

# KUNK RESIDENCE

## PERMITTING & CONSTRUCTION DOCUMENTS

435 L'Ambiance Dr #K705  
Longboat Key, FL 34228

MECHANICAL, ELECTRICAL,  
AND PLUMBING REVIEWS  
WILL BE DEFERRED TO  
FIELD INSPECTORS

Permit # PR24-1053  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.

OCT 28 2024

APPROVED

Reviewer: *[Signature]*

C. ALAN ANDERSON ARCHITECT, P.A.  
2928 Midland Road  
Sarasota, Florida 34237  
Phone (941) 529-0229  
2021 © C. Alan Anderson Architect, P.A. FL #A0203400

CONTRACTOR  
C.A. WHITE CONSTRUCTION LLC LICENSE #0001101081  
2445 West Shoreline Dr. SW  
2445 Ocean View Rd. Suite 0  
Beverly Hills, Ohio 45314  
Phone (513) 421-0388

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OCT 21 2024

TOWN OF LONGBOAT KEY  
Planning, Zoning & Building



BLDG DEPT PLANNERS

Copy of Record

202410  
A.O.  
04 SEPTEMBER 2024



DIVISION 1: GENERAL REQUIREMENTS

1.1. BY REFERENCE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND AN ADDENDUM AND ANY OTHER DOCUMENTS HEREIN ARE HEREBY MADE PART OF THESE SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

1.2. THESE PLANS ARE THE PROPERTY OF C. ALAN ANDERSON ARCHITECTS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION OF C. ALAN ANDERSON ARCHITECTS, INC. OR ANY OTHER ARCHITECT OR PROFESSIONAL ENGINEER, NO PART OF THESE PLANS WITHOUT THE EXPRESSED APPROVAL OF C. ALAN ANDERSON ARCHITECTS, INC., OR ANY CHANGE IN THE SCOPE OF WORK SHALL BE CONSIDERED AS A CHANGE IN CONTRACT OTHER THAN C. ALAN ANDERSON ARCHITECTS, INC., SHALL THEREBY ASSOLVE C. ALAN ANDERSON ARCHITECTS, INC. FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY AN INTERESTED PARTY IN THE PROJECT.

1.3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE DEEMED TO BE REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS.

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

1.5. SUBMIT SHOP DRAWINGS ON ALL PRODUCTS TO BE INSTALLED ON THE PROJECT FOR REVIEW BY THE ARCHITECT. CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWINGS TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT ALONG WITH THE CONTRACTORS WARRANTY SCHEDULE, PRODUCT DATA AND AS-BUILT DRAWINGS.

1.6. DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. CONTRACTOR SHALL INTERPRET AND VERIFY THE WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED AS PART OF THIS CONTRACT. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.

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

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

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

1.10. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR. HE SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS. CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWINGS TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT. CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWINGS TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT. CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWINGS TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT.

1.11. ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS' RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO ARCHITECT FOR HIS REVIEW.

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

1.13. IN CASE OF DISCREPANCY CONCERNING DIMENSION, QUANTITY, LOCATION, GRADING, DRAWINGS WILL TAKE PRECEDENCE OVER THE SPECIFICATIONS. EXPLANATORY NOTES ON THE DRAWINGS WILL TAKE PRECEDENCE OVER DIMENSIONAL NOTES. LARGE SCALE DETAILS WILL TAKE PRECEDENCE OVER MEASUREMENTS. WHERE FIGURES ARE NOT SHOWN MEASUREMENTS WILL BE AS TAKEN BY THE ARCHITECT. CONTRACTOR SHALL VERIFY THE ACTUAL CONDITIONS OF WORK ALREADY IN PLACE AND DETERMINED BY THE ARCHITECT. IN THE CASE OF DISCREPANCY CONCERNING QUANTITY AND/OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BEST QUALITY MATERIAL OF GREATER QUANTITY UNLESS OTHERWISE STIPULATED IN WRITING BY THE ARCHITECT.

1.14. THE CONTRACTOR SHALL BE REQUIRED TO HAVE A COMPETENT SUPERVISOR ON THE PROJECT THROUGHOUT THE WORK.

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

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

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

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

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

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

DIVISION 2: SITE WORK

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

2.2. CONTRACTOR SHALL COORDINATE AND VERIFY SIZES AND LOCATIONS OF ALL UTILITY CONNECTIONS WITH RESPECTIVE OWNERS AND RECORD THEM ON THE DRAWINGS.

2.3. PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED 4" BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL UNLESS OTHERWISE NOTED. ALL FOOTINGS SHALL BE PROTECTED FROM DAMAGE.

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

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

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

2.7. SUBGRADE PREPARATION SHALL INCLUDE STRIPPING AND CHURNING OF SUPERFICIAL VEGETATION, FOLLOWED BY COMPACTION OF THE BUILDING AREA PLUS A MARGIN OF 5'-0" WITH A MINIMUM OF 1000 P.S.F. PROVIDE SLOPE FROM EXISTING NEARBY BUILDINGS THAT COULD CAUSE SETTLEMENT DAMAGE.

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

DIVISION 3: CONCRETE

3.1. COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.

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

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

3.4. ALL STRUCTURAL CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS WITH MAXIMUM SLUMP OF 4". CONCRETE TO MEET ASTM C-150. TYPE 1 AGGREGATE TO MEET ASTM C-33 UNLESS NOTED OTHERWISE.

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

3.6. WELDED WIRE FABRIC SHALL BE 6 X 6 - 10/10 W/ SAWCUT CONCRETE JOINTS WITHIN 12 HOURS OF POUR.

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

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

3.9. ALL CONCRETE SLAB PENETRATIONS SHALL BE SEALED WITH EXPANSIVE SETTING COMPANED PROTECTIVE FIRE STOPPING AT FLOOR TO FLOOR CONNECTIONS WHERE FIRE RESISTANT RATINGS ARE INDICATED.

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

3.11. EXISTING JOINT FILLER TO MEET ASTM A-108-175, 1/2" ASPHALT IMPREGNATED FIBERBOARD W/ SEALANT CAP, OR POLYETHYLENE FOAM W/ SEALANT CAP.

3.12. FLOOR SLAB TOLERANCES TO BE 1/8" IN 10'-0" MAXIMUM.

DIVISION 4: MASONRY

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

4.2. CONCRETE MASONRY UNITS SHALL BE TWO CELL BLOCKS MADE OF PORTLAND CEMENT, WATER AND APPROVED AGGREGATES AND SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONCRETE BLOCK MASONRY UNITS ASTM DESIGNATION C90-70 TO GRADE A WITH A MINIMUM COMPRESSIVE STRENGTH OF 1000 P.S.I.

4.3. MORTAR SHALL BE TYPE "S" UNLESS OTHERWISE NOTED AND CONFORM TO ASTM C-270 WITH GALVANIZED LADDER TYPE HORIZONTAL WALL REINFORCING (60 MESH) AT EVERY SECOND COURSE, AND PREFABRICATED CORNER AND END SECTIONS, PER ASTM A-541.

4.4. EXTERIOR HOLLOW MASONRY UNIT CONSTRUCTION: PROVIDE VERTICAL REINFORCEMENT (1 #5 MESH) AT ALL CORNERS, ADJACENT OF OPENINGS, AND AT 4'-0" ON CENTER MAXIMUM. ALL SHALL BE NOTED ON STRUCTURAL DRAWINGS. REINFORCED CELLS SHALL BE POURED SOLID.

4.5. POURED SOLID CELLS SHALL BE FILLED WITH CONCRETE (SLUMP 7" +/- 1") TO A MINIMUM 28 DAY 1400 PSI COMPRESSIVE STRENGTH OF SOLID P.S.I. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNDISTURBED, CONTINUOUS SURFACE THROUGHOUT THE COURSE.

4.6. EXTERIOR HOLLOW MASONRY SHALL BE DRY BRUSHED AT END OF EACH DAY'S WORK.

4.7. ALL DISSIPAR METALS SHALL BE ISOLATED BY NERT MATERIALS IN ORDER TO PREVENT GALVANIC CORROSION.

4.8. ALL STRUCTURAL METAL COMPONENTS, INCLUDING EXPERTS OR EMBEDDED TEES, CUTS AND BELTS SHALL BE HOT-DIPPED GALVANIZED.

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

4.10. STEEL PLATES, SHAPES AND BARS TO BE ASTM A-36 UNLESS OTHERWISE NOTED.

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

4.12. SHOP PAINT ALL ITEMS, NOT SPECIFIED TO BE GALVANIZED, T1-P-86, TYPE II, OR SHOP-PAINT 14.

4.13. CONTRACTOR TO FURNISH CUSTOM FABRICATED PLATES, ANCHORS, HANGERS, DOMES, AND OTHER MISCELLANEOUS STEEL AND IRON SHAPES FOR FRAMING, SUPPORTING, AND ANCHORING WORKMANSHIP.

4.14. AFTER INSTALLATION, CLEAN ALL FIELD WELDS, BELT CONNECTIONS AND ARMED AREAS AND APPLY SHOP PRIMER. USE GALVANIZING REPAIR PAINT ON GALVANIZED SURFACES.

4.15. FINISH PAINT ALL ITEMS EXPOSED TO VIEW AFTER COMPLETION.

DIVISION 6: CARPENTRY

6.1. COMPLY WITH SOFTWOOD LUMBER STANDARD P202 (U.S. DEPT. OF COMMERCE) AND NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS FASTENERS BY NIA.

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

6.3. WARPAGE, DISCOLORATION, WATER STAINS OR OTHER DAMAGE DUE TO IMPROPER STACKING OR LACK OF COVERAGE OF MATERIALS INCLUDED IN 6.8 ABOVE SHALL BE CONSIDERED SUFFICIENT CAUSE FOR REJECTION OF THEIR USE BY THE CONTRACTOR.

6.4. WOOD BASE SHALL BE 5-1/2" HIGH BY 5/8" KUM-BIRD WHITE PINE UNLESS SHOWN OTHERWISE ON THE DRAWINGS (STYLE TO BE SELECTED BY ARCHITECT).

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

6.6. FURNISH ON MASONRY WALLS TO BE 2x 2x 0" 24" O.C. UNLESS NOTED OTHERWISE. W.C. FISH WALL BATT INSULATION SHALL BE INSTALLED OVER THE WALLS.

6.7. THERMAL & MOISTURE PROTECTION

7.1. COMPLY WITH MANUFACTURERS RECOMMENDATIONS ON ALL WORK.

7.2. FURNISH FIFTEEN (15) YEAR WARRANTY ON ROOFING MATERIALS ASSOCIATED WORK ACCORDING TO ROOFING OR SLOPE WORK WORKSHEET. EXTERIOR ROOFING EXCESSIVELY OR OTHERWISE FAILS TO PERFORM AS ROOFING DUE TO MATERIALS WORKMANSHIP. GUARANTEE SHALL BE SIGNED AND NOTARIZED BY GENERAL CONTRACTOR.

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

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

7.5. ALL CUTTERS AND DOWNSPUTS SHALL BE E.S.P. ALUMINUM UNLESS OTHERWISE NOTED. COLOR TO BE SELECTED BY ARCHITECT.

7.6. INSTALL SEALANT AT ALL EXPOSED JOINT SURFACES TO PROVIDE WEATHERPROOF SEAL. SET ALL EXTERIOR GLASS, GLAZING STOPS, WINDOW FRAMES, DOOR FRAMES IN FIBERGLASS BATT INSULATION. PROVIDE SLOPE FROM EXISTING NEARBY BUILDINGS THAT COULD CAUSE SETTLEMENT DAMAGE.

7.7. FRAME AT FLOOR LEVEL - LOW DENSITY KRAFT PAPER, FACED FIBERGLASS 4" SUPERSTOCK BATT WITH MINIMUM R-11 VALUE.

7.8. ALL EXTERIOR AND NOTED INTERIOR WALLS - LOW DENSITY KRAFT PAPER FACED FIBERGLASS FULL THICK STANDARD BATT WITH MINIMUM R-11 (MASONRY WALLS R-5) UNLESS NOTED OTHERWISE.

8.1. COMPLY WITH RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" (502-100) AND ANS/MMA/S1. SECTION 1300 OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS APPLICABLE. PROVIDE IMPACT RESISTANT GLASS WHERE NOTED.

8.2. GLAZING SHALL BE AS NOTED ON THE WINDOW SCHEDULE.

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

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

8.5. FRONT DOOR HINGES SHALL BE SHOWN BARS AND BEARING TYPE WITH THREE (3) HINGES PER DOOR, UNLESS OTHERWISE NOTED OR SELECTED.

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

8.7. ALL 8'-0" FOLD DOOR TRACKS SHALL HAVE HEAVY DUTY DOUBLE ROLLER TYPE.

8.8. ALL BATHROOM DOORS SHALL HAVE PRIVATE LOCKS.

8.9. CONTRACTOR TO PROVIDE ALL NECESSARY HARDWARE, FITTINGS, ANCHORAGE, SETTING COMPANED, PROTECTIVE FIRE STOPPING, ETC. COORDINATE FINAL HARDWARE SELECTIONS WITH OWNER AND ARCHITECT.

8.10. CONTRACTOR TO PROVIDE ALL NECESSARY HARDWARE, FITTINGS, ANCHORAGE, SETTING COMPANED, PROTECTIVE FIRE STOPPING, ETC. COORDINATE FINAL HARDWARE SELECTIONS WITH OWNER AND ARCHITECT.

8.11. PROVIDE CASING BEADS AT ALL EXPOSED EDGES AND WHEREVER DRYWALL MEETS OTHER CEILING OR FINISHES. PROVIDE FLUSH JOINT TREATMENT AND PREPARE SURFACES FOR FINISHING.

8.12. ALL INTERIOR GYPSUM WALLBOARD SHALL HAVE LIGHT ORANGE PEEL TEXTURED SURFACES UNLESS OTHERWISE INDICATED. PROVIDE BRUSH OR BROOM FINISH ON THE BACKER W/ FELT UNDERLAYER AT ALL SHOWERS AND TUB AREAS. INSTALLED IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.

8.13. EXTERIOR PORTLAND CEMENT BASE PLASTER:

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

9.2. OVER CONCRETE MASONRY UNITS: APPLY OVER MASTERSEAL 561 AT THICKNESS AS SPECIFIED BY MANUFACTURER. 1/2" THICK BRUSHED PL SCRATCH, BROWN AND FINISH COATS. PLASTER FINISH TO BE SELECTED BY ARCHITECT.

9.3. EXTERIOR PORTLAND CEMENT AND MATERIALS TO CONFORM WITH LATEST APPLICABLE ASTM STANDARDS.

9.4. ALL PLASTER BOU INTERIORS SHALL BE MARBLE.

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

9.6. ALL WORK SHALL BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER. ALL PAINT AND OTHER FINISHES MUST BE EVENLY SPREAD AND FLOMED ON AND SHALL BE FREE FROM BUBBLES, CRACKS, OR OTHER DEFECTS. ALL COATS SHALL BE THOROUGHLY DRY BEFORE APPLYING SUCCEEDING COATS.

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

9.8. PREPARE SURFACES IN ACCORDANCE TO PAINT MANUFACTURER'S RECOMMENDATIONS. REMOVE HARDWARE, CONFORMERS, LIGHT FIXTURES AND OTHER ITEMS NOT TO BE PAINTED OR PROTECT SURFACE AROUND PERFORATIONS. REINSTALL REMOVED ITEMS. PROTECT WORK OF OTHER TRADES.

9.9. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ADDITIONAL COATS AS REQUIRED TO PROVIDE PROPER COVERAGE. 100% OPACITY IS REQUIRED EXCEPT FOR TRANSPARENT OR SEMITRANSPARENT FINISHES. PAINT INSIDE OF DOORS, INSIDE MOBILE THROUGH RECEIVERS OR GRILLS, FLAT BLACK. FINISH EXTERIOR DOORS ON TOPS, BOTTOMS AND EDGES.

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

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

9.12. THE FINISH FLOOR AND UNDERLAYER MATERIAL SHALL BE COVERED AND PAINT OR STAIN SPILLED SHALL BE REMOVED.

9.13. THE PAINTING SUBCONTRACTOR SHALL CAULK AROUND ALL WINDOWS AND TRIM SLIDING GLASS DOORS AND TRIM AROUND ALL EXTERIOR TRIM AND SILING WITH APPROVED SEALANT AND CAULK FOR INTENDED USE.

9.14. ALL EXTERIOR VENTS, STACKS, ETC. SHALL BE LUTED AND PANHELD TO MATCH ADJACENT ROOF COLOR.

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

9.16. ALL STAIN SHALL BE BRUSHED APPLIED.

9.17. ON COMPLETION OF ALL PAINTING THE PAINTING SUBCONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS RESULTING FROM THIS WORK AND LEAVE THE BUILDING IN A BROOM CLEAN CONDITION. ALSO HE SHALL REMOVE ALL STAINS AND RESIDUE FROM ALL WALLS, BATHS, SHOWERS, GLAZING, FINISHES, GLASS, HARDWARE, FITTINGS, ETC. THE COST OF DAMAGE TO ANY WORK DUE TO NEGLIGENCE ON THE PART OF PAINTING SUBCONTRACTOR SHALL BE BORNE BY THE PAINTING SUBCONTRACTOR.

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

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

9.20. INTERIOR WALL AND CEILING SURFACES SHALL RECEIVE TWO (2) COATS OF INTERIOR MARIABLE WALL PAINT AND CEILING SHALL RECEIVE TWO (2) COATS OF SOU-GLOSS ENAMEL UNLESS OTHERWISE NOTED.

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

9.22. CEILING GRID SYSTEM SHALL BE PRELUDE R-76 EXPOSED TIE SYSTEM. ACoustICAL CEILING TIE SYSTEM SHALL BE 2'x2'x5/8 CORTEGA TIE SYSTEM WITH ANGLE TEODAR BY ANCHORING OR EQUAL.

9.23. ALL WALL CLOSET SHELVING SHALL BE WHITE MELANINE FINISH, UNLESS OTHERWISE NOTED.

9.24. ALL INTERIOR WINDOWILLS SHALL BE MARBLE (1/2" DOMESTIC), UNLESS OTHERWISE NOTED.

DIVISION 10: SPECIALTIES

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

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

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

10.4. MECHANICAL AND PLUMBING

10.5. CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND PLUMBING SYSTEM SHOP DRAWING DESIGN, INSTALLATION, AND TESTING ARE IN STRICT ACCORDANCE WITH LATEST APPLICABLE CODES AND STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SELECTION OF MATERIALS AND METHODS.

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

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

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

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

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

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

10.12. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING TO SMACNA'S SPECIFICATIONS.

10.13. ALL REFRIGERANT LINES THROUGH MASONRY SHALL BE SLEAVED.

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

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

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

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

DIVISION 16: ELECTRICAL

16.1. ALL WORK SHALL BE COORDINATED WITH FLORIDA POWER AND LIGHT, AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. COMPLY WITH NEC 2017 AND NEMA RECOMMENDATIONS (LATEST EDITION).

16.2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND INSTALL ALL LABELS, SMOKE ALARMS AND HEAT DETECTORS ETC. IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AS ARE NECESSARY TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

16.3. ALL TELEVISION OUTLETS SHALL BE PROVIDED WITH COAXIAL CABLE.

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

KUNK RESIDENCE

435 L'Ambrice Dr #4705  
Longwood Key, FL 32728

C. ALAN ANDERSON ARCHITECT, P.A.  
3908 Midland Road  
Sarasota, Florida 34231  
Phone 941-929-0202 Fax 941-929-0208

FOR REVISION & CONSTRUCTION DOCUMENTS

Table with columns: REVISION, DATE, DESCRIPTION. Includes handwritten notes and signatures.

Scale by the architect or engineer's knowledge, and shall be applicable only when the applicable building code and the applicable minimum fire safety standards are determined in accordance with Chapter 552 and 553, Florida Statutes.

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SPECIFICATIONS

BLDG PERMIT PLANS FILE

Copy of Record

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

202408

A02

04 SEPTEMBER 2024



**FINISH SCHEDULE**

**SYMBOL: FLOOR FINISH**

F1	NEW FLOOR AS SELECTED
F2	NEW TILE FLOOR AS SELECTED
F3	EXISTING

**SYMBOL: BASE FINISH**

B1	NEW BASE AS SELECTED
B2	TILE BASE AS SELECTED
B3	EXISTING

**SYMBOL: WALL FINISH**

W1	1/2" DRYWALL W/ LEVEL 5 FINISH, PAINTED
W2	1/2" DRYWALL W/ LEVEL 6 FINISH
W3	EXISTING

**SYMBOL: CEILING FINISH**

C1	5/8" DRYWALL CEILING W/ LEVEL 5 FINISH
C2	5/8" DRYWALL CEILING W/ LEVEL 5 FINISH
C3	EXISTING

**GENERAL NOTES**

- ALL WORK TO CONFORM TO THE 2023 FBC 8TH EDITION, NEC 2020 AND 2023 PLUMBING CODE, 8TH EDITION.
- SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT LAYOUT, NOTES AND SPECIFICATIONS. ELECTRICAL DRAWINGS FOR POWER & SWITCHING, NOTES AND SPECIFICATIONS. PLUMBING DRAWINGS FOR SANITARY SEWER AND DOMESTIC WASTEWATER DISTRIBUTION, NOTES AND SPECIFICATIONS.
- REPAIR DRYWALL ON EXISTING WALLS AS REQUIRED. FINISH AND TEXTURE TO MATCH EXISTING. PAINT AS SELECTED.
- VERIFY LOCATIONS OF EXISTING WINDOWS & DOORS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- FIELD VERIFY EXISTING CONDITIONS TO CONFIRM ASSEMBLIES.
- EXISTING SANITARY SEWER - REMOVE EXISTING SANITARY SEWER LINES TO ACCOMMODATE PROPOSED NEW LAYOUT AS SHOWN. PROPERLY CAP AND SEAL ALL EXISTING PLUMBING TO BE ABANDONED.
- NEW WALLS INTERSECTING EXISTING WALLS SHALL BE ERECTED TO ENSURE WALLS UNITY AND STABILITY.
- CAPACITY AND OPERATION OF EXISTING HVAC EQUIPMENT IS TO BE VERIFIED PRIOR TO MODIFYING PARTITION LAYOUT. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. DEMISING WALL IS NOT TO BE PENETRATED BY DUCTWORK.
- EXISTING ELECTRICAL PANEL TO BE REWORKED AS SHOWN TO ACCOM. NEW LAYOUT. FIELD VERIFY EXISTING CONDITIONS.
- CASEWORK SHOWN IS DIAGRAMMATIC. FINAL CASEWORK LAYOUT IS TO BE VERIFIED WITH OWNER PRIOR TO FABRICATION. LIMITS ARE SHOWN FOR INTENT ONLY.
- FIRE SPRINKLERS - REWORK EXISTING FIRE SPRINKLERS TO ACCOM. PROPOSED NEW LAYOUT. FIELD VERIFY EXISTING ROUTE AND HEAD LOCATIONS. F.V. CORRECT COVERING.

- NOTE:**
- PROVIDE SUB FRAMING @ 12" O.C. MIN. AS PER BY MANUF. FOR ALL DRYWALL CEILING.
  - PROVIDE WOODER BOARD OR DRYWOOD BOARDING AT ALL MET AREAS W/ FELT BACKING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  - PROVIDE WOODER BOARD OR DRYWOOD AT 2'-0" W/ FELT BACKING.
  - WITH DRYWALL BACKLASH AS SHOWN ON SELECTED CEILING PLAN.
  - PROVIDE SOUNDPROOFING AS NOTED AS PART OF WALL SYSTEM.
  - PROVIDE TILE MANSUETING AT RESTROOMS AS SHOWN.
  - PROVIDE NEW FLOOR TILE TO BE INSTALLED OVER CHALK BOARD. BASE OF DESIGN SHALL BE SPOILER SYSTEM. SEE OTHER 1/8" WATERPROOFING MEMBRANE.

**KUNK RESIDENCE**  
455 S. Longboat Key Dr #2025  
Longboat Key, FL 34228

**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Longboat Key Road  
Phone (941) 529-0229 Fax (941) 529-0228

**CONSTRUCTION NOTES**

- REWORK EXISTING MECHANICAL UNIT AND DUCTWORK, REPLACE AS DETERMINED.
- WATER HEATER - RELOCATE EXISTING W/H LOCATION AS SHOWN, REPLACE AS DETERMINED, REWORK OVERFLOW LINES AND ELECTRICAL.
- REWORK EXISTING ELECTRICAL PANEL AS SHOWN TO ACCOM. PROPOSED NEW CHANGES.
- PROVIDE NEW VANITY AND SINK UNITS W/ OWNER SELECTED FIXTURES.
- PROVIDE CUSTOM SEATING / TABLE.
- FIELD VERIFY PLUMBING ALONG WALL, FUR OUT AS REQUIRED TO ACCOM. EXISTING LINES AS REQUIRED.
- REWORK EXISTING MASTER BATH TO ACCOM. PROPOSED NEW LAYOUT. PROVIDE PLUMBING FIXTURE, FINISH, CABINETS AS SELECTED.
- REWORK EXISTING BATHROOM LAYOUT AS SHOWN, PROVIDE ALL NEW FINISH, CABINETS AND FINISHES AS NOTED.
- PROPOSED NEW SHOWER, COORDINATE SELECTED FIXTURE LOCATION AND TYPES W/ SHELL/ENCHE.
- REWORK EXISTING KITCHEN AS REQUIRED.
- PROPOSED NEW CUSTOM CABINETS W/ SELECTED FIXTURES.
- CUSTOM CABINETS ENCLOSURE FOR W/D AND BAR WITH CONCEALED DOORS W/ DECORATIVE EXTERIOR FINISH.
- INFILL EXISTING OPENING TO ACCOM. PROP. NEW LAYOUT.

**DOOR TAG LEGEND:**

⊕	PRE-HUNG, FLUSH PANEL SOLID CORE WOOD SWING DOOR, FINISH AND TRIM AS SELECTED
⊙	PRE-HUNG, FLUSH PANEL SOLID CORE WOOD POCKET DOOR, FINISH AND TRIM AS SELECTED
⊖	PRE-HUNG, DOUBLE FLUSH PANEL SOLID CORE WOOD SWING DOOR, FINISH AND TRIM AS SELECTED

⊕	26X120 DOOR SIZE: 2'-4" x 10'-0"
⊙	30X120 DOOR SIZE: 2'-6" x 10'-0"
⊖	32X120 DOOR SIZE: 2'-8" x 10'-0"
⊖	34X120 DOOR SIZE: 2'-10" x 10'-0"
⊖	36X120 DOOR SIZE: 3'-0" x 10'-0"
EX	EXISTING DOOR

REVISION: 1 DATE: 09-19-2024 BLDG. REVIEW COMMENTS:

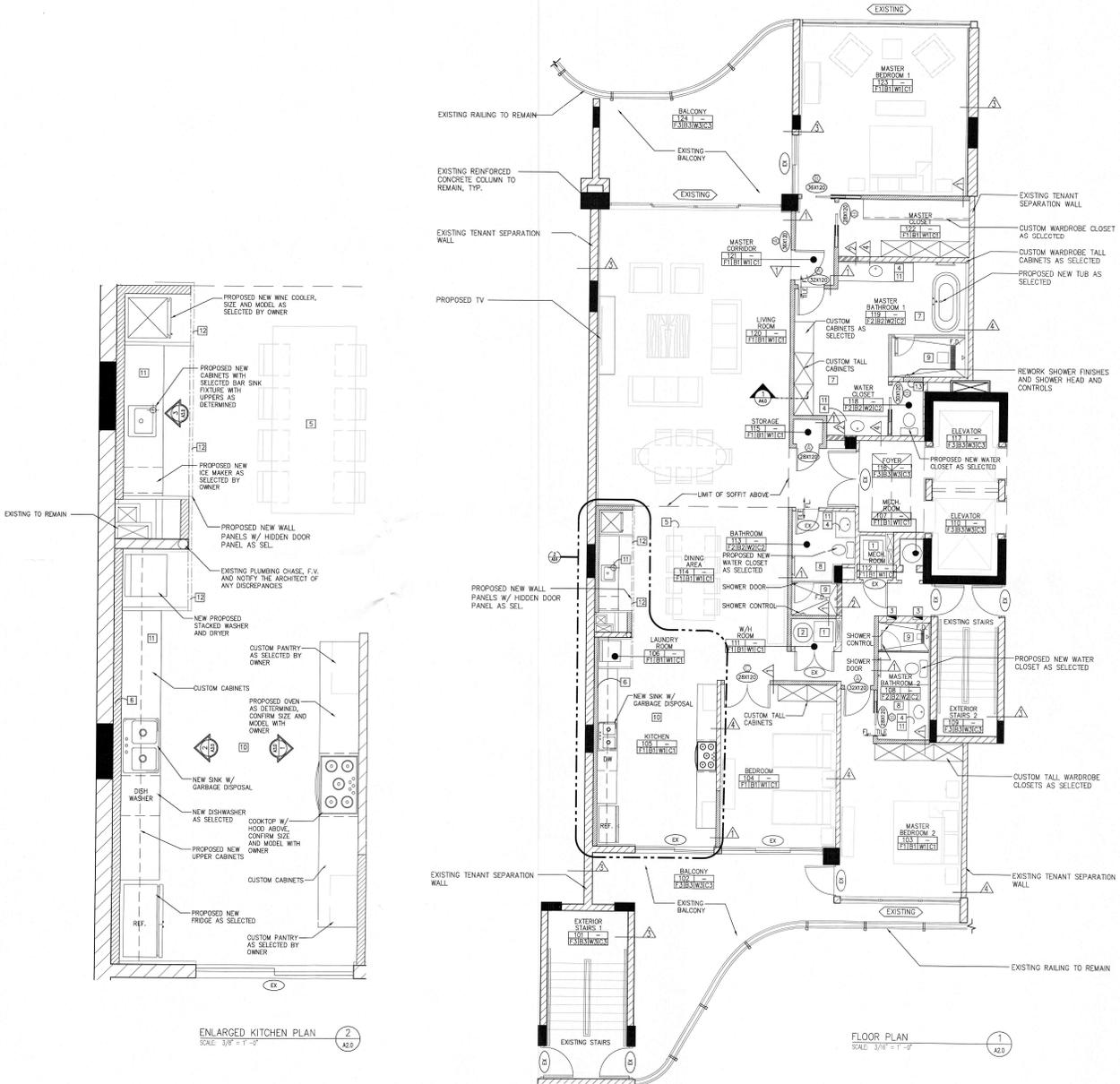
DATE: 09-25-24

SCALE: 3/16" = 1'-0"

**FLOOR PLAN**  
BLDG PERMIT PLANS FILE  
Copy of Record

RECEIVED  
OCT 7 2024  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Utility

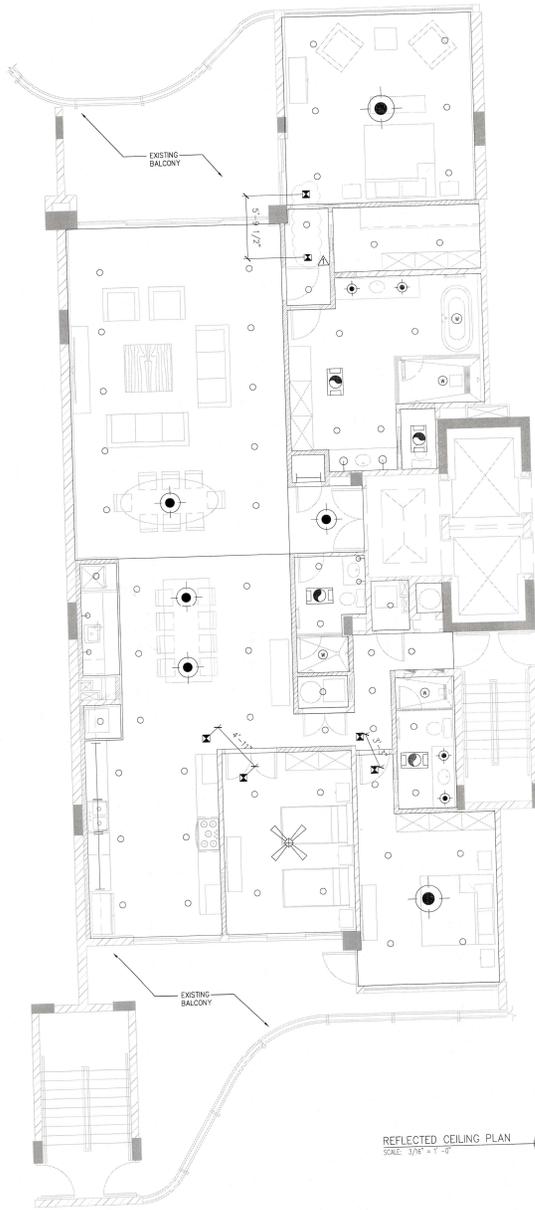
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04 SEPTEMBER 2024



ENLARGED KITCHEN PLAN  
SCALE: 3/16" = 1'-0"

FLOOR PLAN  
SCALE: 3/16" = 1'-0"





REFLECTED CEILING PLAN LEGEND

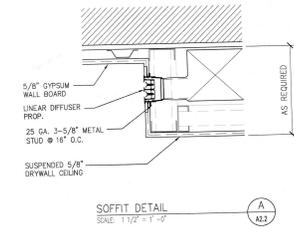
○	RECESSED 4" CAN LIGHT
⊗	RECESSED 4" CAN LIGHT - WATER RESISTANCE
⊕	WALL MOUNTED FIXTURE, OWNER SEL.
⊙	HANGING LIGHT FIXTURE, OWNER SEL.
⊗	CEILING MOUNTED FAN W/ LIGHT
⊙	RESTROOM EXHAUST FAN
⊕	FAN, LIGHT, HEATER COMBO. UNIT
⊔	UNDER COUNTER LIGHT FIXTURE
⊗	SMOKE DETECTOR

REFLECTED CEILING PLAN CONSTRUCTION NOTES:

- EXISTING MECHANICAL SYSTEMS - REWORK EXISTING DUCT WORK AND DIFFUSER GRILLES AS SHOWN TO ACCOMMODATE PROPOSED NEW LAYOUT. SERVICE UNIT AS REQUIRED TO ENSURE PROPER OPERATION AS NOTED. MECHANICAL SUB CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REDISTRIBUTION ON AC FROM EXISTING UNITS. EXISTING UNITS TO BE FLUSHED W/ NEW FILTERS.
- REWORK EXISTING DRYWALL CEILING TO ACCOMMODATE PROPOSED NEW LAYOUT. REWORK EXISTING ELECTRICAL, FIRE SPRINKLER AND OTHER ITEMS TO ACCOMMODATE PROPOSED NEW LAYOUT.

GENERAL NOTES:

- CEILING HEIGHT IN GENERAL AREAS EXISTING HTS. REWORK SOFFITS TO MATCH HEIGHT BUT TO ACCOM. AC DISTRIBUTOR AND FIRE SPRINKLER DISTRIBUTORS. NEW SOFFITS MAY BE REQUIRED TO ACCOM ANY NEW RE ROUTING.
- EXISTING AIR HANDLER UNIT. REWORK DUCTWORK TO ACCOM. PROPOSED NEW LAYOUT AS SHOWN - MAXIMUM CEILING HEIGHT.
- REWORK SOFFIT TO ACCOM. PROP. NEW LAYOUT. REWORK BATH CEILING AS REQUIRED TO ACCOM. AC DUCT WORK CHANGE.



**KUNK RESIDENCE**  
435 L'Ambroise Dr #4705  
Longboat Key, FL 34228

**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road Sarasota, Florida 34231  
Phone (941) 929-0209 Fax (941) 929-0208

FOR PERMITTING & CONSTRUCTION DOCUMENTS  
24 MAY 2024

*Handwritten signature and date:*  
9-25-24

Drawn by: C. ALAN ANDERSON (FL#A0000471)  
To the best of the architect's or engineer's knowledge, skill and good faith, the drawings, specifications, and related documents are prepared in accordance with applicable laws and regulations and do not constitute a contract.

REVISION	DATE	DESCRIPTION
1	09-19-2024	BLDG. REVIEW COMMENTS

DRAWN BY: CA

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OCT 9 1 2024  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"  
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422

SCALE: 3/16" = 1'-0"



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04 SEPTEMBER 2024





