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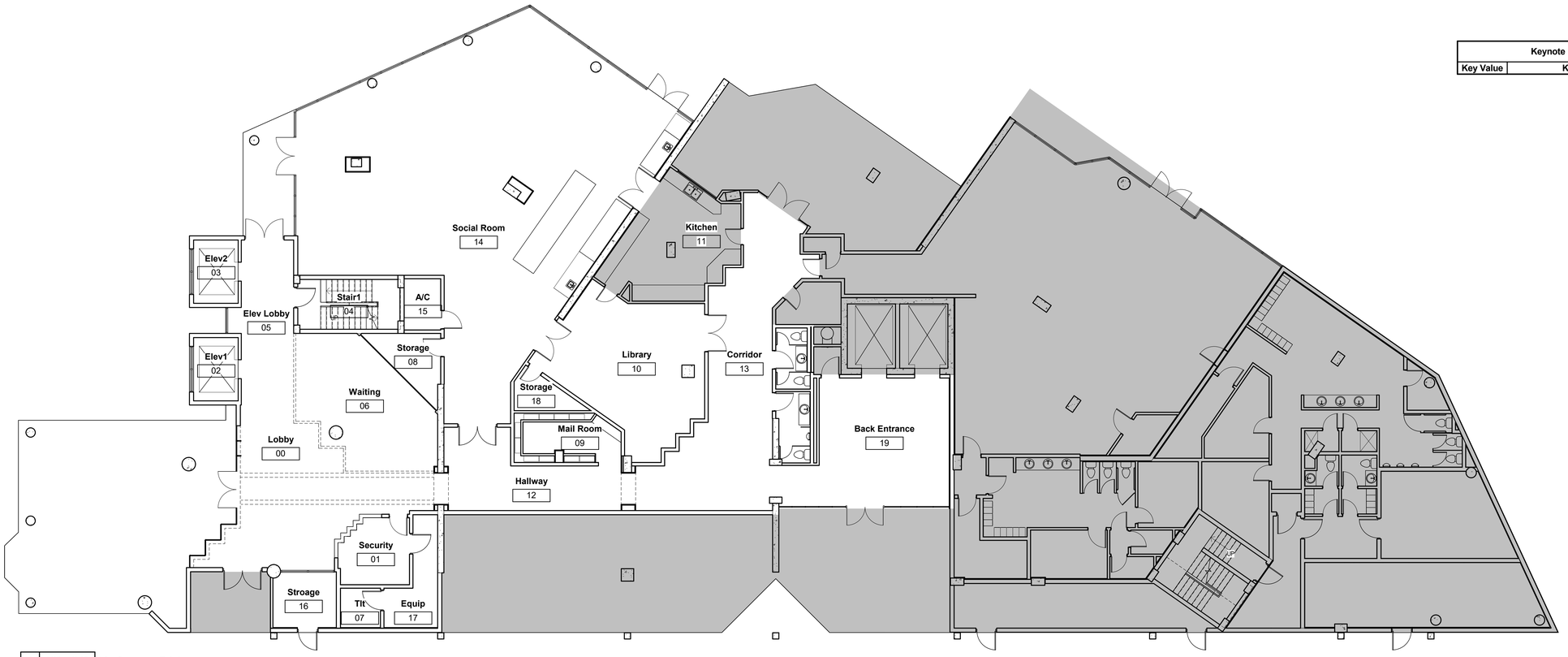
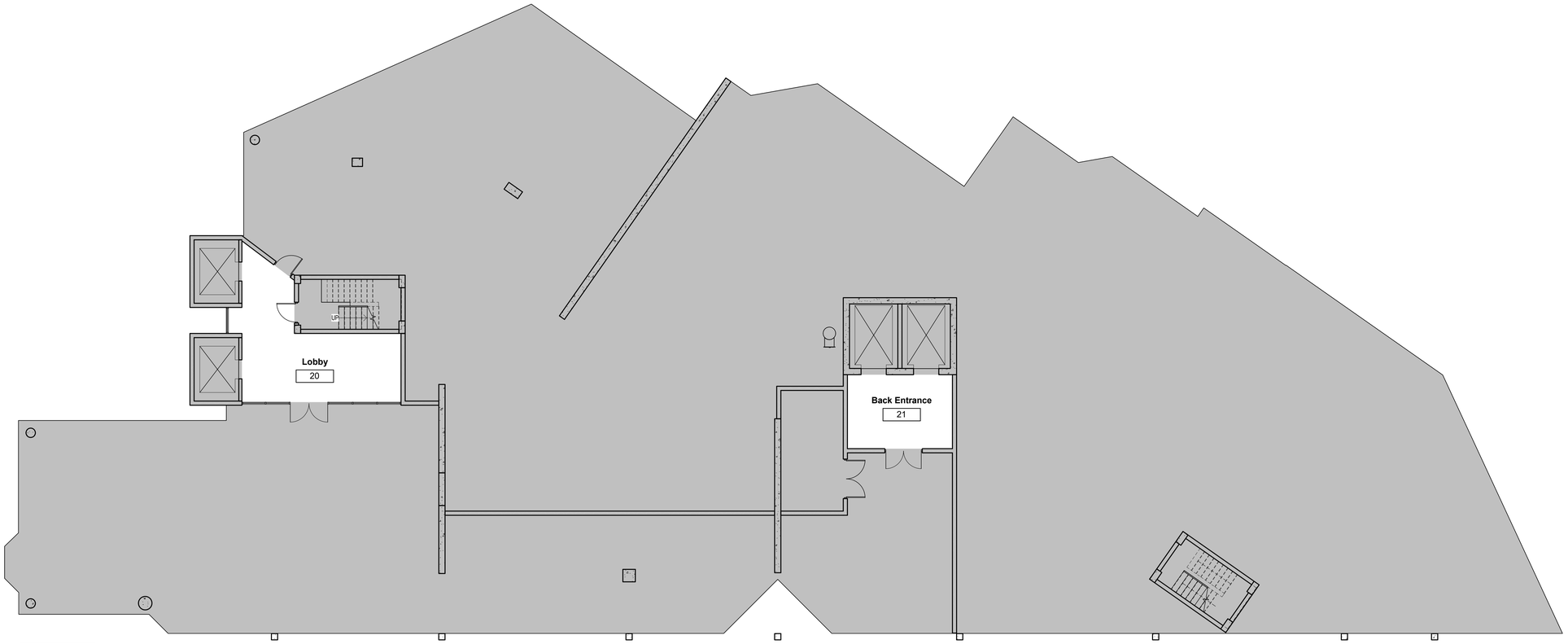
Key Value	Keynote Text



1 | 1/8" = 1'-0" | L2 - Common - Existing

PLAN NORTH



2 | 1/8" = 1'-0" | L1 - Parking - Existing

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#	Revision	Date

Job: an interior remodel:

Title: **the Vistas at Gulf Shore Boulevard**

Address: 4651 Gulf Shore Blvd Naples, FL 34103

Issued For	Permit
Issue Date	05/15/2026
Drawn By	RKM
Checked By	RLM

Client Info: Vistas Condominium Association Inc. 4651 Gulf Shore Blvd Naples, FL 34103

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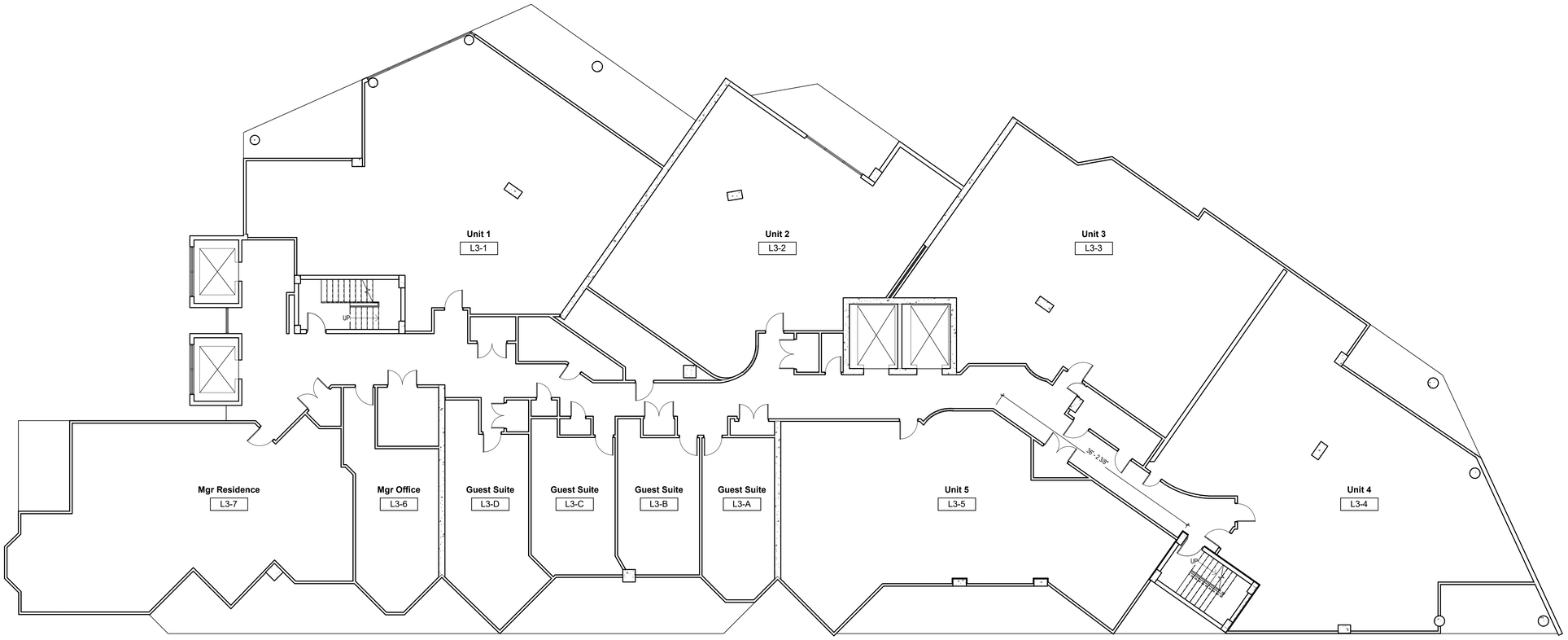
STATE OF FLORIDA ROBERT LYON MASSENGALE AR93348 REGISTERED ARCHITECT

Robert L. Massengale

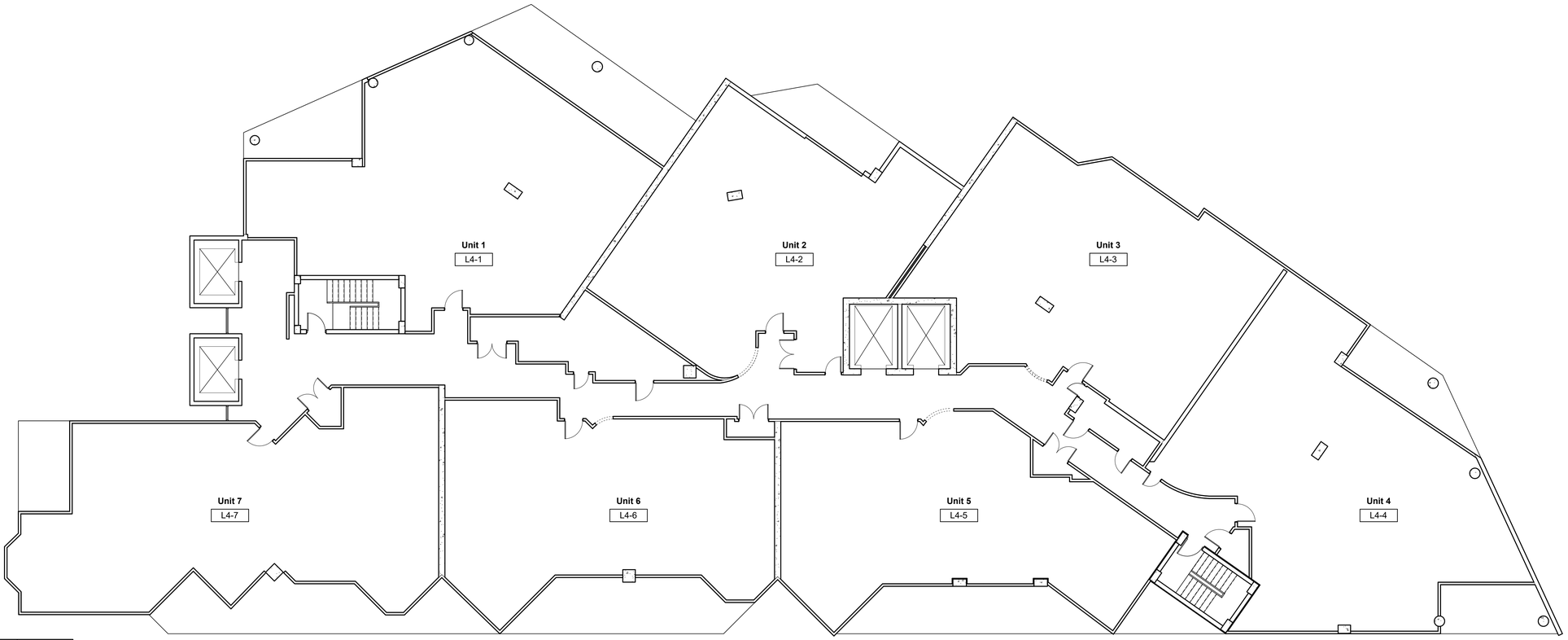
A1.1
Existing Plan

Project Number 2024111901

6/1/2026 3:39:24 PM R:\MLM Projects\2025 - Close Out\2024111901 - CCDA - The Vistas\CD-CH Permit\Permit PKG\The Vistas - Permit PKG.rvt



1 | 1/8" = 1'-0" | L3 - Resident - Existing



2 | 1/8" = 1'-0" | L4-20 - Resident - Existing

#	Revision	Date

Job: an interior remodel:

the Vistas at Gulf Shore Boulevard

Address: 4651 Gulf Shore Blvd Naples, FL 34103

Issued For	Permit
Issue Date	05/15/2026
Drawn By	CRM
Checked By	RLM

Client Info:
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Robert L. Massengale

A1.2
Existing Plan

Project Number 2024111901

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8/15/2026 3:30:37 PM X:\RLM Projects\2025 - Close Done\2024111901 - CDDA - The Vistas\ED-DWG\Permit PRO\The Vistas - Permit PRO.rvt

General Demolition Notes:

FLOOR DEMOLITION
- Remove all existing floor finishes (carpet, tile, wood, etc.) in Common Areas down to the structural subfloor or concrete slab.
- Remove floor Underlayment as needed to ensure a level surface for new installation.
- Patch, repair, and prepare subfloor as needed to receive new floor finishes. See Interior Design documents for specifications.
- Maintain integrity of adjacent finishes and flooring that are to remain.

WALL DEMOLITION
- Remove existing wall finishes including paint, wallpaper, tile, paneling, mirrors, or other decorative materials from designated walls.
- Patch and repair substrate as needed, even surface suitable for new finish application.
- Coordinate with new finish requirements.

CEILING DEMOTION
- Construct new soffit to match design intent and dimensions shown on drawings.
- Relocate electrical rough-in to match existing fixture locations (Maintain layout)
- Install new light fixtures in same locations as existing and new locations, per RCP drawings and Interior Design specifications.

1 Columns to be stripped and prepared to receive new wall treatment
2 Remove fabric wall panels
3 Demo existing soffit and remove recessed chandelier
4 Replace existing plumbing - refer to new floor plan
4a Remove fixture, cap supply and waste lines.
5 Remove door and frame
6 Remove existing bookcases
7 Remove existing counter
8 Remove wall shelf
9 Remove existing floor finish throughout
10 Remove tile facade at column
11 Remove Acrylic Panel and Ceiling Light
12 Remove Light Fixture
13 Demo existing security room and desk
14 Demo vanity, partition and counter
15 Demo Ceiling ACT
16 Remove Glass Wall
17 Glass Block to be covered with Wood Tambour Panel

UP

Reinstall existing door in same location

1 | 1/4" = 1'-0" | L2 - Common - Demo

#	Revision	Date
1	Revision 1	05/22/2026

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Job: an interior remodel:

Title: **the Vistas at Gulf Shore Boulevard**

Address: 4651 Gulf Shore Blvd Naples, FL 34103

Issued For	Permit
Issue Date	05/15/2026
Drawn By	Author
Checked By	Checker

Client Info: Vistas Condominium Association Inc. 4651 Gulf Shore Blvd Naples, FL 34103

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Robert L. Massengale

A1.3
Demolition Plan

Project Number 2024111901

8/12/2026 3:30:38 PM X:\RLM Projects\2025 - Clive Daniel\2024111901 - CDSA - The Vistas\03-CDs\Permit\Permit PROThe Vistas - Permit PRO.rvt

1 | 1/8" = 1'-0" | L3 - Resident - Demo

2 | 1/8" = 1'-0" | L4-20 - Resident - Demo

General Demolition Notes:

FLOOR DEMOLITION
- Remove all existing floor finishes (carpet, tile, wood, etc.) in Common Areas down to the structural subfloor or concrete slab.
- Remove floor Underlayment as needed to ensure a level surface for new installation.
- Patch, repair, and prepare subfloor as needed to receive new floor finishes. See Interior Design documents for specifications.
- Maintain integrity of adjacent finishes and flooring that are to remain.

WALL DEMOLITION
- Remove existing wall finishes including paint, wallpaper, tile, paneling, mirrors, or other decorative materials from designated walls.
- Patch and repair substrate as needed, even surface suitable for new finish application.
- Coordinate with new finish requirements.

CEILING DEMOTION
- Construct new soffit to match design intent and dimensions shown on drawings.
- Relocate electrical rough-in to match existing fixture locations (Maintain layout)
- Install new light fixtures in same locations as existing and new locations, per RCP drawings and Interior Design specifications.

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2 Remove fabric wall panels
3 Demo existing soffit and remove recessed chandelier
4 Replace existing plumbing - refer to new floor plan
4a Remove fixture, cap supply and waste lines.
5 Remove door and frame
6 Remove existing bookcases
7 Remove existing counter
8 Remove wall shelf
9 Remove existing floor finish throughout
10 Remove tile facade at column
11 Remove Acrylic Panel and Ceiling Light
12 Remove Light Fixture
13 Demo existing security room and desk
14 Demo vanity, partition and counter
15 Demo Ceiling ACT
16 Remove Glass Wall
17 Glass Block to be covered with Wood Tambour Panel

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#	Revision	Date

Job: an interior remodel:
Title: **the Vistas at Gulf Shore Boulevard**
Address: 4651 Gulf Shore Blvd Naples, FL 34103

Issued For: Permit
Issue Date: 05/15/2026
Drawn By: RAM
Checked By: RLM

Client Info:
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Robert L. Massengale

A1.4
Demolition Plan

Project Number 2024111901

8/12/2026 3:39:42 PM X:\RLM Projects\2025 - Close Done\2024111901 - CDDA - The Vistas\03-CD\Permit\Permit PRO\The Vistas - Permit PRO.rvt

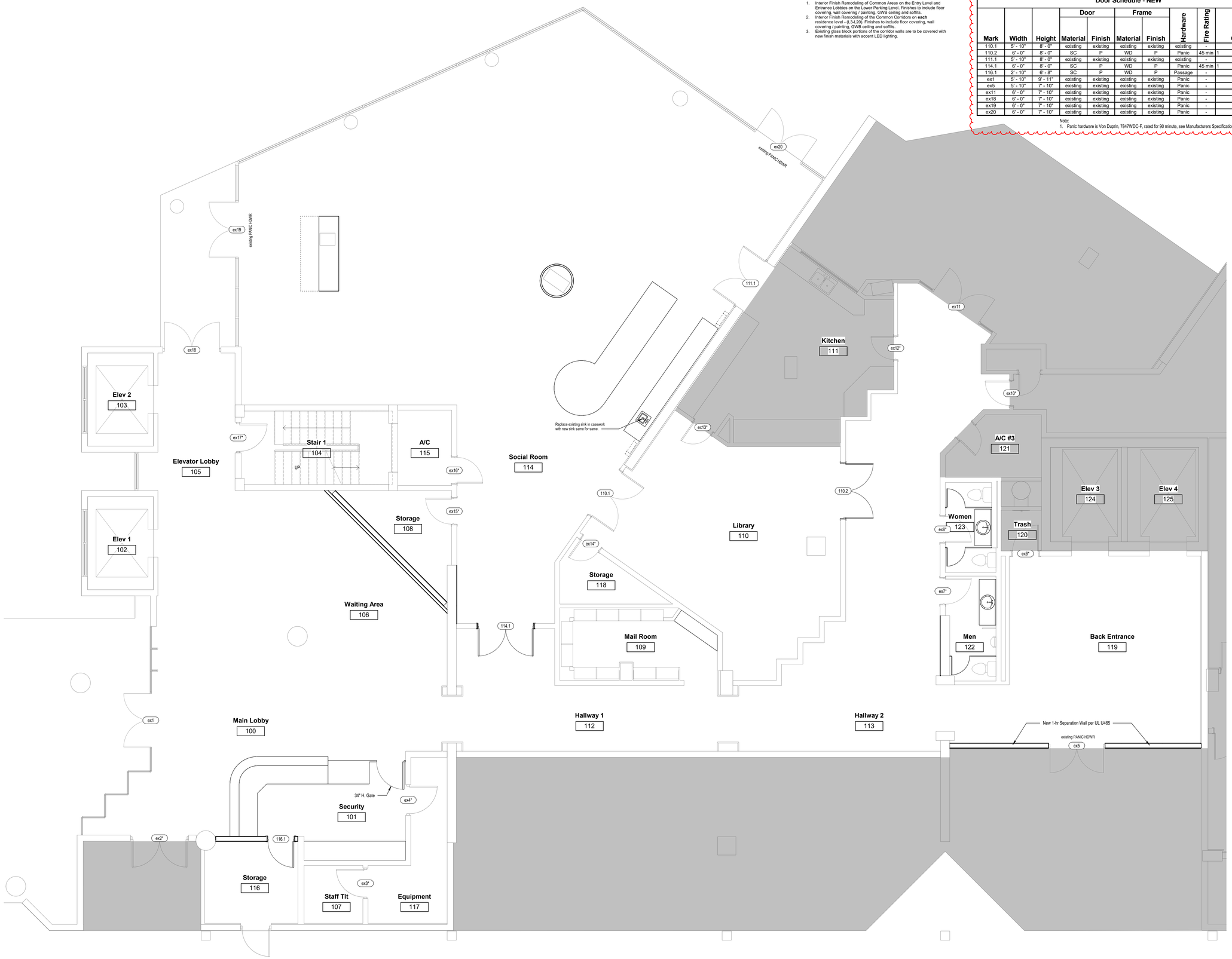
ID Scope of Work

1. Interior Finish Remodeling of Common Areas on the Entry Level and Entrance Lobbies on the Lower Parking Level. Finishes to include floor covering, wall covering / painting, GWB ceiling and soffits.
2. Interior Finish Remodeling of the Common Corridors on **each** residence level - (L3-L20). Finishes to include floor covering, wall covering / painting, GWB ceiling and soffits.
3. Existing glass block portions of the corridor walls are to be covered with new finish materials with accent LED lighting.

Door Schedule - NEW

Mark	Width	Height	Door Material	Door Finish	Frame Material	Frame Finish	Hardware	Fire Rating	Comments
110.1	5' - 10"	8' - 0"	existing	existing	existing	existing	existing	-	
110.2	6' - 0"	8' - 0"	SC	P	WD	P	Panic	45 min	1
111.1	5' - 10"	8' - 0"	existing	existing	existing	existing	existing	-	
114.1	6' - 0"	8' - 0"	SC	P	WD	P	Panic	45 min	1
116.1	2' - 10"	6' - 8"	SC	P	WD	P	Passage	-	
ex1	5' - 10"	9' - 11"	existing	existing	existing	existing	Panic	-	
ex5	5' - 10"	7' - 10"	existing	existing	existing	existing	Panic	-	
ex11	6' - 0"	7' - 10"	existing	existing	existing	existing	Panic	-	
ex18	6' - 0"	7' - 10"	existing	existing	existing	existing	Panic	-	
ex19	6' - 0"	7' - 10"	existing	existing	existing	existing	Panic	-	
ex20	6' - 0"	7' - 10"	existing	existing	existing	existing	Panic	-	

Note:
1. Panic hardware is Von Duprin, 7847WDC-F, rated for 90 minute, see Manufacturers Specifications Sheet



1 | 1/4" = 1'-0" | L2 - Common - Enlarged

#	Revision	Date
1	Revision 1	05/22/2026
2	Revision 2	06/12/2026

an interior remodel:

the Vistas at Gulf Shore Boulevard

Address: 4651 Gulf Shore Blvd Naples, FL 34103

Title: Permit

Issued For: Permit
Issue Date: 05/15/2026
Drawn By: RAM
Checked By: RLM

Client Info: Vistas Condominium Association Inc.
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Robert L. Massengale

A2.1
Enlarged Plan

Project Number 2024111901

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1 | 1/8" = 1'-0" | L3 - Resident - Proposed

ID Scope of Work

1. Interior Finish Remodeling of Common Areas on the Entry Level and Entrance Lobbies on the Lower Parking Level. Finishes to include floor covering, wall covering / painting, GWB ceiling and soffits.
2. Interior Finish Remodeling of the Common Corridors on **each** residence level - (L3-L20). Finishes to include floor covering, wall covering / painting, GWB ceiling and soffits.
3. Existing glass block portions of the corridor walls are to be covered with new finish materials with accent LED lighting.

2 | 1/8" = 1'-0" | L4-20 - Resident - Proposed

#	Revision	Date

Job: an interior remodel:

Title: **the Vistas at Gulf Shore Boulevard**

Address: 4651 Gulf Shore Blvd Naples, FL 34103

Issued For	Permit
Issue Date	05/15/2026
Drawn By	RAM
Checked By	RLM

Client Info: Vistas Condominium Association Inc. 4651 Gulf Shore Blvd Naples, FL 34103

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Robert L. Massengale

A2.2
Enlarged Plan

Project Number 2024111901

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1 | 1/4" = 1'-0" | L2 - Common RCP

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#	Revision	Date

an interior remodel:

the Vistas at Gulf Shore Boulevard

Address: 4651 Gulf Shore Blvd Naples, FL 34103

Issued For: Permit
Issue Date: 05/15/2026
Drawn By: RAM
Checked By: RLM

Client Info:
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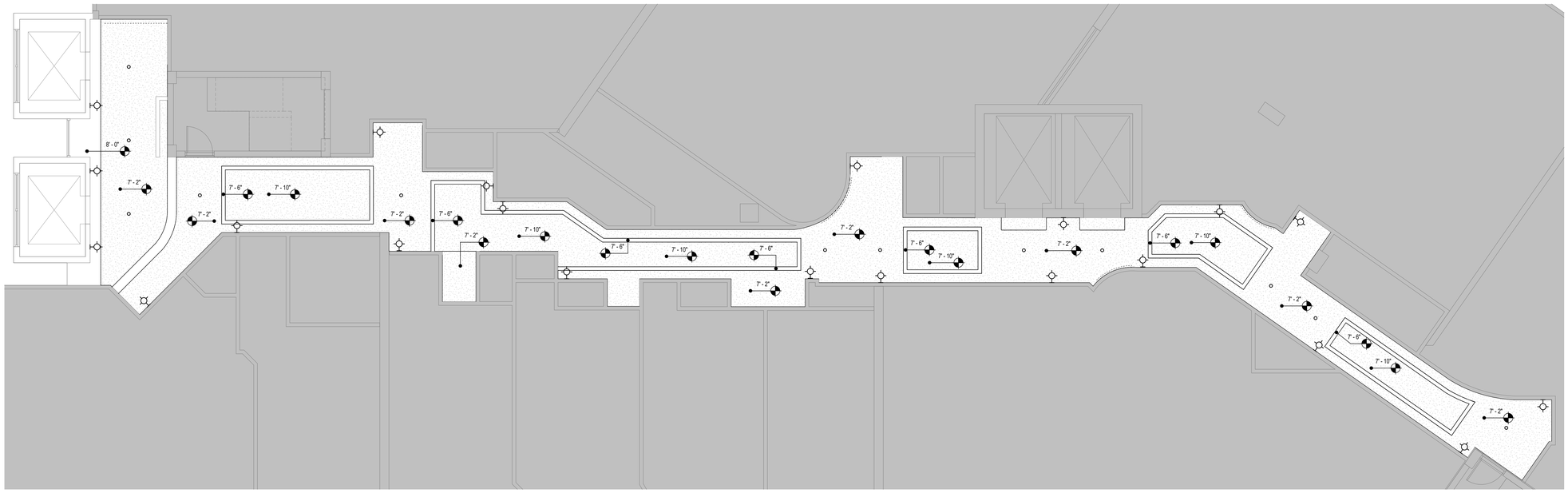
Robert L. Massengale

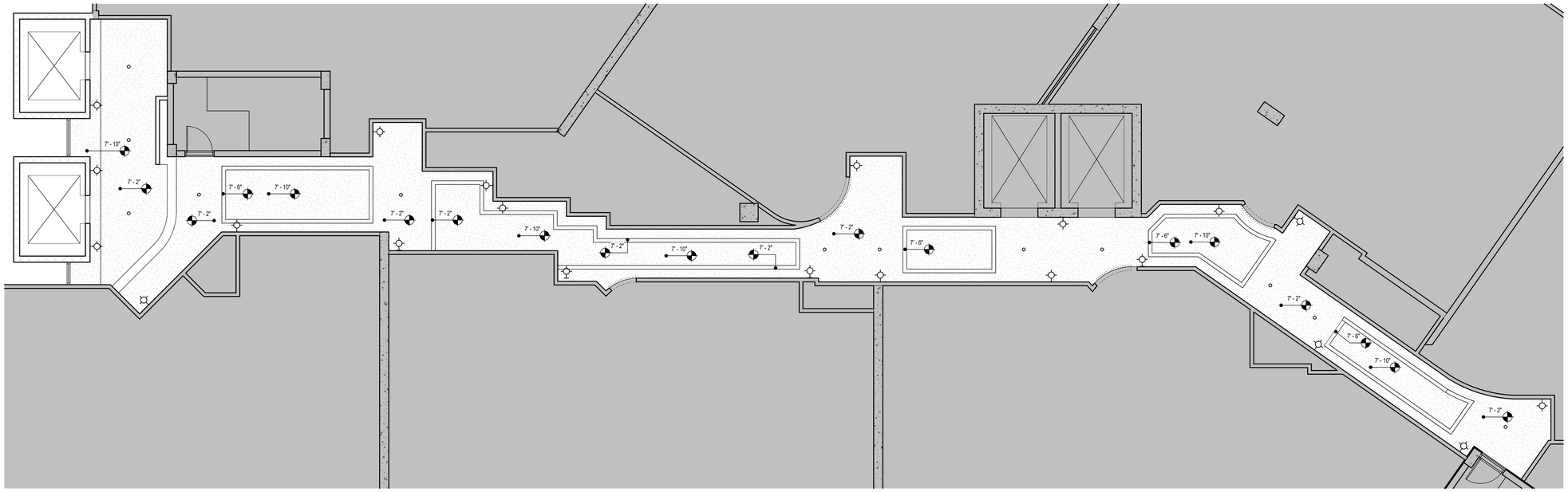
A3.1
Reflected Ceiling Plan

Project Number 2024111901

8/18/2026 3:37:51 PM X:\RLM Projects\2025 - Clive Daniel\2024111901 - CDDA - The Vistas\03-CD\Permit\Permit PKG\The Vistas - Permit PKG.rvt



1 | 3/16" = 1'-0" | L3 - Resident RCP



2 | 3/16" = 1'-0" | L4-20 - Resident RCP

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#	Revision	Date

Issued For: Permit
Issue Date: 05/15/2026
Drawn By: Author
Checked By: Checker

Client Info:
Vistas Condominium Association Inc.
4651 Gulf Shore Blvd
Naples, FL 34103

Job: an interior remodel:

the Vistas at Gulf Shore Boulevard

Address:
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Naples, FL 34103

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Robert L. Massengale

A3.2
Reflected Ceiling Plan

Project Number 2024111901

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Room Finish Schedule - Large

Number	Name	Floor Finish Material	Base	Walls								Ceiling Finish	Ceiling Height	Comments
				North		South		East		West				
				Material	Finish	Material	Finish	Material	Finish	Material	Finish			
100	Main Lobby	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	-	-	GWB	Varies	
101	Security	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	8'-11"	
102	Elev 1	Tile	n/a	n/a	n/a	-	-	-	-	-	-	GWB	n/a	
103	Elev 2	Tile	n/a	n/a	n/a	-	-	-	-	-	-	GWB	n/a	
104	Stair 1	existing	n/a	n/a	n/a	-	-	-	-	-	-	GWB	n/a	
105	Elevator Lobby	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	9'-4"	
106	Waiting Area	Tile	WD	-	-	GWB	Paint	-	-	WD Paneling	Stained	GWB	8'-11"	
107	Staff Tlt	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
108	Storage	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
109	Mail Room	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	9'-0"	
110	Library	Carpet	WD	GWB	WC	GWB	Paint	GWB	WC	GWB	WC	GWB	8'-9"	
111	Kitchen	existing	existing	existing	Custom	existing	existing	existing	existing	existing	existing	GWB	existing	
112	Hallway 1	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	8'-8"	
113	Hallway 2	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	8'-9"	
114	Social Room	LVT	WD	GWB	WC	existing	-	existing	-	existing	-	GWB	Varies	
115	A/C	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
116	Storage	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
117	Equipment	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
118	Storage	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
119	Back Entrance	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	9'-1"	
120	Trash	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
121	A/C #3	existing	existing	existing	existing	existing	existing	existing	existing	existing	existing	GWB	existing	
122	Men	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	Tile	-	GWB	7'-10"	
123	Women	Tile	WD	GWB	Paint	GWB	Paint	GWB	Paint	Tile	-	GWB	7'-10"	
124	Elev 3	LVT	n/a	n/a	n/a	-	-	-	-	-	-	GWB	n/a	
125	Elev 4	LVT	n/a	n/a	n/a	-	-	-	-	-	-	GWB	n/a	
301	Lobby	Carpet	WD	GWB	Paint	Light Panel	-	GWB	Paint	GWB	Paint	GWB	7'-2"	
302	Corridor	Carpet	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Varies	
401-2001	Lobby	Carpet	WD	GWB	Paint	Light Panel	-	GWB	Paint	GWB	Paint	GWB	7'-2"	
402-2002	Corridor	Carpet	WD	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Paint	GWB	Varies	

AREA	TAG	FINISH	PRODUCT/ MATERIAL	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	REQUIRED CLASSIFICATION/ STANDARD	DOCUMENTATION	QTY	NOTES
LIBRARY	CPT-2	FLOOR	CONTRACT BROADLOOM	CDH	BLUE HORIZON	TBD									
RESIDENT CORRIDORS	CPT-3	FLOOR	CONTRACT BROADLOOM	CDH	BLUE HORIZON	SIGNATURE FLOORING	DESIGN # 111160	MULTI	WIDTH: 12'	1/10 Colorpoint 4 colors 12 wide 40 oz 100% SONylon with CPAB and topcats SoilShain Treatment		ASTM E-648 FLOORING RADIANT PANEL: CLASS 1, DOC-FF1-70 METHENAMINE PILL TEST: PASSES. AATCC 134 ELECTROSTATIC PROPENSITY: LESS THAN 3.5 KV, E-662 SMOKE CHAMBER: LESS THAN 450	TEST REPORT: ASTM E662 SMOKE DENSITY AND SURFACE FLAMMABILITY OF CARPETS AND RUGS ASTM D2859		
SOCIAL ROOM	LVT-1	FLOOR	Loose Lay LVT	BLUE HORIZON	BLUE HORIZON	SIGNATURE FLOORING	L1009 – Urban Escapes 7"x48" 5mm Loose Lay	721 NASHVILLE	Size7"W x 48"L	Loose Lay LVT Wear Layer Thickness 20 mil (.050mm) Overall Thickness5 mm Bevel Micro Bevel Finish Commercial Urethane with Ceramic Bead		RADIANT FLUX - ASTM E648: PASSES, SMOKE DENSITY - ASTM E662: PASSES <450			
BACK ELEVATOR 3/4 CABS	LVT-2	FLOOR	Loose Lay LVT	BLUE HORIZON	BLUE HORIZON	TILE BAR	KATONE WASH OAK WHITE GLUE DOWN 6X48 LUXURY VINYL PLANK FLOORING / WO-WT 2902D	WASH OAK WHITE	6"x48"	Loose Lay LVT Wear Layer Thickness 28 mil (.070mm) Overall Thickness 2.5 mm Bevel Micro Bevel		FLOOR RADIANT PANEL: PASSES - CLASS 1 > 0.45 WATTS/CM2			
TRANSITIONS															
TRANSITION LVT TO CARPET IN SOCIAL ROOM AND LIBRARY	TR-2		Aluminum	BLUE HORIZON	BLUE HORIZON	SCHLUTER		TO BE SELECTED		TRANSITION, COLOR: CREAM (TSC) / SKU TO BE CONFIRMED					

AREA	TAG	FINISH	PRODUCT/ MATERIAL	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	REQUIRED CLASSIFICATION/ STANDARD	DOCUMENTATION	QTY	NOTES
WALLCOVERING															
LIBRARY WALLS	WC-2	WALL	WALLCOVERING	CDH	CDH	MDC WALL	WINSLOW MNX1128	MORNING DEW	WIDTH: 54"	NATURAL TEXTILE, CONTENTS: 30% COTTON, 70% POLYESTER, BACKING: PAPER, PATTERN MATCH: RANDOM REVERSIBLE, FIRE RATING: CLASS A		FIRE RATING: CLASS A	ASTM E 84		DRYWALL - LEVEL 5 FINISH
LOBBY LEVEL RESTROOMS	WC-3	WALL	TYPE II WALLCOVERING	CDH	CDH	MOMENTUM	MANDOLIN A181-009	HONEY VANILLA	WIDTH: 52"/54"	TYPE II WALLCOVERING, BACKING: OSNABURG, REVERSE HANG/RANDOM MATCH, CLASS A - ASTM E-84, PASSES NFPA 286, NFPA 101, HIGHLY CLEANABLE, ANTIMICROBRIAL ADDITIVES		CLASS A - ASTM E-84, NFPA 286 CORNER BURN: PASSES, NFPA 101 LIFE SAFETY CODE, CAN/ULC S102-03			DRYWALL - LEVEL 5 FINISH
WALL FINISHES															
RESTOOMS TILE BASE	TL-9	WALL	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	TESORO	3" X 24 POLISHED BULLNOSE	BIANCO	3" X 24 POLISHED BULLNOSE	PORCELAIN TILE, POLISHED					GROUT: TEC 909 STERLING
RECEPTION BACK COUNTER WALL	TL-6	WALL	MOSAIC TILE	BLUE HORIZON	BLUE HORIZON	ATLAS-CONCORDE	MARVEL X MASAICO CHEVRON, POLISHED, LAPPATO	FIOR DI BOSCO, #ATSA	18.25" X 7.5"						GROUT: TEC 935 SILHOUETTE
SOCIAL ROOM - UPHOLSTERED FABRIC PANEL TRIM AND LIBRARY BOOKCASE	TL-7	WALL	DECORATIVE METAL TRIM	BLUE HORIZON	BLUE HORIZON	CERAMICHE SUPERGRES	OVERTIME WALL PROFILO METALLO	GLITTER GOLD	0.4"X40"	METAL TRIM					
CUSTOM WOOD WALL PANEL WITH INTEGRATED LED ACCENT LIGHT	MW-5	WALL	CUSTOM – STAGGERED LOOK	BLUE HORIZON	BLUE HORIZON										FINISH TO MATCH: WILSONART PHANTOM COCOA 8213

AREA	TAG	FINISH	PRODUCT/ MATERIAL	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	REQUIRED CLASSIFICATION/ STANDARD	DOCUMENTATION	QTY	NOTES
UPHOLSTERED WALL PANELS IN CLUB/SOCIAL ROOM	WC-6	WALL	UPHOLSTERED FABRIC PANELS	CDH	CDH	MAYER FABRICS	FRESCO, 163-007	PARCHMENT	WIDTH: 66"	FABRIC UPHOLSTERED PANELS		PASSES AB 2998 COMPLIANT, ASTM E 84 CLASS 1 OR A, CAL 117 SECTION E	ASTM E84-10 UNADHERED, CLASS 1 OR A		ADD LINEAR LED LIGHTING AT WAINSCOTING
RESTROOMS VANITY WALL	WC-7	WALL	DECORATIVE BACKLIT ACRYLIC	BLUE HORIZON	BLUE HORIZON	ALEX TURCO	TBD	TBD	6.5' X 10' SHEETS - PREFABRICATED FOR SAID LOCATION	CUSTOM ACRYLIC PANEL TO BE BACKLIT		ASTM E 84 CLASS 1 OR A	ASTM E84--20, CLASS 1 OR A	TBD	
RESTROOMS VANITY WALL	TL-8	WALL	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	EMSER TILE	W32INHAAZ0412 Inhale Azul 4X12	AZUL	4x12 INCHES	Classic subway tile design. Blues and greens are standouts as the mixed finish replicates the way light reflects off the surface of ocean water					GROUT: TEC GROUT - 966 URBAN BRONZE - SMOOTH

#	Revision	Date
1	Revision 1	05/22/2026
2	Revision 2	06/12/2026

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Job: an interior remodel:

the Vistas at Gulf Shore Boulevard

Address: 4651 Gulf Shore Blvd Naples, FL 34103

Issued For	Permit
Issue Date	05/15/2026
Drawn By	RKM
Checked By	RLM

Client Info:
Vistas Condominium Association Inc.
4651 Gulf Shore Blvd
Naples, FL 34103

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STATE OF FLORIDA · ROBERT LYON MASSENGALE · REGISTERED ARCHITECT · AR93348

Robert L. Massengale

A4.1
ID Finish Schedules

Project Number 2024111901

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1' - 6 3/16"

1' - 6 3/16"

FINISH SCHEDULE

updated: 5/15/2026

FLOORING

AREA	TAG	TYPE	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	QTY	NOTES
FLOORING - LOBBY LEVEL MAIN	TL-1	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	TESORO	60 X 48 POLISHED	BIANCO	48"X 48", 9MM	PORCELAIN TILE, RECTIFIED EDGE, POLISHED			GROUT: TO BE SELECTED CLIENT SELECTION PENDING CONFIRMATION
FLOORING - ACCENT ON LOBBY LEVEL	TL-3	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	CLIENT SELECTION PENDING CONFIRMATION WITH SELECTION TILE	CLIENT SELECTION PENDING CONFIRMATION WITH SELECTION TILE			PORCELAIN TILE, RECTIFIED EDGE, MOSAIC			GROUT: TO BE SELECTED
FLOORING - RESIDENTIAL, MAILROOM, & BACK ELEVATOR LOBBY	TL-4	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	TESORO	24 X 24 POLISHED	BIANCO	24"X 24", 9MM	PORCELAIN TILE, RECTIFIED EDGE, POLISHED			GROUT: TO BE SELECTED CLIENT SELECTION PENDING CONFIRMATION
FLOORING - GARAGE LEVELS & FRONT ELEVATOR CABS	TL-5	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	TESORO	24 X 48 POLISHED	BIANCO	24" X 48", 9MM	PORCELAIN TILE, RECTIFIED EDGE, POLISHED			GROUT: TO BE SELECTED CLIENT SELECTION PENDING CONFIRMATION

NOTE: ELIMINATED FROM PROJECT SCOPE - NEW COLORWAY TO BE SELECTED

AREA	TAG	TYPE	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	QTY	NOTES
LIBRARY	CPT-2	CONTACT BROADLOOM	CDH	BLUE HORIZON	SIGNATURE FLOORING	DESIGN # 205731	MULTI	WIDTH: 12'	1/10 Colorpoint 4 colors 13 wide 40 oz 100% SPNature with CPAR and Ingrain SolaTrans Treatment			
RESIDENT CORRIDORS	CPT-3	CONTACT BROADLOOM	CDH	BLUE HORIZON	SIGNATURE FLOORING	DESIGN # 212199	MULTI	WIDTH: 12'	1/10 Colorpoint 4 colors 13 wide 40 oz 100% SPNature with CPAR and Ingrain SolaTrans Treatment			
SOCIAL ROOM	LVT-1	Loose Lay LVT	BLUE HORIZON	BLUE HORIZON	SIGNATURE FLOORING	LOOSE LAY LVT Shapes 7"x48" Plank Wood Look	721 NASHVILLE	Size7"W x 48"L	Loose Lay LVT Wear Layer Thickness 28 mil (.028mm) Overall Thickness 2.5 mm Finish Commercial Urethane with Ceramic Bead			
BACK ELEVATOR 16 CABS	LVT-2	Loose Lay LVT	BLUE HORIZON	BLUE HORIZON	TILE 8MM	6"X48" PLANK	WASH OAK MATTE	6"x48"	ASTONE WASH OAK MATTE SLIP RESISTANT LUXURY VINYL PLANK FLOORING 8MM 6MIL WT 3MIL			
									Loose Lay LVT Wear Layer Thickness 28 mil (.028mm) Overall Thickness 2.5 mm Resist Micro Bevel			

TRANSITIONS

AREA	TAG	TYPE	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	QTY	NOTES
TRANSITION LVT TO CARPET IN SOCIAL ROOM AND LIBRARY	TR-2	Aluminum	BLUE HORIZON	BLUE HORIZON	SCHLUTER		TO BE SELECTED		TRANSITION, COLOR: CREAM (TSC) / SKU TO BE CONFIRMED			

PAINT

AREA	TAG	TYPE	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	QTY	NOTES
LOBBY LEVEL - MAIN WALL PAINT COLOR	P-1	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7036	ORIGAMI WHITE		EGGSHELL FINISH	SW 7036 Origami White		
TRIM AND MOLDINGS	P-2	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7005	PURE WHITE		SEMI-GLOSS FINISH	SW 7005 Pure White		
MAIN CEILING	P-3	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE		FLAT FINISH	SW 7006 Extra White		
SOCIAL ROOM WALLS AND CS COLUMNS BY WINDOWS	P-4	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7570	EIDRET WHITE		EGGSHELL FINISH	SW 7570 Eidret White		
HALLWAY AND RESIDENT CORRIDOR WALL SURROUND AND RESIDENT CORRIDOR DOOR SURROUND	P-5	PAINT	CDH	CDH				CUSTOM	CUSTOM FINISH TO MATCH APPROVED SAMPLE			MATCH OLD BISCAYNE FINISH CHARRED CLAY
RECEPTION DESK CABINETRY	P-6	PAINT	BLUE HORIZON	BLUE HORIZON				CUSTOM	CUSTOM FINISH TO MATCH APPROVED SAMPLE			MATCH WILDSMART PHANTOM DECOR 8015
FLUTED WOOD COLUMNS	P-7	PAINT	BLUE HORIZON	BLUE HORIZON				CUSTOM	CUSTOM FINISH TO MATCH APPROVED SAMPLE			MATCH WILDSMART BOSEWOOD
RESIDENT CORRIDORS WALLS	P-8		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 6070	HERON PLUME		EGGSHELL FINISH	Sherwin Williams Heron Plume		
RESIDENT CORRIDORS DOOR AND SURROUND WALL	P-9		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 6218	TRADEWIND		EGGSHELL FINISH	Sherwin Williams Tradewind		TO BE CONFIRMED WITH CLIENT
MAIL COLOR BEHIND FLUTED COLUMNS	P-10		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7020	BLACK FOX		EGGSHELL FINISH	SW 7020 Black Fox		
BATHROOM - MEN & WOMENS	P-11		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 6070	HERON PLUME		EGGSHELL FINISH	Sherwin Williams Heron Plume		

MILLWORK

SOCIAL ROOM LARGE CURVED BANQUETTE AND RESIDENT CORRIDORS FLUTED WALLS AT ELEVATOR LOBBY (SLIDE BLOCK WALL)	MW-1	TAMBOUR WALL CLADDING	BLUE HORIZON	BLUE HORIZON	WORLD PANEL PRODUCTS	TAMBOUR	WHITE OAK WP624	Sizes are 8' and longer x 12" wide normally.	kraft paper backing	PROFILE TO BE SELECTED		MATCH APPROVED SAMPLE
LOBBY LEVEL HALLWAYS TRIM MOLDING	MW-2	APPLIED MOULDING	BLUE HORIZON	BLUE HORIZON	MILLWORK 360	MMS-5027B PAREL MOULD			5/8" X 1 1/4"	PAREL MOULD	5.875" 1.000"	GROOVE TOWARDS CENTER OF WALL, FINISH: P-1
BASEBOARD LOBBY LEVEL	B-1	BASEBOARD	BLUE HORIZON	BLUE HORIZON	SMITH AND DENHELDE	LDF B4514C			3" X 5.25", 16'-2"	PRIMED LDF BASEBOARD		FINISH: P-2
BASEBOARD LOBBY LEVEL AT ROUND WALLS AT RESIDENT ROOM (5) ROUND COLUMNS BY WINDOWS	B-2	BASEBOARD FLEXIBLE	BLUE HORIZON	BLUE HORIZON	SMITH AND DENHELDE	FLEX, BASE LDF MOULAC CLD"x ¼ 1/4"1			3" X 5.25"			FINISH: P-2
HALLWAY 2 ANGLED WALLS	MW-3	WALL TRIM FOR LOBBY LEVEL ACCENT LIGHT	BLUE HORIZON	BLUE HORIZON	ORAC BY OLYMPATRA	C005	PAINTABLE	6 1/4" W X 1 1/4"D LENGTHS 8'8"	PAINTABLE WALL TRIM,	6.25" 1.25" 6'-8" 6'-8"		FINISH: P-2
DOOR FOR GARAGE ENTRY FROM CORE RECEPTION)	D-1	DOOR	BLUE HORIZON	BLUE HORIZON	TBD	TBD	PAINTED	MATCH EXISTING OPENING	FIRE-RATED DOOR TO BE CONFIRMED			MATCH DOOR PROFILE AS ELECTRICAL ROOM, FINISH: P-2
DOOR FOR SOCIAL ROOM ENTRY	D-2	DOOR	BLUE HORIZON		TRUSTILE	CUSTOM TS8000	FF: PAINTABLE MDF BOSE	MATCH EXISTING OPENING	INTERIOR WALNUT DOOR, SWING PAIR, 1S, C-FLAT PANEL, HINGE SIDE INACTIVE, RH ACTIVE IN PAIR, 80 MINUTE FIRE RATING, FINISH: PAINTABLE MDF BOSE		1 SET	REMOVE EXISTING CASING, FINISH TO MATCH P-7
DOOR FOR LIBRARY ENTRY FROM HALLWAY 2	D-3	DOOR	BLUE HORIZON	BLUE HORIZON	TRUSTILE	CUSTOM TS8000	FF: PAINTABLE MDF BOSE	MATCH EXISTING OPENING	INTERIOR WALNUT DOOR, SWING PAIR, 1S, C-FLAT PANEL, HINGE SIDE INACTIVE, RH ACTIVE IN PAIR, BEVEL POSITIVE PRESSURE CATEGORY A FIRE RATING, FINISH: PAINTABLE MDF BOSE		1 SET	REMOVE EXISTING CASING, FINISH TO MATCH P-7
DOOR FOR KITCHEN PATRY & LIBRARY ENTRY (OFF SOCIAL)	D-4	DOOR	BLUE HORIZON	BLUE HORIZON	TRUSTILE	TS8000	FF: PAINTABLE MDF BOSE	MATCH EXISTING OPENING	INTERIOR WALNUT DOOR, SWING PAIR, 1S, C-FLAT PANEL, HINGE SIDE INACTIVE, RH ACTIVE IN PAIR,GLASS INSERT: FROSTED, FINISH: PAINTABLE MDF BOSE		2 SETS	REMOVE EXISTING CASING, FINISH TO MATCH P-7
RECEPTION SWING DOOR AT COUNTER	D-5	DOOR	BLUE HORIZON	BLUE HORIZON	TBD	CUSTOM SIZE SWING DOOR	CUSTOM	REFER TO ID ELEVATIONS	SLAB STYLE, CUSTOM FINISH			P-7 FINISH

DOOR HARDWARE

											QTY	
AT NEW DOORS ONLY	DHW-1	HARDWARE	BLUE HORIZON	BLUE HORIZON	TBD				MATCH SAME STYLE AND FINISH AS EXISTING			
AT RECEPTION HALF SWING DOOR	DHW-2	HARDWARE	BLUE HORIZON	BLUE HORIZON	MISENO	HOHNER SERIES 4.5" DOOR HINGE SPRING SQUARE CORNER	U315 SATIN NICKEL	4.5" W X 4.488"	SELF CLOSING HINGE, ADJUSTABLE TENSION, NON-REMOVABLE PIN, MATERIAL: STEEL			

WALLCOVERING

LIBRARY WALLS	WC-2	WALLCOVERING	CDH	CDH	MDC WALL	WINSLOW WW1128	MORNING DEW	WIDTH: 54"	NATURAL TEXTILE, CONTENTS: 90% COTTON, 70% POLYESTER, 10% LINEN, MATCH: STRAIGHT, RANDOM REVERSIBLE, FIRE RATING: CLASS A			DRYWALL - LEVEL 5 FINISH
LOBBY LEVEL RESTROOMS	WC-3	TYPE I WALLCOVERING	CDH	CDH	MOMENTUM	MANDOLIN A183 008	HONEY VANILLA	WIDTH: 52"/54"	TYPE II WALLCOVERING, BACKING: OSNABURG, REVERSE HANG,RANDOM MATCH, CLASS A - ASTM E-84, PASSES NFPA 286, NFPA 101, HIGHLY CLEANABLE, ANTIMICROBIAL ADDITIVES			DRYWALL - LEVEL 5 FINISH

WALL FINISHES

RECEPTION BACK COUNTER WALL	TL-6	MOSAIC TILE	BLUE HORIZON	BLUE HORIZON	ATLAS CONCORDE	MARVEL X MAGNICO CHEVRON, MARVEL LAPPATO	FOR DI BOSCO, MARA	18.25" X 7.5"				GROUT: TEC 935 SILVACRETE
SOCIAL ROOM - UPHOLSTERED FABRIC PANEL TRIM AT BANQUETTE BOOKCASE	TL-7	DECORATIVE METAL TRIM	BLUE HORIZON	BLUE HORIZON	CERAMICHE SUPERIORE	CHESTONE WALL PROFILO METALLO	ROSE GOLD	0.5"W	METAL TRIM			
CUSTOM WOOD WALL PANEL WITH INTEGRATED LED ACCENT LIGHT	MW-5	CUSTOM - STAGGERED LOOK	BLUE HORIZON	BLUE HORIZON								FINISH TO MATCH WILDSMART PHANTOM DECOR 8015
UPHOLSTERED WALL PANELS IN CS/BINOCAL ROOM	WC-6	SUPPLIED & INSTALLED BY CDH - TBD	CDH	CDH					FABRIC UPHOLSTERED PANELS			ADD LINEAR LED LIGHTING AT WAINSCOTING
RESTROOMS VANITY WALL	WC-7	DECORATIVE PATTERN WALL TILE	BLUE HORIZON	BLUE HORIZON	ALEX TURCO	TBD	CUSTOM	8" DIP SHEETS - PREFABRICATED FOR SAID LOCATION	CUSTOM ACRYLIC PANEL TO BE BACKLIT			TBD
RESTROOMS VANITY WALL	TL-8	PORCELAIN T TILE	BLUE HORIZON	BLUE HORIZON	EMSER TILE	WESTMINADDNC2 Inhale Aud 4X12	ADVL	4x12 INCHES	Classic subway tile design. Blues and greens are standouts as the muted finish replicates the way light reflects off the surface of ocean water.			GROUT: TEC SELECT - 966 URBAN BRONZE - MEDIUM

COUNTER TOPS

RECEPTION DESK AND FRONT APRON AND BACK COUNTER	CT-1	QUARTZ	BLUE HORIZON	BLUE HORIZON	CAMBRIA	LAKE DALE		SLAB SIZE 132in x 65.5in THICKNESS 3cm	POLISHED, COUNTERTOP MATERIAL		Basalt EARLY STOCK	
RESTROOMS MEN & WOMENS COUNTERTOP	CT-2	QUARTZ	BLUE HORIZON	BLUE HORIZON	POMPEII QUARTZ	ROCK SALT		AVAILABLE SIZES: 3CM + 3CM Full Slab 96" x 132" 2CM + 2CM Half Slab 28" x 119" Slab 2CM + 2CM Full Slab 96" x 120"	COUNTERTOP MATERIAL		Basalt EARLY STOCK	
SOCIAL ROOM BACK BAR COUNTER AND LIBRARY DRY BAR	CT-3	QUARTZ	BLUE HORIZON	BLUE HORIZON	DALTILE	PATRIOTIC CALACATTA	OSAT	3CM OR 3CM AVAILABLE SLAB SIZE: 130X78	POLISHED, COUNTERTOP MATERIAL		Basalt EARLY STOCK	
MAIL ROOM COUNTER	CT-4	QUARTZ	BLUE HORIZON	BLUE HORIZON	POMPEII QUARTZ	WHITE MIST		Available Sizes: 3CM + 3CM Full Slab 96" x 132" 2CM + 2CM Half Slab 28" x 119" Slab 2CM + 2CM Full Slab 96" x 120"	COUNTERTOP MATERIAL		Basalt EARLY STOCK	

CABINETRY

RECEPTION DESK CABINETRY AT MAIL ROOM, & CABINETRY IN SOCIAL ROOM AT BACK BAR, RESTROOMS VANITY	P-6	PAINT	BLUE HORIZON	BLUE HORIZON	WILDSMART	MATCH WILDSMART 8213 PHANTOM COLOR		N/A				
RECEPTION DESK CURVE FRONT FACE	P-7	PAINT	BLUE HORIZON	BLUE HORIZON	CUSTOM FINISH	MATCH WILDSMART BOSEWOOD		N/A				

CABINETRY HARDWARE

											QTY	
RECEPTION BACK COUNTER AND SOCIAL ROOM BACK OF BAR	HW-1	HARDWARE	BLUE HORIZON	BLUE HORIZON	MOCKETT	DP20 - 8" Tab Drawer Pull	SATIN NICKEL (TBC - TO BE CONFIRMED)	8"	TAB DRAWER PULL, FINISH: SATIN NICKEL		TO BE CONFIRMED	https://www.mockett.com/pdf/series/tab-drawer-pull.pdf
MEDIA CABINET AND DRY BAR IN LIBRARY	HW-2	HARDWARE	BLUE HORIZON	BLUE HORIZON	SIMPLY HYDRAULICS	GRANDIO 2" 0 MM, Modern Solid Brass	BRASS	3 3/2" WIDE, PROJECTION: 1 3/8"	SOLID BRASS CABINET T-BAR		4	https://www.allthingshardware.com/collections/cabinet-hardware/products/grandio-solid-brass-cabinet-t-bar-pull-2-mm-projection-1-3-8-inch-projection?variant=39978179788864

PLUMBING

VANITY SINK FOR RESTROOMS	EQ-3	SINK BASIN	BLUE HORIZON	BLUE HORIZON	KOHLER	K-2214-0	WHITE	Bowl Depth: 6-9/16" in., Overall Depth: 20-7/8" in., Overall Width: 19-5/8" in., Overall Height: 8-1/8" in., Minimum Spout Reach: 5-21/32" in., Spout Faucet Hole Diameter: 1-1/8" in., Minimum Spout Height: 4" in.,	cadenza™ rectangular undermount bathroom sink		2	CDH to reference Bathroom Sink in Finish Schedule
FAUCET FOR RESTROOMS	EQ-4	FAUCET	BLUE HORIZON	BLUE HORIZON	KOHLER	K-77958-4A-BN	VIBRANT BRUSHED NICKEL	8" in., Spout Faucet Hole Diameter: 1-1/8" in., Minimum Spout Height: 4" in.,	Components Single-handle bathroom sink faucet, 1.2 gpm		2	Components Single-Handle Bathroom Sink Faucet with Pop-Up Assembly in Vibrant Brushed Nickel
TOILET FOR WOMENS RESTROOMS	EQ-5	TOILET	BLUE HORIZON	BLUE HORIZON	AMERICAN STANDARD	2155A104.020	WHITE	29-3/4"–30" W 15-1/2"–16" D 28"–30.25" H* 16-1/2"–17" Standard Elongated 1.28 GPF	Cadet® PRO Two-Piece 1.28 gpf/4.8 lpf Elongated Toilet Less Seat		2	GC TO MATCH EXISTING SPECS https://www.americanstandard-us.com/standard/toilets/cadet-pro-two-piece-1-28-gpf-4-8-lpf-elongated-toilet-less-seat-2155a104.html
TOILET FOR MENS RESTROOMS	EQ-6	TOILET	BLUE HORIZON	BLUE HORIZON	AMERICAN STANDARD	2157A104.020	WHITE	29-3/4"–30" W 15-1/2"–16" D 28"–30.25" H* 16-1/2"–17" Standard Elongated 1.28 GPF	Cadet® PRO Two-Piece 1.28 gpf/4.8 lpf Extra Tall Height Elongated Toilet Less Seat		1	GC TO MATCH EXISTING SPECS https://www.americanstandard-us.com/standard/toilets/cadet-pro-two-piece-1-28-gpf-4-8-lpf-elongated-toilet-less-seat-2157a104.html
URINAL FOR MENS RESTROOMS	EQ-7	TOILET / URINAL	BLUE HORIZON	BLUE HORIZON	AMERICAN STANDARD	6063001C.020	WHITE	H~29-1/8" W~13-3/4" D~17-1/4" Rim size 0.125 GPF Mounting - Rear Spud	Decorum Decorum® 0.125 gpf/0.47 lpf Back Spud Urinal With EverClean™		1	GC TO MATCH EXISTING SPECS https://www.americanstandard-us.com/standard/urinals/decorum-0-125-gpf-0-47-lpf-back-spud-urinal-with-everclean-7115.1001.html

ELECTRICAL

SOCIAL ROOM BACK BAR	EQ-5	SURFACE MOUNT OUTLET	BLUE HORIZON	BLUE HORIZON	MOCKETT	PC1TA1USB	WHITE WHITE	Overall size: 4 3/4" diameter. Cutout size: 3 1/2" diameter. 6 ft. hardwire-ready 12-gauge 3-conductor wire	PC1TA1USB - Pop-up Kitchen Power™ Grommet 20A Countertop QR Outlets w/ USB		TBD	https://www.mockett.com/pdf/PC1TA1USB.pdf

LIGHTING

											QTY	
RECEPTION	LT-1	CHANDELIER	CDH	BLUE HORIZON	HAMMERTON STUDIO	PARALLEL LINEAR PENDANT CHANDELIER - 3 LIGHT		FINISH: TRANSLUCENT VERTICALE BRASS, GLASS: CLEAR WITH BRASS STEM, LAMP: 3 75W WARM LIGHT,	DIMM: 18.1", 1WD: 18"-132", 2WD: 11.8", CW: 63.1", 2D: 8.7", CW: 13.1"	MULTI-PENDANT LED 9-LIGHT, LED: 270W WARM LIGHT, CRI: 93		2	
RESTROOMS 1ST LEVEL	LT-2	PENDANT	CDH	BLUE HORIZON	HAMMERTON STUDIO	Blossom Pendant, SKU: LBB0918-51-NB-RC-CD-LS		FINISH: HERITAGE BRASS, GLASS: BLOSSOM, LED: 270W WARM LIGHT,	H: 29-1/8 DIA.: BLOSSOM, CANOPY: 5" DIA., CH: 38"	PENDANT LED LIGHT, LED: 270W WARM LIGHT, CRI: 93		2	
CS/BOCAL ROOM	LT-3A	MULTI-PENDANT ARCH BAR ISLAND	CDH	BLUE HORIZON	HUBBARTON FORGE	131335-SKT-LONG 84-02-GSFF51		FINISH: 52FT GOLD (BK), ACCENT FINISH: WHITE (02), GLASS: OPAL	Width 44.5" Height 5.4" Depth 5.4" Product Weight 41.8 lbs. Maximum Height 37" x 96"	Brooklyn 52 Light Double Shade Pendant 131335-SKT-LONG-84-02-GSFF51		2	
CS/BOCAL ROOM	LT-3B	MULTI-PENDANT ARCH BAR ISLAND	CDH	BLUE HORIZON	HUBBARTON FORGE	131335-SKT-LONG 84-02-GSFF51		FINISH: SOFT GOLD (BK), ACCENT FINISH: WHITE (02), GLASS: OPAL	Height 5.4" Diameter 5.4" Product Weight 37 lbs. Maximum Height 37" x 96"	Brooklyn 9 Light Double Shade Pendant		1	
LIBRARY CEILING	LT-4	DIRECTIONAL ADJUSTABLE CEILING MOUNT	CDH	BLUE HORIZON	HUDSON VALLEY LIGHTING GROUP	LUKE PIVOT 13IPV 12-27-CH-TIM-1		FINISH: PATINA BRONZE	2"W X 7.75"H	INTEGRATED LED CEILING LIGHT, FINISH: PATINA BRONZE, COLOR TEMP: 2700 K, COLOR/CRI: LUM/90 / 927		2	
LOBBY LEVEL HALLWAYS	LT-5	WALL SCONCE	CDH	BLUE HORIZON	HAMMERTON STUDIO	Parallel Sconce SKU: 0980960-SA-NB-CD-LS		FINISH: HERITAGE BRASS, GLASS: CLEAR GRANITE	5.3"W X 13.4"H 3.4"D,	LED SCONCE, LED: 270W WARM LIGHT, CRI: 93, WATTAGE: 6W, SOURCE/LUMENS: 420, VOLTAGE: 120		15	
SOCIAL ROOM	LT-6	SCONCE AT CLUB ROOM BAR	CDH	BLUE HORIZON	HUBBARTON FORGE	LARGE LED DUNE SCONCE	84 SOFT GOLD	4.7"W X 4.25" D X 23.6" H	4.7"W X 4.25" D X 23.6" H	SCONCE, FINISH: SOFT GOLD, GLASS: OPAL, SOCKET TYPE: G9, BULB: TL 25W		2	3-4 WEEK LEAD TIME FROM PAYMENT
SOCIAL ROOM	LT-7	CLUB ROOM CHANDELIER (TAN'S LOUNGE SEATING)	CDH	BLUE HORIZON	HUBBARTON FORGE	Solstice LED Pendant, SKU: #139780		FINISH: MODERN BRASS, 270W WARM LIGHT	26.5 W, 5.50H	PENDANT LED LIGHT, LED: 270W WARM LIGHT, CRI: 93		1	3-4 WEEK LEAD TIME FROM PAYMENT
LOBBY LEVEL BACK ELEVATOR LOBBY	LT-8	FLUSH MOUNTED DECORATIVE MIDDLE AREA	CDH	BLUE HORIZON	HAMMERTON STUDIO	Blossom Hall Flushmount Mount, SKU: CLB0918-52-MB-RC-LS		BLOSSOM COLLECTION, FINISH: OILDED BRASS	33.2" DIA. X 14.7"H, CANOPY: 6" DIA.	LED FLUSHMOUNT, LED: 2700K WARM LIGHT, CRI: 93, WATTAGE: 6W, SOURCE/LUMENS: 420, VOLTAGE: 120		1	
LOBBY LEVEL SOCIAL ROOM ENTRY	LT-9	FLUSH MOUNTED DECORATIVE SOCIAL ROOM ENTRY	CDH	BLUE HORIZON	HAMMERTON STUDIO	Blossom Organic Flushmount, SKU: CLB0918-55-BC-LS		BLOSSOM COLLECTION, FINISH: BRASS	31.8 W X 17.4"D X 7.5" DIA, X 7.5"	LED FLUSHMOUNT CEILING LIGHT, WATTAGE: 30W, SOURCE/ LUMENS: 3200, COLOR TEMP: 2700K, CRI: 93		1	
RESIDENT CORRIDOR FLOORS 1 TO 15	LT-10	SCONCE THROUGHOUT	CDH	BLUE HORIZON	HUBBARTON FORGE	CUSTOM WALL SCONCE		FINISH: BLACKENED BRONZE	6.125"W X 4"D X 11.5"H	LED SCONCE, GLASS: SEEDED, FINISH: ARCHITECTURAL BRONZE, COLOR TEMP: 2700K		424	QTY: 23 FLOOR 1, QTY: 22 PER FLOOR, FLOORS 2 TO 16 MIRRA
RESIDENT CORRIDOR FLOORS 1 TO 15	LT-11	DECORATIVE WALL PANELS	BLUE HORIZON	BLUE HORIZON	TBD - SPECIFIED BY OTHERS	TBD	TBD, 270K WARM LIGHT	87"W X 77.32"H	FINISH: WHITE			1 PER FLOOR AT ARCHED ELEVATORS
LOBBY LEVEL AND RESIDENT CORRIDORS	LT-12	RECESSED CAN LIGHTING	BLUE HORIZON	BLUE HORIZON	GOTHAM	RZFLUSTOR COLOR MATCH		NO 4" ROUND DOWNLIGHT NEW CONSTRUCTION TURRETED	26.1 W, 5.50H			CONFIRM LOBBY LEVEL QTY	RESIDENT CORRIDORS - QTY: 12 PER FLOOR x 15
HALLWAY 2 ANGLED WALLS, BANQUETTE AT SOCIAL ROOM, LOBBY/RECEPTION, WALL WASHES, SOCIAL ROOM BAR	LT-13	LINEAR LED TAPE	BLUE HORIZON	BLUE HORIZON	SUPERLIGHTING	Model: SCFLS-120SN030-10-UV10, 270/ft	WARM WHITE 2700K	TBD	LED TAPE LIGHTING		TBD	3 FLOOR STAIRWELLS	Flangeless
HALLWAY 2 ANGLED WALLS	LT-14	PICTURE SCONCE	CDH	BLUE HORIZON	KICHLER	52032OZG MIDI WALL SCONCE	CHAMPAGNE BRONZE	18"W X 7.75"D X 4"H, CANOPY: 5" DIA. X 1"D	18"W X 7.75"D X 4"H, CANOPY: 5" DIA. X 1"D	SCONCE, FINISH: CHAMPAGNE BRONZE, SOCKET TYPE: G9, LAMP TYPE: TSD, WATTAGE: 12W MAX, QTY: 2 BULBS		1	
HALLWAY 2 ANGLED WALLS, BANQUETTE AT SOCIAL ROOM, LOBBY/RECEPTION, WALL WASHES, SOCIAL ROOM BAR	LT-15	LED LIGHT SHEET	BLUE HORIZON	BLUE HORIZON	EOFLight OR SIMILAR PRODUCT	EOSLight - Lightstrip™	WARM WHITE 2700K	4 2880 x 1440mm (8 4' x 4')	LED LIGHT SHEETS		TBD	Specifications: Total Out: 288W (+/-10)Nom (8 4' x 4'), Total Thickness: 0.177" Nominal Size: 4' x 4' (1220 x 1220 mm) Voltage: Linear 24, Specification: Depends on panel Voltage (Single Color): 700 lm (Nom) (Nom) Color Temperature: 2700K Nominal CRI: 90 Min Dimensions: 1000 (W) x 1000 (H) x 3 (D) mm

#	Revision	Date
1	Revision 1	05/22/2026
2	Revision 2	06/12/2026

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Issued For: Permit
Issue Date: 05/15/2026
Drawn By: RAM
Checked By: RLM

Client Info:
Vistas Condominium Association Inc.
4651 Gulf Shore Blvd
Naples, FL 34103

Project Info:
an interior remodel:

Title:
the Vistas at Gulf Shore Boulevard

Address:
4651 Gulf Shore Blvd
Naples, FL 34103

Robert L. Massengale, AIA
Architect PA
5700 Kensington Loop
Fort Myers, Florida 33912
Ph. 239-823-0474
Fax 239-245-7453
239-466-3348
RobertLMassengale@comcast.net

STATE OF FLORIDA · ROBERT LYON MASSENGALE · AR93348 · REGISTERED ARCHITECT

Robert L. Massengale

A4.2
ID Finish Schedules

Project Number 2024111901

6/12/2026 3:37:43 PM X:\RLM Projects\2025 - Cline Daniel\2024111901 - CEDA - The Vistas\02-CD\Permit\Permit PROs\The Vistas - Permit PRO.rvt

ELECTRICAL DEVICE LEGEND	
SYMBOL	DESCRIPTION
	20A,125V, 2P, 3W, NEMA 5-20R, DUPLEX RECEPT. MTD. 18" A.F.F U.N.O.
WP	SAME AS ABOVE EXCEPT WEATHERPROOF
GFI	SAME AS ABOVE EXCEPT GROUND FAULT INTERRUPTER
D	SAME AS ABOVE EXCEPT DEDICATED CIRCUIT
CTR	SAME AS ABOVE EXCEPT MOUNTED 4" ABOVE COUNTER HEIGHT
	SAME AS ABOVE EXCEPT QUADRUPLEX
	SAME AS ABOVE EXCEPT RECESSED
	3POLE DUPLEX RECEPT
	SPECIAL PURPOSES RECEPT.
	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR
S	SINGLE POLE LIGHT SWITCH, 48" A.F.F. 120/277V
3	SAME AS ABOVE EXCEPT 3-WAY SWITCH
4	SAME AS ABOVE EXCEPT 4-WAY SWITCH
WP	SAME AS ABOVE EXCEPT WEATHERPROOF
Sos	SAME AS ABOVE EXCEPT DUAL TECHNOLOGY OCCUPANCY SENSOR
F	SINGLE POLE FAN SWITCH , 48" A.F.F. 120/277V
D	SAFETY DISCONNECT SWITCH
	ELECTRICAL PANEL
TD	PROGRAMMABLE TIMECLOCK, NUMBER OF POLES AS REQUIRED
	HAND DRYER. PROVIDE DUAL GANG JUCTION BOX
J	JUNCTION BOX. SIZE AS REQUIRED TO FIT THE APPLICATION
	FAN SWITCH OPERATED

ELECTRICAL LIGHTING DEVICE SCHEDULE					
DEVICE		ELECTRICAL DATA		BASIS OF DESIGN *	
MARK	DESCRIPTION	VA	VOLT	MANUFACTURER	MODEL OR SERIES
L-1	PARALLEL LINEAR PENDANT CHANDELIER - 9 LIGHT	50	UNIV	HAMMERTON STUDIO	T.B.D.
L-2	BLOSSOM PENDANT	6	UNIV	HAMMERTON STUDIO	SKU: LAB0059-01-NB-BC-C01-L3
L-3	MULTI-PENDANT / SNAPS LARGE	35	UNIV	HUBBARDTON FORGE	SKU: #401316
L-4	DIRECTIONAL SPOTLIGHT / CEILING MOUNT	14	UNIV	HUDSON VALLEY	LUXE PIVOT, LXPV-13-27-50-PBR-S
L-5	WALL SCONCE / PARALLEL SCONCE	6	UNIV	HAMMERTON STUDIO	SKU: IDB0042-1A-HB-CG-L1
L-6	LARGE LED DUNE SCONCE	13	UNIV	HUBBARDTON FORGE	T.B.D.
L-7	SOLSTICE LED PENDANT	48	UNIV	HUBBARDTON FORGE	SKU: #139780
L-8	FLUSH MOUNTED DECORATIVE	6	UNIV	HAMMERTON STUDIO	SKU: CLB0059-02-MB-BC-L3
L-9	FLUSH MOUNTED DECORATIVE	6	UNIV	HAMMERTON STUDIO	SKU: CLB0059-01-SN-BC-L3
L-10	SCONCE THROUGHOUT	9	UNIV	CURREY AND CO.	SKU: 59000018
L-11	DECORATIVE WALL PANELS	30	UNIV	T.B.D.	T.B.D.
L-12	RECESSED CAN LIGHTING	14	UNIV	GOTHAM	IVO 4" ROUND DOWNLIGHT
L-13	UNIVERSAL MOUNTED EXIT SIGN	5	UNIV	WILLIAMS	EXIT-R-EM-WHT
L-14	UNIVERSAL MOUNTED DUAL EMERGENCY HEAD LIGHT	5	UNIV	WILLIAMS	EF43D
L-15	UNIVERSAL MOUNTED DUAL EMERGENCY HEADS EXIT SIGN	5	UNIV	WILLIAMS	EXIT-R-EM-WHT

NOTES:
* OR SIMILAR MANUFACTURER/MODEL OR SERIES. ALL LIGHTING SELECTION ARE TO BE REVIEWED / APPROVED BY THE OWNER PRIOR TO ORDER AND INSTALLATION

S E P A R A T E P E R M I T S R E Q U I R E D

ALL FIRE PROTECTION SYSTEMS, FUEL, GAS, SIGNAGE AND OTHER BUILDING COMPONENTS REQUIRED BY LOCAL BUILDING AND FIRE AUTHORITIES TO BE INSTALLED OR MODIFIED VIA SEPARATE PERMIT, AND WHICH ARE AFFECTED BY THE WORK PROPOSED HEREIN, SHALL BE DULY INSTALLED OR MODIFIED ONLY THROUGH SEPARATE PERMIT AUTHORIZATION FROM THE AUTHORITY(S) HAVING JURISDICTION.

LEGEND

N	NEW
E	EXISTING TO REMAIN
R	RELOCATED
	EXISTING TO REMAIN

VOLTAGE DROP SCHEDULE - ALUMINUM

120 VOLT BRANCH CIRCUITS UP TO 10 AMPS

TOTAL WIRE LENGTH (FEET)	WIRE SIZE (AWG)	EGC SIZE
151' - 230'	#4	#4
231' - 360'	#2	#4
361' - 445'	#1/0	#3#0

120 VOLT BRANCH CIRCUITS UP TO 14 AMPS

TOTAL WIRE LENGTH (FEET)	WIRE SIZE (AWG)	EGC SIZE
106' - 165'	#6	#6
166' - 255'	#4	#4
256' - 320'	#2	#1/0
321' - 390'	#1	#3#0
391' - 490'	#1/0	#3#0

VOLTAGE DROP SCHEDULE - COPPER

120 VOLT BRANCH CIRCUITS UP TO 10 AMPS

TOTAL WIRE LENGTH (FEET)	WIRE SIZE (AWG)	EGC SIZE
1' - 150'	#12	#12
151' - 240'	#8	#8
241' - 380'	#6	#6

120 VOLT BRANCH CIRCUITS UP TO 14 AMPS

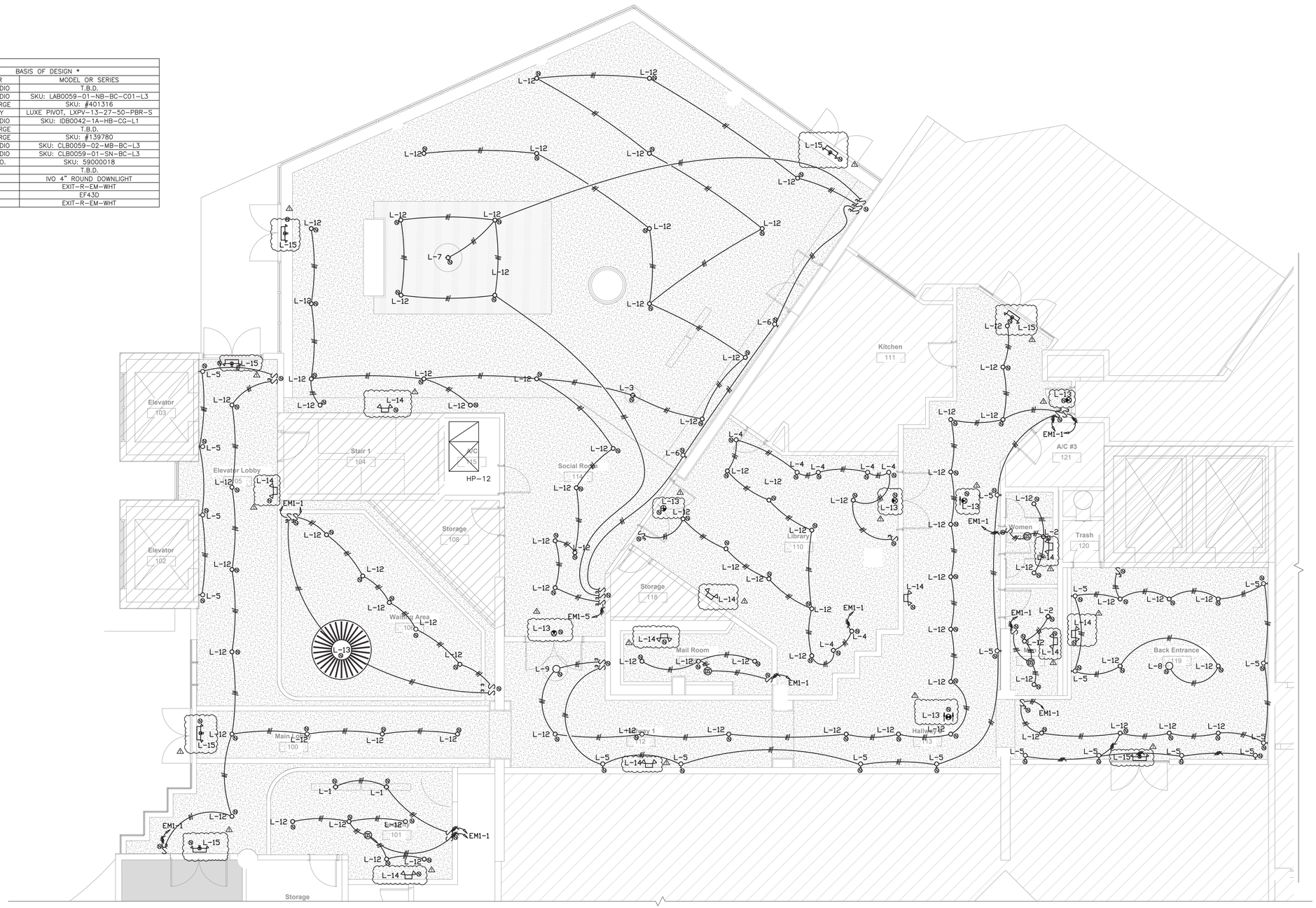
TOTAL WIRE LENGTH (FEET)	WIRE SIZE (AWG)	EGC SIZE
1' - 115'	#14	#12
116' - 155'	#8	#8
156' - 290'	#8	#8
291' - 445'	#6	#6
446' - 565'	#4	#4
566' - 710'	#3	#2
711' - 845'	#2	#1/0

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

GENERAL NOTES:

A. ALL CIRCUITS SHALL HAVE INDIVIDUAL NEUTRAL CONDUCTORS CONTINUOUS FROM PANEL. SHARED NEUTRALS ARE NOT PERMITTED

NOTES:
* EMERGENCY EXIT LIGHTS ARE CONNECTED TO THE CORRESPONDING LOCAL LIGHT CIRCUIT CONNECTED TO THE UNSWITCHED SIDE OF THE CIRCUIT
* ALL CIRCUITS SHALL HAVE INDIVIDUAL NEUTRAL CONDUCTORS CONTINUOUS FROM PANEL. SHARED NEUTRALS ARE NOT PERMITTED



1ST FLOOR LIGHTING PLAN

3/16" = 1'-0"

Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:11-04'00'

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4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33980
PH 941-979-8195
FAX 941-979-8195

FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

VISTAS AT GULFSHORE
4651 GULF SHORE BLVD N NAPLES FL 34103
AIA ARCHITECT

No.	Description	Date
1	DESIGN REVIEW	05-22-2026
2		
3		
4		
5		

DRAWN BY: DIC
REVISED BY: JPP
PROJECT NO: 25 080 78

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-100

ELECTRICAL DEVICE LEGEND	
SYMBOL	DESCRIPTION
	20A,125V, 2P, 3W, NEMA 5-20R, DUPLEX RECEPT. MTD. 18" A.F.F U.N.O.
WP	SAME AS ABOVE EXCEPT WEATHERPROOF
GFI	SAME AS ABOVE EXCEPT GROUND FAULT INTERRUPTER
D	SAME AS ABOVE EXCEPT DEDICATED CIRCUIT
CTR	SAME AS ABOVE EXCEPT MOUNTED 4" ABOVE COUNTER HEIGHT
	SAME AS ABOVE EXCEPT QUADRUPLEX
	SAME AS ABOVE EXCEPT RECESSED
	3POLE DUPLEX RECEPT
	SPECIAL PURPOSES RECEPT.
	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR
S	SINGLE POLE LIGHT SWITCH, 48" A.F.F. 120/277V
3	SAME AS ABOVE EXCEPT 3-WAY SWITCH
4	SAME AS ABOVE EXCEPT 4-WAY SWITCH
WP	SAME AS ABOVE EXCEPT WEATHERPROOF
SOS	SAME AS ABOVE EXCEPT DUAL TECHNOLOGY OCCUPANCY SENSOR
F	SINGLE POLE FAN SWITCH , 48" A.F.F. 120/277V
	SAFETY DISCONNECT SWITCH
	ELECTRICAL PANEL
	PROGRAMMABLE TIMECLOCK, NUMBER OF POLES AS REQUIRED
	HAND DRYER. PROVIDE DUAL GANG JUCTION BOX
J	JUNCTION BOX. SIZE AS REQUIRED TO FIT THE APPLICATION
	FAN SWITCH OPERATED

ELECTRICAL LIGHTING DEVICE SCHEDULE						
	DEVICE	ELECTRICAL DATA		BASIS OF DESIGN *		
MARK	DESCRIPTION	VA	VOLT	MANUFACTURER	MODEL OR SERIES	
L-1	PARALLEL LINEAR PENDANT CHANDELIER - 9 LIGHT	50	UNIV	HAMMERTON STUDIO	T.B.D.	
L-2	BLOSSOM PENDANT	6	UNIV	HAMMERTON STUDIO	SKU: LAB0059-01-NB-BC-C01-L3	
L-3	MULTI-PENDANT / SNAPS LARGE	35	UNIV	HUBBARDTON FORGE	SKU: #401316	
L-4	DIRECTIONAL SPOTLIGHT / CEILING MOUNT	14	UNIV	HUDSON VALLEY	LUXE PIVOT, LXPV-13-27-50-PBR-S	
L-5	WALL SCONCE / PARALLEL SCONCE	6	UNIV	HAMMERTON STUDIO	SKU: IDB0042-1A-HB-CG-L1	
L-6	LARGE LED DUNE SCONCE	13	UNIV	HUBBARDTON FORGE	T.B.D.	
L-7	SOLSTICE LED PENDANT	48	UNIV	HUBBARDTON FORGE	SKU: #139780	
L-8	FLUSH MOUNTED DECORATIVE	6	UNIV	HAMMERTON STUDIO	SKU: CLB0059-02-MB-BC-L3	
L-9	FLUSH MOUNTED DECORATIVE	6	UNIV	HAMMERTON STUDIO	SKU: CLB0059-01-SN-BC-L3	
L-10	SCONCE THROUGHOUT	9	UNIV	CURREY AND CO.	SKU: 59000018	
L-11	DECORATIVE WALL PANELS	30	UNIV	T.B.D.	T.B.D.	
L-12	RECESSED CAN LIGHTING	14	UNIV	GOTHAM	IVO 4" ROUND DOWNLIGHT	
L-13	UNIVERSAL MOUNTED EXIT SIGN	5	UNIV	WILLIAMS	EXIT-R-EM-WHT	
L-14	UNIVERSAL MOUNTED DUAL EMERGENCY HEAD LIGHT	5	UNIV	WILLIAMS	EF43D	
L-15	UNIVERSAL MOUNTED DUAL EMERGENCY HEADS EXIT SIGN	5	UNIV	WILLIAMS	EXIT-R-EM-WHT	

NOTES:
* OR SIMILAR MANUFACTURER/MODEL OR SERIES. ALL LIGHTING SELECTION ARE TO BE REVIEWED / APPROVED BY THE OWNER PRIOR TO ORDER AND INSTALLATION

S E P A R A T E P E R M I T S R E Q U I R E D

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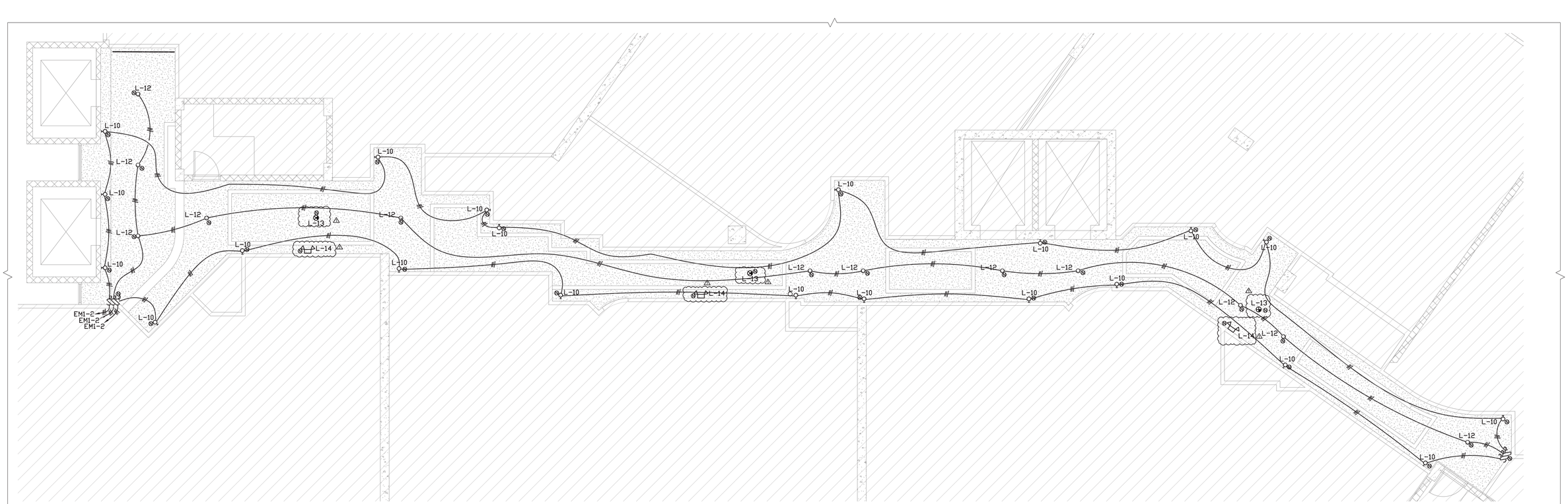
NOTES:
* EMERGENCY EXIT LIGHTS ARE CONNECTED TO THE CORRESPONDING LOCAL LIGHT CIRCUIT CONNECTED TO THE UNSWITCHED SIDE OF THE CIRCUIT
* ALL CIRCUITS SHALL HAVE INDIVIDUAL NEUTRAL CONDUCTORS CONTINUOUS FROM PANEL. SHARED NEUTRALS ARE NOT PERMITTED

LEGEND

N	NEW
E	EXISTING TO REMAIN
R	RELOCATED
	EXISTING TO REMAIN



2ND FLOOR LIGHTING PLAN
3/16" = 1'-0"

Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:12-04'00'

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4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33980
PH: 941-979-4995
FAX: 941-979-8195

FLORIDA ENGINEERING

VISTAS AT GULFSHORE
4651 GULF SHORE BLVD N NAPLES FL 34103
AIA ARCHITECT

PROJECT NAME & ADDRESS:

No.	Description	Date
1	DESIGN REVIEW	05-22-2026
2		
3		
4		
5		

DRAWN BY:	DIC
REVISED BY:	JPP
PROJECT NO:	25 080 78

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-101

PANEL HP1H

VOLTAGE (L–N):	277	ENCLOSURE TYPE:	NEMA 1		
VOLTAGE (L–L):	480	MOUNTING:	SURFACE		
PHASES, WIRES:	3 ϕ 4 W	AIC RATING (A):	22000		
MINIMUM BUS CAPACITY (A):	200 A	NOTES:	EXISTING		
MAIN O.C. DEVICE (A):	200 A				

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A	B	C	POLE	TRIP AMPS	DESCRIPTION	CKT NO
1,3	SITE/PARK GARAGE LTS 1ST	20	2	300	700		1	20	POOL LTS/GARAGE LTS 2ND	2
1,3	SITE/PARK GARAGE LTS 1ST	20	2		300	500	1	20	N GARAGE LTS 2ND FL	4
5	PARK GARAGE LTS 1ST FL	20	1			500	1800	1	20	ELEC. RM PUMP, RM GEN. RM 2ND FLOOR	6
7,9,11	TOWER LTS GRD FLOOR	20	3	1100	0		1	20	SPARE	8
7,9,11	TOWER LTS GRD FLOOR	20	3		1100	1200	1	20	TOWER FACING POOL LTS	10
7,9,11	TOWER LTS GRD FLOOR	20	3			1100	0	1	20	MAIN LOBBY/AUTO LOBBY	12
13,15	EAST PARK GARAGE LTS 1ST	20	2	900	1200		1	20	PARAPET LTS 2ND FL & GAR.	14
13,15	EAST PARK GARAGE LTS 1ST	20	2		900	1200	1	20	E. PARK GARAGE LTS 2ND FL	16
17	FOUNTAIN LTS	20	1			1200	1800	1	20	STORAGE/TRASH/METER RMS	18
19,21,23	HEAT PUMP #17	20	3	1000	3333		3	40	HEAT PUMP #16	20,22,24
19,21,23	HEAT PUMP #17	20	3		1000	3333	3	40	HEAT PUMP #16	20,22,24
19,21,23	HEAT PUMP #17	20	3			1000	3333	3	40	HEAT PUMP #16	20,22,24
25,27,29	HEAT PUMP #12 GFCI PROTECTED	40	3	2560	1100		3	20	HEAT PUMP #14	26,28,30
25,27,29	HEAT PUMP #12 GFCI PROTECTED	40	3		2560	1100	3	20	HEAT PUMP #14	26,28,30
25,27,29	HEAT PUMP #12 GFCI PROTECTED	40	3			2560	1100	3	20	HEAT PUMP #14	26,28,30
31,33,35	HEAT PUMP #11	20	3	1900	1100		3	20	HEAT PUMP #13	32,34,36
31,33,35	HEAT PUMP #11	20	3		1900	1100	3	20	HEAT PUMP #13	32,34,36
31,33,35	HEAT PUMP #11	20	3			1900	1100	3	20	HEAT PUMP #13	32,34,36
37,39,41	JOCKEY FIRE PUMP	20	3	1000	1100		3	20	HEAT PUMP FIRE COMMAND	38,40,42
37,39,41	JOCKEY FIRE PUMP	20	3		1000	1100	3	20	HEAT PUMP FIRE COMMAND	38,40,42
37,39,41	JOCKEY FIRE PUMP	20	3			1000	1100	3	20	HEAT PUMP FIRE COMMAND	38,40,42
				CONNECTED LOAD PHASE TOTALS (VA)						
				17293		18293			19493	

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Cooling	19.9	1.00	19.9
Cooling and Heating	7.7	1.00	7.7
Lighting	12.2	1.25	15.3
Receptacles (0 – 10 KVA)	10.0	1.00	10.0
Receptacles (Over 10 KVA)	5.3	0.50	2.6
TOTAL:	55.1		55.5
LOAD (AMPS):	66.3		66.7

DEMAND LOAD	55.5 KVA
SPARE CAPACITY	77.5 KVA
SPARE CAPACITY	93.3 AMPS
SPARE CAPACITY	58 %
PHASE BALANCE	
A TO B	95 %
B TO C	94 %
C TO A	89 %

PANEL EM1

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	NEMA 1		
VOLTAGE (L–L):	208	MOUNTING:	SURFACE		
PHASES, WIRES:	3 ϕ 4 W	AIC RATING (A):	22000		
MINIMUM BUS CAPACITY (A):	200 A	NOTES:	EXISTING		
MAIN O.C. DEVICE (A):	200 A				

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A	B	C	POLE	TRIP AMPS	DESCRIPTION	CKT NO
1	LTS MAIN LOBBY / STEP LTS	20	1	1227	357		1	20	STAIRWELL / 2ND FL LTS	2
3	LTS 2ND FL / NORTH PARK DK	20	1			0	0	1	20	EM LTS 2ND FL / EX LTS 1P	4
5	LTS SOCIAL ROOM	20	1				404	0	1	20	WEST STAIRS	6
7,9	TRASH COMPACTOR	20	2	0	540		1	20	LOBBY DESK RECEPT.	8
7,9	TRASH COMPACTOR	20	2			0	600	1	20	LOBBY/HALLWAY SIGN	10
11	SOCIAL ROOM TV RECEPT.	20	1				360	180	1	20	LIBRARY TV RECEPT.	12
13	LOBBY DESK RECEPT.	20	1	540	180		1	20	SERVICE RECEPTACLE	14
				CONNECTED LOAD PHASE TOTALS (VA)						
				2844		600			944	

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Lighting	2.0	1.25	2.5
Receptacles (0 – 10 KVA)	2.4	1.00	2.4
TOTAL:	4.4		4.9
LOAD (AMPS):	12.2		13.6

DEMAND LOAD	4.9 KVA
SPARE CAPACITY	52.8 KVA
SPARE CAPACITY	146.4 AMPS
SPARE CAPACITY	92 %
PHASE BALANCE	
A TO B	21%
B TO C	64 %
C TO A	33 %

ELECTRICAL DEVICE LEGEND	
SYMBOL	DESCRIPTION
	20A,125V, 2P, 3W, NEMA 5–20R, DUPLEX RECEPT. MTD. 18" A.F.F U.N.O.
WP	SAME AS ABOVE EXCEPT WEATHERPROOF
GFI	SAME AS ABOVE EXCEPT GROUND FAULT INTERRUPTER
D	SAME AS ABOVE EXCEPT DEDICATED CIRCUIT
CTR	SAME AS ABOVE EXCEPT MOUNTED 4" ABOVE COUNTER HEIGHT
	SAME AS ABOVE EXCEPT QUADRUPLEX
	SAME AS ABOVE EXCEPT RECESSED
	3POLE DUPLEX RECEPT
	SPECIAL PURPOSES RECEPT.
	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR
S	SINGLE POLE LIGHT SWITCH, 48" A.F.F. 120/277V
S_3	SAME AS ABOVE EXCEPT 3–WAY SWITCH
S_4	SAME AS ABOVE EXCEPT 4–WAY SWITCH
S_{WP}	SAME AS ABOVE EXCEPT WEATHERPROOF
S_{OS}	SAME AS ABOVE EXCEPT DUAL TECHNOLOGY OCCUPANCY SENSOR
S_F	SINGLE POLE FAN SWITCH , 48" A.F.F. 120/277V
	SAFETY DISCONNECT SWITCH
	ELECTRICAL PANEL
	PROGRAMMABLE TIMECLOCK, NUMBER OF POLES AS REQUIRED
	HAND DRYER. PROVIDE DUAL GANG JUCTION BOX
J	JUNCTION BOX. SIZE AS REQUIRED TO FIT THE APPLICATION
	FAN SWITCH OPERATED

S E P A R A T E P E R M I T S R E Q U I R E D

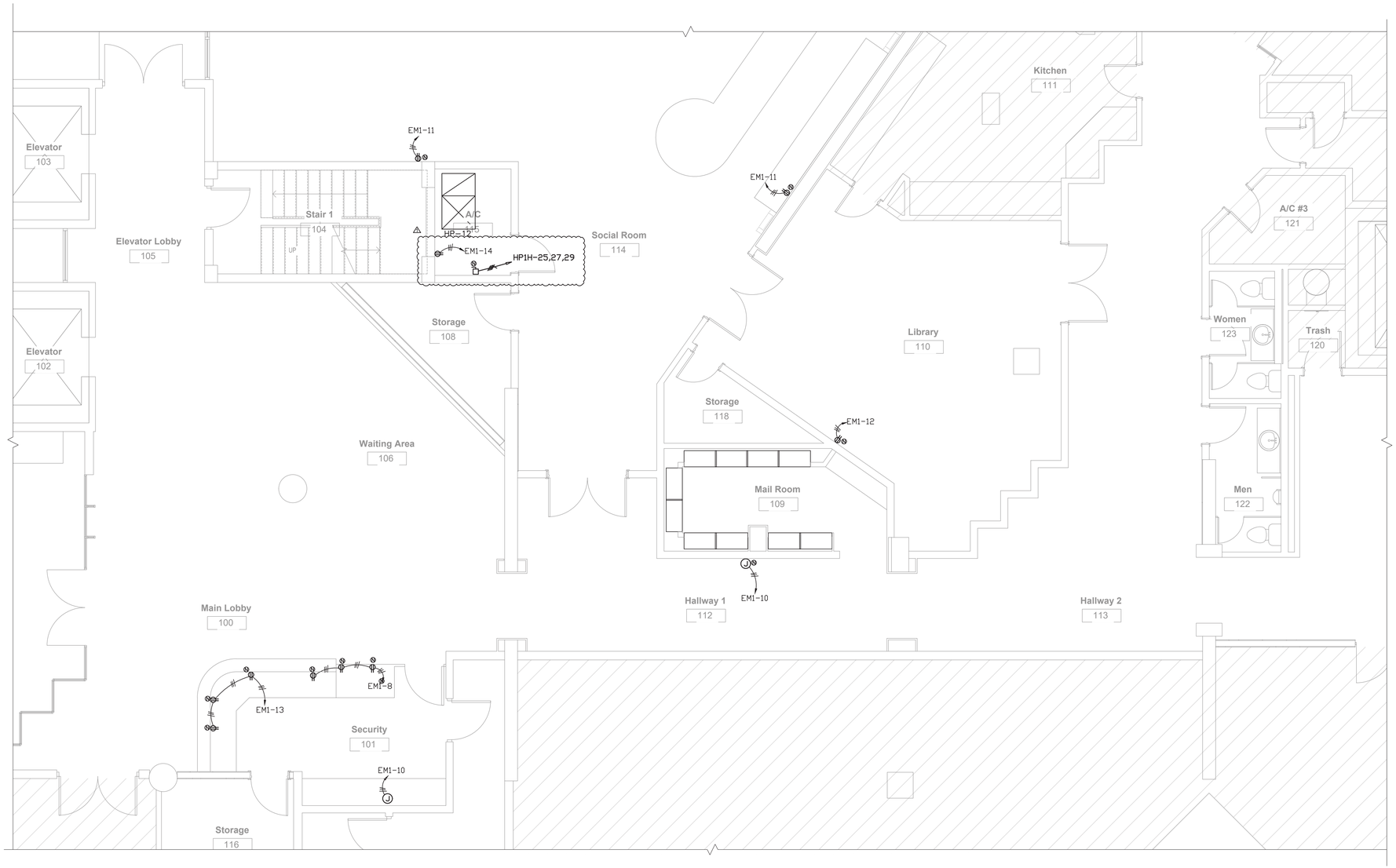
ALL FIRE PROTECTION SYSTEMS, FUEL GAS, SIGNAGE AND OTHER BUILDING COMPONENTS REQUIRED BY LOCAL BUILDING AND FIRE AUTHORITIES TO BE INSTALLED OR MODIFIED VIA SEPARATE PERMIT, AND WHICH ARE AFFECTED BY THE WORK PROPOSED HEREIN, SHALL BE DULY INSTALLED OR MODIFIED ONLY THROUGH SEPARATE PERMIT AUTHORIZATION FROM THE AUTHORITY(S) HAVING JURISDICTION.

NOTES:

* LOW VOLTAGE AND DATA PLANS NOT INCLUDED, PROVIDED BY OTHERS.
* ELECTRICAL CONTRACTOR TO PROVIDE CLEARANCES FOR ELECTRICAL EQUIPMENT PER NEC110.26
* ELECTRICAL OUTLETS AT ALL COUNTERS TO BE MOUNTED HORIZONTAL WITH THE LOWER PORTION OF THE BOX AT 38" ABOVE F.F.
* ELECTRICAL PANELS ARE LOCATED IN ELECTRICAL ROOM OUTSIDE THE SCOPE OF WORK
* THE CONTRACTOR SHALL VERIFY THAT A SERVICE RECEPTACLE IS PRESENT IN THE ELECTRICAL ROOM NEAR THE ELECTRICAL PANELS PER NEC 210.63.

LEGEND

N	NEW
E	EXISTING TO REMAIN
R	RELOCATED
	EXISTING TO REMAIN



1ST FLOOR POWER PLAN

3/16" = 1'-0"

RICHARD EDWARD WALKER No. 61240 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:12-04'00'

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FAX. 941-979-3195

FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

VISTAS AT GULFSHORE

4651 GULF SHORE BLVD N NAPLES FL 34103

AIA ARCHITECT

No.	Description	Date
1	DESIGN REVIEW	05-22-2026
2		
3		
4		
5		

DRAWN BY: DIC

REVISED BY: JPP

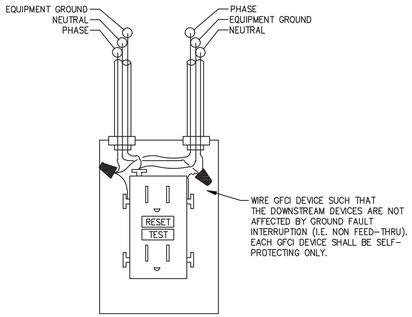
PROJECT NO: 25 080 78

SHEET TITLE:

ELECTRICAL PLAN

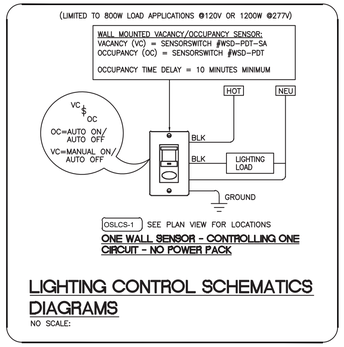
SHEET NUMBER:

E-102



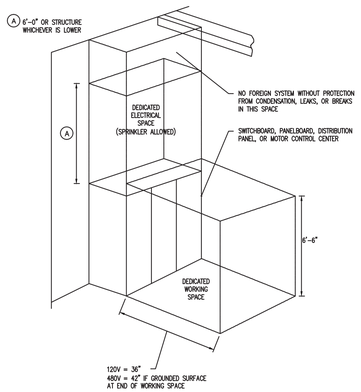
GFCI RECEPTACLE DETAIL

SCALE: NONE

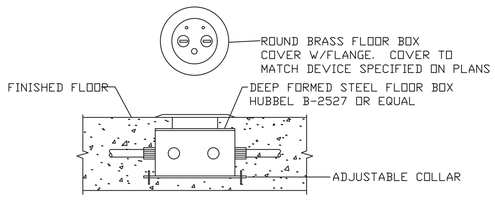


LIGHTING CONTROL SCHEMATICS DIAGRAMS

NO SCALE:



WORKING SPACE DETAIL



IN-FLOOR JUNCTION/OUTLET BOX DETAIL

NOT TO SCALE

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Date: 2026.06.18 11:15:13-04'00'

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FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

VISTAS AT GULFSHORE

4651 GULF SHORE BLVD N NAPLES FL 34103

AIA ARCHITECT

No.	Description	Date
1		
2		
3		
4		
5		

DRAWN BY: DIC

REVISED BY: JPP

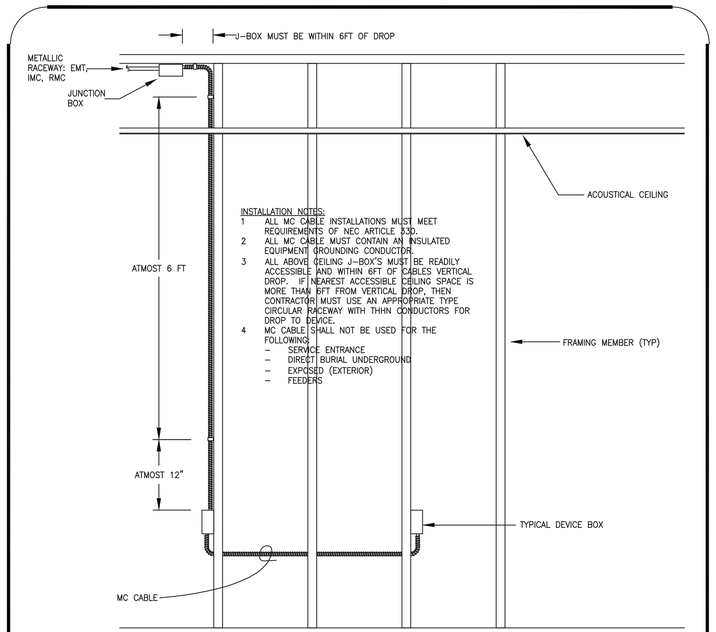
PROJECT NO: 25 080 78

SHEET TITLE:

ELECTRICAL DETAILS

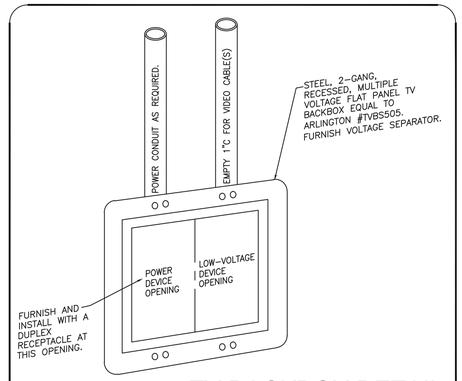
SHEET NUMBER:

ED-100



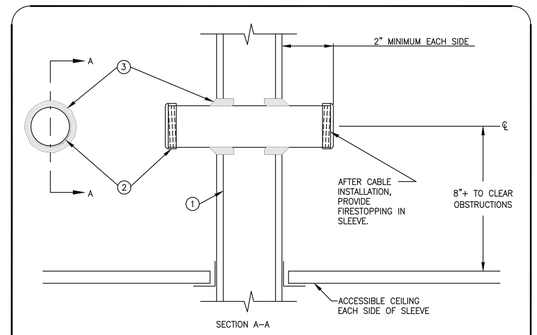
METAL-CLAD CABLE: TYPE MC - INSTALLATION STANDARD

NO SCALE:



TV BACKBOX DETAIL

NO SCALE

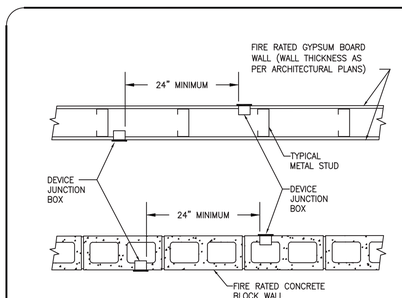


NOTES:

1. WALL ASSEMBLY PER ARCHITECTURAL PLANS (FIRE/SMOKE RATED OR UNRATED): WOOD OR STEEL STUDS, GYPSUM BOARD, CONCRETE, OR CONCRETE MASONRY.
2. CONDUIT SLEEVE SIZE AS DESIGNATED ON DRAWINGS. MAXIMUM 6" RGS OR 4" EMT. NON-METALLIC CONDUIT SLEEVE SHALL NOT BE ACCEPTABLE. CONDUIT SLEEVE SHALL HAVE INSULATED THROAT WITH THREADED BUSHINGS EACH END. LINE UP CONDUIT SLEEVE WITH BRIDLE RINGS, J-HOOKS OR CABLE TRAY WHERE APPLICABLE.
3. FIRESTOPPING FILL, VOID OR CAVITY MATERIALS TO ANCHOR SLEEVE AND RESTORE RATING OF WALL PER STATE AND LOCAL CODES AND AUTHORITY HAVING JURISDICTION.
4. MANUFACTURER'S = JM, HILTI, SPECIFIED TECH. INC., OR EQUAL.

DETAIL - CONDUIT SLEEVE DETAIL

NO SCALE

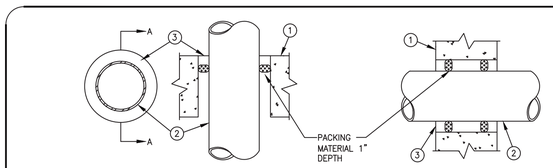


NOTES:

- DEVICE BOXES INSTALLED ON OPPOSITE SIDES OF A FIRE RATED WALL OR PARTITION SHALL BE SEPARATED BY 24 INCHES OF SPACE AND AT LEAST ONE STUD OR CONCRETE BLOCK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE U.L. REQUIREMENTS FOR ALL FIRE RATED WALLS AND CEILING PENETRATIONS. ALL REQUIREMENTS FOR SEPARATION BETWEEN PENETRATIONS, AGGREGATE AREA OF PENETRATIONS AND CLEARANCES SHALL BE MAINTAINED.
- WHERE DEVICE BOXES ARE INSTALLED AND CANNOT MEET THE U.L. REQUIREMENTS FOR THE FIRE RATED ASSEMBLY, THE DEVICE BOX SHALL BE PROVIDED WITH A U.L. CLASSIFIED (U.L. CATEGORY CLIV) RED MOLDABLE PUTTY PADS APPLIED TO THE BACK OF BOTH DEVICE BOXES TO MAINTAIN THE RATING OF THE ASSEMBLY.
- 3M FIRE BARRIER MOLDABLE PUTTY PADS MPP+ OR EQUAL.

DEVICE BOXES INSTALLED IN FIRE RATED WALLS - DETAIL

NO SCALE



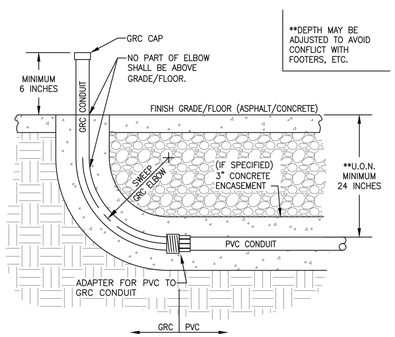
NOTES:

1. FLOOR OR WALL ASSEMBLY: MINIMUM 4-1/2 INCH THICK LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS. MAXIMUM DIAMETER OF THROUGH OPENING IS 12-1/4 INCHES.
2. CONDUIT SIZE AS DESIGNATED ON DRAWINGS.
3. FILL, VOID OR CAVITY MATERIALS*: PUTTY - MOLDABLE PUTTY MATERIAL KNEADED BY HAND AND APPLIED TO FILL ANNULAR SPACE TO A MINIMUM DEPTH OF 1 INCH, FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED PUTTY THICKNESS TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.

*EQUAL TO MINNESOTA MINING & MFG CO - MPS-2+

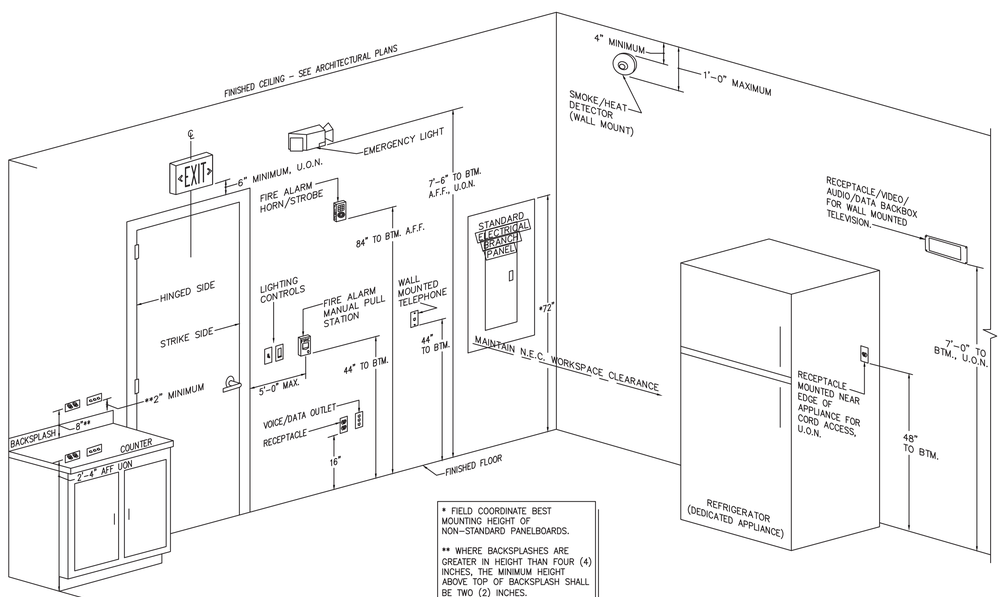
DETAIL - CONDUIT PENETRATION THRU FIRE-RATED CONCRETE FLOOR & WALL

NO SCALE — UL SYSTEM NO C-AJ-1027



CONDUIT TURN-UP DETAIL

NO SCALE



* FIELD COORDINATE BEST MOUNTING HEIGHT OF NON-STANDARD PANELBOARDS.

** WHERE BACKSPLASHES ARE GREATER IN HEIGHT THAN FOUR (4) INCHES, THE MINIMUM HEIGHT ABOVE TOP OF BACKSPLASH SHALL BE TWO (2) INCHES.

TYPICAL DEVICE INSTALLATION REQUIREMENTS

NO SCALE — SEE NFPA 72 AND A.D.A. FOR ADDITIONAL REQUIREMENTS

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Date: 2026.06.18 11:15:13-04'00'

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VISTAS AT GULFSHORE
4651 GULF SHORE BLVD N NAPLES FL 34103
AIA ARCHITECT

PROJECT NAME & ADDRESS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

DRAWN BY: DIC
REVISED BY: JPP
PROJECT NO: 25 080 78

SHEET TITLE: ELECTRICAL DETAILS

SHEET NUMBER: ED-101

ELECTRICAL GENERAL PROVISIONS

PART 1 - GENERAL

A. General Conditions and Requirements:

This work is subject to the general conditions and requirements specified herein. The following codes and regulations (latest edition) govern the scope and installation of electrical work unless more stringent requirements are indicated in the drawings or specified:

- 2020 NEC, FBC 8th Edition 2023
- National Fire Protection Association Standards (latest edition)
- Underwriters Laboratories, Inc. (UL)
- National Electrical Manufacturers Association (NEMA)
- Applicable local and state building codes
- ASHRAE Standards 90.1

B. Scope:

This division covers all labor, equipment, supervision, appliances, materials, and operations necessary to complete the electrical work per these specifications, drawings, and contract documents.

Work shall include labor, materials, permits, inspections, re-inspection fees, tools, equipment, transportation, insurance, temporary protection, lighting, supervision, and incidental items necessary for proper installation and operation.

C. Substitutions/Approved Equal:

Use only UL-labeled products where applicable. All materials must be new and in perfect condition. Any reference to specific brands or catalog numbers establishes a standard of quality; contractors may propose equal.

D. Fees, Permits, and Regulations:

Comply with all governing codes, ordinances, and regulations of city, county, and state authorities. Where local codes are not applicable, adhere to the latest NEC requirements.

E. Contractor's Responsibilities:

Coordinate work with other trades and utility companies.

Ensure timely work schedules and material delivery.

Assign a competent superintendent to always oversee the work.

Employ qualified contractors and install materials and equipment in a neat condition.

Maintain the integrity of fire-rated partitions, ensuring compliance with fire-stopping requirements as per FBC. Contractor is responsible for identifying all underground utilities before excavation. and coordinate with power utilities for service connections. The er s drawings shall be used as guide.

Electrical contractor shall provide appropriate conductors per NEC requirements.

If existing conditions are present, the contractor shall conduct a site visit to inspect the existing service and electrical conditions, ensuring they align with the electrical plans. Any discrepancies must be reported to the architect/owner before submitting a bid.

Operating and maintenance manuals shall be provided to the owner as required pe Conservation C408.5.4.

F. Interpretation of Drawings:

Drawings are diagrammatic and do not indicate exact conduit runs, outlet box locations, junction boxes, etc. Location on the drawings are approximate only.

Report any discrepancies before proceeding with related work. If a conflict arises between the contract documents and any applicable code or standard, the most stringent requirement shall be applied to this project.

Verify all figures and measurements prior to layout and shall be responsible for any errors that could have been avoided. Special attention must be given to code-required electrical clearances, and any discrepancies must be reported to the architect/owner immediately.

G. Service and Metering:

Coordinate with the utility company for service arrangements.
Provide and install all underground conduits and cables from the transformer to distribution equipment. Install meter socket, CT cabinets and wiring.
Pay for any required fees associated with licenses, inspections, temporary or permanent power connections, etc.

H. Cutting and Patching:

Coordinate all openings with the general contractor. Unauthorized structural modifications must be approved by the architect/owner.

I. Handling of Materials and Equipment:

Protect materials from damage, moisture, dirt, and debris.
Replace any damaged materials to the satisfaction of the architect/owner.
Receive, store, handle, and deliver materials and equipment to the designated location.

J. Cleanup:

Maintain a clean worksite.

Remove debris and leave premises in an orderly condition.

Remove dirt, dust, paint, stains, and soil marks from all materials and equipment.

K. Labels:

Provide engraved rigid laminated Phenolic labels for all equipment, disconnects, switches, electrical panels, etc.

L. As-Built Drawings:

Maintain accurate records of all changes from original plans and provide updated marked drawings upon project completion indicating all changes made.

M. Guarantee and Service:

The contractor shall guarantee equipment, materials, and workmanship.

N. Submittals:

Submit equipment confirmation and shop drawings per project schedule to the building department on the contract documents review process.

O. Inspections:

The own s representative will inspect work for compliance with plans and specifications.

P. Interruption of Existing Service:

Provide advance notice before outages affecting critical circuits.

Q. Spare Parts and Tools:

Provide spare fuses, keys, and special tools used on the project as required.

R. Final Inspection and Tests:

Complete all work, testing of all systems, provide results and corrective actions before final inspection.

ELECTRICAL WORK

PART 1 - PRODUCTS

A. CONDUIT:

Unless otherwise specified, conduit shall be installed as follows:

Electrical Metallic Tubing (EMT): Used within stud and hollow masonry walls, above suspended and furred ceilings, and exposed in dry locations. All fittings shall be steel compression type. Rigid conduit and electric metallic tubing shall be sourced from one of the following manufacturers (or an approved equivalent): Armco, Republic Steel, Triangle Conduit and Wire Company, K. Porter Company, Steel City, Wheatland Tube

Flexible Metal Conduit: Used for connections from junction boxes to light fixtures in accessible ceilings (maximum run length of 6'-0") and for equipment subject to vibration (maximum run length of 4'-0"). Fittings shall be Appleton AST Series or an approved equivalent. Liquid-tight conduit shall be utilized in damp or wet locations and for equipment containing liquids, with fittings conforming to O.Z. Gedney AKC Series or an approved equivalent.

Plastic Conduit: Provided by one of the following manufacturers (or an approved equivalent): Carlon Plastic Products Corp., Cantex Plastic Products, Hatfield Wire and Cable Company.

Conduits that are exposed and susceptible to mechanical damage shall be rigid, heavy-wall or galvanized steel.

Conduits exposed outdoors or embedded in floor slabs shall be rigid, heavy-wall, galvanized, or sherardized steel, or Schedule 80 PVC.

Conduits installed below grade and outside the building shall be Schedule 40 heavy-wall, high-impact polyvinyl chloride (PVC) electrical conduit.

A nylon pull wire shall be installed in all empty conduits, with intended use identified at both ends.

B. COUPLINGS AND CONNECTORS:

Couplings and connectors shall be manufactured by one of the following (or an approv Appleton Electric Company, Raco, Steel City

C. OUTLET BOXES:

Standard Outlet Bo Galvanized, stamped steel, 4 inches square by 1-1/2 inches deep, minimum size for wall outlets, manufactured by: Appleton Electric Company, Race All Steel Equipment, Steel City (or an approved equivalent)
Floor Box: Hubbell #8-2536 with S-3182 brass carpet flange and S-3925 flap-type cover for duplex receptacles (or an approved equivalent).

D. PANELBOARDS:

Panelboards shall be from one of the following manufacturers (or an approve Eaton, Square D, General Electric, or Siemens.

All Panelboards must match project specifications and include full-size neutral and half ground buses.

All panels shall be UL listed and match the project specifications.

E. WIRE:

Wire shall be manufactured by one of the following companies (or an approved equivalent): Anaconda, General Cable Company, Hatfield Wire and Cable, Reynolds Metal Company, Simplex Wire and Cable, Triangle Conduit and Wire Company.

MC-style cables are permitted where allowed by local codes.

Furnish and install conductors as specified in the drawings. All conductors shall be copper, Type THHN, and rated for 600 volts

F. WIRING DEVICES:

Switches: Single or three-way digital switches shall be raise/lower switches with local control of the lighting zone. These switches shall be programmable to control any relay, dimmer, or panel.

Receptacles:
Duplex Receptacle: Hubbell #5262, Arrow Hart #5262 (or an approved equivalent)
GFI Receptacle: Arrow Hart GF5242-1 with 4501 cover, Hubbell GF5262-1 with WP-26 cover (or an approved equivalent).

G. SURGE PROTECTION DEVICE (or an approved equiva: PQ Protection "PQ Series", Current Technology "TG Series", Innovative Technology "PTX Series",

Square D Surgelogic "EMA Series", General Electric "Tranquell Series"

PART 2 - EXECUTION

A. GROUNDING:

Grounding shall comply with NEC Article 250 and include:

A minimum of one No. 12 AWG, Type TW, green-coded ground wire in all branch circuit raceways.

Proper ground conductor sizing for panel feeders and branch circuits exceeding 20 amperes.

Bonding of all fixtures, receptacles, and switches to the grounding system.

Equipment ground conductors shall be continuous from the service entrance and separate from the neutral conductor. The neutral shall not serve as the ground for equipment.

B. RACEWAYS:

Embedded raceways in earth, concrete, damp, or wet locations shall be hot-dipped galvanized rigid, heavy-wall, threaded non-metallic, high-impact direct burial Type II PVC, where permitted by codes.

Raceways within walls or furred ceilings shall be electric metallic tubing (EMT).

Rigid steel conduit shall be used for exposed exterior raceways.

Raceways shall be secured in place using conduit clamps for proper support and stability.

Rigid steel, threaded conduits, and Schedule 40 PVC shall be equipped with double locknuts and O.Z. Type B bushings.

Electric metallic tubing couplings and connectors shall be machined steel, set-screw type.

Raceways shall be reamed smooth after cutting and/or threading.

A minimum 24" radius elbows and conduits shall be used when rising from below the floor to the surface of walls, except for low-voltage raceways.

Low-voltage raceways (for systems operating at 70 volts or below) shall be Type 4 polyvinyl chloride (PVC), UL-listed non-metallic. All low-voltage raceways must have bushings at all terminals. A nylon pull cord with a minimum 50-pound test rating shall be left in all raceways where conductors are not installed.

C. OUTLET BOXES:

Boxes shall be independently secured to the structure, separate from conduit supports. Plaster rings shall be installed for recessed units.

Outlet boxes shall be fitted with plaster rings, extension rings, or fixture studs as required. Boxes shall not be installed back-to-back.
The contractor shall coordinate unit locations shown on electrical drawings with actual locations established by the architect or mechanical contractor. Any discrepancies must be clarified before proceeding with installation.

ELECTRICAL WORK CONTINUE

D. PANELBOARDS (SHOP DRAWINGS REQUIRED):

Branch circuit panelboards shall be circuit breaker type with bolt-on breakers, dead front, locking door, and flush lock, master-keyed.

Each panelboard shall include a laminated, rigid plastic label below the directory with contractor details and year of installation.

Breakers shall be clearly numbered. For designated spaces, provide the necessary hardware for future breaker installations. The bus and hardware shall be braced to accommodate the interrupting capacity of the largest breaker in the panel, with the interrupting rating as specified in the drawings

Install a circuit directory beneath a transparent shield on the inside of each panel board cover. The directory shall accurately list the circuit number, location, and type of outlets, specifying the controlled and connected load for each circuit.

Install a plastic label inside the panel cover, positioned above the directory, indicating the panel designation, voltage, and phase.

Equip each panel board with a green-coded ground bar, isolated from the neutral, for green equipment ground wires. The ground bar shall have a minimum capacity of 11 terminals with solderless box lugs, accommodating wire sizes from #12 minimum to #4 maximum. Position the bar adjacent to the neutral bar and securely bolt or weld it to the panel enclosure.

E. DISCONNECT SWITCHES (SHOP DRAWINGS REQUIRED):

Disconnect switches shall be NEMA-rated duty, in compliance with Fed. Spec. W-S-865C, rated 240V for 208V systems and 600V for 480V systems.

Each motor shall have a non-fused disconnect switch or breaker within sight of the motor location. Sized to the next standard size. Safety switches shall be from the same manufacturer as branch circuit panelboards. Exterior switch shall be NEMA 3R rated min.

F. BRANCH CIRCUIT WIRING:

Conductors shall be copper, with no wire smaller than #12 AWG used for any branch circuit.

Conductor insulation shall be Type THHN (U.N.O), with color coding as follows: 120/208V System: Black (Phase A), Red (Phase B), White (Neutral), Purple (Travelers), Green (Ground), 277/480V System: Yellow (Phase A), Orange (Phase B), Brown (Phase C), Gray (Neutral), Pink (Travelers), Green (Ground)

Splices or joints in conductors shall be mechanically and electrically secure and shall only be made within outlet boxes, except for ballast connections. All joints shall be completed using only Scotch-Lock connectors of types Y, G, R, or B.

Consistent insulation color shall be used for each phase or circuit run throughout the project. The color coding must be an integral part of the insulation. Painted or taped conductors will not be accepted, except in the following case: Wires sized No. 1 and larger may be color-coded by wrapping them with 3M No. 35 tape along the entire exposed length within gutters, panel enclosures, switchboards, or wireways.

At each outlet, an 8-inch wire loop shall be left for device connection.

Fluorescent fixture wiring shall comply with the National Electrical Code, Article 410-24, and use THHN insulation.

Outlets shall be wired as specified in the plans.

Conductor sizes provided are the minimum required to meet ampacity requirements. Voltage drop and insulation SCCR must be considered where applicable. For 20A circuits exceeding 75 feet in length, a minimum of #10 AWG shall be used. For 20A circuits exceeding 130 feet, a minimum of #8 AWG shall be used, transitioning to #12 at the junction box before the first receptacle.

G. WIRING DEVICES (SHOP DRAWINGS REQUIRED):

Provide all wiring devices indicated on plans. Color of device selected by architect/owner at time of submittal.

H. DEVICE PLATES (SHOP DRAWINGS REQUIRED):

Wiring devices shall have plastic-type plates in colors selected by the architect/owner. Stainless steel screws matching the plate color shall be used.

I. FIXTURES (SHOP DRAWINGS REQUIRED):

Fixtures shall be installed per the fixture schedule (or an approved equivalent), wired as designated in the drawings. Fixture supports shall be bolted or welded to the supporting surface.

Fluorescent fixture ballasts shall be CBM certified, with a Sound Rating A and an automatic thermal reset. Acceptable manufacturers include Jefferson, Advance, Sola, or an approved equal energy-saving type.

J. LAMPS:

LED lighting shall be provided throughout.

K. EXIT LIGHTS (SHOP DRAWINGS REQUIRED):

Exit light units shall be installed as indicated on the drawings and shall comply with all applicable local codes, including fire department requirements.

L. POWER AND CONTROL WIRING TO EQUIPMENT:

Electrical power connections to specified equipment shall be provided as indicated on plans unless otherwise directed: Install all conduits and wiring from the panel to the motor terminal, provide all required disconnects and complete all power connections within these circuits.

Control equipment, including motor starters, relays, line voltage controls, transformers, low voltage controls, and devices necessary for the operation of heating, air conditioning, ventilation, and plumbing systems, shall be supplied and installed by the respective subcontractor.

All control wiring shall be covered under Division 15 of the specifications.

N. TELEPHONE SYSTEM:

All raceways, pull boxes, outlets, grounding, equipment, wiring, switches and terminal boards shall be installed per system requirements, with termination and coordination conducted in accordance with telephone company specifications.

GENERAL NOTES

1. Concrete work required for electrical installations shall conform to applicable specifications.
2. Weatherproof devices shall include lift cover plates for exterior applications.
3. All installed equipment must be labeled by an NRTL per NEC 90.7.
4. Electrical signs must comply with NEC Article 600.
5. Connect all emergency lighting (exit lights) to the same circuit as the normal lighting in the area, positioned ahead of any switches, or ensure compliance with NEC 700-12.
6. Lighting control systems shall undergo functional testing per FBC Energy Conservation 408.3.
7. The contract documents account for system voltage drop in accordance with FBC Energy Conservation Section C405.5.3. Feeder conductors and branch circuits are designed to maintain a maximum voltage drop of 5% at design load.
8. Provide corrosion-resistant equipment for projects within 1 mile of the seacoast, use marine grade stainless steel.
9. Provide tamper-resistant receptacles per NEC 406.12.
10. Install drain pans for electrical panels where required.
11. Coordinate disconnect and fuse requirements with mechanical contractors.
12. Existing raceways and cabling may be reused if compliant with NEC.

RICHARD EDWARD WALKER No. 61240 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:13-04'00'

This item has been digitally signed and sealed by Richard E. Walker, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ALL THE DESIGN AND DETAILS ON THIS PLAN ARE THE PROPERTY OF FLORIDA ENGINEERING LLC, AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING LLC.

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLAN AND AS ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS COMPLIES TO THE 2023 8TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE EMPLOYER OF RECORD. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33980
PH: 941-979-8195
FAX: 941-979-8195

FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

VISTAS AT GULFSHORE
4651 GULF SHORE BLVD N NAPLES FL 34103
AIA ARCHITECT

No.	Description	Date
1		
2		
3		
4		
5		

DRAWN BY: DIC

REVISED BY: JPP

PROJECT NO: 25 080 78

SHEET TITLE:

ELECTRICAL DETAILS

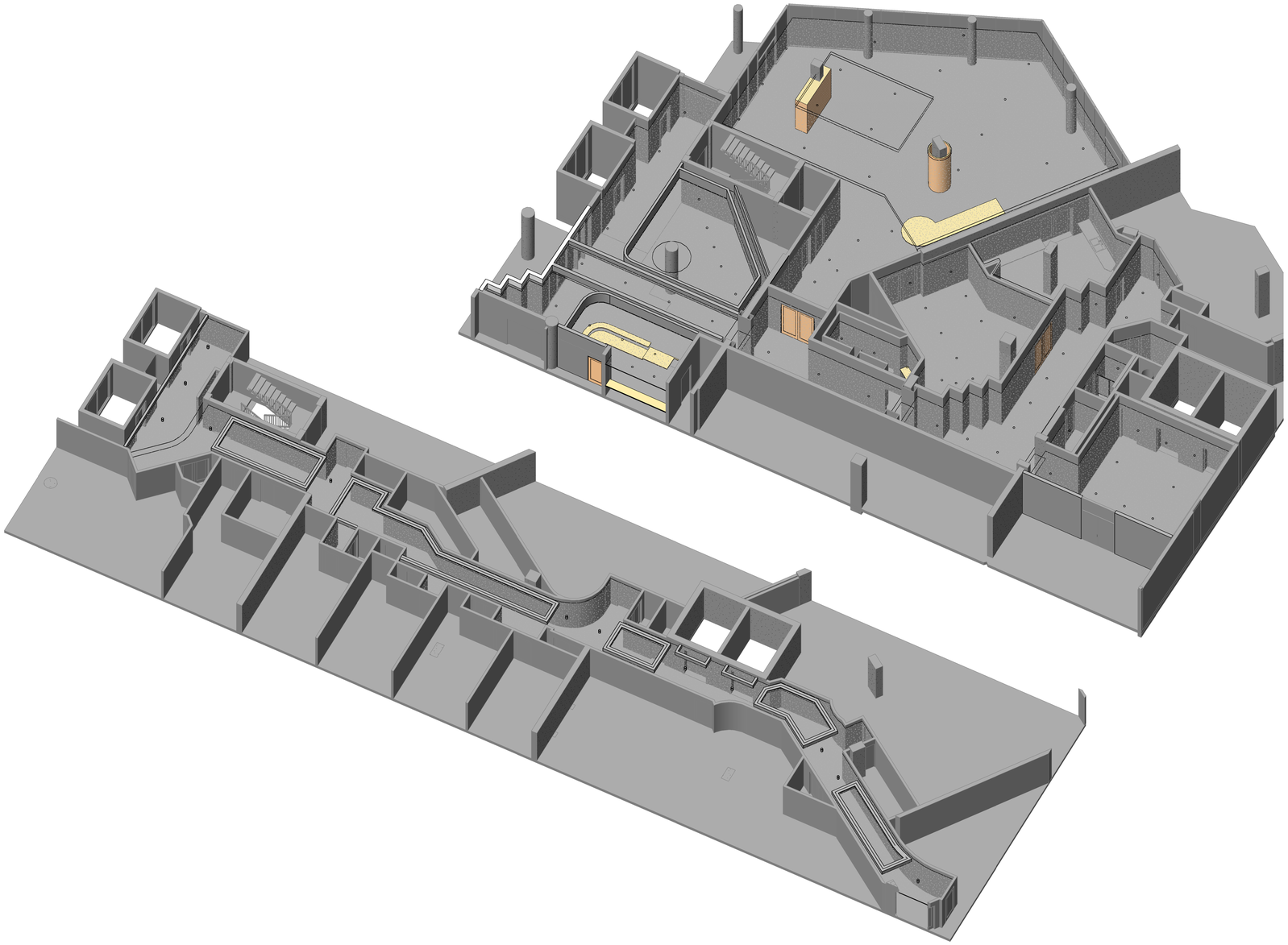
SHEET NUMBER:

ED-102

Vistas Condominium Association Inc.

Interior remodel

Common Areas & Residence Hallways



Building Data Chart
Florida Building Code, 8th Edition 2023

A. BUILDING CLASSIFICATION *(per Chapter 3)*
Use Group: R-2 / A-2
Mixed Occupancies, Separated Uses
Residential R-2 / Assembly A-2
Separation Provided per UL U465

B. TYPE OF CONSTRUCTION
(per Table 504.3, Table 504.4, Table 506.2 and Section 602)
Minimum Construction Type Provided: I-B
This building is considered a Threshold Building

Fully Sprinkled: YES

	Permitted	Proposed
Use Group:	R-2 / A-2	R-2 / A-2
Building Height:	225'-0" +/- (existing)	No Change
Area:	-	5,378 SF - Scope of Work
Number of Stories:	20 Story (existing)	No Change

C. Level of Alteration *(per FBC-Existing Building)*
Level 2 (Modification)

D. FIRE-RESISTANT RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours) *(per Table 601)*

Building Elements:	Requirement	Proposed	Design
Structural Frame Including Columns, Girders, Trusses:	0	0	n/a
Bearing Walls:			
Exterior	existing 2-hr	existing	UL U905
Interior	existing 1-hr	existing	n/a
Interior Nonbearing Walls and Partitions:	0	0	n/a
Floor Construction Including Supporting Beams and Joists:	existing 2-hr	existing	existing
Roof Construction Including Supporting Beams and Joists:	existing 1-hr	existing	existing

E. FIRE-RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE *(per Table 705.5)*

Fire Separation Distance (feet)	Requirement	Proposed	Design
X < 5	n/a	n/a	-
5 ≤ X < 10	n/a	n/a	-
10 ≤ X < 30	n/a	n/a	-
>30	0	0	UL U905

F. MAXIMUM AREA OF EXTERIOR WALL OPENINGS *(per Table 705.8)*

Unprotected Opening - NS	Requirement	Provided
0 to 3 FT	NP	n/a
3 to 5 FT	15%	n/a
5 to 10 FT	25%	n/a
10 to 15 FT	45%	n/a
15 to 20 FT	75%	n/a
20 to 25 FT	No Limit	n/a
25 to 30 FT	No Limit	n/a
Greater than 30 FT	Not Required	n/a

Unprotected Opening - S	Requirement	Provided
0 to 3 FT	NP	n/a
3 to 5 FT	15%	n/a
5 to 10 FT	25%	n/a
10 to 15 FT	45%	n/a
15 to 20 FT	75%	n/a
20 to 25 FT	No Limit	n/a
25 to 30 FT	No Limit	n/a
Greater than 30 FT	Not Required	Not Required

Protected Opening	Requirement	Provided
0 to 3 FT	NP	n/a
3 to 5 FT	15%	n/a
5 to 10 FT	25%	n/a
10 to 15 FT	45%	n/a
15 to 20 FT	75%	n/a
20 to 25 FT	No Limit	n/a
25 to 30 FT	No Limit	n/a
Greater than 30 FT	Not Required	n/a

G. FIRE RESISTANT RATED CONSTRUCTION

	Requirement	Design	Opening Protective
Fire Walls *(per Section 706)*	n/a	-	-
Fire Barriers *(per Section 707)*	n/a	-	-
Occupancy Separations *(per Table 508.4)*	1-hr w/ Sprinkler	existing UL U465	45min
Tenant Separations *(per Section 708)*	n/a	-	-
Exit Access Corridors *(per Table 1020.2)*	1-hr w/ Sprinkler	existing UL U465	45min

Drawing Index

G1.1	Cover Sheet
G1.2	Code Compliance Notes & Details
G1.3	General Notes & Abbreviations
A1.1	Existing Plan
A1.2	Existing Plan
A1.3	Demolition Plan
A2.1	Enlarged Plan
A2.2	Enlarged Plan
A3.1	Reflected Ceiling Plan
A3.2	Reflected Ceiling Plan
A4.1	ID Finish Schedules
A4.2	ID Finish Schedules

Robert L Massengale
Digitally signed by Robert L Massengale
Date: 2026.06.12 15:39:14 -04'00'

#	Revision	Date
1	Revision 1	05/22/2026
2	Revision 2	06/12/2026

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Job: an interior remodel:
Title: **the Vistas at Gulf Shore Boulevard**
Address: 4651 Gulf Shore Blvd
Naples, FL 34103

Issued For: Permit
Issue Date: 05/15/2026
Drawn By: RKM
Checked By: RLM
Client Info: Vistas Condominium Association Inc.
4651 Gulf Shore Blvd
Naples, FL 34103

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STATE OF FLORIDA
ROBERT LYON MASSENGALE
AR93348
REGISTERED ARCHITECT

This item has been electronically signed and sealed using SHA-1 authentication codes. Printed copies of the document are not considered signed and sealed and all SHA-1 authentication codes must be verified on any electronic copies.

G1.1
Cover Sheet

Project Number 2024111901

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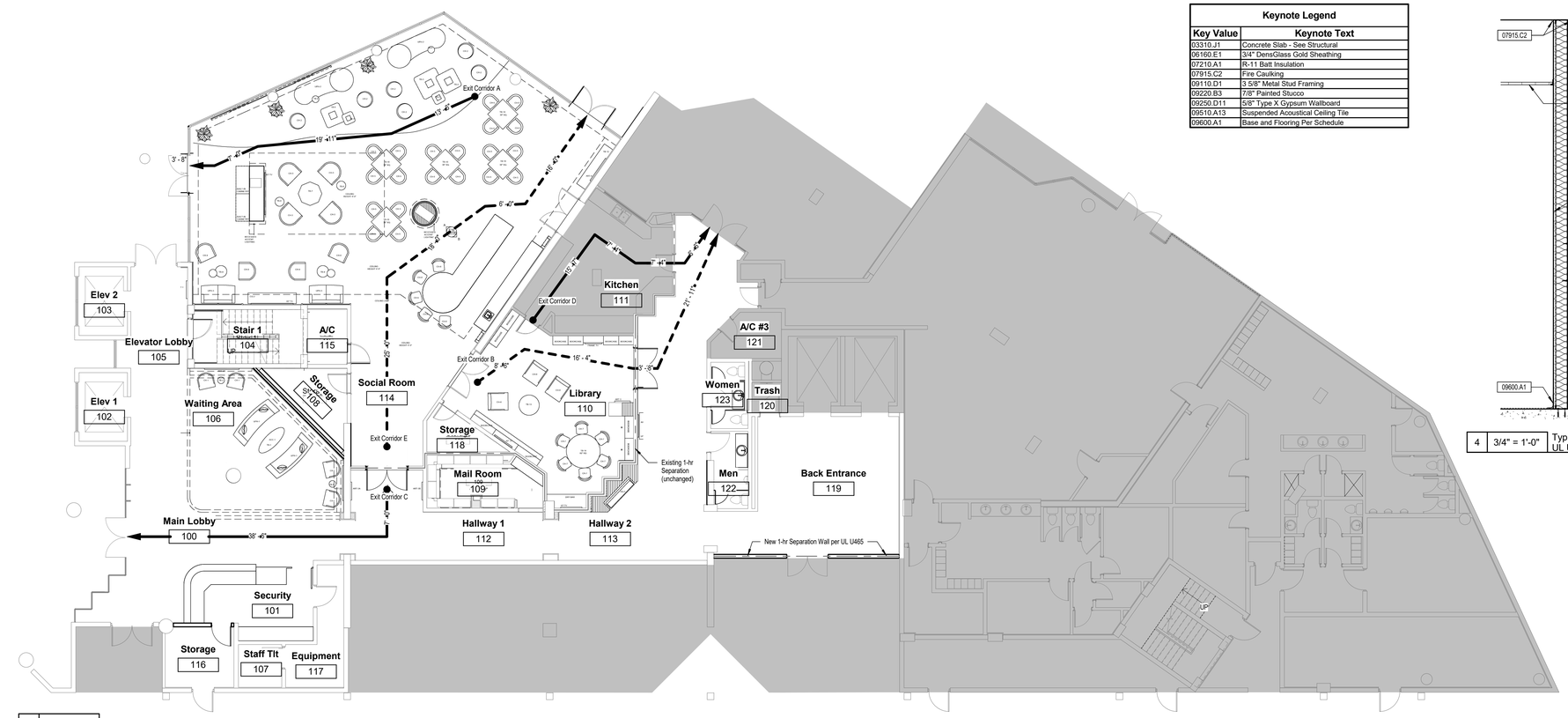
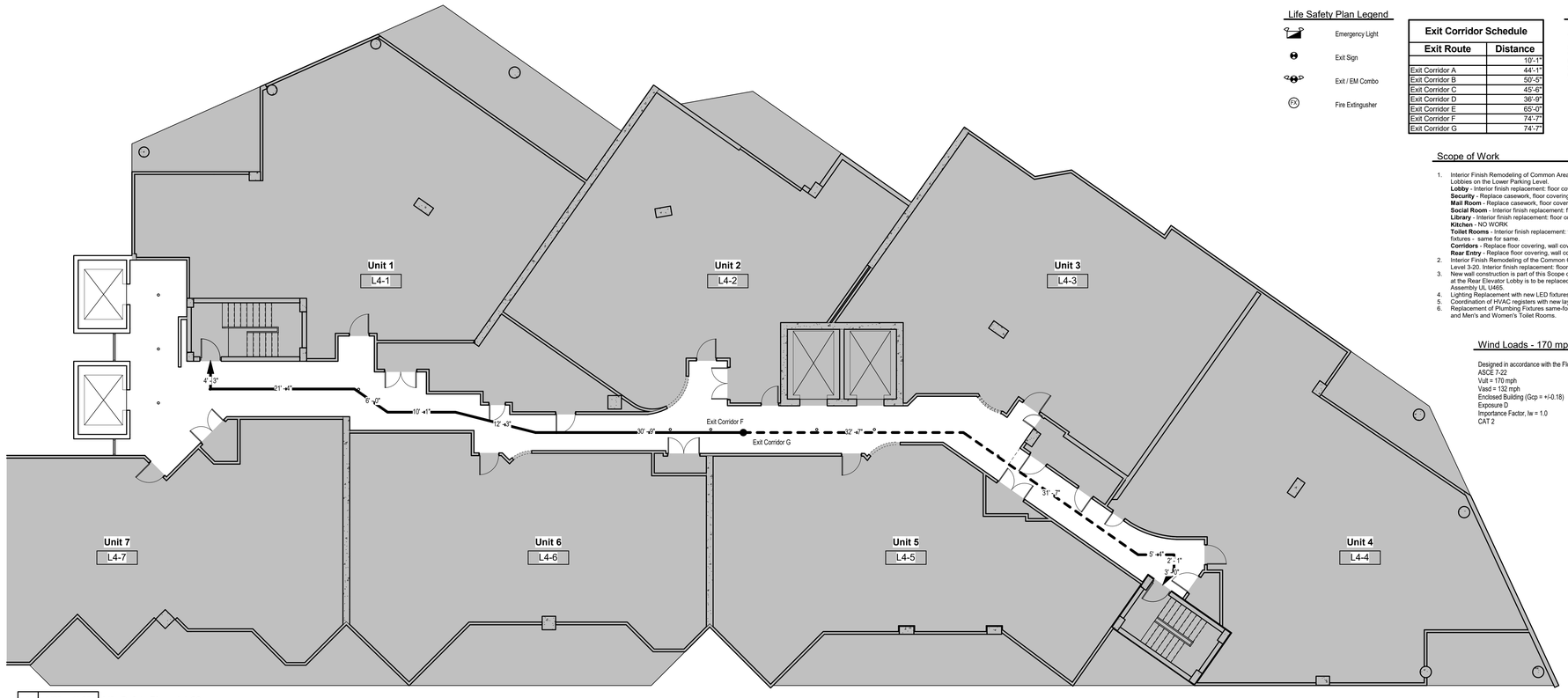


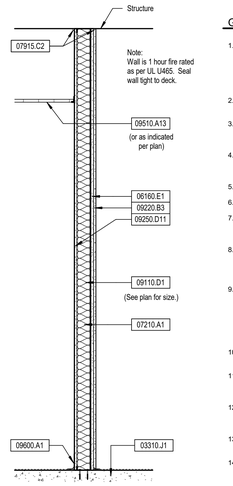
2 | 1/8" = 1'-0" | Life Safety Plan - Common



3 | 1/8" = 1'-0" | Life Safety Plan - L4-20

Keynote Legend

Key Value	Keynote Text
03310.J1	Concrete Slab - See Structural
06160.E1	3/4" DensGlass Gold Sheathing
07210.A1	R-11 Batt Insulation
07915.C2	Fire Caulking
09110.D1	3 5/8" Metal Stud Framing
09220.B3	7/8" Painted Stucco
09250.D11	5/8" Type X Gypsum Wallboard
09510.A13	Suspended Acoustical Ceiling Tile
09600.A1	Base and Flooring Per Schedule



4 | 3/4" = 1'-0" | Typical 1-hr Rated Wall Section UL U465

General Notes

1. All work shall conform to the following:
   8th Edition, 2023 Florida Building Code
   8th Edition, 2023 Florida Accessibility Code
   8th Edition, 2023 Florida Fire Prevention Code
   NFPA 101, 2021 Edition (Life Safety Code)
   2020 National Electric Code
2. Contractor shall field verify all dimensions and site conditions before commencing work.
3. Contractor shall furnish all additional data and documentation to secure all required permits and shall coordinate this data with the construction documents where required.
4. As a minimum, plans have been prepared in compliance with the *Florida Building Code* and all state adopted changes. Where more stringent codes are adopted, they shall govern the work.
5. All work shall conform to applicable state and local ordinances.
6. All electrical work shall conform to the *National Electric Code*.
7. All structural systems and sub-components are designed to withstand 160 MPH wind speed as per *Section 1609 of the Florida Building Code* and *ASCE 7-22* as applicable.
8. All structural systems and sub-components are designed to withstand all lateral, dynamic, static, dead and live loads as prescribed in *Chapter 16 of the Florida Building Code*. Foundations are designed in compliance with *Florida Building Code, Section 1805*.
9. All emergency egress / secondary escape access windows shall comply to the minimum requirements per *Life Safety Code, Section 24-2.2.3(c)*. Window sill heights shall not exceed 44" from finish floor. The minimum net clear opening height dimension shall be 24". The minimum net clear opening width shall be 20". The minimum net clear opening are shall be 5.7 sq. ft. Per FBCR310.2.1, the minimum net clear opening for *grade-floor* emergency escape and rescue openings shall be 5 square feet.
10. All glazing in wet area, in swing doors, and adjacent to doors will be safety glazing.
11. All masonry or concrete fire walls shall be in accordance with the requirements of *NCMA - TEK Bulletin 5-8* or equivalency in brick, poured concrete or other nationally recognized tested systems.
12. Fire protection is achieved per calculated fire resistance (*Chapter 721, Florida Building Code*) for hourly ratings as indicated on plans. See details in drawing set for applicable data.
13. Fire extinguisher noted as "FX" on plans shall be 5 lb, wall mounted style and conform to *UL2-A: 1C-B:C*.
14. Gypsum fire wall notes: for gypsum fire wall assemblies, the contractor shall provide for the following:
    a. Combustible material shall absolutely not be allowed to penetrate the fire wall gypsum membrane, this includes intersections of non-rated partitions with the fire partition.
    b. Fire walls shown are tested assemblies and shall be constructed in accordance with the testing agency specification shown on these drawings. No deviation from specification shall be allowed without the written consent of the architect and permitting agency.
    c. Stud or joist spacing shown are minimal values, i.e. stud or joist spacing cannot exceed the tested assembly specification. Stud and joists are minimums.
    d. Gypsum board used in the specified assembly shall have the proper U.L. listing or other agency specification stenciled on the reverse side of the board indicating that the gypsum board is to be used in the specified assembly.
    e. Gypsum board membrane shall be continuous and uninterrupted vertically, horizontally or through any offsets required. All penetrations through the wall shall be properly fire-stopped with the specified fire stop system specified on the drawings.
15. Fire wall shall be identified above any decorative ceiling or in concealed spaces by the following stenciled text: "Fire and smoke barrier, protect all openings".
16. A separate permit will be required for the following systems:
    1) Fire Alarm
    2) Fire Suppression System
17. Fire Sprinkler scope of work is less than 49 heads, no 61G15S is required.
18. Fire Alarm scope of work is less than $5,000, no 61G15FA is required.
19. Soil below slab to be chemically treated for termite protection prior to slab pour.

Notes to the Plans Examiner

This project is for an interior renovation within an existing, approved twenty-story, Type One - B construction, fire sprinkled, building structure. Existing building complies with Table 903, 2023 FBC, 8th Edition.
Multiple occupancies exist, Residential R-2 and Assembly A-2 (Social Room and Library)

This project has been designed in accordance with 2023 FBC - 8th Edition, 2023 FMC, FPC, FAC, 2023 FEBC, 2020 NEC, 2023 Edition of NFPA 101 Life Safety Code, 2023 Florida Fire Prevention Code, 8th Edition.

Building complies with Tables 601, 602 and 704.8, 2023 FBC, 8th Edition. Greater than 30 feet to all property lines.

This project is in flood zone AE-11 with base flood elevation of NAVD 11. Scope of Work is on Levels 2-20. Level Two is at NAVD 15.5'.

This project complies for a LEVEL TWO alteration per 2023 FEBC.

Classification of rehabilitation work per chapter 43, 8th Edition of NFPA 101, Life Safety Code which is found in the 8th Edition of the Florida Fire Prevention Code: (3) Modification

Building rehabilitation work shall comply with Chapter 43, Sections 43.5 and 43.4 as well as Chapter 4, Sections 4.6.7.1 and 4.6.7.2 for a classification (3) Modification

Building occupancy classification:
FBC Section 304 Residential (R-2) Occupancy

Interior Finishes to meet Class A, Class B or Class C.

Life Safety Plan Legend

- Emergency Light
- Exit Sign
- Exit / EM Combo
- FX Fire Extinguisher

Exit Corridor Schedule

Exit Route	Distance
	10'-1"
Exit Corridor A	44'-1"
Exit Corridor B	50'-5"
Exit Corridor C	45'-5"
Exit Corridor D	36'-9"
Exit Corridor E	65'-0"
Exit Corridor F	74'-7"
Exit Corridor G	74'-7"

Area Calculation

Assembly (A-2) -

Social Room -	2,205 SF
Waiting Area -	425 SF
Library -	509 SF
Security / Reception -	190
Corridor -	2,049 SF
Total Area -	5,378 SF

Scope of Work

1. Interior Finish Remodeling of Common Areas on the Entry Level and Entrance Lobbies on the Lower Parking Level.
   Lobby - Interior finish replacement: floor covering, wall covering, ceilings.
   Security - Replace casework, floor covering, wall covering, ceilings.
   Mail Room - Replace casework, floor covering, wall covering.
   Social Room - Interior finish replacement: floor covering, wall covering, ceiling.
   Library - Interior finish replacement: floor covering, wall covering, ceiling.
   Kitchen - NO WORK
   Toilet Rooms - Interior finish replacement: floor covering, wall covering, ceiling, fixtures - same for same.
   Corridors - Replace floor covering, wall covering, ceiling.
   Rear Entry - Replace floor covering, wall covering, ceiling.
2. Interior Finish Remodeling of the Common Corridors on **each** residence level - Level 3-20. Interior finish replacement: floor covering, wall covering, ceilings.
3. New wall construction is part of this Scope of Work. An existing glazed enclosure at the Rear Elevator Lobby is to be replaced with a new 1-hr Separation Assembly UL U465.
4. Lighting Replacement with new LED fixtures.
5. Coordination of HVAC registers with new layout.
6. Replacement of Plumbing Fixtures same-for-same in casework in Social Room and Men's and Women's Toilet Rooms.

Wind Loads - 170 mph

Designed in accordance with the Florida Building Code, 8th Edition 2023
ASCE 7-22
Vult = 170 mph
Vasd = 132 mph
Enclosed Building (Gcp = +/-0.18)
Exposure D
Importance Factor, Iw = 1.0
CAT 2

Occupancy Calculation - FBC

Assembly (A-2) -

Social Room -	2,205 SF	@	15 SF/person =	147.0 ~	147 occupants
Waiting Area -	425 SF	@	15 SF/person =	28.3 ~	29 occupants
Library -	509 SF	@	15 SF/person =	33.9 ~	34 occupants
Security -	190 SF	@	150 SF/person =	1.3 ~	2 occupants
Corridor -	2,049 SF				0 occupants
Total Area -	5,378 SF				212 occupants

(2) egress doorways are required as per FBC 8th Ed. Section 1006.2.
(7) double doorways, each door leaf has a clear egress width of 32"

Common Path of Travel Distance within the unit is < 100'-0" as required by FFPC 8th Ed, Table A.7.6 & FBC 8th Ed, Table 1017.2.

Occupancy Calculation - FFPC

Assembly (A-2) -

Social Room -	2,205 SF	@	15 SF/person =	147.0 ~	147 occupants
Waiting Area -	425 SF	@	15 SF/person =	28.3 ~	29 occupants
Library -	509 SF	@	15 SF/person =	33.9 ~	34 occupants
Security -	109 SF	@	150 SF/person =	1.3 ~	2 occupants
Corridor -	2,049 SF				0 occupants
Total Area -	5,378 SF				212 occupants

(2) egress doors are required as per FBC 8th Ed. Section 7.4.
(7) double doorways, each door leaf has a clear egress width of 32"

Common Path of Travel Distance within the unit is < 100'-0" as required by FFPC 8th Ed, Table A.7.6.

General Construction Notes

1. Construct enclosures around pipes, conduits, and ducts of the same material and finish as adjacent construction.
2. Provide and install necessary blocking, bracing, and reinforcement for surface mounted equipment, devices, and assemblies.
3. See structural drawings for vertical masonry reinforcing. See structural drawings for size, type, and location of masonry reinforcement at masonry openings.
4. Contractor to field verify all site conditions and building dimensions.
5. All walls and partitions to extend to underside of roof deck unless otherwise noted.
6. Dimensions are face of wall or partition unless noted otherwise.

#	Revision	Date
1	Revision 1	05/22/2026
2	Revision 2	06/12/2026

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Project Info: an interior remodel:
Title: **the Vistas at Gulf Shore Boulevard**
Address: 4651 Gulf Shore Blvd Naples, FL 34103

Permit: 05/15/2026
Issued For:
Issue Date:
Drawn By: CRM
Checked By: RLM

Client Info: Vistas Condominium Association Inc.
4651 Gulf Shore Blvd
Naples, FL 34103

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STATE OF FLORIDA · ROBERT LYON MASSENGALE · REGISTERED ARCHITECT · AR93348
Robert L. Massengale

G1.2
Code Compliance Notes & Details

Project Number 2024111901

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Abbreviations

A

AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJUST	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
ALT	ALTERNATE
ANO AP	ANODIZED
ARCH	ACCESS PANEL
ASPH	ARCHITECT(URAL)
ASSY	ASPHALT
AWC	ASSEMBLY
	ACOUSTICAL WALL COVERING

B

BF	BIFOLD
BIT	BITUMINOUS
BKS	BACKSPLASH
BL	BUILDING LINE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BND	BOND
BOT	BOTTOM
BP	BYPASS
BRD	BOARD
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BTW	BETWEEN
BUR	BUILT-UP ROOFING
BV	BIRCH VENEER

C

C	CARPET
C/C	CENTER TO CENTER
CAB	CABINET
CEM	CEMENT
CG	CORNER GUARD
CHBD	CHALKBOARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CLRM	CLASSROOM
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPG	COPING
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTER SINK

D

DB	DECIBEL
DBL	DOUBLE
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DP	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DVS	DIVIDER STRIP
DWG	DRAWING
DW	DISHWASHER
DYR	DRYER

E

E	EAST
EA	EACH
EAF	EACH FACE
ECB	EXTERIOR CEMENT BOARD
EF	EXHAUST FAN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
ENCL	ENCLOSURE
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
ESP	ELECTROSTATIC PAINT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXPS	EXPANSION
EXT	EXTERIOR
EXTD	EXTRUDED

F

FAB	FABRIC
FBC	FLORIDA BUILDING CODE
FBO	FURNISHED BY OWNER
FBR	FACE BRICK
FD	FLOOR DRAIN
FND	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET W/ FX
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISH
FL	FLORIDA
FLEX	FLEXIBLE
FLASH'G	FLASHING
FLR	FLOOR
FND	FOUNDATION
FOS	FACE OF STUDS
FOW	FACE OF WALL
FPRF	FIREPROOF
FR	FRAME
FRP	FIBERGLASS
FRTD	FIRE RATED
FS	FULL SIZE
FSE	FOOD SERVICE EQUIPMENT
FT	FOOT / FEET
FTG	FOOTING
FUR'G	FURRING
FURN	FURNISH
FX	FIRE EXTINGUISHER
FXT	FIXTURE

G

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GC	GENERAL CONTRACTOR
GND	GROUND
GR	GRADE
GRL	GRILLE
GS	GALVANIZED STEEL
GT	GROUT
GWB	GYPSUM WALL BOARD
GWBX	GYPSUM WALL BOARD, TYPE "X"
GYP	GYPSUM

H

HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HP	HORSE POWER
HPT	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWH	HOT WATER HEATER

I

ID	INSIDE DIAMETER
IG	INSULATED GLASS
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
INFO	INFORMATION
IR	IMPACT RESISTANT

J

JST	JOIST
JT	JOINT

K

KD	KNOCKDOWN
KS	KITCHEN SINK

L

L	LEFT
LAM	LAMINATE(D)
LAT	LATITUDINAL
LAV	LAVATORY
LBS or (#)	POUNDS
LG	LENGTH
LH	LEFT HAND
LONG	LONGITUDINAL
LP	LAMINATED PLASTIC
LPT	LOW POINT
LRF	LINE RUBBER FLOOR
LSC	NFPA LIFE SAFETY CODE
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHTWEIGHT
LVR	LOUVER
LW	LAMINATED WOOD

M

M	MARBLE
MACH	MACHINE
MAR	MARCITE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFG	MANUFACTURING
MH	MOUNTING HEIGHT
MIN	MINIMUM
MISC	MISCELLANEOUS
MLC	METAL LINEAR CEILING
MLDG	MOLDING
MLWK	MILLWORK
MNT	MOUNT / MOUNTING
MO	MASONRY OPENING
MP	MAPLE
MR	MOISTURE RESISTANT
MS	METAL STUD
MTG	MEETING
MTL	METAL
MTR	MORTAR
MUL	MULLION
MW	MICROWAVE

N

N	NORTH
N/A	NOT APPLICABLE
N/R	NON-RATED
NAP	NO APPLIED FINISH
NIC	NOT IN CONTRACT
NO or (#)	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NE	NORTHEAST
NW	NORTHWEST

O

O/O	OUT TO OUT
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OVERHEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
OVHG	OVERHANG
OZ	OUNCE

P

P	PAINT
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PGBD	PEGBOARD
PKT	POCKET
PL or	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISH
POR	PORCELAIN TILE
PP	PRIME PAINT
PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECTED
PT	PRESSURE TREATED
PTD	PAINTED
PVMT	PAVEMENT

Q

QT	QUARRY TILE
QTY	QUANTITY

R

R	RISER
R & S	ROD AND SHELF
RAD. OR R	RADIUS
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
REC	RECESSED
RECT	RECTANGULAR
REFG	REFRIGERATOR
REINF	REINFORCING
REM	REMOVABLE
REQD	REQUIRED
REQMTS	REQUIREMENTS
REV	REVISION / REVISED
RF	RESILIENT FLOOR
RH	RIGHT HAND
RI	RIGID INSULATION
RM	ROOM
RMV	REMOVED
RND	ROUND
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
RS	ROOF SUMP
RT	RIGHT
RWL	RAIN WATER LEADER

S

S	SOUTH
SAB	SOUND ATTENUATION BLANKET
SB	SPLASH BLOCK
SC	SOLID CORE
SCH	SCHEDULE
SE	SOUTHEAST
SECT	SECTION
SERV	SERVICE
SK	SINK
SF	SQUARE FOOT
SGD	SLIDING GLASS DOOR
SH	SHELF / SHELVES
SHT	SHEET
SHWR	SHOWER
SI	SOUND BATT INSULATION
SIM	SIMILAR
SJ	SCORED JOINT
SLNT	SEALANT
SLR	SEALER
SLD	SEALED
SND	SOUND
SP	SPACES
SPCT	SPECIAL COATING
SPEC	SPECIFICATION(S)
SPF	SPECIAL FINISH
SQ	SQUARE
SS	STAINLESS STEEL
ST	STAINED
STAG	STAGGERED
STBLK	STAINED BLOCK
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SVC	SHEET VINYL COVE
SVCB	SEAMLESS VINYL COVE BASE
SWL	SANITARY WASTE LEADER
SYS	SYSTEM
SW	SOUTHWEST

T

T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
TA	TOILET ACCESSORIES
TEL	TELEPHONE
TEMP	TEMPERATURE or TEMPERED
TEMPY	TEMPORARY
TEX	TEXTURES
TH	THRESHOLD
THK	THICK
TKBD	TACKBOARD
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL JOISTS
TOW	TOP OF WALL
TP	TOILET PARTITION
TWF	THROUGH-WALL
TYP	FLASHING TYPICAL

U

UC	UNDERCOUNTER
UG	UNDERGROUND
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL

V

V	VOLT
VAN	VANITY
VC	VINYL COVE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATING
VERT	VERTICAL
VPS	VENEERED PLASTER (SMOOTH)
VPT	VENEERED PLASTER (TEXTURED)
VS	VINYL STRAIGHT
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING

W

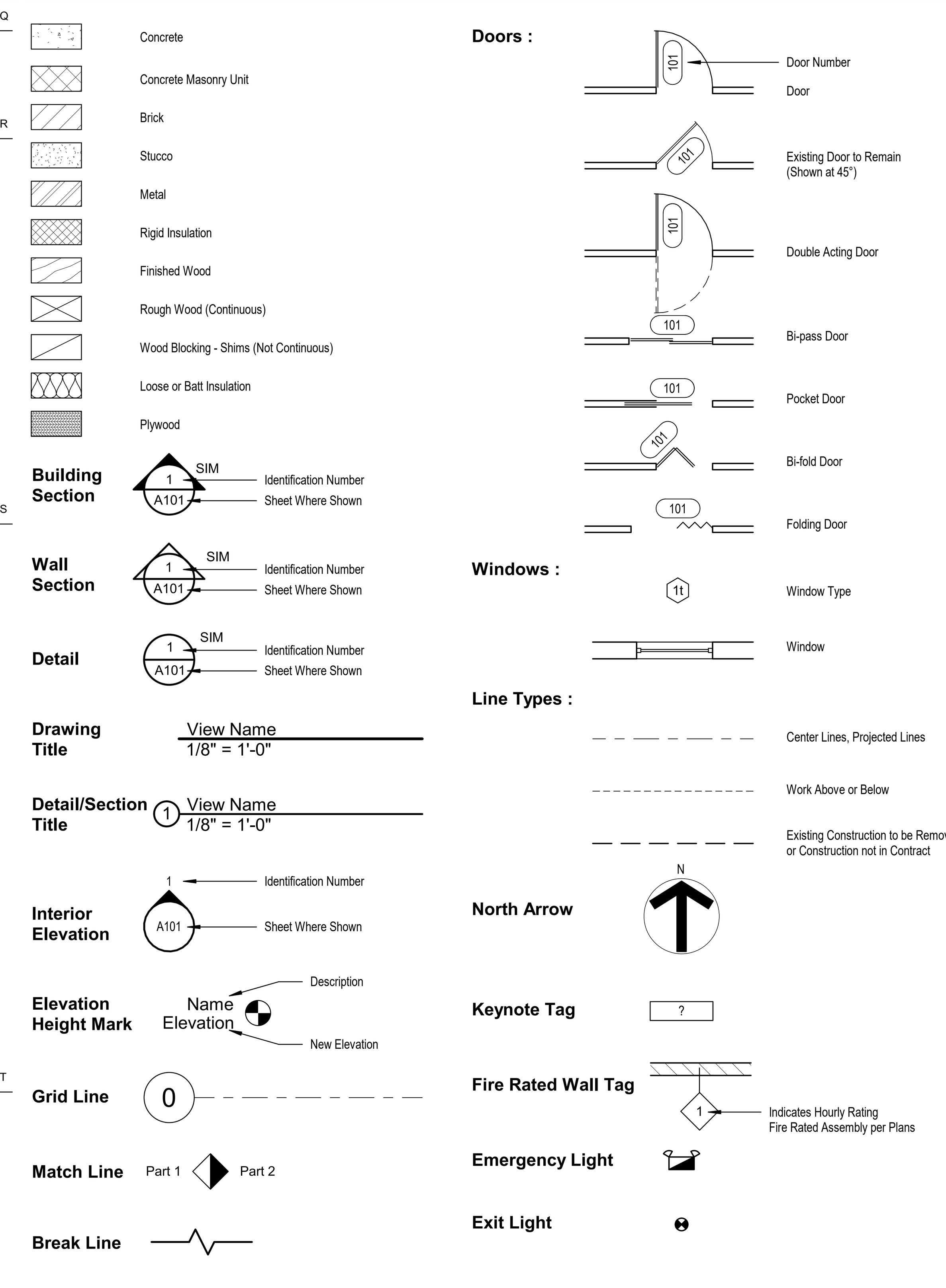
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WDFLR	WOOD FLOORING
WH	WALL HYDRANT
WM	WIRE MESH
WP	WATERPROOFING
WSCT	WAINSCOT
WSH	WASHER
WSP	WEATHERSTRIP
WT	WALL THICKNESS
WWF	WELDED WIRE FABRIC

Y

YD	YARD

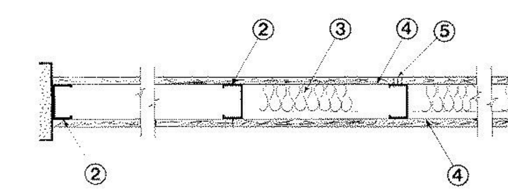
NOTE : THIS LIST MAY NOT BE ALL INCLUSIVE.

Symbol Legend



Design No. U465

December 16, 2013
Nonbearing Wall Rating — 1 HR.



1. **Floor and Ceiling Runners** — (Not shown) — Channel shaped runners, 3-5/8 in. deep (min), 1-1/4 in. legs, formed from min No. 25 MSG galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

1A. **Framing Members*— Floor and Ceiling Runners** — (Not shown) — As an alternate to Item 1 - Channel shaped, min 3-5/8 in. deep, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System
QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System
SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System
STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System
UNITED METAL PRODUCTS INC — Type SUPREME Framing System

1B. **Framing Members*** - Floor and Ceiling Runners — Not shown - In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track
CRACO MFG INC — SmarterTrack20™, SmartTrack20™
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track
PHILLIPS MFG CO L L C — Viper20™ Track

1C. **Floor and Ceiling Runners** — (Not shown)—For use with Item 2C- Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1D. **Framing Members*— Floor and Ceiling Runners** — Not shown - In lieu of Items 1 through 1C — For use with Item 2D and 4G only, proprietary channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK
DMFCWBS L L C — ProTRAK
MBA BUILDING SUPPLIES INC — ProTRAK
RAM SALES L L C — Ram ProTRAK
SOUTHEASTERN STUD & COMPONENTS INC — ProTRAK
STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProTRAK

1E. **Framing Members*— Floor and Ceiling Runners** — Not shown - In lieu of Items 1 through 1D — For use with Item 2E and 4I only, proprietary channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
TELLING INDUSTRIES L L C — TRUE-TRACK™

1F. **Framing Members*— Floor and Ceiling Runners** — Not shown - In lieu of Items 1 through 1E — For use with Item 2, channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide fabricated from min 25 MSG steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
KIRII (HONG KONG) LTD — Type KIRII

1G. **Framing Members*— Floor and Ceiling Runners** — Not shown - In lieu of Items 1 through 1F — For use with Item 2, channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide, attached to floor and ceiling with fasteners spaced 24 in. OC max.
STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. **Floor and Ceiling Runners** — (Not shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.02 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100.

1I. **Framing Members* - Floor and Ceiling Runners** — Not shown - In lieu of Item 1 — For use with Item 2H, proprietary channel shaped runners, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
TELLING INDUSTRIES L L C — Viper20™ Track

2. **Steel Studs** — Channel shaped, 3-5/8 in. deep (min), formed from min No. 25 MSG galv steel spaced 24 in. OC max. Studs to be cut 3/4 in. less than assembly height.
2A. Framing Members*— Steel Studs — As an alternate to Item 2 - Channel shaped studs, min 3-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System
QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System
SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System
STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System
UNITED METAL PRODUCTS INC — Type SUPREME Framing System

2B. **Framing Members* - Steel Studs** — Not shown - In lieu of Item 2 — For use with Item 1B, proprietary channel shaped steel studs, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel. Studs cut 3/4 in. less in length than assembly height.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™
CRACO MFG INC — SmarterStud20™, SmartStud20™
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™
PHILLIPS MFG CO L L C — Viper20™

2C. **Steel Studs** — (As an alternate to Item 2, For use with Item 4E) Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2D. **Framing Members*— Steel Studs** — As an alternate to Items 2 through 2C- For use with Item 1D and 4G only, channel shaped studs, min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD
DMFCWBS L L C — ProSTUD
MBA BUILDING SUPPLIES INC — ProSTUD
RAM SALES L L C — Ram ProSTUD
SOUTHEASTERN STUD & COMPONENTS INC — ProSTUD
STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProSTUD

2E. **Framing Members*— Steel Studs** — As an alternate to Items 2 through 2D- For use with Item 1E and 4I only, channel shaped studs, min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2F. **Framing Members*— Steel Studs** — As an alternate to Items 2 through 2E- For use with Item 1F, channel shaped studs, min 3-5/8 in. wide fabricated from min 25 MSG steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.
KIRII (HONG KONG) LTD — Type KIRII

2G. **Framing Members* - Steel Studs** — Not shown - In lieu of Item 2 through 2F - For use with Item 1G. Proprietary channel shaped studs, minimum 3-5/8 in. wide, Studs to be cut 1/2 in. less than the assembly height.
STUDCO BUILDING SYSTEMS — CROCSTUD

2H. **Framing Members* - Steel Studs** — Not shown - In lieu of Item 2 — For use with Item 1I, proprietary channel shaped steel studs, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel. Studs cut 3/4 in. less in length than assembly height.
TELLING INDUSTRIES L L C — Viper20™

3. **Batts and Blankets*** — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. See Batts and Blankets (BZJZ) category for names of Classified companies.

3A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS765LD and INS770LD are to be used for dry application only.

3B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

3C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

3D. **Batts and Blankets*** — For use with Item 8. Nom 3 in. thick, minimum 3.4 pcf mineral wool batts, friction fit between the studs and floor and ceiling runners.
See Batts and Blankets (BZJZ) category for names of manufacturers.

4. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to item 6 (resilient channels) or 6A or 6C (furring channels), gypsum board is screw attached to furring channels with 1 in. long, Type S steel screws spaced 12 in. OC.
ACADIA DRYWALL SUPPLIES LTD — Type X
AMERICAN GYPSUM CO — Types AG-C, AGX-1, M-Glass
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1.
CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
CERTAINTEED GYPSUM INC — Types 1, EGRG, GlasRoc, Type X, Type C, SilentFX, 5/8" Easi-Lite Type X.
CERTAINTEED GYPSUM CANADA INC — Type C, Type X, Type Abuse-Resistant, 5/8" Easi-Lite Type X.
GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS, , Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, TG-C, GreenGlass Type X, Type X ComfortGuard Sound Deadening Gypsum Board, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W.
LAFARGE NORTH AMERICA INC — Types LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C, LGFC-C/A, LGFC-WD, LGLLX.
NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G, FSW-C, FSW-G, FSW, FSW-3, FSW-5, FSW-6, FSL.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-C, PG-9, PG-11, PGS-WRS.
PANEL REY S A — Types GREX, PRX, RHX, MDX, ETX.
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1
THAI GYPSUM PRODUCTS PCL — Type X, Type C.
UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, USGX (Joint tape and compound, Item 5, optional for use with Type USGX).
USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4A. **Gypsum Board*** — (As alternate to Item 4) - Nom 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by steel framing. Panels attached to steel studs and floor runner with 1 in. long Type S steel screws spaced 8 in. OC when applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
CERTAINTEED GYPSUM INC — Type X, Type C, Type EGRG/ GlasRoc.
CERTAINTEED GYPSUM CANADA INC — Type X, Type C, Type EGRG/ GlasRoc.
GEORGIA-PACIFIC GYPSUM L L C — Types DAP, DAPC, DGG, DS.
LAFARGE NORTH AMERICA INC — Type LGFC6A, LGFC-C/A
THAI GYPSUM PRODUCTS PCL — Type X, Type C.
UNITED STATES GYPSUM CO — T ype AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, , USGX (Joint tape and compound, Item 5, optional for use with Type USGX).
USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4B. **Gypsum Board*** — (As an alternate to Items 4 or 4A) — Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4A with screw length increased to 1-1/4 in.
CGC INC — Types AR, IP-AR.
UNITED STATES GYPSUM CO — Types AR, IP-AR.
USG MEXICO S A DE C V — Types AR, IP-AR.

4C. **Gypsum Board*** — As an alternate to Items 4, 4A, and 4B - Nom. 5/8 in. thick gypsum panels, with square edges, applied horizontally. Gypsum panels fastened to framing with 1 in. long bugle head steel screws spaced a max 8 in. OC, with last 2 screws 3/4 in. and 4 in. from each edge of board. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs on interior walls need not be staggered or backed by steel framing.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlass Type X.

4D. **Gypsum Board*** — As an alternate to Items 4, 4A, 4B, and 4C - Nom. 5/8 in. thick gypsum panels applied horizontally. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Gypsum panels fastened to framing with 1 in. long Type S steel screws 1-1/2 in. from board edges, 3 in. from board edge and every 8 in. OC in the field. Screws spaced a max 12 in. along the top and bottom edges of the wall.
NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G, FSL, FSW-C, FSW-G, FSW, FSW-5, FSW-6, FSMR-C.

4E. **Gypsum Board*** — (As an alternate to Items 4 through 4D) - Installed as described in Item 4. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 1 in. long, Type S steel screws spaced, 8 in. OC. Not to be used with item 6.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

4F. **Gypsum Board*** — (Not Shown) - (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2C) - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
RAY-BAR ENGINEERING CORP — Type RB-LBG

4G. **Gypsum Board*** — (As an alternate to Items 4 through 4F) — For use with Items 1D and 2D only, 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly.
LAFARGE NORTH AMERICA INC — Type LGFC6A, LGFC-C/A
NATIONAL GYPSUM CO — Types FSW
UNITED STATES GYPSUM CO — Type SCX

4H. **Gypsum Board*** — (As an alternate to Items 4 through 4G) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

4I. **Gypsum Board*** — (As an alternate to Items 4 through 4F) — For use with Items 1E and 2E only, 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly.
UNITED STATES GYPSUM CO — Type SCX

4J. **Gypsum Board*** — (Not Shown) - (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2C) - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 9A) or Lead Discs (see Item 10A).
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

4K. **Gypsum Board*** — (As an alternate to Item 4 and 4A, not for use with Items 1D, 1E, 2D and 2E) - Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 4 and 4A.
CGC INC — Type ULX
UNITED STATES GYPSUM CO — Type ULX
USG MEXICO S A DE C V — Type ULX

4L. **Gypsum Board*** — (Not Shown) - (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2C). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4M. **Gypsum Board*** — (For use with Item 8) - 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 8) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 8). Secured to outermost studs and floor and ceiling runners with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound.
AMERICAN GYPSUM CO — Type AG-C
CERTAINTEED GYPSUM INC — Type FRPC, Type C
CERTAINTEED GYPSUM CANADA INC — Type C
CGC INC — Types C, IP-X2, IPC-AR
GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C
LAFARGE NORTH AMERICA INC — Types LGFC-C, LGFC-C/A
NATIONAL GYPSUM CO — Types FSK-C, FSW-C
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.
PANEL REY S A — Type PRC
THAI GYPSUM PRODUCTS PCL — Type C
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR
USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

4N. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 4) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

5. **Joint Tape and Compound** — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

6. **Resilient Channel** — (Optional-Not Shown) — 25 MSG galv steel resilient channels spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1/2 in. long type S-12 pan head steel screws. May not be used with Item 4F or 4J.

6A. **Steel Framing Members** (Not Shown)* — As an alternate to Item 6, furring channels and resilient sound isolation clip as described below:
a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.
b. **Framing Members*** — Used to attach furring channels (Item a) to studs (Item 2). Clips spaced 48 in. OC., and secured to studs with 1-5/8 in. wafer or hex head Type S steel screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL INC — Types RSIC-1, RSIC-1 (2.75).

6B. **Framing Members*** — Optional - Not Shown - Used as an alternate method to attach resilient channels (Item 6). Clips attached at each intersection of the resilient channel and the steel studs (Item 2). Resilient channels are friction fitted into clips, and then clips are secured to the stud with min. 1 in. long Type S-12 pan head steel screws through the center hole of the clip and the resilient channel flange.

6C. **Framing Members*** — (Not Shown) — (Optional on one or both sides) — As an alternate to Item 6, furring channel and Steel Framing Members as described below:
a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 4.
b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6D. **Steel Framing Members** — (Optional, Not Shown)* - Furring channels and resilient sound isolation clip as described below:
a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured together with four self-tapping No. 8x1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Gypsum board attached to furring channels as described in Item 4. Side joint furring channels shall be attached to studs with RESILMOUNT Sound Isolation Clips - Type A237R located approximately 2 in. from each end of length of channel. Both Gypsum Boards at side joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge.
b. **Steel Framing Members*** — Resilient sound isolation clip used to attach furring channels (Item 6Da) to studs. Clips spaced 24 in. OC., and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7. **Wall and Partition Facings and Accessories*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the steel framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-510.

8. **Mineral and Fiber Board*** — (Optional, Not shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to studs and floor and ceiling runners with 1-5/8 in. long Type S steel screws, spaced 12 in. OC and 24 in. OC along all intermediate framing. The required UL Classified gypsum board layer (Item 4M) is to be installed over the Mineral and Fiber Boards. Batts and Blankets, Item 3D, and Adhesive, Item 11, are required.
HOMASOTE CO — Homasote Type 440-32

9. **Lead Batten Strips** — (Not Shown, For Use With Item 4E) - Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum board (Item 4E) and optional at remaining stud locations. Required behind vertical joints.

9A. **Lead Batten Strips** — (Not Shown, for use with Item 4J) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grades "A, B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4J) and optional at remaining stud locations.

10. **Lead Discs or Tabs** — (Not Shown, For Use With Item 4E) - Used in lieu of or in addition to the lead batten strips (Item 8) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4E) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

10A. **Lead Discs** — (Not Shown, for use with Item 4J) Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.9% meeting the Federal Specification QQ-L-201f, Grades "A, B, C or D".

11. **Adhesive** — Not Shown - (For use with Item 8) - Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 8).

*Bearing the UL Classification Mark

Urinal Details

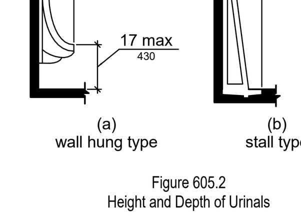


Figure 605.2
Height and Depth of Urinals

Drinking Fountain Details

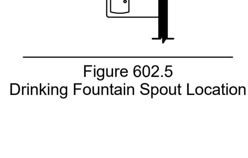


Figure 602.5
Drinking Fountain Spout Location

Water Closet Details

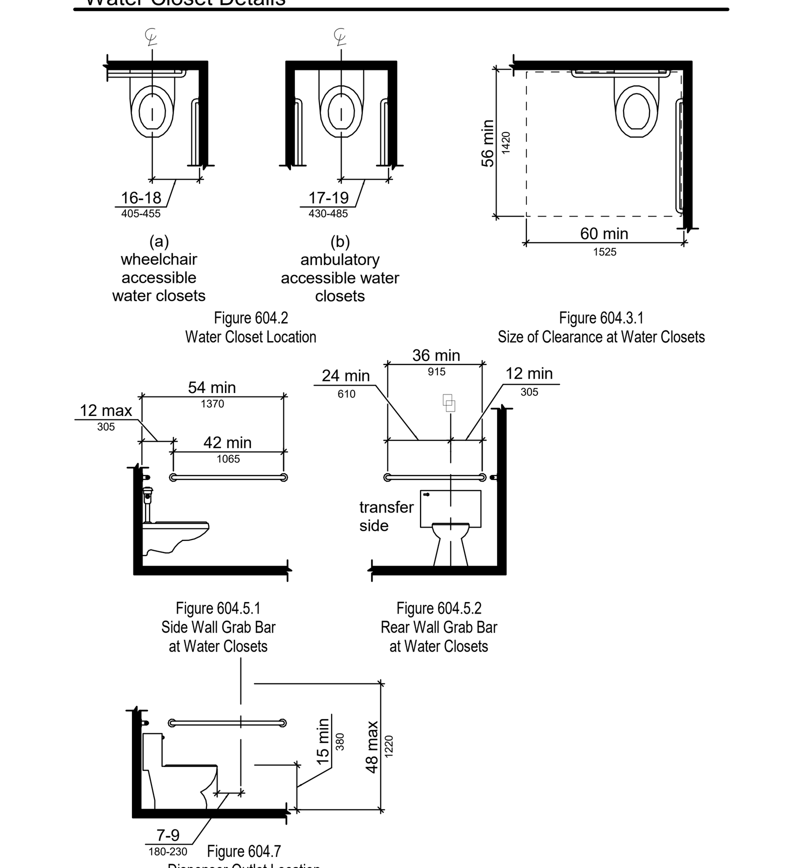


Figure 604.2
Water Closet Location

Figure 604.3.1
Size of Clearance at Water Closets

Figure 604.5.1
Side Wall Grab Bar at Water Closets

Figure 604.5.2
Rear Wall Grab Bar at Water Closets

Figure 604.7
Dispenser Outlet Location

General Clearance Details

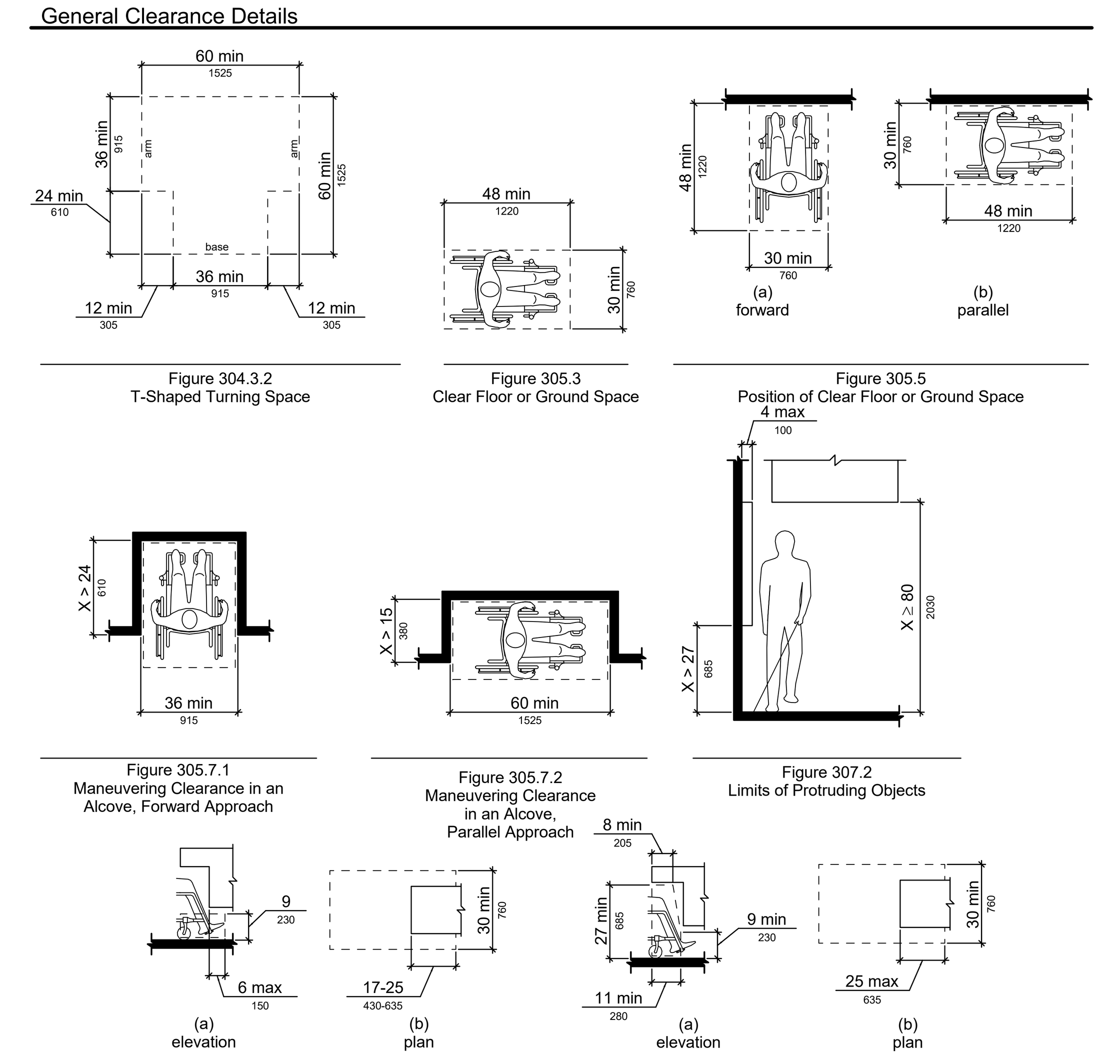


Figure 304.3.2
T-Shaped Turning Space

Figure 305.3
Clear Floor or Ground Space

Figure 305.5
Position of Clear Floor or Ground Space

Figure 305.7.1
Maneuvering Clearance in an Alcove, Forward Approach

Figure 305.7.2
Maneuvering Clearance in an Alcove, Parallel Approach

Figure 307.2
Limits of Protruding Objects

Figure 306.2
Toe Clearance

Figure 306.3
Knee Clearance

Reach Details

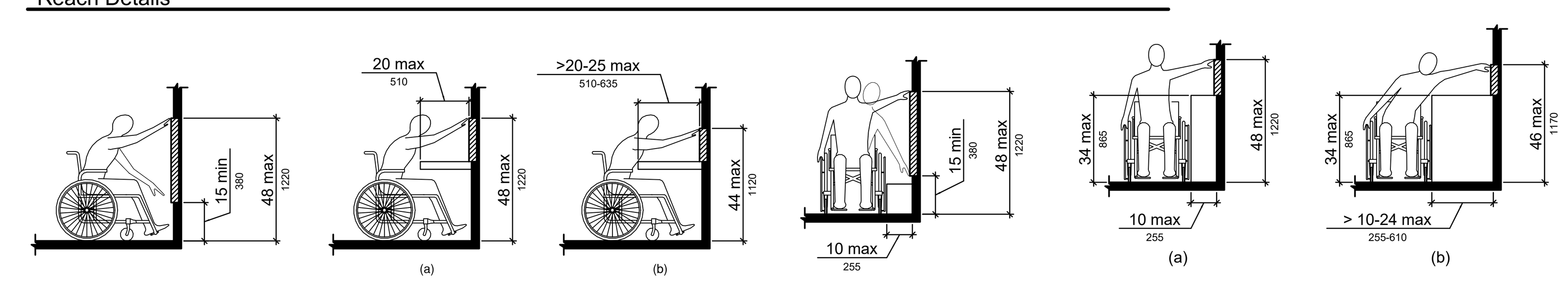


Figure 308.2.1
Unobstructed Forward Reach

Figure 308.2.2
Obstructed High Forward Reach

Figure 308.3.1
Unobstructed Side Reach

Figure 308.3.2
Obstructed High Side Reach

Toilet Compartement Details

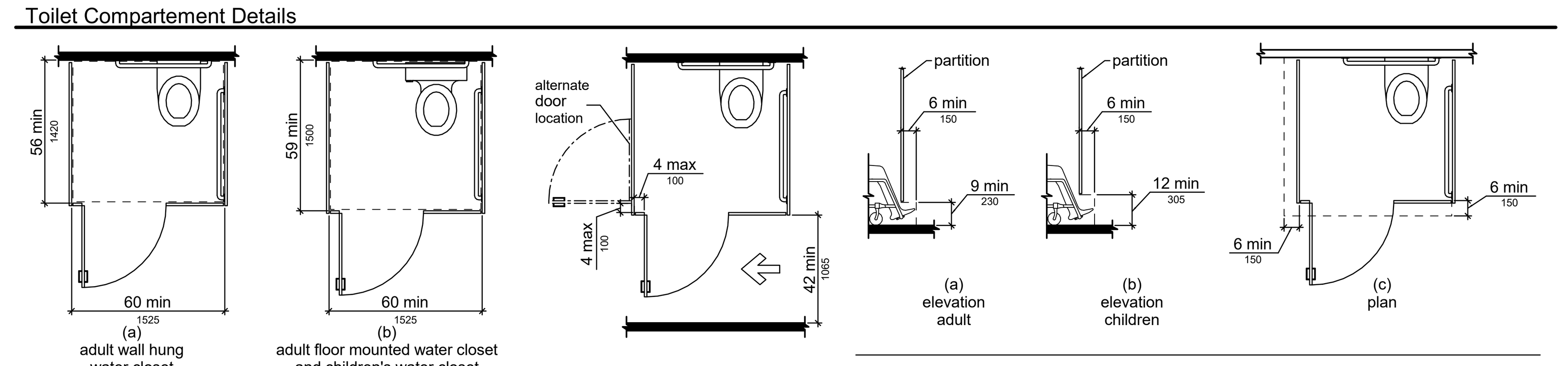


Figure 604.8.1.1
Size of Wheelchair Accessible Toilet Compartment

Figure 604.8.1.2
Wheelchair Accessible Toilet Compartment Doors

Figure 604.8.1.4
Wheelchair Accessible Toilet Compartment Toe Clearance

#	Revision	Date

Issued For	Permit
Issue Date	05/15/2026
Drawn By	RAM
Checked By	RLM

Info: an interior remodel:

Title: **the Vistas at Gulf Shore Boulevard**

Address: 4651 Gulf Shore Blvd
Naples, FL 34103

Client Info:
Vistas Condominium Association Inc.
4651 Gulf Shore Blvd
Naples, FL 34103

Robert L. Massengale, AIA
Architect PA

5700 Kensington Loop
Fort Myers, Florida 33912
Ph. 239-823-0474
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AR93348
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STATE OF FLORIDA
ROBERT LYON MASSENGALE
AR93348
REGISTERED ARCHITECT

Robert L. Massengale

G1.3
General Notes & Abbreviations

Project Number 2024111901

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GENERAL NOTES

1. CABINETRY AND MILLWORK CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS REQUIRED FOR PROPER INSTALLATION AND FIT OF THEIR WORK.
2. THE DESIGNER IS NOT RESPONSIBLE FOR THE TECHNIQUES, MEANS, AND METHODS EMPLOYED BY THE CONTRACTOR OR HIS SUBCONTRACTORS FOR THE FABRICATION OR INSTALLATION OF A SPECIFIED ITEM OR MATERIAL.
3. SHOULD ANY SUBSTITUTIONS BE MADE BY THE CONTRACTOR, OWNER, OR ANY OF THEIR AGENTS, IT IS THE RESPONSIBILITY OF THE PARTY SUBMITTING THE SUBSTITUTION REQUEST TO RESEARCH AND QUALIFY THAT PERFORMANCE AND CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM OR MATERIAL PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY CONDITIONS THAT ARE IN CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS TO THE DESIGNER IMMEDIATELY. DO NOT PROCEED WITH CONSTRUCTION UNTIL ALL DISCREPANCIES ARE RESOLVED.
5. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODES.
6. DIMENSIONS INDICATED ON THE PARTITION PLAN ARE TO THE FINISHED FACE OF THE PARTITION, UNLESS NOTED OTHERWISE ON THE PLAN. WHERE CLEAR DIMENSIONS ARE NOTED, THEY ARE CRITICAL FOR CLEARANCE OF FURNITURE OR EQUIPMENT AND MUST BE MAINTAINED.
7. CABINETRY AND MILLWORK CONTRACTORS ARE RESPONSIBLE FOR SUBMITTING WORKING DRAWINGS OF THE DESIGNS TO THE OWNER FOR APPROVAL.
8. SUPERINTENDENT IS RESPONSIBLE FOR HAVING ALL APPLICABLE MATERIALS APPROVED THROUGH COUNTY INSPECTORS PRIOR TO PURCHASE.
9. SHOULD ANY QUESTIONS ARISE AT ANY TIME DURING THE PRICING, FABRICATION OR INSTALLATION OF ANY OF THE DESIGNS INCLUDED HEREIN, PLEASE CONTACT THE DESIGNER FOR CLARIFICATION.
10. ANY DESIGN CHANGES REQUESTED BY THE CONTRACTOR OR THE OWNER SHALL BE CONSIDERED BY THE DESIGNER AS THEY RELATE TO THE AESTHETICS OF THE DESIGN CONCEPT. NOTIFY CLIVE DANIEL HOME/HOSPITALITY OF SUCH CHANGES FOR CONSIDERATION.
11. REFLECTED CEILING PLANS AND SUPPLEMENTAL ELECTRICAL & SIGNAL PLANS ARE SUBMITTED FOR DESIGN PURPOSES ONLY. CLIENT TO HAVE ENGINEER OR OTHER APPROPRIATE CONSULTANT) APPROVE PRIOR TO IMPLEMENTATION.
12. ALL EXPOSED CEILING ELEMENTS TO BE PAINTED TO MATCH SURFACE APPLIED TO.

FINISH NOTES

1. ALL INTERIOR FINISH SPECIFICATIONS, AS REQUIRED OF INTERIOR DESIGNER, ARE INCLUDED HEREIN. SHOULD ANY QUESTIONS ARISE REGARDING THE FINISH DRAWINGS OR SPECIFICATIONS WHICH REQUIRE CLARIFICATION, THE DESIGNER IS TO BE CONSULTED BEFORE PROCEEDING. THE DESIGNER IS NOT RESPONSIBLE FOR DISCREPANCIES THAT ARISE DUE TO CHANGES BY THE BASE BUILDING ARCHITECT, CONTRACTORS, CONSULTANTS, TENANTS,LANDLORD, OR OWNER AFTER THIS DATE.
2. ALL FINISHES AND MATERIALS SHALL BE AS INDICATED IN THE FINISH SCHEDULES. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE DESIGNER.
3. FOR CLARIFICATION OF FINISHES WHERE CASEWORK BUILT-INS, OR SPECIAL TREATMENTS OCCUR, REFER TO THE ELEVATIONS AND/OR DETAILS.
4. ALL MISCELLANEOUS GRILLES, DIFFUSER PLATES, ACCESS PANELS, LIGHT FIXTURE TRIM, ETC. OCCURRING ON WALLS AND/OR CEILINGS ARE TO BE FINISHED TO MATCH THE WALL OR CEILING ON WHICH THEY OCCUR.
5. ALL SURFACES WHICH ARE TO RECEIVE A FINISH APPLICATION SHALL BE COMPLETELY SMOOTH. IF SURFACES ARE NOT ACCEPTABLE TO RECEIVE FINISHES, NOTIFY GENERAL CONTRACTOR AND HAVE SURFACES CORRECTED BEFORE BEGINNING FINISH APPLICATION.
6. ALL FINISH APPLICATIONS TO BE FREE OF ALL IMPERFECTIONS.
7. UNLESS OTHERWISE STATED IN THE SPECIFICATIONS, ALL PAINTED SURFACES ARE TO RECEIVE ONE PRIME AND A MINIMUM OF TWO FINISH COATS. PRIME ALL SURFACES ACCORDING TO MANUFACTURER'S SPECIFICATIONS PRIOR TO APPLICATION OF PAINT. THE NUMBER OF COATS SPECIFIED IS THE MINIMUM NUMBER REQUIRED. APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAINS, OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR, AND APPEARANCE.
8. CONTRACTOR SHALL PREPARE A SAMPLE OF EACH STAINED FINISH ON THE APPROPRIATE MATERIAL AND SUBMIT THAT SAMPLE TO THE DESIGNER FOR APPROVAL PRIOR TO PROCEEDING WITH THE STAINING AND FINISHING OF ANY ITEM. COLOR, FINISH, AND MATERIAL OF COMPLETED WORK SHALL MATCH THAT OF THE APPROVED SAMPLE.
9. ALL EXPOSED EDGES OF PLYWOOD USED IN SHELVING, ETC. IS TO BE EDGE BANDED.
10. STAIN GRADE OR PAINT GRADE TRIM IS SPECIFIED HEREIN. ALL WOOD THAT IS TO BE STAINED MUST BE OF THE SAME SPECIES OF WOOD AS IS SPECIFIED.

FINISH ABBREVIATIONS

ACT	- ACOUSTICAL TILE	AR	- AREA RUG	CB	- CABINETRY
ART	- ART	SF	- SPECIAL FINISH	H	- HANDLES/ KNOBS
CL	- COLOR LACQUER	SM	- SPECIAL MATERIAL	L	- LIGHT
CON	- CONCRETE	SS	- SOLID SURFACE	D	- DRAPERY
C	- CARPET	ST	- STONE	CT	- COUNTERTOP
EP	- EPOXY	T	- TILE	TR	- TRIM
F	- FABRIC	VT	- VINYL TILE/VINYL COMPOSITION TILE	GR	- GREENERY
GL	- GLASS				
GF	- GRAPHIC FILM	VB	- VINYL BASE		
M	- METAL	WC	- WALL COVERING		
MR	- MIRROR	W	- WOOD		
MW	- MILLWORK	WF	- WOOD FLOORING		
PL	- PLASTIC LAMINATE	E	- EXTERIOR		
PLX	- PLEXI-GLASS/ACRYLIC	FN	- FURNITURE		
P	- PAINT	FX	- FIXTURE		

ABBREVIATIONS

AFF	- ABOVE FINISH FLOOR	MAX	- MAXIMUM
ARCH	- ARCHITECT	O.C.	- ON CENTER
CLG	- CEILING	SIM.	- SIMILAR
℄	- CENTERLINE	TBD	- TO BE DETERMINED
R	- RADIUS	TYP	- TYPICAL
EQ	- EQUAL	VIF	- VERIFY IN FIELD
MIN	- MINIMUM		

SYMBOLS

- ELEVATION NUMBER / SHEET NUMBER (1 / ID20)
- CEILING FINISH MATERIAL / FINISH CODE / CEILING HEIGHT / CEILING MATERIAL
- CEILING DETAIL NUMBER / SHEET NUMBER (1 / ID20)
- FLOOR COVERING MATERIAL / FINISH CODE (1 / ID20)
- FLOOR TRANSITION DETAIL NUMBER / SHEET NUMBER
- N.I.C. — INDICATED EXISTING AREA TO REMAIN OR NOT IN CONTRACT
- WORKING START POINT
- DETAIL KEY / SHEET NUMBER (1 / ID20)
- SECTION KEY / SHEET NUMBER (1 / ID20)
- WALL — LOCATION / MATERIAL SPECIFICATION NUMBER / MATERIAL NUMBER
- INDICATES DOOR NUMBER
- FN-1 / AR-1 — REFER TO LOOSE FIXTURES AND/OR FURNITURE SPECIFICATION BOOK
- # — REVISION NUMBER

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

CLIVE | DANIEL HOME
2777 TAMIAMI TRAIL N
NAPLES FL 34103
(239) 261-4663
www.clivedaniel.com
IB26001785

CLIVE | DANIEL HOSPITALITY
CDH DESIGN GROUP
Lubner Group LLC d/b/a

Clive Daniel/The Lubner Group does not provide architectural, structural, engineering, nor MEP services.

NOT FOR CONSTRUCTION

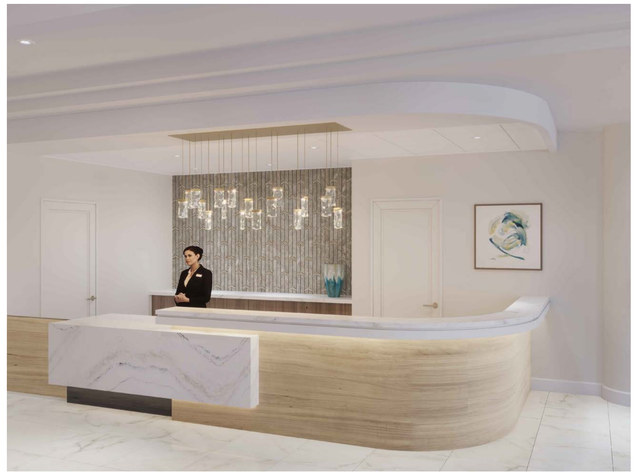
GENERAL NOTE
VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO	DESCRIPTION	DATE
	ID SET CONCEPTUAL DEVELOPMENT	02/23/2025
	ID SET FOR COORDINATION WITH GC	07/02/2025
	ID SET FOR COORDINATION WITH ARCH	10/07/2025
	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
	REVISED FINISH SCHEDULES	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/13/2026

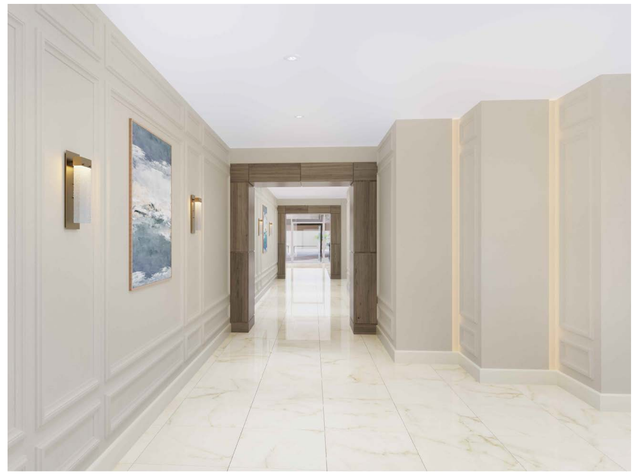
NOTES:

- NOT FOR CONSTRUCTION - DESIGN INTENT ONLY
- PLANS SUBJECT TO REVISION BASED ON FIELD CONDITIONS.
- ALL AREAS AND DIMENSIONS TO BE VERIFY ON SITE.
- ALL CONTENTS HAVE BEEN GENERATED BASED ON OWNER AND GC, SUPPLIED DRAWINGS, MARKETING SHEETS, PHYSICAL MEASUREMENTS AND/OR ELECTRONIC FILES.
- A QUALIFIED GENERAL OR SUB CONTRACTOR SHOULD BE CONSULTED TO FIELD VERIFY ALL DIMENSIONS FOR ACCURACY.
- QUALIFIED PROFESSIONALS SHOULD VERIFY CONFORMANCE WITH ALL LOCAL/STATE BUILDING CODES AND ANY COMMUNITY OR ASSOCIATION REQUIREMENTS.
- CLIVE DANIEL HOME ASSUMES NO RESPONSIBILITY FOR STRUCTURAL, ELECTRICAL, MECHANICAL, FIRE RATED ASSEMBLIES OR OTHER ARCHITECTURAL RELATED DESIGN ISSUES.

DATE:	08/01/2023
DESIGNER	MARYANNE H. & BLAKE E.
DRAWN BY:	A.B.
SHEET NO.	GN-01



VISTAS CONDOMINIUM



ISSUED INTERIOR DESIGN FOR THE VISTAS CONDOMINIUM INTERIOR

PROJECT TEAM

Interior Designer:

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2777 Tamiami Trail N,
Naples, FL 34103
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Builder

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Greg.
greg@bluehorizonconstructionfl.com

SITE PLAN

Vistas, 4651 Gulf Shore Blvd N, Naples, FL 34103

GENERAL NOTES

1. INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS ARE PROVIDED FOR COMMUNICATING DESIGN INTENT ONLY. PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR ALL CONSTRUCTION INFORMATION, DETAILS AND SPECIFICATIONS REQUIRED FOR CONSTRUCTION AND CODE COMPLIANCE.
2. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, SPECIFICATIONS AND FIELD CONDITIONS AND IS RESPONSIBLE TO REPORT ANY CONFLICTS, ERRORS, OMISSIONS AND/OR DISCREPANCIES TO THE ARCHITECT AND INTERIOR DESIGNER FOR CLARIFICATION AND RESOLUTION PRIOR TO PERFORMING ANY WORK THAT IS IN QUESTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND INTERIOR DESIGNER FOR RESOLUTION PRIOR TO PROCEEDING WITH ANY WORK.
4. ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE, CONFIRMED BY THE ARCHITECT AND GENERAL CONTRACTOR, WITH THE LOCAL CODES, ORDINANCES AND REGULATIONS OF ALL RELATED GOVERNING AGENCIES. ALL MATERIALS, ASSEMBLIES, AND FINISHES USED SHALL BE RATED TO MEET ALL APPLICABLE FIRE AND SAFETY CODES.
5. ALL DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY , AND THE PROPERTY OF, CLIVE DANIEL HOME. PLANS AND RENDERINGS ARE TO APPROXIMATE SCALE UNLESS OTHERWISE STATED AND SUBJECT TO CHANGES AS DEEMED BY CDH.

LEGEND:

● ISSUED DRAWINGS

○ ISSUED FOR REFERENCE ONLY (NO MODIFICATIONS)

DRAWING INDEX		02/23/2025 ID PROGRESS SET	07/02/2025 ID PROGRESS SET	09/05/2025 ID PROGRESS SET	11/04/2025 ID 100% SET	12/09/2025 ID 100% SET REVISED	01/10/2026 ID 100% SET REVISED	04/13/2026 ID 100% SET REV1	05/08/2026 ID 100% SET REV2	REMARKS
C-00		●	●	●	●					
GN-01	GENERAL NOTES	●	●	●	●			●	●	
ID100	EXISTING/DEMO LAYOUT LOBBY	●	●	●	●	●	●			
ID101	EXISTING/DEMO LAYOUT HALLWAYS	●	●	●	●	●	●	●		
ID102	FURNITURE LAYOUT LOBBY LEVEL	●	●	●	●	●	●	●		
ID103	SOCIAL ROOM DANCING FURNITURE LAYOUT	●	●	●	●	●	●	●		
ID104	SOCIAL ROOM MEETING FURNITURE LAYOUT	●	●	●	●	●	●	●		
ID105	GARAGE LEVEL FURNITURE/FLOORING LAYOUT	●	●	●	●	●	●	●		
ID106	FLOORING LAYOUT LOBBY LEVEL	●	●	●	●	●	●	●		
ID107	RCP LOBBY LEVEL	●	●	●	●	●	●	●		
ID108	RESIDENT HALLWAYS 1 FLOORING/RCP LAYOUT	●	●	●	●		●	●		
ID109	RESIDENCE HALLWAYS FLOORING/RCP LAYOUT	●	●	●	●	●	●	●		
ID110	ELEVATIONS	●	●	●	●	●	●			
ID111	ELEVATIONS	●	●	●	●	●	●	●		
ID112	ELEVATIONS	●	●	●	●	●		●		
ID113	ELEVATIONS	●	●	●	●	●	●	●		
ID114	ELEVATIONS	●	●	●	●		●	●		
ID115	ELEVATIONS	●	●	●	●	●	●	●		
ID116	ELEVATIONS	●	●	●	●	●	●	●	●	
ID117	ELEVATIONS	●	●	●	●	●	●	●		
ID118	ELEVATIONS	●	●	●	●	●	●	●		
ID119	SCHEDULES	●	●	●	●	●	●	●	●	
ID120	SCHEDULES	●	●	●	●	●	●	●	●	
ID121	ELEVATION			●	●	●	●	●		
ID122	POWER PLAN			●	●	●	●	●		
ID123	RENDERINGS				●			●		

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

CLIVE | DANIEL HOME
2777 TAMIAMI TRAIL N
NAPLES FL 34103
(239) 261-4663
www.clivedaniel.com
IB26001785

CLIVE | DANIEL HOSPITALITY
CDH DESIGN GROUP
Lubner Group LLC d/b/a

Clive Daniel/The Lubner Group does not provide architectural, structural, engineering, nor MEP services.

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COVER SHEET

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
1	ID SET CONCEPTUAL DEVELOPMENT	02/23/2025
2	ID SET FOR COORDINATION WITH GC	07/02/2025
3	ID SET FOR COORDINATION WITH ARCH	09/05/2025
4	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
5	REVISED FINISH SCHEDULES	12/09/2025
6	REVISED FINISH SCHEDULES	01/10/2026
7	REVISED FINISH SCHEDULES	04/13/2026
8	REVISED FINISH SCHEDULES	05/08/2026

NOTES:

- NOT FOR CONSTRUCTION - DESIGN INTENT ONLY
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- ALL CONTENTS HAVE BEEN GENERATED BASED ON OWNER AND GC. SUPPLIED DRAWINGS, MARKETING SHEETS, PHYSICAL MEASUREMENTS AND/OR ELECTRONIC FILES.
- A QUALIFIED GENERAL OR SUB CONTRACTOR SHOULD BE CONSULTED TO FIELD VERIFY ALL DIMENSIONS FOR ACCURACY.
- QUALIFIED PROFESSIONALS SHOULD VERIFY CONFORMANCE WITH ALL LOCAL/STATE BUILDING CODES AND ANY COMMUNITY OR ASSOCIATION REQUIREMENTS.
- CLIVE DANIEL HOME ASSUMES NO RESPONSIBILITY FOR STRUCTURAL, ELECTRICAL, MECHANICAL, FIRE RATED ASSEMBLIES OR OTHER ARCHITECTURAL RELATED DESIGN ISSUES.

DATE: 02/23/2025

DESIGNER MARYANNE H. AND BLAKE E.

DRAWN BY: A.B.

SHEET NO.

C-00

DEMOLITION NOTES – COMMON AREA. FITNESS CENTER AND SPA
NOT INCLUDED IN SOW
GENERAL DEMOLITION

FLOOR DEMOLITION

REMOVE ALL EXISTING FLOOR FINISHES (CARPET, TILE, WOOD, ETC.) IN COMMON AREAS DOWN TO THE STRUCTURAL SUBFLOOR OR CONCRETE SLAB.

REMOVE FLOOR UNDERLAYMENT AS NEEDED TO ENSURE A LEVEL SURFACE FOR NEW INSTALLATION.

PATCH, REPAIR, AND PREPARE SUBFLOOR AS NEEDED TO RECEIVE NEW FLOOR FINISHES PER SPECIFICATIONS.

MAINTAIN INTEGRITY OF ADJACENT FINISHES AND FLOORING THAT ARE TO REMAIN.

WALL DEMOLITION:
REMOVE EXISTING WALL FINISHES INCLUDING PAINT, WALLPAPER, TILE, PANELING, MIRRORS, OR OTHER DECORATIVE MATERIALS FROM DESIGNATED WALLS.

PATCH AND REPAIR SUBSTRATE AS NEEDED, EVEN SURFACE SUITABLE FOR NEW FINISH APPLICATION.

COORDINATE WITH NEW FINISH REQUIREMENTS

CEILING DEMOLITION

REMOVE EXISTING CEILING SYSTEMS (ACOUSTIC TILE, DRYWALL, ETC.) AND ASSOCIATED SUSPENSION FRAMING IN COMMON AREAS UNLESS NOTED TO REMAIN.

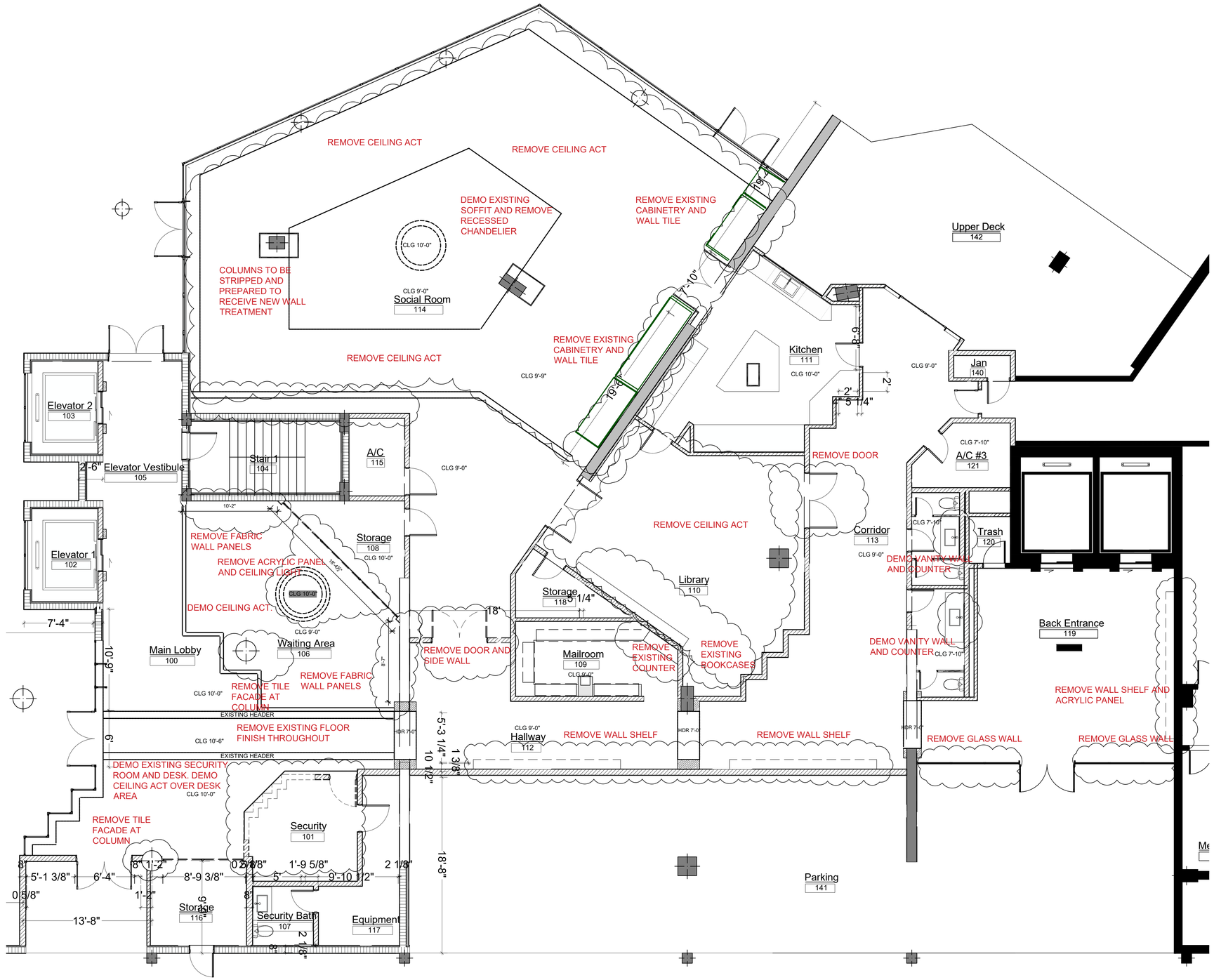
REMOVE LIGHT FIXTURES,AND PREPARE AS NEEDED TO RECEIVE NEW FIXTURES

CEILING DEMOLITION (SOCIAL ROOM ONLY)

CONSTRUCT NEW SOFFIT TO MATCH DESIGN INTENT AND DIMENSIONS SHOWN ON DRAWINGS.

RELOCATE ELECTRICAL ROUGH-IN TO MATCH EXISTING FIXTURE LOCATIONS (MAINTAIN LAYOUT).

INSTALL NEW LIGHT FIXTURES IN SAME LOCATIONS AS EXISTING AND NEW LOCATIONS, PER RCP DRAWINGS AND SPECIFICATIONS.



EXISITNG LAYOUT AMENITIES
3/16"=1'-0"

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

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EXISTING LOBBY
VISTAS CONDOMINIUM
NAPLES, FLORIDA

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DATE: 02/23/2025
DESIGNER: MARYANNE H. & BLAKE E.
DRAWN BY: A.B.
SHEET NO.
ID100

DEMOLITION NOTES – RESIDENCE HALLWAYS, ELEVATOR, AND ELEVATOR LOBBIES ONLY.

GENERAL DEMOLITION

FLOOR DEMOLITION

REMOVE ALL EXISTING FLOOR FINISHES (CARPET, TILE, WOOD, ETC.) IN COMMON AREAS DOWN TO THE STRUCTURAL SUBFLOOR OR CONCRETE SLAB.

REMOVE FLOOR UNDERLAYMENT AS NEEDED TO ENSURE A LEVEL SURFACE FOR NEW INSTALLATION.

PATCH, REPAIR, AND PREPARE SUBFLOOR AS NEEDED TO RECEIVE NEW FLOOR FINISHES PER SPECIFICATIONS.

MAINTAIN INTEGRITY OF ADJACENT FINISHES AND FLOORING THAT ARE TO REMAIN.

WALL DEMOLITION:
REMOVE EXISTING WALL FINISHES INCLUDING PAINT, WALLPAPER, TILE, PANELING, MIRRORS, OR OTHER DECORATIVE MATERIALS FROM DESIGNATED WALLS.

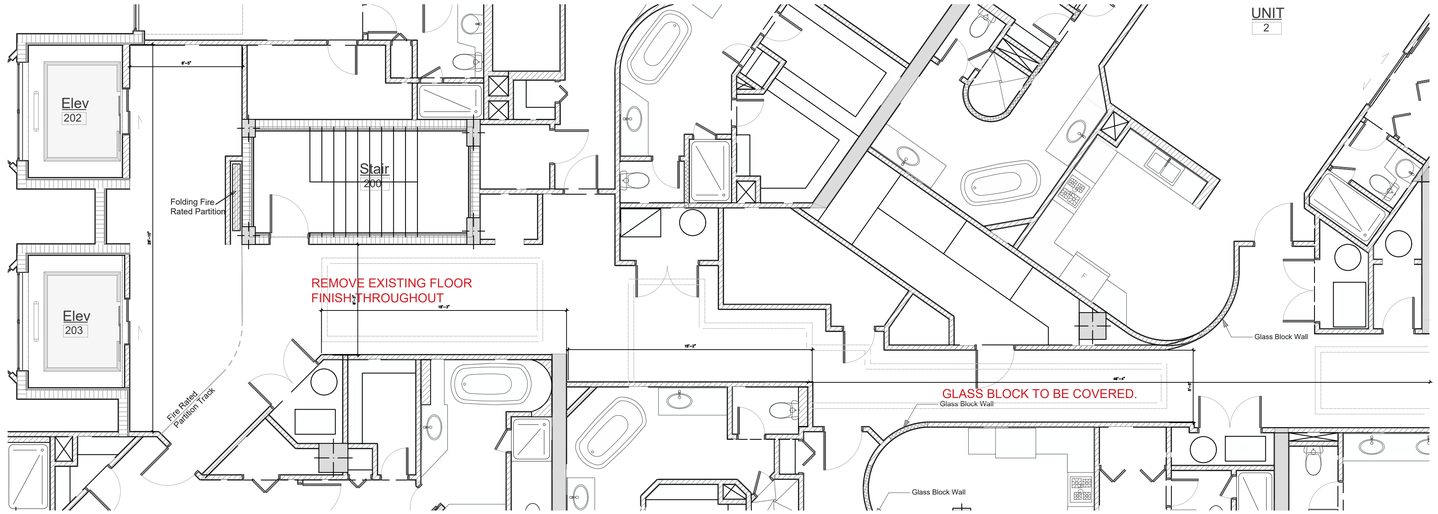
PATCH AND REPAIR SUBSTRATE AS NEEDED, EVEN SURFACE SUITABLE FOR NEW FINISH APPLICATION.

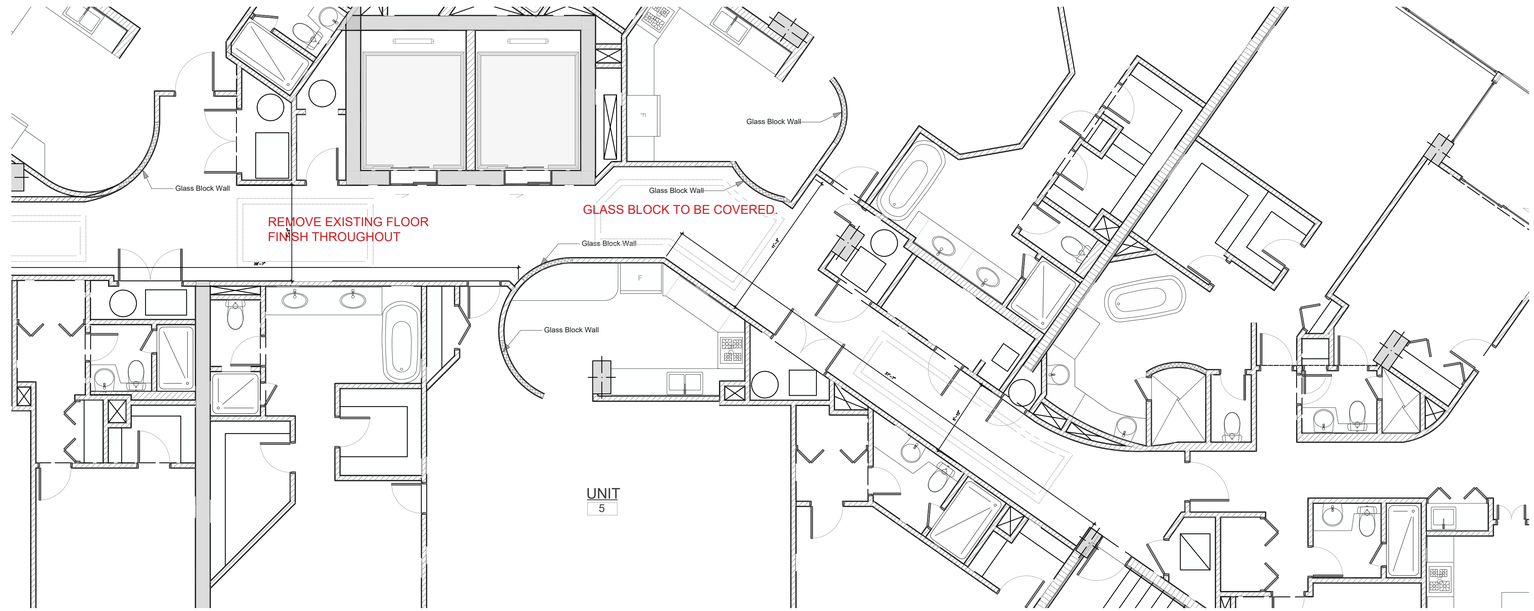
COORDINATE WITH NEW FINISH REQUIREMENTS

CEILING DEMOLITION

REMOVE EXISTING CEILING PAINT, PATCH AND REPAIR SUBSTRATE AS NEEDED, EVEN SURFACE SUITABLE FOR NEW PAINT APPLICATION

REMOVE LIGHT FIXTURES,AND PREPARE AS NEEDED TO RECEIVE NEW FIXTURES





EXISITNG LAYOUT AMENITIES

3/16"–1'–0"

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

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EXISTING HALLWAYS

VISTAS CONDOMINIUM
NAPLES, FLORIDA

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DATE: 02/23/2025

DESIGNER MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

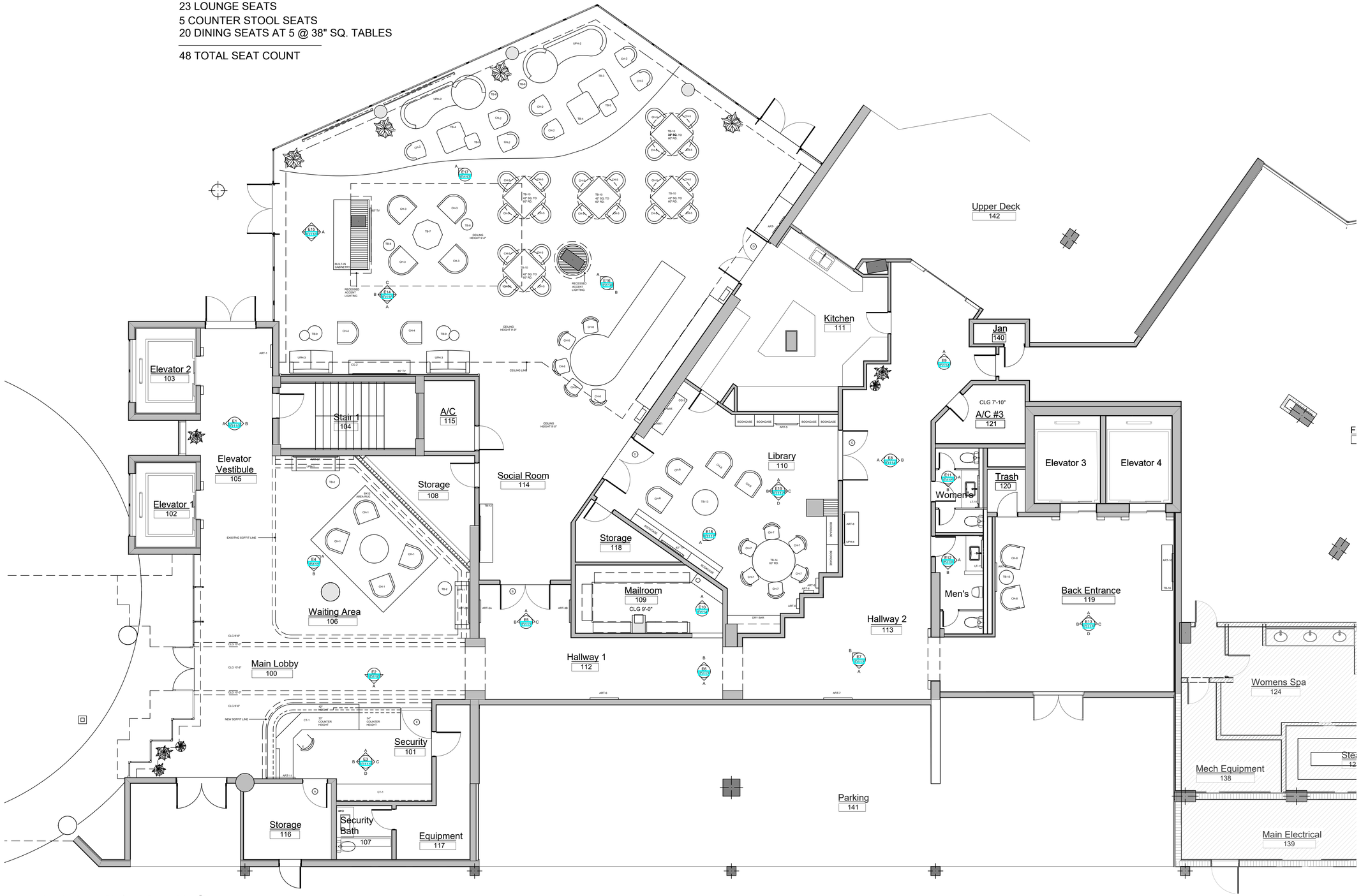
SHEET NO.

ID101

SOCIAL ROOM SEAT COUNT

23 LOUNGE SEATS
5 COUNTER STOOL SEATS
20 DINING SEATS AT 5 @ 38" SQ. TABLES

48 TOTAL SEAT COUNT



NEW FURNITURE LAYOUT

3/16"=1'-0"

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

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FURNITURE LAYOUT

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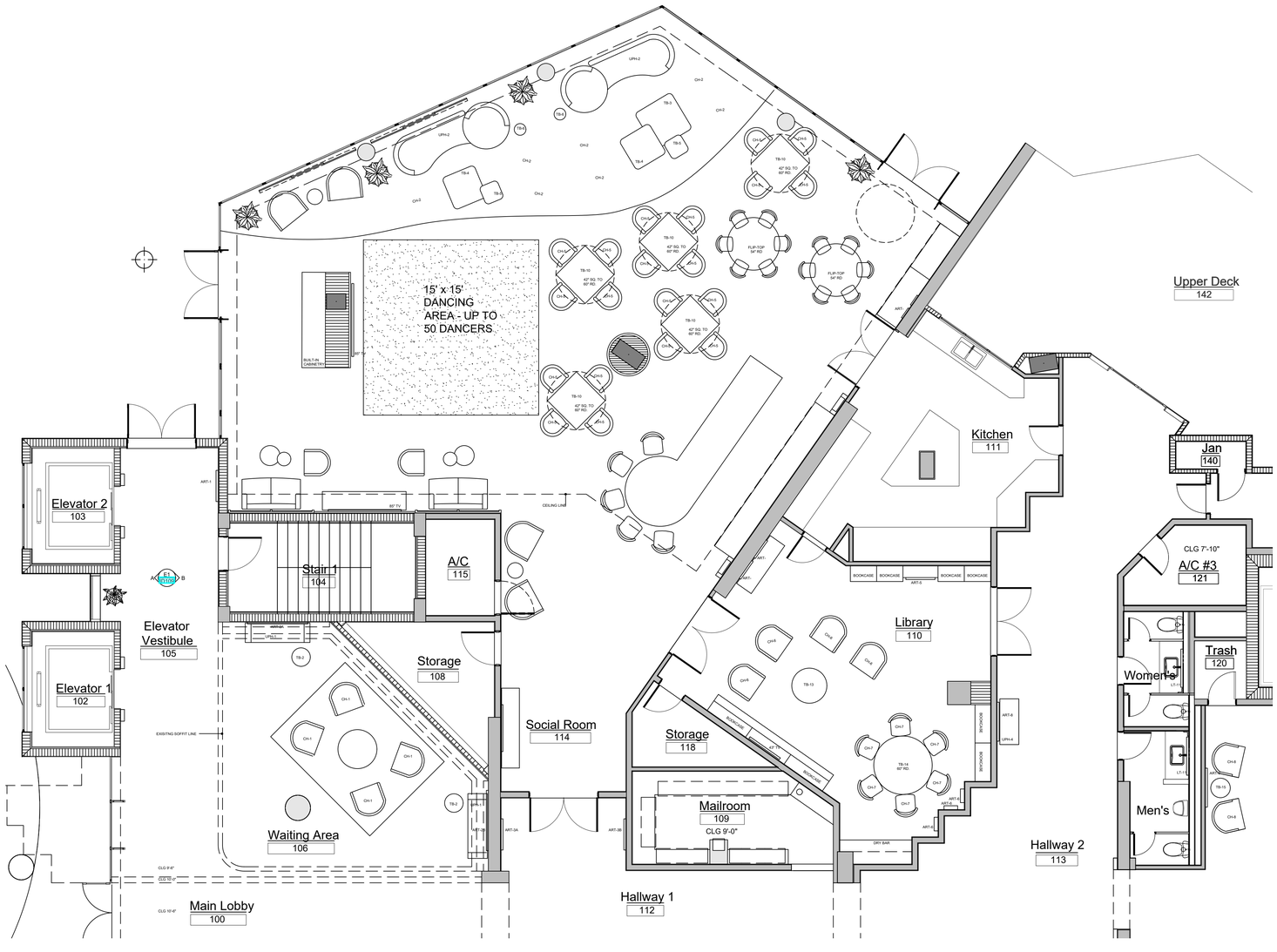
DATE: 02/23/2025
DESIGNER: MARYANNE H. & BLAKE E.
DRAWN BY: A.B.
SHEET NO.: ID102



SOCIAL ROOM FURNITURE LAYOUT FOR DANCING

3/16"=1'-0"

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

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FURNITURE LAYOUT

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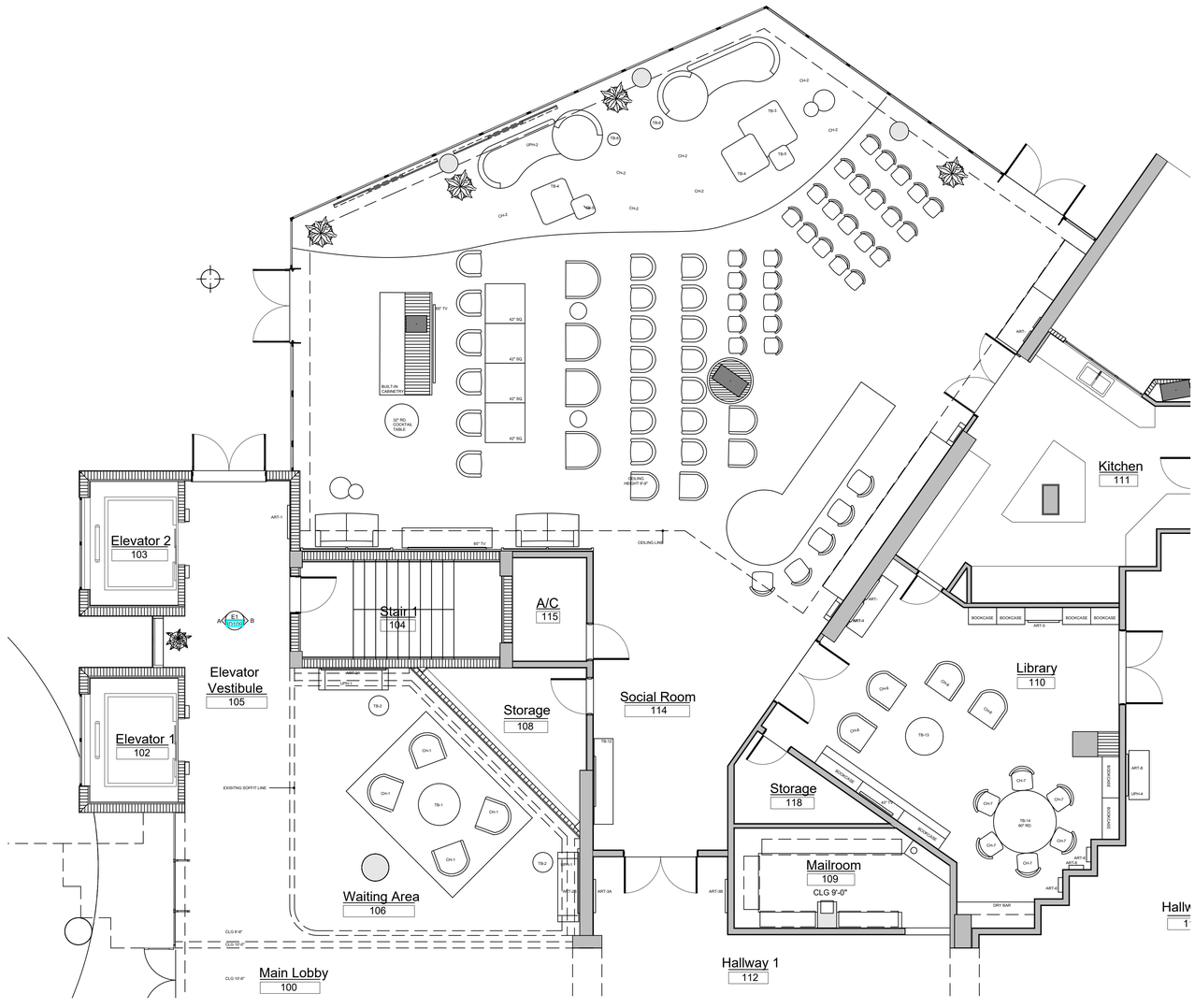
DATE: 02/23/2025

DESIGNER: MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

SHEET NO.

ID103



SOCIAL ROOM FURNITURE LAYOUT FOR MEETING

3/16"=1'-0"

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FURNITURE LAYOUT

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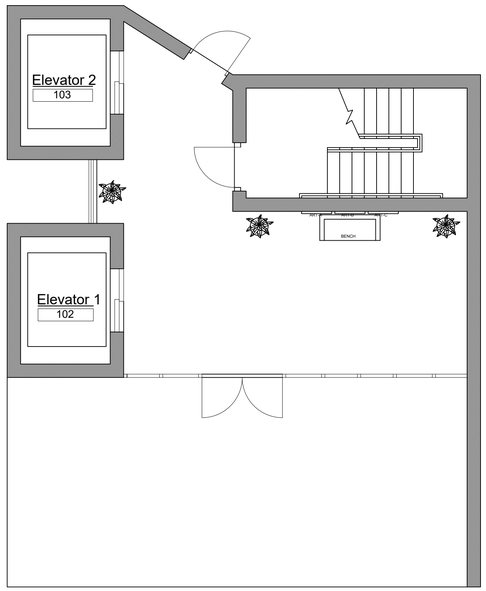
DATE: 02/23/2025

DESIGNER: MARYANNE H. & BLAKE E.

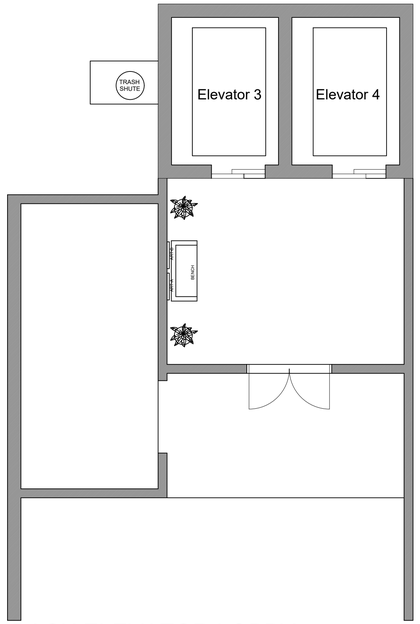
DRAWN BY: A.B.

SHEET NO.

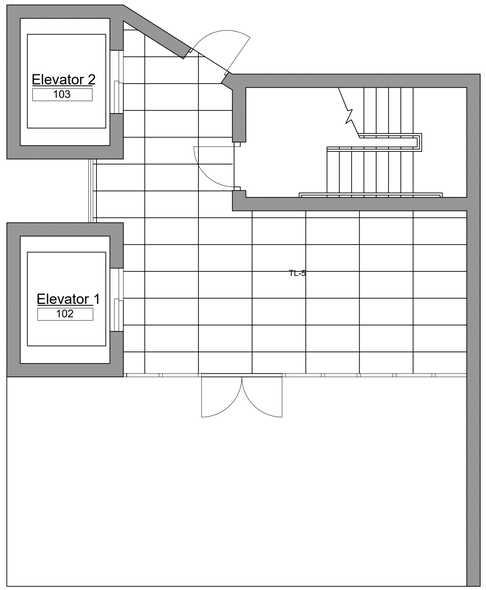
ID104



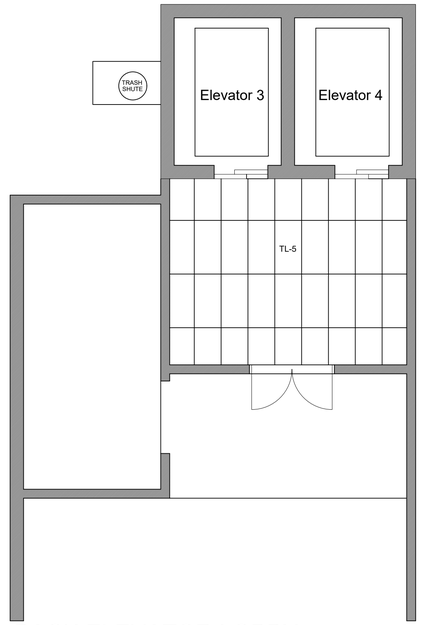
FRONT ELEVATOR LOBBY



BACK ELEVATOR LOBBY



FRONT ELEVATOR LOBBY



BACK ELEVATOR LOBBY

GARAGE LEVEL ELEVATOR LOBBY - FURNITURE LAYOUT

3/16"=1'-0"

GARAGE LEVEL ELEVATOR LOBBY - FLOORING LAYOUT

3/16"=1'-0"

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

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FLOORING LAYOUT

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DATE: 02/23/2025

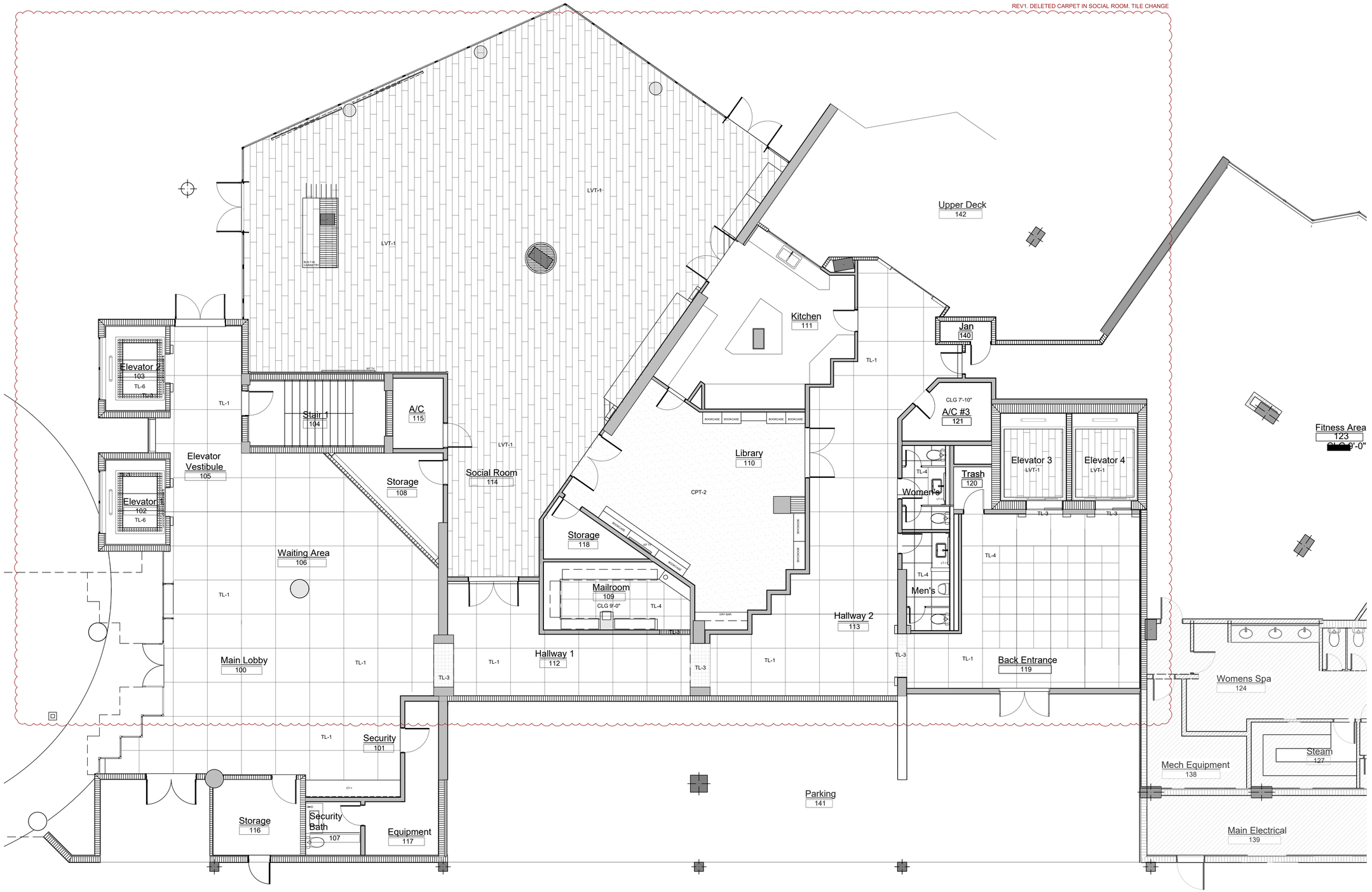
DESIGNER: MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

SHEET NO.

ID105

REV1. DELETED CARPET IN SOCIAL ROOM. TILE CHANGE



FLOORING LAYOUT

3/16"=1'-0"

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NAPLES FL 34103
(239) 261-4663
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CDH DESIGN GROUP
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FLOORING LAYOUT

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
1	ID SET CONCEPTUAL DEVELOPMENT	02/23/2025
2	ID SET CONCEPTUAL DEVELOPMENT	05/01/2025
3	ID SET FOR COORDINATION WITH GC	07/02/2025
4	ID SET FOR COORDINATION WITH ARCH	10/07/2025
5	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
6	REVISED FINISH SCHEDULES	12/09/2025
7	REVISED FINISH SCHEDULES	01/10/2026
8	REVISED FINISH SCHEDULES	04/13/2026

NOTES:

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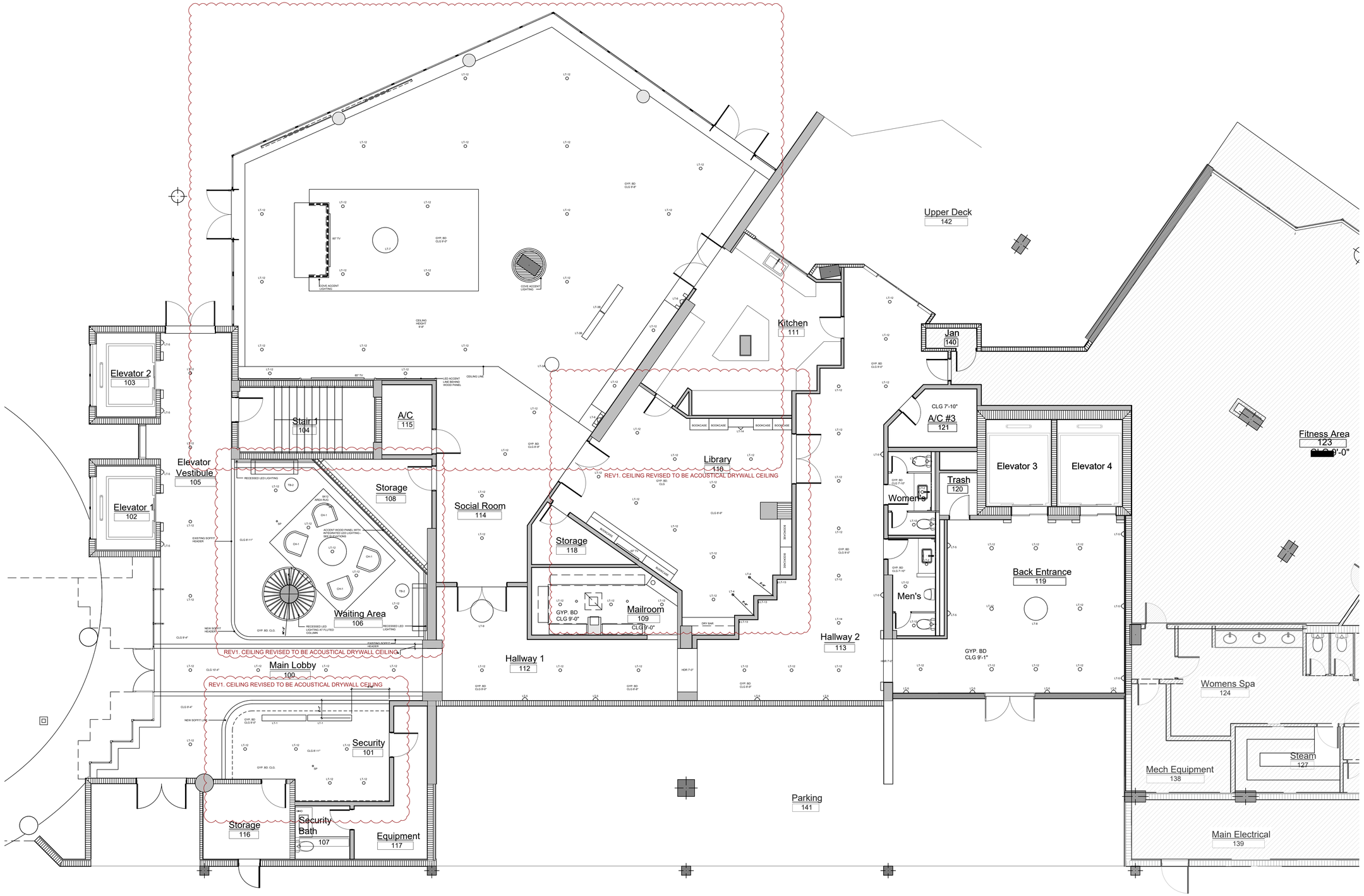
DATE:	02/23/2025
DESIGNER	MARYANNE H. & BLAKE E.
DRAWN BY:	A.B.
SHEET NO.	ID106

REV1. CEILING REVISED TO BE ACOUSTICAL DRYWALL CEILING



RCP

3/16"=1'-0"

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LOBBY LAYOUT

VISTAS CONDOMINIUM
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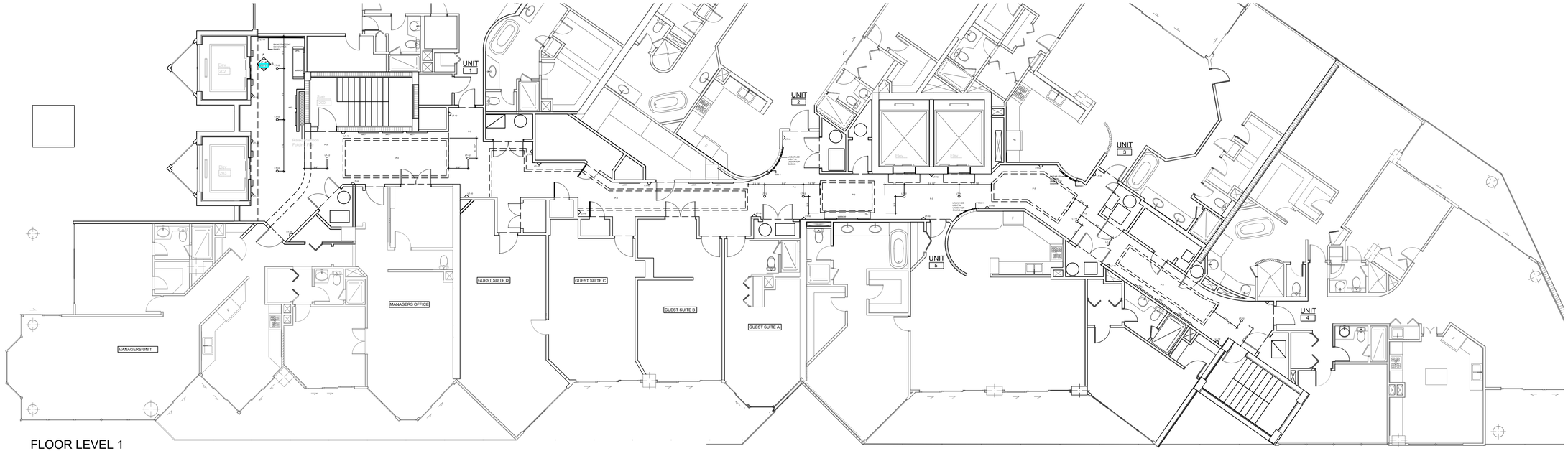
DATE: 02/23/2025

DESIGNER MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

SHEET NO.

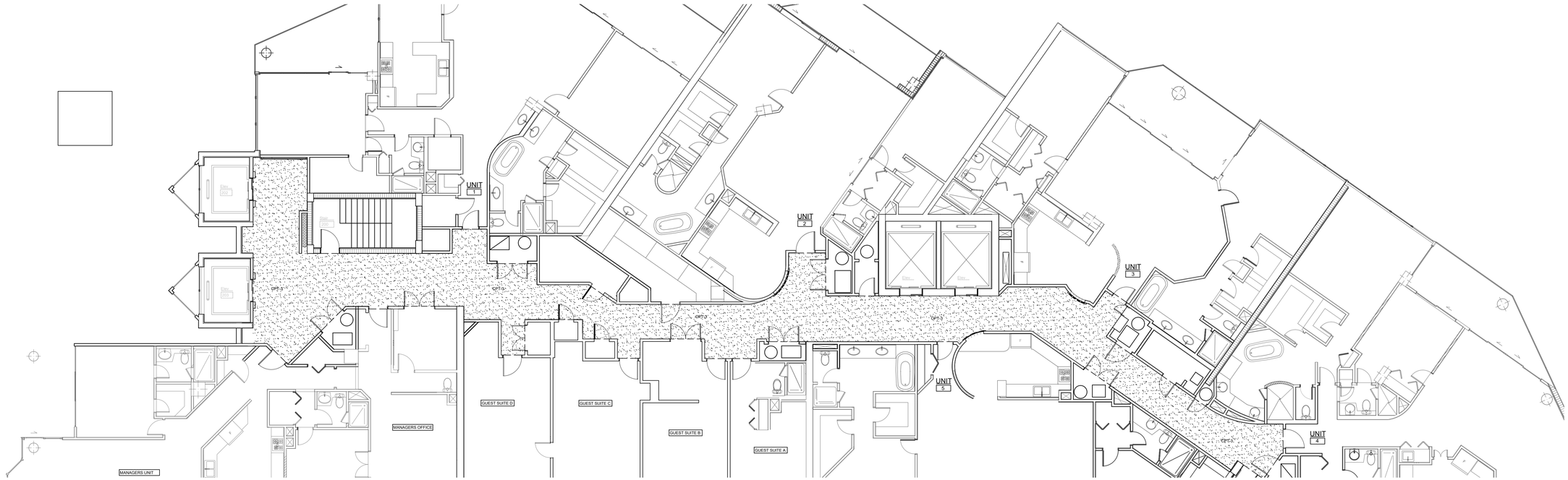
ID107



FLOOR LEVEL 1

HALLWAYS LEVEL 1 FURNITURE/RCP LAYOUT

1/8"=1'-0"



HALLWAYS LEVEL 1 FLOORING LAYOUT

1/8"=1'-0"

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HALLWAY

VISTAS CONDOMINIUM
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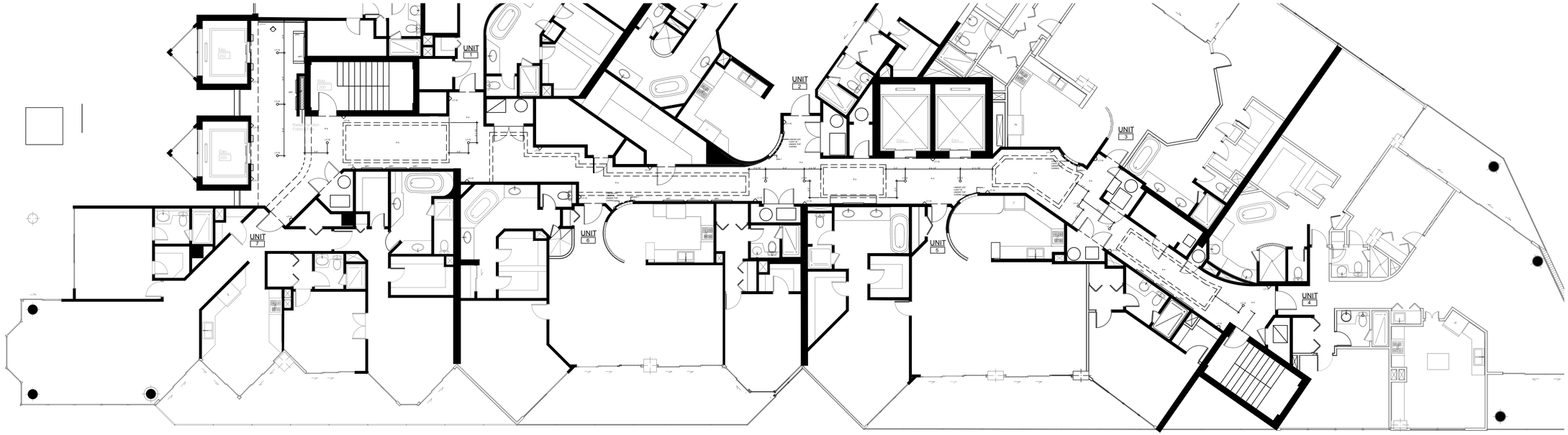
DATE: 02/23/2025

DESIGNER MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

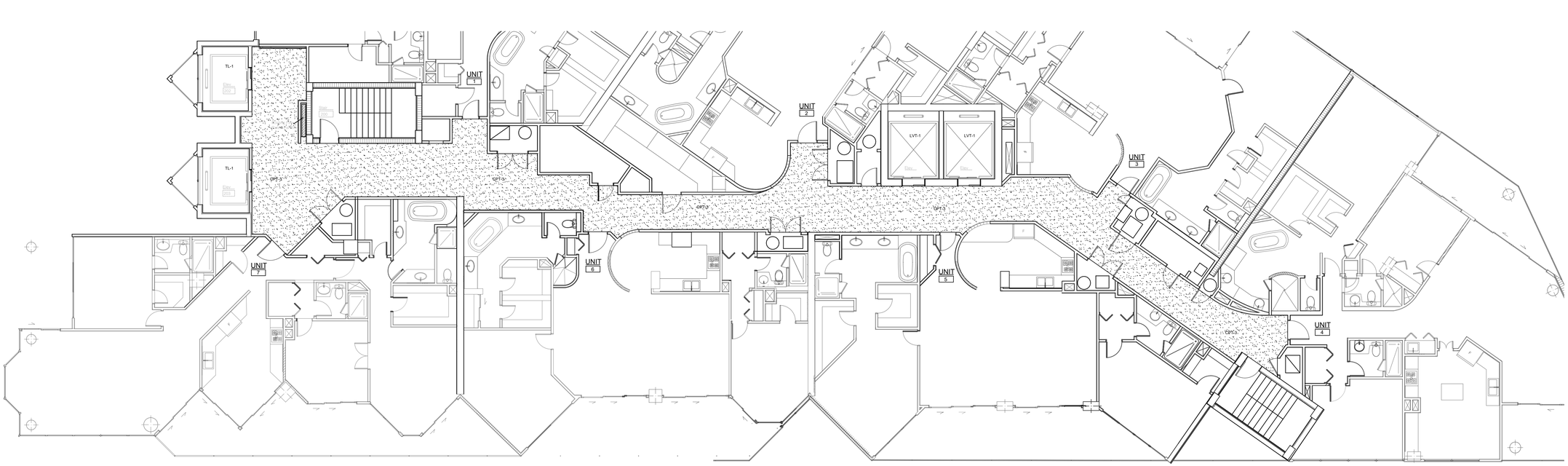
SHEET NO.

ID108



HALLWAYS LEVEL 2-PENTHOUSE-FURNITURE/RCP LAYOUT

1/8"=1'-0"



FLOOR LEVEL 2-PH Floor Plan

HALLWAYS LEVEL 2-PENTHOUSE-FLOORING LAYOUT

1/8"=1'-0"

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HALLWAY LEVEL 2-PENTHOUSE

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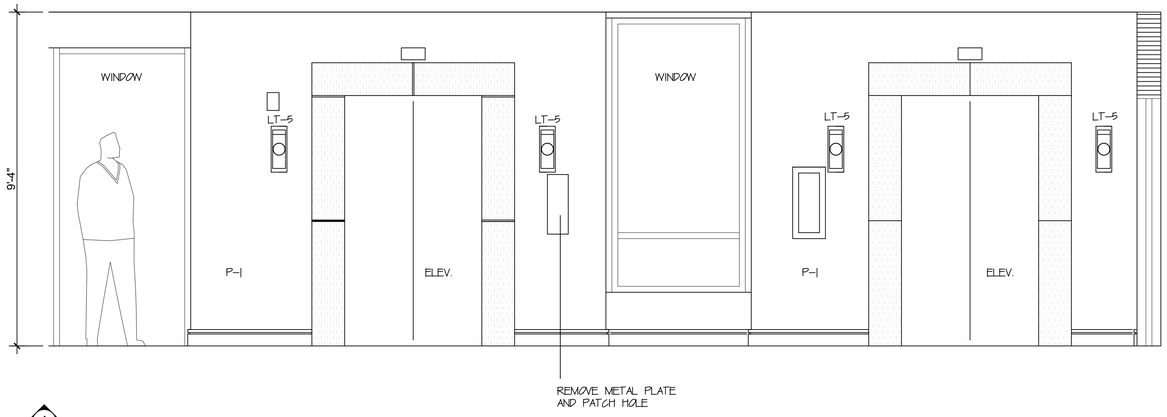
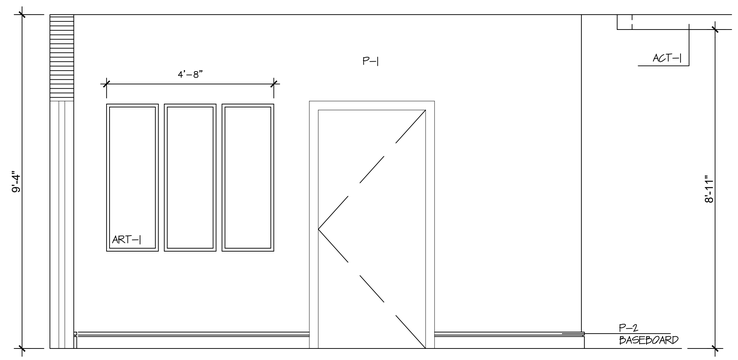
DATE:	02/23/2025
DESIGNER	MARYANNE H. & BLAKE E.
DRAWN BY:	A.B.
SHEET NO.	ID109



A

E1 - FRONT ELEVATOR LOBBY ELEVATION

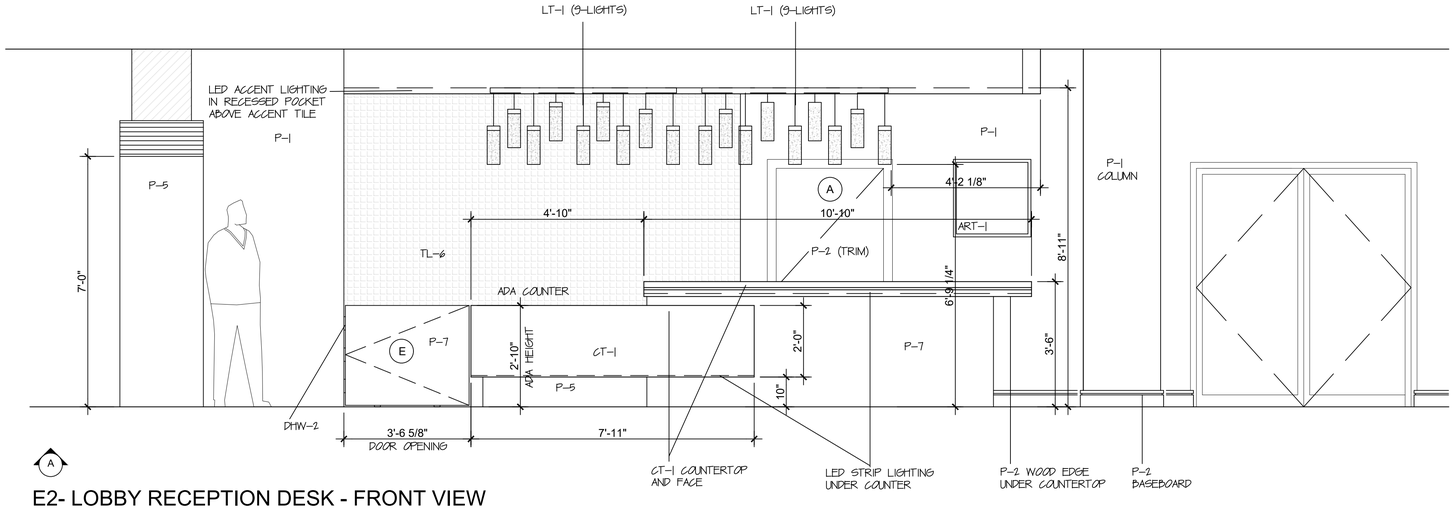
1/2"= 1'-0"



B

E1 - LOBBY STAIR WALL ELEVATION

1/2"= 1'-0"



A

E2- LOBBY RECEPTION DESK - FRONT VIEW

1/2"= 1'-0"

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ELEVATION

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NAPLES, FLORIDA

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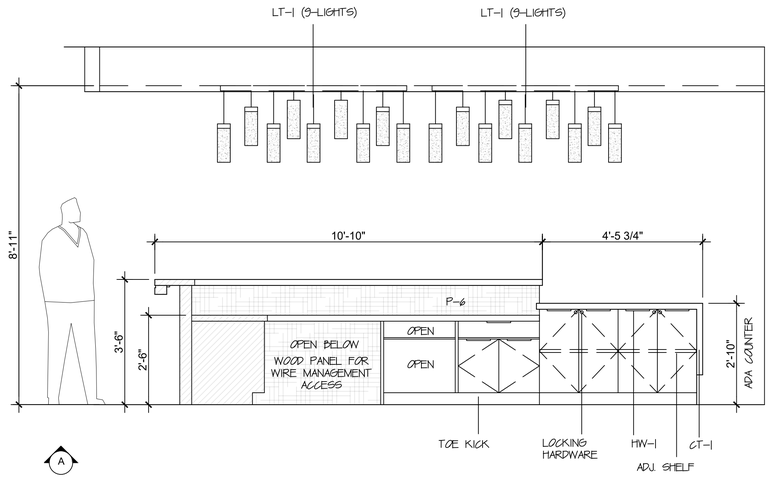
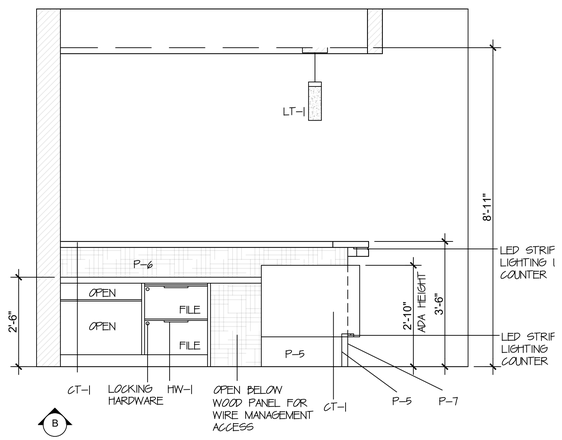
DATE: 02/23/2025
DESIGNER: MARYANNE H. & BLAKE E.
DRAWN BY: A.B.
SHEET NO.
ID110



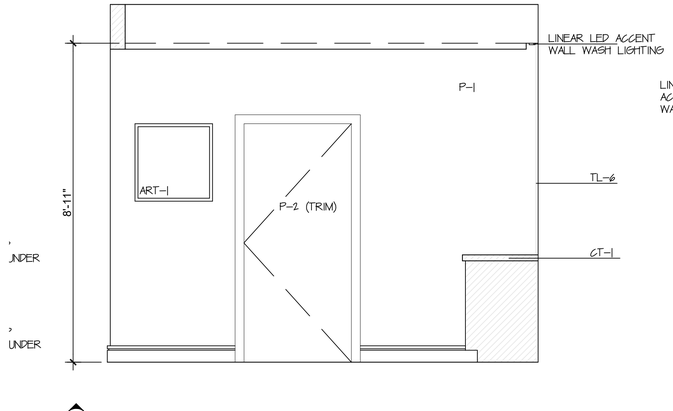
E3- LOBBY RECEPTION DESK - BACK VIEW

1/2"= 1'-0"



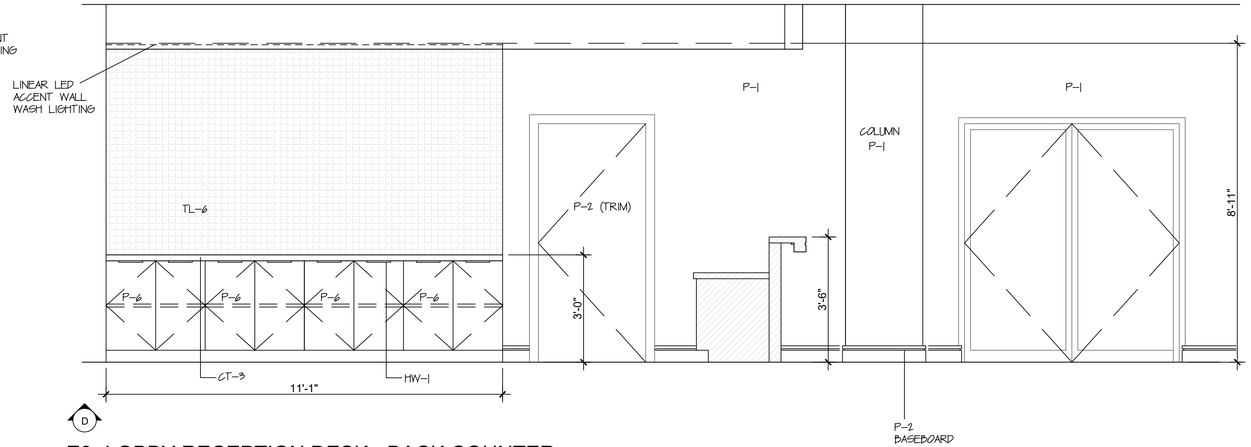
E3- LOBBY RECEPTION DESK - EAST VIEW

1/2"= 1'-0"



E3- LOBBY RECEPTION DESK - WEST VIEW

1/2"= 1'-0"



E3- LOBBY RECEPTION DESK - BACK COUNTER

1/2"= 1'-0"

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ELEVATION

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NAPLES, FLORIDA

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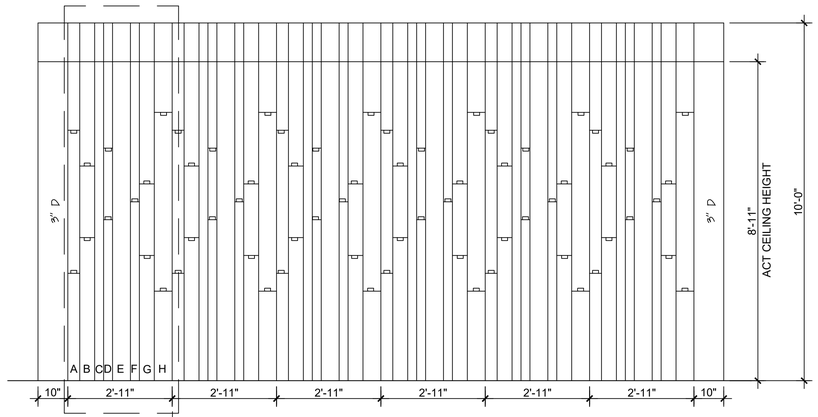
DATE: 02/23/2025

DESIGNER
MARYANNE H. & BLAKE E.

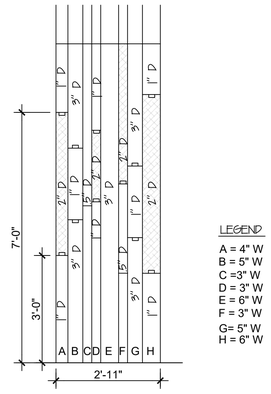
DRAWN BY: A.B.

SHEET NO.
ID111



E4 - LOBBY ACCENT WALL

1/2"= 1'-0"



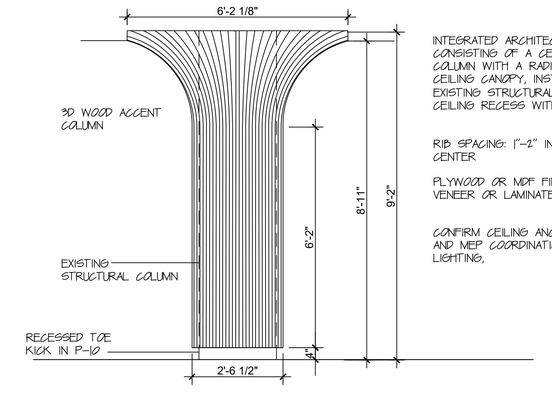
LEGEND

A = 4" W
B = 5" W
C =3" W
D = 3" W
E = 6" W
F = 3" W
G= 5" W
H = 6" W

LOBBY WOOD ACCENT PATTERN

1/2"= 1'-0"

RECESSED LIGHT CEILING ALCOVES TAPE LIGHT WITH DIFFUSER PERIMETER OF COLUMN



INTEGRATED ARCHITECTURAL FEATURE CONSISTING OF A CENTRAL FLUTED COLUMN WITH A RADIAL RIBBED CEILING CANOPY, INSTALLED OVER AN EXISTING STRUCTURAL COLUMN/ CEILING RECESS WITH LED LIGHT

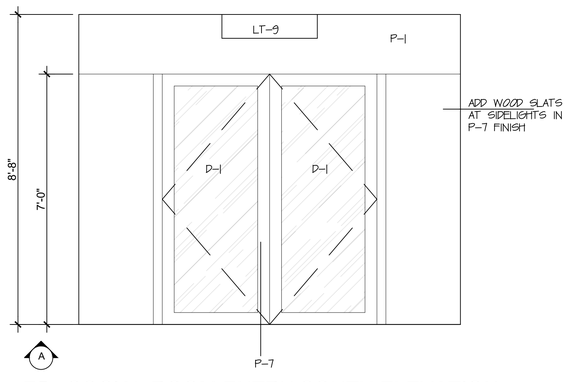
RIB SPACING: 1"-2" INCHES ON CENTER

PLYWOOD OR MDF FINS WITH WOOD VENEER OR LAMINATE FINISH.

CONFIRM CEILING ANCHORAGE POINT AND MEP COORDINATION FOR LIGHTING,

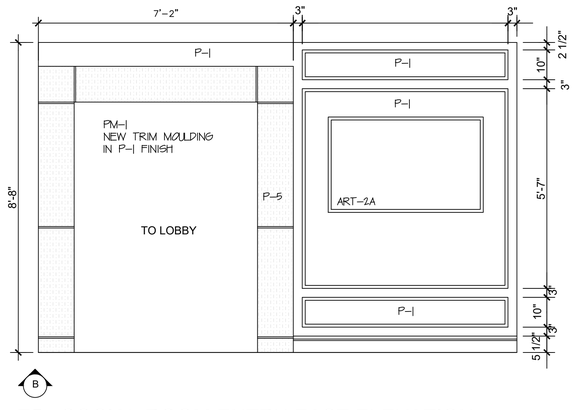
E4 - LOBBY ACCENT COLUMN

1/2"= 1'-0"



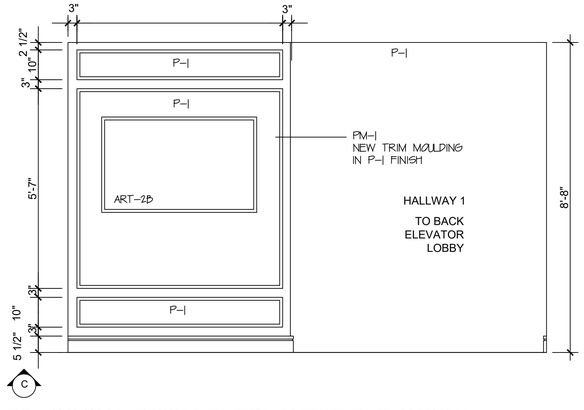
E5 - SOCIAL ROOM ENTRY SOUTH ELEVATION

1/2"= 1'-0"



E5 - SOCIAL ROOM ENTRY EAST ELEVATION

1/2"= 1'-0"



E5 - SOCIAL ROOM ENTRY WEST ELEVATION

1/2"= 1'-0"

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COLUMN DESIGN INTENT

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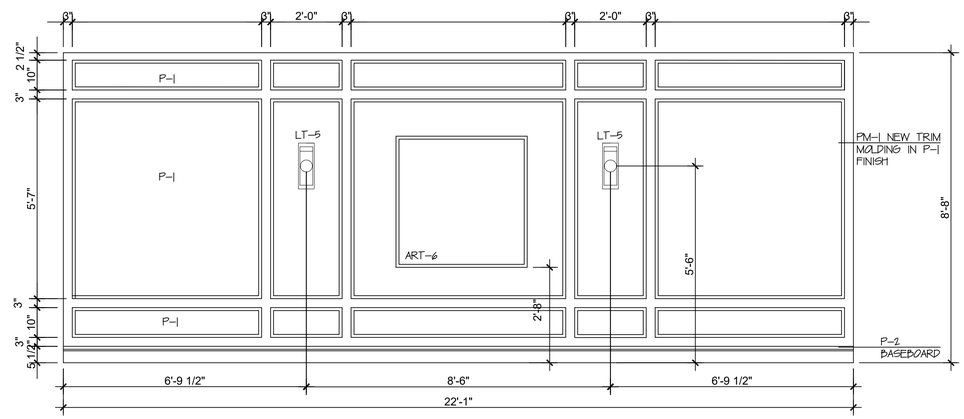
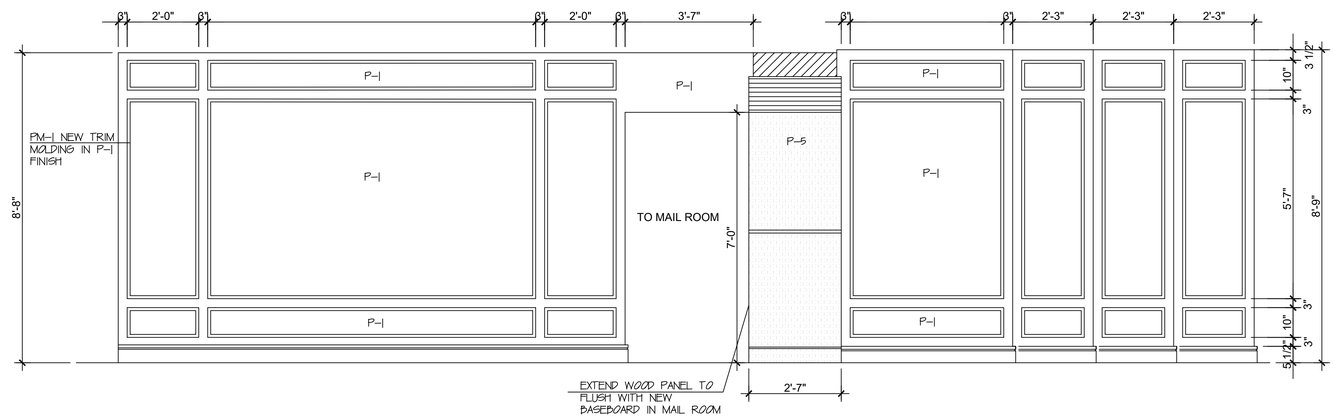
DATE:	02/23/2025
DESIGNER	MARYANNE H. & BLAKE E.
DRAWN BY:	A.B.
SHEET NO.	ID112



A

E6 - HALLWAY 1 NORTH ELEVATION

1/2"= 1'-0"



B

E6 - HALLWAY 1 SOUTH ELEVATION

1/2"= 1'-0"

A

E7 - HALLWAY 2 NORTH ELEVATION

1/2"= 1'-0"

CD
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DATE:	02/23/2025
DESIGNER	MARYANNE H. & BLAKE E.
DRAWN BY:	A.B.
SHEET NO.	ID113

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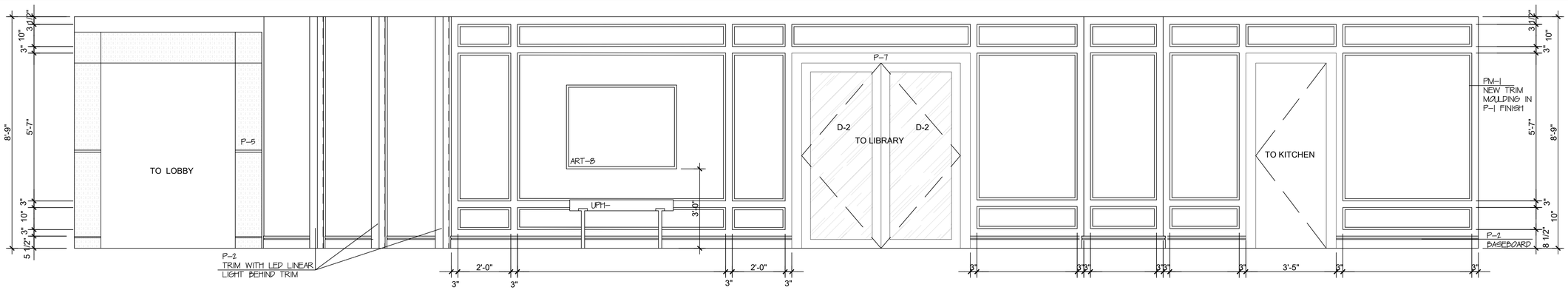
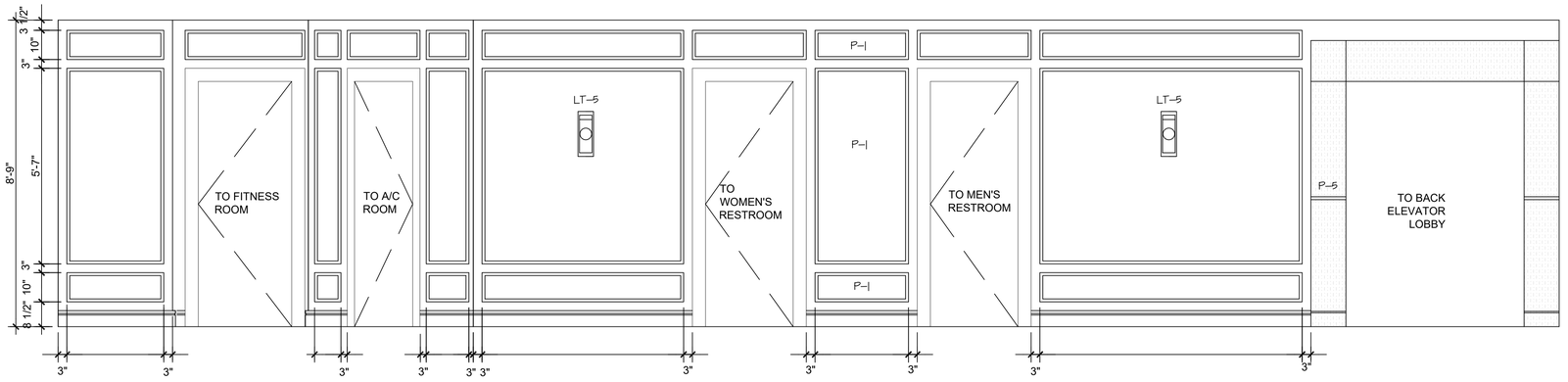


A

E8 - HALLWAY 2 - TO POOL EAST ELEVATION

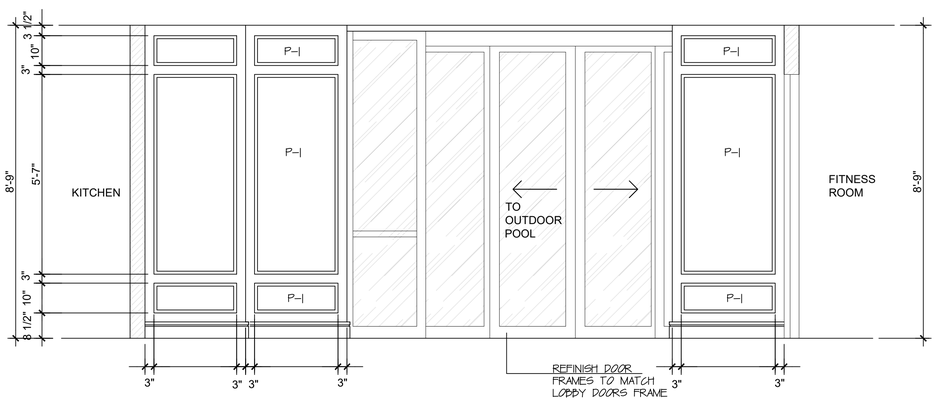
1/2"= 1'-0"



B

E8 - HALLWAY 2 WEST ELEVATION

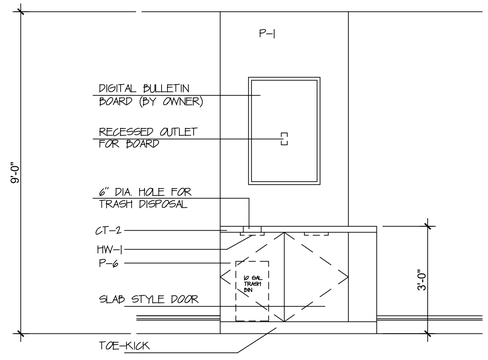
1/2"= 1'-0"



A

E9 - HALLWAY 2 TO POOL SOUTH ELEVATION

1/2"= 1'-0"



A

E10 - MAIL ROOM CABINET ELEVATION

1/2"= 1'-0"

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CDH DESIGN GROUP
Lubner Group LLC d/b/a

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ELEVATIONS

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
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	ID SET FOR COORDINATION WITH ARCH	10/07/2025
	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
	REVISED FINISH SCHEDULES	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/13/2026

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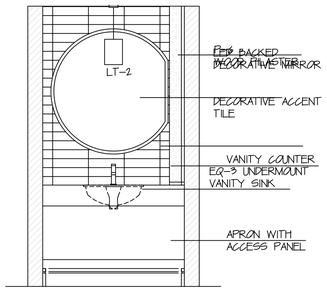
DATE: 02/23/2025
DESIGNER: MARYANNE H. & BLAKE E.
DRAWN BY: A.B.
SHEET NO.
ID114

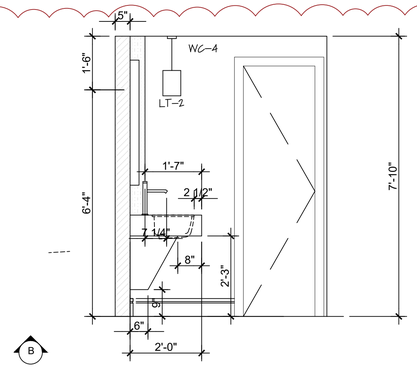
REV1. REVISED SINK TO BE UNDERMOUNTED



A

E11 - WOMEN'S RESTROOM ELEVATION

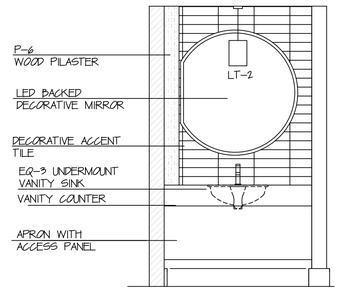
1/2"= 1'-0"



B

E11 - WOMEN'S RESTROOM SIDE ELEVATION

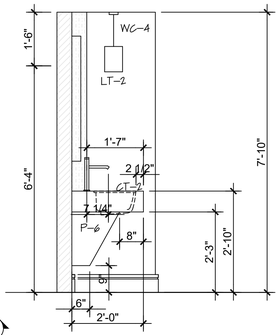
1/2"= 1'-0"



A

E12 - MEN'S RESTROOM ELEVATION

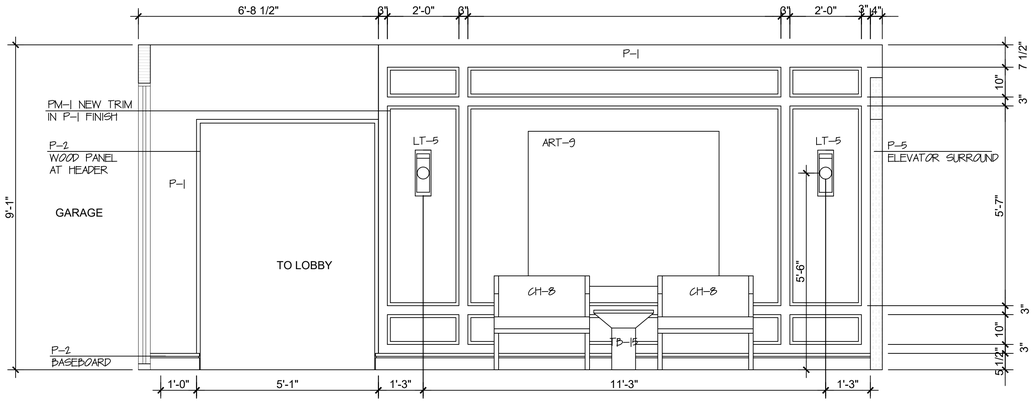
1/2"= 1'-0"



B

E12 - MEN'S RESTROOM SIDE ELEVATION

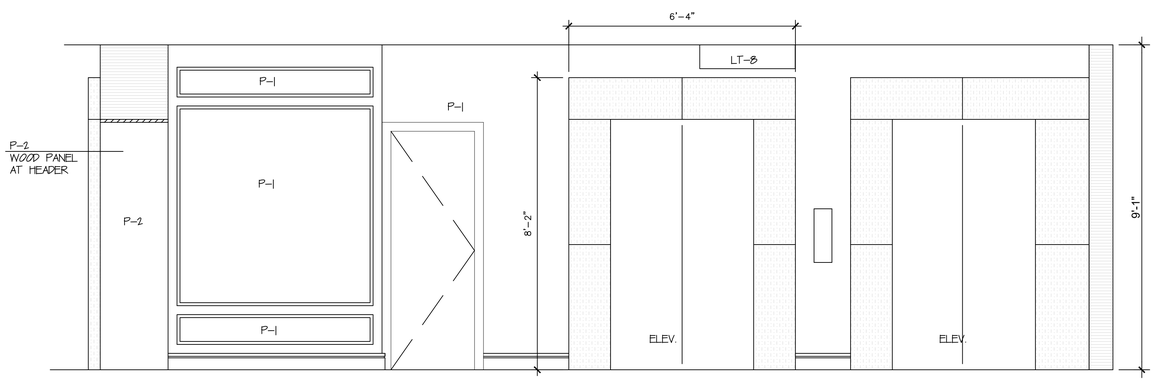
1/2"= 1'-0"



A

E13 - BACK ELEVATOR LOBBY EAST ELEVATION

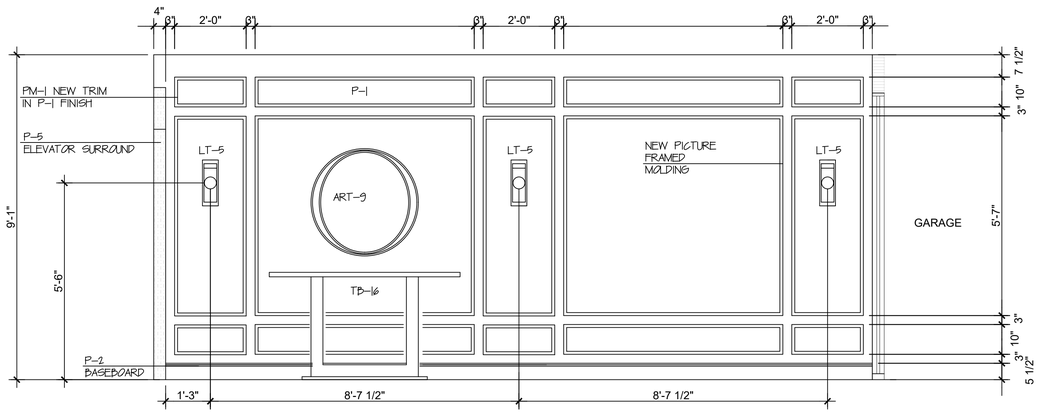
1/2"= 1'-0"



B

E13 - BACK ELEVATOR LOBBY SOUTH ELEVATION

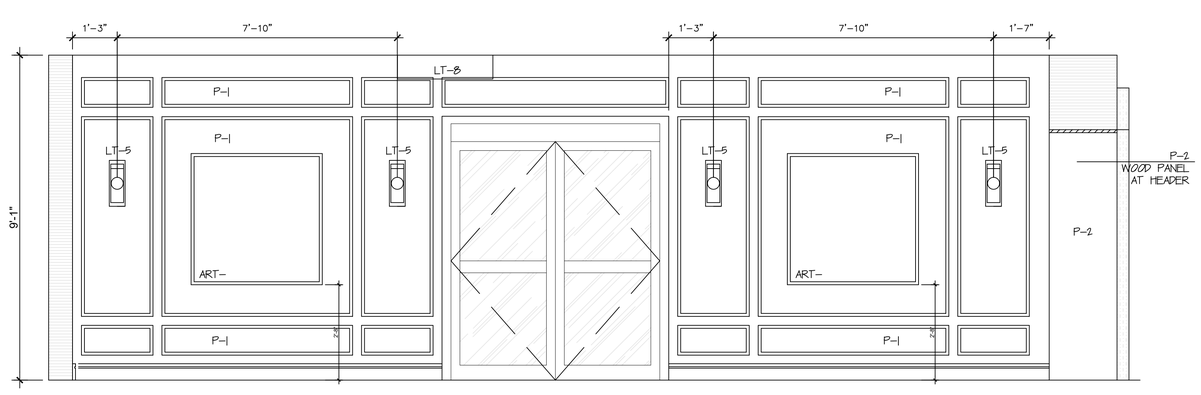
1/2"= 1'-0"



C

E13 - BACK ELEVATOR LOBBY WEST ELEVATION

1/2"= 1'-0"



D

E13 - BACK ELEVATOR LOBBY NORTH ELEVATION

1/2"= 1'-0"

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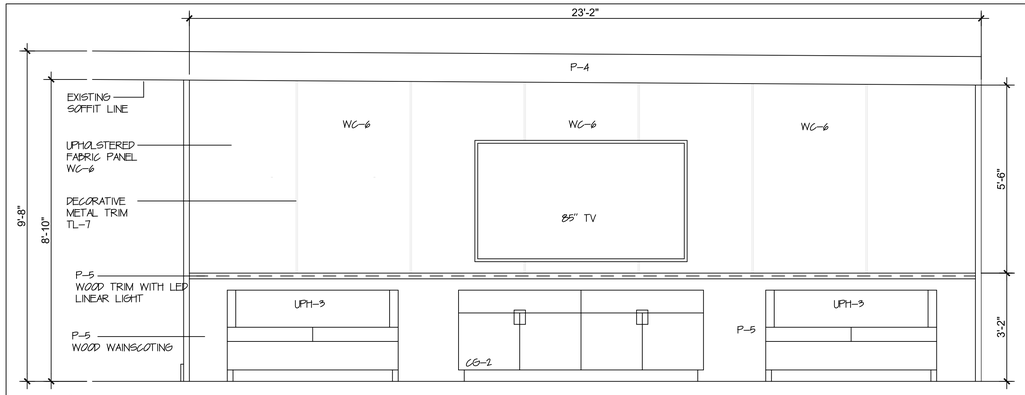
DATE: 02/23/2025

DESIGNER: MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

SHEET NO.

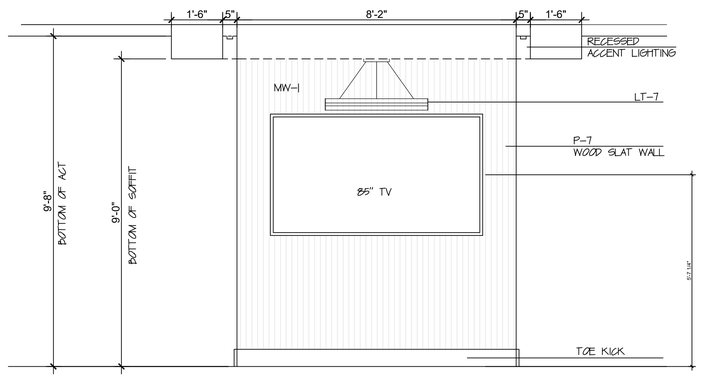
ID115



A

E14 - SOCIAL ROOM-CREDENZA ACCENT WALL

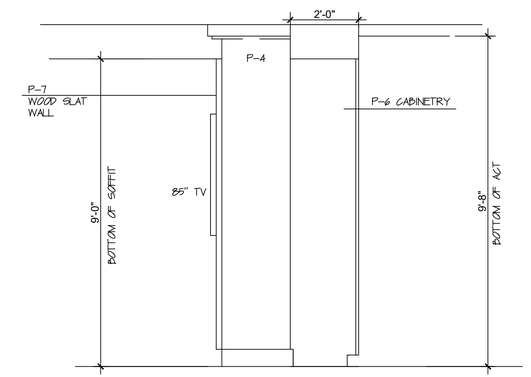
1/2"= 1'-0"



B

E14 - SOCIAL ROOM-ACCENT TV WALL WITH WOOD SLAT PANEL

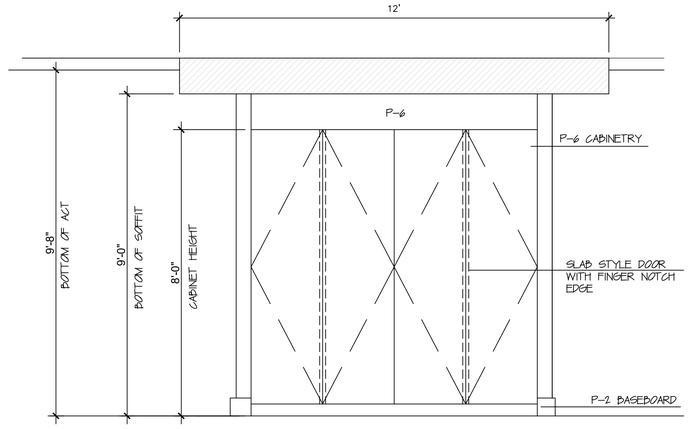
1/2"= 1'-0"



C

E14 - SOCIAL ROOM-ACCENT TV WALL WITH BUILT-IN CABINET SIDE VIEW

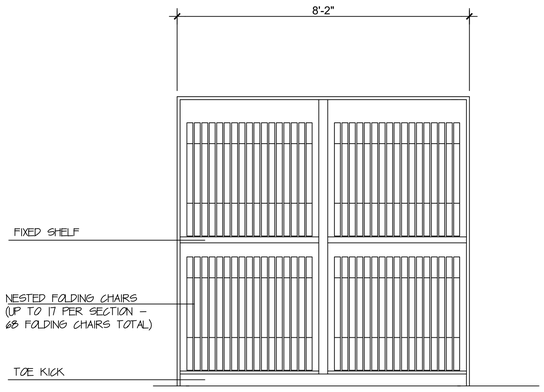
1/2"= 1'-0"



A

E15 - SOCIAL ROOM-ACCENT TV WALL WITH BUILT-IN CABINET

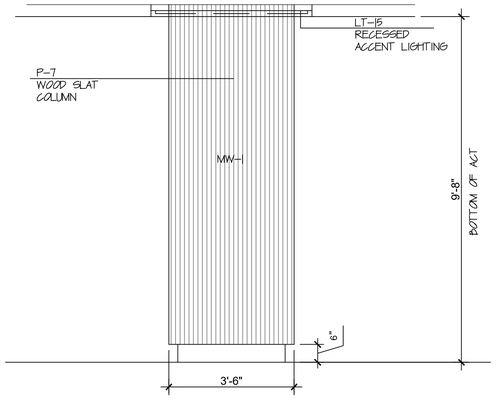
1/2"= 1'-0"



A

E15 - SOCIAL ROOM-ACCENT TV WALL WITH BUILT-IN CABINET (INSIDE VIEW)

1/2"= 1'-0"

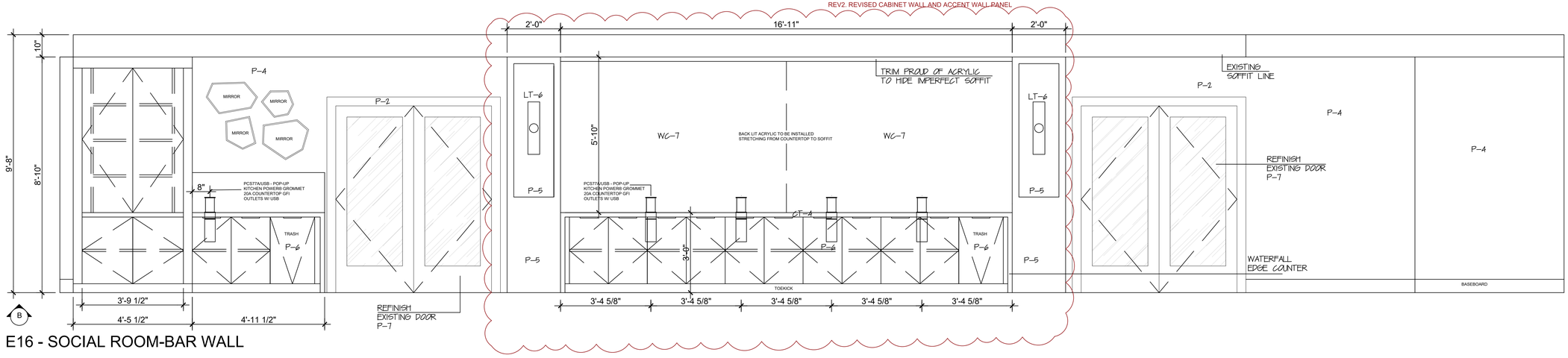


A

E16 - SOCIAL ROOM ROUND COLUMN

1/2"= 1'-0"

REV2. REVISED CABINET WALL AND ACCENT WALL PANEL



B

E16 - SOCIAL ROOM-BAR WALL

1/2"= 1'-0"

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ELEVATIONS

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
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	ID SET FOR COORDINATION WITH ARCH	10/07/2025
	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
	REVISED FINISH SCHEDULES	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/13/2026
	REVISED SOCIAL ROOM BAR WALL	05/08/2026

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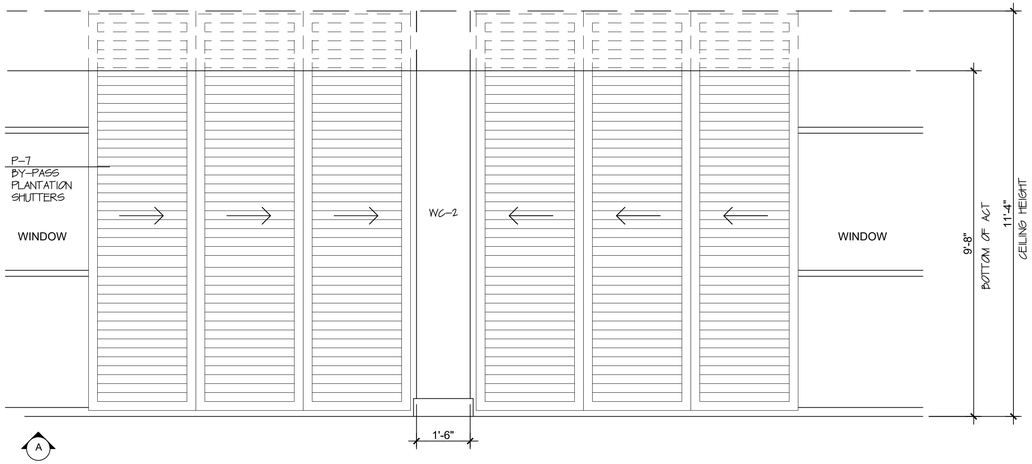
DATE: 02/23/2025

DESIGNER MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

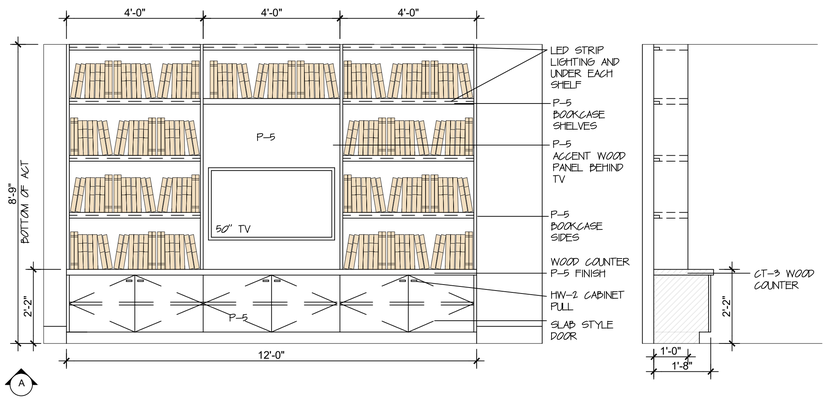
SHEET NO.

ID116



E17 - SOCIAL ROOM WINDOW BY-PASS SHUTTERS

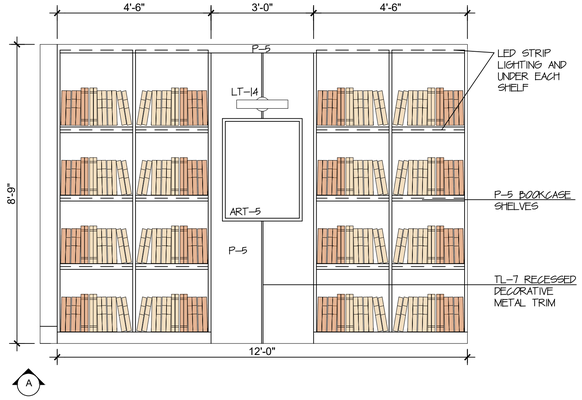
1/2"= 1'-0"



E18 - LIBRARY TV WALL NORTH ELEVATION

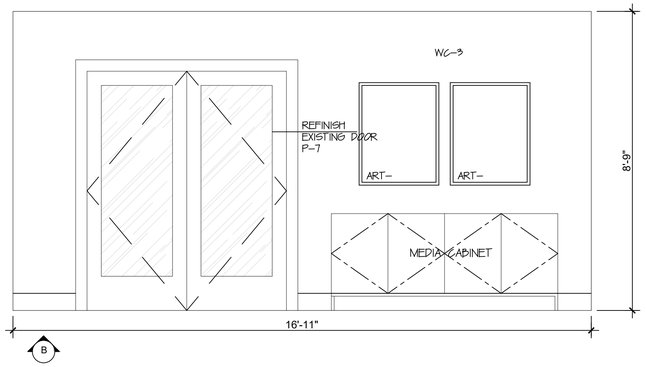
1/2"= 1'-0"

SIDE VIEW



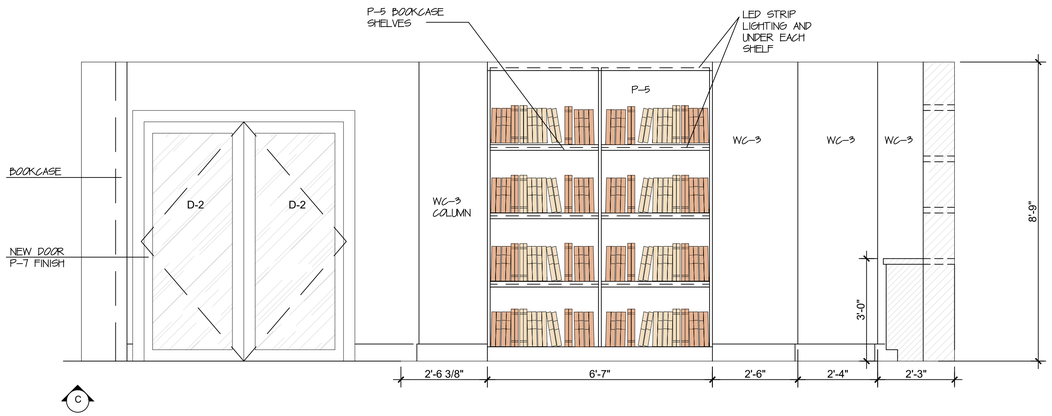
E19 - LIBRARY BOOKCASE SOUTH ELEVATION

1/2"= 1'-0"



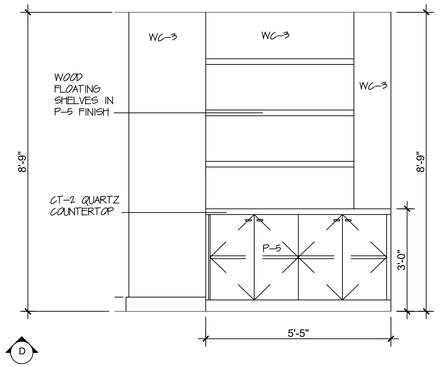
E19 - LIBRARY BOOKCASE WALL EAST ELEVATION

1/2"= 1'-0"



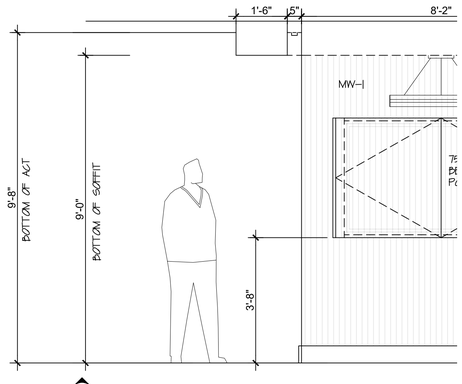
E19 - LIBRARY BOOKCASE WEST ELEVATION

1/2"= 1'-0"



E19 - LIBRARY DRYBAR NORTH ELEVATION

1/2"= 1'-0"



E14 - SOCIAL ROOM-ACCENT TV WALL V

1/2"= 1'-0"

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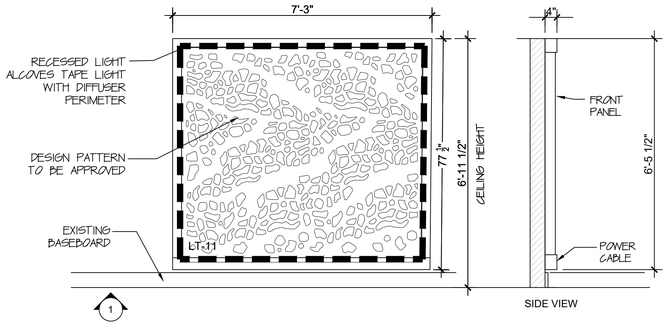
DATE: 02/23/2025

DESIGNER
MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

SHEET NO.
ID117



NOTES
FRAME STRUCTURE (STRAIGHT BASE)
USE: METAL TRACK WITH LIGHT-GAUGE METAL STUDS OR KERFED PLYWOOD RIBS.

USE: 6MM OR 1/4" PLYWOOD OR MDF. FOR BACKING

DECORATIVE CUTOUT PANEL
CNC-CUT SEALED MDF OR PVC SHEETS.

BACKLIGHTING/LED STRIP LIGHTS (FLEXIBLE, 2700K-3000K RANGE).

MOUNT BEHIND THE DECORATIVE CUTOUT PANEL USING ALUMINUM LED CHANNELS FOR EVEN DIFFUSION.

BACK PANEL: USE WHITE ACRYLIC (DIFFUSER) OR FROSTED POLYCARBONATE SHEET TO SOFTEN AND DIFFUSE THE LIGHTING.

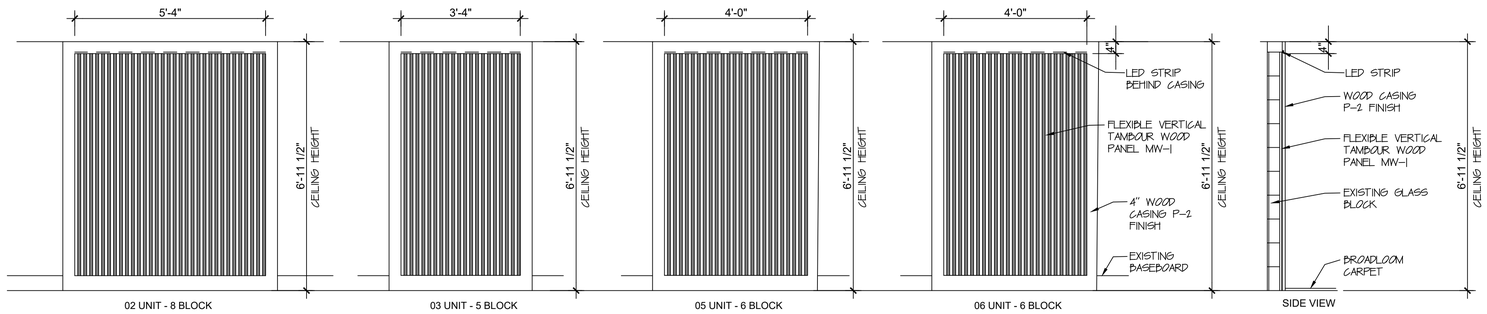
REMOVE EXISTING SCONCES

ADD OUTLET ON WALL FOR POWER SOURCE

E20 - RESIDENT CORRIDORS ACCENT LIGHT PANEL AT FRONT ELEVATOR LOBBY - PER FLOOR

1/2"= 1'-0"

REV1. REVISED PANELS



NOTES

PRIME WITH PAINT EXISTING GLASS BLOCK

SECURE OUTWATER INDUSTRIES DECORATIVE FLEXIBLE TAMBOUR SOLID WOOD PANELS TO EXISTING GLASS BLOCK

MILLWORK MW-1, FINISH TO MATCH P-7

ADD LED STRIP (FLEXIBLE, 2700K-3000K RANGE) IN CHANNEL AT TOP DECORATIVE WOOD CASING

FRAME EXISTING GLASS BLOCK WALL WITH DECORATIVE WOOD CASING - FINISH IN P-2

E20 - RESIDENT CORRIDORS ACCENT LIGHT PANEL AT FRONT ELEVATOR LOBBY

1/2"= 1'-0"

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	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
	REVISED FINISH SCHEDULES	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/13/2026

NOTES:

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DATE:	02/23/2025
DESIGNER	MARYANNE H. & BLAKE E.
DRAWN BY:	A.B.
SHEET NO.	ID118

REVISED SCHEDULES REV. 2

FINISH SCHEDULE

updated: 5/15/2026

AREA	TAG	TYPE	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	QTY	NOTES
FLOORING												
FLOORING - LOBBY LEVEL MAIN	TL-1	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	TESORO	48 X 48 POLISHED	BIANCO	48"X 48", 9MM	PORCELAIN TILE, RECTIFIED EDGE, POLISHED			GROUT: TO BE SELECTED CLIENT SELECTION PENDING CONFIRMATION https://internationalwholesaletile.com/product/madras/
FLOORING - ACCENT ON LOBBY LEVEL	TL-3	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	CLIENT SELECTION PENDING - TO BE COORDINATED WITH SELECTION TL-5	CLIENT SELECTION PENDING - TO BE COORDINATED WITH SELECTION TL-5			PORCELAIN TILE, RECTIFIED EDGE, MOSAIC			GROUT: TO BE SELECTED
FLOORING - RESTROOM, MAILROOM, & BACK ELEVATOR LOBBY	TL-4	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	TESORO	24 X 24 POLISHED	BIANCO	24"X 24", 9MM	PORCELAIN TILE, RECTIFIED EDGE, POLISHED			GROUT: TO BE SELECTED CLIENT SELECTION PENDING CONFIRMATION
FLOORING - GARAGE LEVELS & FRONT ELEVATOR CABS	TL-5	PORCELAIN TILE	BLUE HORIZON	BLUE HORIZON	TESORO	24 X 48 POLISHED	BIANCO	24" X 48", 9MM	PORCELAIN TILE, RECTIFIED EDGE, POLISHED			GROUT: TO BE SELECTED CLIENT SELECTION PENDING CONFIRMATION
AREA	**TAG**	**TYPE**	**PURCHASER**	**INSTALLER**	**MFR.**	**MODEL/SKU #**	**COLOR**	**SIZE**	**DESCRIPTION**	**IMAGE**	**QTY**	**NOTES**
LIBRARY	CPT-2	CONTRACT BROADLOOM	CDH	BLUE HORIZON	SIGNATURE FLOORING	DESIGN # Z85731	MULTI	WIDTH: 12'	1/10 Colorpoint 4 colors 12 wide 40 oz 100% SONylon with CPAB and topicals Soil/Stain Treatment			NOTE: REMOVED FROM SOCIAL ROOM - NEW COLORWAY TO BE SELECTED
RESIDENT CORRIDORS	CPT-3	CONTRACT BROADLOOM	CDH	BLUE HORIZON	SIGNATURE FLOORING	DESIGN # 111160	MULTI	WIDTH: 12'	1/10 Colorpoint 4 colors 12 wide 40 oz 100% SONylon with CPAB and topicals Soil/Stain Treatment			
SOCIAL ROOM	LVT-1	Loose Lay LVT	BLUE HORIZON	BLUE HORIZON	SIGNATURE FLOORING	L1009 -Urban Escapes 7"X48" 5mm Loose Lay	721 NASHVILLE	Size:7"W x 48"L	Loose Lay LVT Wear Layer Thickness 20 mil (.050mm) Overall Thickness5 mm Bevel Micro Bevel Finish Commercial Urethane with Ceramic Bead			
BACK ELEVATOR S/R CABS	LVT-2	Loose Lay LVT	BLUE HORIZON	BLUE HORIZON	TILE BAR	ALLURE WASH OAK WHITE ELIM DOWN 6X48 LUXURY VINYL PLANK FLOORING / WO-WT 29GO	WASH OAK WHITE	6"x48"	Loose Lay LVT Wear Layer Thickness 28 mil (.070mm) Overall Thickness 2.5 mm Bevel Micro Bevel			
TRANSITIONS												
TRANSITION LVT TO CARPET IN SOCIAL ROOM AND LIBRARY	TR-2	Aluminum	BLUE HORIZON	BLUE HORIZON	SCHLUTER		TO BE SELECTED		TRANSITION, COLOR: CREAM (TSC) / SKU TO BE CONFIRMED			

AREA	TAG	TYPE	PURCHASER	INSTALLER	MFR.	MODEL/SKU #	COLOR	SIZE	DESCRIPTION	IMAGE	QTY	NOTES
PAINT												
LOBBY LEVEL - MAIN WALL PAINT COLOR	P-1	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7636	ORIGAMI WHITE		EGGSHELL FINISH	SW 7636 Origami White		
TRIM AND MOLDINGS	P-2	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7005	PURE WHITE		SEMI-GLOSS FINISH	SW 7005 Pure White		
MAIN CEILING	P-3	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE		FLAT FINISH	SW 7006 Extra White		
SOCIAL ROOM WALLS AND (3) COLUMNS BY WINDOWS	P-4	PAINT	BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7570	EGRET WHITE		EGGSHELL FINISH	SW 7570 Egret White		
HALLWAY AND ELEVATOR WOOD SURROUND AND RESIDENT CORRIDORS ELEVATOR SURROUND	P-5	PAINT	CDH	CDH			CUSTOM		CUSTOM FINISH TO MATCH APPROVED SAMPLE			MATCH OLD BISCAYNE FINISH: CHARRED CLAY
RECEPTION DESK CABINETRY	P-6	PAINT	BLUE HORIZON	BLUE HORIZON			CUSTOM		CUSTOM FINISH TO MATCH APPROVED SAMPLE			MATCH WILSONART PHANTOM COCOA 8213
FLUTED WOOD COLUMNS	P-7	PAINT	BLUE HORIZON	BLUE HORIZON			CUSTOM		CUSTOM FINISH TO MATCH APPROVED SAMPLE			MATCH WILSONART BEIGEWOOD
RESIDENT CORRIDORS - WALLS	P-8		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 6070	HERON PLUME		EGGSHELL FINISH	SW 6070 Heron Plume		
RESIDENT CORRIDORS - BACK ELEVATOR SURROUND WALL	P-9		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 6218	TRADEWIND		EGGSHELL FINISH	SW 6218 Tradewind		TO BE CONFIMED WITH CLIENT
BASE COLOR BEHIND FLUTED COLUMN	P-10		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 7020	BLACK FOX		EGGSHELL FINISH	SW 7020 Black Fox		
BATHROOM - MENS & WOMENS	P-11		BLUE HORIZON	BLUE HORIZON	SHERWIN WILLIAMS	SW 6070	HERON PLUME		EGGSHELL FINISH	SW 6070 Heron Plume		

MILLWORK												
SOCIAL ROOM LARGE ROUND COLUMN AND RESIDENT CORRIDORS FLUTED WOOD PANEL AT GLASS BLOCK WALLS	MW-1	TAMBOUR WALL CLADDING	BLUE HORIZON	BLUE HORIZON	WORLD PANEL PRODUCTS	TAMBOUR	WHITE OAK WP624	Sizes are 8' and longer x 12" wide normally.	kraft paper backing	PROFILE TO BE SELECTED		MATCH APPROVED SAMPLE
LOBBY LEVEL HALLWAYS TRIM MOULDING	MW-2	APPLIED MOULDING	BLUE HORIZON	BLUE HORIZON	MILLWORK 360	MW3-50276 PANEL MOULD		3/8" X 1 1/4"	PANEL MOULD	0.375" 0.939" 1.250"		GROOVE TOWARDS CENTER OF WALL, FINISH: P-1
BASEBOARD LOBBY LEVEL	B-1	BASEBOARD	BLUE HORIZON	BLUE HORIZON	SMITH AND DESHIELDS	LDF BAS14C		.5" X 5.25", 16 LF	PRIMED LDF BASEBOARD			FINISH: P-2
BASEBOARD LOBBY LEVEL AT ROUND COLUMN AND SOCIAL ROOM (3) ROUND COLUMNS BY WINDOWS	B-2	BASEBOARD FLEXIBLE	BLUE HORIZON	BLUE HORIZON	SMITH AND DESHIELDS	FLEX. BASE: LDF BAS14C (1/2"x 5-1/4")		.5" X 5.25"				FINISH: P-2
HALLWAY 2 ANGLED WALLS	MW-3	WALL TRIM FOR LED LINEAR ACCENT LIGHT	BLUE HORIZON	BLUE HORIZON	ORAC BY OUTWATER	C395	PAINTABLE	6 1/8" W X 1 1/4"D, LENGTH: 6'6"	PAINTABLE WALL TRIM,	1.8 1.4 3/4" =19.6 15.5		FINISH: P-2
DOOR FOR GARAGE STORAGE ROOM (OFF RECEPTION)	D-1	DOOR	BLUE HORIZON	BLUE HORIZON	TBD	TBD	PAINTED	MATCH EXISTING OPENING	FIRE-RATED DOOR TO BE CONFIRMED			MATCH DOOR PROFILE AS ELECTRICAL ROOM, FINISH: P-2
DOOR FOR SOCIAL ROOM ENTRY	D-2	DOOR	BLUE HORIZON	-	TRUSTILE	CUSTOM TS3000	FF: PAINTABLE MDF BEIGE	MATCH EXISTING OPENING	INTERIOR WALNUT DOOR, SWING PAIR, SS, C-FLAT PANEL, HINGE SIDE INACTIVE, RH ACTIVE IN PAIR, 60 MINS. POSITIVE PRESSURE CATEGORY A FIRE RATING, FINISH: PAINTABLE MDF BEIGE		1 SET	REMOVE EXISTING CASING, FINISH TO MATCH P-7
DOOR FOR LIBRARY ENTRY FROM HALLWAY 2	D-3	DOOR	BLUE HORIZON	BLUE HORIZON	TRUSTILE	CUSTOM TS3000	FF: PAINTABLE MDF BEIGE	MATCH EXISTING OPENING	INTERIOR WALNUT DOOR, SWING PAIR, SS, C-FLAT PANEL, HINGE SIDE INACTIVE, RH ACTIVE IN PAIR, 60 MINS. POSITIVE PRESSURE CATEGORY A FIRE RATING, FINISH: PAINTABLE MDF BEIGE		1 SET	REMOVE EXISTING CASING, FINISH TO MATCH P-7
DOOR FOR KITCHEN ENTRY & LIBRARY ENTRY [OFF SOCIAL]	D-4	DOOR	BLUE HORIZON	BLUE HORIZON	TRUSTILE	TS3000	FF: PAINTABLE MDF BEIGE	MATCH EXISTING OPENING	INTERIOR WALNUT DOOR, SWING PAIR, SS, C-FLAT PANEL, HINGE SIDE INACTIVE, RH ACTIVE IN PAIR,GLASS INSERT: FROSTED, FINISH: PAINTABLE MDF BEIGE		2 SETS	REMOVE EXISTING CASING, FINISH TO MATCH P-2
RECEPTION SWING DOOR AT COUNTER	D-5	DOOR	BLUE HORIZON	BLUE HORIZON	TBD	CUSTOM SIZE SWING DOOR	CUSTOM	REFER TO ID ELEVATIONS	SLAB STYLE, CUSTOM FINISH			P-7 FINISH
DOOR HARDWARE											**QTY**	
AT NEW DOORS ONLY	DHW-1	HARDWARE	BLUE HORIZON	BLUE HORIZON	TBD				MATCH SAME STYLE AND FINISH AS EXISTING			
AT RECEPTION HALF SWING DOOR	DHW-2	HARDWARE	BLUE HORIZON	BLUE HORIZON	MISENO	HDH459 SERIES 4.5" DOOR HINGE SPRING SQUARE CORNER	US15 SATIN NICKEL	4.5" W X 4.488" H	SELF CLOSING HINGE, ADJUSTABLE TENSION, NON-REMOVABLE PIN, MATERIAL: STEEL			

WALLCOVERING												
LIBRARY WALLS	WC-2	WALLCOVERING	CDH	CDH	MDC WALL	WINSLOW MNX1128	MORNING DEW	WIDTH: 54"	NATURAL TEXTILE, CONTENTS: 30% COTTON, 70% POLYESTER, BACKING: PAPER, PATTERN MATCH: RANDOM REVERSIBLE, FIRE RATING: CLASS A			DRYWALL - LEVEL 5 FINISH
LOBBY LEVEL RESTROOMS	WC-3	TYPE II WALLCOVERING	CDH	CDH	MOMENTUM	MANDOLIN A181-009	HONEY VANILLA	WIDTH: 52"/54"	TYPE II WALLCOVERING, BACKING: OSNAGURG, REVERSE HANG/RANDOM MATCH, CLASS A - ASTM E-84, PASSES NFPA 286, NFPA 101, HIGHLY CLEANABLE, ANTIMICROBIAL ADDITIVES			DRYWALL - LEVEL 5 FINISH
WALL FINISHES												
RECEPTION BACK COUNTER WALL	TL-6	MOSAIC TILE	BLUE HORIZON	BLUE HORIZON	ATLAS-CONCORDE	MARVEL X MASAICO CHEVRON, POLISHED, LAPPATO	FIOR DI BOSCO, #AFBA	18.25" X 7.5"				GROUT: TEC 935 SILHOUETTE
SOCIAL ROOM - UPHOLSTERED FABRIC PANEL TRIM AND LIBRARY BOOKCASE	TL-7	DECORATIVE METAL TRIM	BLUE HORIZON	BLUE HORIZON	CERAMICHE SUPERGRES	OVERTIME WALL PNOFILO METALLO	GLITTER GOLD	0.4"X40"	METAL TRIM			
CUSTOM WOOD WALL PANEL WITH INTEGRATED LED ACCENT LIGHT	MW-5	CUSTOM - STAGGERED LOOK	BLUE HORIZON	BLUE HORIZON								FINISH TO MATCH: WILSONART PHANTOM COCOA 8213
UPHOLSTERED WALL PANELS IN CLUB/SOCIAL ROOM	WC-6	SUPPLIED & INSTALLED BY CDH TBD	CDH	CDH					FABRIC UPHOLSTERED PANELS			ADD LINEAR LED LIGHTING AT WAINSCOTING
RESTROOMS VANITY WALL	WC-7	DECORATIVE BACKLIT ACRYLIC	BLUE HORIZON	BLUE HORIZON	ALEX TURCO	TBD	CUSTOM	4' 10' SHEETS - PREFABRICATED FOR SAID LOCATION	CUSTOM ACRYLIC PANEL TO BE BACKLIT		TBD	
RESTROOMS VANITY WALL	TL-8	PORCELAIN T TILE	BLUE HORIZON	BLUE HORIZON	EMSER TILE	W320NHAA2D412 Inhale Azul 4X12	AZUL	4x12 INCHES	Classic subway tile design. Blues and greens are standouts as the mixed finish replicates the way light reflects off the surface of ocean water			GROUT: TEC GROUT - 966 URBAN BRONZE - SMOOTH

REVISED SCHEDULES REV. 2

REVISED SCHEDULES REV. 2

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

CLIVE | DANIEL HOME

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CLIVE | DANIEL HOSPITALITY

CDH DESIGN GROUP
Lubner Group LLC d/b/a

Clive Daniel/The Lubner Group does not provide architectural, structural, engineering, nor MEP services.

NOT FOR CONSTRUCTION

SCHEDULES

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
	ID SET CONCEPTUAL DEVELOPMENT	02/23/2025
	ID SET FOR COORDINATION WITH GC	07/02/2025
	ID SET FOR COORDINATION WITH ARCH	10/07/2025
	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
	REVISED FINISH SCHEDULES	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/15/2026
	REVISED FINISH SCHEDULES	05/08/2026

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DATE: 02/23/2025

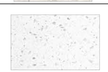
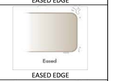
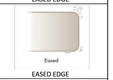
DESIGNER MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

SHEET NO.

ID119

COUNTER TOPS

RECEPTION DESK AND FRONT APRON AND BACK COUNTER	**CT-1**	QUARTZ	BLUE HORIZON	BLUE HORIZON	CAMBRIA	LAKE DALE		SLAB SIZE 132in x 65.5in THICKNESS 2cm 3cm	POLISHED, COUNTERTOP MATERIAL			EASED EDGE
RESTROOMS MEN & WOMENS COUNTERTOP	**CT-2**	QUARTZ	BLUE HORIZON	BLUE HORIZON	POMPEII QUARTZ	ROCK SALT		AVAILABLE SIZES: 2CM + 3CM Full Slab 56" x 119" 2CM + 3CM Half Slab 28" x 119" 2CM + 3CM Jumbo Slab 65" x 130"	COUNTERTOP MATERIAL			 EASED EDGE
SOCIAL ROOM BACK BAR COUNTER AND LIBRARY DRY BAR	**CT-3**	QUARTZ	BLUE HORIZON	BLUE HORIZON	DALTILE	PATRIOTIC CALACATTA	OQ47	2CM OR 3CM AVAILABLE, SLAB SIZE: 136X79	POLISHED, COUNTERTOP MATERIAL			 EASED EDGE
MAIL ROOM COUNTER	**CT-4**	QUARTZ	BLUE HORIZON	BLUE HORIZON	POMPEII QUARTZ	WHITE MIST		Available Sizes 2CM + 3CM Full Slab 56" x 119" 2CM + 3CM Half Slab 28" x 119" 2CM + 3CM Jumbo Slab 65" x 130"	COUNTERTOP MATERIAL			EASED EDGE

CABINETRY

RECEPTION DESK BACK CABINETRY, MAIL ROOM, & CABINETRY IN SOCIAL ROOM BAR, LIBRARY DRY BAR, RESTROOMS VANITY	**P-6**	PAINT	BLUE HORIZON	BLUE HORIZON	WILSONART	MATCH WILSONART 8213 PHANTOM COCOA		N/A				
RECEPTION DESK CURVE FRONT FACE	**P-7**	PAINT	BLUE HORIZON	BLUE HORIZON	CUSTOM FINISH	MATCH WILSONART BEIGEWOOD		N/A				

CABINETRY HARDWARE

											QTY	
RECEPTION BACK COUNTER AND FRONT COUNTER, SOCIAL ROOM BACK OF BAR	**HW-1**	HARDWARE	BLUE HORIZON	BLUE HORIZON	MOCKETT	DP3D - 8" Tab Drawer Pull	SATIN NICKEL, QTY. TO BE CONFIRMED	8"	TAB DRAWER PULL, FINISH: SATIN NICKEL		TO BE CONFIRMED	https://www.mockett.com/pb3-series.html?color=1964series_type=903
MEDIA CABINET AND DRY BAR IN LIBRARY	**HW-2**	HARDWARE	BLUE HORIZON	BLUE HORIZON	SIMPLY EFFORTLESS	BRANDO 2" T BAR, Modern Solid Brass	BRASS	2.25" WIDE, PROJECTION: 1 3/8"	SOLID BRASS CABINET T-BAR		4	https://simplyeffortless.com/collections/knobs/products/brando-modern-solid-brass-cabinet-t-bar-and-pull-with-brass-accent?variant=45079773638361

PLUMBING

VANITY SINK FOR RESTROOMS	**EQ-3**	SINK BASIN	BLUE HORIZON	BLUE HORIZON	KOHLER	K-2214-0	WHITE	Bowl Depth 6-9/16" in. Overall Length 20-7/8" in. Overall Width 14-3/8" in. Overall Height 8-1/8" in. Overall Height 7" in.	Ladena21" rectangular undermount bathroom sink		2	Ladena Undermount Bathroom Sink	K-2214	KOHLER
FAUCET FOR RESTROOMS	**EQ-4**	FAUCET	BLUE HORIZON	BLUE HORIZON	KOHLER	K-77958-4A-BN	VIBRANT BRUSHED NICKEL	Spout Faucet Outlet Height 7 in. Maximum Spout Reach 5-1/16 in.	Components Single-handle bathroom sink faucet, 1.2 gpm		2	Components Single-Handle Bathroom Sink Faucet with Pro Handle	K-77958-4A	KOHLER
TOILET FOR WOMENS RESTROOMS	**EQ-5**	TOILET	BLUE HORIZON	BLUE HORIZON	AMERICAN STANDARD	215AA104.020	WHITE	D"30.25" W"17.25" H"30.25" SH"16.5–17" 12" standard Elongated 1.28 GPF	Cadet® PRO Two-Piece 1.28 gpf/4.8 Lpf Chair Height Elongated Toilet Less Seat		2	GC TO MATCH EXISTING SPECS https://www.americanstandard-us.com/products/cadet-pro-two-piece-1-28-gpf-4-8-lpf-chair-height-elongated-toilet-less-seat?/variant=43622280344815
TOILET FOR MENS RESTROOMS	**EQ-6**	TOILET	BLUE HORIZON	BLUE HORIZON	AMERICAN STANDARD	215TA104.020	WHITE	D"30.25" W"17.25" H"32.5" SH 19" 12" standard Elongated 1.28 GPF	Cadet® PRO Two-Piece 1.28 gpf/4.8 Lpf Extra Tall Height Elongated Toilet Less Seat		1	GC TO MATCH EXISTING SPECS https://www.americanstandard-us.com/products/cadet-pro-two-piece-1-28-gpf-4-8-lpf-extra-tall-height-elongated-toilet-less-seat?/variant=43622302777281
URINAL FOR MENS RESTROOMS	**EQ-7**	TOILET / URINAL	BLUE HORIZON	BLUE HORIZON	AMERICAN STANDARD	6043001EC.020	WHITE	H"26-1/8" W"14-1/8" D"13-3/4" Flush rate 0.125 GPF Mounting : Wall hung	Decorum Decorum® 0.125 gpf/0.47 Lpf Back Spud Urinal With EverClean®		1	GC TO MATCH EXISTING SPECS https://www.americanstandard-us.com/products/decorum-r-0-125-gpf-0-47-lpf-back-spud-urinal-with-everclean-0?/variant=43624183566424

ELECTRICAL

SOCIAL ROOM BACK BAR	**EQ-5**	SURFACE MOUNT OUTLET	BLUE HORIZON	BLUE HORIZON	MOCKETT	PCS77A/USB	MATTE WHITE	Overall size: 4 3/4" diameter. Cutout size: 3 3/4" diameter. 6 ft. hardwire whip - 12 gauge 3 conductor wire	PCS77A/USB - Pop-up Kitchen Power® Grommet 20A Countertop GFI Outlets w/ USB		TBD	https://www.mockett.com/pcs77a-usb.html?color=446

REVISED SCHEDULES REV. 2

LIGHTING

										QTY	
RECEPTION	**LT-1**	CHANDELIER	CDH	BLUE HORIZON	HAMMERTON STUDIO	PARALLEL LINEAR PENDANT CHANDELIER - 9 LIGHT	FINISH: TRANSLUCENT HERITAGE BRASS, GLASS: CLEAR GRANITE, LED: 2700K WARM LIGHT,	OAW: 64.5", OAH: 19"-135", OAD: 11.6", CW: 62.5", CD: 8.4", CH: 1.7"	MULTI-PENDANT LED 9-LIGHT, LED: 2700K WARM LIGHT, CRI: 93		2	
RESTROOMS 1ST LEVEL	**LT-2**	PENDANT	CDH	BLUE HORIZON	HAMMERTON STUDIO	Blossom Pendant, SKU: LA80059-01-NB-BC-C01-L3	FINISH: HERITAGE BRASS, GLASS: BLOSSOM, LED: 2700K WARM LIGHT, ADJUSTABLE CORD	H: 29.5IN DIA: 36.00IN, CANOPY: 6" DIA., CH: .08"	PENDANT LED LIGHT, LED: 2700K WARM LIGHT, CRI: 93		2	
CLUB/SOCIAL ROOM	**LT-3A**	MULTI PENDANT ABOVE BAR ISLAND	CDH	BLUE HORIZON	HUBBARTON FORGE	131205-SKT-LONG-84-02-GG0711	FINISH: SOFT GOLD (84), ACCENT FINISH: WHITE (02), GLASS : OPAL	Width 44.5" Height 6.4" Depth 10" Product Weight 41.6 lbs Overall Height 10" to 80"	Brooklyn 10-Light Double Shade Pendant 131205-SKT-LONG-84-02-GG0711		2	
CLUB/SOCIAL ROOM	**LT-3B**	MULTI PENDANT ABOVE BAR ISLAND	CDH	BLUE HORIZON	HUBBARTON FORGE	131105-SKT-LONG-84-02-GG0711	FINISH: SOFT GOLD (84), ACCENT FINISH: WHITE (02), GLASS : OPAL	Height 6.4" Diameter 20.5" Product Weight 37 lbs Overall Height 10" to 80"	Brooklyn 9-Light Double Shade Pendant		1	
LIBRARY CEILING	**LT-4**	DIRECTIONAL SPOTLIGHT - CEILING MOUNT	CDH	BLUE HORIZON	HUDSON VALLEY LIGHTING GROUP	LUXE PIVOT LXPV-13-27-50-PBR-S	FINISH: PATINA BRONZE	2"W X 7.75"H	INTEGRATED LED CEILING LIGHT, FINISH: PATINA BRASS, CRI: 90, COLOR TEMP: 2700 K, DELIVERED LUMENS: 927		2	
LOBBY LEVEL HALLWAYS	**LT-5**	WALL SCONCE	CDH	BLUE HORIZON	HAMMERTON STUDIO	Parallel Sconce SKU: ID80042-1A-HB-CG-L1	FINISH: HERITAGE BRASS, GLASS: CLEAR GRANITE	5.3"W X 15.4"H, 3.6"D,	LED SCONCE, LED: 2700K WARM LIGHT, CRI: 93, WATTAGE: 6W, SOURCE LUMENS, 420, VOLTAGE: 120		15	
SOCIAL ROOM	**LT-6**	SCONCE AT CLUB ROOM BAR	CDH	BLUE HORIZON	HUBBARDTON FORGE	LARGE LED DUNE SCONCE	84 SOFT GOLD	5.3"W X 4.25" D X 23.6" H	SCONCE, FINISH: SOFT GOLD, GLASS: OPAL, SOCKET TYPE: G9, BULB: T5, 25W		2	3-4 WEEK LEAD TIME FROM PAYMENT
SOCIAL ROOM	**LT-7**	CLUB ROOM CHANDELIER OVER LOUNGE SEATING	CDH	BLUE HORIZON	HUBBARDTON FORGE	Solstice LED Pendant, SKU: #139780	FINISH: MODERN BRASS, 2700K WARM LIGHT	26.5 W, 5.50H	PENDANT LED LIGHT, LED: 2700K WARM LIGHT, CRI: 93		1	3-4 WEEK LEAD TIME FROM PAYMENT
LOBBY LEVEL BACK ELEVATOR LOBBY	**LT-8**	FLUSH MOUNTED DECORATIVE MIDDLE OF AREA	CDH	BLUE HORIZON	HAMMERTON STUDIO	Blossom Half Starburst Flush Mount, SKU: CLB0059-02-MB-BC-L3	BLOSSOM COLLECTION, FINISH: GILDED BRASS	33.3" DIA. X 14.3"H, CANOPY: 6" DIA.	LED FLUSHMOUNT, LED: 2700K WARM LIGHT, CRI: 93, WATTAGE: 6W, SOURCE LUMENS, 420, VOLTAGE: 120		1	
LOBBY LEVEL SOCIAL ROOM ENTRY	**LT-9**	FLUSH MOUNTED DECORATIVE SOCIAL ROOM ENTRY	CDH	BLUE HORIZON	HAMMERTON STUDIO	Blossom Organic Flush Mount, SKU: SKU: CLB0059-01-SN-BC-L3	BLOSSOM COLLECTION, FINISH: GILDED BRASS	31.9 W X 27.4"D X 7.9"H, CANOPY: 7.5" DIA. X 1.9"	LED FLUSHMOUNT CEILING LIGHT, WATTAGE: 16W, SOURCE LUMENS: 1399, COLOR TEMP: 2700K, CRI: 93		1	
RESIDENT CORRIDORS - FLOORS 1 TO 19	**LT-10**	SCONCE THROUGHOUT	CDH	BLUE HORIZON	HUBBARDTON FORGE	CUSTOM WALL SCONCE	FINISH: ARCHITECTUAL BRONZE	6.125"W X 4"D X 11.5"H	LED SCONCE, GLASS: SEEDED, FINISH: ARCHITECTURAL BRONZE, COLOR TEMP: 2700K		424	QTY: 23 FLOOR 1, QTY: 22 PER FLOOR, FLOORS 2-PH ------ 3-4 WEEK LEAD TIME
RESIDENT CORRIDORS - FLOORS 1 TO 19	**LT-11**	DECORATIVE WALL PANELS	BLUE HORIZON	BLUE HORIZON	TBD - SPECIFIED BY OTHERS	TBD	TBD, 2700K WARM LIGHT	87"W X 77.50"H	FINISH: WHITE		1 PER FLOOR AT FRONT ELEVATORS	
LOBBY LEVEL AND RESIDENT CORRIDORS	**LT-12**	RECESSED CAN LIGHTING	BLUE HORIZON	BLUE HORIZON	GOTHAM	IVO 4" ROUND DOWNLIGHT NEW CONSTRUCTION, FLANGELESS	REFLECTOR COLOR: WHITE	26.5 W, 5.50H			CONFIRM LOBBY LEVEL QTY	RESIDENT CORRIDORS - QTY: 12 PER FLOOR = 228
HALLWAY 2 ANGLE WALLS, BANQUETT WAINSCOTTING, LOBBY/RECEPTION WALL WASHES, SOCIAL ROOM BAR	**LT-13**	LINEAR LED TAPE	BLUE HORIZON	BLUE HORIZON	SUPERLIGHTINGLED	Model: DCFLS-SCNEON-1220X600 (UL LISTED, 2700K)	WARM WHITE 2700K	TBD	LED TAPE LIGHTING		TBD	12"20mm Dimmable LED Neon Flex Light Strip
HALLWAY 2 ANGLE WALLS	**LT-14**	PICTURE SCONCE	CDH	BLUE HORIZON	KICHLER	52650CPZ MIDI WALL SCONCE	CHAMPAGNE BRONZE	18"W 2 7.75"D X 5"H, CANOPY: 5" DIA. X 1"D	SCONCE, FINISH: CHAMPAGNE BRONZE, SOCKET TYPE: 226, LAMP TYPE: T10, WATTAGE: 13W MAX, QTY: 2 BULBS		1	
HALLWAY 2 ANGLE WALLS, BANQUETT WAINSCOTTING, LOBBY/RECEPTION WALL WASHES, SOCIAL ROOM BAR	**LT-15**	LED LIGHT SHEET	BLUE HORIZON	BLUE HORIZON	EOSLight OR SIMILAR PRODUCT	EOSLight : LightSlab™	WARM WHITE 2700K	• 2880 x 1440mm (9.4' x 4.7') standard panel size • 0.375" total assembled profile thickness	LED LIGHT SHEETS		TBD	specifications Panel Size: 2880 x 1440mm (9.4' x 4.7') Total Thickness: 0.375" Acrylic Core: 10mm (3/8") cast clear Module Count: 36 assembled modules per panel Voltage: 24VDC Class 2 Wattage (Single Color): 792W (4x 288W drivers) Wattage (Tunable White): 1.58kW CRI: 90 & 95+ available Dimming: 0-10V (standard) / DMX, DALI (LS-TW)

CLIVE DANIEL HOME

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I B 2 6 0 0 1 7 8 5

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CDH DESIGN GROUP
Lubner Group LLC d/b/a

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NOT FOR CONSTRUCTION

SCHEDULES

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
	ID SET CONCEPTUAL DEVELOPMENT	02/23/2025
	ID SET FOR COORDINATION WITH GC	07/02/2025
	ID SET FOR COORDINATION WITH ARCH	10/07/2025
	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
	REVISED FINISH SCHEDULES	12/09/2025
	REVISED FINISH SCHEDULES	01/12/2026
	REVISED FINISH SCHEDULES	04/13/2026
	REVISED FINISH SCHEDULES	05/09/2026

NOTES:

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- ALL CONTENTS HAVE BEEN GENERATED BASED ON OWNER AND GC, SUPPLIED DRAWINGS, MARKETING SHEETS, PHYSICAL MEASUREMENTS AND/OR ELECTRONIC FILES.
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- QUALIFIED PROFESSIONALS SHOULD VERIFY CONFORMANCE WITH ALL LOCAL/STATE BUILDING CODES AND ANY COMMUNITY OR ASSOCIATION REQUIREMENTS.
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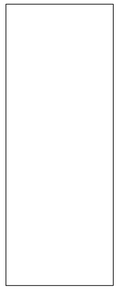
DATE: 02/23/2025

DESIGNER MARYANNE H. & BLAKE E.

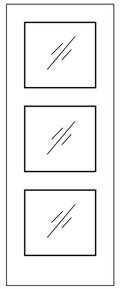
DRAWN BY: A.B.

SHEET NO. ID120

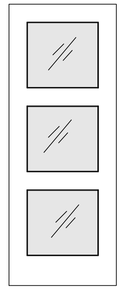
DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.



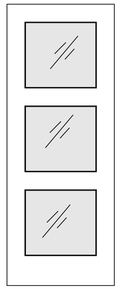
TYPE "A"
FR METAL
SLAB STYLE



TYPE "B"
WALNUT, CLEAR GLASS
INSERTS
FR RATED



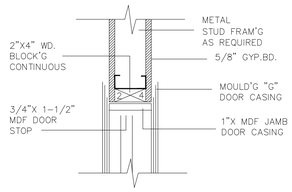
TYPE "C"
WALNUT, FROST GLASS
INSERTS
FR RATED



TYPE "D
WALNUT, FROST GLASS
INSERTS

WOOD BASEBOARD
PROFILE
BA 514C
1/2" X 5-1/4"

CASING
CA 312N
11/16" X 3-1/2"



SECTION – TYPICAL HEAD
NOT TO SCALE

SECTION – TYPICAL JAMB
NOT TO SCALE

HARDWARE SCHEDULE

PACKAGE "A"
MATCH EXISTING HARDWARE
DOOR HARDWARE: MATCH EXISTING STYLE AND FINISH
DOOR STOP: MATCH EXISTING

EXISTING DOOR "E"
ADD DOOR STOP: MATCH EXISTING HARDWARE

DOOR / FRAME SCHEDULE

	DOORS					FRAMES		HARDWARE PACKAGE	DETAILS		GENERAL
NUM.	SIZE	TYPE	MAT.	FINISH	GLAZ'G	TYPE	FINISH		HEAD/JAMB	SILL	NOTES
X	SEE ARCHITECTURAL DRAWINGS										
D-1	3'X7'X1-3/4"	A	FR METAL	PAINT	NON	ALUM.	PAINT	A			MATCH EXIST. EQUIPMENT ROOM DOOR STYLE
D-2	33 13/16 X 94 3/8 X 1 3/4"	B	MDF	PAINT	CLEAR	WOOD	F.F.	A			TRUSTILE TS3000 PAIR 3 PANEL WITH FR CLEAR GLASS INSERTS
D-3	33 13/16 X 94 3/8 X 1 3/4"	C	MDF	PAINT	FROSTED	WOOD	F.F.	A			TRUSTILE TS3000 PAIR 3 PANEL WITH FROST GLASS INSERTS
E	EXISTING DOORS										
	DOOR CASING										
	11/16"X3-1/2"		WOOD	PAINT		WOOD	PAINT				MATCH EXISTING PROFILE DOOR CASING
	BASEBOARD										
B1	1/2"X5-1/2"		WOOD	PAINT		WOOD	PAINT				SMITH AND DESHIELDS PROFILE BA BA514C
B2	1/2"X5-1/2"		WOOD	PAINT		WOOD	PAINT				SMITH AND DESHIELDS PROFILE BA BA514C – FLEX BASE AT COLUMNS WHERE NOTED

LEGEND / NOTES

F.F. FACTORY FINISH TO BE APPROVED BY INTERIOR DESIGNER AND OWNER

ARCHITECT TO VERIFY CODE COMPLIANCE ON DOORS – DESIGN INTENT ONLY

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ELEVATIONS

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
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	ID SET FOR COORDINATION WITH GC AND ARCH	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/13/2026
	REVISED FINISH SCHEDULES	

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DATE:

DESIGNER
MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

SHEET NO.

ID121

Upper Deck
142

Kitchen
111

Jan
140

Elevator 2
103

Stair 1
104

A/C
115

Elevator
Vestibule
105

Elevator 1
102

Storage
108

Library
110

Social Room
114

Storage
118

Mailroom
109

Waiting Area
106

Main Lobby
100

Hallway 1
112

Hallway 2
113

A/C #3
121

Trash
120

Women's

Men's

Elevator 3

Elevator 4

Back Entrance
119

Security
101

Storage
116

Security
Bath
107

Equipment
117

Parking
141

Womens Spa
124

Mech Equipment
138

Main Electrical
139

POWER PLAN

3/16"=1'-0"

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POWER PLAN

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
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	ID SET FOR COORDINATION WITH GC AND ARCH	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/13/2026

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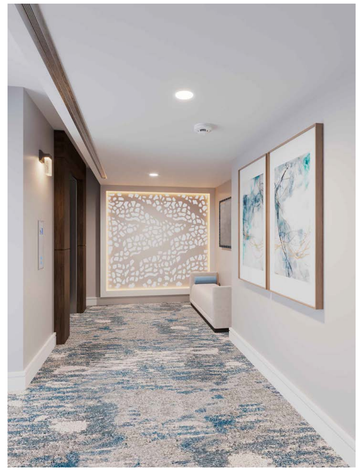
DATE:

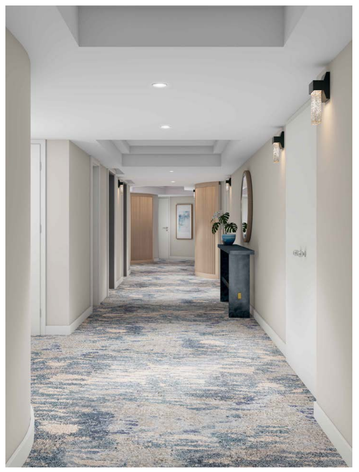
DESIGNER
MARYANNE H. & BLAKE E.

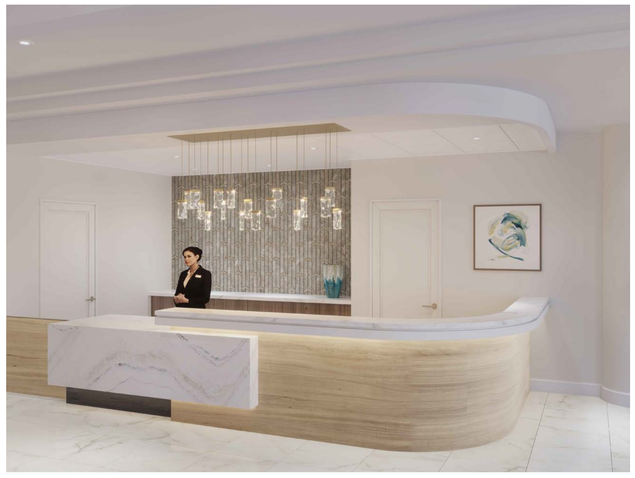
DRAWN BY: A.B.

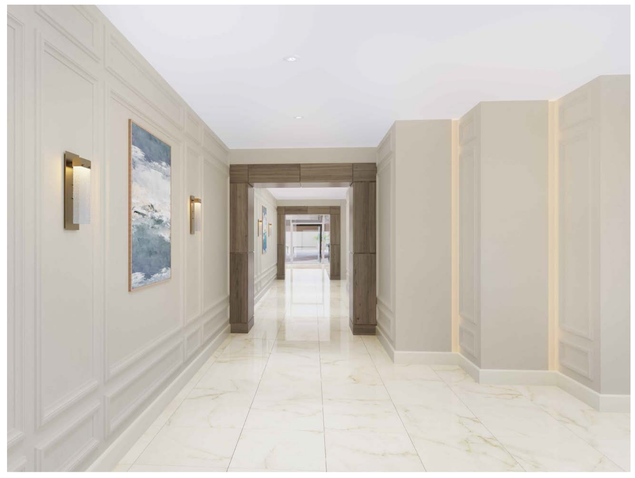
SHEET NO.

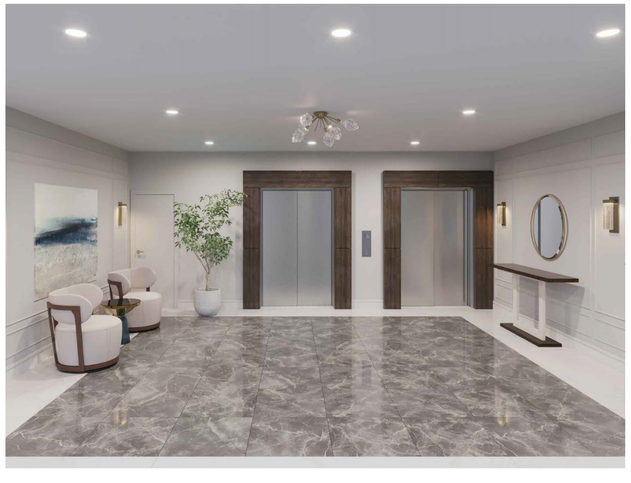
ID122











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RENDERINGS

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	ID SET FOR COORDINATION WITH ARCH	10/07/2025
	ID SET FOR COORDINATION WITH GC AND ARCH	11/04/2025
	REVISED FINISH SCHEDULES	12/09/2025
	REVISED FINISH SCHEDULES	01/10/2026
	REVISED FINISH SCHEDULES	04/13/2026

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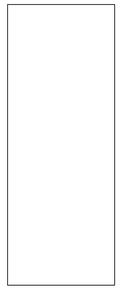
DATE:

DESIGNER
MARYANNE H. & BLAKE E.

DRAWN BY: A.B.

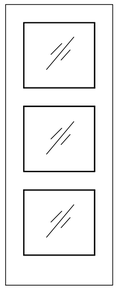
SHEET NO.
ID123

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.



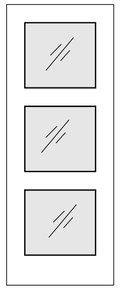
TYPE "A"

FR METAL
SLAB STYLE



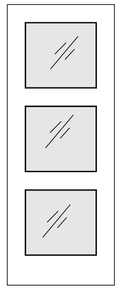
TYPE "B"

WALNUT. CLEAR GLASS
INSERTS
FR RATED



TYPE "C"

WALNUT. FROST GLASS
INSERTS
FR RATED

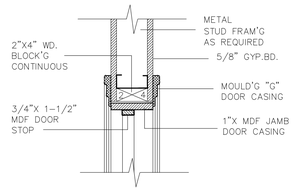


TYPE "D

WALNUT. FROST GLASS
INSERTS

WOOD BASEBOARD
PROFILE
BA 514C
1/2" X 5-1/4"

CASING
CA 312N
11/16" X 3-1/2"



SECTION – TYPICAL HEAD
NOT TO SCALE

SECTION – TYPICAL JAMB
NOT TO SCALE

DOOR / FRAME SCHEDULE

	DOORS					FRAMES		HARDWARE PACKAGE	DETAILS		GENERAL
NUM.	SIZE	TYPE	MAT.	FINISH	GLAZ'G	TYPE	FINISH		HEAD/JAMB	SILL	NOTES
X	SEE ARCHITECTURAL DRAWINGS										
D-1	3'X7'X1-3/4"	A	FR METAL	PAINT	NON	ALUM.	PAINT	A			MATCH EXIST. EQUIPMENT ROOM DOOR STYLE
D-2	33 13/16 X 94 3/8 X 1 3/4"	B	MDF	PAINT	CLEAR	WOOD	F.F.	A			TRUSTILE TS3000 PAIR 3 PANEL WITH FR CLEAR GLASS INSERTS
D-3	33 13/16 X 94 3/8 X 1 3/4"	C	MDF	PAINT	FROSTED	WOOD	F.F.	A			TRUSTILE TS3000 PAIR 3 PANEL WITH FROST GLASS INSERTS
	DOOR CASING										
	11/16"X3-1/2"		WOOD	PAINT		WOOD	PAINT				MATCH EXISTING PROFILE DOOR CASING
	BASEBOARD										
B1	1/2"X5-1/2"		WOOD	PAINT		WOOD	PAINT				SMITH AND DESHIELDS PROFILE BA BA514C
B2	1/2"X5-1/2"		WOOD	PAINT		WOOD	PAINT				SMITH AND DESHIELDS PROFILE BA BA514C – FLEX BASE AT COLUMNS WHERE NOTED

LEGEND / NOTES

F.F. FACTORY FINISH TO BE APPROVED BY
INTERIOR DESIGNER AND OWNER

ARCHITECT TO VERIFY CODE COMPLIANCE ON DOORS – DESIGN INTENT ONLY

HARDWARE SCHEDULE

PACKAGE "A"
MATCH EXISTING HARDWARE
DOOR HARDWARE: MATCH EXISTING STYLE AND FINISH
DOOR STOP: MATCH EXISTING

DESIGN DEVELOPMENT ONLY. NOT INTENDED FOR CONSTRUCTION.

CD

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HOME

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Lubner Group LLC d/b/a

Clive Daniel/The Lubner Group does not provide architectural, structural, engineering, nor MEP services.

NOT FOR CONSTRUCTION

DOOR SCHEDULE

VISTAS CONDOMINIUM
NAPLES, FLORIDA

NO.	DESCRIPTION	DATE
	ID SET CONCEPTUAL DEVELOPMENT	02/23/2025
	ID SET FOR COORDINATION WITH GC	07/02/2025
	UPDATED FINISH SCHEDULES	09/08/2025

NOTES:

- NOT FOR CONSTRUCTION - DESIGN INTENT ONLY
- PLANS SUBJECT TO REVISION BASED ON FIELD CONDITIONS.
- ALL AREAS AND DIMENSIONS TO BE VERIFY ON SITE.
- ALL CONTENTS HAVE BEEN GENERATED BASED ON OWNER AND GC. SUPPLIED DRAWINGS, MARKETING SHEETS, PHYSICAL MEASUREMENTS AND/OR ELECTRONIC FILES.
- A QUALIFIED GENERAL OR SUB CONTRACTOR SHOULD BE CONSULTED TO FIELD VERIFY ALL DIMENSIONS FOR ACCURACY.
- QUALIFIED PROFESSIONALS SHOULD VERIFY CONFORMANCE WITH ALL LOCAL/STATE BUILDING CODES AND ANY COMMUNITY OR ASSOCIATION REQUIREMENTS.
- CLIVE DANIEL HOME ASSUMES NO RESPONSIBILITY FOR STRUCTURAL, ELECTRICAL, MECHANICAL, FIRE RATED ASSEMBLIES OR OTHER ARCHITECTURAL RELATED DESIGN ISSUES.

DATE: 02/23/2025
DESIGNER: MARYANNE H. & BLAKE E.
DRAWN BY: A.B.
SHEET NO.

ID124

MIN. REQUIRED PER TABLE ANSI/ASHRAE STANDARD 62.1 & 62.2										
SPACE NAME	OCCUPANCY CLASSIFICATION	SF	KNOWN OCCUPANT	RP	RA	EX	REQ. OA (CFM)	AIOP REQ. OA (CFM)	REQ. EX (CFM)	PROVIDED BY
SOCIAL ROOM	MULTIPURPOSE ASSEMBLY	2350	79	5	0.06	–	–	268	–	HP–12

NOTES:
* NO CHANGES TO THE OA REQUIREMENTS. BIPOLAR IONIZER REQUIRED

LEGEND

N	NEW
E	EXISTING TO REMAIN
R	RELOCATED
	EXISTING TO REMAIN

SYMBOL LEGEND:

S – DUCT SMOKE DETECTOR
SD – SUPPLY DIFFUSER
RG – RETURN GRILLE
TG – TRANSFER GRILLE
EF – EXHAUST FAN (EF–X) 70 CFM OCCUPANCY LIGHT SWITCH OPERATED, UNLESS NOTED OTHERWISE.

MECHANICAL AIR TERMINAL DEVICES SCHEDULE						
TAG	SIZE	DESCRIPTION	CONSTRUCTION / FINISH	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN MODEL OR SERIES	NOTES
SD–1	PER PLAN	LINEAR SLOT	ALUMINUM	PRICE	SDS75	OR SIMILAR
SD–2	24 X 24	SQUARE PLAQUE	ALUMINUM	PRICE	ASPD	OR SIMILAR
RG–1	48 X 24	SINGLE DEFLECTION	ALUMINUM	PRICE	630	#5"BLADES,3/4"PACING

NOTES:
* OR SIMILAR MANUFACTURER WITH THE SAME PERFORMANCE/SPECS

NOTES LEGEND

1	10"X6" EXISTING O.A DUCT.
2	1" DEDICATED CONDENSATION DRAIN.
3	NOT USED

MECHANICAL WATER–SOURCE HEAT PUMP SCHEDULE										
TAG	TON	FLOW RATE SUPPLY CFM	ELECTRICAL DATA MCA AMPS	MOCP AMPS	VOLTAGE	ELECTRIC HEATING COIL KW	BASIS OF DESIGN* MANUFACTURER	MODEL	WEIGHT LBS	NOTES
HP–12	10	4,000	16.0	20	480/3/60	–	CLIMATE MASTER	SWM120AGD000PBS	496	NEW

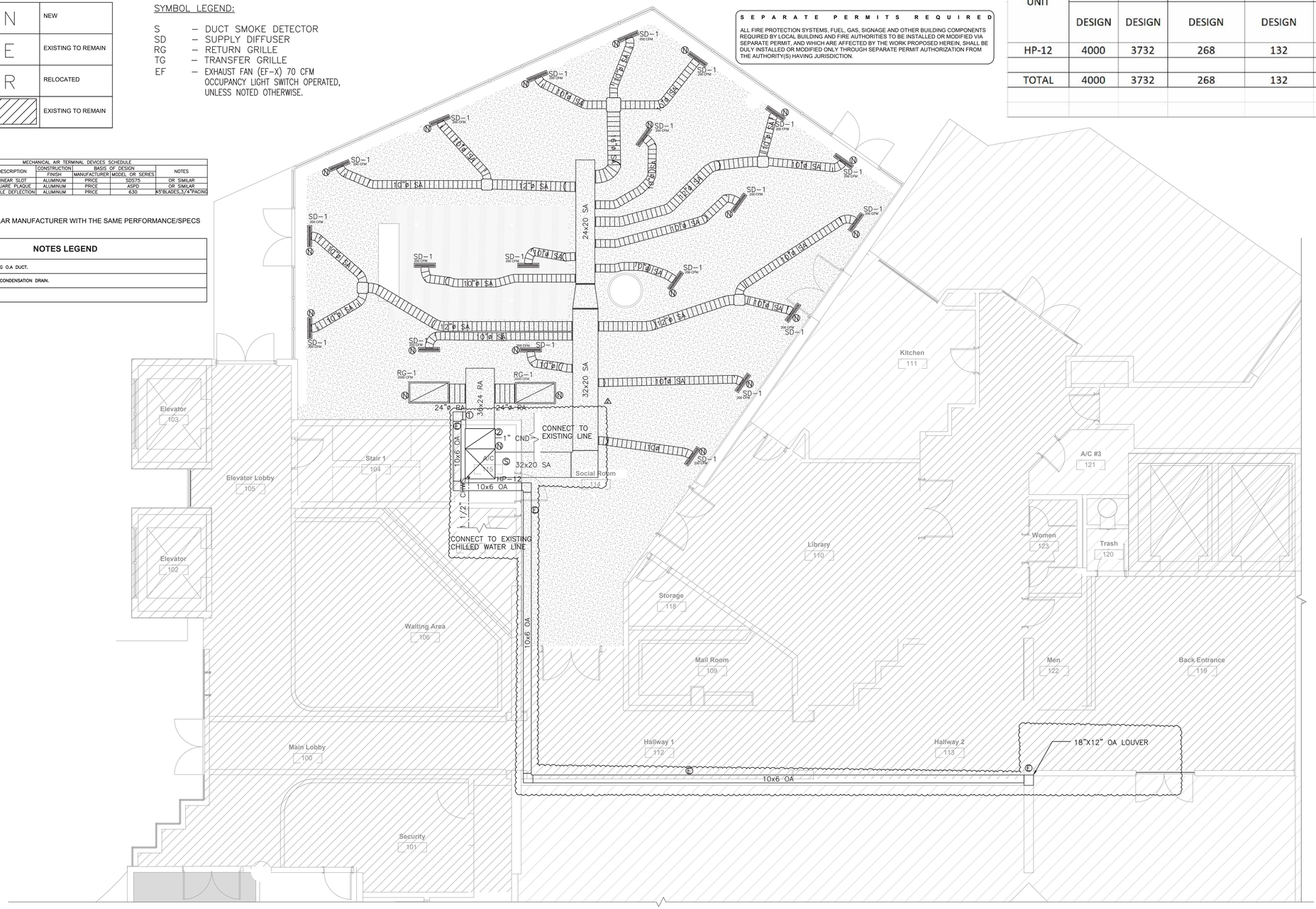
NOTES:
ALL LISTED SUPPLY AIRFLOWS (CFM) ARE CALCULATED FOR COOLING-MODE OPERATION UNLESS OTHERWISE NOTED. HEATING-MODE AIRFLOW REQUIREMENTS MAY DIFFER. CONTRACTOR SHALL REFER TO THE COOLING/HEATING AIRFLOW TABLE FOR SEASONAL AIRFLOW VALUES AND SHALL ADJUST BALANCING DAMPERS ACCORDINGLY TO ACHIEVE PROPER SYSTEM PERFORMANCE IN BOTH COOLING AND HEATING MODES.

SEPARATE PERMITS REQUIRED

ALL FIRE PROTECTION SYSTEMS, FUEL, GAS, SIGNAGE AND OTHER BUILDING COMPONENTS REQUIRED BY LOCAL BUILDING AND FIRE AUTHORITIES TO BE INSTALLED OR MODIFIED VIA SEPARATE PERMIT, AND WHICH ARE AFFECTED BY THE WORK PROPOSED HEREIN, SHALL BE DULY INSTALLED OR MODIFIED ONLY THROUGH SEPARATE PERMIT AUTHORIZATION FROM THE AUTHORITY(S) HAVING JURISDICTION.

AIR BALANCE SCHEDULE

UNIT	HVAC SUPPLY	HVAC RETURN	O.A PROVIDED HVAC OA MIN REQ.	O.A PROVIDED HVAC OA BALANCE	O.A PROVIDED TOTAL O.A	EXHAUST	GENERAL	AREA SERVED
	DESIGN	DESIGN	DESIGN	DESIGN	PROVIDED	DESIGN	DESIGN	
HP-12	4000	3732	268	132	400			OFFICE/ASSE
TOTAL	4000	3732	268	132	400	0		
						TOTAL	400	BUILDING PRESSURE



1ST FLOOR MECHANICAL PLAN
3/16" = 1'-0"

Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:14-04'00'

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FLORIDA ENGINEERING
4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33980
PH 941-979-8195
FAX 941-979-8195

PROJECT NAME & ADDRESS:

VISTAS AT GULFSHORE
4651 GULF SHORE BLVD N NAPLES FL 34103
AIA ARCHITECT

No.	Description	Date
1	DESIGN REVIEW	05-22-2026
2	DESIGN REVIEW	06-16-2026
3		
4		
5		

DRAWN BY: DIC
REVISED BY: JPP
PROJECT NO: 25 080 78

SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
M-100

HP-12

		Htg	Clg			Htg	Clg
Outside db	(°F)	48	89	Inside db	(°F)	70	75
Outside RH	(%)	-	61	Inside RH	(%)	-	50
Outside wb	(°F)	-	78	Inside wb	(°F)	-	63
Daily range	(°F)	-	14	Design TD	(°F)	22	14
Moisture diff.	(gr/lb)	-	61				

Heating Equipment

Make	CLIMATE MASTER		
Model	SWM120AGD000PBS		
AHRI ref.			
Type	WSHP		
Efficiency	4 COP		
Heating Input			
Heating Output	80.8	MBtuh @ 47°F	
Humidifier	12.4	gpd	
Leaving Air Temp	88.4	°F	
Actual Heating Fan	4000	cfm	

Backup:
Input = 0 Btuh, Output = 0 Btuh, 80 AFUE

Cooling Equipment

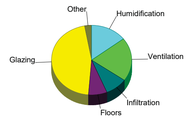
Make	CLIMATE MASTER	
Cond	SWM120AGD000PBS	
Coil		
AHRI ref.		
Type	WSHP	
Efficiency	14.63 EER	
Sensible Cooling	70.7	MBtuh
Latent Cooling	30.3	MBtuh
Total Cooling	101.0	MBtuh
Leaving Air Temp	55.0	°F
Actual Cooling Fan	4000	cfm

System Type	PEAKCV
Fan Motor Heat Type	PACKAGE
Fan & Motor Combined Efficiency	0 %
Static Pressure Across Fan	0 in H2O

NAME	Area ft²	Heat Loss	Sensible Gain	Latent Gain	Htg cfm	Clg cfm	Time
SOCIAL ROOM	2377	32174	70731	26843	4000	4000	Aug 1800 LDT
HP-12	2377	32174	70731	26843	4000	4000	Aug 1800 LDT

Heating

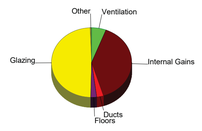
Component	Btuh/ft²	Btuh	% of load
Walls	2.2	304	0.9
Glazing	16.8	14773	45.9
Doors	0	0	0
Ceilings	0	0	0
Floors	1.0	2404	7.5
Infiltration	3.3	2888	9.0
Ducts		611	1.9
Piping		0	0
Humidification		4681	14.5
Ventilation		6513	20.2
Adjustments		0	
Total		**32174**	**100.0**



Cooling

Aug 1800 LDT

Component	Btuh/ft²	Btuh	% of load
Walls	3.0	418	0.6
Glazing	39.5	34710	49.1
Doors	0	0	0
Ceilings	0	0	0
Floors	0.7	1676	2.4
Infiltration	0	0	0
Ducts		1940	2.7
Ventilation		4125	5.8
Internal gains		27863	39.4
Blower		0	0
Adjustments		0	
Total		**70731**	**100.0**



Latent Cooling Load = 26843 Btuh
Overall U-value = 0.233 Btuh/ft²-°F, Window / Floor Area = 37.0 %

Data entries checked.

RICHARD EDWARD WALKER LICENSE No. 61240 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Richard E. Walker, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:14-04'00'

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4161 TAMIAMI TRAIL UNIT 101
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FLORIDA ENGINEERING

VISTAS AT GULFSHORE

4651 GULF SHORE BLVD N NAPLES FL 34103

AIA ARCHITECT

PROJECT NAME & ADDRESS:

No.	Description	Date
1		
2		
3		
4		
5		

DRAWN BY: DIC

REVISED BY: JPP

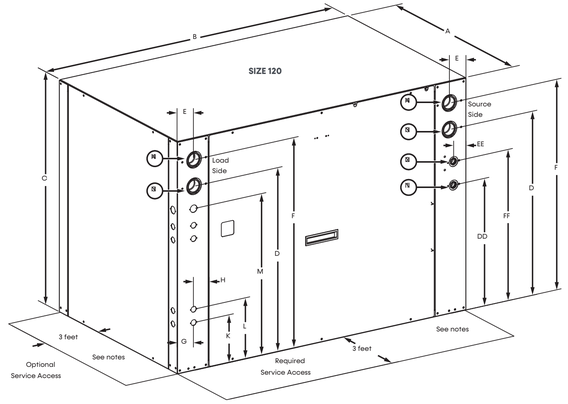
PROJECT NO: 25 080 78

SHEET TITLE:

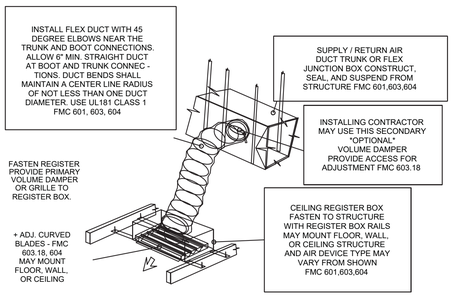
MECHANICAL PLAN

SHEET NUMBER:

M-101



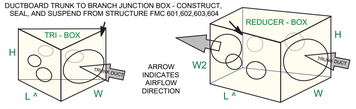
Unit Size		Overall Cabinet			Water Connections									HWG In		HWG Out			Electrical Knockouts				
		Depth/ Length	Width	Height	Water In (Source)		Water Out (Source)		Water In (Load)		Water Out (Load)		Water In/Out Φ					HWG In/Out Φ	Low Voltage		High Voltage	G	H
		A	B	C	D	E	F	E	D	E	F	E		DD	EE	FF	EE		K	L	M		
																			KO 1/2"		KO 3/4"		
120	inch	30.6	48.8	34.8	27.7	2.8	31.7	2.8	27.7	2.8	31.7	2.8	1.5	19.2	2.1	22.8	2.1	0.5	7.2	9.2	24.3	2.8	1.1
	cm	77.7	124.0	88.4	70.4	7.2	80.5	7.2	80.5	7.2	70.4	7.2	3.8	48.8	5.4	57.9	5.3	1.3	18.3	23.4	61.6	7.0	2.9



DUCTBOARD / FLEX DUCT DETAIL

N.T.S

DUCTBOARD TRUNK TO BRANCH JUNCTION BOX - CONSTRUCT, SEAL, AND SUSPEND FROM STRUCTURE FMC 601,602,603,604



RECTANGULAR JUNCTION BOXES IN COMPLIANCE WITH GROUP 11 DESIGN RULES ALSO ACCEPTABLE.
^ = SEE MANUAL D GROUP 11 EL VALUES, COMPLY WITH RULES 2D, L=2xD FOR BRANCH DUCT EXITS.
* = END CAP SIZE EQUALS TRUNK DUCT SIZE + 2" / OR MODIFY TO FIT STRUCTURE / 700 FPM MAX.
ADJUST LENGTH FOR MULTIPLE BRANCH DUCTS / OR MODIFY TO FIT STRUCTURE / 700 FPM MAX.

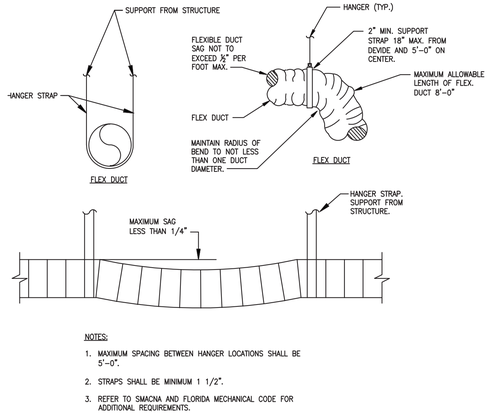
TRUNK DUCT SIZE	DIMENSIONS - INCHES		
	W	H	L
6 - 12	13	13	^
14,16	17	17	^
18,20	21	21	^

SEE HVAC DRAWING TRUNK DUCT SIZES AND QTY.

TRUNK DUCT SIZE	DIMENSIONS - INCHES			
	W	H	L	W2
6 - 12	13	13	^	★
14,16	17	17	^	★
18,20	21	21	^	★

FLEX DUCT JUNCTION BOX DETAIL

N.T.S

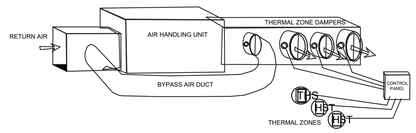


NOTES:

1. MAXIMUM SPACING BETWEEN HANGER LOCATIONS SHALL BE 5'-0".
2. STRAPS SHALL BE MINIMUM 1 1/2".
3. REFER TO SMACNA AND FLORIDA MECHANICAL CODE FOR ADDITIONAL REQUIREMENTS.

OPTION	DUCT ZONING CONTROL SYSTEM

THIS OPTION IS DESIGNED IN ACCORDANCE WITH MANUAL ZR HVAC ZONE DESIGN GUIDE. ZONING PROVIDES MULTIPLE THERMOSTAT CONTROLLERS ON A SINGLE HVAC SYSTEM CONTROLLED BY A SINGLE BRAIN (OR CONTROL PANEL). THIS OPTION IS RECOMMENDED FOR EVERY BUILDING OWNER WHO REQUIRES BETTER TEMPERATURE CONTROL, A LOWER OPERATING COST, A LOWER UPFRONT HVAC COST (WHEN COMPARED TO MULTIPLE HVAC SYSTEMS), THE ABILITY TO MEET THE THERMAL ZONE PEAK HOUR LOAD, AND FOR BUILDINGS THAT DON'T HAVE ADEQUATE EXPOSURE DIVERSITY. THIS ZONE CONTROL SYSTEM IS A MINIMUM REQUIREMENT WHEN SERVING MORE THAN ONE LEVEL OF A BUILDING FROM A SINGLE HVAC SYSTEM, FOR BUILDINGS THAT HAVE VARIABLE OCCUPANCIES OR VARIABLE USAGE, AND FOR OCCUPANTS WHO PREFER DIFFERENT TEMPERATURES THROUGHOUT THE BUILDING. HVAC ZONE CONTROL SYSTEMS CAN EASILY BE ADDED TO A STANDARD "CODE MINIMUM" HVAC SYSTEM PROVIDING UP TO 30 THERMOSTATS PER HVAC SYSTEM - A HUGH BENEFIT WHEN COMPARED TO A STANDARD HVAC SYSTEM CONTAINING JUST 1 THERMOSTAT CAPABLE OF SENSING ONLY THE ROOM IT'S MOUNTED IN. ZONE CONTROL PANELS MONITOR EACH THERMAL ZONE TEMPERATURE AND PROVIDES CONDITIONED AIR TO EACH THERMAL ZONE OF THE BUILDING WHEN AND IF NEEDED. HVAC INSTALLER MUST INSTALL THE SYSTEM IN ACCORDANCE WITH MANUAL ZR.



Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:15-04'00'

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FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

VISTAS AT GULFSHORE

4651 GULF SHORE BLVD N NAPLES FL 34103

AIA ARCHITECT

No.	Description	Date
1		
2		
3		
4		
5		

DRAWN BY: DIC

REVISED BY: JPP

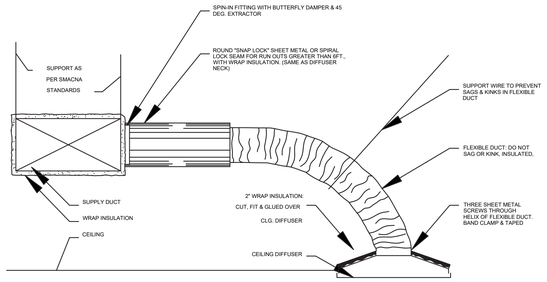
PROJECT NO: 25 080 78

SHEET TITLE:

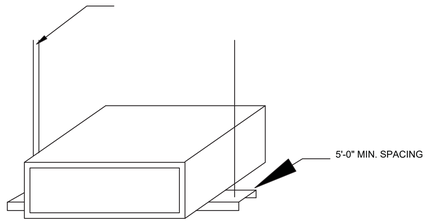
MECHANICAL DETAILS

SHEET NUMBER:

MD-100



HANGER STRAP 1.5 INCH WIDE (min.) OR 12 ga. WIRE

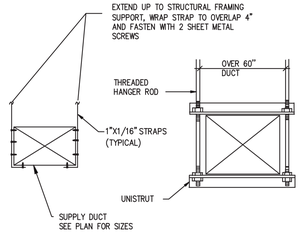


TYPICAL RIGID DUCT SUPPORT

HVAC DET

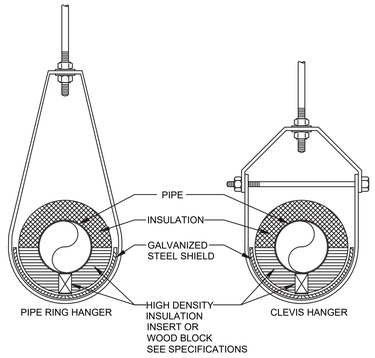
SCALE: NTS

NOTE :
SIZE AND RATING OF HANGERS AND SUPPORTS SHALL BE PER LATEST "SMACNA" STANDARDS.



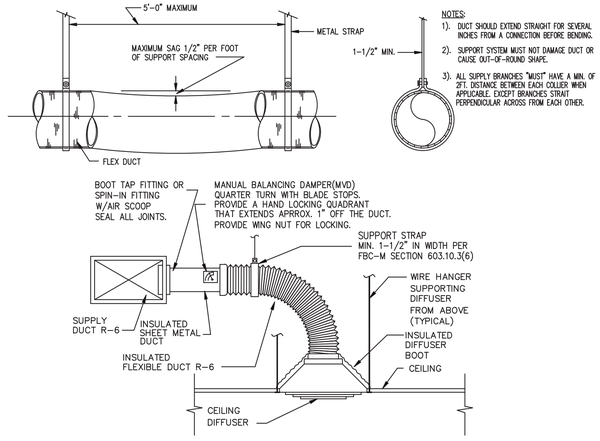
RIGID DUCT HANGER AND SUPPORT DETAIL

N.T.S.



INSULATED PIPE AT HANGER DETAIL

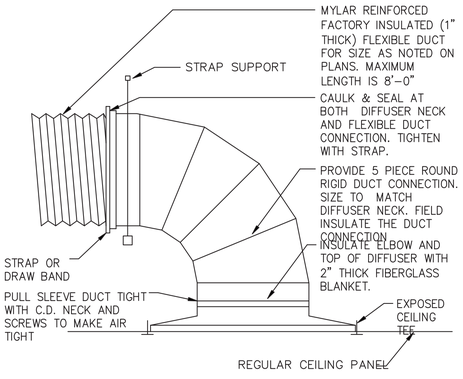
NOT TO SCALE



NOTES:
1). DUCT SHOULD EXTEND STRAIGHT FOR SEVERAL INCHES FROM A CONNECTION BEFORE BENDING.
2). SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT-OF-ROUND SHAPE.
3). ALL SUPPLY BRANCHES "MUST" HAVE A MIN. OF 2FT. DISTANCE BETWEEN EACH COLLER WHEN APPLICABLE. EXCEPT BRANCHES STRAT PERPENDICULAR ACROSS FROM EACH OTHER.

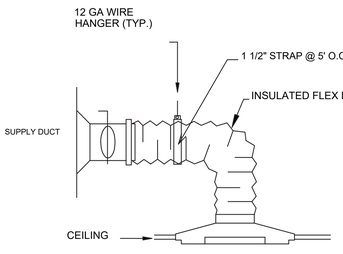
TYPICAL DIFFUSER DETAIL

SCALE: N.T.S.

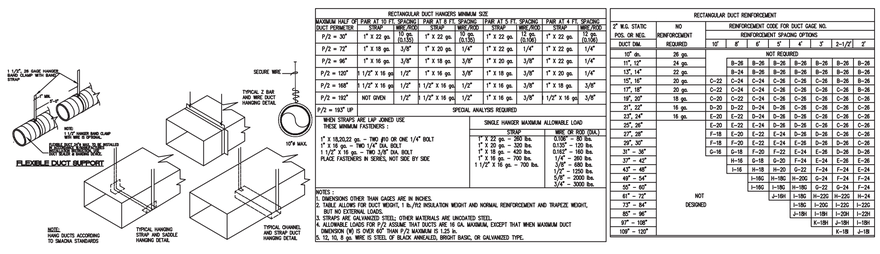


DIFFUSER CONNECTION DETAIL

SCALE: N.T.S.



TYPICAL FLEX DUCT SUPPORT



RECTANGULAR DUCT HANGERS MINIMUM SIZE

MAXIMUM HALF OF PANEL AT 10 FT. SPACING / PANEL AT 8 FT. SPACING			PANEL AT 5 FT. SPACING / PANEL AT 4 FT. SPACING		
DUCT PERIMETER	STRAP	MISC./ROD	STRAP	MISC./ROD	STRAP	MISC./ROD
P/2 = 30"	1" X 22 ga.	12 ga. (0.106)	1" X 22 ga.	12 ga. (0.106)	1" X 22 ga.	12 ga. (0.106)
P/2 = 72"	1" X 18 ga.	3/8"	1" X 20 ga.	1/4"	1" X 22 ga.	1/4"	1" X 22 ga.	1/4"
P/2 = 96"	1" X 16 ga.	3/8"	1" X 18 ga.	3/8"	1" X 20 ga.	3/8"	1" X 22 ga.	1/4"
P/2 = 120"	1 1/2" X 16 ga.	1/2"	1" X 16 ga.	3/8"	1" X 18 ga.	3/8"	1" X 20 ga.	1/4"
P/2 = 168"	1 1/2" X 16 ga.	1/2"	1 1/2" X 16 ga.	1/2"	1" X 16 ga.	3/8"	1" X 18 ga.	3/8"
P/2 = 192"	NOT GIVEN	1/2"	1 1/2" X 16 ga.	1/2"	1" X 16 ga.	3/8"	1" X 16 ga.	3/8"
P/2 = 193" UP	SPECIAL ANALYSIS REQUIRED							

WHEN STRAPS ARE LAP JOINED USE THESE MINIMUM FASTENERS :
1" X 18,20,22 ga. – TWO #10 OR ONE 1/4" BOLT
1" X 16 ga. – TWO 1/4" DIA. BOLT
1 1/2" X 18 ga. – TWO 3/8" DIA. BOLT
PLACE FASTENERS IN SERIES, NOT SIDE BY SIDE

SINGLE HANGER MAXIMUM ALLOWABLE LOAD	
STRAP	WIRE OR ROD (DIA.)
1" X 22 ga. – 260 lbs.	0.106" – 80 lbs.
1" X 20 ga. – 320 lbs.	0.135" – 120 lbs.
1" X 18 ga. – 420 lbs.	0.162" – 160 lbs.
1" X 16 ga. – 700 lbs.	1/4" – 320 lbs.
1 1/2" X 16 ga. – 700 lbs.	3/8" – 680 lbs.
	1/2" – 1200 lbs.
	5/8" – 2000 lbs.
	3/4" – 3000 lbs.

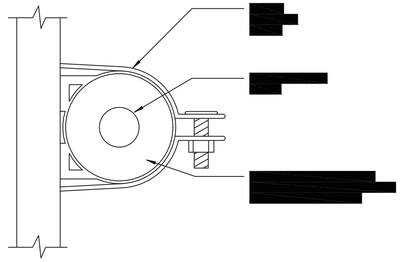
NOTES :
1. DIMENSIONS OTHER THAN GAGES ARE IN INCHES.
2. TABLE ALLOWS FOR DUCT WEIGHT, 5 lb/ft2 INSULATION WEIGHT AND NORMAL REINFORCEMENT AND TRAPEZE WEIGHT, BUT NO EXTERNAL LOADS.
3. STRAPS ARE GALVANIZED STEEL; OTHER MATERIALS ARE UNLOADED STEEL.
4. ALLOWABLE LOADS FOR P/2 ASSUME THAT DUCTS ARE 16 GA. MAXIMUM, EXCEPT THAT WHEN MAXIMUM DUCT DIMENSION (W) IS OVER 60" THAN P/2 MAXIMUM IS 1.25 lb.
5. 12, 10, 8 ga. WIRE IS STEEL OF BLACK ANNEALED, BRIGHT BASIC, OR GALVANIZED TYPE.

RECTANGULAR DUCT REINFORCEMENT

2" W.G. STATIC POS. OR NEG. DUCT DIM.	NO REINFORCEMENT REQUIRED
10" dn.	26 ga.
11", 12"	24 ga.
13", 14"	22 ga.
15", 16"	20 ga.
17", 18"	20 ga.
19", 20"	18 ga.
21", 22"	18 ga.
23", 24"	16 ga.
25", 26"	
27", 28"	
29", 30"	
31" – 36"	
37" – 42"	
43" – 48"	
49" – 54"	
55" – 60"	
61" – 72"	
73" – 84"	
85" – 96"	
97" – 108"	
109" – 120"	

REINFORCEMENT CODE FOR DUCT GAGE NO.							
REINFORCEMENT SPACING OPTIONS							
10'	8'	6'	5'	4'	3'	2-1/2'	2'
NOT REQUIRED							
		B-26	B-26	B-26	B-26	B-26	B-26
		B-24	B-26	B-26	B-26	B-26	B-26
	C-22	C-24	C-24	C-26	C-26	B-26	B-26
	C-22	C-24	C-24	C-26	C-26	C-26	B-26
	C-20	C-22	C-24	C-26	C-26	C-26	C-26
	D-20	D-22	D-24	D-26	C-26	C-26	C-26
	E-20	E-22	D-24	D-26	D-26	C-26	C-26
	E-20	E-22	E-24	D-26	D-26	C-26	C-26
	F-18	E-20	E-22	E-24	D-26	D-26	C-26
	F-18	F-20	E-22	E-24	E-26	D-26	D-26
	G-18	G-18	F-20	F-22	E-24	E-26	D-26
		H-18	G-18	G-20	F-24	E-24	E-26
		I-16	H-18	H-20	G-22	F-24	E-24
			I-16G	H-18G	H-20G	G-24	F-24
			I-16G	I-18G	H-18G	G-22	G-24
				J-18H	I-18G	H-22G	H-24
					I-18G	I-20G	I-22G
					J-18H	I-18H	I-20H
						K-18H	J-18H
							K-18

6 METHOD OF HANGING DUCTS DETAIL
M-000 SCALE: N.T.S.



RISER SUPPORT DETAIL

NOT TO SCALE

RICHARD EDWARD WALKER No. 61240 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Richard E. Walker, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:15-04'00'

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I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLAN AND AS ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS, IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS TO FURNISH SEALED DRAWINGS AS REQUIRED. PLANS ARE PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33980
PH. 941-979-3195
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FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

VISTAS AT GULFSHORE
4651 GULF SHORE BLVD N NAPLES FL 34103
AIA ARCHITECT

No.	Description	Date
1		
2		
3		
4		
5		

DRAWN BY: DIC
REVISED BY: JPP
PROJECT NO: 25 080 78

SHEET TITLE:
MECHANICAL DETAILS

SHEET NUMBER:
MD-101

GENERAL

THE GENERAL MECHANICAL SPECIFICATIONS APPLY TO THE WORK SPECIFIED IN THIS SECTION. PROVIDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED FOR THE FABRICATION, INSTALLATION, AND/OR RENOVATION OF MECHANICAL SYSTEMS INCLUDING HEATING, VENTILATING, AIR CONDITIONING AND MISCELLANEOUS SYSTEMS AS INDICATED IN DESIGN DRAWINGS AND AS OUTLINED IN THESE SPECIFICATIONS.

SCOPE OF WORK:

FURNISH AND INSTALL COMPLETE AIR CONDITIONING SYSTEMS AS INDICATED ON THE DESIGN DRAWINGS AND AS OUTLINED WITHIN THESE SPECIFICATIONS. WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FABRICATION AND/OR INSTALLATION OF THE SCHEDULED AIR CONDITIONING UNITS, EXHAUST FANS, AIR DISTRIBUTION AND DUCTWORK.

CLEANING, TESTING AND ADJUSTING:
THE MECHANICAL CONTRACTOR, AT HIS EXPENSE, SHALL CLEAN, REPAIR, ADJUST, CHECK, BALANCE, AND PLACE IN SERVICE THE VARIOUS SYSTEMS HEREIN SPECIFIED WITH THEIR RESPECTIVE EQUIPMENT, ACCESSORIES AND PIPING. HE SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS REQUIRED TO PERFORM TESTS REQUIRED BY THESE SPECIFICATIONS AND BY THE GOVERNING AUTHORITIES.

NO WORK SHALL BE COVERED OR CONCEALED UNTIL PROPERLY INSPECTED AND TESTED.

TESTING:

ADJUST THE AIR CONDITIONING SYSTEMS, VENTILATING SYSTEMS, FANS, ETC., TO DELIVER NOT LESS THAN THE REQUIRED AIR QUANTITY WITH QUANTITIES IN EXCESS TO BE SUBJECT TO THE APPROVAL OF THE ENGINEER IF FOUND TO NOT HAVE OBJECTIONABLE EFFECTS SUCH AS NOISE, DRAFTS, OR MOTOR OVERLOAD.

PRIOR APPROVAL BY THE ENGINEER OF TESTING AND BALANCING CONTRACTOR IS REQUIRED. THIS CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A TEST AND BALANCE REPORT TO THE ENGINEER AT TIME OF SUBSTANTIAL COMPLETION INSPECTION. THE REPORT SHALL BE PREPARED BY A CONTRACTOR CERTIFIED BY ASSOCIATED AIR BALANCE COUNCIL OR NATIONAL ENVIRONMENTAL BALANCING BUREAU.

THE TEST AND BALANCE REPORT SHALL BE TYPEWRITTEN AND CONTAIN THE FOLLOWING DATA:

1. DATE, TIME, WEATHER, WHEN TEST TAKEN.
2. AIR CAPACITIES AT EACH UNIT INCLUDING OUTSIDE AIR. (ENTERING AND LEAVING DB/WB)
3. STATIC PRESSURE THROUGH UNITS AND UNIT COMPONENTS.
4. MOTOR OPERATING VOLTAGE AND AMPERAGE.
5. DRIVE TYPES, SIZES AND SPEED RANGE.
6. IDENTIFICATION OF ALL AIR TERMINAL DEVICES WITH DESIGN CFM AND ACTUAL CFM.

ADDITIONALLY, SYSTEMS DRAWING CLEARLY MARKED TO IDENTIFY LOCATION OF EQUIPMENT AND AIR DEVICES TESTED SHALL BE PROVIDED ALONG WITH THE WRITTEN TEST AND BALANCE REPORT.

MAINTENANCE MANUALS

PROVIDE COMPLETE MAINTENANCE MANUALS (3 REQUIRED) ON ALL NEW EQUIPMENT. ORGANIZE OPERATING AND MAINTENANCE DATA INTO SUITABLE SETS OF MANAGEABLE SIZE. BIND PROPERLY INDEXED DATA INTO INDIVIDUAL, HEAVY-DUTY, 2-INCH, 3-RING VINYL COVERED BINDERS WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION. MARK APPROPRIATE IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER. INCLUDE THE FOLLOWING TYPES OF INFORMATION. THE INFORMATION WILL BE TURNED OVER TO THE OWNER AT TIME OF SUBSTANTIAL COMPLETION:

- OPERATING AND MAINTENANCE INSTRUCTIONS
- SPARE PARTS LIST
- COPIES OF WARRANTIES
- WIRING DIAGRAMS
- INSPECTION REPORTS AND APPROVALS
- SHOP DRAWINGS AND PRODUCT DATA
- TEST AND BALANCE INFORMATION

TRAINING SERVICES

THOROUGHLY INSTRUCT THE OWNER'S REPRESENTATIVE IN THE OPERATION OF ALL EQUIPMENT FURNISHED AND LOCATION OF ALL VALVES AND CONTROL DEVICES.

TRAIN BUILDING OWNER'S PERSONNEL DURING NORMAL WORKING HOURS ON STARTUP AND SHUTDOWN PROCEDURES, TROUBLESHOOTING PROCEDURES, SERVICING AND PREVENTATIVE MAINTENANCE SCHEDULE AND PROCEDURES. REVIEW WITH THE OWNER'S PERSONNEL, THE DATA CONTAINED IN THE OPERATING AND MAINTENANCE MANUALS. SCHEDULE TRAINING WITH OWNER, PROVIDE AT LEAST 7-DAYS PRIOR NOTICE TO ARCHITECT/ENGINEER.

HANGERS AND SUPPORTS

PROVIDE ALL NECESSARY HANGER RODS, CLAMPS AND ATTACHMENTS TO PROPERLY INSTALL AND SUPPORT DUCTWORK, PIPING AND EQUIPMENT FROM THE BUILDING STRUCTURE.

PROVIDE ANY ANGLE IRON OR UNISTRUT AND SUSPENSION RODS REQUIRED TO INSTALL EQUIPMENT, PIPING AND DUCTWORK .
SUPPORTED LOADS SHALL NOT BE APPLIED TO CANTILEVERED ENDS OF UNISTRUT
ALL SUPPORTS EXPOSED TO OUTDOORS SHALL BE CLEANED, PRIMED AND PAINTED TO PREVENT RUSTING. FINISH COLOR AS SELECTED BY OWNER.

THE USE OF BALING WIRE OR PERFORATED METAL STRAPPING IS NOT ACCEPTABLE FOR SUPPORTS.

WARRANTY/GUARANTEE:

THE CONTRACTOR SHALL WARRANTY/GUARANTEE AND MAINTAIN THE STABILITY OF WORK AND MATERIALS AND KEEP SAME IN PERFECT REPAIR AND CONDITION FOR THE PERIOD OF ONE (1) YEAR.

DEFECTS OF ANY KIND DUE TO FAULTY WORK OR MATERIALS APPEARING DURING THE ABOVE MENTIONED PERIOD MUST BE IMMEDIATELY MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE ENTIRE SATISFACTION OF THE OWNER AND ARCHITECT AND ENGINEER. SUCH RECONSTRUCTION AND REPAIRS SHALL INCLUDE ALL DAMAGE TO THE FINISH OR FURNISHING OF THE BUILDING RESULTING FROM THE ORIGINAL DEFECT OR REPAIRS THERETO.

SUBSTITUTIONS:

EQUIPMENT AND DESIGN OF SYSTEMS INDICATED ON THE DRAWINGS AND WITHIN THESE SPECIFICATIONS SHALL BE CONSIDERED AS "STANDARD OF QUALITY". NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER. ALL EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED, FREE OF DEFECTS, AS SHOWN ON THE DRAWINGS OR INDICATED IN SPECIFICATIONS.

DEVIATIONS FROM SPECIFIED EQUIPMENT AFFECTING ELECTRICAL REQUIREMENTS SHALL BE COORDINATED BETWEEN VENDOR, MECHANICAL CONTRACTOR, AND ELECTRICAL CONTRACTOR PRIOR TO SUBMITTING BIDS. FAILURE TO DO SO WILL NOT BE CAUSE FOR CHANGE OF BID AT A LATER TIME. IN ADDITION, THE MECHANICAL CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY AND ALL CHANGES TO ENGINEERING PLANS REQUIRED BY AUTHORITY HAVING JURISDICTION.

SHOP DRAWINGS AND SUBMITTALS:

SUBMIT SHOP DRAWINGS AND MANUFACTURER'S DATA FOR ALL NEW EQUIPMENT FOR ENGINEER'S APPROVAL PRIOR TO PURCHASE AND/OR FABRICATION. SHOP DRAWINGS FOR EQUIPMENT REQUIRING ELECTRIC POWER OR CONTROL WIRING SHALL INCLUDE COMPLETE WIRING DIAGRAMS.

HVAC CONTRACTORS SHALL SUBMIT COMPLETE DUCTWORK SHOP DRAWINGS FOR REVIEW BY THE ENGINEER. SHOP DRAWINGS SHALL INCLUDE COORDINATION WITH GENERAL CONTRACTOR REGARDING EXACT OPENINGS REQUIRED IN EXTERIOR WALLS. THE DUCTWORK SHOP DRAWINGS WILL ONLY BE REVIEWED FOR COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. DRAWINGS WILL NOT BE CHECKED FOR COORDINATION WITH OTHER TRADES OR BUILDINGS STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND VERIFY ROUTING AND EXACT LOCATION OF SYSTEM COMPONENTS.

SYSTEM IDENTIFICATION:

PROVIDE IDENTIFICATION LABELS ON OR NEAR EACH PIECE OF MAJOR EQUIPMENT AND EACH OPERATION DEVICE AND DISCONNECT. LABELS SHALL BE CONSTRUCTED OF ENGRAVED PLASTIC LAMINATE SIGN OR PLASTIC EQUIPMENT MARKER PERMANENTLY SECURED TO EQUIPMENT. LETTERING SHALL BE A MINIMUM OF 1/2 INCH HIGH FOR EQUIPMENT NAME AND 3/8 INCH HIGH FOR EQUIPMENT INFORMATION.

VALVES SHALL BE TAGGED USING PLASTIC LAMINATE TAGS SECURED WITH BRASS CHAINS INDICATING THE VALVE SIZE, SERVICE AND FUNCTION.

EXECUTION:

ALL LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, ETC., INDICATED ON THE DRAWINGS IS DIAGRAMMATIC AND SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE TO THE PLANS SUBJECT TO BUILDING CONSTRUCTION AND INTERFERENCES WITH OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR ANY FIELD MEASUREMENTS REQUIRED TO PROVIDE AN APPROVED AND FUNCTIONAL INSTALLATION.

COORDINATE WITH OTHER TRADES AND FIELD-VERIFY EXISTING CONDITIONS FOR EXACT LOCATION AND ROUTING OF SYSTEMS. PROVIDE OFFSETS, TRANSITIONS AND ADAPTORS AS REQUIRED.

NOT ALL COMPONENTS REQUIRED FOR A COMPLETE INSTALLATION ARE SHOWN ON THESE DRAWINGS. REFER TO EQUIPMENT INSTALLATION INSTRUCTION, SCHEDULES AND APPLICABLE CODES FOR ADDITIONAL INFORMATION, INCLUDING REQUIRED CONNECTION LOCATIONS, TYPES AND SIZES.

PERFORM ALL WORK NECESSARY TO PREPARE THE STRUCTURE FOR THE INSTALLATION OF THE WORK. ALL HOLES, OPENINGS AND DAMAGED MATERIALS CREATED DURING CONSTRUCTION SHALL BE REPAIRED. ALL PENETRATIONS SHALL BE SLEEVED AND SEALED SO AS TO BE WATER AND AIR TIGHT.

PIPING:

CONDENSATE DRAINS:
CONDENSATE PIPE TO BE TYPE L COPPER OR SCHEDULE 40 PVC. ROUTE AS INDICATED ON PLANS. UNITS 3 TONS AND SMALLER MAY DRAIN TO GRADE, ELSE COORDINATE WITH PLUMBER TO PROVIDE HUB DRAIN(S) IN MECHANICAL ROOM AND DRYWELL(S). HVAC CONTRACTOR TO PROVIDE P-TRAP AT UNIT SIZED FOR 2" GREATER THAN UNIT STATIC PRESSURE. PROVIDE CLEANOUT AT UNIT FOR SUSPENDED HORIZONTAL AIR HANDLERS. INSULATE CONDENSATE PIPE WITH 1/2" ARMAFLEX (OR EQUAL) INSULATION RATED FOR PLENUM APPLICATION. CONDENSATE DRAIN LINE SHALL BE NOT LESS THAN THE EQUIPMENT DRAIN LINE SIZE AND IN NO CASE LESS THAN 3/4" PIPE SIZE. DRAIN LINE SHALL SLOPE A MINIMUM OF 1/8" PER FOOT TOWARDS DRAIN. TERMINATION POINT SHALL BE COMPLY WITH BCM 2023 SECTION 307.2

REFRIGERANT PIPING:
PIPING SHALL BE FIELD FABRICATED ASTM B280 MUELLER STREAMLINE ACR OR READING HARD DRAWN FACTORY SEALED NITROGEN CHARGED SPECIAL REFRIGERATION DUTY COPPER TUBING. FITTINGS SHALL BE MUELLER OR NIBCO WROUGHT COPPER LONG RADIUS REFRIGERATION TYPE.

WORKMANSHIP ON THESE SYSTEMS MUST BE GOOD, AND CLEANLINESS OF PIPING SYSTEMS IS MANDATORY. WORK THAT DOES NOT MEET THESE CRITERIA SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. THE ENGINEER SHALL DETERMINE WHETHER THE WORK MEETS THESE CRITERIA.

COVER ALL EXPOSED LIQUID LINES AND ALL SUCTION PIPING (INDOORS AND OUTDOORS), FITTINGS, VALVES, ETC., CONTINUOUS THROUGH SLEEVES, HANGERS, ETC., WITH 3/4" FR/ARMAFLEX. INSTALLATION SHALL BE CONDENSATION FREE AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PAINT ALL INSULATION EXPOSED TO OUTDOORS WITH UV PROTECTIVE PAINT PER MANUFACTURERS RECOMMENDATIONS.

REFRIGERANT PIPING BELOW GRADE SHALL BE ROUTED THROUGH MINIMUM 4" DIAMETER PVC PIPE SLEEVES TO EACH CONDENSING UNIT. ALL UNDERGROUND REFRIGERANT PIPING SHALL BE CONTINUOUS SOFT DRAWN TUBING WITH NO UNDERGROUND JOINTS ALLOWED. REFRIGERANT PIPE SIZES SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATION BASED ON LENGTH OF RUN BETWEEN CONDENSING UNITS AND AHU'S. REFRIGERANT PIPING SHALL NOT BE LOCATED IN A MEANS OF EGRESS

PIPING ROUTED ALONG BUILDING EXTERIOR WALL SHALL BE PROTECTED BY SHEET METAL HOUSING SECURELY ATTACHED TO WALL AT 8'-0" INTERVALS AND PAINTED TO MATCH BUILDING EXTERIOR.

TRAP OIL IN SUCTION LINE AT EVAPORATOR COIL. NO OTHER COIL TRAPS PERMITTED. PROVIDE SUCTION RISERS, CHECK VALVES, SOLENOID VALVES, OR OTHER DEVICES REQUIRED IN PIPING SYSTEM BY MANUFACTURER'S INSTALLATION INSTRUCTIONS.

FURNISH ALL LABOR AND MATERIALS TO REPLACE REFRIGERANT LOST DURING THE ONE YEAR WARRANTY PERIOD.

PIPE HANGERS AND SUPPORTS:
PIPE HANGERS, WHERE NEEDED, SHALL BE GRINNEL #260 CLEVIS TYPE, 5'-0" ON CENTER, SECURELY ATTACHED TO BUILDING CONSTRUCTION. SPACE AT MIN. 5'-0" INTERVALS.

PIPE SUPPORT:
ATTACH LINES SECURELY ALONG PAD/FLOOR/EQUIPMENT/STRUCTURE TO PREVENT MOVEMENT. SUPPORT IN A MANNER THAT LINES DO NOT HANG FROM EVAPORATOR CONNECTIONS OR BLOCK ACCESS TO FILTERS, CONTROLS, ETC.

SUPPORT AT MIN. 8'-0" INTERVALS FOR VERTICAL PIPES, 5'-0" FOR SUSPENDED HORIZONTAL PIPING.

VIBRATION ISOLATION:

ALL BLOWER UNITS AND VIBRATING TYPE EQUIPMENT SHALL BE PROPERLY FITTED WITH MASON INDUSTRIES VIBRATION ISOLATION EQUIPMENT SIZED IN ACCORDANCE WITH EQUIPMENT WEIGHT AND DUTY.

PROVIDE FLEXIBLE CONNECTORS AT ALL SUPPLY AND RETURN CONNECTIONS TO AIR HANDLING EQUIPMENT CONSISTING OF HEAVY CANVAS OR NEOPRENE FABRIC WITH AIRTIGHT SEAMS AND CONNECTIONS TO THE EQUIPMENT.

AIR FILTERS:

FILTERS SHALL BE 1" FIBERGLASS MEDIA THROW AWAY TYPE IN A RIGID FRAME WITH A SUPPORTING MAZE ACROSS BOTH ENTERING AND LEAVING SURFACES. SUPPLY ONE COMPLETE SET OF FILTERS AFTER OWNER'S FINAL ACCEPTANCE. FARR 30/30 OR EQUAL.

DUCTWORK:

ALL DIMENSIONS ARE INSIDE NET FREE AREA.

MATERIALS: LOW PRESSURE SUPPLY AND RETURN DUCTWORK SHALL BE FIBERBOARD EQUAL TO MANSVILLE FR-800 (SUPERDUCT). PROVIDE MINIMUM "R" VALUE OF 4.2 FOR DUCTS INSTALLED IN CONDITIONED SPACE AND 6.0 FOR DUCT INSTALLED IN UNCONDITIONED SPACE. DUCTWORK SHALL BE LINED WITH ANTI MICROBIAL COATING. SEAL ALL JOINTS WITH GLASS FABRIC AND MASTIC. TAPE ALONE IS NOT ALLOWED.

MEDIUM PRESSURE DUCT SHALL BE STEEL SHEET METAL.

GENERAL EXHAUST DUCTS SHALL BE GALVANIZED OR STAINLESS STEEL SHEET METAL.

WET EXHAUST DUCTS SHALL BE ALUMINUM OR STAINLESS STEEL SHEET METAL.

ADJUSTABLE SPLITTERS AND DAMPERS SHALL BE INSTALLED IN EVERY SPLIT AND BRANCH DUCT AND SHALL BE PROVIDED WITH LOCKING QUADRANTS ON EXPOSED OR IN ACCESSIBLE AREAS OF THE DUCT FOR EASE OF OPERATION. ACCESS PANELS OR YOUNG REGULATORS SHALL BE PROVIDED WHERE DAMPERS ARE INSTALLED ABOVE HARD CEILINGS OR IN SOFFITS.

ELBOWS OR CHANGES IN DUCT DIRECTION GREATER THAN 45 DEGREES SHALL BE FITTED WITH AIR TURNS CONSISTING OF CURVED AIRFOIL BLADES OR VANES WHICH WILL PERMIT THE AIR TO MAKE ABRUPT TURNS WITHOUT APPRECIABLE TURBULENCE.

FLEXIBLE DUCTWORK SHALL BE ACOUSTICAL LOW PRESSURE TYPE WITH INTERIOR LINER, METAL HELIX, FIBERGLASS INSULATION WITH AN R-VALUE OF 6.0 OR GREATER, AND COPOLYMER SEAMLESS OUTSIDE SLEEVE. THE ENTIRE FLEXIBLE DUCT ASSEMBLY SHALL BE LISTED IN ACCORDANCE WITH UL-181 CLASS 1 AIR DUCT MATERIAL. THE MAXIMUM LENGTH OF ANY FLEX DUCT SHALL BE 7'-0". FLEXIBLE DUCTWORK SHALL MEET THE FLORIDA MODEL ENERGY EFFICIENCY CODE. ALL JOINTS AT CONNECTIONS TO DIFFUSERS AND DUCTWORK SHALL BE SEALED WITH GLASS FABRIC AND MASTIC.

INSTALL DUCTWORK INDICATED ON DRAWINGS, MAKING NECESSARY CHANGES IN CROSS-SECTIONS AND OFFSETS, WHETHER OR NOT SPECIFICALLY INDICATED.

SPIRAL DUCTWORK SHALL BE SIMILAR TO "SEMCO" MODEL SL(85)P LOW PRESSURE.

PROVIDE U.L.LISTED FIRE,SMOKE OR COMBINATION FIRE SMOKE DAMPER IN ALL PENETRATIONS OF RATED SURFACES PER APPLICABLE CODE AND IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE U.L. LISTING REQUIREMENTS. INTERLOCK THE UNIT WITH FIRE ALARM SYSTEM.

INSULATION:

SHALL BE AS MANUFACTURED BY CERTAINTEED, OWENS-CORNING, MANVILLE, PITTSBURGH CORNING, ARMSTRONG, OR APPROVED EQUAL. INSULATION SUNDRIES AND ADHESIVES SHALL BE AS MANUFACTURED BY BENJAMIN FOSTER, CHILDERS, VIMASCO, OR APPROVED EQUAL. ALL INSULATION SHALL BE SUITABLE FOR INSTALLATION IN A RETURN AIR PLENUM.

INSULATE ALL SHEETMETAL DUCTWORK EXCEPT EXHAUST DUCTWORK EXTERNALLY WITH MANVILLE R SERIES MICROLITE TYPE 75 OR 100 INSULATION OR APPROVED. INSULATION TO HAVE TYPE II FSK FACING AND UL FIRE HAZARD CLASSIFICATION OF FLAME SPREAD 25/SMOKE DEVELOPED 50/FUEL CONTRIBUTED 50. INSTALL INSULATION PER SMACNA, FLORIDA MODEL ENERGY EFFICIENCY CODE AND MANUFACTURER'S RECOMMENDATIONS. ALL INSULATION JOINTS SHALL BE SEALED WITH GLASS FABRIC AND MASTIC.

MINIMUM INSULATION REQUIREMENTS AS FOLLOWS:
- SUPPLY AND RETURN AIR UNCONDITIONED: 2" (R-6 MIN)
- OUTSIDE AIR: 2" (R-6 MIN)

PROVIDE ALL EXTERIOR INSULATION DUCTWORK OR PIPING EXPOSED TO THE OUTDOORS WITH A MINIMUM 8 MIL THICK ALUMINUM OR PVC JACKET.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ADEQUATE AND PROPER INSULATION AND MOISTURE-SEAL IN A MANNER THAT WILL PERMANENTLY PREVENT THE ACCUMULATION OF ANY OBJECTIONABLE MOISTURE ON THE EXTERIOR OF AIR CONDITIONING UNITS, REFRIGERANT PIPING, CONDENSATE DRAIN PIPING, AIR DUCTS OR OTHER PARTS OF THE SYSTEM. CONTRACTOR SHALL CORRECT THE CAUSE OF ANY CONDENSATION AND FULLY REPAIR, WITHOUT COST TO THE OWNER, ANY DAMAGES TO BUILDING SURFACES, FURNISHINGS OR EQUIPMENT CAUSED BY CONDENSATION FROM THIS SYSTEM, FOR THE FULL PERIOD OF GUARANTEE.

CONTROLS:

FACTORY MOUNTED CONTROL SHALL BE PROVIDED TO ACCOMPLISH THE SEQUENCE OF OPERATION. ALL INTERIOR CONTROLS SHALL BE FACTORY FURNISHED AND INSTALLED.

PROVIDE ALL 24 VOLT WIRING BETWEEN CONTROL DEVICES AS NECESSARY TO MAKE COMPLETE AND OPERATION SYSTEM. PROVIDE 110/24 VAC TRANSFORMERS AS REQUIRED. COORDINATE WITH DIVISION 16 FOR 120V POWER ROUGH-IN, CONTROL, POWER AND WIRING. 24 VOLT WIRING SHALL BE PLENUM RATED CABLE.

AIR CONDITIONING UNITS (DX SPLIT):
UNITS SHALL BE SPLIT SYSTEM AIR-TO-AIR ELECTRIC AIR CONDITIONING UNITS AND HEAT PUMPS AS SCHEDULED ON DRAWINGS. UNITS WITH INTEGRAL ELECTRIC RESISTANCE HEATERS SHALL HAVE A SINGLE-POINT ELECTRIC CONNECTION.

TOTAL COOLING CAPACITY OF THE UNITS SHALL BE AS SCHEDULED ON DRAWINGS. UNIT CABINET SHALL BE CONSTRUCTED OF GALVANIZED STEEL, BONDED AND COATED WITH BAKED ENAMEL. CABINET INSULATION SHALL COMPLY WITH FLORIDA ENERGY CODE.

FANS AND MOTORS - THE INDOOR AIR FANS SHALL BE OF THE FORWARD-CURVED CENTRIFUGAL CLASS 1 TYPE. MOTOR AND DRIVE TO PROVIDE HIGHER FAN OUTPUT WHEN JOB REQUIREMENTS EXCEED STANDARD FAN CAPACITY SHALL BE PROVIDED.

COOLING SYSTEM SHALL BE PROTECTED BY LOSS OF CHARGE PROTECTION, HIGH AND LOW PRESSURE SENSORS, COMPRESSOR MOTOR OVERLOADS, AND A TIMING DEVICE WHICH WILL PROHIBIT THE COMPRESSOR MOTOR FROM BEING SUBJECTED TO A STARTING CURRENT MORE THAN ONCE EVERY FIVE MINUTES.

HEAT PUMP/CONDENSING UNIT INSTALLATION:
PROVIDE CONCRETE PADS FOR GRADE MOUNTED CONDENSING UNITS. PADS SHALL BE A MINIMUM OF 4" THICK, 3,000 PSI CONCRETE, AND SHALL BE 4" LARGER ON EACH SIDE THAN THE FOOTPRINT OF THE CONDENSING UNIT. VERIFY UNIT DIMENSIONS WITH APPROVED SHOP DRAWINGS PRIOR TO FABRICATION OF PADS.

EXHAUST FANS:

FURNISH EXHAUST FANS WITH PERFORMANCE AND CAPACITIES AS LISTED ON THE DESIGN DRAWINGS.

COORDINATE WITH ARCHITECT TO LOCATE EXHAUST FANS, EXHAUST GRILLES, WALL OR ROOF CAPS A MINIMUM DISTANCE OF 10'-0" FROM ANY OPERABLE WINDOW, DOOR OR FRESH AIR INTAKE.

AIR DISTRIBUTION EQUIPMENT:

FURNISH SUPPLY AIR GRILLES AND RETURN AIR REGISTERS WITH OPPOSED BLADE BALANCING DAMPERS AS SCHEDULED ON THE DESIGN DRAWINGS.

GRILLES, REGISTERS, AND CEILING DIFFUSERS SHALL BE FURNISHED AS SCHEDULED ON THE DESIGN DRAWINGS AND SHALL BE ALL ALUMINUM CONSTRUCTION UNLESS NOTED OTHERWISE. AIR DISTRIBUTION SHALL NOT EXCEED NC-30 NOISE CRITERIA AS DEFINED IN THE LATEST ASHRAE GUIDE.

MECHANICAL SPECIFICATION

SCALE: NTS

RICHARD EDWARD WALKER No. 61240 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Richard E. Walker, PE, on the date adjacent to the seal.
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Digitally signed by Richard E Walker
Date: 2026.06.18 11:15:16-04'00'

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PROJECT NAME & ADDRESS:

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1		
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3		
4		
5		

DRAWN BY: DIC
REVISED BY: JPP
PROJECT NO: 25 080 78

SHEET TITLE:
MECHANICAL DETAILS

SHEET NUMBER:
MD-102