

KEY WEST HIGH SCHOOL NEW CORRIDOR

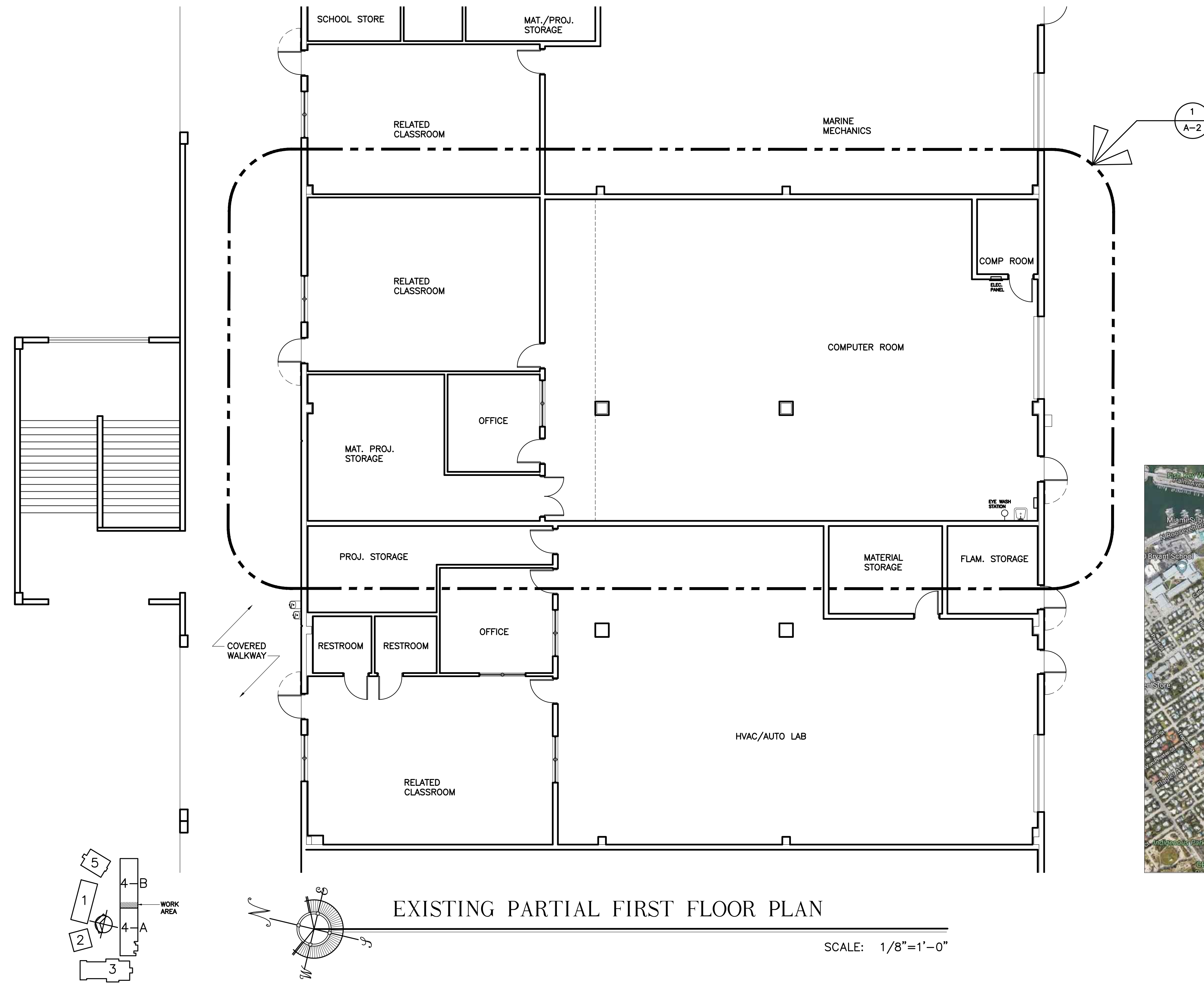
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LICENSE NO.
AA 0003040

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NEW CORRIDOR
2100 Flagler Avenue
KEY WEST, FLORIDA.



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AREA OF WORK

EXISTING PARTIAL FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

SEAL

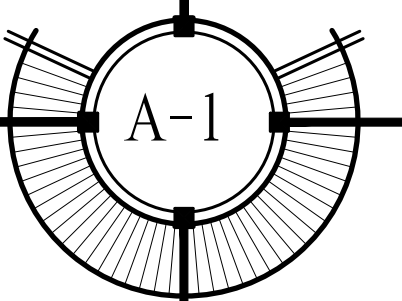
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08-26-19

REVISIONS

DRAWN BY
JW

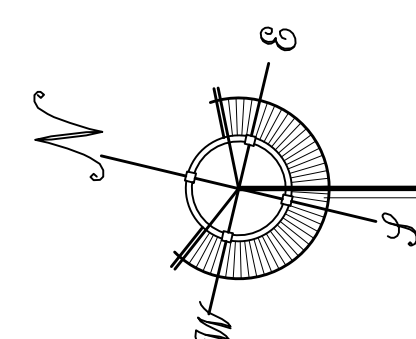
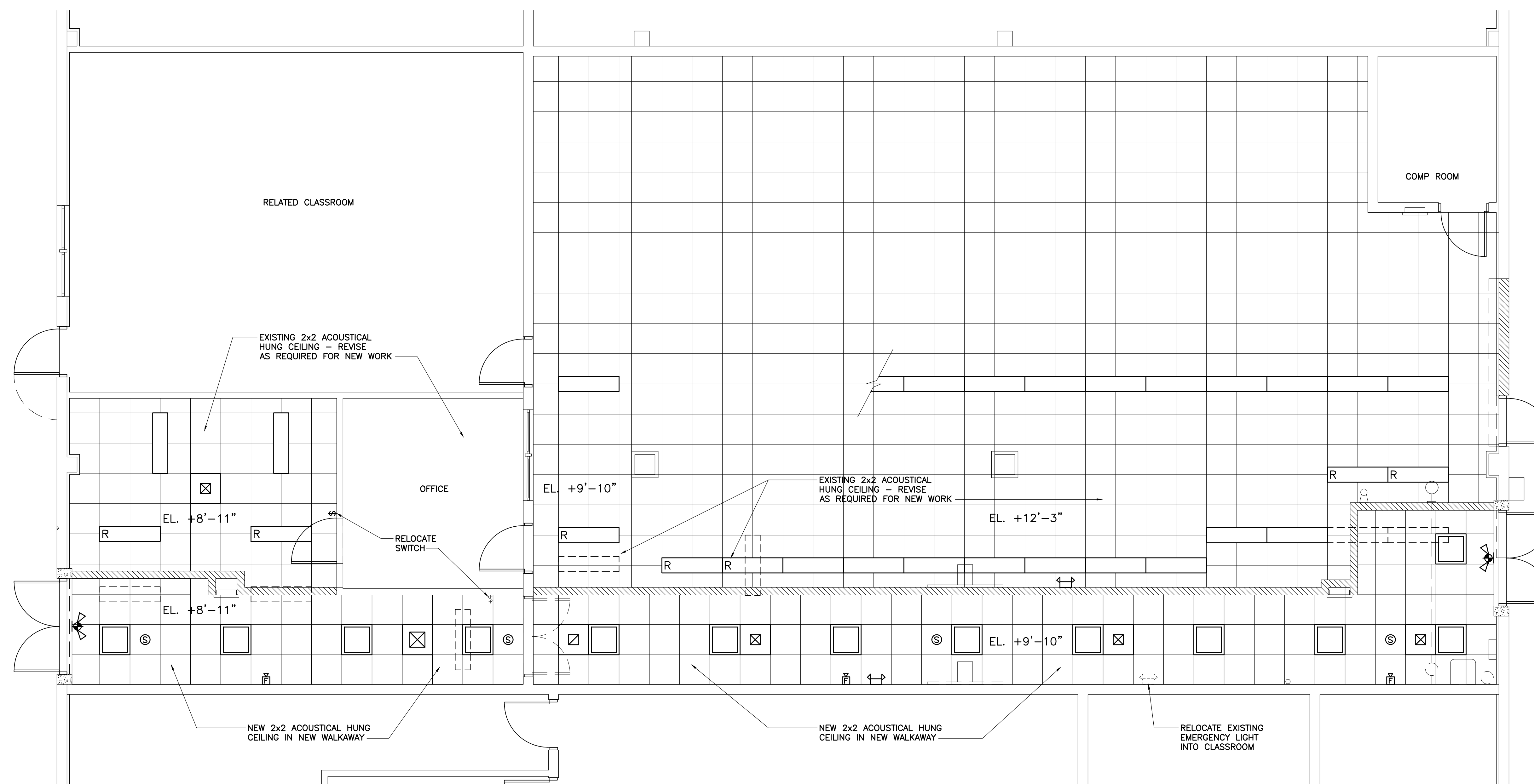
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KEY WEST, FLORIDA



ELECTRICAL LEGEND	
	WALL DUPLEX OUTLET
	WALL SINGLE OUTLET
	240V SINGLE OUTLET
	SPECIAL PURPOSE OUTLET
	WALL SWITCH
	3-WAY WALL SWITCH
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	CEILING FAN/LIGHT-52" MIN.
	RECESSED CAN CEILING FIXTURE
	FLOOD LIGHTING
	EXIT LIGHT
	TRACK LIGHTING
	UNDER CABINET LIGHTING
	EMERGENCY LIGHT
	FIRE EXTINGUISHER
	FIRE ALARM
	TELEPHONE OUTLET
	SMOKE DETECTOR (HARDWARE)
	HORN/STROBE
	CABLE T.V.
	EXHAUST FAN
	JUNCTION BOX
	WATER PROOF ITEM
	GFI
	DIMMER
	GARBAGE DISPOSAL

ACTUAL LOCATION OF ALL WORK TO BE
SITE VERIFIED AND COORDINATE WITH OWNER.



PROPOSED REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

ACOUSTICAL CEILING SYSTEM

PROVIDE A COMPLETE ACOUSTICAL CEILING SYSTEM AS SHOWN ON THE DRAWINGS AND AS SPECIFIED AS FOLLOWS.
1. NEW CEILINGS TO HAVE 2'x2'x3/4" WHITE CEILING TILE #755 BY ARMSTRONG OR EQUAL WITH REGULAR EDGE AND GRID TO MATCH EXISTING GRID.
SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

SEAL

DATE

08-26-19

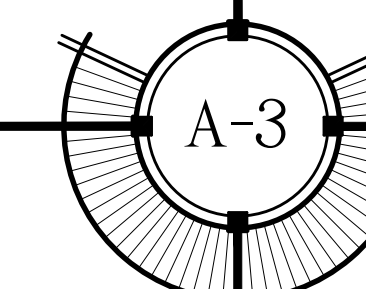
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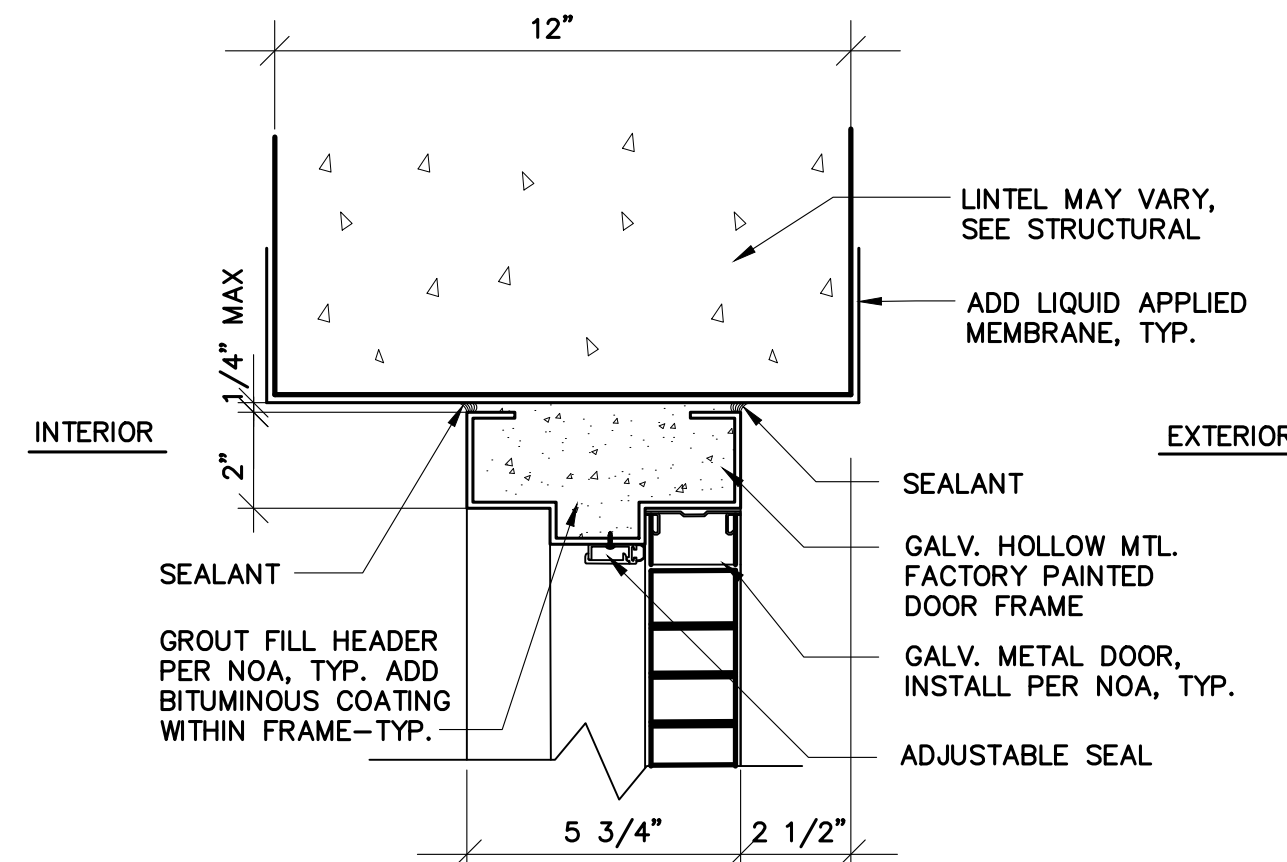


DOOR SCHEDULE

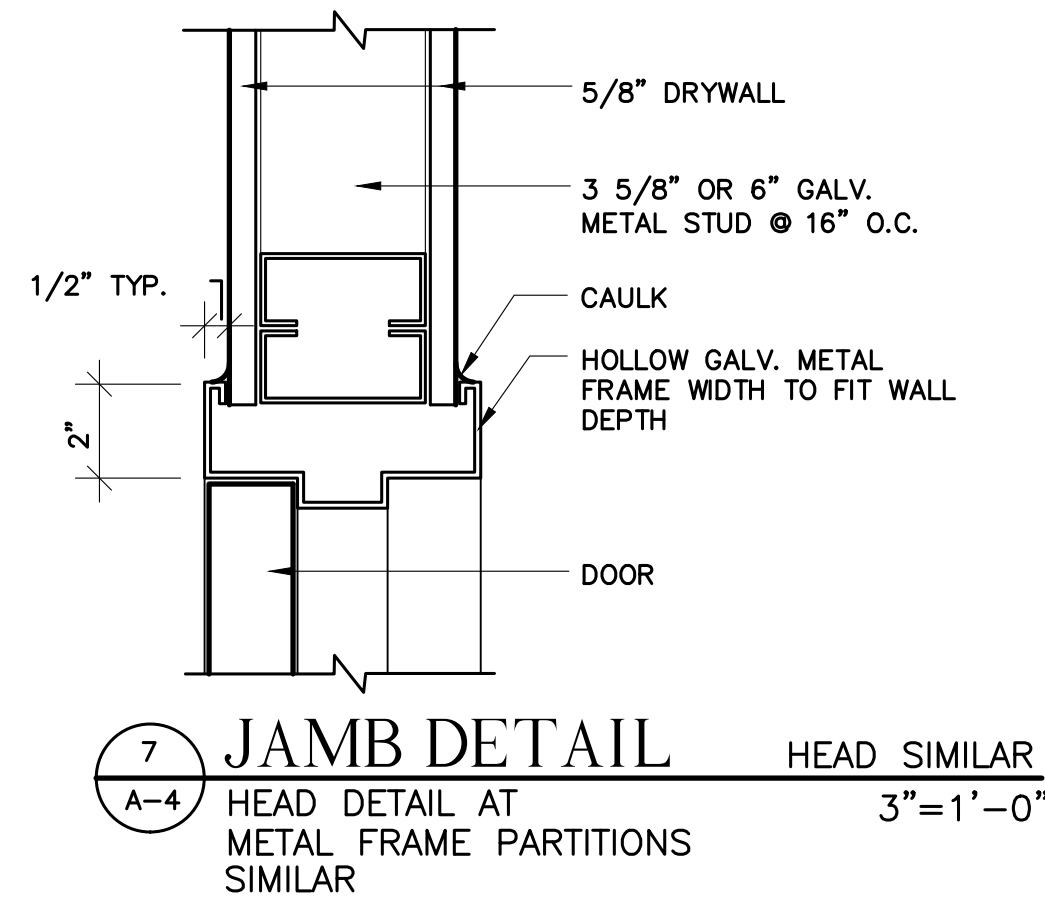
NO.	LOCATION	SIZE (APPROX)*			DOOR			FRAME		HARDWARE	LABEL	PRODUCT APPROVAL #	DESIGN PRESSURES		MANUF. WIND LOAD RATING	MANUFACTURER	REMARKS
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	TYPE	MATERIAL	FINISH				(FIELD)	(CORNER)			
101	ENTRY/EXIT	6'-0" PAIR	7'-0"	1 3/4"	GALV. METAL	PAINTED	FLUSH	GALV. METAL	PAINTED	PASSAGE	C-LABEL	19-1016.04	+53.78/-58.84		±60	SCHLAGE LOCK COMPANY, STEEL CRAFT H SERIES	EXTERIOR, DOUBLE SWINGING DOOR, IMPACT RESISTANT, HALF GLASS, PANIC HARDWARE WITH CONCEALED VERTICAL ROD EXIT W/LOCK (CONFIGURATION #5 PER NOA), CLOSER, WEATHER STRIPPING, INSULATED, 3/4 HR FIRE RATED. PROVIDE ALL WATER INFILTRATION ITEMS PER NOA.
102	STORAGE	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINTED	FLUSH	GALV. METAL	PAINTED	STORAGE							INTERIOR, SWINGING DOOR WITH LOCK
103	EXIT WAY	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINTED	FLUSH	GALV. METAL	PAINTED	PASSAGE	C-LABEL	17-0426.02	+56.27/-59.9		±60	SCHLAGE LOCK COMPANY, STEEL CRAFT H SERIES	EXTERIOR, SINGLE SWINGING DOOR, IMPACT RESISTANT, HALF GLASS, PANIC HARDWARE WITH LOCK, CLOSER, WEATHER STRIPPING, INSULATED, 3/4 HR FIRE RATED. PROVIDE ALL WATER INFILTRATION ITEMS PER NOA.
104	ENTRY/EXIT	6'-0" PAIR	7'-0"	1 3/4"	GALV. METAL	PAINTED	FLUSH	GALV. METAL	PAINTED	PASSAGE	C-LABEL	19-1016.04	+53.78/-58.84		±60	SCHLAGE LOCK COMPANY, STEEL CRAFT H SERIES	EXTERIOR, DOUBLE SWINGING DOOR, IMPACT RESISTANT, HALF GLASS, PANIC HARDWARE WITH CONCEALED VERTICAL ROD EXIT W/LOCK (CONFIGURATION #5 PER NOA), CLOSER, WEATHER STRIPPING, INSULATED, 3/4 HR FIRE RATED. PROVIDE ALL WATER INFILTRATION ITEMS PER NOA.

*CONTRACTOR TO VERIFY ALL OPENING DIMENSIONS AND COORDINATE WITH MANUFACTURED PRODUCTS AVAILABLE.

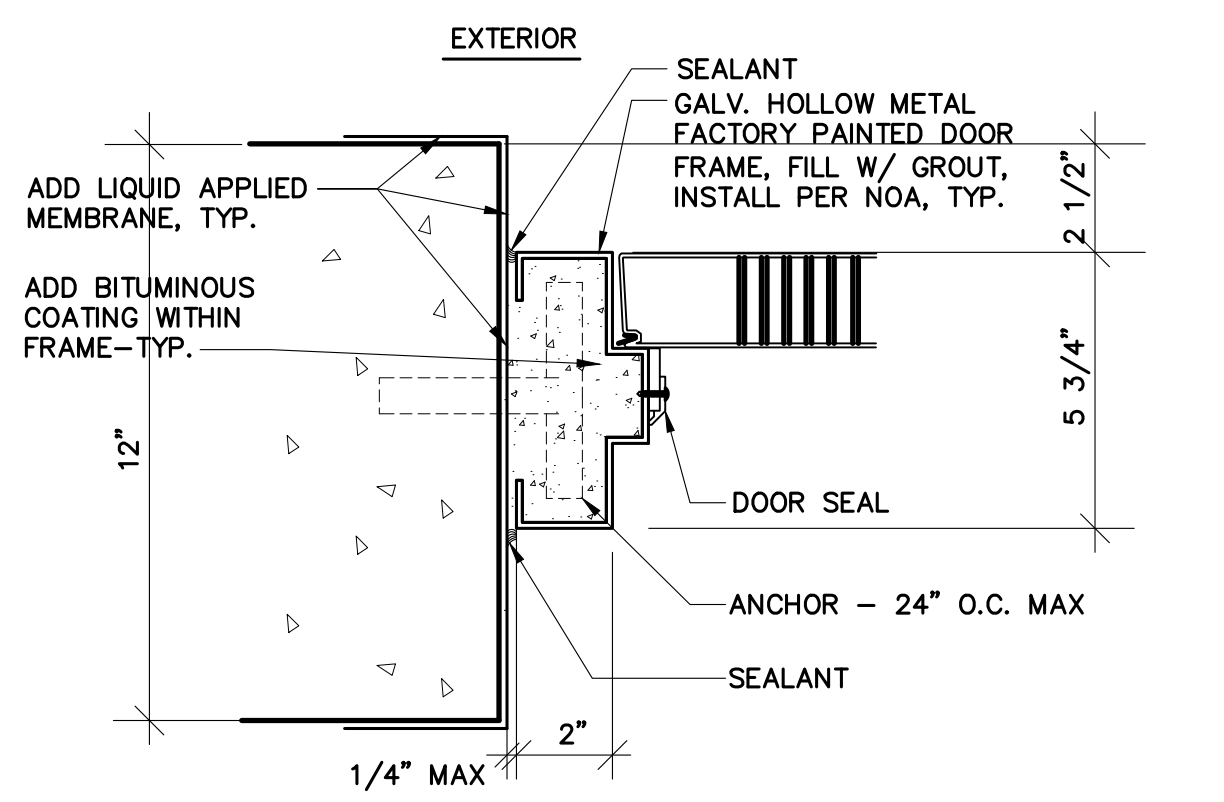
- ALL EXTERIOR OPENINGS OF THE BUILDING ENVELOPE SHALL BE PROVIDED WITH DOORS AND WINDOWS WHICH MEET ASCE/SEI 7-10, FLA. BUILDING CODE, 2017 EDITION. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)
- ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.
- 180 MPH. WIND LOAD AND IMPACT REQUIREMENTS, SEE SPECIFICATIONS.
- DOORS SHALL BE PREFINISHED TO BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURERS FULL RANGE OF AVAILABLE COLOR SELECTIONS INCLUDING CLEAR ANODIZED ALUM. COLOR
- DESIGN PRESSURES PROVIDED BY STRUCTURAL ENGINEER.
- ALL FIRE RATED DOORS TO HAVE LABEL NOTING RATING.
- ALL EXTERIOR FENESTRATIONS SHALL HAVE A MAXIMUM U-FACTOR AND SHGC AS PER FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2017 UNLESS OTHERWISE NOTATED IN PERFORMANCE METHOD CALCULATIONS PROVIDED BY ENGINEER.
- THE THERMAL ENVELOPE OF THE BUILDING SHALL COMPLY WITH FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2017 AND SECTION C402.5, AND TABLE C402.5.2. FOR AIR LEAKAGE AND AIR BARRIER REQUIREMENTS. CONTRACTOR TO ENSURE ALL EXTERIOR DOORS AND WINDOWS ARE SEALED TO COMPLY WITH AIR LEAKAGE AND AIR BARRIER REQUIREMENTS. ALL EXTERIOR FENESTRATIONS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- DESIGN WIND LOAD REQUIREMENTS PROVIDED BY STRUCTURAL ENGINEER.
- ALL METAL EXTERIOR DOORS TO BE INSULATED AND HAVE PROPER WEATHER STRIPPING IN ADDITION TO NOA REQUIREMENTS.
- CONTRACTOR TO MEET ALL CODE AND N.O.A. (OR FL. PRODUCT APPROVAL) REQUIREMENTS.
- CONTRACTOR TO PROVIDE FULL SET OF SHOP DRAWINGS SPECIFIC TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO DOOR, WINDOW, LOUVER AND STOREFRONT ELEVATIONS, SILL/JAMB/HEAD DETAILS, GLASS TYPE, HARDWARE, NOA OR FLORIDA PRODUCT APPROVALS, FINISH SAMPLES, ETC.
- CONTRACTOR TO COORDINATE WITH OWNER ON FINAL HARDWARE SELECTION.



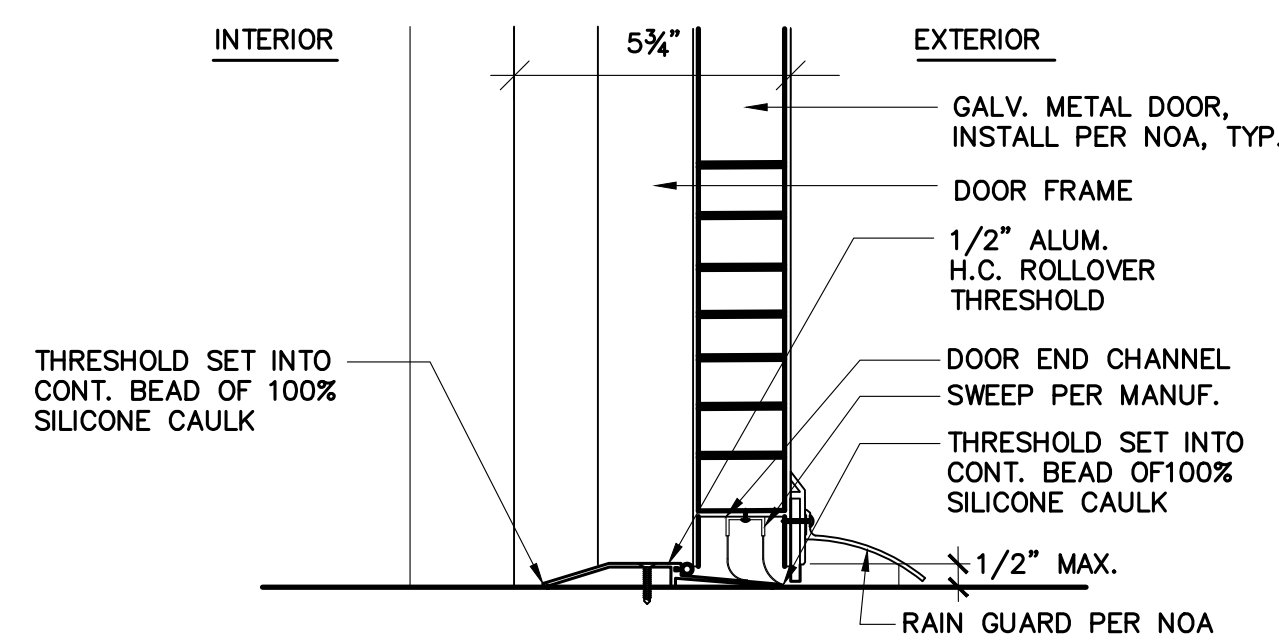
4 HEAD DETAIL
EXT. DOOR FRAME-METAL 3"=1'-0"



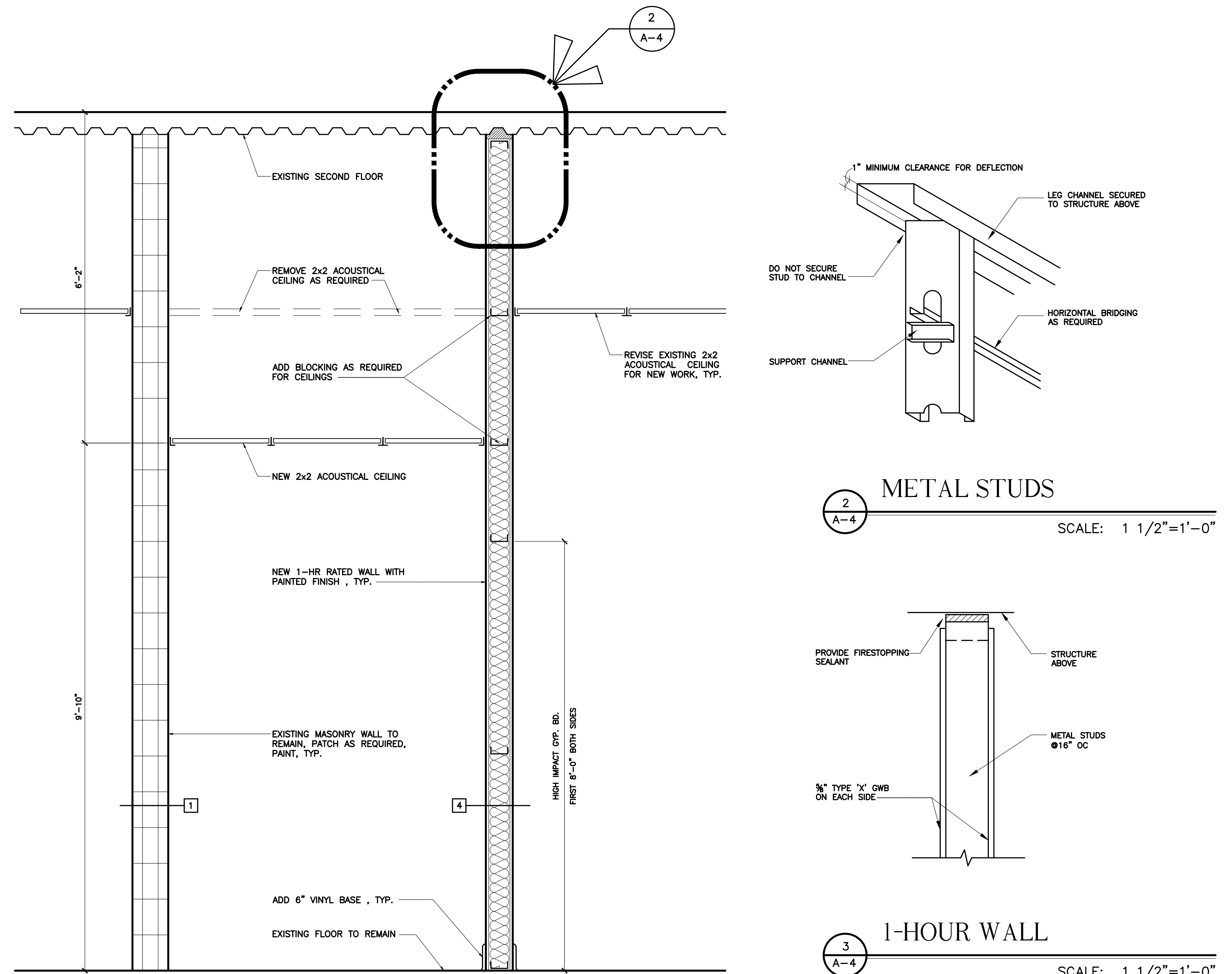
7 JAMB DETAIL HEAD SIMILAR
HEAD DETAIL AT METAL FRAME PARTITIONS SIMILAR 3"=1'-0"



5 JAMB DETAIL
OUT-SWING 3"=1'-0"



6 THRESHOLD DETAIL
OUT-SWING 3"=1'-0"



1 SECTION
SCALE: 3/4"=1'-0"

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

3 1-HOUR WALL
SCALE: 1 1/2"=1'-0"

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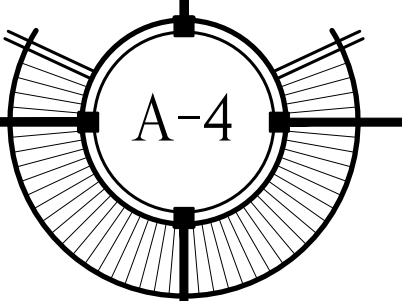
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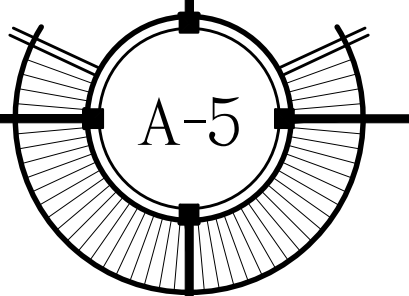
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- B. Gypsum board: provide 5/8 inches thickness (unless otherwise indicated) to comply with ASTM C 840 and ASTM C 36. Use type X for fire-resistance-rated assemblies. Provide tapered edges. Use water - resistant gypsum board (ASTM C 630) where indicated and for all areas subject to moisture including all toilet and bathroom walls and ceilings, janitor room walls and ceilings and the wet wall of a kitchen. Provide galvanized metal trim accessories complying to ASTM C 1047. Provide tape and three coats spackle, screw gypsum board to metal framing.
- C. At fire rated wall assemblies-required layers (type X) shall be installed continuous past any intersecting partitions. Sheet installation, layering, penetrations, treatment of recessed electrical boxes, and expandable fire caulk to decks above and below, etc. shall be in accordance with assembly guidelines.
- D. Penetrations of fire rated wall and floor assemblies, by pipes or conduits, shall be sealed using products by "Rector seal" or "Hilti" or equal. At penetrations less than 2" nominal provide "Biostop" or "Firestop" caulking per manufacturer recommendation. At penetration larger than 2" nominal provide fire collars per manufactures recommendations. The angle of penetrations shall not exceed 45°. Multiple lines shall not penetrate a single opening unless specially taped and sealed per manufacturers requirements. Fire seals assemblies shall be U.L. listed, or submitted by the manufacturer for specific site conditions as a "technical judgment" subject to review and approval.

09900 - Painting - This section includes surface preparation, painting, and finishing of exposed interior and exterior items and surfaces. Surface preparation, priming, and finish coats specified in this section are in addition to shop priming and surface treatment specified under other sections.

- A. Paint exposed surfaces whether or not colors are designated in "schedules", except where a surface or material is specifically indicated not to be painted or is to remain natural. Where an item or surface is not specifically mentioned, paint the same as similar adjacent materials or surfaces. If color or finish is not designated, the architect will select from standard colors or finishes available.
- Painting includes field painting exposed bare and covered pipes and ducts (including color coding), hangers, exposed steel and iron work, and primed metal surfaces of mechanical and electrical equipment.
 - Painting is not required on prefinished items, finished metal surfaces, concealed surfaces, operating parts, and labels.
 - Labels: do not paint over Underwriter's Laboratories, Factory Mutual or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.

B. Submit Data: Manufacturer's technical information, label analysis, and application instructions for each material proposed for use.

- List each material and cross-reference the specific coating and finish system and application. Identify each material by the manufacturer's catalog number and general classification.
 - Samples for initial color selection in the form of manufacturer's color charts. The exterior will have four colors minimum, one being special order color. The interior will have three colors minimum, one being a color order color.
- C. Provide samples of each color and materials to be applied, with texture to simulate actual conditions, or representative samples of actual substrate. Define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture are achieved.

1. Provide a list of material and application for each coat of each sample. Label each sample as to location and application.

D. Paints and coating used on the interior of the building (i.e., inside of the weather proofing system and applied on - site) shall comply with the following criteria:

- Architectural paints, coating and primers applied to interior walls and ceilings: Do not exceed the VOC content limits established in the Green Seal Standard GS-11, Paints, First Edition, May 20, 1993. Primers must meet the VOC limit for non-flat paint.
Flats: 50 g/L
Non-Flats: 100 g/L
- Anti-corrosive and anti-rust paints applied to interior ferrous substrates: Do not exceed the VOC content limit of 250 g/L established in Green Seal Standard GS-03, Anti-corrosive Paints, Second Edition, January 7, 1997.
- Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements must not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004.

Provide paint as shown with all materials by Benjamin Moore or equal. Colors and finish shall be selected by owner:

Exterior Fiber cementitious siding and trim:

Primer:.....Pre-primed
Finish:.....Mooregard 100% Acrylic Low Lustre House Paint #N103 or Moorlife 100% Acrylic Flat House Paint #N105 VOC = 50 g/L (2 coats)

Exterior stucco or Masonry: (to be painted)

Primer:.....Super Spec Masonry Interior/Exterior 100% Acrylic Masonry Sealer #N066 VOC = 81 g/L. Use Moore's High Build Acrylic Masonry Primer #W068 VOC= 97 g/L for very porous conditions.
Finish:.....(2 coats) Regal select Flat Finish #N400 or Regal select Soft Gloss Finish #N402 VOC = 50 g/L.

Exterior Waterproof Paint on Exterior Stucco:

Primer:.....Coronado Texcrete WB Acrylic direct to Masonry Water Proofer #3194-1. Smooth Finish VOC = 100 g/L. (1 coat)
Finish:.....Coronado Texcrete WB Acrylic direct to Masonry Water Proofer #3192-1 or 3194-1 VOC = 100 g/L. (2 coats)

Galvanized metal and Aluminum (Non Ferrous Metal)

Clean surfaces with Super Spec HP oil and grease emulsifier (P83) to remove contaminants
Primer:.....One coat Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29 VOC = 45 g/L
Finish:.....One coat Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29 VOC = 45 g/L

Gypsum Board:

Primer:.....Fresh start 100 % Acrylic Superior Primer #046 VOC = 44 G/L. (1 coat)
Finish:.....2 coats Regal. Select Matte Finish #548 or Flat #547. VOC = 12g/L
Ceilings:.....Waterborne Ceiling Paint #508, VOC = 50 g/L (2 coats)

Structural Steel and Iron: (Ferrous Metal)

Primer and Finish...2 Coats Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29, VOC = 45 g/L

DIVISION 10 - SPECIALTIES

- 10522 - Fire extinguishers:** Provide fire extinguisher and cabinet or wall mounting bracket, as manufactured by Larsen's Manufacturing Co. or equal, for each location and mounting condition indicated on the drawings.
- Cabinet to be semi-recessed, fabricated in one piece w/one piece combination trim and perimeter door frame overlapping surrounding wall surface. Shop drawing submittals are required for approval, prior to any fabrication or delivery of materials.
 - Extinguisher to be multipurpose dry chemical type: UL rated 4-A: 60-BC, 10-LB. nominal capacity, in pre-finished aluminum container.
 - To comply with ADA wall projection guidelines, the cabinet must be mounted with its bottom (leading edge) at or below 27" from the finished floor.

DIVISION 11 - EQUIPMENT - NOT USED

DIVISION 12, 13 & 14 - NOT USED

DIVISION 15 - MECHANICAL - SEE MECHANICAL DRAWINGS

DIVISION 16 - ELECTRICAL - SEE ELECTRICAL DRAWINGS

07270- Air Barriers and Seals General Requirements. The thermal envelope of the building shall comply shall comply with FBC, 2017. A continuous air barrier shall be provided for the following components:

- Air barrier and thermal barrier:** A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air permeable insulation shall not be used as a sealing material.
- Ceiling/Attic:** The air barrier in any dropped ceiling /soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings to unconditioned spaces shall be sealed.
- Walls:** Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
- Windows and Doors:** The space between window/door jambs and framing and skylights and framing shall be sealed.
- Rim Joists:** Rim joists shall be insulated and include the air barrier.
- Floors:** Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
- Shafts:** Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
- Narrow Cavities:** Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
- Recessed Lighting:** Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
- Plumbing and wiring:** Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
- Electrical/ Phone Box on Exterior Walls:** The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
- HVAC Register Boots:** HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.

07920 - Sealants

- Siliconized Acrylic Caulk** - 25 years, paintable, non-staining, mildew resistant. For interior and exterior use, wood and masonry, as a filler for cracks voids and holes in preparation for paint or other finish. - See existing wood preparation.
- Polyseamseal** all purpose adhesive caulk, paintable, non-staining, mildew resistant. For interior and exterior use as a filler and joint seal at tile, tub and counters.
- Silicone Rubber Sealant** - FSTT-S-001543, class A, one part non-sag low modulus silicone rubber sealant. For interior and exterior use in working joints where some movement is anticipated, wood, masonry, metal and glass. Provide backer rod depth control in all joints in excess of 1/4"
- All interior architectural caulks and sealants to have a VOC limit of 250 g/L.**

DIVISION 8 - DOOR AND WINDOW

Doors and windows shall be provided with storm protection and wind pressures required by code, either by design of ea. individual unit to withstand req. loading or by mechanical external device. Contractor to coord with owner/architect prior to bidding. Unless otherwise noted, place windows and doors flushed to the inside face of the wall and add required trim and sill to outside of wall.

08100 - Hollow Metal Doors and Frames

GENERAL

Heavy-duty hollow metal door and frames are required for school usage especially at high traffic areas. Particular attention needs to be given to the preparation and reinforcement of doors and frames for finish hardware. Doors shall be 1-3/4 in. thick and 7 ft. in height. Generally door design will be full flush. Entrance doors shall have large vision panels or be hollow metal framed glass doors, INTERIOR stair/corridor doors shall have vision lights as allowed by the Florida Building Code. Swinging exterior and interior "A" label and "B" label double doors shall be hollow metal unless otherwise approved by Owner. All doors and sidelight frames shall be hollow metal unless otherwise approved by Owner.

PRODUCTS

- Hollow metal doors shall be Steelcraft or owner approved equal, only major manufacturers will be considered.
- EXTERIOR HOLLOW METAL DOORS AND FRAMES: Doors shall be Grade III, 1-3/4" full flush extra heavy duty, 12 gauge galvanized A60, Model 2, seamless edge pre-bevelled design. Doors shall have an R factor of not less than 11.1 and a U factor of .09. Frames shall be 12 gauge galvanized all equal to steelcraft, all equal to sheet steel with 2" face at jambs, heads and mullions. Door assemblies shall resist the cyclic pressures, static pressures and missile impact loads as detailed in Miami-Dade County test protocols: PA 201, PA 202, and PA 203, and Florida Building Code test protocols TAS 201, TAS 202, and TAS 203; and meet FL Building Code wind speed requirements for Monroe County, 180 mph.
- INTERIOR HOLLOW METAL DOORS AND FRAMES: Doors shall be Steelcraft Grain-Tech, Grade II, 1-3/4" inch heavy duty, 18 gauge, galvanized, Model 1, full flush, seamless edge design. Frames shall be 16 gauge galvanized steel with 2" face at jambs, heads, and mullions. Some frames will be as selected by the owner and approved as K.O. frames These will occur at wet areas, such as bathrooms, kitchens and janitorial rooms
- HOLLOW METAL GLAZING FRAMES: Shall be fabricated from at least (wind requirements may require stronger) 18 gauge cold rolled steel, (Where used on the exterior both frame and glazing stops shall be made from galvanized sheet metal and glazing stops shall be prime coated prior to assembly.
- FRAME ANCHORAGE: Jamb anchors at masonry wall openings shall be 16 gauge galvanized metal "T" anchors corrugated or perforated not less than 2" wide by 10"long, located at the top and bottom of each frame and at intermediate points not over 24" apart.
- VISION LIGHTS: shall be provided at stairs/corridor doors, except at 3 hour labelled openings. Glaze with 1/4 in. UL labelled nonwire glass at fire rated doors and 1/4 in. tempered glass at other interior doors. All exterior lights shall be of impact glass to withstand the wind requirements.
- FINISH PREPARATION: The exposed surfaces of door and frame units including galvanized surfaces shall be cleaned, and patched and shop primed using manufacturer's standard baked-on rust inhibitive primer.

EXECUTION

- The Designer shall provide a coordinated door hardware schedule to be reviewed and approved by the Owner.
- Frames shall be installed in compliance with DHI pamphlet "The Installation of Commercial Steel Doors and Steel Frames, Insulated Steel Doors in Wood Frames and Builder's Hardware". Particular attention shall be paid to Squareness, Plumbness and Spreaders.
- If frames are installed in tilt walls during initial pour, contractor takes all risk in that they will be plumb, square, and level after installation of door, if margin or squareness is not correct, frame will be removed and replaced. More than 1/16th of an inch out of square or being plumb or level is cause for rejection.
- Exterior frames and interior masonry frames shall be back primed with a mastic coating and site filled with concrete after installation of frame. Interior frames will be back coated with mastic up to 1 foot above the floor. Filling of these frames may be specified by the architect at special openings for sound control.
- DOOR AND FRAME STORAGE: Contractor shall store doors and frames properly at job site off ground and protected from moisture.
- UNDERCUTS: provide undercuts in interior doors as required by mechanical design.

DIVISION 9 - FINISHES

09220- Stucco - Comply with ASTM C 926 for Portland cement base and finish coat mixes using Portland cement - ASTM C 150, masonry cement, lime - ASTM C 206, and sand ASTM C 897. Provide min. of three coat system w/scratch coat, brown coat, and finish coat. Finish coat shall consist of 1 part Portland cement, 1-1/2 to 2 parts lime, 3 parts sand. Additional base layers may be applied to achieve desired thickness over expanded metal galvanized lath. Provide control joints @ max. 12' to 16' vertically and horizontally, corners of wall penetrations (coordinate with architect), and at all substrate exp. joints or change of materials. Provide accessories of high impact poly vinyl chloride, to include stops casing beads, one and two piece control joints (two piece where movement is required) and corner bead. Expanded metal galvanized lath over a membrane air, moisture barrier shall be provided over all non masonry substrates. Stucco finish shall go on all concrete or masonry exterior surfaces unless otherwise noted to be skim coat stucco or just painted.
09260 - Gypsum Drywall: provide gypsum drywall shown on drawing and as follows:
A. Steel furring channels: ASTM C 645, with flange edges bent back 90 deg. and doubled over to form 3/16 inch minimum lip, minimum thickness of base (uncoated) metal, galvanized finish-typical and minimum depth as follows; thickness is 0.0329 inch, depth is 1-5/8 inch.

01800 - GENERAL REQUIREMENTS

Project Description The Contractor shall furnish all labor and materials required and necessary to provide a complete habitable, weatherproof, safe and secure finish building, suitable for human occupancy in accordance with Specifications, Drawing and Project Documents.

The General Condition of the Contract, AIA Document A201, latest edition, are hereby made a part of these Construction Documents and shall apply to this Project.

The Florida Building Code 2017 Edition, as amended by Governing Local Ordinances and requirements of the State of Florida "Coastal Zone Protection Act", together with applicable requirements of governing public agencies and the following listed codes shall apply to this project.

Florida Existing Building Code, 2017 Edition

Florida Building Code-Accessibility, 2017 Edition

Florida Building Code-Energy Conservation, 2017 Edition

National Electric Code 2014 Edition

Florida Plumbing Code, 2017 Edition

Florida Mechanical Code, 2017 Edition

FEMA: Coordinate all building items required to be above flood elevation for project and other FEMA regulations that apply to the project. Contractor shall visit the site to become familiar with existing conditions and requirements of construction prior to bidding.

Contractor shall complete new work in conformance with these drawings. Notify Architect if conflicts appear or are uncovered during the progress of the work prior to any field modifications or construction. Deviations from permitted drawings without Architects prior written approval shall be at the Contractors responsibility. Contractor is to verify all dimensions of project prior to proceeding with construction. Notify architect of any conflicts or problems so solutions can be achieved prior to construction. In event of conflict between drawings and specifications the most stringent requirements shall apply. Verification shall include, but not limited to, coordination of existing conditions, buildings and utilities. Notify architect of any conflicts so solution can be worked out prior to construction.

Contractor shall provide all subcontractors complete set of drawings, including drawings from other disciplines. Change orders will not be allowed because a subcontractor only looked at drawings for his discipline and not other disciplines. Contractor must review all drawings and notify Architect of any conflicts. If a conflict arises assume worst case scenario for bidding and or Construction (or notify Architect for clarification prior to bidding). General Contractor is responsible for reviewing the complete set of drawings and specifications and assuring that his and his subcontractors bids include complete work and systems (free of conflict with other contractors and subcontractors).

Contractor and subcontractor shall follow industry standards for each discipline. Drawings do not show every condition, fastener, etc. . If something is not detailed, follow industry standards. Provide complete functioning systems.

Contractor shall coordinate all final floor finishes and thicknesses and adjust floor levels as required to maintain desired or required level changes (if any). This shall be done prior to building the floor. Coordinate with Architect and Owner as required.

Contractor needs to coordinate final color selections with owner and architect prior to ordering items. Factory finished items such as roofing, windows and doors need color and finish selections verified in writing by owner and architect prior to ordering.

Allowance items, if any shall be listed in writing by the Owner/Architect prior to bidding.

General Notes

- Engineer's approval must be secured for all structural substitutions.
- Verify all openings through floors, roof and walls with mechanical and electrical contractor's. Verification of locations, sizes, little and required connections are contractor's complete responsibility.
- Prior to installation of mechanical and electrical equipment or other items to be attached to the structure, engineer's approval of connections and supports shall be obtained. Unless specifically detailed on architectural and structural drawings, respective sub-contractor shall furnish all hangers, connections, etc., required for installation of his items.
- Provide all embedded items in structure as noted on architectural, mechanical, electrical as well as structural drawings. Miscellaneous embedded items and anchor bolts shall be furnished by steel supplier and installed by concrete contractor.
- Contractor to verify all dimensions before proceeding with any new work, including layout of the entire project on site for verification of setbacks, elevations and location of existing trees.
- Provide temporary bracing and precautions necessary to withstand all construction and/or wind loads until all field connections are completed and shear walls and decks are in place. All shoring is the responsibility of the contractor including use of a specialty engineer if required.
- Submit shop and erection drawings for all items required by the drawing or elsewhere in the specifications for written approval. The manufacture or fabrication of any items prior to written approval of shop drawings will be entirely at the risk of the contractor.
All references to standards to be of the latest issue applicable.
- This project is in a coastal salt water environment. Contractor shall consider this in selections of materials used in the exterior and non-air conditioned areas. All materials shall be salt resistant.
- Manufactured assemblies; such as roofing, soffits, panels, storefront, doors, windows and other external assemblies incorporated into the project shall require detailed shop drawing submittals. Miami Dade N.O.A.S or Florida product approvals providing tested assembly installation details and windload compliance are required. Manufacturers recommendations and requirements (including warranty requirements) shall be incorporated along with the latest industry standards and best practices. All final color selections or finishes shall be coordinated and verified with the owner and architect prior to ordering (typical).
- Waterproofing, vapor barriers, waterstop, air seals, etc. shall be as indicated in the Specifications and as per manufacturer and industry standards.
- Contractor to provide all required fire blocking as required by Code.
- Contractor to take all precautions to prevent mold from growing in or on the building. Do not use materials that have mold on them for construction, close up building each night to keep water out, do not install A/C ducts until building is dried in and take all other possible efforts to prevent mold from growing.
- All penetrations of fire rated construction shall be treated with dampers, seals, collars, etc., see section 09260 and 15100.
- When working within occupied or partially occupied buildings it is the contractors responsibility to provide safe access and to maintain in operation all features of existing life safety systems including alarms, detectors, lighting and exit ways throughout the course of construction.
- If in the event of conflicting, or overlapping requirements in any area of the proposed documents, technical specifications, or drawings, the most stringent condition shall be proposed and constructed.

DIVISION 2 - SITE AND CIVIL WORK

02250 - Demolition shall include the removal of all items as indicated on the drawings, as well as incidental items necessary for new work to progress. All work shall be done in a workman like manner with minimal disturbance to existing to remain; see structural specifications for temporary shoring and bracing. All unwanted material to be removed from the site and properly disposed of. Unless noted otherwise, patch all areas to remain to match existing in areas damaged by demolition.

DIVISION 3 - CONCRETE - SEE STRUCTURAL DRAWINGS

DIVISION 4 - MASONRY - NOT USED

DIVISION 5 - METALS - ALSO SEE STRUCTURAL DRAWINGS

05400 - Light-Gage Metal Framing:

- Light-gage metal framing shall be galvanized according to ASTM A924 and of size and gage shown on the drawings. If not shown on drawings or specifications provide size and gage as per industry standards.
- Framing rolled from steel shall conform to ASTM A653, grade 33, with a minimum yield stress of 33,000 PSI.
- Metal framing to be installed per Aisi North American specifications and typical standards.
- Non structural metal framing members to be installed per ASTM C645 standard specifications.
- Provide "Sliptrack" on top track of walls under structure that has possibility of moving (typical).
- Add Galvanized metal clips as required at 4' O.C. for any wall framing offset off of masonry wall, (typical).
- Metal framing members to receive screw-attached gypsum panel products shall be installed and specified per ASTM C745 standard specification.
- Contractor shall provide complete framing systems as per drawings, specifications or industry standards (if not shown on drawings or specifications)
- If soffits, drop ceilings or other items are not detailed, provide as per industry standards.

DIVISION 6 - WOOD AND PLASTICS - NOT USED

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07210 - Insulation - Provide insulation as shown on drawings and as follows:

- Un-Faced mineral fiber blanket/batt insulation:** provide thermal insulation produced by combining mineral fibers of type described below with thermosetting resins to comply with ASTM C 665 for type III; class A (blankets with membrane facing flame spread of 25 or less), and as follows:
 - Mineral fiber type: fibers manufactured from glass.
 - Surface burning characteristics: max. flame spread and smoke developed values of 25 and 50, respectively.
- Polyisocyanurate board insulation:** provide un-faced semi-vapor permeable rigid, cellular thermal insulation with glass-fiber-reinforced polyisocyanurate closed-cell foam core. (Aluminum foil facing laminated to both sides for insulation under floor only, do not use foil facing for wall insulation), complying with FS HH-1-1972/1, class 2; aged R- Values of 8 and 7.2 at 40 and 75 Deg. F. (4.4, and 23.9 Deg. C), respectively; and as follows:
 - Surface burning characteristics: maximum flame spread and smoke developed values of 25 and 50; respectively.
 - Thickness 1" for specification criteria (see drawings for required thickness at each location). Comply with manufacture's recommendations specification for installation. Seal all joints as required.
- Final R-values for walls and ceiling, U-Factor and SHGC shall be as per Energy Code calculations by Engineer (Performance Method).
- All insulation shall be formaldehyde free.