Staff Report

2 New bathroom facilities for Bayview Park- **# 1310 Truman Avenue- Applicant: Bender and Associates Architects (H11-01-142)**

Bayview Park is listed as a non contributing resource in the 2004 survey. The proposed project includes the construction of a cbs structure, rectangular in footprint approximately 24'-0" wide by 18'-0" depth by 16'-0" height from ridge to ground. The structure will have a gable roof covered with metal v-crimp panels. The exterior walls will be stucco and hardi board planks will be installed in the gable area. The Commission motioned to postpone the review of this application on February 22, 2011 since there were questions regarding the flood elevation, and proposed colors for the walls and white roof.

The proposed building will be built on grade, the flood zoning for the park is AE6. The applicant is in agreement to use a light gray color, as approved recently by the commission, for the new metal v-crimp panels.

The Historic Architectural Guidelines can be applied to review the proposed new design. Staff understands that guidelines for Additions, Alterations and New Construction (pages 36-38) should apply;

New construction:

1. ***Siting*** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

   According to the submitted plans the proposed new construction will conform to actual setbacks for this particular historic zone district HPS;

   Front yard- 20 ft
   Street side- 10ft
   Side- 5 ft
   Rear- 20 ft
   Maximum height 25 ft

2. ***Elevation of finished floor above grade*** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is*

enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

This will not be the case.

3. ***Height*** *– must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.*

   The proposed new building will be a one story structure.

4. ***Proportion, scale and mass*** *– massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

   Staff understands that the proposed structure will not outsize any other structure within the park. The proposed structure will have similar mass and scale than the existing buildings located in the park.

5. ***Compatibility*** *– Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

   The proposed design does not mimics historic element, rather incorporates traditional forms, rhythms of void and solid as well as textures that can be found in the historic district. Nevertheless the proposed white color for the metal roof is not in keeping with the historic character of Old Town. Recently the commission approved a light gray elastomeric that will blend with existing metal roofs.

6. ***Building Detail*** *– All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

   The new building incorporates design elements which are harmonious and compatible with the historic urban fabric.

7. ***Relationship of materials*** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

   The proposed new construction materials for the new structure are compatible with existing materials found in the surrounding buildings.

After reviewing the proposed plans staff understands that the new design is consistent with the guidelines. Staff recommends that the metal roof should be painted in light gray color, similar to Lanco's Gray Button elastomeric which was approved by the commission recently.

construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.

The proposed new construction materials for the new structure are compatible with existing materials found in the surrounding buildings.

After reviewing the proposed plans staff understands that the new design is consistent with the guidelines. Staff recommends that the metal roof should be painted in light gray color, similar to Lanco's Gray Button elastomeric which was approved by the commission recently.

Application

CITY OF KEY WEST
BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # H-01-0142

	CITY of KEY WEST	DATE:	2-3-2011
ADDRESS:	633 PALM AVE., KEY WEST, FL Rd Delostrinos	PHONE #:	809-3751
APPLICANT'S NAME:	BENDER & ASSOCIATES ARCHITECTS	PHONE #:	305-296-1347
APPLICANT'S ADDRESS:	410 ANGELA ST, KEY WEST, FL		
ADDRESS OF CONSTRUCTION:	TRUMAN AVE c BAYVIEW PARK (1310 TRUMAN)	# OF UNITS:	

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
CONSTRUCT NEW BATHROOM FACILITY AT BAYVIEW PARK. COLOR AND STUCCO FINISH WILL MATCH THE ADJACENT BATHHOUSE. (OR BUILDING + TRIM WILL BE PAINTED WHITE. ARCHITECTS RECOMMENDATION)

KEY WEST PLANNING BOARD FEB - 4 2011 MONROE COUNTY

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or s. 775.083

8:47am

****

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

Date:_____

Applicant Signature:_____

REQUIRED SUBMITTALS

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
N/A	TREE REMOVAL PERMIT (if applicable)
N/A	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
N/A	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date:_____

Staff Approval:_____

Fee Due:
$_____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

****

Approved _____ Denied _____ Deferred ✓

Reason for Deferral or Denial:
2/22/11 postponed need questions answered re elevation paint color & color of roof - please show white roof which is not allowed Emmert

HARC Comments:
Not listed as a contributing resource.
Guidelines for New construction (pages 37-38)

Limits of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: 2/22/11 Signature: Rudy Emmert

Historic Architectural Review Commission

City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

March 1, 2011

Arch. Bert Bender
410 Angela Street
Key West, Florida 33040

RE: NEW BATHROOM FACILITIES FOR BAYVIEW PARK
FOR: #1310 TRUMAN AVENUE - HARC APPLICATION # H11-01-142
KEY WEST HISTORIC DISTRICT

Dear Architect Bender:

This letter is to notify you that the Key West Historic Architecture Review Commission **deferred** the proposed design for the above mentioned project on the public hearing held on Tuesday, February 22, 2011.

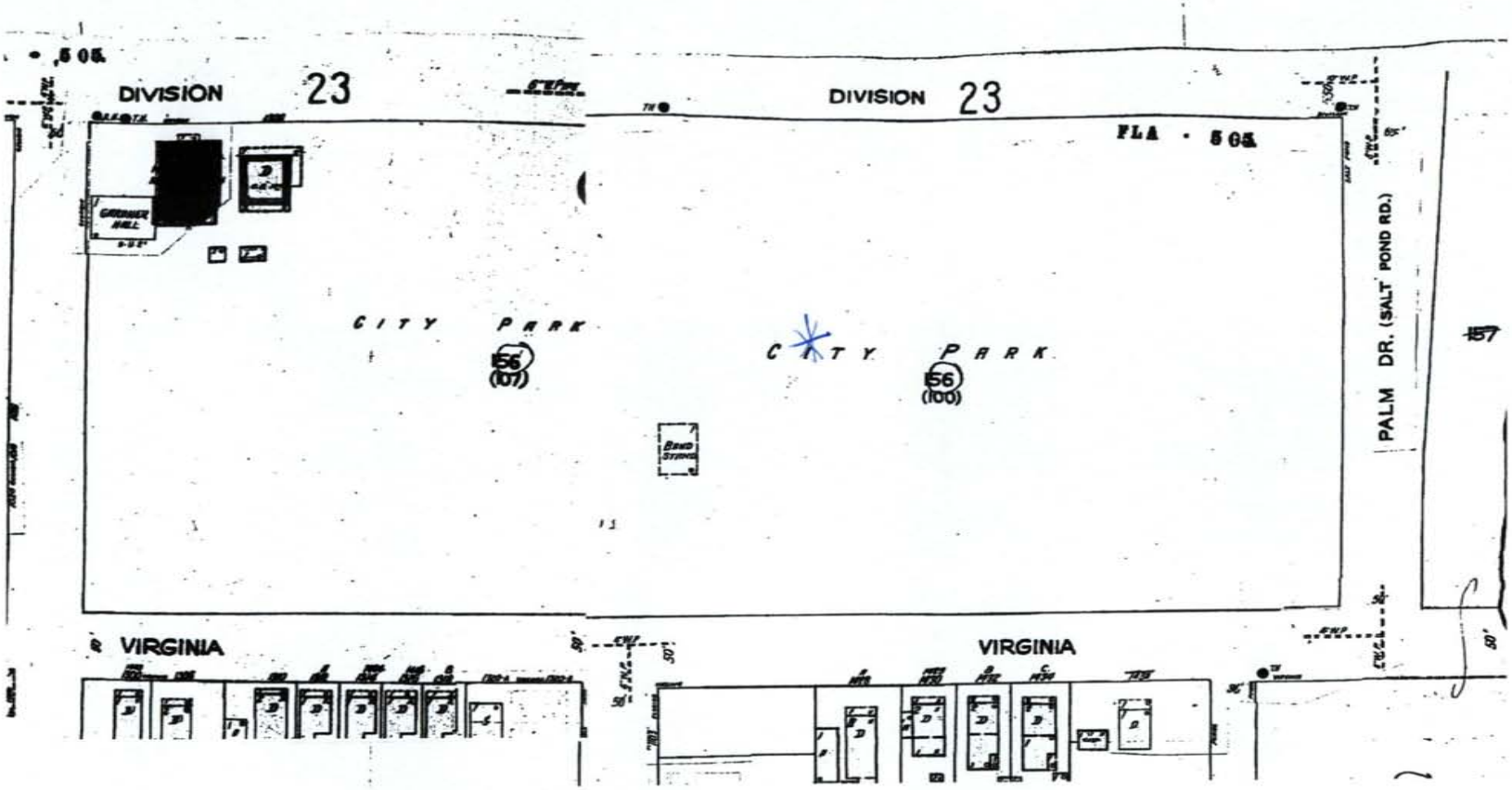
I will include this item on the next HARC meeting that will take place on March 8, 2011 at Old City Hall. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

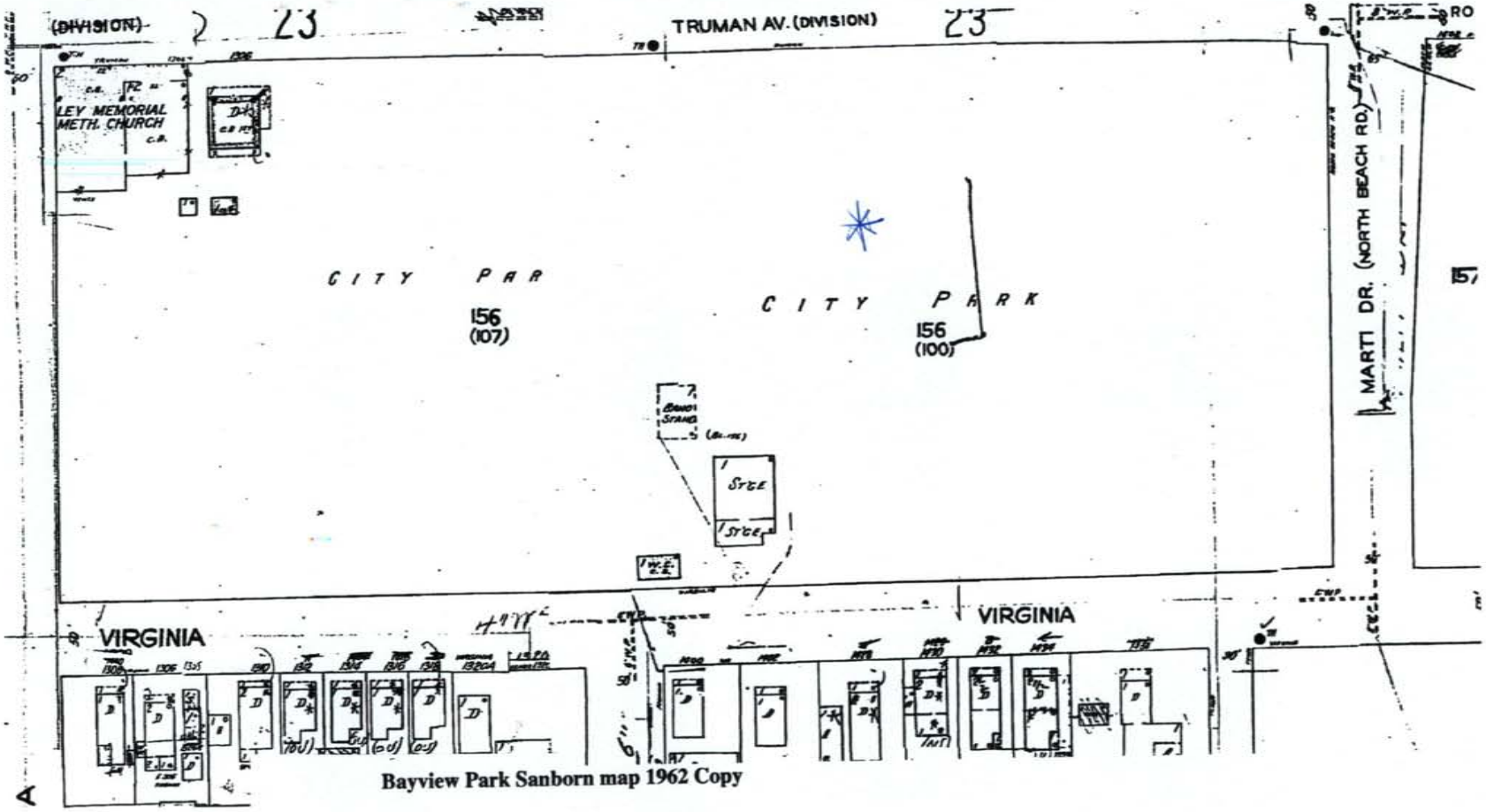
Sincerely:

Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040 305.809.3973 etorregr@keywestcity.com

Sanborn Maps



Bayview Park Sanborn map 1948 copy



Bayview Park Sanborn map 1962 Copy

Project Photos

Salt Pond Road (Eisenhower Drive) from Newton south past Bayview Park and west to Georgia in 1918. Photo from the Monroe County Library Collection.

The tennis courts at Bayview Park circa 1935. From the Dale McDonald Collection. Monroe County Library

BAY VIEW PARK SITE PHOTOS JAN. 2011

PROPOSED LOCATION LOOKING EAST

PROPOSED LOCATION LOOKING WEST - 1310 Truman

BAYVIEW PARK SITE PHOTOS JAN. 2011

1310 Truman Ave

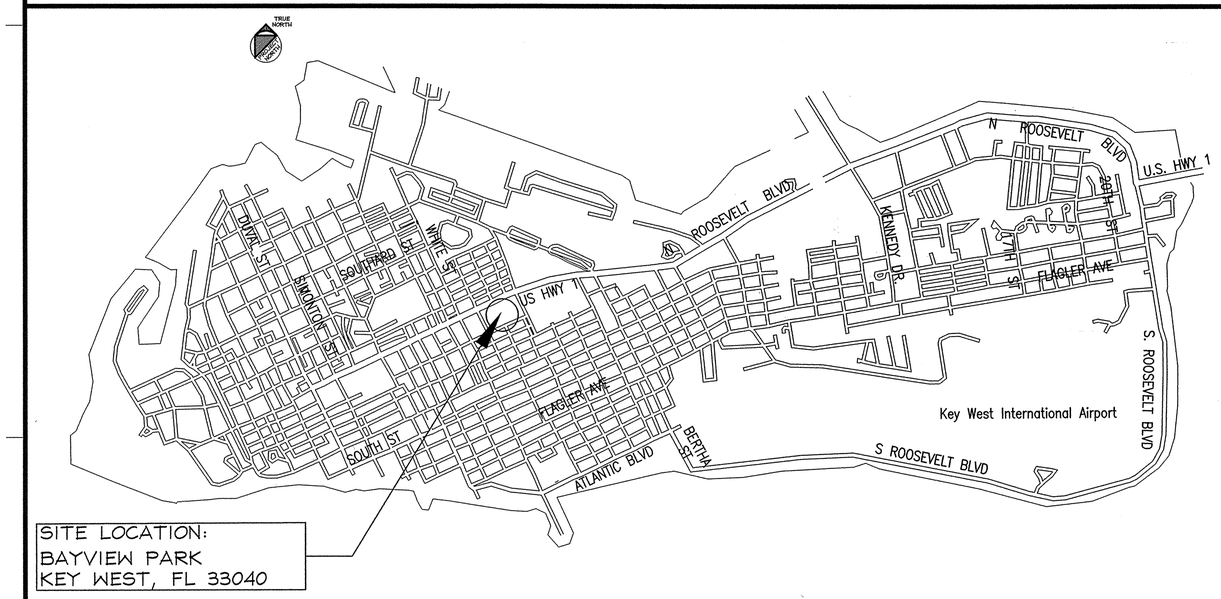
FAT VIEW PARK SITE PHOTOS JAN. 2011

Site Plans

BAYVIEW PARK RESTROOMS

Key West Florida 33040

SITE MAP - KEY WEST



SITE LOCATION:
BAYVIEW PARK
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: BAYVIEW PARK RESTROOMS
ARCHITECT'S PROJECT No.: 1012

Contact: Richard Sarver
Address: P.O. Box 1409
KEY WEST, FL 33041-1409
Tel: 305-809-3752 Fax: 305-293-6412

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

NOTE:

A: THE CITY OF KEY WEST HAS STIPULATED THAT NO CHANGE ORDERS WILL BE ALLOWED ON THIS PROJECT. THE INTENT IS FOR THE CITY TO OBTAIN A TURN KEY PROJECT. BIDDERS ARE ADVISED TO:
1. REVIEW THE DOCUMENTS AND SITE CONDITIONS PRIOR TO SUBMITTING A BID.
2. SUBMIT ALL QUESTIONS IN WRITING DURING THE BID PERIOD.
3. INCLUDE A SUM IN YOUR BID TO OBTAIN ANY SITE SURVEYS OR OTHER WORK TO CONFIRM UNDERGROUND UTILITIES.
4. INCLUDE ANY AMOUNT IN YOUR BID THAT YOU FEEL IS NECESSARY TO COVER UNFORESEEN CONDITIONS.

B: WARRANTIES- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS MUST PROVIDE A WARRANTY TO COVER 100% OF ALL LABOR AND MATERIALS PROVIDED UNDER THIS CONTRACT. PROVIDE A SEPARATE 10 YEAR NO DOLLAR LIMIT WARRANTY ON THE ROOF.

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
   - BUILDING: Florida Building Code, 2007 Edition.
   - ELECTRICAL: National Electric Code, 2007 edition
   - PLUMBING: Florida Building Code (Plumbing), 2007 Edition
   - MECHANICAL: Florida Building Code (Mechanical), 2007 Edition
   - GAS: Liquefied Petroleum Gas Code, 2007 edition (NFPA 58)

   This project is designed in accordance with A.S.C.E. 7-98 to resist wind loads of 150 mph (gusts).
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground.
7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
8. After completion of construction remove all debris and construction equipment. Restore site to original condition.
9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

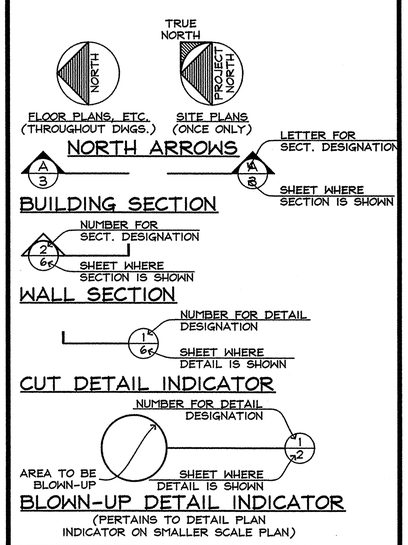
FLORIDA ADMINISTRATIVE CODE:

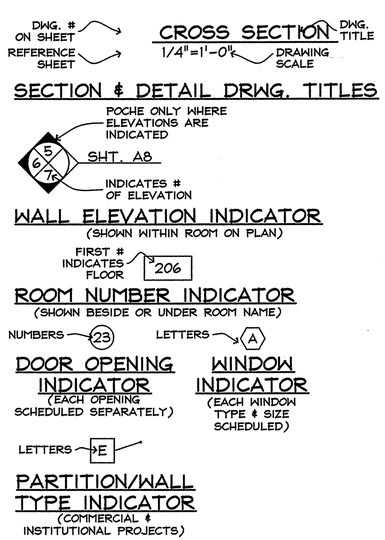
61G1-16.003 Use of Seal.The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient.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

ABBREVIATIONS

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

SYMBOLS LEGEND





MATERIAL DESIGNATIONS

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

PARTITIONS & WALLS

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

SHEET INDEX

SHEET INDEX

A1	SURVEY
A2	SITE PLAN, NOTES, INTERIOR ELEVATION, ACCESSORY SCHEDULE
A3	FLOOR PLAN, EXTERIOR ELEVATIONS, FOUNDATION PLAN, ROOF FRAMING PLAN, BUILDING SECTION, DETAILS
A4	PLUMBING PLAN, ELECTRICAL PLAN, RISER DIAGRAMS, SCHEDULES
SP1	SPECIFICATIONS

DESCRIPTION OF WORK:

THE PROJECT INCLUDES ALL SERVICES, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT A BATH HOUSE AT BAYVIEW PARK. READY FOR OWNER OCCUPANCY AT PROJECT COMPLETION. THE WORK INCLUDES, BUT IS NOT LIMITED TO, MASONRY, CONCRETE, PLUMBING, ROUGH CARPENTRY, CERAMIC TILE, WALL FINISHES, PAINT, SIGNAGE AND (6) BABY CHANGING STATIONS.

BAYVIEW PARK RESTROOMS
KEY WEST, FLORIDA

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

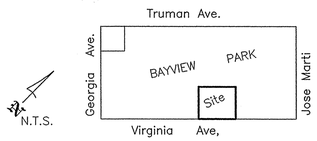
Bender & Associates ARCHITECTS p.a.

Project Nº : 1012

SURVEY
PROJECT STATISTICS
GENERAL NOTES
SITE MAP
ADMINISTRATIVE CODE
SHEET INDEX
SYMBOLS LEGEND

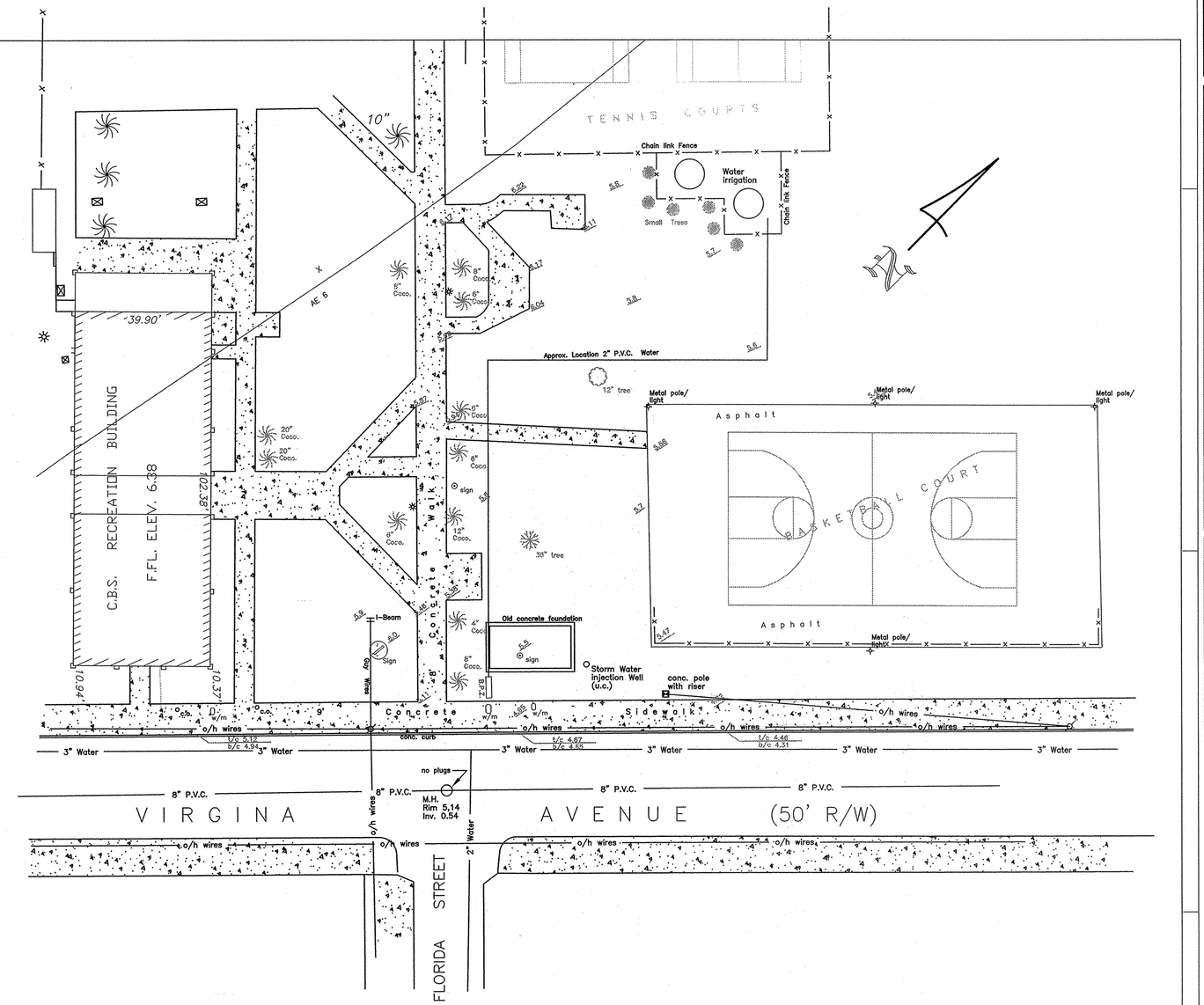
Date: 8/20/10

C



LOCATION MAP

A Portion of the City of Key West



SURVEYOR'S NOTES:
North arrow based on plat
Reference Bearing: R/W Virginia Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914
Located on monument at Truman & Jose Marti
Abbreviations:

Sty. = Story	o/h = Overhead
R/W = Right-of-Way	F.FL.= Finish Floor Elevation
fd. = Found	Irr. = Irregular
p. = Plat	conc.= concrete
m. = Measured	C.B.S.= Concrete Block Stucco
d. = Deed	cov'd.= Covered
N.T.S.= Not to Scale	wd. = Wood
℄ = Centerline	Bal. = Balcony
Elev.= Elevation	Pl. = Planter
B.M. = Bench Mark	A/C = Air Conditioner
M.H. = Man Hole	

Field Work performed on: 3/2/10

CERTIFICATION:
I HEREBY CERTIFY that the attached TOPOGRAPHICAL SURVEY is true and correct to the best of my knowledge and beleif; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

City of Key West Bayview Park			
TOPOGRAPHICAL SURVEY			Dwn No.: 10-150
Scale: 1"=20'	Ref.	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/4/10	file	Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
f/datafred/dwg/city of keywest/bayview2			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

1 / A1 SURVEY
SCALE: N.T.S.

BAYVIEW PARK
RESTROOMS
KEY WEST, FLORIDA

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

Bender & Associates p.a.
ARCHITECTS

Project Nº: 1012

Date: 8/20/10

A1

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE, AND OTHER APPLICABLE CODES AND STANDARDS.

1.a) ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL ELECTRICAL WORK INCLUDING PARTS AND LABOR FOR A MIN. OF 1 YEAR (OR AS DENOTED UNDER THE GENERAL CONDITIONS OF THIS CONTRACT) AFTER FINAL WRITTEN ACCEPTANCE BY OWNER.

1.b) ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL ELECTRICAL PERMITS, FEES, INSPECTIONS, TESTS, ETC., AS REQUIRED.

2.a) THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.

2.b) WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELBOARDS ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E's ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENT PRIOR TO ROUGH-IN WITH ALL TRADES-- NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.

3. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING/BIDDING WORK.

4. THE CONTRACTOR SHALL SATISFACTORILY REPAIR/REPLACE EQUIPMENT OR PART OF STRUCTURE DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHED AREAS SHALL BE RESTORED TO MATCH ADJACENT AREAS.

5. APPROVAL SHALL BE OBTAINED FROM THE ARCHITECT/STRUCTURAL ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER. COORDINATE EXACT LOCATION OF ALL FLOOR OUTLETS AND SLAB PENETRATIONS WITH ARCHITECTURAL DRAWINGS, AS WELL AS WITH STRUCTURAL DRAWINGS.

6. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED.

8. WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON PLANS. CONDUCTORS #6 AND LARGER SHALL BE THWN.

9. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.

10. ALL CONDUCTORS SHALL BE RUN IN CONDUIT AS FOLLOWS:
    - a) MIN. CONDUIT SIZE SHALL BE 3/4"C.
    - b) UNDERGROUND OR IN GROUND FLOOR SLAB OR CAST IN CONCRETE WALL. CONDUIT SHALL BE PVC SCHEDULE 40 OR GALVANIZED RIGID STEEL WITH ANTI-CORROSION COATING.
    - c) EXPOSED INTERIOR: EMT, (INSIDE OF MECH/ELECT RMS ONLY).
    - d) INTERIOR WORK: EMT
    - e) CONNECTIONS TO EQUIPMENT: FLEXIBLE CONDUIT (LIQUID TIGHT IN WET LOCATIONS).
    - f) EXPOSED EXTERIOR: RGS OR EMT (ALL CONDUIT SHALL BE CONCEALED).

11. ALL MATERIALS SHALL BE U. L. CERTIFIED.

12. TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED. CONTRACTOR SHALL ADHERE TO CIRCUIT NUMBERS/PANEL TALLEY AS PER PANEL SCHEDULE.

13. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.

15. ALL WIRING DEVICES TO BE SPECIFICATION GRADE DEVICES WITH METAL WALL PLATES.

16. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.95.

17. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.

18. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.

22. RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.

23. THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.

24. ALL CABLES SHALL BE RUN WITHOUT SPLICES EXCEPT OTHERWISE INDICATED.

25. GUTTERS, WIREWAYS, PULL BOXES, ETC., SHALL BE SIZED PER NEC AND SHALL BE ACCESSIBLE AT ALL TIMES.

26. EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.

27. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

28. ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS:

	120/240V SYSTEM
PHASE 'A'	BLACK
PHASE 'B'	RED
NEUTRAL	WHITE
GROUND	GREEN

31. ALL DEVICES INSTALLED OUTDOORS TO HAVE WEATHERPROOF COVERS.

33. VERIFY EQUIPMENT SIZES, VOLTAGE AND CURRENT CHARACTERISTICS ETC..., BEFORE ORDERING ANY EQUIPMENT AND/OR ROUGH-IN FOR EQUIPMENT BEING SUPPLIED BY OTHERS.

GENERAL PLUMBING NOTES

A. GENERAL:
1. WORK UNDER THIS SECTION INCLUDES FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND COMPONENTS AS PERFORMING ALL OPERATIONS AS NECESSARY FOR THE INSTALLATION OF THE COMPLETE PLUMBING SYSTEM.
2. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER's RECOMMENDATIONS.
3. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL EQUIPMENT FOR REVIEW BEFORE INSTALLATION.
4. NO WATER LINES SHALL RUN INSIDE CONCRETE SLABS.
5. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE JOB SITE.
6. THE CONTRACTOR PERFORMING THE WORK SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES AND FIELD CONDITIONS.
7. PLUMBER SHALL NOT DEVIATE FROM THE SANITARY CONNECTION FORMAT WITHOUT ENGINEER'S APPROVAL.
8. THE CONTRACTOR PERFORMING THE WORK, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.

B. SANITARY WASTE AND VENT PIPING:
1. SHALL BE CAST IRON NO-HUB ABOVE GROUND, PUSH-ON JOINT WITH NEOPRENE GASKET UNDERGROUND.
2. ALL SANITARY HORIZONTAL PIPING 2"AND SMALLER SHALL BE SLOPED AT 1/4"/FT, AND ALL PIPING 3"AND GREATER TO BE SLOPED AT 1/8"/FT.

C. DOMESTIC WATER PIPING:
1. CW & HW PIPING SHALL BE COPPER TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS. JOINTS WITH 95/5 SOLDER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL CAPPED AIR CHAMBER AND MECHANICAL SHOCK ABSORBERS WHERE SHOWN ON WATER RISERS. CHAMBERS SHALL NOT BE LESS THAN 3/4" AND 12" HIGH.
3. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.
4. C.P. ESCUTCHEON PLATES REQUIRED ON ALL WALL PENETRATIONS.
5. PROVIDE SHUT OFF VALVES AT EACH PLUMBING FIXTURE WATER SUPPLY.
6. ALL ACCESS PANELS LOCATED AT RESTROOMS ARE TO BE OF STAINLESS STEEL CONSTRUCTION.

D. HOT WATER PIPING INSULATION:
1. 3/4" INCH THICK GLASS FIBER MOLDED INSULATION WITH FACTORY APPLIED FRJ JACKET WITH LONGITUDINAL LAP AND BUTT JOINT STRIPS WITH SELF SEALING ADHESIVE.
2. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.

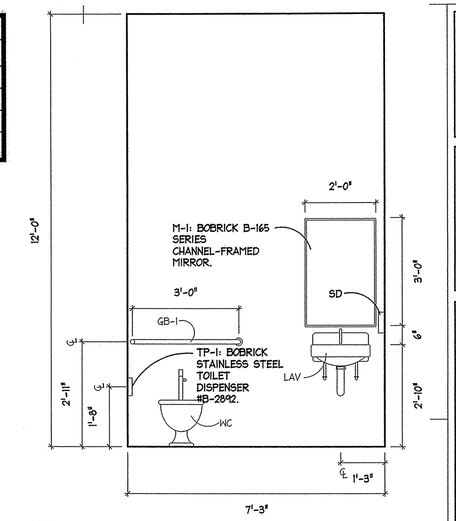
G. CLEANOUTS:
1. CLEANOUTS SHALL BE PROVIDED AND INSTALLED AT POINTS INDICATED BY "C.O." AND "F.C.O." ON DRAWINGS. THIS ALSO INCLUDES WERE NOT INDICATED ON DRAWINGS AT ALL CHANGES IN DIRECTIONS AND AT THE BASE OF STACKS FOR BOTH SANITARY AND STORM DRAIN SYSTEMS.
2. CLEANOUT COVERS:
   WALLS – JOSAM 58790-SS
   FLOORS – JOSAM 58360 FERRULE WITH 8640 AND NIKALOY TOP

I. HOSE BIBBS:
1. ALL HOSE BIBBS TO HAVE KEYLESS SHUT-OFF VALVES.
   A. INDOOR: JOSAM HYDRASAN MODEL 71070.
   B. OUTDOOR: JOSAM HYDRASAN MODEL 71020.
2. ALL HOSE BIBBS TO BE PROVIDED WITH SHUT-OFF VALVE AND VACUUM BREAKER.

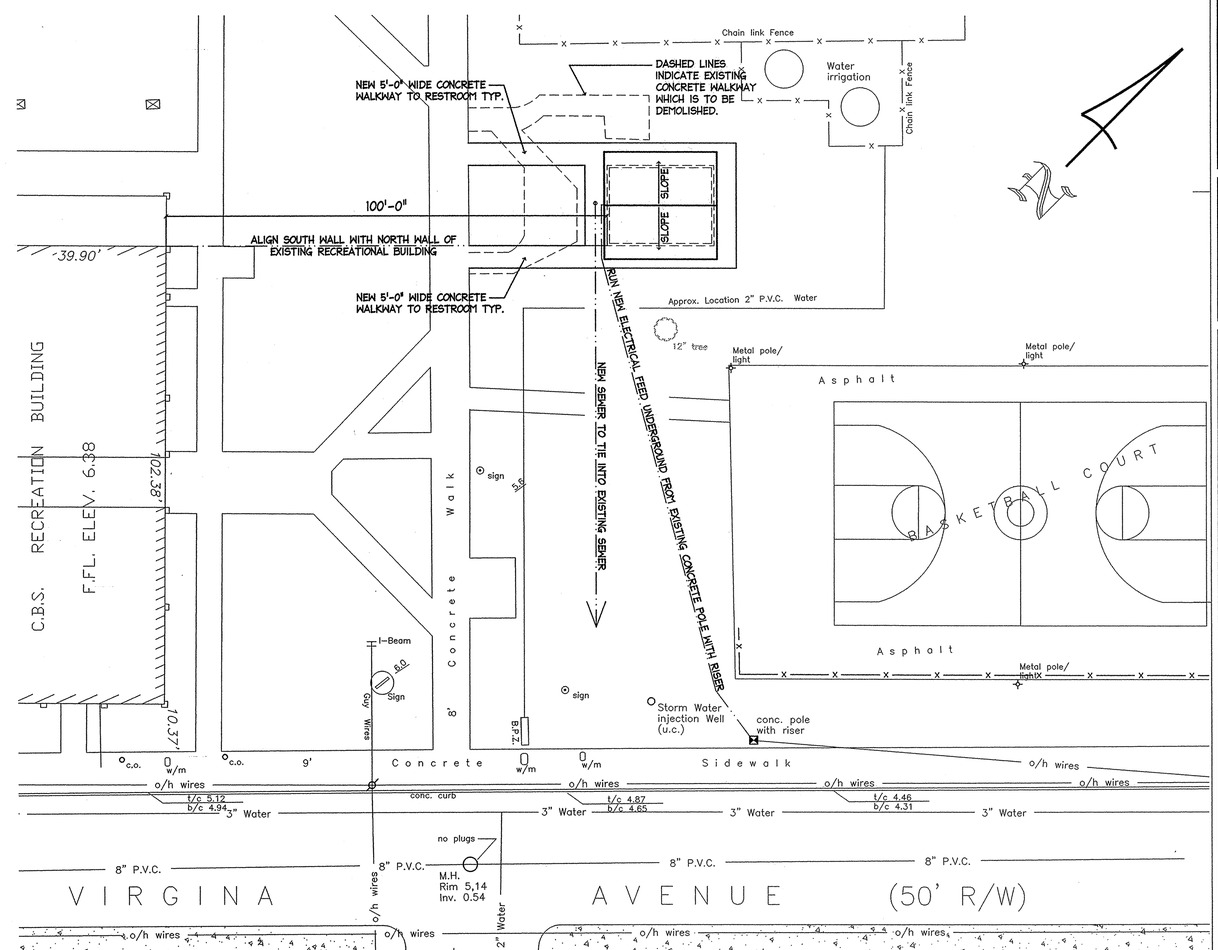
J. EXECUTION:
1. ALL WATER PIPING SHALL BE TESTED AT 100 PSIG, STERILIZED AND FLUSHED BEFORE CONNECTION TO BUILDING SYSTEMS.

BATHROOM ACCESSORY SCHEDULE (SEE FLOOR PLAN FOR PLUMBING FIXTURE SCHEDULE)

MARK	FIXTURE	MFR./CATALOG NO.	MOUNT	REMARKS
M-1	MIRROR	BOBRICK B-165 SERIES CHANNEL-FRAMED MIRROR.	SEE INTERIOR ELEVATION	B.O. MIRROR 40" A.F.F. MAX. SEE INTERIOR ELEVATIONS FOR SIZE.
TP-1	TP HOLDER	BOBRICK STAINLESS STEEL TOILET PAPER DISPENSER #B-2892	SEE INTERIOR ELEVATIONS	PROVIDE BACKING AS REQUIRED FOR INSTALLATION
ND	NAPKIN DISPENSER	BOBRICK STAINLESS STEEL NAPKIN DISPENSER #B-262		PROVIDE BACKING AS REQUIRED FOR INSTALLATION
SD	SOAP DISPENSER	BOBRICK STAINLESS STEEL SOAP DISPENSER #B-2112		PROVIDE BACKING AS REQUIRED FOR INSTALLATION



2 / A2 TYPICAL INTERIOR BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



1 / A2 SITE PLAN
SCALE: 1/16" = 1'-0"

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Date: 8/20/10

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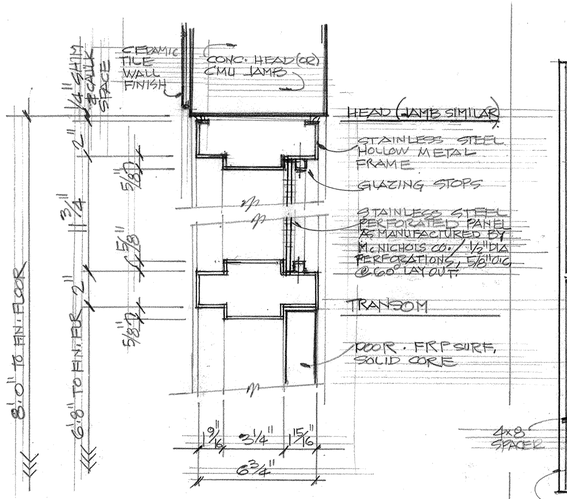
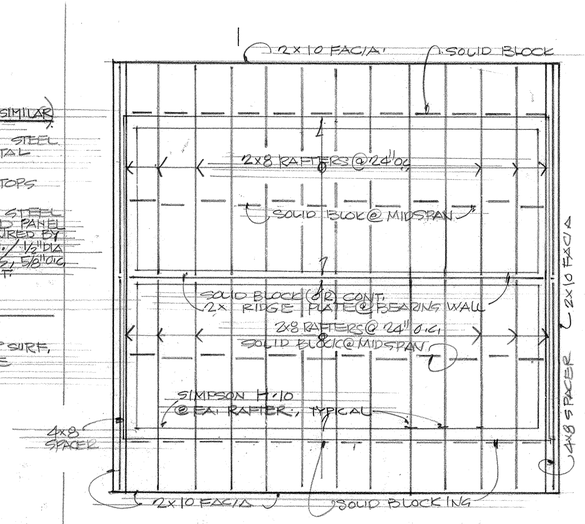
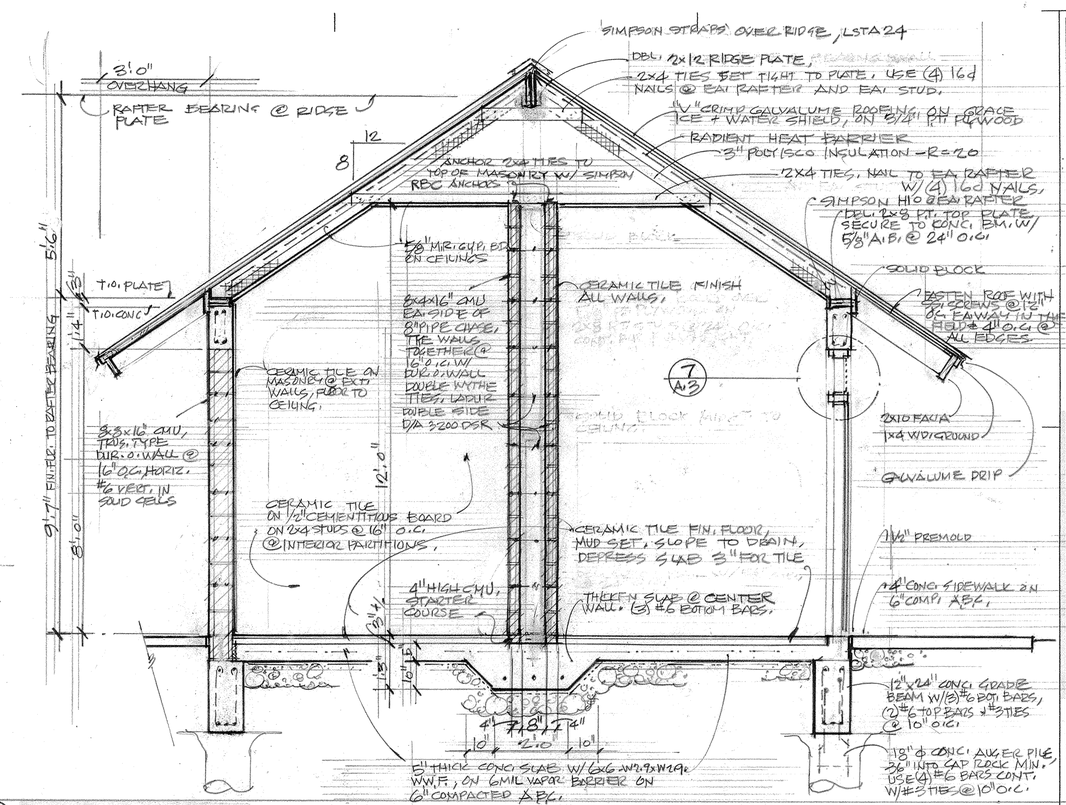


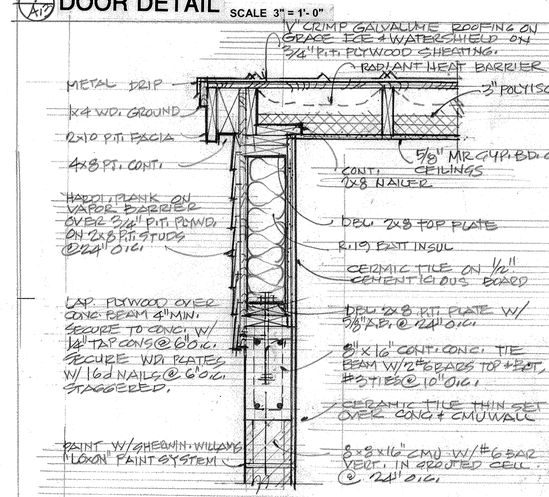
7/A1.2 DOOR DETAIL SCALE 3" = 1'- 0"



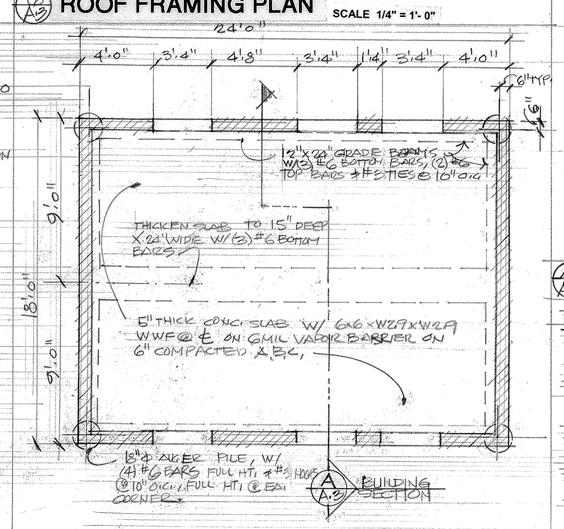
6/A1.2 ROOF FRAMING PLAN SCALE 1/4" = 1'- 0"



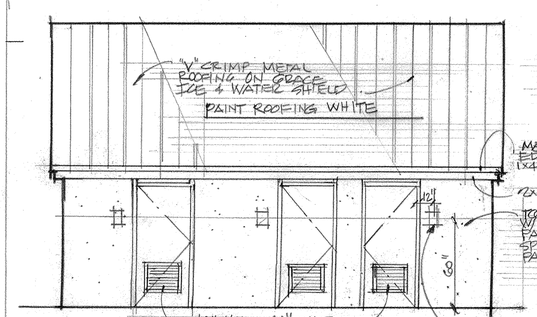
A/A1.2 BUILDING SECTION SCALE 1/2" = 1'- 0"



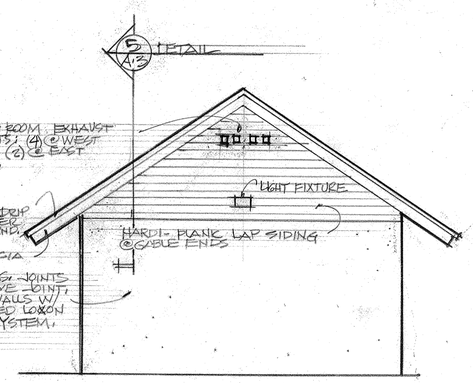
7/A1.2 DOOR DETAIL SCALE 3" = 1'- 0"



4/A1.2 FOUNDATION PLAN SCALE 1/4" = 1'- 0"



5/A1.2 GABLE END WALL DETAIL SCALE 1" = 1'- 0"

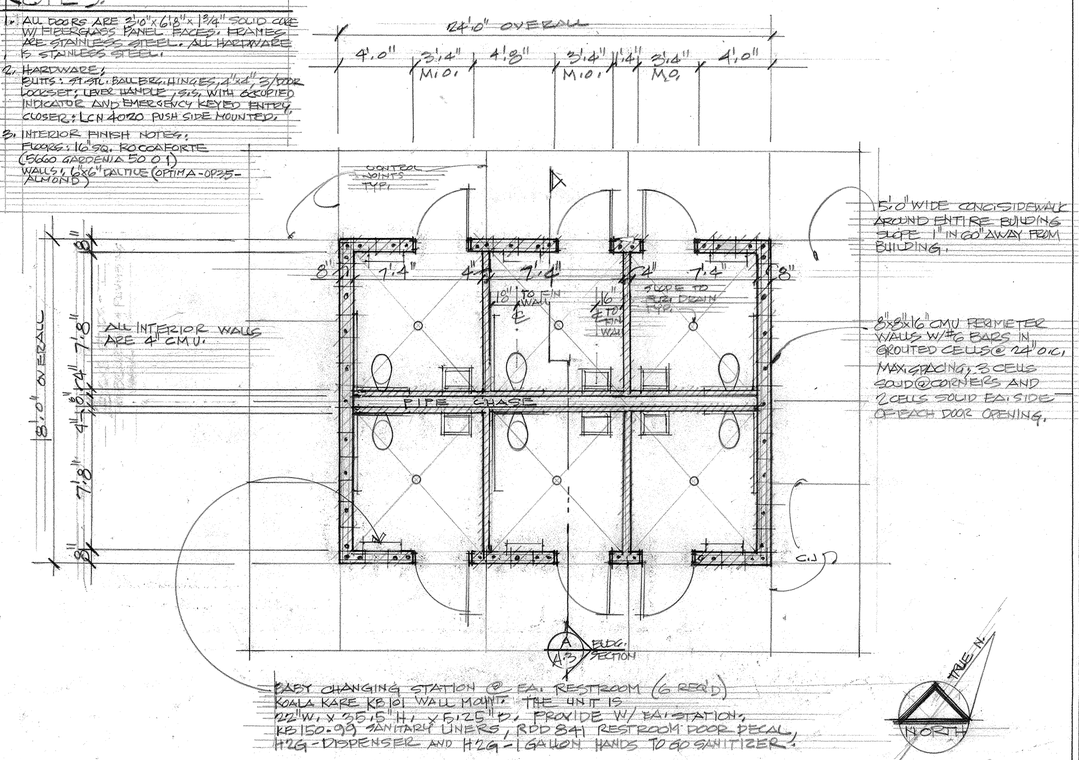


3/A1.2 SOUTH ELEVATION (NORTH ELEVATION SIMILAR – OPPOSITE HAND) SCALE 1/4" = 1'- 0"

2/A1.2 WEST ELEVATION (EAST ELEVATION SIMILAR – OPPOSITE HAND) SCALE 1/4" = 1'- 0"

NOTES:

1. ALL DOORS ARE 3'-0" x 6'-8" x 1 3/4" SOLID CORE W/ FIBERGLASS PANEL FACES. FRAMES ARE STAINLESS STEEL. ALL HARDWARE IS STAINLESS STEEL.
2. HARDWARE; BUTTS: 4 STD. BALL BRG. HINGES, 4½x4½ 3/DOOR LOCKSET: LEVER HANDLE, S.S. WITH OCCUPIED INDICATOR AND EMERGENCY KEYED ENTRY. CLOSER: LCN 4020 PUSH SIDE MOUNTED.
3. INTERIOR FINISH NOTES; FLOORS: 16"SQ. ROCCAFORTE (8660 GARDENIA 50.01) WALLS: 6x6" DALTILE (OPTIMA - OP35 - ALMOND)



1/A1.2 FLOOR PLAN SCALE 1/4" = 1'- 0"

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Date: 8.20.2010

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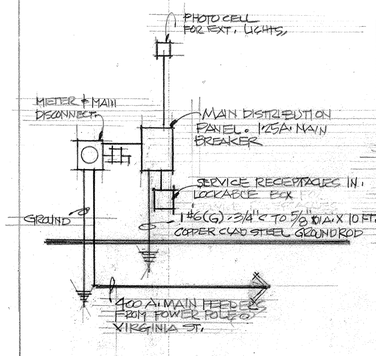
PANEL SCHEDULE

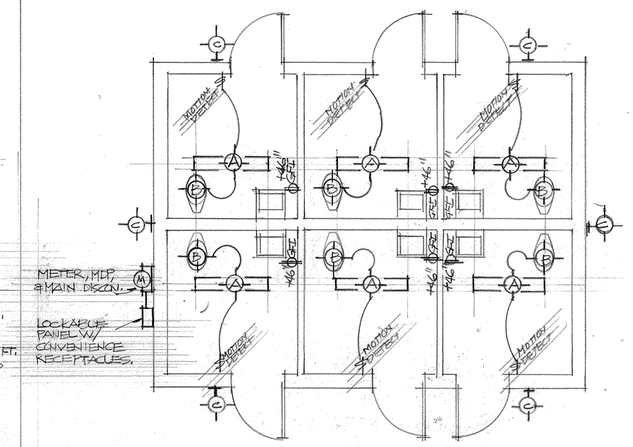
120/240 V., 1 Φ, 4W, 125 AMP MAIN BREAKER

CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)	CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)
1	NORTH SIDE LIGHTS	20	1	192	2	NORTH SIDE RECEPTACLES	20	1	540
3	SOUTH SIDE LIGHTS			192	4	SOUTH SIDE RECEPTACLES			540
5	NORTH SIDE EXHAUST FANS			86	6	(2) DUPLEX SERVICE RECEPTACLE			360
7	SOUTH SIDE EXHAUST FANS			86	8	(1) DUPLEX SERVICE RECEPTACLE	30	1	900
9	EXTERIOR LIGHTS			900	10	(1) 220V. SERVICE RECEPTACLE	30		1,800
11	SPARE			360	12			2	
13	SPARE			360	14	SPARE	20	1	360
15	B L A N K S				16	B L A N K S			
17					18				
19					20				
21					22				
23					24				
25					26				
27					28				
29					30				
31					32				
33					34				
35					36				
37					38				
39					40				
				2,176					5400

7576 TOTAL V/A ÷ 240 V. = 32 AMPS



ELECTRICAL RISER



ELECTRICAL PLAN SCALE: 1/4" = 1:0"

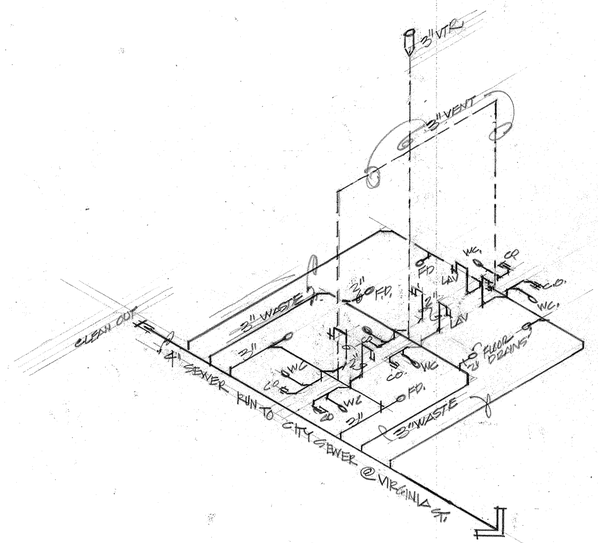
ELECTRICAL FIXTURE SCHEDULE

MARK	MANUFACTURER/CATALOG NO.	DESCRIPTION	MOUNTING	LAMPS
A	COOPER LIGHTING - METALUX/ WE-232A-120V-ELER 81	ECONOMY WRAP AROUND FLOURESCENT, 7 1/2"x48" TWIN TUBE, WIRED FOR EMERGENCY OPERATION DURING POWER OUTAGE	SURFACE	(2) T8 FLOURESCENT
B	BROAN / QTRE-080	80 CFM EXHAUST FAN. ENERGY STAR RATED	RECESSED	—
C	COOPER LIGHTING - LITHARK/ MHIP-C-150-120-LL-WH	IMPACT CYLINDER WALL LUMINAIRE, WHITE, W/ LAMP INCLUDED	WALL MOUNT	150 W. METAL HALIDE

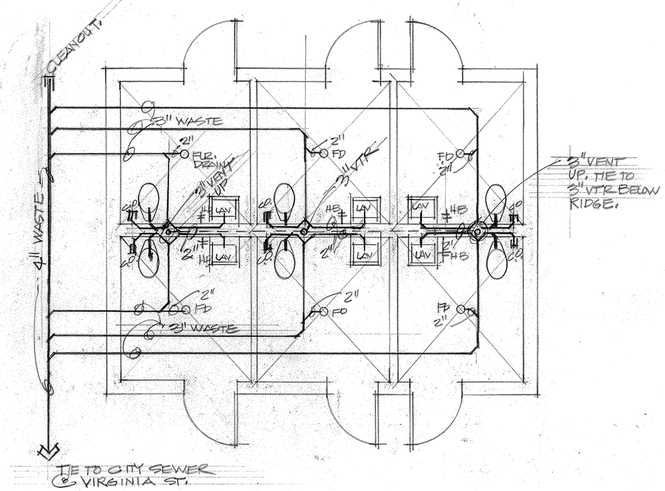
PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER/CATALOG NO.	FITTINGS: MANUFACTURER/CATALOG NO.	REMARKS
WC	WATER CLOSET	AMERICAN STANDARD / 3043.001 WHITE	SLOAN / ROYAL MODEL 100-1.6 LOW CONSUMPTION FLUSHOMETER	PROVIDE HEAVY DUTY SEAT #5905.100
LAV.	LAVATORY	AMERICAN STANDARD / 0356-421 WHITE	AMERICAN STANDARD / 1340.105 - 1.5 GPM	LUCERNE WALL HUNG LAV. W/METERING FAUCET
HB	HOSE BIBB	LOCKABLE HOSE BIBB		
FD	FLOOR DRAIN	JOSAM / 30502-2		CAST IRON BODY W/ INTEGRAL TRAP.

NOTE:
- PROVIDE ISOLATION VALVES W/ STAINLESS STEEL DOORS AT EACH RESTROOM.
- PROVIDE COLD WATER ONLY
- ALL SUPPLY LINES TO BE BRAIDED STAINLESS STEEL COMPRESSION



PLUMBING RISER DIAGRAM



PLUMBING PLAN SCALE: 1/4" = 1:0"

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DIVISION 1 - GENERAL REQUIREMENTS

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

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

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

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

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

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

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

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

9. Materials and Labor
9.1 Submit samples to the Architect for approval of color where required.
9.2 All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.
9.3 Where brand names or manufacturers names appear, they are used to establish a quality of material and/or process. Substitutions will be approved by the Architect if, in his judgment, they constitute an equal material or process.
9.4 All trades shall guarantee all work to be free of defects in materials or workmanship for a period of one (1) year from the date of final acceptance.This is an individual installer warrenty and is additional to longer product or manufacturers warranties required elsewhere in these specifications.

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

10. Performance
10.1 By submitting a bid, the bidder agrees and warrants that he has examined the drawings and specifications and found that they are adequate for the proper completion of the project.
10.2 No claims for any extra charges will be allowed because of alleged impossibilities due to inadequate drawings or specifications.
10.3 The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made as per the decision of the Architect.

11. Payments
11.1 Immediately after execution of the Contract, the Contractor shall submit for approval a breakdown of the Contract sum.
Use AIA Document G-702/G-703 for payment applications.
11.2 Unless explicitly stipulated differently in the Contract Agreement, the Contractor shall receive payments monthly, based on the work completed and the evaluation in accordance with the approved breakdown.

12. Insurance
12.1 The Contractor shall carry Workmen's Compensation Insurance to the extent required by law and shall maintain such insurance in full force during the entire time of this contract.
12.2 The Contractor shall carry comprehensive General and Automotive Liability Insurance of $100,000 to $300,000 (minimum) and Property Damage Insurance of $50,000 (minimum).

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

DIVISION 2 - SITE WORK

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

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

3. Demolition:
3.1 Demolition will be as indicated on the drawings.
3.2 Removal and replacement of power poles and/or equipment will be by the appropriate utility companies. Notify utility company at the start of construction of need to remove or relocate.

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

5. Filling and Backfilling:
5.1 Fill all areas as indicated on the drawings or as necessitated in the normal course of the work.
5.2 Backfill against foundations and slab edges with native soils free of organic material or debris. Care shall be taken not to damage waterproofing membranes, insulation, foundation, etc.
5.3 Utility trenches shall be proper width for laying pipe. Avoid sharp breaks or changes in direction. Unstable soil shall be removed and replaced with approved material.
5.4 Compact all backfill to 95% of existing maximum density in 12" lifts.
5.5 Excavated material not suitable or required for back filling shall be redistributed on site or removed, as directed by the Architect.

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

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

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

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

7. Finish Grading:
7.1 Slope all grades away from the buildings.
7.2 All graded areas to be graded in uniform slopes, free from ridges and mounds.
8. Asphalt concrete paving.
8.1 Type S-3 asphalt per D.OT. specifications.
8.2 Provide compacted base as appropriate to site and local conditions; Lime Rock or other D.O.T. acceptable material compacted to 95% of ASTM D-1557.

DIVISION 3 - CONCRETE

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

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

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

4. Materials:
4.1 Portland cement - ASTM C-150
4.2 Reinforcing steel - ASTM A-15
4.3 Welded wire fabric - ASTM A-185
4.4 Coarse aggregate shall be clean crushed stone or natural gravel conforming to ASTM C-33, and not larger than 3/4" for slabs or 1 1/2" for foundations. Maximum size for reinforcing steel or between reinforcing and forms.
4.5 Fine aggregate shall be washed natural sand, without clay content, of strong sharp particles.
4.6 Water shall be potable.
4.7 Accessories shall be hot dipped galvanized bar supports, etc. manufactured for use in concrete.
4.8 Joint filler shall be pre-molded expansion joint filler, 1/2" thick, unless otherwise stated on the drawings, asphalt impregnated fibers conforming to ASTM D-994.

5. General Requirements:
5.1 Material and workmanship shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318).
5.2 Do not use deteriorated or damaged materials for concrete.
5.3 No admixtures shall be used without prior approval of the Architect.
5.4 Mechanically vibrate all concrete in place with experienced workmen.

5.5 Cure slabs with an approved liquid curing compound and sealing agent, applied in accordance with the manufacturer's recommendations.
5.6 Concrete pours shall be so scheduled and completed so that no unsafe structural conditions or unsightly finish will result. Scheduling and location of pours shall be brought to the attention of the Architect, at least 24 hours prior to placing concrete. Inspection of reinforcing in place, forms, compacted base, etc., will be made by the Architect prior to any concrete pour. No concrete shall be poured without the Architect's inspection and approval.
5.6. Concrete shall be delivered to the place of pouring by trucks or carts and poured through troughs or chutes. Any fall segregating the coarse aggregate from the mix shall be avoided.
5.7. Furnishing and placement of reinforcing steel shall comply with current ACI standards. Reinforcing steel shall be accurately placed in accordance with related drawings and securely tied in its precise position at all points where the bars cross so as to preclude shifting during the placing of concrete. Bars shall be deformed in accordance with ASTM A-305.
5.8 Precast-prestressed concrete floor joists where shown on Drawings ,shall be manufactured in accordance with the requirements on the structural drawings.
5.9. The tickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89mm). A 6-mil (0.006 inch(152 mm)) polyethylene vapor retarder with joints lapped not less than 6 inches (152mm)shall be placed between the base course or subgrade and the concrete floor slab,or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

6. Concrete Finishes:
6.1 Finished floor slab surfaces shall be plane surfaces as shown on the drawings. Where drains occur slope floor evenly to drains.
6.2 Interior slabs shall be screeded with a straight edge, floated to the required level, and steel troweled to a smooth hard finish. Exterior slabs shall be broom finished.
6.3 Concrete floors shall be checked for trueness with an 8 foot straight edge. Any deviation from the line of the straight edge by more than 1/4" shall be repaired in a manner satisfactory to the Architect.

7. After construction is completed, thoroughly clean all exposed floors with soap and water.

8. Control joints shall be formed as indicated on drawings, or formed with metal keyway to remain in the slab.

9. Precast, prestressed floor joists

DIVISION 4 - MASONRY

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

2. Related Work Specified Elsewhere: Masonry wall insulating fill, face caulking of control joints.

3. Materials: Concrete masonry units shall conform to ASTM C-90, Grade U-1, F' m = 1350 P.S.I.
3.1 Masonry units shall be 8" x 8" x 16" hollow unit masonry, 16" x 8" x 16" column block, and as shown on the drawings.
3.2 Trussed or ladder type horizontal joint reinforcement equal to Dur-O-Wall.
3.3 Mortar shall be type S, 1800 P.S.I. minimum compressive strength.

4. Construction and Workmanship:
4.1 The work shall be done by experienced mechanics, skilled in their trade, in a first class manner.
4.2 The Contractor shall be responsible for quality of workmanship and for compliance with the design and specifications. He shall correct all errors and deviations as requested by the Architect.
4.3 Transport and handle all masonry units in such manner as to prevent chipping and breakage. Protect all masonry from inclement weather effects and heavy and unnecessary traffic.
4.4 Do not lay chipped, cracked or otherwise defective units in the wall where exposed to view. Remove and replace defective units, whether defective, chipped, or broken before or after setting.
4.5 All joints shall be as indicated on drawings, straight, true, and uniform in thickness to course vertically to 8".
4.6 All masonry shall be running bond unless indicated otherwise.
4.7 Provide all openings in masonry walls where required or indicated. Build in all items as required for a complete job, including (but not limited to) reinforcing steel, bolts, anchors, conduits and piping.
4.8 Clean all finished masonry walls for a neat, clean and finished appearance, if exposed to view.
4.9 Install horizontal joint reinforcement in wall joints at 16" on center vertically.

DIVISION 5 - STRUCTURAL AND MISCELLANEOUS STEEL:

1. Scope: Furnish and install all steel lintels, clip angles, anchor bolts and other steel items as indicated on drawings or otherwise specified.

2. Related Work Specified Elsewhere: Reinforcing Steel

3. General Requirements:
3.1 Structural Steel - ASTM A-36
3.2 Structural Bolt - ASTM A-325
3.3 Anchor Bolts - ASTM A-307
3.4 Any welding shall be performed by certified welders.
3.5 All steel items shall be hot dip galvanized, prior to delivery to the site, or stainless steel.
3.6 All work shall be properly aligned, plumb, level and true, and shall be in the precise location as indicated on the drawings.

DIVISION 6 - CARPENTRY AND MILLWORK:

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

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

3. Materials:
3.0 Protection against decay and termites: All wood in this section shall be a naturally durable species resistant to termites or pressure treated. Even when not specifically indicated on the drawings, all framing lumber, sheathing, fascias, casings, and any other lumber used on the exterior of the building shall be pressure treated or naturally decay resistant. Lumber used for framing, plates, etc. on the interior shall also meet this requirement.
3.1 Air dry all dimension and board lumber to maximum 19% moisture content. All lumber to bear association mark, grade, and mill mark per NCLB rules.
3.2 All joists, cripple and dormer rafters, ledgers and beams to be pressure treated Southern yellow pine #1 or #2 as required to meet specified structural requirements. All repetitive framing members and joists shall be minimum 1200 P.S.I. stress graded lumber, after pressure treating. Main roof rafters and beams where shown shall be microlam as manufactured by Truss-Joist Macmillan. Microlam members to be pressure treated.
3.3 Studs, blocking and plates: Southern yellow pine #2 or better, pressure treated.
3.4 Floor sheathing: 3/4" T&G P.T. plywood, unless otherwise noted.
3.5 Wall sheathing: 5/8" C-DX P.T. (Under standard siding), 3/4" CDX P.T. (Under stucco)
3.6 Roof sheathing: 3/4" C-DX exterior APA P.T. plywood.
3.7 Siding: #2 pine 1/2" x 6", pressure treated and kiln dried.
3.8 Exterior trim: 5/4" P.T. Southern Yellow Pine, unless otherwise noted.
3.9 Interior trim: clear fir or as called for on the drawings.
3.10 Shelving may be 3/4" plywood with a 1/8" x 3/4" hardwood glued and nailed to ends and edges exposed to view with all ends and edges sanded and finished, or solid boards.
3.11 Built-in cabinets shall be plastic laminate and/or wood as shown and detailed on drawings. Plastic laminate shall be Formica, Nilsonart, Pionite, or equal.
3.12 Connectors, supports, joist hangers, etc., shall be Simpson, of types as indicated on drawings, all items galvanized.

4. Construction and Workmanship:
4.1 All work shall be braced, plumbed and leveled. All joints shall be true and tight. A sufficient number of nails, screws, and bolts shall be used to insure the rigidity of the construction.
4.2 All millwork shall be carefully erected with tight fitting joints, carefully cut and secured. Exposed nails shall be set and puttied. All work shall be thoroughly cleaned and sanded to receive finish.
4.3 All carpentry work shall conform to Chapter 17 of the Standard Building Code, latest edition.
4.4 Provide grounds, stripping, furring, etc., to receive finish materials as required.
4.5 Provide x-bracing or solid blocking at center line of all framing members over eight feet in length.
4.6 Install all plywood with edges over framing members. Nail plywood siding at 6" O.C. at edges and 12" O.C. at intermediate framing members. Stagger plywood joints.

DIVISION 7 - MOISTURE PROTECTION

1. Scope: Roofing, sheet metal, caulking, insulation.

2. Related Work Specified Elsewhere: Concrete, masonry, filling and backfilling, doors and windows.

3. Materials:
3.1 The Contractor shall submit samples of materials for approval to the Architect as called for.
3.2 All materials shall be delivered bearing the manufacturer's name and brand.
3.3 All flashing, counter-flashing, reglets, etc., shall be galvalume with factory applied paint, or stainless steel where shown on drawings. All flashing, drips, etc., as detailed.
3.4 Subgrade waterproofing shall be black asphaltic emulsion painted onto walls, two coats minimum, as shown on drawings.
3.5 Caulking or sealant shall be DAP Gold Label Butyl-Flex caulking compound or equal. In no case shall caulking or sealant be less than is required for its intended use. Submit manufacturer's data to the Architect when requested. Colors to match adjacent construction.

3.6 Batt insulation shall be minimum R-19 (or as called for in the drawings) at ceilings and walls or vertical planes (except as shown on Drawings). Masonry fill insulation, when required, shall be Vermiculite, Perlite, or equal; Min. R-5. All Batt insulations shall have a vapor barrier on one side, applied to the room side of walls or ceilings. Rigid insulation shall be equal to: Celotex Brand Polyisocyanurate closed cell foam insul with aluminum foil facing on one side. Thickness as called for on drawing assumes an R-Value of 6.5/inch. Install radiant heat barriers equivalent to Foreac, as shown on the drawings.
3.7 All "V" crimp metal roofing shall be 26" wide panels for placement 24" O.C., with "galvalume" coating, 26 gauge steel with a 5-V profile. Place roofing over a membrane complying with ASTM D 2626, Type I, 30 lb. or peel and stick membrane equal to Grace Ice and Water Shield where indicated. Provide all accessories: galvanized clips, anchors and other materials required for a complete and weathertight installation. Where Metal roofing is shown on the drawings "to match existing", furnish a sample of the proposed product to the Architect for approval.
3.8 Where metal shingle roofing is called for, provide "Galvalume" shingles, 30 gauge minimum with patterns as selected by the Architect.
3.9 Where modified bituminous or "built-up" roofing is called for or otherwise required, use siplast 2030 CBH system or approved equal.
4. Roofing:
4.1 The roofing Contractor shall inspect the roof deck for compatibility with specified roofing systems and materials, and for any defects of the deck, and state his findings to the Architect.
4.2 All work shall be done in strict accordance with the manufacturer's recommendations.
4.3 Pipes and ducts extending through the roof shall be flashed with one piece of sheet metal forming a flange which extends at least 6" on all sides.
4.4 Provide a written guarantee stating that any leaks or other defects in the roofing or flashing will be repaired to the Owner's satisfaction for a period of FIVE (5) YEARS.
4.5 All roofing shall be performed in accordance with applicable code.

ol Requirements:
5.1 Furnish and install all work for this section as indicated.
5.2 Furnish and install flashing wherever indicated on drawings and wherever required to maintain the integrity of the roof.
5.3 Furnish and install caulking wherever indicated and as required for weather tight seal.
5.4 After completing the roofing installation, the roofing and sheet metal contractor shall remove all excess materials and all trash and debris caused by his work.
5.5 The roofing subcontractor shall inspect all work in place for compatibility with specified roofing systems and materials, and for any defects of the deck, and state his findings to the Architect.
5.6 Roofing systems shall use the products of the same manufacturer unless specifically allowed by the roofing manufacturer in writing.

DIVISION 8 - DOORS, WINDOWS AND GLAZING, HARDWARE

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

2. Related Work Specified elsewhere: Caulking

3. Doors and Frames:
3.1 Wood doors shall be hollow core, or solid core, or panel, as indicated on drawings, of sizes and types as indicated. Use fiberglass reinforced panel skins where indicated.
3.2 Wood frames shall be pine or Douglas fir, appearance grade, as detailed.
3.3 Hollow metal doors and frames shall be the product of one manufacturer, or gauges sufficient for its intended use with all components hot dip galvanized.
4. Windows
4.1 All windows in exterior walls to be as shown on the window schedule: wood,aluminum or steel as called for.
4.1.1 Finish: All wood windows to have factory applied primer on exterior and interior. Paint as per Division 9-Finishes.
4.1.2 Provide all windows with factory-installed fiberglass screens in aluminum frame with white finish.
4.1.3 Glazing: All windows, except as shown, shall be furnished with clear single glazing. Windows "F" to be furnished with clear impact resistant glazing are as scheduled.Provide N.O.A. to show Florida Building Code compliance.
4.2 Roof windows, where shown on Drawings, shall be "Velux"
4.2.1 Finish: Finish shall be standard Kynar 500 resin finish.
4.2.2 Glazing: Standard clear, tempered, insulating glass.
4.2.3 Flashing: Provide 22 Gauge Type EKL Combi-Flashing.

5. Glass and Glazing:
5.1 All fixed glass frames shall be as detailed.
5.2 All fixed glass in exterior walls shall be as indicated on drawings, 1/4" min., to withstand impact and wind loads shown on the drawings, but in no case less than required by code.
5.3 Chapter 24 of the Florida Building Code, latest edition, shall be the minimum requirement for glass and glazing. Where discrepancies between drawings, specifications, or the code appear, the Contractor shall adhere to the most stringent requirement.
5.4 Chapter 16 of the Florida Building Code, latest edition, shall be the governing standard for wind and impact loading of glass, glazing and all related components. Where discrepancies between drawings, specifications, or the code appear, the contractor shall adhere to the most stringent requirement.
5.5 Impact resistant glazing may be laminated glass or lexan, unless specifically detailed or otherwise required by other provisions or the documents.
6. Finish Hardware:
6.1 Provide hardware in all cases adequate for the service to which it will be subjected in the course of normal usage. Unless otherwise noted herein, all locks shall be keyed as directed by the Owner.
6.2 Submit samples of hardware finishes to the Architect for selection when requested in the drawings.
6.3 In the absence of a hardware schedule, the Contract shall include a bid allowance for the purchase of hardware items of for all openings.
6.4 Install all hardware and related items required for a complete and functioning system.
6.5 For each of the required items of finish hardware, provide from the specified manufacturer or from one of the indicated acceptable substitutes.

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

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

7. General Requirements:
7.1 Provide P.T. wood thresholds for exterior doors, as detailed, or premanufactured units when hardware schedules do not specify thresholds.
7.2 Furnish and install weatherstripping at all exterior doors for weathertight seal.
7.3 Leave all labels on glass in place until inspected. After inspection remove all labels and throughly clean all glass.
7.4 Protect all aluminum frames and glass from damage. The general Contractor shall be responsible for the removal of protective materials and cleaning with water, or water with soap or household detergent. The general Contractor shall be held responsible for damage resulting from use of other cleaning materials.

8. Finish Hardware Schedule:
A. Furnish the hardware groups in the amounts indicated on the drawings.

DIVISION 9 - FINISHES

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

2. Related Work Specified Elsewhere: Carpentry, Plastic Laminate

3. Materials, Construction and Workmanship:
3.1 Gypsum Board:
3.1.1 Gypsum board shall be 5/8" type "X" taped and finished. Gypsum board shall have finish facing to receive paint.
3.1.2 Use water resistant gypsum board at toilet rooms and as called for on drawings.
3.1.3 Drywall shall be screw fastened to framing. Drywall screws shall be self- tapping flathead, shouldered and designed for use with power driven tools; not less than 1" long.
3.1.4 Furnish and install all gypsum board corner beads, edge guards, trim and metal accessories as required for a complete job, of types as indicated on drawings.
3.1.5 Apply board with edges over framing member.
3.1.6 Soffits and ceilings to be smooth finish or other texture as approved by the Architect. All walls to be light smooth finish or other texture as directed by the Architect.
3.2 Ceramic tile:
3.2.1 Ceramic tile shall be manufacturer's standard glazed tile, unless noted otherwise, with all base, trim, etc., for a complete job. Sizes shall be as called for on the drawings.
3.2.2 Tile shall be as selected by the Architect, and as manufactured by Roccaforte, American Olean, Florida Tile, Dallas Ceramic Company, Interpace Corporation or equivalent. Submit samples for approval when requested by the Architect.
3.2.3 Grout shall be white, unless otherwise noted, conforming to the highest quality industry standards.
3.2.4 Ceramic tile shall be thin set, mastic applied or mud set, at the Contractor's option.
3.2.5 Clean tile before final inspection.
3.2.6 All ceramic tile substrate shall be cementitious backer board, Wonderboard or equal.
3.3 Painting:
3.3.1.Work covered in this section includes:
a. Painting all interior surfaces as called for in the finish schedule.
b. Painting all exterior clapboard, trim and soffits.
c. Painting all doors, windows and trim.
d. Finishing wood flooring with urethane finish.
e. Painting exterior gutters and downspouts and any other exposed metal surfaces.
f. Painting all interior millwork.
g. Painting and finishing any other work requiring finishing, but left unfinished by other people.
3.3.2 Painting materials as manufactured by Benjamin Moore, Sherwin Williams, Dunn-Edwards, Deer-O, or Pittsburgh Paints. Stains as manufactured by Olympic, U.S. Plywood and Woodlite.
3.3.3 Mask as required, lay drop cloths, and generally protect all adjacent surfaces. Properly protect or remove light fixtures, hardware, etc., during painting.
3.3.4 Finish tops, bottoms and edges of doors the same as door faces.
3.3.5 Materials for painting and finishing are based on products of the Sherwin Williams Co., unless noted otherwise.

A. Cement - (Cementitious Siding, Flexboard, Transite Board, Shingles (non-roof), Common Brick, Stucco, Tilt-up, Precast, and Poured-in-place Cement.)
1. Latex Systems
a. Gloss Finish
1st Coat: S-W Loxon Exterior Acrylic Masonry Primer, A24W300 (8 mils wet, 3.1 mils dry)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series (4 mils wet, 1.4 mils dry per coat)
b. Satin Finish
1st Coat: S-W Loxon Exterior Acrylic Masonry Primer, A24W300 (8 mils wet, 3.1 mils dry)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series (4 mils wet, 1.4 mils dry per coat)

B. Wood (Siding, Trim, Shutters, Sashes, Doors, Misc. Wood, Hardboard-Bare/Primed)
1. Latex Systems
a. Gloss Finish
1st Coat: S-W A-100 Exterior Latex Wood Primer, B42W41 (4 mils wet, 1.4 mils dry) (if Tannin Bleeding occurs, use A-100 Exterior Oil Wood Primer, Y24W20)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series (4 mils wet, 1.4 mils dry per coat)
b. Satin Finish
1st Coat: S-W A-100 Exterior Latex Wood Primer, B42W41 (4 mils wet, 1.4 mils dry) (if Tannin Bleeding occurs, use A-100 Exterior Oil Wood Primer, Y24W20)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series (4 mils wet, 1.4 mils dry per coat)

C. Architectural Fiberglass
1. Latex Systems
a. Gloss Finish
1st Coat: S-W DTM Acrylic Primer/Finish, B66W1 (6 mils wet, 3 mils dry)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series (4 mils wet, 1.4 mils dry per coat)
b. Satin Finish
1st Coat: S-W DTM Acrylic Primer/Finish, B66W1 (6 mils wet, 3 mils dry)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series (4 mils wet, 1.4 mils dry per coat)
c. Flat Finish
1st Coat: S-W DTM Acrylic Primer/Finish, B66W1 (6 mils wet, 3 mils dry)
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
3rd Coat: S-W A-100 Exterior Latex Flat, A6 Series (4 mils wet, 1.4 mils dry per coat)

D. DRYWALL (Gypsum Board, Exterior Drywall)
1. Latex Systems
a. Gloss Finish
1st Coat: S-W A-100 Exterior Latex Primer, B42W41 (4 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series (4 mils wet, 1.4 mils dry per coat)
b. Satin Finish
1st Coat: S-W A-100 Exterior Latex Wood Primer, B42W41 (4 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series (4 mils wet, 1.4 mils dry per coat)
c. Flat Finish
1st Coat: S-W A-100 Exterior Latex Primer, B42W41 (4 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
3rd Coat: S-W A-100 Exterior Latex Flat, A6 Series (4 mils wet, 1.4 mils dry per coat)

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

3.3.7 Acceptance of bases: The Painting Contractor shall be responsible for the finish of his work and shall not start painting until the surfaces are in proper condition to receive paint. If the Contractor considers any surfaces unsuitable to a degree that they cannot be corrected by scraping or sanding, he shall report this to the Architect or the Owner before applying any materials to same. Starting his own work shall be considered an acceptance of the surfaces.
3.3.8 Preparation of surfaces: Prepare wood surfaces by sealing all knots with QD 30 knot sealer. Putty nailholes, cracks, and blemishes and sand rough areas before applying second coat of paint. Clean oily or greasy surfaces. Remove rust by scraping or sanding.
3.3.9 All surfaces to be painted must be free of dirt and dust before painting.
3.3.10 All workmanship shall be of a professional quality with paint spread evenly without runs. Colors shall be as selected by the Architect or the Owner, and shall conform to the approved sample.
3.3.11 Nailholes and imperfections shall be neatly puttied after the first coat. Putty shall be colored to match the color of the surface to which it is applied.
3.3.12 Enamels, varnishes and exterior oil paints shall be allowed to dry at least 48 hours between coats. Interior paints shall be allowed to dry at least 24 hours between coats.
3.3.13 Paint shall be applied in the number of coats shown in 3.3.5 above.
3.3.14 Urethane shall be applied in the following manner:
Wood Flooring - Stain (color to be approved by Owner) Sealer and three coats of urethane

DIVISION 10 - SPECIALTIES

1. Scope: Furnish and install all toilet room accessories, hardware, etc., as indicated or specified.

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

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

DIVISION 15 - MECHANICAL AND PLUMBING

1. Scope: Furnish all labor, materials, tools, transportation, services, etc., as required for complete installation of all mechanical and plumbing work as indicated on drawings, specified or otherwise necessitated by the work, for the completion of the project. Refer to mechanical and plumbing drawings for additional notes and specification requirements. Where discrepancies exist,those notes will take precedence.
2. Related Work Specified Elsewhere: Excavation, filling and backfilling, moisture protection.
3. Mechanical - Materials General Requirements:
3.1 All work shall be done by experienced workmen, in accordance with the highest industry standards.
3.2 Register: Equal to Krueger
3.3 All square corner turns in ductwork to have turning vanes.
3.4 Insulate concealed ductwork with 1/2" thick, 3/4 P.C.F. density fiberglass blanket.
3.5 Test all equipment and repair, replace, or adjust as required. Adjust and balance all registers and diffusers to furnish necessary air quantities.
4. Plumbing - Materials and General Requirements:
4.1 All materials furnished under this contract shall be new and free from defects of any character. All materials shall comply with the Underwriters Laboratories Standards for each and shall so be labeled.
4.2 Plumbing fixtures, equipment and materials shall be as indicated on the drawings.
4.3 The work shall conform to current codes, ordinances and requirements of all governing agencies.
4.4 Plumbing work includes, but is not necessarily limited to:
a. Soil, waste and vent piping
b. Storm water conductors to cistern
c. Hot, cold water
d. Roof flashing for vent piping
e. Installation of all plumbing fixtures and accessories
f. Excavation and backfill for plumbing lines
g. Cistern pump, pressure tank, piping & hose bibbs.
h. Solar hot water heating system with photovoltaic panel & associated equipment for a complete system as shown on the Drawings. System to be as manufactured by American Energy Technologies or equal.
4.5 Piping shall be: Soil, waste, vent stack and storm conductors - PVC high impact rigid plastic with solvent cemented joints. All pipes shall be inside walls and floors, and otherwise concealed from view.
Hot and cold water - Type L copper tubing with sweat soldered wrought fittings within building, Schedule 40 PVC outside building and below grade.

DIVISION 16 - ELECTRICAL

1. Scope: Furnish, install and connect complete electrical systems as shown on the drawings, specified or otherwise necessitated by the work, including, but not necessarily limited to: electrical service entrance and metering, complete electric distribution system for lighting and power, wiring and related work for: mechanical systems, motors, pumps, telephone, cable t.v. rough in, and equipment.Refer to electrical drawings for additional notes and specification requirements.Where discrepancies exist ,those notes will take precedence.
2.Related Work Specified Elsewhere: Excavation, filling and backfilling, mechanical and plumbing.
3.Construction and Workmanship: All work and materials shall comply with the following as minimum standards.
a. The National Electric Code, latest edition
b. The National Electric Manufacturers Association Standards
c. The National Electrical Safety Code
d. The Insulated Power Cable Engineers Association Standards
e. Underwriters Laboratories Incorporated Standards
4.General Requirements:
4.1 All outlets shall be grounded
4.2 All work shall be concealed
4.3 All grounding shall be in accordance with the National Electric Code.
4.4 Lighting fixtures, equipment, etc., shall be as scheduled or otherwise indicated on the drawings.
4.5 The Contractor shall guarantee the entire installation (except lamps) for a period of one (1) year from the date of final acceptance.
4.6 Materials and equipment shall comply with the applicable current standards of Underwriters Laboratories Inc.:
Panels: Square "D" or equal panels with rain tight enclosure when used outdoors.
Romex 12-2 with ground and plastic fiberglass boxes are permitted, unless otherwise specified on the drawings.
Feeders to be (2) 1/0 THN W/ (1) THN in 2" conduit.
Conduit to be P.V.C. provide stub only.
Wiring devices shall be Leviton, residential grade white, or approved equal.
4.7 Contractor shall furnish lighting fixtures and fans in Contract, as called for on the fixture schedule shown on the Drawings. In the absence of a fixture schedule, fixtures will be as selected by the Owner and paid by the Owner as a negotiated extra to the Contract. The Owner reserves the right to furnish fixtures shown for installation in lieu of purchasing them through the Contractor.
4.8 Contractor shall furnish and install approved hard-wired smoke detectors in accordance with the requirements of the building department and fire department having jurisdiction over the project.

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Bender & Associates ARCHITECTS p.a.

Project Nº : 1012

SPECIFICATIONS

Date: 8/20/10

SP1