LOCAL GOVERNMENT AREA OF OPPORTUNITY FUNDING APPLICATION

IN CONJUNCTION WITH RFA 2026-201

SUBMITTED TO

CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS

c/o Colleen Turner, Senior Manager
Charlotte County Human Services
21500 Gibralter Dr. Unit 1
Port Charlotte, FL 33952

BLUE SKY
COMMUNITIES

June 5, 2026

Blue Sky Communities
180 Fountain Parkway N
Suite 100
St. Petersburg, FL. 33716

June 5, 2026

Charlotte County Board of County Commissioners
c/o Charlotte HOME Program
21500 Gibraltar Drive, Unit 1
Port Charlotte, FL 33952

RE: Blue Deep Creek Phase 2 – Request for Local Government Area of Opportunity (LGAO) Funding

Dear Members of the Charlotte HOME Review Committee and Board of County Commissioners:

Blue Sky Communities respectfully submits this application requesting Local Government Area of Opportunity (LGAO) funding in support of Blue Deep Creek Phase II, an 84-unit affordable multifamily housing development proposed within unincorporated Charlotte County.

Blue Deep Creek Phase 2 represents the continuation of Blue Sky Communities' successful partnership with Charlotte County and builds upon the success of Jacaranda Place and Blue Deep Creek Phase I, which is currently under construction. Upon completion, Blue Deep Creek Phase I and Phase II will provide a total of 154 affordable apartment homes serving Charlotte County residents and addressing the growing need for quality affordable housing within the community.

The Development will serve households earning 40% and 60% of Area Median Income and will provide long-term affordability through a recorded Land Use Restriction Agreement. Blue Deep Creek Phase II has been thoughtfully designed to complement Phase I and create a cohesive affordable housing community with quality amenities, resident services, and professional management.

Blue Sky has demonstrated its commitment to the Development through significant predevelopment investment and project readiness efforts. The development site is already under Blue Sky ownership and control, the Future Land Use Amendment and Planned

Development rezoning approvals have been obtained, design and engineering activities are substantially advanced, and permitting efforts are underway. The Development is anticipated to begin construction in January 2027, with first occupancy anticipated in April 2028.

Blue Sky Communities is uniquely positioned to deliver this Development. Since 2012, Blue Sky has completed 36 affordable housing developments totaling approximately 3,670 units throughout Florida and currently has more than 500 units under construction. The company has extensive experience utilizing Low Income Housing Tax Credits, Tax Exempt Bonds, HOME, SHIP, SAIL, CDBG, and other local, state, and federal affordable housing programs. Blue Sky has successfully partnered with Charlotte County on multiple developments and remains in compliance with all prior County funding agreements, loans, fee waivers, and subsidy programs.

The Development is supported by a strong financing plan that leverages substantial private and federal investment sources. With a total development cost of approximately $30.4 million, the requested $340,000 LGAO contribution represents approximately 1.12% of total development costs and will leverage more than $30 million in additional funding sources. This investment will help create 84 new affordable apartment homes while maximizing the impact of local resources and providing a strong return on investment to Charlotte County.

Blue Sky Communities appreciates Charlotte County's continued commitment to affordable housing and respectfully requests favorable consideration of this application. Blue Deep Creek Phase 2 represents an opportunity to build upon an existing successful partnership, leverage significant outside investment, and deliver high-quality affordable housing that will serve Charlotte County residents for decades to come.

Sincerely,

Shawn Wilson
President & Founder of Blue Sky Communities
Manager of Manager of Blue Luther 2, LLC

Program meets requirements of Florida General Statute 420.970 – 420.9071 State Housing Initiatives Partnership Act

CHARLOTTE COUNTY FLORIDA

Charlotte HOME

(Housing Opportunities Made Easier)

Application for Affordable Designation/Incentives/Subsidies

Office Use Only:
Application Date:_____ **Scoping Meeting Date (if applicable):** _____

Rev. 02.11.2025

☑ **Rental** ☐ **Home Ownership** ☐ **Special Needs/Supported Living**

☑ **Multi-family** ☐ *** Subsidized Single Family** ☐ **Other**

An officer, owner, partner, or sole proprietor of the Company applying must sign this form

Applicant/Developer Name: Blue Luther 2, LLC

Telephone Number: 813-514-2100 **Email:** gharlan@blueskycommunities.com

Project/Development Name (if applicable): Blue Deep Creek Ph 2

Project/Development Address: 2480 Luther Rd, Punta Gorda, FL 33983

Parcel ID Number(s): 402317426029 402317426021 (Portion of - 1.78 AC)

Property Acreage: 5.07 AC

Zoning District (current): High Density Residential
(Include overlay districts if applicable)

Future Land Use (current): PD, completed 3-26-26
(Include overlay districts if applicable)

Zoning District (proposed):_____

Future Land Use (proposed): _____

No. of proposed buildings 3 (2 Res/ 1 CH) No. of proposed units 84 *No. of Affordable units 84

Percentage of units *Affordable 100% *Average resident income: ☐ 60-80% AMI ☑ <60% AMI ☐ <30% AMI

Homeownership: proposed sales price: NA Rental: proposed rent range: _____

☐ Property is subject to FFRMS

***Term of Affordability:** ☑ Perpetuity ☐ 50 years ☐ 21-49 years ☐ 20 years ☐ *Tied to sale of unit

Application in conjunction with a Florida Housing Finance Corporation RFA or Tax Credit Project? ☑ Yes ☐ No

RFA# 2026-201 RFA Application Due Date: August Local Government contribution required? ☑ Yes ☐ No

Incentives/Fee Subsidies/Funding Requested:

☐ Expedited Permitting ☑ Impact Fee Waiver ☐ Land Donation ☑ *LGAO Local Government Contribution

☑ Utility Connection Fees ☑ Environmental Fees ☑ Permitting Fees ☐ DRI Fees ☐ SHIP/HHR Funding

See page 2 for additional required information.

Incentives may be awarded, subject to available funding, on a pro rata basis for proposals meeting minimum, median or maximum incentive thresholds. Awards are based on AHAC and/or staff recommendation and Board of County Commissioner approval.

Signature: _____ Date: 6-3-26

*See attached definitions

Charlotte HOME – Additional Required Information

Rev. 02.11.2025

Describe the scope of the project including financial capacity, the plan for continued affordability for the term proposed and the plan for annual certification of average resident income, if applicable:

Blue Deep Creek Phase 2 is a proposed 84 unit affordable housing community. All of the units will be set-aside for persons at 40% and 60% AMI (area median income). The Affordability of these units will be in perpetuity, and a LURA will be recorded with the county on the property.Annual certification is handled by our experienced Management Company - Carteret Management Corporation, see Exhibit 3 with resume and list of properties managed.

See Exhibit 2 for further details on Scope.

Identify prior work including both successful and unsuccessful projects. How many units have you produced?:

Blue Sky has completed 3,670 units of affordable housing since 2012. See Exhibit 3 with company brochure and complete development list. There are no projects that received FHFC Funding that were unsuccessful.

Describe any past or present litigation involving any partners in the project, including outcome(s), if applicable:

None

Outline project readiness (site control; zoning; construction timeline):

The Applicant has site control which is included in the application. The property is zoned PD and has density for the 84 units being proposed.

See Exhibit 4 with the Vacant Land Contract, Zoning verification and estimated construction timeline.

Identify any leveraged investments and/or collaborative ventures:

All of our developments include leveraged investments including State, Local and Federal dollars, negotiated pricing on tax credits and local impact fee waivers in most all jurisdictions.

We have 23 developments that include a nonprofit ownership structure

Services and programs offered to residents, if applicable (case management; educational programs; etc.):

See Exhibit 2

Proximity to medical, employment, shopping:

See Exhibit 2

Multi-Family Project Budget (include sources, uses, rent plan, etc.; attach pro forma)

See Exhibit 5 with the Proforma

Table of Contents

Exhibit	Description
1	**Legal Description**
2	**Project Summary** - Include resident services & Proximity
3	**Proposed Finance Summary** – Permanent loan period detailed sources and uses in a format acceptable to FHFC
4	**Project Readiness:** • Site Control • Zoning • Construction Timeline
5	**Proforma**
6	**Design Development Drawings** • Architectural • Clubhouse • Civil Engineering • Interior Design plans

EXHIBIT 1
LEGAL DESCRIPTION

PARCEL B (MIDDLE PARCEL)
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N.00°35'58"E. ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4654, PAGE 627 AND OFFICIAL RECORDS BOOK 4718, PAGE 175, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA 515.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°35'58"E. ALONG SAID EAST LINE FOR 208.17 FEET; THENCE S.89°28'17"E. FOR 166.58 FEET; THENCE S.89°28'34"E. FOR 166.51 FEET; THENCE S.89°27'40"E. FOR 166.48 FEET; TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 1162, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.00°41'09"W. ALONG SAID WEST LINE FOR 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N.89°27'40"W. ALONG THE NORTH LINE OF LANDS HAVING A PARCEL IDENTIFICATION NUMBER OF 402317426016, PER CHARLOTTE COUNTY PROPERTY APPRAISER FOR 166.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S.00°37'09"W. ALONG THE WEST LINE OF SAID LANDS FOR 158.41 FEET; THENCE N.89°25'58"E. FOR 333.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES, MORE OR LESS.

PARCEL C
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N.00°35'58"E. ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4654, PAGE 627 AND OFFICIAL RECORDS BOOK 4718, PAGE 175, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA 723.21 FEET TO THE POINT OF BEGINNING; THENCE N.00°35'58"E. ALONG SAID EAST LINE FOR 286.60 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4718, PAGE 175; THENCE S.89°30'06"E. ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 3253824, OFFICIAL RECORDS INSTRUMENT 3252846 AND OFFICIAL RECORDS INSTRUMENT 3253824, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR 500.00 FEET TO THE NORTHWEST CORNER OF OFFICIAL RECORDS BOOK 2689, PAGE 1162, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.00°41'09"W. FOR 286.88 FEET ALONG THE WEST LINE OF SAID LANDS; THENCE N.89°27'40"W. FOR 166.48 FEET; THENCE N.89°28'34"W. FOR 166.51 FEET; THENCE N.89°28'17"W. FOR 166.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.29 ACRES, MORE OR LESS.

PARCEL MAP

Parcel	Acres	Phase
A	5.23	1
B	**1.78**	**2**
C	**3.29**	**2**

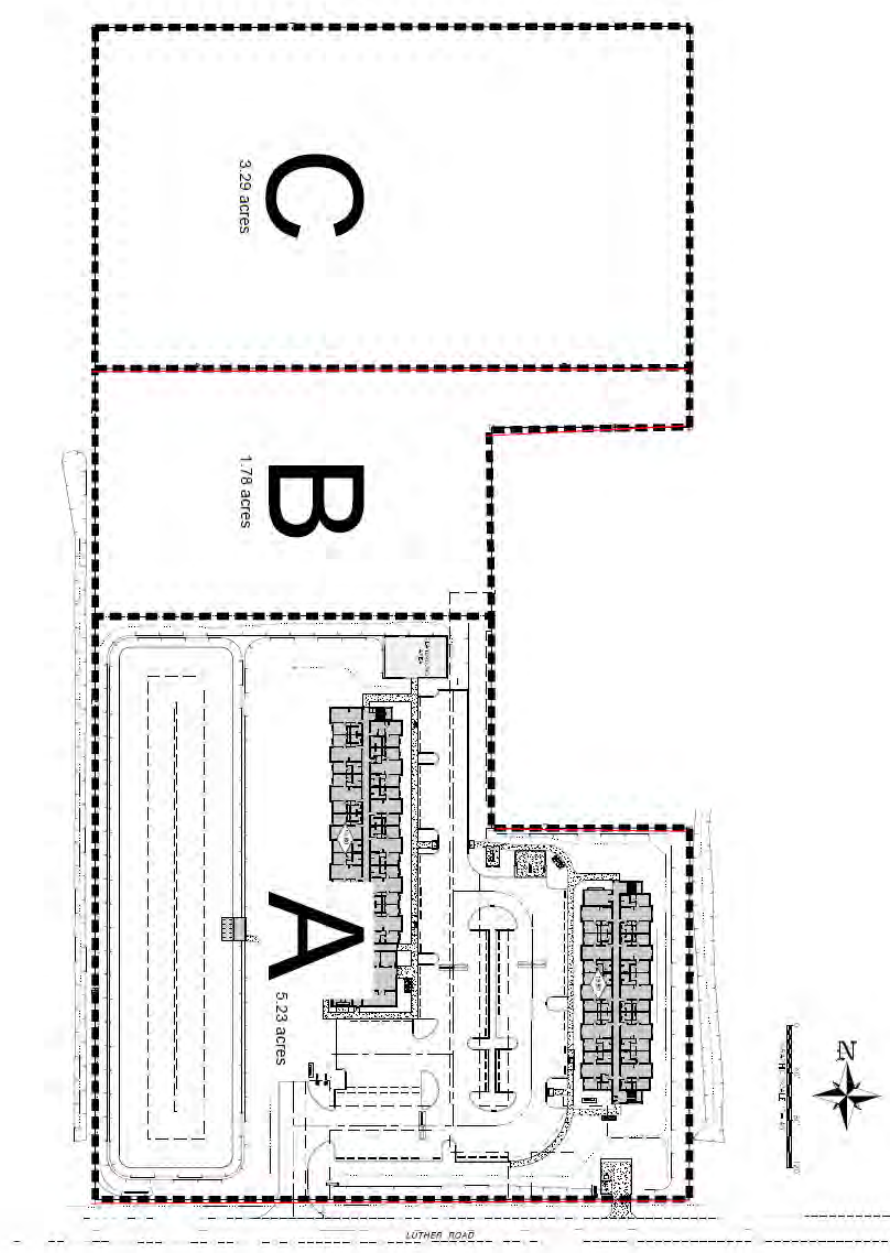


EXHIBIT 2
PROJECT SUMMARY

EXHIBIT 2
PROJECT SUMMARY

Blue Deep Creek Phase 2 represents the continuation of Blue Sky's successful partnership with Charlotte County. Upon completion, Blue Deep Creek Phases I and II will provide a total of 154 affordable apartment homes serving Charlotte County residents. Building upon the success of Jacaranda Place and Blue Deep Creek Phase I, the Development will expand the supply of high-quality affordable housing while leveraging significant private, state, and federal investment for the benefit of the community.

Photo of Jacaranda Place

Blue Sky is fully committed to this project as evidenced by our efforts and investment to date:

Land acquisition:

- Blue Sky used its own funds to pre-purchase the land, through its 2 affiliated entities (Blue Luther LLC, and Blue Luther Land LLC).
- $ Investment: $495,000

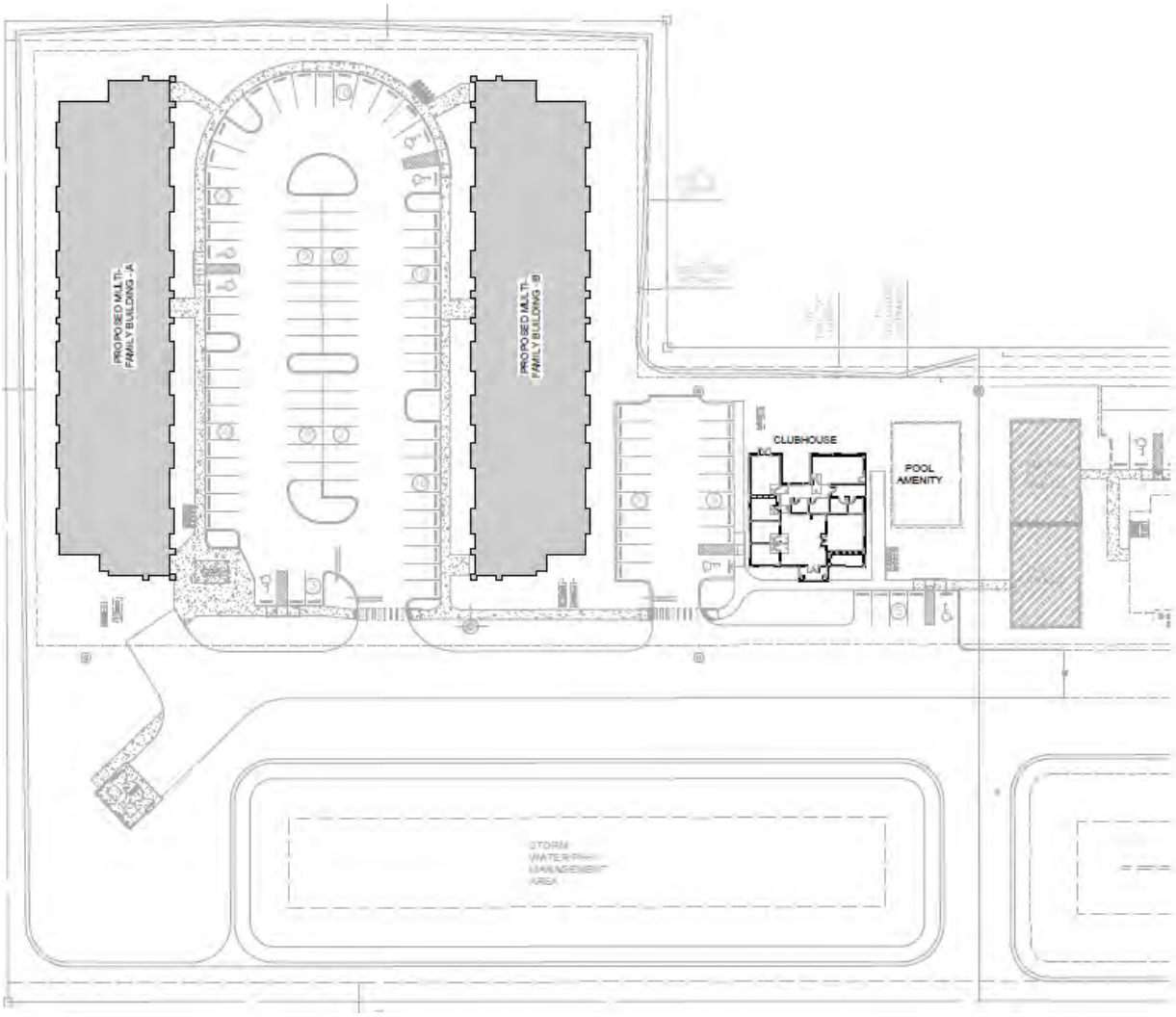
Zoning:

- Blue Sky applied for a rezoning and FLU amendment in 2025, which was approved (smooth process) by the Board on March 25, 2026.
- $ Investment: +/- $75,000

Permitting:

- Blue Sky has proceeded to obtain all permits by December 2026. This means we will be able to start work earlier, after we win the 9% Credits.
- $ Investment: +/- 450,000

Blue Deep Creek Phase 2 will be a fully amenitized 84-unit affordable multifamily housing community. When combined with the 70-unit Phase 1 that is currently under construction, both phases will provide a total of 154 units of affordable housing to the Deep Creek area of Charlotte County.



All the Phase 2 units will be set aside for people with incomes at 40% AMI and 60% AMI (Area Median Income) with rents ranging from $505 for the lowest rent one-bedroom unit to $1,409 for the most expensive two-bedroom unit. The Affordability of these units will be in perpetuity, and a LURA will be recorded with the county on the property.

The development will consist of two three-story concrete residential buildings containing 42 apartment homes each, for a total of 84 affordable rental units. The apartment homes will feature thoughtfully designed floor plans that maximize comfort, functionality, and durability while incorporating energy-efficient building materials and systems. The community will be anchored by a centrally located clubhouse that will be staffed full-time and provide space for resident activities, community programming, and property management operations.

As Phase 2 of the Blue Deep Creek community, the development will leverage the infrastructure, management, amenities, and operational efficiencies established through Phase I while significantly expanding the availability of affordable housing in the Deep Creek area. Upon completion of both phases, Blue Deep Creek will provide a total of 154 affordable apartment homes, creating a larger, more sustainable residential community that benefits from shared amenities, professional management, and long-term affordability.

Unit Mix

- 23 One-Bedroom / One-Bathroom Units
- 61 Two-Bedroom / Two-Bathroom Units

Unit Amenities

- Open-concept floor plans
- Spacious living and dining areas
- Fully equipped kitchens with refrigerator, range, and dishwasher
- Large closets and storage areas
- Ceiling fans
- Washer and dryer connections
- Energy-efficient impact-rated windows
- Marble window sills
- Accessible and adaptable units
- High-speed internet and cable infrastructure
- Private patios or balconies in select units

Community Amenities

- Full-time staffed clubhouse
- Welcoming reception and lobby area
- Property management offices
- Multi-functional resident activity room
- Fitness center
- Kitchenette for resident programs and community events
- Swimming pool
- ADA-accessible restrooms
- Surface parking conveniently located throughout the community
- Landscaped grounds and pedestrian connections
- On-site management and maintenance facilities

Sustainability and Energy Efficiency

Blue Deep Creek Phase II is being designed with sustainability, energy efficiency, and long-term durability in mind. The development is expected to incorporate energy-efficient windows, appliances, lighting, HVAC systems, and water-conserving fixtures while utilizing durable building materials that reduce long-term maintenance costs and support resident comfort.

Blue Sky Communities has a proven track record of developing and operating successful affordable housing communities throughout Florida. Blue Deep Creek Phase II will build upon that experience by delivering high-quality, professionally managed housing that expands affordable housing opportunities in Charlotte County while creating a lasting community asset for current and future residents.

PRIOR COUNTY FUNDING, WAIVERS, AND SUBSIDIES

All Loans/contracts are in compliance. Below is a list of prior loans or contracts with Charlotte County

Development	Type of Funding	Amount
Blue Deep Creek	Impact Fee Waivers	$297,640
	Utility/Permit/Env./Insp. Fee Subsidy	$638,947
	Local Affordable Housing Funding / LGAO Support	$340,000
	SHIP Funding	$400,000
	Hurricane Housing Recovery (HHR) Funding	$400,000
Jacaranda Place	Impact Fee Waivers	$236,632
	Utility Fee Subsidy	$182,291
	SHIP Disaster Funding	$300,000

RESIDENT PROGRAMS

Resident Programs available to all Residents free of charge, include:

1. **Heath and Wellness Program**
   On-site health and wellness services will include, but not be limited to, blood pressure monitoring, pulse and temperature checks, cholesterol and glucose screenings, general wellness screenings, health education, and nutrition education. Partnerships with community healthcare providers will allow residents access to wellness services and educational opportunities within the development, including space dedicated for health and social service providers and group health education activities.

2. **Employment Assistance Program:**
   Workshops/meetings offering employment counseling by a knowledgeable employment counselor will be offered. The program will include employability skills workshops providing instruction in the basic skills necessary for getting, keeping, and doing well in a job.
   - Evaluation of current job skills;
   - Assistance in setting job goals;
   - Assistance in development of and regular review/update of an individualized plan for each participating resident;
   - Resume assistance;
   - Interview preparation; and
   - Placement and follow-up services.

3. **Financial Management Classes**
   Residents will have access to financial management classes conducted by qualified professionals. Topics may include:
   - Financial budgeting and bill-paying including training in the use of technologies and web-based applications;
   - Tax preparation including do's and don'ts, common tips, and how and where to file, including electronically;
   - Fraud prevention including how to prevent credit card and banking fraud, identity theft, computer hacking and avoiding common consumer scams;
   - Retirement planning & savings options including preparing a will and estate planning; and
   - Homebuyer education including how to prepare to buy a home, and how to access first-time homebuyer programs in the county in which the development is located.

Plan for Continued Affordability

A Land Use Restriction Agreement ("LURA") will be recorded in the public records of Charlotte County to ensure long-term affordability of the Development. The proposed affordability structure will be similar to the affordability restrictions recorded for prior Blue Sky Communities developments, including Jacaranda Place and Blue Deep Creek.

Plan for Annual Certification

At the time of each lease renewal, resident household income will be recertified in accordance with FHFC requirements and applicable program guidelines. Blue Sky Communities' affiliated property management company, Carteret Management Corporation, will collect the required resident documentation and perform independent third-party income verification to ensure ongoing compliance with all affordability requirements.

Proximity to Services and Community Map

Category	Service	Distance to Site
Public Transportation	N/A in Charlotte County	-
Grocery/Pharmacy	Aldi	<=1.7 miles
Public School	Deep Creek Elementary	<=1.2 miles

Kings Crossing Shopping Center is located about 1.5 miles from the site. The shopping center includes a number of restaurants and stores such as a Aldi, Bealls Outlet, and Dollar Tree. Less than a mile there is a small retail center with a bank, restaurants and other services. See attached community map and aerial photos of the site.

Community Map

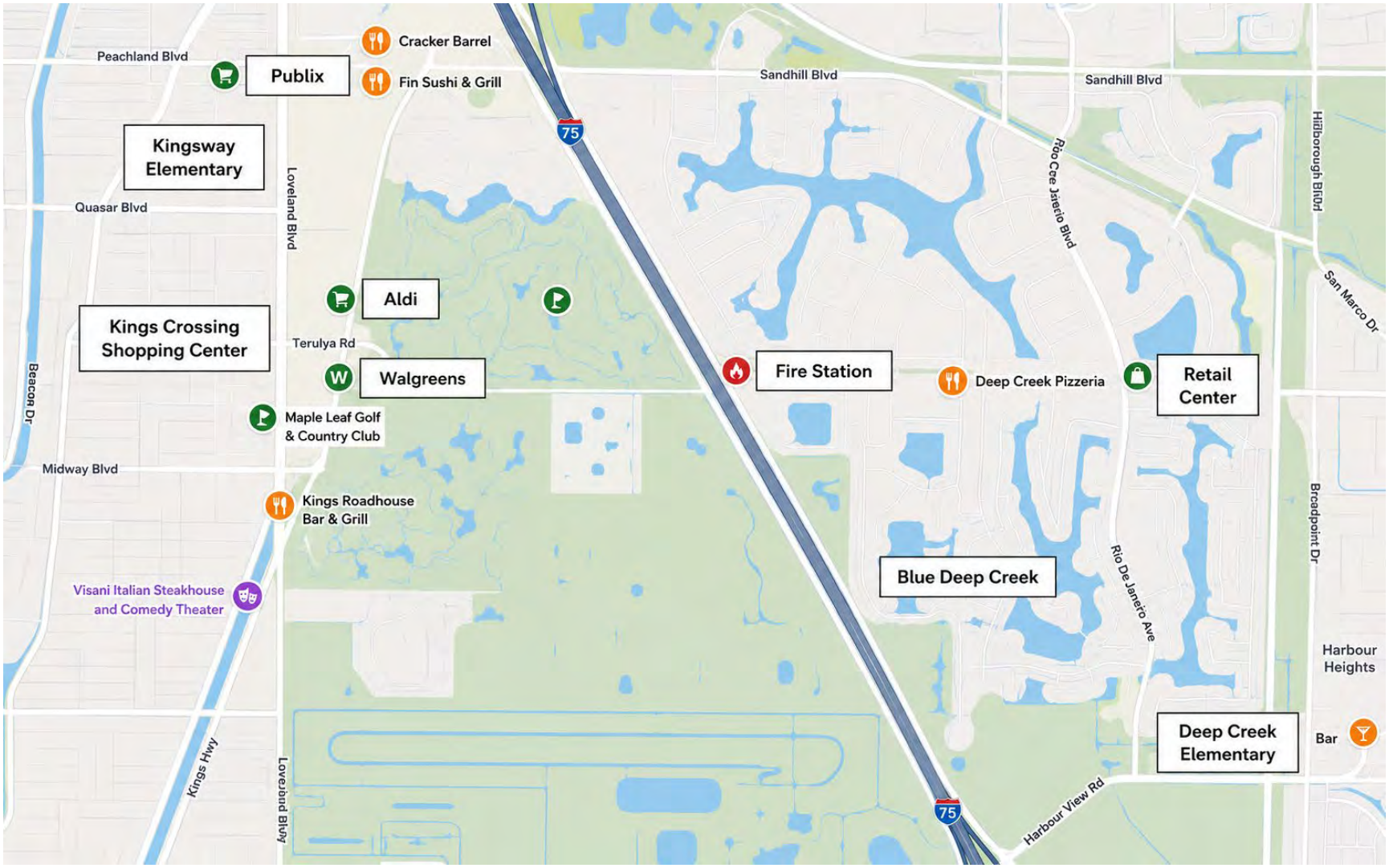


EXHIBIT 3
APPLICANT'S EXPERIENCE

DEVELOPMENT & CONSTRUCTION EXPERIENCE

BLUE SKY COMMUNITIES

Blue Sky Communities ("Blue Sky") is a St. Petersburg-based real estate developer specializing in affordable and workforce housing throughout Florida. Founded in 2012, Blue Sky has been inspiring positive change in communities across Florida through high-quality workforce housing development.

Blue Sky is pleased to already have two developments in Charlotte County, both of which have received strong local support.

- **Jacaranda Place:** A 88-unit affordable housing community located in Charlotte County serving households at or below 60% AMI.
- **Blue Deep Creek Phase 1:** A 70-unit affordable housing community currently under construction in Charlotte County serving households at or below 60% AMI.

Blue Sky Communities' mission is to partner with governments and nonprofits to develop housing that is affordable for all, with the vision of creating a Florida where every family and senior citizen is housing-secure.

Blue Sky has completed thirty-six (36) developments since 2015, all utilizing Florida Housing Finance Corporation ("FHFC") funding programs. Blue Sky maintains extensive experience with affordable housing financing programs and public funding sources including:

- 9% and 4% Housing Credits
- Tax Exempt Bonds
- Community Development Block Grant ("CDBG")
- HOME Investment Partnerships Program ("HOME")
- State Housing Initiatives Partnership ("SHIP")
- State Apartment Incentive Loan ("SAIL")
- Other local, state, and federal affordable housing funding programs and incentives.

Blue Sky has completed approximately 3,670 affordable and workforce housing units throughout Florida, including developments serving family, elderly, homeless, special needs, and permanent supportive housing populations. The company currently has approximately 507 units under construction and an additional 339 units anticipated to begin construction in 2026/2027.

PROPERTY MANAGEMENT

Carteret Management

Role and Responsibilities:

- Lease-up and marketing
- Income certification and compliance
- Property operations and maintenance
- Resident services coordination

Carteret Management Corporation manages all Blue Sky Communities properties and has extensive experience managing affordable multifamily housing communities throughout Florida. Founded in 1971, Carteret has over 50 years of experience in affordable housing management and has maintained a long-standing presence within the City of St. Petersburg and the Tampa Bay region.

Carteret specializes in the management and operation of affordable housing developments utilizing Low Income Housing Tax Credits ("LIHTC"), HUD programs, tax-exempt bond financing, State Apartment Incentive Loan ("SAIL") funding, and other affordable housing financing programs.

Carteret and Blue Sky share office space, which allows for continuous collaboration and coordination between the development and property management teams throughout all phases of development, lease-up, operations, compliance, and long-term asset management.

Carteret's portfolio includes family, senior, workforce, and supportive housing communities throughout Florida. As the property management agent for all Blue Sky Communities developments, Carteret brings substantial operational experience and institutional knowledge to the proposed development and will play an integral role in ensuring long-term successful operations, resident satisfaction, and regulatory compliance.

Detailed development experience charts and Resumes' are attached.

Inspiring Affordable Housing!

BLUE SKY
COMMUNITIES

180 Fountain Parkway N, Suite 100, St. Petersburg, FL 33716

About Us

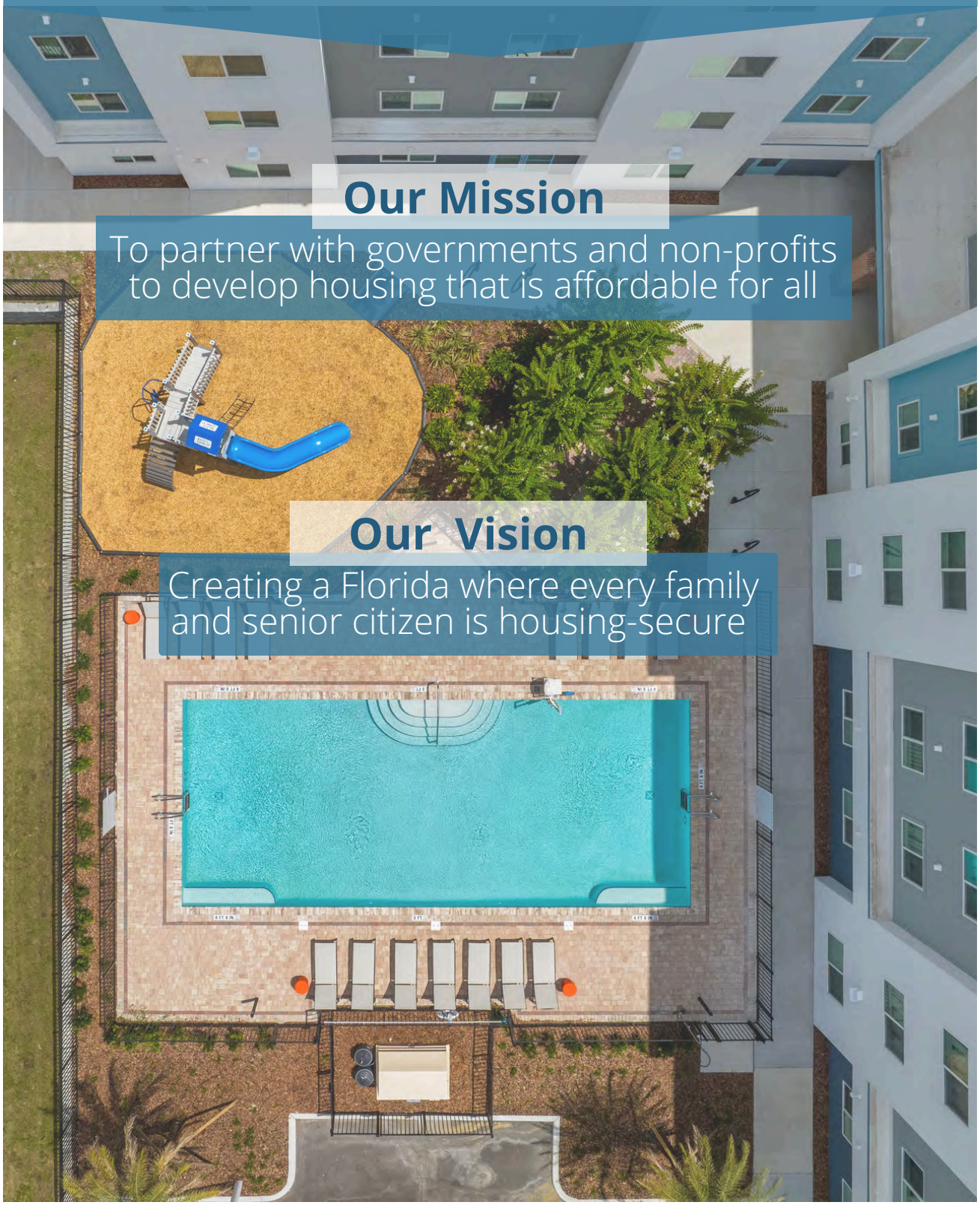
Inspiring Affordable Housing

Since 2012, Blue Sky has been inspiring positive change in communities across Florida through high-quality workforce housing development.

As a developer and owner of multifamily affordable housing using the Federal Housing Credits program, Blue Sky is a leading advocate for helping nonprofit groups and local governments reach their affordable housing goals by developing state of the art, environmentally sound affordable housing units.

Through partnerships, Blue Sky helps these groups by developing neighborhood assets that stakeholders can be proud of for decades.

Mission and Vision



Our Mission

To partner with governments and non-profits to develop housing that is affordable for all

Our Vision

Creating a Florida where every family and senior citizen is housing-secure

BLUE SKY COMMUNITIES

Core Values

Quality

Build it to live there

Integrity

Do the right thing

Teamwork

Work together to achieve our goals

Relationships

Do unto others

Transparency

Communicate openly and clearly

Continuous Improvement

Never stop learning

Leadership

Take Ownership of Everything You Do

Stewardship

Manage public resources responsibly

LEADERSHIP

Blue Sky's principals, Shawn Wilson and Scott Macdonald, have a highly-regarded history of responsibly stewarding public funds.

With more than 40 years of combined experience in workforce housing, the Blue Sky executives are innovators in the industry, participating in statewide panels and offering insights to key players in community planning. Our mission is to find the highest quality and most efficient solutions to workforce housing—to create lasting places that families can call home.

Shawn Wilson

President and Founder

A 30+-year affordable housing veteran with experience in several for-profit and non-profit organizations, Mr. Wilson founded and serves as President of Blue Sky Communities. He is responsible for identifying new opportunities, interacting with key stakeholders and guiding the development process.

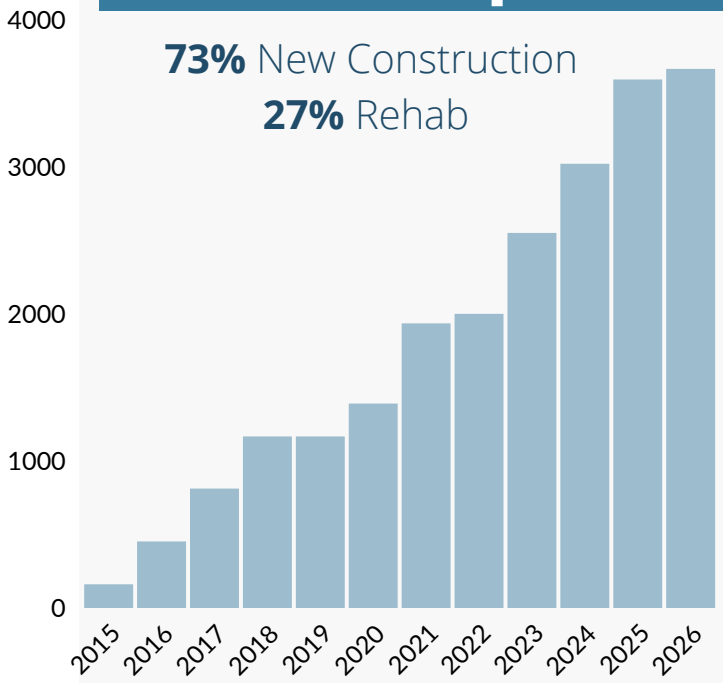
Scott Macdonald

Executive Vice President and CFO

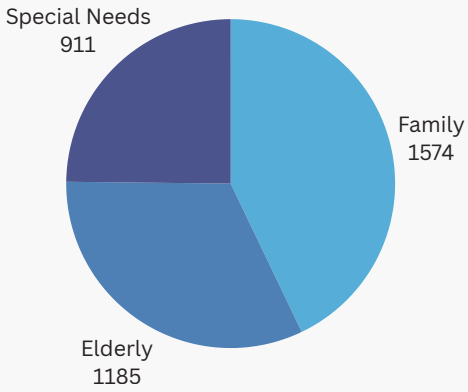
Mr. Macdonald is responsible for overseeing development underwriting, managing debt and equity relationships, closing the company's transactions, and overseeing development management after closing. Additionally, he handles the corporate finance responsibilities for the company. Prior to joining Blue Sky, he worked in commercial real estate lending and equity investments.

OUR COMMUNITIES

Total Units Completed: 3,670

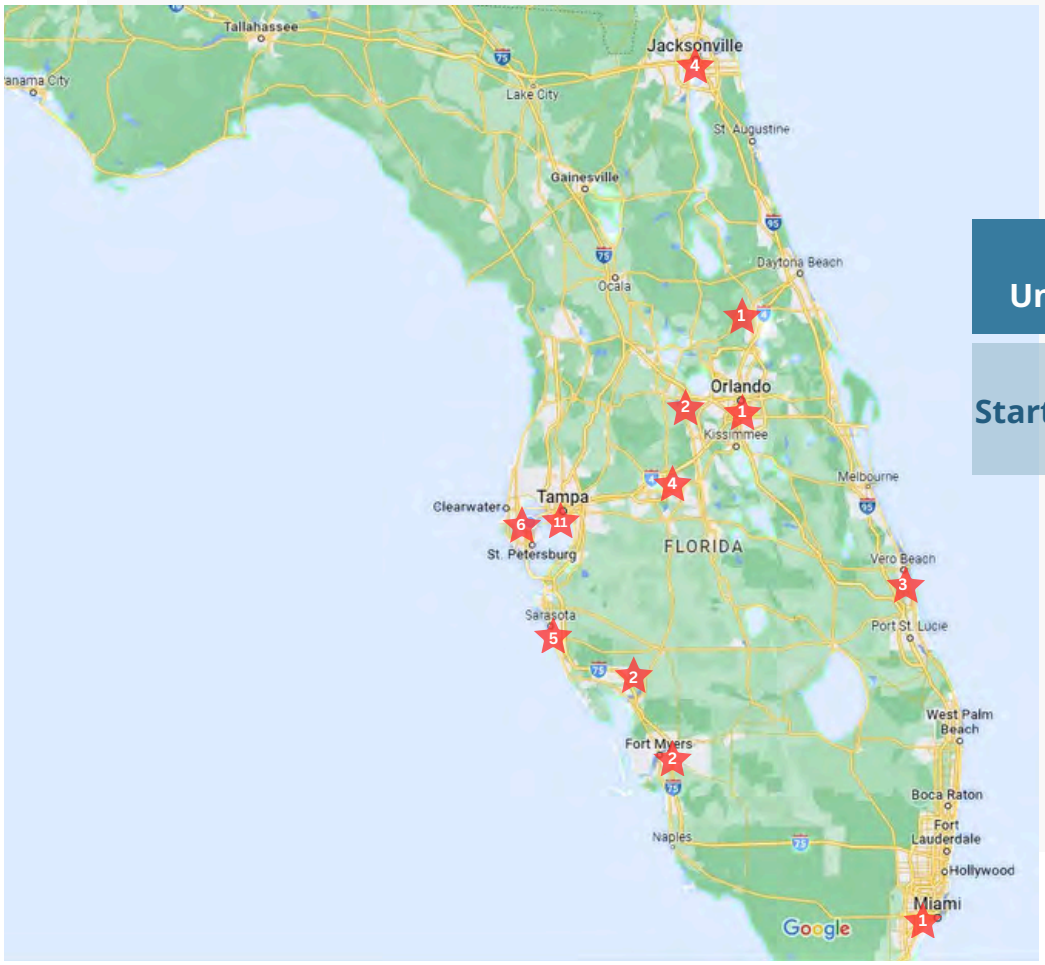


73% New Construction
27% Rehab



21 Joint Ventures with Non-profits

STEADY GROWTH BY THE NUMBERS



507 Units Under Construction

339 Units Starting Construction in 2026-27

Awards and Recognition

2025 Pride of Florida Award
Annual Pre-Session Luncheon

2024 Planning and Design Award
for SabalPlace & Preserve at Sabal Park,
from Plan Hillsborough

2024 Best Real Estate Development of the Year
presented by Tampa Bay Business Journal

2023 Community Development Person of the Year (Shawn Wilson), presented by the Florida Community Development Association

2023 Audrey Nelson Community Development Achievement for Fairlawn Village
presented by the National Community Development Association

Awards and Recognition

2022 Planning and Design Award for Uptown Sky
from Plan Hillsborough

2021 Community Impact Award - Corporate Changemaker
from University Area Community

2021 Florida Housing Coalition Award
for creating SabalPlace

2021 Best Real Estate Development of the Year,
presented by Tampa Bay Business Journal

2019 Florida Housing Coalition Statewide Home Matters Conference Woodwinds was awarded for Excellence

Development List

Completed Developments

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Year Built
Duval Park St. Petersburg, FL	88	Family/ Veterans	New	9% Tax Credits, SAIL, ELI, Pinellas HOME	2015
Silver Lake Tampa, FL	72	Family	Rehab	9% Tax Credits Hills Co. SHIP	2015
Peterborough St. Petersburg, FL	150	Elderly	Rehab	4% Tax Credits, SAIL, ELI, HUD Transfer (HAP)	2016
Brookside Square St. Petersburg, FL	142	Family	Rehab	4% Tax Credits, SAIL, ELI, HUD Transfer (HAP)	2016
Cathedral Terrace Jacksonville, FL	240	Elderly	Rehab	4% Tax Credits, City SHIP, SAIL, ELI, HUD, Transfer (HAP)	2017
Blue Sky Brandon Brandon, FL	120	Family	New	9% Tax Credits Hills County SHIP	2017
Sweetwater Villas Tampa, FL	56	Family	New	4% Tax Credits Hills County HOME	2018
Woodwinds Clermont, FL	96	Family/ Homeless	New	9% Tax Credits, SAIL, County SHIP	2018
Cathedral Towers Jacksonville, FL	203	Elderly	Rehab	9% Tax Credits, HUD Transfer (HAP)	2018
Arbor Village Sarasota, FL	80	Family/ Homeless	New	9% Tax Credits, SAIL, NHTF	2020
Preserve at Sabal Park Seffner, FL	144	Family	New	9% Tax Credits, County SHIP & HOPE, HFA, FHFC Viability	2020
SabalPlace Seffner, FL	112	Family/ Homeless	New	9% Tax Credits, SAIL, ELI, County SHIP/LHF	2021
Cathedral Townhouse Jacksonville, FL	177	Elderly	Rehab	9% Tax Credits, HUD Transfer (HAP)	2021
Clermont Ridge Clermont, FL	70	Elderly	New	9% Tax Credits, Lake County SHIP	2021
Cypress Village Ft. Myers, FL	95	Family/ Homeless	New	9% Tax Credits, SAIL, ELI, Lee County HOME	2021
Sandpiper Place Bradenton, FL	92	Family	New	9% Tax Credits, Manatee County SHIP	2021
SkyWay Lofts St. Petersburg, FL	65	Family	New	9% Tax Credits, City SHIP, Penny for Pinellas	2022
Fairlawn Village Orlando, FL	116	Family/PSH	New	4% Tax Credits, SAIL, ELI, NHTF, City HOME	2023
Ashley Square Jacksonville, FL	120	Elderly	New	4% Tax Credits, SAIL, ELI, NHTF, Jax HFA, HOME	2023
Swan Lake Village Lakeland, FL	84	Family Disabling Condition	New	9% Tax Credits, SAIL, ELI, City HOME	2023
Blue Sky Landing Fort Pierce, FL	82	Family	New	4% Tax Credits, CDBG	2023
Uptown Sky Tampa, FL	61	Family	New	4% Tax Credits, County SHIP, HOPE, Tax Exempt Bonds	2023
Jacaranda Place Port Charlotte, FL	88	Family Disabling Condition	New	9% Tax Credits, SAIL	2023

Development List

Completed Developments Continued

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Completion
Blue Sky Landing II Fort Pierce, FL	82	Family	New	9% Tax Credits	2024
Swan Landing Lakeland, FL	88	Family	New	9% Tax Credits, City LGAO Grant	2024
Florence Place Winter Haven, FL	88	Family	New	9% Tax Credits, Polk County HOME/ARP	2024
The Adderley Tampa, FL	128	Family	New	9% Tax Credits, City of Tampa	2024
Bear Creek Commons St. Petersburg, FL	85	Elderly	New	4% Tax Credits, SAIL, ELI, City LGC & Penny	2024
Alto Tower Miami, FL	84	Family Homeless	New	9% Tax Credits, SAIL, ELI, NHTF	2025
Casa di Francesco Seffner, FL	140	Elderly	New	4% Tax Credits, SAIL, ELI, HFA Bonds and LGC	2025
Jersey Commons Winter Haven, FL	68	Family/Special Needs	New	9% Tax Credits, HOME-ARP, NHTF	2025
SkyWay Lofts II St. Petersburg, FL	66	Family	New	4% Tax Credits, Pinellas HFA, Penny, City Funds	2025
Lake Bluetail Hillsborough County, FL	120	Family	New	9% Tax Credits, Hillsborough County SHIP	2025
New Trail Plaza Sarasota, FL	96	Family	New	4% Tax Credits, County CDBG-DR	2025
Blue Coral Cape Coral, FL	72	Family/Special Needs	New	9% Tax Credits, County ARPA, NHTF	2026

Developments Under Construction

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Est. Completion
Blue Deep Creek Port Charlotte, FL	70	Family	New	9% Tax Credits, County HOME	Q3 2026
The Loop Brandon, FL	77	Family/Special Needs	New	4% Tax Credits, County Tax Exempt Bonds	Q4 2026
Cedar Cove Bradenton, FL	80	Family/ Homeless	New	9% Tax Credits, County HOME ARP, SW/TIF	Q4 2026
Rio Palma Tampa, FL	90	Family	New	9% Tax Credits, County HOME	2027
Sunrise Village Fort Pierce, FL	106	Family	New	9% Tax Credits, City Loan	2027
New York Avenue Apt DeLand, FL	84	Family	New	4% Tax Credits (RRLP)	2027

Development List

Developments Starting Construction in 2026/27

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Est. Const. Start
Legacy Village Sarasota, FL	60	Family/Special Needs	New	9% Tax Credits, NHTF, Grant, County Loan	2026
Rosedale Sarasota, FL	106	Family	New	County CDBG-DR, HFA of Lee County Bonds	2027
Lois Lofts Tampa, FL	93	Family	New	9% Tax Credits, City HOME	2027
PHX Apartments Jacksonville, FL	80	Family	New	9% Tax Credits, Jax HFA	2027

Jacaranda Place

1250 LOVELAND BOULEVARD
PORT CHARLOTTE, FL

Special Needs Housing

Number of Units: 88

Completed: 2023

Construction Type: New Construction

Total Development Cost: $20 Million

Funding: FHFC 9% Tax Credits, SAIL, Raymond James Tax Credit Funds, and TD Bank.

Jacaranda Place is a new apartment development conveniently located in Port Charlotte, Florida. This mid-rise housing community consists of 46 one-bedroom and 42 two-bedroom units totaling 88 units. All apartments are equipped with multiple energy efficient features. Amenities include a clubhouse with training/meeting rooms, on-site laundry, a beautiful pool, ample parking, and on-site case managers who are there to provide assistance and support to any households that are interested.

BLUE SKY COMMUNITIES

CASL Transforming Lives

180 Fountain Pkwy., Ste. 100, St. Petersburg FL
blueskycommunities.com

Carteret Management Corporation

Operating Since 1971

Providing the Highest Quality of Housing for All People

Recognized as a **Women-Owned Business Enterprise (WBE)** through the National Women Business Owners Corporation (NWBOC) as of December 2020, Carteret Management Corporation was founded in 1971 by Harry Chadwick, Jr., as a privately held family operative corporation. Carteret is located in St. Petersburg, Florida, with over 50 years' experience in managing apartments throughout Florida in the private sector and under a multitude of affordable housing programs. The Carteret approach to property management is one that promotes accountability and oversight to ensure effective adherence to stringent standards and compliance with affordable housing regulations and guidelines. Carteret takes a proactive, hands-on approach to property management to achieve a common objective with our for-profit and nonprofit organizations: to provide safe, comfortable, and attractive residential communities that meet the continuing needs of residents.

Carteret's first four decades were focused on developing expertise in various HUD programs, including Sections 202, 236 and 8 of the National Housing Act. In more recent years, Carteret has added extensive work in the Low Income Housing Tax Credit (LIHTC) program and other often-related programs like SAIL, HOME, SHIP, state and local Bond programs, NHTF, and others. Carteret is fully equipped to handle the responsibilities of tax credit management, from lease up of new construction to oversight of acquisition/rehab projects, as well as the ongoing compliance burdens associated with tax credits.

Management Services

Carteret's property management services cover overseeing all day-to-day duties and responsibilities necessary for the complete and timely professional management of a property, including but not limited to 24-hour emergency services, building systems maintenance, marketing and leasing, full and comprehensive accounting services, staff management and training, insurance analysis and maintenance, and building and grounds maintenance, and supervision of renovations and repairs to buildings.

Few areas of residential real estate are more complex than regulatory compliance of affordable housing properties. That's why Carteret makes regulatory compliance one of its highest priorities. The results of this focus are reflected in highly satisfactory MOR ratings, high REAC scores, and independent audits with little or no findings. Therefore, in addition to the standard package of general management services, HUD program management includes occupancy and other regulatory compliance, MOR preparation and response, physical REAC inspection preparation and response, HAP/PRAC renewals, reserve funds management, maintenance of tenant selection and program eligibility requirements, 2530 clearance updates, and reasonable accommodation administration.

Innovations in Housing Management: In addition to the above services, the experience that the Carteret team brings to property management has enabled it to provide a range of enhanced services to its clients. One avenue for value-added innovation comes through Carteret's partnership with Blue Sky Communities, a leading affordable housing developer. By leveraging this relationship, Carteret and Blue Sky Communities have assisted many nonprofit Boards in obtaining tax credits and other financing sources to substantially renovate existing affordable housing projects.

The Carteret Management Team

Laurel Macdonald, COS, HCCP, TCS, BOS, CPM, *President*
A graduate of Duke University, Laurel has been working for the company since September 2009, learning the management business from the ground up. She supervises daily operations of the Carteret portfolio of communities, interpreting and implementing management procedures and enforcing strict compliance with all regulatory requirements. She assists in budget preparation, contract negotiations, and the monitoring of on-site operations. Laurel is a Certified Property Manager® through the Institute of Real Estate Management® (IREM®), serving on the local IREM chapter's Board, and has established Carteret as an Accredited Management Organization (AMO®) through IREM®. Laurel holds a Credential for Green Property Management from the National Apartment Association Education Institute and the National Affordable Housing Management Association, as well as having earned several affordable housing designations.

James M. Chadwick, *Vice President/ Secretary*
After graduating from Duke University and Duke Law School in 1980, Jim returned to St. Petersburg, where he joined the family business, becoming its President in 1989. In addition to his tenure as President of Carteret, for over 25 years Jim was a principal of RGR, Inc., a housing consultant firm that worked with nonprofit organizations to develop and construct more than 60 affordable housing communities for low-income households financed through HUD. From 1996 to 2008 he was actively involved with a business partner in the design, development and management of multi-family and single-family residential communities in large urban markets. Jim's professional experience, along with his legal training, brings unique skills to the Carteret management team.

Teresa Lake, COS, C3P, HCCP, *Vice President of Housing*
Teresa joined Carteret Management in 2017 with over 25 years of multi-site experience, serving Affordable, Market-Rate and HOA Communities. Teresa's primary responsibilities include operational reviews of both the physical asset and financial performance of each property. She supports the on-site management staff to ensure that each site complies with its individual regulatory agreements. Throughout her career, Teresa has successfully taken on the challenges of lease-ups, occupied renovation projects, and distressed asset turn-arounds.

Luis Misla, CAMT, CAMT, CPO, *Vice President of Facilities*
Although Luis joined the Carteret team in 2020, he has been in supervisory roles in the multifamily industry for more than twenty years. Luis is responsible for overseeing the maintenance programs for all projects in Carteret's portfolio, as well as consulting on budget development and overseeing large capital projects. His role is essential to Carteret's ability to provide exceptional asset management for property owners.

Tiffany Harris, COS, HCCP, *Director of Operations/Assistant Secretary*
A graduate of University of Michigan, Tiffany joined the team in late 2018. Tiffany prepares, maintains, and files all paperwork with HUD and other government offices; writes company policies and procedures; prepares correspondence and coordinates legal documentation required for refinancing properties or obtaining grants/loans; and provides administrative support to regional managers and staff. She is also the 504 Coordinator and the Assistant Secretary of Carteret's Board.

Mitchell Western, *Controller*
A sixth generation Tampa native who graduated from the University of South Florida, Mitchell joined Carteret in 2024. As Controller, he is responsible for the financial day-to-day management of the Carteret portfolio of communities. Mitchell started his career as an auditor with PwC and transitioned into property Management with Greystar as a property accountant. He has over 10 years' experience in the property management industry.

Shernice Bridges, COS, HCCP, *Regional Manager*
Shernice joined the Carteret Management Team in 2015 as a property manager and was promoted to the Regional Manager role in 2018. Shernice brings 15+ years of experience in Market-Rate and Affordable properties. Shernice has taken on the challenges of occupied major renovation projects, along with assisting in new construction lease-ups. Shernice is passionate, motivated, and team-oriented with excellent leadership skills.

Heather Lomax, COS, TCS, *Regional Manager*
Heather has been part of the Carteret team since 2011 as a Property Manager and was promoted to Central Florida Regional Manager role in 2021. Heather comes with over 25 years of experience in the affordable housing industry and has a keen eye for detail. Heather's organizational skills, ability to multi-task and great understanding of affordable compliance standards makes her a valued asset to her team.

Deirdre Crudup, CAM, COS, TCS*, Regional Manager*
Deirdre has been in the affordable housing industry since 2007, working with various property and program types across North and South Carolina, Connecticut, and Florida. Deirdre is a highly organized individual with a passion for people and giving back to her community.

Elizabeth Smith, HCCP, COS, *Regional Manager*
Elizabeth began her career in multifamily housing in 2005 in the conventional market, managing sites in takeover from due diligence through conversion and stabilization. In 2012, Elizabeth transitioned to a LIHTC community that had recently leased up. Since that time, she has management multiple sites with a focus on troubled assets struggling with occupancy, compliance issues, and delinquency problems. Elizabeth joined Carteret in 2019, leasing up two new LIHTC sites before moving to a floating and then a regional role. Elizabeth has been active in apartment associations in both South Carolina, where she served on the Board of Directors as Secretary, and in Florida. Through the Bay Area Apartment Association, she completed the Leadership Lyceum program and served on the Board of Directors for two years, participating on the Affordable Housing and PAC committees.

Trina Grady, HCCP, CMH, CMM, COB, SBS, CFS, *Regional Manager*
Trina is an accomplished professional with over 15 years of experience in the housing industry. She Specializes in new construction lease-up tax credit, market, and blended sites, she has a proven track record working closely with Housing Authority agencies. Beyond her HA property involvement, Trina has successfully managed troubled properties, showcasing her diverse expertise in the field.

Marysol Narvaez*, HCCP, CAM, CFRM, Regional Manager*
With nearly 2 decades of experience, Marysol is a seasoned real estate professional with expertise in Property Management and Affordable Housing, stabilization of distressed assets and lease ups. Her background in property management and affordable housing allows her to bring a unique perspective and innovative solutions to diverse issues. In addition to her professional commitments, Marysol is actively involved in her community and is passionate about giving back. She volunteers her time with local organizations and advocates for initiatives aimed at increasing access to affordable housing and promoting community development.

Jeremy Lentsch*, Regional Maintenance Coordinator*
Jeremy oversees the facilities maintenance in Carteret Management's Central and South Florida portfolios. Jeremy joined the Carteret team in 2024 he brings over 16 years of experience in facilities maintenance with upkeep. Jeremy comes with experience and success in team building and training. Prior to joining Carteret, Jeremy successfully managed maintenance departments in the property management and hospitality industries.

Board of Directors

Laurel Macdonald	President
James M. Chadwick	Vice President/Secretary
Tiffany Harris	Assistant Secretary
Cecile Chadwick	Director

Professional Memberships & Credentials

Southeastern Affordable Housing Management Association (SAHMA)
Florida Association of Homes and Services for the Aging (FAHSA)
Accredited Management Organization (AMO) through the Institute of Real Estate Management (IREM)
Registered Real Estate Company through the Florida Department of Business and Professional Regulation
Approved management agent by Florida Housing Finance Corporation
Certified as a Women-Owned Business Enterprise (WBE) through the National Women Business Owners Corporation (NWBOC)

Contact Information

Address: 180 Fountain Parkway North, Suite 100, St. Petersburg, FL 33716
Phone: (727) 578-1174
Fax: (727) 579-0145

Management Experience

Blue Sky Developments Managed by Carteret

Development Name	Address	Units	Managed Since	Demographic
ALTO TOWER	2267 NW 36th St Miami, FL	84	2025	Family Homeless
ARBOR VILLAGE	2901 Fruitville Rd Sarasota, FL	80	2020	Family/ Homeless
ASHLEY SQUARE	650 N. Newnan St Jacksonville, FL	120	2022	Elderly
BEAR CREEK COMMONS	635 - 64TH Street S. St. Petersburg, FL	85	2024	Elderly
BLUE CORAL	2665 Hutchens Way Cape Coral, FL	72	2026	Family
BLUE SKY BRANDON	504 Cobalt Blue Dr. Brandon, FL	120	2016	Family
BLUE SKY LANDING I	100 Blue Sky Circle Fort Pierce, FL	82	2023	Family
BLUE SKY LANDING II	102 Blue Sky Circle Fort Pierce, FL	82	2024	Family
BROOKSIDE SQUARE	200 -72nd Ave N. St. Petersburg, FL	142	1971	Family
CASA DI FRANCESCO	4470 Mango Rd Seffner, FL	140	2025	Elderly
CATHEDRAL TERRACE	701 N. Ocean St Jacksonville, FL	240	2009	Elderly
CATHEDRAL TOWERS	601 N, Newman St Jacksonville, FL	203	2009	Elderly
CATHEDRAL TOWNHOUSE	501 Ocean St Jacksonville, FL	179	2009	Elderly
CLERMONT RIDGE SENIOR VILLAS	1100 Hunt Trace Blvd Clermont, FL	70	2021	Elderly
CYPRESS VILLAGE	4520 Glenford Blvd Fort Myers, FL	95	2021	Family/ Homeless
DUVAL PARK	5025 Duval Circle St. Petersburg, FL	88	2015	Family/ Veterans
FAIRLAWN VILLAGE	1491 Mercy Dr Orlando, FL	116	2023	Family/PSH
FLORENCE PLACE	209 Andolini Ln Winter Haven, FL	88	2024	Family
JACARANDA PLACE	1250 Loveland Blvd Port Charlotte, FL	88	2023	Family Disabling Condition

Development Name	Address	Units	Managed Since	Demographic
Management Experience				
Cont. Blue Sky Developments Managed by Carteret				
JERSEY COMMONS	1115 Wilson Dr. Winterhaven, FL	68	2025	Special Needs
LAKE BLUETAIL	5957 Calla Lilly Lp Riverview, FL	120	2025	Family
NEW TRAIL PLAZA	4644 N. Tamiami Trail Sarasota, FL	96	2026	Family
PETERBOROUGH APARTMENTS	440- 4th Ave N. St. Petersburg, FL	150	1999	Elderly
PRESERVE AT SABALPARK	3733 Chios Island Rd Seffner, FL	144	2020	Family
SABALPLACE	3473 Aegean Sea Way Seffner, FL	112	2021	Family/ Homeless
SANDPIPER PLACE	2155 46th Ave Dr W Bradenton, FL	92	2021	Family
SILVER LAKE APARTMENTS	3738 W. Idlewild Crl Tampa, FL	72	2014	Family
SKYWAY LOFTS	3900- 34th Street S., St. Petersburg, FL	65	2022	Family
SKYWAY LOFTS II	3800- 34th St S St. Petersburg, FL	66	2025	Family
SWAN LAKE VILLAGE	2762 Swan Village Blvd. Lakeland, FL	84	2023	Family Disabling Condition
SWAN LANDING	2030 Swan Landing Dr Lakeland, FL	88	2024	Family
SWEETWATER VILLAS	4152 Sweetwater Villas Ln. Tampa, FL	56	2018	Family
THE ADDERLEY	9300 N Nebraska Ave. Tampa, FL	128	2024	Family
UPTOWN SKY	13635 N. 12th St. Tampa, FL 33613	61	2023	Family
WOODWINDS	151 S. Grand Hwy. Clermont, FL	96	2018	Family/ Homeless

Development Name	Address	Units	Managed Since	Demographic
Management Experience				
Additional Developments Managed by Carteret				
540 TOWN CENTER	540- 2nd Ave S. St Petersburg FL	145	1981	Elderly
AQUA APARTMENTS	4505 N. Rome Ave Tampa, FL	197	2024	Elderly
BAYOU COURT	4201 6th Street S. St. Petersburg, FL	60	2024	Family
CATHEDRAL COURT	201 E. Ashley St Jacksonville, FL	16	2009	Elderly
LANDINGS AT EAST POINTE	3701 Nelson Tills Blvd Ft. Myers, FL	126	2026	Family
METRO 510 APARTMENTS	510 E. Harrison St Tampa, FL	120	2024	Family
PHILLIP BENJAMIN TOWER	250-58th St N. St. Petersburg, FL	197	2012	Elderly
VIRIDIAN APARTMENTS	518 - 3rd Ave S. St. Petersburg, FL	188	2024	Elderly
VISTA 400 APARTMENTS	400 E. Harrison St. Tampa, FL	200	2024	Elderly
WAHNETA PALMS	225 Wahneta Palms Dr. Winter Haven, FL	64	2015	Family

EXHIBIT 4
PROJECT READINESS

SITE CONTROL

The Development consists of two parcels that will be conveyed to Blue Luther 2, LLC prior to closing. Because the property is already under Blue Sky ownership and control, the Development has avoided many of the delays commonly associated with third-party land acquisitions, allowing the team to efficiently advance predevelopment, design, and permitting activities.

- **Parcel B**: Owned by Blue Luther, LLC and consists of an undeveloped portion of Blue Deep Creek Phase 1
- **Parcel C**: Owned by Blue Luther Land, LLC and was acquired specifically for Blue Deep Creek Phase 2.
- Site control documents are included in the Application
- The fact that Blue Sky is already the "Owner" of the land facilitates the pre-development process, because we do not have to deal with an adversarial 3rd party Seller.

ZONING

Blue Sky Communities successfully completed a Future Land Use Amendment and Planned Development rezoning in 2025. The approvals increased the allowable density from 103 units to 154 units, accommodating both Blue Deep Creek Phase 1 and Phase 2.

- Future Land Use Amendment approved.
- Planned Development Rezoning approved.
- Charlotte County Board approval received on March 25, 2026.
- Approval documents are included in the Application

CONSTRUCTION TIMELINE

Blue Deep Creek Phase 2 is anticipated to **begin construction in February 2027** following completion of financing and permitting activities.

Key Milestones

- All Major Permits Secured: January 2027
- Construction Start: February 2027
- First Occupancy: April 2028
- Full Lease-Up: May 2028

CONSTRUCTION DRAWINGS & PERMITTING

Since receiving zoning approvals, Blue Sky has continued to aggressively advance the Development through the design and permitting process.

A complete set of Design Development Drawings is included in **Exhibit 6**, including:

- Architectural
- Clubhouse
- Civil Engineering
- Interior Design plans

Construction Documents are anticipated to be completed in June 2026.

Permitting activities are actively underway, with all major development permits anticipated to be secured by January 2027, positioning the Development to commence construction immediately following financing and closing activities.

Permit	Submission Date	Anticipated Approval
SWFWMD ERP Permit	June 10, 2026	November 3, 2026
Charlotte County Utilities (CCU)	June 24, 2026	October 27, 2026
FDEP Water & Wastewater Approvals	September 30, 2026	November 10, 2026
Charlotte County DRC Site Permit	September 30, 2026	January 13, 2027
Charlotte County Building Permit	July 1, 2026	January 20, 2027

Assignment of Purchase Agreement

Blue Luther Land, LLC, a Florida limited liability company (“Assignor”), for and in consideration of the sum of $10.00, the receipt and sufficiency of which is hereby acknowledged, does hereby assign to Blue Luther 2, LLC, a Florida limited liability company ("Assignee"), all of its right, title and interest, as Buyer, under that certain Purchase Agreement, dated February 28, 2025, for the purchase from Blue Luther, LLC, a Florida limited liability company (“Seller”) of property in Charlotte County (“Agreement”), including, without limitation, all deposits thereunder and all rights to interest accrued thereon.

Assignor hereby directs the Seller to deed the property to Assignee.

Assignee hereby accepts the assignment described above and assumes and undertakes to pay, perform and discharge each and every one of the obligations of the Assignor under the Agreement.

This Assignment shall bind and inure to the benefit of the parties hereto and their respective heirs, successors and assigns and shall be governed by the laws of the State of Florida.

The undersigned has executed this instrument on this 29th day of May 2026.

ASSIGNOR:
Blue Luther Land, LLC

By: _____
Shawn Wilson, Manager

ASSIGNEE:
Blue Luther 2, LLC
By: Blue Luther 2 M, LLC, its manager

By: _____
Shawn Wilson, Manager

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (the "Agreement") is dated this 28th day of February, 2025, and is made by and between **BLUE LUTHER, LLC**, a Florida limited liability company ("Seller"), and **BLUE LUTHER LAND, LLC**, a Florida limited liability company ("Purchaser").

WITNESSETH:

1. **Premises**. Subject to the terms and conditions set forth below, and for Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Seller and Purchaser, Seller shall convey to Purchaser and Purchaser shall purchase from Seller the following described parcel of property situated in Charlotte County, Florida of which Seller is or will be the owner and holder of:

SEE EXHIBIT "A" ATTACHED HERETO (the "Premises").

2. **Purchase Price**. The sum of THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($330,000.00), subject to adjustments, credits, and prorations as set forth herein (the "Purchase Price"), shall be paid by Purchaser to Seller in cash at Closing.

3. **Title Insurance and Survey**. Seller shall provide to Purchaser a title commitment (the "Title Commitment") for an ALTA Form B, Marketability Policy (the "Title Policy") issued by an agent of First American Title Insurance Company or other nationally recognized title insurance company (the "Title Insurance Company") covering title to the Premises. Purchaser may obtain a survey (the "Survey").

4. **Unpermitted Exceptions and Survey Defects**. If the Survey, the Title Commitment, or Purchaser's inspection of the Premises or the improvements thereon discloses any exceptions, requirements, necessary repairs, encroachments, or other issues which are not acceptable to Purchaser, in Purchaser's sole discretion, Purchaser shall have the right to either (a) terminate this Agreement upon written notice to Seller with neither party having any further obligation hereunder, or (b) waive such objection and proceed to Closing with no requirement that Seller make any changes or repairs.

5. **Seller's Documents**. Seller shall execute and deliver to Purchaser at Closing, the following:

(a) A deed executed by Seller conveying to Purchaser fee simple title to the Premises;

(b) Such other Closing documents as reasonably may be required to consummate the transaction or which may be required by the Title Insurance Company in order to issue the Title Policy as required by the Title Commitment.

6. **Expense Provisions**. Any documentary stamps and transfer/sales taxes, the cost of recording the deed, the cost of the Survey, and the title insurance premium shall be paid by Purchaser on or before Closing.

7. **Closing**. Subject to the terms and conditions hereof, the Closing of this transaction shall be completed on or before December 31, 2027 (the "Closing Date"), with the agent of the Title Insurance Company acting as the Escrow Agent. At Purchaser's option, the Closing may be held sooner so long as Purchaser gives Seller notice of the revised Closing Date. Seller shall deliver possession of the Premises to Purchaser on the Closing Date.

8. **Prorations**. Real estate taxes for the year of the Closing shall be prorated on an accrual basis as of the Closing Date, based upon the most recent ascertainable taxes.

9. **Contract Construction**. This Agreement shall not be interpreted against either party solely because such party drafted the Agreement.

10. **Successors and Assigns**. The Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

11. **No Representations or Warranties**. Seller makes no representations or warranties to Purchaser and it is agreed by Seller and Purchaser that the Premises is sold in as "as is" and "where is" condition with no reliance on any representations made by Seller. Purchaser agrees that it will use its own due diligence on or before May 30, 2025 to determine whether the Premises and any improvements thereon are fit for Purchaser's intended purposes.

12. **Contingencies and Termination**. This Agreement is contingent upon: (i) Seller obtaining title to the Premises; (ii) Seller and Purchaser obtaining the necessary zoning approval for Purchaser to develop the Premises for Purchaser's intended improvements; and (iii) Seller obtaining consent to sell the Premises from Seller's financing parties. In the event the above stated contingencies are not met on or before December 31, 2027, either party may terminate this Agreement by written notice to the other, at which time, this Agreement shall become null and void and of no further force and effect.

13. **Amendments**. Except as otherwise provided herein, this Agreement may be amended or modified by, and only by, a written instrument executed by Seller and Purchaser.

14. **Law**. This Agreement shall be governed by and construed in accordance with Florida law.

15. **Section Headings**. The section headings inserted in this Agreement are for convenience only and are not intended to, and shall not be construed to, limit, enlarge or affect the scope or intent of this Agreement, nor the meaning of any provision hereof.

16. **Merger of Prior Agreements**. This Agreement supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.

17. **Attorney's Fees and Costs**. In any litigation arising out of or pertaining to the Agreement, the prevailing party shall be entitled to an award of its attorney's fees, whether incurred before, after or during trial, or upon any appellate level.

18. **Broker and Legal Representation**. Each party shall indemnify the other from claims for commissions made by any broker claiming that it had an agreement with such party.

19. **Time**. Time is of the essence of the Agreement. When any time period specified herein falls or ends upon a Saturday, Sunday or legal holiday, the time period shall be automatically extend to 5:00 P.M. in the next ensuing business day.

20. **Execution**. To facilitate execution, the parties hereto agree that this Agreement may be executed and sent via electronic mail to the other party, and that the executed emailed copy shall be binding and enforceable as an original. This Agreement may be executed in as many counterparts as may be required, and it shall not be necessary that a signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

21. **Radon Gas Disclosure.** Pursuant to Florida Statutes Section 404.056(5), Seller hereby makes, and Purchaser hereby acknowledges, the following notification:

> RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

22. **Default**. In the event of a default by Seller, Purchaser shall be entitled to demand and receive specific performance of this Agreement.

[Remainder of Page Intentionally Left Blank]

WITNESS, the due execution hereof as of the day and year so stated.

WITNESSES:

Print Name: Jillian Rezzu

Print Name: Geoff Harlan

"PURCHASER"

BLUE LUTHER LAND, LLC, a Florida limited liability company

By: _____
Scott Macdonald, Manager

WITNESSES:

Print Name: Jillian Rezzu

Print Name: Geoff Harlan

"SELLER"

BLUE LUTHER, LLC, a Florida limited liability company

By: Blue Luther M, LLC, a Florida limited liability company, its manager

By: _____
Scott Macdonald, Manager

EXHIBIT "A"

Description of Property

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N.00°35'58"E. ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4654, PAGE 627 AND OFFICIAL RECORDS BOOK 4718, PAGE 175, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA 515.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°35'58"E. ALONG SAID EAST LINE FOR 208.17 FEET; THENCE S.89°28'17"E. FOR 166.58 FEET; THENCE S.89°28'34"E. FOR 166.51 FEET; THENCE S.89°27'40"E. FOR 166.48 FEET; TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 1162, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.00°41'09"W. ALONG SAID WEST LINE FOR 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N.89°27'40"W. ALONG THE NORTH LINE OF LANDS HAVING A PARCEL IDENTIFICATION NUMBER OF 402317426016, PER CHARLOTTE COUNTY PROPERTY APPRAISER FOR 166.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S.00°37'09"W. ALONG THE WEST LINE OF SAID LANDS FOR 158.41 FEET; THENCE N.89°25'58"E. FOR 333.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES, MORE OR LESS.

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (the "Agreement") is dated this 29th day of May 2026, and is made by and between **BLUE LUTHER LAND, LLC**, a Florida limited liability company ("Seller"), and **BLUE LUTHER 2, LLC**, a Florida limited liability company ("Purchaser").

WITNESSETH:

1. **Premises**. Subject to the terms and conditions set forth below, and for Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Seller and Purchaser, Seller shall convey to Purchaser and Purchaser shall purchase from Seller the following described property situated in Manatee County, Florida of which Seller is the owner and holder of:

SEE EXHIBIT "A" ATTACHED HERETO (the "Premises").

2. **Purchase Price and Deposit**. The sum of ONE MILLION SEVEN HUNDRED AND SEVENTY THOUSAND AND NO/100 DOLLARS ($1,770,000.00), subject to adjustments, credits, and prorations as set forth herein (the "Purchase Price"), shall be paid by Purchaser to Seller in cash at Closing. There shall be no deposits associated with this Agreement.

3. **Title Insurance and Survey**. Seller shall provide to Purchaser a title commitment (the "Title Commitment") for an ALTA Form B, Marketability Policy (the "Title Policy") issued by an agent of First American Title Insurance Company or other nationally recognized title insurance company (the "Title Insurance Company") covering title to the Premises. Purchaser may obtain a survey (the "Survey").

4. **Unpermitted Exceptions and Survey Defects**. If the Survey, the Title Commitment, or Purchaser's inspection of the Premises or the improvements thereon discloses any exceptions, requirements, necessary repairs, encroachments, or other issues which are not acceptable to Purchaser, in Purchaser's sole discretion, Purchaser shall have the right to either (a) terminate this Agreement upon written notice to Seller with neither party having any further obligation hereunder, or (b) waive such objection and proceed to Closing with no requirement that Seller make any changes or repairs.

5. **Seller's Documents**. Seller shall execute and deliver to Purchaser at Closing, the following:

(a) A deed executed by Seller conveying to Purchaser fee simple title to the Premises;

(b) Such other Closing documents as reasonably may be required to consummate the transaction or which may be required by the Title Insurance Company in order to issue the Title Policy as required by the Title Commitment.

6. **Expense Provisions**. Any documentary stamps and transfer/sales taxes, the cost of recording the deed, the cost of the Survey, and the title insurance premium shall be paid by Purchaser on or before Closing.

7. **Closing**. Subject to the terms and conditions hereof, the Closing of this transaction shall be completed on or before December 31, 2027 (the "Closing Date"), with the agent of the Title Insurance Company acting as the Escrow Agent. At Purchaser's option, the Closing may be held sooner so long as Purchaser gives Seller notice of the revised Closing Date. Seller shall deliver possession of the Premises to Purchaser on the Closing Date.

8. **Prorations**. Real estate taxes for the year of the Closing shall be prorated on an accrual basis as of the Closing Date, based upon the most recent ascertainable taxes.

9. **Contract Construction**. This Agreement shall not be interpreted against either party solely because such party drafted the Agreement.

10. **Successors and Assigns**. The Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

11. **No Representations or Warranties**. Seller makes no representations or warranties to Purchaser and it is agreed by Seller and Purchaser that the Premises is sold in as "as is" and "where is" condition with no reliance on any representations made by Seller. Purchaser agrees that it will use its own due diligence on or before July 15, 2026 to determine whether or not the Premises and any improvements thereon are fit for Purchaser's intended purposes.

12. **Contingencies and Termination.** This Agreement is contingent upon Purchaser receiving funding from Florida Housing Finance Corporation (the "FHFC") by December 31, 2028. To the extent Purchaser is not successful in receiving an award of funding from FHFC, Purchaser shall have the option, in its sole and absolute discretion, to terminate this Agreement. In the event Purchaser exercises such option, this Agreement shall become null and void and of no further force and effect.

13. **Amendments**. Except as otherwise provided herein, this Agreement may be amended or modified by, and only by, a written instrument executed by Seller and Purchaser.

14. **Law**. This Agreement shall be governed by and construed in accordance with Florida law.

15. **Section Headings**. The section headings inserted in this Agreement are for convenience only and are not intended to, and shall not be construed to, limit, enlarge or affect the scope or intent of this Agreement, nor the meaning of any provision hereof.

16. **Merger of Prior Agreements**. This Agreement supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.

17. **Attorney's Fees and Costs**. In any litigation arising out of or pertaining to the Agreement, the prevailing party shall be entitled to an award of its attorney's fees, whether incurred before, after or during trial, or upon any appellate level.

18. **Broker and Legal Representation**. Each party shall indemnify the other from claims for commissions made by any broker claiming that it had an agreement with such party.

19. **Time**. Time is of the essence of the Agreement. When any time period specified herein falls or ends upon a Saturday, Sunday or legal holiday, the time period shall be automatically extend to 5:00 P.M. in the next ensuing business day.

20. **Execution**. To facilitate execution, the parties hereto agree that this Agreement may be executed and sent via electronic mail to the other party, and that the executed emailed copy shall be binding and enforceable as an original. This Agreement may be executed in as many counterparts as may be required, and it shall not be necessary that a signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

21. **Radon Gas Disclosure**. Pursuant to Florida Statutes Section 404.056(5), Seller hereby makes, and Purchaser hereby acknowledges, the following notification:

> RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

22. **Default**. In the event of a default by Seller, Purchaser shall be entitled to demand and receive specific performance of this Agreement.

[Remainder of Page Intentionally Left Blank]

WITNESS, the due execution hereof as of the day and year so stated.

"PURCHASER"

Blue Luther 2, LLC, a Florida limited liability company,

By: Blue Luther 2 M, LLC its Manager

By: _____

Name: Shawn Wilson
Title: Manager

"SELLER"

Blue Luther Land, LLC, a Florida limited liability company

By: _____

Name: Shawn Wilson
Title: Manager

EXHIBIT "A"

Property Description

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N.00°35'58"E. ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4654, PAGE 627 AND OFFICIAL RECORDS BOOK 4718, PAGE 175, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA 723.21 FEET TO THE POINT OF BEGINNING; THENCE N.00°35'58"E. ALONG SAID EAST LINE FOR 286.60 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4718, PAGE 175; THENCE S.89°30'06"E. ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 3253824, OFFICIAL RECORDS INSTRUMENT 3252846 AND OFFICIAL RECORDS INSTRUMENT 3253824, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR 500.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 1162, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.00°41'09"W. FOR 286.88 FEET ALONG THE WEST LINE OF SAID LANDS; THENCE N.89°27'40"W. FOR 166.48 FEET; THENCE N.89°28'34"W. FOR 166.51 FEET; THENCE N.89°28'17"W. FOR 166.58 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 BEARS N.89°26'10"W.

TOGETHER WITH NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT RIGHTS, AS DESCRIBED IN THOSE CERTAIN RESERVATIONS CONTAINED IN THE FOLLWING: BOOK 297, PAGE 106, BOOK 503, PAGE 234, BOOK 548, PAGE 1994, AND BOOK 548, PAGE 1996.

HG BCC

FILED WITH THE DEPARTMENT OF STATE March 26, 2026

ORDINANCE
NUMBER 2026 -012

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL MULTI-FAMILY 10 (RMF-10) TO PLANNED DEVELOPMENT (PD) IN ORDER TO ALLOW FOR A RESIDENTIAL DEVELOPMENT UP TO 154 RESIDENTIAL DWELLING UNITS; THE BASE DENSITY FOR THE SUBJECT PROPERTY IS 103 DWELLING UNITS; REQUESTING 51 UNITS OF INCENTIVE DENSITY FOR THE PROPOSED AFFORDABLE HOUSING; ALSO REQUESTING TO ADOPT THE GENERAL PD CONCEPT PLAN; FOR PROPERTY LOCATED AT 2352 AND 2452 LUTHER ROAD, IN THE PORT CHARLOTTE AREA, CONTAINING 10.30± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT I; PETITION PD-25-16; APPLICANT: BLUE LUTHER, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Wednesday, March 25, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-25-16, submitted by applicant, Blue Luther, LLC ("Applicant"), which requested a rezoning from Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to allow for a residential development up to 154 residential dwelling units; the base density for the subject property is 103 dwelling units; requesting 51 units of Incentive Density for the proposed affordable housing; also requesting to adopt the General PD Concept Plan; for property located at 2352 and 2452 Luther Road, in the Port Charlotte area; containing a total of 10.30± acres; Commission District I, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 19
INSTR #: 3627684 Doc Type: GOV
Recorded: 03/27/2026 at 11:31 AM
Rec. Fee: RECORDING $163.00

MN

WHEREAS, at its March 25, 2026 meeting, the Board also considered the associated request submitted by the Applicant for a small scale plan amendment for the Property under Petition PAS-25-03; and

WHEREAS, the Applicant seeks to rezone the Property from Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to allow for a residential development up to 154 residential dwelling units; requesting 51 units of Incentive Density for the proposed affordable housing which is above the base density of 103 units; and

WHEREAS, Petition PD-25-16 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval with conditions “a” through “r” on February 9, 2026; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-25-16 is consistent with the County's Comprehensive Plan and meets the requirements for rezoning and adopting the associated General PD Concept Plan; and

WHEREAS, the Board finds that approval of Petition PD-25-16 to rezone the Property from Residential Multi-family 10 (RMF-10) to Planned Development (PD) is in the best interests of the County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

SECTION 1. The following petition made by applicant, Blue Luther, LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the General PD Concept Plan and conditions contained in the attached Exhibit "B":

> Petition PD-25-16 requesting a rezoning from Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to allow for a residential development up to 154 residential dwelling units; the base density for the subject property is 103 dwelling units; requesting 51 units of Incentive Density for the proposed affordable housing; also requesting to adopt the General PD Concept Plan; for property located at 2352 and 2452 Luther Road, in the Port Charlotte area; containing a total of 10.30± acres; Charlotte County, Florida; Commission District I; and more particularly described in Exhibit "A" which is attached hereto.

SECTION 2. That the zoning and General PD Concept Plan for this property shall run with the property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance's effective date shall be upon filing in the Office of the Secretary of State, State of Florida; however, this Ordinance shall not be effective until after the companion plan amendment, PAS-25-03, to this rezoning, becomes effective. The effective date of PAS-25-03, if not timely challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, PAS-25-03 may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that PAS-25-03 is in compliance.

PASSED AND DULY ADOPTED this 25th day of March, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

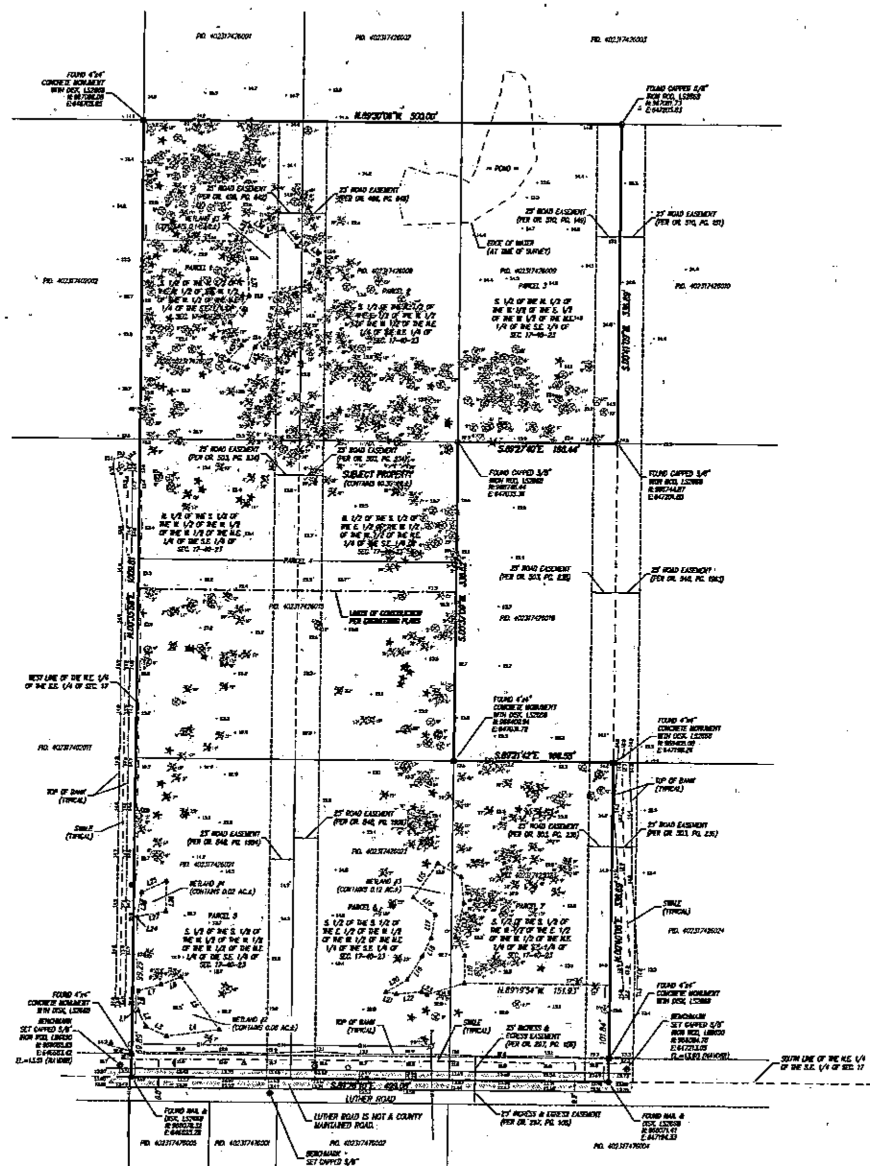
By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2025-1131

EXHIBIT

0 60' 120' 180'
GRAPHIC SCALE 1" = 60'



SURVEY PLAT

OF A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER 11007419, DATED AUGUST 3, 2023 @ 8:00 AM, PROVIDED BY CLIENT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA A/K/A PARCEL P1-3B-6.

PARCEL 4:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 & THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 5:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 7:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

NOTES:

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER 11007419, DATED AUGUST 3, 2023 @ 8:00 AM, PROVIDED BY CLIENT, CERTIFIED CORNER RECORD DOCUMENTS, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT – EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", WHEREIN THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST BEARS S.89°28'10"E.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12015C0222G, EFFECTIVE DECEMBER 15, 2022, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).

FLOOD ZONE DEMARCATION LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

FLOOD ZONE DETERMINATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION "175 82 A37 RMT", PUBLISHED ELEVATION = 18.53 FEET (NAVD88).

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ABOVE AND UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

LUTHER ROAD IS NOT A COUNTY MAINTAINED ROAD.

PARCEL CONTAINS 10.30 ACRES, MORE OR LESS.

TREES ONLY LOCATED AND SHOWN WITHIN LIMITS OF CONSTRUCTION AS PER ENGINEERING PLANS.

LAST DATE OF FIELD WORK: 8-08-2024

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.89°24'02"E.	8.25'
L2	N.28°19'34"W.	18.61'
L3	S.63°05'09"E.	23.60'
L4	S.53°18'29"W.	55.64'
L5	N.36°17'25"W.	40.69'
L6	S.66°43'01"W.	21.73'
L7	N.74°18'26"E.	24.77'
L8	N.00°11'32"E.	20.77'
L9	N.73°20'20"E.	40.85'
L10	N.07°35'48"E.	29.47'
L11	N.25°32'35"W.	22.29'
L12	N.13°25'56"E.	38.24'
L13	N.08°08'24"W.	27.76'
L14	N.49°10'37"W.	28.33'
L15	S.33°19'10"W.	43.65'
L16	S.51°10'20"E.	29.32'
L17	S.15°38'48"W.	24.91'
L18	S.25°22'53"W.	23.82'
L19	S.32°05'24"W.	29.78'
L20	S.60°27'22"W.	26.34'
L21	S.78°25'44"E.	11.57'
L22	N.84°55'48"E.	26.84'
L23	S.83°54'27"E.	5.90'
L24	S.89°24'02"E.	3.90'
L25	N.65°20'12"E.	29.16'
L26	S.00°28'30"W.	31.70'
L27	S.79°33'43"W.	30.54'
L28	N.10°27'05"E.	25.97'
L29	S.89°24'02"E.	103.34'
L30	N.35°06'38"E.	33.77'
L31	N.02°16'29"W.	28.40'
L32	N.12°25'40"W.	30.07'
L33	N.26°53'28"E.	18.68'
L34	S.59°38'52"E.	20.47'
L35	N.70°17'32"E.	19.34'
L36	S.38°18'23"E.	23.37'
L37	S.66°47'58"E.	8.62'
L38	S.51°08'34"E.	16.80'
L39	S.20°58'30"W.	27.44'
L40	S.72°52'57"W.	21.02'
L41	S.14°38'34"W.	44.23'
L42	S.48°58'48"W.	21.33'
L43	S.71°23'27"W.	22.48'
L44	N.69°58'44"W.	19.80'
L45	N.40°38'48"E.	20.84'
L46	N.25°58'20"W.	27.83'

TREE LEGEND

- OAK TREE WITH TRUNK DIAMETER
- PALM TREE WITH 12" TRUNK DIAMETER
- PINE TREE WITH TRUNK DIAMETER
- UNKNOWN TREE TYPE WITH TRUNK DIAMETER

LEGEND

- ● BENCHMARK
- FOUND NAIL & DISK, LS 2869
- SET CAPPED IRON ROD (LB8030)
- SEC. SECTION
- R/W RIGHT-OF-WAY
- AC. ACRES
- ± MORE OR LESS
- P.I.D. PARCEL IDENTIFICATION
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- R.L.S. REGISTERED LAND SURVEYOR
- FIBER OPTIC MARKER
- WOOD UTILITY POLE
- LIGHT POLE
- TELEPHONE RISER
- SIGN
- MAIL BOX
- OVERHEAD UTILITIES
- GUY WIRE
- FIRE HYDRANT

TREE COUNT
(WITHIN CONSTRUCTION LIMITS)

OAK	79
PINE	146
PALM	33
UNKNOWN	1

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Steven R Sonberg
Date: 2024.10.21 13:31:34-04'00'

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

NO.	DATE	REVISION DESCRIPTION	BY
4	10/3/2024	BENCHMARK SYMBOL IN LEGEND	STW
3	10/3/2024	LUTHER RD. NOTED AS NON MAINTAINED	STW
2	10/3/2024	ADDED STATE PLANE COORDINATES TO MONUMENTATION	STW
1	8/27/24	ADD TREES	JS

ATWELL
866.850.4200 www.atwell-group.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

BOUNDARY & TOPOGRAPHIC SURVEY

BLUE DEEP CREEK DEVELOPMENT

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
3/21/24	4732	4732-SR		JS	CDB	1"=60'	1 of 1

PD Conditions for PD-25-16

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

a. Development on the subject property and development standards, such as setbacks, buffers and parking requirements, shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Blue Deep Creek PD Concept Plan) submitted by the applicant, prepared by Atwell, LLC, signed September 30, 2025, and revised January 23, 2026, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the comments indicated in the Site Plan Review (DRC-25-221) letter dated January 26, 2026, shall be addressed. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD), as may be amended.

b. The base density for the subject property is 103 units. The proposal is to develop a total of 154 units. The subject property requires 51 units of transferred density to develop more than 103 units. The transfer of density units must be approved by the Board of County Commissioners (Board) prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first, for units in excess of 103 that are proposed, whichever occurs first.

c. Fifty-one (51) Incentive Density Units are reserved for this residential development, and the Board of County Commissioners will transfer such units onto the property as part of Final Detail Site Plan approval. The following requirements must be met.

    i. The applicant/property owner, or its successor in interest, must enter into a Land Use Restriction Agreement or similar instrument requiring the use of transferred 51 units for affordable housing or market-rate rental apartments in perpetuity and shall not be age-restricted.

    ii. The developer or property owner is required to get Final Detail Site Plan approval by March 25, 2029. A one-year extension may be granted by the Board.

    iii. Construction of this project shall begin by the first half of the third year after the Board grants Incentive Density units. Site preparation and infrastructure improvements shall be substantially completed by the end of the third year after the Board grants Incentive Density units. A one-year extension may be granted by the Board.

    iv. If the building permit(s) expires or the development is deemed abandoned by the County, the County shall consider the transfer of Incentive Density units to be voided.

d. Permitted uses:

   i. Multi-family development of up to 154 dwelling units within no more than four buildings.

   ii. A clubhouse of up to 5,000 square feet and the amenity area for pools, playgrounds or similar uses.

e. Special exceptions shall not be allowed.

f. The development shall comply with the "Bald Eagle Management Plan" (Attachment 2).

g. The proposed clubhouse and similar uses within the amenity area may be approved at the Final Detail Site Plan review stage, the clubhouse shall comply with the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended. Multi-family buildings shall have a cohesive design, including, but not limited to, heights, colors, materials, signs, and landscaping. Colors and materials shall comply with the County Code Section 3-5-508, Building Materials and Colors, as may be amended. The requirement Commercial Design Standards for the proposed clubhouse does not apply if the project is developed as an affordable housing development.

h. The maximum building height for multi-family structures shall be 50 feet from the lowest habitable floor for which a building permit can be issued to the highest point of a flat roof and mansard roof, or to the mid-point height between the eaves and ridge of gable, hip and gambrel roofs. The maximum building height for the clubhouse and other amenity structures is 35 feet above the base flood elevation.

i. The site must be served by a central potable water and sanitary sewer system. No Certificate of Occupancy shall be issued for any building not served with potable water and sanitary sewer. Common areas shall be irrigated with non-potable water.

j. All commonly owned land of the Planned Development site shall be developed with a unified landscaping theme.

k. The 25-foot PD setback is required except that roads, access easement, landscaping, buffers and stormwater management area may be located within the 25-foot PD setback.

l. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:

   i. At a minimum, a type "B" buffer shall be required along the property boundary immediately adjacent to properties zoned for single-family uses.

   ii. At a minimum, a type "A" buffer shall be required along the property boundary immediately adjacent to properties zoned for multi-family uses.

iii. At a minimum, a Type "A" Buffer for accent trees and canopy trees and a perimeter hedge row which must be a minimum 36 inches in height upon planting and maintained at a minimum height of 48 inches to form a continuous, solid visual screen within one (1) year of planting shall be required within the 25-foot PD setback along Luther Road.

m. There shall be one full movement access point on Luther Road. As part of the Final Detailed Site Plan application, a complete traffic impact statement is required and shall include turn-lane analysis. For safety reasons, an eastbound left-turn lane may be required at the project entrance. There may be one emergency access point on Luther Road, or the applicant/property owner must work with Charlotte County Fire and EMS Department to determine an alternative option during the Final Detail Site Plan review process.

n. Parking spaces are not required for the proposed clubhouse and associated accessory structures, as such uses are solely for the exclusive use of the residents of this development and their guests except for the required handicap spaces. All other parking requirements shall comply with Section 3-9-79 of the County Code, as may be amended.

o. For the school concurrency issues:

i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Preliminary Plat approval for residential development, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.

ii. If an agreement is required, the terms of the agreement shall be incorporated into the Planned Development Final Site Plan approval and shall not constitute a major modification.

p. The applicant/property owner shall provide an internal pedestrian/sidewalk system as shown on the PD Concept Plan with a minimum of one connection point to the Luther Road right-of-way.

q. No development shall occur prior to Final Detail Site Plan approval except for development approved under Site Plan Review application DRC-24-183.

r. A detailed plan for the proposed amenity area shall be submitted as part of the application for Final Detail Site Plan approval. If a clubhouse is constructed, it shall be built to the highest wind-bearing loads required by Charlotte County and shall be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.

Attachment 1
General PD Concept Plan
Blue Deep Creek PD Concept Plan

BLUE DEEP CREEK

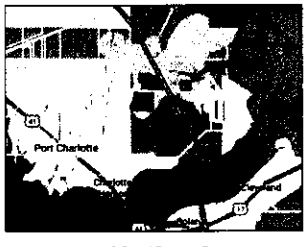
PD CONCEPT PLAN

PREPARED FOR:

BLUE LUTHER, LLC

180 FOUNTAIN PARKWAY NORTH, SUITE 100
ST. PETERSBURG, FL 33716
(813) 591-4138

GENERAL LOCATION MAP



LOCATION MAP

SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROPERTY AREA:	10.3 ACRES
PARCEL STRAP NO:	402317426021, 402317426029
PARCEL ADDRESS:	2460 & 2360 LUTHER ROAD PUNTA GORDA, FL 33983
CURRENT ZONING:	RMF10
PROPOSED USE:	PLANNED DEVELOPMENT (PD)

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES	3100 LOVELAND BLVD PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER: CHARLOTTE COUNTY UTILITIES	3100 LOVELAND BLVD PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC: FLORIDA POWER AND LIGHT	2245 MURPHY CT NORTH PORT, FL 34288 PHONE: (800) 375-9480
PHONE: CENTURYLINK	4185 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE: COMCAST FORCAST	12800 WESTLINKS DRIVE, SUITE 4 FORT MYERS, FL 33913 PHONE: (239) 318-1625
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS	28571 AIRPORT RD PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1108

PROJECT CONTACTS

CIVIL ENGINEER: ATWELL, LLC TODD R. REBOL P.E. VICE PRESIDENT	4161 TAMIAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FL 33952 PHONE: (941) 625-1165
SURVEYOR: ATWELL, LLC STEVEN R. SONNEBORG, P.E. P.S.M. DIRECTOR	4161 TAMIAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FL 33952 PHONE: (941) 625-1165
ENVIRONMENTAL: IVA ENVIRONMENTAL SERVICES	27107 HARBIT AVENUE PORT CHARLOTTE, FL 33952 PHONE: (941) 457-6272
ARCHITECT:	
LANDSCAPE ARCHITECT: JOHN T. SHEN, P.A.	P.O. BOX 494466 PORT CHARLOTTE, FL 33949 PHONE: (941) 626-7385
TRAFFIC ENGINEER: ATWELL, LLC STEVEN R. SONNEBORG, P.E. P.S.M.	4161 TAMIAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FL 33952 PHONE: (941) 625-1165

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	AERIAL
3	PD CONCEPT PLAN

ATWELL
866.850.4200 www.atwell.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

AERIAL

BLUE DEEP CREEK

CHARLOTTE COUNTY FLORIDA

BLUE LUTHER, LLC

ATWELL

BUFFER LEGEND

--TYPE "A" BUFFER

--TYPE "B" BUFFER

PROPOSED DEVELOPMENT STANDARDS:

MINIMUM YARD REQUIREMENTS

FRONT	25 FT.
SIDE	20 FT.
REAR	25 FT.
LOT COVERAGE (MAXIMUM)	80 %
HEIGHT (FT.)	50 FT.

PD CONCEPT PLAN GENERAL NOTES:

1. PROPOSED PROJECT SHALL BE SERVED BY CENTRAL WATER AND SEWER.
2. ALL BUILDINGS SHALL BE OUTSIDE 25 FOOT PD SETBACK. DRIVEWAYS, PARKING, SIDEWALKS, BUFFERS, STORMWATER, AMENITY AND DUMPSTERS SHALL BE ALLOWED WITHIN THE 25 FOOT PD SETBACK.

PARKING REQUIREMENTS:

PROPOSED PARKING WILL BE PROVIDED AT TIME OF FINAL DETAIL SITE PLAN APPROVAL AND WILL MEET CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 3-9-70 REQUIREMENTS.

OPEN SPACE:

REQUIRED:
PROPOSED DEVELOPMENT AREA: 10.30 AC X .2000 = 2.06 AC

PROVIDED:
3.76 AC. (MINIMUM OPEN AREA)
3.76 AC / 10.30 AC = 36.5%

OPEN HABITAT AREA:

OPEN HABITAT AREA FOR PROPOSED DEVELOPMENT AREA WILL BE ADDRESSED AT FINAL SITE PLAN APPROVAL.

DENSITY:

PROPOSED UNITS = 194 UNITS
PROPOSED DEVELOPMENT AREA = 10.30 AC

DENSITY = 194 UNITS/10.30 AC = 19.0 UNITS/AC

LAND USE BREKDOWN:

TOTAL PROPERTY AREA	10.30 AC	(100%)

SITE PLAN DATA:

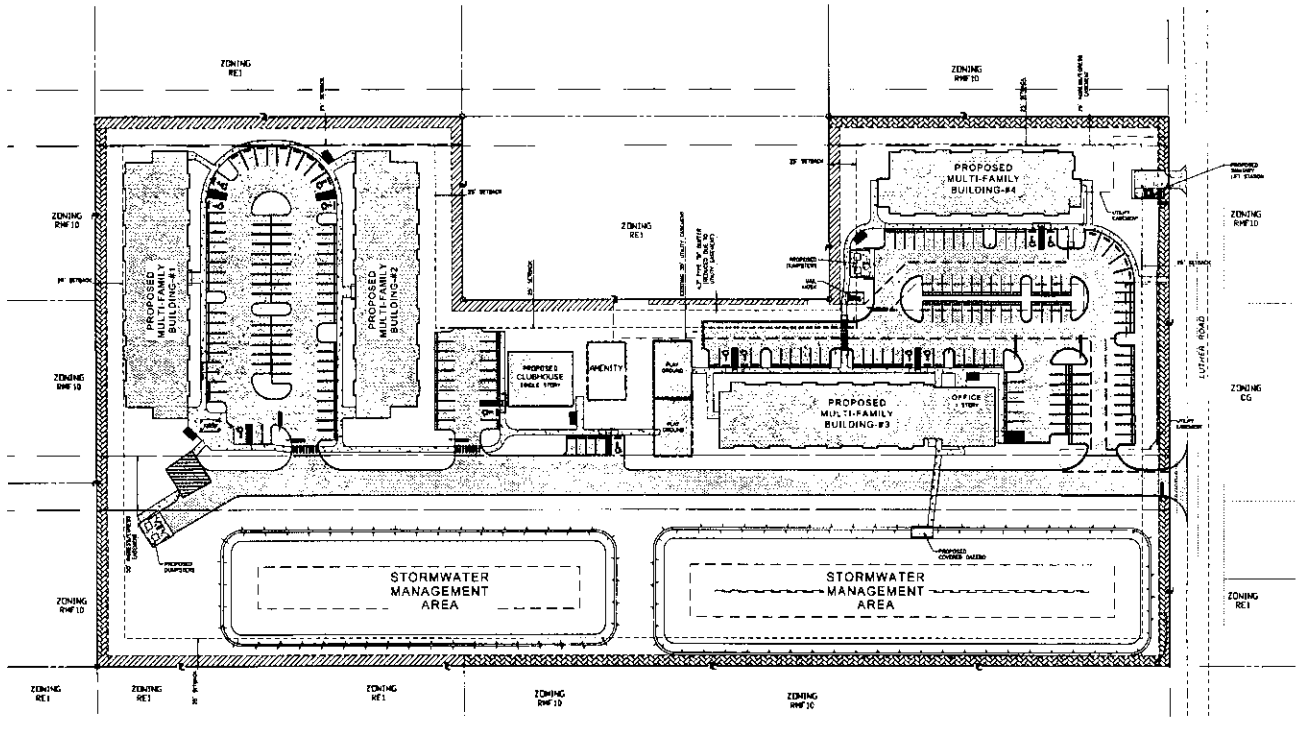
PROPOSED DEVELOPMENT AREA	10.30 AC	(100%)
BUILDING AREA	2.66 AC	(26.00%)
PAVEMENT / SIDEWALK / CONCRETE AREA	3.71 AC	(36.00%)
DOMESTIC OPEN AREA	3.76 AC	(36.51%)
STORMWATER MANAGEMENT AREA	1.83 AC	(17.77%)

LANDSCAPING:

ALL LANDSCAPING REQUIREMENTS ARE PROPOSED TO BE CONSISTENT WITH CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SEC. 3-7-100 BUFFERS, LANDSCAPING AND TREE REQUIREMENTS.

FLOOD ZONE:

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (12015C0232G, EFFECTIVE DECEMBER 19, 2012. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE X.



ATWELL

PD CONCEPT PLAN

BLUE DEEP CREEK

CHARLOTTE COUNTY, FLORIDA

BLUE LUTHER, LLC

811 Know what's below. Call before you dig.

3

Attachment 2
Bald Eagle Management Plan

BALD EAGLE MANAGEMENT PLAN

2490 Luther Road
Charlotte County, Florida

February 2024

Prepared by:

Ian Vincent & Associates
Environmental Consulting Services

4050 Rock Creek Drive ▫ Port Charlotte, FL 33948
(941) 457-6272
www.IVAenvironmental.com

INTRODUCTION

This plan is provided to allow for construction for the parcel located at 2490 Luther Road in Port Charlotte, Florida, which lies approximately 100' from Eagle Nest ID Number CH-087. The field verified location of the nest is shown on the attached Bald Eagle Management Plan Map.

The purpose of this plan is to address protection and management measures necessary to ensure that the proposed construction for the subject parcel does not result in nesting disturbance of the bald eagle pair which utilizes CH-087

This plan is provided to address protection measures to be implemented for exterior construction activities during the 2023-2024 nesting season.

PROJECT LOCATION

The subject parcel is located in Section 17, Township 40S, Range 23E within Charlotte County, Florida. More specifically, the parcel is located on the north side of Luther Road. Please refer to the attached Location Map.

EAGLE NEST INFORMATION

Eagle Nest CH-087 is located in a cell phone tower south of the subject parcel. The attached Bald Eagle Management Plan Map provides the location of the nest as well as the limits of the United States Fish and Wildlife Service (FWS) Primary Protection Zone (330') and Secondary Protection Zone (660').

BACKGROUND INFORMATION

This plan is intended to allow for the construction of a parking lot and multi-family units 100' from the nest. The attached Bald Eagle Management Plan Map provides the location of the proposed construction area relative to the nest.

CONSTRUCTION ACTIVITIES

Exterior construction of the proposed multi-family units inside of the 330' eagle nest protection will be conducted outside of eagle nesting season, pending approval of this management plan. The one exception is that owner has contracted with a geotechnical engineer to conduct soil borings in February 2024. This work will consist of three soil boring locations and associated vegetation removal for equipment ingress and egress. This work is anticipated to take approximately 6-8 hours over a two-three day period. Specific monitoring protocols related to the soil boring activity are included in the monitoring plan. Any construction activity within the 660' protection zone is required during nesting season, the monitoring plan outlined below will be implemented.

MONITORING PLAN

Monitoring of the nest will be conducted in accordance with the guidelines outlined in the FWS Bald Eagle Monitoring Guidelines, revised September 2007. All monitoring will be conducted by a qualified eagle monitor with extensive experience with eagle monitoring and familiarity with eagle behavior, particularly behaviors which are indicative of nesting disturbance, distraction, or agitation.

Initial Monitoring to Confirm Occupancy of the Nesting Territory

Bald eagles are considered to have returned to the territory when one or both members of the pair appear, flies, perches, roosts, exhibits courtship, carries nest material, begins repair of the existing nest or begins construction of a new nest on the territory.

Initial monitoring of eagles to determine territory occupancy shall be conducted a minimum of one day per week and consist of in sequence: nest tree observations for a minimum of three hours, followed by nest tree inspection for indirect evidence of eagle use if no adults are observed.

The following shall constitute positive indirect evidence that bald eagles have returned to the nesting territory: 1) fresh moss or green tree branches placed or interwoven into the nest top, or 2) fresh droppings ("whitewash") on vegetation or the ground beneath the nest tree. Direct or indirect evidence of territory occupancy by adult eagles triggers the requirement for more intensive nesting cycle monitoring described below.

Monitoring During Early Phases of the Nesting Cycle

If the territory is determined to be occupied, it will be considered active, and nesting eagles shall, at that time, be monitored a minimum of three days each week and four hours each day from onset of nesting behavior through the fourth week post-hatching and care of eaglets. Monitoring shall be scheduled to occur on the days that are representative of all major phases of these activities at times when they will occur.

Monitoring During Soil Boring Completion

As described above, the owner has contracted with a geotechnical engineer to conduct soil boring in February 2024. Three of these boring locations will be located within the 330' protection zone. Due to the close proximity of the nest, a qualified eagle monitor will be onsite monitoring for potential nesting disturbance at all times while the soil boring work is being conducted. No work beyond that which is essential for the soil borings will be conducted within the 330' protection zone.

REPORTING REQUIREMENTS

Monitoring reports summarizing the nest monitoring events will be submitted monthly with nest observations including:

1. Temporal patterns of nest attendance by the adults.
2. Observations of courtship, mating and nest building/maintenance.
3. Incubation and brooding behavior.
4. Feeding, growth and care of the eaglet(s).
5. Flight patterns to and from the nest tree.
6. Fledging of the eaglet(s).

Monitoring reports will also include survey times, weather conditions, other bird species observed during the monitoring events, and a summary of ongoing and completed construction activities.

CESSATION OF CONSTRUCTION

If, at any time during the monitoring, the eagle monitor observes eagle behavior indicative of disturbance, agitation, or distraction resulting from the proposed construction activity, the monitor will notify the site contractor to cease all construction immediately.

ANTICIPATED IMPACT

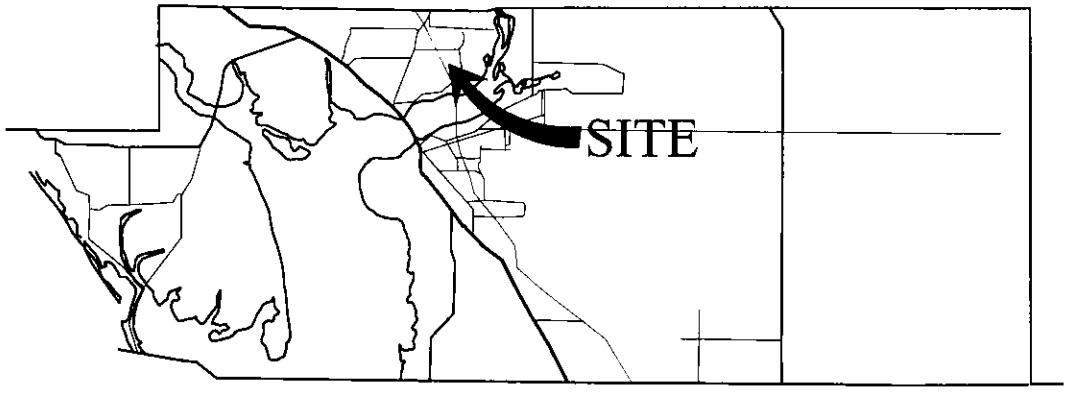
The monitoring plan described above has been designed in accordance with FWS guidelines to provide assurance that the proposed construction activity will not result in an adverse impact to the eagles or disturb nesting behavior. This monitoring plan provides for observations to determine when the eagles have returned to the nesting territory as well as intensive monitoring during the nesting cycle to ensure that the nesting is not disturbed by the proposed construction activity.

The information provided in this management plan regarding the proximity of the nest to the proposed construction activity, coupled with the safeguards in place through the implementation of the monitoring plan, provides reasonable assurance that no adverse impact to the nesting eagles can be expected from the proposed construction activity.

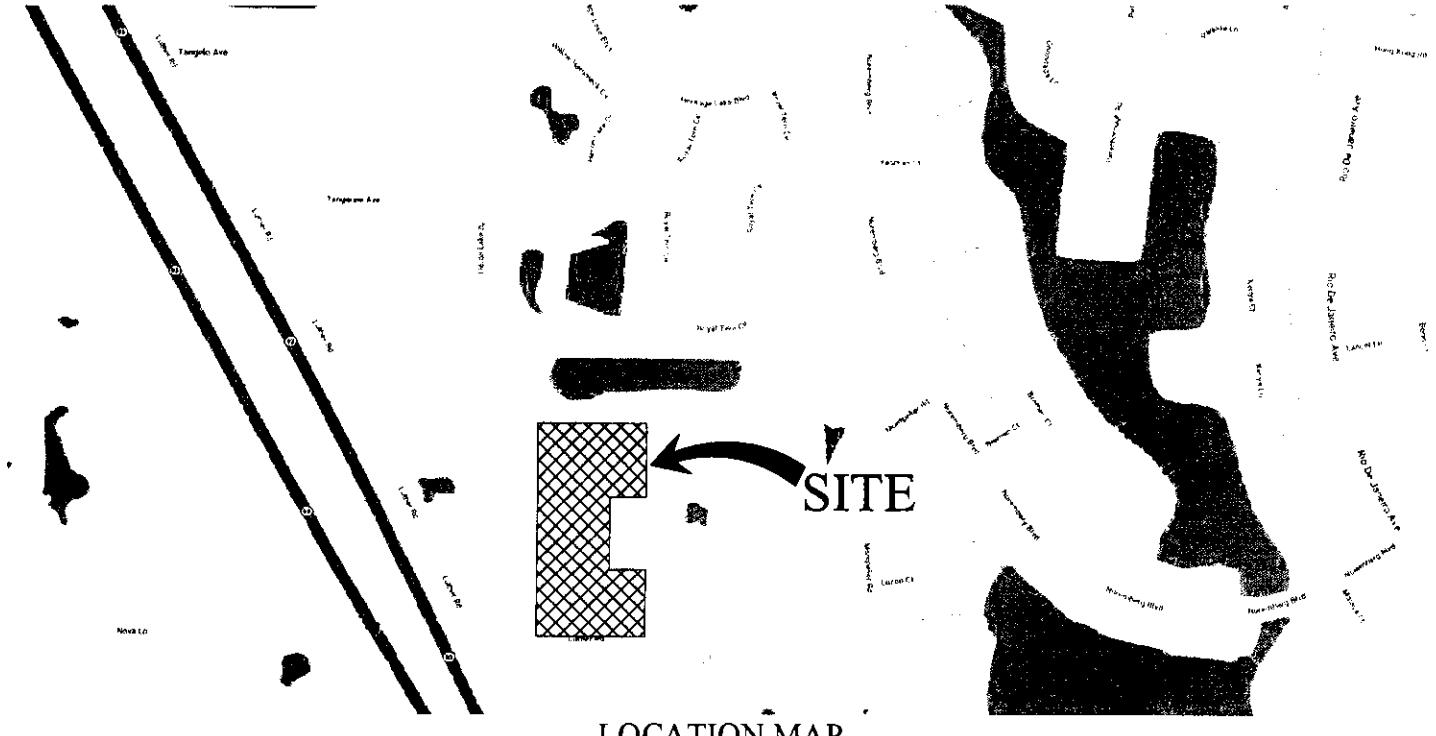
N

NOT TO SCALE

SECTION 17; TOWNSHIP 40S; RANGE 23E



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

24-008 / JANUARY 8, 2024

2490 LUTHER ROAD

LOCATION MAP

Ian Vincent & Associates

Environmental Consulting Services

SECTION 17; TOWNSHIP 40S; RANGE 23E

LEGEND

EAGLE NEST (CH-087)

ADDRESS	DISTANCE *
2490 LUTHER ROAD	100'

* DISTANCE IS MEASURED FROM EAGLE NEST TO THE CLOSEST POINT OF PROPOSED ACTIVITY.

NOTES:
1. FOR PERMIT USE ONLY - NOT FOR CONSTRUCTION
2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS
3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2017 AERIAL PHOTOGRAPHY AT 1"=200 SCALE
4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW & APPROVAL BY APPLICABLE REGULATORY AGENCIES

24-008 * FEBRUARY 8, 2024

2490 LUTHER ROAD

BALD EAGLE MANAGEMENT PLAN MAP

Ian Vincent & Associates
Environmental Consulting Services

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 27, 2026

Roger D. Eaton
Clerk of the Circuit Court
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2026-012, which was filed in this office on March 26, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

The Daily SUN
Charlotte • DeSoto • Sarasota

Ticket# 3984622-1
BOCC Meeting 3.25 (5 x 9.5)
5 x 9.5
Submitted by: Kimberly Sargent
Publish: 03/08/26
163352 3984813

PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Jill Kelli Di Benedetto, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

03/08/26

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jill Kelli Di Benedetto

(Signature of Affiant)

Sworn and subscribed before me this 9th day of March, 2026

Laura M Robins

(Signature of Notary Public)

Notary Public State of Florida
Laura M Robins
My Commission HH 262830
Expires 9/26/2028

Personally known _X_ OR ___Produced Identification

MASTER GARDENER

Sunny today with a chance of rain-of-gold

PHOTOS COURTESY OF RALPH MITCHELL

Clusters of gold glowers give the golden showers plant its name.

Thryallis considered a great Florida-Friendly Landscaping approved p ant

Why is the shrub known as golden showers, rain-of-gold, or thryallis considered a great Florida-Friendly Landscaping approved plant?

Flowering almost all year round, this graceful shrub is a low-maintenance evergreen that is a r ust for all full-sun locations. Let's look at the various characteristics of this stunning shrub and how it can fit into your yard.

RALPH E. MITCHELL

The thryallis comes to us from Mexico and Central America.

Unpruned, th s upright evergreen shrub grows over five feet tall with a similar width.

A real sun-lover, the Thryallis requires full sun for best flowering. Too much shade will cause the poor shrub to have leggy growth and few flowers — not very usefully ornamental.

The small, 1- to 2 inch long leaves provide a light green background for the tiny three-quarter-of-an-inch individual golden-yellow flowers that form clusters called racemes 4 to 6 inches long.

Thryallis can be pruned to shape in March with the goal of removing no more than 25% of the plant. Care must be taken not to overprune which can negatively affect the plant resulting in fewer flowers and/or thinning lower growth. Out-of-bound branches can be pruned anytime to keep this shrub compact and neatly rounded.

Use thryallis spaced at least 3 feet apart in informal mass plantings, in borders, or even in large containers. This shrub can also be used as a loose hedge or simply a mound-like feature specimen in a mixed bed.

The rain-of-gold is moderately drought tolerant but has low to no salt tol erance. Flowers can be expected in abundance from summer through fall with sporadic flowering at other times of the year.

Hardiness is pretty good with this shrub falling into USDA zones 9B through 11. If a frost/freeze damages Thryallis, it will normally grow back wit out much problem. They can actually be frozen back to the ground and grow back from the roots in extreme cases.

If you need to replace old, leggy specimens, new plants are easily grown from seeds and/or cuttings. I have even seen many volunteer plants popping up from seed around m other plants which can be sal vaged and reset as new shrubs. If you start your own from seeds, harvest the seeds while still green and expect flowers as soon as the plant is a foot tall and around six months old.

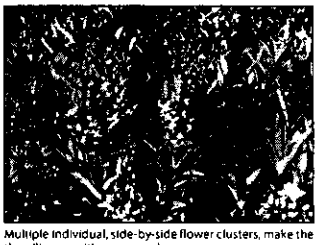
If you want to start your own plants from cuttings, use softwood cuttings during the summer. Otherwise, the Thryallis is readily available at many local garden centers.

Yes, the Thryallis is a Florida-Friendly Landscaping recommended plant for a reason — it works as a sustainable woody flowering plant. Moderately fast-growing, thryallis will pay-off in your landscape for years to come.

The sun is out, so invest in some "golden showers" today for an abundance of flowers tomorrow.

For more information on flowering shrubs, please visit www.facebook.com/CharlotteCountyExtension. You can also call the Master Gardener Volunteer Helpdesk from 1-4 p.m. on Mondays, Wednesdays, and Fridays at 764-4340 for gardening help and insight into their role as an Extension volunteer.

Ralph E. Mitchell is the director/horticulture agent for UF/IFAS Extension Charlotte County



Multiple individual, side-by-side flower clusters, make the thryallis pop with eye appeal.

NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON **WEDNESDAY, MARCH 25, 2026, at 2:00 P.M.** OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WIL . BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEET NG COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.stml.

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS
LAND USE REGULAR AGENDA

PAS-25-03 **Legislative** **Commission District I**
Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to High Density Residential (HDR); for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, containing 10.30± acres; Commission District I; Petition No. PAS-25-03; Applicant: Blue Luther, LLC; providing an effective date.

PD-25-16 **Quasi-Judicial** **Commission District I**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to allow for residential development up to 154 residential dwelling units; the base density for the subject property is 103 dwelling units; requesting 51 units of Incentive Density for the proposed affordable housing; also requesting to adopt the General PD Concept Plan; for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, 10.30± acres; Commission District I; Petition No. PD-25-16; Applicant: Blue Luther, LLC; providing an effective date.

PD-25-12 **Quasi-Judicial** **Commission District III**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 12 (RMF-12) to Planned Development (PD) in order to have a residential development up to 135 residential units; requiring transfer of density units for residential development above the base density of 108 units; and adopting a General PD Concept Plan, for property generally located northeast of Placida Road and southwest of Cape Haze Drive, in the Placida area and within the West County area, containing 9± acres; Commission District III; Petition No. PD-25-12; Applicant: Hutton MF Cape Haze, LLC; providing an effective date.

TLDR-25-06 **Legislative** **Commission District III**
An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II. District Regulations, by revising Section 3-9-52: Bridgeless Barrier Island (BBI) to allow noncommercial boat docks as permitted principal uses and structures; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

Publish: March 8, 2026

CHG BCC

FILED WITH THE DEPARTMENT OF STATE March 26, 2026

ORDINANCE
NUMBER 2026 - 011

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO AMEND CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO HIGH DENSITY RESIDENTIAL (HDR); FOR PROPERTY LOCATED AT 2352 AND 2452 LUTHER ROAD, IN THE PORT CHARLOTTE AREA, CONTAINING 10.30± ACRES; COMMISSION DISTRICT I; PETITION NO. PAS-25-03; APPLICANT: BLUE LUTHER, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, applicant, Blue Luther, LLC ("Applicant"), filed Petition PAS-25-03, seeking a small scale plan amendment to the County's Comprehensive Plan to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to High Density Residential (HDR); for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, Commission District I, containing 10.30± acres, which is owned by Applicant, and more particularly described in Exhibit "A" attached hereto; and

WHEREAS, on February 9, 2026, Petition PAS-25-03 was heard before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to it, the P&Z Board recommended approval of Petition PAS-25-03; and

WHEREAS, after due consideration regarding Petition PAS-25-03 in a public hearing held on March 25, 2026, and based on the findings and analysis provided by

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 4
INSTR #: 3627682 Doc Type: GOV
Recorded: 03/27/2026 at 11:28 AM
Rec. Fee: RECORDING $35.50

MN

County Staff and the evidence presented to it, the Board finds that approval of Petition PAS-25-03 is consistent with the County's Comprehensive Plan and meets the requirements for adopting a small scale plan amendment; and

WHEREAS, based on the above findings, the Board finds that the Petition satisfies the requirements of Section 163.3187, F.S. and that it is in the best interests of the County and its citizens to adopt the small scale plan amendment requested by Petition PAS-25-03.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

Section 1. Adoption. Petition PAS-25-03 requesting a small scale plan amendment to the County's Comprehensive Plan to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Medium Density Residential (MDR) to High Density Residential (HDR); for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, containing 10.30± acres more or less, Charlotte County, Florida, Commission District I, and more particularly described in Exhibit "A" attached hereto, is hereby adopted.

Section 2. Effective date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after approval. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this 25th day of March, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph V. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

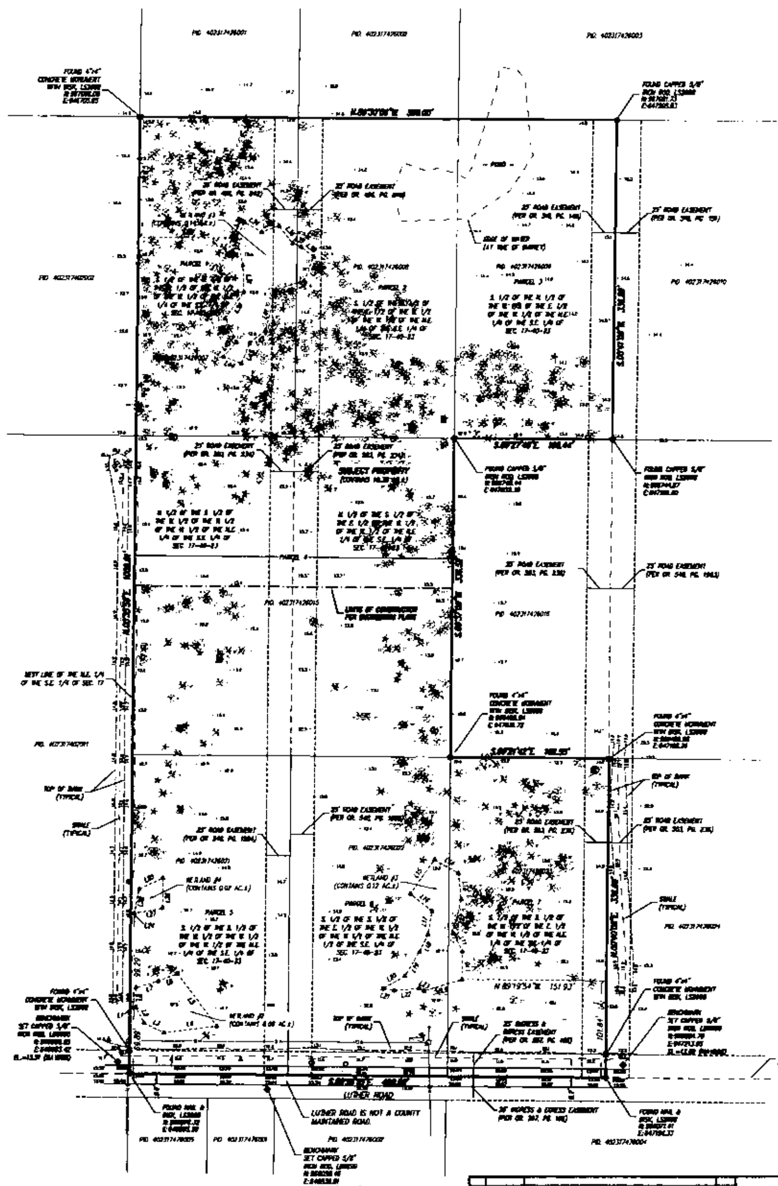
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2025-1130

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

0 60' 120' 180'
GRAPHIC SCALE 1" = 60'



DESCRIPTION:

NOTES:

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

LUTHER ROAD IS NOT A COUNTY MAINTAINED ROAD.

SURVEYOR'S CERTIFICATION

[redacted]y signed by [redacted]n R Sonberg
[redacted] 2024.10.21
[redacted]34-04'00'

NO.	DATE	REVISION DESCRIPTION	BY
4	10/21/2024	BENCHMARK SYMBOL IN LEGEND	
3	10/21/2024	LUTHER RD. NOTED AS NON MAINTAINED	
2	10/21/2024	ADDED STATE PLANE COORDINATES TO MONUMENTATION	
1	6/17/24	ADD TREES	

ATWELL

www.atwell-group.com

BOUNDARY & TOPOGRAPHIC SURVEY

BLUE DEEP CREEK DEVELOPMENT

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
3/21/24	4732	4732-SR		JS	CDB	1"=60'	1 of 1

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 27, 2026

Roger D. Eaton
Clerk of the Circuit Court
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2026-011, which was filed in this office on March 26, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

The Daily SUN
Charlotte • DeSoto • Sarasota

Ticket# 3984622-1
BOCC Meeting 3.25 (5 x 9.5)
5 x 9.5
Submitted by: Kimberly Sargent
Publish: 03/08/26
163352 3984813

PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Jill Kelli Di Benedetto, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

03/08/26

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jill Kelli Di Benedetto
(Signature of Affiant)

Sworn and subscribed before me this 9th day of March, 2026

Laura M Robins
(Signature of Notary Public)

Notary Public State of Florida
Laura M Robins
My Commission HH 262830
Expires 9/26/2028

Personally known _X_ OR ___Produced Identification

MASTER GARDENER

Sunny today with a chance of rain-of-gold

PHOTOS COURTESY OF RALPH MITCHELL

Clusters of gold glowers give the golden showers plant its name.

Thryallis considered a great Florida-Friendly Landscaping approved plant

Why is the shrub known as golden showers, rain-of-gold, or thryallis considered a great Florida-Friendly Landscaping approved plant?

Flowering almost all year round, this graceful shrub is a low-maintenance evergreen that is a must for all full-sun locations. Let's look at the various characteristics of this stunning shrub and how it can fit into your yard.

RALPH E. MITCHELL

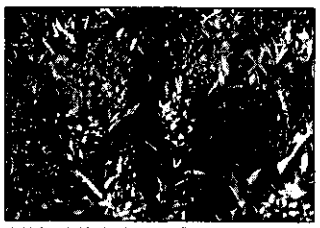
The thryallis comes to us from Mexico and Central America.

Unpruned, this upright evergreen shrub grows over five feet tall with a similar width.

A real sun-lover, the Thryallis requires full sun for best flowering. Too much shade will cause the poor shrub to have leggy growth and few flowers — not very usefully ornamental.

The small, 1- to 2-inch long leaves provide a light green background for the tiny three-quarter-of-an-inch individual golden-yellow flowers that form clusters called racemes 4 to 6 inches long.

Thryallis can be pruned to shape in March with the goal of removing no more than 25% of the plant. Care must be taken not to overprune which can negatively affect the plant resulting in fewer flowers and/or thinning lower growth. Out-of-bound branches can be pruned anytime to keep this shrub compact and neatly rounded.



Multiple individual, side-by-side flower clusters, make the thryallis pop with eye appeal.

Use thryallis spaced at least 3 feet apart in informal mass plantings, in borders, or even in large containers. This shrub can also be used as a loose hedge or simply a mound-like feature specimen in a mixed bed.

The rain-of-gold is moderately drought tolerant but has low to no salt tolerance. Flowers can be expected in abundance from summer through fall with sporadic flowering at other times of the year.

Hardiness is pretty good with this shrub falling into USDA zones 9B through 11. If a frost/freeze damages Thryallis, it will normally grow back without much problem. They can actually be frozen back to the ground and grow back from the roots in extreme cases.

If you need to replace old, leggy specimens, new plants are easily grown from seeds and/or cuttings. I have even seen many volunteer plants popping up from seed around mother plants which can be salvaged and reset as new shrubs. If you start your own from seeds, harvest the seeds while still green and expect flowers as soon as the plant is a foot tall and around six months old.

If you want to start your own plants from cuttings, use softwood cuttings during the summer. Otherwise, the Thryallis is readily available at many local garden centers.

Yes, the Thryallis is a Florida-Friendly Landscaping recommended plant for a reason — it works as a sustainable woody flowering plant. Moderately fast-growing, thryallis will pay off in your landscape for years to come.

The sun is out, so invest in some "golden showers" today for an abundance of flowers tomorrow.

For more information on flowering shrubs, please visit www.facebook.com/CharlotteCountyExtension. You can also call the Master Gardener Volunteer Helpdesk from 1-4 p.m. on Mondays, Wednesdays, and Fridays at 764-4340 for gardening help and insight into their role as an Extension volunteer.

Ralph E. Mitchell is the director/horticulture agent for UF/IFAS Extension-Charlotte County

NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON **WEDNESDAY, MARCH 25, 2026, at 2:00 P.M.** OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.stml.

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS
LAND USE REGULAR AGENDA

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Publish: March 8, 2026

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		**Blue Deep Creek II**	**577 days**	**Wed 3/4/26**	**Thu 5/18/28**		
2		**Due Diligence**	**30 days**	**Wed 3/4/26**	**Tue 4/14/26**		
3		Topo/boundary Survey	6 wks	Wed 3/4/26	Tue 4/14/26		
4		Geotechnical Report	6 wks	Wed 3/4/26	Tue 4/14/26		
5		Environmental	2 wks	Tue 3/10/26	Mon 3/23/26		
6		**Design**	**75 days**	**Wed 3/4/26**	**Tue 6/16/26**		
7		**Site/Civil**	**70 days**	**Wed 3/4/26**	**Tue 6/9/26**		
8		Preliminary civil set	5 wks	Wed 3/4/26	Tue 4/7/26	11SS	
9		Permit Set	9 wks	Wed 4/8/26	Tue 6/9/26	8	
10		**Architectural**	**75 days**	**Wed 3/4/26**	**Tue 6/16/26**		
11		Schematic	3 wks	Wed 3/4/26	Tue 3/24/26		
12		Design Development	5 wks	Wed 3/25/26	Tue 4/28/26	11	
13		Permit Set	7 wks	Wed 4/29/26	Tue 6/16/26	12	
14		**Permits**	**178 days**	**Mon 5/18/26**	**Wed 1/20/27**		
15		Lot Split	8 wks	Mon 5/18/26	Fri 7/10/26		
16		**SWFWMD**	**105 days**	**Wed 6/10/26**	**Tue 11/3/26**		
17		Initial Submission	1 wk	Wed 6/10/26	Tue 6/16/26	9	
18		1st Review	5 wks	Wed 6/17/26	Tue 7/21/26	17	
19		Revise & Resubmit	1 wk	Wed 7/22/26	Tue 7/28/26	18	
20		2nd Review	5 wks	Wed 7/29/26	Tue 9/1/26	19	
21		Revise & Resubmit	1 wk	Wed 9/2/26	Tue 9/8/26	20	
22		3rd Review	4 wks	Wed 9/9/26	Tue 10/6/26	21	
23		Approval	4 wks	Wed 10/7/26	Tue 11/3/26	22	
24		**CCU**	**90 days**	**Wed 6/24/26**	**Tue 10/27/26**		
25		Initial submission	1 wk	Wed 6/24/26	Tue 6/30/26	9FS+2 wks	
26		1st Review	4 wks	Wed 7/1/26	Tue 7/28/26	25	
27		Resubmit	2 wks	Wed 7/29/26	Tue 8/11/26	26	
28		2nd Review	4 wks	Wed 8/12/26	Tue 9/8/26	27	
29		Resubmit	1 wk	Wed 9/9/26	Tue 9/15/26	28	
30		Approval	2 wks	Wed 9/16/26	Tue 9/29/26	29	
31		CC Stormwater review	4 wks	Wed 9/30/26	Tue 10/27/26	30	
32		**FDEP**	**30 days**	**Wed 9/30/26**	**Tue 11/10/26**		
33		FDEP Initial Submission	1 wk	Wed 9/30/26	Tue 10/6/26	30	
34		Review	4 wks	Wed 10/7/26	Tue 11/3/26	33	
35		FDEP Approval / Water	1 wk	Wed 11/4/26	Tue 11/10/26	34	
36		FDEP Approval / Waste Water	1 wk	Wed 11/4/26	Tue 11/10/26	34	
37		**DRC Site**	**76 days**	**Wed 9/30/26**	**Wed 1/13/27**		
38		Initial submission	1 day	Wed 9/30/26	Wed 9/30/26	30	
39		Review	4 wks	Thu 10/1/26	Wed 10/28/26	38	
40		Revise & resubmit	1 wk	Thu 10/29/26	Wed 11/4/26	39	
41		Review	3 wks	Thu 11/5/26	Wed 11/25/26	40	
42		Revise & resubmit	1 wk	Thu 11/26/26	Wed 12/2/26	41	
43		Final Site Approval	2 wks	Thu 12/3/26	Wed 12/16/26	42	
44		Board	1 mon	Thu 12/17/26	Wed 1/13/27	43	
45		**County Building**	**156 days**	**Wed 6/17/26**	**Wed 1/20/27**		
46		Private provider reviews and approves the drawir	2 wks	Wed 6/17/26	Tue 6/30/26	13	
47		Submittal package + City accepts application	1 wk	Wed 7/1/26	Tue 7/7/26	46	
48		First Review	4 wks	Wed 7/8/26	Tue 8/4/26	47	
49		Revise & Resubmit	2 wks	Wed 8/5/26	Tue 8/18/26	48	
50		Second review	3 wks	Wed 8/19/26	Tue 9/8/26	49	
51		Revise & resubmit	1 wk	Wed 9/9/26	Tue 9/15/26	50	
52		Approval	1 wk	Thu 1/14/27	Wed 1/20/27	51,44	
53		**Financing**	**361 days**	**Wed 9/16/26**	**Wed 2/2/28**		
54		**Invitation to Credit Underwriting**	**16 days**	**Wed 12/15/27**	**Wed 1/5/28**		
55		Invitation	1 day	Wed 12/15/27	Wed 12/15/27		
56		7 day items	1 wk	Thu 12/16/27	Wed 12/22/27	55	
57		14 day items	2 wks	Thu 12/16/27	Wed 12/29/27	55	
58		21 day items	3 wks	Thu 12/16/27	Wed 1/5/28	55	
59		**GC Contract**	**35 days**	**Wed 9/16/26**	**Tue 11/3/26**		
60		Resubmitted Permit set	4 wks	Wed 9/16/26	Tue 10/13/26	51	
61		SOV's and Quals	2 wks	Wed 10/14/26	Tue 10/27/26	60	
62		Sign Contract	1 wk	Wed 10/28/26	Tue 11/3/26	61	
63		**Credit Underwriting Report**	**35 days**	**Thu 12/16/27**	**Wed 2/2/28**		
64		PCR	4 wks	Thu 12/16/27	Wed 1/12/28	55,62	
65		CUR report	3 wks	Thu 1/13/28	Wed 2/2/28	64	
66		**Closing**	**40 days**	**Fri 12/18/26**	**Thu 2/11/27**		
67		Permits	1 day	Thu 1/21/27	Thu 1/21/27	14	
68		Loan agrements -> Mortgage, Promissory Notes -	1 mon	Fri 12/25/26	Thu 1/21/27	67FF	
69		LPA/Operating agreement	5 wks	Fri 12/18/26	Thu 1/21/27	67FF	
70		Close all financing	3 wks	Fri 1/22/27	Thu 2/11/27	69	
71		**Construction**	**290 days**	**Fri 2/12/27**	**Thu 3/23/28**		
72		NOC - groundbreaking	2 wks	Fri 2/12/27	Thu 2/25/27	70	
73		Completion	14 mons	Fri 2/26/27	Thu 3/23/28	72	
74		**Leasing**	**100 days**	**Fri 12/31/27**	**Thu 5/18/28**		
75		Marketing	30 days	Fri 12/31/27	Thu 2/10/28	73FS-60 da	
76		Pre-leasing	30 days	Fri 2/11/28	Thu 3/23/28	75	
77		Fully leased-up	40 days	Fri 3/24/28	Thu 5/18/28	76,73	

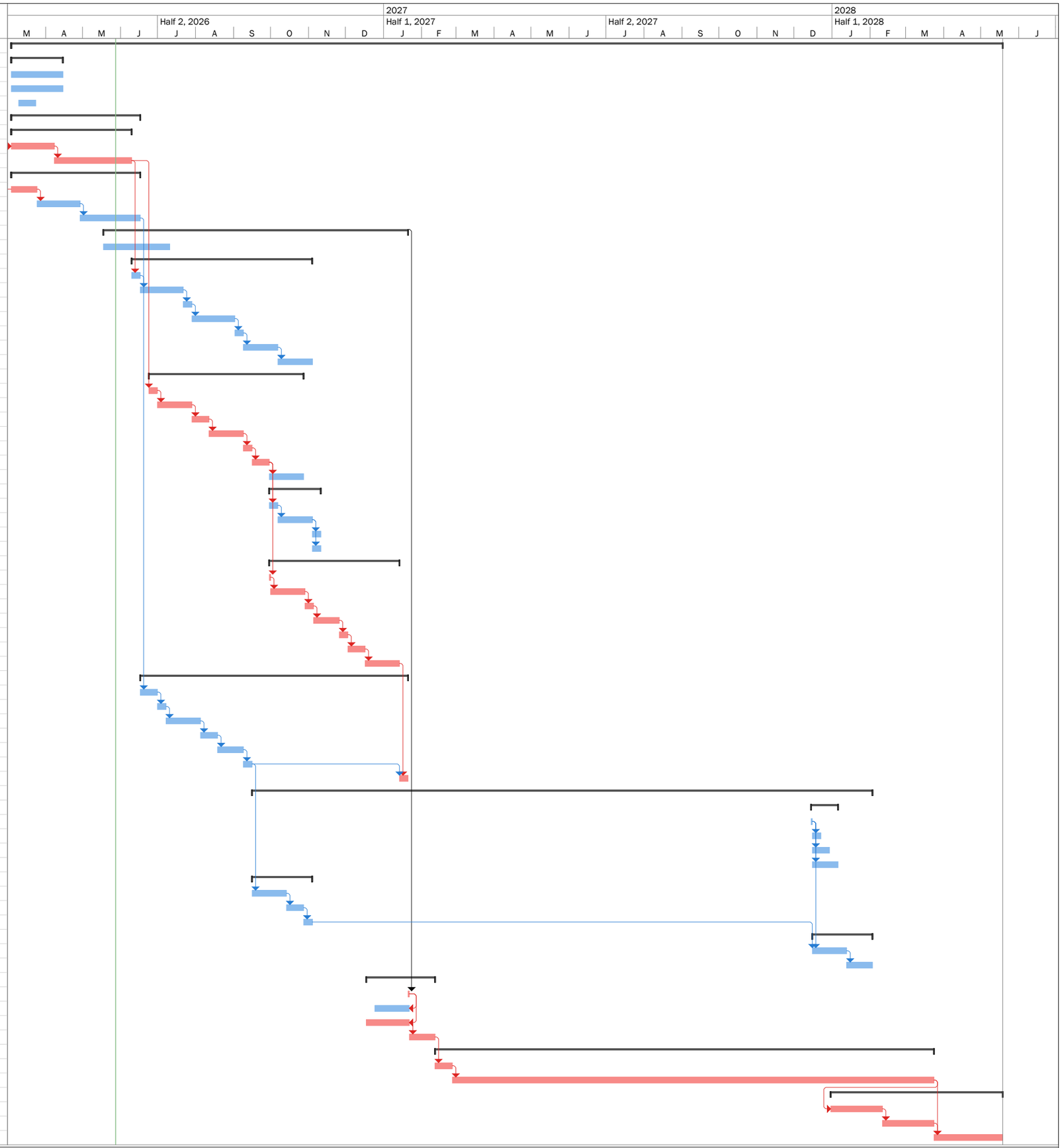

EXHIBIT 5
FINANCIAL FEASIBILITY & PRO FORMA

COMPLETING AND OPERATING THE PROJECT

Blue Sky has a demonstrated track record of being able to **complete and operate developments**. On March 26, 2026 we closed our 41st Tax Credit development. Our first closing was in October 2014 and since then our average is 3–4 closings per year, with several recent years achieving 5+ closings annually. All included varying degrees of complexity with respect to financing, some developments included 3 sources while others included 6, 7 and even 8 sources. All of our developments have included Local Government subsidy either in waiver of fees, grants or loans. Additionally, we have several developments with federal financing which required strict adherence to Section 3, HUD Environmental, Davis Bacon, Affirmative Fair Housing etc.

All Development have also been completed and converted to Permanent Phase in a timely manner, with only minor time extensions due to slippage, or acts of God.

Blue Sky's operations are also solid. We have a three-person Asset Management department who coordinates closely with the Property Management Agent. The Agent, Carteret Management Corp., is an affiliate of Blue Sky and we all share the same office in St. Petersburg. Our average occupancy across the entire portfolio is presently 96.3%. All properties are Monitored by FHFC and Audited by a CPA. We have never had to "dip into" Operating Deficit Reserves on any property. Our operating philosophy leans toward long-term value rather than short-term income.

Please see full project list at Tab 3.

Blue Sky maintains a revolving line of credit to support ongoing operations and development activities. **Please see attached SouthState Bank documentation.**

Blue Deep Creek 2 is financially feasible to complete and operate as presented in this Application. All figures presented are realistic and in line with other developments that Blue Sky is currently developing, most importantly with Blue Deep Creek Phase 1, which is currently under construction (thanks to generous County support).

COST ESTIMATES, CASH FLOWS, DEBT SERVICE COVERAGE RATIOS

We derived the cost estimates for the development by starting with the actual costs of current similar projects; then adjusting for cost trends and the particular nature and circumstances of this site.

Please see Sources and Uses and 15-year proforma attached.

Summary information:

RENTAL RATES

Area Median Income (AMI)	Unit Count	% of Units	Proposed 1-Bedroom Rent	Proposed 2-Bedroom Rent
40%	12	14%	$505	$619
60%	72	86%	$1,164	$1,409

- Total Development Cost: $30,420,258
- Sources:
  - JP Morgan: $5,910,000
  - Raymond James: $22,677,732
  - Charlotte County: $340,000
  - Deferred Developer Fee: $ 1,492,526
- Debt Service Coverage Ratio:
  - Year 1: 1.25
  - Year 15: 1.39

LEVERAGING

Blue Sky believes in stretching the public dollars as far as they can go, while still ensuring that the development remains viable for decades. At Blue Deep Creek Phase 2, the County funds are about 1.12% of Total Development Costs.

RETURN ON INVESTMENT TO CHARLOTTE COUNTY

Blue Deep Creek Phase 2 represents a strong return on investment for Charlotte County. The Development leverages a relatively small local contribution into a substantial affordable housing investment while building upon Blue Sky's successful track record within the County.

- Total Development Cost: $30.4 million
- Requested LGAO Contribution: $340,000
- County Contribution Represents: 1.12% of Total Development Cost
- Approximately $88 of additional investment leveraged for every $1 contributed by the County
- 84 affordable housing units in Phase 2
- 154 affordable housing units when combined with Blue Deep Creek Phase I
- Prior County-supported developments remain in compliance and in operation
- Affordability will be maintained through a recorded Land Use Restriction Agreement

REQUESTED COUNTY FUNDING / LOAN TERMS

The Applicant respectfully requests a Local Government Area of Opportunity ("LGAO") subordinate loan in the amount of $340,000 in conjunction with Florida Housing Finance Corporation ("FHFC") RFA 2026-201. The proposed loan terms are structured to support long-term project feasibility while also providing a favorable and responsible return on investment to Charlotte County through the creation of permanent affordable housing.

The Applicant proposes the following preliminary loan terms:

Item	**Proposed Terms**
Loan Amount	$340,000.00
Interest Rate	3.62% (=Federal Funds Rate as of June 2, 2026)
Amortization Period	30 Years
Loan Term / Maturity	15 Years
Payment Structure	Hard pay Principal and Interest, due monthly, after payment of Deferred Developer Fee
Repayment	Remaining principal and accrued interest due at maturity
Prepayment	No Prepayment penalty
Security	Subordinate mortgage and note subordinate to senior financing
Affordability Period	Perpetuity
Use of Funds	Support development and construction of affordable multifamily housing

The proposed loan terms are structured to provide a responsible and cost-effective public investment while maintaining the long-term financial feasibility of the Development. The County's contribution will leverage substantial private and federal funding and support the creation of high-quality affordable housing that will remain affordable in perpetuity, providing a permanent affordable housing resource for Charlotte County residents.

INCENTIVE & FEE SUBSIDY REQUESTS

Blue Sky is requesting the Local Government Area of Opportunity (LGAO) contribution of $340,000 in support of the Development's application under FHFC RFA 2026-201. In addition, the Development respectfully requests consideration for available Charlotte County incentive programs consistent with what was received on our prior 2 developments (if those are still available). This would include impact fee waivers, utility connection fees, environmental fees, permitting fees, and other eligible public fee subsidies as determined by the County.

As demonstrated by Blue Deep Creek and Jacaranda Place, Blue Sky has a successful track record of partnering with Charlotte County to leverage local incentives and subsidies into high-quality affordable housing developments that provide a lasting benefit to the community. All prior loans, contracts, incentives, and subsidies awarded by Charlotte County remain in compliance, and the County's investment has resulted in the successful development and long-term operation of affordable housing serving Charlotte County residents.

The requested incentives and fee subsidies will help offset rising development costs, improve project feasibility, and maximize the County's return on investment by leveraging substantial private, state, and federal funding sources. Most importantly, these resources will support the delivery of additional affordable housing units while ensuring the long-term financial stability and affordability of the Development.

Blue Sky appreciates Charlotte County's continued commitment to affordable housing and looks forward to building upon the successful partnership established through Blue Deep Creek and Jacaranda Place.

DEVELOPMENT SUMMARY

Unit Type	Number	%	AVG SF
1br/1ba	23	27%	662
2br/1ba	61	73%	801
Total	84	100%	64,087

STABILIZED OPERATING PROJECTIONS

AMI Level	# Units	Gross Rent 2025	Market adjustment	- Utility Allowance	= Net Rent	$/SF	Gross Potential Annual Income
40%		***HC***					
1br/1ba	**3**	658		153	505	0.76	18,180
2br/1ba	**6**	790	100	171	619	0.77	44,568
Total	**9**						***62,748***
60%		***HC***					
1br/1ba	**20**	1,317		153	1,164	1.76	279,360
2br/1ba	**55**	1,580	100	171	1,409	1.76	929,940
Total	**75**						***1,209,300***
Total Units:	**84**					**Gross Potential Rental Income**	**1,272,048**

Other Income

	$/Unit/Month	Penetration	
Washer and Dryer Rental	35.00	80%	28,224
Cable			5,000
Fees, NSF, etc.	12.00	100%	12,096
Water & Sewer Utility Collection		93%	50,778
Total Other Income			**96,098**

Vacancy & Collection Loss (5%)	**(65,868)**
Effective Gross Income	**1,302,278**

OPERATING EXPENSES

	Annual	$/unit
Real Estate Taxes	92,400	*1,100*
Insurance	113,400	*1,350*
Management Fee (6%)	78,137	*930*
General and Administrative	50,400	*600*
Payroll Expenses	151,195	*1,800*
Utilities	113,400	*1,350*
Marketing and Advertising	6,300	*75*
Maintenance and Repairs	50,400	*600*
Grounds Maintenance	33,600	*400*
Contract Services	29,400	*350*
Reserve for Replacement	25,200	*300*
Total	743,831	*8,855*
	Op Ex %	*57.1%*

Net Operating Income	**558,446**

PERMANENT LOAN CALCULATION

Maximum Loan to Value	85.00%
Capitalization Rate	5.75%
As-Completed Value	9,712,109
Max Loan - LTV	8,255,292
DSCR	1.25
Max Loan - DSCR	5,918,234
ACTUAL PERM. LOAN	**5,910,000**

CONSTRUCTION LOAN CALCULATION

Total Development Cost	30,420,258	
Less:		
Equity During Construction	3,401,660	
Charlotte County LGAO	340,000	
Operating Reserve	297,492	
Deferred Developer Fee	3,145,197	
=Cash needs during Construction	23,235,909	
+ Cushion		-
= Minimum Const. Loan	23,235,909	
ACTUAL CONST. LOAN	**23,500,000**	

PERMANENT LOAN DETAILS

1st Mortgage		**Traditional Bank**	**Traditional Mortgage**
Interest Only?	No	Amortization Term	35 Years
Index	4.36%	Hard or Soft?	Must Pay
Spread	2.25%	Loan Amount	5,910,000
Servicing Fees	0.00%	Debt Service	446,135
Cushion	0.25%	Year 1 DCSR	1.25
All-in Rate	6.86%	Year 15 DSCR	1.39
		Cash Flow	112,311

2nd Mortgage		**Charlotte County**	**LGAO**
Interest Only?	Yes	Amortization Term	35 Years
Index	2.12%	Hard or Soft?	Soft Pay
Spread	0.00%	Loan Amount	340,000
Servicing Fees	0.00%	Debt Service	7,208
Cushion	0.00%	Year 1 DCSR	1.23
All-in Rate	2.12%	Year 15 DSCR	1.37
		Cash Flow	105,103

Blue Deep Creek Ph. 2	2480 Luther Road, Port Charlotte		Sponsor: Blue Sky Communities, LLC		
SOURCES	**Amount**		**Per Unit**		**Percent**
Traditional Bank Traditional Mortgage	5,910,000		70,357		19.43%
9% Housing Credits	22,677,732		269,973		74.55%
Deferred Developer Fee (Blue Sky)	1,492,526		17,768		4.91%
TOTAL SOURCES	**30,420,258**		**362,146**		**100.00%**

USES	**Amount**		**Per Unit**		**Per SF**	**HC Eligible**
LAND ACQUISITION COSTS						
Land Purchase Price	2,100,000		25,000		32.77	
TOTAL LAND ACQUISITION COSTS	**2,100,000**		**25,000**		**32.77**	
CONSTRUCTION COSTS						
Site Work	2,352,000		28,000		36.70	2,187,360
Vertical Construction	12,600,000		150,000		196.61	12,600,000
Subtotal Construction Cost	14,952,000		178,000		233.31	14,787,360
GC - General Conditions	897,120		10,680		14.00	897,120
GC - Overhead	299,040		3,560		4.67	299,040
GC - Profit	897,120		10,680		14.00	897,120
General Contractor - Total Contract	17,045,280		202,920		265.97	16,880,640
Other Const. Costs						
Hard Cost Contingency	852,264		10,146		13.30	852,264
P and P Bond	110,965		1,321		1.73	110,965
FF & E	168,000		2,000		2.62	168,000
Subtotal Other	1,131,229		13,467		17.65	1,131,229
TOTAL CONSTRUCTION COSTS:	**18,176,509**		**216,387**		**283.62**	**18,011,869**
FINANCIAL COSTS						HC Eligible
Construction Loan Origination Fee	176,250		2,098		2.75	176,250
Construction Loan Interest	1,650,000		19,643		25.75	990,000
Permanent Loan Origination Fee	59,100		704		0.92	
Syndicator Fees	35,000		417		0.55	
Permanent Loan Underwriting Fee	25,000		298		0.39	
TOTAL FINANCIAL COSTS:	**1,945,350**		**23,159**		**30.35**	**1,166,250**

GENERAL DEVELOPMENT COSTS							
Accounting Fees		30,000		357		0.47	
Appraisal		18,000		214		0.28	9,000
Architect's Fee - Site/Building Design		378,000		4,500		5.90	378,000
Architect's Fee - Supervision		75,600		900		1.18	75,600
Building Permits		492,182		5,859		7.68	492,182
Engineering Fees		235,200		2,800		3.67	235,200
Environmental Report		25,200		300		0.39	25,200
FHFC Administrative Fees		252,000		3,000		3.93	
FHFC Application Fee		3,500		42		0.05	
FHFC Compliance Fee		250,000		2,976		3.90	
FHFC Credit Underwriting Fee		27,300		325		0.43	
FHFC Other Processing Fee(s)		10,000		119		0.16	
Impact Fee		420,000		5,000		6.55	420,000
Lender Inspection Fees / Const Admin		67,200		800		1.05	67,200
Insurance (Builders Risk & GL)		462,000		5,500		7.21	277,200
Legal Fees - Debt		150,000		1,786		2.34	75,000
Legal Fees - Developer		200,000		2,381		3.12	150,000
Marketing and Advertising		84,000		1,000		1.31	
Green Building Cert. (LEED, FGBC, NAHB)		38,000		452		0.59	38,000
Property Taxes		61,670		734		0.96	30,835
Soil Test		71,400		850		1.11	71,400
Survey		58,800		700		0.92	58,800
Title Insurance and Recording Fees		134,400		1,600		2.10	107,520
Utility Connection Fees		210,000		2,500		3.28	210,000
PCR		4,000		48		0.06	
Legal Description Change		2,000		24		0.03	2,000
Soft Cost Contingency	*5.00%*	201,971		2,404		3.15	201,971
TOTAL GENERAL DEVELOPMENT COSTS:		**3,962,423**		**47,172**		**61.83**	**2,925,108**
RESERVE ACCOUNTS							
Operating Deficit Reserve (Syndicator)	*3 Months*	297,492		3,542		4.64	
Reserves - Start-Up/Lease-up Expenses		85,000		1,012		1.33	
TOTAL RESERVE ACCOUNTS		**382,492**		**4,553**		**5.97**	
SUBTOTAL		**26,566,773**		**316,271**		**414.54**	**22,103,227**
Developer Fee (per FHFC)	*16.00%*	3,853,485		45,875		60.13	3,853,485
TOTAL DEVELOPMENT COSTS		**30,420,258**		**362,146**		**474.67**	**25,956,712**

Acquisition Basis	
Acquisition Basis - Dev Fee	
DDA/QCT	N/A
Applicable Fraction	100%
Qualified Basis	
Housing Credit %	9%
Annual Tax Credits - Acquisition	

Construction Basis	**25,956,712**
Boost Area	LGAO
Boost	30%
	Unit Fraction
Applicable Fraction	100%
Qualified Basis	**33,743,725**
Housing Credit %	9%
Annual Tax Credits	**3,036,935**

Total Annual Tax Credits	**2,800,000**
Aggregate over 10 years	28,000,000
% to Investor (99.99)	27,997,200
Price	$ 0.81
TOTAL INVESTOR EQUITY	**22,677,732**

Equity Installments and Developer Fee Payments

Timing	Date	Equity %	Equity Pay In	Fee %	Dev Fee
Admission	1/15/2028	15%	3,401,660	20%	472,192
50% Completion	11/1/2028			10%	236,096
100% Completion	5/31/2029	15%	3,401,660	20%	472,192
Stabilization	10/1/2029	70%	15,874,412	50%	1,180,479
	TOTAL	**100%**	**22,677,732**	**100%**	**2,360,959**

Equity Installments During Construction	3,401,660
Developer Fee Paid During Construction	708,288

Deferred Dev Fee	1,492,526
Total Dev Fee	3,853,485

Credit Delivery	
2029	1,638,889
2030	2,800,000

Credit Request	
Max by County	2,800,000
Max by Basis	3,036,935
Max by Gap Calc	2,984,281
FHFC Requested Amount	
Allowable Amount	**2,800,000**

Blue Deep Creek Ph. 2		15 Year Proforma														
Units:	**84**															
Revenue Increase	**2.00%**															
Expense Increase	**3.00%**															
Vacancy	**5.00%**															
		2030	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**
		Year 1	*Year 2*	*Year 3*	*Year 4*	*Year 5*	*Year 6*	*Year 7*	*Year 8*	*Year 9*	*Year 10*	*Year 11*	*Year 12*	*Year 13*	*Year 14*	*Year 15*
Rental Income																
Rent Revenue - Gross Potential		1,272,048	1,297,489	1,323,439	1,349,908	1,376,906	1,404,444	1,432,533	1,461,183	1,490,407	1,520,215	1,550,619	1,581,632	1,613,264	1,645,530	1,678,440
Vacancies		-65,868	-64,874	-66,172	-67,495	-68,845	-70,222	-71,627	-73,059	-74,520	-76,011	-77,531	-79,082	-80,663	-82,276	-83,922
Net Rental Income		**1,206,180**	**1,232,615**	**1,257,267**	**1,282,412**	**1,308,060**	**1,334,222**	**1,360,906**	**1,388,124**	**1,415,887**	**1,444,204**	**1,473,088**	**1,502,550**	**1,532,601**	**1,563,253**	**1,594,518**
Other Income																
Laundry & Vending		28,224	28,788	29,364	29,952	30,551	31,162	31,785	32,421	33,069	33,730	34,405	35,093	35,795	36,511	37,241
Cable Income		5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597
Miscellaneous Income		12,096	12,338	12,585	12,836	13,093	13,355	13,622	13,895	14,172	14,456	14,745	15,040	15,341	15,647	15,960
Water & Sewer Utility Collection		50,778	52,301	53,870	55,486	57,151	58,866	60,632	62,451	64,324	66,254	68,241	70,289	72,397	74,569	76,806
Total Other Income		**96,098**	**98,528**	**101,021**	**103,580**	**106,207**	**108,903**	**111,669**	**114,509**	**117,424**	**120,415**	**123,486**	**126,638**	**129,874**	**133,195**	**136,605**
Total Income		**1,302,278**	**1,331,142**	**1,358,288**	**1,385,993**	**1,414,267**	**1,443,124**	**1,472,575**	**1,502,633**	**1,533,310**	**1,564,620**	**1,596,575**	**1,629,189**	**1,662,475**	**1,696,449**	**1,731,123**
Payroll & Related																
Manager Salaries		62,400	64,272	66,200	68,186	70,232	72,339	74,509	76,744	79,046	81,418	83,860	86,376	88,967	91,637	94,386
Maintenance Payroll		56,160	57,845	59,580	61,368	63,209	65,105	67,058	69,070	71,142	73,276	75,474	77,739	80,071	82,473	84,947
Total Payroll & Related		**118,560**	**122,117**	**125,780**	**129,554**	**133,440**	**137,444**	**141,567**	**145,814**	**150,188**	**154,694**	**159,335**	**164,115**	**169,038**	**174,109**	**179,333**
Administrative Expenses																
Admin Expenses		50,400	51,912	53,469	55,073	56,726	58,427	60,180	61,986	63,845	65,761	67,733	69,765	71,858	74,014	76,235
Advertising		6,300	6,489	6,684	6,884	7,091	7,303	7,523	7,748	7,981	8,220	8,467	8,721	8,982	9,252	9,529
Total Administrative Expenses		**56,700**	**58,401**	**60,153**	**61,958**	**63,816**	**65,731**	**67,703**	**69,734**	**71,826**	**73,981**	**76,200**	**78,486**	**80,841**	**83,266**	**85,764**
Utilities																
Electricity		25,200	25,956	26,735	27,537	28,363	29,214	30,090	30,993	31,923	32,880	33,867	34,883	35,929	37,007	38,117
Water		25,200	25,956	26,735	27,537	28,363	29,214	30,090	30,993	31,923	32,880	33,867	34,883	35,929	37,007	38,117
Sewer		29,400	30,282	31,190	32,126	33,090	34,083	35,105	36,158	37,243	38,360	39,511	40,696	41,917	43,175	44,470
Trash		33,600	34,608	35,646	36,716	37,817	38,952	40,120	41,324	42,563	43,840	45,156	46,510	47,906	49,343	50,823
Total Utilities		**113,400**	**116,802**	**120,306**	**123,915**	**127,633**	**131,462**	**135,406**	**139,468**	**143,652**	**147,961**	**152,400**	**156,972**	**161,681**	**166,532**	**171,528**
Operating & Maintenance Expenses																
Grounds		33,600	34,608	35,646	36,716	37,817	38,952	40,120	41,324	42,563	43,840	45,156	46,510	47,906	49,343	50,823
Repairs & Maintenance		50,400	51,912	53,469	55,073	56,726	58,427	60,180	61,986	63,845	65,761	67,733	69,765	71,858	74,014	76,235
Contract Services		29,400	30,282	31,190	32,126	33,090	34,083	35,105	36,158	37,243	38,360	39,511	40,696	41,917	43,175	44,470
Total Operating & Maintenance Expenses		**113,400**	**116,802**	**120,306**	**123,915**	**127,633**	**131,462**	**135,406**	**139,468**	**143,652**	**147,961**	**152,400**	**156,972**	**161,681**	**166,532**	**171,528**
Management Fee		**78,137**	**79,869**	**81,497**	**83,160**	**84,856**	**86,587**	**88,355**	**90,158**	**91,999**	**93,877**	**95,794**	**97,751**	**99,749**	**101,787**	**103,867**
Taxes & Insurance																
Real Estate Taxes		92,400	95,172	98,027	100,968	103,997	107,117	110,330	113,640	117,050	120,561	124,178	127,903	131,740	135,693	139,763
Payroll Taxes		9,336	9,616	9,904	10,202	10,508	10,823	11,147	11,482	11,826	12,181	12,547	12,923	13,311	13,710	14,121
Property & Liability Insurance		113,400	116,802	120,306	123,915	127,633	131,462	135,406	139,468	143,652	147,961	152,400	156,972	161,681	166,532	171,528
Workers Compensation		2,971	3,060	3,152	3,246	3,344	3,444	3,547	3,654	3,763	3,876	3,993	4,112	4,236	4,363	4,494
Health Insurance & Other Benefits		20,328	20,938	21,566	22,213	22,879	23,566	24,273	25,001	25,751	26,523	27,319	28,139	28,983	29,852	30,748
Total Taxes & Insurance		**238,435**	**245,588**	**252,955**	**260,544**	**268,360**	**276,411**	**284,704**	**293,245**	**302,042**	**311,103**	**320,436**	**330,049**	**339,951**	**350,149**	**360,654**
Total Operating Expenses		**718,631**	**739,578**	**760,998**	**783,045**	**805,738**	**829,096**	**853,139**	**877,886**	**903,358**	**929,577**	**956,566**	**984,346**	**1,012,941**	**1,042,375**	**1,072,673**
NOI		**583,646**	**591,564**	**597,290**	**602,947**	**608,529**	**614,028**	**619,437**	**624,747**	**629,952**	**635,042**	**640,009**	**644,843**	**649,534**	**654,074**	**658,450**
Reserve for Replacement		25,200	25,956	26,735	27,537	28,363	29,214	30,090	30,993	31,923	32,880	33,867	34,883	35,929	37,007	38,117
NOI less Reserves		**558,446**	**565,608**	**570,555**	**575,410**	**580,166**	**584,814**	**589,346**	**593,755**	**598,030**	**602,162**	**606,142**	**609,960**	**613,605**	**617,067**	**620,333**
Hard Pay Debt Service																
1st Mortgage		446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135	446,135
Total Hard Pay Debt Service		**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**	**446,135**
Cash Flow		**112,311**	**119,473**	**124,420**	**129,275**	**134,031**	**138,679**	**143,211**	**147,619**	**151,894**	**156,027**	**160,007**	**163,825**	**167,470**	**170,931**	**174,198**
Debt Coverage Service Ratios																
1st Mortgage		***1.25***	***1.27***	***1.28***	***1.29***	***1.30***	***1.31***	***1.32***	***1.33***	***1.34***	***1.35***	***1.36***	***1.37***	***1.38***	***1.38***	***1.39***
Total Hard Debt DCSR		***1.25***	***1.27***	***1.28***	***1.29***	***1.30***	***1.31***	***1.32***	***1.33***	***1.34***	***1.35***	***1.36***	***1.37***	***1.38***	***1.38***	***1.39***

Preliminary projections subject to change based on market conditions

SouthState
2100 Main Street • Dunedin, FL 34698

February 25, 2026

Blue Sky Communities LLC
Attn: Della Fuller
180 Fountain Parkway N, Ste 100
St. Petersburg, FL 33716-1205

RE: Modification/Increase of Revolving Line of Credit

Dear Della:

This letter is to confirm that the above-mentioned Revolving Line of Credit was modified/increased as of 02/25/2026. The line increased from $5,500,000.00 to $8,000,000.00. Please note that we have included a copy of the closing statement and debit to your account for the closing costs associated with the modification/increase for your records.

If you have any questions about these documents, please do not hesitate to contact us.

Sincerely,

Jean M. Hartig
Loan Assistant III

/jmh

enclosures

RAYMOND JAMES

June 1, 2026

Mr. Scott Macdonald
Blue Luther 2, LLC
c/o Blue Sky Communities, LLC
180 Fountain Parkway, Suite 100
St. Petersburg, FL 33716

Re:		
	Project:	Blue Deep Creek Phase 2
	Company/Applicant:	Blue Luther 2, LLC
	Fund:	To be determined
	Property Location:	Charlotte County, Florida

Dear Mr. Macdonald,

This letter of intent for construction and permanent financing will confirm our agreement ("Agreement") whereby Raymond James Affordable Housing Investments, Inc. ("RJAHI") shall attempt to effect a closing ("Closing") of an investment by a Fund sponsored by RJAHI (the "RJAHI Fund") in the above named company ("Company") on the assumptions, terms, and conditions contained in this letter of intent, or such other assumptions, terms and conditions as are acceptable to you, RJAHI and the RJAHI Fund.

Based upon the Company receiving $2,800,000 in annual low-income housing tax credits, and further based on terms and conditions as set forth below, the anticipated total equity investment of the RJAHI Fund in the Project is $22,677,732 or $0.81 per low-income housing tax credit allocated to the RJAHI Fund, subject to market conditions. The Applicant is the beneficiary of the equity proceeds. The RJAHI Fund anticipates purchasing $27,997,200 (99.99%) of the total low-income housing tax credits allocated to the Applicant. The RJAHI Fund's net investment is anticipated to be funded based upon the following schedule:

- 15% ($3,401,660) paid prior to or simultaneous with the closing of construction financing
- 15% ($3,401,660) paid at construction completion
- Balance ($15,874,412) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be $3,401,660.

This letter of intent is subject to RJAHI's satisfactory completion of its normal due diligence and is also subject to the approval by the Investment Committee of RJAHI of the terms and conditions of the investment in its sole discretion based on then current market conditions, including availability of investment funds and pricing for tax credits.

Since 1987, Raymond James Affordable Housing Investments and our affiliates have been involved with the development of affordable housing. We have provided equity for over 2,500 tax credit properties nationwide. We look forward to working with you.

Sincerely,

_____

Sean Jones
VP - Director of Acquisitions
Raymond James Affordable Housing Investments, Inc.

J.P.Morgan

June 2, 2026

Blue Sky Communities
c/o Scott Macdonald
Blue Sky Communities
180 Fountain Parkway North, Suite 100
St. Petersburg, Florida 33716

Re: Blue Deep Creek PH. 2
Charlotte County, Florida

Dear Mr. Macdonald:

Thank you for considering JPMorgan Chase Bank, N.A. ("J.P. Morgan" or "Lender") as a potential construction and permanent lender for the development of affordable rental housing to be known as **Blue Deep Creek PH. 2** and located in Charlotte County, Florida. We have completed a preliminary review of the materials you have submitted, and the following is a brief outline of the terms that we propose to underwrite for credit approval. Of course, this letter is for discussion purposes only and does not represent a commitment by J.P. Morgan to provide financing for the project nor an offer to commit, but rather is intended to serve as a basis for further discussion and negotiation should you wish to pursue the proposed transaction. Our interest and preliminary terms are subject to change as our due diligence and discussions with you continue. Such a commitment can only be made after due diligence materials are received, reviewed and approved and credit approval has been obtained.

Facilities:	J.P. Morgan will provide a credit facility in the amount of **$23,500,000,** the proceeds of which will fund construction and permanent loans to the Borrower. Upon meeting the conditions required for the permanent period, the Construction Loan will convert to a Permanent Loan in an amount not to exceed **$5,910,000.**
Borrower:	Blue Luther 2, LLC
Manager:	Blue Luther 2 M, LLC
Project:	Blue Deep Creek PH. 2 will consist of a 84-unit affordable rental property that will be located in Pinellas County, Florida

Construction Loan

Amount:	Approximately $23,500,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.

Interest Rate:	The Construction Loan (including the principal amount of any advance after the initial advance) shall bear interest at a per annum interest rate equal to the one-month Term SOFR plus 250 basis points (the "Interest Rate"). Any one-month Term SOFR less than 3.0% shall be deemed to be 3.0%. The construction interest reserve will be calculated with a cushion determined by J.P. Morgan **(6.17%)**.
Commitment Fee:	1% of the loan amount.
Extension Option:	One, conditional, six-month maturity extension.
Extension Fee:	0.25% of the sum of the loan balance and the amount remaining of the original commitment.
Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	Full payment and completion guarantees and environmental indemnity by guarantors/indemnitor(s) satisfactory to J.P. Morgan.
Developer Fee:	Assigned to Lender. Notwithstanding provisions of the LP or LLC Agreement, any payments of developer fee prior to permanent debt conversion are subject to Lender's prior approval.
Tax Credit Equity:	At least 15% must be paid in at closing. The identity of the equity investor and pay-in schedule for this transaction must be disclosed and acceptable to the Lender in its sole discretion.
Subordinate Liens:	Subordinate financing will be permitted subject to approval of terms by J.P. Morgan.
Repayment:	Construction Loan will be repaid from equity funded up to and including conversion to the Permanent Loan and from the Permanent Loan.
Loan to Value:	Up to 80% including the value of the real estate and low income housing tax credits.
Contract Bonding:	100% Payment and Performance Bonds from "A" rated surety

Permanent Loan

Amount:	$5,910,000 subject to final underwriting.
Forward Commitment:	24 months plus one six-month extension option.
Commitment Fee:	1.00% of the Permanent Loan amount payable at Construction Loan closing.
Interest Rate:	The interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 20-Year SOFR Swap Rate plus 366 bps. Current indicative rate is 7.73%.

Permanent Loan Term:	18 years.
Amortization:	35 years.
Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	After conversion, the Permanent Loan shall be non-recourse to the Borrower, except as to standard carve-outs for the Borrower, General Partner, and Key Principals.
Loan to Value:	Up to 85% of the stabilized rent-restricted value.
Conversion Requirements:	At least three consecutive calendar months of not less than: • 1.20x debt service coverage ratio (DSCR); 1.15x all-in DSCR including all loans requiring debt service payment, and • 90% economic and physical occupancy. And the pro-forma forecast shows DSCR (based on annual revenue growth of 2% and annual expense growth of 3%) of not less than 1.10x in the Permanent Period. As applicable, commercial income and commercial tenants will be excluded from the DSCR and occupancy requirements.
Prepayment Terms:	Prepayment prior to three years before the Permanent Loan maturity date will be subject to a prepayment fee equal to the greater of 1% of the loan balance or yield maintenance. Thereafter, prepayment will be without premium.
Escrows/Reserves:	Bank controlled escrows required for property taxes, insurance, and replacement reserves. Minimum replacement reserve of $300/unit/year or (or such higher amount as required by any other party to the transaction) funded at conversion with 3-month initial deposit. An operating reserve equall to six months of operating expenses (if required) shall be funded with a minimum contribution of six months of debt service expense.

We appreciate the opportunity to discuss with you the possibility of providing construction and permanent financing for the proposed project. This letter of interest is for your and the tax credit allocating agency's information and use only, and is not to be shown to or relied upon by other parties. **Please note, credit markets are volatile. Loan fees and interest rates are subject to adjustment prior to Construction Loan Closing.**

J.P. Morgan and its affiliates may be providing debt financing, equity capital or other services (including financial advisory services) to other companies in respect of which you may have conflicting interests regarding the transaction described herein or otherwise. J.P. Morgan and its affiliates may share information about you in connection with the potential transaction or other possible transactions with you.

This letter, which expires October 31, 2026, serves as an outline of the principal terms of the proposed facility, and is subject to receipt and satisfactory review of all due diligence materials by J.P. Morgan

and to change as described above. J.P. Morgan cannot extend any legally binding lending commitment until formal credit approval has been obtained and a commitment letter has been issued.

Sincerely,

JPMORGAN CHASE BANK, N.A

By: _____

Tammy Haylock-Moore, Authorized Officer

JPMorgan Chase Bank, N.A. • Community Development Real Estate • 100 N Tampa Street, Suite 3300, Tampa, FL 33602
Telephone: 813.509.1194; tammy.haylock-moore@jpmorgan.com

BLUE DEEP CREEK - PHASE II

2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

PROJECT# 250096

SCOPE OF WORK

THE PROJECT CONSISTS OF A MULTIFAMILY APARTMENT COMPLEX COMPRISING TWO IDENTICAL BUILDINGS (BUILDING A AND BUILDING B), WITH A TOTAL OF 84 DWELLING UNITS, LOCATED AT 2480 LUTHER ROAD, PUNTA GORDA, FLORIDA.

FLORIDA PRODUCT APPROVALS

PRODUCT TYPE	MANUFACTURER	MODEL # / SERIES	FLORIDA PRODUCT APPR. NO.	MIAMI DADE NOA
STRUCTURAL COMPONENTS				
WOOD CONNECTORS, ANCHORS	SIMPSON STRONG-TIE	--	FL 11473.9	--
EXTERIOR DOORS				
SWINGING-EXT. DOOR ASSEMBLY	MESKER DOOR, INC.	"N" SERIES COMMERCIAL SINGLE OPAQUE DOOR	FL 11218.1	--
SWINGING-EXT. DOOR ASSEMBLY	YKK AP AMERICA	50H ALUMINUM OUTSWING ENTRANCE DOOR	FL 16554.3	--
ROOFING PRODUCTS				
ASPHALT SHINGLES	GAF	TIMBERLINE CS	FL 39780.1	21-1209.01
RIDGE VENT	GAF	COBRA RIDGE VENT	FL 6267.1	--
OFF-RIDGE VENT	LOMANACO, INC.	700 SERIES	FL 3792.4	21-0629.02
VINYL SOFFIT	PLY GEM	MASTIC VINYL SOFFIT	FL32502.1-R1	--
EXTERIOR WINDOWS				
SINGLE HUNG WINDOWS	CUSTOM WINDOW SYSTEMS	SH-8100 PVC SINGLE HUNG	FL 16177.1	--

LOCATION MAP

PROJECT LOCATION

OWNER & CONSULTANTS

OWNER
Blue Sky Communities
180 Fountain Parkway North,
Suite 100, St. Petersburg, Florida 33716
Ash Leyva
PHONE: 813.514.2100
EMAIL: www.blueskycommunities.com

ARCHITECT
BDG Architects
2100 First Avenue North, STE. 100
Birmingham, AL 35203
Jack Marshall
PHONE: 205.252.8222, 205.252.8899 Fax
EMAIL: www.bdgllp.com

MECHANICAL / PLUMBING
Joseph, Lawrence & Co
1180 Hardwood Avenue, Suite 3000
Altamonte Springs Florida32714
Kyle Bowen
PHONE: 321.972.4466
EMAIL: www.jlceng.com

STRUCTURAL
Stuctures One
Post Office Box 97
Odessa, FL 33556
Dan Engebretson
PHONE: 813.254.1265

CIVIL
Atwell, LLC
4161 Tamiami Trail,
Building 5, Unit 501, Port Charlotte, FL 33952
Steven R. Sonberg, PE, PSM
PHONE: 941.625.1165
EMAIL: www.atwell.com

ELECTRICAL
Joseph, Lawrence & Co
1180 Hardwood Avenue, Suite 3000
Altamonte Springs Florida32714
Kyle Bowen
PHONE: 321.972.4466
EMAIL: www.jlceng.com

SYMBOL LEGEND

- 1| — PARTITION TYPE INDICATOR / REFER TO PARTITION SCHEDULE
- 1 — REVISION NUMBER
- ? — FINISH TAG
- ? — KEYNOTE
- Room / 101 — ROOM TAG
- 101A — DOOR TAG
- XX — WINDOW TAG
- Name / Elevation — ELEVATION DATUM TAG
- 1 / A-101 — DETAIL TAG
- N / W A1.0 E / S — INTERIOR ELEVATION TAG
- N / A1.0 — EXTERIOR ELEVATION TAG
- 1 / A-101 — PLAN DETAIL TAG
- 01 — GRID BUBBLE & CENTER LINE
- 1 / A101 — BUILDING SECTION TAG

GENERAL NOTES

1. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
3. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
4. GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE [SUPERVISOR(PROJECT MANAGEMENT)] (SPM) AT THE END OF THE PROJECT.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
8. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
10. WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
11. GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
13. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
14. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
15. GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.
16. NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

ABBREVIATIONS

AC	AIR CONDITIONING	GALV	GALVANIZED	PT	PAINT / PRESSURE TREATED
ACT	ACOUSTICAL CEILING TILE	GYP BD	GYPSUM BOARD	R	RISER / RADIUS
AFF	ABOVE FINISH FLOOR	HC	HANDICAPPED	REBAR	REINFORCING BAR
AHU	AIR HANDLING UNIT	HDW	HARDWARE	REF	REFERENCE
AL	ALUMINUM	HM	HOLLOW METAL	REINF	REINFORCED
AT	ALUMINUM THRESHOLD	HVAC	HEATING, VENT & AIR CONDITIONG	REQ'D	REQUIRED
BD	BOARD	INFO	INFORMATION	RO	ROUGH OPENING
BLKT	BLANKET	INSUL	INSULATION	SB	SPLASH BLOCK
CJ	CONTROL JOINT	MAS	MASONRY	SHLVS	SHELVES
CLG	CEILING	MAX	MAXIMUM	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL	SPEC	SPECIFICATION
COL	COLUMN	MFGR/MFR	MANUFACTURER	SS	STAINLESS STEEL
CONC	CONCRETE	MIN	MINIMUM	STOR	STORAGE
CONT	CONTINUOUS	MO	MASONRY OPENING	SUSP	SUSPENDED
CPT	CARPET	MR	MIRROR / MOISTURE RESISTANT	T	TREAD
CT	CERAMIC TILE	MT	MARBLE THRESHOLD	TELE	TELEPHONE
C/L	CENTER LINE	MTL	METAL	TPD	TOILET PAPER DISPENSER
DBL	DOUBLE	NA	NOT APPLICABLE	TYP	TYPICAL
DF	DRINKING FOUNTAIN	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	NOM	NOMINAL	VCT	VINYL COMPOSITE TILE
DIM	DIMENSION	NTS	NOT TO SCALE	VERT	VERTICAL
DN	DOWN	OC	ON CENTER	VT	VINYL THRESHOLD
EA	EACH	OPP	OPPOSITE	WC	WATER CLOSET
EJ	EXPANSION JOINT	PLYWD	PLYWOOD	WD	WOOD
ELEC	ELECTRICAL	PREFAB	PREFABRICATED	WP	WATERPROOF
ELEV	ELEVATION	PSF	POUNDS PER SQUARE FOOT	WWF	WELDED WIRE FABRIC
EQ	EQUAL				
EXIST	EXISTING				
FD	FLOOR DRAIN				
FE	FIRE EXTINGUISHER				
FF	FINISH FLOOR				
FR	FIRE RATED				

TABULATION OF AREAS - BLUE DEEP CREEK PHASE II

BUILDINGS	DWELLING UNITS		UNIT NUMBER/AREA PER LEVEL				TOTAL AREA (GSF)	
	UNIT TYPE	NSF	UNIT AREA GSF	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL UNITS	
BUILDING - A THREE STORY	1BR	662	714	2 UNITS	4 UNITS	4 UNITS	10 UNITS	7,140
	1BR HC	662	714	1 UNITS			1 UNITS	714
	1BR HVI	662	714	1 UNITS			1 UNITS	714
	2BR	801	861	8 UNITS	10 UNITS	10 UNITS	28 UNITS	24,108
	2BR HC	801	861	2 UNITS			2 UNITS	1,722
VERTICAL CIRCULATION				150	403	403		956
HORIZONTAL CIRCULATION				2,309	1,689	1,689		5,687
ANCILARY AREA				31				31
BUILDING - B THREE STORY	1BR	662	714	3 UNITS	4 UNITS	4 UNITS	11 UNITS	7,854
	1BR HC	662	714	1 UNITS			1 UNITS	714
	2BR	801	861	8 UNITS	10 UNITS	10 UNITS	28 UNITS	24,108
	2BR HC	801	861	1 UNITS			1 UNITS	861
	2BR HVI	801	861	1 UNITS			1 UNITS	861
VERTICAL CIRCULATION				150	403	403		956
HORIZONTAL CIRCULATION				2,309	1,689	1,689		5,687
ANCILARY AREA				31				31
							84 UNITS	82,144
TOTAL	2 BUILDINGS							

20 UNITS	1-BED/1-BATH
2 UNITS	1-BED HC
1 UNITS	1-BED HVI
57 UNITS	2-BED/2-BATH
3 UNITS	2 BED HC
1 UNITS	2 BED HVI
84 UNITS	TOTAL DWELLING UNITS

PER THE FAIR HOUSING ACCESSIBILITY ACT/GUIDELINES ALL UNITS AT LEVEL 1 WILL BE ADAPTABLE DWELLING UNITS, WITH EXTERIOR ACCESSIBLE ENTRANCES ON AN ACCESSIBLE ROUTE AND ACCESSIBLE ROUTE WITHIN COVERED UNIT. HC UNITS VARY PER BUILDING - SEE SITE PLAN FOR LOCATIONS

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

BLUE DEEP CREEK - PHASE II
2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS (HEREINAFTER "PLANS") ARE THE SOLE AND EXCLUSIVE, PROPRIETARY PROPERTY OF BDG ARCHITECTS, AND MAY NOT BE REPRODUCED, PUBLISHED, MODIFIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE SUITABILITY AND CONSTRUCTABILITY OF THE PLANS. THE PLANS SHALL NOT BE SCALED OR MODIFIED FOR ANY REASON WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, OR ANY CHANGE IN THE SCOPE, DESIGN, OR INTENT OF THESE PLANS FOR ANY REASON, BY ANY PERSON OTHER THAN BDG ARCHITECTS SHALL AUTOMATICALLY VOID ANY DESIGN-RELATED OBLIGATIONS BDG ARCHITECTS MAY HAVE ON THE PROJECT, AND RESULT IN THE FULL AND COMPLETE RELEASE OF BDG ARCHITECTS FROM ANY LIABILITY, CLAIMS, OR DAMAGES INCLUDING ERRORS AND OMISSIONS ARISING OUT OF OR RELATED TO THE PLANS. ANY DISCREPANCIES OR CONFLICTS IN THE PLANS SHALL BE REFERRED IMMEDIATELY TO BDG ARCHITECTS FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. FAILURE TO REFER DISCREPANCIES OR CONFLICTS TO BDG ARCHITECTS PRIOR TO PERFORMING WORK SHALL RESULT IN THE WAIVER OF ANY CLAIMS OR DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SCHEDULING AND CONFORMANCE OF ITS WORK AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.

A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET TITLE

COVER SHEET

SHEET NUMBER

G000

DRAWINGS		DRAWINGS ISSUED
SHEET #	SHEET NAME	04-28-26 DESIGN DEVELOPMENT SET
GENERAL		
G000	COVER SHEET	•
G001	DRAWING INDEX	•
G002	CODE ANALYSIS	•
G010	LIFE SAFETY PLAN	•
G026	UL ASSEMBLIES	•
G027	UL ASSEMBLIES	•
G028	UL ASSEMBLIES	•
G029	UL ASSEMBLIES	•
G030	BLUESKY STANDARD SPECIFICATION	•
G031	BLUESKY STANDARD SPECIFICATION	•
G032	BLUESKY STANDARD SPECIFICATION	•
G033	BLUESKY STANDARD SPECIFICATION	•
G040	ADA STANDARDS	•
G041	ACCESSIBILITY COMPLIANCE PLANS	•
G050	AIR SEALING, WEATHER RESISTANT BARRIER GUIDELINES AND DETAILS	•
ARCHITECTURAL		
A100	ARCHITECTURAL SITE PLAN	•
A101	DUMPSTER ENCLOSURE DETAILS	•
A110	LEVEL 1 OVERALL PLAN	•
A111	LEVEL 2 OVERALL PLAN	•
A112	LEVEL 3 OVERALL PLAN	•
A140	ROOF PLAN	•
A141	DRAFTSTOP CALCULATIONS & DETAILS	•
A142	ROOF DETAILS	•
A143	ROOF DETAILS	•
A200	EXTERIOR ELEVATIONS	•
A201	EXTERIOR ELEVATIONS	•
A300	BUILDING SECTIONS	•
A310	EXTERIOR WALL SECTIONS	•
A311	INTERIOR WALL SECTIONS	•
A400	UNIT 1BR PLANS INTERIOR ELEVATIONS	•
A410	UNIT 2BR PLANS INTERIOR ELEVATIONS	•
A450	ENLARGED UNIT PLAN DETAILS	•
A470	ENLARGED MILLWORK PLANS, ELEVATIONS, SECTIONS & DETAILS	•
A471	ENLARGED MILLWORK & TRANSITIONS DETAILS	•
A500	STAIR 1 PLANS, ELEVATIONS AND SECTIONS	•
A501	STAIR 2 PLANS, ELEVATIONS AND SECTIONS	•
A502	STAIR DETAILS	•
A520	FINISH PLAN	•
A600	DOOR SCHEDULE	•
A601	DOOR DETAILS	•
A602	WINDOW SCHEDULE & DETAILS (CMU)	•
A620	PARTITION SCHEDULE	•
A900	3D REPRESENTATION	•
STRUCTURAL		
S000	ISOMETRIC VIEW	•
S001	GENERAL NOTES	•
S002	GENERAL NOTES	•
S100	FOUNDATION PLAN	•
S110	FIRST FLOOR PLAN	•
S120	SECOND FLOOR PLAN	•
S130	THIRD FLOOR PLAN	•
S140	ROOF PLAN	•
S400	CMU WALL TYPICAL DETAILS	•
S401	FRAMING DETAILS	•
S402	FRAMING DETAILS	•
S403	FRAMING DETAILS	•
S404	FRAMING DETAILS	•
S405	FRAMING DETAILS	•
S500	WOOD SHEAR WALLS	•
S501	WOOD SHEAR WALLS	•
S600	SCHEDULES	•
PLUMBING		
P0.01	SYMBOL LEGEND AND GENERAL NOTES	•

DRAWINGS		DRAWINGS ISSUED
SHEET #	SHEET NAME	04-28-26 DESIGN DEVELOPMENT SET
P0.10	SITE PLAN	•
P1.00	LEVEL UNDERGROUND OVERALL PLAN	•
P4.01	UNIT 1BR	•
P4.02	UNIT 1BR UFAS	•
P4.03	UNIT 2BR	•
P4.04	UNIT 2BR UFAS	•
P5.01	SCHEDULES	•
P6.01	DETAILS	•
P6.02	DETAILS	•
P6.03	DETAILS	•
P6.04	DETAILS	•
P6.05	DETAILS	•
MECHANICAL		
M0.01	SYMBOL LEGEND AND GENERAL NOTES	•
M1.10	LEVEL 1 OVERALL PLAN	•
M1.10.1	LEVEL 1 PARTIAL FLOOR PLANS	•
M1.11	LEVEL 2 OVERALL PLAN	•
M1.11.1	LEVEL 2 PARTIAL FLOOR PLANS	•
M1.12	LEVEL 3 OVERALL PLAN	•
M1.12.1	LEVEL 3 PARTIAL FLOOR PLANS	•
M1.20	CLUBHOUSE FLOOR PLAN	•
M4.01	UNIT 1BR	•
M4.02	UNIT 1BR UFAS	•
M4.03	UNIT 2BR	•
M4.04	UNIT 2BR UFAS	•
M5.01	SCHEDULES	•
M6.01	DETAILS	•
M6.02	DETAILS	•
M6.03	DETAILS	•
M6.04	DETAILS	•
M6.05	DETAILS	•
M6.06	DETAILS	•
M7.01	RISERS	•
ELECTRICAL		
E0.01	SYMBOL LEGEND AND GENERAL NOTES	•
E1.10	LEVEL 1 OVERALL PLAN	•
E1.10L	LEVEL 1 PARTIAL FLOOR LIGHTING PLANS	•
E1.10P	LEVEL 1 PARTIAL FLOOR POWER PLANS	•
E1.11	LEVEL 2 OVERALL PLAN	•
E1.11L	LEVEL 2 PARTIAL FLOOR LIGHTING PLANS	•
E1.11P	LEVEL 2 PARTIAL FLOOR POWER PLANS	•
E1.12	LEVEL 3 OVERALL PLAN	•
E1.12L	LEVEL 3 PARTIAL FLOOR LIGHTING PLANS	•
E1.12P	LEVEL 3 PARTIAL FLOOR POWER PLANS	•
E4.01	UNIT 1BR	•
E4.02	UNIT 1BR UFAS	•
E4.03	UNIT 2BR	•
E4.04	UNIT 2BR UFAS	•
E5.01	POWER RISER DIAGRAM - MC1A	•
E5.02	POWER RISER DIAGRAM - MC1B	•
E6.01	SCHEDULES	•
E7.01	DETAILS	•

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PROJECT INFORMATION BLOCK

JOB #	**250096**
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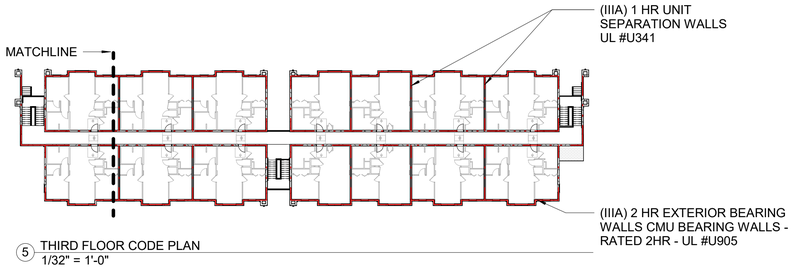
DRAWN BY:	**XXX**
CHECKED BY:	**XXX**

SHEET TITLE

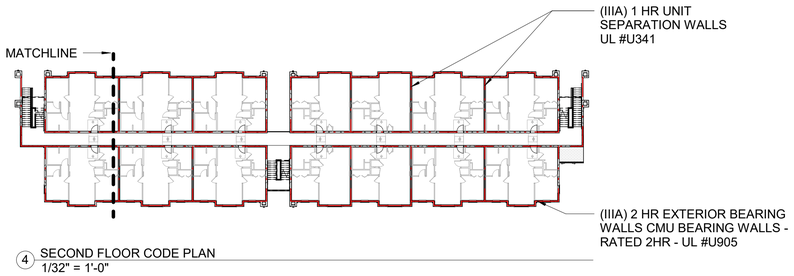
DRAWING INDEX

SHEET NUMBER

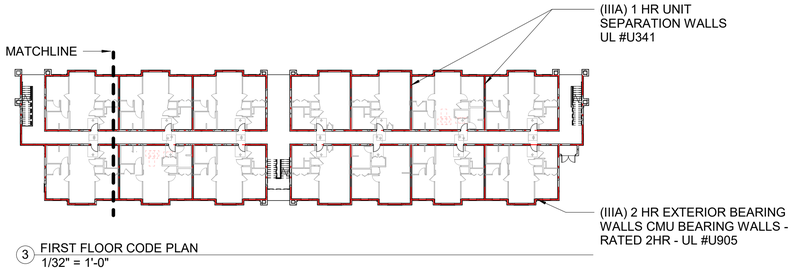
G001



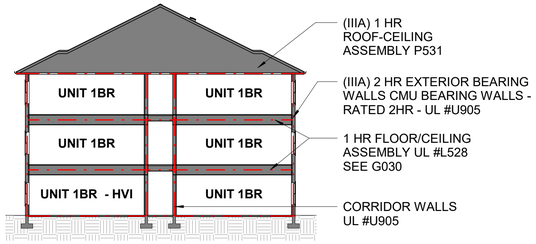
5 THIRD FLOOR CODE PLAN
1/32" = 1'-0"

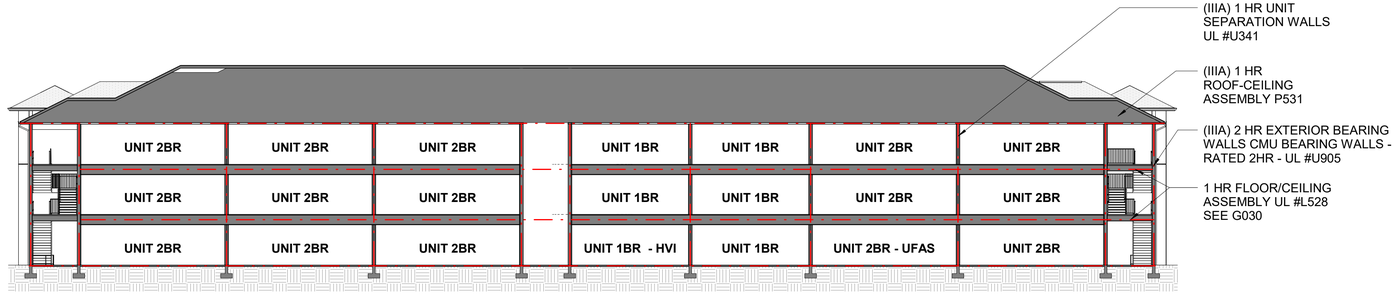


4 SECOND FLOOR CODE PLAN
1/32" = 1'-0"



3 FIRST FLOOR CODE PLAN
1/32" = 1'-0"





BUILDING DATA			
FENESTRATION			
U FACTOR	0.4	-	-
SHGC	0.25	-	-
DOOR U-VALUE	0.4	-	STC 50 MIN
ROOF			
ROOF R-VALUE	R-38 MIN	-	
ROOF REFLECTANCE	0.25	-	-
EXTERIOR WALLS			
MASS WALLS	R-6	UL U905	
INTERIOR WALLS			
CORRIDOR WALLS	-	UL U905	STC/IIC 50 MIN
TENANT SEPARATION WALLS	-	UL U341	STC/IIC 50 MIN
FLOORS			
WOOD TRUSS	R-13	UL L528	STC/IIC 50 MIN

BUILDING DATA KEY

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- IMAGINED PROPERTY LINE

APPLICABLE CODES

JURISDICTION: HILLSBOROUGH COUNTY, FLORIDA

- FLORIDA BUILDING CODE, 8TH EDITION (2023)
- 2023 (8TH EDITION) FLORIDA BUILDING CODE MECHANICAL
- 2023 (8TH EDITION) FLORIDA BUILDING CODE PLUMBING
- 2023 (8TH EDITION) FLORIDA BUILDING CODE FUEL GAS
- 2023 (8TH EDITION) FLORIDA ACCESSIBILITY CODE
- 2023 (8TH EDITION) NATIONAL ELECTRICAL CODE
- 2023 (8TH EDITION) FLORIDA FIRE PREVENTION CODE
- 2021 NFPA 101 LIFE SAFETY CODE

OCCUPANCY CLASSIFICATION (FBC 302)

PRINCIPAL USE	RESIDENTIAL - GROUP R-2

CONSTRUCTION TYPE (FBC 503-504)

LEVEL 1-3	IIIA

ALLOWABLE HEIGHT & AREA (FBC 504-506)

CONSTRUCTION TYPE IIIA, R-2 OCCUPANCY (BUILDING TYPE A)

	HEIGHT	FLOOR AREA	STORIES ABOVE GRADE PLANE
ALLOWABLE	60'-0"	24,000 SF	4
ACTUAL	44'-8 1/4"	14,150 SF	3

REQUIRED SEPARATION OF OCUPANCIES - FIRE PARTITIONS (FBC 508 AND 420)

OCCUPANCY	SPRINKLERED	NON-SPRINKLERED
R	1 HR	2 HR

FIRE RESISTANCE RATING REQUIREMENTS (FBC 601)

BUILDING ELEMENT	TYPE IIIA
PRIMARY STRUCTURAL FRAME	1 HR
BEARING WALLS	
EXTERIOR	2 HR
INTERIOR	1 HR
NON BEARING WALLS	
EXTERIOR	REFER TO FBC TABLE 602
INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

BUILDING BELOW THE HORIZONTAL SEPARATION TO BE PROTECTED BY NFPA 13 AUTOMATIC SPRINKLER

FIRE RESISTANCE RATING REQUIREMENTS FOR NON-BEARING EXTERIOR WALLS - FIRE SEPARATION DISTANCE (FBC 602)

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R & S-2
X < 5'	ALL	2 HR
5 ≤ X < 10	IA	1 HR
	OTHERS	1 HR
10 ≤ X < 30	IA	1 HR *
	IIIB, VB	0 HR
	OTHERS	1 HR *
X > 30'	ALL	0 HR

* OPEN PARKING GARAGES COMPLYING WITH 406 NOT REQUIRED

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION (FBC 705)

CLASSIFICATION	DISTANCE IN FT	% OPENINGS
PROTECTED/ UP, SPRINKLERED	< 3	NP
PROTECTED/ UP, SPRINKLERED	3 TO < 5	15%
PROTECTED/ UP, SPRINKLERED	5 TO <10	25%
PROTECTED/ UP, SPRINKLERED	10 TO < 15	45%
PROTECTED/ UP, SPRINKLERED	15 TO <20	75%
PROTECTED/ UP, SPRINKLERED	20 TO < 25	NO LIMIT
PROTECTED/ UP, SPRINKLERED	25 TO < 30	NO LIMIT

FIRE BARRIER FIRE-RESISTANCE FOR EXIT STAIRWAYS (FBC 1023)

X < 4 STORIES	1 HR

SEPARATION WALLS (FBC 420.2)

WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

708.3 FIRE-RESISTANCE RATING - FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

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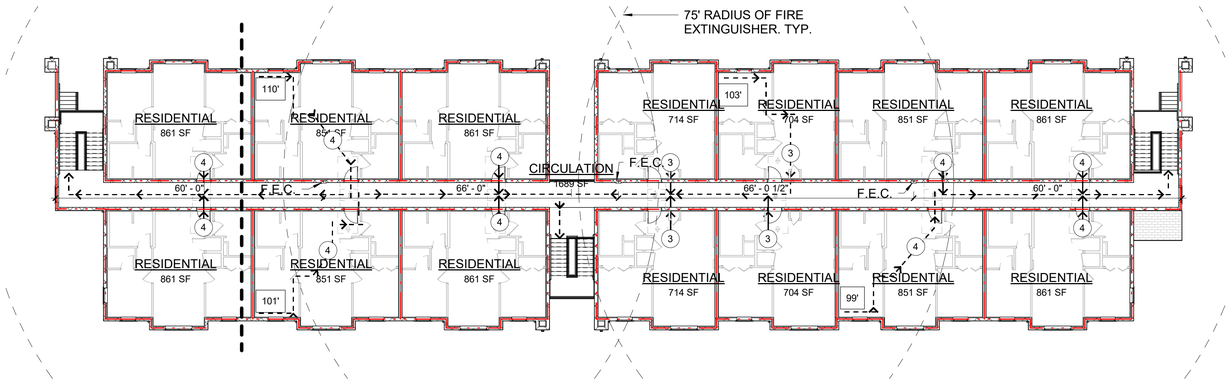
CHECKED BY:	Checker

SHEET TITLE

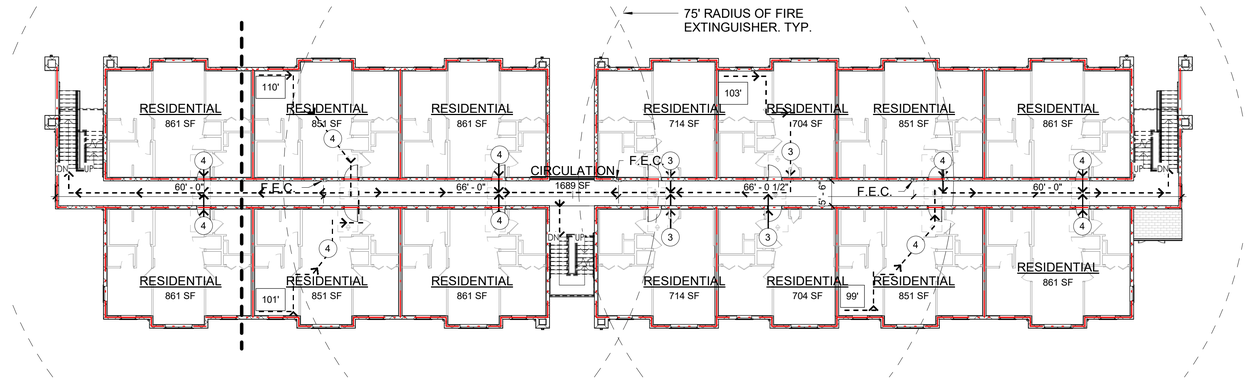
CODE ANALYSIS

SHEET NUMBER

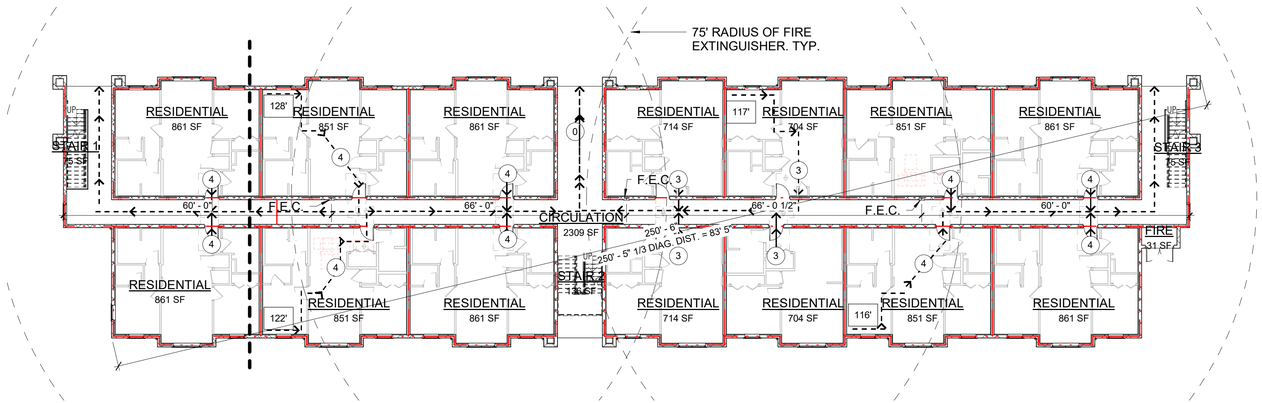
G002



3 THIRD FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



1 SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



4 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

LIFE SAFETY GENERAL NOTES

1. SMOKE DETECTORS SHALL BE CONTINUOUSLY POWERED BY BUILDING ELECTRICAL SYSTEM AND INSTALLED IN ACCORDANCE WITH NFPA 101, 7-6.29 AND NFPA 74 AND CONNECTED TO EMERGENCY GENERATOR
2. PROVIDE FIRE EXTINGUISHERS PER NFPA10 AS REQUIRED

   PORTABLE FIRE EXTINGUISHERS (FBC 906/NFPA10) SHALL BE:
   CLASS A
   INSTALLED WITHIN A MAXIMUM TRAVEL DISTANCE OF 75 FT
   INSTALLED WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT (CLASS K)
3. ENTIRE PROJECT IS PROTECTED WITH A CLASS 1 AUTOMATIC FIRE PROTECTION SYSTEM , FINAL SPRINKLER DESIGN AND INSTALLATION BY FIRE SPRINKLER CONTRACTOR.

LIFE SAFETY NOTES

- EMERGENCY EXIT
- ACCUMULATED NUMBER OF OCCUPANTS ALONG PATH OF TRAVEL
- EXIT TRAVEL DISTANCE
- 1 HR FIRE RATED SEPARATION
- 2 HR FIRE RATED SEPARATION
- 3 HR FIRE RATED SEPARATION
- EXIT SIGN
- F.E. — SURFACE MOUNTED FIRE EXTINGUISHER 10LB UL RATED 4A:80B:C
- F.E.C. — RECESSED FIRE EXTINGUISHER CABINET 10LB UL RATED 4A:80B:C
- F.E.K. — SURFACE MOUNTED KITCHEN RATED FIRE EXTINGUISHER - 22.5LB UL RATED 2A:K

EGRESS EXIT/ ACCESS COMPONENT TAG

	EGRESS CLEAR WIDTH (IN INCHES), STAIR, DOOR, CORRIDOR OR RAMP
AREA	COMPONENT I.D.
XXX XXX	EGRESS COMPONENT CAPACITY (OCCUPANTS)
XXX	DESIGN LOAD (OCCUPANTS)

EGRESS ROOM/ SPACE AREA TAG

AREA	ROOM OR SPACE I.D.
XXX	AREA OF SPACE (SQUARE FEET)
XXX	DESIGN LOAD (OCCUPANTS)

PROJECT DATA - BUILDING TYPE A

	FBC	NFPA	PROVIDED
PRIMARY OCCUPANCY	GROUP R-2 RESIDENTIAL	APARTMENT BUILDINGS	--
CONSTRUCTION TYPE	IIIA SPRINKLERED	III(211) SPRINKLERED	--
EXIT REQUIREMENTS	**1006.3.2**	**13.2.4**	
MINIMUM REQUIRED (R-2 BUILDING >1,000 OCC)	2 EXITS	2 EXITS	3 EXITS @ LVL 1, 2 & 3
INTERIOR FINISHES	**803.11**	**10.2.2**	
EXIT ENCLOSURES, EXIT PASSAGEWAYS, & CORRIDORS	CLASS B	CLASS B	CLASS B
ROOMS AND ENCLOSED SPACES	CLASS C	CLASS C	CLASS C
FIRE PROTECTION SYSTEM	**903.2.8**	**12/38.3.5**	**903.2.8**
SPRINKLER SYSTEM	REQUIRED	REQUIRED	NFPA 13R
ARRANGMENT OF MEANS OF EGRESS MIN SEPARATION (SPRINKLERED) (R-2 BUILDING) BLDG A	250' - 5" 1/3 DIAG. DIST. = 83' 5"	250' - 5" 1/3 DIAG. DIST. = 83' 5"	-
SEPARATION OF OCCUPANCIES: R-2(APT)-BSNS RATING NOT REDUCED DUE TO 13-R SYSTEM USE	2-HR 508.4	2-HR 6.1.14.4.1B	2-HR

MEANS OF EGRESS	**FBC**	**NFPA**	**PROVIDED**
EXIT TRAVEL DISTANCE (1017.2) - R	250' MAX (S)	200'	128'-0" MAX
COMMON PATH OF TRAVEL (1006.2.1) - R-2	125' MAX (S)	100' SPRINK.	N/A
COMMON PATH OF TRAVEL (1006.2.1) - B	100' MAX (S)	100' SPRINK.	85'
DEAD END CORRIDOR (1020.4) (CLUBHOUSE)	20' MAX	50' SPRINK.	N/A
DEAD END CORRIDOR (1020.4) - B, E, M, R-2, S (S)	20' MAX (S)	20' SPRINK.	18'-2"
CORRIDOR WIDTH (1020.2)	44" MIN	44" MIN	66"
EXIT WIDTH - STAIR (1005.3.1 & 1011.2) (SPRINKLERED BUILDINGS)	OCC X 0.2 (S) (44" MIN)	OCC X 0.2 (44" MIN)	44" MIN
EXIT WIDTH - DOOR (1005.3.2 & 1010.1.1)	OCC X 0.2 (32" MIN)	OCC X 0.2 (32" MIN)	32" MIN CLEAR WIDTH

OCCUPANCY LOAD	**FBC** (TBL 1004.5) (G)ROSS/(N)ET	**NFPA**	**AREA**	**TOTAL**
1ST FLOOR (BUILDING TYPE A)				
RESIDENTIAL	1:200 G	1:200 G	14,001 S.F.	70 PERSONS
1ST FLOOR TOTAL			**14,001 S.F.**	**70 PERSONS**
2ND - 3RD FLOOR (BUILDING TYPE A)				
RESIDENTIAL	1:200 G	1:200 G	13,284 S.F. /EA	66 PERSONS /EA
2ND - 3RD FLOOR TOTAL			**13,284 S.F. /EA X 2 = 26,568**	**66 PERSONS /EA X 2 = 132**
BUILDING TYPE A TOTAL			**40,569 S.F.**	**202 PERSONS**

PLUMBING FIXTURE COUNT - (FBC TABLE 403.1)

RESIDENTIAL OCCUPANCY

PLUMBING FIXTURE COUNT	**REQUIRED**	**PROVIDED**
WATER CLOSET	1 PER UNIT	≥ 1 PER UNIT
TUB/SHOWER	1 PER UNIT	≥ 1 PER UNIT
LAVATORIES	1 PER UNIT	≥ 1 PER UNIT
KITCHEN SINK	1 PER UNIT	≥ 1 PER UNIT

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CHECKED BY:	**Checker**

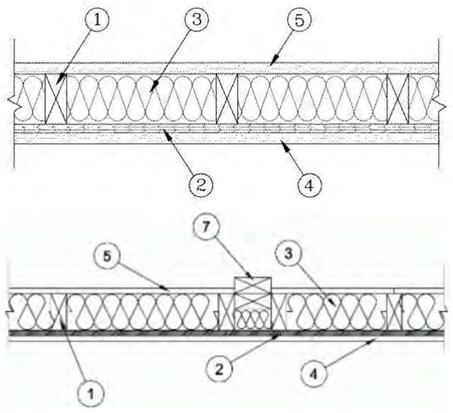
SHEET TITLE

LIFE SAFETY PLAN

SHEET NUMBER

G010

Design No. U344
August 4, 2023
Bearing Wall Rating — 1 Hr.
Finish Rating — 26 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.
2. **Wood Structural Panel Sheathing —** Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 6d cement coated steel box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.
3. **Batts and Blankets* —** 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nom 0.70 pcf. Friction-fitted to completely fill the stud cavity.
See **Batts and Blankets*** (BZJZ) category for names of Classified Companies.
4. **Gypsum Board* —** 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc.
CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing
CERTAINTEED GYPSUM INC — Type C or Type X-1 (Finished Rating is 23 minutes); Type EGRG, Type GlasRoc, GlasRoc-2, Easi-Lite Type X-2, SilentFX.

CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX.
CERTAINTEED GYPSUM INC — Types LGFC6, LGFC6A, LGFC-C, LGFC-C/A.
GEORGIA-PACIFIC GYPSUM L L C — Types TG-C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, GreenGlas Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LWX2, Veneer Plaster Base - Type LWX2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W, Type DGG, Type DAP, Type DS.
NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW-C, FSMR-C, FSW-6, FSL, FSW-8
NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI
THAI GYPSUM PRODUCTS PCL — Type C or Type X
UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-X2, IPC-AR, WRC, SCX, SHX, ULIX, ULX, USGX or WRX
USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX
USG MEXICO S A DE C V — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULIX, USGX, WRC or WRX.

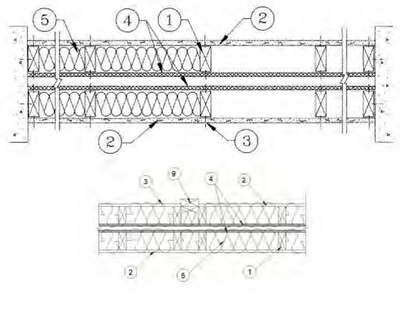
4D. **Gypsum Board* —** (As an alternate to Item 4) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

5. **Gypsum Board* —** 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc
CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing
CGC INC — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX, WRX
CERTAINTEED GYPSUM INC — Types LGFC6, LGFC6A, LGFC-C, LGFC-C/A
GEORGIA-PACIFIC GYPSUM L L C — Type TG-C, GreenGlass Type X, Type DGG
NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW-C, FSMR-C, FSW-6, FSL, FSW-8
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI
UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX, ULIX, ULX, USGX or WRX
USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX
USG MEXICO S A DE C V — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX or WRX

5A. **Gypsum Board* —** As an alternate to Item 5 — (not shown) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. Joints exposed or covered with tape and compound.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C (Finished Rating is 25 minutes), LightRoc.
CERTAINTEED GYPSUM INC — Type C or Type X-1 (Finished Rating is 23 minutes); Type EGRG, Type GlasRoc, GlasRoc-2.
CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC or WRX. (Finished Rating is 24 minutes).
NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL
THAI GYPSUM PRODUCTS PCL — Type C or Type X
UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX or WRX. (Finished Rating is 24 minutes)
USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX
USG MEXICO S A DE C V — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX or WRX. (Finished Rating is 24 minutes)
5B. **Gypsum Board* —** (As an alternate to Items 5 and 5A) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 5. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlas Type X, Type DGG.
5C. **Gypsum Board* —** (As an alternate to Items 5 through 5B) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 5.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)
5F. **Gypsum Board* —** (As an alternate to Items 5 through 5E) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.
NATIONAL GYPSUM CO — Type SBWB
5G. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX
5H. **Gypsum Board* —** (As an alternate to Item 5-5G) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically or horizontally and secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentFX
5I. **Gypsum Board* —** (As an alternate to Item 5. For use with Item 6E and 6H) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design No. G512. Two layers, applied vertically, and attached to wood studs (Item 1) and furring (Item 6Ea OR 6Ha). Vertical gypsum board side joints offset 24 inches between layers. Vertical joints staggered one stud cavity on opposite sides of studs. Type W steel screws used for wood framing. Type S steel screws used for steel framing. Attachment to furring channels - First layer – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. Second layer - 1-7/8 in. long (2 in. with wood framing), spaced 12 inch OC with first fastener 2 in. from vertical board edge. Direct attachment to framing - First layer (to plates) – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. First layer (to studs) – 1-1/4 In. long, 3, 6 and 18 inches board ends and 24 in. OC thereafter. Second layer - 1-7/8 in. long, spaced 2 inch from each board edge and 12 in. OC thereafter.
6. **Steel Framing Members* —** (not used)

7. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3-1/2 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.
8. **Building Units –** (Optional Item Not Shown – For use over Gypsum Board, Item 4) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¾ in., spaced a max 8 in. o.c.
NATIONAL GYPSUM CO – Type PBCI
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**
Last Updated on 2023-08-04

Design No. U341
August 4, 2023
Bearing Wall Rating — 1 Hr.
Finish Rating — Min 20 min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See items 4 and 5.
2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick 4 ft wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
When **Steel Framing Members*** (Item 6 or any alternate clips) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
When used in widths other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO (View Classification) — CKNX.R14196
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374
CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370
CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660
CGC INC (View Classification) — CKNX.R19751
CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482
GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717
NATIONAL GYPSUM CO (View Classification) — CKNX.R3501
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094
PANEL REY S A (View Classification) — CKNX.R21796
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262
THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517
UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319
USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438
USG MEXICO S A DE C V (View Classification) — CKNX.R16089
2A. **Gypsum Board* —** (As an alternate to Item 2, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 5C. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-530 (finish rating 23 min).
2B. **Gypsum Board* —** (As an alternate to Item 2, not shown) — Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
UNITED STATES GYPSUM CO
USG BORAL DRYWALL SFZ LLC
USG MEXICO S A DE C V
2C. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc
CERTAINTEED GYPSUM INC — Type C or Type X-1
NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL
THAI GYPSUM PRODUCTS PCL — Type C or Type X
2D. **Gypsum Board* —** (As an alternate to Items 2, 2A, 2B and 2C) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 2. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlass Type X, Type DGG.
2E. **Gypsum Board* —** (As an alternate to Items 2 through 2D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically only and secured as described in Item 2.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board.
2F. **Gypsum Board* —** (As an alternate to Items 2 through 2E) - Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC. Not for use with item #6.
NATIONAL GYPSUM CO — Type SBWB
2G. **Gypsum Board* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES.
2H. **Gypsum Board* —** (As an alternate to Items 2 through 2G) — Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentFX
2I. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2H) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.
2J. **Gypsum Board* —** (As an alternate to 5/8 in. Type FSW in Item 2) — 2 layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal joints on the same side need not be staggered. Inner layer attached with fasteners, as described in item 2, spaced 24 in. OC. Outer layer attached per Item 2.
NATIONAL GYPSUM CO — Type FSW.
2K. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

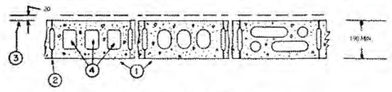
3. **Joints and Nailheads —** Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.
4. **Sheathing —** (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick **Mineral and Fiber Boards***.
See **Mineral and Fiber Boards** (CERZ) category for names of Classified companies.
5. **Batts and Blankets* —** 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.
See **Batts and Blankets** (BZJZ) category for list of Classified companies.
5C. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 2A. Use of Sheathing, Item 4, does not nullify requirement of Item 5C for use with Item 2A) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.
6. **Steel Framing Members* —** not used

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-500 or QR-510 panel is installed between the wood 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-500 and QR-510
8. **Mineral and Fiber Board* —** not used

9. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.
(Optional, Not Shown) Alternate Construction For Use On One Side Of The Wall.
10. **Mineral and Fiber Board* —** not used

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**
Last Updated on 2023-08-04

Design No. U905
November 04, 2019
Assembly Rating - 2 h
Load Restricted — Assembly evaluated in accordance with Working Stress Design methods, for use under Limit States Design methods; refer to information under Guide BXUVC.



Horizontal Section
Bearing or Nonbearing Wall

1. Concrete Blocks of Various Designs — (CAZTC). 2 h rating based on noncombustible members framed into wall. Rating is 1 h when combustible members are framed into wall.
BASALITE CONCRETE PRODUCTS VANCOUVER ULC

BRAMPTON BRICK LTD

BROWNSEY BLOCK (1985) LTD — Types "Brownsey 2 Hour" and "Lightweight 2 Hour" blocks.

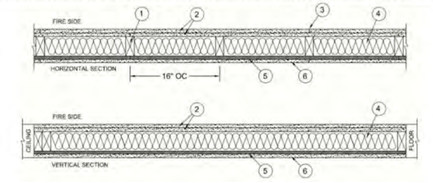
EXPOCRETE, AN OLDCASTLE COMPANY - EDMONTON

GROUPE PERMACON, DIV OF OLDCASTLE BUILDING PRODUCTS CANADA INC

TRISTAR BRICK & BLOCK LTD — 190 mm thick Natural Aggregate Concrete Blocks, 20 CM and 21 CM Semilite Standard Blocks.

2. Mortar — Blocks laid in full bed of mortar, 13 mm thick, of 3 parts of clean and sharp sand to 1 part Portland Cement (proportioned by volume), and 15% hydrated lime (by cement volume). Vertical joints staggered.
3. Portland, Cement, Stucco or Gypsum Plaster — Add 1/2 h to Classification if used. Where combustible members are framed in wall, plasteror stucco must be applied on the face opposite framing to achieve a max Classification of 1-1/2 h.
4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, burned clay or shale (Rotary Kiln Process) or water repellent vermiculite masonry fill insulation, add 2 h to Classification.

Bearing Wall Rating — 1 Hr (See Item 8)
(EXPOSED TO FIRE ON INTERIOR FACE ONLY)
Bearing Wall Rating — 2 Hr
(EXPOSED TO FIRE ON INTERIOR FACE ONLY)
Finish Rating — 52 min
Loaded Per 2012 NDS Supplement, ASD Method, Wall Braced Mid-Height
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Structural Wood Members* — Pressure-treated, fire-retardant wood studs - nominal 2 by 4 in., spaced 16 in. OC effectively fire stopped. As an option, nominal 2 x 6 in. pressure treated, fire-retardant wood studs spaced 24 in. OC.
VIANCE L L C — D-BLAZE® treated lumber

2. Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512, or U305 - Nom 5/8 in. thick, 4 ft. wide, two layers applied vertically. Base layer nailed to wood studs and bearing plates 6 in. OC. with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam. and 1/4 in. diam. head. The face layer, with joints staggered from base layer, nailed to the studs and bearing plates over the base layer, 8 in. OC with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam. 9/32 in. diam. head. See Gypsum Board * (CKNX) category for a list of Classified Manufacturers.
3. Joints and Nail heads — Gypsum board joints covered with tape and joint compound. Nail heads covered with joint compound.
4. Batts and Blankets* — For use with Item 7 – Faced or unfaced mineral fiber or fiberglass insulation 3-1/2 in. thick, min 1.46 pcf (min R-13 thermal insulation rating), pressure fit in the wall cavity between 2 x 4 in. studs, plates, and cross bracing. 5-1/2 in. thick, min 1.46 pcf (min R-13 thermal insulation rating), pressure fit in the wall cavity between 2 x 6 in. studs, plates, and cross bracing. Insulation may be applied in multiple layers to achieve final thickness.

See Batts and Blankets* (BZJZ) category for names of Classified manufacturers.

4A. Batts and Blankets* — For use with Item 6 — Faced or unfaced mineral wool insulation, 3-1/2 in. thick, min 3.0 pcf, friction fit in the wall cavity between the studs, plates and cross bracing. 5-1/2 in. thick, min 3.0 pcf, pressure fit in the wall cavity between 2 x 6 in. studs, plates, and cross bracing. Insulation may be applied in multiple layers to achieve final thickness.

See Batts and Blankets* (BZJZ) category for names of Classified manufacturers.

5. Structural Wood Members* — Pressure-treated, fire-retardant plywood installed vertically nailed to the wood framing with 1-7/8 in. long, 6d nails, spaced 6 in. OC. on the perimeter and 12 in. OC. in the field. Vertical and horizontal joints are backed by framing. Panels provided in nominal size of 48 in. wide by 96 in. long by 15/32 in. thick.
VIANCE L L C — D-BLAZE® treated plywood

5A. Foamed Plastic* — (Optional) — For use with Item 5 — Foamed plastic boards, faced or unfaced, may or may not be bonded to fiberboard, plywood or OSB and placed between Structural Wood Members, (Item 5) and Exterior Facings (Item 6, Item 7, or Item 8).
See Foamed Plastic* (CCVW) category for names of Classified manufacturers.

6-6F. Exterior Facings — For use with Item 4A — Any exterior facing, as authorized by the Authority having Jurisdiction and installed in accordance with the manufacturer's installation instructions. Exterior facings may include but are not limited to:
6A. Molded Plastic — Solid vinyl siding mechanically secured to framing members in accordance with manufacturer's recommended installation details.
6B. Brick — Minimum 2.7 in. thick solid brick or 2.3 in. hollow brick, meeting the requirements of local code agencies. Brick attached to the studs with corrugated metal wall ties attached to each stud with 8d cement coated nails, every sixth course of bricks.
6C. Particle Board Siding — Oriented strand board, wafer board, or hard board exterior building sidings including patterned panels.
6D. Plywood — American Plywood Association rated siding including T1-11 and series 303 textures, rough sawn, MDO, brushed, channel grooved, and lap siding.
6E. Cement Plaster —Minimum 3/4 in. thick cement plaster (1:4 ratio of cement to sand for scratch coat and 1:5 ratio for brown coat with self-furring metal lath or adhesive base coat.
6F. Fiber Cement Siding — Fiber Cement Lap or Vertical Siding. Minimum 5/16 in. thick, fastened to studs through the Building Units, Item 5, with nails or screws, at the locations specified by the manufacturer.
7. Exterior Facings — (Not Shown) — For use with Item 4, Required for 2 Hour Rating on the Interior Face — The following exterior facing shall be installed in accordance with the manufacturer's installation instructions:
7A. Brick — Minimum thickness of 2.3 in. hollow brick or minimum 2.7 in. solid brick, meeting the requirements of local code agencies. Brick attached to the studs with corrugated metal wall ties attached to each stud with 8d cement coated nails, every sixth course of bricks.
8. Exterior Facings — (Not Shown) — Required for 1 Hour Rating on the Exterior Face. The following exterior facing shall be installed in accordance with the manufacturer's installation instructions:

8A. Brick — Minimum thickness of 2.7 in. of solid brick or minimum 2.3 in. of hollow brick, meeting the requirements of local code agencies. Brick attached to the studs with corrugated metal wall ties attached to each stud with 8d cement coated nails, every sixth course of bricks.

8B. Cement Plaster — Portland cement with self-furring metal lath. Minimum thickness of 3/4 in. with a mix ratio of 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2022-05-11

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

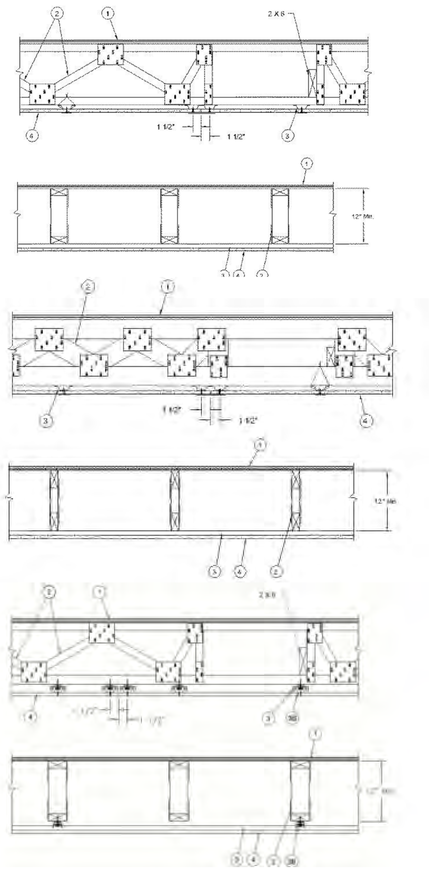
SHEET TITLE

UL ASSEMBLIES

SHEET NUMBER

G026

Design No. L528
September 8, 2023
Unrestrained Assembly Rating - 1 Hr.
Finish Rating - 22 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Flooring System —** The flooring system shall consist of one of the following:

System 01-03 – not used

System No. 4
Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.
Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.010 in. thick.
Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD
LATICRETE SUPERCAP L L C — Types LRK, HSLRK
USG MEXICO S A DE C V — Types LRK, HSLRK, CSD
Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25
Alternate Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding minimum thickness of floor topping over floor mat.
GRASSWORX L L C — SC Types
Alternate Floor Mat Material* — (Optional) - Floor mat material nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 3/4 in. thick.
System 05-27 Not used.
2. **Trusses —** Parallel chord trusses, spaced a max 24 in. OC, fabricated from nom 2 by 4 in. lumber with lumber oriented vertically or horizontally. Min truss depth is 12 in. when item 9 is not employed. Min truss depth is 18 in. when item 9 is employed. Truss members secured together with min No. 20 MSG galv steel truss plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split-tooth-type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx 7/8 in. centers with four rows of teeth per in. of plate width.
3A. **Resilient Channels —** (Not Shown) — As an alternate to Item 3, resilient channel formed from No. 26 MSG galv steel, spaced 16 in. OC perpendicular to trusses. Channels secured to each truss with 1-1/4 in. long No. 6 Type S bugle head steel screw. Channels overlapped at splices 4 in. Two resilient channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.
4D. **Gypsum Board* —** For use when Flooring System (Item 1) consists of both System No. 1 and min 15/32 in. plywood, min grade "Underlayment" or "Sturd-I-Floor" with T & G edges and conforming with PS1-83 specifications, or min 3/4 in. thickness of any Floor Topping Mixture (CCOX) bearing the UL Classification Marking as to Fire Resistance, min Truss depth (Item 2) is 18 in. and Batts and Blankets (Item 7D) and Resilient Channels (Item 3A) are used. One layer of nom 5/8 in. thick, 48 in. wide gypsum board installed with long dimension perpendicular to resilient channels. Gypsum board secured with 1 in. long Type S bugle head steel screws. Screws spaced 1 in. from side joints, and 12 in. OC in the rest of the field. Screws spaced 1-1/2 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail. When batt insulation (Item 7D) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel (Item 3A) spacing shall be reduced to 12 in. OC., and gypsum board screws spaced 1 in. from side joints, and 8 in. OC in the rest of the field. For use only with Ceiling Damper described in Item 9R.
PANEL REY S A — Type PRC2
5. **Finishing System —** (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.
6. **NOT USED.**
7D. **Batts and Blankets* —** For Use With Item 4D — Insulation may be secured to plywood subfloor with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Insulation may alternatively be draped over the resilient channels and gypsum board ceiling membrane, and the resilient channels and gypsum board attachment shall be modified as specified in Item 4D. Any glass fiber insulation bearing the UL Classification Marking for Surface Burning Characteristics and/or Fire Resistance, and having a min density of 0.5 pcf and max thickness of 3-1/2 in. may be used.
8. **Air Duct* —** (Optional) — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
9. **Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max. nom area shall be 349 sq in. Max. overall length and width shall not exceed 18-11/16 in. by 18-11/16 in. with max. 16 in. by 16 in. register opening. Aggregate damper openings shall not exceed 175 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. An aluminum or steel grille (Item 10) shall be installed in accordance with installation instructions.
MIAMI TECH INC — Model Series RxCRD, RxCRDS or RxCRPD
9A. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max damper assembly size nom 18 in. long by 18 in. wide and 4-1/4 in. high, or 8 in. diam. fabricated from galv steel. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
RUSKIN COMPANY — Model CFD7T, CFD7T-END-BT, CFD7T-90-BT, CFD7T-ST-BT, CFD7T-SB, CFD7T-R6-DB, CFD-7T-IB6 or CFDR7T
9B. Deleted.
9C. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 12 in. diameter damper with insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 57
9D. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with duct board plenum box assembly. The maximum outer dimensions of the plenum box assembly are 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58
9E. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 14 in. long by 14 in.wide by rectangular damper with 90° boot. The maximum size of damper/boot assembly is 14 in. long by 14 in. wide and 18 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Models 50 w/ Boot, 50EA w/ Boot, 51 w/Boot, 50 w/ Box, 50EA w/ Box or 51 w/Box
9F. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). — For use with min 18 in. deep trusses Not for use with flooring system 1 or 17. Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT
UNITED ENERTECH CORP — Model C-S/R-WT-L, C-S/R-EA-L, C-S/R-BT, C-S/R-EA-BL
9G. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). For use with min 18 in. deep trusses Not for use with flooring system 1 or 17. Max plenum box size nom 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6
9H. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD05C5
9I. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT
9J. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH
9K. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
METAL-FAB INC — Models MSCD-HC and MRCD-HC
9L. **Alternate Ceiling Damper* —** (Optional, To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT
9M. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT2
9N. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8) — For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom 21 in. long by 18 in. wide, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 14 in. high (inner dimension) fabricated from either galvanized steel or min 1 in. thick Listed Duct Board bearing the UL Listing Marking having a min R-Value of 4.3. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-1WT
9O. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8) — For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom 12 in. long by 12 in. wide with an 8 in. diameter damper, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 72 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-2WT
9P. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 324 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521
POTTORFF — Model CFD-521
9Q. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 196 sq in. with the length not to exceed 26 in. and the width not to exceed 14 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) not to exceed 144 in.^{2} shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-BT
POTTORFF — Model CFD-521-BT
9R. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Models RD-521-IP, RD-521-NP
POTTORFF — Models CFD-521-IP, CFD-521-NP
9S. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 144 sq in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Models RD-521-90, RD-521-NP90
POTTORFF — Models CFD-521-90, CFD-521-90NP
9T. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min 18 in. deep trusses. For use with Item 4D only. Not for use with flooring system 1. Maximum 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box maximum size nom. 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
NAILOR INDUSTRIES INC — Types 0755, 0755A, 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP, 0763
SAFE AIR DOWCO — 0455, 0455A, 0456, 0456D, 0457, 0457D, 0457-DB, 0457-CB, 0463-FB, 0457-EB, 0463-GB, 0463
9U. **Alternate Ceiling Damper* —** (Optional, to be used with Air Duct Item 8) For use with min 18 in. deep trusses. Max nom 11-1/8 in. long by 13-5/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 76 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-310WT
9V. **Alternate Ceiling Damper* —** (Optional, to be used with Air Duct Item 8) For use with min 18 in. deep trusses. Max nom 12-3/8 in. long by 14-1/2 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 90 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-320WT
9W. **Alternate Ceiling Damper* —** — (Optional, to be used with Air Duct Item 8) For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 12 in. diameter damper within max 15 in. by 15 in. register box with max 12 in. by 12 in. register opening fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 72 sq. in. per 100 sq. ft. of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.
RUSKIN COMPANY — Model CFD7T-SR
9X **Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 800 w/Box
9Y **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly are 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — CRD w/DB Box
9Z **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 500 w/Boot, 510 w/Boot, 500 w/Box or 510 w/Box
9AA. **Alternate Ceiling Damper* —** (Optional, to be used with Air Duct Item 8) For use with min 18 in. deep trusses. Max nom 10-3/8 in. long by 10-3/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 54 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-300WT
10. **Grille —** Aluminum or Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.
11. **Discrete Products Installed in Air-handling Spaces* —** Automatic Balancing Valve/Damper — (Not Shown - Optional) — For use with item 9A, Ruskin Company's Model CFD7T damper (CABS). Ceiling damper to be provided with plenum box per damper manufacturer's instructions with side outlet only. Entire assembly to be installed into any UL Class 0 or Class 1 flexible air duct in accordance with the instructions provided by the automatic balancing valve/damper manufacturer.
NAILOR INDUSTRIES INC — Model ABV-4, ABV-5, ABV-6
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**
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BLUE DEEP CREEK - PHASE II

2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

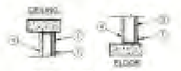
UL ASSEMBLIES

SHEET NUMBER

G027

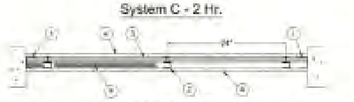
Design No. V473
August 07, 2018
Nonbearing Wall Ratings — 1, 2, 3, or 4 Hr
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System A - 1 Hr.



System B - 2 Hr.

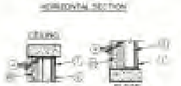
System C - 2 Hr.



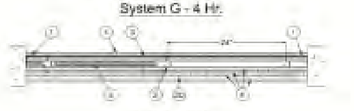
System D - 3 Hr.

System E - 3 Hr.

System F - 4 Hr.



System G - 4 Hr.



1. Channel Track — "J" -shaped channel, min. 2-1/2 in. deep (min 4 in. deep when System F or G is used), with unequal legs of 1 in. and 2-1/4 in., fabricated from No. 25 MSG galv steel. Channel positioned with short leg toward finished side of wall. Channel attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC.
1A. Steel Framing Members (Floor, Side and Ceiling Runners)* — As an alternate to Item 1, "J"-shaped runner, min 2-1/2 in. deep (min 4 in. deep when System F or G is used), with unequal legs of 1 in. and min 2-1/4 in. fabricated from min 25 MSG galv steel (0.0179 in. bare steel thickness). Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. Runners may be supplied with securement tabs for gypsum liner panels (refer to Item 3).
SCAFCO STEEL STUD MANUFACTURING CO — I-Stud Shaftwall Steel Framing System

2. Steel Studs — "C-T" - shaped studs, min 2-1/2 in. deep (min 4 in. deep when System F or G is used) , fabricated from min 25 MSG galv steel. Cut to lengths 1 in. less than floor to ceiling height and spaced 24 in. OC. Studs friction-fit into channel track.
2A. Steel Studs — "C-H" -shaped studs, min 2-1/2 in. deep (min 4 in. deep when System F or G is used), fabricated from min 25 MSG galv steel. Cut to lengths 1 in. less than floor to ceiling height and spaced 24 in. OC. Studs friction-fit into channel track.
2B. Steel Framing Members (Steel Studs)* — As an alternate to Item 2. For use with Item 1A - "I"-shaped studs fabricated from min 25 MSG galv steel, min 2-1/2 in. deep (min 4 in. deep when System F or G is used), 1-1/2 in. wide. Studs contain 3/4 in. wide by 2-1/4 in. high holding tabs spaced 2-3/4 in. OC. Cut to lengths 5/8 in. less than floor-to-ceiling height and spaced 24 in.
SCAFCO STEEL STUD MANUFACTURING CO — I-Stud Shaftwall Steel Framing System

2C. Furring Channels — (Optional, Not Shown) — For single or double layer systems only. Resilient furring channels fabricated from min 25 MSG corrosion protected steel, installed horizontally and spaced vertically a max of 24 in. OC. Flange portion of channel attached to each intersecting "C-T" or "C-H" stud on side of stud opposite the 1 in. liner panels using 1/2 in. long Type S or S-12 pan-head steel screws. When furring channels are used, gypsum board to be applied vertically.
2D. Furring Channels — For use with System F or G — "Hat" shaped, min. 25 MSG galv steel furring channels attached directly over the three inner layers of gypsum board to each stud with 2-1/2 in. long Type S bugle head steel screws. Screws alternate from top flange to bottom flange at each stud intersection. Furring channels spaced vertically max 16 in. OC.
3. Gypsum Board* — 1 in. thick gypsum liner panels, supplied in nom 24 in. widths. Panels cut 1 in. less in length than floor to ceiling heights. Vertical edges inserted in "C-T", "C-H", or "I" studs. Free edge of end panels attached to long leg of channel track with 1-5/8 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 12 in. OC. As an alternate to attaching the free edge to the channel track, the free edge of the end panels may be held in place by the tabs in the channel track pulled out every 24 in. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall, and the horizontal butt joints need not be backed by steel framing. In Systems D through G, horizontal butt joints in liner panels are staggered min 36 in. and backed with 6 in. by 22 in. strips of 1 in. thick gypsum board (Item 3). Gypsum board strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips. For all Systems, when J-shaped runners (Item 1A) are supplied with securement tabs, free edge of end panels may be secured by bending the securement tabs, max 12 in. OC, to a 90 degree angle to securely friction-fit panels into J-shaped runners.
GEORGIA-PACIFIC GYPSUM L L C — Types DGUSL and TRSL

4. Gypsum Board* —
System A - 1 Hr
5/8 in. thick, 4 ft wide gypsum board applied horizontally or vertically. Vertical joints centered over studs. Attached to studs with 1 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 8 in. OC along the edges and in the field of the boards. When furring channels (Item 2B) are used, board to be applied vertically and to be attached to furring channels with 1 in. long Type S self-drilling, self-tapping bugle head steel screws spaced max 8 in. OC. Joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.
GEORGIA-PACIFIC GYPSUM L L C — Types 6, 9, C, DAP, DAPC, DGG, DS, TG-C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, 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

System B - 2 Hr
5/8 in. thick, 4 ft wide gypsum board applied in two layers. Base layer applied horizontally or vertically, face layer applied vertically. Vertical joints centered over studs. Base layer attached to studs with 1 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 24 in. OC along the edges and in the field of the boards. Face layer attached with 1-5/8 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 12 in. OC along the top and bottom tracks and 12 in. OC in the field and along the vertical edges, staggered from screws in base layer. Joints between base and face layers staggered min. 24 in. When furring channels (Item 2B) are used, base layer to be applied vertically and to be attached to furring channels with 1 in. long Type S self-drilling, self-tapping bugle head steel screws spaced max 12 in. OC. Outer or face layer attached to furring channels with 1-5/8 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 12 in. OC and staggered 6 in. from base layer screws. Joints between inner and outer layers staggered. Face layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.
GEORGIA-PACIFIC GYPSUM L L C — Types 6, 9, C, DAP, DAPC, DGG, DS, TG-C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, 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.

System C - 2 Hr
5/8 in. thick, 4 ft wide gypsum board applied vertically. Vertical joints centered over studs. Attached to studs with 1 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 12 in. OC along the edges and in the field of the boards. When furring channels (Item 2B) are used, gypsum board to be applied vertically and to be attached to furring channels with 1 in. long Type S self-drilling, self-tapping bugle head steel screws spaced max 12 in. OC. Joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.

GEORGIA-PACIFIC GYPSUM L L C — Types 6, 9, C, DAP, DAPC, DGG, DS, TG-C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, 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.

System D - 3 Hr
5/8 in. thick, 4 ft wide gypsum board, applied vertically or horizontally in three layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC. Middle layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC. Outer or face layer attached to studs with 2-1/4 in. long Type S steel screws spaced 12 in. OC. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers.

GEORGIA-PACIFIC GYPSUM L L C — Types DAPC and TG-C

System E — 3 Hr
5/8 in. thick, 4 ft wide gypsum board, applied vertically or horizontally, two layers over the flange of the "C" section of the studs, one layer over the flange of the "H" section of the studs. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC. Face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers

GEORGIA-PACIFIC GYPSUM L L C — Types DAPC and TG-C

System F - 4 Hr.
5/8 in. thick, 4 ft wide gypsum board applied vertically in five layers. Vertical joints centered over steel studs (Item 2) and staggered min 24 in. First layer secured to studs with 1-1/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC at the perimeter and in the field. Second layer secured to studs with 1-5/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC at the perimeter and in the field. Horizontal butt joints in second layer shall be secured to first layer of gypsum board with 1-1/2 in. long Type G screws spaced 8 in. OC on both sides of the joint. Third layer secured to studs with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC at the perimeter and in the field. Third layer also secured to inner layers with 1-1/2 in. long Type G screws spaced 12 in. OC vertically and centered between the Type S screws in the studs. Horizontal butt joints in third layer shall be secured to inner layers of gypsum board with 1-1/2 in. long Type G screws spaced 8 in. OC on both sides of the joint. Fourth layer secured to the furring channels (Item 2D) with 1-1/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Horizontal butt joints in fourth layer shall be centered over furring channels (Item 2D) and secured to furring channels with 1-1/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC on both sides of the joint. Fifth layer secured to furring channels with 1-5/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Fifth layer also secured to fourth layer with 1-1/2 in. long Type G screws spaced 16 in. OC along the vertical joints and centered between the Type S screws in the furring channels. Horizontal butt joints in fifth layer shall be centered over furring channels (Item 2D) and secured to furring channels with 1-5/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC on both sides of the joint. Screws and horizontal butt joints staggered.

GEORGIA-PACIFIC GYPSUM L L C — Types DAPC and TG-C

System G - 4 Hr.
5/8 in. thick, 4 ft wide gypsum board applied vertically, four layers over the "C" section of the studs, one layer over the flange of the "H" section of the studs. Vertical joints centered over steel studs (Item 2) and staggered min 24 in. First layer secured to studs with 1-1/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC at the perimeter and in the field. Second layer secured to studs with 1-5/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC at the perimeter and in the field. Horizontal butt joints in second layer shall be secured to first layer of gypsum board with 1-1/2 in. long Type G screws spaced 8 in. OC on both sides of the joint. Third layer secured to studs with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC at the perimeter and in the field. Third layer also secured to inner layers with 1-1/2 in. long Type G screws spaced 12 in. OC vertically and centered between the Type S screws in the studs. Horizontal butt joints in third layer shall be secured to inner layers of gypsum board with 1-1/2 in. long Type G screws spaced 8 in. OC on both sides of the joint. Fourth layer secured to the furring channels (Item 2D) with 1-1/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Horizontal butt joints in fourth layer shall be centered over furring channels (Item 2D) and secured to furring channels with 1-1/8 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC on both sides of the joint.

GEORGIA-PACIFIC GYPSUM L L C — Types DAPC and TG-C

5. Batts and Blankets* — (Optional) Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt bearing the UL Classification Marking as to Fire Resistance. See Batts and Blankets (BZJZ) category for names of Classified companies.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2018-08-07

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SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

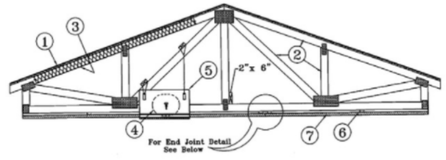
UL ASSEMBLIES

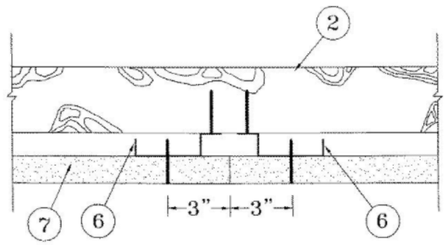
SHEET NUMBER

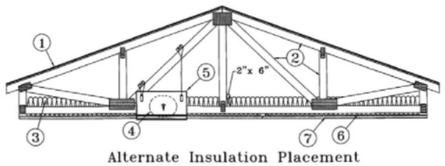
G028

Design No. P522
September 8, 2023
Unrestrained Assembly Rating — 1 Hr
Finish Rating — 25 Min (See Items 3 or 3A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**







Alternate Insulation Placement

1. **Roofing System* —** Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.
2. **Trusses —** Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with min. 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Minimum parallel chord truss depth shall be 18 in. Where pitched truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. average depth of 18 in.. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.
3. **Batts and Blankets* —** (Optional) — Required when Item 6B is used — Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ba) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Bd). The finished rating has only been determined when the insulation is secured to the decking.
3A. **Fiber, Sprayed* —** As an alternate to Item 3 (not evaluated for use with Item 6B) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft^3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft^3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft^3 behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.
APPLEGATE GREENFIBER ACQUISITION LLC — SANCTUARY for use with wet or dry application. INS510LD, INS515LD, INS541LD, and Insulmax are to be used for dry application only.
3C. **Cavity Insulation - Batts and Blankets* or Fiber, Sprayed* —** (As described above) in Items 3 and 3A — (For Use with Item 7B, Not Shown) — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6G)/gypsum board (Item 7B) ceiling membrane.
4. **Air Duct* —** For use with **Ceiling Dampers*** - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
5. **Ceiling Damper* —** Max nom area, 324 sq in. Max square size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max damper height is 14 in. Installed in accordance with manufacturers installation instructions provided with the damper. Max damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.
C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521
5A. **Alternate Ceiling Damper* —** Max nom area, 196 sq in. Max square size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max overall damper height is 7 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Max damper openings not to exceed 98 sq in. per 100 sq ft of ceiling area.
C&S AIR PRODUCTS — Model RD-521-BT
POTTORFF — Model CFD-521-BT.
5B. **Alternate Ceiling Damper* —** Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-IP, RD-521-NP
POTTORFF — Models CFD-521-IP, CFD-521-NP

5C. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 75 sq in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturers installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Models CRD2, GBR-CRD, ITG-CRD
5D. **Alternate Ceiling Damper* —** Ceiling damper & fan. Max nom area shall be 75 sq in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SIG-CRD
5E. **Alternate Ceiling Damper* —** Max nom area shall be 144 sq in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-90, RD-521-NP90
POTTORFF — Models CFD-521-90, CFD-521-90NP
5F. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 131 sq in. with the length not to exceed 11-1/16 in. and the width not to exceed 11-7/8 in. Aggregate damper openings shall not exceed 66 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD
5G. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD05C5
5H. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT
5I. **Alternate Ceiling Damper* —** Ceiling damper & fan. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH
5J. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT
5K. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT2
6. **Furring Channels —** Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane, or when insulation (Item 3B, 3D or 3E) is applied to the underside of the roofing system (Item 1). Two courses of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt-joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S screws.
7. **Gypsum Board* —** One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type S bugle-head screws. Screws spaced a max of 12 in. OC along butted end-joints and in the field when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 8 in. OC along butted end-joints and in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. When insulation (Item 3B, 3D or 3E) is installed in the concealed space, spray-applied to the underside of the roofing system (Item 1), screws are spaced a max of 8 in. OC along resilient channels, fasteners are increased in length to 1-1/4 in, and gypsum board butt joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels.
CGC INC — Types C, IP-X2, IPC-AR
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR
USG BORAL DRYWALL SFZ LLC — Type C
USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

7B. **Gypsum Board* —** For use with Items 3C and 6G. Nom 5/8 in. thick, 48 in. wide gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 8 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Finish Rating with this ceiling system is 20 min.
CGC INC — Type ULIX
UNITED STATES GYPSUM CO — Type ULIX
8. **Finishing System —** (Not Shown) — 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, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board. **Alternate Ceiling Membrane** — Not Shown.
9. **Netting —** Fibrous, woven netting material fastened to underside of each joist with staples, with side joints overlapped.
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**
Last Updated on 2023-09-08

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

UL ASSEMBLIES

SHEET NUMBER

G029

	Last Update 8.6.25	Blue Sky Communities - Standards	
Check	**Description**	**Base Level**	**Upgrade - if budget allows**
	Div. 1 - General Requirements	**Standard**	**Upgrade**
1	Features and Amenities	If there is a conflict between Standard Specification and Features and Amenities Document, Features and Amenities over-rules Standard Spec.	
2	Features and Amenities (cont'd)	The architect should not paste the original Features and Amenities document into the architectural drawings. Instead, the architect should include the following language: "I _____(architect name)_____ architect of record for Blue Sky Communities project ____(project name)____ certify these documents as issued ___(date of issue)___ to the best of my knowledge, fully comply with the Features & Amenities requirements of the contract.	
3	True Up Change Request	GC to provide True Up Change Request to cover what is shown in Permit Drawings and cover items left out of Exhibit D. *Shall be submitted within 30 days of NTP.*	
4	Contractor Budgeting	Contractor is expected to carry enough funds to cover all requested standard items within this Standard Specification.	
5		Contractor to carry allowance in contract for interior design.	
6		Contractor to carry budget for Dewatering per GeoTech Report Recommendations.	
7	Drawings	To get complete bound PDF sets from Design professionals, divided by Discipline, no individual sheets.	
8	Architect Drawings	Each section (mechanical, plumbing etc.) should have the same origin sheet point. This will allow the overlay in Procore to track differences between revisions.	
9		Omit furniture layouts in overall building plans. However, a furniture plan in the individual unit plans is acceptable.	
10		Design team shall dimension floor plans to the face of stud, not to face of gypsum board, typical.	
11		If there is are "by others" notes in the drawings, please highlight each location on a coversheet to help keep track of these items.	
12	Design Review	Carteret Regionals to be included in early Design-Conceptual Call, ahead of permit designs, access control	
13		Carteret Regionals to be included in follow up Design walk through, during framing	
14	Maintenance Room/Office	For properties over 100 units, or if a golf cart is required to be on site, provide a min. of 700 sq ft in the maintenance room with additional storage through out property or building. Design site for golf cart use. For smaller properties where a golf cart is not needed, provide 350 sq ft min for maintenance shop with additional storage capabilities within building	
15	Maintenance water supply	Provide mop sinks in a storage room each floor of building, typ	
16	Accessible and HVI units	HVI units should not also be accessible units	
17	Accessible Unit Bathrooms	In Accessible Units with multiple bathrooms the master bathroom to be fully accessible one.	

18	Pantry/Broom Closet	Provide a pantry with five (5) shelves. Provide 12" min space in front of the shelves for broom & vacuum storage.	
19	Clearance at interior unit doors	On the interior side of the unit entry doors (both accessible and FHA units), provide 18 inches min clearance from the latch side as though designed to Accessible door clearance standards.	
20		Accessible Units should come in different sizes/designs and not conform to one floorplan across property. Accessible Units should also be dispersed among floors, when in Elevatored Buildings.	It is a Federal requirement, per UFAS and Title 24 - Housing and Urban Development: § 8.26 - Distribution of accessible dwelling units. Accessible dwelling units required by § 8.22, 8.23, 8.24 or 8.25 shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed
21	Accessible Routes	Hall widths must be at least 36" wide to allow a person to make a 90 degree turn into or out of a 32" door opening.	
22	Clubhouse Kitchen Design	Clubhouse Kitchen Area Should Include: Refrigerator Accessible Sink Accessible Microwave No Dishwasher No Ice Machines Space for small table and 2 chairs in work room for staff to eat lunch.	
23	Clubhouse Ceiling Design	Design Clubhouse ceilings to be 8'-8" AFF, min tyical.	
24	CASL Offices (as applies)	Preference is to provide separate private area for CASL offices with separate entrance. Ideally, there should not be windows or doors connecting CASL offices to leasing area for user privacy.	
25	Corridors	Common area corridors shall be no less than 5'-0" wide.	
26	Exterior Hallways & Corridors	Exterior Hallways & Corridors should be designed to minimize puddling and reduce the amount of blowing rain. Larger overhangs, limited openings, rain barriers, integrated drain systems may all be used for a thought out approach.	
27	Design Program	Blue Sky PM to send the program to the architect on day one of the design process for common space planning. Plan to be approved by Blue Sky leadership before releasing to ID.	
28	Office Chairs	Carteret prefers Source Portrait Office Chairs - https://www.sourceinternationaldesign.com/products/portrait-swivel	
29	Landscape Architect	Landscape Architect to provide fencing plan as part of their design set.	
30	Submittals	**GC** to provide Submittal Log with Schedule and highlight critical submittals in each OAC Agenda/Minutes**Blue Sky** is to review all finish submittals and submittals relating to Features and Amenities. **The AHJ** shall review all Lift Station submittals and Fire Related equipment submittals for approval and acceptance.	
31		Submittals to also include Florida Approved Installation Details when available.	

32	Tax Credit Eligibility	When determining how many tax credits a project will generate every cost is either eligible or ineligible. Off-site work is an ineligible cost. Therefore, the GC shall breakout all off-site work in the SOV's. This will assist Blue Sky when we transfer the overall estimate/contract amount to our financial model.	
33	Substantial Completion - Key Turnover	From Exhibit L in GC's Contract. The date the keys are turned over to Carteret is the date to be used in the G704 as the competion date. At key turnover, units to be fully move-in ready.	
34	Carteret Units	Reserve 2 units, close to the clubhouse for Carteret to use, prior to finishing construction.	
35	Monetized Punch	Monetized Punch amount shall be 1.5x the total cost of punch list work and shall be noted as such in the contract.	
36	Specifications/Project Manual	Design team shall create and issue full set of specfications as a part of construction/contract documents	
37	Closeout	Carteret to be added to OAC calls at 75% completior	
38		O&M Binder - Contractor to compile manuals and warranties for all materials & products as applies to be included in O&M binder. O&M Binder to be sent to the design team as a submittal for review and approval prior to delivering to owner. (include civil items, ie. retention pond structures). Provide warranty info in spreadsheet, including Model/Serial numbers.	
39	Stairs & Common Area Slip Coefficient	Pre Cast Stairs: Front 2" of tread needs to have non slip surface, in a contrasting color to the rest of the surface (i.e. black non slip product over gray concrete).	
40		Steel Stairs: Use precast treads with a textured broom finish from the factory. Front 2" of Tread and Metal Risers to be painted a contrasting color (i.e. black risers vs gray treads)	
41		Single Steps: Any Areas with single steps should have a vertical riser painted in a contrasting color. (i.e. SabalPlace's Splashpad)	
42	Utilities/Cable Billing Set Up	Set up accounts such that Blue Sky will pay for cable, water, power etc. During construction, these costs will be reimbursed by the GC.	
43	Aerial Photos	Monthly aerial photos shall be done via airplane. Drone photos are not acceptable.	
44	Washers and Dryers	FHA Units should have full, stackable front loading machines. Design & Installl such that Water Controls are on the side that can be turned off without having to remove W/D. UFAS units should be sized/designed for side by side W/D.	
45	Tax Consultant	GC shall cooperate with developer's tax consultant and provide all necessary invoice backup for later processing	
46	Unit Square Footage Designation	When determining unit or building square footages, the team should use BOMA standards to calculate-measuring to outside of exterior walls to centerline of demising walls.	

47	General Contractor must certify the following:	1. Not more than one entity will receive more than 20% of overall contract amount exceptions of subcontractor tc deliver shell of building of at least 5 stories which may be 31% 2. The permit will be secured in the GC name or permits if they have been issued. 3. A Job superintendent is employed by GC and will manage the project full time and cost will be included in the General Conditions line item. 4. A job trailer is included in the General conditions. 5. GC Ensures that no construction cost is subcontracted to any one entity that has common ownership or is affiliated with the General Contractor.	
48	General Contractor must certify the following conditions will be met:	1. Employ a Development superintendent and charge the costs of such employment to the general requirements line item of the General Contractor's budget; 2. Charge the costs of the Development construction trailer, if needed, and other overhead to the general requirements line item of the General Contractor's budget; 3. Secure building permits, issued in the name of the General Contractor; 4. Secure a payment and performance bond whose terms do not adversely affect the Corporation's interest (or approved alternate security for General Contractor's performance, such as a letter of credit), issued in the name of the General Contractor, from a company rated at least "A-" by AMBest & Co., or a Corporation approved alternate such as a letter of credit issued by a financial institution with a senior long term (or equivalent) credit rating of at least "Baa3" by Moody's, or at least "BBB-" by Standard & Poor's or Fitch, or a financial rating of at least 175 by IDC Financial Publishing; 5. Ensure that none of the General Contractor duties to manage and control the construction of the Development are subcontracted; 6. Ensure that no construction or inspection work that is normally performed by subcontractors is performed by the General Contractor; 7. Ensure that not more than 20 percent of the construction cost is subcontracted to any one entity or any group of entities that have common ownership or are Affiliates of any other subcontractor, with the exception of a subcontractor (or any group of entities that have common ownership or are Affiliates of any other subcontractor) contracted to deliver the building shell of a building of at least five (5) stories which may not have more than 31 percent of the construction cost in a subcontract, unless otherwise approved by the Corporation for a specific Development. With regard to said approval, the Corporation shall consider the facts and circumstances of each Applicant's request, inclusive of construction costs and the General Contractor's fees. For purposes of this paragraph, "Affiliate" has the meaning given in subsection 67-48.002(5), F.A.C., except that the term "Applicant" therein shall mean "subcontractor"; and, 8. Ensure that no construction cost is subcontracted to any entity that has common ownership or is an Affiliate of the General Contractor or the Developer. For purposes of this paragraph, "Affiliate" has the meaning given it in subsection 67-48.002(5), F.A.C., except that the term "Applicant" therein shall mean "General Contractor." "Affiliate" means any person that: (a) Directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with the Applicant or Developer; (b) Serves as an officer or director of the Applicant or Developer or of any Affiliate of the Applicant or Developer; (c) Directly or indirectly receives or will receive a financial benefit from a Development except as further escribed in Rule 67-48.0 75, F.A.C., or (d) is the spouse, parent, child, sibling, or relative by marriage of a person described in paragraph (a), (b) or (c) above.	
49	Preconstruction Meetings	The following precons shall be held at minimum, with minutes saved in Procore by GC: NGBS Testing Permitting Threshold Power Utility Site Fire Marshal	
	CPTED Guidelines		

50	CPTED - Certification	All Blue Sky projects must be designed to obtain CPTED certifications per: www.cpted.net/ - This includes both building design and landscape design considerations. CPTED consultant must review and approve building, landscape, and site design (including lighting photometrics) as a part of the design process.	
51	CPTED - Property Grounds	Limit the egress and ingress for the property Trees must have canopy of 6 feet. Put into contract with landscaping Bushes should be no higher than 2 feet Need a fence, flower beds, shrubs to demonstrate property line Be able to see through all fences Bad example: White plastic fences at Brookside trash areas	
52	CPTED - Lighting	Light fixtures should have cover to direct light and prevent glare No need for ceiling mounted exterior hallway lights Instead have wall mounted hallway lights, that are controlled by photocell not resident light switch Have all night lights controlled by photocell not timers Small domed lighting is useless and creates light pollution Common areas should always be well lit If possible, have common area lights on low light setting and motion activate to brighter requirements The change in light level will bring attention to area Walkways are 1.8 foot candles Parking lots are 3.0 foot candles High traffic areas and unit hallways are 10.0 foot candles All exterior doors need to have a light fixture that turns on dusk to dawn Gazebo lighting should be dusk to dawn	
53	CPTED - Security Cameras	Need security camera that read license plate at vehicular exits Security cameras should cover both building entryways and vehicular/ pedestian entryways to the property. Cameras should be in amenity areas of gathering at night	
54	CPTED - Building Exterior/Walkways	Person should be able to see through fences/ trash enclodure doors Frame false windows on side of buildings with no windows Riser steps are better than solid as you can see through them	
55	CPTED - Building Interior, Resident Units	Deadbolt receiver screws need to have 3 inch screws Peepholes	

56	CPTED - Common Area/Amenities	Bike racks/Picnic tables should be in a widely viewable area Lights should always be on at night in common areas Common areas should not have shades so residents can obstruct view Resident should have a clear view into amenity area before they enter Doors should have windows or plexiglass Good example, laundry rooms at Brookside have plexiglass window	
57	CPTED - Signage	Need wayfinding signs for EMS and Law enforcement at entrance and around property Clear building signs on building exterior, good lighting Good example, Preserve at Sabal Place Create no trespassing signs with Florida law and install at vehicular/ pedestian entryways to the property, allows LEO to arrest if called Check with local sheriff or police to verify for that area Hours of operations for all amenity signs 'Stop here for gate' sign for cars	
58	CPTED - Security Patrol	Have security conducting monthly light audits. Have in contract Security should get rent roll every month to know who is/isn't a resident Security should be able to issue violations to residents	
	Div. 2 - Site Work	**Standard**	**Upgrade**
59	Civil Drawings	Site Plans should include all Setback Lines and Buffers.	
60		Civil drawings should include a sheet that highlights the various zoning conditions such that we can ensure full compliance all the way through completion. This should be a simple sheet that shows just the site plan as it relates to the property lines, setbacks, and landscape buffers. It should also include a table with density, parking, and height. Any work that crosses the property line must be included in this sheet.	
61	Fencing & Security	General Contractor will provide temporary security fencing encompassing the entire site for the duration of the work. GC will also provide security site lighting and cameras as applicable.Only per code or other extenuating circumstance, Fencing rquires Shawn's approval before being discussed with 3rd Parties.	
62		Code Minimum - or - White Vinyl	Black Aluminum - Upgrade
63		All permanent perimeter site gates should be provided with a lock.	
64	Benches, Trash Cans	Benches, preferably with a middle arm rest, to prevent people from laying on benches. Benches need to be on accessible route. One bench area must have roof coverage and be designated for smokers with trash receptables/ash tray-poles by it.	
65	Playground	Accessible Ramp Access. Playground to feature two Ground-Level, accessible pieces. Geotex underlining in mulch area.	
66	Bike Racks	Single Hoop style. No multi-loop, "wave" type racks.	Include a Bike "repair" station that has air for tires, tools to repair etc.
67	Outdoor Grill	CMC prefers outdoor grill with propane timer to cut tank off it it runs too long	

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BLUE DEEP CREEK - PHASE II

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PROJECT INFORMATION BLOCK

JOB #	**250096**
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DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

BLUESKY STANDARD SPECIFICATION

SHEET NUMBER

G030

68	Dumpster Enclosure	To be designed to accommodate Wheelchair Accessibility.	
69	Pet Waste Stations	Placed close to walk ways throughout property, facing sidewalks, to prevent residents from walking through grass.	HD Supply Part #116152
70	Landscaping	Code Minimum - Standard, submit for Building Permitting.	Enhanced Landscaping - Upgrade
71		LA to specify Maintenance Appropriate Landscaping Material around all Retaining Walls & other Difficult-to-Access Areas.	
72	Irrigation	On Site Pond water -or- Well Water -or- Reclaimed Water.	
74	Flatwork - Concrete and Asphalt	Two lifts for Asphalt, 2nd lift held until end of project. Each lift to be 1" minimum.	Pavers - Upgrade
75	Primary Electrical Conduit	GC to include pricing in budget for Primary Electrical Conduit.	
76	Speed Bumps	10' Heavy Duty Rubber, Safety Striped with Recessed Bolting	
	Div. 3 - Concrete	**Standard**	**Upgrade**
77	CIP Slab Procedure	•General Contractor must verify all underground is properly coordinated (plumbing, radon, electrical, fire lines, etc.) •Verify all Architectural, Structural, MEP and shop drawings are all in agreement. •A pre-pour (form board) foundation survey must be done, submitted, and approved by civil engineer and architect prior to concrete pour. oCivil Engineer – we will need a quick turn around on this •ALL plumbing and other penetrations through the slab must be located ahead of the pour, and need to be triple-checked for correct placement. For PT slabs, no drilling should be done after the pour without engineer approval. •The superintendent needs to be on-site prior to the pour and is responsible to count PT cables to verify all are properly placed according to the approved shop drawings as applies. •Universal Engineering needs to be on site during the entire pour doing all required testing and making cylinders. •If plumbing or other trade finds an error or problem after a PT slab pour that requires cutting or drilling any portion the slab, they must send an RFI through to the structural engineer for direction prior to any slab modification. We do not want to have any of the cables broken/cut on the project.	
	Div. 4 - Masonry	**Standard**	**Upgrade**
	Div. 5 - Metals	**Standard**	**Upgrade**
78	Stairs and Guardrails	To have Vertical Ballisters, not horizontal	
	Div. 6 - Woods and Plastics	**Standard**	**Upgrade**
79	Mold Prevention	Wood framing should be sprayed with anti-mold solution prior to installing any mechanical systems per manufacturer recommendations. Product: Anabec NewBUILD 50 or equal.	
	Div. 7 - Thermal and Moisture Protection	**Standard**	**Upgrade**

80	Sloped Roofs	Architectural Singles - Standard - Provide Extended Warranty. Installer warranty to match product warranty	Standing Seam Metal - Upgrade - - Provide Extended Warranty. Installer warranty to match product warranty
81	Roofing Warranty	Seek highest warranty available for roofing for all roof types	
82	Downspouts	Downspouts shall be tied into storm drainage system.	
83	EIFS	No EIFS to be used at exterior wall locations	
84	Weather Barrier System	At wood framed exterior walls, use Henry WeatherSmart Wrap system or equal. Contractor to provide Manufacturer Rep letter confirming weather barrier system has been installed according to all written recommendations and instructions, as a submittal, before siding can be installed.	
85	Stucco	At CMU exterior walls. Direct applied. Provide waterproofing integral add-mixture, typical. Provide fluid applied flashing around all openings, up over door/window buck.	
86	Soffits	to be installed per manufacturers written instructions and per Florida Approved Details.	
	Div. 8 - Doors & Windows	**Standard**	**Upgrade**
87	Unit Door Hardware	Kwikset Smartkey Deadbolts - Use straight levers, not levers that hook at the end.	
88	Master Key Unit & Common Area Doors	Provide a Master Key system. Fobs to be installed for common and property entry areas (to be coordinated with Carteret Management). Include a master key for knoxbox. Carteret Prefers to do a master key install under a separate vendor contract after keys have been turned over.	
89	Utility/Storage Rooms	Utility and storage rooms, including Telecom rooms, should be locked with Property Management's keying system.	
90	Common Entry Doors	Steel	
91	Common Door Hardware	Satin Chrome - Please use straight levers, not levers that hook at the end.	
92	Risk areas	Any roof access, electrical access, or any other high risk areas shall have automatically locking door hardware.	
93	Stair egress discharge doors	Provide EAX-500 Battery Powered Door Exit Alarms or equal. Alarms to alert when doors are propped open.	
94	Clubhouse & Building Entry doors	Prefer using storefront doors if possible. Use heavy duty closing equipment.	
95	All Doors	Should include wall stops, in lieu of hinge stops wherever possible. Panel type for all unit doors (Unit entrance and interior). No flush entry or unit interior doors.	
96	Closet Doors	All unit closet doors to be louvered.	
97	Window Treatments	2" Cordless Blinds at all unit window and glazed doors.	
98	ADA Drapes	Standard sizes per project All windows in UFAS units will receive drapes in addition to the standard cordless blinds. Style: ripple fold Type: Blackout center draw curtains with wand draw ADA batons Color: white or selected from full sample range	

99	Windows	Vinyl, Energy Star, Impact Rated. To include marble window sill typical. At wood buildings, provide stand alone window mock up. For CMU exterior walls, provide mockup in place for architect and owner review and approval.	Aluminum, Energy Star, Impact Rated - Upgrade
100		In common areas, doors with glass insert(s) to be used to enhance visibilty and security where possible.	
101		If possible, windows to be installed at the end of corridors	
102		Fixed windows to be largely used in common areas (including offices and fitness room) to enhance security	
103	Impact rated glazing	All exterior glazing (windows, doors, storefront, etc shall be impact rated.	
104	**Unit Protection; Crime Prevention Measures**	a. 1-inch dead-bolt locks on all unit entry doors.	
105		b. Eye views with a 180-degree view on each unit entry door.	
106		c. Anti-lift/slide devices on sliding door and windows (First floor).	
107		d. Minimum of 3-inch screws in strike plates or have metal door frames.	
		e. Visible display of property address from the roadway	
108	**Div.9 - Finishes**	**Standard**	**Upgrade**
109	Countertops	Units - Laminate. Common Areas, such as computer labs - Laminate. Leasing Offices - Granite.	Units - Granite. Common Areas, such as computer labs - Granite. Leasing Offices Granite.
110	Cabinetry/Appliances	•Design around size of appliances, such that there are no Large Gaps between Appliances & Cabinetry. Refrigerator should have a wall built on the side to close off end of kitchen. •Cabinet Base Drawer Stacks should not be less than 15" minimum.	
111	Wall/Ceiling Finish	Ceiling - Knockdown texture	
112		Walls - Orange Peel	
113	Interior Paint	Walls and Ceilings to be different colors, Sherwin Williams ProMar 200	
114		Walls - Eggshell - **Do not use Flat.	
115		Trim - Semigloss	
116		Ceilings - Flat White	
117	Exterior Paint	Sherwin Williams Super Paint or better per architect	
118	Unit Flooring	Minimum Thickness 2MM & Wear Layer 12 mil, Vinyl Plank throughout units.	
119		Bathrooms - Vinyl Plank - Standard	Bathrooms - Ceramic Tile - Upgrade
120	Corridor Flooring	When LVT/LVP is used, use 20mil wear layer min.	
121	Shower Walls	FHA Unit Locations - Sterling Traverse with age in place backing for future grab bars, or equal<u>with ability to receive future grab bars with full integral backing from factory.</u>	Ceramic Tile - Use Schluter Strip 9, Tub/Shower tile should extend to ceiling Upgrade
122	Gypsum Board	Moisture Resistant Gypsum Board at all wet walls, DensShield Tile Backer (or equal) at all tile locations	
123	Stairwell finishes	Stairwell CMU to be painted	Stairwell CMU to receive stucco and
124	Exposed Concrete (including breezeways)	Provide and Install concrete clearcoat. Ensure/provide slip resistance as required.	
125	Sound Mats	All flooring systems shall be designed to meet STC 50 and IIC 50 or better, typical. Sound mats to be included under unit finish flooring at all pre cast plank construction locations.	

126	Carpet	No carpet to be used in corridors --> LVT/LVP flooring shall be in corridors. Fitness rooms and Offices may use Kinetex non-slip carpet. However, no other carpet may be used on Blue Sky projects.	
	Finishes - Digital Mockup Submittals	to be reviewed and approved (by 25% WIP) by Blue Sky + Interior Designer + Design Team	
	Div. 10 - Specialties	**Standard**	**Upgrade**
127	<u>Unit Bath Accessories</u>		
128	Grab Bars	1-1/4" DIA Grab Bar Series with Snap On Flange Covers. Provide 2x6 backing through out all bathrooms.Shower/Bath surrounds shall have backing in place at all conditions such that there is no gap between shower surround and wood backing. Provide in place mockup for each unit type for architect review and approval prior to installation of all locations.	
129	Toilet Tissue Holder	Single roll, chrome	
130	Towel Bar	24" chrome	
131	Shower Rods	Chrome, no curtain, Permanent Mounting, HD Supply Part #4004536	
132	<u>Common Restroom Accessories</u>		
133	Soap Dispenser	Automatic No-touch, wall mounted.	
134	Paper Towel Dispenser	Surface mounted, C-fold	
135	Toilet Paper Dispenser	Double Roll (standard size rolls)	
136	Feminine Napkin Disposal	Not required	
137	Unit Shelving	ClosetMaid Wire - 5 Shelves in pantries/linen, Clothes Hanging Style in bedrooms & coat closets. Adjustable shelving at ADA units/locations.	
138	Mailboxes	Front Load Horizontal Mailboxes - (Additionally, provide mail boxes for leasing office and non-profit partner as applies). Starting with Conceptual Design, to meet ADA Requirements, Accessible Unit Mailboxes falling under 48" requirement.	
139	Monument Signage	Blue Sky Logo when we are the sole developer. Avoid digital prints and peels, similar to what Sandpiper Place had. Power to be ran to Monument Signs.	
140	Building/Site Signage	• <u>GYM Signage</u>: •No smoking, food, or soda permitted. Water only. •Proper attire and a workout towel are required. Wipe down all equipment and machines after use. • All guests must be accompanied by a resident, with a limit of two guests. • No bathing suits, bare feet, or flip flops • No radios, CD players, or sound devices are permitted. • This facility is not permitted for commercial use (private trainers); it is for the exclusive use of the residents. • For cardio equipment, there is a 30 minute limit if others are waiting. Allow others to work in/on all other gym equipment. • Do not drop weights; keep weights on mats only. • Do not lean on mirrors. • No pets allowed. • Use of this facility is at your own risk. • Be courteous and respectful of others. •Must be 16 Years old to use gym.	Fair Housing Logo Should be on all public signs that relate to future residents have Fair Housing Logo, such as "Future Resident Parking"

141	Lake-Pond Signage	Fenced Lakes: "Caution: Do not climb or jump fencing. Beware of gators." Open Lakes: "Caution: Beware of Gators. No Fishing. No Swimming."	
142	Add "Slippery When Wet" to common areas with potential rain/water build up.	i.e. Arbor Village corridors, mailbox area	
143	Pool Signage	POOL RULES *(signage font must be 2" tall min.)* › HOURS OF OPERATION: DAWN TO DUSK. › NO FOOD OR BEVERAGES IN THE POOL OR ON POOL WET DECK. › NO SMOKING IN OR AROUND POOL AREA. › NO GLASS OR PETS IN THE FENCED POOL AREA. › ANY CHILD 14 YRS. OR YOUNGER MUST BE ACCOMPANIED BY AN ADULT 18 YRS. OR OLDER. › ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT. › SHOWER BEFORE ENTERING POOL. › LARGE FLOTATION DEVICES ARE NOT ALLOWED. › NO RUNNING, HORSEPLAY OR FOUL LANGUAGE WILL BE TOLERATED. › DO NOT SWALLOW THE POOL WATER. › DROWNING IS SWIFT AND SILENT. CONSTANT EYES-ON ADULT SUPERVISION PREVENTS DROWNING. › FLOTATION DEVICES ARE NOT A SUBSTITUTE FOR SUPERVISION. DESIGNATE AN ADULT AS A WATER-WATCHER. › TEACH KIDS BASIC WATER SAFETY SKILLS. › KNOW WHERE ALL LIFE-SAVING POOL EQUIPMENT IS LOCATED. › LEARN CPR. › MAXIMUM POOL BATHING LOAD: ____ PERSONS. *(Confirm with design team)* POOL MAXIMUM DEPTH ____ FEET *(Confirm with design team)* NO DIVING MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ANY INJURIES OR ANY LOST/STOLEN ITEMS	
144		By the use of this equipment, I accept and assume full responsibility for any and all injuries, damages (both economic and non-economic), and losses of any type, which may occur to me, my children or my guest(s), and I hereby fully and forever release and discharge the company, its insurers, employees, officers, directors, and associates, from any and all claims, demands, damages, rights of action, or causes of action, present or future, whether the same be known or unknown, anticipated, or unanticipated, resulting from or arising out the use of said equipment and facilities, regardless of whether said injuries or damages arose solely from the negligent acts and/or omissions of _____ *(owner entity)* and/or its agents/representatives.	
145		Fair Housing Logo Should be on all public signs that relate to future residents have Fair Housing Logo, such as "Future Resident Parking". Confirm Pool Rules comply with local AHJ.	

146	Tot Lot Signage	•Use Playground at own risk. •Children under the age of 12 must be accompanied by adult. •No glass or alcoholic beverages. •Proper footwear required. •Improper use of equipment prohibited. •Playground open from dawn to dusk. •Guest must be accompanied by residents.	
	Leasing office signage	Signage in the Leasing Office should read as follows: **Rent Payments-** Rent can be paid in the office or online via the Resident Portal. The property does not accept cash, Venmo, PayPal, or similar methods; any requests for such payments are fraudulent. Payments should always be made directly to the property, not to individuals or other entities. For payment concerns, contact Carteret's corporate office at 727-578-1174 or email info@carteretmgmt.com El alquiler se puede pagar en el oficina o en línea a través de la Portal del Residente. El inmueble no aceptar efectivo, Venmo, PayPal, o métodos similares; cualquier Solicitudes de dichos pagos son fraudulentos. Los pagos siempre deben ser efectuadas directamente a la a la propiedad, no a los individuos u otras entidades. Para problemas de pago, Póngase en contacto con Carteret's Oficina Corporativa en 727-578-1174 o correo electrónico info@carteretmgmt.com	
147			
148	Smoking Area	Design to include a designated, covered, smoking area on accessible route.	
149	Tenant Files	• Should be in fire-proof cabinets if possible. • Should be in a lockable secure closet/space. A storage room off the office or work room is a great set up for this; we've seen that in some of the recent deals. • One 36-inch drawer can handle 20-25 tenant files. • Also need three additional drawers to keep the waiting list files, move outs, and rejected applications.	
150		To be in manager or leasing office / to accommodate at least 4 Vertical File Cabinets	
151	Work Order Drawers/Additional Storage & Supplies	• Do not need fire-proof cabinets • One 36-inch drawer can handle 50-75 work order files • It's helpful to have additional filing space for things like invoices, bank deposits records, copies of contracts, etc. • This can be in a manager/assistant office or in a work room; does not need to be fire protected. • Some additional storage requested for extra paper and office supplies	
152	Rent Deposit Box	Durabox D700 - Color White. Provide all required accessories.	
153	Knox Boxes	GC to confirm required Knox Boxes with AHJ and order, install accordingly.	
154	Attic Access	to have fall protection	
155	Addressing/ Unit numbers	Prefer non repeating numbers. Processing issues during eviction servings.	

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BLUE DEEP CREEK - PHASE II

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

BLUESKY STANDARD SPECIFICATION

SHEET NUMBER

G031

156	Trash	Provide trash chutes and compactors for buildings four or more stories. Provide alternate location for 1st floor residents to dispose of trash. Dumpster enclosures are acceptable for buildings three stories or less.	
		Where Trash Rooms are provided, epoxy floors should be installed.	
	Div. 11 - Equipment	**Standard**	**Upgrade**
157	Energy Star Appliances		
158	Refrigerator	No Ice-makers, Black Refrigerator, Energy Star. Refrigerator shall fit space that is provided. Link cabinet shop drawing submittals with refrigerator submittals.	No Ice-makers, Stainless Steel Refridgerator, Similar to GE Energy Star #GTE18GSNRSS, ADA #GTE19USNSS
159	Range	Black - Electric glass top. Supply with Pioneering Tech "Smart Ranges". https://www.pioneeringtech.com/product/smart-range/	Stainless Steel - Similar to GE #JGRF400PVSS, ADA GE #JB480STSS. Supply with Pioneering Tech "Smart Ranges". https://www.pioneeringtech.com/prod
160	Microwave	Black, above range with venting fan. Plug-in, not hard-wired. UFAS units require countertop microwaves.	Stainless Steel, above range with venting fan. Plug-in, not hard-wired. Similar to GE #JNM3163D, ADA GE
161	Exhaust Hood	Hood Vents Recirculating, Black - GE Energy Star	Hood Vents Recirculating, Stainless Steel - GE Energy Star #JVX5305DJ
162	Dishwasher	Black, GE Energy Star. Plug-in, not hard-wired.	Stainless Steel, GE Energy Star. Plug-in, not hard-wired. #GSD3301/3361K, ADA #GFT225SGL/SSL
163	Disposal	No Disposal unless required by Features & Amenities	Disposer, 1/2 HP - Select disposal with small profile (diameter) such that it will fit behind accessible apron at UFAS
164	ADA Appliances	*Provide ADA Appliances as Necessary. Energy Star. Coordinate fit with cabinetry	
165	Laundry Room W/D	Speed Queen - Energy Star. For community laundry rooms, laundry supplier to provide machines wired such that they cannot be put into "Rapid Wash" mode by technician or tenants.	
166	Common Laundry W/D Card Readers	Use VTM "Value Adder Plus" cash machine. Must be securely bolted to backing in wall or installed with associated pedestal bolted to floor to avoid theft. Location in Clubhouse to be coordinated with Carteret. Must be under security camera view. Associated card readers to be mounted in each common laundry machine.	
	In-unit washers & Dryers	Full size front load, GE Energy Star. Side-by-side at UFAS units; Stacking at FHA units, typ. At stacked locations, provide controls within reach such that water supply can be turned off without pulling W/D from closet.	
167			
	Trash Compactor & Chute	Trash Chute to be included for buildings with more than 3 floors Trach compactor(s) to be included in the design. Size appropriately. Get garbage provider feedback on trash collection design	
168	**Div. 12 - Furnishings**	**Standard**	**Upgrade**
169	Cabinets	White Melamine interior, standard overlay, Shaker panel style. Wood door fronts. One color only. All doors and drawers should be soft close	Upgrade, Wood Construction in lieu of melamine.
170	Backsplash	No one piece backsplashes/counters. Backsplashes to be separate piece.	

	Walk-off mats	Interior flush mounted walk off mats to be provided and installed at all building entrances, typical.	
171	**Div. 13 - Special Construction**	**Standard**	**Upgrade**
172	Pool Drawings	Pool Areas shall be designed by others, under the GC's contract. Final Pool Design requires Shawn Wilson's approval (no rectangluar designs).	
173	Pool Design	GC shall provide Pool Design in Submittal	
174		Pool Permit Application to be submitted within 30 days of NTP.	
175		GC to provide pool pre-pour (form board) survey as a submittal for approval to Civil and Landscape architect prior to pool installation.	
176	Pools Deck	Stamped Concrete - Standard	Pavers - Upgrade
177	Portable Pool Lift	iGAT-180 Lift. Provide integrated surface mounted Hose Bib adjacent to the lift.	
178	Pool Gate & Fencing	For projects with a pool, fence around pool to be 4ft, typ. At gate locations, gates should 5 ft tall with a crash bar, with 5 ft (T) x 2 ft-6 in (W) fence panels on either side. Install in such a way to prevent reaching through or around the gate/panel to engage the crash bar for entry. Provide access control on outer side of each gate.	
179	Pool Toilet Rooms	Provide floor drains and non-slip floor surface. Provide strike plate at Pool Toilet Room locks.	
180	Pool Shower	Heavy steel construction Stainless steel fixtures Adjustable flow regulation Powder coat colors (owner to select)	
181	Ring Buoy	Provide an enclosed buoy ring cabinet for the pool to protect the ring buoy from weather and to help keep the rope untangled.	
182	Parking		Electric Car Charging Stations - Upgrade
183	Surge Protection	Surge Protection measures are to be incorporated on all Camera Equipment, Access Control, Elevators, and Fire Systems.	
184	Fire Monitoring Plan	Use wireless system if possible.	
185	Fire Alarm Control Panel	Use Honeywell Notifier Panel - Do not use Edwards or ESI panels. Please allow Dyna-Fire (Rusty Jenkins 407-830-6500) and Sciens (Matthew Roby 727-209-5122) bid on our projects	
186	Laundry	•to be stacked where it is possible (in non-Accessible units). •common area vs in-unit laundry? the decision will depend on building and site. •laundry equipment quantities should take into account the proposed demographic and not be the minimum required (ie. properties for families will likely require more laundry facilities than other types).	
187	Washers & Dryers	G.C. to carry washers & dryers. Use weaved metal burst-proof hoses. If in-unit: All stackable accept side by side for fully accessible units. Purchase no more than 90% and provide adequate storage space.	
188	Laundry Room	Add Slope drains in common area laundry rooms	
189	Drains in laundry and utility closets	to be included in the design	
190	Unit Washers & Dryers	Stackable W/D with shut off valve and sanitary located on a side wall to ease the accessibility.	

191	Wood blocking	to be included in all kitchen + bathroom walls. 2x6 Minimum installed behind all Cabinetry and for Future Grab Bar installations.	
192	Kitchen fire protection	to be included in the design	HD Supply Part #126498
	Radon	for any projects in Zone 1 or Zone 2, a passive radon system must be installed. Provide Passive Radon System in locations as required. Architect to provide specification and locations. Provide electrical stubs at roof for future ventilation fan. At project completion, GC to test radon levels to determine if the additional fans are required.	
193	**Div. 14 - Conveying Systems**	**Standard**	**Upgrade**
194	Elevator Maintenance Agreement	Elevator maintenance agreements, by owner, must include a 5-yr term beyond the warranty period. Lerch Bates to help coordinate this requirement with subcontractor.	
195	Machine Room Coordination	Architect and Lerch Bates to coordinate machine room requirements.	
196	Elevators	Do not use Schindler Elevators on Blue Sky projects.	
197		Elevator Machine Rooms to be air conditioned.If there are +2 elevators, ideally one elevator should be bigger (Cargo sized with 8ft door where possible).	
198		Elderly Buildings should have 2 elevators at minimum.	
199		Elevator Package to include hanging Moving Blankets & Hooks for wall protection.	
200		Plastic Laminate Walls	Stainless Steel Walls (Similar to Brandon Palms) - Upgrade
201		Vinyl Plank Flooring shall be used in elevators to match adjacent corridors	
202		Confirm if elevator shaft needs to be louvered, similar to issue that arose at SabalPlace. Confirm if manufacturers shop drawings say the elevator shaft need to be below 104 degrees at all times.	
203		Elevator communication line should be hard wired (not wireless) unless required otherwise by AHJ.	
		Provide security cameras in all elevators. Elevator manufacturer/installer to include a traveling cable. Security provider (AVP or other) to install the camera and signal coverter	
204	**Div. 15 - Mechanical/ Plumbing**	**Standard**	**Upgrade**
205	HVAC Systems	Verdant, programmable thermostats,Model # VX3-TW-W for thermostat with gateway Model # 2x-OL-U. Install in wired power configuration. Do not install batteries. Test funtionality prior to building turnover	
206		Order ten extra Thermostats for Attic Stock.	
207		Installation, Mid Point of Thermostat not to exceed 48"	

208		Program Thermostat to Carteret's preferred setting, program in maintenance's Verdant Software: •Temp mode is on manual giving residents control of turning cool and heat on max set points are 82 and 64. •All energy management settings are off along with occupancy setting. 10 Minute Delay •Auto humidity control is currently on which will turn unit on to cool to 72 degrees or 50% humidity whichever is obtained first but no unit will run longer than 25 minutes to obtain this.	
209	A/C for Elevator Machine Rooms and Electrical Rooms/Closets	To be air conditioned.	
210	Condensing Unit Pads	Use individual precast concrete Condensing Unit Pads in lieu of CIP concrete where possible.	
211	Ductwork	Drawings to show all Ductwork within Thermal Envelope. Provide "insulation tenting" details as required.	
212	Bathroom Fan Exhausts	Vent to exterior, energy star, Delta #SLM50-110-C or equal. Control with Broan 82W humidistat switch, Delta #SLM50-110-C	
213	Toilets	For FHA and UFAS units, use Proflo Jerritt 2-piece Elongated Bowl Toilet. Watersense certified. Install LH or RH flush such that flush handle is on open room side, typical all units. Toilets should be installed 18" from side wall.	
214		Toilets should placed for back and side wall grab bars, no swing-down bars.	
215		Install woodblocking for future Grab Bar locations on all non accessible toilet locations, 2x6 minimum.	
216	Lavatories	Seasons Anchorpoint two handle chrome faucet with Grid Drain, quick install metal pop up. HD Supply Part #158229	
217	Showerheads	Chrome, Watersense rated, 2.0 GPM	
218	Shower and/or Bath controls	Install water controls in ALL locations (FHA and UFAS)per ADA standards such that ADA grab bars may be installed.	
219	Hot Water Heaters	Energy Star with pan and drains. Rheem #PROE 38 Gallon - 47 Gallon	
220	Sinks	Provide ADA kitchen sinks with offset drains typical in UFAS units, similar to Elkay Model GE23322. Verify disposal and drain fit behind accessible apron as applies.	
221	Kitchen Sink Faucet	2 handle faucet, Seasons Raleigh, Chrome with side sprayer	
222	Garbage Disposal	No Garbage Disposals in units unless required by Features & Amenities.	
223	Roll-in showers	to include a shower in 10% of the units, unless required otherwise by F&A.	
224	Plumbing - Domestic	CPVC may be used for supply piping 1-inch or larger. Use PEX type for all supply piping under 1-inch. No PEX type manifolds are to be used.	
225	Plumbing - Fixture Supply Lines	All flexible supply lines to fixtures and appliances to be braided metal, not plastic	

226	Water Meters	One Water Meter should be installed per Building. Additionally, GC to provide submetering to each unit from UMS with Inovonics wireless transmitters and computer. All wireless transmitters to be programmed and labeled by UMS. At each hot water heater, the plumbing contractor is to provide a space of ~8" to install an individual water meter and two unions to allow for removal of an 8" section of water line for water meter installation. It shall be the GC and plumbing contractor's responsibility to remove an ~8" section and install submeter using meter couplings (provided by UMS) to fit submeter into space.	
	Hose bibs	Should be installed requiring a special key to access water	
227	Lift Station Procedure	Follow AHJ's standard whether the Lift Station will be private or not.	
228	**Div. 16 - Electrical**	**Standard**	**Upgrade**
229	Electrical Coordination	GC to coordinate electric/power to Gazebos and Monument Signs.	
230	Primary Conduits	GC to run primary conduits	
231	Main Breaker	Paint a yellow box/line to box out area around Main Breaker in Maintenance/Clubhouse (to prevent area from being cluttered)	
232	Unit Light Fixtures	Energy Star LED, Lights Direct #DCLD-I6123-WH, #CLFN-1055-BNPC+CFLK-1RPBES-BN	
233	Living Room & Unit Bedroom Ceiling Fans	Energy Star Rated. No remote controls. Provide as flush mount or with extention rods as recommended by manufacturer. Provide separate fan control speed and light switches at wall. Owner to select fan color from standard option.	
234	Common Area Lighting	All common area lights (offices, amenities, restrooms, corridors, etc) should have a night light function when not occupied to meet CPTED requirements.	
235	General Light Fixtures	To be shown on plan, Easy to reach and Decorative Fixtures should not exceed $500.00/each.	
236	Site Lighting	Energy Star LED, Lights Direct #SOWAC-5012-30+SOWAC-5000SCP-BZ	
237	Switches/Receptacles	White - Rocker Switches (Rockers give us an extra point in NGBS Scores).	Stainless Steel Covers - Upgrade
238	Bathroom Smart Switches	Unit bath fans to be switched separately from bathroom lights. Fans to use the Broan 82W humidistat switch such that the user has the option to turn the fan on manually, and it will turn the fan on automatically when humidity levels get elevated.	
239	Bathroom Lighting	no light fixtures above the tub/shower - Install outside tub/shower	
240	CAT6 and Coax RG	Run to every unit complete from where LV enters building. Provide media boxes (typically in master closet) with curcuit run for media box power.	
241	Coaxial cables	•To be Coordinated with Cable Provider. •To be included from communication outlets to media panels and building entries.	

242		•The "Home Run Wire" is the wiring from outside the building or the IDF to the units. •"Home Wire" is the wiring from the media panel in each unit to the outlets. Spectrum is the only company that will provide a turnkey system that includes installing the Home Run coax and the Home Wire coax inside the units. They require a 4 inch conduit from outside the building into the MDF and a pathway from the MDF to the IDF's (if there are any) with a 2 inch sleeve between floors. •For any providers, the budget should include installing a conduit and the coax wire from the MDF all the way to the units and a 14" x 42" media panel inside the units.	
243	Security Camera Locations	•Stairwells & Corridors •Timeclock location •Outside and Inside Elevators (See elevator section) •Parking Lots – full coverage and covering trash/dumpster areas •Amenities: Playgrounds, Swimming Pools, Gyms, Training Rooms/Computer Labs •Covering Balcony Areas, similar to Brandon Palms •Drop Box Areas, to include rent drop boxes •Maintenance entry •Car and Pedestrian entry gates - Front Gate •CMC likes tv set up at Preserve •Remote Access, available to maintenance and pm •"Cameras in Use" signs at pool and entry gates •All Property Access Points (if applicable) •Ingress/Egress to buildings & clubhouse •Laundry Rooms & Laundry Card Kiosk	
244	Access Control	•Key Fob System - PDK is preferred. •Maintenance Entry Area, Leasing Office, front doors •Gym, Exterior Pool Bathrooms •Pool Gates to have access control. Exit button to be located 36"+ inside from gate. Gates to be set on timers, to Carteret Staff Preferences. •Access to exterior Stairwell doors. No Knobs on exterior. •Access to laundry rooms •Fence/Driveway/Garage Gates.	
245	Maintenance Key Cabinet	Provide Key Control Box in Work Room or in Carteret's requested location - Model: HandyTrac Standard Touch key control system with key rotation	
246	Clubhouse Security Systems	All clubhouses to be outfitted with Security Systems, to be included in AVP's scope.	
247	Smart Burners	Smart Burner from PioneerTech.com to be purchased by contractor and installed by owner. Sizes to be coordinated with Ranges provided.	
248	Common Area TVs and Computers	Per Carteret; No TVs in the lobby/leasing areas, don't want residents congegrating in these areas.. TVs in Community Rooms if they will be used for presentations/screenings. Confirm locations.	

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SHEET TITLE

BLUESKY STANDARD SPECIFICATION

SHEET NUMBER

G032

249	Generator	Where buildings have elevators and/or domestic water pumps, provide an outside connection plug for a portable generator to control these items, plus power to recharge emergency lighting. For Elderly and/or Permanent Supportive Housing developments, there must be a minimum of one permanent, standby generator in good working order, to operate at least one elevator per residential building serving Elderly/Permanent Supportive Housing residents that are located on a floor higher than the first floor in addition to the lights, HVAC and other electrical appliances in the community room/dedicated space, throughout the duration of a power outage. The generators must be maintained in good working order and the owner/manager must maintain an executed written contract with a vendor certified to service and test the installed generator and system; the generator and system shall be serviced and tested at least annually. Natural Gas generators are preferred.	Upgrade: Permanent generator provided to power elevators, domestic water pumps and emergency lighting. Generator access doors/fuel must be properly secured and locked.
250	BDA	Conduit for potential BDA System shall be in the construction documents. GC shall place proper sleeving at roads, sidewalks etc. as neccesary.	
251	BDA Cont'd	· Vertical chase needs to be 2 hr rated · Equipment room needs to be 2 hour rated · 2 options for horizontal runs: o Can do conduit in each slab, OR o Run conduit overhead, with pull string § We should price both scenarios in pre-dev · Sites with multiple buildings – want conduit underground connecting buildings · 2" conduit is sufficient	
	Electrical at Sump Pumps	Coordinate and install simplex outlet at all Sump Pump locations.	
	Electrical General	Electrical/Electrical Rooms to be designed to avoid long eiectrical runs to units which would require costly wire up-sizing.	

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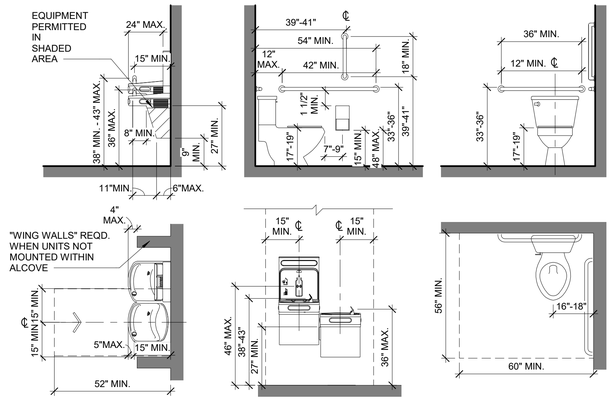
BLUESKY STANDARD SPECIFICATION

SHEET NUMBER

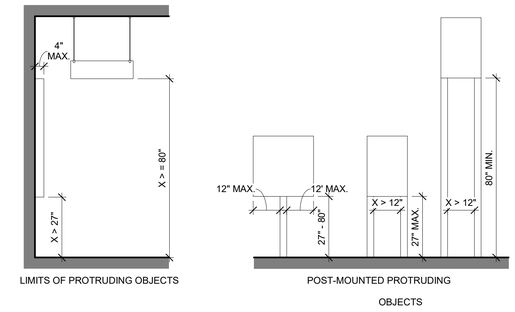
G033



SECTION 602: DRINKING FOUNTAINS

SECTION 604: WATER CLOSET

1 ANSI 117.1 2009 - TYPICAL ACCESSIBILITY FOUNTAINS/WATER CLOSETS
3/8" = 1'-0"



LIMITS OF PROTRUDING OBJECTS

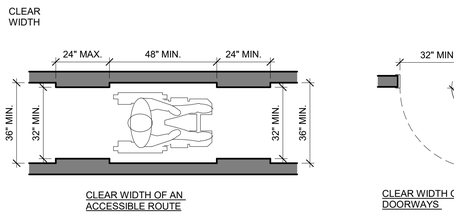
POST-MOUNTED PROTRUDING OBJECTS

SECTION 307

2 ANSI 117.1 2009 - ACESSIBLE PROTRUDING OBJECTS
3/8" = 1'-0"

SECTION 308/ SECTION 309: REACH/ OPERABLE PARTS

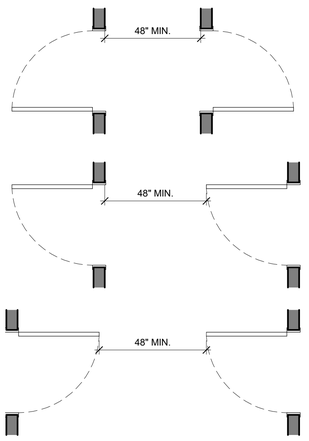
3 ANSI 117.1 2009 - ACESS REACH RANGES
3/8" = 1'-0"



SECTION 403: WALKING SURFACES

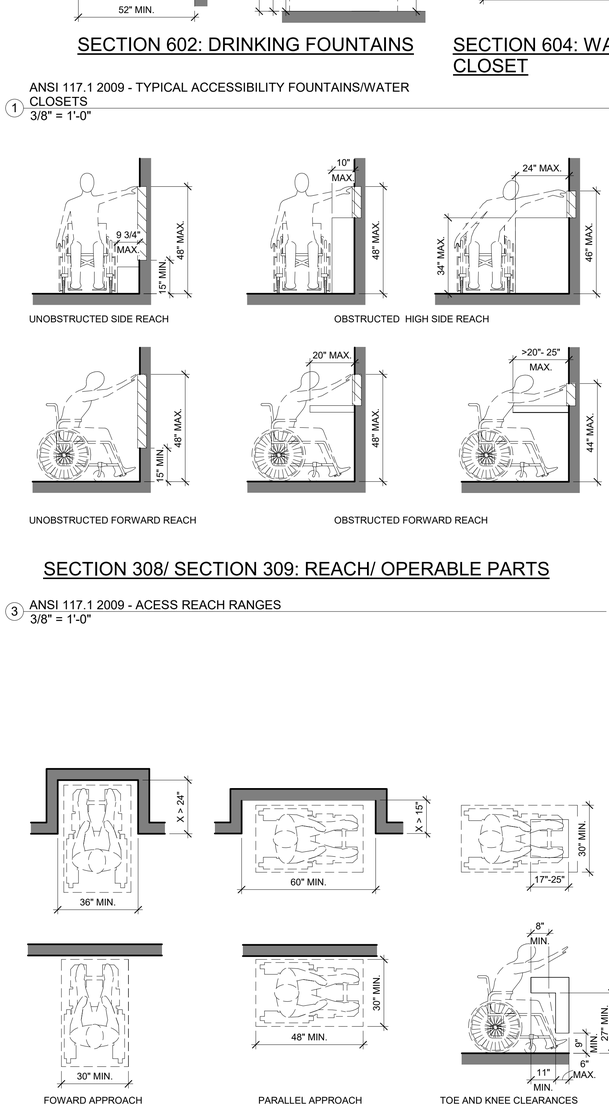
SECTION 404: DOORS, DOORWAYS, AND GATES

4 ANSI 117.1 2009 - CLEAR WIDTH
3/8" = 1'-0"



SECTION 404.2.6: DOOR IN SERIES

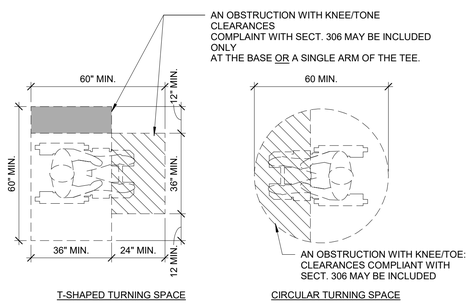
5 ANSI 117.1 2009 - DOOR IN SERIES
3/8" = 1'-0"



SECTION 305: CLEAR FLOOR OR GROUND SPACE

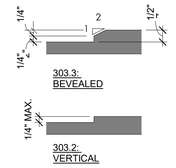
SECTION 306: KNEE AND TOE CLEARENCE

6 ANSI 117.1 2009 - CLEAR FLOOR SPACE
3/8" = 1'-0"



SECTION 304

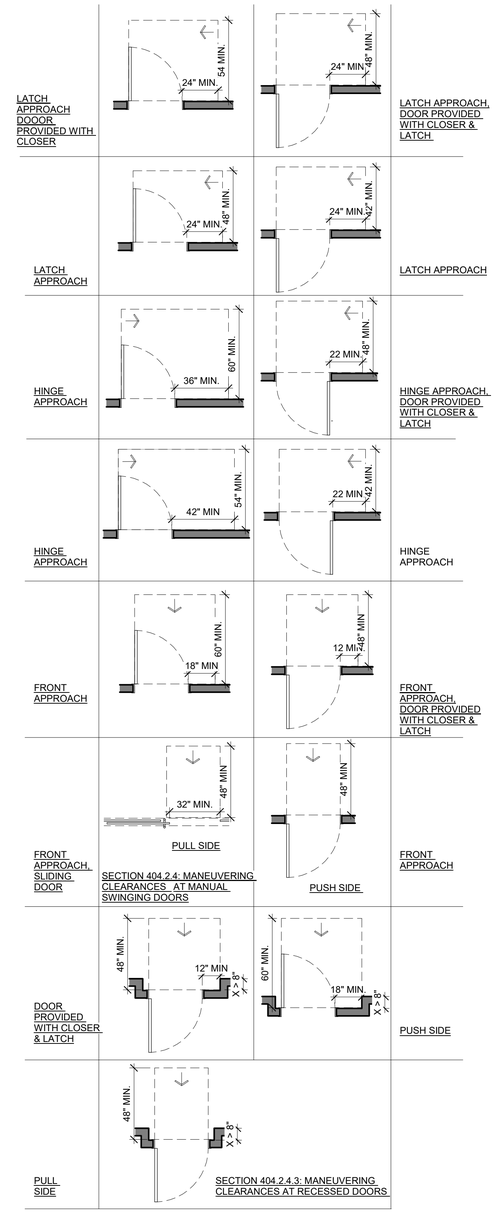
7 ANSI 117.1 2009 - TURNING SPACE
3/8" = 1'-0"



304.2, 305.2 & 404.2.4.4: CHANGES IN LEVEL NOT PERMITTED IN TURNING SPACES, CLEAR FLOOR SPACES AND DOOR MANEUVERING CLEARANCES

SECTION 303: CHANGES IN LEVEL

8 ANSI 117.1 2009 - LEVEL CHANGE
1/2" = 1'-0"



SECTION 404.2

9 ANSI 117.1 2009 - DOOR CLEARENCES
1/4" = 1'-0"

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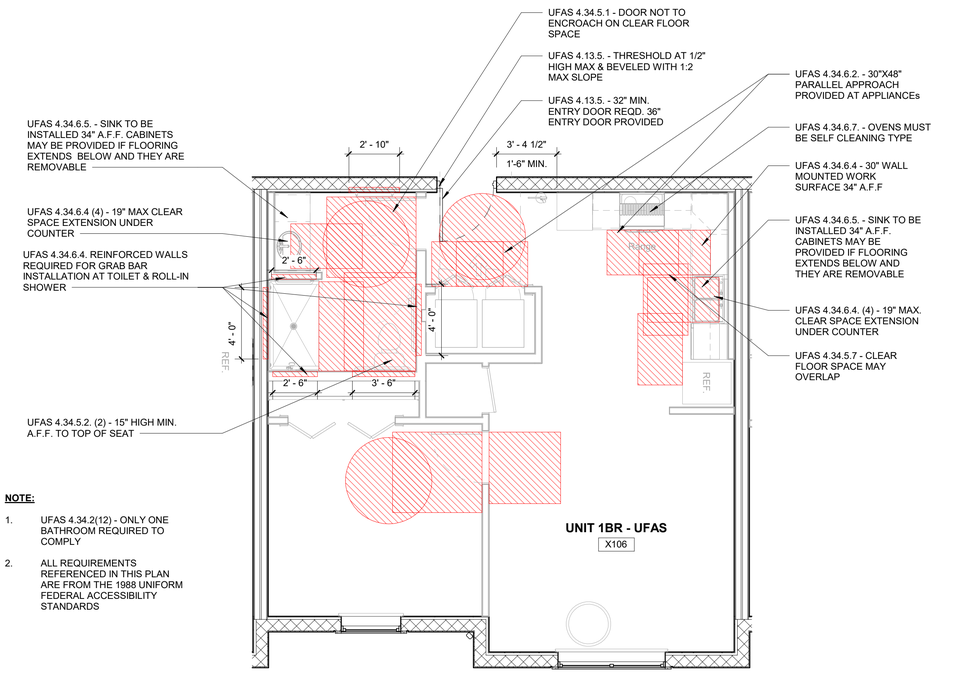
SHEET TITLE

ADA STANDARDS

SHEET NUMBER

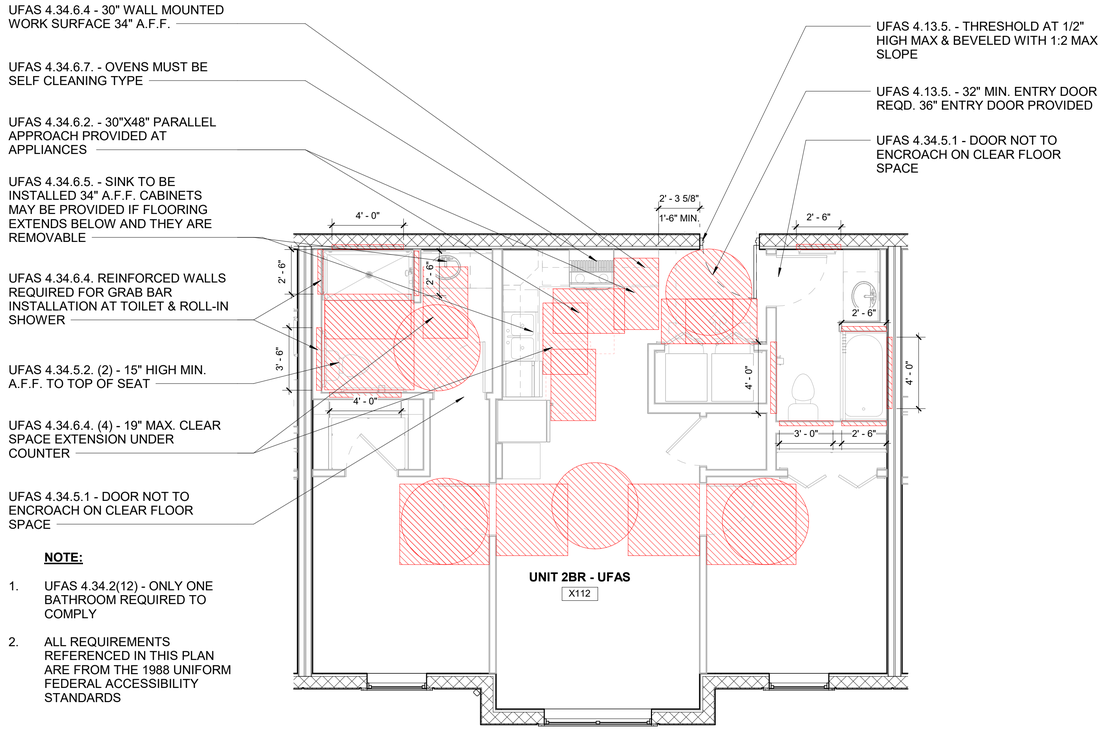
G040



NOTE:

1. UFAS 4.34.2(12) - ONLY ONE BATHROOM REQUIRED TO COMPLY
2. ALL REQUIREMENTS REFERENCED IN THIS PLAN ARE FROM THE 1988 UNIFORM FEDERAL ACCESSIBILITY STANDARDS

3 1BR - UFAS ACCESSIBILITY PLAN
1/4" = 1'-0"



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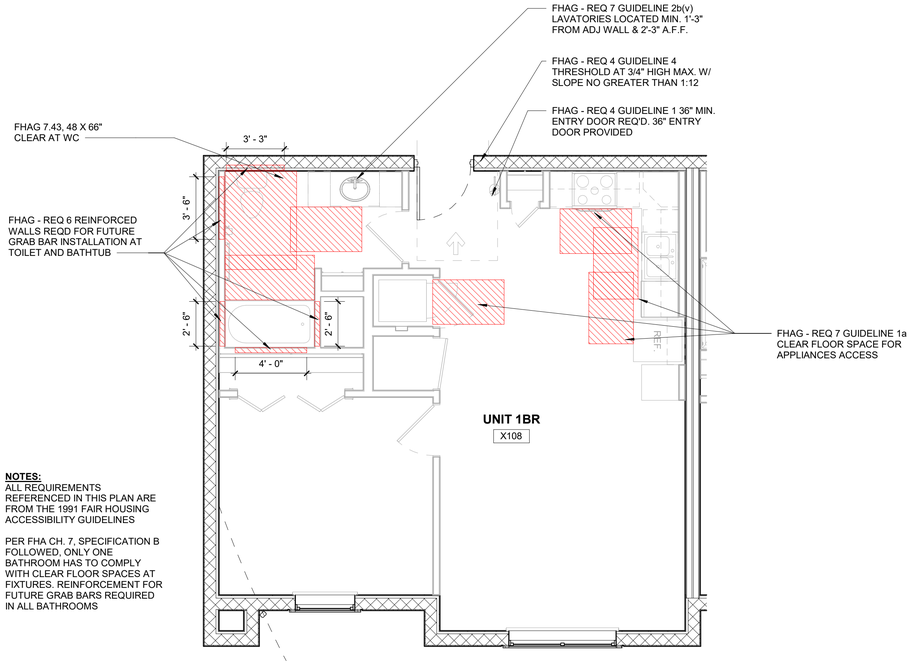
4 2BR - UFAS ACCESSIBILITY PLAN
1/4" = 1'-0"



NOTES:

1. ALL REQUIREMENTS REFERENCED IN THIS PLAN ARE FROM THE 1991 FAIR HOUSING ACCESSIBILITY GUIDELINES
2. PER FHA CH. 7, SPECIFICATION B FOLLOWED, ONLY ONE BATHROOM HAS TO COMPLY WITH CLEAR FLOOR SPACES AT FIXTURES. REINFORCEMENT FOR FUTURE GRAB BARS REQUIRED IN ALL BATHROOMS

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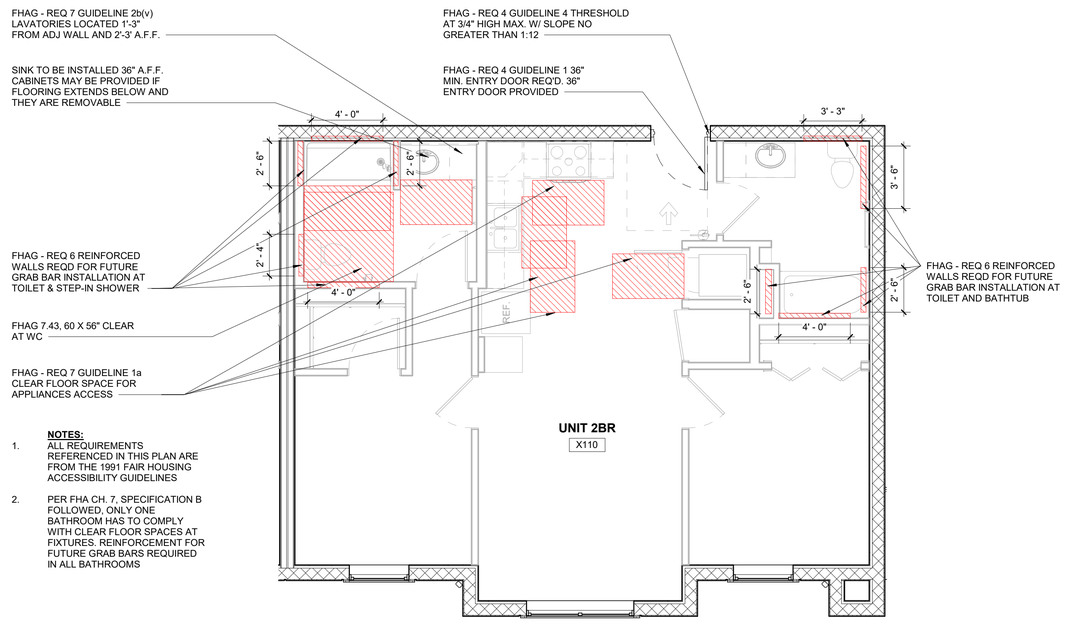

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SHEET TITLE

ACCESSIBILITY COMPLIANCE PLANS

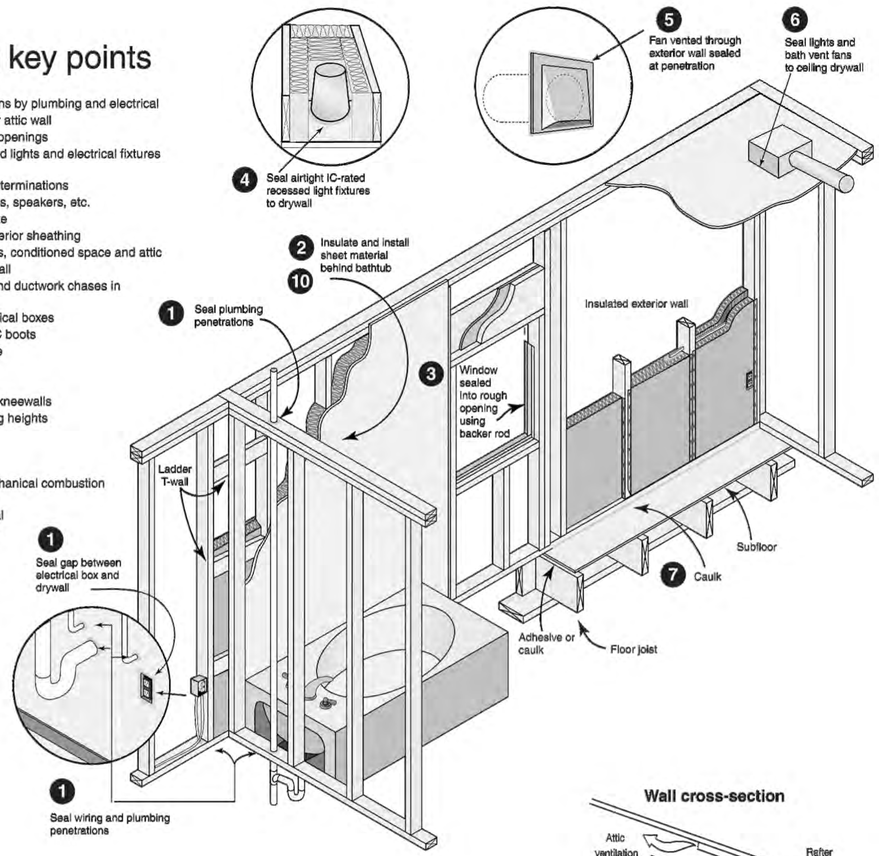
SHEET NUMBER

G041

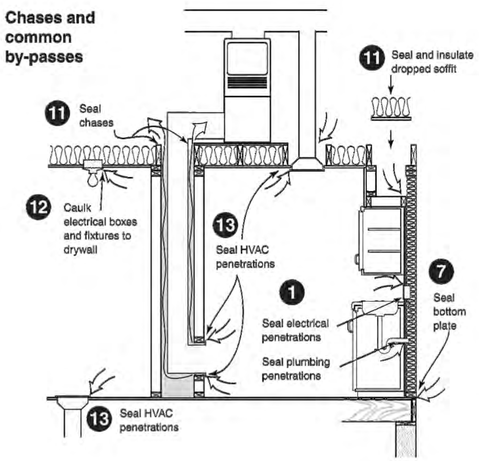
Appendix

Air sealing key points

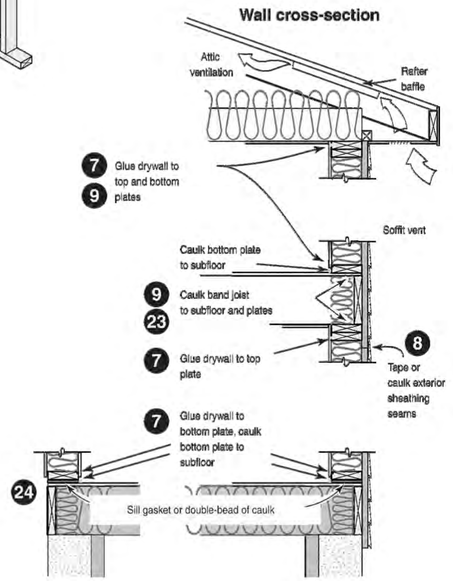
1. Plate and wall penetrations by plumbing and electrical
2. Tub/shower on outside or attic wall
3. Window and door rough openings
4. Airtight, IC-rated recessed lights and electrical fixtures exposed to attic
5. Exterior wall exhaust fan terminations
6. Ceiling mounted bath fans, speakers, etc.
7. Bottom plate and top plate
8. Seams between rigid exterior sheathing
9. Band area between floors, conditioned space and attic
10. Garden tub on exterior wall
11. Mechanical equipment and ductwork chases in attics, crawlspaces
12. Ceiling/crawlspace electrical boxes
13. Ceiling/crawlspace HVAC boots
14. Shower and tub drain line
15. Fireplace inserts
16. Attic kneewall doors
17. Joist cavities under attic kneewalls
18. Transition between ceiling heights (e.g., 10' to 8')
19. Attic scuttle hole
20. Attic pull-down stairs
21. Wall penetrations of mechanical combustion closets
22. Thresholds at mechanical combustion closet doors
23. Band joist exposed to exterior
24. Band area exposed to unconditioned space (such as basement or garage)
25. Exterior wall penetrations for refrigeration lines, condensate line, etc.



Chases and common by-passes



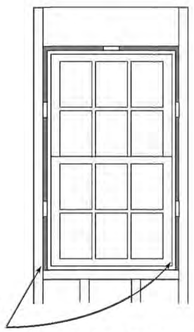
Wall cross-section



Appendix

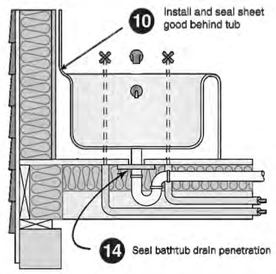
Air sealing key points *continued*

Window rough opening

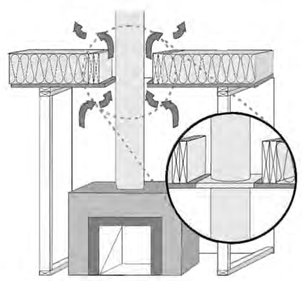


Use backer rod or spray foam (appropriate for windows) to fill gaps between window/door and rough opening

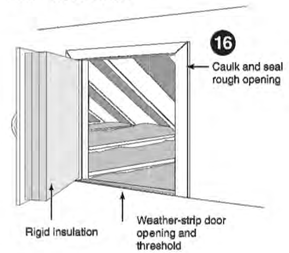
Shower/tub drain rough opening

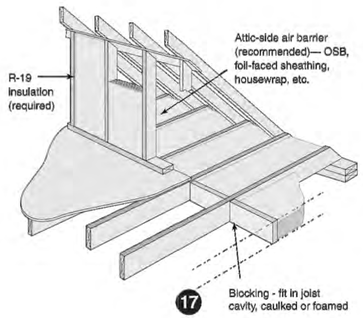


Combustion chase penetrations

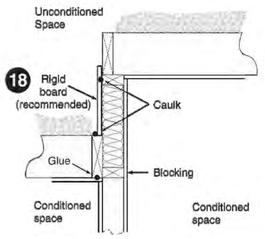


Attic knee-walls

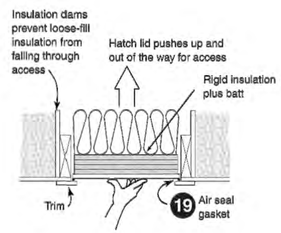




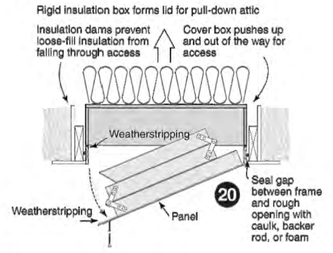
Two-level attic



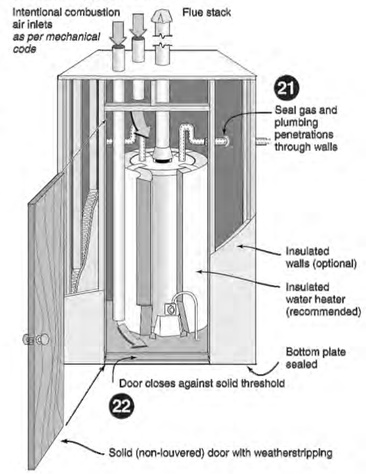
Attic scuttle



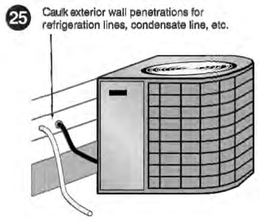
Attic pull-down stairs



Combustion closet



Exterior penetrations



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SEAL

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04.28.2026
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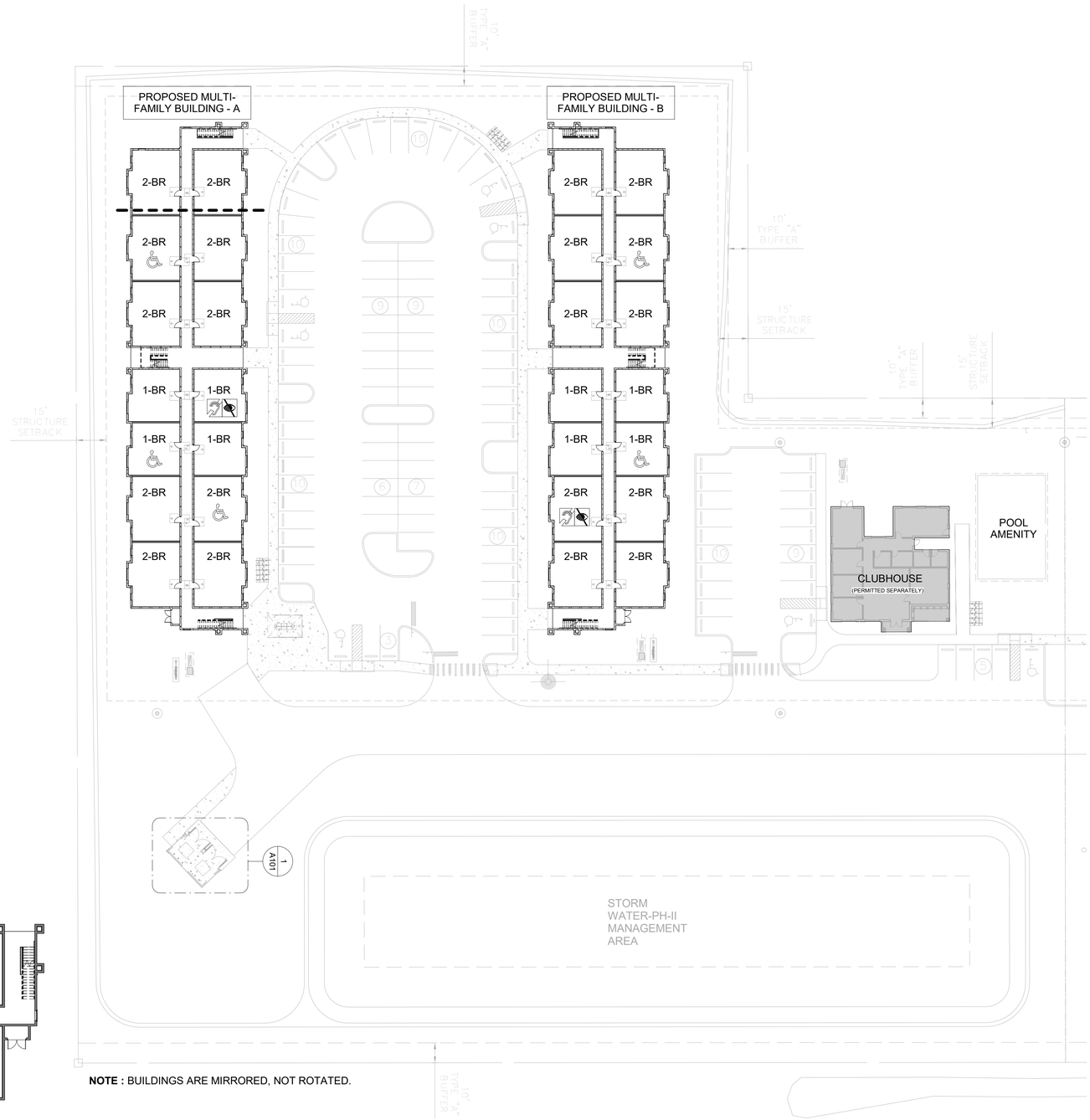
ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE
AIR SEALING, WEATHER RESISTANT BARRIER GUIDELINES AND DETAILS

SHEET NUMBER
G050

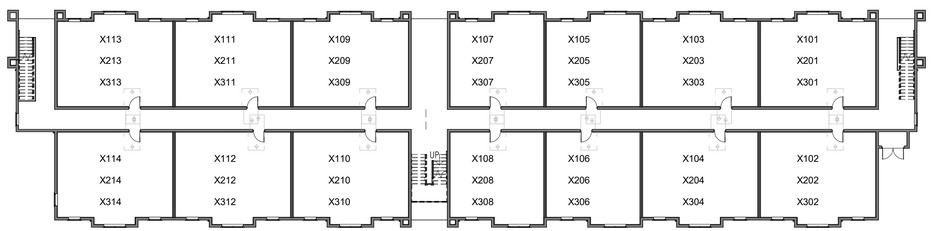


NOTE : BUILDINGS ARE MIRRORED, NOT ROTATED.

1 SITE PLAN
1" = 30'-0"

XXXX - NUMBERING SYSTEM
BUILDING LETTER
LEVEL - 1, 2 OR 3
UNIT NUMBER

STREET SIDE



2 UNIT NUMBERING
1" = 20'-0"

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JOB #	**250096**
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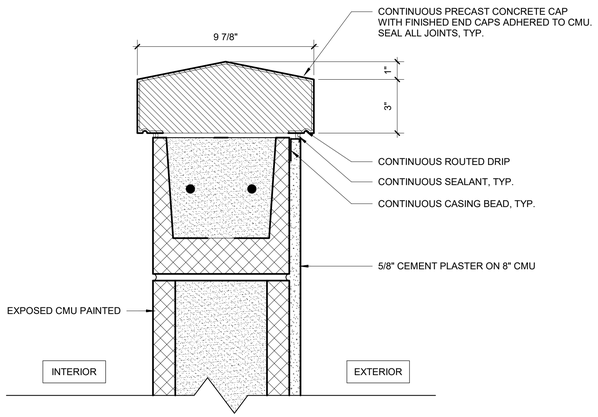
CHECKED BY:	**Checker**

SHEET TITLE

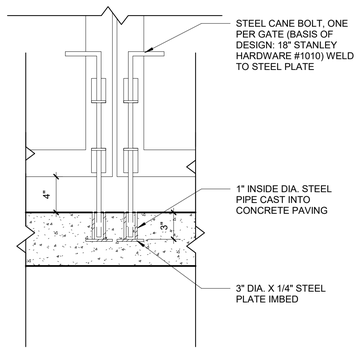
ARCHITECTURAL SITE PLAN

SHEET NUMBER

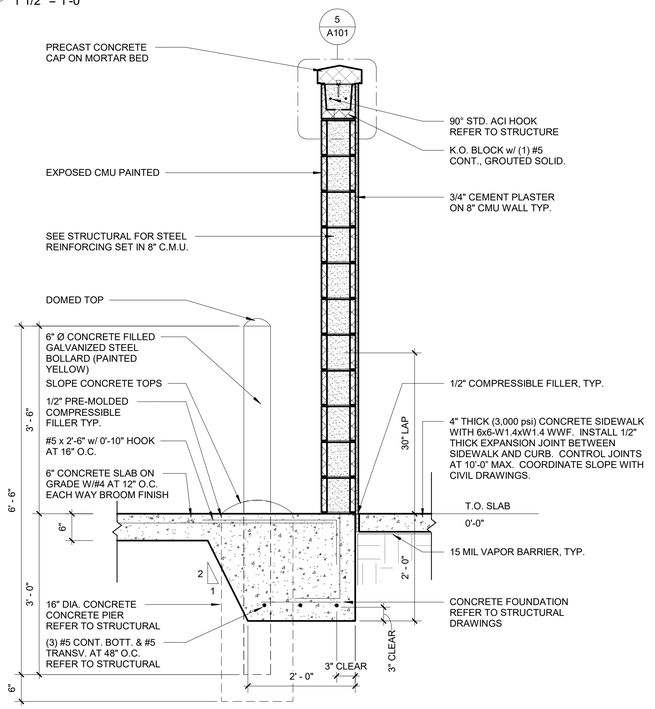
A100



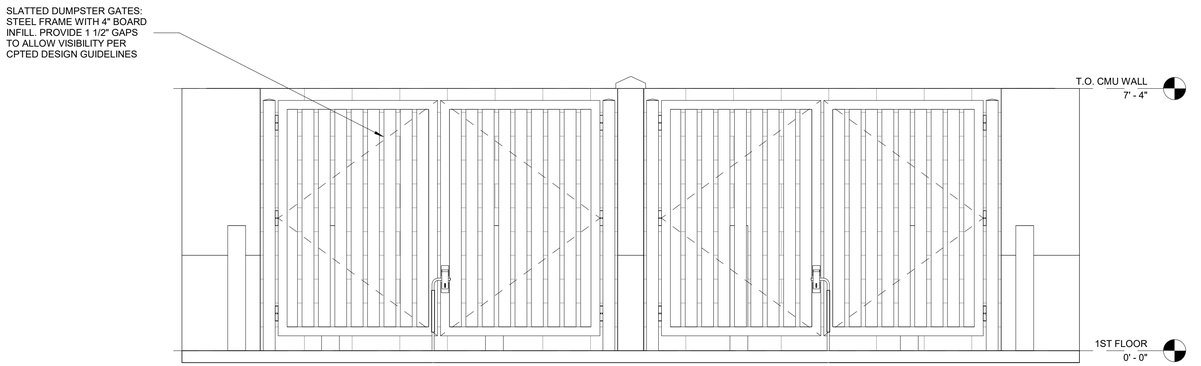
5 PRECAST CONCRETE CAP DTL. @ EXTERIOR CMU WALL WITH PLASTER
3" = 1'-0"



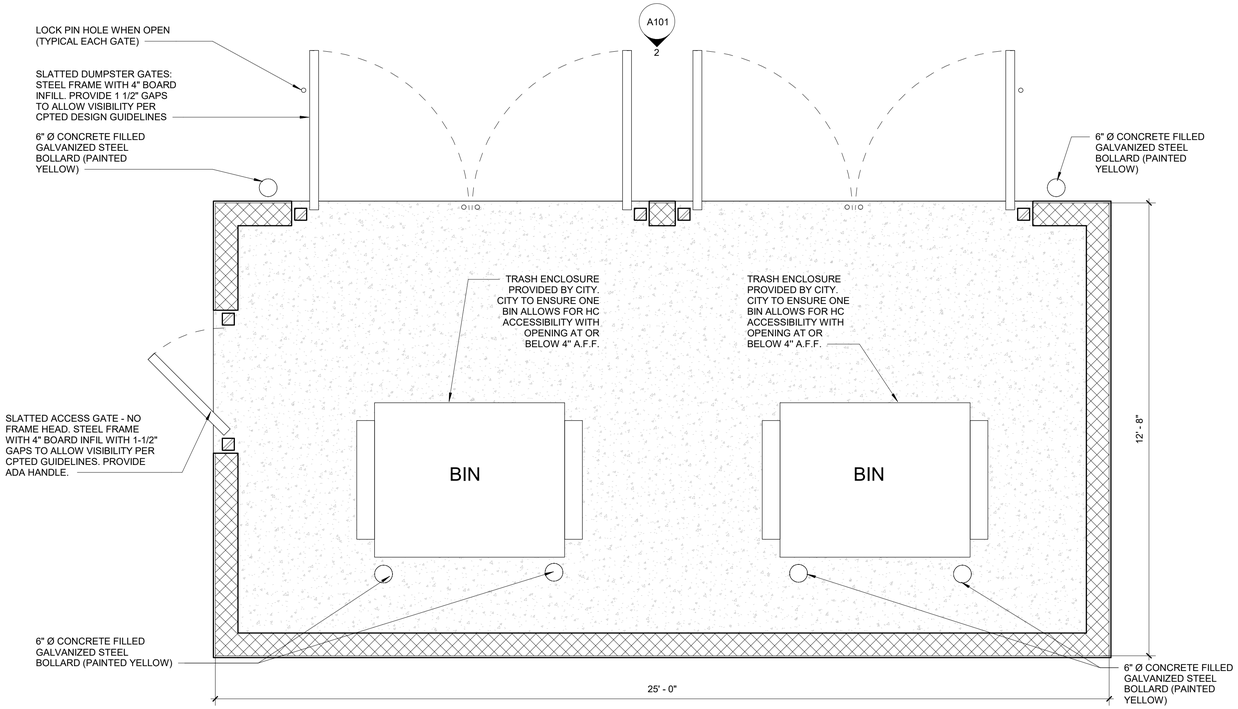
8 DETAIL @ GATE STEEL CANE BOLT
1 1/2" = 1'-0"



6 SECTION DETAIL @ TRASH ENCLOSURE1
3/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



1 DUMPSTER ENCLOSURE
1/2" = 1'-0"

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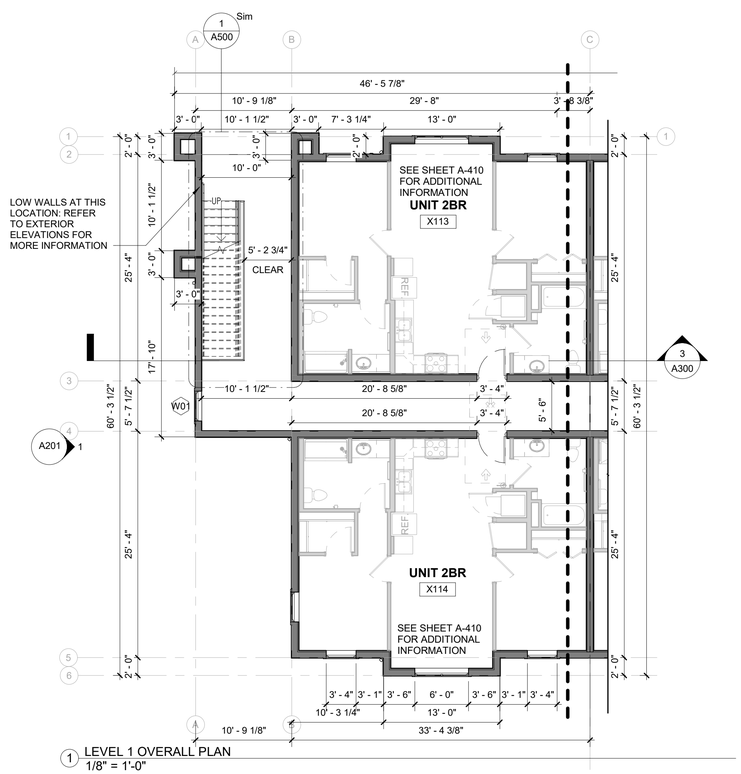
SHEET TITLE

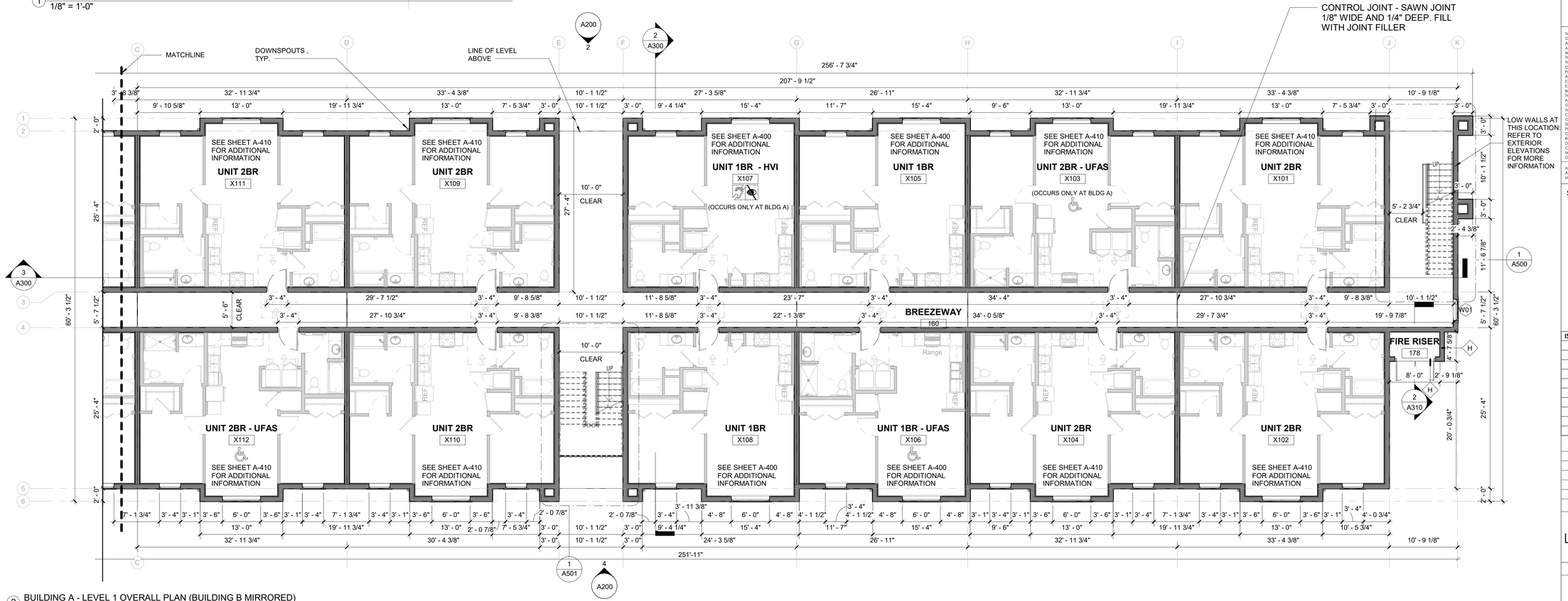
DUMPSTER ENCLOSURE DETAILS

SHEET NUMBER

A101



1 LEVEL 1 OVERALL PLAN
1/8" = 1'-0"



2 BUILDING A - LEVEL 1 OVERALL PLAN (BUILDING B MIRRORED)
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF CMU, COLUMN LINE, FACE OF INTERIOR STUD, OR FACE OF EXTERIOR SHEATHING U.N.O.
2. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
3. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
4. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 10.
5. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS. REFER EXTERIOR WALL PER FBC 602.3 OR ELSEWHERE REQUIRED IN THIS SET BY UL ASSEMBLIES. GENERAL CONTRACTOR TO CONFIRM AHJ FOR FRT REQUIREMENT IN THE EXTERIOR WALLS.
8. REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
9. REFERENCE ENGINEERING PLANS FOR PLUMBING AND ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
10. ALL EQUIPMENT TO BE ENERGY STAR RATED.
11. WET WALLS TO HAVE MOISTURE RESISTANT GYPSUM BOARD.

REFER TO SITE PLAN FOR UNIT NUMBERING AND UFAS AND HVI UNIT LOCATIONS

REFER TO ENLARGED UNIT PLANS FOR UNIT DOOR AND WINDOW TAGS.

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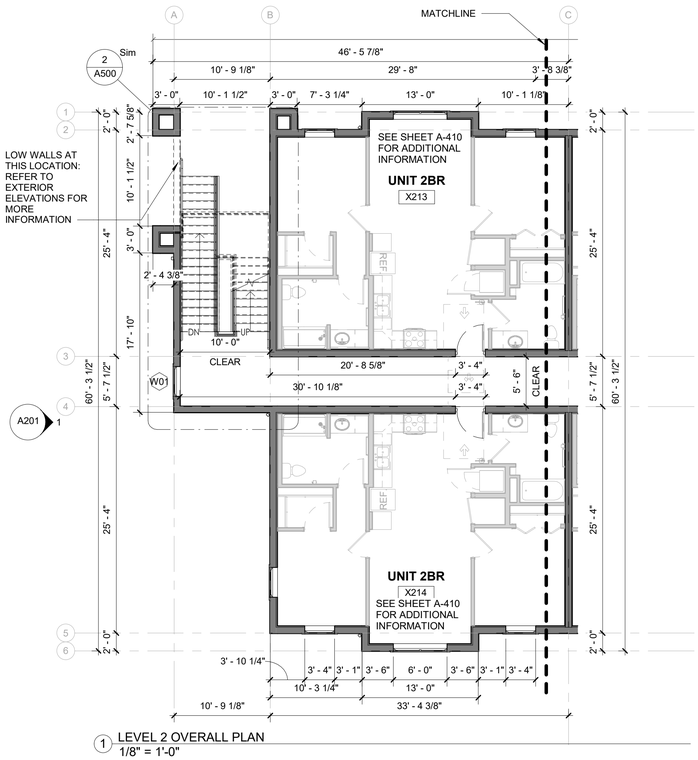
PROJECT INFORMATION BLOCK	
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

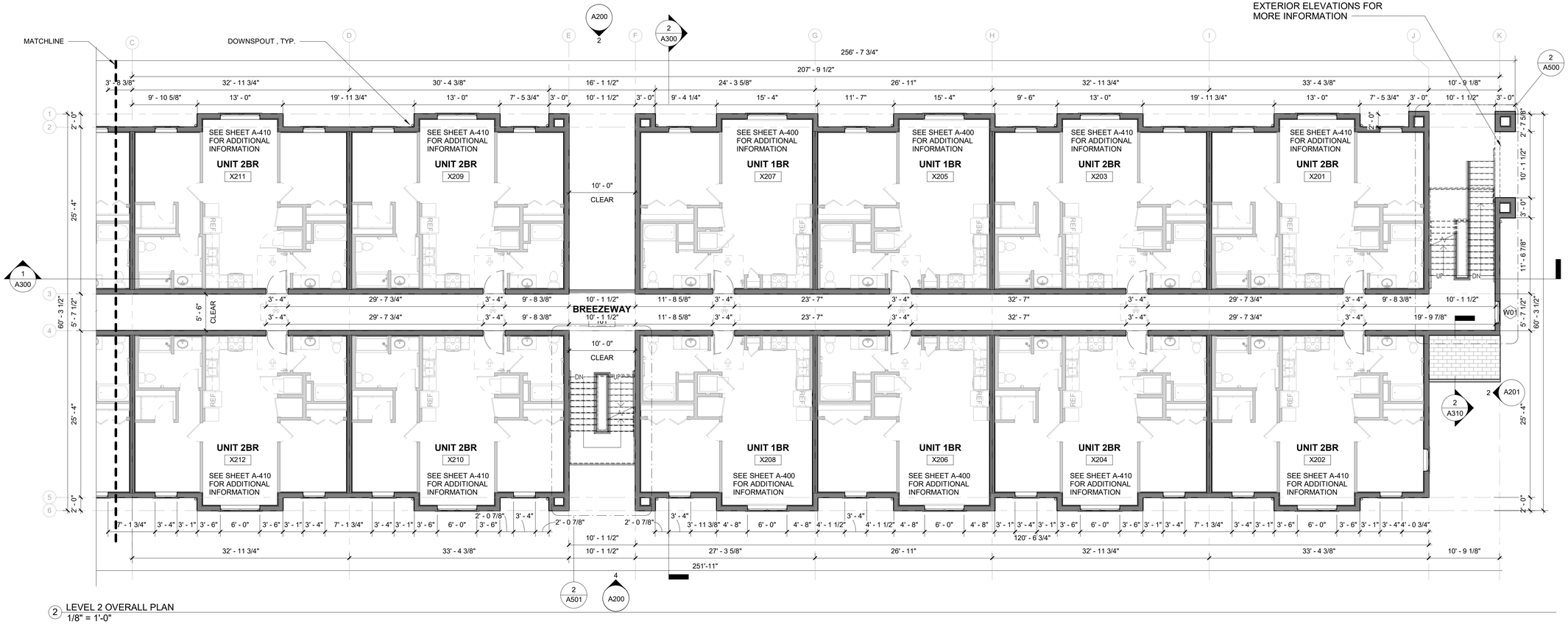
LEVEL 1 OVERALL PLAN

SHEET NUMBER

A110



1 LEVEL 2 OVERALL PLAN
1/8" = 1'-0"



2 LEVEL 2 OVERALL PLAN
1/8" = 1'-0"

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A STATEMENT ON "ALL SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

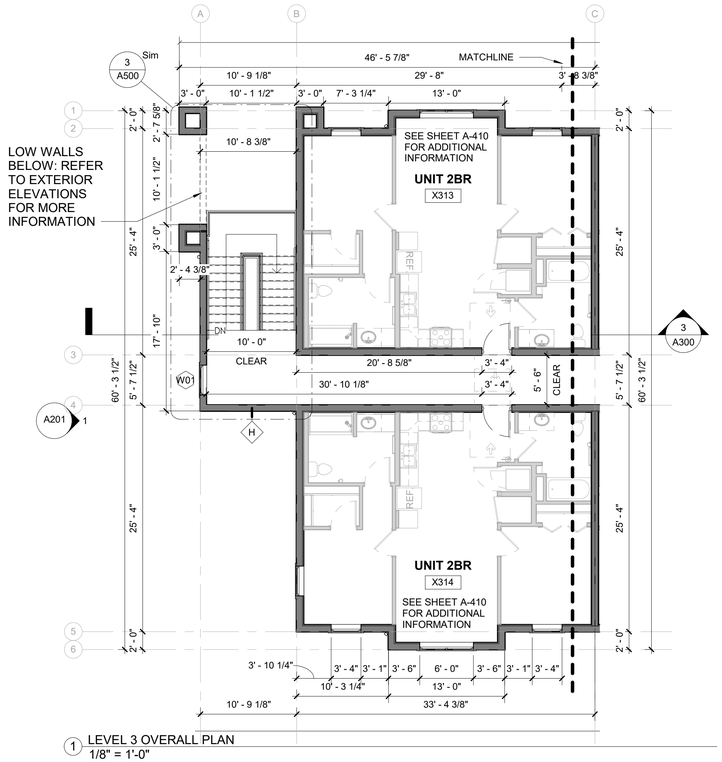
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

LEVEL 2 OVERALL PLAN

SHEET NUMBER

A111



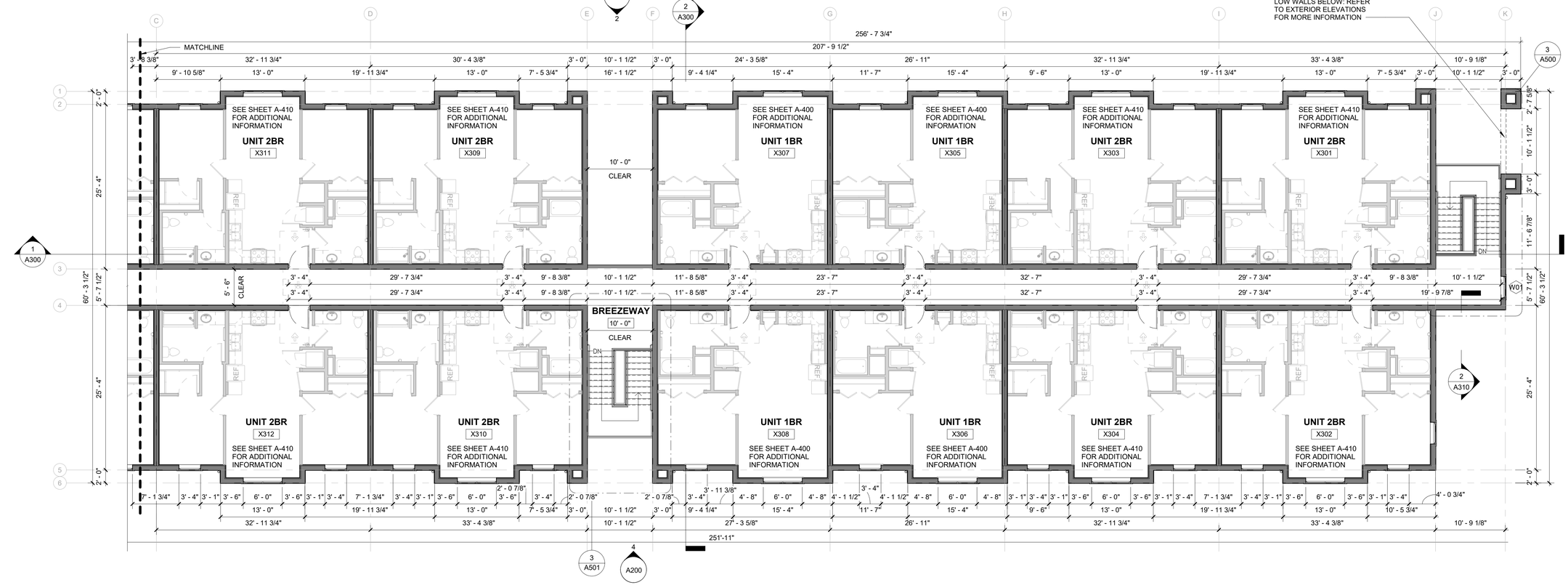
1 LEVEL 3 OVERALL PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF CMU, COLUMN LINE, FACE OF INTERIOR STUD, OR FACE OF EXTERIOR SHEATHING U.N.O.
2. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
3. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
4. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 10.
5. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS. REFER EXTERIOR WALL PER FBC 602.3 OR ELSEWHERE REQUIRED IN THIS SET BY UL ASSEMBLIES. GENERAL CONTRACTOR TO CONFIRM AHJ FOR FRT REQUIREMENT IN THE EXTERIOR WALLS.
8. REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
9. REFERENCE ENGINEERING PLANS FOR PLUMBING AND ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
10. ALL EQUIPMENT TO BE ENERGY STAR RATED.
11. WET WALLS TO HAVE MOISTURE RESISTANT GYPSUM BOARD.

REFER TO SITE PLAN FOR UNIT NUMBERING AND UFAS AND HVI UNIT LOCATIONS

REFER TO ENLARGED UNIT PLANS FOR UNIT DOOR AND WINDOW TAGS.



2 LEVEL 3 OVERALL PLAN
1/8" = 1'-0"

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400 N Ashley Drive
Suite 600
Tampa, FL 33602
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BLUE DEEP CREEK - PHASE II

2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

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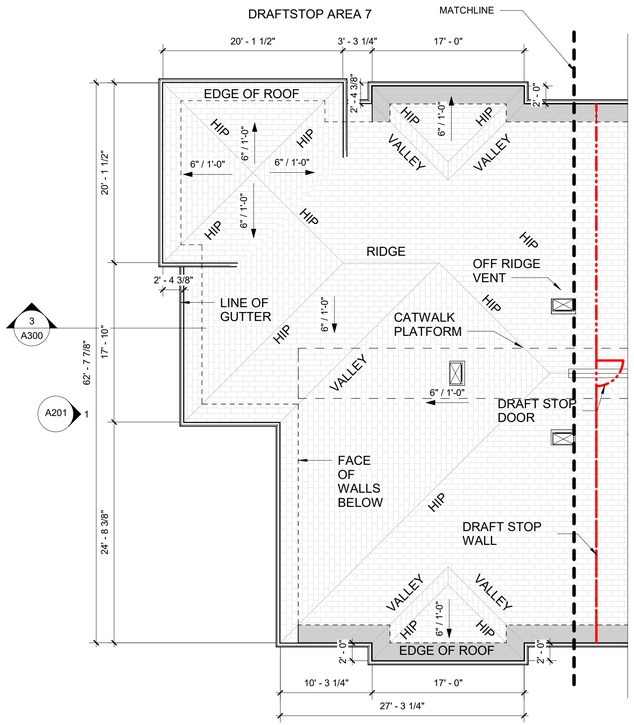
SHEET TITLE

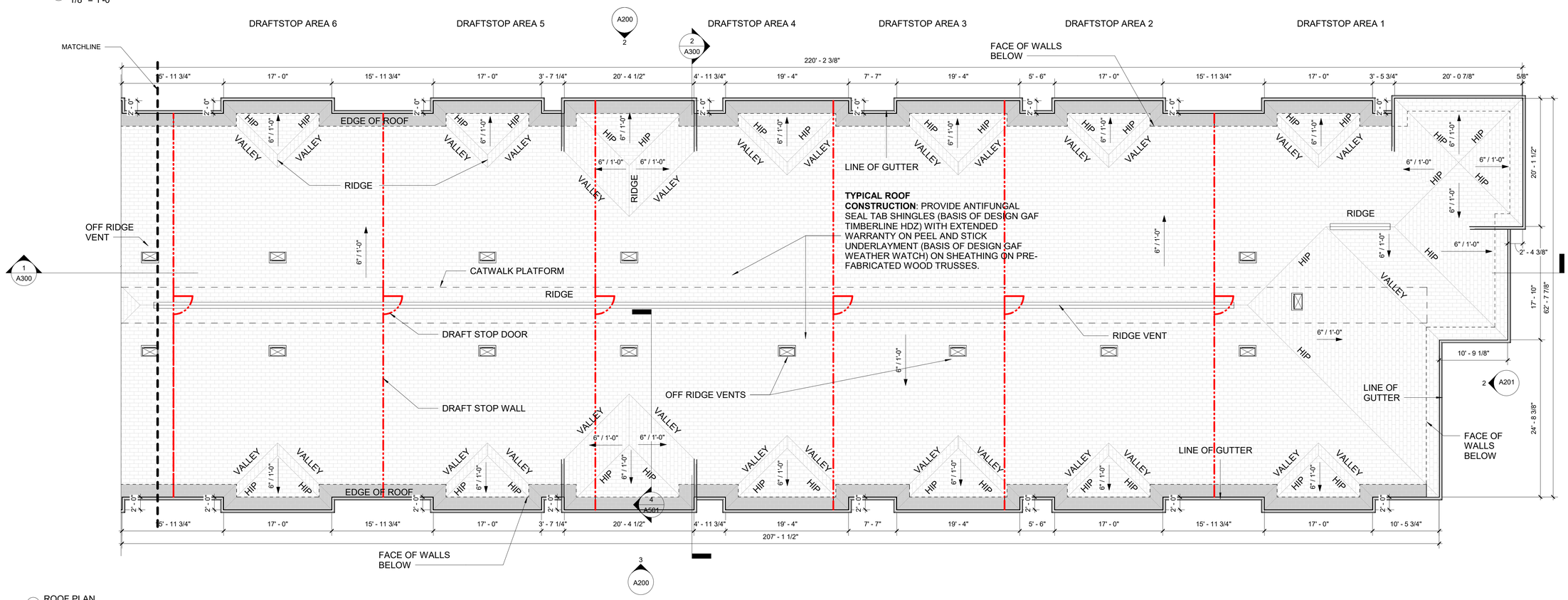
LEVEL 3 OVERALL PLAN

SHEET NUMBER

A112



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



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

GENERAL NOTES - ROOF PLAN

1. INSTALL ALL ROOF SYSTEMS AND RELATED COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS. PROVIDE SHOP DRAWINGS FOR APPROVAL AS REQUIRED BY SPECIFICATIONS.
2. VERIFY AND COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
3. ALL ROOF PENETRATIONS REQUIRE PRESSURE TREATED 2 X 6 BLOCKING AT INSULATION AROUND ENTIRE PERIMETER FOR FLASHING ATTACHMENT.
4. OMISSION OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
5. DRAFTSTOP WALLS INTENDED TO ALIGNED ABOVE UNIT DEMISING WALLS UNLESS OTHERWISE NOTED.
6. PROVIDE ANTIFUNGAL SEAL TAB SHINGLES (BASIS OF DESIGN GAF TIMBERLINE HDZ) WITH EXTENDED WARRANTY ON PEEL AND STICK UNDERLAYMENT (BASIS OF DESIGN GAF WEATHER WATCH) ON SHEATHING ON PRE-FABRICATED WOOD TRUSSES.

LEGEND

VENTED SOFFIT AREA

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DRAWN BY:	Author
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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A140

BDC PHASE II- BUILDING

Cals with 1/300

*note: 1/300 needs to work in ALL draftstop areas

Draftstop area 1

Area of compartment	2666	ft²	
1/300	8.886667	ft²	
Ventilation required:	1279.68	in²	minimum
40% of area	511.872	in²	
50% of area	639.84	in²	
Balance of area	639.84	in²	
Length of Ridge vent	12.5	ft	
area of ventilation (high)	225	in²	(*)between 40-50%
Add off ridge roof vent	420	in²	
Total high	645	in²	(*)between 40-50%
soffit area per compartment	135	ft²	
area of ventilation(low):	796.5	in²	needs to be between 50-60%
Total ventilation:	1441.5	>	1279.68 minimum
Does it balance?	0.447451		% high
	0.552549		%low
Complies?	Yes		
	1		
Add off ridge roof vent -			
Lomanco 770D -	140 in2	3	420

Draftstop area 2

Area of compartment	2065	ft²	
1/300	6.883333	ft²	
Ventilation required:	991.2	in²	minimum
40% of area	396.48	in²	
50% of area	495.6	in²	
Balance of area	495.6	in²	
Length of Ridge vent	33	ft	
area of ventilation (high)	594	in²	(*)between 40-50%
Add off ridge roof vent	140	in²	
Total high	734	in²	(*)between 40-50%
soffit area per compartment	157	ft²	
area of ventilation(low):	926.3	in²	needs to be between 50-60%
Total ventilation:	1660.3	>	991.2 minimum
Does it balance?	0.442089		% high
	0.557911		%low
Complies?	Yes		
	1		
Add off ridge roof vent -			
Lomanco 770D -	140 in2	1	140

Draftstop area 3

Area of compartment	1700	ft²	
1/300	5.666666667	ft²	
Ventilation required:	816	in²	minimum
40% of area	326.4	in²	
50% of area	408	in²	
Balance of area	408	in²	
Length of Ridge vent	27	ft	
area of ventilation (high)	486	in²	(*)between 40-50%
Add off ridge roof vent	140	in²	
Total high	626	in²	(*)between 40-50%
soffit area per compartment	125	ft²	
area of ventilation(low):	737.5	in²	needs to be between 50-60%
Total ventilation:	1363.5	>	816 minimum
Does it balance?	0.459112578		% high
	0.540887422		%low
Complies?	Yes		
	1		
Add off ridge roof vent -			
Lomanco 770D -	140 in2	1	140

Draftstop area 4

Area of compartment	2386	ft²	
1/300	7.953333333	ft²	
Ventilation required:	1145.28	in²	minimum
40% of area	458.112	in²	
50% of area	572.64	in²	
Balance of area	572.64	in²	
Length of Ridge vent	37.5	ft	
area of ventilation (high)	675	in²	(*)between 40-50%
Add off ridge roof vent	420	in²	
Total high	1095	in²	(*)between 40-50%
soffit area per compartment	219	ft²	
area of ventilation(low):	1292.1	in²	needs to be between 50-60%
Total ventilation:	2387.1	>	1145.28 minimum
Does it balance?	0.458715596		% high
	0.541284404		%low
Complies?	Yes		
	1		
Add off ridge roof vent -			
Lomanco 770D -	140 in2	3	420

Draftstop area 5

Area of compartment	2099	ft²	
1/300	6.996667	ft²	
Ventilation required:	1007.52	in²	minimum
40% of area	403.008	in²	
50% of area	503.76	in²	
Balance of area	503.76	in²	
Length of Ridge vent	33.5	ft	
area of ventilation (high)	603	in²	(*)between 40-50%
Add off ridge roof vent	280	in²	
Total high	883	in²	(*)between 40-50%
soffit area per compartment	168	ft²	
area of ventilation(low):	991.2	in²	needs to be between 50-60%
Total ventilation:	1874.2	>	1007.52 minimum
Does it balance?	0.471134		% high
	0.528866		%low
Complies?	Yes		
	1		
Add off ridge roof vent -			
Lomanco 770D -	140 in2	2	280

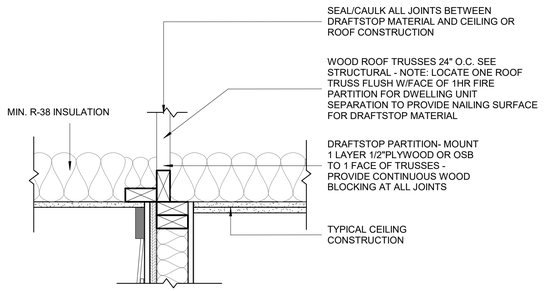
Draftstop area 6

Area of compartment	2056	ft²	
1/300	6.8533	ft²	
Ventilation required:	986.88	in²	minimum
40% of area	394.75	in²	
50% of area	493.44	in²	
Balance of area	493.44	in²	
Length of Ridge vent	26	ft	
area of ventilation (high)	468	in²	(*)between 40-50%
Add off ridge roof vent	280	in²	
Total high	748	in²	(*)between 40-50%
soffit area per compartment	147	ft²	
area of ventilation(low):	867.3	in²	needs to be between 50-60%
Total ventilation:	1615.3	>	986.9 minimum
Does it balance?	0.4631		% high
	0.5369		%low
Complies?	Yes		
	1		
Add off ridge roof vent -			
Lomanco 770D -	140 in2	2	280

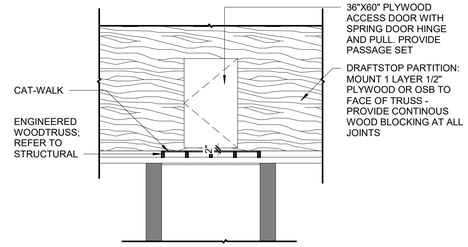
Draftstop area 7

Area of compartment	2659	ft²	
1/300	8.863333333	ft²	
Ventilation required:	1276.32	in²	minimum
40% of area	510.528	in²	
50% of area	638.16	in²	
Balance of area	638.16	in²	
Length of Ridge vent	9.5	ft	
area of ventilation (high)	171	in²	(*)between 40-50%
Add off ridge roof vent	420	in²	
Total high	591	in²	(*)between 40-50%
soffit area per compartment	132	ft²	
area of ventilation(low):	778.8	in²	needs to be between 50-60%
Total ventilation:	1369.8	>	1276.32 minimum
Does it balance?	0.431449847		% high
	0.568550153		%low
Complies?	Yes		
	1		
Add off ridge roof vent -			
Lomanco 770D -	140 in2	3	420

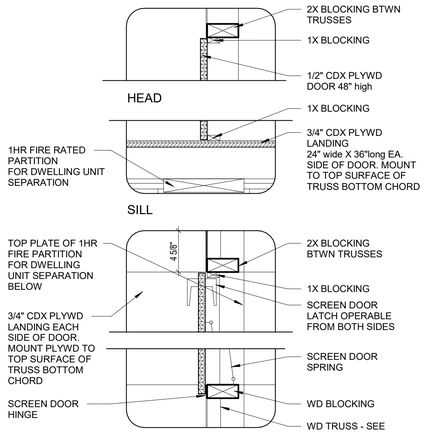
4 DRAFTSTOP CALCULATIONS - BUILDING
1/8" = 1'-0"



3 DRAFTSTOP PARTITION AT 1HR WALL SECTION
1 1/2" = 1'-0"



2 DRAFTSTOP PARTITION AT 1HR WALL
1/4" = 1'-0"



1 DOOR IN DRAFTSTOP1
1 1/2" = 1'-0"

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SEAL

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		12/19/23	Project Status

PROJECT INFORMATION BLOCK

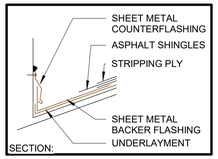
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

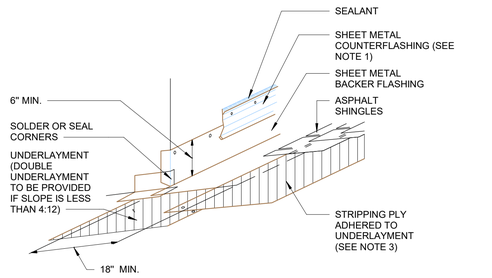
SHEET TITLE

DRAFTSTOP CALCULATIONS & DETAILS

SHEET NUMBER

A141

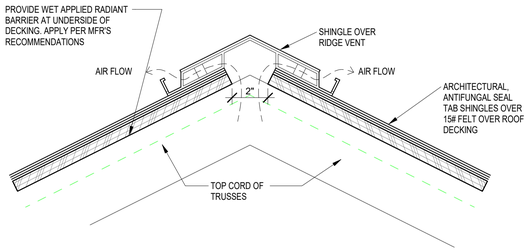




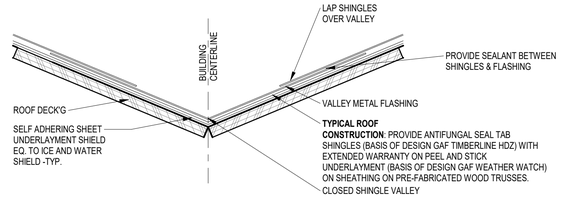
NOTES:

1. ALTERNATE COUNTERFLASHING PROFILES CAN BE USED.
2. IF STRIPPING PLY IS NOT USED, UNDERLAYMENT MUST BE EXTENDED OVER BACKER FLASHING.
3. CRICKETS SHOULD BE CONSIDERED IN LIEU OF BACKER FLASHINGS DEPENDING UPON WIDTH, SLOPE AND CLIMATIC CONDITIONS.

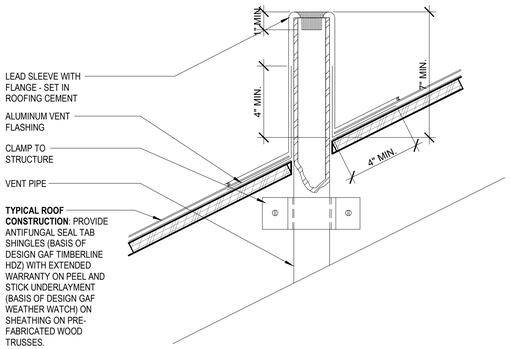
5 BACKER FLASHING
3" = 1'-0"



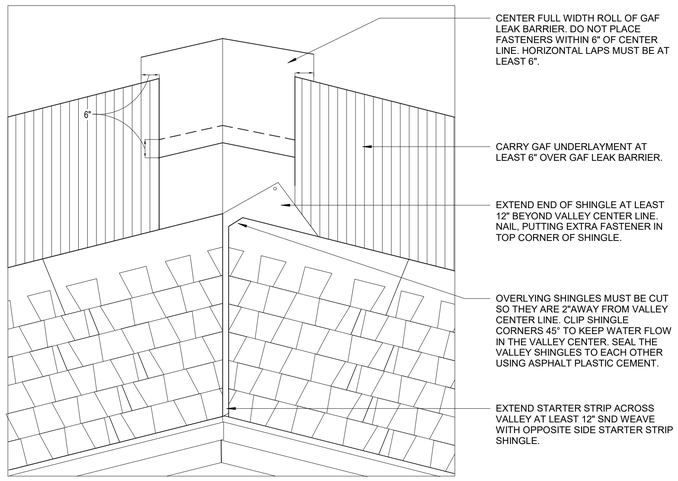
13 RIDGE VENT DETAIL
3" = 1'-0"



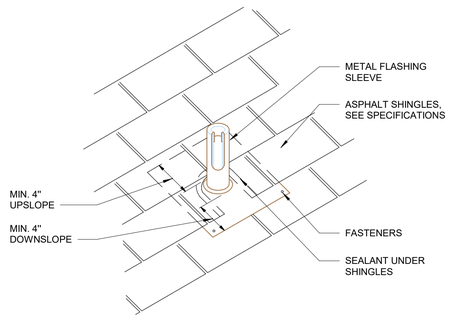
18 VALLEY DETAIL
3" = 1'-0"



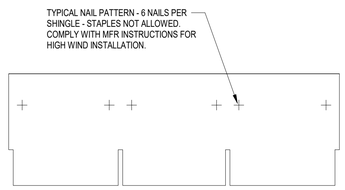
17 TYP. VENT FLASHING
3" = 1'-0"



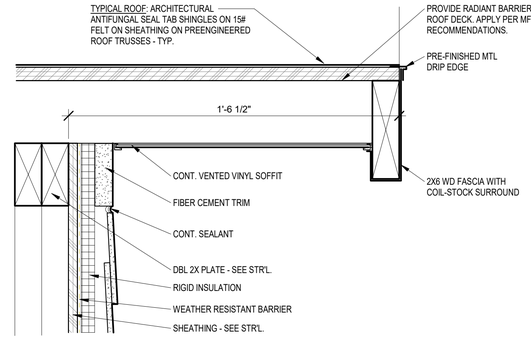
4 CLOSED VALLEY DETAIL
1/4" = 1'-0"



12 PIPE PENETRATION
3" = 1'-0"



16 SHINGLE NAILING PATTERN
1 1/2" = 1'-0"



14 ROOF EAVE
3" = 1'-0"

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SEAL

ISSUE	BY	DATE	DESCRIPTION
		12/19/23	Project Status

PROJECT INFORMATION BLOCK

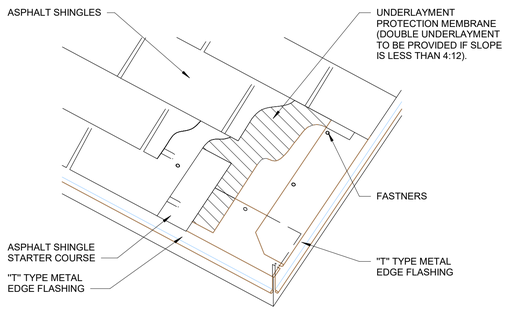
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

ROOF DETAILS

SHEET NUMBER

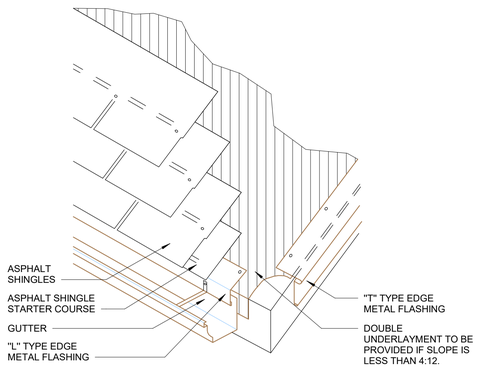
A142



NOTES:

1. NOT ALL SHINGLES ARE SHOWN FOR CLARITY.
2. UNDERLAYMENT TYPE AND NECESSITY MAY VARY DEPENDING ON CLIMATIC CONDITIONS.

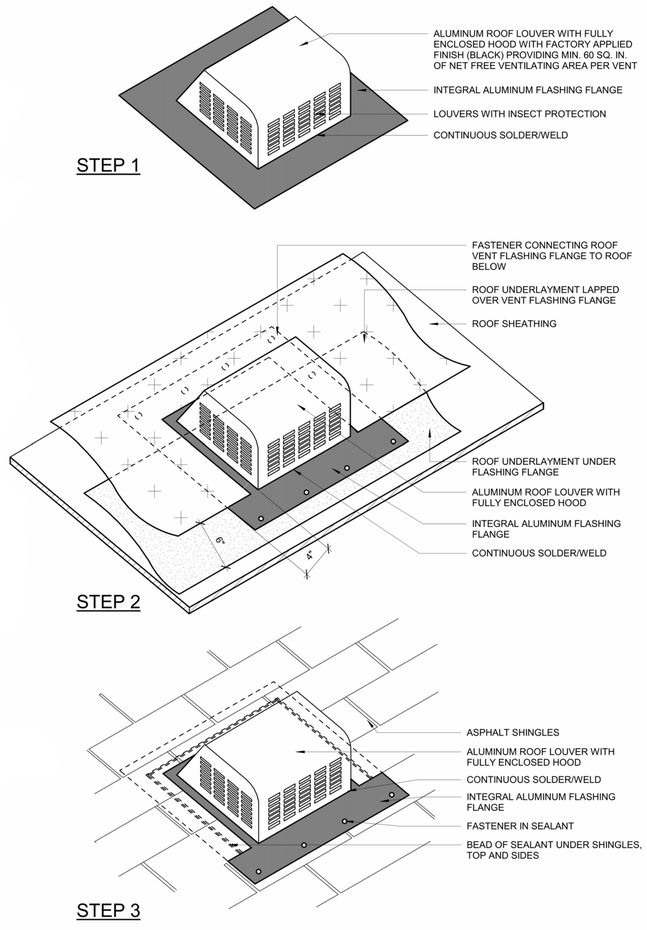
6 EAVE AND RAKE FLASHING
3" = 1'-0"



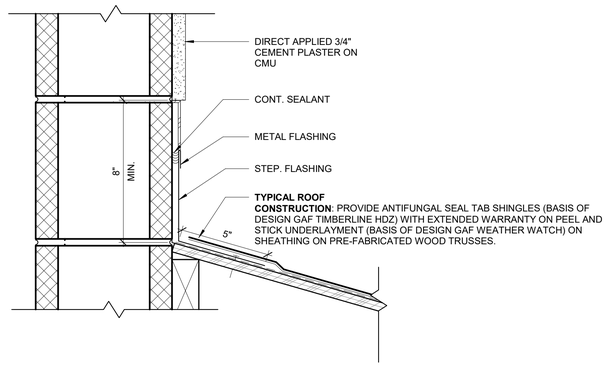
NOTES:

1. UNDERLAYMENT CAN BE INSTALLED ON TOP OF OR UNDER THE EAVE EDGE METAL FLASHING DEPENDING ON CLIMATIC CONDITIONS.
2. UNDERLAYMENT TYPE AND NECESSITY MAY VARY DAPENDING ON CLIMATIC CONDITIONS.
3. THIS DETAIL SHOWS ONE TYPE OF GUTTER SUPPORT. GUTTER SECUREMENT AND SUPPORT OPTIONS VARY ACCORDING TO REGIONAL PRACTICES AND MANUFACTURERS SPECIFICATIONS.

5 EAVE AND RAKE FLASHING w/GUTTER
3" = 1'-0"



13 OFF RIDGE ROOF VENT DETAIL
3" = 1'-0"



TYPICAL ROOF CONSTRUCTION: PROVIDE ANTIFUNGAL SEAL TAB SHINGLES (BASIS OF DESIGN GAF TIMBERLINE HDZ) WITH EXTENDED WARRANTY ON PEEL AND STICK UNDERLAYMENT (BASIS OF DESIGN GAF WEATHER WATCH) ON SHEATHING ON PRE-FABRICATED WOOD TRUSSES.

7 ROOF / WALL FLASHING
3" = 1'-0"

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SHEET TITLE

ROOF DETAILS

SHEET NUMBER

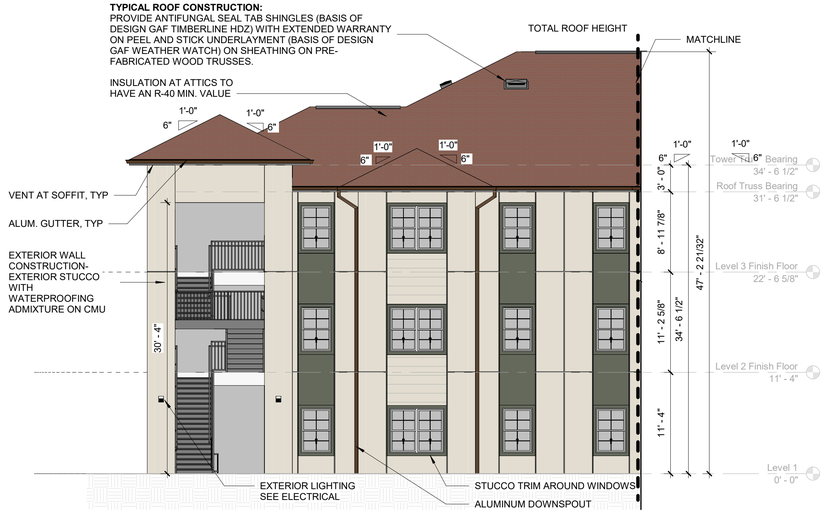
A143

3 SOUTH ELEVATION
1/8" = 1'-0"

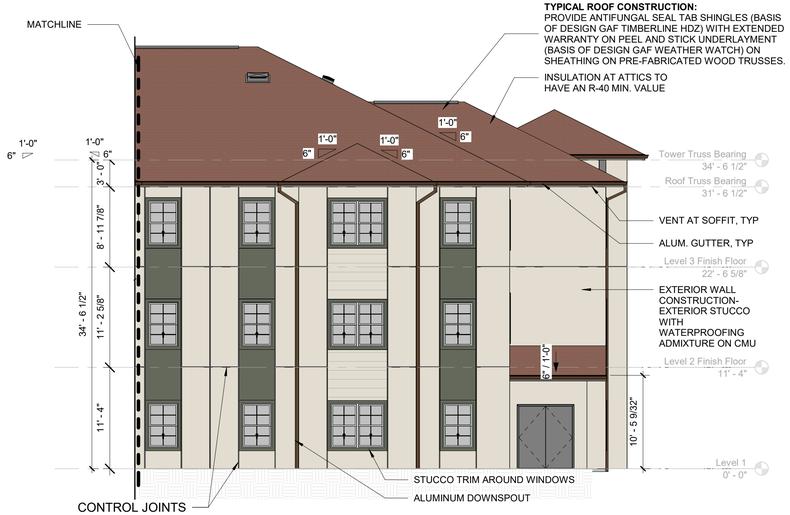
MATERIAL SCHEDULE

COLOR	DESCRIPTION
	ROOF: GAF TIMBERLINE SHINGLES - SUNSET BRICK
	STUCCO: SW7637 OYSTER WHITE
	STUCCO W/ HORIZONTAL REVEALS: SW7637 OYSTER WHITE
	STUCCO: SW6187 ROSEMARY
	STUCCO W/ HORIZONTAL REVEALS: SW6187 ROSEMARY

NOTE: EXTERIOR ELEVATIONS TO PROVIDE WATERPROOFING AD-MIXTURE TO THE STUCCO. BASIS OF DESIGN IS HYDRAPEL.



2 NORTH ELEVATION CONT.
1/8" = 1'-0"



4 SOUTH ELEVATION CONT.
1/8" = 1'-0"

1 STREET SIDE ELEVATION
1/8" = 1'-0"

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SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

MATERIAL SCHEDULE	
COLOR	DESCRIPTION
	ROOF: GAF TIMBERLINE SHINGLES - SUNSET BRICK
	STUCCO: SW7637 OYSTER WHITE
	STUCCO W/ HORIZONTAL REVEALS: SW7637 OYSTER WHITE
	STUCCO: SW6187 ROSEMARY
	STUCCO W/ HORIZONTAL REVEALS: SW6187 ROSEMARY

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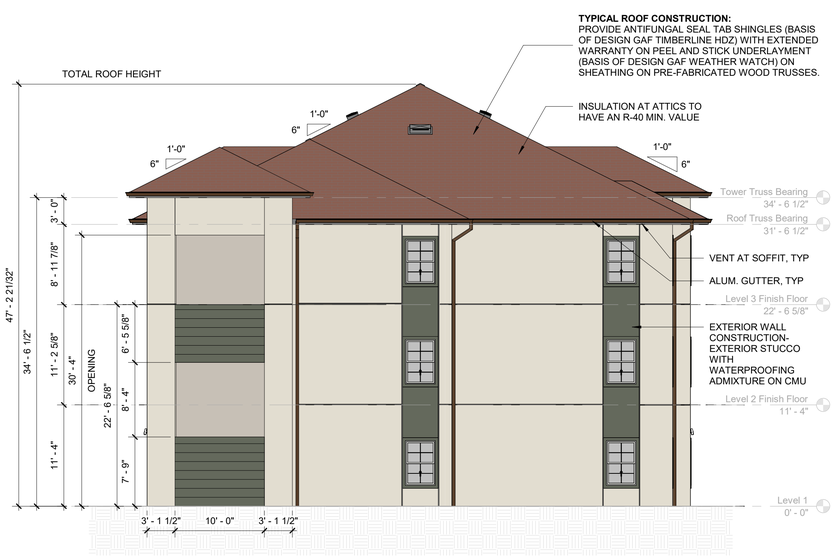
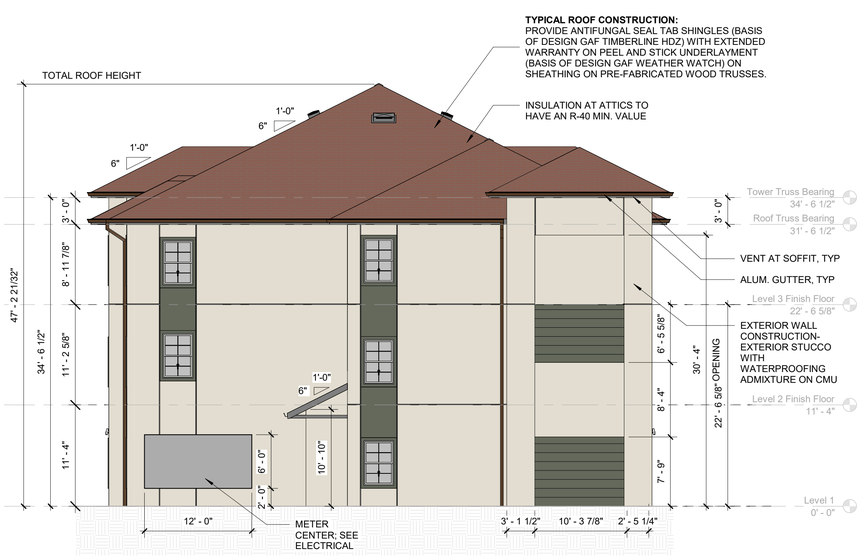


1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

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JOB #	250096
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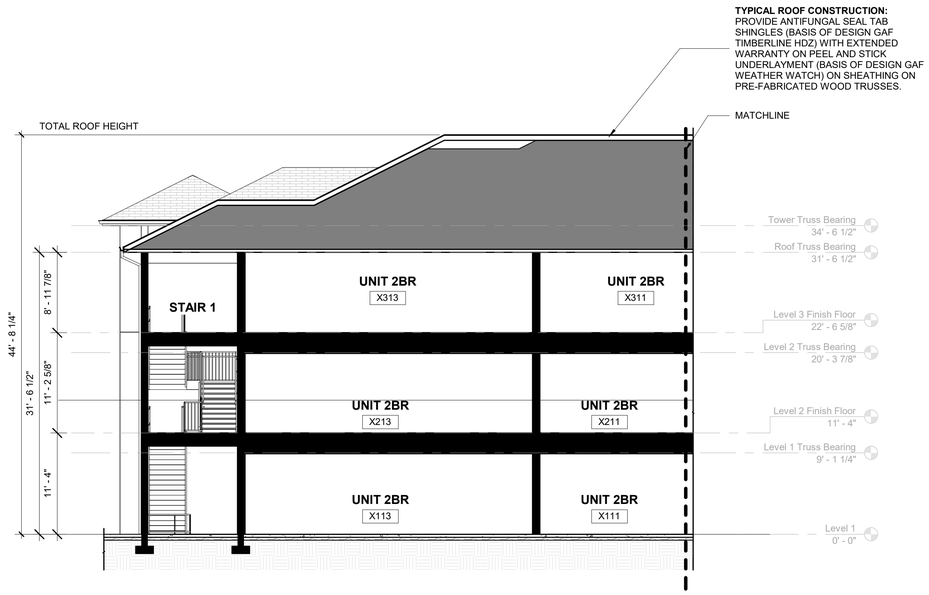
SHEET TITLE

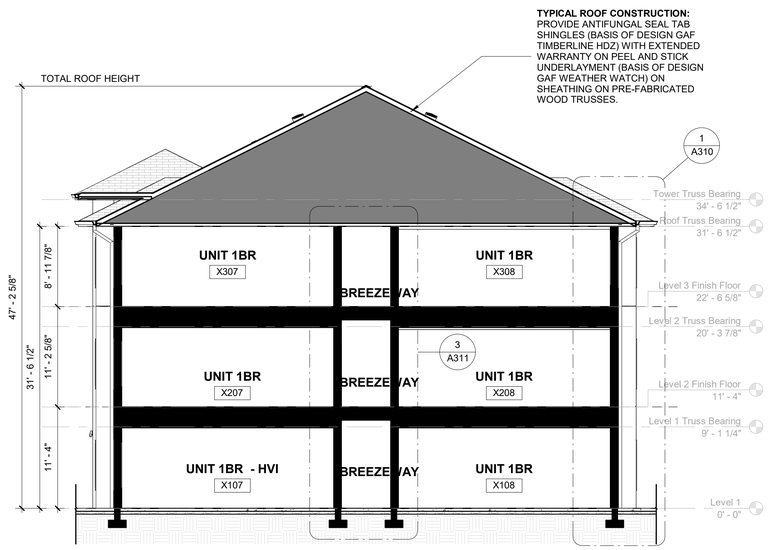
EXTERIOR ELEVATIONS

SHEET NUMBER

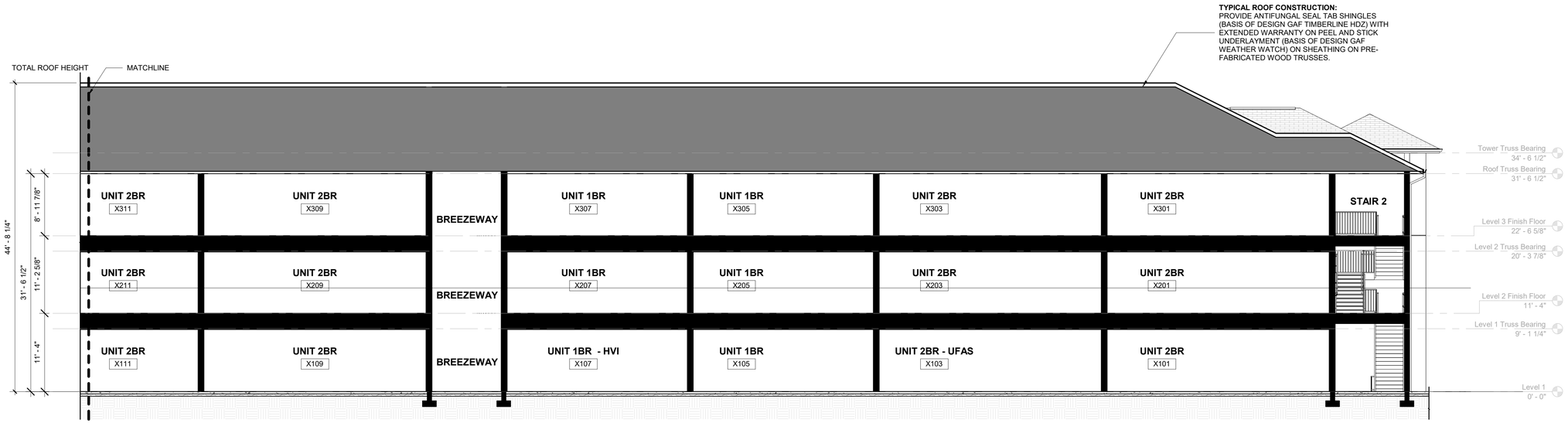
A201



3 TYPICAL BUILDING SECTION 1 CONT.
1/8" = 1'-0"



2 TYPICAL BUILDING SECTION 2
1/8" = 1'-0"



1 TYPICAL BUILDING SECTION 1
1/8" = 1'-0"

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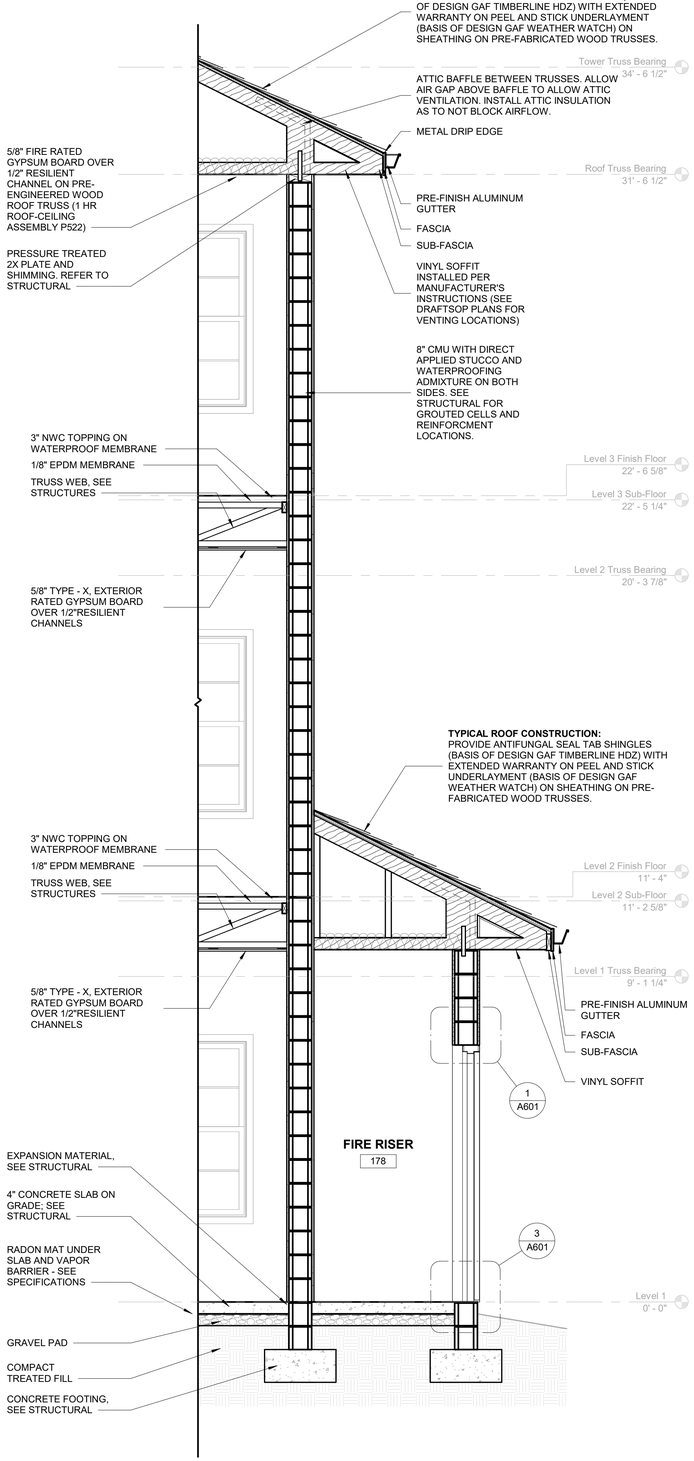
SHEET TITLE

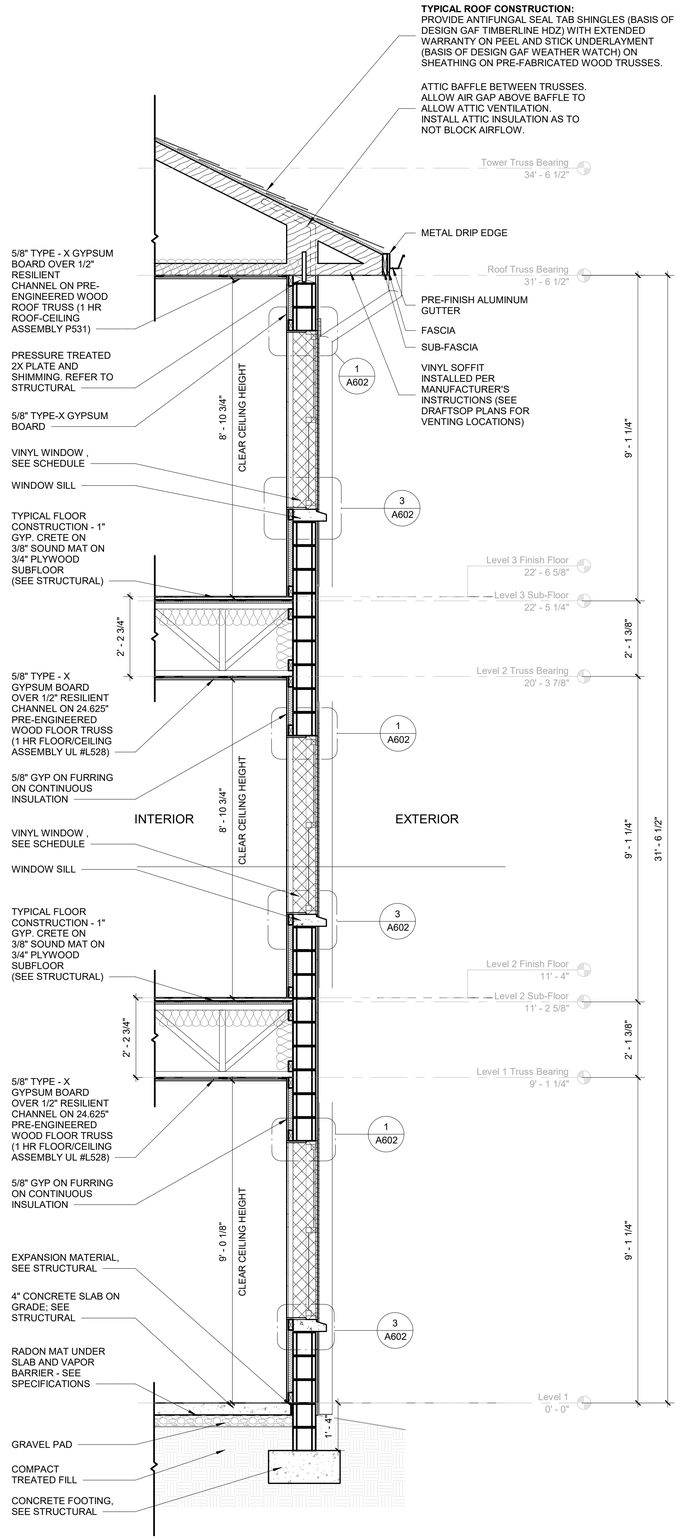
BUILDING SECTIONS

SHEET NUMBER

A300



2 TYPICAL WALL SECTION @FIRE RISER
1/2" = 1'-0"



1 TYPICAL EXTERIOR WALL SECTION
1/2" = 1'-0"

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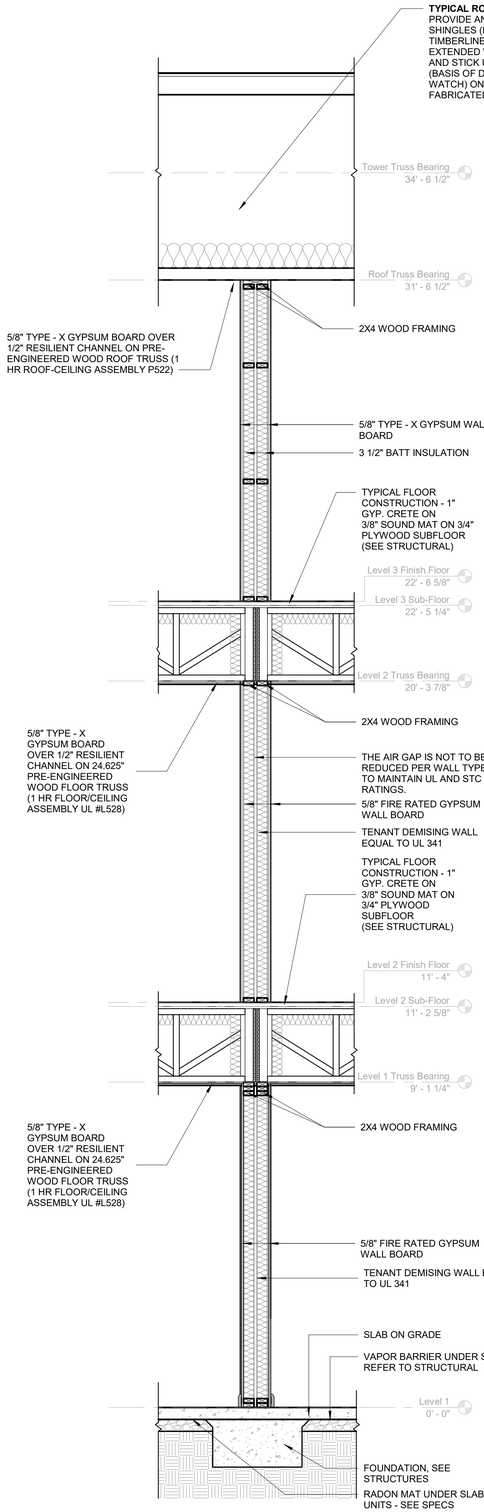
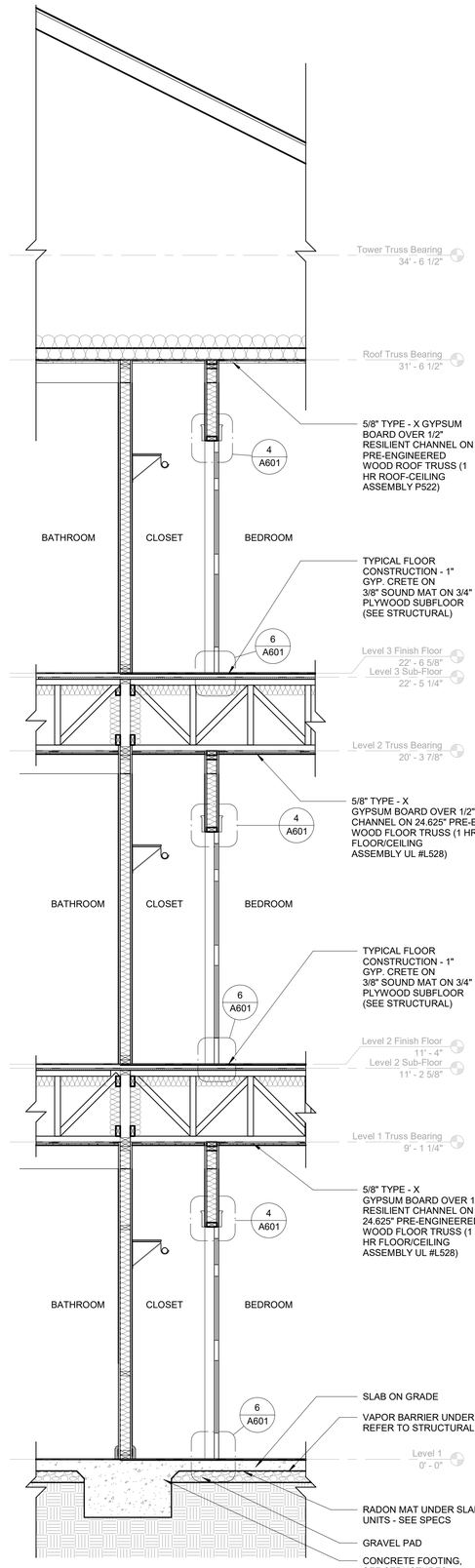
EXTERIOR WALL SECTIONS

SHEET NUMBER

A310



1 TYPICAL INTERIOR WALL SECTION @ DEMISING WALL
1/2" = 1'-0"



2 TYPICAL INTERIOR WALL SECTION @ CLOSET
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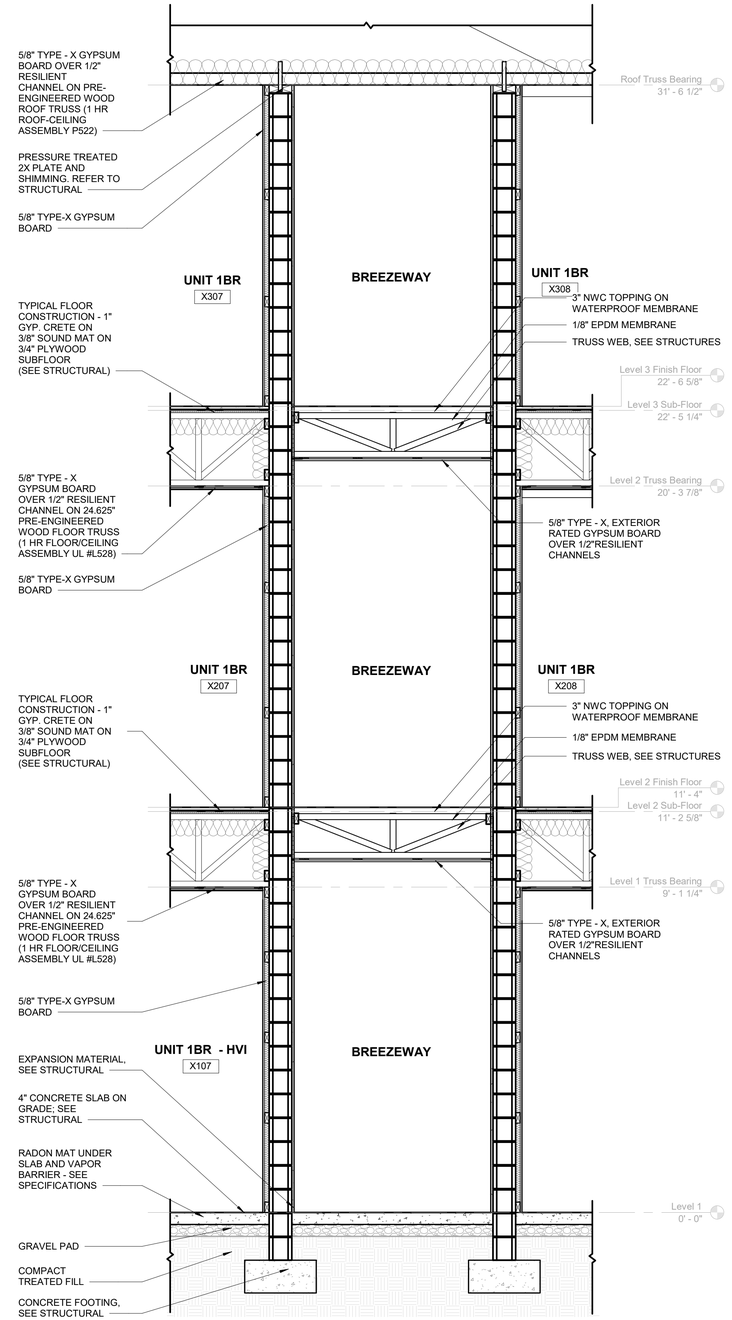

3 TYPICAL WALL SECTION @ BREEZEWAY
1/2" = 1'-0"

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400 N Ashley Drive
Suite 600
Tampa, FL 33602
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BLUE DEEP CREEK - PHASE II

2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

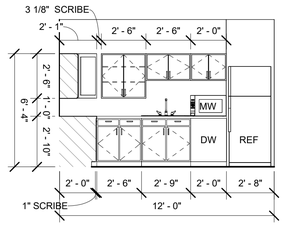
JOB #	250096
DATE:	Issue Date
DRAWN BY:	DAC
CHECKED BY:	AME

SHEET TITLE

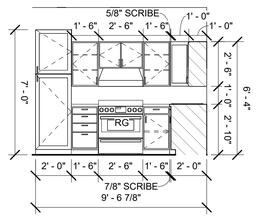
INTERIOR WALL SECTIONS

SHEET NUMBER

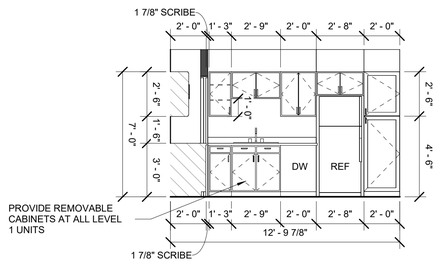
A311



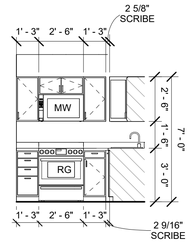
14 1BR UFAS KITCHEN 1 ELEVATION 1
1/4" = 1'-0"



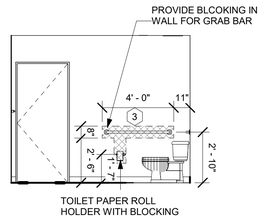
13 1BR UFAS KITCHEN ELEVATION 2
1/4" = 1'-0"



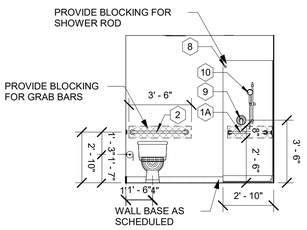
2 1BR TYP. KITCHEN ELEVATION 1
1/4" = 1'-0"



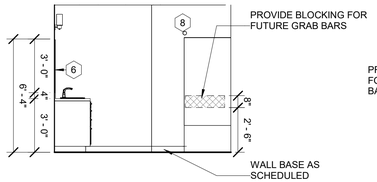
3 1BR TYP. KITCHEN ELEVATION 2
1/4" = 1'-0"



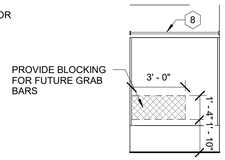
11 1BR UFAS BATH ELEVATION 3
1/4" = 1'-0"



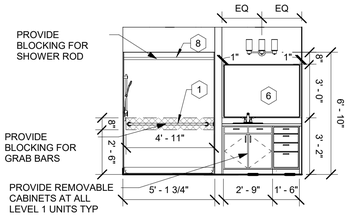
12 1BR UFAS BATH ELEVATION 4
1/4" = 1'-0"



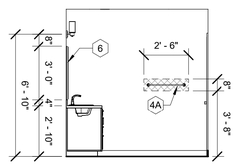
6 1BR TYP. BATH ELEVATION 3
1/4" = 1'-0"



7 1BR TYP. BATH ELEVATION 4
1/4" = 1'-0"



9 1BR UFAS BATH ELEVATION 1
1/4" = 1'-0"



10 1BR UFAS BATH ELEVATION 2
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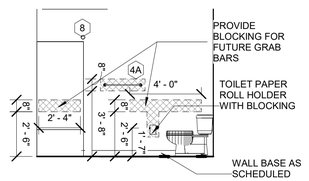

4 1BR TYP. BATH ELEVATION 1
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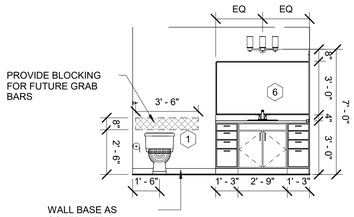

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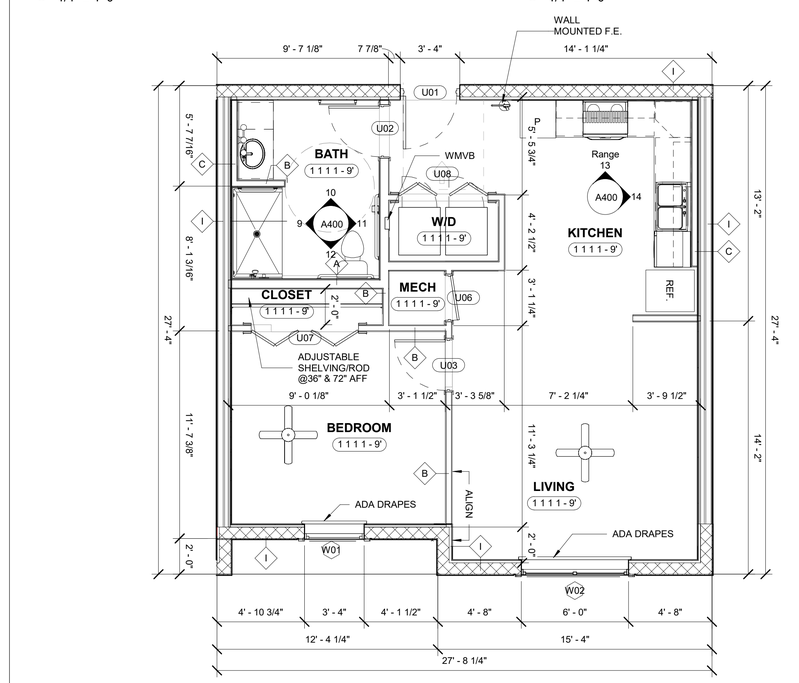
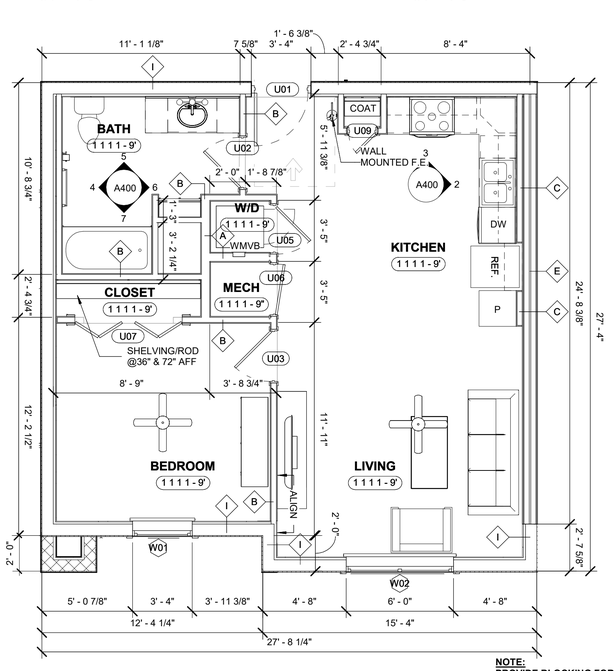
1/4" = 1'-0"



8 UNIT 1BR - UFAS
1/4" = 1'-0"



NOTE:
PROVIDE BLOCKING FOR FUTURE GRAB BARS AT LEVEL 1 UNITS

1 UNIT 1BR - TYPICAL
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF CMU, COLUMN LINE, FACE OF INTERIOR STUD, OR FACE OF EXTERIOR SHEATHING U.N.O.
2. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
3. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
4. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 10.
5. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS. REFER EXTERIOR WALL PER FBC 602.3 OR ELSEWHERE REQUIRED IN THIS SET BY UL ASSEMBLIES. GENERAL CONTRACTOR TO CONFIRM AHJ FOR FRT REQUIREMENT IN THE EXTERIOR WALLS.
8. REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
9. REFERENCE ENGINEERING PLANS FOR PLUMBING AND ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
10. ALL EQUIPMENT TO BE ENERGY STAR RATED.
11. WET WALLS TO HAVE MOISTURE RESISTANT GYPSUM BOARD.

FLOOR PLAN LEGEND

1t	INDICATES NEW DOOR TYPE REFER TO DOOR AND FRAME SCHEDULE XXX
1i	INDICATES NEW PARTITION TYPE REFER TO PARTITION SCHEDULE
XXX	INDICATES NEW WINDOW TYPE REFER TO WINDOW SCHEDULE

TOILET ACCESSORIES SCHEDULE - UNITS

MARK	DESCRIPTION	MANUFACTURER	PRODUCT #	MOUNTING HEIGHT
1	24" GRAB BAR	Pamex	BGBSS-1224C	34" AFF
1A	24" GRAB BAR	Pamex	BGBSS-1224C	VARIES - SEE DWGS
2	36" GRAB BAR	Pamex	BGBSS-1236C	34" AFF
3	42" GRAB BAR	Pamex	BGBSS-1242C	34" AFF
4	18" GRAB BAR	Pamex	BGBSS-1218C	48" AFF
4A	24" TOWEL BAR	Pamex	BC3-15824	48" AFF
4B	12" GRAB BAR	Pamex	BGBSS-1212C	34" AFF
6	FRAMED MIRROR	PRECISION FRAMEWORKS	701SN	SEE ELEV.
7	TISSUE DISPENSER	Pamex	BC3-42	20" AFF
8	CURVED SHOWER ROD	Pamex	BSR-552	78" AFF
9	SHOWER CONTROL			42" AFF O.C.
10	HANDHELD SHOWER FIXTURE			48" MAX CONTROL LEVER

EQUIPMENT SCHEDULE

DESCRIPTION	MODEL # / STYLE
TYPICAL UNIT	
REFRIGERATOR	GIE18GSNRSS
OVEN/RANGE	GRF400PVSS
MICROWAVE	GJNM316RJSS
DISHWASHER	GGDF510PSRSS
WASHER	GTW490ACJWS
DRYER	GTD45EASJWS
GARBAGE DISPOSAL	GFC525N
HC UNIT	
REFRIGERATOR	GIE19JSNRSS
OVEN/RANGE	JB480SYSS
MICROWAVE	GJES1145SHSS
DISHWASHER	GDT225SSLSS
VENT HOOD	JVX5305SJSS
WASHER	GFW510SCVWW
DRYER	GFD55ESSNWW
GARBAGE DISPOSAL	GFC525N

FINISH SCHEDULE

FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT
1	1	1	1	- 8'

FLOOR
0 - EXPOSED CONSTRUCTION
1 - VINYL PLANK
2 - SEALED CONCRETE

BASE
0 - NONE
1 - PAINTED WOOD

WALLS
0 - UNFINISHED
1 - PAINTED GYP BD

CEILING
0 - EXPOSED CONSTRUCTION
1 - PAINTED GYP BD
2 - UNFINISHED

GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL. ALL DIMENSIONS TO EXTERIOR WALL ARE TO FACE OF STUD OR EDGE OF CONCRETE SLAB.
2. PROVIDE PAPERLESS GYP BD AT WALLS & CEILINGS OF BATHROOMS (EXCEPT WHERE REQUIRED TO BE FIRE RESISTANT GYPSUM BOARD), AND AT ALL WINDOW HEAD/JAMB/SILLS.
3. PROVIDE FIRE RESISTANT GYP BD AT WALLS & CEILINGS SHOWN AS FIRE RATED, AND AT MECHANICAL CLOSETS.

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SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

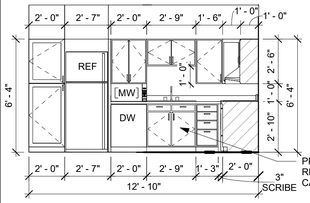
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

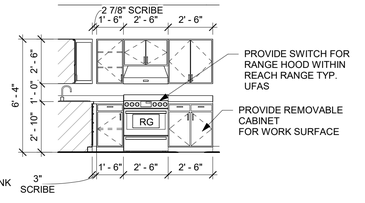
UNIT 1BR PLANS
INTERIOR ELEVATIONS

SHEET NUMBER

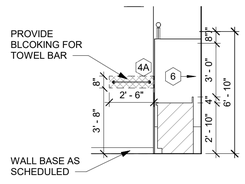
A400



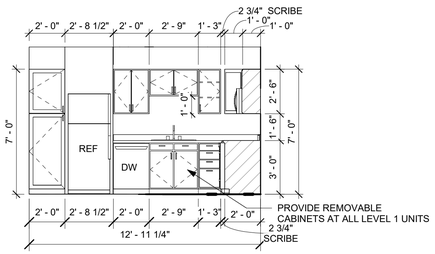
20 2BR UFAS KITCHEN ELEVATION 1
1/4" = 1'-0"



21 2BR UFAS KITCHEN ELEVATION 2
1/4" = 1'-0"



19 2BR UFAS BATH 2 ELEVATION 4
1/4" = 1'-0"



10 2BR TYP. KITCHEN ELEVATION 1
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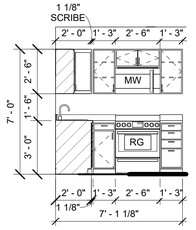

11 2BR TYP. KITCHEN ELEVATION 2
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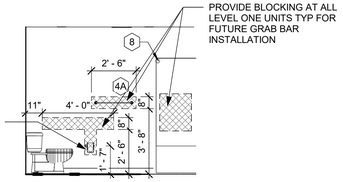
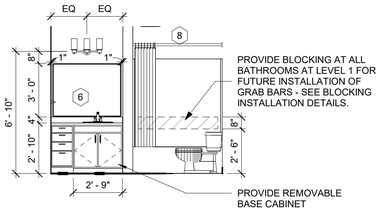
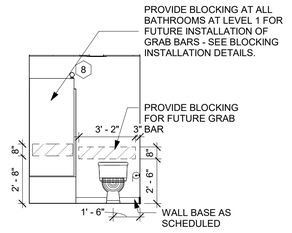


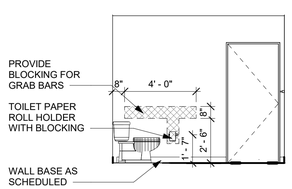
9 2BR TYP. BATH 2 ELEVATION 4
1/4" = 1'-0"



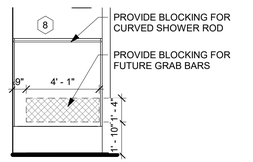
16 2BR UFAS BATH 2 ELEVATION 1
1/4" = 1'-0"



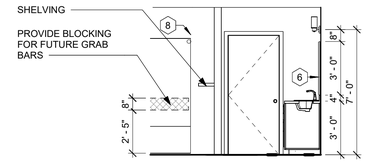
17 2BR UFAS BATH 2 ELEVATION 2
1/4" = 1'-0"



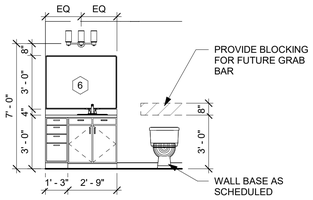
18 2BR UFAS BATH 2 ELEVATION 3
1/4" = 1'-0"



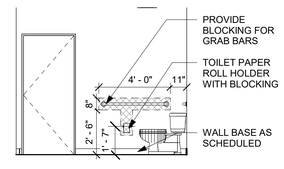
6 2BR TYP. BATH 2 ELEVATION 1
1/4" = 1'-0"



7 2BR TYP. BATH 2 ELEVATION 2
1/4" = 1'-0"



8 2BR TYP. BATH 2 ELEVATION 3
1/4" = 1'-0"



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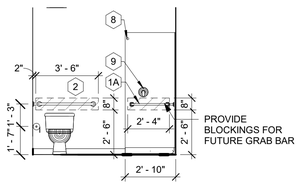
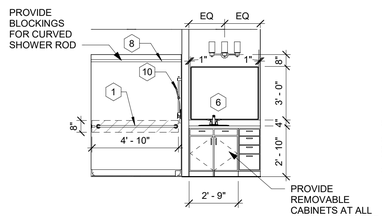
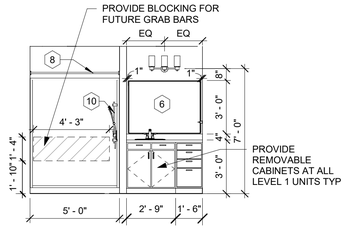


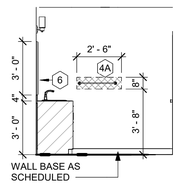
14 2BR UFAS BATH 1 ELEVATION 2
1/4" = 1'-0"



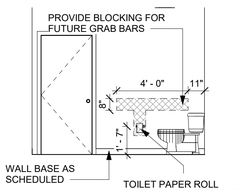
15 2BR UFAS BATH 1 ELEVATION 3
1/4" = 1'-0"



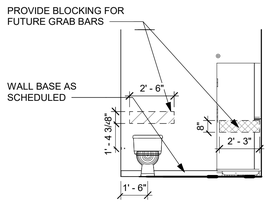
2 2BR TYP. BATH 1 ELEVATION 1
1/4" = 1'-0"



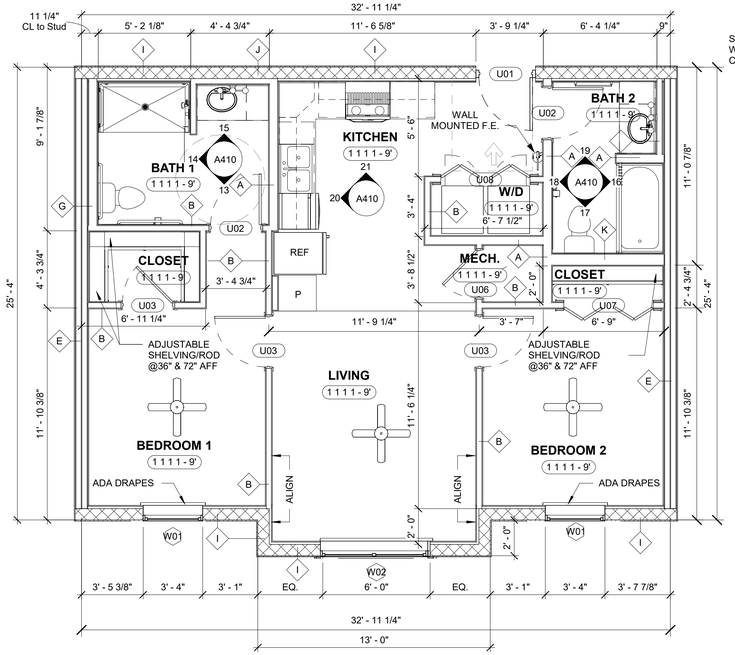
3 2BR TYP. BATH 1 ELEVATION 2
1/4" = 1'-0"



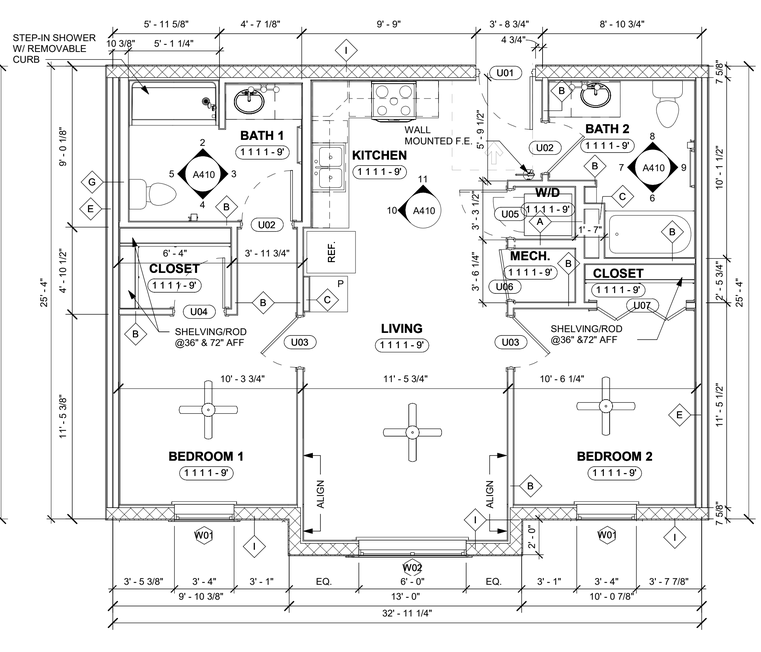
4 2BR TYP. BATH 1 ELEVATION 3
1/4" = 1'-0"



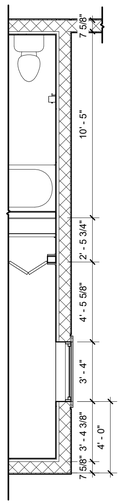
5 2BR TYP. BATH 1 ELEVATION 4
1/4" = 1'-0"



12 UNIT 2BR - UFAS
1/4" = 1'-0"



1 UNIT 2BR - TYPICAL
1/4" = 1'-0"



22 2BR - END UNIT WINDOW LOCATION
1/4" = 1'-0" (OCCURS AT LEVEL 2 & 3 ONLY)

TOILET ACCESSORIES SCHEDULE - UNITS

MARK	DESCRIPTION	MANUFACTURER	PRODUCT #	MOUNTING HEIGHT
1	24" GRAB BAR	Pamex	BGBSS-1224C	34" AFF
1A	24" GRAB BAR	Pamex	BGBSS-1224C	VARIES - SEE DWGS
2	36" GRAB BAR	Pamex	BGBSS-1236C	34" AFF
3	42" GRAB BAR	Pamex	BGBSS-1242C	34" AFF
4	18" GRAB BAR	Pamex	BGBSS-1218C	48" AFF
4A	24" TOWEL BAR	Pamex	BC3-15824	48" AFF
4B	12" GRAB BAR	Pamex	BGBSS-1212C	34" AFF
6	FRAMED MIRROR	PRECISION FRAMEWORKS	701SN	SEE ELEV.
7	TISSUE DISPENSER	Pamex	BC3-42	20" AFF
8	CURVED SHOWER ROD	Pamex	BSR-552	78" AFF
9	SHOWER CONTROL			42" AFF O.C.
10	HANDHELD SHOWER FIXTURE			48" MAX CONTROL LEVER

EQUIPMENT SCHEDULE

DESCRIPTION	MODEL # / STYLE
TYPICAL UNIT	
REFRIGERATOR	GIE18GSNRSS
OVEN/RANGE	GRF400PVSS
MICROWAVE	GJNM316RJSS
DISHWASHER	GSDF510PSRSS
WASHER	GTW490ACJWS
DRYER	GTD45EASJWS
GARBAGE DISPOSAL	GFC525N
HC UNIT	
REFRIGERATOR	GIE19JSNRSS
OVEN/RANGE	JB480SYSS
MICROWAVE	GJES1145SHSS
DISHWASHER	GDT225SSLSS
VENT HOOD	JVX5305SJSS
WASHER	GFW510SCVWW
DRYER	GFD55ESSNWW
GARBAGE DISPOSAL	GFC525N

NOTE:
PROVIDE BLOCKING FOR FUTURE GRAB BARS AT LEVEL 1 UNITS

FINISH SCHEDULE

FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT
1	1	1	1	- 8'

FLOOR
0 - EXPOSED CONSTRUCTION
1 - VINYL PLANK
2 - SEALED CONCRETE

BASE
0 - NONE
1 - PAINTED WOOD

WALLS
0 - UNFINISHED
1 - PAINTED GYP BD

CEILING
0 - EXPOSED CONSTRUCTION
1 - PAINTED GYP BD
2 - UNFINISHED

GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL. ALL DIMENSIONS TO EXTERIOR WALL ARE TO FACE OF STUD OR EDGE OF CONCRETE SLAB.
2. PROVIDE PAPERLESS GYP BD AT WALLS & CEILINGS OF BATHROOMS (EXCEPT WHERE REQUIRED TO BE FIRE RESISTANT GYPSUM BOARD), AND AT ALL WINDOW HEAD/JAMB/SILLS.
3. PROVIDE FIRE RESISTANT GYP BD AT WALLS & CEILINGS SHOWN AS FIRE RATED, AND AT MECHANICAL CLOSETS.

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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

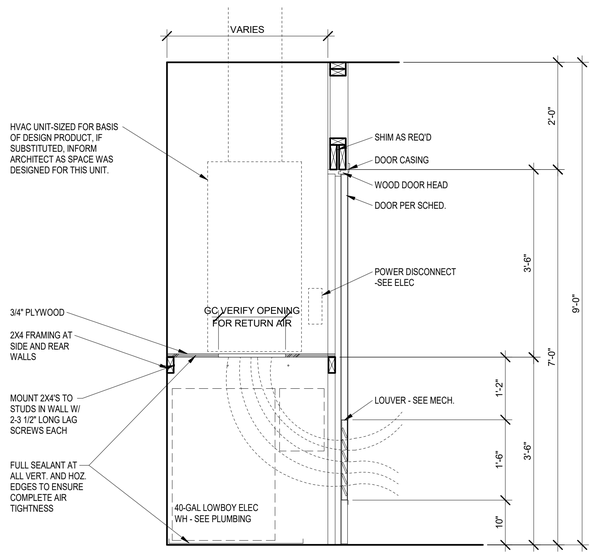
SHEET TITLE

UNIT 2BR PLANS
INTERIOR ELEVATIONS

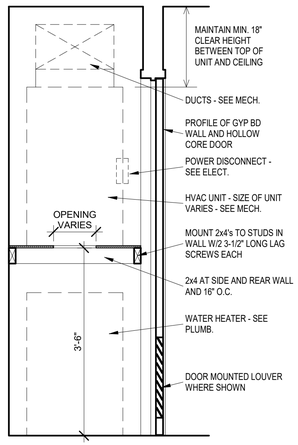
SHEET NUMBER

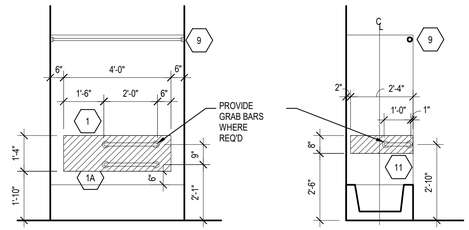
A410

3 MECHANICAL CLOSET SECTION
3/4" = 1'-0"



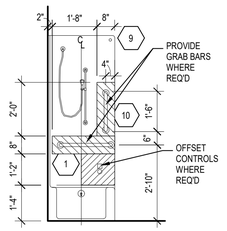
2 MECHANICAL CLOSET SECTION W/ WATER HEATER
3/4" = 1'-0"



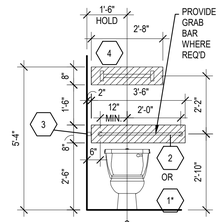


TUB W/O FIXED SEAT SIDE WALL

TUB W/O FIXED SEAT HEAD END WALL

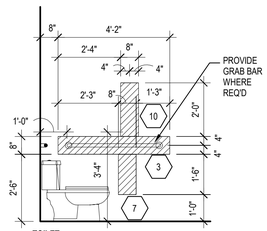


TUB CONTROL WALL



TOILET BACK WALL

*WHERE PERMITTED



TOILET SIDE WALL

4 GRAB BAR DTL
3/8" = 1'-0"

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JOB #	250096
DATE:	Issue Date
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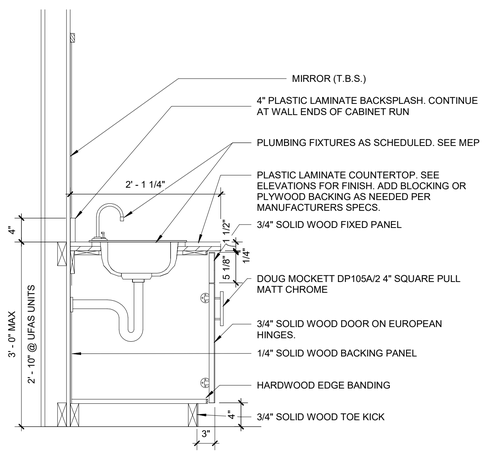
CHECKED BY:	Checker

SHEET TITLE

ENLARGED UNIT PLAN DETAILS

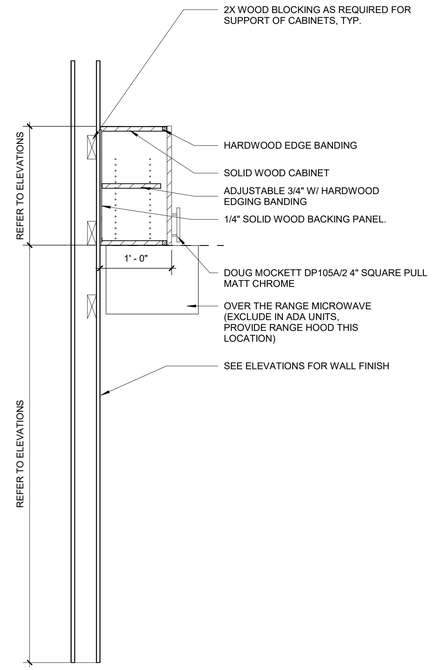
SHEET NUMBER

A450



NOTE: MILLWORK FINISH TO BE DETERMINED, CONTRACTOR TO COORDINATE MILLWORK FINISH WITH OWNER. REFER TO ROOM FINISH PLANS AND ELEVATIONS FOR FINISHES AND COLORS (TYP.)

1 TYPICAL SECTION @ BATHROOM MILLWORK SINK
1" = 1'-0"



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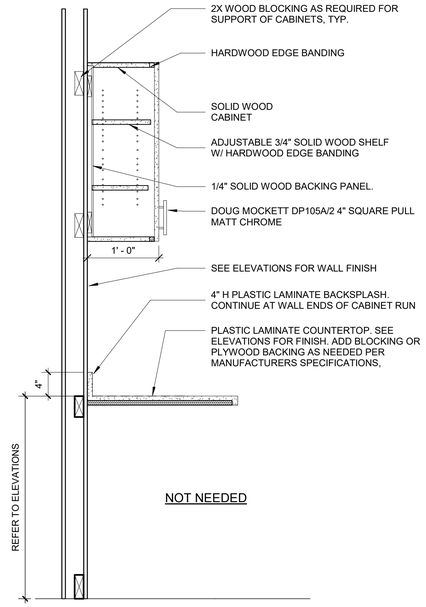
2 TYPICAL SECTION @ KITCHEN MILLWORK OVEN
1" = 1'-0"



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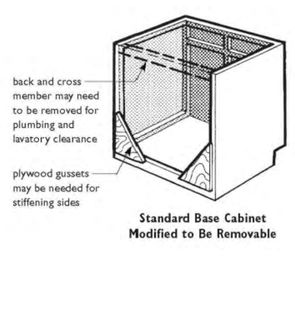
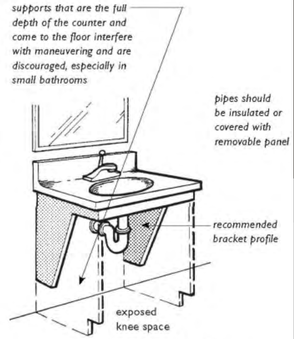
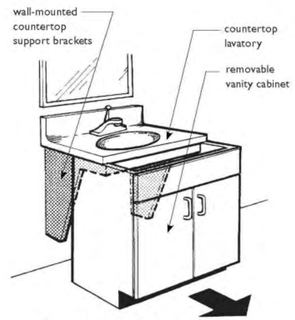
3 TYPICAL SECTION @ KITCHEN MILLWORK DISHWASHER
1" = 1'-0"



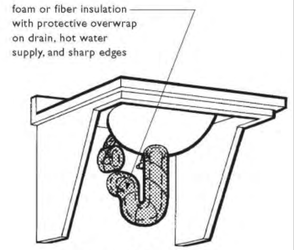
Standard Base Cabinet Modified to Be Removable



Exposed Knee Space Under Bracket-Supported Countertop Lavatory



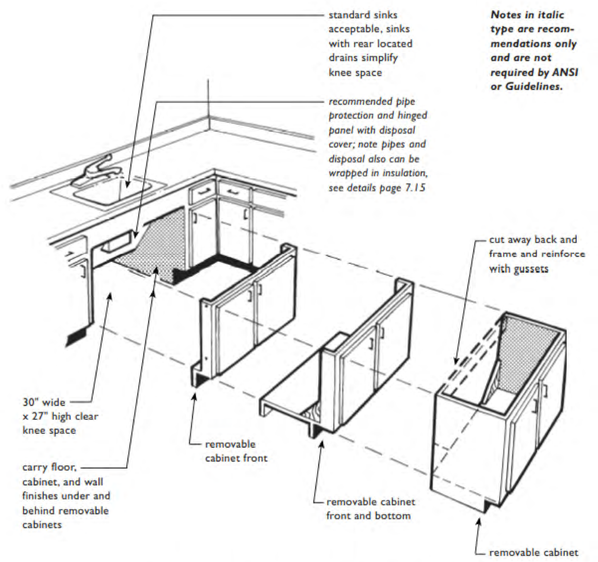
Removing Vanity Cabinet to Expose Knee Space



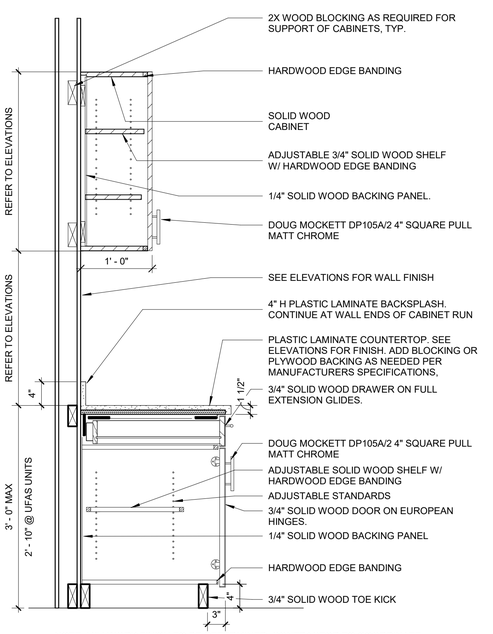
Lavatory with Removable Insulation Pipe Protection

Removable Base Cabinets

Narrow U-shaped kitchens, where knee space must be provided below sinks or cooktops, can appear identical to those kitchens which lack this additional feature since knee space can be concealed by a removable base cabinet. When a potential resident or owner needs the knee space it can be provided quickly and easily. Specifications for knee space are based on the Guidelines' requirements for bathrooms and ANSI 4.19 and 4.32. See also pages 7.14 - 7.15 and 7.52.

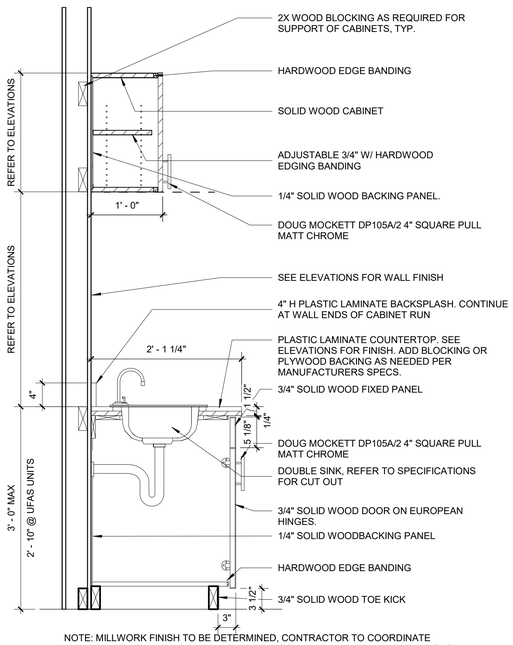


Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



NOTE: MILLWORK FINISH TO BE DETERMINED, CONTRACTOR TO COORDINATE MILLWORK FINISH WITH OWNER. REFER TO ROOM FINISH PLANS AND ELEVATIONS FOR FINISHES AND COLORS (TYP.)

4 TYPICAL SECTION @ KITCHEN MILLWORK CABNET BASE
1" = 1'-0"



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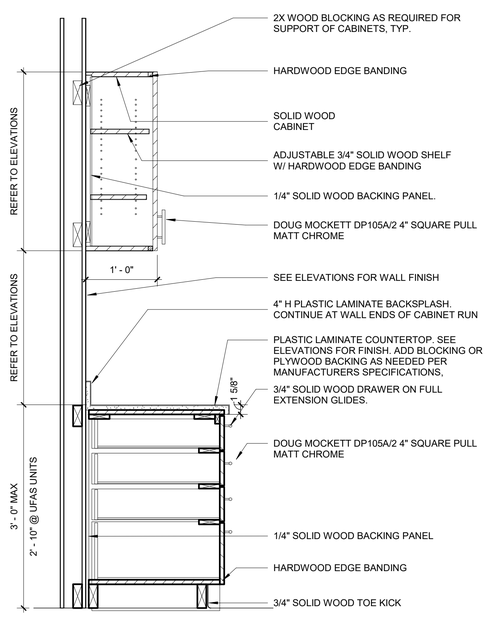
5 TYPICAL SECTION @ KITCHEN MILLWORK SINK
1" = 1'-0"



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6 TYPICAL SECTION @ KITCHEN MILLWORK DRAWERS
1" = 1'-0"

7 UFAS UNIT SINK DETAILS
1/4" = 1'-0"

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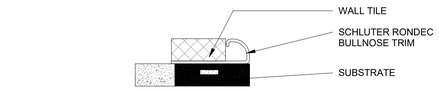
CHECKED BY:	Checker

SHEET TITLE

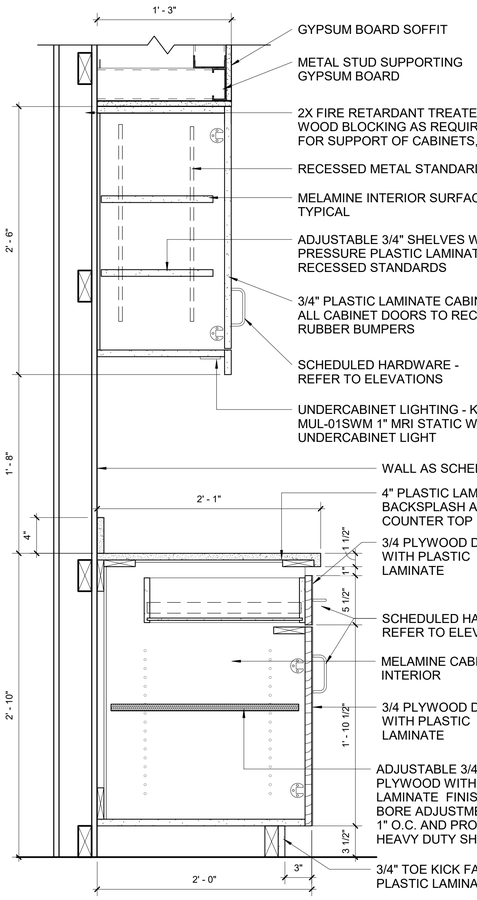
ENLARGED MILLWORK PLANS, ELEVATIONS, SECTIONS & DETAILS

SHEET NUMBER

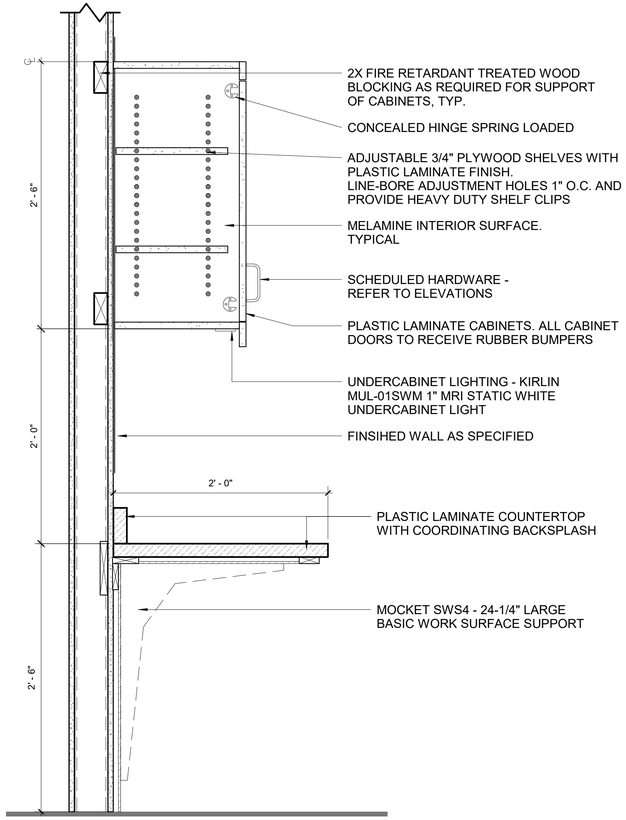
A470



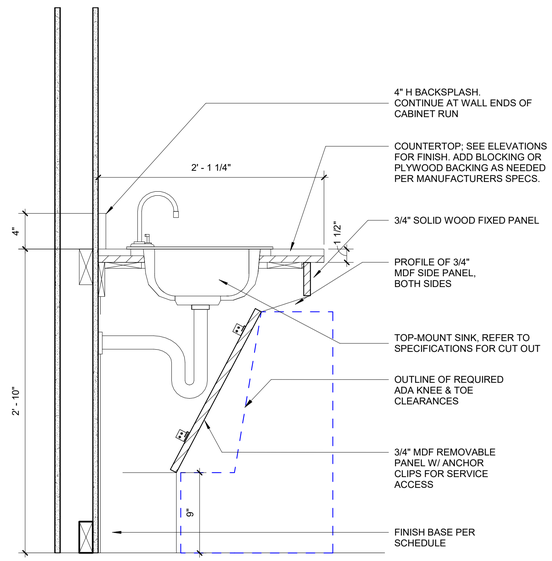
8 WALL TILE TRANSITION
12" = 1'-0"



1 MILLWORK - UPPER AND LOWER CABINETS
1 1/2" = 1'-0"



2 MILLWORK - UPPER CABINET AND COUNTER
1 1/2" = 1'-0"



NOTE: MILLWORK FINISH TO BE DETERMINED.

6 KITCHEN MILLWORK DETAILS - UFAS
1 1/2" = 1'-0"

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BLUE SKY COMMUNITIES

BLUE DEEP CREEK - PHASE II

2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		Date 1	Revision 1

PROJECT INFORMATION BLOCK

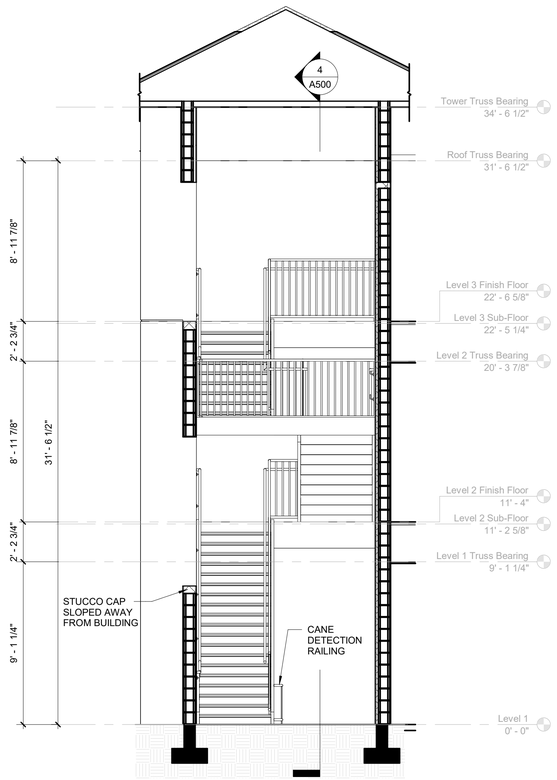
JOB #	250096
DATE:	Issue Date
DRAWN BY:	SP
CHECKED BY:	CG

SHEET TITLE

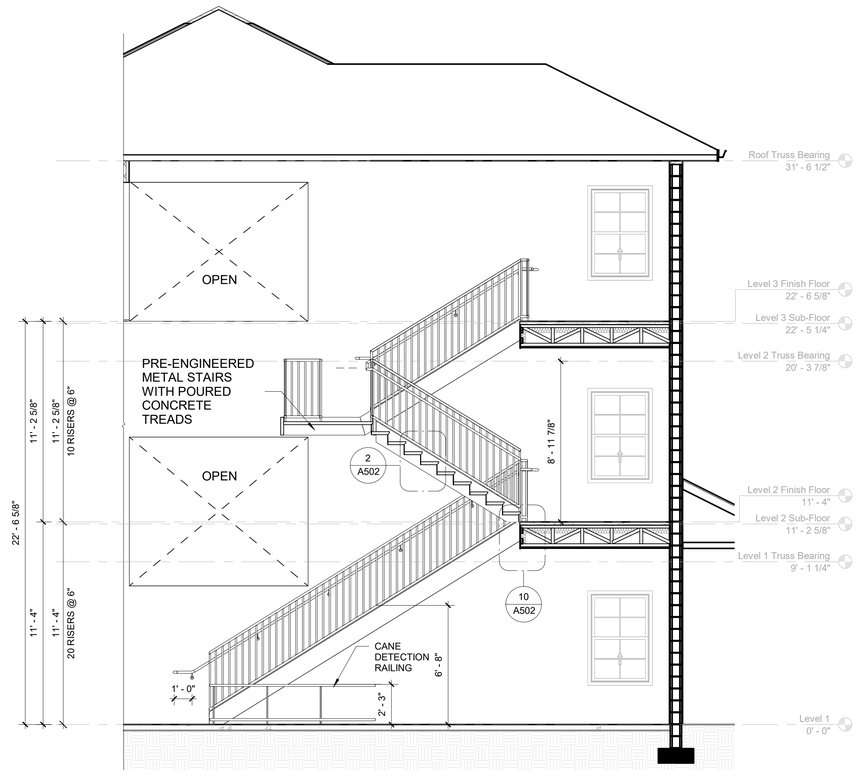
ENLARGED MILLWORK & TRANSITIONS DETAILS

SHEET NUMBER

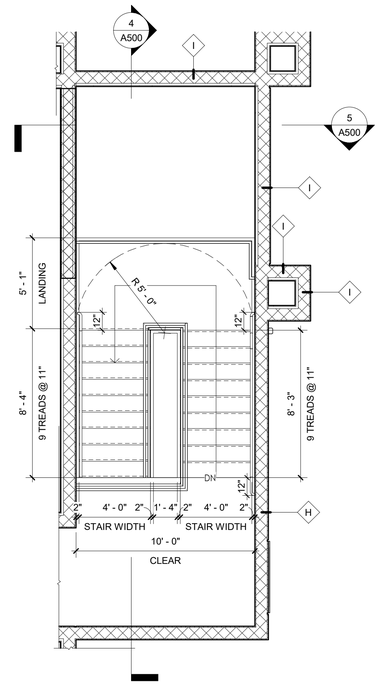
A471



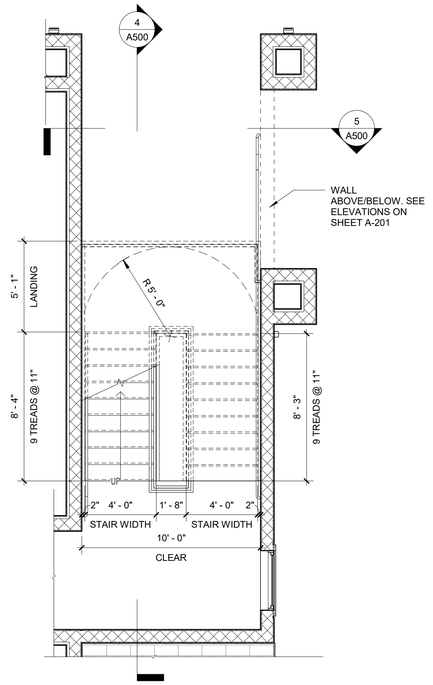
5 STAIR 1 TYP SECTION 2
1/4" = 1'-0"



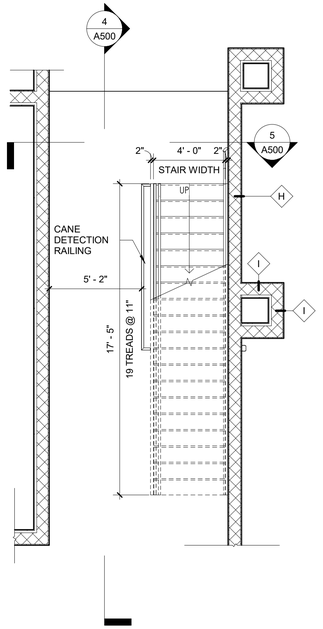
4 STAIR 1 TYP SECTION 1
1/4" = 1'-0"



3 STAIR 1 FLOOR PLAN - LVL 3
1/4" = 1'-0"



2 STAIR 1 FLOOR PLAN - LVL 2
1/4" = 1'-0"



1 STAIR 1 FLOOR PLAN - LVL 1
1/4" = 1'-0"

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

ISSUE	BY	DATE	DESCRIPTION
		12/19/23	Project Status

PROJECT INFORMATION BLOCK

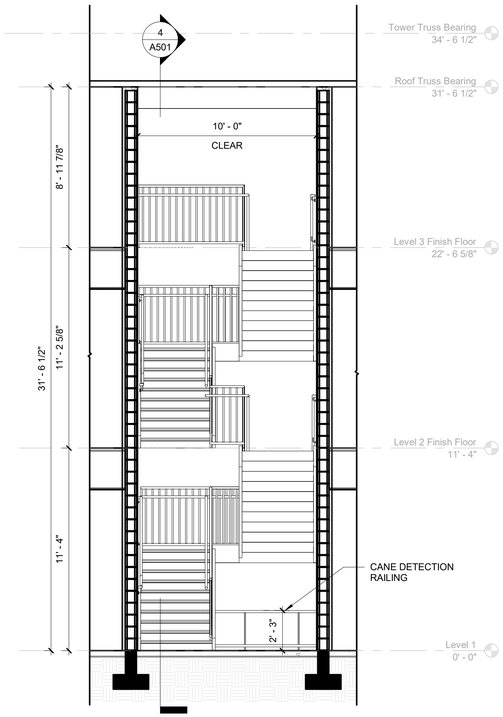
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

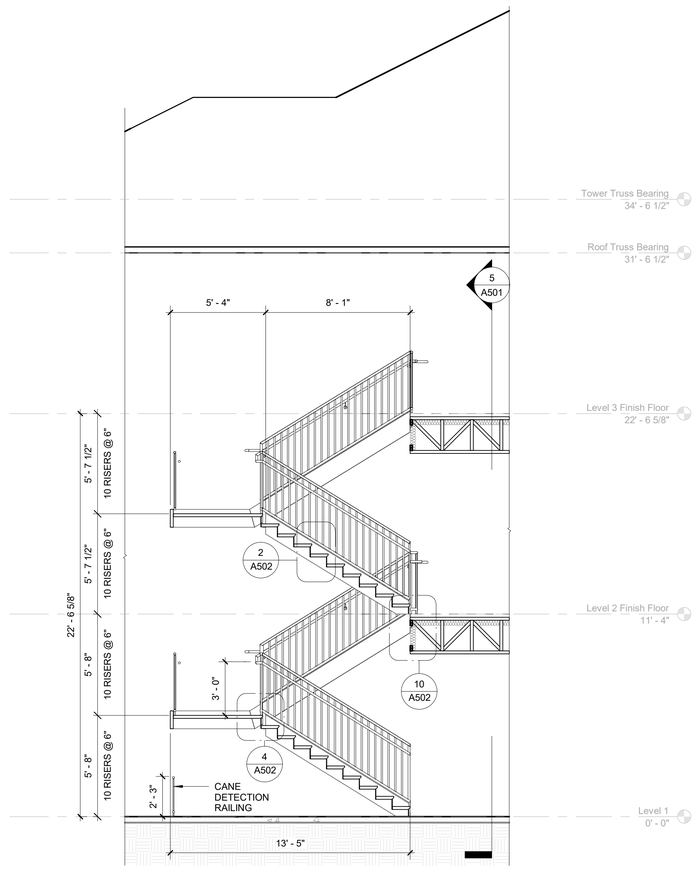
STAIR 1 PLANS, ELEVATIONS AND SECTIONS

SHEET NUMBER

A500



5 STAIR 2 TYP. SECTION 2
1/4" = 1'-0"



4 STAIR 2 TYP. SECTION 1
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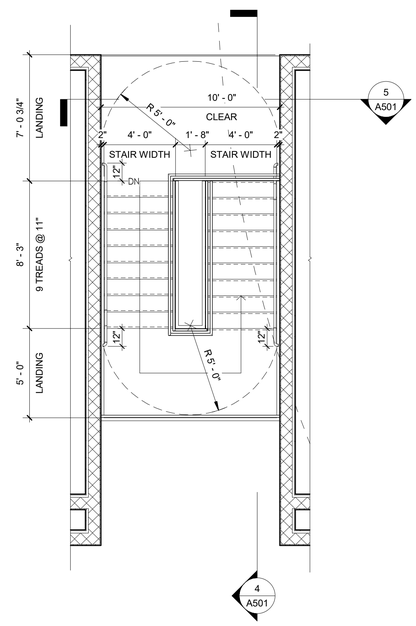
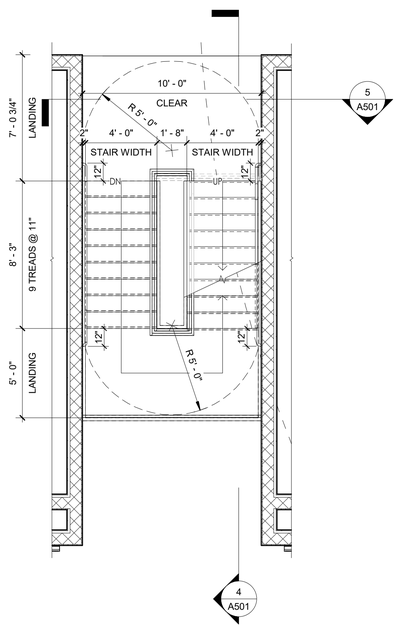
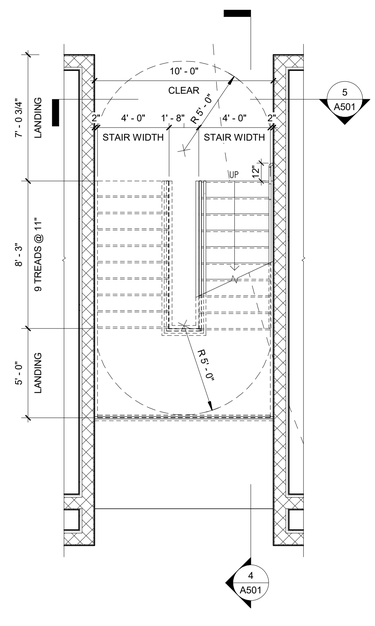


3 STAIR 2 FLOOR PLAN - LVL 3
1/4" = 1'-0"



2 STAIR 2 FLOOR PLAN - LVL 2
1/4" = 1'-0"



1 STAIR 2 FLOOR PLAN - LVL 1
1/4" = 1'-0"

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SEAL

ISSUE	BY	DATE	DESCRIPTION
		12/19/23	Project Status

PROJECT INFORMATION BLOCK

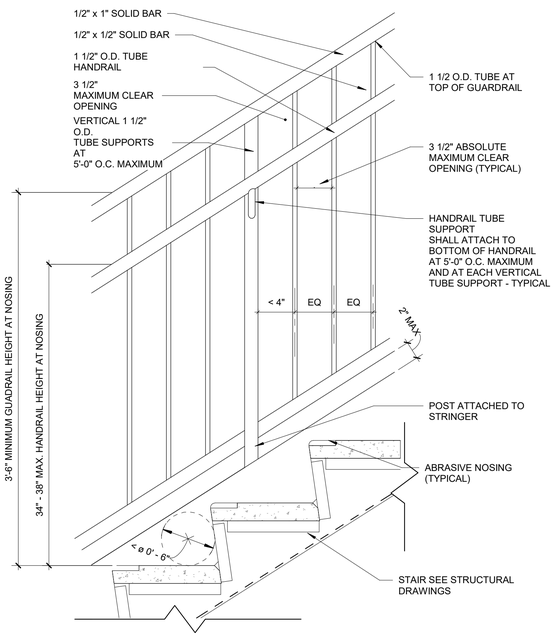
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

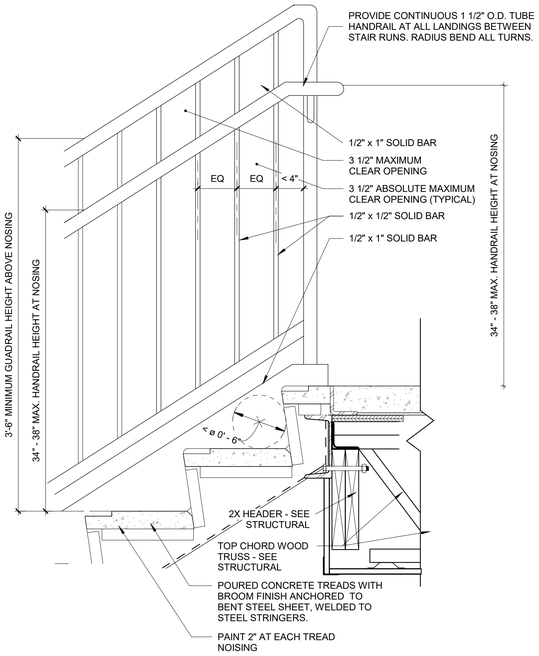
STAIR 2 PLANS, ELEVATIONS AND SECTIONS

SHEET NUMBER

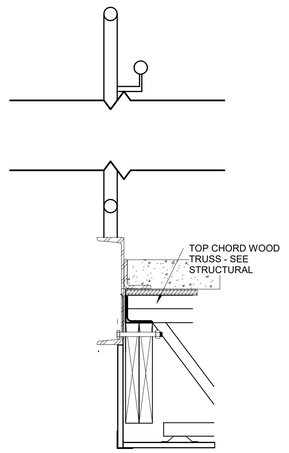
A501



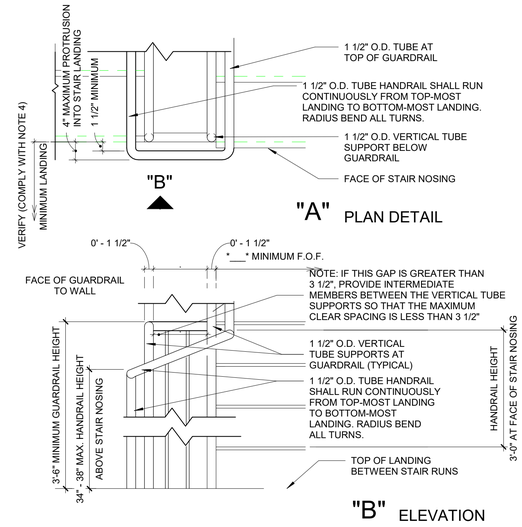
11 POST SUPPORT @ STRINGER
1 1/2" = 1'-0"



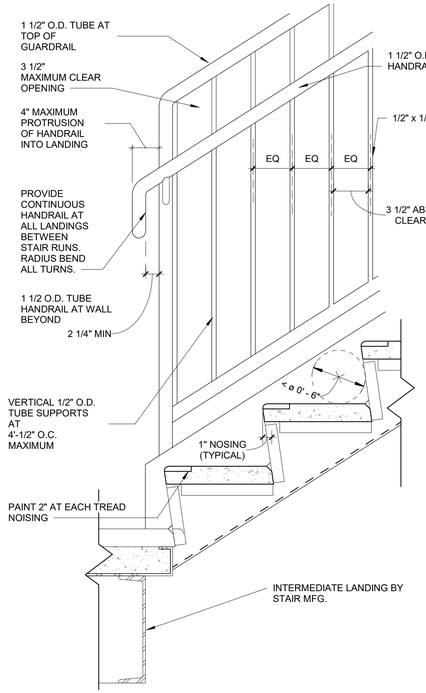
10 GUARDRAIL TOP LANDING
1 1/2" = 1'-0"



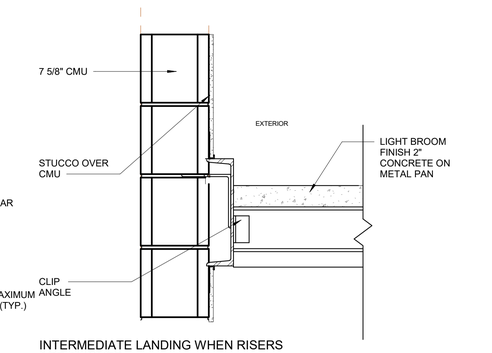
9 GUARDRAIL ATTACHMENT TO STRINGER
1 1/2" = 1'-0"



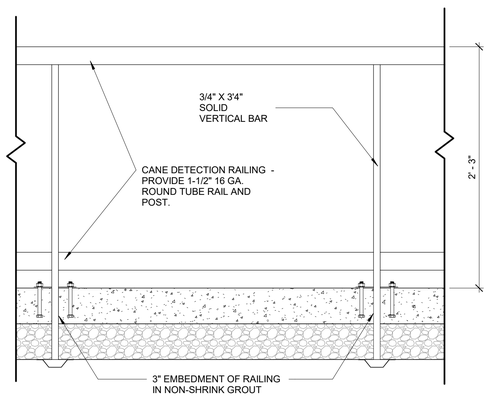
8 INTERMEDIATE LANDING WHEN RISERS ARE ALIGNED
1" = 1'-0"



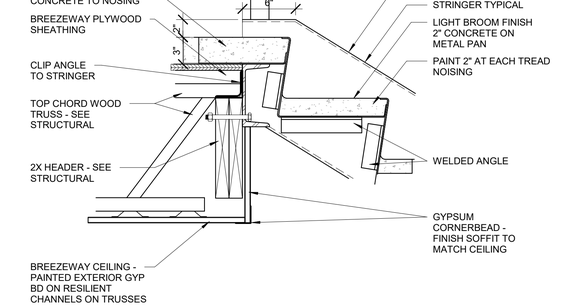
4 GUARDRAIL AT INTERMEDIATE LANDING
1 1/2" = 1'-0"



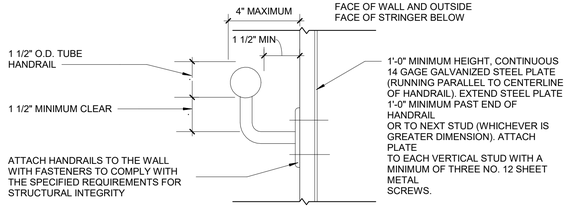
INTERMEDIATE LANDING WHEN RISERS ARE ALIGNED
7 1 1/2" = 1'-0"



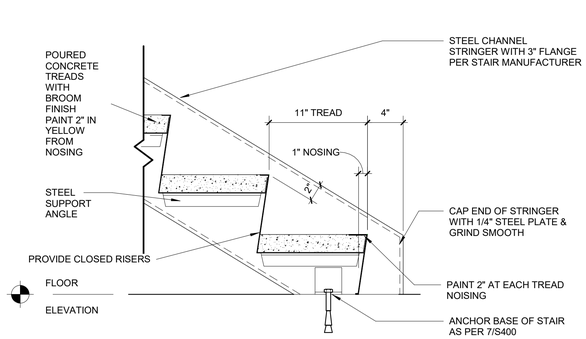
3 CANE DETECTION RAILING DETAILS
1 1/2" = 1'-0"



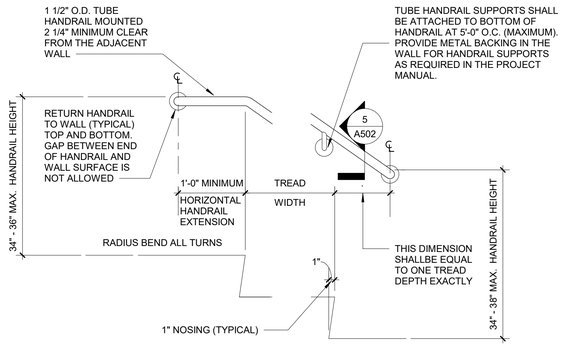
6 STAIR SECTION AT BREEZEWAY LANDING
1 1/2" = 1'-0"



5 HANDRAIL ATTACHMENT TO WALL1
1" = 1'-0"



2 METAL PAN STAIR @ FLOOR1
1 1/2" = 1'-0"



1 HANDRAIL AT WALL
1" = 1'-0"

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SEAL

ISSUE	BY	DATE	DESCRIPTION
		12/18/23	Project Status

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

STAIR DETAILS

SHEET NUMBER

A502

COMMON AREA C - FINISH SCHEDULE

ROOM NAME	FLOOR MATL.	WALL BASE	WALL NORTH	WALL EAST	WALL SOUTH	WALL WEST	CEILING
HALLWAY	FT-3	N/A	CP-1	CP-1	CP-1	CP-1	C-2
GREAT ROOM	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
MECHANICAL	FT-3	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
ELECTRICAL	FT-3	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
ACTIVITY ROOM	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
OFFICES	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
WORK AREA	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
FILES	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
COMMON RR	FT-1	WB-2	CP-1	CP-1	CP-1	CP-1	C-1
MAINTENANCE	FT-3	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
FIRE RISER ROOM	FT-3	WB-1	CP-1	CP-1	CP-1	CP-1	C-1
FITNESS	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
STORAGE	FT-3	WB-1	CP-1	CP-1	CP-1	CP-1	C-1
STAIRCASE	FT-3	WB-1	CP-1	CP-1	CP-1	CP-1	C-1

FINISH LEGEND

TAG	FINISH TYPE	MFR	SIZE	SERIES	COLOR	MATERIAL COMMENTS
CEILING						
C-1	GYP. CEILING		5/8"		TO BE DETERMINED	GYPSUM BOARD ATTACHED TO UNDERSIDE OF STRUCTURE WITH 1/2" RESILIENT CHANNEL, MECHANICALLY FASTENED. MOISTURE RESISTANT GYPSUM BOARD IN EXTERIOR AND WET LOCATIONS.
C-2	GYP. CEILING	ARMSTRONG	5/8"	FRAMEALL DRYWOD GRID	TO BE DETERMINED	DRYWALL HUNG SYSTEM - WITH PAINTED GYP.
FLOOR						
FT-1	VINYL PLANK	SHAWFLOORS	7"	PARAGON 7" PLUS WITH 20 MIL WEAR LAYER	TO BE SELECTED FROM MFG'S FULL RANGE	1/4" SOUND MAT BETWEEN FLOOR FINISH AND TOPPING SLAB.
FT-2	TILE	DALTILE	12"x12"	PORCELIN TILE		1/4" SOUND MAT BETWEEN FLOOR FINISH AND TOPPING SLAB.
FT-3	CONCRETE	N/A	N/A	N/A	TO BE DETERMINED	BROOM FINISH
WALL BASE						
WB-1	WOOD		1x4"		TO BE DETERMINED	NOMINAL FINGER JOINTED PINE PAINTED.
WB-2	TILE	DALTILE	4"		TO BE DETERMINED	TO MATCH FLOOR TILE
WALL FINISH						
PT-1	PAINT				TO BE DETERMINED	PER SPECIFICATIONS
V-1	VINYL GRAPHIC					
CP-1	CEMENT PLASTER					

FINISH TYPES:
C-1: GYP. CEILING
C-2: GYP. CEILING
FT-1: VINYL PLANK
FT-2: TILE
FT-3: CONCRETE
PT-1: PAINT
V-1: VINYL GRAPHIC
CP-1: CEMENT PLASTER
WB-1: WOOD
WB-2: TILE

FINISH LEGEND:

INDICATES DIRECTION OF MATERIAL

FLOOR / BASE / PAINT — IDENTIFIES FINISHES THAT AREA USED MONOLITHICALLY IN A A ROOM OR AREA

FLOOR — INDENTIFIES NOT USED MONOLITHICALLY. ARROWS INDICATE STOP/START POINTS.

FINISH SPECIFICATIONS:

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE
SPEC 4
SPEC 5

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE
SPEC 4

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE
SPEC 4

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE

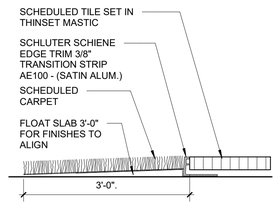
TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE

TITLE:
XXX-1: NAME
COMPANY
COLOR
STYLE

KEYNOTES - FINISH PLAN

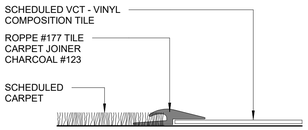
KEY	NOTES

NOTE:
MITER ALL SCHLUTER METAL STRIPS AT JOINTS AND INTERSECTIONS - TYPICAL

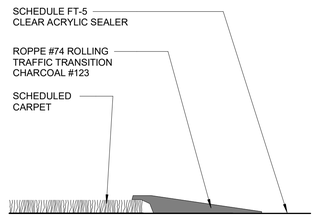


FTS 1 - CARPET TO TILE

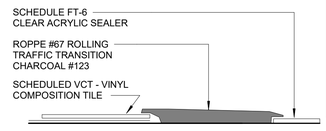
NOTE:
MITER ALL SCHLUTER METAL STRIPS AT JOINTS AND INTERSECTIONS - TYPICAL



FTS 2 - VCT TO CARPET



FTS 3- CARPET TO ACRILYC SEALER



FTS 4 - VCT TO ACRYLIC SEALER

1 FLOOR TRANSITION DETAILS
6" = 1'-0"

GENERAL NOTES - FINISH PLAN

1. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK'S COMPLIANCE WITH ALL APPLICABLE LOCAL CODES, ORDINANCES, AND REGULATIONS, AS WELL AS WITH ALL TRADE STANDARDS OR PROFESSIONAL QUALITY WORKMANSHIP.
2. BDG ARCHITECTS IS ONLY RESPONSIBLE FOR FINISHES SPECIFIED ON FINISH PLANS AND SPECIFICATIONS AS PREPARED BY BDG ARCHITECTS.
3. CONTRACTOR TO PROTECT EXISTING FINISHES TO REMAIN FOR DURATION OF PROJECT AND SHALL REPAIR/REPLACE ANY FINISHES DAMAGED DURING CONSTRUCTION.
4. IN PUBLIC AREA AFFECTED BY TENANT CONSTRUCTION SUCH AS COMMON CORRIDORS, PATCH AND REPAIR AS NEEDED. ANY NEW SURFACES THAT REQUIRE FINISH MATERIALS, MATCH ADJACENT WALLS, FLOORS, AND CEILINGS. COORDINATE ANY DISCONTINUED PRODUCTS WITH BUILDING MANAGEMENT IF NECESSARY.
5. CONTRACTOR TO SCHEDULE ALL CONSTRUCTION THAT PRODUCES DUST, ODORS OR EMISSIONS WITH BUILDING MANAGEMENT. CONTRACTOR TO BLOCK OFF RETURN AIR OPENINGS FROM THE CONSTRUCTION SITE SO CONTAMINATES ARE NOT RE-CIRCULATED OUTSIDE AFFECTED AREA.
6. CONTRACTOR TO INSTALL TEMPORARY BARRIERS TO CONFINE DUST AND NOISE.
7. ALL FINISH DESIGNATIONS ARE SHOWN MONUMENTALLY UNLESS KEYED SPECIFICALLY ON PLAN.
8. ALL FINISHES ARE TO BE PROVIDED AND INSTALLED BY PROFESSIONAL CONTRACTORS, QUALIFIED TO INSTALL THE TYPE OF FINISH SPECIFIED. TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA GUIDELINES.
9. CONTRACTOR(S) SHALL ADHERE TO ALL CURRENT MANUFACTURER WRITTEN SPECIFICATIONS FOR APPROVED INSTALLATION METHODS (FOR EXAMPLE, BUT NOT LIMITED TO, ADHESIVE TYPES, CUTTING METHODS, SEALERS AND PRIMERS) AND SHALL INFORM ARCHITECT SHOULD MANUFACTURER NOT HAVE SUCH WRITTEN MATERIAL.
10. CONTRACTOR(S) SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH WILL IMPACT OR INTERFACE WITH HIS WORK AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND CONTRACT DOCUMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK
11. ALL DRAPERY POCKETS, COLUMNS, FASCIAS, SOFFITS, DOOR/WINDOW TRANSOM CONDITIONS, AND PARTIAL HEIGHT WALLS ARE TO RECEIVE WALL FINISHES AS INDICATED ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ABOVE AND SIMILAR ELEMENTS PRIOR TO DETERMINATION OF BID.
12. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS WITH RESPECT TO NEW INSTALLATION, PRIOR TO BID PROPOSAL COMPLETION. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL CONSTRUCTION AND/ OR MILLWORK WHICH WILL IMPACT HIS WORK PRIOR TO COMMENCEMENT OF WORK.
13. CONTRACTOR TO PROVIDE ACTUAL SAMPLES OF ALL SPECIFIED FINISHES AND MATERIAL TO BDG ARCHITECTS FOR APPROVAL PRIOR TO ORDERING. SAMPLES SHALL BE SUBMITTED IN A TIMELY MANNER AS TO NOT IMPACT THE OVERALL PROJECT SCHEDULE.
14. CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS AND HIS WORK WITH BUILDING MANAGEMENT. CONTRACTOR SHALL FURNISH BUILDING MANAGEMENT WITH SCHEDULE OF INSTALLATION FOR ALL FINISHES.
15. CONTRACTOR(S) SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT SURFACES DURING INSTALLATION AND TO PROTECT FINAL INSTALLED FINISH MATERIAL(S) FROM OTHER TRADES.
16. CONTRACTOR TO PROVIDE BUILDING MANAGEMENT WITH COPIES OF MANUFACTURER'S WRITTEN WARRANTY AND APPROVED MAINTENANCE SPECIFICATIONS IMMEDIATELY UPON COMPLETION OF WORK.
17. EACH MATERIAL TO BE OF THE SAME DYE LOT.
18. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS FOR THE PARTICULAR SURFACE. TWO (2) FINISH COATS MINIMUM APPLICATION AFTER ONE PRIME COAT.
19. CONTRACTOR TO PAINT ENTRY DOOR FRAME TO MATCH BUILDING STANDARD IN COMMON CORRIDOR. TENANT SIDE OF DOOR FRAME TO RECEIVE P-X.
20. CONTRACTOR TO PREP ALL DOOR FRAMES AND PROVIDE AND APPLY (2) COATS OF PT-X PAINT AS SPECIFIED.
21. ALL WALLS TO RECEIVE RB1 UNLESS OTHERWISE NOTED.
22. ALL CARPET SEAMS SHALL BE SEALED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS. ALL CARPET EDGES AT WALLS SHALL BE TRIMMED AND TUCKED.
23. ALL CARPET GOODS SHALL RUN NORTH - SOUTH OR EAST - WEST CONSISTENTLY THROUGHOUT. UNLESS OTHERWISE NOTED.
24. ALL CARPET INSTALLATION SHALL BE DIRECT GLUE-DOWN THROUGHOUT, UNLESS NOTED OTHERWISE, OR IN THE EVENT THAT SUCH METHODS SHOULD VOID THE MANUFACTURER'S WARRANTY.
25. ALL CHANGES IN FLOOR FINISH MATERIALS OCCURRING AT DOORWAYS SHALL BE AT THE CENTERLINE OF THE DOOR OR DOORWAY UNLESS NOTED OTHERWISE. ALL OTHER FLOOR FINISH TRANSITIONS SHALL BE ACCOMPLISHED SMOOTHLY TO THE SATISFACTION OF THE ARCHITECT AND BUILDING MANAGEMENT.
26. WHERE CARPET MEETS VINYL COMPOSITION TILE A REDUCER STRIP (TS1) IS TO BE USED.
27. WHERE CARPET MEETS LUXURY VINYL TILE A METAL REDUCER STRIP (TS2) IS TO BE USED.
28. CONTRACTOR TO VENTILATE TENANT SUITE DURING CARPET INSTALLATION. CONTRACTOR TO REQUEST BUILDING AIR FROM BUILDING MANAGEMENT AS NEEDED FOR DISSIPATION OF FUMES.
29. CONTRACTOR TO APPLY FINISH TOP COAT TO VCT-1 PER MANUFACTURER'S RECOMMENDATIONS.
30. CONTRACTOR TO VERIFY CARPET LAYOUT PATTERN WITH EXISTING CONDITIONS AND NOTIFY BDG ARCHITECTS OF ANY DISCREPANCIES.
31. CONTRACTOR TO PREP ALL WALLS TO RECEIVE BASE AS SCHEDULED ON FINISH PLAN. CONTRACTOR TO PATCH AND REPAIR ALL WALLS AS REQUIRED TO ACHIEVE A UNIFORM, SMOOTH SURFACE FOR THE RECEIPT OF NEW RUBBER BASE. FLOORS AND WALLS MUST BE CLEAN AND FREE OF DUST, DIRT, ALL PAINTS, WALL FINISH AND OTHER FOREIGN MATTER, WHICH MAY AFFECT ADHESIVE BONDING OR MECHANICAL CONNECTION. FOLLOW MANUFACTURER'S WRITTEN SPECIFICATIONS FOR FURTHER INSTALLATION INSTRUCTIONS.
32. CONTRACTOR TO NOTE THAT ALL FINISHES TO BE SUPPLIED PER SPECIFICATION - NO SUBSTITUTIONS ALLOWED.

FINISH PLAN LEGEND

HATCHED AREA INDICATES AREA TO REMAIN. NO WORK THIS AREA. NOTE THAT EXISTING FINISHES INDICATED TO REMAIN ARE TO BE PROTECTED THROUGHOUT DEMOLITION AND CONSTRUCTION.

INDICATES NEW PARTITION

INDICATES EXISTING CONSTRUCTION TO REMAIN

XXX / XXX / XXX — ROOM FINISH (WALL, BASE FLOOR)

DETAIL NUMBER / SHEET NUMBER — DETAIL INDICATOR

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400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
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BLUE DEEP CREEK - PHASE II

2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

FINISH PLAN

SHEET NUMBER

A520

SCHEDULE - DOORS & FRAMES (COMMON)1

TYPE MARK	LOCATION	DOOR SIZES			DOOR MATERIAL	FRAME MATERIAL	DOOR PANEL TYPE	FRAME TYPE	FIRE RATING	HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	THICKNESS							
A01	DUMPSTER	6' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	-	-			CUSTOM GATE. PROVIDE LATCH AND PULL, NO LOCK
A02	RISER - BUILDING A	6' - 0"	7' - 0"	0' - 1 3/4"	HM	HM	D2	F1			
A03	RISER - BUILDING B	6' - 0"	7' - 0"	0' - 1 3/4"	HM	HM	D2	F1			

SCHEDULE - DOORS & FRAMES (UNITS)

TYPE MARK	LOCATION	DOOR SIZES			MATERIALS		DOOR TYPE	FRAME TYPE	FIRE RATING	HRDW SET NO.	COMMENTS
		WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL					
U01	UNIT ENTRY	3' - 0"	7' - 0"	0' - 1 3/4"	HM	HM	D8	F2	20 MIN.	SET #U-1	USE KWIKSET SMARTKEY FOR UNIT DEAD BOLTS
U02	UNIT BATHROOM	2' - 10"	6' - 8"	0' - 1 3/8"	WD	WD	D8	F3		SET #U-3	
U03	UNIT BEDROOM	2' - 10"	6' - 8"	0' - 1 3/8"	WD	WD	D8	F3		SET #U-2	
U04	UNIT CLOSET	2' -10"	6' - 8"	0' - 1 3/8"	WD	WD	D6	F3	N/A	SET #U-4	
U05	UNIT WASHER/DRYER CLOSET	2' - 8"	6' - 8"	0' - 1 3/8"	WD	WD	D6	F3	N/A	SET #U-7	
U06	UNIT MECHANICAL CLOSET	2' -10"	6' - 8"	0' - 1 3/8"	WD	WD	D8	F3		SET #U-7	
U07	UNIT CLOSET	6' - 0"	6' - 8"	0' - 1 3/8"	WD	WD	D7	F3		SET #U-4	BI-FOLD
U08	UNIT WASHER/DRYER CLOSET	5' - 0"	6' - 8"	0' - 1 3/8"	WD	WD	D5	F3		SET #U-5	
U09	UNIT COAT	1' - 6"	6' 8"	0' - 1 3/8"	WD	WD	D8	F2		SET #U-4	

HARDWARE SCHEDULE

Set #01 - Int - Sgl - Office

Doors: A05, A06

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Classroom Lockset	QCL261 M BF	626	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229B	GREY	TR

Set #02 - Ext - Dbl - Mech Room/Storage

Doors:

6 Hinges	CB191 4.5" x 4.5" NRP	630W	ST
1 Deadbolt	QDB181 BF DBS H	626	SH
1 Passage Latchset	QCL130 M H	626	SH
2 Door Closer	QDC213 F SN	689	SH
2 Drip Caps	16 A 4"ODW		NA
2 Gasketing	700 EN (Head & Jamb)		NA
2 Door Sweep	200 NA		NA
1 Threshold	896 N SSMS/LA	AL	NA

Set #03 - Int - Sgl - Uni-Sex Restroom

Doors:

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Privacy Set	QCL240 M	626	SH
1 Door Closer	QDC211 F SN	689	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #04 - Int - Pair - Activity

Doors:

6 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
2 Door Pull	1731 33"	630	TR
2 Door Closer	QDC211 F SN	689	SH
2 Silencer	1229A	GREY	TR

Set #05 - Int - Sgl - Storage

Doors:

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Classroom Lockset	QCL261 M BF	626	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #06 - Int - Sgl - Fitness Room

Doors: A10

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Dbl Cyl Deadbolt	QDB283 BF	626	SH
1 Door Pull	1731 33"	630	TR
1 Door Closer	QDC211 F SN	689	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #07 - Ext - Sgl - Mech Room

Doors:

3 Hinges	CB191 4.5" x 4.5" NRP	630W	ST
1 Deadbolt	QDB181 BF DBS H	626	SH
1 Passage Latchset	QCL130 M H	626	SH
1 Door Closer	QDC213 F SN	689	SH
1 Drip Cap	16 A 4"ODW		NA
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Sweep	200 NA		NA
1 Threshold	896 N SSMS/LA	AL	NA

Set #08 - Ext - Sgl - Fitness – CR

Doors:

3 Hinge	CB199 4.5" x 4.5" NRP	630W	ST
1 Electromechanical Lock	45HW-7TDEU14J PATD C	626	BE
1 Door Closer	QDC213 F SN	689	SH
1 Card Reader	By Owner's Security Vendor		BY
1 Power Supply	DKPS-2A		RC
1 Wiring Harness Set	WH-Set provide Qty and Lengths as Req.		ST
1 Power Transfer	PT200EZ	US28	AB
1 Drip Cap	16 A 4"ODW		NA
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Sweep	200 NA		NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Reverse Door to Swing Out.
Card Reader and Wiring by Owner's Security Vendor.

Door normally closed and locked.
Card Reader releases trim on Electronic Lockset allowing entry.
Mechanical key in outside cylinder retracts latchbolt for entry.
Door re-locks after closure.
Free Egress at all times by inside lever.
Coordinate electrical requirements with the electrical and security contractor.

Set #09 - NOT USED

Set #10 - Ext - Pair - Leasing Office - CR

Doors: A02

6 Hinges	FBB179 4.5" x 4.5"	630W	ST
1 Exit Device	3RO C HC MLR TDS 2802 X C1702A S460 S519	626W	PR
1 Exit Device	3RO C HC MLR TDS 2803 X C1703A S460 S519	626W	PR
1 Mortise Cylinder	1E-74 PATD	626	BE
1 Rim Cylinder	12E-72 PATD	626	BE
2 Door Closer	QDC213 F SN	689	SH
1 Card Reader	By Owner's Security Vendor		BY
1 Power Supply	DKPS-2A		RC
2 Wiring Harness Set	WH-Set provide Qty and Lengths as Req.		ST
2 Power Transfer	PT200EZ	US28	AB
1 Key Switch	705 L2	630	SD
1 Drip Cap	16 A 4"ODW		NA
1 Astragal Set (Brush)	672 A (Set)		NA
1 Gasketing	700 EN (Head & Jamb)		NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Card Reader and Wiring by Owner's Security Vendor.
Function:

Nighttime Hours:
Door normally closed and locked.
Interior Wall Mounted Keyswitch will indicate a Red LED for Locked Status.
Card Reader retracts latchbolt on Exit Device allowing entry.
Mechanical key in outside cylinder retracts latchbolt for entry.
Door re-locks after closure.
Free Egress at all times by touchbar.
Coordinate electrical requirements with the electrical and security contractor.

Daytime Hours:
Doors can be set to Push / Pull (Un-Locked Status) by Keyswitch which holds Exit Device Latchbolts retracted.
Wall Mounted Keyswitch will indicate a Green LED for Un-Locked Status.
Free Egress at all times by touchbar.
Coordinate electrical requirements with the electrical and security contractor.

Set #11 - Int - Sgl - Maint/Restroom/Mech

Doors:

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Classroom	QCL261 M BF	626	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #12 - Ext - Sgl - Maintenance Shop - UL20 CR

Doors:

3 Hinges	CB199 4.5"x4.5" NRP	630W	ST
1 Electromechanical Lock	45HW-7TDEU14J PATD C	626	BE
1 Door Closer	QDC211 F SN	689	SH
1 Card Reader	By Owner's Security Vendor		BY
1 Power Supply	DKPS-2A		RC
1 Wiring Harness	WH- Set prov. Qty and Length as Required		ST
1 Power Transfer	PT200EZ	US28	AB
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Bottom	35 EVBLA	626	NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Card Reader and Wiring by Owner's Security Vendor

Door normally closed and locked.
Card Reader releases trim on Electronic Lockset allowing entry.
Mechanical key in outside cylinder retracts latchbolt for entry.
Door re-locks after closure.
Free Egress at all times by inside lever.
Coordinate electrical requirements with the electrical and security contractor.

Set #U-1 - Unit Entry - UL20

Doors: ENTRY

3 Butt Hinge	FBB168 4.5" x 4.5" NRP	26D	ST
1 Elec Smartkey Deadbolt	Specific Product TBD	26D	KW
1 Passage Latchset	QCL130 M H	626	SH
1 Door Closer	QDC211 BF F SN	689	SH
1 Base/Hinge Stop	1235/1240	626	TR
1 Security Door Guard	SDG	26D	NA
1 Door Viewer	U 698 B	26D	IV
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Bottom	35 EVBLA		NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Specific Electronic Deadbolt Model to be per Blue Sky Standards.
Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used.
Mount Viewer at 60" A.F. F. Provide (1) Additional Viewer for Accessible Units at 43" A.F.F.
Provide (5) SDG-ET Emergency Tools for Owner's Use.

Set #U-2 - Unit Bedroom - Swing

Doors: BDRM

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Privacy Set	QTL240 M FLR	626	SH
1 Base/Hinge Stop	1235/1240	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used

Set #U-3 - Unit Bathroom - Swing

Doors: BATH

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Privacy Set	QTL240 M FLR	626	SH
1 Base/Hinge Stop	1235/1240	626	TR
1 Wardrobe Hook	582 B	26D	IV

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used. Mount hook @ 46" off.

Set #U-4 - WD / Closet - Sgl - Swing

Doors: CLO SGL SW

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Dummy Passage	QTL220 M	626	SH
1 Base/Hinge Stop	1235/1240	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used

Set #U-5 - WD/Closet - Pair - Swing

Doors: CLO PR SW

6 Butt Hinge	F179 Size as appropriate	26D	ST
2 Single Dummy	QTL220 M	626	SH
2 Base/Hinge Stop	1235/1240	626	TR
2 Roller Latch	1554	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used.

Set #U-6 - Unit Closet – Bi-Pass

Doors: CLO BIPASS

2 Flush Pull	248	626	TR
1 Bi-Passing Hardware Set	SLAL-250-BP-2DR 72"		NA

Set #U-7 - Unit - Closet - Mech Swing

Doors: CLO MECH SW

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Deadbolt	QDB281 BF DB	626	SH
1 Base/Hinge Stop	1235/1240	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used

GENERAL NOTES - DOOR & HARDWARE

1. UNDERCUT DOORS AS REQUIRED.
2. REFER TO SPECIFICATIONS FOR DOOR GLAZING.
3. EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED.
4. DOOR SHALL MEET ALL LOCAL WIND SPEED AND IMPACT REQUIREMENTS.
5. PROVIDE ADA COMPLIANT HARDWARE ON ALL DOORS.
6. ALL GLAZING SHALL BE TEMPERED GLASS FOR DOORS.
7. ALL METAL DOORS AND FRAMES SHALL BE PAINTED. SEE SCHEDULE FOR ADDITIONAL INFORMATION
8. ALL METAL DOORS AND FRAMES SHALL BE 16 GAUGE , WELDED.
9. HARDWARE TO BE COORDINATED WITH OWNER. SUBMIT SHOP DRAWINGS FOR APPROVAL.

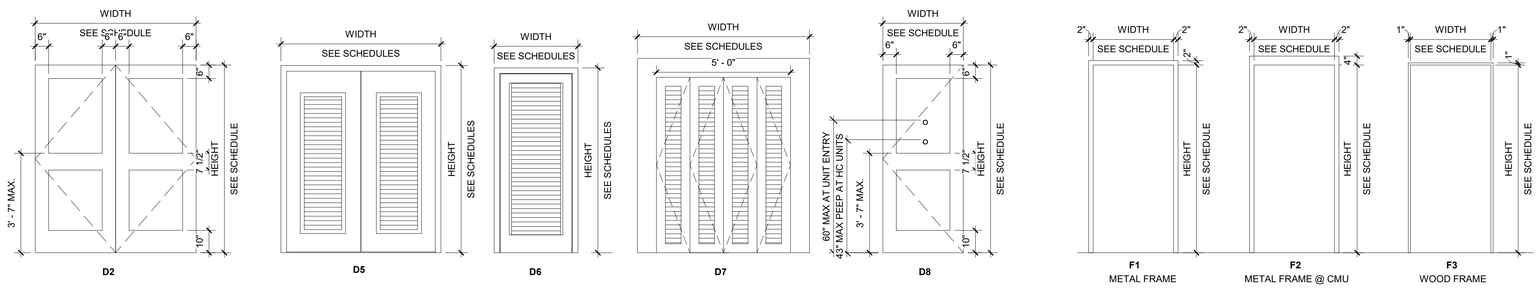
GENERAL NOTES - ADA

1. DOOR THRESHOLD SHALL BE 1/2" HIGH MAX WITH SLOPE 1:2 MAX. RAISED THRESHOLDS TO COMPLY WITH 302 AND 303 (404.2.5, 302, 303)
2. DOUBLE DOORS - AT LEAST (1) ACTIVE LEAF OF A DOORWAY TO PROVIDE 32" MIN CLEAR OPENING WIDTH. (402.2.2, 403.2.3)
3. SWINGING DOOR SURFACES WITHIN 10" FROM FINISH FLOOR MEASURED VERTICALLY TO HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERICAL JOINTS IN THESE SURFACES TO BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. EXCEPTIONS: 1) SLIDING DOORS ARE NOT REQUIRED TO COMPLY WITH 404.2.10; 2) TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10" BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT (ADA 404.2.10)
4. DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (309.4)
5. OPERABLE PARTS SUCH AS DOOR HARDWARE TO BE MOUNTED 34" MIN AND 48" MAX AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES (404.2.7)
6. DOOR CLOSERS TO BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN (404.2.8)
7. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS ARE AS FOLLOWS: A) INTERIOR HINGED DOORS AND GATES REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. B) SLIDING AND FOLDING DOORS REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. THESE FORCES DO NOT APPLY TO THE FORCE REQURIED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. (ADA 404.2.9)
8. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE AUTHORITY.

GENERAL NOTES - DOOR TRANSITIONS

1. FLOOR LEVEL CHANGES GREATER THAN 1/4" SHALL BE BEVELED OR TAPERED 1:2 PER ADA.
2. FLOOR LEVEL CHANGES BETWEEN 1/4" AND 1/2" SHALL BE TAPERED AT A MAX 1:2 RATIO. MAX VERTICAL SHALL BE 1/4".
3. FLOOR LEVEL CHANGES GREATER THAN 1/2" SHALL BE SLOPED AT A MIN 1:12 RATIO OR PROVIDE ADA THRESHOLD.

HARDWARE SCHEDULE
1/16" = 1'-0"



1 DOOR PANEL TYPES LEGEND
3/8" = 1'-0"

2 FRAME TYPES LEGEND
3/8" = 1'-0"

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

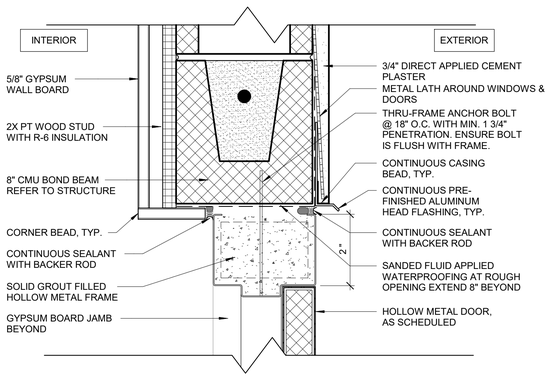
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

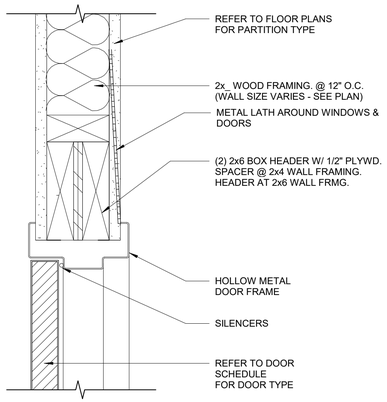
DOOR SCHEDULE

SHEET NUMBER

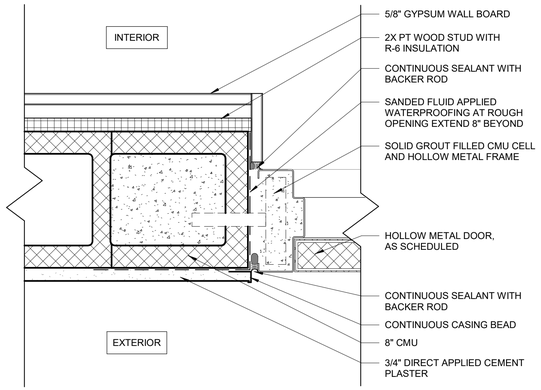
A600



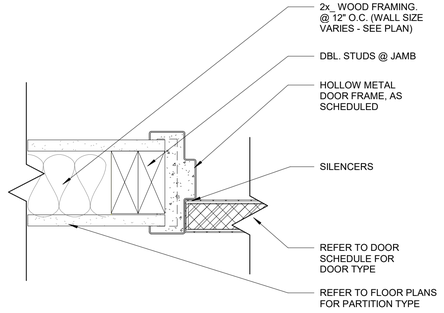
1 HEAD DETAIL @ CMU WALL1
3" = 1'-0"



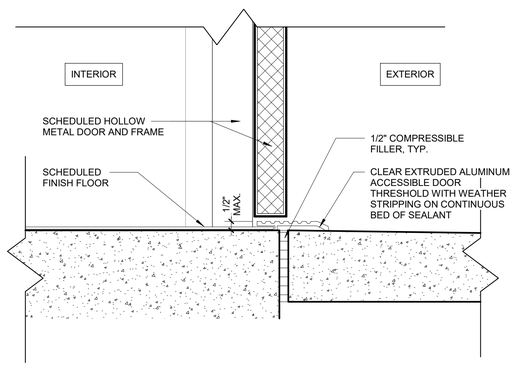
4 HEAD DETAIL AT HM FRAME1
3" = 1'-0"



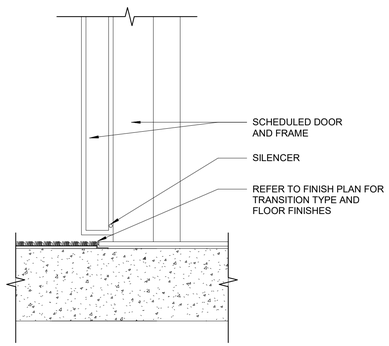
2 JAMB DETAIL AT CMU1
3" = 1'-0"



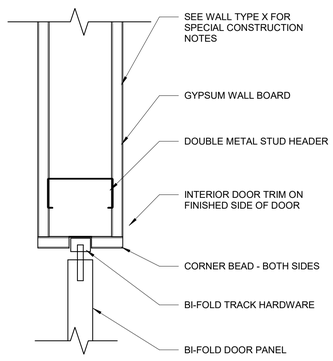
5 JAMB DETAIL @ HM FRAME WITH SOLID CORE WOOD DOOR1
3" = 1'-0"



3 TYP. THRESHOLD @ EXTERIOR HM DOOR1
3" = 1'-0"



6 TYP. THRESHOLD @ HM FRAME WITH SOLID CORE WOOD DOOR1
3" = 1'-0"



7 TYP. HEAD DETAIL @ BI-FOLD DOOR1
3" = 1'-0"

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SEAL

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

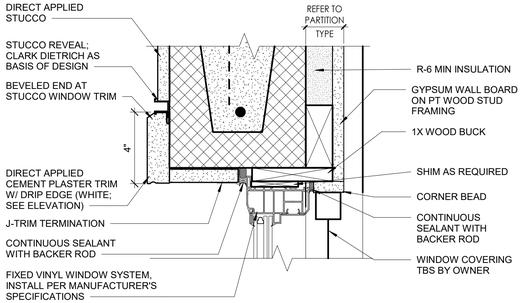
JOB #	250096
DATE:	Issue Date
DRAWN BY:	AR
CHECKED BY:	CG

SHEET TITLE

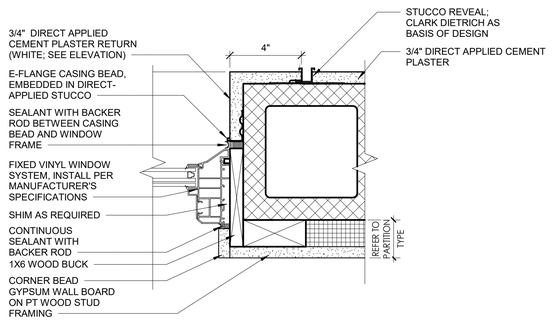
DOOR DETAILS

SHEET NUMBER

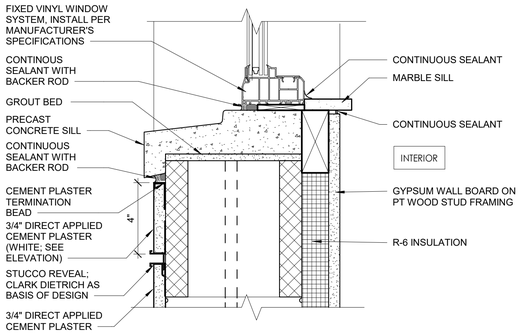
A601



1 WINDOW HEAD @ CMU
3" = 1'-0"



2 WINDOW JAMB @ CMU
3" = 1'-0"

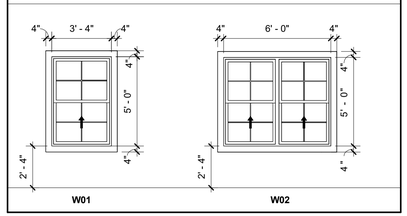


3 WINDOW SILL @ CMU
3" = 1'-0"

WINDOW - SCHEDULE

MARK	WINDOW SIZES WIDTH	HEIGHT	FIRE RATING	GLAZING	MATERIAL	COMMENTS
W01	6' - 0"	5' - 0"				EXTERIOR WINDOW WITH TRIM
W02	3' - 4"	5' - 0"				EXTERIOR WINDOW WITH TRIM

WINDOW TYPE ELEVATIONS



GENERAL NOTES - WINDOWS

1. 1. THE MINIMUM GLAZING PERFORMANCE SHALL BE AS GOLLOWS: U-FACTOR = 0.27-0.29 AND THE SOLAR HEAT GAIN COEFFICIENT = 0.38 - GLAZING BASIS OF DESIGN - PPG SOLAR BAN 60 CLEAR + CLEAR.
2. ALL EXTERIOR GLAZING SHALL BE TEMPERED, 1 - 5/16" INSULATED.
3. ALL INTERIOR WINDOWS SHALL BE TEMPERED ONLY.
4. WINDOW ROUGH OPENING DIMENSIONS TO BE DETERMINED BY WINDOW MANUFACTURER.

WINDOW/ GLAZING NOTES

GLAZING :

1. ALL EXTERIOR GLAZING SHALL BE TEMPERED, 1" INSULATED.
2. ALL INTERIOR WINDOWS SHALL BE TEMPERED ONLY.

WINDOWS

1. WINDOWS TO BE VINYL, ENERGY STAR, IMPACT RATED WITH MARBLE WINDOW SILL.
2. THE MINIMUM GLAZING PERFORMANCE MUST HAVE A U VALLUE OF .4 OR LESS, A SOLAR HEAT GAIN COEFFICIENT OF .25 OR LESS AND BE IMPACT RATED AND TEMPERED..
3. OPERABLE WINDOWS WITH SILLS LOCATED LOWER THAN 36" AFF AT LEVEL 2 AND LEVEL 3 ARE REQUIRED TO HAVE LIMITERS. LIMITERS MUST RESTRICT OPENINGS TO LESS THAN 4".

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SEAL

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

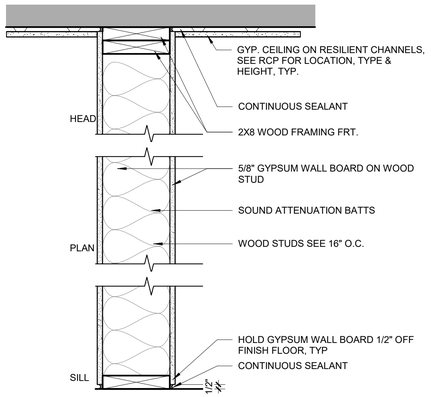
JOB #	250096
DATE:	Issue Date
DRAWN BY:	DAC
CHECKED BY:	AME

SHEET TITLE

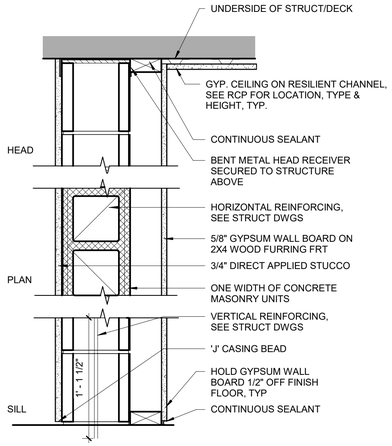
WINDOW SCHEDULE & DETAILS (CMU)

SHEET NUMBER

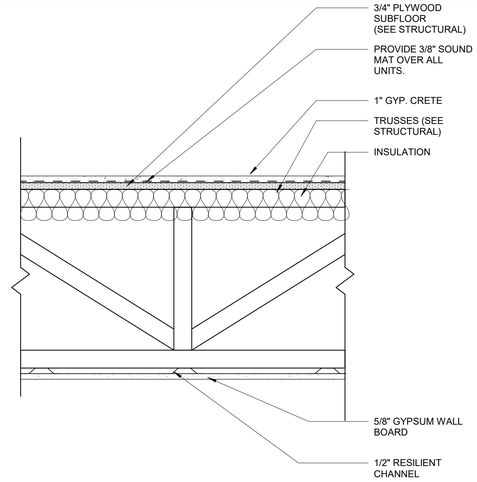
A602



10 PARTITION K (INT. 2X8)
1 1/2" = 1'-0"



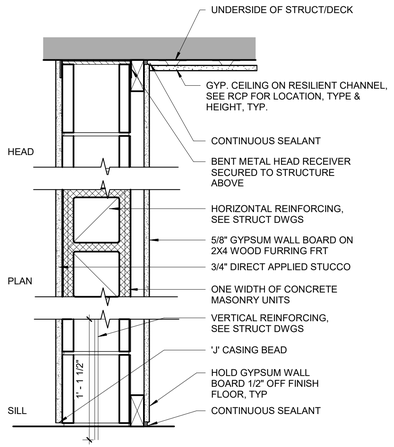
9 WALL TYPE J
1 1/2" = 1'-0"



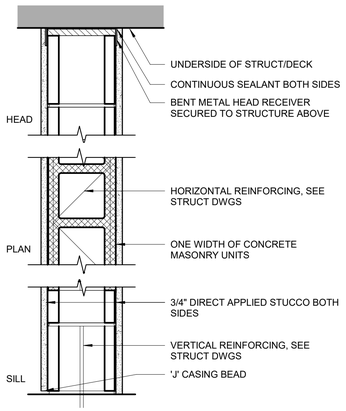
11 FLOOR ASSEMBLY F1 (L528)
1 1/2" = 1'-0"

GENERAL NOTES - PARTITIONS

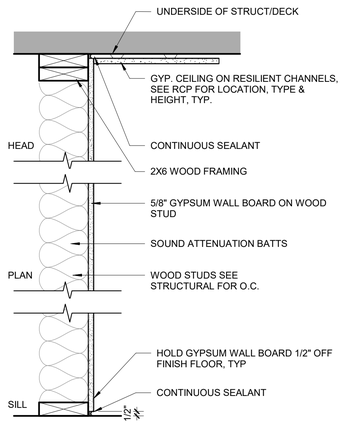
01. ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE TO BE INSULATED.
02. THE FOLLOWING LIST OF ROOMS (IF USED) SHALL HAVE THEIR PERIMETER PARTITIONS INSULATED USING MINERAL WOOL:
    -ALL ELECT./MECH. ROOMS
03. -A/V EQUIPMENT/LIGHTING ROOMS
04. THE FOLLOWING LIST OF ROOMS (IF USED) SHALL HAVE THEIR PERIMETER PARTITIONS INSULATED WITH SOUND ATTENUATION BATTS AS SPECIFIED.
    -TOILET ROOMS
    -OFFICES
05. ALL RATED PARTITIONS TO EXTEND FROM TOP OF SLAB TO UNDERSIDE OF STRUCTURE. SEAL TOP AND BOTTOM TYPICAL.
06. REFER TO PLANS FOR LOCATION OF PARTITION TYPES. X8 IS THE TYPICAL PARTITION TYPE UNLESS NOTED OTHERWISE.
07. "UNDERSIDE OF STRUCTURE" INDICATED AT HEAD CONDITION FOR EACH PARTITION TYPE IS DIAGRAMMATIC ONLY, AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS.
08. INSTALL FRAMING AND GYPSUM WALL BOARD TO OFFSET AROUND STRUCTURAL MEMBERS OR OTHER OBSTRUCTIONS TO MAINTAIN FIRE RESISTIVE RATINGS.
09. WHERE GYPSUM WALL BOARD EXTENDS TO THE UNDERSIDE OF STRUCTURE, STOP GYPSUM WALL BOARD 1/2" BELOW LINE OF STRUCTURE AND SEAL AS REQUIRED.
10. FIRE RESISTANT, RATED PARTITIONS TO BE INSTALLED WITH FIRESTOP SEALANT, UNLESS NOTED OTHERWISE.
11. NON-RATED PARTITIONS TO BE INSTALLED WITH ACOUSTICAL SEALANT, UNLESS NOTED OTHERWISE.
12. REFER MECHANICAL DRAWINGS FOR DETAILS ON PIPE PENETRATIONS THROUGH ACOUSTICAL PARTITIONS AS WELL AS RATED PARTITIONS.
13. INSTALL FIRE RETARDANT, TREATED BLOCKING IN PARTITIONS AS REQUIRED ON DRAWINGS.
14. ALL PARTITIONS SCHEDULED TO RECEIVE TILE OR FRP, SHALL BE CONSTRUCTED OF WATER-RESISTANT CORE GYPSUM WALL BOARD.
15. PER MOLD PREVENTION GUIDELINES, DO NOT INSTALL GYPSUM WALL BOARD IN DIRECT CONTACT WITH THE FLOOR. ALL PARTITIONS SHALL BE SHIMMED 1/2" OFF THE FLOOR WITH NON-POROUS SHIMS. PLASTIC NON-POROUS HORSESHOE SHIMS ARE RECOMMENDED. GYPSUM WALL BOARD SHIMS ARE NOT ACCEPTABLE.
16. PROVIDE FIRE SEALANT AND/OR UL APPROVED DEVICES FOR ALL PENETRATIONS IN FIRE RATED ASSEMBLIES.



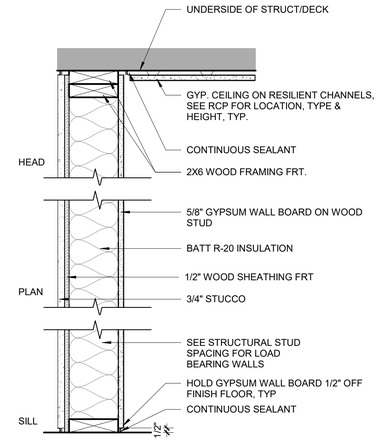
8 WALL TYPE I (U905)
1 1/2" = 1'-0"



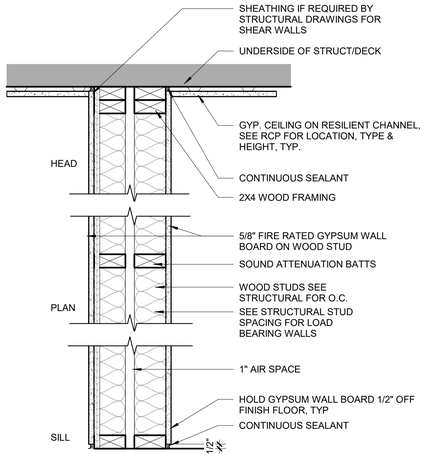
7 WALL TYPE H (U905)
1 1/2" = 1'-0"



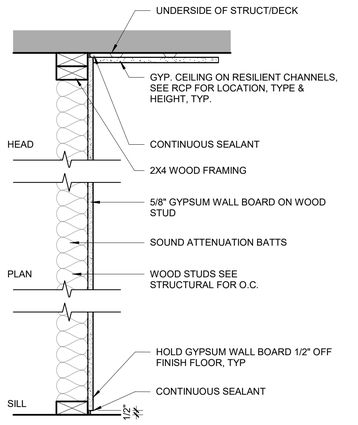
6 PARTITION G (INT. QBC 2X6 GYP ONE SIDE)
1 1/2" = 1'-0"



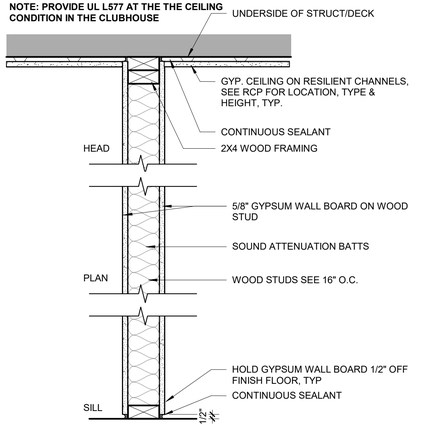
5 PARTITION F (V335) ENTRANCE WALL @ CLUBHOUSE
1 1/2" = 1'-0"



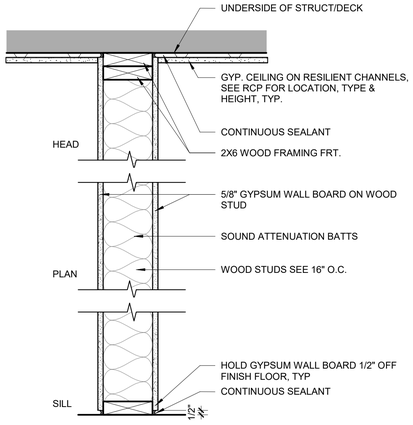
4 PARTITION E (U341)
1 1/2" = 1'-0"



3 PARTITION C (INT. QBC 2X4 GYP ONE SIDE)
1 1/2" = 1'-0"



2 PARTITION B (INT. QBC 2X4)
1 1/2" = 1'-0"



1 PARTITION A (INT. 2X6)
1 1/2" = 1'-0"

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BLUE SKY COMMUNITIES

BLUE DEEP CREEK - PHASE II

2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

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SEAL

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	BC
CHECKED BY:	CG

SHEET TITLE

PARTITION SCHEDULE

SHEET NUMBER

A620

3 View 3

4 View 4

1 VIEW 1

2 VIEW 2

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SEAL

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04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

3D REPRESENTATION

SHEET NUMBER

A900

BLUE DEEP CREEK - PHASE II

CLUBHOUSE
2480 LUTHER ROAD,
PUNTA GORDA, FLORIDA 33983

PROJECT# 250096

SCOPE OF WORK

THE PROJECT CONSISTS OF A CLUBHOUSE, WHICH INCLUDES A LEASING OFFICE, ACTIVITY ROOM, AND RECREATION AREA, LOCATED AT 2480 LUTHER ROAD, PUNTA GORDA, FLORIDA.

FLORIDA PRODUCT APPROVALS

PRODUCT TYPE	MANUFACTURER	MODEL # / SERIES	FLORIDA PRODUCT APPR. NO.	MIAMI DADE NOA
STRUCTURAL COMPONENTS				
WOOD CONNECTORS, ANCHORS	SIMPSON STRONG-TIE	--	FL 11473.9	--
EXTERIOR DOORS				
SWINGING-EXT. DOOR ASSEMBLY	MESKER DOOR, INC.	"N" SERIES COMMERCIAL SINGLE OPAQUE DOOR	FL 11218.1	--
SWINGING-EXT. DOOR ASSEMBLY	YKK AP AMERICA	50H ALUMINUM OUTSWING ENTRANCE DOOR	FL 16554.3	--
ROOFING PRODUCTS				
ASPHALT SHINGLES	GAF	TIMBERLINE CS	FL 39780.1	21-1209.01
RIDGE VENT	GAF	COBRA RIDGE VENT	FL 6267.1	--
OFF-RIDGE VENT	LOMANACO, INC.	700 SERIES	FL 3792.4	21-0629.02
VINYL SOFFIT	PLY GEM	MASTIC VINYL SOFFIT	FL32502.1-R1	--
EXTERIOR WINDOWS				
STOREFRONT WINDOWS	YKK AP AMERICA	YHS-50 FS ALUMINUM STOREFRONT SYSTEM	FL 9520	--

LOCATION MAP

PROJECT LOCATION

OWNER & CONSULTANTS

OWNER
Blue Sky Communities
180 Fountain Parkway North,
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Ash Leyva
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Kyle Bowen
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EMAIL: www.jlceng.com

STRUCTURAL
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Dan Engebretson
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CIVIL
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Building 5, Unit 501, Port Charlotte, FL 33952
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Kyle Bowen
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EMAIL: www.jlceng.com

SYMBOL LEGEND

- 1i — PARTITION TYPE INDICATOR REFER TO PARTITION SCHEDULE
- 1 — REVISION NUMBER
- ? — FINISH TAG
- ? — KEYNOTE
- Room — ROOM TAG
- 101A — DOOR TAG
- XX — WINDOW TAG
- Name / Elevation — ELEVATION DATUM TAG
- 1 / A-101 — DETAIL TAG
- N / W A1.0 E / S — INTERIOR ELEVATION TAG
- N / A1.0 — EXTERIOR ELEVATION TAG
- 1 / A-101 — PLAN DETAIL TAG
- 01 — GRID BUBBLE & CENTER LINE
- 1 / A101 — BUILDING SECTION TAG

GENERAL NOTES

1. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
3. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
4. GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE [SUPERVISOR(PROJECT MANAGEMENT)] (SPM) AT THE END OF THE PROJECT.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
8. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
10. WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
11. GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
13. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
14. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
15. GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.
16. NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

ABBREVIATIONS

AC	AIR CONDITIONING	GALV	GALVANIZED	PT	PAINT / PRESSURE TREATED
ACT	ACOUSTICAL CEILING TILE	GYP BD	GYPSUM BOARD	R	RISER / RADIUS
AFF	ABOVE FINISH FLOOR	HC	HANDICAPPED HARDWARE	REBAR	REINFORCING BAR
AHU	AIR HANDLING UNIT	HDW	HOLLOW METAL	REF	REFERENCE
AL	ALUMINUM	HM	HEATING, VENT & AIR CONDITIONG	REINF	REINFORCED
AT	ALUMINUM THRESHOLD	HVAC	INFORMATION	REQ'D	REQUIRED
BD	BOARD	INFO	INSULATION	RO	ROUGH OPENING
BLKT	BLANKET	INSUL	MASONRY	SB	SPLASH BLOCK
CJ	CONTROL JOINT	MAS	MAXIMUM	SHLVS	SHELVES
CLG	CEILING	MAX	MECHANICAL	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	MECH	MANUFACTURER	SPEC	SPECIFICATION
COL	COLUMN	MFGR/MFR	MINIMUM	SS	STAINLESS STEEL
CONC	CONCRETE	MIN	MASONRY OPENING	STOR	STORAGE
CONT	CONTINUOUS	MO	MIRROR / MOISTURE RESISTANT	SUSP	SUSPENDED
CPT	CARPET	MR	MARBLE THRESHOLD	T	TREAD
CT	CERAMIC TILE	MT	METAL	TELE	TELEPHONE
C/L	CENTER LINE	MTL	NOT APPLICABLE	TPD	TOILET PAPER DISPENSER
DBL	DOUBLE	NA	NOT IN CONTRACT	TYP	TYPICAL
DF	DRINKING FOUNTAIN	NIC	NOMINAL	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	NOM	NOT TO SCALE	VCT	VINYL COMPOSITE TILE
DIM	DIMENSION	NTS	ON CENTER	VERT	VERTICAL
DN	DOWN	OC	OPPOSITE	VT	VINYL THRESHOLD
EA	EACH	OPP	PLYWOOD	WC	WATER CLOSET
EJ	EXPANSION JOINT	PLYWD	PREFABRICATED	WD	WOOD
ELEC	ELECTRICAL	PREFAB	POUNDS PER SQUARE FOOT	WP	WATERPROOF
ELEV	ELEVATION	PSF		WWF	WELDED WIRE FABRIC
EQ	EQUAL				
EXIST	EXISTING				
FD	FLOOR DRAIN				
FE	FIRE EXTINGUISHER				
FF	FINISH FLOOR				
FR	FIRE RATED				

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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET TITLE

COVER SHEET

SHEET NUMBER

G000

DRAWINGS		DRAWINGS ISSUED
SHEET #	SHEET NAME	04-28-26 DESIGN DEVELOPMENT SET
GENERAL		
G000	COVER SHEET	•
G001	DRAWING INDEX	•
G010	LIFE SAFETY PLAN	•
G040	ADA STANDARDS	•
G050	AIR SEALING, WEATHER RESISTANT BARRIER GUIDELINES AND DETAILS	•
ARCHITECTURAL		
A100	ARCHITECTURAL SITE PLAN	•
A110	CLUBHOUSE FLOOR PLAN	•
A140	CLUBHOUSE ROOF PLAN	•
A142	ROOF DETAILS	•
A143	ROOF DETAILS	•
A200	EXTERIOR ELEVATIONS	•
A201	EXTERIOR ELEVATIONS	•
A300	BUILDING SECTIONS	•
A310	TYPICAL WALL SECTIONS	•
A471	ENLARGED MILLWORK & TRANSITIONS DETAILS	•
A500	INTERIOR ELEVATIONS	•
A520	FINISH PLAN	•
A600	CLUBHOUSE DOOR SCHEDULE	•
A601	DOOR DETAILS	•
A602	STOREFRONT ELEVATIONS	•
A620	PARTITION SCHEDULE	•
A700	MAILBOXES DETAILS	•
A900	3D REPRESENTATION	•
STRUCTURAL		
S000	ISOMETRIC VIEW	•
S001	GENERAL NOTES	•
S002	GENERAL NOTES	•
S110	LEVEL 1 PLAN	•
S120	ROOF PLAN	•
S400	CMU WALL TYPICAL DETAILS	•
S401	FRAMING DETAILS	•
S600	SCHEDULES	•
PLUMBING		
P0.01	SYMBOL LEGEND AND GENERAL NOTES	•
P0.10	SITE PLAN	•
P1.20	CLUBHOUSE UNDERGROUND HOUSE PLAN	•
P6.01	DETAILS	•
P6.02	DETAILS	•
P6.03	DETAILS	•
P6.04	DETAILS	•
P6.05	DETAILS	•
MECHANICAL		
M0.01	SYMBOL LEGEND AND GENERAL NOTES	•
M1.20	CLUBHOUSE FLOOR PLAN	•
M5.02	SCHEDULES	•
M6.01	DETAILS	•
M6.02	DETAILS	•
M6.03	DETAILS	•
M6.04	DETAILS	•
M6.05	DETAILS	•
M6.06	DETAILS	•
ELECTRICAL		
E0.01	SYMBOL LEGEND AND GENERAL NOTES	•
E1.20	CLUBHOUSE FLOOR POWER PLAN	•
E1.21	CLUBHOUSE FLOOR LIGHTING PLAN	•
E5.01	POWER RISER DIAGRAM - MC1A	•
E5.02	POWER RISER DIAGRAM - MC1B	•
E7.01	DETAILS	•

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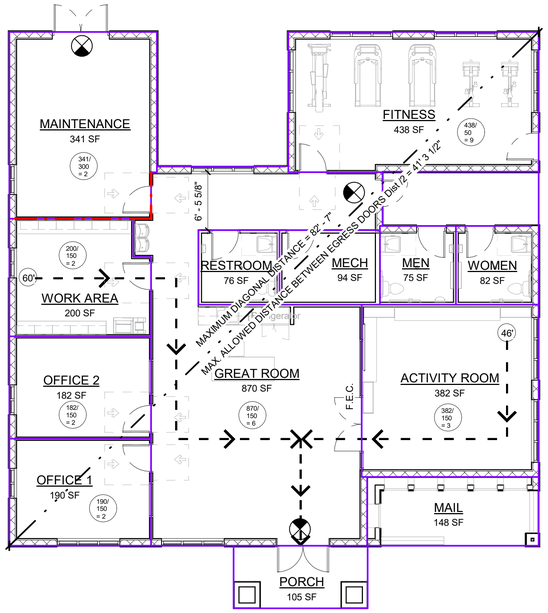
SHEET TITLE

DRAWING INDEX

SHEET NUMBER

G001



1 LEVEL 1 - LIFE SAFETY
1/8" = 1'-0"

NOTE:
OCCUPANCY LOAD 30 MAX.

GROSS AREA - 3,183 SF

LIFE SAFETY GENERAL NOTES

1. SMOKE DETECTORS SHALL BE CONTINUOUSLY POWERED BY BUILDING ELECTRICAL SYSTEM AND INSTALLED IN ACCORDANCE WITH NFPA 101, 7-6.29 AND NFPA 74 AND CONNECTED TO EMERGENCY GENERATOR
2. PROVIDE FIRE EXTINGUISHERS PER NFPA10 AS REQUIRED

   PORTABLE FIRE EXTINGUISHERS (FBC 906/NFPA10) SHALL BE:
   CLASS A
   INSTALLED WITHIN A MAXIMUM TRAVEL DISTANCE OF 75 FT
   INSTALLED WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT (CLASS K)
3. ENTIRE PROJECT IS PROTECTED WITH A CLASS 1 AUTOMATIC FIRE PROTECTION SYSTEM , FINAL SPRINKLER DESIGN AND INSTALLATION BY FIRE SPRINKLER CONTRACTOR.

LIFE SAFETY NOTES

- EMERGENCY EXIT
- ACCUMULATED NUMBER OF OCCUPANTS ALONG PATH OF TRAVEL
- EXIT TRAVEL DISTANCE
- 1 HR FIRE RATED SEPARATION
- 2 HR FIRE RATED SEPARATION
- 3 HR FIRE RATED SEPARATION
- EXIT SIGN
- F.E. — SURFACE MOUNTED FIRE EXTINGUISHER 10LB UL RATED 4A:80B:C
- F.E.C. — RECESSED FIRE EXTINGUISHER CABINET 10LB UL RATED 4A:80B:C
- F.E.K. — SURFACE MOUNTED KITCHEN RATED FIRE EXTINGUISHER - 22.5LB UL RATED 2A:K

EGRESS EXIT/ ACCESS COMPONENT TAG

	EGRESS CLEAR WIDTH (IN INCHES), STAIR, DOOR, CORRIDOR OR RAMP
AREA	COMPONENT I.D.
XXX XXX	EGRESS COMPONENT CAPACITY (OCCUPANTS)
XXX	DESIGN LOAD (OCCUPANTS)

EGRESS ROOM/ SPACE AREA TAG

AREA	ROOM OR SPACE I.D.
XXX	AREA OF SPACE (SQUARE FEET)
XXX	DESIGN LOAD (OCCUPANTS)

PROJECT DATA - CLUBHOUSE

	FBC	NFPA	PROVIDED
PRIMARY OCCUPANCY	BUSINESS - GROUP B	--	--
CONSTRUCTION TYPE	VB NOT SPRNK.	V(000) NOT SPRNK.	--
EXIT REQUIREMENTS	**1006.3.2**	**13.2.4**	
MINIMUM REQUIRED (R-2 BUILDING >1,000 OCC)	2 EXITS	2 EXITS	3 EXITS
INTERIOR FINISHES	**803.11**	**10.2.2**	
EXIT ENCLOSURES, EXIT PASSAGEWAYS, & CORRIDORS	CLASS B	CLASS B	CLASS B
ROOMS AND ENCLOSED SPACES	CLASS C	CLASS C	CLASS C
FIRE PROTECTION SYSTEM	**903.2.8**	**12/38.3.5**	**903.2.8**
SPRINKLER SYSTEM	NOT REQUIRED	NOT REQUIRED	-
ARRANGMENT OF MEANS OF EGRESS MIN SEPARATION (SPRINKLERED) (R-2 BUILDING) BLDG A	250' - 5" 1/3 DIAG. DIST. = 83' 5"	250' - 5" 1/3 DIAG. DIST. = 83' 5"	-
SEPARATION OF OCCUPANCIES: R-2(APT)-BSNS RATING NOT REDUCED DUE TO 13-R SYSTEM USE	2-HR 508.4	2-HR 6.1.14.4.1B	2-HR

MEANS OF EGRESS	**FBC**	**NFPA**	**PROVIDED**
EXIT TRAVEL DISTANCE (1017.2) - R	250' MAX (S)	200'	60'-0" MAX
COMMON PATH OF TRAVEL (1006.2.1) - R-2	125' MAX (S)	100' SPRINK.	N/A
COMMON PATH OF TRAVEL (1006.2.1) - B	100' MAX (S)	100' SPRINK.	49'
DEAD END CORRIDOR (1020.4) (CLUBHOUSE)	20' MAX	50' SPRINK.	N/A
DEAD END CORRIDOR (1020.4) - B, E, M, R-2, S (S)	20' MAX (S)	20' SPRINK.	18'-2"
CORRIDOR WIDTH (1020.2)	44" MIN	44" MIN	77"
EXIT WIDTH - STAIR (1005.3.1 & 1011.2) (SPRINKLERED BUILDINGS)	OCC X 0.2 (S) (44" MIN)	OCC X 0.2 (44" MIN)	44" MIN
EXIT WIDTH - DOOR (1005.3.2 & 1010.1.1)	OCC X 0.2 (32" MIN)	OCC X 0.2 (32" MIN)	32" MIN CLEAR WIDTH

OCCUPANCY LOAD		**FBC** (TBL 1004.5) (G)ROSS/(N)ET	**NFPA**	**AREA**	**TOTAL**

CLASSIFICATION		**WATER CLOSETS**		**LAVATORIES**	**DRINKING FOUNTAIN**	**SERVICE SINK**
		MALE	**FEMALE**			
BUSINESS 30 OCC		**1:25 (1ST 50, THEN 1:50)**		**1:40 (1ST 80, THEN 1:80)**	**1:100**	**1/BLDG**
	REQUIRED	**1.1 /2 = .6**		**.7**	**0.3**	**1/BLDG**
TOTAL REQUIRED		1	**1**	**1**	**1**	**1/BLDG**

DRINKING FOUNTAINS TO BE WITHIN 500 FT OF THE MOST REMOTE LOCATION AND NOT MORE THAN ONE STORY ABOVE OR BELOW SPACES SERVED. MUST BE ON ACCESSIBLE ROUTE. (FBC-PLUMBING 403.5)

1 PROVIDED IN EA

ACCESSIBLE SEATING (1109.11) 5% OF SEATING WITH MIN. 1

NOTE: LEASING OFFICE AND RESIDENTAIL ARE SEPARATED OCCUPANCIES. THERE IS A TWO HOUR SEPARATION AT THE WALLS AND FLOOR CEILING ASSEMBLIES.

LEASING OFFICE TO HAVE AN NFPA 13 SYSTEM
RESIDENTIAL SPACES TO HAVE AN NFPA 13-R SYSTEM

APPLICABLE CODES

JURISDICTION: CHARLOTTE COUNTY, FLORIDA

- FLORIDA BUILDING CODE, 8TH EDITION (2023)
- 2023 (8TH EDITION) FLORIDA BUILDING CODE MECHANICAL
- 2023 (8TH EDITION) FLORIDA BUILDING CODE PLUMBING
- 2023 (8TH EDITION) FLORIDA BUILDING CODE FUEL GAS
- 2023 (8TH EDITION) FLORIDA ACCESSIBILITY CODE
- 2023 (8TH EDITION) NATIONAL ELECTRICAL CODE
- 2023 (8TH EDITION) FLORIDA FIRE PREVENTION CODE
- 2021 NFPA 101 LIFE SAFETY CODE

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04.28.2026
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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

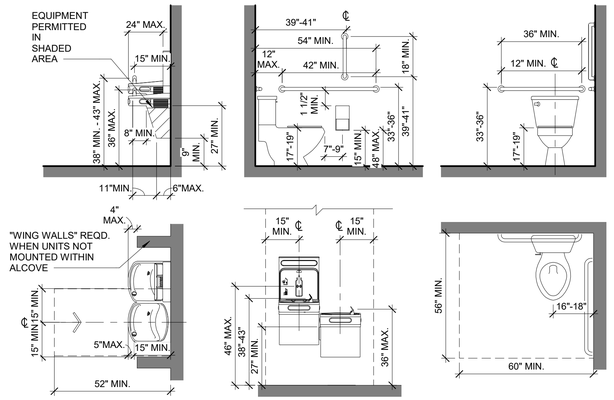
JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

LIFE SAFETY PLAN

SHEET NUMBER

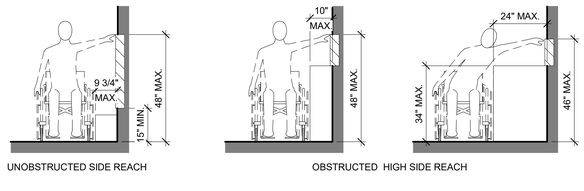
G010



SECTION 602: DRINKING FOUNTAINS

SECTION 604: WATER CLOSET

ANSI 117.1 2009 - TYPICAL ACCESSIBILITY FOUNTAINS/WATER CLOSETS1
3/8" = 1'-0"



UNOBSTRUCTED SIDE REACH

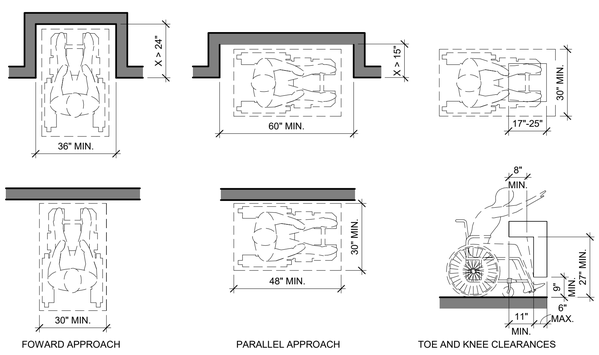
OBSTRUCTED HIGH SIDE REACH

UNOBSTRUCTED FORWARD REACH

OBSTRUCTED FORWARD REACH

SECTION 308/ SECTION 309: REACH/ OPERABLE PARTS

ANSI 117.1 2009 - ACESS REACH RANGES1
3/8" = 1'-0"



FOWARD APPROACH

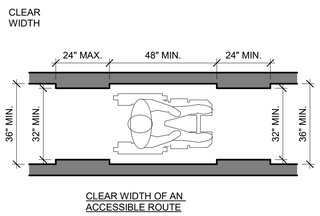
PARALLEL APPROACH

TOE AND KNEE CLEARANCES

SECTION 305: CLEAR FLOOR OR GROUND SPACE

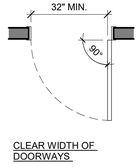
SECTION 306: KNEE AND TOE CLEARENCE

ANSI 117.1 2009 - CLEAR FLOOR SPACE1
3/8" = 1'-0"



CLEAR WIDTH OF AN ACCESSIBLE ROUTE

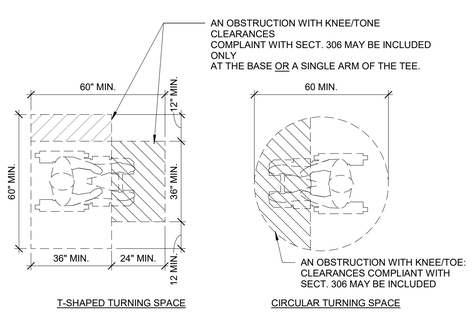
SECTION 403: WALKING SURFACES



CLEAR WIDTH OF DOORWAYS

SECTION 404: DOORS, DOORWAYS, AND GATES

ANSI 117.1 2009 - CLEAR WIDTH1
3/8" = 1'-0"

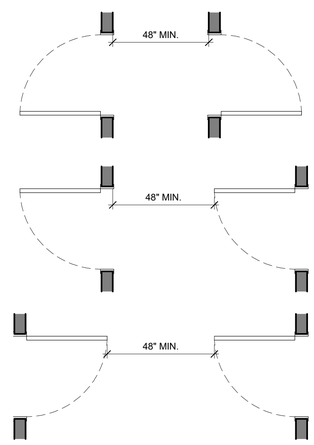


T-SHAPED TURNING SPACE

CIRCULAR TURNING SPACE

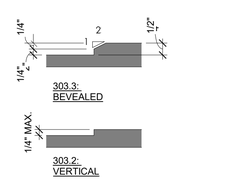
SECTION 304

ANSI 117.1 2009 - TURNING SPACE1
3/8" = 1'-0"



SECTION 407.2.6: DOOR IN SERIES

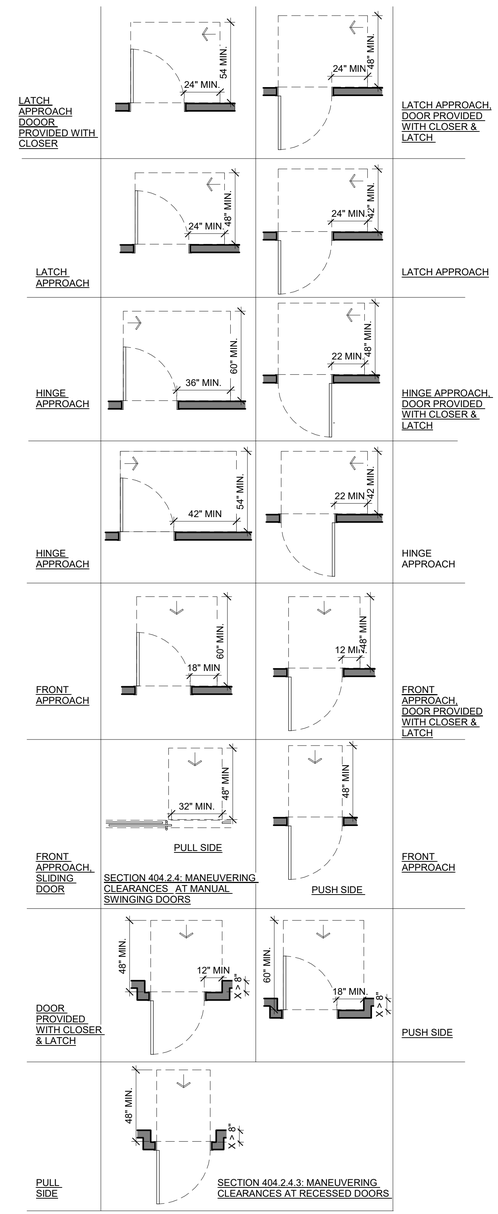
ANSI 117.1 2009 - DOOR IN SERIES1
3/8" = 1'-0"



304.2, 305.2 & 404.2.4.4: CHANGES IN LEVEL NOT PERMITTED IN TURNING SPACES, CLEAR FLOOR SPACES AND DOOR MANEUVERING CLEARANCES

SECTION 303: CHANGES IN LEVEL

ANSI 117.1 2009 - LEVEL CHANGE1
1/2" = 1'-0"



SECTION 404.2

ANSI 117.1 2009 - DOOR CLEARENCES1
1/4" = 1'-0"

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JOB #	250096
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DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

ADA STANDARDS

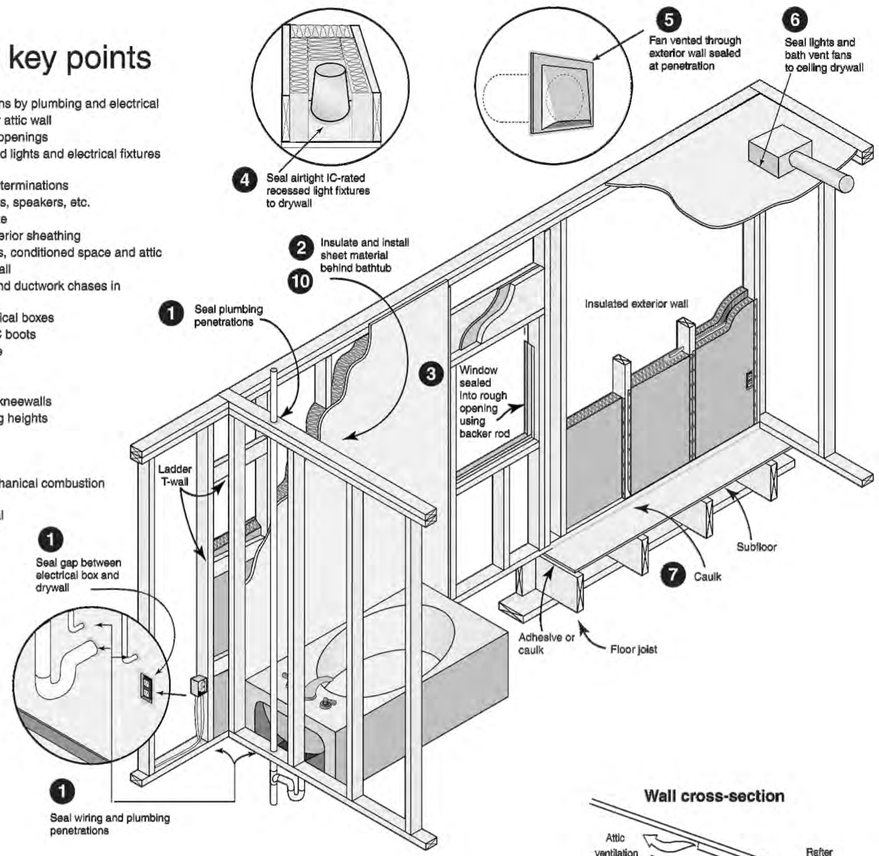
SHEET NUMBER

G040

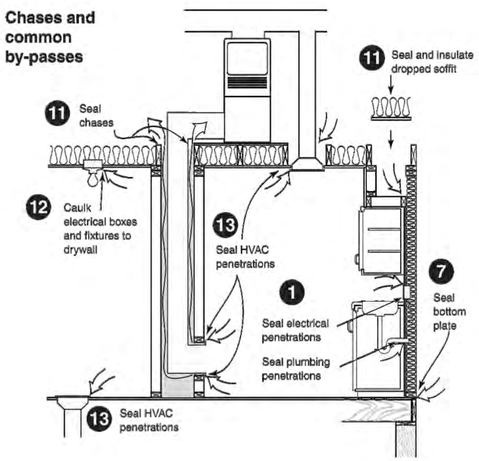
Appendix

Air sealing key points

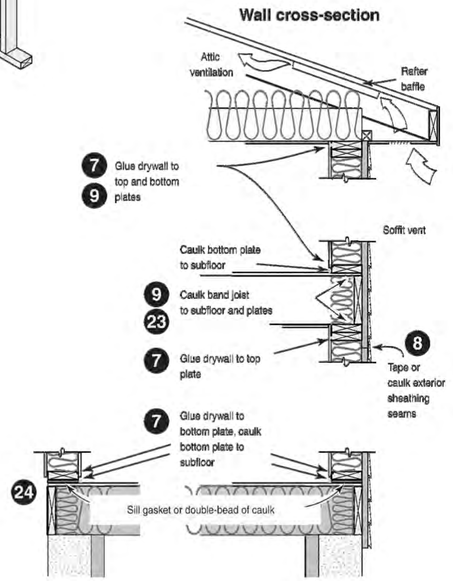
1. Plate and wall penetrations by plumbing and electrical
2. Tub/shower on outside or attic wall
3. Window and door rough openings
4. Airtight, IC-rated recessed lights and electrical fixtures exposed to attic
5. Exterior wall exhaust fan terminations
6. Ceiling mounted bath fans, speakers, etc.
7. Bottom plate and top plate
8. Seams between rigid exterior sheathing
9. Band area between floors, conditioned space and attic
10. Garden tub on exterior wall
11. Mechanical equipment and ductwork chases in attics, crawlspaces
12. Ceiling/crawlspace electrical boxes
13. Ceiling/crawlspace HVAC boots
14. Shower and tub drain line
15. Fireplace inserts
16. Attic kneewall doors
17. Joist cavities under attic kneewalls
18. Transition between ceiling heights (e.g., 10' to 8')
19. Attic scuttle hole
20. Attic pull-down stairs
21. Wall penetrations of mechanical combustion closets
22. Thresholds at mechanical combustion closet doors
23. Band joist exposed to exterior
24. Band area exposed to unconditioned space (such as basement or garage)
25. Exterior wall penetrations for refrigeration lines, condensate line, etc.



Chases and common by-passes



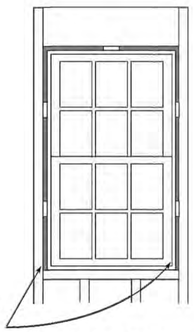
Wall cross-section



Appendix

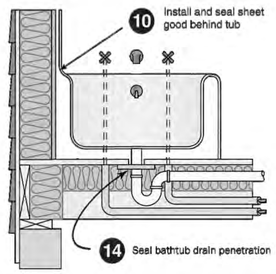
Air sealing key points *continued*

Window rough opening

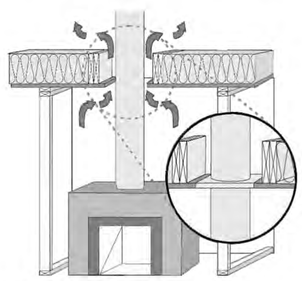


Use backer rod or spray foam (appropriate for windows) to fill gaps between window/door and rough opening

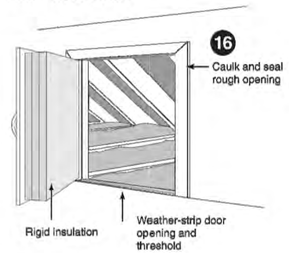
Shower/tub drain rough opening

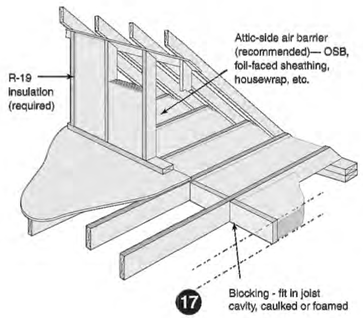


Combustion chase penetrations

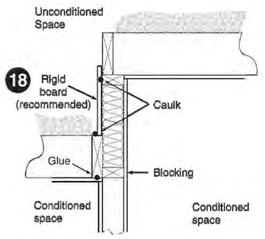


Attic knee-walls

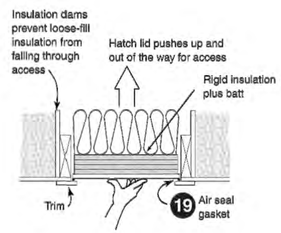




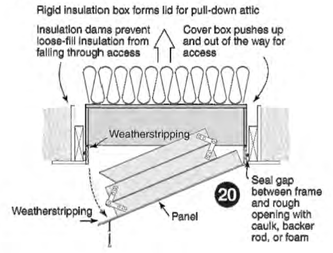
Two-level attic



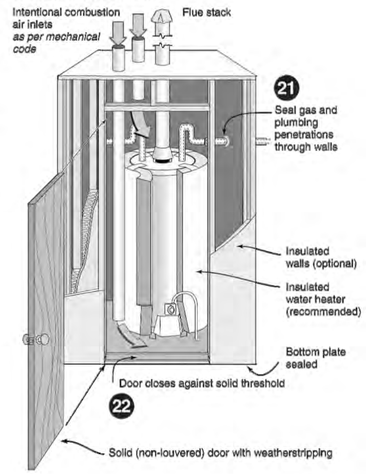
Attic scuttle



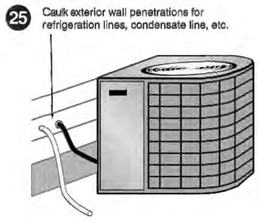
Attic pull-down stairs



Combustion closet



Exterior penetrations



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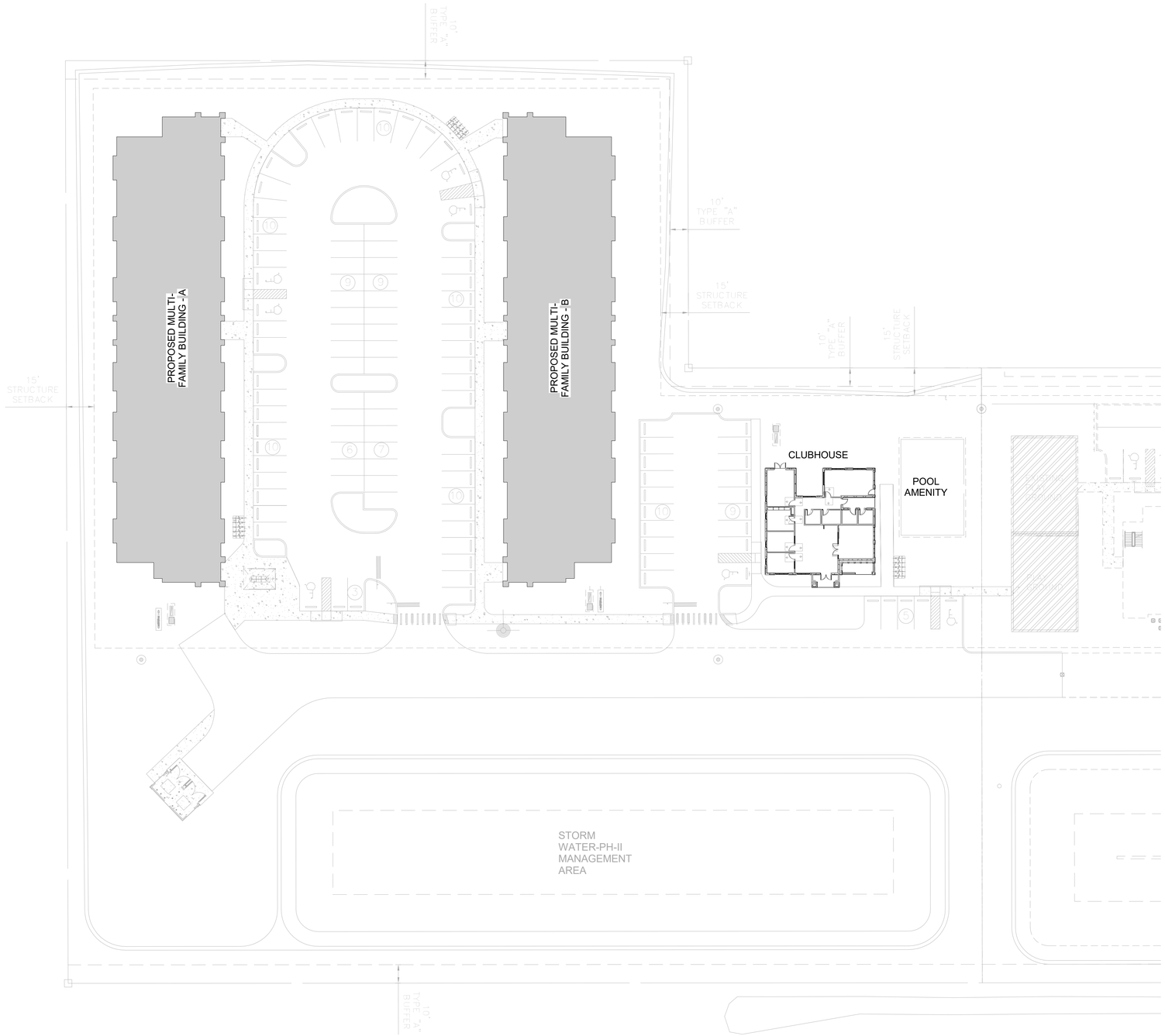
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE
AIR SEALING, WEATHER RESISTANT BARRIER GUIDELINES AND DETAILS

SHEET NUMBER
G050



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

0 15' 30' 60'
0 2"
1" = 30'-0"

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

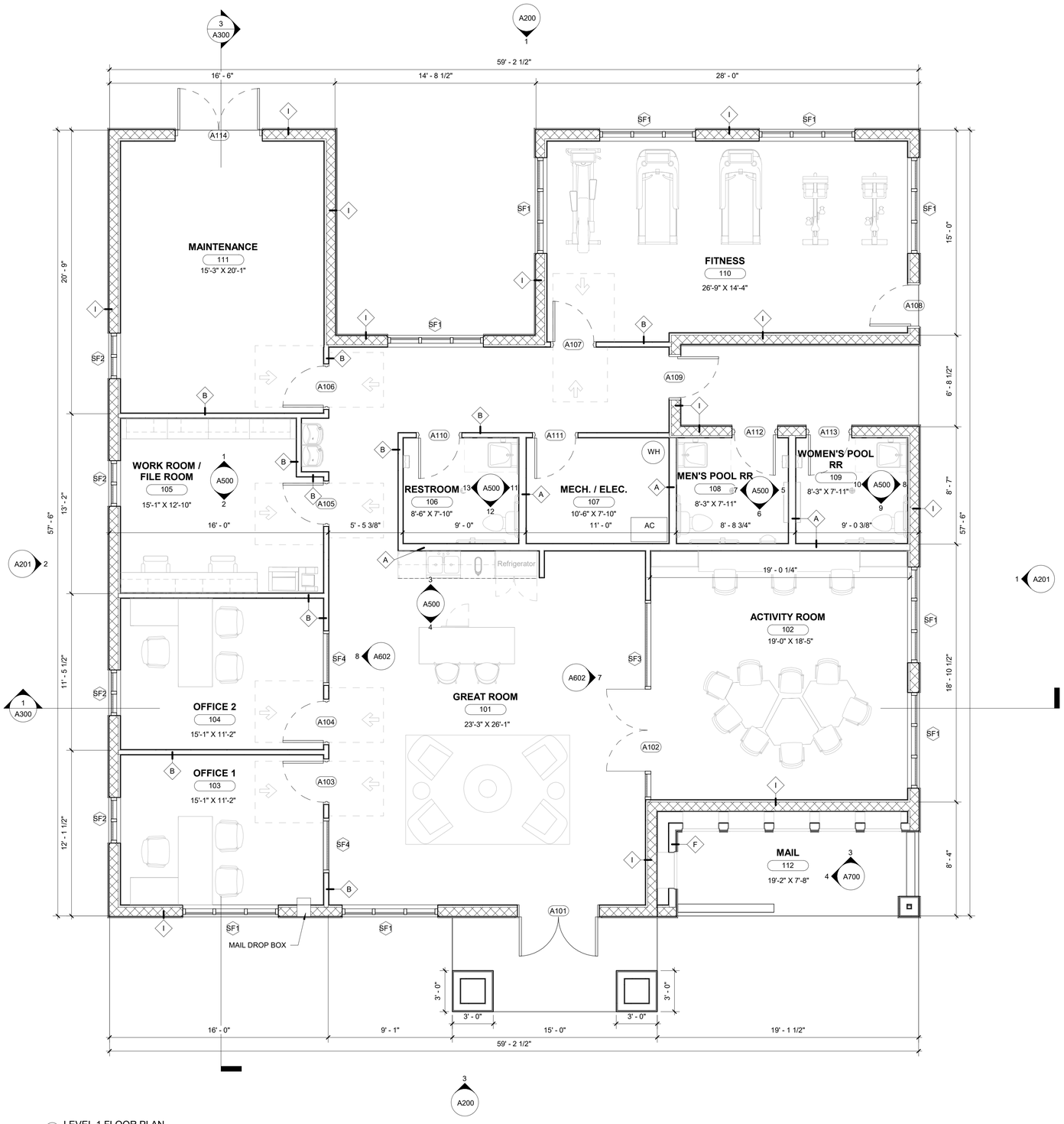
JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A100



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF CMU, COLUMN LINE, FACE OF INTERIOR STUD, OR FACE OF EXTERIOR SHEATHING U.N.O.
2. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
3. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
4. NOT USED
5. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 10.
6. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
7. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
8. GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS.ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
9. REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
10. REFERENCE ENGINEERING PLANS FOR PLUMBING AND ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.

FLOOR PLAN LEGEND

101A — INDICATES NEW DOOR TYPE
REFER TO DOOR AND FRAME SCHEDULE XXX

1i — INDICATES NEW PARTITION TYPE
REFER TO PARTITION SCHEDULE

SF1 — STOREFRONT TAG

SLAB EDGE AREA - 3287.78 SF

HEATED/COOLED AREA - 2,741.00 SF

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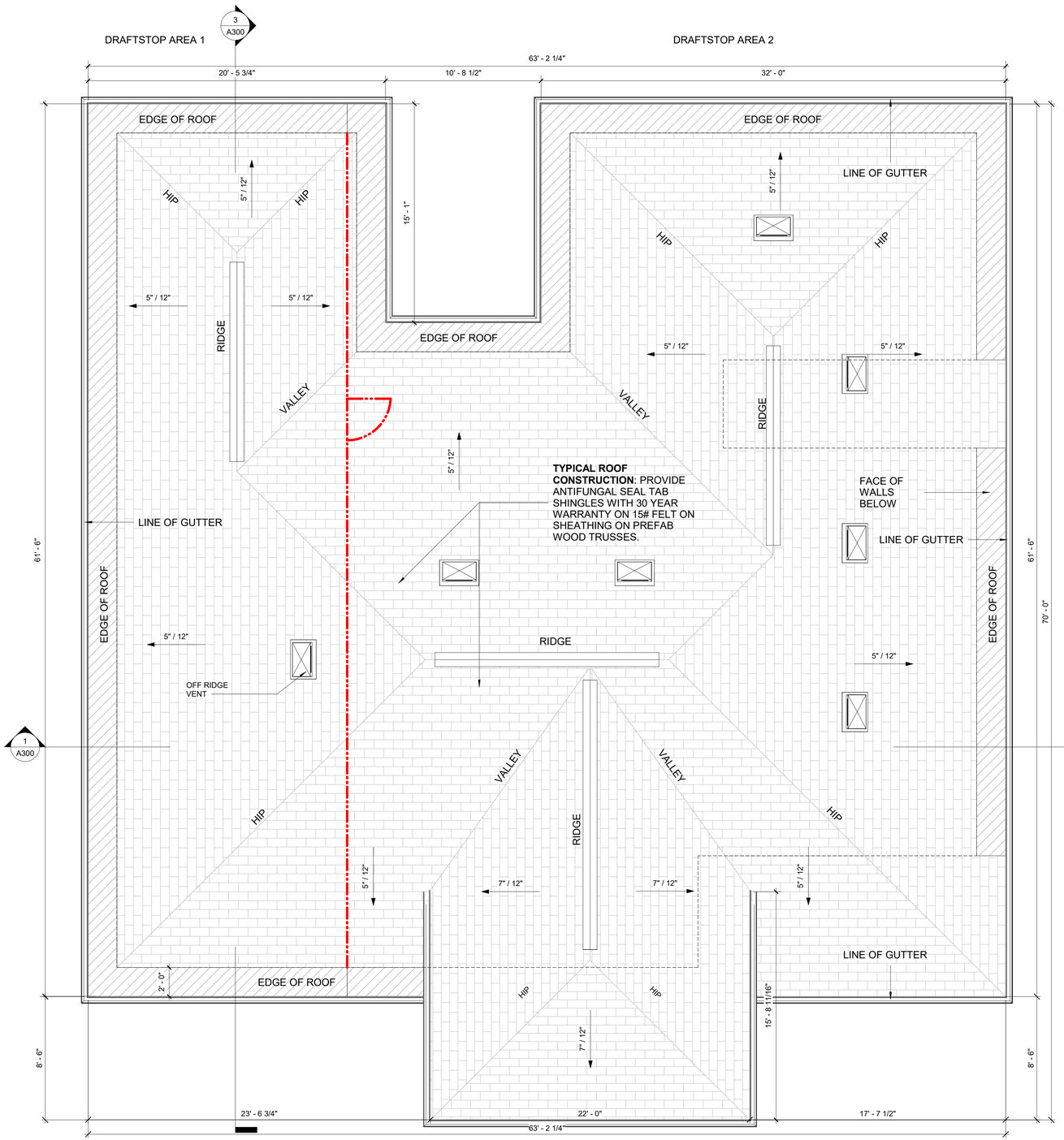
SHEET TITLE

CLUBHOUSE FLOOR PLAN

SHEET NUMBER

A110



1 ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES - ROOF PLAN

1. INSTALL ALL ROOF SYSTEMS AND RELATED COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS. PROVIDE SHOP DRAWINGS FOR APPROVAL AS REQUIRED BY SPECIFICATIONS.
2. VERIFY AND COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
3. ALL ROOF PENETRATIONS REQUIRE PRESSURE TREATED 2 X 6 BLOCKING AT INSULATION AROUND ENTIRE PERIMETER FOR FLASHING ATTACHMENT.
4. OMISSION OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.

BDC PHASE II - Clubhouse
Summit - Clubhouse *note: 1/300 needs to work in ALL draftstop areas

Draftstop area 1			Draftstop area 2		
Area of compartment	1096 ft²		Area of compartment	2776 ft²	
1/300	3.653333 ft²		1/300	9.253333 ft²	
Ventilation required:	526.08 in²	minimum	Ventilation required:	1332.48 in²	minimum
40% of area	210.432 in²		40% of area	532.992 in²	
50% of area	263.04 in²		50% of area	666.24 in²	
Balance of area	263.04 in²		Balance of area	666.24 in²	
Length of Ridge vent	46 ft		Length of Ridge vent	13.5 ft	
area of ventilation (high)	828 in²	(*)between 40-50%	area of ventilation (high)	243 in²	(*)between 40-50%
Add off ridge roof vent	140 in²		Add off ridge roof vent	840 in²	
Total high	968 in²	(*)between 40-50%	Total high	1083 in²	(*)between 40-50%
soffit area per compartment	185 ft²		soffit area per compartment	248 ft²	
area of ventilation(low):	1091.5 in²	needs to be between 50-60%	area of ventilation(low):	1463.2 in²	needs to be between 50-60%
Total ventilation:	2059.5 >	526.08 minimum	Total ventilation:	2546.2 >	1332.48 minimum
Does it balance?	0.470017	% high	Does it balance?	0.42534	% high
	0.529983	%low		0.57466	%low
Complies?	Yes		Complies?	Yes	
	1			1	
Add off ridge roof vent -			Add off ridge roof vent -		
Lomanco 770D -	140 in2	1 140	Lomanco 770D -	140 in2	6 840

2 DRAFTSTOP CALCULATIONS -CLUBHOUSE
1/8" = 1'-0"

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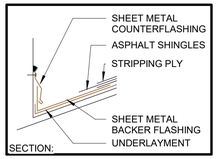
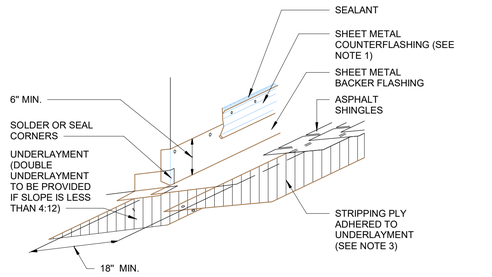
SHEET TITLE

CLUBHOUSE ROOF PLAN

SHEET NUMBER

A140



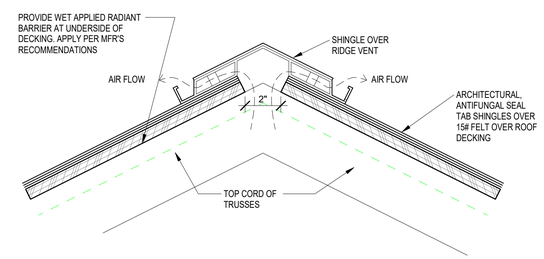


NOTES:

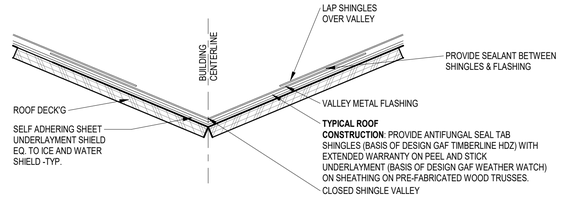
1. ALTERNATE COUNTERFLASHING PROFILES CAN BE USED.
2. IF STRIPPING PLY IS NOT USED, UNDERLAYMENT MUST BE EXTENDED OVER BACKER FLASHING.
3. CRICKETS SHOULD BE CONSIDERED IN LIEU OF BACKER FLASHINGS DEPENDING UPON WIDTH, SLOPE AND CLIMATIC CONDITIONS.

5 BACKER FLASHING
3" = 1'-0"

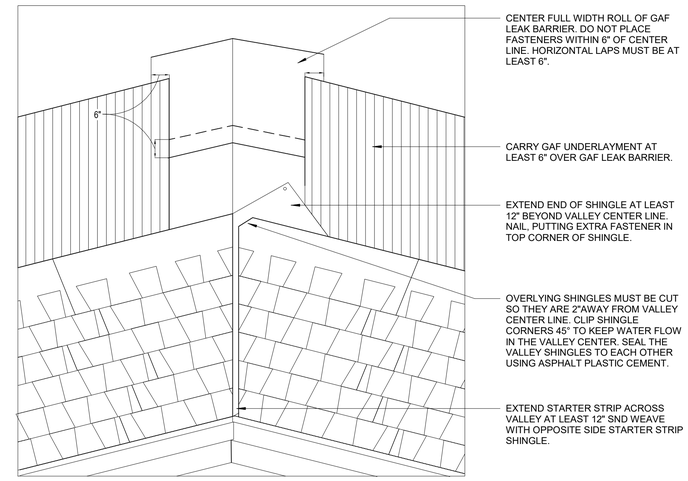
17 TYP. VENT FLASHING
3" = 1'-0"



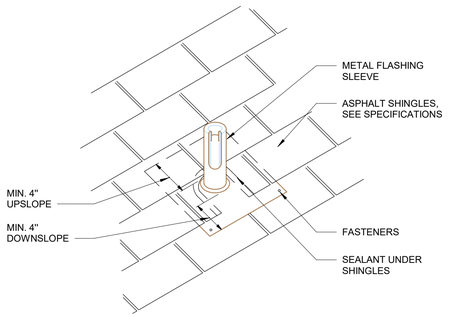
13 RIDGE VENT DETAIL
3" = 1'-0"



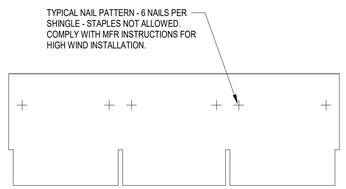
18 VALLEY DETAIL
3" = 1'-0"



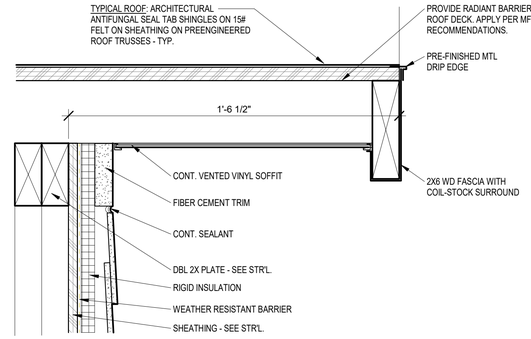
4 CLOSED VALLEY DETAIL
1/4" = 1'-0"



12 PIPE PENETRATION1
3" = 1'-0"



16 SHINGLE NAILING PATTERN
1 1/2" = 1'-0"



14 ROOF EAVE
3" = 1'-0"

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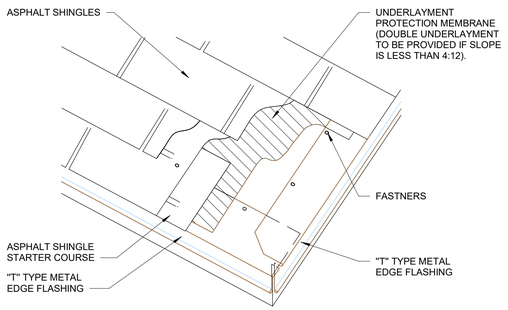
SHEET TITLE

ROOF DETAILS

SHEET NUMBER

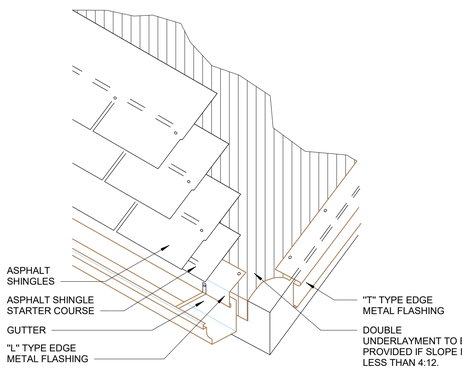
A142



NOTES:

1. NOT ALL SHINGLES ARE SHOWN FOR CLARITY.
2. UNDERLAYMENT TYPE AND NECESSITY MAY VARY DEPENDING ON CLIMATIC CONDITIONS.

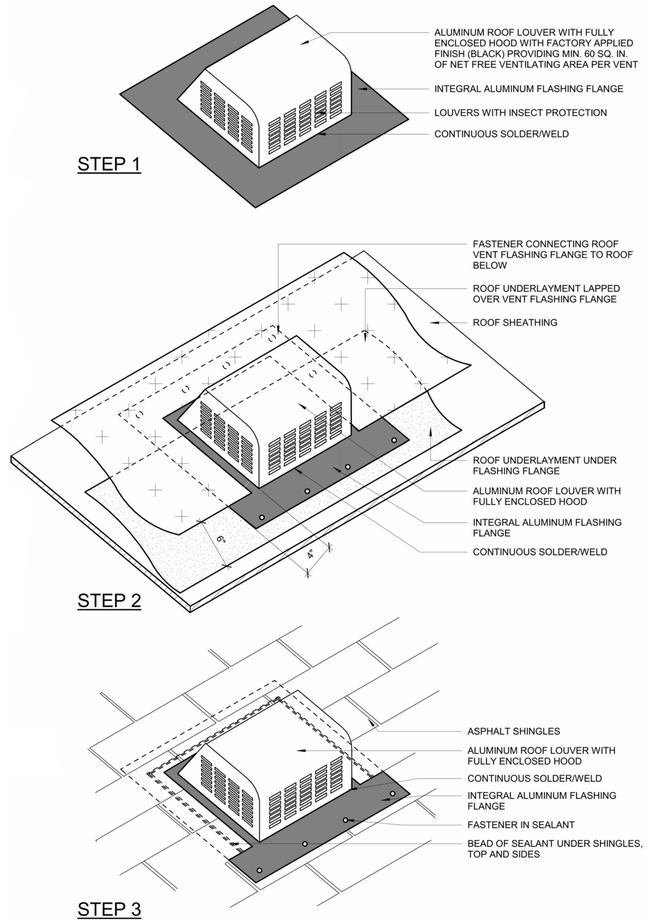
4 EAVE AND RAKE FLASHING1
3" = 1'-0"



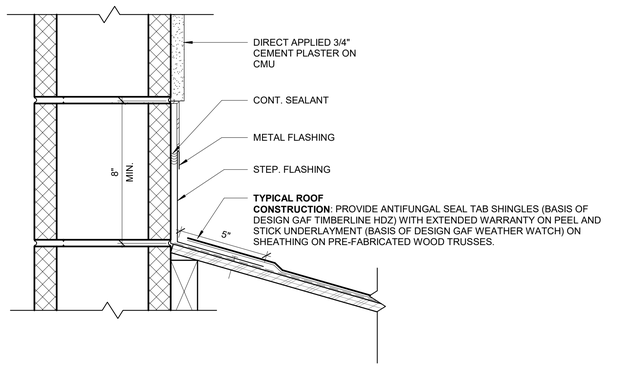
NOTES:

1. UNDERLAYMENT CAN BE INSTALLED ON TOP OF OR UNDER THE EAVE EDGE METAL FLASHING DEPENDING ON CLIMATIC CONDITIONS.
2. UNDERLAYMENT TYPE AND NECESSITY MAY VARY DAPENDING ON CLIMATIC CONDITIONS.
3. THIS DETAIL SHOWS ONE TYPE OF GUTTER SUPPORT. GUTTER SECUREMENT AND SUPPORT OPTIONS VARY ACCORDING TO REGIONAL PRACTICES AND MANUFACTURERS SPECIFICATIONS.

3 EAVE AND RAKE FLASHING w/GUTTER
3" = 1'-0"



2 OFF RIDGE ROOF VENT DETAIL
3" = 1'-0"



TYPICAL ROOF CONSTRUCTION: PROVIDE ANTIFUNGAL SEAL TAB SHINGLES (BASIS OF DESIGN GAF TIMBERLINE HDZ) WITH EXTENDED WARRANTY ON PEEL AND STICK UNDERLAYMENT (BASIS OF DESIGN GAF WEATHER WATCH) ON SHEATHING ON PRE-FABRICATED WOOD TRUSSES.

1 ROOF / WALL FLASHING
3" = 1'-0"

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SHEET TITLE

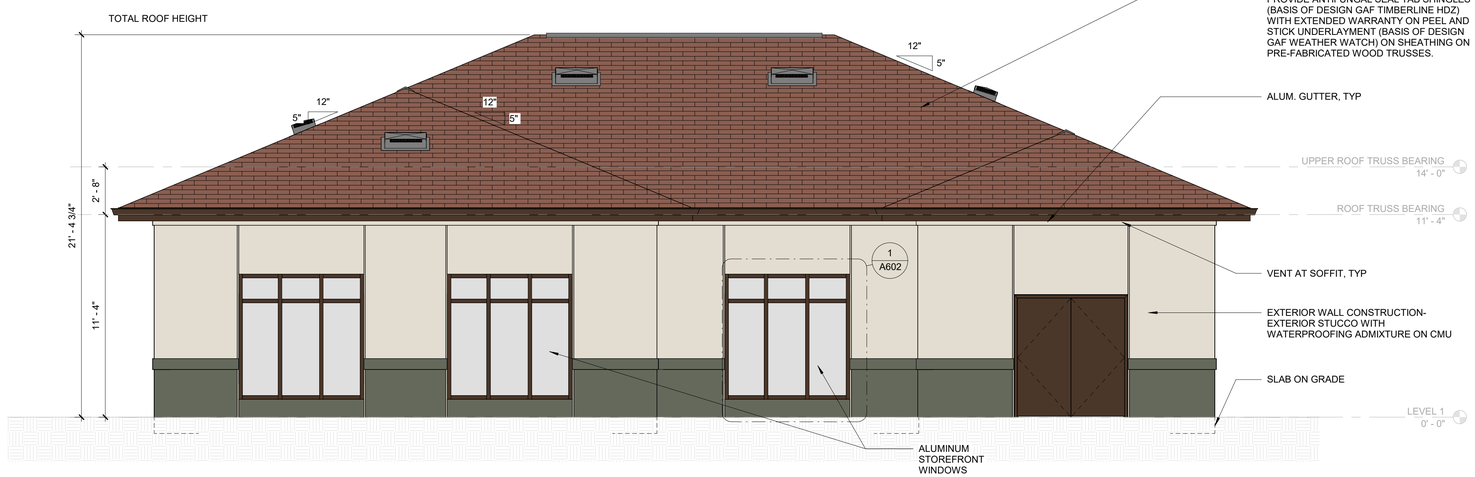
ROOF DETAILS

SHEET NUMBER

A143

MATERIAL SCHEDULE	
COLOR	DESCRIPTION
	ROOF: GAF TIMBERLINE SHINGLES - SUNSET BRICK
	STUCCO: SW7637 OYSTER WHITE
	STUCCO: SW6187 ROSEMARY

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



1 NORTH ELEVATION
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BLUE DEEP CREEK - PHASE II

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SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

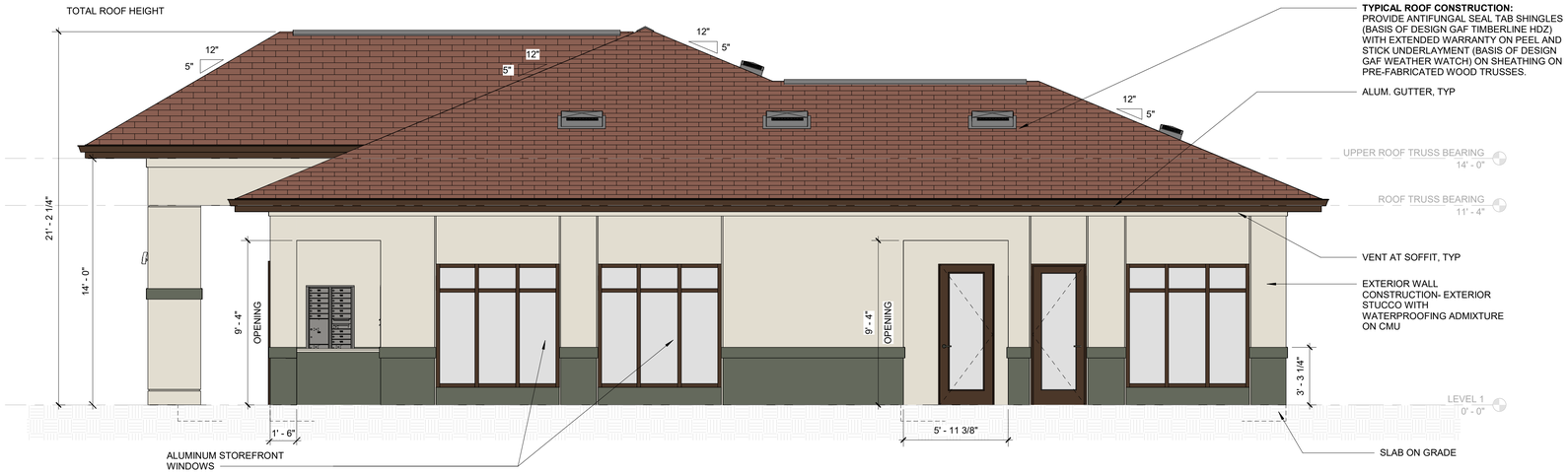
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

MATERIAL SCHEDULE	
COLOR	DESCRIPTION
	ROOF: GAF TIMBERLINE SHINGLES - SUNSET BRICK
	STUCCO: SW7637 OYSTER WHITE
	STUCCO: SW6187 ROSEMARY



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

2 WEST ELEVATION1
1/4" = 1'-0"

bdg architects

400 N Ashley Drive
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BLUE DEEP CREEK - PHASE II

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SEAL

DESIGN DEVELOPMENT SET
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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

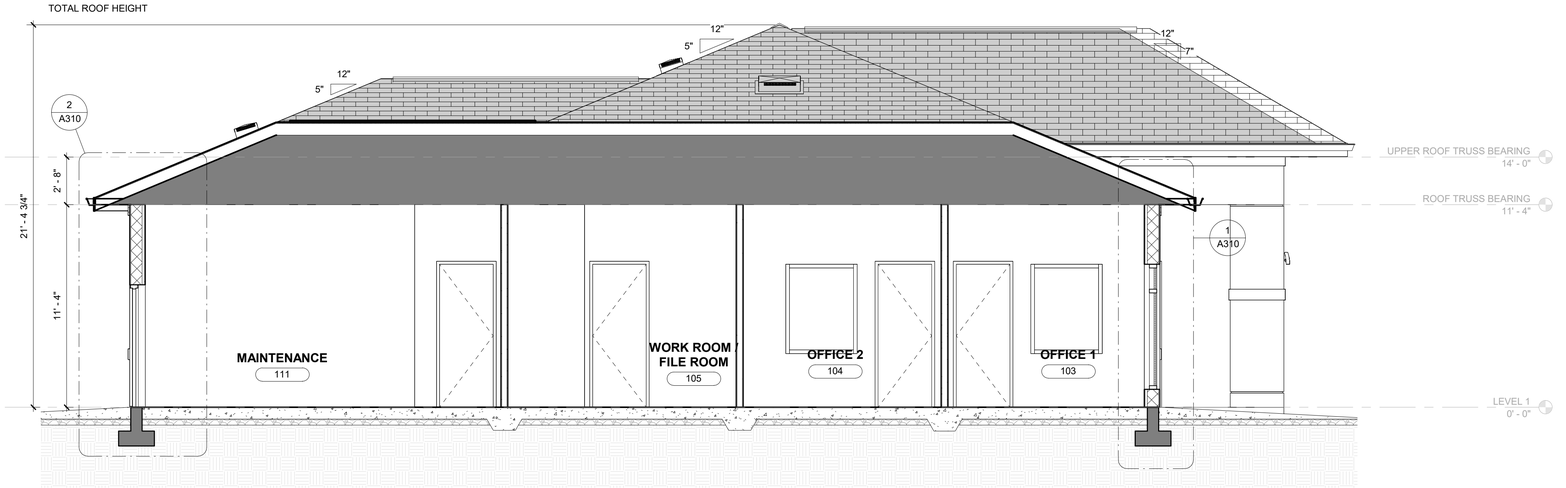
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

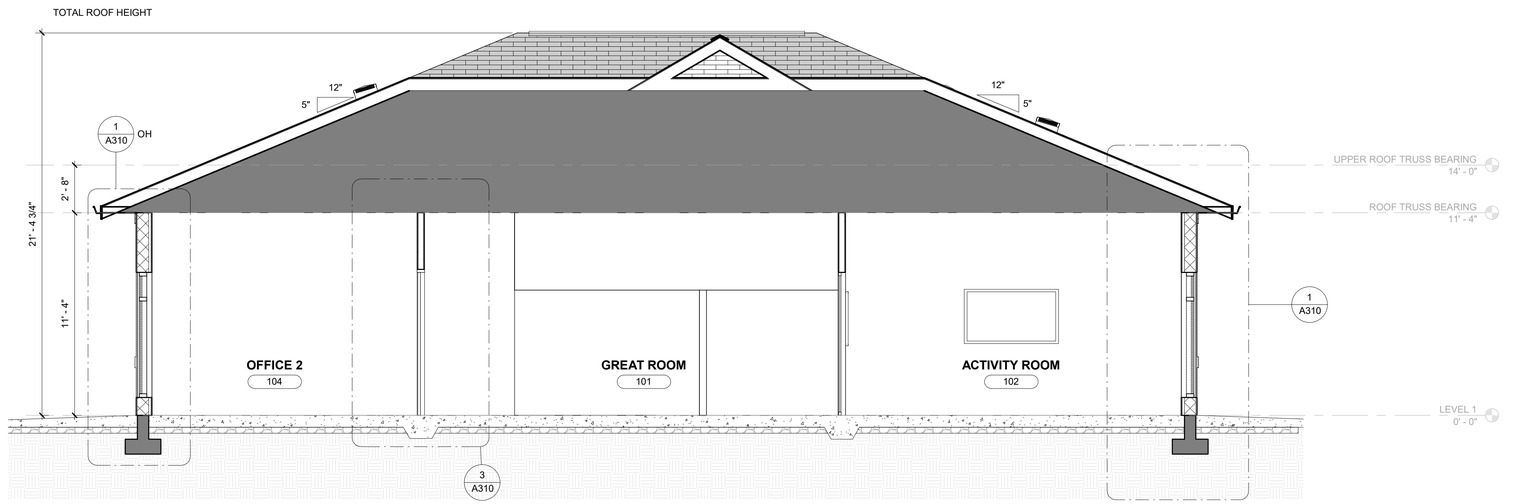
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



3 CLUBHOUSE SECTION 3
1/4" = 1'-0"



1 CLUBHOUSE SECTION 1
1/4" = 1'-0"

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PROJECT INFORMATION BLOCK

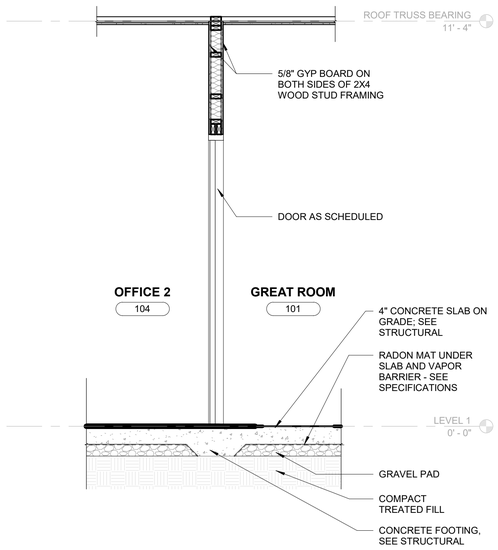
JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

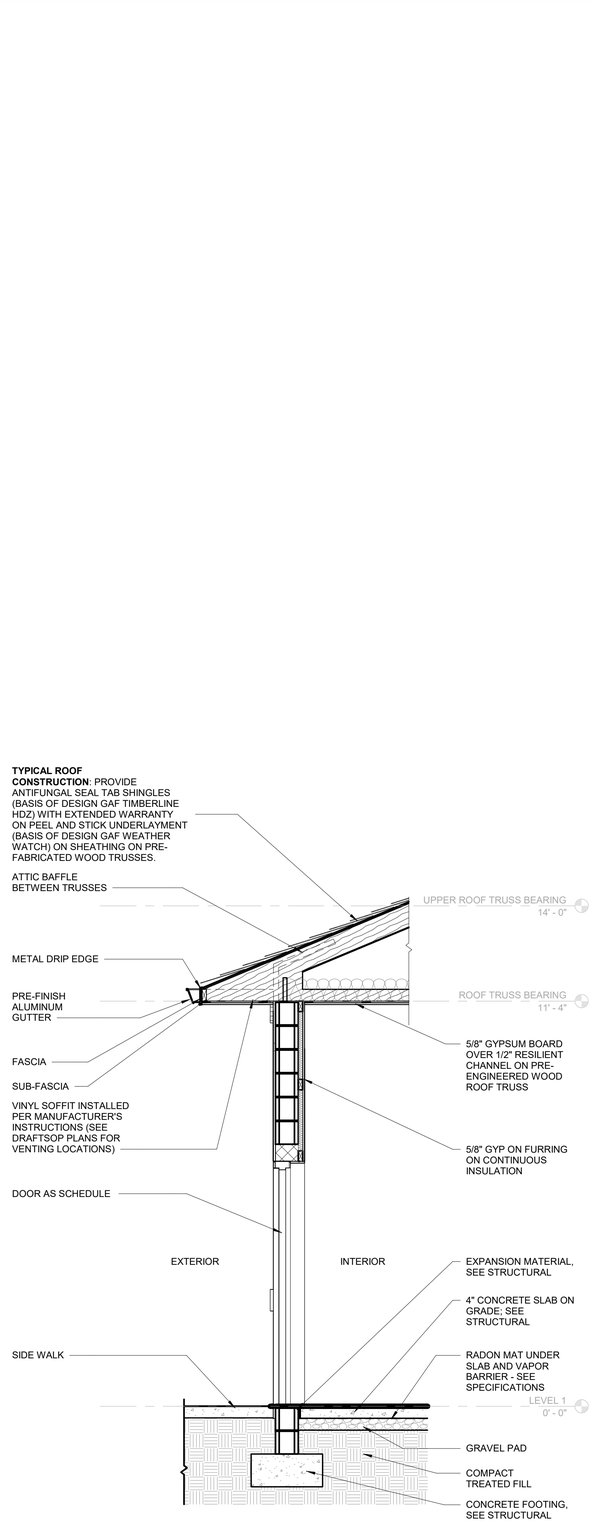
BUILDING SECTIONS

SHEET NUMBER

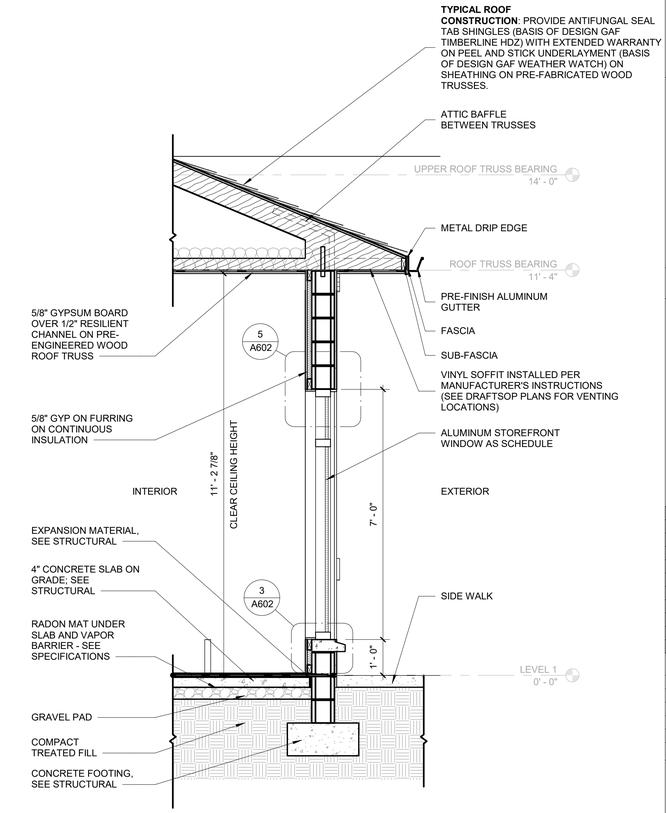
A300



3 TYPICAL INTERIOR WALL SECTION @ DOOR
1/2" = 1'-0"



2 TYPICAL EXTERIOR WALL SECTION @ DOOR
1/2" = 1'-0"



1 TYPICAL EXTERIOR WALL SECTION @ WINDOW
1/2" = 1'-0"

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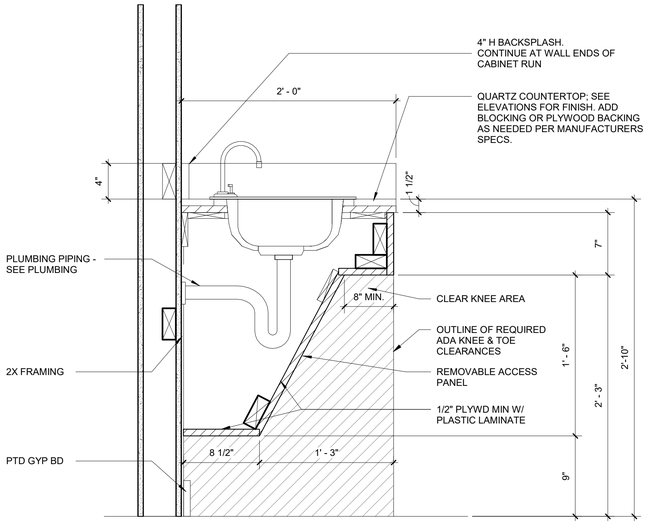
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

TYPICAL WALL SECTIONS

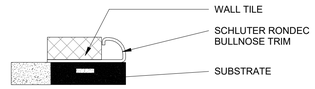
SHEET NUMBER

A310

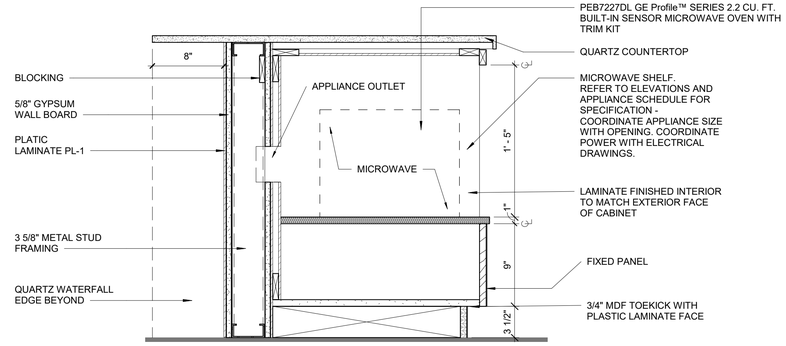


NOTE: MILLWORK FINISH TO BE DETERMINED, CONTRACTOR TO COORDINATE MILLWORK FINISH WITH OWNER.

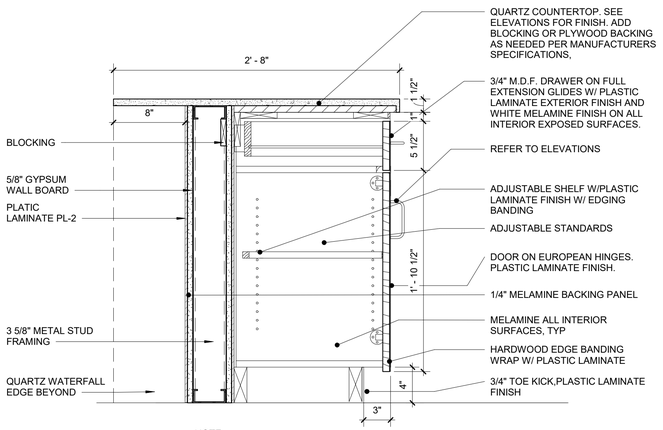
5 CLUBHOUSE MILLWORK - SINK
1 1/2" = 1'-0"



8 WALL TILE TRANSITION
12" = 1'-0"

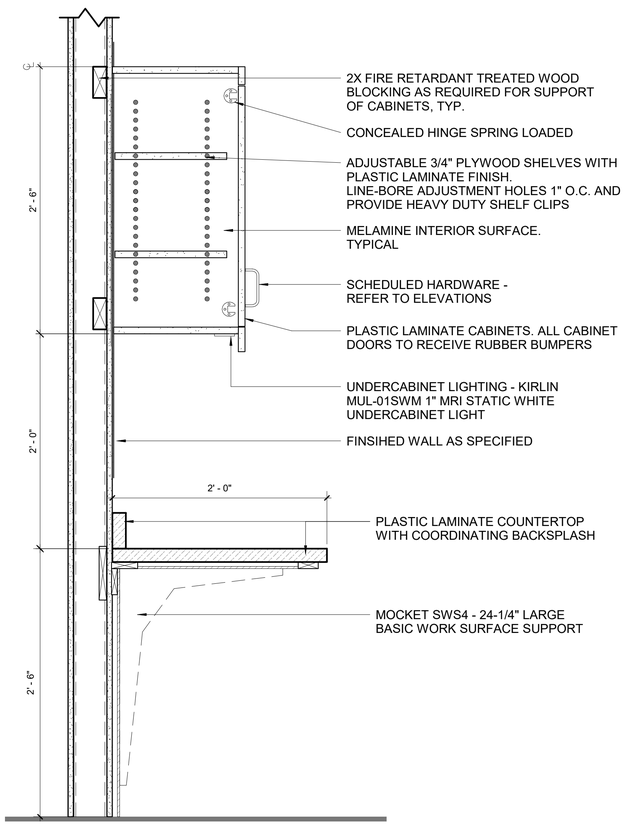


4 MILLWORK - ISLAND & UNDERCOUNTER MICROWAVE
1 1/2" = 1'-0"

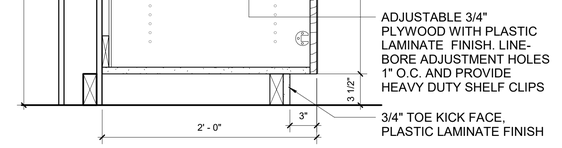


NOTE:
REFER TO ROOM FINISH PLANS AND ELEVATIONS FOR FINISHES AND COLORS (TYP.)

3 CLUBHOUSE MILLWORK - ISLAND
1 1/2" = 1'-0"



2 MILLWORK - UPPER CABINET AND COUNTER
1 1/2" = 1'-0"



1 MILLWORK - UPPER AND LOWER CABINETS
1 1/2" = 1'-0"

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1		Date 1	Revision 1

PROJECT INFORMATION BLOCK

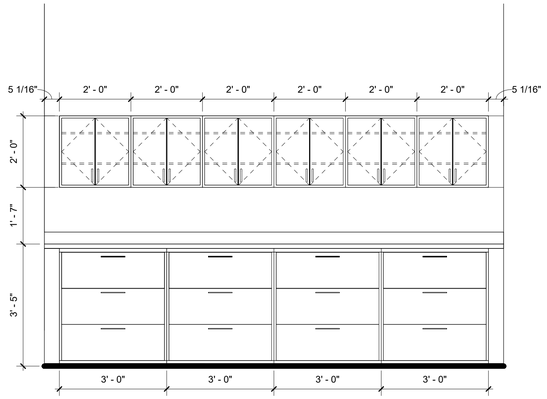
JOB #	250096
DATE:	Issue Date
DRAWN BY:	SP
CHECKED BY:	CG

SHEET TITLE

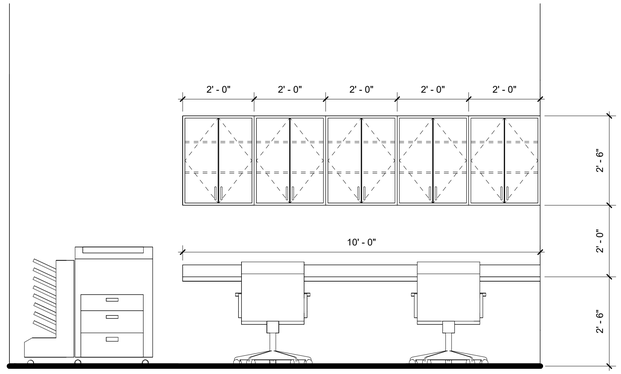
ENLARGED MILLWORK & TRANSITIONS DETAILS

SHEET NUMBER

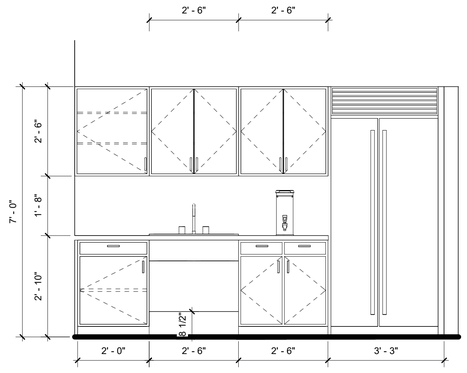
A471



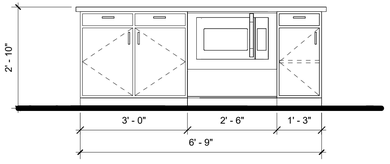
1 WORK ROOM ELEVATION 1
1/2" = 1'-0"



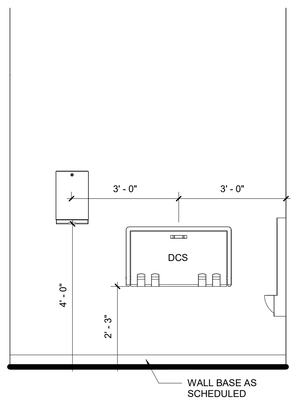
2 WORK ROOM ELEVATION 2
1/2" = 1'-0"



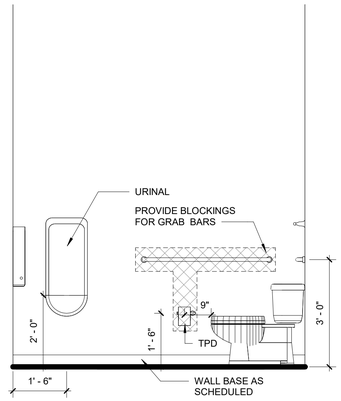
3 KITCHEN ELEVATION
1/2" = 1'-0"



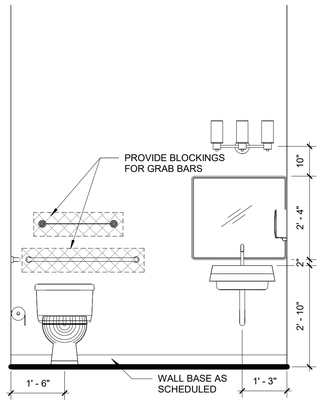
4 ISLAND ELEVATION
1/2" = 1'-0"



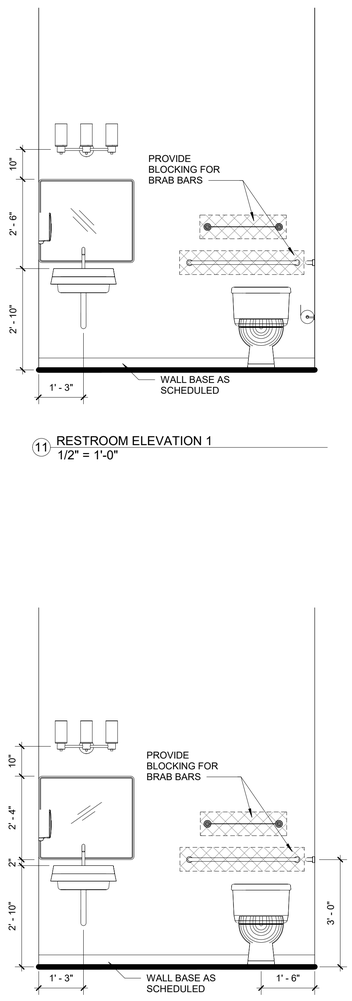
5 MEN'S POOL RR ELEVATION 1
1/2" = 1'-0"



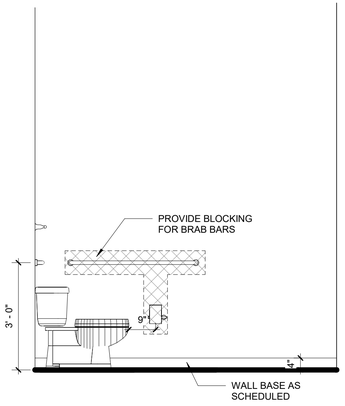
6 MEN'S POOL RR ELEVATION 2
1/2" = 1'-0"



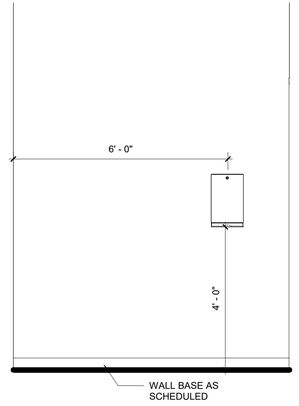
7 MEN'S POOL RR ELEVATION 3
1/2" = 1'-0"



11 RESTROOM ELEVATION 1
1/2" = 1'-0"

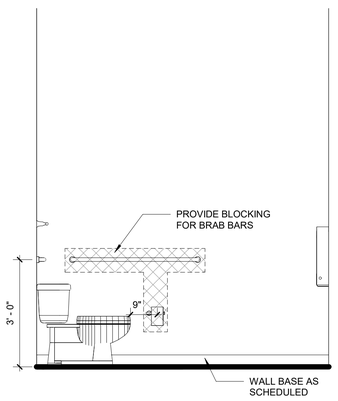


12 RESTROOM ELEVATION 2
1/2" = 1'-0"

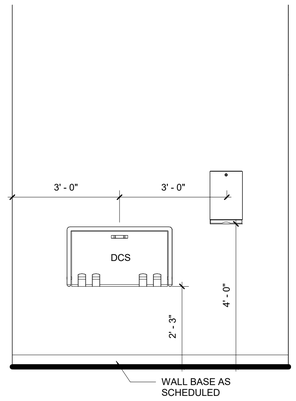


13 RESTROOM ELEVATION 3
1/2" = 1'-0"

8 WOMEN'S POOL RR ELEVATION 1
1/2" = 1'-0"



9 WOMEN'S POOL RR ELEVATION 2
1/2" = 1'-0"



10 WOMEN'S POOL RR ELEVATION 3
1/2" = 1'-0"

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

INTERIOR ELEVATIONS

SHEET NUMBER

A500

GENERAL NOTES - FINISH PLAN

1. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK'S COMPLIANCE WITH ALL APPLICABLE LOCAL CODES, ORDINANCES, AND REGULATIONS, AS WELL AS WITH ALL TRADE STANDARDS OR PROFESSIONAL QUALITY WORKMANSHIP.
2. BDG ARCHITECTS IS ONLY RESPONSIBLE FOR FINISHES SPECIFIED ON FINISH PLANS AND SPECIFICATIONS AS PREPARED BY BDG ARCHITECTS.
3. CONTRACTOR TO PROTECT EXISTING FINISHES TO REMAIN FOR DURATION OF PROJECT AND SHALL REPAIR/REPLACE ANY FINISHES DAMAGED DURING CONSTRUCTION.
4. IN PUBLIC AREA AFFECTED BY TENANT CONSTRUCTION SUCH AS COMMON CORRIDORS, PATCH AND REPAIR AS NEEDED. ANY NEW SURFACES THAT REQUIRE FINISH MATERIALS, MATCH ADJACENT WALLS, FLOORS, AND CEILINGS. COORDINATE ANY DISCONTINUED PRODUCTS WITH BUILDING MANAGEMENT IF NECESSARY.
5. CONTRACTOR TO SCHEDULE ALL CONSTRUCTION THAT PRODUCES DUST, ODORS OR EMISSIONS WITH BUILDING MANAGEMENT. CONTRACTOR TO BLOCK OFF RETURN AIR OPENINGS FROM THE CONSTRUCTION SITE SO CONTAMINATES ARE NOT RE-CIRCULATED OUTSIDE AFFECTED AREA.
6. CONTRACTOR TO INSTALL TEMPORARY BARRIERS TO CONFINE DUST AND NOISE.
7. ALL FINISH DESIGNATIONS ARE SHOWN MONUMENTALLY UNLESS KEYED SPECIFICALLY ON PLAN.
8. ALL FINISHES ARE TO BE PROVIDED AND INSTALLED BY PROFESSIONAL CONTRACTORS, QUALIFIED TO INSTALL THE TYPE OF FINISH SPECIFIED. TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA GUIDELINES.
9. CONTRACTOR(S) SHALL ADHERE TO ALL CURRENT MANUFACTURER WRITTEN SPECIFICATIONS FOR APPROVED INSTALLATION METHODS (FOR EXAMPLE, BUT NOT LIMITED TO, ADHESIVE TYPES, CUTTING METHODS, SEALERS AND PRIMERS) AND SHALL INFORM ARCHITECT SHOULD MANUFACTURER NOT HAVE SUCH WRITTEN MATERIAL.
10. CONTRACTOR(S) SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH WILL IMPACT OR INTERFACE WITH HIS WORK AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND CONTRACT DOCUMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK
11. ALL DRAPERY POCKETS, COLUMNS, FASCIAS, SOFFITS, DOOR/WINDOW TRANSOM CONDITIONS, AND PARTIAL HEIGHT WALLS ARE TO RECEIVE WALL FINISHES AS INDICATED ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ABOVE AND SIMILAR ELEMENTS PRIOR TO DETERMINATION OF BID.
12. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS WITH RESPECT TO NEW INSTALLATION, PRIOR TO BID PROPOSAL COMPLETION. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL CONSTRUCTION AND/ OR MILLWORK WHICH WILL IMPACT HIS WORK PRIOR TO COMMENCEMENT OF WORK.
13. CONTRACTOR TO PROVIDE ACTUAL SAMPLES OF ALL SPECIFIED FINISHES AND MATERIAL TO BDG ARCHITECTS FOR APPROVAL PRIOR TO ORDERING. SAMPLES SHALL BE SUBMITTED IN A TIMELY MANNER AS TO NOT IMPACT THE OVERALL PROJECT SCHEDULE.
14. CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS AND HIS WORK WITH BUILDING MANAGEMENT. CONTRACTOR SHALL FURNISH BUILDING MANAGEMENT WITH SCHEDULE OF INSTALLATION FOR ALL FINISHES.
15. CONTRACTOR(S) SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT SURFACES DURING INSTALLATION AND TO PROTECT FINAL INSTALLED FINISH MATERIAL(S) FROM OTHER TRADES.
16. CONTRACTOR TO PROVIDE BUILDING MANAGEMENT WITH COPIES OF MANUFACTURER'S WRITTEN WARRANTY AND APPROVED MAINTENANCE SPECIFICATIONS IMMEDIATELY UPON COMPLETION OF WORK.
17. EACH MATERIAL TO BE OF THE SAME DYE LOT.
18. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS FOR THE PARTICULAR SURFACE. TWO (2) FINISH COATS MINIMUM APPLICATION AFTER ONE PRIME COAT.
19. CONTRACTOR TO PAINT ENTRY DOOR FRAME TO MATCH BUILDING STANDARD IN COMMON CORRIDOR. TENANT SIDE OF DOOR FRAME TO RECEIVE P-X.
20. CONTRACTOR TO PREP ALL DOOR FRAMES AND PROVIDE AND APPLY (2) COATS OF PT-X PAINT AS SPECIFIED.
21. ALL WALLS TO RECEIVE RB1 UNLESS OTHERWISE NOTED.
22. ALL CARPET SEAMS SHALL BE SEALED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS. ALL CARPET EDGES AT WALLS SHALL BE TRIMMED AND TUCKED.
23. ALL CARPET GOODS SHALL RUN NORTH - SOUTH OR EAST - WEST CONSISTENTLY THROUGHOUT. UNLESS OTHERWISE NOTED.
24. ALL CARPET INSTALLATION SHALL BE DIRECT GLUE-DOWN THROUGHOUT, UNLESS NOTED OTHERWISE, OR IN THE EVENT THAT SUCH METHODS SHOULD VOID THE MANUFACTURER'S WARRANTY.
25. ALL CHANGES IN FLOOR FINISH MATERIALS OCCURRING AT DOORWAYS SHALL BE AT THE CENTERLINE OF THE DOOR OR DOORWAY UNLESS NOTED OTHERWISE. ALL OTHER FLOOR FINISH TRANSITIONS SHALL BE ACCOMPLISHED SMOOTHLY TO THE SATISFACTION OF THE ARCHITECT AND BUILDING MANAGEMENT.
26. WHERE CARPET MEETS VINYL COMPOSITION TILE A REDUCER STRIP (TS1) IS TO BE USED.
27. WHERE CARPET MEETS LUXURY VINYL TILE A METAL REDUCER STRIP (TS2) IS TO BE USED.
28. CONTRACTOR TO VENTILATE TENANT SUITE DURING CARPET INSTALLATION. CONTRACTOR TO REQUEST BUILDING AIR FROM BUILDING MANAGEMENT AS NEEDED FOR DISSIPATION OF FUMES.
29. CONTRACTOR TO APPLY FINISH TOP COAT TO VCT-1 PER MANUFACTURER'S RECOMMENDATIONS.
30. CONTRACTOR TO VERIFY CARPET LAYOUT PATTERN WITH EXISTING CONDITIONS AND NOTIFY BDG ARCHITECTS OF ANY DISCREPANCIES.
31. CONTRACTOR TO PREP ALL WALLS TO RECEIVE BASE AS SCHEDULED ON FINISH PLAN. CONTRACTOR TO PATCH AND REPAIR ALL WALLS AS REQUIRED TO ACHIEVE A UNIFORM, SMOOTH SURFACE FOR THE RECEIPT OF NEW RUBBER BASE. FLOORS AND WALLS MUST BE CLEAN AND FREE OF DUST, DIRT, ALL PAINTS, WALL FINISH AND OTHER FOREIGN MATTER, WHICH MAY AFFECT ADHESIVE BONDING OR MECHANICAL CONNECTION. FOLLOW MANUFACTURER'S WRITTEN SPECIFICATIONS FOR FURTHER INSTALLATION INSTRUCTIONS.
32. CONTRACTOR TO NOTE THAT ALL FINISHES TO BE SUPPLIED PER SPECIFICATION - NO SUBSTITUTIONS ALLOWED.

FINISH PLAN LEGEND

HATCHED AREA INDICATES AREA TO REMAIN. NO WORK THIS AREA. NOTE THAT EXISTING FINISHES INDICATED TO REMAIN ARE TO BE PROTECTED THROUGHOUT DEMOLITION AND CONSTRUCTION.

INDICATES NEW PARTITION

INDICATES EXISTING CONSTRUCTION TO REMAIN

XXX
XXX
XXX
ROOM FINISH (WALL, BASE FLOOR)

DETAIL NUMBER
SHEET NUMBER
DETAIL INDICATOR

COMMON AREA C - FINISH SCHEDULE

ROOM NAME	FLOOR MATL.	WALL BASE	WALL NORTH	WALL EAST	WALL SOUTH	WALL WEST	CEILING
HALLWAY	FT-3	N/A	CP-1	CP-1	CP-1	CP-1	C-2
GREAT ROOM	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
MECHANICAL	FT-3	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
ELECTRICAL	FT-3	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
ACTIVITY ROOM	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
OFFICES	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
WORK AREA	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
FILES	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
COMMON RR	FT-1	WB-2	CP-1	CP-1	CP-1	CP-1	C-1
MAINTENANCE	FT-3	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
FIRE RISER ROOM	FT-3	WB-1	CP-1	CP-1	CP-1	CP-1	C-1
FITNESS	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1
STORAGE	FT-3	WB-1	CP-1	CP-1	CP-1	CP-1	C-1
STAIRCASE	FT-3	WB-1	CP-1	CP-1	CP-1	CP-1	C-1

FINISH LEGEND

TAG	FINISH TYPE	MFR	SIZE	SERIES	COLOR	MATERIAL COMMENTS
CEILING						
C-1	GYP. CEILING		5/8"		TO BE DETERMINED	GYPSUM BOARD ATTACHED TO UNDERSIDE OF STRUCTURE WITH 1/2" RESILIENT CHANNEL, MECHANICALLY FASTENED. MOISTURE RESISTANT GYPSUM BOARD IN EXTERIOR AND WET LOCATIONS.
C-2	GYP. CEILING	ARMSTRONG	5/8"	FRAMEALL DRYWOD GRID	TO BE DETERMINED	DRYWALL HUNG SYSTEM - WITH PAINTED GYP.
FLOOR						
FT-1	VINYL PLANK	SHAWFLOORS	7"	PARAGON 7" PLUS WITH 20 MIL WEAR LAYER	TO BE SELECTED FROM MFG'S FULL RANGE	1/4" SOUND MAT BETWEEN FLOOR FINISH AND TOPPING SLAB.
FT-2	TILE	DALTILE	12"x12"	PORCELIN TILE		1/4" SOUND MAT BETWEEN FLOOR FINISH AND TOPPING SLAB.
FT-3	CONCRETE	N/A	N/A	N/A	TO BE DETERMINED	BROOM FINISH
WALL BASE						
WB-1	WOOD		1x4"		TO BE DETERMINED	NOMINAL FINGER JOINTED PINE PAINTED.
WB-2	TILE	DALTILE	4"		TO BE DETERMINED	TO MATCH FLOOR TILE
WALL FINISH						
PT-1	PAINT				TO BE DETERMINED	PER SPECIFICATIONS
V-1	VINYL GRAPHIC					
CP-1	CEMENT PLASTER					

FINISH TYPES:
C-1: GYP. CEILING
C-2: GYP. CEILING
FT-1: VINYL PLANK
FT-2: TILE
FT-3: CONCRETE
PT-1: PAINT
V-1: VINYL GRAPHIC
CP-1: CEMENT PLASTER
WB-1: WOOD
WB-2: TILE

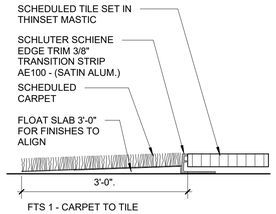
FINISH LEGEND:

INDICATES DIRECTION OF MATERIAL

FLOOR / BASE / PAINT — IDENTIFIES FINISHES THAT AREA USED MONOLITHICALLY IN A A ROOM OR AREA

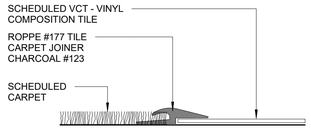
FLOOR — INDENTIFIES NOT USED MONOLITHICALLY. ARROWS INDICATE STOP/START POINTS.

NOTE:
MITER ALL SCHLUTER METAL STRIPS AT JOINTS AND INTERSECTIONS - TYPICAL

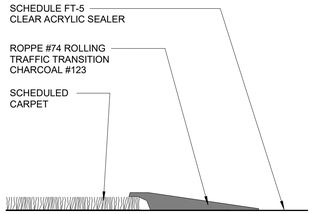


FTS 1 - CARPET TO TILE

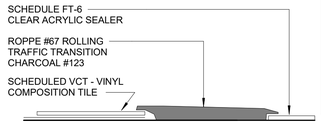
NOTE:
MITER ALL SCHLUTER METAL STRIPS AT JOINTS AND INTERSECTIONS - TYPICAL



FTS 2 - VCT TO CARPET



FTS 3- CARPET TO ACRILYC SEALER



FTS 4 - VCT TO ACRYLIC SEALER

1 FLOOR TRANSITION DETAILS1
6" = 1'-0"

bdg architects

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BLUE DEEP CREEK - PHASE II

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JOB #	250096
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SHEET TITLE

FINISH PLAN

SHEET NUMBER

A520

SCHEDULE - DOORS & FRAMES (COMMON)1

TYPE MARK	LOCATION	DOOR SIZES			DOOR MATERIAL	FRAME MATERIAL	DOOR PANEL TYPE	FRAME TYPE	FIRE RATING	HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	THICKNESS							
A101	CLUBHOUSE ENTRY	6' - 0"	8' - 0"	0' - 1 3/4"	ALUM	ALUM	D4	ALUM			STOREFRONT
A102	ACTIVITY ROOM	6' - 0"	8' - 0"	0' - 1 3/4"	ALUM	ALUM	D4	ALUM			STOREFRONT
A103	OFFICE 1	3' - 0"	8' - 0"	0' - 1 3/8"	WD	WD	D9	F1			
A104	OFFICE 2	3' - 0"	8' - 0"	0' - 1 3/8"	WD	WD	D9	F1			
A105	WORK ROOM	3' - 0"	8' - 0"	0' - 1 3/8"	WD	WD	D8	F1			
A106	MAINTENANCE	3' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	D8	F1			
A107	FITNESS	3' - 0"	8' - 0"	0' - 1 3/8"	WD	WD	D9	F1			
A108	FITNESS (BACK)	3' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	D9	F2			
A109	CLUBHOUSE EXIT	3' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	D9	F2			
A110	RESTROOM	3' - 0"	8' - 0"	0' - 1 3/8"	WD	WD	D8	F1			
A111	MECH./ELEC.	3' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	D8	F1			
A112	MEN'S POOL RR	3' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	D8	F2			
A113	WOMEN'S POOL RR	3' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	D8	F2			
A114	MAINTENANCE (BACK)	6' - 0"	8' - 0"	0' - 1 3/4"	HM	HM	D2	F1			

HARDWARE SCHEDULE

Set #01 - Int - Sgl - Office

Doors: A05, A06

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Classroom Lockset	QCL261 M BF	626	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229B	GREY	TR

Set #02 - Ext - Dbl - Mech Room/Storage

Doors:

6 Hinges	CB191 4.5" x 4.5" NRP	630W	ST
1 Deadbolt	QDB181 BF DBS H	626	SH
1 Passage Latchset	QCL130 M H	626	SH
2 Door Closer	QDC213 F SN	689	SH
2 Drip Caps	16 A 4"ODW		NA
2 Gasketing	700 EN (Head & Jamb)		NA
2 Door Sweep	200 NA		NA
1 Threshold	896 N SSMS/LA	AL	NA

Set #03 - Int - Sgl - Uni-Sex Restroom

Doors:

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Privacy Set	QCL240 M	626	SH
1 Door Closer	QDC211 F SN	689	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #04 - Int - Pair - Activity

Doors:

6 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
2 Door Pull	1731 33"	630	TR
2 Door Closer	QDC211 F SN	689	SH
2 Silencer	1229A	GREY	TR

Set #05 - Int - Sgl - Storage

Doors:

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Classroom Lockset	QCL261 M BF	626	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #06 - Int - Sgl - Fitness Room

Doors: A10

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Dbl Cyl Deadbolt	QDB283 BF	626	SH
1 Door Pull	1731 33"	630	TR
1 Door Closer	QDC211 F SN	689	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #07 - Ext - Sgl - Mech Room

Doors:

3 Hinges	CB191 4.5" x 4.5" NRP	630W	ST
1 Deadbolt	QDB181 BF DBS H	626	SH
1 Passage Latchset	QCL130 M H	626	SH
1 Door Closer	QDC213 F SN	689	SH
1 Drip Cap	16 A 4"ODW		NA
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Sweep	200 NA		NA
1 Threshold	896 N SSMS/LA	AL	NA

Set #08 - Ext - Sgl - Fitness – CR

Doors:

3 Hinge	CB199 4.5" x 4.5" NRP	630W	ST
1 Electromechanical Lock	45HW-7TDEU14J PATD C	626	BE
1 Door Closer	QDC213 F SN	689	SH
1 Card Reader	By Owner's Security Vendor		BY
1 Power Supply	DKPS-2A		RC
1 Wiring Harness Set	WH-Set provide Qty and Lengths as Req.		ST
1 Power Transfer	PT200EZ	US28	AB
1 Drip Cap	16 A 4"ODW		NA
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Sweep	200 NA		NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Reverse Door to Swing Out.
Card Reader and Wiring by Owner's Security Vendor.

Door normally closed and locked.
Card Reader releases trim on Electronic Lockset allowing entry.
Mechanical key in outside cylinder retracts latchbolt for entry.
Door re-locks after closure.
Free Egress at all times by inside lever.
Coordinate electrical requirements with the electrical and security contractor.

Set #09 - NOT USED

Set #10 - Ext - Pair - Leasing Office - CR

Doors: A02

6 Hinges	FBB179 4.5" x 4.5"	630W	ST
1 Exit Device	3RO C HC MLR TDS 2802 X C1702A S460 S519	626W	PR
1 Exit Device	3RO C HC MLR TDS 2803 X C1703A S460 S519	626W	PR
1 Mortise Cylinder	1E-74 PATD	626	BE
1 Rim Cylinder	12E-72 PATD	626	BE
2 Door Closer	QDC213 F SN	689	SH
1 Card Reader	By Owner's Security Vendor		BY
1 Power Supply	DKPS-2A		RC
2 Wiring Harness Set	WH-Set provide Qty and Lengths as Req.		ST
2 Power Transfer	PT200EZ	US28	AB
1 Key Switch	705 L2	630	SD
1 Drip Cap	16 A 4"ODW		NA
1 Astragal Set (Brush)	672 A (Set)		NA
1 Gasketing	700 EN (Head & Jamb)		NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Card Reader and Wiring by Owner's Security Vendor.
Function:

Nighttime Hours:
Door normally closed and locked.
Interior Wall Mounted Keyswitch will indicate a Red LED for Locked Status.
Card Reader retracts latchbolt on Exit Device allowing entry.
Mechanical key in outside cylinder retracts latchbolt for entry.
Door re-locks after closure.
Free Egress at all times by touchbar.
Coordinate electrical requirements with the electrical and security contractor.

Daytime Hours:
Doors can be set to Push / Pull (Un-Locked Status) by Keyswitch which holds Exit Device Latchbolts retracted.
Wall Mounted Keyswitch will indicate a Green LED for Un-Locked Status.
Free Egress at all times by touchbar.
Coordinate electrical requirements with the electrical and security contractor.

Set #11 - Int - Sgl - Maint/Restroom/Mech

Doors:

3 Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1 Classroom	QCL261 M BF	626	SH
1 Wall Bumper	1270WV	630	TR
3 Silencer	1229A	GREY	TR

Set #12 - Ext - Sgl - Maintenance Shop - UL20 CR

Doors:

3 Hinges	CB199 4.5"x4.5" NRP		
630W	ST		
1 Electromechanical Lock	45HW-7TDEU14J PATD C	626	BE
1 Door Closer	QDC211 F SN	689	SH
1 Card Reader	By Owner's Security Vendor		BY
1 Power Supply	DKPS-2A		RC
1 Wiring Harness	WH- Set prov. Qty and Length as Required		ST
1 Power Transfer	PT200EZ	US28	AB
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Bottom	35 EVBLA	626	NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Card Reader and Wiring by Owner's Security Vendor

Door normally closed and locked.
Card Reader releases trim on Electronic Lockset allowing entry.
Mechanical key in outside cylinder retracts latchbolt for entry.
Door re-locks after closure.
Free Egress at all times by inside lever.
Coordinate electrical requirements with the electrical and security contractor.

Set #U-1 - Unit Entry - UL20

Doors: ENTRY

3 Butt Hinge	FBB168 4.5" x 4.5" NRP	26D	ST
1 Elec Smartkey Deadbolt	Specific Product TBD	26D	KW
1 Passage Latchset	QCL130 M H	626	SH
1 Door Closer	QDC211 BF F SN	689	SH
1 Base/Hinge Stop	1235/1240	626	TR
1 Security Door Guard	SDG	26D	NA
1 Door Viewer	U 698 B	26D	IV
1 Gasketing	700 EN (Head & Jamb)		NA
1 Door Bottom	35 EVBLA		NA
1 Saddle Threshold	425 SSMS/LA	AL	NA

NOTE: Specific Electronic Deadbolt Model to be per Blue Sky Standards.
Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used.
Mount Viewer at 60" A.F. F. Provide (1) Additional Viewer for Accessible Units at 43" A.F.F.
Provide (5) SDG-ET Emergency Tools for Owner's Use.

Set #U-2 - Unit Bedroom - Swing

Doors: BDRM

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Privacy Set	QTL240 M FLR	626	SH
1 Base/Hinge Stop	1235/1240	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used

Set #U-3 - Unit Bathroom - Swing

Doors: BATH

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Privacy Set	QTL240 M FLR	626	SH
1 Base/Hinge Stop	1235/1240	626	TR
1 Wardrobe Hook	582 B	26D	IV

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used. Mount hook @ 46" off.

Set #U-4 - WD / Closet - Sgl - Swing

Doors: CLO SGL SW

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Dummy Passage	QTL220 M	626	SH
1 Base/Hinge Stop	1235/1240	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used

Set #U-5 - WD/Closet - Pair - Swing

Doors: CLO PR SW

6 Butt Hinge	F179 Size as appropriate	26D	ST
2 Single Dummy	QTL220 M	626	SH
2 Base/Hinge Stop	1235/1240	626	TR
2 Roller Latch	1554	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used.

Set #U-6 - Unit Closet – Bi-Pass

Doors: CLO BIPASS

2 Flush Pull	248	626	TR
1 Bi-Passing Hardware Set	SLAL-250-BP-2DR 72"		NA

Set #U-7 - Unit - Closet - Mech Swing

Doors: CLO MECH SW

3 Butt Hinge	F179 Size as appropriate	26D	ST
1 Deadbolt	QDB281 BF DB	626	SH
1 Base/Hinge Stop	1235/1240	626	TR

NOTE: Provide Hinge Pin Stop Trimco 1240 where Base Stop cannot be used

GENERAL NOTES - DOOR & HARDWARE

1. UNDERCUT DOORS AS REQUIRED.
2. REFER TO SPECIFICATIONS FOR DOOR GLAZING.
3. EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED.
4. DOOR SHALL MEET ALL LOCAL WIND SPEED AND IMPACT REQUIREMENTS.
5. PROVIDE ADA COMPLIANT HARDWARE ON ALL DOORS.
6. ALL GLAZING SHALL BE TEMPERED GLASS FOR DOORS.
7. ALL ALUMINUM STOREFRONT/ DOORS SHAL BE BLACK ANODIZED FINISH. 7 MILS ARCHITECTURAL CLASS I
8. ALL METAL DOORS AND FRAMES SHALL BE PAINTED. SEE SCHEDULE FOR ADDITIONAL INFORMATION
9. ALL METAL DOORS AND FRAMES SHALL BE 16 GAUGE , WELDED.
10. HARDWARE TO BE COORDINATED WITH OWNER. SUBMIT SHOP DRAWINGS FOR APPROVAL.

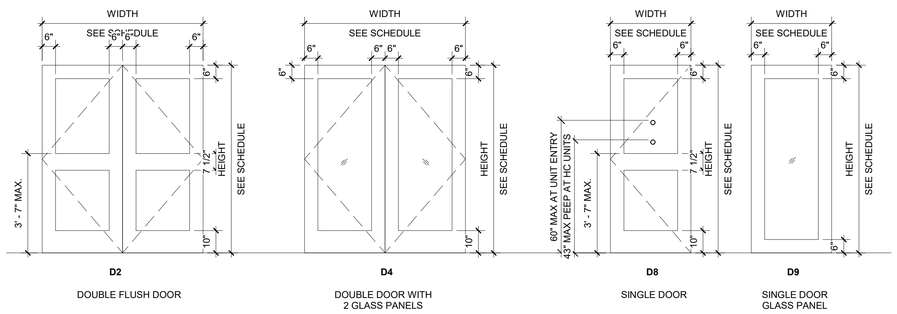
GENERAL NOTES - ADA

1. DOOR THRESHOLD SHALL BE 1/2" HIGH MAX WITH SLOPE 1:2 MAX. RAISED THRESHOLDS TO COMPLY WITH 302 AND 303 (404.2.5, 302, 303)
2. DOUBLE DOORS - AT LEAST (1) ACTIVE LEAF OF A DOORWAY TO PROVIDE 32" MIN CLEAR OPENING WIDTH. (402.2.2, 403.2.3)
3. SWINGING DOOR SURFACES WITHIN 10" FROM FINISH FLOOR MEASURED VERTICALLY TO HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERICAL JOINTS IN THESE SURFACES TO BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. EXCEPTIONS: 1) SLIDING DOORS ARE NOT REQUIRED TO COMPLY WITH 404.2.10; 2) TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10" BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT (ADA 404.2.10)
4. DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (309.4)
5. OPERABLE PARTS SUCH AS DOOR HARDWARE TO BE MOUNTED 34" MIN AND 48" MAX AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES (404.2.7)
6. DOOR CLOSERS TO BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN (404.2.8)
7. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS ARE AS FOLLOWS: A) INTERIOR HINGED DOORS AND GATES REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. B) SLIDING AND FOLDING DOORS REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. THESE FORCES DO NOT APPLY TO THE FORCE REQURIED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. (ADA 404.2.9)
8. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE AUTHORITY.

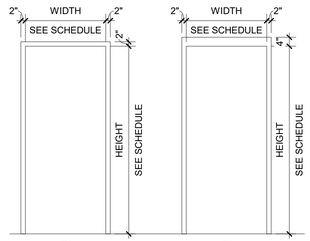
GENERAL NOTES - DOOR TRANSITIONS

1. FLOOR LEVEL CHANGES GREATER THAN 1/4" SHALL BE BEVELED OR TAPERED 1:2 PER ADA.
2. FLOOR LEVEL CHANGES BETWEEN 1/4" AND 1/2" SHALL BE TAPERED AT A MAX 1:2 RATIO. MAX VERTICAL SHALL BE 1/4".
3. FLOOR LEVEL CHANGES GREATER THAN 1/2" SHALL BE SLOPED AT A MIN 1:12 RATIO OR PROVIDE ADA THRESHOLD.

HARDWARE SCHEDULE
1/16" = 1'-0"



1 DOOR PANEL TYPES LEGEND
3/8" = 1'-0"



2 FRAME TYPES LEGEND
3/8" = 1'-0"

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SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

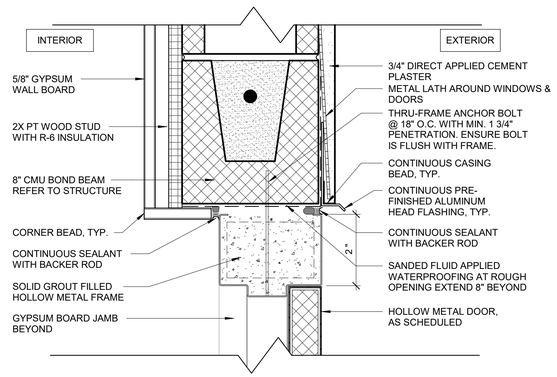
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

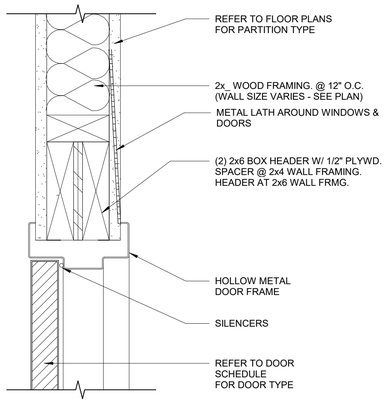
CLUBHOUSE DOOR SCHEDULE

SHEET NUMBER

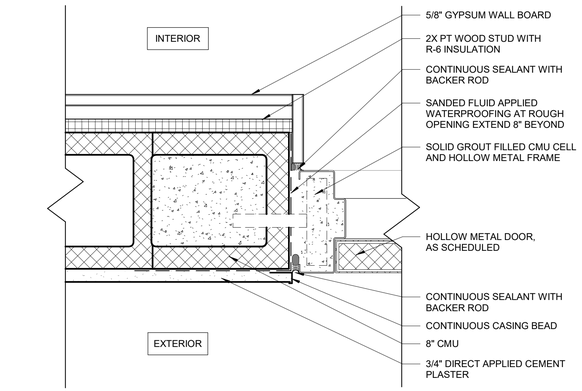
A600



1 HEAD DETAIL @ CMU WALL1
3" = 1'-0"

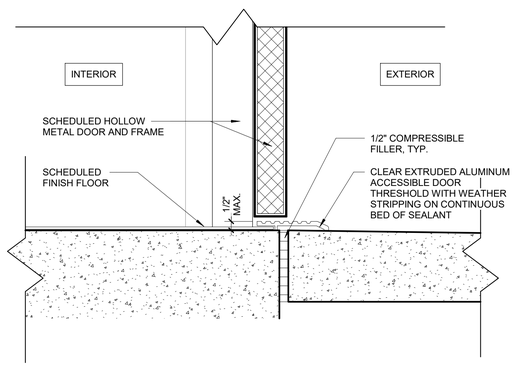


4 HEAD DETAIL AT HM FRAME1
3" = 1'-0"

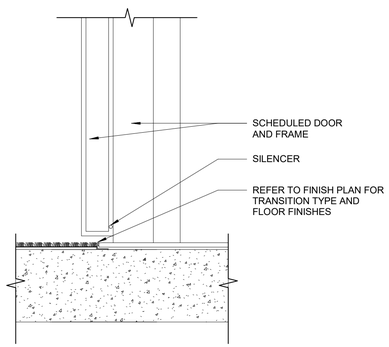


2 JAMB DETAIL AT CMU1
3" = 1'-0"

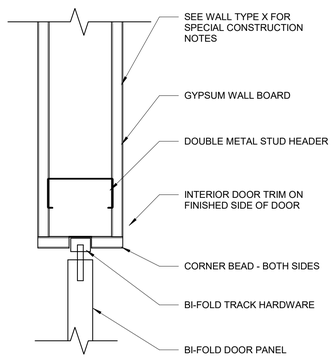
5 JAMB DETAIL @ HM FRAME WITH SOLID CORE WOOD DOOR1
3" = 1'-0"



3 TYP. THRESHOLD @ EXTERIOR HM DOOR1
3" = 1'-0"



6 TYP. THRESHOLD @ HM FRAME WITH SOLID CORE WOOD DOOR1
3" = 1'-0"



7 TYP. HEAD DETAIL @ BI-FOLD DOOR1
3" = 1'-0"

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SEAL

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04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

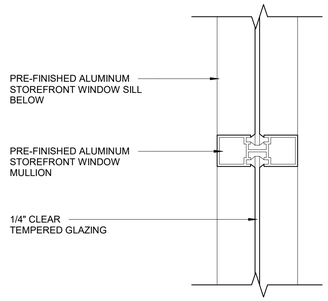
JOB #	250096
DATE:	Issue Date
DRAWN BY:	AR
CHECKED BY:	CG

SHEET TITLE

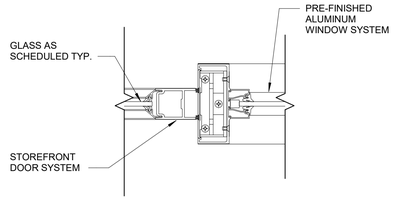
DOOR DETAILS

SHEET NUMBER

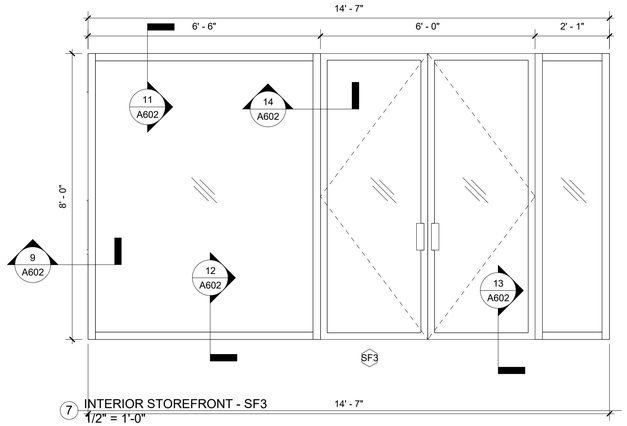
A601



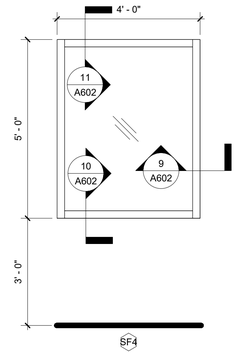
6 STOREFRONT DETAIL @ MULLION
3" = 1'-0"



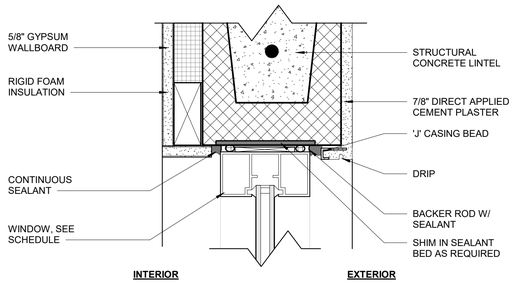
14 STOREFRONT DETAIL @ JAMB W/ GLAZING
3" = 1'-0"



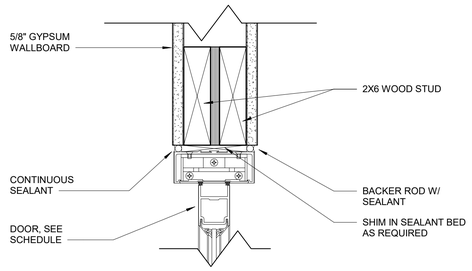
7 INTERIOR STOREFRONT - SF3
1/2" = 1'-0"



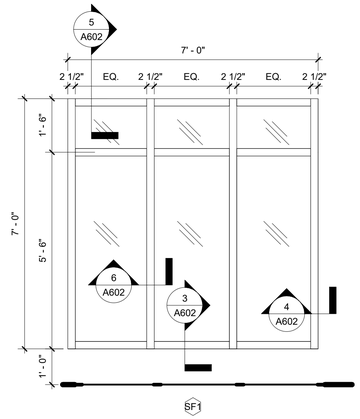
8 INTERIOR STOREFRONT - SF4
1/2" = 1'-0"



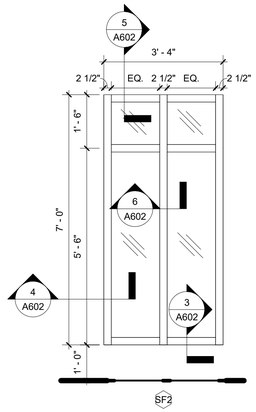
5 STOREFRONT DETAIL @ HEAD 2
3" = 1'-0"



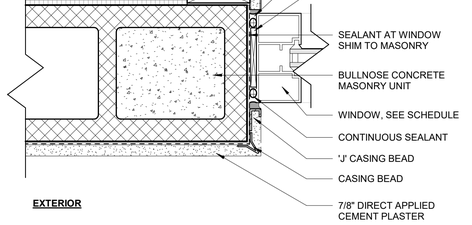
11 INTERIOR STOREFRONT DOOR DETAIL @ HEAD WOOD
3" = 1'-0"



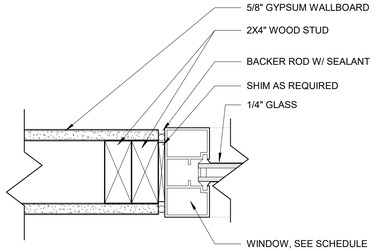
1 EXTERIOR STOREFRONT SF1
1/2" = 1'-0"



2 EXTERIOR STOREFRONT SF2
1/2" = 1'-0"



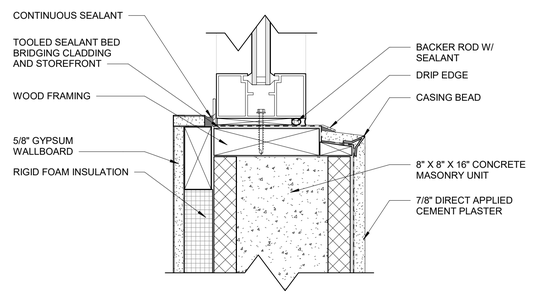
4 STOREFRONT DETAIL @ JAMB
3" = 1'-0"



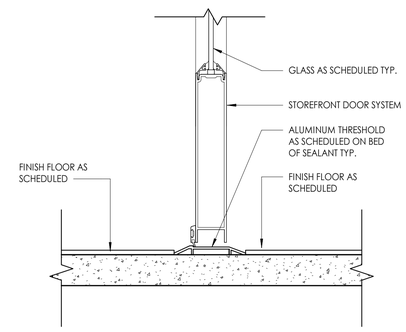
9 INTERIOR STOREFRONT DETAIL @ JAMB
3" = 1'-0"

STOREFRONT SCHEDULE

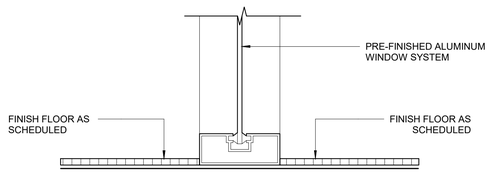
MARK	LOCATION	SIZE	COUNT
SF1	EXTERIOR	7' - 0" X 7' - 0"	9
SF2	EXTERIOR	3' - 4" X 7' - 0"	4
SF3	ACTIVITY ROOM	14' - 7" X 8' - 0"	1
SF4	OFFICE	4' - 0" X 5' - 0"	2



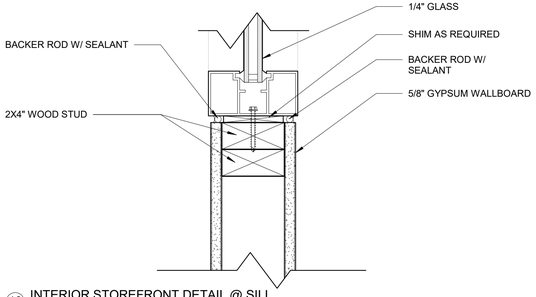
3 STOREFRONT DETAIL @ SILL
3" = 1'-0"



13 STOREFRONT DETAIL @ INTERIOR THRESHOLD
3" = 1'-0"



12 STOREFRONT DETAIL @ INTERIOR SILL
3" = 1'-0"



10 INTERIOR STOREFRONT DETAIL @ SILL
3" = 1'-0"

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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

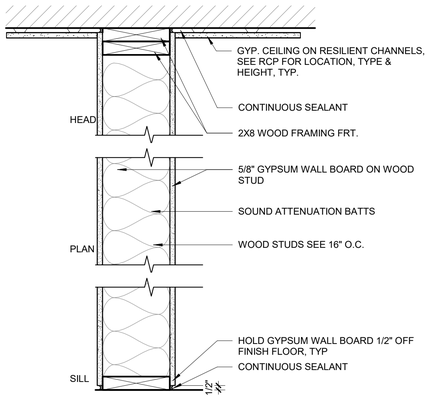
JOB #	250096
DATE:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

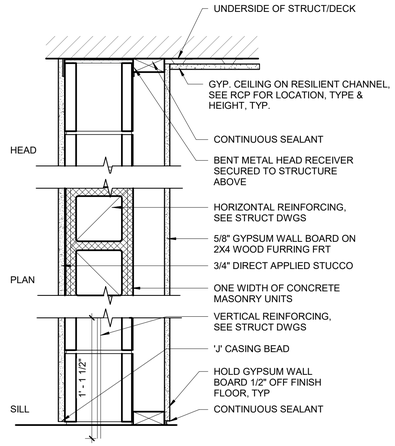
STOREFRONT ELEVATIONS

SHEET NUMBER

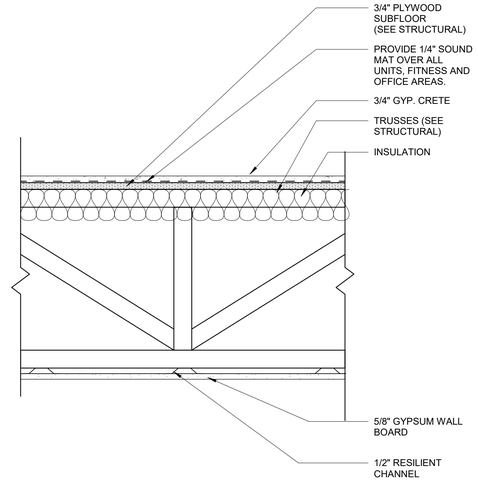
A602



10 PARTITION K (INT. 2X8)
1 1/2" = 1'-0"



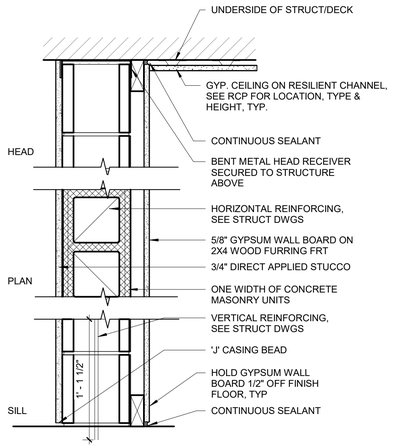
9 WALL TYPE J
1 1/2" = 1'-0"



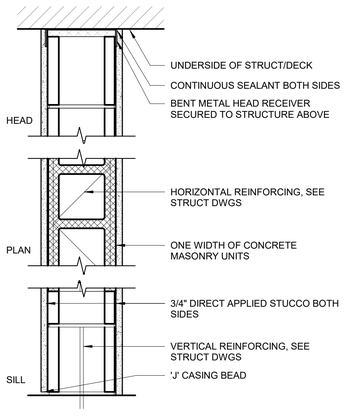
11 FLOOR ASSEMBLY F1 (L528)
1 1/2" = 1'-0"

GENERAL NOTES - PARTITIONS

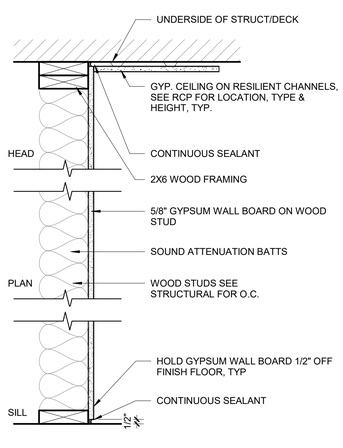
01. ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE TO BE INSULATED.
02. THE FOLLOWING LIST OF ROOMS (IF USED) SHALL HAVE THEIR PERIMETER PARTITIONS INSULATED USING MINERAL WOOL:
    -ALL ELECT./MECH. ROOMS
03. -A/V EQUIPMENT/LIGHTING ROOMS
04. THE FOLLOWING LIST OF ROOMS (IF USED) SHALL HAVE THEIR PERIMETER PARTITIONS INSULATED WITH SOUND ATTENUATION BATTS AS SPECIFIED.
    -TOILET ROOMS
    -OFFICES
05. ALL RATED PARTITIONS TO EXTEND FROM TOP OF SLAB TO UNDERSIDE OF STRUCTURE. SEAL TOP AND BOTTOM TYPICAL.
06. REFER TO PLANS FOR LOCATION OF PARTITION TYPES. X8 IS THE TYPICAL PARTITION TYPE UNLESS NOTED OTHERWISE.
07. "UNDERSIDE OF STRUCTURE" INDICATED AT HEAD CONDITION FOR EACH PARTITION TYPE IS DIAGRAMMATIC ONLY, AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS.
08. INSTALL FRAMING AND GYPSUM WALL BOARD TO OFFSET AROUND STRUCTURAL MEMBERS OR OTHER OBSTRUCTIONS TO MAINTAIN FIRE RESISTIVE RATINGS.
09. WHERE GYPSUM WALL BOARD EXTENDS TO THE UNDERSIDE OF STRUCTURE, STOP GYPSUM WALL BOARD 1/2" BELOW LINE OF STRUCTURE AND SEAL AS REQUIRED.
10. FIRE RESISTANT, RATED PARTITIONS TO BE INSTALLED WITH FIRESTOP SEALANT, UNLESS NOTED OTHERWISE.
11. NON-RATED PARTITIONS TO BE INSTALLED WITH ACOUSTICAL SEALANT, UNLESS NOTED OTHERWISE.
12. REFER MECHANICAL DRAWINGS FOR DETAILS ON PIPE PENETRATIONS THROUGH ACOUSTICAL PARTITIONS AS WELL AS RATED PARTITIONS.
13. INSTALL FIRE RETARDANT, TREATED BLOCKING IN PARTITIONS AS REQUIRED ON DRAWINGS.
14. ALL PARTITIONS SCHEDULED TO RECEIVE TILE OR FRP, SHALL BE CONSTRUCTED OF WATER-RESISTANT CORE GYPSUM WALL BOARD.
15. PER MOLD PREVENTION GUIDELINES, DO NOT INSTALL GYPSUM WALL BOARD IN DIRECT CONTACT WITH THE FLOOR. ALL PARTITIONS SHALL BE SHIMMED 1/2" OFF THE FLOOR WITH NON-POROUS SHIMS. PLASTIC NON-POROUS HORSESHOE SHIMS ARE RECOMMENDED. GYPSUM WALL BOARD SHIMS ARE NOT ACCEPTABLE.
16. PROVIDE FIRE SEALANT AND/OR UL APPROVED DEVICES FOR ALL PENETRATIONS IN FIRE RATED ASSEMBLIES.



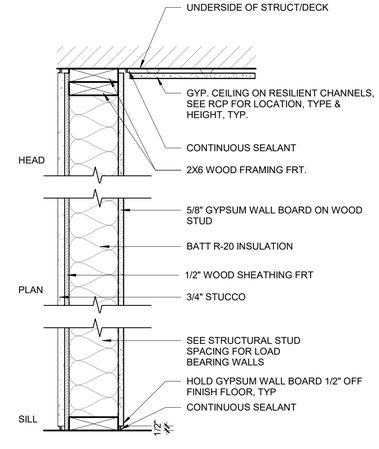
8 WALL TYPE I (U905)
1 1/2" = 1'-0"



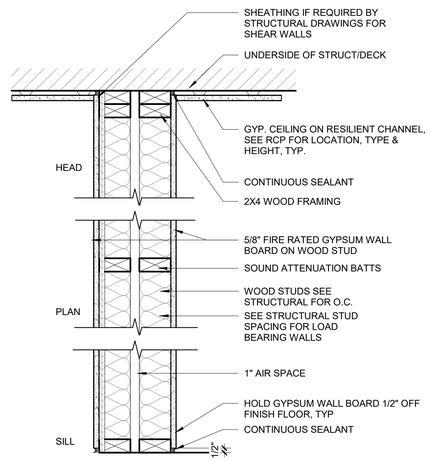
7 WALL TYPE H (U905)
1 1/2" = 1'-0"



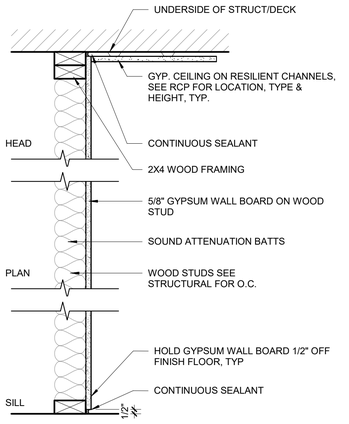
6 PARTITION G (INT. QBC 2X6 GYP ONE SIDE)
1 1/2" = 1'-0"



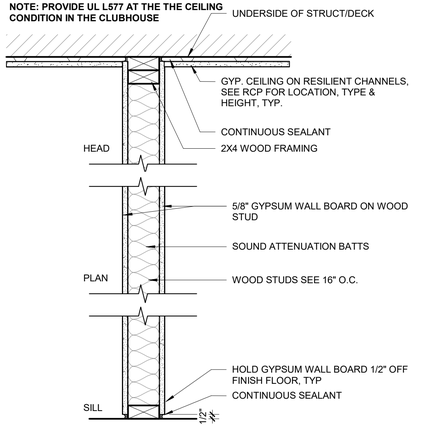
5 PARTITION F (V335) ENTRANCE WALL @ CLUBHOUSE
1 1/2" = 1'-0"



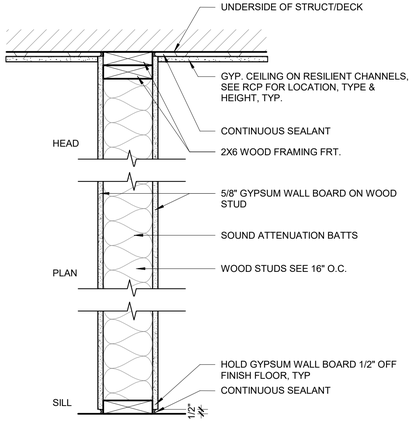
4 PARTITION E (U341)
1 1/2" = 1'-0"



3 PARTITION C (INT. QBC 2X4 GYP ONE SIDE)
1 1/2" = 1'-0"



2 PARTITION B (INT. QBC 2X4)
1 1/2" = 1'-0"



1 PARTITION A (INT. 2X6)
1 1/2" = 1'-0"

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BLUE DEEP CREEK - PHASE II

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

DESIGN DEVELOPMENT SET
04.28.2026
NOT FOR CONSTRUCTION

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	250096
DATE:	Issue Date
DRAWN BY:	BC
CHECKED BY:	CG

SHEET TITLE

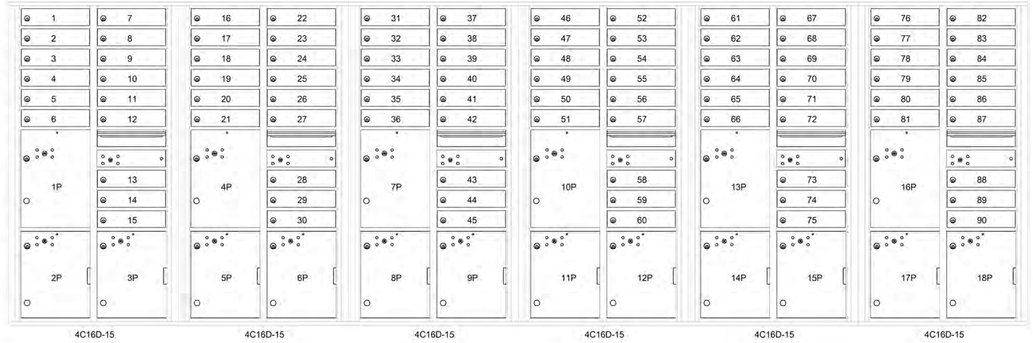
PARTITION SCHEDULE

SHEET NUMBER

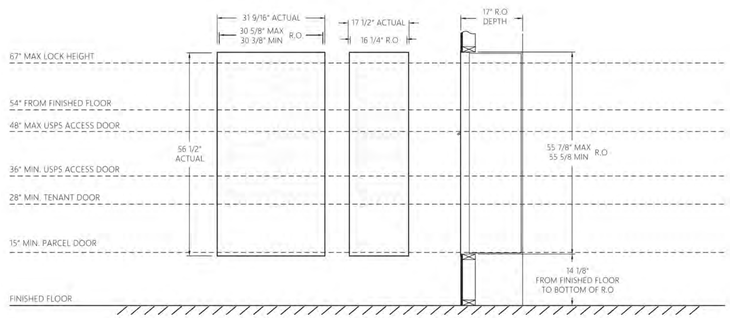
A620

Elevation 1 Dimensions

Overall Width: 15' 9-3/8"
(R.O. MIN/MAX: 15' 8-1/4" / 15' 8-1/2")



Sample Installation Elevation



1. Models Used: (6)4C16D-15
2. Installation: recessed
3. 4C Finish: Dark Bronze
4. Locks: Standard
5. Door Id: Engraved, **Font:** US Block
Door identification should be approved by the local postal service.
6. Matching Standard Attached Trim

Florence versatile™ 4C Mailbox Suites

Florence 4C mailboxes are USPS approved. Your installation/layout must also meet a 1:5 parcel locker to mailbox ratio and installation requirements (see next page) if serviced by the U.S. Postal Service. Please contact your local Post Office© if you have any compliance questions re: your specific project.

DO NOT SCALE OFF DRAWING

4C DOOR SIZES

1 High tenant: 3" H x 12" W
5 High parcel: 17" H x 12" W
15 inch high parcel: 15" H x 12" W
full mail slot: 3" H x 12" W
1 High outgoing: 3" H x 12" W

Configuration Summary

PROJECT NAME: BDC2
PRODUCT TYPE: 4C
INSTALLATION: recessed

4C MODELS USED: (6)4C16D-15
TOTAL MAILBOXES: 90
TOTAL PARCELS: 18

COLOR: Dark Bronze
LOCK TYPE: Standard
DOOR IDENTIFICATION: Engraved

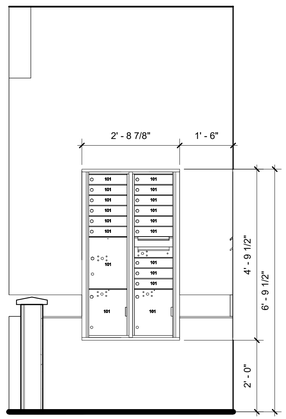
DELIVERY MODE: usps
ADA COMPLIANCE: Meets Minimum Requirements

Installation Requirements
The drawings shown above represent minimum installation requirements for 4C installation. Dimensions shown are simply for reference purposes. Installers should use the following guidelines when installing for USPS mail delivery (private delivery installs should follow these rules for accessibility, but are not required.)

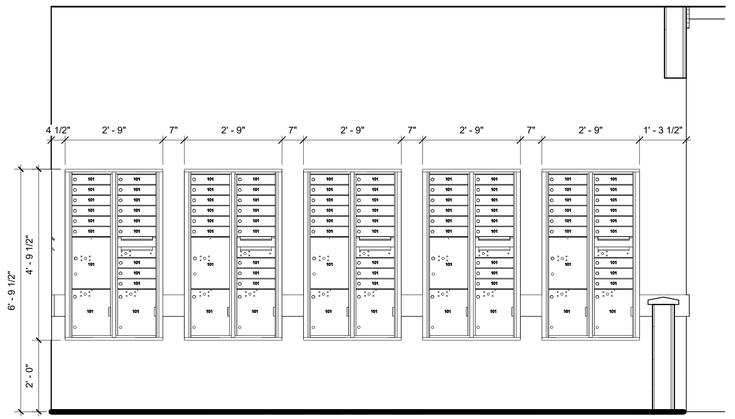
1. At least one customer compartment shall be positioned less than 48 inches above the finished floor.
2. No parcel locker compartment (interior bottom shelf) shall be positioned less than 15 inches above the finished floor.
3. No customer lock shall be located more than 67 inches above the finished floor.
4. No customer compartment (interior bottom shelf) shall be positioned less than 28 inches above the finished floor.
5. The USPS Arrow lock shall be located between 36 and 48 inches above the finished floor.

2 MAILBOX DIMENSIONS AND ELEVATION
1/8" = 1'-0"

1 MAILBOX SAMPLE INSTALLTION AND ELEVATION
1/8" = 1'-0"



4 MAILBOX ELEVATION 2
1/2" = 1'-0"



3 MAILBOX ELEVATION 1
1/2" = 1'-0"

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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

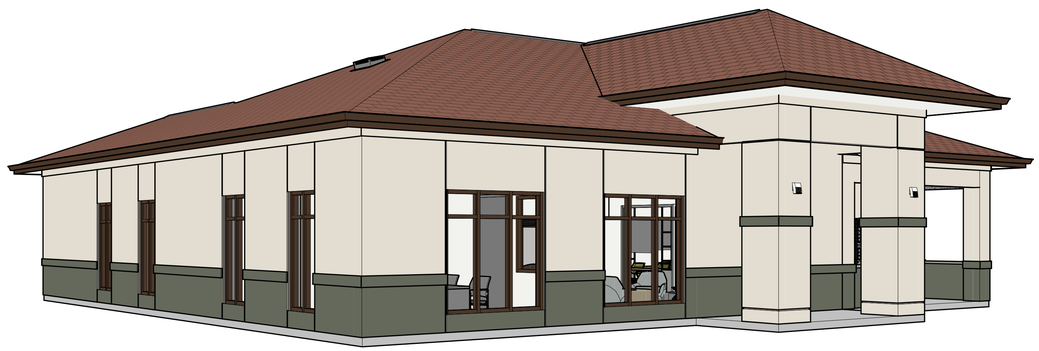
JOB #	**250096**
DATE:	**Issue Date**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

MAILBOXES DETAILS

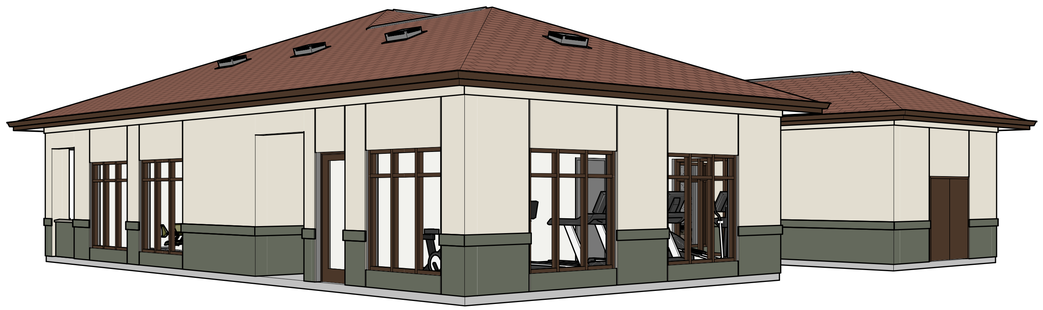
SHEET NUMBER

A700

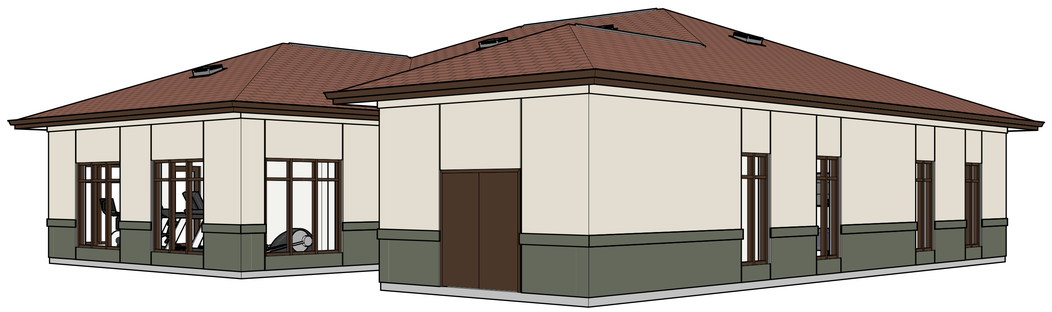


1 CLUBHOUSE VIEW 1

2 CLUBHOUSE VIEW 2



3 CLUBHOUSE VIEW 3



4 CLUBHOUSE VIEW 4

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DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

3D REPRESENTATION

SHEET NUMBER

A900

Blue Deep Creek Phase II

-Blue Sky Communities-

Interior Presentation

2460 Luther Rd., Punta Gorda, FL.

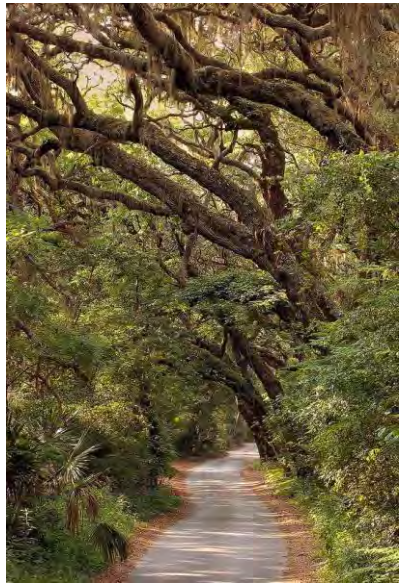
bdg architects

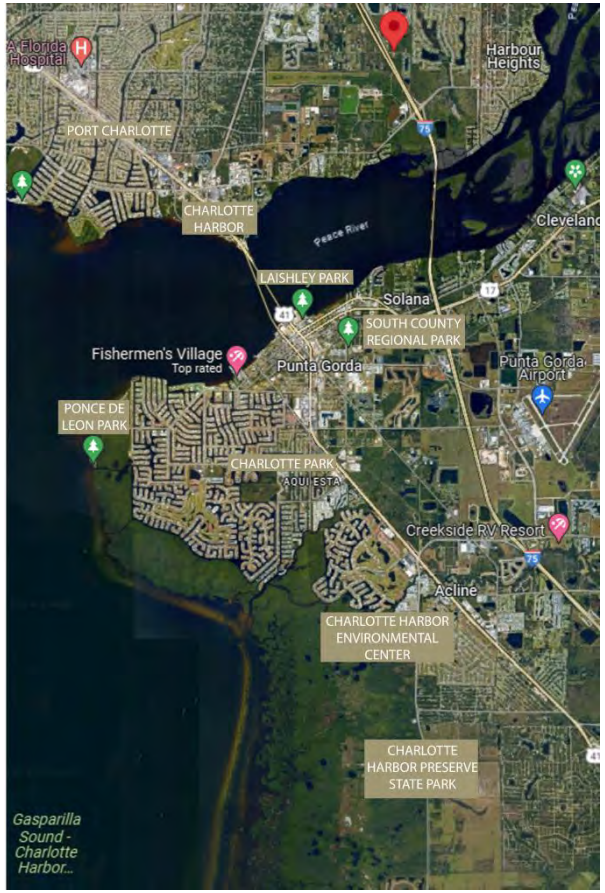
April 30th , 2026

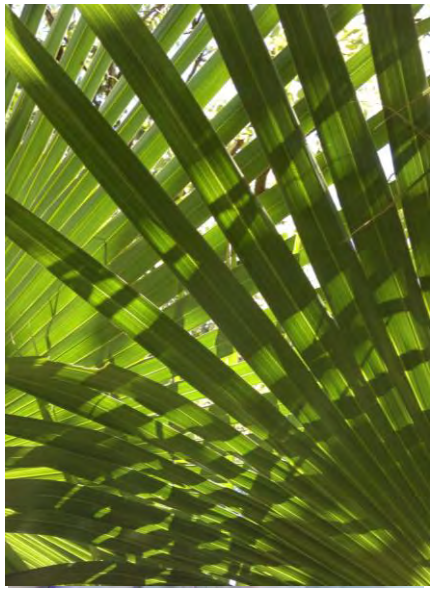
Blue Deep Creek Phase II
-Blue Sky Communities-

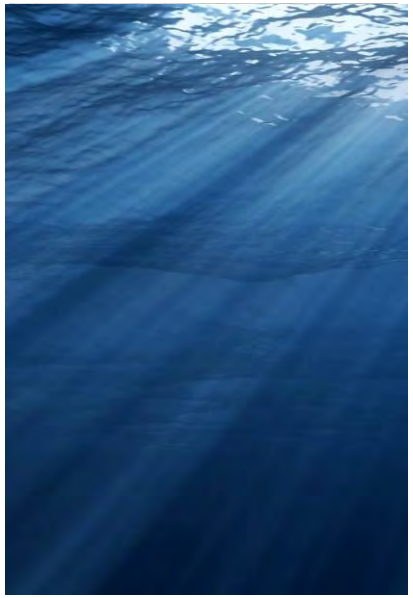
Clubhouse Scope of Work:

- 2 Offices
- Reception / Lobby
- Kitchenette
- Multi Functional Activity Room
- File / Work Room
- Fitness Center
- ADA Unisex Restroom
- Men's and Women's Pool Restrooms



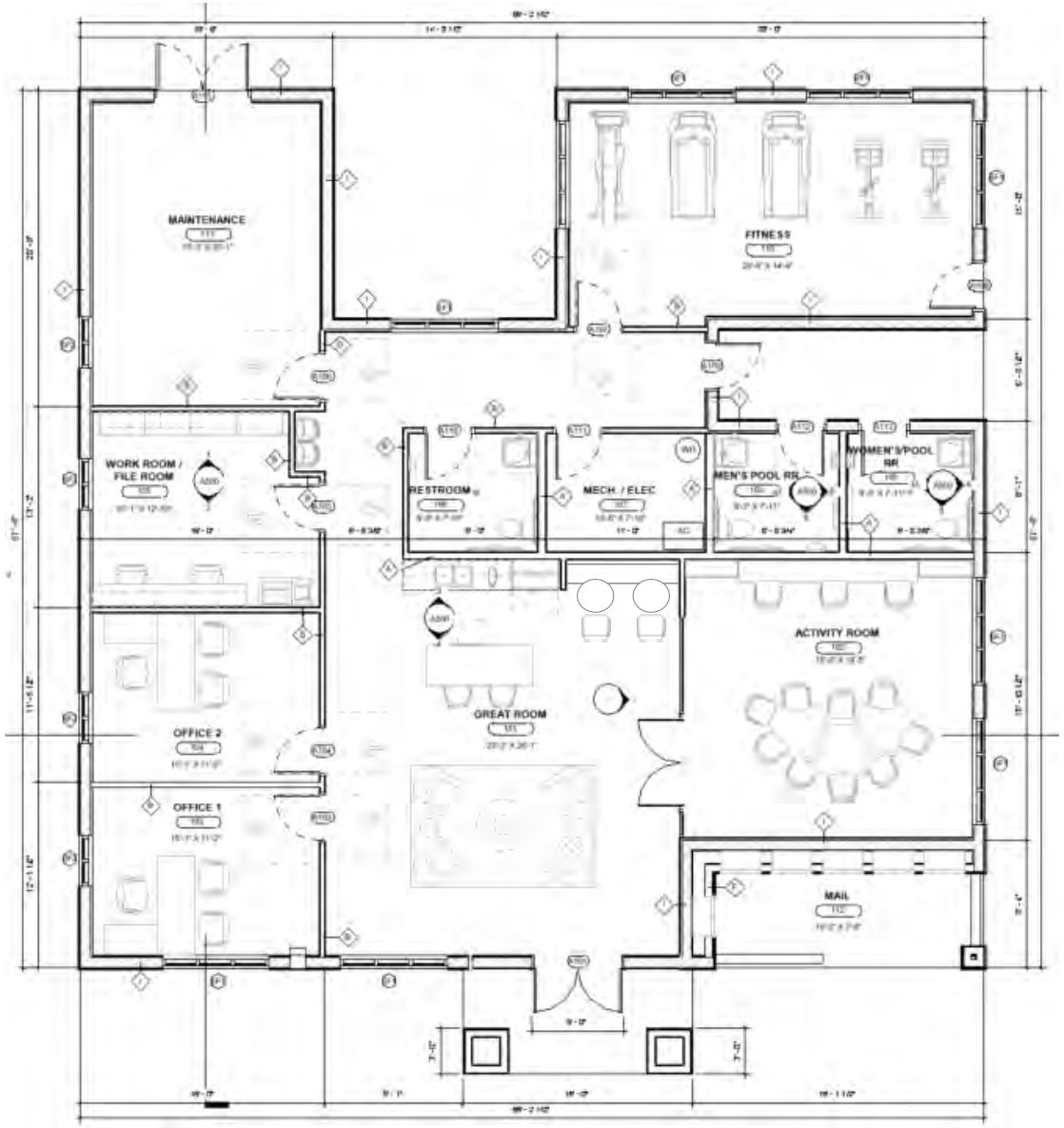


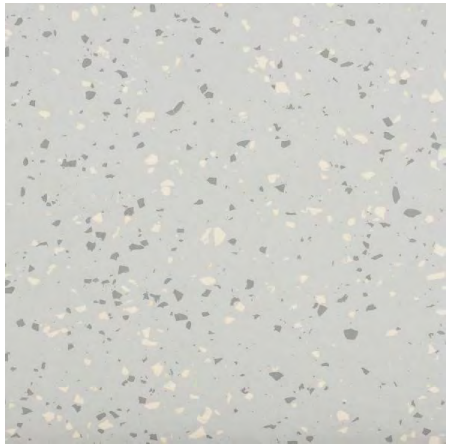




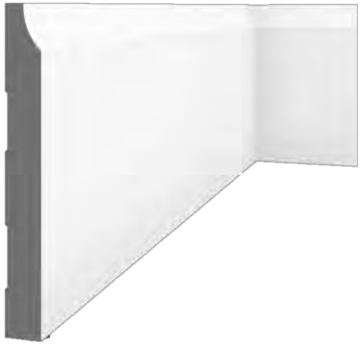
An interior environment inspired by the landscape of Punta Gorda's nature preserves shown through naturally occurring colors, textures and patterns.

Floor Tile Throughout
Daltile Calligo Tusk





Gym - Zandur Flex Rubber Flooring in ER1007 Ferro



Wood Base – Cove Profile

bdg architects

Clubhouse Floorplan

A.

Wallcovering
MDC Interior Solutions
Toliara Obsidian MNR1266

B.

Wallcovering
Koroseal Olwyn
Frogging YN21-06

C.

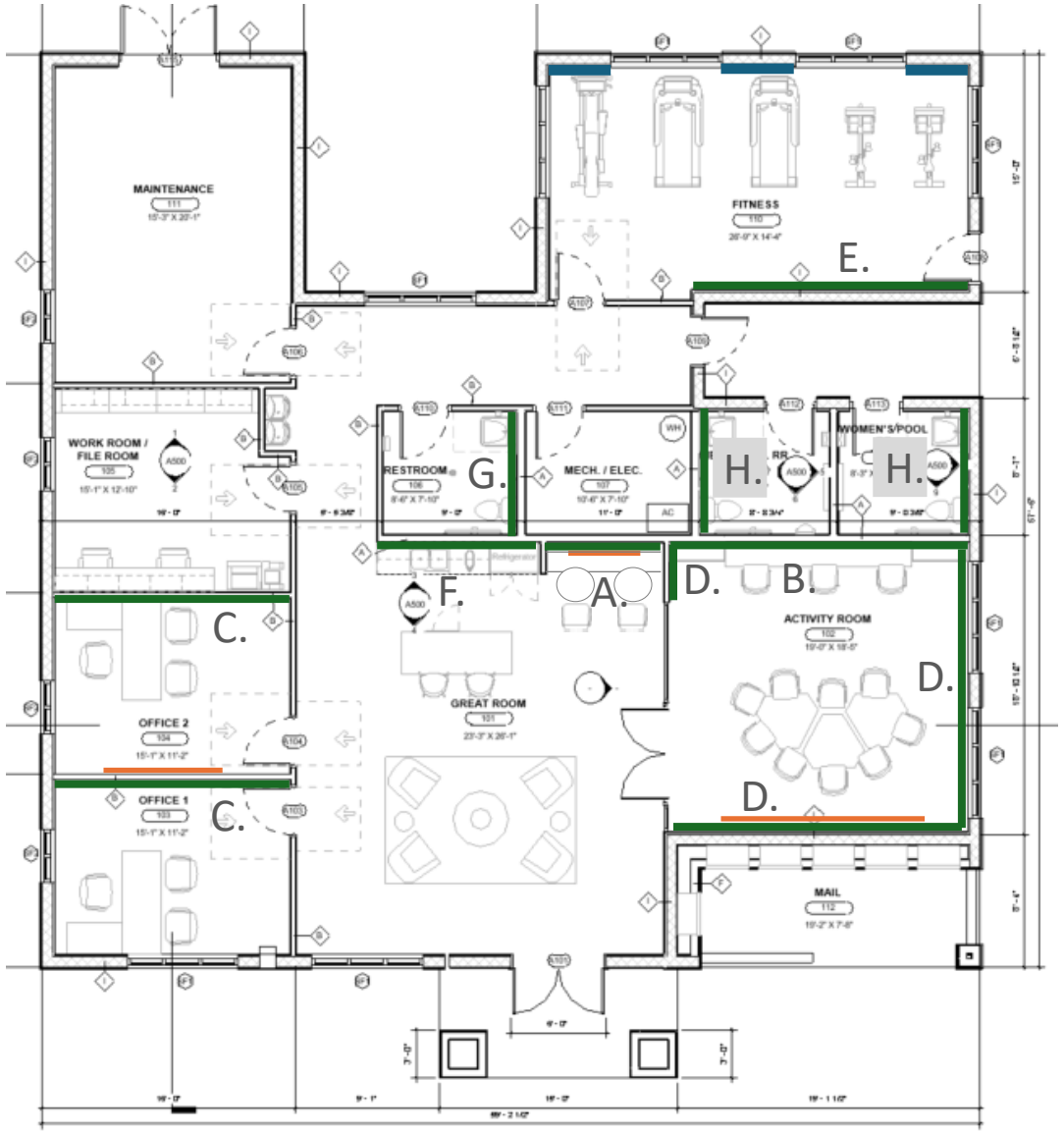
Wallcovering
Koroseal Sequoia
67510

D.

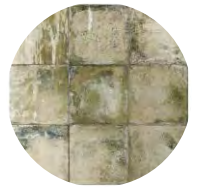
Paint
Sherwin Williams
Svelte Sage SW6164

E.

Wallcovering
Koroseal Streamline
Tide SG30-06

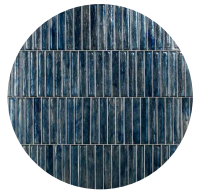


F.



Wall Tile
Tilebar Angela Harris
Dunmore Green 8x8
Polished Ceramic Wall Tile

G.



Wall Tile
Tilebar Komorebi Brick Jet
Stream Blue 2x12 Polished
Glass Subway Tile

H.

Wall Tile
Tilebar Nature Round Raja
Blend Multicolor Pebble
Tumbled Mosaic Tile

MIRROR WALL
ACCENT WALL
ART LOCATION

bdg architects

Clubhouse Floorplan
Accent Walls

Upholstery

Paint

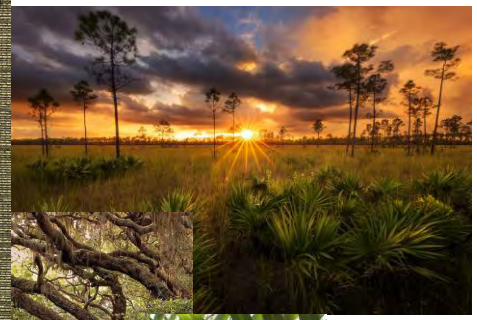
Faucet

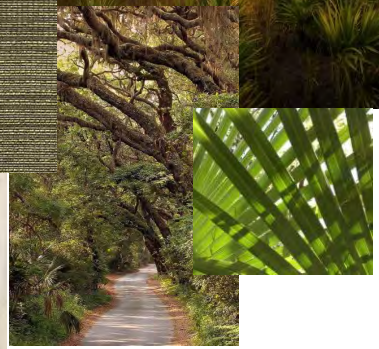
Kasbah Tall Pendant

Maeve Flushmount

Lighting Selections

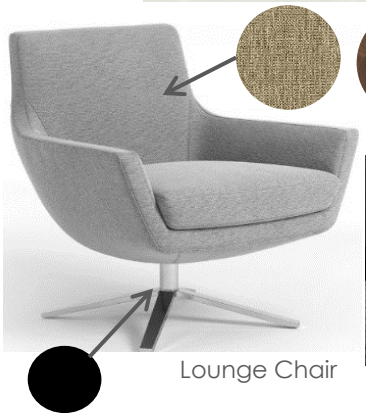
Laken Chandelier





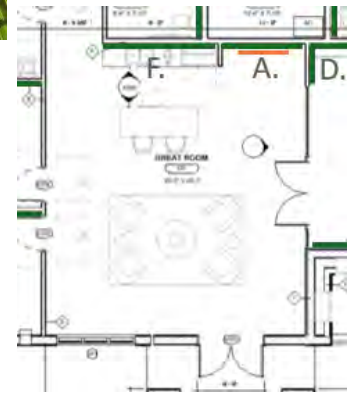
Art Inspiration

Barstool



Lounge Chair

Coffee Table



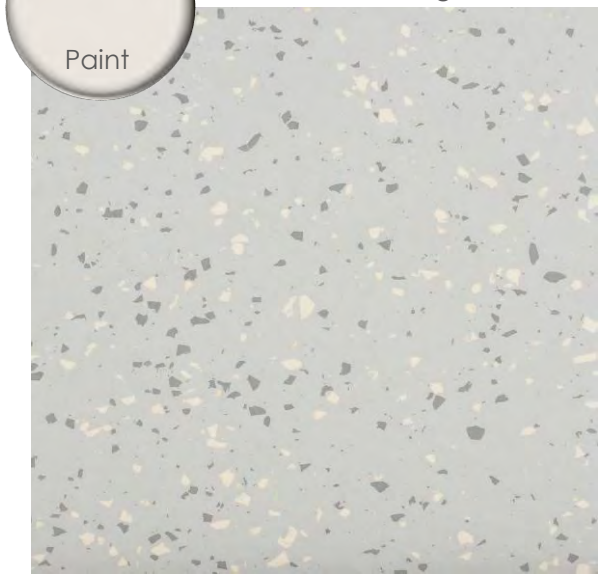
Keyed Plan

bdg architects

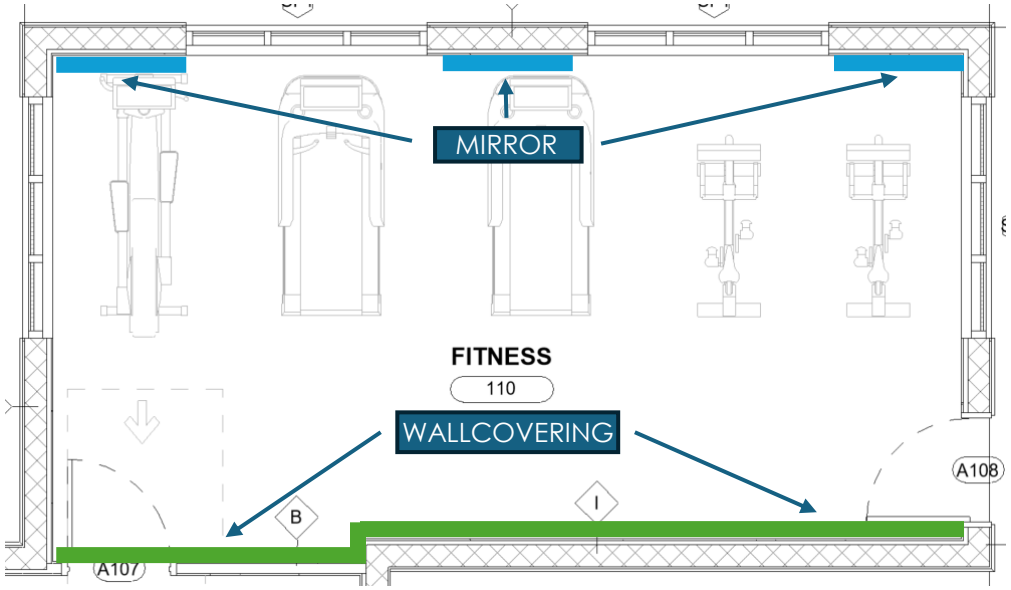
Great Room & Kitchenette Concept

Wallcovering – Koroseal

Paint



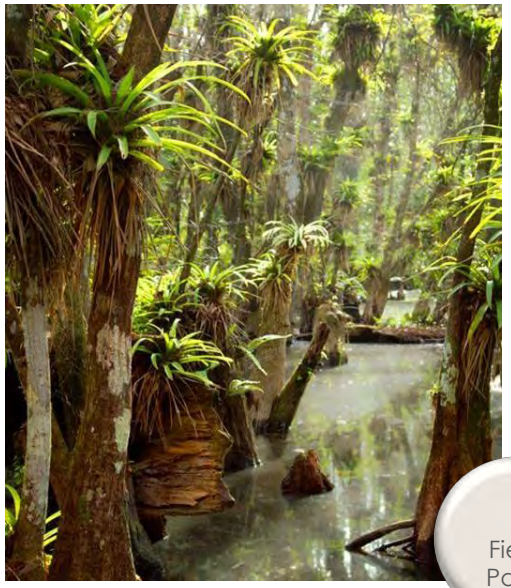
Zandur Flex Rubber Flooring in ER1007 Ferro



bdg architects

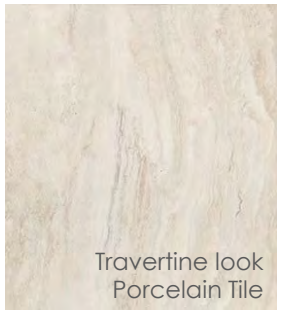
Fitness Center Concept

Plastic Laminate
Wilsonart Pinnacle Walnut



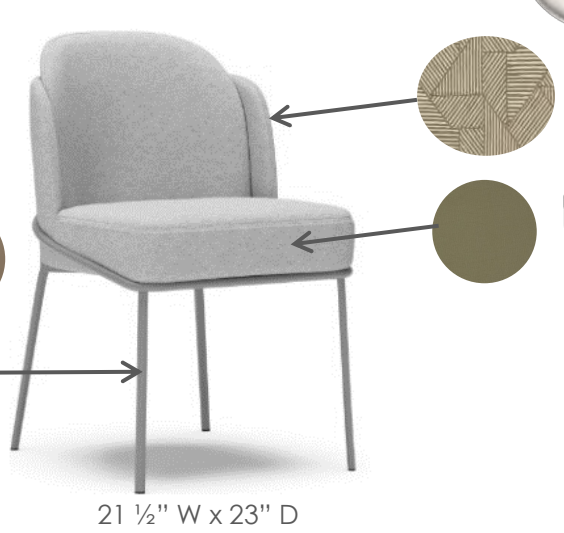
Field
Paint

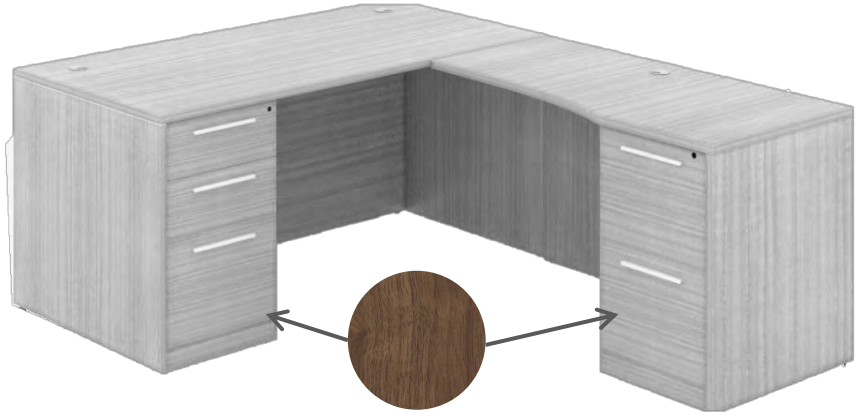
Wallcovering
MDC Etana Bahamas


Travertine look
Porcelain Tile

Keyed Plan

Employee Chair


21 ½" W x 23" D
Guest Chairs


Employee Desk

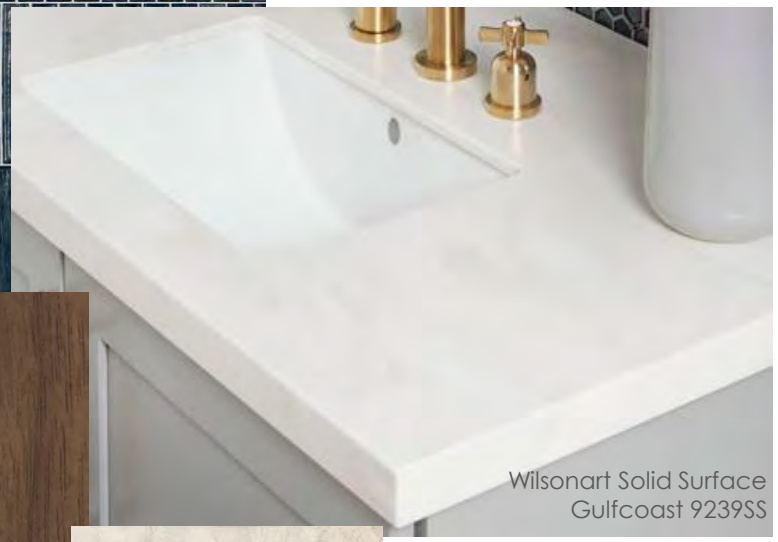
Rug

bdg architects

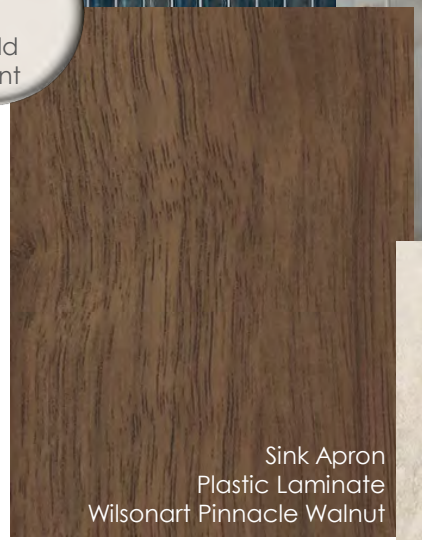
Office Concept
Natural Wood tones and Flora Inspiration

Remy Vanity Light

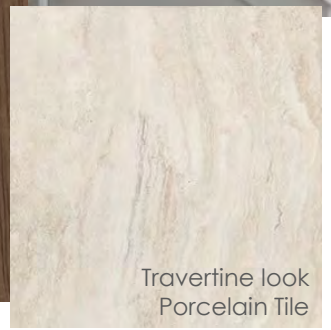
Field
Paint



Wilsonart Solid Surface
Gulfcoast 9239SS



Sink Apron
Plastic Laminate
Wilsonart Pinnacle Walnut



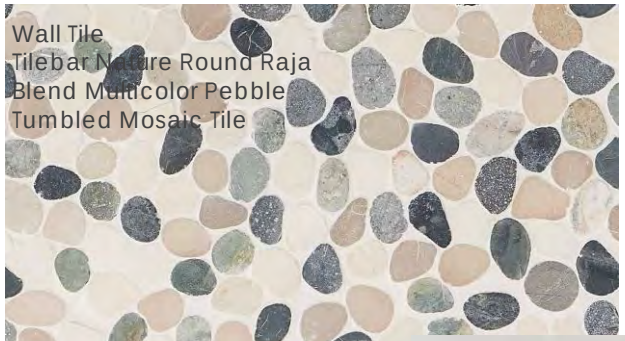
Travertine look
Porcelain Tile

American Signature Faucet

Keyed Plan

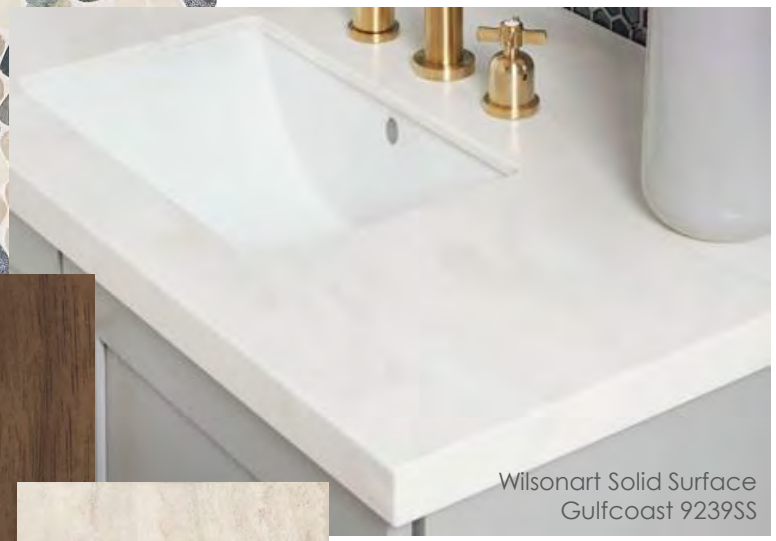
bdg architects

Clubhouse Restroom Concept

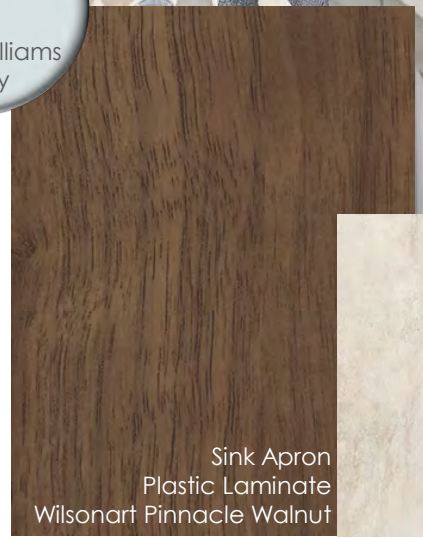


Remy Vanity Light

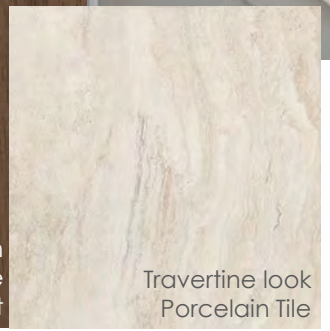
Sherwin Williams
Lullaby



Wilsonart Solid Surface
Gulfcoast 9239SS

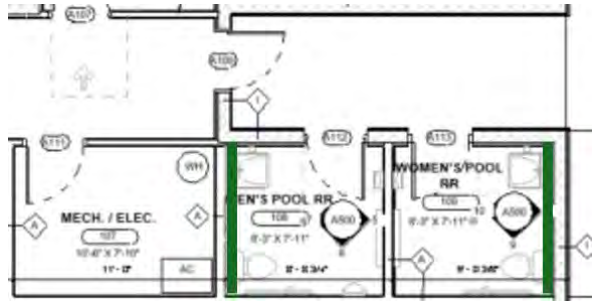


Sink Apron
Plastic Laminate
Wilsonart Pinnacle Walnut



Travertine look
Porcelain Tile

American Signature Faucet



Keyed Plan

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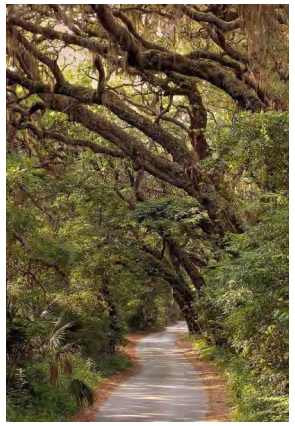
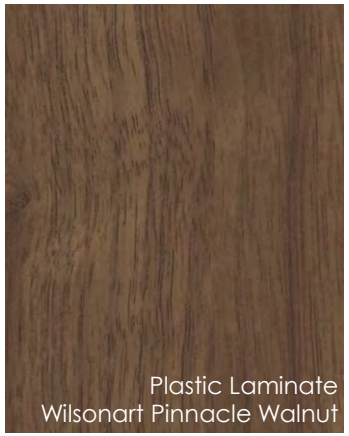
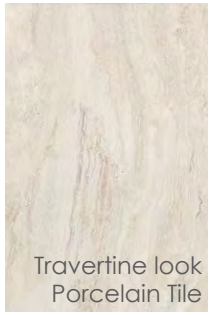
Pool Restroom Concept

Activity Room Furniture

Furniture Selections





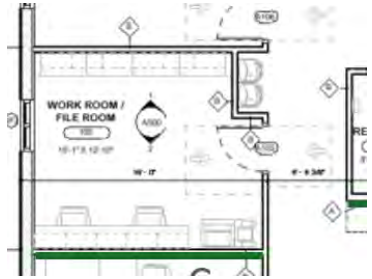


Keyed Plan

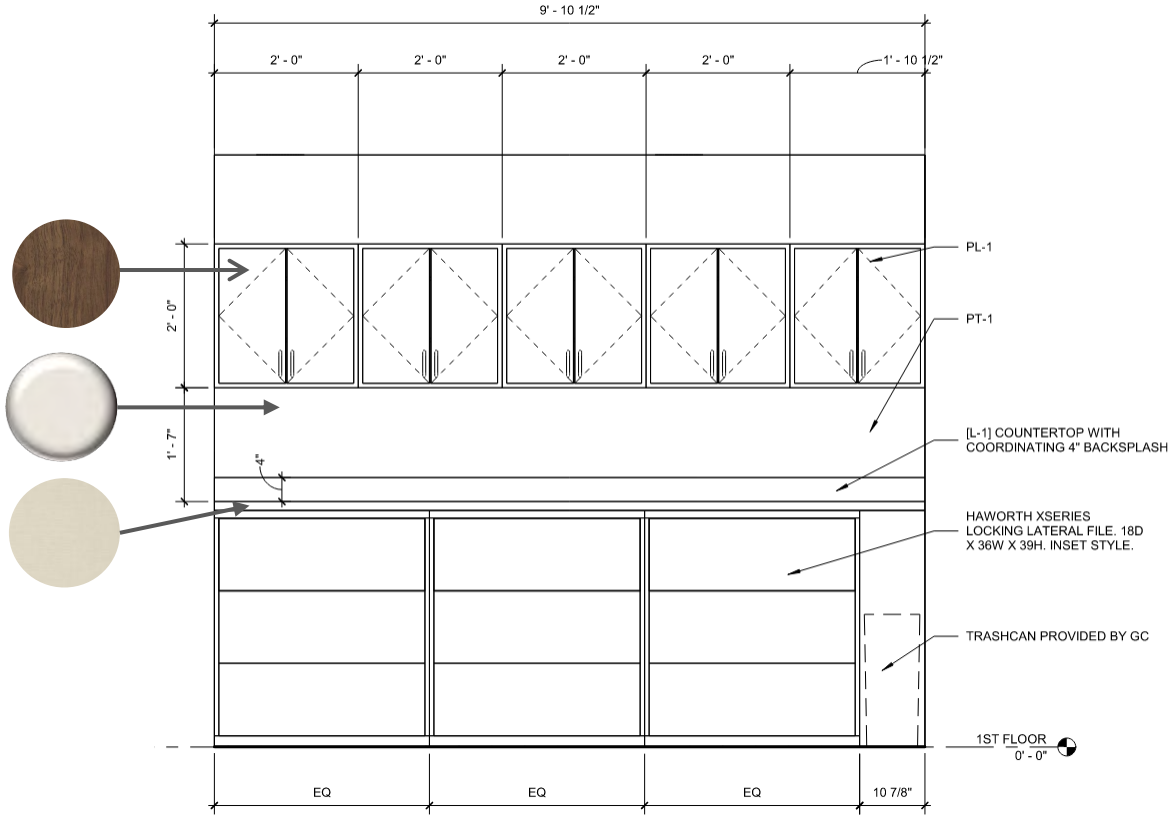
bdg architects

Activity Room Concept
A Flex Space

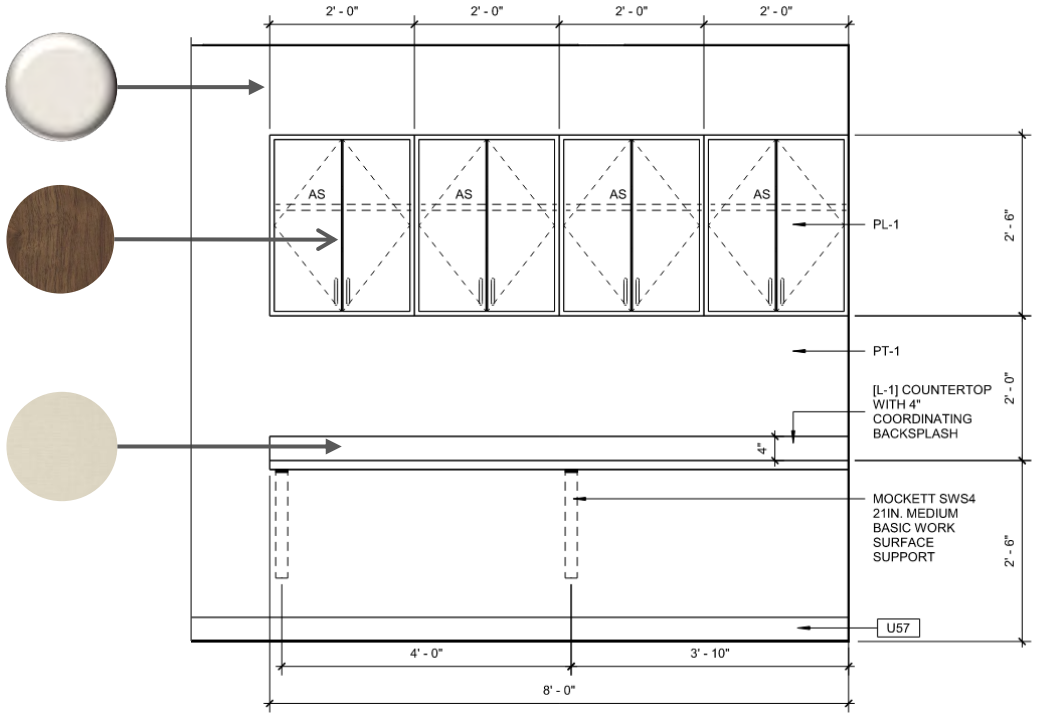
Lateral Locking Files



Keyed Plan



Work Room Elevation



Work Room Elevation

Work / File Room Elevations

Thank you!

bdg architects

BLUE DEEP CREEK PHASE II

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PLANS

NOT TO SCALE

GENERAL LOCATION MAP

NOT TO SCALE

LOCATION MAP

SECTION 17, TOWNSHIP 40 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROPERTY AREA:	10.3 ACRES
PARCEL STRAP NO.:	402317426021, 402317426022 402317426015, 402317426023 402317426007, 402317426008 402317426009
PARCEL ADDRESS:	2460 LUTHER ROAD PUNTA GORDA, FL 33983
CURRENT ZONING:	RMF10
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY

PREPARED FOR:

BLUE LUTHER, LLC

180 FOUNTAIN PARKWAY NORTH, SUITE 100
ST. PETERSBURG, FL 33716
(813) 591-4138

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES	3100 LOVELAND BLVD PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER: CHARLOTTE COUNTY UTILITIES	3100 LOVELAND BLVD PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC: FLORIDA POWER AND LIGHT	2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490
PHONE: CENTURYLINK	4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE: COMCAST RESIDENTIAL:	12600 WESTLINKS DRIVE, SUITE 4 FORT MYERS, FL 33913 PHONE: (239) 318-1525 OFFICE
COMMERCIAL::	5205 FRUITVILLE ROAD, SARASOTA, FL 34232 (941)356-1564 OFFICE
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS	26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER: ATWELL, LLC TODD R. REBOL P.E., VICE PRESIDENT	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FL 33952 PHONE: (941) 625-1165
SURVEYOR: ATWELL, LLC STEVEN R. SONBERG, P.E. P.S.M.	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FL 33952 PHONE: (941) 625-1165
ENVIRONMENTAL: IAN VINCENT & ASSOCIATES	22102 KIMBLE AVENUE PORT CHARLOTTE, FL 33952 PHONE: (941) 457-6272
ARCHITECT:	
LANDSCAPE ARCHITECT: JOHN T. SWEN, P.A.	P.O. BOX 494466 PORT CHARLOTTE, FL 33949 PHONE: (941) 626-7365
TRAFFIC ENGINEER: ATWELL, LLC STEVEN R. SONBERG, P.E. P.S.M.	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FL 33952 PHONE: (941) 625-1165

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER
2	AERIAL
3	GENERAL NOTES AND SPECIFICATIONS
4	PROJECT NOTES AND LEGEND
5	EXISTING CONDITIONS MAP
6	SITE DEVELOPMENT PLAN
7	PAVING, GRADING AND DRAINAGE PLAN
8	PAVING, GRADING AND DRAINAGE DETAILS-1
9	PAVING, AND DRAINAGE DETAILS-2, STRUCTURE TABLE
10	SITE SECTIONS-I
11	SITE SECTIONS-II
12	BEST MANAGEMENT PRACTICES PLAN
13	BEST MANAGEMENT PRACTICES DETAILS

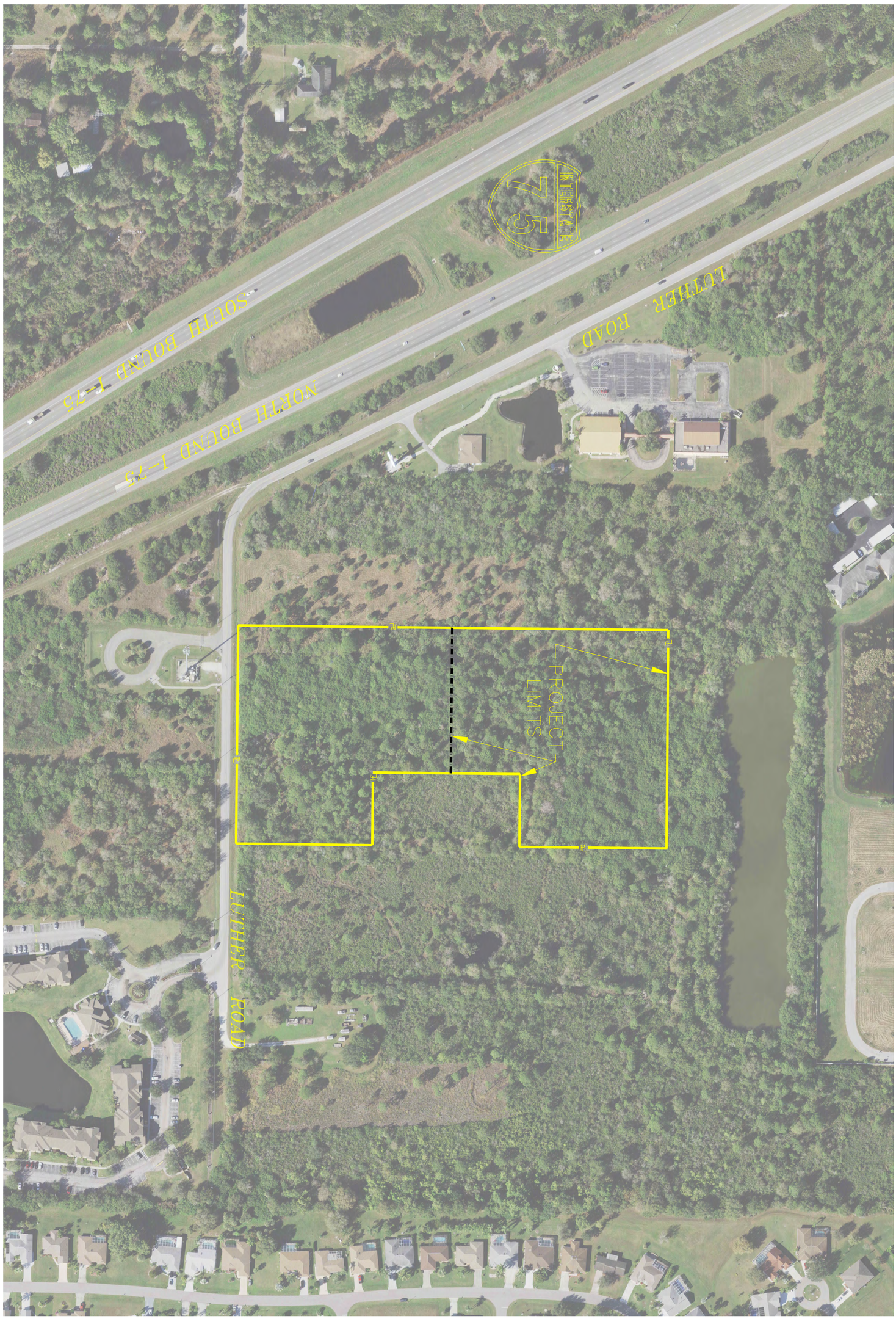
ATWELL
866.850.4200 www.atwell.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STEVEN R. SONBERG, P.E., P.S.M.
LICENSE #92103

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE:

NO.	DATE	REVISION DESCRIPTION	BY



AERIAL

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:

BLUE LUTHER, LLC

SCALE: 1" = 100'

ATWELL
866.850.4200 www.atwell.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

NO. | DATE | REVISION DESCRIPTION | BY

Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN APPROXIMATELY AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEPHEN R. SCHREIBER, P.E. P.S.M. 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.

STEPHEN R. SCHREIBER, P.E. P.S.M.
LICENSE #81761

DRAFTED BY: FLS
DESIGNED BY: SRS
REVIEWED BY: RAW
PROJECT NUMBER: 47243.01
COMPLETION DATE:
SURVEY DATUM: NAVD 88
BOOK AND PAGE:

SHEET 2

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO FAMILIARIZE HIMSELF WITH THE CONDITIONS FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER A WRITTEN LIST OF ALL PERMITS AND COPIES THEREOF, AND CAREFULLY REVIEW ALL PLANS, SPECIFICATIONS, AND PERMITS PREVIOUSLY SECURED ON BEHALF OF THE OWNER. IN CASE OF ANY DISCREPANCY EITHER IN PERMIT DOCUMENTS, PLANS, DRAWINGS, OR SPECIFICATIONS, THE CONTRACTOR MUST PROMPTLY SUBMIT A "WRITTEN CLARIFICATION REQUEST" TO THE OWNER, WHO WILL PROMPTLY FORWARD THE REQUEST TO THE ENGINEER WHO WILL MAKE A DETERMINATION IN WRITING. THE CONTRACTOR MUST VERIFY EXISTING FACILITY INFORMATION, AND ALL DESIGN/PERMIT DATA REQUIRED FOR WORK THAT IS TO CONNECT WITH EXISTING FACILITIES. ANY DISCREPANCIES BETWEEN THE CONTRACT REQUIREMENTS AND THE EXISTING CONDITIONS MUST BE REFERRED TO THE OWNER IN WRITING, FOR AN ENGINEERING DETERMINATION. ANY FUTURE ADJUSTMENT DUE TO FAILURE BY THE CONTRACTOR TO IDENTIFY THE RELATED DISCREPANCY, WILL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY LICENSES, ADDITIONAL PERMITS, AND FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS IN CONNECTION WITH THE PERFORMANCE OF THE WORK.

CONSTRUCTION SAFETY AND LIABILITY:

THE CONTRACTOR MUST TAKE PROPER SAFETY AND HEALTH PRECAUTIONS TO PROTECT THE WORK, THE WORKERS, THE PUBLIC, AND THE PROPERTY OF OTHERS. THE CONTRACTOR IS RESPONSIBLE ALSO FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND ALL ACCEPTANCES HAVE BEEN OBTAINED. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE STATE OF FLORIDA ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO PERSONS OR PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE. THE CONTRACTOR MUST SAVE HARMLESS AND INDEMNIFY THE OWNER AND THE ENGINEER OF RECORD, ITS OFFICERS, REPRESENTATIVES AND EMPLOYEES FROM ALL CLAIMS, LOSS, DAMAGE, ACTIONS, CAUSES OF ACTION, AND/OR EXPENSES RESULTING FROM, BROUGHT FOR, OR ON ACCOUNT OF ANY PERSONAL INJURY OR PROPERTY DAMAGE RECEIVED OR SUSTAINED BY ANY PERSONS OR PROPERTY GROWING OUT OF OCCURRING, OR ATTRIBUTABLE TO ANY WORK PERFORMED UNDER OR RELATED TO THIS CONTRACT, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENT ACTS OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE CONTRACTOR OR ANY SUBCONTRACTOR.

PRE-CONSTRUCTION:

THE OWNER SHALL SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL LAND SURVEYOR TO PERFORM AN "AS-BUILT" SURVEY OF ALL COMPLETED IMPROVEMENTS. THE OWNER SHALL ALSO SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL ENGINEER TO PROVIDE THE APPROPRIATE SERVICES NEEDED IN ORDER TO CERTIFY TO ALL APPLICABLE REGULATORY AGENCIES THAT THE IMPROVEMENTS WERE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PERMITS AND APPROVALS. THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, SURVEYOR, CONTRACTOR, TESTING LAB, UTILITY COMPANIES, AND APPROPRIATE REGULATORY AGENCIES. THE CONTRACTOR SHALL PROVIDE A SHOP DRAWING SUBMISSION SCHEDULE FOR ALL PROJECT MATERIALS AND COMPONENTS. THE CONTRACTOR SHALL NOT INITIATE CONSTRUCTION OF ANY PORTION OF THE IMPROVEMENTS UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED FOR THAT PORTION BY THE ENGINEER. THE OWNER, CONTRACTOR, ENGINEER AND UTILITY COMPANY SHALL ALSO DISCUSS ALL DOCUMENTATION REQUIRED FOR CONTRIBUTED FACILITIES TRANSFER FROM THE OWNER/DEVELOPER TO THE UTILITY COMPANY UPON PROJECT COMPLETION, UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY, THE FOLLOWING DOCUMENTS SHALL BE PROVIDED:

DOCUMENTS REQUIRED FOR CONTRIBUTED FACILITIES FROM DEVELOPER TO UTILITY COMPANY:
1. UTILITY EASEMENT(S): MUST BE RECORDED AT COUNTY CLERK OF COURT OFFICE BEFORE SUBMITTING TO UTILITY.
2. EASEMENT ACKNOWLEDGEMENT.
3. AFFIDAVIT.
4. RELEASE OF LIEN.
5. BILL OF SALE.
6. ASSIGNMENT OF RIGHTS UNDER UTILITY AGREEMENT: WHEN PROPERTY HAS BEEN TRANSFERRED TO A NEW OWNER.
7. RECORD DRAWINGS (AS-BUILT): MUST BE SIGNED AND SEALED BY ENGINEER OF RECORD, SUBMIT TWO REPRODUCIBLE COPIES OF PRINTS.
8. DETAILED COST OF CONSTRUCTION: MUST INCLUDE INDIVIDUAL ITEMS OR APPURTENANCES, UNIT COST AND TOTAL COST OF EACH. DO NOT INCLUDE WATER SERVICE LINES OR SEWER LATERALS.
9. DESCRIPTION OF FACILITIES: A SHORT EXPLANATION DEPICTING WHAT HAS BEEN CONSTRUCTED.
10. D.E.P. APPLICATION(S).
11. INSPECTION REPORT(S).
12. PRESSURE TEST REPORT(S).
13. INFILITRATION-EXFILTRATION TEST REPORT(S), INCLUDING VIDEO TAPES AND LAMPING REPORTS.
14. LIFT STATION INSPECTION (START-UP) REPORT(S) AND EQUIPMENT SHOP DRAWINGS.
15. BACTERIOLOGICAL TEST REPORT(S).
16. ENGINEER'S CERTIFICATE OF SUBSTANTIAL COMPLETION TO D.E.P.
17. SYSTEM(S) ACCEPTANCE LETTER(S) FROM D.E.P.

NOTES: ITEM 1-6 & 8 TO BE SUPPLIED BY OWNER. ITEMS 7 & 9-17 TO BE SUPPLIED TO ENGINEER OF RECORD.

UNLESS OTHERWISE SPECIFIED BY THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE, AND POWER COMPANIES, 10 DAYS IN ADVANCE, THAT THE CONTRACTOR INTENDS TO START WORK IN A SPECIFIC AREA, THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER LINES, GAS LINES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE, RIGHT-OF-WAY, OR EASEMENT.

PROJECT SIGN:

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A CONSTRUCTION PROJECT SIGN AT A LOCATION DIRECTED BY THE OWNER. BANKS ENGINEERING, INC. SHALL PROVIDE A SEPARATE SIGN FOR INSTALLATION BY THE CONTRACTOR AT THIS LOCATION. THESE SIGNS SHALL BE ERECTED WITHIN 15 DAYS AFTER RECEIVING A NOTICE TO PROCEED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL REMOVE THESE SIGNS AND RETURN TO BANKS ENGINEERING, INC. THEIR SIGN.

ENVIRONMENTAL PROTECTION DURING CONSTRUCTION:

PROTECTION OF LAND RESOURCES – EXCEPT IN AREAS IDENTIFIED ON THE PLANS TO BE CLEARED, THE CONTRACTOR MUST NOT DEFACE, INJURE, OR DESTROY TREES OR SHRUBS OR REMOVE OR CUT THEM WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. IN THE ABSENCE OF A CLEARING PLAN, AREAS SHOWN FOR IMPROVEMENTS SHALL BE CLEARED UNLESS NOTED OTHERWISE.

PROTECTION OF WATER RESOURCES – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, REGIONAL COUNTY AND MUNICIPAL LAWS CONCERNING POLLUTION OF WATER RESOURCES. ALL WORK MUST BE PERFORMED IN SUCH A MANNER THAT OBJECTIONABLE CONDITIONS WILL NOT BE CREATED IN PUBLIC WATERS RUNNING THROUGH, OR ADJACENT TO THE PROJECT AREA.

1. EROSION AND SEDIMENT CONTROL – ALL PRACTICAL AND NECESSARY EFFORT SHOULD BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATER, OR ONTO OTHER PROPERTY BY ANY OR ALL OF THE FOLLOWING METHODS:
   A. STORMWATER FACILITIES ARE TO BE BUILT AS EARLY IN THE CONSTRUCTION PHASE AS POSSIBLE TO ENSURE THE TREATMENT OF STORMWATER RUNOFF. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, HOWEVER, SUCH AS BERMS, SEDIMENT BASINS, GRASSING, SODDING, SAND BAGGING, BALED HAY OR STRAW, FLOATING SILT BARRIERS, STACKED SILT BARRIERS, ETC., MUST BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT FACILITIES ARE COMPLETED AND OPERATIONAL.
   B. REVEGETATION AND STABILIZATION OF DISTURBED GROUND SURFACES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE.
   C. FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES.
   D. PROHIBIT THE USE OF ANY CONSTRUCTION EQUIPMENT THAT LEAKS EXCESSIVE AMOUNTS OF FUEL OIL, OR HYDRAULIC FLUID.
2. ALL DISTURBED AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, EXCEPT RETENTION AREAS, AND SHALL BE STABILIZED BY SODDING, EXCEPT WHERE SEEDING AND MULCHING ARE CALLED FOR ON THE PLANS. THE LATEST VERSION OF THE F.D.O.T. ROAD AND BRIDGE SPECIFICATIONS SHALL BE USED UNLESS MORE RESTRICTIVE LOCAL SPECIFICATIONS EXIST.

   CONTRACTOR RESPONSIBLE FOR STABILIZING AND MAINTAINING SLOPES AND SOD THROUGHOUT CONSTRUCTION UNTIL SUCH TIME AS APPROVED BY THE ENGINEER.

PROTECTION OF FISH AND WILDLIFE:

THE CONTRACTOR MUST AT ALL TIMES PERFORM ALL WORK IN A WAY AND TAKE SUCH STEPS AS REQUIRED TO PREVENT ANY INTERFERENCE WITH OR DISTURBANCE TO FISH AND WILDLIFE. THE CONTRACTOR SHALL NOT ALTER WATER FLOWS OR OTHERWISE DISTURB NATIVE HABITATS AND JURISDICTIONAL WETLANDS LOCATED WITHIN AND / OR ADJACENT TO THE PROJECT AREA.

RECORDING AND PRESERVING HISTORICAL AND ARCHEOLOGICAL FINDS:

ALL ITEMS HAVING ANY APPARENT HISTORICAL OR ARCHEOLOGICAL INTEREST THAT ARE DISCOVERED IN THE COURSE OF ANY CONSTRUCTION ACTIVITIES MUST BE CAREFULLY PRESERVED. THE CONTRACTOR MUST LEAVE THE ARCHEOLOGICAL FIND UNDISTURBED AND MUST IMMEDIATELY REPORT THE FIND TO THE OWNER SO THAT THE PROPER AUTHORITY MAY BE NOTIFIED.

PRIOR TO EXCAVATION
CONTACT SUNSHINE STATE
ONE – CALL OF FLORIDA
1 (800) 432 – 4770

CONTRACTOR SHALL SUBMIT FOR N.P.D.E.S. PERMIT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PERMIT APPLICATION SHALL BE SUBMITTED TO:

N.P.D.E.S. STORMWATER NOTICES CENTER, MS #
2510,
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD,
TALLAHASSEE, FLORIDA
32399-2400

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1. GENERAL

1.01 SUBMITTALS

A. EROSION AND CONTROL MEASURES
B. COMPACTION TESTS
C. SOIL CLASSIFICATION TESTS
D. PRESERVATION PLANS

1.02 SITE EXAMINATION

A. CONTRACTORS, BEFORE SUBMITTING BIDS, SHALL INFORM THEMSELVES AS TO LOCATION AND NATURE OF THE WORK, CHARACTER OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK, GENERAL AND LOCAL CONDITIONS PREVAILING AT THE SITE, AND OTHER MATTERS WHICH MAY IN ANY WAY, AFFECT THE WORK UNDER CONTRACT.
B. EXAMINE SOURCES OF INFORMATION CONCERNING GROUND WATER LEVEL, WHETHER SURFACE OR SUBSURFACE. EACH BIDDER TO DRAW HIS OWN CONCLUSION CONCERNING GROUND WATER LEVELS AND HOW WATER AFFECTS HIS WORK.

1.03 SUBSURFACE INVESTIGATIONS

A. SUBSURFACE DATA, INCLUDING GROUND WATER ELEVATIONS OR CONDITIONS, IF SHOWN ON THE DRAWINGS OR ATTACHED TO THESE SPECIFICATIONS, ARE PRESENTED ONLY AS INFORMATION THAT IS AVAILABLE WHICH INDICATED CERTAIN CONDITIONS FOUND AND LIMITED TO THE EXACT LOCATIONS, SHALL NOT BE INTERPRETED AS AN INDICATION OF CONDITIONS THAT MAY ACTUALLY BE DEVELOPED THROUGH THE PERIOD OF CONSTRUCTION. BIDDERS SHALL EXAMINE THE SITE OF THE WORK AND MAKE THEIR OWN DETERMINATION OF THE CHARACTER OF MATERIALS AND THE CONDITIONS TO BE ENCOUNTERED ON THE WORK, AND THEIR PROPOSAL SHALL BE BASED UPON THEIR OWN INVESTIGATIONS. THE OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR VARIATIONS FOUND TO EXIST BETWEEN THE ATTACHED DATA ABOVE REFERRED TO AND ACTUAL FIELD CONDITIONS THAT DEVELOP THROUGH THE PERIOD OF CONSTRUCTION.
B. WHERE EXISTING GRADES, UTILITY LINES AND SUBSTRUCTURES ARE SHOWN ON THE DRAWINGS, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR CORRECTNESS OF EXISTING CONDITIONS INDICATED. THE CONTRACTOR SHALL ASCERTAIN EXACT LOCATIONS OF UTILITIES AND SUBSTRUCTURES THAT MAY BE AFFECTED BY THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY THAT MAY RESULT FROM WORKING ON OR NEAR THOSE UTILITIES, SUBSTRUCTURES WHICH ARE NOT TO BE REMOVED OR DEMOLISHED.
C. THE CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS OF THE SUBSURFACE CONDITIONS WHICH MAY AFFECT METHODS OR COST OF CONSTRUCTION AND HE AGREES THAT THE CONTRACTOR WILL MAKE NO CLAIM FOR DAMAGES OR OTHER COMPENSATION EXCEPT SUCH AS ARE PROVIDED FOR IN THE AGREEMENT, SHOULD THE CONTRACTOR FIND CONDITIONS DURING THE PROGRESS OF THE WORK DIFFERENT FROM THOSE AS CALCULATED OR ANTICIPATED BY THE CONTRACTOR.

1.04 BENCHMARKS AND MONUMENTS

A. MAINTAIN CAREFULLY EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS IF DISTURBED OR DESTROYED, REPLACE AS DIRECTED.

1.05 JOB CONDITIONS

A. CONDITION OF PREMISES: ACCEPT SITE AS FOUND AND EXCAVATE, FILL, COMPACT, AND BACKFILL SITE AS HEREINAFTER SPECIFIED.
B. PROTECTION
   a. EXISTING STRUCTURES AND PROPERTY: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES AND FACILITIES; PROVIDE AND PLACE BRACING OR SHORING AS NECESSARY OR PROPER IN CONNECTION THEREWITH; BE RESPONSIBLE FOR SAFETY AND SUPPORT OF SUCH STRUCTURES; BE LIABLE FOR ANY MOVEMENT OR SETTLEMENT, ANY DAMAGE OR INJURY CAUSED THEREBY OR RESULTING THEREFROM. IF AT ANY SAFETY OR ANY ADJACENT STRUCTURES APPEARS TO BE ENDANGERED, CEASE OPERATION, TAKE PRECAUTIONS TO SUPPORT SUCH STRUCTURES AND NOTIFY THE OWNER. RESUME OPERATIONS ONLY AFTER PERMISSION HAS BEEN CHANGED BY THE OWNER.
   b. SIDEWALKS AND STREETS: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY SIDEWALKS, CURBS OR STREET PASSAGES ON ADJOINING SITE; BE LIABLE FOR ANY SUCH MOVEMENT, SETTLEMENT OR COLLAPSE; REPAIR PROMPTLY SUCH DAMAGE WHEN SO ORDERED; INSTALL SUCH SHORING, INCLUDING SHEET PILING, AS MAY BE REQUIRED DURING EXCAVATION, TO PROTECT BANKS, ADJACENT PAVING, STRUCTURES AND UTILITIES.
   c. RESPONSIBILITY: BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES OR TO EQUIPMENT AND FURNISHINGS HOUSED THEREIN WHICH ARE DUE DIRECTLY OR INDIRECTLY TO CONSTRUCTION OPERATIONS, EXCEPT WHERE REMOVAL IS NECESSITATED BY SITE GRADING OR LOCATION OF NEW BUILDING. USE EVERY POSSIBLE PRECAUTION TO PREVENT INJURIES TO LANDSCAPING, DRIVES, CURBS AND WALKS ON OR ADJACENT TO SITE OF THE WORK AND REPLACE, AT NO EXPENSE TO OWNER, ANY OF SUCH DESTROYED.

2. EXECUTION

2.01 GENERAL

A. ACCOMPLISH IN A MANNER THAT PROVIDES FOR THE SAFETY OF THE PUBLIC AND WORKMEN AND PROVIDE FOR THE PROTECTION OF ALL PROPERTY.
B. CONSTRUCTION: DO NOT CLOSE, OBSTRUCT OR STORE MATERIAL OR EQUIPMENT IN STREETS, SIDEWALKS, ALLEYS OR PASSAGEWAYS WITHOUT A PERMIT IN ACCORDANCE WITH LOCAL ORDINANCES, REGULATIONS AND CODES.
C. INTERFERENCE: CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, ALLEYS, SIDEWALKS AND OTHER FACILITIES.
D. PNEUMATIC TOOLS: WORK WITH PNEUMATIC OR VIBRATORY TOOLS WILL BE PERMITTED ONLY IN A MANNER WHICH CAUSES NO RELATED DAMAGES.
E. REMOVAL: UNLESS OTHERWISE NOTED OR SPECIFIED TO BE RELOCATED OR STORED, ALL MATERIALS REMOVED BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED COMPLETELY AWAY FROM THE SITE BY THE CONTRACTOR. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE.
F. TEMPORARY STRUCTURES: REMOVE ALL TEMPORARY STRUCTURES WHEN THEY ARE NO LONGER REQUIRED.
G. REPAIR: CLEAN UP, REPAIR OR REPLACE AT NO COST TO OWNER ALL PROPERTY DAMAGED BY REASON OF REQUIRED WORK. ALL PATCHWORK SHALL MATCH EXISTING AND BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER BY CRAFTSMEN SKILLED IN THE TRADE INVOLVED. IN NEWLY GRADED AREAS TAKE EVERY PRECAUTION AND TEMPORARY MEASURE NECESSARY, TO PREVENT DAMAGE FROM EROSION OF FRESHLY GRADED AREA, WHERE ANY SETTLEMENT OR WASHING MAY OCCUR PRIOR TO ACCEPTANCE OF THE WORK, REPAIR AND RE-ESTABLISH GRADES TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER. THIS APPLIES TO DAMAGE TO THE NEWLY GRADED AREAS WITHIN THE CONSTRUCTION LIMITS AND DAMAGE TO ADJACENT PROPERTIES BY ERODED MATERIAL.

2.02 LOCATIONS AND ELEVATIONS

A. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYS, MEASUREMENTS AND LAYOUTS REQUIRED FOR PROPER EXECUTION OF THE WORK. LAY OUT LINES AND GRADES FROM EXISTING SURVEY CONTROL SYSTEM AND AS SHOWN ON DRAWINGS.

2.03 CLEARING AND GRUBBING

A. WITHIN LIMITS OF AREA DESIGNATED FOR GRADING AND SITE CONSTRUCTION WORK, REMOVE TREES, BRUSH, STUMPS, WOOD, DEBRIS AND OTHER DELETERIOUS MATERIALS NOT REQUIRED TO REMAIN AS PART OF FINISHED WORK.
B. REMOVE ALL GRASS, PLANTS, VEGETATION AND ORGANIC MATERIAL FROM SAME AREA.

2.04 STRIPPING

A. STRIP ALL TOPSOIL ORGANIC MATERIAL SURFACE LITTER, RUBBLE AND OVERBURDEN FOR ENTIRE DEPTH OF ROOT SYSTEM OF GRASS OR OTHER VEGETATION OVER THE LIMITS OF CONSTRUCTION.
B. STOCKPILE TOPSOIL ON SITE WHERE DIRECTED.

2.05 EXCAVATION

A. BEGIN EXCAVATION AFTER STRIPPING, CLEARING AND GRUBBING WHERE APPLICABLE, HAS BEEN COMPLETED.
B. EXCAVATE TO GRADES REQUIRED TO ACCOMMODATE THE PROPOSED CONSTRUCTION. DEWATER AS NEEDED.
C. REMOVE "UNSATISFACTORY MATERIALS"ENCOUNTERED FROM THE BUILDING AREAS, AND OTHER NON-LANDSCAPED AREAS.
D. EXCAVATE IN SUCH A MANNER THAT QUICK AND EFFICIENT DRAINAGE OF STORMWATER WILL BE AFFECTED.
E. CLASSIFY EXCAVATED MATERIALS AND STOCKPILE SEPARATELY SUITABLE SOILS FOR USE AS BACKFILL MATERIALS. IF SUFFICIENT QUANTITIES OF EXCAVATED MATERIALS MEETING REQUIREMENTS FOR BACKFILL ARE NOT AVAILABLE ON SITE, PROVIDE MATERIALS MEETING THESE REQUIREMENTS.
F. STOCKPILE EXCAVATED MATERIAL SUITABLE FOR USE AS FILL AND BACKFILL.

2.06 FILLING, BACKFILLING AND COMPACTING

A. THE WORK CONSISTS OF COMPACTION OF EXISTING EARTH (EXCLUDE ROCK), SURFACES AFTER EXCAVATION, FILLING AND COMPACTION OF SAID AREA TO LEVELS REQUIRED WITH SUITABLE BACKFILL MATERIAL.
B. MATERIALS: "SATISFACTORY FILL MATERIALS"AASHTO CLASSIFICATION A-3 OR BETTER SHALL BE USED IN FILLS AND BACKFILLS.
C. FILLING AND BACKFILLING: PLACE "SATISFACTORY FILL MATERIAL"IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH. COMPACT AS SPECIFIED HEREIN NO MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY.
D. COMPACTION: COMPACTION SHALL BE WITH EQUIPMENT SUITED TO SOIL BEING COMPACTED. MOISTEN OR AERATE MATERIAL AS NECESSARY TO PROVIDE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING SPECIFIED COMPACTION WITH EQUIPMENT USED. COMPACT EACH LAYER TO NOT LESS THAN PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW DETERMINED IN ACCORDANCE WITH AASHTO T-180. INSURE THAT THE COMPACTION OF PREVIOUSLY PREPARED FILL AREAS HAS BEEN MAINTAINED PRIOR TO PLACING NEW LAYERS.
E. RECONDITIONING OF SUBGRADE: WHERE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT OPERATIONS OF ADVERSE WEATHER SUBGRADE SHALL BE SCARIFIED AND COMPACTED AS SPECIFIED HEREIN BEFORE TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION THEREON. RE-COMPACTION OVER UNDERGROUND UTILITIES SHALL BE BY POWER-DRIVEN HAND TAMPERS.
F. COMPACTION REQUIREMENTS
   a. FILL UNDER LAWNS AND PLANTED: 95%
   b. BELOW SLABS ON GRADE AND CONCRETE WALKS: 98%
   c. UNDER PAVING PARKING AREAS: 98%

2.07 TESTING

A. THE CONTRACTOR WILL PROVIDE THE SERVICES OF A TESTING LABORATORY TO PERFORM SPECIFIED TESTS, INSPECTIONS, INSTRUMENTATION AND INSPECTION OF WORK.
B. TESTS OF MATERIALS SHALL BE AS FOLLOWS:
   a. SOIL CLASSIFICATION: ONE TEST FROM EACH TYPE OF MATERIAL ENCOUNTERED AND / OR PROPOSED TO BE USED.
   b. LABORATORY TESTS FOR MOISTURE-CONTEST AND DENSITY ACCORDING TO AASHTO T-180: ONE TEST FOR EACH MATERIAL ENCOUNTERED AND / OR PROPOSED TO BE USED.
   c. FIELD TESTS FOR MOISTURE CONTEST AND DENSITY: ONE TEST PER LAYER OF FILL PER 5,000 SQUARE FEET OF AREA.

SUPPLEMENTAL SPECIFICATIONS:

1. GENERAL

THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO THE SPECIFICATIONS AND STANDARDS OF THE UTILITY COMPANIES WHICH ARE SERVING THE PROJECT SITE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL SITE DEVELOPMENT STANDARDS AND CODES OF THE REGULATORY AGENCIES ASSOCIATED WITH THIS PROJECT. THE LATEST VERSION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE CONSTRUCTION STANDARD SPECIFICATIONS AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS SHALL BE INCLUDED WITHIN THE PROJECT SPECIFICATIONS. UNLESS OTHERWISE NOTED, EITHER ON THE PLANS OR WITHIN THE SPECIFICATIONS, THE APPLICABLE SECTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS SHALL APPLY INCLUDING REFERENCES THEREIN. THE GENERAL DESCRIPTION OF THE NATURE OF THE WORK SHALL BE SUFFICIENT CORRELATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, EXACT ITEM DESCRIPTION IS NOT REQUIRED. IN THE EVENT THERE ARE CONFLICTS BETWEEN SPECIFICATIONS OR REQUIREMENTS, THE MOST RESTRICTIVE (CONSERVATIVE) SPECIFICATION OR REQUIREMENT SHALL BE USED.

2. POTABLE WATER DISTRIBUTION/ WASTEWATER COLLECTION INSTALLATION

UNLESS OTHERWISE NOTED ON THE PLANS, THE STANDARDS AND SPECIFICATIONS OF THE ASSOCIATED UTILITY COMPANY SERVING THE PROJECT SITE SHALL BE ADHERED TO FOR ALL MATERIALS, INSTALLATION, TESTING, AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS, MAIN LINES, SERVICES, AND APPURTENANCES. IF STANDARDS AND SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CONFORM WITH THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY THE **CHARLOTTE COUNTY**, LOCAL GOVERNMENTAL REGULATIONS, OR THE MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE. A COPY OF THE **CHARLOTTE COUNTY** SPECIFICATIONS CAN BE REVIEWED AT THE OFFICE OF BANKS ENGINEERING, INC.

3. STORMWATER PIPE INSTALLATION AND MISCELLANEOUS EXCAVATIONS

UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM THE EXCAVATION, BEDDING, JOINTS, AND BACKFILLING OPERATIONS IN ACCORDANCE WITH THE POTABLE WATER/ WASTEWATER INSTALLATION SPECIFICATIONS, LOCAL GOVERNMENTAL REGULATIONS OR STANDARDS, F.D.O.T. STANDARDS AND SPECIFICATIONS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE.

4. UNSUITABLE MATERIALS

IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE ROADWAY AREA AND / OR UTILITY AREAS IT SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW THE SUB-BASE OR TRENCH BOTTOM AND SHALL BE BACKFILLED WITH THE AASHTO A-3 MATERIAL OR BETTER WITH PLACEMENT AND COMPACTION METHODS IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS OR AS OTHERWISE NOTED ON THE PLANS. UNSUITABLE MATERIALS SHALL BE REMOVED FROM SITE, UNLESS THE ENGINEER APPROVES USE WITHIN LANDSCAPED AREAS.

1.01 GENERAL

A. DEWATERING CONSISTS OF PERFORMING ALL WORK NECESSARY TO REMOVE SURFACE WATER AND / OR CONTROL THE GROUND WATER LEVELS AND HYDROSTATIC PRESSURES IN ORDER TO PERMIT ALL EXCAVATION AND CONSTRUCTION UNDER THIS CONTRACT TO BE PERFORMED IN THE DRY.
B. WORK OF THIS SECTION INCLUDES INSTALLATION, OPERATIONS, MAINTENANCE, SUPERVISION, SUPPLY, DISMANTLING, AND REMOVAL FROM THE SITE OF THE DEWATERING EQUIPMENT.
C. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE POTENTIAL FOR EXCESSIVE RAINFALL, THE GROUND CONDITIONS, AND THE GROUND WATER CONDITIONS, GROUND WATER ELEVATION CAN FLUCTUATE. IT IS ANTICIPATED THAT ANY EXCAVATIONS MAY ENCOUNTER THE GROUND WATER TABLE.
D. DRAINAGE OF THE SITE: AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN AND OPERATE ADEQUATE SURFACE AND SUBSURFACE DRAINAGE METHODS IN ORDER TO KEEP THE CONSTRUCTION SITE DRY AND IN SUCH CONDITION THAT PLACEMENT AND COMPACTION OF FILL MAY PROCEED UNHINDERED BY SATURATION OF THE AREA DURING CONSTRUCTION, THE SURFACE OF THE BACKFILL AREA SHALL BE LEFT IN SUCH CONDITION THAT PRECIPITATION AND / OR SURFACE WATER WILL RUN OFF WITHOUT PONDING.

1.02 METHOD

A. THE CONTROL OF ALL SURFACE AND SUBSURFACE WATER IS PART OF THE DEWATERING REQUIREMENTS, MAINTAIN ADEQUATE CONTROL SO THAT THE STABILITY OF EXCAVATED AND CONSTRUCTION SLOPES IS NOT ADVERSELY AFFECTED BY WATER, THAT EROSION IS CONTROLLED, AND THE FLOODING OF EXCAVATIONS OR DAMAGE TO STRUCTURES DOES NOT OCCUR, DRAIN SURFACE WATER AWAY FROM THE EXCAVATION.
B. DISPOSE OF ALL WATER REMOVED FROM THE EXCAVATION IN A MANNER THAT WILL NOT ENDANGER PUBLIC HEALTH, PROPERTY, OR PORTIONS OF THE WORK UNDER CONSTRUCTION OR COMPLETED. DISPOSE OF WATER IN A MANNER THAT WILL CAUSE NO INCONVENIENCE WHATSOEVER TO THE OWNER OR TO OTHERS ENGAGED IN WORK AT THE SITE.
C. DISPOSE OF WATER RESULTING FROM DEWATERING OPERATIONS IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.
D. CONDUCT OPERATIONS SO THAT STORMWATER RUNOFF, SEDIMENT IS NOT DISCHARGED TO THE ADJACENT WATER BODIES, SEWERS, STREETS AND ADJACENT PROPERTIES.
E. DEWATERING SYSTEM SHALL BE SO DESIGNED AS TO PREVENT REMOVAL OF SOIL FINES FROM THE SITE DURING THE DEWATERING OPERATION.

PORTLAND CEMENT CONCRETE PAVING:

1.01 QUALITY ASSURANCE

A. COMPLY WITH ACI STANDARDS RECOMMENDED PRACTICES FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES (ACI 325.9R, LATEST EDITION)

1.02 REFERENCE STANDARDS

A. THE FOLLOWING REFERENCE STANDARDS OF THE ISSUES LISTED BELOW BUT REFERRED TO THEREAFTER BY BASIC DESIGNATION ONLY, FORM A PART OF THIS SPECIFICATION TO THE EXTENT INDICATED BY THE REFERENCES THERETO. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH HEREINAFTER SPECIFIED STANDARDS.
   a. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
   b. AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) STANDARD.
   c. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION-SECTION 350- "CEMENT CONCRETE PAVEMENT".
   d. T-180 MOISTURE- DENSITY RELATIONS OF SOILS

1.03 SUBMITTALS

A. THE CONTRACTOR SHALL SUBMIT TWO COPIES OF TEST REPORTS PREPARED BY AN INDEPENDENT TESTING LABORATORY AND CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA. THESE REPORTS SHALL INDICATE ALL TESTS PERFORMED AND SHALL INCLUDE A CERTIFICATION STATEMENT OF COMPLIANCE WITH THE PROJECT SPECIFICATIONS. TESTS SHALL BE PERFORMED AS SPECIFIED UNDER THIS SECTION.
   a. SUBMIT FOR REVIEW THE FOLLOWING:
      1. CONCRETE DESIGN MIX AND PROVING FLEXURAL STRENGTH (MODULUS OF RUPTURE) TESTS
      2. EXPANSION JOINT FILLER DATE
      3. JOINT SEALER DATE
      4. PROPOSED PAVING CONSTRUCTION PLAN WHICH SHALL SHOW THE CONCRETE PAVING JOINT TYPES AND LOCATIONS AND SHALL INCLUDE A STATEMENT OF PROPOSED SEQUENCE AND SCHEDULE OF PAVING OPERATIONS
      5. RESULTS OF CONCRETE TESTS
      6. RESULTS OF FIELD TESTS OF LBR AND COMPACTION OF STABILIZED SUBGRADE.

1.04 MATERIALS

A. STABILIZED SUBGRADE: PROVIDE 12 INCH STABILIZED SUBGRADE (LBR 40 MIN) COMPACTED TO A MINIMUM DENSITY OF 98% AS DETERMINED BY AASHTO T-180
B. CONCRETE: CONCRETE FOR CONCRETE PAVEMENT SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. A SLUMP RANGE BETWEEN 2 TO 4 INCHES AND A 28 DAY MODULES OR RUPTURE OF 650 PSI AS DETERMINED BY THE REQUIREMENTS OF PARAGRAPH TESTING SPECIFIED HEREINAFTER.
C. JOINT SEALER: JOINT SEALING SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES ON FEDERAL HIGHWAY PROJECTS, LATEST EDITION, SECTION 712
D. PREFORMED EXPANSION JOINT FILLER: PREFORMED EXPANSION JOINT FILLER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES ON FEDERAL HIGHWAY PROJECTS, LATEST EDITION, SECTION 712

1.05 EXECUTION

A. COMPLY WITH ACI STANDARD 316-74 AND SECTION 350, FDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED HEREIN.
B. FINAL GRADING : ALL CONCRETE PAVEMENT SHALL HAVE A MAXIMUM DEVIATION OF 1/8 INCH (PLUS/ MINUS) FROM THE SPECIFIED SURFACE PLANE AND PLAN GRADES.
C. THE SURFACE FINISH SHALL BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE. IN GENERAL THE TEXTURE IS OF A MEDIUM BROOM FINISH AFTER FLOATING.
D. JOINTS
   a. CONTRACTION JOINTS INDICATED ON DRAWINGS, OR AS REQUIRED SHALL BE PLACED PERPENDICULAR TO THE FINISH GRADE OF THE CONCRETE. JOINTS SHALL BE CUT TO A DEPTH OF ¼ OF THE SLAB THICKNESS BY CUTTING WITH AN EDGING TOOL HAVING A ¼ INCH RADIUS OR BY SAWING WITH A BLADE PRODUCING A CUT NOT LESS THAN ⅛ INCH IN WIDTH. SAW JOINTS WITHIN 4 TO 6 HOURS OF CONCRETE PLACEMENT.
   b. EXPANSION JOINTS SHALL BE PLACED WHERE INDICATED ON DRAWINGS, OR AS REQUIRED, USING ½ INCH THICK PREFORMED EXPANSION JOINT MATERIAL ANCHOR WITH APPROVED DEVICES TO PREVENT DISPLACEMENT DURING PLACEMENT AND FINISHING. EDGES SHALL BE ROUNDED WITH AN EDGING TOOL. JOINTS SHALL BE FULL DEPTH OF CONCRETE EXCEPT THAT TOP EDGES SHALL BE ½ INCH BELOW THE FINISH CONCRETE SURFACE. EXPANSION JOINTS SHALL BE SEALED TO THE SURFACE BY FILLING WITH JOINT SEALING COMPOUND. JOINTS SHALL BE CLEAN AND DRY BEFORE SEALING COMPOUND IS PUT IN PLACE.
   c. CONSTRUCTION JOINTS ARE TO BE USED AT CONTRACTION JOINT LOCATIONS TO STOP CONCRETE POURS.
E. CURING: CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE AND MECHANICAL INJURY FOR AT LEAST THREE DAYS AFTER PLACEMENT. A PIGMENTED LIQUID CURING MEMBRANE SHALL BE APPLIED IMMEDIATELY AFTER FINISHING; OPERATION AT THE RATE OF ONE GALLON TO NOT MORE THAN 200 SQUARE FEET.
F. CLEANING AND SEALING JOINTS: JOINTS SHALL BE FILLED WITH JOINT-SEALING MATERIAL NO LESS THAN 8 HOURS AND WITHIN 2 WEEKS AFTER THOROUGHLY CLEANED OF ALL FOREIGN MATERIAL INCLUDING ANY MEMBRANE CURING COMPOUND.
G. TESTING: LABORATORY AND FIELD TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE. IN ADDITION, ALL RETESTING SHALL BE DONE AT CONTRACTOR'S EXPENSE.
   a. DESIGN MIXES AND TESTING REQUIREMENTS FOR THE CONCRETE PAVEMENT SHALL BE AS FOLLOWS:
      1. FLEXURAL STRENGTH TESTS OF CONCRETE AS BASIS FOR DESIGN
      2. SLUMP, MODULES OF RUPTURE AND 7-AND 20 DAY COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED ON SAMPLES TAKEN AT THE SITE AT A FREQUENCY OF TWO PER ACRE
   b. WHERE THE FLEXURAL STRENGTH OF THE CONCRETE IS SPECIFIED, MAKE ONE STRENGTH TEST AND ONE FLEXURAL TEST FOLLOWING (ASTM C192 AND ASTM C78) FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF PLACED PER DAY. NUMBER OF CYLINDERS SHALL BE THREE FOR STRENGTH TEST AND THREE FOR FLEXURAL TEST. TEST ONE AT THREE DAYS, ONE AT SEVEN DAYS AND ONE AT 28 DAYS.

PAVEMENT MARKING:

1.01 QUALITY ASSURANCE

A. WORK SHALL BE PREFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS IN A NEAT AND ACCURATE MANNER.
B. ALL EQUIPMENT SHALL BE OF A TYPE AND DESIGN WHICH WILL READILY OBTAIN THE REQUIRED UNIFORMITY OF APPLICATION OF THE PAVEMENT MARKINGS BOTH AS TO THICKNESS OF COATING AND AS TO ALIGNMENT.

1.02 REFERENCE STANDARDS

A. THE FOLLOWING PUBLICATIONS OF THE ISSUE LISTED BELOW, BUT REFERRED TO THEREAFTER BY BASIC DESIGNATION ONLY, FORM A PART OF THIS SPECIFICATION TO THE EXTENT INDICATED BY THE REFERENCES THERETO;
   1. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
   2. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, LATEST EDITION.

1.03 SUBMITTALS

A. SUBMIT PAINT TESTS, AS SPECIFIED IN SECTION 971 OF FDOT SPECIFICATIONS AND AS APPLICABLE TO HEREINAFTER SPECIFIED MATERIAL.

1.04 MATERIALS AND COLORS

A. THERMOPLASTIC: IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED IN SECTION 711 AND 971 OF THE FDOT SPECIFICATIONS, LATEST EDITION.
B. PAINT: IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED IN SECTION 710 AND 971 OF THE FDOT SPECIFICATIONS, LATEST EDITION. LATEX PAINT ONLY.
C. COLORS: YELLOW AND WHITE PER FOOT, OR AS INDICATED ON DRAWINGS.

1.05 EXECUTION

A. TIME OF APPLICATION: PAINTING SHALL BE DONE ONLY DURING DAYLIGHT HOURS AND AS FAR AS PRACTICAL, SHALL BE TERMINATED IN TIME TO PERMIT SUFFICIENT DRYING BY SUNSET.
B. WEATHER LIMITATIONS: NO PAINT SHALL BE APPLIED WHEN ANY MOISTURE IS PRESENT ON THE SURFACE TO BE PAINTED OR WHEN THE AIR TEMPERATURE IS BELOW 40 DEGREES F. PAINTING SHALL NOT BE DONE WHEN WINDS ARE SUFFICIENT TO CAUSE SPRAY DUST.
C. PREPARATION OF SURFACE TO BE PAINTED: THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR LOOSE SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN.
D. MIXING PAINT: THE PAINT SHALL BE THOROUGHLY MIXED BEFORE IT IS POURED INTO THE PAINTING MACHINE AND NO THINNING OF THE PAINT IN THE MACHINE WILL BE ALLOWED AT ANY TIME. BEFORE THE START OF EACH DAY'S WORK THE PAINT CONTAINER, THE CONNECTIONS AND THE SPRAY NOZZLES ON THE MACHINE SHALL BE THOROUGHLY CLEANED WITH PAINT THINNER OR OTHER SUITABLE CLEANER.
E. PAINT APPLICATION: THE TRAFFIC MARKINGS SHALL BE OF THE SPECIFIED DIMENSIONS WITH CLEAN, TRUE EDGES AND WITHOUT SHARP BREAKS IN THE ALIGNMENT. A UNIFORM COATING OF PAINT SHALL BE OBTAINED AND THE FINISHED MARKINGS SHALL CONTAIN NO LIGHT SPOTS OR PAINT SKIPS. ANY STRIPES WHICH DO NOT HAVE A UNIFORM, SATISFACTORY APPEARANCE, BOTH DAY AND NIGHT, SHALL BE CORRECTED.
F. RATE OF APPLICATION: THE MINIMUM RATE OF APPLICATION FOR PAINT SHALL BE AS FOLLOWS:
   1. FOUR INCH SOLID: 20 GALLONS PER MILE
   2. ANY OTHER WIDTH STRIPE OR MARKINGS: A DIRECT PROPORTION OF THE ABOVE.
   3. HANDICAP LOGO: IN CONFORMANCE TO THE REQUIREMENTS OF THIS SECTION AND LOCAL CODES.
G. REQUIRED FILM THICKNESS: THE MINIMUM WET FILM THICKNESS FOR ALL PAINTED AREAS SHALL BE 15 MILS.
H. ALIGNMENT OF STRIPES: WHERE A STRIPE DEVIATES FROM THE CORRECT ALIGNMENT, AS INDICATED BY THE STRING LINE, BY MORE THAN ONE INCH IN ANY 20 FOOT LENGTH, IT SHALL BE OBLITERATED AND THE STRIPE CORRECTED HEREINAFTER AS SPECIFIED IN PARAGRAPH "CORRECTIVE MEASURES".

1.06 PROTECTION OF PAINTED MARKINGS

A. PROTECTION OF STRIPES: ALL NEWLY PAINTED STRIPES, OR OTHER MARKINGS, SHALL BE PROTECTED UNTIL THE PAINT IS SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THE MARKING WITHOUT DAMAGE FROM THE TIRES.
B. REPAIR OF DAMAGED AREAS: ANY PORTION OF THE STRIPES DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE, SHALL BE REPAINTED AT THE CONTRACTOR'S EXPENSE.

1.07 DIMENSION AND ALIGNMENT TOLERANCE

A. DIMENSIONS: NO MARKING SHALL BE LESS THAN THE SPECIFIED WIDTH. NO MARKINGS SHALL EXCEED THE SPECIFIED WIDTH BY MORE THAN ½ INCH. ALIGNMENT TOLERANCES SHALL BE AS SPECIFIED IN 1.05-H.
B. CORRECTION RATES: ANY CORRECTIONS OF VARIATION IN THE WIDTH OF OR IN THE ALIGNMENT OF STRIPES SHALL NOT BE MADE ABRUPTLY BUT THE STRIPES SHALL BE RETURNED TO THE DESIGN WIDTH AT THE RATE OF AT LEAST 10 FEET FOR EACH ½ INCH.

1.08 CORRECTIVE MEASURES

A. ALL PAVEMENT MARKINGS WHICH FAIL TO MEET THE SPECIFICATIONS, INCLUDING THE PERMISSIBLE TOLERANCES AND THE APPEARANCE REQUIREMENTS, OR ARE MARRED OR DAMAGED BY TRAFFIC OR FROM OTHER CAUSES, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL DRIP AND SPATTERED PAINT SHALL BE REMOVED. WHENEVER IT IS NECESSARY TO REMOVE PAINT IT SHALL BE DONE BY MEANS WHICH WILL NOT DAMAGE THE UNDERLYING SURFACE OF THE PAVEMENT. WHEN NECESSARY TO CORRECT A DEVIATION WHICH EXCEEDS THE PERMISSIBLE TOLERANCE IN ALIGNMENT, THAT PORTION OF THE STRIPE AFFECTED SHALL BE REMOVED AND REPAINTED IN ACCORDANCE WITH THESE SPECIFICATIONS.
B. CORRECTIVE DEVICES: MISALIGNMENT, DEFECTIVE SURFACES, ETC., SHALL BE CORRECTED BY CHEMICAL AGENTS, OR BY ANY OTHER TYPE OF MECHANICAL DEVICE WHICH WILL EFFECTIVELY REMOVE THE PAINT WITHOUT DAMAGE TO THE PAVEMENT SURFACE, OR PREVENT THE REAPPLICATION OF MARKINGS.

1.09 SPARE PAINT

A. PROVIDE THE OWNER WITH A MINIMUM OF FIVE GALLONS OF TRAFFIC PAINT FROM THE SAME BATCH USED IN APPLICATION OF PAVEMENT MARKINGS. ALSO PROVIDE PAINT SPECIFICATIONS AND THE MANUFACTURER'S IDENTIFICATION NUMBER OF THE PAINT USED.

1.10 MARKING TYPE

A. ANY PAVEMENT MARKINGS LOCATED WITHIN PUBLIC RIGHTS-OR-WAY SHALL BE THERMOPLASTIC UNLESS OTHERWISE INDICATED.
B. ANY PAVEMENT MARKINGS LOCATED ON-SITE SHALL BE PAINT UNLESS OTHERWISE INDICATED.

CONSTRUCTION TOLERANCES:

THE FOLLOWING ARE THE ALLOWABLE DEVIATIONS FROM PROJECT DESIGN GRADES AND GRADIENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM AND DOCUMENT COMPLIANCE WITH THESE TOLERANCES PRIOR TO PROCEEDING FROM ONE PHASE OF CONSTRUCTION TO THE NEXT:

1. STORMWATER MANAGEMENT/ DRAINAGE FACILITIES
   A. PERIMETER CONTAINMENT BERM:
      MINIMUM ELEVATION = DESIGN GRADE
      MAXIMUM ELEVATION= DESIGN GRADE + 0.10 FEET
   B. WATER CONTROL STRUCTURE:
      MINIMUM GRATE ELEVATION = DESIGN GRADE
      MAXIMUM GRATE ELEVATION = DESIGN GRADE + 0.10 FEET
      MINIMUM CREST ELEVATION = DESIGN GRADE
      MAXIMUM CREST ELEVATION = DESIGN GRADE + 0.05 FEET
      MINIMUM BLEEDER ELEVATION = DESIGN GRADE
      MAXIMUM BLEEDER ELEVATION = DESIGN GRADE + 0.05 FEET
      MINIMUM TOP OF FILTER ELEVATION = DESIGN GRADE
      MAXIMUM TOP OF FILTER ELEVATION = DESIGN GRADE + 0.05 FEET
   C. CATCH BASINS/INLETS/PIPE INVERTS:
      MINIMUM ELEVATION = DESIGN GRADE – 0.05 FEET
      MAXIMUM ELEVATION = DESIGN GRADE + 0.05 FEET
   D. SWALE GRADES/ GRADIENTS:
      MINIMUM ELEVATION = DESIGN GRADE – 0.10 FEET
      MAXIMUM ELEVATION = DESIGN GRADE +0.10 FEET
      MINIMUM FLOWLINE GRADIENT = 90% OF DESIGN GRADIENT
   E. PAVEMENT GRADES/ GRADIENTS:
      a. FLEXIBLE PAVEMENT GRADE:
         MINIMUM ELEVATION = DESIGN GRADE – 0.10 FEET
         MAXIMUM ELEVATION = DESIGN GRADE + 0.10 FEET
      b. FLEXIBLE PAVEMENT GRADIENTS:
         MINIMUM GRADIENTS = 90% DESIGN GRADIENT
         (CROSS SLOPE AND LONGITUDINAL SLOPE)
      c. RIGID (CONCRETE) PAVEMENT GRADE:
         MINIMUM ELEVATION = DESIGN GRADE – 0.05 FEET
         MAXIMUM ELEVATION = DESIGN GRADE + 0.05 FEET
      d. RIGID PAVEMENT GRADIENTS:
         MINIMUM GRADIENTS = 90% OF DESIGN GRADIENT
         (CROSS SLOPE AND LONGITUDINAL SLOPE)
         MAXIMUM HANDICAP RAMP = 1:12
         (GRADIENT UNLESS OTHERWISE SPECIFIED BY LOCAL CODES)
2. WATER DISTRIBUTION/ WASTEWATER COLLECTION FACILITIES
   UNLESS OTHERWISE SPECIFIED BY THE LOCAL UTILITY COMPANIES, THE FOLLOWING ARE THE ALLOWABLE TOLERANCES FOR THESE ACTIVITIES:
   A. MANHOLES AND PIPE INVERTS:
      MINIMUM ELEVATION = DESIGN GRADE – 0.05 FEET
      MAXIMUM ELEVATION = DESIGN GRADE + 0.05 FEET
      MINIMUM LINE GRADIENT = 90% OF DESIGN GRADIENT
   B. ALIGNMENT/ LOCATION OF APPURTENANCES:
      AS ALLOWED BY THE APPLICABLE UTILITY AND /OR LOCAL GOVERNMENTAL ENTITY. CONTRACTOR SHALL CONFIRM AND DOCUMENT THIS PRIOR TO CONSTRUCTION.

NOTE: THE AFOREMENTIONED TOLERANCES DO NOT APPLY TO DESIGN SECTIONS THAT FALL UNDER THE MORE STRINGENT AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, COORDINATING, DOCUMENTING, AND PROVIDING THE FOLLOWING MINIMUM TESTING:

WATER DISTRIBUTION
REFER TO CHARLOTTE COUNTY UTILITIES SPECIFICATIONS.

WASTEWATER COLLECTION
REFER TO CHARLOTTE COUNTY UTILITIES SPECIFICATIONS.

PRIVATE ROADWAY / PARKING SUBGRADE
THE SUBGRADE SHALL BE TESTED FOR THE LBR VALUE AT A FREQUENCY OF ONE PER 10,000 SF, DENSITY TESTS SHALL BE PERFORMED AT A FREQUENCY OF TWO PER 20,000 SF THICKNESS SHALL BE MEASURED AT EACH DENSITY TEST LOCATION. A PROFESSIONAL ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

PRIVATE ROADWAY/ PARKING BASE
THE BASE SHALL BE TESTED FOR THE LBR VALUE AT A FREQUENCY OF ONE PER 10,000 SF. DENSITY TESTS SHALL BE PERFORMED AT A FREQUENCY OF TWO PER 10,000 SF. A SIEVE ANALYSIS SHALL BE PERFORMED AT A FREQUENCY OF ONE PER ACRE. THICKNESS SHALL BE MEASURED AT EACH DENSITY TEST LOCATION. A PROFESSIONAL ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

PRIVATE ASPHALT PAVING
ASPHALTIC CONCRETE SHALL BE TESTED FOR THE FOLLOWING PARAMETERS: THICKNESS, SIEVE ANALYSIS MIX TYPE, STABILITY %, BITUMAN AND DENSITY. THE ASPHALT SHALL BE TESTED AT A FREQUENCY OF TWO PER ACRE. A PROFESSIONAL ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

PUBLIC ROADWAYS
AS REQUIRED BY THE ENTITY HAVING JURISDICTION, BUT NOT LESS THAN REQUIRED FOR PRIVATE ROADWAYS AS OUTLINED ABOVE.

PORTLAND CEMENT CONCRETE
CONCRETE SHALL BE TESTED FOR THE FOLLOWING PARAMETERS: SLUMP, MODULES OF RUPTURE, AND 7 AND 28 DAY COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED ON SAMPLES TAKEN AT THE SITE AT A FREQUENCY OF TWO PER ACRE. A PROFESSIONAL ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

RETENTION/DETENTION FACILITIES
IF INCLUDED WITHIN THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND PERFORM A DRAW DOWN AND CAPACITY TEST OF THE FACILITIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT WATER AND ACCEPTABLE MEANS TO MEASURE THE WATER VOLUMES PROVIDED, IF REQUIRED BY THE ENGINEER, IF A FILTRATION SYSTEM IS INCLUDED WITHIN THE PROJECT, THE FILTER MEDIA SHALL BE TESTED FOR COMPLIANCE WITH ALL CURRENT SPECIFICATIONS OF THE WATER MANAGEMENT DISTRICT. A PROFESSIONAL ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

IN ADDITION TO THE ENVIRONMENTAL PROTECTION DURING CONSTRUCTION SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM THE FOLLOWING IN THE ORDER LISTED:
1. PRIOR TO COMMENCEMENT, PROVIDE NOTIFICATIONS TO THE LOCAL WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT.
2. ERECT A TURBIDITY SCREEN ON ANY DOWNSTREAM SYSTEM WHICH RECEIVES RUNOFF FROM THE PROJECT. INSTALL OUTFALL CONTROL STRUCTURE AND FILTRATION SYSTEM IF INCLUDED.
3. PROVIDE A TEMPORARY FILTER CLOTH COVERED WITH GRAVEL OVER ANY PROPOSED FILTERS.
4. INSTALL A TEMPORARY TURBIDITY SCREEN AT ALL CONTROL STRUCTURES.
5. CONSTRUCT A TEMPORARY PERIMETER BERM AS NECESSARY TO DIRECT ALL RUNOFF WITHIN ANY AREA PLANNED FOR CLEARING.
6. MAINTAIN FILTER DURING CONSTRUCTION TO PROVIDE CONTINUOUS OPERATION.
7. UPON PERFORMING FINAL GRADING, THE CONTRACTOR SHALL REMOVE ALL SILTS, CLAYS AND OTHER DELETERIOUS MATERIAL FROM THE BOTTOM OF ALL STORMWATER MANAGEMENT AREAS PRIOR TO GRASSING.
8. AFTER ACHIEVING A NON-ERODIBLE COVER OF GRASS, REMOVE TEMPORARY FILTER CLOTH AND GRAVEL OVER FILTERS AND REPLACE WITH NEW FILTER CLOTH AND COVER MATERIAL IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
9. NOTIFY THE OWNER FOR FINAL INSPECTION.
10. UPON FINAL APPROVAL FROM OWNER, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES.

NOTE: GENERAL NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET ARE APPLICABLE TO THIS PROJECT UNLESS OTHERWISE NOTED. THE PROJECT NOTES AND PLANS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET.

ATWELL
866.850.4200 www.atwell.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

GENERAL NOTES AND SPECIFICATIONS

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:

BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

811
Know what's below.
Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STEPHEN R. SONBERG, P.E., P.S.M.
LICENSE #92193

DRAFTED BY: FLS	DESIGNED BY: SRS	REVIEWED BY: TRR
PROJECT NUMBER: 4732.01	COMPLETION DATE:	SURVEY DATUM: NAVD 88
BOOK AND PAGE:		

SHEET
3

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'

ABD	ABANDONED
AC	ACRE
ACCEL	ACCELERATION
ADJ	ADJUST
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
AM	11:59 MIDNIGHT UNTIL 12:00 NOON
APPL	APPLICATION
APPROX	APPROXIMATE
ARV	AIR RELIEF VALVE
ASPH	ASPHALT
ASSEM	ASSEMBLY
ATTN	ATTENTION
AUX	AUXILIARY
AVE	AVENUE
AWG	AMERICAN WIRE GAUGE
BC	BACK OF CURB
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
BE	BURIED ELECTRIC
BEG	BEGIN
BIT	BITUMINOUS
BK	BACK
BL	BASELINE
BLC	BASELINE CONTROL
BLDG	BUILDING
BLKHD	BULKHEAD
BLVD	BOULEVARD
BM	BENCHMARK
BNDRY	BOUNDARY
BOT	BOTTOM
BP	BORROW PIT
BR	BRIDGE
BRG	BEARING
BT	BURIED TELEPHONE
BTFLY	BUTTERFLY
BTWN	BETWEEN
BW	BOTTOM WIDTH
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CA	COURSE AGGREGATE
CAP	CORRUGATED ALUMINUM PIPE
CASP	CORRUGATED ALUMINIZED STEEL PIPE
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBC	CONCRETE BOX CULVERT
CBS	CONCRETE BOX STRUCTURE
CC	CENTER TO CENTER
CD	CROSS DRAIN
CEM	CEMENT
CF	CUBIC FOOT
CFS	CUBIC FOOT PER SECOND
CH	CHANNEL
CI	CAST IRON
CIP	CAST IRON PIPE
CIRC	CIRCUMFERENCE
CL	CENTERLINE
CLEAR	CLEARANCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CO	CLEAN OUT
COL	COLUMN
COM	COMMERCIAL
COMP	COMPOSITE
CON	CONNECT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUATION
CONTR	CONTRACTOR
COORD	COORDINATE
COR	CORNER
CORR	CORRUGATED
COV	COVER
CP	CONCRETE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CR	CONTROL RADIUS
CRS	COURSE
CSP	CORRUGATED STEEL PIPE
CTR	CENTER
CY	CUBIC YARD
CULV	CULVERT
CWE	CONTROL WATER ELEVATION
D	DEPTH
DIA	DIAMETER
DA	DRAINAGE AREA
DBH	DIAMETER AT BREAST HEIGHT
DBI	DITCH BOTTOM INLET
DBL	DOUBLE
DE	DRAINAGE EASEMENT
DECEL	DECELERATION
DEG	DEGREE
DELIN	DELINEATORS
DEPT	DEPARTMENT
DET	DETECTABLE
DFE	DESIGN FLOOD ELEVATION
DGN	DESIGN
DHW	DESIGN HIGH WATER
DHWE	DESIGN HIGH WATER ELEVATION
DHWL	DESIGN HIGH WATER LEVEL
DI	DROP INLET
DIM	DIMENSION
DIST	DISTANCE
DR	DRIVE
DRWY	DRIVEWAY
DS	DESIGN SPEED
DSWT	DRY SEASON WATER TABLE
DT	DITCH
DWG	DRAWING
E	EAST
EOP	EDGE OF PAVEMENT
EA	EACH
EB	EASTBOUND
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELLIP	ELLIPTICAL
EMBED	EMBEDMENT
EMBK	EMBANKMENT
ENCL	ENCLOSURE
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EST	ESTABLISHED
ESTM	ESTIMATE
ETC	ET CETERA
EW	ENDWALL
EX	EXCEPT
EXC	EXCAVATION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTENSION
FL	FLOWLINE
FS	FLORIDA STATUTES
FAC	FLORIDA ADMINISTRATIVE CODE
FC	FRICTION COURSE
FD	FRENCH DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FE	FLOOR ELEVATION
FED	FEDERAL
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FIG	FIGURE
FIN	FINISH
FLA	FLORIDA
FLEX	FLEXIBLE
FM	FORCE MAIN
FOC	FIBER OPTIC CABLE
FR	FRAME
FT	FOOT OR FEET
FTB	FLOATING TURBIDITY BARRIER
FURN	FURNISH
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GAR	GARAGE
GB	GRADE BREAK
GD	GUTTER DRAIN
GIP	GALVANIZED IRON PIPE
GM	GAS MAIN
GP	GRADE POINT
GR	GRADE OR GRATE
GRC	GALVANIZED RIGID CONDUIT
GRD	GROUND
GTTR	GUTTER
GV	GATE VALVE
HS	HIGH STRENGTH
HB	HAY BALES
HC	HANDICAPPED OR HORIZONTAL CLEARANCE
HD	HEAVY DUTY
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HNDRL	HANDRAIL
HOA	HOME OWNERS ASSOCIATION
HOR	HORIZONTAL
HP	HIGH POINT OR HIGH PRESSURE
HR	HOUR
HSE	HOUSE
HT	HEIGHT
HW	HIGH WATER
HWY	HIGHWAY
HYD	HYDRAULIC
HZ	HERTZ
ID	INSIDE DIAMETER OR IDENTIFICATION
IN	INCH(ES)
INC	INCORPORATED OR INCLUDING
IND	INDUSTRY
INSTALL	INSTALLED
INT	INTERIOR
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
ISECT	INTERSECTION
ISL	ISLAND
JB	JUNCTION BOX
JCT	JUNCTION
JT	JOINT
K	DESIGN HOUR FACTOR
KWH	KILOWATT-HOUR
L	LENGTH
L/W	LIGHTWEIGHT
LA	LIMITED ACCESS
LAT	LATITUDE
LB	POUNDS
LB/SY	POUNDS PER SQUARE YARDS
LBR	LIME ROCK BEARING RATIO
LF	LINEAR FEET (FOOT)
LGTH	LENGTH
LIN	LINEAR
LM	LUMEN
LME	LAKE MAINTENANCE EASEMENT
LMRK	LIME ROCK
LOC	LOCATION
LONG	LONGITUDE
LS	LUMP SUM OR LANDSCAPE
LSB	LANDSCAPE BUFFER
LT	LEFT TURN
LTD	LIMITED
LUM	LUMINAIRE
LX	LUX
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MEDIAN BARRIER
MED	MEDIAN
MES	MITERED END SECTION
MFG	MANUFACTURER
MH	MANHOLE
MHW	MEAN HIGH WATER
MI	MILE
MID	MIDDLE
MIL	ONE-THOUSANDTH OF AN INCH
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLW	MEAN LOW WATER
MOBL	MOBILIZATION
MOD	MODIFIED
MON	MONUMENT
MOT	MAINTENANCE OF TRAFFIC
MP	MILE POST
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTD	MOUNTED
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
N&C	NAIL AND CAP
N&D	NAIL AND DISK
NA	NOT APPLICABLE
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NB	NORTHBOUND
NE	NORTHEAST
NEMA	NATIONAL ELECTRIC MANUFACTURES ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NHW	NORMAL HIGH WATER
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
OBG	OPTIONAL BASE GROUP
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OVERHEAD ELECTRIC
OH	OVERHEAD
OPT	OPTIONAL
OT	OVERHEAD TELEPHONE
PAR	PARALLEL
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCBC	PRECAST CONCRETE BOX CULVERT
PCE	PERMANENT CONSTRUCTION EASEMENT
PE	PROFESSIONAL ENGINEER
PED	PEDESTRIAN
PEN	PENETRATION
PG	PROFILE GRADE
PGL	PROFILE GRADE LINE
PH	PHASE
PI	POINT OF INTERSECTION
PKG	PARKING
PKWY	PARKWAY
PL	PROPERTY LINE
PM	12:00 NOON UNTIL 11:59 MIDNIGHT
POC	POINT OF CONNECTION OR POINT OF CURVE
PP	POWER POLE
PR	PAIR
PRC	POINT OF REVERSE CURVATURE
PRCST	PRECAST
PREST	PRESTRESSED
PRM	PERMANENT REFERENCE MONUMENT
PROD	PRODUCT
PROJ	PROJECT
PROP	PROPOSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSU	PRESTRESSED SLAB UNIT
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PW	POTABLE WATER
Q	PEAK DISCHARGE OR FLOW VOLUME
R	RADIUS
RT	RIGHT
ROW	RIGHT OF WAY
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDSD	ROADSIDE
RDWY	ROADWAY
REC	RECREATIONAL
RECT	RECTICULINE
REF	REFERENCE
REFL	REFLECTIVE
REG	REGISTERED
REINF	REINFORCED
RELOC	RELOCATED
REM	REMOVAL
RED	REDUCER
REPL	REPLACE
REQ	REQUIRED
RES	RESIDENCE OR RESIDENTIAL
RM	RE-USE MAIN OR REFERENCE MONUMENT
RP	REFERENCE POINT
RPM	RAISED REFLECTIVE PAVEMENT MARKERS
RR	RAILROAD
RSF	RESURFACE
SAN	SANITARY
SB	SOUTHBOUND
SCH	SCHEDULE
SD	STORMDRAIN
SE	SOUTHEAST
SECT	SECTION
SED	SEDIMENT
SEP	SEPARATION
SG	SUBGRADE
SHT	SHEET
SHLDR	SHOULDER
SHW	SEASONAL HIGH WATER
SHWT	SEASONAL HIGH WATER TABLE
SP	SUPER PAVE
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SQ IN	SQUARE INCH
SY	SQUARE YARD
SR	STATE ROAD
SS	SANITARY SEWER OR STAINLESS STEEL
ST	STREET
STA	STATION
STAB	STABILIZATION
STB	STAKED TURBIDITY BARRIER
STD	STANDARD
STGE	STORAGE
STL	STEEL
STR	STRUCTURE
STY	STORY
SUB	SUB SOIL
SUBST	SUBSTITUTE
SUPPTS	SUPPORTS
SUR	SURVEY
SURF	SURFACE
SW	SIDEWALK OR SOUTHWEST
SWMA	STORM WATER MANAGEMENT AREA
SYM	SYMMETRICAL
SYS	SYSTEM
TWP	TOWNSHIP
TAN	TANGENT
TC	TANGENT TO CURVE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEL	TELEPHONE
TEMP	TEMPORARY
TK	TRUCK
THICK	THICKNESS
TIS	TRAFFIC IMPACT STATEMENT
TN	TON
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TRAF	TRAFFIC
TREAT	TREATMENT
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UNDDR	UNDER DRAIN
USGS	UNITED STATES GEOLOGICAL SERVICE
UTIL	UTILITIES
UV	ULTRAVIOLET
V	VOLT
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VEH	VEHICLE
VERT	VERTICAL
VOL	VOLUME
VW	VARIABLE WIDTH
W	WIDTH OR WATT
W/	WITH
WB	WESTBOUND
WM	WATER MAIN
WSWT	WET SEASON WATER TABLE
WT	WATER TABLE
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCING
XING	CROSSING
XSEC	CROSS SECTION
YD	YARD
YR	YEAR

DRAINAGE GENERAL NOTES:

1. ALL EXISTING AND PROPOSED ELEVATIONS REFERENCE THE NAVD88 DATUM.
2. CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS AT ALL TIMES AND PROVIDE ONE COPY TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
3. ALL BACKFILL SHALL BE COMPACTED IN STRICT ACCORDANCE WITH THE BEDDING DETAILS.
4. CONTRACTOR SHALL COORDINATE ALL WORK IN THE COUNTY RIGHT-OF-WAY WITH CHARLOTTE COUNTY.
5. ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE AND MEET ASTM C 507, TABLE I FOR ELLIPTICAL PIPE AND OTHERWISE BE INSTALLED AND MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.
6. CONTRACTOR SHALL SOD OR SEED & MULCH ALL DISTURBED AREAS ON-SITE AND OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
7. SOD ALL SWALE AND TREATMENT AREAS.
8. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY
9. THE GRADES REPRESENT THE FINISHED GRADE ON TOP OF THE SOD.
11. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN RIGHT-OF-WAY.
12. SHOP DRAWINGS ARE REQUIRED FOR ALL STRUCTURES.
13. THE PROPOSED MITERED END SECTIONS WITHIN COUNTY RIGHT OF WAY, SHALL EXTEND BEYOND THE PROPOSED EDGE OF PAVEMENT A MINIMUM OF 6'-0".
14. CONTRACTOR RESPONSIBLE FOR WATERING AND MOWING OF SOD PLACED IN THE ROW UNTIL ESTABLISHMENT AND FINAL ACCEPTANCE BY THE COUNTY.
15. CURB ELEVATIONS SHOWN ARE FOR THE LOW SIDE OF THE CURB UNLESS OTHERWISE NOTED.
16. ALL SLOPES TO BE 4:1 MAXIMUM.
17. ALL WORK SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS, LATEST EDITION.
18. ALL ROOF DRAINS SHALL BE DIRECTED TOWARD OR CONNECTED TO THE ONSITE STORMWATER MANAGEMENT AREA.

PROJECT INFORMATION:

1. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUNDS OR SURFACE WATERS, AND DOES NOT ADVERSELY IMPACT THE FLOOD ZONE.
2. THIS SITE CAN BE USED FOR THE DEVELOPMENT AS SHOWN. WITHOUT UNIQUE DANGER FROM FLOOD, ADVERSE SOIL, AND/OR FOUNDATION CONDITIONS, SUBJECT TO PROPER GEOTECHNICAL INVESTIGATION, SITE DESIGN, AND STRUCTURE DESIGN.
3. THE PROJECT DOES NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS.
4. NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.
5. THE CONTRACTOR SHALL SUPPLY BATHYMETRIC SURVEY ON ALL LAKES GREATER THAN 12' DEEP PRIOR TO FINAL ACCEPTANCE.

NOTES:

1. A SEPARATE RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED A THE TIME OF PERMIT APPLICATION.
2. ALL SIDEWALKS SHALL MEET ADA STANDARDS.
3. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
4. CONTRACTOR SHALL FILE FOR A FDEP NOTICE OF INTENT (NOI) FOR CONSTRUCTION GENERAL PERMIT AND A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

GENERAL SPECIFICATIONS:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPT. OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION.
2. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE & LIMEROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAYMENT &/OR FINAL ACCEPTANCE. ONE TEST PER COURSE PER 600 SQUARE YARDS.
3. ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE & MEET ASTM C 507, TABLE I FOR ELLIPTICAL PIPE & OTHERWISE BE INSTALLED & MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.
4. CONTRACTOR SHALL PROVIDE & MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS CURRENT EDITION & THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.
5. CONTRACTOR SHALL SEED & MULCH ALL DISTURBED AREAS & OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
6. ALL PAVEMENT STRIPING TO BE TWO COATS OF HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.
7. ALUMINUM SIGN BLANKS: ALL SIGN BLANKS & STREET SIGNS SHALL BE FABRICATED FROM ALUMINUM SHEET CONFORMING TO ASTM SPECIFICATION B209, WITH 5052-H38 ALLOY & SHALL HAVE A THICKNESS OF 0.080 INCHES. SIGN BLANK DIMENSIONS, HOLE SIZE, LOCATION OF HOLES, & CORNER RADII SHALL BE AS DEFINED IN THE U.S. DEPARTMENT OF TRANSPORTATION STANDARD HIGHWAY MANUAL, & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. SIGN POSTS: STEEL POSTS SHALL CONFORM TO THE STANDARD SPECIFICATION OF HOT-ROLLED CARBON SHEET STEEL, STRUCTURAL QUALITY. THE CROSS SECTION OF THE POST SHALL BE A SQUARE TUBE FORMED OF 14-GAUGE SQUARE GALVANIZED STEEL POSTS - FULL PUNCH. POSTS TO BE 2'SQUARE, CAREFULLY ROLLED TO SIZE & WELDED IN THE CORNER. THE FURNISHED MEMBERS SHALL BE STRAIGHT & SHALL HAVE A SMOOTH UNIFORM FINISH. ALL SIGN POST OUTSIDE CONCRETED AREAS SHALL BE PLACED WITH HI STRENGTH CONCRETE MIX WITH MEETS OR EXCEEDS ASTM C-387 SPECIFICATIONS. EACH POST SHALL HAVE A MINIMUM OF 20 POUNDS & A MAXIMUM OF 40 POUNDS OF CONCRETE PLACED AROUND EACH POST. THE TOP OF THE CONCRETE SHALL BE A MINIMUM OF 18" BELOW THE FINAL SURFACE. ALL SIGNS PLACED IN CONCRETED AREAS SHALL HAVE A 10"-12 PVC PIPE LINER INSERT SURROUNDING THE SIGN POST. THE PVC SHALL BE FLUSH WITH THE FINAL SURFACE OF THE SURROUNDING CONCRETE & BE FILLED WITH DIRT TO SUPPORT THE SIGN. THESE SHALL NOT BE FILLED WITH CONCRETE.
9. SIGN HEIGHT & LOCATIONS: ALL POST MOUNTED SIGNS SHALL CONFORM TO CURRENT FDOT DESIGN STANDARDS. FOR SIGN INSTALLATIONS IN RESIDENTIAL AREAS WITH NO PAVED SHOULDER, SIDEWALK OR CURB & GUTTER USE THE STANDARD BELOW FOR SIGN PLACEMENT & HEIGHTS.
10. ALL WORK SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS CURRENT EDITION.

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'

SITE DATA TABLE:

PROPERTY AREA:	10.33 ACRES
PROJECT AREA:	5.39 ACRES
CURRENT ZONING:	RMF-10
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY

SITE PLAN DATA:

TOTAL PROPERTY ACREAGE:	10.33 AC	
PROPOSED PROJECT AREA:	5.39 AC	
PERMIT (SWM) AREA:	5.39 AC	(100.0%)
BUILDING AREA:	0.71 AC	(13.2%)
IMPERVIOUS AREA:	1.40 AC	(26.0%)
PERVIOUS AREA: (OPEN SPACE)	2.61 AC	(48.4%)
STORM WATER MANAGEMENT AREA:	0.67 AC	(12.4%)

DENSITY CALCULATION:

84 UNITS /10.30 ACRES = 7 UNITS PER ACRE

FLOOD ZONE INFO:

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12015C0232G, EFFECTIVE DECEMBER 15, 2022, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE X

PARKING REQUIREMENTS

PARKING REQUIRED (BY CODE)
RESIDENTIAL MULTI FAMILY
1.5 SPACES PER UNIT
84 UNITS X 1.5 SPACES = 126 SPACES
(PARKING REDUCTION REQUEST IS PROVIDED TO CHARLOTTE COUNTY REQUESTING 1.3 SPACES / UNIT AND 1 SPACE PER 500 S.F. FOR CLUBHOUSE.)

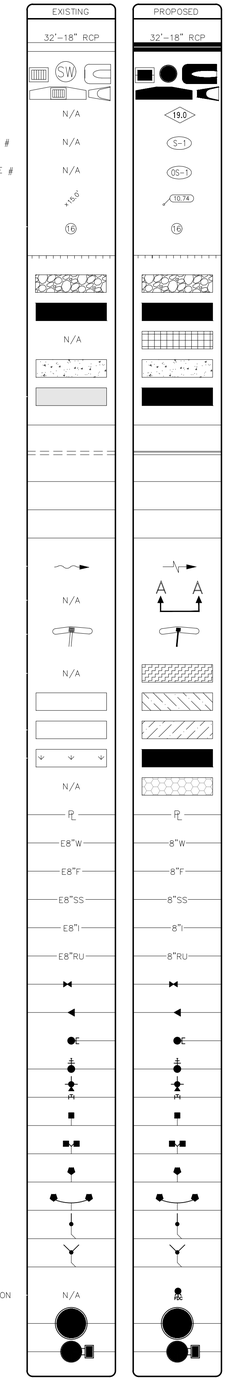
PARKING REQUIRED (BY VARIANCE)
RESIDENTIAL MULTI FAMILY: (1.3 SPACES PER UNIT)
CLUBHOUSE - 3,000 S.F. 3000/500 = 6 PARKING SPACES
84 UNITS X 1.3 = 110 PARKING SPACES
TOTAL = 116 PARKING SPACES

HANDICAP PARKING:
5 PARKING SPACES REQUIRED

PARKING PROVIDED
CLUBHOUSE = 6 PARKING SPACES
RESIDENTIAL MULTI FAMILY = 113 PARKING SPACES
TOTAL = 119 PARKING SPACES

HANDICAP PARKING:
6 PARKING SPACES PROVIDED

LEGEND



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866.850.4200 www.atwell.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR: BLUE LUTHER, LLC

PROJECT NOTES AND LEGEND

NO.	DATE	REVISION DESCRIPTION	BY

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION GATHERED BY THE UTILITY OWNERS. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE EACH IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STEPHEN R. SONBERG, P.E., P.S.M.

LICENSE #92193

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	SRS	TRR
PROJECT NUMBER: 47328	COMPLETION DATE:	SURVEY DATUM: NAVD 88
BOOK AND PAGE:		

SHEET 4

S:\jobs\47xx\47328\ENGINEERING\DEV PLANS\47328-04-PROJECT_NOTES_LEGEND.dwg, 4/29/2024 9:36:23 AM, JARED SMITH, ATWELL, LLC

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'

SHEET 5

BOOK AND PAGE			
PROJECT NUMBER 4720	DRAFTED BY: TLS	DESIGNED BY: SRS	REVIEWED BY: RKW
	COMPLETION DATE:	SURVEY DATE:	

STEPHEN R. SOWERS, P.E. #34
LICENSE #69799

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ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND/OR UTILITY MAPS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR RECOMMENDS THAT THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED PRIOR TO CONSTRUCTION.

NO.	DATE	REVISION DESCRIPTION	BY

EXISTING CONDITIONS MAP

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:

BLUE LUTHER, LLC

SCALE: 1" = 40'

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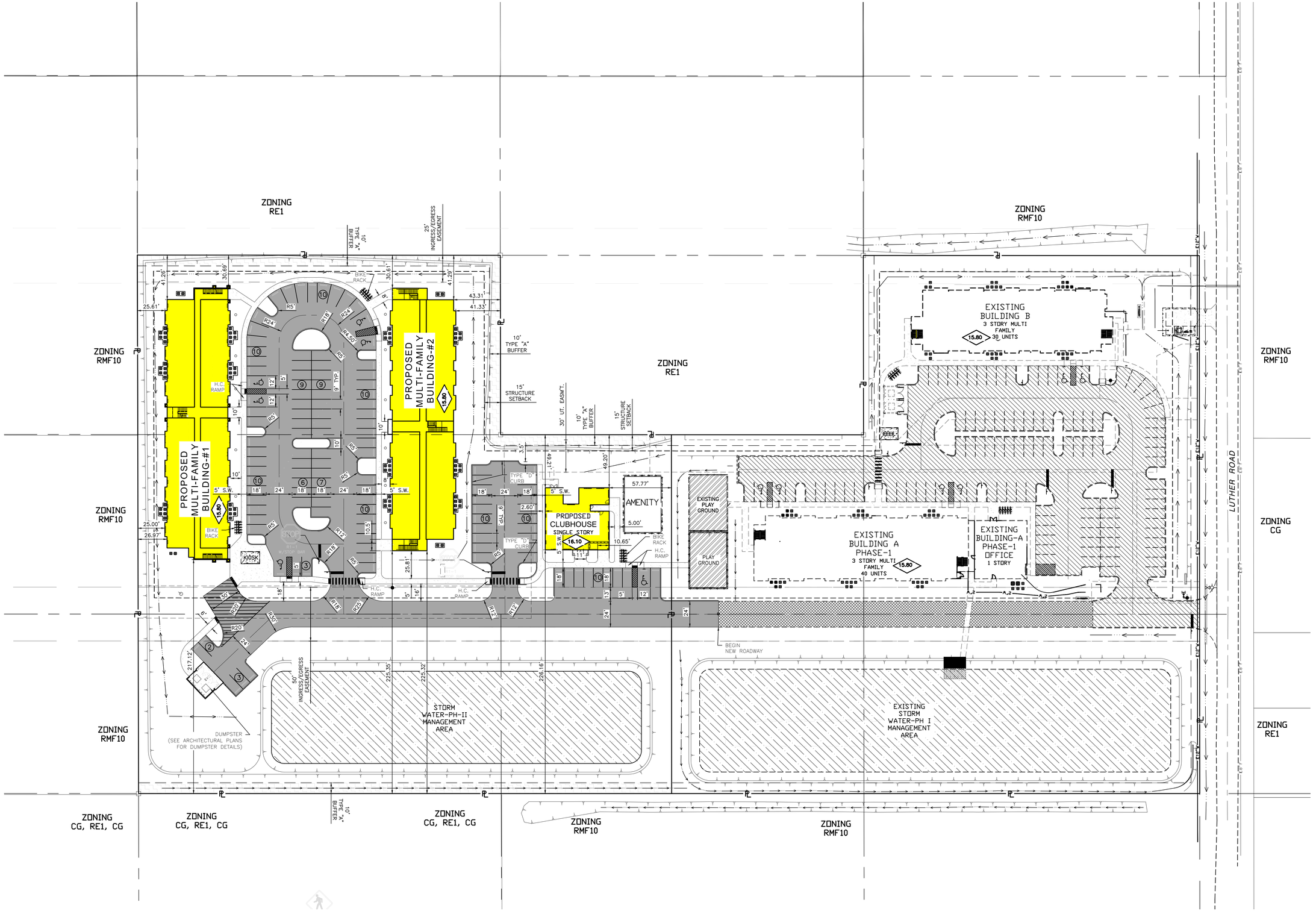

NOTE:

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SCALE: 1" = 40'

SITE DEVELOPMENT PLAN

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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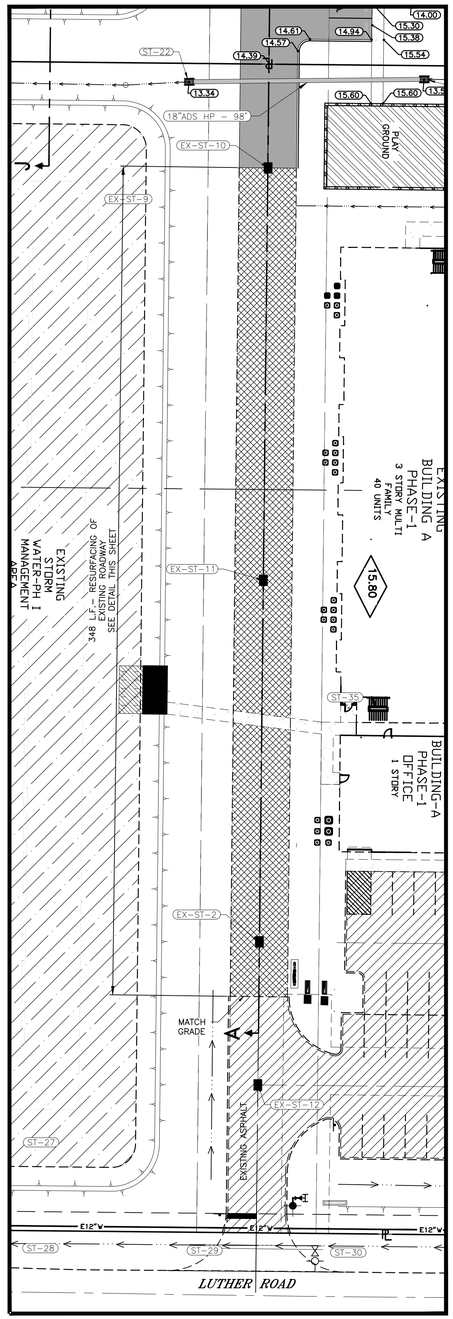
STEPHEN R. SONBERG, P.E., P.S.M.
LICENSE #92193

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	SRS	TRR

PROJECT NUMBER:	COMPLETION DATE:	SURVEY DATUM:
47.32.01		NAVD 88

BOOK AND PAGE:

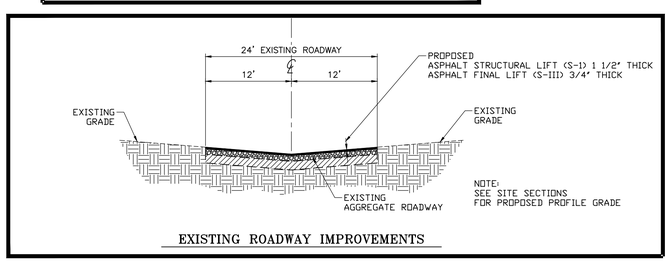
SHEET 6



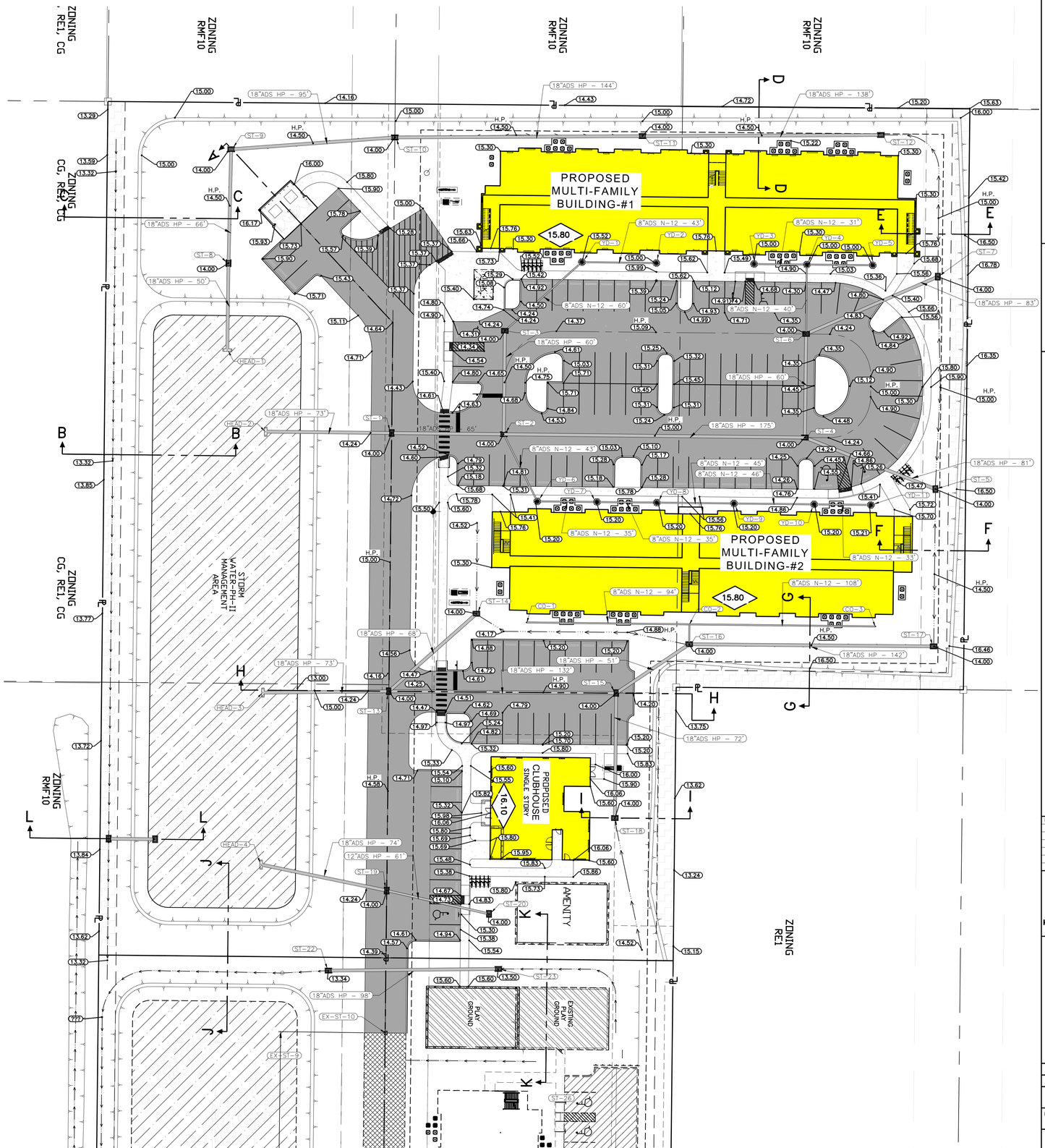
PROPOSED ROADWAY SURFACE

EXISTING AGGREGATE ROADWAY SURFACE

EXISTING ASPHALT ROADWAY SURFACE



EXISTING ROADWAY IMPROVEMENTS



NOTE:

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SCALE: 1" = ## ## ##

PAVING, GRADING AND DRAINAGE PLAN

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR: BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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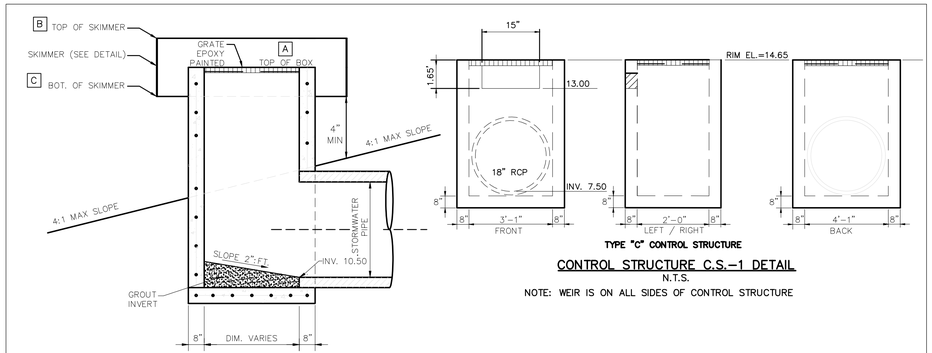
STEPHEN R. SONBERG, P.E., P.S.M.

LICENSE #92193

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	SRS	TRR
PROJECT NUMBER: 47.32.01	COMPLETION DATE:	SURVEY DATUM: NAVD 88
BOOK AND PAGE:		

SHEET 7



C.S.–1 CONTROL STRUCTURE SECTION
N.T.S.

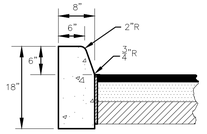
CS SKIMMER TABLE				
STRUCTURE NUMBER	A	B	C	SKIMMER
C.S.–1	14.65	14.90	12.95	4 SIDES

ELEVATIONS REFERENCE NAVD88 DATUM. THE CONVERSION FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'

TYPE "C" CONTROL STRUCTURE

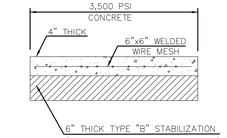
CONTROL STRUCTURE C.S.–1 DETAIL
N.T.S.

NOTE: WEIR IS ON ALL SIDES OF CONTROL STRUCTURE



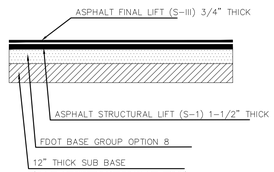
NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH).
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

TYPE "D" CURB DETAIL
NTS

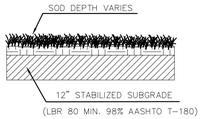


NOTES:
1. FIBER MESH CAN BE SUBSTITUTED FOR WELDED WIRE MESH

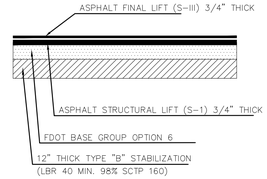
SIDEWALK CONCRETE SECTION
N.T.S.



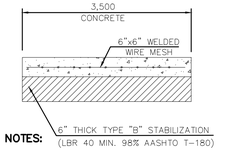
TYPICAL LOCAL STREET PAVEMENT WITHIN RIGHT OF WAY SECTION DETAIL
N.T.S.



EMERGENCY ACCESS DRIVE
N.T.S.



TYPICAL ON–SITE ASPHALT PAVEMENT SECTION
N.T.S.



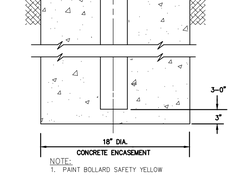
NOTES:
1. DUMPSTER PAD TO BE 6" THICK WITH WELDED WIRE MESH AS SHOWN.

DUMPSTER PAD CONCRETE SECTION
N.T.S.

STOP BAR STRIPING DETAIL
N.T.S.

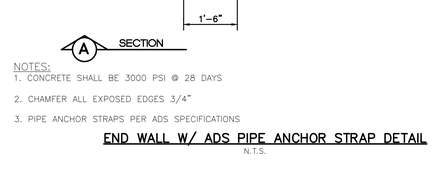
NOTES:
1) TRAFFIC STRIPE LOCATION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 711–001
2) TRAFFIC STRIPE MATERIAL TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 711–001

CROSSWALK STRIPING DETAIL
N.T.S.
CRSSWLK.DWG
AS PER FDOT STANDARD PLAN 711–001



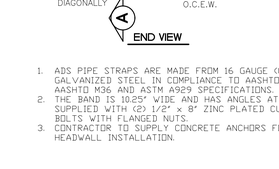
NOTE:
1. PAINT BOLLARD SAFETY YELLOW

BOLLARD POST DETAIL
N.T.S.

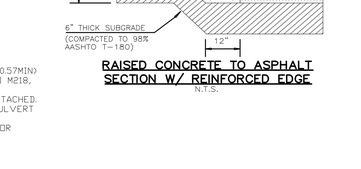


NOTES:
1. CONCRETE SHALL BE 3000 PSI @ 28 DAYS
2. CHAMFER ALL EXPOSED EDGES 3/4"
3. PIPE ANCHOR STRAPS PER ADS SPECIFICATIONS

END WALL W/ ADS PIPE ANCHOR STRAP DETAIL
N.T.S.



1. ADS PIPE STRAPS ARE MADE FROM 16 GAUGE (0.57MIN) GALVANIZED STEEL IN COMPLIANCE TO AASHTO M218, AASHTO M36 AND ASTM A929 SPECIFICATIONS.
2. THE BAND IS 10.25" WIDE AND HAS ANGLES ATTACHED. SUPPLIED WITH (2) 1/2" x 8" ZINC PLATED CULVERT BOLTS WITH FLANGED NUTS.
3. CONTRACTOR TO SUPPLY CONCRETE ANCHORS FOR HEADWALL INSTALLATION.

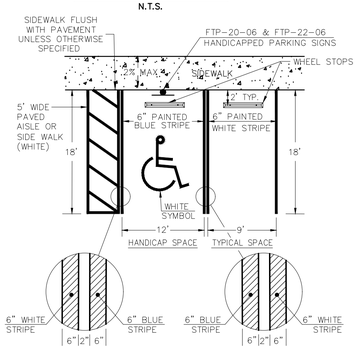


CONCRETE TO ASPHALT SECTION W/ REINFORCED EDGE
N.T.S.

RAISED CONCRETE TO ASPHALT SECTION W/ REINFORCED EDGE
N.T.S.

NOTE: FTP–20–06 & FTP–22–06 HANDICAPPED PARKING SIGN SHALL BE INSTALLED 84" ABOVE GRADE MEASURED TO THE BOTTOM OF THE SIGN.

FTP–20–06 & FTP–22–06
HANDICAP PARKING SIGNS
N.T.S.

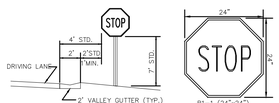


NOTE:
1. HANDICAP PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
2. ALL STRIPING TO BE HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.
3. PARKING SPACE AND ACCESS AISLE MEASUREMENTS ARE ESTABLISHED FROM THE CENTER OF THE MARKINGS AS SHOWN ABOVE.

PARKING SPACE DETAIL
N.T.S.

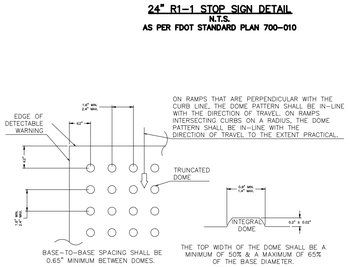
NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'



TYPICAL SIGN PLACEMENT

24" R1–1 STOP SIGN DETAIL
N.T.S.
AS PER FDOT STANDARD PLAN 700–010



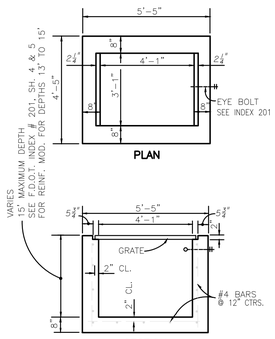
PLAN VIEW

TRUNCTED DOME

*NOTE:
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP & IN THE DIRECTION OF TRAVEL 24" INCHES (610 MM) FROM THE BACK OF CURB.

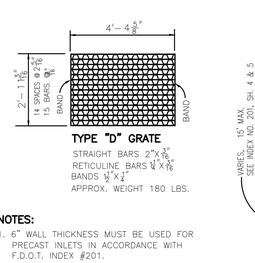
DETECTABLE WARNING DETAIL
N.T.S.

PER FDOT STANDARD PLAN 522–002



TYPE "D" INLET DETAIL
Not To Scale

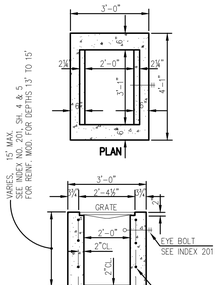
DITCH BOTTOM APPLICATIONS (NEEDS IRON GRATE FOR TRAFFIC)



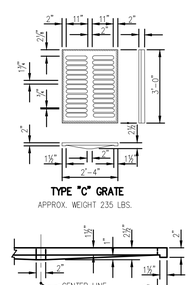
STRAIGHT BARS 2"X⅜" RETICULINE BARS ¼"X⅜" BANDS ¼"X1" APPROX. WEIGHT 180 LBS.

NOTES:
1. 6" WALL THICKNESS MUST BE USED FOR PRECAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX #201.
2. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH.)
3. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.

RECOMMENDED MAXIMUM PIPE SIZE:
3'–1" WALL–24" PIPE
4'–1" WALL–36" PIPE

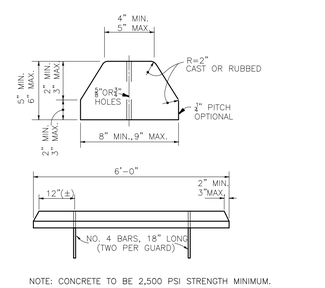


MAXIMUM PIPE SIZE RECOMMENDED FOR EACH OF THE WALL SIZES:
2'–0" WALL – 18" PIPE
3'–1" WALL – 24" PIPE



NOTES:
1. 6" WALL THICKNESS MUST BE USED FOR PRE–CAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX 201.
2. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH)
3. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.

TYPE "C" INLET DETAIL
N.T.S.



NOTE: CONCRETE TO BE 2,500 PSI STRENGTH MINIMUM.

WHEEL STOP DETAIL
N.T.S.

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PORT CHARLOTTE, FL 33952
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PAVING, GRADING AND DRAINAGE DETAILS

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR: BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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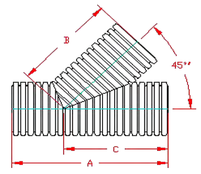
STEPHEN R. SONBERG, P.E., P.S.M.
LICENSE #92193

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	SRS	TRR
PROJECT NUMBER: 4732.01	COMPLETION DATE:	SURVEY DATUM: NAVD 88
BOOK AND PAGE:		

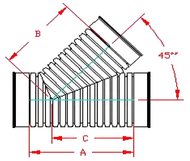
SHEET 8

DUAL WALL FABRICATED STANDARD WYES
4" - 18" DIAMETER

	PART #	PIPE SIZE	A	B	C	JOINT
**	0480AN	4 in (100 mm)	15.1 in (383 mm)	9.8 in (250 mm)	9.8 in (250 mm)	*
**	0681AN	6 in (150 mm)	19.4 in (491 mm)	13.2 in (334 mm)	13.2 in (334 mm)	*
**	0882AN	8 in (200 mm)	26.9 in (683 mm)	18.2 in (463 mm)	18.2 in (463 mm)	*
**	1083AN	10 in (250 mm)	32.8 in (832 mm)	22.7 in (576 mm)	22.7 in (576 mm)	*
	1284AN	12 in (300 mm)	38.4 in (975 mm)	25.8 in (654 mm)	25.8 in (654 mm)	*
	1284AN85B	12 in (300 mm)	25.8 in (654 mm)	20.2 in (514 mm)	20.2 in (514 mm)	ST
	1284AN65B	12 in (300 mm)	25.8 in (654 mm)	20.2 in (514 mm)	20.2 in (514 mm)	WT
	1585AN	15 in (375 mm)	45.5 in (1157 mm)	35.4 in (899 mm)	30.3 in (770 mm)	*
	1585AN85B	15 in (375 mm)	33.0 in (839 mm)	25.3 in (642 mm)	25.4 in (645 mm)	ST
	1585AN65B	15 in (375 mm)	33.0 in (839 mm)	25.3 in (642 mm)	25.4 in (645 mm)	WT
	1886AN	18 in (450 mm)	53.2 in (1350 mm)	40.5 in (1028 mm)	40.5 in (1028 mm)	*
	1886AN85B	18 in (450 mm)	38.0 in (964 mm)	30.1 in (765 mm)	30.4 in (771 mm)	ST
	1886AN65B	18 in (450 mm)	38.0 in (964 mm)	30.1 in (765 mm)	30.4 in (771 mm)	WT



PLAIN END



ST & WT (INCLUDES 3 GASKETS)

* = PLAIN END
ST = SOIL TIGHT
WT = WATER TIGHT
** LIMITED AVAILABILITY. PLEASE SEE INJECTION MOLDED FITTING SECTION FOR OTHER AVAILABLE FITTINGS

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

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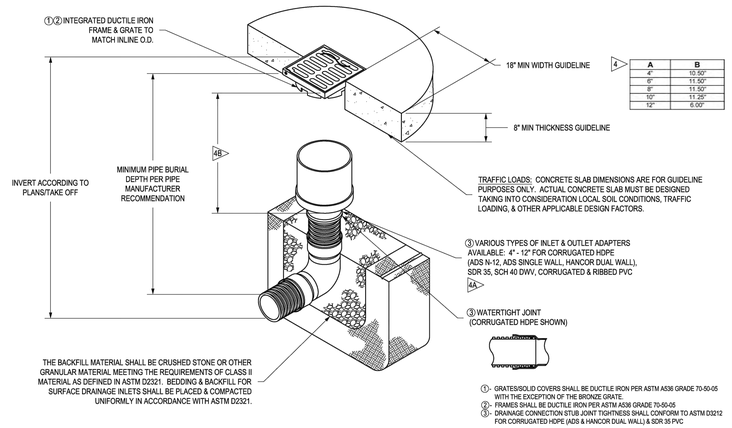
DRAWING #:	2300
DRAWN BY:	NJP 07.30.06
APPROVED BY:	JCB 06.26.07
REVISIONS:	NJP 06.14.07

NYLOPLAST 12" INLINE DRAIN: 2712AG _ _ X



A	B
4"	10.50"
6"	11.50"
8"	11.50"
10"	11.25"
12"	6.00"

① - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
② - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	LIGHT DUTY	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

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DRAWN BY	EBC	MATERIAL	
DATE	4-3-06		
APPD BY	CJA	PROJECT NO./NAME	
DATE	4-3-06		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-025 REV B

Structure Table		
Structure Name	Structure Type	Structure Details
C.S.-1	TYPE C CONTROL STRUCTURE (SEE DETAIL)	RIM = 14.65' INV IN = 10.30
CO-1	CLEAN OUT	RIM = 14.81' INV OUT = 12.81
CO-2	CLEAN OUT	RIM = 14.05' INV IN = 12.34 INV IN = 12.34 INV OUT = 12.34
CO-3	CLEAN OUT	RIM = 14.97' INV OUT = 12.97
HEAD-1	PIPE END SUPPORT	INV IN = 8.00
HEAD-2	PIPE END SUPPORT	INV IN = 8.00
HEAD-3	PIPE END SUPPORT	RIM = 10.13' INV IN = 8.00
HEAD-4	PIPE END SUPPORT	INV OUT = 8.00
ST-1	TYPE C INLET	RIM = 14.00' INV OUT = 10.18 INV OUT = 10.18
ST-2	TYPE C INLET	RIM = 14.00' INV IN = 10.28 INV IN = 10.70 INV IN = 11.25
ST-3	TYPE C INLET	RIM = 14.00' INV IN = 11.00 INV OUT = 11.00
ST-4	TYPE C INLET	RIM = 14.00' INV IN = 10.28 INV OUT = 10.28
ST-5	TYPE C INLET	RIM = 14.00' INV IN = 10.19
ST-6	TYPE C INLET	RIM = 14.00' INV IN = 10.80 INV OUT = 10.58 INV OUT = 10.58
ST-7	TYPE C INLET	RIM = 14.00' INV IN = 11.00
ST-8	TYPE C INLET	RIM = 14.00' INV IN = 8.28 INV OUT = 8.28
ST-9	TYPE C INLET	RIM = 14.00' INV IN = 8.61 INV OUT = 8.61
ST-10	TYPE C INLET	RIM = 14.00' INV IN = 9.09 INV OUT = 9.09
ST-11	TYPE C INLET	RIM = 14.00' INV IN = 9.81 INV OUT = 9.81
ST-12	TYPE C INLET	RIM = 14.00' INV OUT = 10.50
ST-13	TYPE C INLET	RIM = 14.00' INV IN = 8.88 INV IN = 10.66 INV OUT = 8.88
ST-14	TYPE C INLET	RIM = 14.00' INV OUT = 11.00
ST-15	TYPE C INLET	RIM = 14.00' INV IN = 9.54 INV IN = 10.64 INV OUT = 9.54
ST-16	TYPE C INLET	RIM = 14.00' INV IN = 9.79 INV IN = 9.79 INV OUT = 9.79
ST-17	TYPE C INLET	RIM = 14.00' INV OUT = 11.00

Structure Table		
Structure Name	Structure Type	Structure Details
ST-18	TYPE C INLET	RIM = 14.00' INV OUT = 11.00
ST-19	TYPE C INLET	RIM = 14.00' INV IN = 10.31 INV IN = 10.31
ST-20	TYPE C INLET	RIM = 13.16' INV OUT = 10.61
ST-22	TYPE C INLET BUBBLER BOX	RIM = 13.34' INV IN = 9.75
ST-23	TYPE C INLET BUBBLER BOX	RIM = 13.50' INV OUT = 10.50
ST-24	TYPE C INLET BUBBLER BOX	RIM = 13.30' INV OUT = 10.30
YD-1	YARD DRAIN	RIM = 15.52' INV IN = 12.00 INV OUT = 12.00
YD-2	YARD DRAIN	RIM = 15.00' INV OUT = 12.50
YD-3	YARD DRAIN	RIM = 15.00' INV IN = 12.50
YD-4	YARD DRAIN	RIM = 14.52' INV IN = 12.00 INV OUT = 12.00 INV OUT = 12.00
YD-5	YARD DRAIN	RIM = 15.00' INV OUT = 12.50
YD-6	YARD DRAIN	RIM = 15.20' INV IN = 11.75 INV OUT = 11.75
YD-7	YARD DRAIN	RIM = 15.20' INV IN = 11.92 INV OUT = 11.92
YD-8	YARD DRAIN	RIM = 15.20' INV IN = 12.09 INV OUT = 12.09
YD-9	YARD DRAIN	RIM = 15.20' INV IN = 12.31 INV OUT = 12.31
YD-10	YARD DRAIN	RIM = 15.20' INV IN = 12.54 INV OUT = 12.54
YD-11	YARD DRAIN	RIM = 15.20' INV OUT = 12.70

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PAVING, GRADING AND DRAINAGE DETAILS
STRUCTURE CHART

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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STEPHEN R. SONBERG, P.E., P.S.M.
LICENSE #92193

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	SRS	TRR
PROJECT NUMBER: 4732.01	COMPLETION DATE:	SURVEY DATUM: NAVD 88
BOOK AND PAGE:		

SHEET 9

Figure 1
Installation Conditions for Possible Flotation of Thermoplastic Pipe

(a) Water table at pipe crown (b) Water table exceeds pipe crown elevation (c) Water table is at ground surface

The typical weights (W_{pipe}) and average outside diameters are shown in Table 1.

Table 1
Approximate Weights of ADS Thermoplastic Pipe

Nominal Diameter in. (mm)	Nominal OD in. (mm)	Dual Wall Pipe Weight lb/ft (kg/m)	Triple Wall Pipe Weight lb/ft (kg/m)
4 (100)	4.6 (117)	0.44 (0.6)	N/A
6 (150)	7.0 (178)	0.85 (1.3)	N/A
8 (200)	9.5 (241)	1.5 (2.2)	N/A
10 (250)	12 (305)	2.1 (3.1)	N/A
12 (300)	14.5 (368)	3.2 (4.7)	N/A
15 (375)	18 (457)	4.6 (6.8)	N/A
18 (450)	22 (559)	6.4 (9.5)	N/A
24 (600)	28 (711)	11.0 (16.4)	N/A
30 (750)	36 (914)	15.4 (22.9)	20.7 (30.8)
36 (900)	42 (1067)	19.8 (29.4)	24.2 (36.0)
42 (1050)	48 (1219)	26.4 (39.3)	31.9 (47.5)
48 (1200)	54 (1372)	31.3 (46.6)	41.8 (62.3)
60 (1500)	67 (1702)	45.2 (67.3)	55.0 (81.9)

N/A indicates the pipe is not available in the respective diameter

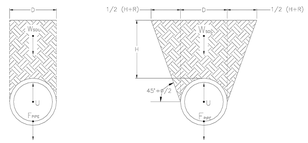
The minimum depth of cover (H) required to resist uplift can be calculated by equating the sum of the downward forces to the sum of the upward or buoyant forces. While there are varying methods to account for soil load distribution on the pipe, for conservative minimum cover requirements, the soil load is assumed to be the soil column directly above the outside diameter of the pipe as illustrated in Figure 2(a). Therefore, minimum cover is calculated using Equations 3 and 4 below:

$$U \leq W_{Soil} + W_{Pipe} \quad (3)$$

where W_{pipe} = weight of the pipe, lb/linear ft of pipe

$$H = H_{dry} + H_{sub} \quad (4)$$

Figure 2
Forces Affecting Flotation



(a) Soil Column Loading Conditions (b) Prism Loading Conditions

Table 2
Minimum Recommended Cover to Prevent Flotation of ADS Thermoplastic Pipe

Nominal Diameter in. (mm)	Minimum Cover in. (mm)
4 (100)	3 (77)
6 (150)	4 (102)
8 (200)	5 (127)
10 (250)	7 (178)
12 (300)	9 (228)
15 (375)	11 (280)
18 (450)	13 (330)
24 (600)	17 (432)
30 (750)	22 (559)
36 (900)	25 (635)
42 (1050)	29 (737)
48 (1200)	33 (838)
60 (1500)	40 (1016)

Calculation Notes:
1. The pipe is assumed to be empty. This not only simplifies the calculations but creates a condition that would encourage flotation. Unless the system is constructed to be watertight, this condition would not likely be found in an actual installation.
2. The outside diameter of the corrugated pipe was used to determine soil and water displacement.
3. Saturated soil density used was 130 pcf which is typical for many saturated soil mixtures. Soils of greater densities will reduce the chance of flotation.
4. The water table was assumed to be at the ground surface, as illustrated in Figure 1(c), simulating a fully saturated soil. This assumption creates a "worst case" condition to yield more conservative results.
5. The soil load prism shown in Figure 2(a) was used to determine soil weight.
6. For structural purposes, a minimum cover of 12" (0.3m) shall apply for 4"-48" (100-1200mm) pipe, and 24" (0.6m) for 60" (1500mm) pipe.

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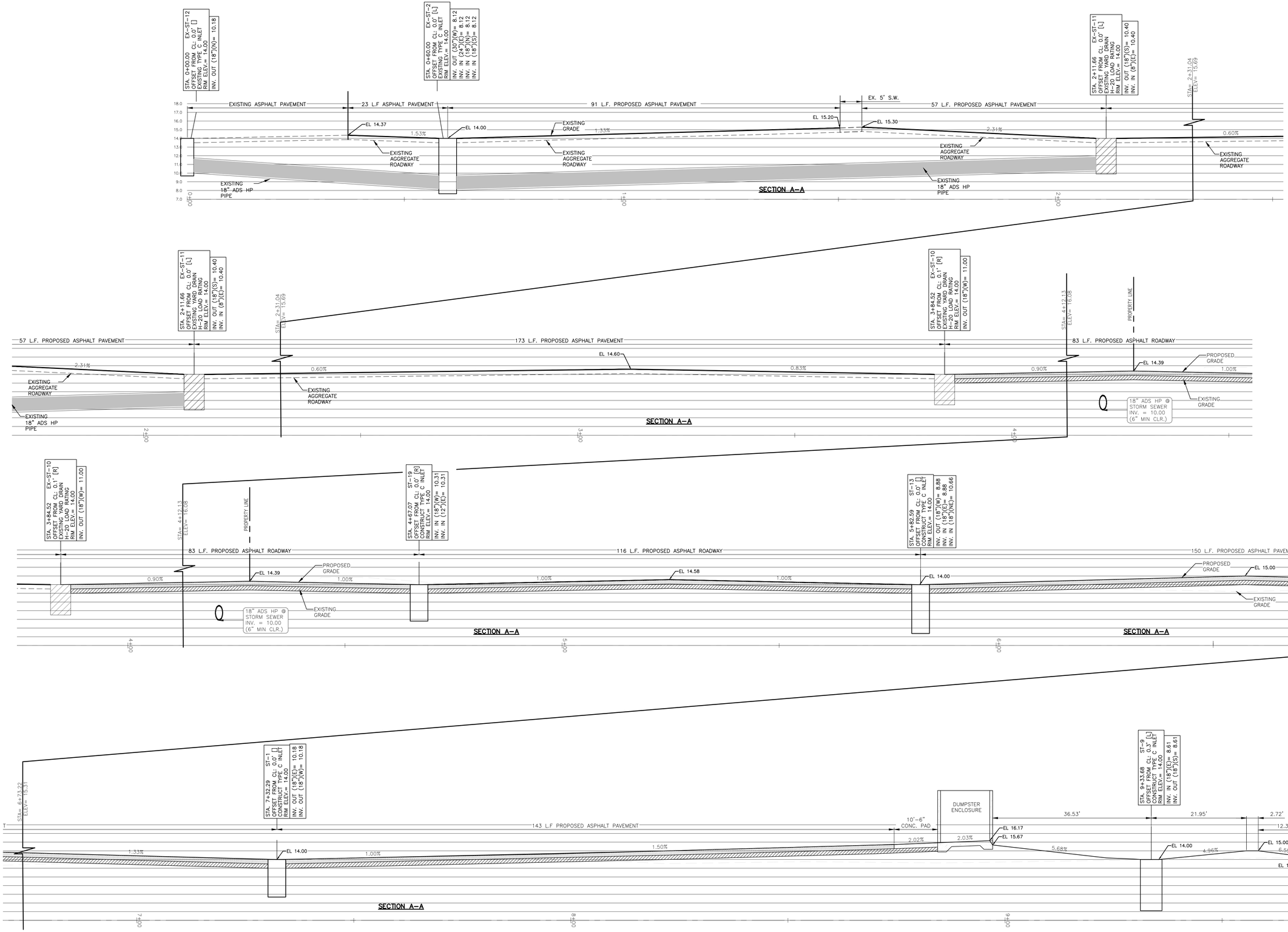
NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'



NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'

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SITE SECTIONS-1

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:

BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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STEPHEN R. SONBERG, P.E., P.S.M.

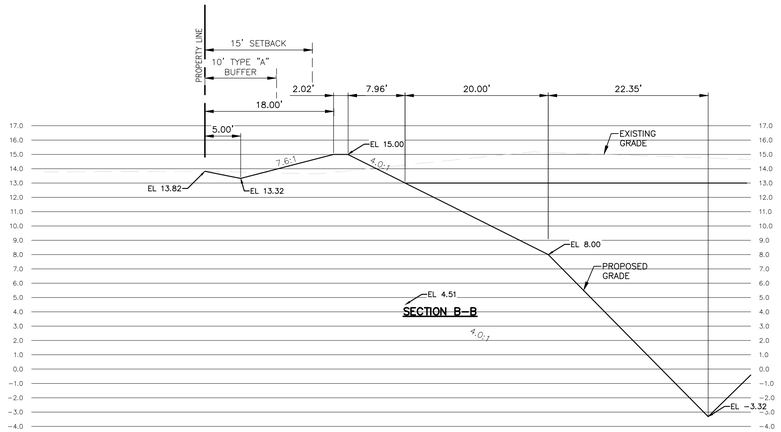
LICENSE #92193

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	SRS	TRR

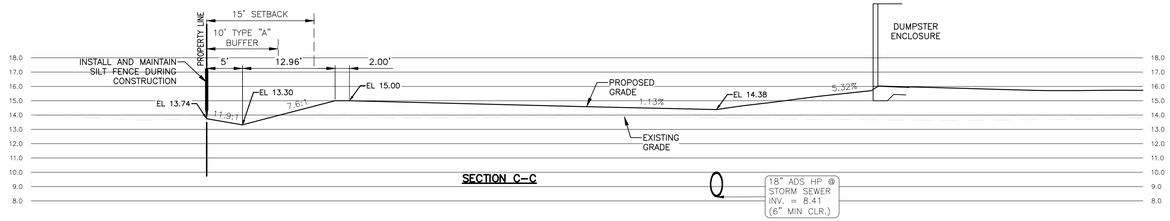
PROJECT NUMBER:	COMPLETION DATE:	SURVEY DATUM:
47.32.01		NAVD 88

BOOK AND PAGE:

SHEET 10



SECTION B–B



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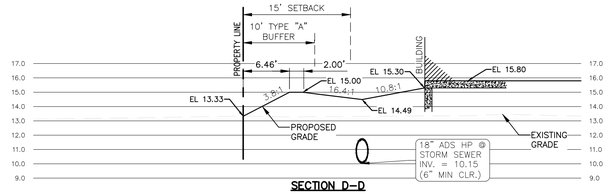

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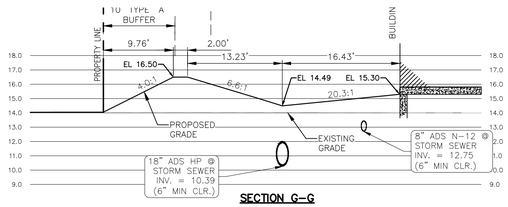

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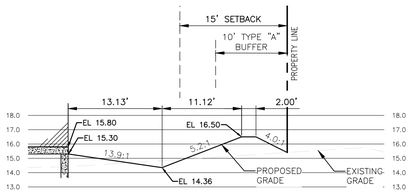

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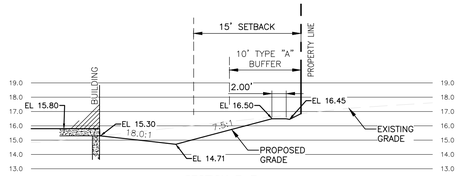

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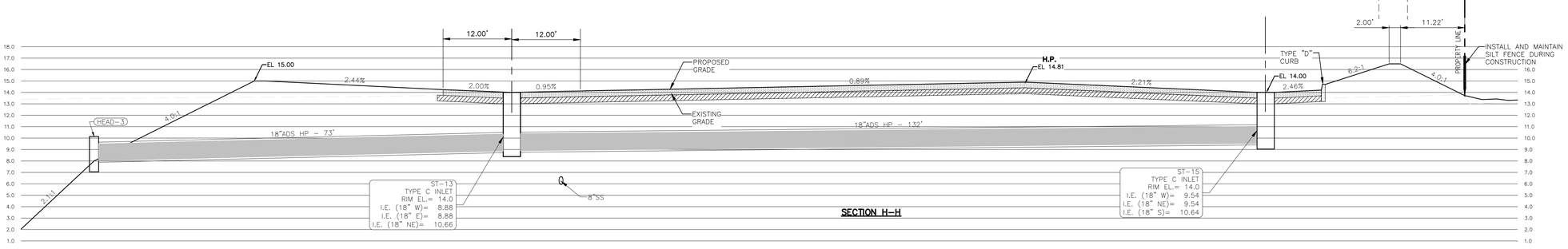

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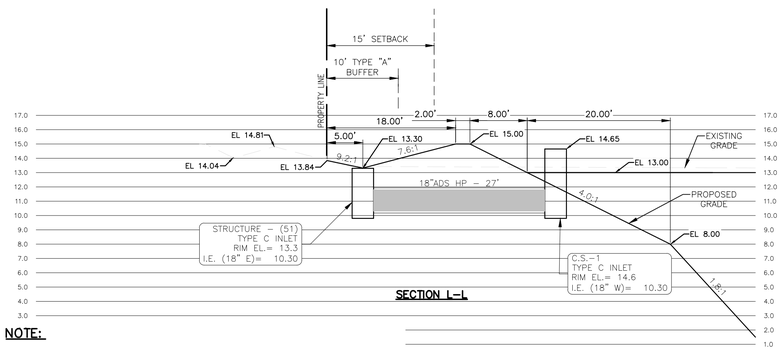
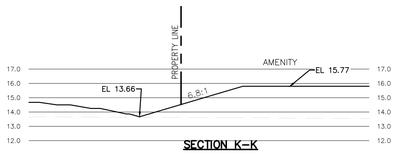


SECTION I–I



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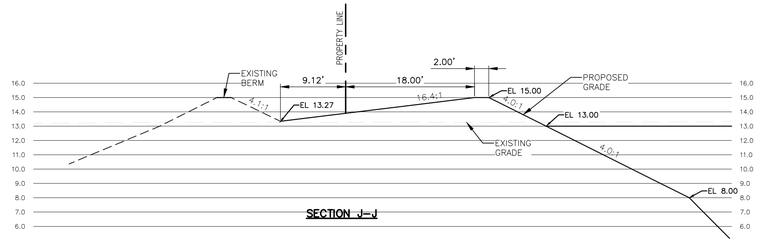

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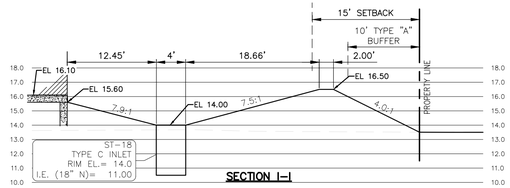

SECTION I–I

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'

ATWELL
866.850.4200 www.atwell.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

SITE SECTIONS-2

PREPARED FOR:
BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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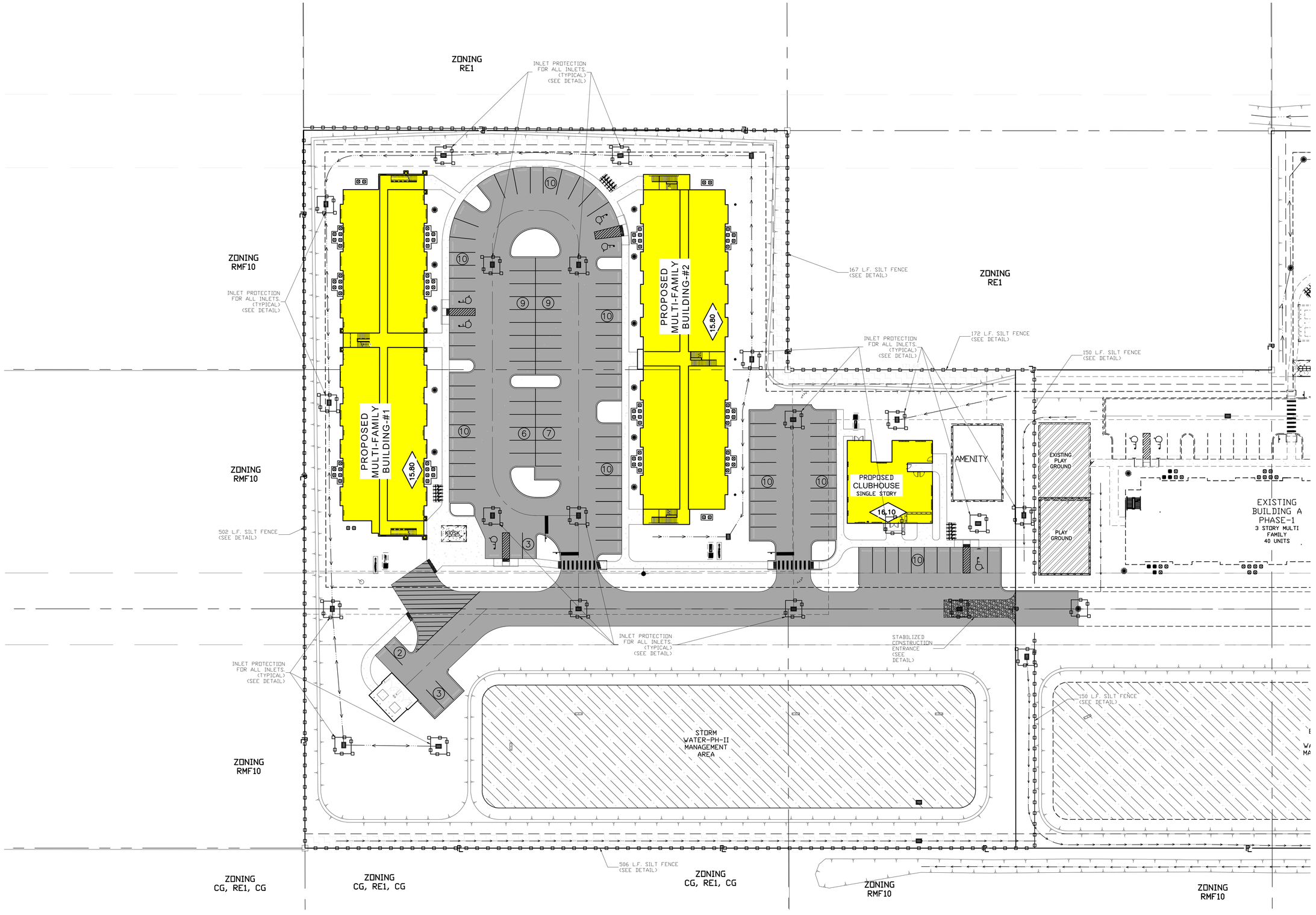
LICENSE #92193

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	SRS	TRR
PROJECT NUMBER: 4732.01	COMPLETION DATE:	SURVEY DATUM: NAVD 88
BOOK AND PAGE:		

SHEET 11



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0 30 60
SCALE: 1" = 30'

BEST MANAGEMENT PRACTICES PLAN

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR: BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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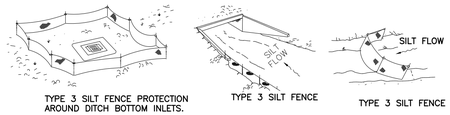
BOOK AND PAGE:		

SHEET 12



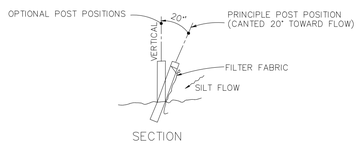
TYPE 3 SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

TYPE 3 SILT FENCE

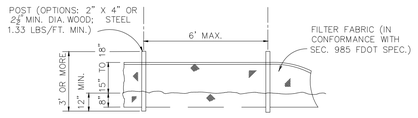
TYPE 3 SILT FENCE

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATION DETAIL
N.T.S.



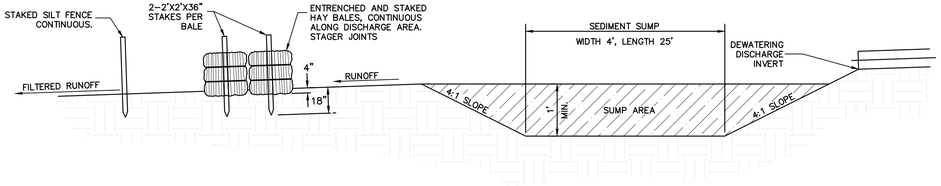
SECTION



ELEVATION

NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

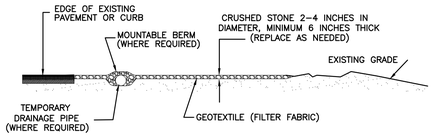
TYPE 3 SILT FENCE DETAIL
N.T.S.



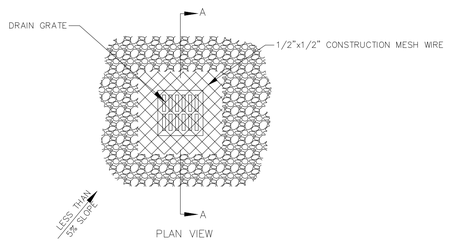
DEWATERING SUMP DETAILS
N.T.S.

DEWATERING NOTES:

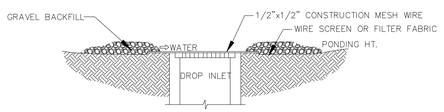
1. CONTRACTOR TO INSURE THAT DEWATERING ACTIVITIES DO NOT CAUSE EROSION AND THAT SUMP IS UTILIZED TO ALLOW FOR PARTICLE SEDIMENTATION.
2. SEDIMENT SUMPS AND DISCHARGE EROSION CONTROL ARE TO BE IMPLEMENTED BEFORE ANY DEWATERING ACTIVITIES OR EARTHWORK CONSTRUCTION.
3. SUMP SIZE BASED UPON AN ASSUMED DEWATERING DISCHARGE OF 900 GPM (2 CFS). CONTRACTOR IS TO NOTIFY ENGINEER IF GREATER DISCHARGE IS PROPOSED SO SUMP SIZE CAN BE RECALCULATED.
4. DEWATERING WITHDRAWALS ARE TO BE FROM THE TOP OF THE WATER AREAS TO ALLOW FOR THE ADEQUATE SETTLING OF PARTICLES AND INSURE WATER QUALITY.
5. CONTRACTOR TO NOTIFY S.W.F.W.M.D. OF ANY MODIFICATIONS PROPOSED BY THE CONTRACTOR TO THE DEWATERING PLAN. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY REQUIRED PLANS AND PROCESSING OF THE SAME.
6. DISCHARGE FROM SUMPS SHOULD MAXIMIZE OVERLAND FLOW PRIOR TO ENTERING OUTFALL. STAKED HAY BALES WILL BE USED TO MINIMIZE SILTATION RUNOFF. CONTRACTOR IS RESPONSIBLE FOR UTILIZING ADEQUATE HAY BALES AT DISCHARGE LOCATIONS TO PREVENT SCOURING.
7. DEWATERING PERIOD MUST BE LESS THAN 120 DAYS.
8. LOCATION OF DEWATERING SUMPS AND DISCHARGE POINTS AS SHOWN ON BMP PLAN.



STABALIZED CONSTRUCTION ENTRANCE/EXIT SECTION VIEW
N.T.S.



PLAN VIEW

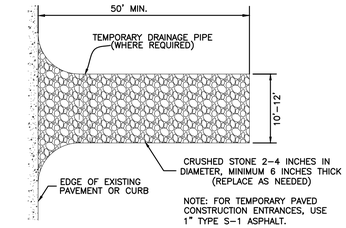


SECTION A–A

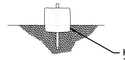
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%) EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
4. MAINTAIN TOP OF PROTECTION ELEVATION AT 0.5' BELOW EDGE OF PAVEMENT.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

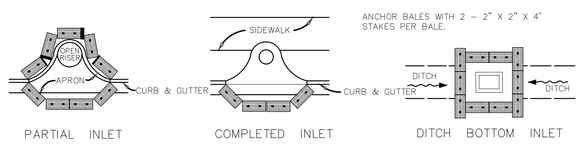


STABILIZED CONSTRUCTION ENTRANCE/EXIT PLAN VIEW
N.T.S.



HAY BALE DETAIL
N.T.S.

HAY BALES NATURAL OR SYNTHETIC ARE TO BE DUG IN AND STAKED WITH 2 (MIN) 2X2 OR 2X4 STAKES PER BALE (AS PER FDOT DETAIL INDEX 102)



PARTIAL INLET COMPLETED INLET DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

NOTE:

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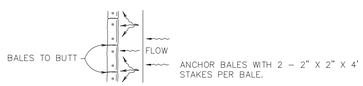
Sediment Sump Sizing

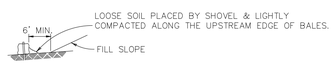
Note: For a 0.01 cm particle size only.

Vd = flow through velocity	=	0.53 ft./sec.	
Vs = settling velocity	=	0.023 ft./sec.	
Qp = peak discharge	=	2.0 cfs	= 900 gpm pumping rate
h = depth	=	1.0 feet	
l = length	=	23.0 feet	l = (h Vd)/Vs
w = width	=	3.8 feet	w = Qp/(h Vd)

Use 25 feet long by 4 feet wide by 1 foot deep sump.



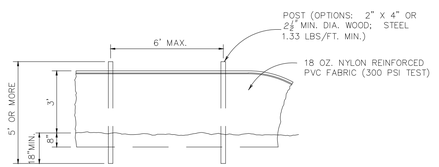
PLAN



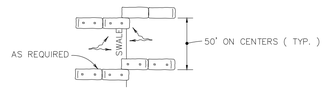
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

ELEVATION

BARRIERS FOR FILL SLOPES DETAIL
N.T.S.

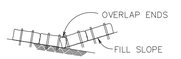


STAKED TURBIDITY BARRIER DETAIL
N.T.S.



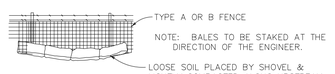
ANCHOR BALES WITH 2 – 2" X 2" X 4' STAKES PER BALE.

PLAN



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

ELEVATION



BALES BACKED BY FENCE DETAIL
N.T.S.

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PORT CHARLOTTE, FL 33952
941.625.1165

BEST MANAGEMENT PRACTICES DETAILS

BLUE DEEP CREEK PHASE II

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR: BLUE LUTHER, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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SHEET 13