

SITE DATA

HHDR

ITEM	EXISTING <small>NEED TO UPDATE TO NEW LDR, FOR REF ONLY</small>	REQ. PER LDR	PROPOSED	REMARK
SITE AREA	4,986 SQ. FT.	4,000 SQ. FT.	I	I
LOT SIZE	54.83' X 90'-11"	40' X 90' (MIN)	I	I
IMPERVIOUS	4,199 SQ. FT. 84.2%	2,991.6 (60% MAX)	3,601 SQ. FT. (72%)	IMPROVED NON-CONFORMING
OPEN SPACE	787 SQ. FT. 15.7%	1,745 (35% MIN)	1,385 SQ. FT. (27%)	IMPROVED NON-CONFORMING
BUILDING COV.	2,859 SF 57%	2,493 (50% MAX)	2,730 SF 54.7%	IMPROVED NON-CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	131 SQ. FT.	1,818.6 (30% MAX COV.) 545.6 SQ. FT. REAR YARD AREA	NA	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	114 SF, 13%	909 SF AREA (50% MAX. COV.) 454.5 SF FRONT	360 SQ. FT. (39%)	IMPROVED NON-CONFORMING

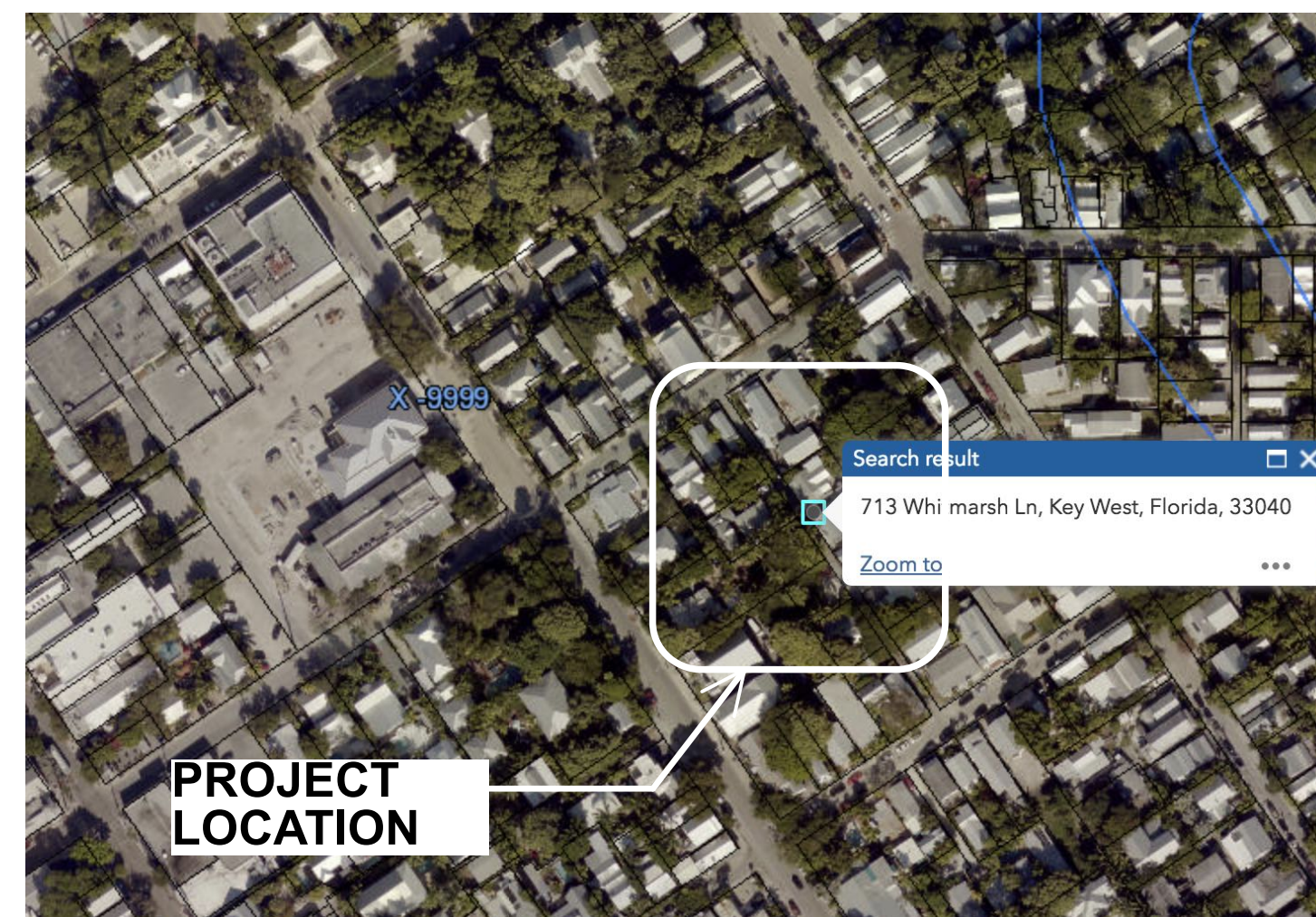
SETBACKS, OVERALL SITE

FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	NO CHANGE	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	4'-4 1/2"	9'	4'-4 1/2"	EXISTING NON-CONFORMING
BUILDING HEIGHT	19'-0" +/-	30'	NO CHANGE	CONFORMS

SETBACKS, RESIDENCE

FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	5'-1 1/2"	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	NA	NA	NA	
BUILDING HEIGHT	16'-6" +/-	30'	NO CHANGE	CONFORMS

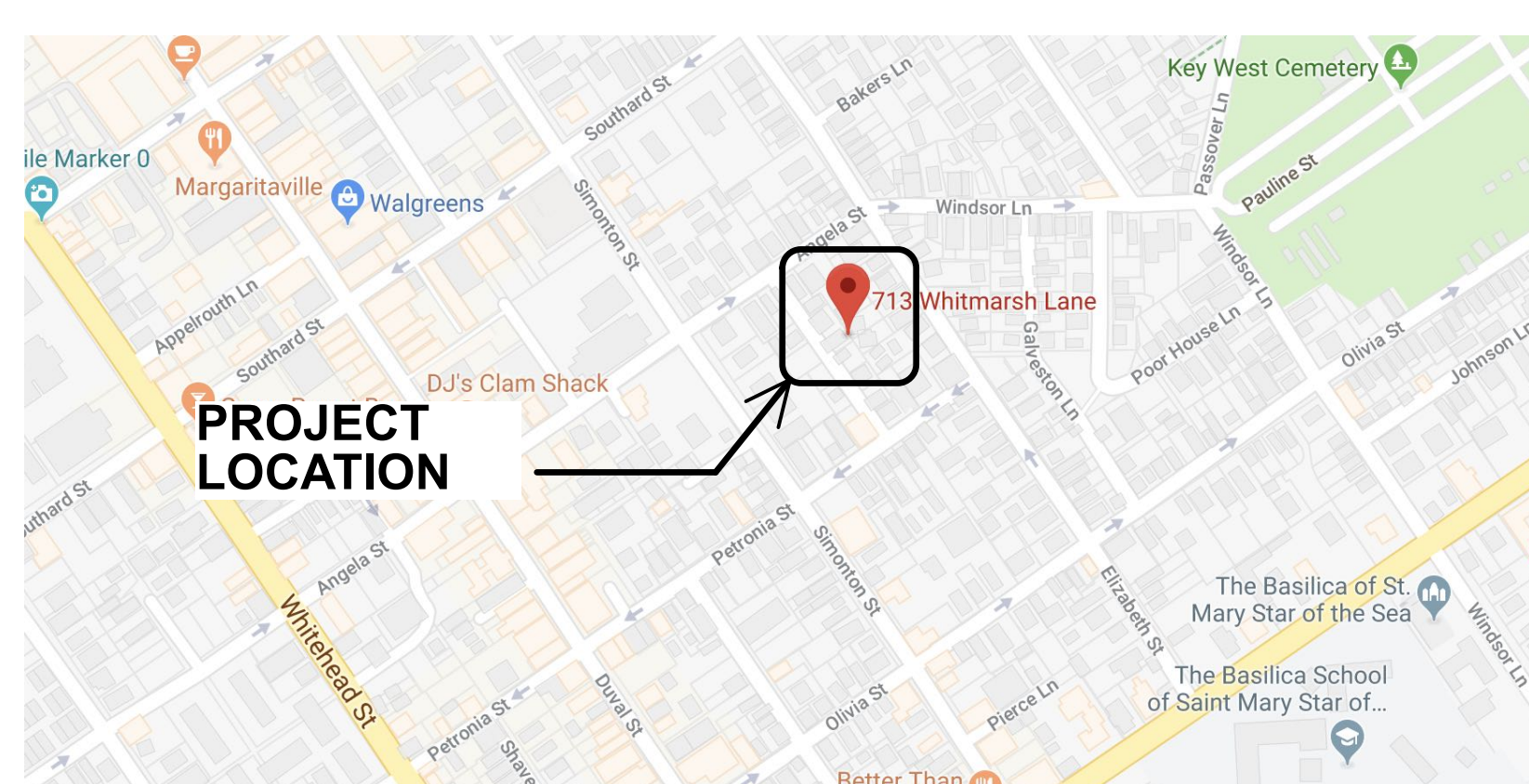
FEMA FLOOD ZONE X



PROJECT LOCATION

A RENOVATION FOR HAROLD. KESSLER 709 WHITMARSH LANE KEY WEST, FL 33040

SITE LOCATION MAP



PROJECT LOCATION

DESIGN NOTES:

THE RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2023 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-14 REGULATIONS
 PER FBC 07/ASCE 07-22
 EXPOSURE "C"
 CONSTRUCTION TYPE VB
 LIVE LOAD 40 PSF
 WIND LOAD 180 M.P.H.
 SEE STRUCTURAL DRAWINGS, SHEET - S0.0

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

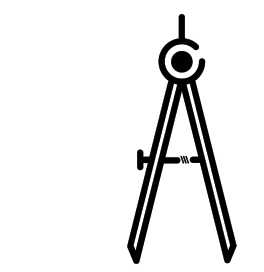
DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFORMATION
CO.1	SURVEY, FENCE DETAILS & TREE PROTECTION
C-1	STORMWATER MANAGEMENT PLAN
EX1.0	EXISTING SITE PLAN
EX1.1	EXISTING ELEVATIONS
D1.0	DEMOLITION SITE PLAN
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S2.0	CEILING FRAMING PLAN
S3.0	ROOF FRAMING PLAN
S4.0	SECTIONS & DETAILS
S5.0	SECTIONS & DETAILS
S6.0	SECTIONS & DETAILS
S7.0	SECTIONS & DETAILS
PS-1	POOL STRUCTURAL DRAWINGS
PS-2	POOL DETAILS
AP1.0	POOL PLANS, SECTION & NOTES
A1.0	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS & ROOF PLAN
A2.1	SCHEDULES
A3.1	ELEVATIONS
A4.1	SECTIONS
A4.2	SECTION DETAILS
AS.1	INTERIOR ELEVATIONS
AS.2	INTERIOR ELEVATIONS
M-1	MECHANICAL FLOOR PLAN
M-2	MECHANICAL DETAILS & NOTES
E-1	LIGHTING & POWER FLOOR PLANS
E-2	ELECTRICAL RISER DIAGRAM & NOTES
P-1	PLUMBING DETAILS & NOTES
P-2	SANITARY FLOOR PLAN & ISOMETRIC
P-3	WATER FLOOR PLAN & ISOMETRIC

SCOPE OF WORK:

RENOVATION & ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE & NO WORK THE EXISTING APARTMENT BUILDING.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL
ARCHITECTS INC.

22972 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

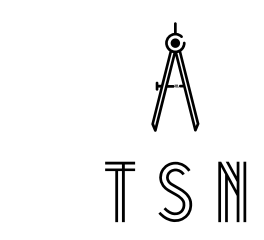
A RENOVATION FOR
HAROLD KESSLER
709 WHITMARSH LANE
KEY WEST, FL 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

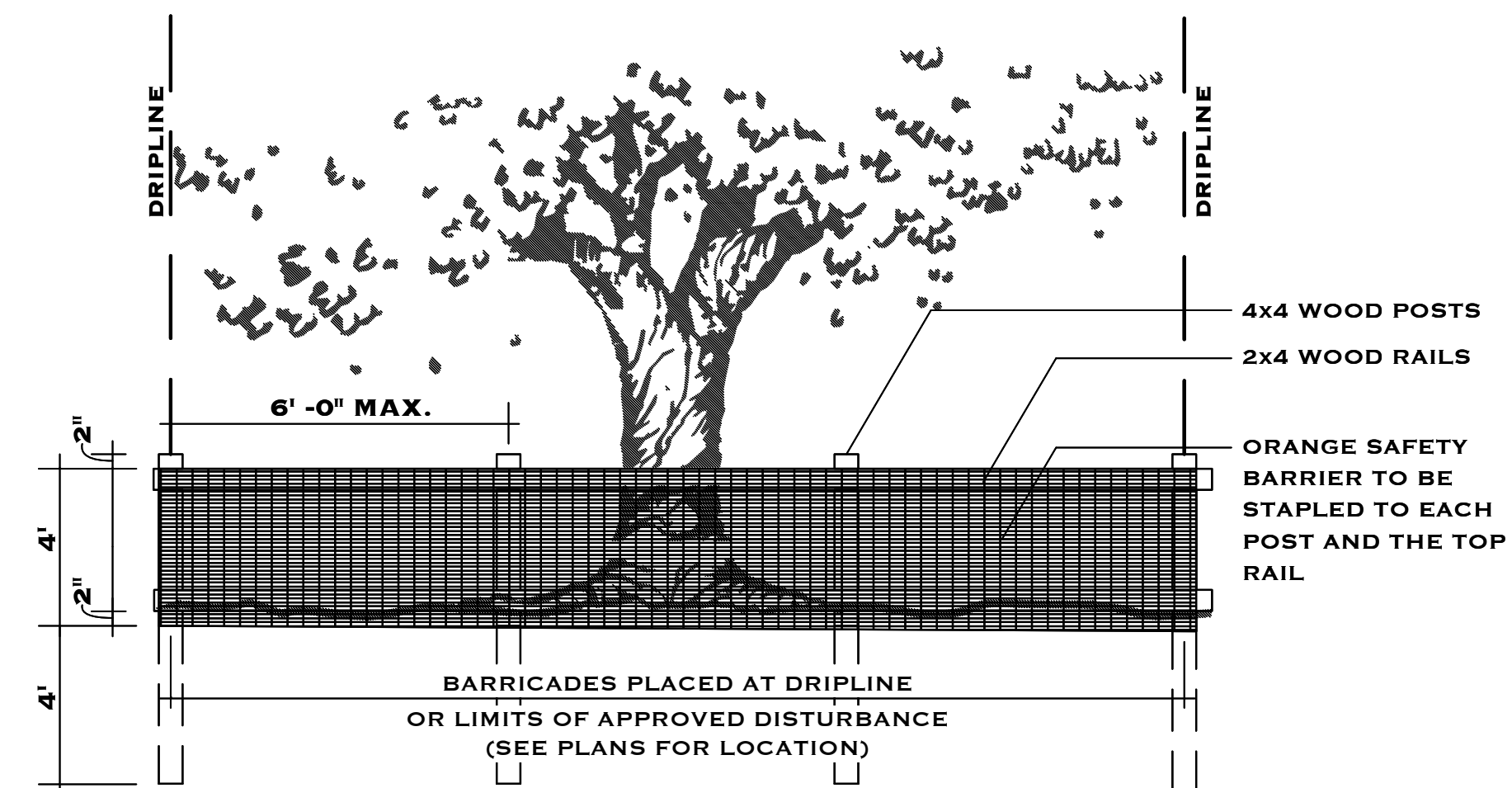
DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-24-2025

REVISION DATE

T1.1
SHEET #

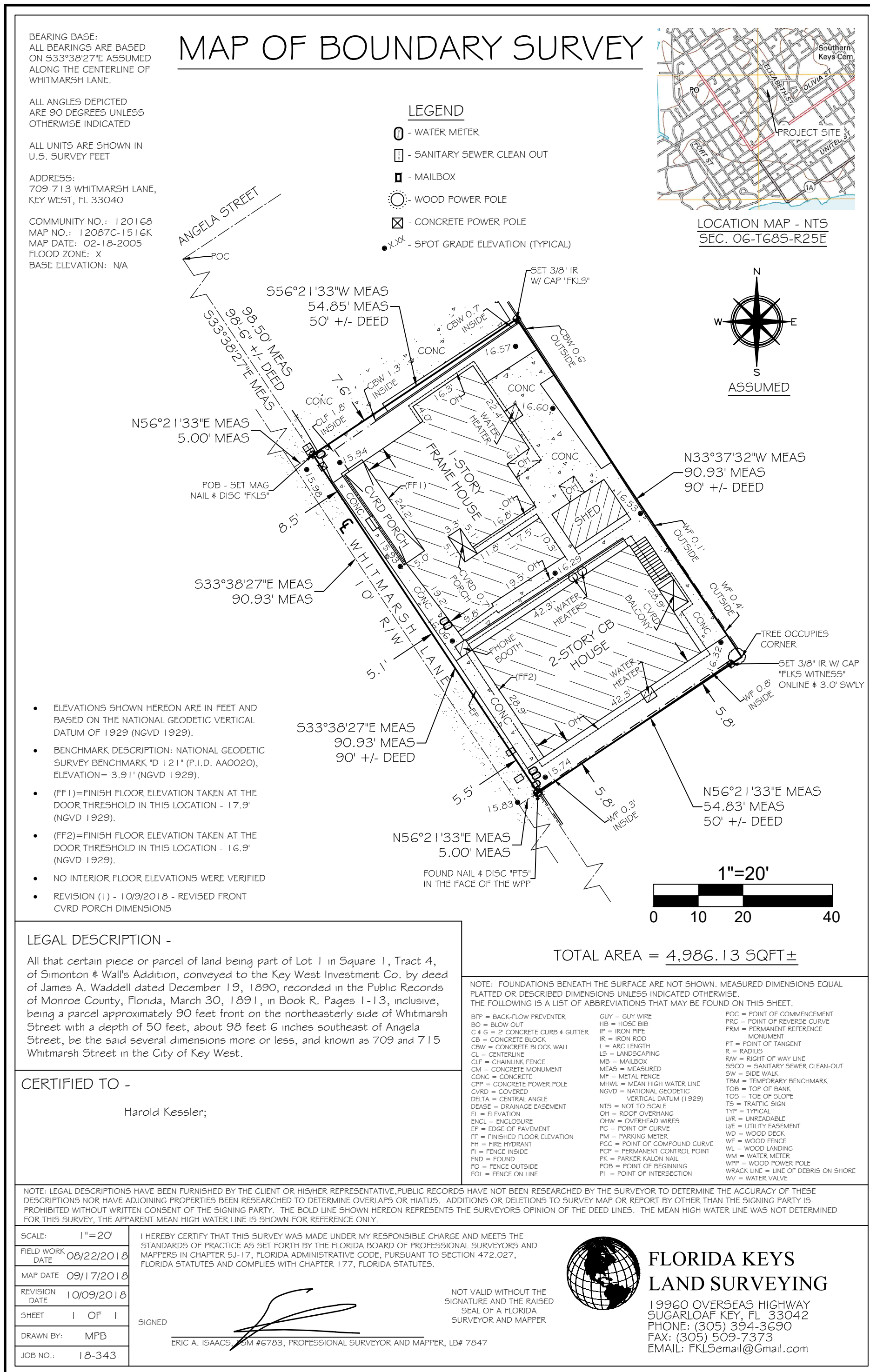


T.S. NEAL ARCHITECTS, INC.



TREE PROTECTION AND PRESERVATION NOTES

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCRoACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.



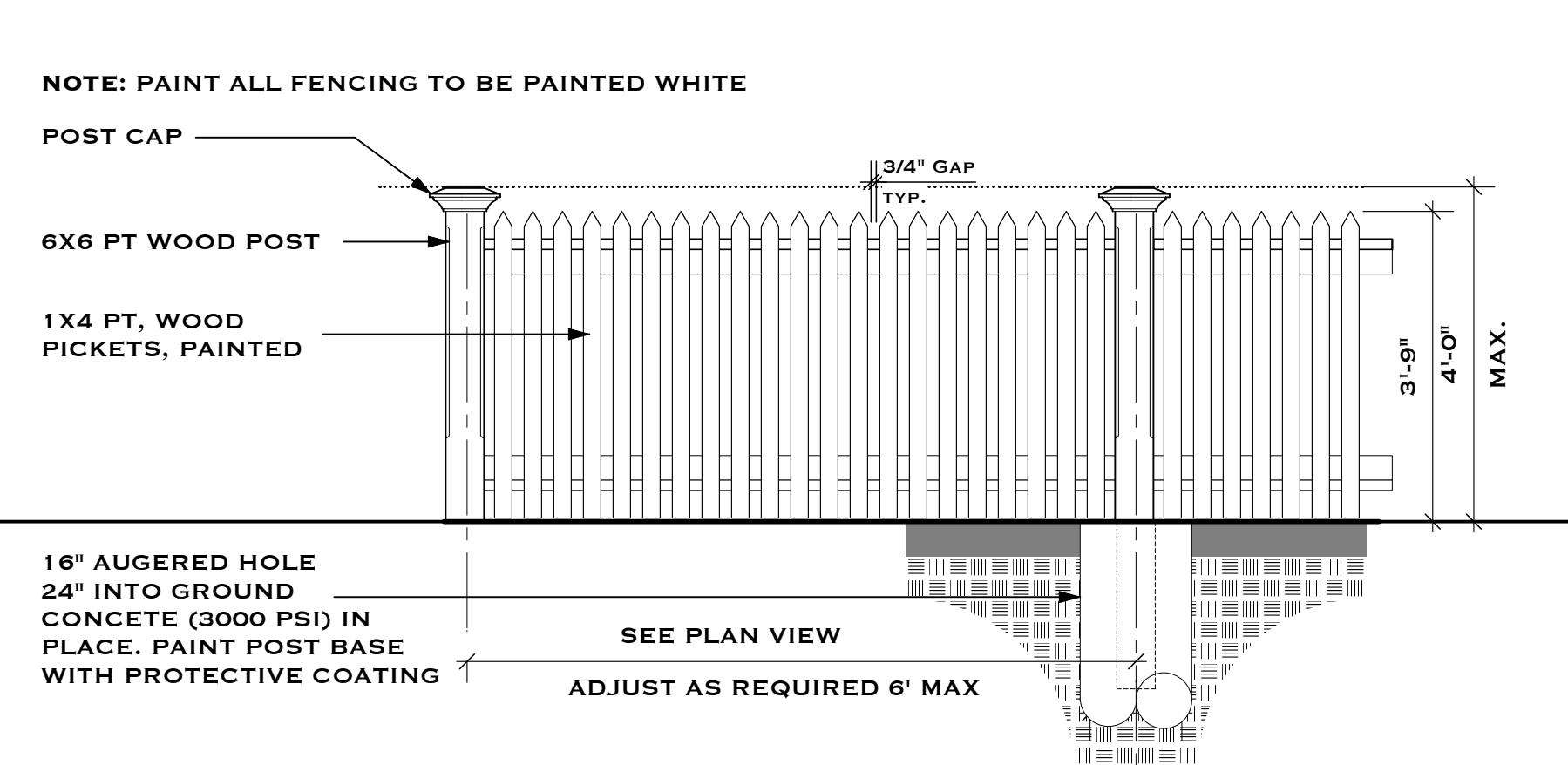
LEGAL DESCRIPTION -
 All that certain piece or parcel of land being part of Lot 1 in Square 1, Tract 4, of Simonton & Wall's Addition, conveyed to the Key West Investment Co. by deed of James A. Waddell dated December 19, 1890, recorded in the Public Records of Monroe County, Florida, March 30, 1891, in Book R, Pages 1-13, inclusive, being a parcel approximately 90 feet front on the northeasterly side of Whitmarsh Street with a depth of 50 feet, about 98 feet 6 inches southeast of Angela Street, be the said several dimensions more or less, and known as 709 and 715 Whitmarsh Street in the City of Key West.

CERTIFIED TO -
 Harold Kessler;

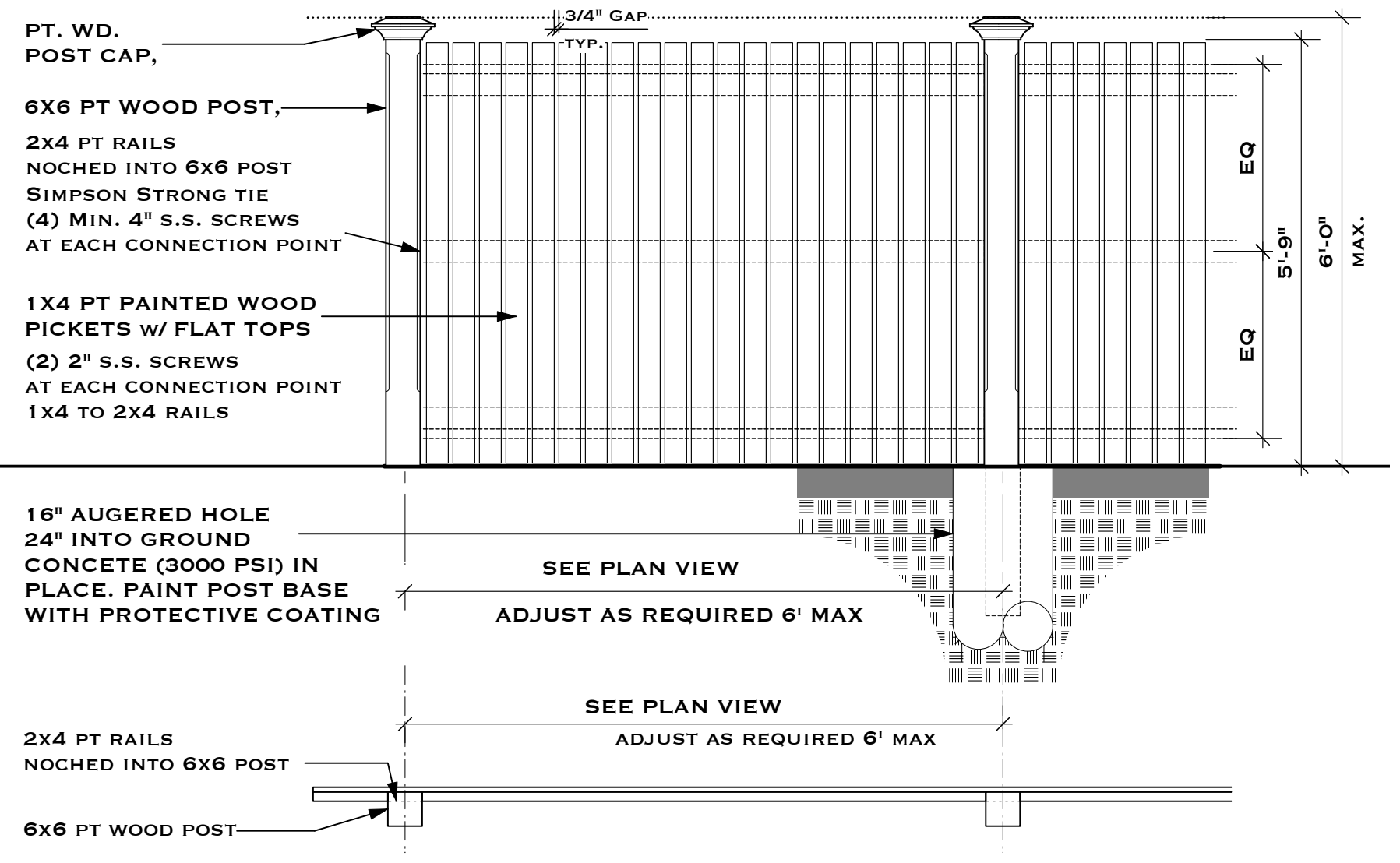
FLORIDA KEYS LAND SURVEYING
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3630
 FAX: (305) 509-7373
 EMAIL: FKL2email@gmail.com

NOT VALID WITHOUT THE SIGNATURE AND THE SEALED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, PLS #6783, PROFESSIONAL SURVEYOR AND MAPPER, LEM 7947



**1 4' TALL WOOD FENCE DETAIL
 CO.1 SCALE: 1/2" = 1'-0"**



**2 6' TALL WOOD FENCE DETAIL
 CO.1 SCALE: 1/2" = 1'-0"**

SURVEY PROVIDED BY OWNER, FOR REFERENCE ONLY



A RENOVATION FOR
HAROLD KESSLER
 709 WHITMARSH LANE
 KEY WEST, FL 33040

DRAWING TITLE:
 EXISTING ELEVATIONS

DRAWN: TSN / EDSA
 CHECKED: TSN
 DATE: 03-24-2025

REVISION	DATE

EX1.1
 SHEET #



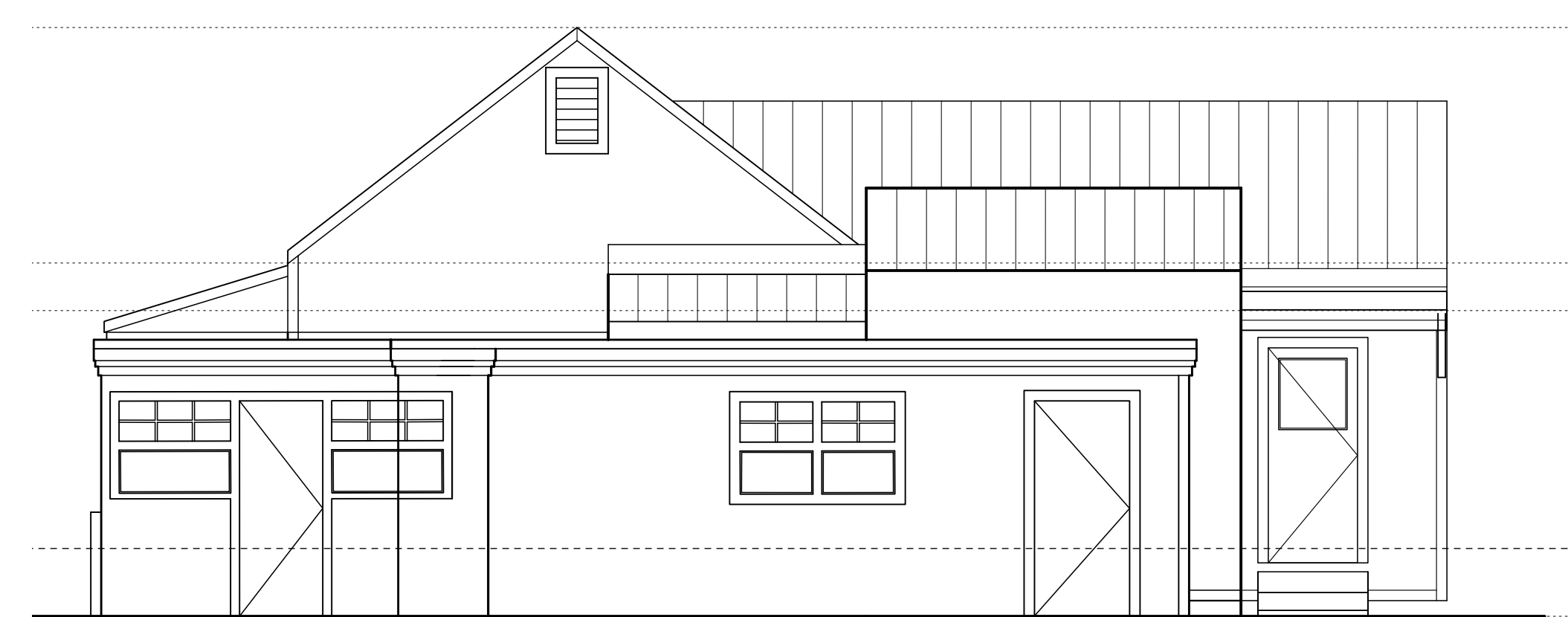
1 EXISTING ELEVATION - FRONT
 EX1.1 SCALE: 1/4" = 1'-0"

ELEVATION (0'-0")
 NGVD 1929

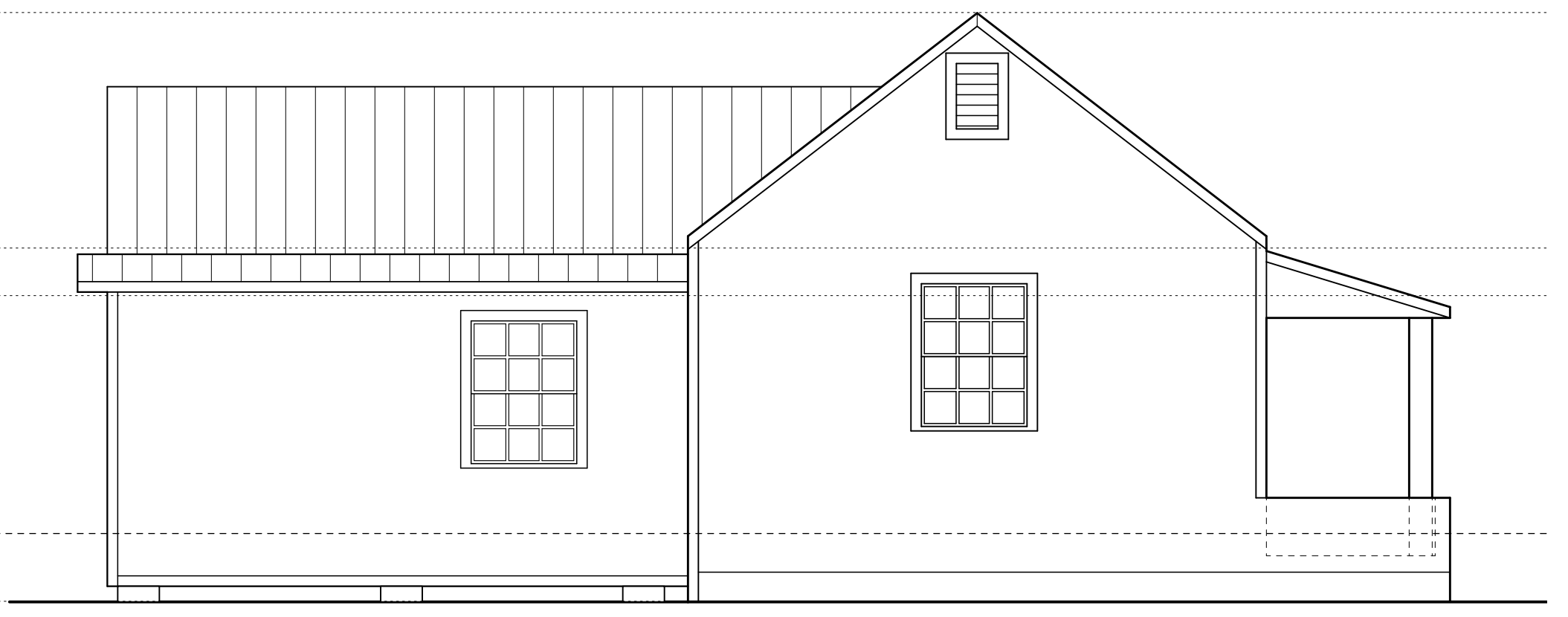


3 EXISTING ELEVATION - REAR
 EX1.1 SCALE: 1/4" = 1'-0"

ELEVATION (0'-0")
 NGVD 1929



2 EXISTING ELEVATION - SIDE
 EX1.1 SCALE: 1/4" = 1'-0"



4 EXISTING ELEVATION - SIDE
 EX1.1 SCALE: 1/4" = 1'-0"



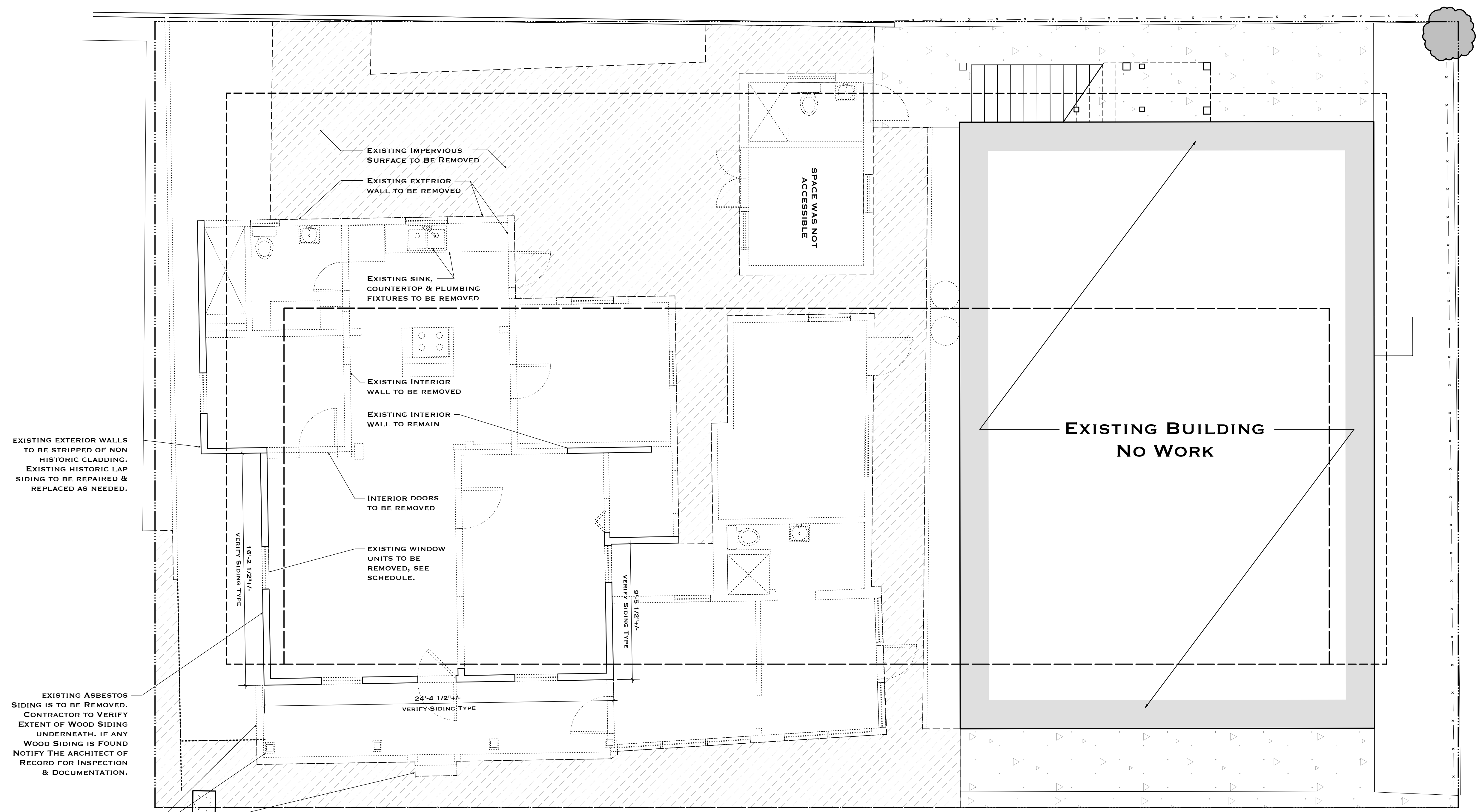
A RENOVATION FOR
HAROLD KESSLER
 709 WHITMARSH LANE
 KEY WEST, FL 33040

DRAWING TITLE:
 DEMOLITION SITE PLAN

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-24-2025

REVISION	DATE

D1.0
 SHEET #



HISTORIC STRUCTURE NOTES:

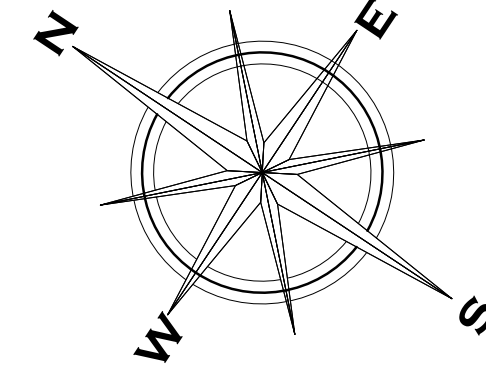
SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT & REPLACEMENT DETAILS, TYP.

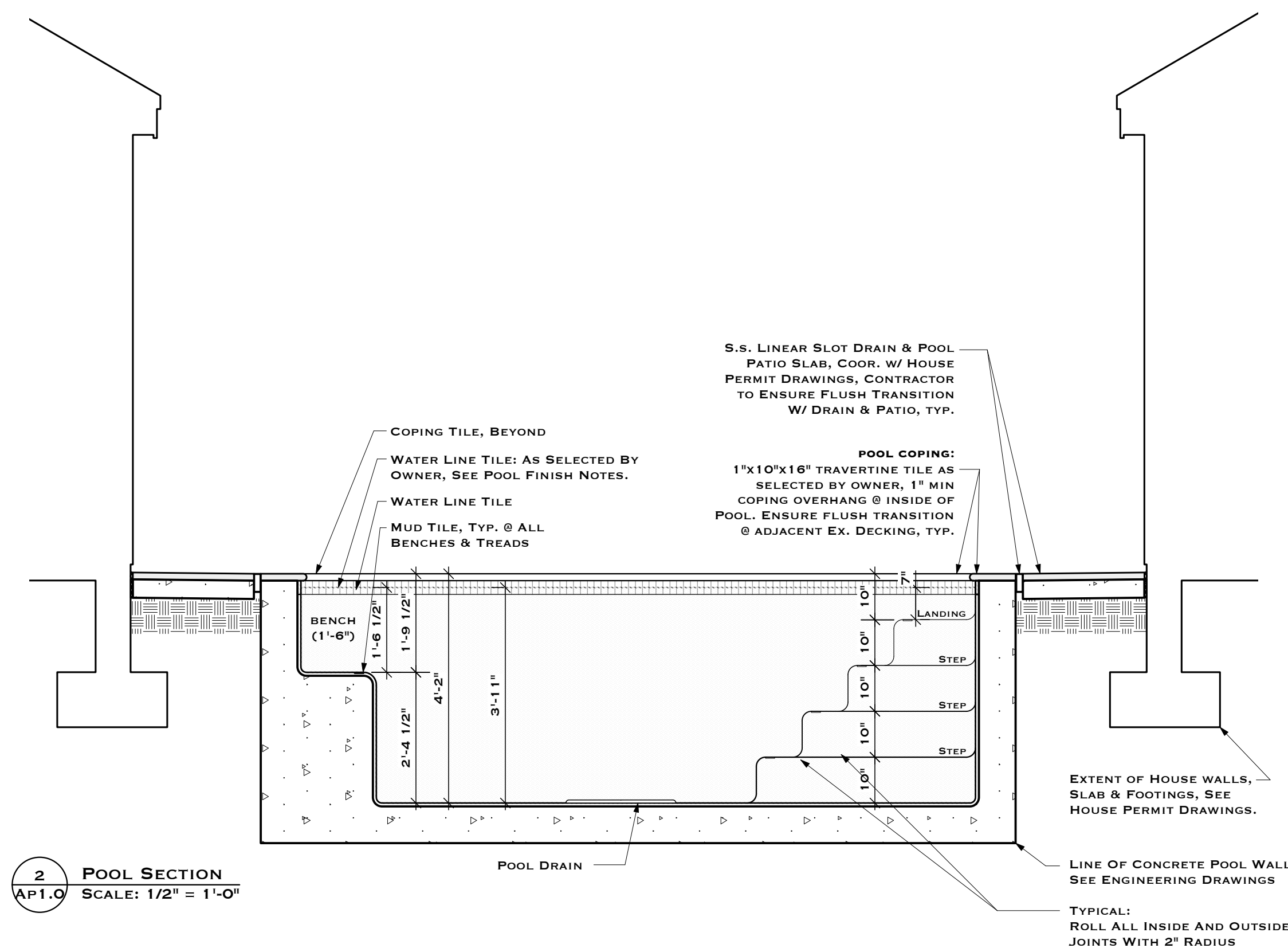
THE PORTIONS OF THE EXISTING HOUSE MARKED, "TO REMAIN" ARE TO BE ROTATED, CLOCKWISE, IN PLAN, & PUSHED BACK FROM STREET (WHITMARSH LANE). SEE SITE PLAN FOR NEW DIMENSIONS & LOCATION.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO PROVIDE BARACADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDIANTE WITH OWNER AND CITY OF KEY WEST
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
3. ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
4. ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEP CLEAN ON A DAILY BASIS.
5. PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERRING FROM DRAWINGS.
7. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
8. ANY DAMAGE OR DEFACMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.

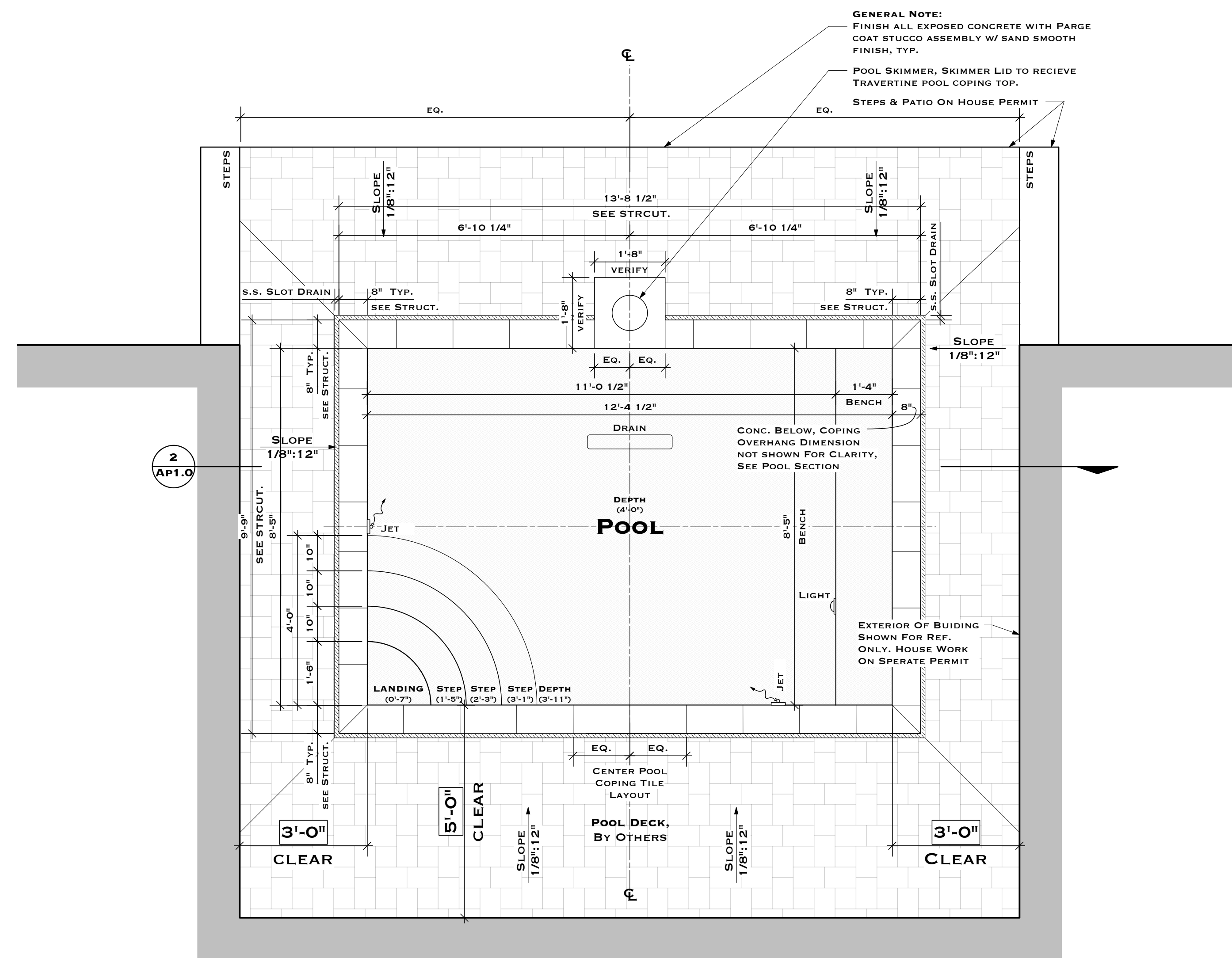
1 DEMOLITION SITE PLAN
 SCALE: 1/4" = 1'-0"





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

POOL STRUCTURAL NOTE:
SEE POOL STRUCTURAL (PS) SHEETS FOR
ADDITIONAL INFORMATION & DETAILING



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

SWIMMING POOL NOTES:

1. POOL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 5TH EDITION OF THE 2020 RESIDENTIAL FLORIDA BUILDING CODE AND ANS/NSPI-8 AND ANS/NSPI-5. ALL APPLICABLE CODES AND STANDARDS OF THE CITY OF KEY WEST BUILDING DEPARTMENT, AND ALL NATIONAL ELECTRIC CODE, THE FINAL POOL INSTALLATION MUST MEET ALL SAFETY CODES AS OUTLINED IN THE 5TH EDITION OF THE 2017 RESIDENTIAL FLORIDA BUILDING CODE R4101.17 THROUGH R4101.17.3.
2. NO DIVING BOARD AND NO DIVING IS ALLOWED.
3. POOL IS ON SOIL CONDITIONS CONSISTING OF WELL-COMPACTED STRUCTURAL FILL OR CORAL ROCK. IF OTHER SOIL CONDITIONS ARE PRESENT, CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER, ARCHITECT, OR ENGINEER.
4. ARCHITECT ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION WITHIN REQUIRED SETBACK AREAS. POOL CONTRACTOR SHALL VERIFY WITH A FLORIDA REGISTERED LAND SURVEYOR ALL DIMENSIONS IN THE FIELD AND ESTABLISHED LOT LINES.
5. POOL FINISH: DIAMOND BRITE OR EQUIVALENT THAT REQUIRES ACID WASHING, ENSURE COMPLETE AND EVEN COVERAGE OF ACID. STREAKS IN THE FINISH WILL NOT BE ACCEPTED. IF STREAKS OCCUR, POOL CONTRACTOR WILL BE RESPONSIBLE FOR DRAINING POOL AND REAPPLYING ACID WASH TO ELIMINATE STREAKING OR CHIPPING OUT AND REINSTALLING NEW FINISH IF NEEDED.
6. POOL DECK & COPING TO SLOPE TO STAINLESS STEEL SLOT DRAIN AT A MINIMUM OF 1/8" PER FOOT. POOL BID TO INCLUDE COPING MATERIAL AND INSTALLATION UNLESS OTHERWISE SPECIFIED
7. ELECTRICAL & GAS WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, MONROE COUNTY CODE, AND CITY OF KEY WEST CODE SUPPLEMENT (AS APPLICABLE). POOL AREA, GROUND ALL BOXES, RAILS, LIGHTS, MOTORS, ETC. WITH #8 WIRE.
9. POOL CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL STUCCO WORK ON NEW & EXPOSED CONCRETE THAT IS READILY VISIBLE & ABOVE GRADE.
10. POOL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL FILL FROM POOL EXCAVATION FROM THE SITE IN A TIMELY MANNER. STORING FILL ON SITE AFTER EXCAVATION IS NOT ACCEPTABLE UNLESS PREVIOUSLY APPROVED AND COORDINATED.
11. SEE SHEET S1 FOR POOL STRUCTURAL, ELECTRICAL & PLUMBING DETAILS.

POOL FINISH SPECIFICATIONS:

1. POOL: DIAMOND-BRITE - COOL BLUE, PEARL, OYSTER QUARTZ - CONFIRM WITH OWNER COLOR OF CHOICE
2. COPING: 1" X 10" X 16" IVORY TRAVERTINE, VERIFY LENGTHS & SHAPES TO BE CUT W/ OWNER.
3. WATERLINE TILE: TO BE SELECTED BY OWNER, EQUAL TO CROSSVILLE, INC.
4. TILE GROUT: TO BE SELECTED BY OWNER
5. MUD-CAP TILE: TO BE SELECTED BY OWNER, SEE PLAN AND SECTION FOR LOCATIONS - ROLL ALL EDGES WITH 2" RADIUS

POOL EQUIPMENT SPECIFICATIONS:

1. DRAIN & FITTINGS: (1) AJAQUSTAR 'VGB' SERIES CHANNEL DRAIN STANDARD COLOR: WHITE, ALL OTHER EXPOSED FITTINGS TO MATCH OR EQUAL
2. SKIMMER LID: SKIMMER TO RECEIVE TRAVERTINE LID TO MATCH ADJACENT COPING
3. FILTRATION: JANDY OR EQUAL
4. POOL LIGHTING: (1) NEXUS BRAND LED MELODY BLANCO 10 WATT POOL LIGHTS BY SAVI WITH RGB CARTRIDGE (VERIFY COLORS WITH OWNERS) POOL LIGHTS TO BE SWITCHED FROM INTERIOR OF HOUSE - COORDINATE EXACT LOCATION WITH OWNER
5. CHLORINATION: JANDY AQUA PURE, SALT GENERATION SYSTEM SIZED TO FIT. VERIFY WITH OWNER
6. AUTO-FILL: MECHANICAL AUTO-FILL - USE LEVELOR BRAND, SIZED ACCORDINGLY
7. PUMPS: JANDY PRO SERIES, FLOPRO, VARIABLE SPEED PUMPS WITH INTEGRAL TIME CLOCK. POOL CONTRACTOR TO PROVIDE AUTOMATED DIVERTER VALVE TO ALLOW INDEPENDENT TIME CONTROL OF THE FLOW THRU'S FROM HOT TUB TO POOL EQUAL TO JANDY. CONFIRM EXACT TYPE W/ OWNER.
8. CONTRACTOR TO PROVIDE POOL DISCONNECT VALVES FOR EQUIP. MAINTENANCE
9. HEATING & COOLING: HAYWARD, HEAT PUMP OR EQUAL IF DESIRED BY CLIENT
10. SAFETY NET: INCLUDE IN PRICE FOR POOL
11. PROVIDE MAGNA-LATCH D&D CHILD SAFETY GATE POOL LATCH OR EQUAL AT GATES TO THE BACK YARD AREA, 54" MOUNTING HEIGHT IF APPLICABLE
12. PROVIDE DOOR ALARMS TO EXTERIOR DOORS FACING THE POOL DECK, IF APPLICABLE.

T.S. NEAL ARCHITECTS INC.
22972 OVERSEAS HWY
CUDJEE KEY, FL
33042
305-340-8857
251-422-9547

A RENOVATION FOR
HAROLD KESSLER
709 WHITMARSH LANE
KEY WEST, FL 33040

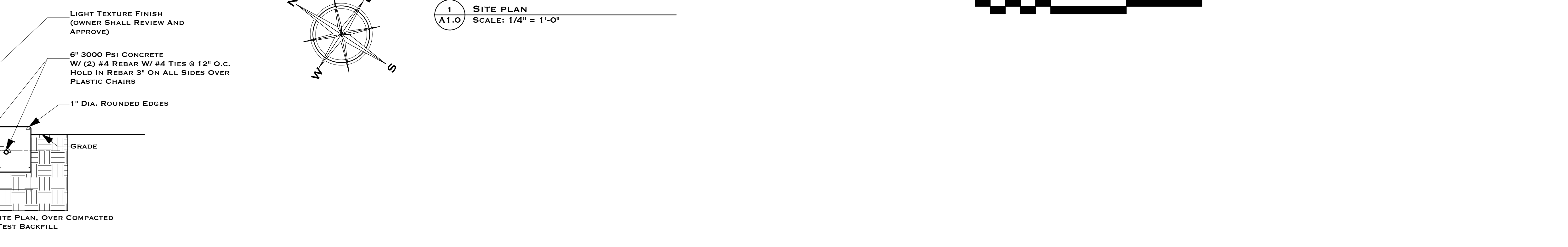
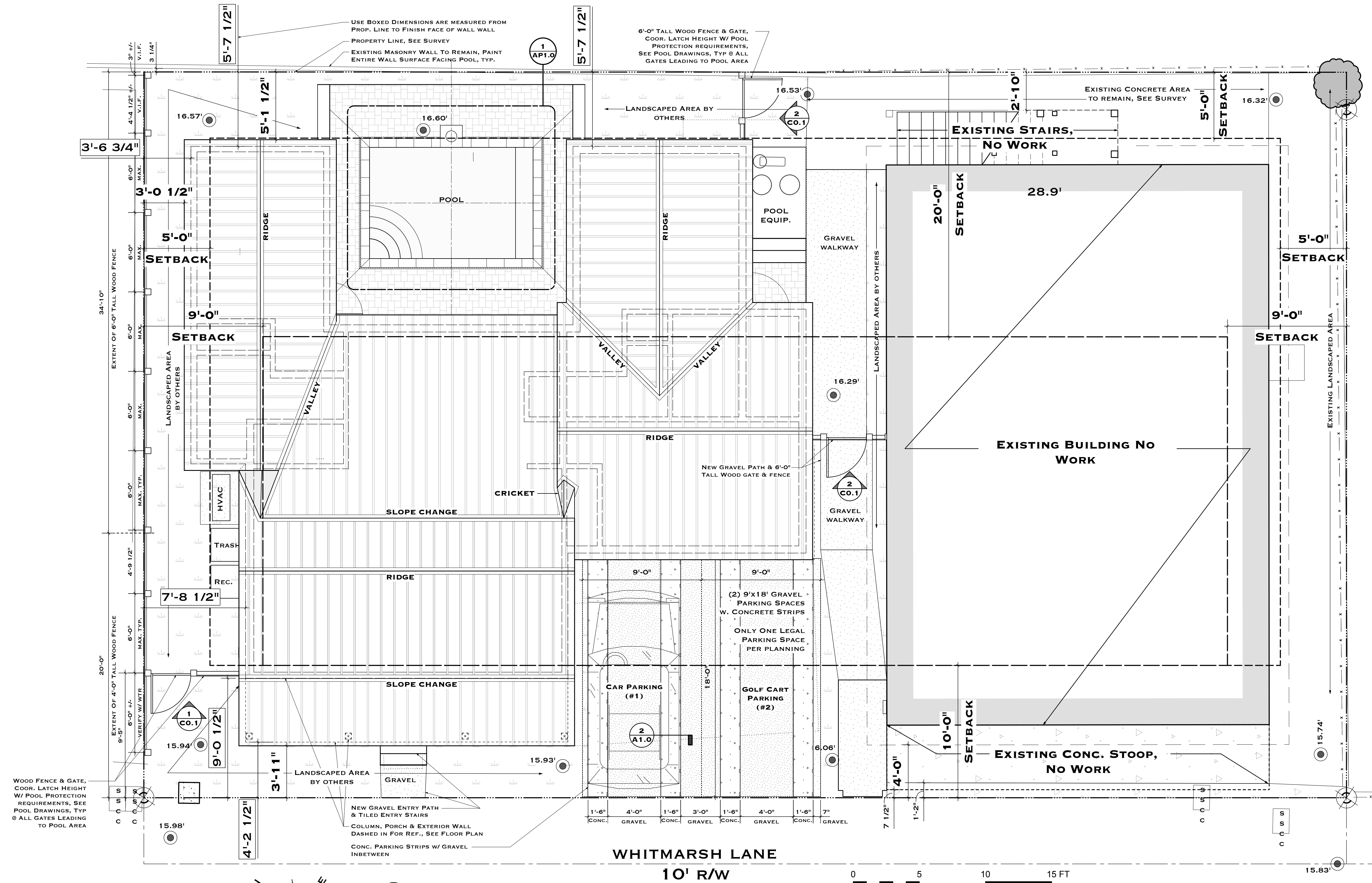
DRAWING TITLE:
POOL PLAN & SECTION

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-24-2025

REVISION	DATE

AP1.0
SHEET #

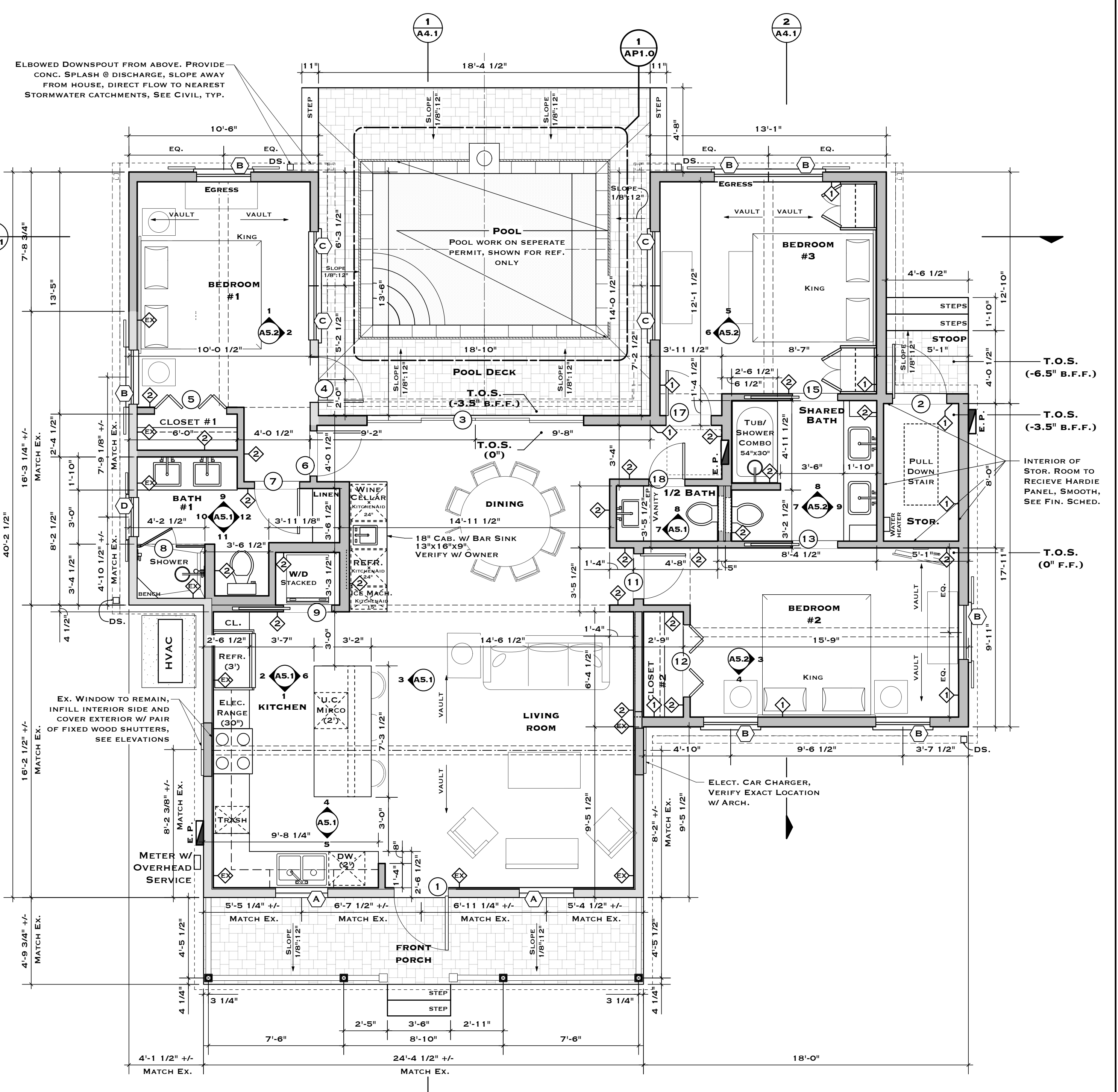
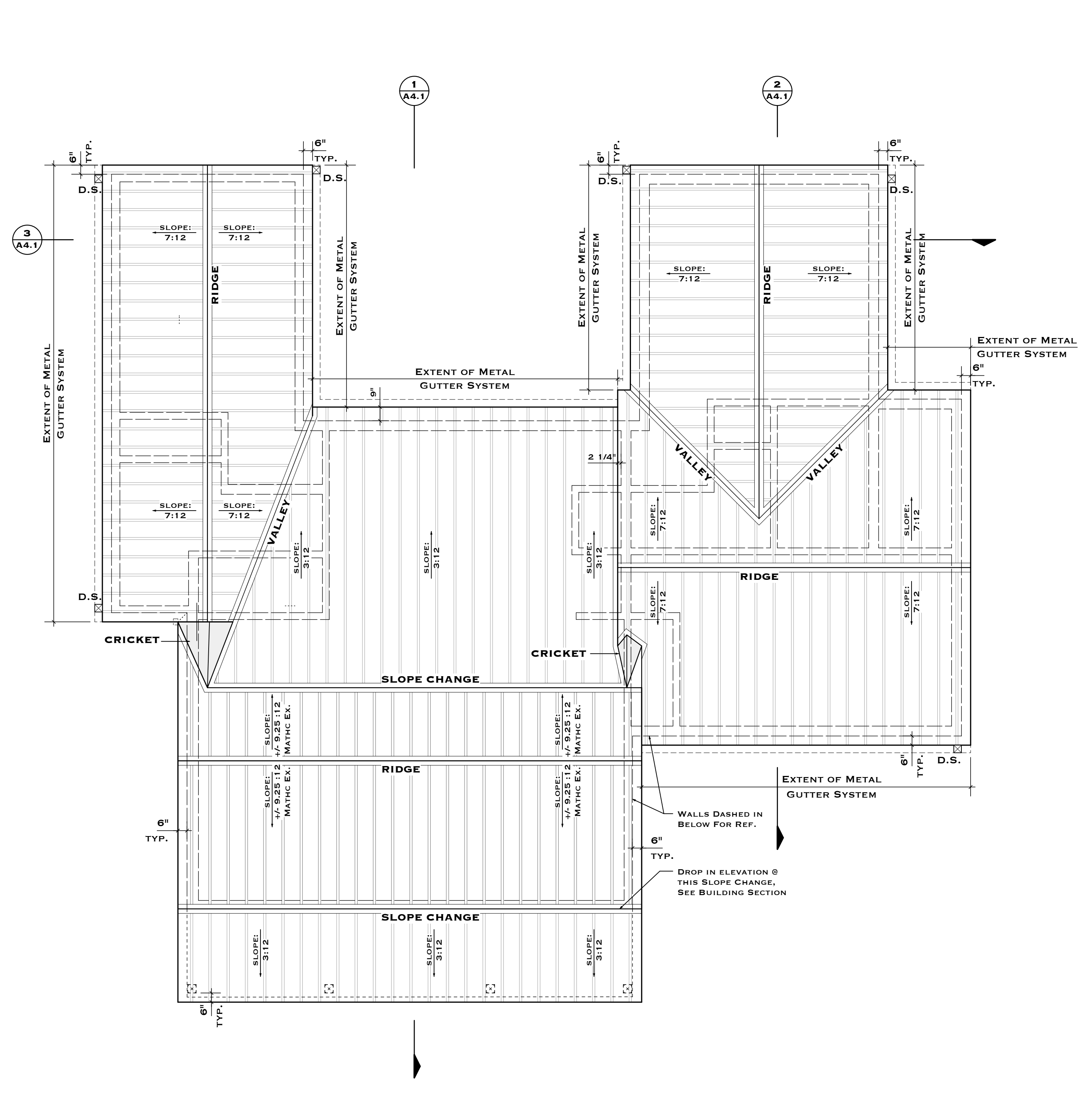
T S N
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505
T. S. NEAL ARCHITECTS, INC.



2 SECTION DETAIL - CONC. PARKING STRIP
 SCALE: 1 1/2" = 1'-0"

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

REVISION	DATE



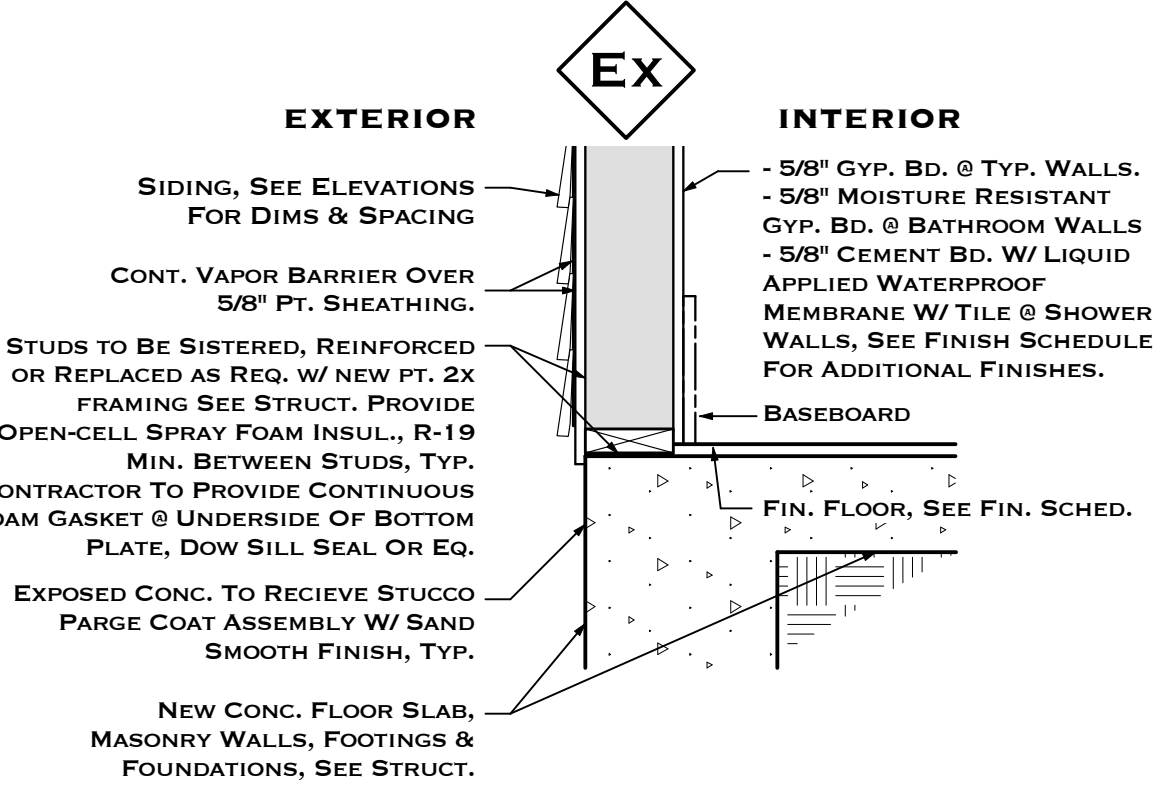
GUTTER NOTES:

PROVIDE CONC. SPLASHBLOCKS @ ALL DOWNSPOUT DISCHARGES, DIRECT FLOW AWAY FROM THE HOUSE & TO SWALES.
 DOWNSPOUTS TO BE INSTALLED IN THE LEAST VISIBLE MANNER, CONFIRM FINAL LAYOUT WITH ARCHITECT ON SITE.
 ALL GUTTERS & DOWNSPOUTS TO BE PREFINISHED METAL, COLOR AS SELECTED BY OWNER. 5" METAL HALF ROUND GUTTERS & ROUND DOWNSPOUTS DRAWN IN FOR REF, CONFIRM STYLE OF GUTTER WITH OWNER PRIOR TO ORDERING, GALVALUME OR WHITE, TYP.

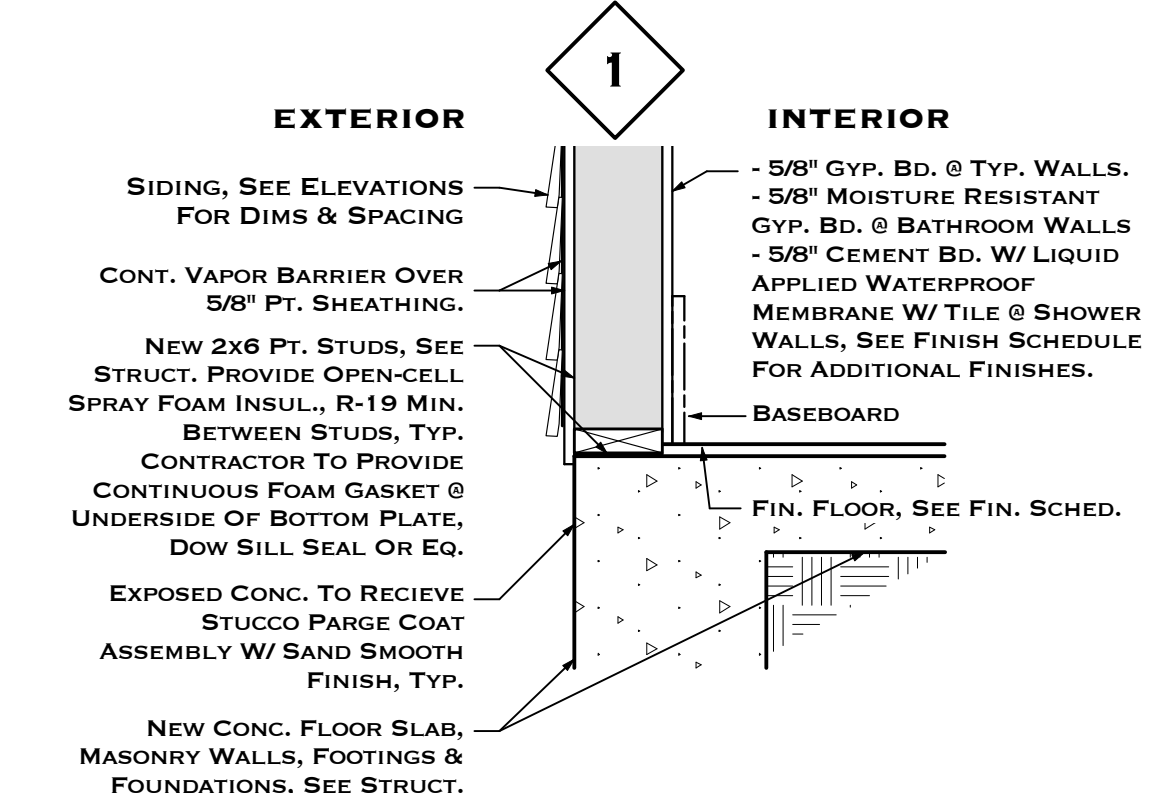
ROOFING NOTES:

PROVIDE 5V CRIMP METAL ROOFING SYSTEM. ALL REQUIRED COMPONENTS SIMILAR OR EQUAL TO BERRIDGE 5V CRIMP METAL, SEE NOA FOR MORE INFORMATION.
 REFER STRUCTURAL DRAWINGS FOR WIND PRESSURES AND DECKING REQUIREMENTS.
 INSTALL NEW PEEL & STICK MEMBRANE UNDERLAYMENT.
 VERIFY COMPATIBILITY OF ROOFING AND UNDERLAYMENT WITH MANUFACTURER.
 ALL FLASHING, BENT METAL TRIM, GUTTERS AND DOWNSPOUTS TO BE MADE OF GALV ALUM. TO MATCH ROOFING.
 ROOFING MANUFACTURER SHALL CONFIRM THAT METAL ROOFING MEETS ALL GOVERNING CODES REGARDING UPLIFT & WIND CRITERIA AND ANY OTHER DESIGN OR SPECIFIC CRITERIA AFFECTING THE ROOFING. PROVIDE NOA OR FLORIDA APPROVAL FOR ROOFING PRODUCT AND INSTALLATION. MANUFACTURERS INSTALLATION INSTRUCTIONS & RECOMMENDATION SHALL BE STRICTLY ADHERED TO.
 ROOFING MANUFACTURER SHALL SUPPLY ALL PRODUCTS & COMPONENTS INCLUDING BUT NOT LIMITED TO FLASHING, TRIM, MITERED CORNERS, FASTENERS, SEALANT, ETC. COMPATIBLE WITH ROOFING SYSTEM FOR A COMPLETE AND WEATHERTIGHT ROOFING SYSTEM INSTALLED IN A FIRST-CLASS WORKMAN-LIKE MANNER. PROVIDE FLASHING AND TRIM AS PER MANUFACTURER'S RECOMMENDATIONS AND SMACNA'S REFERENCE MANUAL DETAILS.
 PROVIDE 20 YEAR MINIMUM FINISH WEATHERTIGHTNESS & CORROSION WARRANTY.

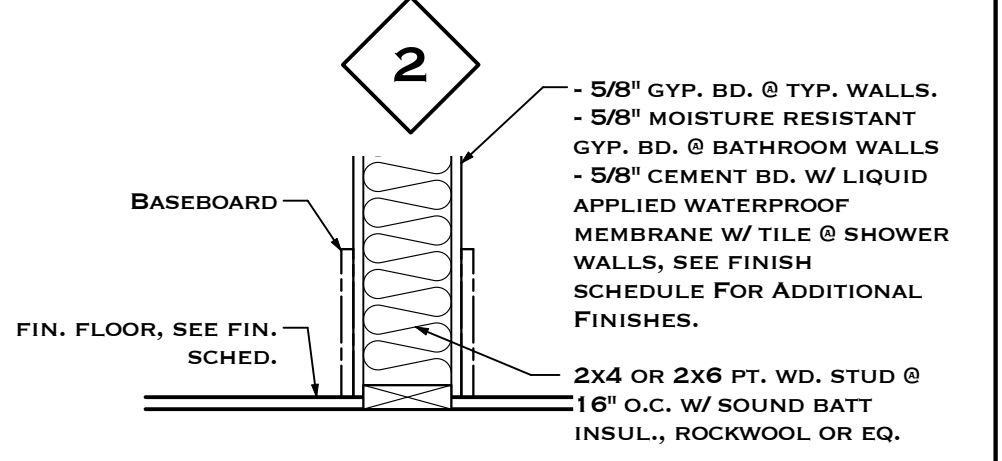
WALL TYPE EX (EXISTING EXTERIOR)



WALL TYPE 1 (NEW EXTERIOR)

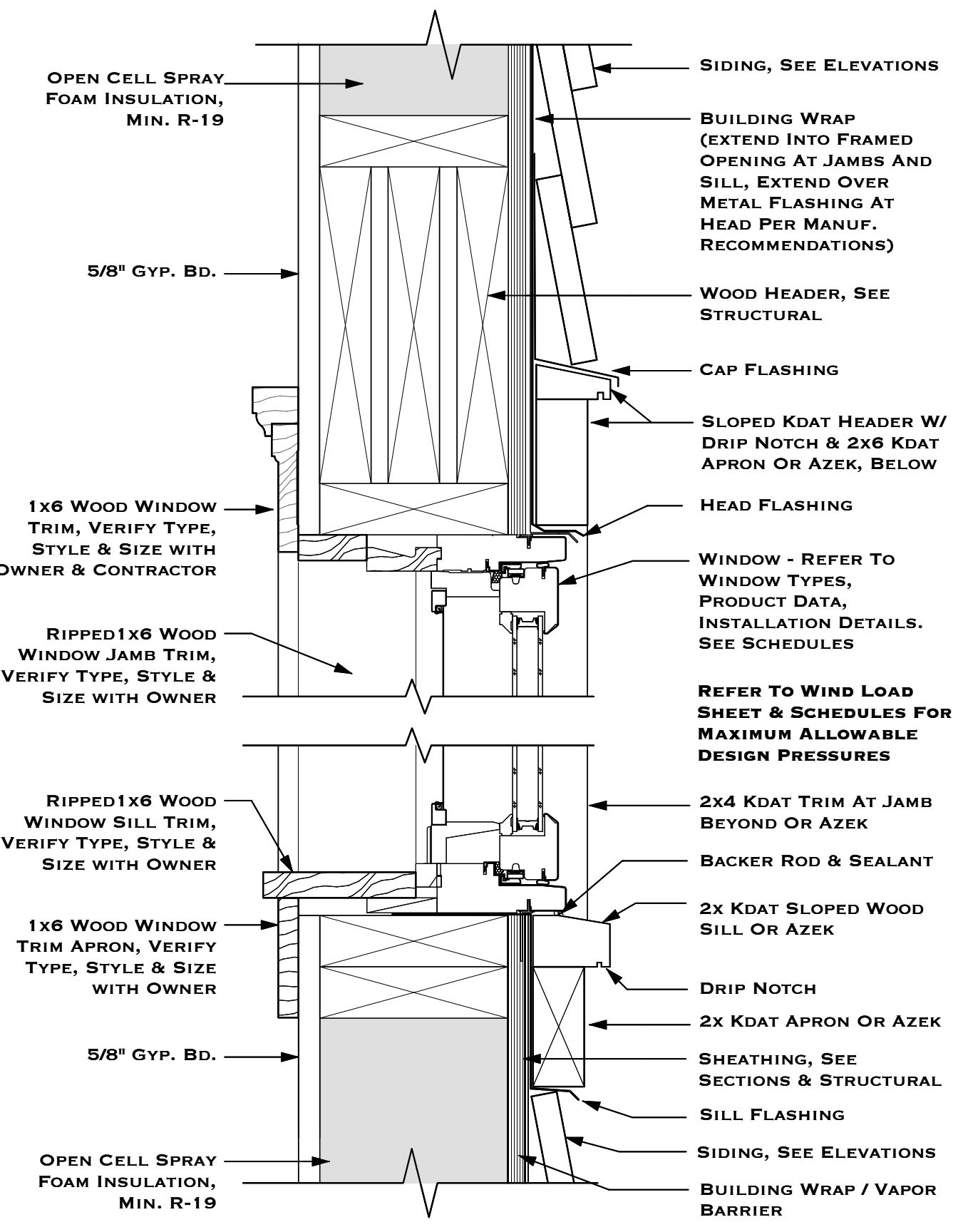
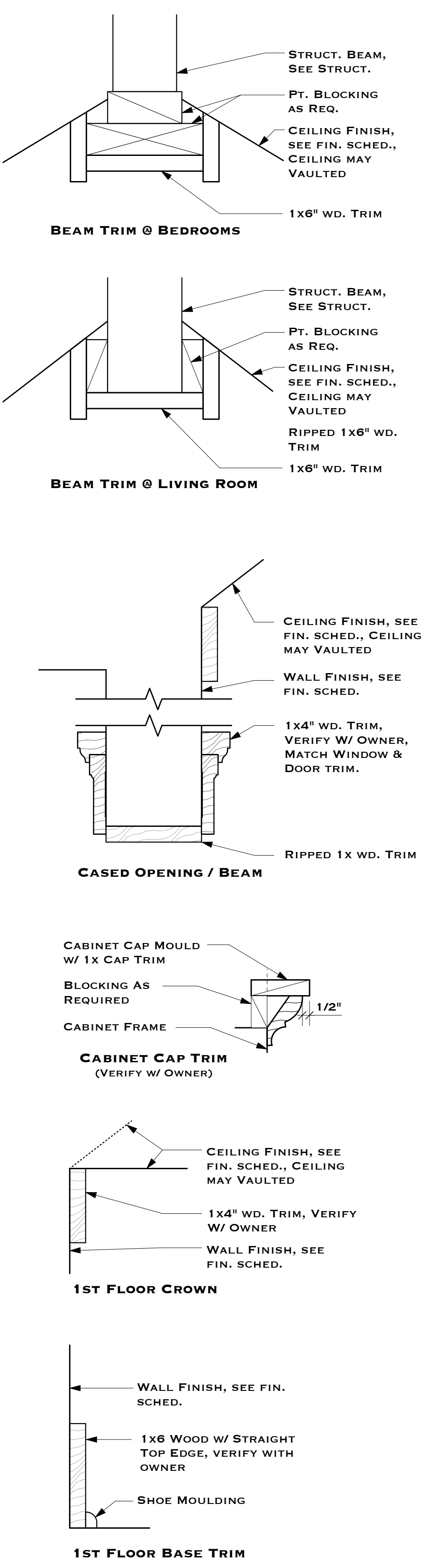


WALL TYPE 2 (INTERIOR)



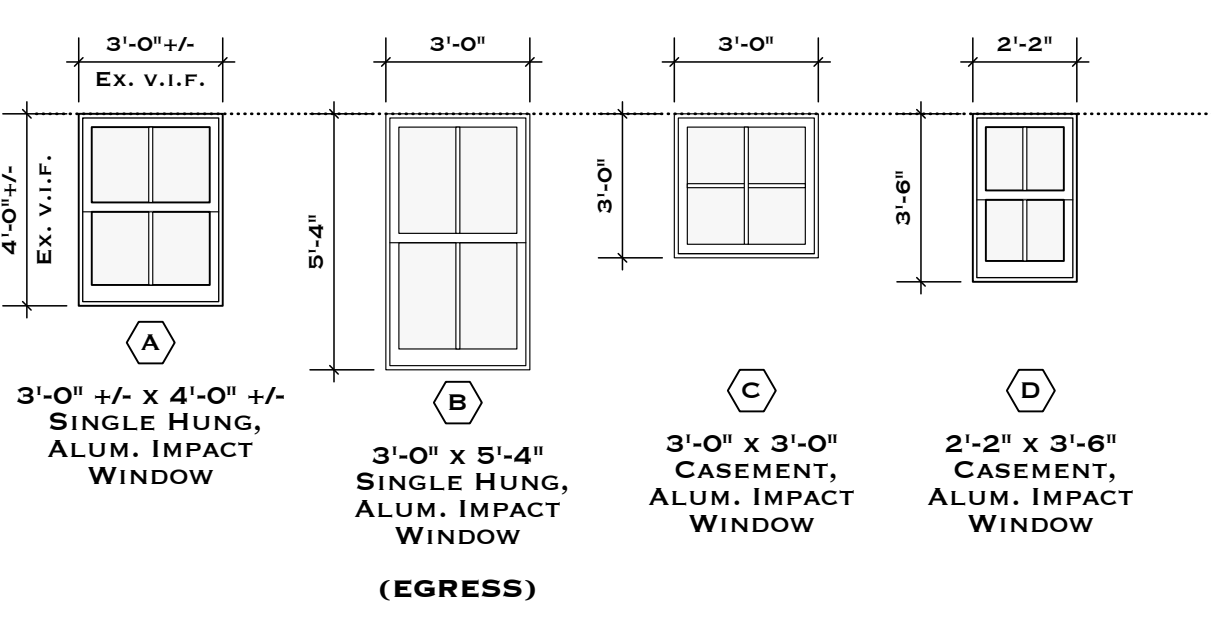


TYP. TRIM DETAILS



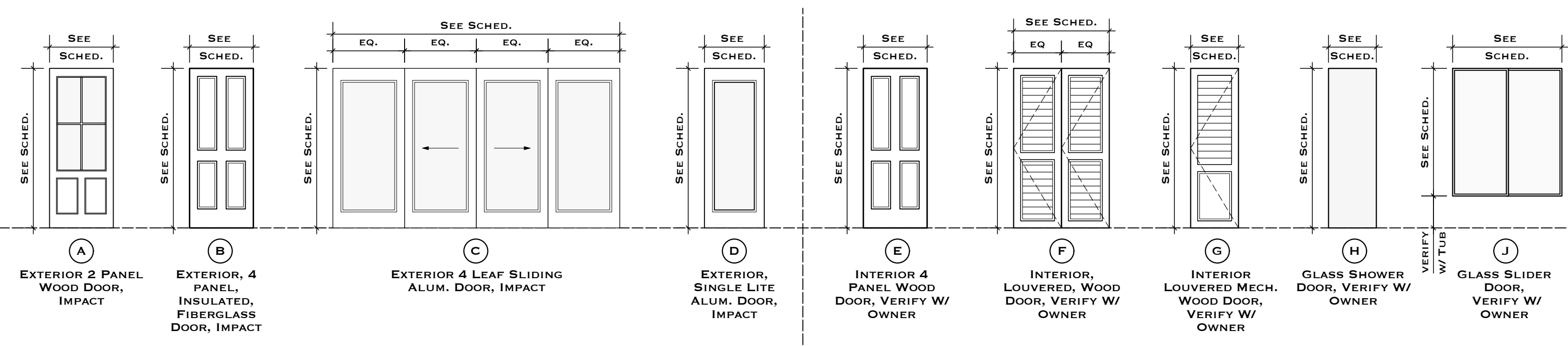
WINDOW TYPES

MANUFACTURER: JELD-WEN OR MARVIN OR EQUAL. WINDOW SIZES SHOWN ARE APPROXIMATE UNIT DIMENSIONS. INSTALL IMPACT, INSULATED, LOW-E, CLEAR GLASS IN ALL WINDOWS MEETING REQUIRED DESIGN PRESSURES, U FACTOR & SOLAR HEAT GAIN. SEE ARCHITECTURAL ELEVATIONS FOR WINDOW SWING DIRECTION. SEE STRUCTURAL SHEET FOR MAXIMUM ALLOWABLE DESIGN PRESSURES. REFER TO EXTERIOR ELEVATIONS FOR REQUIRED DESIGN PRESSURES FOR EACH WINDOW LOCATION. WINDOWS TO MEET EGRESS AT ALL BEDROOM LOCATIONS. ALL HARDWARE TO BE FOR COASTAL CONDITIONS. CONTRACTOR TO PROVIDE NOA'S OR FLORIDA PRODUCT APPROVALS. OWNER TO SELECT WINDOW FINISH COLOR, VERIFY PRIOR TO ORDERING. CONTRACTOR TO PROVIDE SUBMITTAL FOR ARCHITECT'S REVIEW & APPROVAL PRIOR TO ORDERING.



DOOR TYPES

EXTERIOR DOOR MANUFACTURER: JELD-WEN OR MARVIN, SEE NOA SHEETS. SEE SCHEDULE FOR SIZES. SEE STRUCTURAL SHEET FOR MAXIMUM ALLOWABLE DESIGN PRESSURES. REFER TO EXTERIOR ELEVATIONS FOR REQUIRED DESIGN PRESSURES FOR EACH EXTERIOR OPENING. INSTALL INSULATED IMPACT EXTERIOR DOORS WITH LOW E, MEETING REQUIRED DESIGN PRESSURES & U FACTOR & SOLAR HEAT GAIN. ALL EXTERIOR HARDWARE TO BE FOR COASTAL CONDITIONS. CONTRACTOR TO PROVIDE NOA'S OR FLORIDA PRODUCT APPROVALS.



MATERIAL SELECTIONS

SCHEDULE OF ALLOWANCES:

INTERIOR DOOR FINISH HARDWARE (MATERIAL) \$ 200.00 / PER DOOR

DECORATIVE LIGHT FIXTURES (MATERIAL)

- INTERIOR WALL SCUNCES \$ 200.00 / PER FIXTURE
- INTERIOR CEILING FANS, PENDANTS, & CHANDLIER \$ 300.00 / PER FIXTURE
- EXTERIOR WALL SCUNCES \$ 250.00 / PER FIXTURE

PLUMBING FIXTURES & TRIM (MATERIAL)

- KITCHEN \$ 1,200.00
- BATHROOMS \$ 4,500.00
- BATHROOM ACCESSORIES \$ 500

STONE / PAVER (STONE):

- STONE @ COVERED PORCH FLOORS (MATERIAL ONLY) \$ 8.00 S.F.
- STONE @ POOL DECK (MATERIAL ONLY) \$ 8.00 S.F.

TILE #1 (T-1):

- TILE @ FLOORS (MATERIAL ONLY) \$ 6.00 S.F.

TILE #2 (T-2) @ BATHROOMS:

- TILE @ FLOOR (MATERIAL ONLY) \$ 9.00 S.F.
- TILE TRIM (MATERIAL ONLY) \$ 12.00 LINEAR FT

TILE #3 (T-3) @ SHOWER FLOORS & WALLS:

- TILE @ FLOOR (MATERIAL ONLY) \$ 12.00 S.F.
- TILE TRIM (MATERIAL ONLY) \$ 12.00 LINEAR FT

STONE COUNTERTOP & SLASH 3CM:

- KITCHEN, & BATHROOMS \$ 65.00 S.F. (MATERIAL ONLY)

CABINET KNOBS \$ 500.00

OWNER SUPPLIED ITEMS

- LANDSCAPING - CONTRACTOR COORDINATE WITH OWNER
- IRRIGATION SYSTEM - CONTRACTOR COORDINATE WITH OWNER
- AV & SECURITY SYSTEM - CONTRACTOR COORDINATE WITH OWNER
- APPLIANCES: CONTRACTOR COORDINATE WITH OWNER TO INSTALL APPLIANCES
 - WASHER & DRYER
 - KITCHEN APPLIANCES
- MIRRORS - CONTRACTOR INSTALLED
- RISK REDS DISK INSURANCE

FINISH SCHEDULE

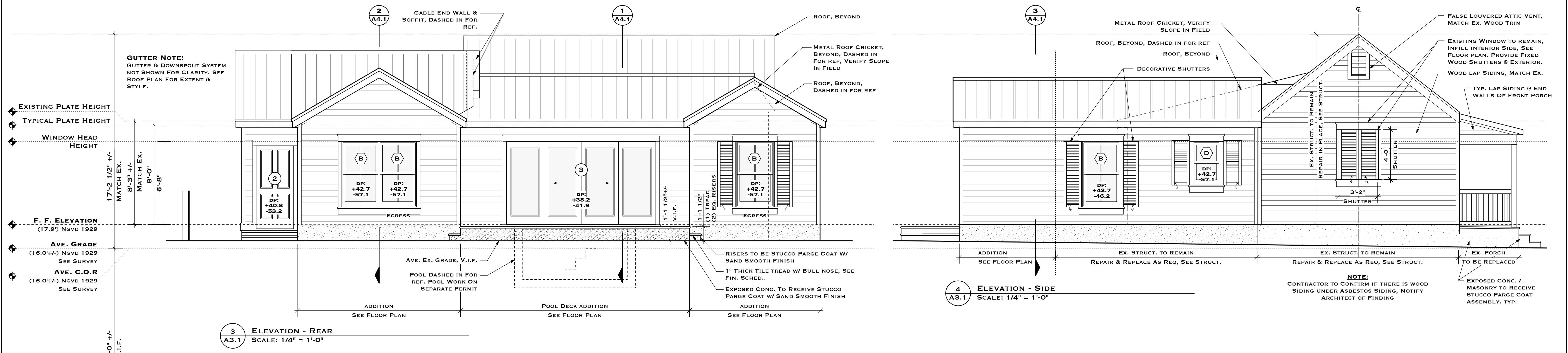
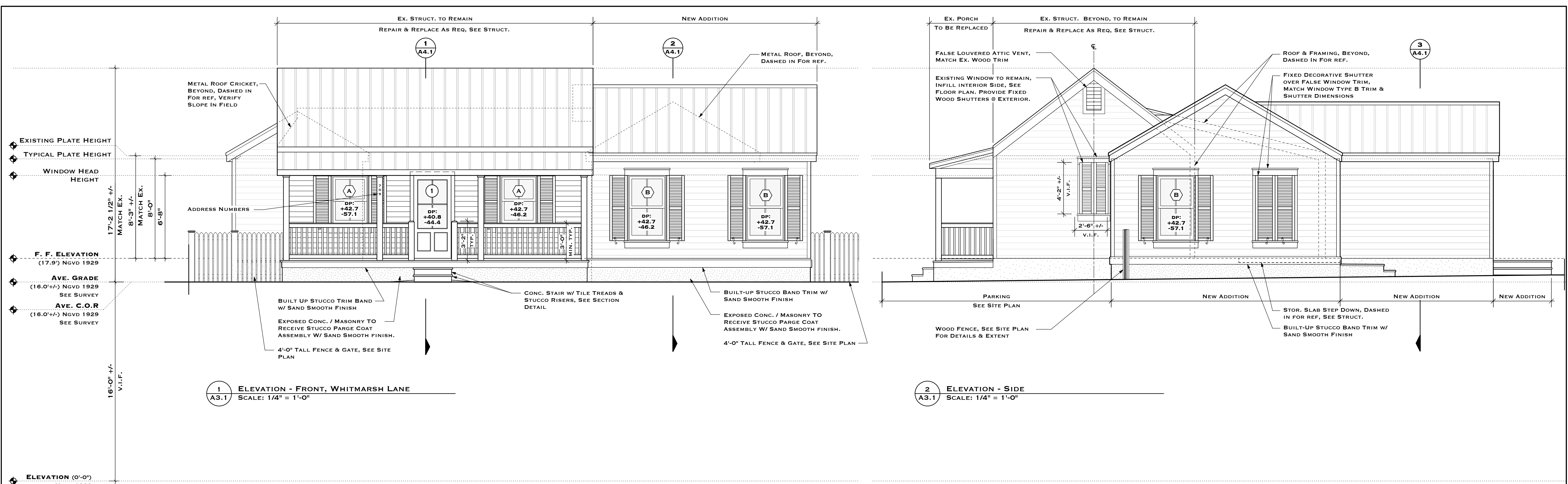
ROOM NO.	ROOM NO.	FLOOR		BASE		WALL		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HGT	
-	FRONT PORCH	TILE - 1	TL-1	-	-	HARDIE LAP SIDING, SEE ELEV.	PAINT	5/4x4 T&G Wd.	PAINT	SLOPED	
-	LIVING ROOM	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd. / 1x6 T&G	WHITE WASH	VAULTED	
-	DINING	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd.	PAINT	8'-0"	
-	KITCHEN	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd. / 1x6 T&G	WHITE WASH	VAULTED	
-	POWDER	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd.	PAINT	8'-0"	
-	BATH #1	TILE - 3	TL-3	WOOD	PAINT	5/8" GYP. Bd. M.R.	PAINT	5/8" GYP. Bd. M.R.	PAINT	VARIES	
-	SHOWER #1	TILE - 4	TL-4	-	-	5/8" CEMENT Bd. / TILE - 5	TL-5	5/8" GYP. Bd. M.R.	PAINT	8'-0"	
-	BEDROOM #1	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd. / 1x6 T&G	WHITE WASH	VAULTED	
-	CLOSET #1	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd.	PAINT	8'-0"	
-	BEDROOM #2	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd. / 1x6 T&G	WHITE WASH	VAULTED	
-	CLOSET #2	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd.	PAINT	8'-0"	
-	SHARED BATH	TILE - 3	TL-3	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd.	PAINT	8'-0"	
-	TOILET / SHOWER ROOM	TILE - 3	TL-3	WOOD	PAINT	5/8" GYP. Bd. M.R.	PAINT	5/8" GYP. Bd. M.R.	PAINT	8'-0"	
-	SHOWER #2	TILE - 4	TL-4	-	-	5/8" CEMENT Bd. / TILE	TL	5/8" GYP. Bd. M.R.	PAINT	8'-0"	
-	BEDROOM #3	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd. / 1x6 T&G	WHITE WASH	VAULTED	
-	CLOSET #3	TILE - 2	TL-2	WOOD	PAINT	1/2" GYP. Bd.	PAINT	5/8" GYP. Bd.	PAINT	8'-0"	
-	STORAGE	CONCRETE, SEALED	LITE BROOM	COMPOSITE	PAINT	HARDIE PANEL	PAINT	HARDIE PANEL	PAINT	8'-0"	
-	STOOP	TILE - 1	TL-1	-	-	HARDIE LAP SIDING, SEE ELEV.	PAINT	-	-	-	
-	POOL DECK	TILE - 1	TL-1	-	-	-	-	-	-	-	

FINISH SCHEDULE NOTES:

- CONTRACTOR VERIFY ALL FINISHES SELECTIONS (PAINT, COUNTERTOPS, TILE, DOOR & CABINET HARDWARE, ETC.) WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- ALL TRIMWORK AND MOULDING PROFILES AND FINISHES AS SELECTED BY OWNER & CONTRACTOR.
- ALL PLUMBING FIXTURES, DECORATIVE LIGHT FIXTURES, AND APPLIANCES AS SELECTED BY OWNER.
- NEW CABINETS AS SELECTED BY OWNER. CURRENT LAYOUT SHOWN FOR DIAGRAMMATICAL REFERENCE ONLY.
- CONTRACTOR TO VERIFY CLOSET SHELVING AND RODS CONFIGURATIONS WITH OWNER.
- CONTRACTOR TO PAINT ENTIRE HOUSE EXTERIOR WITH APPROVED COLOR SELECTIONS EQ. TO BENJAMIN MOORE OR SHERMIN WILLIAMS.
- VERIFY EACH FINISH FLOOR MATERIAL WITH THE OWNER AND DESIGNER FOR SPECIFIC TYPES.
- PROVIDE SOUND BATT INSULATION AT INTERIOR WALLS, ROCKWOOL OR EQUAL. ALL WOOD FRAMED EXTERIOR WALLS TO RECEIVE OPEN SPRAY FOAM, R-19 MIN. FILL VOID SPACE BETWEEN EX. STUDS. ROOF LINE TO RECEIVE OPEN CELL SPRAY FOAM, R-30 MIN. INFILL EX. VOID SPACE BETWEEN FRAMING MEMBERS. ALL SPRAY FOAM TO BE ICYNENE OR EQUAL. INSULATION TO MEET THERMAL BARRIERS, FLAME SPREAD AND IGNITION BARRIER REQUIREMENTS PER FBC CODE & ASTM-84 REQUIREMENTS.
- PROVIDE MOISTURE RESISTANT BOARD AT ALL WET AREAS. PROVIDE DUROCK CEMENT BOARD OR WONDERBOARD BEHIND ALL TILED AREAS OR SCHULTER SHOWER PAN SYSTEM. COORDINATE BOUNDS OF TILE WITH THE OWNER & DESIGNER. PROVIDE TILE AROUND ALL TUB & SHOWERS UP TO 84" MIN. UNLESS INDICATED OTHERWISE. ALL TILE AT FLOORS AND WALL SHALL BE INSTALLED, PER TCNA MANUEL RECOMMENDATIONS. USE EPOXY GROUT, SANDED GROUT AT JOINTS LARGER THAN 1/8" AND UNSANDED FOR 1/8" AND SMALLER. VERIFY ALL GROUT COLOR SELECTIONS WITH OWNER.
- GENERAL CONTRACTOR AND PAINTING SUB CONTRACTORS SHALL CONFIRM WITH THE OWNER THE EXACT LOCATIONS OF WALLCOVERINGS AND SPECIAL WALL MOUNTED ITEMS THAT SHALL REQUIRE WALL SURFACE PREPARATION OR SPECIAL BLOCKING FOR SUPPORT. THE PAINTING SUB CONTRACTOR SHALL PROVIDE WALL PRIMER AT SHEET ROCK SURFACES TO RECEIVE WALL COVERING WITH PRIMER SUITABLE TO RECEIVE WALL COVERING MATERIALS AND ADHESIVES.

SHOWER DOOR TOWEL BAR & HANDLE NOTES:

- ALL GLASS SHOWER DOORS TO RECEIVE METAL HANDLE / TOWEL BAR AS SELECTED BY OWNER.
- CONTRACTOR TO CONFIRM THE CONFIGURATION OF ALL HANDLES & TOWEL BARS IN GLASS SHOWER DOORS PRIOR TO ORDERING DOORS, TYP.



PAINT SPECIFICATIONS:

09900 - PAINTS AND COATINGS
 PREPARE EACH SURFACE TO RECEIVE SCHEDULED WORK AS SET FORTH IN PLANS. SURFACES TO BE PAINTED: COMPLETE COVERAGE OF ALL EXPOSED SURFACES THAT NORMALLY RECEIVE PAINT IS INTENDED, UNLESS INDICATED "NO PAINT" ON DRAWINGS.

09911 - EXTERIOR WALLS
 ALL NAIL HEADS SHALL BE SET BELOW THE SURFACE AND FINISHED SMOOTH. IF MILDEW IS EVIDENT, THE MILDEW MUST BE REMOVED AND SURFACE TREATED TO INHIBIT FURTHER MILDEW GROWTH. EXTERIOR WALLS SHALL RECEIVE A PRIMER COAT AND TWO COATS OF FLAT OR SEMI-GLOSS PAINT. EXTERIOR PAINTS TO BE EQUAL TO SHERWIN WILLIAMS DURATION OR BENJAMIN MOORE AURA. PRE-PRIME THE BACKSIDE, EDGES AND ENDS OF LUMBER AND SIDING PRIOR TO CONSTRUCTION. WHEN STAINING, PRE-PRIME WITH THE SAME PRODUCT AS SPECIFIED FOR THE FINAL COAT. SAND AND PUTTY WOOD SURFACE SMOOTH BEFORE FINISH IS APPLIED. SURFACES SHALL BE SANDED BEFORE EACH FINISH LAYER IS APPLIED.

09912 - INTERIOR WALLS
 ALL NAIL HEADS SHALL BE SET BELOW THE SURFACE AND FINISHED SMOOTH. JOINTS SHOULD BE TAPED AND COVERED WITH A SUITABLE DRYWALL JOINT COMPOUND. SAND THE SPACKLED NAIL HEADS AND JOINT COMPOUND SMOOTH AND DUST WELL BEFORE PRIMING. INTERIOR WALLS SHALL RECEIVE A PRIMER COAT AND TWO COATS OF FLAT PAINT. RECOMMENDED INTERIOR PAINT SHALL BE ACRYLIC LATEX (EGG-SHELL AT GYP. BD. WALLS/CEILING) & SEMI-GLOSS AT PAINTED WOOD AND TRIM SURFACES. VERIFY WITH OWNER. INTERIOR PAINTS TO BE EQUAL TO SHERWIN WILLIAMS DURATION HOME OR HARMONY. SURFACES SHALL BE SANDED BEFORE EACH FINISH LAYER IS APPLIED.

PAINT SPECIFICATIONS, CONTINUED:

EXTERIOR PAINTS AND COATINGS QUALITY ASSURANCE
 A. PAINT EXPOSED SURFACES. IF A COLOR OF FINISH, OR A SURFACE IS NOT SPECIFICALLY MENTIONED, ARCHITECT WILL SELECT FROM STANDARD PRODUCTS, COLORS AND SHEENS AVAILABLE.

B. DO NOT PAINT PREFINISHED ITEMS, CONCEALED SURFACES, FINISHED METAL SURFACES, OPERATING PARTS, AND LABELS UNLESS INDICATED. CONFER WITH ARCHITECT & OWNER FOR PAINT COLORS.

C. MOCK-UP: PROVIDE A MOCK-UP FOR EVALUATION OF SURFACE PREPARATION TECHNIQUES AND APPLICATION WORKMANSHIP.

- FINISH SURFACES FOR VERIFICATION OF PRODUCTS, COLORS AND SHEENS.
- FINISH AREA DESIGNATED BY ARCHITECT.
- PROVIDE 4'x4' MOCK UP SAMPLES WITH PRIMER AND FINISH COATS. ALLOW FOR 6 PAINT OR STAIN COATERS.
- DO NOT PROCEED WITH REMAINING WORK UNTIL THE OWNER & ARCHITECT APPROVES THE MOCK-UP.

PROJECT CONDITIONS
 A. 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.

MANUFACTURERS
 A. SHERWIN-WILLIAMS, OR BENJAMIN MOORE PAINTS

PAINT SPECIFICATIONS, CONTINUED:

PAINT MATERIALS - GENERAL
 A. PAINTS AND COATINGS.

- WHEN REQUIRED, MIX COATINGS TO CORRECT CONSISTENCY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION. DO NOT REDUCE, THIN, OR DILUTE COATINGS OR ADD MATERIALS TO COATINGS UNLESS SUCH PROCEDURE IS SPECIFICALLY DESCRIBED IN MANUFACTURER'S PRODUCT INSTRUCTIONS.
- FOR OPAQUE FINISHES, TINT EACH COAT INCLUDING PRIMER COAT AND INTERMEDIATE COATS, ONE-HALF SHADE LIGHTER THAN SUCCEEDING COAT. WITH FINAL FINISH COAT AS BASE COLOR. OR FOLLOW MANUFACTURER'S PRODUCT INSTRUCTIONS FOR OPTIMAL COLOR PERFORMANCE.

EXECUTION 3.1 SURFACE PREPARATION
 A. GENERAL: SURFACES SHALL BE DRY AND IN SOUND CONDITION. REMOVE OIL, DUST, DIRTY, LOOSE RUST, PEELING PAINT OR OTHER CONTAMINATION TO ENSURE GOOD ADHESION.

- REMOVE MILDEW BEFORE PAINTING BY WASHING WITH A SOLUTION OF 1 PART LIQUID HOUSEHOLD BLEACH AND 3 PARTS OF WARM WATER. APPLY THE SOLUTION AND SCRUB THE MILDEWED AREA. ALLOW THE SOLUTION TO REMAIN ON THE SURFACE FOR 10 MINUTES. RINSE THOROUGHLY WITH CLEAN WATER AND ALLOW THE SURFACE TO DRY A MINIMUM OF 48 HOURS BEFORE PAINTING. WEAR PROTECTIVE GLASSES OR GOGGLES, WATERPROOF GLOVES, AND PROTECTIVE CLOTHING. QUICKLY WASH OFF ANY OF THE MIXTURE THAT COMES IN CONTACT WITH YOUR SKIN. DO NOT ADD DETERGENTS OR AMMONIA TO THE BLEACH/WATER SOLUTION.

PAINT SPECIFICATIONS, CONTINUED:

- REMOVE MILDEW BEFORE PAINTING BY WASHING WITH A SOLUTION OF 1 PART LIQUID HOUSEHOLD BLEACH AND 3 PARTS OF WARM WATER. APPLY THE SOLUTION AND SCRUB THE MILDEWED AREA. ALLOW THE SOLUTION TO REMAIN ON THE SURFACE FOR 10 MINUTES. RINSE THOROUGHLY WITH CLEAN WATER AND ALLOW THE SURFACE TO DRY A MINIMUM OF 48 HOURS BEFORE PAINTING. WEAR PROTECTIVE GLASSES OR GOGGLES, WATERPROOF GLOVES, AND PROTECTIVE CLOTHING. QUICKLY WASH OFF ANY OF THE MIXTURE THAT COMES IN CONTACT WITH YOUR SKIN. DO NOT ADD DETERGENTS OR AMMONIA TO THE BLEACH/WATER SOLUTION.
- REMOVE MILDEW BEFORE PAINTING BY WASHING WITH A SOLUTION OF 1 PART LIQUID HOUSEHOLD BLEACH AND 3 PARTS OF WARM WATER. APPLY THE SOLUTION AND SCRUB THE MILDEWED AREA. ALLOW THE SOLUTION TO REMAIN ON THE SURFACE FOR 10 MINUTES. RINSE THOROUGHLY WITH CLEAN WATER AND ALLOW THE SURFACE TO DRY A MINIMUM OF 48 HOURS BEFORE PAINTING. WEAR PROTECTIVE GLASSES OR GOGGLES, WATERPROOF GLOVES, AND PROTECTIVE CLOTHING. QUICKLY WASH OFF ANY OF THE MIXTURE THAT COMES IN CONTACT WITH YOUR SKIN. DO NOT ADD DETERGENTS OR AMMONIA TO THE BLEACH/WATER SOLUTION.

C. BLOCK (CINDER AND CONCRETE): 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 DEGREES F (24 DEGREES C). THE PH OF THE SURFACE SHOULD BE BETWEEN 6 AND 9, UNLESS THE PRODUCTS ARE DESIGNED TO BE USED IN HIGH PH ENVIRONMENTS. 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 CEMENT PATCHING COMPOUND. ALLOW MASONRY, CONCRETE AND STUCCO TO AGE AT LEAST ONE MONTH BEFORE CLEANING OR APPLYING A FINISH. REMOVE DIRT, GREASE, LOOSE PARTICLES, ETC. WHERE EFFLORESCENCE HAS OCCURRED, WASH WITH A 10% MURIATIC SOLUTION, RINSE THOROUGHLY WITH CLEAN WATER AND ALLOW TO THOROUGHLY DRY AT LEAST ONE WEEK BEFORE PAINTING OR SEALING.

E. CEMENT COMPOSITION SIDING/PANELS: 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. 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. THE PH OF THE SURFACE SHOULD BE BETWEEN 6 AND 9, UNLESS THE PRODUCTS ARE DESIGNED TO BE USED IN HIGH PH ENVIRONMENTS.

G. EXTERIOR COMPOSITION BOARD (HARDBOARD): SOME COMPOSITION BOARDS MAY EXUDE A WAXY MATERIAL THAT MUST BE REMOVED WITH A SOLVENT PRIOR TO COATING. WHETHER FACTORY PRIME OR UNPRIME, EXTERIOR COMPOSITION BOARD SIDING (HARDBOARD) MUST BE CLEANED THOROUGHLY AND PRIMED WITH AN ALKYL PRIMER.

PAINT SPECIFICATIONS, CONTINUED:

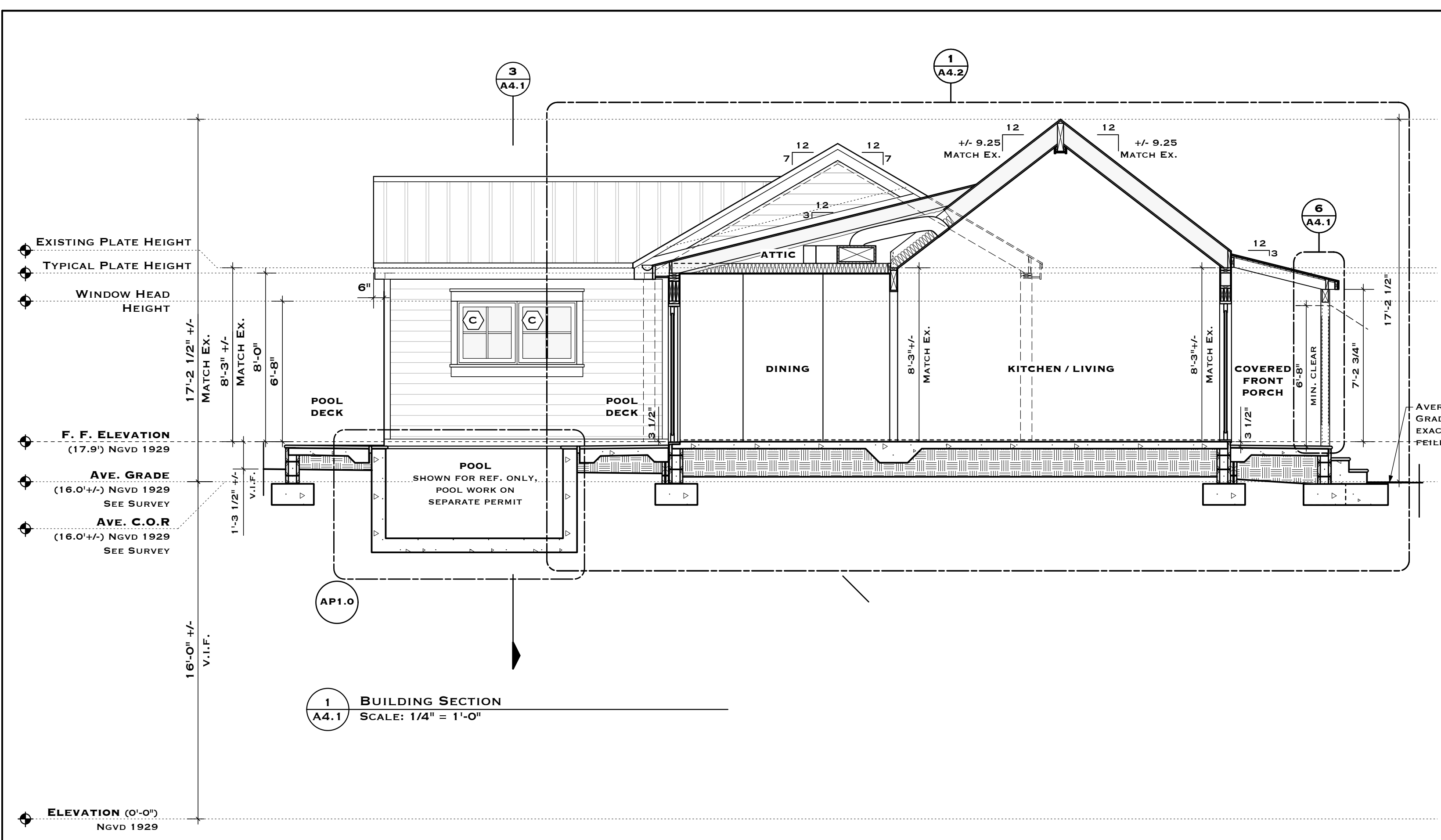
H. DRYWALL - EXTERIOR: MUST BE CLEAN AND DRY. ALL NAIL HEADS MUST BE SET AND SPACKLED. JOINTS MUST BE TAPED AND COVERED WITH A JOINT COMPOUND. SPACKLED NAIL HEADS AND TAPE JOINTS MUST BE SANDED SMOOTH AND ALL DUST REMOVED PRIOR TO PAINTING. EXTERIOR SURFACES MUST BE SPACKLED WITH EXTERIOR GRADE COMPOUNDS.

I. DRYWALL - INTERIOR: MUST BE CLEAN AND DRY. ALL NAIL HEADS MUST BE SET AND SPACKLED. 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.

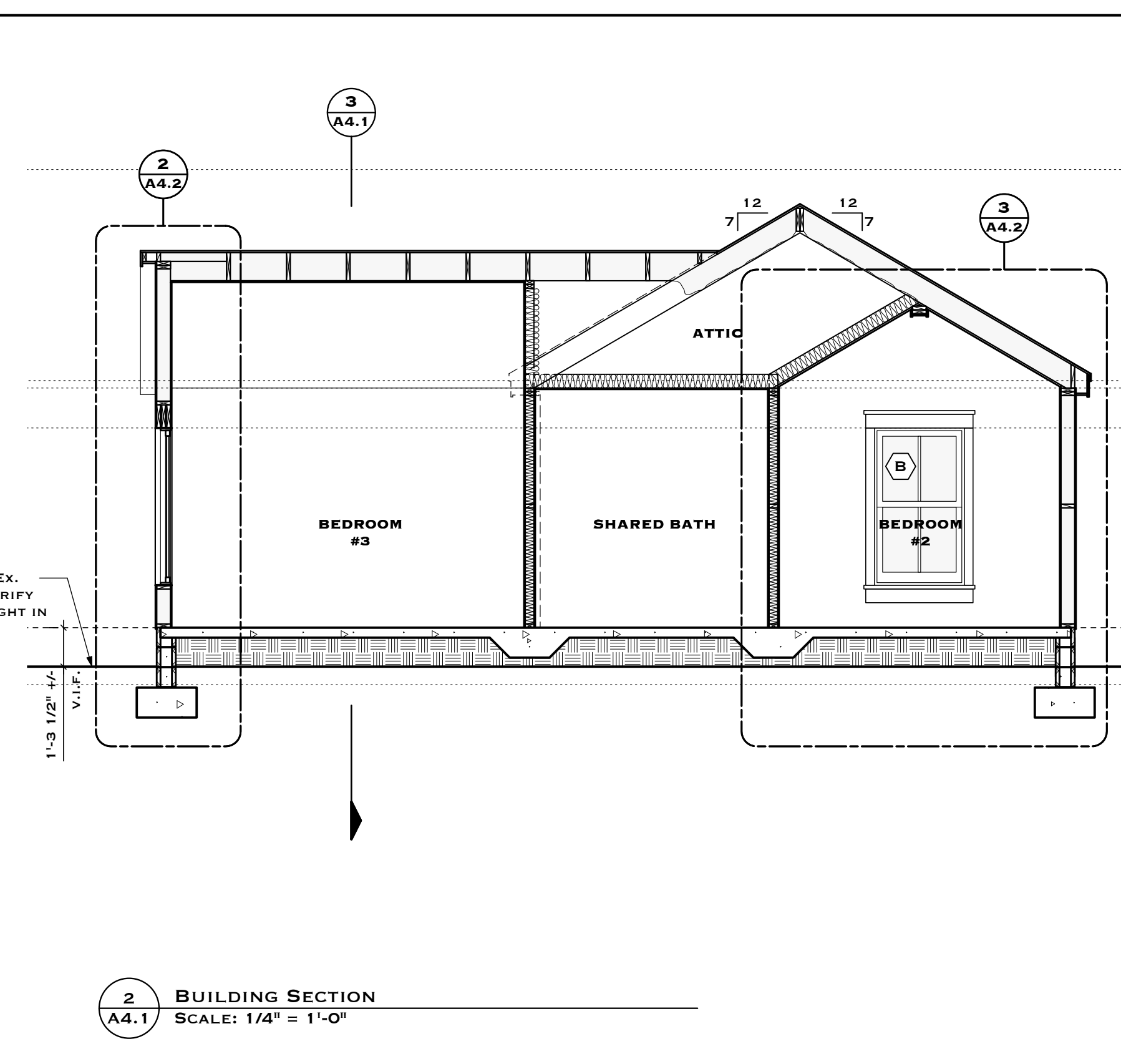
M. STUCCO: MUST BE CLEAN AND FREE OF ANY LOOSE STUCCO. IF RECOMMENDED PROCEDURES FOR APPLYING STUCCO ARE FOLLOWED, AND NORMAL DRYING CONDITIONS PREVAIL, THE SURFACE MAY BE PAINTED IN 30 DAYS. THE PH OF THE SURFACE SHOULD BE BETWEEN 6 AND 9, UNLESS THE PRODUCTS ARE DESIGNED TO BE USED IN HIGH PH ENVIRONMENTS SUCH AS LOXON.

N. WOOD: 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. PATCH ALL NAIL HOLES AND IMPERFECTIONS WITH A WOOD FILLER OR PUTTY AND SAND SMOOTH. INTERIOR WOOD SURFACES SHALL BE SANDED SMOOTH BEFORE FINISH IS APPLIED. PUTTY AREAS WITH A WOOD BASED FILLER WHERE NAILS OR OTHER DEFECTS APPEAR IN THE SURFACE. PAINT/STAIN - PRIME WOOD SURFACES INCLUDING FACES, EDGES AND ENDS BEFORE INSTALLATION. AFTER INSTALLATION, APPLY AT LEAST ONE COAT OF WOOD PRIMER AND TWO COATS OF FINISH PAINT. SURFACES SHALL BE SANDED BEFORE EACH FINISH LAYER IS APPLIED.

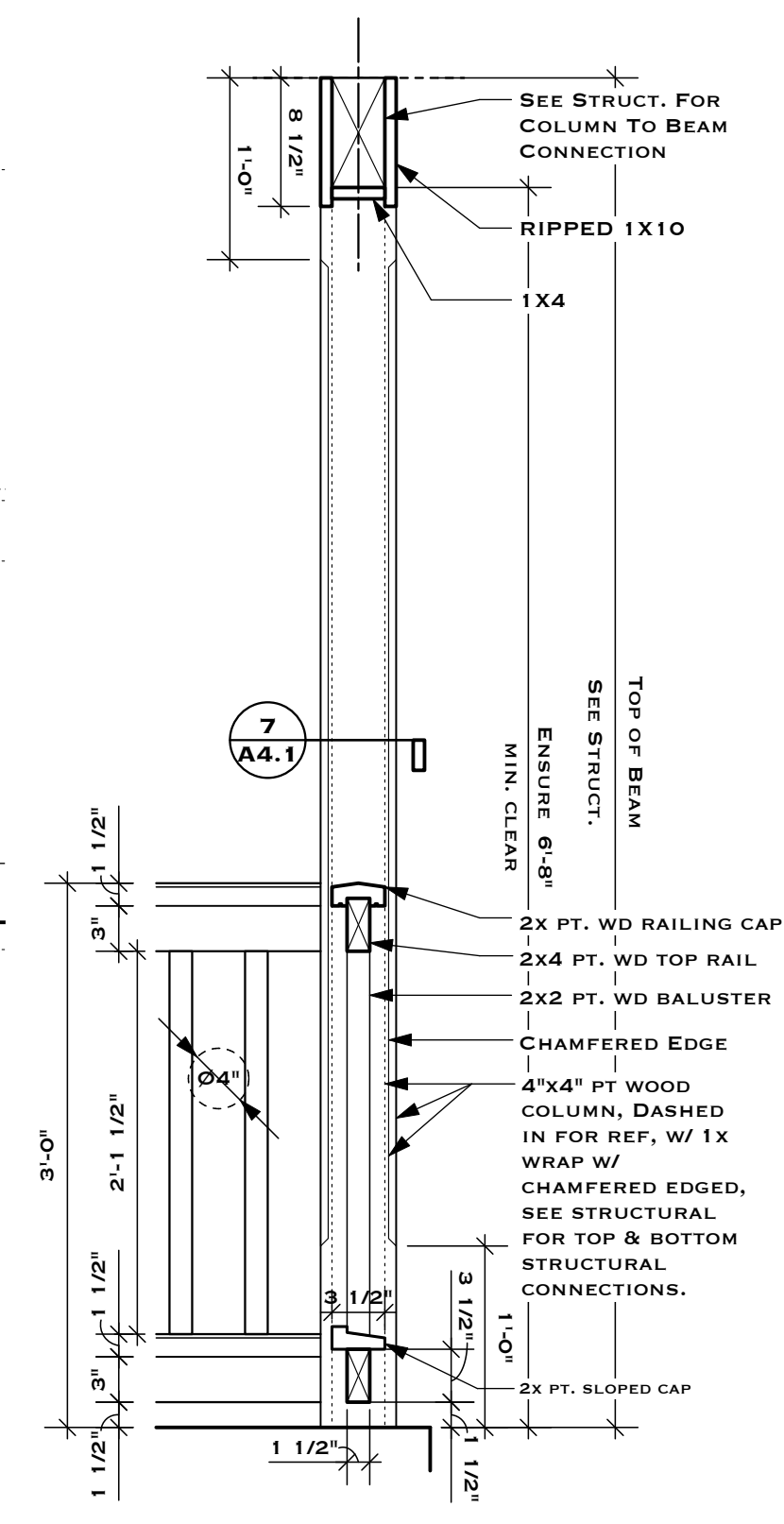
3.3 INSTALLATION
 A. APPLY ALL COATINGS AND MATERIALS WITH THE MANUFACTURER'S SPECIFICATIONS IN MIND. MIX AND THIN COATINGS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 B. DO NOT APPLY TO WET OR DAMP SURFACES. WAIT AT LEAST 30 DAYS BEFORE APPLYING TO NEW CONCRETE OR MASONRY. OR FOLLOW MANUFACTURER'S PROCEDURES TO APPLY APPROPRIATE COATINGS PRIOR TO 30 DAYS. TEST NEW CONCRETE FOR MOISTURE CONTENT. NO EXTERIOR PAINTING SHOULD BE DONE IMMEDIATELY AFTER A RAIN. WAIT UNTIL WOOD IS FULLY DRY AFTER RAIN.



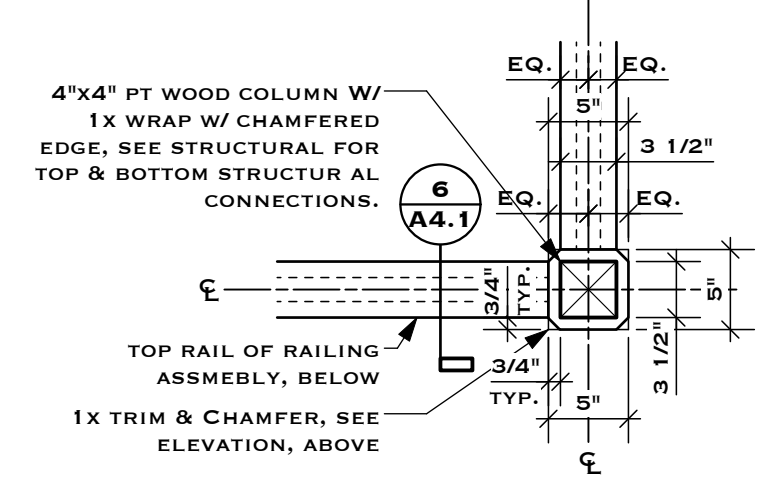
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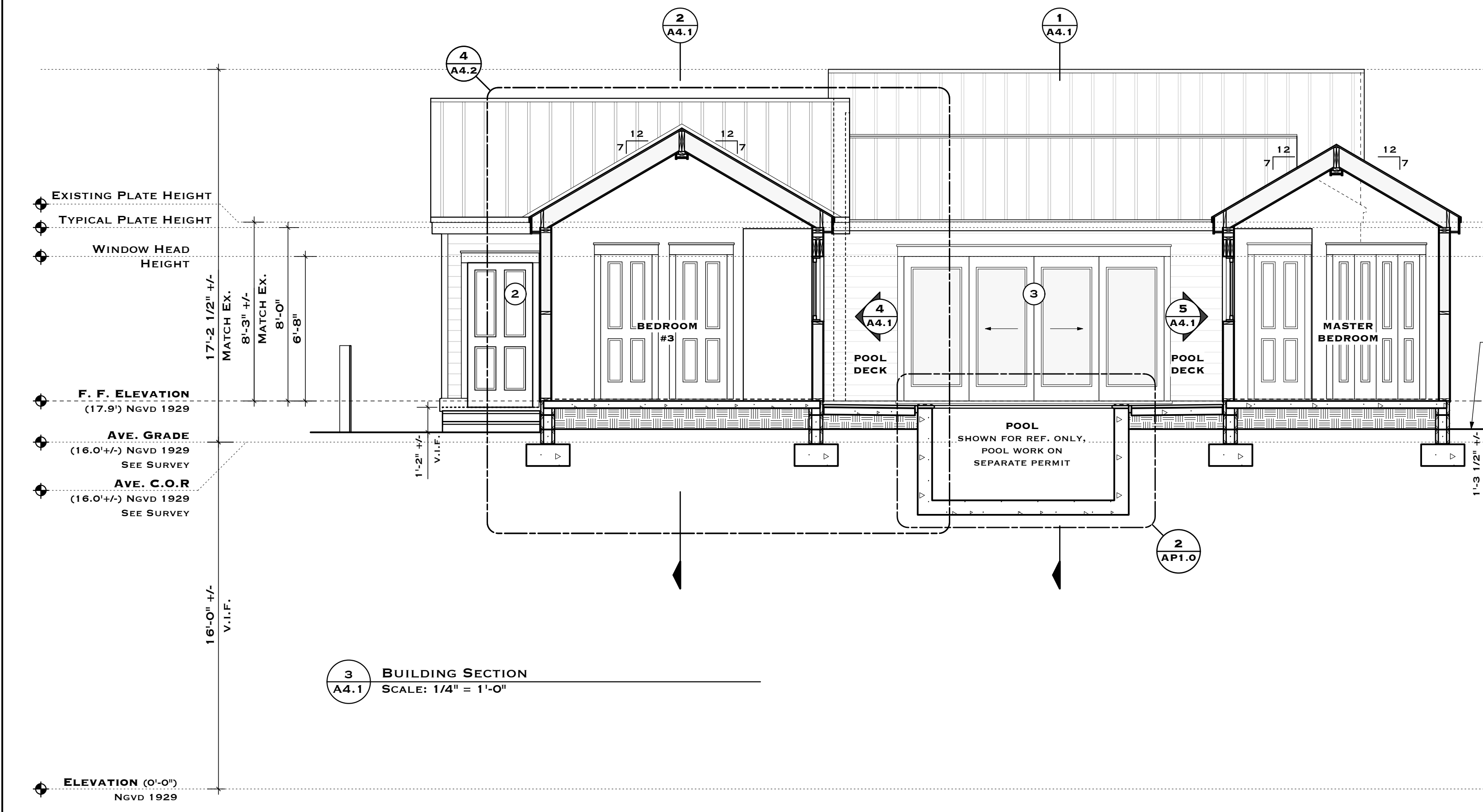
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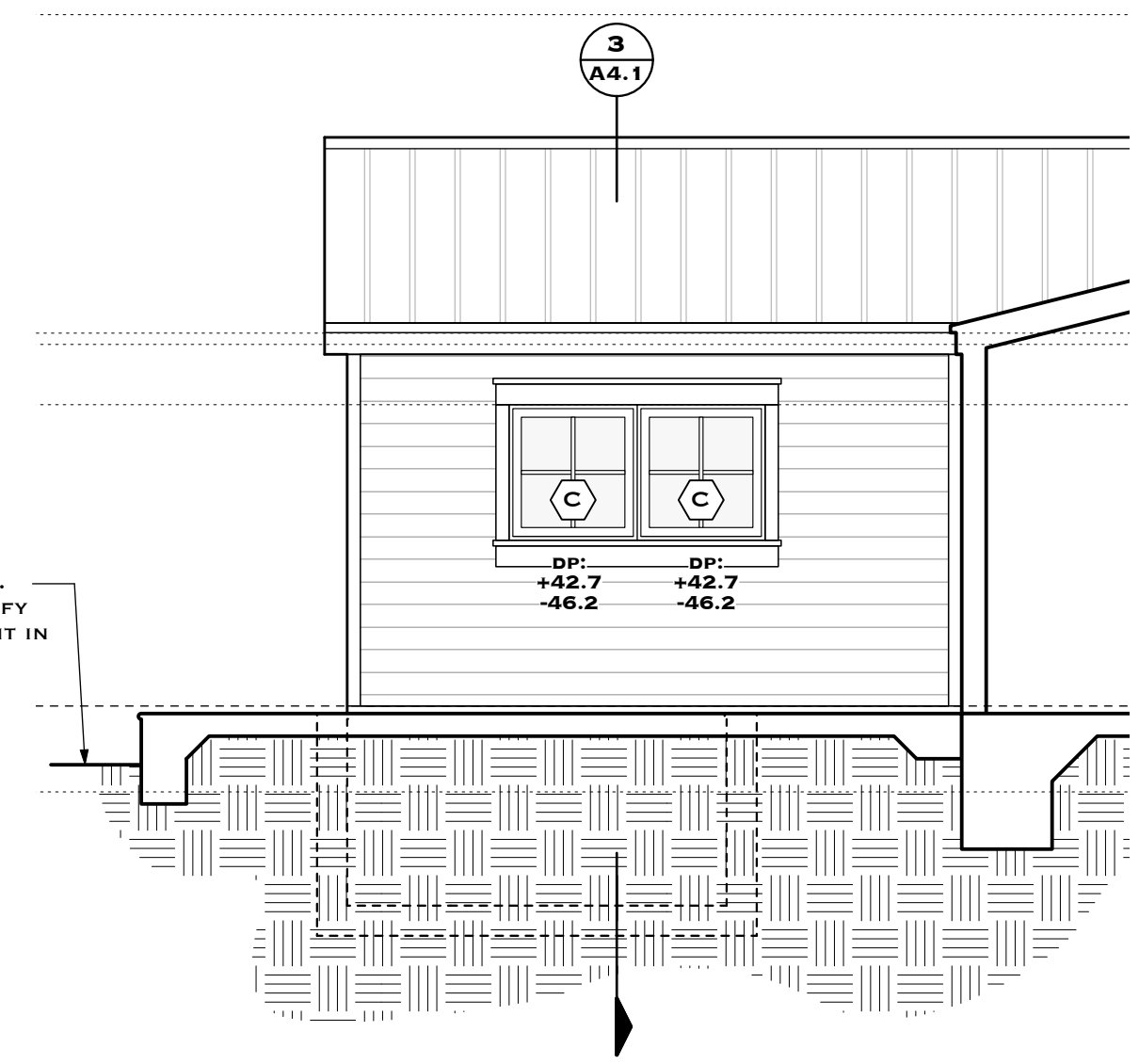
6 ENLARGED SECTION
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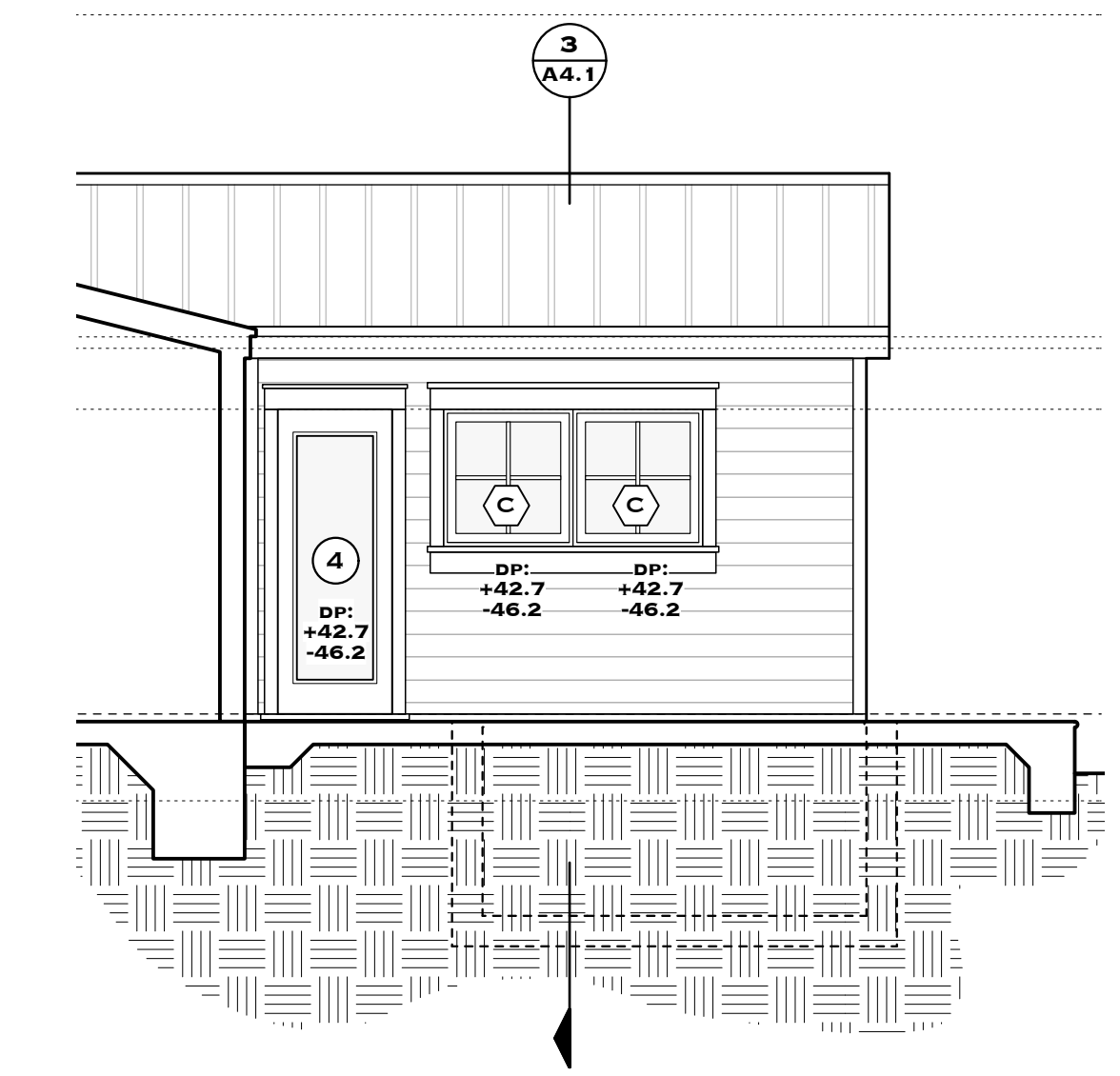
7 ENLARGED PLAN DETAIL
 SCALE: 1" = 1'-0"



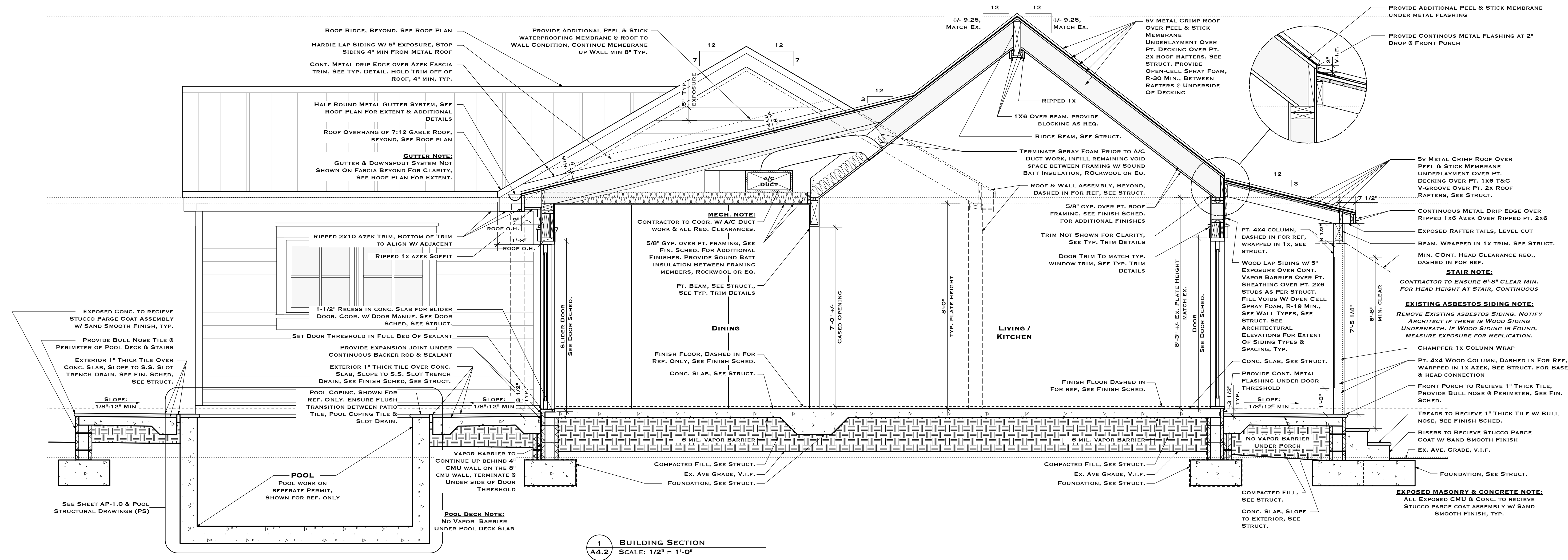
3 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



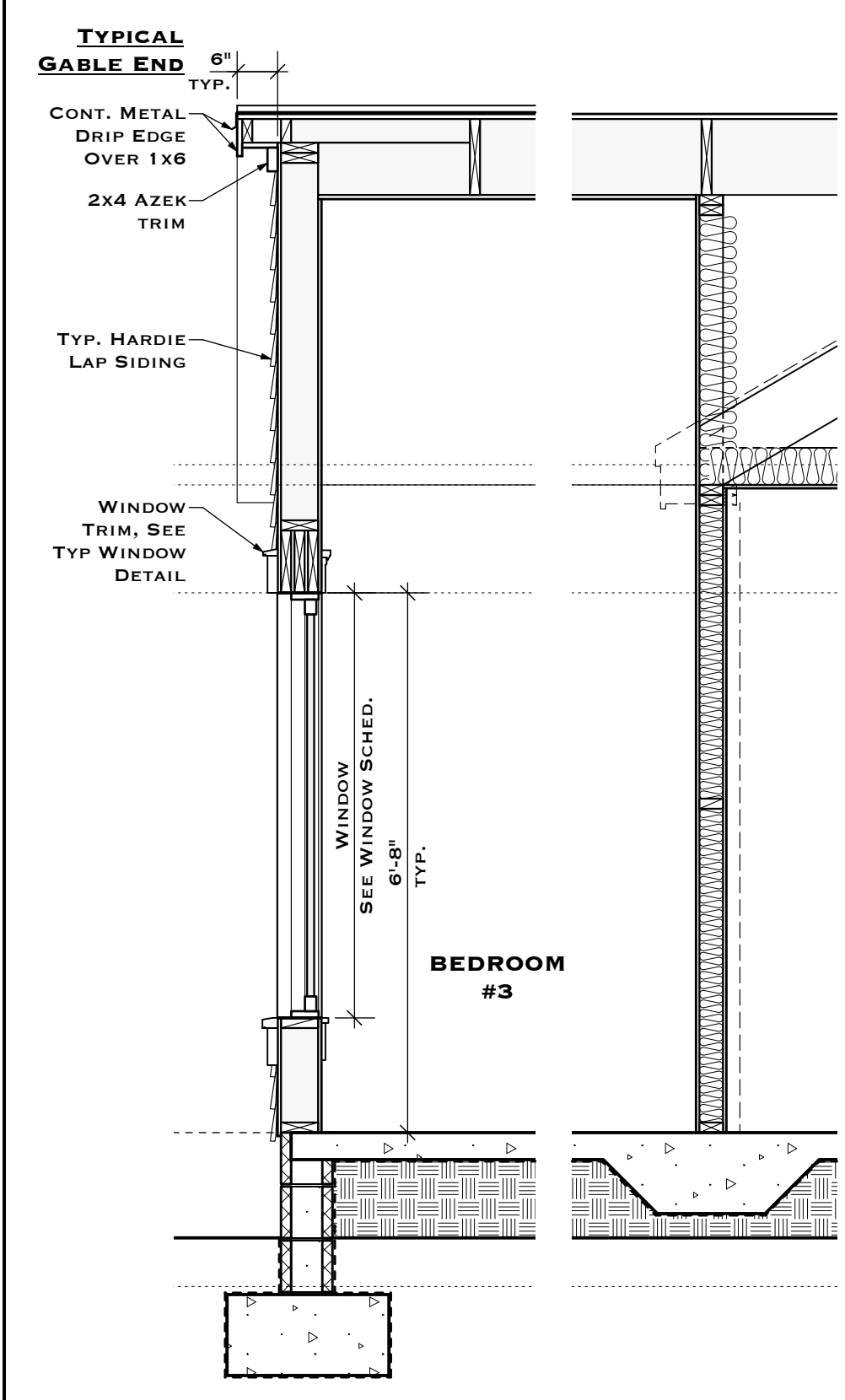
4 SECTION - PARTIAL POOL DECK (FACING BEDROOM #3)
 SCALE: 1/4" = 1'-0"



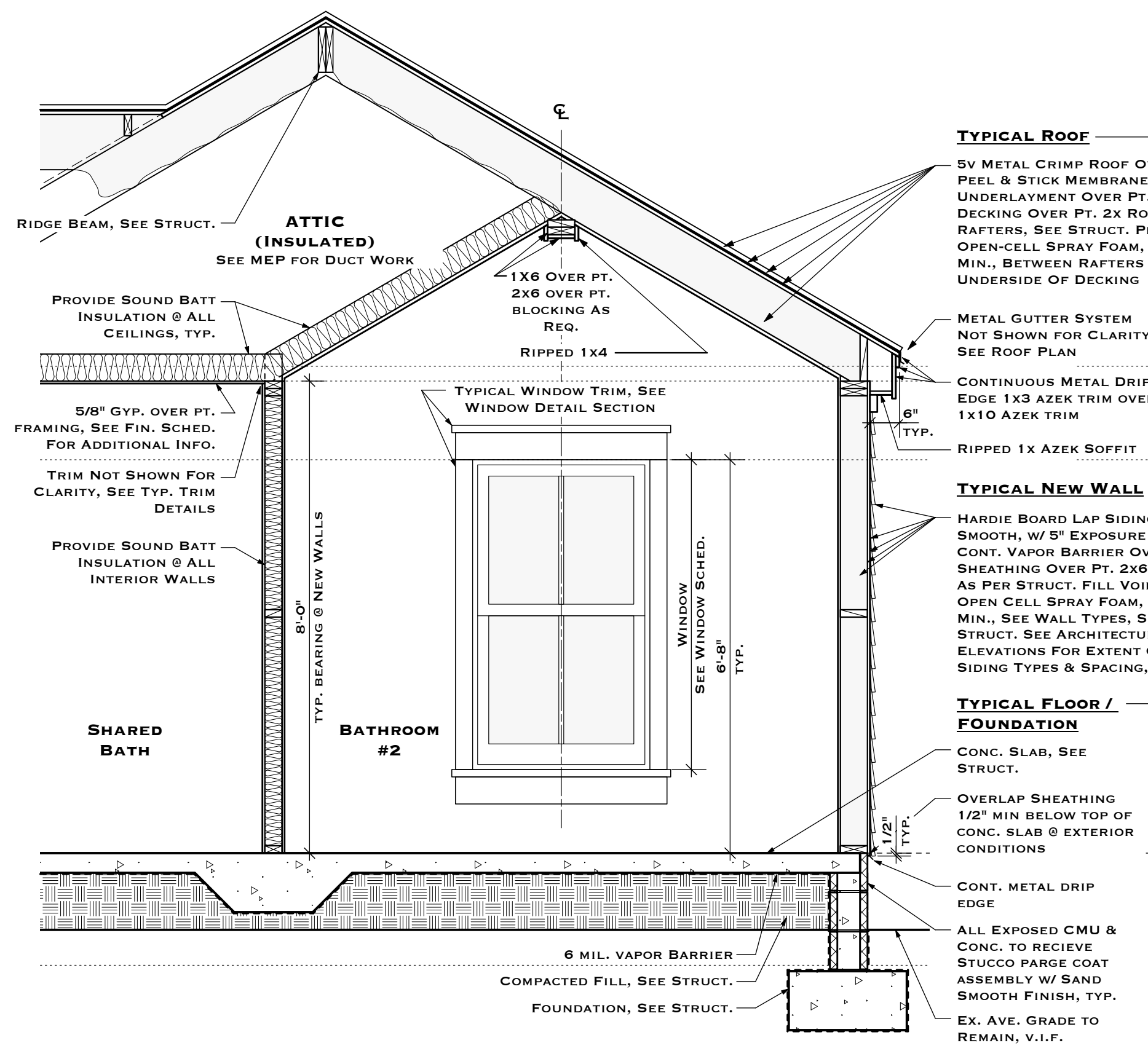
5 SECTION - PARTIAL POOL DECK (FACING BEDROOM #1)
 SCALE: 1/4" = 1'-0"



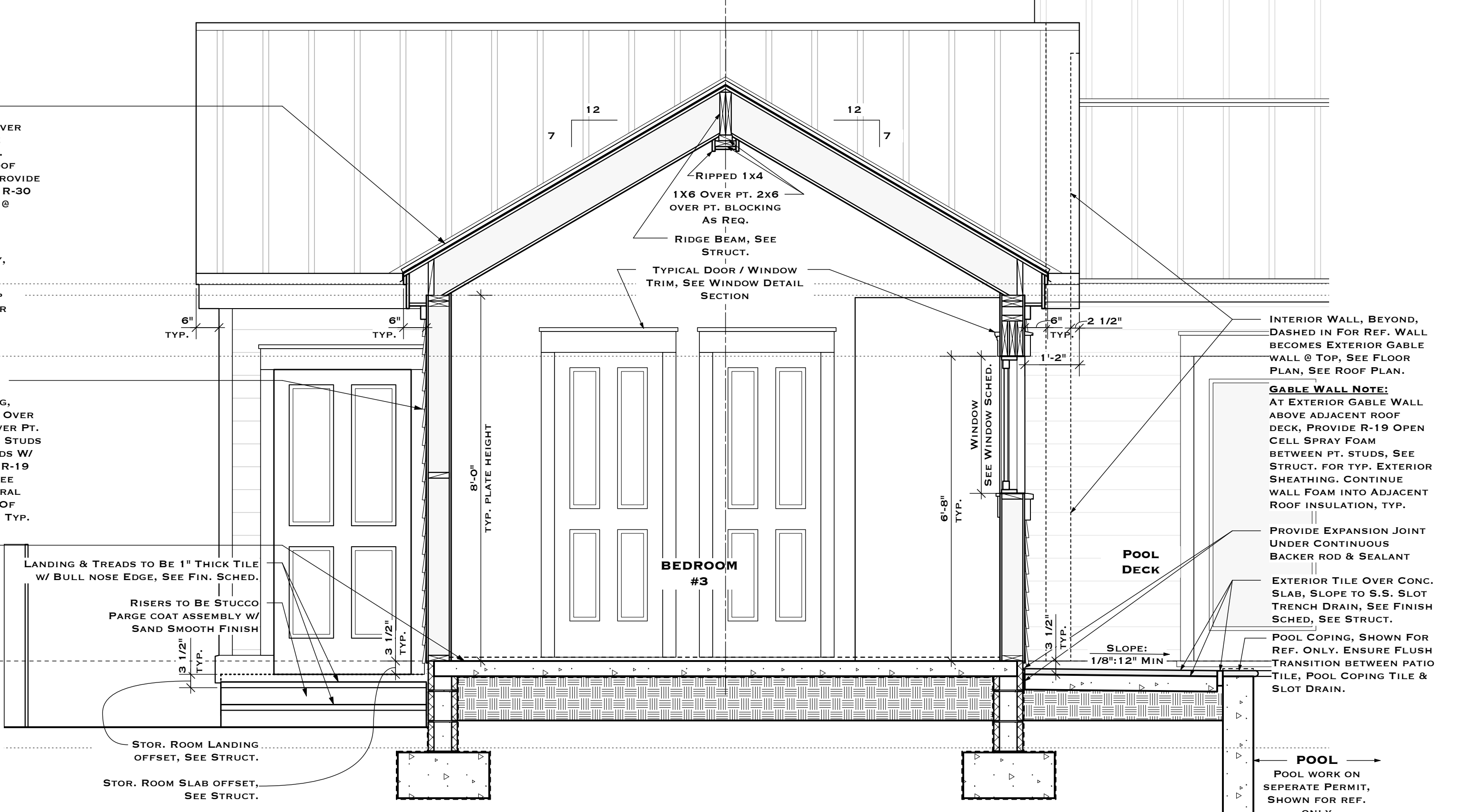
1 BUILDING SECTION
 A4.2 SCALE: 1/2" = 1'-0"



2 BUILDING SECTION
 A4.2 SCALE: 1/2" = 1'-0"



2 BUILDING SECTION
 A4.2 SCALE: 1/2" = 1'-0"



3 SECTION DETAIL
 A4.2 SCALE: 1/2" = 1'-0"

DRAWING TITLE:
 SECTION DETAILS

DRAWN: TSN / EDSA
CHECKED: TSN
DATE: 03-24-2025

REVISION **DATE**

A4.2
 SHEET #

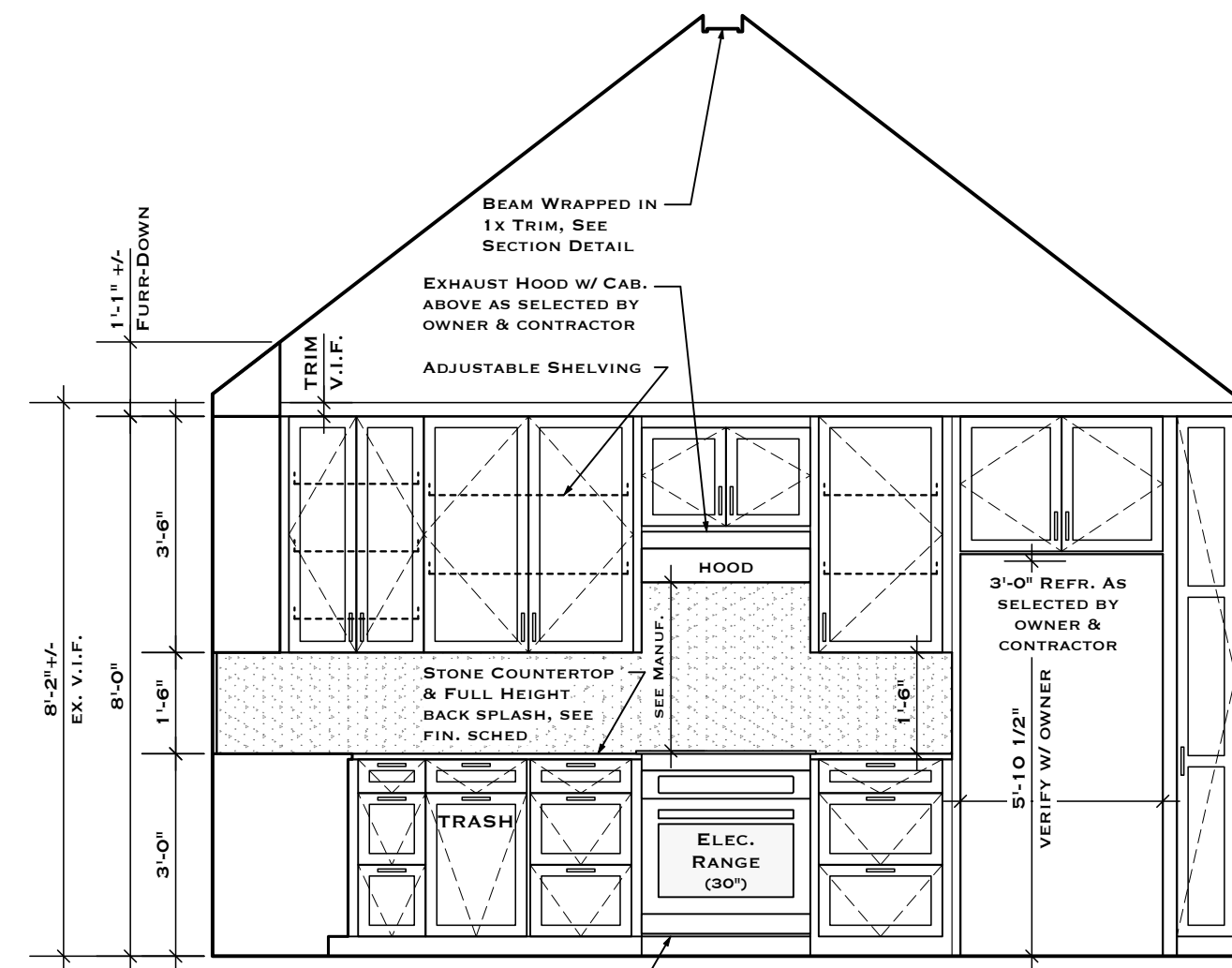


REVISION	DATE

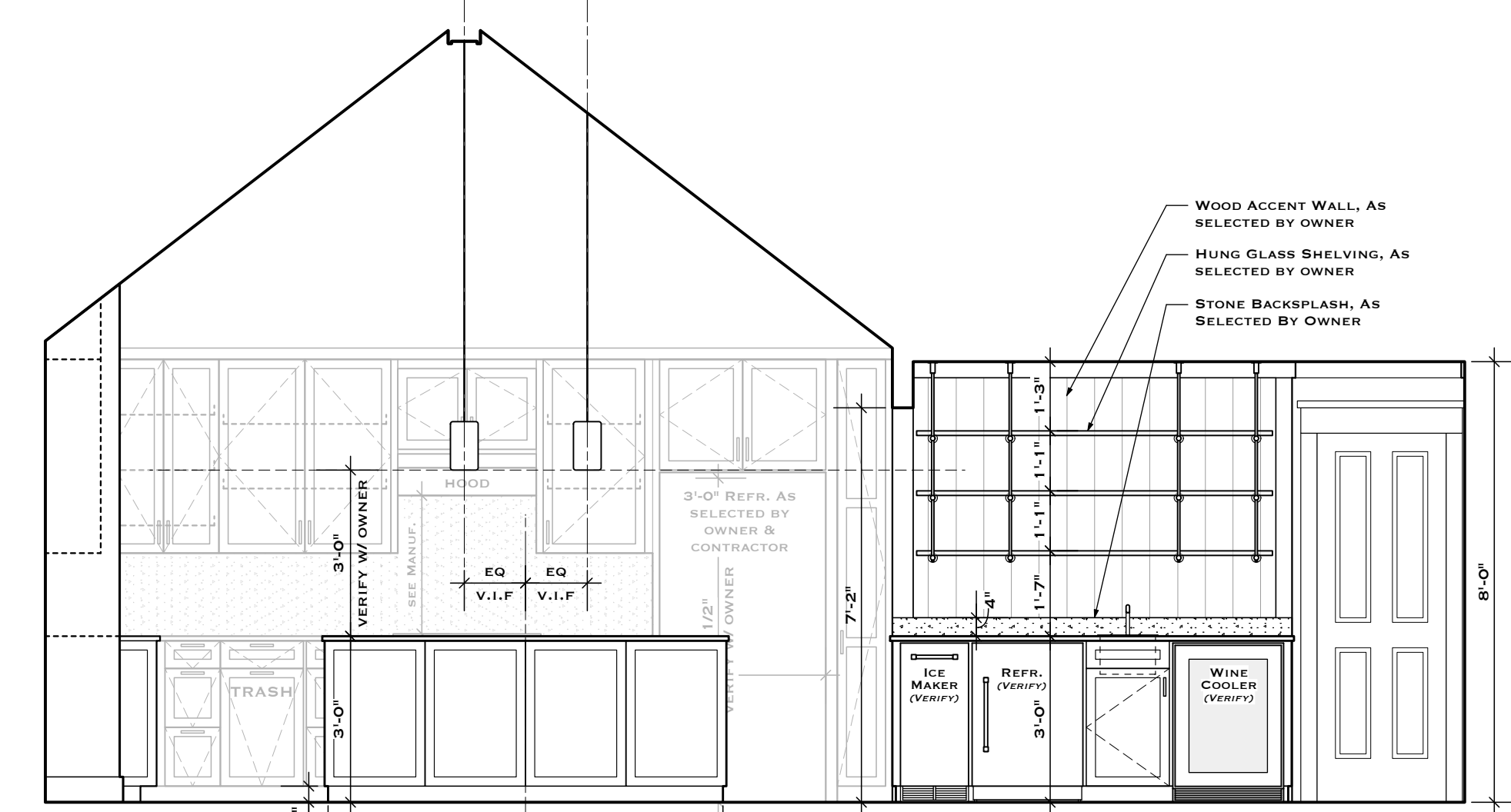
A5.1
 SHEET #



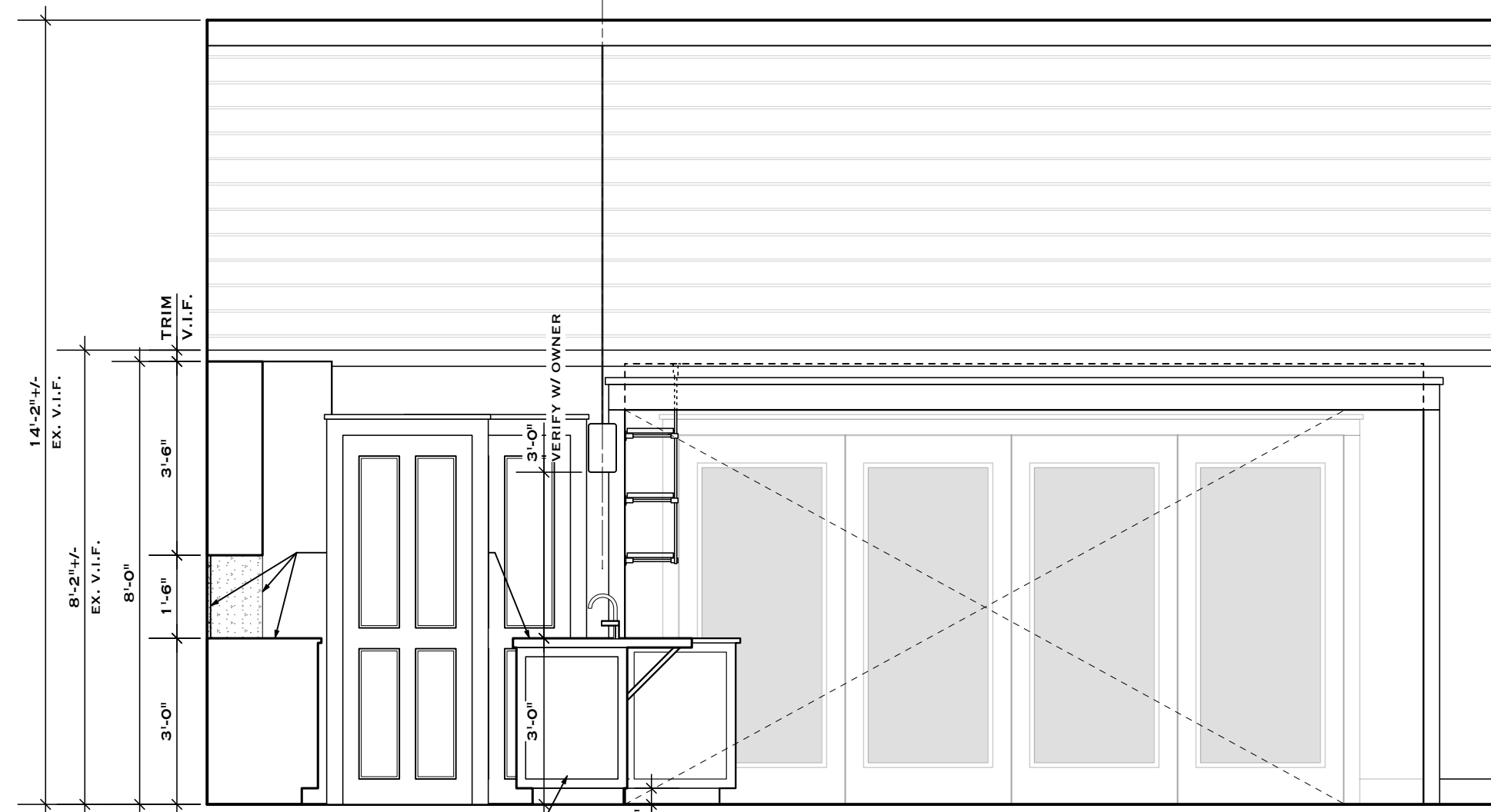
1 INTERIOR ELEVATION - LIVING & KITCHEN
 AS.1 SCALE: 3/8" = 1'-0"



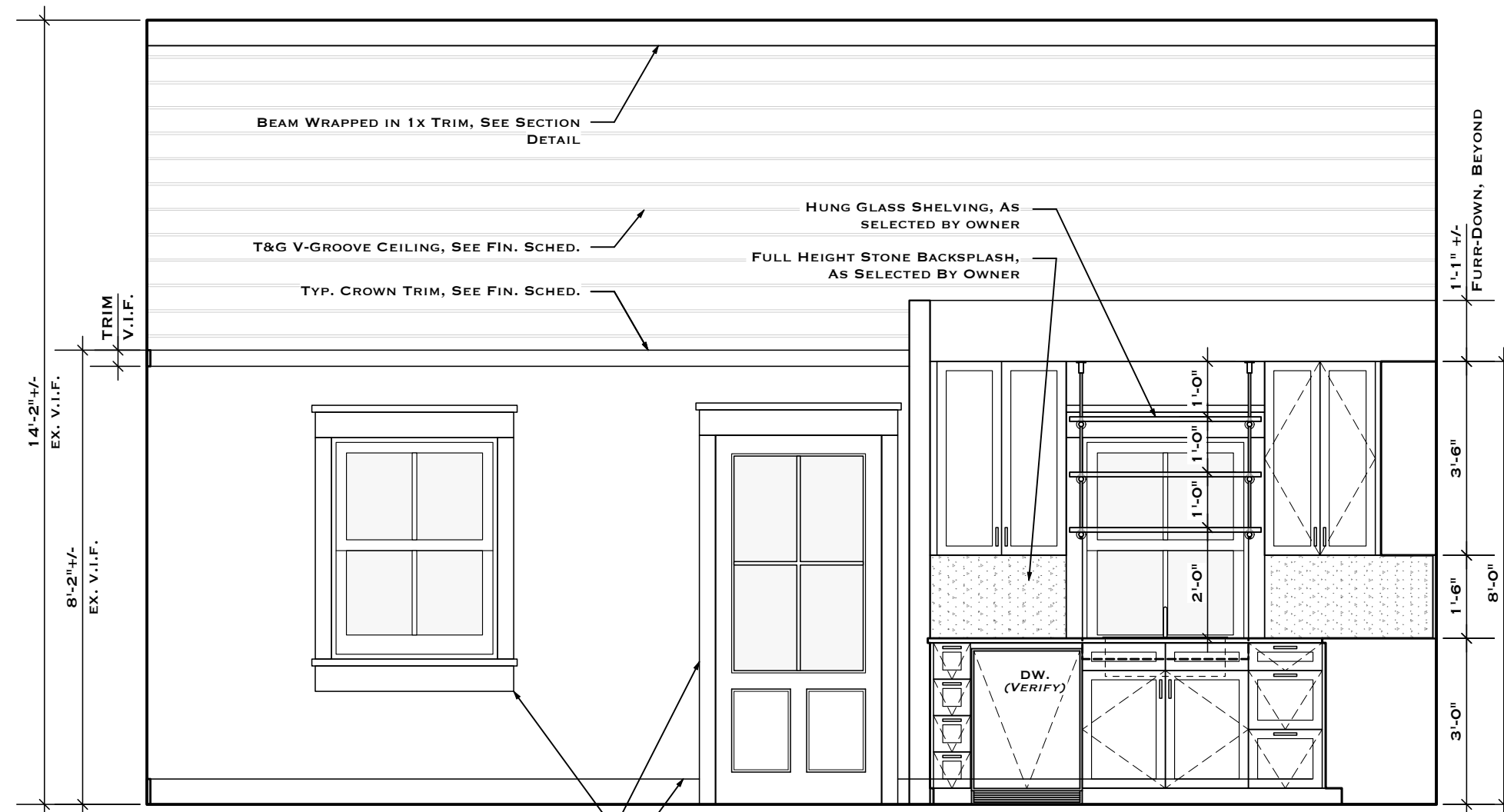
2 INTERIOR ELEVATION - KITCHEN
 AS.1 SCALE: 3/8" = 1'-0"



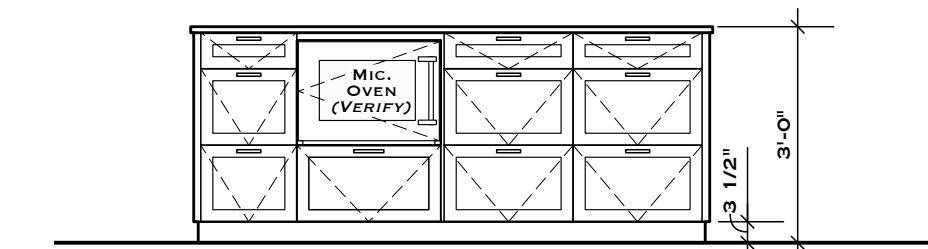
3 INTERIOR ELEVATION - KITCHEN & DINING
 AS.1 SCALE: 3/8" = 1'-0"



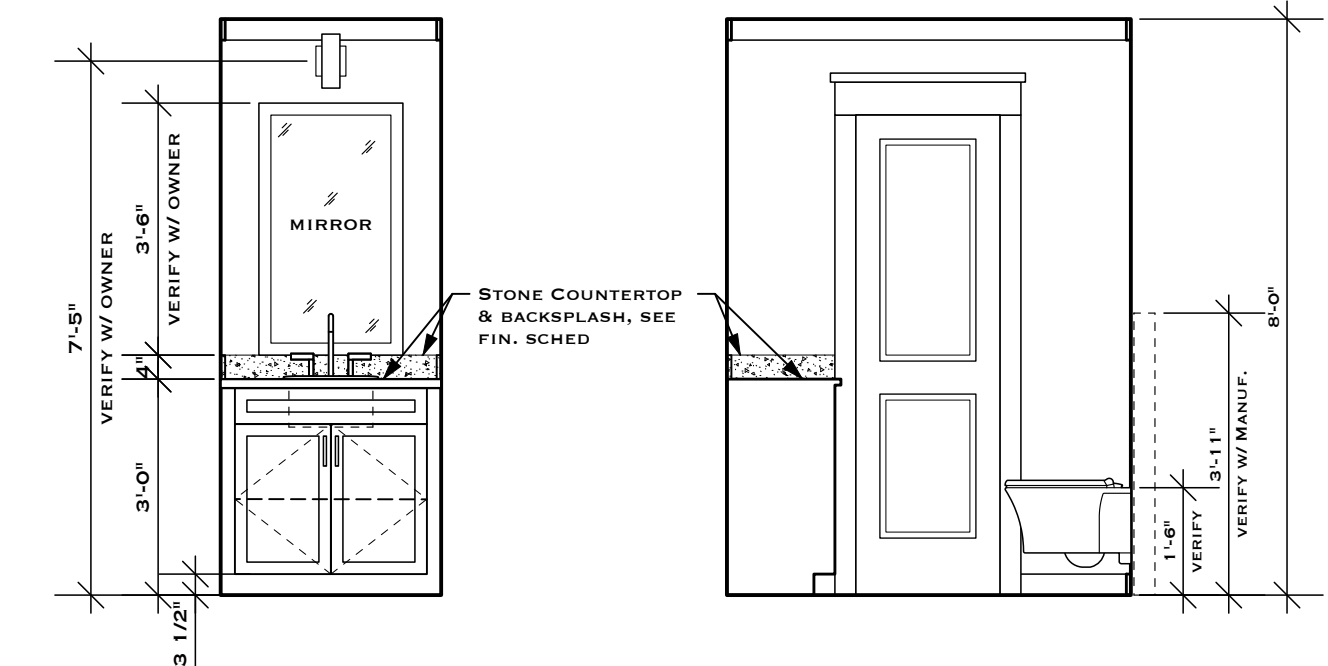
4 INTERIOR ELEVATION - KITCHEN & LIVING
 AS.1 SCALE: 3/8" = 1'-0"



5 INTERIOR ELEVATION - LIVING & KITCHEN
 AS.1 SCALE: 3/8" = 1'-0"

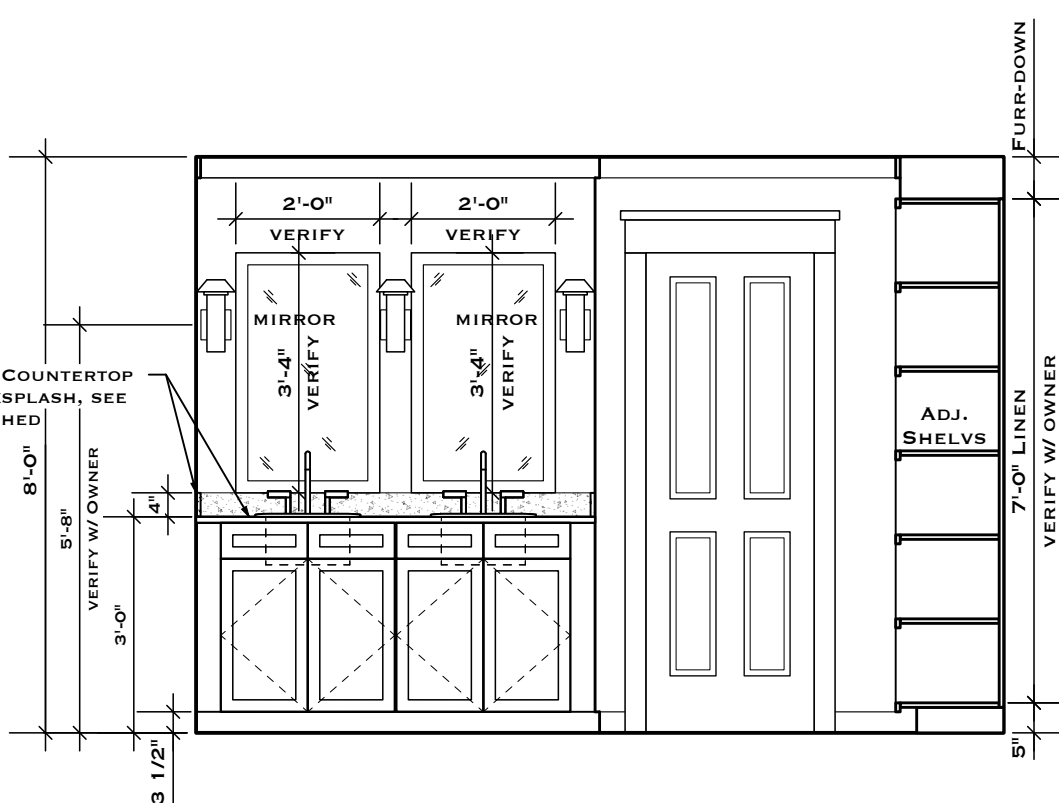


6 INTERIOR ELEVATION - KITCHEN ISLAND
 AS.1 SCALE: 3/8" = 1'-0"

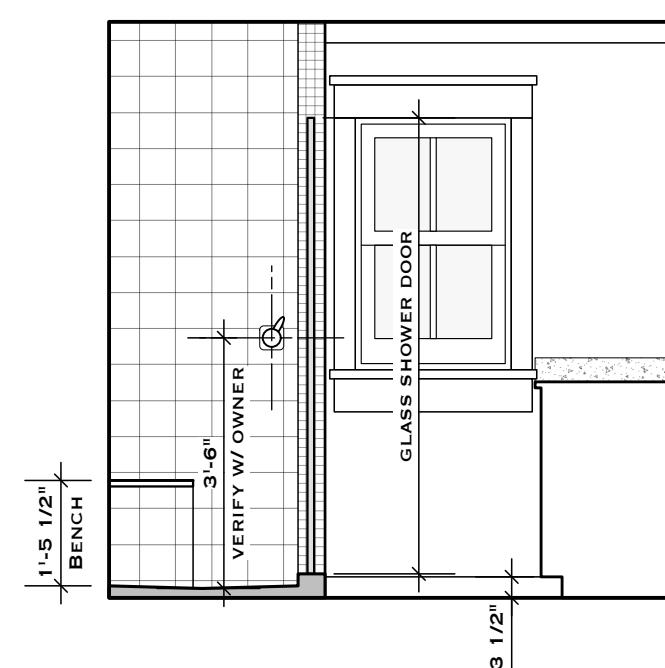


7 INT. ELEVATION - POWDER ROOM
 AS.1 SCALE: 3/8" = 1'-0"

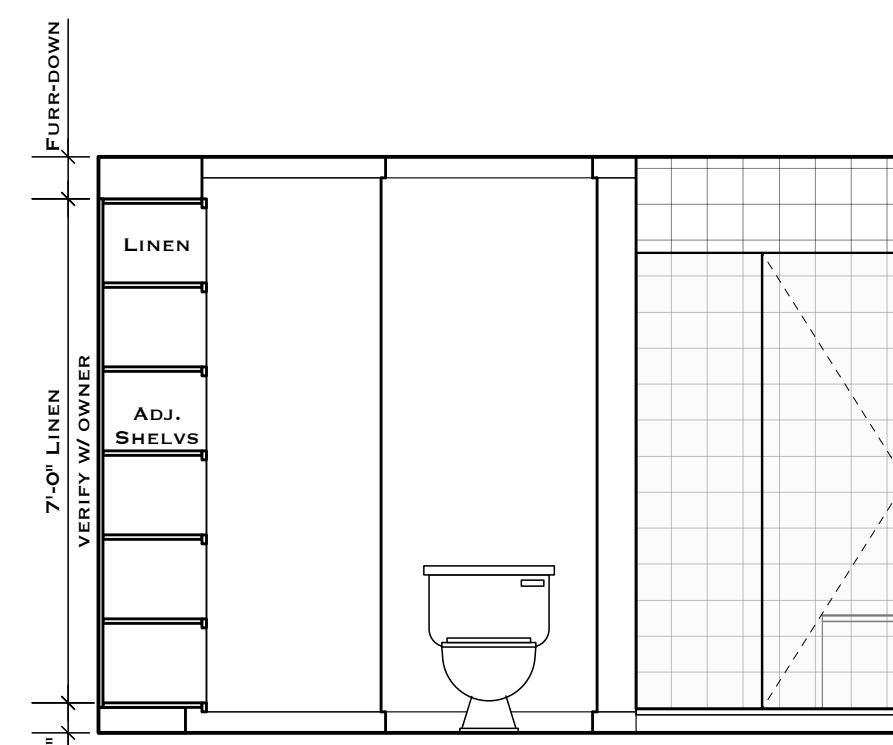
8 INT. ELEVATION - POWDER ROOM
 AS.1 SCALE: 3/8" = 1'-0"



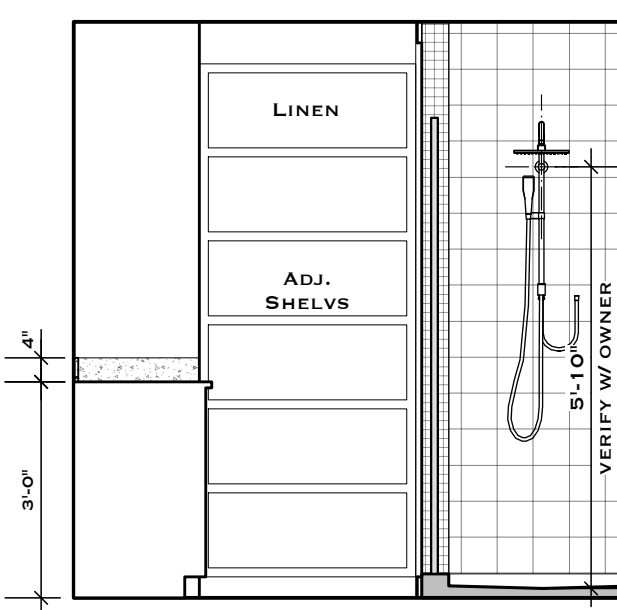
9 INT. ELEVATION - BATH #1
 AS.1 SCALE: 3/8" = 1'-0"



10 INT. ELEVATION - BATH #1
 AS.1 SCALE: 3/8" = 1'-0"



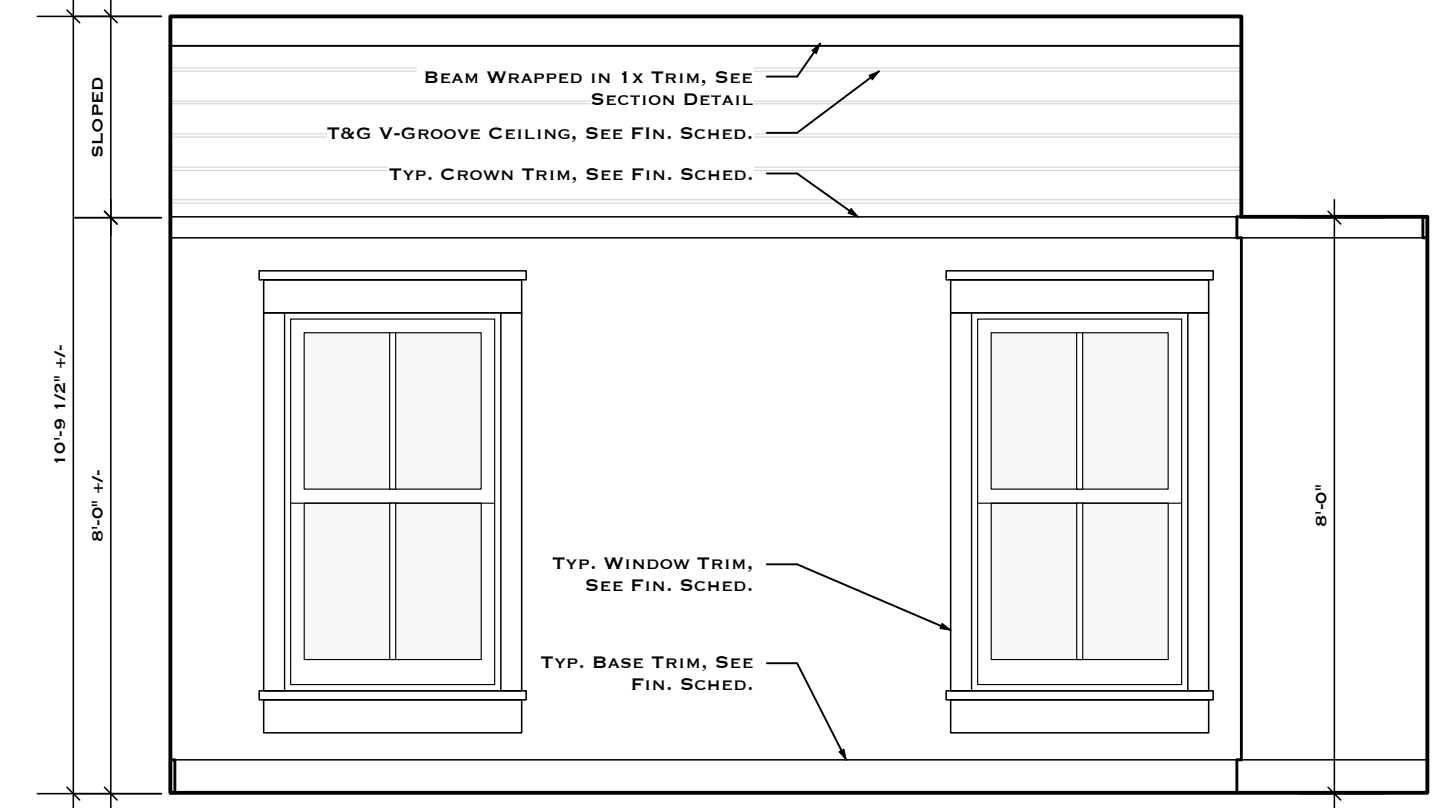
11 INT. ELEVATION - BATH #1
 AS.1 SCALE: 3/8" = 1'-0"



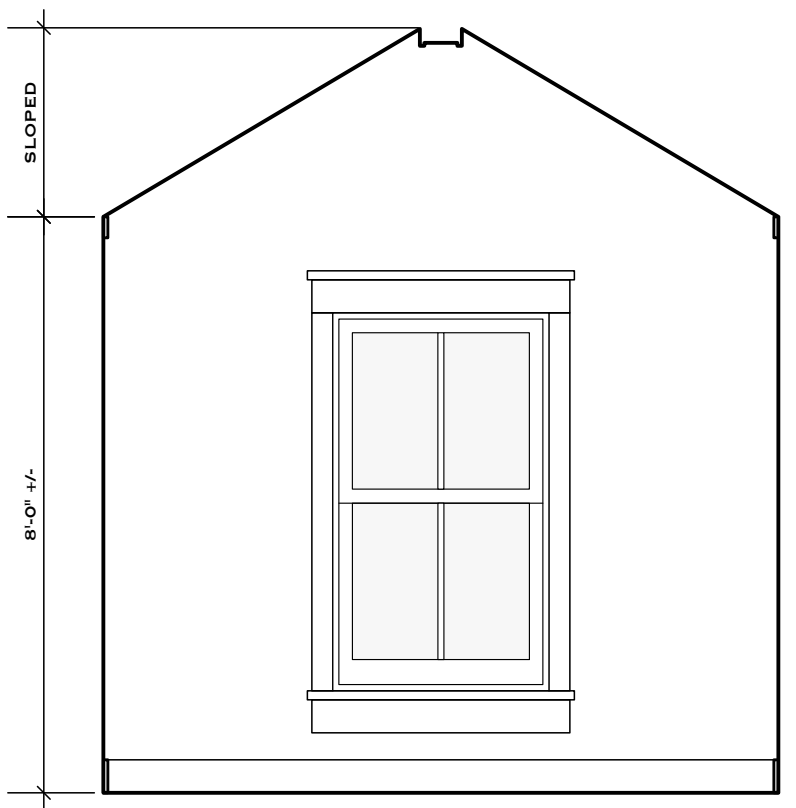
12 INT. ELEVATION - BATH #1
 AS.1 SCALE: 3/8" = 1'-0"

SHOWER DOOR TOWEL BAR & HANDLE NOTES:
 - ALL GLASS SHOWER DOORS TO RECEIVE METAL HANDLE / TOWEL BAR AS SELECTED BY OWNER.
 - CONTRACTOR TO CONFIRM THE CONFIGURATION OF ALL HANDLES & TOWEL BARS IN GLASS SHOWER DOORS PRIOR TO ORDERING DOORS, TYP.

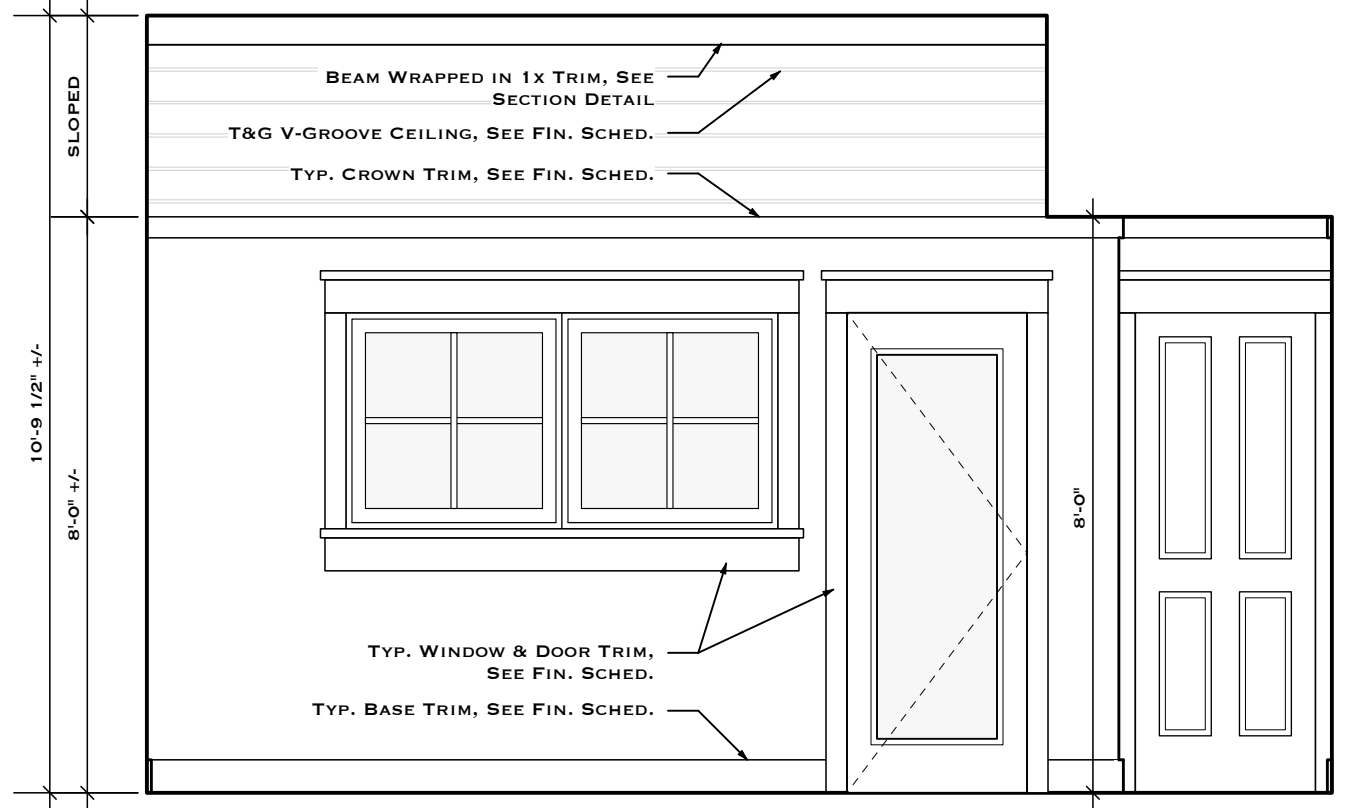
SHOWER DOOR TOWEL BAR & HANDLE NOTES:
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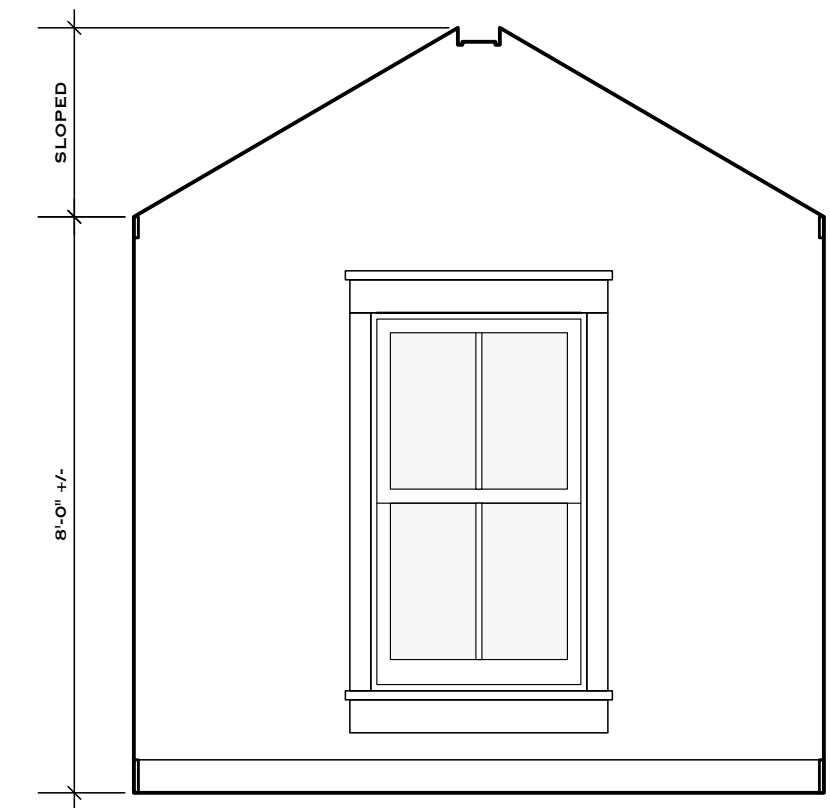
4
A5.2 INTERIOR ELEVATION - BEDROOM #2
 SCALE: 3/8" = 1'-0"



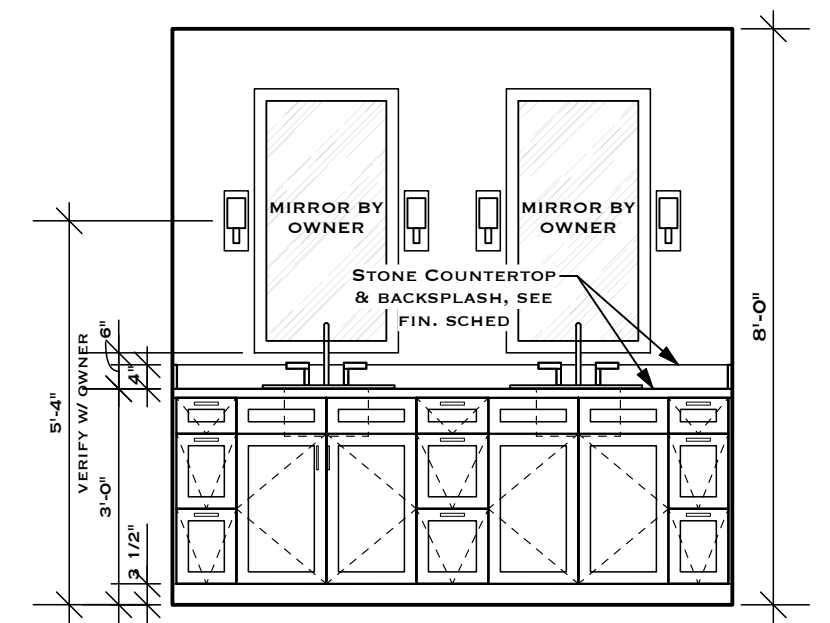
3
A5.2 INTERIOR ELEVATION - BEDROOM #2
 SCALE: 3/8" = 1'-0"



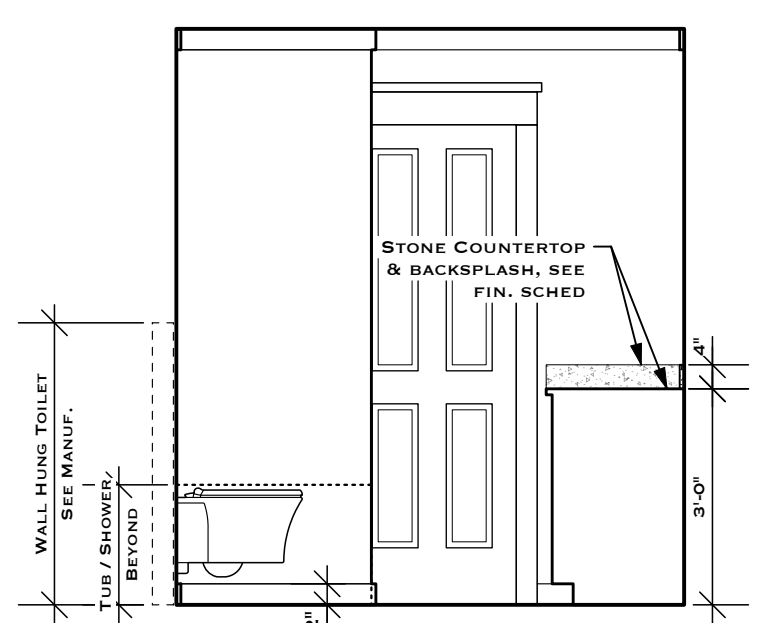
2
A5.2 INTERIOR ELEVATION - BEDROOM #1
 SCALE: 3/8" = 1'-0"



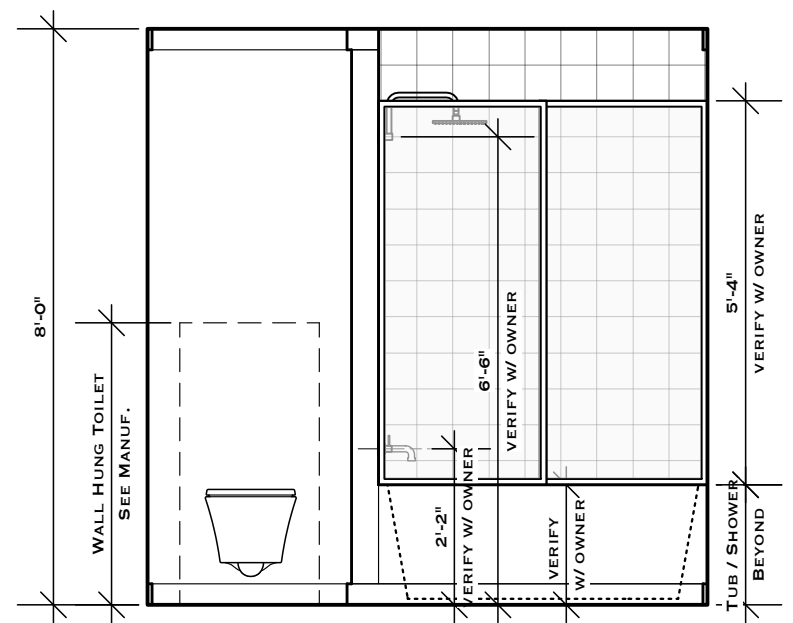
1
A5.2 INTERIOR ELEVATION - BEDROOM #1
 SCALE: 3/8" = 1'-0"



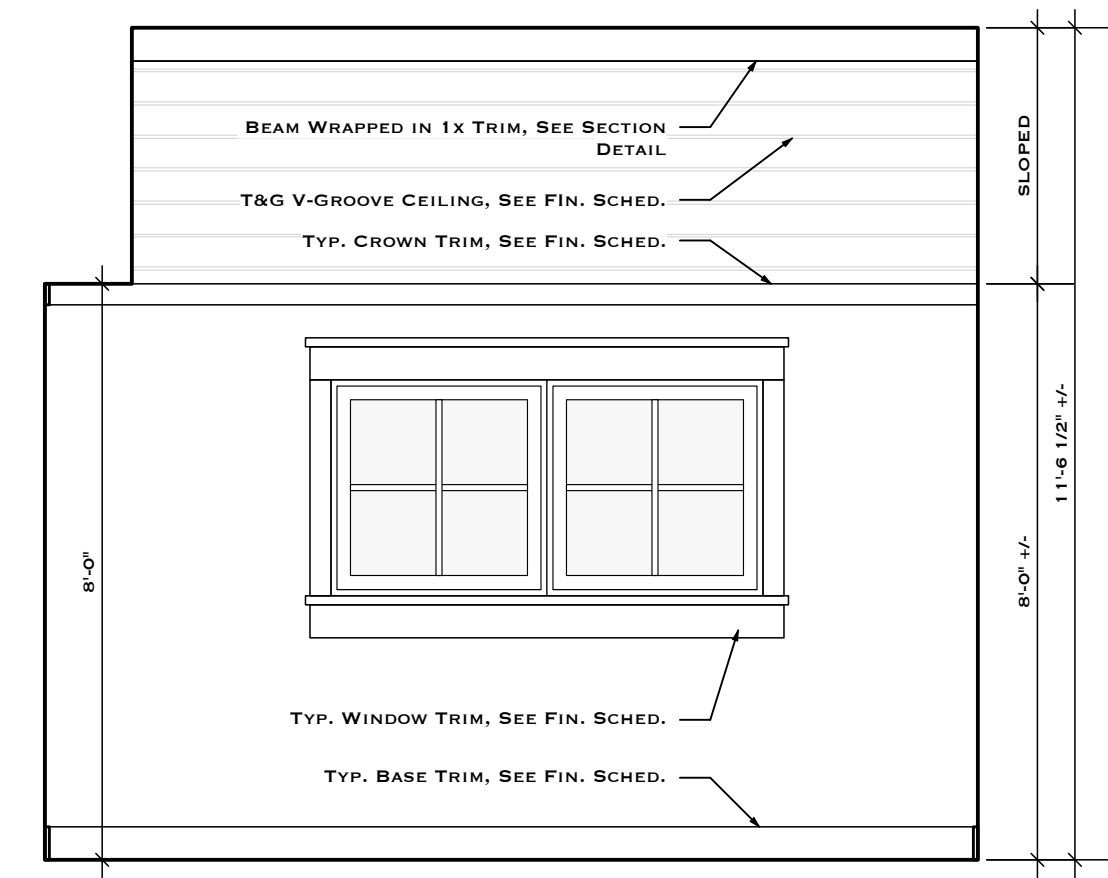
9
A5.2 INT. ELEVATION - SHARED BATH
 SCALE: 3/8" = 1'-0"



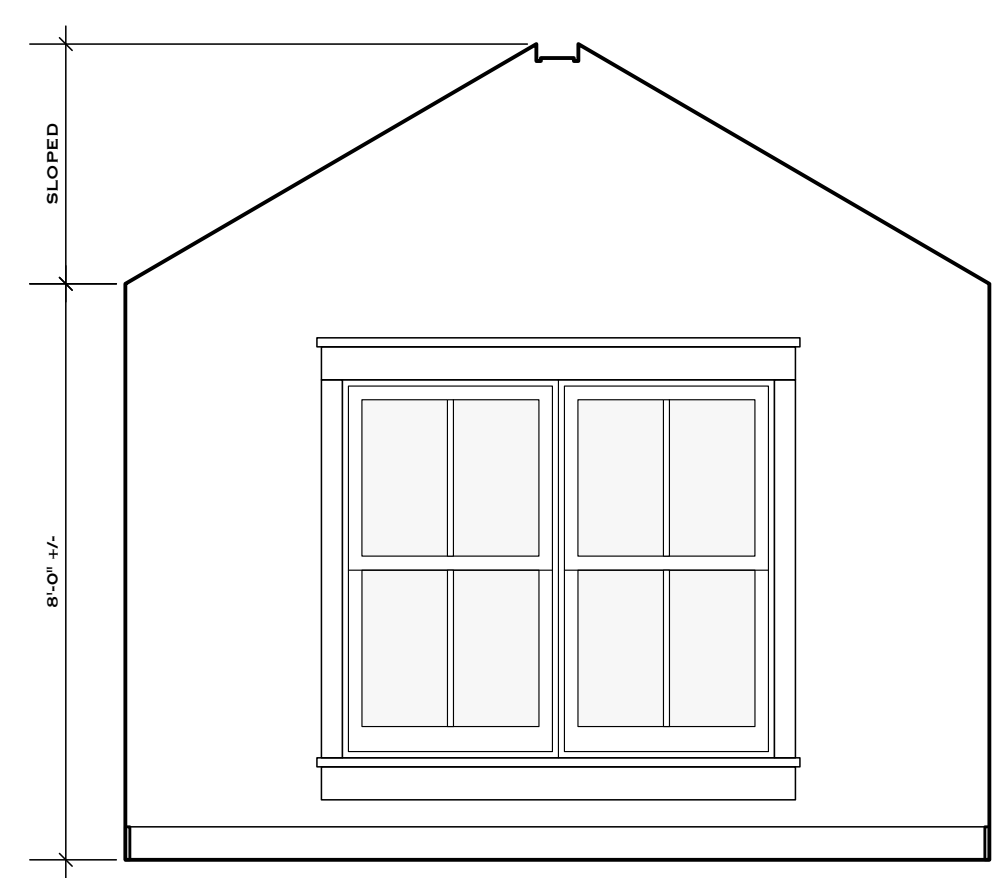
8
A5.2 INT. ELEVATION - SHARED BATH
 SCALE: 3/8" = 1'-0"



7
A5.2 INT. ELEVATION - SHARED BATH
 SCALE: 3/8" = 1'-0"



6
A5.2 INTERIOR ELEVATION - BEDROOM #3
 SCALE: 3/8" = 1'-0"



5
A5.2 INTERIOR ELEVATION - BEDROOM #3
 SCALE: 3/8" = 1'-0"