

ARC Specifications

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Appendix 1 Entrance Enclosure - Grill Styles diagrams

Appendix 2 HVAC Installation Placement Requirements diagrams

ARC Specifications

1. Paint Colors

1.1. Approved Lanai / Entrance Wall and Ceiling Paint

ITEM	DESCRIPTION
Manufacturer	Sherwin Williams Super Paint
Type	Exterior Latex
Grade	IFC-411XN Satin
Color Number	6003
Color Name	Proper Gray

1.2. Approved Floor Paint

ITEM	DESCRIPTION
Manufacturer	Sherwin Williams Super Paint
Type	Exterior Latex
Grade	IFC-411XN Deep Tint Base
Color Number	6005
Color Name	Folkstone

1.3. Approved Building Accent and Elevator Door with Frame Paint

ITEM	DESCRIPTION
Manufacturer	Sherwin Williams Super Paint
Type	Exterior Latex
Grade	IFC-411XN Satin
Color Number	9167
Color Name	Polished Concrete

1.4. Building Front Bands Paint

ITEM	DESCRIPTION
Manufacturer	Sherwin Williams Super Paint
Type	Exterior Latex
Grade	IFC-411XN Satin
Color Number	0063
Color Name	Blue Sky

1.5. Building Tile Accent

ITEM	DESCRIPTION
Manufacturer	Sherwin Williams Super Paint
Type	Exterior Latex
Grade	IFC-411XN Satin
Color Number	7006
Color Name	Extra White

1.6. Case By Case Approval

The exact grade of floor paint needs to be determined prior to approval. Floor paint needs to be consistent in grade with the paint that currently exists. This can be determined by wiping a small portion of the existing floor with a product identified as Xylol and bringing the results to Sherwin Williams paint experts.

ARC Specifications

2 Lanai Hard Floor Surface Covering

2.1. Specifications

ITEM	SPECIFICATION
Surface Material	Ceramic or Porcelain Tile or Marble (note 1)
Color	Light Beige or Light Gray
Sound Barrier Material	None

Note 1: All other permanent flooring material will be denied

2.2. Case By Case Approval

Sample of material required to be viewed for verification that specifications are met.

3 Lanai Sunscreens

3.1. Specifications

ITEM	SPECIFICATION
Material (note 1)	Mesh
Design (note 2)	None
Color (note 3)	White, Light Beige, Gray, or Black
UV Block	Not to exceed 95%
Operation	Manual or Electric
Width (note 4)	Coverage of full opening

Note 1: Slatted or beaded material is NOT allowed

Note 2: Any designs such as: flowers, birds, or animals are NOT allowed

Note 3: Any bright color is NOT allowed. Beige may be permitted on a case-by-case approval basis.

Note 4: For ground floor units, width may exclude door and separate sunscreen may cover the door.

3.2. Case by Case Approval

Approval will be granted if full compliance to all of the above specifications is certified. For a beige color, a sample of material is required to be viewed by the ARC for acceptability.

3.3. Approved Sunscreens

ITEM	DESCRIPTION
Manufacturer	Coolaroo
Type	Premier Sun Shade
Code	SO-01100 Black or SO-02100 Gray, White or Light Beige
UV Block	Not to exceed 95%
Operation	Manual

4 Lanai Murals and Decorations

4.1. Specifications

ITEM	SPECIFICATION
Design	Must integrate with the outside natural surroundings (notes 1 and 3)
Subject	Trees, flowers, bushes, bamboo, birds, or water scenes
Colors	Must fit the color scheme of the buildings and not detract from the overall appearance of the community

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Paint Type	Exterior grade flat or semi-gloss with a quality equal or better than Heritage Pointe building paint (note 2)
Maintenance	Approved murals must be properly maintained to present as originally approved (note 3)
Location	Inside wall of lanai

Note 1: A color design must be submitted to ARC for preliminary approval

Note 2: Florescent paints are not permitted

Note 3: Owners will be required, at the owner's expense, to repaint the wall with approved building paint or to touch up or repaint the mural if the completed mural deviates from the preliminary approved design, subject, colors, and paint type or if the mural is not maintained to the satisfaction of the ARC or if the building exterior is repainted with a different color.

4.2. Case by Case Approval

Preliminary approval will be granted if the design, subject and colors are acceptable to the ARC. No work may commence until preliminary approval has been provided by the ARC. The ARC will review the completed work prior to granting final approval.

5 Lanai Enclosure

5.1. Specifications

ITEM	SPECIFICATION
Frame Material	Aluminum (notes 1 and 2)
Frame Color	White
Style	Identical to original builder installed (note 3)
Screen Material	18 x 16, 20 x 20 fiberglass mesh or 18 x 14 for vinyl laminated fiberglass screen (note 4)
Screen Color	Charcoal or Black
Screen Grille Style	None
Location	Same as original builder installed
Entry Door Style (note 5)	Same as original builder installed

Note 1: Aluminum frames must be finished with a standard factory applied powder coat (or better)

Note 2: Aluminum in contact with concrete or other dissimilar materials shall have a non-conductive separation or coating

Note 3: Acrylic sliding panel will NOT be approved.

Note 4: 18 x 14 vinyl laminated fiberglass screen is applicable to the lower bottom of the 1st floor lanais ONLY, including lanai door.

Note 5: Applicable to ground floor units only

6 Lanai Storm Shutters

6.1. Metal Storm Shutters Specifications

ITEM	SPECIFICATION
Style	Rolling - Single unit or split in line with lanai screen support post
Material	Aluminum
Color	White
Location (note 1)	Inside of lanai screens
Operation	Electric or Manual
Width (note 2)	Full coverage of the opening width
Wind Speed Rating	Up to 140 mph

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Storage	Horizontal rolls above screen area not visible to exterior
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Note 1: May be located just outside of the sliding door or just inside of and abutting the lanai screens.

Shutters may NOT be installed on any exterior surface except as stated herein.

Note 2: For ground floor units, separate storm shutter may cover the door.

6.2. Approved Metal Storm Shutters

ITEM	DESCRIPTION
Manufacturer	Rolladen Inc.
Type/Code	EAB
Color	White

Fabric Storm Shutters Specifications

ITEM	SPECIFICATION
Style	Rolling - Single unit
Material	TenCate Nicolon or equivalent polypropylene
Color	White, Light Beige, Gray or Black
Design	Monochromatic with no design
Location	Inside of and abutting lanai screens
Operation	Electric or Manual
Width (note 1)	Full coverage of the opening width
Wind Resistance Rating	Compliance with 2010 Florida Building Code Section 1609.1.2
UV Block	Not to exceed 95%
Storage	Horizontal rolls above screen area not visible to exterior

Note 1: For ground floor units, separate storm shutter may cover the door.

6.3. Approved Fabric Storm Shutters

ITEM	DESCRIPTION
Manufacturer	Storm Smart Industries or CC Shutters
Type/Code	Storm Catcher Rolling Screen
Product Approval	FL# 11291

6.4. Case by Case Approval

Approval will be granted if full compliance to all of the above specifications is certified.

7 Entrance Lighting

7.1. Specifications

ITEM	SPECIFICATION
Type	Non-permanent Tap or Motion light
Size	Not to exceed 6 inches in length, width, or diameter
Location	On entrance wall within entry or screened entry area
Quantity	Limit of one per unit
Maximum Visible Light	300 Lumens

7.2. Case By Case Approval

Sample of material required to be viewed for verification that specifications are met.

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8 Entrance Floor Surface Covering

8.1. Specifications

ITEM	SPECIFICATION
Surface Material	Ceramic or Porcelain Tile or Marble (notes 1 and 2)
Color	Light Beige or Light Gray
Sound Barrier Material	None

Note 1: All other flooring material will be denied

Note 2: Entryway must be screened-in to be tiled

8.2. Case By Case Approval

Sample of material required to be viewed for verification that specifications are met.

9 Entrance / Storage Room Door Paint

9.1. Approved Door Paint

ITEM	DESCRIPTION
Manufacturer	Sherwin Williams
Type	Exterior Sher-Cryl Acrylic
Grade	Satin Urethane Alkyd Enamel B54-W151-Semi-Gloss Standalone B66-W00351
Color Number	2277
Color Name	Cumulus

9.2. Case By Case Approval

Paint exactly matching the approved paint may be applied if certified by the vendor to be an exact match and if accepted by the ARC.

10 Entrance / Storage Room Exterior Door Hardware

10.1. Knocker Specifications

ITEM	SPECIFICATION
Material	Brass, Antique brass, Chrome, or Brushed Nickel

Note: Applicable to entrance door only

10.2. Kick Plate Specifications

ITEM	SPECIFICATION
Material	Brass, Antique brass, Chrome, or Brushed Nickel

10.3. Peep Hole Specifications

ITEM	SPECIFICATION
Material	Brass, Chrome, Antique brass, Brushed Nickel or White finished

Note: Applicable to entrance door only

10.4. Deadbolt & Doorknob Specifications

ITEM	SPECIFICATION
Material	Brass, Antique brass, Chrome or Brushed Nickel

ARC Specifications

10.5. Numeric Keypad Specifications

ITEM	SPECIFICATION
Material	Brass, Antique brass, Chrome, Brushed Nickel or White finished

10.6. Latch Shield/Guard Specifications

ITEM	SPECIFICATION
Material	Brass, Antique brass, Chrome, or finished Gray or White
Size	Maximum height 10 in
Type	Edge mounted or T shaped

10.7. Case by Case Approval

Approval will be granted for any of the above items if full compliance to all of their specifications is certified.

11 Entrance Enclosure

11.1. Specifications

ITEM	SPECIFICATION
Frame Material (notes 1 and 2)	Aluminum
Frame Color	White
Screen Material	17 x 17, 18 x 16 , or 20 x 20 fiberglass mesh
Screen Color	Charcoal
Grille Style	Refer to Appendix 1 – Entrance Enclosure Grill Styles
Location (note 3)	At the end of the entry way wall which defines the interior of the unit setback to a maximum of 2 inches, except for a retractable screen door, which must abut the entry door.

Note 1: Aluminum frames must be finished with a standard factory applied powder coat (or better)

Note 2: Aluminum in contact with concrete or other dissimilar materials shall have a non-conductive separation or coating

Note 3: Only retractable entry screens may be placed adjacent to entry doors. Mounting of any other type of screen door on the exterior of and adjacent to the entrance door will NOT be approved.

11.2. Approved Retractable Screens

ITEM	DESCRIPTION
Manufacturer	Phantom Screens (note 1)
Type/Code	Legacy
Location	Adjacent to the entry door

Note 1: <http://www.phantomcreens.com/products/>

11.3. Case by Case Approval

Approval will be granted if full compliance to all of the above specifications is certified.

ARC Specifications

12 Door and Window Coverings

12.1. Draperies or Curtains Specifications

ITEM	SPECIFICATION
Color (note 1)	White or Cream

Note 1: Brown and other dark colors will NOT be approved

12.2. Blinds Specifications

ITEM	SPECIFICATION
Style	Vertical or Horizontal
Color (note 1)	White or Cream

Note 1: Pastel or brown and other dark colors will NOT be approved

12.3. Interior Shutters Specifications

ITEM	SPECIFICATION
Color(note 1)	White or Cream

Note 1: Brown and other dark colors will NOT be approved

12.4. Shades Specifications

ITEM	SPECIFICATION
Style	Roller, Roman, or Folding
Color (note 1)	White or Cream

Note 1: Brown and other dark colors will NOT be approved

12.5. Case by Case Approval

Approval will be granted for items 12.1 to 12.4 if full compliance to all of their specifications is certified.

12.6. Other Coverings

Sheets or other non-specified material hung for privacy are NOT permitted.

ARC Specifications

13 Tinted Film Window Coverings

13.1. Specifications (notes 1 and 2)

ITEM	SPECIFICATION
Style (notes 3 and 4)	Transparent
Color	Light tint
Solar Heat Gain Coefficient	Minimum 0.40
Visible Light Transmittance	Minimum 0.40

Note 1: Tinted film window covering is NOT permitted on any insulated window with a Low E or light gray coating.

Note 2: It is recommended that film is installed by a professional; owner will be required to remove any film that is improperly installed.

Note 3: Decorative films are NOT permitted

Note 4: Exterior mirror surface is NOT permitted

13.2. Approved Tinted Film on Non Low E Windows

ITEM	DESCRIPTION
Manufacturer	Gila
Type/Code	Energy Saving Film Light
Visible Light Transmittance	0.41
Solar Heat Gain Coefficient	0.41

ITEM	DESCRIPTION
Manufacturer	Solar Guard
Type/Code	Stainless Steel 35 (2 mil) Window Film
Visible Light Transmittance	0.41
Solar Heat Gain Coefficient	0.51

ITEM	DESCRIPTION
Manufacturer	Armor Coat
Type/Code	Stainless Steel 35 (2 mil) Window Film
Visible Light Transmittance	0.42
Solar Heat Gain Coefficient	0.52

ITEM	DESCRIPTION
Manufacturer	Huper Optik
Type/Code	Huper Ceramic 50 Window Film
Visible Light Transmittance	0.52
Solar Heat Gain Coefficient	0.50

13.3. Case by Case Approval

Approval will be granted if full compliance to all of the above specifications is certified.

ARC Specifications

14 Indoor Hard Surface Flooring Installation

14.1. Specifications

ITEM	SPECIFICATION
Material	Wood, Laminate, Tile or Marble
Sound Barrier Membrane (note 1)	Must meet or exceed listed STC and IIC requirements
Sound Transmission Class (STC) (note 2)	60
Impact Insulation Class (IIC) (note 3)	60
Primer or Adhesive	As recommended by the Membrane manufacturer

Note 1 Applies only to units above the ground floor.

Note 2: The STC is roughly the decibel (dB) reduction in noise a partition can provide based on laboratory tests using 16 standard sound frequencies from 125 Hz to 4000 Hz. The Uniform Building code requires a minimum STC rating of 50. An STC of 60 provides twice the sound dampening as an STC 50. Current materials can provide better than an STC rating of 60.

Note 3: The IIC is based on laboratory tests in accordance with American Society for Testing and Materials (ASTM) Standard test Method for Laboratory Measurement of Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine – Designation E 492-90.

14.2. Case by Case Approval

Approval will be granted if full compliance to all of the above specifications is certified.

14.3. Approved Sound Barrier Membrane for Tile or Marble Flooring

ITEM	DESCRIPTION
Manufacturer	Proflex
Type/Code	Proflex 90 MSC
Thickness	90 mil
STC	72
IIC	68
Primer	Proflex PR11 water based primer

ITEM	DESCRIPTION
Manufacturer	Roberts
Type/Code	72000 Cork Underlayment Roll
Thickness	6 mm
STC	60
IIC	61
Adhesive	Roberts 7250 Cork Underlayment Adhesive

14.4. Approved Sound Barrier Membrane for Laminate & Engineered Hardwood Floating Flooring

ITEM	DESCRIPTION
Manufacturer	Roberts
Type/Code	71-100 Harmony 3 in 1 Premium Underlayment
Thickness	1/8"
STC	67
IIC	68

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ITEM	DESCRIPTION
Manufacturer	Armstrong
Type/Code	S1836 Quiet Comfort Premium Underlayment
Thickness	3mm
STC	67
IIC	67

ITEM	DESCRIPTION
Manufacturer	
Type/Code	Eco Silent Sound HD
Thickness	.078"
STC	73
IIC	70

ITEM	DESCRIPTION
Manufacturer	
Type/Code	BellaWood Premium Underlayment
Thickness	.11"
STC	72
IIC	66

ARC Specifications

15 Heating Ventilation and Air Conditioning (HVAC) Units

15.1. Approved Painting of HVAC Units

ITEM	DESCRIPTION
Paint Manufacturer	Rustoleum
Color	Same as existing unit color (note 1)
Preparation	Sand to neutralize existing rust

Note 1: Original builder installed unit is gray

15.2. Specifications for Approved HVAC Condenser Replacement

ITEM	SPECIFICATION
SEER Rating	Minimum 13
Color	Black or Shades of Gray, Beige, or Green
Footprint	(notes 1 and 4)
Unit Height	Maximum 33"
Minimum Unit Separation	(note 2)
Location	On the current approved concrete pad (notes 3)
Installation	(notes 4, 5 and 6)
Installation Contractor	Must be licensed by the appropriate authority
Permit	Contractor must obtain a permit for installation from Lee County
Inspection (note 7)	Work must be inspected by the Lee County Authority

Note 1: a) The maximum footprint for Colonade, Dogwood and all 4th floor units is 32" x 32"

b) The maximum footprint for all other units is 26" x 26"

Note 2: The intent is to have a minimum separation of 12 in but this is not always possible due to the location of some original units.

Note 3: Units must be installed in accordance with the current published ARC approved HVAC Installation Placement diagram for the applicable unit (ref. Appendix 2). Owner must provide this diagram to the installer and any deviation from the plan MUST be approved before any work may begin. Units that are not installed in accordance with the plan, unless otherwise approved, will be required to be moved or removed.

Note 4: Where the maximum size does not fit in the assigned location, the condenser may be installed in the designated alternate location as a shown in Appendix 2. In such instances, the owner is responsible for the removal of any existing shrubs, the extension of all wiring and pipes and the installation of a hurricane pad at their expense. The owner is also responsible to ensure that the condenser does not interfere with any existing building utilities or the sprinkler system.

Note 5: If a new unit cannot be installed with sufficient clearance to an existing unit, then the installer must move the existing unit, at his expense, a sufficient distance away in order to meet the current code.

Note 6: Hurricane pads may NOT be installed on top of existing concrete pads.

Note 7: Generally, the installation contractor will schedule the inspection appointment.

Any HVAC system that has been replaced prior to regulations coming into effect or any system that was previously approved but does not meet the current approved specifications may remain on site until such time as the unit needs to be replaced. Any unit which has been installed in a position that does not leave room for maximum sized adjacent units may be ordered by the Board to be relocated.

15.3. Case by Case Approval

Approval will be granted if full compliance to all of the above specifications is certified. Units with footprints larger than defined may NOT be installed in any location.

ARC Specifications

16 Windows and Sliding Glass Doors

16.1. Wind Design Criteria and Pressures

- A. Based on the Florida Building Code 2012 Edition (Building), Section 1609 and ASCE/SEI 7-10
- B. Ultimate Wind Speed: 160 mph
- C. Nominal Wind Speed: 124 mph
- D. Wind directionality factor = 0.85
- E. Importance factor = 1.0
- F. Risk category = II
- G. Wind exposure = Category C
- H. Enclosure classification = Enclosed
- I. Internal pressure coefficients = -0.18 & +0.18
- J. Wind born debris region = Yes
- K. Assumed Mean Roof Height = 40ft
- L. Assumed Roof Pitch = 5/12

16.2. General Specifications

ITEM	SPECIFICATION
Exterior Appearance	Consistent with original windows and sliding glass doors
Frame color	White
Assembly Impact Rating	Large-missile
Glass	Insulated, Low-E
Design	Standard, "equal lites" (note 1)
Screen Material	17 x 17, 18 x 16, or 20 x 20 fiberglass mesh
Screen Color	Charcoal
Location & Dimensions	Same as previous replaced window (note 2)
Installation	All installation must be in strict accordance with the specified Florida Product Approval documents and with Manufacturer's Drawings, Specifications, and Recommendations
Installation Contractor	The installer must meet the requirements listed in item 17.1

Note 1: Two standard panes of equal size. Any other design is NOT permitted

Note 2: The contractor will be responsible for submitting generic floor plans with each permit application.

16.3. Window Specifications

ITEM	SPECIFICATION
Frame Material	Vinyl
Screen Location	Half or full screens are permitted
Minimum Rated Design Pressure Minimum Requirements (note 1)	Zone 4: +41.2psf / - all windows except corner windows Zone 5: +41.2psf / -55.1psf - corner windows on "C" units (note 2)
Munnions	None allowed

Note 1: These are Component & Cladding pressures for windows based on nominal wind speeds (see 16.1.C) based on 10sqft effective area.

Note 2: This applies to any window, any part of which is within 6 feet of the corner of a building

ARC Specifications

16.4. Approved Single Hung Windows

ITEM	DESCRIPTION
Manufacturer	PGT
Type	Vinyl framed, insulated, single hung window
Series	SH-5500
Product Approval	FL#239.10-R24
Glass	Type 'A', Low-E Solarban 70
Rated Design Pressure	+65psf / -70psf
Installation	Refer to Approved Installers for this manufacturer
Approximate Rough Opening Size	19 1/8" x 63" or 53 1/8" x 63"

ITEM	DESCRIPTION
Manufacturer	Custom Windows Systems, Inc.
Type	Vinyl framed, insulated, single hung window
Series	SH-8100
Product Approval	FL# 5823.1-R7
Glass	Type 'B', Low-E 366
Rated Design Pressure	+67.5psf / -67.5psf
Installation	Refer to Approved Installers for this manufacturer
Approximate Rough Opening Size	19 1/8" x 63" or 53 1/8" x 63"

16.5. Approved Double Hung Windows

ITEM	DESCRIPTION
Manufacturer	PGT
Type	Vinyl framed, insulated, double hung window
Series	DH-5560
Product Approval	FL# 14705.3-R4
Glass	Type "A", Low-E Solarban 70 or light gray tinted
Rated Design Pressure	+65psf/-70psf
Installation	Refer to Approved Installers for this manufacturer
Approximate Rough Opening Size	19 1/8" x 63" or 53 1/8" x 63"

Note 1: This window is NOT permitted with any portion of the window within 6ft of building corners i.e. it is NOT permitted as a kitchen window in any Colonade unit.

16.6. Approved Horizontal Roller Windows

ITEM	DESCRIPTION
Manufacturer	PGT
Type	Vinyl framed, insulated, horizontal roller window
Series	HR-5510
Product Approval	FL# 242.10-R21
Operation	XO or OX (owner specified)
Glass	Type "A", Low-E Solarban 70 or light gray tinted
Rated Design Pressure	+65psf / -70psf
Installation	Refer to Approved Installers for this manufacturer
Approximate Rough Opening Size	53 1/8" x 50 5/8"

ARC Specifications

ITEM	DESCRIPTION
Manufacturer	Custom Window Systems, Inc.
Type	Vinyl framed, insulated, horizontal roller window
Series	HR-8200
Product Approval	FL# 16736.1-R1
Operation	XO or OX (owner specified)
Glass	Type 'A', Low-E 366
Rated Design Pressure	+60 / -60psf
Installation	Refer to Approved Installers for this manufacturer
Approximate Rough Opening Size	53 1/8" x 50 5/8"

16.7. Case By Case Windows Approval

Other windows may be considered on a case by case basis but installation contractors must meet the basic requirements listed below and must be added to the Mastered Set of Specifications to the Lee County Building Department by a Heritage Point Association approved engineering firm. Currently the approved engineering firm is Arnold/Sanders.

16.8. Sliding Glass Door Specifications

Sliding Glass Door Specifications

ITEM	SPECIFICATION
Frame Material	Vinyl or Aluminum (note 1 and note 2)
Approximate Rough Opening Size	96" x 96"
Glass Insulating Properties	Low-E 366 or light gray tinted (note3)
Minimum Rated Design Pressure Minimum Requirements (note4)	Zone 5: +36.3psf / -45.5psf

Note 1: Aluminum frames must be finished with a standard factory applied powder coat (or better)

Note 2: Aluminum in contact with concrete or other dissimilar materials shall have a non-conductive separation or coating

Note 3: A darker Low E value than windows is acceptable

Note 4: These are Component & Cladding pressures for sliding glass doors based on nominal wind speeds (see 16.1.C) based on 64sqft effective area.

16.9. Approved Sliding Glass Doors

ITEM	DESCRIPTION
Manufacturer	PGT
Type	Vinyl framed, insulated, sliding glass door
Series	5570
Product Approval	FL# 251.12R28
Operation	XX
Glass	Type 'A', Low-E Solarban 70
Sill Riser	2.1/2" minimum
Rated Design Pressure	+38.70 / -60psf
Installation	Refer to Approved Installers for this manufacturer

ITEM	DESCRIPTION
Manufacturer	PGT
Type	Aluminum framed, insulated, sliding glass door
Series	770

ARC Specifications

Product Approval	FL# 251.5R28
Operation	XX
Glass	Type 'G3', Low-E Solarban 70
Sill Riser	2 1/2" minimum
Rated Design Pressure	+46.70/ -60psf
Installation	Refer to Approved Installers for this manufacturer

16.10. Case By Case Glass Sliding Doors Approval

Other glass sliding doors may be considered on a case by case basis but installation contractors must meet the basic requirements listed below and must be added to the Mastered Set of Specifications to the Lee County Building Department by a Heritage Point Association approved engineering firm. Currently the approved engineering firm is Arnold/Sanders located in Fort Myers.

ARC Specifications

17 Windows and Sliding Glass Doors Installers

17.1. Minimum Qualifications for Installation Contractors

- A. Must be a licensed General Contractor (C.G.C.) or Building Contractor (C.B.C) in the State of Florida.
- B. No item of work shall be performed under sub-contract
- C. Must have been in business under the current name for at least 5 years.
- D. Must be an authorized dealer for all specified products.
- E. Qualifier for contractor must personally supervise all work on contracted project.
- F. Must have minimum of \$1,000,000.00 general Liability Insurance Coverage.
- G. Must have Worker's Compensation Insurance for all employees involved in actual installation.
- H. Must provide Certificate of Insurance listing Heritage Pointe Association Inc. as "Also Insured".
- I. All lead installers must be trained by the Manufacturer for all products being installed.
- J. Contractors are required to be interviewed and approved by the Engineering Design Professional, obtain a letter of authorization issued by the Engineering Design Professional, and be registered with Lee County as an authorized Contractor for the identified work.
- K. The Contractor shall provide all necessary background documentation, insurance certificates, and payment for application to the Engineering Design Professional prior to an interview.

Note: A letter of rejection will be submitted to the Heritage Pointe Association for Contractors that apply and are not approved by the Engineering Design Professional.

17.2. Approved Window and Sliding Glass Doors Installation Contractors

MANUFACTURER	CONTRACTOR
PGT	Gulf Coast Builders Inc. *
Custom Window Systems, Inc.	Gulf Coast Builders Inc. *

18 Window and Glass Sliding Door Installation Specifications

18.1. Wood Buck

- A. Wood bucks are optional if assemblies can be installed directly to concrete or masonry.
- B. Add new wood bucks or replace existing wood bucks with 1x or 2x pressure-treated Southern Yellow Pine #2 as required.
- C. Attach with (2) 1/4" diameter Tapcons starting 4" from each end and spaced at 8" on center maximum. Embedment in concrete or masonry shall be 1 3/4" minimum.
- D. Field verify buck and framing sizes for compatibility with actual product installed.
- E. Bucks shall be one piece, full length.

18.2. Tapcon Type Screw Anchor

- A. Approved systems include ITW Buildex "TAPCON", and Powers "TAPPER".
- B. Installation shall be in conformance with manufacturer's printed installation instructions.
- C. Exposed anchors shall be stainless steel AISI Type 410 and be set in sealant.
- D. Concealed anchors shall be stainless steel AISI Type 410 or have Climaseal or Perma-Seal finish corrosion protection.

ARC Specifications

18.3. Sealant Specifications

Item	SPECIFICATION
Manufacturer	BASF
Series	Sonolastic NP-1
Type	One Part Moisture Curing High Performance Polyurethane Sealant with Permanent Elasticity
Color	White to match frame
Backer-rod	Closed-cell, polyethylene foam. Size as required.

ARC Specifications

19 Signage

19.1. Approved Building Identification Signs

ITEM	DESCRIPTION
Manufacturer	Sabal Signs
Size	18 in. x 24 in.
Material	Aluminum
Color	White with black reflective letters/numbers
Placement	9 to 10 feet above ground at elevator hallway entry

19.2. Approved Unit Directional Arrow Signs

ITEM	DESCRIPTION
Manufacturer	Sabal Signs
Size	4 in. x8 in.
Color	White with black letters/numbers/arrows
Placement	Back wall in elevator hallways on each floor

19.3. Approved Carport Parking Number Signs

ITEM	DESCRIPTION
Manufacturer	Sabal Signs
Size	2 in numbers in sets of 3 or 4.
Color	White with black numbers
Type	Block, Oracle – Orajet 3951, ultra gloss, laminated with Oraguard 290 premium cast film (8 year, 2 mil cast film with a clear abrasive). UV protection extension factor of 4 years.
Placement	Rear cross beam centered above parking space

19.4. Approved Entry & Storage Door Unit Signs

ITEM	DESCRIPTION
Manufacturer	Sabal Signs
Size	2 in. x4 in. with 1 in. letters
Color	White background with embossed black numbers
Type	Ariel font
Placement	Centered 65-5/8 in. from bottom on unit doors and 65 in. from bottom on storage doors

19.5. Approved Entry Screen Door Unit Signs

ITEM	DESCRIPTION
Manufacturer	Sabal Signs
Size	1-1/2 in. x3 in.
Color	White background with black numbers
Placement	On frame above screen door

19.6. Case By Case Approval

Signs need to be consistent with the signage currently in place. Signs that are not identical to those described above require ARC approval after review of a sample.

ARC Specifications

20 Entry / Storage Door

20.1. Specifications

ITEM	DESCRIPTION
Style	6 panel solid core insulated steel
Material	Steel, with or without fiberglass or vinyl coating
Size	80" high X 36" wide
Location	Original location and orientation
Color	See paint color specifications

Note 1: Any variance from original builder installed model must be approved by the ARC.

Note 2: Doors must meet all building code requirements.

21 Miscellaneous Items

20.2. Approved AED Box Installation

ITEM	DESCRIPTION
Manufacturer	Voll
Type	Stainless steel with audible alarm and strobe light
Size	L-30 ½; W-15 ½; D-8 1/2
Color	White
Placement	Back wall in elevator hallways on the first floor of each condo building to the right of the fire extinguisher and fire alarm as near as possible; and on the right side entry wall of the clubhouse at the front door

20.3. Approved Smoke Pots Installation

ITEM	DESCRIPTION
Manufacturer	Smokers' Outpost
Style	Model SM0712107 - Wall Mounted Swivel Ashtray (note1)
Size	16"H x 4" D
Color	Silver
Placement	To the right of the elevator on the ground floor of each condo building 2 ft. from the edge of the building and 3 ft. from the top of the pot to the floor

Note 1: Units may be purchased from www.bettymills.com

20.4. Exterior Air Intake Vent Cover for Radon Mitigation Fan

ITEM	DESCRIPTION
Material	White, silver colored or gray finish
Size	Maximum Height: 8" Maximum Width: 8"
Location	Exterior wall within entryway

20.5. Case By Case Approval

Any other item submitted to the ARC may be approved on a case-by-case basis.

ARC Specifications

ARC Specification Revision Tracking

Clause(s)	Changes/Additions	Updated
11.1 Note 3	Retractable screen door approved.	09/24/12
6.2 – 6.3	Removal of extraneous clause.	12/13/12
11.2 – 11.3	Addition of 17 x 17 mesh screen size and addition of approved retractable screen door	12/13/12
16.2, 16.4 – 16.6	Addition of 17 x 17 mesh screen	12/13/12
15.2	HVAC maximum sizes increased for Colonade (32” x 32”) and Dogwood (30” x 30”) units. New installation placement drawings issued.	01/24/13
16.3 – 16.6	Full sized screens approved for new windows.	02/28/13
16.1 - 16.3, 16.8	Changes to windows specifications based on March 21, 2013 engineering specifications.	03/28/13
16.4 -16.6	Approximate Rough Opening Size added	03/28/13
16.4 -16.6, 16.9	Revision Numbers removed from product approval numbers	03/28/13
16.5	Addition of PGT series 560 double hung window for all units except Colonade kitchen windows – based on revised engineering specifications.	03/28/13
14.4	Additional underlayment company	04/11/13
20.1	Entry Door	04/11/13
21.3	Exterior air intake vent cover for radon mitigation fan	12/12/13
6	Title change	01/09/14
6.1	Title, style specifications, storage specifications, and notes wording changes	01/09/14
6.2	Title changed and color added	01/09/14
6.3 -6.4	Fabric storm shutters added	01/09/14
6.5	Renumbered from 6.3	01/09/14
1.1	Fabric Storm Shutters: additional color of gray or black added	04/10/14
5.1	Screen size of 18 x 14 for a vinyl laminated fiberglass screen Changed “Note 4” to read: 18 x 14 laminated fiberglass screen is applicable to the lower bottom of the 1 st floor lanais ONLY, excluding lanai door. Changed “Note 4” to “Note 5”	05/14/15
15.2	Increase condenser size for Dogwood and all 4th units to 32” x 32” Removed b) The maximum footprint for Dogwood units and all 4th floor units is 30” x 30”	07/23/15
5.1	Removed “excluding lanai door” and replaced it with “including lanai door”	10/15/15
3.1, 3.3, 6.3	Increased UV Block from a maximum of 80% to 95%	01/28/16
15.2 note 3	Diagram reference date removed and reference made to current published diagrams	07/14/16
Appendix 2 page 3	Location of units 148, 138, and 128 adjusted	07/14/16
3.1, 3.3	Added light beige as an approved color for “ Lanai Sunscreens”	02/23/17

ARC Specifications

16.1	Wind Design Criteria and Pressures: A. Florida Building Code was changed from 2010 to 2012 and G. Wind exposure added “C” after category	4/27/17
16.3	Minimum Rated Design Pressure: Zone 4’s -44.7psf was removed	4/27/17
16.4	Approved PGT Single Hung Windows: Series SH500 was changed to SH-5500, Product Approval FL#239.2-R16 was changed to 239.10-R24 and the Rated Design Pressure was changed from +60psf to +65psf	4/27/17
16.4	Approved Custom Windows Systems, Inc. FL#5823.2R5 was changed to 5823.1R7, the light gray tinted was removed for the Glass	4/27/17
16.5	Approved PGT Double Hung Windows Series DH-2760 was discontinued and removed	4/27/17
16.5	Approved PGT Double Hung Windows Series DH-560 was changed to DH-5560-R4, Product Approval FL#7058.2R5 was changed to 14705.3-R4, light gray tinted was removed from the Glass, Rated Design Pressure +50psf/-50psf was changed to +65psf/-70psf	4/27/17
16.6	Approved PGT Horizontal Roller Windows Series HR-510 was changed to HR-5510, Product Approval FL#242.5-R12 was changed to 242.10-R21, light gray tinted was removed from the Glass, Rated Design Pressure of +60psf was changed to +65psf	4/27/17
16.6	Approved PGT Horizontal Roller Windows Series HR-2710 was discontinued and removed	4/27/17
16.6	Approved Roller Horizontal Windows Custom Window Systems, Inc. Product Approval FL#122.48.1 was changed to 167.36.1-R1, the Rated Design Pressure of -75psf was change to -60psf	4/27/17
16.9	Approved PGT Sliding Glass Doors Series 2770 was changed to 5570, Product Approval FL#251.11-R15 was changed to 251.12-R28, light gray tinted was removed from the Glass, Sill Riser 1 11/16” was to 2 ½ minimum, Rated Design Pressure +60 was changed to +38.70	4/27/17
16.9	PGT Approved Sliding Glass Doors Series 770 product Approval FL#251.6-R15 was changed to 251.5-R28, light gray tinted was removed from Glass, Rated Design Pressure +60 was changed to +46.70	4/27/17
1	Changed Lanai and Entrance Paint to Paint Colors	8/24/17
1.1	Changed Approved Lanai Wall and Ceiling Paint from A89-W1151, 2276 Billowy Gray to IFC-411XN, 6003 Proper Gray Removed 6112 Biscuit as an alternative color choice	8/24/17
1.2	Changed Floor Paint from 2275 Romanesque and 6112 Biscuit to Deep Tint Base 6005 Folkstone	8/24/17
1.3	Added Approved Building Accent and Elevator Door with Frame Paint 9167 Polished Concrete	8/24/17
1.4	Added Approved Building Front Bands Paint 0063 Blue Sky	8/24/17
1.5	Added Approved Building Tile Accent 7006 Extra White	8/24/17
9.1	Changed Door Paint Type from Pro Industrial to Sher-Cryl Acrylic and Grade from Satin Urethane Alkyd Enamel B54-W151to Semi-Gloss Standalone B66-W00351	8/24/17
20	Added Storage to Entry Door Specification	8/24/17
20.1	Added Note 2: Doors must meet all building code requirements.	11/16/17
6.3	Added Shutter Contractor CC Shutters to the Manufacturer	1/25/18