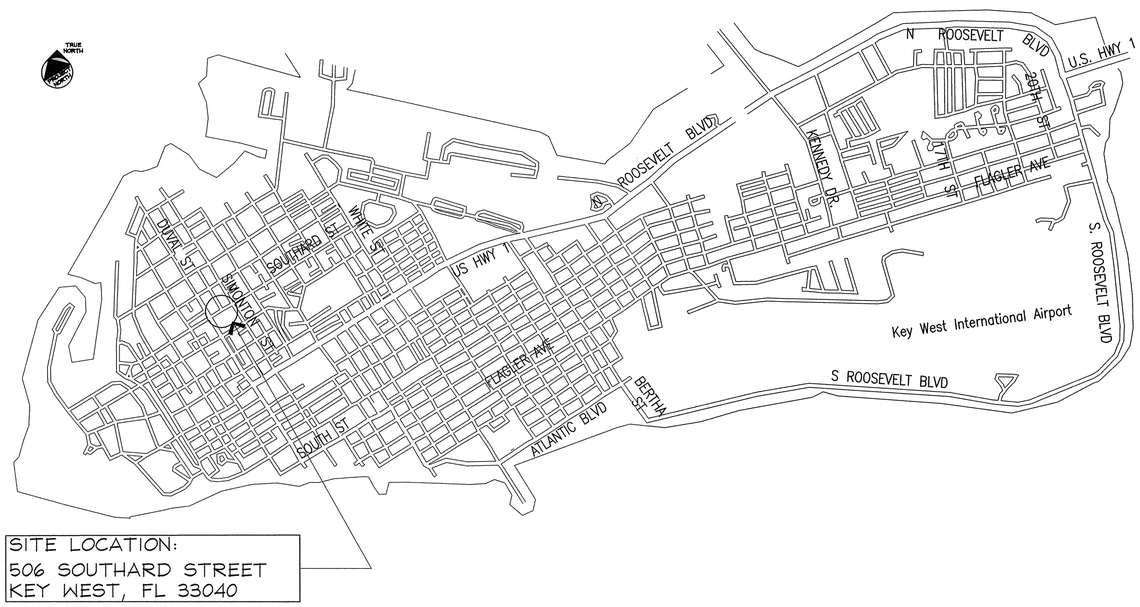
506 SOUTHARD STREET

Key West Florida 33040

SITE MAP - KEY WEST



SITE LOCATION:
506 SOUTHARD STREET
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 506 SOUTHARD STREET

ARCHITECT'S PROJECT No.: 1632

CONTACT: KELLIE ALPERT

Address: 506 Southard Street
Key West Florida, 33040

Tel:

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: bibender@bellsouth.net
Principl: Bert L. Bender (Principal-in-Charge)
Architect: Haven Burkee

ENGINEERING CONSULTANT:
STRUCTURAL: H.W. KEISTER ASSOCIATES
Address: 2027 University Boulevard, North, Jacksonville, FL 32211
Tel: (904) 743-4633 Fax: (904) 744-6985
Representative: Mark J. Keister, P.E.,

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:

   FLORIDA BUILDING CODE - Building 2014 EDITION
   FLORIDA BUILDING CODE - Existing 2014 EDITION
   FLORIDA BUILDING CODE - Residential 2014 EDITION
   FLORIDA BUILDING CODE - Plumbing 2014 EDITION
   FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION
   FLORIDA BUILDING CODE - Mechanical 2014 EDITION
   NATIONAL ELECTRICAL CODE 2008 EDITION
   NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
   2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
   NFPA 1 2006 EDITION

   This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground.
7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
8. After completion of construction remove all debris and construction equipment. Restore site to original condition.
9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

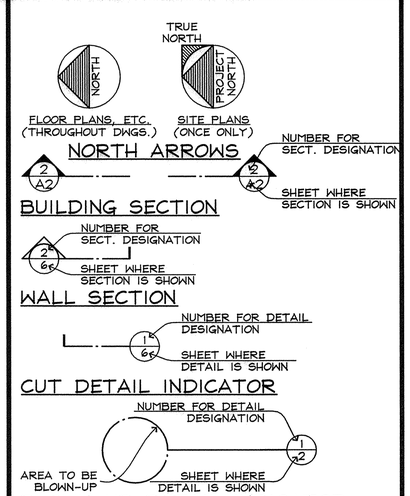
FLORIDA ADMINISTRATIVE CODE

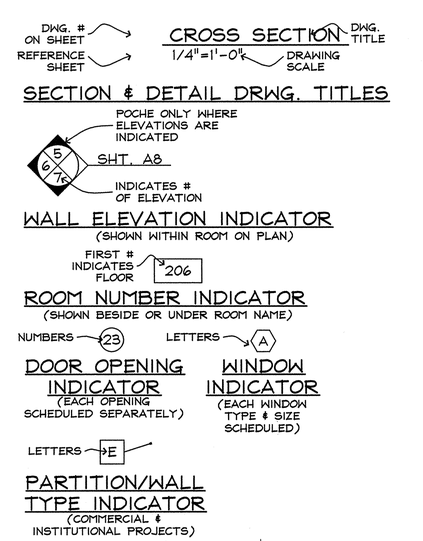
61G1-16.003 Use of Seal.The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.2251(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
A/C	AIR CONDITIONING
BLKG	BLOCKING
BUR	BUILT UP ROOF
CAB	CABINET
CER	CERAMIC
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
DBL	DOUBLE
DIAG	DIAGONAL
DS	DOWNSPOUT
DTL	DETAIL
DWR	DRAWER
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EXH	EXHAUST
FV	FIELD VERIFY
GALV	GALVANIZED
GI	GALVANIZED IRON
HORZ	HORIZONTAL
HDW	HARDWARE
HVAC	HEATING VENTILATING & AIR CONDITIONING
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FIN	FINISH
FE	FIRE EXTINGUISHER
FND	FOUNDATION
FTG	FOOTING
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCF	POUNDS PER CUBIC FOOT
PL	PROPETRY LINE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PT	CCA PRESSURE TREATED
PT	POINT
PVC	POLYVINYLCHLORIDE
R	RADIUS (OR) RISER
R/A	RETURN AIR
REBAR	STEEL REINF. BAR
REFR.	REFRIGERATOR
SF	SQUARE FOOT (FEET)
SS	STAINLESS STEEL
SPEC	SPECIFICATION
T	TREAD(S)
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WWF	WELDED WIRE FABRIC
WH	WATER HEATER
W/O	WITHOUT

SYMBOLS LEGEND





MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

SHEET INDEX

C	COVER
A0	SURVEY, NOTES, PHOTOGRAPH OF PROPERTY (FROM SOUTHARD STREET)
A1	CODE CHECK, FRAMING PLANS, DETAILS
SP1	SPECIFICATIONS

DESCRIPTION OF WORK:

STRUCTURAL STABILIZATION OF THE SECOND FLOOR AND NEW INTERIOR STAIRWAY TO MEET EGRESS AND LOAD REQUIREMENTS OF THE FLORIDA BUILDING CODE.

506 SOUTHARD STREET
KEY WEST, FLORIDA

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

Bender & Associates ARCHITECTS p.a.

Project N° : 1632

Date: 10/31/16

C

GENERAL FRAMING NOTES

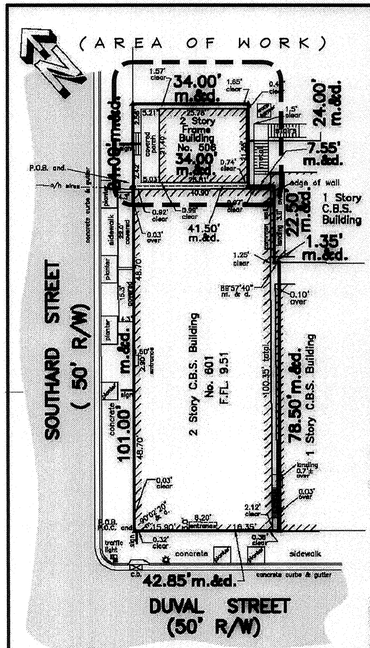
1. Comply with "General Structural Notes" included elsewhere in these documents.
2. Where wood joists/beams etc. frame into other members, and ledgers are not provided, install Simpson "LU" series joist hangers.
   When installing into ACQ pressure treated lumber, Contractor has the option of providing EITHER stainless steel joist hangers and stainless steel fasteners, OR Simpson ZMAX (G185) galvanized joist hangers with hot-dip galvanized fasteners. Contractor shall not mix stainless steel with hot dip galvanized.
3. Provide hot dip (ZMAX) galvanized hurricane clips at all rafters at bearing locations. Provide 2 x 4 minimum collar ties between rafters at ridges in attic spaces, tight to ridge. Nail to each rafter with (3) 16d nails.
4. Provide solid blocking at midspan of all joists and rafters for spans of 8' and over. Use 3 rows of blocking where spans exceed 16 feet.
5. Firestopping shall be provided in all walls and partitions to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the roof space.
6. Firestopping shall be installed in wood frame construction in the following locations:
   a) In concealed space of stud walls and partitions including furred spaces at ceiling and floor levels.
   b) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, etc.
   c) In concealed spaces between stair stringers at the top and bottom of the run.
   d) In concealed spaces created by an assembly of floor joists, firestopping shall be provided for the full depth of the joists at the ends and over the supports.
7. Firestopping shall consist of two (2) inch nominal lumber, or two (2) thicknesses of one (1) inch nominal lumber with broken lap joints, or one (1) thickness of three-fourths (3/4) inch plywood, with joints backed by three-fourths (3/4) inch plywood, or other approved materials.
8. Install all plywood wall sheathing to lap joints at floors. Use 3/4" minimum thickness P.T. plywood nailed with 8d galvanized nails, 4" o.c. along plates, 4" o.c. along sill beams top and bottom, and 8" o.c. in the field. At shear walls, use 10d nails @ 4" o.c. along panel edges and 8" o.c. at intermediate supports.
9. All framing lumber and plywood shall be pressure treated.
10. All pressure treated wood used on residential projects must be free of arsenic and chromium after June 2003. Use ACQ or other EPA approved treated lumber on residential projects. On commercial projects, CCI treated lumber is acceptable in concealed spaces.
11. ACQ arsenic free lumber has been found to corrode standard electroplated galvanized nails and screws. Any metal fasteners (framing or finish) used on ACQ pressure treated lumber shall be stainless steel, grade 304 or greater, or hot dip galvanized, conforming to ASTM A-153 / ASTM Standard A653 (Class G-185). Stainless steel and hot dip galvanized metals SHALL NOT come in contact with each other.
12. All structural lumber, i.e. joists, girders, beams, rafters, etc., shall be southern yellow pine no. 1 dense, with a minimum fb of 1300 psi, before pressure treatment. (Pressure treatment reduces fiber stress by 15%. to 1100 P.S.I.)

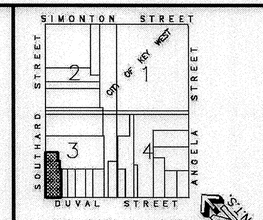
FOUNDATION & CONCRETE NOTES

1. The Contractor shall have the option of substituting solid concrete piers and/or foundations for concrete filled masonry piers or foundation walls.
2. Minimum concrete strength shall be 4000 p.s.i. unless otherwise specified in these documents.
3. Concrete protection for reinforcement:
   a. The reinforcement of footings and other principal structural members in which the concrete is deposited against the ground shall have not less than 3 in. of concrete between it and the ground contact surface. If concrete surfaces after removal of the forms are to be exposed to the weather or be in contact with the ground, the reinforcement shall be protected with not less than 2" of concrete for bars larger than # 5 and 1 1/2" for # 5 bars or smaller.
   b. The concrete protective covering for any reinforcement at surfaces not exposed directly to the ground or weather shall be not less than 3/4" for slabs and walls and not less than 1 1/2" for beams and girders. In concrete joist floors in which the clear distance between joists is not more than 30 in., the protection of reinforcement shall be at least 3/4".
   c. Column spirals or ties shall be protected everywhere by a covering of concrete cast monolithically with the core, for which the thickness shall be not less than 1 1/2", nor less than 1 1/2 times the maximum size of the coarse aggregate.
   d. Concrete protection for reinforcement shall in all cases be at least equal to the diameter of bars, except for concrete slabs and joists in (b.).
   e. In extremely corrosive atmospheres or other severe exposures, the amount of protection shall be suitably increased. In the Florida Keys, increase concrete coverage by 30% of specified tolerances and in no case less than 2 inches.

DEMOLITION NOTES

1. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
2. All demolished material shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
3. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
4. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
5. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
6. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
7. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.





LOCATION MAP

Square 61, City of Key West

Field Work performed on: 6/17/14

LEGAL DESCRIPTION:

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: Begin at the intersection of the Northeasterly Right-of-Way Line of Duval Street and the Southeasterly Right-of-Way line of Southard Street; thence Southeasterly along the the said Northeasterly Right-of-Way Line of Duval Street for 42.85 feet; thence at a right angle and in a Northeasterly direction for 78.50 feet; thence at angle to the Right of 89°57'40" and in a Northwesterly direction for 1.35 feet; thence at a right angle and in a Northeasterly direction for 22.50 feet; thence at a right angle and in a Northwesterly direction for 41.50 feet to the said Southeasterly Right-of-way Line of Southard Street; thence at a right angle and in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning. Containing 4,237.4750 Square Feet, more or less.

AND

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: COMMENCING at the Intersection of the Northeasterly Right-of-Way line of Duval Street and the Southeasterly Right-of-Way Line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 24.00 feet; thence at a right angle and in a Southeasterly direction for 34.00 feet; thence at a right angle and in a Southwesterly direction for 24.00 feet; thence at a right angle and in a Northwesterly direction for 34.00 feet to the said Southeasterly Right-of-Way Line Line of Southard Street and the Point of Beginning. Containing 816 Square Feet, more or less.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Duval Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey performed without benefit of Title search on this or surrounding properties.
All angles are 90°00'00" unless otherwise described.

MONUMENTATION:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊖ = Set 1/2" I.B., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar

SYMBOLS:

- Concrete Utility Pole
- Fire Hydrant
- Sanitary Sewer Clean Out
- Street Light
- Wood Utility Pole
- Water Meter

CERTICIFICATION made to:
Key West Gallery Inc.
Chicago Title Insurance Company
Small Business Finance, Inc. and/or its successors and assigns, as their interests may appear

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony		Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
℄	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COVD	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Key West Gallery Inc.
601 Duval Street, Key West, Florida 33040

BOUNDARY SURVEY			Dwn No.: 14-361
Scale: 1"=20'	Ref. 21-10 33-88	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 6/4/96		Flood Zone: X	Flood Elev. _

REVISIONS AND/OR ADDITIONS
9/6/14: updated, owner, cert.

fred/dwg/keywest/block34/601duval

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
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Suite 201
Key West, Fl. 33040
(305) 293-0468
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

1 / A0 SURVEY — SCALE: N.T.S.

2 / A0 PHOTOGRAPH OF 506 SOUTHARD STREET (NORTH ELEVATION) — SCALE: N.T.S.

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Date: 10/31/16

A0

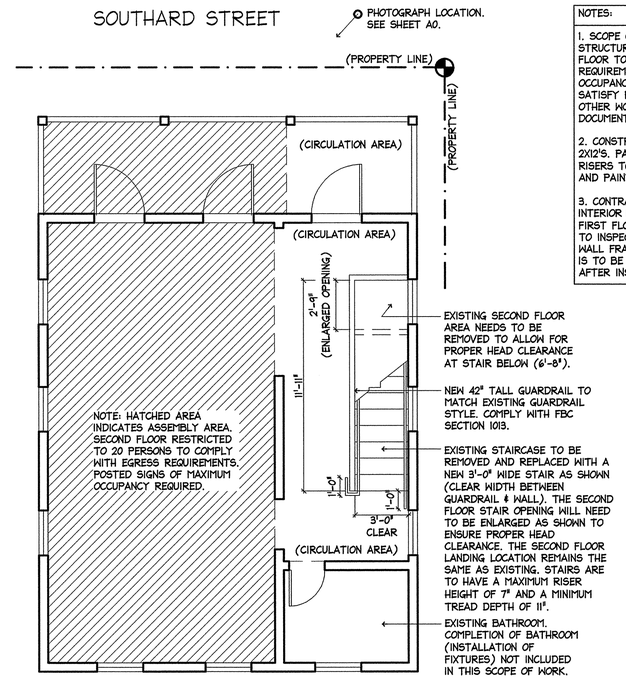
CODE CHECK

FIRST FLOOR ASSEMBLY AREA 300 SF INCLUDING DECK:

FBC TABLE 1004.1.2:	OCCUPANT LOAD: 20 PERSONS. 300 SF / 15 SF NET (UNCONCENTRATED TABLES AND CHAIRS)
FBC SECTION 303.1.1:	OCCUPANCY 'B'. ASSEMBLY OCCUPANCY LESS THAN 50 PERSONS (BOTH FLOORS COMBINED). TOTAL OCCUPANT LOAD OF 48 INCLUDING (2) EMPLOYEES.
FBC TABLE 503:	ALLOWABLE BUILDING HEIGHT AND AREA WITHOUT SPRINKLERS IS (2) STORIES AND 9,000 SF FOR TYPE V (B) CONSTRUCTION WITH A GROUP 'B' OCCUPANCY. THIS BUILDING IS (2) STORIES, TYPE V (B) CONSTRUCTION WITH A TOTAL OF 1,320 SF.

SECOND FLOOR ASSEMBLY AREA 385 SF INCLUDING DECK:

FBC TABLE 1004.1.2:	OCCUPANT LOAD: 26 385 SF / 15 SF NET (UNCONCENTRATED TABLES AND CHAIRS; RESTRICTED TO 20 PERSONS SEE BELOW).
FBC SECTION 303.1.1:	OCCUPANCY 'B'. ASSEMBLY OCCUPANCY LESS THAN 50 PERSONS (BOTH FLOORS COMBINED). TOTAL OCCUPANT LOAD OF 48 INCLUDING (2) EMPLOYEES.
FBC SECTION 1009.4:	ALLOWABLE STAIRWAY WIDTH OF 36" WHEN SERVING AN OCCUPANT LOAD OF LESS THAN 50 PERSONS.
FBC TABLE 1021.2(2):	(1) EXIT REQUIRED AT SECOND STORY FOR 'B' OCCUPANCY WITH MAXIMUM OCCUPANCY LESS THAN 29 PERSONS.
FBC TABLE 1607.1:	100 PSF LIVE LOAD CRITERIA FOR ASSEMBLY OCCUPANCY



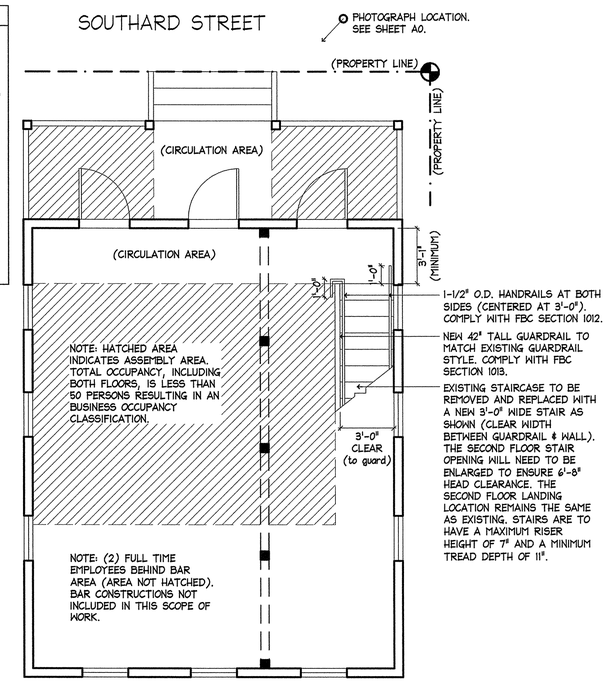
5 A1 SECOND FLOOR PLAN — SCALE: 1/4"=1'-0"

NOTES:

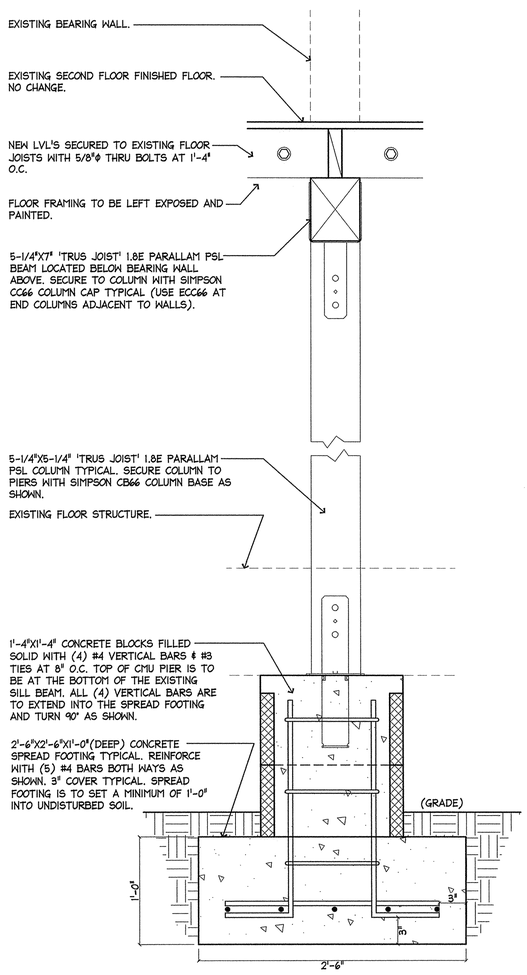
1. SCOPE OF WORK INCLUDES STRUCTURAL SUPPORT OF SECOND FLOOR TO ACCOMMODATE FBC LOAD REQUIREMENTS FOR ASSEMBLY OCCUPANCY AND A NEW STAIRWAY TO SATISFY FBC EGRESS REQUIREMENTS. NO OTHER WORK IS COVERED UNDER THESE DOCUMENTS.

2. CONSTRUCT NEW STAIR TREADS FROM 2X12'S. PAINT TO MATCH SECOND FLOOR. RISERS TO BE CONSTRUCTED OF 1X8'S AND PAINTED TO MATCH TREADS.

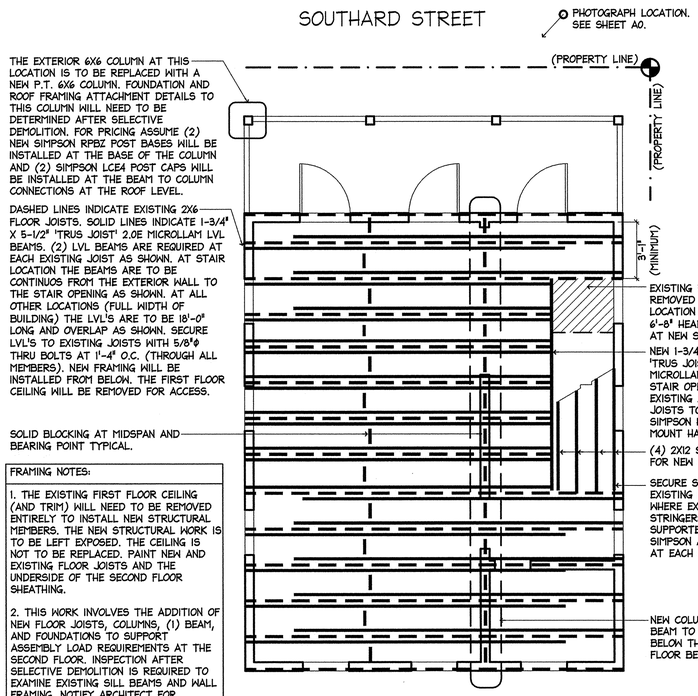
3. CONTRACTOR IS TO REMOVE 1'-6" OF INTERIOR WALL FINISH MATERIAL AT THE FIRST FLOOR WALLS (TOP AND BOTTOM) TO INSPECT EXISTING CONDITION OF WALL FRAMING. WALL FINISH MATERIAL IS TO BE REPLACED TO MATCH EXISTING AFTER INSPECTION.



4 A1 FIRST FLOOR PLAN — SCALE: 1/4"=1'-0"



3 A1 COLUMN & FOUNDATION DETAIL — SCALE: 1-1/2"=1'-0"



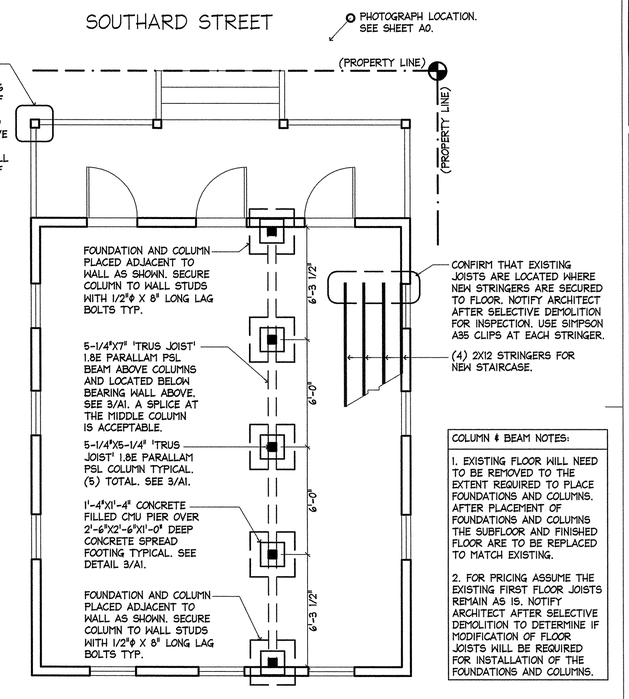
FRAMING NOTES:

1. THE EXISTING FIRST FLOOR CEILING (AND TRIM) WILL NEED TO BE REMOVED ENTIRELY TO INSTALL NEW STRUCTURAL MEMBERS. THE NEW STRUCTURAL WORK IS TO BE LEFT EXPOSED. THE CEILING IS NOT TO BE REPLACED. PAINT NEW AND EXISTING FLOOR JOISTS AND THE UNDERSIDE OF THE SECOND FLOOR SHEATHING.

2. THIS WORK INVOLVES THE ADDITION OF NEW FLOOR JOISTS, COLUMNS, (1) BEAM, AND FOUNDATIONS TO SUPPORT ASSEMBLY LOAD REQUIREMENTS AT THE SECOND FLOOR. INSPECTION AFTER SELECTIVE DEMOLITION IS REQUIRED TO EXAMINE EXISTING SILL BEAMS AND WALL FRAMING. NOTIFY ARCHITECT FOR INSPECTION AFTER SELECTIVE DEMOLITION.

3. SECURE EACH NEW LVL TO EXISTING TOP PLATES WITH SIMPSON TSP HURRICANE TIES.

2 A1 SECOND FLOOR STRUCTURAL PLAN — SCALE: 1/4"=1'-0"



COLUMN & BEAM NOTES:

1. EXISTING FLOOR WILL NEED TO BE REMOVED TO THE EXTENT REQUIRED TO PLACE FOUNDATIONS AND COLUMNS. AFTER PLACEMENT OF FOUNDATIONS AND COLUMNS THE SUBFLOOR AND FINISHED FLOOR ARE TO BE REPLACED TO MATCH EXISTING.

2. FOR PRICING ASSUME THE EXISTING FIRST FLOOR JOISTS REMAIN AS IS. NOTIFY ARCHITECT AFTER SELECTIVE DEMOLITION TO DETERMINE IF MODIFICATION OF FLOOR JOISTS WILL BE REQUIRED FOR INSTALLATION OF THE FOUNDATIONS AND COLUMNS.

1 A1 FIRST FLOOR STRUCTURAL PLAN — SCALE: 1/4"=1'-0"

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Bender & Associates ARCHITECTS *p.a.*

Project N°: 1632

Date: 10/31/16

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DIVISION 1 - GENERAL REQUIREMENTS

1. The general conditions of the Contract for Construction, AIA Document A201, are a part of this project. Contractors who are not familiar with this document may obtain copies from the Architect, or the office of the American Institute of Architects, Miami, Florida.

2. All work shall be in strict conformity with the Florida Building Code, latest edition, and with all applicable laws, codes, and ordinances of the City, County, State, utility companies and any other governing agencies.

3. The Contract work includes all material, equipment, tools, labor and services necessary for the completion of the project. The Owner has the right to, and expects all work to be completed as expeditiously as qualit

4. The Contractor shall procure and pay for all necessary building permits and for inspection services of local authorities where required by law. Meter and impact fees will be paid by the Owner.

5. Notify all utility companies prior to excavation for location of underground utilities, and/or protection or removal of overhead power lines and poles.

6. Provide safety barricades, signals, fences, etc., as required for the safe execution of the work and compliance with local laws.

7. The observation of the Contract work shall be done by the person listed in the Contract agreement as the Architect. In the case that no observation by the Architect is provided in the Contract, the functions of the Architect, wherever called for in the Specifications, shall be exercised by the Owner.

8.Provide temporary services and utilities:
8.1.Water (potable and non-potable).
8.2.Sewer sediment.
8.3.Power.
8.4.Metering.
8.5.Telephone.
8.6.On renovation work where existing electric and water meters will remain without interuption or service,other than short periods of transfer or meters,the owner will continue to pay those utility bills

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 trades.
9.3 Where brand names or manufacturers names appear, they are used to establish a quality of material and/or process. Substitutions will be approved by the Architect if, in his judgment, they constitute an equal material or process.
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 manufacturers warrenties required elsewhere in these specifications.

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 Ouner 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, excavation, 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 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. Filling and Backfilling:
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 Aggregate base material of 1" or less in size uniformly distributed with coarse and fines. Aggregate base shall conform to the following requirements:

Sieve Size (square openings)	% passing by weight
1 inch	100%
3/4 inch	90-100%
1/4 inch	45-75%
no. 200	0-8%

6.2 All aggregate base courses shall be 4" minimum thickness after compaction unless otherwise specified.

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 paving.
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.
4.8 Joint filler shall be pre-molded expansion joint filler, 1/2" thick, unless otherwise stated on the drawings, asphalt impregnated fibers conforming to ASTM D-994.

5. General Requirements:
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 A-305.
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 thickness of concrete floor slabs supported 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 vapor transmission through the floor slab.

6. Concrete Finishes:
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 drawings.
3.2 Trussed or ladder type horizontal joint reinforcement equal to Dur-O-Wall.
3.3 Mortar shall be type S, 1900 P.S.I. minimum compressive strength.

4. Construction and Workmanship:
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.
4.9 Install horizontal joint reinforcement in wall joints at 16" on center vertically.

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 drawings.

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 applied items.

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

3. Materials:
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 Truse-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.
3.7 Siding: #2 pine 1/2" x 6", pressure treated and kiln dried.
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 galvanized.

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

2. Related Work Specified Elsewhere: Concrete, masonry, filling and backfilling, doors and windows.
3. Materials:
3.1 The Contractor shall submit samples of materials for approval to the Architect as called for.
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 drawings.
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 "galvalume" coating, 26 gauge steel with a 5-V profile. Place roofing over a membrane complying with ASTM D 2626, Type I, 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 Ouner'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 roof.
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 indicated.
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-Finishes.
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. Glass and Glazing:
5.1 All fixed glass frames shall be as detailed.
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 other provisions or the documents.
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 Ouner.
6.2 Submit samples of hardware finishes to the Architect for selection when requested in the drawings.
6.3 In the absence of a hardware schedule, the Contract shall include a bid allowance for the purchase of hardware items of for all openings.
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.

Item	Acceptable Manufacturer	Substitute
Butts	Stanley, Taco, National	McKinney or Equal
Locks	Schlage	None
Closers	Sargent	LCN or Norton
Floor Closers	Rixson	None
Panic Bolts	Sargent	Von Duprin
Thresholds	Pemko	Reese
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.

DIVISION 9 - FINISHES

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

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:
a. Painting all interior surfaces as called for in the finish schedule.
b. Painting all exterior clapboard, trim and soffits.
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.
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 fixtures, hardware, etc., during painting.
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 MoorGlo Acrylic House & Trim (Soft Gloss) (N096) - 149 g/l VOC.

Exterior wood siding (to be painted):
Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 g/l VOC.
Topcoats (2) Coats MoorGard Low Lustre Acrylic House Paint (N103) - 48 g/l VOC.

Exterior wood siding to be stained:
(2) Coats Premium Exterior Stain Acrylic Solid Color (N089) - 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 g/l VOC.
Ceilings - Regal Matte Finish (N221) - 97 g/l VOC.

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

Interior Wood Flooring:
Stain (1-2) Coats SAFECOAT Durostain - 56 g/l VOC
(3) Coats SAFECOAT Polyurethane BP Satin Finish - 110 g/l VOC

3.3.6 Undercoats and Thinners:
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 Ouner 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 GO 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 Ouner, 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 Ouner) 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 12" x 1/8", or equal. Color as selected by the Architect. Submit samples for approval. Approved equal manufacturers for vinyl tile are: Armock 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 Ouners 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. Materials:
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 Ouner 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 outside building and below grade.

DIVISION 16 - ELECTRICAL

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 final acceptance.
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 THN W/ (1) THN 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 Ouner and paid by the Ouner as a negotiated extra to the Contract. The Ouner 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.

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Project N°: 1632
Date: 10/31/16

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