

HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS



AREA OF WORK



KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES

COMMISSIONER JIMMY WEEKLEY, DISTRICT I

COMMISSIONER SAMUEL KAUFMAN, DISTRICT II

COMMISSIONER BILLY WARDLOW, DISTRICT III

COMMISSIONER RICHARD PAYNE, DISTRICT IV

COMMISSIONER MARGARET ROMERO, DISTRICT V

COMMISSIONER CLAYTON LOPEZ, DISTRICT VI

CITY MANAGER JAMES K. SCHOLL

INDEX OF SHEETS			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
A-0	COVER SHEET	S-01	STRUCTURAL NOTES
A-1	SITE PLAN	S-02	STRUCTURAL PLAN AND DETAILS
A-2	FLOOR PLAN	E-1	ELECTRIC PLAN
A-3	INTERIOR ELEVATION	E-2	ELECTRIC FIXTURE SCHEDULES
A-4	TILE PLAN		
A-5	SECTIONS AND DETAILS	P-1	PLUMBING FIXT. SCHEDULE, GEN. NOTES, & LEGEND
A-6	SCHEDULES AND DETAILS	P-2	PLUMBING FLOOR PLAN
A-7	SIGNAGE PLAN AND SCHEDULE	P-3	PLUMBING RISER DIAGRAMS
A-8	SPECIFICATIONS	P-4	PLUMBING DETAILS
A8.1	SPECIFICATIONS		
EX-1	EXISTING FLOOR PLAN		
AD-1	DEMOLITION PLAN		

DESIGN CRITERIA
THE FLORIDA BUILDING CODE 2014 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 NATIONAL ELECTRIC CODE, 2014 EDITION FLORIDA PLUMBING CODE, 2014 EDITION FLORIDA MECHANICAL CODE, 2014 EDITION FLORIDA FUEL GAS CODE, 2014 EDITION. WIND LOADING SHALL BE BASED ON ASCE 7-10 180 MPH WIND LOADING. NOTE ANY REFERENCE TO WIND LOADING FOUND IN THE DRAWINGS OR SPECIFICATIONS WHICH DIFFERS FROM THE ABOVE SHALL BE SUPERCEDED BY THIS STATEMENT.
SCOPE OF WORK
WORK INCLUDES RENOVATION OF RAMP AND STAIR AND GUTTER IMPROVEMENTS AND NEW WINDOW AND DOORS. INTERIOR WORK INCLUDES NEW ROOM LAYOUTS, NEW LIGHTING, PLUMBING, WALLS, DOORS, ACCESSORIES AND FINISHES. SEE PLANS FOR COMPLETE SCOPE OF WORK.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

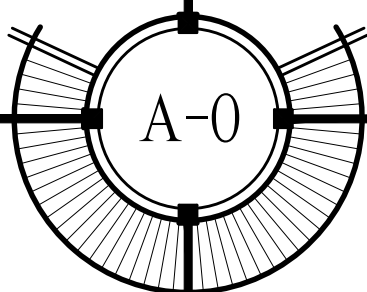
SEAL

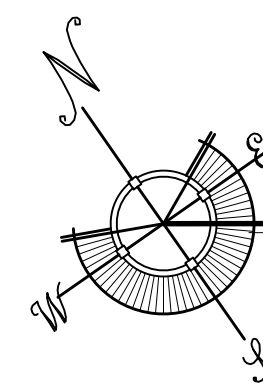
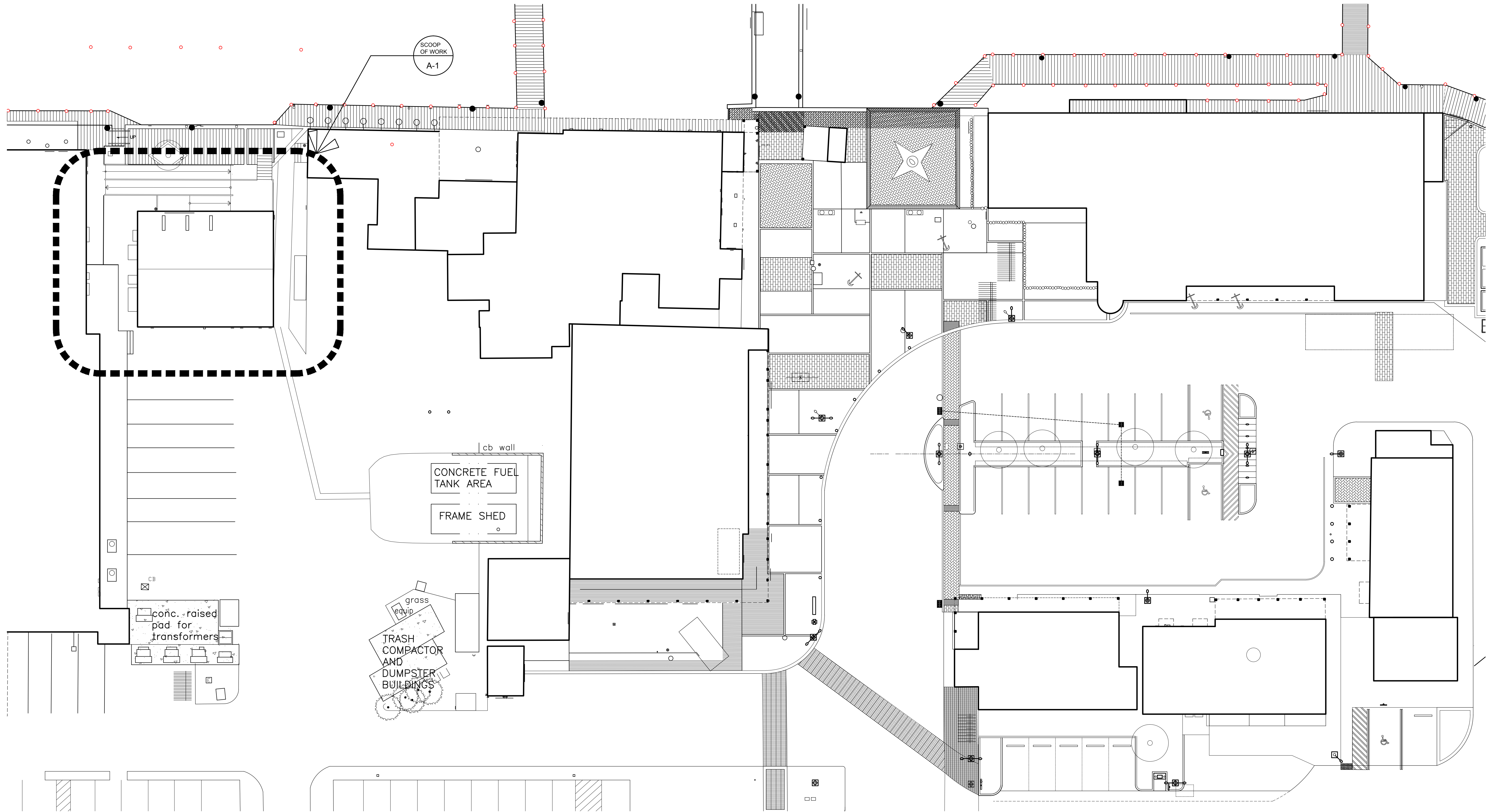
DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408





OVERALL SITE PLAN

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LANDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

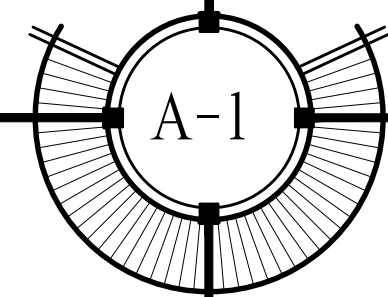
SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408



KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

WALL LEGEND

- EXISTING MASONRY WALL TO REMAIN, CLEAN AND PAINT INTERIOR SIDES.
- EXISTING MASONRY WALL TO REMAIN. ADD 3 1/2" GALV. METAL FURRING AT 16" O.C. W/ 5/8" FIBER CEMENT BOARD AND TILE FINISH.
- EXISTING MASONRY WALL TO REMAIN. ADD NEW TILE FINISH TO INTERIOR SIDES.
- NEW PARTITION. 3-5/8" 20 GA. GALV. STL. FRAMING, AT 16" O.C. WITH TILE FINISH OVER 5/8" FIBER CEMENT BOARD (BOTH SIDES). NO TILE ON INSIDE OF ROOM 202. WALL HEIGHT TO EXTEND 6" ABOVE FINISH CEILING. REPAIR AND REPAINT CEILING FINISH AS REQUIRED TO MATCH EXISTING.
- NEW MASONRY WALL 8" CMU. ADD TILE FINISH TO BOTH SIDES. WALL HEIGHT TO ALIGN WITH ADJACENT EXISTING WALL HEIGHT. NO TILE FINISH IN 203.

NEW WOOD GUARDRAIL WITH 4x4 POSTS. GUARDRAIL TO BE AT 42" MIN. ABOVE FINISH FLOOR. TYP. ALL LOCATIONS.

NEW IPE WOOD DECK TO REPLACE EXISTING P.T. WOOD DECK.

NEW STAIR AND STAIR STRUCTURE. NEW IPE WOOD TREADS AND RISERS TO REPLACE EXISTING WOOD. PROVIDE 4" OXIDE COARSE GRIT ANTISLIP TAPESLIP. BASIS OF DESIGN GRAINGER. TYP.

NEW GATES AND FENCE TO REPLACE EXISTING. PAINT TO MATCH EXISTING.

NEW CONCRETE LANDING FOR ADA RAMP TO REPLACE EXISTING. MAX SLOPE 2% IN ALL DIRECTIONS. ALIGN WITH ADJACENT CONCRETE SLAB.

NEW IPE WOOD RAMP DECKING AND INTERMEDIATE LANDINGS. TYP. ALL LOCATIONS. EXISTING RAMP STRUCTURE TO REMAIN. REPAIR AS REQUIRED.

NEW ALUMINUM HANDRAILS Ø36". ATTACH TO NEW WOOD GUARDRAILS Ø42" AFF.

EXISTING RAMP STRUCTURE TO REMAIN. REFINISH WITH IPE WOOD. TYP. ALL LOCATIONS.

EXISTING BUILDING EXTERIOR AND ROOF TO REMAIN.

NEW IMPACT RESISTANT ALUMINUM DOORS. BASIS OF DESIGN OR EQUAL: PGT WINGUARD ALUMINUM ESSENTIAL DOOR WITH INSET OBSCURED GLASS. TYP. TWO LOCATIONS

REPLACE EXISTING METAL GUTTER AND DOWNSPOUTS TYP. MATCH EXISTING.

NEW IPE WOOD RAMP DECKING AND INTERMEDIATE LANDINGS. TYP. ALL LOCATIONS. EXISTING RAMP STRUCTURE TO REMAIN. REPAIR AS REQUIRED.

NEW P.T. GUARDRAIL. 42" MIN HEIGHT, WITH ALUMINUM HANDRAILS Ø36". PROVIDE 12" EXTENSIONS AS REQUIRED. ATTACH TO WOOD GUARDRAILS. TYP.

ENSURE THAT NEW WORK DOES NOT DISRUPT EXISTING GUMBO LIMBO CANOPY ON ADJACENT PROPERTY

PROTECT EXISTING TREE CANOPY ON ADJACENT PROPERTY AS REQUIRED THROUGHOUT CONSTRUCTION.

NEW STAIR WITH IPE WOOD TREADS AND RISERS TO REPLACE EXISTING WOOD.

NEW P.T. WOOD FENCE AND GATE FOR CRAWL SPACE ACCESS. PAINTED.

FLOOR PLAN

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

NORTH ELEVATION

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

KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

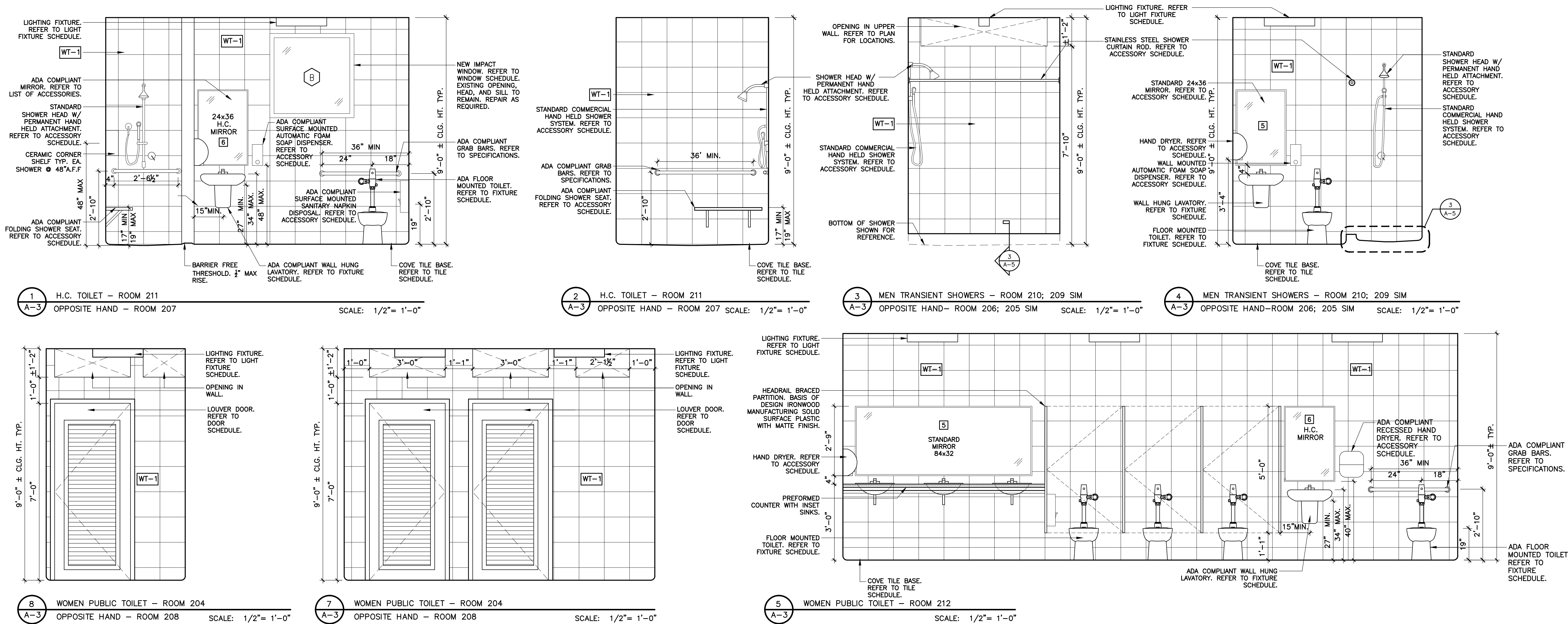
SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KNA EVK

PROJECT
NUMBER
1408

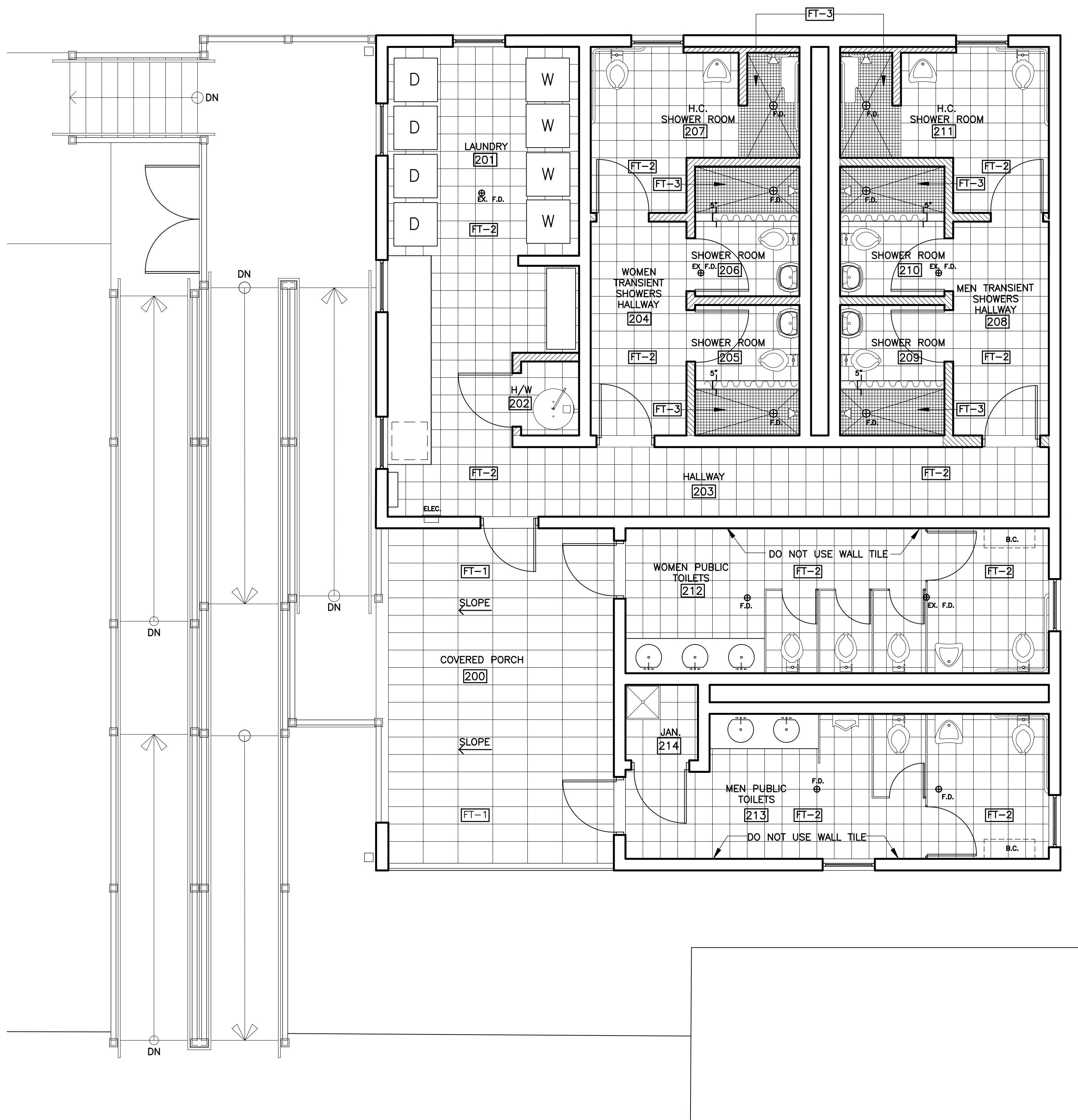


NO.	DESCRIPTION	LOCATION	BASIS OF DESIGN	SIZE	MATERIAL	FINISH
01	WALL MOUNTED SANITARY NAPKIN DISPOSAL	205, 206, 207, 212	BOBRICK: B-254 CLASSIC SERIES	10 1/8" W, 15" H, 4" MIN DEPTH	STAINLESS STEEL	SATIN
02	AUTOMATIC WALL-MOUNTED FOAM SOAP DISPENSER	205, 206, 207, 209, 210, 211, 212, 213	BOBRICK: B-2013 CLASSIC SERIES	CAPACITY OF 27-FL OZ. 4 1/2" W, 10 1/2" H, 4 3/8" D	STAINLESS STEEL	SATIN
03	HAND DRYER AND ADA-COMPLIANT RECESS KIT	205, 206, 207, 209, 210, 211, 212, 213	XLERATOR XL-SB, 40502	HAND DRYER DIM: 11 3/4" W, 12 1/2" H, 6 1/8" D RECESS KIT DIM: 16 1/8" W, 26" H, 3 3/8" D	STAINLESS STEEL	BRUSHED
04	COMMERCIAL SHOWER SYSTEMS	207, 206, 205, 209, 210, 211	AMERICAN STANDARD 1662.211, 1.5 GPM	3-FUNCTION WATER SAVING HAND SHOWER WITH PAUSE FEATURE, METAL HOSE, VACUUM BREAKER, WALL SUPPLY AND 36" SLIDE BAR. 1.5GPM/5.7L/MIN.	STAINLESS STEEL	POLISHED CHROME
05	INTER-LOK STAINLESS STEEL FRAMED MIRROR	206, 205, 209, 210, 212, 213	AMERICAN SPECIALTIES 0600	UNITS ARE SUPPLIED WITH 1/4" THICK PLATE GLASS	STAINLESS STEEL	SATIN
06	FIXED ANGLE TILT MIRROR	207, 211, 212, 213 (H.C.)	AMERICAN SPECIALTIES 0535-2436	24" W X 36" H FOR COMPLIANCE WITH ADA ACCESSIBILITY GUIDELINES. BOTTOM OF REFLECTING SURFACE SHOULD BE INSTALLED 40"	STAINLESS STEEL	SATIN
07	SURFACE-MOUNTED TOILET TISSUE DISPENSER AND UTILITY SHELF	205, 206, 207, 209, 210, 211, 212, 213	BOBRICK B-2840 CLASSIC SERIES	HOLDS TWO ROLLS 16" W, 5 7/8" H, 5" MIN DEPTH	STAINLESS STEEL	SATIN
08	FOLDING SHOWER SEAT	207, 211	AMERICAN SPECIALTIES 8206 - L, R	MEETS ADA. SEAT IS 1/2" THICK, ONE SEAT 33" W, 22 7/8" FROM WALL	SOLID PHENOLIC, FRAME, SUPPORT LEGS, FLANGES, AND BRACKET - STAINLESS STEEL	SATIN
09	CLOTHES/TOWEL HOOK STRIP - FRONT MOUNTING	207, 206, 205, 209, 210, 211	AMERICAN SPECIALTIES 129	MEETS ADA. DIM: 18" W, 5 1/2" H, 3 3/8" DEPTH	STAINLESS STEEL	SATIN
10	EXTRA-HEAVY DUTY SHOWER CURTAIN ROD	207, 206, 205, 209, 210, 211	AMERICAN SPECIALTIES 1204	1-1/4" DIA	STAINLESS STEEL	SATIN
11	HORIZONTAL BABY CHANGING STATION	212, 213	AMERICAN SPECIALTIES 9012	36"W 20"DEPTH UNIT IS OPERABLE WITH LESS THAN 5LBS	STAINLESS STEEL	SATIN

ACCESSORY NOTE: CONTRACTOR TO PROVIDE LISTED BASIS OF DESIGN OR PROVIDE EQUAL IN PERFORMANCE AND FINISH.

KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA



TILE FLOOR PLAN

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

TILE SCHEDULE	
LOCATION	DESCRIPTION
FLOOR	
FT-1	12"x24" ATLAS CONCORDE PORCELAIN TILE OR EQ. SERIES EVOLVE COLOR TEXTURED CONCRETE.**
FT-2	12"x12" FORMATIONS FLORIDA TILE OR EQ. COLOR: FT125213 GRAVEL
FT-3	25 PIECE MOSAIC 12"x12" FORMATIONS FLORIDA TILE OR EQ. COLOR: FT125213 GRAVEL (SHOWER FLOORS ONLY)*
WALL	
WT-1	12"x12" FORMATIONS FLORIDA TILE OR EQ. COLOR: FT125213 GRAVEL
BASE	
BT-1	6"x12" COVE BASE FORMATIONS FLORIDA TILE OR EQ. COLOR: P3609 GRAVEL (ALL INTERIOR LOCATIONS). PROVIDE COVE BASE CORNER TILE AS REQUIRED.
TILE NOTES:	
1. ALL TILE TO MEET CURRENT SLIP RESISTANT COEFFICIENT ASTM STANDARDS RELATIVE TO LOCATION OF INSTALLATION.	
2. TILE IN LOCATIONS WITH NEW NEW CONCRETE SLAB SHALL BE INSTALLED OVER THICK SET MORTAR BED.	
3. SLOPE TILE FLOORS TO FLOOR DRAINS. MAX SLOPE 1:50 FOR ADA COMPLIANCE.	
*SLIP RESISTANT FOR INTERIOR WET CONDITIONS (COF ≥ .7 WET/ .60 DRY)	
**SLIP RESISTANT FOR EXTERIOR UNCOVERED AND EXTERIOR SLOPED CONDITIONS (COF ≥ .80 WET/DRY FOR EXTERIOR SLOPED)	
FT-1 BID ALTERNATE: BRUSHED CONCRETE (COF ≥ .80 WET/DRY)	

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

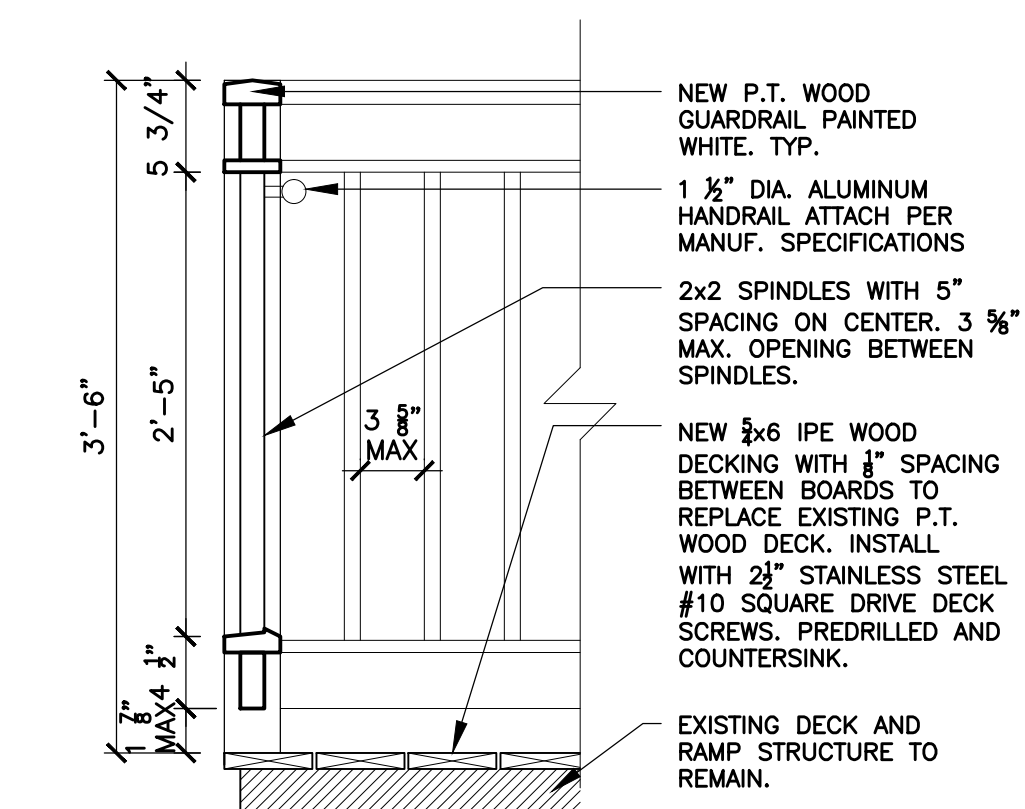
DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

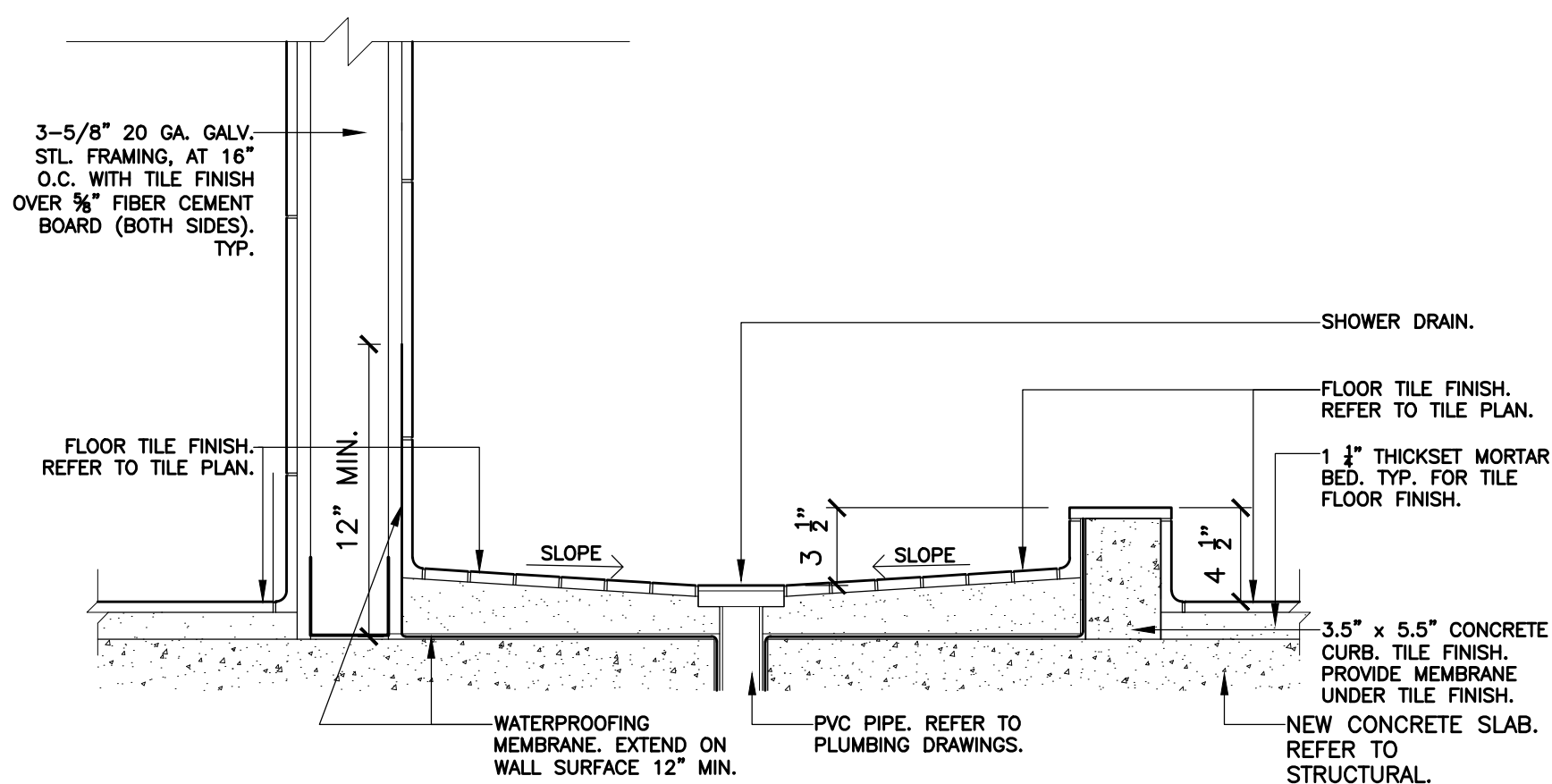
KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA

A-4



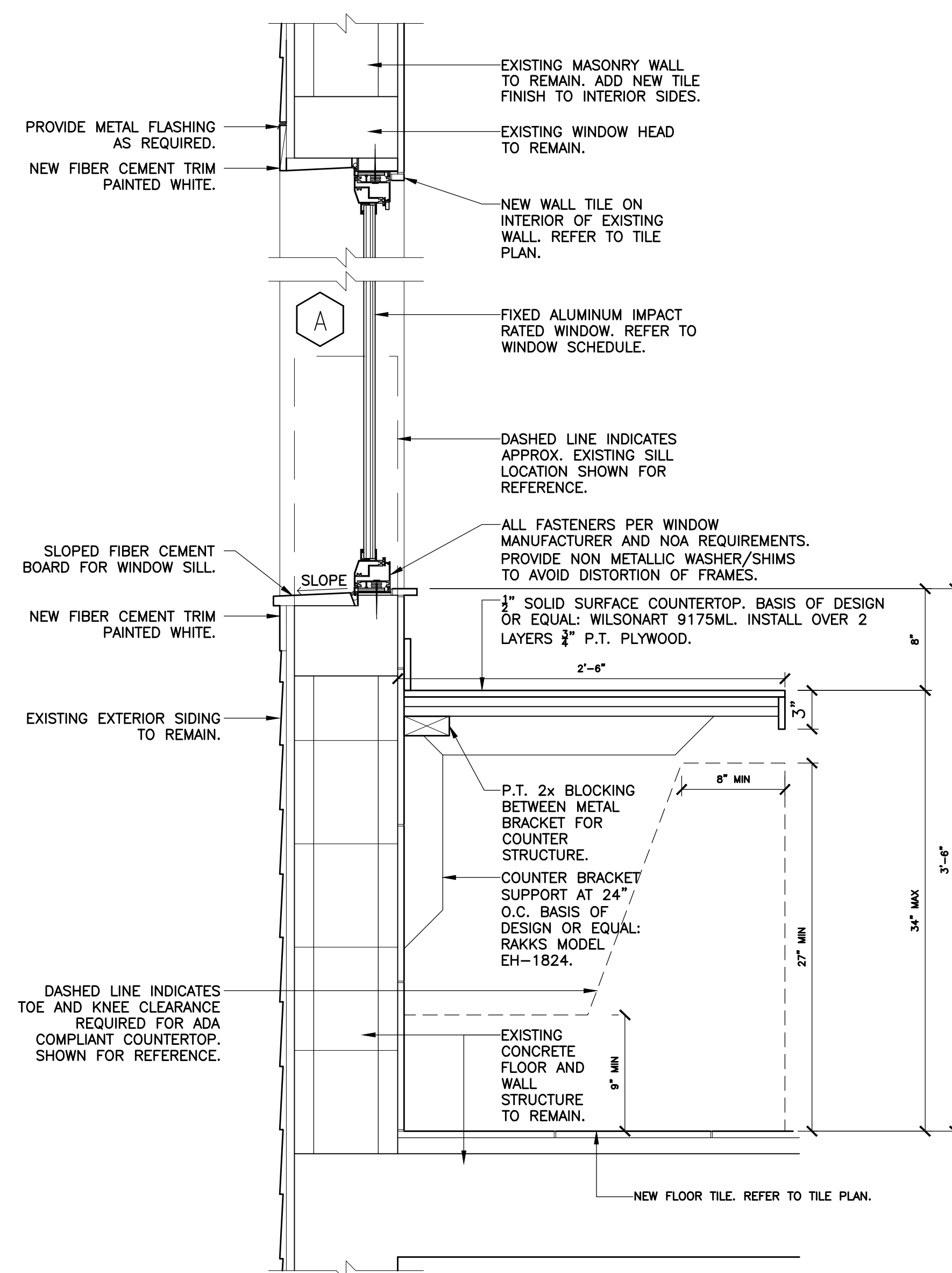
GUARDRAIL SECTION



SECTION DETAIL

3
A-5

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



COUNTER SECTION DETAIL

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

	W	HT.	MATERIAL	DESCRIPTION	MANUF.	N.O.A	TEST LOAD'G	CALC. LOAD'G	REMARKS
(1)	3'-0"	3'-0"	PREFINISHED ALUM.	IMPACT LOUVER W/ MANUAL DAMPER	GREEN HECK	16-0201.06	+110/-110	+53.83/-72.07	W/ METAL HOUS'G FOR DUCTED CONNECTION, INTAKE OR EXHAUST

	SIZE (M.O.)	TYPE	FINISH	GLAZING	FRAME MAT.	MANUF.	N.O.A	CALC. LOAD 'G	REMARKS
(A)	3x46	FIXED WINDOW	PREFINISHED	CLEAR - IMPACT	ALUMINUM	CGI SERIES 238	13-0606.06	+52.78/-57.34	3/4" INSULATED LAMINATED CLEAR LowE 270
(B)	3x30	FIXED WINDOW	PREFINISHED	CLEAR - IMPACT	ALUMINUM	CGI SERIES 238	13-0606.06	+53.83/-72.07	3/4" INSULATED LAMINATED CLEAR LowE 270

NO.		SIZE			DOOR			FRAME			N.O.A. #	TESTED LOAD'G	DESIGN PRESSURE	REMARKS
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HARDWARE				
01	H/W	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	1-A				
02	WOMEN'S TRANSIENT SHOWERS	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	1-A				
03	TOILET AND SHOWER ROOM	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	2				
04	TOILET AND SHOWER ROOM	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	2				
05	H.C. TOILET AND SHOWER ROOM	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	2-A				
06	H.C. TOILET AND SHOWER ROOM	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	2-A				
07	TOILET AND SHOWER ROOM	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	2				
08	TOILET AND SHOWER ROOM	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	2				
09	MEN'S TRANSIENT SHOWERS	3'-0"	7'-0"	1 1/2"	ALUM	PAINT	A	GALV. METAL	PAINT	1-A				
10	LAUNDRY AND SHOWER ROOM	3'-0"	7'-0"	1 3/4"	ALUM/GLASS	PAINT	B	ALUM/GLASS	PAINT	1	16-0329.04	±70	+51.23/-66.88	
11	WOMEN'S PUBLIC TOILETS	3'-0"	7'-0"	1 3/4"	ALUM/GLASS	PAINT	B	ALUM/GLASS	PAINT	1	16-0329.04	±70	+51.23/-66.88	
12	MEN'S PUBLIC TOILETS	3'-0"	7'-0"	1 3/4"	ALUM/GLASS	PAINT	B	ALUM/GLASS	PAINT	1	16-0329.04	±70	+51.23/-66.88	
13	JANITOR'S CLOSET	3'-0"	7'-0"	1 3/4"	ALUM	PAINT	A	GALV. METAL	PAINT	1-A				

3'-0"

7'-0"

ALUMINUM DOOR

LOUVER PANEL

ALUMINUM FRAME

TYPE 'A' SWING

3'-0"

7'-0"

FROSTED IMPACT RESISTANT GLASS

ALUMINUM FRAME

TYPE 'B' SWING

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
	PORCELAIN TILE	CONCRETE, SEALED	TILE 12x6 VINYL	WALL TILE	
			GYP.BD.-PAINT	M.R. GYP.BD. PAINT	
			CERAMIC TILE 6"-11 1/2" HEIGHT	EXPOSED STRUC. PAINTED	
				2x2 ACOUSTICAL TILE	
				PAINTED FIBER CEMENT BOARD	
				M.R. GYP. BD. PAINTED	
				STRUCTURE PAINTED	
				GYP.BD.-PAINT	
				CEILING HEIGHT A.F.F.	
201	LAUNDRY				CERAMIC TILE WHERE PLACED ON METAL FRAME WALL CONST.
202	H/W				SHALL BE MOUNTED OVER 5/8" FIBER-CEMENTITIOUS BD. IN LIEU OF MOISTURE RESISTANT GYP. BD. USED ELSEWHERE IN WET LOCATIONS.
207	H.C. SHOWER ROOM				
204	WOMEN TRANSIENT SHOWERS				
211	H.C.#2 SHOWER ROOM				
208	MEN TRANSIENT SHOWERS				
205	SHOWER ROOM				
206	SHOWER ROOM				
209	SHOWER ROOM				
210	SHOWER ROOM				
203	HALLWAY				
212	WOMEN PUBLIC TOILET				
214	JANITOR				
213	MEN PUBLIC TOILET				
200	COVERED PORCH				

NOTE: CERAMIC TILE SELECTIONS: see sheet A-8 for details.

1. ALL HARDWARE SHALL BE BRUSHED STAINLESS STEEL FINISH
2. ALL HARDWARE TO BE HANDICAP COMPLIANT
3. ALL HARDWARE TO BE, ANSI GRADE 1 FOR HEAVY COMMERCIAL OR BETTER.
4. ALL HARDWARE TO BE KEVED IN ACCORDANCE WITH THE OWNERS INSTRUCTIONS AND SHALL INCLUDE A MASTER AND GRAND MASTER KEYING SYSTEM. COORDINATE WITH OWNER.
5. ALL LOCKS SHALL BE INSTALLED BY THE CONTRACTOR AND INCLUDED IN THE BID.
6. BASIS OF DESIGN HARDWARE FOR EXTERIOR STEEL DOOR IS SCHLAGE. SEE N.O.A 15-0427.04

EXISTING CEILING TO REMAIN.

4'-2" OPENING

FULL WALL EXTENSION BEYOND SHOWN FOR REFERENCE.

METAL FRAMED WALL. REFER TO WALL TYPES.

TILE FINISH.

SEALANT & BACKER BEAD TYPICAL BOTH SIDES.

FULL PERIMETER 1 3/8"x 4 1/4"x 3/8" TUBE.

CLINE SERIES 500SE FULL LOUVERED ALUMINUM DOOR. INSTALL PER MANUF. INSTRUCTIONS.

OIL-TEMPERED HARDBOARD BACKER.

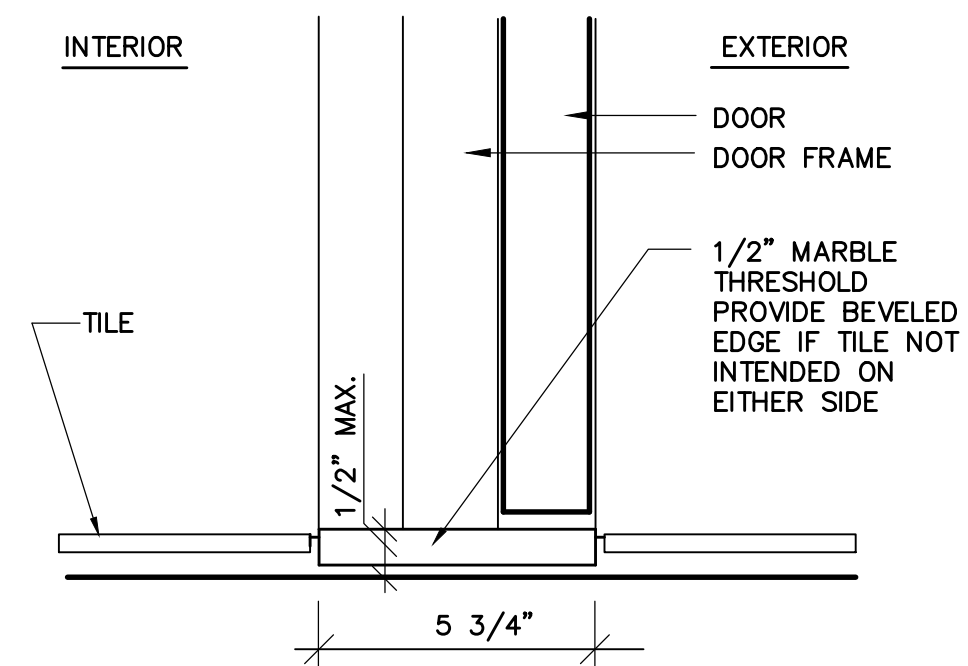
2" "v" LOUVER

THINSET TILE FLOOR PER SCHEDULE.

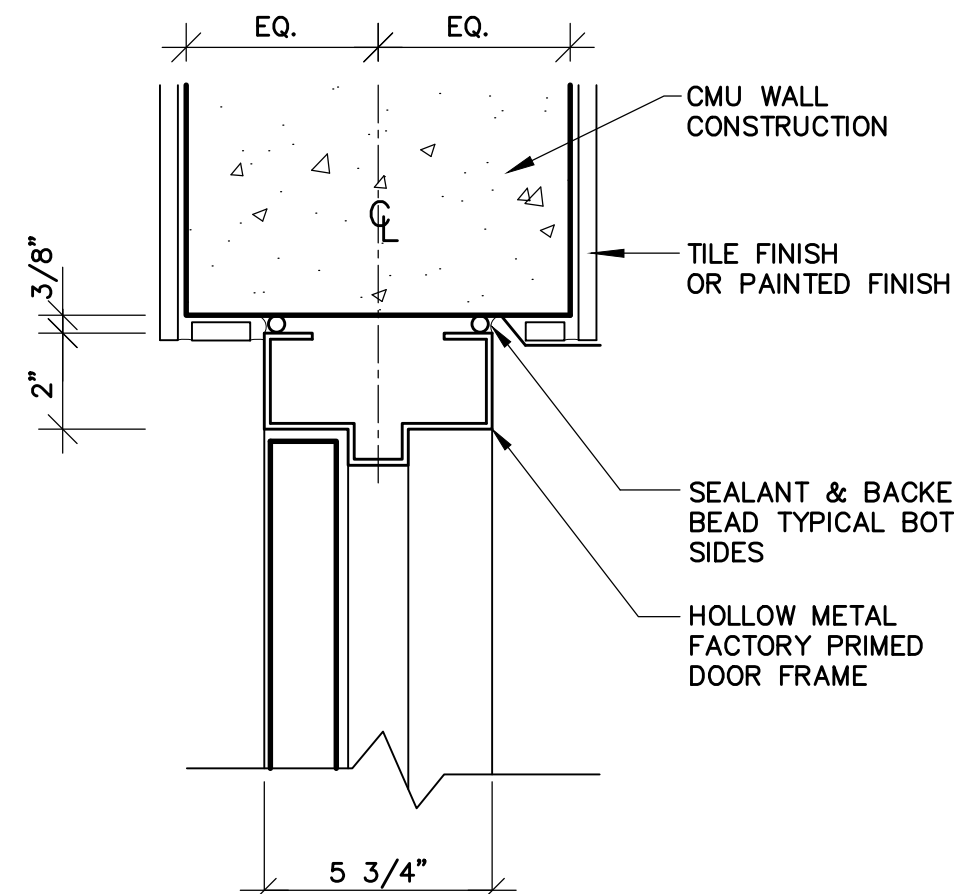
.040 ALUMINUM SKIN.

3/16"x16 TIE ROD.

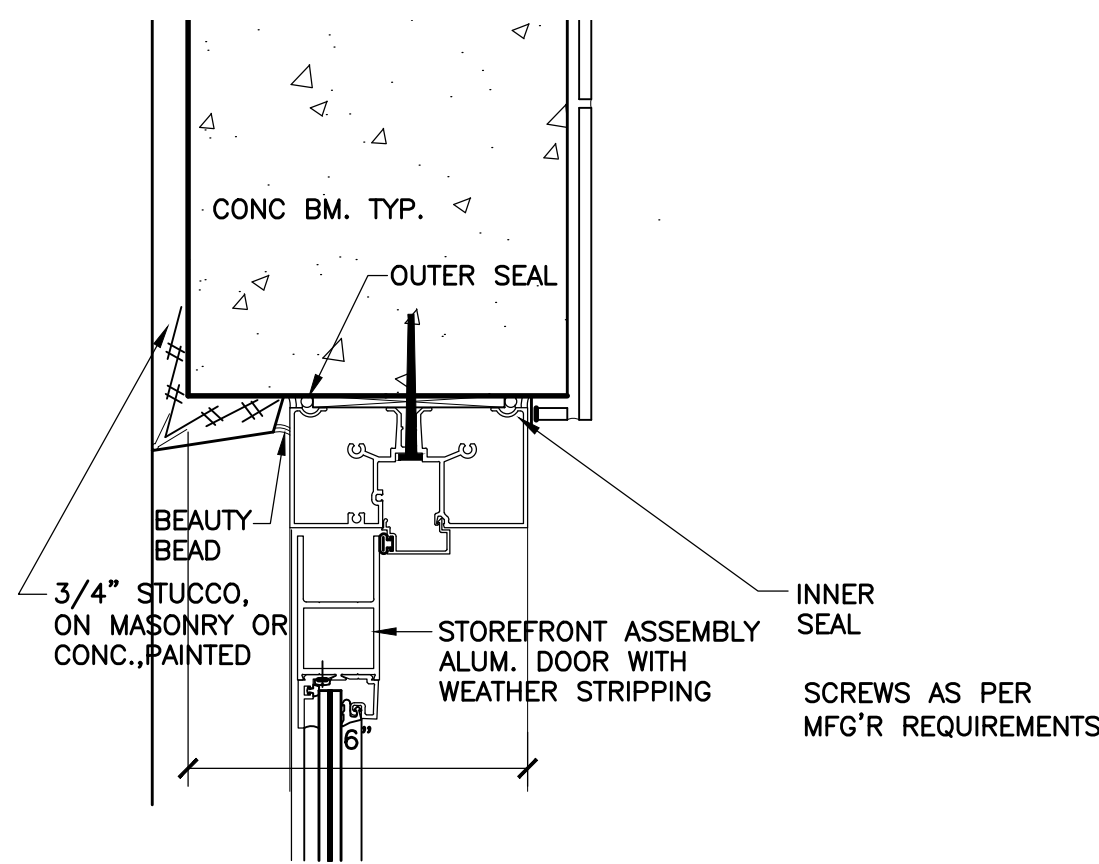
A-6 HEAD SIMILAR 1 1/2"=1'-0"



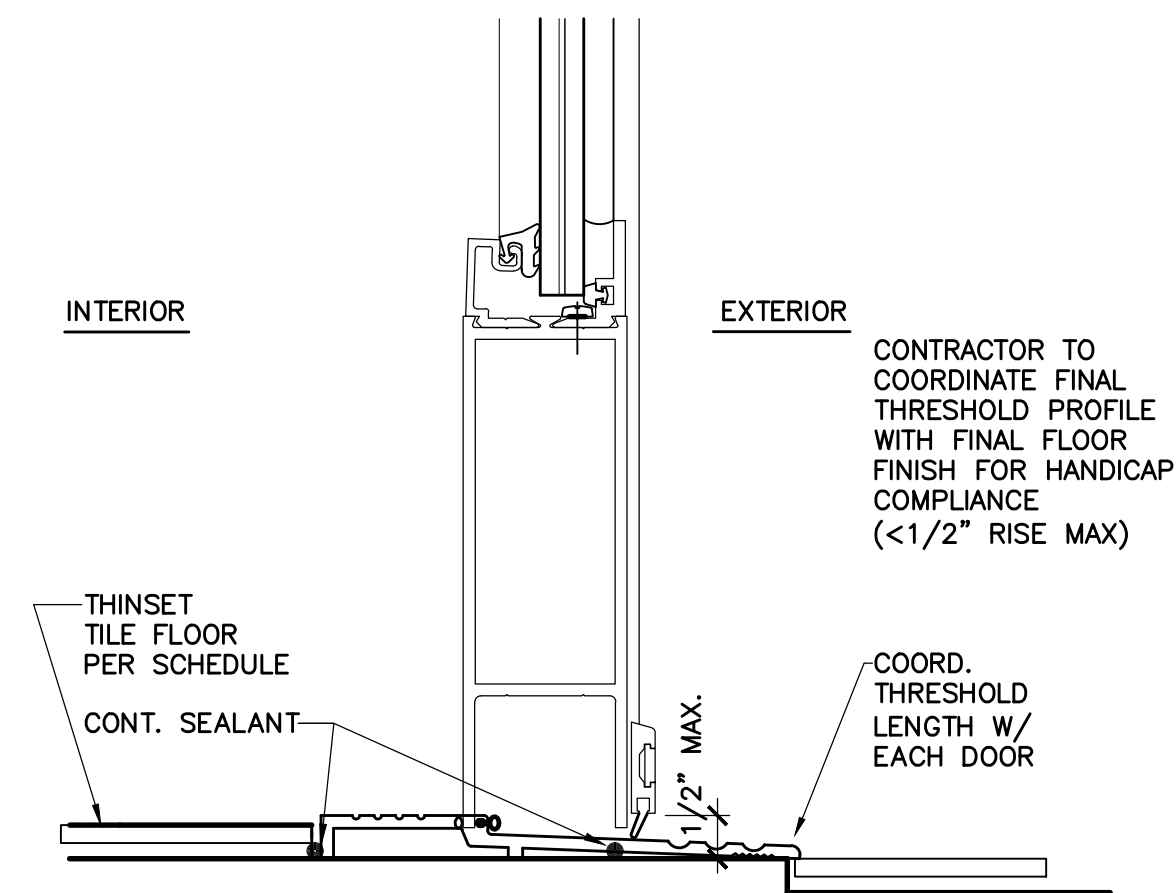
$$\text{A-6} \qquad 3' = 1' - 0''$$



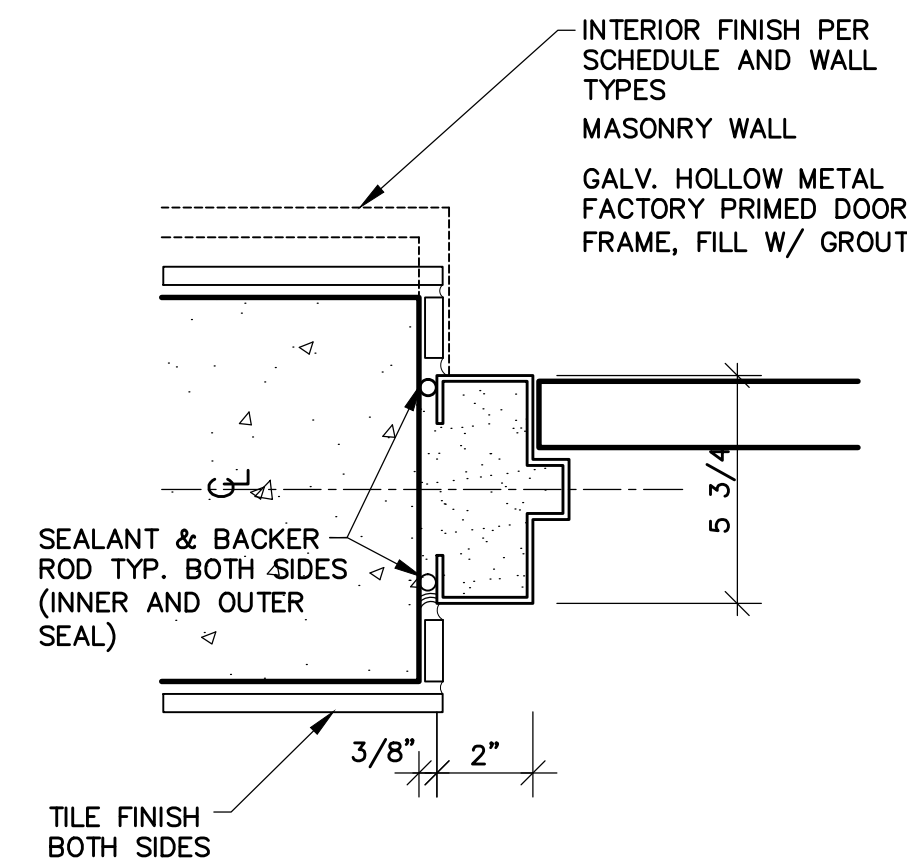
A-6 INTERIOR DOOR FRAME-METAL 3"=1'-0"



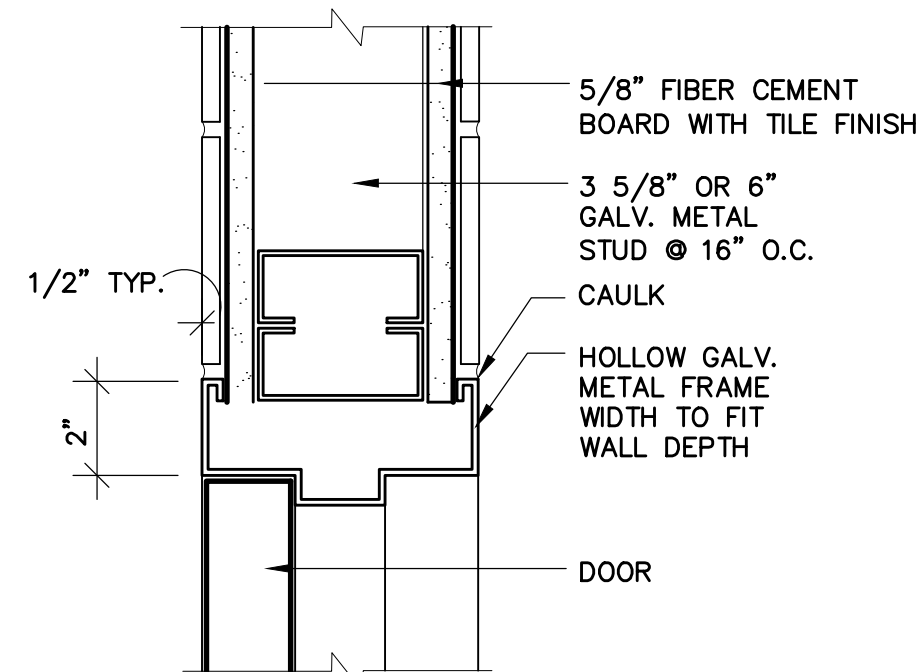
A-6 JAMB SIMILAR, EXTERIOR DOOR 3"=1'-0"



A-6 FOR USE @ EXTERIOR DOORS WITH WEATHER STRIPPING $3' = 1' - 0''$



A-6 INTERIOR DOOR FRAME-METAL 3"=1'-0"



A-6 HEAD SIMILAR $3''=1'-0''$

FAX (305) 296-1033

LICENSE NO
AA 0003040

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN
KMA EVF

PROJECT
NUMBER
1408

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

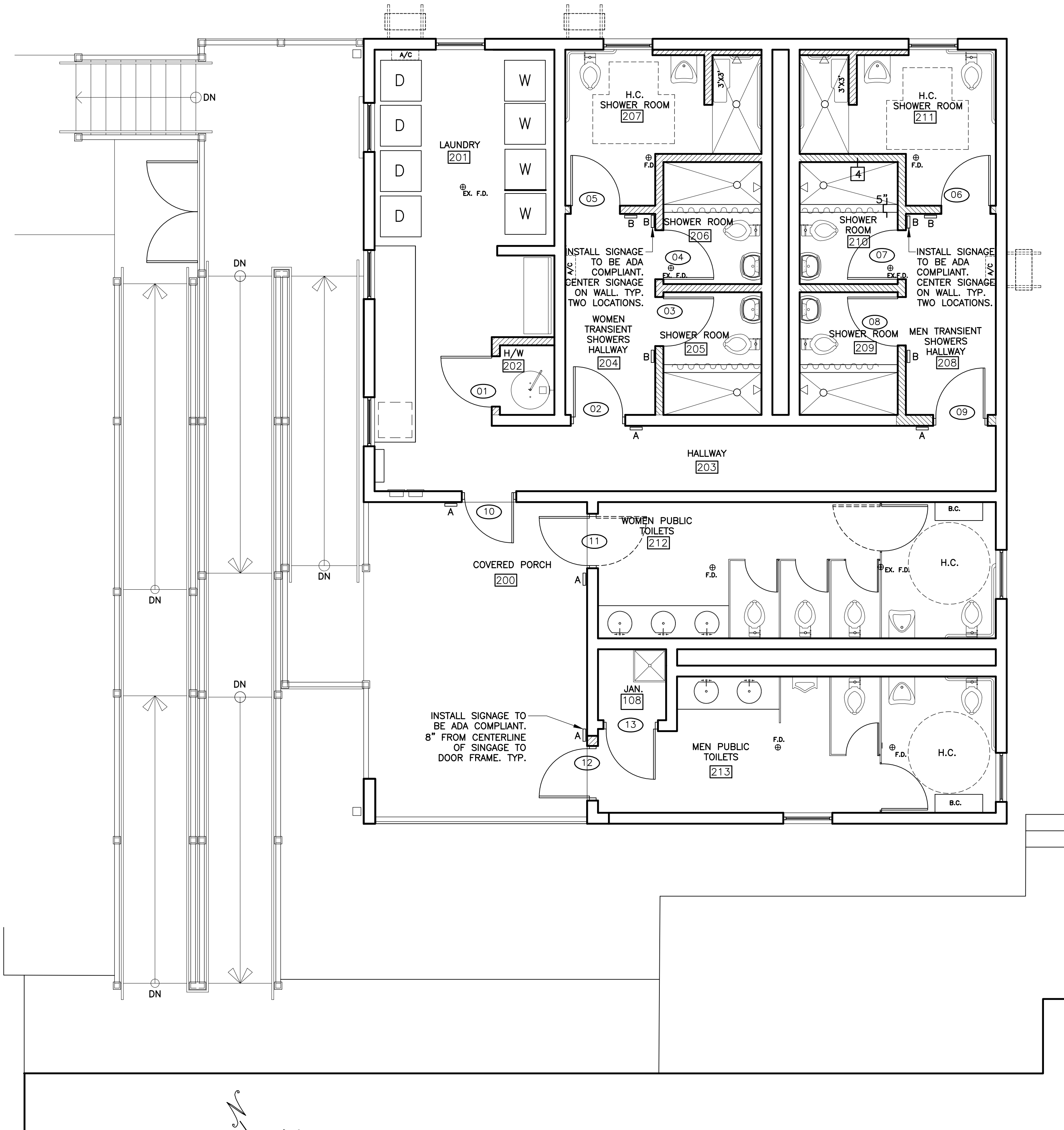
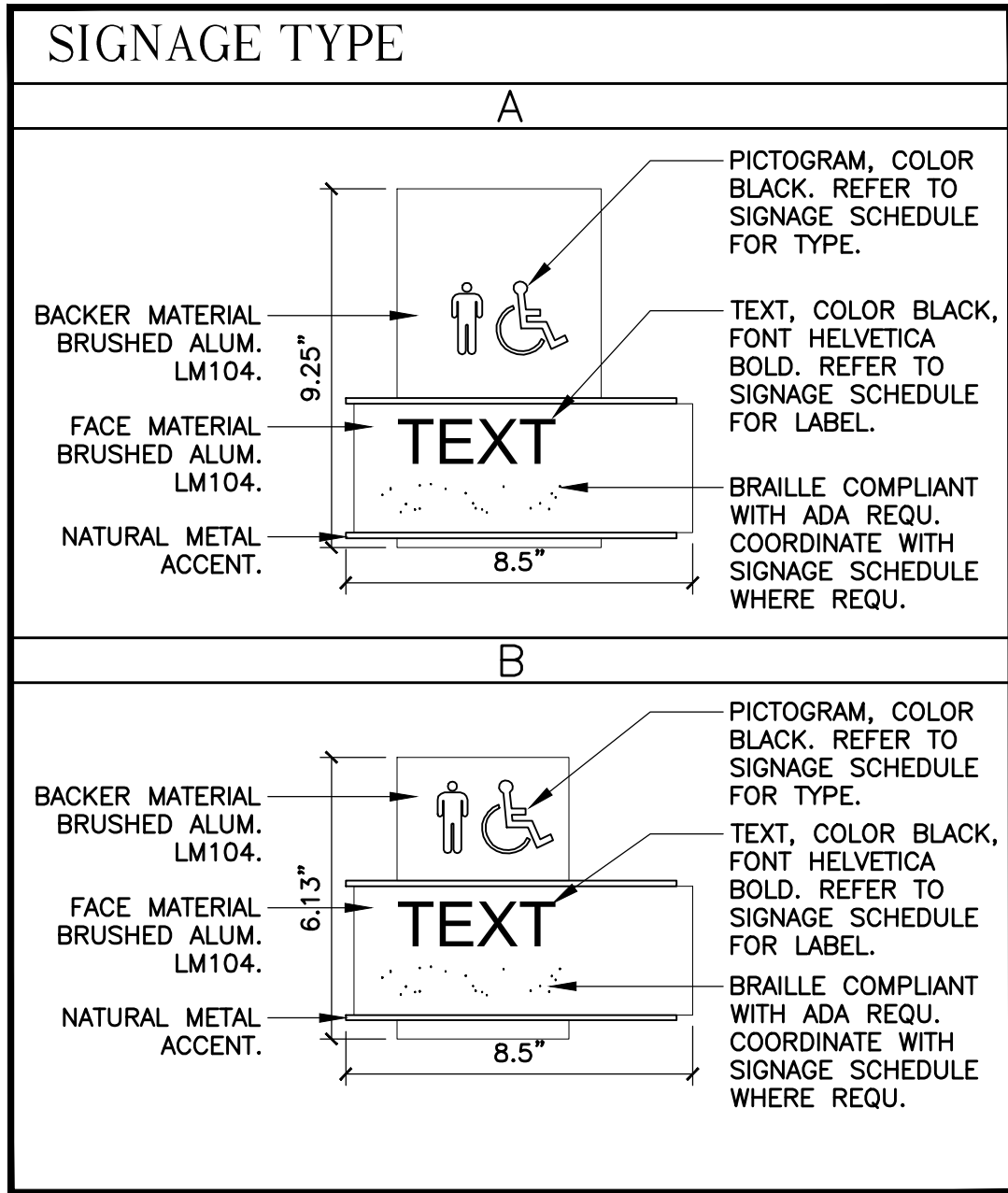
REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

SIGNAGE GENERAL NOTES			
1.	SIGNAGE BASIS OF DESIGN FUSION BY TAKEFORM ARCHITECTURAL GRAPHICS.		
2.	CONTRACTOR TO SUBMIT SHOP DRAWINGS DETAILING EACH SIGNAGE TYPE AND INSTALLATION DETAILS.		
3.	FINAL TEXT TO BE REVIEWED BY ARCHITECT.		
4.	SIGNS ARE TO BE MOUNTED AT A HEIGHT TO ALLOW THE BASELINES OF RAISED CHARACTERS TO BE LOCATED BETWEEN 48" MIN. 60" MAX ABOVE FINISH FLOOR.		

SIGNAGE SCHEDULE			
DOOR #	SIGN TYPE	TEXT	PICTOGRAM
02	B	WOMEN'S SHOWER ROOMS	ACCESSIBLE/WOMAN
03	A	SHOWER ROOM	
04	A	SHOWER ROOM	
05	B	ACCESSIBLE SHOWER ROOM	ACCESSIBLE/WOMAN
06	B	ACCESSIBLE SHOWER ROOM	ACCESSIBLE/MAN
07	A	SHOWER ROOM	
08	A	SHOWER ROOM	
09	B	MEN'S SHOWER ROOMS	ACCESSIBLE/MAN
10	A	LAUNDRY AND SHOWER ROOMS	ACCESSIBLE
11	B	WOMEN	ACCESSIBLE/WOMAN
12	B	MEN	ACCESSIBLE/MAN



SIGNAGE PLAN

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

KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA

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 2014 EDITION, AS AMENDED BY GOVERNING LOCAL ORDINANCES AND REQUIREMENTS OF THE STATE OF FLORIDA "COASTAL - ONE PROTECTION ACT", TOGETHER WITH APPLICABLE REQUIREMENTS OF GOVERNING PUBLIC AGENCIES AND THE FOLLOWING LISTED CODES SHALL APPLY TO THIS PROJECT.

FLORIDA EXISTING BUILDING CODE, 2014 EDITION

NATIONAL ELECTRIC CODE LATEST EDITION

FLORIDA PLUMBING CODE, 2014 EDITION

FLORIDA MECHANICAL CODE, 2014 EDITION

FLORIDA FUEL GAS CODE, 2014 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 SITE WORK, EXISTING CONDITIONS, BUILDINGS AND UTILITIES. VERIFY THAT BUILDING'S ARCHITECTURAL PLAN AND FOUNDATION PLAN DIMENSIONS AND ELEVATIONS WORK ON THE ACTUAL SITE PRIOR TO STARTING ANY CONSTRUCTION. 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.

LIVE LOADS USED IN DESIGN:

A.	ROOF.....	20 PSF
B.	FLOOR.....	100 PSF-RETAIL/OFFICE
C.	WIND VELOCITY.....	STRUCTURAL DESIGN SHALL COMPLY WITH CODE REQUIREMENTS AND WIND LOADS AS STIPULATED BY THE FLORIDA CODE AND THE FLORIDA FIRE PREVENTION CODE AS ADOPTED BY THE STATE FIRE MARSHAL. DESIGN SHALL BE BASED ON ASCE 7 WITH WIND SPEEDS DETERMINED FROM FIGURE 26.5-1B
		180 MPH ASCE 7 (LATEST EDITION) EXP.
		FL BUILDING CODE 2014

SHOULD ANY CONFLICTING STATEMENT OR ALTERNATE WIND LOAD REQUIREMENTS BE FOUND IN THE DRAWINGS OR SPECIFICATIONS IT IS IN ERROR AND SHALL BE DISREGARDED.

GENERAL NOTES:

- A. ENGINEER'S APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
- B. VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTOR'S. VERIFICATION OF LOCATIONS, SI'ES, LITTLE AND REQUIRED CONNECTIONS ARE CONTRACTOR'S COMPLETE RESPONSIBILITY.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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 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.
- J. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, AIR SEALS,, ETC. SHALL BE AS INDICATED IN THE SPECIFICATIONS AND AS PER MANUFACTURER AND INDUSTRY STANDARDS.
- K. CONTRACTOR TO PROVIDE ALL REQUIRED FIRE BLOCKING AS REQUIRED BY CODE.
- L. UNLESS OTHERWISE NOTED, PROVIDE FRAMING 2" 24" O.C. FOR ROOFING AND 16" O.C. FOR WALLS AND FLOORS.
- M. 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.
- N. ALL STAIRS TO BE A MINIMUM OF 44" WIDE (HANDRAILS ARE ALLOWED TO INTRUDE). PROVIDE 42" HIGH MINIMUM GUARDRAILS, MAINTAIN 6'-8" CLEAR HEIGHT FOR STAIRS AND ALL OTHER AREAS.
- O. ALL PENETRATIONS OF FIRE RATED CONSTRUCTION SHALL BE TREATED WITH DAMPERS, SEALS, COLLARS, ETC., SEE SECTION 09260 AND 15100.

- P. 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.

DIVISION 2 - SITE AND CIVIL WORK

02110 AND 02200 - CLEARING/GRADING/COMPACTING - FILL PLACEMENT: REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL WITHIN BUILDING AREAS. EXPOSED NEAR-SURFACE SOILS SHALL BE COMPACTED TO DENSITIES EQUIVALENT TO 95% PROCTOR DENSITY (ASTM D1557). THE UPPER ONE FOOT OF SOIL BENEATH SLABS SHALL BE COMPACTED TO 98% PROCTOR DENSITY. FILL SHALL BE A RELATIVELY CLEAN SAND OR CRUSHED LIMEROCK (MAX. PARTICLE SI. E OF 3 IN.). GRADE AS REQUIRED (AS SHOWN ON PLAN OR TO DRAIN AWAY FROM BUILDINGS).

02150 - TREE REMOVAL: (IF REQUIRED)

- A. TREES INDICATED ON THE DRAWINGS FOR REMOVAL SHALL BE CUT, STUMP AND ROOT SYSTEM SHALL BE REMOVED.
- B. RESULTING HOLES SHALL BE FILLED AND LEVELED WITH APPROPRIATE SOIL.
- C. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER.
- D. CARE SHALL BE TAKEN TO AVOID ANY DAMAGE TO ADJACENT TRESS AND PLANT MATERIAL.
- E. PROVIDE CONSTRUCTION BARRICADES FOR PROTECTION OF TREES WITHIN 10'-0" OF BUILDING LINES.

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.

02350 - FOUNDATIONS, (SEE STRUCTURAL DRAWINGS)

02361 - TERMITE CONTROL: PROVIDE SOIL TREATMENT FOR TERMITE CONTROL AT SLABS ON GRADE INCLUDING FOUNDATIONS AND SLAB PENETRATIONS, IF ANY. FORMULATE AND APPLY TERMICIDES, AND LABEL WITH A FEDERAL REGISTRATION NUMBER, TO COMPLY WITH EPA REGULATIONS AND AUTHORITIES HAVING JURISDICTION. USE ONLY SOIL TREATMENT SOLUTIONS NOT HARMFUL TO PLANTS. APPLY AT LABEL VOLUME AND RATE PER EPA- REGISTERED LABEL WITH APPLICATION BY A LICENSED PEST CONTROL OPERATOR. PROVIDE A SOIL TREATMENT APPLICATION REPORT FOR OWNERS RECORD AND USE.

02855 - UNDERGROUND UTILITIES - CONTRACTOR SHALL INCLUDE IN HIS WORK ALL UNDERGROUND (AND ABOVE) UTILITY WORK FOR ALL SYSTEMS TO MAKE A COMPLETE SYSTEM FROM BUILDINGS TO STREET HOOK-UPS AS REQUIRED TO COMPLETE THE JOB.

02900 - LANDSCAPING AND TOP SOIL:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. EUCALYPTUS MULCH "GRADE A", UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS).
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS.)
6. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED FOR ONE YEAR.
7. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVER PLANTS SHALL BE FERTILI: ED AT INSTALLATION, WITH LONG LASTING FERTILI: ER, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL). (SEE SPECS).
9. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
10. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
11. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
12. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
13. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM, REFER TO IRRIGATION PLAN.
14. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHIPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS).
15. CONTRACTOR WILL VISIT SITE TO FAMILIAR: E HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
16. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
17. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN).
18. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE, TO BE RELOCATED TREE, CANOPY.
19. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
20. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
21. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM OF 10' HEIGHT TREE.
22. ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM. ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
- 02901 - IRRIGATION: THE NEW IRRIGATION INTO EXISTING SYSTEM INSTALLED DURING " COMMON AREA" PROJECT. THE SYSTEM WILL BE ADJUSTED TO PROVIDE UNIFORM DISTRIBUTION AND WITH MINIMAL OVERSPRAY. ALL WORK WILL BE PERFORMED BY A LICENSED CONTRACTOR AND AN ("AS-BUILT") DRAWING WILL BE SUBMITTED PRIOR TO FINAL PAYMENT.

DIVISION 3 - CONCRETE (SEE STRUCTURAL DRAWINGS)

DIVISION 4 - MASONRY (SEE STRUCTURAL DRAWINGS)

DIVISION 5 - METALS (SEE STRUCTURAL DRAWINGS)

05280 - PIPE HANDRAILS (EXTERIOR USE): SHALL BE 1 1/2" DIA. ALUM. WITH ROUNDED JOINT CONNECTIONS AND RETURN TO WALL PER DRAWINGS. PROVIDE ALUM. HALF SPHERICAL END CAPS IF INDICATED. ALL CONNECTIONS WELDED. MOUNTING SHALL BE STUD OR BRACKET TO WALL OR GUARD RAIL WITH 1 1/2" MIN. CLEAR FOR GRIP. INSTALLATION SHALL CONFORM WITH A.D.A. REQUIREMENTS. HT. 34" TO 38".

05300 - MISCELLANEOUS METALS: ANCHOR BOLTS, NUTS AND WASHERS SHALL BE MINIMUM 5/8 IN. GALVANI: ED STEEL EMBEDDED MINIMUM 7 IN. INTO CONCRETE AND SPACED MAXIMUM 2 FEET O.C. PROVIDE MISCELLANEOUS GALVANI: ED STEEL ANCHORS, STRAPS AND HANGERS AS REQUIRED.

05320 - MANUFACTURED ANCHORS AND STRAPS SHALL BE HEAVY DUTY STAINLESS STEEL G90, AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL. IT'S COMPONENTS SHALL BE AS IDENTIFIED ON THE DRAWINGS. IN NO EVENT SHALL PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS CONNECTIONS BE MADE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESS BY OTHER MEANS.

05400 - LIGHT-GAGE METAL FRAMING:

- A. LIGHT-GAGE METAL FRAMING SHALL BE GALVANI: ED ACCORDING TO ASTM A924 AND OF SI: E AND GAGE SHOWN ON THE DRAWINGS IF NOT SHOWN ON DRAWINGS OR SPECIFICATIONS PROVIDE SI E & GAGE AS PER INDUSTRY STANDARDS.
- B. FRAMING ROLLED FROM STEEL SHALL CONFORM TO ASTM A653, GRADE 33, WITH A MINIMUM YIELD STRESS OF 33,000 PSI.
- C. PROVIDE "SLIPTRACK" ON TOP TRACK OF WALLS UNDER STRUCTURE THAT HAS POSSIBILITY OF MOVING (TYPICAL).
- D. CONTRACTOR SHALL PROVIDE COMPLETE FRAMING SYSTEMS AS PER DRAWINGS,

SPECIFICATIONS OR INDUSTRY STANDARDS (IF NOT SHOWN ON DRAWINGS OR SPECIFICATIONS).

E. IF SOFFITS, DROP CEILINGS OR OTHER ITEMS ARE NOT DETAILED PROVIDE AS PER INDUSTRY STANDARDS.

05500 - ALUMINUM FABRICATIONS

- A. ALL STRUCTURAL MEMBERS SHALL CONFORM TO ASTM B221 SPECIFICATION- ALUMINUM: ALLOY EXTRUDE BAR, ROD, WIRE, SHAPE AND TUBE.
1. EXTRUDED ALUMINUM: ASTM B221, ALLOY 6063, TEMPER T-6.
2. SHEET ALUMINUM: ASTM B209 6063, TEMPER T-6.
- H. PROVIDE SHOP DRAWINGS SHOWING LAYOUT, DIMENSIONS, PROFILES, SPACING OF COMPONENTS, AND ANCHORAGE AND INSTALLATION DETAILS.

1. SUBMIT COMPLETE SHOP DRAWING FOR ALL STRUCTURAL COMPONENTS. DRAWINGS SHALL INCLUDE ALL SHOP AND ERECTION DETAILS. INCLUDING DATES, COPES, CONNECTIONS, HOLES, BOLTS, SHIM PLATES AND WELDS IN STRUCTURAL STEEL. ALL WELDS, BOTH SHOP AND FIELD, SHALL BE INDICATED ON THE DETAILS ON THE SHOP DRAWINGS BY STANDARD WELDING SYMBOLS GIVEN IN THE AISC MANUAL.
2. CONTRACTOR SHALL CHECK SHOP DRAWINGS FOR FIELD COORDINATION OF ELEVATION AND DIMENSIONS PRIOR TO SUBMITTAL.

3. HANDRAILS SHALL HAVE WELDED CONNECTIONS OF ALL MEMBERS AND HAVE A SHOP APPLIED POWDER COAT FINISH (SEE PAINT SPECS).
4. ALL GUARDRAILS AND HANDRAILS SHALL MEET REQUIRED CODES FOR HANDICAP COMPLIANCE, STRUCTURAL COMPLIANCE AND SI: E REQUIREMENTS.

- C. PROVIDE ALUMINUM CAPS FOR EXPOSED OPEN EXTRUDED ALUMINUM SECTIONS AND FOR ATTACHMENT OF COMPONENTS TO POSTS.
- D. DO NOT INSTALL BENT, BOWED, OR OTHERWISE DAMAGED COMPONENTS. REMOVE DAMAGED COMPONENTS FROM SITE AND REPLACE.

DIVISION 6 - WOOD AND PLASTICS (ALSO SEE STRUCTURAL DRAWINGS)

06100 - ROUGH CARPENTRY (ALL FRAMING (AND TRUSS) LUMBER SHALL BE DRY SOUTHERN PINE, 19% MC, NO. 2 OR BETTER, (FB : 975 PSI MINIMUM). MEMBER SI: ES NOTED ON DRAWINGS ARE NOMINAL. PROVIDE 1"x4" CROSS BRIDGING NOT OVER 8 FEET O.C. FOR ALL WOOD JOIST AND 2 X SOLID BLOCKING BETWEEN JOIST AT ALL SUPPORTS. PROVIDE 1x4 FURRING AT 16" O.C. FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS CLEARLY WRITTEN NOT TO HAVE FURRING IN DRAWINGS.

06130 PRESSURE TREATED: ALL WOOD INDICATED SHALL BE PRESSURED-TREATED WITH CHEMICALS TO PROTECT FROM DECAY AND INSECTS. DRY AFTER TREATMENT. ALL METAL CONNECTORS TO BE BY SIMPSON STRONG-TIE COMPANY OR EQUAL APPROVED IN WRITING BY THE ENGINEER AND TO BE STAINLESS STEEL FINISH, UNLESS OTHERWISE NOTED. ALL CONNECTORS TO BE INSTALLED WITH ALL MANUFACTURE SPECIFIED FASTENERS BEFORE

LOADING. ALL NAILS USED IN PRESSURE TREATED SHALL BE STAINLESS STEEL. ALTERNATE CONNECTOR/FASTENER MATERIALS MAY BE APPROVED ON SUBMITTAL OF MANUFACTURERS DATA INDICATING COMPATIBILITY WITH SPECIFIC PRESSURE TREATMENT CHEMICALS USED IN THIS PROJECT.

PRESSURE TREATED WOOD IS TO BE USED IN ALL MOIST AND OR EXPOSED LOCATIONS SUCH AS SILLS ON CONCRETE, NEAR GRADE INSTALLATIONS, EXPOSED DECKS AND RAILS, EXTERIOR OPEN STAIRS, ETC. AND AS REQUIRED BY CODE. COORDINATE ANY QUESTIONABLE AREAS WITH ARCHITECT.

06150 - PLYWOOD DECK:

1. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.

2. PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, EXPOSURE 1 FOR INTERIOR USE AND APA STRUCTURAL, I EXTERIOR FOR EXTERIOR USE, OF THICKNESS SHOWN ON DRAWINGS.

3. EACH PANEL OF PLYWOOD SHALL BE IDENTIFIED WITH THE GRADE-TRADEMARK OF AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF U.S. PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WHICH HAS ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE.

4. UNLESS OTHERWISE SHOWN, FLOOR AND ROOF DECK TO BE 3/4" AND 5/8" (MINIMUM) RESPECTIVELY AND TO BE GLUED AND NAILED WITH 8D NAILS AT 6" AT INTERIOR EDGES. 4" AT EXTERIOR EDGES AND AT 6" ALONG INTERMEDIATE FRAMING MEMBERS.

3/4" PLY WD. ROOF DECKING SHALL BE A MANUF. PRODUCT.

06300 - FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINETY. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED OR NOTED ON THE DRAWINGS. CABINETS SHALL BE OF A CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. USE OF PARTICLE OR PRESS BOARD SHALL BE PRECLUDED. ALL CABINETS TO BE FORMALDEHYDE FREE. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS NOTED OTHERWISE. ALL WORK SHALL BE BY SKILLED FINISH CARPENTERS.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07311 - ROOFING UNDERLAYMENT: AT ALL SLOPED ROOFING INSTALLATIONS, PROVIDE A HIGH TEMPERATURE, SELF ADHESIVE, MEMBRANE UNDERLAYMENT SUCH AS GRACE 'ULTRA' AS MANUFACTURED BY GRACE CONSTRUCTION PRODUCTS, OR EQUAL. THE UNDERLAYMENT IS INTENDED TO FUNCTION AS SECONDARY ROOF MEMBRANE OVER THE DECKING. AS SUCH THE MEMBRANE SHALL BE CONTINUOUS OVER ALL PORTIONS OF THE ROOF, WITH SEAMS LAPED A MINIMUM OF 3" AND ALL PENETRATIONS FOR PLUMBING VENTS OR OTHER, SEALED TO THE MEMBRANE. THE MEMBRANE SHALL BE SELF SEALING FOR SMALL PENETRATIONS SUCH AS ROOFING ASSEMBLY FASTENERS TO THE DECK (NAILS OR SCREWS). THE UNDERLAYMENT MEMBRANE SHALL BE PROVIDED FOR ALL SLOPED ROOFING ASSEMBLIES INCLUDING 'V CRIMP, STANDING SEAM, SHINGLES AND CERAMIC TILE. UNLESS SPECIFICALLY NOTED, NOT TO BE INSTALLED. THE CONTRACTOR SHALL VERIFY COMPATIBILITY OF ROOFING MATERIALS AND ANCHORAGE DEVICES WITH THE MEMBRANE AND COORDINATE WITH ROOFING MANUFACTURERS REQUIREMENTS.

07315 - ROOFING SHOP DRAWINGS: ALL ROOFING ASSEMBLIES REQUIRE SHOP DRAWING SUBMITTALS. THE SUBMITTAL SHALL INCLUDE ALL COMPONENTS OF THE ASSEMBLY INCLUDING BASE SHEETS (IF ANY), INSULATION IF INTEGRAL TO THE ASSEMBLY, COVER BOARD, MEMBRANES AND ATTACHMENT, INCLUDING EDGE CONDITIONS. THE SUBMITTAL SHALL INCLUDE N.O.A. TEST DATA FOR THE ENTIRE ASSEMBLY, AS A UNIT, OR FOR EACH COMPONENT USED, INCLUDING ANCHORAGE/ ATTACHMENT TO ITS SUPPORTING SUBSTRATE ON DOWN TO THE STRUCTURAL DECK. DOCUMENTATION THAT THE PROJECT SPECIFIC ROOFING ASSEMBLY MEETS DESIGN WIND LOADING IS REQUIRED. THIS CAN BE ACCOMPLISHED BY SUBMITTAL OF N.O.A. TEST DATA OR BY SIGNED AND SEALED CERTIFICATION BY A FLORIDA REGISTERED ENGINEER. PROVIDE MANUFACTURER'S REQUIREMENTS AND INSTALLATION INSTRUCTIONS FOR REVIEW.

07600 - ROOFING SHALL BE 26 GAUGE GALVANI: ED "V" CRIMP METAL ROOFING IN LONGEST SHEETS PRACTICABLE. FINISH SHALL BE "GALVALUME" W/20 YEAR FINISH WARRANTY, COORDINATE FLASHING. INSTALL OVER GRACE ULTRA UNDERLAYMENT (HIGH TEMPERATURE) MEMBRANE OVER DECKING. PROVIDE FLASHING AND TRIM INCLUDING PREFORMED RIDGE AND HIP ROLLS AND EDGE DRIP (ALL WITH GALVALUME FINISH). PROVIDE MANUFACTURER'S REQUIREMENTS, INSTALLATION INSTRUCTIONS AND VALID N.O.A. OF SYSTEM.

07620 - FLASHING AND SHEET METAL:

A. THIS SECTION TO INCLUDE: GALV. METAL FLASHING AND BASE FLASHING, STOPS, BUILT-IN METAL VALLEYS, GUTTERS, SCUPPERS AND MISCELLANEOUS SHEET METAL ACCESSORIES.

B. MATERIAL SHALL BE 16 IN: C - COATED STEEL, COMMERCIAL QUALITY ASTM A526 G90 HOT-DIP GALVANI: ED, 24 GAGE, EXCEPT AS NOTED OTHERWISE. COORDINATE FINISH WITH ROOFING FINISH (EXAMPLE: IF ROOFING HAS GALVALUME FINISH USE SAME FINISH ON FLASHING).

C. SHAPES SHALL MATCH EXISTING PROFILES OF FLASHING AND STOPS.

D. SHOP-FABRICATE WORK TO THE EXTENT POSSIBLE. COMPLY WITH DETAILS SHOWN AND APPLICABLE REQUIREMENTS OF SMACNA "ARCHITECTURAL SHEET METAL MANUAL" AND MATERIAL MANUFACTURER RECOMMENDATIONS.

07920 - SEALANTS

- A. SILICONI: ED 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.
- B. 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.
- C. SILICONE RUBBER SEALANT - FSST-S-001543, CLASS A, ONE PART NON-SAG LOW MODULES SILICONE RUBBER SEALANT. FOR INTERIOR AND EXTERIOR USE IN WORKING JOINTS WHERE SOME MOVEMENT IS ANTICIPATED, WOOD, MASONRY, METAL AND GLASS.

- D. ALL INTERIOR ARCHITECTURAL CAULKS AND SEALANTS TO HAVE A VOC LIMIT OF 250 G/L.
- DIVISION 8 - DOOR AND WINDOWS
- 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. 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 - DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAR FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SQ.FT. OF EXTERIOR DOOR AREA OR AS DEFINED BY FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2014 PRESCRIPTIVE METHOD. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.

08106 - BATHROOM WINDOWS AND DOORS SHALL BE PROVIDED WITH TRANSLUCENT FROSTED GLA: ING UNLESS SPECIFICALLY NOTED OTHERWISE.

08110 - STANDARD STEEL DOORS AND FRAMES:

- A. DOORS: SEAMLESS COMPOSITE CONSTRUCTION STANDARD STEEL DOORS FOR INTERIOR AND EXTERIOR LOCATIONS (GALVANI: ED G90). DOORS TO BE PROVIDED IN THE TYPES AND STYLES INDICATED, AND IN ACCORDANCE WITH ANSI/SDI-100, GRADE III, EXTRA HEAVY DUTY, W/MINIMUM 16 GAUGE GALVANI: ED STEEL FACES. COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANSI A115 SERIES SPECIFICATIONS FOR DOOR AND FRAME, PREPARATION FOR HARDWARE.
- B. FRAMES TO BE MINIMUM 16 GAGE AT INTERIOR LOCATIONS AND 14 GAGE AT EXTERIOR LOCATIONS, GALVANI: ED STEEL WITH MITERED: WELDED CONSTRUCTION, AND CONCEALED ANCHORS TO SUITE WALL CONSTRUCTION.
- C. DOORS AND FRAMES SHALL BE FACTORY PRIMED FOR FIELD PAINTING.
- D. SHOP DRAWING SUBMITTAL SHOWING FABRICATION, INSTALLATION, ANCHORAGE AND LABEL CONSTRUCTION CERTIFICATION OF FIRE-RATED ASSEMBLIES, IS REQUIRED FOR APPROVAL PRIOR TO ANY FABRICATION OR DELIVERY OF MATERIAL.

08520 - ALUMINUM WINDOWS SHALL BE MANUFACTURED UNITS OF TYPE AND NOMINAL SI: E INDICATED WITH FACTORY PAINTED WHITE FINISH. PROVIDE IMPACT RESISTANT GLASS AND MULLIONS WHEN SHOWN. ALL HARDWARE TO BE SALT RESISTANT. PROVIDE N.O.A.'S INDICATING INSTALLATION DETAILS AND COMPLIANCE WITH PROJECT WIND LOADING REQUIREMENTS.

08710 - HARDWARE: FURNISH AND INSTALL COMPLETE HARDWARE FOR EACH CONDITION AS MANUFACTURED BY SCHLAGE: YALE OR APPROVED EQUAL. ANSI GRADE 1 OR BETTER FOR HEAVY COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED. ALL EXTERIOR INSTALLATIONS TO BE SALT RESISTANT AND SUITABLE FOR USE IN A COASTAL SALT WATER ENVIRONMENT.

08810 - GLASS AND GLA: ING PROVIDE IMPACT RESISTANT OF TYPE REQUIRED BY CODE FOR SI: E AND LOCATION CALLED FOR. GLA: ING SHALL BE GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE, AND WHERE SHOWN ON DRAWINGS. ALL COMMERCIAL STOREFRONT TO BE TEMPERED SAFETY GLASS AND BE OF THICKNESS AS SHOWN ON DRAWING AND REQUIRED BY CODE. ALL GLASS SHALL HAVE A LOW E COATING AND MEET SHGC REQUIREMENTS.

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 GALVANI: ED LATH. PROVIDE CONTROL JOINTS 12' MAX. 12' TO 16' VERTICALLY AND HORI: ONTALLY. 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 GALVANI: ED 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, GALVANI: ED FINISH-TYPICAL AND MINIMUM DEPTH AS FOLLOWS: THICKNESS IS 0.0329 INCH, DEPTH IS 1-5/8 INCH.

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 GALVANI: ED 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 CONDUCTS, SHALL BE SEALED USING PRODUCTS BY 'RECTOR SEAL' OR 'HILT' 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.

09310 - CERAMIC AND FLOOR TILES SHALL BE FURNISHED AND INSTALLED WHERE INDICATED. TILE GROUTING PRODUCTS SHALL BE AS MANUFACTURED BY FLORIDA TILE OR APPROVED EQUAL. SELECTIONS LISTED ARE FROM FLORIDA TILE, CONTACT (305)513-9600 WHEN APPLYING TILE ON A CONCRETE FLOOR. ADD A CRACK ISOLATION MEMBRANE PRIOR TO ADDING MORTER BED AND OR TILE.

TILE 1-EXTERIOR FLOOR 12X24 TEXTURED PORCELAIN TILE, 10.5MM THICK W/CUSHION EDGE, SAND-BLASTED NON-SLIP FINISH. FLORIDA TILE TIME 2.0 OR APPROVED EQUAL. COLOR: T237B1 CREAM TEXTURED. PROVIDE ALL NECESSARY TRIM AND BASE PIECES INCLUDING COVE BASE, CORNERS AND BULLNOSE.

GROUT: BONSAL B-160 EPOXY GROUT, ANSI A118.3 OR EQUAL. PLYWOOD SUBSURFACE OR WHERE MOVEMENTS IS ANTICIPATED PROVIDE B-800 EPOXY GROUT.

TILE 2 - INTERIOR FLOOR

12X12 TEXTURED PORCELAIN TILE, 10.5MM THICK W/CUSHION EDGE, SAND-BLASTED NON-SLIP FINISH. FLORIDA TILE TIME 2.0 OR APPROVED EQUAL. COLOR: T237B1 CREAM TEXTURED. PROVIDE

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.

KEY WEST,

FLORIDA

33040

TEL (305) 296-5302

FAX (305) 296-1033

LICENSE NO.

AA 0003040

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

DATE

02-29-16 HARC
06-2-17 PERMIT SET

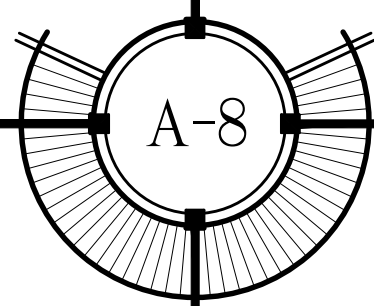
REVISIONS

DRAWN BY

KMA EVK

PROJECT
NUMBER

1408



KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

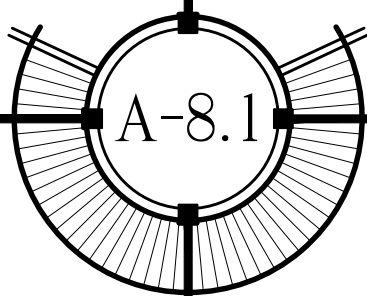
SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408



ALL NECESSARY TRIM AND BASE PIECES INCLUDING COVE BASE, CORNERS AND BULLNOSE.
GROUT: BONSAL MULTI PURPOSE PREMIUM THIN SET W/LATEX ADDITIVE B-730 OR
EQUAL: ANSI A118.4
TILE 3 - INTERIOR WALL:
12X12 NATURAL PORCELAIN TILE, 10.5MM THICK W/CUSHION EDGE, SAND-BLASTED NON-SLIP
FINISH. FLORIDA TILE TIME 2.0 OR APPROVED EQUAL. COLOR: T237B1 CREAM NATURAL. PROVIDE
ALL NECESSARY TRIM AND BASE PIECES INCLUDING COVE BASE, CORNERS AND BULLNOSE.
GROUT: BONSAL MULTI PURPOSE PREMIUM THIN SET W/LATEX ADDITIVE B-730 OR
EQUAL: ANSI A118.4

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.

1. 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.

2. PAINTING IS NOT REQUIRED ON PREFINISHED ITEMS, FINISHED METAL SURFACES,
CONCEALED SURFACES, OPERATING PARTS, AND LABELS.

3. 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.

1. 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.

2. 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 SPECIAL 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:

1. 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

2. 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.

3. 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 WOOD:

PRIMER: SPOT PRIME KNOTS SURROUNDING AREA W/BIN SCHULAC
(1 COAT) FRESH START 100 ACRYLIC SUPERIOR PRIMER #046, VOC 44 G/L
FINISH: MOORGARD 100 ACRYLIC LOW LUSTRE HOUSE PAINT # N103, VOC 50 G/L
(2 COATS)

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.

INTERIOR WOOD:

PRIMER: FRESH START 100 ACRYLIC SUPERIOR PRIMER #046 VOC 44 G/L.
(1 COAT)
FINISH: REGAL SELECT SEMI- GLOSS FINISH #551 VOC 38 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

GYP SUM 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 12 G/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

NATURAL-FINISH WOODWORK:

PRIMER: BENWOOD STAYS CLEAR ACRYLIC POLYURETHANE
HIGH GLOSS # 422, VOC 270 G/L (1 COAT)

FINISH: BENWOOD STAYS CLEAR ACRYLIC POLYURETHANE
HIGH GLOSS # 422, VOC 270 G/L (2 COATS)
OR BENWOOD INTERIOR WOOD FINISHES
WATERBORNE STAIN #205, VOC 231 G/L (1 COAT)

POWDER COAT PAINT FINISH SYSTEM: (APPLIED IN SHOP)

1. ELECTROSTATICALLY APPLIED COLORED POLYESTER POWDER COATING HEAT CURED TO
CHEMICALLY BOND FINISH TO METAL SUBSTRATE.
2. MINIMUM HARDNESS MEASURED IN ACCORDANCE WITH ASTM D3363: 2H.
3. DIRECT IMPACT RESISTANCE TESTED IN ACCORDANCE WITH ASTM D2794. WITHSTAND 160
INCH- POUNDS.

4. SALT SPRAY RESISTANCE TESTED IN ACCORDANCE WITH ASTM B117: NO UNDERCUTTING,
RUSTING, OR BLISTERING AFTER 500 HOURS IN 5 PERCENT SALT SPRAY AT 95 DEGREES F AND 95
PERCENT RELATIVE HUMIDITY AND AFTER 1000 HOURS LESS THAN 3/16 INCH .15 MM)
UNDERCUTTING.

5. WEATHERABILITY TESTED IN ACCORDANCE WITH ASTM D822: NO FILM FAILURE AND 88
PERCENT GLOSS RETENTION AFTER 1 YEAR EXPOSURE IN SOUTH FLORIDA WITH TEST PANELS
TILTED AT 45 DEGREES.

6. FIRM WITH MANUFACTURING AND DELIVERY CAPACITY REQUIRED FOR THE PROJECT,
SHALL HAVE SUCCESSFULLY COMPLETED AT LEAST TEN PROJECTS WITHIN THE PAST FIVE
YEARS, UTILIZING FINISH SYSTEMS, AND TECHNIQUES AS HEREIN SPECIFIED.

7. SUPPLIER MUST OWN AND OPERATE ITS OWN PAINTING AND FINISHING FACILITY TO
ASSURE SINGLE SOURCE RESPONSIBILITY AND QUALITY CONTROL.

8. ALL MATERIALS SHALL BE PROTECTED DURING FINISHING, SHIPMENT, SITE STORAGE AND
ERECTION TO PREVENT DAMAGE TO THE FINISHED WORK FROM OTHER TRADES. STORE
MATERIALS INSIDE A WELL-VENTILATED AREA, AWAY FROM UNCURED CONCRETE AND MASONRY,
AND PROTECTED FROM THE WEATHER, MOISTURE, SOILING, ABRASION, EXTREME
TEMPERATURES, AND HUMIDITY.

9. CLEAN ALL SURFACES FOLLOWING INSTALLATION. IF NECESSARY USE ONLY A MILD SOAP
OR DETERGENT SOLUTION SUCH AS TSP-90 OR IVORY WITH A SOFT CLOTH TO REMOVE DIRT AND
HAND PRINTS. BLACK HANDLING MARKS CAN BE REMOVED USING A MIXTURE OF ISOPROPYL
ALCOHOL AND AN ABRASIVE CLEANSER LIKE COMET. REPLACE UNITS HAVING SCRATCHES,
ABRASIONS, OR OTHER DEFECTS, WITH UNBLEMISHED MATERIALS.

09940 - EXISTING WOOD PREPARATION: CONTRACTOR TO REMOVE AND REPLACE ALL ROTTED OR
DAMAGED WOOD TO MATCH EXISTING (USE PRESSURE TREATED WOOD). SPLICE IN NEW
BOARDS AS INCONSPICUOUSLY AS POSSIBLE AND STAGGER JOINTS AS REQUIRED. SCRAPE ALL
LOOSE PAINT OF EXISTING WOOD SURFACES, SAND SMOOTH PRIOR TO PRIME COAT PAINT. (SEE
PAINT SPECIFICATION). AFTER PRIME COAT, CAULK ALL SEAMS, JOINTS AND HOLES AS REQUIRED
PRIOR TO FINISH COATS (SEE SEALANT SPECIFICATIONS). CONTRACTOR TO PROVIDE AN
ALLOWANCE FOR UNFORSEEN EXISTING CONDITIONS WHICH, WHEN DISCOVERED, REQUIRE
REPAIR.

DIVISION 10 - SPECIALTIES

10050 - TOILET PARTITIONS: PROVIDE SOLID SURFACE PLASTIC WITH MATTE FINISH, FLOOR
MOUNTED AND HEADRAIL BRACED TOILET PARTITIONS. PARTITIONS SHALL BE HIGH DENSITY,
SOLID POLYETHYLENE WITH HOMOGENOUS COLOR THROUGHOUT. PROVIDE 1" THICK MINIMUM
SEAMLESS CONSTRUCTION WITH EDGES EASED. USE STAINLESS STEEL PILASTER SHOES AND
FASTENERS. ALL HARDWARE TO BE MANUFACTURERS HEAVY DUTY OPERATING HARDWARE
(STAINLESS STEEL OR AMAC FINISH). PROVIDE COAT HOOK IN BACK OF EACH DOOR AND
HANDICAP SIGN ON HANDICAP LOCATIONS. COLOR OF PARTITIONS TO BE BLUE. BASIS OF
DESIGN TO BE IRONWOOD MANUFACTURING OR EQUAL.

10200 - ALUMINUM LOUVERS: PROVIDE ALUMINUM STORMPROOF AND IMPACT RESISTANT
LOUVERS WITH POWDER COAT FACTORY FINISH AS SHOWN ON ELEVATION DRAWING. LOUVER
TO BE HORIZONTAL DRAINABLE STORMPROOF FIXED BLADE LOUVERS WITH EXTRUDED
ALUMINUM FRAMES AND STORMPROOF BLADES WITH INSECT SCREENS. LOUVER DEPTH OF 6
INCHES MIN., FRAME TYPE, FRAME THICKNESS: 0.081 INCHES, LOUVER BLADE THICKNESS 0.081
INCHES, BLADE SPACING OF 2 INCHES. EXTRUDED ALUMINUM TO CONFORM TO ASTM B 22, ALLOY
6063-T5 OR T-52, FASTEN LOUVER WITH NON CORROSIVE COMPATIBLE MATERIALS. PROVIDE
N.O.A. OF SYSTEMS.

10522 - FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHER AND SURFACE MOUNTED CABINET
OR WALL MOUNTING BRACKET, AS MANUFACTURED BY LARSEN'S MANUFACTURING CO. OR
EQUAL, FOR EACH LOCATION AND MOUNTING CONDITION INDICATED ON THE DRAWINGS.

A. CABINET TO BE SURFACE MOUNTED FABRICATED IN ONE PIECE W/ONE PIECE
COMBINATION TRIM. SHOP DRAWING SUBMITTALS ARE REQUIRED FOR APPROVAL, PRIOR TO ANY
FABRICATION OR DELIVERY OF MATERIALS.

B. EXTINGUISHER TO BE MULTIPURPOSE DRY CHEMICAL TYPE: UL RATED 4-A: 60-BC, 10-LB.
NOMINAL CAPACITY, IN ENAMELED STEEL CONTAINER.

C. TO COMPLY WITH ADA WALL PROJECTION GUIDELINES, THE CABINET MUST BE MOUNTED
WITH ITS BOTTOM (LEADING EDGE) AT OR BELLOW 27" FROM THE FINISHED FLOOR.

10810 - TOILET ACCESSORIES: (FOR H.C. COMMERCIAL TOILET), PROVIDE TOILET ACCESSORIES
BY BOBRICK OR APPROVED EQUAL. CONTRACTOR TO PROVIDE COMPLETE SYSTEMS INCLUDING
ALL ACCESSORIES AND ATTACHMENTS AND ALL BLOCKING AS REQUIRED.

MIRROR H.C. - AMERICAN SPECIALTIES MODEL 0535-2436 FOR HANDICAP TOILET, SURFACE
MOUNTED, STAINLESS STEEL 24"x36".
SOAP DISPENSER (WALL MOUNTED) - BOBRICK MODEL B-2013, SURFACE MOUNTED.
TOILET PAPER DISPENSER - BOBRICK MODEL B-2840, SURFACE MOUNTED, STAINLESS STEEL
DOUBLE ROLL.

H.C. GRAB BAR - MODEL 812 -STAINLESS STEEL 1-1/2" DIA. CONCEALED MOUNTING WITH SAFETY
GRIP FINISH

ANTIMICROBIAL MOLDED PLASTIC SHOWER SEAT AMERICAN SPECIALTIES MODEL 8206. SHOWER
CURTAIN ROD, AMERICAN SPECIALTIES MODEL 1204 W/CONCEALED MOUNTING STAINLESS STEEL
1" O.D. W/SHOWER CURTAIN HOOKS, MODEL 9540, STAINLESS STEEL
HAND DRYER WITH ADA COMPLIANT RECESS KIT XLERATOR MODEL XL-SB 40502..

DIVISION 11 - EQUIPMENT

11400 - CONTRACTOR TO COORDINATE WITH EQUIPMENT SUPPLIER PRIOR TO BIDDING TO
DETERMINE IN WRITING WHAT WILL BE SUPPLIED BY EQUIPMENT SUPPLIER OR CONTRACTOR,
AND TO DETERMINE WHAT WILL BE COORDINATED OR INSTALLED BY CONTRACTOR.

DIVISION 12, 13 & 14 - NOT USED

DIVISION 15 - MECHANICAL (SEE MECHANICAL DRAWINGS)

DIVISION 16 - ELECTRICAL (SEE ELECTRICAL DRAWINGS)

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

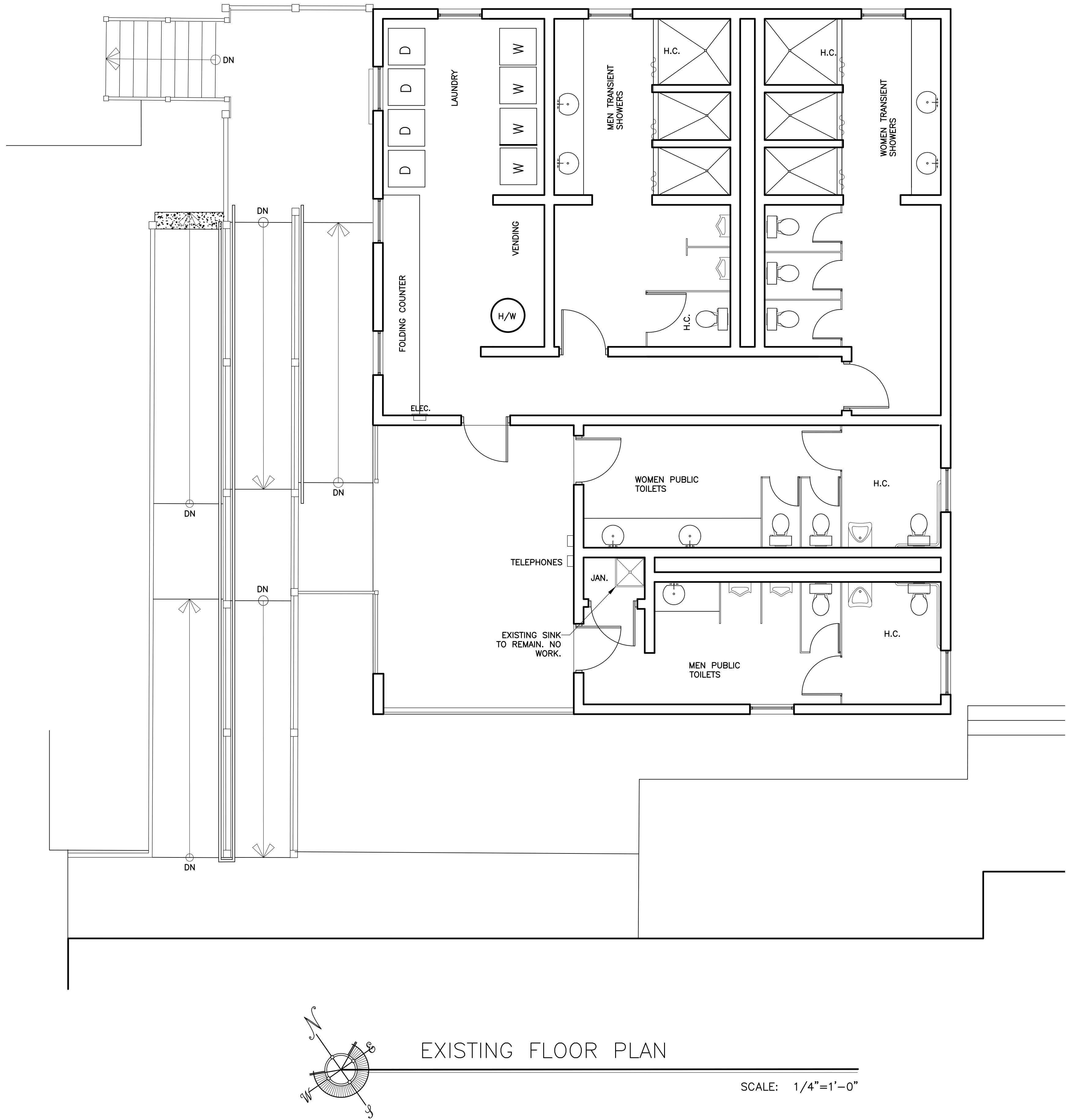
SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

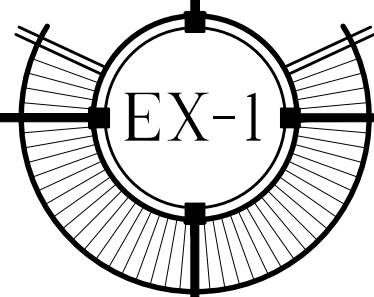


EXISTING FLOOR PLAN

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

KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA



KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL _____

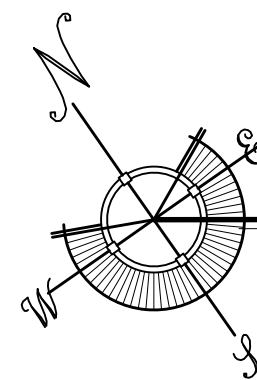
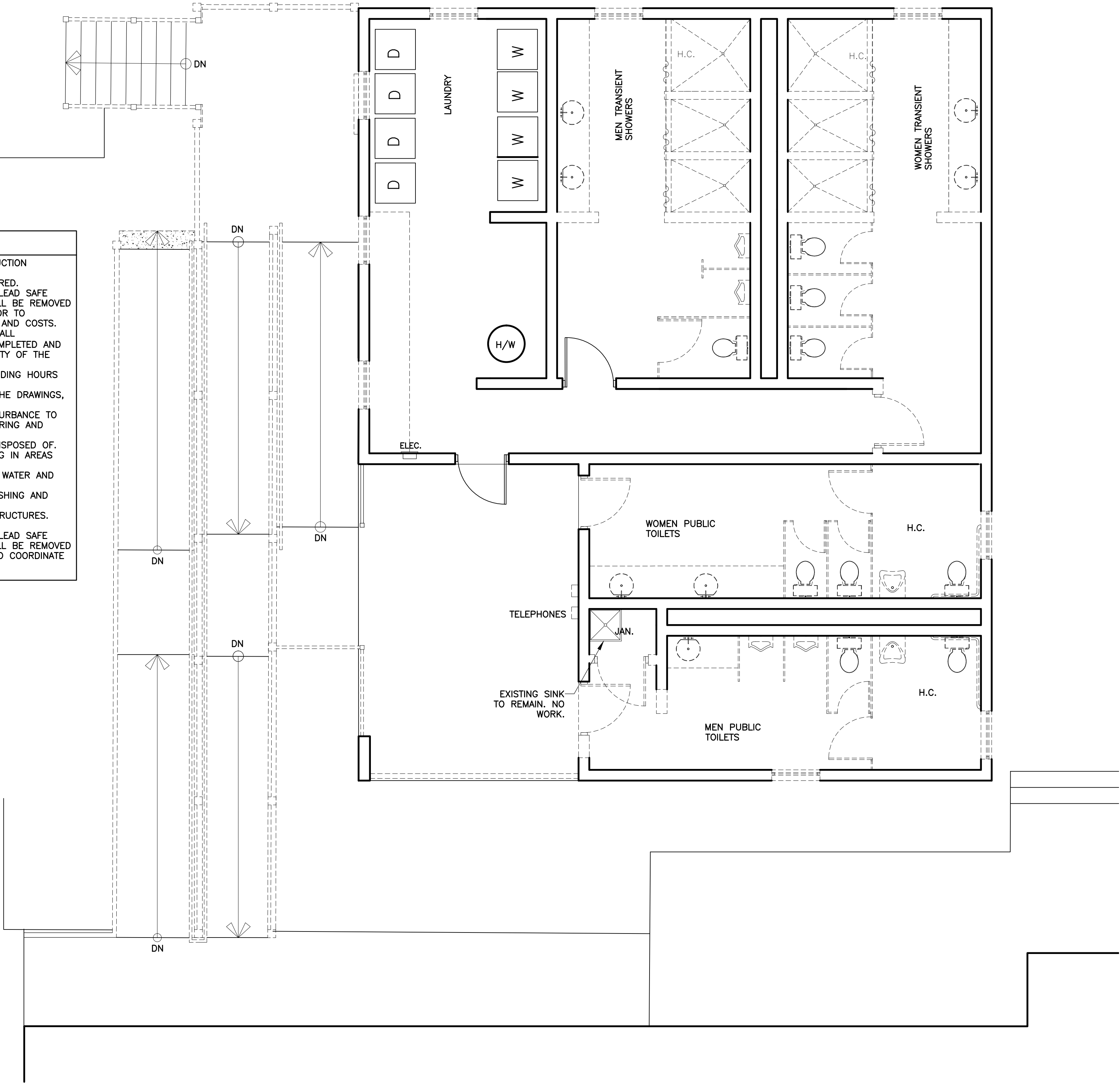
DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS _____

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

- GENERAL DEMOLITION NOTES
1. CONTRACTOR TO BRACE EXISTING STRUCTURE AS REQUIRED DURING CONSTRUCTION PROCESS.
 2. REMOVE EXISTING INTERIOR FINISHES AND FIXTURES, CAP UTILITIES AS REQUIRED.
 3. LEAD PAINT SAFETY REQUIREMENTS: THE CONTRACTOR IS REQUIRED TO USE LEAD SAFE WORK PRACTICES FOR BUILDINGS BUILT BEFORE 1978. ALL LEAD PAINT SHALL BE REMOVED OR COVERED AS PER EPA AND OTHER CODE REQUIREMENTS. CONTRACTOR TO COORDINATE WITH OWNER FOR INVESTIGATIVE METHODS, REMOVAL SOLUTIONS AND COSTS.
 4. 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.
 5. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITY WITH OWNER REGARDING HOURS OF OPERATION.
 6. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS, AS WELL AS INCIDENTAL ITEMS NECESSARY FOR NEW WORK TO PROGRESS.
 7. 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.
 8. ALL UNWANTED MATERIAL TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 9. UNLESS NOTED OTHERWISE, PATCH ALL AREAS TO REMAIN TO MATCH EXISTING IN AREAS DAMAGED BY DEMOLITION.
 10. PREVENT DAMAGE TO OVERHEAD WIRES, UNDERGROUND CABLES, TELEPHONE, WATER AND SEWER LINES DURING DEMOLITION OPERATIONS.
 11. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS INCLUDING ESTABLISHING AND MAINTAINING A SAFE OSHA COMPLIANT WORK ENVIRONMENT.
 12. PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTIALLY DEMOLISHED STRUCTURES. PROVIDE BARRICADES OR RIBBONED OFF ZONES.
 13. LEAD PAINT SAFETY REQUIREMENTS: THE CONTRACTOR IS REQUIRED TO USE LEAD SAFE WORK PRACTICES FOR BUILDINGS BUILT BEFORE 1978. ALL LEAD PAINT SHALL BE REMOVED OR COVERED AS PER EPA AND OTHER CODE REQUIREMENTS. CONTRACTOR TO COORDINATE WITH OWNER FOR INVESTIGATIVE METHODS, REMOVAL SOLUTIONS AND COSTS.

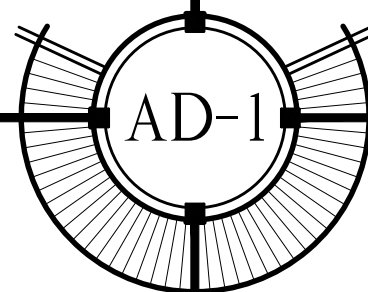


DEMOLITION PLAN

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

KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA



General Requirements:

1. Prior starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered.
2. The Engineer is not responsible for the supervision of the Contractor nor his employees during the construction. It is Contractor's responsibility to provide means and establish methods of the construction to meet requirements of all applicable codes, industry standards are requirements of these plans.
3. Quality of the work shall meet or exceed industry standard practices.
4. Any deviations from these plans shall be reviewed and approved by the Engineer.

Design Data:

1. Applicable Building Code: FBC Existing Building 5th Edition (2014)
2. Applicable Design Loads: per ASCE/SEI 7-10
Floor Live Load 1st Floor: 100 psf
Roof Live Load: 20 psf (300 lb conc.)
Basic Wind Speed: 180 MPH
Exposure: D
Structural Category: II
Flood Zone: Zone VE10 (Building A)

All pressures shown are based on ASD Design, with a Load Factor of 0.6

Soils and Foundations:

Foundations shall be placed on a "Sedimentary and foliated rock" with a allowable load bearing pressure of 4,000 psf. Notify the Engineer of soil conditions are different.

1. All foundations, slabs and footers shall be placed on stabilized undisturbed subgrade soil.
2. Minimum foundation depth shall be 24" unless otherwise is specified on the plans. If over-excavated - fill shall not be placed back into the trench unless approved by the Engineer.
3. Fill under the foundations shall be used only if approved by the Engineer. Clean fill material shall be placed in 6"-8" layers and compacted to 98% density using the Modified Proctor Test.
4. Fill material shall be clean granular sand or limerock mix without any organic materials, clay, muck and rocks larger than 4". Backfill shall not contain any wood or cellulose debris.

Augercast Piles

1. Augercast piles shall be 12" diameter with minimum embedment of 10ft into the cap rock unless otherwise shown on the plans.
2. Concrete for piles shall have a min. compressive strength of 5000 psi. Water Cement ratio shall not exceed W/C=0.40.
3. Reinforcement shall be four (4) #6 rebar vertically with #3 stirrups at 10" o.c. Contractor shall use plastic chars or centralizers to provide a 3" cover on all sides of the reinforcement.

Concrete

1. Applicable Code ACI 318 latest edition and ACI 301.
2. All concrete elements shall have a min. compressive strength of 4000 psi unless otherwise is shown on the plans. Water Cement ratio shall not exceed W/C=0.40.
3. All cast-in-place concrete shall be cured and protected from overdrying per ACI 305R-10 "Hot Weather Concreting".
4. All exposed edges shall have 1/2" chamfers.
5. No cold joints are allowed unless otherwise approved by the Engineer.
6. TESTING: All Field and Laboratory Testing shall be performed by the independent specialized company. The contractor is responsible for all scheduling, coordination and cost of testing company. Three (3) samples shall be taken and tested each time. Minimum Sampling Frequency:
a) Each day of concreting for every concrete mix;
b) Every 50 cubic yards;
c) Every 2000 sq.ft. of slab area.

All testing shall be per latest ACI and ASTM requirements. Laboratory shall supply three (3) original signed&sealed report results to the Engineer.

7. Cast-in-place and precast members erection tolerances shall be as specified in the table 8.2.2 or in section 8.3 of "PCI design handbook/sixth edition".

Reinforcement

1. All rebar shall be deformed carbon-steel ASTM A615/A615M-13 Grade 60 unless otherwise specified on the plans.
* ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 Grade 100 (MMFX2) as corrosion resistant alternative for all reinforcement.
2. All requirements for placement, cover, tolerances, etc. Shall be per ACI 318-11.
3. All hooks and bends shall be factory made unless field bends are approved by the Engineer.
4. Only PLASTIC CHAIRS and CENTRALIZERS shall be used for rebar support.

Structural Lumber

1. All wood members shall meet or exceed requirements specified in "ANSI/AF&PA National Design Specification (NDS) for Wood Construction" and all referenced standards.
2. All wood members shall be PT Souther Pine No2 or Greater kiln dried as specified in the Standards, unless otherwise specified.
3. All wood members exposed to exterior, in direct contact with concrete or steel shall be Pressure-Treated (PT) UC3B grade per AWPAs Standards.
4. All field cuts in pt lumber shall treated on site.
5. Nailing shall be in accordance with FBC 2014. Nails and other fasteners for PT wood shall be Stainless Steel or ACQ Approved treated.
6. Sheathing shall be 19/32" CDX Plywood Sheathing Grade, unless otherwise is specified on the plans. Use 10d ring-shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field.

Hardware

1. Hardware shall be 316 Stainless Steel or better or Zmax galvanized for non exposed Simpson products, unless otherwise specified.
2. All connectors shall have stainless steel screws and fasteners or ACQ Approved treated (for not exposed locations).

Reinforced Masonry (CMU)

1. All Masonry shall be reinforced concrete masonry unit in accordance with the latest edition of ACI 530/ASCE 5/TMS 402.
2. Install all blocks in running bond.
3. Minimum masonry block (ASTM C90) strength shall (F'm) be 2000 psi.
4. Type "S" mortar (ASTM C270) shall be used using 3/8" full bedding reinforced w/ 9 gage galvanized ladder wire every 2nd row.
5. Filled cells shall be reinforced with #5 rebar @ 24" o.c. (unless otherwise is specified on the plans).
6. Grout shall be pea rock pump mix (ASTM C476) with a minimum compressive strength of 4000 psi (28 day) (ASTM C1019). Targeted slump shall be 8"-11".
6. Each grouted cell shall have cleanout openings at the bottom. There shall be no loose mortar or other debris in the bottom of the cell. Use blast pressure washing for surface preparation.

STRUCTURAL STEEL

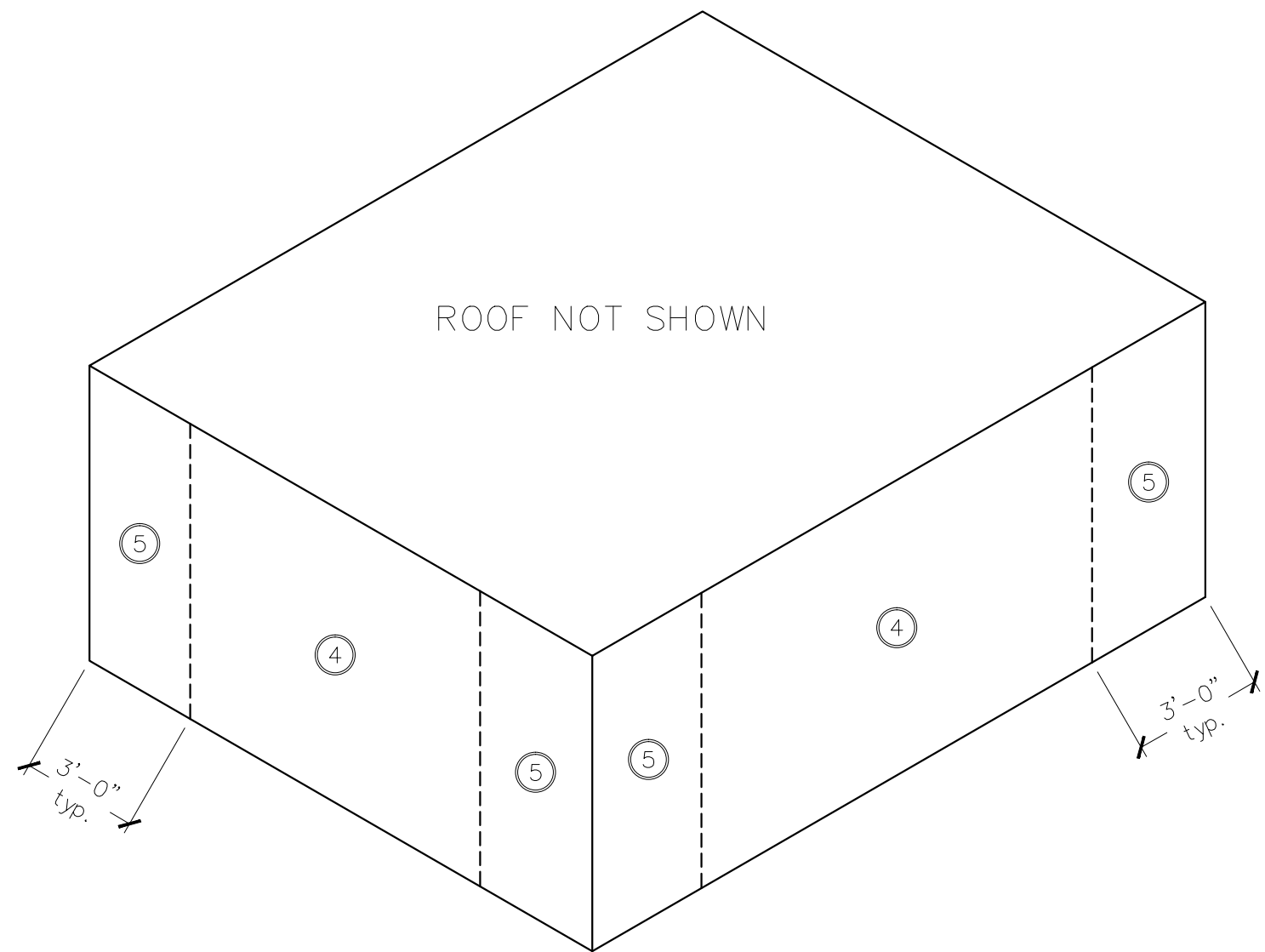
1. Structural steel components shall be as described in "Specifications for Structural Steel Buildings" AISC 2005 or later edition.
2. HSS shapes (structural tubing) shall be ASTM A500 (Fy=46 ksi).
3. Steel plates, flanges and miscelenious elements shall be ASTM A36 (Fy=36 ksi) unless noted otherwise on the plans.
4. W-shapes, C-shapes and other formed steel shall be ASTM A36 (Fy=36 ksi).
5. All welding shall be in conformance with the latest specifications AWS D1.1/D1.1M:2014, Structural Welding Code - Steel.
6. Bolts: Hot Dip Galvanized. A325N, A563DH hex nuts, F436 washers.
7. Anchor bolts: Hot Dip Galvanized. A307 grade A, A563DH hex nuts, F844 washers.

STRUCTURAL STEEL COATING:

1. All surfaces shall be abrasive blast cleaned to near-white metal (per SSPC-SP10)
- Exposed Steel:
2. All surfaces shall be primed with Polyamide Epoxy - one coat (8.0 mils DFT).
 3. Apply Sealant at all locations where steel is welded, lapped etc. Sealant material shall be compatible with the painting system.
 4. Top layer shall be two (2) coat Polyurethane (3.0 mils DFT each).
 5. Top paint shall be UV resistant or have a UV resistant coating.
 6. Colors shall match existing or to be selected by the owner.
- Non-Exposed Steel (Interior):
7. 2 coats of "Sumter Coatings" Universal Primer (6.0 mils DFT) or Approved Equal.
 8. All structural steel columns and beams shall be coated with UL-listed fire proofing system (1 hour rated). Or be inside of 1 hour rated assembly (UL-listed).

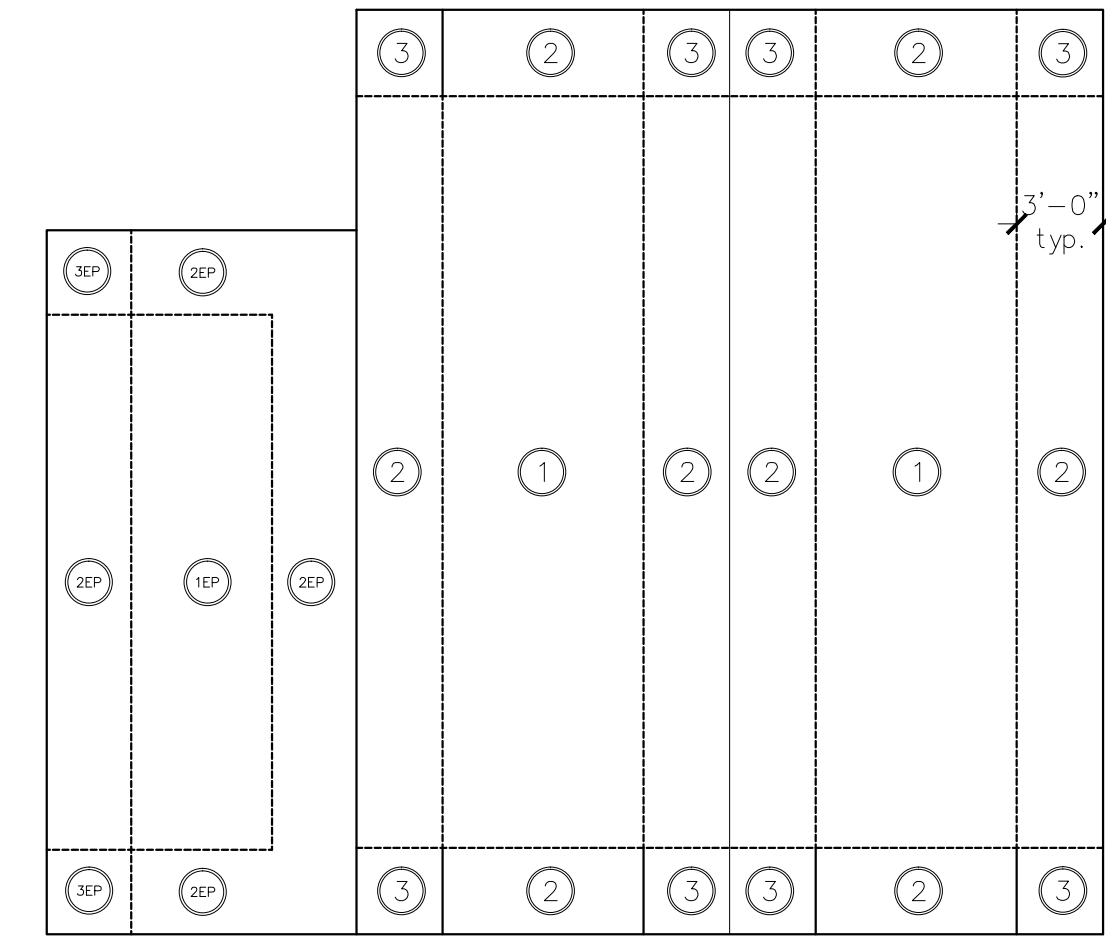
ALUMINUM COMPONENTS

1. Type 6061-T6 aluminum.
2. MIG welded all joints w/ continuous 1/8" weld. Use 5356 filler wire alloy.
3. All aluminum in contact with concrete, pt wood, dissimilar metals and other corrosive materials shall coated with coal-tar epoxy or protected by other Engineer approved method.



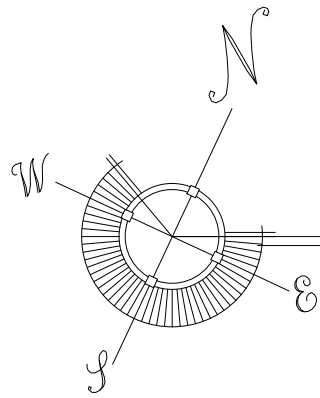
WALLS WIND PRESSURES DIAGRAM

SCALE: NTS



ROOF WIND PRESSURES DIAGRAM

SCALE: NTS



STRUCTURAL NOTES

SCALE: NTS

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-5302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

Artibus Design
3706 N. Roosevelt Blvd
Suite 1-208
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30855

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE
DATE

SEIGE MASHUKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

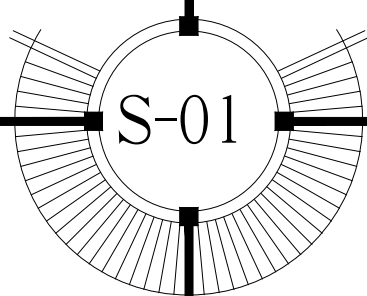
THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
SAM

PROJECT
NUMBER
1408



KEY WEST HISTORIC SEAPORT RESTROOMS AND LANDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA

201 WILLIAM STREET
KEY WEST, FLORIDA

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE	
DATE	SERGE MASHTAROV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71490

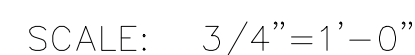
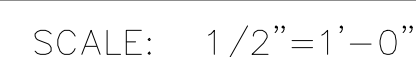
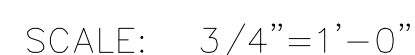
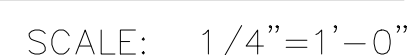
THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
02-29-16 HARC
06-2-17 PERMIT SE

REVISIONS

DRAWN B
SAM

PROJECT
NUMBER
1408



TYPE:	EXIST.	PANEL : "A" (EXIST.)										VOLTS:	120/240V, 1Ø, 3W
MTG	RECESSED											BUS	225 A
MAIN	2P-225A MLO	CU BUS/GND. BUS										LOAD	211.2 AMPS
LOAD	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT.No	CKT.No	DESCRIPTION	POLE	TRIP	WIRE	COND	LOAD
-	-	-	30	2	SURGE SUPPRESSION	1	2	DRYER - 1	2	30	10	3/4"	5,000
-	-	-	-	-	-	3	4	-	-	-	-	-	-
5,000	3/4"	10	30	2	DRYER - 3	5	6	DRYER - 2	2	30	10	3/4"	5,000
-	-	-	-	-	-	7	8	-	-	-	-	-	-
5,000	3/4"	10	30	2	DRYER - 4	9	10	HAND DRYER (NEW)	1	20	12	1/2"	1,200
-	-	-	-	-	-	11	12	HAND DRYER (NEW)	1	20	12	1/2"	1,200
1,200	1/2"	12	20	1	WASHER - 1	13	14	MEN ROOM RECEPT.	1	20	12	1/2"	180
1,200	1/2"	12	20	1	WASHER - 2	15	16	LADIES ROOM	1	20	12	1/2"	180
1,200	1/2"	12	20	1	WASHER - 3	17	18	HAND DRYER (NEW)	1	20	12	1/2"	1,200
1,200	1/2"	12	20	1	WASHER - 4	19	20	VENDING MACHINE	1	20	12	1/2"	400
3,456	3/4"	10	25	2	NEW A/C-1 (ROOM 207)	21	22	RECEPT. LADIES	1	20	12	1/2"	180
-	-	-	-	-	-	23	24	HAND DRYER (NEW)	1	20	12	1/2"	1,200
-	-	-	-	-	-	25	26	HAND DRYER (NEW)	1	20	12	1/2"	1,200
-	-	-	-	-	-	27	28	EXH. FAN	1	20	12	1/2"	200
5,000	3/4"	10	30	2	DRYER DOUBLE	29	30	SECURITY LT./RECEPT.	1	20	12	1/2"	100
-	-	-	-	-	-	31	32	HAND DRYER	1	20	12	1/2"	1,200
1,200	1/2"	12	20	1	HAND DRYER	33	34	HAND DRYER	1	20	12	1/2"	1,200
1,200	1/2"	12	20	1	HAND DRYER	35	36	EXIST. LOAD	1	20	12	1/2"	200
200	1/2"	12	20	1	EXIST. LOAD	37	38	BATH EXH. FAN	2	20	12	1/2"	1,800
2,000	1/2"	13	20	2	EXIST. LOAD	39	40	-	-	-	-	-	-
-	-	-	-	-	-	41	42	HAND DRYER (NEW)	1	20	12	1/2"	1,200

NOTES

1. REMOVE EXH. FANS FROM CIRCUITS 24,26 AND TRANSFER THEM TO PANEL A-1
2. ALL LOADS ARE EXISTING EXCEPT WHERE INDICATED AS NEW.
3. REMOVE LIGHTING FROM CIRCUITS 21,23,25 AND 27 AND TRANSFER THEM TO PANEL A-1

TOTAL LOAD :

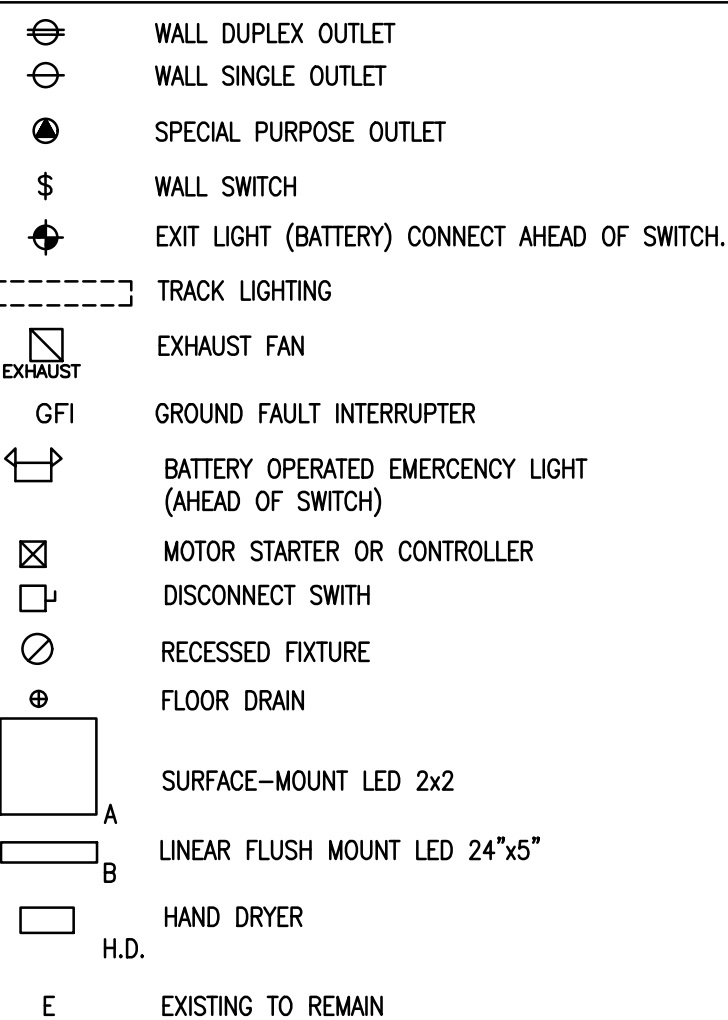
$$= 50,696 \text{ VA} / 240\text{V}$$

= 211.2 AMPS

TYPE:	SQ D OR EQUAL	PANEL: A-1 (NEW)										VOLTS: 120/240V, 1Ø, 3W	
MTG	RECESSED	A/C TO MATCH EXISTING										BUS 400 A	
MAIN	2P - 300A MLO	CU BUS/GND. BUS										LOAD 239.2 AMPS	
LOAD	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No	CKT No	DESCRIPTION	POLE	TRIP	WIRE	COND	LOAD
200	1/2"	12	20	1	EXH. FAN	1	2	FUTURE WASHER	1	20	12	1/2"	1,200
200	1/2"	12	20	1	EXH. FAN	3	4	FUTURE WASHER	1	20	12	1/2"	1,200
-	-	-	20	1	SPARE	5	6	FUTURE WASHER	1	20	12	1/2"	1,200
-	-	-	20	1	SPARE	7	8	FUTURE WASHER	1	20	12	1/2"	1,200
5,000	3/4"	10	30	2	FUTURE DRYER	9	10	WATER HEATER	2	125	1	1 1/2"	24,000
-	-	-	-	-	-	11	12	-	-	-	-	-	-
5,000	3/4"	10	30	2	FUTURE DRYER	13	14	FUTURE DRYER	2	30	10	3/4"	5,000
-	-	-	-	-	-	15	16	-	-	-	-	-	-
5,000	3/4"	10	30	2	FUTURE DRYER	17	18	POWER PACK CARD READER	1	20	12	3/4"	100
-	-	-	-	-	-	19	20	LIGHTING	1	20	12	1/2"	200
3,840	3/4"	10	30	2	NEW A/C-3 (ROOM 201)	21	22	LIGHTING	1	20	12	1/2"	200
-	-	-	-	-	-	23	24	LIGHTING	1	20	12	1/2"	200
3,456	3/4"	10	25	2	NEW A/C-2 (ROOM 208)	25	26	LIGHTING	1	20	12	1/2"	200
-	-	-	-	-	-	27	28	SPACE	-	-	-	-	-
-	-	-	-	-	SPACE	29	30	SPACE	-	-	-	-	-
-	-	-	-	-	SPACE	31	32	SPACE	-	-	-	-	-
-	-	-	-	-	SPACE	33	34	SPACE	-	-	-	-	-
-	-	-	-	-	SPACE	35	36	SPACE	-	-	-	-	-
-	-	-	-	-	SPACE	37	38	SPACE	-	-	-	-	-
-	-	-	-	-	SPACE	39	40	SPACE	-	-	-	-	-
-	-	-	-	-	SPACE	41	42	SPACE	-	-	-	-	-

$$\text{LOAD} = 57,396 \text{ VA} / 240 \text{ V}$$
$$= 239.2 \text{ AMPS}$$

ELECTRICAL LEGEND



HVAC NOTE:

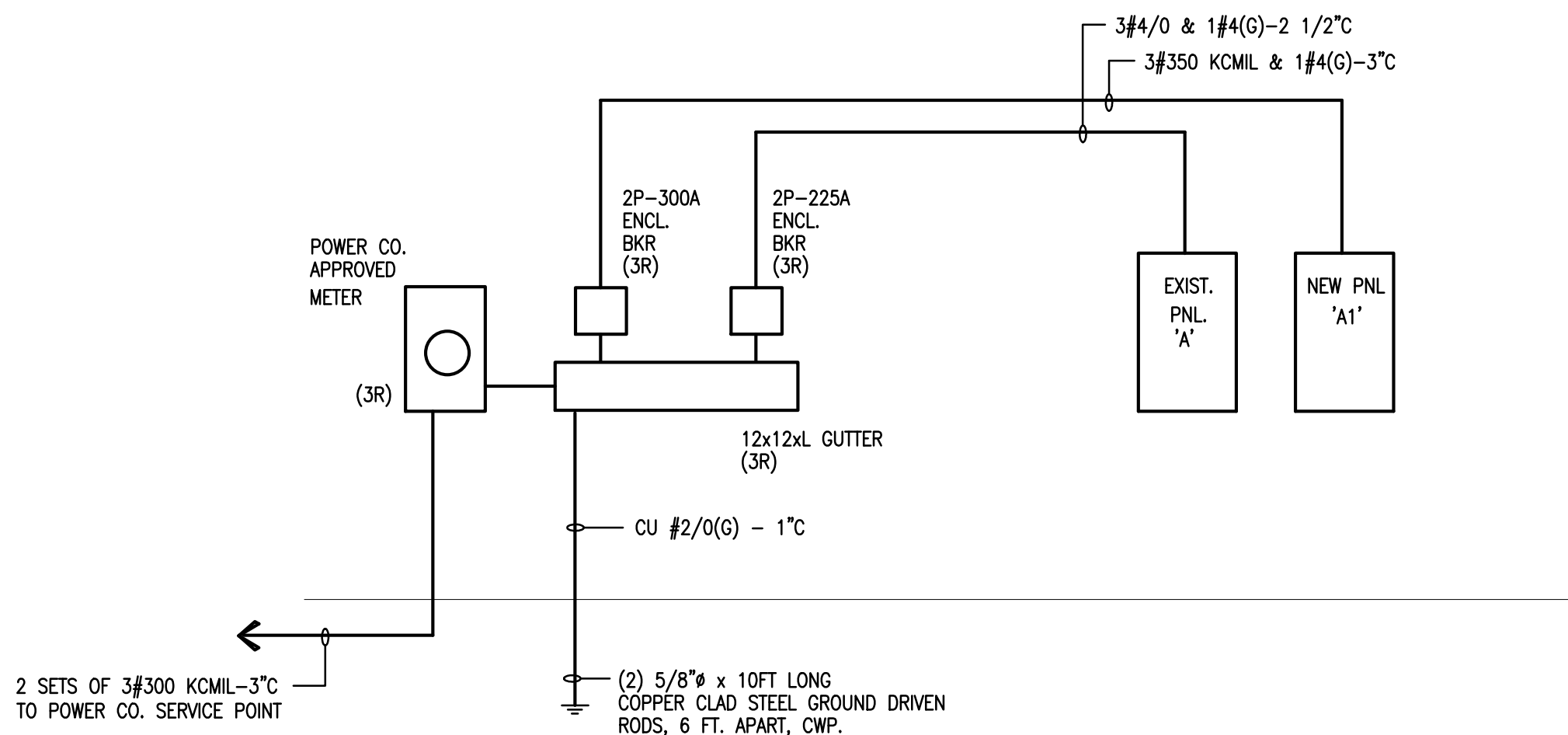
EXISTING VENTILATION TO REMAIN IN THE BUILDING

M.E.P. NOTE:

LAUNDRY FACILITY TO ACCOMMODATE (8) FUTURE STACKED WASHER / DRYER UNITS.

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
2. a) THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.
- b) WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELBOARDS, ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E'S ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENTS PRIOR TO ROUGH IN WITH ALL TRADES NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
3. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING / BIDDING WORK.
4. INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEM AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS / INSTRUCTIONS.
5. ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
6. MINIMUM WIRE SIZE SHALL BE # 12 THIN / THIN UNLESS OTHERWISE NOTED ON PLANS.
7. ALL CONDUCTORS SHALL BE COPPER RUN IN METALLIC CONDUIT.
8. ALL CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE). IF PVC SCHEDULE 40 IS USED FOR UNDERGROUND FEEDERS ONLY, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-122 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
9. ALL MATERIALS SHALL BE U.L. APPROVED.
10. NEW TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED.
11. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
12. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
13. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
14. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
15. NOT USED.
16. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, ALL POWER CONTROL CIRCUIT WIRING AND RACEWAY AS SHOWN..
17. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
18. PLANS DO NOT SHOW EVERY BED REQUIRED FOR THE INSTALLATION.
19. THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
20. ALL CABLES SHALL BE RUN WITH OUT SPICES EXCEPT IF OTHERWISE INDICATED.
21. ALL PULL AND JUNCTION BOXES SHAL BE ACCESSABLE AT ALL TIMES.
22. EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
23. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
24. PROVIDE GROUNDING FOR DRYER PER CODE.



ELECTRICAL RISER DIAGRAM

N.T.S.

**Innovative Engineering
Group Inc. CA#6717
2500 NW 79th Ave., #24
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189**

KEY WEST HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS

301 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

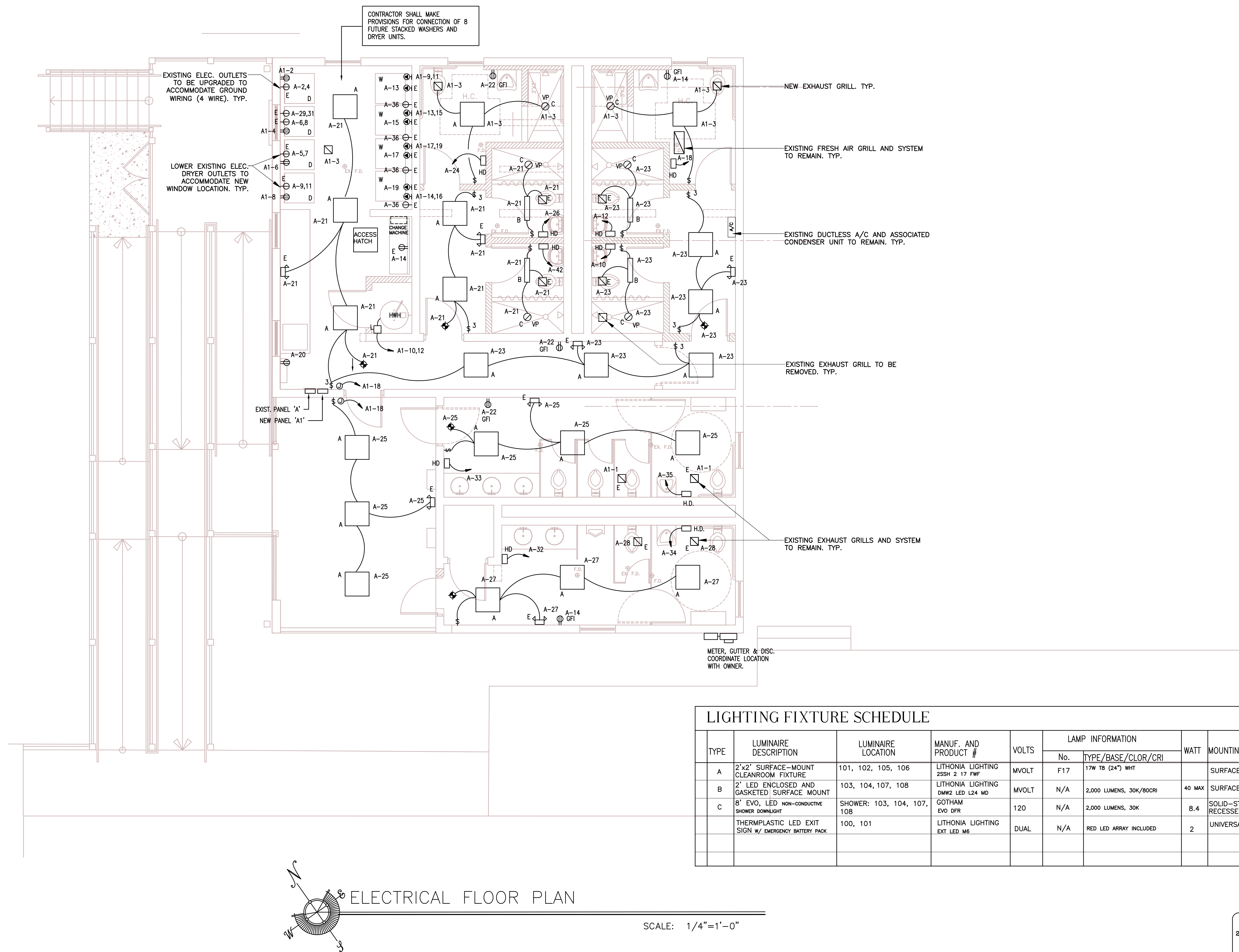
DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER

1408

[illegible]

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

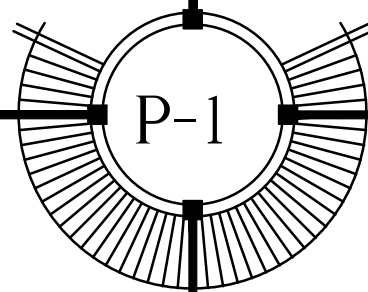
SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408



PLUMBING FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	DRAIN	COLD WATER	HOT WATER	MANUFACTURER/MODEL	TRIM
P-1	WATER CLOSET	4"	1"	--	AMERICAN STANDARD "MADERA FLOWISE" 3451.528, 15" HEIGHT 1.28 GPF , TOP SPUD FLOOR MOUNTED.	AMERICAN STANDARD SELECTRONIC FLUSH VALVE, BATTERY OPERATED. SEAT: AMERICAN STANDARD #5901.100SS ELONGATED HEAVY DUTY, BOWL OPEN FRONT SEAT LESS COVER WITH SELF -SUSTAINING HINGE
P-1H	WATER CLOSET (HANDICAP)	4"	1"	--	AMERICAN STANDARD "MADERA FLOWISE" 3461.528, 16-1/2" HEIGHT 1.28 GPF, TOP SPUD, FLOOR MOUNTED. ADA	AMERICAN STANDARD SELECTRONIC FLUSH VALVE, BATTERY OPERATED. SEAT: AMERICAN STANDARD #5901.100SS ELONGATED HEAVY DUTY, BOWL OPEN FRONT SEAT LESS COVER WITH SELF -SUSTAINING HINGE
P-2	LAVATORY	1 1/4"	1/2"	1/2"	AMERICAN STANDARD "AQUALYN" #0475.047, WHITE VITREOUS CHINA. SELF-RIMMING COUNTERTOP SINK WITH FRONT OVERFLOW AND CENTER FAUCET HOLE.	FAUCET: AMERICAN STANDARD #7055.205, POLISHED CHROME, BATTERY POWERED, CAST BRASS FAUCET WITH 0.5 GPM PRESSURE COMPENSATING, VANDAL-RESISTANT NON-AERATED SPRAY AND ABOVE DECK MIXING VALVE WITH HOT LIMIT SAFETY STOP. DRAIN: McGUIRE #155A POLISHED CHROME PLATED CAST BRASS OPEN GRID STRAINER AND TAILPIECE, McGUIRE #8872 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. SUPPLY: BRASS-CRAFT POLISHED CHROME PLATED CAST BRASS ANGLE SUPPLY WITH RIGID SUPPLY RISER, LOOSE KEY STOP AND ESCUTCHEON.
P-2H	LAVATORY (HANDICAP)	1 1/4"	1/2"	1/2"	AMERICAN STANDARD "LUCERNE" #0356.421, WHITE VITREOUS CHINA WALL HUNG LAVATORY WITH CENTER FAUCET HOLE, FRONT INTEGRAL OVERFLOW AND CONCEALED ARM SUPPORT OPENING. CARRIER: MIFAB MC-41 SERIES.	FAUCET: AMERICAN STANDARD #7055.205, POLISHED CHROME, BATTERY POWERED, CAST BRASS FAUCET WITH 0.5 GPM PRESSURE COMPENSATING, VANDAL-RESISTANT NON-AERATED SPRAY AND ABOVE DECK MIXING VALVE WITH HOT LIMIT SAFETY STOP. DRAIN: McGUIRE #155A POLISHED CHROME PLATED CAST BRASS OPEN GRID STRAINER AND TAILPIECE, McGUIRE #8872 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. SUPPLY: BRASS-CRAFT POLISHED CHROME PLATED CAST BRASS ANGLE SUPPLY WITH RIGID SUPPLY RISER, LOOSE KEY STOP AND ESCUTCHEON. PIPE INSULATION: TRUEBRO #101W & #105W, WHITE HANDICAP LAVATORY P-TRAP AND INSULATION.
P-3	URINAL	2"	3/4"	--	AMERICAN STANDARD "WASHBROOK'S. #6590.501, WHITE WASHOUT FLUSH ACTION, 0.5 GPF, FLUSHING RIM TOP INLET SPUD AND WALL HANGERS. CARRIER: MIFAB MC-31 SERIES.	FLUSH: AMERICAN STANDARD #6063.051.002,POLISHED CHROME BRASS VALVE, EXPOSED, BATTERY POWERED, SENSOR OPERATED VALVE.
P-4	SHOWER	2"	1/2"	1/2"	SEE ARCHITECTURAL DRAWINGS.	FAUCET: AMERICAN STANDARD #T675.507, SHOWER TRIM KIT, SINGLE-HANDLE PRESSURE BALANCING MIXING VALVE WITH ADJUSTABLE STOP SCREW SET AT 110° F., INTEGRAL SERVICE STOPS AND 1.5 GPM CHROME PLATED BRASS SHOWER HEAD. DRAIN: MIFAB #F1000-6"-3-6-7, 6" ROUND STAINLESS STEEL STRAINER WITH SECURITY SCREWS AND TRAP SEAL PRIMER TAPPING.
P-4H	SHOWER (HANDICAP)	2"	1/2"	1/2"	SEE ARCHITECTURAL DRAWINGS.	FAUCET: AMERICAN STANDARD #1662.211, HANDICAP SHOWER KIT, SINGLE-HANDLE PRESSURE BALANCING MIXING VALVE WITH ADJUSTABLE STOP SCREW SET AT 110° F., INTEGRAL SERVICE STOPS, 1.5 GPM CHROME PLATED HAND SHOWER WITH FLEXIBLE METAL HOSE, IN-LINE VACUUM BREAKER, WALL SUPPLY, AND 3/6" SLIDE BAR. DRAIN: MIFAB #F1000-6"-3-6-7, 6" ROUND STAINLESS STEEL STRAINER WITH SECURITY SCREWS AND TRAP SEAL PRIMER TAPPING. PROVIDE ANTISCALD VALVE
FD-1	FLOOR DRAIN (TOILET ROOMS)	3"	--	--	MIFAB MODEL F1100-S6-1-6-7-SS, CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, 6" SQUARE SATIN FINISHED STAINLESS STEEL STRAINER, VANDAL PROOF AND 1/2" TRAP SEAL	COORDINATE FINISHED FLOOR ELEVATION WITH ARCH.
FCO	FLOOR CLEANOUT	4"	--	--	WATTS FLOOR CLEANOUT #CO-200-R NH	
WCO	WALL CLEANOUT	2"	--	--	WATTS LINE CLEANOUT #CO-450-RD	
GCO	GRADE CLEANOUT	4"	--	--	WATTS ACCESS HOUSING #CO-300-MF	
HB/VB	HOSE BIBB W/VACUUM BREAKER	--	3/4"	--	MIFAB MODEL MHY-9041, ROUGH BRASS WALL FAUCET OPERATING KEY, 3/4" MALE HOSE CONNECTION AND ANTI-SIPHON VACUUM BREAKER.	COORDINATE EXACT LOCATION WITH ARCHITECTURAL.
TP	TRAP PRIMER	--	1/2"	--	MIFAB MODEL M-500-UN-DU-625, PRESSURE DROP ACTIVATED BRASS TRAP SEAL PRIMER WITH UNION CONNECTION, DISTRIBUTION UNIT AND 5/8" COMPRESSION CONNECTIONS UP TO FOUR TRAPS.	ALL TRAP PRIMERS SHALL BE LOCATED IN ACCESSIBLE AREAS SUCH AS WALK-IN PLUMBING CHASES, MECHANICAL ROOMS AND JANITOR CLOSETS. PROVIDE ACCESS PANELS FOR AREAS INACCESSIBLE.

SYMBOL	DESCRIPTION/TYPE	COLD INLET	HOT INLET	TEMP. OUTLET	HW INLET TEMP.	RATED FLOW	MIN. FLOW	SET POINT	MANUFACTURER/MODEL	TRIM/ACCESSORIES
TMV-1	HIGH-LOW WATER MIXER THERMOSTATIC CONTROLLER	3/4"	3/4"	1"	120° F	17 GPM@5 PSI PRESSURE DROP	1 GPM	TEMPERED WATER TO BE DETERMINED MAX 110 F	LAWLER MODEL 801 HIGH-LOW WATER MIXER 729999	THERMOSTATIC TYPE WITH LIQUID-FILL THERMA MOTOR BRONZE BODY CONSTRUCTION. DIAL THERMOMETER, ONE TEMP. OUTLET AND UNION END/STOP/CHECK VALVES WITH REMOVABLE STRAINER ON COLD AND HOT WATER INLETS. CABINET SURFACE MOUNTED, STAINLESS STEEL.

Innovative Engineering
Group Inc. CA#6717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189

PLUMBING FIXTURE SCHEDULE GENERAL NOTES & LEGEND

KEY WEST HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA

NOTE:
EXPOSED PLUMBING PIPING IS NOT ALLOWED.
ALL PLUMBING PIPING SHALL RUN UNDERGROUND, INSIDE CEILING SPACE, INSIDE COLUMN OR INSIDE WALL. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.

GENERAL NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE, STATE AND LOCAL ORDINANCES.
- DRAINAGE SYSTEM DESIGN IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
- PROVIDE CLEAN OUTS EVERY 75 FT. AND AT BASE OF EVERY WASTESTACK. ALL CLOSE-OUTS TO BE FLUSH MOUNTED.
- MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
 - DRAINAGE WASTE AND VENT PIPING ABOVE AND BELOW GROUND
PVC DRAINAGE WASTE AND PIPING (DWV) CONFORMING TO ASTM D-2665, INSTALL PLASTIC (PVC) SCH40 SOLID WALL PIPES ONLY WHEN IT IS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.
 - WATER PIPING: SCHEDULE 40 CPVC FOR RISERS AND BRANCH LINES. PVC SCH. 40 OUTSIDE. WATER PIPING MATERIAL MUST BE APPROVED BY CODE AND ACCEPTABLE TO OWNER.
 - CONDENSATE DRAIN PIPING: SCHEDULE 40 CPVC INSIDE BUILDING AND SCHEDULE 40 PVC UNDERGROUND.
PROVIDE 3/4" ARMAFLEX PIPE INSULATION TO ALL CONDENSATE DRAIN PIPING ABOVE GRADE.
 - FLOOR CLEAN OUTS: REFER TO PLUMBING FIXTURE SCHEDULE.
 - WALL CLEAN OUTS: REFER TO PLUMBING FIXTURE SCHEDULE.
 - VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.
 - HOSE BIBBS: REFER TO PLUMBING FIXTURE SCHEDULE.
 - PERFORM THE FOLLOWING TEST:
 - WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
 - DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE CAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
 - CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
 - COMPLETE SYSTEM FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
 - STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 gal. OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
 - PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.
 - CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.
 - PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.
 - SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR INSTALLATION.
 - OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
 - PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN AND TRAP. SEE A/C PLANS FOR LOCATION OF UNITS AND DRAINS.
 - PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
 - COORDINATE WORK WITH OTHER TRADES.
 - FURNISH AND INSTALL FIXTURES AS SPECIFIED IN SCHEDULE ON SHEET P-1.
 - EACH BATHROOM GROUP SHALL BE PROVIDED WITH SHOCK ABSORBER PER FLORIDA BUILDING CODE.
 - PROVIDE SHUTOFF VALVE FOR EACH FIXTURE, JUST BEFORE CONNECTING TO FIXTURE.
 - WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
 - PIPE INSULATION:
 - ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
 - ALL HOT WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER LINE (CW)
	HOT WATER RECIRC. (HWR)
	CONDENSATE DRAIN LINE
	HOT WATER LINE (HW)
	SANITARY WASTE LINE (SAN)
	SANITARY VENT LINE (V)
	AIR CHAMBER
	CHECK VALVE
	FLOOR CLEAN OUT
	WALL CLEAN OUT
	GATE VALVE
	HOSE BIBB WITH VACUUM BREAKER
	VALVE IN BOX
	SHUT OFF BALL VALVE
	GATE VALVE IN VERTICAL
	"P" TRAP
	UNION
	CLEAN OUT ON GROUND
	ABOVE
	BELOW
	CEILING
	FLOOR
	FIXTURE UNIT
	UNDERGROUND
	VENT THRU ROOF
	VACUUM BREAKER
	TRAP PRIMER
	CONNECTION (NEW TO EXISTING)

WATER HEATER SCHEDULE

SYMBOL	SERVICE	GAL. CAP.	RECIV. @ 90° RISE	ELECTRICAL REQUIREMENTS	MANUFACTURER/MODEL
EWH-1	BUILDING	120	109 GPH	240 V, 1 PH 24 KW	A.O. SMITH MODEL DRE-120

MAXIMUM FLOW RATES & CONSUMPTION FOR
PLUMBING FIXTURES AND FIXTURES FITTINGS
TABLE 604.4 FBC 2014

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY FAUCET	0.5 GPM @ 60 PSI
SHOWER HEAD	2.5 GPM @ 80 PSI
URINAL	1.0 GALLONS PER FLUSHING CYCLE
WATER CLOSET	1.6GALLONS PER FLUSHING CYCLE

- NOTE:
- ALL PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 4 OF FLORIDA PLUMBING CODE .
 - ALL SHOWERS VALVES SHALL HAVE ANTI-SCALD PROTECTION.

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

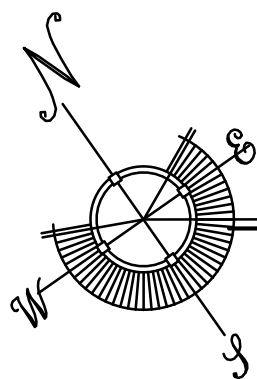
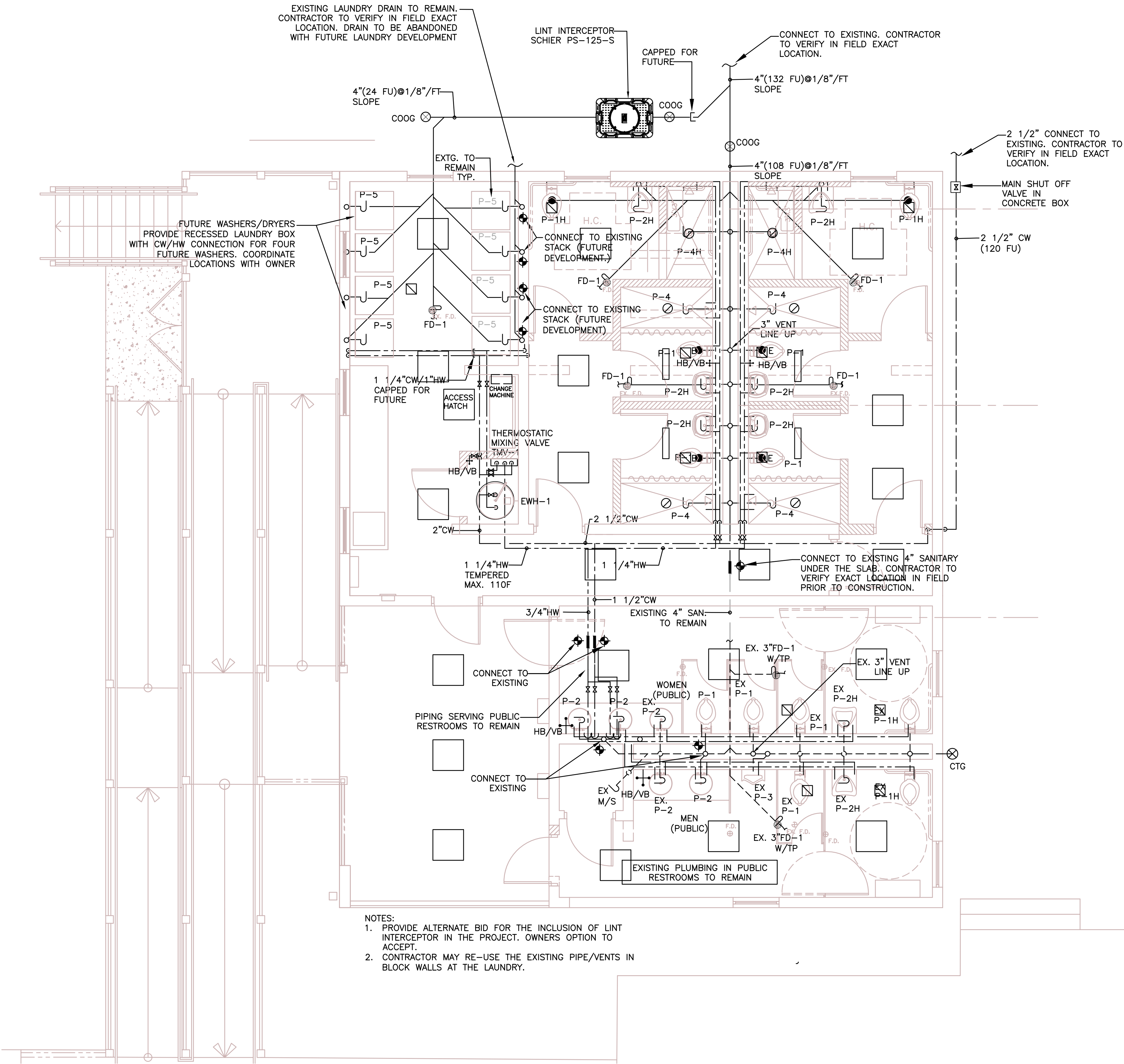
DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

Innovative Engineering
Group Inc. CA#8717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189

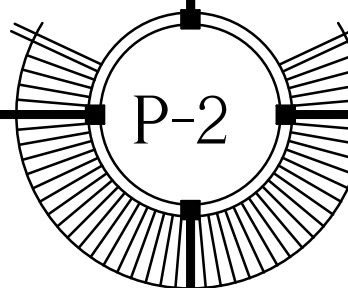


PLUMBING FLOOR PLAN

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

KEY WEST HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA



KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

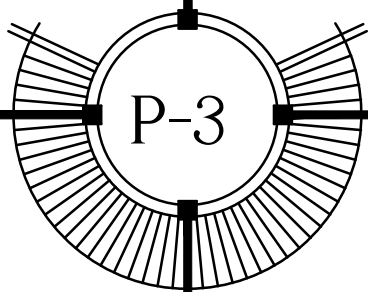
DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

Innovative Engineering
Group Inc. CA#8717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189



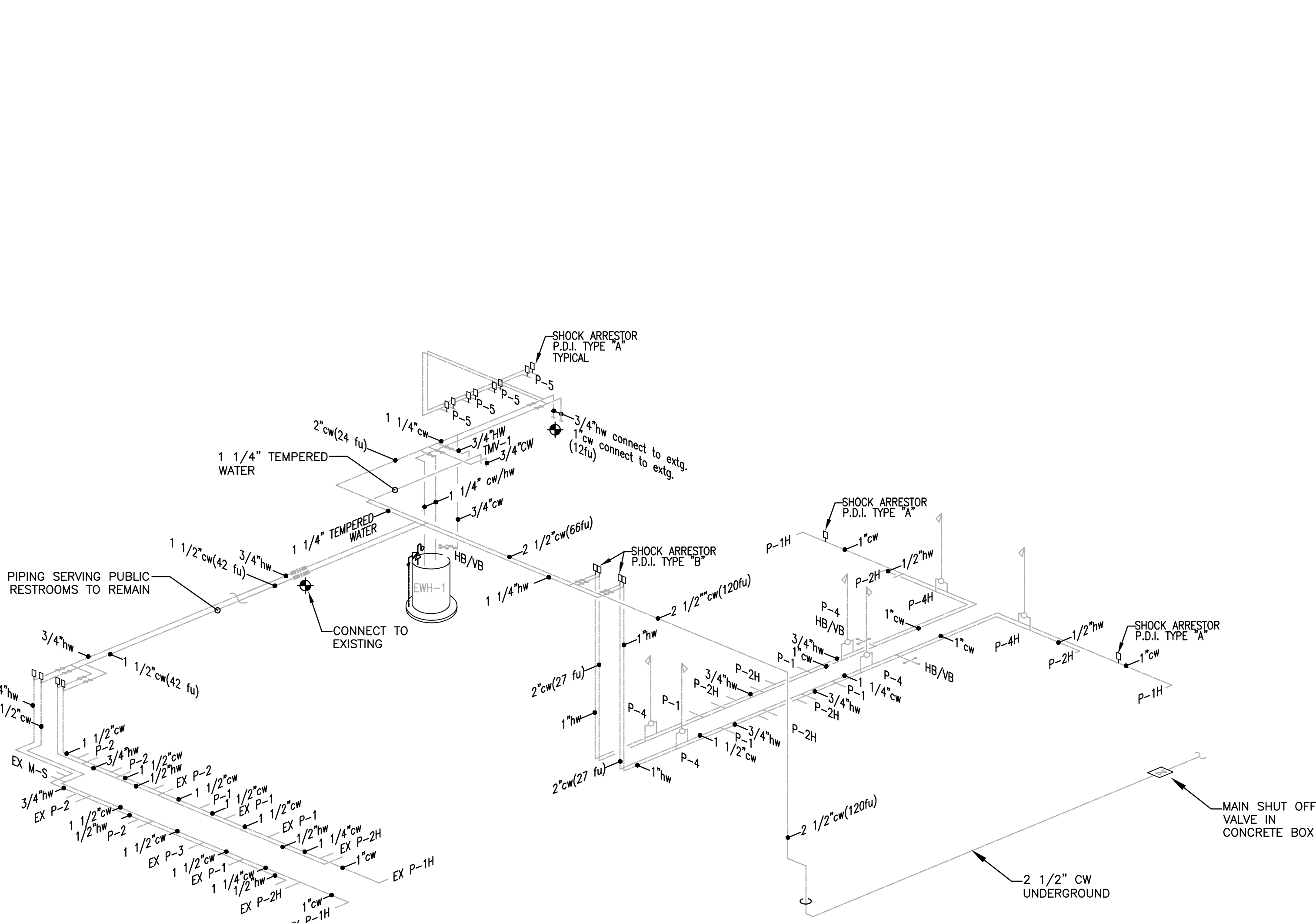
P-3

PLUMBING RISERS DIAGRAM

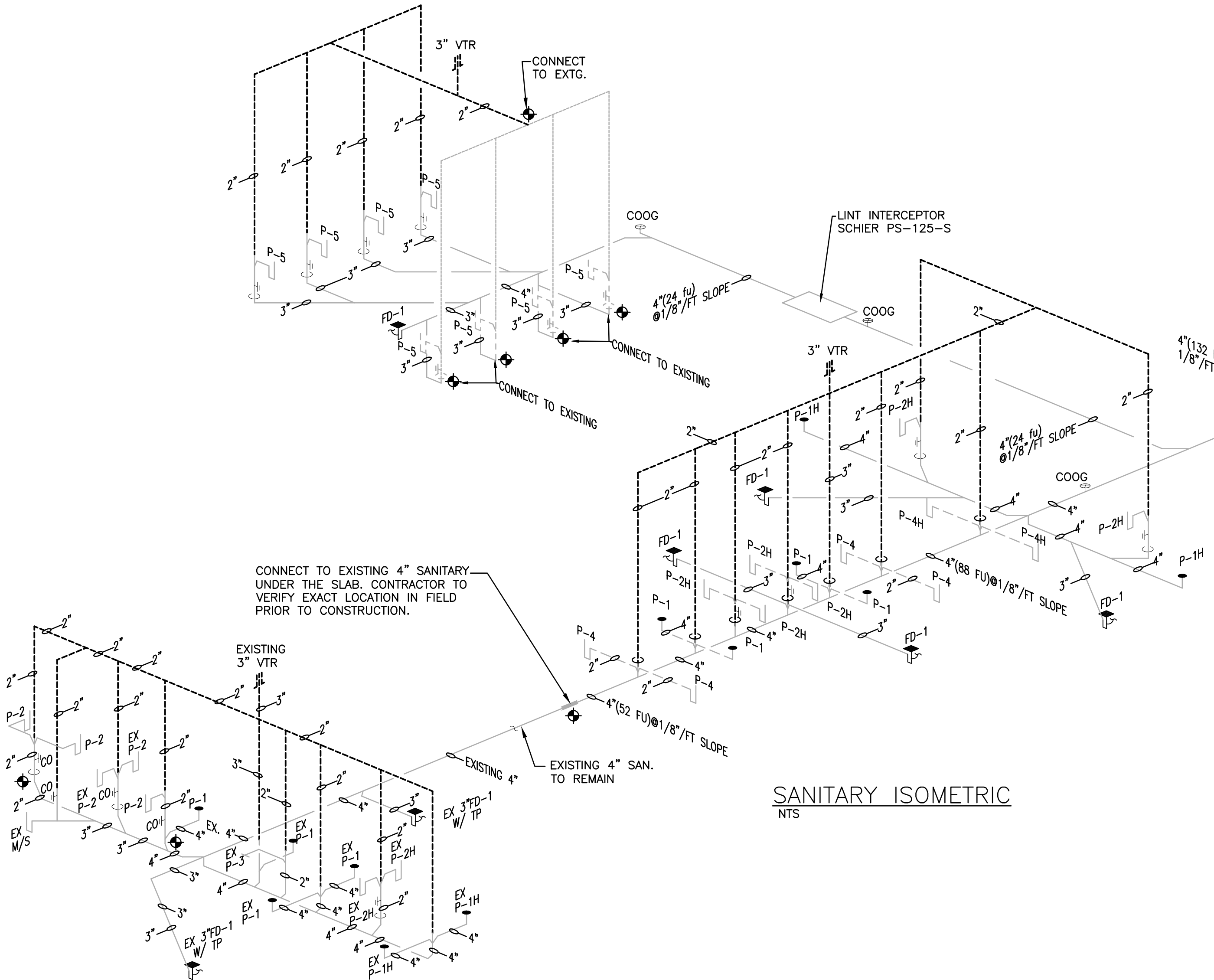
SCALE: NTS

KEY WEST HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS

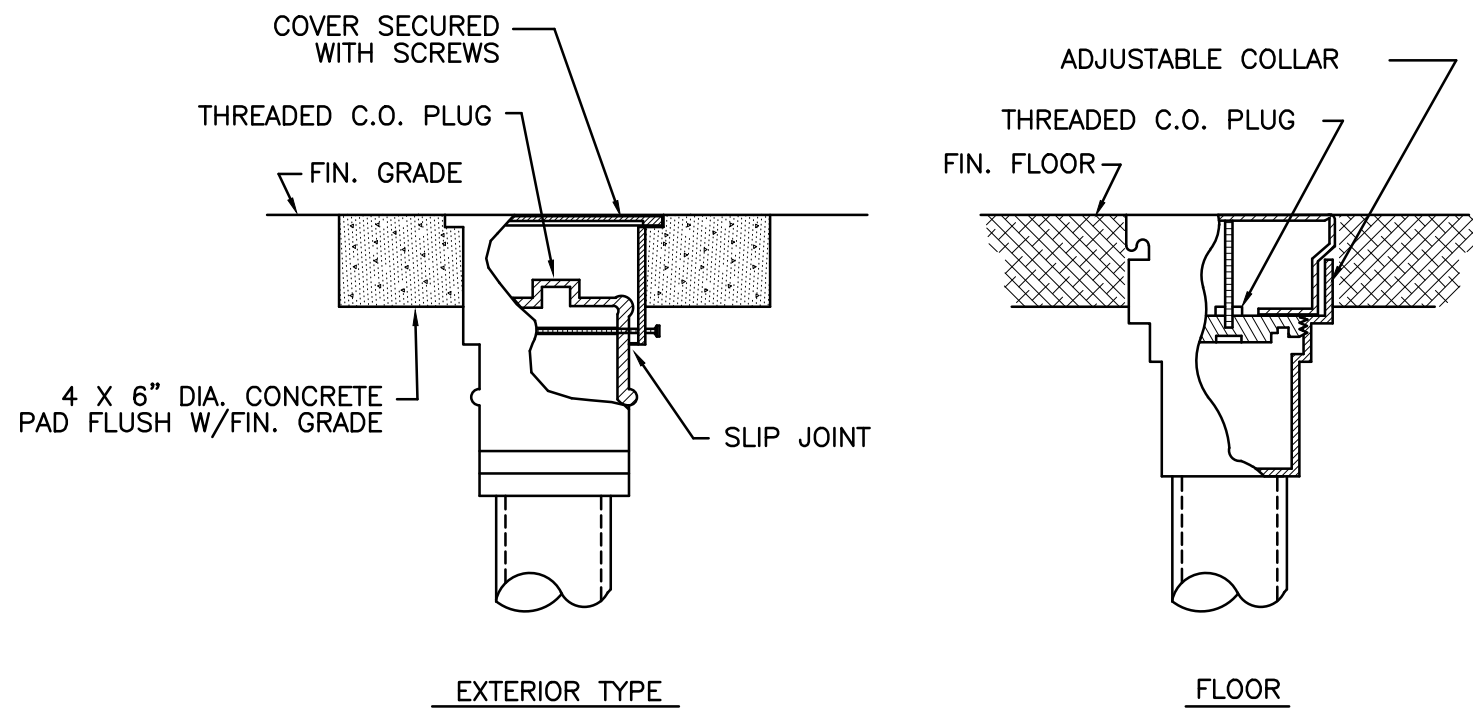
201 WILLIAM STREET
KEY WEST, FLORIDA



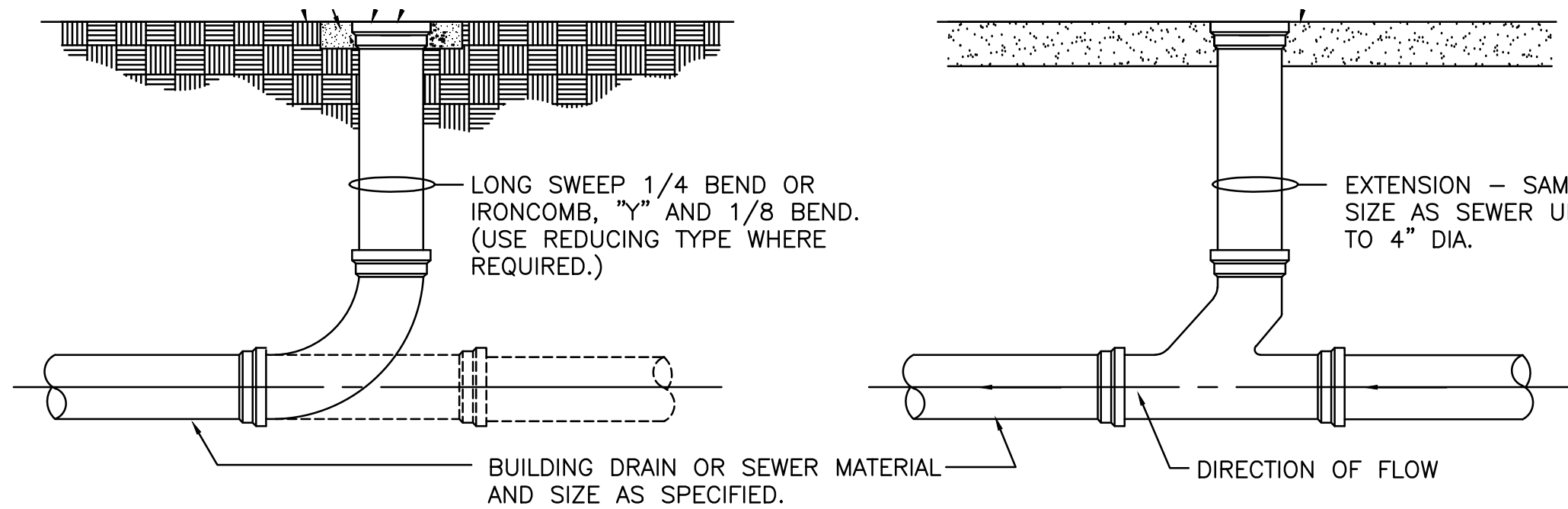
WATER ISOMETRIC
NTS



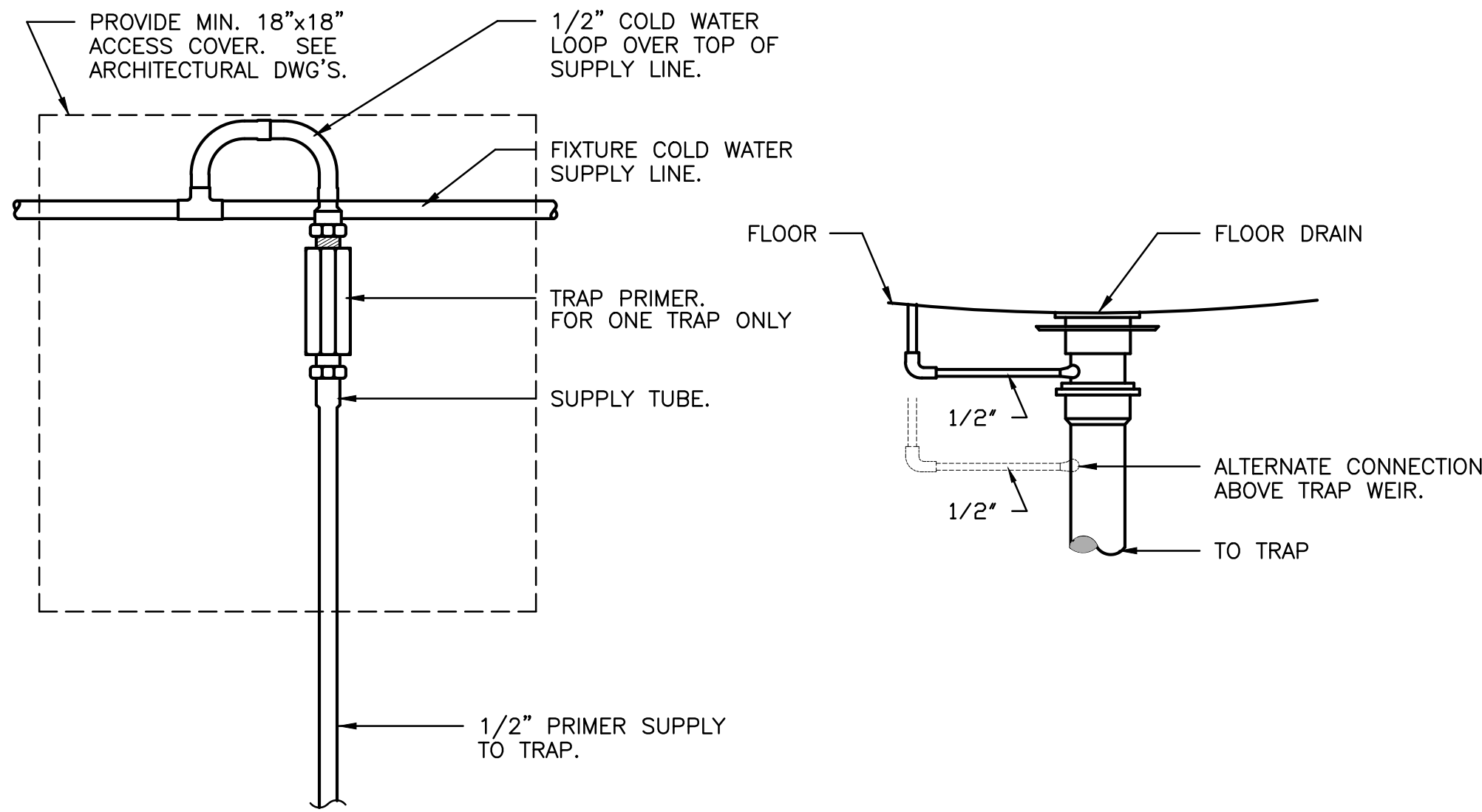
SANITARY ISOMETRIC
NTS



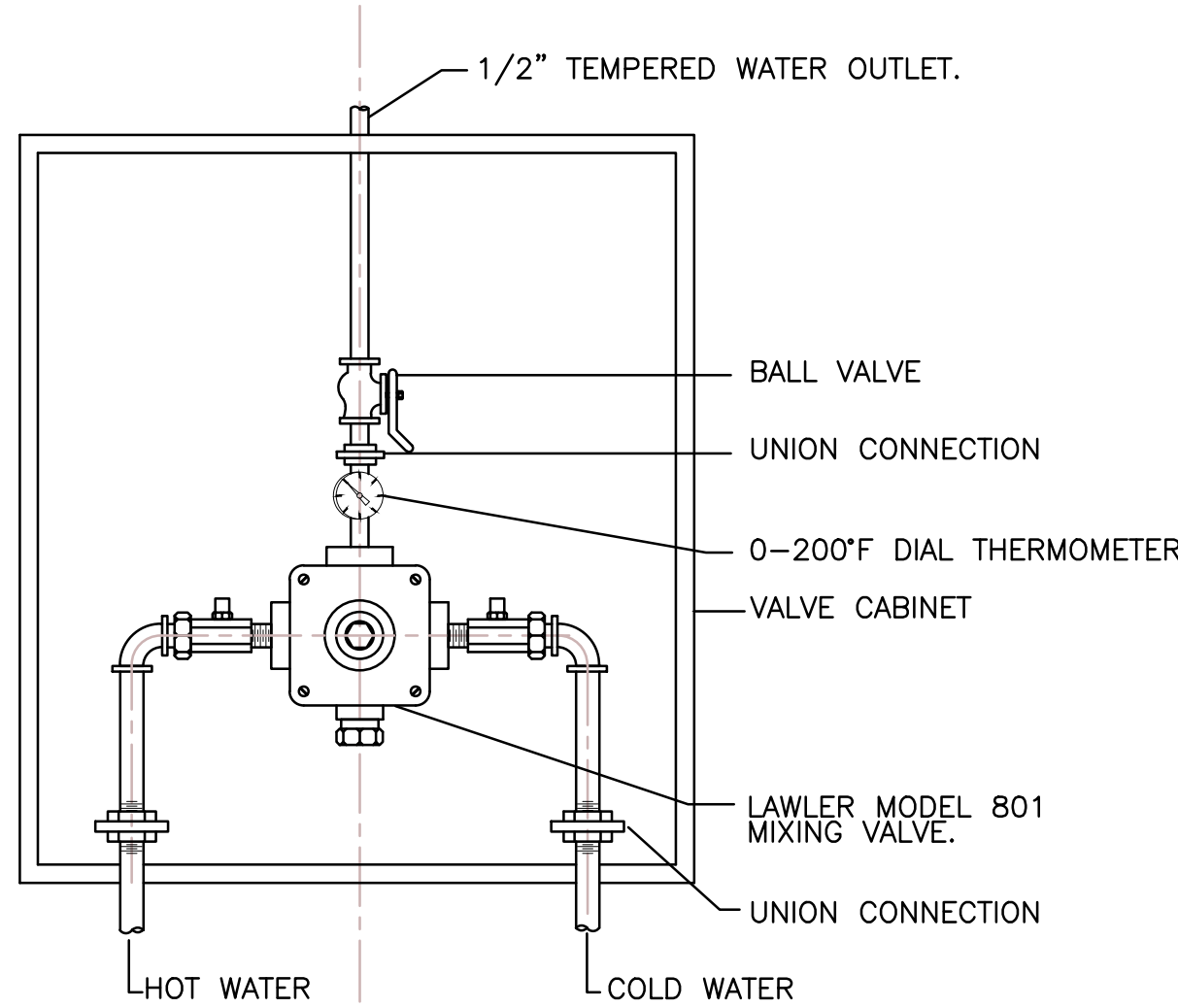
TYPICAL CLEANOUT DETAIL
N.T.S.



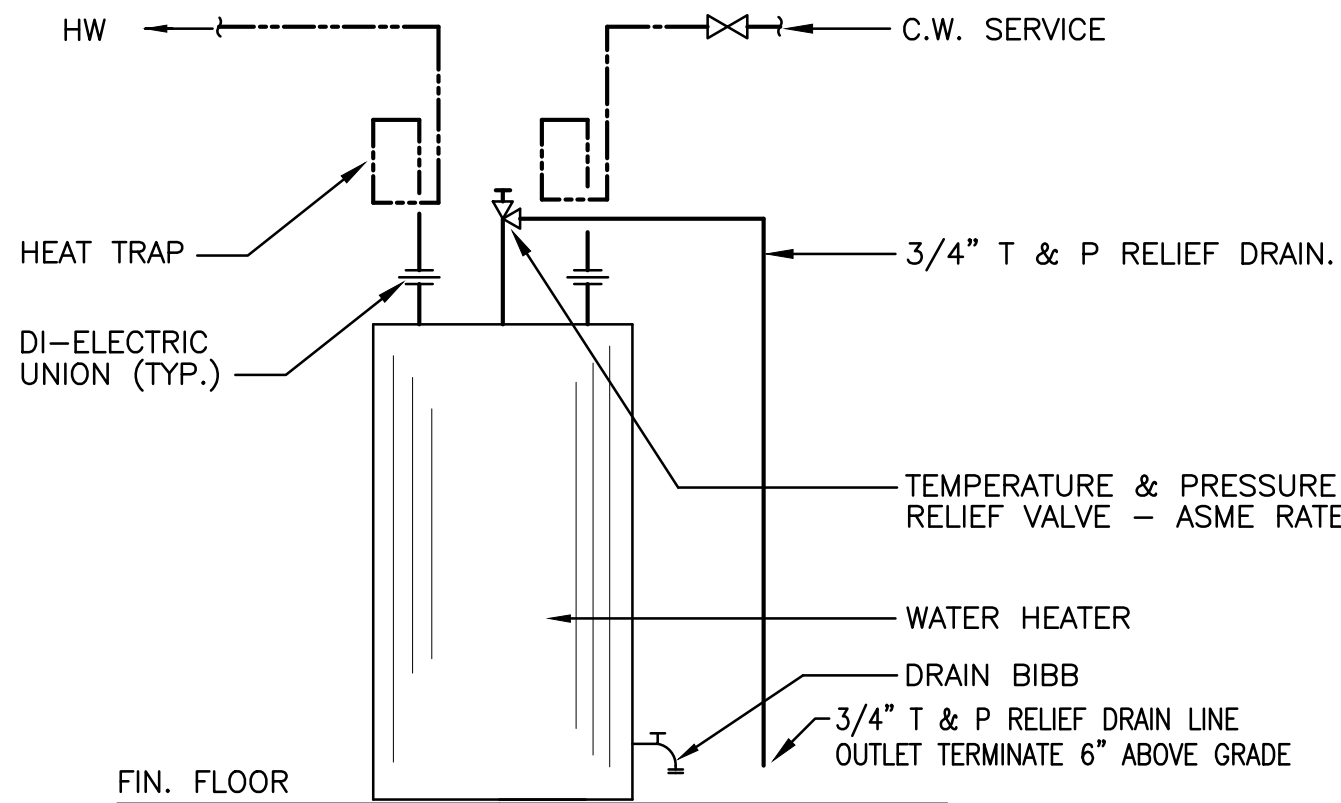
DETAIL OF CLEANOUTS
N.T.S.



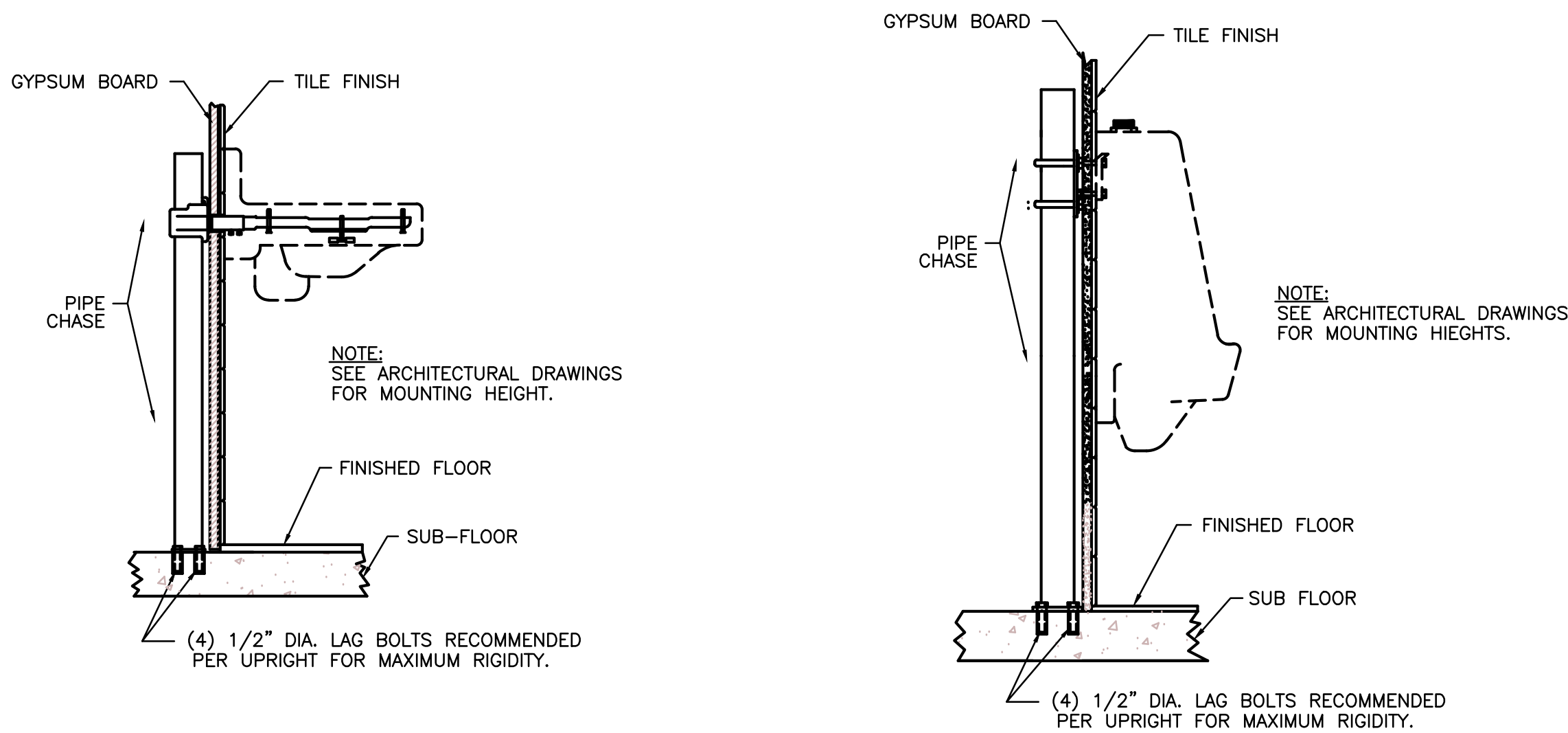
TRAP RESEAL CONNECTION DETAIL
N.T.S.



THERMOSTATIC MIXING VALVE MV-1
N.T.S.

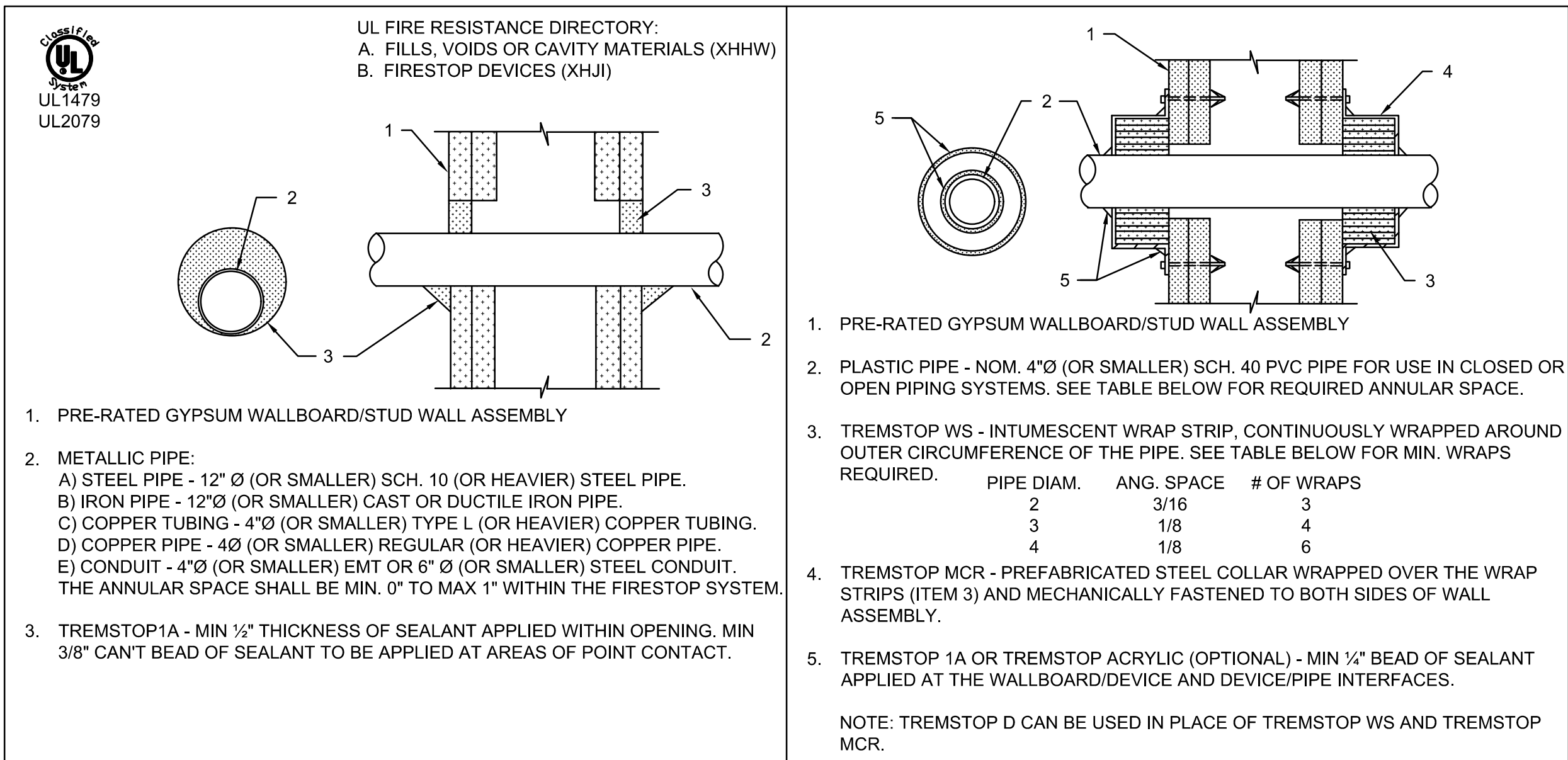


FLOOR MOUNTED - ELECTRIC WATER HEATER DETAIL
N.T.S.



TYPICAL LAVATORY MOUNTING DETAIL FOR CONCEALED ARMS
N.T.S.

TYPICAL URINAL MOUNTING DETAIL
N.T.S.



"TREMCO" MODEL: TREMSTOP 1A FOR 1 OR 2 HOUR FIRE RATED PENETRATION FOR SINGLE METALLIC PIPE THRU GYPSUM WALL

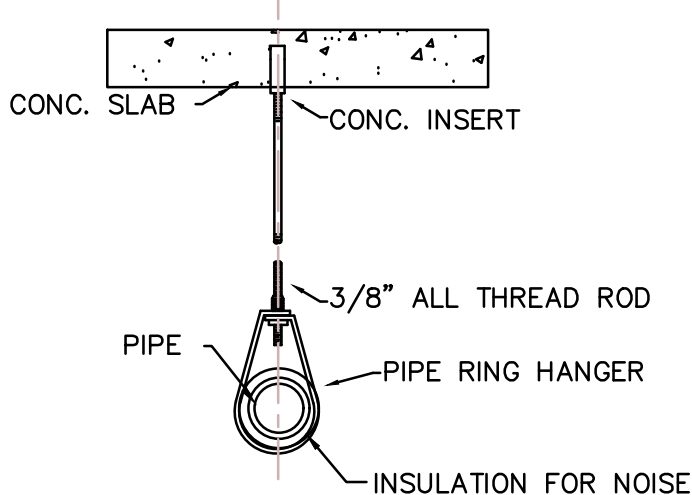
"TREMCO" MODEL: TREMSTOP D FOR 2 HOUR FIRE RATED PENETRATION FOR SINGLE PLASTIC PIPE THRU GYPSUM WALL

FIRE STOPPING DETAIL
N.T.S.

HANGER SPACING

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING	MAXIMUM VERTICAL SPACING
COPPER PIPE	12'	10'
COPPER TUBING 1 1/4" AND LESS	6'	10'
COPPER TUBING 1 1/2" AND OVER	10'	10'
PVC PIPE	4'	10' (B)

A - SPACING SHALL BE 10' IF 10' LENGTHS ARE INSTALLED
B - MID STORY GUIDE FOR 2" AND LARGER



PIPE HANGER
N.T.S.

Innovative Engineering
Group Inc. CA#8717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST HISTORIC
SEAPORT RESTROOMS
AND LAUNDRY
RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA.

SEAL

DATE
02-29-16 HARC
06-2-17 PERMIT SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

PLUMBING DETAILS

KEY WEST HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS

201 WILLIAM STREET
KEY WEST, FLORIDA