

NEW OFFICE FOR: 2000 PERIWINKLE WAY

2000 PERIWINKLE WAY
SANIBEL, FL 33957

CASTELLANOS + TRAMONTE ARCHITECTS
1228 LAFAYETTE ST. SUITE #1
CAPE CORAL, FLORIDA 33904
239-549-0997

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PROJECT DATA SUMMARY

GENERAL NOTES:

INDUSTRY STANDARDS: INDUSTRY STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF WORK AS IF COPIES DIRECTLY INTO THE CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THERE WITH. COMPLY WITH STANDARDS IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED OR REQUIRED BY GOVERNING AUTHORITIES.

SUPERVISION AND CONTROL:
THE ARCHITECT HAS NOT BEEN RETAINED, NOR IS RESPONSIBLE, FOR THE FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION OF THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FIELD SUPERVISION, CONSTRUCTION ADMINISTRATION, REVIEW AND APPROVAL OF ALL SHOP DRAWINGS, VERIFICATION ON-SITE OF ALL DIMENSIONS, AND STRICT COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF RECEIPT OF CONSTRUCTION DOCUMENTS OF ANY ERROR OR OMISSION OF THE ARCHITECT.
THE GENERAL CONTRACTOR AGREES TO ASSUME LIABILITY FOR CORRECTIVE MEASURES SHOULD THE ARCHITECT NOT BE INFORMED AS NOTED. THE GENERAL CONTRACTOR SHALL NOT DEVIATE FROM CONSTRUCTION DOCUMENTS, OR MAKE SUBSTITUTES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. THE GENERAL CONTRACTOR SHALL ASSIGN A QUALIFIED CONSTRUCTION SUPERVISOR TO THE PROJECT, THE GENERAL CONTRACTOR AND HIS SUPERVISION SHALL BE RESPONSIBLE FOR THE COORDINATION OF SURVEYING/RECORDING, INSPECTIONS AND TESTING, GENERAL INSTALLATION PROVISIONS, CUTTING AND PATCHING, AND CLEANING/PROTECTING.

GENERAL INSTALLATION PROVISIONS:
WELL IN ADVANCE OF EVERY MAJOR UNIT OF WORK WHICH REQUIRES COORDINATING AND INTERFACING WITH OTHER WORK, MEET AT PROJECT SITE WITH INSTALLER AND/OR REPRESENTATIVES OF MANUFACTURERS AND FABRICATORS WHO ARE INVOLVED IN OR EFFECTED BY THE UNIT OF WORK WHICH HAS PROCEEDED OR WILL FOLLOW. RECORD DISCUSSIONS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION. INSPECT EACH ITEM OF MATERIAL OR EQUIPMENT IMMEDIATELY PRIOR TO INSTALLATION, AND REJECT DAMAGED OR DEFECTIVE ITEMS. PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED, TRUE TO LINE AND LEVEL AND WITHIN RECOGNIZED INDUSTRY TOLERANCE. ALLOW FOR EXPANSIONS AND BUILDING MOVEMENTS, PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK, ORGANIZE FOR BEST VISUAL EFFECT.
RECHECK MEASUREMENTS AND DIMENSIONS OF THE WORK, AS IN INTEGRAL STEP OF STARTING EACH INSTALLATION AND MAKING EACH PURCHASE OF EQUIPMENT.
INSTALL WORK DURING CONDITIONS OF TEMPERATURE, HUMIDITY, EXPOSURE, FORECASTED WEATHER, AND STATUS OF PROJECT COMPLETION WHICH WILL ENSURE BEST POSSIBLE RESULTS FOR EACH UNIT OF WORK, IN COORDINATION WITH THE ENTIRE WORK. ISOLATE EACH UNIT OF WORK FROM NON-COMPATIBLE WORK, AS REQUIRED TO PREVENT DETERIORATION. COORDINATE ENCLOSURE (CLOSING IN) OF WORK WITH REQUIRED INSPECTIONS AND TESTS, SO AS TO MINIMIZE THE NECESSITY OF UNCOVERING WORK FOR THAT PURPOSE. WHERE MOUNTING HEIGHTS AND LOCATIONS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT INDUSTRY-RECOGNIZED STANDARDS MOUNTING HEIGHTS (LOCATIONS) FOR APPLICATIONS INDICATED. REFER QUESTIONABLE CHOICES TO ARCHITECT/ENGINEER.

TEMPORARY FACILITIES:
REFER TO THE "GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION" FOR BASIC COMMITMENTS TO PROVIDE THE FOLLOWING SERVICES AS REQUIRED TO PERFORM THE WORK.

TEMPORARY UTILITY SERVICES:
TEMPORARY CONSTRUCTION FACILITIES: WATER DISTRIBUTION, DEWATERING, ENCLOSURE, POWER DISTRIBUTION, TEMPORARY LIGHTING, TEMPORARY ROADS, TEMPORARY ELEVATOR/HOISTING, AND MISC. CONSTRUCTION FACILITIES.

TEMPORARY SUPPORT FACILITIES: CONTRACTOR'S FIELD OFFICE, DRINKING WATER, TOILETS, ECT. GENERAL CONTRACTOR SHALL PROVIDE PROJECT IDENTIFICATION SIGN (TO INCLUDE NAME OF PROJECT OWNER, CONTRACTOR, ARCHITECT, AND ADDITIONAL INFORMATION AS REQUESTED BY THE OWNER, CONTRACTOR SHALL SUBMIT LAYOUT FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

GENERAL: FIRE PROTECTION, BARRICADES, FENCING, LOCKUP AND SECURITY, SIDEWALK PROTECTION, WATCHMAN SERVICE (WHEN REQUIRED BY OWNER OR CONTRACTOR), ENVIRONMENTAL PROTECTION, REFER ALL PRODUCT SELECTIONS AND SUBSTITUTIONS TO THE OWNER FOR FINAL APPROVAL PRIOR TO ACTUAL PURCHASE OF MATERIALS.

WARRANTY AND GUARANTEE:
ONE YEAR WRITTEN GUARANTEE IS REQUIRED ON ALL WORK UNDER THIS CONTRACT. SPECIFIC PRODUCT WARRANTIES WHERE THEY APPLY SHALL ACCRUE TO THE OWNER. PROVIDE WRITTEN STATEMENTS AND/OR COPIES OF ALL WARRANTIES/GUARANTEE TO THE OWNER.

FINAL CLEANING:
AT PROJECT CLOSEOUT TIME, CLEAN OR RECLEAN ENTIRE WORK TO NORMAL LEVEL FOR "FIRST CLASS" MAINTENANCE/CLEANING OR BUILDING PROJECTS OF SIMILAR NATURE. REMOVE NON-PERMANENT PROTECTIONS AND LABELS, POLISH GLASS, CLEAN EXPOSED SURFACES, TOUCH-UP MINOR DAMAGE, REPLACE FILTERS, REMOVE DEBRIS, REPLACE BURNED OUT LIGHTS, SWEEP AND WASH PAVED AREAS, POLICE YARDS AND GROUNDS AND SANITIZE PLUMBING.

APPLICABLE CODES:

BUILDING CODE: 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION.
MECHANICAL CODE: 2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH EDITION.
PLUMBING CODE: 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION.
ELECTRICAL CODE: FLORIDA ELECTRICAL CODE 2020, NFPA 70, 2020.
FIRE CODE: FLORIDA FIRE PREVENTION CODE (FFPC), 8TH EDITION - FIRE CODE. (NFPA 1 - FIRE CODE FLORIDA 2021 EDITION)
LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE (FFPC), 8TH EDITION - LIFE SAFETY CODE (NFPA 101 - LIFE SAFETY CODE 2021 EDITION).
ACCESSIBILITY CODE: 2023 FLORIDA BUILDING CODE, ACCESSIBILITY.

FIRST LEVEL USE GROUP:

FBC: MODERATE-HAZARD STORAGE S-1 (SECTION 311.2)
FFPC: STORAGE OCCUPANCY

SECOND LEVEL USE GROUP:

FBC: B BUSINESS (SECTION 304.1)
FFPC: BUSINESS GROUP

TYPE OF CONSTRUCTION (TABLE 601)

TYPE VB, UNPROTECTED, NON-SPRINKLERED

FLOOR AREA FLORIDA BUILDING CODE, 8TH EDITION (2023) TABLE 504.3, 504.3, 504.4, 506.2

OCCUPANCY: B BUSINESS	ALLOWED	PROPOSED
BUILDING AREA:	9,000 SF.	790 SF.
HEIGHT OF BUILDING:	40'-0"	< 31'-0"
NO. OF STORIES:	2	2

OCCUPANT LOAD (TABLE 1004.1.5)

[GROSS AREA / SF PER PERSON = # PERSON]

BUSINESS:	FBC	FFPC
B BUSINESS (LESS CORRIDOR & RESTROOM)	553 SF/150 = 4 PERSONS	1,150/150 = 4 PERSONS **
S-1 STORAGE	N/A UNCONDITIONED SPACE (NON-OCCUPIED)	

TOTAL OCCUPANT LOAD = 4 PERSONS 4 PERSONS

** OCCUPANCY LIMITED TO NO MORE THAN 5 PEOPLE ON THE SECOND FLOOR.

** PER FBC VERTICAL ACCESSIBILITY CHPT. 201.1.1 OCCUPIED SPACES AND ROOMS THAT ARE NOT OPEN TO THE PUBLIC AND THAT HOUSE NO MORE THAN 5 PERSONS, INCLUDING BUT NOT LIMITED TO EQUIPMENT CONTROL ROOMS AND PROJECTION BOOTHS.

** PER FBC CHPT 202.4.2 DISPROPORTIONATE COST ADA UPGRADES TO THIS PROJECT SHALL MEET THE MINIMUM 20% COST OF CONSTRUCTION (INSTALLATION OF AN ELEVATOR WOULD EXCEED THE 20% MAXIMUM ALLOWABLE, THEREFORE MAKING IT A DISPROPORTIONATE COST)

WIND DESIGN

RISK CATEGORY: II
EXPOSURE: C
BASIC WIND SPEED: 170 MPH ASCE 7-10 CHAPTER 26
INTERNAL PRESSURE COEFFICIENT, GCPI +/- 0.18 (ENCLOSED, PROTECTED OPENINGS)

FIRE RESISTANCE RATING PER TABLE 601 (TYPE VB)

	REQUIRED RATING	PROPOSED RATING	DESIGN NO.
STRUCTURAL FRAME	0	0	N/A
BEARING WALLS			
EXTERIOR	0	0	N/A
INTERIOR	0	0	N/A
NONBEARING WALLS			
EXTERIOR (X230)	0	0	N/A
INTERIOR	0	0	N/A
FLOOR CONSTRUCTION	0	0	N/A
ROOF CONSTRUCTION	0	0	N/A

FFPC: TABLE 6.1.14.4.1 * WHERE THE BUILDING IS TWO STORIES OR LESS IN HEIGHT, AND THE TOTAL BUILDING SQUARE FOOTAGE IS LESS THAN 10,000 SF, NO SEPARATION IS NEEDED.

INTERIOR FINISH CLASSIFICATION (FBC 2023 TABLE 803.11)

	B BUSINESS (NON-SPRINKLERED)
EXIT ENCLOSURES:	B
INTERIOR EXIT PASSAGEWAYS:	A
CORRIDORS:	B
ROOMS & ENCLOSED SPACES:	C

INTERIOR FINISH CLASSIFICATION (FFPC, 8TH EDITION - FIRE CODE 2021 SECTION 20.13.3.2)

	B BUSINESS
EXITS & EXIT ACCESS CORRIDORS (20.13.3.3.1):	CLASS A OR B
OTHER THAN EXITS:	CLASS A, B OR C

B BUSINESS	REQUIRED	PROPOSED
COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1):	75 FEET	< 75 FEET
MIN. OPENING WIDTH (1010.1.1):	32 INCHES	34 INCHES
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):	200 FEET	< 200 FEET
MINIMUM CORRIDOR WIDTH (TABLE 1020.2):	36 INCHES	> 36 INCHES
MAX. DEAD END CORRIDOR (1020.4):	20 FEET	< 20 FEET

PLUMBING CALCULATIONS

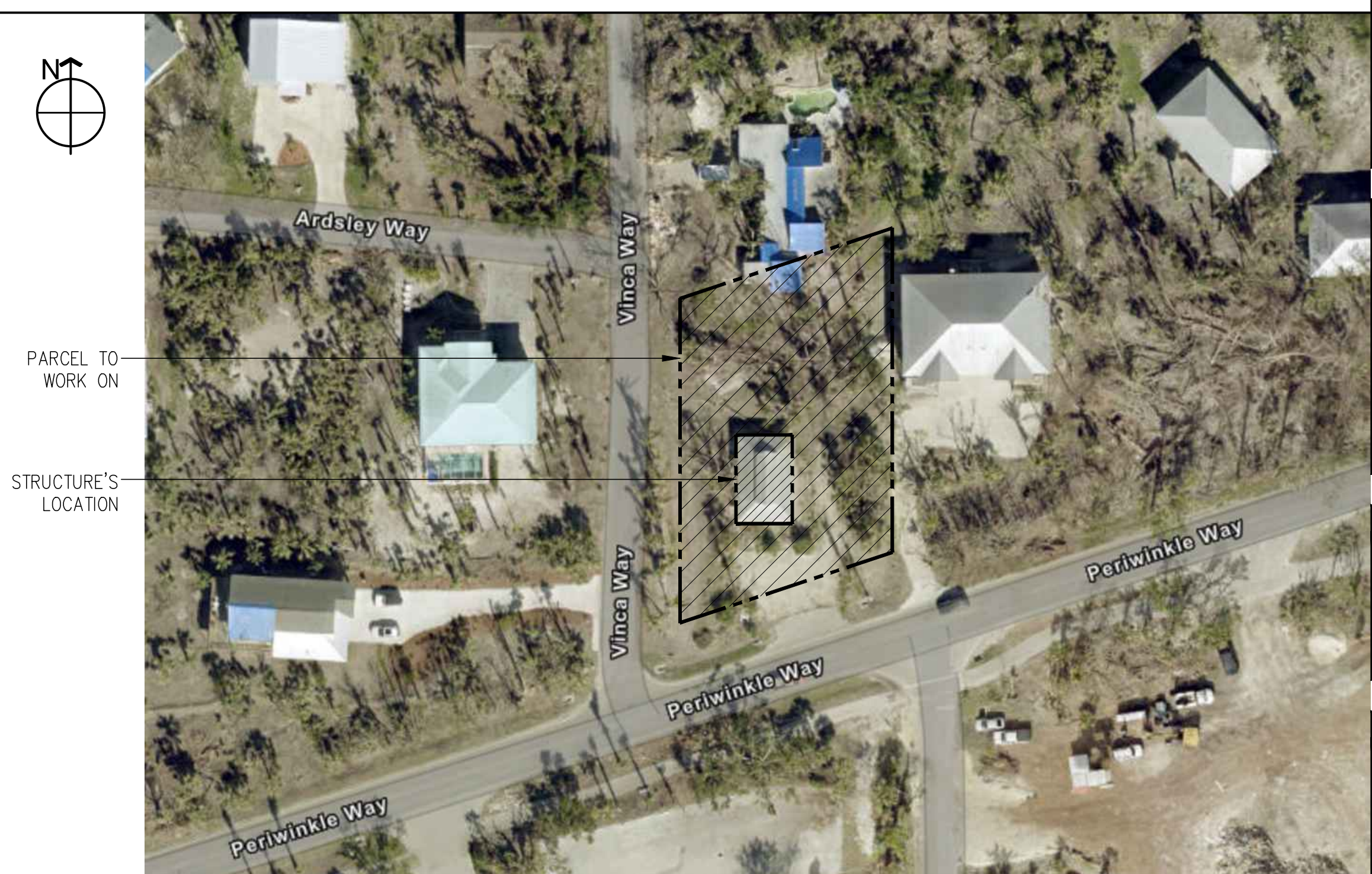
USE GROUP: B BUSINESS (TABLE 403.1)	OCCUPANT LOAD: 5 PERSONS	
	REQUIRED	PROPOSED
WATER CLOSETS:		
(1 PER 25)	1	1
LAVATORIES:		
(1 PER 40)	1	1
DRINKING FOUNTAINS:		
410.2 SMALL OCCUPANCIES: DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.		
SERVICE SINK:		
403.1.e: FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.		

INDEX SHEET

T-1	TITLE PAGE, CODE DATA & NOTES
LS-1	LIFE SAFETY PLAN
A-1	FLOOR PLANS
A-2	REFLECTED CEILING PLANS
A-3	ROOF PLANS
A-4	BUILDING ELEVATIONS
A-5	DOOR & FRAME SCHEDULES, FINISH SCHEDULE.
A-6	BUILDING SECTION, WALL DETAILS.
A-7	BUILDING SECTION, WALL DETAILS & DETAILS.
S-1	STRUCTURAL DETAILS.

NOTES TO PLANS EXAMINER

- FIRE EXTINGUISHERS PROVIDED PER NFPA 10, SEE FLOOR PLAN LS-1.



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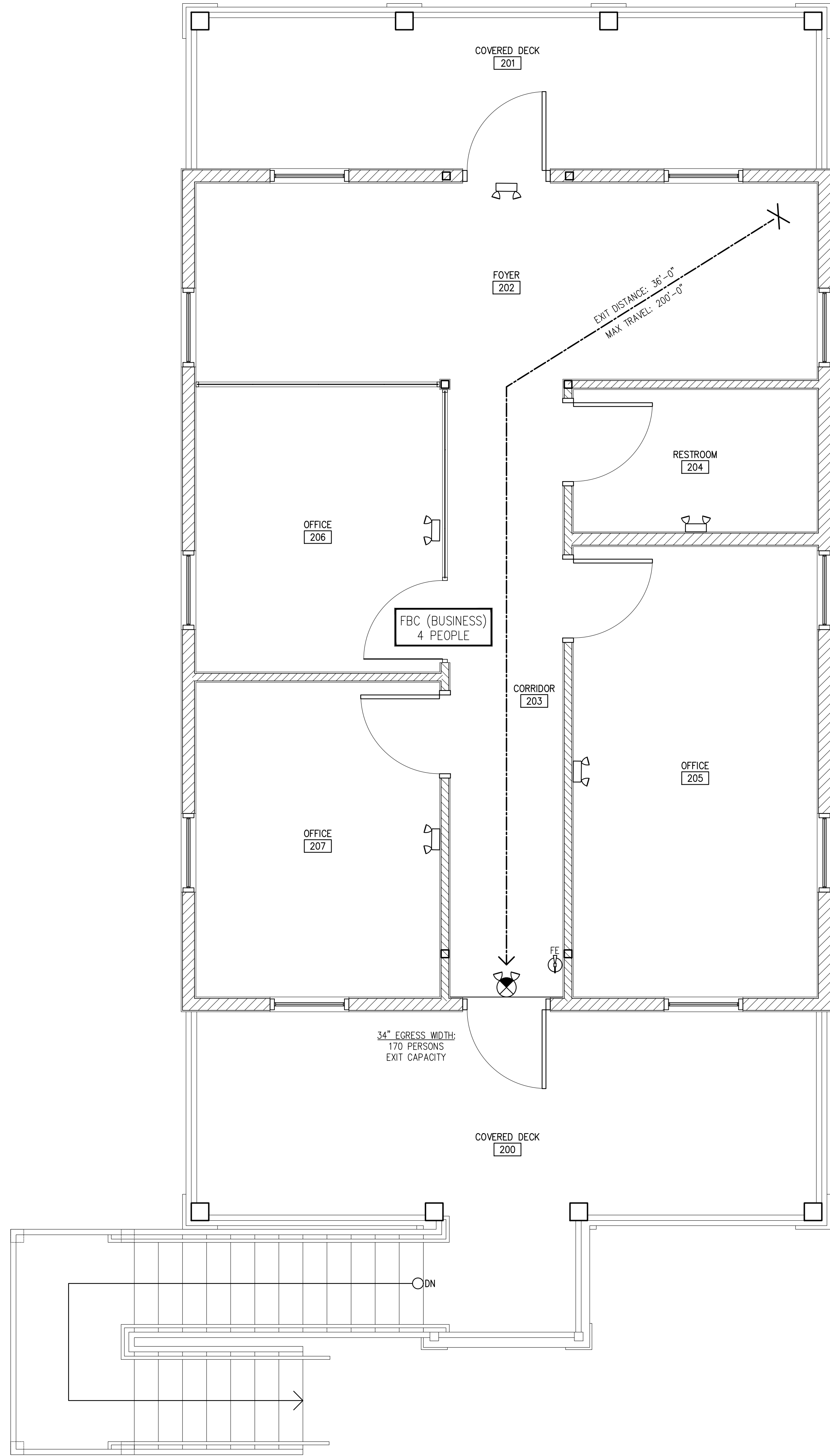
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DRAWING NAME:
TITLE PAGE,
CODE DATA &
NOTES SHEET

SHEET
T-1

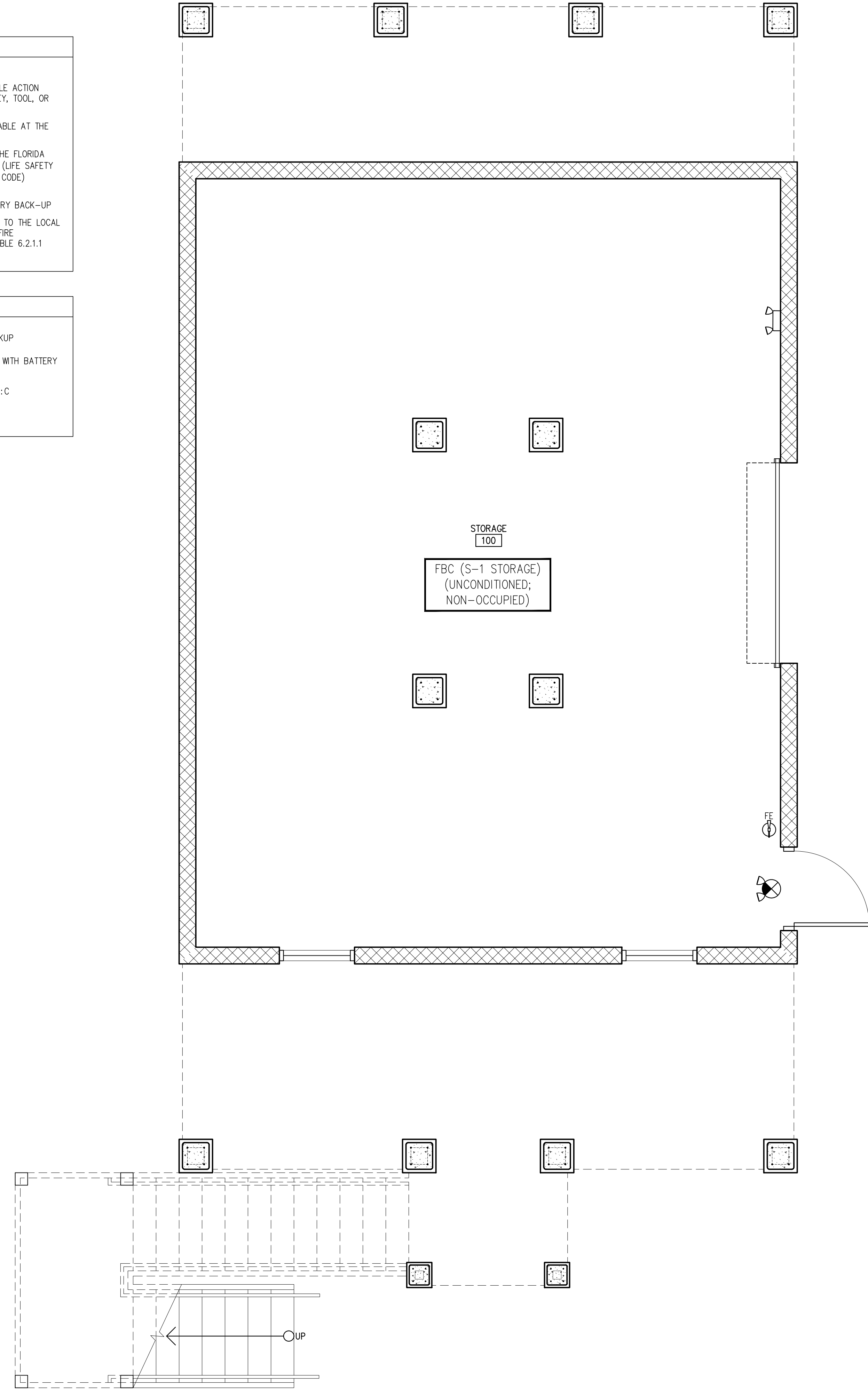
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SECOND LEVEL LIFE SAFETY PLAN
 3/8" = 1'-0"

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS.
 - ALL DOORS IN THE MEAN OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE.
 - EXIT AND EMERGENCY LIGHTS SHALL BE FULLY OPERABLE AT THE TIME OF THE FIRE FINAL INSPECTION.
 - PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, CURRENT EDITION, NFPA 101 (LIFE SAFETY CODE), CURRENT EDITION AND NFPA 1 (UNIFORM FIRE CODE) CURRENT EDITION.
 - ALL EMERGENCY LIGHTS AND EXIT SIGNS HAVE BATTERY BACK-UP
 - PROVIDE HAND HELD FIRE EXTINGUISHERS ACCORDING TO THE LOCAL FIRE MARSHALL REQUIREMENTS - PROVIDE 2A:10B:C FIRE EXTINGUISHERS EVERY 3,000 SF AS PER NFPA 10 TABLE 6.2.1.1 (LIGHT HAZARD)

- LEGEND**
- EMERGENCY LIGHTS WITH BATTERY BACKUP
 - EMERGENCY EXIT SIGN & LIGHT COMBO WITH BATTERY BACKUP
 - FIRE EXTINGUISHER ON HOOK - 2A:10B:C
 - INDICATES PATH OF EGRESS TRAVEL



FIRST LEVEL LIFE SAFETY PLAN
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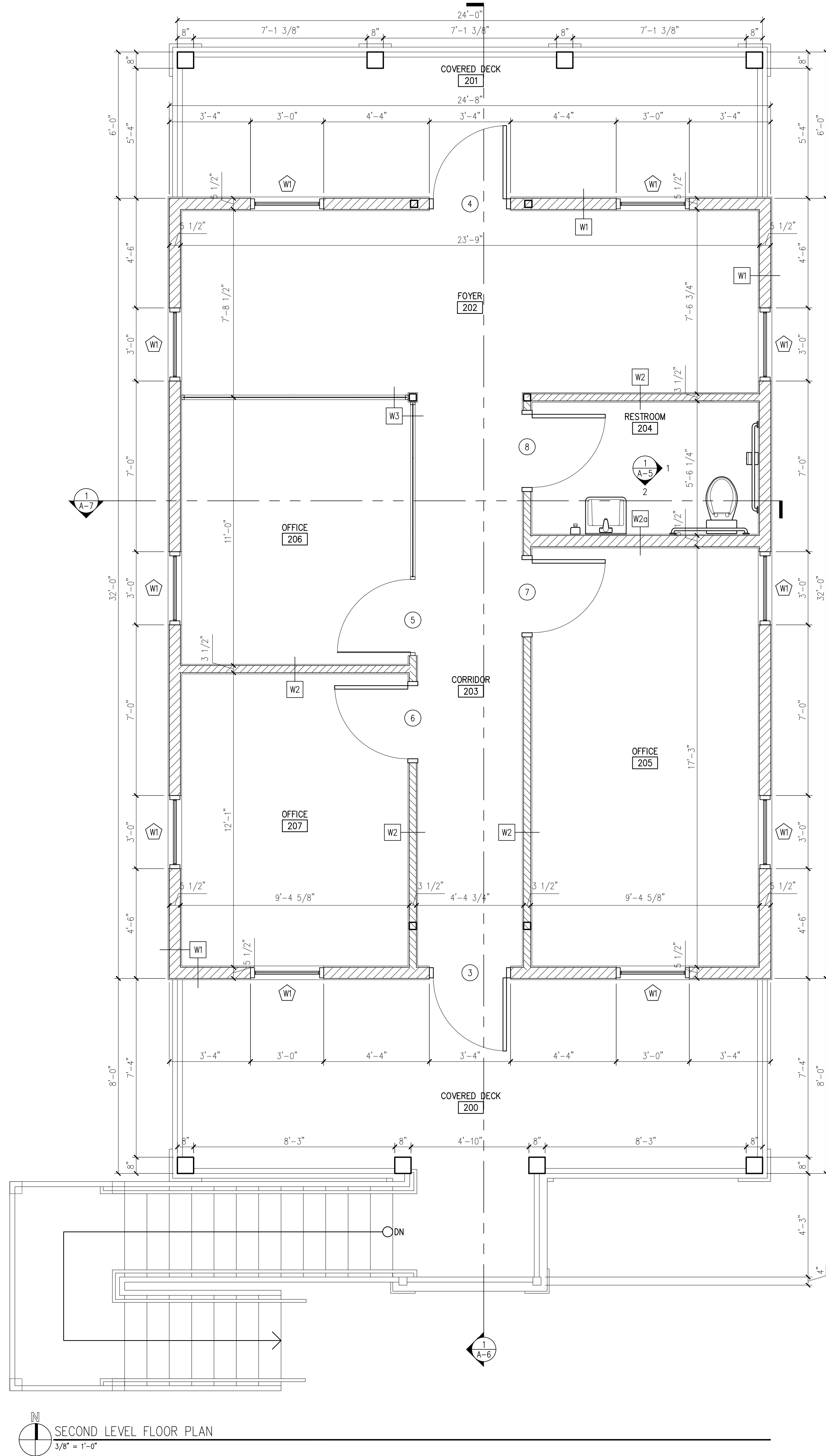
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 LIFE SAFETY PLANS

SHEET
LS-1

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GENERAL NOTES

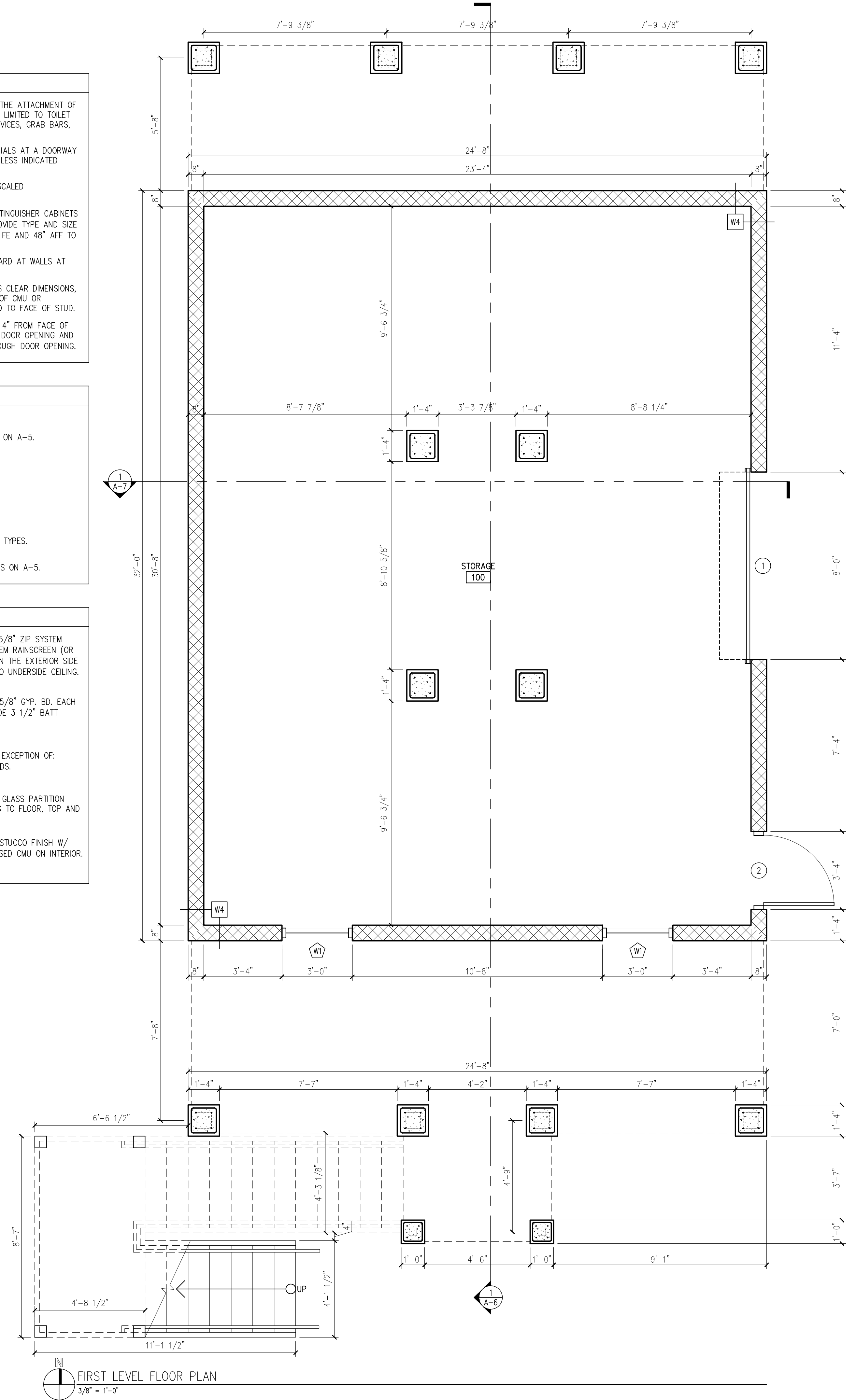
1. PROVIDE ALL WOOD BLOCKING NECESSARY FOR THE ATTACHMENT OF MISCELLANEOUS EQUIPMENT INCLUDING BUT NOT LIMITED TO TOILET ACCESSORIES, DOOR HARDWARE, ELECTRICAL DEVICES, GRAB BARS, HANDRAILS, CASEWORK AND MILLWORK.
2. THE TRANSITION OF DIFFERENT FLOORING MATERIALS AT A DOORWAY SHALL OCCUR AT THE CENTERLINE OF DOOR UNLESS INDICATED OTHERWISE.
3. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DRAWINGS.
4. PROVIDE FIRE EXTINGUISHERS (FE) AND FIRE EXTINGUISHER CABINETS (FEC) AS INDICATED ON LIFE SAFETY PLAN. PROVIDE TYPE AND SIZE AS SPECIFIED. MOUNT AT 42" AFF TO TOP OF FE AND 48" AFF TO TOP OF FEC.
5. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD AT WALLS AT ALL DAMP LOCATIONS (RESTROOMS).
6. UNLESS OTHERWISE NOTED ON THE PLAN OR AS CLEAR DIMENSIONS, ALL PLAN DIMENSIONS ARE TAKEN FROM FACE OF CMU OR CONCRETE TO FACE OF STUD OR FACE OF STUD TO FACE OF STUD.
7. DOORS NOT OTHERWISE DIMENSIONED SHALL BE 4" FROM FACE OF ADJACENT CMU OR CONCRETE WALL TO ROUGH DOOR OPENING AND 4" FROM FACE OF ADJACENT STUD WALL TO ROUGH DOOR OPENING.

LEGEND

- NEW DOOR, REF. DOOR SCHEDULE ON A-5.
- 8" REINF. CMU, SEE WALL TYPES.
- WOOD STUD PARTITION, SEE WALL TYPES.
- NEW WINDOWS, REF. WINDOW TYPES ON A-5.

WALL TYPES

- 2x6" WOOD STUDS @ 16" O.C. W/ 5/8" ZIP SYSTEM PANEL SHEATHING, 3/16" ZIP SYSTEM RAINSCREEN (OR SIMILAR) AND HARDIE BD. SIDING ON THE EXTERIOR SIDE AND 5/8" GYP. BD. ON INTERIOR TO UNDERSIDE CEILING. PROVIDE R-19 INSULATION.
- 2x4" WOOD STUDS @ 24" O.C. W/ 5/8" GYP. BD. EACH SIDE TO UNDERSIDE CEILING. PROVIDE 3 1/2" BATT INSULATION.
- SAME AS WALL TYPE W2 WITH THE EXCEPTION OF: 2x6" STUDS IN LIEU OF 2x4" STUDS.
- 1/2" MONOLITHIC CLEAR TEMPERED GLASS PARTITION WALL SECURED WITH ALUM. FRAMING TO FLOOR, TOP AND SIDES.
- 8" CMU BLOCK, PTD. SAND/FLOAT STUCCO FINISH W/ 1/2" CONTROL JOINTS. PAINT EXPOSED CMU ON INTERIOR.



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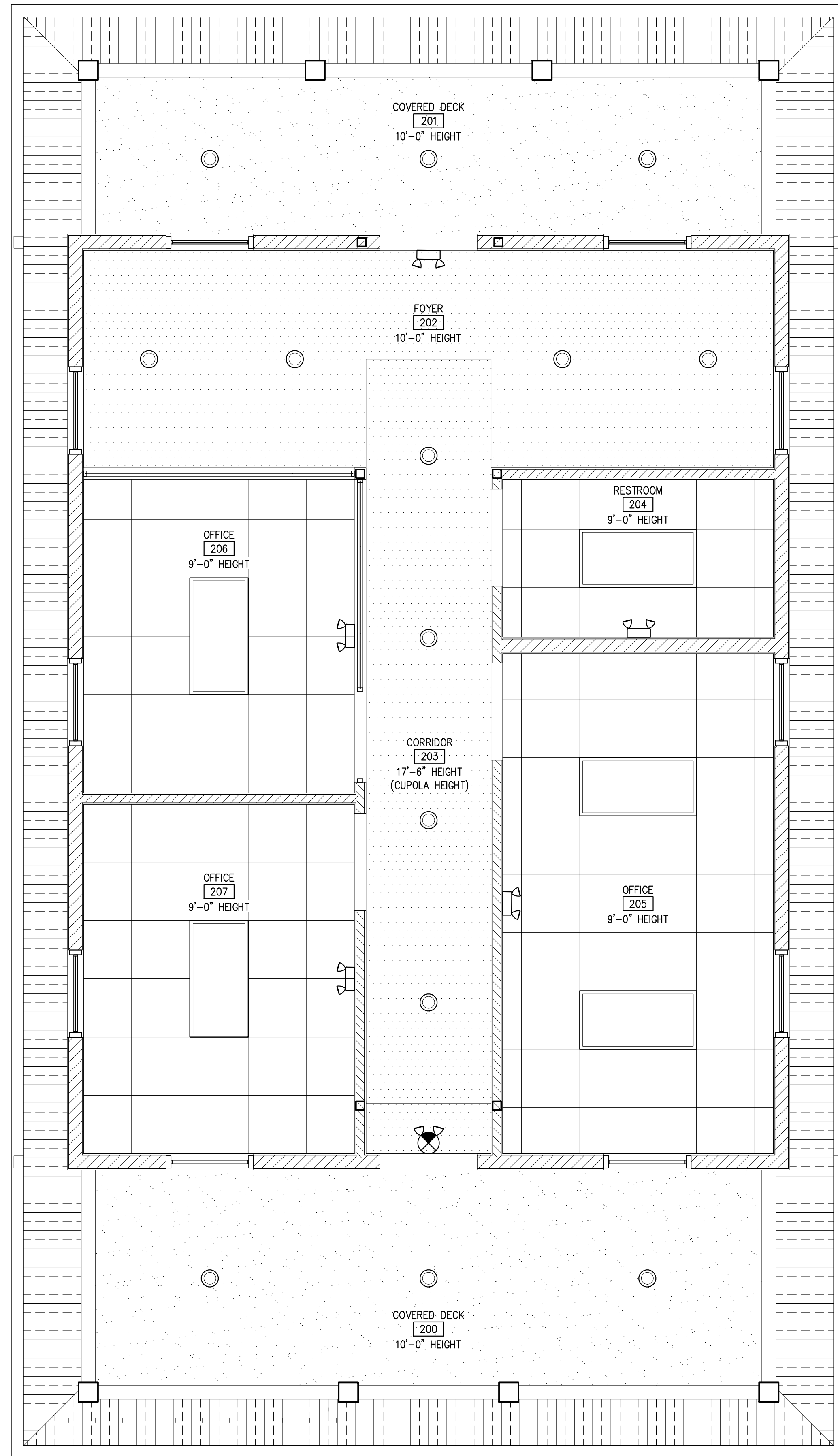
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FLOOR PLANS

SHEET
A-1

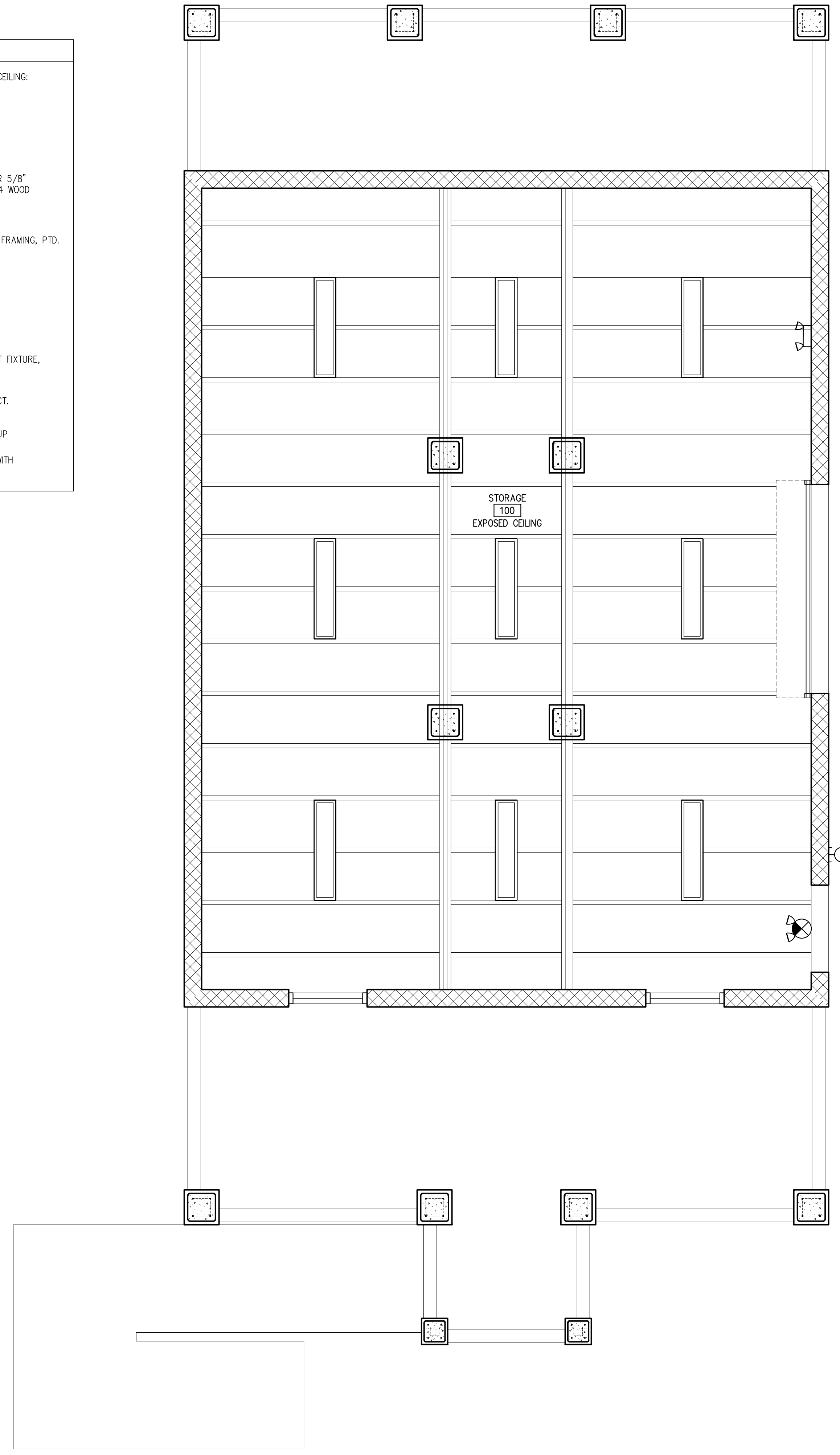
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SECOND LEVEL REFLECTED CEILING PLAN
3/8" = 1'-0"

REFLECTED CEILING PLANS LEGEND

	ARMSTRONG CEILING 24"x24" ACOUSTIC CEILING: ULTIMA REVELED TEGULAR 9/16" #1895 9'-0" CEILING HEIGHT - SECOND LEVEL
	VENTED ALUM. SOFFIT WHITE
	SAND/SMOOTH FINISH PTD. STUCCO OVER 5/8" DENSGLASS SHEATHING FASTENED TO 2x4 WOOD TRUSSES. 10'-0" CEILING HEIGHT - SECOND LEVEL
	5/8" GYP. BD. SOFFIT OVER 2x4" WOOD FRAMING, PTD. WHITE. 10'-0" CEILING HEIGHT - SECOND LEVEL
	RECESSED LED LIGHT, REF. ELECT.
	LIGHT SCONCE, REF. ELECT. WP: WATER PROOF
	24"x48" LAY-IN OR RECESSED LED LIGHT FIXTURE, REF. ELECT.
	48"L FLAT LED LIGHT FIXTURE, REF. ELECT.
	EMERGENCY LIGHTS WITH BATTERY BACKUP
	EMERGENCY EXIT SIGN & LIGHT COMBO WITH BATTERY BACKUP



FIRST LEVEL REFLECTED CEILING PLAN
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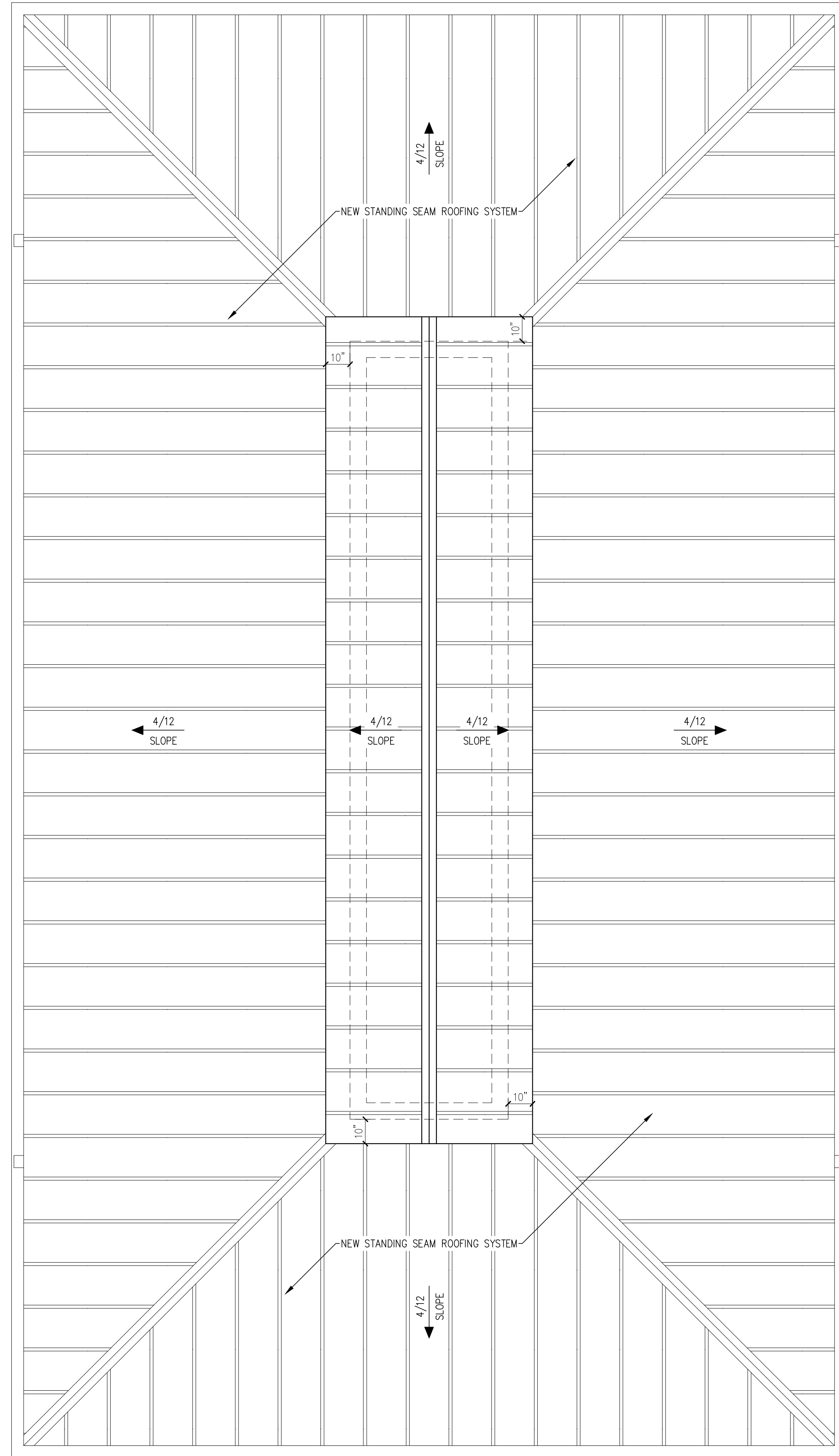
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DRAWING NAME:
REFLECTED
CEILING PLAN

SHEET
A-2

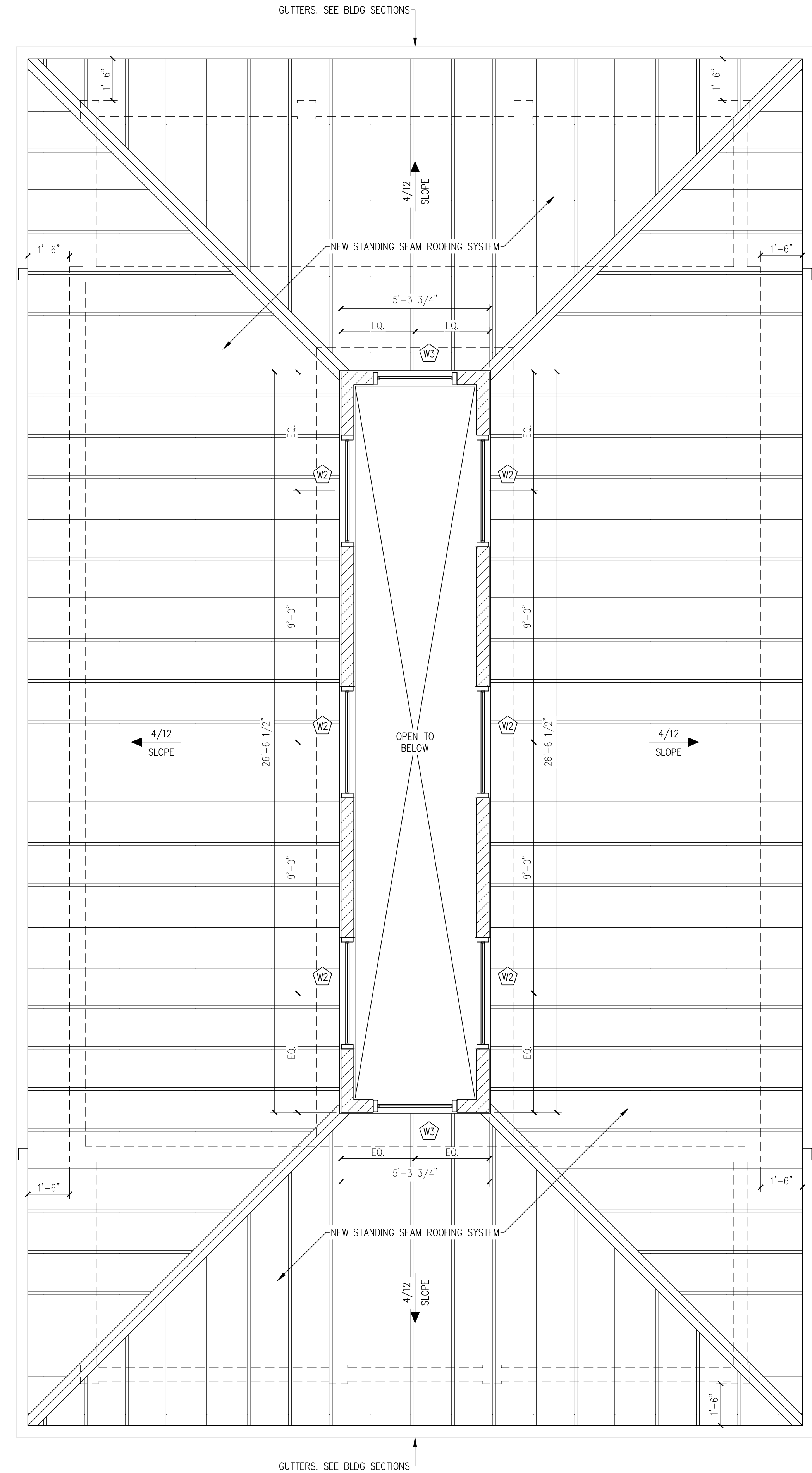
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ROOF PLAN
3/8" = 1'-0"

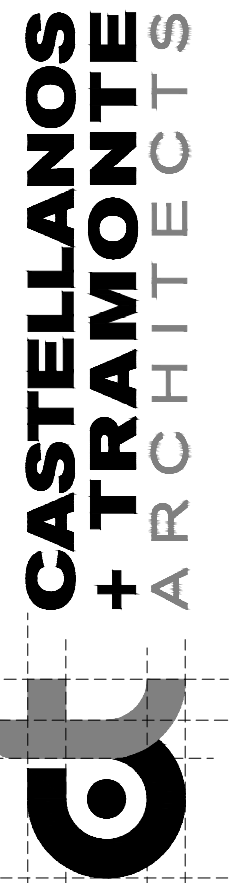
ROOF LEGEND	
	NEW WINDOWS, REF. WINDOW TYPES ON A-5.

GENERAL NOTE:
1. ALL ROOFING PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THIS ROOF PLAN. HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN ROOFING WARRANTIES.
2. SEE BUILDING SECTIONS FOR SPECIFICS ON THE ROOFING SYSTEM.



FUNCTIONAL CUPOLA ROOF PLAN
3/8" = 1'-0"

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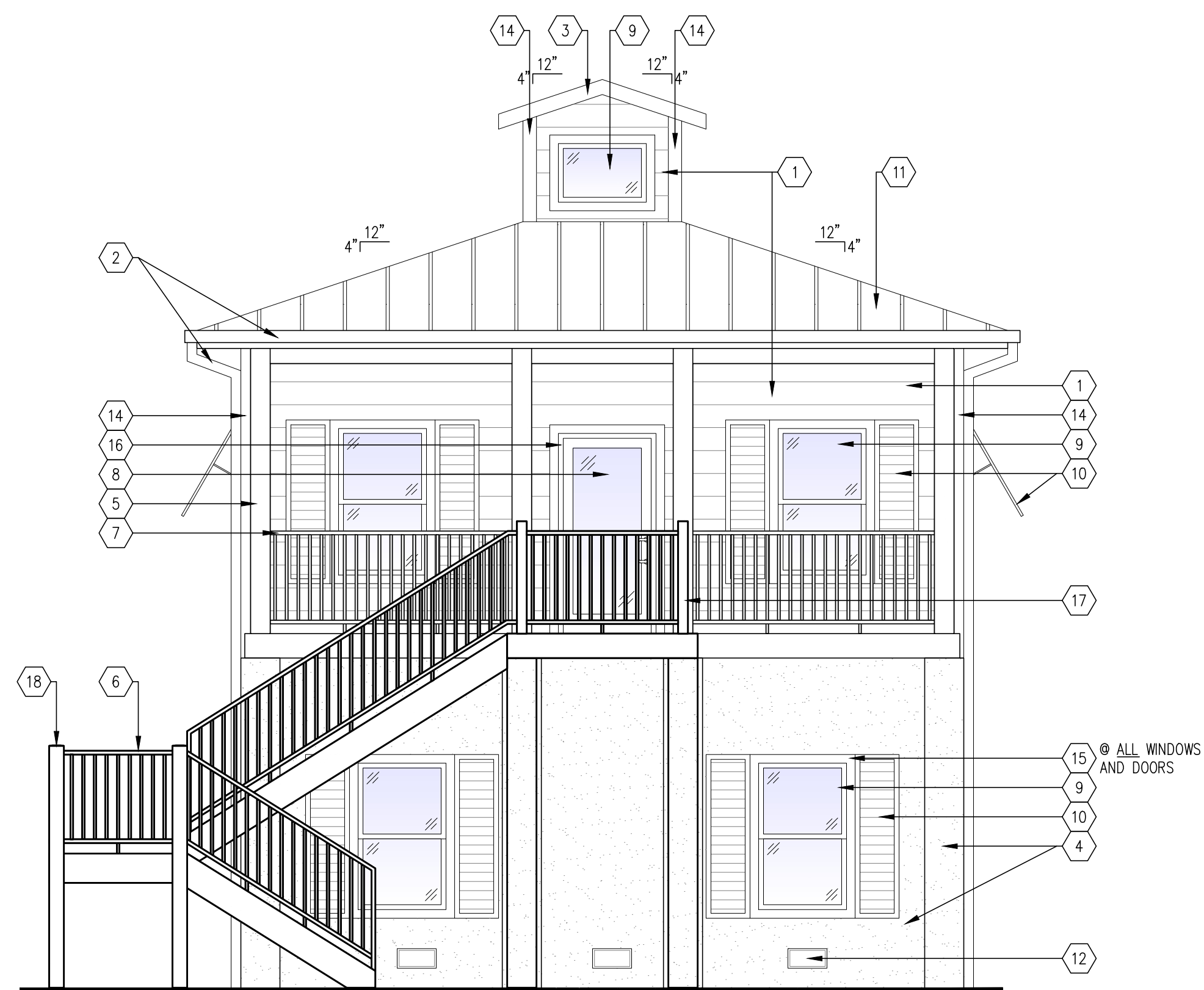
ROOF PLANS

SHEET

A-3

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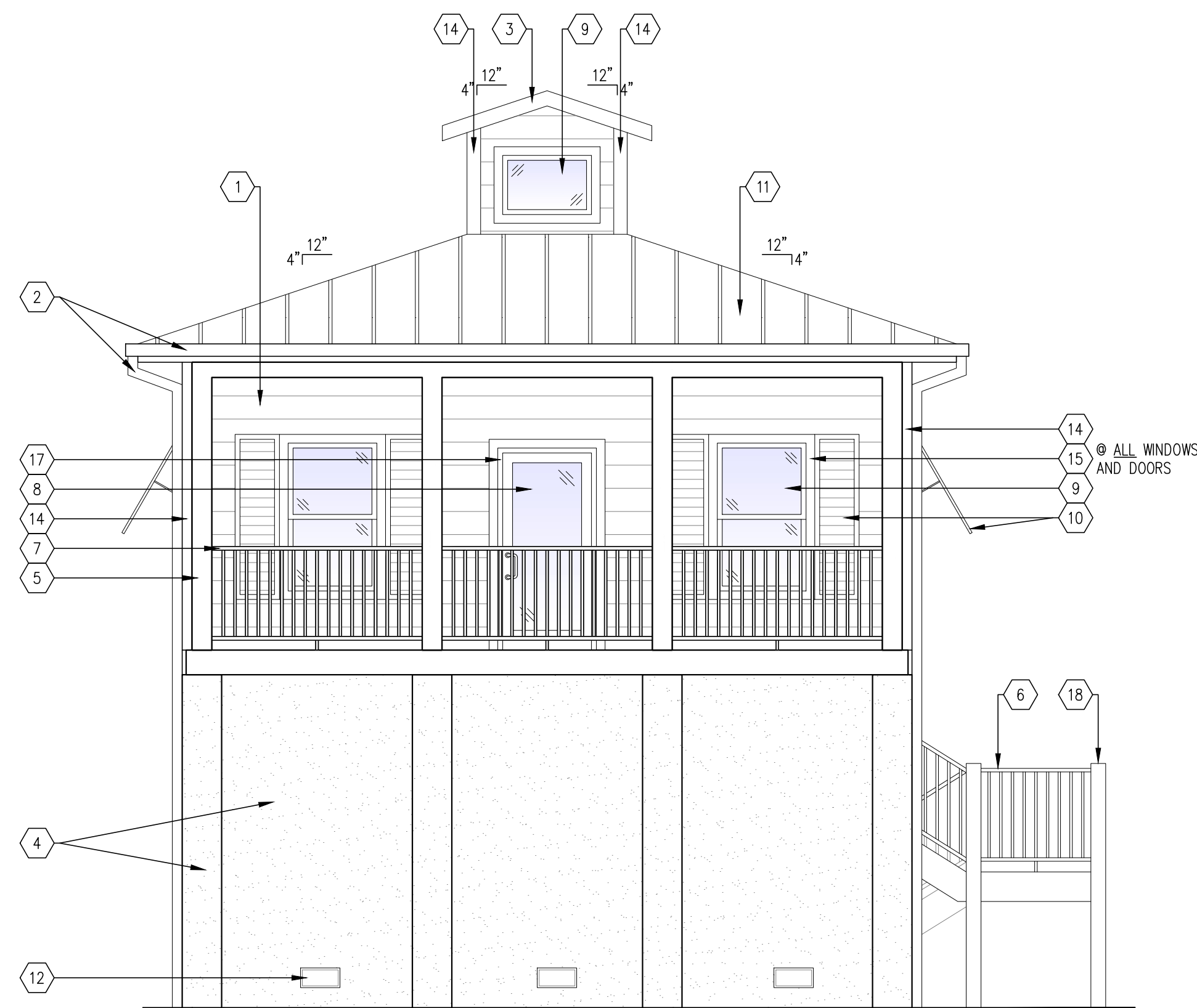
ELEVATION KEYNOTES	
1	SMOOTH HARDIE-PLANK SIDING. COLOR SELECTED BY OWNER.
2	ALUM. GUTTER AND DOWNSPOUT.
3	.036" ALUM. KYNAR FINISH DRIP-EDGE FLASHING.
4	PTD. SAND/FLOAT 3/4" STUCCO FINISH W/ 1/2" CONTROL JOINTS.
5	8x8" WOOD COLUMNS, REF. STRUCT.
6	PRE-ENGINEERED WOOD STAIRS BY STAIRS FABRICATOR. SEPARATE PERMIT REQUIRED.
7	BALCONY 42" HIGH GUARDRAILS, SEE BUILDING SECTIONS.
8	IMPACT STOREFRONT DOOR/ROLL UP DOOR, REF. DOOR SCHEDULE IN SHEET A-5.
9	IMPACT WINDOW, REF. WINDOW SCHEDULE ON SHEET A-1.
10	WINDOW SHUTTERS.
11	ALUM. STANDING SEAM ROOFING SYSTEM. REF. WALL SECTIONS.
12	8x16" STAINLESS STEEL FLOOD VENT.
13	7 1/4"x1" SMOOTH HARDIE-BOARD TRIM. COLOR SELECTED BY OWNER.
14	5 1/2"x1" SMOOTH HARDIE-BOARD TRIM. COLOR SELECTED BY OWNER.
15	3 1/2"x1" SMOOTH HARDIE-BOARD TRIM. COLOR SELECTED BY OWNER.
16	HOLLOW METAL DOOR FRAME.
17	4"x4" POSTS.
18	6"x6" POSTS.



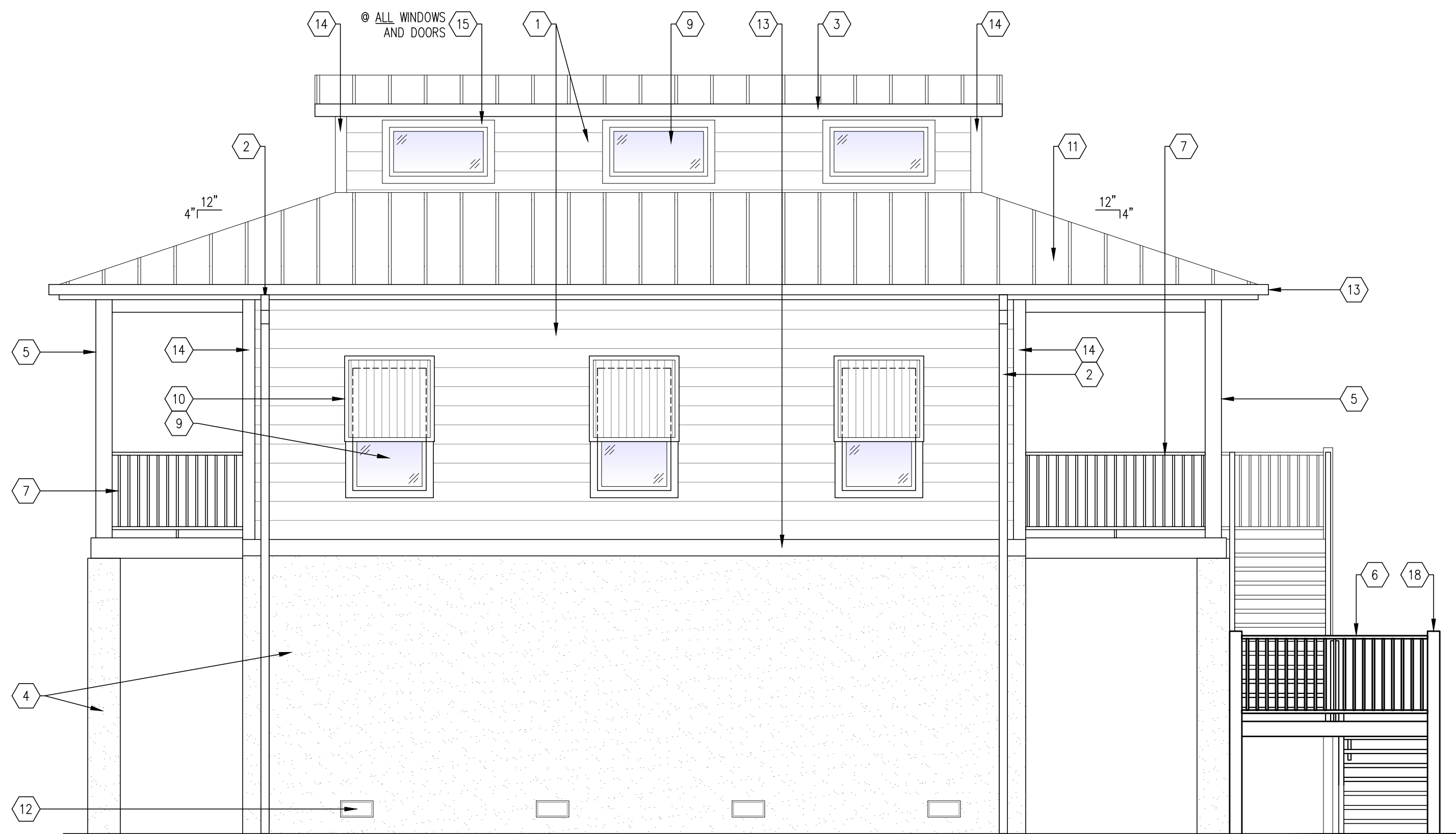
4 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



3 EAST BUILDING ELEVATION
1/4" = 1'-0"



2 NORTH BUILDING ELEVATION
1/4" = 1'-0"



1 WEST BUILDING ELEVATION
1/4" = 1'-0"

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(239) 549-0997 AA 26003303

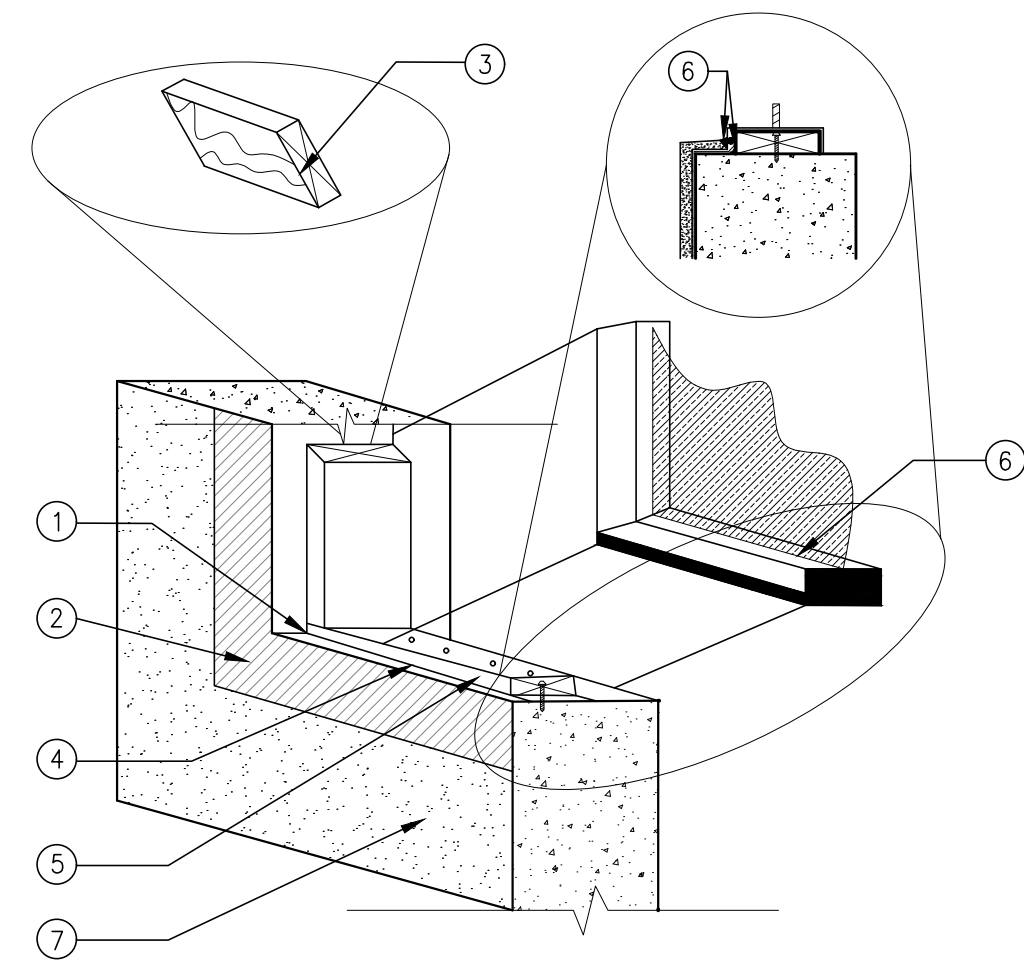
PROJECT NO.:	24-131
DRAWN BY:	DDG
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ISSUED FOR:	
REVIEW SET:	8/2/24

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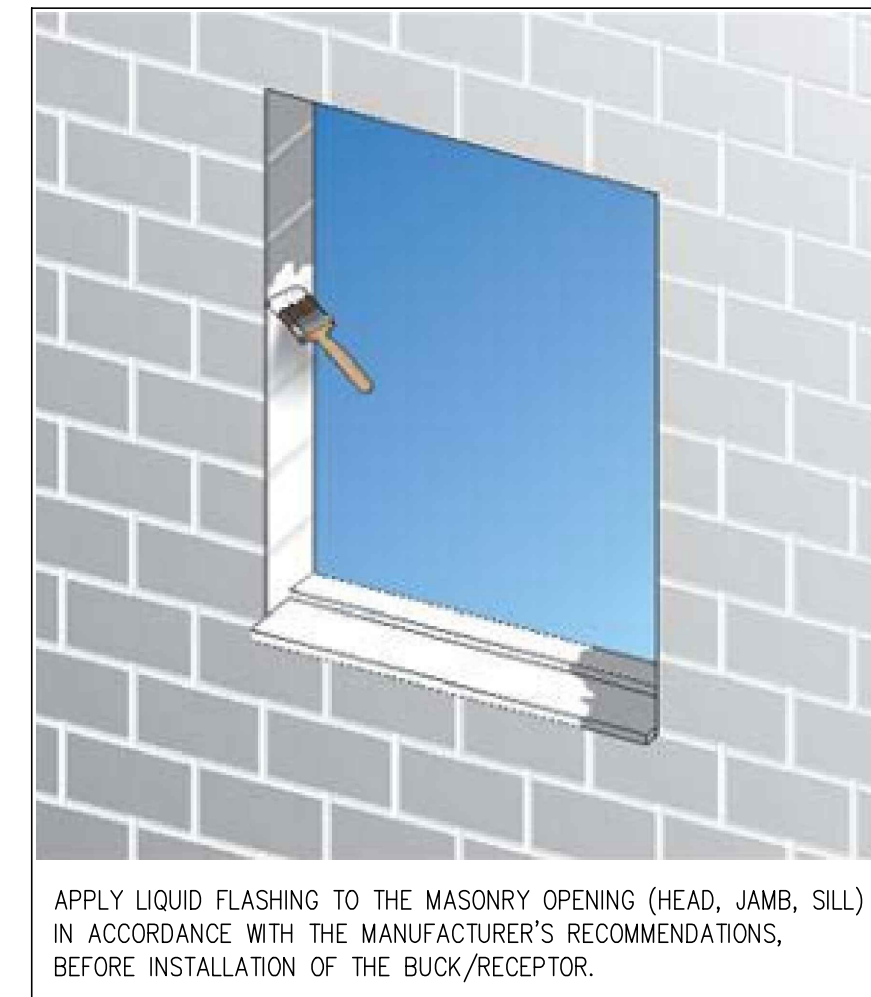
DRAWING NAME:
BUILDING ELEVATIONS

SHEET
A-4

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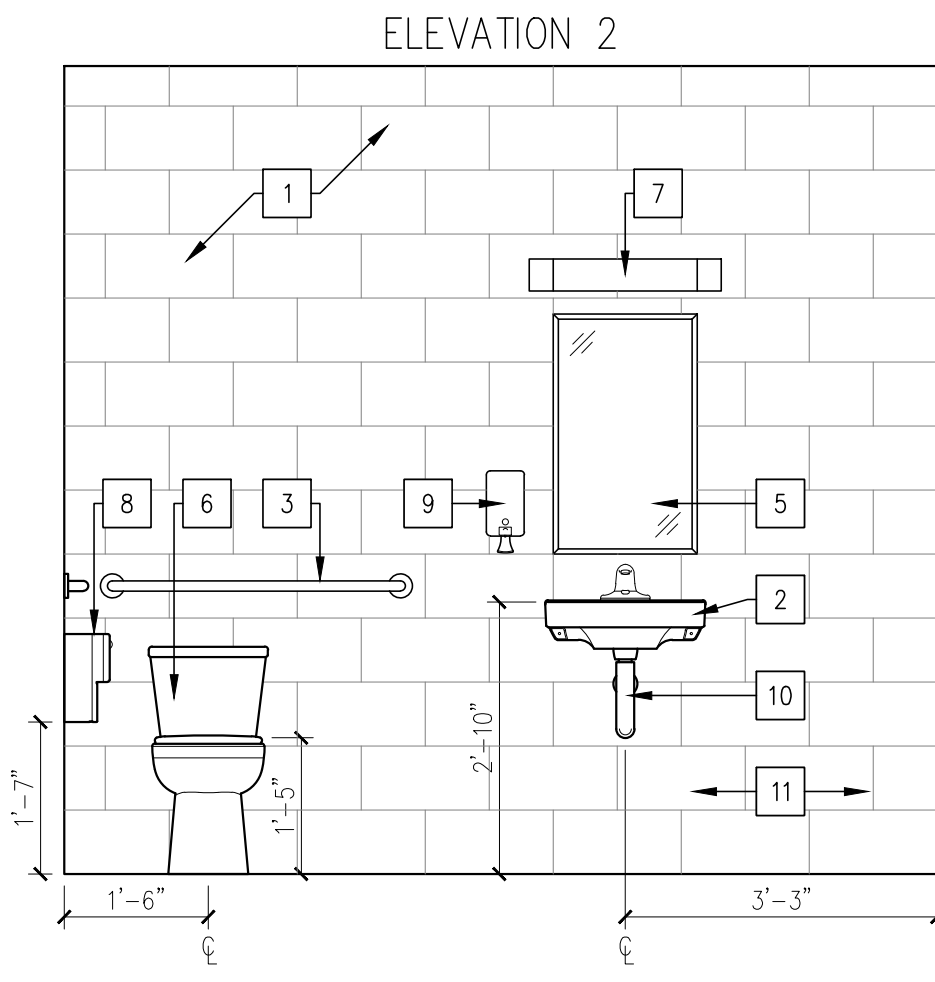
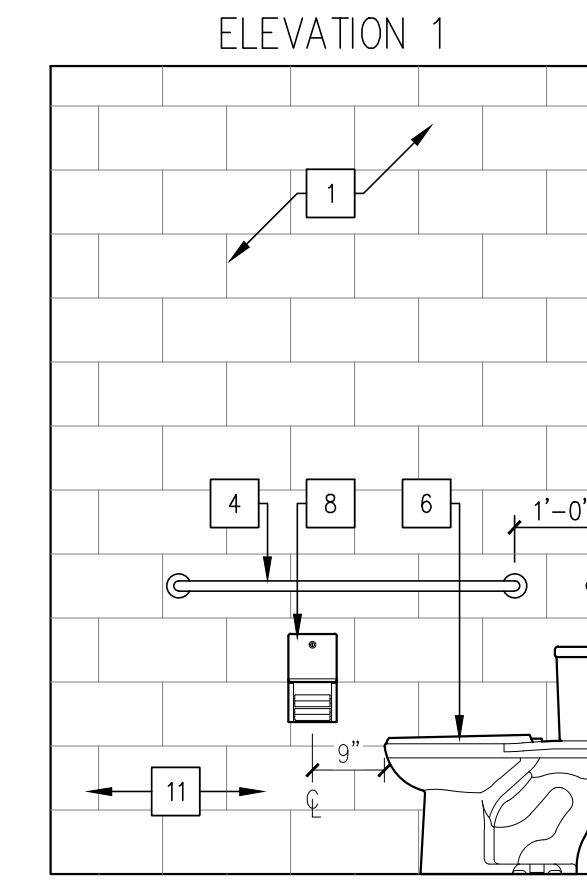


- EXTERIOR:**
- SIKAFLEX 11FC SHOULD BE INSTALLED AT ALL 90'S AND ALL STATIC CRACKS UNDER 3/4".
 - LIQUID WATERPROOFING MEMBRANE, SEMCO OR SIMLR.
 - WHEN INSTALLING THE WOOD BUCK, APPLY SIKAFLEX 11FC IN AN "S" PATTERN ON THE UNDERSIDE.
 - CAULK ALL 90S USING SIKAFLEX 11FC.
- INTERIOR:**
- INSTALL THE SIKAFLEX 11FC OVER THE WOOD BUCK AND ON THE PREVIOUSLY FLASHED AREA. LEAVE THE INTERIOR FACE OF THE BUCK EXPOSED.
 - AFTER SIKAFLEX 11FC HAS SKINNED OVER, INSTALL WINDOW SYSTEM PER MANUFACTURER'S INSTRUCTIONS. CAULK THE PERIMETER OF THE SYSTEM WITH EITHER SIKAFLEX POLYURETHANES, SIKAFLEX HYBRID OR SIKASIL SILICONE SEALANT.
 - APPLY STUCCO PER MANUF. SPECIFICATIONS. APPLY BEAUTY BEAD USING SIKAFLEX SIKAFLEX HYBRID OR SIKASIL SILICONE.
- GENERAL NOTES:**
- WHERE THE WOOD BUCK IS INSTALLED APPLY CANT BEAD AT 90 DEGREE CONNECTION. PROCEED TO APPLY FLASHING OVER BUCK.



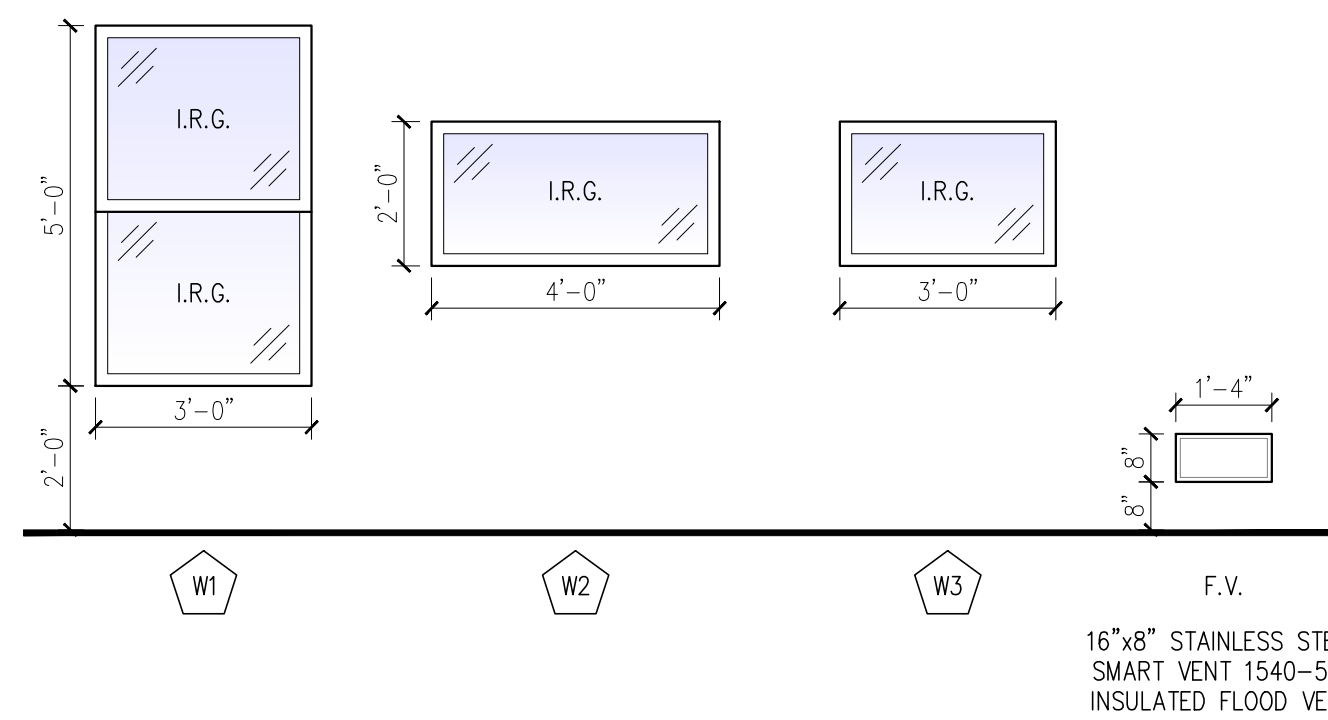
TYP. WINDOW WATERPROOFING
N.T.S.

INT. ELEVATION KEYNOTES	
1	FULL HEIGHT CERAMIC WALL TILE ON ALL WALLS.
2	ADA COMPLIANT WALL HUNG LAVATORIES SINK.
3	BOBRICK B-6806 36" CONCEALED SCREW STAINLESS STEEL GRAB BAR.
4	BOBRICK B-6806 42" CONCEALED SCREW STAINLESS STEEL GRAB BAR.
5	BOBRICK B-165 18"x30" STAINLESS STEEL CHANNEL FRAME MIRROR.
6	COMFORT HEIGHT TANK TOILET, REF. PLUMBING.
7	24" VANITY LIGHT, REF. ELECT.
8	BOBRICK-2888 TOILET TISSUE DISPENSER.
9	BOBRICK B-2111 STAINLESS SOAP DISPENSER.
10	INSULATED SCALD GUARD AT WALL MOUNTED HAND SINK.



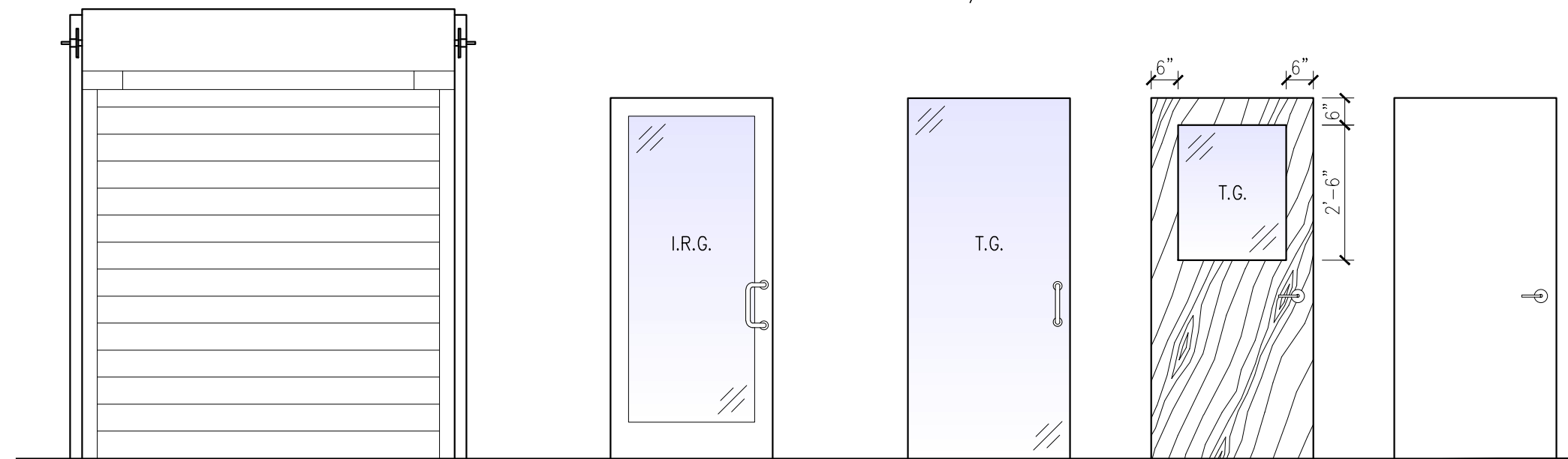
RESTROOM INT. ELEVATIONS
N.T.S.

WINDOW TYPES I.R.G. = IMPACT RESISTANT GLASS

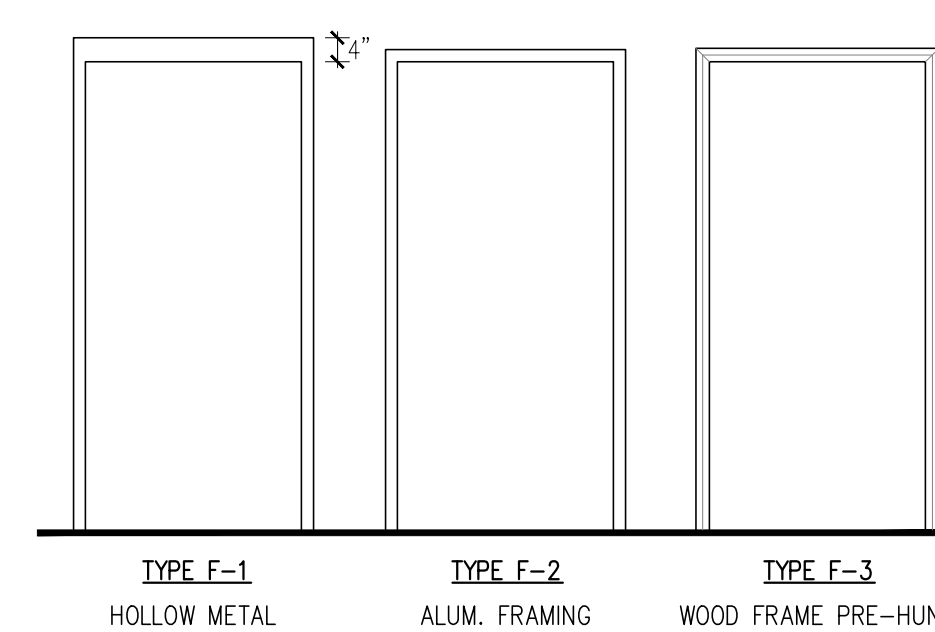


- ALUMINUM EXTERIOR WINDOWS SHALL BE PGT INDUSTRIES INC.**
- PW7720A ALUMINUM FIXED WINDOW
 - LARGE & SMALL MISSILE IMPACT RESISTANT
 - ANNODIZED ALUMINUM PREFINISH WITH: 7/16" LAMINATE GLASS CONSISTING OF:
 - 3/16" ANNEALED "GRAY"
 - .090 CLEAR PVB
 - 3/16" HEAT STRENGTHENED GLASS
 - HIGH PERFORMANCE LOW-E
 - .35 SHGC
 - .42 SHADING COEFFICIENT
 - IMPACT RESISTANT
 - PRODUCT APPROVAL: FL 243.8

DOOR TYPES I.R.G. = IMPACT RESISTANT GLASS
T.G. = 1/2" CLEAR TEMPERED GLASS



FRAME TYPES



- TYPE A**
ROLLING STEEL DOOR (+65/-65)
STORMTITE INSULATED HEAVY DUTY ROLLING STEEL DOOR MODEL #625 BY OVERHEAD DOOR COMPANY. DOOR TO INCLUDE:
1. BOTTOM SENSING EDGE.
2. REFLECTIVE PHOTO EYE @ 36 INCH A.F.F.
3. RHX HEAVY DUTY COMMERCIAL OPERATOR 3/4 HP MIN.
4. MFR. PAINTED (COLOR TBD BY OWNER) (SEE FLORIDA PRODUCT APPROVAL FOR FRAME ANCHORING DETAILS)
- TYPE B**
ALUMINUM GLASS DOOR (+60/-60)
ALUMINUM STOREFRONT DOORS SHALL BE CORAL INDUSTRIES INC. MS380 MEDIUM STYLE "PRE-FINISHED WHITE" WITH 19/32" LAMINATE GLASS CONSISTING OF:
• 1/4" PPG SOLAR GRAY
• .090 CLEAR PVB
• 1/4" PPG SOLARBAN 70XL LOW-E #3
• .35 SHGC
• .42 SHADING COEFFICIENT
• IMPACT RESISTANT
PRODUCT APPROVAL: FL 29206.1
- TYPE C**
TEMPERED GLASS
- TYPE D**
SOLID WOOD CORE
- TYPE E**
PAINTED HOLLOW METAL

ROOM FINISH SCHEDULE										
ROOM NAME	ROOM #	WALL BASE	FLOOR	WALLS				CEILING		REMARKS
				N	S	E	W	MATERIAL	HEIGHT	
STORAGE	101	-	C	EXP	EXP	EXP	EXP	EXP	EXP	-
COVERED DECK	200	-	WPD	-	SD	-	-	STC	10'-0"	EXTERIOR
COVERED DECK	201	-	WPD	SD	-	-	-	STC	10'-0"	EXTERIOR
FOYER	202	-	LVT	-	SDG	-	-	VB	9'-0"	-
CORRIDOR	203	VB	LVT	PTD	PTD	PTD	PTD	PTD	17'-6"	FUNCTIONAL CUPOLA
RESTROOM	204	VB	LVT	PTD	PTD	PTD	PTD	ACT	9'-0"	-
OFFICE	205	VB	LVT	PTD	PTD	PTD	PTD	ACT	9'-0"	-
OFFICE	206	VB	LVT	TG	PTD	TG	PTD	ACT	9'-0"	-
OFFICE	207	VB	LVT	PTD	PTD	PTD	PTD	ACT	9'-0"	-

- ROOM FINISH LEGEND:**
- TAPE, FLOAT, AND SAND DRYWALL TO A SMOOTH (LEVEL 4) FINISH.
 - PAINT ALL SURFACES AS DIRECTED BY OWNER.
 - OWNER SHALL SELECT ALL COLORS, PATTERNS, TRIM & OTHER ITEMS REQUIRED FOR A COMPLETE PROJECT.
 - ALL FINISHES TO BE SELECTED BY OWNER.
- ROOM FINISH LEGEND:**
- C CONCRETE SLAB.
LVT LUXURY VINYL TILE.
WPD WOOD PLANKS DECK.
VB 4" H. VINYL WALL BASE.
SD SIDING, SEE WALL TYPES.
PTD PAINTED GYP. BD., SEE SPEC.
TG TEMPERED GLASS, SEE WALL TYPES.
STC PAINTED STUCCO.
ACT ACOUSTIC CEILING TILE.
- WALLS:** (PAINT COLOR TBD)
FIRST COAT SHERWIN WILLIAMS PREPRITE 200 INTERIOR LATEX PRIMER.
SECOND & THIRD COATS SHERWIN WILLIAMS PROMAR 200 INTERIOR LATEX EGGSHELL. PAINT TYPE ACRYLIC LATEX/EGGSHELL.
- TRIM:** (PAINT COLOR TBD)
SHERWIN WILLIAMS INTERIOR DOOR & TRIM ACRYLIC ENAMEL SEMI-GLASS.

DOOR AND FRAME SCHEDULE															
MARK	ROOM NAME	ROOM #	WIDTH	HEIGHT	THICKNESS	TYPE	DESCRIPTION	HARDWARE SET	FRAMES				REMARKS	IMPACT RESISTANT GLASS	FL PRODUCT APPROVAL NO.
									HEAD	MATERIAL	FINISH	TYPE			
1	STORAGE	100	8'-0"	8'-0"	1 3/4"	A	ROLLING DOOR	-	BY MANUFACTURER				-	NO	FL 15980.1
2	STORAGE/EXTERIOR	100	3'-0"	6'-8"	1 3/4"	E	HOLLOW METAL DOOR	5	4"	HOLLOW METAL	MFR. PREFIN. WHITE	F-1	-	NO	FL 1592
3	CORRIDOR/EXTERIOR	203	3'-0"	6'-8"	STD	B	ALUMINUM/GLASS LITE	1	STD.	ALUMINUM	MFR. PREFIN. WHITE	F-2	-	YES	FL 29206.1
4	FOYER/EXTERIOR	204	3'-0"	6'-8"	STD	B	ALUMINUM/GLASS LITE	1	STD.	ALUMINUM	MFR. PREFIN. WHITE	F-2	-	YES	FL 29206.1
5	OFFICE	206	3'-0"	6'-8"	1/2"	C	TEMPERED GLASS	4	BY MANUFACTURER				-	NO	-
6	OFFICE	207	3'-0"	6'-8"	1 3/4"	D	SOLID CORE WOOD	2	-	WOOD FRAME	PTD. WHITE	F-3	-	NO	-
7	OFFICE	205	3'-0"	6'-8"	1 3/4"	D	SOLID CORE WOOD	2	-	WOOD FRAME	PTD. WHITE	F-3	-	NO	-
8	RESTROOM	208	3'-0"	6'-8"	1 3/4"	D	SOLID CORE WOOD	3	-	WOOD FRAME	PTD. WHITE	F-3	-	NO	-

- HARDWARE GENERAL NOTE:**
- ALL HARDWARE FINISHES SHALL BE US26D UNLESS OTHERWISE NOTED OR AS DIRECTED BY THE OWNER.
 - SUBSTITUTIONS SHALL BE PERMITTED WITH ARCHITECT'S APPROVAL.
 - HARDWARE SUPPLIER TO PROVIDE NEW HINGES ON ALL PRE-HUNG DOORS AS SPECIFIED UNLESS DEEMED ACCEPTABLE BY THE OWNER.
- HARDWARE SCHEDULE:** BASIS OF DESIGN BELOW IS SCHLAGE ND SERIES LEVERS RHODES (RHO) EACH TO HAVE:
- SEE "ALUMINUM/GLASS LITE DOOR SPECIFICATIONS".
 - 1 1/2" PAIR HINGES, OFFICE LATCH (ND50P), SILENCERS & WALL STOP.
 - 1 1/2" PAIR HINGES, PRIVACY LOCK (ND40S), SILENCERS AND WALL STOP.
 - HARDWARE PROVIDED BY MANUFACTURER.
 - 1 1/2" PAIR HINGES, STOREROOM LOCK (ND80P), LATCH PROTECTION PLATE, CLOSER, RAIN /DRIP CAP TO & BOTTOM, SWEEP AND ALUMINUM SADDLE THRESHOLD.
- HARDWARE SPECIFICATIONS:**
- HINGES - HAGER BB1279
 - WALL STOP - ROCKWOOD 409
 - SILENCERS - INES SR64
 - CLOSER - LCN 4040 XP SERIES
 - RAIN/DRIP PLATE - NPG 16A
 - THRESHOLD - NPG 425E-LAR
- ALUMINUM/GLASS LITE DOOR HARDWARE SET & SPECIFICATIONS:**
- BUTT HINGES - CORAL 2 PAIRS DH110SS 4 1/2"x4" (NON REMOVABLE PIN) (CLEAR)
 - SURFACE CLOSER - CORAL CLO26 TRI-STYLE SURFACE CLOSER (CLEAR)
 - PUSH/PULL COMBO - CORAL DH40 TRADITIONAL WIRE BAR (CLEAR)
 - LOCKING/KEYS ACCESS - CORAL DH072 3 POINT LOCKING SYSTEM (CLEAR)
 - EXTERIOR CYLINDER & THUMBTURN - CORAL DH078 & DH079
 - CYLINDER GUARD - DH082
 - DOOR SWEEP - CORAL WS136 (CLEAR)
 - THRESHOLD - CORAL TH4
 - WEATHER SEAL - NPG 505OCL
 - DRIP - NPG 16A

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DRAWING NAME:
DOOR & WINDOW SCHEDULES, ROOM FINISH SCHEDULE

SHEET
A-5

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WALL SECTION KEYNOTES	
1	16"x16"x8" COLUMN BLOCK FILLED SOLID. REF. STRUCT.
2	12"x12"x8" COLUMN BLOCK FILLED SOLID. REF. STRUCT.
3	PTD. SAND/FLOAT 3/4" STUCCO FINISH W/ 1/2" CONTROL JOINTS AS SHOWN PER EXTERIOR ELEVATIONS.
4	CONCRETE FOOTING. REF. STRUCTURAL.
5	4" D REINFORCED CONCRETE SLAB OVER 60 MIL VAPOR BARRIER. REF. STRUCT.
6	1/2" FIBER EXP. JOINT.
7	CONCRETE TIE BEAM. REF. STRUCT.

8	SIMPSON PB POST BASE, REF. STRUCT.
9	8"x8" WOOD POST, REF. STRUCT.
10	4"x4" WOOD POST, REF. STRUCT.
11	PRE-ENGINEERED TRUSSES. REF. STRUCT.
12	R-30 BATT INSULATION.
13	5/8" GYP. BD. PTD.
14	AMERIMAX VENTED ALUM. SOFFIT OVER 2x OUTLOOKERS @ 24" O.C. FL#5896.1
15	DOOR AND/OR WINDOW. SEE DOOR/WINDOW SCHEDULE ON A-5.

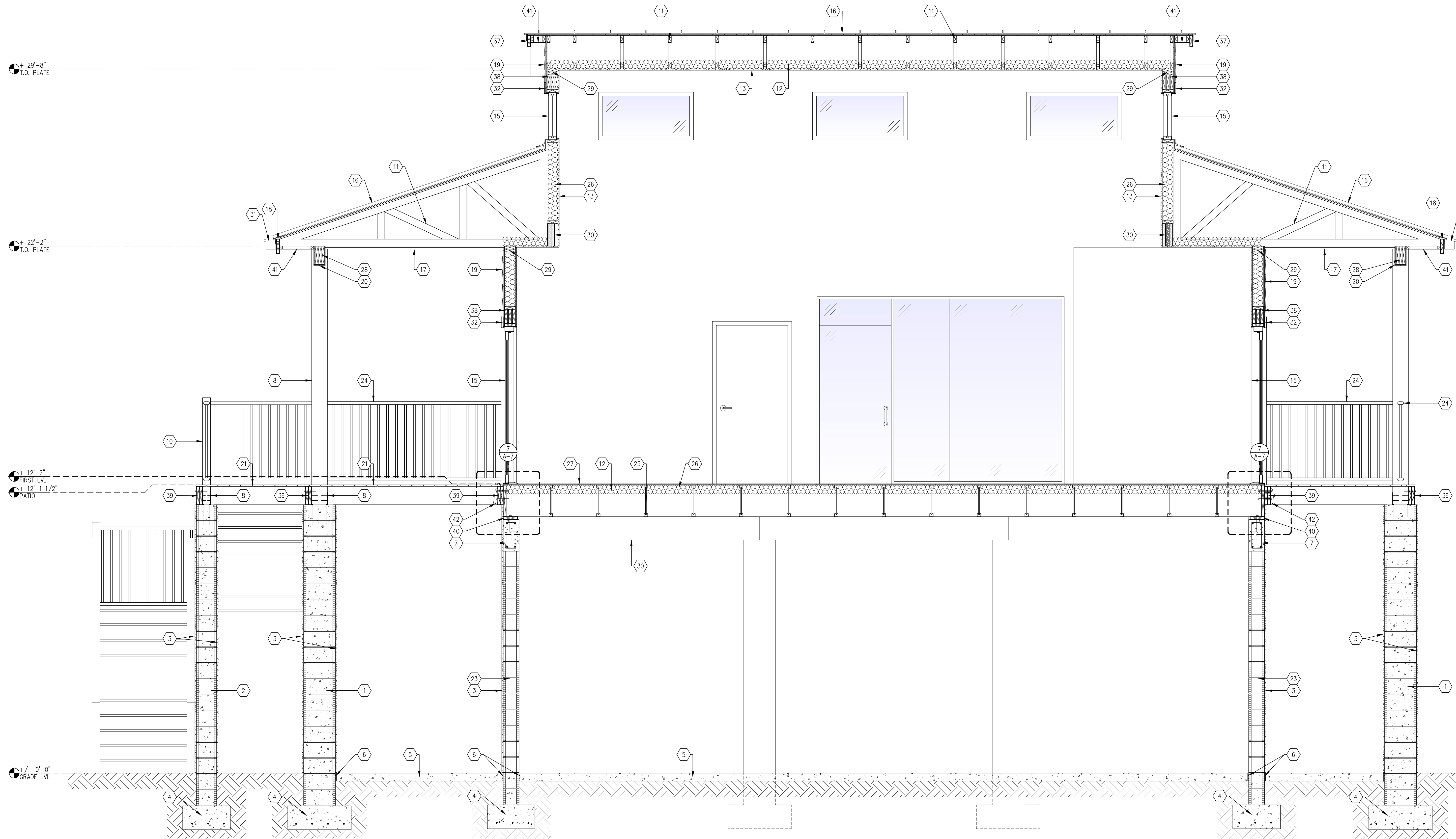
16	VS-150 PANEL .032" ALUM. KYNAR FINISH SNAP-LOCK STANDING SEAM ROOF PANELS W/ 16" COVERAGE (FL 9318), FASTENED ACCORDING TO FLORIDA CODE OF APPROVAL THROUGH 60 MIL HT MEMBRANE SELF-ADHERED TO MIN 5/8" ZIP ROOF SYSTEM SHEATHING ATTACHED TO TRUSSES W 10D NAILS @ 4" O.C. EDGES & 8" O.C. @ INTERIOR. COLOR SELECTED BY OWNER.
17	PTD. SAND/FLOAT 3/4" STUCCO FINISH OVER 5/8" EXT. PLYWOOD SHEATHING, REF. DETAIL 6/A-2.
18	.032" ALUM. KYNAR FINISH OVER 2"x8" WRAPPED FASCIA.
19	HARDIE FIBER CEMENT SMOOTH LAP SIDING, PRIMED (COLOR BY OWNER) FL10477.1
20	AZEK WOODGRAIN PLANKS OR SIM. AS SELECTED BY THE OWNER TO WRAP BEAM.
21	WEARDECK COMPOSITE DECKING AS SELECTED BY THE OWNER.

22	(2) 2x10 RIM JOIST.
23	8" REINF CMU, REF. STRUCT. (PAINT EXPOSED SIDE IN THE INTERIOR OF BUILDING)
24	CONTINUOUS GUARDRAIL AT MIN 42" ABOVE FINISHED FLOOR, WITH THE SPACES BETWEEN PICKETS SO ARRANGED THAT A 4" DIAMETER SPHERE CANNOT PASS, AND A BOTTOM RAIL AT NOT OVER 2" ABOVE FINISHED FLOOR. THE GUARDRAIL SHALL BE DESIGNED TO WITHSTAND 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE GUARDRAIL. A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED HORIZONTALLY AT 42" WITH A SIMULTANEOUS LOAD OF 100 POUNDS VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL, AND A 200 POUND CONCENTRATED HORIZONTAL LOAD APPLIED OVER A ONE SQUARE FOOT AREA AT ANY POINT ON THE SYSTEM. (TYP. ALL GUARDRAILS THROUGHOUT THE BUILDING.) ALL COMPONENTS SHALL BE CAPABLE TO RESIST A 160 MPH ULTIMATE WIND LOAD.

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29	(2) 2x6" TOP PLATE
30	WOOD BEAM, REF. STRUCTURAL.
31	.032" ALUM. KYNAR FINISH 5" BOX GUTTER AND 5"x4" DOWNSPOUTS.
32	3 1/2"x3/4" HARDIE TRIM.

33	8" UNTEL, REF. STRUCT.
34	.032" ALUM. KYNAR FINISH SKIRT FLASHING W/ WEEP NAILED TO PLYWOOD.
35	ACOUSTIC CEILING TILES SELECTED BY OWNER.
36	2x BLOCKING BETWEEN TRUSSES.
37	ALUM. WRAPPED 2x FASCIA.
38	(3) 2"x8" HEADER W/ 1/2" PLYWOOD SPACERS.
39	(2) 2"x10" PRTR LEDGER ANCHORED TO TJI RIM JOIST, REF. STRUCT.
40	PR TR 2x8" BEARING PLATE W/ 1/2" ANCHOR BOLTS, @ ????" O.C.

41	AMERIMAX VENTED ALUM. SOFFIT OVER PR TR 2x2 FURRING FL#5896.1.
42	GALVANIZED JOIST HANGER.
43	TJI BACKER BLOCK.
44	7 1/4"x3/4" HARDIE TRIM.
45	
46	
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48	



1 BUILDING SECTION
1/2" = 1'-0"

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BUILDING SECTION & WALL DETAILS

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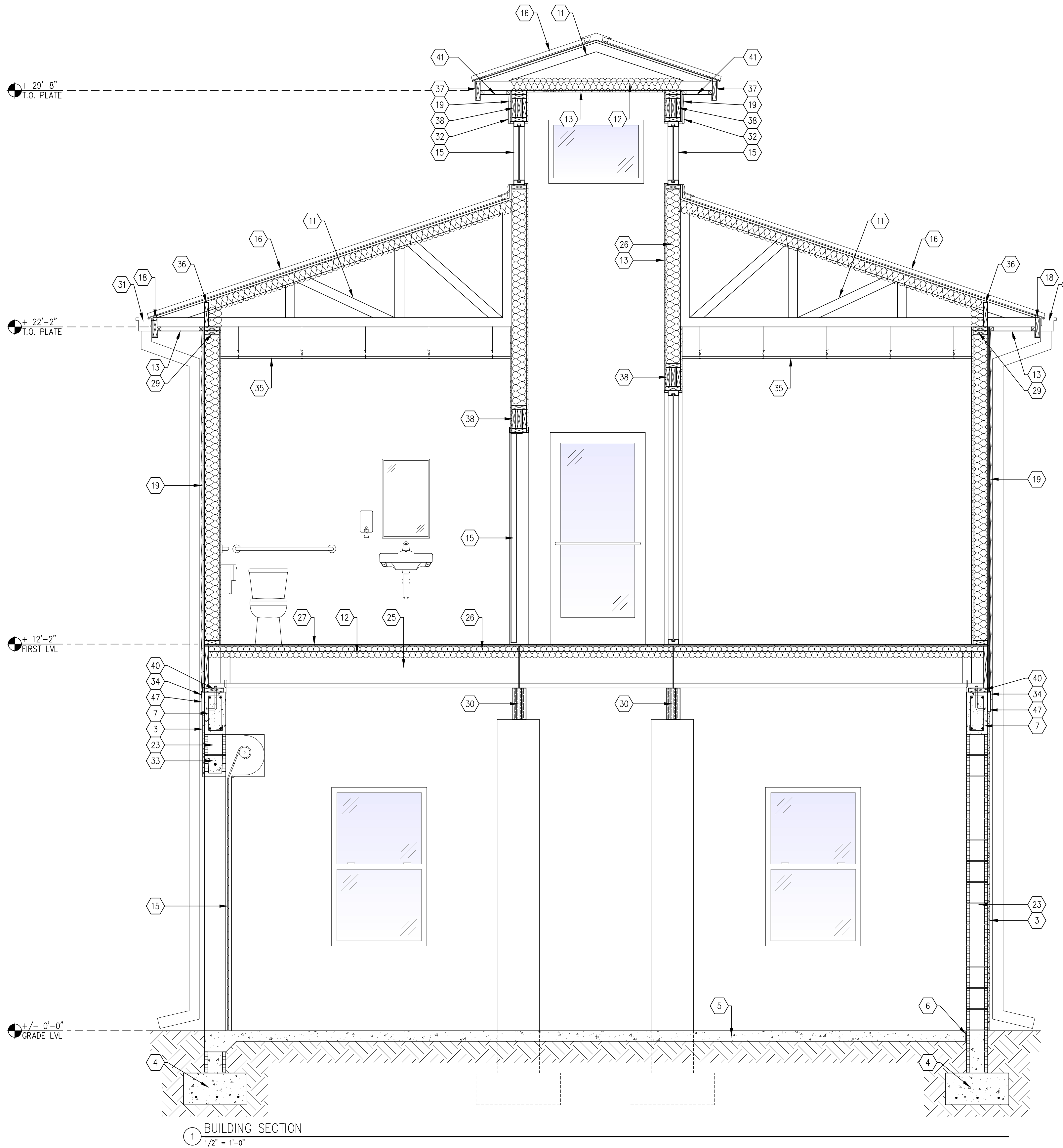
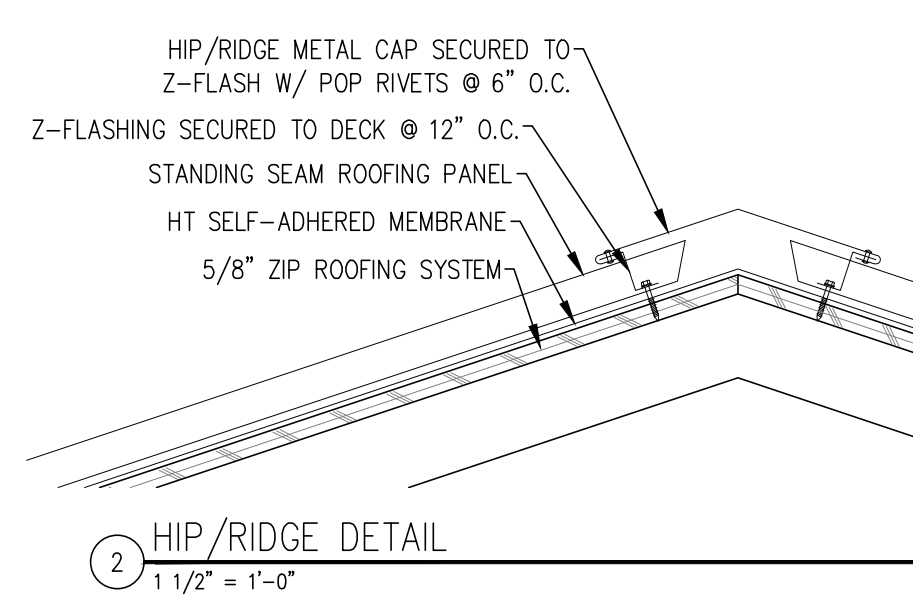
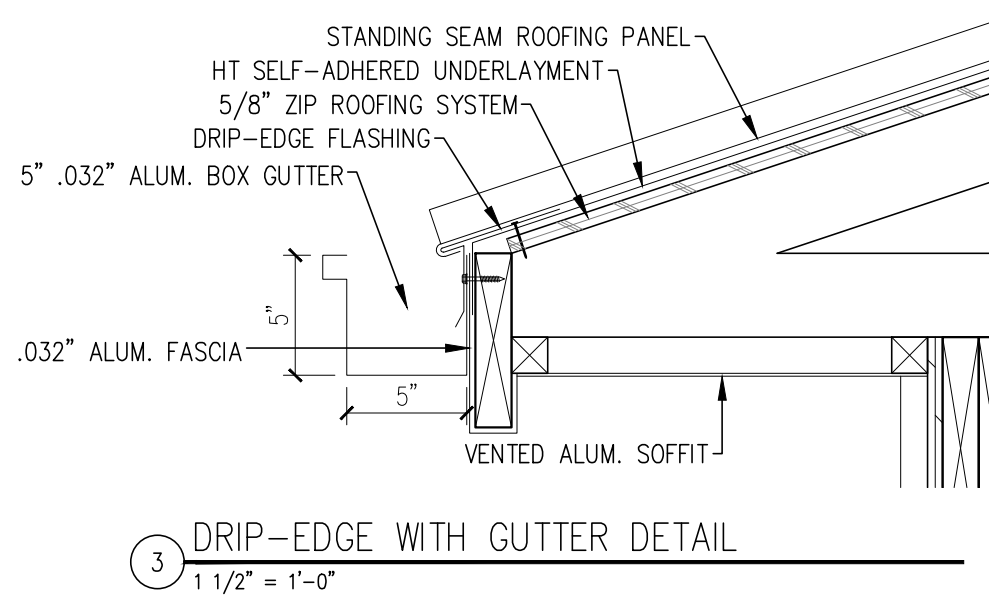
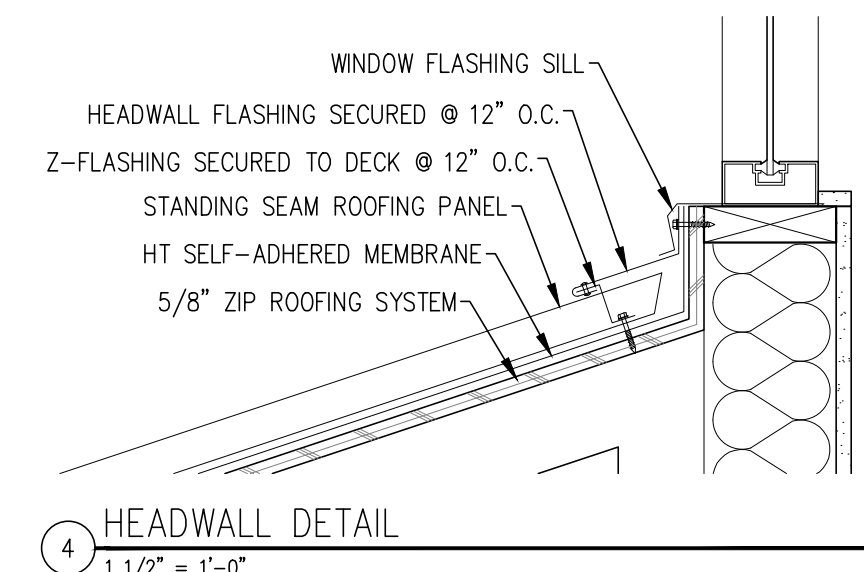
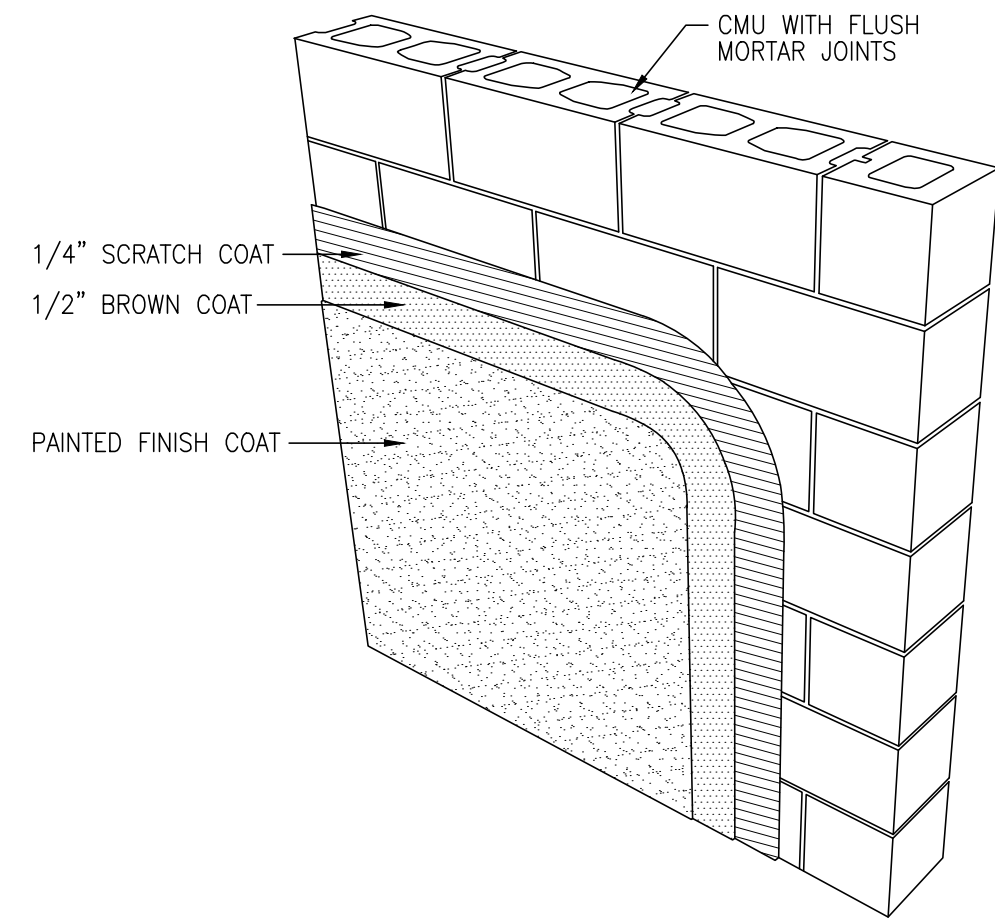
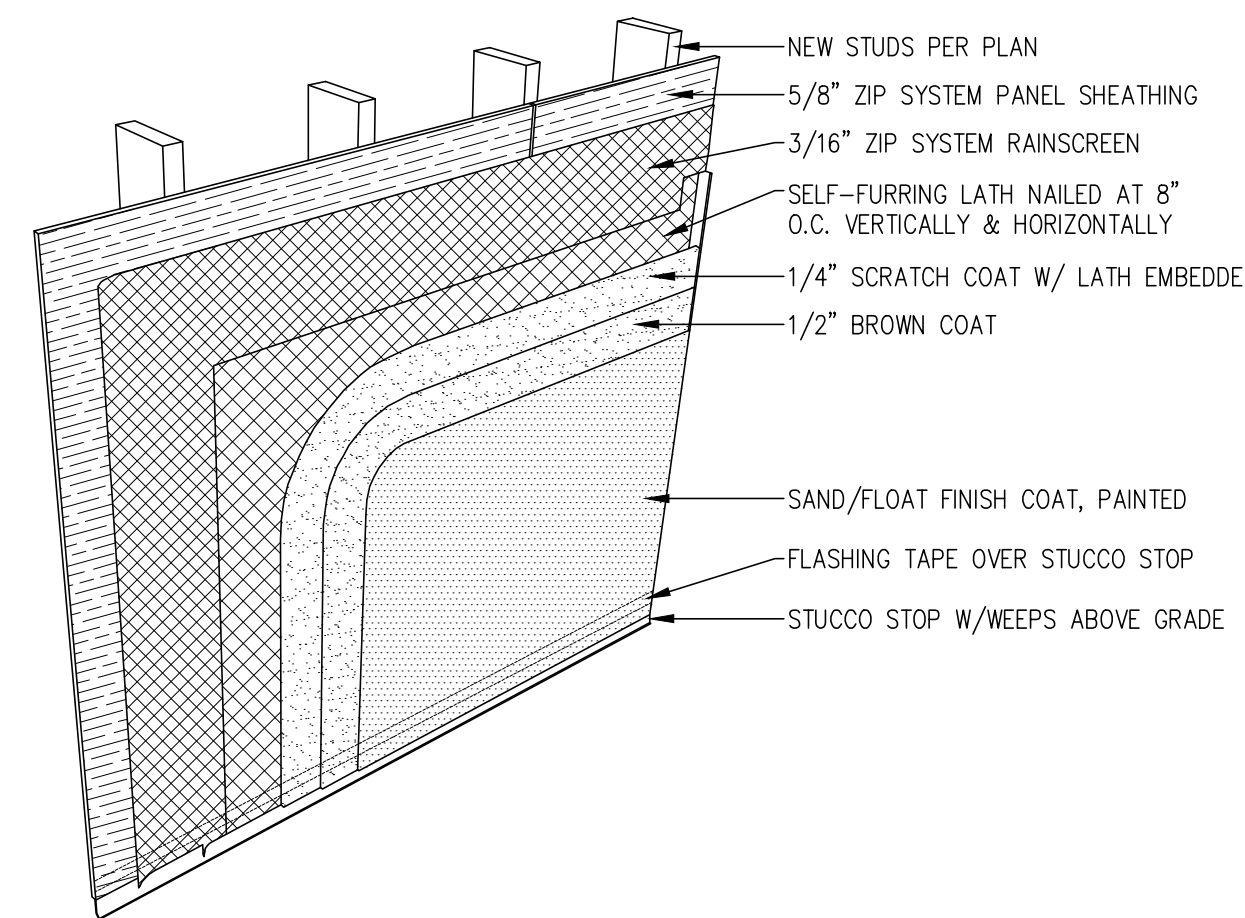
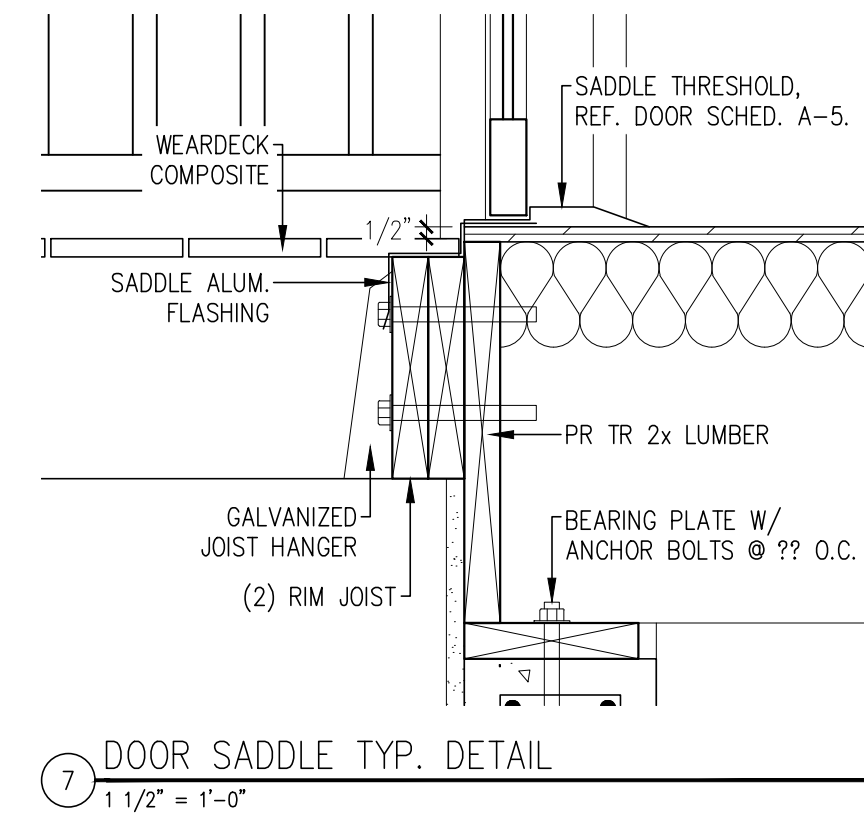
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SANIBEL, FL 33957

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1228 LAFAYETTE STREET SUITE #1 CAPE CORAL, FLORIDA 33904
(239) 549-0997 AA 26003303

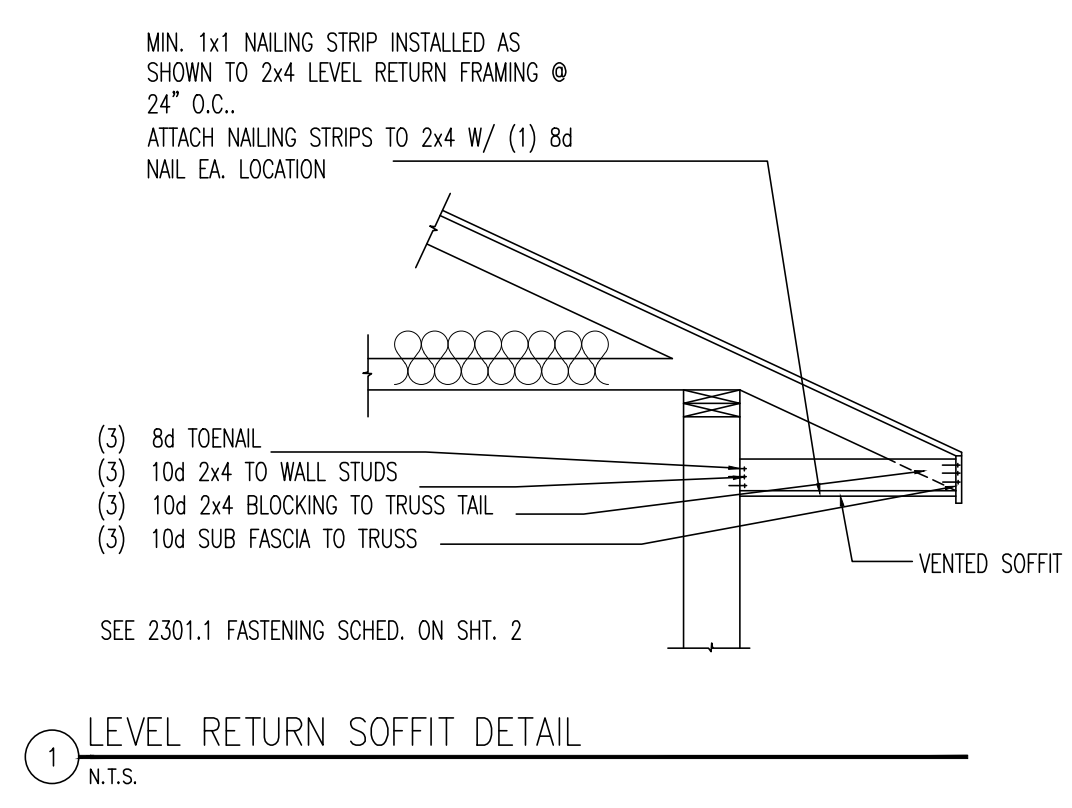
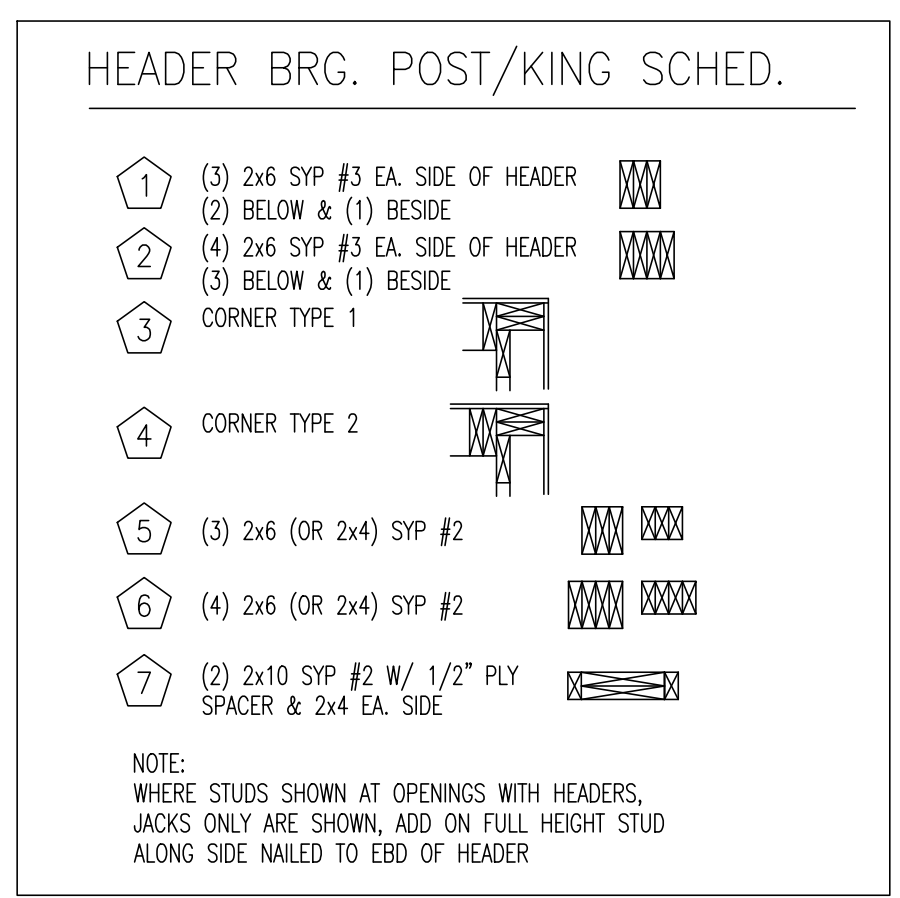
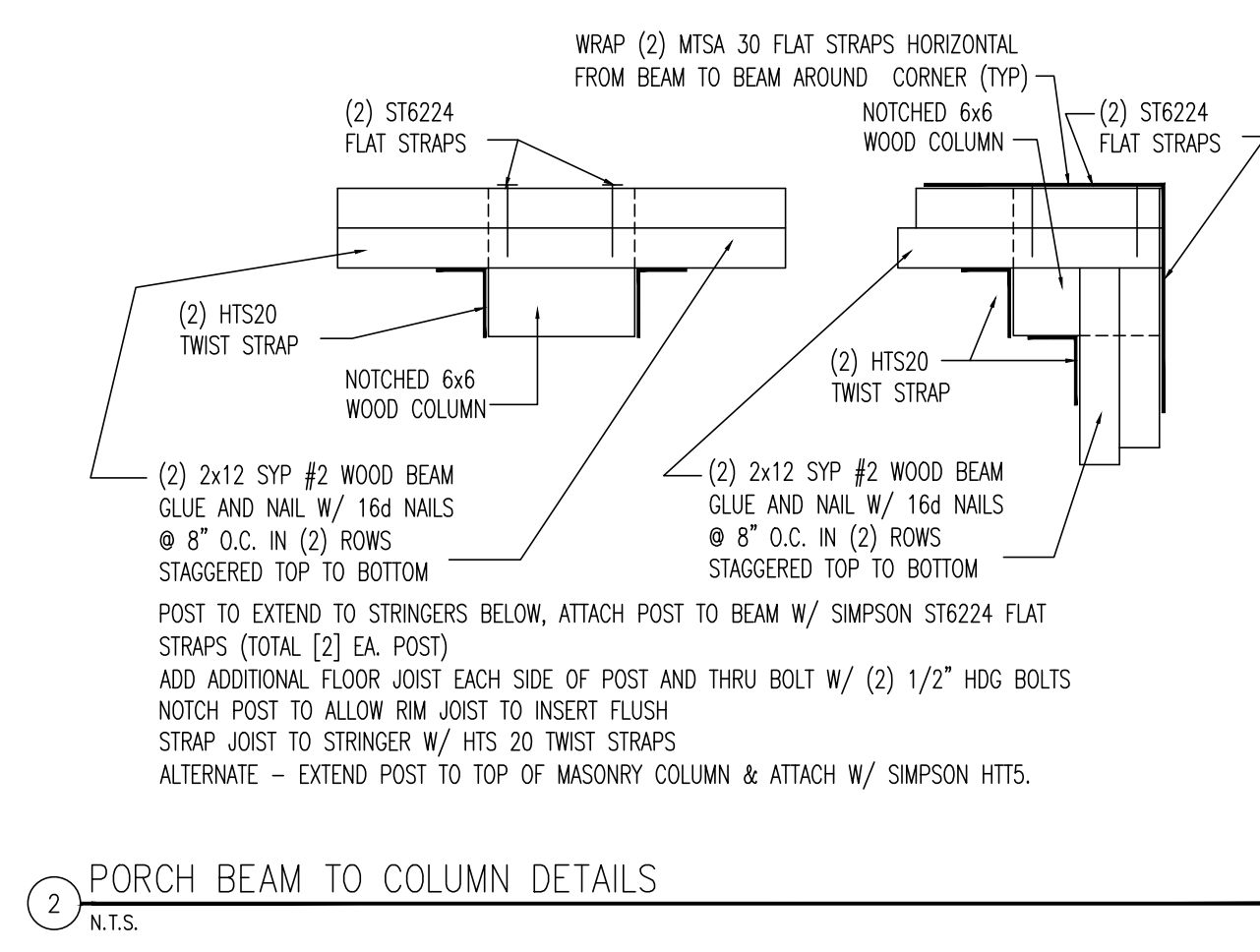
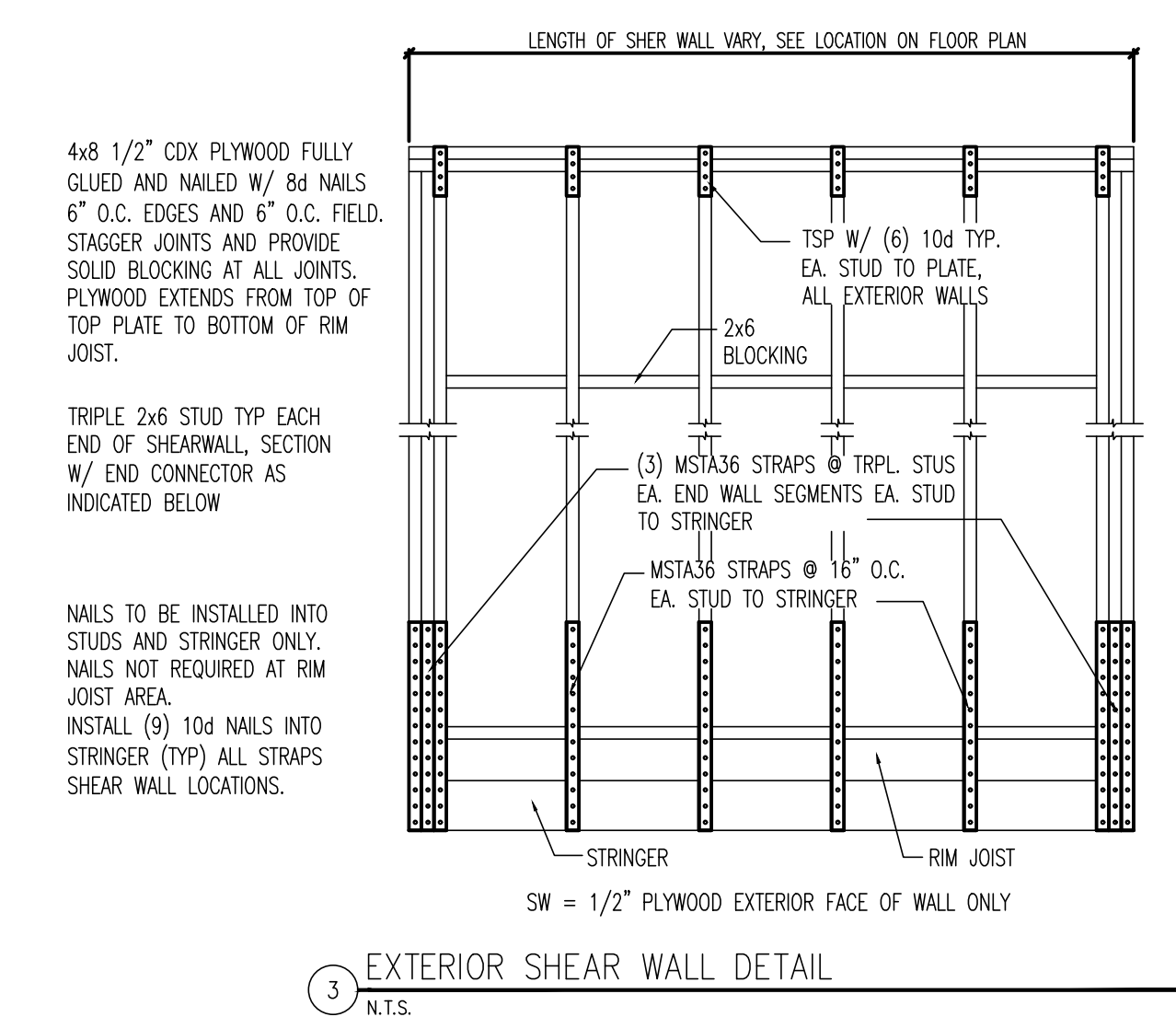
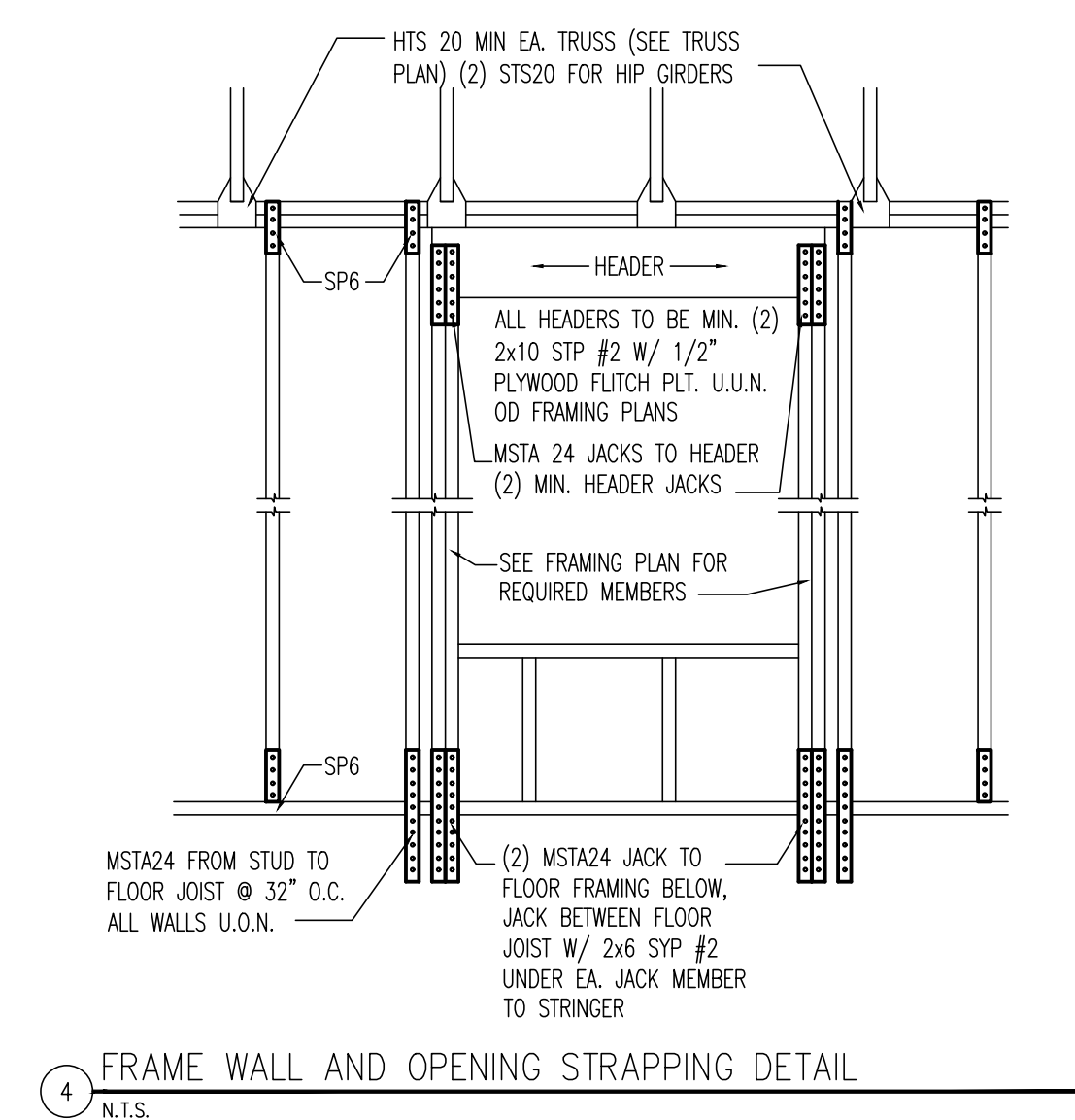
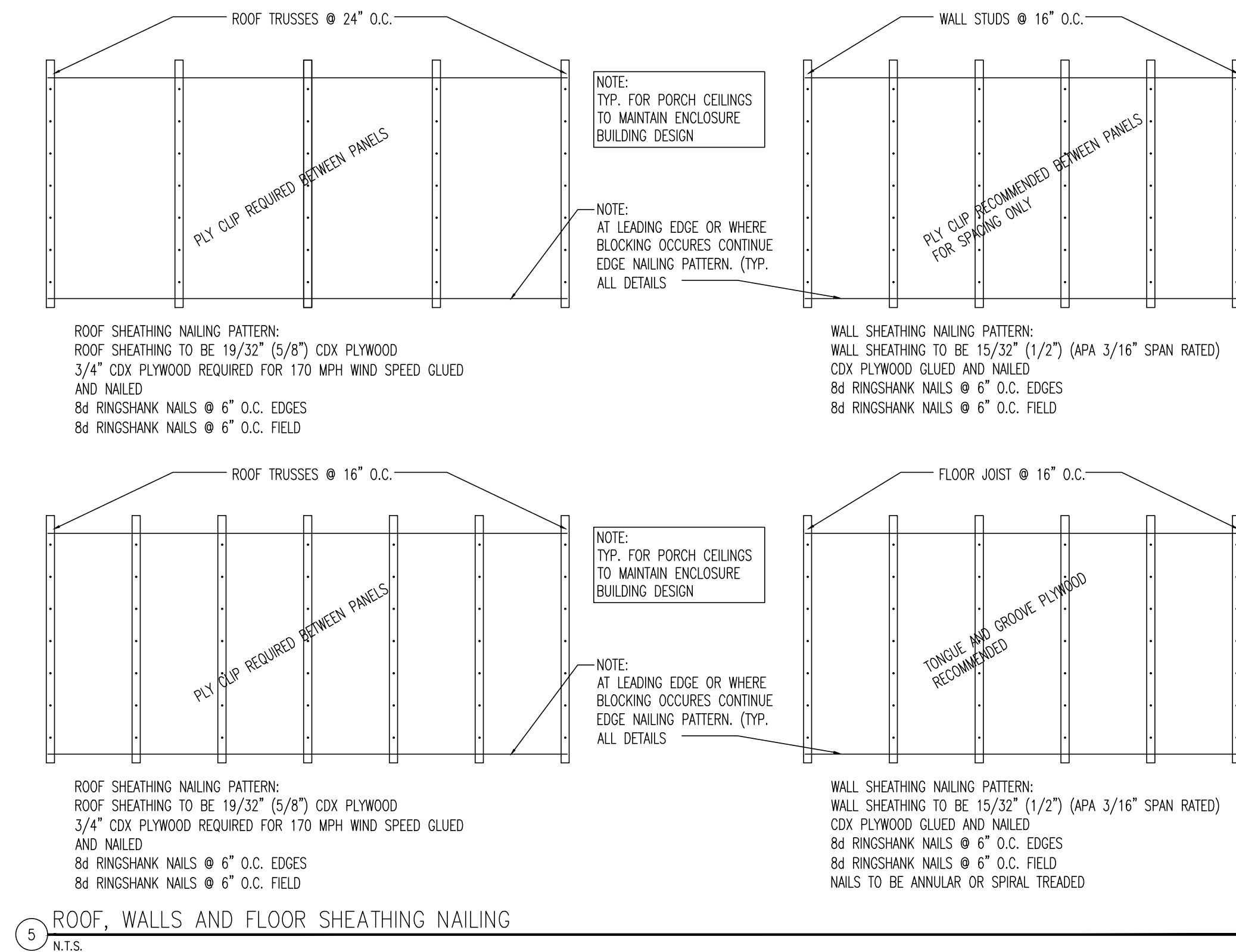
PROJECT NO.:	24-131
DRAWN BY:	DDG
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REVIEW SET:	8/2/24

ARCHITECT/ENGINEER
STAMP

DRAWING NAME:
BUILDING SECTION,
WALL DETAILS &
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