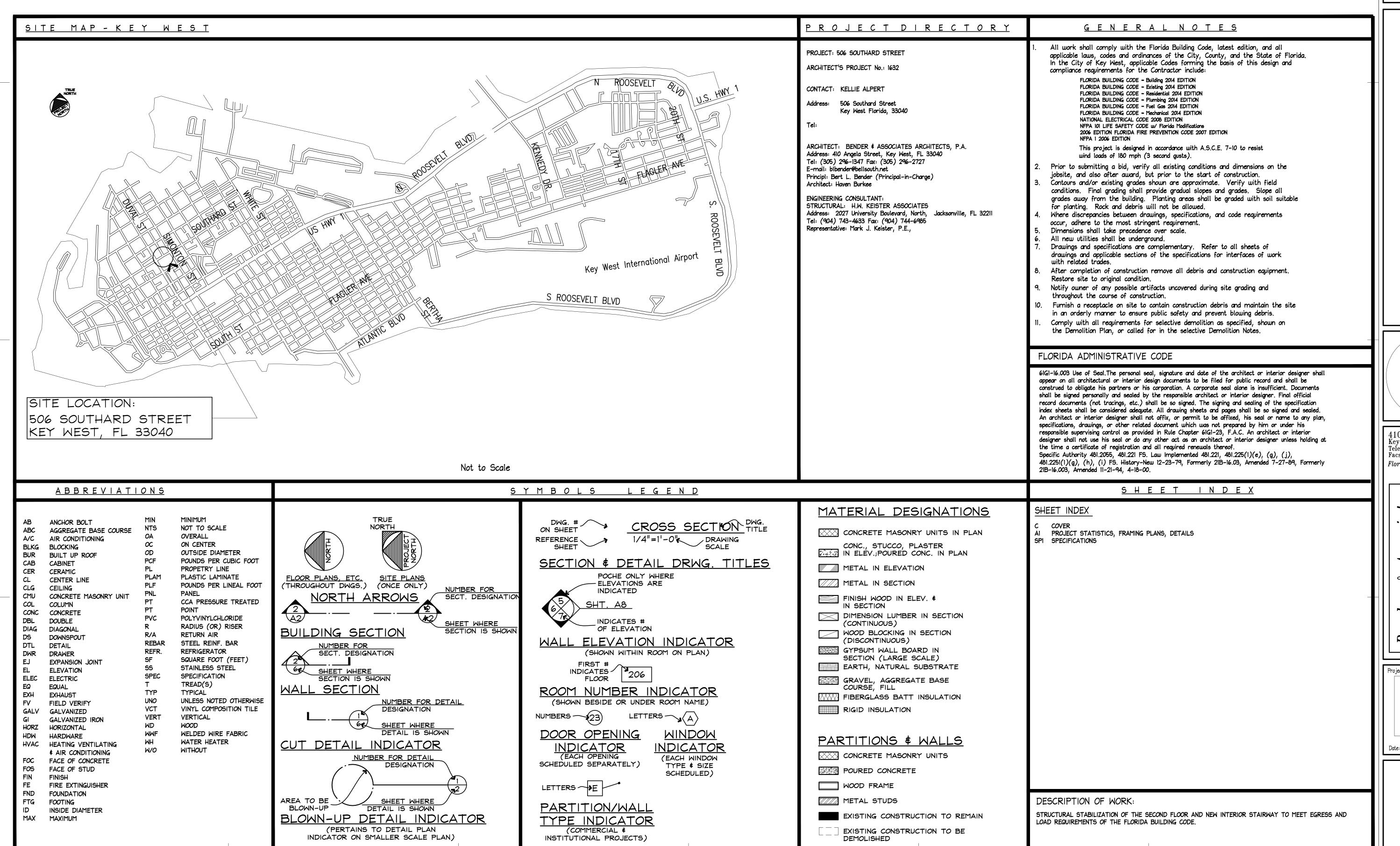
## 506 SOUTHARD STREET

BID SET / NOT FOR CONSTRUCTION

Key West Florida 33040



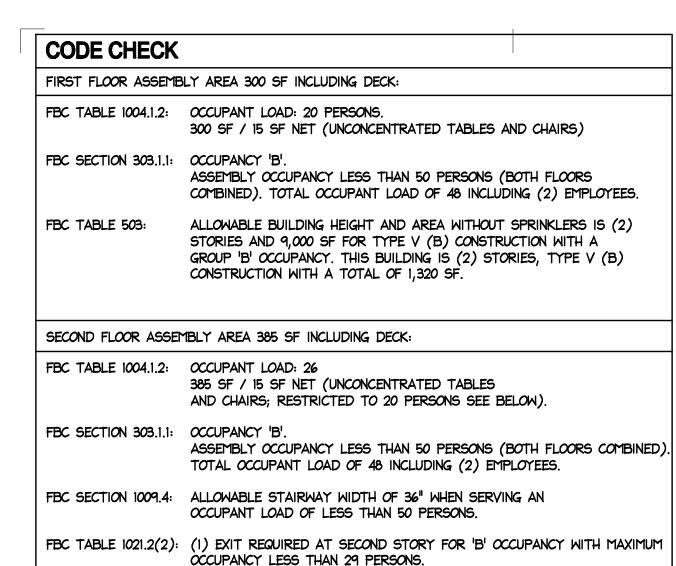
 $\simeq$ ٥ , S \_ ≥  $O \times$ S 9 0

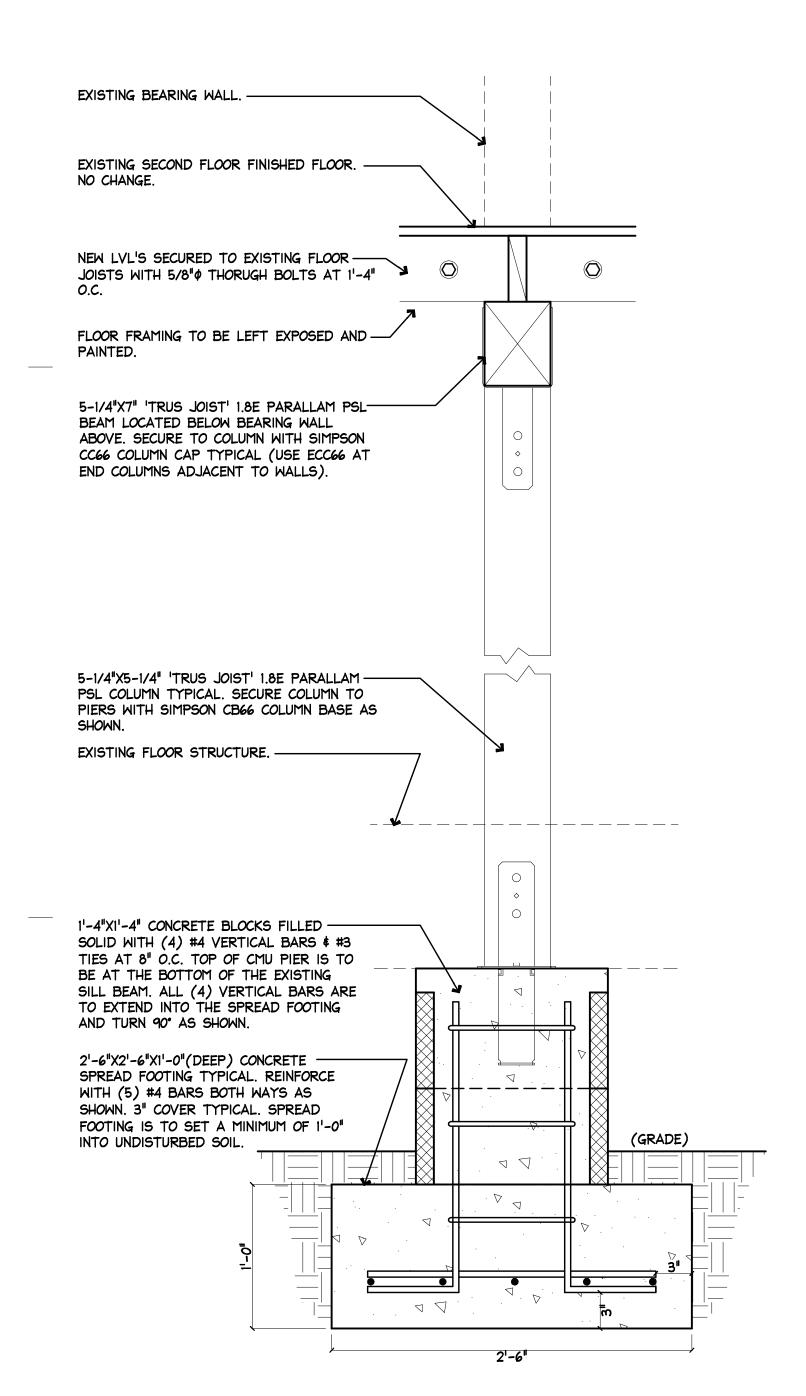
410 Angela Street Key West, Florida 33040

Telephone (305) 296-1347 Facsimilie (305) 296-2727 Florida License AAC002022

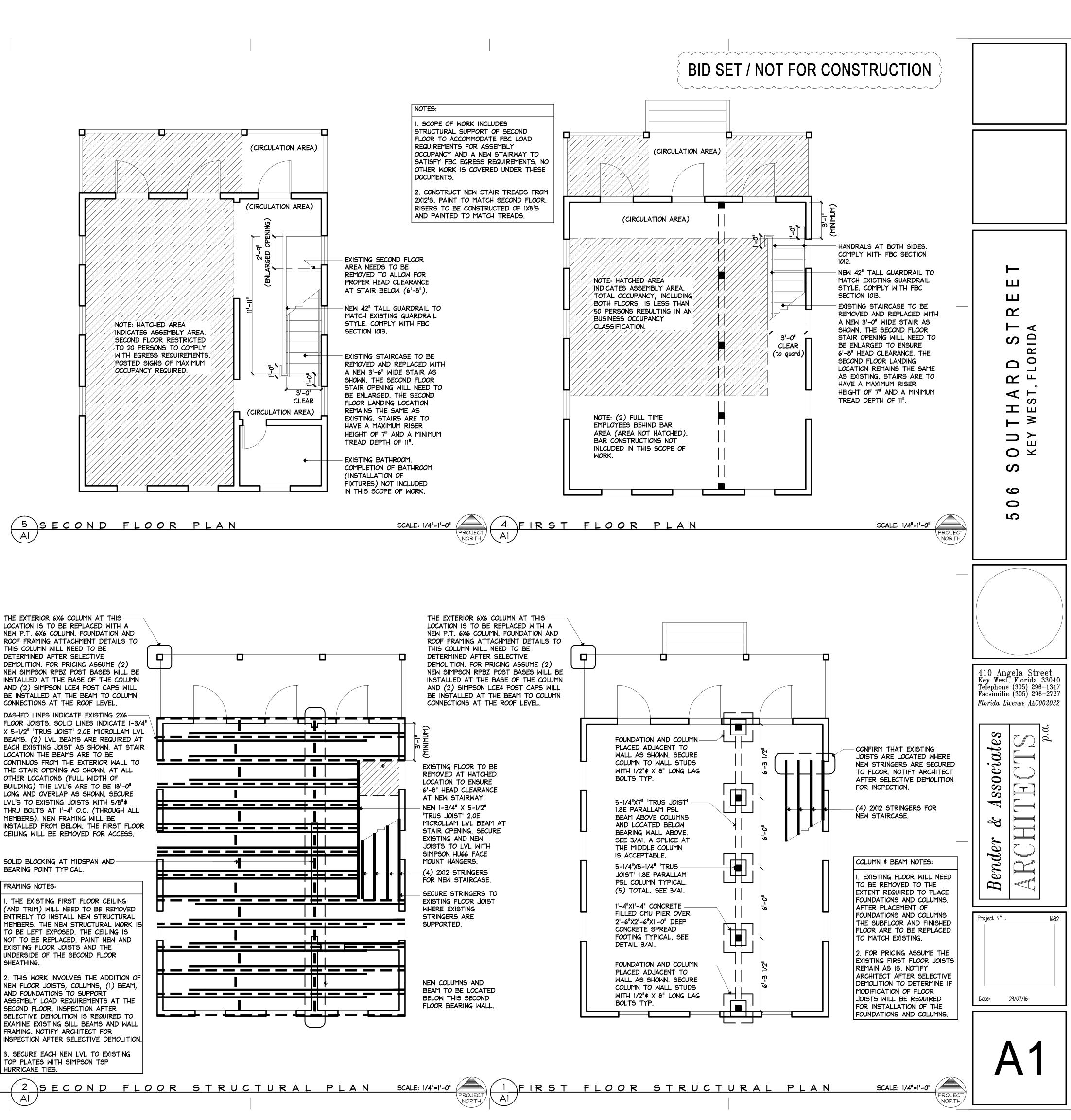
AssociatesBender

> Project N° 09/07/16





SCALE: 1-1/2"=1'-0"



3 COLUMN & FOUNDATION DETAIL

—9. Materials and Labor

9.1 Submit samples to the Architect for approval of color where required, 9.2 All work shall be performed in the best and most professional manner by mechanics skilled in their respective 9.3 Where brand names or manufacturers names appear, they are used to establish a quality of material and/or

manufacturers warrenties required elsewhere in these specifications.

process. Substitutions will be approved by the Architect if, in his judgment, they constitute an equal material or 9.4 All trades shall guarantee all work to be free of defects in materials or workmanship for a period of one (1) year from the date of final acceptance. This is an individual installer warrenty and is additional to longer product or

9.5 Apply, install, connect, erect, clean, condition, and use all manufactured articles in accordance with the manufacturer's instructions and as shown on the drawings. Provide Owner with all guarantees and maintenance manuals for all appliances and pieces of equipment installed as a part of the work.

10. Performance 10.1 By submitting a bid, the bidder agrees and warrants that he has examined the drawings and specifications and found that they are adequate for the proper completion of the project. 10.2 No claims for any extra charges will be allowed because of alleged impossibilities due to inadequate drawings or

specifications. 10.3 The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made as per the decision of the Architect.

11. Payments 11.1 Immediately after execution of the Contract, the Contractor shall submit for approval a breakdown of the Contract sum.

Use AIA Document G-702/G-703 for payment applications. 11.2 Unless explicitly stipulated differently in the Contract Agreement, the Contractor shall receive payments monthly, based on the work completed and the evaluation in accordance with the approved breakdown.

12. Insurance 12.1 The Contractor shall carry Workmen's Compensation Insurance to the extent required by law and shall maintain such insurance in full force during the entire time of this contract.

\_12.2 The Contractor shall carry comprehensive General and Automotive Liability Insurance of \$100,000 to \$300,000 (minimum) and Property Damage Insurance of \$50,000 (minimum).

13. Completion 13.1 All work shall be substantially completed at a time stipulated in the Contract Agreement or in time extended for justifiable delays, if any. 13.2 A building or any other work shall be considered substantially completed when ninety-five percent (95%) of the

work is done and the building is ready for occupancy or the premises for use. DIVISION 2 - SITE WORK

1. Scope: Demolition, excayation, filling and back filling, base course for building slabs and sidewalks, finish grading, and plantings.

2. Related Work Specified Elsewhere: Concrete, masonry, moisture protection.

3. Demolition: 3.1 Demolition will be as indicated on the drawings. 3.2 Removal and replacement of power poles and/or equipment will be by the appropriate utility companies. Notify

5. Filling and Backfilling:

1 inch

utility company at the start of construction of need to remove or relocate. 4. Excavation:

4.1 Excavate for footings, slabs, etc. as indicated on the drawings and as required for completion of the project. 4.2 All work shall be done in a safe and cautious manner in order to avoid accidents and property damage. The Contractor shall repair or replace property damaged during this or any other phase of the work.

5.1 Fill all areas as indicated on the drawings or as necessitated in the normal course of the work. 5.2 Backfill against foundations and slab edges with native soils free of organic material or debris. Care shall be taken not to damage waterproofing membranes, insulation, foundation, etc. 5.3 Utility trenches shall be proper width for laying pipe. Avoid sharp breaks or changes in direction. Unstable soil shall be removed and replaced with approved material.

5.4 Compact all backfill to 95% of existing maximum density in 12" lifts. 5.5 Excavated material not suitable or required for back filling shall be redistributed on site or removed, as directed by the Architect.

6. Backfilling for Slabs and Walks: 6.1 Agaregate base material of 1" or less in size uniformly distributed with coarse and fines. Aggregate base shall

conform to the following requirements: (square openings) % passing by weight

3/4 inch 90-100% 1/4 inch 45-75% no. 200 6.2 All aggregate base courses shall be 4" minimum thickness after compaction unless otherwise specified.

100%

6.3 Provide 4" compacted aggregate base course under all concrete slabs on grade.

7. Finish Grading: 7.1 Slope all grades away from the buildings. 7.2 All graded areas to be graded in uniform slopes, free from ridges and mounds. 8. Asphalt concrete paying.

8.1 Type S-3 asphalt per D.OT. specifications. 8.2 Provide compacted base as appropriate to site and local conditions; Lime Rock or other D.O.T. acceptable material compacted to 95% of ASTM D-1557. DIVISION 3 - CONCRETE

1. Scope: Complete installation of plain and reinforced concrete work of the entire project including foundations, walks, slabs on grade, precast floor joists, and other concrete work to complete the project as shown on drawings and called for in these specifications. Furnishing and installing all reinforcing steel, welded wire fabric, dowels, ties, anchors, etc. as indicated on drawings and otherwise required by the work. Installing items built into concrete but furnished by others. Installing items necessary to fasten and hold reinforcement in place.

2. Related Work Specified Elsewhere: Furnishing attachments for other work placed in concrete, waterproofing.

3. Description: Concrete shall consist of Portland cement, fine and coarse aggregate, proportioned and mixed, reinforced, placed and finished as indicated and specified. Concrete strength = 4,000 P.S.I. @ 28 days. Max. slump = 5" footings and 6" for slabs on grade. Maximum slump for structural columns, beams and slabs shall be 4". Transit mixed concrete per ASTM C-94.

4. Materials: 4.1 Portland cement - ASTM C-150 4.2 Reinforcing steel - Type 1/11 ASTM A-615 GRADE 60

4.3 Welded wire fabric - ASTM A-185 4.4 Coarse aggregate shall be clean crushed stone or natural gravel conforming to ASTM C-33, and not larger than

3/4" for slabs or 1 1/2" for foundations. Maximum size for reinforcing steel or between reinforcing and forms. 4.5 Fine aggregate shall be washed natural sand, without clay content, of strong sharp particles. 4.6 Water shall be potable. 4.7 Accessories shall be hot dipped galvanized bar supports, etc. manufactured for use in concrete

asphalt impregnated fibers conforming to ASTM D-994. 5. General Requirements:

4.8 Joint filler shall be pre-molded expansion joint filler, 1/2" thick, unless otherwise stated on the drawings,

5.1 Material and workmanship shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318). 5.2 Do not use deteriorated or damaged material for concrete.

5.3 No admixtures shall be used without prior approval of the Architect. 5.4 Mechanically vibrate all concrete in place with experienced workmen.

5.5 Cure slabs with an approved liquid curing compound and sealing agent, applied in accordance with the manufacturer's recommendations. 5.6 Concrete pours shall be so scheduled and completed so that no unsafe structural conditions or unsightly finish will result. Scheduling and location of pours shall be brought to the attention of the Architect, at least 24 hours prior to

placing concrete. Inspection of reinforcing in place, forms, compacted base, etc., will be made by the Architect prior to any concrete pour. No concrete shall be poured without the Architect's inspection and approval. 5.6. Concrete shall be delivered to the place of pouring by trucks or carts and poured through troughs or chutes. Any fall segregating the coarse aggregate from the mix shall be avoided.

5.7. Furnishing and placement of reinforcing steel shall comply with current ACI standards. Reinforcing steel shall be accurately placed in accordance with related drawings and securely tied in its precise position at all points where the bars cross so as to preclude shifting during the placing of concrete. Bars shall be deformed in accordance with ASTM 5.8 Precast-prestressed concrete floor joists where shown on Drawings , shall be manufactured in accordance with

the requirements on the structural drawings. 5.9. The tickness of concrete floor slabs suported directly on the ground shall not be less than 3 1/2 inches (89mm). A 6-mil [0.006 inch(152 mm)] polyethylene vapor retarder with joints lapped not less than 6 inches (152mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard yapor transmission through the floor slab.

6.1 Finished floor slab surfaces shall be plane surfaces as shown on the drawings. Where drains occur slope floor evenly to drains. 6.2 Interior slabs shall be screeded with a straight edge, floated to the required level, and steel troweled to a smooth hard finish. Exterior slabs shall be broom finished.

6.3 Concrete floors shall be checked for trueness with an 8 foot straight edge. Any deviation from the line of the straight edge by more than 1/4" shall be repaired in a manner satisfactory to the Architect.

7. After construction is completed, thoroughly clean all exposed floors with soap and water. 8. Control joints shall be formed as indicated on drawings, or formed with metal keyway to remain in the slab.

9. Precast, prestressed floor joists

DIVISION 4 - MASONRY 1. Scope: Furnish and install all labor, materials, equipment and service necessary to complete all masonry work as indicated or specified.

2. Related Work Specified Elsewhere: Masonry wall insulating fill, face caulking of control joints. 3. Materials: Concrete masonry units shall conform to ASTM C-90, Grade U-1, F' m = 1500 P.S.I.

3.1 Masonry units shall be 8" x 8" x 16" hollow unit masonry, 16" x 8" x 16" column block, and as shown on the 3.2 Trussed or ladder type horizontal joint reinforcement equal to Dur-O-Wall.

4. Construction and Workmanship:

3.3 Mortar shall be type 5, 1900 P.S.I. minimum compressive strength.

4.1 The work shall be done by experienced mechanics, skilled in their trade, in a first class manner. 4.2 The Contractor shall be responsible for quality of workmanship and for compliance with the design and specifications. He shall correct all errors and deviations as requested by the Architect. 4.3 Transport and handle all masonry units in such manner as to prevent chipping and breakage. Protect all masonry from inclement weather effects and heavy and unnecessary traffic.

4.4 Do not lay chipped, cracked or otherwise defective units in the wall where exposed to view. Remove and replace defective units, whether defective, chipped, or broken before or after setting. 4.5 All joints shall be as indicated on drawings, straight, true, and uniform in thickness to course vertically to 8". 4.6 All masonry shall be running bond unless indicated otherwise.

4.7 Provide all openings in masonry walls where required or indicated. Build in all items as required for a complete job, including (but not limited to) reinforcing steel, bolts, anchors, conduits and piping. 4.8 Clean all finished masonry walls for a neat, clean and finished appearance, if exposed to view.

DIVISION 5 - STRUCTURAL AND MISCELLANEOUS STEEL: 1. Scope: Furnish and install all steel lintels, clip angles, anchor bolts and other steel items as indicated on drawings or otherwise specified.

2. Related Work Specified Elsewhere: Reinforcing Steel

3. General Requirements: 3.1 Structural Steel Plates - ASTM A-36 3.2 Structural Steel Tubes - ASTM A-500 Grade B 3.3 Structural Bolt - ASTM A-325

3.4 Anchor Bolts - ASTM A-307 3.5 Any welding shall be performed by certified welders. 3.6 All steel items shall be hot dip galvanized, prior to delivery to the site, or stainless steel. 3.7 All work shall be properly aligned, plumb, level and true, and shall be in the precise location as indicated on the

DIVISION 6 - CARPENTRY AND MILLWORK:

1. Scope: All rough and finish carpentry work and millwork as indicated on drawings and specified. The installation of all rough and finish hardware, shelving and trim, hangers and all material necessary to complete all the framing and finish work as shown. Install all blocking, firestops, backing, bridging, etc., for the proper installation of all

2. Related Work Specified Elsewhere: Toilet room accessories, specialties, finishes.

3.0 Protection against decay and termites: All wood in this section shall be a naturally durable species resistant to termites or pressure treated. Even when not specifically indicated on the drawings, all framing lumber, sheathing, fascias, casings, and any other lumber used on the exterior of the building shall be pressure treated or naturally decay resistant. Lumber used for framing, plates, etc. on the interior shall also meet this requirement. 3.1 Air dry all dimension and board lumber to maximum 19% moisture content. All lumber to bear association mark, grade, and mill mark per WCLB rules

3.2 All joists, cupola and dormer rafters, ledgers and beams to be pressure treated Southern yellow pine #1 or #2 as required to meet specified structural requirements. All repetitive framing members and joists shall be minimum 1100 P.S.I. stress graded lumber, after pressure treating. Main roof rafters and beams where shown shall be microlam as manufactured by Truss-Joist Macmillan. Microlam members to be pressure treated.

3.3 Studs, blocking and plates: Southern yellow pine #2 or better, pressure treated. 3.4 Floor sheathing: 3/4" T&G P.T. plywood, unless otherwise noted. 3.5 Wall sheathing: 3/4" C-DX P.T. (Under standard siding), 3/4" CDX P.T. (Under stucco) 3.6 Roof sheathing: 3/4" C-DX exterior APA P.T. plywood.

3.8 Exterior trim: 5/4" P.T. Southern Yellow Pine, unless otherwise noted. 3.9 Interior trim: clear fir or as called for on the drawings. 3.10 Shelving may be 3/4" plywood with a 1/8" x 3/4" hardwood glued and nailed to ends and edges exposed to view with all ends and edges sanded and finished, or solid boards.

3.11 Built-in cabinets shall be plastic laminate and/or wood as shown and detailed on drawings. Plastic laminate shall be Formica, Wilsonart, Pionite, or equal. 3.12 Connectors, supports, joist hangers, etc., shall be Simpson, of types as indicated on drawings, all items

4. Construction and Workmanship: 4.1 All work shall be braced, plumbed and leveled. All joints shall be true and tight. A sufficient number of nails, screws, and bolts shall be used to insure the rigidity of the construction. 4.2 All millwork shall be carefully erected with tight fitting joints, carefully cut and secured. Exposed nails shall be

4.3 All carpentry work shall conform to Chapter 17 of the Standard Building Code, latest edition. 4.4 Provide grounds, stripping, furring, etc., to receive finish materials as required. 4.5 Provide x-bracing or solid blocking at center line of all framing members over eight feet in length. 4.6 Install all plywood with edges over framing members. Nail plywood siding at 4" O.C. at edges and 8" O.C. at intermediate framing members. Stagger plywood joints.

DIVISION 7 - MOISTURE PROTECTION 1. Scope: Roofing, sheet metal, caulking, insulation.

3.7 Siding: #2 pine 1/2" x 6", pressure treated and kiln dried.

2. Related Work Specified Elsewhere: Concrete, masonry, filling and backfilling, doors and windows. 3.1 The Contractor shall submit samples of materials for approval to the Architect as called for.

set and puttied. All work shall be thoroughly cleaned and sanded to receive finish.

3.2 All materials shall be delivered bearing the manufacturer's name and brand. 3.3 All flashing, counter-flashing, reglets, etc., shall be galvalume with factory applied paint, or stainless steel where shown on drawings. All flashing, drips, etc., as detailed. 3.4 Subgrade waterproofing shall be black asphaltic emulsion painted onto walls, two coats minimum, as shown on

3.5 Caulking or sealant shall be DAP Gold Label Butyl-Flex caulking compound or equal. In no case shall caulking or sealant be less than is required for its intended use. Submit manufacturer's data to the Architect when requested. Colors to match adjacent construction.

3.6 Batt insulation shall be minimum R-19 (or as called for in the drawings) at ceilings and walls or vertical planes (except as shown on Drawings). Masonry fill insulation, when required, shall be Vermiculite, Perlite, or equal; Min. R-5. All Batt insulations shall have a vapor barrier on one side, applied to the room side of walls or ceilings. Rigid insulation shall be equal to: Celotex Brand Polyisocyanurate closed cell foam insul with aluminum foil facing on one

side. Thickness as called for on drawing assumes an R-Value of 6.5/inch. 3.7 All "V" crimp metal roofing shall be 26" wide panels for placement 24" O.C., with "galyalume" coating, 26 gauge steel with a 5-V profile. Place roofing over a membrane complying with ASTM D 2626, Type 1, 30 lb. Provide all accessories: galvanized clips, anchors and other materials required for a complete and weathertight installation. Where Metal roofing is shown on the drawings "to match existing", furnish a sample of the proposed product to the Architect for approval. 3.8 Where metal shingle roofing is called for, provide "Galvalume" shingles, 30 gauge minimum with patterns as

selected by the Architect. 3.9 Where modified bituminous or "built-up" roofing is called for or otherwise required, use siplast 2030 CBH system or approved equal.

4. Roofing: 4.1 The roofing Contractor shall inspect the roof deck for compatibility with specified roofing systems and materials, and for any defects of the deck, and state his findings to the Architect 4.2 All work shall be done in strict accordance with the manufacturer's recommendations.

4.3 Pipes and ducts extending through the roof shall be flashed with one piece of sheet metal forming a flange

which extends at least 6" on all sides. 4.4 Provide a written guarantee stating that any leaks or other defects in the roofing or flashing will be repaired to the Owner's satisfaction for a period of two (2) years.

4.5 All roofing shall be performed in accordance with applicable codes and ordinances, and in accordance with commonly accepted practices for quality roofs in the roofing industry.

5. General Requirements: 5.1 Furnish and install all work for this section as indicated. 5.2 Furnish and install flashing wherever indicated on drawings and wherever required to maintain the integrity of the

5.3 Furnish and install caulking wherever indicated and as required for weather tight seal. 5.4 After completing the roofing installation, the roofing and sheet metal contractor shall remove all excess materials and all trash and debris caused by his work. 5.5 The roofing subcontractor shall inspect all work in place for compatibility with specified roofing systems and

materials, and for any defects of the deck, and state his findings to the Architect. 5.6 Roofing systems shall use the products of the same manufacturer unless specifically allowed by the roofing manufacturer in writing.

DIVISION 8 - DOORS, WINDOWS AND GLAZING, HARDWARE 1. Scope: Furnish and install all doors, windows, glass and glazing, hardware, frames and miscellaneous items as required for a complete project, as indicated on drawings, specified or otherwise necessitated by the work.

2. Related Work Specified elsewhere: Caulking

3. Doors and Frames: 3.1 Wood doors shall be hollow core, or solid core, or panel, as indicated on drawings, of sizes and types as

3.2 Wood frames shall be pine or Douglas fir, appearance grade, as detailed. 3.3 Hollow metal doors and frames shall be the product of one manufacturer, or gauges sufficient for its intended use with all components hot dip galvanized. 4. Windows

4.1 All windows in exterior walls to be as shown on the window schedule: wood, aluminum or steel as called for. 4.1.1 Finish: All wood windows to have factory applied primer on exterior and interior. Paint as per Division 9-

4.1.2 Provide all windows with factory-installed fiberglass screens in aluminum frame with white finish 4.1.3 Glazing: All windows, except as shown, shall be furnished with clear single glazing. Windows 'F' to be furnished with clear impact resistant glazing are as scheduled Provide N.O.A. to show Florida Building Code compliance. 4.2 Roof windows, where shown on Drawings, shall be 'Velux" 4.2.1 Finish: Finish shall be standard Kynar 500 resin finish.

4.2.2 Glazing: Standard clear, tempered, insulating glass. 4.2.3 Flashing: Provide 22 Gauge Type EKL Combi-Flashing.

5.1 All fixed glass frames shall be as detailed.

other provisions or the documents.

Thresholds

5.2 All fixed glass in exterior walls shall be as indicated on drawings, 1/4" min., to withstand impact and wind loads shown on the drawings, but in no case less than required by code. 5.3 Chapter 24 of the Florida Building Code, latest edition, shall be the minimum requirement for glass and glazing. Where discrepancies between drawings, specifications, or the code appear, the Contractor shall adhere to the most

stringent requirement. 5.4 Chapter 16 of the Florida Building Code, latest edition, shall be the governing standard for wind and impact loading of glass, glazing and all related components. Where discrepancies between drawings, specifications, or the code appear, the contractor shall adhere to the most stringent requirement. 5.5 Impact resistant glazing may be laminated glass or lexan, unless specifically detailed or otherwise required by

6. Finish Hardware: 6.1 Provide hardware in all cases adequate for the service to which it will be subjected in the course of normal usage. Unless otherwise noted herein, all locks shall be keyed as directed by the Owner. 6.2 Submit samples of hardware finishes to the Architect for selection when requested in the drawing 6.3 In the absence of a hardware schedule, the Contract shall include a bid allowance for the purchase of hardware

6.4 Install all hardware and related items required for a complete and functioning system. 6.5 For each of the required items of finish hardware, provide from the specified manufacturer or from one of the indicated acceptable substitutes.

Acceptable Substitute Manufacturer Butts Stanley, Taco, National McKinney or Equal Locks Schlage Closers Sargent LCN or Norton Yon Duprin Panic Bolts Sargent

Miscellaneous Builders Brass Trimco, Ives Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

7. General Requirements: 7.1 Provide P.T. wood thresholds for exterior doors, as detailed, or premanufactured units when hardware schedules do not specify thresholds.

7.2 Furnish and install weatherstripping at all exterior doors for weathertight seal. 7.3 Leave all labels on glass in place until inspected. After inspection remove all labels and thoroughly clean all glass.
7.4 Protect all aluminum frames and glass from damage. The general Contractor shall be responsible for the removal of protective materials and cleaning with water, or water with soap or household detergent. The general

Contractor shall be held responsible for damage resulting from use of other cleaning materials. 8. Finish Hardware Schedule: A. Furnish the hardware groups in the amounts indicated on the drawings.

1. Scope: Furnish and install all gypsum drywall at partitions and ceilings, painting and ceramic tile as indicated on

2. Related Work Specified Elsewhere: Carpentry, Plastic Laminate

3. Materials, Construction and Workmanship:

3.1 Gypsum Board: 3.1.1 Gypsum board shall be 5/8" type "X" taped and finished. Gypsum board shall have finish facing to receive paint. 3.1.2 Use water resistant gypsum board at toilet rooms and as called for on drawings. 3.1.3 Drywall shall be screw fastened to framing. Drywall screws shall be self- tapping flathead, shouldered and designed for use with power driven tools; not less than 1" long.

3.1.4 Furnish and install all gypsum board corner beads, edge guards, trim and metal accessories as required for a complete job, of types as indicated on drawings. 3.1.5 Apply board with edges over framing member. 3.1.6 Soffits and ceilings to be smooth finish or other texture as approved by the Architect. All walls to be light

smooth finish or other texture as directed by the Architect. 3.2 Ceramic tile:

3.2.1 Ceramic tile shall be manufacturer's standard glazed tile, unless noted otherwise, with all base, trim, etc., for a complete job. Sizes shall be as called for on the drawings. 3.2.2 Tile shall be as selected by the Architect, and as manufactured by American Olean, Florida Tile, Dallas Ceramic

Company, Interpace Corporation or equivalent. Submit samples for approval when requested by the Architect. 3.2.3 Grout shall be white, unless otherwise noted, conforming to the highest quality industry standards. 3.2.4 Ceramic tile shall be thin set, mastic applied or mud set, at the Contractor's option. 3.2.5 Clean tile before final inspection.

3.2.6 All ceramic tile substrate shall be cementitious backer board, Wonderboard or equal. 3.3 Painting: 3.3.1. Work covered in this section includes:

c. Painting all doors, windows and trim. d. Finishing wood flooring with urethane finish, e. Painting exterior gutters and downspouts and any other exposed metal surfaces. f. Painting all interior millwork.

b. Painting all exterior clapboard, trim and soffits.

fixtures, hardware, etc., during painting.

a. Painting all interior surfaces as called for in the finish schedule.

g. Painting and finishing any other work requiring finishing, but left unfinished by other people. 3.3.2 Painting materials as manufactured by Benjamin Moore, Sherwin Williams, Dunn-Edwards, Deer-O, or Pittsburgh Paints. Stains as manufactured by Olympic, U.S. Plywood and Woodlife. 3.3.3 Mask as required, lay drop cloths, and generally protect all adjacent surfaces. Properly protect or remove light

3.3.4 Finish tops, bottoms and edges of doors the same as door faces. 3.3.5 Materials for painting and finishing are based on products of the Benjamin Moore Co., unless noted otherwise. Exterior wood trim, doors and windows (to be painted): Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 g/l VOC.

Topcoats (2) Coats Moor Biplic SETTIN NOTE FOR CONSTRUCTION Exterior wood siding (to be painted) Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 g/1 VOC.

Exterior wood siding to be stained: (2) Coats Premium Exterior Stain Acrylic Solid Color (NO89) - 78 g/l VOC.

Interior Drywall and Wood T&G (to be painted): Topcoat (2) Coats. Walls - Regal Premium Interior Latex Pearl Finish (N310) - 142 a/1 VOC. Ceilinas - Regal Matte Finish (N221) - 97 g/l VOC.

Topcoats (2) Coats MoorGard Low Lustre Acrylic House Paint (N103) - 48 a/1 VOC.

Interior Wood Trim \$ Millwork (to be painted): Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 a/1 VOC. Topcoat (2) Coats. Regal Latex Semi-Gloss Finish (N333) - 145 g/l VOC.

Stain (1-2) Coats SAFECOAT Durostain - 56 g/l VOC (3) Coats SAFECOAT Polyureseal BP Satin Finish - 110 g/l VOC

1. Provide undercoat paint produced by the same manufacturer and use only as the finish paint. 2. Use only the thinners recommended by the paint manufacturer and use only to the recommended limits. 3. Insofar as practicable, use undercoat, finish coat and thinner materials as parts of a unified system of paint finish.

3.3.7 Acceptance of bases: The Painting Contractor shall be responsible for the finish of his work and shall not start painting until the surfaces are in proper condition to receive paint. If the Contractor considers any surfaces unsuitable to a degree that they cannot be corrected by scraping or sanding, he shall report this to the Architect or the Owner before applying any materials to same. Starting his own work shall be considered an acceptance of the surfaces. 3.3.8 Preparation of surfaces: Prepare wood surfaces by sealing all knots with QD 30 knot sealer. Putty nailholes, cracks, and blemishes and sand rough areas before applying second coat of paint. Clean oily or greasy surfaces. Remove

rust by scraping or sanding. 3.3.9 All surfaces to be painted must be free of dirt and dust before painting. 3.3.10 All workmanship shall be of a professional quality with paint spread evenly without runs. Colors shall be as selected by the Architect or the Owner, and shall conform to the approved sample.

3.3.11 Nailholes and imperfections shall be neatly puttied after the first coat. Putty shall be colored to match the color of the surface to which it is applied. 3.3.12 Enamels, varnishes and exterior oil paints shall be allowed to dry at least 48 hours between coats. Interior paints shall be allowed to dry at least 24 hours between coats.

3.3.13 Paint shall be applied in the number of coats shown in 3.3.5 above. 3.3.14 Urethane shall be applied in the following manner: Wood flooring - Stain (color to be approved by Owner) Sealer and three coats of urethane

3.4 Vinyl Tile: (when called for on the drawings) 3.4.1 Vinyl tile shall be Kentile Architectural Series, 12" x 1/8", or equal. Color as selected by the Architect. Submit samples for approval. Approved equal manufacturers for vinyl tile are: Azrock Floor Products, Congoleum, Flinkote, GAF or Armstrong.

3.4.2 When called for on the drawings, rubber base shall be 4" high, color as selected by the Architect. 3.4.3 All tile shall be installed in accordance with the manufacturer's recommendations, using an adhesive recommended for the particular floor condition.

3.4.4 After the floor is laid and prior to final acceptance, the floor shall be cleaned, waxed and machine buffed. 3.5 Carpet 3.5.1 Owners to select the carpet where shown on the Room Finish Schedule. 3.5.2 Include a Unit Price Allowance in the Contract of \$28/ square yard.

3.6 Acoustic tile ceilings. 3.6.1 Furnish and install acoustic tile ceiling systems as indicated on the drawings. 3.6.2 Install all systems in strict compliance with the manufacturers printed recommendations DIVISION 10 - SPECIALTIES 1. Scope: Furnish and install all toilet room accessories, hardware, etc., as indicated or specified.

2. Related Work Specified Elsewhere: Carpentry, Gypsum Drywall, Tile

3.1 Toilet room accessories shall be as called for on the drawings. When such items are not shown, they shall be furnished by the Owner and installed by the Contractor.

DIVISION 15 - MECHANICAL AND PLUMBING 1. Scope: Furnish all labor, materials, tools, transportation, services, etc., as required for complete installation of all mechanical and plumbing work as indicated on drawings, specified or otherwise necessitated by the work, for the completion of the project. Refer to mechanical and plumbing drawings for additional notes and specification requirements. Where discrepancies exist, those notes will take precedence.

2. Related Work Specified Elsewhere: Excavation, filling and backfilling, moisture protection. 3. Mechanical - Materials General Requirements: 3.1 All work shall be done by experienced workmen, in accordance with the highest industry standards.

3.2 Register: Equal to Krueger 3.3 All square corner turns in ductwork to have turning vanes. 3.4 Insulate concealed ductwork with 1/2" thick, 3/4 P.C.F. density fiberglass blanket. 3.5 Test all equipment and repair, replace, or adjust as required. Adjust and balance all registers and diffusers to

furnish necessary air quantities. 4. Plumbing - Materials and General Requirements: 4.1 All materials furnished under this contract shall be new and free from defects of any character. All materials shall

comply with the Underwriters Laboratories Standards for each and shall so be labeled. 4.2 Plumbing fixtures, equipment and materials shall be as indicated on the drawings.

4.3 The work shall conform to current codes, ordinances and requirements of all governing agencies. 4.4 Plumbing work includes, but is not necessarily limited to: a. Soil, waste and vent piping

b. Storm water conductors to cistern c. Hot, cold water d. Roof flashing for vent piping

e. Installation of all plumbing fixtures and accessories f. Excavation and backfill for plumbing lines g. Cistern pump, pressure tank, piping \$ hose bibbs. h. Solar hot water heating system with photovoltaic panel \$ associated equipment for a complete system as shown on the Drawings. System to be as manufactured by American Energy Technologies or equal.

4.5 Piping shall be: Soil, waste, vent stack and storm conductors - PVC high impact rigid plastic with solvent cemented joints. All pipes shall be inside walls and floors, and otherwise concealed from view. Hot and cold water - Type L copper tubing with sweat soldered wrought fittings within building, Schedule 40 PVC

DIVISION 16 - ELECTRICAL

outside building and below grade.

1. Scope: Furnish, install and connect complete electrical systems as shown on the drawings, specified or otherwise necessitated by the work, including, but not necessarily limited to: electrical service entrance and metering, complete electric distribution system for lighting and power, wiring and related work for: mechanical systems, motors, pumps, telephone, cable t.v. rough in, and equipment. Refer to electrical drawings for additional notes and specification requirements. Where discrepancies exist , those notes will take precedence. 2.Related Work Specified Elsewhere: Excavation, filling and backfilling, mechanical and plumbing.

3. Construction and Workmanship: All work and materials shall comply with the following as minimum standards. a. The National Electric Code, latest edition b. The National Electric Manufacturers Association Standards c. The National Electrical Safety Code

d. The Insulated Power Cable Engineers Association Standards e. Underwriters Laboratories Incorporated Standards 4.General Requirements: 4.1 All outlets shall be grounded

4.2 All work shall be concealed 4.3 All grounding shall be in accordance with the National Electric Code. 4.4 Lighting fixtures, equipment, etc., shall be as scheduled or otherwise indicated on the drawings.

4.5 The Contractor shall guarantee the entire installation (except lamps) for a period of one (1) year from the date of 4.6 Materials and equipment shall comply with the applicable current standards of Underwriters Laboratories Inc.:

Panels: Square "D" or equal panels with rain tight enclosure when used outdoors. Romex 12-2 with ground and plastic fiberglass boxes are permitted, unless otherwise specified on the drawings. Feeders to be (2) 1/0 THW W/ (1) THW in 2" conduit. Conduit to be P.V.C. provide stub only.

Wiring devices shall be Leviton, residential grade white, or approved equal. 4.7 Contractor shall furnish lighting fixtures and fans in Contract, as called for on the fixture schedule shown on the Drawings. In the absence of a fixture schedule, fixtures will be as selected by the Owner and paid by the Owner as a negotiated extra to the Contract. The Owner reserves the right to furnish fixtures shown for installation in lieu of

purchasing them through the Contractor. 4.8 Contractor shall furnish and install approved hard-wired smoke detectors in accordance with the requirements of the building department and fire department having jurisdiction over the project.

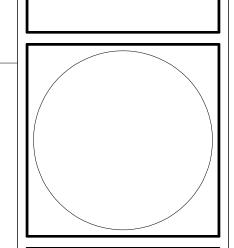


S

9

0

S



410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727 Florida License AAC002022

