaping. May have to upsize the pipe size to extend the run and get the proper pitch on the run.
      e. Use large sweeps for electric conduits. Fig. 15.5.2.
      f. Dig trench wide enough to accommodate pipes lying flat and level on the ground.
      g. All penetrations need to be waterproofed with hydraulic cement.
   6. Auto fills:
      a. Coordinate location with Contractor and Landscape Architect. Locate as inconspicuously as possible.
   7. Heaters:
      a. Contractor responsible for correct sizing and to check plans for correct sizing.
C. Equipment: As indicated above and/or as follows: Verify.
   1. Gas spa heaters: By pool contractor.
   2. Electric pool Heat Pumps: Specified by pool contractor.
   3. Chemical Feeder: Specified by pool contractor.
   4. In line Chlorinators: Specified by pool contractor.
   5. Control Systems: Specified by pool contractor.
      a. Interior House Controller.
      b. Outdoor Control Load and Power Center:
   6. Home Automation use the I-Link: Fig. 15.12.
      a. If there is a home automation system that is to control pool/spa functions pool contractor to provide RS-232 communication interface device from pool control manufacturer and will be installed by AV contractor.
      b. All wiring of the unit will be done by AV contractor.
      c. One CAT5 CAT6e needs to be run from the indoor control panel to the equipment.
      d. One CAT5 CAT6e needs to be run from the AV equipment rack to the equipment.
         1) Include pool control system sized to handle all of the water features and all buttons should be properly labeled as to the function they control.
      e. Connection: TBD based on equipment specifications specified by pool contractor.

13 24 16 – SAUNA ROOMS

PART 1 – GENERAL:
A. Summary: this is a sauna kit that is to be installed within a room.
B. Shop Drawings: indicate room layout, equipment locations, details of assemblies and rough-in locations & clearances.

PART 2 – PRODUCTS:
A. Basis of design: SaunaRay SR4 infrared sauna.

PART 3 - EXECUTION:
A. Install unit and accessories in accordance with shop drawings & per manufacturer's specifications.
B. provide 220V connection per manufacturer's specification.

DIVISION 14 - CONVEYING EQUIPMENT

14 21 00 - ELEVATORS AND LIFTS

PART 1 – GENERAL:
A. References:
   1. American Society of Mechanical Engineers (ASME) A17.1 - Safety Code for Elevators and Escalators.
   2. American Society of Mechanical Engineers (ASME) A18.1 - Safety Standard for Platform and Stairway Chair Lifts.
   3. NFPA 70 - National Electric Code.
B. Requirements of Regulatory Agencies:
   1. Fabricate and install work in compliance with applicable jurisdictional authorities.
   2. All electrical rough-in locations shall be above FEMA Design Flood elevation (DFE).
      a. Include option for elevator to return (park) at elevation above DFE.
C. Submittals:
   1. Product Data: Manufacturer's data sheets on each product to be used, including;
      a. Preparation instructions and recommendations.
      b. Installation methods.
   2. Shop Drawings: Provide a complete layout of lift equipment detailing dimensions and clearances as required.
   3. Selection Samples: For each finish product specified requiring selection of color or finish, two complete sets of color charts representing manufacturer's full range of available colors and patterns.
D. Quality Assurance:
   1. Installer Qualifications: Minimum 5 years' experience installing similar products, and acceptable to the manufacturer.
E. Project Conditions:
   1. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install systems under environmental conditions outside manufacturer's recommended limits.
F. Warranty:
   1. Provide a manufacturer's standard 36-month limited warranty on parts from date of Substantial Completion.

PART 2 - PRODUCTS
A. Acceptable Manufacturer: Savaria, 2 Walker Drive, Brampton, ON, Canada, L6T 5E1; 800-661-5112; www.savaria.com.
B. Elevator: Savaria Infinity. Model 3654 - TYPE 2 with Auto Slim Doors on cab only.
C. Equipment: Provide equipment, included material and labor required for complete. Operable hydraulic elevator installation. Elevator shall be erected, installed, adjusted, tested, and placed in operation by the elevator system manufacturer or manufacturer's authorized installer.
D. Performance: Elevator shall be designed and tested in accordance with ASME A17.1 part V. Testing shall consist of loading the platform to rated capacity for several cycles to ensure proper operation. Mechanical failures and defects shall be corrected.

      f. Gate valve to isolate cylinder from pump unit in the hydraulic tank.
      g. Electro Proportional valve for accurate and smooth starts and stops in both directions.
      h. Emergency lowering by battery power. From the car control.
   2. The cylinder shall be constructed of steel pipe of sufficient thickness and suitable safety margin. The top of the cylinder shall be equipped with a cylinder head with an internal guide ring and self-adjusting packing.
   3. The plunger shall be constructed of a solid steel shaft of proper diameter machined true and smooth. The plunger shall be provided with a stop electrically welded to the bottom to prevent the plunger from leaving the cylinder.
   4. Cable: Aircraft Cable 2 X 3/8-inch (10mm) DIA. Minimum breaking strength of 12,000 lb (5455 kg) each.
   5. Leveling Device: The lift shall be provided with an anti-creep device which will maintain the carriage level within 1/2 inch (13 mm) at each landing. All limit switches and leveling device switches shall be located in a position to be inaccessible to unauthorized persons. Micro-switches shall not be used.
   6. Guide Yoke: The 1:2 guide yoke/sheave arrangement shall be supplied with a sheave, guide shoes and cable guards. The sheave shall be finished with rounded grooves to fit the cables.
   7. Guide Rail and Brackets: Steel 8 lb/ft (11.9 kg/m) "T" guide rails and brackets shall be securely fastened to the building structure. Car sling shall be fabricated from steel members with adequate bracing to support the platform and cab.
   8. Wiring and electrical connections shall comply with applicable Codes.
      a. Insulated wiring shall have flame-retardant and moisture-proof outer covering and shall be run in conduit or electrical wireway if located outside unit enclosure. Quick disconnect harnesses shall be used when possible.
   9. The door locks shall be CSA and UL approved electrical mechanical elevator interlock.
   10. Emergency Devices:
      a. Terminal limits. Stops the elevator if it overruns the normal limits at the top or bottom landing.
      b. Final limits. A redundant safety feature if the elevator overruns the terminal limits at the top or bottom, the final limit stops the elevator and renders all automatic controls inoperable. If this happens, the elevator must be serviced to determine and correct the fault.
   11. Pit switch. Disables elevator for servicing purposes.
   12. Interlocks. hoist way doors remain locked when the car is not at that floor and prevent the elevator from running until all doors are closed and locked.
   13. Slack/broken cable safety device. In the unlikely event that drive cable would slacken or break, the device locks the car onto the T-rails, preventing the car from falling.
   14. Pump run timer for low oil protection.

PART 3 – EXECUTION:
A. Examination and Preparation:
   1. Do not begin installation until hoist way and machine room has been properly prepared.
   2. Site dimensions shall be taken to verify tolerances & clearances have been maintained & meet local regulations.
   3. Clean surfaces thoroughly prior to installation.
   4. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
B. Elevator Installation:
   1. Install in accordance with manufacturer's instructions.
   2. Install the components of the elevator system that are required and that are required by jurisdictional authorities to license the elevator.
   3. Trained employees of the elevator contractor shall perform installation work.
   4. Adjust elevator for proper operation and clean unit thoroughly.
   5. Instruct users in operating procedures & owner's maintenance person in trouble-shooting & maintenance procedures.
   6. Space between elevator car gate and door to elevator shall reject a 4" sphere.
C. Lift Installation:
   1. Install all the components of the lift system that are specified in this section to be provided, and that are required by jurisdictional authorities to license the lift.
   2. Trained employees of the lift contractor shall perform all installation work of this section.

M. Piping shall be Uponor PEX system. Provide separate PEX plumbing manifolds for hot and cold connection to fixtures. Provide shop drawings for architect approval.
N. Waste and vent piping shall be schedule 40 PVC with solvent joints unless otherwise noted.
O. Contractor shall provide one Kinetico K-4060s OD whole house water purification filter system on cold water line.
P. All vent pipes et cetera protruding through roof shall be located on rear side of roof and shall be painted to match roof.
Q. All hangers, supports, etc., shall be galvanized or stainless steel.
R. Plumbing Contractor shall verify water pressure at water meter and water meter size upon acceptance of proposal by Contractor. Plumbing Contractor shall provide a line item in proposal/contract for:
   1. Booster pump system if required for adequate water pressure.
   2. Increasing water meter and back flow for adequate water pressure.
S. All service to residence from utility shall be underground.
T. Shower heads shall be at 7'-0" typical, minimum, refer to drawings.
U. All terrace drains to be: Zurn Z415-SZ1-DP. leaders are to be wrapped with sound insulation & routed so they are NOT visible once walls are finished. GC to coordinate required sleeves to accomplish this as to not compromise the design.
V. Provide sump pump in bottom of elevator pit, switch to be on float switch.

22 06 40 - PLUMBING FIXTURE SCHEDULE (See Interior Design Drawings & quote from Plumbing Place for selections)

PART 1 - GENERAL:
A. Submittals: Product Data.
B. Warranties shall include coverage of unit, including disconnection of defective unit, and connection of replacement unit.
   1. Warranties shall begin on date of Substantial Completion.

PART 2 – (NOT USED)

PART 3 - EXECUTION:
A. Coordinate size of access and route to place of installation.
B. Installation of plumbing fixtures shall include connections to utilities.
C. Provide rough-in hardware, supports, connections, attachment devices, closure trim & accessories for a complete installation.
D. Remove masking or protective coverings from finished surfaces. Wash and clean equipment. Polish glass, plastic, hardware, and accessories, fixtures, and fittings.
E. Test equipment to ensure correct operation.
F. Provide qualified and trained personnel to demonstrate operation of each item of equipment and to instruct Owner in operating and maintenance procedures.

22 34 13 – GAS TANKLESS WATER HEATERS

PART 1 - GENERAL:
A. Submittals: Product Data.
B. Warranty: shall include 15-year residential warranty.

PART 2 – PRODUCTS:
A. Basis of design: Navien NPE-240A2 Tankless water heater with non-direct vent cap

PART 3 – EXECUTION:
A. Coordinate location & number of units with floor plans.
B. Install per manufacturer's instructions.

DIVISIONS 23 – 25 (Not Used or By Others)

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road, Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021

Clifford M. Scholz AIA

CS21145

SHEET NO.
SP-1.8

PERMIT SUBMITTAL

DIVISION 26 – ELECTRICAL

GENERAL NOTES:

A. Electrical Contractor shall visit the site and thoroughly avail himself of all existing conditions affecting the proposed work. All utility connections shall be underground unless otherwise noted and the Contractor shall be responsible for all connections and fees of connections from utility to proposed construction. All work shall be in strict accordance with the current editions of the National Electric Code, Local Codes and Ordinances.
B. The construction documents are diagrammatic in nature and the Contractor shall make provisions for intended connections and connections required whether shown or not. Contractor shall coordinate his work with all other trades to provide adequate access, connections, location, and performance of all systems.
C. Coordinate all switching and circuiting with lighting control system being provided by A/V consultant.
D. All electrical devices and equipment shall be grounded. All branch circuits shall have a separate green insulated ground wire in each conduit run.
E. All electrical runs in attic shall be Romex unless otherwise noted and shall be located together in raceway type located out of traffic or access ways.
F. All equipment, switches, outlets, et cetera shall be roughed-in for Owner/Architect to review prior to commencement of wiring. Minor relocations of equipment, switches, et cetera (up to 6 feet in any direction) shall be provided during walk-through at no cost to Owner.
G. All conductors shall be copper. Minimum size shall be #12 in approved raceway.
H. All telephone, television, and security connections from utility to construction shall be underground from utility to inside of garage or location indicated on drawings. Wiring shall be home run to Ustec "TecGate" server (or equal) for networking and distribution of television, telephone, and computer. Coordinate with electrical requirements. Wiring for telephone and security, which is exposed in attics, et cetera shall be installed above insulation, in grouped runs, visible, and located so that foot traffic will not damage wiring.
I. The labeling for individual circuits at the panel box(s) shall be typed.
J. Connection to residence for all utilities shall be underground unless otherwise noted. Contractor shall coordinate with Security Company for telephone/security system connections.
K. Residence shall have a level 3 surge suppression on each side of the processor panels and control wiring/circuit entering residence from exterior. Provide full submittal of system and layout for approval.

26 32 13 – ENGINE GENERATOR

PART 1 - GENERAL:
A. Summary: Back-up generator for whole house. Install per jurisdiction and HOA requirements.
B. Submittals:
   1. Provide product data for system components.
   2. Provide shop drawings for system installation and grounding.
C. Provide regulatory, such as UL Master Label, system information indicating system complies with specified requirements.

PART 2 - PRODUCTS:
A. Acceptable Manufacturer: Kohler power worldwide
B. Model: 38kW Generator – 38RCLB
C. Unit to be dual fuel. Provide with automatic transfer switch and all necessary components to function for the purposes described in the summary.

PART 3 - EXECUTION:
A. Generator to be installed on vibration isolators and installed to minimize sound transmission.
B. Locate per floor plans and provide necessary gas and electrical connections, per manufacturer's instructions.

26 41 13 – LIGHTNING PROTECTION

PART 1 - GENERAL:
A. Summary: Lightning protection for entire building. Provide acceptance of equipment exceeding building height limit in writing prior to any work, ordering, etc.
B. Submittals:
   1. Provide product data for system components.
   2. Provide shop drawings for system installation and grounding.
C. Provide regulatory, such as UL Master Label, system information indicating system complies with specified requirements.

PART 2 - PRODUCTS:
A. Acceptable Manufacturer: Windemuller Technical Services or Lightning Preventor of America, Inc., (800) 421-6141.
B. System Materials: Comply with UL 96 chrome plated copper, with solid air terminals.
C. Conductors: 28 strand of 14-guage copper wire rope with a net weight of 375 pounds per 1000 feet, minimum.
D. Ground Rods: 3/4-inches (19mm) in diameter; 10 feet (3 M) long. Two per system, minimum.
E. Mast: Aluminum or galvanized steel mast height determined by the area of protection, with threaded connection for air terminal.
F. Surge Suppression: Provide Level 3 surge protection on all electrical, telephone, antenna, and TV lead wire. On both sides of all panels and subpanels – low voltage and high voltage.

PART 3 - EXECUTION:
A. Comply with UL 96A, NFPA 780 and ESE requirements.
B. Install conductors with direct paths from air terminals to ground connections. Avoid sharp bends and narrow loops. Where indicated, run conductors in non-metallic raceway. Locate where shown or as on shop drawings.
C. Conceal system conductors.
D. Do not combine materials that can form an electrolytic couple that will accelerate corrosion in the presence of moisture, unless moisture is permanently excluded from the junction of such materials.
E. Use conductors with protective coatings where conditions would cause deterioration or corrosion of conductors.

DIVIONS 27 – 30 (Not Used or By Others)

DIVISION 31 - EARTHWORK

31 10 00 - SITE CLEARING

PART 1 – GENERAL:
A. Contractor shall provide a 6' high chained link fence with fenced screening fabric and locked gates at perimeter of property throughout the duration of the construction. Fence shall be in conformance with local/governing architectural review board / homeowner's association. Give key or code to gates to Architect and Owner.
B. Contractor shall provide site camera(s) to be used during construction with Owner, Architect, Engineers access.
C. Protect and maintain benchmarks and survey control points from disturbance.
D. Install erosion and sedimentation control measures before site clearing.
E. Protect site improvements to remain from damage. Restore damaged improvements to condition existing before start of site clearing.
F. Locate and clearly flag trees and vegetation to remain or to be relocated.
G. Protect remaining trees and shrubs from damage and maintain vegetation. Employ a licensed landscape Arborist to repair tree and shrub damage. Restore damaged vegetation. Replace damaged trees that cannot be restored to full growth, as determined by Landscape Architect / Arborist.
H. Do not store materials or equipment or permit excavation within drip line of remaining trees. Provide protection for trees.
I. Locate, identify, disconnect, and seal or cap off utilities indicated to be removed.

PART 2 – PRODUCTS (NOT USED):

PART 3 - EXECUTION:
A. Strip topsoil. Stockpile topsoil that will be reused in the Work.
B. Remove obstructions, trees, shrubs, grass, and other vegetation to permit installation of new construction. Removal includes digging out stumps and obstructions and grubbing roots.
C. Remove existing above- and below-grade improvements as indicated and as necessary to facilitate new construction.
D. Remove slabs, paving, curbs, gutters, and aggregate base as indicated. Neatly saw cut length of existing pavement to remain before removing existing pavement.
E. In areas not to be further excavated, fill depressions resulting from site clearing. Place and compact satisfactory soil materials in 6-inch thick layers to density of surrounding original ground.

31 20 00 - EARTH MOVING

PART 1 - GENERAL:
A. Unauthorized excavation consists of removing materials beyond indicated sub-grade elevations or dimensions without direction by Architect. Unauthorized excavation and remedial work shall be at Contractor's expense.
B. Do not interrupt existing utilities serving facilities occupied by Owner or others. Provide temporary utility services.
C. Verify compatibility with geotechnical report, prior to starting any work.

PART 2 – PRODUCTS: (NOT USED)

PART 3 - EXECUTION:
A. Protect sub-grades and foundation soils from softening and damage by water.
B. Excavate to sub-grade elevations regardless of character of materials and obstructions encountered.
C. Excavate for structures, building slabs, pavements, and walkways. Trim sub-grades to required lines and grades.
D. Utility Trenches: Excavate trenches to indicated slopes, lines, depths, and invert elevations. Maintain 12-inches of working clearance on each side of pipe or conduit.
   1. Place, compact, and shape bedding course to provide continuous support for pipes and conduits over rock and other unyielding bearing surfaces and to fill unauthorized excavations.
   2. Place and compact initial backfill of satisfactory soil material or sub-base material, free of particles larger than 1-inch, to a height of 12-inches over the utility pipe or conduit. Place backfill in layers of 12-inches in loose depth at optimum moisture content. Compact each layer up to 6" of final grade then add topsoil layer.
D. When sub-grade or existing ground surfaces to receive fill has a density less than that required for fill, break up ground surface, pulverize, moisture-condition or aerate soil, and re-compact.
E. Place backfill and fill in layers not more than 8-inches in loose depth at optimum moisture content. Compact each layer under structures, building slabs, pavements, and walkways to 98 percent of maximum dry unit weight according to ASTM D 698; elsewhere to 90 percent.
F. Grade areas to a smooth surface to cross sections, lines, and elevations indicated. Grade lawns, walkways, and unpaved sub-grades to tolerances of plus or minus 1-1/4-inch and pavements and areas within building lines to plus or minus 1/2- inch. Slope away from residence.
G. Under pavements and walkways, place sub-base course material on prepared sub-grades and compact at optimum moisture content to required grades, lines, cross sections, and thicknesses.
H. Under slabs-on-grade, place drainage fill on prepared sub-grade and compact to required cross-section and thickness.
I. Allow testing agency to inspect and test each sub-grade and each fill or backfill layer and verify compliance with requirements.
J. Remove surplus satisfactory soil and waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off Owner's property.
K. Provide multiple capped 6" diameter schedule 80 PVC underground pipes under walk, drives etc, to facilitate future connections for electrical, irrigation installation. Refer to site plan for proposed locations.

31 31 16 - TERMITE CONTROL

PART 1 - GENERAL:
B. Engage a licensed professional pest control operator to apply termite control solution.

PART 2 - PRODUCTS:
A. Provide an EPA-registered termiticide, insecticide, and fungicide, complying with requirements of authorities having jurisdiction, in a soluble or emulsible, concentrated formulation that dilutes with water or foaming agent. Use only soil treatment solutions that are not harmful to plants. Provide quantity required for application at the label volume and rate for maximum termiticide concentration allowed for each specific use, according to the product's EPA-Registered Label.
B. Wood Treatment with Borate: Provide an EPA-registered borate complying with requirements of authorities having jurisdiction.
   1. Basis of Requirement: BORA-CARE by Nisus Corp., 1-800-264-0870; www.nisuscorp.com.
C. Warranty: Comply with and provide manufacturers 12/25 year warranty.

PART 3 - EXECUTION:
A. Prepare surfaces and apply treatment at rates and concentrations recommended in manufacturer's written instructions.
B. Apply termite control to the following:
   1. At foundations exposed to vertical access from soil.
   2. Concrete surfaces at expansion and control joints.
   3. At hollow masonry/soil location/perimeter.
   4. At slab penetrations.
   5. At crawl spaces: Treat soil under and adjacent to foundations. Treat adjacent areas including around entrance platform, porches, and equipment pads. Treat CMU and concrete crawl space walls.
   6. At foam insulation below concrete slab at crawl space. (Verify acceptance with insulation manufacturer).
   7. Structural base plates, including those surrounding all high moisture areas.
   8. All wood in contact with concrete slab.
   9. In attics, all structural wood.
   10. All areas to be covered by concrete slabs or abutting the building after compaction of fill material must be treated. This includes MEP pads and poured pool decks.
   11. Includes all areas under roof.
   12. Treatment must have dye.
   13. Retreat areas left un-poured; shower floors, garages, electric floor outlet and tub block-outs etc.
   14. Contractor to take pictures.
C. Installation:
   1. Subcontractor shall not apply soil poisoning without a contractor representative on site.
   2. Failure of the subcontractor to perform or record application shall necessitate the reapplication of the required chemicals at no additional cost to owner.
   3. Post warning signs in areas of application.
   4. Reapply termiticide treatment solution to areas disturbed by subsequent construction activities following application.
   5. Wood Treatment Application: Provide quantity of borate solution required for application at the label volume and rate for the maximum specified concentration of borate, according to manufacturer's EPA-Registered Label, so that wood framing, sheathing, siding, and structural members subject to infestation receive treatment.

31 51 00 - SITE WATER DISTRIBUTION

PART 1 - GENERAL:
A. This section includes water distribution piping outside the building for water service. Refer also to plumbing specifications, and drainage plan.
B. Comply with NSF 14 for plastic potable water service piping.
C. Comply with NSF 61 for materials for water service piping and specialties for domestic water

PART 2 - PRODUCTS:
A. LPVC Plastic Pipe: ASTM D 1785, Schedule 40 and Schedule 80.
B. PVC Socket Fittings: Schedule 40, ASTM D 2466, and Schedule 80, ASTM D 2467.
C. Solvent Cement for Joining PVC Piping: ASTM D 2564. a) Include primer according to ASTM F 656.
D. Backflow Prevention Devices: ASSE standard backflow preventers, bronze body, 150-psig (1035-kPa) working pressure, size for maximum flow rate and minimum pressure loss.
E. Plastic Underground Warning Tapes: Polyethylene plastic tape, 6 inches (150 mm) wide by 4 mils (0.1 mm) thick, solid blue in color with metallic core & continuously printed black letter caption "CAUTION - WATER LINE BURIED BELOW".

PART 3 - EXECUTION:
A. Water-Main Connection: Arrange with utility company for tap size and location in water main, water service to water meter, and water meter.
B. Use restrained-joint pipe and fittings, thrust blocks, anchors, tie rods and claps, and other supports at vertical and horizontal offsets.
C. Install fittings for changes in direction and branch connections.
D. Install copper tube and fittings according to CDA's "Copper Tube Handbook".
E. Install PVC, AWWA pipe according to AWWA M23 and ASTM F 645.
F. Install continuous underground detectable warning tape during backfilling of trench for underground water service piping. Locate below finished grade, directly over piping where piping is near or crossing other services.
G. Clean and disinfect water distribution piping according to authorities having jurisdiction.
H. Verify existing water pressure currently available at site and size of meter and backflow preventer to maximize water pressure to residence. Provide booster pump if water pressure does not meet pressure required for fixtures.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 31 19 – GATES

PART 1 – GENERAL (See drawings)
A. Submittals: Color Selections and shop drawings.
B. Performance Requirements: Provide engineered submittals for review and for notice of acceptance (where applicable)

32 39 16 – MANUFACTURED FIRE WATER BOWL

PART 1 – GENERAL
A. Submittals: Color Selections and shop drawings.

PART 2 – PRODUCTS:
A. Grand Effects Inc. – Legacy (Concrete) fire water bowl

PART 3 – EXECUTION
A. Refer to floor plans for location and number of units.
B. Coordinate gas and water connections per manufacturers specifications.
C. Coordinate connections with Audio / Visual control system and remote controls.
D. Install per manufacturers specifications.

END OF PROJECT MANUAL

DOCUMENT 00310
BID FORM

TO: **CMSA, Scholz, Oswald & Shaffer, LLC**
2724 Fruitville Road, Suite 102
Sarasota, FL 34237

PROJECT: **New Residence located at:**
1620 Harbor Cay Lane, Longboat Key, Florida

DATE: ____________________

SUBMITTED BY:
(Full name) ____________________

(Full Address) ____________________

(City) __________ (State) __________ (zip) __________

(Telephone) __________ (Facsimile) __________

OFFER: Having carefully examined the place of work and all matters referred to in the Instructions to Bidders including Addenda as prepared by CMSA, Scholz, Oswald & Shaffer, LLC, Sarasota, Florida as well as having carefully examined the site and conditions affecting the work, the undersigned proposes to furnish all labor, materials, equipment, and services required for construction of 1620 Harbor Cay Lane, Longboat Key, Florida in strict accordance with the Contract Documents for the sum of:

$ ____________________

Dollars ($ __________) which sum is hereinafter called the Base Bid.

Alternate 1: ____________________
Alternate 2: ____________________

Price each equipment item individually indicating for materials, labor & taxes separately. See the following sheets for the itemized list.

ACCEPTANCE: This offer shall be open to acceptance as per Owner's decision. If this Bid is accepted by the Owner, the undersigned agrees to execute within thirty (30) days, a contract (AIA Standard Form of Agreement Between Owner and Contractor where the Basis of Payment is a Stipulated Sum (A101).

CONTRACT TIME: The undersigned further agrees to commence actual physical work on the site with an adequate force and equipment within thirty (30) days of a date to be specified in a written Notice to Proceed given by the Owner which shall establish the Date of Commencement. Bidder shall fully complete all work in __________ (__________) consecutive calendar days from the Date of Commencement. The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

CHANGES IN THE WORK: When the Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our (General Contractor) percentage fee will be:

__________ percent overhead and profit on the net cost of our own work;

__________ percent of the cost of work done by any subcontractor.

On Work deleted from the Contract, our credit to the Owner shall be the Architect approved net cost plus __________ of the overhead and profit percentage noted above.

Our subcontractors' fee for their own work on add or credits shall be: __________ percent overhead and profit on the net cost of their work. Subcontractors; contracts shall identify this percentage.

ALTERNATES: The following Alternates are part of the construction documents. The alternates listed below are to be bid as separate line items for the owner to review/approve.

- Alternate 1: Window/Doors (Marvin Ultimate Series & Panda Lift & Slide)
- Alternate 2: Window/Doors (Loewen)

BID FORM SIGNATURE(S): Date: ____________________
The Corporate Seal of

____
(Bidder - please print the full name of your Proprietorship, Partnership, or Corporation).

was hereunto affixed in the presence of:

____
(Authorized signing Officer/Title)

(Seal)

____
(Authorized signing Officer/Title)
If the Bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF DOCUMENT CS21145

BLDG PERMIT PLANS FILE Copy of Record

RECEIVED NOV 05 2021 TOWN OF LONGBOAT KEY Planning, Zoning & Building

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road, Suite 102, Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

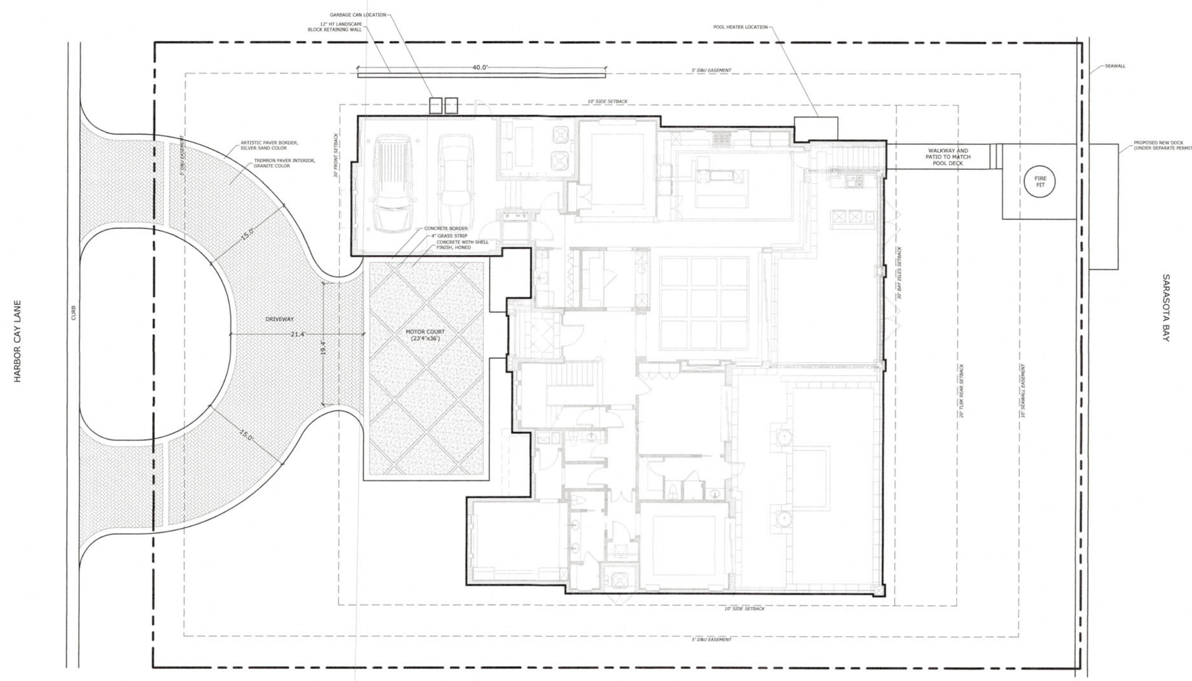
NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE 10/15/2021
Clifford M. Scholz A.I.A

CS21145

SHEET NO.
SP-1.9

PERMIT SUBMITTAL



michael a. gilkey, inc.
landscape architects & contractors
5511 ashton road • sarasota, florida 34233
t: 941.924.0132 • f: 941.923.0087 • e: info@magilkey.com

LANDSCAPE ARCHITECT SEAL:
MICHAEL A. GILKEY JR.
LIC. NO. LA6666774

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX.

PROJECT TITLE:
NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATION AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

PERMIT SUBMITTAL
10/15/2021

SHEET REVISIONS:

NO.	DATE	DESCRIPTION
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-	-	-
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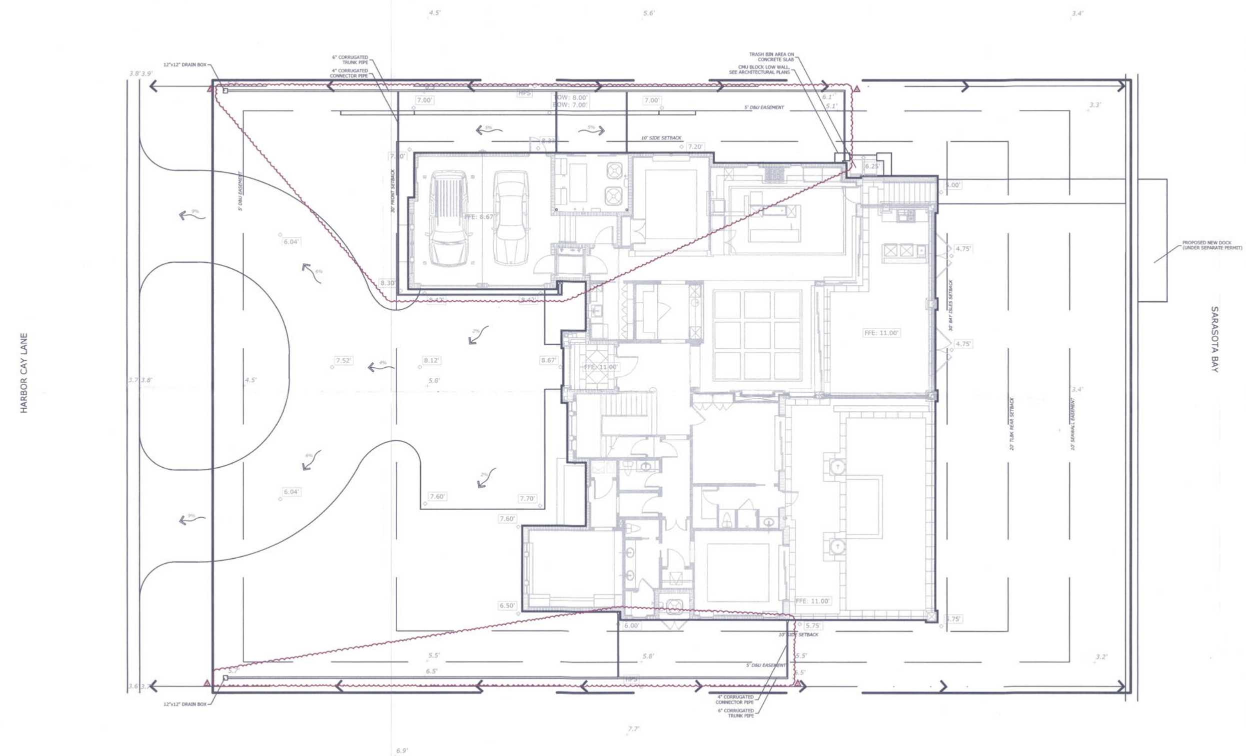
GRAPHIC SCALE:
0" 1"

SHEET INFO:
SCALE: **1" = 10'**
DRAWN BY: JGE
CHECKED BY: MJR
PLOT DATE: 10/13/2021
NORTH

SHEET TITLE:
HARDSCAPE PLAN

SHEET NUMBER:
L-1.0



LEGEND

5.7' EXISTING SPOT ELEVATION

5.72' PROPOSED SPOT ELEVATION

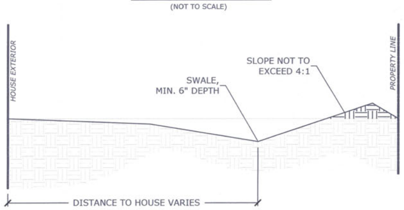
DRAINAGE SWALE

HPS HIGH POINT OF SWALE

SHEET FLOW DIRECTION

SWALE SECTION DETAIL

(NOT TO SCALE)



RECEIVED
JUN 2 R 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

michael a. gilkey, inc.
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LANDSCAPE ARCHITECT SEAL:
MICHAEL A. GILKEY JR.
LIC. NO. LA6666774

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX.

PROJECT TITLE:
NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATION AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

PERMIT SUBMITTAL
12/01/2021

SHEET REVISIONS:

NO.	DATE	DESCRIPTION
01	12/01/21	A.S.I.#1
03	12/16/21	A.S.I.#3
04	11/15/23	NO CHANGES THIS SHEET
05	05/16/24	DRAIN PIPES ADDED
-	-	-
-	-	-
-	-	-
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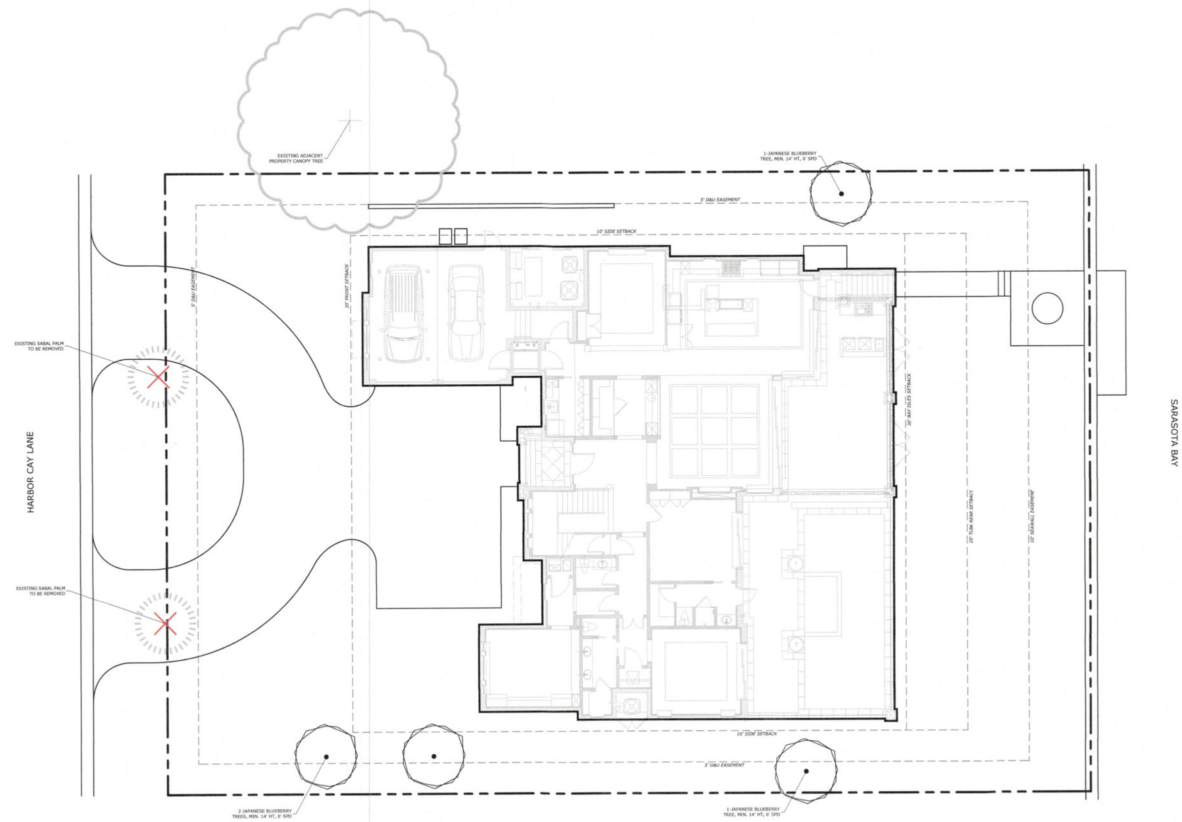
GRAPHIC SCALE: 0" 1"

SHEET INFO:
SCALE: 1" = 10'
DRAWN BY: JGE
CHECKED BY: MJR
PLOT DATE: 5/16/2024
NORTH

SHEET TITLE:
DRAINAGE PLAN

SHEET NUMBER:
L-2.0



TREE MITIGATION

EXISTING TREES ON SITE: 2 PALMS
TOTAL TREES REMOVED: 2 PALMS
TOTAL REQUIRED TREES: 4 SHADE TREES (14'x6')

NOTE: TREE SPECIES TO BE SELECTED FROM APPROVED SPECIES LIST PER BAY ISLES AND CITY OF LONGBOAT LDC.

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NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX.

PROJECT TITLE:
NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATION AT:

1620 HARBOR CAY LANE

LONGBOAT KEY, FLORIDA

PERMIT SUBMITTAL
10/15/2021

SHEET REVISIONS:

NO.	DATE	DESCRIPTION
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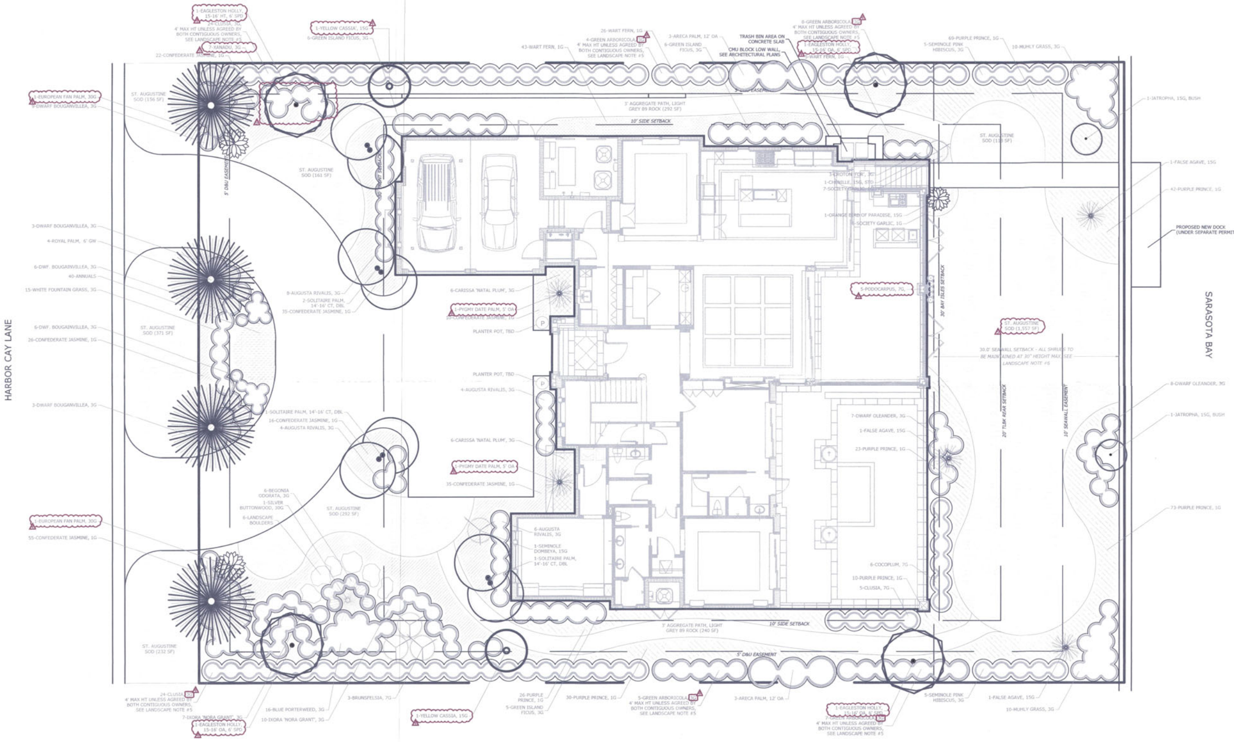
GRAPHIC SCALE:
0" 1"

SHEET INFO:
SCALE: **1" = 10'**
DRAWN BY: JGE
CHECKED BY: MJR
PLOT DATE: 10/13/2021
NORTH

SHEET TITLE:
TREE MITIGATION PLAN

SHEET NUMBER:
L-3.0



LANDSCAPE NOTES

1. ALL PROPOSED PLANT SPECIES TO COMPLY WITH BAY ISLES AND LONGBOAT KEY LDC REQUIREMENTS.
2. PROPOSED PLANTS TO MEET MINIMUM INSTALLATION SIZE REQUIREMENTS PER BAY ISLES AND LONGBOAT KEY LDC.
3. PROPOSED SOD AREAS TO BE NATURAL SPECIALIZED ST. AUGUSTINE SOD PER BAY ISLES SPECIFICATIONS.
4. NO ARTIFICIAL SOD IS PROPOSED.
5. HEIGHTS OF HEDGE ALONG SIDE YARD PROPERTY LINES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 4' UNLESS BOTH CONTIGUOUS OWNERS AGREE TO A TALLER HEIGHT.
6. ALL SHRUBS TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" WITHIN 30' OF SEAWALL EXCEPT FOR SHRUBS ATTACHED TO AND FORMING A PART OF DWELLING HOUSE.
7. ALL PROPOSED LANDSCAPING SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.

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NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX.

PROJECT TITLE:
NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATION AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

PLAN FOR RE-BID
06/02/2023

SHEET REVISIONS:

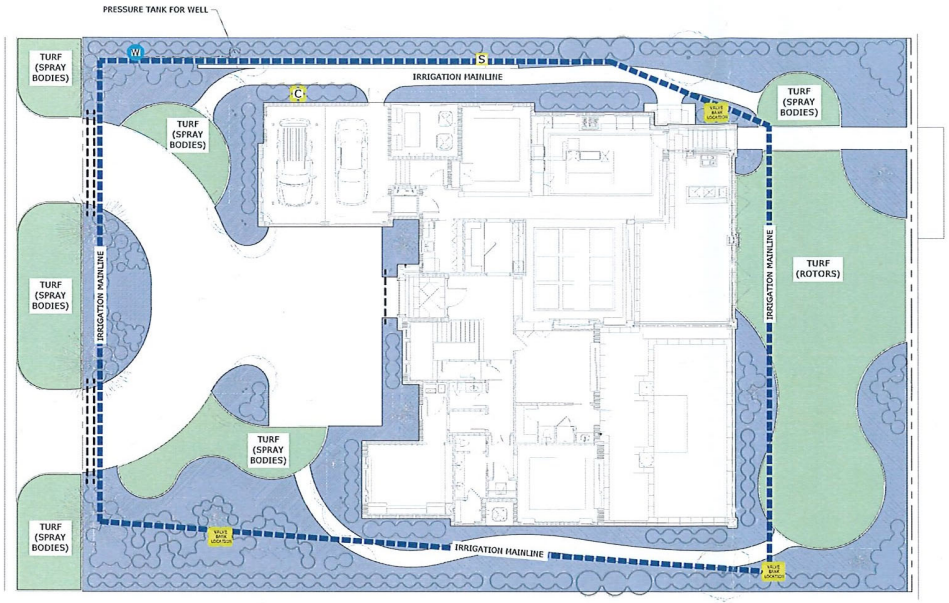
NO.	DATE	DESCRIPTION
01	12/01/21	A.S.I.#1
03	12/16/21	A.S.I.#3
04	11/15/23	PLANT CHANGES MADE CORRESPONDING TO LANDSCAPE PROPOSAL # 060523C1
05	05/16/24	PLANT CHANGES
-	-	-
-	-	-
-	-	-

GRAPHIC SCALE:
0" 1"

SHEET INFO:
SCALE: **1" = 10'**
DRAWN BY: JGE
CHECKED BY: MJR
PLOT DATE: 05/16/2024
NORTH

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-4.0



LEGEND:

SYMBOL	DESCRIPTION
	TURF AREAS
	PLANTING AREAS
	IRRIGATION MAIN LINE
	IRRIGATION 3" SLEEVES
C	CONTROLLER
S	RAIN SENSOR (OPEN TO SKY)
VALVE BANK LOCATION	VALVE BANK LOCATION
W	WELL LOCATION

NOTES:

- LAYOUT SHOWN IS DIAGRAMMATIC. ALL MAINLINE & LATERAL PIPING TO BE INSTALLED IN LANDSCAPE BED AREAS & WITHIN THE PROPERTY BOUNDARIES. ZONES ARE SUBJECT TO CHANGE.
- CONTRACTOR SHALL REFERENCE LANDSCAPE PLAN FOR INSTALLATION OF PIPING TO AVOID CONTACT WITH EXISTING OR NEW PLANT MATERIAL.
- CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO LOCATION OF IRRIGATION EQUIPMENT & PIPE LAYOUT WHEN OBSTRUCTIONS MAY OCCUR.
- ALL POTS/PLANTERS/CONTAINER PLANTING TO HAVE DRIP IRRIGATION.
- SYSTEM IS FLORIDA WATER WISE UTILIZING MAXI JET IRRIGATION.
- WATER SOURCE: WELL (LOCATION NOTED ON PLAN).
- SLEEVES TO BE SCHEDULE 40 PVC & LOCATED UNDER ALL HARDSCAPE.

ADDITIONAL NOTE:

THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED WITH AN AUTOMATIC CONTROLLER & A RAIN SENSOR. THE IRRIGATION SYSTEM MUST HAVE 100% HEAD TO HEAD COVERAGE OF ALL PLANT MATERIAL & SHALL BE HYDRO-ZONED. (ZONED TO DELIVER WATER BASED ON THE SPECIFIC WATER DEMAND FOR THE TYPE OF PLANTS FOR THAT ZONE.) EXAMPLE: SOD, TREES & SHRUBS SHALL BE ON SEPARATE IRRIGATION ZONES. SYSTEM TO BE A LOW VOLUME 'WATER WISE' SYSTEM WITH RAIN SENSOR, SHUT OFF DEVICE AND ALSO WITH FLOW METER. ALL SHRUB IRRIGATION WILL HAVE MICRO-SPRAYS, SPRAYS & LOW VOLUME. ALL SYSTEM DEVICES SHALL BE INSTALLED TO MANUFACTURER SPECIFICATIONS.

michael a. gilkey, inc.
landscape architects & contractors
3311 ashton road • sarasota, florida 34231
LANDSCAPE ARCHITECT REG.:
MICHAEL A. GILKEY JR.
FL. REG. LA0001774

PROJECT:
NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATION AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

IRRIGATION AS-BUILT
07-11-2024

NO.	DATE	DESCRIPTION

GRAPHIC SCALE:

SCALE: 1" = 10'

DRAWN BY: SMA
CHECKED BY: MJG
PLOT DATE: 7/11/2024

NORTH

SHEET TITLE:
LANDSCAPE IRRIGATION PLAN

SHEET NUMBER:
L-6.0

From: Sam Holladay <SHolladay@seibertarchitects.com>
Sent: Monday, November 15, 2021 12:57 PM
To: Mara Fehd <Mara@rossbuilt.com>
Cc: GARY WARREN <dgwarren3@aol.com>; Alan Papernick <alanp2212@aol.com>
Subject: Bay Isles Harbor Architectural Review Board (ARB), Donato House, Lot 24

Ms. Fehd,
The ARB reviewed the application you submitted this week and we have the following comments:

1. The garbage can locations and pool equipment locations need to be visually screened. These enclosures are not allowed in the setbacks. Please see Declarations Article VII paragraph 9 and 14.
2. A submittal for the fire pit that is located near the seawall is needed we can determine how tall it is since it is located within 15' of the seawall. Dimension the size of the fire pit patio and the width of the walkway. See Declarations Article VII paragraph 14.
3. The dock will be submitted for approval in a separate application.
4. Please explain the 1' high wall on the northerly side of the plan. Please see Declarations, Article VII paragraph 14.
5. Drainage plan: no objections.
6. Landscape plan: two existing sabal palms near the street are being removed. No objection.
7. All trees on the waterfront side of the house need to be a minimum of 20' from the seawall. See Architectural Planning Criteria paragraph 12.
8. All shrubs withing 30' of the seawall are to be a maximum of 30" high and maintained as such. Please indicate as so on the plans. See Declarations, Article VII paragraph 14.
9. There is a note calling out for a "Focal Point" on the front side of the landscape plan. Identify what this is and provide the ARB with enough information to understand it and it's size. Please see Declarations Article VII paragraph 13 and 14.
10. There are shrubs shown along each side property lines. These are to limited to 4' high unless an agreement is made with the neighbors. Please indicate height limits on the plans. Indicate that the landscape installation is irrigated.
11. Paint colors were submitted. Please confirm that these are the only colors that will be used.
12. The flat portion of the roof can not exceed 15% of the roof area. Please provide the amount of area that is flat roof and confirm on the drawing that it is less than 15% of the area. Please see Architectural and planning Criteria paragraph 6.
13. Please confirm that the glass handrail is clear glass and not colored or tinted glass. Indicate this on the drawings.
14. The ARB understands that there will be storm shutters for the Master Terrace and the Covered Terrace. Please understand that the use of storm shutters is limited to storm events as indicated in Declarations Article VII paragraph 10e.
15. Please provide the dumpster and portable toilet enclosure plan and enclosure materials. See Architectural Planning Criteria 15 and 21b.
16. Please provide the ARB with a certificate of insurance for the contractor. See Architectural Planning Criteria 21i.

This application is not approved until the comments are addressed to the satisfaction of the ARB. if you have any questions or comments then please let me know.
Sam

CMSA SCHOLZ OSWALD SHAFFER CLIFFORD M. SCHOLZ ARCHITECTS

2724 Fruitville Rd., Suite 102 | Sarasota, FL 34237
info@cmsa1.com | 941.364.4600 | AR008879
cliffordscholzarchitects.com

Architect's Supplemental Instructions

PROJECT:
1520 Harbor Cay Lane
Longboat Key, FL

ARCHITECT'S SUPPLEMENTAL INSTRUCTION NO: 1

OWNER: ■
ARCHITECT: ■
CONSULTANT: ☐
CONTRACTOR: ■
FIELD: ☐
OTHER: ☐

OWNER:
Christopher and Stephanie Donato
241 Woodland Road
Madison, MN 07940

DATE OF ISSUANCE: 12/01/2021

CONTRACT FOR:
New Single Family Residence

FROM ARCHITECT:
Clifford M. Scholz Architects –
Scholz, Oswald & Shaffer
2724 Fruitville Road, Suite 102
Sarasota, FL 34237

CONTRACT DATE:
T.B.D.

TO CONTRACTOR:
Ross Built construction
305 67th Street West
Bradenton, Fl 34209

ARCHITECT'S PROJECT NUMBER: CS21145

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION:

1. Supplemental Sheet 1 (first issue):
   a. ASI #1 Supplemental Instructions Narrative.
2. Sheet AS-1.0, L-1.0, L-2.0, L-3.0 and L-4.0 (re-issued):
   a. Garbage container location relocated next to pool equipment. This minimizes visibility from street and removes setback encroachment. A large 15g Clusia shrub is now proposed in front of garbage containers and pool areas to satisfy screening requirements, per ARB Comment #1.
   b. Fire pit removed, per ARB Comment #2. Patio design to be included as part of new dock under separate application. Walkway steps proposed down to patio have been removed. Walkway from pool to patio shall be on existing grade.
   c. Confirming that the dock will be submitted for approval in a separate application, per ARB Comment #3.
      i. Patio to now be included as part of proposed dock application.
   d. The 1' high wall is proposed to allow for a smoother grade transition for side yard garage access, per ARB Comment #4. Without this wall, the side yard would be at 18% slope (1.83' elevation difference between garage door and property line) which would not allow the side yard swale to maintain the maximum 4:1 slope as indication in the Swale Section Detail on L-2.0. An 18% slope would also be inadequate for a side yard access walkway, per ARB Comment #4.
   e. The 2 large King Alexander Palms and 2 Thatch Palms have been removed and replaced with Jatropha and Agave respectively, per ARB Comment #7.

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   f. A label has been added to the plan indicating the 30" height restriction. Landscape Note #6 has also been added for clarification, per ARB Comment #8.
   g. The focal point is undetermined at this time but the intent is a planter pot or small sculptural art piece. Landscape Note #8 has been added for clarification and to ensure ARB approval before installation, per ARB Comment #9.
   h. Labels for property line hedges have been revised per height restrictions. Landscape Note #5 has also been added for clarification, per ARB Comment #10.
   i. Landscape Note #7 has been added requiring a permanent irrigation system, per ARB Comment #10.
3. Confirming that the paint colors submitted are the only colors that will be used, per ARB Comment #11.
4. Sheet A-1.4 (re-issued):
   a. A note has been added indicating the flat roof area and that it is less than 15% of the roof area, per ARB Comment #12.
5. Sheet A-4.3 (re-issued):
   a. Update notes clarifying that the glass guardrail is clear glass, per ARB Comment #13.
6. Confirmed that the use of storm shutters is limited to storm events, per ARB Comment #14.
7. Ross Built Construction will provide the required information for ARB Comments #15 and #16.

ATTACHMENTS:

SHEETS: #1, AS-1.0, L-1.0, L-2.0, L-3.0, L-4.0, A-1.4 and A-4.3

ISSUED BY THE ARCHITECT:
Clifford M. Scholz, Managing Partner

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DEPARTMENT
PHONE: 941-316-1966
FAX: 941-316-1970

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

Building Plan Review

Date: 12/02/2021
Permit Number: PB21-1237
Project Address: 1620 HARBOR CAY LN
Work Description: NEW SINGLE FAMILY HOME, FENCE, AND SILT FENCE
Applicant: Ross Built, LLC

This is the summary of the review comments from the applicable disciplines of plans received. This review summary shall not be construed as authority to violate, cancel, alter or set aside any provision of the Town Codes or Ordinances.

Please submit revised drawings/plans, per the comments, below. Three (3) copies required.

APPLICABLE CODES:
Florida Building Code 2021 - 7th Edition
Town Codes and Ordinance

REVIEW COMMENTS

Original Revision: Zoning - Tate

Concerns
1. Provide the exact daylight plane angle on the drawing. Provide on the plans that the roof overhang does not exceed the permissible 2 feet.
2. Provide detailed and itemized non-open space calculations for the lot.
3. Provide detailed and itemized lot coverage calculations for the lot. Lot coverage is anything that is more than six inches above finished grade.
Overall provided, need breakdown of these calculations. 30% maximum building coverage plus 5% for elevated pool and deck.

Original Revision: Plumbing

Original Revision: Mechanical

Original Revision: Electrical

Original Revision: Building

Concerns
1. Electrical - Sheet LP2 - "CM" indications were not found for the 2nd Floor.

Show the location of the Smoke & Carbon Monoxide Alarms (Proposed and/or Existing). Provide One in each bedroom, outside the bedroom within 10', top & Bottom of each Stairway. FBC 2020 - 7th Edition - Residential - R314 & R315 and FBC 2020 - 7th Edition - Existing Building - 703.2
2. Elevator Enclosures - ASCE 24 requires the following for elevators: Elevator components located below the DFE should be constructed of flood damage-resistant materials and designed to resist physical damage during flooding; and If an elevator cab is designed to provide access to areas below the DFE, it must be equipped with controls that prevent the cab from descending into floodwaters. FBC 2020 - 7th Edition - Residential - R322.1.6 and FEMA Technical Bulletin #4.
3. Plan Design based on Special Flood Hazard areas and provide a note stating the following:

R322.1.2 Structural systems.
Structural systems of buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation.

FBC 2020 - 7th Edition - Building - sections 1612 & 3109, FBC 2020 - 7th Edition - Residential - section R322.1.2, FEMA TB #9 and ASCE 24.

4. Provide a Soil Analysis Report as required per FBC 2020 - 7th Edition - Residential - R401.1 & FBC 2020 - 7th Edition - Building section 107.2.1
5. 1. Sheet A-1.0 - Flood Vent Table indicates "Kayak Storage" but was not found indicated on the Floor Plan. Please clarify, to verify.

Original Revision: Public Works - Utilities

Original Revision: Public Works - Drainage & Landscape

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cliffordscholzarchitects.com

Architect's Supplemental Instructions

PROJECT:
1520 Harbor Cay Lane
Longboat Key, FL

ARCHITECT'S SUPPLEMENTAL INSTRUCTION NO: 2

OWNER: ■
ARCHITECT: ■
CONSULTANT: ☐
CONTRACTOR: ■
FIELD: ☐
OTHER: ☐

OWNER:
Christopher and Stephanie Donato
241 Woodland Road
Madison, MN 07940

DATE OF ISSUANCE: 12/07/2021

CONTRACT FOR:
New Single Family Residence

FROM ARCHITECT:
Clifford M. Scholz Architects –
Scholz, Oswald & Shaffer
2724 Fruitville Road, Suite 102
Sarasota, FL 34237

CONTRACT DATE:
T.B.D.

TO CONTRACTOR:
Ross Built construction
305 67th Street West
Bradenton, Fl 34209

ARCHITECT'S PROJECT NUMBER: CS21145

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION:

1. Supplemental Sheet 1 (re-issue):
   a. ASI #2 Supplemental Instructions Narrative.
   b. The LBC Single Family Coverage Calculations worksheet has been added, per LBC Comment #2 and #3.
2. Sheet A-2.0 (re-issued):
   a. Refer to the intersecting lines (Property Line and Line of Daylight Plane) on the Front and Rear Elevations for the exact daylignt plane angle. Also, notes and dimensions have been added to the Front and Rear Elevations clarifying that the roof overhang does not exceed the permissible 2'-0", per LBC Comment #1.
3. Refer to the Reflected Ceiling Plan – Upper Floor (A-1.3) for all locations of the Smoke & Carbon Monoxide Alarms on the 2nd Floor, with dimensions, per LBC Concerns #1.
4. Sheet A-1.0 (re-issued):
   a. A note has been added that the elevator components located below the D.F.E. should be constructed of flood damage-resistant materials and designed to resist physical damage during flooding and it must be equipped with controls that prevent the cab from descending into floodwaters, per LBC Concerns #2.

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5. Sheet S0.0, S1.0, S1.1, S1.2 and S1.3 (re-issued):
   a. A note has been added that all structural framing systems are designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation, per LBC Concerns #3.
6. Ross Built Construction will provide the required Soil Analysis Report, per LBC Concerns #4.
7. Sheet A-4.0 (re-issued):
   a. Revise casing in three rooms as noted on the Roof Finish Schedule.
8. Sheet A-4.1 (re-issued):
   a. Revise doors in four locations as noted on the Door Schedule.

ATTACHMENTS:

SHEETS: #1, S0.0, S1.0, S1.1, S1.2, S1.3, A-1.0, A-2.0, A-4.0 and A-4.1.

ISSUED BY THE ARCHITECT:
Clifford M. Scholz, Managing Partner

TOWN OF LONGBOAT KEY
SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

This worksheet is to assist in calculating Lot Coverage and Non-Open Space for a lot. All detailed/itemized calculation shall be included on the to-scale site plan, which is signed and sealed by the design professional. All information must be completed and must be illustrated to-scale on your submitted plans.

LOT COVERAGE is the area of a lot covered by any structure/building or part of a structure/improvement that is more than six-inches (6") above finished or adjacent grade. Maximum allowable Lot Coverage is established by LBK 158.145 or other project approvals by resolution or ordinance.

NON-OPEN SPACE is that area of a lot covered by structure/building/improvements included in Lot Coverage, driveways/parking and walkways (pervious or impervious), swimming pool shells and decks, and any at-grade impermeable feature. Grade from a structure to property line cannot exceed 1:4 slope (LBK 158.156). Maximum allowable Non-Open Space coverage is established in LBK 158.102 (F) or other project approvals by resolution or ordinance.

LOT SIZE is calculated as the area within platted lot lines except:
- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line.
- Where a lot line lies within a public or private waterway, the Erosion Control Line, mean high water line, water-right-of-way, bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line. (LBK 158.006--LOT LINES)

LOT SIZE, BUILDABLE: 15,000 square feet, as supported by submitted signed/sealed survey

Lot Coverage Calculation

		IN SQUARE FEET EXISTING	THIS PERMIT	BY OTHERS
1.0	Non-Pool/Spa Areas			
	Residential Structure (from exterior walls/columns)	–	3,458	–
	Garage/Carport (not under house)	–	–	–
	Roof Eave Overhang (exceeding 3' in depth or over useable areas)	–	–	–
	Front Entry & Front Stairs (roofed and unroofed)	–	–	–
	Rear Entry & Rear Stairs (roofed and unroofed)	–	54.1	–
	Roofed Porch, Lanai and/or Caged Room, Screened Room	–	497.1	–
	Raised Deck or Terrace (>6" above finished grade)	–	255.6	–
	Elevated Mechanical Equipment Pad (i.e. a/c, pool)	–	137.7	–
	Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.)	–	–	–
	Other Buildings/Structures/Improvements (>6" above finished grade)	–	–	–
1.1	Total Non-Pool/Spa Areas	–	4,402.5	–
2.0	Elevated/Caged Pool/Spa Areas (including stairs)	–	742.2	–
3.0	Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0)	–	5,144.7	–
3.1	Total Lot Coverage Square Footage (sum of "existing", "this permit" and "by others" in line 3.0)	5,144.7 sq. ft.		
4.0	Total Lot Coverage Percentage	5,144.7 sq. ft. (line 3.1) ÷ Lot Size = 34.3 %		

Non-Open Space Calculation

		IN SQUARE FEET EXISTING	THIS PERMIT	BY OTHERS
5.0	At-Grade Improvements			
	Driveway/Parking Areas (as per site plan) (all surface types)	–	1,942.6	–
	Designated Walkways/Sidewalks (as per site plan) (all surface types)	–	212.1	–
	Impermeable Patios, Slabs, etc.	–	–	–
	Impermeable Pool Deck (at-grade)	–	–	–
	Pool/Spa Shell (at-grade)	–	–	–
	Mechanical Equipment Pads (i.e. a/c, pool)(at-grade)	–	–	–
	Other Impervious Surface (at-grade)	156.1	26.6	–
6.0	Total At-Grade Square Footage (sum of "existing", "this Permit" and "by others" in 5.0)	2,337.4 sq. ft.		
7.0	Total Non-Open Space Square Footage (lines 3.1 + 6.0)	line 3.1 + line 6.0 = 7482.1 sq. ft.		
8.0	Total Non-Open Space Percentage	7,482.1 sq. ft. (line 7.0) ÷ Lot Size = 49.88 %		

BLDG PERMIT FILE Copy of Record

RECEIVED
DEC 10 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road, Suite 102, Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS
△1 A.S.I. #1 DATED 12/01/2021
△2 A.S.I. #2 DATED 12/07/2021

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
12/07/2021

Clifford M. Scholz | AIA

CS21145

SHEET NO.
1

PERMIT SUBMITTAL

GENERAL NOTES:

THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONSTRUCTIONS DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, SPECIFICATIONS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS.

ALL CONDITIONS, ELEVATIONS, AND DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND WITH THE OTHER CONSTRUCTION DOCUMENTS BY THE CONTRACTOR. ANY DISCREPANCIES RELATED TO THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF AUSTIN STRUCTURAL GROUP, INC. BEFORE PROCEEDING WITH THE AFFECTED PORTION OF WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER CONSTRUCTION IS COMPLETED. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE PROPER PROCEDURE AND SEQUENCE OF CONSTRUCTION TO INSURE THE SAFETY OF THE BUILDING, ITS COMPONENTS AND PERSONNEL ON SITE. THIS INCLUDES TEMPORARY SUPPORT OF STRUCTURE DURING CONSTRUCTION WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, TEMPORARY SHORING, BRACING AND TIE-DOWNS.

CODES AND STANDARDS EDITION:

1. FLORIDA BUILDING CODE - 2020, SEVENTH EDITION
2. ASCE-7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
3. ACI 318-18 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE WITH COMMENTARY.
4. AISC, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
5. AISC, "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
5. AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
6. SJI, "STANDARD SPECIFICATIONS FOR OPEN WEB JOISTS, K SERIES, LH SERIES, DLH SERIES, SLH SERIES AND JOIST GIRDERS".
7. SDI, "DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS".
8. TMS, 'BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS402/602-16)".
9. AISI, "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
10. NFPA, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION".
11. AITC, "TIMBER CONSTRUCTION MANUAL, 5TH EDITION, 2012".

GENERAL:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES IN THE AREA OF THE CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
2. THE CONTRACTOR SHALL REPAIR OR REPLACE EXISTING BUILDINGS AND STRUCTURES ADJACENT TO THE CONSTRUCTION IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION.
3. SHOP DRAWINGS AS REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION OF ANY ELEMENTS INCLUDED IN THE SHOP DRAWINGS. THE ARCHITECT/ENGINEER WILL NOT CERTIFY CONSTRUCTION FOR ELEMENTS REQUIRING SHOP DRAWINGS UNLESS AND UNTIL THE SHOP DRAWINGS ARE REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
5. LOCATIONS AND SIZES OF OPENINGS, SLEEVES AND ANCHORAGE FOR ELECTRICAL AND MECHANICAL EQUIPMENT SHOWN ON THE STRUCTURAL PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES AND ANCHORAGE WITH THE TRADES FURNISHING AND INSTALLING THE EQUIPMENT.
6. ALL ELEVATIONS ARE BASED ON THE FINISHED FLOOR ELEVATION OF THE GROUND FLOOR TO BE 0'-0".
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL DEPRESSIONS IN CONCRETE SLABS.

CONTRACTOR PROPOSED CHANGES AND SUBSTITUTIONS:

PROPOSED CHANGES OR SUBSTITUTIONS TO STRUCTURAL DETAILS OR PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD (EOR) FOR REVIEW AND APPROVAL. SUBMITTALS SHALL CONTAIN FULL DOCUMENTATION OF CHANGES OR SUBSTITUTIONS WITH SUPPORTING, SEALED CALCULATIONS (WHERE APPLICABLE). THE REVIEW OF CHANGES AND SUBSTITUTIONS, RE-ANALYSIS AND/OR RE-DRAFTING TO INCORPORATE CHANGES OR SUBSTITUTIONS INTO CONTRACT DOCUMENTS ARE ADDITIONAL SERVICES FOR EOR. CONSTRUCTION COST REVISIONS ARE BETWEEN THE CONTRACTOR AND OWNER AND ARE NOT REVIEWED BY THE EOR.

FIELD QUALITY CONTROL:

1. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL ENGAGE A CERTIFIED INDEPENDENT TESTING LABORATORY THAT IS ACCEPTABLE TO THE ARCHITECT/ENGINEER TO PERFORM TESTS AND INSPECTIONS AND SUBMIT REPORTS OF THE RESULTS AS REQUIRED IN THE PROJECT SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO:
   A. INSPECTION OF BEARING CAPACITY OF FOUNDATION SOILS
   B. INSPECTION OF COMPACTION OF FILLS
   C. INSPECTION OF REINFORCED CONCRETE CONSTRUCTION AS SHOWN IN THE "REINFORCED CONCRETE INSPECTIONS TABLE" ON THIS DRAWING
   D. INSPECTION OF STRUCTURAL MASONRY CONSTRUCTION AS SHOWN IN THE "STRUCTURAL MASONRY INSPECTIONS TABLE" ON THIS DRAWING.
   E. INSPECTION OF STRUCTURAL STEEL CONSTRUCTION SHOWN IN THE "MANDATORY STRUCTURAL STEEL INSPECTIONS TABLE" ON THIS DRAWING.
   F. THE TESTING AND INSPECTIONS SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN FLORIDA.
   G. ALL TECHNICIANS AND INSPECTORS SHALL BE CERTIFIED BY AGENCIES RECOGNIZED BY THE STATE OF FLORIDA AS QUALIFIED TO PERFORM THE TESTS AND INSPECTIONS WHICH THEY PERFORM.

1

FOUNDATIONS:

1. FOUNDATIONS ARE DESIGNED FOR A MAXIMUM NET SOIL BEARING PRESSURE OF 2,000 PSF BASED ON THE GEOTECHNICAL ENGINEERING REPORT BY "UNIVERSAL ENGINEERING SCIENCES." TITLED "GEOTECHNICAL EXPLORATION PROPOSED RESIDENTIAL STRUCTURE, 1620 HARBOR CAY LANE, LONGBOAT KEY, FLORIDA" AND DATED 06-23-2010. THE GEOTECHNICAL ENGINEER IN THE FIELD DURING CONSTRUCTION SHALL VERIFY THE BEARING CAPACITY OF THE SOIL AT THE PROPOSED BOTTOM OF FOOTING ELEVATION. IF THE TESTED BEARING CAPACITY DOES NOT MEET OR EXCEED THE DESIGN BEARING PRESSURE, THE GEOTECHNICAL ENGINEER SHALL NOTIFY THE ENGINEER AND PROPOSE PROCEDURES TO PROVIDE ADEQUATE FOUNDATION SUPPORT.
2. ALL SOIL BELOW THE BUILDING FOOTPRINT SHALL BE TREATED FOR TERMITE CONTROL PRIOR TO PLACEMENT OF SLABS ON GRADE.
3. ALL SLABS ON GRADE SHALL BE PLACED ON A 6 MIL VAPOR RETARDER.
4. ALL FILL BENEATH FOUNDATIONS OR GROUND SLABS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST).

REINFORCED CONCRETE:

1. REQUIRED CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS, UNLESS OTHERWISE NOTED:
   SIDEWALKS, SLABS ON GROUND, & FOUNDATIONS .... f'c = 3,000 PSI
   COLUMNS, BEAMS, SHEAR WALLS & ELEVATED SLABS, TIE BEAMS .... f'c = 4,000 PSI
2. MINIMUN CONCRETE COVER
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH .... 3"
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   NO. 6 THROUGH NO. 18 BAR .... 2"
   NO. 5 BAR, W31 OR D31 WIRE AND SMALLER .... 1 1/2"
   CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
   SLABS, WALLS & JOISTS:
   NO. 14 & NO. 18 BARS .... 1 1/2"
   NO. 11 BARS AND SMALLER .... 3/4"
   BEAMS & COLUMNS:
   PRIMARY REINFORCEMENT, TIES, STIRRUPS & SPIRALS .... 1 1/2"
   SHELLS & FOLDED PLATE MEMBERS:
   NO. 6 BARS AND LARGER .... 3/4"
   NO. 5 BAR, W31 OR D31 WIRE AND SMALLER .... 1/2"
3. REINFORCING STEEL IN CONCRETE SHALL HAVE A MINIMUM LAP AS SCHEDULED, UNLESS OTHERWISE NOTED AND SHALL CONFORM TO ASTM A615, GRADE 60.
4. ALL EXPOSED SURFACES OF CONCRETE SLABS, BEAMS AND COLUMNS EXPOSED TO THE EXTERIOR SHALL RECEIVE A SEALER IN CONFORMANCE TO THE SPECIFICATIONS.
5. SLABS ON GROUND FOR INTERIOR CONDITIONED SPACES SHALL BE 4" THICK WITH 6x6 - W2.1xW2.1 WWF PLACED 1 1/2" FROM TOP SURFACE, PLACED OVER 10 MIL VAPOR RETARDER AND TERMITE TREATED COMPACTED SOIL, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL SAW CUT (1" DEEP X 1/8" WIDE) CONTROL JOINTS IN SLABS ON GROUND WITHIN 24 HOURS AFTER PLACING CONCRETE. CONTROL JOINTS SHALL BE LOCATED AT CENTERS OF COLUMNS, UNDER NON-LOAD BEARING WALLS AND AT SPACING NOT GREATER THAN 15'-0" IN BOTH DIRECTIONS.
7. PROVIDE DOWELS FOR LAP OF ALL HORIZONTAL REINFORCING BARS AT CORNERS AND TEES FOR WALL FOOTINGS, BEAMS, WALLS AND TIE BEAMS TO MAINTAIN CONTINUOUS REINFORCING THROUGH INTERSECTION.
8. TIE BEAMS (NOTED "TBXXX" SHALL BE FORMED AND PLACE AFTER CONSTRUCTION OF SUPPORTING MASONRY WALLS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF FORM WORK, BRACING AND SHORING IN CONFORMANCE WITH ACI 347-04 AND ACI 347R-05

REINFORCING STEEL:

1. REINFORCING STEEL FOR REINFORCED CONCRETE AND REINFORCED MASONRY SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED REINFORCEMENT, UNLESS OTHERWISE NOTED.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
3. SPLICES SHALL BE IN CONFORMANCE WITH ACI 318-05 UNLESS OTHERWISE NOTED
4. ELEVATED SLABS AND SLABS ON GROUND, EXCEPT SIDEWALKS, SHALL USE SHEET STOCK WELDED WIRE FABRIC. ROLL STOCK SHALL NOT BE USED FOR THESE MEMBERS.
5. MECHANICAL SPLICING DEVICES FOR REINFORCING STEEL MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL.

CONSTRUCTION JOINTS:

ANY DEVIATION OR ADDITION OF CONSTRUCTION JOINT FROM THAT SHOWN ON THE PLANS MUST BE REVIEWED BY THE ENGINEER. ALTERNATE OR ADDED CONSTRUCTION JOINT LOCATIONS ARE ACCEPTABLE ONLY AS A CHANGE ORDER, WHICH WILL INCLUDE ENGINEERING CHARGES BY THE ENGINEER OF RECORD FOR REDESIGN OF THE STRUCTURE, SHORING, ETC.

PENETRATIONS:

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

STRUCTURAL CONCRETE MASONRY:

1. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE II, GRADE N, SQUARE END WITH A MINIMUM AVERAGE COMPRESSION STRENGTH OF 1900 PSI ON NET SECTION. COMPRESSIVE STRENGTH OF MASONRY f'm = 1,500 PSI U.N.O.
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE S, PORTLAND CEMENT LIME MORTAR CEMENT OR MORTAR CEMENT. MASONRY CEMENT SHALL NOT BE USED FOR STRUCTURAL MASONRY.
3. MASONRY GROUT SHALL CONFORM TO ASTM C476 AND HAVE AN AVERAGE COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS. MASONRY GROUT SHALL HAVE A SLUMP OF 8-10 INCHES.
4. REINFORCING STEEL IN STRUCTURAL MASONRY SHALL BE LAPPED 48 BAR DIAMETERS.
5. VERTICAL REINFORCING IN MASONRY WALLS IS NOTED ON THE FLOOR PLANS OF THE FLOOR BELOW THE WALLS.
6. ALL CONCRETE MASONRY BELOW GRADE SHALL BE FULLY GROUTED.
7. ALL VERTICAL REINFORCING IN CONCRETE MASONRY CELLS SHALL BE HELD IN PLACE WITH REBAR POSITIONERS LOCATED NEAR THE TOP AND BOTTOM OF EACH GROUT POUR.
8. ALL MASONRY GROUTING SHALL UTILIZE THE HIGH LIFT GROUTING METHOD AS SET FORTH IN NCMA TEK 23A. GROUT POURS SHALL BE LIMITED TO 12 FT IN HEIGHT PLACED IN TWO 6 FT LIFTS. CLEAN-OUT OPENINGS SHALL BE CUT IN THE FACE SHELL AT THE BOTTOM COURSE OF CELLS TO BE GROUTED TO ALLOW REMOVAL OF DEBRIS AND INSPECTION OF CELL PRIOR TO GROUTING.
9. HORIZONTAL JOINT REINFORCING SHALL BE 9 GAUGE LADDER TYPE REINFORCING WITH ONE LONGITUDINAL WIRE FOR EACH FACE SHELL IN THE WALL CONSTRUCTION. JOINT REINFORCING SHALL BE LOCATED IN ALTERNATE COURSES, AT 16" VERTICAL SPACING. LAP JOINT REINFORCING 6" MINIMUM. USE PREFORMED "L" AND "T" SECTIONS TO MAINTAIN JOINT REINFORCING CONTINUOUS THROUGH CORNERS AND TEES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF FORM WORK, AND SHORING IN THE CONFORMANCE WITH ACI 347-04 AND ACI 347R-05.
11. MECHANICAL REBAR SPLICES ARE ACCEPTABLE. MECHANICAL SPLICER SHALL DEVELOP AT LEAST 1.25 (125%) fy OF THE SPLICED BAR.
12. WELDED REBAR SPLICES ARE ACCEPTABLE. WELDED SPLICER SHALL DEVELOP AT LEAST 1.25 (125%) fy OF THE SPLICED REBAR.
13. ALL MASONRY OPENINGS SHALL HAVE A PRECAST LINTEL INSTALLED. REFERENCE LINTEL SCHEDULE FOR SIZE AND REINFORCING. PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END, U.N.O.
14. PROVIDE CONTINUOUS BOND BEAM AT THE TOP OF ALL MASONRY WALLS, TYP. HOOK ALL VERTICAL WALL REINFORCING 90° INTO BOND BEAM AT THE TOP OF ALL WALLS, TYP.

POST-INSTALLED ANCHORS:

1. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
2. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN ANCHORS.
3. CARE SHALL BE GIVEN TO AVOID DAMAGING EXISTING REBAR WHEN DRILLING HOLES. HOLES SHALL BE DRILLED AND CLEANED PER MANUFACTURER'S INSTRUCTIONS.
4. UNLESS SPECIFIED OTHERWISE, ANCHORS SHALL BE EMBEDDED IN THE APPROPRIATE SUBSTRATE WITH A MINIMUM EMBEDMENT OF 8 TIMES THE NOMINAL ANCHOR DIAMETER OR THE EMBEDMENT REQUIRED TO SUPPORT THE INTENDED LOAD. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCE AND/OR SPACING INDICATED IN THE MANUFACTURER'S LITERATURE.
5. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE LISTED BELOW SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL WITH CALCULATIONS PREPARED, SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE LOCALITY OF THE PROJECT SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE.
6. ACCEPTABLE PRODUCTS ARE:
   A) EXPANSION ANCHORS FOR NON-CRACKED CONCRETE ONLY:
   -WEDGE-ALL (WA) BY SIMPSON STRONG-TIE
   -KWIK BOLT 3 BY HILTI
   B) CRACKED CONCRETE MECHANICAL ANCHORS:
   -STRONG-BOLT (STB) BY SIMPSON STRONG-TIE
   -KWIK BOLT (TZ) BY HILTI
   C) SCREW ANCHORS:
   -TITEN HD (THD) BY SIMPSON STRONG-TIE
   -HUS-H BY HILTI
   D) ADHESIVE ANCHORS:

1) FOR ANCHORING INTO SOLID BASE MATERIAL:
   -ACRYLIC -TIE (AT) BY SIMPSON STRONG-TIE
   -SET EPOXY-TIE (SET) WITH RETROFIT BOLTS (RFB) BY SIMPSON STRONG-TIE
   -HIT RE 500 BY HILTI
2) FOR ANCHORING INTO HOLLOW BASE MATERIAL:
   -CONTACT ENGINEER OF RECORD

WOOD:

1. STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO. 2 SOUTHERN PINE CONFORMING TO THE LATEST EDITION OF NDS, AS FOLLOWS:

   SHEAR Fv = 175 psi.
   BENDING 2x6 Fb = 1,250 psi.
   BENDING 2x8 Fb = 1,200 psi.
   BENDING 2x10 Fb = 1,050 psi.
   BENDING 2x12 Fb = 975 psi.

2. WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD - PRESERVERS' ASSOCIATION STANDARDS. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.
3. ENGINEERED WOOD TRUSS SYSTEM SHALL BE DESIGNED BY THE SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD-CARRYING CAPACITY SHOWN ON DRAWINGS. TRUSS DESIGNS SHALL COMPLY WITH ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION." TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES." AND TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES." ALTERNATE TRUSS LAYOUTS ARE NOT ACCEPTABLE. SHOP DRAWINGS SHALL BE SUBMITTED AND SHALL SHOW AND SPECIFY CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL IDENTIFY TRUSS SYSTEM COMPONENTS AND ANY PERMANENT BRACING REQUIRED FOR TRUSS DESIGN.
4. ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED ENGINEER AS THE SPECIALTY ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER OF RECORD.
5. THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

   DEAD LOAD .90
   DEAD LOAD + FLOOR LIVE LOAD 1.00
   DEAD LOAD + ROOF LIVE LOAD 1.25

6. ROOF SHEATHING IS DESIGNED AS A DIAPHRAGM AND SHALL COMPLY WITH CHAPTER 23 OF THE FLORIDA BUILDING CODE. UNLESS SHOWN OTHERWISE, SPAN RATED PANELS SHALL BE FASTENED TO NOMINAL 2X FRAMING SPACED AT 24" O.C. MAX. AS FOLLOWS:
7. PANELS UP TO 1/2" THICK: 8d NAILS AT 6" O.C. EDGE, 12" O.C. ELSEWHERE
8. PANELS UP TO 5/8" THICK: 10d NAILS AT 6" O.C. EDGE, 12" O.C. ELSEWHERE
9. PANELS UP TO 3/4" THICK: 12d NAILS AT 6" O.C. EDGE, 12" O.C. ELSEWHERE
10. SEE ROOF SHEATHING NAILING PLAN FOR OTHER NAILING PATTERNS.
11. SPAN DIRECTION OF PLYWOOD SHEETS IS CONTRACTOR'S OPTION UNLESS SPECIFICALLY NOTED OTHERWISE.

MANUFACTURED WOOD STRUCTURAL COMPONENTS:

MEMBERS DESIGNATED 'LVL' (E.G., 1 3/4 x 14 LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUSS JOIST CORPORATION (MICROLLAM), LP BUILDING PRODUCTS (LP SOLIDSTART), OR ENGINEER APPROVED SUBSTITUTION WITH THE REQUIRED MINIMUM DESIGN PARAMETERS:

Fb = 2800 psi
E = 2,000,000 psi
Fv = 285 psi

WOOD FRAMING CONNECTORS:

CONNECTORS SHALL BE GALVANIZED (Z-MAX COATED). CONNECTOR MODEL NUMBERS SHOWN ARE Strong tie CONNECTORS AS MANUFACTURED BY SIMPSON Strong Tie Co., 1450 DOOLITTLE DR., P.O. BOX 1568, SAN LEANDRO, CA 94577. SUBSTITUTIONS ARE ACCEPTABLE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS SHOWN OTHERWISE, INSTALL SIZE AND NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

METAL PLATE CONNECTED WOOD TRUSSES:

1. THE APPORTIONMENT OF THE RESPONSABILITIES BETWEEN THE STRUCTURAL ENGINEER OF RECORD AND THE DELEGATED ENGINEER FOR WOOD TRUSSES SHALL BE AS SET FORTH IN CHAPTER 2 OF ANSI/TPI1-2014, "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD CONSTRUCTION" WITH THE AMENDED DEFINITIONS SUBSTITUTED AS FOLLOWS:
   A. ANSI/TPI "TRUSS DESIGNER" REFERS TO THE DELEGATED ENGINEER FOR WOOD TRUSSES.
   B. ANSI/TPI "BUILDING DESIGNER" REFERS TO THE STRUCTURAL ENGINEER OF RECORD FOR THE PROJECT.
2. METAL PLATE CONNECTED WOOD TRUSSES AND THEIR CONNECTIONS SHALL BE DESIGNED BY A DELEGATED ENGINEER FOR THE LOADS AND DESIGN CRITERIA PROVIDED HEREIN IN ACCORDANCE WITH THE EDITION OF THE LOCAL BUILDING CODE AND NDS REFERENCED UNDER GENERAL NOTES ON THIS SHEET AND SECTION 61G15-31.003 OF THE F.A.C. AS WELL AS 61G15-31.003. SUBMIT DELEGATED ENGINEERING DOCUMENTS FOR APPROVAL AND DO NOT FABRICATE WITHOUT RECEIVING APPROVAL.
3. THE DELEGATED ENGINEER SHALL BE DEEMED A "TRUSS SYSTEM ENGINEER" AS DEFINED IN 61G15-31.003(4) OF F.A.C. AND SHALL DESIGN A TRUSS SYSTEM, MEANING THE ASSEMBLAGE OF TRUSSES AND TRUSS GIRDERS TOGETHER WITH ALL BRACING, CONNECTIONS AND OTHER STRUCTURAL ELEMENTS AND ALL SPACING AND LOCATIONAL CRITERIA THAT, IN COMBINATION, FUNCTION TO SUPPOPRT THE DEAD LOAD, LIVE LOAD, LIVE ROOF LOAD, AND WIND LOADS APPLICABLE TO THE TRUSS SYSTEM. SUPPORTING WALLS, FOUNDATIONS AND HEADERS ARE BEYOND THE SCOPE OF THE TRUSS SYSTEM ENGINEER'S SERVICES.
4. THE TRUSSES SHALL BE DESIGNED TO ACCOMODATE THE SUPERIMPOSED LOADS AS TABULATED OR SPECIFIED HEREIN IN ADDITION TO THE TRUSS SELF-WEIGHT.
5. THE TRUSS SHALL BE DESIGNED TO MEET THE SERVICEABILITY LIMITS AS FOLLOWS:

TRUSS LOCATION	CASE	LONG TERM CREEP WITH A 1.5 FACTOR	SHORT TERM CREEP WITH NO FACTOR	DEFLECTION LIMIT
ROOF	Lr	-	100% LIVE LOAD	L/360
ROOF	D + Lr	100% DEAD + 25% LIVE	75% LIVE LOAD	L/240

6. TRUSS DESIGN DRAWINGS AND TRUSS BEARING REACTION VALUES & LOCATIONS, PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, SHALL BE PROVIDED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PROJECT PRIOR TO FABRICATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE PROJECT SITE, AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
   A. BASIC DESIGN WIND SPEED AND RISK CATEGORY.
   B. SLOPE AND/OR DEPTH, SPAN AND SPACING
   C. LOCATION OF ALL JOINTS.
   D. REQUIRED BEARING WIDTHS.
   E. DESIGN LOADS AS PER LOAD TABLE
   F. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
   G. EACH REACTION FORCE, DIRECTION AND LOCATION
   H. LUMBER SIZES, SPECIES AND GRADE FOR EACH MEMBER.
   I. JOINT CONNECTOR TYPE AND DESCRIPTION, E.G., SIZE THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
   J. CONNECTIONS REQUIREMENTS FOR:
      (1) TRUSS-TO-TRUSS GIRDER,
      (2) TRUSS PLY-TO-PLY AND,
      (3) FIELD SPLICES.
   K. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
   L. THE SIZE, CONNECTION AND LOCATION OF ALL TEMPORARY AND PERMANENT BRACING.
7. THE DELEGATED ENGINEER SHALL VERIFY THE APPLICABILITY OF THE SPECIFIED TRUSS CONNECTORS REGARDING THE ABILITY TO WITHSTAND UPLIFT, BEARING AND LATERAL LOADS AS MAY BE APPLICABLE AND MAKE RECOMMENDATIONS FOR SUBSTITUTE CONNECTORS AS REQUIRED.

SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS:

1. THE FOLLOWING SYSTEMS AND COMPONENTS AS A MINIMUM REQUIRE FABRICATION AND ERECTION DRAWINGS PREPARED BY A DELEGATED ENGINEER:
2. ROOF TRUSS SYSTEMS, LIGHT GAGE STEEL EXTERIOR WALL SYSTEMS, ALUMINUM SYSTEMS, GLAZED CURTAIN WALLS, PREFABRICATED STEEL STAIRS & RAILINGS, STRUCTURAL STEEL CONNECTIONS REQUIRING ENGINEERING.
3. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.
4. SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE DELEGATED ENGINEER.
5. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE/SHE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. THE STRUCTURAL ENGINEER WILL RETAIN ONE SIGNED AND SEALED BLUELINE PRINT FOR RECORD.
6. DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING DO NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
7. CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
8. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
   A. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   B. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   C. THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE).
   D. THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE). SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

ABBREVIATIONS

@ = AT
A.B. = ANCHOR BOLT
ALT. = ALTERNATE
APPROX. = APPROXIMATELY
ARCH. = ARCHITECT
ARCHT'L. = ARCHITECTURAL
BAL. = BALANCE
B.C. = BOTTOM CHORD
BLDG. = BUILDING
BM. = BEAM
BOTT = BOTTOM
BRG. = BEARING
CH. = CHANNEL
C.I.P. = CAST IN PLACE
C.J. = CONSTRUCTION JOINT
CL = CENTERLINE
CLR. = CLEAR
CMU = CONCRETE MASONRY UNIT
COL. = COLUMN
CONC. = CONCRETE
CONFIG. = CONFIGURATION
CONT. = CONTINUOUS
CONTR. = CONTRACTOR
CONSTR. = CONSTRUCTION
CTR. = CENTER
CVR. = COVER
DBL. = DOUBLE
DTL. = DETAIL
DIA. = DIAMETER
DIM. = DIMENSION
DN. = DOWN
DWG. = DRAWING
EA. = EACH
E.E. = EACH END
E.F. = EACH FACE
E.J. = EXPANSION JOINT
ELEV. / EL. = ELEVATION
E.O.R. = ENGINEER ON RECORD
EQ. = EQUAL

E.S.= EACH SIDE
E.W.= EACH WAY
EXIST.= EXISTING
EXP.= EXPANSION
EXT.= EXTERIOR
FIN.= FINISH
FLR.= FLOOR
FDN.= FOUNDATION
F.S. = FAR SIDE
FT. = FOOT
FTG. = FOOTING
GA. = GAGE
GALV. = GALVANIZED
G.C. = GENERAL CONTRACTOR
HC = HOLLOW CORE
H.D.G. = HOT DIPPED GALVANIZED
HG = HIP GIRDER
HORIZ. = HORIZONTAL
H.P. = HIGH POINT
HSS = TUBE STEEL
I.J. = ISOLATION JOINT
INFO. = INFORMATION
INT. = INTERIOR
JT. = JOINT
L = ANGLE
LG. = LONG
L.W. = LONG WAY
MFR. = MANUFACTURER
MAT'L. = MATERIAL
MAX. = MAXIMUM
M.D. = MID-DEPTH
M.C.J. = MASONRY CONTROL JOINT
MIN. = MINIMUM
MISC. = MISCELLANEOUS
N.S. = NEAR SIDE
N.I.C. = NOT IN CONTRACT
N.T.S. = NOT TO SCALE
O.C. = ON CENTER
O.H. = OPPOSITE HAND

OPNG. = OPENING
P.A.F. = POWDER ACTUATED FASTENER
PART. = PARTITION
PART'L. = PARTIAL
PL = PLATE
plf = POUNDS PER LINEAR FOOT
psf = POUNDS PER SQUARE FOOT
psi = POUNDS PER SQUARE INCH
P.T. = POST TENSION OR PRESSURE TREATED
REINF. = REINFORCING
REQ'D. = REQUIRED
REV. = REVISED/ REVISION
R.O. = ROUGH OPENING
SCHED. = SCHEDULE
SECT. = SECTION
SIM. = SIMILAR
SQ. = SQUARE
S.J. = CONTRACTION JOINT
S.M.S. = SHEET METAL SCREW
STD. = STANDARD
SW = SHEARWALL
S.W. = SHORT WAY
STL. = STEEL
STRUCT. = STRUCTURAL
T.C. = TOP CHORD
T/O = THRU OUT
T.O. = TOP OF ...
T = TOP
TEMP. = TEMPERATURE
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
V.S. = VALLEY SET
W = WIDE FLANGE
w/ = WITH
WD. = WOOD
WP = WORK POINT
W.W.F. = WELDED WIRE FABRIC

ORGANIZATIONS & AGENCIES:

AA	ALUMINUM ASSOCIATION, INC.	FBC	FLORIDA BUILDING CODE
ACI	AMERICAN CONCRETE INSTITUTE	IBC	INTERNATIONAL BUILDING CODE
AIA	AMERICAN INSTITUTE OF ARCHITECTS	LGSEA	LIGHT GAGE STRUCTURAL ENGINEERS ASSOCIATION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	NCMA	NATIONAL CONCRETE MASONRY ASSOCIATION
AISI	AMERICAN IRON AND STEEL INSTITUTE	NFPA	NATIONAL FOREST & PAPER ASSOCIATION
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	PCI	PRE-CAST PRE-STRESSED CONCRETE INSTITUTE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	PTI	POST TENSIONING INSTITUTE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	SDI	STEEL DECK INSTITUTE
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS	SJI	STEEL JOIST INSTITUTE
AWC	AMERICAN WOOD COUNCIL	WTCA	WOOD TRUSS COUNCIL OF AMERICA
AWS	AMERICAN WELDING SOCIETY		

STRUCTURAL SHEET INDEX

			PERMIT SET: 10.15.21			
1	S0.0	GENERAL NOTES	X			
2	S0.1	DESIGN LOADS & CRITERIA	X			
3	S1.0	FOUNDATION PLAN	X			
4	S1.1	MAIN FLOOR FRAMING PLAN	X			
5	S1.2	UPPER FLOOR - LOWER ROOF FRAMING PLAN	X			
6	S1.3	UPPER ROOF FRAMING PLAN	X			
7	S2.0	BEAM, FOOTING SCHEDULES & MISC. DETAILS	X			
8	S2.1	MISC. SCHEDULES	X			
9	S3.0	FOUNDATION SECTIONS & DETAILS (1 OF 3)	X			
10	S3.1	FOUNDATION SECTIONS & DETAILS (2 OF 3)	X			
11	S3.1A	FOUNDATION SECTIONS & DETAILS (3 OF 3)	X			
12	S3.2	TYPICAL MASONRY DETAILS	X			
13	S3.3	TYPICAL WOOD FRAMING DETAILS	X			
14	S3.4	SECTIONS & DETAILS	X			
15	S3.5	SECTIONS & DETAILS	X			
16	S3.6	ROOF SECTIONS & DETAILS	X			

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLAN FILE
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THIS DRAWING INDICATES PROFESSIONAL ENGINEERING RESPONSIBILITY FOR THE STRUCTURAL PORTION OF THE PROJECT ONLY. TO THE BEST OF THE ENGINEERS KNOWLEDGE, THE STRUCTURE SHOWN ON THESE PLANS CONFORM TO THE FBC 2020, 7TH EDITION

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6810 EBB TIDE AVE | APOLLO BEACH, FL 33572 | P: 813.500.7595 | www.austrucgroup.com
FL CA #30096

REVISIONS
ASI #2 1 12.07.2021

NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

ARNOLD AUSTIN LICENSE No. 66375 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/15/2021
ARNOLD AUSTIN, P.E. FL PE #66375
12/7/21

021A-026

SHEET NO.
GENERAL NOTES
S0.0

PERMIT SUBMITTAL

GRAVITY DESIGN LOADS

OCCUPANCY OR USE			SUPERIMPOSED UNIFORM LOAD (PSF) DEAD LOAD (SDL)	LIVE LOAD (LL)
LIVING UNITS			20	40
BALCONIES			20	60
CORRIDORS	1ST FLOOR		20	100
	ABOVE 1ST FLOOR		20	40
STAIRS			10	40
LOBBIES			20	100
OFFICE SPACE			20	50
MECHANICAL ROOMS			10	150
STORAGE			10	125
PARTITIONS			0	15
ROOF	GENERAL (NOT TRUSS FRAMED)		25	20
	FLAT TRUSSES	TOP CHORD	25	20
		BOTTOM CHORD	10	0
	PITCHED TRUSSES	TOP CHORD	25	20
		BOTTOM CHORD	10	0

NOTES:
1. LOADS ABOVE ARE IN ADDITION TO SELFWEIGHT.
2. SDL: DENOTES SUPERIMPOSED DEAD LOAD.
3. LL : DENOTES LIVE LOAD

ASCE 7-16 WIND DESIGN CRITERIA

DESIGN PARAMETER	SYMBOL	VALUE	ASCE/SEI 7-16 REFERENCE
RISK CATEGORY	-	II	TABLE 1.5-1
ULTIMATE BASIC WIND SPEED	Vult	**160 MPH**	SECTION 26.5
NOMINAL BASIC WIND SPEED	Vasd	**124 MPH**	SECTION 26.5
WIND DIRECTIONALITY FACTOR	Kd	**0.85**	TABLE 26.6-1
EXPOSURE CATEGORY	-	**C**	SECTION 26.7.3
TOPOGRAPHIC FACTOR	Kzt	**1.00**	SECTION 26.8
ENCLOSURE CLASSIFICATION:			
MAIN STRUCTURE	-	**ENCLOSED**	SECTION 26.1
CANOPIES, PORTE-COCHERE, ETC...	-	**OPEN**	SECTION 26.1
INTERNAL PRESSURE COEFFICIENT:			
MAIN STRUCTURE	GCpi	**± 0.18**	SECTION 26.11
CANOPIES, PORTE-COCHERE, ETC...	GCpi	**0.00**	SECTION 26.11
COMPONENT & CLADDING DESIGN PRESSURE:			
ROOF DESIGN PRESSURES	-	**REF. C&C TABLE**	CHAPTER 30
WALL DESIGN PRESSURES	-	**REF. C&C TABLE**	CHAPTER 30

COMPONENTS AND CLADDING WIND PRESSURES (PER ASCE 7-16)

Vult = 160 mph **a=7'-8"**

EFFECTIVE WIND AREA (Ae) (ft2)	DESIGN WIND PRESSURE (psf) POSITIVE PRESSURES ROOF θ = 0° TO 26° ZONE 1, 2, & 3 (+)	POSITIVE PRESSURES WALL ZONE 4 & 5 (+)	NEGATIVE PRESSURES ROOF θ = 0° TO 26° ZONE 1 (-)	ZONE 2 (-)	ZONE 3 (-)	ZONE 2 (-) OVERHANG	ZONE 3 (-) OVERHANG	NEGATIVE PRESSURES WALL ZONE 4 (-)	ZONE 5 (-)
10	28.00	48.70	-44.50	-77.60	-114.60	-90.70	-152.50	-52.80	-65.20
20	25.50	46.40	-43.20	-71.40	-107.30	-90.70	-137.70	-50.50	-60.90
50	22.40	43.60	-41.70	-63.10	-97.30	-90.70	-118.00	-47.70	-55.00
100	19.70	41.30	-40.40	-56.90	-90.00	-90.70	-103.10	-45.50	-50.50

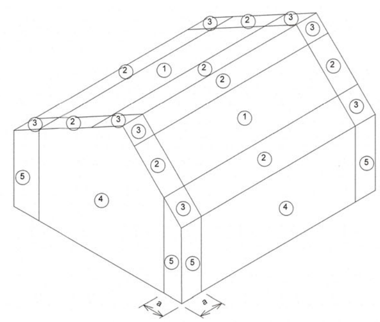
NOTES:
1. Ae : DENOTES EFFECTIVE AREA AS DEFINED BY SECTION 1609.2
2. VALUES SHOWN IN TABLE ABOVE ARE ULTIMATE WIND PRESSURES
3. ALLOWABLE WIND PRESSURES CAN BE OBTAINED BY MULTIPLYING THE TABULATED ULTIMATE WIND PRESSURES BY A FACTOR OF 0.6.
4. THE STRUCTURE IS LOCATED IN A "WIND-BORNE DEBRIS REGION" AS DEFINED IN SECTION 1609.2 OF THE FLORIDA BUILDING CODE-SEVENTH EDITION (FBC 2020).

ROOF SHEATHING AND NAILING SPECIFICATIONS:

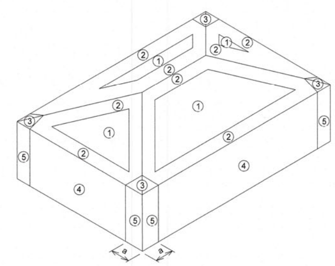
ZONE 1 = PROVIDE 5/8" SHEATHING W/8d RING-SHANK NAILS @ 4" O.C. @ EDGES & 8" O.C. IN INTERMEDIATE FIELD AREA.

ZONE 2 = PROVIDE 5/8" SHEATHING W/8d RING-SHANK NAILS @ 4" O.C. @ EDGES & 6" O.C. IN INTERMEDIATE FIELD AREA.

ZONE 3 = PROVIDE 2"X4" BLOCKING IN ROOF FRAMING @ ALL UNSUPPORTED EDGES OF SHEATHING. ATTACH BLOCKING TO TRUSSES W/ MIN. (3) 12d NAILS @ EACH END. PROVIDE 5/8" SHEATHING W/10d RING-SHANK NAILS @ 4" O.C. @ EDGES & 4" O.C. IN INTERMEDIATE FIELD AREA.



1 WIND PRESSURE ZONE DIAGRAM-GABLE ROOF
1/8" = 1'-0"



2 WIND PRESSURE ZONE DIAGRAM-HIP ROOF
3/32" = 1'-0"

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Tel: 941.364.4600
AR008879

CONSULTANT
AUSTIN STRUCTURAL GROUP, INC. CONSULTING ENGINEERS

REVISIONS

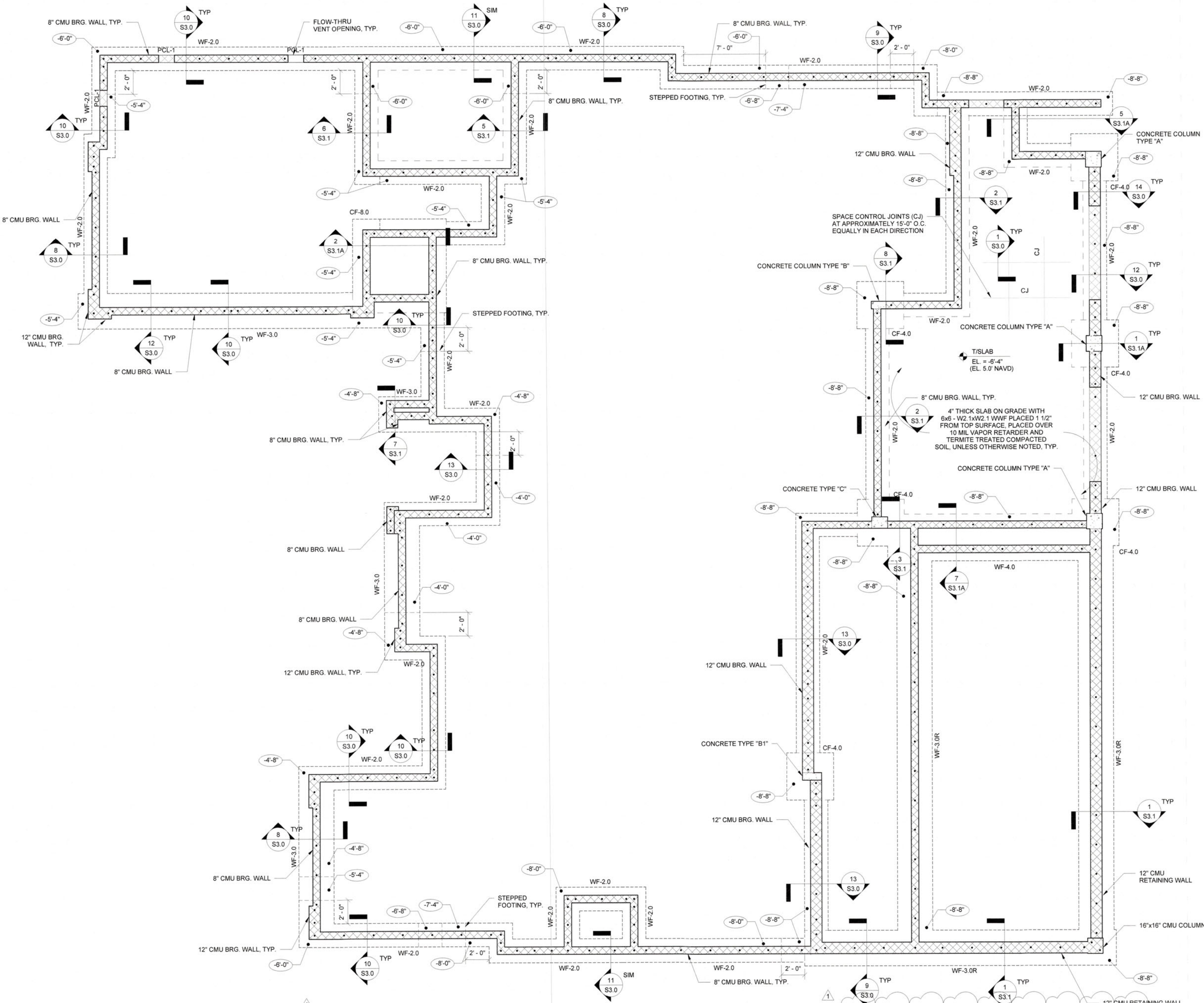
NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

BLDG PERMIT PLAN FILE Copy of Record

021A-026

SHEET NO.
DESIGN LOADS & CRITERIA
S0.1

PERMIT SUBMITTAL



NOTE: ALL STRUCTURAL FRAMING SYSTEMS ARE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMAMENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION PER FBC 2020 7TH EDITION AND ASCE 24.

1 FOUNDATION PLAN

1/4" = 1'-0"

NOTE: DO NOT USE STRUCTURAL DRAWINGS ALONE FOR BUILDING LAYOUT. DO NOT SCALE THESE DRAWINGS MANUALLY OR ELECTRONICALLY. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, WALLS, SLAB EDGES, DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY CONFLICTS PRIOR TO BUILDING LAYOUT. A REGISTERED SURVEYOR SHALL PERFORM BUILDING LAYOUT AND LOCATION OF ALL STRUCTURAL ELEMENTS AT ALL LEVELS.

FOUNDATIONS:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS. DO NOT SCALE THE DRAWINGS MANUALLY OR ELECTRONICALLY.
2. TOP OF FOOTINGS TO BE ELEV. 0'- 0" (11.33' NAVD) FOR MONOLITHIC FOOTINGS, AND -4'-8" (6.66' NAVD) FOR STEM WALL AND ISOLATED SPREAD FOOTINGS, UNLESS SHOWN THUS (X'-XX")
3. CONCRETE SLAB-ON-GRADE SHALL BE MINIMUM 4" THICK, REINFORCED WITH ONE LAYER OF 6 x 6 - W2.1 x W2.1 WELDED WIRE FABRIC (W.W.F.) AT 1/3 DEPTH. PROVIDE TOOLED OR SAW-CUT CONTROL JOINTS (C.J.) PER DETAIL ON SHEET S3.0. JOINT PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 225 SQ. FT. PROVIDE W.W.F. IN SHEETS WITH CHAIRS AND SAND PLATES FOR SUPPORT.
4. TE - INDICATES THICKENED SLAB EDGE. SEE SHEET S3.0
5. I.J. INDICATES ISOLATION JOINT, SEE SHEET S3.0.
6. C.J. INDICATES CONTROL JOINT, SEE SHEET S3.0.

GENERAL PLAN NOTES:

1. SEE SHEET S0.0 FOR ABBREVIATIONS AND GENERAL NOTES.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS. DO NOT SCALE THE DRAWINGS MANUALLY OR ELECTRONICALLY.
3. ELEVATIONS INDICATED X'-X" ARE IN REFERENCE TO FINISH GROUND FLOOR ELEVATION 0'-0" (11.33' NAVD).
4. SEE SHEET S3.0, S3.1, & S3.1A FOR TYPICAL FOUNDATION DETAILS.
5. SEE SHEET S3.2 FOR TYPICAL MASONRY DETAILS.
6. CJ - INDICATES SLAB ON GRADE CONTROL JOINT OR CONSTRUCTION JOINT (CONTRACTOR'S OPTION) DETAIL ON SHEET S3.0.
7. CF-# - INDICATES ISOLATED SPREAD FOOTING PER SCHEDULE & DETAILS ON SHEET S2.0.
8. MCF-# - INDICATES MONOLITHIC COLUMN FOOTING PER SCHEDULE AND DETAILS ON SHEET S2.0.
9. WF-# - INDICATES CONTINUOUS STEM WALL FOOTING PER SCHEDULE AND DETAILS ON SHEET S2.0.
10. PCL-# - INDICATES PRECAST CONCRETE LINTEL PER SCHEDULE ON SHEET S2.0
11. BB-# - INDICATES BOND BEAM PER SCHEDULE ON SHEET S2.0.
12. #CB-# - INDICATES CONCRETE BEAM PER SCHEDULE ON SHEET S2.0.
13. WF-X - INDICATES CONTINUOUS WALL FOOTING PER SCHEDULE ON SHEET S2.0. WALL FOOTINGS SHALL EXTEND 1/2 THE FOOTING WIDTH PAST THE END OF WALLS.
14. DIMENSIONS ARE INDICATED AS FOLLOWS:
    A: MASONRY WALLS (DRAWN FULL 8 OR 12 INCHES)..................FACE OF WALL
    B: STEEL COLUMNS..........CENTERLINE
    C: STEEL BEAMS, JOISTS..........CENTERLINE
    D: COLD-FORMED JOISTS, COLD-FORMED TRUSSES..........CENTERLINE

MASONRY :

1. SEE SHEET S0.0 FOR GENERAL MASONRY NOTES.
2. MASONRY WALLS AND REINFORCEMENT SHOWN ON THIS PLAN ARE FOR MASONRY ABOVE.
3. BOND BEAMS (BB-X) SHOWN ON THIS PLAN ARE BELOW THE LEVEL OF THIS PLAN U.N.O.TOP OF BEAM ELEVATION SHALL BE TRUSS BEARING ELEVATION U.N.O. PROVIDE BB-2 AT TRUSS BEARING ELEVATION U.N.O. BEAM IS SHOWN OR OTHER CONDITION NOTED. SEE SHEET S2.0 FOR BOND BEAM SCHEDULE.
4. CONCRETE BEAMS (CB-X) SHOWN ON THIS PLAN ARE BELOW THE LEVEL OF THIS PLAN.TOP OF BEAM ELEVATION SHALL BE TRUSS BEARING ELEVATION U.N.O. SEE S2.0 FOR CONCRETE BEAM SCHEDULE. ALL CONCRETE BEAMS SHALL BEAR A MINIMUM OF 8" ON SUPPORTING CMU WALL AT EACH END, U.N.O.
5. [hatch symbol] INDICATES 8" OR 12" LOAD BEARING MASONRY. WALLS SHALL BE REINFORCED W/ (1) #5 VERTICAL IN GROUT FILLED CELL @ 32" ON-CENTER MAXIMUM SPACING, U.N.O. ON PLAN.
6. PRECAST LINTEL ASSEMBLIES (PCL-#) SHOWN IN PRECAST LINTEL SCHEDULE ARE BELOW THE LEVEL OF THIS PLAN.
7. WALLS SHOWN AS HIDDEN LINES ARE BELOW THE LEVEL OF THIS PLAN.
8. PROVIDE HORIZONTAL REINFORCEMENT AT MASONRY WALL CORNERS AND INTERSECTIONS PER DETAILS ON SHEET S3.2.
9. PROVIDE REINFORCEMENT FOR OPENINGS IN MASONRY WALLS PER DETAILS ON SHEET SHEET S3.2.
10. PROVIDE VERTICAL REINFORCEMENT FOR MASONRY ABOVE THE LEVEL OF THIS PLAN AS FOLLOWS (UNLESS NOTED OTHERWISE IN PLAN):
    A. VERTICAL WALL REINFORCEMENT..........#5 @ 32" O.C.
    B. ADDITIONAL AT CORNERS..........(1) #5
    C. ADDITIONAL AT WALL ENDS..........(1) #5
    D. ADDITIONAL AT EACH JAMB OF EACH OPENING LESS THAN 6'-0"..........(1) #5
    E. ADDITIONAL AT EACH JAMB OF EACH OPENING 6'-0 OR LARGER..........(2) #5
    F: ADDITIONAL BELOW STEEL BEAM BEARING..........(2) #5
11. PROVIDE DOVETAIL ANCHORS WHERE MASONRY ABUTS CONCRETE COLUMNS. REFERENCE DETAIL ON SHEET S3.2.
12. PROVIDE MASONRY CONTROL JOINTS IN ACCORDANCE WITH DETAIL ON SHEET S3.2 AT LOCATIONS OF CONTROL JOINTS SHOWN ON ARCHITECTURAL ELEVATIONS AND PLANS.
13. IF THE MASONRY OPENING HAS AND END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 BARS IN THE CONCRETE COLUMN WITH SHEAR KEY 1 1/2" DEEP BY LINTEL'S DEPTH AND WIDTH FOR IT'S SUBSEQUENT CONSTRUCTION.
14. PROVIDE PRECAST LINTEL AT EACH OPENING IN CMU, U.N.O.
15. PROVIDE DOVETAIL ANCHOR SLOT IN CONCRETE COLUMNS ADJACENT TO MASONRY WALLS WITH ANCHORS AT 16" ON CENTER VERTICALLY.
16. PROVIDE PCL AT DUCT OPENINGS EXCEEDING 16" IN WIDTH. COORDINATE LOCATIONS AND OPENING SIZES WITH HVAC CONTRACTOR.

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FL CA #30096

REVISIONS

ASI #2 1	12.07.2021

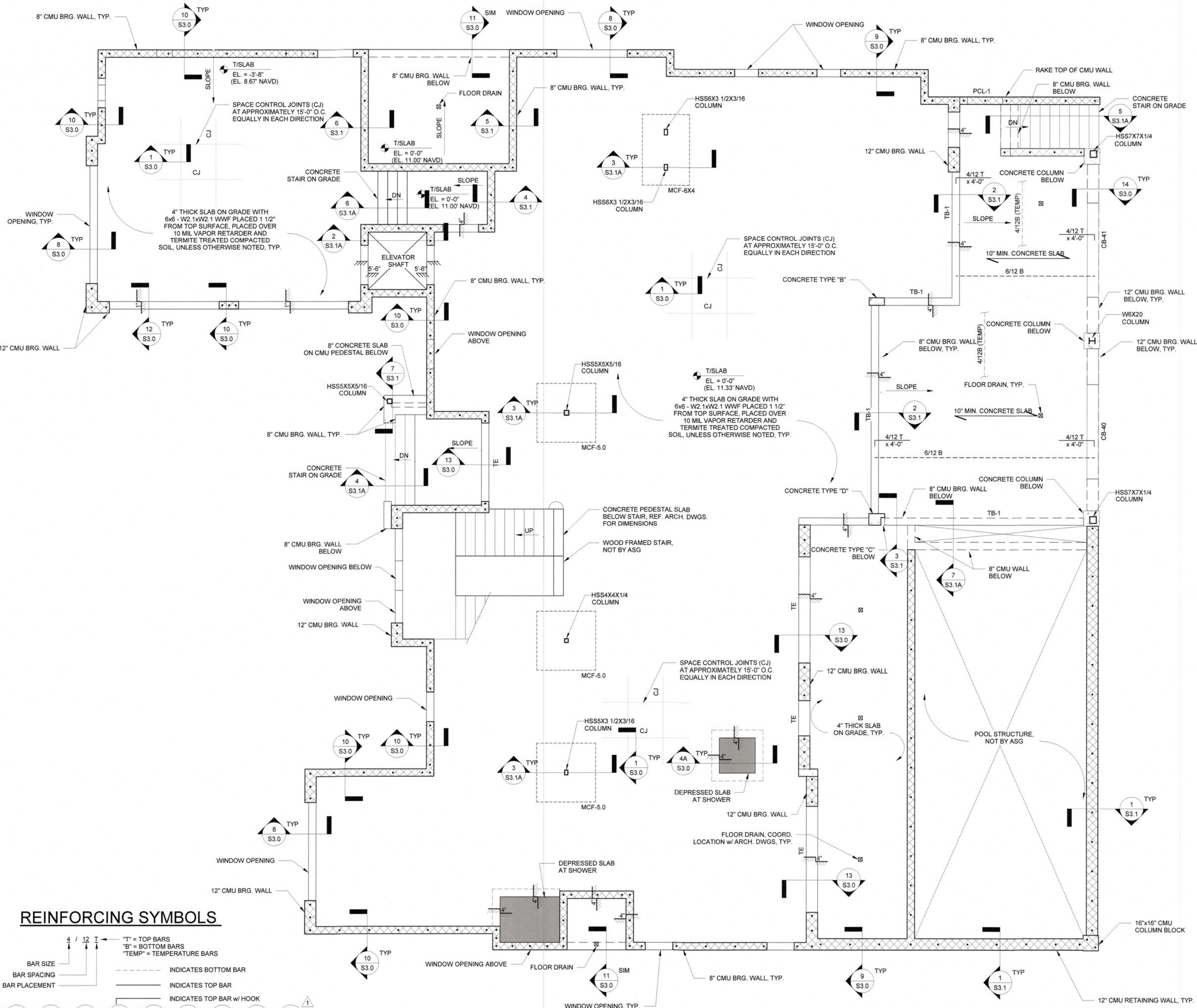
NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

ARNOLD AUSTIN, P.E.
FL PE #66375
No. 66375
STATE OF FLORIDA
PROFESSIONAL ENGINEER

021A-026

SHEET NO.
FOUNDATION PLAN
S1.0

PERMIT SUBMITTAL



REINFORCING SYMBOLS

4 / 12 T ← "T" = TOP BARS, "B" = BOTTOM BARS, "TEMP" = TEMPERATURE BARS

- BAR SIZE
- BAR SPACING
- BAR PLACEMENT

- - - - - INDICATES BOTTOM BAR

——— INDICATES TOP BAR

INDICATES TOP BAR w/ HOOK

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1 MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTE: DO NOT USE STRUCTURAL DRAWINGS ALONE FOR BUILDING LAYOUT. DO NOT SCALE THESE DRAWINGS MANUALLY OR ELECTRONICALLY. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, WALLS, SLAB EDGES, DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY CONFLICTS PRIOR TO BUILDING LAYOUT. A REGISTERED SURVEYOR SHALL PERFORM BUILDING LAYOUT AND LOCATION OF ALL STRUCTURAL ELEMENTS AT ALL LEVELS.

FOUNDATIONS:

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3. CONCRETE SLAB-ON-GRADE SHALL BE MINIMUM 4" THICK, REINFORCED WITH ONE LAYER OF 6 x 6 - W2.1 x W2.1 WELDED WIRE FABRIC (W.W.F.) AT 1/3 DEPTH. PROVIDE TOOLED OR SAW-CUT CONTROL JOINTS (C.J.) PER DETAIL ON SHEET S3.0. JOINT PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 225 SQ. FT. PROVIDE W.W.F. IN SHEETS WITH CHAIRS AND SAND PLATES FOR SUPPORT.
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    C: STEEL BEAMS, JOISTS..CENTERLINE
    D: COLD-FORMED JOISTS, COLD-FORMED TRUSSES.................CENTERLINE

RECEIVED
DEC 10 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

MASONRY :

1. SEE SHEET S0.0 FOR GENERAL MASONRY NOTES.
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4. CONCRETE BEAMS (CB-X) SHOWN ON THIS PLAN ARE BELOW THE LEVEL OF THIS PLAN.TOP OF BEAM ELEVATION SHALL BE TRUSS BEARING ELEVATION U.N.O. SEE S2.0 FOR CONCRETE BEAM SCHEDULE. ALL CONCRETE BEAMS SHALL BEAR A MINIMUM OF 8" ON SUPPORTING CMU WALL AT EACH END, U.N.O.
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14. PROVIDE PRECAST LINTEL AT EACH OPENING IN CMU, U.N.O.
15. PROVIDE DOVETAIL ANCHOR SLOT IN CONCRETE COLUMNS ADJACENT TO MASONRY WALLS WITH ANCHORS AT 16" ON CENTER VERTICALLY.
16. PROVIDE PCL AT DUCT OPENINGS EXCEEDING 16" IN WIDTH. COORDINATE LOCATIONS AND OPENING SIZES WITH HVAC CONTRACTOR.

BLDG PERMIT PLANS FILE
Copy of Record

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FL CA #30096

12.07.2021 ASI #2 1

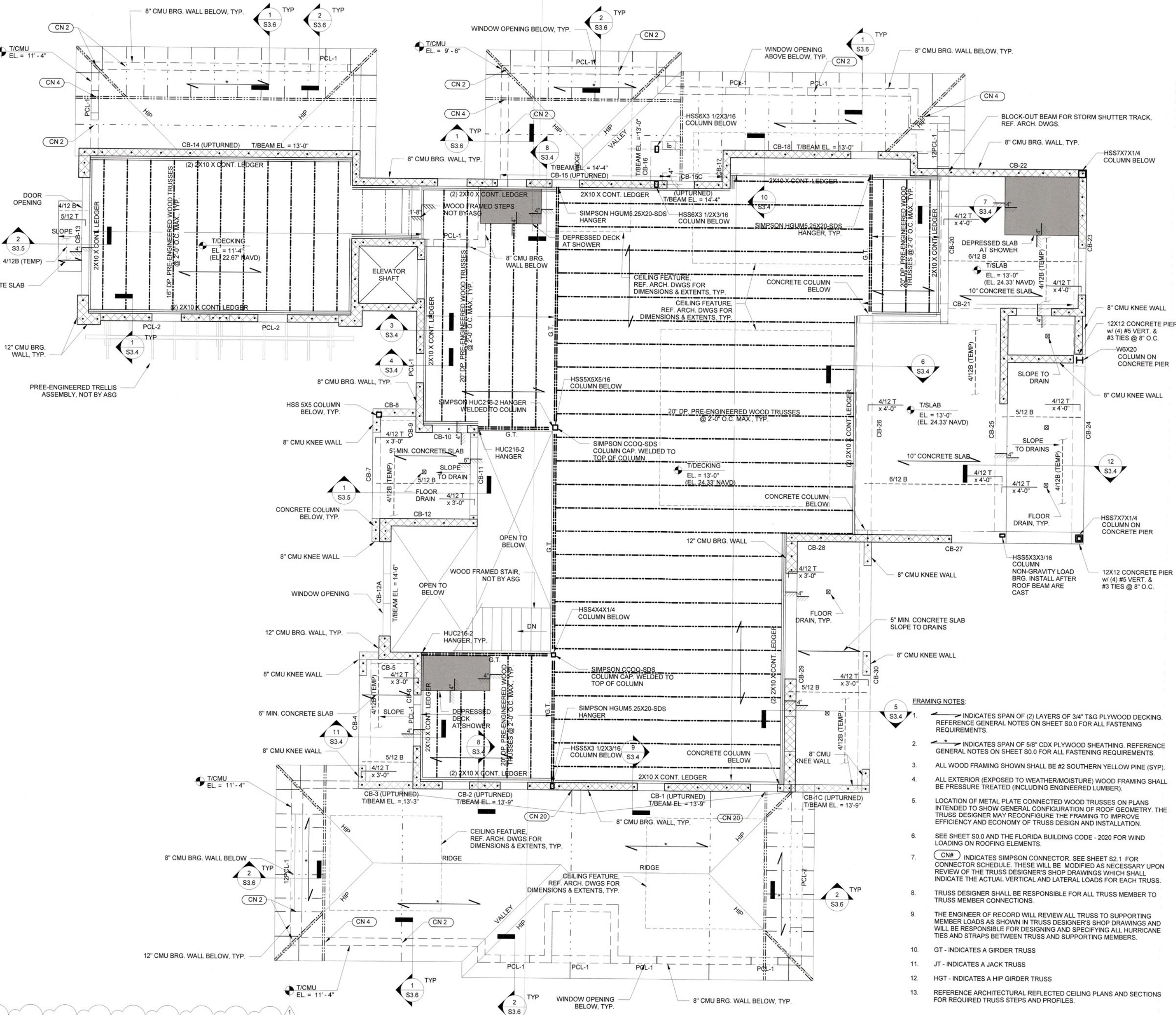
REVISIONS

NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

021A-026

SHEET NO.
MAIN FLOOR FRAMING PLAN
S1.1

PERMIT SUBMITTAL



1 UPPER FLOOR - LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

ALL STRUCTURAL FRAMING SYSTEMS ARE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION PER FBC 2020 7TH EDITION AND ASCE 24.

GENERAL PLAN NOTES:

1. SEE SHEET S0.0 FOR ABBREVIATIONS AND GENERAL NOTES.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS. DO NOT SCALE THE DRAWINGS MANUALLY OR ELECTRONICALLY.
3. ELEVATIONS INDICATED X'-X" ARE IN REFERENCE TO FINISH GROUND FLOOR ELEVATION 0'-0" (11.33' NAVD).
4. SEE SHEET S3.0, S3.1, & S3.1A FOR TYPICAL FOUNDATION DETAILS.
5. SEE SHEET S3.2 FOR TYPICAL MASONRY DETAILS.
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11. BB-# - INDICATES BOND BEAM PER SCHEDULE ON SHEET S2.0.
12. #CB-# - INDICATES CONCRETE BEAM PER SCHEDULE ON SHEET S2.0.
13. WF-X - INDICATES CONTINUOUS WALL FOOTING PER SCHEDULE ON SHEET S2.0. WALL FOOTINGS SHALL EXTEND 1/2 THE FOOTING WIDTH PAST THE END OF WALLS.
14. DIMENSIONS ARE INDICATED AS FOLLOWS:
    A: MASONRY WALLS (DRAWN FULL 8 OR 12 INCHES)..................FACE OF WALL
    B: STEEL COLUMNS..................CENTERLINE
    C: STEEL BEAMS, JOISTS..................CENTERLINE
    D: COLD-FORMED JOISTS, COLD-FORMED TRUSSES..................CENTERLINE

MASONRY :

1. SEE SHEET S0.0 FOR GENERAL MASONRY NOTES.
2. MASONRY WALLS AND REINFORCEMENT SHOWN ON THIS PLAN ARE FOR MASONRY ABOVE.
3. BOND BEAMS (BB-X) SHOWN ON THIS PLAN ARE BELOW THE LEVEL OF THIS PLAN U.N.O.TOP OF BEAM ELEVATION SHALL BE TRUSS BEARING ELEVATION U.N.O. PROVIDE BB-2 AT TRUSS BEARING ELEVATION U.N.O. BEAM IS SHOWN OR OTHER CONDITION NOTED. SEE SHEET S2.0 FOR BOND BEAM SCHEDULE.
4. CONCRETE BEAMS (CB-X) SHOWN ON THIS PLAN ARE BELOW THE LEVEL OF THIS PLAN.TOP OF BEAM ELEVATION SHALL BE TRUSS BEARING ELEVATION U.N.O. SEE S2.0 FOR CONCRETE BEAM SCHEDULE. ALL CONCRETE BEAMS SHALL BEAR A MINIMUM OF 8" ON SUPPORTING CMU WALL AT EACH END, U.N.O.
5. [symbol] INDICATES 8" OR 12" LOAD BEARING MASONRY. WALLS SHALL BE REINFORCED W/ (1) #5 VERTICAL IN GROUT FILLED CELL @ 32" ON-CENTER MAXIMUM SPACING, U.N.O. ON PLAN.
6. PRECAST LINTEL ASSEMBLIES (PCL-#) SHOWN IN PRECAST LINTEL SCHEDULE ARE BELOW THE LEVEL OF THIS PLAN.
7. WALLS SHOWN AS HIDDEN LINES ARE BELOW THE LEVEL OF THIS PLAN.
8. PROVIDE HORIZONTAL REINFORCEMENT AT MASONRY WALL CORNERS AND INTERSECTIONS PER DETAILS ON SHEET S3.2.
9. PROVIDE REINFORCEMENT FOR OPENINGS IN MASONRY WALLS PER DETAILS ON SHEET SHEET S3.2.
10. PROVIDE VERTICAL REINFORCEMENT FOR MASONRY ABOVE THE LEVEL OF THIS PLAN AS FOLLOWS (UNLESS NOTED OTHERWISE IN PLAN):
    A. VERTICAL WALL REINFORCEMENT..................#5 @ 32" O.C.
    B. ADDITIONAL AT CORNERS..................(1) #5
    C. ADDITIONAL AT WALL ENDS..................(1) #5
    D. ADDITIONAL AT EACH JAMB OF EACH OPENING LESS THAN 6'-0"..................(1) #5
    E. ADDITIONAL AT EACH JAMB OF EACH OPENING 6'-0 OR LARGER..................(2) #5
    F: ADDITIONAL BELOW STEEL BEAM BEARING..................(2) #5
11. PROVIDE DOVETAIL ANCHORS WHERE MASONRY ABUTS CONCRETE COLUMNS. REFERENCE DETAIL ON SHEET S3.2.
12. PROVIDE MASONRY CONTROL JOINTS IN ACCORDANCE WITH DETAIL ON SHEET S3.2 AT LOCATIONS OF CONTROL JOINTS SHOWN ON ARCHITECTURAL ELEVATIONS AND PLANS.
13. IF THE MASONRY OPENING HAS AND END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 BARS IN THE CONCRETE COLUMN WITH SHEAR KEY 1 1/2" DEEP BY LINTEL'S DEPTH AND WIDTH FOR IT'S SUBSEQUENT CONSTRUCTION.
14. PROVIDE PRECAST LINTEL AT EACH OPENING IN CMU, U.N.O.
15. PROVIDE DOVETAIL ANCHOR SLOT IN CONCRETE COLUMNS ADJACENT TO MASONRY WALLS WITH ANCHORS AT 16" ON CENTER VERTICALLY.
16. PROVIDE PCL AT DUCT OPENINGS EXCEEDING 16" IN WIDTH. COORDINATE LOCATIONS AND OPENING SIZES WITH HVAC CONTRACTOR.

FRAMING NOTES:

1. [arrow] INDICATES SPAN OF (2) LAYERS OF 3/4" T&G PLYWOOD DECKING. REFERENCE GENERAL NOTES ON SHEET S0.0 FOR ALL FASTENING REQUIREMENTS.
2. [arrow *] INDICATES SPAN OF 5/8" CDX PLYWOOD SHEATHING. REFERENCE GENERAL NOTES ON SHEET S0.0 FOR ALL FASTENING REQUIREMENTS.
3. ALL WOOD FRAMING SHOWN SHALL BE #2 SOUTHERN YELLOW PINE (SYP).
4. ALL EXTERIOR (EXPOSED TO WEATHER/MOISTURE) WOOD FRAMING SHALL BE PRESSURE TREATED (INCLUDING ENGINEERED LUMBER).
5. LOCATION OF METAL PLATE CONNECTED WOOD TRUSSES ON PLANS INTENDED TO SHOW GENERAL CONFIGURATION OF ROOF GEOMETRY. THE TRUSS DESIGNER MAY RECONFIGURE THE FRAMING TO IMPROVE EFFICIENCY AND ECONOMY OF TRUSS DESIGN AND INSTALLATION.
6. SEE SHEET S0.0 AND THE FLORIDA BUILDING CODE - 2020 FOR WIND LOADING ON ROOFING ELEMENTS.
7. (CN#) INDICATES SIMPSON CONNECTOR. SEE SHEET S2.1 FOR CONNECTOR SCHEDULE. THESE WILL BE MODIFIED AS NECESSARY UPON REVIEW OF THE TRUSS DESIGNER'S SHOP DRAWINGS WHICH SHALL INDICATE THE ACTUAL VERTICAL AND LATERAL LOADS FOR EACH TRUSS.
8. TRUSS DESIGNER SHALL BE RESPONSIBLE FOR ALL TRUSS MEMBER TO TRUSS MEMBER CONNECTIONS.
9. THE ENGINEER OF RECORD WILL REVIEW ALL TRUSS TO SUPPORTING MEMBER LOADS AS SHOWN IN TRUSS DESIGNER'S SHOP DRAWINGS AND WILL BE RESPONSIBLE FOR DESIGNING AND SPECIFYING ALL HURRICANE TIES AND STRAPS BETWEEN TRUSS AND SUPPORTING MEMBERS.
10. GT - INDICATES A GIRDER TRUSS
11. JT - INDICATES A JACK TRUSS
12. HGT - INDICATES A HIP GIRDER TRUSS
13. REFERENCE ARCHITECTURAL REFLECTED CEILING PLANS AND SECTIONS FOR REQUIRED TRUSS STEPS AND PROFILES.

REINFORCING SYMBOLS

4 / 12 T
BAR SIZE
BAR SPACING
BAR PLACEMENT
"T" = TOP BARS
"B" = BOTTOM BARS
"TEMP" = TEMPERATURE BARS

INDICATES BOTTOM BAR
INDICATES TOP BAR
INDICATES TOP BAR w/ HOOK

NOTE: DO NOT USE STRUCTURAL DRAWINGS ALONE FOR BUILDING LAYOUT. DO NOT SCALE THESE DRAWINGS MANUALLY OR ELECTRONICALLY. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, WALLS, SLAB EDGES, DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY CONFLICTS PRIOR TO BUILDING LAYOUT. A REGISTERED SURVEYOR SHALL PERFORM BUILDING LAYOUT AND LOCATION OF ALL STRUCTURAL ELEMENTS AT ALL LEVELS.

THIS DRAWING INDICATES PROFESSIONAL ENGINEERING RESPONSIBILITY FOR THE STRUCTURAL PORTION OF THE PROJECT ONLY. TO THE BEST OF THE ENGINEERS KNOWLEDGE, THE STRUCTURE SHOWN ON THESE PLANS CONFORM TO THE FBC 2020, 7TH EDITION

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CONSULTANT
ASG AUSTIN STRUCTURAL GROUP, INC.

12.07.2021

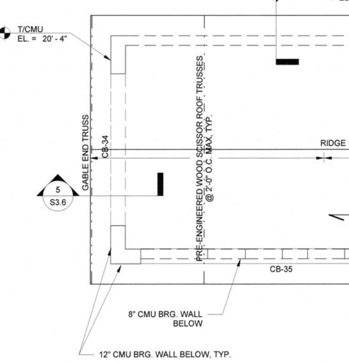
REVISIONS
ASI #2 /1\

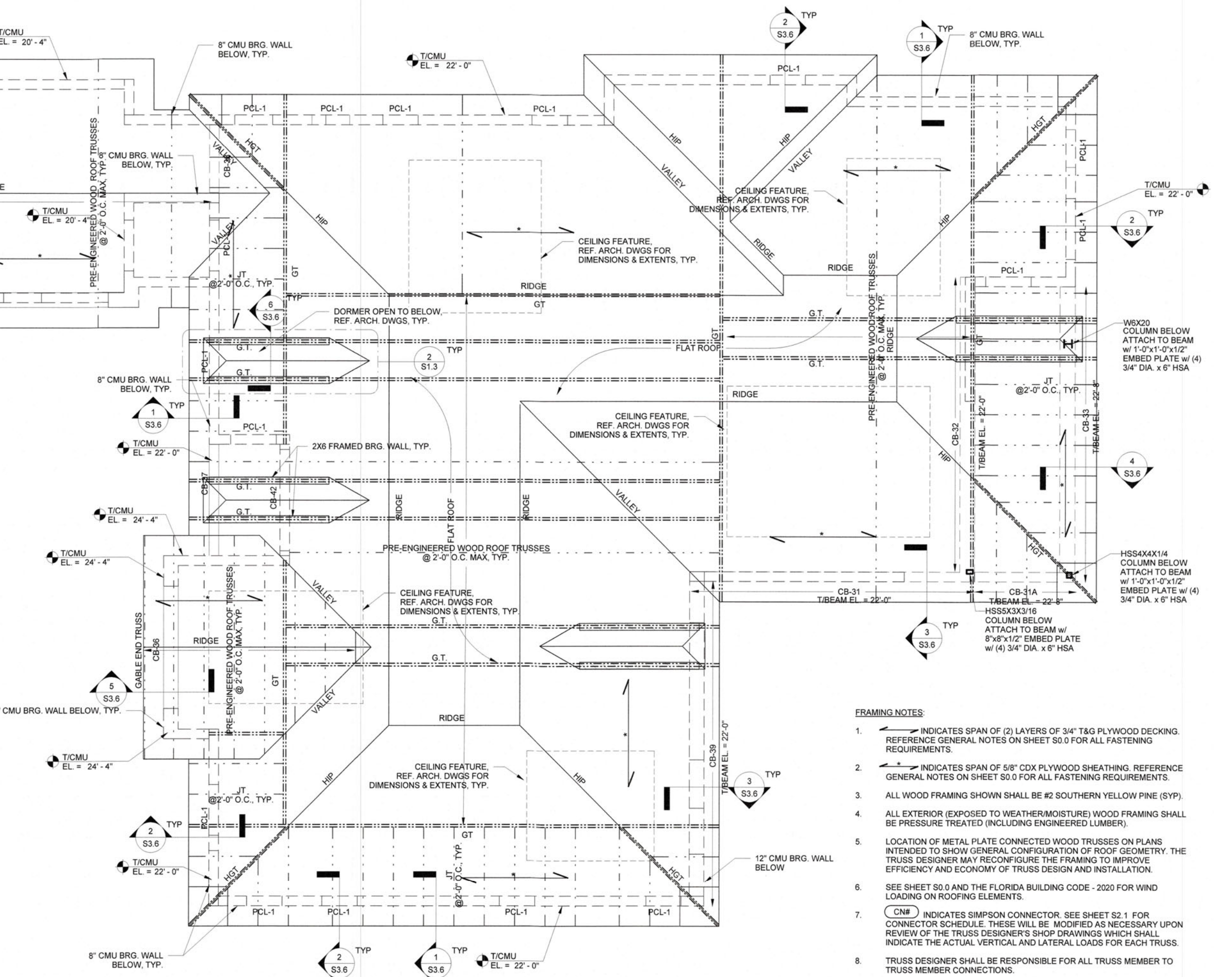
NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

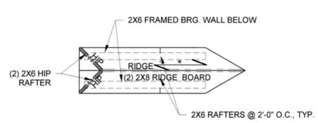
021A-026

SHEET NO.
UPPER FLOOR - LOWER ROOF FRAMING PLAN
S1.2

PERMIT SUBMITTAL







2 DORMER ROOF FRAMING PLAN
1/4" = 1'-0"

1 UPPER ROOF FRAMING PLAN
1/4" = 1'-0"

NOTE: ALL STRUCTURAL FRAMING SYSTEMS ARE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION PER FBC 2020 7TH EDITION AND ASCE 24.

GENERAL PLAN NOTES:

1. SEE SHEET S0.0 FOR ABBREVIATIONS AND GENERAL NOTES.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS. DO NOT SCALE THE DRAWINGS MANUALLY OR ELECTRONICALLY.
3. ELEVATIONS INDICATED X'-X" ARE IN REFERENCE TO FINISH GROUND FLOOR ELEVATION 0'-0" (11.33' NAVD).
4. SEE SHEET S3.0, S3.1, & S3.1A FOR TYPICAL FOUNDATION DETAILS.
5. SEE SHEET S3.2 FOR TYPICAL MASONRY DETAILS.
6. CJ - INDICATES SLAB ON GRADE CONTROL JOINT OR CONSTRUCTION JOINT (CONTRACTOR'S OPTION) DETAIL ON SHEET S3.0.
7. CF-# - INDICATES ISOLATED SPREAD FOOTING PER SCHEDULE & DETAILS ON SHEET S2.0.
8. MCF-# - INDICATES MONOLITHIC COLUMN FOOTING PER SCHEDULE AND DETAILS ON SHEET S2.0.
9. WF-# - INDICATES CONTINUOUS STEM WALL FOOTING PER SCHEDULE AND DETAILS ON SHEET S2.0.
10. PCL-# - INDICATES PRECAST CONCRETE LINTEL PER SCHEDULE ON SHEET S2.0
11. BB-# - INDICATES BOND BEAM PER SCHEDULE ON SHEET S2.0.
12. #CB-# - INDICATES CONCRETE BEAM PER SCHEDULE ON SHEET S2.0.
13. WF-X - INDICATES CONTINUOUS WALL FOOTING PER SCHEDULE ON SHEET S2.0. WALL FOOTINGS SHALL EXTEND 1/2 THE FOOTING WIDTH PAST THE END OF WALLS.
14. DIMENSIONS ARE INDICATED AS FOLLOWS:
    A: MASONRY WALLS (DRAWN FULL 8 OR 12 INCHES)..........FACE OF WALL
    B: STEEL COLUMNS..........CENTERLINE
    C: STEEL BEAMS, JOISTS..........CENTERLINE
    D: COLD-FORMED JOISTS, COLD-FORMED TRUSSES..........CENTERLINE

MASONRY :

1. SEE SHEET S0.0 FOR GENERAL MASONRY NOTES.
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4. CONCRETE BEAMS (CB-X) SHOWN ON THIS PLAN ARE BELOW THE LEVEL OF THIS PLAN. TOP OF BEAM ELEVATION SHALL BE TRUSS BEARING ELEVATION U.N.O. SEE S2.0 FOR CONCRETE BEAM SCHEDULE. ALL CONCRETE BEAMS SHALL BEAR A MINIMUM OF 8" ON SUPPORTING CMU WALL AT EACH END, U.N.O.
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    C. ADDITIONAL AT WALL ENDS..........(1) #5
    D. ADDITIONAL AT EACH JAMB OF EACH OPENING LESS THAN 6'-0"..........(1) #5
    E. ADDITIONAL AT EACH JAMB OF EACH OPENING 6'-0 OR LARGER..........(2) #5
    F. ADDITIONAL BELOW STEEL BEAM BEARING..........(2) #5
11. PROVIDE DOVETAIL ANCHORS WHERE MASONRY ABUTS CONCRETE COLUMNS. REFERENCE DETAIL ON SHEET S3.2.
12. PROVIDE MASONRY CONTROL JOINTS IN ACCORDANCE WITH DETAIL ON SHEET S3.2 AT LOCATIONS OF CONTROL JOINTS SHOWN ON ARCHITECTURAL ELEVATIONS AND PLANS.
13. IF THE MASONRY OPENING HAS AND END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 BARS IN THE CONCRETE COLUMN WITH SHEAR KEY 1 1/2" DEEP BY LINTEL'S DEPTH AND WIDTH FOR IT'S SUBSEQUENT CONSTRUCTION.
14. PROVIDE PRECAST LINTEL AT EACH OPENING IN CMU, U.N.O.
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FRAMING NOTES:

1. INDICATES SPAN OF (2) LAYERS OF 3/4" T&G PLYWOOD DECKING. REFERENCE GENERAL NOTES ON SHEET S0.0 FOR ALL FASTENING REQUIREMENTS.
2. INDICATES SPAN OF 5/8" CDX PLYWOOD SHEATHING. REFERENCE GENERAL NOTES ON SHEET S0.0 FOR ALL FASTENING REQUIREMENTS.
3. ALL WOOD FRAMING SHOWN SHALL BE #2 SOUTHERN YELLOW PINE (SYP).
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5. LOCATION OF METAL PLATE CONNECTED WOOD TRUSSES ON PLANS INTENDED TO SHOW GENERAL CONFIGURATION OF ROOF GEOMETRY. THE TRUSS DESIGNER MAY RECONFIGURE THE FRAMING TO IMPROVE EFFICIENCY AND ECONOMY OF TRUSS DESIGN AND INSTALLATION.
6. SEE SHEET S0.0 AND THE FLORIDA BUILDING CODE - 2020 FOR WIND LOADING ON ROOFING ELEMENTS.
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13. REFERENCE ARCHITECTURAL REFLECTED CEILING PLANS AND SECTIONS FOR REQUIRED TRUSS STEPS AND PROFILES.

REINFORCING SYMBOLS

4 / 12 T — "T" = TOP BARS, "B" = BOTTOM BARS, "TEMP" = TEMPERATURE BARS
BAR SIZE
BAR SPACING
BAR PLACEMENT
INDICATES BOTTOM BAR
INDICATES TOP BAR
INDICATES TOP BAR w/ HOOK

RECEIVED
DEC 10 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS FILE
Copy of Record

NOTE: DO NOT USE STRUCTURAL DRAWINGS ALONE FOR BUILDING LAYOUT. DO NOT SCALE THESE DRAWINGS MANUALLY OR ELECTRONICALLY. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, WALLS, SLAB EDGES, DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY CONFLICTS PRIOR TO BUILDING LAYOUT. A REGISTERED SURVEYOR SHALL PERFORM BUILDING LAYOUT AND LOCATION OF ALL STRUCTURAL ELEMENTS AT ALL LEVELS.

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CONSULTANT
AUSTIN STRUCTURAL GROUP, INC.

REVISIONS
ASI #2 | 1 | 12.07.2021

NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

021A-026

SHEET NO.
UPPER ROOF FRAMING PLAN
S1.3

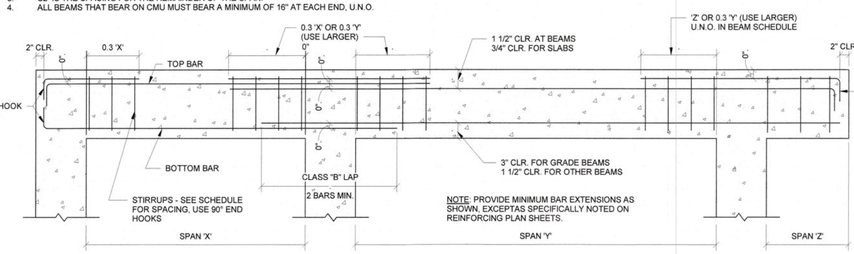
PERMIT SUBMITTAL

CONCRETE BEAM SCHEDULE

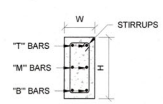
MARK	SIZE W (INCHES)	SIZE H (INCHES)	REINFORCEMENT "B" BOTT BARS	REINFORCEMENT "T" TOP BARS	REINFORCEMENT "M" MID BARS	STIRRUPS SIZE	STIRRUPS # OF LEGS	SPACING S1*	SPACING S2*	REMARKS
CB-1	8	24	(2) #7	(2) #7	(2) #5 E.F.	#3	2	8	8	UPTURNED - TOP, BOTT. & MID. BARS CONT. THRU BEAM CB-1C
CB-1C	8/12	29	-	-	-	#3	2	8	8	UPTURNED/DOWNTURNED
CB-2	8	24	(2) #7	(2) #7	(2) #5 E.F.	#3	2	8	8	UPTURNED
CB-3	8	16	(2) #6	(2) #6	-	#3	2	8	8	UPTURNED
CB-4	12	10	(2) #6	(2) #6	-	#3	2	8	8	-
CB-5	12	12	(2) #6	(2) #6	-	#3	2	8	8	-
CB-6	8	20	(2) #6	(2) #6	-	#3	2	8	8	-
CB-7	8	19	(2) #6	(2) #6	-	#3	2	8	8	-
CB-8	12	19	(2) #6	(2) #6	-	#3	2	8	8	-
CB-9	8	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-10	8	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-11	8	26	(2) #6	(2) #6	-	#3	2	8	8	UPTURNED
CB-12	8	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-12A	8	18	(2) #6	(2) #6	-	#3	2	8	8	-
CB-13	8	24	(2) #6	(2) #6	(2) #5 E.F.	#3	2	8	8	-
CB-14	8	32	(2) #7	(2) #6	(2) #5 E.F.	#3	2	8	8	UPTURNED
CB-15	8	32	(2) #8	(2) #7	(2) #5 E.F.	#3	2	8	8	UPTURNED - TOP, BOTT. & MID. BARS CONT. THRU BEAM CB-15C
CB-15C	8	32	-	-	-	#3	2	8	8	UPTURNED
CB-16	12	20	(2) #6	(2) #6	-	#3	2	8	8	-
CB-17	8	20	(2) #6	(2) #6	-	#3	2	8	8	-
CB-18	24	20	(4) #7	(2) #6	(2) #5 E.F.	#3	2	8	8	-
CB-19	-	-	-	-	-	-	-	-	-	NOT USED
CB-20	12	48	(2) #8	(2) #6	(3) #5 E.F.	#3	2	8	8	-
CB-21	8/16	16/48	(3) #9	(2) #6	-	#3	2	6	6	-
CB-22	8	20	(2) #6	(2) #6	-	#3	2	8	8	-
CB-23	12	16/20	(2) #6	(2) #6	-	#3	2	8	8	-
CB-24	12	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-25	12	16	(2) #10	(2) #6	-	#3	2	6	6	-
CB-26	16	48	(2) #8	(2) #6	(3) #5 E.F.	#3	2	8	8	-
CB-27	12	16/20	(2) #10	(2) #6	-	#3	2	6	6	-
CB-28	8	48	(2) #8	(2) #6	(3) #5 E.F.	#3	2	8	8	-
CB-29	12	48	(2) #8	(2) #6	(3) #5 E.F.	#3	2	8	8	-
CB-30	12	16	(2) #7	(2) #6	-	#3	2	8	8	-
CB-31	8	24	(2) #6	(2) #6	(2) #5 E.F.	#3	2	8	8	-
CB-31A	8	12	(2) #6	(2) #6	-	#3	2	8	8	UPTURNED
CB-32	12	24	(2) #6	(2) #6	(2) #5 E.F.	#3	2	8	8	-
CB-33	12	12	(2) #7	(2) #6	-	#3	2	8	8	UPTURNED
CB-34	12	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-35	12	24	(2) #6	(2) #6	(2) #5 E.F.	#3	2	8	8	-
CB-36	12	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-37	8	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-38	8	16	(2) #6	(2) #6	-	#3	2	8	8	-
CB-39	12	24	(2) #6	(2) #6	(2) #5 E.F.	#3	2	8	8	-
CB-40	12	14	(2) #7	(2) #6	-	#3	2	8	8	-
CB-41	12	14	(2) #7	(2) #6	-	#3	2	8	8	-
CB-42	8	24	(2) #6	(2) #6	-	#3	2	8	8	-
TB-1	12	16	(2) #6	(2) #6	-	#3	2	12	12	-

NOTES:

1. * INDICATES THAT STIRRUP SPACING IS NOT THE SAME THROUGHOUT THE LENGTH OF THE BEAM:
2. S1 IS THE SPACING FOR THE QUARTER OF THE SPAN STARTING AT EACH END.
3. S2 IS THE SPACING FOR THE REMAINDER OF THE SPAN.
4. ALL BEAMS THAT BEAR ON CMU MUST BEAR A MINIMUM OF 16" AT EACH END, U.N.O.

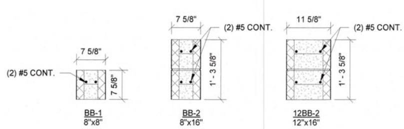


1 TYPICAL BAR BENDING DIAGRAM FOR BEAMS & ONE-WAY SLABS
3/4" = 1'-0"



CONCRETE BEAM TYPE "A"

2 CONCRETE BEAM TYPES
3/4" = 1'-0"



BB-1 8"x8"

BB-2 8"x16"

12BB-2 12"x16"

3 MASONRY BOND BEAM TYPES
3/4" = 1'-0"

FOOTING SCHEDULE

MARK	SIZE (W x L x D)	REINFORCING TOP BARS	REINFORCING BOTTOM BARS	REMARKS
CF-4.0	4'-0" x 4'-0" x 18"	-	(5) #5 E.W.	-
CF-8.0	8'-0" x 8'-0" x 18"	-	(10) #6 E.W.	-
MCF-5.0	5'-0" x 5'-0" x 18"	-	(6 #5 E.W.	-
MCF-6X4	6'-0" x 4'-0" x 18"	(5) #5 CONT. L.W. #5@12" O.C. S.W.	(5) #5 CONT. L.W. #5@12" O.C. S.W.	-
WF-2.0	2'-0" x CONT. x 14"	-	(3) #4 CONT. L.W. #4@12" O.C. S.W.	-
WF-3.0	3'-0" x CONT. x 14"	-	(4) #4 CONT. L.W. #5@12" O.C. S.W.	-
WF-3.0R	3'-0" x CONT. x 18"	(4) #4 CONT. L.W. #5@12" O.C. S.W	(4) #4 CONT. L.W. #5@12" O.C. S.W	-
WF-4.0	4'-0" x CONT. x 18"	-	(5) #4 CONT. L.W. #4@12" O.C. S.W.	-

NOTES:

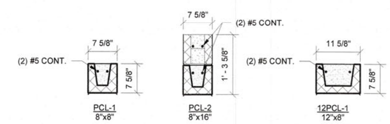
1. CF-# INDICATES ISOLATED COLUMN FOOTING
2. MCF-# INDICATES AN INTERIOR MONOLITHIC COLUMN FOOTING
3. MWF-# INDICATES AN INTERIOR MONOLITHIC WALL FOOTING
4. WF-# INDICATES AN EXTERIOR STEM WALL WALL FOOTING

PRECAST LINTEL (PCL) SCHEDULE

OPENING WIDTH	LINTEL MARK PCL-1	PCL-2	PCL-3	REMARKS
UP TO 3'-6"	8F 8-2T/2B			-
3'-7" TO 5'-0"	8F 8-2T/2B			-
5'-1" TO 6'-6"		8F 16-2T/2B		-
6'-7" TO 8'-0"		8F 16-2T/2B		-
8'-1" TO 10'-0"		8F 16-2T/2B		-
10'-1" TO 12'-0"			8F 24-2T/2B	-
GREATER THAN 12'-0"				CONCRETE BEAM, SEE PLAN

NOTES:

1. LINTELS SHALL BE "CAST-CRETE" OR EQUIVALENT w / 8" MIN. BEARING AT EACH END, U.N.O.
2. "T" INDICATED HORIZONTAL TOP BARS
3. "B" INDICATES HORIZONTAL BOTTOM BARS
4. HORIZONTAL REINFORCING BARS SHALL BE #5. UNLESS NOTED OTHERWISE.
5. ALL OPENINGS GREATER THAN 8'-0" IN WIDTH WILL REQUIRE A CAST-IN-PLACE CONCRETE HEADER BEAM, UNLESS NOTED OTHERWISE.



PCL-1 8"x8"

PCL-2 8"x16"

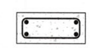
12PCL-1 12"x8"

NOTES:

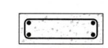
1. LINTELS SHALL BE "CAST-CRETE" OR EQUIVALENT W / 8" MIN. BEARING AT EACH END, U.N.O.

4 PRECAST LINTEL (PCL) TYPES
3/4" = 1'-0"

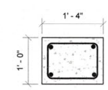
CONCRETE COLUMN TYPE 'A'
16" x 16"
(4) #6 VERTICAL
(1) TIE
#3 TIES @ 8" O.C.



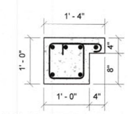
CONCRETE COLUMN TYPE 'B'
8" x 16"
(4) #6 VERTICAL
(1) TIE
#3 TIES @ 8" O.C.



CONCRETE COLUMN TYPE 'B1'
8" x 20"
(4) #6 VERTICAL
(1) TIE
#3 TIES @ 8" O.C.



CONCRETE COLUMN TYPE 'C'
12" x 16"
(4) #6 VERTICAL
(1) TIE
#3 TIES @ 8" O.C.



CONCRETE COLUMN TYPE 'D'
(6) #6 VERTICAL
(2) TIES
#3 TIES @ 8" O.C.

5 CONCRETE COLUMN TYPES
3/4" = 1'-0"

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REVISIONS

NEW CUSTOM RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

021A-026

SHEET NO.
BEAM, FOOTING SCHEDULES & MISC. DETAILS
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"SIMPSON" CONNECTOR SCHEDULE

MARK	"SIMPSON" DESIGNATION	CONNECTION TO PRIMARY SUPPORT (GIRDER/HEADER/WALL/COLUMN)	CONNECTION TO SECONDARY MEMBER (JOIST)	LOAD CAPACITY	
				GRAVITY (LBS)	UPLIFT (LBS)
CN1	META 12	4" EMBEDMENT	(7) 10d x 1-1/2"	N/A	1,420
CN2	META 16	4" EMBEDMENT	(7) 10d x 1-1/2"	N/A	1,450
CN3	HETA 12	4" EMBEDMENT	(7) 10d x 1-1/2"	N/A	1,455
CN4	HETA 16	4" EMBEDMENT	(9) 10d x 1-1/2"	N/A	1,810
CN5	HHETA 16	4" EMBEDMENT	(11) 10d x 1-1/2"	N/A	2,235
CN6	H2.5A	(5) 8d x 1-1/2"	(5) 8d x 1-1/2"	N/A	575
CN7	H2.5T	(5) 8d x 1-1/2"	(5) 8d x 1-1/2"	N/A	425
CN8	H3	(4) 8d x 1-1/2"	(4) 8d x 1-1/2"	N/A	415
CN9	H6	(8) 8d	(8) 8d	N/A	950
CN10	H8	(5) 10d x 1-1/2"	(5) 10d x 1-1/2"	N/A	795
CN11	H10A	(9) 10d x 1-1/2"	(9) 10d x 1-1/2"	N/A	1,140
CN12	HGAM10	(4) 1/4" DIA. x 2-3/4"	(4) SDS 1/4" DIA. x 1-1/2"	N/A	850
CN13	LTS16	(12) 10d	(12) 10d	N/A	775
CN14	MTS16	(14) 10d	(14) 10d	N/A	1,000
CN15	TSP	(9) 10d x 1-1/2"	(6) 10d	N/A	890
CN16	DETAL 20	4" EMBEDMENT	(18) 10d x 1-1/2"	N/A	2,480
CN17	MGT	(1) 5/8" DIA. x 12" F1554 GR. 55 THREADED ROD	(22) 10d	N/A	3,965
CN18	HGT-2	(2) 3/4" DIA. x 12" F1554 GR. 55 THREADED RODS	(16) 10d	N/A	10,980
CN19	HU26	(4) 1/4" DIA. TITEN x 2-3/4"	(2) 10d x 1-1/2"	335	1,000
CN20	HU28	(6) 1/4" DIA. TITEN x 2-3/4"	(4) 10d x 1-1/2"	545	1,500
CN21	HU210	(8) 1/4" DIA. TITEN x 2-3/4"	(4) 10d x 1-1/2"	545	2,000
CN22	HU28-2	(14) 1/4" DIA. TITEN x 2-3/4"	(6) 10d	1,135	3,500
CN23	HU210-2	(18) 1/4" DIA. TITEN x 2-3/4"	(10) 10d	1,800	4,500
CN24	HUC28-2	(14) 1/4" DIA. TITEN x 2-3/4"	(6) 10d	1,135	3,500
CN25	HUC210-2	(18) 1/4" DIA. TITEN x 2-3/4"	(10) 10d	1,800	4,500
CN26	LUS26	(4) 10d	(4) 10d	1,165	865
CN27	LUS28	(6) 10d	(4) 10d	1,165	1,105
CN28	LUS210	(8) 10d	(4) 10d	1,165	1,340
CN29	LUS28-2	(6) 16d	(4) 16d	1,165	1,315
CN30	LUS210-2	(8) 16d	(6) 16d	1,745	1,830
CN31	MBHU5.5/18	(2) 3/4" DIA. TITEN HD x 5"	(12) SDS 1/4" DIA. x 2-1/2"	3,260	2,175

TENSION DEVELOPMENT AND LAP SPLICE LENGTHS FOR REINFORCING BARS (PER ACI 318 12.2.2)

BAR SIZE	LAP CLASS	f'c = 3,000 PSI				f'c = 4,000 PSI				f'c = 5,000 PSI			
		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	A	22	32	17	25	19	28	15	22	17	25	13	13
	B	28	42	22	32	24	36	19	28	22	33	17	17
#4	A	29	43	22	33	25	37	19	29	22	33	17	17
	B	37	56	29	43	32	48	25	37	29	43	22	22
#5	A	36	54	28	41	31	47	24	36	28	42	22	22
	B	47	70	36	54	40	60	31	47	36	54	28	28
#6	A	43	64	33	50	37	56	29	43	33	50	26	26
	B	56	84	43	64	48	72	37	56	43	65	33	33
#7	A	63	94	48	72	54	81	42	63	49	73	37	37
	B	81	122	63	94	70	106	54	81	63	94	49	49
#8	A	72	107	55	82	62	93	48	71	55	83	43	43
	B	93	139	72	107	80	121	62	93	72	108	55	55
#9	A	81	121	62	93	70	105	54	81	63	94	48	48
	B	105	157	81	121	91	136	70	105	81	122	63	63
#10	A	91	136	70	105	79	118	61	91	70	105	54	54
	B	118	177	91	136	102	153	79	118	91	137	70	70
#11	A	101	151	78	116	87	131	67	101	78	117	60	60
	B	131	196	101	151	113	170	87	131	101	152	78	78

BAR SIZE	LAP CLASS	f'c = 6,000 PSI				f'c = 7,000 PSI				f'c = 8,000 PSI			
		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	A	15	23	12	18	14	21	12	16	13	20	12	15
	B	20	30	15	23	18	28	14	21	17	26	13	20
#4	A	20	31	16	24	19	28	15	22	18	26	14	20
	B	26	40	20	31	25	37	19	28	23	34	18	26
#5	A	25	38	20	29	24	35	18	27	22	33	17	25
	B	33	49	25	38	31	46	24	35	29	43	22	33
#6	A	31	46	24	35	28	42	22	33	26	40	20	30
	B	40	59	31	46	37	55	28	42	34	51	26	40
#7	A	44	66	34	51	41	61	32	47	38	58	30	44
	B	58	86	44	66	53	80	41	61	50	75	38	58
#8	A	51	76	39	58	47	70	36	54	44	66	34	51
	B	66	98	51	76	61	91	47	70	57	85	44	66
#9	A	57	85	44	66	53	79	41	61	49	74	38	57
	B	74	111	57	85	69	103	53	79	64	96	49	74
#10	A	64	96	49	74	59	89	46	69	56	83	43	64
	B	83	125	64	96	77	116	59	89	72	108	56	83
#11	A	71	107	55	82	66	99	51	76	62	93	48	71
	B	93	139	71	107	86	128	66	99	80	120	62	93

NOTES:

1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE
2. LENGTHS SHOWN ARE IN INCHES AND ARE A MINIMUM
3. CASES 1 AND 2, WHICH DEPEND ON THE TYPE OF STRUCTURAL ELEMENT, CONCRETE COVER, AND THE CENTER TO CENTER SPACING OF THE BARS ARE DEFINED AS FOLLOWS:

   BEAMS OR COLUMNS: CASE 1: CONCRETE COVER IS AT LEAST 1 BAR DIAMETER AND BAR SPACING IS AT LEAST 2 BAR DIAMETERS
   CASE 2: CONCRETE COVER IS LESS THAN 1 BAR DIAMETER AND BAR SPACING IS LESS THAN 2 BAR DIAMETERS

   ALL OTHER BARS: CASE 1: CONCRETE COVER IS AT LEAST 1 BAR DIAMETER AND BAR SPACING IS AT LEAST 2 BAR DIAMETERS
   CASE 2: CONCRETE COVER IS LESS THAN 1 BAR DIAMETER AND BAR SPACING IS LESS THAN 2 BAR DIAMETERS

4. LAP CLASS A VALUES ARE THE REQUIRED TENSION DEVELOPMENT LENGTHS (Ld) ; LAP SPLICE LENGTHS ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS; CLASS A = 1.0 Ld AND CLASS B = 1.3 Ld
5. LAP SPLICES FOR #14 AND #18 BARS ARE NOT PERMITTED. THE TABULATED VALUES SHOWN FOR THOSE BAR SIZES ARE THE TENSION DEVELOPMENT LENGTHS.
6. TOP BARS ARE DEFINED AS BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BARS
7. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES SHOWN BY 1.3.
8. FOR EPOXY COATED BARS, MULTIPLY THE VALUES BY 1.7.

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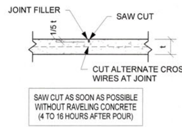
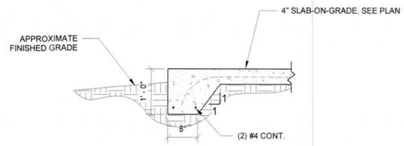
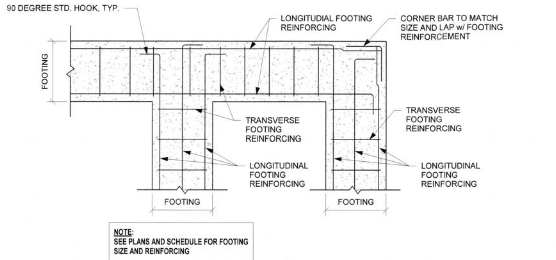


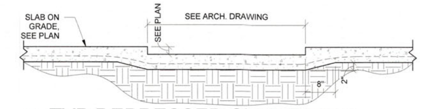
1 TYP CONTROL JOINT DETAIL
3/4" = 1'-0"



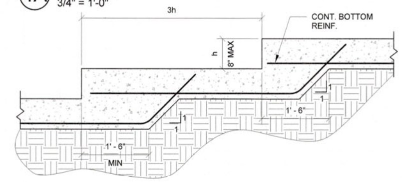
2 TYP THICKENED EDGE (TE) DETAIL
3/4" = 1'-0"



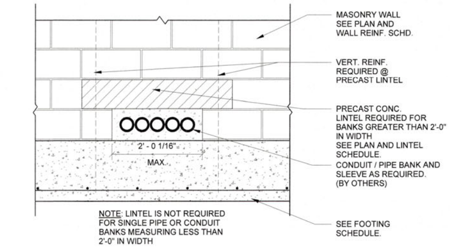
3 TYP FOOTING INTERSECTION REINFORCING DETAIL
3/4" = 1'-0"



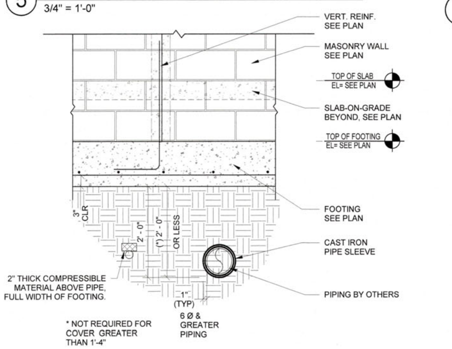
4A TYP DEPRESSED SLAB DETAIL
3/4" = 1'-0"



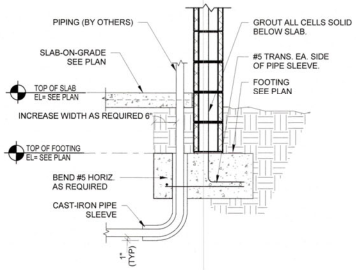
4 TYP STEPPED FOOTING DETAIL
3/4" = 1'-0"



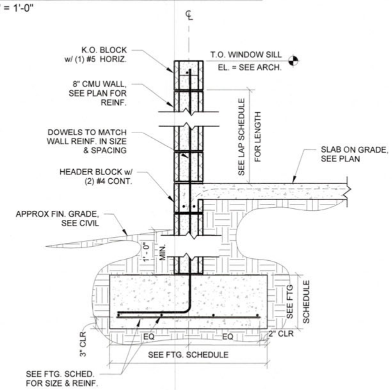
5 TYPICAL PIPE / CONDUIT BANK ABOVE FOOTING DETAIL
3/4" = 1'-0"



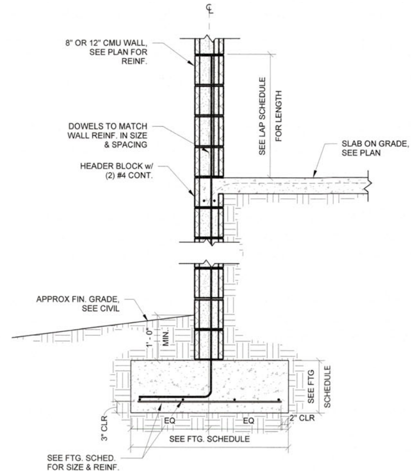
6 TYPICAL PIPE BELOW FOOTING DETAIL
3/4" = 1'-0"



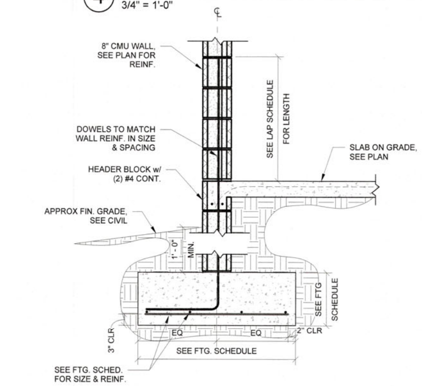
7 TYPICAL VERT. PIPE THRU FOOTING DETAIL
3/4" = 1'-0"



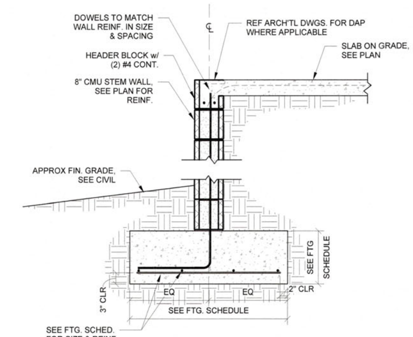
8 TYP EXTERIOR STEM WALL FOOTING AT WINDOW SILL
3/4" = 1'-0"



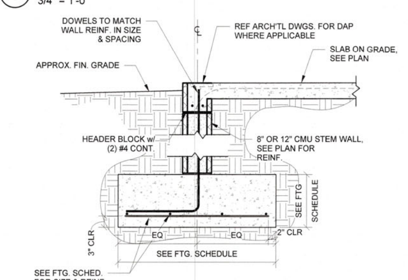
9 TYP EXTERIOR STEM WALL FOOTING AT CMU WALL (TALL STEM WALL)
3/4" = 1'-0"



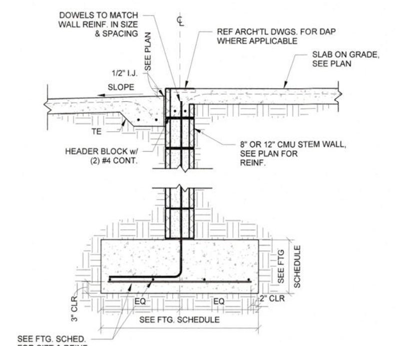
10 TYP EXTERIOR STEM WALL FOOTING AT CMU WALL (STD. STEM WALL)
3/4" = 1'-0"



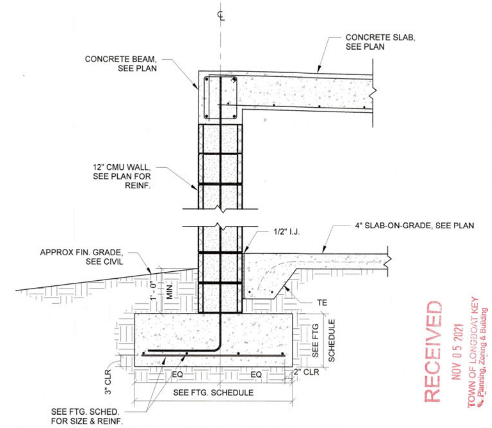
11 TYP EXTERIOR STEM WALL FOOTING AT OPENING (TALL STEM WALL)
3/4" = 1'-0"



12 TYP EXTERIOR STEM WALL FOOTING AT OPENING (STD. STEM WALL)
3/4" = 1'-0"



13 TYP EXTERIOR STEM WALL FOOTING AT ENTRANCE & PATIO
3/4" = 1'-0"



14 TYP EXTERIOR STEM WALL FOOTING AT CMU WALL AT STORAGE AREA
3/4" = 1'-0"

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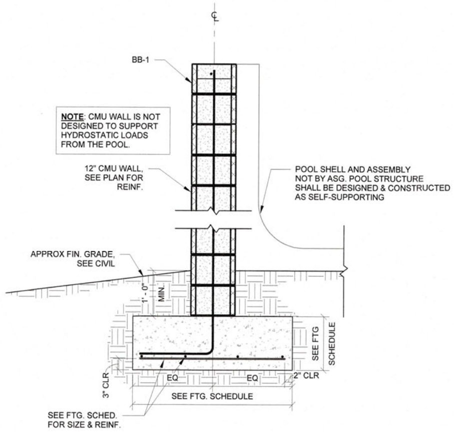
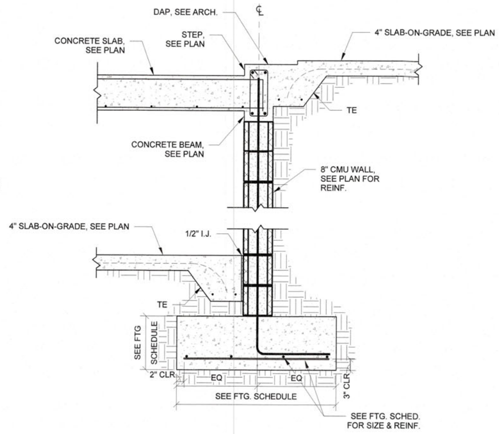
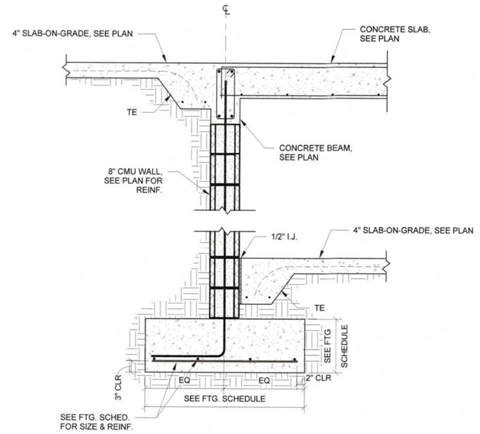


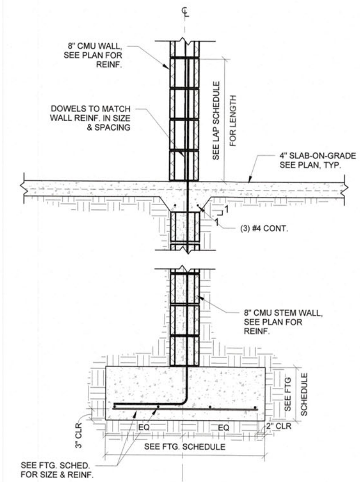
TYP EXTERIOR STEM WALL FOOTING AT CMU WALL AT POOL
1 3/4" = 1'-0"



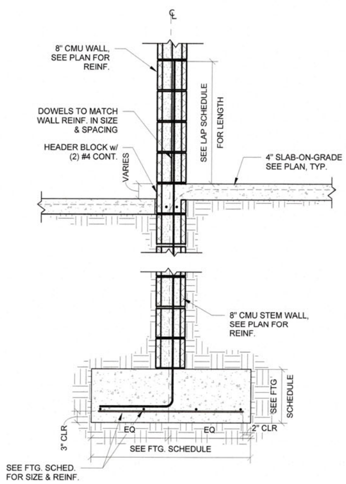
TYP INTERIOR STEM WALL FOOTING AT CMU WALL AT STORAGE AREA
2 3/4" = 1'-0"



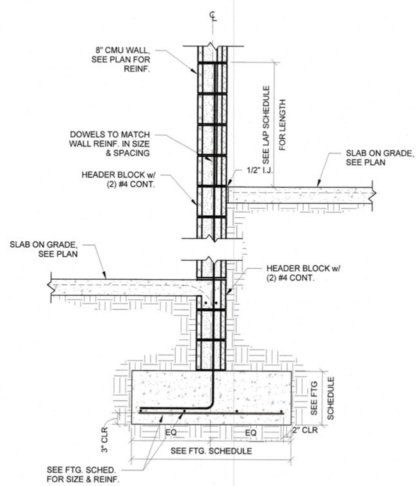
TYP INTERIOR STEM WALL FOOTING AT CMU WALL AT STORAGE AREA & POOL DECK
3 3/4" = 1'-0"



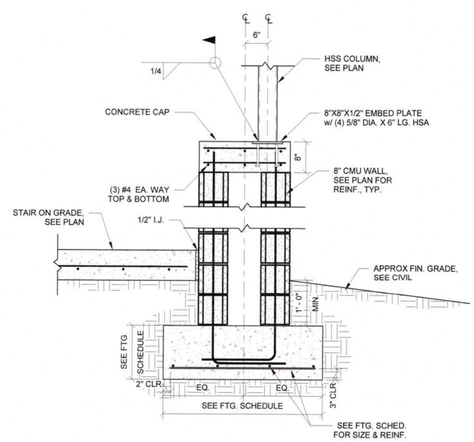
TYP INTERIOR STEM WALL FOOTING AT CMU WALL
4 3/4" = 1'-0"



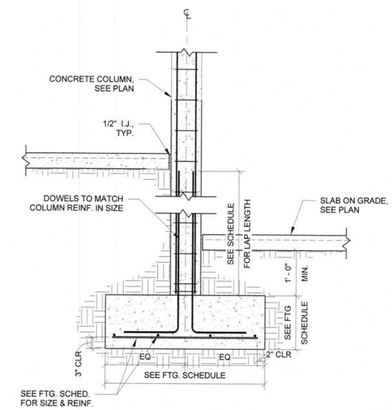
TYP INTERIOR STEM WALL FOOTING AT CMU WALL AT EQUIPMENT SLAB
5 3/4" = 1'-0"



TYP INTERIOR STEM WALL FOOTING AT CMU WALL AT GARAGE
6 3/4" = 1'-0"



EXTERIOR STEM WALL FOOTING AT CMU PEDESTAL AT ENTRY
7 3/4" = 1'-0"



TYP INTERIOR SPREAD FOOTING AT CONCRETE COLUMN
8 3/4" = 1'-0"

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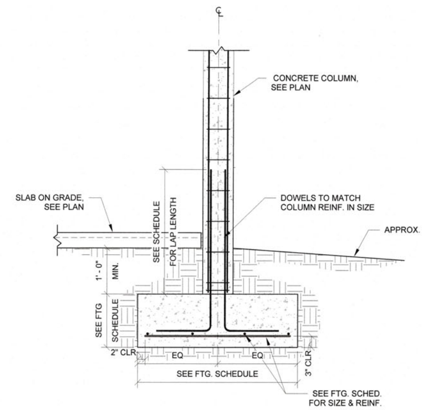
REVISIONS

NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

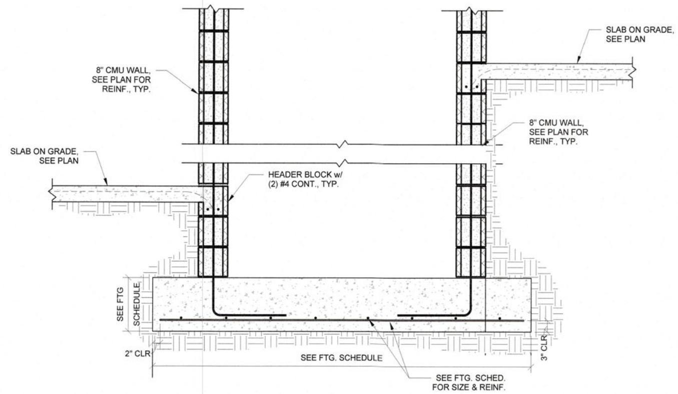
021A-026

SHEET NO.
FOUNDATION SECTIONS & DETAILS (2 OF 3)
S3.1

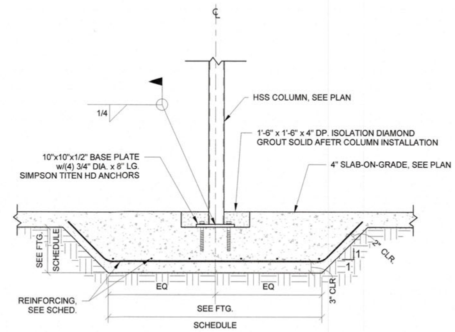
PERMIT SUBMITTAL



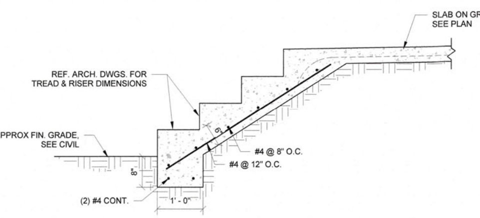
1 TYP EXTERIOR SPREAD FOOTING AT CONCRETE COLUMN
3/4" = 1'-0"



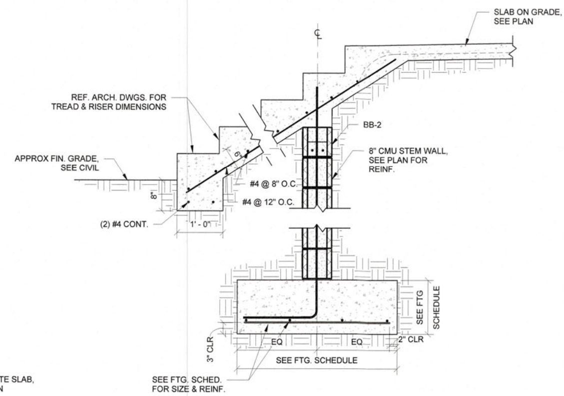
2 SPREAD FOOTING AT ELEVATOR PIT
3/4" = 1'-0"



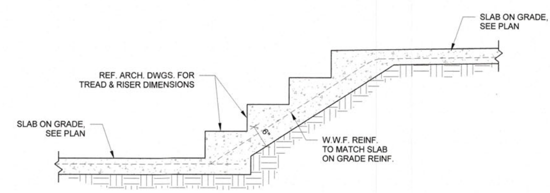
3 TYP. INTERIOR MONOLITHIC FTG DETAIL AT HSS COLUMN
3/4" = 1'-0"



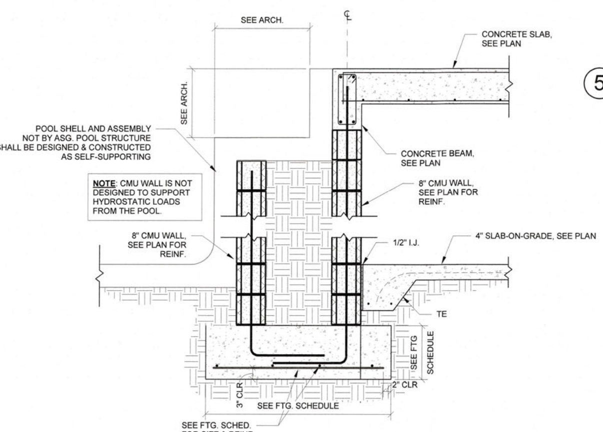
4 STAIR ON GRADE AT ENTRY
3/4" = 1'-0"



5 STAIR ON GRADE AT REAR PATIO
3/4" = 1'-0"



6 INTERIOR STAIR ON GRADE AT GARAGE
3/4" = 1'-0"



7 INTERIOR STEM WALL FOOTING AT CMU WALL AT POOL
3/4" = 1'-0"

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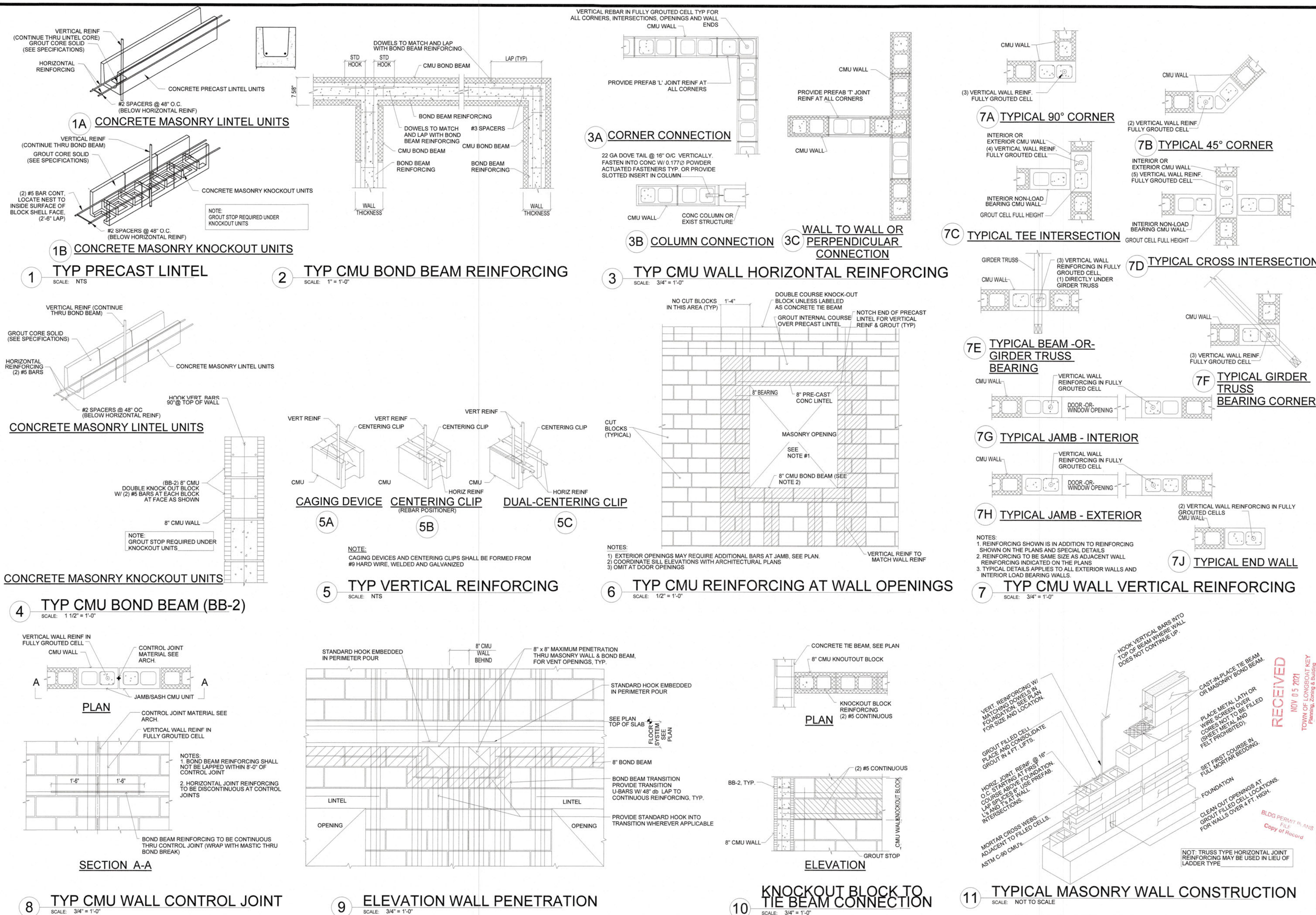
021A-026

SHEET NO.
FOUNDATION SECTIONS & DETAILS (1 OF 3)
S3.1A

PERMIT SUBMITTAL



1A CONCRETE MASONRY LINTEL UNITS
VERTICAL REINF (CONTINUE THRU LINTEL CORE) GROUT CORE SOLID (SEE SPECIFICATIONS)
HORIZONTAL REINFORCING
CONCRETE PRECAST LINTEL UNITS
#2 SPACERS @ 48" O.C. (BELOW HORIZONTAL REINF)
1B CONCRETE MASONRY KNOCKOUT UNITS
VERTICAL REINF (CONTINUE THRU BOND BEAM)
GROUT CORE SOLID (SEE SPECIFICATIONS)
(2) #5 BAR CONT. LOCATE NEST TO INSIDE SURFACE OF BLOCK SHELL FACE. (2'-6" LAP)
CONCRETE MASONRY KNOCKOUT UNITS
NOTE: GROUT STOP REQUIRED UNDER KNOCKOUT UNITS
#2 SPACERS @ 48" O.C. (BELOW HORIZONTAL REINF)
1 TYP PRECAST LINTEL
SCALE: NTS
DOWELS TO MATCH AND LAP WITH BOND BEAM REINFORCING
STD HOOK
STD HOOK
CMU BOND BEAM
LAP (TYP)
BOND BEAM REINFORCING
DOWELS TO MATCH AND LAP WITH BOND BEAM REINFORCING
#3 SPACERS
CMU BOND BEAM
BOND BEAM REINFORCING
WALL THICKNESS
2 TYP CMU BOND BEAM REINFORCING
SCALE: 1" = 1'-0"
VERTICAL REBAR IN FULLY GROUTED CELL TYP FOR ALL CORNERS, INTERSECTIONS, OPENINGS AND WALL ENDS
CMU WALL
PROVIDE PREFAB 'L' JOINT REINF AT ALL CORNERS
3A CORNER CONNECTION
22 GA DOVE TAIL @ 16" O/C VERTICALLY. FASTEN INTO CONC W/ 0.177∅ POWDER ACTUATED FASTENERS TYP. OR PROVIDE SLOTTED INSERT IN COLUMN
CONC COLUMN OR EXIST STRUCTURE
3B COLUMN CONNECTION
PROVIDE PREFAB 'T' JOINT REINF AT ALL CORNERS
3C WALL TO WALL OR PERPENDICULAR CONNECTION
3 TYP CMU WALL HORIZONTAL REINFORCING
SCALE: 3/4" = 1'-0"
(3) VERTICAL WALL REINF. FULLY GROUTED CELL
7A TYPICAL 90° CORNER
(2) VERTICAL WALL REINF. FULLY GROUTED CELL
7B TYPICAL 45° CORNER
INTERIOR OR EXTERIOR CMU WALL
(4) VERTICAL WALL REINF. FULLY GROUTED CELL
INTERIOR NON-LOAD BEARING CMU WALL
GROUT CELL FULL HEIGHT
7C TYPICAL TEE INTERSECTION
(5) VERTICAL WALL REINF. FULLY GROUTED CELL
7D TYPICAL CROSS INTERSECTION
GIRDER TRUSS
(3) VERTICAL WALL REINFORCING IN FULLY GROUTED CELL, (1) DIRECTLY UNDER GIRDER TRUSS
7E TYPICAL BEAM -OR- GIRDER TRUSS BEARING
7F TYPICAL GIRDER TRUSS BEARING CORNER
VERTICAL WALL REINFORCING IN FULLY GROUTED CELL
DOOR -OR- WINDOW OPENING
7G TYPICAL JAMB - INTERIOR
7H TYPICAL JAMB - EXTERIOR
(2) VERTICAL WALL REINFORCING IN FULLY GROUTED CELLS
7J TYPICAL END WALL
NOTES:
1. REINFORCING SHOWN IS IN ADDITION TO REINFORCING SHOWN ON THE PLANS AND SPECIAL DETAILS
2. REINFORCING TO BE SAME SIZE AS ADJACENT WALL REINFORCING INDICATED ON THE PLANS
3. TYPICAL DETAILS APPLIES TO ALL EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS.
7 TYP CMU WALL VERTICAL REINFORCING
SCALE: 3/4" = 1'-0"
VERTICAL REINF (CONTINUE THRU BOND BEAM)
HORIZONTAL REINFORCING (2) #5 BARS
CONCRETE MASONRY LINTEL UNITS
#2 SPACERS @ 48" OC (BELOW HORIZONTAL REINF)
HOOK VERT. BARS 90° @ TOP OF WALL
(BB-2) 8" CMU DOUBLE KNOCK OUT BLOCK W/ (2) #5 BARS AT EACH BLOCK AT FACE AS SHOWN
8" CMU WALL
NOTE: GROUT STOP REQUIRED UNDER KNOCKOUT UNITS
CONCRETE MASONRY KNOCKOUT UNITS
4 TYP CMU BOND BEAM (BB-2)
SCALE: 1 1/2" = 1'-0"
VERT REINF
CENTERING CLIP
HORIZ REINF
CMU
CAGING DEVICE 5A
CENTERING CLIP (REBAR POSITIONER) 5B
DUAL-CENTERING CLIP 5C
NOTE: CAGING DEVICES AND CENTERING CLIPS SHALL BE FORMED FROM #9 HARD WIRE, WELDED AND GALVANIZED
5 TYP VERTICAL REINFORCING
SCALE: NTS
NO CUT BLOCKS IN THIS AREA (TYP)
DOUBLE COURSE KNOCK-OUT BLOCK UNLESS LABELED AS CONCRETE TIE BEAM
GROUT INTERNAL COURSE OVER PRECAST LINTEL
NOTCH END OF PRECAST LINTEL FOR VERTICAL REINF & GROUT (TYP)
8" BEARING
8" PRE-CAST CONC LINTEL
CUT BLOCKS (TYPICAL)
MASONRY OPENING
SEE NOTE #1
8" CMU BOND BEAM (SEE NOTE 2)
VERTICAL REINF TO MATCH WALL REINF
NOTES:
1) EXTERIOR OPENINGS MAY REQUIRE ADDITIONAL BARS AT JAMB, SEE PLAN.
2) COORDINATE SILL ELEVATIONS WITH ARCHITECTURAL PLANS
3) OMIT AT DOOR OPENINGS
6 TYP CMU REINFORCING AT WALL OPENINGS
SCALE: 1/2" = 1'-0"
VERTICAL WALL REINF IN FULLY GROUTED CELL
CONTROL JOINT MATERIAL SEE ARCH.
JAMB/SASH CMU UNIT
PLAN
NOTES:
1. BOND BEAM REINFORCING SHALL NOT BE LAPPED WITHIN 8'-0" OF CONTROL JOINT
2. HORIZONTAL JOINT REINFORCING TO BE DISCONTINUOUS AT CONTROL JOINTS
BOND BEAM REINFORCING TO BE CONTINUOUS THRU CONTROL JOINT (WRAP WITH MASTIC THRU BOND BREAK)
SECTION A-A
8 TYP CMU WALL CONTROL JOINT
SCALE: 3/4" = 1'-0"
STANDARD HOOK EMBEDDED IN PERIMETER POUR
8" CMU WALL BEHIND
8" x 8" MAXIMUM PENETRATION THRU MASONRY WALL & BOND BEAM, FOR VENT OPENINGS, TYP.
SEE PLAN TOP OF SLAB
FLOOR SYSTEM SEE PLAN
8" BOND BEAM
BOND BEAM TRANSITION PROVIDE TRANSITION U-BARS W/ 48" db LAP TO CONTINUOUS REINFORCING, TYP.
PROVIDE STANDARD HOOK INTO TRANSITION WHEREVER APPLICABLE
LINTEL
OPENING
9 ELEVATION WALL PENETRATION
SCALE: 3/4" = 1'-0"
CONCRETE TIE BEAM, SEE PLAN
8" CMU KNOUTOUT BLOCK
KNOCKOUT BLOCK REINFORCING (2) #5 CONTINUOUS
PLAN
BB-2, TYP.
(2) #5 CONTINUOUS
8" CMU WALL
GROUT STOP
ELEVATION
10 KNOCKOUT BLOCK TO TIE BEAM CONNECTION
SCALE: 3/4" = 1'-0"
HOOK VERTICAL BARS INTO TOP OF BEAM WHERE WALL DOES NOT CONTINUE UP.
VERT. REINFORCING W/ MATCHING DOWELS IN FOUNDATION. SEE PLAN FOR SIZE AND LOCATION.
CAST-IN-PLACE TIE BEAM OR MASONRY BOND BEAM.
PLACE METAL LATH OR WIRE SCREEN OVER CORES NOT TO BE FILLED (SHEET METAL AND FELT PROHIBITED).
GROUT FILLED CELL. PLACE AND CONSOLIDATE GROUT IN 4 FT. LIFTS.
SET FIRST COURSE IN FULL MORTAR BEDDING.
HORIZ. JOINT REINF. @ 16" O.C. STARTING AT FIRST COURSE ABOVE FOUNDATION. LAP SPLICES 6". USE PREFAB. 'L's AND 'T's AT WALL INTERSECTIONS.
FOUNDATION
CLEAN OUT OPENINGS AT GROUT FILLED CELL LOCATIONS FOR WALLS OVER 4 FT. HIGH.
MORTAR CROSS WEBS ADJACENT TO FILLED CELLS.
ASTM C-90 CMU's
NOT: TRUSS TYPE HORIZONTAL JOINT REINFORCING MAY BE USED IN LIEU OF LADDER TYPE
11 TYPICAL MASONRY WALL CONSTRUCTION
SCALE: NOT TO SCALE
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021A-026

SHEET NO.
TYPICAL MASONRY DETAILS
S3.2

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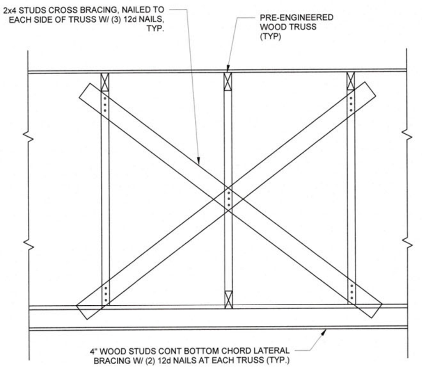
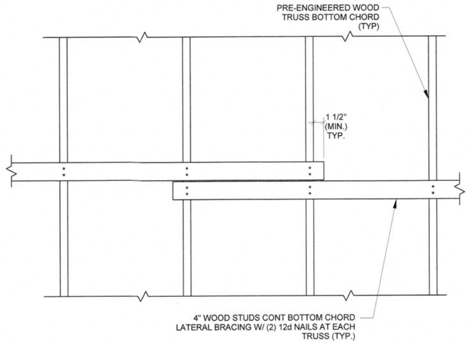
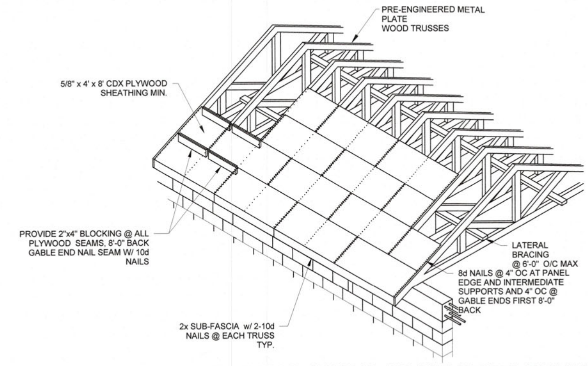


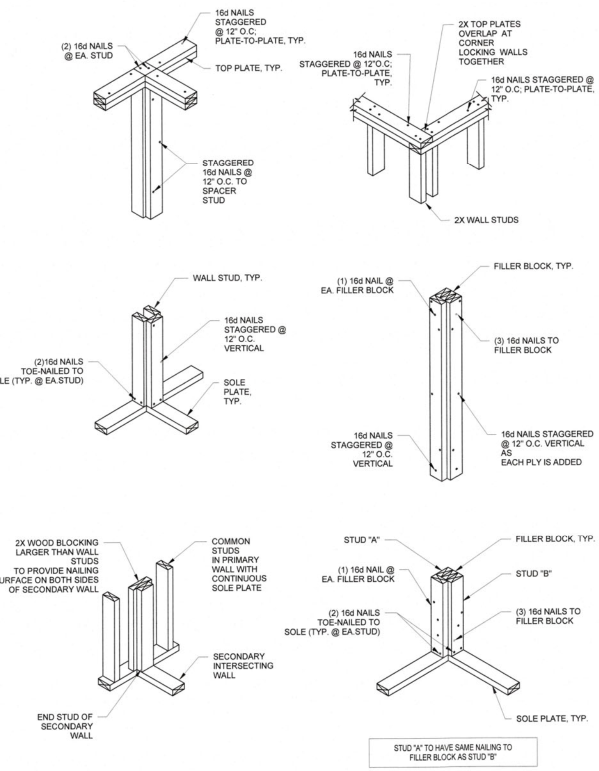
1 PERMANENT TRUSS DIAGONAL BRACING DETAIL
3/4" = 1'-0"



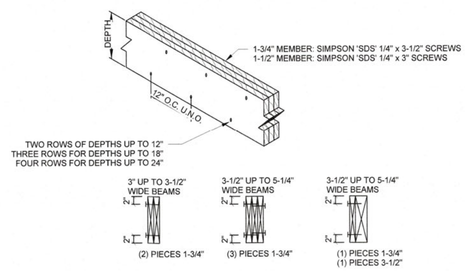
2 PERMANENT TRUSS LATERAL BRACING DETAIL
3/4" = 1'-0"



3 TYPICAL SHEATHING ON WOOD TRUSSES DETAIL
3/4" = 1'-0"

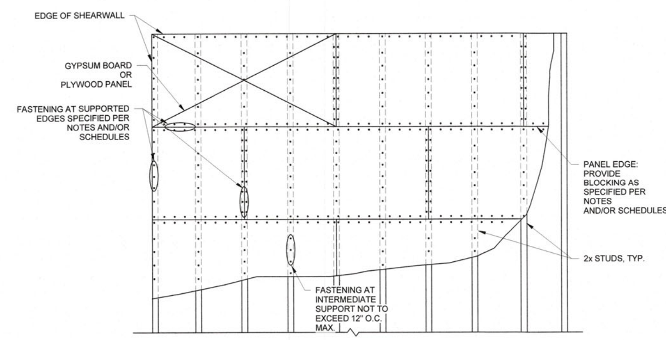


4 TYPICAL STUD WALL FRAMING DETAILS
3/4" = 1'-0"



NOTE: PROVIDE 1/2" CDX PLYWOOD BETWEEN EA. PLY FOR ALL BEAMS COMPRISED OF DIMENSIONAL LUMBER. ATTACHED PLYWOOD w/ A MOISTURE PROOF WOOD ADHESIVE PRIOR TO INSTALLING SCREWS.

5 MULTI-PLY WOOD BEAM DETAIL
3/4" = 1'-0"

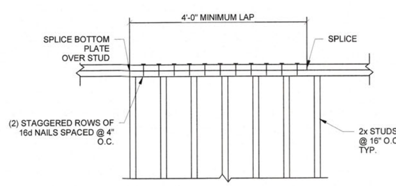


NOTES:

1. FLOOR AND ROOF SHEATHING SHALL BE STAGGERED AS SHOWN WITH LONG DIRECTION OF PLYWOOD TRANSVERSE TO TRUSSES OR JOISTS.

2. PROVIDE PANEL EDGE BLOCKING AS SPECIFIED PER NOTES AND/OR SCHEDULES.

6 SHEAR WALL SHEATHING DETAIL
3/4" = 1'-0"



7 TYPICAL TOP PLATE SPLICE DETAIL
3/4" = 1'-0"

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ARNOLD AUSTIN, P.E.
FL PE #56375

021A-026

SHEET NO.
TYPICAL WOOD FRAMING DETAILS
S3.3

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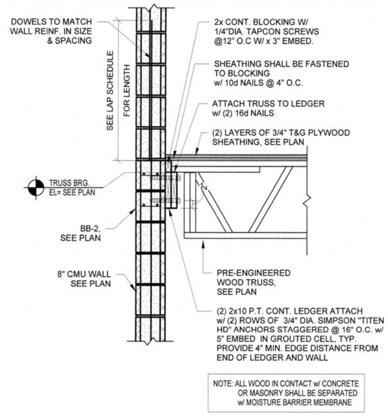
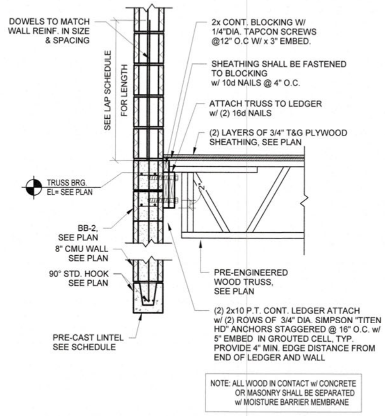


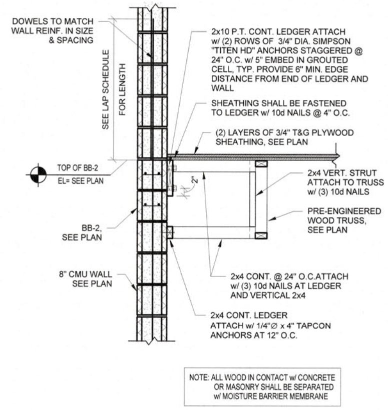
TRUSS BEARING AT EXTERIOR CMUWALL

3/4" = 1'-0"



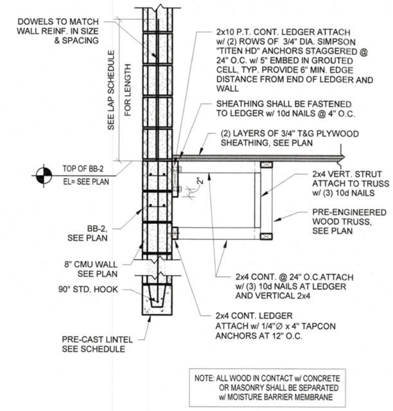
2 TRUSS BEARING AT EXTERIOR CMU WALL & HEADER (PCL)

3/4" = 1'-0"



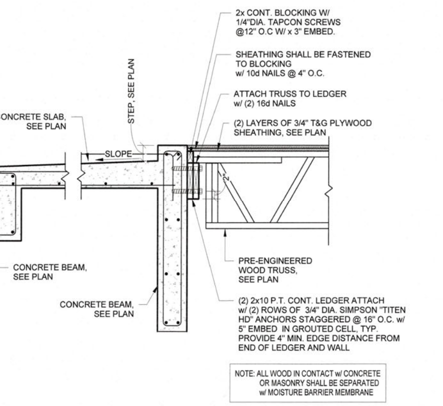
3 DECK BEARING AT EXTERIOR CMU WALL

3/4" = 1'-0"



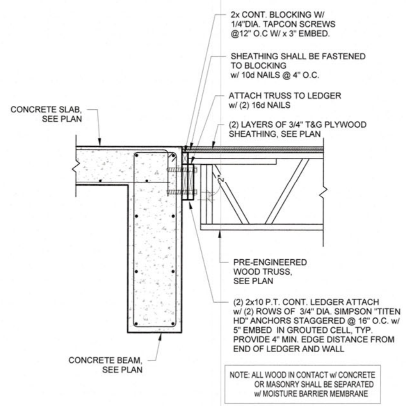
4 DECK BEARING AT EXTERIOR CMU WALL & HEADER (PCL)

3/4" = 1'-0"



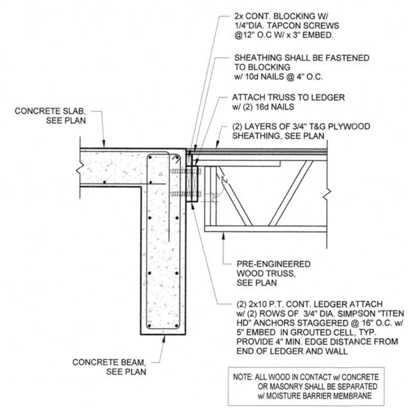
TRUSS BEARING AT EXTERIOR CONCRETE BEAM AT BALCONY SLAB

3/4" = 1'-0"



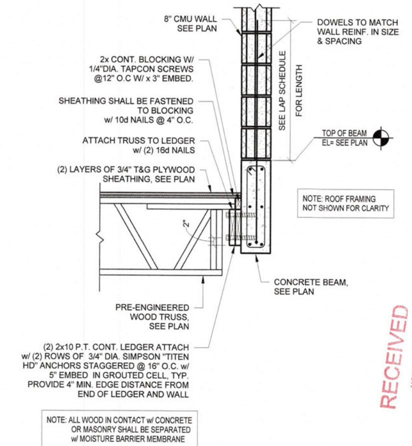
6 TRUSS BEARING AT EXTERIOR CONCRETE BEAM AT FLOOR SLAB

3/4" = 1'-0"



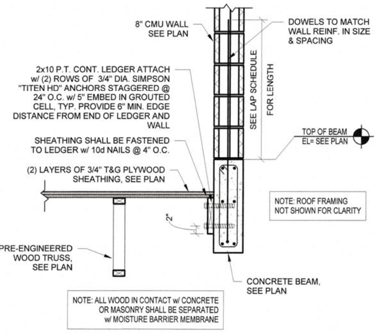
7 TRUSS BEARING AT EXTERIOR CONCRETE BEAM AT FLOOR SLAB

3/4" = 1'-0"



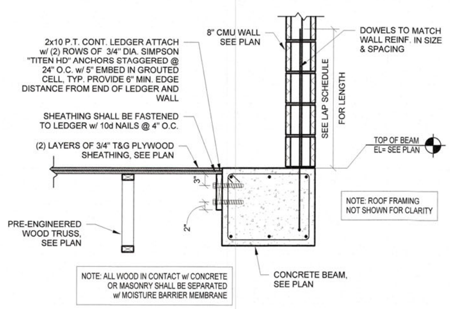
8 TRUSS BEARING AT EXTERIOR UPTURNED CONCRETE BEAM

3/4" = 1'-0"



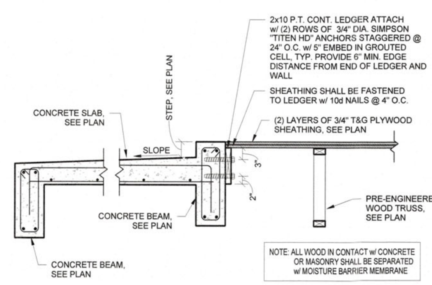
DECK BEARING AT EXTERIOR UPTURNED CONCRETE BEAM

3/4" = 1'-0"



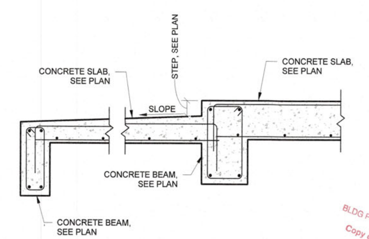
10 DECK BEARING AT EXTERIOR CONCRETE BEAM

3/4" = 1'-0"



11 DECK BEARING AT EXTERIOR CONCRETE BEAM AT BALCONY SLAB

3/4" = 1'-0"



12 FLOOR SLAB AT CONCRETE BEAM & REAR BALCONY SLAB

3/4" = 1'-0"

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CLIFFORD M. SCHOLZ ARCHITECTS
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2724 Fruitville Road, Suite 102,
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Tel: 941.364.4600
AR008879

CONSULTANT
ASG AUSTIN STRUCTURAL GROUP, INC.

REVISIONS

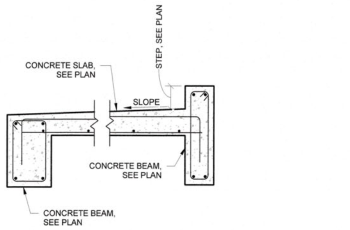
NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

No. 66375

021A-026

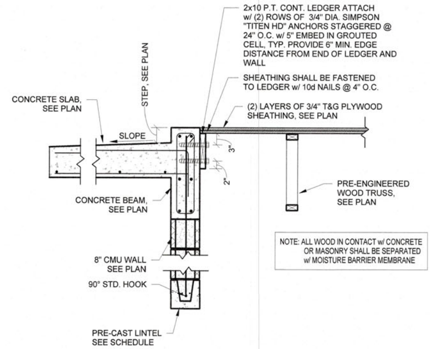
SHEET NO.
SECTIONS & DETAILS
S3.4

PERMIT SUBMITTAL



EXTERIOR CONCRETE BEAM AT FRONT BALCONY SLAB

1 3/4" = 1'-0"



NOTE: ALL WOOD IN CONTACT w/ CONCRETE OR MASONRY SHALL BE SEPARATED w/ MOISTURE BARRIER MEMBRANE

DECK BEARING AT EXTERIOR CONCRETE BEAM AT CANTILEVERED BALCONY SLAB

2 3/4" = 1'-0"

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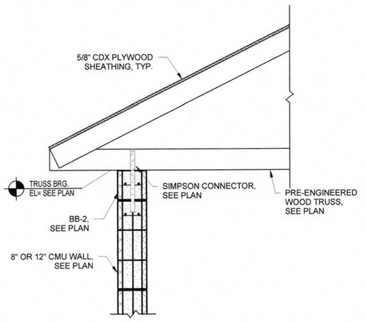
REVISIONS

NEW CUSTOM RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

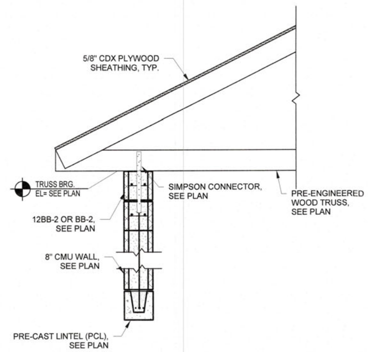
021A-026

SHEET NO.
SECTIONS & DETAILS
S3.5

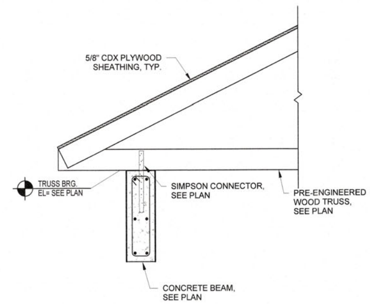
PERMIT SUBMITTAL



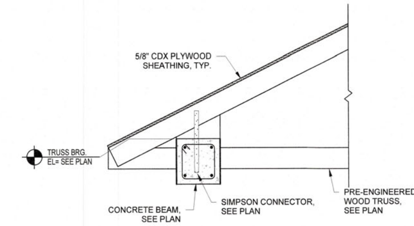
1 ROOF TRUSS BEARING AT EXTERIOR CMU WALL
3/4" = 1'-0"



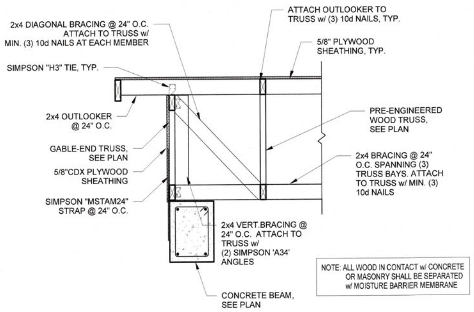
2 ROOF TRUSS BEARING AT EXTERIOR CMU WALL & HEADER (PCL)
3/4" = 1'-0"



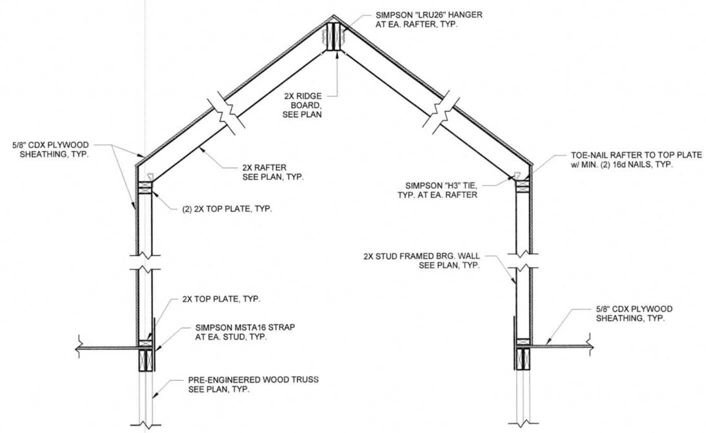
3 ROOF TRUSS BEARING AT EXTERIOR CONCRETE BEAM
3/4" = 1'-0"



4 ROOF TRUSS BEARING AT EXTERIOR UPTURNED CONCRETE BEAM
3/4" = 1'-0"



5 GABLE END FRAMING DETAIL AT CONCRETE BEAM
3/4" = 1'-0"



6 SECTION AT DORMER
3/4" = 1'-0"

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CONSULTANT
ASG AUSTIN STRUCTURAL GROUP, INC.

REVISIONS

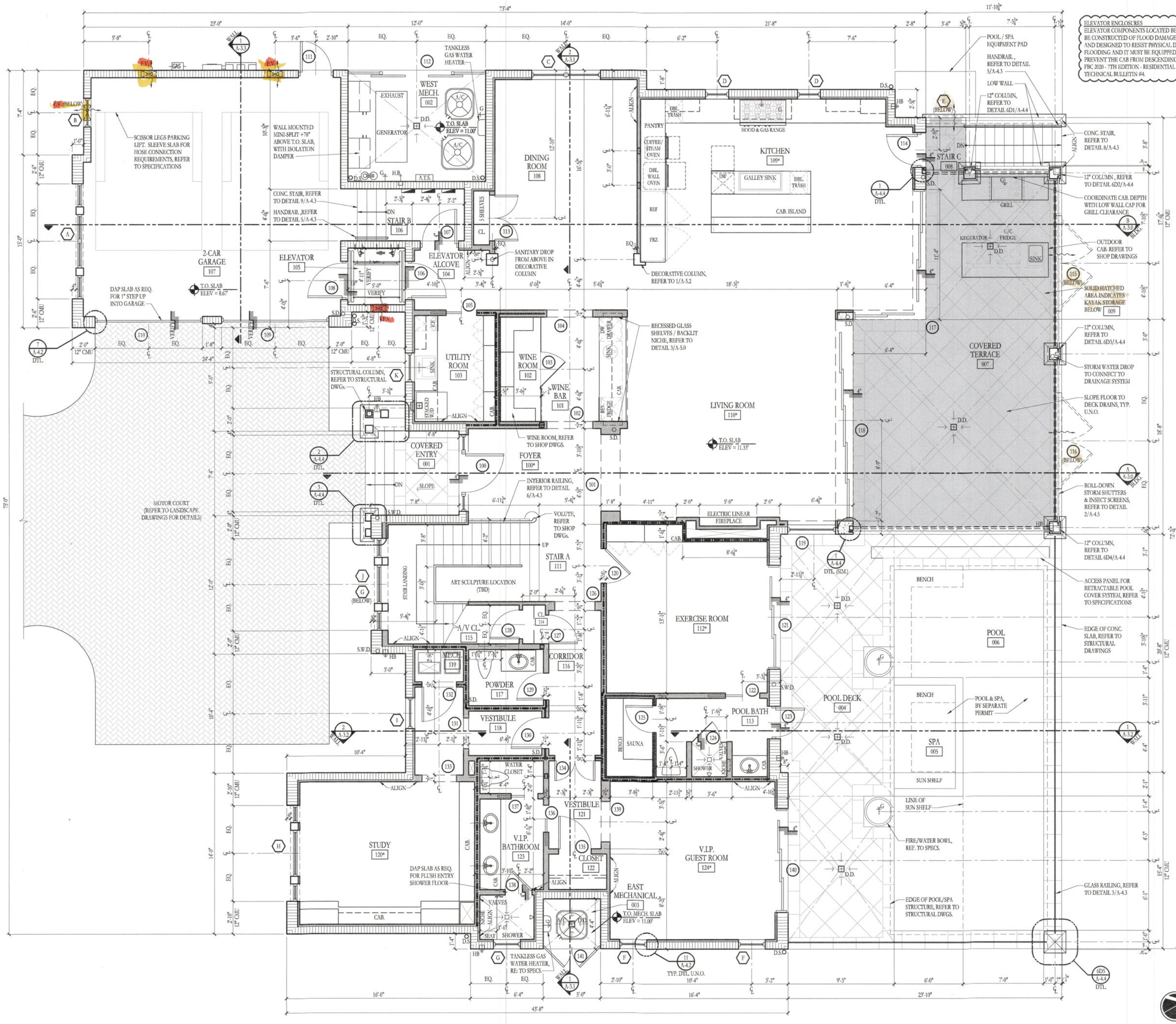
NEW CUSTOM RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

ARNOLD AUSTIN, P.E.

021A-026

SHEET NO.
ROOF SECTIONS & DETAILS
S3.6

PERMIT SUBMITTAL



ELEVATOR ENCLOSURES

ELEVATOR COMPONENTS LOCATED BELOW THE D.F.E. SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING AND IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4.

PROPOSED MAIN FLOOR PLAN

Scale: 1/4" = 1'-0"

GENERAL NOTES:

A. ALL DRYWALL BELOW DESIGN FLOOD ELEVATION (D.F.E.) SHALL BE FEMA APPROVED TYPE.

B. ALL CASINGS & BASE TRIM BELOW FEMA ELEVATION SHALL BE COMPOSITE OR FEMA APPROVE MATERIALS.

C. NO MECHANICAL, ELECTRICAL OR HVAC SYSTEMS ARE PERMITTED BELOW DESIGN FLOOD ELEV. (+11.0' NAVD).

D. FOR WALL LEGEND, REFER TO SHEET A-4.3

E. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL FOUNDATIONS, SLABS, COLUMNS, BEAMS, ETC.

F. G.C. TO VERIFY FLOOR FINISH & CALCULATE STAIR FRAMING ACCORDINGLY.

G. ALL CABINETRY & CLOSETS BY CABINETRY DESIGNER, REFER TO SHOP DRAWINGS FOR DETAILS.

H. ALL FIXTURES AND APPLIANCES ARE TO BE SELECTED BY OWNER/I.D. AND INSTALLED BY G.C.

I. REFER TO CABINETRY SHOP DRAWINGS FOR FINAL LOCATION OF APPLIANCES.

J. COORDINATE WITH WINE ROOM CONSULTANT FOR INSULATION REQUIREMENTS SURROUNDING THE WINE ROOM AND ADJACENT HSS COLUMN.

K. COORDINATE WITH A/V CONSULTANT FOR HEIGHT AND DIMENSIONS OF T.V. NICHE.

L. G.C. TO VERIFY ELEVATOR SHAFT DIMENSIONS.

M. FOR DECK DRAINS, REFER TO DETAIL 11/A-4.5.

N. SANITARY DROP / STORM WATER DROP ARE SHOWN FOR REFERENCE ONLY. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT SIZE AND LOCATION OF DROPS.

O. REFER TO INTERIOR ELEVATION SHEETS FOR INTERIOR ELEVATIONS.

LEGEND:

SYMBOL LEGEND:	
D.D.	DECK DRAIN, REFER TO DETAIL 11/A-4.5
D.S.	DOWNSPOUT.
	FLOW THROUGH VENT.
HB	RECESSED HOSE BIBB
	WATER FILTRATION SYSTEM, RE. TO SPECS.
G	NATURAL GAS OUTLET
GAS	NATURAL GAS CONNECTION
	W/D BOX
	POWER PANEL
	ELECTRICAL METER AND DISCONNECTS
	STRUCTURAL COLUMN
ROOM NAME 000*	ROOM TAGS W/ AN (*) TO HAVE DOORS/WINDOWS W/ CASING "A", REFER TO ROOM FINISH SCHEDULE

STAIR DATA:

EXTERIOR ENTRY STAIR AT COVERED ENTRY 001:
- 4 RISERS @ 7.0" PER RISE.
- 10" TREADS W/ 1" NOSING.
- TOTAL RISE = 2'-4" (NOT INCLUDING FLOOR FINISHES).

INTERIOR STAIR 'A' UP FROM MAIN FLOOR TO UPPER FLOOR:
- 24 RISERS @ 6.5" PER RISE.
- 10" TREADS W/ 1" NOSING.
- TOTAL RISE = 13'-0" (NOT INCLUDING FLOOR FINISHES).

INTERIOR STAIR 'B' UP FROM GARAGE TO MAIN FLOOR:
- 4 RISERS @ 7.0" PER RISE.
- 10" TREADS.
- TOTAL RISE = 2'-4" (NOT INCLUDING FLOOR FINISHES).

EXTERIOR STAIR 'C' UP TO MAIN FLOOR:
- 11 RISERS @ 6.55" PER RISE.
- 10" TREADS W/ 1" NOSING.
- TOTAL RISE = 6'-0" (NOT INCLUDING FLOOR FINISHES).

FLOOD VENTING DATA

PER FEMA TB 1-93 SHALL NOT BE LESS THAT 1 SQ IN PER SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING.

AREA DESIGNATION	VENT AREA REQ'D. SQ. IN.	FLOOD VENTS PROVIDED: QUANTITY	SIZE	DESCRIPTION	SQ. IN. EA.	SQ. IN. TOTAL
GARAGE = 484 SF.	484 SQ. IN.	3	16"x 8"	1540-520 SMART VENT	200	600
ELEVATOR = 26 SF.	26 SQ. IN.	1	16"x 8"	1540-520 SMART VENT	200	200
KAYAK STORAGE = 476 SF.	476 SQ. IN.	2	(PR)4'-0" x 4'-10"	LOUVERED GATES	640	1,280
		1	3'-0"x 4'-10"	FIXED LOUVER	680	680
TOTAL EXTERIOR FLOW THRU	2,760					
REQUIRED FLOW THRU	986					

FLOOD VENTS TO BE FLUSH OR SOLID INSULATED DOOR: AS MANUFACTURED BY SMART VENT OR APPROVED EQ. INSTALL PER MANUFACTURERS WRITTEN RECOMMENDATIONS. VENTS TO BE INSTALLED w/ A MAX. 12" FROM BOTTOM OF VENT OPENING TO TOP OF GRADE. COLOR: WHITE

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CONSULTANT

REVISIONS
2 ASI #2 DATED 12/07/2021

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE 12/07/2021

Clifford M. Scholz | A.I.A

CS21145

SHEET NO.
A-1.0

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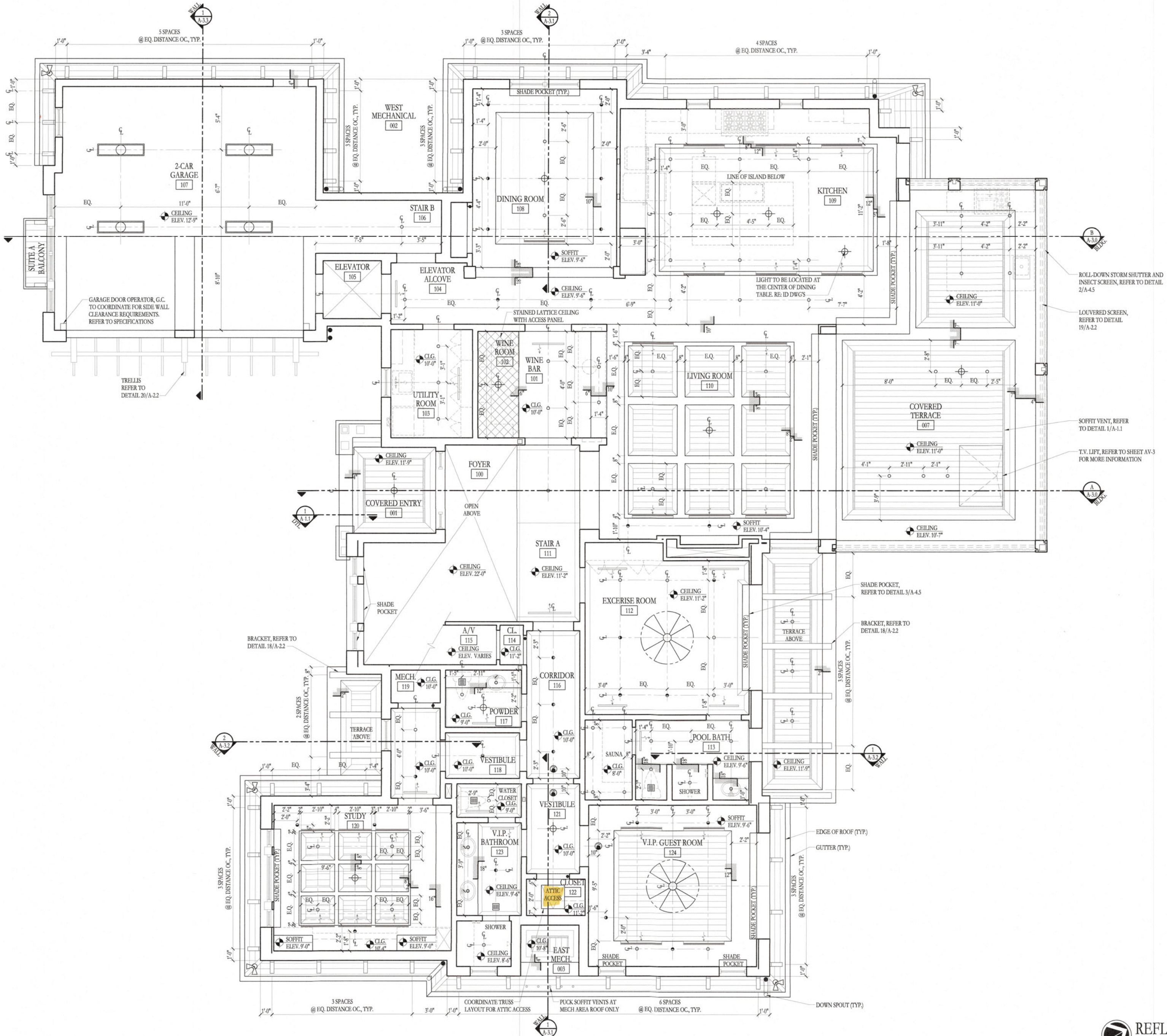


REFLECTED CEILING PLAN - MAIN FLOOR

Scale: 1/4" = 1'-0"

GENERAL NOTES:

A. FOR CEILING FINISH & MATERIAL REFER TO ROOM FINISH SCHEDULE ON SHEET A-4.0.

B. CEILING HEIGHTS INDICATED ARE FROM TOP OF SLAB TO THE UNDERSIDE OF FLOOR/ROOF TRUSS.

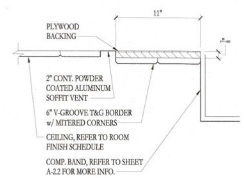
C. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE & SWITCHING INFORMATION.

D. LOCATIONS OF SHADE POCKETS TO BE VERIFIED BY INTERIOR DESIGNER, REFER TO DETAILS 3, 4 AND 5/A-4.5.

E. TYP. ROOF OVERHANG TO BE 1'-4" U.N.O.

LEGEND:

Symbol	Description
○	LED RECESSED CEILING LIGHT
◐	LED RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
⌖	DECORATIVE CEILING LIGHT FIXTURE
▭	LINEAR LED SURFACE CEILING MOUNTED LIGHT
▦	EXHAUST FAN
✲	CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS SHALL BE SAME AS FAN MANUF. VERIFY FAN AND LIGHT.
◉	APPROVED, INTEGRATED COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE A BRK MODEL SC9120B - (OR APPROVED ALTERNATE) AS REQUIRED BY BUILDING CODE & SECURITY MONITORING SYSTEM
▬	CORNICE MOUNTED LINEAR DIFFUSER
═	CEILING MOUNTED LINEAR DIFFUSER



1 / A-1.1 SOFFIT VENT DETAIL

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

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REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021

Clifford M. Scholz | A.I.A

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SHEET NO.
A-1.1

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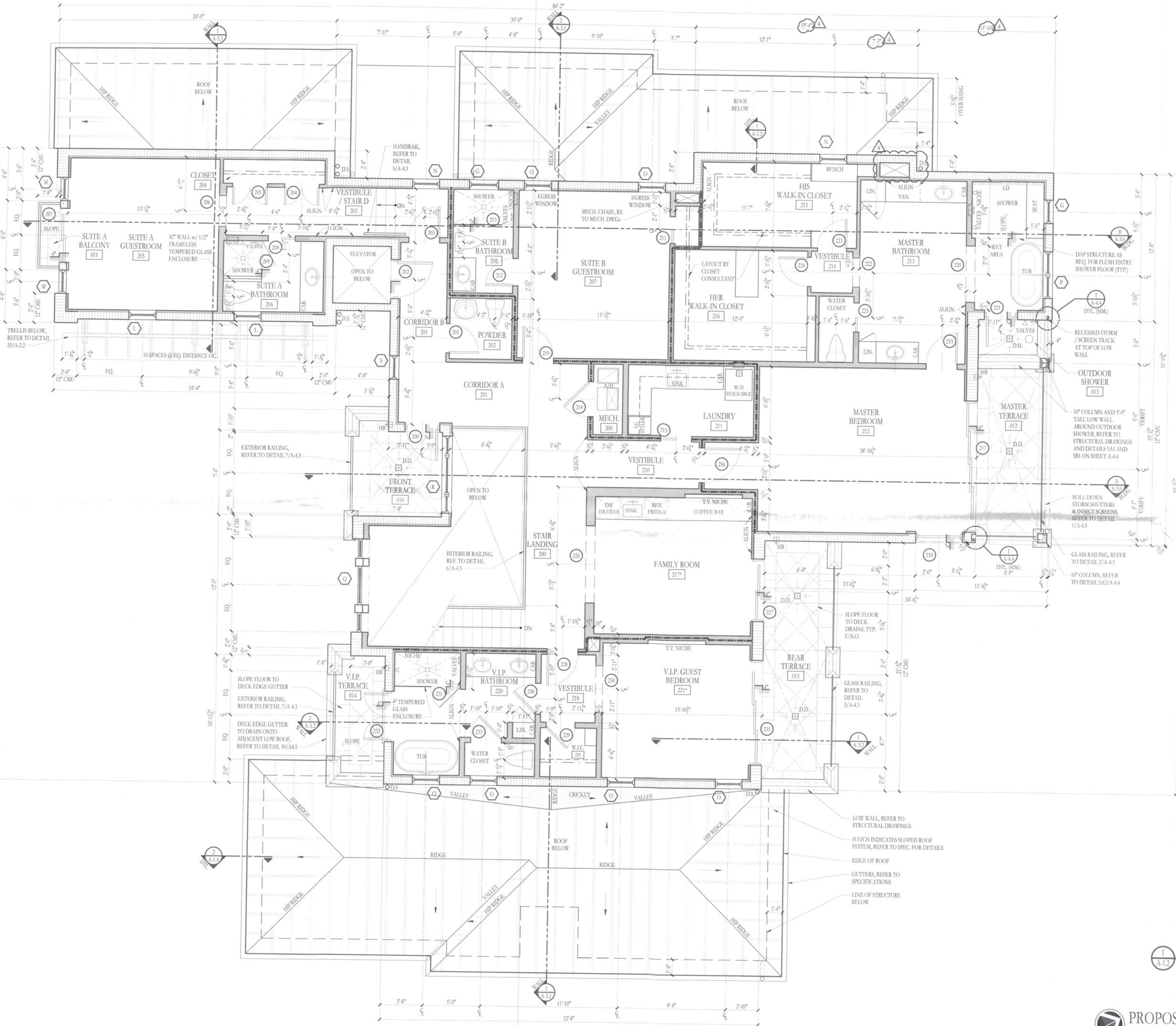

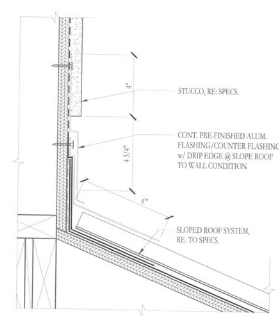

1 / A-1.2 FLASHING @ SLOPED ROOF DETAIL
SCALE: 3" = 1'-0"

PROPOSED UPPER FLOOR / LOW ROOF PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES:

A. ALL CABINETRY & CLOSETS BY CABINETRY DESIGNER, REFER TO SHOP DRAWINGS FOR DETAILS.
B. ALL FIXTURES AND APPLIANCES ARE TO BE SELECTED BY OWNER/I.D. AND INSTALLED BY G.C.
C. REFER TO CABINETRY SHOP DRAWINGS FOR FINAL LOCATION OF APPLIANCES.
D. COORDINATE WITH A/V CONSULTANT FOR HEIGHT AND DIMENSIONS OF T.V. NICHE.
E. FOR WALL LEGEND, REFER TO SHEET A-4.3
E. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL FOUNDATIONS, SLABS, COLUMNS, BEAMS, ETC.
F. G.C. TO VERIFY FLOOR FINISH & CALCULATE STAIR FRAMING ACCORDINGLY.
G. ALL CABINETRY & CLOSETS BY CABINETRY DESIGNER, REFER TO SHOP DRAWINGS FOR DETAILS.
H. ALL FIXTURES AND APPLIANCES ARE TO BE SELECTED BY OWNER/I.D. AND INSTALLED BY G.C.
I. REFER TO CABINETRY SHOP DRAWINGS FOR FINAL LOCATION OF APPLIANCES.
K. COORDINATE WITH A/V CONSULTANT FOR HEIGHT AND DIMENSIONS OF T.V. NICHE.
F. FOR DECK DRAINS, REFER TO DETAIL 11/A-4.5.
G. SANITARY DROP / STORM WATER DROP ARE SHOWN FOR REFERENCE ONLY. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT SIZE AND LOCATION OF DROPS.
H. REFER TO INTERIOR ELEVATION SHEETS FOR INTERIOR ELEVATIONS.

LEGEND:

SYMBOL LEGEND:	
D.D.	DECK DRAIN, REFER TO DETAIL 11/A-4.5
D.S.	DOWNSPOUT.
HB	RECESSED HOSE BIBB
	STRUCTURAL COLUMN
	W/D BOX
ROOM NAME 000*	ROOM TAGS W/ AN (*) TO HAVE DOORS/WINDOWS W/ CASING "A", REFER TO ROOM FINISH SCHEDULE

STAIR DATA:

INTERIOR STAIR 'D' UP FROM SUITE A TO UPPER FLOOR:
- 3 RISERS @ 6.667" PER RISE.
- 10" TREADS W/ 1" NOSING.
- TOTAL RISE = 1'-8" (NOT INCLUDING FLOOR FINISHES).
- GC TO VERIFY FLOOR FINISH & CALCULATE STAIR FRAMING ACCORDINGLY.

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REVISIONS
4 A.S.I. #4 DATED 10/21/2022

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
10/21/2022

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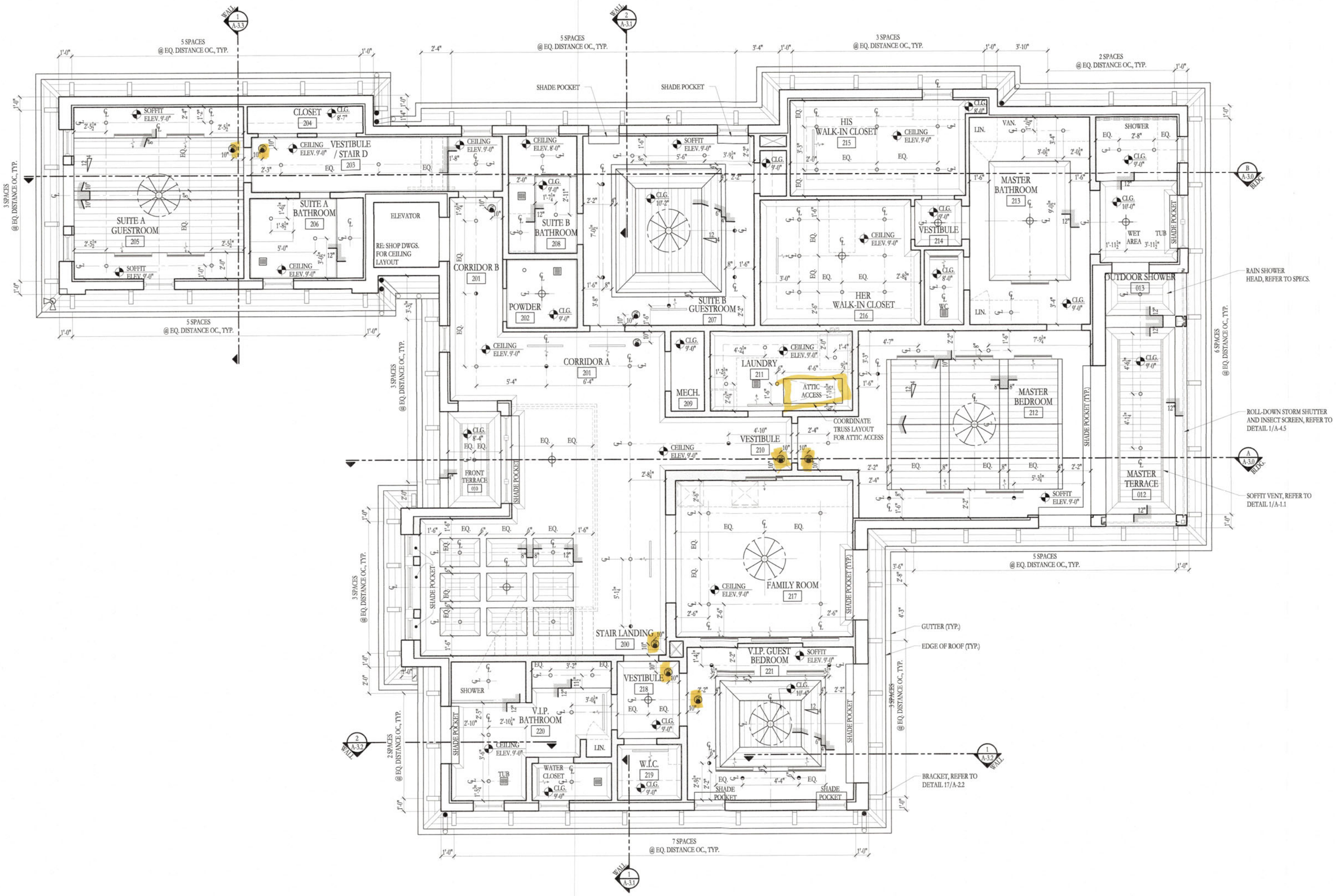
SHEET NO.
A-1.2

ASI-4 ARB SUBMITAL WITH METAL ROOF 12.20.2022



GENERAL NOTES:

A. FOR CEILING FINISH & MATERIAL REFER TO ROOM FINISH SCHEDULE ON SHEET A-4.0.

B. CEILING HEIGHTS INDICATED ARE FROM TOP OF SLAB TO THE UNDERSIDE OF FLOOR/ROOF TRUSS.

C. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE & SWITCHING INFORMATION.

D. LOCATIONS OF SHADE POCKETS TO BE VERIFIED BY INTERIOR DESIGNER, REFER TO DETAILS 3, 4 AND 5/A-4.5.

E. TYP. ROOF OVERHANG TO BE 1'-4" U.N.O.

LEGEND:

Symbol	Description
○	LED RECESSED CEILING LIGHT
	LED RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	DECORATIVE CEILING LIGHT FIXTURE
	LINEAR LED SURFACE CEILING MOUNTED LIGHT
	EXHAUST FAN
	CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS SHALL BE SAME AS FAN MANUF. VERIFY FAN AND LIGHT.
	APPROVED, INTEGRATED COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE A BRK MODEL SC9120B - (OR APPROVED ALTERNATE) AS REQUIRED BY BUILDING CODE & SECURITY MONITORING SYSTEM
	CORNICE MOUNTED LINEAR DIFFUSER
	CEILING MOUNTED LINEAR DIFFUSER

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REFLECTED CEILING PLAN - UPPER FLOOR

Scale: 1/4" = 1'-0"

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REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021

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SHEET NO.
A-1.3

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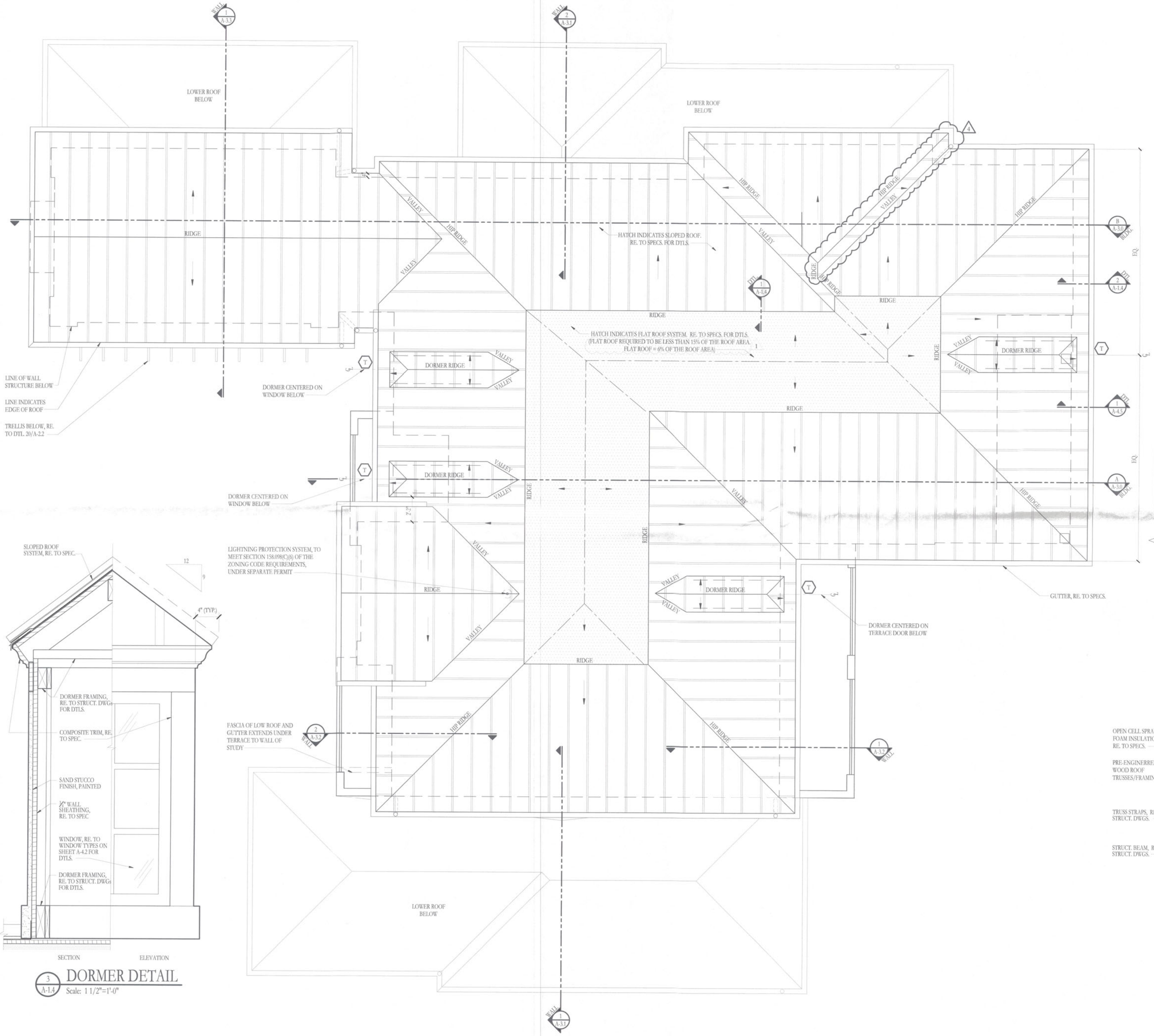


GENERAL NOTES:

A. FOR INFORMATION REGARDING THE LOWER ROOF, RE. TO SHEET A-1.2.

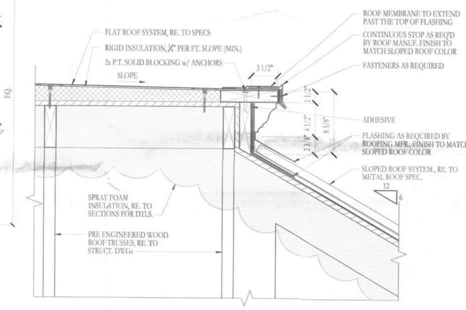
B. SLOPED ROOF PITCH IS 6:12, U.N.O. DORMER PITCH IS 9:12.

C. OVER HANGS ARE 1'-4", U.N.O.

D. VERIFY LOCATION OF LIGHTING PROTECTION, RE. TO SPECS.

E. LOCATIONS OF ALL ROOF PENETRATIONS TO BE AWAY FROM FRONT FACADE.

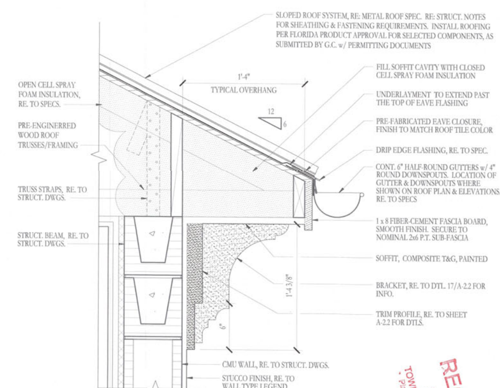
ROOF HATCH & DETAILS REVISED TO SHOW THE METAL ROOF



1 / A-1.4 RIDGE @ FLAT ROOF DETAIL
Scale: 1 1/2"=1'-0"

SLOPED ROOF SYSTEM, RE. TO SPEC.
4" (TYP.)
DORMER FRAMING, RE. TO STRUCT. DWGs FOR DTLS.
COMPOSITE TRIM, RE. TO SPEC.
SAND STUCCO FINISH, PAINTED
½" WALL SHEATHING, RE. TO SPEC
WINDOW, RE. TO WINDOW TYPES ON SHEET A-4.2 FOR DTLS.
DORMER FRAMING, RE. TO STRUCT. DWGs FOR DTLS.
SECTION
ELEVATION

3 / A-1.4 DORMER DETAIL
Scale: 1 1/2"=1'-0"



2 / A-1.4 TYPICAL OVERHANG DETAIL
Scale: 1 1/2"=1'-0"

ROOF PLAN AND DETAILS
Scale: 1/4" = 1'-0"

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REVISIONS
A.S.I. #1 DATED 12/01/2021
A.S.I. #4 DATED 10/21/2022

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

ASI-4 ARB SUBMITTAL WITH METAL ROOF 12.20.2022

DATE
10/15/2021
12/01/2021
10/21/2022

Clifford M. Scholz | A.I.A.

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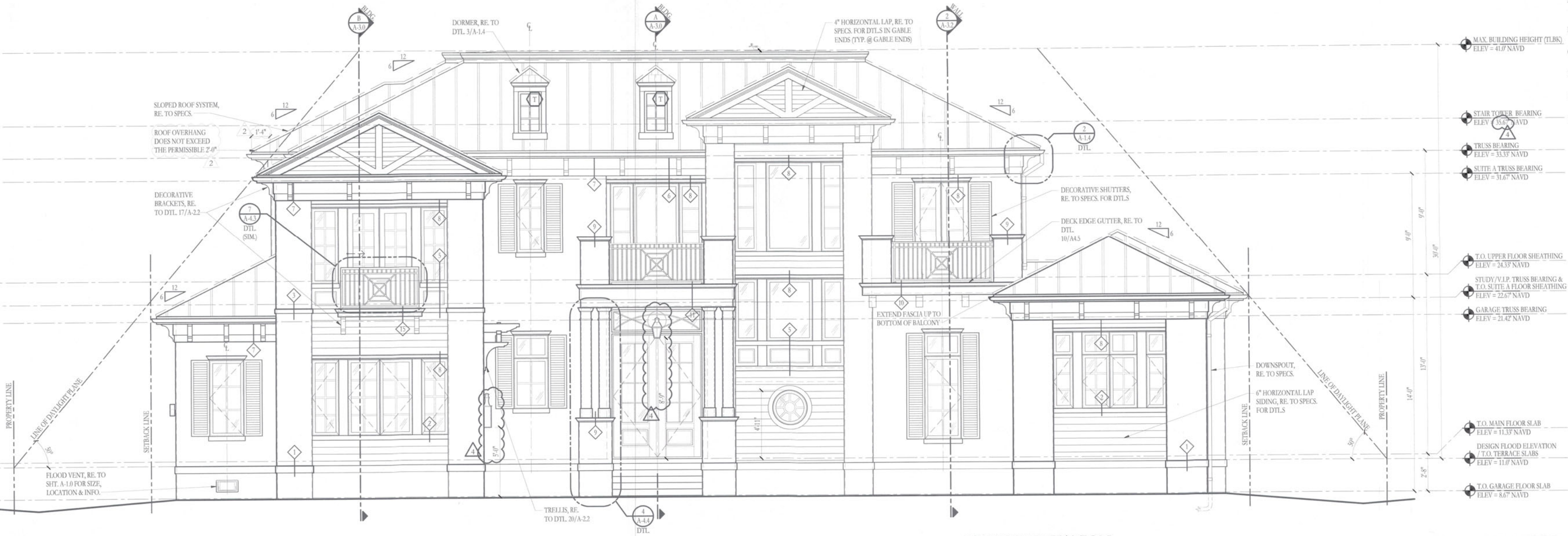
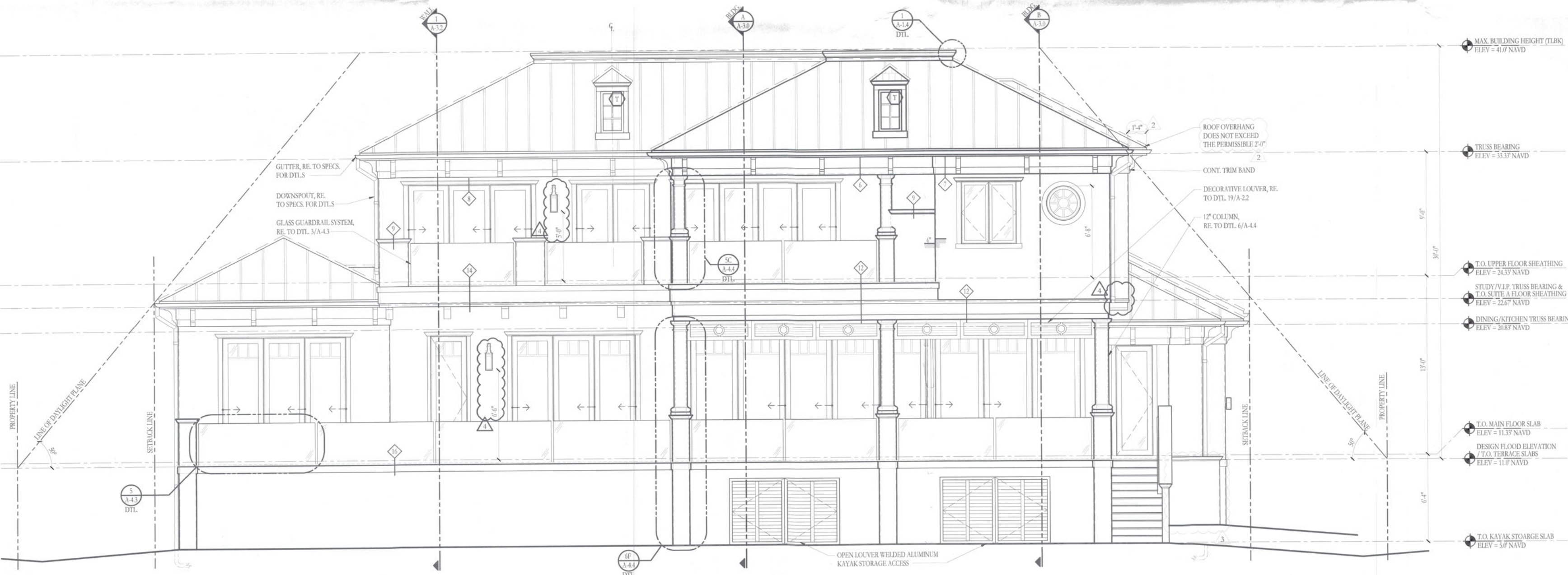
SHEET NO.
A-1.4

BLDG. PERMIT PLANS
FILE COPY OF RECORD



FRONT ELEVATION

Scale: 1/4" = 1'-0"



REAR ELEVATION

Scale: 1/4" = 1'-0"

GENERAL NOTES:

A. ALL WOOD BELOW FEMA ELEVATION SHALL BE PRESSURE TREATED TO MEET FEMA APPROVED MATERIALS.

B. ALL MECHANICAL, ELECTRICAL AND PLUMBING TO BE ABOVE D.F.E., UNLESS OTHERWISE ALLOWED BY FEMA.

C. RE. TO SHT.S A-4.1 AND A-4.2 FOR WINDOW AND DOOR INFORMATION.

D. ◇1 INDICATES TRIM PROFILES, RE. TO SHT. A-2.2.

E. RE. TO ROOF PLAN ON SHT. A-1.4 FOR ROOF INFORMATION.

F. RE. TO ELECTRICAL PLANS FOR LIGHT FIXTURE INFORMATION.

ROOF HATCH REVISED TO SHOW METAL ROOF (4)

FRONT AND REAR ELEVATIONS

Scale: AS NOTED

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CONSULTANT

REVISIONS

2	A.S.I. #2	DATED 12/07/2021
3	A.S.I. #3	DATED 12/16/2021
4	A.S.I. #4	DATED 10/21/2022

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
12/7/2021
12/16/2021
10/21/2022

Clifford M. Scholz | A.I.A.

CS21145

SHEET NO.

A-2.0

ASI-4 ARB SUBMITTAL WITH METAL ROOF 12.20.2022

BLDG PERMIT PLANS
FILE COPY OF RECORD

GENERAL NOTES:

A. ALL WOOD BELOW FEMA ELEVATION SHALL BE PRESSURE TREATED TO MEET FEMA APPROVED MATERIALS.

B. ALL MECHANICAL, ELECTRICAL AND PLUMBING TO BE ABOVE D.F.E., UNLESS OTHERWISE ALLOWED BY FEMA.

C. RE. TO SHT.S A-4.1 AND A-4.2 FOR WINDOW AND DOOR INFORMATION.

D. ◇1 INDICATES TRIM PROFILES, RE. TO SHT. A-2.2.

E. RE. TO ROOF PLAN ON SHT. A-1.4 FOR ROOF INFORMATION.

F. RE. TO ELECTRICAL PLANS FOR LIGHT FIXTURE INFORMATION.

ROOF HATCH REVISED TO SHOW METAL ROOF (4)

1 A-2.1 EAST ELEVATION
Scale: 1/4" = 1'-0"

2 A-2.1 WEST ELEVATION
Scale: 1/4" = 1'-0"

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SIDE ELEVATIONS
Scale: AS NOTED

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CONSULTANT

REVISIONS
(3) A.S.I. #3 DATED 12/16/2021
(4) A.S.I. #4 DATED 10/21/2022

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
12/16/2021
10/21/2022

Clifford M. Scholz | A.I.A

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SHEET NO.
A-2.1

ASI-4 ARB SUBMITAL WITH METAL ROOF 12.20.2022

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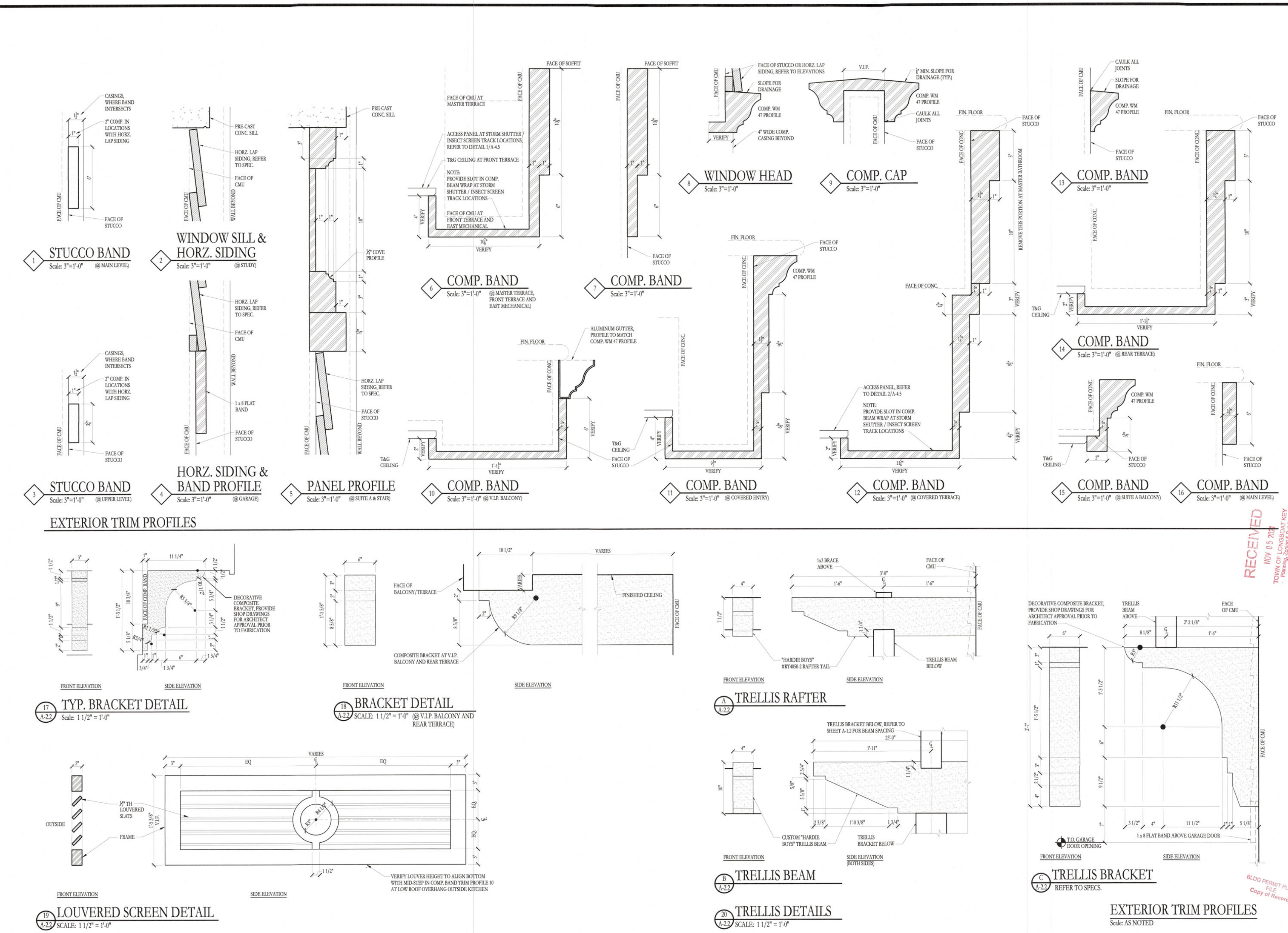

STUCCO BAND
Scale: 3"=1'-0" (@ MAIN LEVEL)
WINDOW SILL & HORZ. SIDING
Scale: 3"=1'-0" (@ STUDY)
STUCCO BAND
Scale: 3"=1'-0" (@ UPPER LEVEL)
HORZ. SIDING & BAND PROFILE
Scale: 3"=1'-0" (@ GARAGE)
PANEL PROFILE
Scale: 3"=1'-0" (@ SUITE A & STAIR)
COMP. BAND
Scale: 3"=1'-0" (@ MASTER TERRACE, FRONT TERRACE AND EAST MECHANICAL)
COMP. BAND
Scale: 3"=1'-0"
WINDOW HEAD
Scale: 3"=1'-0"
COMP. CAP
Scale: 3"=1'-0"
COMP. BAND
Scale: 3"=1'-0" (@ V.I.P. BALCONY)
COMP. BAND
Scale: 3"=1'-0" (@ COVERED ENTRY)
COMP. BAND
Scale: 3"=1'-0" (@ COVERED TERRACE)
COMP. BAND
Scale: 3"=1'-0"
COMP. BAND
Scale: 3"=1'-0" (@ REAR TERRACE)
COMP. BAND
Scale: 3"=1'-0" (@ SUITE A BALCONY)
COMP. BAND
Scale: 3"=1'-0" (@ MAIN LEVEL)
EXTERIOR TRIM PROFILES
CASINGS, WHERE BAND INTERSECTS
2" COMP. IN LOCATIONS WITH HORZ. LAP SIDING
FACE OF CMU
FACE OF STUCCO
PRE-CAST CONC. SILL
HORZ. LAP SIDING, REFER TO SPEC.
WALL BEYOND
1 x 8 FLAT BAND
¾" COVE PROFILE
FACE OF SOFFIT
FACE OF CMU AT MASTER TERRACE
ACCESS PANEL AT STORM SHUTTER / INSECT SCREEN TRACK LOCATIONS, REFER TO DETAIL 1/A-4.5
T&G CEILING AT FRONT TERRACE
NOTE: PROVIDE SLOT IN COMP. BEAM WRAP AT STORM SHUTTER / INSECT SCREEN TRACK LOCATIONS
FACE OF CMU AT FRONT TERRACE AND EAST MECHANICAL
VERIFY
FACE OF STUCCO OR HORZ. LAP SIDING, REFER TO ELEVATIONS
SLOPE FOR DRAINAGE
COMP. WM 47 PROFILE
4" WIDE COMP. CASING BEYOND
V.I.F.
¼" MIN. SLOPE FOR DRAINAGE (TYP.)
CAULK ALL JOINTS
FIN. FLOOR
FACE OF CONC.
REMOVE THIS PORTION AT MASTER BATHROOM
ACCESS PANEL, REFER TO DETAIL 2/A-4.5
ALUMINUM GUTTER, PROFILE TO MATCH COMP. WM 47 PROFILE
T&G CEILING
TYP. BRACKET DETAIL
Scale: 1 1/2" = 1'-0"
FRONT ELEVATION
SIDE ELEVATION
DECORATIVE COMPOSITE BRACKET, PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION
BRACKET DETAIL
SCALE: 1 1/2" = 1'-0" (@ V.I.P. BALCONY AND REAR TERRACE)
FACE OF BALCONY/TERRACE
COMPOSITE BRACKET AT V.I.P. BALCONY AND REAR TERRACE
FINISHED CEILING
VARIES
LOUVERED SCREEN DETAIL
SCALE: 1 1/2" = 1'-0"
OUTSIDE
¾" TH LOUVERED SLATS
FRAME
VERIFY LOUVER HEIGHT TO ALIGN BOTTOM WITH MID-STEP IN COMP. BAND TRIM PROFILE 10 AT LOW ROOF OVERHANG OUTSIDE KITCHEN
TRELLIS RAFTER
1x3 BRACE ABOVE
"HARDIE BOYS" #RT4050-2 RAFTER TAIL
TRELLIS BEAM BELOW
TRELLIS BEAM
TRELLIS BRACKET BELOW, REFER TO SHEET A-1.2 FOR BEAM SPACING
CUSTOM "HARDIE BOYS" TRELLIS BEAM
TRELLIS BRACKET BELOW
SIDE ELEVATION (BOTH SIDES)
TRELLIS DETAILS
SCALE: 1 1/2" = 1'-0"
TRELLIS BRACKET
REFER TO SPECS.
DECORATIVE COMPOSITE BRACKET, PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION
TRELLIS BEAM ABOVE
T.O. GARAGE DOOR OPENING
1 x 8 FLAT BAND ABOVE GARAGE DOOR
EXTERIOR TRIM PROFILES
Scale: AS NOTED
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CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE 10/15/2021

Clifford M. Scholz | A.I.A

CS21145

SHEET NO.
A-2.2

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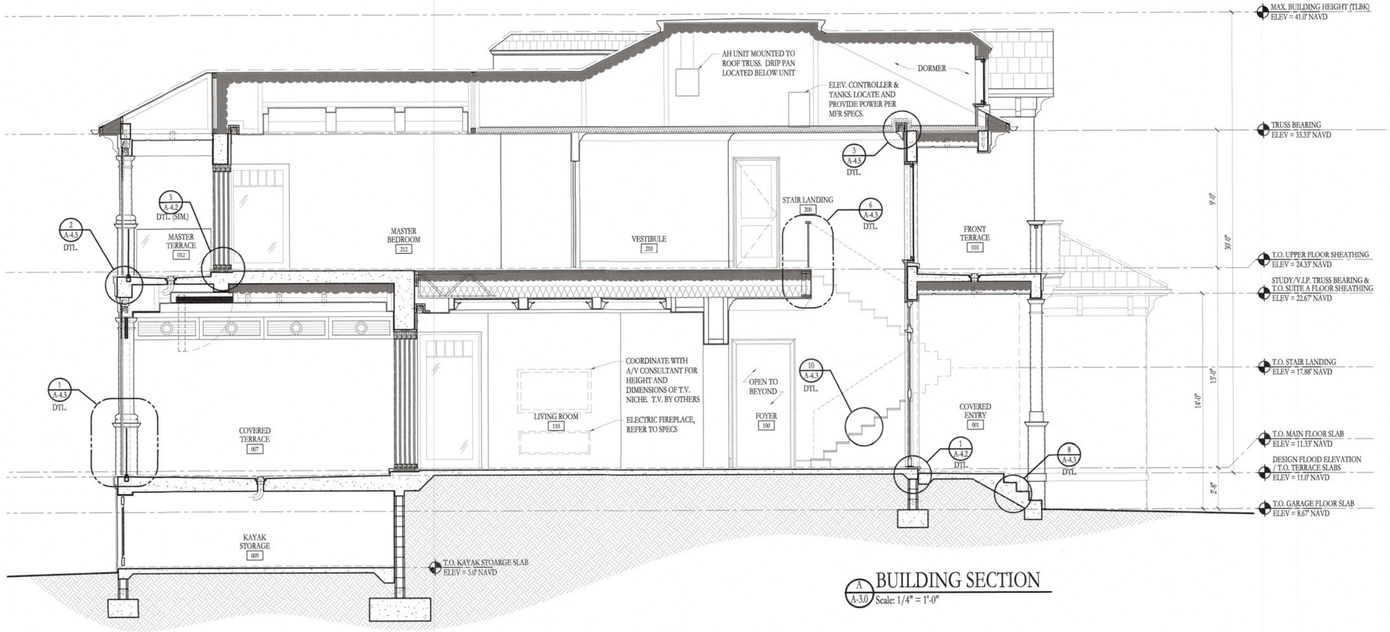
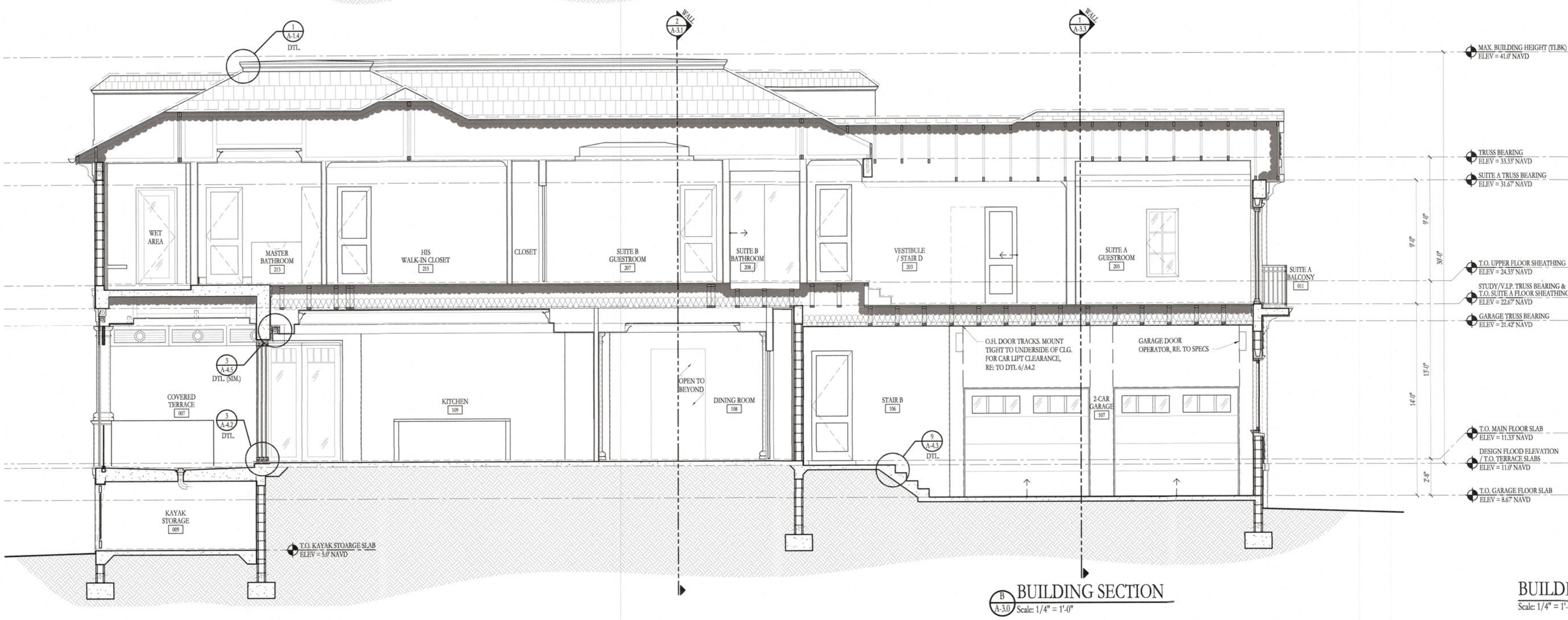


A
A-3.0
BUILDING SECTION
Scale: 1/4" = 1'-0"



B
A-3.0
BUILDING SECTION
Scale: 1/4" = 1'-0"

GENERAL NOTES:

A. ALL DRYWALL BELOW DESIGN FLOOD ELEVATION (D.F.E.) SHALL BE FEMA APPROVED TYPE.

B. ALL CASINGS & BASE TRIM BELOW FEMA ELEVATION SHALL BE VERSATEX OR FEMA APPROVE MATERIALS

C. ALL WOOD BELOW FEMA ELEVATION SHALL BE PRESSURE TREATED TO MEET FEMA APPROVED MATERIALS.

D. NO MECHANICAL, ELECTRICAL OR HVAC SYSTEMS ARE PERMITTED BELOW DESIGN FLOOD ELEV. (+11.0' NAVD), UNLESS PERMITTED BY FEMA & FBC.

E. FOR WINDOW & DOOR INFORMATION, RE TO SHT A-4.1, A-4.2 & FLOOR PLANS.

F. FOR MATERIAL FINISHES, RE. TO ROOM FINISH SCHEDULE ON SHEET A-4.0.

G. FOR ROOF INFORMATION, RE TO SHT A-1.4.

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BUILDING SECTIONS
Scale: 1/4" = 1'-0"

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SHEET NO.
A-3.0

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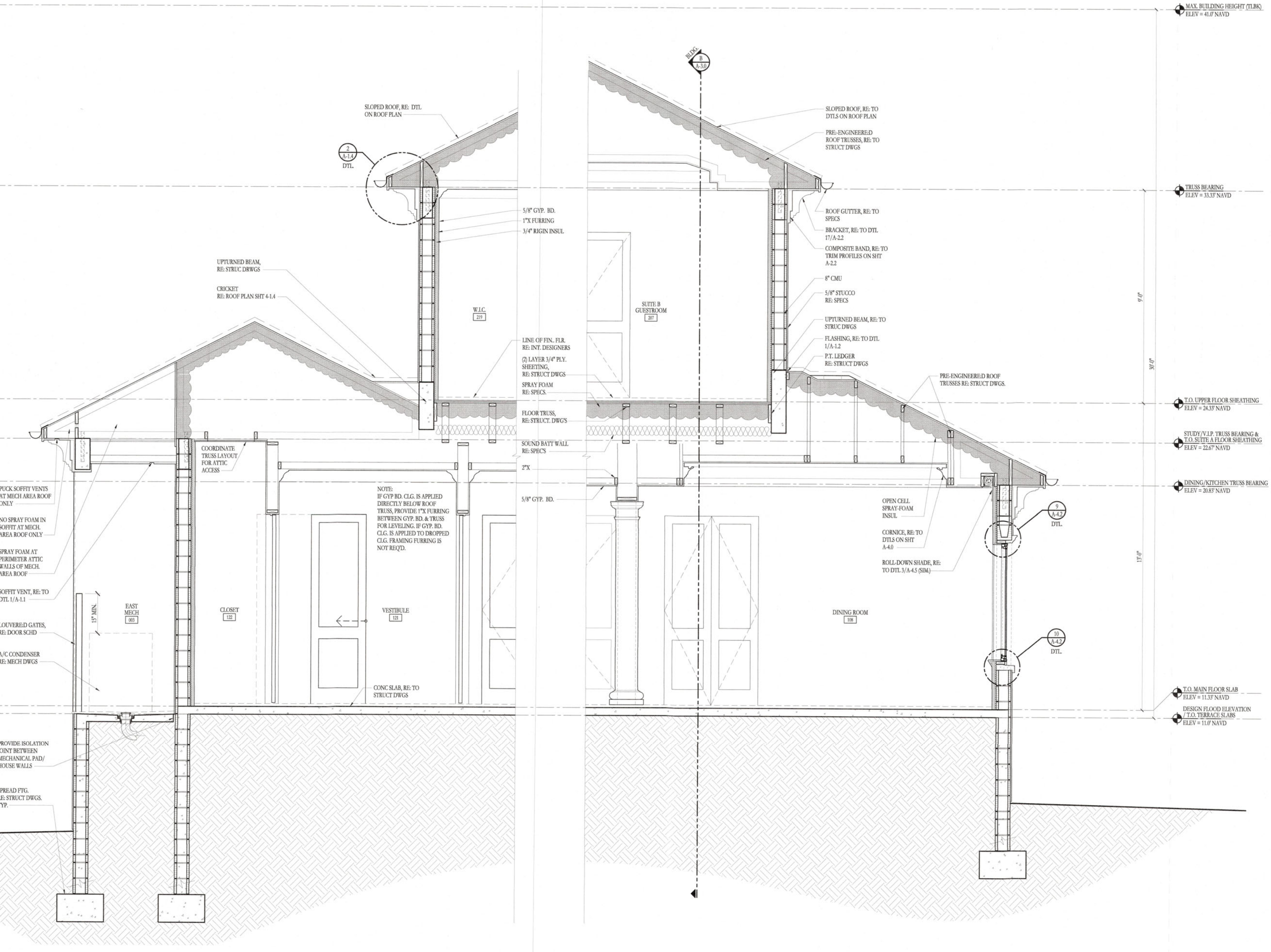

1 A-3.1 WALL SECTION
Scale: 1/2" = 1'-0"

2 A-3.1 WALL SECTION
Scale: 1/2" = 1'-0"

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E. FOR WINDOW & DOOR INFORMATION, RE TO SHT A-4.1, A-4.2 AND FLOOR PLANS.

F. FOR MATERIAL FINISHES, RE TO ROOM FINISH SCHED ON SHT A-4.0.

G. FOR ROOF INFORMATION, RE TO SHT A-1.4.

H. FOR INT. TRIM, MILLWORK AND CROWN PROFILES, RE: SHT. A-4.0

WALL SECTIONS
Scale: 1/2" = 1'-0"

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NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
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LONGBOAT KEY, FLORIDA

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SHEET NO.
A-3.1

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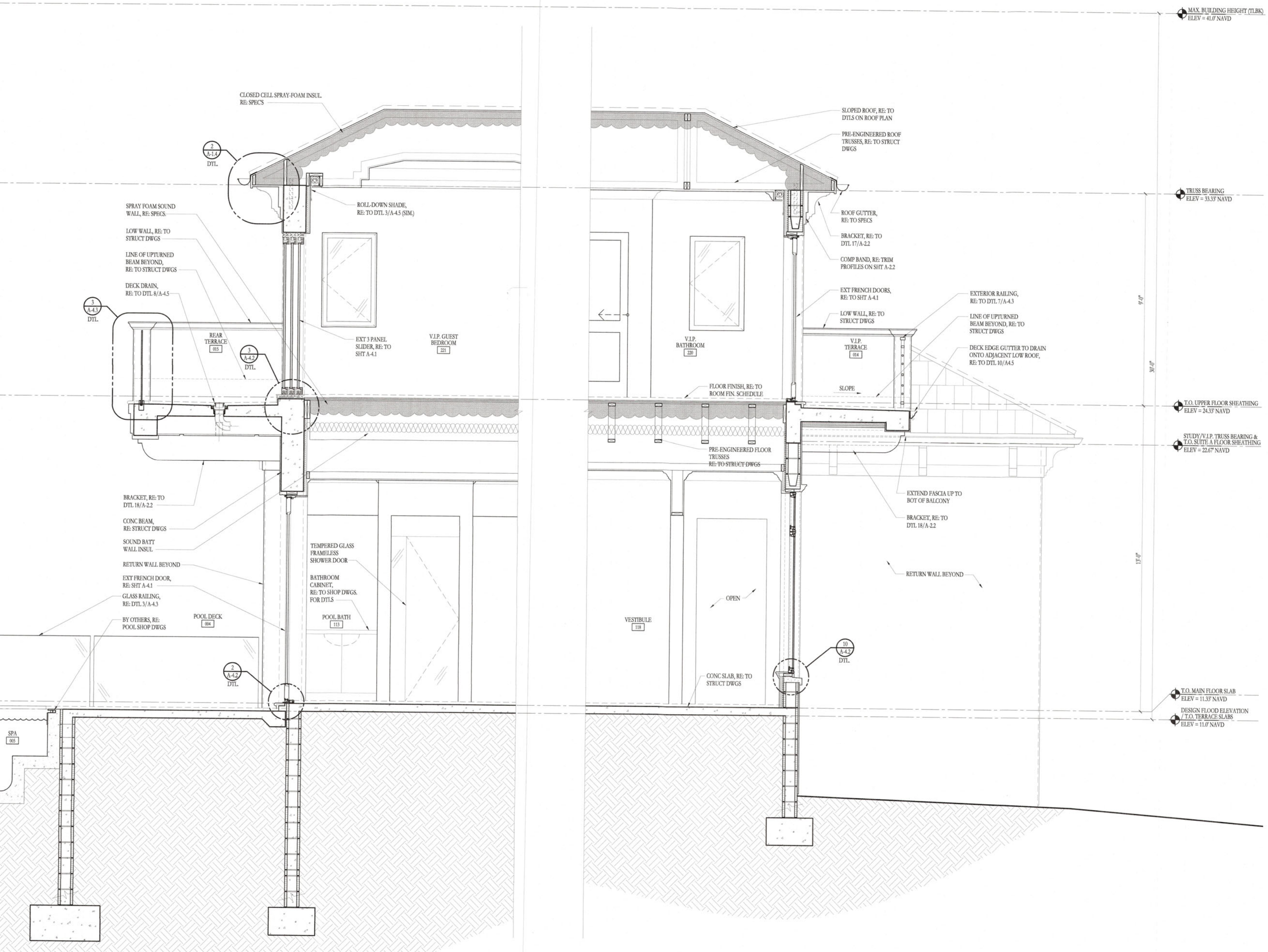
MAX. BUILDING HEIGHT (TLBK)
ELEV = 41.0' NAVD
CLOSED CELL SPRAY-FOAM INSUL. RE: SPECS
2 A-1.4 DTL.
SPRAY FOAM SOUND WALL, RE: SPECS.
LOW WALL, RE: TO STRUCT DWGS
LINE OF UPTURNED BEAM BEYOND, RE: TO STRUCT DWGS
DECK DRAIN, RE: TO DTL 8/A-4.5
3 A-4.3 DTL.
REAR TERRACE 015
3 A-4.2 DTL.
ROLL-DOWN SHADE, RE: TO DTL 3/A-4.5 (SIM.)
EXT 3 PANEL SLIDER, RE: TO SHT A-4.1
V.I.P. GUEST BEDROOM 221
BRACKET, RE: TO DTL 18/A-2.2
CONC BEAM, RE: STRUCT DWGS
SOUND BATT WALL INSUL
RETURN WALL BEYOND
EXT FRENCH DOOR, RE: SHT A-4.1
GLASS RAILING, RE: DTL 3/A-4.3
BY OTHERS, RE: POOL SHOP DWGS
POOL DECK 004
TEMPERED GLASS FRAMELESS SHOWER DOOR
BATHROOM CABINET, RE: TO SHOP DWGS. FOR DTLS
POOL BATH 113
2 A-4.2 DTL.
SPA 003
SLOPED ROOF, RE: TO DTLS ON ROOF PLAN
PRE-ENGINEERED ROOF TRUSSES, RE: TO STRUCT DWGS
ROOF GUTTER, RE: TO SPECS
BRACKET, RE: TO DTL 17/A-2.2
COMP BAND, RE: TRIM PROFILES ON SHT A-2.2
EXT FRENCH DOORS, RE: TO SHT A-4.1
LOW WALL, RE: TO STRUCT DWGS
V.I.P. BATHROOM 220
V.I.P. TERRACE 014
SLOPE
FLOOR FINISH, RE: TO ROOM FIN. SCHEDULE
PRE-ENGINEERED FLOOR TRUSSES RE: TO STRUCT DWGS
EXTERIOR RAILING, RE: TO DTL 7/A-4.3
LINE OF UPTURNED BEAM BEYOND, RE: TO STRUCT DWGS
DECK EDGE GUTTER TO DRAIN ONTO ADJACENT LOW ROOF, RE: TO DTL 10/A4.5
EXTEND FASCIA UP TO BOT OF BALCONY
BRACKET, RE: TO DTL 18/A-2.2
RETURN WALL BEYOND
OPEN
VESTIBULE 118
CONC SLAB, RE: TO STRUCT DWGS
10 A-4.2 DTL.
TRUSS BEARING
ELEV = 33.33' NAVD
9'-0"
30'-0"
T.O. UPPER FLOOR SHEATHING
ELEV = 24.33' NAVD
STUDY/V.I.P. TRUSS BEARING & T.O. SUITE A FLOOR SHEATHING
ELEV = 22.67' NAVD
13'-0"
T.O. MAIN FLOOR SLAB
ELEV = 11.33' NAVD
DESIGN FLOOD ELEVATION / T.O. TERRACE SLABS
ELEV = 11.0' NAVD

1 A-3.2 WALL SECTION
Scale: 1/2" = 1'-0"

2 A-3.2 WALL SECTION
Scale: 1/2" = 1'-0"

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B. ALL CASINGS & BASE TRIM BELOW FEMA ELEVATION SHALL BE VERSATEX OR FEMA APPROVE MATERIALS

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E. FOR WINDOW & DOOR INFORMATION, RE TO SHT A-4.1, A-4.2 AND FLOOR PLANS.

F. FOR MATERIAL FINISHES, RE TO ROOM FINISH SCHED ON SHT A-4.0.

G. FOR ROOF INFORMATION, RE TO SHT A-1.4.

H. FOR INT. TRIM, MILLWORK AND CROWN PROFILES, RE: SHT. A-4.0

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WALL SECTIONS
Scale: 1/2" = 1'-0"

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CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021

Clifford M. Scholz | A.I.A.

CS21145

SHEET NO.
A-3.2

PERMIT SUBMITTAL

GENERAL NOTES:

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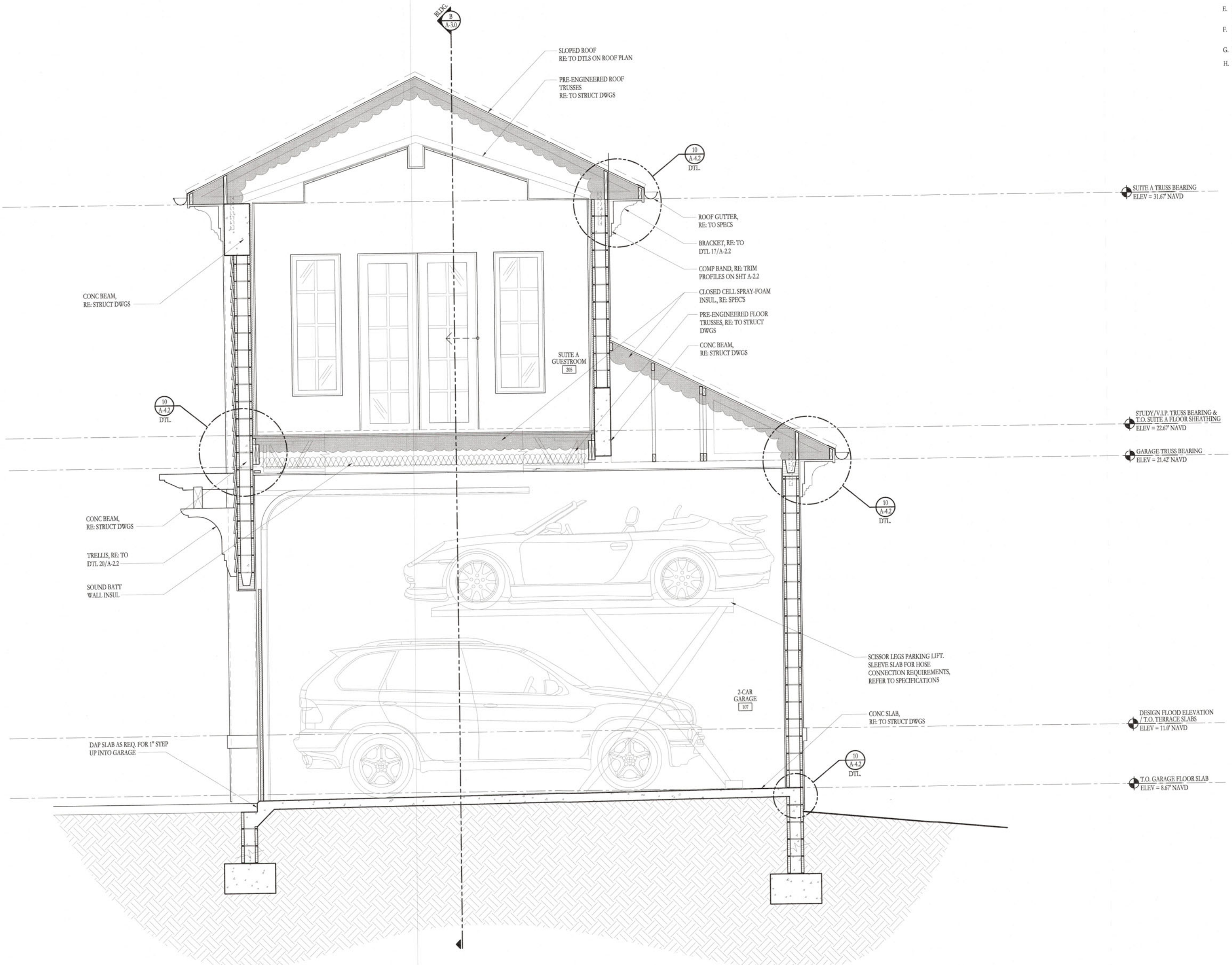
F. FOR MATERIAL FINISHES, RE TO ROOM FINISH SCHED ON SHT A-4.0.

G. FOR ROOF INFORMATION, RE TO SHT A-1.4.

H. FOR INT. TRIM, MILLWORK AND CROWN PROFILES, RE: SHT. A-4.0



1 A-3.3 WALL SECTION
Scale: 1/2" = 1'-0"

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WALL SECTIONS
Scale: 1/2" = 1'-0"

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REVISIONS

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DATE
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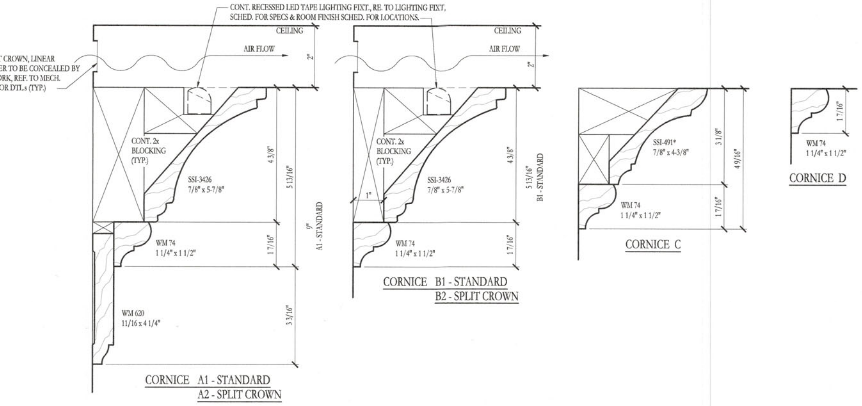
SHEET NO.

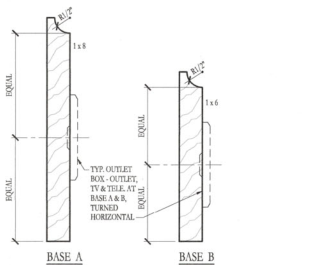
A-3.3

PERMIT SUBMITTAL



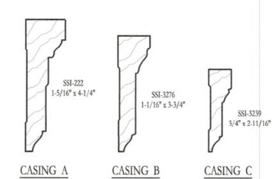
CORNICE PROFILES

Scale: 6"=1'-0"



BASE PROFILES

Scale: 6"=1'-0"



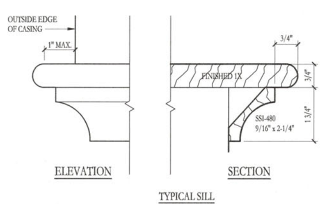
CASING PROFILES

CASING TO BE INSTALLED ON ALL DOORS, WINDOWS & CASED OPENINGS WITH FINISHED WOOD ON THE JAMBS TO MATCH TRIM PROFILES. DOORS/WINDOWS TO RECEIVE CASING 'A' ARE INDICATED ON THE FLOOR PLANS WITH AN (*).

INTERIOR TRIM PROFILES

Scale: 6"=1'-0"

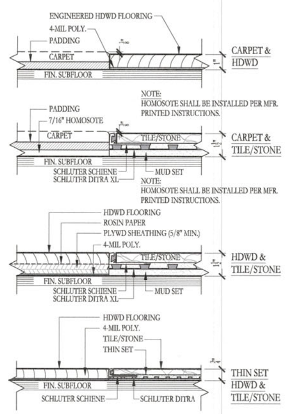
GENERAL NOTE:
ALL TRIM BELOW D.F.E. ARE TO BE COMP. OR OTHER FEMA APPROVED MAT'L.



INTERIOR WINDOW SILL DETAILS

Scale: 6"=1'-0"

TYP., U.N.O. INT. ELEV's



1 A-4.0 FLOOR FINISH TRANSITION DETAILS

Scale: 3"=1'-0"

ROOM FINISH SCHEDULE - GROUND, MAIN & UPPER LEVELS

	ROOM NUMBER	AREA NAME	FLOOR	BASE	WALLS	WALL FINISH	CEILING	CLG FINISH	CLG HT	CORNICE	CASING	TRIM FINISH	REMARKS
EXTERIOR SPACES	001	COVERED ENTRY	2		17		33	37					
	002	WEST MECHANICAL	3		17								
	003	EAST MECHANICAL	3		17								
	004	POOL DECK	2		17								
	005	SPA	7										
	006	POOL	7										
	007	COVERED TERRACE	2		17		33	37					
	008	STAIR C	2		17								
	009	KAYAK STORAGE	3		17		30	36					
	010	FRONT TERRACE	2		17		33	37					
	011	SUITE A BALCONY	2		17								
	012	MASTER TERRACE	2		17		33	37					
	013	OUTDOOR SHOWER	2		17		33	37					
	014	V.I.P. TERRACE	2		17								
	015	REAR TERRACE	2		17								
MAIN FLOOR	100	FOYER	6	09	14	23	29	36			46		
	101	WINE BAR	6		14	23	29	36			48		
	102	WINE ROOM	6	10	18	26	32	37, 39			48		
	103	UTILITY ROOM	2	10	14	23	29	36		43	48		
	104	ELEVATOR ALCOVE	6	10	14	23	29	36			48		
	105	ELEVATOR	6		18	26	32	37, 39					
	106	STAIR B	6		14	23	29	36					
	107	2-CAR GARAGE	3		14	23	29	36					
	108	DINING ROOM	6	09	18	26	29, 33	36		41	46		
	108	CLOSET	6		14	23	29	36					
	109	KITCHEN	6	09	14	23	29	36		41	46		
	110	LIVING ROOM	6	09	18	26	32	37, 39		42	46		
	111	STAIR A	6		18	26	32	37, 39					
	112	EXCERISE ROOM	6	09	14	23	29	36		42	46		
	113	POOL BATH	2	10	14, 15	23	29, 31	36		44	48		
	113	SHOWER	2		15	23	29, 31	36					
	113	SAUNA	2		15	23	29, 31	36					
	114	CLOSET	6		14	23	29	36					
	115	A/V CLOSET	6		14	23	29	36					
	116	CORRIDOR	6	10	14	23	29	36		42	48		
	117	POWDER ROOM	2	10	14	23	29	36		44	48		
	118	VESTIBULE	6	10	18	26	32	37, 39		43	48		
	119	MECHANICAL CLOSET	2	10	14	23	29	36		43	48		
	120	STUDY	6	09	18	26	32	37, 39		42	46		
	121	VESTIBULE	6	10	14	23	29	36		42	48		
	122	CLOSET	6		14	23	29	36					
	123	V.I.P. BATHROOM	2	10	14, 15	23	29, 31	36		43	2 48		
	123	WATER CLOSET	2		14	23	29	36		43			
	123	SHOWER	2		15	23	29, 31	36		43	2		
	124	V.I.P. GUEST ROOM	6	09	14	23	29, 33	36		42	46		
UPPER FLOOR	200	STAIR LANDING	6	10			32	37, 39		42	46 2		
	201	CORRIDOR A	6	10			32	37, 39		42			
	201	CORRIDOR B	6	10			32	37, 39		42	48		
	202	POWDER ROOM	2	10			29	36		44	48		
	203	VESTIBULE / STAIR D	6	10						44	48		
	204	CLOSET	6				29	36					
	205	SUITE A GUESTROOM	6	09			29, 33	36			47		
	206	SUITE A BATHROOM	2	10			29, 31	36					
	206	SHOWER	2				29, 31	36		44	48		
	207	SUITE B GUESTROOM	6	09			29, 33	36			48		
	207	CLOSET	6				29	36					
	208	SUITE B BATHROOM	2				29, 31	36		44	48		
	208	SHOWER	2	10			29, 31	36					
	209	MECHANICAL CLOSET	2				29	36					
	210	VESTIBULE	6	10			29	36			48		
	211	LAUNDRY	2	10			29	36		43	48		
	212	MASTER BEDROOM	6	09			29, 33	36		42	47		
	213	MASTER BATHROOM	2	10			29, 31	36		42			
	213	WATER CLOSET	2				29	36		42	48		
	213	WET AREA	2				29, 31	36		42	48		
	213	SHOWER	2				29, 31	36					
	214	VESTIBULE	6	10			29	36		43	48		
	215	HIS WALK-IN CLOSET	6	10			29	36		43	48		
	216	HER WALK-IN CLOSET	6	10			29	36		43	48		
	217	FAMILY ROOM	6	09			29	36		42	46		
	218	VESTIBULE	6	10			29	36		43	48		
	219	WALK-IN CLOSET	6	10			29	36					
	220	V.I.P. BATHROOM	2	10			29, 31	36		43			
	220	WATER CLOSET	2				29	36		43			
	220	SHOWER	2				29, 31	36		43	48		
	221	V.I.P. GUEST BEDROOM	6	09			29, 33	36			46		

Column codes:

- FLOOR: 1. CONCRETE; 2. STONE/TILE; 3. POLYASPARTIC; 4. PLYWOOD; 5. GRAVEL; 6. WOOD; 7. PEBBLE TEC; 8.
- BASE: 9. BASE 'A'; 10. BASE 'B'; 11. STONE/TILE; 12.; 13.
- WALLS: 14. GYPSUM BOARD; 15. CEMENT BOARD; 16. M.R. GYPSUM BOARD; 17. STUCCO; 18. PLYWOOD; 19. STONE CLADDING SYSTEM; 20. UNFINISHED CMU; 21.; 22.
- WALL FINISH: 23. PAINT; 24. STAIN; 25. STONE/TILE; 26. APPLIED WOOD PANELLING; 27.; 28.
- CEILING: 29. GYPSUM BOARD; 30. EXPOSED CONCRETE; 31. M.R. GYPSUM BOARD; 32. PLYWOOD; 33. 6" T&G CYPRESS; 34.; 35.
- CLG FINISH: 36. PAINT; 37. STAIN; 38. STONE/TILE; 39. APPLIED WOOD PANELING; 40.
- CLG HT: COORDINATE WITH INTERIOR ELEVATIONS
- CORNICE: 41. CORNICE 'A'; 42. CORNICE 'B'; 43. CORNICE 'C'; 44. CORNICE 'D'; 45.
- CASING: 46. CASING A; 47. CASING B; 48. CASING C; 49.
- TRIM FINISH: 50. PAINT; 51. STAIN

REMARKS:

NOTE:
1. ALL CASINGS & BASE TRIM BELOW FEMA ELEVATION SHALL BE AZEK OR FEMA APPROVED MATERIAL TO MATCH WOOD PROFILE AS SHOWN ON ROOM FINISH SCHEDULE.
2. ALL DRYWALL BELOW FEMA ELEVATION SHALL BE FEMA APPROVED TYPE.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFIT ELEVATIONS.
4. IN SHOWERS, WHERE NOT TILED, USE PAINTED M.R. GYP. BD.

ROOM FINISH SCHEDULE AND INTERIOR TRIM PROFILES

Scale: AS NOTED

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REVISIONS
2 ASI #2 DATED 12/07/2021

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE 12/07/2021
Clifford M. Scholz A.I.A.

CS21145

SHEET NO.
A-4.0

PERMIT SUBMITTAL

GENERAL NOTES:

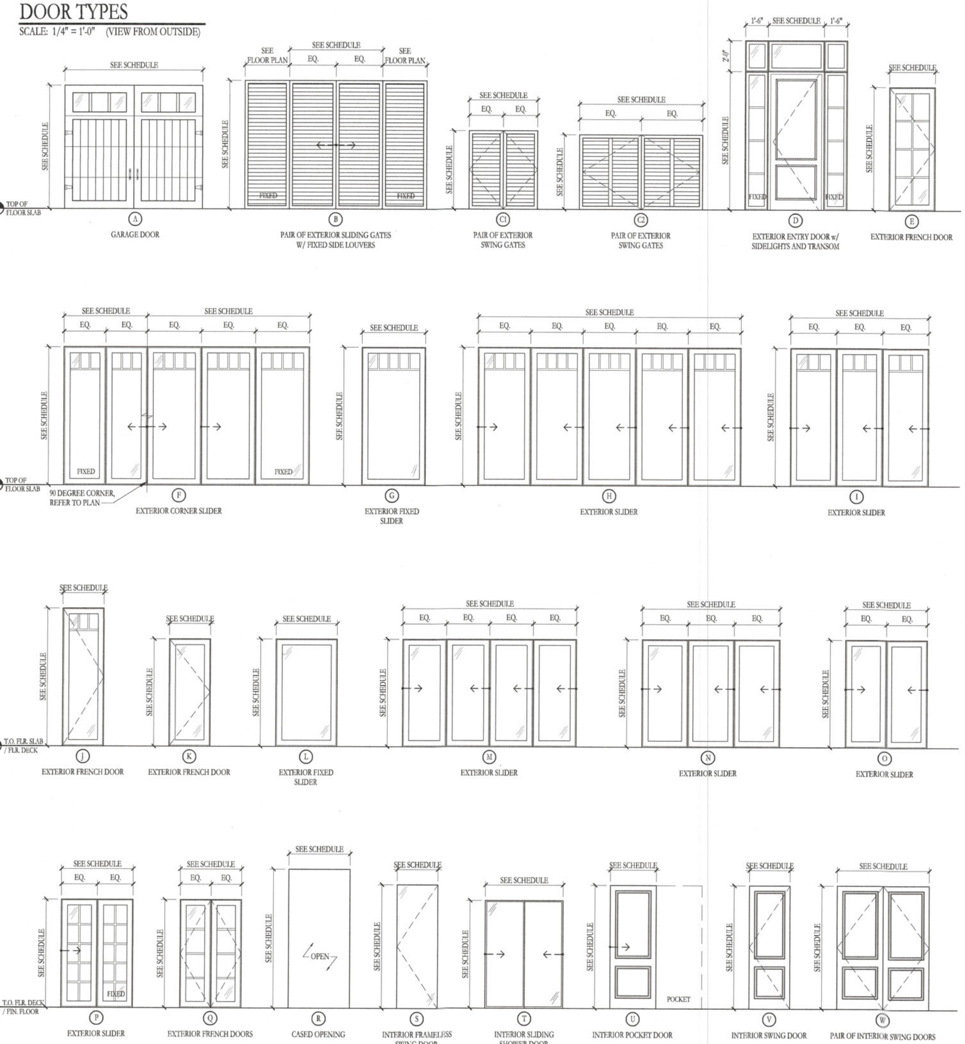
A. FOR WIND LOADING AND STRUCT. OPENING REQUIREMENTS, RE. TO STRUCT. DWGS.

DOOR NOTES:

1. RE. TO SPECS FOR DOOR INFO, GLASS SPECS AND MFR DTLS RE. TO DOOR DTLS ON SHT. A-4.2 FOR ADDITIONAL INFO.
2. DOOR DIMENSIONS ARE NOMINAL FROM TOP OF FLOOR SLAB AT EXTERIOR DOOR LOCATIONS AND ABOVE FINISHED FLOOR AT INTERIOR DOORS. VERIFY ACTUAL DIMENSIONS & COORDINATE ALIGNMENT w/ WINDOW HEAD HEIGHTS AND SHOP DRAWINGS.
3. NOMINAL DIMENSIONS ARE A.F.F. - (ABOVE FINISHED FLOOR MATERIAL) U.N.O.
4. DOOR HARDWARE SHALL BE SELECTED BY OWNER/INTERIOR DESIGNER, PURCHASED AND INSTALLED BY G.C.
5. ALL MECHANCAL/EQUIPMENT DOOR LOCATIONS SHALL HAVE SOUND STRIPPING AT HEAD, JAMB AND DROP-DOWN THRESHOLD.
6. SOFT CLOSE AND OPEN HARDWARE ON ALL POCKET DOORS.
7. ALL ELEVATOR DOORS TO HAVE DUMMY HARDWARE, TO MATCH ALL INTERIOR DOORS, WITH BALL CATCH STRIKES. VERIFY DOORS MEET FBC R321 REQUIREMENTS.

DOOR TYPES

SCALE: 1/4" = 1'-0" (VIEW FROM OUTSIDE)



DOOR SCHEDULE

	NO.	DOOR SIZE WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	DESCRIPTION	FINISH	REMARKS
MAIN FLOOR	100	3'-4"	9'-0"	2 1/4"	D	MAHOGANY / GLASS	EXTERIOR ENTRY DOOR W/ SIDELIGHTS	STAINED	WEATHER STRIPPING / THRESHOLD.
	101	6'-8" (2)	8'-0"	–	R	–	CASED OPENING	–	
	102	4'-0"	8'-0"	–	R	–	CASED OPENING	–	
	103	3'-0"	8'-0"	1/2"	S	TEMPERED GLASS	INTERIOR FRAMELESS WINE ROOM DOOR	–	HARDWARE BY I.D. / OWNER
	104	4'-0"	8'-0"	–	R	–	CASED OPENING	–	
	105	2'-8"	8'-0"	1 3/4"	U	COMPOSITE	INTERIOR POCKET DOOR	PAINT	
	106	3'-0"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR @ ELEVATOR	PAINT	WEATHER STRIPPING & DROP DOWN THRESHOLD.
	107	3'-0"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING GARAGE DOOR	PAINT	WEATHER STRIPPING / THRESHOLD.
	108	3'-0"	8'-0"	1 3/4"	V	FIBERGLASS	INTERIOR SWING DOOR @ ELEVATOR	PAINT	AS MNFR. BY PLASTPRO - DRS2B89. WEATHER STRIPPING & DROP DOWN THRESHOLD.
	109	9'-0"	8'-0"	–	A	MAHOGANY	EXTERIOR O.H. GARAGE DOOR	STAIN	HIGH LIFT GARAGE DOOR W/ JACK OPERATOR AND CHILD SAFETY STOP. HOLD TIGHT TO UNDERSIDE OF CEILING
	110	9'-0"	8'-0"	–	A	MAHOGANY	EXTERIOR O.H. GARAGE DOOR	STAIN	HIGH LIFT GARAGE DOOR W/ JACK OPERATOR AND CHILD SAFETY STOP. HOLD TIGHT TO UNDERSIDE OF CEILING
	111	2'-8"	8'-0"	1 3/4"	E	FIBERGLASS / GLASS	EXTERIOR FRENCH DOOR	PRE-FINISH	WEATHER STRIPPING / THRESHOLD.
	112	(PR) 3'-0"	8'-2"	2 1/2"	B	ALUMINUM	PAIR OF EXTERIOR SLIDING GATES	POWDER COATED	VERIFY GATES ARE 18" TALLER THAN EQUIPMENT. W/ SOUND ATTENUATION. HORIZONTAL LOUVERED VANES TO BE 45° FOR PROPER VENTILATION. COORDINATE WITH MECHANICAL EQUIPMENT FOR PROPER VENTING.
	113	(PR) 2'-0"	8'-0"	1 3/4"	W	COMPOSITE	PAIR OF INTERIOR SWING DOORS	PAINT	
	114	2'-8"	8'-0"	1 3/4"	K	ALUMINUM / GLASS	EXTERIOR FRENCH DOOR	PRE-FINISH	WEATHER STRIPPING / THRESHOLD.
	115	(PR) 4'-0"	4'-10"	2 1/2"	C2	ALUMINUM	PAIR OF EXTERIOR SWING GATES	POWDER COATED	TO MEET FEMA FLOOD VENT REQUIREMENTS. W/ INSECT SCREEN
	116	(PR) 4'-0"	4'-10"	2 1/2"	C2	ALUMINUM	PAIR OF EXTERIOR SWING GATES	POWDER COATED	TO MEET FEMA FLOOD VENT REQUIREMENTS. W/ INSECT SCREEN
	117	11'-4" & 6'-0"	9'-0"	–	F	ALUMINUM / GLASS	EXTERIOR CORNER SLIDER	PRE-FINISH	FIVE PANEL SLIDER WITH A CORNER CONDITION
	118	17'-4"	9'-0"	1'-6 3/8"	H	ALUMINUM / GLASS	EXTERIOR SLIDER	PRE-FINISH	FIVE PANEL SLIDER
	119	4'-2"	9'-0"	–	G	ALUMINUM / GLASS	EXTERIOR FIXED SLIDER	PRE-FINISH	TO MATCH PROFILE OF ADJACENT PANEL SLIDER
	120	3'-0"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	121	9'-0"	9'-0"	–	I	ALUMINUM / GLASS	EXTERIOR SLIDER	PRE-FINISH	THREE PANEL SLIDER
	122	3'-0"	8'-0"	1 3/4"	U	WOOD	INTERIOR POCKET DOOR	PAINT	
	123	2'-6"	9'-0"	1 3/4"	J	ALUMINUM / GLASS	EXTERIOR FRENCH DOOR	PRE-FINISH	
	124	2'-4"	7'-0"	1/2"	S	TEMPERED GLASS	INTERIOR FRAMELESS SHOWER DOOR	–	HARDWARE BY I.D. / OWNER
	125	2'-4"	8'-0" (2)	1/2"	S	TEMPERED GLASS	INTERIOR FRAMELESS SAUNA DOOR	–	DOOR BY SAUNA MANUFACTURER (2) HARDWARE BY I.D. / OWNER
	126	3'-6"	8'-0"	–	R	–	CASED OPENING	–	
	127	2'-6"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	128	2'-6"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	129	2'-4"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	130	2'-8"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	131	2'-8"	8'-0"	–	R	–	CASED OPENING	–	
	132	3'-0"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	TO HAVE SOUND STRIPPING & THRESHOLD
	133	3'-0"	8'-0"	–	R	–	CASED OPENING	–	
	134	(PR) 1'-9"	8'-0"	1 3/4"	W	COMPOSITE	PAIR OF INTERIOR SWING DOORS	PAINT	
	135	2'-10"	8'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	136	2'-4"	8'-0"	1 3/4"	U	COMPOSITE	INTERIOR POCKET DOOR	PAINT	
	137	2'-4"	8'-0"	1 3/4"	U	COMPOSITE	INTERIOR POCKET DOOR	PAINT	
	138	2'-4"	7'-0" (2)	1/2"	S	TEMPERED GLASS	INTERIOR SHOWER DOOR	–	HARDWARE BY I.D. / OWNER
	139	3'-6"	8'-0"	–	R	–	CASED OPENING	–	
	140	9'-0"	9'-0"	–	I	ALUMINUM / GLASS	EXTERIOR SLIDER	PRE-FINISH	THREE PANEL SLIDER
	141	(PR) 2'-2"	5'-0"	2 1/2"	C1	ALUMINUM	PAIR OF EXTERIOR SWING GATES	POWDER COATED	VERIFY GATES ARE 18" TALLER THAN EQUIPMENT. W/ SOUND ATTENUATION. HORIZONTAL LOUVERED VANES TO BE 45° FOR PROPER VENTILATION. COORDINATE WITH MECHANICAL EQUIPMENT FOR PROPER VENTING.
UPPER FLOOR	200	2'-8"	7'-0"	1 3/4"	K	ALUMINUM / GLASS	EXTERIOR FRENCH DOOR	PRE-FINISH	WEATHER STRIPPING / THRESHOLD.
	201	2'-6"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	202	3'-0"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR @ ELEVATOR	PAINT	WEATHER STRIPPING & DROP DOWN THRESHOLD.
	203	2'-8"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	204	(PR) 1'-6"	7'-0"	1 3/4"	W	WOOD	PAIR OF INTERIOR SWING DOORS	PAINT	
	205	(PR) 1'-6"	7'-0"	1 3/4"	W	WOOD	PAIR OF INTERIOR SWING DOORS	PAINT	
	206	2'-8"	7'-0"	–	R	–	CASED OPENING	–	
	207	4'-8"	7'-0"	–	P	ALUMINUM / GLASS	EXTERIOR SLIDER	PRE-FINISH	TWO PANEL SLIDER
	208	2'-4"	7'-0"	1 3/4"	U	COMPOSITE	INTERIOR POCKET DOOR	PAINT	
	209	2'-4"	7'-0"	1/2"	S	TEMPERED GLASS	INTERIOR FRAMELESS SHOWER DOOR	-	HARDWARE BY I.D. / OWNER
	210	2'-8"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	211	2'-4"	7'-0"	1 3/4"	U	COMPOSITE	INTERIOR POCKET DOOR	PAINT	
	212	2'-4"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	213	2'-8"	7'-0"	1/2"	T	TEMPERED GLASS	INTERIOR SLIDING SHOWER DOOR	–	BARNDOOR SLIDING HARDWARE BY I.D. / OWNER
	214	3'-0" (2)	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	TO HAVE SOUND STRIPPING & THRESHOLD
	215	2'-8"	7'-0"	1 3/4"	U	COMPOSITE	INTERIOR POCKET DOOR	PAINT	
	216	3'-0"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	217	11'-4"	7'-0"	–	M	ALUMINUM / GLASS	EXTERIOR SLIDER	PRE-FINISH	FOUR PANEL SLIDER
	218	4'-0"	7'-0"	–	L	ALUMINUM / GLASS	EXTERIOR FIXED SLIDER	PRE-FINISH	TO MATCH PROFILE OF ADJACENT PANEL SLIDER
	219	2'-8"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	220	4'-10"	7'-0"	-	R	-	CASED OPENING	-	
	221	2'-6"	7'-0"	1 3/4"	K	ALUMINUM / GLASS	EXTERIOR FRENCH DOOR	PRE-FINISH	
	222	2'-6"	7'-0"	-	R	-	CASED OPENING	-	
	223	2'-6"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	224	2'-6"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	225	2'-6"	7'-0"	1 3/4"	U	COMPOSITE	INTERIOR POCKET DOOR	PAINT	
	226	6'-8"	7'-0"	-	R	-	CASED OPENING	-	
	227	5'-4"	7'-0"	–	O	ALUMINUM / GLASS	EXTERIOR SLIDER	PRE-FINISH	TWO PANEL SLIDER
	228	2'-8"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	229	2'-6"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	230	2'-8"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	231	2'-6"	7'-0"	1/2"	S	TEMPERED GLASS	INTERIOR FRAMELESS DOOR	–	HARDWARE BY I.D. / OWNER
	232	(PR) 2'-0"	7'-0"	–	Q	ALUMINUM / GLASS	EXTERIOR FRENCH DOORS	PRE-FINISH	
	233	2'-8"	7'-0"	1 3/4"	V	COMPOSITE	INTERIOR SWING DOOR	PAINT	
	234	4'-0"	7'-0"	-	R	-	CASED OPENING	-	
	235	9'-0"	7'-0"	–	N	ALUMINUM / GLASS	EXTERIOR SLIDER	PRE-FINISH	THREE PANEL SLIDER

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DOOR SCHEDULE AND DOOR TYPES

Scale: AS NOTED

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CONSULTANT

REVISIONS
2 ASI #2 DATED 12/07/2021

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

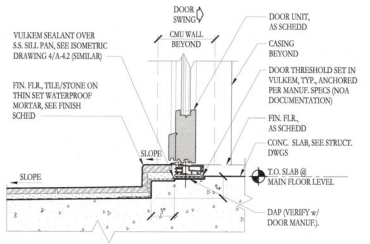
DATE
12/07/2021

Clifford M. Scholz | A.I.A

CS21145

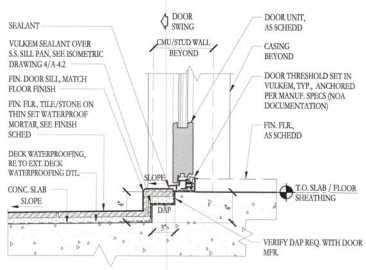
SHEET NO.
A-4.1

PERMIT SUBMITTAL



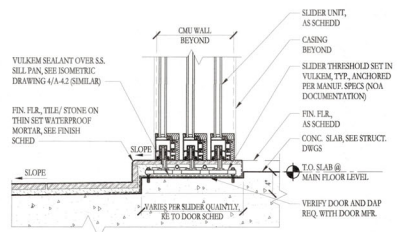
FRONT ENTRY 'IN-SWING' DOOR SILL DETAIL

1 / A-4.2 Scale: 1 1/2"=1'-0"



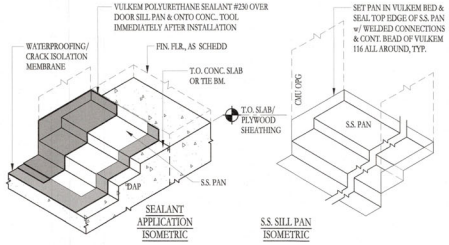
'OUT-SWING' DOOR SILL DETAIL

2 / A-4.2 Scale: 1 1/2"=1'-0"



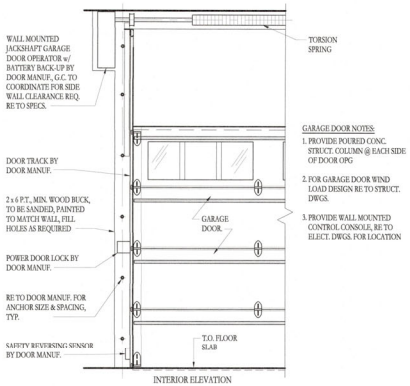
TYPICAL SLIDER FLUSH SILL DETAIL

3 / A-4.2 Scale: 1 1/2"=1'-0"



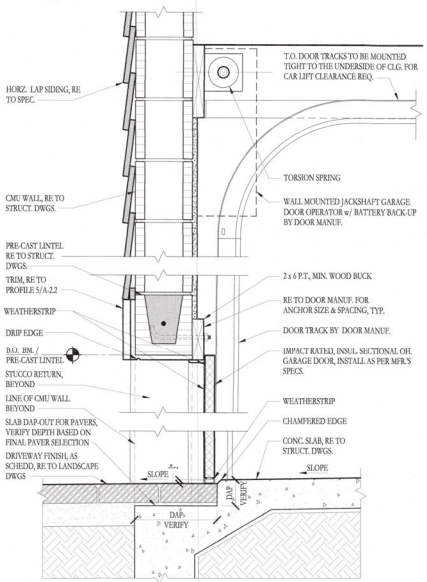
SILL PAN ISOMETRIC - TYP.

4 / A-4.2 Scale: NOT TO SCALE



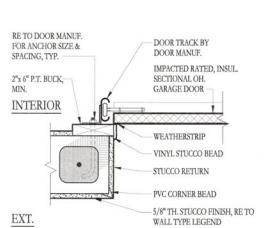
GARAGE DOOR DETAIL

5 / A-4.2 Scale: 1/2"=1'-0"



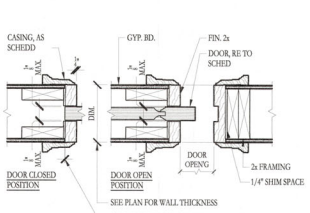
GARAGE DOOR SECTION

6 / A-4.2 Scale: 1 1/2"=1'-0"



GARAGE DOOR JAMB DETAIL

7 / A-4.2 Scale: 1 1/2"=1'-0"

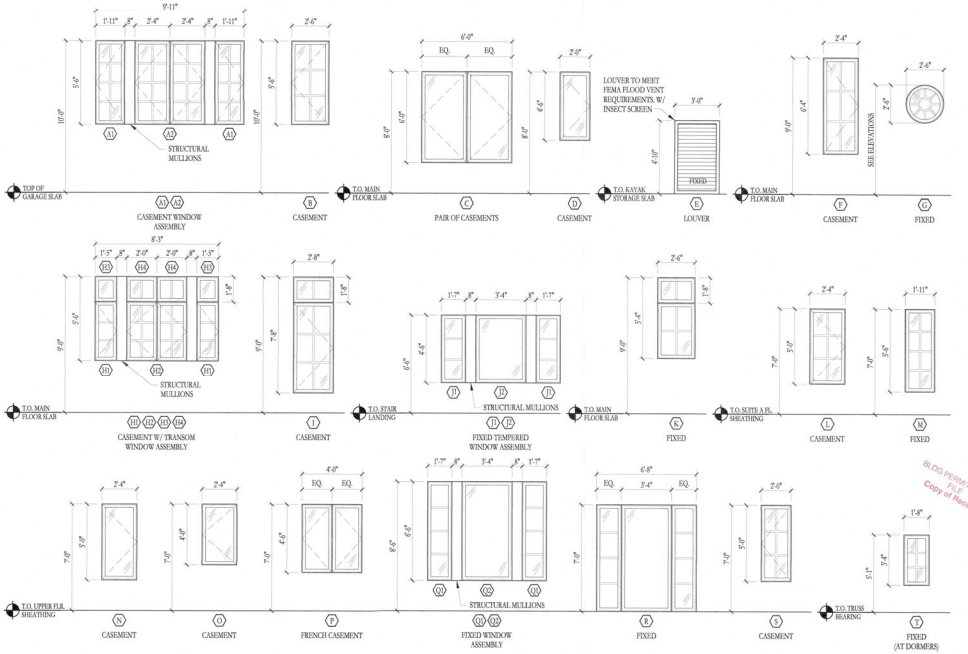


TYP. POCKET DOOR JAMB

8 / A-4.2 Scale: 1 1/2"=1'-0"

WINDOW TYPES

SCALE: 1/4" = 1'-0" (VIEW FROM OUTSIDE)



GENERAL NOTES:

A. FOR WIND LOADING AND STRUCT. OPG. REQ., RE TO STRUCT. DWGs.

WINDOW NOTES:

1. RE TO SPECS. FOR: MFR., FINISH, GLASS PERFORMANCE ETC.
2. DIMENSIONS SHOWN ARE NOMINAL SCALE, VERIFY ACTUAL DIMENSIONS AND COORDINATE ALIGNMENT WITH WINDOW AND DOOR HEAD HEIGHTS.
3. NOMINAL DIMENSIONS ARE A.F.F. (ABOVE FIN. FLR. MATERIAL).
4. VERIFY DIRECTION OF CASEMENT WINDOW OPERATION WITH EXT. ELEVS.
5. SEE SPECS. FOR WINDOW FINISHES AND VERIFY W/ APPROVED SHOP DWGS.

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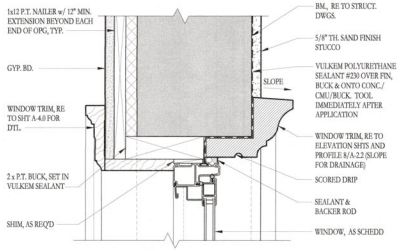
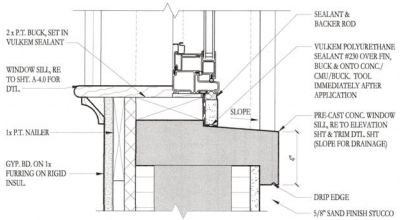


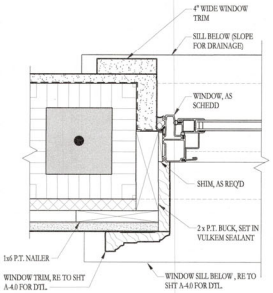
TYPICAL WINDOW HEAD

9 / A-4.2 Scale: 3"=1'-0"



TYPICAL WINDOW SILL

10 / A-4.2 Scale: 3"=1'-0"



TYPICAL WINDOW JAMB

11 / A-4.2 Scale: 3"=1'-0"

WINDOW TYPES AND WINDOW / DOOR DETAILS

Scale: AS NOTED

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CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

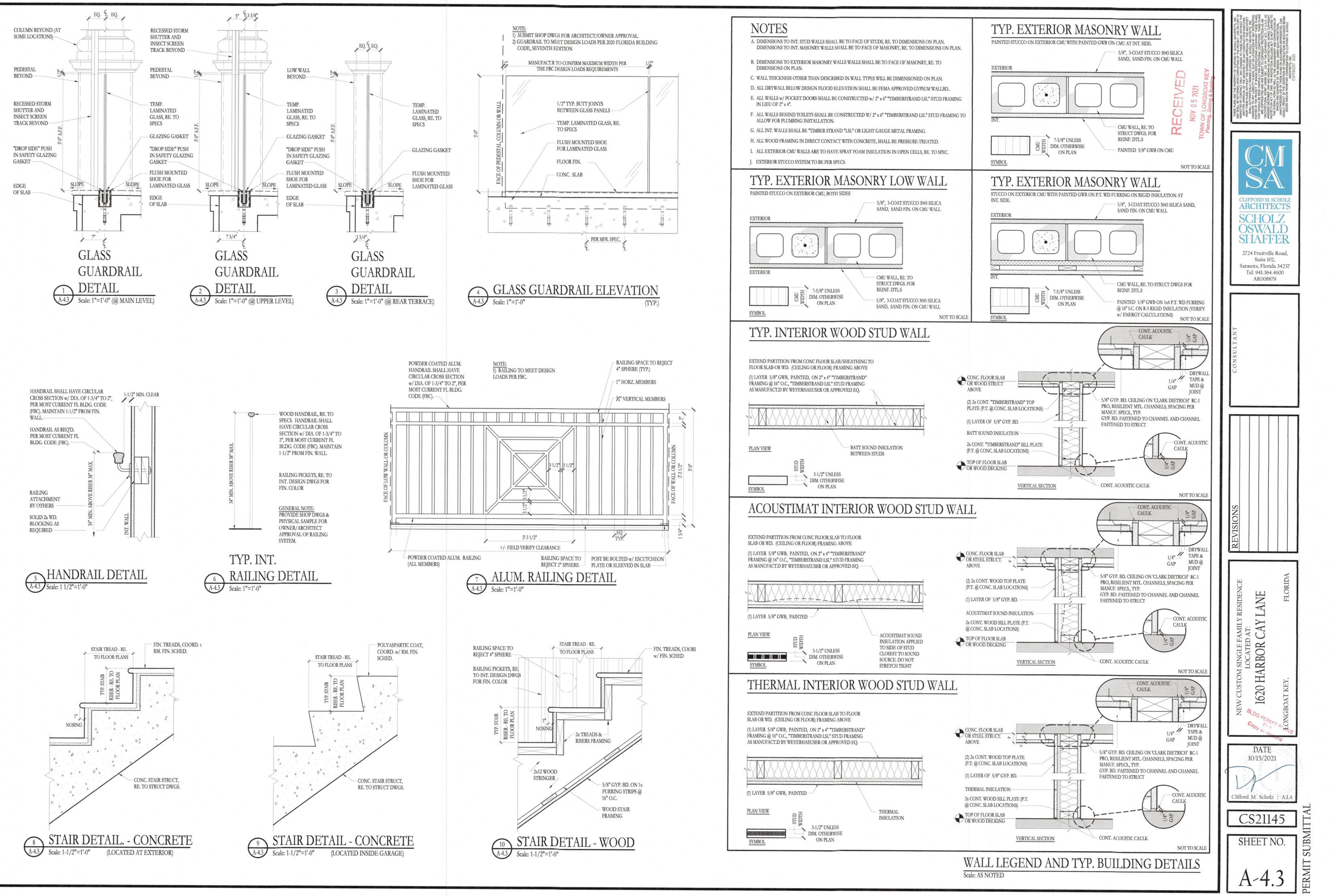
DATE 10/15/2021

Clifford M. Scholz | A.I.A.

CS21145

SHEET NO. A-4.2

PERMIT SUBMITTAL


GLASS GUARDRAIL DETAIL
1 A-4.3 Scale: 1"=1'-0" (@ MAIN LEVEL)
GLASS GUARDRAIL DETAIL
2 A-4.3 Scale: 1"=1'-0" (@ UPPER LEVEL)
GLASS GUARDRAIL DETAIL
3 A-4.3 Scale: 1"=1'-0" (@ REAR TERRACE)
GLASS GUARDRAIL ELEVATION
4 A-4.3 Scale: 1"=1'-0" (TYP.)
NOTE:
1) SUBMIT SHOP DWGS FOR ARCHITECT/OWNER APPROVAL.
2) GUARDRAIL TO MEET DESIGN LOADS PER 2020 FLORIDA BUILDING CODE, SEVENTH EDITION
COLUMN BEYOND (AT SOME LOCATIONS)
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK BEYOND
PEDESTAL BEYOND
TEMP. LAMINATED GLASS, RE. TO SPECS
GLAZING GASKET
"DROP SIDE" PUSH IN SAFETY GLAZING GASKET
FLUSH MOUNTED SHOE FOR LAMINATED GLASS
EDGE OF SLAB
SLOPE
LOW WALL BEYOND
MANUFACT.R TO CONFIRM MAXIMUM WIDTH PER THE FBC DESIGN LOADS REQUIREMENTS
1/2" TYP. BUTT JOINTS BETWEEN GLASS PANELS
TEMP. LAMINATED GLASS, RE. TO SPECS
FLUSH MOUNTED SHOE FOR LAMINATED GLASS
FLOOR FIN.
CONC. SLAB
PER MFR. SPEC.
HANDRAIL DETAIL
5 A-4.3 Scale: 1 1/2"=1'-0"
HANDRAIL SHALL HAVE CIRCULAR CROSS SECTION w/ DIA. OF 1-3/4" TO 2", PER MOST CURRENT FL. BLDG. CODE (FBC). MAINTAIN 1-1/2" FROM FIN. WALL.
HANDRAIL AS REQ'D. PER MOST CURRENT FL. BLDG. CODE (FBC).
RAILING ATTACHMENT BY OTHERS
SOLID 2x WD. BLOCKING AS REQUIRED
1-1/2" MIN. CLEAR
34" MIN. ABOVE RISER 38" MAX.
INT. WALL
TYP. INT. RAILING DETAIL
6 A-4.3 Scale: 1"=1'-0"
WOOD HANDRAIL, RE. TO SPECS. HANDRAIL SHALL HAVE CIRCULAR CROSS SECTION w/ DIA. OF 1-3/4" TO 2", PER MOST CURRENT FL. BLDG. CODE (FBC). MAINTAIN 1-1/2" FROM FIN. WALL.
RAILING PICKETS, RE. TO INT. DESIGN DWGS FOR FIN. COLOR
GENERAL NOTE: PROVIDE SHOP DWGS & PHYSICAL SAMPLE FOR OWNER/ARCHITECT APPROVAL OF RAILING SYSTEM.
ALUM. RAILING DETAIL
7 A-4.3 Scale: 1"=1'-0"
POWDER COATED ALUM. HANDRAIL SHALL HAVE CIRCULAR CROSS SECTION w/ DIA. OF 1-3/4" TO 2", PER MOST CURRENT FL. BLDG. CODE (FBC).
NOTE: 1) RAILING TO MEET DESIGN LOADS PER FBC.
RAILING SPACE TO REJECT 4" SPHERE (TYP.)
1" HORZ. MEMBERS
1/2" VERTICAL MEMBERS
FACE OF LOW WALL OR COLUMN
FACE OF WALL OR COLUMN
+/- FIELD VERIFY CLEARANCE
POWDER COATED ALUM. RAILING (ALL MEMBERS)
RAILING SPACE TO REJECT 2" SPHERE
POST BE BOLTED w/ ESCUTCHEON PLATE OR SLEEVED IN SLAB
STAIR DETAIL. - CONCRETE
8 A-4.3 Scale: 1-1/2"=1'-0" (LOCATED AT EXTERIOR)
STAIR TREAD - RE. TO FLOOR PLANS
FIN. TREADS, COORD. w/ RM. FIN. SCHED.
TYP. STAIR RISER - RE. TO FLOOR PLAN
NOSING
CONC. STAIR STRUCT., RE. TO STRUCT DWGS.
STAIR DETAIL - CONCRETE
9 A-4.3 Scale: 1-1/2"=1'-0" (LOCATED INSIDE GARAGE)
POLYASPARTIC COAT, COORD. w/ RM. FIN. SCHED.
STAIR DETAIL - WOOD
10 A-4.3 Scale: 1-1/2"=1'-0"
RAILING SPACE TO REJECT 4" SPHERE
RAILING PICKETS, RE. TO INT. DESIGN DWGS FOR FIN. COLOR
2x TREADS & RISERS FRAMING
2x12 WOOD STRINGER
5/8" GYP. BD. ON 1x FURRING STRIPS @ 16" O.C.
WOOD STAIR FRAMING
NOTES
A. DIMENSIONS TO INT. STUD WALLS SHALL BE TO FACE OF STUDS, RE. TO DIMENSIONS ON PLAN. DIMENSIONS TO INT. MASONRY WALLS SHALL BE TO FACE OF MASONRY, RE. TO DIMENSIONS ON PLAN.
B. DIMENSIONS TO EXTERIOR MASONRY WALLS WALLS SHALL BE TO FACE OF MASONRY, RE. TO DIMENSIONS ON PLAN.
C. WALL THICKNESS OTHER THAN DESCRIBED IN WALL TYPES WILL BE DIMENSIONED ON PLAN.
D. ALL DRYWALL BELOW DESIGN FLOOD ELEVATION SHALL BE FEMA APPROVED GYPSUM WALLBD..
E. ALL WALLS w/ POCKET DOORS SHALL BE CONSTRUCTED w/ 2" x 6" "TIMBERSTRAND LSL" STUD FRAMING IN LIEU OF 2" x 4".
F. ALL WALLS BEHIND TOILETS SHALL BE CONSTRUCTED W/ 2" x 6" "TIMBERSTRAND LSL" STUD FRAMING TO ALLOW FOR PLUMBING INSTALLATION.
G. ALL INT. WALLS SHALL BE "TIMBER STRAND "LSL" OR LIGHT GAUGE METAL FRAMING.
H. ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE, SHALL BE PRESSURE-TREATED.
I. ALL EXTERIOR CMU WALLS ARE TO HAVE SPRAY FOAM INSULATION IN OPEN CELLS, RE. TO SPEC.
J. EXTERIOR STUCCO SYSTEM TO BE PER SPECS.
TYP. EXTERIOR MASONRY WALL
PAINTED STUCCO ON EXTERIOR CMU WITH PAINTED GWB ON CMU AT INT. SIDE.
5/8", 3-COAT STUCCO 3045 SILICA SAND, SAND FIN. ON CMU WALL
CMU WALL, RE. TO STRUCT DWGS. FOR REINF. DTLS
PAINTED 5/8" GWB ON CMU
7-5/8" UNLESS DIM. OTHERWISE ON PLAN
NOT TO SCALE
TYP. EXTERIOR MASONRY LOW WALL
PAINTED STUCCO ON EXTERIOR CMU, BOTH SIDES
TYP. EXTERIOR MASONRY WALL
STUCCO ON EXTERIOR CMU WITH PAINTED GWB ON P.T. WD FURRING ON RIGID INSULATION AT INT. SIDE.
PAINTED 5/8" GWB ON 1x4 P.T. WD FURRING @ 16" O.C. ON R-5 RIGID INSULATION (VERIFY w/ ENERGY CALCULATIONS)
TYP. INTERIOR WOOD STUD WALL
ACOUSTIMAT INTERIOR WOOD STUD WALL
THERMAL INTERIOR WOOD STUD WALL
EXTEND PARTITION FROM CONC FLOOR SLAB/SHEATHING TO FLOOR SLAB OR WD. (CEILING OR FLOOR) FRAMING ABOVE
(1) LAYER 5/8" GWB, PAINTED, ON 2" x 4" "TIMBERSTRAND" FRAMING @ 16" O.C., "TIMBERSTRAND LSL" STUD FRAMING AS MANUFACT.D BY WEYERHAEUSER OR APPROVED EQ.
BATT SOUND INSULATION BETWEEN STUDS
ACOUSTIMAT SOUND INSULATION APPLIED TO SIDE OF STUD CLOSEST TO SOUND SOURCE. DO NOT STRETCH TIGHT
THERMAL INSULATION
3-1/2" UNLESS DIM. OTHERWISE ON PLAN
CONC. FLOOR SLAB OR WOOD STRUCT ABOVE
(2) 2x CONT. "TIMBERSTRAND" TOP PLATE (P.T. @ CONC. SLAB LOCATIONS)
(1) LAYER OF 5/8" GYP. BD.
2x CONT. "TIMBERSTRAND" SILL PLATE (P.T. @ CONC. SLAB LOCATIONS)
TOP OF FLOOR SLAB OR WOOD DECKING
5/8" GYP. BD. CEILING ON 'CLARK DIETRICH' RC-1 PRO, RESILIENT MTL. CHANNELS, SPACING PER MANUF. SPECS., TYP. GYP. BD. FASTENED TO CHANNEL AND CHANNEL FASTENED TO STRUCT
CONT. ACOUSTIC CAULK
DRYWALL TAPE & MUD @ JOINT
1/4" GAP
PLAN VIEW
VERTICAL SECTION
SYMBOL
WALL LEGEND AND TYP. BUILDING DETAILS
Scale: AS NOTED
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2724 Fruitville Road, Suite 102, Sarasota, Florida 34237
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REVISIONS
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LONGBOAT KEY, FLORIDA
BLDG PERMIT PLANS Copy of Record
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Clifford M. Scholz A.I.A.
CS21145
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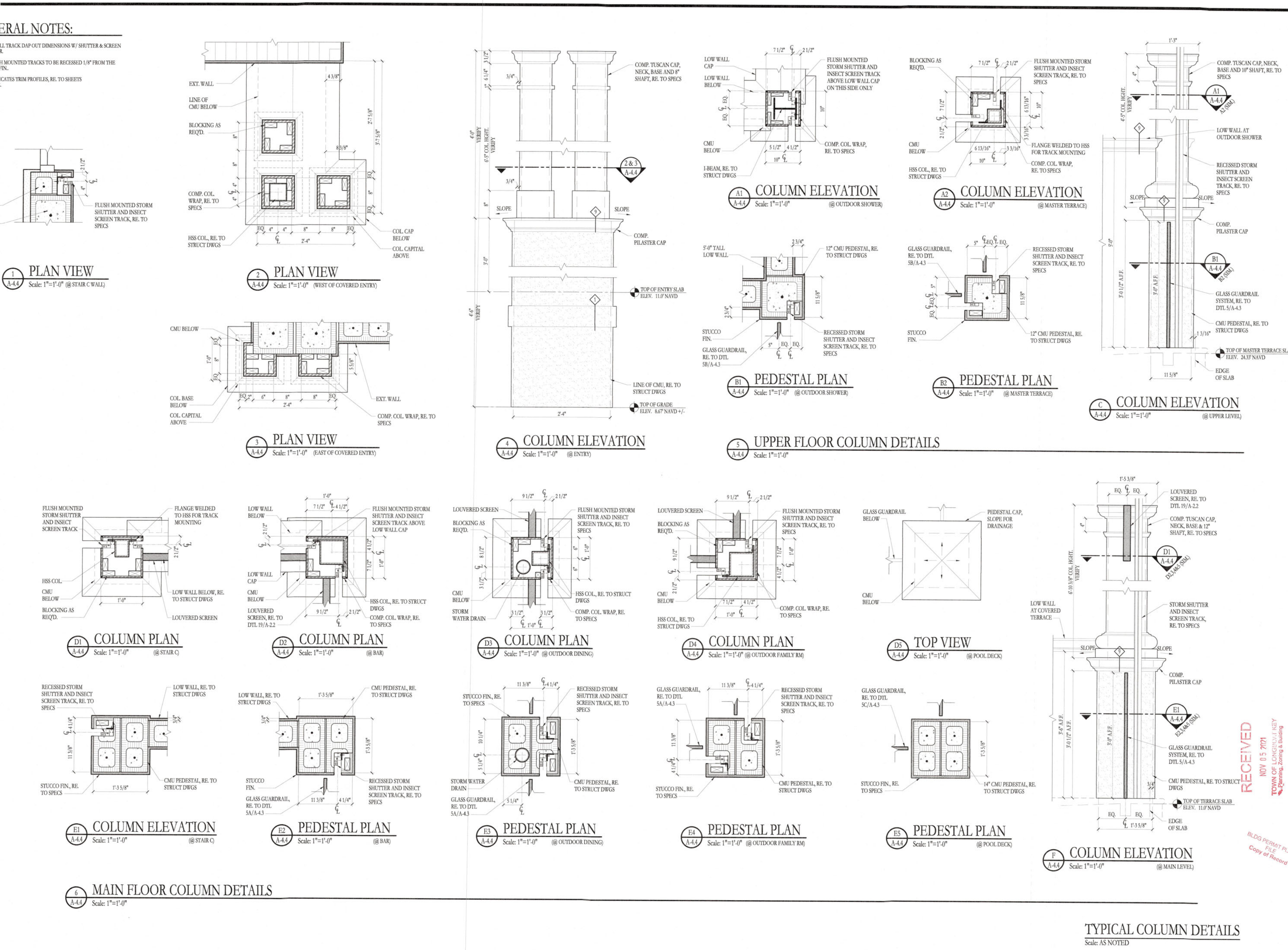

ERAL NOTES:
LL TRACK DAP OUT DIMENSIONS W/ SHUTTER & SCREEN
H MOUNTED TRACKS TO BE RECESSED 1/8" FROM THE
CATES TRIM PROFILES, RE. TO SHEETS
FLUSH MOUNTED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
1 PLAN VIEW
A-4.4 Scale: 1"=1'-0" (@ STAIR C WALL)
EXT. WALL
LINE OF CMU BELOW
BLOCKING AS REQ'D.
COMP. COL. WRAP, RE. TO SPECS
HSS COL, RE. TO STRUCT DWGS
COL. CAP BELOW
COL. CAPITAL ABOVE
2 PLAN VIEW
A-4.4 Scale: 1"=1'-0" (WEST OF COVERED ENTRY)
CMU BELOW
COL. BASE BELOW
COL. CAPITAL ABOVE
EXT. WALL
COMP. COL. WRAP, RE. TO SPECS
3 PLAN VIEW
A-4.4 Scale: 1"=1'-0" (EAST OF COVERED ENTRY)
COMP. TUSCAN CAP, NECK, BASE AND 8" SHAFT, RE. TO SPECS
COMP. PILASTER CAP
TOP OF ENTRY SLAB ELEV. 11.0' NAVD
LINE OF CMU, RE. TO STRUCT DWGS
TOP OF GRADE ELEV. 8.67' NAVD +/-
SLOPE
4 COLUMN ELEVATION
A-4.4 Scale: 1"=1'-0" (@ ENTRY)
LOW WALL CAP
LOW WALL BELOW
CMU BELOW
I-BEAM, RE. TO STRUCT DWGS
FLUSH MOUNTED STORM SHUTTER AND INSECT SCREEN TRACK ABOVE LOW WALL CAP ON THIS SIDE ONLY
COMP. COL. WRAP, RE. TO SPECS
A1 COLUMN ELEVATION
A-4.4 Scale: 1"=1'-0" (@ OUTDOOR SHOWER)
BLOCKING AS REQ'D.
CMU BELOW
HSS COL, RE. TO STRUCT DWGS
FLUSH MOUNTED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
FLANGE WELDED TO HSS FOR TRACK MOUNTING
COMP. COL. WRAP, RE. TO SPECS
A2 COLUMN ELEVATION
A-4.4 Scale: 1"=1'-0" (@ MASTER TERRACE)
5'-0" TALL LOW WALL
12" CMU PEDESTAL, RE. TO STRUCT DWGS
STUCCO FIN.
GLASS GUARDRAIL, RE. TO DTL 5B/A-4.3
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
B1 PEDESTAL PLAN
A-4.4 Scale: 1"=1'-0" (@ OUTDOOR SHOWER)
GLASS GUARDRAIL, RE. TO DTL 5B/A-4.3
STUCCO FIN.
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
12" CMU PEDESTAL, RE. TO STRUCT DWGS
B2 PEDESTAL PLAN
A-4.4 Scale: 1"=1'-0" (@ MASTER TERRACE)
COMP. TUSCAN CAP, NECK, BASE AND 10" SHAFT, RE. TO SPECS
LOW WALL AT OUTDOOR SHOWER
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
COMP. PILASTER CAP
GLASS GUARDRAIL SYSTEM, RE. TO DTL 5/A-4.3
CMU PEDESTAL, RE. TO STRUCT DWGS
TOP OF MASTER TERRACE SLAB ELEV. 24.33' NAVD
EDGE OF SLAB
C COLUMN ELEVATION
A-4.4 Scale: 1"=1'-0" (@ UPPER LEVEL)
5 UPPER FLOOR COLUMN DETAILS
A-4.4 Scale: 1"=1'-0"
FLUSH MOUNTED STORM SHUTTER AND INSECT SCREEN TRACK
FLANGE WELDED TO HSS FOR TRACK MOUNTING
HSS COL.
CMU BELOW
BLOCKING AS REQ'D.
LOW WALL BELOW, RE. TO STRUCT DWGS
LOUVERED SCREEN
D1 COLUMN PLAN
A-4.4 Scale: 1"=1'-0" (@ STAIR C)
LOW WALL BELOW
LOW WALL CAP
CMU BELOW
LOUVERED SCREEN, RE. TO DTL 19/A-2.2
FLUSH MOUNTED STORM SHUTTER AND INSECT SCREEN TRACK ABOVE LOW WALL CAP
HSS COL, RE. TO STRUCT DWGS
COMP. COL. WRAP, RE. TO SPECS
D2 COLUMN PLAN
A-4.4 Scale: 1"=1'-0" (@ BAR)
LOUVERED SCREEN
BLOCKING AS REQ'D.
CMU BELOW
STORM WATER DRAIN
FLUSH MOUNTED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
HSS COL, RE. TO STRUCT DWGS
COMP. COL. WRAP, RE. TO SPECS
D3 COLUMN PLAN
A-4.4 Scale: 1"=1'-0" (@ OUTDOOR DINING)
LOUVERED SCREEN
BLOCKING AS REQ'D.
CMU BELOW
HSS COL, RE. TO STRUCT DWGS
FLUSH MOUNTED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
COMP. COL. WRAP, RE. TO SPECS
D4 COLUMN PLAN
A-4.4 Scale: 1"=1'-0" (@ OUTDOOR FAMILY RM)
GLASS GUARDRAIL BELOW
PEDESTAL CAP, SLOPE FOR DRAINAGE
CMU BELOW
D5 TOP VIEW
A-4.4 Scale: 1"=1'-0" (@ POOL DECK)
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
LOW WALL, RE. TO STRUCT DWGS
STUCCO FIN., RE. TO SPECS
CMU PEDESTAL, RE. TO STRUCT DWGS
E1 COLUMN ELEVATION
A-4.4 Scale: 1"=1'-0" (@ STAIR C)
LOW WALL, RE. TO STRUCT DWGS
CMU PEDESTAL, RE. TO STRUCT DWGS
STUCCO FIN.
GLASS GUARDRAIL, RE. TO DTL 5A/A-4.3
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
E2 PEDESTAL PLAN
A-4.4 Scale: 1"=1'-0" (@ BAR)
STUCCO FIN., RE. TO SPECS
STORM WATER DRAIN
GLASS GUARDRAIL, RE. TO DTL 5A/A-4.3
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
CMU PEDESTAL, RE. TO STRUCT DWGS
E3 PEDESTAL PLAN
A-4.4 Scale: 1"=1'-0" (@ OUTDOOR DINING)
GLASS GUARDRAIL, RE. TO DTL 5A/A-4.3
STUCCO FIN., RE. TO SPECS
RECESSED STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
CMU PEDESTAL, RE. TO STRUCT DWGS
E4 PEDESTAL PLAN
A-4.4 Scale: 1"=1'-0" (@ OUTDOOR FAMILY RM)
GLASS GUARDRAIL, RE. TO DTL 5C/A-4.3
STUCCO FIN., RE. TO SPECS
14" CMU PEDESTAL, RE. TO STRUCT DWGS
E5 PEDESTAL PLAN
A-4.4 Scale: 1"=1'-0" (@ POOL DECK)
LOUVERED SCREEN, RE. TO DTL 19/A-2.2
COMP. TUSCAN CAP, NECK, BASE & 12" SHAFT, RE. TO SPECS
LOW WALL AT COVERED TERRACE
STORM SHUTTER AND INSECT SCREEN TRACK, RE. TO SPECS
COMP. PILASTER CAP
GLASS GUARDRAIL SYSTEM, RE. TO DTL 5/A-4.3
CMU PEDESTAL, RE. TO STRUCT DWGS
TOP OF TERRACE SLAB ELEV. 11.0' NAVD
EDGE OF SLAB
F COLUMN ELEVATION
A-4.4 Scale: 1"=1'-0" (@ MAIN LEVEL)
6 MAIN FLOOR COLUMN DETAILS
A-4.4 Scale: 1"=1'-0"

TYPICAL COLUMN DETAILS
Scale: AS NOTED

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CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
Clifford M. Scholz | A.I.A

CS21145

SHEET NO.
A-4.4

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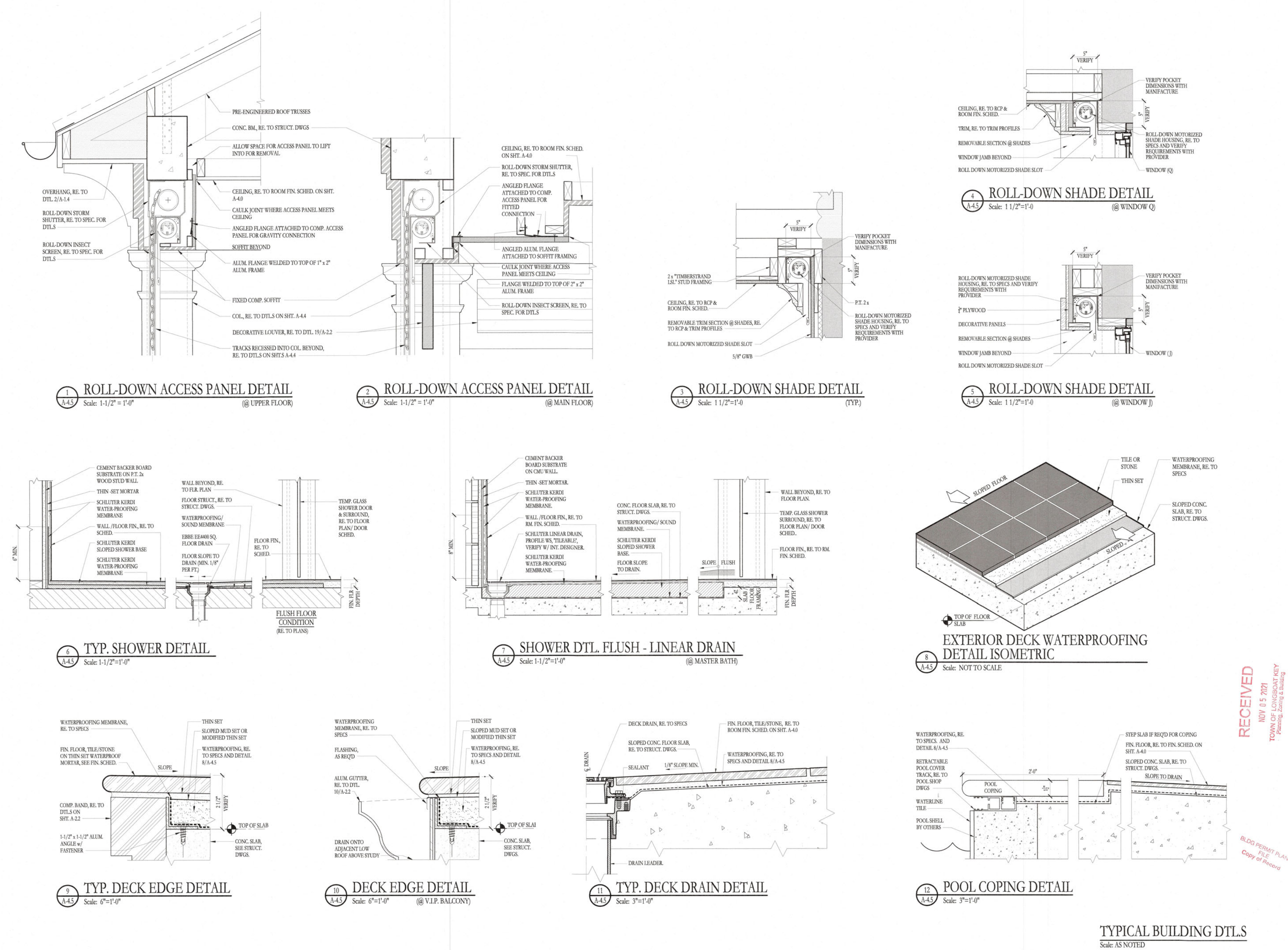
PRE-ENGINEERED ROOF TRUSSES
CONC. BM., RE. TO STRUCT. DWGS
ALLOW SPACE FOR ACCESS PANEL TO LIFT INTO FOR REMOVAL
OVERHANG, RE. TO DTL. 2/A-1.4
ROLL-DOWN STORM SHUTTER, RE. TO SPEC. FOR DTLS
ROLL-DOWN INSECT SCREEN, RE. TO SPEC. FOR DTLS
CEILING, RE. TO ROOM FIN. SCHED. ON SHT. A-4.0
CAULK JOINT WHERE ACCESS PANEL MEETS CEILING
ANGLED FLANGE ATTACHED TO COMP. ACCESS PANEL FOR GRAVITY CONNECTION
SOFFIT BEYOND
ALUM. FLANGE WELDED TO TOP OF 1" x 2" ALUM. FRAME
FIXED COMP. SOFFIT
COL., RE. TO DTLS ON SHT. A-4.4
DECORATIVE LOUVER, RE. TO DTL. 19/A-2.2
TRACKS RECESSED INTO COL. BEYOND, RE. TO DTLS ON SHTS A-4.4
1 A-4.5 ROLL-DOWN ACCESS PANEL DETAIL
Scale: 1-1/2" = 1'-0" (@ UPPER FLOOR)
CEILING, RE. TO ROOM FIN. SCHED. ON SHT. A-4.0
ROLL-DOWN STORM SHUTTER, RE. TO SPEC. FOR DTLS
ANGLED FLANGE ATTACHED TO COMP. ACCESS PANEL FOR FITTED CONNECTION
ANGLED ALUM. FLANGE ATTACHED TO SOFFIT FRAMING
CAULK JOINT WHERE ACCESS PANEL MEETS CEILING
FLANGE WELDED TO TOP OF 2" x 2" ALUM. FRAME
ROLL-DOWN INSECT SCREEN, RE. TO SPEC. FOR DTLS
2 A-4.5 ROLL-DOWN ACCESS PANEL DETAIL
Scale: 1-1/2" = 1'-0" (@ MAIN FLOOR)
5" VERIFY
VERIFY POCKET DIMENSIONS WITH MANIFACTURE
2 x "TIMBERSTRAND LSL" STUD FRAMING
CEILING, RE. TO RCP & ROOM FIN. SCHED.
REMOVABLE TRIM SECTION @ SHADES, RE. TO RCP & TRIM PROFILES
ROLL DOWN MOTORIZED SHADE SLOT
5/8" GWB
P.T. 2 x
ROLL-DOWN MOTORIZED SHADE HOUSING, RE. TO SPECS AND VERIFY REQUIREMENTS WITH PROVIDER
3 A-4.5 ROLL-DOWN SHADE DETAIL
Scale: 1 1/2"=1'-0 (TYP.)
CEILING, RE. TO RCP & ROOM FIN. SCHED.
TRIM, RE. TO TRIM PROFILES
REMOVABLE SECTION @ SHADES
WINDOW JAMB BEYOND
ROLL DOWN MOTORIZED SHADE SLOT
VERIFY POCKET DIMENSIONS WITH MANIFACTURE
ROLL-DOWN MOTORIZED SHADE HOUSING, RE. TO SPECS AND VERIFY REQUIREMENTS WITH PROVIDER
WINDOW (Q)
4 A-4.5 ROLL-DOWN SHADE DETAIL
Scale: 1 1/2"=1'-0 (@ WINDOW Q)
ROLL-DOWN MOTORIZED SHADE HOUSING, RE. TO SPECS AND VERIFY REQUIREMENTS WITH PROVIDER
¾" PLYWOOD
DECORATIVE PANELS
REMOVABLE SECTION @ SHADES
WINDOW JAMB BEYOND
ROLL DOWN MOTORIZED SHADE SLOT
VERIFY POCKET DIMENSIONS WITH MANIFACTURE
WINDOW (J)
5 A-4.5 ROLL-DOWN SHADE DETAIL
Scale: 1 1/2"=1'-0 (@ WINDOW J)
CEMENT BACKER BOARD SUBSTRATE ON P.T. 2x WOOD STUD WALL
THIN -SET MORTAR
SCHLUTER KERDI WATER-PROOFING MEMBRANE
WALL /FLOOR FIN., RE. TO SCHED.
SCHLUTER KERDI SLOPED SHOWER BASE
SCHLUTER KERDI WATER-PROOFING MEMBRANE
6" MIN.
WALL BEYOND, RE. TO FLR. PLAN
FLOOR STRUCT., RE. TO STRUCT. DWGS.
WATERPROOFING/ SOUND MEMBRANE
EBBE EE4400 SQ. FLOOR DRAIN
FLOOR SLOPE TO DRAIN (MIN. 1/8" PER FT.)
FLOOR FIN., RE. TO SCHED.
TEMP. GLASS SHOWER DOOR & SURROUND, RE. TO FLOOR PLAN/ DOOR SCHED.
FLUSH FLOOR CONDITION (RE. TO PLANS)
FIN. FLR. DEPTH
6 A-4.5 TYP. SHOWER DETAIL
Scale: 1-1/2"=1'-0"
CEMENT BACKER BOARD SUBSTRATE ON CMU WALL
THIN -SET MORTAR.
SCHLUTER KERDI WATER-PROOFING MEMBRANE.
WALL /FLOOR FIN., RE. TO RM. FIN. SCHED.
SCHLUTER LINEAR DRAIN, PROFILE WS, 'TILEABLE', VERIFY W/ INT. DESIGNER.
SCHLUTER KERDI WATER-PROOFING MEMBRANE.
8" MIN.
CONC. FLOOR SLAB, RE. TO STRUCT. DWGS.
WATERPROOFING/ SOUND MEMBRANE.
SCHLUTER KERDI SLOPED SHOWER BASE.
FLOOR SLOPE TO DRAIN.
SLOPE FLUSH
SLAB FLOOR FRAMING
WALL BEYOND, RE. TO FLOOR PLAN.
TEMP. GLASS SHOWER SURROUND, RE. TO FLOOR PLAN/ DOOR SCHED.
FLOOR FIN., RE. TO RM. FIN. SCHED.
FIN. FLR. DEPTH
7 A-4.5 SHOWER DTL. FLUSH - LINEAR DRAIN
Scale: 1-1/2"=1'-0" (@ MASTER BATH)
SLOPED FLOOR
SLOPED
TILE OR STONE
THIN SET
WATERPROOFING MEMBRANE, RE. TO SPECS
SLOPED CONC. SLAB, RE. TO STRUCT. DWGS.
TOP OF FLOOR SLAB
8 A-4.5 EXTERIOR DECK WATERPROOFING DETAIL ISOMETRIC
Scale: NOT TO SCALE
WATERPROOFING MEMBRANE, RE. TO SPECS
THIN SET
SLOPED MUD SET OR MODIFIED THIN SET
WATERPROOFING, RE. TO SPECS AND DETAIL 8/A-4.5
FIN. FLOOR, TILE/STONE ON THIN SET WATERPROOF MORTAR, SEE FIN. SCHED.
SLOPE
COMP. BAND, RE. TO DTLS ON SHT. A-2.2
1-1/2" x 1-1/2" ALUM. ANGLE w/ FASTENER
2 1/2" VERIFY
TOP OF SLAB
CONC. SLAB, SEE STRUCT. DWGS.
9 A-4.5 TYP. DECK EDGE DETAIL
Scale: 6"=1'-0"
WATERPROOFING MEMBRANE, RE. TO SPECS
FLASHING, AS REQ'D
ALUM. GUTTER, RE. TO DTL. 10/A-2.2
DRAIN ONTO ADJACENT LOW ROOF ABOVE STUDY
THIN SET
SLOPED MUD SET OR MODIFIED THIN SET
WATERPROOFING, RE. TO SPECS AND DETAIL 8/A-4.5
SLOPE
2 1/2" VERIFY
TOP OF SLAB
CONC. SLAB, SEE STRUCT. DWGS.
10 A-4.5 DECK EDGE DETAIL
Scale: 6"=1'-0" (@ V.I.P. BALCONY)
DECK DRAIN, RE. TO SPECS
SLOPED CONC. FLOOR SLAB, RE. TO STRUCT. DWGS.
SEALANT
1/8" SLOPE MIN.
FIN. FLOOR, TILE/STONE, RE. TO ROOM FIN. SCHED. ON SHT. A-4.0
WATERPROOFING, RE. TO SPECS AND DETAIL 8/A-4.5
℄ DRAIN
DRAIN LEADER
11 A-4.5 TYP. DECK DRAIN DETAIL
Scale: 3"=1'-0"
WATERPROOFING, RE. TO SPECS. AND DETAIL 8/A-4.5
RETRACTABLE POOL COVER TRACK, RE. TO POOL SHOP DWGS
WATERLINE TILE
POOL SHELL BY OTHERS
POOL COPING
2'-0"
STEP SLAB IF REQ'D FOR COPING
FIN. FLOOR, RE. TO FIN. SCHED. ON SHT. A-4.0
SLOPED CONC. SLAB, RE. TO STRUCT. DWGS.
SLOPE TO DRAIN
12 A-4.5 POOL COPING DETAIL
Scale: 3"=1'-0"

TYPICAL BUILDING DTL.S
Scale: AS NOTED

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1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

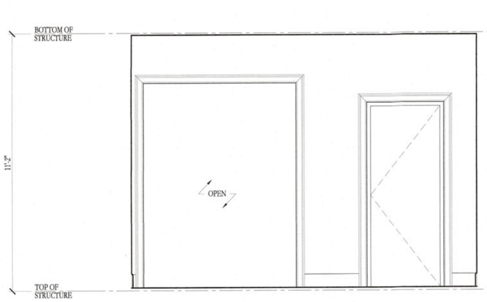
DATE
10/15/2021

Clifford M. Scholz | A.I.A

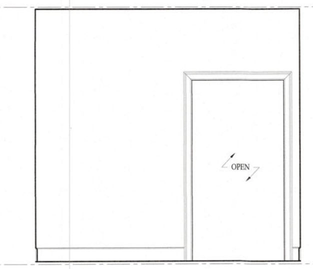
CS21145

SHEET NO.
A-4.5

PERMIT SUBMITTAL



1 A-5.0 FOYER 100
Scale: 3/8"=1'-0"



2 A-5.0 FOYER 100
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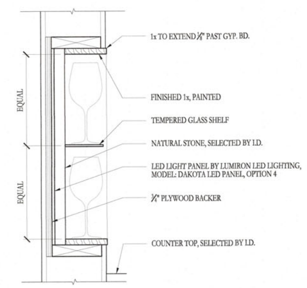


3 A-5.0 LIGHT NICHE DETAIL
Scale: 1-1/2"=1'-0"

GENERAL NOTES:

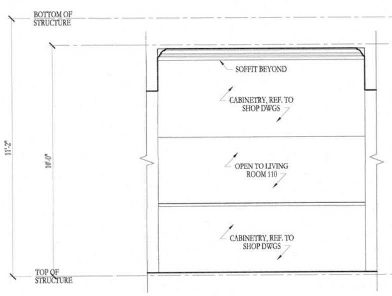
A. ALL CABINETRY & CLOSETS BY CABINETRY DESIGNER, REFER TO SHOP DRAWINGS FOR DETAILS.

B. REFER TO SPECIFICATIONS FOR ALL PLUMBING FIXTURES AND APPLIANCE INFORMATION, SELECTED BY OWNER/I.D. AND INSTALLED BY G.C.

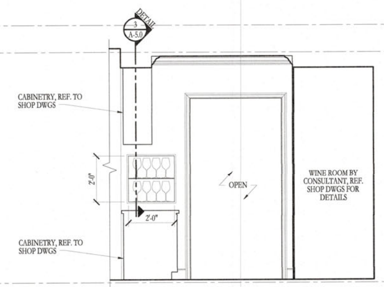
C. REFER TO CABINETRY SHOP DRAWINGS FOR FINAL LOCATION OF APPLIANCES.

D. COORDINATE WITH WINE ROOM CONSULTANT AND REFER TO SHOP DRAWINGS FOR DETAILS.

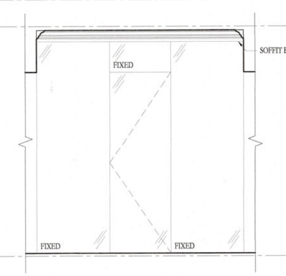
E. COORDINATE WITH A/V CONSULTANT FOR HEIGHT AND DIMENSIONS OF T.V. NICHES.



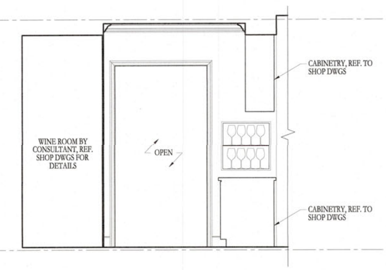
4 A-5.0 WINE/BAR ROOM 101,102
Scale: 3/8"=1'-0"



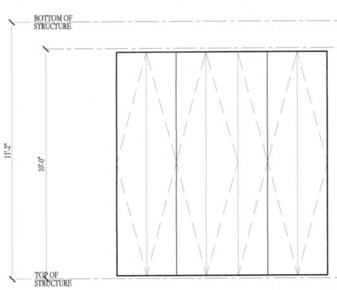
5 A-5.0 WINE/BAR ROOM 101,102
Scale: 3/8"=1'-0"



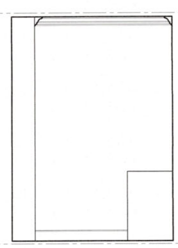
6 A-5.0 WINE/BAR ROOM 101,102
Scale: 3/8"=1'-0"



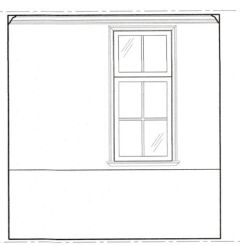
7 A-5.0 WINE/BAR ROOM 101,102
Scale: 3/8"=1'-0"



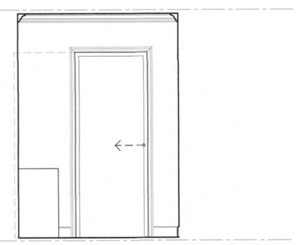
8 A-5.0 UTILITY ROOM 103
Scale: 3/8"=1'-0"



9 A-5.0 UTILITY ROOM 103
Scale: 3/8"=1'-0"



10 A-5.0 UTILITY ROOM 103
Scale: 3/8"=1'-0"



11 A-5.0 UTILITY ROOM 103
Scale: 3/8"=1'-0"

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Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
Clifford M. Scholz | A.I.A

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SHEET NO.
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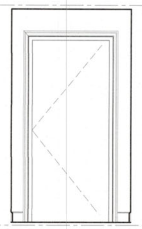
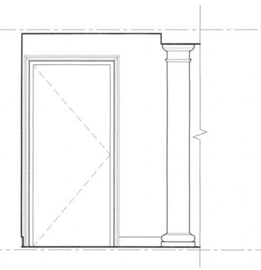
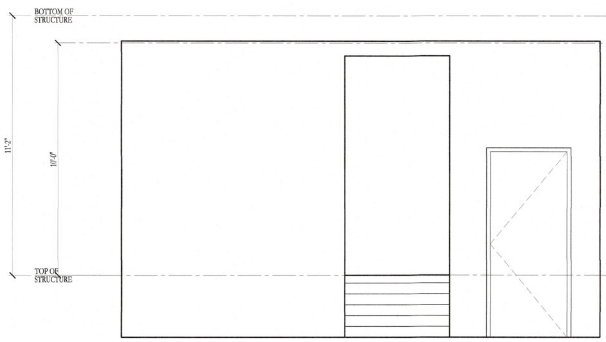
1 A-5.1 ELEVATOR ALCOVE 104
Scale: 3/8"=1'-0"



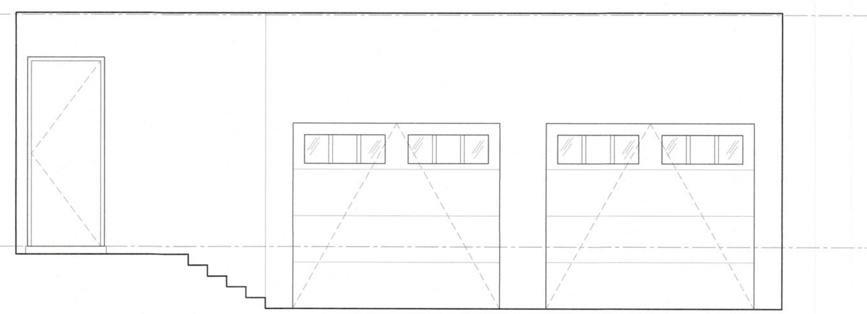
2 A-5.1 ELEVATOR ALCOVE 104
Scale: 3/8"=1'-0"



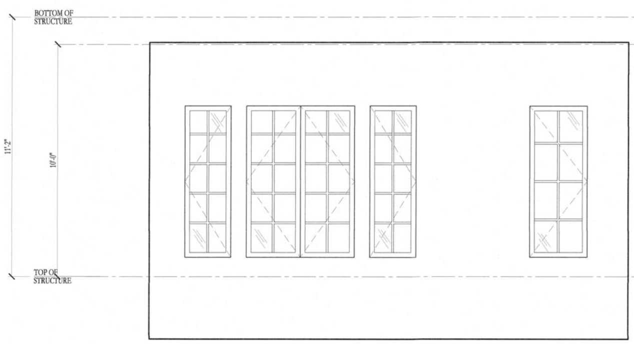
3 A-5.1 ELEVATOR ALCOVE 104
Scale: 3/8"=1'-0"



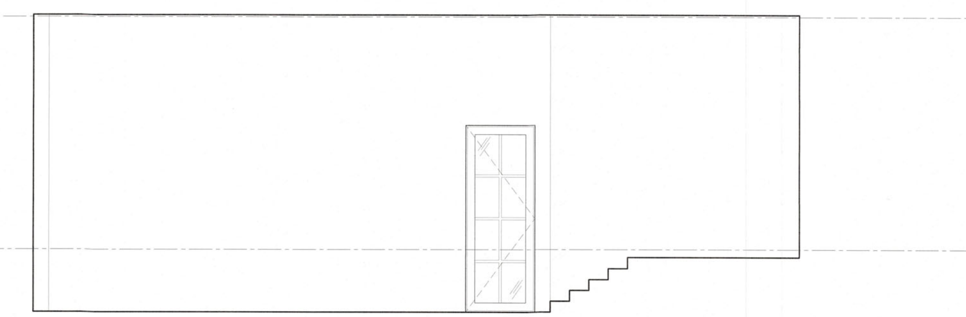
4 A-5.1 2-CAR GARAGE 107
Scale: 3/8"=1'-0"



5 A-5.1 2-CAR GARAGE 107
Scale: 3/8"=1'-0"



6 A-5.1 2-CAR GARAGE 107
Scale: 3/8"=1'-0"



7 A-5.1 2-CAR GARAGE 107
Scale: 3/8"=1'-0"

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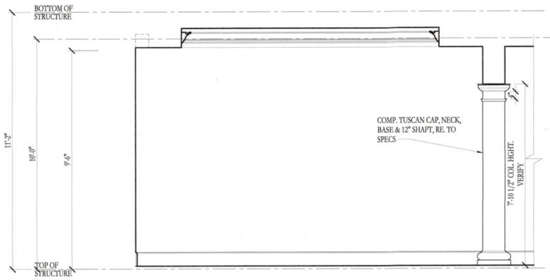
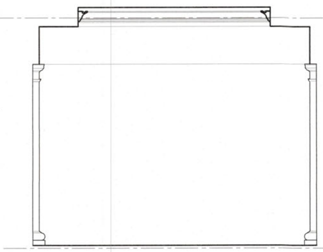
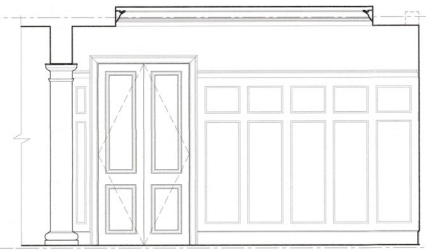


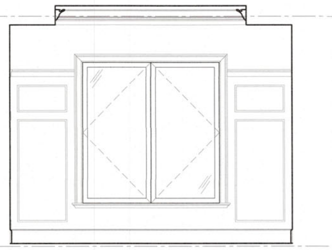
1 A-5.2 DINING ROOM 108
Scale: 3/8"=1'-0"



2 A-5.2 DINING ROOM 108
Scale: 3/8"=1'-0"

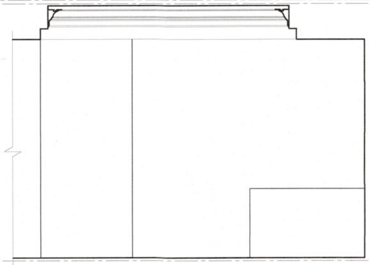


3 A-5.2 DINING ROOM 108
Scale: 3/8"=1'-0"



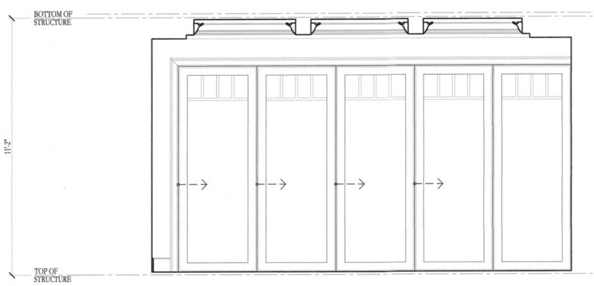
4 A-5.2 DINING ROOM 108
Scale: 3/8"=1'-0"

5 A-5.2 KITCHEN 109
Scale: 3/8"=1'-0"

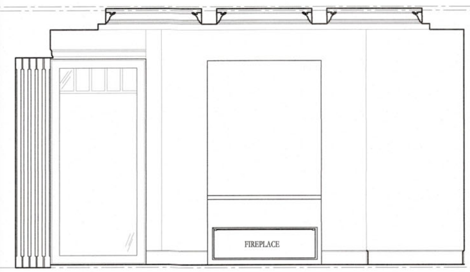


6 A-5.2 KITCHEN 109
Scale: 3/8"=1'-0"

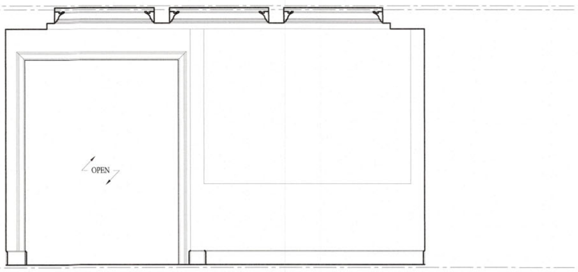
7 A-5.2 KITCHEN 109
Scale: 3/8"=1'-0"



8 A-5.2 LIVING ROOM 110
Scale: 3/8"=1'-0"



9 A-5.2 LIVING ROOM 110
Scale: 3/8"=1'-0"



10 A-5.2 LIVING ROOM 110
Scale: 3/8"=1'-0"

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CONSULTANT

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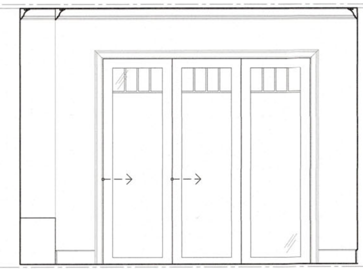
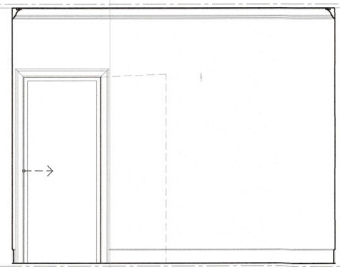
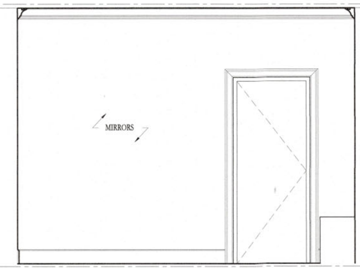
BOTTOM OF STRUCTURE
11'-2"
TOP OF STRUCTURE



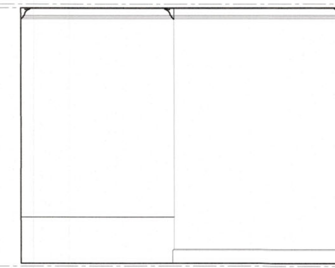
1 A-5.3 EXERCISE ROOM 112
Scale: 3/8"=1'-0"



2 A-5.3 EXERCISE ROOM 112
Scale: 3/8"=1'-0"



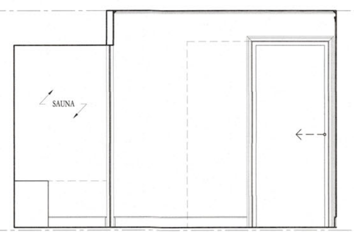
3 A-5.3 EXERCISE ROOM 112
Scale: 3/8"=1'-0"



4 A-5.3 EXERCISE ROOM 112
Scale: 3/8"=1'-0"

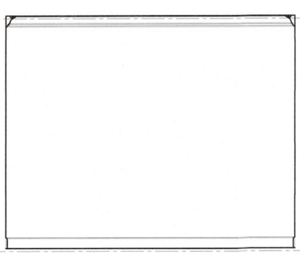
BOTTOM OF STRUCTURE
11'-2"
9'-6"
TOP OF STRUCTURE

5 A-5.3 POOL BATH 113
Scale: 3/8"=1'-0"

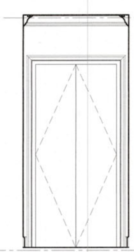


6 A-5.3 POOL BATH 113
Scale: 3/8"=1'-0"

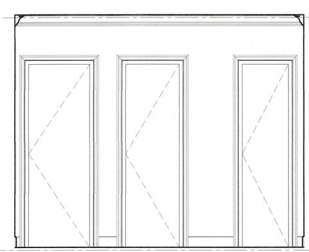
BOTTOM OF STRUCTURE
11'-2"
10'-0"
TOP OF STRUCTURE



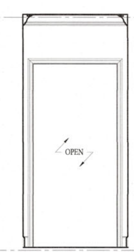
7 A-5.3 CORRIDOR 116
Scale: 3/8"=1'-0"



8 A-5.3 CORRIDOR 116
Scale: 3/8"=1'-0"



9 A-5.3 CORRIDOR 116
Scale: 3/8"=1'-0"



10 A-5.3 CORRIDOR 116
Scale: 3/8"=1'-0"

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CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
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DATE 10/15/2021

Clifford M. Scholz | A.I.A.

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SHEET NO.
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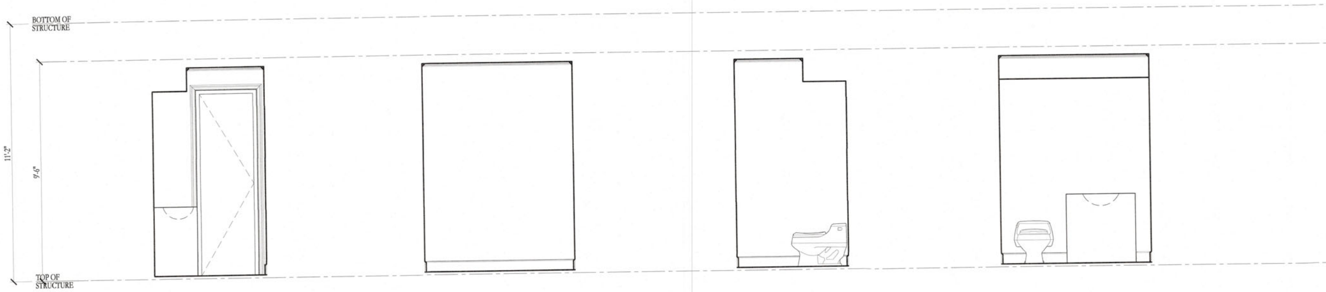
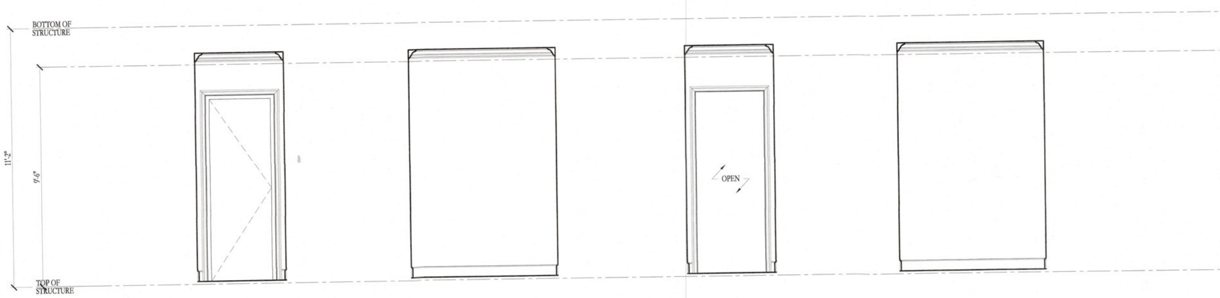


1 A-5.4 POWDER 117
Scale: 3/8"=1'-0"

2 A-5.4 POWDER 117
Scale: 3/8"=1'-0"

3 A-5.4 POWDER 117
Scale: 3/8"=1'-0"

4 A-5.4 POWDER 117
Scale: 3/8"=1'-0"

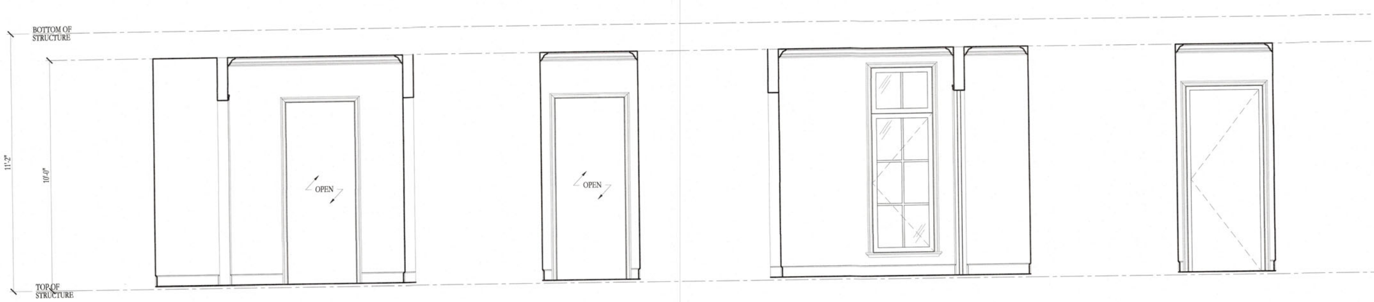


5 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"

6 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"

7 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"

8 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"



9 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"

10 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"

11 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"

12 A-5.4 VESTIBULE 118
Scale: 3/8"=1'-0"

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CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
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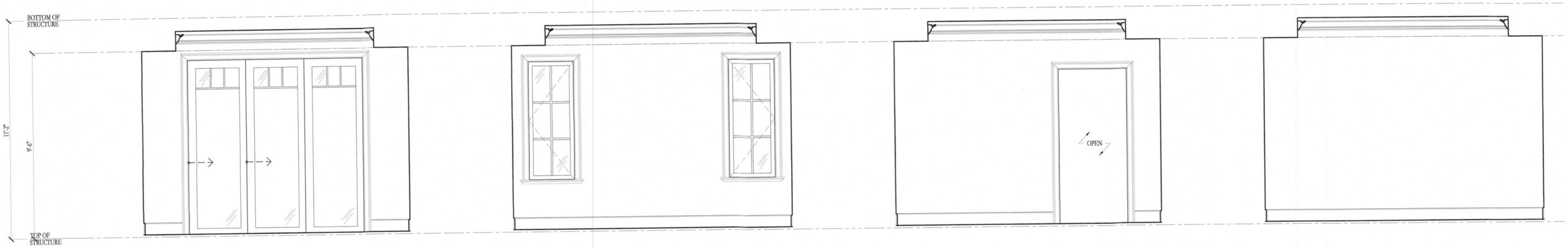
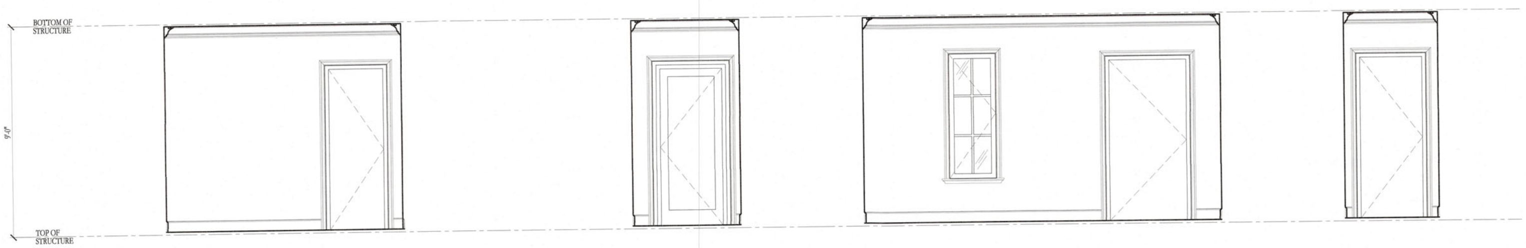


1 A-5.6 V.I.P. GUESTROOM 124
Scale: 3/8"=1'-0"

2 A-5.6 V.I.P. GUESTROOM 124
Scale: 3/8"=1'-0"

3 A-5.6 V.I.P. GUESTROOM 124
Scale: 3/8"=1'-0"

4 A-5.6 V.I.P. GUESTROOM 124
Scale: 3/8"=1'-0"



5 A-5.6 CORRIDOR B 201
Scale: 3/8"=1'-0"

6 A-5.6 CORRIDOR B 201
Scale: 3/8"=1'-0"

7 A-5.6 CORRIDOR B 201
Scale: 3/8"=1'-0"

8 A-5.9 CORRIDOR B 201
Scale: 3/8"=1'-0"

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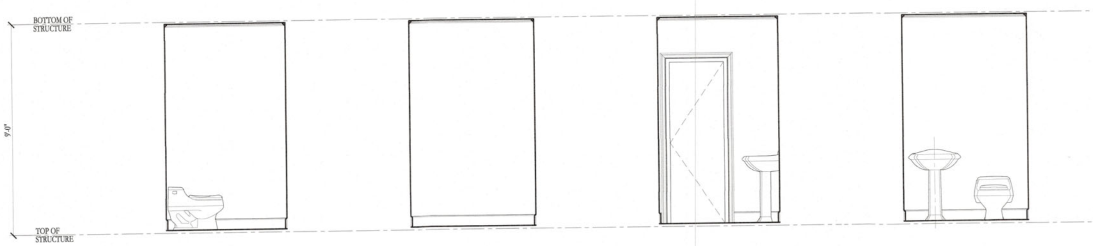
D. COORDINATE WITH WINE ROOM CONSULTANT AND REFER TO SHOP DRAWINGS FOR DETAILS.

E. COORDINATE WITH A/V CONSULTANT FOR HEIGHT AND DIMENSIONS OF T.V. NICHES.

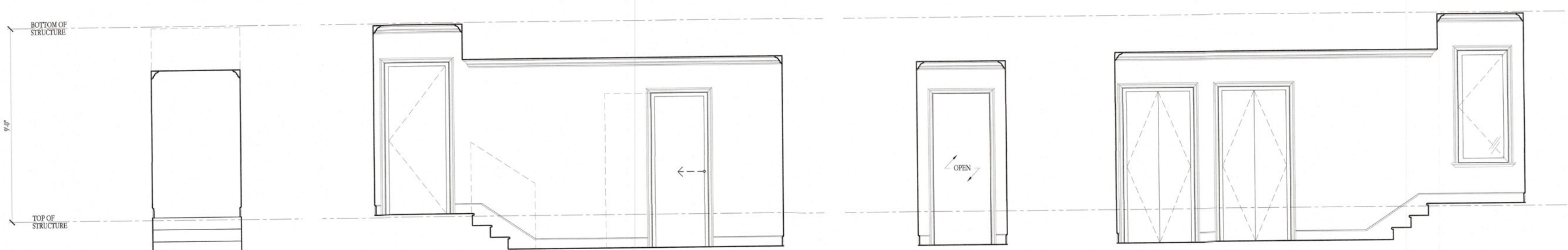


9 A-5.6 POWDER 202
Scale: 3/8"=1'-0"

10 A-5.6 POWDER 202
Scale: 3/8"=1'-0"

11 A-5.6 POWDER 202
Scale: 3/8"=1'-0"

12 A-5.6 POWDER 202
Scale: 3/8"=1'-0"



13 A-5.6 VESTIBULE / STAIR D - 204
Scale: 3/8"=1'-0"

14 A-5.6 VESTIBULE / STAIR D - 203
Scale: 3/8"=1'-0"

15 A-5.6 VESTIBULE / STAIR D - 203
Scale: 3/8"=1'-0"

16 A-5.6 VESTIBULE / STAIR D - 203
Scale: 3/8"=1'-0"

RECEIVED
NOV 05 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS FILE
Copy of Record

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CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road,
Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

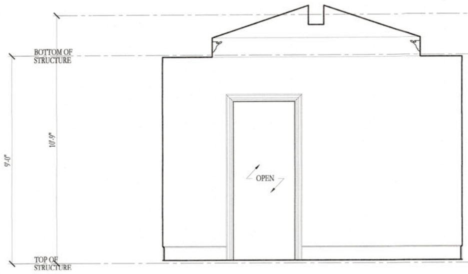
DATE
10/15/2021

Clifford M. Scholz | A.I.A.

CS21145

SHEET NO.
A-5.6

PERMIT SUBMITTAL



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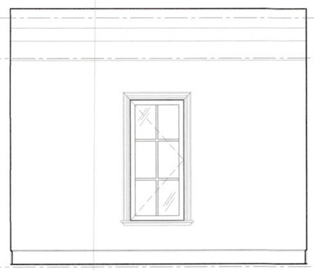

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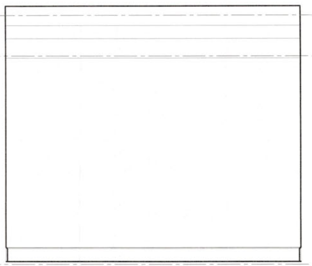

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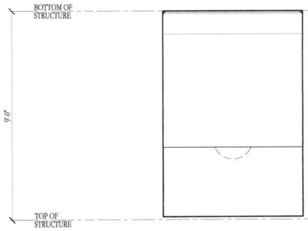

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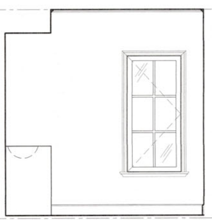

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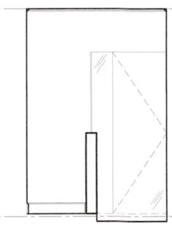

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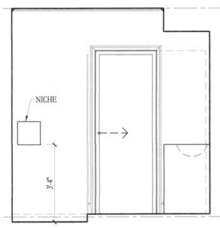

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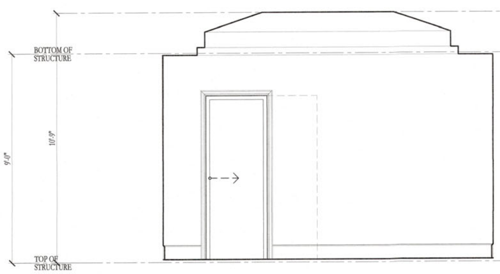

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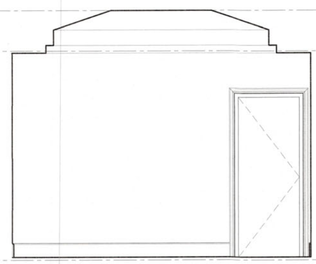

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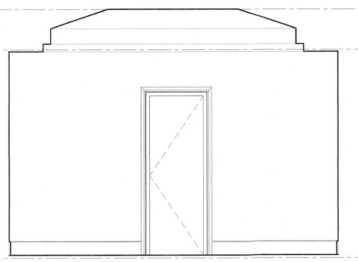

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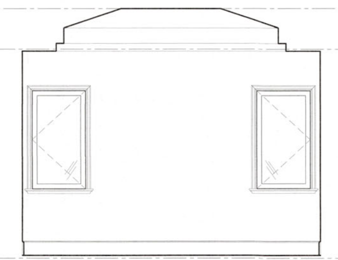

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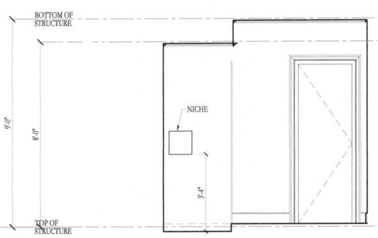

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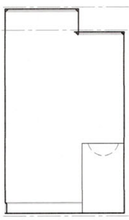

14 A-5.7 SUITE B BATHROOM 208
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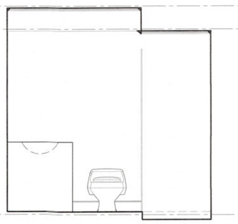

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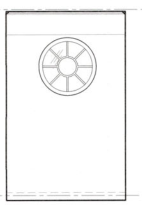

16 A-5.7 SUITE B BATHROOM 208
Scale: 3/8"=1'-0"

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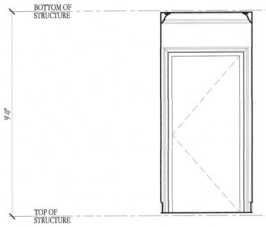

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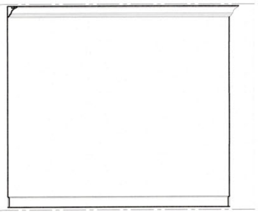

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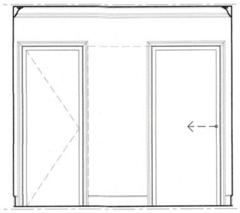

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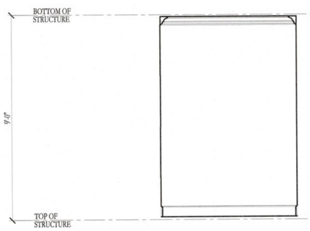

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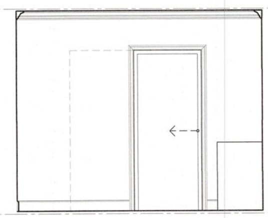

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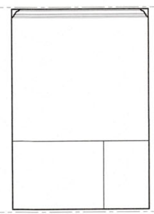

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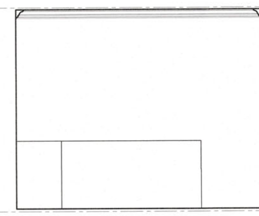

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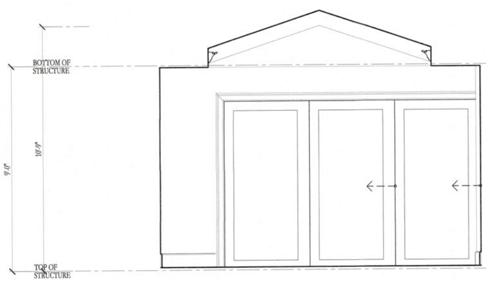

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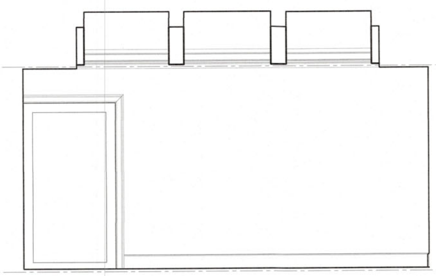

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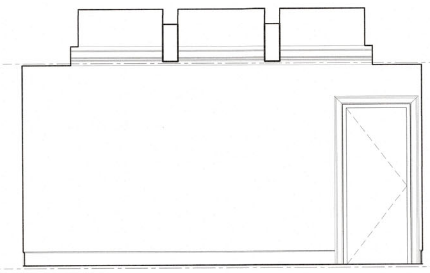

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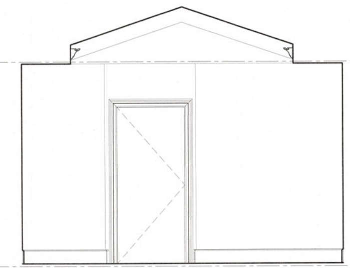

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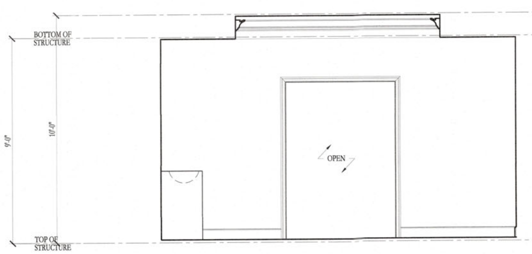

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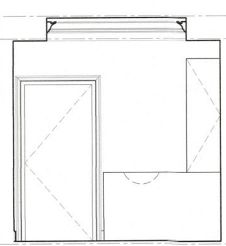

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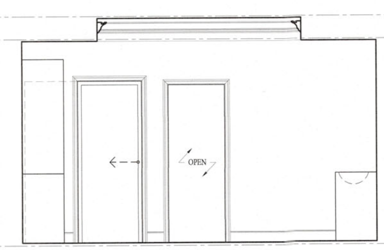

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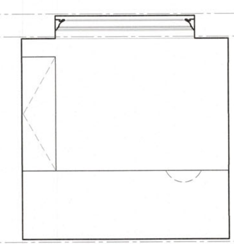

⑮ A-5.8 MASTER BATHROOM 213
Scale: 3/8"=1'-0"

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CONSULTANT

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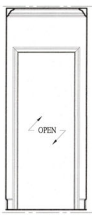
BOTTOM OF STRUCTURE

TOP OF STRUCTURE



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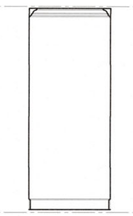

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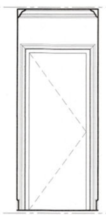

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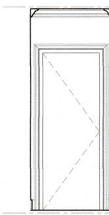
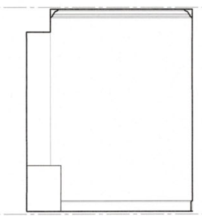


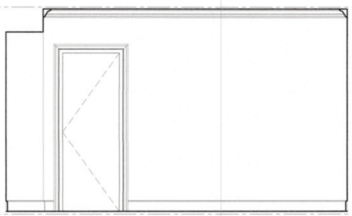
4 A-5.9 VESTIBULE 216
Scale: 3/8"=1'-0"

BOTTOM OF STRUCTURE

TOP OF STRUCTURE



5 A-5.9 CHRIS WALK-IN CLOSET 215
Scale: 3/8"=1'-0"



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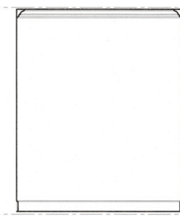

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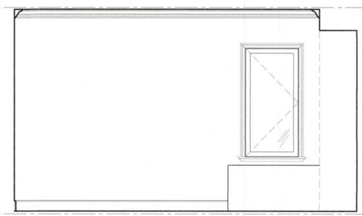
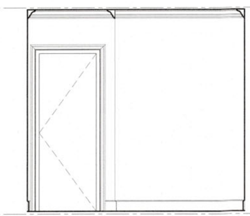


8 A-5.9 CHRIS WALK-IN CLOSET 215
Scale: 3/8"=1'-0"

BOTTOM OF STRUCTURE

TOP OF STRUCTURE



9 A-5.9 STEPH. WALK-IN CLOSET 216
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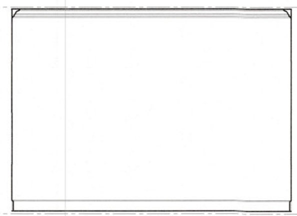

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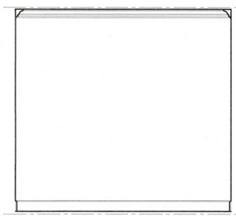

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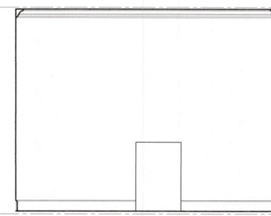
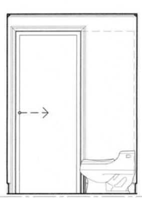
Scale: 3/8"=1'-0"



12 A-5.9 STEPH. WALK-IN CLOSET 216
Scale: 3/8"=1'-0"

BOTTOM OF STRUCTURE

TOP OF STRUCTURE



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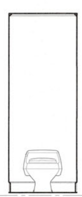
Scale: 3/8"=1'-0"



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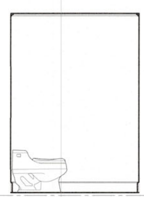

15 A-5.9 WATER CLOSET
Scale: 3/8"=1'-0"

16 A-5.9 WATER CLOSET
Scale: 3/8"=1'-0"

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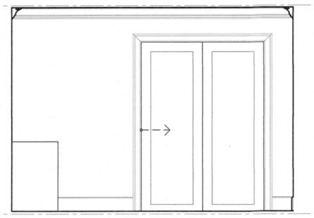
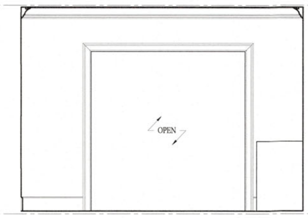
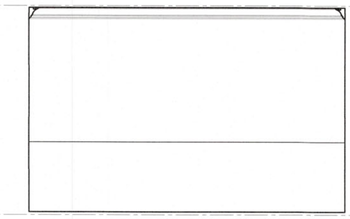


1 A-5.10 FAMILY ROOM 217
Scale: 3/8"=1'-0"

2 A-5.10 FAMILY ROOM 217
Scale: 3/8"=1'-0"

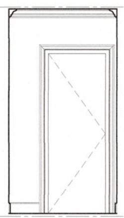


3 A-5.10 FAMILY ROOM 217
Scale: 3/8"=1'-0"

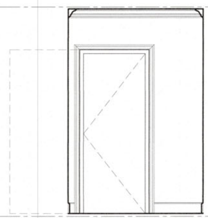


4 A-5.10 FAMILY ROOM 217
Scale: 3/8"=1'-0"

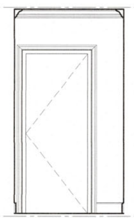
5 A-5.10 VESTIBULE 218
Scale: 3/8"=1'-0"



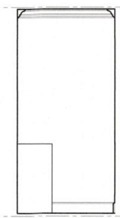
6 A-5.10 VESTIBULE 218
Scale: 3/8"=1'-0"



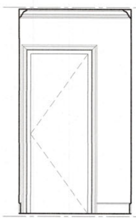
7 A-5.10 VESTIBULE 218
Scale: 3/8"=1'-0"



8 A-5.10 VESTIBULE 218
Scale: 3/8"=1'-0"



9 A-5.10 W.I.C. 219
Scale: 3/8"=1'-0"



10 A-5.10 W.I.C. 219
Scale: 3/8"=1'-0"

GENERAL NOTES:

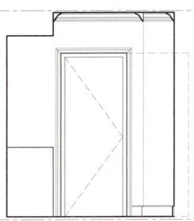
A. ALL CABINETRY & CLOSETS BY CABINETRY DESIGNER, REFER TO SHOP DRAWINGS FOR DETAILS.

B. REFER TO SPECIFICATIONS FOR ALL PLUMBING FIXTURES AND APPLIANCE INFORMATION, SELECTED BY OWNER/I.D. AND INSTALLED BY G.C.

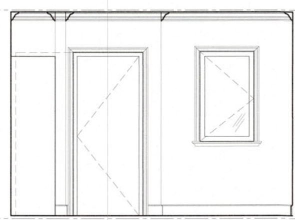
C. REFER TO CABINETRY SHOP DRAWINGS FOR FINAL LOCATION OF APPLIANCES.

D. COORDINATE WITH WINE ROOM CONSULTANT AND REFER TO SHOP DRAWINGS FOR DETAILS.

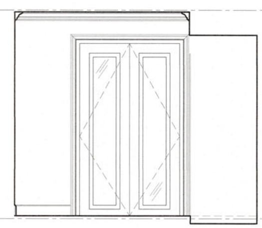
E. COORDINATE WITH A/V CONSULTANT FOR HEIGHT AND DIMENSIONS OF T.V. NICHES.



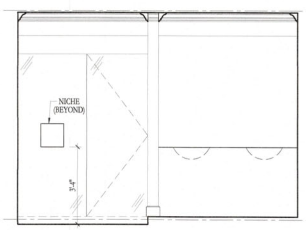
11 A-5.10 V.I.P. BATHRROM 220
Scale: 3/8"=1'-0"



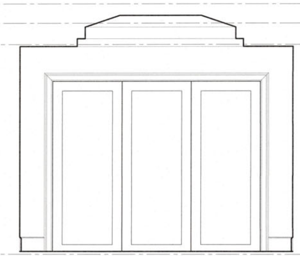
12 A-5.10 V.I.P. BATHRROM 220
Scale: 3/8"=1'-0"



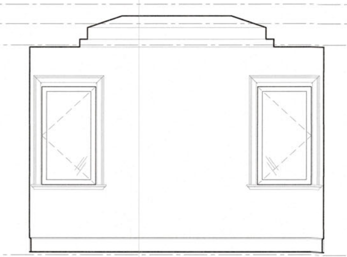
13 A-5.10 V.I.P. BATHRROM 220
Scale: 3/8"=1'-0"



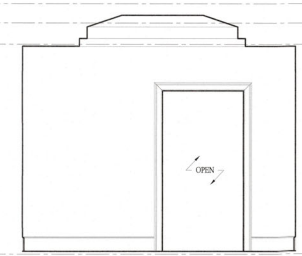
14 A-5.10 V.I.P. BATHRROM 220
Scale: 3/8"=1'-0"



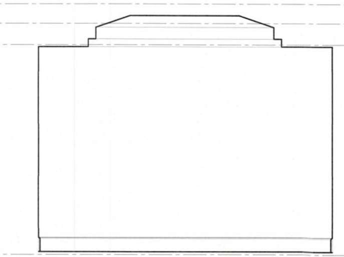
15 A-5.10 V.I.P. GUEST BEDROOM 221
Scale: 3/8"=1'-0"



16 A-5.10 V.I.P. GUEST BEDROOM 221
Scale: 3/8"=1'-0"



17 A-5.10 V.I.P. GUEST BEDROOM 221
Scale: 3/8"=1'-0"



18 A-5.10 V.I.P. GUEST BEDROOM 221
Scale: 3/8"=1'-0"

CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road,
Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021

Clifford M. Scholz | A.I.A.

CS21145

SHEET NO.
A-5.10

PERMIT SUBMITTAL

GENERAL NOTES:

A. ALL CABINETRY & CLOSETS BY CABINETRY DESIGNER, REFER TO SHOP DRAWINGS FOR DETAILS.

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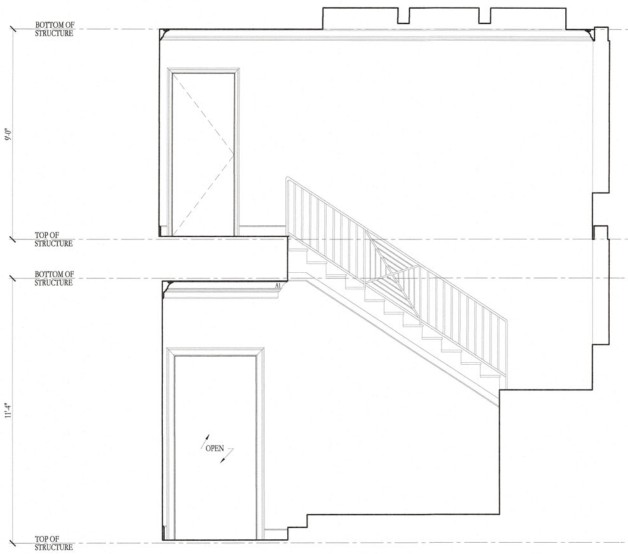
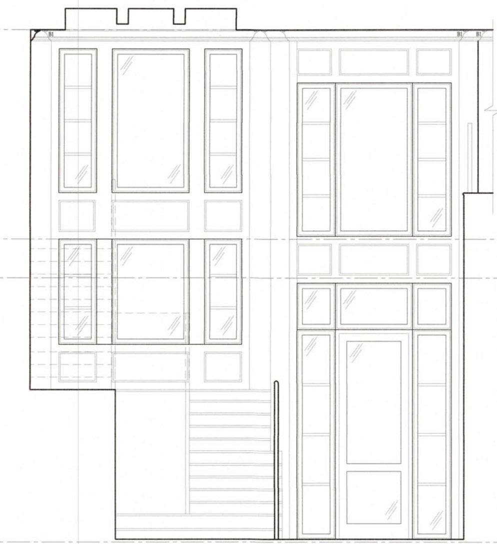
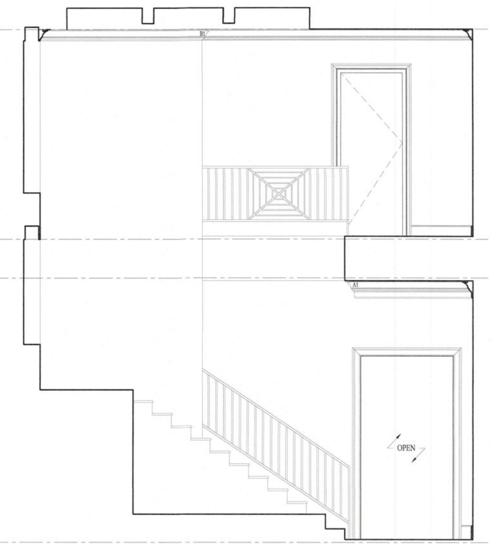


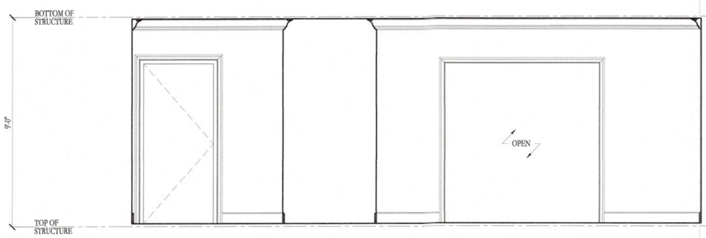
1 A-5.10 STAIR LANDING 200
Scale: 3/8"=1'-0"



2 A-5.10 STAIR LANDING 200
Scale: 3/8"=1'-0"



3 A-5.10 STAIR LANDING 200
Scale: 3/8"=1'-0"



4 A-5.10 CORRIDOR A 201
Scale: 3/8"=1'-0"

5 A-5.10 CORRIDOR A 201
Scale: 3/8"=1'-0"

RECEIVED
NOV 05 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS FILE
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CMSA
CLIFFORD M. SCHOLZ ARCHITECTS
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2724 Fruitville Road,
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Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

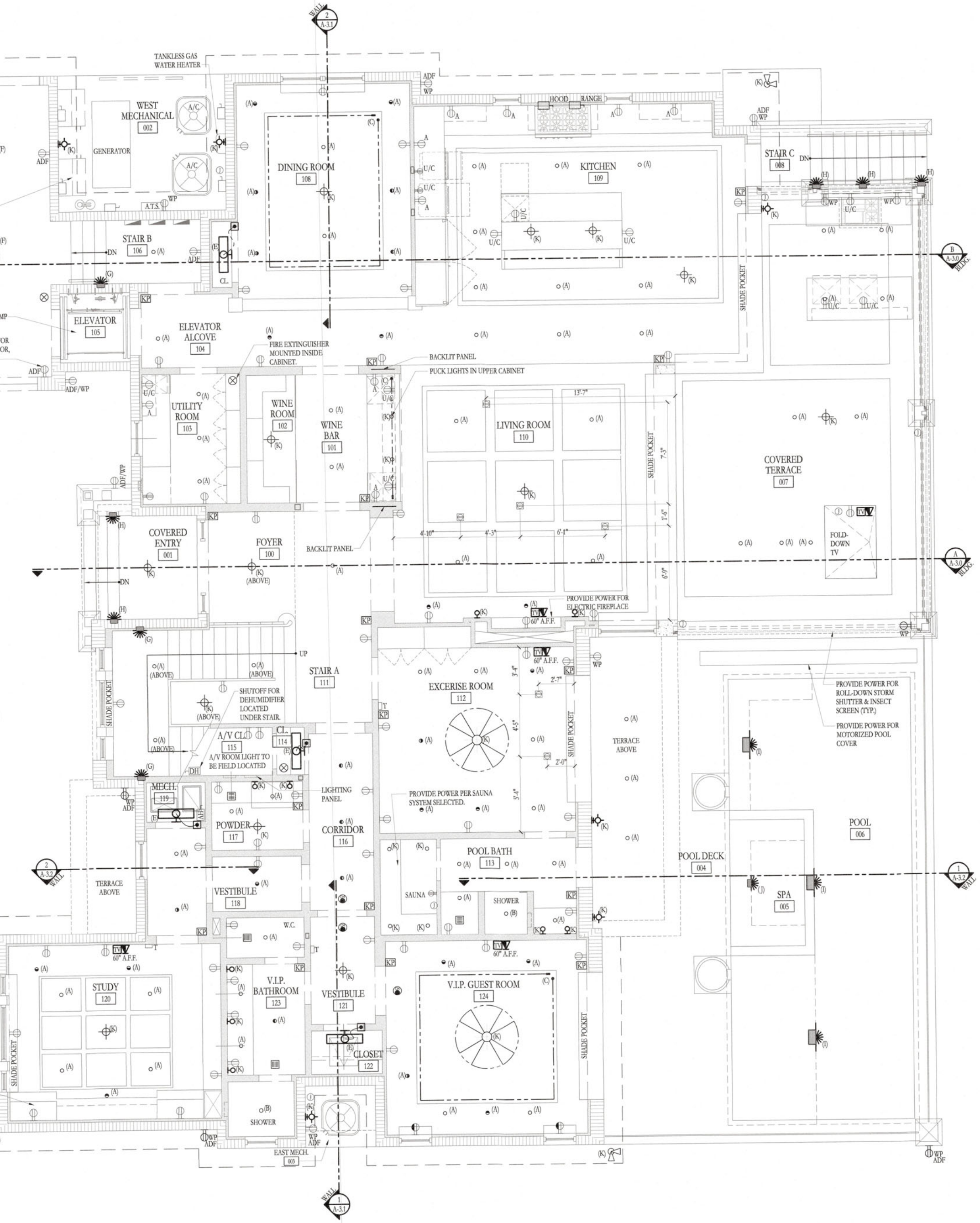
DATE
10/15/2021

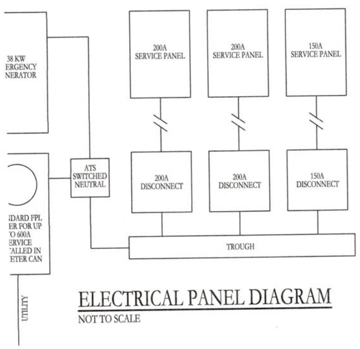
Clifford M. Scholz | A.I.A.

CS21145

SHEET NO.
A-5.11

PERMIT SUBMITTAL





ELECTRICAL PANEL DIAGRAM

NOT TO SCALE

LIGHTING FIXTURE SCHEDULE:

(TYPICAL ON ALL "E" SHEETS)

TYPE	MFR.	CATALOG #	MOUNT	REMARKS
(A)	TECH LIGHTING	ELEMENT 3" LED E3R-FF-LH-930-2-A-N	RECESSED CEILING	WHITE FINISH @ DRYWALL PAINT TO MATCH WOOD @ T&G
(B)	TECH LIGHTING	ELEMENT 3" LED E3R-FF-LH-930-2-A-N	RECESSED CEILING	SHOWER VERSION WET LISTED WHITE FINISH @ DRYWALL PAINT TO MATCH WOOD @ T&G
(C)	BEULUX	ATHENS LED TAPELIGHT A-L240-IP00-CT30	HIDDEN COVE	-
(D)	BEULUX	45 ALUMINUM EXTRUSION JF-O4	HIDDEN COVE	-
(E)	ACCESS LIGHTING	ARC 24" 62517LEDD-BS/ARC	WALL MOUNT	-
(F)	ORACLE LIGHTING	OC1-LED 4-OC1-LED-4000L-DIM10 -MVOLT-30K-85	SURFACE MOUNT CEILING	-
(G)	COASTAL SOURCE	STEP LIGHT VINTAGE SLMLFS-5K-VB	WALL / STEP MOUNTING HEIGHT = 1'-0" A.F.F	EXTERIOR
(H)	LUCIFER LIGHTING	PATHLIGHTS STEALTH & IMPACT SSL1-1-WH-30	WALL / STEP MOUNTING HEIGHT = 1'-0" A.F.F	INTERIOR
(I)	-	-	POOL (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(J)	-	-	SPA (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(K)	-	-	-	TBD

GENERAL NOTES:

(SHEET SPECIFIC)

A. ALL PLUMBING, ELECTRICAL & MECHANICAL SHALL BE LOCATED ABOVE DESIGN FLOOD ELEVATION (D.F.E.).

B. FOR HGHT OF ALL WALL MOUNTED FIXTURES RE. TO INT. & EXT. ELEVS, PRIOR TO INSTALLATION.

C. COORDINATE ALL FIXTURE SPECS. & LOCATIONS W/ LIGHTING CONTROL CONSULT. & RCP.

ELECTRICAL NOTES:

(SHEET SPECIFIC)

A. IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS.

B. NO MECHANICAL, ELECTRICAL OR HVAC SYSTEMS ARE PERMITTED BELOW DESIGN FLOOD ELEV. (+11.0' NAVD), UNLESS PERMITTED BY FEMA & FBC.

C. ALL LIGHTING TO BE 3000K LED HIGH EFFICIENCY FIXTURES, UNLESS NOTED OTHERWISE.

D. ALL SWITCHES (AS APPLICABLE) SHALL HAVE RHEOSTAT DIMMERS.

E. ALL SWITCHES & OUTLETS AT EXTERIOR LOCATIONS SHALL BE WEATHERPROOF.

F. ALL OUTLETS IN PROXIMITY TO WATER ARE TO BE GFCI AS REQUIRED BY F.B.C. 7TH EDITION.

G. FOR ALL SWITCHING & CIRCUITING INFO, RE. TO A/V DRAWINGS.

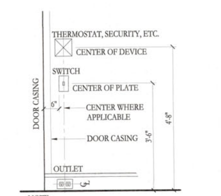
H. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO-CELL SWITCH W/ MANUAL OVERRIDE.

I. PRE-WIRE AT ALL SHADES POCKETS FOR ROLL-DOWNS SCREENS AND VERIFY TYPE & LOCATION W/ PROVIDER.

J. SECURITY LIGHTS TO BE ON PHOTO-CELL SWITCH DETECTOR & MOTION SWITCHED OVERRIDE.

K. VERIFY APPLIANCE ELEC. REQ'S & LOCATIONS W/ MANF. SPECS.

L. ELEV. CONTROLLER & TANKS IN ATTIC. LOCATED AND PROVIDE POWER PER MFR SPECS.



NOTE:
ALL DIMENSIONS ARE FROM FINISHED FLOOR

TYPICAL ELECTRIC DEVICE LOCATION

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

LEGEND:

(SHEET SPECIFIC)

ELECTRICAL SYMBOL LEGEND:

A - ABOVE COUNTER.	ADF- ABOVE DESIGN FLOOD.
BUC - BELOW UPPER CABINET.	TAV- TA ABOVE..
UC - UNDER COUNTER.	

LIGHTING:

Symbol	Description
○	LED RECESSED CEILING LIGHT
◐	LED RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
⌖	DECORATIVE CEILING LIGHT FIXTURE
	WALL SCONCE
	WALL MOUNTED EXTERIOR LIGHT
	RECESSED WALL/STEP LIGHTING.
	FLOOD LIGHT - SOFFIT MOUNTED
	LINEAR LED SURFACE CEILING MOUNTED LIGHT
	LINEAR LED WALL MOUNTED LIGHT
	LED STRIP LIGHTING.

SWITCHING:

Symbol	Description
	PUSHBUTTON SWITCH - JAMB SWITCH
KP	KEY PAD

OUTLETS: (LOCATED IN BASE BOARD @ MAIN & UPPER LEVEL AND ABOVE D.F.E @ GROUND FLOOR LEVEL)

Symbol	Description
	DUPLEX OUTLET
	SPLIT DUPLEX OUTLET, ONE SIDE SWITCHED
	220 OUTLET
	DUPLEX FLOOR OUTLET - ONE SIDE SWITCHED
J	JUNCTION BOX - CEILING MOUNTED

MISCELLANEOUS:

Symbol	Description
	EXHAUST FAN
T	THERMOSTAT
	CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS SHALL BE PROVIDED BY FAN MANUF. VERIFY FAN AND LIGHT.
GEN.	DISCONNECT
A.T.S.	AUTOMATIC TRANSFER SWITCH

SERVICE PANELS:

Symbol	Description
	POWER PANEL
	ELECTRICAL METER
TV/V	COMPUTER / TV / TELEPHONE OUTLET-BASEBOARD MOUNT UNLESS OTHERWISE NOTED. PROVIDE (2) RG6 (COLOR CODED) AND (2) CAT5 ENHANCED, (1) FACE PLATE, HOME RUN TO "COMMUNICATIONS" PANEL. PROVIDE 3/4" CONDUIT IN WALL TO "ATTIC" FROM ELECTRICAL BOX TO EACH LOCATION FOR FUTURE FIBER OPTIC INSTALLATION, CAP CONDUIT IN ATTIC.
	NETWORK

FIRE & MONITORING CONTROL:

Symbol	Description
	APPROVED, INTEGRATED COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE A BRK MODEL SC9120B - (OR APPROVED ALTERNATE) AS REQUIRED BY BUILDING CODE & SECURITY MONITORING SYSTEM
⊗	FIRE EXTINGUISHER

ELECTRICAL PLAN - MAIN FLOOR

Scale: 1/4" = 1'-0"

BLDG PERMIT PLANS FILE Copy of Record

RECEIVED NOV 15 2021 TOWN OF LONGBOAT KEY Planning, Zoning & Building

CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road,
Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

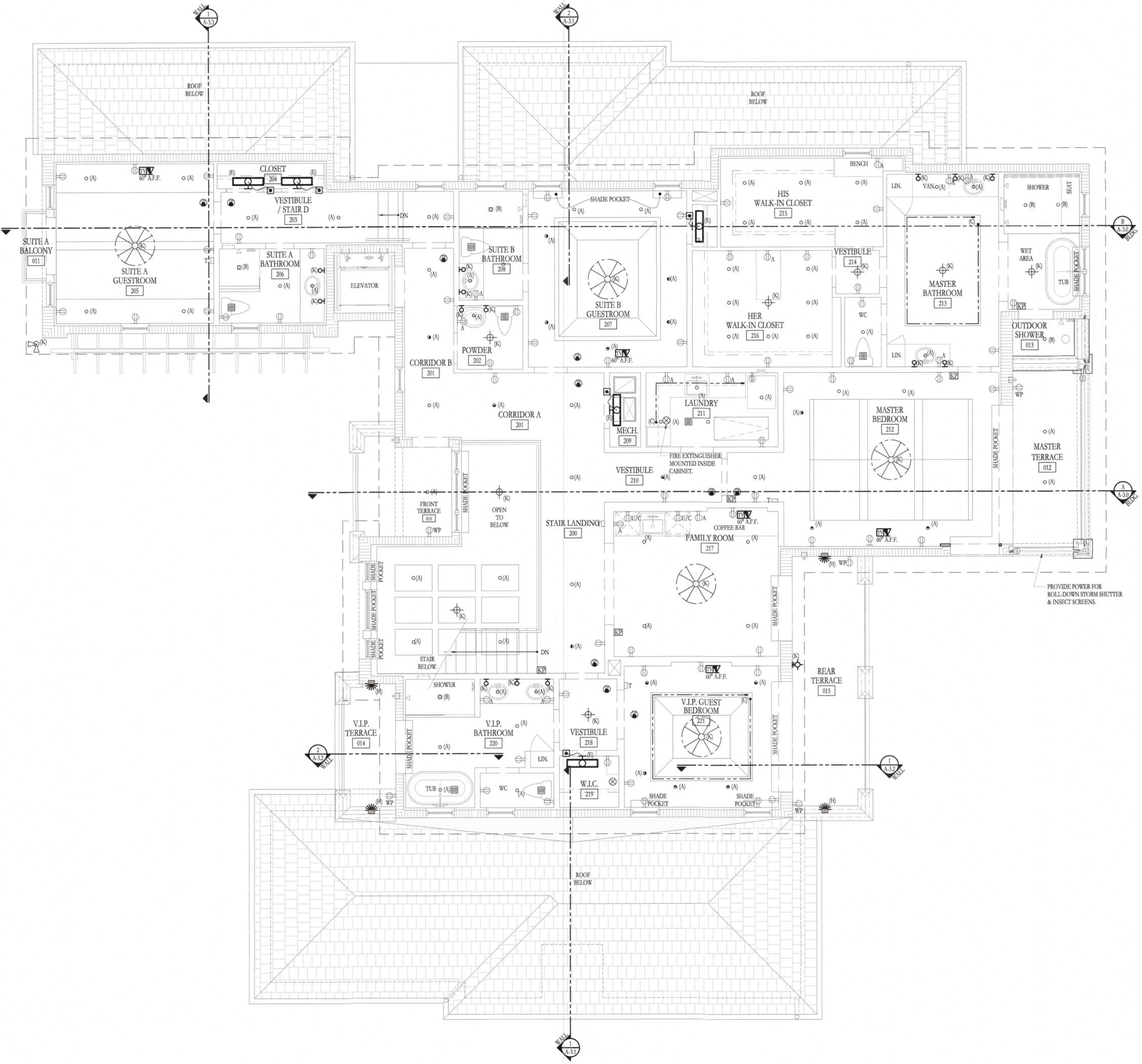
NEW CUSTOM SINGLE FAMILY RESIDENCE
LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

DATE
10/15/2021
Clifford M. Scholz | A.I.A

CS21145

SHEET NO.
E-1.0

PERMIT SUBMITTAL



LIGHTING FIXTURE SCHEDULE:

(TYPICAL ON ALL "E" SHEETS)

TYPE	MFR.	CATALOG #	MOUNT	REMARKS
(A)	TECH LIGHTING	ELEMENT 3" LED E3R-FF-LH-930-2-A-N	RECESSED CEILING	WHITE FINISH @ DRYWALL PAINT TO MATCH WOOD @ T&G
(B)	TECH LIGHTING	ELEMENT 3" LED E3R-FF-LH-930-2-A-N	RECESSED CEILING	SHOWER VERSION WET LISTED WHITE FINISH @ DRYWALL PAINT TO MATCH WOOD @ T&G
(C)	BEULUX	ATHENS LED TAPELIGHT A-L240-IP00-CT30	HIDDEN COVE	-
(D)	BEULUX	45 ALUMINUM EXTRUSION JF-O4	HIDDEN COVE	-
(E)	ACCESS LIGHTING	ARC 24" 62517LEDD-BS/ARC	WALL MOUNT	-
(F)	ORACLE LIGHTING	OC1-LED 4-OC1-LED-4000L-DIM10 -MVOLT-30K-85	SURFACE MOUNT CEILING	-
(G)	COASTAL SOURCE	STEP LIGHT VINTAGE SLMLFS-5K-VB	WALL / STEP MOUNTING HEIGHT = 1'-0" A.F.F	EXTERIOR
(H)	LUCIFER LIGHTING	PATHLIGHTS STEALTH & IMPACT SSL1-1-WH-30	WALL / STEP MOUNTING HEIGHT = 1'-0" A.F.F	INTERIOR
(I)	-	-	POOL (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(J)	-	-	SPA (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(K)	-	-	-	TBD

GENERAL NOTES:

(SHEET SPECIFIC)

A. FOR HEIGHT OF ALL WALL MOUNTED FIXTURES REFER TO INTERIOR ELEVATIONS, PRIOR TO INSTALLATION.

B. COORDINATE ALL FIXTURE SPECIFICATIONS w/ LIGHTING CONTROL CONSULTANT & RCP.

ELECTRICAL NOTES:

(SHEET SPECIFIC)

A. IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS.

B. ALL LIGHTING TO BE 3000K LED HIGH EFFICIENCY FIXTURES, UNLESS NOTED OTHERWISE.

C. ALL SWITCHES (AS APPLICABLE) SHALL HAVE RHEOSTAT DIMMERS.

D. ALL SWITCHES & OUTLETS AT EXTERIOR LOCATIONS SHALL BE WEATHERPROOF.

E. ALL OUTLETS IN PROXIMITY TO WATER ARE TO BE GFCI AS REQUIRED BY F.B.C. 7TH EDITION.

F. FOR ALL SWITCHING & CIRCUITING INFO, RE. TO A/V DRAWINGS.

G. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO-CELL SWITCH W/ MANUAL OVERRIDE.

H. PRE-WIRE AT ALL SHADES POCKETS FOR ROLL-DOWNS SCREENS AND VERIFY TYPE & LOCATION W/ PROVIDER.

I. SECURITY LIGHTS TO BE ON PHOTO-CELL SWITCH DETECTOR & MOTION SWITCHED OVERRIDE.

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K. ELEV. CONTROLLER & TANKS IN ATTIC. LOCATED AND PROVIDE POWER PER MFR SPECS.

LEGEND:

ELECTRICAL SYMBOL LEGEND: (SHEET SPECIFIC)

A - ABOVE COUNTER.
BUC - BELOW UPPER CABINET.
UC - UNDER COUNTER.

LIGHTING:

○	LED RECESSED CEILING LIGHT
◐	LED RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
⌖	DECORATIVE CEILING LIGHT FIXTURE
	WALL SCONCE
	WALL MOUNTED EXTERIOR LIGHT
	RECESSED WALL/STEP LIGHTING.
	LINEAR LED WALL MOUNTED LIGHT
	LED STRIP LIGHTING.

SWITCHING:

⊡	PUSHBUTTON SWITCH - JAMB SWITCH

OUTLETS: (LOCATED IN BASE BOARD @ MAIN & UPPER LEVEL AND ABOVE D.F.E @ GROUND FLOOR LEVEL)

	DUPLEX OUTLET
	220 OUTLET

MISCELLANEOUS:

	EXHAUST FAN
T	THERMOSTAT
	CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS SHALL BE SAME AS FAN MANUF. VERIFY FAN AND LIGHT.

FIRE & MONITORING CONTROL:

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⊗	FIRE EXTINGUISHER

ELECTRICAL PLAN - UPER FLOOR
Scale: 1/4" = 1'-0"

CM SA
CLIFFORD M. SCHOLZ ARCHITECTS
SCHOLZ OSWALD SHAFFER
2724 Fruitville Road, Suite 102,
Sarasota, Florida 34237
Tel: 941.364.4600
AR008879

CONSULTANT

REVISIONS

NEW CUSTOM SINGLE FAMILY RESIDENCE LOCATED AT:
1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

RECEIVED NOV 0 5 2021 TOWN OF LONGBOAT KEY Planning, Zoning & Building

BLDG PERMIT PLANS FILE Copy of Record

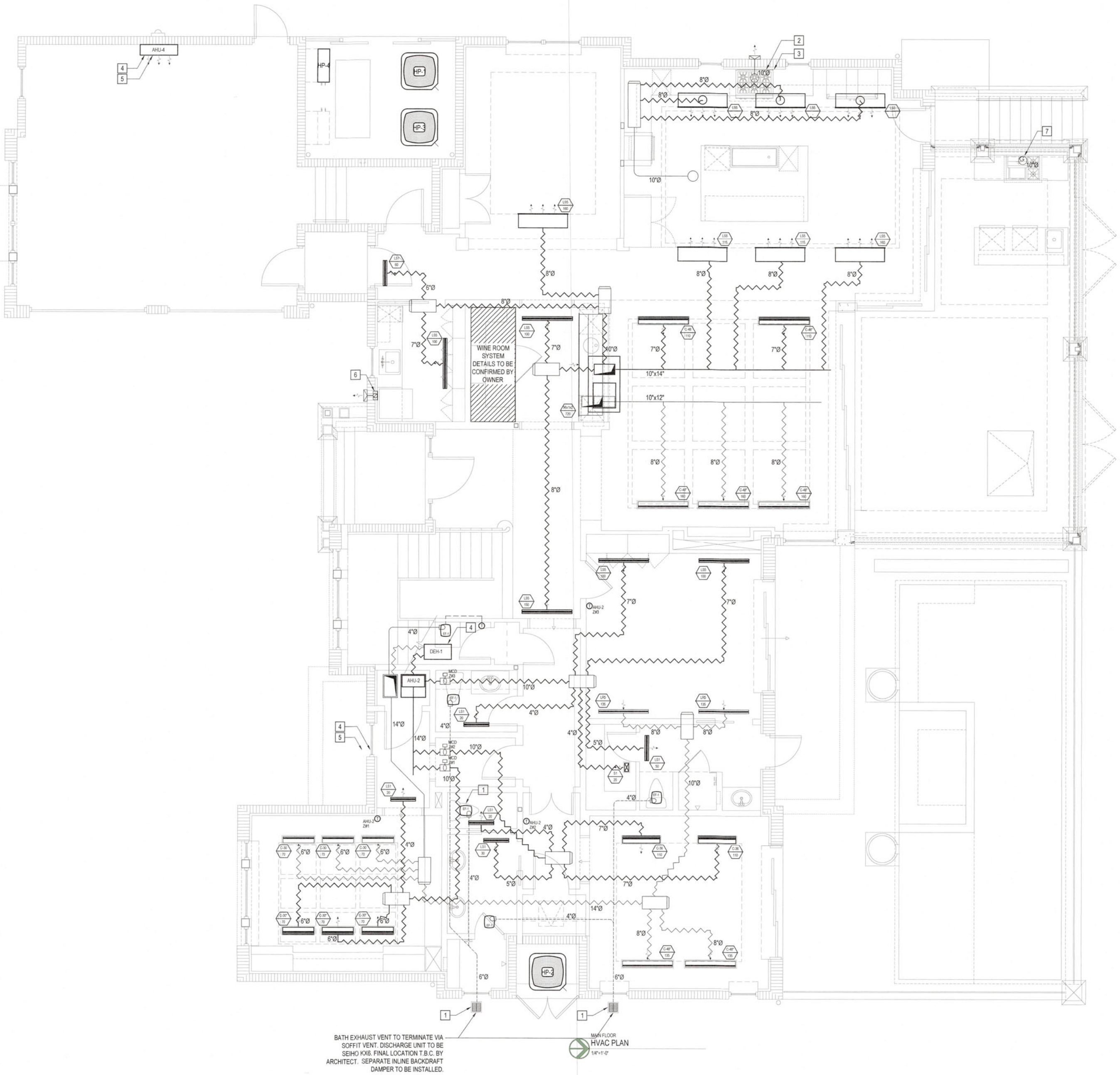
DATE 10/15/2021

Clifford M. Scholz | A.I.A

CS21145

SHEET NO. E-1.1

PERMIT SUBMITTAL



DISCLAIMER

ESC DOES NOT ACCEPT LIABILITY FOR THE DESIGN OF THE SYSTEM UNLESS ESC ARE GIVEN THE OPPORTUNITY TO FULLY VERIFY PRE- DRYWALL THAT THE INSTALLATION MEETS THE REQUIREMENTS DETAILED ON THIS DRAWING.

LEGEND

4"Ø (solid line)	RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
4"Ø (dashed line)	ALUMINUM FLEX DUCT
4"Ø (wavy line)	FLEXIBLE DUCT
⊠	SUPPLY REGISTER
▱	RETURN REGISTER
	SUPPLY LINEAR
	RETURN LINEAR
	SUPPLY/RETURN CROWN PLENUM - OPENING SIZE TO BE 1" AND PLENUM BOX WIDTH TO BE AS PER PLAN AND HEIGHT TO BE 12" IN HEIGHT - TO BE METAL WITH INTERNAL INSULATION OR 1" DUCT BOARD
Ⓣ	THERMOSTAT / AHU CONTROL
	FLOW DIRECTION
MD	MANUAL DAMPER

HVAC KEY NOTES

1. EXACT LOCATION OF BATH FAN EXHAUST TERMINATION T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
2. COOKTOP TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. EXACT SIZE & LOCATION OF VENT T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
3. SHOULD RANGE EXHAUST HOOD BE CAPABLE OF EXHAUSTING IN EXCESS OF 800CFM THE SYSTEM SHALL MEET CLAUSE 505.2 OF THE FLORIDA MECHANICAL CODE 2020
4. LOCATION OF REFRIGERATION ROUTING AND CONDENSATE DISPOSAL ROUTING T.B.C. WITH G.C.
5. SHOULD BUILDER BELIEVE HOUSE AIR TIGHTNESS WILL BE BELOW 3 ACH50 MECHANICAL VENTILATION SHALL BE PROVIDED.
6. DRYER TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. VENT TO BE VIA WALL VENT
7. OUTDOOR GRILL TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. VENT TO BE VIA WALL VENT

NOTE:

IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS. ADJUST STRUCTURE FRAMING TO ACCOMODATE LIGHTING AND MECHANICAL CEILING FIXTURES.

RECEIVED NOV 05 2021 TOWN OF LONGBOAT KEY Planning, Zoning & Building

PERMIT SET - 10.15.21

SCALE: 1/4" = 1'-0"

esc Energy & Sustainability Consultants
1545 PEEKVILLE ROAD SARASOTA, FLORIDA 34236 USA
TEL: (941) 999-1000
INFO@ESC-FL.COM

NEW CUSTOM RESIDENCE

1620 HARBOR CAY LANE
LONGBOAT KEY, FLORIDA

INITIAL DATE: 08.13.21 CURRENT AS OF: 08.13.21

BLDG PERMIT PLANS FILE Copy of Record

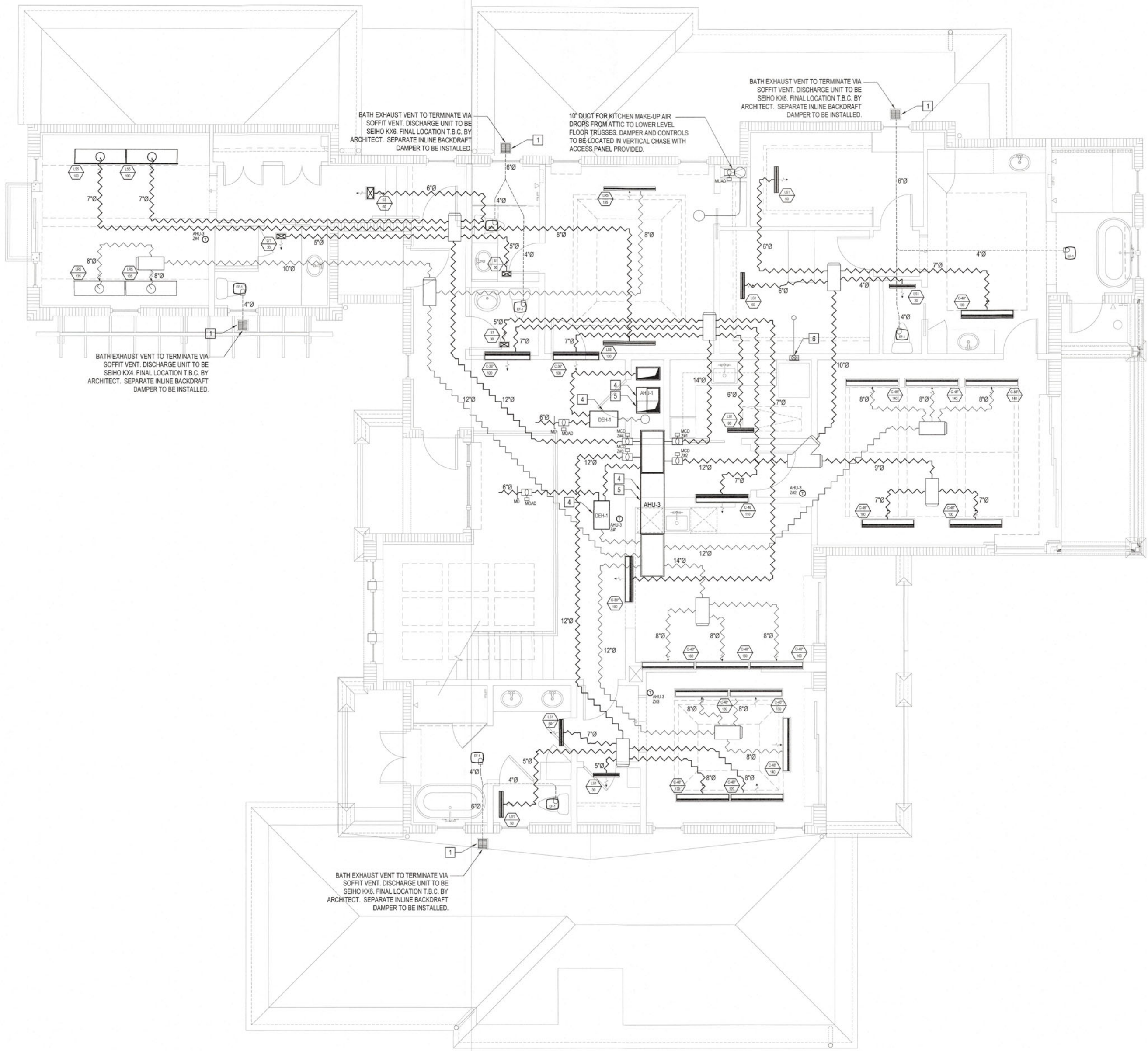
State of Florida License #CAC1817472

Karl Handley-White

This drawing has been sealed using a "digital signature" created and applied in accordance with, and as permitted by, Florida Rule 61G15-23.003.

SHEET M1.0

HVAC LAYOUT - MAIN FLOOR



UPPER FLOOR
HVAC PLAN
1/4"=1'-0"

NOTE:
IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS. ADJUST STRUCTURE FRAMING TO ACCOMODATE LIGHTING AND MECHANICAL CEILING FIXTURES.

DISCLAIMER

ESC DOES NOT ACCEPT LIABILITY FOR THE DESIGN OF THE SYSTEM UNLESS ESC ARE GIVEN THE OPPORTUNITY TO FULLY VERIFY PRE- DRYWALL THAT THE INSTALLATION MEETS THE REQUIREMENTS DETAILED ON THIS DRAWING.

LEGEND

4"Ø (rigid)	RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
4"Ø (dashed)	ALUMINUM FLEX DUCT
4"Ø (wavy)	FLEXIBLE DUCT
	SUPPLY REGISTER
	RETURN REGISTER
	SUPPLY LINEAR
	RETURN LINEAR
	SUPPLY/RETURN CROWN PLENUM - OPENING SIZE TO BE 1" AND PLENUM BOX WIDTH TO BE AS PER PLAN AND HEIGHT TO BE 12" IN HEIGHT - TO BE METAL WITH INTERNAL INSULATION OR 1" DUCT BOARD
	THERMOSTAT / AHU CONTROL
	FLOW DIRECTION
MD	MANUAL DAMPER

HVAC KEY NOTES

1. BATH FAN EXHAUST TERMINATION TO BE VIA ROOF TERMINATION UNLESS INDICATED OTHERWISE
2. COOKTOP TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. EXACT SIZE & LOCATION OF VENT T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
3. SHOULD RANGE EXHAUST HOOD BE CAPABLE OF EXHAUSTING IN EXCESS OF 800CFM THE SYSTEM SHALL MEET CLAUSE 505.2 OF THE FLORIDA MECHANICAL CODE 2020
4. LOCATION OF REFRIGERATION ROUTING AND CONDENSATE DISPOSAL ROUTING T.B.C. WITH G.C.
5. SHOULD BUILDER BELIEVE HOUSE AIR TIGHTNESS WILL BE BELOW 3 ACH50 MECHANICAL VENTILATION SHALL BE PROVIDED.
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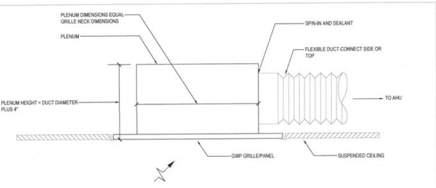
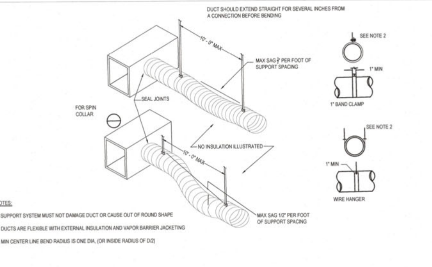
SHEET M1.1

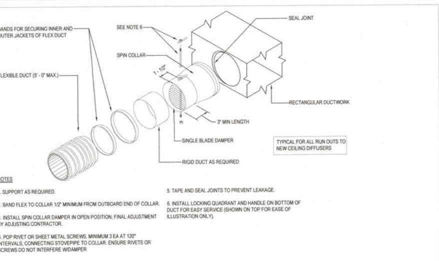
HVAC LAYOUT - UPPER FLOOR



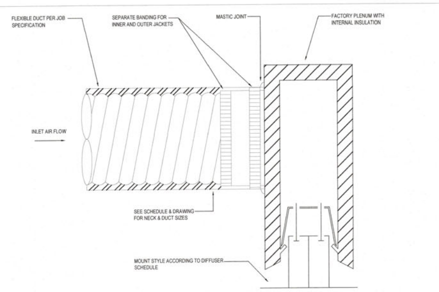
TYPICAL RETURN GRILLE PLENUM - N.T.S.



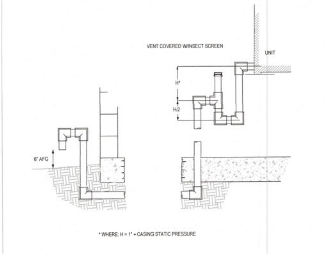
TYPICAL FLEX DUCT SUPPORT REQUIREMENTS - N.T.S.



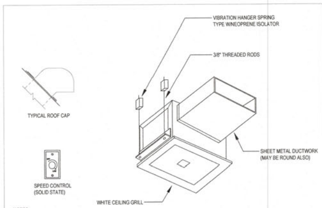
TYPICAL SPIN COLLAR DUCT CONNECTOR WITH DAMPER - N.T.S.



TYPICAL LINEAR DIFFUSER - N.T.S.



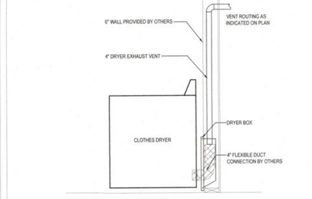
CONDENSATE PIPING UNDER SLAB - N.T.S.



NOTES:

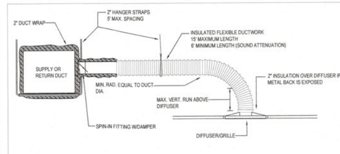
1. PROVIDE BACK DRAFT DAMPER W/BIRD SCREEN
2. FLASH & SEAL ROOF CAP
3. PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
4. SUPPORT FAN FROM STRUCTURE

EXHAUST FAN DETAIL - N.T.S.

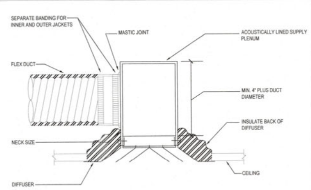


THIS DETAIL REPRESENTS THE INSTALLATION OF A MODEL 425 DRYER BOX BY IN-O-VATE TECHNOLOGIES, INC. THE LOCATION IN THE WALL MUST BE FIELD VERIFIED USING THE INSTALLATION INSTRUCTIONS FOR THE DRYERS THAT WILL BE INSTALLED IN EACH UNIT. THE 4" Ø DRYER DISCHARGE MUST BE ENTIRELY WITHIN THE 9 1/2" INSIDE WIDTH OF THE BOX. COORDINATION WITH OTHER TRADES TO SECURE THE PROPER LOCATION OF THE BOX IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR.

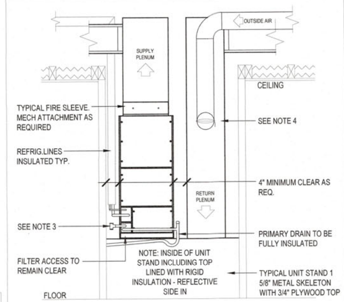
DRYER BOX EXHAUST CONNECTION - N.T.S.



TYPICAL SUPPLY DUCT DETAIL - N.T.S.



TYPICAL AIR DEVICE CONNECTION - N.T.S.



TYPICAL VERTICAL AHU DETAIL

1. DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND HEIGHT OF STAND - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
2. INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY CLOSET/STAND DIMENSIONS PRIOR TO DRYWALL INSTALLATION
3. SECONDARY DRAIN LINE TO BE PROVIDED WITH WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN WHEN CONDENSATE IS PRESENT IN LINE
4. WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY DAMPER APPARATUS ACCESSIBLE FROM INTERIOR OF MECHANICAL UNIT CLOSET

VENTILATION SCHEDULE

TAG	EF-1
MANUFACTURER	PANASONIC
MODEL	FV-05-11VKS1
ELECTRICAL DATA (V-PH-HZ)	120 / 1 / 60
CFM	50 - 110 CFM
STATIC PRESSURE	0.5
NOTES	1, 2, 3

EXHAUST NOTES

1. INLINE BACKDRAFT DAMPER TO BE INSTALLED AS CLOSE TO EXTERIOR TERMINATION AS POSSIBLE
2. LOUVER, WALL OR ROOF CAP W/ANIMAL SCREEN.
3. A/V CLOSET EXHAUST FAN TO BE CONTROLLED VIA LINE VOLTAGE TSTAT

HEAT PUMP SPLIT SYSTEM EQUIPMENT SCHEDULE

SYSTEM TAG - NUMBER	HP - 1 / AHU - 1	HP - 2 / AHU - 2	HP - 3 / AHU - 3	HP - 4 / AHU - 4
MANUFACTURER	TRANE	TRANE	TRANE	MITSUBISHI
NOMINAL SIZE	3.0 TON	2.0 TON	4.0 TON	1.5 TON
SYSTEM ARI RATING	18.0 SEER / 10.0 HSPF	18.0 SEER / 10.0 HSPF	18.0 SEER / 10.0 HSPF	20.5 SEER / 11.2 HSPF
TOTAL COOLING CAPACITY	33,300 BTUH	22,200 BTUH	45,100 BTUH	18,000 BTUH
SENSIBLE COOLING CAPACITY	26,200 BTUH	17,400 BTUH	36,200 BTUH	15,660 BTUH
HEATING CAPACITY	32,500 BTUH	21,300 BTUH	43,800 BTUH	21,600 BTUH
TOTAL AIR FLOW CFM / ESP	1200 / 0.5"	800 / 0.5"	1600 / 0.5"	N/A
OUTSIDE AIR CFM	-	-	-	-
CONDENSING UNIT MOD. #	4TWV8036	4TWV8024	4TWV8048	MUZ-GL18NA
ELECTRICAL DATA (V / PH / HZ)	208 / 230 / 1 / 60	208 / 230 / 1 / 60	208 / 230 / 1 / 60	208 / 230 / 1 / 60
COMPRESSOR RLA	18.1	11.5	20.3	-
COMPRESSOR LRA	10.2	10.2	12.0	-
COMPRESSOR MCA	25.0	17.0	28.0	14
COMPRESSOR MOP	35	25	40	15
FAN FLA	2.8	2.8	2.8	-
WEIGHT	208	204	234	121
AIR HANDLER MOD. #	TAM9C0C36	TAM9A0C30	TAM9A0C48	MSZ-GL18
ELECTRICAL DATA (V / PH / HZ)	200 - 230 / 1 / 60	200 - 230 / 1 / 60	200 - 230 / 1 / 60	200 - 230 / 1 / 60
KW INPUT	5.0	5.0	8.0	-
FAN HP / kW	1/2 HP	1/2 HP	3/4 HP	-
FAN MOTOR SPEED	VARIABLE	VARIABLE	VARIABLE	-
FAN FLA	3.5	3.5	5.0	-
AIR HANDLER MCA	29.0	29.0	46.0	POWERED BY OUTDOOR
AIR HANDLER MOP	30	30	50	-
WEIGHT	146	138	162	28

EQUIPMENT NOTES

1. COOLING CAPACITIES BASED ON 75°F DB, 63°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
4. ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
5. ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
6. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS/PROTECTION

PROJECT EQUIPMENT NOTES

1. AHU'S TO BE PROVIDED WITH DUAL DISCONNECT - FAN & HEAT
2. TRANE XL1050 & XL1040 CONTROLLERS TO BE PROVIDED & LOCATIONS OF CONTROLLERS SHALL BE COORDINATED WITH ARCHITECT
3. ZONE CONTROLLER TO BE INSTALLED IN ACCESSIBLE LOCATION
4. MITSUBISHI SYSTEM TO BE CONTROLLED VIA HANDHELD REMOTE
5. 12 YEAR WARRANTY TO BE PROVIDED ON ALL EQUIPMENT

DIFFUSER, REGISTER , GRILLE SCHEDULE

SIZE	NECK	THROW	MANUFACTURER	MODEL	COLOR	COMMENTS
8" x 4"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
8" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
10" x 6"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
12" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
12" x 6"	SEE PLAN	SEE PLAN	HART & COOLEY	A618-MS	WHITE	OR EQUAL
14" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
10" x 6"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
12" x 12"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
18" x 12"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
24" x 12"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
24" x 18"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
30" x 18"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL

NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
2. SAMPLES OF EACH TYPE MUST BE PROVIDED PRIOR TO ORDERING

DIFFUSER, REGISTER , GRILLE SCHEDULE

TAG	SIZE/SLOT	NECK	SLOTS	MANUFACTURER	MODEL	COLOR	COMMENTS
LS1	24" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 21 CONCEALED FRAME
LS2	24" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS3	36" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS4	36" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS5	48" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS6	48" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS7	60" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS8	60" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS9	72" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS10	72" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR1	24" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR2	24" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR3	36" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR4	36" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR5	48" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR6	48" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR7	60" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR8	60" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR9	72" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR10	72" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME

NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
2. ALL LINEAR DIFFUSERS ARE TO BE COMPLETE WITH ENGINEERED INSULATED PLENUM OF THE SAME MANUFACTURE UNLESS OTHERWISE DETAILED
3. IT MAY BE NECESSARY FOR SOME PLENUMS TO BE SITE FABRICATED TO SUIT SITE CONDITIONS
4. ALL PLENUMS TO BE COMPLETE WITH INTERNAL BUTTERFLY DAMPERS ACCESSED FROM LINEAR TO BALANCE AIRFLOW
5. LINEAR SLOT END CONDITIONS TO BE AS REQUIRED TO MEET PLANS
3. SAMPLES OF EACH TYPE MUST BE PROVIDED PRIOR TO ORDERING

DISCLAIMER

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STANDARD HVAC NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS, STATE, LOCAL, & NATIONAL CODES.

2. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY DETAIL. THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE WORKING INSTALLATION.

3. THE DUCT DESIGN AS SHOWN TAKES INTO ACCOUNT THE STATIC PRESSURES AND SYSTEM LOSSES FROM THE EQUIPMENT AND ACCESSORIES SHOWN AS SCHEDULED. **VARIATIONS FROM THIS EQUIPMENT, DUCTWORK OR ROUTING LOCATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.**

4. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS REGISTERED OR CERTIFIED IN THE STATE OF FLORIDA.

5. WHEN APPLICABLE -THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.

6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

7. DUCTWORK IS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, SMACNA MANUALS AND THE FOLLOWING SCHEDULE:

RIGID RECTANGULAR DUCT - GALVANIZED SHEET METAL DUCT SECTIONS, USE SMACNA APPROVED CONNECTION APPROACH. EXTERNALLY INSULATED WITH R6 FOIL BACKED INSULATION AND VAPOR BARRIER. ALL RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES. UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS.

FIBREBOARD RECTANGULAR DUCT - FIBERGLASS DUCT BOARD, MINIMUM R6 INSULATION. ANY RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES OR UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS. BLACKBOARD WHERE VISIBLE.

RIGID ROUND DUCT - GALVANIZED SHEET METAL, WRAPPED WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.

FLEXIBLE DUCTS - FLEXIBLE WIRE REINFORCED DUCT WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.

EXHAUST DUCT - GALVANIZED SHEET METAL, UNINSULATED.

8. AIR DISTRIBUTION DEVICES TO BE AS SCHEDULED, REFER TO PLANS FOR AIR PATTERN DIRECTIONS AND PROVIDE PATTERN CONTROLLERS AS REQUIRED.

9. ALL DUCT SIZES INDICATE INSIDE "FREE AREA" DIMENSIONS.

10. THERMOSTATS SHALL BE PRGRAMMABLE TYPE, C/W INTEGRATED HUMIDISTAT OR APPROVED EQUAL & MOUNTED 54" ABOVE FINISHED FLOOR.

11. THE HVAC CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' WITH PARTICULAR REFERENCE TO SECTIONS 4 THRU 6.

12. THE HVAC CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED.

13. ALL EQUIPMENT, THERMOSTATS, SENSORS AND CONTROL PANELS SHALL BE CLEARLY AND PERMANENTLY MARKED WITH THE SYSTEM NUMBER IT SERVES. EQUIPMENT TAGS SHALL BE ENGRAVED OR EMBOSSED AND SECURED BY RIVETS OR SCREWS NEAR THE MANUFACTURES NAME PLATE

14. THE ENTIRE DUCT SYSTEM TO BE FABRICATED AND INSTALLED IN ANTICIPATION OF PERFORMANCE TESTING. ALL REGISTER BOXES AND PLENUMS SHALL BE SEALED AS PART OF THE ROUGH-IN PROCESS.

15. THE HVAC CONTRACTOR SHALL SEAL ALL OPEN DUCTS, REGISTERS, VENTS AND EQUIPMENT IN ORDER TO MINIMIZE CONTAMINATION DURING CONSTRUCTION.

16. THE FINAL LOCATION FOR ALL CEILING ELEMENTS IS TO BE CO-ORDINATED ON SITE PRIOR TO INSTALLATION.

17. THE HVAC CONTRACTOR SHALL PROVIDE OWNER DOCUMENTION AND INSTRUCTION IN ACCORDANCE WITH ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' SECTION 6.

STANDARD MEP COORDINATION APPROACH

1. THE MECHANICAL DESIGN AND EQUIPMENT SELECTION HAS BEEN COORDINATED WITH PLUMBING AND ELECTRICAL REQUIREMENTS AND WITH ARCHITECTURAL DRAWINGS THAT WERE AVAILABLE AT THE TIME OF DESIGN. THE MECHANICAL CONTRACTOR SHALL NOTIFY THE GC/CM OF FIELD CONDITIONS THAT MAY REQUIRE ALTERNATE DUCT SIZES OR ROUTING PRIOR TO MAKING SUCH CHANGES
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER TO SUPERVISE THE COORDINATION ALL COMPONENTS OF THE BUILDING DESIGN, INCLUDING BUT NOT LIMITED TO THE ROOF TRUSSES, STRUCTURAL MEMBERS AND ARCHITECTURAL FEATURES, TO ENSURE FULL AND COMPLETE COMPLIANCE WITH THE DESIGN DOCUMENTS. THIS WILL REQUIRE THE REVIEW OF SHOP DRAWINGS BEFORE MANUFACTURING OF THESE COMPONENTS. ANY FAILURE TO COORDINATE THE WORK IS SOLELY THE RESPONSIBILITY OF THE GC/CM

OUTDOOR AIR DAMPER SCHEDULE

TAG	MANUFACTURER	MODEL	CFM	LOCATION
MOAD	HONEYWELL	EARD6	-	DEH-1

NOTES

1. MOAD'S SHALL BE WIRED WITH CORRESPONDING SYSTEM COMPRESSOR SO IT OPENS ON COOLING CALL ONLY.
2. MOAD'S SHALL NOT OPEN WITH INDOOR FAN ONLY.

DEHUMIDIFICATION UNIT

TAG	MANUFACTURER	MODEL	CFM	ESP	V-PH-HZ	AMPS	NOTES
DEH-1	HONEYWELL	DR90	215	0.6	115 / 1 / 60	5.3	SEE BELOW

1. UNIT MOUNTED FILTER - MERV 11
2. TO BE COMPLETE WITH SECONDARY DRAIN PAN AND CONDENSATE DRAINS
3. TO BE INTEGRATED TO RUN WITH TRANE EQUIPMENT

GENERAL
MECHANICAL SCHEDULES, DETAILS & NOTES
N.T.S.

RECEIVED
NOV 05 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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Karl Handley-White

SHEET M2.0

MECHANICAL SCHEDULES, DETAILS & NOTES

GENERAL NOTES:

(SHEET SPECIFIC

A. ALL PLUMBING, ELECTRICAL & MECHANICAL SHALL BE LOCATED ABOVE DESIGN FLOOD ELEVATION (D.F.E.).

B. FOR HEIGHT OF ALL WALL MOUNTED FIXTURES REFER TO INTERIOR ELEVATIONS, PRIOR TO INSTALLATION.

C. COORDINATE ALL FIXTURE SPECIFICATIONS w/ LIGHTING CONTROL CONSULTANT & RCP.

D. LOCATIONS OF SHADE POCKETS TO BE PROVIDED BY INTERIOR DESIGNER.

ELECTRICAL NOTES:

(SHEET SPECIFIC

A. IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS.

B. NO MECHANICAL, ELECTRICAL OR HVAC SYSTEMS ARE PERMITTED BELOW DESIGN FLOOD ELEV. (+11.0' NAVD), UNLESS PERMITTED BY FEMA & FBC.

C. ALL LIGHTING TO BE 3000K LED HIGH EFFICIENCY FIXTURES, UNLESS NOTED OTHERWISE.

D. ALL SWITCHES (AS APPLICABLE) SHALL HAVE RHEOSTAT DIMMERS.

E. ALL SWITCHES & OUTLETS AT EXTERIOR LOCATIONS SHALL BE WEATHERPROOF.

F. ALL OUTLETS IN PROXIMITY TO WATER ARE TO BE GFCI AS REQUIRED BY F.B.C. 7TH EDITION.

G. FOR ALL SWITCHING & CIRCUITING INFO, REFER TO A/V DRAWINGS.

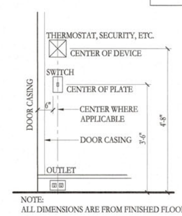
H. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO-CELL SWITCH.

I. PRE-WIRE AT ALL SHADES POCKETS FOR ROLL-DOWNS SCREENS

J. SECURITY LIGHTS TO BE ON PHOTO-CELL SWITCH 2ITH MOTION TO TURN ON HIGH LIGHT MODE.

Legend

- Security Keypad
- Security Camera
- Remote Door Lock
- Motorized Shade
- Garage Door Control
- Planter Speaker
- In-Ceiling Speaker
- Sonos Subwoofer
- Control 4 Touchscreen
- Sonos Soundbar
- Control 4 Doorbell System
- Wi-Fi Antenna



TYPICAL ELECTRIC HEIGHT DIAGRAM

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

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Audio / Video Plan

ARMOR SYSTEMS & SECURITY, INC.
AUDIO/VIDEO • SECURITY • SMART HOME

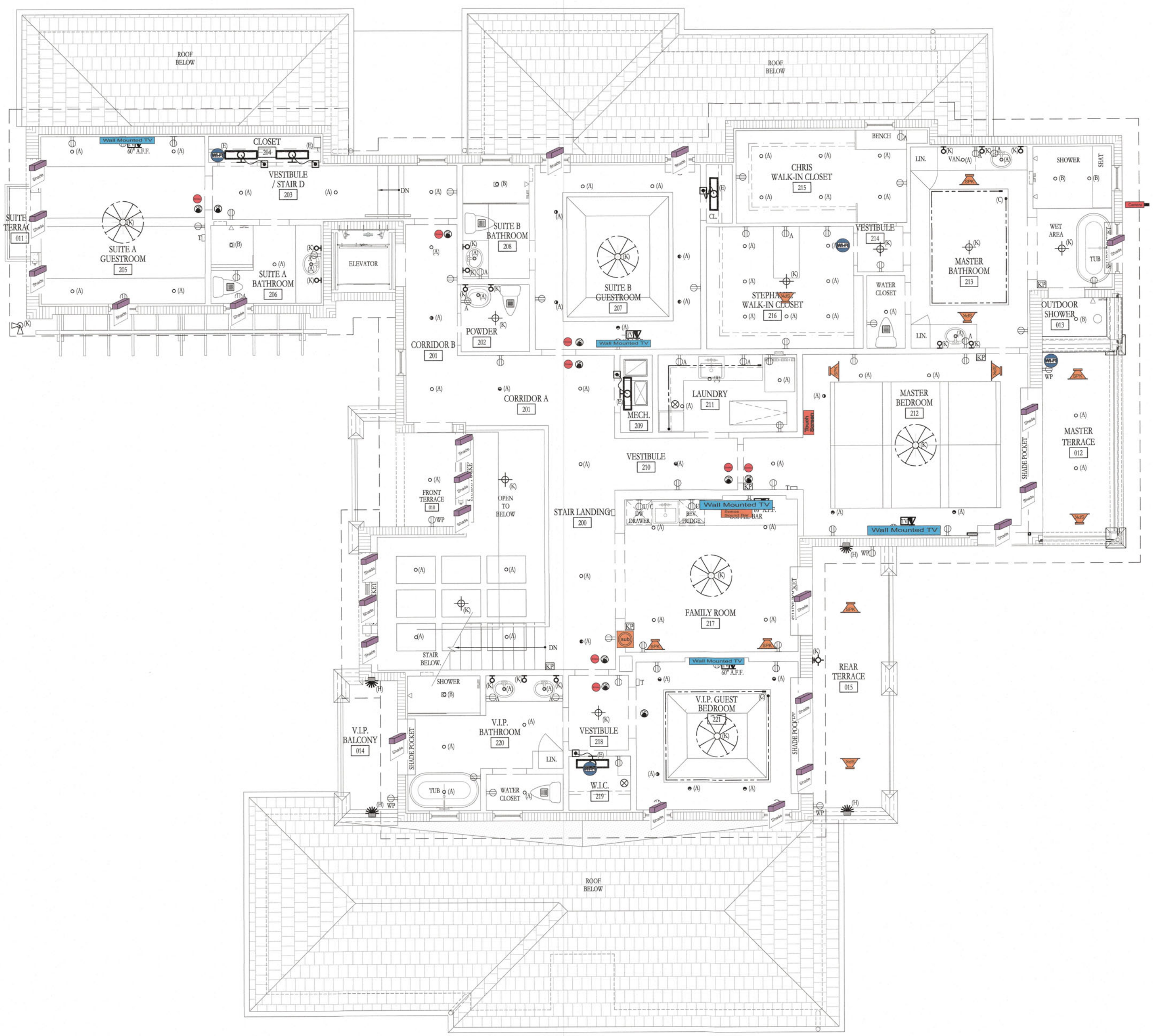
Custom AV Design for :
1620 Harbor Cay Lane
Longboat Key, FL

Revisions
9/3/2021
10/12/2021

Date
10/13/2021

Sheet NO.
AV-1

PERMIT SUBMITTAL



GENERAL NOTES:

(SHEET SPECIFIC)

A. FOR HEIGHT OF ALL WALL MOUNTED FIXTURES REFER TO INTERIOR ELEVATIONS, PRIOR TO INSTALLATION.

B. COORDINATE ALL FIXTURE SPECIFICATIONS w/ LIGHTING CONTROL CONSULTANT & RCP.

C. LOCATIONS OF SHADE POCKETS TO BE PROVIDED BY INTERIOR DESIGNER.

ELECTRICAL NOTES:

(SHEET SPECIFIC)

A. IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS.

B. ALL LIGHTING TO BE 3000K LED HIGH EFFICIENCY FIXTURES, UNLESS NOTED OTHERWISE.

C. ALL SWITCHES (AS APPLICABLE) SHALL HAVE RHEOSTAT DIMMERS.

D. ALL SWITCHES & OUTLETS AT EXTERIOR LOCATIONS SHALL BE WEATHERPROOF.

E. ALL OUTLETS IN PROXIMITY TO WATER ARE TO BE GFCI AS REQUIRED BY F.B.C. 7TH EDITION.

F. FOR ALL SWITCHING & CIRCUITING INFO, REFER TO A/V DRAWINGS.

J. PRE-WIRE FOR ROLL-DOWN SHADES AT ALL POCKETS.

K. SECURITY LIGHTS TO BE ON PHOTO-CELL SWITCH 2ITH MOTION TO TURN ON HIGH LIGHT MODE.

Legend

- Security Keypad
- Security Camera
- Remote Door Lock
- Motorized Shade
- Garage Door Control
- Planter Speaker
- In-Ceiling Speaker
- Sonos Subwoofer
- Control 4 Touchscreen
- Sonos Soundbar
- Control 4 Doorbell System
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Audio / Video Plan

ARMOR
SYSTEMS & SECURITY, INC.
AUDIO/VIDEO ◆ SECURITY ◆ SMART HOME

Custom AV Design for :
1620 Harbor Cay Lane
Longboat Key, Fl

Date	Revisions
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	10/12/2021

Sheet NO.
AV-2

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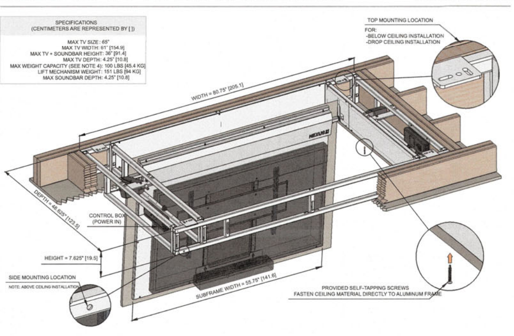
Lanai TV Lift

MODEL CL 65+ DIAGRAM FRAMING DIMENSIONS

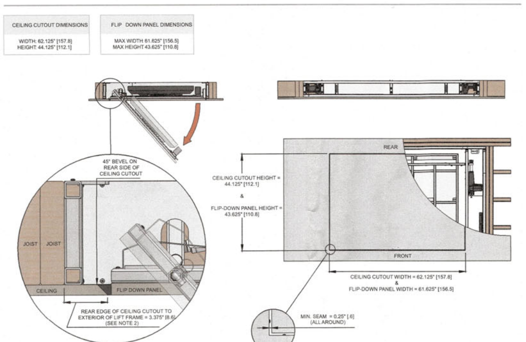
(SEE PAGE 2 FOR CEILING DIMENSIONS)



NOTES:
1. NEXUS 21 REQUIRES THIS INSTALLATION BE COMPLETED BY A LICENSED CONTRACTOR AND ELECTRICIAN
2. WHEN DETERMINING TV HEIGHT, ALWAYS USE MANUFACTURER SUPPLIED "TV WITHOUT STAND" HEIGHT
3. LIFT MECHANISM IS WHITE POWDERCOATED ALUMINUM. COLORS IN DIAGRAM ARE FOR CLARITY ONLY
4. THE COMBINED WEIGHT OF TV, SOUNDBAR, FINISHING MATERIAL, AND ANY ADDITIONAL HARDWARE MUST NOT EXCEED 100LBS [45.4 KG]

MODEL CL 65+ DIAGRAM CEILING DIMENSIONS

(SEE PAGE 1 FOR FRAMING DIMENSIONS)



NOTES:
1. SUGGESTED FLIP DOWN PANEL MATERIAL: MDF ULTRALIGHT
2. REAR EDGE OF FRAME CANNOT BE RECESSED INTO THE WALL BEHIND IT; FRAME MUST BE SPACED AWAY FROM OR FLUSH WITH THE SURFACE OF THE WALL MATERIAL.

Audio / Video Plan

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Custom AV Design for :
Donato Residence
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AV-3

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LIGHTING FIXTURE SCHEDULE:

(TYPICAL ON ALL "E" SHEETS)

TYPE	MFR.	CATALOG #	LAMP	MOUNT	REMARKS
(A)	TECH LIGHTING	ELEMENT 3" LED	E3R-FF-LH-930-2-A-N	RECESSED CEILING	WHITE FINISH @ DRYWALL PAINT TO MATCH WOOD @ T&G
(B)	TECH LIGHTING	ELEMENT 3" LED	E3R-FF-LH-930-2-A-N	RECESSED CEILING	SHOWER VERSION WET LISTED WHITE FINISH @ DRYWALL PAINT TO MATCH WOOD @ T&G
(C)	BEULUX	ATHENS LED TAPELIGHT	A-L240-IP00-CT30	HIDDEN COVE	-
(D)	BEULUX	45 ALUMINUM EXTRUSION	JF-O4	HIDDEN COVE	-
(E)	ACCESS LIGHTING	ARC 24"	62517LEDD-BS/ARC	WALL MOUNT	-
(F)	ORACLE LIGHTING	OC1-LED	4-OC1-LED-4000L-DIM10 -MVOLT-30K-85	SURFACE MOUNT CEILING	-
(G)	COASTAL SOURCE	STEP LIGHT VINTAGE	SLMLFS-5K-VB	WALL / STEP MOUNTING HEIGHT = 1'-0"	EXTERIOR
(H)	LUCIFER LIGHTING	PATHLIGHTS STEALTH & IMPACT	SSL1-1-WH-30	WALL / STEP MOUNTING HEIGHT = 1'-0"	INTERIOR
(I)	-	-	-	POOL (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(J)	-	-	-	SPA (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(K)	-	-	-	-	REFER TO INTERIOR DECORATOR FOR SPECIFICATIONS

GENERAL NOTES:

(SHEET SPECIFIC)

A. ALL PLUMBING, ELECTRICAL & MECHANICAL SHALL BE LOCATED ABOVE DESIGN FLOOD ELEVATION (D.F.E.).

B. FOR HEIGHT OF ALL WALL MOUNTED FIXTURES REFER TO INTERIOR ELEVATIONS, PRIOR TO INSTALLATION.

C. COORDINATE ALL FIXTURE SPECIFICATIONS w/ LIGHTING CONTROL CONSULTANT & RCP.

D. LOCATIONS OF SHADE POCKETS TO BE PROVIDED BY INTERIOR DESIGNER.

ELECTRICAL NOTES:

(SHEET SPECIFIC)

A. IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS.

B. NO MECHANICAL, ELECTRICAL OR HVAC SYSTEMS ARE PERMITTED BELOW DESIGN FLOOD ELEV. (+11.0' NAVD), UNLESS PERMITTED BY FEMA & FBC.

C. ALL LIGHTING TO BE 3000K LED HIGH EFFICIENCY FIXTURES, UNLESS NOTED OTHERWISE.

D. ALL SWITCHES (AS APPLICABLE) SHALL HAVE RHEOSTAT DIMMERS.

E. ALL SWITCHES & OUTLETS AT EXTERIOR LOCATIONS SHALL BE WEATHERPROOF.

F. ALL OUTLETS IN PROXIMITY TO WATER ARE TO BE GFCI AS REQUIRED BY F.B.C. 7TH EDITION.

G. FOR ALL SWITCHING & CIRCUITING INFO, REFER TO A/V DRAWINGS.

H. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO-CELL SWITCH.

I. PRE-WIRE AT ALL SHADES POCKETS FOR ROLL-DOWNS SCREENS.

J. SECURITY LIGHTS TO BE ON PHOTO-CELL SWITCH 2ITH MOTION TO TURN ON HIGH LIGHT MODE.

NOTE:
ALL DIMENSIONS ARE FROM FINISHED FLOOR

TYPICAL ELECTRIC HEIGHT DIAGRAM

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

LEGEND:

ELECTRICAL SYMBOL LEGEND: (SHEET SPECIFIC)

A - ABOVE COUNTER.	ADF- ABOVE DESIGN FLOOD.
BUC - BELOW UPPER CABINET.	TVA- TA ABOVE..
UC - UNDER COUNTER.	

LIGHTING:

- LED RECESSED CEILING LIGHT
- LED RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
- DECORATIVE CEILING LIGHT FIXTURE
- WALL SCONCE
- WALL MOUNTED EXTERIOR LIGHT
- RECESSED WALL/STEP LIGHTING.
- FLOOD LIGHT - SOFFIT MOUNTED
- LINEAR LED SURFACE CEILING MOUNTED LIGHT
- LINEAR LED WALL MOUNTED LIGHT
- LED STRIP LIGHTING.

SWITCHING:

- PUSHBUTTON SWITCH - JAMB SWITCH

OUTLETS: (LOCATED IN BASE BOARD @ MAIN & UPPER LEVEL AND ABOVE D.F.E @ GROUND FLOOR LEVEL)

- DUPLEX OUTLET
- SPLIT DUPLEX OUTLET, ONE SIDE SWITCHED
- 220 OUTLET
- DUPLEX FLOOR OUTLET - ONE SIDE SWITCHED
- JUNCTION BOX - CEILING MOUNTED

MISCELLANEOUS:

- EXHAUST FAN
- THERMOSTAT
- CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS SHALL BE SAME AS FAN MANUF. VERIFY FAN AND LIGHT.

SERVICE PANELS:

- POWER PANEL
- ELECTRICAL METER
- TV/V — COMPUTER / TV / TELEPHONE OUTLET-BASEBOARD MOUNT UNLESS OTHERWISE NOTED. PROVIDE (2) RG6 (COLOR CODED) AND (2) CAT5 ENHANCED, (1) FACE PLATE, HOME RUN TO "COMMUNICATIONS" PANEL. PROVIDE 3/4" CONDUIT IN WALL TO "ATTIC" FROM ELECTRICAL BOX TO EACH LOCATION FOR FUTURE FIBER OPTIC INSTALLATION, CAP CONDUIT IN ATTIC.
- NETWORK

FIRE & MONITORING CONTROL:

- APPROVED, INTEGRATED COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE A BRK MODEL SC9120B - (OR APPROVED ALTERNATE) AS REQUIRED BY BUILDING CODE & SECURITY MONITORING SYSTEM
- FIRE EXTINGUISHER

D	Dimmer on Control 4
KP	Control 4 Keypad
$	Control 4 Switch
$3	Control 4 3 way Switch
LPC	Lighting Panel Controlled Loads

Lighting Control Plan 1st Floor

ARMOR SYSTEMS & SECURITY, INC.
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Custom AV Design for :
1620 Harbor Cay Lane
Longboat Key, FL

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9/3/2021
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LP-1

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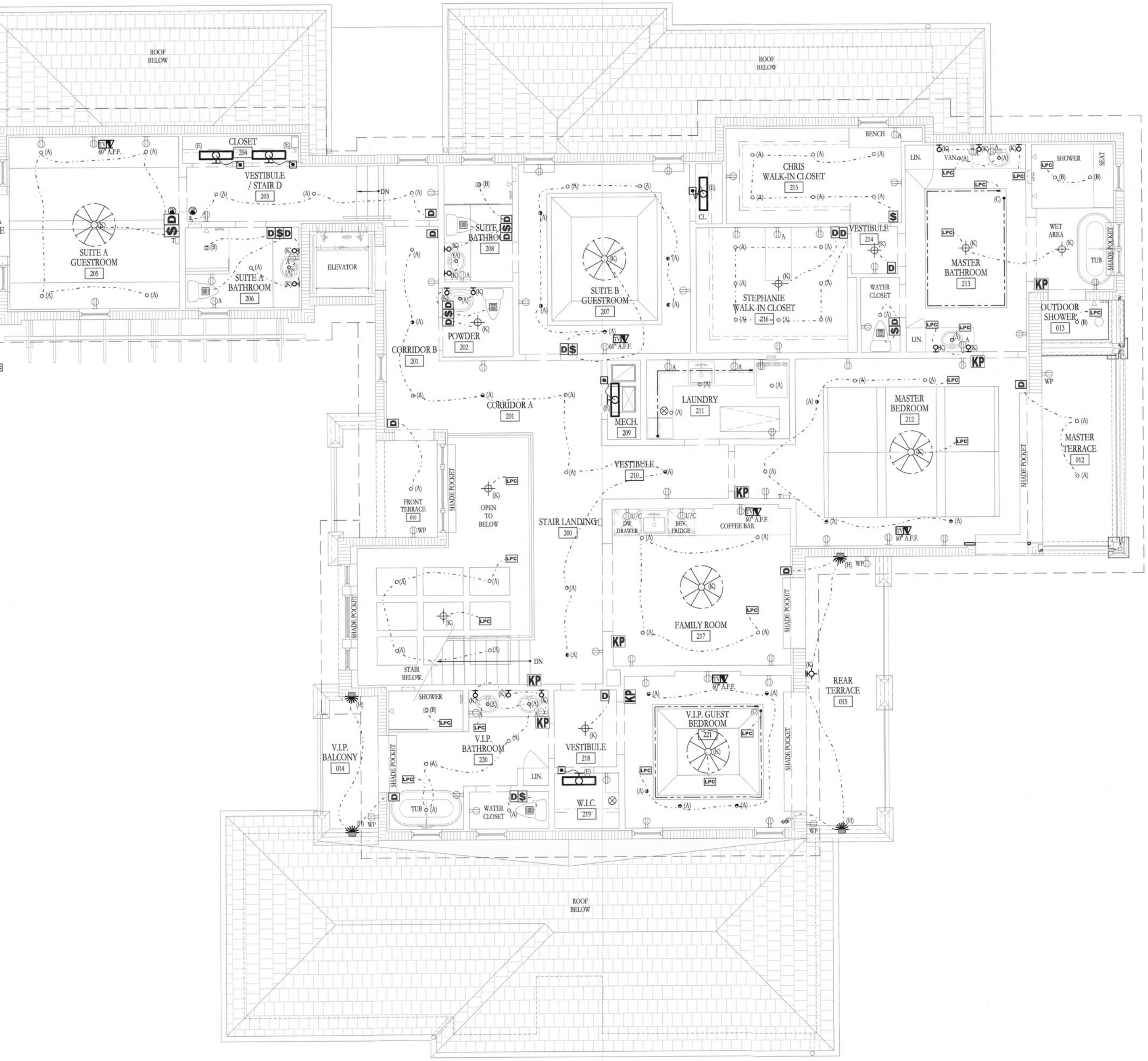

LIGHTING FIXTURE SCHEDULE:

(TYPICAL ON ALL "E" SHEETS)

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(C)	BEULUX	ATHENS LED TAPELIGHT	A-L240-IP00-CT30	HIDDEN COVE	-
(D)	BEULUX	45 ALUMINUM EXTRUSION	JF-O4	HIDDEN COVE	-
(E)	ACCESS LIGHTING	ARC 24"	62517LEDD-BS/ARC	WALL MOUNT	-
(F)	ORACLE LIGHTING	OC1-LED	4-OC1-LED-4000L-DIM10 -MVOLT-30K-85	SURFACE MOUNT CEILING	-
(G)	COASTAL SOURCE	STEP LIGHT VINTAGE	SLMLFS-5K-VB	WALL / STEP MOUNTING HEIGHT = 1'-0"	EXTERIOR
(H)	LUCIFER LIGHTING	PATHLIGHTS STEALTH & IMPACT	SSL1-1-WH-30	WALL / STEP MOUNTING HEIGHT = 1'-0"	INTERIOR
(I)	-	-	-	POOL (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(J)	-	-	-	SPA (SIDE WALL) HORIZONTALLY DIRECTED	REFER TO POOL CONSULTANT FOR SPECIFICATIONS
(K)	-	-	-	-	REFER TO INTERIOR DECORATOR FOR SPECIFICATIONS

GENERAL NOTES:

(SHEET SPECIFIC)

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ELECTRICAL SYMBOL LEGEND: (SHEET SPECIFIC)

A - ABOVE COUNTER.

BUC - BELOW UPPER CABINET.

UC - UNDER COUNTER.

LIGHTING:

Symbol	Description
○	LED RECESSED CEILING LIGHT
◐	LED RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
⌖	DECORATIVE CEILING LIGHT FIXTURE
O┤	WALL SCONCE
	WALL MOUNTED EXTERIOR LIGHT
	RECESSED WALL/STEP LIGHTING.
	LINEAR LED WALL MOUNTED LIGHT
•——	LED STRIP LIGHTING.

SWITCHING:

Symbol	Description
⊡	PUSHBUTTON SWITCH - JAMB SWITCH

OUTLETS: (LOCATED IN BASE BOARD @ MAIN & UPPER LEVEL AND ABOVE D.F.E @ GROUND FLOOR LEVEL)

Symbol	Description
	DUPLEX OUTLET

MISCELLANEOUS:

Symbol	Description
	EXHAUST FAN
T	THERMOSTAT
	CEILING FAN - CENTER WITHIN ROOM UNLESS INDICATED OTHERWISE. FAN CONTROLS SHALL BE SAME AS FAN MANUF. VERIFY FAN AND LIGHT.

FIRE & MONITORING CONTROL:

Symbol	Description
	APPROVED, INTEGRATED COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE A BRK MODEL SC9120B - (OR APPROVED ALTERNATE) AS REQUIRED BY BUILDING CODE & SECURITY MONITORING SYSTEM
⊗	FIRE EXTINGUISHER
D	Dimmer on Control 4
KP	Control 4 Keypad
$	Control 4 Switch
$3	Control 4 3 way Switch
LPC	Lighting Panel Controlled Loads

Lighting Control Plan 2nd Floor

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