


**SCOPE OF WORK**  
Hall Renovation - Alteration Level 2

**APPLICABLE CODES:**  
FLORIDA BUILDING CODE 2023 8TH EDITION  
FLORIDA PLUMBING CODE 2023 8TH EDITION

FLORIDA MECHANICAL CODE 2023 8TH EDITION  
FLORIDA ENERGY CODE 2023  
NATIONAL ELECTRICAL CODE 2020



**LOCATION MAP:**  
LEGAL: SEA WINDS OF MARCO A CONDOMINIUM  
Sub./Condo: 801800 - SEA WINDS OF MARCO A CONDOMINIUM  
Use Code: 4 - CONDOMINIUM

Zoning:	4 Condominium	
Permitted Use:	Multifamily residential in condominium	
Maximum Density:	16 units per acre	
Maximum Height:	75 feet (4-7 stories)	
Minimum Lot Area:	Not per unit; applies to the total condominium parcel	
<b>SETBACK:</b>	<b>REQUIRED</b>	<b>EXISTING</b>
Front Setback:	25 feet	353'-0"
Side Setback:	10 feet	25'-0" 62'-0"
Rear Setback:	10/30 feet	C.C.C.L
Parking:	2 /per unit + visitor	146 Parking
Amenities Allowed:	pool, clubhouse, common areas	

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**SAFEGUARDS:**  
GLAZING IS UNDER SEPARATE PERMIT (PROCESS #BD25002555-001)

**GENERAL BUILDING NOTES:**  
**BACKING FOR WALL-HUNG FIXTURES NOTES**  
WHERE WALL-HUNG FIXTURES ARE PROVIDED, 2(2"x4") WOOD OR 20 GA METAL BRACING BETWEEN STUDS, AT POINT OF ATTACHMENT OF FIXTURE WALL BE PROVIDED TO WITHSTAND 250 LBS FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)

**ACCESSIBILITY NOTES:**  
ALL LIGHT SWITCHES TO BE 44" ABOVE FLOOR & RECEPTACLES TO BE 16" ABOVE FLOOR. ALL DOORS DOOR TO BE MIN. 32" CLEAR WIDE. F.B.C. 2318.1.1.5.1

**EGRESS DOORS SAFETY NOTES:**  
NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

**WET AREAS NOTE**  
USE 5/8" CEMENT BOARD AT TILE INSTALLATION  
SHOWER/BATH/TUB COMPARTMENT: MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" (INCHES) ABOVE THE COMPARTMENT OF THE DRAIN. (TYP.) PER F.B.C. 2023 SECTION 1210.2.3  
URINALS AND WATER CLOSETS: WALLS WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4' ABOVE THE FLOOR. F.B.C. 2023 SECTION 1210.2.2

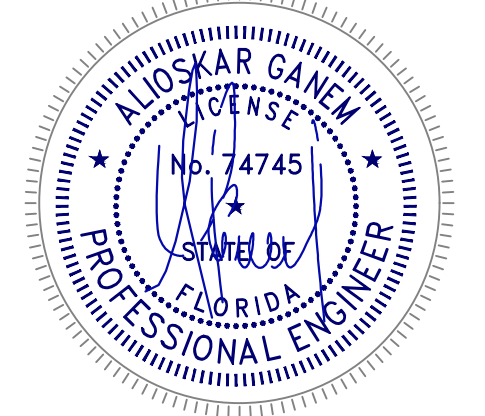
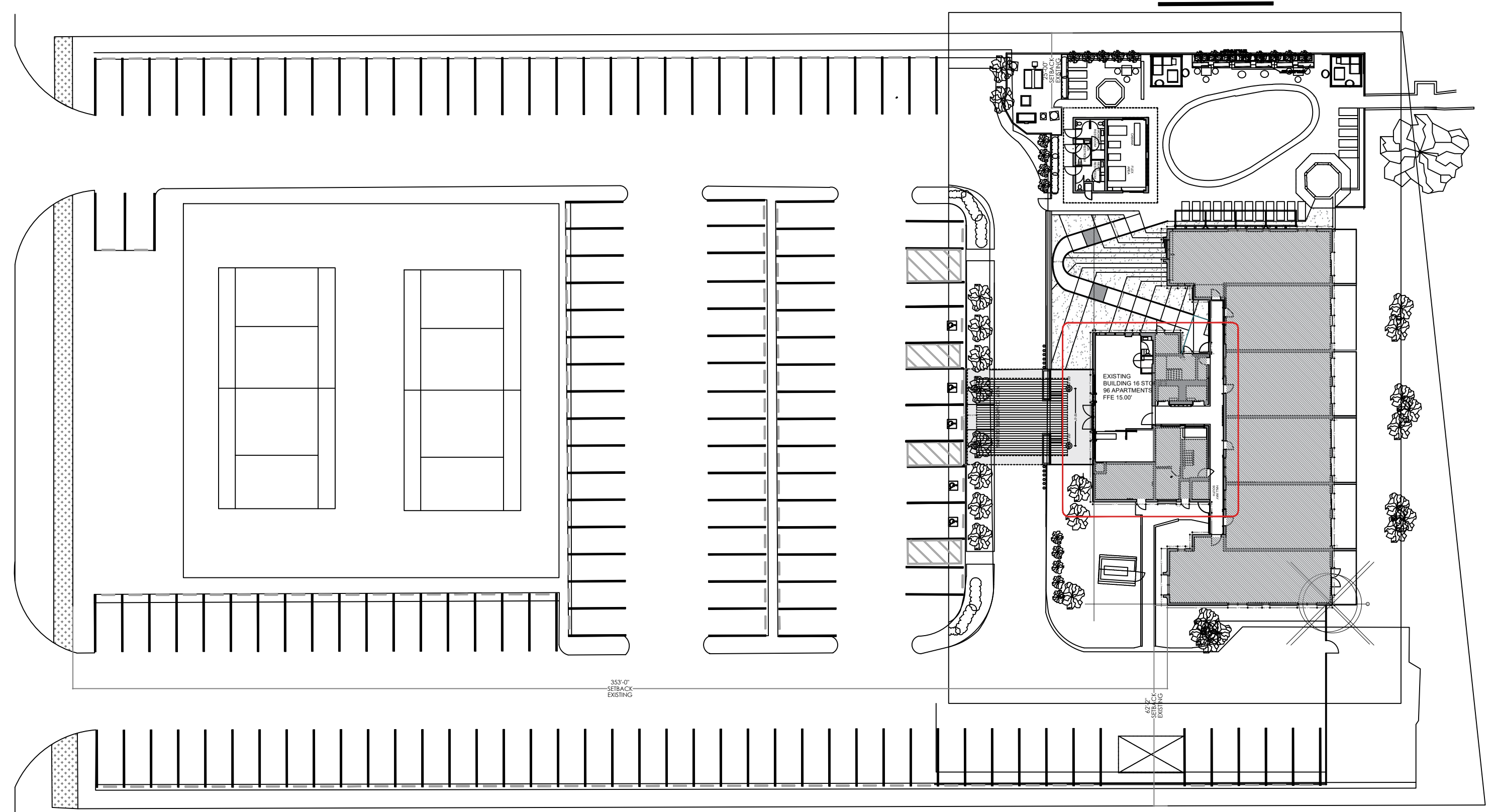
**SECURITY AND FORCED ENTRY PREVENTION**

- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT.
- THE ACTIVE LAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS AND NON-EXPOSED SCREWS.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES STANDARD 297.1.
- VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATION DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE ANSI STANDARD 297.1.
- ALL SLIDING GLASS DOORS SHALL COMPLY WITH THE F.B.C. 2023 EDITION AND SHALL HAVE CAT II SAFETY GLAZING AS REQUIRED.

**REQUIRED BACKING AND WALL FIXTURES**  
STUDS IN BEARING WALLS, EXTERIOR WALLS AND NOT BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x 4", WHERE SPACED NOT MORE THAN 16" o/c; OR, NOT LESS THAN 2"x 6", WHERE SPACED NOT MORE THAN 24" o/c.  
A MINIMUM 2" X 4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE OR WALL CABINET AND TO ALLOW FUTURE INSTALLATION OF GRAB BARS BEHIND TOILETS PER FBC 2318.1.15

**GENERAL NOTES**

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ELECTRICAL PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATINGS.
- ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED AND FINISHED TO MATCH ADJACENT WALL. EXCEPTION ARE MECHANICAL AND EQUIPMENT ROOMS, ELECTRIC AND TELEPHONE CLOSETS.
- CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:  
A. VALVES  
B. FLOW MEASURING DEVICES  
C. MIXING BOXES  
D. POWER OPERATED DAMPERS  
E. ACCESS PANELS IN DUCTWORK  
F. VOLUME AND BALANCING DEVICES  
G. WATER FLOW SWITCHES  
H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS PRESSURE SWITCHES
- CONTRACTOR SHALL PROTECT ALL WORK IN PROGRESS. ALL WORK, FURNISHINGS, EQUIPMENT OR MATERIALS THAT ARE DAMAGED BY CONTRACTOR'S OPERATION UNDER THIS CONTRACT SHALL BE RECTIFIED, REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
- DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. FOR DIMENSION NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE GIVEN FACE TO FACE BETWEEN STUDS/CMU OR FACE OF STUD/CMU TO COLUMN CENTERLINE. THE EXCEPTION IS MILLWORK DETAILS WHERE DIMENSIONS ARE FROM FACE OF FINISH SURFACES (GWB, PLASTER, ETC.)
- ELEVATIONS AND LEVELS ARE SHOWN TO TOP OF FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIALS).
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.



ALIOSKAR GANEM P.E.  
FL. LIC. No. 74745  
CONSULTING ENGINEER

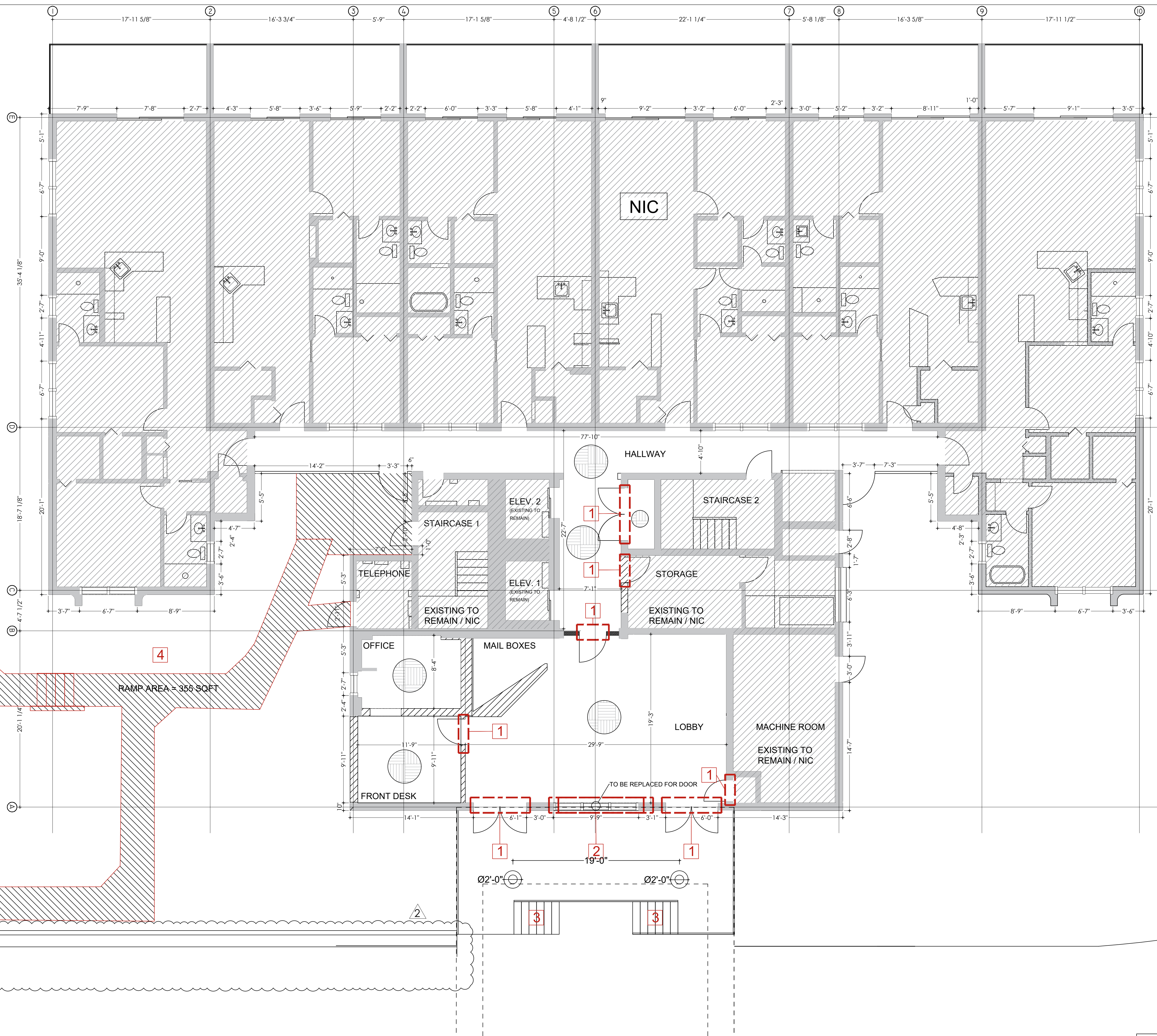
**PROJECT NAME:**  
SEA WINDS  
COMM-25-05908  
BUILDING

**PROJECT ADDRESS:**  
1890 S COLLIER BLVD.  
MARCO ISLAND, FL. 34145

REVISIONS	DATE
1	11-18-2025

Project No:  
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**SP-1**

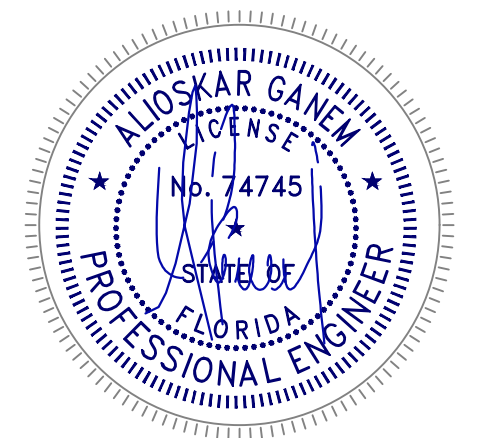


- DEMOLITION SCOPE OF WORK:**
- 1 REMOVE DOOR
  - 2 REMOVE WINDOWS
  - 3 REMOVE STAIRS
  - 4 REMOVE WALKWAY
  - 5 REMOVE PLUMBING FIXTURE
  - EXISTING FLOOR TO REMAIN
  - REMOVE EXISTING FLOOR
  - EXISTING PARTITION TO BE REMOVED
  - EXISTING WALL TO REMAIN

- SCOPE OF WORK:**
1. LOBBY AREA: DEMOLISH ALL WALLS INDICATED WITH HATCHING ON THE PLANS. REMOVE DOORS AND WINDOWS AS SHOWN. REMOVE EXISTING FLOORING IN AREAS SPECIFIED ON THE DRAWINGS.
  2. CABANA BUILDING: DEMOLISH ALL HATCHED WALLS AS INDICATED ON THE PLANS. REMOVE DESIGNATED DOORS AND FLOORING.
  3. EXTERIOR WORK: DEMOLISH EXISTING WALKWAY INDICATED WITH HATCHING. REMOVE THE SOUTH WALL OF THE CABANA BUILDING AS SHOWN ON THE PLANS.

**GENERAL DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AFFECTING THE PRELIMINARY DEMOLITION; WHETHER SHOWN OR NOT SHOWN, ITEMS MAY HAVE TO BE RELOCATED AND/OR TEMPORARILY SUSPENDED, SUPPORTED, OR REMOVED AS REQUIRED FOR PURPOSES OF DESIGN DISCOVERY. THE SECONDARY AND FINAL DEMOLITION PHASE IS TO BE INITIATED UPON COMPLETION OF ALL DESIGN DOCUMENTS AND FINALIZATION OF THE DESIGN INTENT.
2. PRELIMINARY DEMOLITION DOES NOT IMPACT MECHANICAL, HVAC, PLUMBING, AND FIRE PROTECTION SYSTEMS. BATH ROOM AND PLUMBING FIXTURES ARE TO BE LEFT IN THEIR EXACT LOCATIONS.
3. GENERAL CONTRACTOR SHALL COORDINATE PRELIMINARY DEMOLITION OPERATIONS WITH ALL OTHER REQUIRED SUB-CONTRACTORS AND RESPECTIVE TRADES WHERE APPLICABLE. ALL DEMOLITION WORK SHALL BE CONDUCTED UNDER CONTROLLED CONDITIONS.
4. REMOVE FIXTURES AND ELECTRICAL DEVICES AS INDICATED ON PLAN. PRELIMINARY DEMOLITION PLAN ONLY REFLECTS IMPACTED OUTLETS AND SWITCHES. FIXTURES ARE NOT CURRENTLY INSTALLED.
5. COORDINATE ANY SHUTDOWN OF EXISTING SERVICES AND EQUIPMENT REMAINING IN USE WITH OWNERS' REPRESENTATIVE. PROVIDE ADEQUATE NOTICE AND MAKE PROVISIONS TO MINIMIZE IMPACT TO ANY NEIGHBORING UNITS OR TENANTS.
6. REMOVE ALL CONDUIT AND WIRE BACK TO NEAREST UPSTREAM DEVICE REMAINING IN SERVICE. WHERE DEMOLITION WORK AFFECTS ELECTRICAL SERVICE TO DOWNSTREAM DEVICES TO REMAIN; EXTEND CONDUIT AND WIRE AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE.
7. DISPOSE OF ALL MATERIALS OFF SITE, ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISCARDING OF ALL DEMOLITION WASTE INCLUDING ANY UNFORESEEN ITEMS WITHIN THE SCOPE OF THE PROJECT.
8. CARE SHOULD BE EXERCISED DURING DEMOLITION TO HAVE THE LEAST IMPACT ON THE CONDUIT OF EXISTING DEVICES. WHERE FEASIBLE EXISTING CONDUIT SHOULD BE LEFT INTACT AND TEMPORARILY SUPPORTED. SERVICE IN SUCH CASES NEEDS TO BE INTERRUPTED.
9. CARE SHOULD BE EXERCISED TO PROTECT ALL EXISTING FINISHED SURFACES AND APPLIANCES DURING DEMOLITION. THE CONTRACTOR IS EXPECTED TO PROTECT FROM DUST AND DEBRIS ALL EXISTING APPLIANCES THROUGHOUT THE UNIT, INCLUSIVE OF BATHROOM FIXTURES, PLUMBING FIXTURES, CABINERY, KITCHEN APPLIANCES, ETC.
10. VERIFY FIRE-RESISTANCE RATING OF ALL EXISTING PARTITIONS PRIOR TO DEMOLITION. IF ANY WALL IS FIRE-RATED, IT MUST BE REBUILT TO MATCH UL#U905 OR EQUIVALENT.
11. ALL NEW EXTERIOR OPENINGS SHALL COMPLY WITH HVHZ REQUIREMENTS PER FBC 1626. PROVIDE IMPACT-RESISTANT DOORS/WINDOWS OR APPROVED SHUTTER SYSTEMS.



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BUILDING

**PROJECT ADDRESS:**  
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MARCO ISLAND, FL. 34145

REVISIONS	DATE
1	11-18-2025
2	02-24-2026

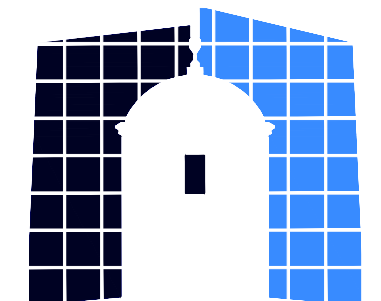
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D-1

1 DEMOLITION PLAN MAIN BUILDING  
3/16" = 1'-0"

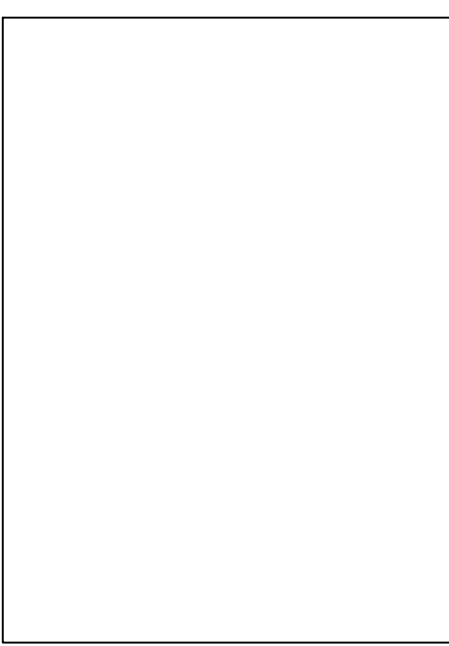
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**GCE**

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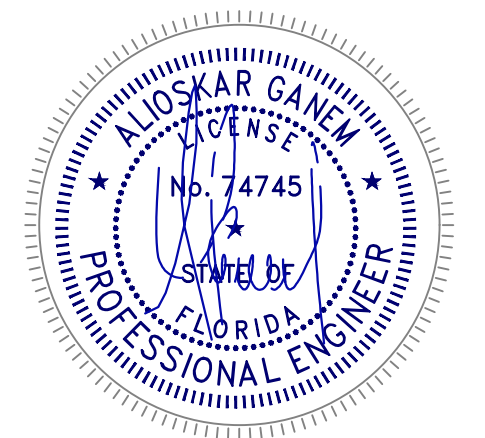
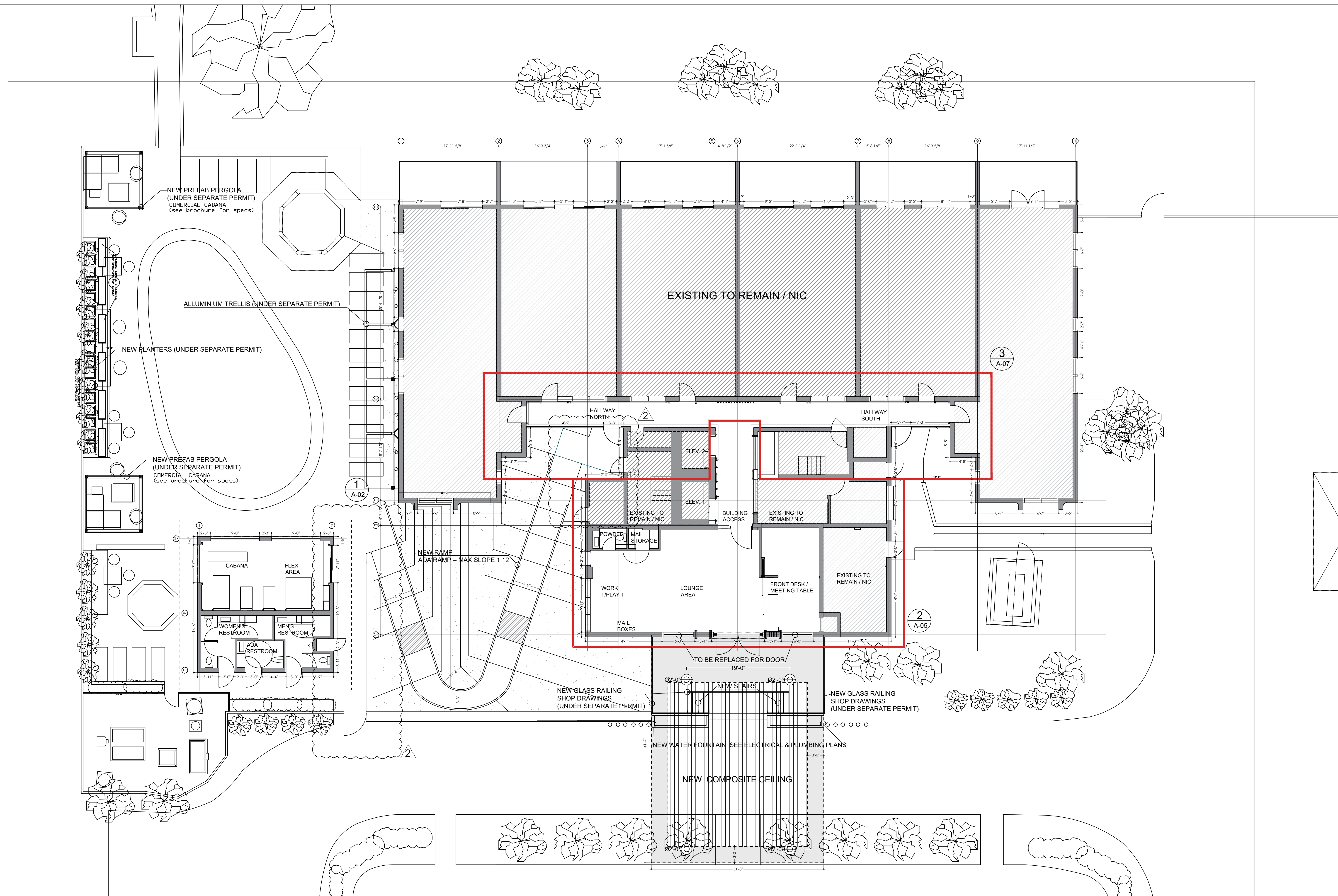
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A-01

1  
GENERAL PLAN  
1/8" = 1'-0"

**LEGEND**

	NEW DRYWALL CEILING
	NEW COMPOSITE CEILING

- ARCHITECTURAL NOTES:**
- 1) ALL CONSTRUCTION TO CONFORM TO 2023 FLORIDA BUILDING CODE.
  - 2) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
  - 3) ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
  - 4) ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH INTERIOR DESIGNER SPECIFICATIONS.
  - 5) ALL STRUCTURAL WORK SHALL BE PERFORMED AS PER ENGINEERED DRAWINGS.
  - 6) FIRE-RATED PARTITIONS SHALL BE CONSTRUCTED PER UL DESIGN AS SHOWN.
  - 7) ACCESSIBLE ROUTES, RESTROOMS, HARDWARE, AND CLEARANCES SHALL COMPLY WITH IRC ACCESSIBILITY REQUIREMENTS.
  - 8) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM MILLWORK, PERGOLAS, AND GLASS SYSTEMS FOR REVIEW AND APPROVAL.
  - 9) INTERIOR FINISHES MUST COMPLY WITH ASTM 884 CLASS B OR BETTER UNLESS OTHERWISE SPECIFIED.
  - 10) ALL EXTERIOR WINDOWS, STOREFRONTS, AND GLAZING SYSTEMS TO MEET HVHZ REQUIREMENTS AND BE IMPACT-RESISTANT.

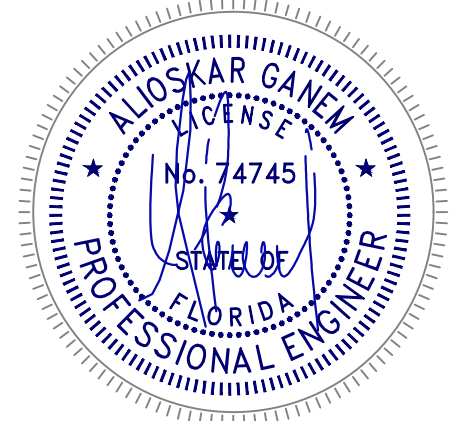
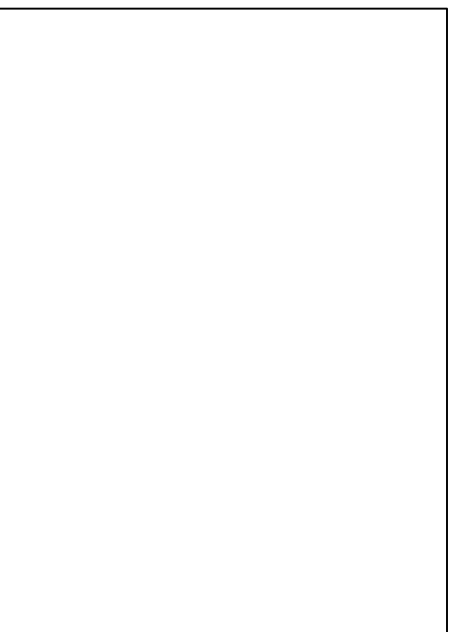
- SCOPE OF WORK:**
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DEMOLISH ALL WALLS INDICATED WITH HATCHING ON THE PLANS.  
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NEW COMPOSITE CEILING:  
WOODPLANK COMPOSITE  
NARROW SLAT EXTERIOR  
CLADDING

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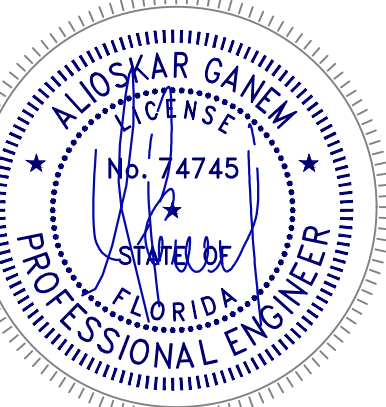
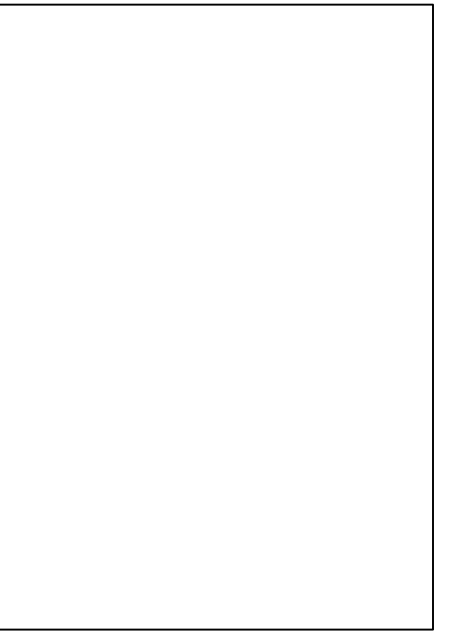
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**A-02**

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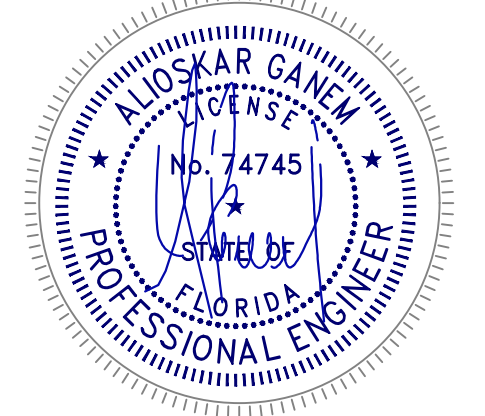
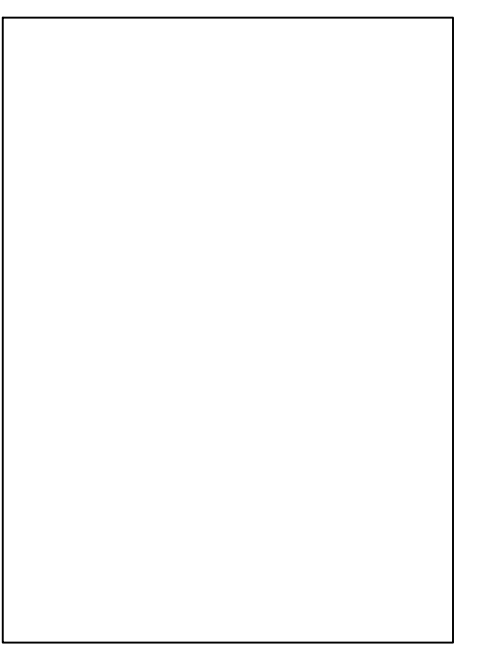
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**A-03**

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**A-04**

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HALLWAY NORTH

**SCOPE OF WORK**  
 Concrete restoration.  
 Replace the existing storefront a new impact glass.  
 Replace the existing door with new hollow metal door.  
 It will be conditioned as vanilla shell.  
 No modification to structure layout.  
 Bathroom retrofitting to meet ADA accessibility requirements

**ARCHITECTURAL**

1	NEW LAVATORY.	<b>LEGEND</b>  EXISTING WALLS.  NEW WALLS.
2	NEW TOILET.	
3	NEW STORE FRONT	
4	NEW WINDOWS	
5	NEW DOORS	

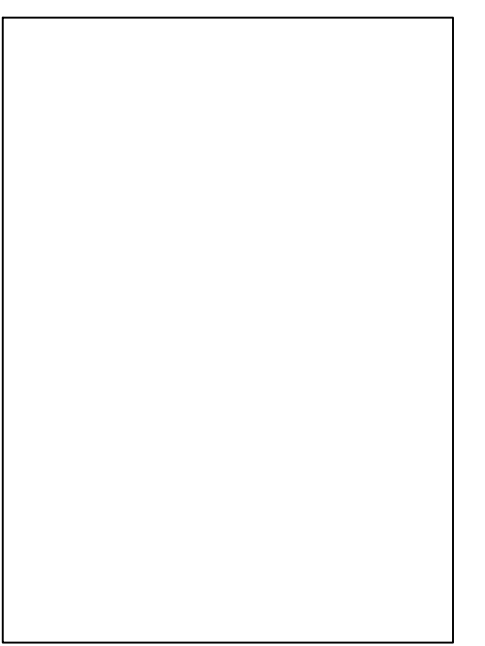
**NOTE:**  
this permit is not seeking a certificate of use but a certificate of completion.

**SCOPE OF WORK:**

**CABANA**  
 NEW PLUMBING FIXTURES WILL BE INSTALLED IN THE EXISTING BATHROOMS, RELOCATING THEM TO THE AREAS SHOWN IN THE PLANS ALONG WITH A NEW LAYOUT. AN ADA-COMPLIANT BATHROOM WILL BE ADDED. FINISHES WILL BE UPGRADED, INCLUDING NEW LIGHTING AND A/C GRILLES. FLOORING WILL BE REPLACED WITH 48"X48" TILES. NEW DOORS WILL BE INSTALLED, AND NEW PARTITION WALLS WILL BE BUILT WITH 6"X48" AND 24"X48" FINISHES.

**LOUNGE AREA:**  
 A NEW WINDOW WILL BE INSTALLED ON THE WEST SIDE OF THE BUILDING, FOLLOWING THE NEW OPENING INDICATED IN THE DEMOLITION PLAN. EXISTING WINDOWS AND DOORS WILL BE REPLACED. A POWDER ROOM AND MAIL STORAGE ROOM WILL BE CONSTRUCTED. A NEW SPACE WILL BE ADDED TO THE NORTH SIDE OF THE BUILDING TO CREATE A FRONT DESK AND OFFICE AREA. EXISTING FLOORING WILL BE REPLACED WITH 48"X48" TILES. WALL FINISHES WILL BE UPDATED TO DRYWALL WITH PAINTED FINISHES AND COMPOSITE WOODEN PLANKS. LIGHT FIXTURES AND A/C GRILLES WILL ALSO BE REPLACED.

**HALLWAYS:**  
 FLOORING, LIGHTING, AND WALL AND CEILING FINISHES IN THE HALLWAYS WILL BE FULLY REPLACED.



ALIOSKAR GANEM P.E.  
 FL. LIC. No. 74745  
 CONSULTING ENGINEER

**PROJECT NAME:**  
 SEA WINDS  
 COMM-25-05908  
 BUILDING

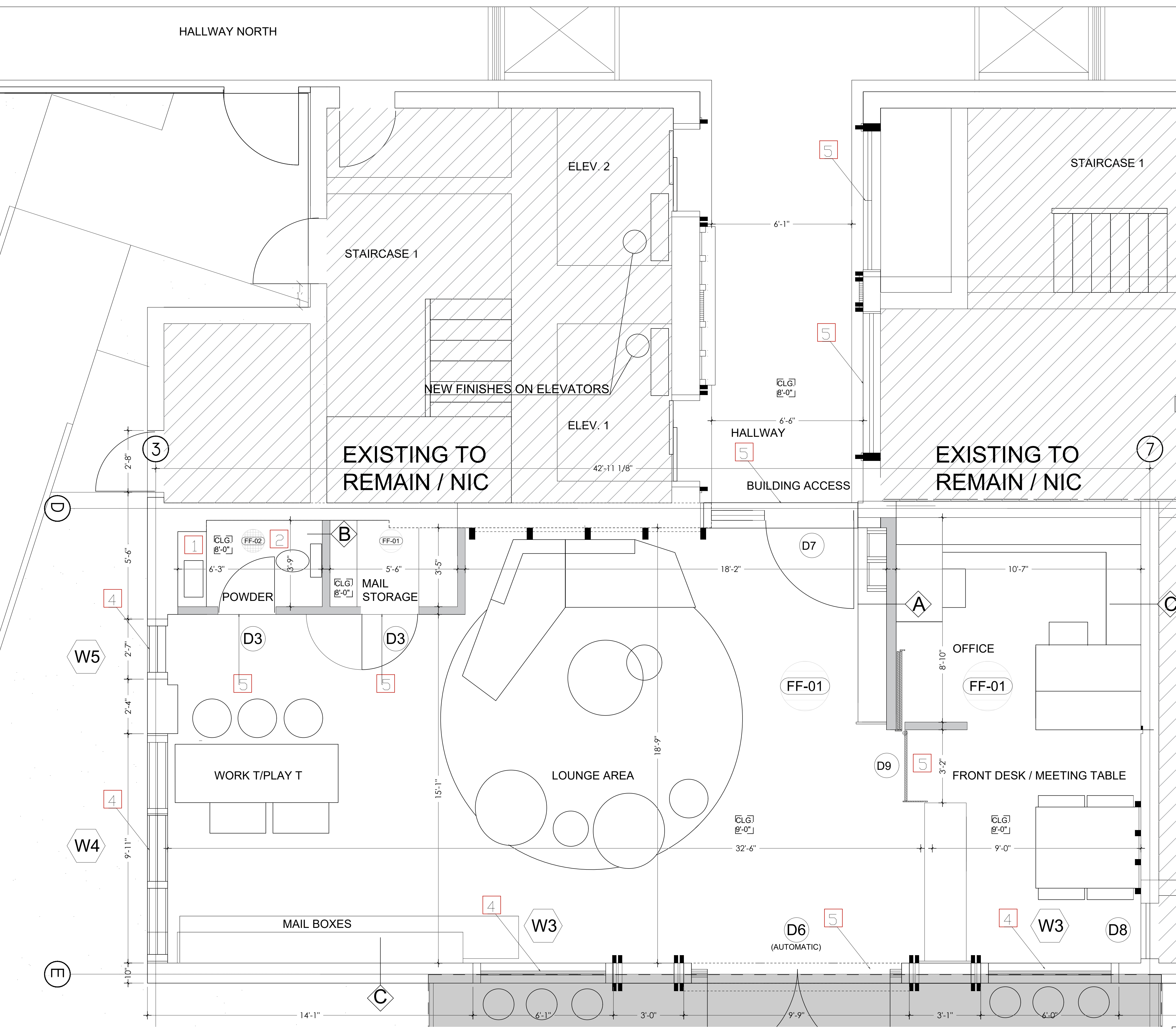
**PROJECT ADDRESS:**  
 1890 S COLLIER BLVD.  
 MARCO ISLAND, FL. 34145

REVISIONS	DATE
1	11-18-2025

Project No:  
 Scale:  
 Date:  
 Drawn:  
 Checked:  
 CAD File:  
 Drawing Title:

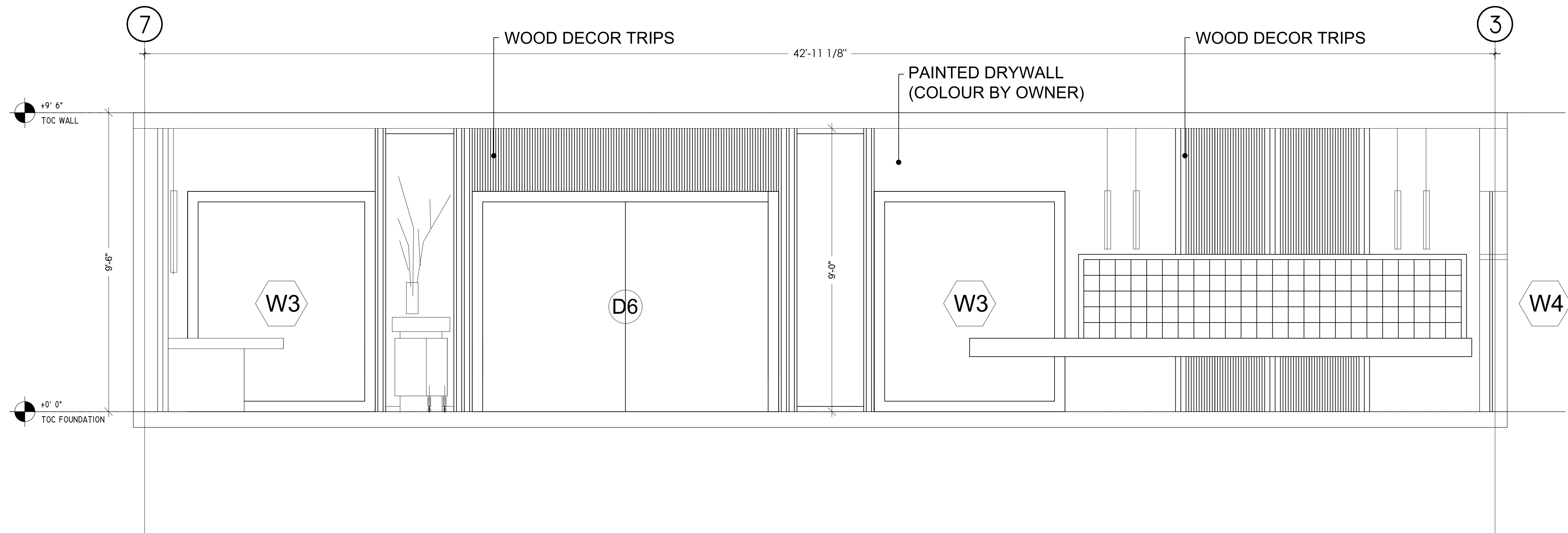
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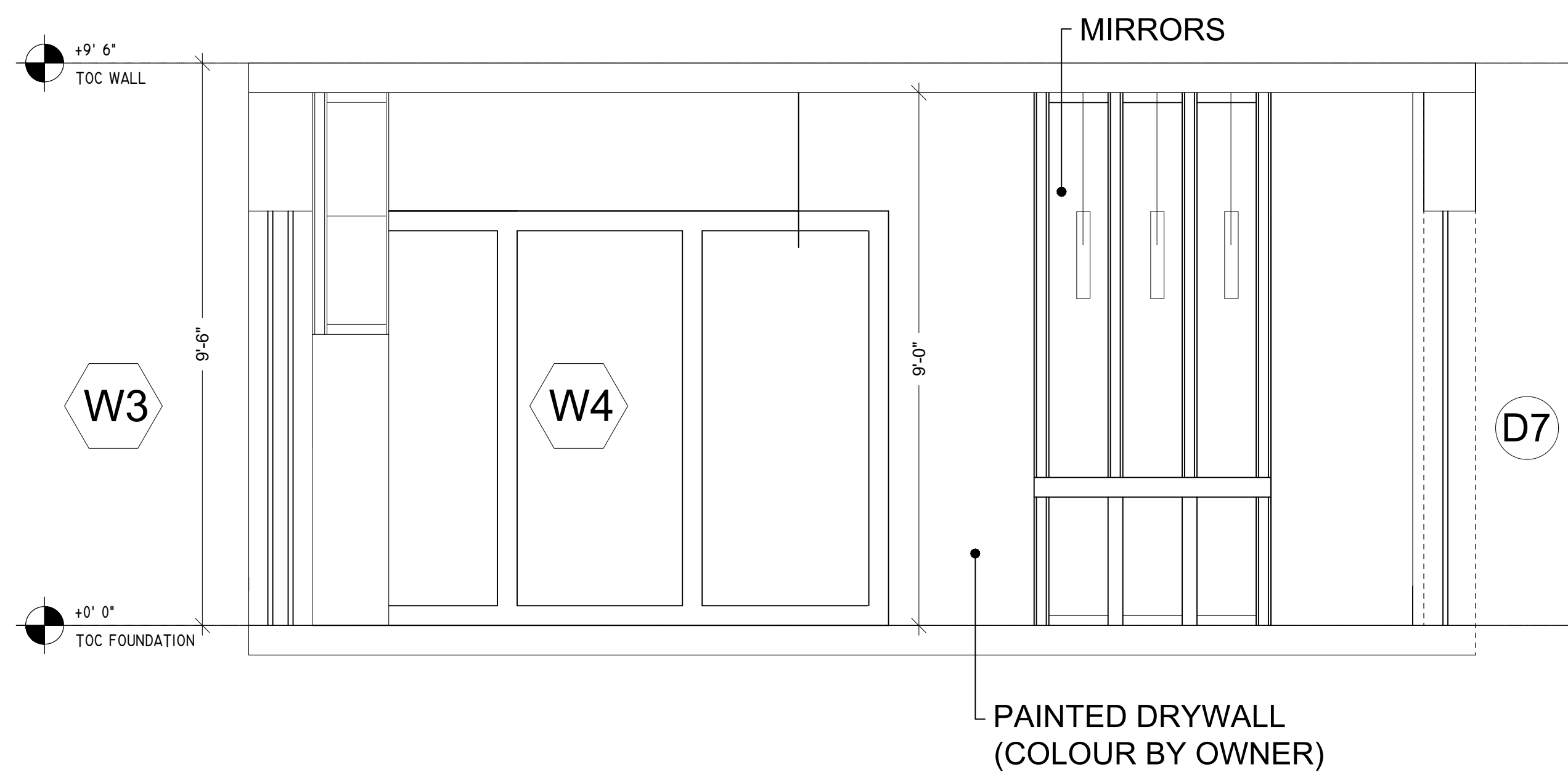


1 LOUNGE/HALL AREA  
 1/2" = 1'-0"

(BUILDING) ARCH\_890 S COLLIER BLVD MARCO ISLAND.dwg

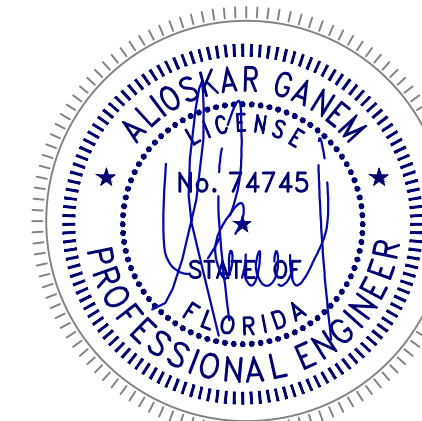


1 RECEPTION A-A SECTION  
1/2" = 1'-0"



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

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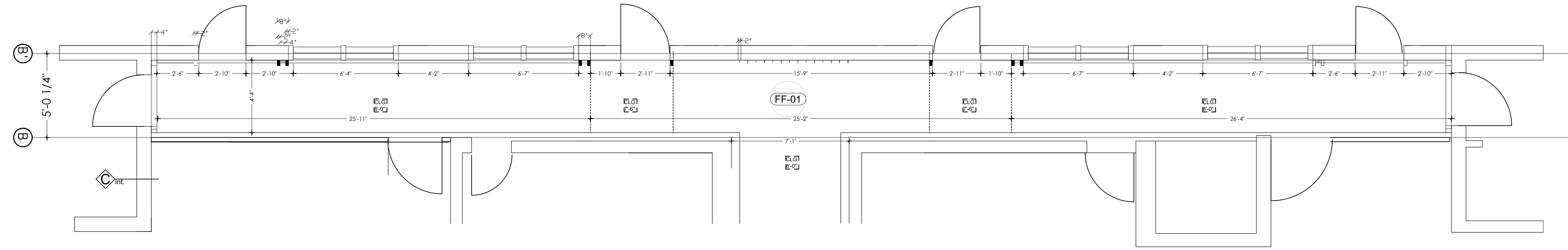
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MARCO ISLAND, FL. 34145

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1	11-18-2025

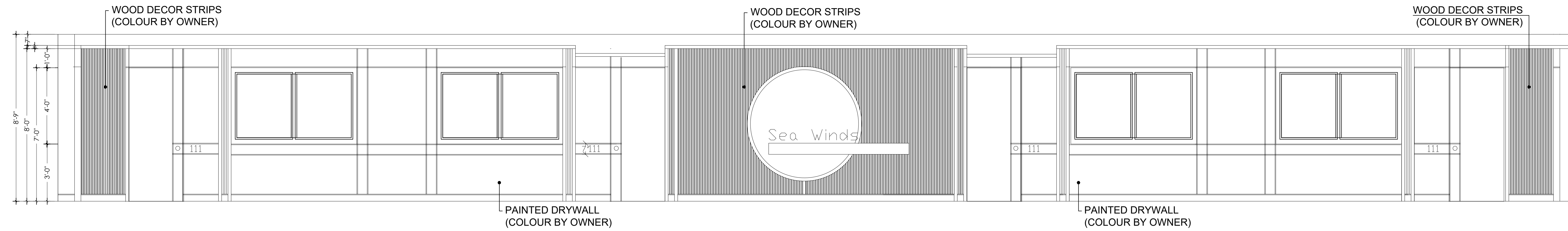
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A-06

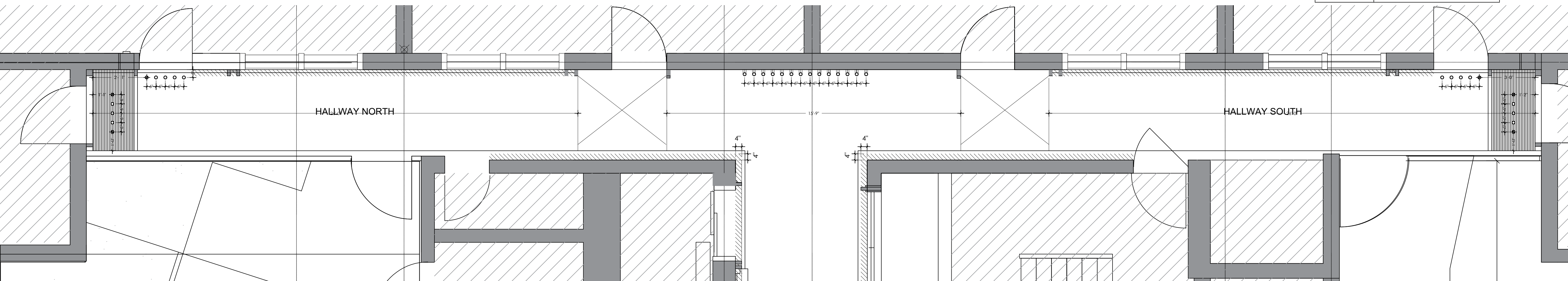


1 HALLWAY  
1/4" = 1'-0"



2 HALLWAY A-A SECTION  
3/8" = 1'-0"

	DECOR LIGHTING PENDANTS
	DECOR LIGHTING PENDANTS
	LED STRIP LIGHTS
	RECESSED 3" LED
	EXTERIOR WALL LAMP
	LIGHT PANEL



3 HALLWAY RCP  
3/8" = 1'-0"

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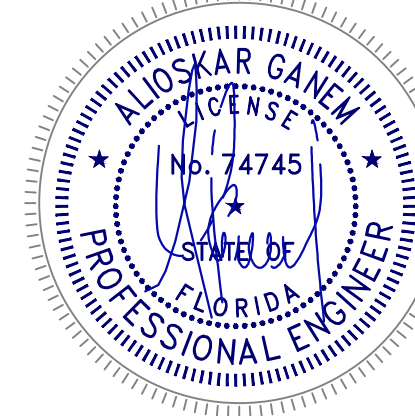
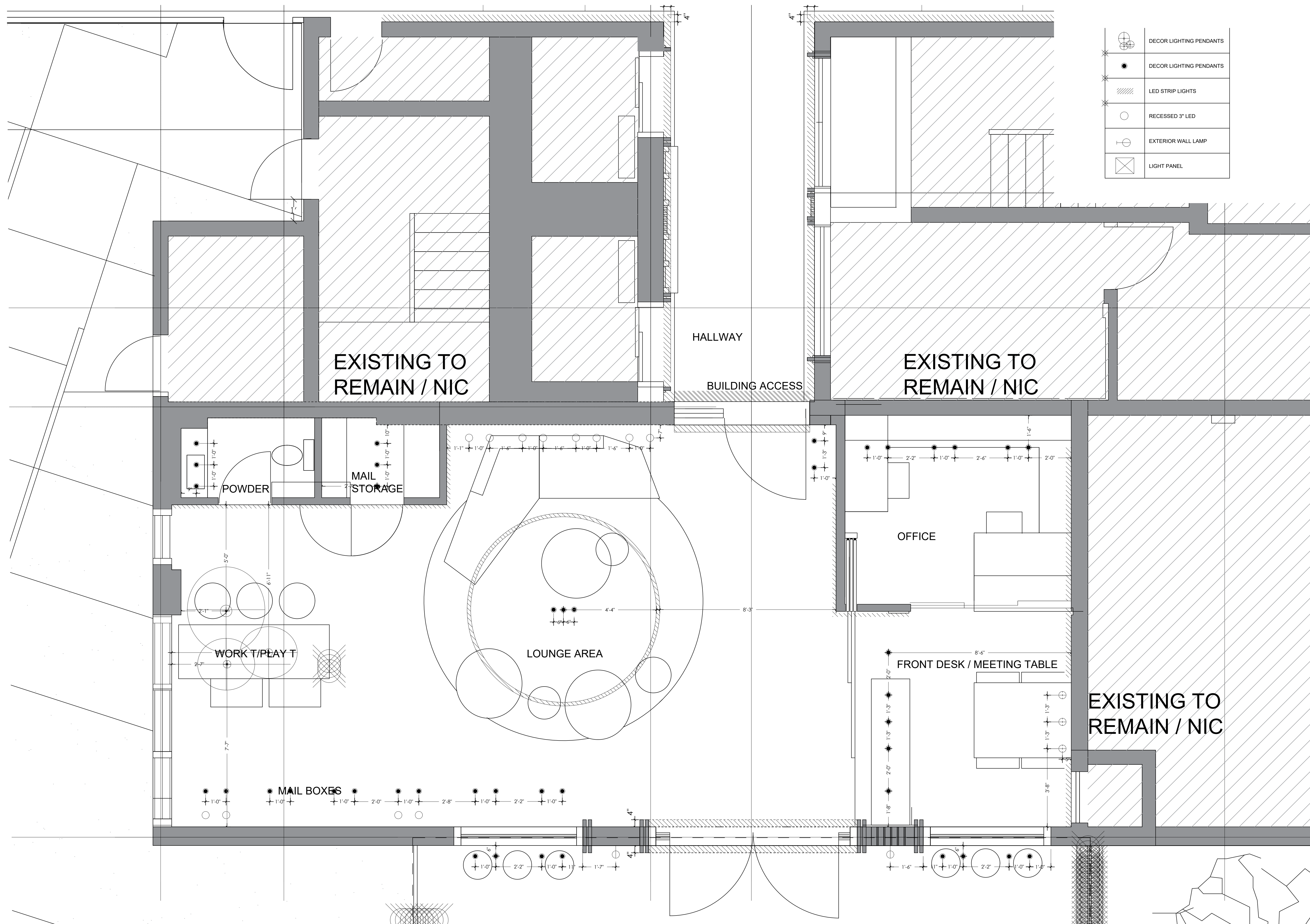
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MARCO ISLAND, FL. 34145

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1	11-18-2025

Project No:  
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A-07

(BUILDING) ARCH\_890 S COLLIER BLVD MARCO ISLAND.dwg



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COMM-25-05908  
BUILDING

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MARCO ISLAND, FL. 34145

REVISIONS	DATE
1	11-18-2025

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Date:  
Drawn:  
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CAD File:

Drawing Title:

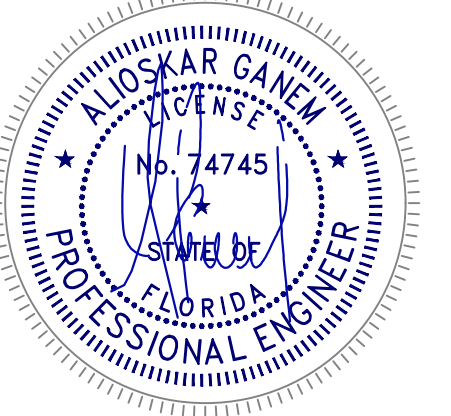
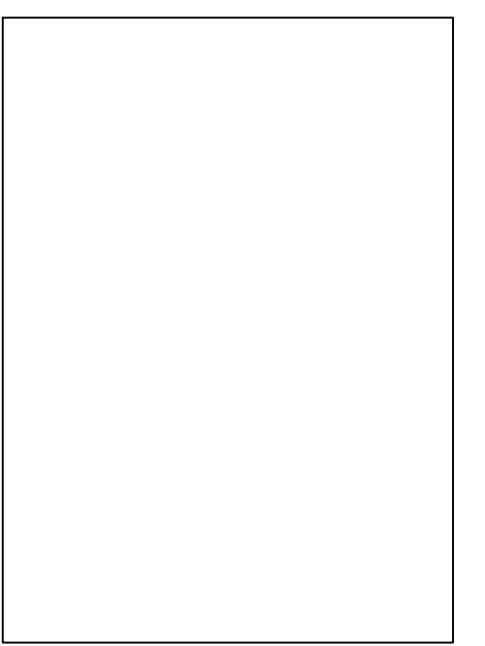
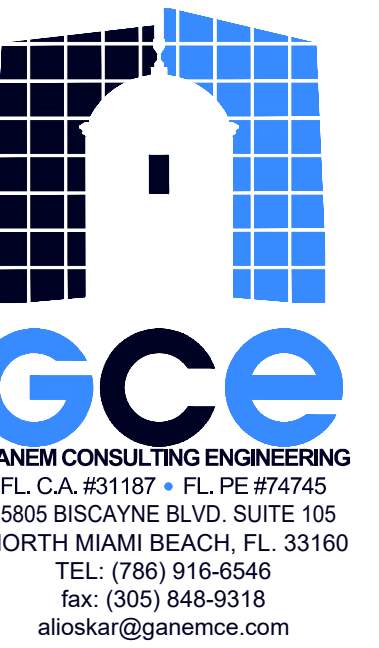
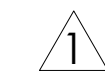
A-08

1 LOUNGE RCP  
1/2" = 1'-0"

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**VOID**



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BUILDING

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MARCO ISLAND, FL. 34145

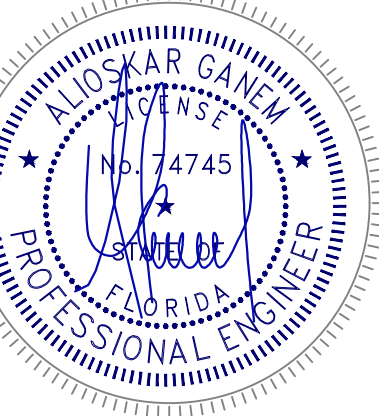
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1	11-18-2025

Project No:  
Scale:  
Date:  
Drawn:  
Checked:  
CAD File:

Drawing Title:

**A-09**

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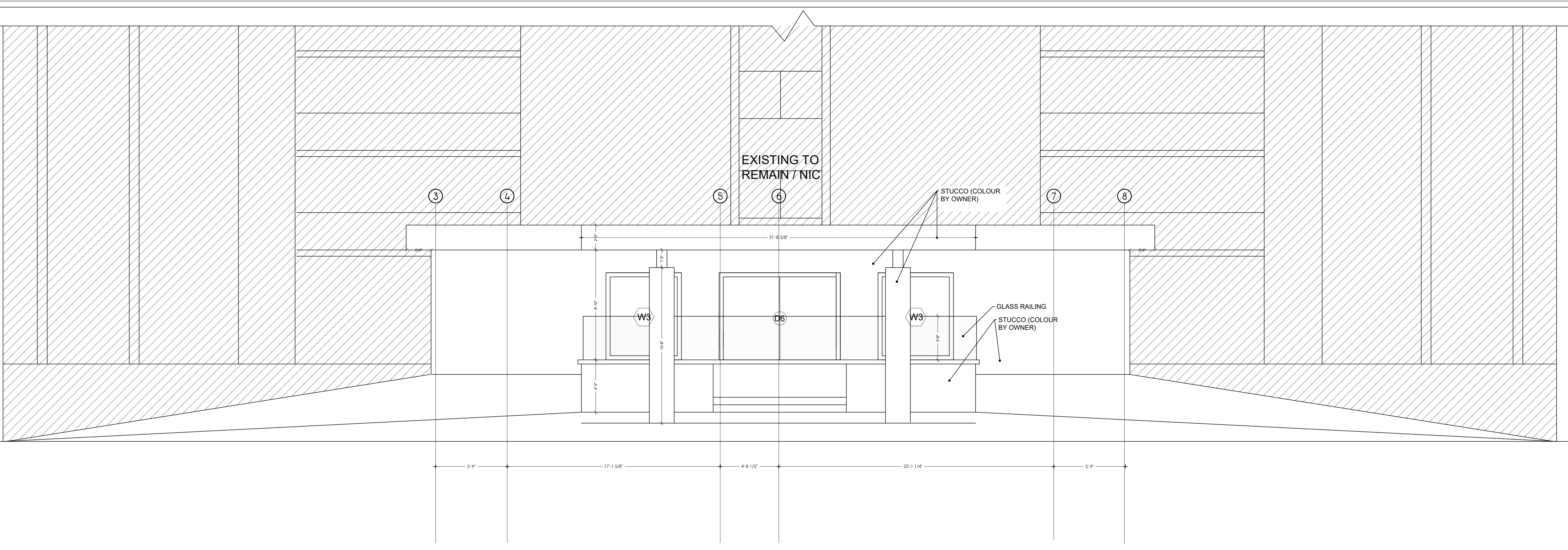
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REVISIONS	DATE
1	11-18-2025
2	02-16-2026

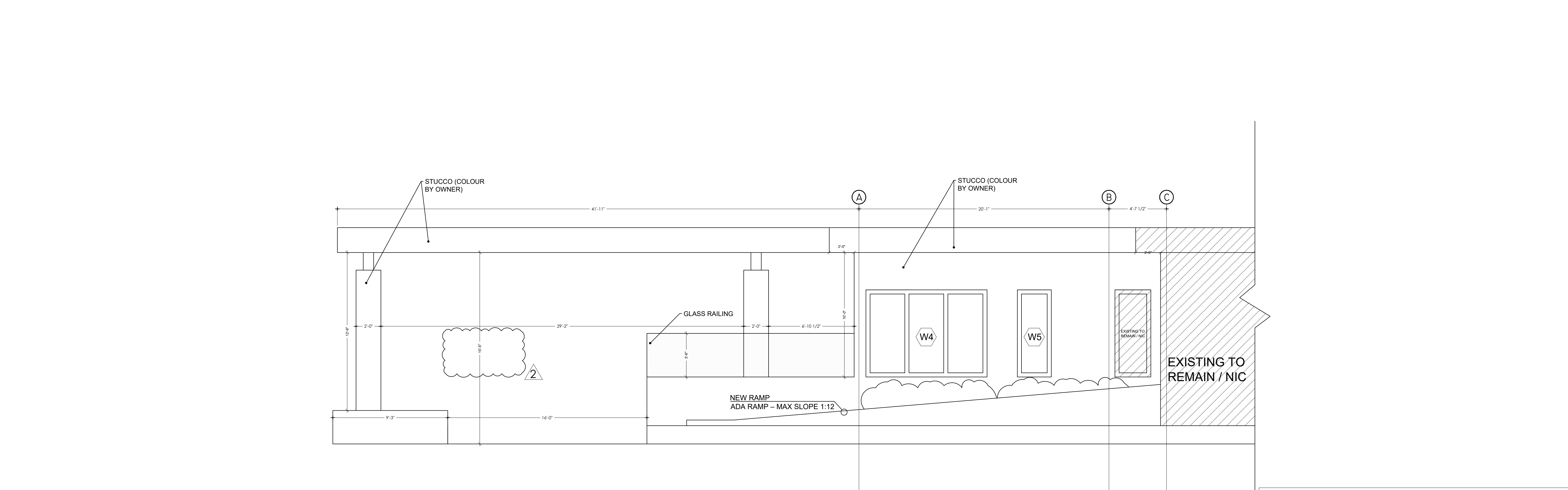
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A-10

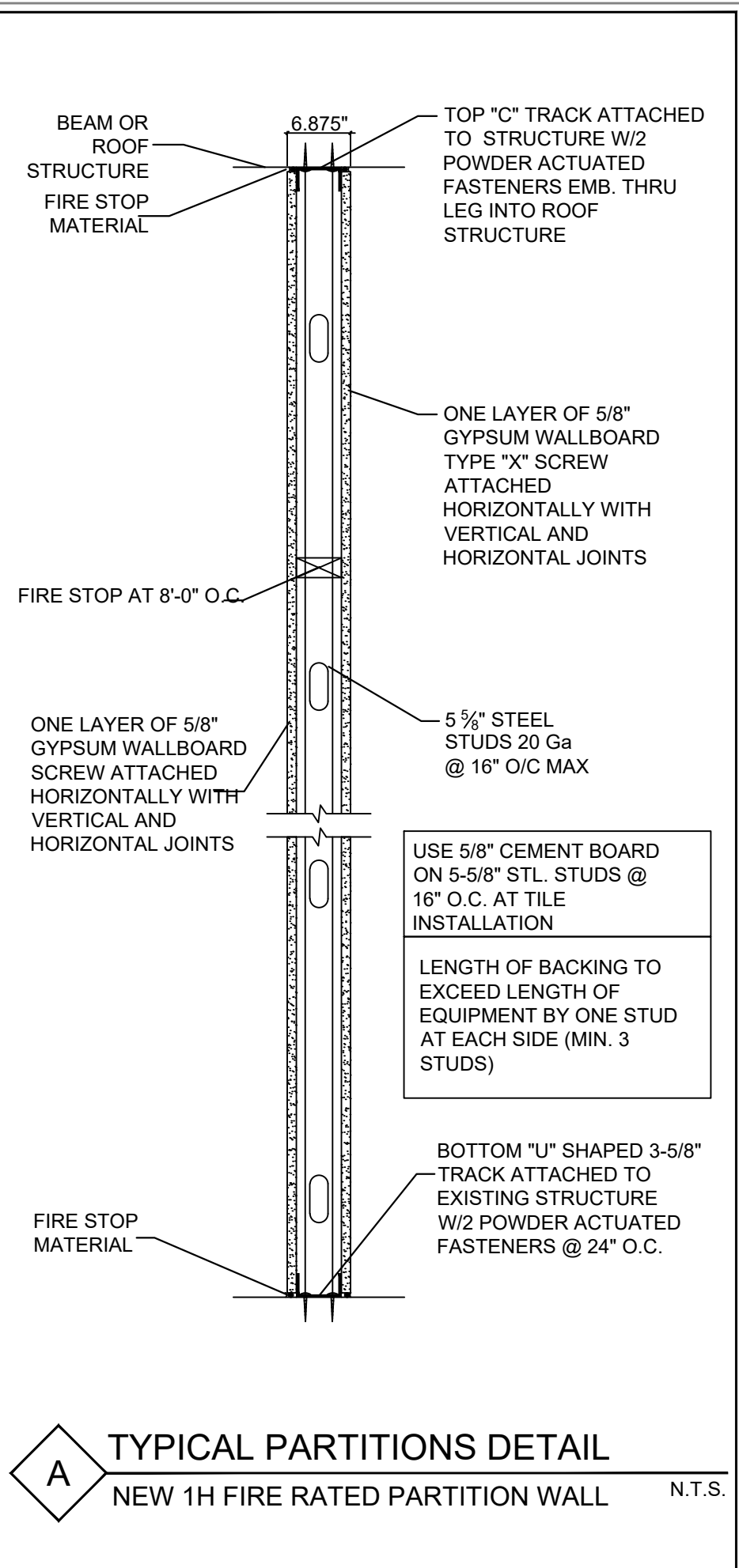


1 MAIN BUILDING WEST VIEW  
3/16" = 1'-0"

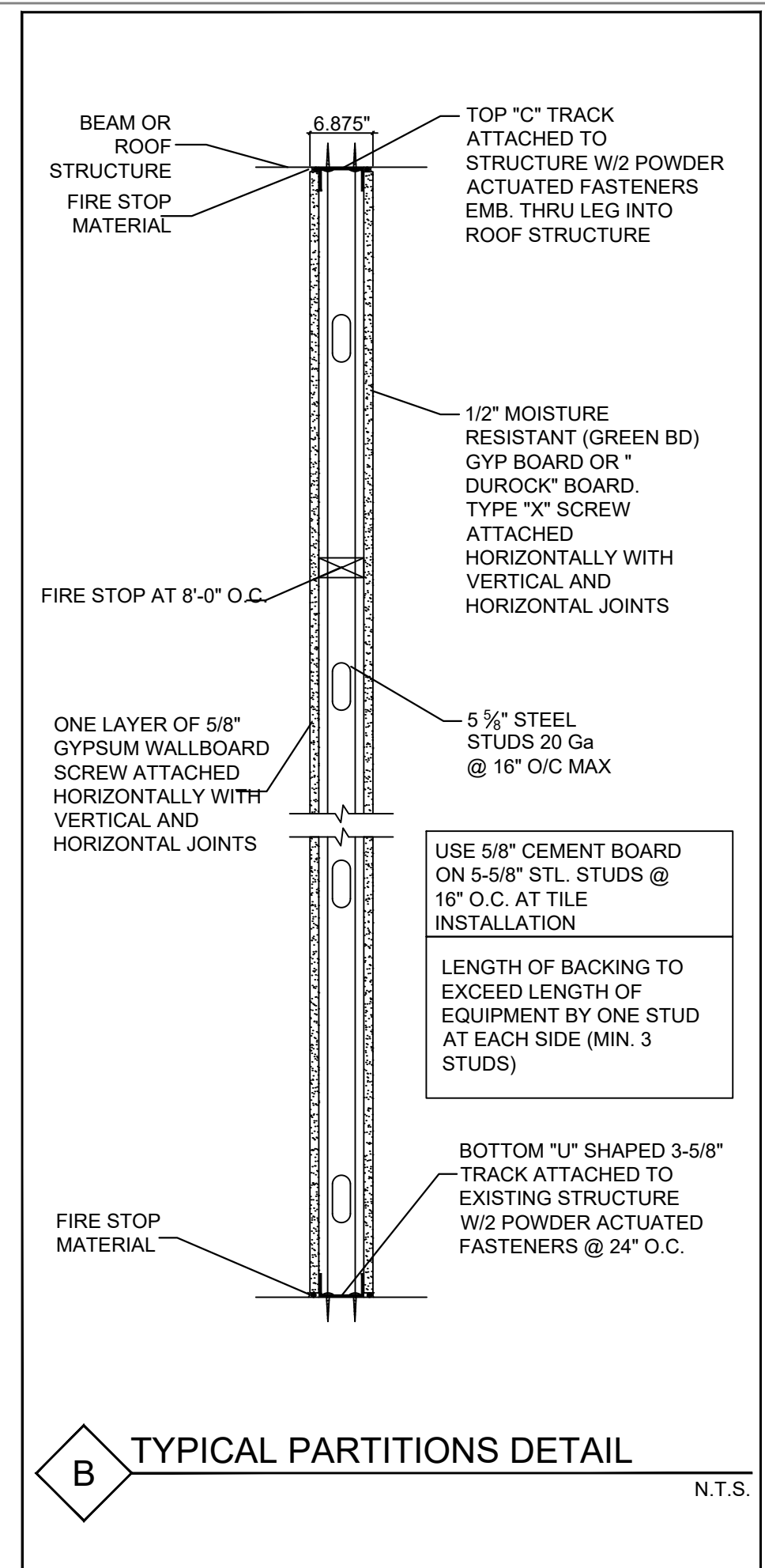


2 MAIN BUILDING NORTH VIEW  
1/4" = 1'-0"

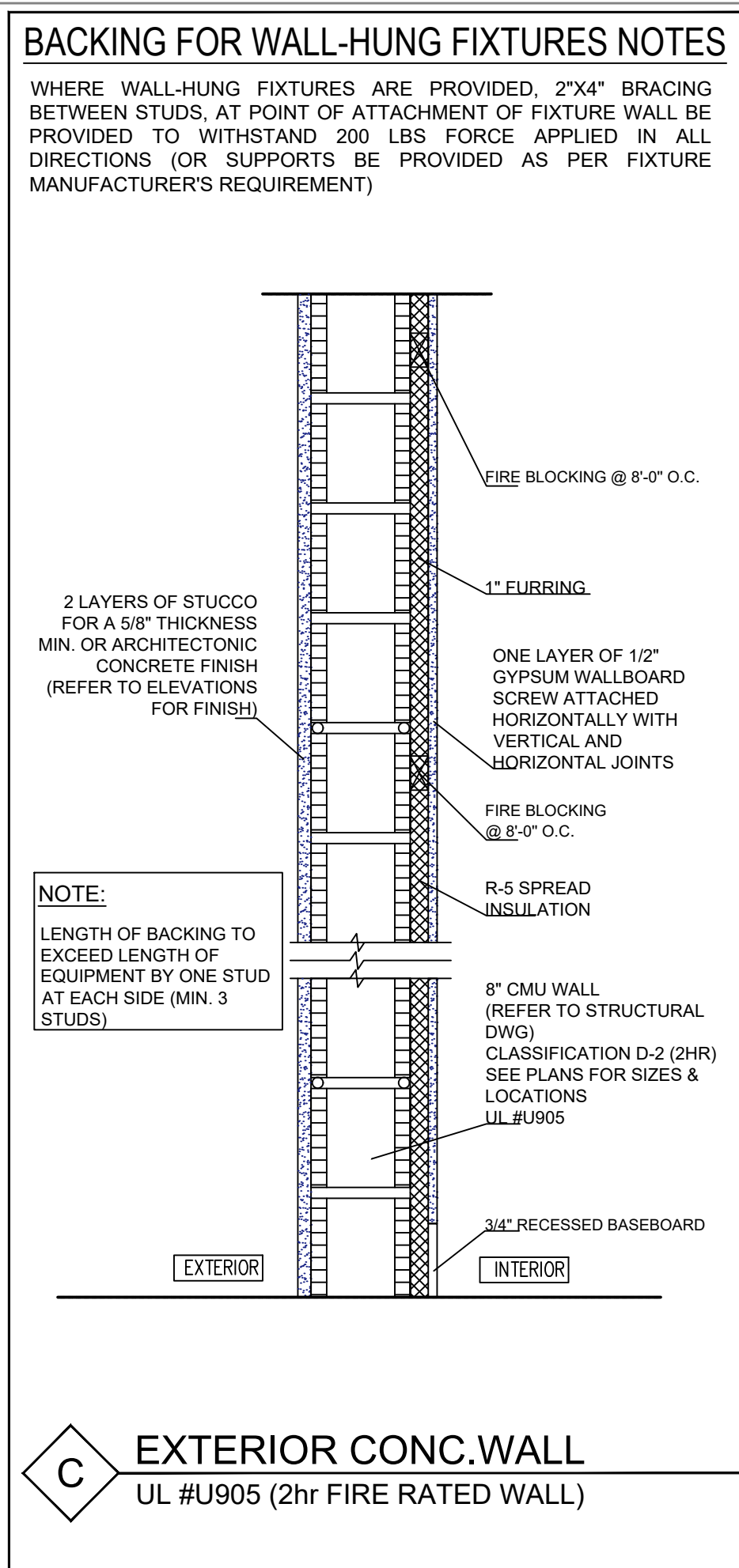
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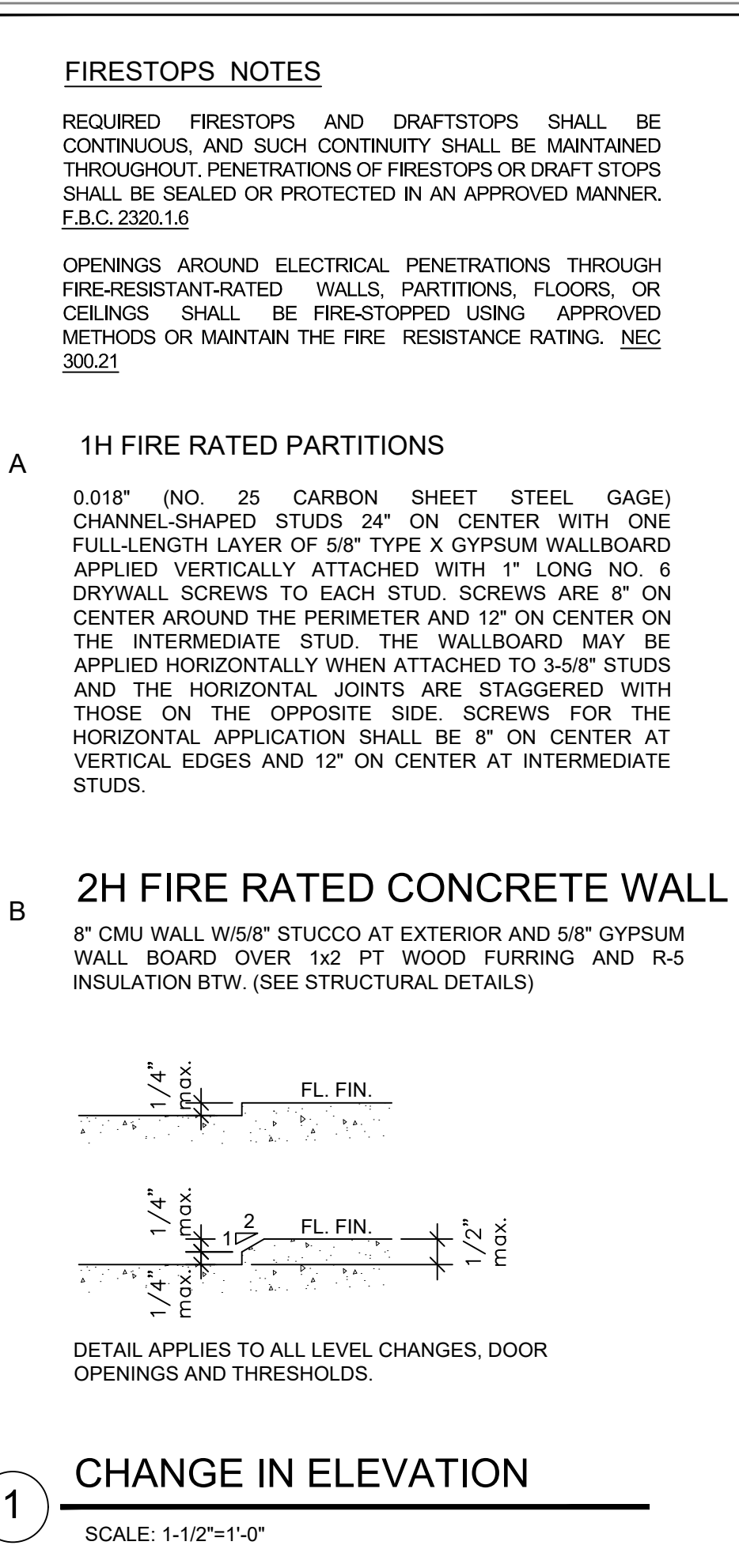
**A** TYPICAL PARTITIONS DETAIL  
NEW 1H FIRE RATED PARTITION WALL N.T.S.



**B** TYPICAL PARTITIONS DETAIL  
N.T.S.



**C** EXTERIOR CONC. WALL  
UL #U905 (2hr FIRE RATED WALL)



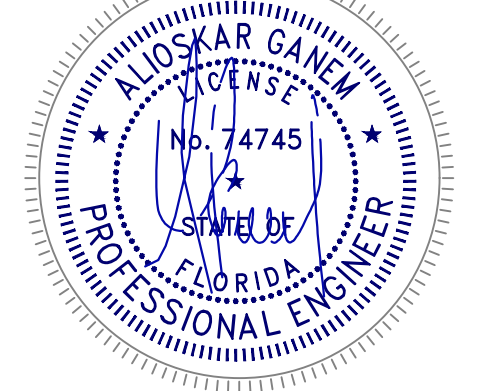
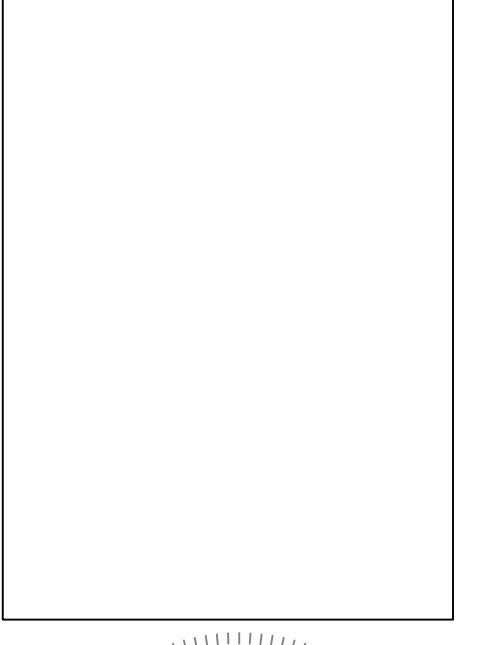
**1** CHANGE IN ELEVATION  
SCALE: 1-1/2"=1'-0"

**INTERIOR FINISH NOTES:**

- INTERIOR FINISH SHALL BE IN ACCORDANCE WITH LSC CHAPTER 10 AND FLORIDA BUILDING CODE CHAPTER 8
- CLASSIFICATION IN ACCORDANCE WITH ASTM E 84; (LSC 10.2.3.4 & FBC 803.1)
- CLASS A: FLAME SPREAD RATING OF 0-25, SMOKE DEVELOPMENT RATING OF 0-450, NO CONTINUED PROPAGATION OF FIRE IN ANY ELEMENT THEREOF WHEN SO TESTED.
- CLASS B: FLAME SPREAD RATING OF 26-75, SMOKE DEVELOPMENT RATING OF 0-450.
- CLASS C: FLAME SPREAD RATING OF 76-200, SMOKE DEVELOPMENT RATING OF 0-450.
- INTERIOR WALL AND CEILING FINISH MATERIALS IN VERTICAL EXITS AND EXIT PASSAGEWAYS (LSC 10.2 & FBC 803.5)
- RESIDENTIAL: CLASS 'C'
- INTERIOR WALL AND CEILING FINISH MATERIALS IN EXIT ACCESS CORRIDORS AND OTHER EXITWAYS
- RESIDENTIAL: CLASS 'C'
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A, B OR C IN ALL ROOMS AND ENCLOSED SPACES
- GYPSUM WALLBOARD TO BE FREE OF CORROSIVE OR TOXIC CHEMICALS INCLUDING SULFUR AND SULFUR DIOXIDE
- PAINTS TO BE LOW OR NO V.O.C. BY BENJAMIN MOORE OR SHERWIN WILLIAMS. SUBSTITUTES MUST BE ACCEPTED BY ARCHITECT
- PAINTS TO BE EGGSHELL THROUGHOUT EXCEPT PAINTS TO BE SATIN IN BATHROOMS AND HIGH GLOSS ON ALL WOOD TRIM.
- BATHROOMS TO RECEIVE MILDEW RESISTANT PAINT.
- INSTALL 5/8" CEMENT BOARD BEHIND TILE IN ALL WET AREAS
- CEILING HEIGHTS ARE MEASURED FROM EXISTING FLOOR SLAB.
- WALL COVERINGS BY INTERIOR DESIGNER TO BE MIN. CLASS 'C'.

**SECTION 2320 HIGH-VELOCITY HURRICANE ZONES - FIRESTOPS**

- FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT SPACES, BOTH VERTICAL AND HORIZONTAL.
- FIRESTOPS SHALL FORM EFFECTIVE FIRE BARRIERS BETWEEN STORIES AND BETWEEN A STORY AND ROOF SPACE.
- FIRESTOPPING SHALL BE TIGHTLY AND SECURELY FITTED INTO PLACE AND WHERE OF WOOD, SHALL BE NOT LESS THAN A NOMINAL 2 INCHES (51 MM) IN THICKNESS.
- SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE SOLIDLY FILLED WITH MORTAR OR LOOSE INCOMBUSTIBLE MATERIALS SUPPORTED ON INCOMBUSTIBLE SUPPORTS.
- FIRESTOPPING SHALL CONSIST OF 2 INCH (51MM) NOMINAL LUMBER, OR TWO THICKNESS OF 1 INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR 1 THICKNESS OF 23/32-INCH (18 MM) PLYWOOD, WITH JOINTS BACKED BY 23/32-INCH (18 MM) PLYWOOD, OR OTHER APPROVED MATERIALS.
- DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 3/8-INCH (9.5 MM) PLYWOOD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
- REQUIRED FIRESTOPS AND DRAFTSTOPS SHALL BE CONTINUOUS, AND SUCH CONTINUITY SHALL BE MAINTAINED THROUGHOUT. PENETRATIONS OF FIRESTOPS OR DRAFT STOPS SHALL BE SEALED OR PROTECTED IN AN APPROVED MANNER.
- VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 2326.3.2.
- FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTIONS 2320.2.1 THROUGH 2320.2.6.
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM, AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED NONCOMBUSTIBLE MATERIALS, EXCEPT IN THE CASE OF APPROVED METAL CHIMNEY INSTALLATION.
- IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIRESTOPPING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORT.
- AROUND THE TOP, BOTTOM AND SIDES OF DOOR POCKETS.
- DRAFTSTOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTIONS 2320.3.1 AND 2320.3.



ALIOSKAR GANEM P.E.  
FL. LIC. No. 74745  
CONSULTING ENGINEER

PROJECT NAME:  
SEA WINDS  
COMM-25-05908  
BUILDING

PROJECT ADDRESS:  
890 S COLLIER BLVD.  
MARCO ISLAND, FL. 34145

REVISIONS	DATE
1	11-18-2025
2	02-24-2026

Project No:  
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Date:  
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Checked:  
CAD File:  
Drawing Title:

A-11

01 PARTITION DETAIL NTS

02 PARTITION DETAIL NTS

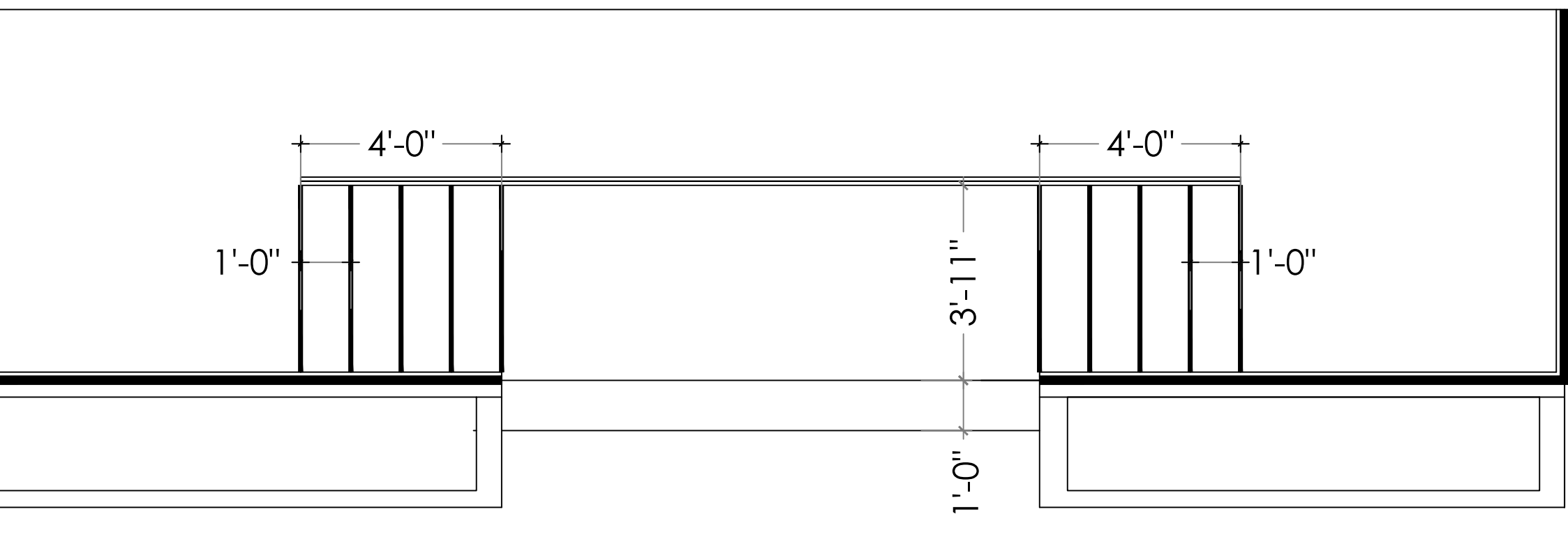
03 WALL DETAIL NTS

04 NOTES NTS

05 NOTES NTS

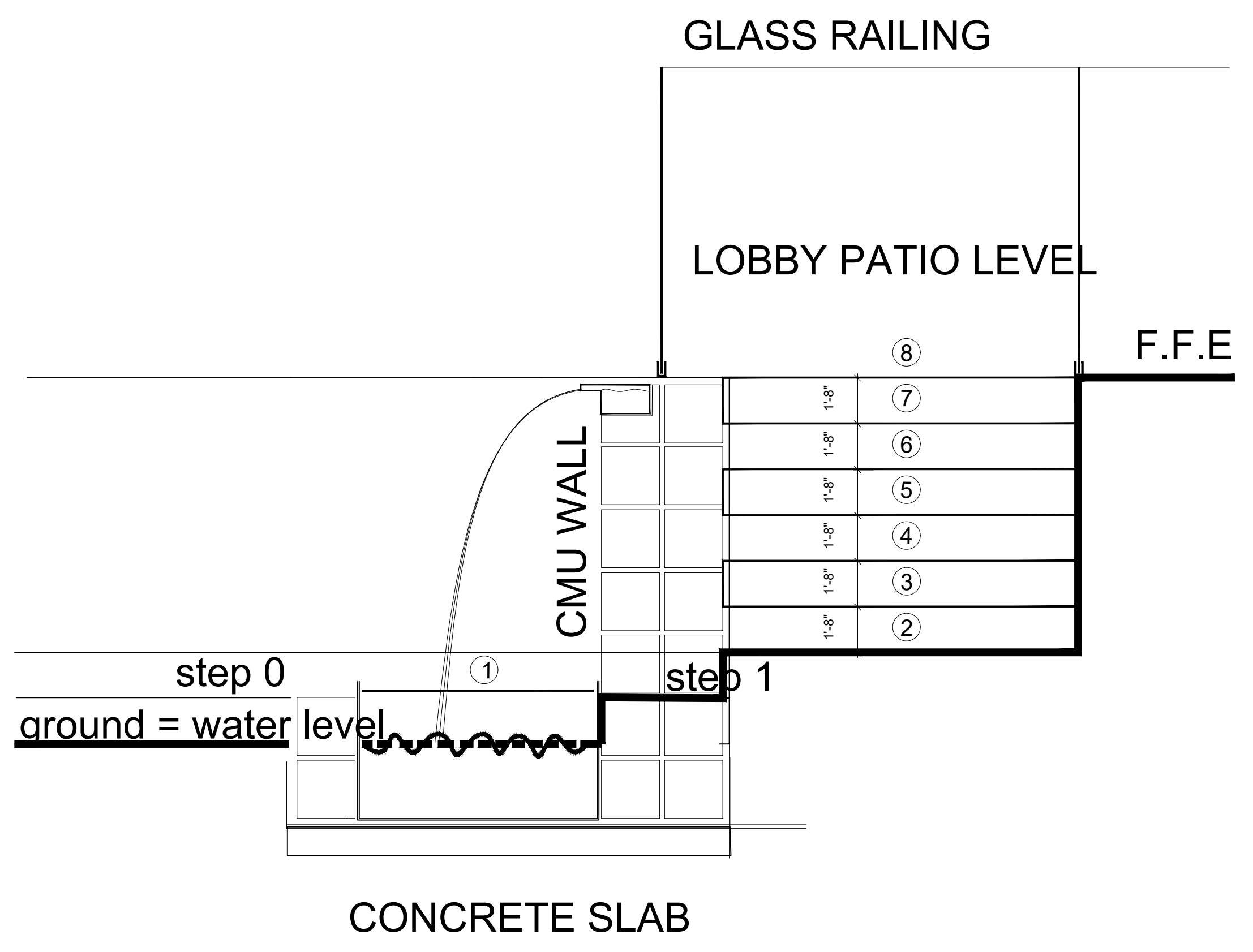
FLOOR FINISH SCHEDULE				
LEGEND	LABEL	LOCATION	DESCRIPTION	NOTES
	FF-01	LOUNGE, OFFICE, FLEXROOM, HALLWAYS	TILE 48"x48"	INSTALL IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS
	FF-02	RESTROOMS	TILE 48"x48"	INSTALL IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS
	FF-03	ENTRANCE	MOSAIC 24"x24"	INSTALL IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS

06 FLOOR FINISH SCHEDULE NTS



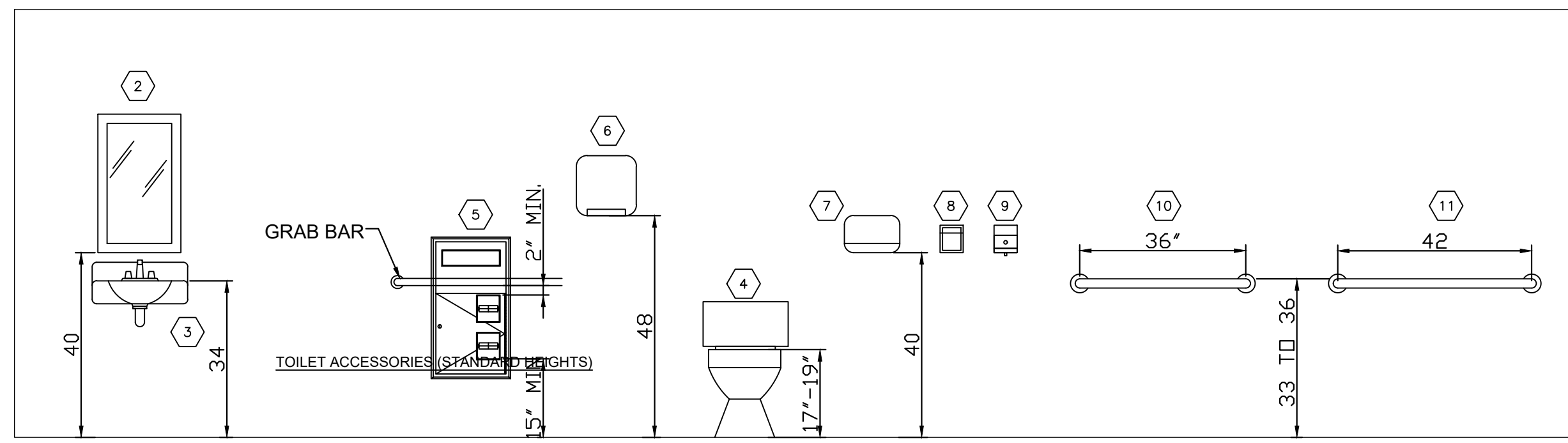
07 STAIR DIMENSIONS NTS

08 STAIR DETAIL SCALE = 1 1/2" = 12"

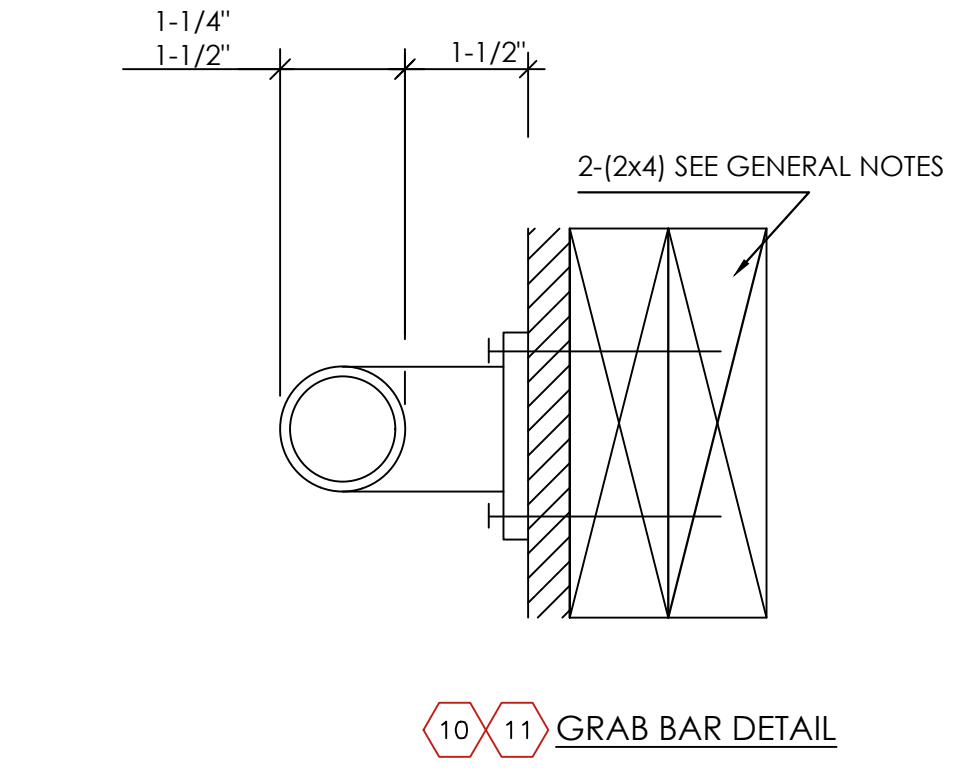
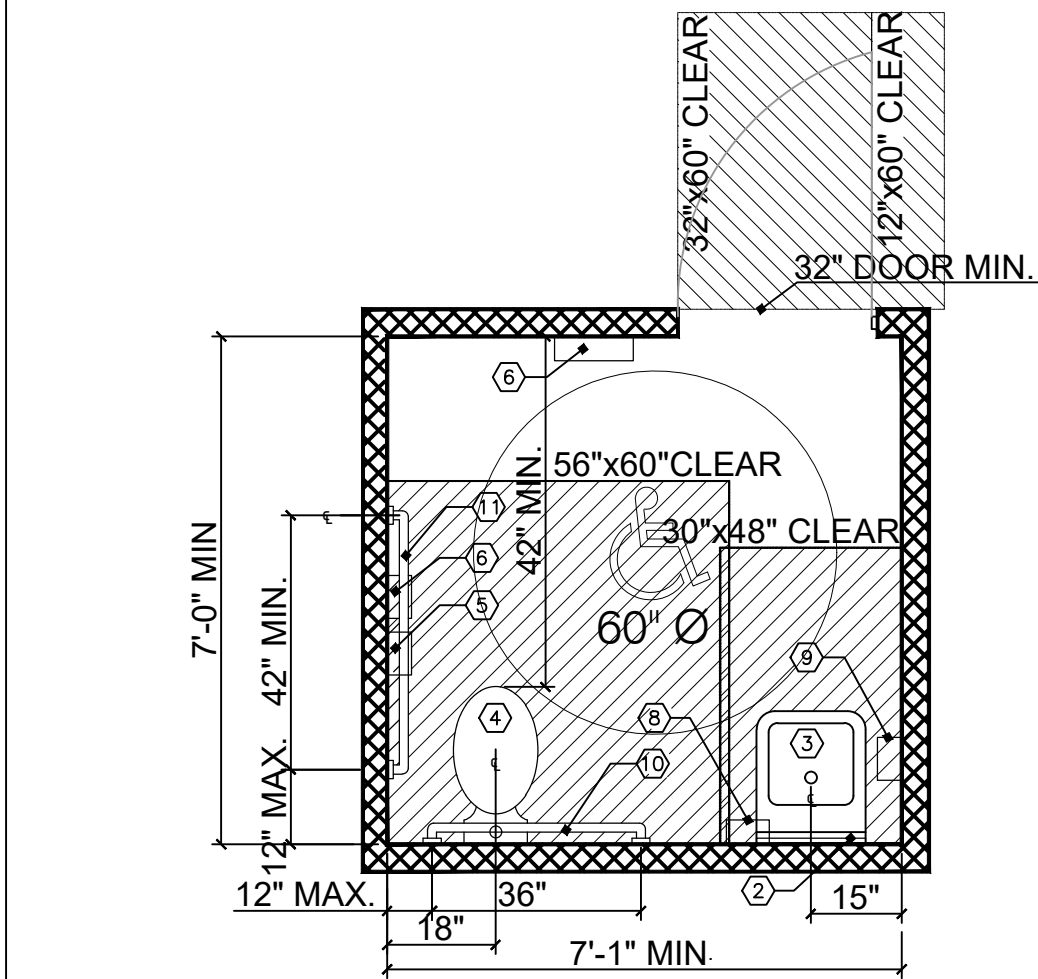


GLASS RAILING  
LOBBY PATIO LEVEL  
F.F.E.  
step 0  
ground = water level  
step 1  
CONCRETE SLAB

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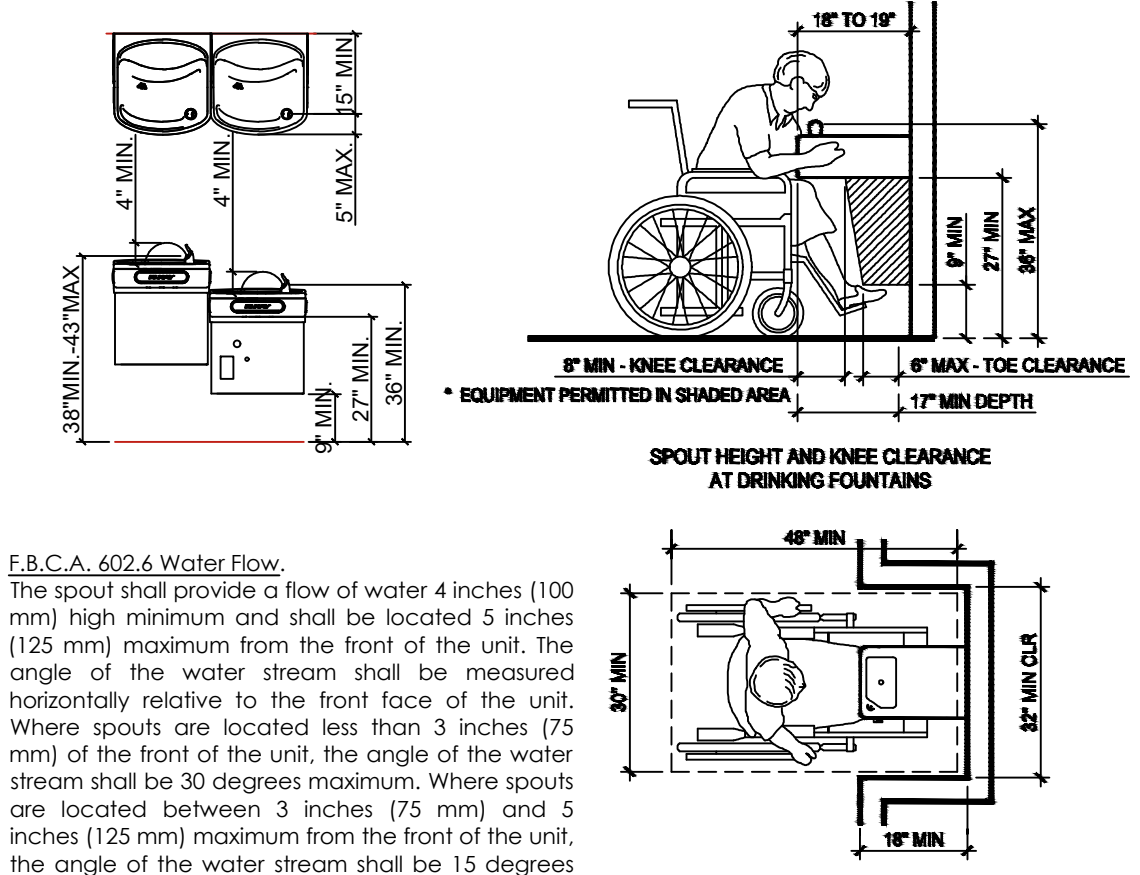
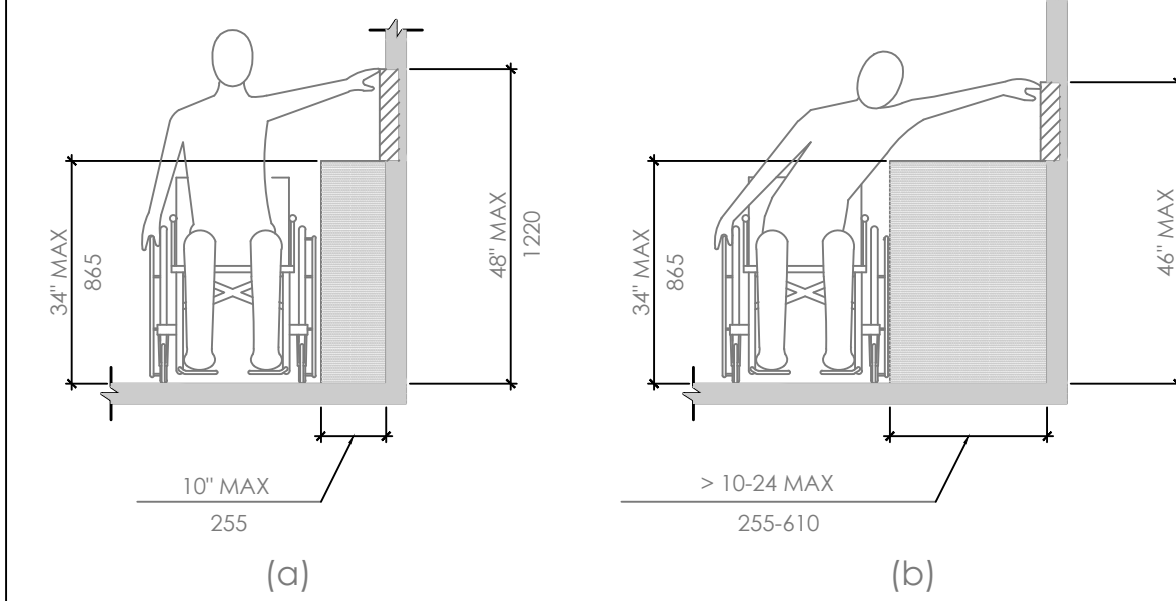
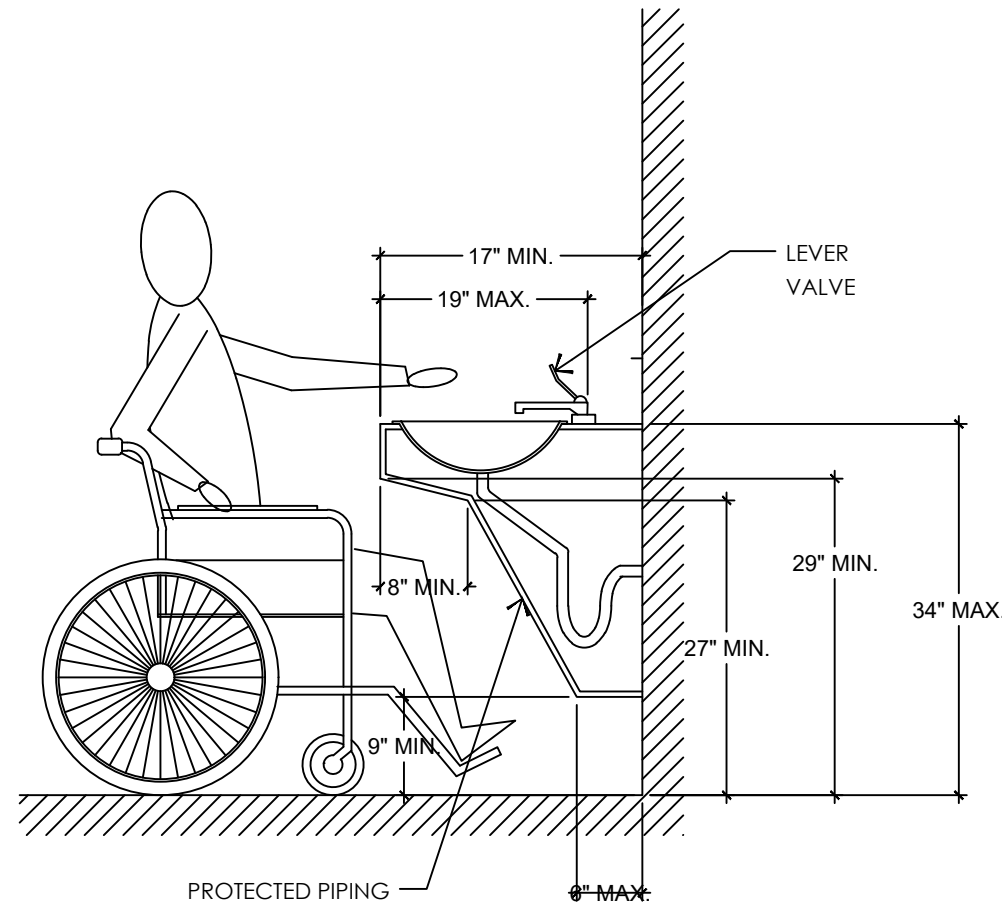
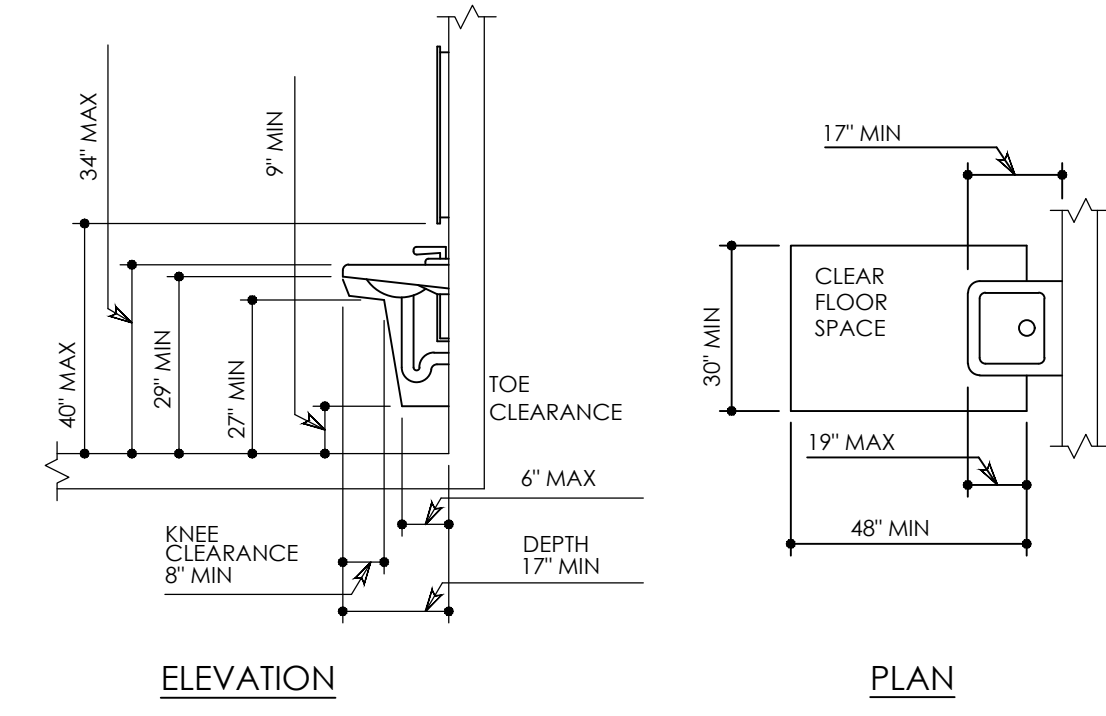
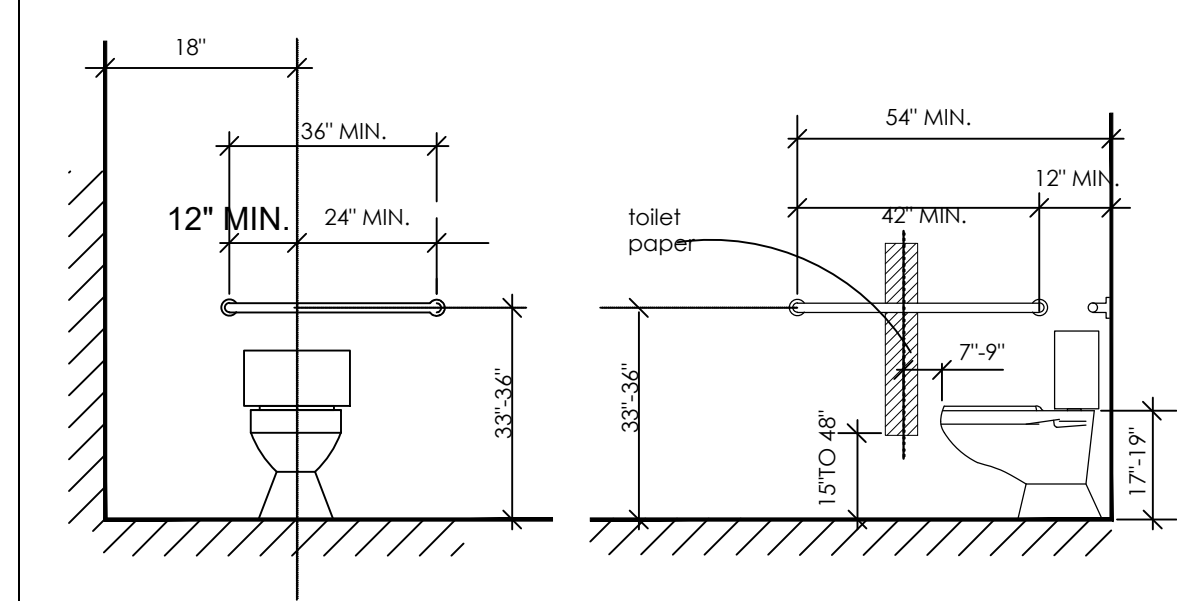
LEGEND	
1	TOILET PARTITION
2	1'-6" x 2'-6" MIRROR
3	ADA LAVATORY
4	ADA TOILET DUAL FLUSH
5	RECESSED TOILET SEAT-COVER AND TOILET TISSUE DISPENSER
6	HAND DRYER (4" PROTRUDING MAXIMUM)
7	DRYER
8	SANITARY TOWEL DISPENSER
9	SOAP DISPENSER
10	36" GRAB BAR
11	42" GRAB BAR
12	URINAL
13	16 WIDE X 36 HIGH DIVIDER PANEL



01 TOILET ACCESSORIES (STANDARD HEIGHTS) NTS

02 ADA RESTROOM NTS

03 GRAB BAR DETAIL NTS



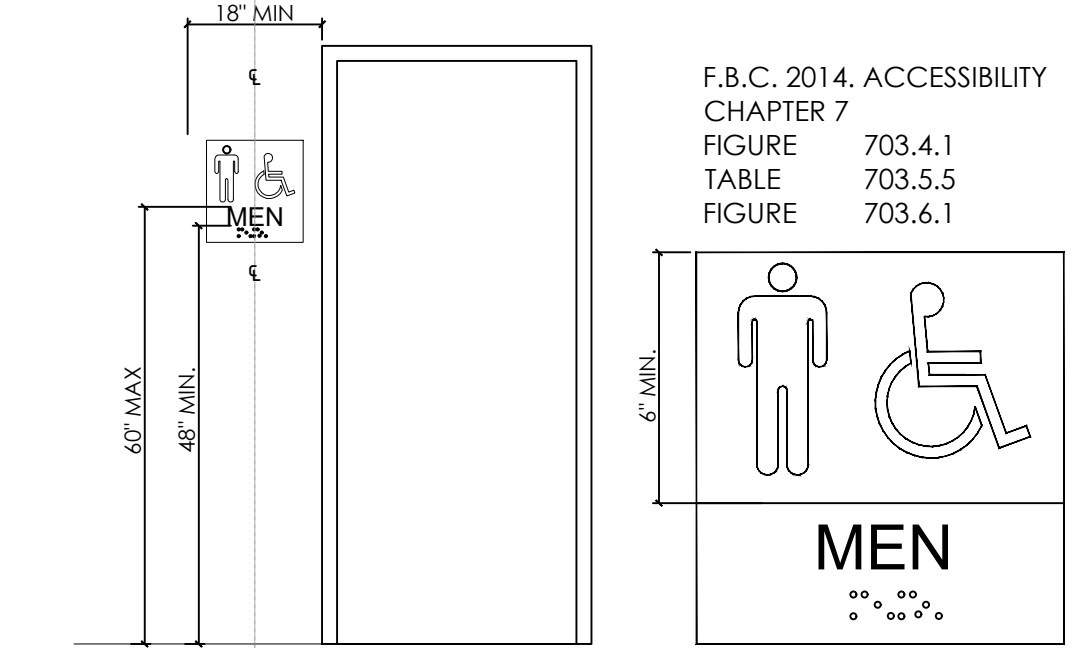
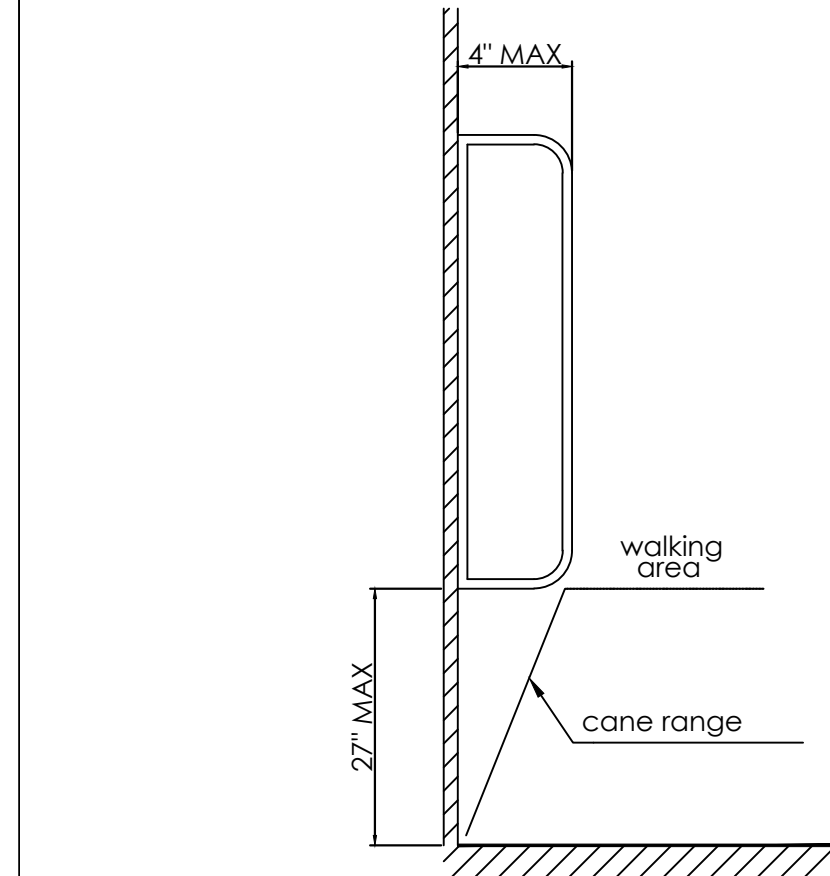
04 ADA WATER CLOSET NTS

05 ADA LAVATORY NTS

06 ADA COUNTER/SINK NTS

07 ADA DESK NTS

08 ADA DRINKING FOUNTAIN DETAIL NTS



09 PROTRUDING OBJECTS WALKING PERPENDICULAR TO A WALL NTS

10 ADA DOOR SIGN NTS

**GENERAL NOTES:**

- COMPARTMENT DOORS SHALL BE SELF CLOSING AND HAVE TO BE PROVIDED WITH:
  - PRIVACY HARDWARE OPERABLE WITH CLOSED FIST. 34" MIN. AND 48" MAX. HIGH A.F.F.
  - PULL HARDWARE. 34" MIN. AND 48" MAX. HIGH A.F.F.
  - HOOK COAT AT INTERIOR FACE OF STALL'S DOORS. 48" HIGH A.F.F.
- WALL FIXTURES AND GRAB BARS:
  - PROVIDE 2(2"x4") BRACING BETWEEN STUDS. AT POINT OF ATTACHMENT OF FIXTURE/GRAB BARS, WALL BE PROVIDED TO WITHSTAND 250 LBS FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)
  - 609.3 SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES (38 MM) MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES (305 MM) MINIMUM.
  - WALL-HUNG FIXTURES: PROVIDED. 2(2"x4") WOOD OR 20 GA METAL BRACING BETWEEN STUDS. AT POINT OF ATTACHMENT OF FIXTURE WALL BE PROVIDED TO WITHSTAND 250 LBS FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)

11 NTS

DOOR SCHEDULE											
MARK	LOCATION	TYPE	DESCRIPTION / REMARKS	SIZE		MATERIAL		NOTES	U-FACTOR	SHGC	
				WIDTH	HEIGHT	DOOR	FRAME				
01	EXTERIOR	CABANA RESTROOMS	SWING OUT	SINGLE	3'-0"	7'-0"	GLASS	METAL	-	0.35	0.30
02	EXTERIOR	AC/ROOM	SWING OUT	SINGLE	3'-0"	7'-0"	METAL	METAL	-	0.35	0.30
03	INTERIOR	CABANA RESTROOM	SWING IN	SINGLE	2'-8"	6'-10"	WOOD	WOOD	-	-	-
04	INTERIOR	CABANA RESTROOM	SWING DOOR	SINGLE	2'-8"	6'-10"	WOOD	WOOD	-	-	-
05	EXTERIOR	GYM / FLEXROOM	SLIDE	DOUBLE	7'-0"	7'-0"	METAL	METAL	-	0.35	0.30
06	EXTERIOR	HALL	AUTOMATIC SWING OUT	SINGLE	8'-0"	7'-0"	METAL	METAL	-	0.35	0.30
07	INTERIOR	LOUNGE AREA	SWING IN	SINGLE	4'-0"	7'-0"	METAL	METAL	-	-	-
08	INTERIOR	FRONT DESK	SWING IN	SINGLE	2'-4 3/4"	7'-0"	WOOD LOUVER	WOOD	-	-	-

**NOTES:**

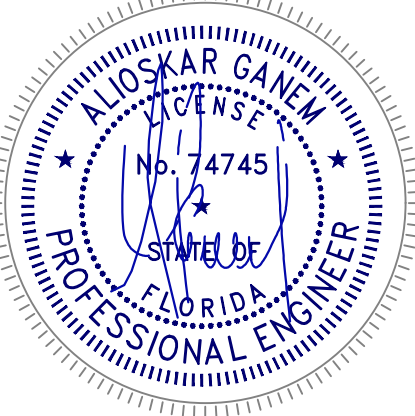
- \* ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WHITE/SILVER FRAME /CLEAR GLASS/ FULL VIEW/ INSULATED DUAL LOW-E.
- \* ALL FRAMES SHALL BE SEALED WITH CONTINUOUS EXTERIOR CAULKING TO FRAMING BUCKS & WALL OPENING.
- \* ALL EXTERIOR OPENINGS TO BE IMPACT-RESISTANT OR EQUIPPED WITH APPROVED HVHZ SHUTTER SYSTEMS PER FBC 1626.

WINDOW SCHEDULE									
MARK	LOCATION	GLASS TYPE	DESCRIPTION / REMARKS	MAS. OPENING		MATERIAL	NOTES	U-FACTOR	SHGC
				WIDTH	HEIGHT				
W1	FLEXROOM	FIXED	SINGLE	9'-0"	7'-0"	METAL	---	0.35	0.30
W2	FLEXROOM	FIXED	SINGLE	7'-0"	7'-0"	METAL	---	0.35	0.30
W3	HALL	FIXED	SINGLE	6'-0"	7'-0"	METAL	---	0.35	0.30
W4	LOUNGE HALL	FIXED	TRIPLE	9'-9"	7'-0"	METAL	---	0.35	0.30
W5	LOUNGE HALL	FIXED	SINGLE	2'-7"	7'-0"	METAL	---	0.35	0.30

**NOTES:**

- \* ALL OPERABLE SLIDING WINDOWS SHALL BE PROVIDED WITH SCREENS/WHITE/SILVER FRAME /CLEAR GLASS/ FULL VIEW/ INSULATED DUAL LOW-E.
- \* FRAME COLOR SHALL BE DETERMINED BY OWNER AND INTERIOR DESIGNER.
- \* ALL FRAMES SHALL BE SEALED WITH CONTINUOUS EXTERIOR CAULKING TO FRAMING BUCKS & WALL OPENING.
- \* ALL DIMENSIONS ARE APPROXIMATE. THEY WILL BE VERIFIED IN FIELD, BEFORE THEIR CONSTRUCTION.

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ALIOSKAR GANEM P.E.  
 FL. LIC. No. 74745  
 CONSULTING ENGINEER

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 SEA WINDS  
 COMM-25-05908  
 BUILDING

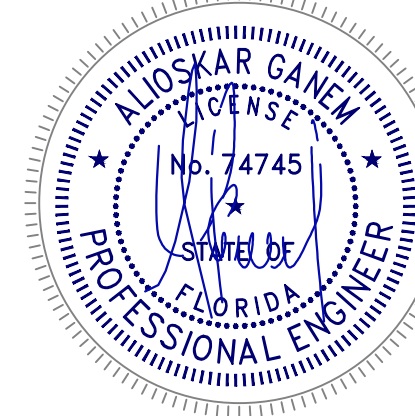
PROJECT ADDRESS:  
 1890 S COLLIER BLVD.  
 MARCO ISLAND, FL. 34145

REVISIONS DATE  
 1 11-18-2025

Project No:  
 Scale:  
 Date:  
 Drawn:  
 Checked:  
 CAD File:  
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EXISTING TO REMAIN / NIC



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2	02-24-2026

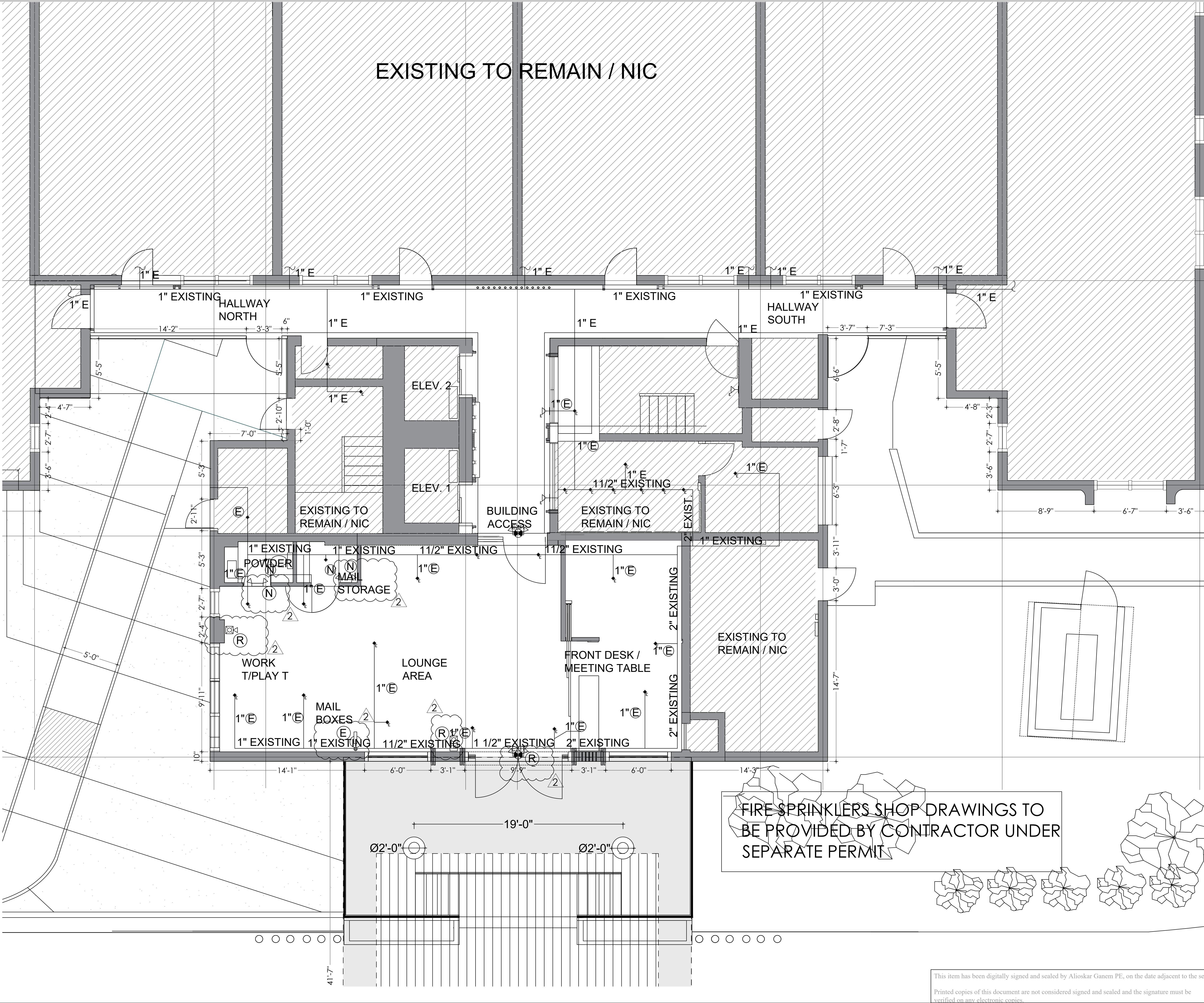
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FS-1

- CEILING LEGEND:**
- VAPOR PROOF
  - HI-HAT
  - CEILING LIGHT
  - WALL LIGHT
  - MINIMAL RECESSED LED
  - LOW VOLTAGE RECESSED WALL LIGHT
  - SMOKE DETECTOR
  - SPRINKLER
  - WALL SPRINKLER
  - STRIPLED
  - MULTIPLES OPEN 1X2
  - LIGHT PANEL
  - EMERGENCY LIGHT
  - NEW LIGHTING
  - EXISTING LIGHTING
  - REMOVE LIGHTING
  - REMOVE AND RELOCATE LIGHTING
  - SWITCH
  - SMOKE DETECTOR
  - CARBON MONOXIDE DETECTORS

**1 FIRE SPRINKLER**  
1/4" = 1'-0"



FIRE SPRINKLERS SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR UNDER SEPARATE PERMIT

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**OCCUPANT LOAD CALCULATIONS**  
FBC 2023 TABLE 1004.5

Space / Área	Occupancy classification / Clasificación	Area (sf) / Área (pies²)	Factor (sf/person) / Factor (pies²/persona)	Occupant load / Carga de ocupación
Lobby / Front Desk	Business (B)	789.36 (gross)	150 (gross)	6 persons
Cabana	Assembly (A-3, standing)	279.51 (net, excl. bathrooms)	5 (net)	56 persons
Corridor	Residential (R-2, circulation)	464.30 (included in R-2 gross)	Included in R-2 gross	Not independent

**OCCUPANT LOAD CALCULATIONS**  
NFPA 101 TABLE 7.3.1.2

Space / Área	Code basis	Factor	Area basis	Area used (sf)	OL result
Lobby / Front desk	NFPA 101	100 sf/person	Gross	789.36	8 persons
Cabana (standing)	NFPA 101	7 sf/person	Net	279.51	40 persons
Cabana (standing)	NFPA 101	15 sf/person	Net	279.51	19 persons
Corridor	NFPA 101	Included in R-2	Gross	464.30	Not independent

1 HOUR FIRE RATED WALL  
2 HOUR FIRE RATED WALL

ALL EXISTING EMERGENCY EXITS ARE TO REMAIN AS CURRENTLY PROVIDED. NO CHANGES ARE PROPOSED

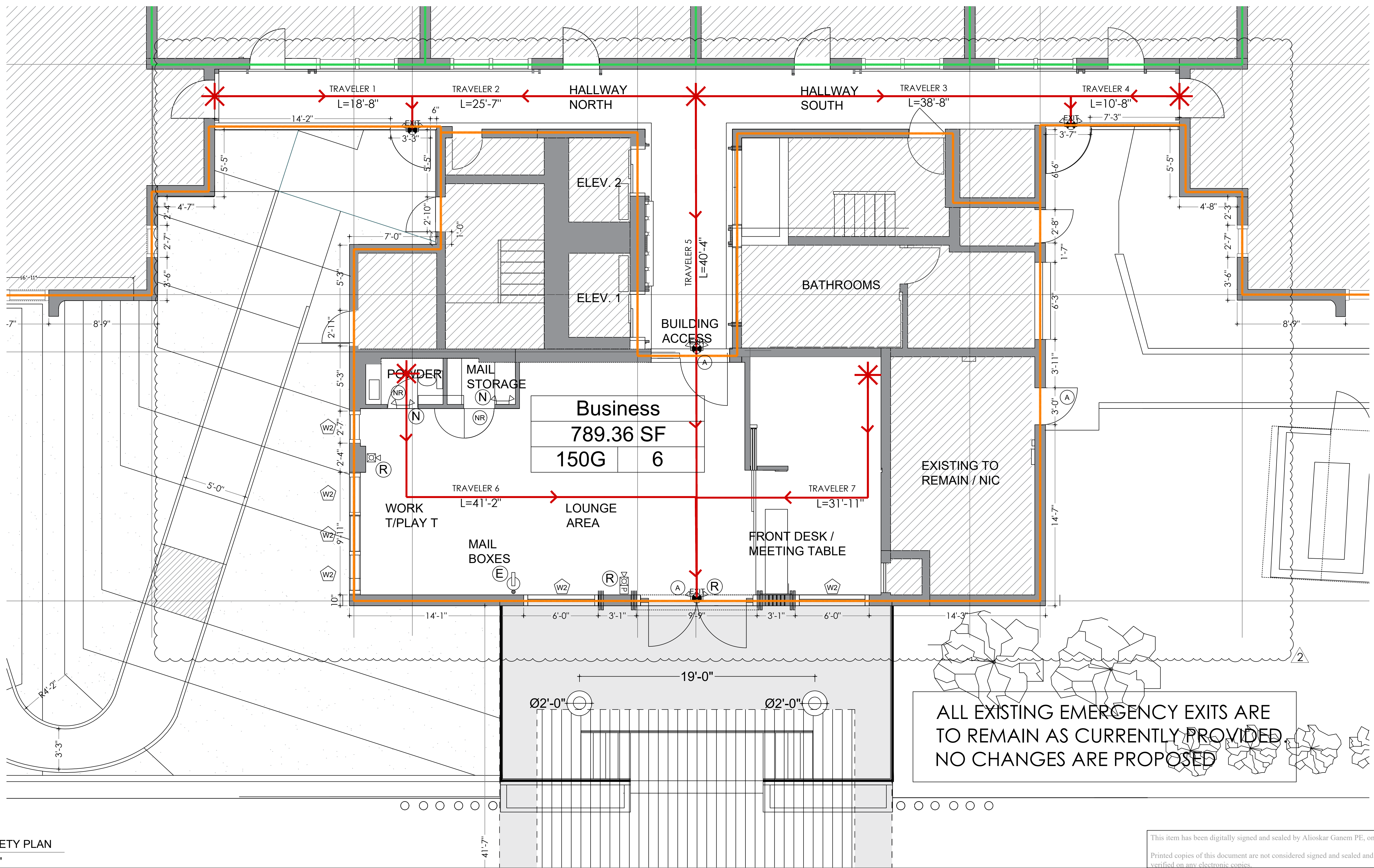
**LIFE SAFETY LEGEND**

- EGRESS PATH
- DIRECTION OF TRAVEL
- TRAVEL DISTANCE TO EXIT
- EXIT LIGHT
- FIRE ALARM STROBE LIGHT
- FIRE ALARM HORN W/ STROBE LIGHT
- FIRE ALARM HORN/STROBE AND PULL STATION
- FIRE EXTINGUISHER IN RECESSED CABINET
- SMOKE DETECTOR
- FIRE EXTINGUISHER
- EMERGENCY LIGHT W/ BATTERY BACKUP
- EMERGENCY LIGHT/ EXIT LIGHT COMBO
- EXIT

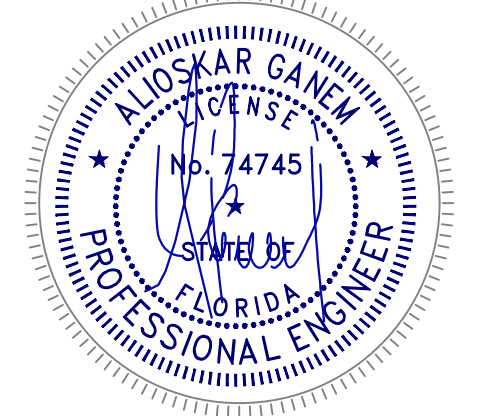
**DOOR/WINDOW FIRE RATING**

- A 2 HOURS FIRE RATED DOOR
- B 45 min FIRE RATED DOOR
- C 1.5 HOUR FIRE RATED DOOR
- NR NOT RATED DOOR OR WINDOW
- W1 1 HOUR RATED GLASS WINDOW
- W2 2 HOUR RATED GLASS WINDOW

NOTE: TOP OF EXTINGUISHER AT LESS THAN 54" A.F.F. AND SPACED AT 75'-0"  
INTERIOR DOOR WITH: 32" CLEAR MINIMUM. REFER TO DOOR SCHEDULE FRO MORE INFORMATION



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