GENERAL REQUIREMENTS

1. THE DESIGN ASSUMED FOR THE PROJECT IS BASED ON THE FLORIDA BUILDING CODE, EXCEPT AS NOTED
   OTHERWISE. THE CONTRACTOR SHALL ASSURE THAT ALL WORK PERFORMED COMPLIES WITH THE FLORIDA
   BUILDING CODE AND THE GENERAL REQUIREMENTS DISCLOSED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING LABOR, MATERIALS, AND EQUIPMENT, AS REQUIRED TO
   PERFORM THE WORK ACCORDING TO THE CONTRACT DOCUMENTS. THIS INCLUDES BUT IS NOT LIMITED TO
   THE USE OF LABOR, MATERIALS, AND EQUIPMENT, WHERE THE CONTRACTOR IS RESPONSIBLE FOR THE
   OVERALL QUALITY AND WORKMANSHIP OF THE COMPLETED WORK. THE CONTRACTOR SHALL NOTIFY
   THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT IS NOT INCLUDED IN THE CONTRACT
   DOCUMENTS.

3. ALL WORK PERFORMED BY THE CONTRACTOR IS TO BE PROVIDED IN ACCORDANCE WITH THE CONTRACT
   DOCUMENTS AND THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL ASSURE THAT ALL WORK
   PERFORMED COMPLIES WITH THE FLORIDA BUILDING CODE AND THE GENERAL REQUIREMENTS DISCLOSED
   IN THE CONTRACT DOCUMENTS.

4. ALL WORK PERFORMED BY THE CONTRACTOR IS TO BE PROVIDED IN ACCORDANCE WITH THE CONTRACT
   DOCUMENTS AND THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL ASSURE THAT ALL WORK
   PERFORMED COMPLIES WITH THE FLORIDA BUILDING CODE AND THE GENERAL REQUIREMENTS DISCLOSED
   IN THE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL PROVIDE A COMPLETE SUBMITTAL REPORT TO THE ARCHITECT PRIOR TO
   PROCEEDING WITH ANY WORK THAT IS NOT INCLUDED IN THE CONTRACT DOCUMENTS.

6. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK CONFORMING TO THE CONTRACT
   DOCUMENTS AND THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL ASSURE THAT ALL WORK
   PERFORMED COMPLIES WITH THE FLORIDA BUILDING CODE AND THE GENERAL REQUIREMENTS DISCLOSED
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HYDRAULIC ELEVATORS

PART 1. GENERAL

1. WORKS OF CONTRACT: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.

2. COVER-STORED ORDER: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.

3. PRODUCT QUALITY: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.

4. MATERIALS: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.

5. INSTALLATION: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.

6. FIELD QUALITY CONTROL: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.

7. PERFORMANCE TESTS: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.

8. COMPLETION: TO INCLUDE ALL WORK DESCRIBED IN THIS SPECIFICATION AND SPECIFICATIONS TAKEN TOGETHER AS A UNIT.
SECOND FLOOR DEMOLITION PLAN

- REMOVE PORTION OF C.I.P. WALL FROM 0'-0" A.F.F. TO 1'-0"
- PROTECT EXISTING ROOF LEADER PIPE
- REMOVE MASONRY WALL BE PRESERVED
- PROVIDE TREE PROTECTION FOR EXISTING TREE
- REMOVE LIGHT BOLLARD
- EXISTING RAISED PLANTER TO REMAIN
- REMOVE EXISTING PICNIC TABLES
- REMOVE EXISTING CONCRETE PAVING TO REMAIN
- EXISTING MONITORING WELLS TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN; REMOVE STRIPING
- REMOVE SOIL BERM TO MATCH PROPOSED NEW GRADES
- SAWCUT AND REMOVE 4'-0" SQUARE SECTION OF SLAB
- REMOVE EXISTING FENCING OR GRILLAGE
- REMOVE PORTION OF SECOND FLOOR SLAB AND METAL
- REMOVE GLAZING AND FRAME
- METAL; STEEL BRACING TO REMAIN; SEE STRUCTURAL DETAILS
- REMOVE METAL LOUVER IN ENTIRETY; PROTECT ROOF EDGE
- SAWCUT AND REMOVE EXISTING PRECAST WALL PANEL;
  FOR REUSE
- REMOVE ELEVATOR CAR, DOORS AND DOOR FRAMES,
  MECHANICAL AND ELECTRICAL.
- ELLANEOUS ATTACHED FIXTURES- SEE
  COMPONENTS, ASSOCIATED ACCESSORIES,
  INCORPORATED LIGHT FIXTURES, GRILLES
  ENTIRETY, INCLUDING SUSPENSION
  CARPET, VINYL COMPOSITION TILE AND
  REMOVE EXISTING FLOORING, INCLUDING
  SHEET VINYL AND ASSOCIATED BASES.
- REMOVE EXISTING CEILINGS IN THEIR
  SIZES AND FURNITURES- SEE
  COMPONENTS, ASSOCIATED ACCESSORIES,
  INCORPORATED LIGHT FIXTURES, GRILLES
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  SHEET VINYL AND ASSOCIATED BASES.
INFORMATION PERTAINING TO PROPERTY LINES, EXISTING CONCRETE WALKWAYS; PROPERTY LINE UTILITIES, AND BENCHMARK AND SPOT ELEVATIONS WAS OBTAINED FROM A SURVEY MADE BY SEARS SURVEYING COMPANY, ON 1/26/2010 (REVISED 04/09/10), MAKES NO REPRESENTATION AS TO ITS ACCURACY OR GRADING. CONTRACTOR SHALL LEAVE NEW GRADE READY FOR SOD. GRADES SHOWN ON SITE PLAN ARE FINAL GRADES FOR TOP OF SOD. CONTRACTOR SHALL LEAVE GRADES 2" LOWER THAN THE ONES SHOWN HEREIN FOR THICKNESS OF SOD. REPAIR ALL DISTURBED AREAS WITH NEW SOD; REGRADE ALL EXISTING DIRT SURFACES AFFECTED BY CONSTRUCTION TRAFFIC AND/OR PROCESS. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OVERHEAD AND UNDERGROUND UTILITY LINES. EXISTING BUILDING FIRST FLOOR SLAB ELEVATION = +0'-0" = +X-X' N.G.V.D. PROVIDED BY THE OWNER, AND THE ARCHITECT EXISTING TREE TO REMAIN; NEW TREE; LIVE OAK PROTECT TREES WITHIN PROJECT LIMIT DURING CONSTRUCTION; PROVIDE IRRIGATION SYSTEM FOR VEGETATED AREAS. PROVIDE PRUNING BY PROFESSIONAL ARBORIST. 6" CONCRETE PAVER FINISHED GRADE VARIES 1/8" / FT SLOPE. 1" (TYP.) 1/8" R 1/8" 1" PRE-MOLDED EXPANSION JOINT FILLER JOINT SEALER CONCRETE WALK SECTION WIRE FABRIC OR FIBERGLASS 6x6 W2xW2 WELDED CONTRACTION JOINT EXPANSION JOINT N.T.S SIDEWALK DETAILS TYPICAL KEY NOTES 1. EXISTING MONITORING WELLS TO REMAIN 2. NEW PLANTING AND IRRIGATION; DESIGN BY OWNER 3. NEW HANDICAP PARKING STRIPING INSTALLED IN ACCORDANCE WITH FL. STATUTE 553.5041; PROVIDE SIGNAGE MEETING FL STATUTE 703.7.2.1 AND NOTING STATUTE 318.18 REF. TO DOUBLE PENALTY 4. NEW DETECTABLE WARNING MEETING FBC ACCESSIBILITY SECTION 406.8 5. NEW SIGNAGE BY OWNER, UNDER SEPARATE PERMIT; SEE ELECTRICAL FOR POWER REQUIREMENTS. 6. NEW CONCRETE LANDSCAPE CURBING TO MATCH EXISTING PROFILE 7. NEW 6' ALUMINUM ORNAMENTAL FENCING, WITH 6' WIDE LOCKING ACCESS GATE; MATCH OWNER'S FENCE STANDARDS 8. NEW 8' MASONRY WALL; STUCCO EXTERIOR SIDE; SEE STRUCTURAL DETAIL. 9. PAIR OF 4'X 8' ALUMINUM ORNAMENTAL GATES; PROVIDE LOCKING HARDWARE. 10. NEW ABS SCH 80 PIPE AND COUPLING TO EXISTING DAMAGED UNDERGROUND ROOF LEADER AND LOADING DOCK TRENCH DRAIN; PROVIDE "WYE" CONNECTION; MATCH EXISTING DIAMETER; CONTINUE UNDERGROUND NORTHWESTARD TO EXISTING SWALE; SLOPE 1/8" PER FT. 11. PROVIDE DTM COATING ON EXISTING STAIR; MATCH WALL COLOR 12. NEW CHAINLINK FENCE AND 4' GATE; PADLOCK 13. 8" REINFORCED CONCRETE PIPE WITH PRECAST FLARED END SECTIONS
This area is to remain unoccupied. Occuupy will occur after future phases. Under separate format: see electrical drawings for emergency lighting, and fire protection drawings for automatic fire suppression system requirements.

This area is to remain unoccupied. Occupancy will occur after future phases. Under separate format: see electrical drawings for emergency lighting, and fire protection drawings for automatic fire suppression system requirements.

OCCUPANCY CLASSIFICATIONS:
GROUP B - BUSINESS

CONSTRUCTION CLASS: TYPE II-B, SPRINKLERED

BUILDING IS TO BE PROTECTED THROUGHOUT WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. SEE FIRE PROTECTION DRAWINGS FOR FIRE SUPPRESSION SYSTEM COVERAGE AND DETAILS.

GROSS BUILDING AREA:
99,853 SQUARE FEET

FIRST FLOOR:
47,725 SQUARE FEET

SECOND FLOOR:
52,128 SQUARE FEET

ALLOWABLE HEIGHT AND AREA PER FLOOR, PER TABLE 503:
2 STORIES; 15,500 SQ. FT.

BUILDING AREA MODIFICATIONS:
FRONTAGE INCREASE: 0.5
SPRINKLER INCREASE: 2

Aa = \{15500+\[15500x.5\]+\[15500x2\]\} = 54,250

OCCUPIED PROJECT AREA:
FIRST FLOOR:
12,320 SQUARE FEET

SECOND FLOOR:
14,090 SQUARE FEET

TOTAL:
26,410 SQUARE FEET

OCCUPANT LOAD: 265 PERSONS

REQUIRED EGRESS WIDTH: 53"

CORRIDOR WIDTHS ARE ALL GREATER THAN 72"

EXISTING RATED ASSEMBLIES SHALL BE MAINTAINED THROUGHOUT ALL STAGES OF CONSTRUCTION.

FIRE EXTINGUISHER CABINET
CEILING MOUNTED EXIT SIGN
WALL MOUNTED EXIT SIGN
ROOM OCCUPANT LOAD

OCCUPY AREA DURING CONSTRUCTION

REVISION:
DRAWN BY:
DATE:
SHEET TITLE:

Project No.: 16066
ALL DIMENSIONS ARE NOMINAL AND ARE TO FACE OF GYPSUM BOARD OR CEMENT BOARD, UNLESS NOTED OTHERWISE.

LOCATE DOORS 4" FROM BACK OF FRAME TO END OF PARTITION IN WHICH DOOR IS INCORPORATED, UNLESS NOTED OTHERWISE.

ALL DIMENSIONS FOR CONCRETE MASONRY UNITS (CMU) ARE NOMINAL AND ARE TO FACE OF CMU, UNLESS NOTED OTHERWISE.

SIZES AND DETAILS.

ALL DIMENSIONS FOR OPENINGS ARE NOMINAL. COORDINATE ACTUAL DIMENSIONS WITH OPENING.

DO NOT SCALE DRAWINGS; WHERE DIMENSIONS ARE UNCLEAR, REQUEST CLARIFICATION FROM ARCHITECT.
SECOND FLOOR - DIMENSION PLAN

ALL DIMENSIONS FOR OPENINGS ARE NOMINAL. COORDINATE ACTUAL DIMENSIONS WITH OPENING SIZES AND DETAILS. DO NOT SCALE DRAWINGS; WHERE DIMENSIONS ARE UNCLEAR, REQUEST CLARIFICATION FROM ARCHITECT.

ALL DIMENSIONS FOR CONCRETE BLOCK CONSTRUCTION ARE NOMINAL AND ARE TO FACE OF CMU, UNLESS NOTED OTHERWISE.

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SECOND FLOOR - DIMENSION PLAN

A104

1/8" = 1'-0"
SEE DRAWINGS A901-A903 FOR SCHEDULE OF OPENINGS.

PARTS OF EXISTING AREA FOR PURPOSES OF ACCESS NOTED OTHERWISE.

CONCRETE DRAIN LOCATION NOTED OTHERWISE.

PARTITION IN WHICH DOOR IS INCORPORATED, UNLESS CONSTRUCTION SPECIALTIES MODEL PC-200 AND TOILET ROOM FIXTURES MANEUVERING CLEARANCES AT DOORS SIZES AND DETAILS.

MARKER BOARD - 4'-0" HIGH x 12'-0" WIDE

ALL DIMENSIONS FOR CONCRETE MASONRY UNIT CONSTRUCTION NOT USED.

EXISTING CONSTRUCTION LOOSE FURNITURE IS SHOWN FOR ILLUSTRATIVE PURPOSES.

ALL DIMENSIONS FOR DRYWALL PARTITIONS ARE TO FACE EDGE OF ROOF ABOVE STRUCTURE ABOVE.

MECHANICAL VAV

LABORATORY UNITS

SYSTEMS ENGINEERING LABORATORY

FIRST FLOOR PLAN

CONCRETE DRAIN

METAL STUD PARTITION

ROOF LEADER PIPE

MECHANICAL

AREA OF SPECIALTY OR LOOSE 3" GLASS PROVIDE SCHEDULED FLOOR DRAINAGE.

CONCRETE MASONRY

METAL STUD PARTITION

EXISTING CONSTRUCTION

ROOF OF OVERWAIN CONSTRUCTION

IMMEDIATELY CONTACTORS STAFF YOUR WORKROOM/TOILET EQUIPMENT.

AREA OF SPECIALTY OR LOOSE 3" GLASS PROVIDE SCHEDULED FLOOR DRAINAGE.

CONCRETE MASONRY

MECHANICAL VAV

LIGHT FIXTURES

MECHANICAL VAV

MECHANICAL VAV

MECHANICAL VAV
A401

Project No.: 16066

DEMOLISH EXISTING LOUVER; MAINTAIN EXISTING STEEL BRACES; NEW METAL FRAMING, GYPSUM SHEATHING, AND SYNTHETIC STUCCO.

NEW ROOFING AND EDGE METAL

NEW MONUMENTAL SIGN BY THIRD PARTY SIGN MANUFACTURER

PR. 4'-0" X 7'-0" ORNAMENTAL GATES; MATCH OWNER SPEC

AREA OF BERM REMOVAL; SKIM COAT OVER C.I.P. WALL; ALIGN NEW CONTROL JOINTS TO ABOVE; PRIME; PAINT

Tsark Architecture, LLC
3700 N. Harbor City Boulevard, Suite 2A
Melbourne, Florida 32935
tel: (321)241-6378

2495 Palm Bay Road, NE, Palm Bay, Florida 32905

Gregory I. Tsark, Architect
AR 93669

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1. Submit casework shop drawings for architect approval prior to beginning fabrication.

2. Installation to follow standards for custom grade cabinetry as outlined in AWI Quality Standards Illustrated, 8th Edition.

3. All plywood to have no added urea-formaldehyde.

4. All plywood to have sanded face veneers and softwood veneer cores.

5. Acceptable acrylic solid surface manufacturers are: LG, Hanex, Corian.

6. All facing materials to be high pressure decorative laminates (HPDL); refer to AWI Chart 200-S-10 for appropriate nominal thickness for horizontal and vertical surfaces, cabinet liner, backer, etc.

7. Contractor is to furnish all hardware for a complete installation including and not limited to cabinet door hinges, cabinet door and drawer pulls, drawer slides, glides, casters, cabinet locks (when specified), adjustable shelf standards, support brackets, clips, and various blocking as required.

8. Hinges to be European style.

9. Shelves to be 2" in fixed edgebanding with HPDL.

10. Cabinet bottom to be 1/4" thick.

11. Acceptable shelves to have multiple holes and pins.

12. Cabinet for wall hung cabinets to be full sized in black oxide with 3/4" thick edgebanding.

13. Typical door, drawer, frame gap tolerance: 1/8".

14. All laminate edges shall be machined flush and eased.

15. Provide finished sample to architect for hardwood to match selected HPDL.

16. All cabinet doors to receive disc tumbler cylinder cam lock, all keyed alike.
## Schedule of Doors

<table>
<thead>
<tr>
<th>Opening</th>
<th>Type</th>
<th>Frame Material</th>
<th>Finish</th>
<th>Rating</th>
<th>Opening Number</th>
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### Schedule of Glazing Materials

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<tr>
<th>Material</th>
<th>Type</th>
<th>Coating</th>
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### Opening Notes

- All doors and latches must meet the requirements of Section 11-4.13.9 of the Florida Building Code, all door hardware shall be ANSI Grade 1 level of security and durability.
- All door hardware shall be in accordance with the Florida Building Code and NFPA 101. All locking and latching devices shall meet the requirements of NFPA 101, Section 7.2.1.5.1 and 7.2.1.5.4.
- All door hardware shall be an accessible type and meet the requirements of Section 11-4.13.9 of the Florida Building Code.
- All doors shall be powder coat finish.
- Doors shall be double leaf and grade 1 level of security and durability.
- All door hardware shall be satin nickel finish.
- See mechanical drawings for locations of doors that are required to be undercut (undercut = 1").

### Legend

- OPENING NUMBER: As referenced on floor plans.
- SIZE: Doors and a minimum of 12" x 12" of clear opening for fanlight or transom.
- TYPE: Opening Mark Material. See this sheet for referenced types.
- GLASS TYPE: Clear, tinted, or reflective glass.
- MATERIAL: Opening Type Material.
- FRAME: Opening Type Frame.
- CLASS: Openings with hourly rating of fire protection.

### Opening Framing

- DOOR HARDWARE SHALL HAVE ANSI GRADE 1 LEVEL OF SECURITY AND DURABILITY.
- ALL DOOR HARDWARE SHALL BE SATIN NICKEL FINISH.
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SCHEDULE OF GLAZING MATERIALS

- TEMPERED SAFETY GLASS
- PATTERNED TEMPERED SAFETY GLASS
- LAMINATED GLASS W/ SOLAR GRAY LOW-E CoATING AND 090PVB
- LAMINATED GLASS W/ CLEAR LOW-E CoATING AND 090PVB
- LAMINATED SPANDREL PANEL; COLOR: TBD

CONTRACTOR WILL PROVIDE A BID ALTERNATE TO SUBSTITUTE ALL INSTANCES OF TYPE G2 AND G5 GLASS WITH TYPE G3 AND G6 GLASS, RESPECTIVELY.
JAMB

MINIMUM 3 PER

JAMB ANCHORS-

2- 3 5/8" METAL STUDS TO STRUCTURE

EACH SIDE

5/8" GYPSUM BOARD FRAME

HOLLOW METAL ABOVE STUD AND RUNNER

3 5/8" 16ga METAL CONTINUOUS NESTED CONTINUOUS METAL RUNNER EACH SIDE

5/8" GYPSUM BOARD

3 5/8" METAL STUDS @ 16" o.c.

FRAME HOLLOW METAL

AT P1/P6 DRYWALL PARTITION

1

3" = 1' - 0"

HEAD DETAIL

3" = 1' - 0"

AT P1 CASED OPENING

JAMB DETAIL

2

3" = 1' - 0"

AT P5/P6 DRYWALL PARTITION

HEAD DETAIL

3" = 1' - 0"

AT P8 DRYWALL PARTITION

JAMB

MINIMUM 3 PER

JAMB ANCHORS-

2- 6" METAL STUDS TO STRUCTURE EACH SIDE

5/8" GYPSUM BOARD FRAME

HOLLOW METAL ABOVE

2 LAYERS 5/8" STUD AND RUNNER

3 5/8" 16ga METAL CONTINUOUS NESTED CONTINUOUS METAL RUNNER

BOARD EACH SIDE

TYPE "X" GYPSUM

BUILDING SLAB

STEM WALL

CONC. DRIVEWAY APRON

CUT SLAB RECESS; FILL W/ HIGH STRENGTH CONC.; SLOPE FLUSH BACKER ROD AND SEALANT

COILING OVERHEAD DOOR

PEMKO 2549D SADDLE THRESHOLD AND THRESHOLD STOPSTRIP; SET IN SEALANT AND SEALANT BACKER ROD

DOOR

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

SILL DETAIL AT EXT. OVERHEAD DOOR

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

SILL DETAIL AT EXT. HOLLOW METAL DOOR

Soup: 1, Massee: 1

A903

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