

I, Jeffrey S. Vogel, PE #81225, hereby certify that to the best of my knowledge and belief the plans submitted were prepared for and are in compliance with the 2022 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plan review pursuant to section 553.791, Florida Statute and hold the appropriate license.  
Signature: 

# SULLIVAN / DEVEREUX AT VIZCAYA RESIDENCE

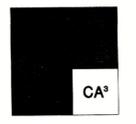
PERMITTING & CONSTRUCTION DOCUMENTS

BLDG PERMIT PLANS  
FILE  
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MAR 25 2025  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

2399 Gulf of Mexico Dr #3C1  
Longboat Key, FL 34228

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2024.19  
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20 JANUARY 2025

ABBREVIATIONS	
•	AND
•	DEGREES
•	DEGREES (FAHRENHEIT)
•	FEET
•	INCHES
±	PLUS OR MINUS
#	POUNDS, NUMBERS
%	PERCENT
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONED
ACCOM.	ACCOMMODATE
ACOUST.	ACOUSTIC, ACOUSTICAL
A.C.T.	ACOUSTIC CEILING TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.H.	AIR HANDLER
ALT.	ALTERNATE
ALUM.	ALUMINUM
AMP.	AMPERE
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
AVG.	AVERAGE
B.B.	BULLETIN BOARD
B.C.	BOOK CASE
BD.	BOARD
BF	BOARD FEET
B.G.	BUMPER GUARD
BITU.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLACK
BM	BENCH MARK
BTU	BTU
BTU	BRITISH THERMAL UNITS
B.U.	BUILT UP
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
C.B.	CHALK BOARD, CATCH BASIN
C/C	CENTER TO CENTER
CCTV	CLOSED-CIRCUIT TELEVISION
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FOOT
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.I.P.	CAST IRON PIPE
C.I.	CONTROL JOINT
CL	CENTER LINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CM	CENTIMETER
C.M.U.	CONCRETE MASONRY UNIT
CMTR.	COUNTER
C.O.	CLEAN OUT
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATE
CORR.	CORRIDOR, CORRUGATED
CPM	CUBIC FOOT PER MINUTE
CPT.	CARPET
CPS	CYCLES PER SECOND
C.R.	COLD ROLLED
C.T.P.	CERAMIC TILE PANEL
CTR.	CENTER
C.T.S.	COPPER TUBE SIZE
CTSK	COUNTERSINK
CU.	CUBIC
C.W.	COLD WATER
C.Y.	CUBIC YARD
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.I.P.	DUCTILE IRON PIPE
DISP.	DISPENSER
DIV.	DIVISION, DIVIDED
D.L.	DEAD LOAD
DN.	DOWN
DP.	DAMP-PROOFING
DR.	DOOR
DRWR.	DRAWER
D.S.	DOWNSPOUT
DTL.	DETAIL
D.W.	DRAINAGE
DWG.	DRAWING
DWGS.	DRAWINGS
E.A.	EACH
E.B.	EXPANSION BOLT
E.F.	EXHAUST FAN
EFS	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC (AL)
ELEV.	ELEVATOR
ELEV.	ELEVATION
EMERG.	EMERGENCY
EQ.	EQUAL
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPOSED, EXPANSION
EXT.	EXTERIOR, EXTRUDED
F.A.I.	FRESH AIR INTAKE
FB	FACE OF BRICK (BLOCK)
F.C.	FLOOR CHANNEL
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
FIG.	FIGURE
FIN.	FINISH
FL.	FLOOR
FLUOR.	FLUORESCENT
F.N.D.	FEMININE NAKED DISPOSAL
F.O.S.	FACE OF STUDS
F.P.	FIRE PROTECTION
F.R.	FIRE RATED
FR.	FRAME
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.	GAS
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GEN.	GENERATOR
GENL.	GENERAL
GL.	GLASS, GLAZING
G.M.U.	GLASS MASONRY UNIT
GPH.	GALLONS PER HOUR
G.P.M.	GALLONS PER MINUTE
GR.	GRADE
G.S.	GYP/SUM SHEATHING
G.S.P.	GALVANIZED STEEL PIPE
G.W.B.	GYP/SUM WALLBOARD
GYP.	GYP/SUM
H.	HT.
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HOCAP.	HANDICAPPED
HDRW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.	HEAT STRENGTHENED
HTG.	HEATING
H.V.A.C.	HEATING VENTILATION & AIR CONDITIONING
H.W.	HOT WATER
HZ.	HERTZ (CYCLES PER SECOND)
I.D.	INSIDE DIAMETER
IN.	INCHES
INCL.	INCLUDE, INCLUSIVE
INSUL.	INSULATION
INT.	INTERIOR
INT.	INTERIOR
I/O CPT.	INDOOR / OUTDOOR CARPET
JAN.	JANITOR
J.B.	JUNCTION BOX
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCK OUT
K.P.	KICK PLATE
LAB.	LABORATORY
LAM.	LAMINATE
LAT.	LATITUDE
LAV.	LAVATORY
L.B.	LINEAR (S)
LBS.	POUNDS (S)
LBL.	LABEL
L.F.	LINEAR FEET
L.G.	LONG
L.H.	LEFT HAND
LN.	LINE
LKR.	LOCKER
L.L.	LIVE LOAD
LOC.	LOCATION
LOUV.	LOUVER, LOUVERED
LT.	LIGHT
L.TG.	LIGHTING
LTWT.	LIGHTWEIGHT
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MARKER BOARD
M.C.	MEDICINE CABINET
MECH.	MECHANIC (AL)
MED.	MEDIUM
MEMB.	MEMBER
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
M.H.	MANHOLE
MHZ.	MEGAHERTZ
MIN.	MINIMUM, MINUTE
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOULDING, MOLDING
M.L.W.	MEAN LOW WATER
MM.	MILIMETER
M.O.	MASONRY OPENING
MOD.	MODIFIED
MPH.	MILES PER HOUR
M.R.	MOISTURE RESISTANT
M.S.L.	METAL STUD
M.S.L.	MEAN SEA LEVEL
MTD.	MOUNTED
MTL.	METAL
MV.	MEGAVOLT
MW.	MEGAWATT
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.O.	NUMBER
NOM.	NOMINAL
N.R.(C)	NOISE REDUCTION (COEFFICIENT)
N.T.S.	NOT TO SCALE
O	DIAMETER ROUND
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION OUTSIDE DIAMETER
OFF.	OFFICE
O.H.	OPPOSITE HAND, OVER HEAD
OPG.	OPENING
OPP.	OPPOSITE
OZ.	OUNCE
P.	PARALLEL
P.A.R.T.	PARALLEL PARTITION(S)
P.C.	PRECAST CONCRETE
P.C.F.	POUNDS PER CUBIC FOOT
PL.	PLASTER
PL.	PLASTIC
PLAS.	PLASTER, PLASTIC
PL.LAM.	PLASTIC LAMINATE
P.L.F.	POUNDS PER LINEAL FOOT
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORT.	PORTABLE
P.P.	POWER POLE
PR.	PAIR
P.R.V.	POWER ROOF VENTILATOR
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCHES
P.T.	PAINT
P.T.	PRESSURE TREATED
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLYVINYL CHLORIDE PIPE
P.V.M.T.	PAVEMENT
Q.T.	QUARRY TILE
QTR.	QUARTER
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R.D.	ROOF DRAIN
RECEP.	RECEPTACLE
RECP.	RECEPTION
REG.	REGISTER
REINF.	REINFORCING (ED)
REQ'D.	REQUIRED
RES.	RESILIENT
REV.	REVERSE, REVERSED (SIGN)
RFC.	REFRIGERATOR, REFERENCE
R.H.	RIGHT HAND
R.L.	ROOF LEADER, RAIN LEADER
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT-OF-WAY
R.P.M.	REVOLUTION PER MINUTE
R.R.	REST ROOM
R.A.	RETURN AIR
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DIVISION 1: GENERAL REQUIREMENTS

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

1.2. THESE PLANS ARE THE PROPERTY OF C. ALAN ANDERSON ARCHITECTS, INC. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION OF C. ALAN ANDERSON ARCHITECTS, INC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESSED APPROVAL OF C. ALAN ANDERSON ARCHITECTS, INC., OR ANY CHANGE IN THE SCOPE, DESIGN, OR INTENT FOR ANY REASON BY ANY PERSON OTHER THAN C. ALAN ANDERSON ARCHITECTS, INC., SHALL THEREBY ABSOLVE C. ALAN ANDERSON ARCHITECTS, INC., FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

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

1.4. CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING OTHER TRADES AND SUBCONTRACTORS 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 DRAWING TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT ALONG WITH THE CONTRACTORS WARRANTY BOOKLET, PRODUCT DATA AND AS-BUILT DRAWINGS.

1.6. THE DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY 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 GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE ARCHITECT, OWNER AND CONTRACTOR IN THE FORM OF A CHANGE ORDER, OR OTHER APPROVED MEANS.

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

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

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

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

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

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

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

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

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

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

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

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

DIVISION 2: SITE WORK

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

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

2.3. PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED 8". BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL. UNLESS OTHERWISE NOTED ALL COMPACTION SHALL BE TO 98% MODIFIED PROCTOR DENSITY.

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

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

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

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

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

DIVISION 3: CONCRETE

3.1. COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.

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

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

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

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

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

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

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

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

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

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

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

DIVISION 4: MASONRY

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

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 HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 GRADE A WITH A MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI.

4.3. MORTAR SHALL BE TYPE 'S' UNLESS OTHERWISE NOTED AND CONFORM TO ASTM C-270 WITH GALVANIZED 'LADDER TYPE' HORIZONTAL WALL REINFORCING (#9 WIRE) AT EVERY SECOND COURSE, AND PREFABRICATED CORNER AND TEE SECTIONS, PER ASTM A-641.

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

4.5. POURED SOLID CELLS SHALL BE FILLED WITH CONCRETE (SLUMP 7" +/-1") WITH A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS CELL. GROUT SHALL BE POURED IN LIFTS NOT TO EXCEED 8'-0". (CONTRACTOR SHALL PROVIDE CLEAN-OUTS AT ALL GROUTED CELLS FOR INSPECTION).

4.6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED 1-1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

4.7. CONCRETE FILLED CELLS SHALL HAVE 1-#5 DIAMETER BAR VERTICAL (FOUNDATION TO THE BEAM).

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

DIVISION 5: METALS

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

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

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

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

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

5.6. SHOP PAINT ALL ITEMS, NOT SPECIFIED TO BE GALVANIZED, IT--86, TYPE II, OR SSPC--PAINT 14.

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

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

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

DIVISION 6: CARPENTRY

6.1. COMPLY WITH SOFTWOOD LUMBER STANDARD PS20 (U.S. DEPT. OF COMMERCE); AND NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS FASTENERS BY NIMA.

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

6.3. WARPAGE, DISCOLORATION, WATER STAINS OR OTHER DAMAGE DUE TO IMPROPER STACKING OR LACK OF COVERAGE OF MATERIALS INCLUDED IN 6.9 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" KILN-DRIED 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. FURRING ON MASONRY WALLS TO BE 2x PT # 24" O.C. UNLESS NOTED OTHERWISE W/ 1 1/2" WALL BATT INSULATION.

DIVISION 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 AGREEING TO REPAIR OR REPLACE WORK WHICH LEAKS WATER, DETERIORATES EXCESSIVELY OR OTHERWISE FAILS TO PERFORM AS ROOFING DUE TO MATERIALS AND 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 CONTOUR FLASHING TO BE PRE-FINISHED ALUMINUM, COLOR SELECTION BY ARCHITECT, UNLESS NOTED OTHERWISE.

7.5. ALL GUTTERS AND DOWNSPOUTS 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 SILLS, GLAZING STOPS, WINDOW FRAMES, DOOR FRAMES IN FULL SEALANT BED. PROVIDE BACKER ROD WHERE REQUIRED. USE HIGH QUALITY ELASTOMERIC SILICONE COMPOUND, COLOR AS SELECTED.

7.7. FRAME AT FLOOR LEVEL - LOW DENSITY KRAFT PAPER. FACED FIBERGLASS 6" SUPERTHICK BATTS WITH MINIMUM R-11 VALVE.

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

DIVISION 8: DOORS & WINDOWS

8.1. COMPLY WITH "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" (S01-100) AND ANS/ANMA/ISI AND SECTION 1300 OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS APPLICABLE. PROVIDE IMPACT RESISTANT DOORS WHERE NOTED.

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

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

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

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

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

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

8.8. ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS.

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

DIVISION 9: FINISHES

9.1. 1/2" OR 5/8" GYPSUM WALLBOARD SHALL BE INSTALLED WITH STANDARD GYPSUM WALLBOARD SCREWS ON ALL SURFACES. ON CEILING USE 5/8" GYPSUM WALLBOARD AND LIGHT ORANGE PEEL TEXTURED FINISH WHICH SHALL BE INSTALLED WITH GYPSUM WALLBOARD SCREWS. COMPLY WITH ANSI A97.1 AND MANUFACTURERS RECOMMENDATIONS. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL BATHROOMS AND MET AREAS.

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

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

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

9.5. EXTERIOR PORTLAND CEMENT BASED PLASTER:

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

9.5.2 OVER CONCRETE MASONRY UNITS: APPLY OVER MASTERSEAL 581 AT THICKNESS AS SPECIFIED BY MANUFACTURE, 5/8" THICK APPLIED IN, SCRATCH, BROWN AND FINAL COATS. PLASTER FINISH TO BE SELECTED BY ARCHITECT.

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

ALL PLANTER BOX INTERIORS SHALL BE MARGITE.

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

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

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

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

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

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

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

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

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

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

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

9.17. ALL STAIN SHALL BE BRUSHED APPLIED.

9.18. ON COMPLETION OF ALL PAINTING, THE PAINTING SUBCONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS RESULTING FROM THIS WORK AND LEAVE THE BUILDING IN A BROOM CLEAN CONDITION. ALSO HE SHALL REMOVE ALL STAINS AND MISPLACED PAINT, ETC. FROM ALL SURFACES INCLUDING FIXTURES, GLASS, 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.

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

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

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

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

9.23. CEILING GRID SYSTEM SHALL BE PRELUDE 9/16 EXPOSED TEE SYSTEM. ACOUSTICAL CEILING TILE SYSTEM SHALL BE 2'x2'x5/8 CORTEGA TILE SYSTEM WITH ANGLED REGULAR BY ARMSTRONG OR EQUAL.

9.24. ALL CLOSET SHELVING SHALL BE WHITE MELAMINE FINISH, UNLESS OTHERWISE NOTED.

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

DIVISION 10: SPECIALTIES

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

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

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

DIVISION 15: MECHANICAL AND PLUMBING

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

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

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

15.4. 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 OPERATIONS WITH AN ADDITIONAL FOUR (4) YEAR WARRANTY FOR THE CONDENSING UNIT UNLESS MANUFACTURERS STANDARD WARRANTY IS GREATER.

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

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

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

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

15.9. ALL REFRIGERANT LINES THROUGH MASONRY SHALL BE SLEEVED.

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

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

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

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

DIVISION 16: ELECTRICAL

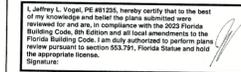
16.1. ALL WORK SHALL BE COORDINATED WITH FLORIDA POWER AND LIGHT, AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. COMPLY WITH NEC 2017 AND NEMA RECOMMENDATIONS (LATEST EDITION).

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

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

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

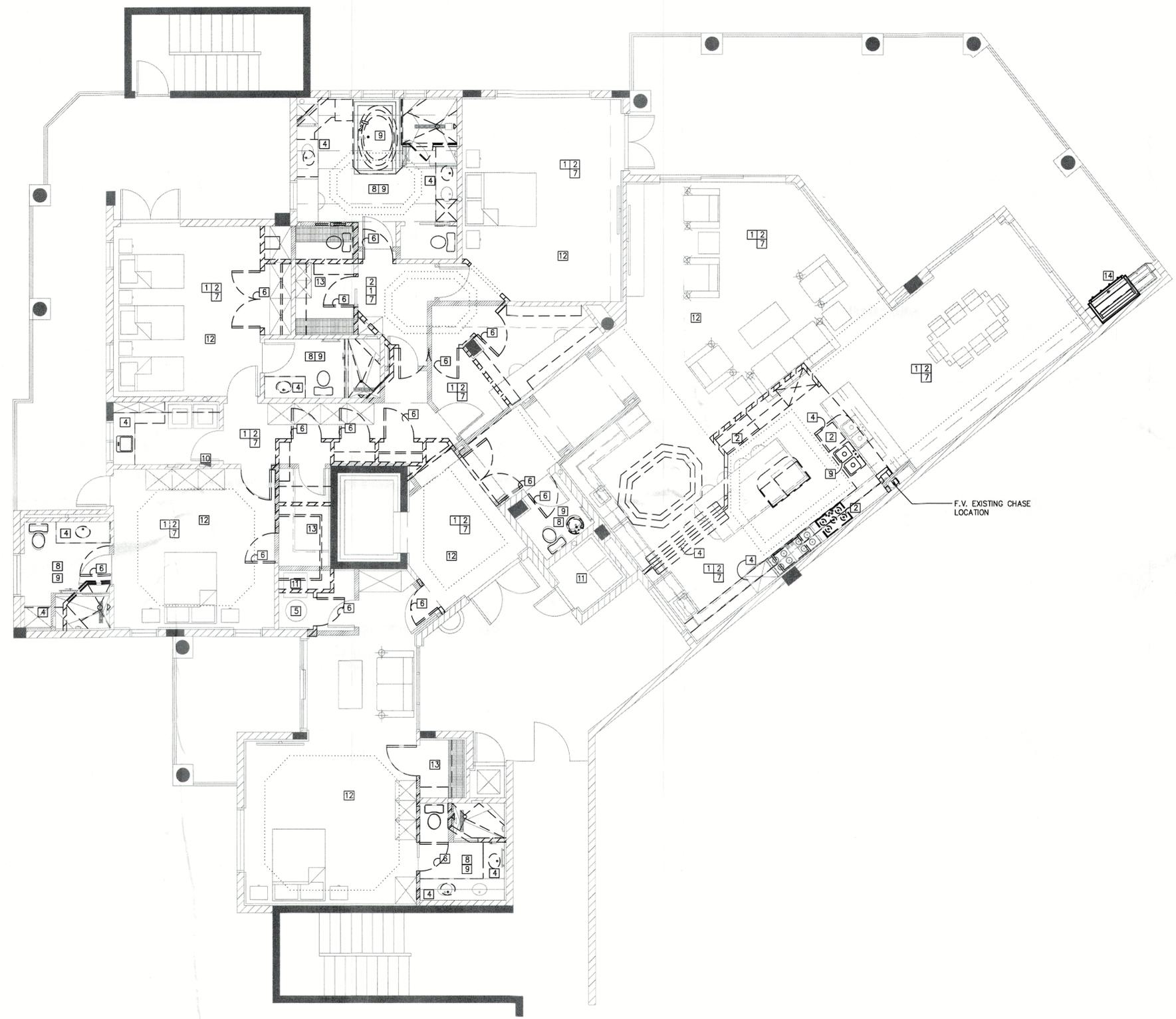
16.5. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.



SULLIVAN / DEVEREUX AT VIZCAYA RESIDENCE

2399 Gulf of Mexico Dr#3C1 Longboat Key, FL 34228

I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 89.101, Florida Statute and hold the appropriate license.  
Signature:



DEMOLITION NOTES:

1. REMOVE/REWORK EXISTING ELECTRICAL OUTLETS, AND EXISTING LIGHTS AND SWITCHES THROUGHOUT UNIT AS SHOWN TO ACCOM. PROPOSED NEW LAYOUTS.
2. EXISTING WALLS, FLOORING AND CEILING TO BE REMOVED/ REWORK AS REQUIRED TO ACCOM. PROPOSED NEW LAYOUT AS SHOWN. FIELD VERIFY ALL CONDITION TO ACCOM. PROPOSED IMPROVEMENTS
3. REMOVE EXISTING APPLIANCES AND REWORK TO ACCOMMODATE PROPOSED NEW LAYOUT AS SHOWN
4. REMOVE/ ALL EXISTING CABINETS TO ACCOM. PROPOSED NEW LAYOUT, REWORK EXISTING ELECTRICAL AND CABINETS
5. REMOVE/ REWORK EXISTING W/H TO ACCOM. PROPOSED NEW LAYOUT AS SHOWN. REWORK EXISTING ELECTRICAL AND OVERFLOW, REPLACE IN KIND OR UPDATE AS DETERMINED
6. REMOVE EXISTING ABANDON DOORS TO ACCOMMODATE PROPOSED NEW LAYOUTS
7. EXISTING CEILING TO BE REMOVED TO ACCOM. PROPOSED NEW LAYOUT, LIGHTING AND OTHER IMPROVEMENTS UNLESS DETERMINED OTHERWISE
8. REMOVE EXISTING FIXTURES AND FINISHES TO ACCOM. PROPOSED NEW LAYOUT AND SELECTED FINISH AS NOTED INCLUDING NEW LIGHTING AND CEILING FAN AS REQUIRED OR NOTED
9. REWORK EXISTING PLUMBING LINES AND FIXTURES AS REQUIRED TO ACCOM. PROPOSED NEW LAYOUT AS SHOWN
10. EXISTING ELECTRIC PANEL - REWORK EXISTING ELECTRICAL TO ACCOM. PROPOSED NEW LAYOUT AND NEW PANEL AS DETERMINED NECESSARY, FIELD VERIFY EXISTING CONDITIONS
11. EXISTING HVAC UNIT, REWORK TO ACCOM. PROPOSED NEW LAYOUT, REPLACE UNIT AS DETERMINED BASED UPON CONDITIONS OF THE EXISTING UNIT. REWORK ALL CONDUCTORS LINES ACCORDINGLY
12. EXISTING FIRE SPRINKLER SYSTEM, REWORK AS REQUIRED TO ACCOM PROPOSED NEW UNIT LAYOUT THROUGHOUT THE WHOLE CONDO
13. REMOVE EXISTING DOORS AND WALLS TO ACCOM. PROPOSED NEW LAYOUT AND PROPOSED NEW WARDROBE CABINETS
14. EXISTING GRILL AREA TO BE REMOVED AND REWORKED TO ACCOM. PROPOSED NEW PLAN

GENERAL DEMOLITION NOTES:

1. ALL ELECTRICAL WRING & CONDUITS LOCATED AT PARTITIONS INDICATED TO BE REMOVED SHALL BE REMOVED & TERMINATED AT THEIR SOURCE ELECTRICAL PANEL UNLESS OTHERWISE ALLOWED BY THE CURRENT EDITION OF THE NEC (NFPA 70).
2. EXISTING AIR HANDLER UNITS AND ASSOCIATED DUCTWORK TO BE REWORKED TO ACCOMMODATE PROPOSED NEW LAYOUT AS PROPOSED. REPLACE UNITS AS DETERMINED.
3. REMOVE/REWORK ALL EXISTING LIGHTING FIXTURES, UNLESS NOTED OTHERWISE.
4. REWORK ANY EXISTING FIRE SPRINKLER HEADS TO ACCOM. PROPOSED NEW LAYOUT, COORDINATE AND SHUTDOWN OF SYSTEM AS REQUIRED.
5. REWORK EXISTING PLUMBING TO ACCOM. PROPOSED NEW LAYOUT. FIELD VERIFY ALL EXISTING PLUMBING CONDUITS, DO NOT CUT FLOOR OR MAKE NEW PENETRATION IN EXISTING STRUCTURE.
6. DEMOLITION PLAN MAY NOT REFLECT OR SHOW ALL REQUIRED WORK INVOLVED WITH NOTED NEW PLAN, INTENT IS TO PROVIDE NEW FINISHED COMPLETE PROJECT.
7. FIELD VERIFY EXISTING ELECTRICAL PRIOR TO STARTING TO CONFIRM EXISTING UNDERGROUND AND EXISTING CIRCUITS AND MAIN FEED

SULLIVAN / DEVEREUX AT VIZCAYA RESIDENCE

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Phone (941) 929-0329 Fax (941) 929-0328

FOR PERMITTING & CONSTRUCTION DOCUMENTS  
24 MAY 2024

*CA*  
3/21/2025

Sealed By: C. ALAN ANDERSON, FL #A003450  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

DRAWN BY: KA

DEMOLITION PLAN

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



2024.19  
**A1.0**  
20 JANUARY 2025

DEMOLITION PLAN  
SCALE: 3/16" = 1'-0" 1 A1.0

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 WASTER 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 - REROWK 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 REROWK 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 - REROWK EXISTING FIRE SPRINKLERS TO ACCOM. PROPOSED NEW LAYOUT, FIELD VERIFY EXISTING BOARD AND HEAD LOCATIONS. F.V. CORRECT COVERING.

**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" M.R. DRYWALL W/ LEVEL 5 FINISH
W3	EXISTING

**SYMBOL: CEILING FINISH:**

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

NOTE:

- PROVIDE SUB FRAMING @ 12" O.C. MIN. AS REQ. BY MANUF. FOR M.R. GYPSUM DRYWALL CEILING.
- PROVIDE WOODER BOARD OR DUBROCK BACKING AT ALL MET AREAS W/ FELT BACKING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE WOODSCOTING AND TRIM AS SHOWN AND SELECTED ON INTERIOR ELEVATIONS.
- PROVIDE WOODER BOARD OR DUBROCK AT 2'-0" WITH FELT BACKING.
- WITH DRYWALL BULKHEADS AS SHOWN ON REFLECTED CEILING PLAN.
- PROVIDE SOUNDPROOFING AS NOTED AS PART OF WALL SYSTEM.
- PROVIDE TILE WAINSCOTING AT RESTROOMS AS SHOWN.
- PROPOSED NEW FLOOR TILE TO BE INSTALLED OVER CRACK SUPPRESSANT MEMBRANE. BASIS OF DESIGN SHALL BE SOLULITER SYSTEM. REF. DITRA 1/8" WATERPROOFING MEMBRANE.

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CONSTRUCTION NOTES:

- REWORK EXISTING MECHANICAL UNIT AND DUCTWORK, REPLACE AS DETERMINED
- WATER HEATER - RELOCATE EXISTING W/H LOCATION AS SHOWN, REPLACE AS DETERMINED, REROWK 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
- PROPOSED NEW 120"X56" W CUSTOM SEATING / TABLE ISLAND WITH CABINETS AND WATERFALL COUNTERTOP AS SELECTED.
- 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/NICHE
- REWORK EXISTING KITCHEN AS REQUIRED, COORDINATE APPLIANCES TYPE, MODEL, AND MAKE WITH THE OWNERS AS PLANS SHOWING INTENT ONLY
- PROPOSED NEW CUSTOM CABINETS W/ SELECTED FIXTURES

**DOOR TAG LEGEND:**

(A)	PRE-HUNG, FLUSH PANEL SOLID CORE WOOD SWING DOOR, FINISH AND TRIM AS SELECTED
(B)	PRE-HUNG, FLUSH PANEL SOLID CORE WOOD POCKET DOOR, FINISH AND TRIM AS SELECTED
(C)	FULL LITE GLASS DOOR AS SELECTED

(30X96)	DOOR SIZE: 2'-6" x 8'-0"
(34X96)	DOOR SIZE: 2'-10" x 8'-0"
(36X96)	DOOR SIZE: 3'-0" x 8'-0"
(EX)	EXISTING DOOR

I, Jeffrey L. Vogel, PE #1235, hereby certify that to the best of my knowledge and belief the plans submitted were prepared for and are in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans, review pursuant to section 553.791, Florida Statute and hold the appropriate license.

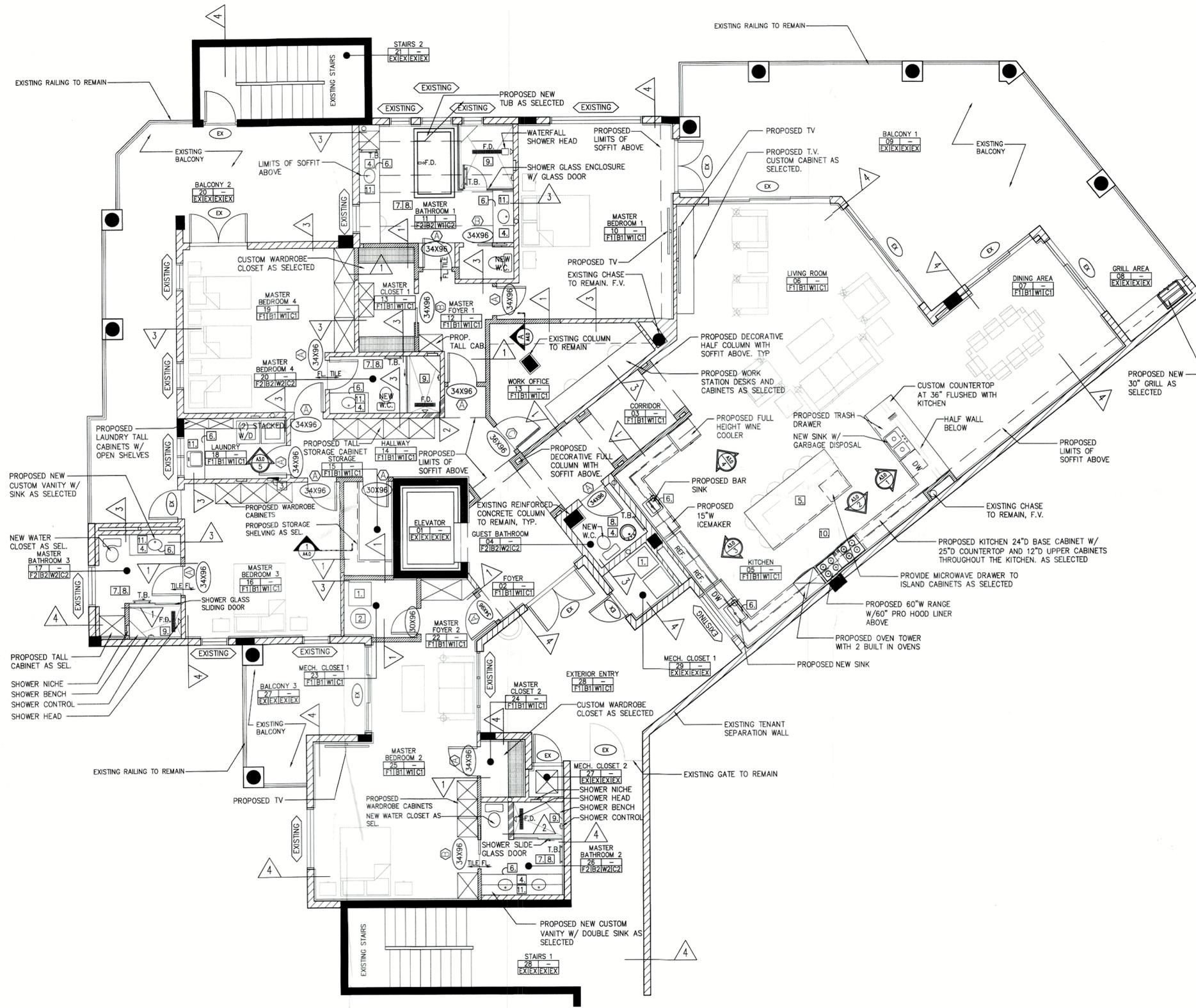
REVISION	DATE	DESCRIPTION

DRAWN BY: KA

FLOOR PLAN

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

2024.19  
**A2.0**  
14 MARCH 2025



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

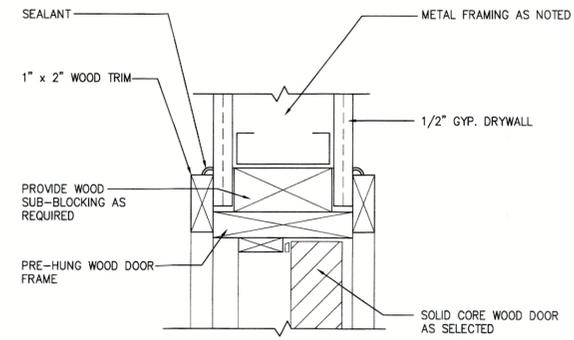
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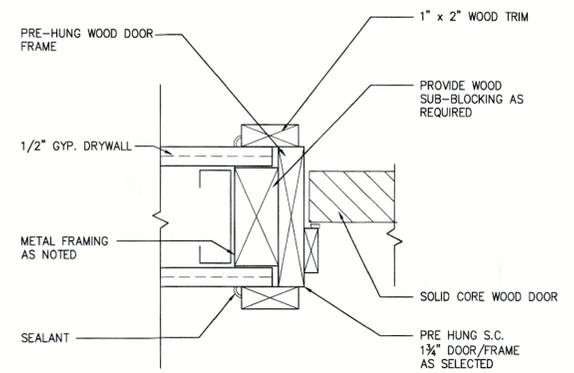




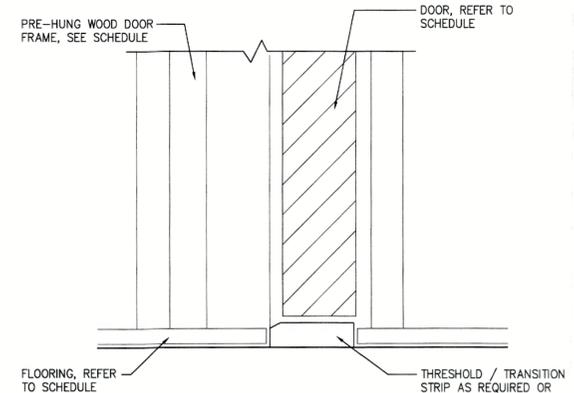
L. Jeffrey L. Vogel, PE #81255, hereby certifies that to the best of my knowledge and belief the plans submitted hereon were prepared for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plan review pursuant to section 883.791, Florida Statute and hold the appropriate license.  
Signature: \_\_\_\_\_



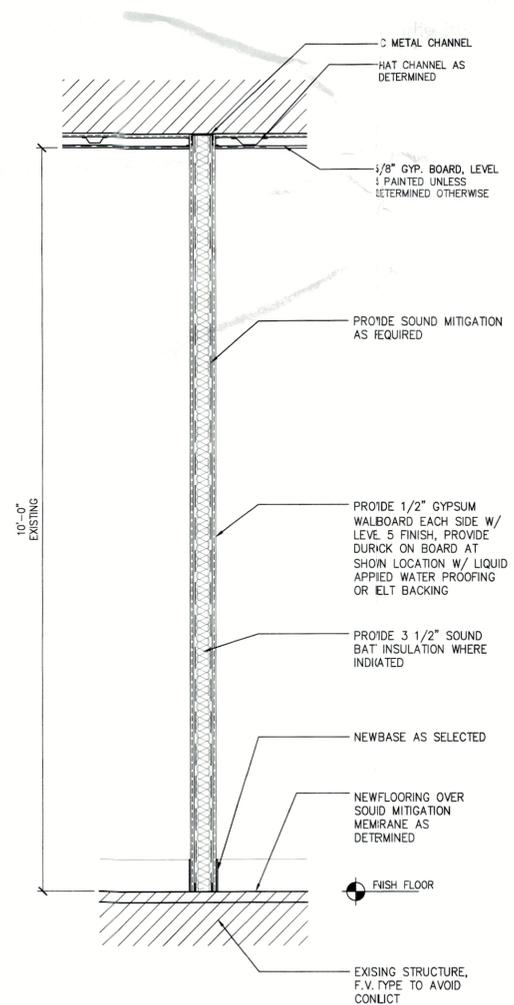
DOOR HEAD DETAIL 3  
SCALE: 3" = 1'-0"



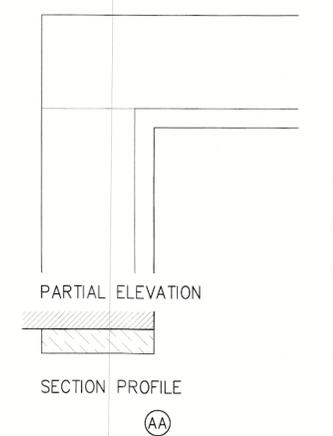
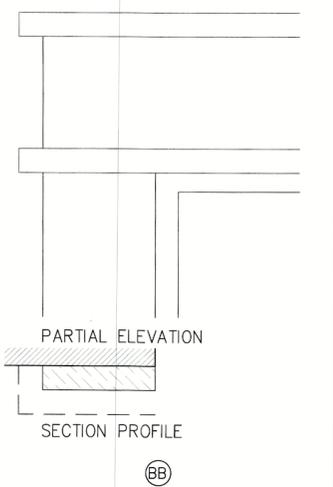
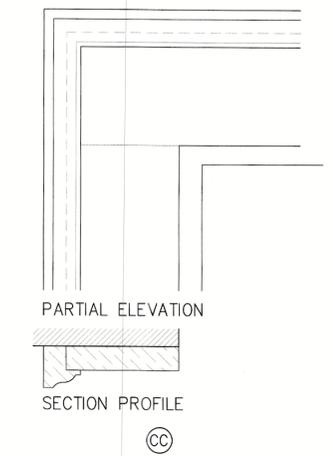
DOOR JAMB DETAIL 2  
SCALE: 3" = 1'-0"



DOOR SILL DETAIL 1  
SCALE: 3" = 1'-0"



WALL SECTION A  
SCALE: 3/4" = 1'-0"



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FOR PERMITTING & CONSTRUCTION DOCUMENTS  
24 MAY 2024

*Handwritten signature and date: 3/21/2025*

Sealed By: C. ALAN ANDERSON, FL#A4001471  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

DRAWN BY: KA

DETAILS & SECTIONS

4" 1" 0 8" 2"  
SCALE: AS INDICATED

N

2024.19  
**A4.0**  
20 JANUARY 2025

CA<sup>3</sup>

