Historic Architectural Review Commission
Staff Report for Item 5

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Daniela Salume Historic Preservation Manager
Meeting Date:	May 26, 2026
Applicant:	CPH Consulting, LLC
Application Number:	C2025-0081
Address:	601 Howard England Way (Fort Zachary Taylor)

Description of Work:

New prefabricated modular administrative building.

Site Facts:

Fort Zachary Taylor is a significant historic military site located at the southwestern tip of Key West, originally constructed in 1845. The fort is a designated National Historic Landmark and contributes to the broader historic fabric of Key West. Situated within the boundaries of a state park, the structure retains many original features, including brick masonry, vaulted ceilings, and cannon emplacements. The surrounding landscape includes original gun mounts, a moat, and remnant military infrastructure, all of which contribute to its historic integrity. The structure under review was built between 1999-2004 and is a modular building. On August 19, 2025, the proposed tree removals were approved by the Tree Commission. Currently the building is located within an AE-9 flood zone.



Photo of current modular building.



Photo of current modular building.



Photo of current modular building.



Photo of current modular building and Howard England Way.

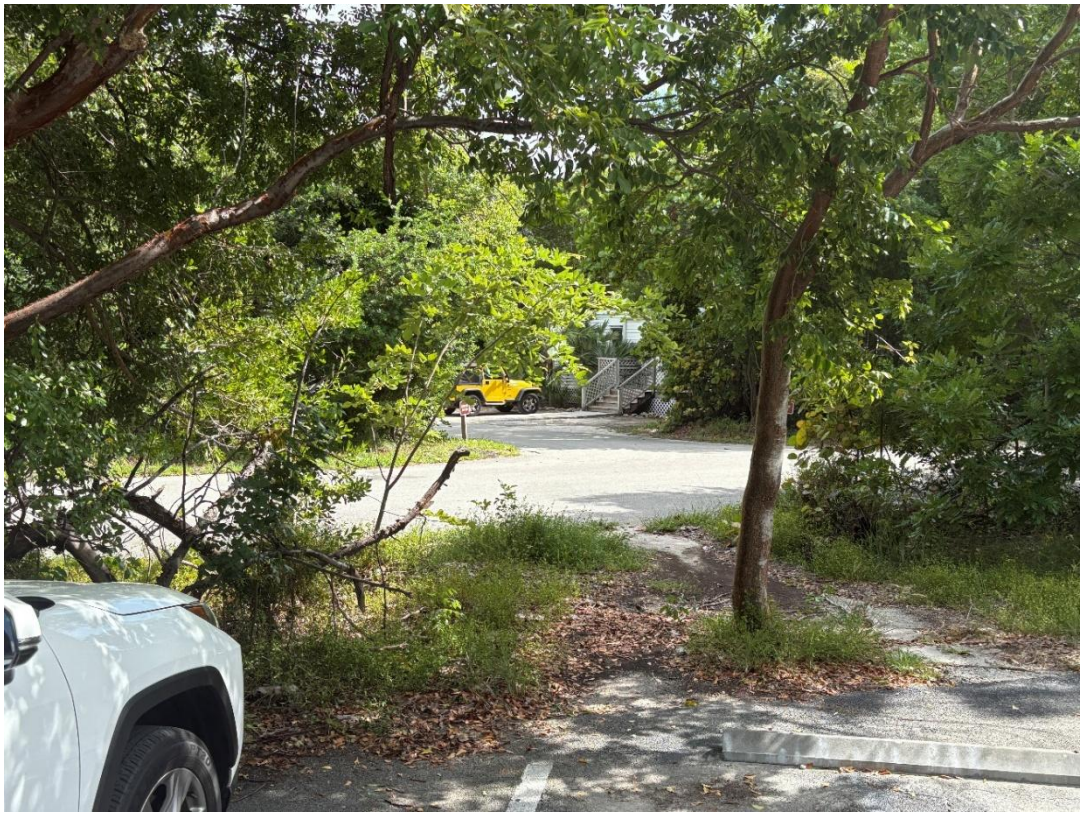
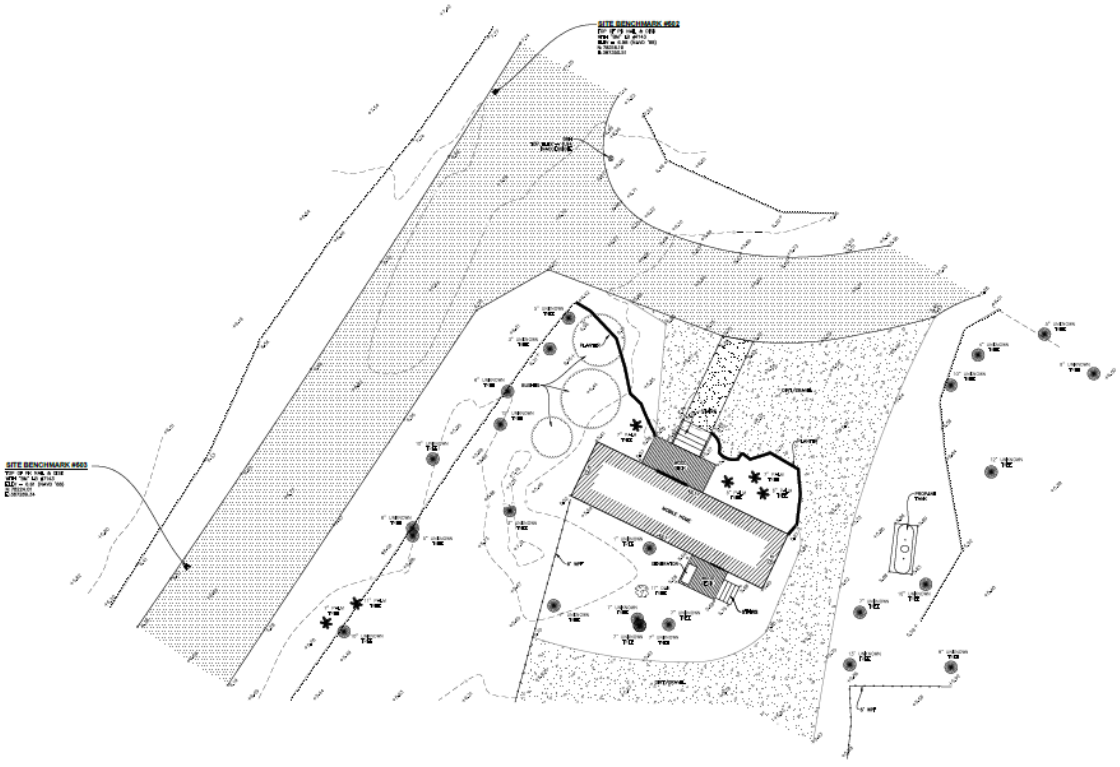


Photo of current modular building from parking lot across Howard England Way.



Current survey.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-masonry (page 25), specifically first paragraph.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Ramps (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 4, 5, 6 (first two sentences), 7, 8, 11, 12, 13 (first sentence), 14, 15, 18, 22, 23, 24, and 25.
- Guidelines for HVAC, antennas, trash facilities & satellite dishes (pages 42-43), specifically guidelines 1, 2, 5 and 6 (first sentence).

Ordinance Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

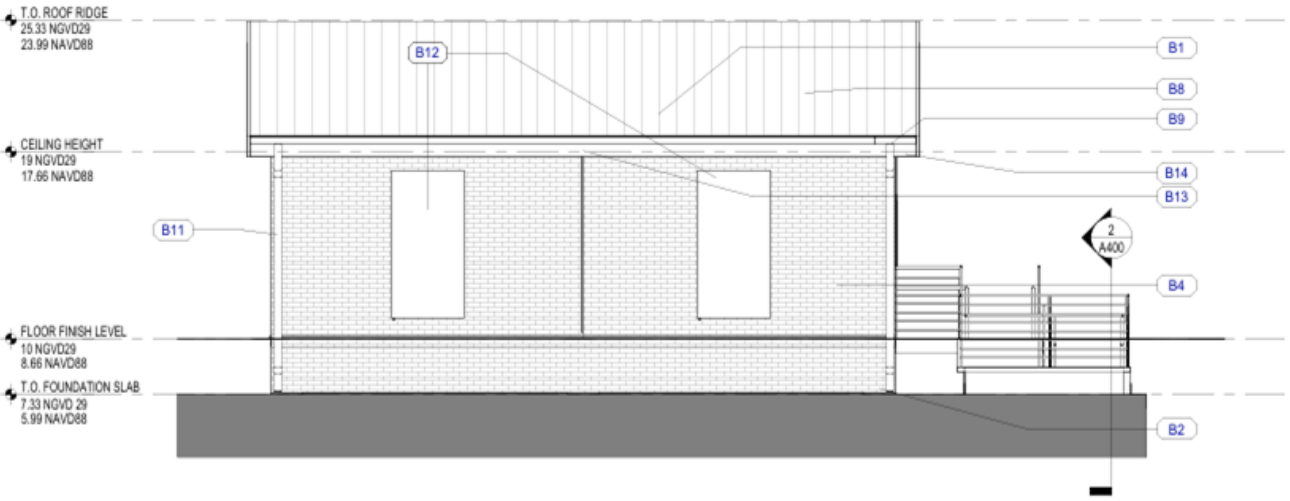
The structure will feature StoCast brick on all elevations, three aluminum windows and a metal door on the front elevation, a metal handrail with an accessibility ramp, and an ADA parking space at the front of the building. The rear elevation will include three aluminum windows, while the side elevations will have no windows. The building will feature a 5V-crimp metal roof. Two A/C units are proposed on the West elevation and will not be visible from the street. The only proposed demolition is the removal of the existing modular building.



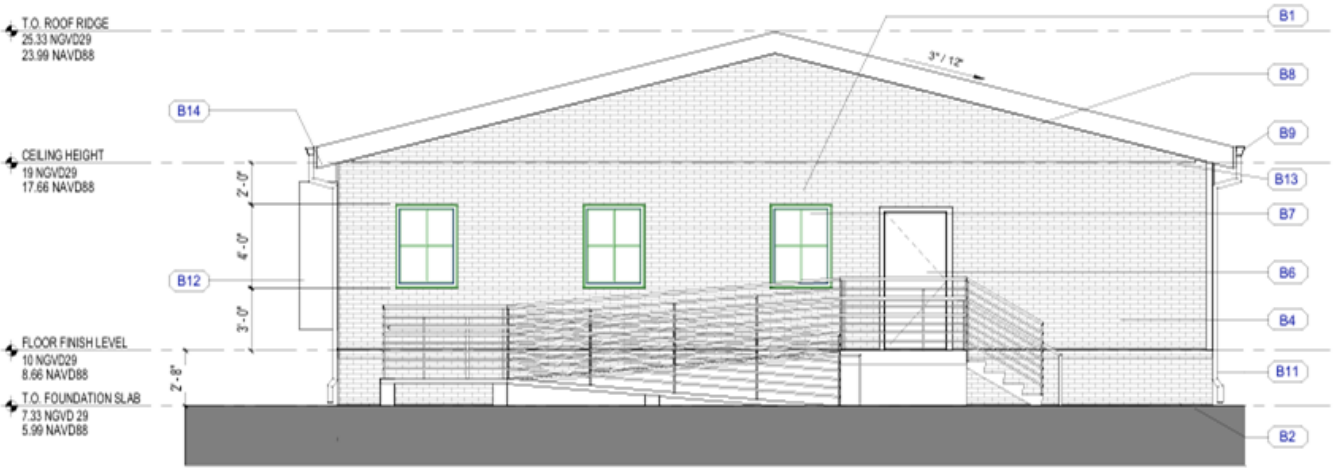
Existing Site Plan.



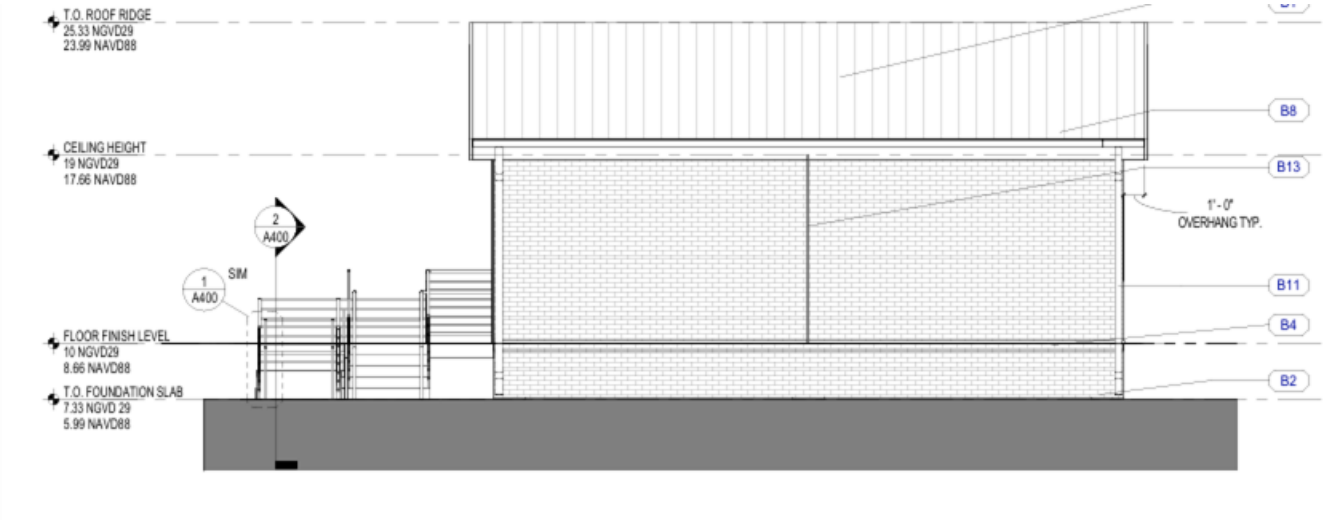
Proposed Site Plan.



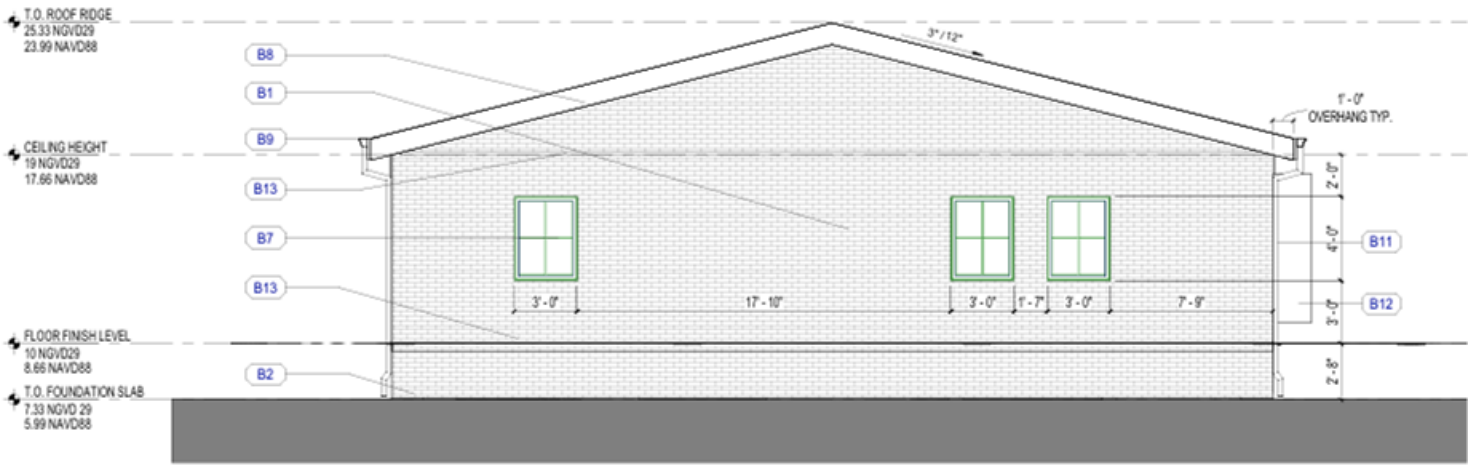
West Elevation.



South Elevation.



East Elevation.



North Elevation.

Consistency with Cited Guidelines:

Staff finds the proposed one-story modular building to be generally consistent with the HARC Guidelines. The proposed one-story scale, StoCast brick, simple window and door openings, and 5V-crimp metal roof are generally appropriate within the surrounding context. The proposed A/C units are located on the West elevation and will not be visible from the public right-of-way. The demolition is limited to the removal of the existing modular building.

The **New Construction Guidelines** state that modular buildings within the historic district should maintain appropriate proportions and architectural detailing compatible with the vernacular character of the district. Staff finds the proposed structure generally compatible in scale and form with the surrounding area.

The **Ramp Guidelines** state that ramps on less publicly visible elevations and concealed with landscaping are encouraged whenever possible. Staff recommends adding landscaping or planters along the front of the ramp to help soften and screen it from public view.

Criteria for Demolition:

Since the structure under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:
The historic architectural review commission shall not issue permits that would result in:

(1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

The existing modular building is not historic and does not contribute to the character of the building.

(2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The existing modular building is not historic and does not destroy the historic relationship between buildings or structures and open space.

(3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important*

in defining the historic character of a site or the surrounding district or neighborhood.

This will not be the case.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

The existing modular building is not historic. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition can be considered by the HARC Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT # 2024-2230

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	601 Howard England Way	
NAME ON DEED:	FDEP- Bureau of Design and Construction	**PHONE NUMBER** (850) 245 - 2157
OWNER'S MAILING ADDRESS:	3800 Commonwealth Blvd., Tallahassee	**EMAIL**
APPLICANT NAME:	CPH Consulting, LLC	**PHONE NUMBER** (305) 274 - 4805
APPLICANT'S ADDRESS:	1992 SW 1st Street	**EMAIL** econey@cphcorp.com
	Miami, Florida 33135	
APPLICANT'S SIGNATURE:		**DATE** April 27th, 2026

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS____ RELOCATION OF A STRUCTURE____ ELEVATION OF A STRUCTURE____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES____ NO X INVOLVES A HISTORIC STRUCTURE: YES____ NO X
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____ NO____

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Replacement of the existing administration building with a 1,250 SF prefabricated modular building. List of materials can be found on sheet A200. Height of building can be found on sheet A200. Reference sheet A100 for dimensions of building.
MAIN BUILDING: Proposed new prefabricated modular building, approximately 1,250 SF, single-story, to serve as administrative office. Please see sheets C101 for reference.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Existing administration building to be demolished. Please see sheet C100 for reference.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	**FENCES:** N/A
DECKS: N/A	**PAINTING:** N/A
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
See construction plans	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): N/A	**OTHER:**

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT # 2024-2230

ADDRESS OF PROPOSED PROJECT:	602 Howard England Way
PROPERTY OWNER'S NAME:	FDEP - Bureau of Design and Construction
APPLICANT NAME:	CPH Consulting, LLC

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval ***PRIOR to proceeding with the work outlined above*** *and that a final inspection is required under this application. I also understand that* ***any changes to an approved Certificate of Appropriateness must be submitted for review.***

April 27, 2026

PROPERTY OWNER'S SIGNATURE **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing single-story administration building within Fort Zachary Taylor Historic State Park. The structure is a non-historic,
prefabricated facility of approximately 1,250 SF that no longer meets operational or functional needs. The proposed work will include full
removal of the structure to allow for construction of the new administration building in the same general location.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
The existing administration building is not structurally compromised due to historic fabric but has exceeded its useful life. It is a temporary,
prefabricated structure not intended for long-term preservation.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
The building embodies no distinctive architectural style or method of construction and lacks historic aesthetic significance.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The building is not associated with significant persons, events, or historic developments relevant to the City of Key West, the State of Florida, or
the nation.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The building is not associated with significant persons, events, or historic developments relevant to the City of Key West, the State of Florida, or
the nation.
(d) Is not the site of a historic event with significant effect upon society.
The building is not associated with significant persons, events, or historic developments relevant to the City of Key West, the State of Florida, or
the nation.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
The structure does not exemplify the cultural, political. social. or architectural heritage of the City and does not represent a familiar or defining
feature of the park or neighborhood.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The structure does not exemplify the cultural, political. social. or architectural heritage of the City and does not represent a familiar or defining
feature of the park or neighborhood.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
The structure does not exemplify the cultural, political. social. or architectural heritage of the City and does not represent a familiar or defining
feature of the park or neighborhood.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
The structure does not exemplify the cultural, political. social. or architectural heritage of the City and does not represent a familiar or defining
feature of the park or neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,

The building has not yielded, and is not likely to yield, information important to history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The demolition will not diminish the overall historic character of Fort Zachary Taylor, as the existing building is non-contributing support structure.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

The demolition will not diminish the overall historic character of Fort Zachary Taylor, as the existing building is non-contributing support structure.

(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The project will not remove a historic building, facade, or significant addition.

(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

PROJECT PHOTOS


GENERAC
Existing Administration Building


GENERAC


Jeep




SERVICE ROAD
STAFF ONLY


SERVICE ROAD
STAFF ONLY

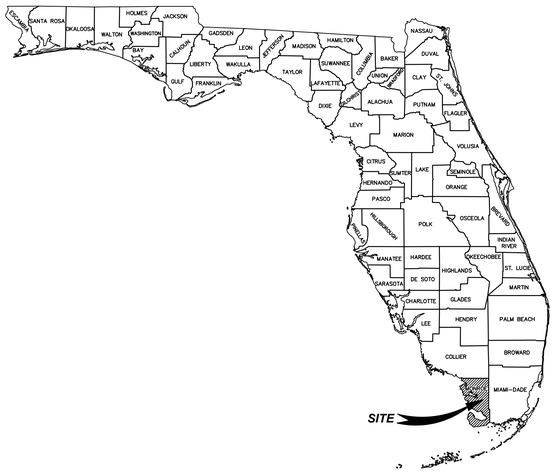

SERVICE ROAD
STAFF ONLY
ROAD
ONLY







SURVEY



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

AT

FORT ZACHARY TAYLOR

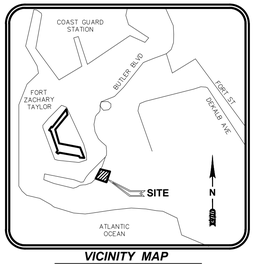
LYING IN

SECTIONS 6&7-TOWNSHIP 25 SOUTH-RANGE 68 EAST

MONROE COUNTY, FLORIDA

Topographic Survey Area:

PORTION OF FORT ZACHARY TAYLOR STATE PARK AS REQUESTED BY THE CLIENT.



VICINITY MAP
NOT TO SCALE

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.014' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.043'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) DESIGNATION #872 4580 TIDAL 30, PID #AA0007
      (NAVD '88) ELEVATION = 15.07

   b) DESIGNATION #872 4580 TIDAL BASIC, PID #AA0008
      (NAVD '88) ELEVATION = 12.98

   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 2 OF 2.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 2 OF 2.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 4/5/2022. THIS IS NOT A BOUNDARY SURVEY.
6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12087C1516K, COMMUNITY PANEL NO. 120168-1516-K, CITY OF KEY WEST, REVISED DATE FEBRUARY 18, 2005, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DEPICTED AS 8 AND 9 FEET (NGVD '29). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

   A FACTOR OF MINUS 1.34 (-1.34) U.S. SURVEY FEET SHOULD BE UTILIZED FOR THIS AREA TO CONVERT ELEVATIONS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE 'VERTCON' METHOD FOUND ON THE NATIONAL GEODETIC SURVEY WEB SITE (WWW.NGS.NOAA.GOV).
7. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40 AND TOPCON GPS HIPER V.
8. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
9. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
10. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
11. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
12. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    FLORIDA EAST ZONE

    a) DESIGNATION # BC BATTERY 231, PID #AA0015 = N 78,064.89 FEET, E 389,055.00 FEET

    b) DESIGNATION # KEY WEST GSL, PID #AA1645 = N 81,406.31 FEET, E 386,795.90 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
13. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
14. THE PURPOSE OF THIS SURVEY IS TO DEPICT COLLECTED TOPOGRAPHIC DATA ON A PORTION OF THE SITE. TOPOGRAPHIC LIMITS WERE PROVIDED BY THE CLIENT. THIS IS NOT A BOUNDARY SURVEY.

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
ARV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RADIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OD	– OUTSIDE DIAMETER
C-X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	– OFFICIAL RECORDS BOOK
(C)	– CALCULATED	OR	– OFFICIAL RECORDS
C	– CHORD	OUL	– OVERHEAD UTILITY LINES
CATV	– CABLE TELEVISION RISER	OTL	– OVERHEAD TRAFFIC LINES
CB	– CHORD BEARING	(P)	– PLAT
CBS	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
C.C.R.	– CERTIFIED CORNER RECORD	PC	– POINT OF CURVATURE
C&G	– CURB & GUTTER	PCC	– POINT OF COMPOUND CURVATURE
CI	– CATCH INLET	PCP	– PERMANENT CONTROL POINT
C/L	– CENTERLINE	PFF	– PROPOSED FINISHED FLOOR
CLF	– CHAIN LINK FENCE	PG	– PAGE
CM	– CONCRETE MONUMENT	PGS	– PAGES
CMP	– CORRUGATED METAL PIPE	PI	– POINT OF INTERSECTION
CO	– CLEANOUT	PIV	– POST INDICATOR VALVE
CONC	– CONCRETE	PK	– PARKER KAYLON
COR	– CORNER	POB	– POINT OF BEGINNING
CRPP	– CORRUGATED PLASTIC PIPE	POC	– POINT OF COMMENCEMENT
CUE	– COUNTY UTILITY EASEMENT	POL	– POINT ON LINE
CVS	– CAN'T VERIFY SIZE	PP	– POWER POLE
CVS&T	– CAN'T VERIFY SIZE & TYPE	PRC	– POINT OF REVERSE CURVATURE
CWS	– CROSSWALK SIGNAL	PRM	– PERMANENT REFERENCE MONUMENT
Δ	– DELTA	PSM	– PROFESSIONAL SURVEYOR & MAPPER
(D)	– DESCRIPTION	PT	– POINT OF TANGENCY
DB	– DEED BOOK	PVC	– POLYVINYL CHLORIDE PIPE
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVMT	– PAVEMENT
DE	– DRAINAGE EASEMENT	R&BE	– RANGE 68 EAST
DEPT	– DEPARTMENT	R	– RADIUS
DIP	– DUCTILE IRON PIPE	RAD	– RADIAL
DR	– DRIVE	RCP	– REINFORCED CONCRETE PIPE
D/U	– DRAINAGE AND UTILITY EASEMENT	REC	– RECOVERED
(E)	– ENGINEERING PLAN	REV	– REVISION
EJB	– ELECTRIC JUNCTION BOX	RP	– RADIUS POINT
EL	– UNDERGROUND ELECTRICAL LINES	R/W	– RIGHT-OF-WAY
ELEC	– ELECTRIC	RLS	– REGISTERED LAND SURVEYOR
ELEV	– ELEVATION	RP	– RADIUS POINT
ELLIP	– ELLIPTICAL	RWL	– UNDERGROUND RECLAIM WATER LINE
EOI	– END OF INFORMATION	RWM	– RECLAIMED WATER METER
EOP	– EDGE OF PAVEMENT	SE	– SPECIAL EASEMENT
FB	– FIELD BOOK	SEC 7	– SECTION 7
FDC	– FIRE DEPARTMENT CONNECTION	SMH	– SANITARY SEWER MANHOLE
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	(SP)	– STATE PLANE
FF	– FINISH FLOOR	SQ	– SQUARE
FGI	– FLAT GRATE INLET	SQ FT	– SQUARE FEET
FGLP	– FIBERGLASS LIGHT POLE	ST	– STREET
FHYD	– FIRE HYDRANT	STMH	– STORM DRAINAGE MANHOLE
FM	– FORCE MAIN	S/W	– SIDEWALK
FND	– FOUND	TB	– TANGENT BEARING
FP&L	– FLORIDA POWER AND LIGHT	T25S	– TOWNSHIP 25 SOUTH
FS	– FLORIDA STATUTES	TELE	– TELEPHONE
(G)	– GRID (STATE PLANE)	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GL	– UNDERGROUND GAS LINES	TOB	– TOP OF BANK
GOV'T	– GOVERNMENT	TOE	– TOE OF SLOPE
GPR	– GROUND PENETRATING RADAR	TR	– TELEPHONE RISER
GTMH	– GREASE TRAP MANHOLE	TRANS	– TRANSFORMER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TSB	– TRAFFIC SIGNAL BOX
HWF	– HOG WIRE FENCE	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ID	– IDENTIFICATION	TVL	– UNDERGROUND CABLE TV LINES
ICV	– IRRIGATION CONTROL VALVE	(TYP)	– TYPICAL
INFO	– INFORMATION	UE	– UTILITY EASEMENT
INV	– INVERT	UNK	– UNKNOWN
IP	– IRON PIPE	UTL	– UNDERGROUND TELEPHONE LINES
IP&C	– IRON PIPE & CAP	W/	– WITH
IR	– IRON ROD	WIF	– WROUGHT IRON FENCE
IR&C	– IRON REBAR & CAP	WL	– UNDERGROUND WATER LINE
IRR	– IRRIGATION	WLP	– WOOD LIGHT POLE
L	– ARC LENGTH	WM	– WATER METER
LB#	– LICENSED BUSINESS NUMBER	WP	– WORK PROGRAM
LP	– LIGHT POLE	WPF	– WOOD POST FENCE
(M)	– MEASURED	WPP	– WOOD POWER POLE
MB	– MAP BOOK	WV	– WATER VALVE

Line Legend:

NOT TO SCALE

- = 1 FOOT CONTOURS
- = 5 FOOT CONTOURS
- = ADJOINER PROPERTY LINES
- = BARBED WIRE FENCE
- = BROKEN LINE
- = BURIED CABLE
- = BURIED CABLE TELEVISION
- = BURIED ELECTRIC
- = BURIED FIBER OPTICS
- = BURIED GAS
- = BURIED RECLAIMED WATER LINE
- = BURIED SANITARY LINES
- = BURIED SANITARY SEWER FORCE MAIN LINE
- = BURIED TRAFFIC CONTROL
- = BURIED TELEPHONE LINE
- = BURIED WATER LINES
- = CENTER LINE R/W
- = CHAIN LINK FENCE
- = EASEMENT LINES (EXISTING)
- = EASEMENT LINES (PROPOSED)
- = EDGE OF WATER LINES
- = EXISTING DRAINAGE PIPES
- = EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
- = FIRE WATER MAIN LINES
- = HOT WATER SUPPLY LINES
- = IRRIGATION LINES
- = OVERHEAD TRAFFIC LINES
- = OVERHEAD UTILITY LINES
- = RAILROAD TRACKS
- = RIGHT-OF-WAY LINES
- = SECTION LINES
- = STONE WALL LINES
- = TOP OF BANK LINES
- = TOE OF SLOPE LINES
- = TREE LINES
- = TRAVERSE LINES
- = UNKNOWN BURIED LINES
- = VINYL FENCE
- = WOOD FENCE
- = WETLAND LINE
- = ORANGE PAINT LINE
- = GREEN PAINT LINE
- = RED PAINT LINE
- = WHITE PAINT LINE
- = PURPLE PAINT LINE
- = BLUE PAINT LINE
- = YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

- – AIR RELEASE VALVE
- – BORING HOLE LOCATION
- – BRICK PAVERS
- – CABLE TV RISER
- – CENTRAL ANGLE
- – CLEAN OUT
- – COMMUNICATION MANHOLE
- – CONCRETE
- – CONCRETE LIGHT POLE
- – CONCRETE LIGHT POLE (DUAL)
- – CONCRETE LIGHT POLE (TRIPLE)
- – CONCRETE LIGHT POLE (QUAD)
- – CONCRETE MITERED END SECTION
- – CONCRETE PAVERS
- – CONCRETE RIP RAP
- – CONCRETE UTILITY POLE
- – COUNTY ROAD SYMBOL
- – CROSSWALK SIGNAL POLE
- – DETECTABLE WARNING AREA
- – DUAL SUPPORT SIGN
- – ELECTRICAL MANHOLE
- – ELECTRIC METER
- – ELECTRICAL JUNCTION BOX
- – ELECTRIC OUTLET
- – ELECTRIC RISER
- – FIBER OPTIC MARKER
- – FIRE DEPARTMENT CONNECTION
- – FIRE HYDRANT
- – FLOOD LIGHT
- – FOUND CONCRETE MONUMENT (AS NOTED)
- – FOUND IRON PIPE (AS NOTED)
- – FOUND IRON REBAR (AS NOTED)
- – FOUND/SET NAIL (AS NOTED)
- – GARBAGE CAN
- – GAS MARKER
- – GAS VALVE
- – GOPHER TORTOISE HOLE
- – GRATE INLET
- – GRAVEL/DIRT
- – GREASE TRAP MANHOLE
- – GROUND LIGHT
- – GUY ANCHOR
- – HANDICAP PARKING SPACE
- – INTERSTATE SYMBOL
- – IRRIGATION CONTROL VALVE
- – LIGHT POLE
- – LIGHT POLE (DUAL)
- – LIGHT POLE (TRIPLE)
- – LIGHT POLE (QUAD)
- – MAILBOX
- – MONITOR WELLS
- – NAIL & DISC (AS NOTED)
- – PARKING SPACES (2)
- – POST INDICATOR VALVE
- – PULL BOX (AS NOTED)
- – REVISION NUMBER (3)
- – RECLAIMED WATER MARKER
- – RECLAIMED WATER METER
- – RECLAIMED WATER RISER
- – RECLAIMED WATER VALVE
- – ROOF DRAIN
- – SANITARY SEWER MANHOLE
- – SANITARY SEWER MARKER
- – SANITARY SEWER VALVE
- – TITLE OR REPORT ITEM NUMBER
- – SECTION CORNER
- – 4" X 4" CM LB #7143
- – 5/8" IR&C LB #7143
- – SIGN
- – SITE BENCH MARK
- – STORM SEWER MANHOLE
- – STRIPING (DIRECTIONAL)
- – TELEPHONE CABLE RISER
- – TELEPHONE MANHOLE
- – TELEPHONE LINE MARKER
- – TELEPHONE JUNCTION BOX
- – TEST HOLE
- – TRAFFIC SIGNAL BOX
- – TRAFFIC SIGNAL SUPPORT POLE
- – UNKNOWN MANHOLE
- – UNKNOWN UTILITY MARKER
- – UNKNOWN RISER
- – UNKNOWN VALVE
- – UTILITY FLAG (AS NOTED)
- – VENT (AS NOTED)
- – WATER METER
- – WATER RISER
- – WATER SERVICE
- – WATER SPIGOT
- – WATER SPRINKLER
- – WATER VALVE
- – WELL
- – WETLAND FLAG
- – WOOD UTILITY POLE
- – WATER LINE MARKER
- – WIRE HEIGHTS (SEE CHART)

Sign Legend:

NOT TO SCALE

- (R) – ROW NUMBER SIGN
- (B) – BUS STOP SIGN
- (DE) – DEAD END SIGN
- (DNE) – DO NOT ENTER SIGN (R5-1)
- (HC) – HANDICAP SIGN
- (HC) – DUAL HANDICAP SIGN
- (FDC) – FIRE DEPARTMENT CONNECTION
- (INFO) – INFORMATION SIGN
- (KR) – KEEP RIGHT SIGN
- (LTO) – LEFT TURN ONLY
- (ME) – MEDIAN SIGN
- (MO) – MOBILE ORDER PARKING SIGN
- (ND) – NO DUMPING SIGN
- (NL) – NO LEFT TURN SIGN (R3-2)
- (NLI) – NO LITTERING SIGN
- (NO) – NO OUTLET SIGN
- (FL) – NO PARKING FIRE LANE SIGN
- (NOR) – NO RIGHT TURN SIGN (R3-1)
- (NTT) – NO THRU TRAFFIC SIGN
- (NOT) – NO TRUCKS (R5-2)
- (NP) – NO PARKING SIGN
- (1W) – ONE WAY SIGN (R6-2)
- (PE) – PEDESTRIAN CROSSING SIGN
- (PU) – PICKUP PARKING SIGN
- (RP) – RESERVED PARKING SIGN
- (RTO) – RIGHT TURN ONLY
- (SL) – SPEED LIMIT SIGN
- (ST) – STOP SIGN (R1-1)
- (SS) – STREET SIGN
- (TZ) – TOW AWAY ZONE SIGN
- (TE) – TRUCK ENTRANCE SIGN
- (TX) – TRUCK EXIT SIGN
- (U) – UNKNOWN SIGN
- (WL) – WEIGHT LIMIT SIGN
- (WW) – WRONG WAY SIGN
- (Y) – YIELD SIGN

Index of Survey Sheets

1 COVER SHEET
2 TOPOGRAPHIC SURVEY

Surveyor's Certification:

I hereby certify that the attached "Topographic Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on April 5, 2022. I further certify that this "Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. GALLOWAY, PSM, 6549 ON 1/18/2024 PER 5J-17.062(2)

For the Firm By: _____
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

SYMBOL	REVISION	DATE
A		
B		
C		
D		

ISSUE DATE: 5/13/2022
COMP. FILE No.:
STATE PROJECT No.:

DESIGNER : R. Buchanan
DRAWN BY:
REVIEWED BY:
Consultant :

Department of Environmental Protection
Office of Operations
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 425-2300

Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.8841
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26001825
Landscp. Lic. No. LC0000298

cph
www.cphcorp.com
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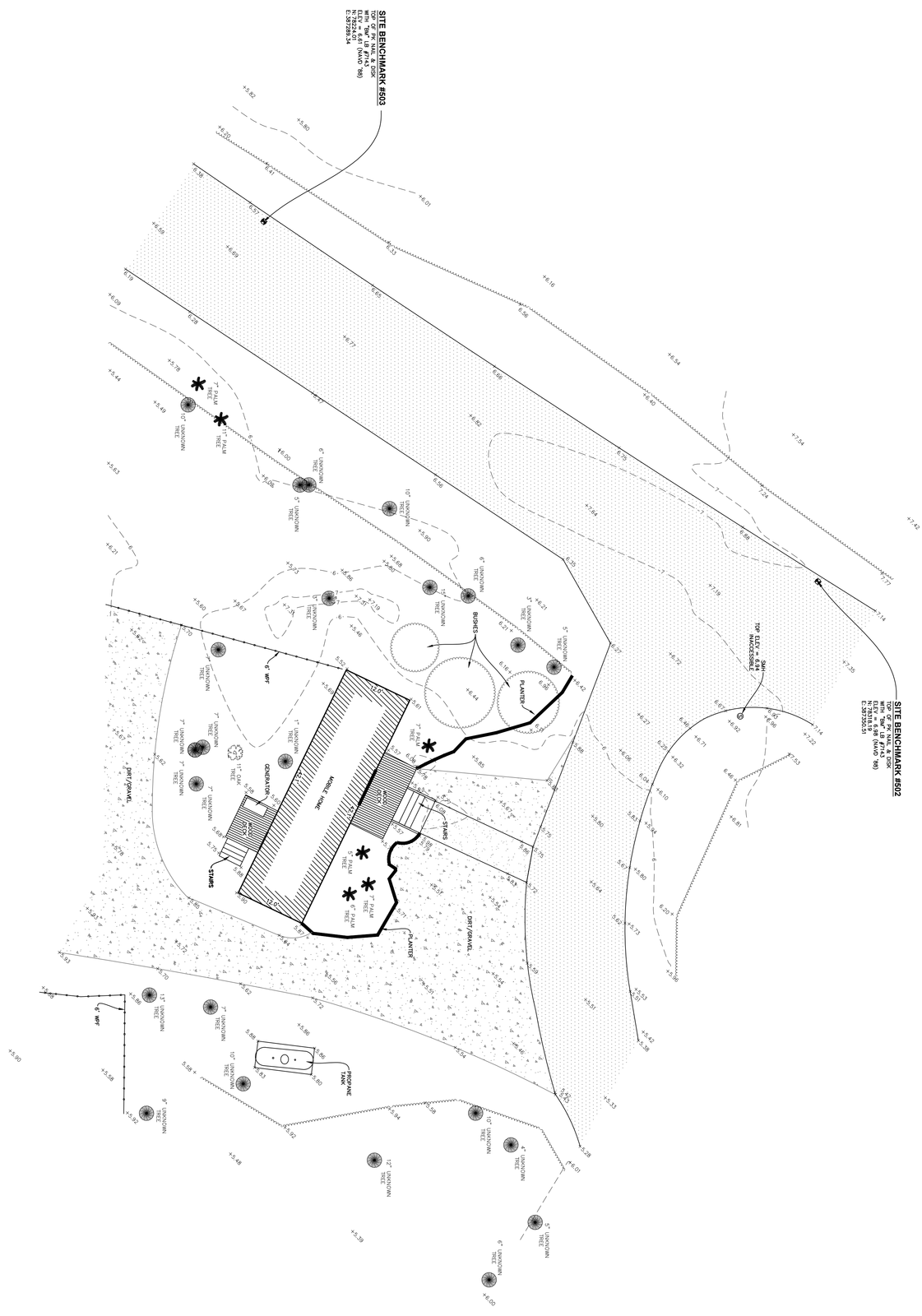
PROFESSIONAL REGISTRATION
THOMAS J. GALLOWAY
FLORIDA REGISTRATION NO. 6549

SHEET TITLE: FORT ZACHARY TAYLOR TOPOGRAPHIC SURVEY

PROJECT TITLE: Administration Building Replacement
601 Howard England Way , Key West, FL 33040

SHEET NO. V0.1 1 of 2

J:\F13623\Survey\F13623\F13623.dwg, 9/8/2025 11:16:16 AM, Erie Coney



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

Scale: 1" = 10'

10 0 10 20

cph N

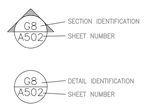
SHEET NO. V0.2	FORT ZACHARY TAYLOR	PROFESSIONAL REGISTRATION THOMAS J. GALLOWAY, PSM FLORIDA REGISTRATION NO. 6549	DESIGNER :	ISSUE DATE: 5/13/2022	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE TOPOGRAPHIC SURVEY		DRAWN BY: R. Buchanan	COMP. FILE No.:	A			C		
	PROJECT TITLE Admistration Building Replacement 601 Howard England Way, Key West, FL 33040		REVIEWED BY:	STATE PROJECT No.:	B			D		
2 of 2			Consultant : cph www.cphcorp.com A Full Service A & E Firm	Survey Prepared By: CPH, Inc. 500 West Fulton St. Sanford, FL 32771 Ph: 407.322.6841 Licenses: Eng. C.O.A. No. 3215 Survey L.B. No. 7143 Arch. Lic. No. AA2600926 Lndscp. Lic. No. LC0000298	Department of Environmental Protection Office of Operations Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 425-2300						

PROPOSED DESIGN

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLT.	BUILT
BRK.	BRICK
BRKR.	BREAKER
BSMT.	BASEMENT
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
CONC.	CONCRETE
COP.	COPPER
CU. FT.	CUBIC FOOT
CU. IN.	CUBIC INCH
CU. YD.	CUBIC YARD
DIA./ø	DIAMETER
DBL.	DOUBLE
DBT.	DRY-BULB TEMPERATURE
DEG.	DEGREE
DEPT.	DEPARTMENT
DF.	DRINKING FOUNTAIN
DISC.	DISCONNECT
DL.	DEAD LOAD
DN.	DOWN
D.S.	DOWN SPOUT
DWG	DRAWING
E.F.	EXHAUST FAN
EXH	EXHAUST
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
FIN	FINISH
FL.	FLOOR
FLUOR.	FLUORESCENT
FP.	FIREPLACE
FR	FIRE RATING
FT.	FOOT/FEET
FTG.	FOOTING
GALV.	GALVANIZED
GFI	GROUND FAULT CIRCUIT INTERRUPT
GOVT.	GOVERNMENT
GR.FL.	GROUND FLOOR
GYP.	GYPSUM
H.C.	HOLLOW CORE
H.D.G.	HOT DIPPED GALVANIZED
HDR	HEADER
HDWR.	HARDWARE
H.P.	HORSEPOWER
HR.	HOUR
HTR	HEATER
HV	HIGH VOLTAGE
HVAC.	HEATING, VENTILATING AND AIR CONDITIONING
HWY.	HIGHWAY
ID	INSIDE DIAMETER
IN.	INCH
INCAND.	INCANDESCENT
INCL.	INCLUDED
INSUL.	INSULATION
INT.	INTERIOR
INV. EL.	INVERT ELEVATION
JST.	JOIST
KD	KILN DRIED
KW	KILOWATT
KWH	KILOWATT HOUR
LAM.	LAMINATED
LAV.	LAVATORY
LB.	POUND
LTG.	LIGHTING
LGTH.	LENGTH
LIN.	LINEAR
LL	LIVE LOAD
MANUF.	MANUFACTURE
MAX.	MAXIMUM
MF.	MILL FINISH
MIN.	MINIMUM
MLDG.	MOLDING
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
MOD.	MODIFICATION
NTS	NOT TO SCALE
NO./#	NUMBER
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFC.	OFFICE
O/H	OVER HEAD
OPP.	OPPOSITE
PARTN.	PARTITION
PC	PORTLAND CEMENT
PCF.	POUNDS PER CUBIC FOOT
P.E.	PROFESSIONAL ENGINEER
PERF.	PERFORATE
PERP.	PERPENDICULAR
PL.	PLATE
PLG.	PILING
PLYWD.	PLYWOOD
PNL	PANEL
PREFAB.	PREFABRICATED
PRELIM.	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
QS	QUARTER SAWN
R	RADIUS
RCPT.	RECEPTACLE
REBAR	REINFORCING BAR
REFRIG.	REFRIGERATION
REINF.	REINFORCING
RFG	ROOFING
RGH	ROUGH
RM	ROOM
R.O.	ROUGH OPENING
RS	ROUGH SAWN
S.C.	SOLID CORE
SCH	SCHEDULE
SDG	SIDING
SECT.	SECTION
SFTWD.	SOFTWOOD
SGD	SLIDING GLASS DOOR
SH.	SHINGLES
SPEC	SPECIFICATION
SPR.	SPRUCE
SQ.	SQUARE
SQ. FT.	SQUARE FOOT
SQ. IN.	SQUARE INCH
SQ. YD.	SQUARE YARD
SS.	STAINLESS STEEL
STL.	STEEL
SUB. FL.	SUBFLOOR
SUP.	SUPPLY
SW.	SWITCH
SYM.	SYMMETRICAL
S.Y.P.	SOUTHERN YELLOW PINE
SYS.	SYSTEM
S4S	SURFACED FOUR SIDES
TEL.	TELEPHONE
T&G	TONGUE-AND-GROOVE
TYP.	TYPICAL
U.E.	UNDERGROUND ELECTRIC
U.G.	UNDER GROUND
UL	UNDERWRITERS LABORATORIES, INC.
V	VOLT
VENT.	VENTILATOR
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VOL.	VOLUME
VP.	VENT PIPE
VTR	VENT THRU ROOF
W	WATER
WBT.	WET BULB TEMPERATURE
WC	WATER CLOSET
WD	WOOD
WP.	WATERPROOF
WWF.	WELDED WIRE FABRIC
YD.	YARD

REFERENCE LEGEND



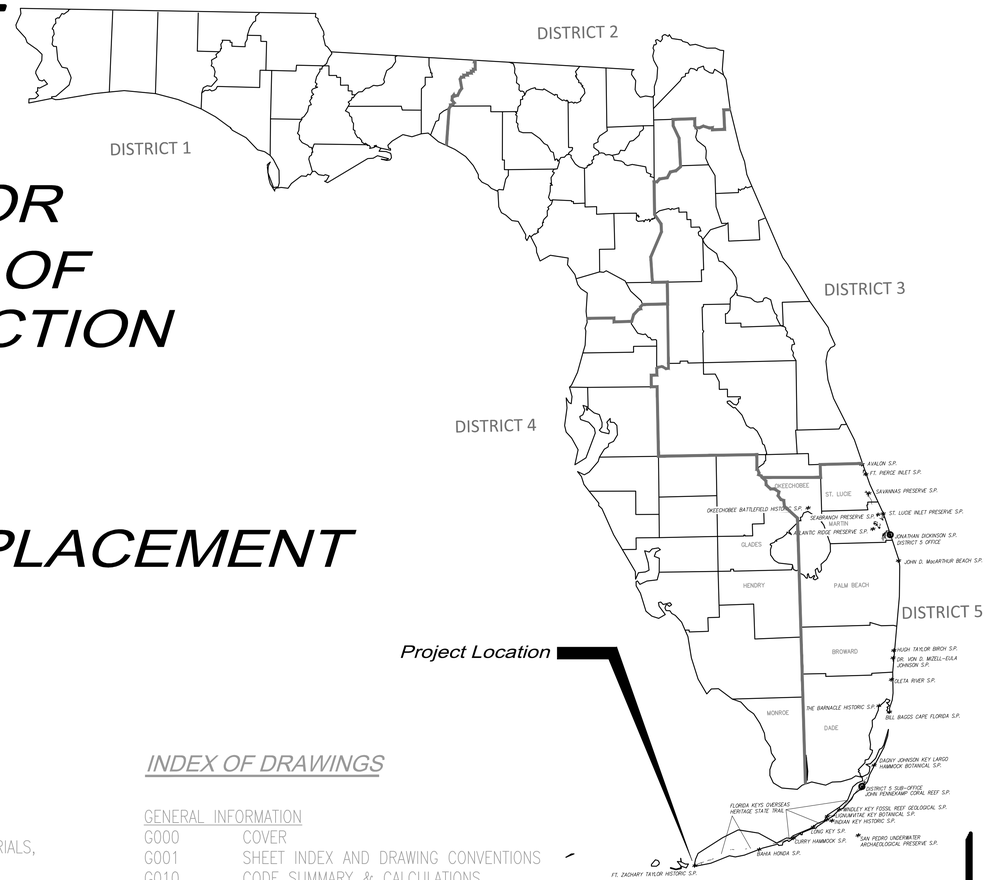
FORT ZACHARY TAYLOR
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DISTRICT 5

MONROE COUNTY

ADMINISTRATION BUILDING REPLACEMENT

PROJECT # 61930C



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S103 GRADE BEAM TYPICAL SECTIONS

SCOPE OF PROJECT

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND PERMITTING TO CONSTRUCT THE FACILITY.

APPLICABLE CODES AND DESIGN DATA

CODE LIST

FLORIDA BUILDING CODE, BUILDING (FBC-B)	2023 Edition
FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)	2023 Edition
FLORIDA BUILDING CODE, MECHANICAL (FBC-M)	2023 Edition
FLORIDA BUILDING CODE, PLUMBING (FBC-P)	2023 Edition
FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)	2023 Edition
FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R)	2023 Edition
FLORIDA FIRE PREVENTION CODE (FFPC)	2023 Edition
NATIONAL ELECTRICAL CODE NFPA-70	Latest Edition
FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONST.	Latest Edition
FDOT DESIGN STANDARDS	Latest Edition
FLORIDA ACCESSIBILITY CODE	2023 Edition

DESIGN DATA

CONSTRUCTION TYPE:		TOTAL BUILDING AREA PER FLOOR:	1260 SF
OCCUPANCY CLASS:	BUSINESS GROUP B	BUILDING HEIGHT/NUMBER OF STORIES:	1 STORY 14'-8"
OCCUPANT LOAD:	24	REQUIRED SPRINKLER OR ALARM SYSTEM:	NO
TOTAL EXITS:	1	NUMBER OF BEDROOMS:	0
SQ FT ALTERED AREA:	N/A	LEVEL OF ALTERATION:	N/A

DESIGN LOADS (FBC-B CHAPTER 16):

WIND LOADS (FBC-B SECTION 1609):

LIFE SAFETY PLAN:

KYLE MICHAEL BECHTELHEIMER LICENSE No. 86673 STATE OF FLORIDA PROFESSIONAL ENGINEER

KYLE M. BECHTELHEIMER
DESIGNER

CN210
CONSULTANT CONTRACT No.

01/10/2024
INITIAL ISSUE DATE

FT. ZACHARY TAYLOR
ADMINISTRATION BUILDING

Division of Recreation and Parks Bureau of Design and Construction

ABREVIATIONS

A	
&	AND
@	AT
A/E	ARCHITECT / ENGINEER
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACOUST	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AD	ACCESS DOOR
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ATTN	ATTENTION
AUTO	AUTOMATIC
AV	AUDIOVISUAL
B	
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOB	BOTTOM OF BEAM
BOC	BOTTOM OF CURB
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BSMNT	BASEMENT
BUR	BUILT UP ROOFING
C	
385	
C	CHANNEL
C/C	CENTER TO CENTER
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CB	CEMENT BOARD
CBU	CEMENTITIOUS BACKER UNIT
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CUST	CUSTODIAL
CW	COLD WATER
D	
D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPENSER
DIV	DIVISION
DMPF	DAMP PROOFING
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DRN	DRAIN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	
E	EAST
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
EQUIP	EQUIPMENT

ABREVIATIONS

EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FA	FIRE ALARM
FB	FACE BRICK
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURES AND EQUIPMENT
FFB	FLUSH FLOOR BOX
FFEL	FINISH FLOOR ELEVATION
FH	FULL HEIGHT OR FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF OR FINISHED OPENING
FP	FIRE PROTECTION
FPG	FIREPROOFING
FR	FIRE RESISTANT
FRC	FIBER REINFORCED CONCRETE
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK
FT	FEET/FOOT
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FWC	FABRIC WALL COVERING
FWP	FABRIC WRAPPED PANEL
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GLAZ	GLAZING
GR	GRADE
GRAN	GRANULAR
GRD	GROUND
GRFG	GLASS FIBER REINFORCED GYPSUM
GSM	GALVANIZED SHEET METAL
GV	GAS VALVE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
H	HIG
HB	HOSE BIB
HC	HANDICAPPED OR HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HRC	HOSE REEL CABINET
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATION & AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIAMETER
IN	INCH/INCHES
INCAND	INCANDESCENT
INCL	INCLUDED/INCLUDING
INFO	INFORMATION
INSUL	INSULATED OR INSULATION
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
J	
JAN	JANITOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
K	
KIT	KITCHEN
KO	KNOCK OUT
L	
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHTWEIGHT
LVL	LEVEL
LVR	LOUVER
M	
MAINT	MAINTENANCE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MED	MEDIUM
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED

ABREVIATIONS

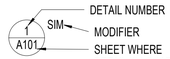
MTG	MOUNTING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NON RATED
NTS	NOT TO SCALE
O	
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OD	OVERFLOW DRAIN
OF	OWNER FURNISHED
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
ORIG	ORIGINAL
P	
P	PAINT
PAV	PAVING
PBD	PARTICLE BOARD
PC	PRECAST
PDF	POWER DRIVEN FASTENER
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PI.	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT OR PAINTED
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	POINT
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R	RAD/IUS/RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED REINFORCING
REINF	REINFORCED
REL	RELOCATE
REM	REMOVABLE
REQ	REQUIRE/REQUIRED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RWL	RAIN WATER LEADER
S	
S	SOUTH
SA	SUPPLY AIR
SAF	SELF ADHERED FLASHING
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET/FOOT
SH	SPRINKLER HEAD
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SJ	SAW JOINT
SM	SHEET METAL
SM	SURFACE MOUNTED
SP	STANDPIPE
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLE
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STOR	STORAGE
STRG	STRINGER
STRUCT	STRUCTURAL
STRUCT	STRUCTURE OR STRUCTURAL
SUBCAT	SUBCATEGORY
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM

ABREVIATIONS

T	
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TDC	TRAFFIC DECK COATING
TEL	TELEPHONE/TELECOM
TELE	TELEPHONE
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TKBD	TACK BOARD
TLT	TOILET
TMPD	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE OR TOP OF CURB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
U	
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
URNL	URINAL
V	
VAC	VENTILATION AND AIR CONDITIONING
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VISION PANEL
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	
W	WIDE OR WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WM	WIRE MESH
WP	WATERPROOF OR WATERPROOFING
WPM	WATERPROOF MEMBRANE
WS	WEATHER-STRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YR	YEAR

DRAWING CONVENTIONS

REFERENCE SYMBOL (TYP.)



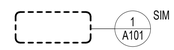
WALL SECTIONS



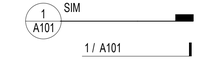
BUILDING SECTIONS



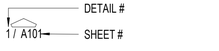
ENLARGEMENT REFERENCE



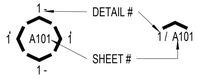
DETAIL SECTIONS



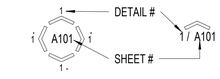
CASEWORK ELEVATION



EXTERIOR ELEVATION



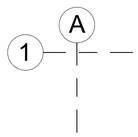
INTERIOR ELEVATION



ACCENT WALL FINISH TAG



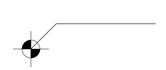
COLUMN GRID



DATUM



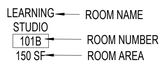
SPOT ELEVATION



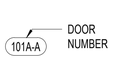
VERTICAL ELEVATION



ROOM TAG



DOOR TAG



PARTITION TAG



EXTERIOR WALL TAG



WINDOW TAG



CEILING TYPE



PLUMBING FIXTURE TAG



TOILET ACCESSORY TAG



SIGN TAG

WINDOW PREFIX LEGEND

AL ALUMINUM WINDOW
HM HOLLOW METAL WINDOW
SF STOREFRONT
CW CURTAINWALL
LV LOUVER

ACOUSTICAL PARTITION TAG



GYPSUM TYPE TAG



FURNITURE TAG



EQUIPMENT TAG

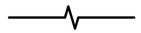
KEYNOTE



MATCHLINE



BREAK LINE



FLOORING INSTALL DIRECTION

REVISION TAG

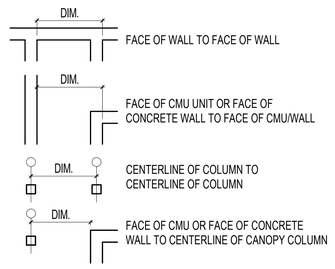


MATERIAL LEGEND

- BRICK
- CONCRETE
- CONCRETE MASONRY UNIT
- CONTINUOUS WOOD MEMBER
- INSULATION - FOAM
- INSULATION - RIGID
- INSULATION - SPRAY FOAM
- SEMI RIGID INSULATION
- BATT INSULATION
- FINISHED WOOD MEMBER
- GYPSUM WALL BOARD
- METAL
- PLYWOOD
- WOOD BLOCKING
- EARTH

DIMENSIONING

1. DOORS NOT OTHERWISE DIMENSIONED SHALL BE:
   A. 8" FROM FACE OF ADJACENT MASONRY WALL TO ROUGH DOOR OPENING.
   B. 4" FROM FACE OF ADJACENT STUD WALL TO ROUGH DOOR OPENING.
2. SEE LARGE SCALE DETAILS FOR LOCATIONS AND ALIGNMENTS OF PARTITIONS NOT DIMENSIONED ON FLOOR PLANS.
3. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TAKEN FROM:



DRAWING CONVENTIONS

	Date	Revision	Symbol
			C
			D
	Date	Revision	Symbol
			A
			B

Issue Date: 04/15/2026
Comp. File No.:
State Project No.: 61930C

Designed: Designer
Drawn: Author
Checked: Checker
Consultant : Checker

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SHEET INDEX AND DRAWING CONVENTIONS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
G001

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

PROJECT SUMMARY / SCOPE OF WORK

THIS PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF THE NEW ADMINISTRATION BUILDING

AUTHORITIES HAVING JURISDICTION

BUILDING:	CITY OF KEY WEST
FIRE / LIFE SAFETY:	CITY OF KEY WEST

ABBREVIATIONS

N/A	NOT APPLICABLE AS PART OF THIS PROJECT	FSD	FIRE SEPARATION DISTANCE
AGP	ABOVE GRADE PLANE - STORY	AHJ	AUTHORITY HAVING JURISDICTION
FDVA	FIRE DEPARTMENT VEHICLE ACCESS	OL	OCCUPANT LOAD

APPLICABLE CODES

BUILDING:	(A)	2023	FLORIDA BUILDING CODE 7TH EDITION - BUILDING
FIRE:	(B1)	2023	FLORIDA FIRE PREVENTION CODE 7th EDITION
	(B2)	2023	NFPA 1, FIRE CODE - FLORIDA AMENDED 7th EDITION
LIFE SAFETY:	(C)	2023	NFPA 101, LIFE SAFETY CODE - FLORIDA AMENDED 7th EDITION
PLUMBING:	(D)	2023	FLORIDA BUILDING CODE 7th EDITION - PLUMBING
FUEL / GAS:	(E)	2023	FLORIDA BUILDING CODE 7th EDITION - FUEL GAS
MECHANICAL:	(F)	2023	FLORIDA BUILDING CODE 7th EDITION - MECHANICAL
ELECTRICAL:	(G1)		FLORIDA BUILDING CODE 7th EDITION - CHAPTER 27
	(G2)	2017	NFPA 70, NATIONAL ELECTRICAL CODE (BY REFERENCE)
ENERGY:	(H)	2023	FLORIDA BUILDING CODE 7th EDITION - ENERGY CONSERVATION
ACCESSIBILITY:	(J)	2023	FLORIDA BUILDING CODE 7th EDITION - ACCESSIBILITY
EXISTING:	(K)	2023	FLORIDA BUILDING CODE 7th EDITION - EXISTING
OTHER:			- RESERVED -

ALTERATION LEVEL

(K) Chapter 5

N/A

USE & OCCUPANCY CLASSIFICATION

FBC - BUILDING (A) CHAPTER 3	FFPC: (B1) CHAPTER 6 / NFPA 101: (C) CHAPTER 40, 42
NON-SEPERATED MIXED USES: B	B NON SEPARATED

SPECIAL REQUIREMENTS BASED UPON USE & OCCUPANCY

(A) CHAPTER 4

SECTION 458 MANUFACTURED BUILDINGS

TYPES OF CONSTRUCTION

(A) CHAPTER 6

TYPE VB CONSTRUCTION

FIRE RESISTANCE OF BLDG. ELEMENTS BY CONSTRUCTION TYPE

(A) CHAPTER 6

OCCUPANCY: OCCUPANCY:	
PRIMARY STRUCT. FRAME:	0 HOURS
BEARING WALLS - EXT:	0 HOURS
BEARING WALLS - INT:	0 HOURS
NONBEARING WALLS - EXT:	SEE TABLE 602
NONBEARING WALLS - INT:	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOUR
CORRIDORS:	SMOKE PARTITION (NFPA 14.3.6(2)a)
EXIT STAIRS:	1 HOUR (FBC 1022.1 / NFPA 7.1.3.2.1(1)) 2 HOUR AT STAIR D (FBC 1022.1 / NFPA 7.1.3.1.1(2))
FLOOR OPENINGS / SHAFTS:	1 HOUR (FBC 708.4 / NFPA 8.6.5(2) 2 HOUR WHERE CONNECTING FOUR STORIES OR MORE

NOTE: REFER TO GENERAL INFORMATION SHEETS FOR APPLICABLE UL ASSEMBLIES TO PROVIDE REQUIRED FIRE RESISTANCE OF BLDG. ELEMENTS

BUILDING HEIGHT BY CONSTRUCTION TYPE

(F.B.C. Chapter 5 - General Building Heights and Areas)

ALLOWABLE HEIGHT:	60 FEET (2 STORIES)
ACTUAL BUILDING HEIGHT:	18'-3" (1 STORY)

BUILDING AREA BY CONSTRUCTION TYPE

(F.B.C. Chapter 5 - General Building Heights and Areas)

ALOWABLE BUILDING AREA:	Unlimited
ACTUAL BUILDING AREA:	1,260 SF
FIRST FLOOR:	1,260 SF

OPENING PROTECTIVES IN FIRE RESISTANT CONSTRUCTION

CONSTRUCTION TYPE	FIRE RESISTANCE RATING
1 - HOUR FIRE BARRIER:	3/4 HOUR
2 - HOUR FIRE BARRIER	1 1/2 HOUR
1- HOUR EXIT ENCLOSURE	1 HOUR
SMOKE PARTITION	N/A

SEPERATION FROM HAZARDS

ROOM OR AREA	FIRE RESISTANCE RATING	STANDARD
BOILER / FURNACE ROOM	SMOKE PARTITION W/ SPRINKLER	
JANITOR CLOSETS	SMOKE PARTITION W/ SPRINKLER	
STORAGE ROOMS	SMOKE PARTITION W/ SPRINKLER	

INTERIOR FINISHES

(per NFPA 101 14.3.3.2 - more stringent than FBC)

CONSTRUCTION TYPE	FIRE RESISTANCE RATING
EXITS	CLASS A
EXIT ACCESS CORRIDORS	CLASS B
OTHER THAN EXITS	CLASS C
LOW HEIGHT PARTITIONS	CLASS C (SEE NOTE 1)
INTERIOR FLOOR FINISHES	CLASS II
GENERAL ASSEMBLY AREAS (>300)	CLASS B
ASSEMBLY AREAS (<300)	CLASS C

NOTES:
1. PARTITIONS NOT EXCEEDING 60 INCHES AND IN LOCATIONS OTHER THAN EXITS

OCCUPANT LOADS

THE CALCULATED OCCUPANT LOAD RESULTS IN A TOTAL BUILDING POPULATION FOR EGRESS AS INDICATED BELOW. REFER TO EGRESS CAPACITY TABLES BELOW FOR EGRESS BY FLOOR OR AREA. REFER TO THE LIFE SAFETY DRAWINGS FOR THE OCCUPANCY SCHEDULES.

LEVEL	OCCUPANT LOAD	PROVIDED EGRESS
FIRST FLOOR	38 PERSONS	1 PERSONS
SECOND FLOOR	N/A	N/A
TOTAL CAPACITY FOR EGRESS	N/A	N/A

EGRESS CAPACITY

EXITS

LEVEL	EXIT WIDTH - REQUIRED	EXIT WIDTH - PROVIDED
FIRST FLOOR	38 PERSONS X 0.2" = **8" INCHES**	**34" INCHES**
SECOND FLOOR	N/A	N/A

STAIRS

LEVEL	STAIR WIDTH - REQUIRED	STAIR WIDTH - PROVIDED
FIRST FLOOR	N/A	N/A
SECOND FLOOR	N/A	N/A

EGRESS COMPONENTS

MIN. NUMBER OF EXITS:	1 (PER F.B.C. TABLE 1021.1)
MAX. TRAVEL DISTANCE:	200 FT. (PER F.B.C TABLE 1016.1 & NFPA 101 14.2.6.3)
MAX. COMMON PATH OF TRAVEL:	75 FT. (PER F.B.C TABLE 1014.3 & NFPA 101 14.2.5.3)
MAX. DEAD END CORRIDOR:	20 FT. (PER F.B.C. SECTION 1018.4 & NFPA 14.2.5.2)
MIN. CORRIDOR WIDTH:	6 FT. CLEAR (PER NFPA 101 14.2.3.2)
MIN. STAIR WIDTH:	N/A
MIN. DOOR WIDTH:	0.2" PER PERSON (PER F.B.C. 1005.1 & NFPA 7.3.3.1) BUT NO LESS THAN 44" (PER F.B.C. SECTION 1009.1)

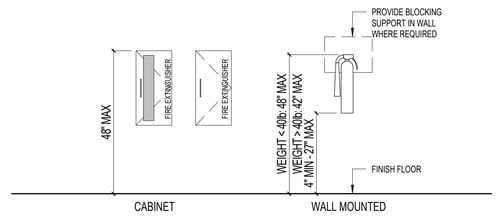
FIRE ALARM AND PROTECTION SYSTEMS

FIRE SUPPRESION SYSTEM (ESFR)	NO	FIRE ALARM SYSTEM	NO
AUTOMATIC FIRE DETECTION SYSTEM	NO	SMOKE CONTROL SYSTEM	NO
SUPERVISION	NO		

ADDITIONAL CODE INFORMATION

ENERGY REQUIREMENTS

CLIMATE ZONE:	1A		
ROOF ATTIC:	R-38	FLOORS:	1
WALLS, ABOVE GRADE:	R-5.7 C.I.	SLAB ON GRADE FLOORS:	N/A
WALLS, BELOW GRADE:	N/A	OPAQUE DOORS (SWINGING):	N/A
ENTRANCE DOORS:	U= 1.10	OPAQUE DOORS (NON-SWINGING):	N/A
FIXED FENESTRATION:	U= 0.50	SOLAR HEAT GAIN COEFFICIENT:	0.23
OPERABLE FENESTRATION:	U= 0.65	IMPACT RATED GLAZING:	YES



FIRE EXTINGUISHERS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA-1, SECTION 13.6 AND NFPA-10 OF THE FLORIDA FIRE PROTECTION CODE (FFPC), LOCATED SO THAT ALL AREAS ARE WITHIN 75' OF AN EXTINGUISHER. QUANTITY AND LOCATIONS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.

- PROVIDE ABC DRY CHEMICAL TYPE 2A-10BC, OR EQUIVALENT, LIGHT HAZARD EXTINGUISHER, TYP. WALL MOUNTED OR CABINET PER PLAN.
- PROVIDE CLASS K WET CHEMICAL TYPE FIRE EXTINGUISHER IN FOOD PREP AREAS, TYP. MAX 30' FROM HOOD. A PLACARD SHALL BE PLACED CONSPICUOUSLY NEAR THE CLASS K FIRE EXTINGUISHER STATING THAT "FIRE PROTECTION SYSTEM SHALL BE ACTIVATED PRIOR TO USING FIRE EXTINGUISHER."

FIRE EXTINGUISHER LEGEND

Date | Revision | Symbol

Date | Revision | Symbol
04/15/2026 | | A
| | B
| | C
| | D

Issue Date: 04/15/2026
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CODE SUMMARY & CALCULATIONS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
G010

GENERAL NOTES TO CONTRACTOR

1 APPLICABLE BUILDING CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE". THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS DISCOVERED TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING ANY WORK.

2 THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER TO DETERMINE THE RULES OF THE BUILDING RELATIVE TO CONSTRUCTION; WHEN AND HOW DELIVERIES CAN BE MADE AND, IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE COST OF ALL WORK BORNE BY THE GENERAL CONTRACTOR. ALL WORK SHALL CONFORM TO ALL BASE BUILDING STANDARD SPECIFICATIONS AND BUILDING REGULATIONS WHICH THE GENERAL CONTRACTOR SHALL OBTAIN PRIOR TO SUBMISSION OF BID.

3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUB-CONTRACTORS RECEIPT OF COMPLETE SETS OF THESE DOCUMENTS AS WELL AS ALL FUTURE ADDENDA, BULLETINS, FIELD DIRECTIVES OR CHANGE ORDERS.

4 THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE STORAGE OF MATERIALS. GENERAL CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT VANDALISM AND LOSS OF MATERIALS BY THEFT OR DAMAGE SUSTAINED DUE TO EXPOSURE TO INAPPROPRIATE ENVIRONMENTAL CONDITIONS. GENERAL CONTRACTOR WILL REPAIR AND REPLACE ANY DAMAGE OR LOSS AT THE GENERAL CONTRACTOR'S EXPENSE WITHOUT CHARGE TO THE OWNER.

5 WHERE ADJACENT AREAS BEYOND THE IMMEDIATE CONSTRUCTION AREA WILL BE OCCUPIED DURING THE CONSTRUCTION PERIOD, THE GENERAL CONTRACTOR SHALL:

a.CONFORM TO OWNERS AND TENANT REQUIREMENTS FOR HOURS OF CONSTRUCTION OPERATIONS, ACCESS TO TENANT SPACES AND ALLOWABLE NOISE LEVEL DURING TENANT BUSINESS HOURS;
b.NOT BLOCK HALLWAYS, ACCESSIBLE ROUTES OR MEANS OF EGRESS FOR TENANTS OF BUILDING;
c.NOT CAUSE INTERRUPTIONS OF ELECTRICAL SERVICES TO THE OCCUPANTS OF THE BUILDING WITHOUT PRIOR NOTIFICATION AND APPROVALS;
d.PROPERLY PROTECT ALL FLOORS, MAIL CHUTES AND DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC;
e.PROVIDE SHOE WIPING MATS AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND ALL PUBLIC SPACES;
f.KEEP ALL ACTIVE AREAS CLEAN AND FREE FROM DEBRIS;
g.ERECT AND MAINTAIN TEMPORARY BRACING, LIGHTS, DUSTPROOF PARTITIONS, BARRICADES, FENCES AND WARNING SIGNS AS NECESSARY TO PREVENT INJURY, NOISE, DUST AND INCONVENIENCE TO OTHER OCCUPANTS, THE PUBLIC AND TO PREVENT DAMAGE TO ADJACENT CONSTRUCTION TO REMAIN;
h.FOLLOW THE RECOMMENDED CONTROL MEASURES OF THE SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTORS ASSOCIATION (SMACNA) IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND EDITION 2008, ANSI / SMACNA 008-2008, CHAPTER 3;
i.INSTALL FILTRATION MEDIA AT ALL RETURN AIR GRILLS FOR PERMANENTLY INSTALLED AIR HANDLERS TO BE USED DURING CONSTRUCTION WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8;
j.PROVIDE A ZIPWALL (OR SIMILAR) BARRIER IN AREAS WHERE NO IMMEDIATE ADJACENT SPACES (I.E. CORRIDORS) ARE AVAILABLE, SEPARATING THE CONSTRUCTION SPACE FROM ANY OCCUPIED SPACE;
PROVIDE A TEMPORARY FRAMED PARTITION IN AREAS WHERE LARGER SPACES ARE REQUIRED TO BE SEPARATE AND PORTIONS OF ROOMS ARE OCCUPIED. FINISHED SIDE OF TEMPORARY WALL FACING ADJACENT OCCUPIED SPACE SHALL BE PAINTED TO LOOK SIMILAR TO THE OCCUPIED SPACE.

6 THE GENERAL CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS FOR THE DURATION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION UNTIL OWNER / TENANT ACCEPTANCE OF THE PREMISES.

7 THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, IMPLEMENTATION AND MAINTENANCE OF ALL BRACING, SHORING, ENCLOSURES, BARRIERS, SCAFFOLDING OR ANY OTHER TEMPORARY CONSTRUCTION REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AS DICTATED BY SITE CONDITIONS, THE PROGRESSION OF WORK AND ANY APPLICABLE CODES OR STANDARDS HAVING JURISDICTION OVER THE WORK.

8 FOR THE DURATION OF THE PROJECT, ALL EXITS, EXIT AND OPERABLE LIGHTING, FIRE PROTECTION DEVICES AND ALARMS AND ANY OTHER REQUIRED OR EXISTING SAFETY EQUIPMENT SHALL BE MAINTAINED AS REQUIRED BY ANY APPLICABLE CODES, REGULATIONS OR STANDARDS HAVING JURISDICTION OVER THE WORK. UNLESS NOTED OTHERWISE, ALL EXISTING, SERVICES AND DEVICES SHALL REMAIN ACTIVE AND IN GOOD REPAIR.

9 THE GENERAL CONTRACTOR SHALL PROTECT THE PROPERTY OF THE BUILDING OWNER INCLUDING, BUT NOT LIMITED TO, WINDOWS, FLOOR AND CEILING FINISHES, PUBLIC TOILETS, ELEVATORS, DOORS AND BUCKS, ELECTRICAL AND HVAC EQUIPMENT. THE GENERAL CONTRACTOR SHALL REPAIR/REPLACE ADJOINING PROPERTY DAMAGE CAUSED BY THE GENERAL CONTRACTOR'S WORK OR WORKMEN MUST BE MADE GOOD IN A TIMELY FASHION. PATCHING AND REPLACEMENT OF DAMAGED WORK SHALL BE PERFORMED AT THE COST OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL OF ITS SUB-CONTRACTORS. IF THE GENERAL CONTRACTOR FAILS TO COMPLETE THE REPAIRS IN A TIMELY FASHION, REPAIRS WILL BE MADE BY A CONTRACTOR SELECTED BY THE OWNER / TENANT OR OWNER / TENANT'S REPRESENTATIVE AND BACK CHARGED TO THE GENERAL CONTRACTOR ACCORDINGLY.

10 THE GENERAL CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE LANDLORD, TENANT AND ARCHITECT AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF OR SUFFERED WHILE ENGAGED IN, OR CAUSED IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; THE CONTRACTOR SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT AND ARCHITECT AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OR INJURIES (INCLUDING DEATH), ALL COSTS INCLUDING REASONABLE ATTORNEY'S FEES SUSTAINED AND SHALL OBTAIN A FULL ACQUAINTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT AND ARCHITECT, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT, ARCHITECT, ITS AGENTS OR EMPLOYEES..

11 THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK, THE MEANS AND METHODS OF CONSTRUCTION CHOSEN BY THE CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THE ARCHITECT GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.

12 THE GENERAL CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK FROM DAMAGE. IMMEDIATELY PRIOR TO TENANT OCCUPANCY, THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK AREA INCLUDING, BUT NOT LIMITED TO, WET WIPING OF FURNITURE AND CASEWORK, WASHING AND WAXING OF ALL FLOORING REQUIRING SUCH CARE AND THE VACUUMING OF CARPET. ALL CLEANING SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

13 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THE COMPLETION OF THE WORK. IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL ALSO CLOSELY COORDINATE THE WORK WITH THAT OF ALL OTHER VENDORS RETAINED BY THE OWNER / TENANT TO ASSURE THAT ALL SCHEDULES ARE MET AND WORK PROCEEDS WITHOUT DELAY.

14 BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREAS AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND ANY DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND / OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY WORK.

15 THE GENERAL CONTRACTOR SHALL MAKE KNOWN ANY AND ALL LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE PROJECT DURING THE BIDDING PROCESS. ANY AND ALL LIMITATIONS, EXCLUSIONS OR MODIFICATIONS NOT ITEMIZED IN THE BID PROPOSAL DOCUMENTS ARE PRESUMED "INCLUDED", IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOCATED FOR THIS WORK.

16 EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ARE PER EXISTING DRAWINGS AND FIELD VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS. ALL EXISTING INFORMATION MUST BE VERIFIED IN THE FIELD. EVERY EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE EXISTING CONDITIONS AND DIMENSIONS REFLECTED IN THE CONSTRUCTION DOCUMENTS, HOWEVER, IT IS STILL UP TO THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS ARISE RESULTING FROM THE GENERAL CONTRACTOR'S FIELD INVESTIGATIONS AND INSPECTIONS, SUCH DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK. EXISTING CONSTRUCTION CONDITIONS IN AREAS WHERE NEW WORK IS NOT PLANNED MAY NOT BE COMPLETELY SHOWN.

17 EXHAUSTIVE AND INVASIVE INSPECTIONS OF EXISTING CONDITIONS WERE NOT PERFORMED BY THE ARCHITECT. AS SUCH, ADVERSE CONDITIONS MAY BE DISCOVERED DURING THE PROGRESSION OF THE WORK. IF SUCH ADVERSE CONDITIONS ARE REVEALED OR DISCOVERED DURING THE PROGRESSION OF THE WORK, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE THE COMPLETION OF ANY WORK ADVERSELY EFFECTED BY THESE DISCOVERIES.

19 THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL ATTEND JOB MEETINGS AS REQUIRED BY CONTRACT.

20 THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE. SEPARATE PERMITS, WHEN REQUIRED AND / OR WHEN WORK ITEMS ARE DESIGN / BUILD IN NATURE, SHALL BE OBTAINED BY THE GENERAL CONTRACTOR FOR MECHANICAL, PLUMBING, FIRE SPRINKLERS, ELECTRICAL AND FIRE ALARM SYSTEMS. DESCRIPTIVE, DETAILED DESIGN AND REQUIRED SUBMITTAL DOCUMENTS INFORMATION SHALL BE PROVIDED FOR REVIEW BY THE REGULATING AUTHORITIES AND BY THE OWNER AND ARCHITECT PRIOR TO ANY WORK BEING PERFORMED. SEE SPECIFICATIONS FOR REQUIRED DESIGN / BUILD SYSTEMS. SUBMIT PLAN TO AND OBTAIN PERMIT FROM THE AUTHORITY HAVING JURISDICTION OVER DESIGN / BUILD SYSTEMS' INSTALLATION OR MODIFICATION. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND REGULATIONS APPLICABLE TO THE WORK. NOTHING IN THE CONSTRUCTION DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK WHICH DOES NOT CONFORM TO CURRENT GOVERNING CODES.

21 THE GENERAL CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE 2017 ENVIRONMENTAL PROTECTION AGENCY'S CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.

22 ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT HAVING JURISDICTION PRIOR TO THE COMMENCEMENT OF ANY WORK.

23 ALL COSTS FOR INSPECTIONS AND / OR TESTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.

24 THE CONTRACTOR SHALL PAY THE EXPENSES FOR ALL TRANSPORTATION, HOISTING AND ELEVATOR USE CHARGES ON ALL MATERIALS OR EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORAGE OF THE SAME IN CONNECTION WITH THE WORK.

26 THE GENERAL CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION REQUIRED TO PROPERLY CONDUCT THE WORK.

27 DIMENSIONS ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE. DOORS SHALL BE 4" FROM ADJACENT STUD WALLS OR CENTERED IN THE WALL IN WHICH IT OCCURS UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. ANY DIMENSIONAL DISCREPANCIES ENCOUNTERED SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF THE ASSOCIATED WORK.

28 LARGER SCALE DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS.

29 INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS' RECOMMENDATIONS. ANY DIFFICULTIES OR DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF THE ASSOCIATED WORK.

30 THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL WARRANTEE ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACT(S) FOR A MINIMUM PERIOD OF ONE (1) YEAR. ALL DEFECTS IN THE WORK OCCURRING IN THE WARRANTEE PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE LANDLORD, OWNER OR TENANT, WHICHEVER IS APPLICABLE.

31 THE OWNER / TENANT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM ANY AGENCIES HAVING JURISDICTION OVER THE WORK SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.

GENERAL NOTES TO CONTRACTOR

32 THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK, EXCEPT WHERE NOTED AS NOT IN CONTRACT.

33 MINOR DETAILS NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS UNLESS OTHERWISE AGREED UPON. WHERE THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER ENTITY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED SHALL BE FURNISHED IN ALL CASES.

35 FOR ALL MATERIALS PURCHASED, THE GENERAL CONTRACTOR SHALL FURNISH MATERIALS MANUFACTURED WITHIN A 500 MILE RADIUS OF THE PROJECT SITE WHERE AVAILABLE, WITHIN BUDGET, WITHIN FAIR MARKET VALUE AND DO NOT RISK TO THE PROJECT SCHEDULE.

36 FOR ALL NEW WOOD PRODUCTS INCLUDING, BUT NOT LIMITED TO, PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD, PLYWOOD, ORIENTED STRAND BOARD AND WOOD DOORS, THE GENERAL CONTRACTOR SHALL FURNISH MATERIALS THAT CONTAIN NO ADDED UREA-FORMALDEHYDE

37 DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT FIELD CONDITIONS. THESE MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

38 ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER BY MECHANICS AND TRADES PERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES.

39 THE GENERAL CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND DELIVERY TIMES FOR ALL SPECIFIED MATERIALS AND EQUIPMENT REQUIRED TO PERFORM THE WORK UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS. SHOULD THE AVAILABILITY OF SPECIFIED ITEMS DELAY THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER / TENANT IMMEDIATELY AND PROPOSE AN EQUIVALENT SUBSTITUTION TO BE REVIEWED BY THE ARCHITECT AND OWNER / TENANT.

40 SUBSTITUTION OF ALL EQUALS SHALL BE ONLY AS APPROVED BY THE ARCHITECT. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT SHALL BE THE SOLE JUDGE OF EQUALITY BASED UPON THE INFORMATION FURNISHED BY THE CONTRACTOR. SUBSTITUTIONS MUST BE ACCEPTED IN WRITING BEFORE THEY MAY BE USED.

41 THE GENERAL CONTRACTOR SHALL PREPARE SUBMITTALS FOR REVIEW BY THE ARCHITECT FOR ALL MATERIALS AND EQUIPMENT SPECIFIED. IF THE GENERAL CONTRACTOR, OWNER / TENANT, OR OWNER / TENANT'S REPRESENTATIVE SUBSTITUTES A MATERIAL, METHOD OF ATTACHMENT, REVISES A CONSTRUCTION DETAIL OR IN ANY WAY ALTERS THE WORK SUCH THAT IT NO LONGER CONFORMS TO THESE DOCUMENTS WITHOUT THE WRITTEN ACCEPTANCE OF THE ARCHITECT, SUCH ACTION CONSTITUTES ACCEPTANCE OF FULL LIABILITY BY THE GENERAL CONTRACTOR OF ANY AND ALL COMPONENTS, SYSTEMS OR ITEMS AFFECTED BY THE SUBSTITUTION. FURTHER, SUCH SUBSTITUTION WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY OR LIABILITY INCLUDING, BUT NOT LIMITED TO, AESTHETIC CONSEQUENCES, SUBSEQUENT FAILURES AND PERSONAL OR PROPERTY DAMAGE ATTRIBUTABLE TO THIS CHANGE.

42 REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

43 SUBMITTALS THAT CONTAIN EXCESSIVE ERRORS OR ARE INCOMPLETE OR INADEQUATE MAY BE RETURNED WITHOUT ACTION. COSTS INCURRED FOR THE RESULTANT DELAYS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

44 REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF OBLIGATIONS OR RESPONSIBILITIES FOR DEVIATIONS FROM THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS UNLESS THE ARCHITECT IS NOTIFIED AND SPECIFICALLY APPROVES OF, IN WRITING, THE DEVIATIONS AT THE TIME OF SUBMISSION.

45 REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE GENERAL CONTRACTOR'S OBLIGATION FOR COORDINATION NOR WAIVE RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SUBMITTALS INCLUDING, BUT NOT LIMITED TO, FIELD VERIFICATION AND MEASUREMENTS.

46 CHANGES IN THE SCOPE OF WORK OR IN CONSTRUCTION DETAILS, WHETHER DUE TO FIELD CONDITIONS OR OMISSIONS BY THE GENERAL CONTRACTOR, ARCHITECT OR OWNER / TENANT, SHALL BE DOCUMENTED BY THE ARCHITECT AND APPROVED PRIOR TO EXECUTION.

47 UPON SUBSTANTIAL COMPLETION OF WORK THE GENERAL CONTRACTOR SHALL PREPARE A PUNCH LIST OF CORRECTIONS AND UNSATISFACTORY AND / OR INCOMPLETE WORK FOR REVIEW BY THE OWNER / TENANT AND ARCHITECT.

48 THE CONTRACTOR SHALL MAINTAIN ON SITE ONE RECORD COPY OF ALL DRAWINGS, PERMITS, SUBMITTALS AND SAMPLES IN AN ORDERED STATE CONSISTENT WITH THE CONSTRUCTION DOCUMENTS ON WHICH TO RECORD ALL CHANGES DURING CONSTRUCTION. ACCESS TO THESE SHALL BE PROVIDED FOR THE USE OF ALL TRADES, OWNER / TENANT AND ARCHITECT DURING ALL PHASES OF CONSTRUCTION.

49 DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK INCLUDING CONCEALED WORK WHICH DEVIATES FROM THE DRAWINGS SHALL BE INDICATED TO SCALE IN RED INK ON THE OWNER / TENANT'S RECORD DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING ALL PUNCH LIST ITEMS, THIS INFORMATION SHALL BE NEATLY TRANSFERRED BY THE CONTRACTOR TO A SET OF DRAWINGS WHICH SHALL BE MARKED "AS BUILT SET". COPIES SHALL BE PROVIDED TO BOTH THE OWNER / TENANT, ARCHITECT AND STORED ON SITE AT THE LOCATION AND IN THE MANNER INDICATED IN THE CONSTRUCTION DOCUMENTS. WITHIN THREE (3) WEEKS (15 BUSINESS DAYS) OF THE RECEIPT OF THE "AS BUILT SET," APPROVAL FOR FINAL PAYMENT TO THE CONTRACTOR SHALL BE GRANTED OR REASONABLE CAUSE SHOWN WHY SUCH APPROVAL HAS BEEN DENIED.

50 PRIOR TO THE COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL ASSEMBLE AND FURNISH THE CLIENT A COMPLETE SET OF MANUFACTURERS' CATALOG, OPERATING INSTRUCTIONS, START-UP CHECK LISTS, MAINTENANCE INSTRUCTIONS AND SIMILAR DATA AS WELL AS ALL GUARANTEES AND / OR WARRANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE GENERAL CONTRACTOR UNDER THIS CONTRACT AND SHALL ORIENT AND INSTRUCT THE PERSONNEL DESIGNATED BY THE OWNER / TENANT IN THE OPERATION OF ALL SUCH EQUIPMENT.

51 THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER / TENANT IN THE EVENT THAT MOLD OR ASBESTOS IS UNCOVERED DURING THE PROGRESSION OF THE WORK. THE OWNER / TENANT SHALL RETAIN A QUALIFIED CONSULTANT WHO SHALL ARRANGE FOR THE PROMPT IDENTIFICATION, TESTING, TREATMENT, REMEDIATION AND STORAGE OF THE MOLD OR ASBESTOS AS REQUIRED BY LAW AND GOOD CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK RELATED TO THESE MATERIALS.

52 THE GENERAL CONTRACTOR IS ADVISED THAT THE PREMISE HAS NOT BEEN TESTED FOR LEAD PAINT OR OTHER POTENTIALLY HAZARDOUS MATERIALS. THE GENERAL CONTRACTOR SHALL USE ALL APPROPRIATE PRECAUTIONS AND / OR NECESSARY ACTIONS AS REQUIRED BY CODES OR REGULATIONS HAVING JURISDICTION OVER SUCH MATERIALS WHILE CARRYING OUT OF ALL CONSTRUCTION OPERATIONS, INCLUDING THE DEMOLITION WORK.

53 THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY ANY GOVERNING AGENCIES HAVING JURISDICTION AND COMPLYING WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION AND AS REQUIRED BY CONTRACT.

54 ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.

55 ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION RULE 61G 20-3.006 SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.

57 PROVIDE ENERGY CODE COMPLIANCE FORM AND/OR HEAT LOSS AND GAIN CALCULATIONS

56 PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. SHALL BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.

58 ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.

59 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQUIRED BY NFPA 10.

60 WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.

61 THESE PLANS COMPLY WITH THE LATEST FBC CHANGE, DATED DECEMBER 31, 2020.

62 THIS BUILDING HAS NOT BEEN DESIGNED TO BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION LINE.

DEMOLITION GENERAL NOTES

1 THE FOLLOWING REQUIREMENTS FOR DEMOLITION, CUTTING AND PATCHING APPLY TO ALL WORK WHICH IS ALTERED, WHETHER SUCH WORK IS NEW, EXISTING, RENOVATED OR REPLACED

2 THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP.

3 PRIOR TO DEMOLITION, CUTTING AND PATCHING, THE CONTRACTOR SHALL LOCATE AND DISCONNECT UTILITY SERVICES AND ELECTRICAL / MECHANICAL SYSTEMS, OR TEMPORARILY CAP OFF SUCH SERVICES TO THE AFFECTED AREAS. GIVE NOTICE TO, AND COORDINATE WITH UTILITY COMPANIES. OBTAIN WRITTEN APPROVAL FROM, AND COOPERATE WITH OTHER PARTIES WHO MAY BE AFFECTED BY INTERRUPTION OF SERVICES.

4 ALL MEASUREMENTS INDICATED ON THE PLAN SHALL BE VERIFIED ON THE ACTUAL CONDITION. ANY DISCREPANCY IN THE MEASUREMENT SHALL BE REPORTED TO THE ARCHITECT BEFORE THE START OF DEMOLITION.

5 CLEARLY MARK THE AREAS AND LIMITS OF DEMOLITION, CUTTING AND PATCHING. IF FEASIBLE, PRE-CUT THE LINE OF SEPARATION BETWEEN AREAS OF DEMOLITION AND AREAS TO BE PRESERVED. UTILIZE DEMOLITION AND CUTTING TECHNIQUES WHICH ARE LEAST LIKELY TO DAMAGE SURROUNDING OR ADJOINING WORK. WHERE FEASIBLE, USE HAND TOOLS AND SMALL POWER TOOLS THAT ARE DESIGNED FOR SAWING AND GRINDING, NOT HAMMERING OR CHOPPING. DO NOT USE EXPLOSIVES.

6 DO NOT SCALE DRAWINGS. ALL MEASUREMENTS INDICATED ON THE PLAN SHALL BE VERIFIED ON THE ACTUAL CONDITION. ANY DISCREPANCY IN THE MEASUREMENT SHALL BE REPORTED TO THE ARCHITECT BEFORE THE START OF DEMOLITION.

7 STRUCTURAL REQUIREMENTS: DO NOT CUT AND PATCH STRUCTURAL WORK IN A MANNER WHICH WILL REDUCE LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION RATIO. WHERE STRUCTURAL WORK MUST BE CUT, PROVIDE ADEQUATE TEMPORARY SUPPORT (BRACING AND/OR SHORING) TO RESIST VERTICAL, LATERAL AND DYNAMIC LOADS IN THE ENTIRE TRIBUTARY AREA OF THE AFFECTED STRUCTURAL MEMBERS. WHERE REQUIRED, ENGAGE A LICENSED STRUCTURAL ENGINEER TO DESIGN SHORING / BRACING SYSTEMS AND JOINT OR CONNECTION DETAILS.

8 DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

9 OPERATIONAL AND SAFETY LIMITATIONS: DO NOT CUT AND PATCH OPERATIONAL ELEMENTS OR SAFETY RELATED COMPONENTS IN A MANNER WHICH WILL REDUCE INTENDED PERFORMANCE OR SAFETY FACTOR, OR WHICH WILL RESULT IN INCREASED MAINTENANCE OR REDUCED OPERATIONAL LIFE.

10 ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK w/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

11 VISUAL REQUIREMENTS: DO NOT CUT AND PATCH WORK IN A MANNER WHICH WILL RESULT IN LESSENING OF THE AESTHETIC QUALITIES OF THE BUILDING OR SITE, OR THAT WILL RESULT IN VISUAL EVIDENCE OF CUT AND PATCH WORK. WHERE REQUIRED, EXTEND FINISH MATERIALS OVER ENTIRE UNBROKEN SURFACE AREAS AFFECTED BY CUT AND PATCH WORK. REMOVE AND REPLACE CUT AND PATCH WORK WHICH DOES NOT MEET VISUAL REQUIREMENTS.

12 ELECTRICAL DEMOLITION NOTE: REMOVE ALL ELECTRIC

GENERAL SPECIFICATION STANDARDS

DIVISION 1 - GENERAL REQUIREMENTS

1. SEPARATE APPROVALS FOR PERMITS FROM ALL GOVERNING AGENCIES SHALL BE REQUIRED FOR ALL BUILDING SITE IMPROVEMENT SYSTEMS. THE PREPARATION OF SUCH DOCUMENTS AND OBTAINING THE PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS OTHER THAN GENERAL BUILDING PERMITS REQUIRED FOR SUCH WORK SHOWN ON THE DRAWINGS. SUCH PERMITS SHALL BE OBTAINED BEFORE STARTING THE WORK. SEPARATE PERMITS ARE REQUIRED FOR THE INSTALLATION OF ALL EXTERIOR SIGNAGE. THE CONTRACTOR SHALL ACQUIRE THESE PERMITS AND PAY ALL REQUIRED FEES PRIOR TO THE SIGNAGE INSTALLATION. THE COUNTY REQUIRES THAT ENGINEERING DETAILS AND CALCULATIONS BE SUBMITTED FOR REVIEW.

3. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE THE CEILINGS.

4. DO NOT SCALE DRAWINGS.

5. ALL FLOOR ELEVATIONS SHOWN REFER TO FINISHED SURFACES UNLESS OTHERWISE NOTED.

6. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S WORK.

7. DIMENSIONS SHOWN ON THE FLOOR PLANS, PLANS AND SECTIONS ARE TO FACE OF GYPSUM BOARD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED OR SHOWN.

8. WHERE AISLES MAY OCCUR LEADING TO EXITS, THEY SHALL HAVE A CLEAR WIDTH AS SHOWN ON THE DRAWINGS BUT IN NO CASE LESS THAN 3'-8" MINIMUM CLEAR.

9. REFER TO OTHER DISCIPLINE DRAWINGS FOR ADDITIONAL GENERAL NOTES.

DIVISION 2 - SITE WORK

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE A PRE-CONSTRUCTION VIDEO (DVD FORMAT) ALONG THE PROPOSED ROUTE DOCUMENTING THE CONDITION OF EXISTING DRIVEWAYS, BUILDINGS, STRUCTURES, MAILBOXES, SIGNS, FENCES, AND LANDSCAPING ALONG PROPOSED CONSTRUCTION AREAS.

2. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

3. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS. THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

5. IN THE EVENT THAT WATER IS ENCOUNTERED DURING CONSTRUCTION, DEWATERING SHALL BE CONDUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION, OPERATION, AND SUBSEQUENT REMOVAL OF DEWATERING SYSTEMS AND THEIR SAFETY AND CONFORMITY WITH LOCAL CODES AND REGULATIONS.

6. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

7. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY BOUNDARY, RIGHT-OF-WAY AND EASEMENTS, AND OTHER AREAS SPECIFICALLY DESIGNATED FOR CONSTRUCTION. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

8. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

9. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

10. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH ENGINEERS, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

11. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

12. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

13. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

14. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

15. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL FIELD LOCATE ALL WATER AND SEWER SERVICES AND LATERALS WITHIN THE PROPOSED CONSTRUCTION AREA PRIOR TO CONSTRUCTION AND ADJUST THE PROPOSED CONSTRUCTION AS NEEDED TO ACCOMMODATE THESE EXISTING LINES.

17. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

18. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

19. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

20. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

21. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

22. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

23. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602.

DIVISION 3 - CONCRETE

1. SEE STRUCTURAL DRAWINGS FOR CONCRETE GENERAL NOTES AND CONCRETE FOUNDATION INFORMATION

DIVISION 4 - MASONRY

1. THERE IS NO MASONRY REQUIRED FOR THIS PROJECT

DIVISION 5 - METALS

SECTION 05520 ALUMINUM HANDRAILS AND RAILING

1. PROVIDE WELDED ALUMINUM HANDRAILS, RAILINGS, AND HANDHOLD POSTS AS INDICATED ON THE DRAWINGS. RAILINGS SHALL BE 42 INCHES HIGH, AND OF THE CONFIGURATIONS INDICATED ON THE DRAWINGS.

2. RAILINGS, HANDRAILS, AND POSTS SHALL BE FABRICATED OF 1_1/2 INCH NOMINAL DIAMETER SCHEDULE 40 ALUMINUM PIPE. POSTS SHALL BE SPACED NOT GREATER THAN 5 FEET FOR HORIZONTAL RAILINGS. PROVIDE EXPANSION SPLICES AT NOT GREATER THAN 24 FEET MAXIMUM SPACING. POST SUPPORT SHALL BE AS INDICATED ON THE DRAWINGS. ALUMINUM SHALL BE CLEAR ANODIZED, AA_M10C22A41.

3. POSTS AND RAILS SHALL BE JOINED BY WELDING. WELDING SHALL CONSIST OF FLUSH_TYPE WELD FITTINGS TO CONFORM TO THE ADJOINING PIPE AND WELDING. WELDS SHALL BE GROUND SMOOTH AND FLUSH.

4. PROVIDE DRAIN HOLES IN ALL RAILINGS AND POSTS TO PREVENT TRAPPING OF MOISTURE.

5. FURNISH RAILINGS IN SHOP FABRICATED SECTIONS, COMPLETE WITH ACCESSORIES, INCLUDING GATES, PLATED HARDWARE, CLOSURE CAPS FOR RAIL TERMINATION, BASE TRIM, AND ANCHORAGES.

6. HANDRAILS ATTACHED TO WALLS SHALL BE MOUNTED WITH ALUMINUM BRACKETS OF CONVENTIONAL DESIGN. EACH BRACKET SHALL BE FASTENED WITH A MINIMUM 3/8 INCH DIAMETER STUD SET INTO THE WALL AND TAPPED INTO THE BRACKET. BRACKETS SHALL HAVE A 3 INCH PROJECTION FROM WALL AND SHALL BE UNIFORMLY SPACED APPROXIMATELY 4 FEET WITH THE END BRACKETS NOT MORE THAN 12 INCHES FROM THE ENDS OF THE HANDRAIL.

DIVISION 6 - WOOD AND PLASTICS

SECTION 06100 ROUGH CARPENTRY:

1. WOOD WORK SHALL CONFORM TO AITC, NATIONAL DESIGN SPECIFICATIONS; NDS 05.

2. PLYWOOD SHALL BE EXTERIOR TYPE WITH EXTERIOR GLUE (CDX) DFPA TRADEMARK STAMPED AND CONFORMING TO PS-1-83.

3. PLYWOOD MAY BE NAILED WITH THE USE OF AIR POWERED GUNS EXCEPT WHERE NOTED OR SHOWN OTHERWISE. THE NAIL SHALL BE WELL DRIVEN BUT IN NO CASE SHALL. THE DRIVING OF THE NAILS BREAK OR SPLIT THE FACE PLY OF THE PLYWOOD SHEET. PLYWOOD SHEETS WITH BROKEN OR SPLIT FACES SHALL BE REMOVED AND REPLACED.

4. ROOF SHEATHING SHALL BE 5/8" PLYWOOD PANELS, APA RATED 24/16, EXTERIOR GRADE. LAY PANELS CONTINUOUS OVER TWO OR MORE SPANS WITH LONG DIMENSION ACROSS SUPPORTS. FASTEN WITH 10d RING SHANK NAILS AS FOLLOWS:
ZONE 1 - INTERIOR ZONE: 8" O.C. IN-FIELD AND 6" O.C. ALONG EDGES
ZONE 2 - EDGE/END ZONE: 6" O.C. IN-FIELD AND 4" O.C. ALONG EDGES
ZONE 3 - CORNER ZONE: 4" O.C. IN-FIELD AND 2" O.C. ALONG EDGES

IN ADDITION: FOR 10 FOOT END ZONE AT GABLE ENDS, BLOCK PLYWOOD JOINTS WITH 2x6 BLOCKING AND NAIL PLYWOOD TO BLOCKING AS IN ZONE 2
STAGGER NAILS ALONG NEIGHBORING PANELS TO AVOID SPLITTING TRUSS TOP CHORD.

STRUCTURAL VALUES FOR WOOD FRAMING MEMBERS SHALL BE AT LEAST EQUIVALENT TO #2 KILN DRIED SOUTHERN PINE.

5. WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

6. ALL LUMBER SHALL BE SOUTHERN PINE OF THE FOLLOWING GRADES UNLESS OTHERWISE NOTED:

7. PROVIDE NAILING AS OUTLINED IN THE FLORIDA BUILDING CODE TABLE 2306.1 FASTENER TABLE;UNLESS NOTED OTHERWISE.

8. PRESSURE TREATMENT PROCESS SHALL CONSIST OF COPPER CHROMIUM ARSENIC (CCA) OR ALKALINE COPPER QUATERNARY (ACQ).

9. METAL PRODUCTS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE CORROSION RESISTANT. PROVIDED GALVANIZED OR STAINLESS STEEL FASTENERS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SPECIFIC WOOD PRESERVATIVE MANUFACTURER.

SECTION 06400 ARCHITECTURAL WOODWORK

1. CABINET WORK SHALL FOLLOW MINIMUM REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOLLOWING "CUSTOM GRADE" STANDARDS.

2. SUBMIT COPIES OF MANUFACTURER'S DATA FOR EACH ITEM FURNISHED UNDER THIS SECTION. SUBMIT COPIES OF SHOP DRAWINGS SHOWING PLANS, ELEVATIONS, AND LARGE-SCALE DETAILS FOR EACH FABRICATED ITEM. SHOW PLASTIC LAMINATE COLORS, PATTERNS, AND INSERTS.

3. CASEWORK SHALL BE "CUSTOM GRADE" OVERLAY DESIGN WITH PLASTIC LAMINATE FINISH. PARTICLE BOARD IS NOT ALLOWED.

4. PLASTIC LAMINATE: HIGH PRESSURE LAMINATE CONFORMING TO NEMA SPECIFICATION LD3 LATEST EDITION. LAMINATE THE PLASTIC LAMINATE SHEETS TO THE CORE STOCK UNDER PRESSURE WITH WATER RESISTANT ADHESIVE TO ACHIEVE A TYPE II BOND.

5. DELIVER CASEWORK WHEN THE BUILDING IS SECURE AND WEATHER TIGHT.PLASTIC LAMINATE MANUFACTURERS:
   A. NEVAMAR.
   B. FORMICA.
   C. MICARTA.
   D. PIONITE.
   E. WILSON ART.

6. CASE MEMBERS, TOPS, BOTTOMS, SIDES, DIVIDERS, SHELVES, DOOR FRONTS, AND DRAWER FRONTS SHALL BE 3/4" THICK 7 PLY CLOSED GRAIN HARDWOOD PLYWOOD. CASE BACKS SHALL BE 1/4" THICK CLOSED GRAIN HARDWOOD PLYWOOD. PLYWOOD SHALL HAVE TYPE II WATER-RESISTANT GLUE.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

SECTION 07212 BOARD AND BATT INSULATION

1. POLYISOCYANURATE BOARD INSULATION: RIGID CELLULAR FOAM. COMPLYING WITH ASTM C 1289; TYPE I, ALUMINUM FOIL BOTH FACES; CLASS 2, GLASS FIBER-REINFORCED CORE.
   A. FLAME SPREAD INDEX: 75 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   B. SMOKE DEVELOPED INDEX: 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   C. COMPRESSIVE STRENGTH: 16 PSI (110 KPA)
   D. BOARD SIZE: 48 X 96 INCH (1220 X 2440 MM).
   E. BOARD THICKNESS: 1 INCH (25 MM).

2. MINERAL FIBER BATT INSULATION: FLEXIBLE PREFORMED BATT OR BLANKET, COMPLYING WITH ASTM C 665; FRICTION FIT; UNFACED FLAME SPREAD INDEX OF 0 (ZERO) WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   A. WHERE INDICATED, PROVIDE FOIL FACING ON ONE SIDE; WITH FLAME SPREAD INDEX OF 25 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   B. SMOKE DEVELOPED INDEX: 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   C. THERMAL RESISTANCE: R OF 11.
   D. THICKNESS: 3 1/2 INCH.

3. ACCESORIES
   A. TAPE: BRIGHT ALUMINUM SELF-ADHERING TYPE, MESH REINFORCED, 2 INCH WIDE.
   B. NAILS OR STAPLES: STEEL WIRE; ELECTROPLATED, OR GALVANIZED; TYPE AND SIZE TO SUIT APPLICATION.
   C. ADHESIVE: TYPE RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATION.

4. PROVIDE SOUND ATTENUATION BLANKETS IN WALLS AND CEILING AROUND TOILET ROOMS AT PERIMETER OF EACH RESTROOM.

SECTION 07540 THERMOPLASTIC MEMBRANE ROOFING

1. PROVIDE MEMBRANE MANUFACTURER'S:
   A. TECHNICAL DATA SHEET FOR EACH INSULATION TYPE.
   B. TECHNICAL DATA SHEET FOR ROOF MEMBRANE.

2. PROVIDE SHOP DRAWINGS:
   A. SHOW TAPERED INSULATION, PROVIDE PROJECT-SPECIFIC LAYOUT AND DIMENSIONS FOR EACH BOARD.

3. SUBMIT SPECIMEN WARRANTY PRIOR TO STARTING WORK.

4. MANUFACTURER OF INSULATION AND COVER BOARDS SAME MANUFACTURER AS ROOF MEMBRANE.

5. INSTALL ROOFING, INSULATION, FLASHINGS, AND ACCESSORIES IN ACCORDANCE WITH ROOFING MANUFACTURER'S PUBLISHED INSTRUCTIONS AND RECOMMENDATIONS FOR THE SPECIFIED ROOFING SYSTEM. WHERE MANUFACTURER PROVIDES NO INSTRUCTIONS OR RECOMMENDATIONS, FOLLOW GOOD ROOFING PRACTICES AND INDUSTRY STANDARDS. COMPLY WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

6. ROOFING SYSTEM: THERMOPLASTIC OLEFIN (TPO) MEMBRANE; FULLY ADHERED.

   INSULATION:
   A. AVERAGE R VALUE: 20 MINIMUM.
   B. TAPERED: SLOPE ¼" : 1'-0" ; PLACE TAPERED LAYER ON BOTTOM.
   C. BASE LAYER: POLYISOCYANURATE FOAM BOARD, NON-COMPOSITE (1 ½" TOTAL).
   D. FIRE CLASSIFICATION: FM CLASS1 ; ASTM E136, UL 790
   E. TOP LAYER: 1/2" GLASS MAT WITH NON-ASPHALTIC COATING GYPSUM BOARD DENSDECK PRIME; INSTALLED WITH PRIMED SIDE UP.

   MEMBRANE:

   A. FLEXIBLE, HEAT WELDABLE SHEET COMPOSED OF THERMOPLASTIC POLYOLEFIN POLYMER AND ETHYLENE PROPYLENE RUBBER; COMPLYING WITH ASTM D 6878, WITH POLYESTER WEFT INSERTED REINFORCEMENT AND THE FOLLOWING ADDITIONAL CHARACTERISTICS:
      1) PROPYLENE RUBBER; COMPLYING WITH ASTM D 6878, WITH POLYESTER WEFT INSERTED REINFORCEMENT AND THE FOLLOWING ADDITIONAL CHARACTERISTICS:
      2) THICKNESS: 0.045 INCH PLUS/MINUS 10 PERCENT, WITH COATING THICKNESS OVER REINFORCEMENT OF 0.024 INCH PLUS/MINUS 10 PERCENT.
      3) SHEET WIDTH: PROVIDE THE WIDEST AVAILABLE SHEETS TO MINIMIZE FIELD SEAMING.
      4) COLOR: WHITE.

   MEMBRANE FASTENERS: TYPE AND SIZE AS REQUIRED BY ROOF MEMBRANE MANUFACTURER FOR ROOFING SYSTEM AND WARRANTY TO BE PROVIDED; USE ONLY FASTENERS FURNISHED BY ROOF MEMBRANE MANUFACTURER.

   FORMABLE FLASHING: NON-REINFORCED, FLEXIBLE, HEAT WELDABLE SHEET, COMPOSED OF THERMOPLASTIC POLYOLEFIN POLYMER AND ETHYLENE PROPYLENE RUBBER.

7. ROOF INSULATION AND COVER BOARDS:
   A. ¼":1'-0" TAPERED POLYISOCYANURATE BOARD INSULATION: CLOSED CELL POLYISOCYANURATE FOAM WITH BLACK GLASS REINFORCED MAT LAMINATED TO FACES, COMPLYING WITH ASTM C 1289 TYPE I CLASS 1, WITH THE FOLLOWING ADDITIONAL CHARACTERISTICS:
      1) THICKNESS: ¼":1'-0"TAPERED WITH .5 INCH THICK STARTING THICKNESS
      2) SIZE: 48 INCHES BY 48 INCHES, NOMINAL.
      3) COMPRESSIVE STRENGTH: 20 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C 1289.
      4) OZONE DEPLETION POTENTIAL: ZERO; MADE WITHOUT CFC OR HCFC BLOWING AGENTS.
      5) RECYCLED CONTENT: 19 PERCENT POST-CONSUMER AND 15 PERCENT POST-INDUSTRIAL, AVERAGE.
   B. GLASS MAT WITH NON-ASPHALTIC COATING GYPSUM BOARD: GLASS MAT FACED GYPSUM WITH NONASPHALTIC, HIGHLY FILLED PROPRIETARY HEAT-CURED COATING ON ONE SIDE:
      1) BOARD THICKNESS: 1/2 INCH THICK.
      2) SIZE: 48 INCHES BY 96 INCHES, NOMINAL.
      3) COMPRESSIVE STRENGTH: 500-900 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C 1177.
      4) ACCEPTABLE PRODUCT: DENSDECK PRIME ROOF BOARD BY GEORGIA PACIFIC.

SECTION 07440 FIBER CEMENT BOARDS

1. PROVIDE DETAILED SHOP DRAWINGS OF ATYPICAL NON-STANDARD APPLICATIONS OF CLADDING JUNCTIONS AND PENETRATIONS WHICH ARE OUTSIDE THE SCOPE OF THE STANDARD DETAILS AND SPECIFICATIONS PROVIDED BY THE MANUFACTURER. PROVIDE MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED INCLUDING INSTALLATION INSTRUCTIONS, STORAGE AND HANDELING.

2. FOR EACH FINISH PRODUCT SPECIFIED, SUBMIT TWO COMPLETE SETS OF COLOR CHIPS REPRESENTING MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS AND PATTERNS. FOR EACH FINISH PRODUCT SPECIFIED, SUBMIT TWO VERIFICATION SAMPLES, MINIMUM SIZE 4 BY 6 INCHES, REPRESENTING ACTUAL PRODUCT, COLOR, AND PATTERNS.

3. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY, AND VENTILATION) WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S ABSOLUTE LIMITS .

4. PRODUCTS: HARDIE REVEAL PANEL AS MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS, INC. (OR APPROVED EQUAL) 7/16 INCHES THICK, 3 FEET 11.5 INCHES WIDE BY 7 FEET 11.5 INCHES LONG. PRODUCT SHALL BE ENGINEERED FOR CLIMATE ZONE PRODUCT: HZ10 FOR HOT HUMID AND WET CLIMATES WITH YELLOW TITN PRIMER.

5. WEATHER BARRIER: JAMES HARDIE HARDIEWRAP AND HARDIEWRAP FLASHING AND SEAM TAPES.

6. RAINSCREEN CAVITY: INSTALL HARDIE REVEAL PANELS ON A DRAINED AND VENTED RAINSCREEN CAVITY, WITH A MINIMUM 3/4 INCH (19MM) AIR CAVITY. SELECTION OF CAVITY VENT MATERIALS SHALL BE INCORPORATED INTO THE DESIGN TO PREVENT INSECT AND PEST ENTRY.

7. ACCESSORIES TRIMS: REVEAL TRIMS MANUFACTURED BY CUSTOM ALUMINUM OF ELGIN, IL IN PROFILES SUPPLIED BY JAMES HARDIE. ALUMINUM ALLOY 6063-T5 WITH A MINIMUM THICKNESS OF 0.050 INCH. ALL REVEAL TRIMS ARE 8 FEET IN LENGTH. FINISHES OF REVEAL TRIMS SHALL BE CLEAR ANODIZED; CONFORMING TO ASTM B244 AND ASTM B136.
   A. FASTENERS FOR ATTACHING HARDIE REVEAL PANEL DIRECT TO SHEATHING TO A RAIN SCREEN PROVIDE THE FOLLOWING: STEEL FRAMING, COUNTERSUNK SCREWS: NO. 8 BY 0.390 INCH HEAD DIAMETER BY 1-5/8 INCH (41 MM) LONG.
   B. FASTENERS SHALL BE OF HIGH-QUALITY STAINLESS STEEL TO ENSURE RESISTANCE TO CORROSION.

8. FINISHES: PROVIDE FACTORY APPLIED UNIVERSAL SEALER/PRIMER BY JAMES HARDIE. APPLY FLAT SHEEN FINISHES TO PANELS. REFER TO SECTION 09900 PAINTING FOR THE TOP COAT. FACTORY-APPLIED CLEAR ANODIZED FINISH FOR TRIM.

9. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

10. METAL FRAMING SHALL BE MINIMUM 20 GAUGE, 3-5/8 INCH C-STUD 16 INCHES OC MAXIMUM METAL FRAMING COMPLYING WITH LOCAL BUILDING CODES, INCLUDING THE USE OF WATER-RESISTIVE BARRIERS AND/OR VAPOR BARRIERS WHERE REQUIRED. MINIMUM 1-1/2 INCHES FACE AND STRAIGHT, TRUE, OF UNIFORM DIMENSIONS AND PROPERLY ALIGNED. INSTALL WATER-RESISTIVE BARRIERS AND CLADDINGS TO DRY SURFACES. REPAIR ANY PUNCTURES OR TEARS IN THE WATER-RESISTIVE BARRIER PRIOR TO THE INSTALLATION OF THE SIDING.

11. FURRING: INSTALL FURRING ON A MINIMUM 3/4 INCH RAINSCREEN CAVITY, OR IN ACCORDANCE WITH LOCAL BUILDING CODE FOR RAINSCREEN REQUIREMENTS.

11. INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   A. FASTENING METHOD: COUNTERSUNK AND FILLED.
   B. PLACE FASTENERS NO CLOSER THAN 3/4 INCH FROM PANEL EDGES AND 2 INCHES FROM PANEL CORNERS.
   C. USE FASTENERS AS SPECIFIED IN THE JAMES HARDIE TECH DATA SHEET AND IN THE HARDIE REVEAL PANEL INSTALLATION INSTRUCTION.
   D. INSTALL PANEL USING 1/2 INCH SPACERS AT HORIZONTAL JOINTS. LEAVE BOTTOM EDGE OF PANEL ABOVE ALL HORIZONTAL TRIMS EXPOSED, NO CAULKING SHALL BE PLACED AT THIS OVERLAP OF HORIZONTAL REVEAL TRIM. FACTORY PRIMED EDGE SHALL ALWAYS BE USED.
   E. INSTALL A KICKOUT FLASHING TO DEFLECT WATER AWAY FROM THE SIDING AT THE ROOF INTERSECTION.
   F. INSTALL A SELF-ADHERING MEMBRANE ON THE WALL BEFORE THE SUBFASCIA AND TRIM BOARDS ARE NAILED IN PLACE, AND THEN INSTALL THE KICKOUT.
   G. ALLOW MINIMUM VERTICAL CLEARANCE BETWEEN THE BOTTOM EDGE OF SIDING AND ANY OTHER MATERIAL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   H. MAINTAIN CLEARANCE BETWEEN SIDING AND ADJACENT FINISHED GRADE.

DIVISION 8 - DOORS AND WINDOWS

SECTION 08520 ALUMINUM WINDOWS

1. PRIOR TO FABRICATION AND INSTALLATION SUBMIT SHOP DRAWINGS. ALL UNITS SHALL BE DESIGNED TO WITHSTAND WIND PRESSURES TO COMPLY WITH MIAMI DADE NOA OR FLORIDA PRODUCT APPROVAL. PROVIDE COPIES OF TEST REPORTS SHOWING THAT WINDOWS PROPOSED TO BE FURNISHED COMPLY.

2. EXCEPT AS OTHERWISE SPECIFIED HEREIN, THE PRODUCTS REFERRED TO HEREIN SHALL BE THE PRODUC

GENERAL SPECIFICATION STANDARDS

3 WINDOWS SHALL BE INTERMEDIATE TYPE CONFORMING TO AAMA P_A2.50 WITH A FRAME DEPTH OF 1_1/2 INCHES.

4 MATERIAL SHALL CONFORM TO THE MANUFACTURER'S STANDARD SPECIFICATIONS AS APPROVED BY THE E/A. ASTM STANDARDS SHALL APPLY FOR ALL MATERIALS FOR WHICH SUCH SPECIFICATIONS HAVE BEEN ESTABLISHED.

5 EXTRUDED ALUMINUM SHALL BE 6063_T5 (ASTM B221) (GS 10A_T5). SHEET METAL SHALL BE TEMPERED TO THE HARDNESS CONSISTENT WITH THE REQUIRED FORMING OPERATION. ALL SECTIONS SHALL BE FORMED TRUE TO DETAILS AND FREE FROM DEFECTS IMPAIRING APPEARANCE, STRENGTH AND DURABILITY.

6 UNLESS OTHERWISE INDICATED, NON_EXPOSED FLASHINGS SHALL BE MILL FINISH UTILITY SHEET .020 INCHES THICK. JOINTS SHALL BE LAPPED NOT LESS THAN 6 INCHES AND SEALED.

7 SCREWS, BOLTS AND FASTENERS SHALL BE STAINLESS STEEL OR ALUMINUM.

8 ALL EXPOSED ALUMINUM SURFACES AND HARDWARE SHALL BE FREE OF SCRATCHES AND OTHER SERIOUS SURFACE BLEMISHES AND SHALL BE FINISHED IN ARCHITECTURAL CLASS I, CLEAR ANODIC COATING CONFORMING TO ALUMINUM ASSOCIATION DESIGNATION M21C22A31.

9 ALL CORNERS SHALL BE MITERED, FLUSH WELDED AND MECHANICALLY JOINED WITH REINFORCING ANGLES. WELDS SHALL THOROUGHLY PENETRATE THE MATERIALS AND PRODUCE A COMPLETE FUSION OF METAL, FOLLOWING RECOMMENDATIONS OF AWS.

10 FRAMES OF FIXED WINDOWS SHALL BE MANUFACTURED FROM EXTRUDED ALUMINUM SHAPES. WINDOWS SHALL BE DESIGNED TO ACCOMMODATE INCH THICK GLASS WITH CONTINUOUS INSIDE SNAP_IN GLAZING BEADS.

11 INSTALL ALL WINDOWS LEVEL, SQUARE, PLUMB, AT THE PROPER ELEVATIONS AND IN ALIGNMENT WITH OTHER WORK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

12 JOINTS BETWEEN WINDOW FRAMES AND ADJOINING CONSTRUCTION SHALL RECEIVE SEALANT TO PROVIDE A WATERTIGHT INSTALLATION. FRAMES SHALL BE SECURELY FASTENED IN PLACE, USING SCREWS, BOLTS, MASONRY PLUGS, ANCHORS OR CLIPS AS REQUIRED. WHERE INDICATED, CUT AND FIT MOLDINGS ACCURATELY TO FORM A TIGHTLY CLOSED JOINT.

13 CLEAN METAL SURFACES OF WINDOW FRAMES ON BOTH THE INSIDE AND OUTSIDE. WASH WITH A STIFF FIBER BRUSH, SOAP AND WATER AND THOROUGHLY RINSE WITH CLEAR WATER. WHERE ALUMINUM HAS BECOME STAINED, OR DISCOLORED, IT SHALL BE CLEANED OR HAVE THE FINISH RESTORED IN ACCORDANCE WITH RECOMMENDATIONS OF THE ARCHITECTURAL ALUMINUM MANUFACTURER'S ASSOCIATION. STAINED, DISCOLORED OR ABRADED WINDOWS THAT CANNOT BE SATISFACTORILY REPAIRED SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

SECTION 08110 - STEEL DOORS AND FRAMES

1 REFERENCE STANDARDS
- A. ANSI A250.8 - SDI-100 RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES; 2003.
- B. NAAMM HMMA 840 - GUIDE SPECIFICATIONS FOR INSTALLATION AND STORAGE OF HOLLOW METAL DOORS AND FRAMES; THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS; 2007.
- C. NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES; 2010.
- D. UL (BMD) - BUILDING MATERIALS DIRECTORY; UNDERWRITERS LABORATORIES INC.; CURRENT EDITION.

2 SUBMITTALS
- A. SHOP DRAWINGS: DETAILS OF EACH OPENING, SHOWING ELEVATIONS, GLAZING, FRAME PROFILES, AND IDENTIFYING LOCATION OF DIFFERENT FINISHES, IF ANY.
- B. APPROVED TEST DATA: MIAMI-DADE COUNTY NOA OR FLORIDA PRODUCT APPROVAL FOR HVHZ AREAS.

3 MANUFACTURERS
- A. STEEL DOORS AND FRAMES:
  1) ASSA ABLOY CECO, CURRIES, OR FLEMING: WWW.ASSAABLOYDSS.COM.
  2) WINDSOR REPUBLIC DOORS; WWW.REPUBLICDOOR.COM.
  3) MESKER DOORS; WWW.MESKERDOOR.COM.

4 DOORS AND FRAMES
- A. REQUIREMENTS FOR ALL DOORS AND FRAMES:
  1) DOOR TOP CLOSURES: FLUSH WITH TOP OF FACES AND EDGES.
  2) DOOR EDGE PROFILE: BEVELED ON BOTH EDGES.
  3) DOOR TEXTURE: SMOOTH FACES.
  4) HARDWARE PREPARATION: IN ACCORDANCE WITH BHMA A156.115, WITH REINFORCEMENT WELDED IN PLACE, IN ADDITION TO OTHER REQUIREMENTS SPECIFIED IN DOOR GRADE STANDARD.
  5) FINISH: FACTORY PRIMED, FOR FIELD FINISHING.

5 STEEL DOORS
- A. EXTERIOR DOORS:
  1) GRADE: ANSI A250.8 LEVEL 3, PHYSICAL PERFORMANCE LEVEL A, MODEL 2, SEAMLESS.
  2) CORE: POLYSTYRENE FOAM.
  3) GALVANIZING: ALL COMPONENTS HOT-DIPPED ZINC-IRON ALLOY-COATED (GALVANNEALED) IN ACCORDANCE WITH ASTM A 653/A 653M, WITH MANUFACTURER'S STANDARD COATING THICKNESS.

6 STEEL FRAMES
- A. GENERAL:
  1) COMPLY WITH THE REQUIREMENTS OF GRADE SPECIFIED FOR CORRESPONDING DOOR, EXCEPT:
     - ANSI A250.8 LEVEL 3 DOORS: 14 GAGE FRAMES.
     - FRAMES FOR WOOD DOORS: COMPLY WITH FRAME REQUIREMENTS SPECIFIED IN ANSI A250.8 FOR LEVEL 1, 18 GAGE
  2) FINISH: SAME AS FOR DOOR.
  3) PROVIDE MORTAR GUARD BOXES FOR HARDWARE CUT-OUTS IN FRAMES TO BE INSTALLED IN MASONRY OR TO BE GROUTED.
- B. EXTERIOR DOOR FRAMES: FACE WELDED, SEAMLESS WITH JOINTS FILLED.
  1) GALVANIZING: ALL COMPONENTS HOT-DIPPED ZINC-IRON ALLOY-COATED (GALVANNEALED) IN ACCORDANCE WITH ASTM A 653/A 653M, WITH MANUFACTURER'S STANDARD COATING THICKNESS.

7 ACCESSORY MATERIALS
- A. GROUT FOR FRAMES: PORTLAND CEMENT GROUT OF MAXIMUM 4-INCH SLUMP FOR HAND TROWELING; THINNER PUMPABLE GROUT IS PROHIBITED.

8 FINISH MATERIALS
- A. PRIMER: RUST-INHIBITING, COMPLYING WITH ANSI A250.10, DOOR MANUFACTURER'S STANDARD.
- B. BITUMINOUS COATING: ASPHALT EMULSION OR OTHER HIGH-BUILD, WATER-RESISTANT, RESILIENT COATING.

9 INSTALLATION
- A. INSTALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFIED DOOR GRADE STANDARD AND NAAMM HMMA 840.
- B. COORDINATE FRAME ANCHOR PLACEMENT WITH WALL CONSTRUCTION.
- C. GROUT FRAMES IN MASONRY CONSTRUCTION, USING HAND TROWEL METHODS; BRACE FRAMES SO THAT PRESSURE OF GROUT BEFORE SETTING WILL NOT DEFORM FRAMES.
- D. COORDINATE INSTALLATION OF HARDWARE AND GLAZING..

10 TOLERANCES
- A. CLEARANCES BETWEEN DOOR AND FRAME: AS SPECIFIED IN ANSI A250.8.
- B. MAXIMUM DIAGONAL DISTORTION: 1/16 IN (1.5 MM) MEASURED WITH STRAIGHT EDGE, CORNER TO CORNER.

11 ADJUSTING
- A. ADJUST FOR SMOOTH AND BALANCED DOOR MOVEMENT.

SECTION 08210 - WOOD DOORS

1 SUBMIT PROPERLY IDENTIFIED MANUFACTURER'S PRODUCT DATA AND SPECIFICATIONS BEFORE STARTING WORK. SHOP DRAWINGS: SUBMIT COMPLETE DETAILED SHOP DRAWINGS OF SPECIFIED DOORS.

2 DOORS SHALL COMPLY WITH NATIONAL WOOD WINDOW AND DOOR ASSOCIATION I.S.1 ,A_97 (NWWDA) STANDARDS AND ARCHITECTURAL WOODWORK INSTITUTE (AWI) 7TH EDITION.INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

3 DO NOT DELIVER DOORS TO JOB SITE UNTIL NEEDED. STORE DOORS IN A FLAT POSITION ELEVATED A MINIMUM OF 4 INCHES ABOVE CURED CONCRETE SLAB. SHIP DOORS INDIVIDUALLY WRAPPED/CARTONED. IDENTIFY EACH DOOR BY NUMBER/TAG ACCORDING TO ACCEPTED SHOP DRAWINGS.

4 MANUFACTURERS
- A. WEYERHAUSER, MARSHVILLE, WI.
- B. ALGOMA HARDWOODS, ALGOMA, WI.
- C. EGGERS INDUSTRIES, TWO RIVERS, WI.
- D. BUELL DOORS, DALLAS, TX.

5 THE USE OF PARTICLE BOARD OR CHIP BOARD, OF ANY GRADE, IS NOT ALLOWED.
HOLLOW CORE DOORS SHALL BE
- A. 1_3/8". STILES:
- B. SOFTWOOD, MINIMUM 1".
- C. RAILS: SOFTWOOD, MINIMUM 2_1/4".
- D. CORE: EXPANDED CELLULAR, UNIFORMLY BONDED TO THE FACES.
- E. LOCK BLOCKS: BOTH SIDES, MINIMUM 4" X 20" CENTERED.
- F. FACING: BIRCH.

6 FABRICATE TO SIZES AND DESIGN INDICATED ON DRAWINGS, PREFITTED FOR OPENINGS AND PROPERLY BEVELED. 1/8" TOP AND SIDES AND 1/2" ABOVE SCHEDULED FINISHED FLOORING MATERIAL.

7 HARDWARE PREPARATION: PRE-MACHINE AT FACTORY FOR SCHEDULED HARDWARE USING TEMPLATES AND DIRECTIONS FURNISHED BY HARDWARE SUPPLIER.

SECTION 08800 - GLAZING

1 REFERENCE STANDARDS
- A. 16 CFR 1201 - SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS; CURRENT EDITION.
- B. ANSI Z97.1 - AMERICAN NATIONAL STANDARD FOR SAFETY GLAZING MATERIALS USED IN BUILDINGS, SAFETY PERFORMANCE SPECIFICATIONS AND METHODS OF TEST; 2004.
- C. ASTM C 1036 - STANDARD SPECIFICATION FOR FLAT GLASS; 2006.
- D. ASTM C 1172 - STANDARD SPECIFICATION FOR LAMINATED ARCHITECTURAL FLAT GLASS; 2009.
- E. GANA (SM) - FGMA SEALANT MANUAL; GLASS ASSOCIATION OF NORTH AMERICA; 2008.
- F. MIAMI-DADE COUNTY NOA.

2 SUBMITTALS
- A. PRODUCT DATA ON GLASS TYPES: PROVIDE STRUCTURAL, PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS, SIZE LIMITATIONS, SPECIAL HANDLING OR INSTALLATION REQUIREMENTS.
- B. PRODUCT DATA ON GLAZING COMPOUNDS: PROVIDE CHEMICAL, FUNCTIONAL, AND ENVIRONMENTAL CHARACTERISTICS, LIMITATIONS, SPECIAL APPLICATION REQUIREMENTS. IDENTIFY AVAILABLE COLORS.
- C. APPROVED TEST DATA: MIAMI-DADE COUNTY NOA OR FLORIDA PRODUCT APPROVAL FOR HVHZ AREAS.

3 QUALITY ASSURANCE
- A. PERFORM WORK IN ACCORDANCE WITH GANA GLAZING MANUAL AND FGMA SEALANT MANUAL FOR GLAZING INSTALLATION METHODS.

4 FIELD CONDITIONS
- A. DO NOT INSTALL GLAZING WHEN AMBIENT TEMPERATURE IS LESS THAN 50 DEGREES F (10 DEGREES C).

5 WARRANTY
- A. LAMINATED GLASS: PROVIDE A FIVE (5) YEAR WARRANTY TO INCLUDE COVERAGE FOR DELAMINATION, INCLUDING REPLACEMENT OF FAILED UNITS.

6 GLAZING TYPES
- A. INSULATED, LAMINATED GLASS:
  1) APPLICATIONS: ALL EXTERIOR GLAZING.
  2) TYPE: FULLY TEMPERED GLASS.
  3) TINT: LIGHT GRAY.
  4) THICKNESS: PER MIAMI-DADE COUNTY NOA.

8 GLASS MATERIALS
- A. FLOAT GLASS MANUFACTURERS:
  1) PILKINGTON NORTH AMERICA INC: WWW.PILKINGTON.COM/NA.
  2) PPG INDUSTRIES, INC: WWW.PPGGLAZING.COM.
- B. FLOAT GLASS: ALL GLAZING IS TO BE FLOAT GLASS UNLESS OTHERWISE INDICATED.
  1) ANNEALED TYPE: ASTM C 1036, TYPE I, TRANSPARENT FLAT, CLASS 1 CLEAR, QUALITY Q3 (GLAZING SELECT).
  2) HEAT-STRENGTHENED AND FULLY TEMPERED TYPES: ASTM C 1048.
  3) TINTED TYPES: COLOR AND PERFORMANCE CHARACTERISTICS AS INDICATED.
  4) THICKNESSES: AS INDICATED; FOR EXTERIOR GLAZING COMPLY WITH SPECIFIED REQUIREMENTS FOR WIND LOAD DESIGN REGARDLESS OF SPECIFIED THICKNESS.
- C. LAMINATED GLASS: FLOAT GLASS LAMINATED IN ACCORDANCE WITH ASTM C 1172.
  1) PLASTIC INTERLAYER: 0.060 INCH THICK, MINIMUM AND PER MIAMI-DADE COUNTY NOA
  2) WHERE FULLY TEMPERED IS SPECIFIED OR REQUIRED, PROVIDE GLASS THAT HAS BEEN TEMPERED BY THE TONG-LESS HORIZONTAL METHOD.

9 PLASTIC FILMS
- A. MANUFACTURERS:
  1) PER MIAMI-DADE COUNTY NOA.

10 GLAZING COMPOUNDS
- A. MANUFACTURERS:
  1) PER MIAMI-DADE COUNTY NOA.
- B. BUTYL SEALANT: SINGLE COMPONENT; SHORE A HARDNESS OF 10 TO 20; BLACK COLOR; NON-SKINNING.
- C. SILICONE SEALANT: SINGLE COMPONENT; CHEMICAL CURING; CAPABLE OF WATER IMMERSION WITHOUT LOSS OF PROPERTIES; NON-BLEEDING, NON-STAINING; ASTM C 920, TYPE S, GRADE NS, CLASS 25, USES M, A, AND G; CURED SHORE A HARDNESS OF 15 TO 25; COLOR AS SELECTED.

11 GLAZING ACCESSORIES
- A. SETTING BLOCKS: NEOPRENE, 80 TO 90 SHORE A DUROMETER HARDNESS, ASTM C 864 OPTION I. LENGTH OF 0.1 INCH FOR EACH SQUARE FOOT (25 MM FOR EACH SQUARE METER) OF GLAZING OR MINIMUM 4 INCH (100 MM) X WIDTH OF GLAZING RABBET SPACE MINUS 1/16 INCH (1.5 MM) X HEIGHT TO SUIT GLAZING METHOD AND PANE WEIGHT AND AREA.
- B. SPACER SHIMS: NEOPRENE, 50 TO 60 SHORE A DUROMETER HARDNESS, ASTM C 864 OPTION I. MINIMUM 3 INCH (75 MM) LONG X ONE HALF THE HEIGHT OF THE GLAZING STOP X THICKNESS TO SUIT APPLICATION, SELF ADHESIVE ON ONE FACE.
- C. GLAZING TAPE: PREFORMED BUTYL COMPOUND WITH INTEGRAL RESILIENT TUBE SPACING DEVICE; 10 TO 15 SHORE A DUROMETER HARDNESS; COILED ON RELEASE PAPER; BLACK COLOR.
- D. GLAZING GASKETS: RESILIENT SILICONE EXTRUDED SHAPE TO SUIT GLAZING CHANNEL RETAINING SLOT; ASTM C 864 OPTION I; BLACK COLOR.
- E. GLAZING CLIPS: MANUFACTURER'S STANDARD TYPE.

12 PREPARATION
- A. CLEAN CONTACT SURFACES WITH SOLVENT AND WIPE DRY.
- B. PRIME SURFACES SCHEDULED TO RECEIVE SEALANT.
- C. INSTALL SEALANTS IN ACCORDANCE WITH ASTM C 1193 AND FGMA SEALANT MANUAL.
- D. INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

DIVISION 9 - FINISHES

SECTION 09260 - GYPSUM BOARD ASSEMBLIES

1 REFERENCE STANDARDS
- A. ASTM C 840 - STANDARD SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM BOARD; 2008.
- B. ASTM C 1396/C 1396M - STANDARD SPECIFICATION FOR GYPSUM BOARD; 2009A.
- C. GA-216 - APPLICATION AND FINISHING OF GYPSUM BOARD; GYPSUM ASSOCIATION; 2007.
- D. UL (FRD) - FIRE RESISTANCE DIRECTORY; UNDERWRITERS LABORATORIES INC.; CURRENT EDITION.

2 GYPSUM BOARD ASSEMBLIES
- A. PROVIDE COMPLETED ASSEMBLIES COMPLYING WITH ASTM C 840 AND GA-216.

3 METAL FRAMING MATERIALS
- A. NON-LOADBEARING FRAMING SYSTEM COMPONENTS: ASTM C 645; GALVANIZED SHEET STEEL, OF SIZE AND PROPERTIES NECESSARY TO COMPLY WITH ASTM C 754 FOR THE SPACING INDICATED, WITH MAXIMUM DEFLECTION OF WALL FRAMING OF L/240 AT 5 PSF (240 PA).
  1) EXCEPTION: THE MINIMUM METAL THICKNESS AND SECTION PROPERTIES REQUIREMENTS OF ASTM C 645 ARE WAIVED PROVIDED STEEL OF 40 KSI (275 MPA) MINIMUM YIELD STRENGTH IS USED, THE METAL IS CONTINUOUSLY DIMPLED, THE EFFECTIVE THICKNESS IS AT LEAST TWICE THE BASE METAL THICKNESS, AND MAXIMUM STUD HEIGHTS ARE DETERMINED BY TESTING IN ACCORDANCE WITH ASTM E 72 USING ASSEMBLIES SPECIFIED BY ASTM C 754.
  2) STUDS: "C" SHAPED WITH FLAT OR FORMED WEBS WITH KNURLED FACES.
  3) RUNNERS: U SHAPED, SIZED TO MATCH STUDS.
  4) CEILING CHANNELS: C SHAPED.
  5) FURRING: HAT-SHAPED SECTIONS, MINIMUM DEPTH OF 7/8 INCH (22 MM).
- B. LOADBEARING STUDS FOR APPLICATION OF GYPSUM BOARD: AS SPECIFIED IN SECTION 05400.
- C. CEILING HANGERS: TYPE AND SIZE AS SPECIFIED IN ASTM C 754 FORSPACING REQUIRED.

4 BOARD MATERIALS
- A. MANUFACTURERS - GYPSUM-BASED BOARD:
  1) CERTAINTEED CORPORATION: WWW.CERTAINTEED.COM.
  2) GEORGIA-PACIFIC GYPSUM LLC: WWW.GP.COM/GYPSUM.
  3) NATIONAL GYPSUM COMPANY: WWW.NATIONALGYPSUM.COM.
  4) USG CORPORATION: WWW.USG.COM.
- B. GYPSUM WALLBOARD: PAPER-FACED GYPSUM PANELS AS DEFINED IN ASTM C 1396/C 1396M; SIZES TO MINIMIZE JOINTS IN PLACE; ENDS SQUARE CUT.
  1) APPLICATION: USE FOR VERTICAL SURFACES AND CEILINGS, UNLESS OTHERWISE INDICATED.
  2) THICKNESS: VERTICAL SURFACES: 1/2 INCH or 5/8 INCH AS INDICATED.
- C. BACKING BOARD FOR WET AREAS:
  1) APPLICATION: SURFACES BEHIND TILE IN WET AREAS
  2) ANSI CEMENT-BASED BOARD: NON-GYPSUM-BASED; AGGREGATED PORTLAND CEMENT PANELS WITH GLASS FIBER MESH EMBEDDED IN FRONT AND BACK SURFACES COMPLYING WITH ANSI A118.9 OR ASTM C 1325; THICKNESS AS INDICATED.
- D. EXTERIOR SHEATHING BOARD: SIZES TO MINIMIZE JOINTS IN PLACE; ENDS SQUARE CUT.
  1) APPLICATION: EXTERIOR SHEATHING, UNLESS OTHERWISE INDICATED.
  2) REGULAR BOARD THICKNESS: 5/8 INCH.
  3) EDGES: SQUARE, FOR VERTICAL APPLICATION.
  4) GLASS MAT FACED PRODUCTS; GEORGIA-PACIFIC GYPSUM LLC; DENSGLASS GOLD SHEATHING.

5 ACCESSORIES
- A. ACOUSTIC INSULATION: ASTM C 665; PREFORMED GLASS FIBER, FRICTION FIT TYPE.
- B. JOINT MATERIALS: ASTM C 475 AND AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR PROJECT CONDITIONS.
  1) TAPE: 2 INCH WIDE, COATED GLASS FIBER TAPE FOR JOINTS AND CORNERS, EXCEPT AS OTHERWISE INDICATED.
  2) READY-MIXED VINYL-BASED JOINT COMPOUND.
- C. TEXTURED FINISH MATERIALS: LATEX-BASED COMPOUND; PLAIN.
- D. SCREWS FOR ATTACHMENT TO STEEL MEMBERS LESS THAN 0.03 INCH IN THICKNESS, TO WOOD MEMBERS, AND TO GYPSUM BOARD: ASTM C 1002; SELF-PIERCING TAPPING TYPE; CADMIUM-PLATED FOR EXTERIOR LOCATIONS.
- E. SCREWS FOR ATTACHMENT TO STEEL MEMBERS FROM 0.033 TO 0.112 INCH IN THICKNESS: ASTM C 954; STEEL DRILL SCREWS FOR APPLICATION OF GYPSUM BOARD TO LOADBEARING STEEL STUDS.
- F. ANCHORAGE TO SUBSTRATE: TIE WIRE, NAILS, SCREWS, AND OTHER METAL SUPPORTS, OF TYPE AND SIZE TO SUIT APPLICATION; TO RIGIDLY SECURE MATERIALS IN PLACE.

6 EXAMINATION
- A. VERIFY THAT PROJECT CONDITIONS ARE APPROPRIATE FOR WORK OF THIS SECTION TO COMMENCE.

7 FRAMING INSTALLATION
- A. METAL FRAMING: INSTALL IN ACCORDANCE WITH ASTM C 754 AND MANUFACTURER'S INSTRUCTIONS.
- B. SUSPENDED CEILINGS AND SOFFITS: SPACE FRAMING AND FURRING MEMBERS AS INDICATED.
- C. STUDS: SPACE STUDS AS SCHEDULED.
  1) EXTEND PARTITION FRAMING TO STRUCTURE WHERE INDICATED AND TO CEILING IN OTHER LOCATIONS.
  2) PARTITIONS TERMINATING AT CEILING: ATTACH CEILING RUNNER SECURELY TO CEILING TRACK IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- D. OPENINGS: REINFORCE OPENINGS AS REQUIRED FOR WEIGHT OF DOORS OR OPERABLE PANELS, USING NOT LESS THAN DOUBLE STUDS AT JAMBS.
- E. STANDARD WALL FURRING: INSTALL AT MASONRY WALLS SCHEDULED TO RECEIVE GYPSUM BOARD, NOT MORE THAN 4 INCHES FROM FLOOR AND CEILING LINES AND ABUTTING WALLS. SECURE IN PLACE ON ALTERNATE CHANNEL FLANGES.
  1) ORIENTATION: HORIZONTAL.
  2) SPACING: AS INDICATED.

8 BOARD INSTALLATION
- A. COMPLY WITH ASTM C 840. INSTALL TO MINIMIZE BUTT END JOINTS, ESPECIALLY IN HIGHLY VISIBLE LOCATIONS.
- B. SINGLE-LAYER NON-RATED: INSTALL GYPSUM BOARD WITH ENDS AND EDGES OCCURRING OVER FIRM BEARING.
- C. EXTERIOR SHEATHING: COMPLY WITH ASTM C 1280. INSTALL SHEATHING WITH EDGES BUTTED TIGHT AND ENDS OCCURRING OVER FIRM BEARING.
- D. CEMENTITIOUS BACKING BOARD: INSTALL OVER STEEL FRAMING MEMBERS AND PLYWOOD SUBSTRATE WHERE INDICATED, IN ACCORDANCE WITH ANSI A108.11 AND MANUFACTURER'S INSTRUCTIONS.
- E. INSTALLATION ON METAL FRAMING: USE SCREWS FOR ATTACHMENT OF ALL GYPSUM BOARD.
- F. MOISTURE PROTECTION: TREAT CUT EDGES AND HOLES IN MOISTURE RESISTANT GYPSUM BOARD AND EXTERIOR GYPSUM SOFFIT BOARD WITH SEALANT.

9 INSTALLATION OF TRIM AND ACCESSORIES
- A. CONTROL JOINTS: PLACE CONTROL JOINTS CONSISTENT WITH LINES OF BUILDING SPACES AND AS INDICATED.
  1) NOT MORE THAN 30 FEET APART ON WALLS AND CEILINGS OVER 50 FEET LONG.
  2) AT EXTERIOR SOFFITS, NOT MORE THAN 30 FEET APART IN BOTH DIRECTIONS.
- B. CORNER BEADS: INSTALL AT EXTERNAL CORNERS, USING LONGEST PRACTICAL LENGTHS.

10 JOINT TREATMENT
- A. FINISH GYPSUM BOARD IN ACCORDANCE WITH LEVELS DEFINED IN ASTM C 840, AS FOLLOWS:
  1) LEVEL 4: WALLS AND CEILINGS TO RECEIVE PAINT FINISH OR WALL COVERINGS, UNLESS OTHERWISE INDICATED.
  2) LEVEL 1: FIRE RATED WALL AREAS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.
- B. TAPE, FILL, AND SAND EXPOSED JOINTS, EDGES, AND CORNERS TO PRODUCE SMOOTH SURFACE READY TO RECEIVE FINISHES.
  1) FEATHER COATS OF JOINT COMPOUND SO THAT CAMBER IS MAXIMUM 1/32 INCH.
- C. FILL AND FINISH JOINTS AND CORNERS OF CEMENTITIOUS BACKING BOARD AS RECOMMENDED BY MANUFACTURER.

SECTION 09510 - ACOUSTICAL CEILINGS

1 INSTALL SUSPENSION SYSTEM AND PANELS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND IN COMPLIANCE WITH ASTM C 636 AND WITH THE AUTHORITIES HAVING JURISDICTION.

2 PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL DATA FOR EACH TYPE OF ACOUSTICAL CEILING UNIT AND SUSPENSION SYSTEM REQUIRED. CONTRACTOR SHALL SUBMIT SAMPLES OF EXPOSED WALL MOLDING AND SUSPENSION SYSTEM, INCLUDING MAIN RUNNER AND 4 FOOT CROSS TEES. SHOP DRAWINGS: LAYOUT AND DETAILS OF ACOUSTICAL CEILINGS. SHOW LOCATIONS OF ITEMS WHICH ARE TO BE COORDINATED WITH, OR SUPPORTED BY THE CEILINGS

3 CERTIFICATIONS: MANUFACTURER'S CERTIFICATIONS THAT PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS, INCLUDING LABORATORY REPORTS SHOWING COMPLIANCE WITH SPECIFIED TESTS AND STANDARDS. FOR ACOUSTICAL PERFORMANCE, EACH CARTON OF MATERIAL MUST CARRY AN APPROVED INDEPENDENT LABORATORY CLASSIFICATION OF NRC, CAC, AND AC.

4 SINGLE-SOURCE RESPONSIBILITY: PROVIDE ACOUSTICAL PANEL UNITS AND GRID COMPONENTS BY A SINGLE MANUFACTURER.

5 FIRE PERFORMANCE CHARACTERISTICS: IDENTIFY ACOUSTICAL CEILING COMPONENTS WITH APPROPRIATE MARKINGS OF APPLICABLE TESTING AND INSPECTING ORGANIZATION. SURFACE BURNING CHARACTERISTICS: AS FOLLOWS, TESTED PER ASTM E 84 AND COMPLYING WITH ASTM E 1264 FOR CLASS A PRODUCTS. FLAME SPREAD: 25 OR LESS SMOKE DEVELOPED: 50 OR LESS

6 DO NOT INSTALL INTERIOR CEILINGS UNTIL SPACE IS ENCLOSED AND WEATHERPROOF; WET WORK IN PLACE IS COMPLETED AND NOMINALLY DRY; WORK ABOVE CEILINGS IS COMPLETE; AND AMBIENT CONDITIONS OF TEMPERATURE AND HUMIDITY ARE CONTINUOUSLY MAINTAINED AT VALUES NEAR THOSE INTENDED FOR FINAL OCCUPANCY. BUILDING AREAS TO RECEIVE CEILINGS SHALL BE FREE OF CONSTRUCTION DUST AND DEBRIS.

7 ACOUSTICAL PANELS BY ARMSTRONG WORLD INDUSTRIES, INC.
- A. SURFACE TEXTURE: COARSE
- B. COMPOSITION: MINERAL FIBER
- C. COLOR: WHITE
- D. SIZE: 24IN X 24IN X 5/8IN
- E. EDGE PROFILE: SQUARE LAY-IN FOR INTERFACE WITH PRELUDE ML 15/16" EXPOSED TEE.
- F. NOISE REDUCTION COEFFICIENT (NRC): ASTM C 423; CLASSIFIED WITH UL LABEL ON PRODUCT CARTON, 0.55.
- G. CEILING ATTENUATION CLASS (CAC): ASTM C 1414; CLASSIFIED WITH UL LABEL ON PRODUCT CARTON, 30
- H. ARTICULATION CLASS (AC): ASTM E 1111; CLASSIFIED WITH UL LABEL ON PRODUCT CARTON (NOT APPLICABLE).
- I. FLAME SPREAD: ASTM E 1264; CLASS A (UL)
- J. LIGHT REFLECTANCE (LR): ASTM E 1477; WHITE PANEL: LIGHT REFLECTANCE: 0.81.
- K. DIMENSIONAL STABILITY: STANDARD.
- L. ACCEPTABLE PRODUCT: DESIGNER, 735, AS MANUFACTURED BY ARMSTRONG WORLD INDUSTRIES.

SECTION 09900 - PAINTS AND COATINGS

1 REFERENCE STANDARDS
- A. MPI (APL) - MASTER PAINTERS INSTITUTE APPROVED PRODUCTS LIST; MASTER PAINTERS AND DECORATORS ASSOCIATION; CURRENT EDITION, WWW.PAINTINFO.COM.
- B. MPI (APSM) - MASTER PAINTERS INSTITUTE ARCHITECTURAL PAINTING SPECIFICATION MANUAL; MASTER PAINTERS AND DECORATORS ASSOCIATION; 2004.

2 SUBMITTALS
- A. PRODUCT DATA: PROVIDE COMPLETE LIST OF ALL PRODUCTS TO BE USED, WITH THE FOLLOWING INFORMATION FOR EACH:
  1. MANUFACTURER'S NAME, PRODUCT NAME AND/OR CATALOG NUMBER, AND GENERAL PRODUCT CATEGORY (E.G. "ALKYD ENAMEL").
  2. MPI PRODUCT NUMBER (E.G. MPI #47).
  3. CROSS-REFERENCE TO SPECIFIED PAINT SYSTEM(S) PRODUCT IS TO BE USED IN; INCLUDE DESCRIPTION OF EACH SYSTEM (COPY OF RELEVANT MPI MANUAL PAGE IS ACCEPTABLE).

3 EXTRA MATERIALS
- A. SUPPLY 1 GALLON OF EACH COLOR; STORE WHERE DIRECTED.
- B. LABEL EACH CONTAINER WITH COLOR IN ADDITION TO THE MANUFACTURER'S LABEL.

4 MANUFACTURERS
- A. PROVIDE ALL PAINT AND COATING PRODUCTS USED IN ANY INDIVIDUAL SYSTEM FROM THE SAME MANUFACTURER; NO EXCEPTIONS.
- B. PAINTS: ACCEPTABLE MANUFACTURERS ARE LIMITED TO THE FOLLOWING:
  1. DURON, INC: WWW.DURON.COM.
  2. BENJAMIN MOORE & CO: WWW.BENJAMINMOORE.COM.
  3. SHERWIN WILLIAMS: WWW.SHERWIN-WILLIAMS.COM

5 MATERIALS - GENERAL
- A. PAINTS AND COATINGS: PROVIDE PRODUCTS LISTED IN MASTER PAINTERS INSTITUTE APPROVED PRODUCT LIST, CURRENT EDITION AVAILABLE AT WWW.PAINTINFO.COM, FOR SPECIFIED MPI CATEGORIES, EXCEPT AS OTHERWISE INDICATED.
  1. PROVIDE READY MIXED PAINTS, EXCEPT FIELD-CATALYZED COATINGS.
  2. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND THE SUBSTRATES INDICATED UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

6 PAINT SYSTEMS
- A. PROVIDE PREMIUM GRADE SYSTEMS (2 TOP COATS) AS DEFINED IN MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL, EXCEPT AS OTHERWISE INDICATED.
- B. WHERE A SPECIFIED PAINT SYSTEM DOES NOT HAVE A PREMIUM GRADE, PROVIDE CUSTOM GRADE SYSTEM.

7 EXTERIOR PAINT SYSTEMS
- A. CONCRETE HORIZONTAL SURFACES:
  1. EXT 3.2A LATEX FLOOR PAINT: MPI #60.
- B. CONCRETE SEALER:
  1. EXT 3.2G SEALER, CLEAR: MPI #104.
- C. CEMENTITIOUS COMPOSITION BOARD:
  1. EXT 3.3A LATEX: LATEX MPI #10, 11, 15 OR 119.
- D. CONCRETE MASONRY UNITS:
  1. WATER REPELLANT AS SPECIFIED IN DRAWINGS.
  2. EXT 4.2A LATEX: BLOCK FILLER MPI #4, LATEX MPI #10, 11, 15 OR 119.
- E. STRUCTURAL STEEL AND METAL FABRICATIONS:
  1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS.
  2. EXT 5.1A QUICK DRY ENAMEL: Q.D. PRIMER MPI #76, Q.D. ENAMEL MPI #81 OR 96.
     A. SEMI-GLOSS.
- F. ALUMINUM:
  1. APPLICATIONS INCLUDE FRAMES.
  2. EXT 5.4A ALKYD: VINYL WASH PRIMER MPI #80, ALKYD MPI #8, 9 OR 94.
     A. SEMI-GLOSS.
- G. DIMENSION LUMBER:
  1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO COLUMNS.
  2. EXT 6.2A LATEX: OIL/ALKYD PRIMER MPI #5 OR #7, LATEX MPI #10, 11, 15 OR 119.
- H. DRESSED LUMBER:
  1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS.
  2. EXT 6.3A LATEX: OI

GENERAL SPECIFICATION STANDARDS

8 INTERIOR PAINT SYSTEMS

A. STRUCTURAL STEEL AND METAL FABRICATIONS:
1. INT 5.1A QUICK DRY ENAMEL: Q.D. PRIMER MPI #76, Q.D. ENAMEL MPI #81 OR 96.

B. ALUMINUM (NOT ANODIZED):
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO FRAMES, SASH, SILLS, FLASHING, HANDRAILS, RAILINGS, AND POSTS.
2. INT 5.4A ALKYD: VINYL WASH PRIMER MPI #80, ALKYD MPI #47, 48, 49 OR 51.

C. DIMENSION LUMBER:
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO COLUMNS, BEAMS, EXPOSED JOISTS, UNDERSIDE OF DECKING, AND SIDING:

D. DRESSED LUMBER:
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS, DOOR FRAMES, WINDOW FRAMES, WINDOW CASINGS, TRIM, BASEBOARDS, AND MOLDINGS.
2. INT 6.3A HIGH PERFORM ARCHITECTURAL LATEX: LATEX PRIMER MPI #39, HIPAC LATEX MPI #138, 139, 140 OR 141.
3. INT 6.3C SEMI-TRANSPARENT STAIN: WOOD STAIN MPI #90.

E. PLASTER AND GYPSUM BOARD:
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO WALLS, CEILINGS, SOFFITS, AND BULKHEADS.
2. INT 9.2A LATEX: LATEX PRIMER SEALER MPI #50, LATEX #43, 44, 52, 53, 54 OR 114.

9 SCOPE -- SURFACES TO BE FINISHED

A. PAINT ALL EXPOSED SURFACES EXCEPT WHERE INDICATED NOT TO BE PAINTED OR TO REMAIN NATURAL; THE TERM "EXPOSED" INCLUDES AREAS VISIBLE THROUGH PERMANENT AND BUILT-IN FIXTURES WHEN THEY ARE IN PLACE.

B. PAINT THE SURFACES INDICATED ON THE DRAWINGS, AND AS FOLLOWS:
1. IF A SURFACE, MATERIAL, OR ITEM IS NOT SPECIFICALLY MENTIONED, PAINT IN THE SAME MANNER AS SIMILAR SURFACES, MATERIALS, OR ITEMS, REGARDLESS OF WHETHER COLORS ARE INDICATED OR NOT.
2. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNISHINGS THE SAME AS SIMILAR EXPOSED SURFACES.
3. PAINT SURFACES TO BE CONCEALED BEHIND PERMANENTLY INSTALLED FIXTURES, EQUIPMENT, AND FURNISHINGS, USING PRIMER ONLY, PRIOR TO INSTALLATION OF THE PERMANENT ITEM.
4. PAINT BACK SIDES OF ACCESS PANELS AND REMOVABLE AND HINGED COVERS TO MATCH EXPOSED SURFACES.
5. PAINT INTERIOR SURFACES OF AIR DUCTS AND CONVECTOR AND BASEBOARD HEATING CABINETS WITH FLAT, NONSPECULAR BLACK PAINT WHERE VISIBLE THROUGH REGISTERS, GRILLES, OR LOUVERS.
6. PAINT DAMPERS EXPOSED BEHIND LOUVERS, GRILLES, AND CONVECTOR AND BASEBOARD CABINETS TO MATCH FACE PANELS.

C. DO NOT PAINT OR FINISH THE FOLLOWING ITEMS:
1. ITEMS FULLY FACTORY-FINISHED UNLESS SPECIFICALLY NOTED; FACTORY-PRIMED ITEMS ARE NOT CONSIDERED FACTORY-FINISHED.
2. ITEMS INDICATED TO RECEIVE OTHER FINISH.
3. ITEMS INDICATED TO REMAIN NATURALLY FINISHED.
4. FIRE RATING LABELS; EQUIPMENT SERIAL NUMBER AND CAPACITY LABELS, AND OPERATING PARTS OF EQUIPMENT.

10 EXAMINATION

A. VERIFY THAT SURFACES ARE READY TO RECEIVE WORK AS INSTRUCTED BY THE PRODUCT MANUFACTURER.

B. EXAMINE SURFACES SCHEDULED TO BE FINISHED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY CONDITION THAT MAY POTENTIALLY AFFECT PROPER APPLICATION.

C. TEST SHOP-APPLIED PRIMER FOR COMPATIBILITY WITH SUBSEQUENT COVER MATERIALS; REPORT INCOMPATIBLE PRIMER CONDITIONS AND SUBMIT RECOMMENDED CHANGES FOR ARCHITECT'S APPROVAL.

11 PREPARATION

A. PREPARE SURFACES AS SPECIFIED IN MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL AND AS FOLLOWS FOR THE APPLICABLE SURFACE AND COATING; IF MULTIPLE PREPARATION TREATMENTS ARE SPECIFIED, USE AS MANY AS NECESSARY FOR BEST RESULTS; WHERE THE MANUAL REFERENCES EXTERNAL STANDARDS FOR PREPARATION (E.G. SSPC STANDARDS), PREPARE AS SPECIFIED IN THOSE STANDARDS; COMPLY WITH COATING MANUFACTURER'S SPECIFIC PREPARATION METHODS OR TREATMENTS, IF ANY.

B. COORDINATE PAINTING WORK WITH CLEANING AND PREPARATION WORK SO THAT DUST AND OTHER CONTAMINANTS DO NOT FALL ON NEWLY PAINTED, WET SURFACES.

C. SURFACE APPURTENANCES: PRIOR TO PREPARING SURFACES OR FINISHING, REMOVE ELECTRICAL PLATES, HARDWARE, LIGHT FIXTURES, LIGHT FIXTURE TRIM, ESCUTCHEONS, MACHINED SURFACES, FITTINGS, AND SIMILAR ITEMS ALREADY INSTALLED THAT ARE NOT TO BE PAINTED.

1 IF REMOVAL IS IMPRACTICAL OR IMPOSSIBLE BECAUSE OF THE SIZE OR WEIGHT OF THE ITEM, PROVIDE SURFACE-APPLIED PROTECTION BEFORE PREPARATION AND FINISHING.

2. AFTER COMPLETING PAINTING IN EACH SPACE OR AREA, REINSTALL ITEMS REMOVED USING WORKERS SKILLED IN THE TRADES INVOLVED.

D. SURFACES: CORRECT DEFECTS AND CLEAN SURFACES WHICH AFFECT WORK OF THIS SECTION. REMOVE OR REPAIR EXISTING COATINGS THAT EXHIBIT SURFACE DEFECTS.

E. MARKS: SEAL WITH SHELLAC THOSE WHICH MAY BLEED THROUGH SURFACE FINISHES.

F. IMPERVIOUS SURFACES: REMOVE MILDEW BY SCRUBBING WITH SOLUTION OF TETRA-SODIUM PHOSPHATE AND BLEACH. RINSE WITH CLEAN WATER AND ALLOW SURFACE TO DRY.

12 APPLICATION

A. APPLY PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS SPECIFIED OR RECOMMENDED BY MPI MANUAL, USING THE PREPARATION, PRODUCTS, SHEENS, TEXTURES, AND COLORS AS INDICATED.

1. REMOVE, REFINISH, OR REPAINT WORK NOT COMPLYING WITH REQUIREMENTS.

B. DO NOT APPLY FINISHES OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACES, OR OTHER CONDITIONS DETRIMENTAL TO FORMATION OF A DURABLE COATING FILM; DO NOT APPLY FINISHES TO SURFACES THAT ARE NOT DRY.

C. USE APPLICATORS AND METHODS BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

D. MINIMUM COATING THICKNESS: APPLY PAINT MATERIALS NO THINNER THAN MANUFACTURER'S RECOMMENDED SPREADING RATE; PROVIDE TOTAL DRY FILM THICKNESS OF ENTIRE SYSTEM AS RECOMMENDED BY MANUFACTURER.

E. APPLY FINISH TO COMPLETELY COVER SURFACES WITH UNIFORM APPEARANCE

13 CLEANING AND PROTECTION

A. COLLECT WASTE MATERIAL WHICH MAY CONSTITUTE A FIRE HAZARD, PLACE IN CLOSED METAL CONTAINERS, AND REMOVE DAILY FROM SITE.

B. AT THE END OF EACH WORKDAY, REMOVE EMPTY CANS, RAGS, RUBBISH, AND OTHER DISCARDED PAINT MATERIALS FROM SITE.

C. PROTECT OTHER WORK, WHETHER BEING PAINTED OR NOT, AGAINST DAMAGE BY PAINTING. CORRECT DAMAGE BY CLEANING, REPAIRING OR REPLACING, AND REPAINTING AS APPROVED BY ARCHITECT.

D. PROVIDE "WET PAINT" SIGNS TO PROTECT NEWLY PAINTED FINISHES. REMOVE TEMPORARY PROTECTIVE WRAPPINGS PROVIDED BY OTHERS TO PROTECT THEIR WORK AFTER COMPLETING PAINTING OPERATIONS.

E. AT COMPLETION OF CONSTRUCTION ACTIVITIES OF OTHER TRADES, TOUCH UP AND RESTORE DAMAGED OR DEFACED PAINTED SURFACES. COMPLY WITH PROCEDURES SPECIFIED IN MPI MANUAL.

SECTION 09660 LUXURY VINYL TILE (LVT) FLOORING

1 ANY MATERIALS OR OPERATION SPECIFIED BY REFERENCE TO THE PUBLISHED SPECIFICATIONS OF A MANUFACTURER, FEDERAL SPECIFICATIONS (FED. SPEC.), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OR OTHER PUBLISHED STANDARDS, SHALL COMPLY WITH THE REQUIREMENTS OF THAT STANDARD.

2 EXCEPT AS OTHERWISE SPECIFIED HEREIN OR SPECIFICALLY APPROVED BY THE ARCHITECT IN WRITING, THE PRODUCTS OF THE FOLLOWING MANUFACTURERS, SUBJECT TO COMPLIANCE WITH SPECIFICATION REQUIREMENTS SHALL BE ACCEPTABLE:
A. KENTILE
B. ARMSTRONG
C. GAF CORP.
D. JOHNSON

3 SAMPLES OF THE FOLLOWING MATERIALS OR ASSEMBLIES SHALL BE REQUIRED:
A. FLOOR TILE
B. BASE
C. TRIM PIECES AND ACCESSORIES

4 MATERIALS SHALL BE DELIVERED TO THE PROJECT IN MANUFACTURER'S ORIGINAL, UNOPENED CONTAINERS, CLEARLY MARKED WITH MANUFACTURER'S BRAND NAME, COLOR OR PATTERN IDENTIFICATION, AND MILL-RUN CODE NUMBER.HANDLE AND STORE MATERIALS CAREFULLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. TILES WITH CRACKED, CHIPPED OR BENT CORNERS SHALL BE REJECTED, WHETHER THESE DEFACED TILES HAVE BEEN INSTALLED IN THE WORK OR NOT.

5 FLOORING SHALL BE UNIFORM IN THICKNESS AND SIZE. TILE SHALL BE CUT ACCURATELY WITH SQUARE, TRUE EDGES. PLAIN COLORS SHALL BE UNIFORM THROUGHOUT IN COLOR. VARIATIONS FROM PIECE TO PIECE WITH VARIEGATED COLORS SHALL NOT BE SO WIDE AS TO MAR THE DECORATIVE VALUE OF THE FLOOR.

6 FLOOR TILE: TILE AND COLORS SHALL BE SELECTED FROM MANUFACTURER'S STANDARD SERIES. TILE SHALL BE VINYL 1/8-INCH-THICK, 12 X 12 INCHES, CONFORMING TO FED. SPEC. SS_T_312, TYPE IV. RESILIENT FLOORING SHALL BE PLACED SO THAT FIELDS OF PATTERNS RUN CONTINUOUSLY THROUGHOUT THE FLOOR SURFACE. FIT FLOORING NEATLY INTO BREAKS AND RECESSES. FIT FLOORING WITH TIGHT, ALIGNED JOINTS. EDGING STRIPS SHALL BE PROVIDED WHERE FLOORING TERMINATES AT POINTS HIGHER THAN THE CONTIGUOUS FINISHED FLOORING.

7 BASE SHALL BE MOLDED VINYL COVE 1/8-INCH-THICK, 4 INCHES HIGH. INTERNAL AND EXTERNAL CORNERS SHALL BE PREMOLDED. COLORS SHALL BE FROM MANUFACTURER'S STANDARD COLOR GROUP. ADHESIVES, UNDERLAYMENT, PRIMERS, CRACK FILLERS, WAX AND CLEANERS SHALL BE AS RECOMMENDED BY MANUFACTURER. FIRMLY CEMENT BASE TO WALL. PRESS DOWN SO THAT BOTTOM COVED EDGE FOLLOWS FLOOR. FORM INTERNAL AND EXTERNAL CORNERS WITH PREMOLDED UNITS. SCRIBE BASE ACCURATELY TO ABUTTING MATERIALS.

8 SURFACES TO RECEIVE RESILIENT FLOORING SHALL BE EXAMINED, AND WORK SHALL NOT BE STARTED UNTIL DEFECTS HAVE BEEN CORRECTED. STARTING OF APPLICATION OF RESILIENT FLOORING SHALL CONSTITUTE ACCEPTANCE BY THIS SUBCONTRACTOR THAT THE SURFACE IS IN PROPER CONDITION. DO NOT START WORK UNTIL ALL MATERIALS OF OTHER TRADES HAVE BEEN INSTALLED WHICH WILL AFFECT RESILIENT FLOORING.

9 SURFACES RECEIVING RESILIENT FLOORING SHALL NOT VARY MORE THAN 1/8 INCH IN ANY 6 FOOT DISTANCE, AND MORE THAN 1/16 INCH WITHIN ANY ONE FOOT DISTANCE. ANY DEVIATION FROM THIS TOLERANCE OF THE SURFACE RECEIVING RESILIENT FLOORING SHALL BE FILLED WITH UNDERLAYMENT.

SECTION 09680 TILE CARPETING

1 ALL REFERENCES INDICATING TO FOLLOW MANUFACTURER'S INSTRUCTIONS SHALL IMPLY USING THE LATEST MANUFACTURER'S PUBLISHED INFORMATION.

2 PROVIDE MOISTURE TESTS AND PH TESTS (ALKALINITY) IN ACCORDANCE WITH MANUFACTURER'S WRITTEN REQUIREMENTS AND ASTM STANDARDS.

3 OBTAIN APPROVAL OF A/E OWNER BEFORE MAKING SUBMITTALS. SUBMIT PRODUCT DATA AND SPECIFICATIONS FOR EACH CARPET TILE, INCLUDING SPECIFIED TESTS PASSED, AND DESCRIPTION OF ADHESIVE, RUBBER BASE, TRANSITION STRIPS AND EDGE STRIPS. SUBMIT MANUFACTURERS INSTALLATION INSTRUCTIONS, INCLUDING ANY SPECIAL PROCEDURES.

A. SUBMIT TWO FULL SIZE SAMPLES OF CARPET TILE, IN THE RANGE OF COLORS AND PATTERNS SPECIFIED, FOR SELECTION OF ONE OR MORE COLORS AND PATTERNS BY THE OWNER.

B. SUBMIT TWO 12-INCH LONG PIECES OF SPECIFIED MOLDING AND 2 SAMPLES OF ALL AND ANY SPECIAL TREATMENT MATERIALS (CARPET SADDLE, SNAP DOWN DIVIDERS, REDUCERS).

4 MAINTENANCE MANUALS: PROVIDE TWO COMPLETE MANUALS EACH WITH MAINTENANCE PROCEDURES, RECOMMENDED MAINTENANCE MATERIALS, STAIN REMOVAL PROCEDURES AND SUGGESTED SCHEDULE FOR CLEANING AND REPAIR PROCEDURES.

5 PROVIDE IN MANUFACTURER'S UNOPENED BOXES. PROVIDE MINIMUM OF 2% OF ALL CARPET TILE INSTALLED IN THIS WORK, BUT NO LESS THAN 1 FULL BOX OF CARPET TILE IN EACH COLOR/PATTERN. OBTAIN SIGNATURE OF THE M-DCPS PROJECT MANAGER ON THE TRANSMITTAL LETTER TO CONFIRM RECEIPT OF THE CARPET TILE.

6 CARPET TILES SHALL BE TUFTED NYLON PILE ON SPONGE PLASTIC OR CUSHION BACKING.

ACCECPTABLE MANUFACTURER CARPET TILE PRODUCTS:
A. SHAW CONTRACT GROUP
B. MANNINGTON COMMERCIAL
C. PATCRAFT PRODUCTS FAMILY

TUFTED NYLON PILE BONDED TO GLASS-REINFORCED VINYL (PVC) BACKING.
A. FIBERGLASS REINFORCED, LOW VOC, THERMOPLASTIC PVC MAT, WITH COATING THAT BINDS TUFTS TO AT LEAST 10.0 LB.
B. WITHDRAWAL FORCE; ASTM D1335THICKNESS: 0.090 TO 0.100 IN.
C. OVERALL WEIGHT: 70 TO 80 OZ/YD ^{2}.
D. DIMENSIONAL STABILITY: <0.15% CHANGE; DIN 54318 "AACHEN TEST".

ACCEPTABLE MANUFACTURER BACKING PRODUCTS:
A. INTERFACE PRODUCT FAMILY
B. J&J FLOORING PRODUCT FAMILY
C. MANNINGTON COMMERCIAL

7 ADHESIVES SHALL BE RELEASABLE, PRESSURE-SENSITIVE PAD-TYPE ADHESIVE SYSTEM AS PROVIDED BY CARPET TILE MANUFACTURER

8 ALUMINUM TRANSITION AND EDGE STRIPS: GENTLY TAPERED PROFILE, AT LEAST 2 IN. WIDE THAT WILL GRIP THE EDGE OF CARPET TILE WITHOUT EXTENDING ABOVE ADJACENT PILE HEIGHT, AS PRODUCED BY PEMKO, SCHLUTER OR ZERO.

9 INSTALL CARPET TILE FOLLOWING MANUFACTURER'S CURRENT PUBLISHED RECOMMENDATIONS AND INSTRUCTIONS, EXCEPT AS MORE STRINGENTLY SPECIFIED HEREIN.

10 CUT AND FIT CARPET TILE TO BUTT TIGHTLY AT VERTICAL SURFACES, BUILT-INS, PIPES, OUTLETS, EDGINGS, THRESHOLDS AND NOSINGS. EXTEND CARPET TILE INTO TOE SPACES, DOOR REVEALS, CLOSETS, AND OTHER SIMILAR DEPARTURES FROM STRAIGHT ROOM BOUNDARIES. PROVIDE EDGE STRIPS AT DOORS.

DIVISION 10 - SPECIALTIES

SECTION 10400 IDENTIFYING DEVICES

1 CONTRACTOR SHALL INSTALL ENGRAVED PLASTIC LAMINATE SIGNS AT THE DOOR INTO ALL ROOMS WITH THE ROOM NAME AND ROOM NUMBER AS INDICATED ON THE FLOOR PLAN.

2 ENGRAVED PLASTIC LAMINATE IDENTIFYING ROOM SIGNS SHALL BE 1/8" THICK WITH FACE AND CORE COLORS AS SELECTED BY THE ARCHITECT AND OWNER. COLOR SELECTION WILL BE MADE FROM THE SUPPLIERS STANDARD COLORS. THE SUPPLIER SHALL PROVIDE A MINIMUM OF 10 COLORS FOR THE ARCHITECT AND OWNER CONSIDERATION.

3 ENGRAVED LETTERS SHALL BE MACHINE CUT EVENLY INTO THE CONTRASTING COLOR CORE. LETTER STYLE SHALL BE HELVETICA MEDIUM.

4 INSTALL IDENTIFICATION SIGNS IN A PERMANENT MANNER AS APPROVED BY THE ARCHITECT AND OWNER. INSTALL SIGNS SO THE CENTER IS 9" FROM THE DOOR FRAME AT A HEIGHT OF 60" AFF.

5 SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR ALL IDENTIFYING ROOM SIGNS. SUBMIT SAMPLES OF PLASTIC LAMINATE FOR APPROVAL BY THE ARCHITECT AND OWNER.

6 C. NON_POTABLE WATER CAUTION SIGNS
1. PROVIDE NON_POTABLE WATER CAUTION SIGNS ADJACENT TO ALL HOSE BIBBS DELIVERING NON_POTABLE WATER.
2. NON_POTABLE WATER CAUTION SIGNS SHALL BE LETTERED AS FOLLOWS:
CAUTION
NON_POTABLE WATER
DO NOT DRINK

7 D. CLEARANCE CAUTION SIGNS
1. PROVIDE CLEARANCE CAUTION SIGNS IN THE FOLLOWING LOCATIONS:
A.
B.
2. CLEARANCE CAUTION SIGNS SHALL BE LETTERED AS FOLLOWS:
CAUTION
_FOOT
CLEARANCE

8 2.02 ENGRAVED PLASTIC LAMINATE SIGNS
A.

9 2.03 DEDICATION PLAQUE

PROVIDE ONE DARK BRONZE CAST ALUMINUM DEDICATION PLAQUE. TEXT AND DESIGN SHALL BE AS PROVIDED BY THE E/A. APPROXIMATE SIZE SHALL BE 3' LONG BY 2' HIGH. BASE BID ON APPROXIMATELY 500 RAISED LETTERS AND THE OWNER'S LOGO.

10 3. EXECUTION
3.01 INSTALLATION
END OF SECTION

SECTION 10800 RESTROOM ACCESSORIES

1 WORK UNDER THIS SECTION INCLUDES:
A. 42 "GRAB BARS
B. 36" GRAB BAR
C. SURFACE MOUNTED MIRROR
D. TOILET TISSUE DISPENSERS
E. PAPER TOWEL DISPENSERS.

2 SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR RESTROOM ACCESSORIES. INSTALL RESTROOM ACCESSORIES AS INDICATED ON THE DRAWINGS AND IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

3 PROVIDE GRAB BARS WHERE INDICATED ON THE DRAWINGS. GRAB BARS SHALL BE FABRICATED FROM SATIN FINISH STAINLESS STEEL AND SHALL BE 1½" OUTSIDE DIAMETER. TUBING SHALL BE BENT AND WELDED, FORMING A STRUCTURAL UNIT FREE FROM PROTRUDING EDGES. INTERMEDIATE SUPPORTS SHALL BE WELDED TO THE BARS. CONCEALED MOUNTING FLANGES SHALL BE STAINLESS STEEL. INSTALLED BARS SHALL BE CAPABLE OF WITHSTANDING A 500 LB. VERTICAL LOAD WITHOUT BECOMING LOOSE AND WITHOUT OBVIOUS PERMANENT DEFORMATION. GRAB BARS SHALL BE MANUFACTURED BY THE FOLLOWING, OR EQUAL:
A. ACCESSORY SPECIALTIES, INC.
B. AMERICAN DISPENSER CO., INC.
C. BOBRICK WASHROOM EQUIPMENT, INC.

4 FIXED TILT MIRROR SHALL BE ¼" THICK PLATE GLASS WITH TWO COATS OF SILVER AND AN ELECTROLYTICALLY APPLIED COPPER PLATED. MIRROR SHALL BE GUARANTEED FOR 10 YEARS. UNIT SHALL MEASURE 16" BY 30". FRAME SHALL BE STAINLESS STEEL WITH A SATIN FINISH AND SHALL EXTEND 4" FROM WALL AT THE TOP AND 1" FROM THE WALL AT THE BOTTOM. FIXED TILT MIRRORS SHALL BE ONE OF THE FOLLOWING, OR EQUAL:
A. ACCESSORY SPECIALTIES, INC. MODEL 0535.
B. AMERICAN DISPENSER CO., INC. MODEL 573.
C. BOBRICK WASHROOM EQUIPMENT, INC. MODEL B_293.

5 PROVIDE ONE (1) MULTI_ROLL TISSUE DISPENSER FOR EACH WATER CLOSET. TOILET TISSUE DISPENSERS SHALL BE TWO_ROLL, SURFACE MOUNTED OF STAINLESS STEEL WITH A NO. 4 SATIN FINISH. DISPENSER SHALL BE ONE OF THE FOLLOWING:
A. ACCESSORY SPECIALTIES, INC., MODEL 06976A.
B. AMERICAN DISPENSER CO., INC., MODEL 511.
C. BOBRICK WASHROOM EQUIPMENT, INC. MODEL B_2994.

6 SURFACE MOUNTED TOWEL DISPENSERS. TOWEL DISPENSERS SHALL BE FABRICATED FROM STAINLESS STEEL AND SHALL HAVE A SATIN FINISH. TOWEL DISPENSERS SHALL HOLD A MINIMUM OF 600 C_FOLD TOWELS. TOWEL DISPENSERS SHALL BE ONE OF THE FOLLOWING, OR EQUAL:
A. AMERICAN DISPENSER CO., INC. MODEL 6C & 7MC.
B. BOBRICK WASHROOM EQUIPMENT, INC. MODEL B3901 & B3914.

DIVISION 11 - EQUIPMENT

1 THERE IS NO DIVISION 11 EQUIPMENT IN THE SCOPE FOR THIS PROJECT

DIVISION 12 - FURNISHING

1 THERE IS NO FURNISHING IN THE SCOPE FOR THIS PROJECT

DIVISION 13 - SPECIAL CONSTRUCTION

1 THERE IS NO SPECIAL CONSTRUCTION IN THE SCOPE FOR THIS PROJECT

DIVISION 14 - CONVEYING EQUIPMENT

1 THERE IS NO CONVEYING EQUIPMENT FOR THIS PROJECT

Date	Revision	Symbol	Date	Revision	Symbol

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245 - 2157

Issue Date: 04/15/2026
Comp. File No.:
State Project No.: 61930C

Designed: Designer
Drawn: Author
Checked: Checker
Consultant: Checker

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FORT ZACHARY TAYLOR
GENERAL SPECIFICATIONS
ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
G103

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

GENERAL SPECIFICATION STANDARDS

DIVISION 15 - MECHANICAL & PLUMBING

1. ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES x 24 INCHES ADJUSTABLE WITH 15 INCHES x 7 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-4.2 MINIMUM INSULATION EXCEPT DUCTS EXPOSED TO VENTILATED ATTICS AND CRAWL SPACES SHALL HAVE R-6 INSULATION.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN, EXCEPT DOORS LOCATED IN FIRE RATED PARTITIONS SHALL NOT BE UNDERCUT.
3. RESTROOM VENT FANS SHALL PROVIDE 50 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL, UNLESS OTHERWISE SPECIFIED ON PLANS.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES CAPABLE OF PROVIDING 5 CFM FOR EACH OCCUPANT & 0.06 CFM PER SQUARE FOOT OF BUILDING AREA.
6. HVAC EQUIPMENT SHALL BE U.L. LISTED. CONDENSATION PIPE FROM HVAC UNIT TO GRADE SHALL BE SITE INSTALLED. TIME SWITCH, PROGRAMMABLE TIME CLOCK, OR EQUAL SHALL BE INSTALLED ON HVAC FROM ENERGY CONSERVATION. HVAC UNIT SHALL HAVE A MINIMUM SEER RATING OF 14 (SNG. PACKAGE).
7. INTERIOR DOORS SHALL BE UNDERCUT 1.5" ABOVE FINISHED FLOOR FOR RETURN AIR.
8. HVAC UNITS SHALL HAVE FRESH AIR INTAKE CAPABLE OF PROVIDING 0.5 CFM PER SQ. FT. OF FLOOR AREA.
9. HVAC UNIT BLOWERS SHALL OPERATE CONTINUOUSLY DURING HOURS OF OCCUPANCY.
10. INSULATED DUCTS FOR CONDITIONED AIR SHALL HAVE A VAPOR BARRIER ON THE WARM SIDE OF THE DUCT.
11. OUTSIDE AND INSIDE WET AND DRY BULB DESIGN MUST COMPLY WITH WEATHER CONDITIONS.
12. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
13. RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. (70 INCHES MINIMUM IN SHOWERS).
14. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
15. WATER HEATER SHALL HAVE A T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON THE COLD WATER SUPPLY LINE.
16. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
17. WATER SUPPLY LINES SHALL BE POLYBUTYLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IN 180°F. THE POLYBUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
18. ALL PIPE HANGERS SHALL BE NON-METALLIC OR OF THE SAME METAL AS THE PIPE BEING SUPPORTED. ALL SUPPORTS FOR PLASTIC PIPES SHALL PERMIT FREE MOVEMENT AND/OR THERMAL EXPANSION OF THE PIPE. PIPING SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19. WATER CLOSETS ARE TANK TYPE UNLESS OTHERWISE SPECIFIED.
20. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED BY EOR AND SITE INSTALLED BY G.C., SUBJECT TO LOCAL JURISDICTION APPROVAL.
21. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATED INSTALLED.

DIVISION 16 - ELECTRICAL

1. ALL EQUIPMENT SHALL BE LISTED BY UL FOR THE APPLICATION FOR WHICH IT IS USED AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING.
2. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
3. LIGHT FIXTURES INSTALLED IN STORAGE ROOMS SHALL BE RECESSED. ALL LIGHT FIXTURES SHALL BE LED TYPE AND ALL FIXTURES SHALL BE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410.2.
4. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OR BEING LOCATED IN THE OPEN POSITION.
5. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
6. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC.
7. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY ENGINEER OF RECORD, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
9. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE WEATHER RESISTANT & IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
10. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.
11. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (fc) AND A MINIMUM OF 0.1 fc MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 fc AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 fc AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-T0-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.
12. INTERIOR LIGHTING SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT TURN OFF THE LIGHTING WITHIN 30 MINUTES OF AN OCCUPANT LEAVING THE SPACE IN ALL OF THE FOLLOWING AREAS:

    A. ALL ROOMS IN BUILDINGS THAT EXCEED 5000 SQUARE FEET IN AREA EXCEPT FOR LIGHTING INTENDED FOR 24 HOUR OPERATION, LIGHTING IN SPACES WHERE PATIENT CARE IS RENDERED, AND SPACES WHERE AUTOMATIC SHUT-OFF WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANT(S);

    B. THE FOLLOWING ROOMS IN BUILDINGS OF 5000 SQUARE FEET OR LESS IN AREA: CONFERENCE AND MEETING ROOMS, EMPLOYEE LUNCH OR BREAK ROOMS, CLASSROOMS (NOT INCLUDING SHOP CLASSROOMS, LABORATORY CLASSROOMS AND CLASSROOMS FOR PRESCHOOL THROUGH THE 12TH GRADE).
13. PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE PART OF MANUFACTURED BUILDING.
14. INSTALL MINIMUM OF 1 ELECTRICAL OUTLET ON EACH WALL IN ALL ROOMS. ALL OUTLETS IN THE RESTROOM AND KITCHENETTE SHALL BE GFI TO COMPLY WITH FBC. INSTALL 2 ADDITIONAL GFI OUTLETS AT KITCHENETTE BASE CABINET COUNTER.
15. INSTALL AN IT RACK IN THE IT ROOM. COORDINATE THE INSTALLATION WITH THE OWNER.
16. INSTALL A DATA / PHONE JACK IN EACH OF THE FOLLOWING ROOMS WITH CONDUIT AND WIRING THAT HOME-RUNS TO THE IT RACK. COORDINATE THE INSTALLATION WITH THE OWNER:

    A. ROOM 1 OFFICE
    B. ROOM 2 OFFICE
    C. ROOM 4 KITCHENETTE
    D. ROOM 5 CONFERENCE ROOM (2 JACKS, 1 TV JACK)
    E. ROOM 6 OPEN OFFICE (2 JACKS)
    F. ROOM 8 STORAGE / IT (2 JACKS NEAR RACK)

Symbol	Date	Revision
A		
B		
C		
D		

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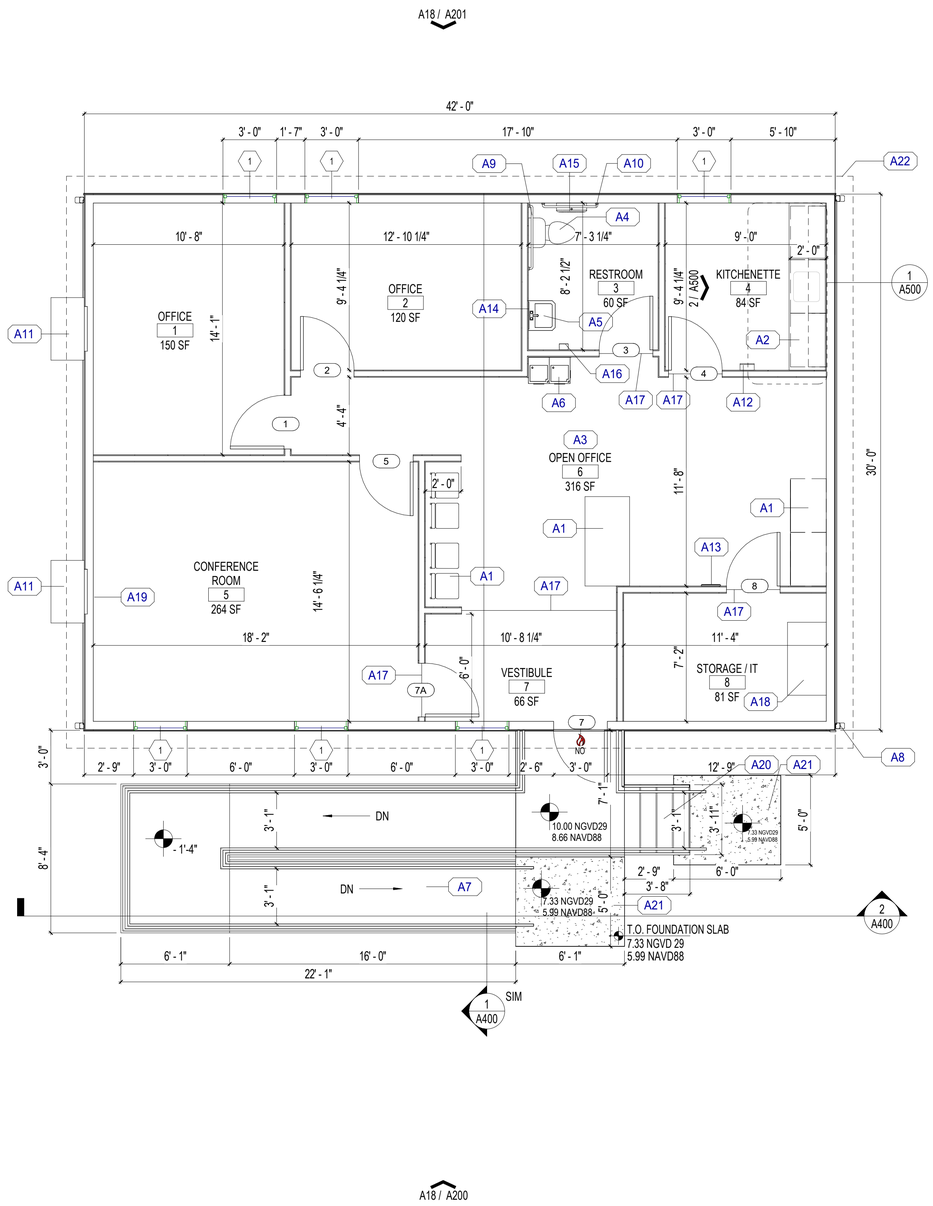
FORT ZACHARY TAYLOR

GENERAL SPECIFICATIONS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
G104

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



KEYNOTE LEGEND

#	DESCRIPTION
A1	FURNITURE IS SHOWN FOR INFORMATION ONLY.
A2	BASE CABINET REFER TO A500
A3	FLOOR FINISH SHALL BE LVT (REFER TO G103)
A4	TOILET (REFER TO CIVIL DRAWINGS FOR CONNECTION)
A5	SINK (REFER TO CIVIL DRAWINGS FOR CONNECTION)
A6	DOUBLE HEIGHT H.C. WATER COOLER
A7	RAMP (REFER TO STRUCTURAL DRAWINGS)
A8	ALUMINUM DOWNSPOUT
A9	42" GRAB BAR
A10	36" GRAB BAR
A11	EXTERIOR HVAC UNITS BY MODULAR BUILDING MANUFACTURER
A12	SEMI RECESSED FIRE EXTINGUISHER AND CABINET BY LARSON
A13	ROOM SIGNAGE TYPICAL FOR ALL ROOMS (REFER TO A502)
A14	SURFACE MOUNTED MIRROR
A15	TOILET TISSUE DISPENSER
A16	PAPER TOWEL DISPENSER
A17	TRANSITION STRIP BETWEEN CARPET AND LVT
A18	IT RACK (COORDINATE WITH OWNER)
A19	BLOCKING IN WALL FOR FLAT SCREEN TV
A20	STEEL STAIRS WITH 5 EQUAL RISERS AND 11" THREADS BOLTED TO CONCRETE LANDING. CONTRACTOR TO SUBMIT SHOP DRAWINGS SIGNED AND SEAL BY FLORIDA LICENSE STRUCTURAL ENGINEER FOR STAIRS & RAILING.
A21	4" REINFORCED CONCRETE SLAB ON GRADE (REFER TO STRUCTURAL DRAWINGS)
A22	LINE OF ROOF ABOVE

RESTROOM NOTES

1. RESTROOM SHALL COMPLY WITH ADA AND FBD.
2. PROVIDE FRTW BLOCKING AT ALL ACCESSORY AND GRAB BAR LOCATIONS.
3. TOILET ROOM SIGNS BY G.C. SHALL COMPLY WITH ANSI A117.1 SECTION 703.
4. ALL TOILET ACCESSORIES AND PLUMBING FIXTURES SHALL BE MOUNTED IN ACCORDANCE TO ANSI A117.1
5. LAVATORIES SHALL BE LOCATED SUCH THAT TOP OF RIM OR COUNTER SURFACE TO BE AT A MAX. OF 34" A.F.F. PROVIDE 29" MIN. CLEARANCE BETWEEN FINISH FLOOR AND BOTTOM OF APRON AND SHALL COMPLY WITH ANSI A117.1 SECTION 606.
6. LAVATORIES AND ELECTRIC WATER COOLERS SHALL BE LOCATED SUCH THAT A CLEAR FLOOR SPACE OF 30" X 48" IS PROVIDED AND SHALL COMPLY WITH ANSI A117.1 SECTION 305.3 & SECTION 306.
7. PROVIDE PROTECTIVE INSULATION WHICH SHALL COMPLY WITH ANSI A117.1, SECTION 606.6 AT ALL ACCESSIBLE LAVATORIES WITH EXPOSED PIPING.
8. UNO WATER CLOSETS & URINAL FLUSH CONTROLS AND FAUCETS SHALL BE AUTOMATIC OR BATTERY OPERATED AND SHALL COMPLY WITH ANSI A117.1 SECTION 604.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NOT MORE THAN 44" A.F.F.
9. U.N.O. ALL ACCESSORIES AND DISPENSERS SHALL BE SUPPLIED AND INSTALLED BY GC.
10. NEW RESTROOM(S) TO BE FULLY ACCESSIBLE PER THE PROVISIONS OF ANSI A117.1.

TOILET ACCESSORY SCHEDULE

T1 42" GRAB BAR
T2 36" GRAB BAR
T3 SURFACE MOUNTED MIRROR 24"X36" TEMPERED GLASS
T4 TOILET TISSUE DISPENSER
T5 PAPER TOWEL DISPENSER

1 FINISH FLOOR LEVEL

1/4" = 1'-0"

4ft. 0 4ft. 8ft.

Date	Revision	Symbol

Date	Revision	Symbol
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		D

Date	Revision	Symbol
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		B

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Comp. File No.:
State Project No.: 61930C

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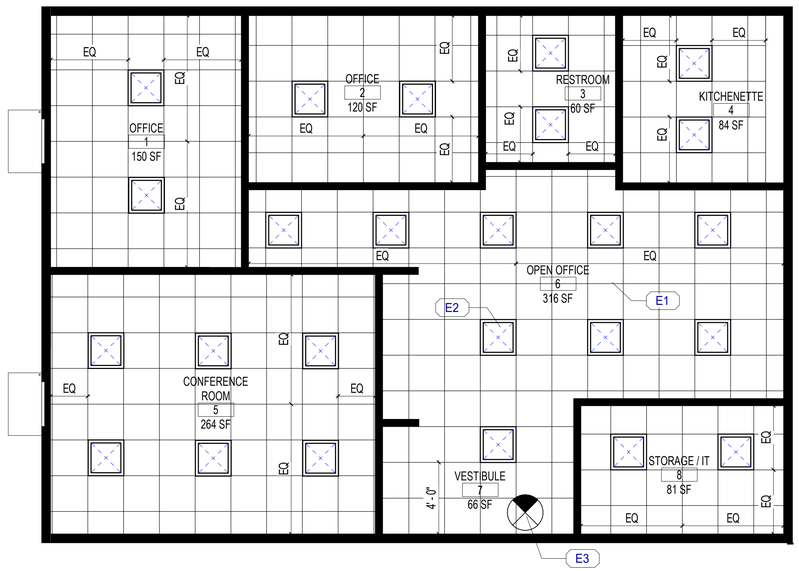
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ARCHITECTURAL FLOOR PLAN

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A100

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



REFLECTED CEILING PLAN NOTES

1. THIS REFLECTED CEILING PLAN IS PROVIDED TO DOCUMENT CEILING DESIGN INTENT. SEE ALSO MECHANICAL AND ELECTRICAL DOCUMENTATION FOR COMPLETE INFORMATION INCLUDING SWITCH LOCATION, CIRCUITING AND WIRING LAYOUT. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS, OR IN CONFLICT WITH MEP/FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH THE WORK.
2. - RESERVED-
3. FOLLOWING COMPLETION OF THE ACOUSTICAL CEILING INSTALLATION, ALL JOINTS AND GRID SHALL BE STRAIGHT, TRUE TO LINE, WITH EXPOSED SURFACES FLUSH AND LEVEL. DIRTY OR DISCOLORED SURFACES OF TILE ARE TO BE CLEANED OR REPLACED, AND LEFT FREE OF DEFECTS. AFTER 30 DAYS FROM SUBSTANTIAL COMPLETION, INSPECT THE WORK AND ADJUST TILE NOT IN ALIGNMENT WITH OTHER CEILING TILES AND REPLACE MISSING OR DAMAGED UNITS.
4. IN ALL ROOMS OR AREAS, THE CONTRACTOR SHALL ESTABLISH A SINGLE FLOOR ELEVATION THAT IS TO BE USED AS THE ORIGIN FOR ALL CEILING HEIGHTS ABOVE FINISHED FLOOR.
5. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP/FP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS. WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIAS, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR TO PROVIDE COMPLETE COORDINATION DRAWINGS FOR THE ARCHITECT AND ENGINEER'S REVIEW.
6. PROVIDE SMOKE DETECTORS THROUGHOUT TENANT AREAS IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
7. ALL CEILING MOUNTED DEVICES SHALL BE WHITE U.N.O.
8. PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
9. LOCATE ANY CONTROLS THAT NEED ACCESSING OVER ACOUSTICAL CEILING TILE AREAS. DO NOT PLACE ANY ABOVE GYPSUM BOARD CEILINGS, UNLESS APPROVED BY ARCHITECT.
10. PROVIDE CEILING ACCESS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE. MATCH ADJACENT CEILING FINISH U.N.O. SYSTEMS AND EQUIPMENT REQUIRING ACCESS SHALL BE LOCATED AT ACCESSIBLE CEILINGS -ACCESS PANELS NOT SHOWN ON DRAWINGS SHALL NOT BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL.
11. ALL ACCESS PANELS IN GYPSUM BOARD CEILINGS SHALL BE FRAMELESS; LOCATIONS SHALL BE COORDINATED WITH ARCHITECT. GROUP DEVICES TO MINIMIZE THE NUMBER AND SIZE OF ACCESS PANELS.
12. ALL CONDUITS, BOXES, DUCTS, HVAC UNITS, PIPES, ETC., SHALL BE INSTALLED AS HIGH AS POSSIBLE, NOT LOWER THAN 6" ABOVE LINE OF HIGHEST FINISHED CEILING.
13. THERE SHALL BE NO COMBUSTIBLE MATERIALS IN THE PLENUM SPACE.
14. WHEN MULTIPLE SWITCHES OCCUR IN CLOSE PROXIMITY GANG UNDER SINGLE SWITCH PLATE.
15. INSTALL NEW THERMOSTATS CLOSE TO DOOR OPENINGS. DO NOT INSTALL IN CENTER OF WALL. ARCHITECT AND CLIENT TO APPROVE ALL LOCATIONS.
16. ALL LIGHTS TO BE CONTROLLED BY MOTION SENSOR. PROVIDE OVERRIDE SWITCH AT ALL CONFERENCE ROOMS
17. ALL LAMPS SHALL BE IDENTICAL FROM ONE MANUFACTURER IN SAME TEMPERATURE, UON.
18. CENTER CEILING GRID IN ROOM OR AREA IN TWO DIRECTIONS, TYPICAL UON.
19. CENTER LIGHT FIXTURES/SPRINKLER HEAD/CEILING ELEMENT IN 24" PORTION OF 48" CEILING TILE, TYPICAL UON.
20. LOCATE ALL LIGHT FIXTURES, SPEAKERS, LIFE-SAFETY DEVICES AND SIMILAR CEILING ELEMENTS, ETC., IN THE CENTER OF CEILING TILE IN BOTH DIRECTIONS AND ALIGN WITH ADJACENT FIXTURES, DEVICES OR HEADS IN A RUN OR ROW, U.N.O.
21. REFER TO ELEVATIONS AND SECTIONS FOR MOUNTING HEIGHTS OF WALL SURFACE MOUNTED LIGHT FIXTURES.
22. IN SEISMIC HAZARD AREAS, PROVIDE SEISMIC BRACING AT ALL SUSPENDED CEILING SYSTEMS. SUSPENDED CEILING AND BRACING SHALL MEET THE MINIMUM REQUIREMENTS OF CISCA AND ASCE 7-10 SECTION 13.5.6.
23. PROVIDE CEILING ACCESS AS REQ. FOR SYSTEMS MAINTENANCE. MATCH ADJ. CEILING FINISH, UNO. SYSTEMS AND EQPT TO BE LOCATED ABOVE ACCESSIBLE CEILINGS. ACCESS PANELS NOT SHOWN SHALL NOT BE INSTALLED IN GPY BD CEILING WITHOUT PRIOR APPROVAL
24. ACCESS PANELS IN GYP. BD CEILINGS TO BE FRAMELESS; COORD. W/ ARCHITECT. GROUP DEVICES
25. MAXIMIZE ALL CONDUIT, BOXES, DUCTS, HVAC UNITS, PIPES, ETC. HEIGHTS, MINIMUM 5" ABOVE HIGHEST FINISHED CEILING DATUM

KEYNOTE LEGEND

#	DESCRIPTION
E1	2' X 2' EXPOSED GRID ACOUSTIC TILE CEILING
E2	2' X 2' LED RECESSED LIGHT FIXTURE TYPICAL
E3	CEILING MOUNTED ILLUMINATED EXIT SIGN

1 REFLECTED CEILING PLAN

1/4" = 1'-0"

4ft. 0 4ft. 8ft.

Symbol	Date	Revision
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Issue Date: 04/15/2026
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State Project No.: 61930C

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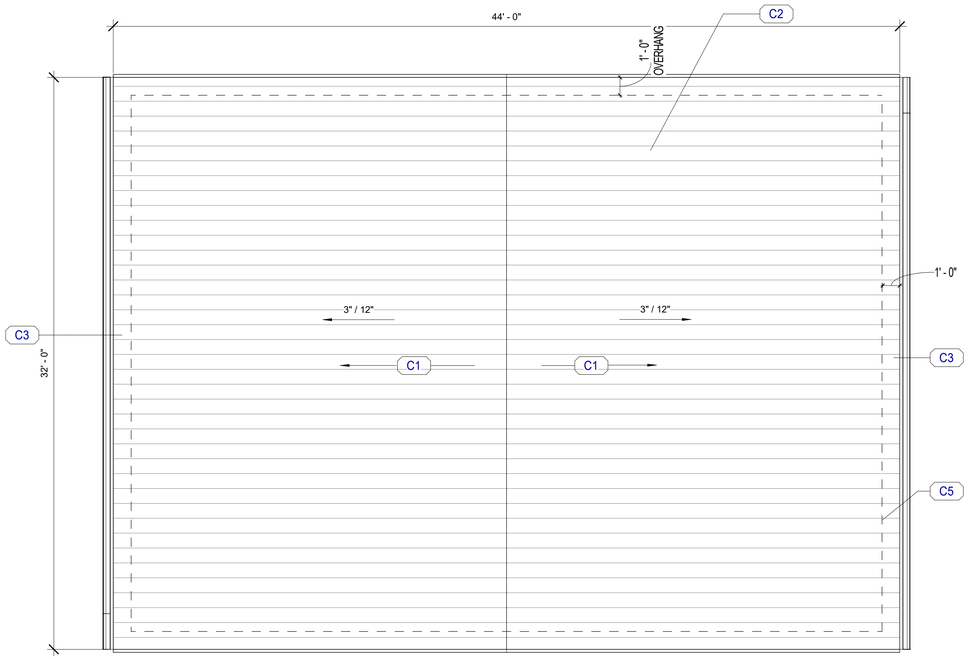
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REFLECTED CEILING PLAN
ADMINISTRATION BUILDING REPLACEMENT
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KEY WEST, FL 33040

Sheet No.
A140

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



ROOF PLAN GENERAL NOTES

1. NO CONDUIT ON ROOF
2. ALL COMPONENTS FOR THE ROOF DRAINAGE SYSTEM SHALL BE SIZED BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD PER LOCAL BUILDING CODE
3. ALL ROOF MATERIALS SHALL COMPLY W/ THE STANDARDS AS SPECIFIED BY LOCAL CODE AND SHALL HAVE A FIRE CLASSIFICATION AS REQUIRED
4. PROVIDE MANUF. STANDARD DETAILS FOR ROOF PENETRATIONS
5. SLOPE ROOF MINIMUM 1/4" PER 1'-0"
6. THE ROOF SHALL BE INSTALLED BY PRE-FAB BUILDING MANUFACTURER

KEYNOTE LEGEND

#	DESCRIPTION
C1	SLOPE ROOF TO GUTTER
C2	GALVALUME V CRIMP METAL ROOF, TO MATCH VISITOR CENTER BUILDING
C3	CONTINUOUS ALUMINUM GUTTER
C5	LINE OF WALL BELOW

GENERAL NOTES:

1. PROVIDE MANUF. STANDARD DETAILS FOR ROOF PENETRATIONS
2. SEE. MECH & PLUMBING EQUIP. PLANS FOR EXTENT OF ROOFTOP EQUIPMENT, CURBS, VENTS, PIPES, AND CONDUITS PENETRATING THE ROOF.
3. PROVIDE CRICKETS TO PROVIDED POSITIVE DRAINAGE AROUND ALL ROOF TOP EQUIPMENT AND HATCHES. CRICKETS SHALL SLOPE AT 1/2" PER FT. MINIMUM.
4. OVERFLOW SCUPPERS (O.S.) SHALL BE INSTALLED WITH EACH CONDUCTOR HEAD AND DOWNSPOUT (CH/DS) UNLESS NOTED OTHERWISE.
5. PROVIDE CONCRETE SPLASH BLOCKS WHERE DOWNSPOUTS DISCHARGE ONTO ROOF BELOW.
6. COORDINATE TILT-WALL OPENINGS WITH SCUPPER REQUIREMENTS.
7. COORDINATE WALL MTD. ITEMS WITH EXTERIOR ELEVATIONS.
8. COORDINATE ALL ROOF DRAINAGE WITH CIVIL.
9. ALL WALKPADS SHALL BOUND THE PERIMETER OF ROOF MTD. EQUIPMENT AND ROOF HATCHES A MINIMUM OF 4'-0" ON EACH SIDE. INSTALL WALKPADS SUCH THAT CROSS DRAINAGE IS NOT IMPEDED.
10. REFER TO A-55# SERIES DRAWINGS FOR ROOF DETAILS. REFER TO WALL SECTIONS & DETAILS FOR ADDITIONAL ROOF DETAILING. ALUMINUM CANOPIES PROVIDED FOR REFERENCE ONLY. CANOPIES WILL BE INCLUDED IN THE NEXT SUBMITTAL (INTERIOR FIT-OUT).
11. REFER TO A-551 FOR ROOF LADDER SCHEDULE AND DETAILS.
12. CONDUCTOR HEAD/DOWNSPOUT LOCATIONS TO BE COORDINATED WITH EXTERIOR ELEVATIONS.

1 ROOF PLAN

1/4" = 1'-0"

4ft. 0 4ft. 8ft.

ROOF LEGEND

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A		
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ROOF PLAN

ADMINISTRATION BUILDING REPLACEMENT
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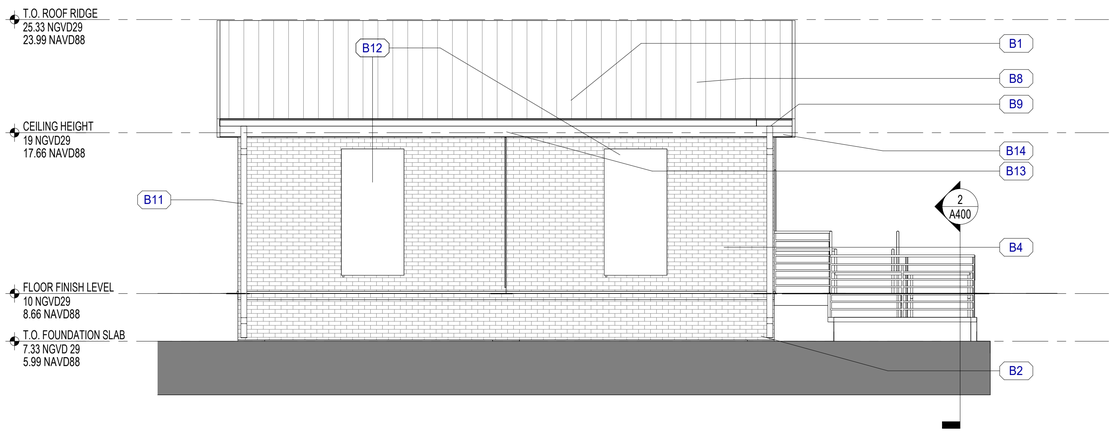
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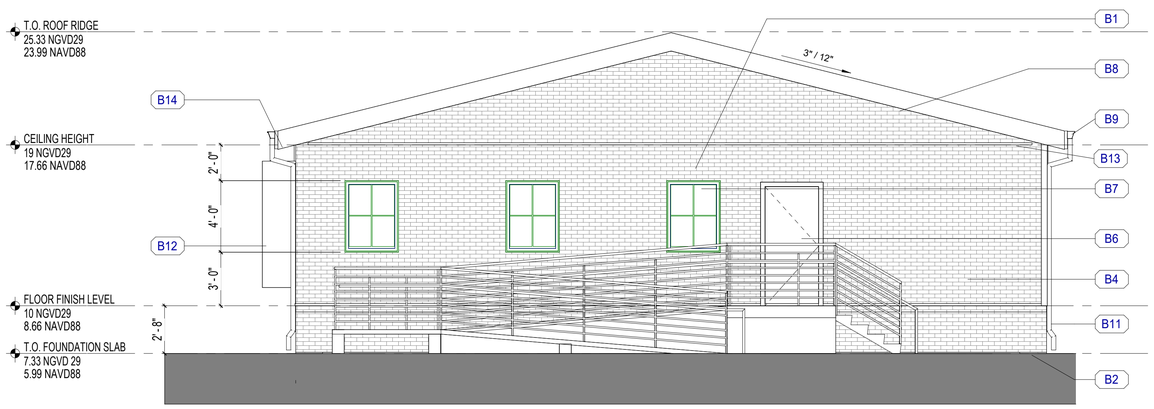
KEYNOTE LEGEND

#	DESCRIPTION
B1	MODULAR BUILDING
B2	CONCRETE FOUNDATION (REFER TO STRUCTURAL DRAWINGS)
B4	STO CAST BRICK SUNDERLAND (S9.4475) OVER POINTING MORTAR
B6	EXTERIOR HURRICANE RATED DOOR FRAME AND HOLLOW METAL DOOR W/ EMBOSSED OPEN WOOD GRAIN PATTERN
B7	HURRICANE RATED BLACK ALUMINUM WINDOW WITH IMPACT GLASS
B8	GALVALUME V CRIMP METAL ROOF, TO MATCH VISITOR CENTER
B9	6" X 6" RAIN GUTTER
B11	4" X 5" ALUMINUM DOWNSPOUT
B12	HVAC UNITS BY MODULAR BUILDING MANUFACTURER
B13	CONTROL JOINT STUCCO, OVER JOINT COVER BY PREFABRICATED OFFICE MANUFACTURER AT TYP.
B14	1'-0" OVERHANG AROUND BUILDING



N18 WEST ELEVATION

1/4" = 1'-0"



A18 SOUTH ELEVATION

1/4" = 1'-0"

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Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245 - 2157

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Uzun I. Ilker, R.A.

FORT ZACHARY TAYLOR

EXTERIOR ELEVATIONS

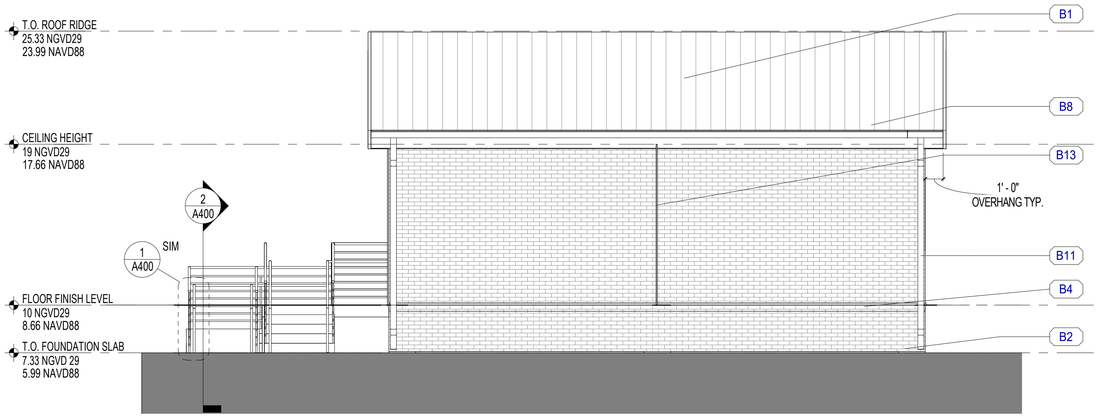
ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A200

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

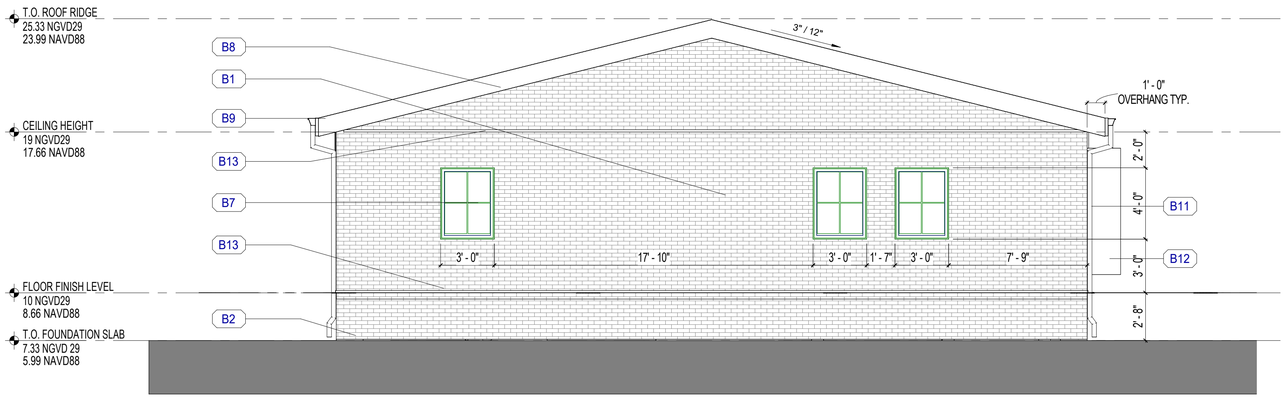
KEYNOTE LEGEND

#	DESCRIPTION
B1	MODULAR BUILDING
B2	CONCRETE FOUNDATION (REFER TO STRUCTURAL DRAWINGS)
B4	STO CAST BRICK SUNDERLAND (S9.4475) OVER POINTING MORTAR
B7	HURRICANE RATED BLACK ALUMINUM WINDOW WITH IMPACT GLASS
B8	GALVALUME V CRIMP METAL ROOF, TO MATCH VISITOR CENTER
B9	6" X 6" RAIN GUTTER
B11	4" X 5" ALUMINUM DOWNSPOUT
B12	HVAC UNITS BY MODULAR BUILDING MANUFACTURER
B13	CONTROL JOINT STUCCO, OVER JOINT COVER BY PREFABRICATED OFFICE MANUFACTURER AT TYP.



J18 EAST ELEVATION

1/4" = 1'-0"



A18 NORTH ELEVATION

1/4" = 1'-0"

Date	Revision	Symbol	Date	Revision	Symbol

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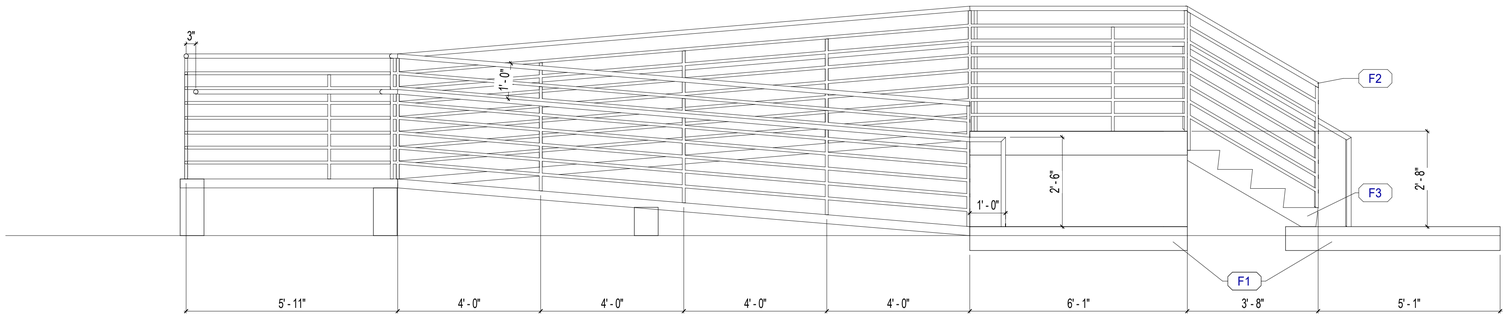
ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
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A201

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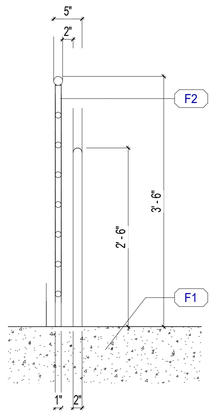
KEYNOTE LEGEND

#	DESCRIPTION
F1	REINFORCED CONCRETE SLAB ON GRADE (REFER TO STRUCTURAL DWGS)
F2	ALUMINUM HANDRAIL & RAILING (REFER TO G101)
F3	STEEL STEPS (REFER TO A100)



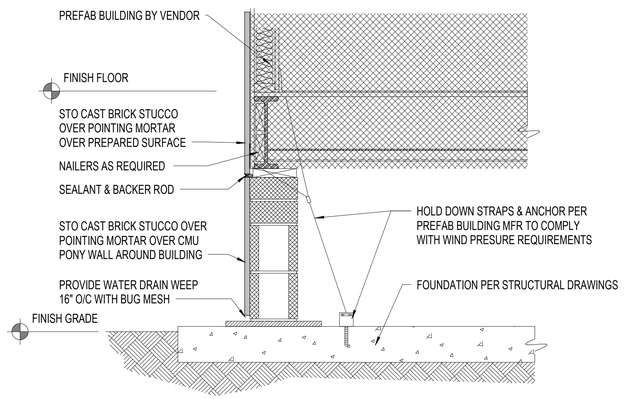
2 RAMP ELEVATION

1/2" = 1'-0"



1 RAILING SECTION

1" = 1'-0"



3 SECTION DETAIL @ SIDE WALL IN BETWEEN STRUCTURAL COLUMNS

1" = 1'-0"

Symbol	Revision	Date
A		
B		
C		
D		

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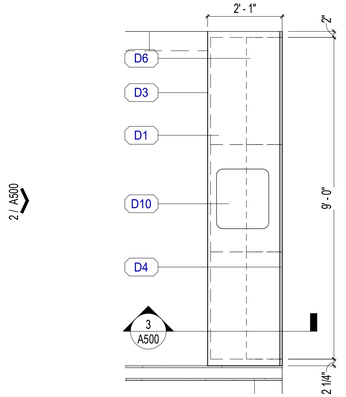
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DETAILS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

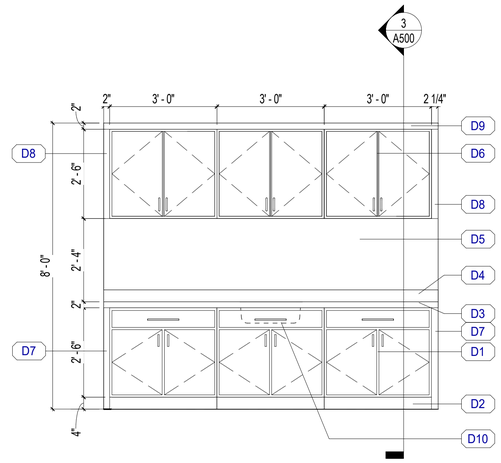
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A400

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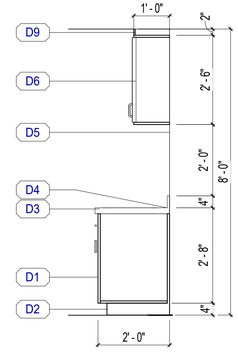
1 ENLARGED PLAN CASEWORK

1/2" = 1'-0"



2 ELEVATION CASEWORK

1/2" = 1'-0"



3 SECTION CASEWORK

1/2" = 1'-0"

CASEWORK GENERAL NOTES

1. THIS SHEET IS PROVIDED TO COMMUNICATE DESIGN INTENT. SEE ALSO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION
2. ALL UPPER CASEWORK SHALL HAVE ADJUSTABLE SHELVES
3. SEE ELEVATIONS FOR MILLWORK FINISHES
4. CABINETS & PLASTIC LAMINATE COUNTER TOPS SHALL BE ANCHORED AND SCRIBED TO ADJACENT SURFACES. SCRIBE STRIPS SHALL BE NO LONGER THAN 1-1/2".
5. PROVIDE LOCKS ON DRAWERS AND DOORS WHERE SHOWN ON ELEVATIONS. KEY PER OWNER REQUIREMENTS.

CASEWORK KEYNOTE LEGEND

#	DESCRIPTION
D1	BASE CABINET (DRAWER DOOR LOCK)
D2	CONTINUOUS BASE 4"
D3	COUNTERTOP
D4	CONTINUOUS BACKSPLASH 4"
D5	WALL FINISH
D6	WALL CABINET W/ ADJUST SHELF (DOOR LOCK)
D7	SCRIBE 2" BASE CABINET FILLER TO WALL
D8	SCRIBE 2" WALL CABINET FILLER PANEL TO WALL
D9	SCRIBE 2" FILLER TO CEILING
D10	SINK

Symbol	Revision	Date
A		
B		
C		
D		

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CASEWORK PLANS, ELEVATIONS & DETAILS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A500

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WINDOW SCHEDULE:

COUNT	TYPE	HEIGHT	WIDTH	HEAD HEIGHT	SILL HEIGHT	THERMAL RESISTANCE (R)	SOLAR HEAT GAIN COEFFICIENT	COMMENTS
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
6								

DOOR SCHEDULE

MARK	DOOR FRAME				DOOR PANEL		RATING	GLAZING	DETAILS			COMMENTS
	HEIGHT	WIDTH	TYPE	MATERIAL	TYPE	MATERIAL			HEAD	JAMB	SILL	
1	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET
2	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET
3	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET
4	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	PASSIVE SET
5	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	PASSIVE SET
7	6' - 8"	3' - 0"	1	HM	2	HM	NO	NO	3	4	5	LOCK SET, DEAD BOLT
7A	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	PASSIVE SET
8	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET

ROOM FINISH SCHEDULE

ROOM		WALLS (TRUE NORTH)							
NUMBER	NAME	NORTH	EAST	SOUTH	WEST	BASE	FLOOR	CEILING	COMMENTS
1	OFFICE	P1	P2	P1	P1	V	CT	AC	
2	OFFICE	P1	P1	P2	P1	V	CT	AC	
3	RESTROOM	P1	P2	P1	P1	V	LVT	AC	
4	KITCHENETTE	P1	P2	P1	P1	V	LVT	AC	
5	CONFERENCE ROOM	P2	P1	P1	P1	V	CT	AC	
6	OPEN OFFICE	P1	P1	P1	P2	V	CT	AC	
7	VESTIBULE	P1	P1	P1	P1	V	LVT	AC	
8	STORAGE / IT	P1	P1	P1	P1	V	LVT	AC	

FINISH PLAN GENERAL NOTES

1. REFER ALSO TO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION
2. ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE NOT SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. THE CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT PRODUCTS AND FINISHES AS INDICATED IN THE DOCUMENTS.
3. NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
4. INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, SURFACE PREPARATION, ADHESIVES AND BACKINGS: INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
5. PREPARE ALL SURFACES TO RECEIVE NEW FINISH SCHEDULED, TYPICAL THROUGHOUT.
6. FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, UNLESS NOTED OTHERWISE.
7. PROVIDE TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES, UNLESS NOTED OTHERWISE PER 6/A6.1. RESILIENT TRANSITION STRIPS TO MATCH BASE COLOR U.N.O. WHEN PROVIDED, REFER TO PLAN FOR ADDITIONAL DETAIL LOCATIONS.
8. WHERE FLOOR FINISH THICKNESS REQUIRES, FLOAT FLOOR SLAB AT FINISH TRANSITION AREAS A MINIMUM OF 2'-0" OR TO A ACHIEVE A MAXIMUM SLOPE OF 1:20 (WHICHEVER IS GREATER) TO ACHIEVE A UNIFORM AND FLUSH TRANSITION BETWEEN FINAL FINISHED SURFACES.
9. ACCESS PANELS, VISIBLE COVES OR ENCASEMENTS, VISIBLE ELECTRICAL PANELS, ETC. TO SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
10. ALL INTERIOR WALL & CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS A MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM IN NON PUBLIC AREAS TO COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26-75, SMOKE DEVELOPED 450, PER IBC CHAPTER 8.
11. WHEREVER MORE THAN ONE FLOOR, WALL OR CEILING FINISH IS INDICATED FOR ANY SPACE IN THE SCHEDULE OF FINISHES, REFER TO DETAIL DRAWINGS FOR EXACT EXTENT OF EACH
12. IN SPACES WHERE FIXED EQUIPMENT IS SHOWN, BASE SHALL ONLY BE INSTALLED AT EXPOSED WALL SURFACES.
13. ALL EXPOSED FERROUS METAL SURFACES INCLUDING JOISTS, TRUSSES, BEAMS, DRAINS & LEADER PIPES, PLUMBING PIPES, HANGARS, STRAPS, A.C. DUCTS, ELECTRICAL CONDUITS AND OTHER MISCELLANEOUS ITEMS, IF NOT REQUIRED TO BE SHOP PRIMED, SHALL RECEIVE ONE (1) COAT OF PRIMER FOR GALVANIZED OR NON-GALVANIZED METAL (AS THE CASE MAY BE) PLUS TWO (2) COATS OR PAINT AS INDICATED IN THE FINISH SCHEDULE AND SPECIFICATIONS.
14. CORNER GUARDS SHALL BE PROVED AT ALL EXPOSED EXTERIOR CORNERS IN GYPSUM WALL BOARD PARTITIONS THAT DO NOT HAVE TILE.
15. PROVIDE SCHLUTER METAL EDGE TRIM AT WALL TILE OUTSIDE CORNERS AND END CAPS, TYPCIAL.

DOOR & HARDWARE GENERAL NOTES

1. DOOR NUMBERING MUST BE FOLLOWED EXACTLY PER PLANS. ANY CONFLICTS SHOULD BE BROUGHT TO ARCHITECTS OR TENANT CM'S ATTENTION.
2. ALL WOOD BLOCKING REQUIRED AT EXTERIOR WALL/WINDOW DETAILS TO BE PRESSURE TREATED.
3. G.C. TO VERIFY ALL HARDWARE FUNCTION, KEYING AND SECURITY REQUIREMENTS WITH OWNER PRIOR TO PURCHASE.
4. UNDERCUT DOORS 1" AT TOILET ROOMS, JANITOR CLOSETS AND IS CLOSET FOR AIR INTAKE
5. VERIFY ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR/FRAME MANUFACTURER.
6. MAXIMUM PULL FORCES FOR EXTERIOR DOORS TO BE 15 LBS.
7. PAINT INTERIOR SIDE OF ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES "SEMI-GLOSS" SAFETY RED (PT-XX)
8. PROVIDE RUST INHIBITOR COATING AND STAINLESS STEEL SCREWS/FASTENERS ON ALL HARDWARE ITEMS AT EXTERIOR DOORS PER MANUFACTURER SPECIFICATIONS.
9. ALL ELECTRONIC HARDWARE SHALL BE COORDINATED WITH ELECTRICAL AND SECURITY CONTRACTORS.
10. ALL HM DOORS TO BE 1 3/4" THICK. EXTERIOR HM DOORS TO BE INSULATED WITH A U-VALUE OF 0.50.
11. U.N.O. PAINT INTERIOR HOLLOW METAL FRAMES AND DOORS "SEMI-GLOSS" (P1)
12. ALL DOOR HARDWARE SHALL BE FULLY ACCESSIBLE PER THE PROVISIONS OF IBC 1010.1.0 AND ANSI A117.1 SECTION 404.
13. ALL DOORS TO BE READILY OPERABLE IN THE DIRECTION OF EGRESS TRAVEL WITHOUT THE USE OF A KEY OR SPECIAL EFFORT.
14. DOORS OPENING INTO UNCONDITIONED SPACE, OR TO THE EXTERIOR SHALL COMPLY WITH LOCAL ENERGY CODES.
15. GC TO COORDINATE WITH OWNER/TENANT SUPPLIED AND INSTALLED SECURITY AND ALARM SYSTEM

DOOR SCHEDULE COMMENTS LEGEND

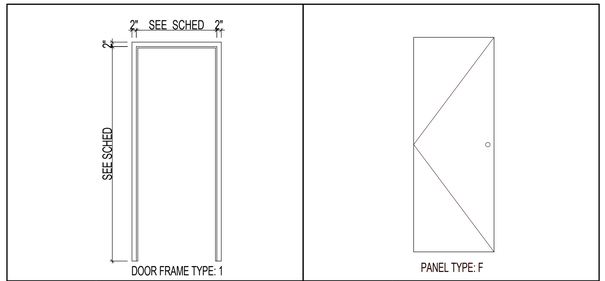
1. ADD SURFACE APPLIED DOOR SWEEP AND WEATHER STRIPPING TO IMPROVE ACOUSTIC PERFORMANCE.
2. ADD ACCESS CONTROL HARDWARE TO SET.
3. ADD POWER ASSIST DOOR OPENING DEVICE WITH WIRELESS ACTUATORS.
4. ADD CLOSER AND CARD READER ON THE SAME SIDE OF BOTH LEAVES. ADD HOLD OPEN ON UPPER LEFT.
5. ADD REX EQUIPMENT - CARD IN, REX OUT.
6. ADD DOOR CLOSER
7. ADD FILM ON RELITE - "FROSTED". BASIS OF DESIGN: 3M, 7725-314 DUSTED CRYSTAL

DOOR & WINDOW ABBREVIATIONS

1. ALUM: ALUMINUM
2. CLF: CHAIN LINK FENCE
3. GWB: GYPSUM WALL BOARD
4. HM: HOLLOW METAL
5. PREFIN: PREFINISHED
6. SCWD: SOLID CORE WOOD DOOR
7. IG: INSULATED GLAZING
8. TG: TEMPERED GLAZING
9. TIG: TEMPERED, INSULATED GLAZING
10. FF: FACTORY FINISH

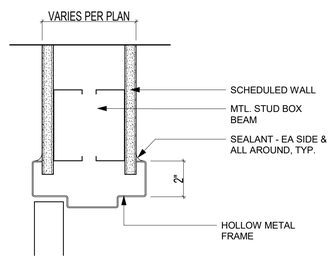
FINISH ABBREVIATIONS

P1 - BASE COLOR PAINT
P2 - ACCENT COLOR PAINT
V - VINYL BASE
LVT - LUXURY VINYL TILE
AC - ACCOUSTIC CEILING TILE
CT - CARPET TILES

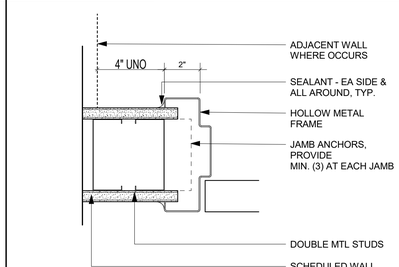


4 DOOR FRAME
3/8" = 1'-0"

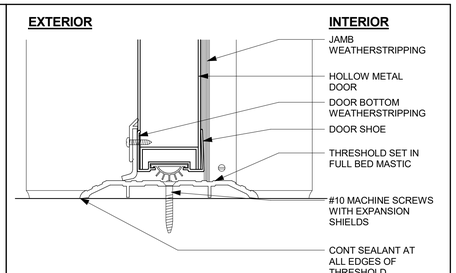
5 DOOR PANEL
3/8" = 1'-0"



1 HMD HEAD TYP.
3" = 1'-0"



2 HMD JAMG TYP.
3" = 1'-0"



3 HMD THRESHOLD / SILL
3" = 1'-0"

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DOOR, WINDOW & FINISH SCHEDULE & NOTES

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SIGNAGE PLAN GENERAL NOTES

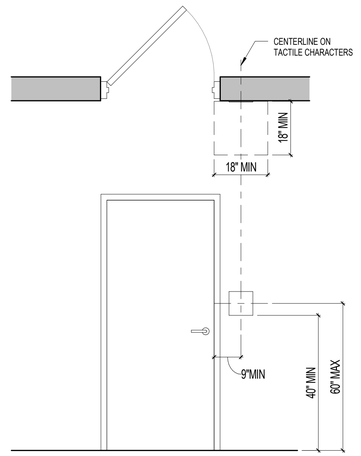
1 FINAL QUANTITES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2 ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3 MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4 ALL PERMANENT SIGNANGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2003
5 TYPICAL SIGN FONT IS SET IN ARIAL.
6 ALL ROOMS SHALL HAVE A SIGN INSTALLED AT EACH DOOR INTO THE SPACE



NOTE:
SIGNAGE TO COMPLY WITH FBC-A SECTION 703. CONTRACTOR TO VERIFY THAT ALL ADA SIGNAGE MEETS THE REQUIREMENTS OF ALL LOCAL CODES AND THAT ALL ADA SIGNAGE HAS BEEN APPROVED BY LOCAL CODE OFFICIALS PRIOR TO PURCHASE AND INSTALLATION. LOCAL CODE OFFICIALS MAY REQUIRE VARIED OR ADDITIONAL SIGNAGE IN ORDER TO MEET LOCAL CODE REQUIREMENTS.

G13 ADA SIGNAGE

NOT TO SCALE



NOTES:
1. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH.
2. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
3. CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM & SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH.
4. PICTOGRAMS SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6" IN HEIGHT.
5. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8" AND A MAXIMUM OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
6. CONTRACTED II BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.
7. WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
8. MOUNTING HEIGHT SHALL BE 60" AFF. TO THE CENTER LINE OF THE SIGNS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE W/O ENCOUNTERING PROTRUDING OBJECTS.
9. EXIT SIGN LOCATION REQUIREMENTS:
   A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD 'EXIT'
   B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN.
   C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRAD-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR BY MEANS OF AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS 'EXIT ROUTE'.
   D. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM ORARREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, 'EXIT ROUTE'.
   E. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS 'TO EXIT'.
10. ALL SIGNS SHALL COMPLY WITH STATE AND LOCAL CODES AND/OR ORDINANCES

NFPA-101: 36.2.10
MARKING OF MEANS OF EGRESS. WHERE AN EXIT IS NOT IMMEDIATELY APPARENT FROM ALL PORTIONS OF THE SALES AREA, MEANS OF EGRESS SHALL HAVE SIGNS IN ACCORDANCE WITH SECTION 7.10.

NFPA-101: 7.10.1.3
EXIT DOOR TACTILE SIGNAGE. TACTILE SIGNAGE SHALL BE PROVIDED TO MEET ALL OF THE FOLLOWING CRITERIA, UNLESS OTHERWISE PROVIDED IN 7.10.1.4:
1. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
2. TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT.
3. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

NFPA-101: 7.10.1.4
EXISTING EXEMPTION. THE REQUIREMENTS OF 7.10.1.3 SHALL NOT APPLY TO EXISTING BUILDINGS, PROVIDED THAT THE OCCUPANCY CLASSIFICATION DOES NOT CHANGE

A11 TACTILE SIGNAGE DETAIL

NOT TO SCALE

		Date
Symbol	Revision	Date
A		
B		
C		
D		

Issue Date: 04/15/2026
Comp. File No.:
State Project No.: 61930C

Designed: Designer
Drawn: Author
Checked: Checker
Consultant : Checker

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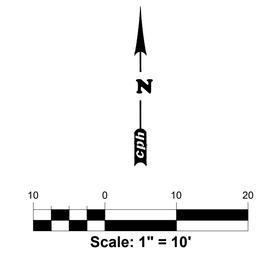
FORT ZACHARY TAYLOR

SIGNAGE TYPES & NOTES

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A502





LEGEND

UNKNOWN TREE TO BE REMOVED

PALM TREE TO BE REMOVED

AREA TO BE DEMOLISHED

GENERAL NOTES:

1. CONTRACTOR SHALL DEMOLISH INDICATED TREES REQUIRED TO FACILITATE THE NEW CONSTRUCTION DESCRIBED IN CONTRACT.
2. CONTRACTOR SHALL DEMOLISH ENTIRE EXISTING MODULAR ADMIN BUILDING, GENERATORS, WOOD DECKS AND STAIRS, AND SIDEWALK
3. CONTRACTOR SHALL BACKFILL WITH SUITABLE MATERIAL AND COMPACT PER GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR TO MATCH EXISTING GRADE.
4. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR WASTE DISPOSAL AND COORDINATE THESE ARRANGEMENTS WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL RUBBLE AND DEBRIS CAUSED BY DEMOLITION AND DISPOSING OF IT IN A PROPER MANNER OFF PROJECT SITE.
5. REFER TO ADDITIONAL DEMOLITION NOTES ON SHEET G100.

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	DATE	REVISION	SYMBOL	DATE	REVISION	SYMBOL
			C			A
			D			B

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ISSUE DATE: 06/16/2025
COMP. FILE No.:
STATE PROJECT No.: 61390C

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DESIGNER : K.B.
DRAWN BY: E.C.
REVIEWED BY: K.B.
Consultant :

PROFESSIONAL REGISTRATION
KYLE M. BECHTELHEIMER
86673

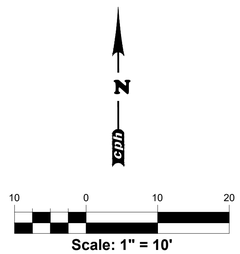
FORT ZACHARY TAYLOR

SHEET TITLE: DEMOLITION PLAN

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
C100





SITE DATA

LOCATION	601 HOWARD ENGLAND WAY, KEY WEST, FL
PARK NET AREA	= 87 ACRES
PROJECT AREA	= 32,500 SF = 0.75 AC = 0.8%
PROPOSED BUILDING:	= 1,250 SF, OFFICE
REQUIRED PARKING RATIO	= 3 PER 1000 SF
REQUIRED PARKING	= 4 SPACES
PARKING LIMITS	PARKING IS NOT-STRIPED, PERVIOUS PARKING ADJACENT TO BUILDING, AND THROUGHOUT OTHER AREAS OF THE PARK
SETBACKS	N/A, INTERIOR TO PARK
BUILDING TYPE	BUILDING IS PRE-MANUFACTURED PER ARCHITECT CRITERIA PACKAGE
PERCENT PERVIOUS CHANGE	PROP. BUILDING REPLACES 500 SF OFFICE APPROX. 1050 SF ADDITIONAL PERVIOUS. NET TOTAL PERVIOUS CHANGE IN PARK IS LESS THAN 0.02%

FLOOD ZONE:
THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE AE WITH A BASE FLOOD ELEVATON OF 9 FEET, IN ACCORDANCE WITH FEMA FIRM PANEL NO. 12087C1516K, EFFECTIVE FEBRUARY 18, 2005. THE PROPOSED BUILDING ELEVATION IS 10 FEET.

LEGEND

EXISTING GRADING SLOPE

PROPOSED SIGNAGE

GENERAL SITE NOTES

1. CONTRACTOR TO MAKE MINOR ADJUSTMENTS TO GRADING AS NECESSARY TO MAINTAIN EXISTING SHEET FLOW ADJACENT TO SITE.

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DESIGNER : K.B.
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86673

ISSUE DATE: 06/16/2025
COMP. FILE No.:
STATE PROJECT No.: 61390C

FORT ZACHARY TAYLOR
SHEET TITLE: SITE PLAN
PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
C101





N

10 0 10 20

Scale: 1" = 10'

LEGEND

- UNKNOWN TREE TO BE REMOVED
- PALM TREE TO BE REMOVED
- AREA TO BE DEMOLISHED

KEYNOTES LEGEND

1. 7" THATCH PALM
2. 5" THATCH PALM
3. 7" THATCH PALM
4. LESS THAN 4", PERMIT NOT REQUIRED
5. LESS THAN 4", PERMIT NOT REQUIRED
6. 11" OAK TREE
7. 12" OAK TREE
8. 13" OAK TREE
9. 7" GUMBO LIMBO

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DRAWN BY: E.C.
REVIEWED BY: K.B.
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FORT ZACHARY TAYLOR

SHEET TITLE: TREE INVENTORY PLAN

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.

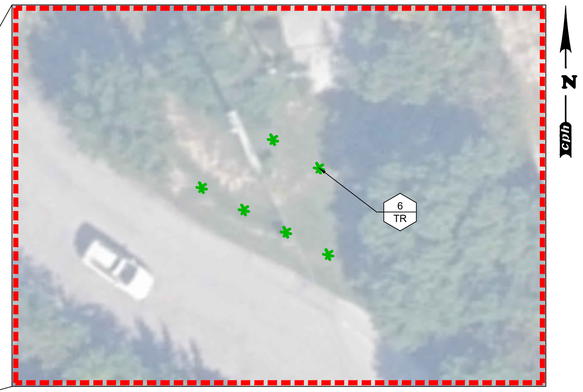
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SITE MAP

40 0 40 80

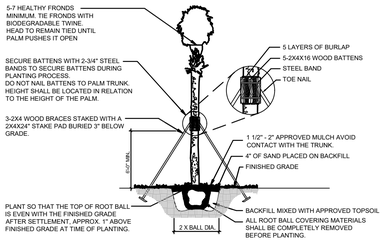
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LOCATION OF PROPOSED TREES

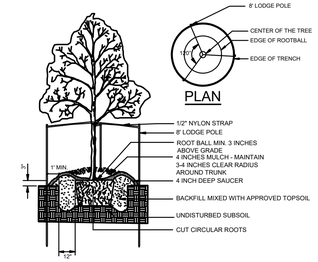
15 0 15 30

Scale: 1" = 15'



PALM STAKING DETAIL

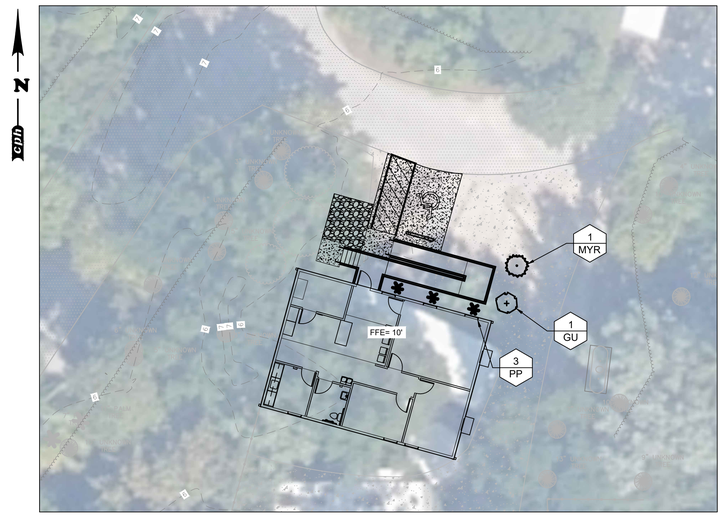
N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

CONTAINER TREE PLANTING DETAIL

N.T.S.



PROJECT LOCATION WITH PROPOSED REPLANTED TREES

15 0 15 30

Scale: 1" = 15'

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE SPECIFICATIONS. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING.
2. THE LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS AND BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE CONSIDERED TO BE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES WITHIN AND ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION 4) TO FIELD ADJUST THE LOCATION OF PROPOSED TREES AND PALMS 10' OFF THE CENTER OF THE UTILITY LINES. NOTIFY THE LANDSCAPE ARCHITECT IF A 10' OFFSET DOES NOT FUNCTION.
4. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
5. CONTRACTOR SHALL ENSURE THAT THERE ARE NO VISUAL OBSTRUCTIONS TO VEHICLE LINES OF SIGHT AND TRAFFIC CONTROLS. CONTRACTOR SHALL FIELD ADJUST TREE AND/OR LARGE SHRUB LOCATIONS TO AVOID ANY SUCH OBSTRUCTIONS.
6. TREES SHALL BE MAINTAINED BY THE OWNER TO AVOID FUTURE SUCH OBSTRUCTIONS BY PRUNING TREES AND/OR SHRUBS AS NECESSARY UTILIZING HORTICULTURALLY SOUND TECHNIQUES.
7. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
8. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY STOCK, PART I AND II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
9. THE MINIMUM ACCEPTABLE SIZE OF ALL PLANTS, MEASURED AFTER PRUNING, WITH BRANCHES IN NORMAL POSITIONS, SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST OR AS INDICATED ON THE LANDSCAPE DRAWING. HEIGHT AND SPREAD DIMENSIONS REFER TO MAIN BODY OF THE PLANT AND NOT EXTREME BRANCH TIP TO TIP. TRUNK CALIPER (TRUNK DIAMETER) IS MEASURED 6 INCHES FROM THE GROUND ON TREES UP TO AND INCLUDING 4 INCHES IN CALIPER, AND 12 INCHES FROM THE GROUND FOR LARGER TREES. SINCE TRUNKS ARE SELDOM ROUND, THE AVERAGE OF THE LARGEST DIAMETER AND THAT PERPENDICULAR TO IT IS REFERRED TO AS CALIPER, WHEN THE PLANT LIST DESCRIPTION CALLS OUT DBH OR CALIPER AT DBH, IT SHALL GOVERN OVER THE CALIPER DEFINITION IN THIS NOTE.
10. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE SPECIFICATIONS.
11. EXCEPT AS OTHERWISE SPECIFIED, THE LANDSCAPE CONTRACTOR'S WORK SHALL CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE.
12. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE, BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED.
13. TOPSOIL

    TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL. 6" TOP SOIL SHALL BE PROVIDED IN ALL TURF & LANDSCAPE AREAS.
14. ALL TREE PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE FLORIDA GRADES & STANDARDS FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE SPECIFIED PLANTING SOIL. THE LANDSCAPE CONTRACTOR SHALL TEST FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WATERING OF ALL PLANTS. ALL PLANTS SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING AND KEPT ADEQUATELY WATERED FOR PLANTS TO THRIVE AS DEFINED BY FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK UNTIL TIME OF ACCEPTANCE. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS ARE NOT OVER WATERED.
16. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER, TO RE-STRAIGHTEN AND REPLANT ALL PLANTS WHICH LEAN OR FALL AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF PROPER GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIAL.
17. ALL PALMS TO BE STAKED AS INDICATED PER PALM STAKING DETAILS. ALL OTHER TREES TO BE STABILIZED UTILIZING 8' LODGE POLES PER TREE PLANTING DETAILS.
18. PLANTS BLOWN OVER BY HIGH WINDS, WITHIN THE GUARANTEED PERIOD, SHALL NOT BE CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. DAMAGED PLANTS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. SOD SHALL BE OF A SPECIES SPECIFIED ON THE DRAWINGS AND ORIGINATE FROM A COMMERCIAL TURF GROWER, WHOSE FARM IS FREE OF MUCK SOILS. MUCK GROWN SOD WILL NOT BE APPROVED. IT SHALL BE A DENSE STAND OF LIVE TURF, REASONABLY FREE OF WEEDS, WELL MATTED WITH GRASS ROOTS IN RECTANGLES 12 INCH BY 24 INCH OR IN 12 INCH WIDE ROLLS IN A LENGTH CONSISTENT WITH THE EQUIPMENT AND METHODS USED TO HANDLE THE ROLLS AND PLACE THE SOD. ANY NETTING CONTAINED WITHIN THE SOD SHALL BE CERTIFIED BY THE MANUFACTURER TO BE BIO-DEGRADABLE. THE SOIL AND ROOT MAT SHALL BE A MINIMUM OF 1-1/2 INCH THICK AND MUST HOLD TOGETHER DURING PLACEMENT. SOD SHALL BE PLACE ADJACENT TO ONE ANOTHER TO AVOID GAPS AND OVERLAPS. JOINTS SHALL BE STAGGERED BETWEEN THE ROWS. SOD PLACED ON SLOPES EXCEEDING 3:1 SHALL BE PINNED WITH TURF STAPLES. SOD TURF SHALL HAVE BEEN MOWED A MINIMUM OF ONE WEEK PRIOR TO CUTTING AND DELIVERY, SO THAT THE LENGTH OF THE TURF IS NO LONGER THAN 4 INCHES AT TIME OF DELIVERY. PLACE SOD WITHIN 48 HOURS OF CUTTING THE SOD. THE SOD SHALL BE KEPT MOIST THROUGHOUT THE 48-HOUR PERIOD TO MAINTAIN THE HEALTH AND VIABILITY OF THE SOD. SUBMIT A LETTER OF CERTIFICATION TO THE OWNER'S CEI REPRESENTATIVE, AT TIME OF DELIVERY, AS TO THE SOURCE OF THE SOD, THE TIME IT WAS CUT, THE SPECIES AND CULTIVARS PROVIDED, LAST MOWING DATE, AND THAT THE SOD IS FREE OF FIRE ANTS. SOD WHICH HAS BEEN CUT FOR LONGER THAN 48 HOURS AFTER BEING CUT SHALL NOT BE USED UNLESS SPECIFICALLY AUTHORIZED BY OWNER'S CEI REPRESENTATIVE.
20. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEASURE AND DETERMINE THE EXACT QUANTITY OF SOD REQUIRED FOR A COMPLETE JOB AT THE TIME OF BIDDING OR PROVIDING A PRICE QUOTE. THE OWNER SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COST DUE TO THE CONTRACTOR'S UNDER ESTIMATING OF THE QUANTITY OF SOD FOR THE ORIGINAL BID AREA.
21. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS, PLANTERS, AND SOD AREAS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO INSURE DRAINAGE. IF WELL DRAINED FILL IS NECESSARY TO ASSURE POSITIVE DRAINAGE, THIS ISSUE SHALL BE BROUGHT UP BY THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING.
22. UNSUITABLE SUBSOILS
    LOCATIONS CONTAINING UNSUITABLE SUBSOIL SHALL BE TREATED BY ONE OR MORE OF THE FOLLOWING:
    A. WHERE UNSUITABILITY IS DEEMED BY OWNER OR OWNER'S REPRESENTATIVE TO BE DUE TO EXCESSIVE COMPACTION CAUSED BY HEAVY EQUIPMENT AND WHERE NATURAL SUBSOIL IS OTHER THAN AASHTO CLASSIFICATION OF A6 OR A7, LOOSEN SUCH AREAS WITH SPIKES, DISCING, OR OTHER MEANS TO LOOSEN SOIL TO CONDITION ACCEPTABLE TO OWNER. LOOSEN SOIL TO MINIMUM DEPTH OF 12 INCHES WITH ADDITIONAL LOOSENING AS REQUIRED TO OBTAIN ADEQUATE DRAINAGE. CONTRACTOR MAY INTRODUCE PEAT. MOSS, SAND, OR ORGANIC MATTER INTO THE SUBSOIL TO OBTAIN ADEQUATE MEASURES SHALL BE CONSIDERED AS INCIDENTAL, WITHOUT ADDITIONAL COST TO OWNER.
    B. WHERE UNSUITABILITY IS DEEMED BY OWNER OR OWNER'S REPRESENTATIVE TO BE DUE TO PRESENCE OF BOARDS, MORTAR, CONCRETE, GRADED AGGREGATE BASE, OR OTHER CONSTRUCTION MATERIALS IN SUB GRADE AND WHERE NATURAL SUBSOIL IS OTHER THAN AASHTO CLASSIFICATION OF A6 OR A7, REMOVE DEBRIS AND OBJECTIONABLE MATERIAL. SUCH REMEDIAL MEASURES SHALL BE CONSIDERED AS INCIDENTAL, WITHOUT ADDITIONAL COST TO OWNER.
    C. WHERE UNSUITABILITY IS DEEMED BY OWNER TO BE BECAUSE NATURAL SUBSOIL FALLS INTO AASHTO CLASSIFICATION OF A6 OR A7 AND CONTAINS MOISTURE IN EXCESS OF 30 PERCENT, THEN INSTALLATION OF SUB DRAINAGE SYSTEM OR OTHER MEANS DESCRIBED ELSEWHERE IN SPECIFICATIONS SHALL BE USED. WHERE SUCH CONDITIONS HAVE NOT BEEN KNOWN OR REVEALED PRIOR TO PLANTING TIME AND THEY HAVE NOT BEEN RECOGNIZED IN PREPARATION OF THE DRAWINGS AND SPECIFICATIONS, THEN OWNER SHALL ISSUE PRICING ORDER TO INSTALL PROPER REMEDIAL MEASURES.
    D. PLANTING BEDS WHERE EXISTING SUBSOIL IS DETERMINED BY OWNER TO BE UNSUITABLE FOR PLANT GROWTH IN ACCORDANCE PARAGRAPH UNSUITABLE SUBSOIL HEREIN SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES OR AS NEEDED TO PROVIDE ADEQUATE DRAINAGE. REPLACE EXCAVATED SOIL WITH PLANTING SOIL.
23. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
24. THE LANDSCAPE CONTRACTOR SHALL PRUNE, SHAPE AND REMOVE DEAD FOLIAGE/LIMBS FROM EXISTING PLANT MATERIAL TO REMAIN. CONFIRM WITH THE LANDSCAPE ARCHITECT OR OWNER THE EXTENT OF WORK REQUIRED AT TIME OF BIDDING.
25. MULCH - ALL PLANT BEDS SHALL BE TOP DRESSED WITH 4" SHREDDED HARDWOOD MULCH (OR APPROVED EQUAL). CYPRESS MULCH NOT PERMITTED. A 5' DIAMETER MULCH RING IS TO BE PLACED AROUND TREES LOCATED IN SOD AREAS OR OUTSIDE OF PLANTING BEDS.
26. TRANSPLANTED MATERIAL - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND EVALUATING WHICH PLANT MATERIALS ARE SUITABLE FOR TRANSPLANTING AND SHALL VERIFY THIS WITH THE LANDSCAPE ARCHITECT OR OWNER. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL REASONABLE, HORTICULTURALLY ACCEPTABLE MEASURES TO ASSURE THE SUCCESSFUL TRANSPLANTING OF DETERMINED PLANT MATERIALS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY RELOCATED PLANT MATERIALS WHICH DIE IF SUCH MEASURES ARE NOT TAKEN, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER. REPLACEMENT PLANTS SHALL BE OF IDENTICAL SPECIES AND SIZE IF REQUIRED.
27. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    MAINTENANCE SHALL COMMENCE AFTER EACH PLANT IS PLANTED AND THE MAINTENANCE PERIOD SHALL CONTINUE UNTIL THE JOB OR SPECIFIC PHASE OF THE JOB IS ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER. EXTREME CARE SHALL BE TAKEN TO INSTRUCT THE OWNER OR HIS REPRESENTATIVES IN GENERAL MAINTENANCE PROCEDURES.

    PLANT MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, CULTIVATING, MULCHING, TIGHTENING, AND REPAIRING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.

    DURING THE MAINTENANCE PERIOD AND UP TO THE DATE OF FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL DO ALL SEASONAL SPRAYING AND/OR DUSTING OF TREES AND SHRUBS. UPON COMPLETION OF ALL PLANTING, AN INSPECTION FOR ACCEPTANCE OF WORK WILL BE HELD. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING OF THE INSPECTION 10 DAYS PRIOR TO THE ANTICIPATED DATE.

    AT THE TIME OF THE INSPECTION, IF ALL OF THE MATERIALS ARE ACCEPTABLE, A WRITTEN NOTICE WILL BE GIVEN BY THE LANDSCAPE ARCHITECT OR OWNER TO THE LANDSCAPE CONTRACTOR STATING THE DATE WHEN THE MAINTENANCE PERIOD ENDS.

GUARANTEE AND REPLACEMENT:

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE TIME OF FINAL INSPECTION AND INTERIM ACCEPTANCE SHALL BE ALIVE AND IN SATISFACTORY GROWTH FOR EACH SPECIFIC KIND OF PLANT AT THE END OF THE GUARANTEED PERIOD.

AT THE END OF THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY THE OWNER OR THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED. REPLACEMENT PLANTS SHALL HAVE AN EXTENDED GUARANTEE, AS NOTED ABOVE, FROM TIME OF REPLACEMENT.

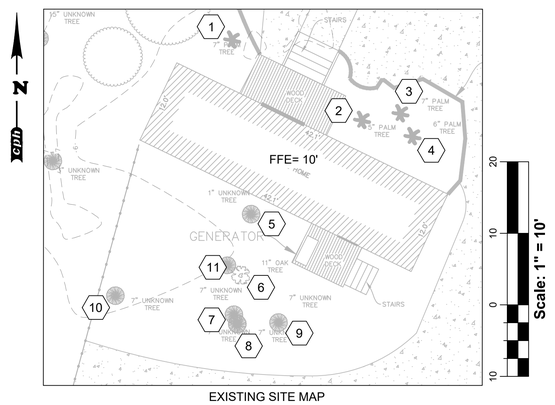
ALL REPLACEMENTS SHALL BE PLANTED OF THE SAME KIND AND SIZE AS SPECIFIED ON THE PLANT LIST. THEY SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

PLANT LIST

SYN	COMMON NAME
TR	THATCH PALM
MYR	MYRSINE
GU	ROUGH VELVETSEED

PLANTS TO BE TRANSPLANTED

PROPOSED PLANTS



EXISTING SITE MAP

TREE #	SIZE		COMMON NAME	BOTANICAL NAME	CONDITION *	COMMENTS	REPLANTED	REPLACEMENT PLANT
	HEIGHT- CLEAR WOOD (ft.)	DBH (in.)						
1	5		KEY THATCH PALM	LEUCOTHRINAX	2		YES	
2	4		KEY THATCH PALM	LEUCOTHRINAX	2		YES	
3	6		KEY THATCH PALM	LEUCOTHRINAX	2		YES	
4		3	MYRSINE	MYRSINE CUBANA	2		YES	
5		3	ROUGH VELVETSEED	GUETTARDA SCABRA	3		YES	
6		11	ROUGH VELVETSEED	GUETTARDA SCABRA	2		NO	KEY THATCH PALM
7		7	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	2		NO	KEY THATCH PALM
8		16	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	3	DOUBLE TRUNK (7"/9")	NO	KEY THATCH PALM
9		6	GUMBO LIMBO	BURSERA SIMARUBA	3		NO	KEY THATCH PALM
10		5	GUMBO LIMBO	BURSERA SIMARUBA	3		NO	KEY THATCH PALM
11		3	GUMBO LIMBO	BURSERA SIMARUBA	3		NO	KEY THATCH PALM

* TREE CONDITION RATINGS ARE BASED ON AN EVALUATION OF HEALTH, STRUCTURE AND FORM AS DESCRIBED IN *GUIDE TO PLANT APPRAISEL*, 10TH EDITION
1-EXCELLENT 2-GOOD 3-FAIR 4-POOR 5-VERY POOR 6-DEAD

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COMP. FILE No.:
STATE PROJECT No.: 61390C

DESIGNER : K.B.
DRAWN BY: E.C.
REVIEWED BY: K.B.
Consultant :

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AXLE M. BECHTELEMER
86673

FORT ZACHARY TAYLOR

SHEET TITLE
LANDSCAPE PLAN

PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
L100

STRUCTURAL GENERAL NOTES:

DESIGN AND LOADING

1. THE STRUCTURAL DESIGN OF THIS FOUNDATION SYSTEM WAS BASED ON THE DESIGN CRITERIA:
   A. BUILDING CODE: FLORIDA BUILDING CODE 2023, 8TH EDITION.
   B. FLOOR:
      LIVE LOAD: 100 PSF
   C. ROOF:
      LIVE LOAD: 20 PSF
      DEAD LOAD: PER MANUFACTURER DESIGN.
   D. WIND:
      BASIC WIND SPEED: 141 MPH (3-SECOND GUST)
      ULTIMATE WIND SPEED: 181 MPH (3 SECOND GUST)
      BUILDING OCCUPANCY CATEGORY: II
      WIND EXPOSURE: D
      PRESSURES PER ASCE7-16

FOUNDATION NOTES

1. THE FOUNDATION DESIGN SHALL CONSIST ON CONNECTING GRADE BEAMS WITH AUGER CAST IN PLACE PILES SPECIFIED BY SOIL REPORT:
   UES REPORT NO. 2130.2200022.0000, DATED: JUNE 21, 2022.
   AUGER CIP PILE DIAMETER = 16 INCHES
   COMPRESSIVE STRENGTH f'c = 3000 PSI
   APPROXIMATE PILE LENGTH = 25 FT MIN.
2. ALLOWABLE PILE CAPACITIES:
   COMPRESSION = 40 TONS
   TENSION = 10 TONS
   LATERAL = 7 TONS
3. GEOTECHNICAL ENGINEER SHALL REVIEW DESIGN LOADS PROVIDED BY STRUCTURAL ENGINEER AND RE-EVALUATE ALLOWABLE CAPACITIES IN CASE MAY VARIES.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BORING LOGS.
5. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.
6. FOR TECHNICAL NOTES ON SUBJECT, REFER TO SOIL REPORT PROVIDED.
7. KEEP FOUNDATION EXCAVATIONS FREE OF WATER AT ALL TIMES.
8. USE LEAN CONCRETE (F'C=1500 PSI) FOR OVER-EXCAVATION OF FOOTINGS AND REPLACEMENT OF WEAKENED SOIL.

CONCRETE AND REINFORCING

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) LATEST EDITIONS.
2. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF :
   A. 4000 PSI FOR RAMP, GRADE BEAMS AND FLOOR SLAB
   B. 3000 PSI MIN. FOR AUGER C.I.P. PILES.
3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED AS RECOMMENDED BY ACI 318.
4. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301.
5. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 315 AND 315R.
6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
7. THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SUB-CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.
8. SLUMP, (AT POINT OF PLACEMENT): 5" (+/- 1")
9. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, (145 PCF +/-) ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. MAXIMUM AGGREGATE SIZE SHALL BE $1\frac{1}{2}$" INCHES FOR FOUNDATIONS, AND $\frac{3}{4}$" FOR ALL SLABS AND SHALL CONFORM TO ASTM C33.
10. ALL CONCRETE REINFORCEMENT SHALL BE, FABRICATED, INSTALLED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
11. SPLICES IN REINFORCEMENT (WHERE PERMITTED)
    WELDED WIRE FABRIC: 8"
    ALL OTHERS: 48 BAR DIAMETER
    (SPLICES IN TOP REINFORCEMENT SHALL BE MADE AT MIDSPAN. SPLICES IN BOTTOM REINFORCEMENT SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE).
12. ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET.
13. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.
14. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.

MISCELLANEOUS

1. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, AND FOR SAFE CONDITIONS ON THE JOB SITE.
3. DO NOT SCALE THE DRAWINGS.

REQUIRED SPECIAL INSPECTIONS

(BY TESTING AGENCY)
IN ADDITION TO THE SPECIAL INSPECTIONS REQUIRED BY SECTION 1704 & 1707 of the IBC 2018, THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704.2 OF THE FLORIDA BUILDING CODE 2022 7TH EDITION.

ITEM	SECTION
INSPECTION OF FABRICATORS	
VERIFY FABRICATION/QUALITY CONTROL PROCEDURES	1704.2.5
CONCRETE CONSTRUCTION	
REINFORCING STEEL INSTALLATION	TABLE 1705.3
CAST-IN PLACE ANCHOR BOLTS	TABLE 1705.3
VERIFY DESIGN MIX	TABLE 1705.3
FRESH CONCRETE SAMPLING	TABLE 1705.3
CONCRETE PLACEMENT	TABLE 1705.3
CONCRETE CURING OPERATIONS	TABLE 1705.3
EVALUATION OF CONCRETE STRENGTH	TABLE 1705.3
SOILS	
VERIFY MATERIALS BELOW ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY.	TABLE 1705.6
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	TABLE 1705.6
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	TABLE 1705.6
VERIFY SITE PREPARATION WITH SOILS REPORT	TABLE 1705.6
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	TABLE 1705.6

REQUIRED SPECIAL INSPECTIONS NOTES:

1. REFER TO PROJECT SPECIFICATION FOR ADDITIONAL QUALITY CONTROL/ QUALITY ASSURANCE REQUIREMENTS.
2. GENERAL CONTACTOR SHALL COORDINATE ANY ADDITIONAL SPECIAL INSPECTION REQUIREMENTS WITH OWNER AND APPLICABLE BUILDING AUTHORITIES.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 110 OF FBC 2020 AND THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1704, THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED 2018 IBC SECTIONS/LOCATIONS:
   A. SOILS - SECTION 1705.6 PER TABLE 1705.6.
   B. CONCRETE - SECTION 1705.3 PER TABLE 1705.3.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
2. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
   A. CONCRETE MIX DESIGN
   B. FOUNDATION REINFORCING BARS

ACI 319-14 TABLE 20.6.1.3.1

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WEATHER OR IN IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2
		NO. 5 BAR, W31 or D31 WIRE, AND SMALLER	1-1/2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS.	NO. 14 AND NO. 18 BARS	1-1/2
		NO. 11 BAR AND SMALLER	3/4
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES.	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS.	1-1/2

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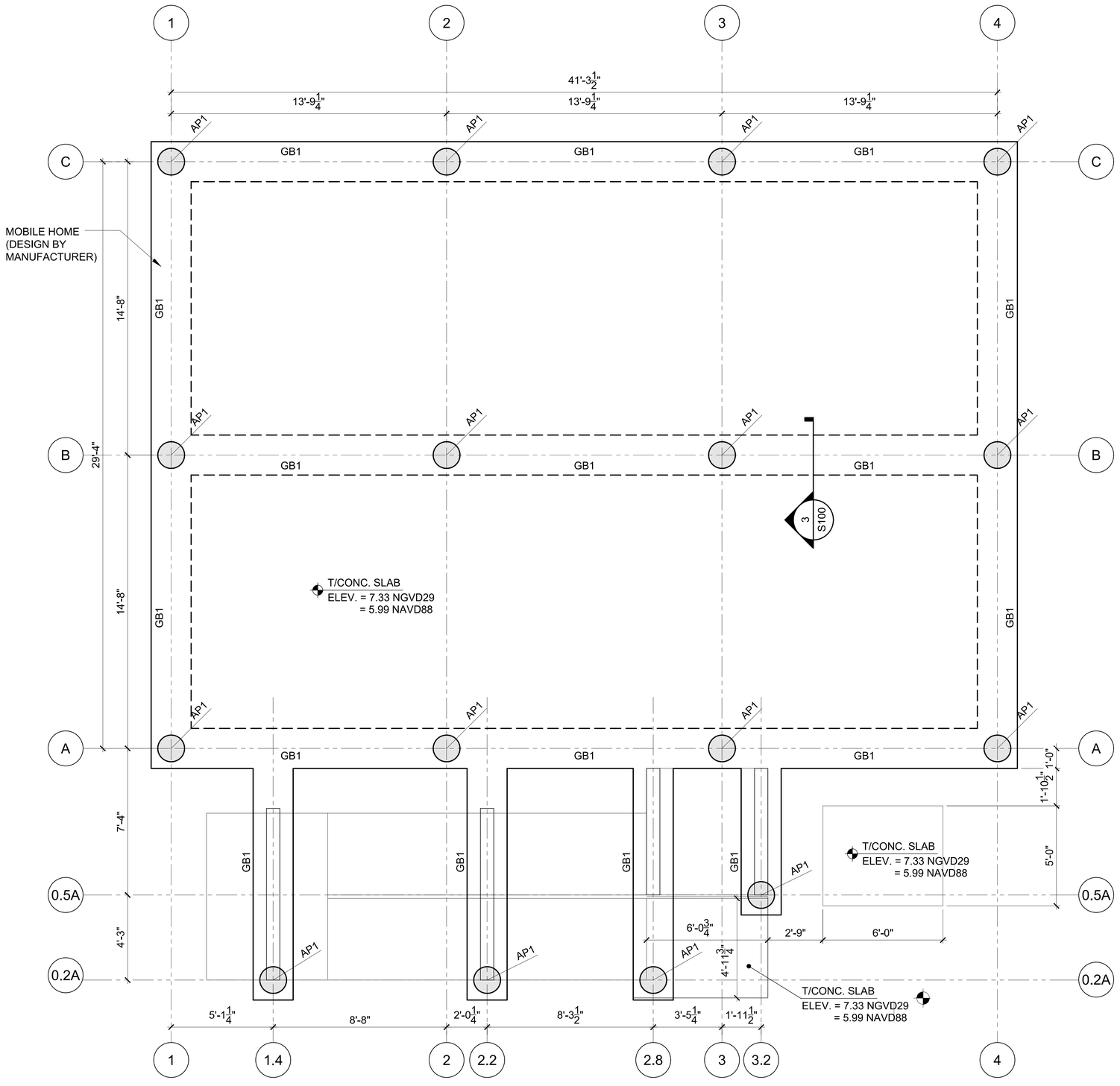
PROFESSIONAL CERTIFICATION
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8/08/2024
EDUARDO AVILES-NIEVES, PE

FORT ZACHARY TAYLOR

SHEET TITLE: **GENERAL NOTES**

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
S001



1 AUGER PILE & GRADE BEAM LAYOUT

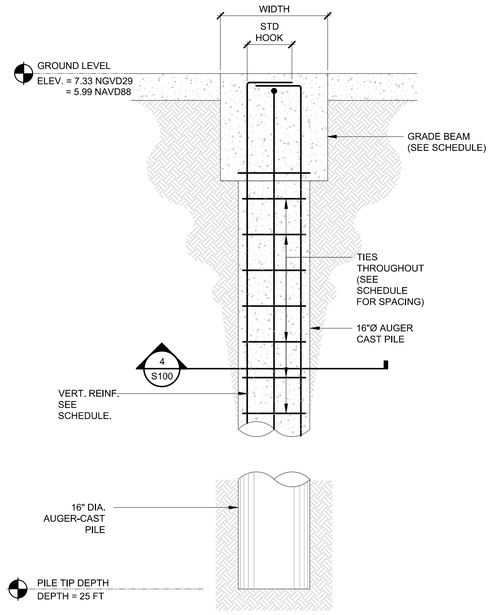
SCALE: 1/4" = 1'-0"

AUGER CIP PILE SCHEDULE				
MARK	SIZE	VERTICAL	TIES	NOTE
AP1	16" DIAM.	6#6	#3 @ 12" O.C.	SEE STRUCTURAL DETAIL 3/S100

GRADE BEAMS SCHEDULE				
MARK	DIMENSIONS	TOP	BOTTOM	TIES
GB1	2'-0" x 2'-0" CONT.	4 #6	4 #6	#3 @ 10"

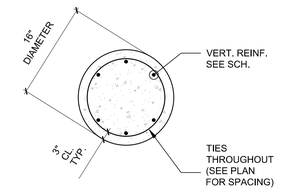
NOTES:

1. BOTTOM OF GRADE BEAM @ EL. (5.33 NGVD = 3.99 NAVD). BELOW TOP OF SLAB UNLESS NOTED OTHERWISE. VERIFY ALL GRADE BEAM ELEVATIONS W/ ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION.
2. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS W/ ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
3. SEE SHEET S001 FOR GENERAL STRUCTURAL NOTES.
4. SEE SHEET S100 FOR GRADE BEAM & AUGER PILE DETAILS & REINFORCEMENT.



3 CONCRETE PILE ELEVATION

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



4 CONCRETE PILE SECTION

SCALE: 1" = 1'-0"

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DRAWN BY:
REVIEWED BY:
Consultant :

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EDUARDO A. AVILES-NIEVES
LICENSE
No. 85877
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PROFESSIONAL ENGINEER
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EDUARDO AVILES-NIEVES, PE

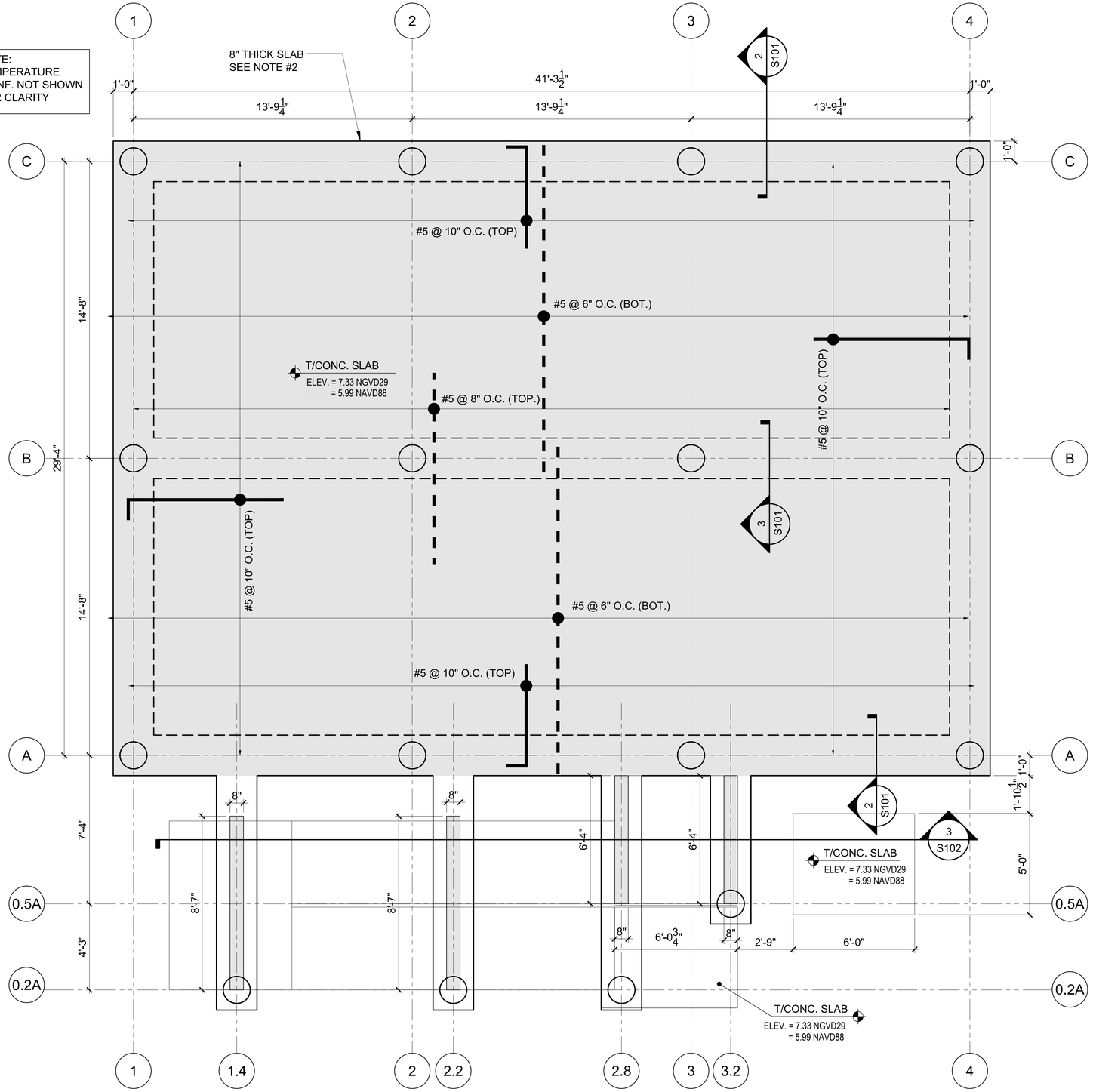
FORT ZACHARY TAYLOR

SHEET TITLE
GRADE BEAM, PILE LAYOUT AND DETAILS

PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
S100

NOTE:
TEMPERATURE
REINF. NOT SHOWN
FOR CLARITY



1 CONCRETE SLAB REINFORCEMENT LAYOUT
SCALE: 1/4" = 1'-0"

SLAB NOTES

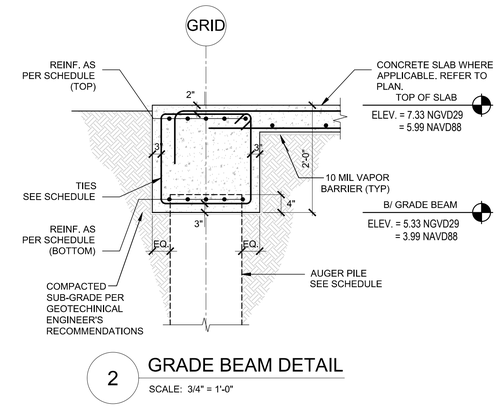
NOTES:

1. TOP OF SLAB = 0'-0" IS FOR REFERENCE ONLY.
2. 8" THICK CONCRETE SLAB (f'c = 4 KSI)
3. TEMPERATURE REINFORCEMENT @ BOT. = #4 @ 12" O.C., TYP.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS W/ ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION
5. S001 FOR GENERAL STRUCTURAL NOTES.

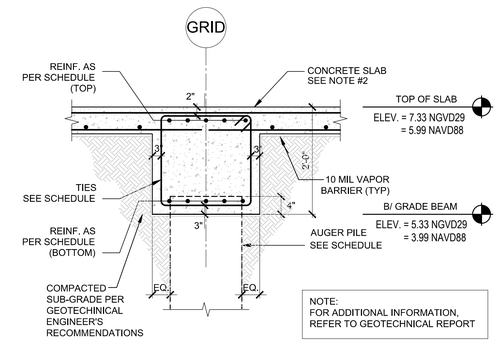
LEGEND

TOP REINFORCEMENT ON SLAB (MAIN)

BOTTOM REINFORCEMENT ON SLAB (MAIN)



2 GRADE BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 GRADE BEAM DETAIL
SCALE: 3/4" = 1'-0"

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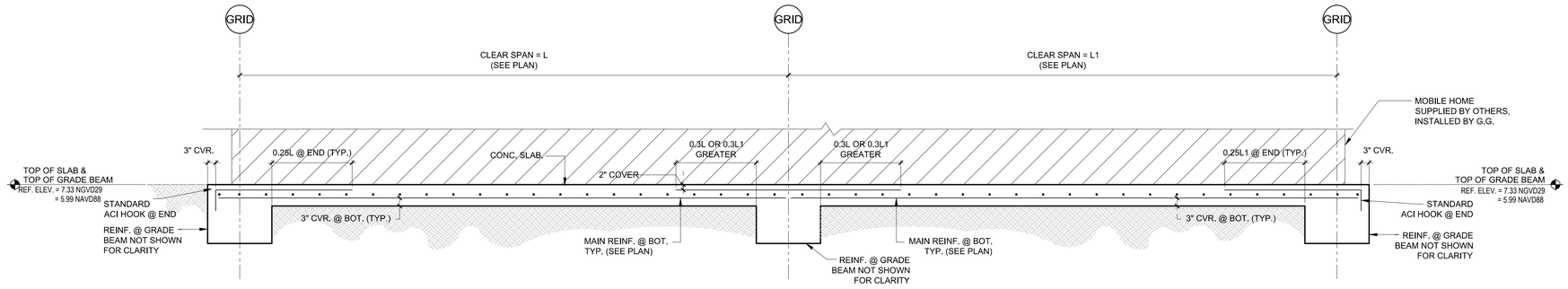
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SHEET TITLE
SLAB REINFORCEMENT PLAN

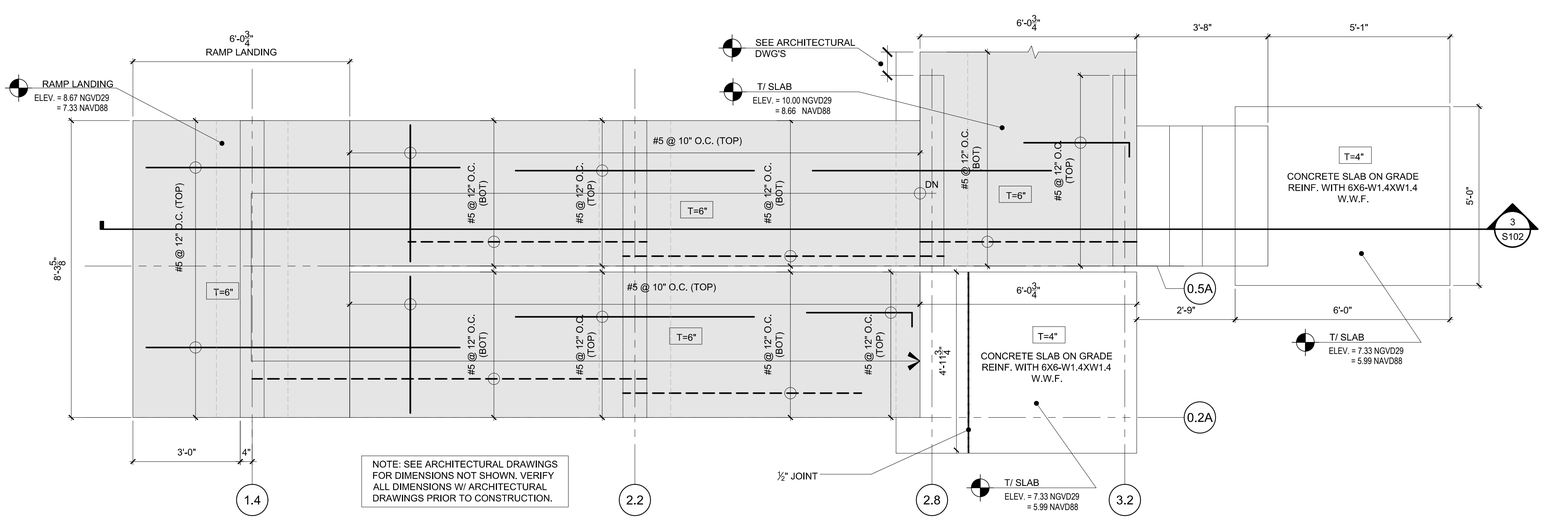
PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
S101



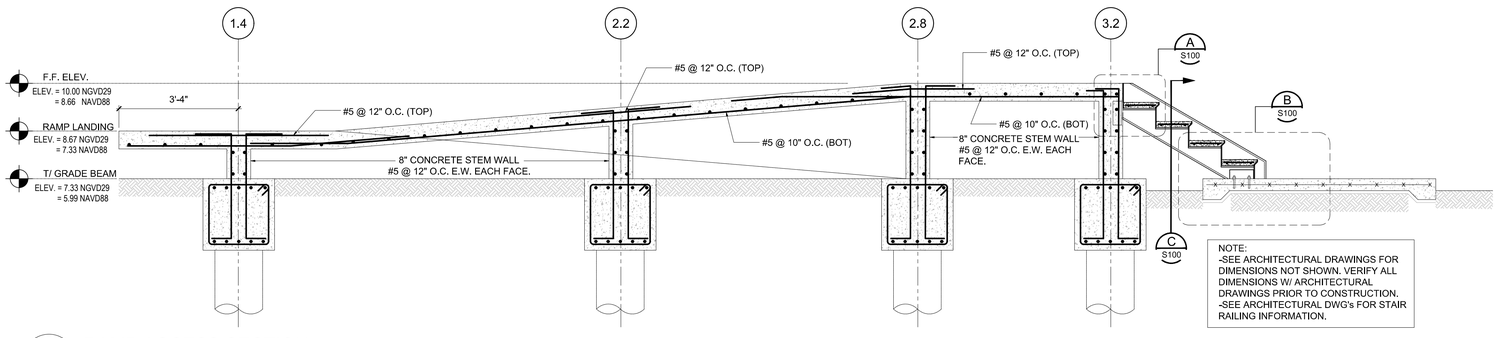
1 TYP. SLAB REINFORCEMENT SECTION

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



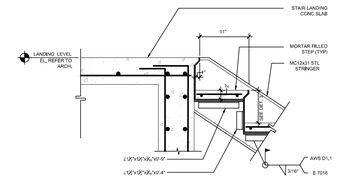
2 CAST-IN- PLACE CONCRETE RAMP REINF- PLAN VIEW

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



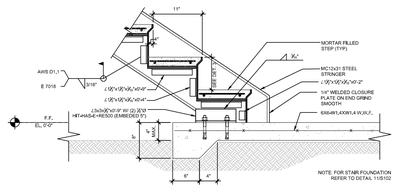
3 RAMP ACCESS SECTION

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



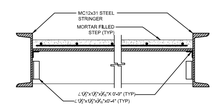
A STEEL STAIR LANDING DETAIL

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



B STEEL STAIR LANDING DETAIL

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



C STEEL STAIR SECTION

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

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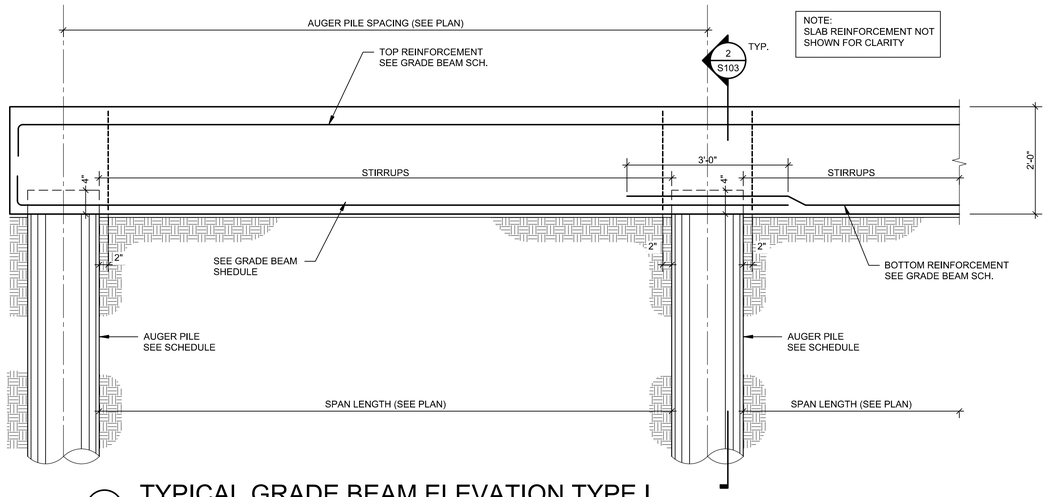
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SHEET TITLE
CONCRETE RAMP, PLAN VIEW & SECTION

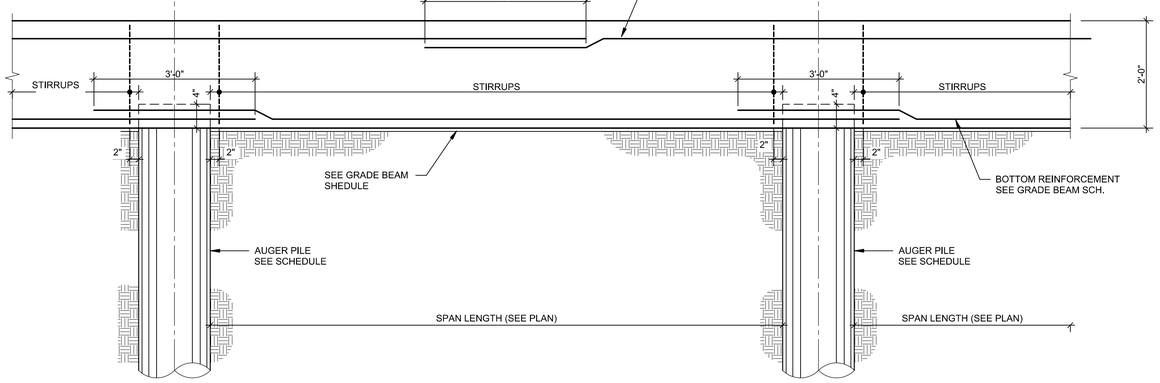
PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
S102



1 TYPICAL GRADE BEAM ELEVATION TYPE I

3/4" = 1'-0"



2 TYPICAL GRADE BEAM ELEVATION TYPE 2

3/4" = 1'-0"

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Consultant :

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FORT ZACHARY TAYLOR

SHEET TITLE: **GRADE BEAM TYPICAL SECTIONS**

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
S103

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 26, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW PREFABRICATED MODULAR ADMINISTRATIVE BUILDING. DEMOLITION OF EXISTING MODULAR ADMINISTRATIVE BUILDING.

#601 HOWARD ENGLAND WAY (FORT ZACHARY TAYLOR)

Applicant – CPH Consulting, LLC Application #C2025-0081

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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FLORIDA DEPA
ENVIRONMENTAL
PARK SER

PARK OF


Birds of Prey
Public Meeting Notice
PLEASE TAKE
RECEIPT

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Alfonso Suarez, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 601 Howard England Way, Key West FL 33040 (Fort Zachary Taylor State Park) on the 20th day of May, 2026.

   This legal notice(s) contained an area of at least 8.5"x11".

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on Tuesday, May 26th, 2026.

   The legal notice(s) is/are clearly visible from the public street adjacent to the property.

   The Certificate of Appropriateness number for this legal notice is COAC2025-0081.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant

Date: May 20th, 2026
Address: 1992 SW 1st Street
City: Miami
State, Zip: 33135

The forgoing instrument was acknowledged before me on this 20th day of May, 2026.

By (Print name of Affiant) Alfonso Suarez who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Katherine Rivera
Print Name: Katherine Rivera
Notary Public - State of Florida (seal)
My Commission Expires: 2/5/27

KATHERINE RIVERA
Notary Public - State of Florida
Commission # HH 357213
My Comm. Expires Feb 5, 2027
Bonded through National Notary Assn.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00001630-000200
Account#	8643896
Property ID	8643896
Millage Group	10KW
Location Address	601 HOWARD ENGLAND Way 101, KEY WEST
Legal Description	KW 13.32 AC OR815-1685/1690Q/C (Note: Not to be used on legal documents.)
Neighborhood	32140
Property Class	STATE (8700)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

BOT TIIF
C/O DEP DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee FL 32399

Valuation

		2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$14,400,432	$14,400,432	$14,400,432	$14,400,432
=	Just Market Value	**$14,400,432**	**$14,400,432**	**$14,400,432**	**$14,400,432**
=	Total Assessed Value	**$14,400,432**	**$14,400,432**	**$14,400,432**	**$14,400,432**
-	School Exempt Value	($14,400,432)	($14,400,432)	($14,400,432)	($14,400,432)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$14,400,432	$0	$0	$14,400,432	$14,400,432	$14,400,432	$0	$0
2023	$14,400,432	$0	$0	$14,400,432	$14,400,432	$14,400,432	$0	$0
2022	$14,400,432	$0	$0	$14,400,432	$14,400,432	$14,400,432	$0	$0
2021	$14,400,432	$0	$0	$14,400,432	$14,400,432	$14,400,432	$0	$0
2020	$14,400,432	$0	$0	$14,400,432	$14,400,432	$14,400,432	$0	$0
2019	$14,400,432	$0	$0	$14,400,432	$14,400,432	$14,400,432	$0	$0
2018	$14,400,432	$0	$0	$14,400,432	$14,400,432	$14,400,432	$0	$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	9.00	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	4.32	Acreage	0	0

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-1392	06/10/2024	Active	$19,000	Commercial	Install a 2-ton with ductwork. AIR HANDLER MODEL RH3VZ2417STACNJ W/ CONDENSER MODEL RA16AZ24AJ3CA.
BLD2024-0956	04/09/2024	Completed	$12,500	Commercial	Perform electric job on new office building. Wire a new office addition, run wires to install lights, ceiling fans, outlets, GFI outlets, and switches, run power for the water heater and air conditioner, and install a 100-amp sub panel
BLD2022-1394	08/23/2022	Completed	$60,000	Commercial	EXPAND EXISTING CAFE DECK FT ZACK. RE: PERMIT 2022-1394. ADDING 8-10 TABLES CREATING SEATING FOR 40 PEOPLE. AS PER PLANNING THE NEW DECK AREA IS NOT TO BE USED FOR SEATING OF CAFE CUSTOMERS.
06-6554	12/20/2006	Completed	$18,000	Commercial	UNDERGROUND ELECTRIC SERVICE TO PARK

View Tax Info

View Taxes for this Parcel

Photos



Map



No data available for the following modules: Buildings, Yard Items, Sales, Sketches (click to enlarge), TRIM Notice.

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/21/2025, 1:28:12 AM

Contact Us

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SCHNEIDER GEOSPATIAL