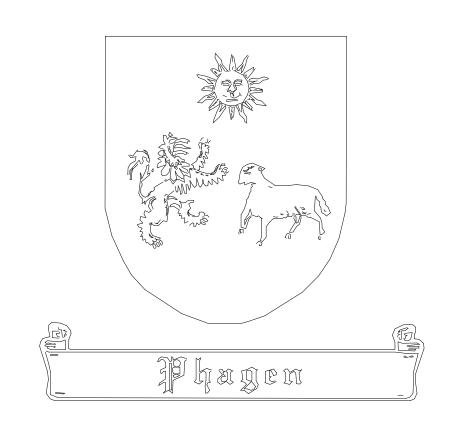
# MILITARY TRAIL OFFICE BUILDING PALM BEACH GARDENS, FLORIDA



EUGENE R. FAGAN III ARCHITECT #AR0011668 3432 WEST 45TH STREET SUITE A WEST PALM BEACH, FLORIDA 33407

**Consultants** 

SEA YA HOLDINGS,LLC

Site Plan Approval Documents

110 EBBTIDE DRIVE NORTH PALM BEACH, FLORIDA

February17th, 2016

# **ABBREVIATIONS/ SYMBOLS**

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•	AT	LBS	POUNDS
	ANCHOR BOLT	LF	LINEAR FEET
A.F.	ACCESS FLOOR	LG	LENGTH
ACT	ACOUSTICAL CEILING TILE	LLV	LONG LEG VERTICAL
AFF	ABOVE FINISH FLOOR	LP	LOW POINT
	AIR HANDLER UNIT	LT.WT	LIGHT WEIGHT
	ALUMINUM	MAINT	MAINTENANCE
	ASBESTOS	MANUF	MANUFACTURER
	ASPHALT	MAS	MASONRY
B.U.R.	BUILT-UP ROOF	MAT'L	MATERIAL
BD	BOARD	MAX	MAXIMUM
BITUM	BITUMINOUS	MB	MARKER BOARD
BLDG	BUILDING	MECH	MECHANICAL
	BLOCK(ING)	MEZZ	MEZZANINE
. ,	, ,		
BM	BEAM	MH	MANHOLE
BRG	BEARING	MIN	MINIMUM
BTM	BOTTOM	MO	MASONRY OPENING
C.B.	CATCH BASIN	MSL	MEAN SEA LEVEL
C.I.P	CAST IN PLACE	MTL	METAL
CAB	CABINET	N/A	NOT APPLICABLE
	CONTROL JOINT	NC	NON-COMBUSTIBLE
CKT	CIRCUIT	NIC	NOT IN CONTRACT
CL	CENTER LINE	NO / #	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR	0 TO 0	OUT TO OUT
CM	CONCRETE MONUMENT	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OCC	OCCUPANCY
	CONCRETE	OD	OUTSIDE DIMENSION
	CONNECT(ION)	OPNG	OPPOSITE
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR	PBD	PARTICLE BOARD
CP	CEMENT PLASTER	PL	PLASTIC
CPT	CARPET	PL	PROPERTY LINE
CSK	COUNTERSUNK	PLMB	PLUMBING
	CERAMIC TILE		PLYWOOD
	COPPER	PEYWD	POLISHED PLATE GLASS
	DRINKING FOUNTAIN	PR	PAIR
DEMO	DEMOLITION	PRFB	PREFABRICATED
DET	DETAIL	PROJ	PROJECTION PERPENDICULAR
DIA	DIAMETER	PT	PRESSURE TREATED
DIAG	DIAGONAL	PTD	PAINTED
DIM	DIMENSION	PTD	PAPER TOWEL DISPENSER
	DUCTILE IRON PIPE	PTN	
			PARTITION
	DISTRIBUTION	PTW	PAPER TOWEL WASTE
DN	DOWN	QT	QUARRY TILE
DP	DAMP PROOFING	R	RISER
DR	DOOR	RAD	RADIUS
DS	DOWNSPOUT	RCP	REINFORCED CONCRETE PIPE
DVTL	DOVETAIL	RD	ROOF DRAIN
DW	GYPSUM DRYWALL	RECMD	RECOMMENDED
DWG	DRAWINGS	REF	REFERENCE
EA	EACH	REINF	REINFORCED
	EXPOSED CONSTRUCTION	RENO	RENOVATION
EIFS	EXTERIOR INSULATION FINISHING	REQD	REQUIRED
LII O	SYSTEM	RESIL	RESILIENT
EJ	EXPANSION JOINT		
	ELEVATOR	REV	REVISION
		RI	RIDGE
	ELECTRICAL(AL)	RM	ROOM
	ELEVATION	RO	ROUGH OPENING
	ENTRANCE	ROW	RIGHT OF WAY
EQ	EQUAL	RP	REFERENCE POINT
ERCP	ELLIPTICAL REINFORCED	RWL	RAIN WATER LEADER
	CONCRETE PIPE	S/W	SIDEWALK
EWC	ELECTRICAL WATER COOLER	SC	SOLID CORE
	EXISTING		
EXP	EXPOSED	SCFW	SOLID CORE FLUSH WOOD
	EXPANSION	SCW	SOLID CORE WOOD
		SEAL	SEALANT
	EXTERIOR	SECT	SECTION
	FIRE ALARM CONTROL PANEL	SF	SQUARE FOOT
	FIRE ALARM TRANSCEIVER PANEL	SHWR	SHOWER
FD	FLOOR DRAIN	SM	SHEET METAL
FDOT	FLORIDA DEPARTMENT OF	SND	SANITARY NAPKIN DISPOSAL
	TRANSPORTATION	SP	SPACE
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATION
FEC	FIRE EXTINGUISHER CABINET		
FHC	FIRE HOSE CABINET	SQ SS	SQUARE STAINLESS STEEL
FIN	FINISH(ED)		
FLM	FULL LENGTH MIRROR	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FOB	FACE OF BLOCK	SUSP	SUSPENDED
FOS	FACE OF SLAB	Т	TREAD
FOW	FACE OF WALL	T&B	TOP & BOTTOM
		T&G	TONGUE & GROOVE
FPFG	FIREPROOFING	ТВ	TACK BOARD
FR 	FRAME	TBM	TEMPORARY BENCH MARK
FT	FOOT	TE	TELEPHONE
FTG	FOOTING	TEXT	TEXTURED
	FURNISH	TEXT	
FURN	FURINION	. –	TEXTURED
FURN FV	FIELD VERIFY		TUDECUIOUS
FV	FIELD VERIFY	THRESH	THRESHOLD
FV GA	FIELD VERIFY GAUGE	THRESH TMPD	TEMPERED
FV GA GALV	FIELD VERIFY GAUGE GALVANIZED	THRESH TMPD TMPD GL	TEMPERED TEMPERED GLASS
FV GA GALV GB	FIELD VERIFY GAUGE GALVANIZED GRAB BAR	THRESH TMPD	TEMPERED
FV GA GALV GB GE	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION	THRESH TMPD TMPD GL	TEMPERED TEMPERED GLASS
FV GA GALV GB GE GFI	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION GROUND FAULT INTERRUPT	THRESH TMPD TMPD GL TOC	TEMPERED TEMPERED GLASS TOP OF CONCRETE
FV GA GALV GB GE GFI GI	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION GROUND FAULT INTERRUPT GALVANIZED IRON	THRESH TMPD TMPD GL TOC TOF	TEMPERED TEMPERED GLASS TOP OF CONCRETE TOP OF FOOTING
FV GA GALV GB GE GFI GI GND	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION GROUND FAULT INTERRUPT GALVANIZED IRON GROUND	THRESH TMPD GL TOC TOF TOG TOP	TEMPERED TEMPERED GLASS TOP OF CONCRETE TOP OF FOOTING TOP OF GRADE TOP OF PAVING
FV GA GALV GB GE GFI GI GND GS	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION GROUND FAULT INTERRUPT GALVANIZED IRON GROUND GROUND GRAVEL STOP	THRESH TMPD TMPD GL TOC TOF TOG TOP TOS	TEMPERED TEMPERED GLASS TOP OF CONCRETE TOP OF FOOTING TOP OF GRADE TOP OF PAVING TOP OF STEEL
FV GA GALV GB GE GFI GI GND	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION GROUND FAULT INTERRUPT GALVANIZED IRON GROUND	THRESH TMPD TMPD GL TOC TOF TOG TOP TOS TPH	TEMPERED TEMPERED GLASS TOP OF CONCRETE TOP OF FOOTING TOP OF GRADE TOP OF PAVING TOP OF STEEL TOILET PAPER HOLDER
FV GA GALV GB GE GFI GI GND GS	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION GROUND FAULT INTERRUPT GALVANIZED IRON GROUND GROUND GRAVEL STOP	THRESH TMPD GL TOC TOF TOG TOP TOS TPH TYP	TEMPERED TEMPERED GLASS TOP OF CONCRETE TOP OF FOOTING TOP OF GRADE TOP OF PAVING TOP OF STEEL TOILET PAPER HOLDER TYPICAL
FV GA GALV GB GE GFI GI GND GS GWB	FIELD VERIFY GAUGE GALVANIZED GRAB BAR GRATE ELEVATION GROUND FAULT INTERRUPT GALVANIZED IRON GROUND GRAVEL STOP GYPSUM WALLBOARD	THRESH TMPD TMPD GL TOC TOF TOG TOP TOS TPH	TEMPERED TEMPERED GLASS TOP OF CONCRETE TOP OF FOOTING TOP OF GRADE TOP OF PAVING TOP OF STEEL TOILET PAPER HOLDER

CONCRETE HARDENED & SEALED

HIGH INTENSITY DISCHARGE

HOSE CONNECTION

HARDWARE

HOLLOW METAL

INSIDE DIMENSION

INSIDE DIAMETER

INVERT ELEVATION

IN ACOORDANCE WITH

HORIZONTAL

HIGH POINT

HANDRAIL

INCH

INSULATION

INVERT

**JANITOR** 

LIMEROCK

LAMINATED

JOINT

HEGHT

HDW

HGT

INSUL

JAN

COLUMN GRID INDICATOR

Drawing Symbols
12" = 1'-0"

XX\_XX FINISH NUMBER

? CASEWORK NUMBER

⊕ 0'-0" ← HEIGHT
DESCRIPTION ← DESCRIPTION OF OBJECT

URINAL

VINYL BASE

VERTICAL

VALLEY

WITH

WOOD

WINDOW

VESTIBULE

VERIFY IN FIELD

VENEER PLASTER

WATER CLOSED

WATER HEATER

**WORKING POINT** 

WATERPROOFING

WELDED WIRE FABRIC

WINDOW DIMENSION

VINYL WALL COVERING

UNLESS NOTED OTHERWISE

VINYL COMPOSITION - TILE

UNO

VCT

VERT

VEST

VQ

VWC

WC

WD

WD

WDW

UR

?\_\_ ROOM NAME ? ROOM NUMBER

	Architectural	Sheet	
Sheet		Sheet Issue	<b>Current Revision</b>
Number	Sheet Name	Date	Description

			•
A-0.0	COVER	06/30/15	
A-0.1	SYMBOLS	11/02/15	
A-0.2	LIFE SAFETY	12/11/15	
A-0.3	GENERAL NOTES	10/30/2015	
A-0.4	AREA PLAN	07/01/15	
A-1.1	SITE PLAN	06/30/15	
A-2.1	ELEVATIONS	06/30/15	
A-3.1	FLOOR PLAN	06/30/15	ZONING COMMENTS
A-3.2	DIMENSIONS	06/30/15	
A-3.3	REFLECTED CEILING PLAN	01/03/16	
A-3.4	STRUCTURAL GENERAL NOTES	01/04/16	
A-4.1	ROOF PLAN	06/30/15	
A-5.1	SECTION	06/30/15	
A-6.1	WALL SECTIONS	01/03/16	
A-6.2	WALL SECTIONS	01/03/16	
A-7.1	DETAILS	10/30/15	
AS-1.1	SPECS 1	03/31/15	
AS-1.2	SPECS 2	03/31/15	
AS-1.3	SPECS 3	03/31/15	

	Mechanical S	Sheet	
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Description

Electrical Sheet

Sheet Name

Sheet Issue

Date

**Current Revision** 

Description

Sheet

Number

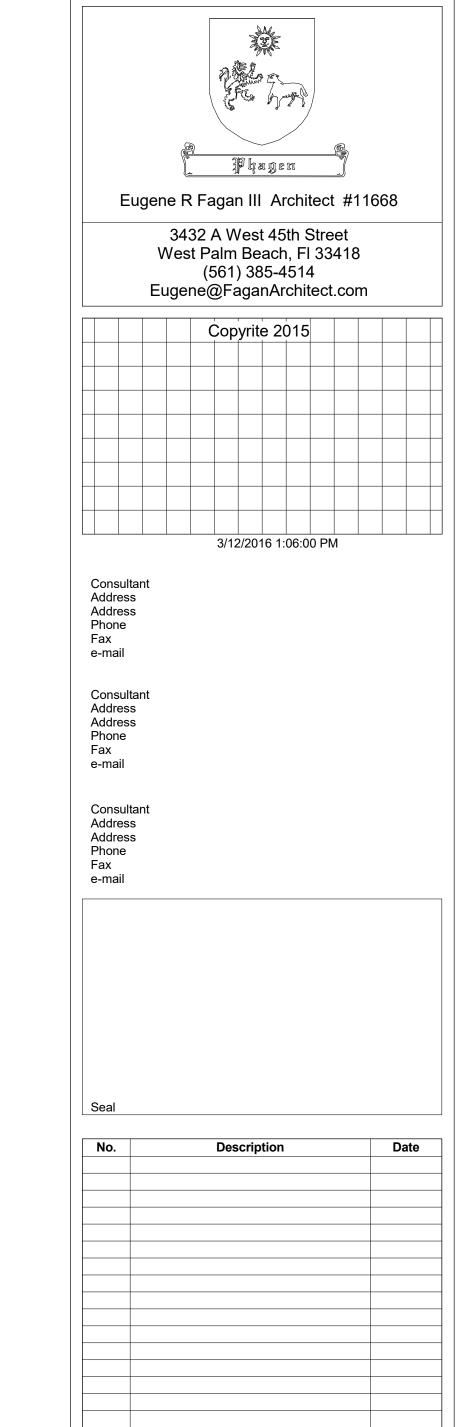
			1717 ( 1 🗀		ILIMILLOLIND
			<b>ELEVATION</b>	SECTION	PLAN
					EARTH FILL MATERIAL
					POROUS FILL (STONE, GRAVEL, ETC.)
DRAV	VING SYMBOLS AND INDICA	TORS		A	CAST IN PLACE CONCRETE
	ROOM / SPACE TAG	EXTERIOR DATUM			PRECAST CONCRETE CAST STONE
<	ROOM NAME ROOM NUMBER  T.O. PARAPET  0' - 0"	LOCATION HEIGHT			BRICK
	DOOR TAG	EXTERIOR ELEVATION TAG			CONCRETE MASONRY UNIT (LARGE SCALE)
	MORE THAN ONE DOOR ON THIS AREA ROOM NUMBER	ELEVATION NO. SHEET NO.			CONCRETE MASONRY UNIT (SMALL SCALE)
					STEEL (LARGE SCALE)
<u> </u>	WINDOW TAG WINDOW NUMBER	VIEWPOINT TAG  - ELEVATION NO.			ALUMINUM (LARGE SCALE)
	WINDOW TYPE REFER TO SHEET A-800	SHEET NO.  VIEWPOINT  BUILDING KEY	VARIES		STONE VENEER
	ENIION ENO	PLAN		Ιι[	METAL (SMALL SCALE)
	FINISH TAG  FINISH NUMBER  REFER TO FINISH SCHEDULE	WALL SECTION / DETAIL TAG			ROUGH WOOD (CONTINUOUS)
	FOR MATERIAL  CASEWORK TAG  SHT	SECTION NO. SHEET NO.			ROUGH WOOD (INTERMATTANT BLOCKING)
2) <	CASEWORK NUMBER				WOOD FINISH
	PARTITION TYPE TAG	DETAIL TAG			PLYWOOD (LARGE SCALE)
	DETAIL NUMBER	<ul><li>DETAIL NO.</li><li>SHEET NO.</li></ul>			PLYWOOD (SMALL SCALE)
0"	POINT ELEVATION TAG HEIGHT	— LIMITS			PARTICLE BOARD
<b>-</b>	DESCRIPTION OF OBJECT				INSULATION (BATH)
<u> </u>	NORTH ARROW TRUE NORTH INDICATOR	REVISION TAG  DETAIL NO.			RIGID INSULATION (ROOF OR WALL)
)					CERAMIC TILE
	COLUMN GRID	INTERIOR ELEVATION TAG			PLASTER, SAND, CEMENT, GROUT, GYPSUM BOARD
)	- COLUMN GRID INDICATOR 04 02	ELEVATION NO.			MARBLE

Materials Legend
12" = 1'-0"

MATERIALS PATTERN LEGEND

\_\_\_\_\_ GLASS

Plumbing Sheet							
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Description				





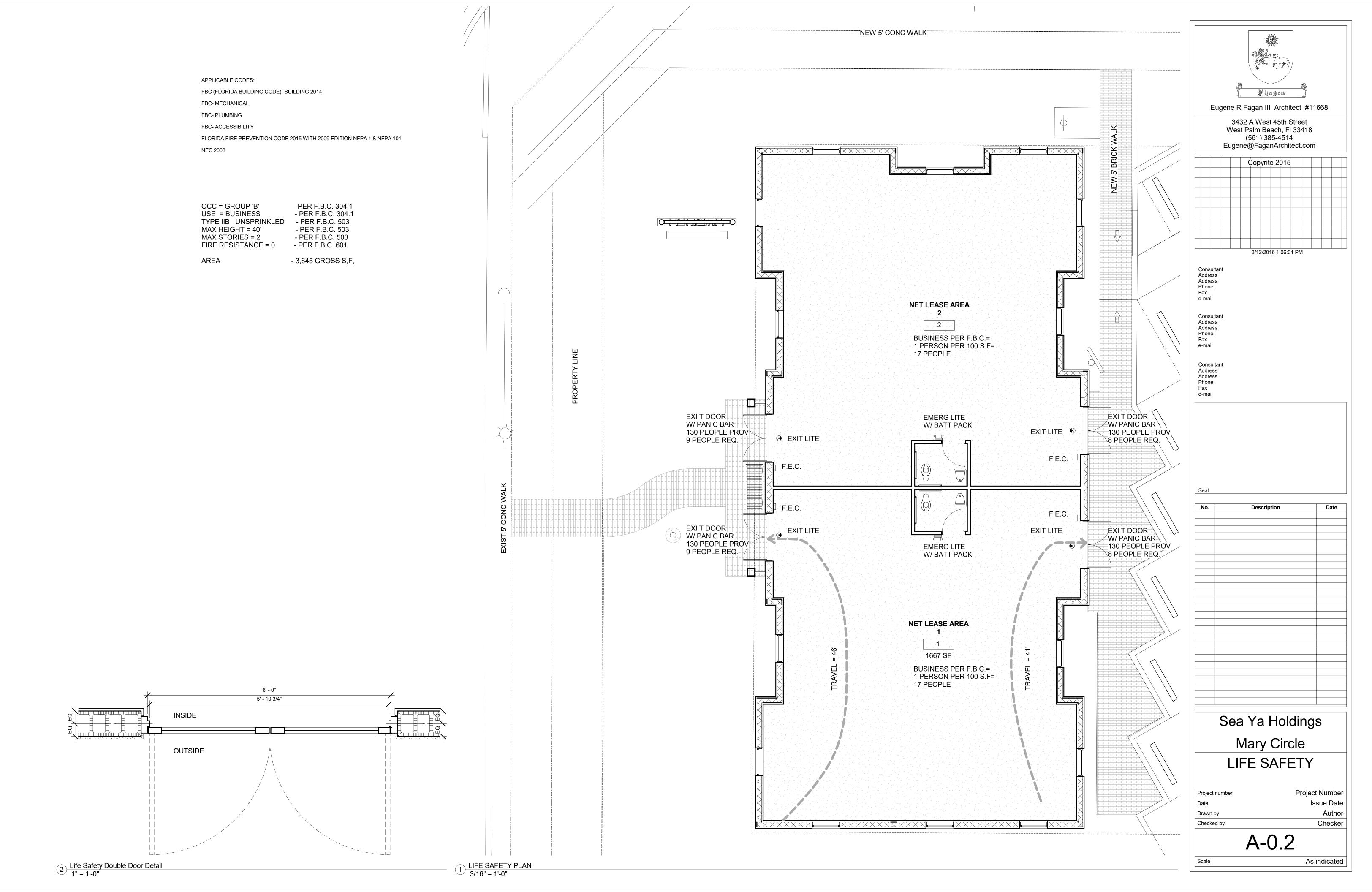
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Checked by	Checker
Drawn by	Author
Date	Issue Date
Project number	Project Number

A-0.1

Scale

12" = 1'-0"



# **General Notes**

WORK MUST COMPLY WITH FBC 2010: WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: THESE GENERAL NOTES, UNLESS OTHERWISE NOTED. NATIONAL ELECTRIC CODE, NFPA, ANSI AND ALL APPLICABLE LOCAL AND STATE ORDINANCES.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREP-ANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE, BEFORE PROCEEDING.

CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMIL-IARIZE THEMSELVES WITH EXISTING SITE CONDITIONS, BEFORE BIDDING.

ALL MATERIAL SHALL BE NEW.

ALL MATERIALS AND LABOR SHALL HAVE A ONE YEAR GUARANTEE (MIN.).

CONTRACTOR TO VERIFY ALL WORK UNDER THIS PERMIT WITH WORK UNDER SEPARATE PERMITS, AND REPORT ALL DIFFER-ENCES TO ARCHITECT.

ARCHITECT SHALL HAVE FINAL APPROVAL ON ALL WORK AND MATERIALS

THESE DRAWINGS AND IDEAS ARE COPYWRITTEN AND SOLE PROPERTY OF THE ARCHITECT. NO USE OF THESE DRAWINGS BY ANY MEANS OF REPRODUCTION SHALL OCCUR WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

# SITE WORK

SOIL UNDER CONCRETE WALKS SHALL BE CAPABLE OF SUPPORTING THE DESIGN LOAD. SOIL SHALL BE VERIFIED BY SOIL ENGINEER UNDER SEPERATE CONTRACT. IF ANY OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY THE ARCHITECT AT ONCE.

SITE SHALL BE CLEARED OF ALL FALLEN TREES, SHRUBS, RESULTING TRASH, STUMPS AND VEGETATION.

PROVIDE GROUND POISONING / TERMITE TREATING PER F.H.A. MPS UNDER ENTIRE NEW CONCRETE (WALKS & STOOPS)

ALL INTERIOR PAINT MUST BE LATEX.

ALL SEALANTS TO BE SILICONE.

EXTERIOR SWING DOORS MUST HAVE RUBBER SEALS ON HEAD, JAMB AND SILLS,

A/C DUCTS TO BE SEALED DURING CONSTRUCTION.

A/C DUCTS TO HAVE INSULATION ON OUTSIDE OF DUCT. OCCUPANTS SHALL NOT LIVE IN STRUCTURE DURING

LEAD IS PROHIBITED ON JOB SITE.

CONSTRUCTION.

ASBESTOS IS PROHIBITED ON JOB SITE.

MERCURY IS PROHIBITED ON JOB SITE.

100% VENTILATION REQUIRED WHEN USING ANY CONSTRUCTION CHEMICAL.

FORMALDEHYDE IS PROHIBITED ON SITE, USE PHENOL-FOR-MALDEHYDE,(TYP. IN EXT. PLYWOOD), OR ISOCYANATE BINDER (TYP. IN LOUISIANA PACIFIC PRODUCTS).

ALL WATER LINES MUST BE COPPER, DO NOT JOIN WITH LEAD SOLDER.

VINYL TO BE APPLIED WITH A.F.M. OR AURO LOW V.O.C. ADH SERIES.

# CONCRETE

CONCRETE TO BE MACHINE MIXED WITH A MAXIMUM OF 6 1/2 GALLONS OF POTABLE WATER PER 94-LB SACK OF CEMENT FOR A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE WITH MAX. 6" SLUMP.

ALL 4" SLABS SHALL BE REINFORCED WITH FIBER MESH

# FIBER MESH SHALL BE 'NYCON' BRAND.

SYNTHETIC FIBERS SHALL BE INCORPORATED INTO ALL CON-CRETE AS INDICATED IN THE DRAWINGS. THE INCORPORATION OF SAID FIBERS SHALL BE DOCUMENTED ON THE DELIVERY TICKET FROM THE READY MIX PRODUCER.

FIBERS SHALL BE ADDED TO THE CONCRETE IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. FIBERS SHALL BE 3/4" IN LENGTH AND SHALL BE ADDED AT THE RATE OF 1 lb/CUBIC YARD OF CONCRETE.

ALL POURED-IN-PLACE CONCRETE TO BE MINIMUM 3000 P.S.I. IN 28 DAYS, FOR TIE BEAMS AND COLUMNS AND 2500 P.S.I. FOR SLAB ON GRADE.

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI-301-71).

REINFORCING STEEL TO BE NEW BILLET STEEL CONFORMING TO LATEST ASTM A-615 GRADE 60 SPECIFICATIONS FABRICAT-ED IN ACCORDANCE WITH ACI BUILDING CODE AND MANUAL OF STANDARD PRACTICE.

MINIMUM CONCRETE OVER REINFORCING STEEL: FOOTINGS 3" COLUMNS 1 1/2"; BEAMS 1 1/2"; INT. SLABS 1"; EXT. SLABS 1 1/2"; ALL BEAM STEEL TO BE CONTINUOUS WITH CORNER BARS OR CORNER BENDS.

ALL VERTICAL BARS SHALL HAVE A MINIMUM LAP OF 48 DIAMETERS.

## MASONRY

CONCRETE MASONRY UNITS SHALL BE ASTM C90-70. GRADE A AND STORED IN A DRY PLACE UNDER COVER. FACE SHELL THICKNESS SHALL BE NO LESS THAN 1 1/4" THICK WITH A 1" MIN. WEB THICKNESS.

ERECT MASONRY INCLUDING REINFORCING AND SET BOLTS, ANCHORS, STRAPS, SLEEVES AND OTHER NECESSARY ITEMS

# MASONRY SHALL BE LAID IN FULL MORTAR BEDS.

PROVIDE OPENINGS REQUIRED BY OTHER TRADES. DO NOT USE SQUARE END BLOCKS ABUTTING CONCRETE

COLUMNS. MORTAR SHALL CONFORM TO ASTM C-270 TYPE M.

# METALS

PIPE COLUMNS IF SHOWN, SHALL BE DOMESTIC STEEL CON-FORMING TO ASTM A-36 GRADE B WELDED AND SEAMLESS. PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY. HOOK HURRICANE STRAPS UNDER REINFORCING IN TIE BEAMS.

ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 OR AS

SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED

STRAP ANCHORS AND TRUSS BEARING PLATES TO BE HOT DIPPED GALV. IRON AS MANUFACTURED BY TECO, BASCH OR APPROVED EQUAL. METAL HANGERS TO BE 18 GA. GALV. IRON.

# **CARPENTRY**

ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS-GRADE LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR OR APPROVED EQUAL. (PLASTIC MOULDING ONLY) STRESS GRADE LUMBER AND IT'S FASTENINGS" LATEST EDITION WITH 1200 P.S.I. MINIMUM FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT, UNLESS OTHERWISE NOTED. AND SUBMIT SAMPLES FOR APPROVAL.

FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR.

ALL NAILING SHALL CONFORM TO THE FLORIDA BUILDING CODE NAILING SCHEDULE.

ALL NAILS TO BE GALVANIZED STEEL UNLESS SPECIFIED BY

ALL STRAPS, METAL ANCHORS, BRACKETS TO BE GALVANIZED UNLESS SPECIFIED BY ARCHITECT.

PROVIDE DOUBLE STUDS EACH SIDE OF DOOR OPENINGS. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE.

ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE C/D STRUCTURAL 1.

# INTERIOR NON-BEARING

22 GAUGE METAL STUDS AT 24" O.C.

GYPSUM WALLBOARD SHALL COMPLY WITH GA-216 "APPLI-CATION AND FINISHING OF GYPSUM BOARD."

SURFACES. ALL PAINT SHALL BE APPLIED AS PER MANU-FACTURER'S SPECS. ALL PAINT SHALL CONFORM TO ASTM.

TWO COATS OF PAINT SHALL BE APPLIED TO ALL EXPOSED

PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVERS BUREAU." INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE

SURFACES WELL SANDED AND FREE FROM DEFECTS. ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE HOT-

DIPPED GALVANIZED. ALL ROOF SHEATHING SHALL BE NAILED, STAPLES ARE NOT PERMITTED.

# ALL ROOFING SHALL HAVE AN UNDERLAYMENT OF 30# ASTM #226 ASPHALT SAT FELT, WITH PLASTIC 'TIN-TAGS' @ 12"O.C.

PROVIDE W/P MASTIC BASE SEALANT UNDER ALL EXTERIOR THRESHOLDS AND G.E. SILICONE SEALANT COMPOUND AT DOORS, WINDOWS AND OTHER AREAS AS REQUIRED.

ALL ROOF TILES, ASPHALT OR CONCRETE SHALL BE INSTALLED PER N.O.A.

2X4 DIAGONAL BRACING AT ALL GABLE ENDS-REFER TO STRUCT

STRAP ALL GABLE ENDS OUTRIGGERS WITH GALV. STRAPS.

DOORS AND WINDOWS

ALL WOOD DOORS SHALL SHOW NWMA STAMP; OBTAIN DOORS FROM A SINGLE MANUFACTURER.

ALL DOOR AND WINDOW OPENINGS SHALL BE VERIFIED WITH DOORS AND WINDOWS SUPPLIED.

ALL DOORS ARE PAINT GRADE UNLESS NOTED.

GLAZING TO BE IMPACT LAM MEETING FBC

ALL DOORS SHALL HAVE HANDICAP A.D.A. APPROVED LOCK & LOCKSETS.

ALL EXTERIOR STUCCO TO BE APPLIED AS PER MANUFACTURER SPECIFICATIONS.

ALL FINISHED COUNTER TOP MATERIAL SHALL BE INSTALLED ON 3/4" EXT. GRADE PLYWOOD OR HARDBOARD BACKUP. PLASTIC LAMINATE SHALL BE BY "FORMICA CORP." OR APPROVED EQUAL, COLOR TO BE SELECTED BY OWNER.

ALL INTERIOR AND EXTERIOR WOOD SURFACES TO RECEIVE STAIN IF SPECIFIED, ALL OTHER SURFACES, INTERIOR AND EXTERIOR, TO RECEIVE 2 COATS OF TOP QUALITY LATEX PAINT.

ALL STUCCO TRIMS AROUND WINDOWS AND DOORS TO BE DONE WITH 'J' BEADS AS PER "UNITED STATES GYPSUM"

CONTRACTOR SHALL MAKE A FINISH HARDWARE ALLOWANCE

ALL GYPSUM BOARD TO HAVE 'U.S. GYPSUM' "FIRST COAT" OR EQUAL, BEFORE PAINTING.

ALL WALL CERAMIC TILE TO BE BACKED BY 'DURO-ROCK'.

# **SPECIALTIES**

ALL CLOSET SHELVING TO BE VINYL COVERED OPEN METAL TYPE AS MANUFACTURED BY "CLOSET MAID" OR APPROVED EQUAL.

# **EQUIPMENT**

ALL APPLIANCES TO BE ELECTRICAL, AND OF THE TYPE AS SHOWN ON THE DRAWINGS.

ELECTRICAL CONTRACTOR TO VERIFY ALL LOADS.

# MECHANICAL

ALL SHOWERS TO BE CERAMIC TILE WITH INTEGRAL SHOWER PAN AND DELTA 3 G.P.M. SHOWER HEAD OR FIBERGLASS SHOWER PAN..

PROVIDE WATER LINE FOR REFRIGERATOR OR ICE MAKER WITH REMOTE SHUT-OFF.

ALL MATERIALS SHALL BE APPROVED BY THE APPROPRIATE CODES.

PLUMBING CONTRACTOR TO PROVIDE ALL PLUMBING PERMITS.

P.C. TO FURNISH AND INSTALL WATER AND SANITARY TO THE BUILDING. ALL DOMESTIC WATER PIPING SHALL BE COPPER. ALL SANITARY PIPING SHALL BE HUBLESS C.I. OR P.V.C. AS CODE PERMITS.

EXTEND SERVICE TO WATER METER AND PROVIDE SHUT-OFF IN VALVE BOX OUTSIDE BUILDING. VERIFY CONDITIONS IN FIELD.

ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.

DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT

ETC. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO

FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATION UNION SHALL BE USED.

Non-Sprinkled Type = II B Building

Not In A Flood Zone Occupancy = BUSINESS (OFFICE)

WIND LOADS PER F.B.C. = 170 MPH ULTIMATE / 132 NOMINAL EXPOSURE = C - MEAN ROOF HEIGHT = 25' ENCLOSED BUILDING RISK CATEGORY II

# APPLICABLE CODES:

INT PRESSURE COEFF = 0.18

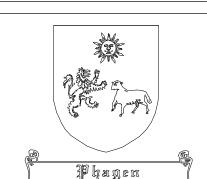
FBC (FLORIDA BUILDING CODE) 2014 RESIDENTIAL FBC- EXISTING BUILDING FBC- MECHANICAL FBC-PLUMBING FBC- ACCESSIBILITY

FLORIDA FIRE PREVENTION CODE 2014 EDITION NFPA 1 & NFPA 101

NEC 2008

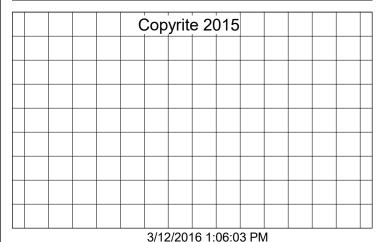
# SCOPE OF WORK

NEW 1 STORY SHELL BUILDING OF CONCRETE BLOCK AND WOOD TRUSS ROOF AS OFFICE BUILDING AS SHOWN IN THESE PLANS.



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Sea Ya Holdings Mary Circle **GENERAL NOTES** 

Project Number Project number Issue Date Drawn by Author Checked by Checker

Scale

1/16" = 1'-0"

General Notes 1/16" = 1'-0"







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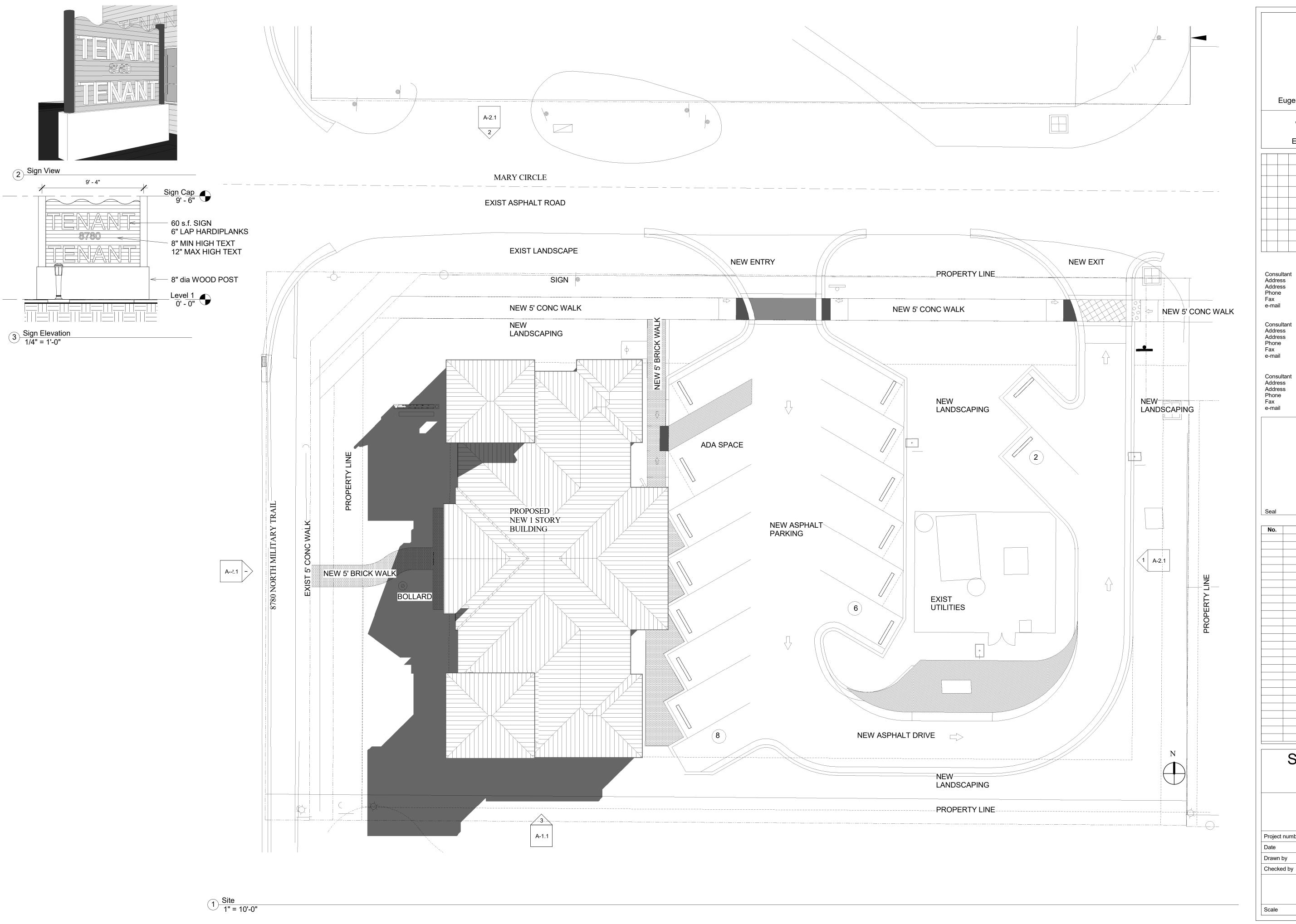
# Sea Ya Holdings Mary Circle AREA PLAN

Project Number Project number Issue Date Author Checker Drawn by

1" = 20'-0"

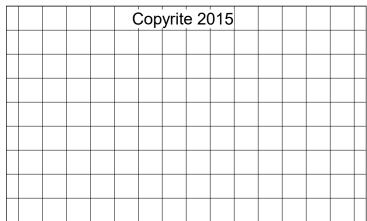
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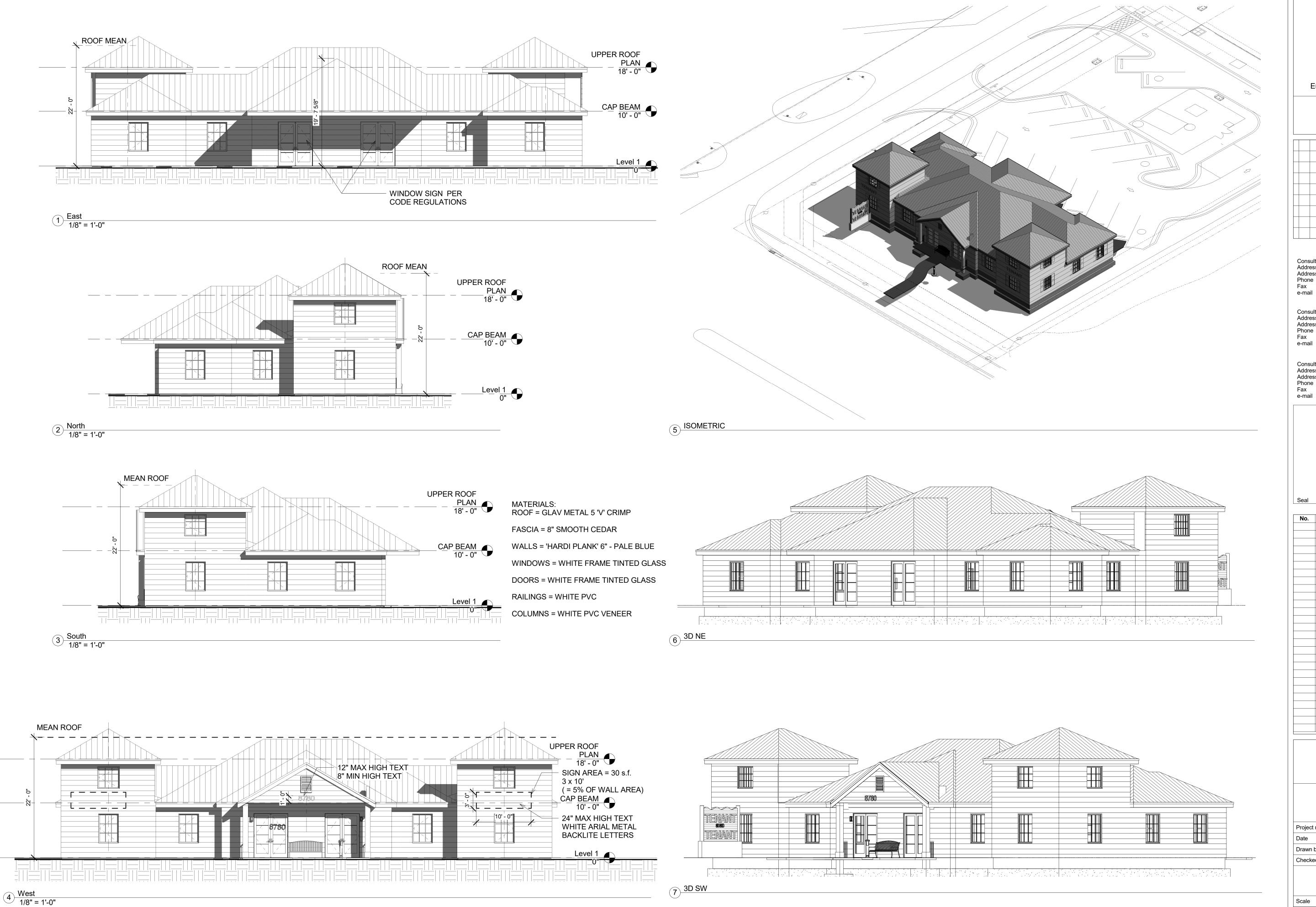
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Sea Ya Holdings Mary Circle SITE PLAN

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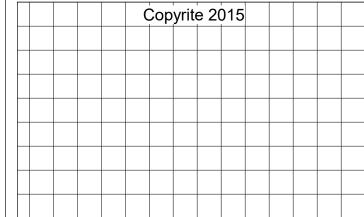
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As indicated





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No.	Description	Date

# Sea Ya Holdings Mary Circle **ELEVATIONS**

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1/8" = 1'-0"

DOOR SCHEDULE					
Mark	Type Mark	Width	Height	Description	Manufacturer
1	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
2	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
3	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
4	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
5	16	3' - 0"	6' - 8"	INTERIOR 6 PANEL	JEN WELD
6	16	3' - 0"	6' - 8"	INTERIOR 6 PANEL	JEN WELD

				WINDOW	/ SCHEDULE		
Mark	Type Mark	Level	Width	Height	Glazing	Frame Mat	Manufacturer
75	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
80	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
84	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
85	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
89	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
95	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
96	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
99	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
103	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
111	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
113	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
1	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
2	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
3	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
4	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
7	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
9	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
10	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK

	WALL SCHEDULE		
Type Mark Description			
	1 5/8" MEATL FURR @ 24" O.C. AND 5/8" GYPSUM BOARD		
СВ	8" CONC MASONRY UNITS AND 5/8" STUCCO		
EF	END TRUSS WITH 5/8" CDX PLYWOOD AND HARDI-PLANK		
ES	1 5/8" WOOD FURR @ 24" O.C. AND 5/8" HARDI-PLANK		
F	1 5/8" MEATL FURR @ 24" O.C. AND 5/8" GYPSUM BOARD		
IS	3 5/8" METAL STUDS @ 24"O.C. AND 5/8" GYP BOARD		
Т	TRIM		

FINISH NOTES:

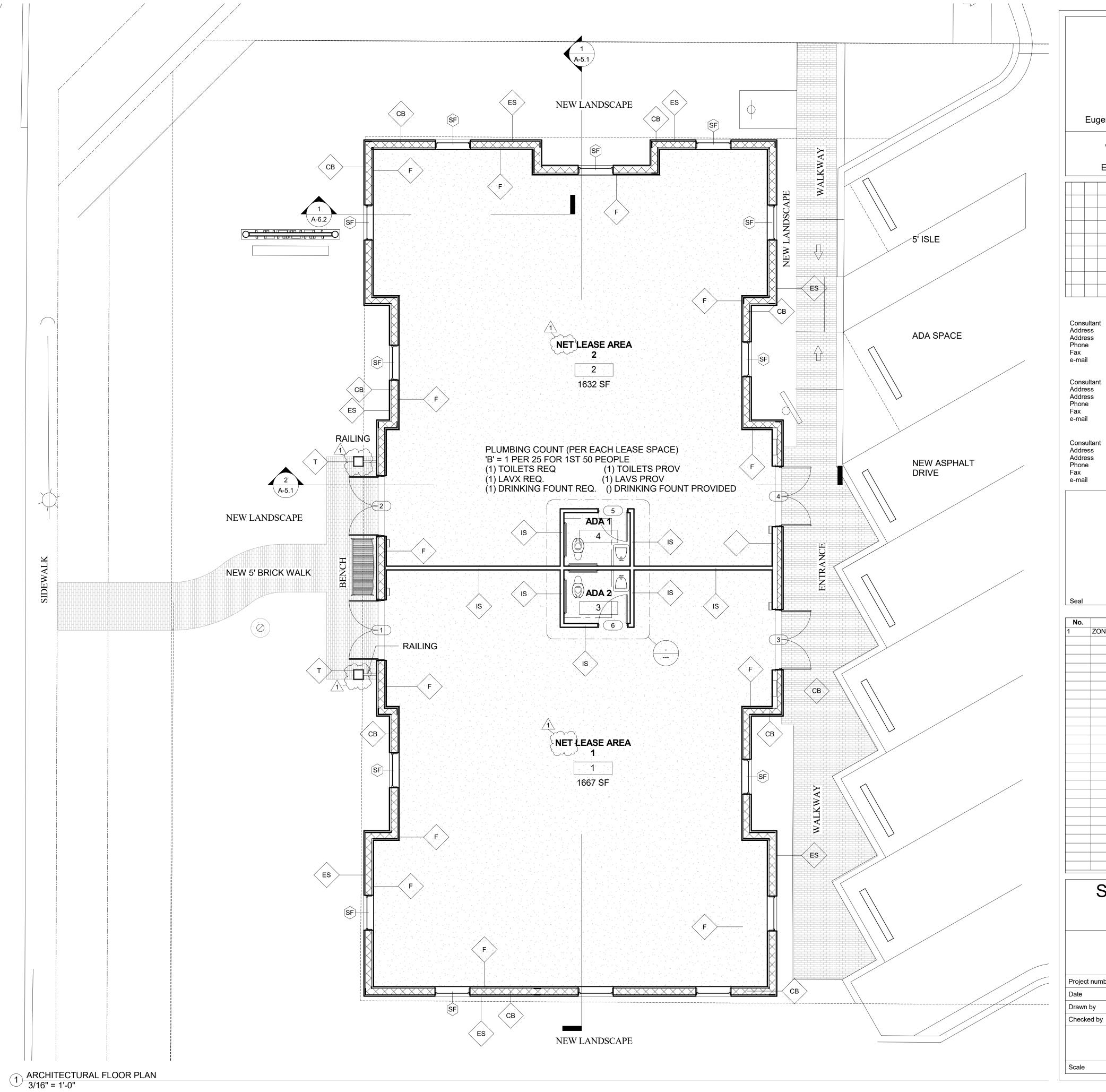
1. ALL PAINT COLORS WILL BE SELECTED BY OWNER. APPLY 2'X2' SAMPLE FOR

APPROVAL

2. ALL INTERIOR SURFACES HAVE TO HAVE 1 COAT PRIMER & 1 COAT FINISH.

BASIS OF DESIGN- 'SHERWIN- WILLIAMS' "SUPERPAINT" INTERIOR ACRYLIC LATEX

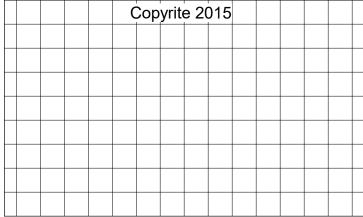
3. ALL LAVATORIES HAVE FAUCET 'GLACIER BAY' #67092-6001 4. ALL GROUT JOINTS ARE TO BE 1/8"





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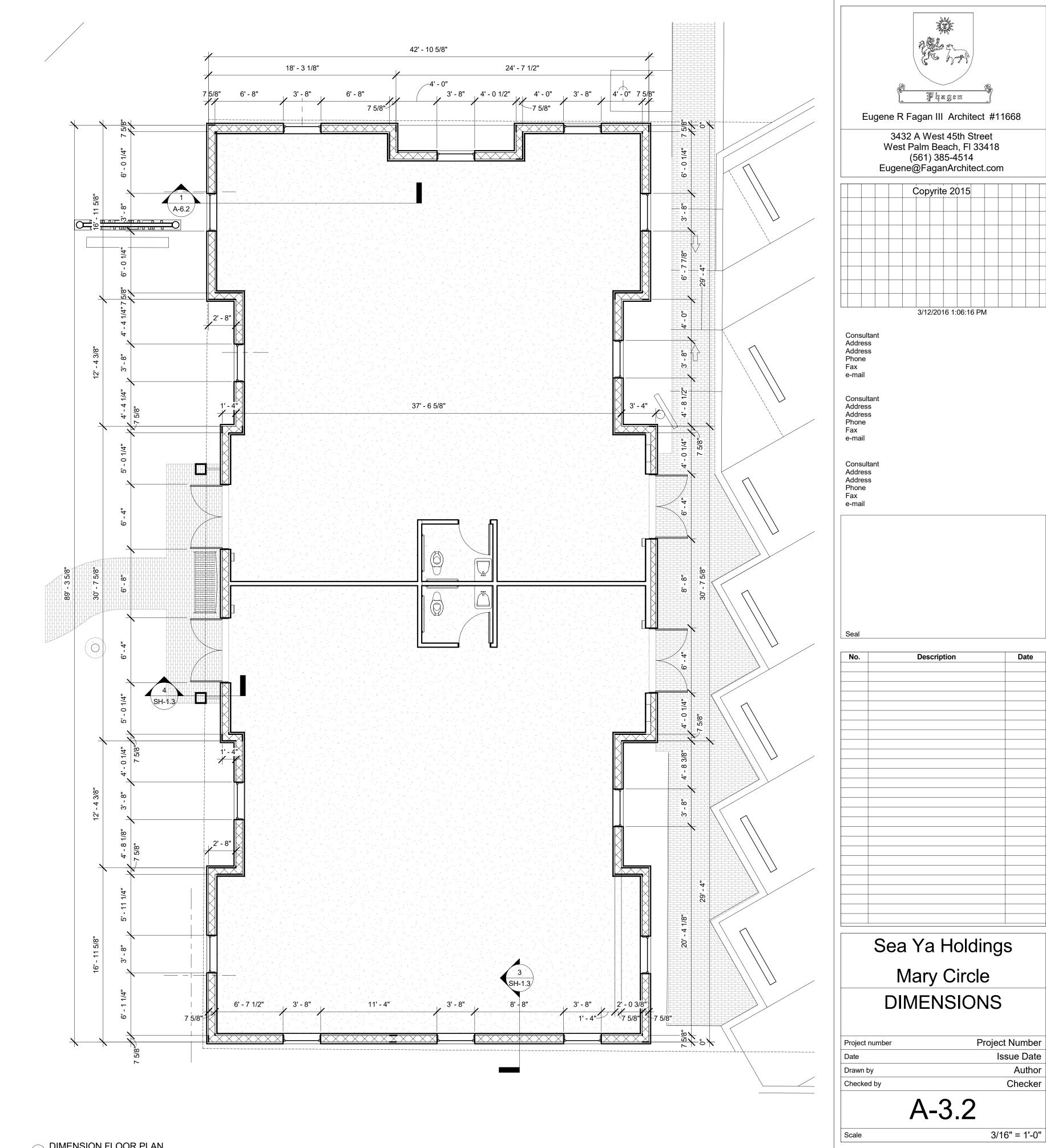
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# Sea Ya Holdings Mary Circle FLOOR PLAN

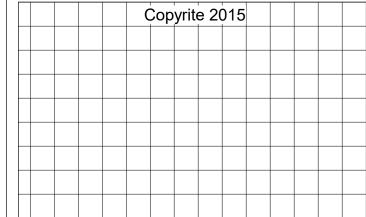
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3/16" = 1'-0"





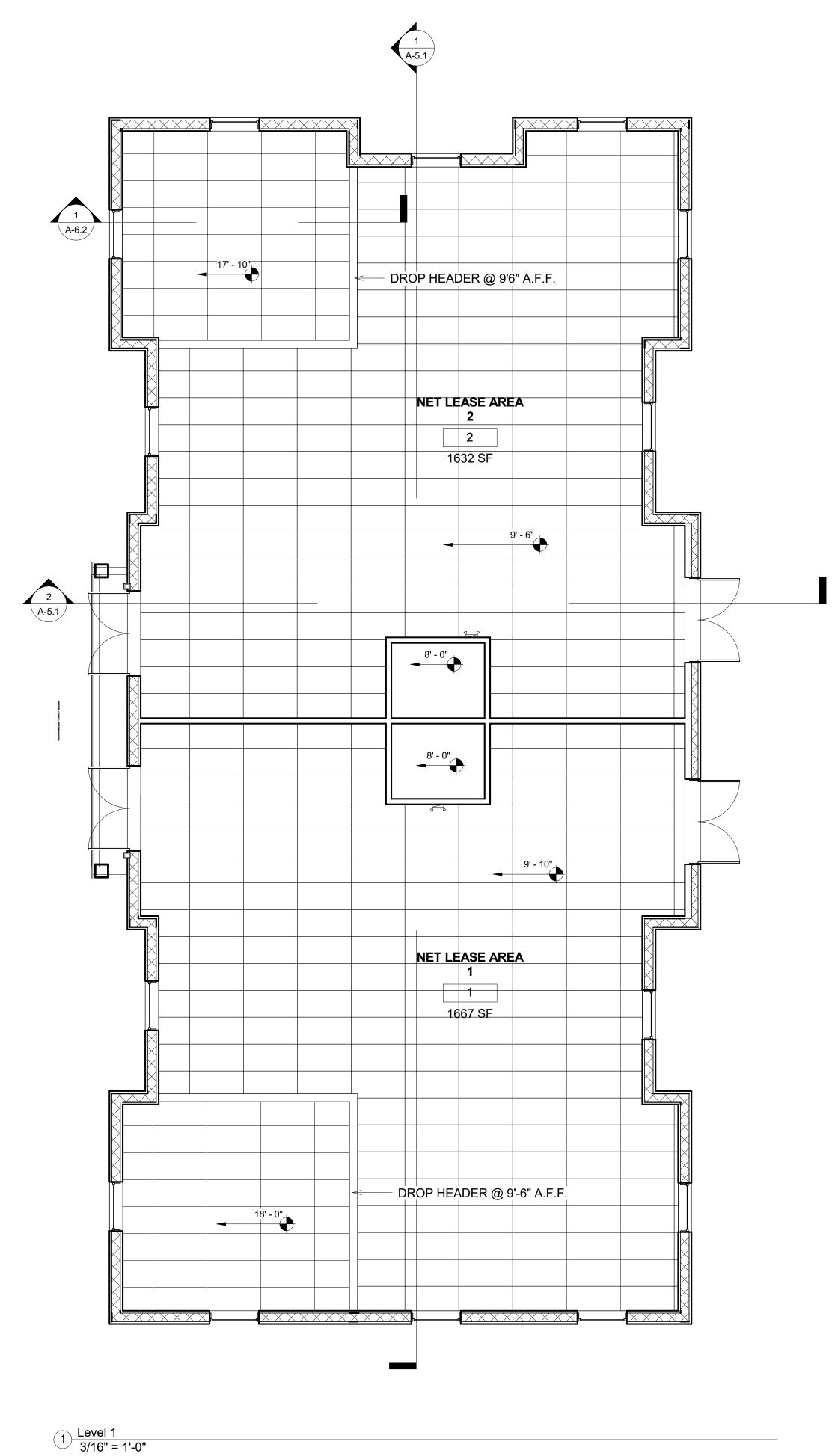




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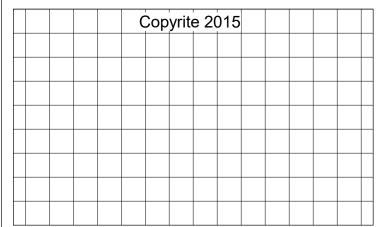
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No.	Description	Date	

# Sea Ya Holdings Mary Circle REFLECTED CEILING

PLAN Project Number Project number

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A-3.3

Scale

3/16" = 1'-0"

DESIGN LOADING PER FBC 2014

ROOF LIVE LOAD = 20 PSF

ROOF DEAD LOAD = 20 PSF

BASIC ULTIMATE WIND SPEED = 170 MPH

ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT = 0.18+/WIND EXPOSURE C RISK CATEGORY II

Kd= 0.85 BASIC ULTIMATE WIND PRESSURE = 54 PSF

MEAN ROOF HEIGHT <= 15 FT WIND ZONE WIDTH a = 3'-9"

COMPONENT	AND CLA	DDING WIND PRES	SURES 7DEG.	< SLOPE <27 DEG
			TRIBUTARY A	REA (SQ. FT. )
AREA	ZONE		10	20
	1,2,&3	PRESSURE psf	36	35
MAIN ROOF	1	SUCTION psf	-58	-57
	2	SUCTION psf	-101	-98
	3	SUCTION psf	-149	-145
OVERHANG	2	SUCTION psf	-127	-127
	3	SUCTION psf	-208	-200
	4&5	PRESSURE psf	63	63
WALL	4	SUCTION psf	-62	-62
	5	SUCTION psf	-77	-77

## MASONRY

- 1. STRUCTURAL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WIHT THE ACI BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE 5.
- 2. CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE ACI SPECIFICATION FOR MASONRY STRUCTURES (ACI 530/ ASCE 6.
- 3. CONCRETE MASONRY CONSTRUCTION SHALL HAVE TO MINIMUM COMPRESSIVE STRENGTH (f' m) OF 1500 PSO AT 28 DAYS.
- MORTAR SHALL BE TYPE S FOR INTERIOR NON-LOAD BEARING WALLS. FOR ALL LOAD BEARING WALLS, MORTAR SHALL BE TYPE M OR S PROPORTIONED IN ACCORDANCE WITH ASTM C270, WITH A 28 DAY COMPRESSIVE
- STRENGTH OF 2150 PSI MINIMUM. PORTLAND CEMENT- LIME WITHOUT AIR ENTRAINMENT SHALL BE USED IN THE MORTAR MIX.
- 4. MASONRY GROUT SHALL BE A HIGH SLUMP MIX HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
- 5. LAP SPLICES IN REINFORCING BARS TO BE 48X BAR DIAMETER. SEE TYPICAL REINFORCED CMU WALL DETAIL.
- 6. PROVIDE HOT- DIPPED, 9 GAUGE MIN., LADDER TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY UNLESS OTHERWISE NOTED, OR AT 8" SPACING AT THE FOLLOWING
  - A. TWO BED JOINTS ABOVE AND BELOW ALL OPENINGS, EXTENDING
  - REINFORCEMENT A MINIMUM 24" EACH SIDE OF OPENING. B. IN PARAPETS ABOVE THE ROOF LINE

C. IN ALL MASONRY WALL BELOW FINISH GRADE

- 7. MASONRY REINFORCEMENT SHALL EXTEND FROM FOOLING TO TIE, OR BOND, BEAM AT TOP OF WALL
- 8. CONCRETE MASONRY SHALL BE LAID IN A RUNNING BOND PATTERN.

# REINFORCING STEEL

- 1. REINFORCING BAR DEATILING, FABRICATING, AND PLACING SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS: SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301), ACI DETAILING MANUAL (SP66). THE LATEST EDITIONS OF CONCRETE REINFORCING STEEL INSTITUTE'S REINFORCING BAR DETAILING AND PLACING REINFORCING BARS MAY ALSO BE USED.
- 2. REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A615-85 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- 3. PROVIDE SPECIFIED BAR CHOIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED.
- 4. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVAL BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SHALL NOT BE FIELD BENT.
- 5. REINFORCING STEEL WHICH IS TO BE WELDED SHALL BE REINFORCEMENT CONFORMING TO ASTM A706 "LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT".
- 6. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE LATEST EDITION OF AMERICAN WELDING SOCIETY STANDARDS D1.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.
- 7. WELDED WIRE FABRIC SHALL BE SMOOTH WIRE FABRIC CONFORMING TO ASTM A185 UNLESS OTHERWISE NOTESD. WELDED WIRE FABRIC IN SLABS ON GRADE SHALL BE PLACED 2 INCHES DOWN FROM THE TOP OF THE SLAB UNLESS OTHERWISE NOTED.
- 8. LAP TO REINFORCING BARS SHALL BE 48x BAR DIAMETER TYPICALLY.

# NON SHRINK GROUT

- 1. GROUT SHALL BE A HIGH EARLY STRENGTH, NON METALLIC, SHRINKAGE, RESISTANT (WHEN TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM C1107 OR CRD-C621), PREMIXED, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANDS, SHRINKAGE COMPENSATING AGENTS AND FLUIDITY IMPROVING COMPOUNDS.
- 2. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 6,500 PSI IN 28 DAYS.
- 3. GROUT COMPRESSIVE STRENGTH TEST SHALL BE PREFORMED IN ACCORDANCE WITH ASTM C109, WITH A RESTRAINING PLATE PLACED OVE THE MOLDS.

# ALL DOOR/WINDOW OPENINGS TO HAVE (1)- 'U' LINTEL w/ 1-#5 BAR AND FILL WITH CONCRETE

# CONCRETE

- 1. REINFORCED CONCRETE HAS DESIGN IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ( ACI 318) BY THE AMERICAN CONCRETE INSTITUTE (ACI).
- 2. SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WIHT THE GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION (ACI 302.1R).
- 3. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301). IN CASE OF A DISCREPANCY, THE PLANS AND SPECIFICATIONS SHALL GOVERN.
- 4. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND FINE AGGGREGATE AND NORMAL WEIGHT, ANGULAR, COARSE AGGREGATE CONFORMING TO ASTM C33, AND TYPE 1 PORTLAND CEMENT COMFORMING TO ASTM C150, TO THE FOLLOWING SPECS:

LOCATION	28 DAY CONCRETE COMPRESSIVE STRENGTH	AIR CONTENT	WATER/CEMENT RATIO, MAX.
FOOTINGS AND PIERS	4000 psi	OPTIONAL	0.55 NO AIR 0.45 WITH AIR
INTERIOR SLAB ON GRADE	3000 psi	OPTIONAL	0.55 ENSURE PROPER CURING
REINFORCED CONCRETE SUBJECTED TO SALT SPRAY AND BRACKISH WATER	5000 psi	5% +/- 1%	0.40

- MAXIMUM CONCRETE SLUMP SHALL BE 3" WITHOUT PLASTICIZER AND 8" WITH A PLASTICIZER. MAXIMUM WATER/ CEMENT RATIO FOR AIR ENROLLMENT (6% +/- 1%) SHALL BE 0.45. PEAROCK MIXES ARE NOT TO BE USED IN SLABS.
- 5. FOR HEAVILY TRAFFICKED AREAS, CONCRETE SLAB ON GRADE TO HAVE ATTAINED A COMPRESSIVE STRENGTH OF 1600 PSI BEFORE TRAFFIC IS ALLOWED ON THE SLAB ON GRADE.
- 6. CONCRETE COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C39. COPIES OF THE TEST RESULTS SHALL BE FORWARDED DIRECTLY TO THE STRUCTURAL ENGINEER
- 7. FLY ASH MAY BE USED AS A POZZOLAN TO REPLACE A PORTION OF THE PORTLAND CEMENT IN A CONCRETE MIX, SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. CONCRETE MIXES USING FLY ASH SHALL BE PROPORTIONED TO ACCOUNT FOR THE PROPERTIES OF THE SPECIFIC FLY ASH USED AND TO ACCOUNT OF THE SPECIFIC FLY ASH USED AND TO ACCOUNT FOR SPECIFIC PROPERTIES OF THE FLY ASH CONCRETE THUS RESULTING. THE USE OF FLY ASH IS AT THE OPTION OF THE CONTRACTOR, NOT THE CONCRETE SUPPLIER.
- 8. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZER. WHERE CONCRETE IS PLACED BY PUMPING METHODS, CONCRETE FOR TEST CYLINDERS AND SLUMP TESTS SHALL BE TAKEN AT THE POINT OF FINAL PLACEMENT.
- 9. PLACE CONRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE WATER. DO NOT SPRINKLE FREE CEMENT ON THE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL CONFORM TO THE LATEST EDITIONS OF ACI 302.1R AND ACI 304R (GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE) AND THE SPECIFICATIONS.
- 10. PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS COULD DEVELOP BY USING WET BURLAP, PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL, RUNNING WATER OR OTHER INJURIOUS EFFECTS.
- 11. HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENTS. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.
- 12. CONSTRUCTION JOINTS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE IN AN APPROVED MANNER TO A FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH LEAVING THE CONTACT SURFACE CLEAN AND FREE OF LAITANCE. CONSTRUCTION JOINTS AT LOCATIONS OTHER THAN THAT INDICATED ON THE DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.
- 13.CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF THE SLAB THICKNESS AND SHALL BE PLACED MIDWAY BETWEEN THE TOP AND BOTTOM REINFORCING. CONCENTRATION OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED. SEE THE FLORIDA BUILDING CODE 2014, SECTION 1925.3. CONDUITS ARE NOT ALLOWED IN ELEVATED SLABS.
- 14. CONCRETE COVER/ PROTECTION FAR NONPRESTRESSED REINFORCEMENT SHALL CONFIRM TO THE FOLLOWING:

COST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3.00*
EXPOSED TO EARTH OR WEATHER:	
#5 BARS AND SMALLER	1.50*
#6 THROUGH #18 BARS	2.00*
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS: #11 BARS AND SMALLER	0.75*
BEAMS, GIRDERS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1.50*

- 15. NO UNPROTECTED ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- 16. NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
- 17. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED CORNERS OF CONCRETE EXCEPT THOSE OBUTTING MASONRY.

## GENERAL STRUCTURAL NOTES:

## GENERAL

1. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUCTION WITH THE OTHER CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SITE, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS, AND THE SPECIFICATIONS. REPORT ANY DESCREPANCIES BETWEEN CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING.

- 2. THESE GENERAL NOTES ARE TO BE READ IN CONJUNCTION WITH THE NOTES ON OTHER STRUCTURAL DRAWINGS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WIHT THE 2014 FLORIDA BUILDING CODE, FBC. ALL REFERENCED STANDARDS AND CODES SHALL BE AS LISTED IN THE FLORIDA BUILDING CODE 2014.
- 4. THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY SYSTEMS TO ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT EXISTING WORK.
- 5. REFER ITEMS ON THE STRUCTURAL DRAWINGS REQUIRING CLARIFICATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER. DO NOT USE SCALED DIMENSIONS. IN CASE OF A DISCREPANCY BETWEEN DIMENSIONS AND/ OR DETAILS ON THE CONTRACT DOCUMENTS, RELATING TO NEW OR EXISTING CONSTRUCTION, PLEASE NOTIFY THE ARCHITECT AND ENGINEER BEFORE
- 6. COVER NO WORK UNTIL THE APPROPRIATE INSPECTION HAS BEEN COMPLETED.
- 7. BIDDERS FOR SPECIALTY AND PRE-ENGINEERED SYSTEMS SHALL PROVIDE ALL COMPONENTS OF THESE SYSTEM, PER THE DESIGN CRITERIA, THAT IS MOST COST EFFECTIVE TO THE OWNER. ALL CLARIFICATIONS MUST BE OBTAINED BEFORE BIDDING. THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHOW THE INTENT OF THESE PRE-ENGINEERED, SPECIALTY SYSTEMS. ANY DEVIATIONS FROM THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL EOR FOR ADJUSTMENT OF THE CONTRACT DOCUMENTS.
- 8. ALL SPEACIALTY AND PRE-ENGINEERED SYSTEMS SHALL BE DESIGNED FOR THE LOADS AND LOAD COMBINATIONS OF FBC 2014. THE SPEACIALTY ENGINEER IS RESPONSIBLE FOR STRUCTURAL DESIGN OF THE ACTUAL SYSTEM PROVIDED AND SHALL SIGN AND SEAL THE FINAL DESIGN CALCULATIONS AND DRAWINGS SUBMITTED TO THE EOR AND BUILDING DEPARTMENT FOR APPROVAL. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR NON-STRUCTURAL DESIGN APPROVAL OF THE ACTUAL SYSTEM PROVIDED.
- 9. THE SPECIALTY ENGINEER SHALL BE A FLORIDA LICENSED PROFESSIONAL ENGINEER.

COORDINATION WITH OTHER TRADES

1. WHERE NEW WORK IS TO BE FITTED TO OLD WORK, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND REPOR ANY ERRORS OR DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO THE FABRICATION AND ERECTION OF ANY NEW MEMBERS. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE CARRECTNESS AND FIT OF THE NEW PARTS TO THE OLD

2. THE CONTRACTOR SHALL COORDINATE AND CHECK ALL DIMENSIONS RELATING TO ARCHITECTURAL FINISHES, STRUCTURAL FRAMING, MECHANICAL OPENINGS, EQUIPMENT, ETC. THE STRUCTURAL ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WIHT WORK IN ANY AREA UNDER QUESTION.

3. PRINCIPAL OPENINGS IN THE STRUCTURE ARE INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MEACHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT HEREIN INDICATED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC. AND SHALL ENSURE THAT THEY ARE IN PLACE PRIOR TO THE PLACEMENT OF THE CONCRETE. OPENINGS IN SLABS WITH A MAXIMUM SIDE DIMENSION OR DIAMETER OF 10 INCHES OR LESS SHALL NOT REQUIRE ADDITIONAL FRAMING OR REINFORCEMENT, UNLESS NOTED OTHERWISE. THE STRUCTURAL ENGINEER SHALL APPROVE THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS.

4. THE CONTRACTOR SHALL RELOCATE ALL MECHANICAL PIPING, DUCTS, EQUIPMENT, ELECTRICAL CONDUITS, WIRING AND PLUMBING AS INDICATED WHICH INTERFERE WITH THE PROPOSED CONSTRUCTIO. SERVICE SHALL BE MAINTAINED TO ALL EQUIPMENT WHICH IS SERVED BY MECHANICAL, ELECTRICAL, OR PLUMBING CONDUIT BEING RELOCATED.

5. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOB SITE. IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO COORDINATE PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOB SITE. THE USE OF PLASTICIZER, RETARDENTS, AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE PROPER USE OF ADDITIVES. USE OF CALCIUM CHLORIDE OR OTHER CHLORIDE BEARING SALTS WILL NOT BE PERMITTED.

# FOUNDATIONS

1. FOUNDATION EXCOVATIONS AND SOIL RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

2. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE STRUCTURAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

3. FOUNDATIONS AND SOILS RELATED WORK SHALL BE INSPECTED BY A LICENSED GEOTECHNICAL ENGINEER.

4. EXCOVATIONS FOR SPREAD FOOTINGS, OCMBINED FOOTINGS CONTINUOUS FOOTINGS AND/ OR MAT FOUNDATIONS SHALL BE CLEANED AND HAND TAMPERED TO A UNIFORM SURFACE. IF FOOTINGS CANNOT BE PLACED THE SAME DAY EXCOVATIONS ARE OPENED, ADEQUATELY PROTECT THE EXPOSED MATERIAL FROM DETRIMENTAL CHANGE IN CONDITIONS SUCH AS RAIN, DISTURBANCE OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCOVATION.

5. CONTRACTOR TO VERIFY DIMENSIONS, ELEVATIONS AND CONDITIONS AT EVERY EXISTING FOOTING THAT WILL BE USED FOR NEW CONSTRUCTION. EXISTING FOOTING DIMENSIONS MUST CORRESPOND TO THOSE SHOWN ON PLANS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

- 6. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- 7. EARTH FORMING OF FOOTINGS AND SLAB ON GRADE IS NOT ALLOWED.

ALLOWABLE SOIL BEARING CAPACITY= 2500 PSF MODULUS OF SUBGRADE REACTIONS = 150 PCI

8. GROUND WATER SHALL BE ALLOWED FOR SEE GEOTECHNICAL REPORT THE GEOTECHNICAL ENGINEER SHALL SPECIFY REQUIREMENTS FOR BEARING OF THE FOOTINGS BELOW GROUND WATER LEVEL.

# SHOP DRAWINGS

1. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER ALLOWING ADEQUATE TIME FOR PROCESSING. SUBMIT SHOP DRAWINGS FOR PROCESSING BEFORE FABRICATING.

2. ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRCTOR'S REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE ARCHITECT AND/ OR ENGINEER.

3. THE CONTRACTOR/ FABRICATOR IS RESPONSIBLE FOR ALL MATERIALS, QUANTITIES AND DIMENSIONS SHOWN ON THE SHOP DRAWINGS, AND FOR THE METHODS EMPLOYED TO ERECT THESE MATERIALS. REVIEW BY THE ENGINEER SHALL BE FOR DESIGN CONFORMANCE ONLY.

4. SUBSTITUTIONS SHOWN ON THE SHOP DRAWINGS SHALL BE OF LOT EAST EQUAL QUALITY TO THE ITEMS SPECIFIED IN THE CONTRACT DOCUMENTS AND SHALL BE AT NO EXTRA COST TO THE OWNER, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND/ OR ENGINEER. SUCH APPROVAL SHALL BE SUBMITTED WITH THE SHOP DRAWINGS. THE CONTRACTOR'S REVIEW AND FORWARDING OF THE SHOP DRAWINGS TO THE ARCHITECT/ ENGINEER INDICATES THE CONTRACTOR'S APPROVAL AND ACCEPTANCE OF ALL SUBSTITUTIONS AND/ OR CHANGES SUBMITTED.

5. CONCRETE/ MASONRY SHOPS SHALL DETAIL ALL REINFORCING STEEL IN THE CONCRETE/ MASONRY CONSTRUCTUION, INCLUDING ALL BENT BARS, VERTICAL REINFORCING AND HORIZONTAL BOND BEAM REINFORCING. SUBMIT PLANS, ELEVATIONS AND SECTIONS TO CLEARLY SHOW ALL REINFORCEMENT FIT AND LAYOUT.

6. WHEN A COMPUTER GENERATED OUTPUT IS SUBMITTED FOR AN ITEM'S DESIGN, THE DESIGNER SHALL SUBMIT

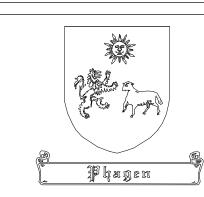
A. THE NAME OF THE COMPUTER PROGRAM USED B. THE DESIGN ASSUMPTIONS USED, AND

C. A SUMMARY OF THE OUTPUT, INDICATING CLEARLY THE CONCLUSION(S) DERIVED. SUBMISSION OF COMPUTER GENERATED OUTPUTS, WITHOUT THE CLARIFICAITONS ABOVE, MAY BE RETURNED UNCHECKED. SHOP DRAWINGS FOR PRE-ENGINEERED OR SPECIALTY SYSTEMS SHALL BE SIGNED, SEALED AND DATED BY THE FLORIDA LICENSED PROFESSIONAL ENGINEER REPONSIBLE FOR THEIR PREPARATION.

7. THE SPECIALTY ENGINEER SHALL DESIGN FOR CRITERIA SHOWN ON THE STRUCTURAL CONSTRUCTION DRAWINGS. IF THE DESIGN CRITERIA IS UNCLEAR, CONTACT THE ENGINEER OF RECORD BEFORE PROCEEDING WITH A DESIGN.

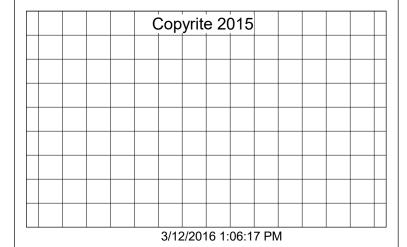
SYSTEMS TO BE DESIGNED BY SPECIALTY ENGINEER
PRE-ENGINEERED METAL BUILDING (COMPLETE SUPERSTRUCTURE)

CONTRACTOR SHALL PROVIDE THE SUPERSTRUCTURE DESIGN TO THE EOR FOR VERIFICATION OF THE FOOTING SIZES BEFORE CONSTRUCTION OF THE FOOTINGS BEGIN.



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Seal		

No.	Description	

Sea Ya Holdings Mary Circle

# STRUCTURAL GENERAL NOTES

Project number

Date

Drawn by

Checked by

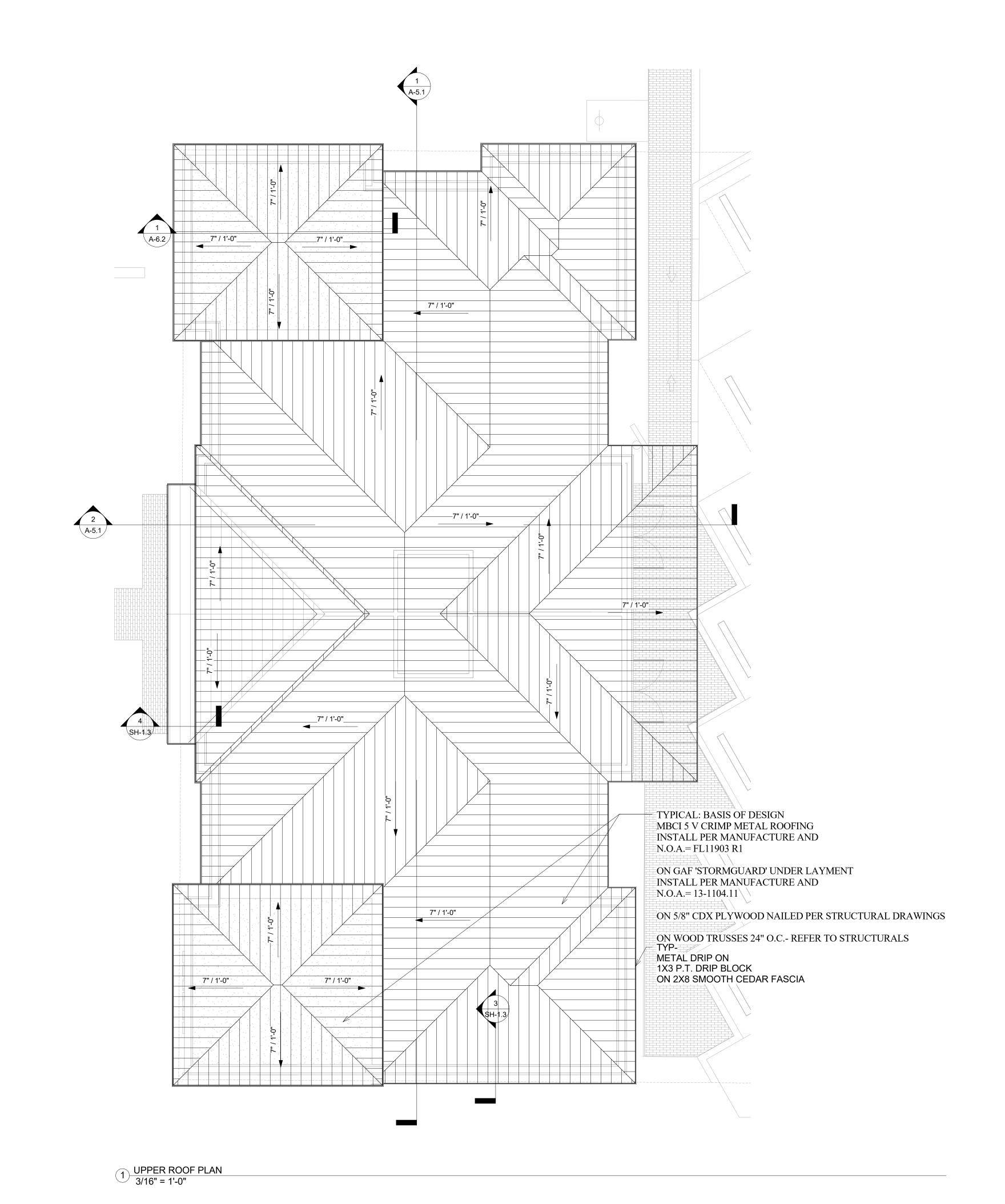
Project Number

Issue Date

Author

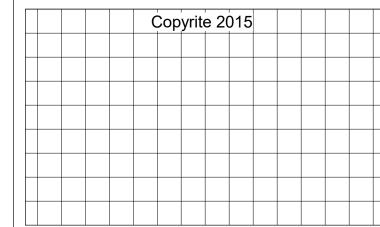
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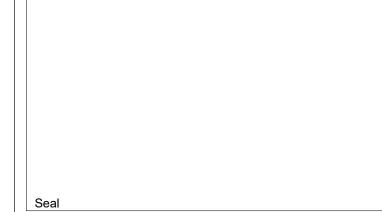


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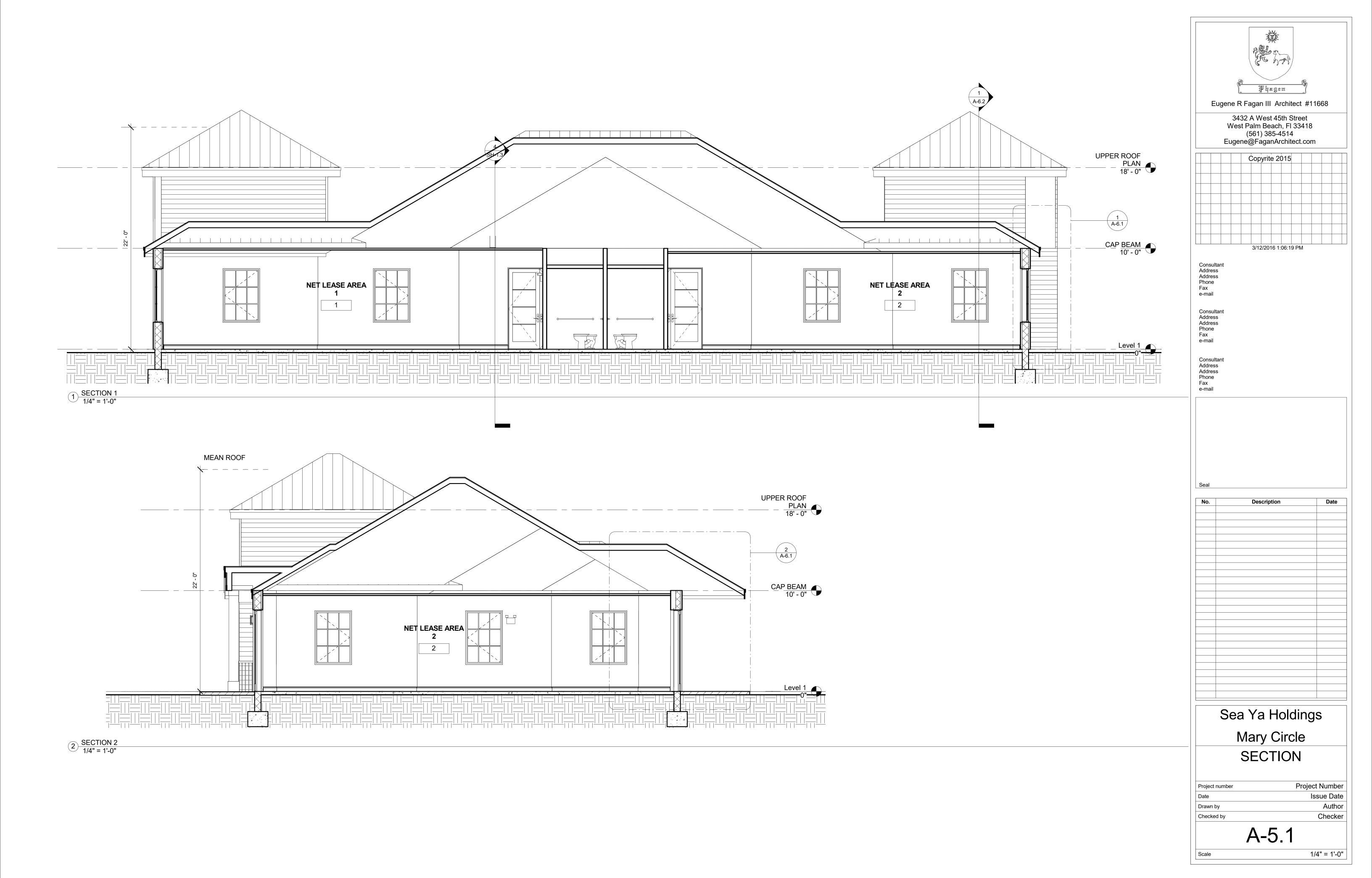
No.	Description	Date

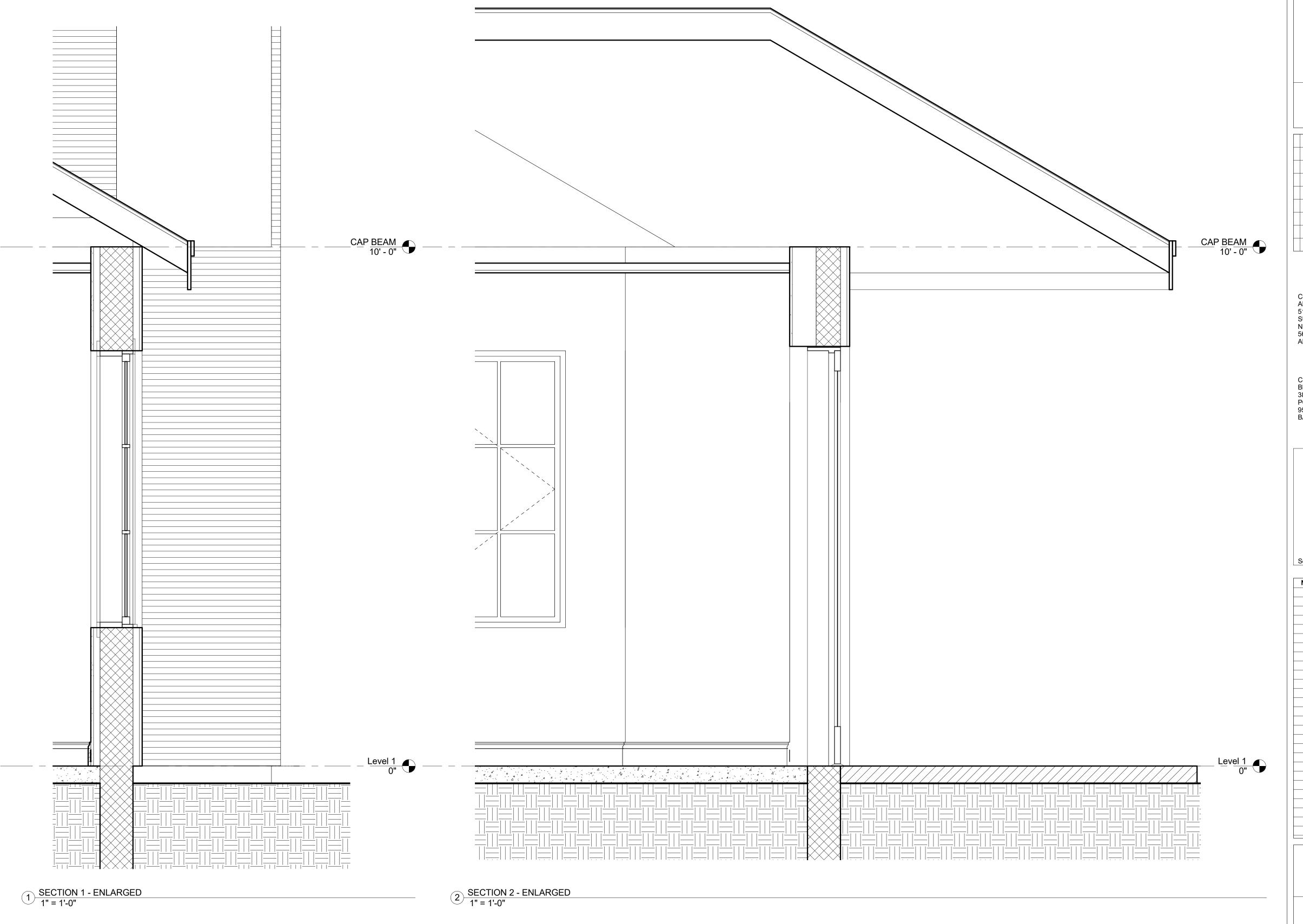
# Sea Ya Holdings Mary Circle **ROOF PLAN**

Project Number Project number Issue Date Author Drawn by Checker Checked by

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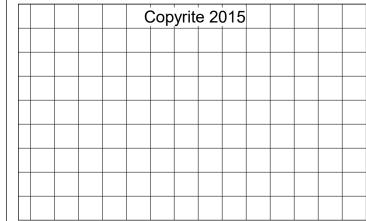
3/16" = 1'-0"







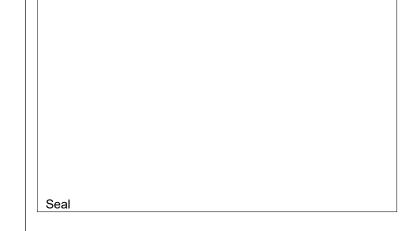
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No.	Description	Date
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Sea Ya Holdings

Mary Circle

WALL SECTIONS

Project number Project Number

Date Issue Date

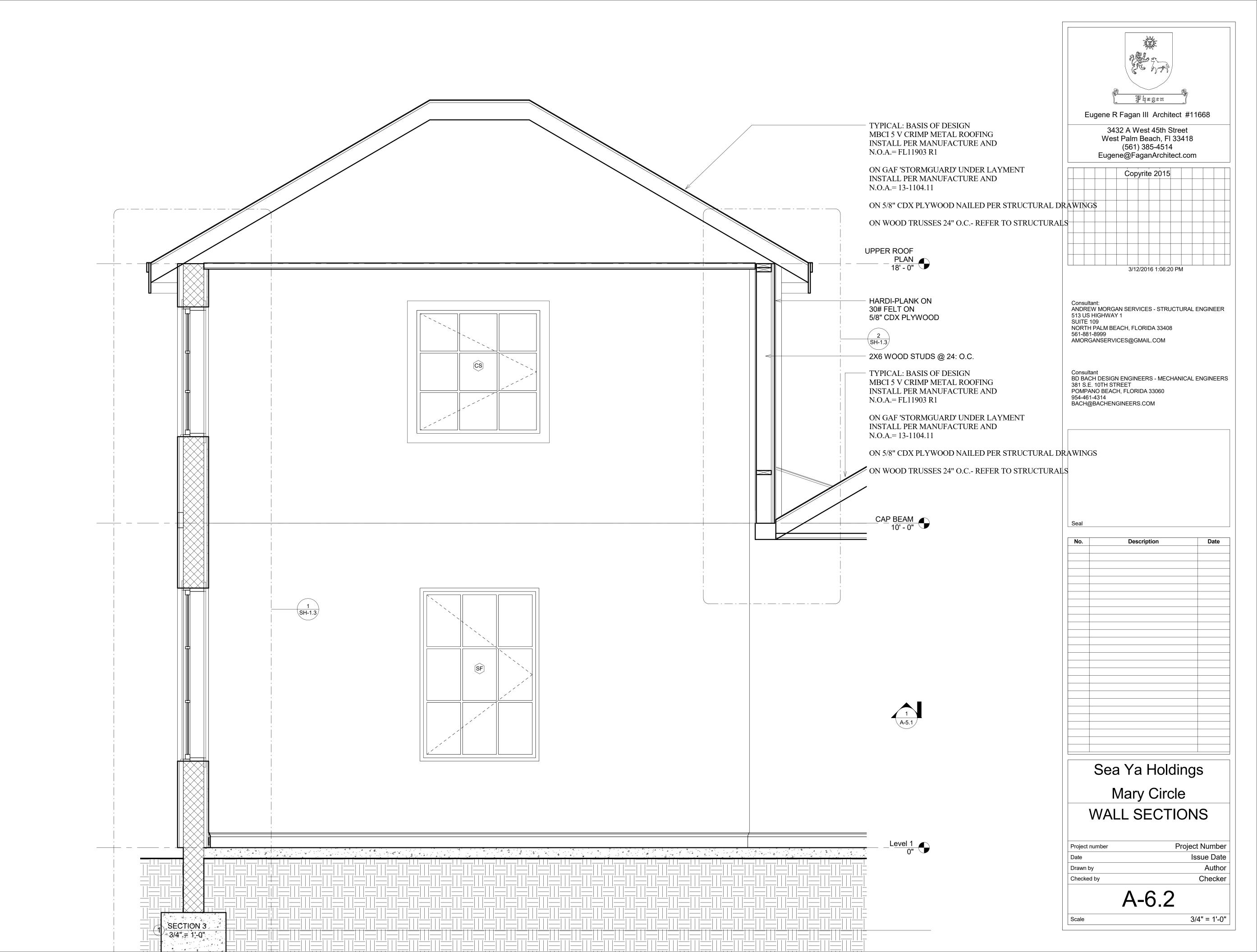
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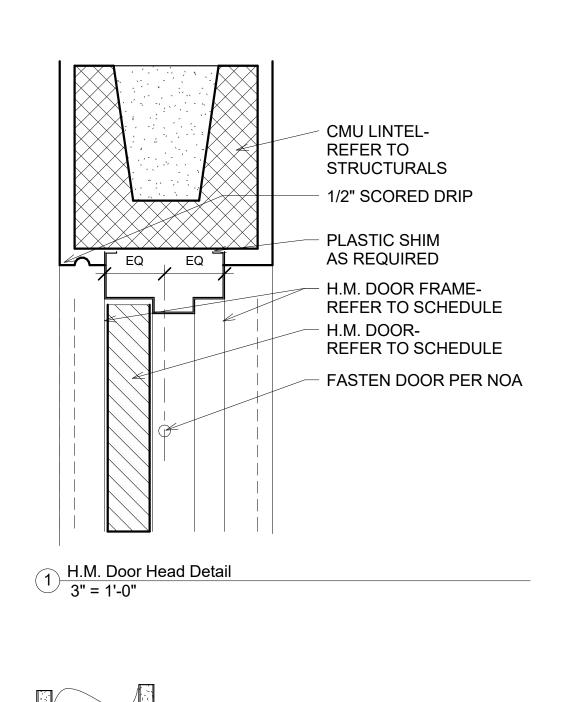
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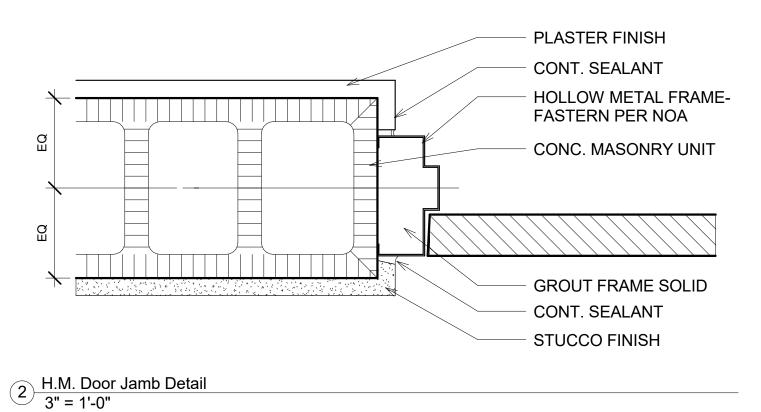
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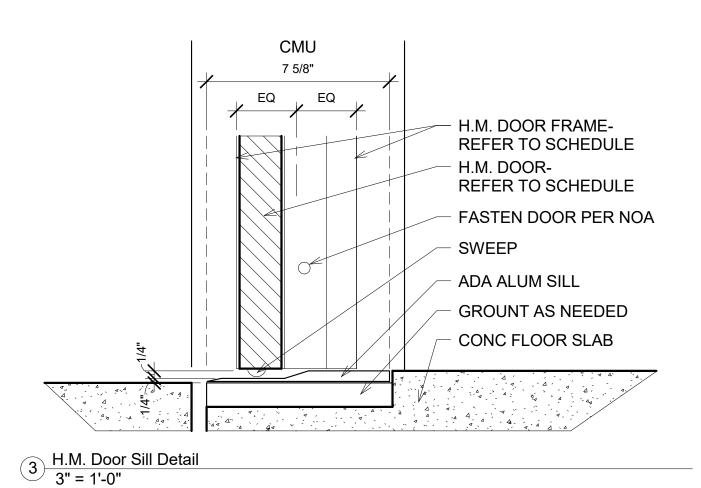
Scale

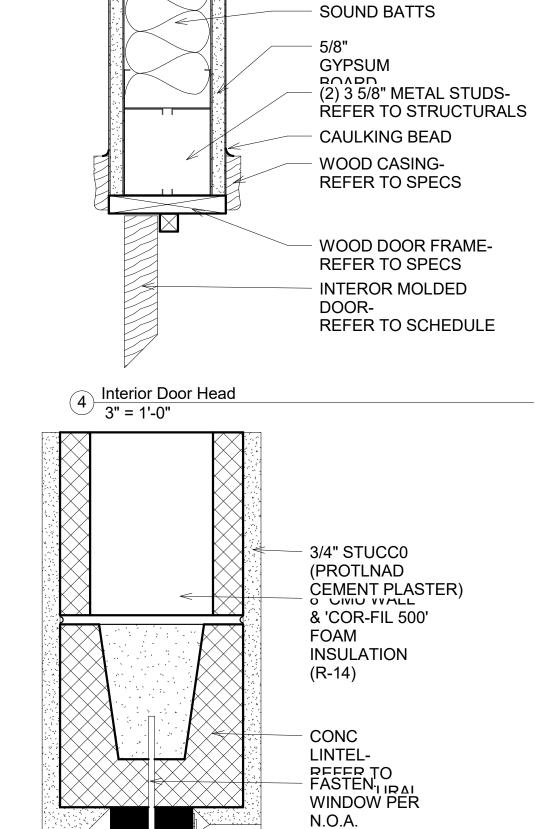
1" = 1'-0"











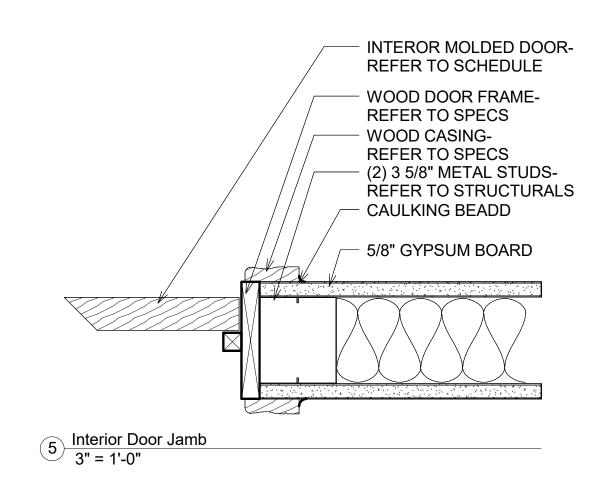
CHAULK

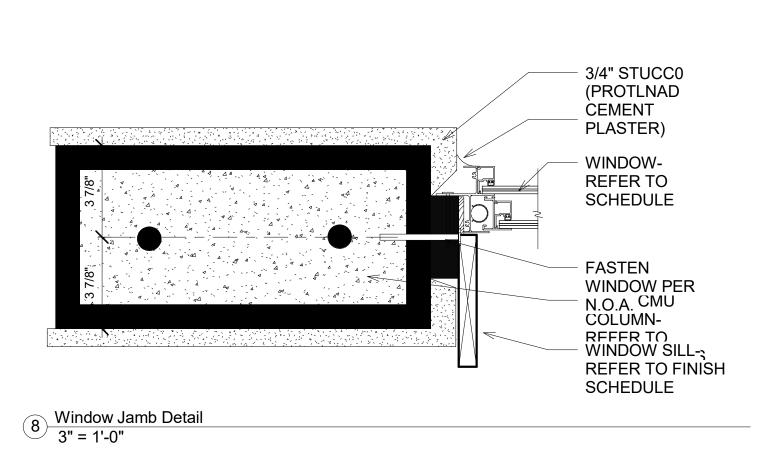
WINDOW-

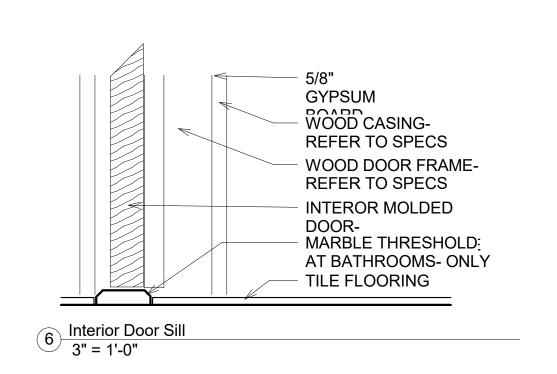
7 Window Head Detail 3" = 1'-0"

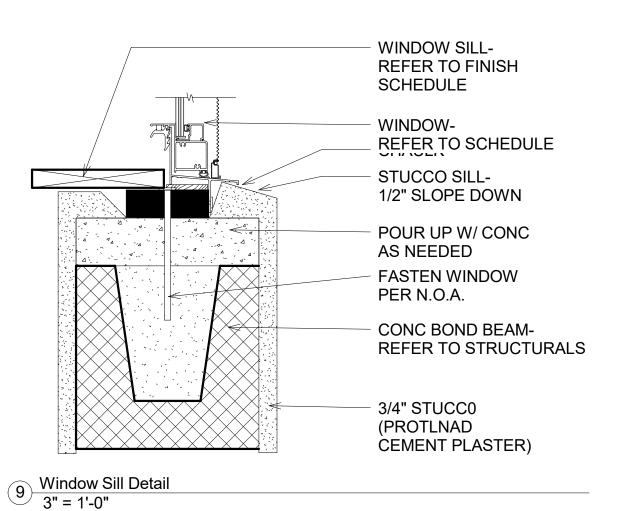
1x WOOD TRIM

REFER TO SCHEDULE









NOTES: FINISHES WILL VARY -

1. REFER TO FINISH SCHEDULE FOR CONDITIONS OF FINISH

2. ALL OPENING SIZES TO BE VERIFIED WITH MANUFACTURE BEFORE CONSTRUCTION



Eugene R Fagan III Architect #11668

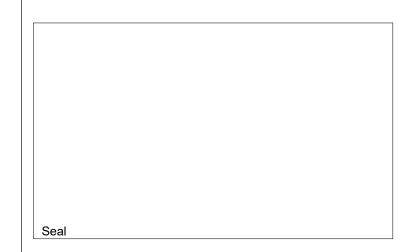
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No.	Description	Date

Sea Ya Holdings
Mary Circle
DETAILS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

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Scale

3" = 1'-0"

# **SECTION 01500 - FACILITIES AND TEMPORARY CONTROLS**

1.01 SUMMARY

General: Providing adequate temporary facilities is the sole responsibility of the Contractor, and is not limited to minimums established by requirements hereof. Use of alternative temporary facilities is Contractor's option, subject to A/E's acceptance.

Work Included: Temporary facilities and controls required for this Work include, but are not necessarily limited to: temporary utilities such as heat, water, electricity, and telephone; field offices and sheds; sanitary facilities; enclosures such as temporary partitions, tarpaulins, barricades, and canopies; fencing of the construction area only as required to comply with insurance and specified requirements; dewatering facilities and drains; temporary HVAC and humidity control; project signs; maintaining required fire resistance.

## 1.02 SUBMITTALS

Reports and Permits: Submit copies of whatever reports of inspections, tests, gage readings and similar data and copies of permits and certificates have been secured for the operation of temporary construction

### 1.03 QUALITY ASSURANCE

Regulations: Comply with governing regulations for installation and use of temporary construction facilities, including health and safety regulations, pollution, environmental protection and conservation regulations.

2.01 MATERIALS OF TEMPORARY FACILITIES

General: Provide materials and equipment, which are in substantially undamaged condition and without significant deterioration in compliance with appropriate standards, as being suitable for intended use in each case, and capable of being maintained properly through course of anticipated use at project site.

# 2.02 FIELD OFFICES AND SHEDS

A. Provide enclosed space adequate for holding project meetings. Maintain sanitary facilities in a sanitary

## 2.03 PROJECT SIGNS

General: Furnish and install at the commencement of work, one project identification the sign, design, lettering and construction shown as provided by the A/E. Locate as directed by the Architect. Allow no signs or advertising of any kind on the job site except as specifically approved in advance by the Architect and Owner.

PART 3 - EXECUTION
3.01 MAINTENANCE AND REMOVAL

Operate, maintain, control and protect temporary construction facilities as long as needed in a manner which will prevent overloading, freezing, pollution, contamination of water source, flooding, unsanitary conditions, hazardous exposures, fire, disease, erosion of site, damage or deterioration of completed work, public nuisances, and similar deleterious effects

Remove all such temporary facilities and controls as rapidly as progress of the Work will permit, or as directed by the Architect.

C. Complete work which may have been delayed because of interferences with temporary facilities, and restore work which may have been affected by temporary facilities. Repair damaged work, clean, and replace work which cannot be satisfactorily restored.

# 3.02 SAFETY

A. Project safety is the responsibility of the Contractor. Comply with all applicable federal, state and local laws, ordinances, rules, regulations, and orders of governing authorities having jurisdiction for the health, safety and welfare of persons and property to protect them from damage, injury, and loss.

# END OF SECTION 01500

# SECTION 01300 - SUBMITTALS

PART 1 - GENERAL RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 specification sections, apply to work in this section. 1.02 DESCRIPTION OF REQUIREMENTS:

The types of submittal requirements specified in this section include shop drawings, product data, samples and miscellaneous work-related submittals

Individual submittal requirements are specified in applicable sections for each unit of work. Refer to other Division 1 sections and other contract documents for requirements of administrative submittals. Submittals will not be reviewed unless prior approval of material or product has been given or unless submittal is a formal request

for substitution meeting requirements of Section 01600 - Products and Substitutions. Work-related submittals of this section are categorized for convenience as follows: Shop drawings include specially - prepared technical data for this project, including detailed and dimensioned drawings,

connections, fittings, material finishes, sizes, design data, diagrams, performance curves, data sheets, schedules, wiring diagrams, risers, and similar information not in standard printed form for general application to a range of similar projects Product data includes standard printed information on materials, projects and systems not specially-prepared for this project, other than the designation of selections form among available choices printed therein.

Samples include both fabricated and un-fabricated physical examples of materials, products and units of work; both as complete units and as smaller portions of units of work; either for limited visual inspection or where indicated, for more detailed testing and analysis. Mock-ups are special forms of samples, which are too large or otherwise inconvenient for handling the manner specified for transmittal of sample submittals.

Miscellaneous submittals related directly to the work (non-administrative) include warranties, maintenance agreements, workmanship bonds, project testing and certifying reports, copies of industry standards, record drawings field measurement data, operating and maintenance materials, overrun stock and similar information, devices and materials applicable to the work and not processed as shop drawings, product data or samples

1.03 GENERAL SUBMITTAL REQUIREMENTS: Submittal Procedure: Submittals are to be submitted directly to the Owner & Architect with the appropriate Letter of Transmittal

Form. Submittals which are received from sources other than through Contractor's office will be returned by Architect/Engineer "without action". Submittals Scheduling: Prepare a submittal schedule within 10 days of Owner-Contractor Agreement showing all required work-

related submittals and time requirements for coordination of submittal activity with related work. 1. Failure to provide a submittals schedule for approval shall be considered justification by the Architect to reject the Contractor's first pay

application. 2. Coordinate different submittals for the same or directly related units of work to avoid delays resulting from the Project Architect's need to review submittals concurrently for coordination. No extension of time or substitution of materials will be granted as a result of failure to transmit submittals to the Project Architect sufficiently in advance of the work.

3.Indicate on the submittals schedule early and final dates for Architect's actions. 4. Schedule submittals to expedite the project, and deliver to Architect and Construction Manager at business address. 5.Distribute copies of reviewed submittals as appropriate in a timely manner. Instruct parties to promptly report any inability to comply with

C.All submittals for the entire project shall be received by the Architect/Engineer for review not later than 30 (thirty) days from Notice to Proceed. Specific submittal requirements for Divisions 15 and 16 are noted in the Mechanical and Electrical General Provisions. Acceptance of submittals: Show Contractor's executed review and approval stamp signed and dated, certifying that review, verification of products required, field dimensions, adjacent construction work and coordination of information is in accordance with the requirements of the Work and Contract Documents.

Submittals received without the Contractor's reviewed and approved stamp will be returned without processing or review. Contractor's stamp shall signify he has reviewed the submittal and is satisfied the information contained therein is correct and acceptable unless otherwise noted.

Coordinate submission of related items. Identify variations from contract documents and product or system limitations, which may be detrimental to successful performance of the completed work.

When revised for resubmission, identify all changes made since previous submission For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.

Submittals received by the Architect after 3 PM will be logged in as received on the next business day. Format: All submittals will be on 24" x 36" sheets or 8 ½" x 11" sheets, without exception.

Do not reproduce contract documents for use as submittals. SPECIFIC-CATEGORY SUBMITTAL REQUIREMENTS:

END OF SECTION 01300

Professional Certification: When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon the accuracy and completeness of such calculations and certification. All documents shall bear the seal and signature of the State of Florida.

Shop Drawings: Provide newly-prepared information on either 24" x 36" or 11" x 81/2" sheet size, with graphic information at accurate scale (except as otherwise indicated, and with name of preparer indicated (firm name). Show dimensions and note which are based on field measurement. Identify materials and products in the work shown. Indicate compliance with standard and special coordination requirements. Do not allow shop drawing copies without appropriate final "Action" markings by Architect/Engineer to be issued in

Submit 7 (seven) copies of all data, literature, drawings, etc. unless otherwise determined at the preconstruction conference. All copies will be stamped and marked with identical information.

Product Data: Collect required data into submittal for each unit of work of system and mark each copy to show which choices and options are applicable to project. Include manufacturer's standard printed recommendations for application and use, notation of field measurements which have been checked and special coordination requirements. Maintain one set of product data (for each submittal) at project site, available for reference by Architect/Engineer and others.

Submittals: Do not submit product data or allow its use on the project until compliance with requirements of contract documents has been confirmed by Contractor. Submittal is for information and record, unless returned promptly by Architect/Engineer, marked with an action which indicates an observed non-compliance. Submit 7 (seven) copies, plus 2 (two) additional copies which will be returned, where required for maintenance manuals.

a) Provide a preliminary single-copy submittal where required (or desired by Contractor) for selection of options by the Architect/Engineer and others.

Installer's Copy: Do not proceed with installation of materials, products or systems until final copy of applicable product data is in

Samples: Provide units identical with final conditions of proposed materials or products for the work. Included Arange@ samples (not less than three units) where unavoidable variations must be expected and describe or identify where Architect/Engineer's selection is required. Prepared samples to match Architect/Engineer's sample where indicated. Include information with each sample to show generic description, source of project name and manufacturer, limitations and compliance with standards. Samples are submitted for review an confirmation of color, pattern, texture and "kind" by Architect/Engineer. Architect/Engineer will not "test" samples (except as otherwise indicated) for compliance with other requirements, are therefore the exclusive responsibility of the Contractor.

Submittal: At Contractor's option, provide preliminary submittal of a single set of samples for Architect/Engineer's review and "Action". Otherwise, initial submittal is final submittal; 1 (one set will be returned). Quality Control Set: Maintain returned final set of samples at project site, in suitable condition and available for quality control

comparison by Architect/Engineer and by others. Reusable Samples: Returned samples which are intended or permitted to be incorporated in the work sections, and must be in undamaged condition at time of use. Mock-Ups: Are similar samples specified in individual work sections and are recognized as a special type of sample. Comply with

requirements for "samples" to greatest extent possible and process transmittal forms to provide a record Inspection and Test Reports: Classify each as either "shop drawings" or "product data" depending on whether the report is uniquely prepared for project or a standard publication of workmanship control testing at the point of production. Process accordingly. <u>Warranties</u>: Refer to "Products" section for specific general requirements on warranties, product bonds, workmanship bonds and maintenance agreement. In addition to copies desired for the Contractor's use, furnish 6 (six) executed copies except furnish additional (to be confirmed) copies where required for maintenance manuals.

Survey Data: Refer to "Procedures" section for specific general data requirements on property surveys, field measurements. quantitative records of actual work, damage surveys, and similar data required by the individual sections of these specifications. None of the specified copies will be returned.

Records of Actual Work: Furnish 6 (six) copies, two of which will be returned for inclusion in "Record Documents" as specified in "Closeout" section. Standards: Where copy submittal is indicated and except where specified integrally with "Product Data" submittal, submit a single copy for the Architect/Engineer's use. Where workmanship at project site or elsewhere is governed by a standard, furnish additional copies

to fabricators, installers and to others involved in the performance of the work. K. <u>Closeout Submittals</u>: Refer to section 01700 "Project Closeout" and to individual sections for specific submittal requirements of project closeout information, materials, tools and similar items.

General Distribution: Provide additional distribution of submittals (not included in foregoing copy submittal requirements) to subcontractors, suppliers, fabricators, installers, governing authorities and others as necessary for the proper performance of work. Include such additional copies in transmittal to the Architect/Engineer where required to receive "Action" before final distribution. Record distributions on transmittal form.

1.05 ACTION ON SUBMITTALS: A. Architect/Engineer's Action: Following Owner review and comment, the Architect shall review and take action on submittal with reasonable promptness, so as to cause no delay in the progress. A reasonable period of time for review and action of submittals shall be as specified herein, but in no case shall it be less than 10 (ten) calendar days from the time it is received by the Architect until the time the submittals is marked and forwarded or returned. Contractors shall allow sufficient mailing time for submittals. Action Stamp: Architect/Engineer action stamp, for use on submittals to be returned to Contractor, is self-explanatory as marked.

# **SECTION 01600 - PRODUCT REQUIREMENTS**

PART 1 -- GENERAL

1.01 RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 specification

sections, apply to work in this section. 1.02 SUBSTITUTION REQUESTS: A. Submit a separate request for each proposed substitution; 2 copies each on form bound into Project Manual. Document each

request with complete data substantiating compliance of proposed substitution with requirements of Contract Documents. During Bidding period, times for submittal of substitution requests are stated in the Instructions to Bidders. After Bidding period, up to 30 days after date of Notice to Proceed, written requests will be considered from Contractor for

proposed substitutions of products. Subsequent requests will be considered only in case of product unavailability or other condition beyond control of the Contractor.

Do not order or install substitute product without written acceptance.

Do not imply or indicate substitutions on shop drawings or product data submittals without a separate formal request. Architect and Owner will determine acceptability of substitution. The burden of proof of acceptability of a proposed substitution is upon the submitter; information submitted must convince the reviewer that characteristics of the proposed substitution are equal to or better than those of the specified product.

Only one request for substitution for each product will be considered. If not accepted, Contractor shall provide specified product, 1.02 CONTRACTOR'S REPRESENTATION:

Request for substitution constitutes a representation that the Contractor:

Has investigated the proposed product and determined that it is equal to or superior in all respects to the specified product. Will provide same or greater warranties for proposed product as for the specified product.

Will coordinate installation of substitution accepted into the Work and make other changes and adjustments as may be required to make the Work complete in all respects.

Waives all claims for additional costs due to substitution which may later become apparent. 1.03 QUALITY ASSURANCE:

To the fullest extent possible, provide products of the same kind, from a single source.

When the Contractor is given the option of selecting between two or more products for use on the Project, the product selected shall be compatible with products previously selected, even if previously selected products were also options.

Except for required labels and operating data, do not attach or imprint manufacturers or producer's nameplates or trademarks on exposed surfaces of products which will be exposed to view in occupied spaces or on the exterior 1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING:

A. Deliver, store and handle products in accordance with the manufacturer's recommendations, using means and methods that will prevent damage, deterioration and loss, including theft.

Deliver products to the site in the manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting and installing. Inspect products upon delivery to ensure compliance with the Contract Documents, and to ensure that products are undamaged

and properly protected. Store products at the site in a manner that will facilitate inspection and measurement of quantity or counting of units.

1.05 PRODUCT SELECTION: Provide products complete with all accessories, trim, finish, safety guards and other devices and details needed for a complete installation and for the intended use and effect. B. Provide standard products, which meet the specified requirements, of types that have been produced and used successfully in

similar situations on other projects. Product selection is governed by the Contract Documents and governing regulations, not by previous project experience.

Procedures governing product selection include the following: Where only a single source product or manufacturer is named, provide the product indicated or submit a request for substitution for any product or manufacturer not named.

Where two or more sources of products or manufacturers are named, provide one of the products indicated or submit a request for substitution for any product or manufacturer not named. 3. Where Specifications describe a product or assembly, listing exact characteristics required, without use of a brand or trade

name, provide any product or assembly that provides the characteristics and otherwise complies with Contract requirements. 4. Where Specifications require compliance with performance requirements, provide any products that comply with the specified

Where the Specifications only require compliance with an imposed code, standard or regulation, select a product that complies with the standards, codes or regulations specified.

Where Specifications require matching an established Sample, the Architect's decision will be final on whether a proposed product matches satisfactorily. Where specified product requirements are indicated to be selected from manufacturer's standard colors, patterns, textures, or

similar condition, select a product and manufacturer that complies with other specified requirements. The Architect will select the color, pattern and texture from the product line selected. The description of specific qualities takes precedence over specified reference standards. The description of specific qualities

and specified reference standards together take precedence over the named products of designated manufacturers.

Source Manufacturers: Primary source products and manufacturers named in a Specification section are listed as standards of quality to which other products will be compared. Additional source manufacturers named in a specification are those manufacturers considered by the Architect as generally

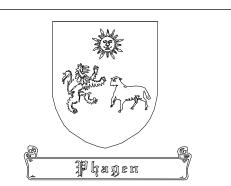
capable of manufacturing products which may conform to the specified requirements. However, their being listed does not guarantee or imply that any or all of their products will be considered as equal to the specified requirements. 1.06 MANUFACTURER'S INSTALLATION INSTRUCTIONS: A. When Contract Documents require installation of work to comply with manufacturer's printed instructions, obtain and distribute

copies of such instructions to all parties involved in the installation. B. Handle, install, connect, condition, clean, and adjust products in accordance with such instructions and in conformance with specified requirements. Should job conditions or specified requirements conflict with manufacturer's instructions, notify Architect for additional instructions.

Do not omit preparatory steps or installation procedures unless specifically modified or exempted by Contract Documents. Do not proceed with work without clear instructions.

PART 2 -- PRODUCTS

PART 3 -- EXECUTION Not Used



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Seal			

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Sea Ya Holdings Mary Circle SPECS 1

Project Number Project number Issue Date Drawn by Author Checked by Checker

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1.03 PREREQUISITES TO FINAL ACCEPTANCE General: Prior to requesting A/E's final inspection for certification of final acceptance and final payment, as required by General Conditions, complete the following and list known exceptions (if any)

Submit final payment request with final releases of lien and supporting documentation not previously submitted and accepted. Include certificates of Insurance for products and completed operations where required.

Submit updated final statement, accounting for additional (final) changes to the Contract Sum. Submit certified copy of A/E's final punch list of itemized work to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance, endorsed and dated

Submit final meter readings for utilities, measured record of stored fuel, and similar data as of

time of substantial completion or when Owner took possession of and responsibility for corresponding

Submit warranties, workmanship/maintenance bonds, maintenance agreements, final

certifications and similar documents. Complete final cleaning up requirements, including touchup of marred surfaces. Submit Consent of Surety.

Submit final liquidated damages settlement statement, acceptable to Owner.

Revise and submit evidence of final continuing insurance coverage complying with insurance requirements

Reinspection Procedures: Upon receipt of Contractor's notice that work has been completed including punch list items resulting from earlier inspections, and excepting incomplete item delays because of acceptable circumstances, A/E will reinspect work. Upon completion of reinspection, A/E will either prepare certificate of final acceptance or advise Contractor of work not completed or obligations not fulfilled as required for final acceptance. If necessary, procedure will be repeated. If reinspections are required through no fault of the A/E or Owner, the Contractor will be required to pay expenses for reinspection including Architect's time and travel expenses. Completion of Punchlist: Upon receipt of the Architect's initial punchlist, the Contractor shall

have 7 calendar days to complete the punchlist work. If punchlist work is not complete within this time frame, the Owner reserves the right to employ additional Contractors to complete the work and used retained moneys to compensate the additional Contractor. If punchlist work exceeds amounts retained to date the Owner reserves the right to back charge the Contractor (initially awarded the work) for the

1.04 RECORD DOCUMENT SUBMITTALS

Specific requirements for record documents are indicated in General Conditions, with additional provisions indicated in mechanical and electrical sections, respectively. Do not use record documents for construction purposes; protect from deterioration and loss.

Maintenance Manuals: Organize maintenance-and-operating manual information into suitable sets of manageable size, and bind into individual binders properly identified and indexed (thumb tabbed); examples: Include emergency instructions, spare parts listing, warranties, wiring diagrams, recommended "turnaround" cycles, inspection procedures, shop drawings, product data, and similar applicable information. Bind each manual of each set in a heavy-duty 2 inch, 3-ring vinyl-covered

1.05 WARRANTY

The Contractor warrants to the Owner that all materials, products and equipment furnished under this Contract will be new unless otherwise specified and that all work will be of good quality, free from faults and defects, and in conformance with the Contract Documents. All work, materials, products, and equipment shall be warranted and guaranteed unconditionally for a period of one (1) year from the date of final acceptance or final payment. Upon receipt of notice from the Owner of a failure of any part of the guaranteed work, materials, products, or equipment during the Warranty period, the affected part, parts, or materials shall be replaced promptly with new parts or materials by the Contractor, at no expense to the Owner. In the event the Contractor fails to make the necessary replacement or repairs within seven (7) days after notification by the Owner, the Owner may accomplish the work at the expense of the

PART 2 - PRODUCTS NOT USED

A. General Operating/Maintenance Instructions: Arrange for each installer of work requiring continuing maintenance or operation, to meet with Owner's personnel, at project site, to provide basic instructions needed for proper operation and maintenance of entire work. Include instructions by manufacturer's representatives. Review maintenance manuals, record documentation, tools, spare parts and materials, lubricants, fuels, identification system, control sequences, hazards, cleaning and similar procedures and facilities. For operational equipment, demonstrate startup, shutdown, emergency operations, noise and vibration adjustments, safety, economy/efficiency adjustments, and similar operations. Review maintenance and operations in relation with applicable warranties, agreements to maintain, bonds, and similar continuing commitments.

Provide final cleaning of the work, consisting of cleaning each surface or unit of work to normal "clean" condition expected for a first-class building cleaning and maintenance program. Comply with manufacturers' instructions for cleaning operations. The following are examples, but not by way of limitation, of cleaning levels required:

Remove labels which are not required as permanent labels. Removal of Protection: Except as otherwise indicated or requested by A/E, remove temporary protection devices and facilities which were installed during course of the work to protect previously completed work during remainder of construction period.

Clean glazed materials, including mirrors and window/door glass, to a polished condition, removing substances which are noticeable as vision-obscuring materials. Replace broken glass. 4. Clean exposed exterior and interior hard surfaced finishes, including metals, masonry, stone, concrete, painted surfaces, plastics, tile, wood, and similar surfaces, to a dirt free condition, free of dust, stains, films and similar noticeable distracting substances.

Wipe surfaces of mechanical and electrical equipment clean, including elevator equipment and similar equipment in addition to that specified in Divisions 15 and 16; remove excess lubrication and other substances.

6. Remove debris and surface dust from limited access spaces including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics and similar spaces. 7. Broom clean concrete floors in non-occupied spaces. Vacuum clean carpeted surfaces

and similar soft surfaces. 8. Clean plumbing fixtures to a sanitary condition, free of stains including those resulting

from water exposure. Clean food service equipment to a condition of sanitation ready and acceptable for intended food service use.

Clean light fixtures and lamps so as to function with full efficiency. Clean project site, including landscape, development areas, of litter and foreign substances. Sweep paved areas to a broom clean condition; remove stains, petrochemical spills and

other foreign deposits. Rake grounds to a smooth, even texture. Pest Control: Engage an experienced exterminator to make a final inspection of project, and to rid project of rodents, insects, and other pests. Comply with governing regulations and applicable health and safety standards.

Compliances: Comply with safety standards and governing regulations for cleaning operations. Do not burn waste materials at site, or bury debris or excess materials on Owner's property, or discharge volatile or other harmful or dangerous materials into drainage systems; remove waste materials from site and dispose of in a lawful manner.

3.03 CONTINUING INSPECTIONS

General: Except as otherwise required by specific warranties, agreements to maintain, workmanship/maintenance bonds, and similar continuing commitments, comply with Owner's request to participate in inspections at end of each time period of such continuing commitments. Participate in general inspection of the work approximately one year beyond date(s) of substantial completion.

END OF SECTION 01700

SECTION 06 10 00 - ROUGH CARPENTRY

PART 1 GENERAL RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 specification sections, apply to work in this section.

1.02 DESCRIPTION OF WORK

The majority of the carpentry work is shown on the drawings and schedules but includes all rough carpentry such as miscellaneous rough carpentry, roof curbs, cants, blocking, nailers, grounds, concealed wood blocking, panel backboards, etc. whether shown, not shown, or required for

QUALITY ASSURANCE Lumber Standard: Comply with PS 20, except as otherwise indicated.

AWPA (American Wood Preservers Association) Standards.

Plywood Standard: Comply with PS 1, except as otherwise indicated. Factory-mark each piece of lumber and plywood with type, grade, mill and grading agency, except omit marking from exposed surfaces with transparent finish or without finish.

1.04 SUBMITTALS

Wood Treatment Data: Submit two copies of chemical treatment manufacturer's instructions for proper use of each type of treated material. Pressure Treatment: For each type specified, include certification by treating plant stating chemicals and process used, net amount of salts retained and conformance with applicable

2. Do not use treatments known or suspected to be a carcinogen.

Keep materials dry during delivery and storage. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber and plywood, and provide air circulation within

REFERENCES

ALSC (American Lumber Standards Committee) - Softwood Lumber Standards EWA (The Engineered Wood Association)

AWPA U1 - Use Category System- User Specification for Treated Wood AWPA P5 - Standard for Waterborne Preservatives AFPA (American Forest and Paper Association)

ANSI/APA (American National Standards Institute/American Plywood Association) ASTM D226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing

FBC - Florida Building Code.

PART - 2 PRODUCTS

2.01 MATERIALS Lumber for blocking may be any grade and classified standard and better for western species or classified No. 2 for Southern Pine

All wood in contact with masonry or concrete shall be pressure treated. The manufacturer and applicator of pressure treatment shall mark all wood. Do not install any wood material into any concealed spaces, except under the following

conditions and meeting the requirements of FBC: The Architect or Engineers permitted set of plans show wood blocking. The wood blocking is a minimum nominal 2" x 4" and spans from metal stud to metal stud. Wood meets requirements of 2.1.A of this section.

Lumber Grading Rules: National Forest Products Association Plywood: APA Rated sheathing or exterior, Grade CDX; Exposure Durability 1; sanded. Building Paper: Asphalt saturated felt, non-perforated, ASTM D226.

Fasteners and Anchoring: Provide size and type as indicated and as recommended by applicable standards, complying with applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring

Provide hot-dipped galvanized anchors and hardware installed in contact with concrete, masonry and roofing. Use treated wood products containing preservative using water as the preservative carrier.

2.02 WOOD TREATMENT

Lumber or plywood indicated as "treated," or specified as treated, shall comply with the applicable requirement of the American Wood Preservers Association (AWPA). Mark each treated item to comply with the AWPA Quality Mark requirements for the

specified requirements. All wood used below grade and in contact with concrete or masonry shall be given pressure treatment with waterborne preservatives for decay and termite protection as follows:

Pressure-treated lumber and plywood shall conform to AWPA U1 to AWPA P5 (waterborne) and bear a mark-certifying conformance. Retention requirements: Provide retention of 4.0 kg/m3 (0.25 pcf) and the notation that the

material is intended for Above Ground Use and retention of 6.4 kg/m3 (0.40 pcf) with the notation that the material is intended for Fresh Water or Soil Contact Use. After treatment, kiln-dry to a maximum moisture content of 16%. Koppers "Wolmanized" brand shall be acceptable or approved equal.

Complete fabrication of treated items prior to treatment, wherever possible. If cut after treatment, coat cut surfaces with heavy brush coat of same preservative used

Inspect each piece of lumber or plywood after drying and discard damaged or defective pieces.

Examine the substrates and supporting structure and the conditions before installing carpentry work.

Do not install on unsatisfactory conditions.

INSTALLATION General:

Discard units of material with defects that might impair the quality of the work, and units that are too small to fabricate the work with minimum joints or the optimum joint arrangement. Set carpentry work accurately to required levels and lines, with members plumb and true and accurately cut and fitted.

Securely attach carpentry work to substrate by anchoring and fastening as required by recognized standards.

Countersink nail heads on exposed carpentry work and fill holes. Use finishing nails for finish work.

Select fasteners of size that will not penetrate members where opposite side will by exposed to view or will receive finish materials.

Make tight connections between members Install fasteners without splitting of wood; pre-drill as required.

Wood Grounds, Nailers, Blocking and Sleepers: Provide as shown and at all locations required for attachment of other work. Form shapes as shown or required. Coordinate location with other work involved. Stagger joints at least 6" for individual members in built-up installations.

Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise shown. Build into masonry during installation of masonry work.

Where possible, anchor to formwork before concrete placement. Coordination: Fit carpentry work to other work; scribe and cope as required for accurate

Correlate location of furring, nailers, blocking, grounds and similar supports to allow proper Do not expose wood products in attics, soffits, chases, or other spaces concealed within

the building, clarify prior to installation. Size panel backboards 12" larger than the mounted equipment to the greatest extent

Butt adjoining boards to form continuous backboard.

**END OF SECTION** 

**SECTION 06200 - FINISH CARPENTRY** 

1.01 WORK INCLUDED: Millwork for cabinets, countertops, shelving, standing and running trim, including associated hardware & accessories.

1.02 REFERENCES ASTM E84 - Test Method for Surface Burning Characteristics of Building Materials. AWI - Quality Standards.

BHMA A156.9 - Cabinet Hardware. FS MMM-A-130 - Adhesive, Contact.

NEMA (National Electric Manufacturer's Association) LD3 - High Pressure Decorative PS 1 - Construction and Industrial Hardwood.

PS 20 - American Softwood Lumber Standard

1.02 QUALITY ASSURANCE: Millwork Fabricator: Minimum 5 years previous experience of successfully completed

Lumber Grading: Lumber Grading Rules and Wood Species in accordance with Voluntary Product Standards PS 20-70.Grading rules of Southern Pine Inspection Bureau (SPIB) apply to

1.03 MOCKUP

Prepare mockups as requested by the Architect. Approved units may be used as part of

Materials and Fabrication: Premium grade construction and finishing in accordance with AWI "Quality Standards", conforming to Section 400B - Laminate Clad Cabinets. Design Type: Reveal overlay design in accordance with AWI Architectural Casework -General Details, except as otherwise specified and detailed.

2.02 PLASTIC LAMINATE CABINET MATERIALS:

Subbase Material: 3/4" thick hardwood plywood typical unless noted otherwise; 1/4" thick hardwood plywood at cabinet backs and drawer bottoms. Adhesive: Type II, CS 35 or as recommended by plastic laminate manufacturer. Plastic Laminate: High pressure laminate, General Purpose Grade, NEMA LD3, by Formica, Nevamar or Wilson Art.

> Exposed horizontal surfaces: .050 inch thick, matte finish. Exposed vertical surfaces: .030 inch thick, matte finish.

Concealed Surfaces and Backing: .030 inches thick conforming to NEMA Standards. Finish Hardware Items: Provide following items of finish hardware with millwork: Drawer Glides: No. 1429 Extension Slides by Knape & Vogt Mfg. Co. Equal products produced by Accuride and Blum are acceptable.

Shelf Standards and Supports (recessed in cabinets): No. 255 Standard and No. 256 Supports by Knape & Vogt Mfg. Co., Natural aluminum finish. Equal products produced by Accuride and Blum are acceptable. 3. Doors: 1 pair commercial grade hinges, self closing, 1 catch, 1 pull. Options to be submitted to Architect for approval.

Drawer Pulls: Options to be submitted to Architect for approval. Drawer Locks: Corbin No. 02066 cabinet lock, US10B, complete with strike plate.

Masterkey. Equal products produced by Grant and Hettich America are acceptable. Door Locks: Schlage CL2000 cabinet lock, US28, complete with strike plate. Keyed to the existing Facility Master Key System. Provide one elbow catch per pair doors. Equal products produced by Corbin, Grant and Hettich America are acceptable. 7. Silencers: Neoprene, self adhesive type at all cabinet doors.

2.03 FABRICATION:

A. Fabrication Workmanship: Construct millwork items in accordance with specified quality grade of reference standards, except as otherwise specified or detailed, using materials

B. Milling: Fabricate and assemble work at mill as complete as practicable. Deliver ready to assemble and set in place. Machine sand work at mill and deliver free of machine or tool marks or defects that will show through finish. C. Plastic Laminate Tops, Panels, Cabinet Shelving, and All Exposed Surfaces:

Use plywood substrate as specified. (Particleboard shall not be acceptable.) Glue tops and panels under pressure using Type II water-resistant adhesive. Fabricate from one continuous sheet of plastic laminate. Make corners and joints

Edges of millwork to be eased as required to eliminate sharp edges. Slightly bevel

Backsplash and Aprons: Square edge, direct bond cover and full returns. Door and Drawer fronts shall be 3/4" thick. Provide plastic laminate finish on all exposed surfaces of doors, drawers, countertops, splashes, etc. of cabinets. Shelves shall be finished on all sides and edges. Construction: Construct each unit or cabinet in one section where practical, or in largest practical sections to facilitate ease of handling and installation. Where a cabinet is constructed in more than one section, ship trim and scribe strips loose at field joints. Locate counter butt

joints minimum 2 feet from sink cut-outs. Finish Hardware: Fit drawer guides and cabinet-mounted shelf standards at mill. Ship other finish hardware items loose for installation at job site. Glazing: All glazing in millwork shall be 1/4" clear, tempered unless otherwise indicated.

PART 3 - EXECUTION 3.01 INSTALLATION

General: 1. Install millwork items, plumb, level and true (within 1/16" in 10 ft.), in accordance with the Drawings and submittals.

2. Do not install trim until backs and unexposed edges have been back primed. 3. Provide cutting, fitting, fabricating, erecting, wedging, bracing, blocking, nailing and securing of items of rough woodwork throughout, including miscellaneous furring, grounds, blocking, and nailers. Build in items where indicated on Drawings or where required for attachment of finish and other work.

4. Provide 4" high backsplash and end splashes at all locations where countertops abut 5. Fully bed backsplashes and end splashes to top and each other with Dow Corning # 786 mildew resistant silicone sealant.

Cabinets: 1. Install cabinets plumb with countertops level to within 1/16 in. in 10 ft.

2. Level base cabinets to within allowable tolerances. 3. Accurately scribe and fit scribe strips, trim strips and filler panels to irregularities of adjacent surfaces: Maximum gap opening 0.025 in. 4. Secure cabinets permanently to floor using anchors spaced at maximum of 30 in.

o.c., minimum of two for each unit. 5. Bolt adjoining cases together, maximum width of joints 1/32 in. 6. Fasten tops to bases with screws driven through base cabinet top frame into bottom

of countertor 7. Scribe all backsplashes and aprons and caulk. Blocking, Bucks, Nailers: Install plumb, level and true with joints flush, fastened

D. Furring and Stripping: Install plumb and level, shim to provide true finish surface.

3.03 ADJUSTING AND CLEANING: Adjust doors, drawers, hardware, fixtures, and other moving or operating parts to function

On completion of installation, touch up marred or abraded finished surfaces and wipe down surfaces to remove fingerprints and markings, and leave in clean condition.

END OF SECTION 06200

# **SECTION 07900 - CAULKING AND SEALANTS**

DESCRIPTION OF WORK: Furnish and install all joint sealers as shown on the drawings or herein specified, or both.

1.02 QUALITY ASSURANCE:

All manufacturer items must be factory labeled, on the material or its container. Manufacturer shall have a minimum of ten (10) years experience specializing in specified

Applicator shall have five (5) years successful experience and be approved by sealant manufacturer. Applicator shall also agree to employ only skilled tradesmen for the Work. D. Obtain elastomeric materials of each type from only one manufacturer.

1.03 REFERENCES ASTM C834-00 - Standard Specification for Latex Sealants. ASTM C919-02 - Standard Practice for Use of Sealants in Acoustical Applications.

ASTM C920-02 - Standard Specification for Elastomeric Joint Sealants. ASTM D1056-00 - Standard Specification for Flexible Cellular Materials - Sponge or Expanded SWRI (Sealant, Waterproofing and Restoration Institute) - Sealant and Caulking Guide

Specification. 1.04 SUBMITTALS:

Submit manufacturer's detailed technical data for materials, accessories, and installation.

Submit samples of caulking and sealants to be exposed and unfinished. 1.05 DELIVERY, STORAGE, AND HANDLING

Deliver materials to the project site in original unopened containers or bundles with labels indicating manufacturer, product name and designation, color, expiration period for use, pot life, curing time, and mixing instructions for multi-component materials.

1.06 WARRANTY

A. The Contractor shall furnish written guarantee that work executed under this section is free from defects of material and workmanship for a period of 5 (five) years from date of substantial completion of the entire project. Include coverage that he will, without delay and at his own expense, repair and replace all such defects as may develop during the term of this guarantee.

MANUFACTURERS A. Manufacturers: Subject to compliance with the requirements, provide products by one on the

DAP, Inc., Dayton, Ohio Dow Corning Corp., Midland, Michigan General Electric Co., GE Silicones, Waterford, New York

Tremco, Inc., Beachwood, Ohio

Mameco International, Inc., Cleveland, Ohio Pecora Corp., Harleysville, Pennsylvania Rhone-Poulenc, Inc., Plymount, New Jersey Sonneborn Building Products Div., Minneapolis, Minnesota

Hilti Construction Chemicals, Tulsa, Oklahoma

other wet interior locations.)

General: Provide joint sealers, joint fillers, and other related materials that are compatible with one another and with joint substrates under conditions of service and application.

Caulking Compounds (Acrylic Latex Sealant): Latex rubber modified, acrylic emulsion polymer sealant compound; manufacturer's standard, one part, non-sag, mildew resistant, acrylic emulsion sealant complying with ASTM C 834, formulated to be painted and recommended for exposed applications on interior locations involving joint movement of not more than plus or minus 5 percent. "Sonolac"; Sonneborn Building Products, Inc.

"Acrylic Latex Caulk with Silicone"; DAP "AC-20"; Pecora Corp. One Part Elastomeric Sealant (Silicone): One component elastomeric sealant, complying with

"Acrylic Latex Caulk 832"; Tremco, Inc.

ASTM C 920, Class 25, Type NS (non-sag), unless Type S (self-leveling) recommended by manufacturer for the application shown "Pecora 864 Architectural Silicone Sealant; Pecora Corp. "Dow Corning 791; Dow Corning Corp.

"Silpruf": General Electric "Omniseal"; Sonneborn Building Products, Inc. "Spectrem 2; Tremco Mtg. Co. One component mildew resistant silicone sealant (around countertops, backsplashes, and

"Rhodorsil 6B White"; Rhone-Poulenc, Inc. "Dow Corning 786", Dow Corning Corp. "Sanitary 1700"; General Electric One component high movement joints (+100/-50): Where locations of high movement are

indicated. "Dow Corning 790"; Dow Corning Corp. "Spectrem 1"; Tremco Elastomeric Sealant (Polyurethane):

One component polyurethane sealant, complying with ASTM C 920, Type S, Grade NS, Class 25 "Sonolastic NP 2"; Sonneborn Building Products, Inc. "Dymonic": Tremco Mfg. Co.

"Vulkem 921"; Mameco "CS 2130"; Hilti Two component polyurethane sealant, complying with ASTM C920, Type M, Grade NS, Class 25)

"Dynatrol I"; Pecora Corp.

"Sonolastic NP 2" Sonneborn Building Products, Inc. "Dymeric 511"; Tremco Mfg. Co. "Dynatrol II"; Pecora Corp. "Vulkem 922": Mameço One part self leveling polyurethane sealant (for traffic areas)

One component polyurethane self-leveling sealant, complying with ASTM C 920, Type S, Grade P, Class 25. "Sonolastic SL 1"; Sonneborn Building Products, Inc. "NR-201 Urexpan"; Pecora Corp.

"Vulkem 45": Mameco Two component polyurethane self-leveling sealant, complying with ASTM C920, Type M, Grade "Sonolastic SL 2": Sonneborn Building Products. Inc.

"NR-200 Urexpan": Pecora Corp. "Vulkem 245": Mameco "THC900/THC901": Tremco Security Sealant (Polyurethane) One component or two component polyurethane sealant, complying with ASTM C 920, Grade NS,

Class 12.5 with a Shore A Hardness of 55. "Dynaflex", Pecora Corp. "Ultra", Sonneborn Building Products, Inc.

2.02 Miscellaneous Materials A. Provide joint cleaner and joint primer sealer as recommended by the sealant or caulking compound manufacturer. Sealant backer rod shall be compressible rod stock, polyethylene foam, polyethylene

jacketed polyurethane foam, butyl rubber foam, neoprene foam, or other materials as recommended by sealant manufacturer. Primer: Provide type recommended by joint sealer manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint sealer substrate tests and field tests. D. Cleaners for Nonporous Surfaces: Provide nonstaining chemical cleaners of type which are

substrates and adjacent nonporous materials, and which do not leave oily residues or otherwise have a detrimental effect on sealant adhesion or in service performance. E. Masking Tape: Provide non-staining, non-absorbent type compatible with joint sealants and to surfaces adjacent to joints.

acceptable to manufacturers of sealants and sealant backing materials, which are not harmful to

PART 3 - EXECUTIONS INSPECTION:

END OF SECTION 07900

A. Clean and prime joints in accordance with manufacturer's instructions.

Install bond breaker where joint backing is not used.

shall be restored to its original condition, or replaced with new material.

All products shall be installed in strict accordance to all manufacturer's recommendations. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges. Install joint backing to achieve a neck dimension no greater than 1/3 the joint width.

A. After installation, all exposed surfaces shall be thoroughly cleaned, and all damaged material

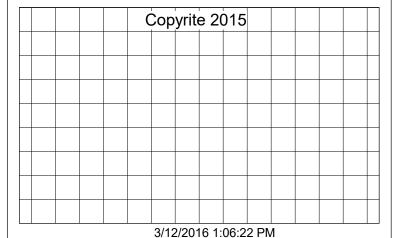
Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

Tool joints concave. 3.03 ADJUSTMENT AND CLEANING:

Pagen

Eugene R Fagan III Architect #11668

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BD BACH DESIGN ENGINEERS - MECHANICAL ENGINEERS

ANDREW MORGAN SERVICES - STRUCTURAL ENGINEER

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No.	Description	Dat	

Sea Ya Holdings
Mary Circle
SPECS 2

Issue Date Drawn by Author Checker Checked by AS-1.2

**Project Number** 

Scale

Project number

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SECTION 08710 - FINISH HARDWARE
 PART 1 GENERAL
1.1 SECTION INCLUDES:
        Hardware for wood and hollow steel doors.
        Lock Cylinders for gates, folding partitions, wire cages and doors.
        Gaskets
 1.2
        REFERENCES
        ANSI A117.1 Specifications for Making Buildings and Facilities Accessible to and Usable by
 Physically Handicapped People.
        ANSI/NFPA 80 Fire Doors and Windows.
        AWI Architectural Woodwork Institute.
        BHMA Builders' Hardware Manufacturers Association.
        DHI Door and Hardware Institute.
        Florida Accessibility Code for Building Construction, Chapter 11, FBC.
        NAAMM - National Association of Architectural Metal Manufacturers.
        NFPA 101 - Life Safety Code.
        SDI - Steel Door Institute.
        Florida Building Code 2004.
        ASCE 7-02 - Minimum Design Loads for Buildings and other Structures
        COORDINATION
        Coordinate work of this Section with other directly affected Sections involving manufacturers of any
 internal reinforcement for door hardware.
 1.4 QUALITY ASSURANCE
        Manufacturers: Companies specializing in manufacturing door hardware with minimum five years
 experience.
B. Hardware Supplier: Company specializing in supplying institutional door hardware with minimum five
 years documented experience, approved by manufacturer
       Hardware Supplier Personnel: Employ an Architectural Hardware Consultant (AHC) to assist in the
 1.5 REGULATORY REQUIREMENTS
       Conform to the Florida Building Code for requirements applicable to both fire rated doors / frames
 and accessibility for the physically disabled.
      Conform to the applicable sections of NFPA 101.
 1.6 CERTIFICATIONS
        Architectural Hardware Consultant shall inspect complete installation and certify that hardware and
 installation has been furnished and installed in accordance with manufacturer's
 instructions and as specified herein.
        Provide two copies of certifications to the Architect.
        SUBMITTALS
        Submit schedule and product data under provisions of Section 01300.
        Indicate locations and mounting heights of each type of hardware.
        Provide product data on specified hardware.
        Submit samples under provisions of Section 01300.
        Submit samples of hinge, latch set, exit device, door closer, threshold, illustrating style, color and
        Samples: Shall be incorporated in the Work.
         Submit manufacturer's parts lists, templates, and installation instructions under provisions of Section
 01300.
        Submit manufacturer's certificate under provisions of Section 01400 that fire rated hardware meets
 or exceeds specified requirements.
        OPERATION AND MAINTENANCE DATA
        Submit operation and maintenance data under provisions of Section 01700.
        Include data on operating hardware, and inspection procedures related to preventative maintenance.
        DELIVERY, STORAGE, AND HANDLING
        Deliver products to site under provisions of Section 01600.
        Store and protect products under provisions of Section 01600.
        Package hardware items individually; label and identify package with door opening code and
 hardware group to match hardware schedule
       Deliver all final keys and construction key voiding devices to Owner's Lock Department by security
 shipment direct from hardware supplier.
        Delivery Address: Verify with Owner
        Deliver two copies of factory key biting schedule to the Owner's Lock Department in conjunction with
 delivery of final keys.
        Protect hardware from theft by cataloging and storing in secure area.
 1.10 WARRANTY
        Provide a minimum of a five-year warranty period under provisions of Section 01700.
        Warranty: Include coverage of door closers, locksets, latch sets, exit devices hinges and all items
 listed in the hardware schedule
 1.11 MAINTENANCE MATERIALS
        Provide special wrenches and tools applicable to different or special hardware component.
        Provide maintenance tools and accessories supplied by hardware component manufacturer.
         ACCEPTABLE MANUFACTURERS
        See Hardware Groups and specifications listed on door schedule.
        Size: 4½" wide x 4½" high, FBB1191 at exterior and FBB1291 at interior locations.
        No less than three hinges on any door and add a reinforcing pivot on all doors over 3' 0" wide.
        Ball Bearing hinges on doors with door closers and provide Non-Removable Pin type on all exterior
2.3
        LOCKSETS
         A. Per Hardware Groups
       DOOR CLOSERS
2.4
        A. Per Hardware Groups
        DOOR TRIM
        All push plates, pull plates and kick plates manufactured of .050 stainless steel.
        Push plates and pull plates 4" wide x 16" high.
        Kick plates 10" high x 2" less than door width.
       DOOR STOPS
        Door stops of the following types:
2.7
        FASTENINGS
        All screws of matching finish to their product and to manufacturer's standards for that item and its
 intended use.
       All surface mounted hardware, use manufacturers' supplied sex bolts for through bolting of hardware.
2.8
        Pre-Order Meeting: Hardware Supplier will meet with a representative of the Owner's Lock
 Department and Department Head to establish a keying schedule before
       Locks: Keying as established in pre-order meeting with Hardware Supplier. All locks to be
 Construction Master Keyed using the split key method.
       All locks factory keyed to Owners restricted keyway.
        FINISHES
        A. Per Hardware Group
2.10 HARDWARE GROUPS:
         SEE DOOR SCHEDULE
 END OF SECTION 08710
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## SECTION 09511 - SUSPENDED ACOUSTICAL CEILING SYSTEM

# PART 1 - GENERAL 1.01 QUALITY ASSURANCE

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. Single source Responsibility for Ceiling Units: Obtain each type of acoustical ceiling unit from a single source with resources to provide products of consistent quality in appearance and physical properties without delaying progress of

C. Single source Responsibility for Suspension System: Obtain each type of suspension system from a single source with resources to provide products of consistent quality in appearance and physical properties without delaying progress of the Work

## 1.02 DELIVERY, STORAGE, AND HANDLING

Deliver acoustical ceiling units and suspension system components to Project site in original, unopened packages and store them in a fully enclosed space where they will be protected against damage from moisture, direct sunlight, surface contamination, and other causes. Before installing acoustical ceiling units, permit them to reach room temperature and a stabilized moisture content.

# 1.03 PROJECT CONDITIONS

Environmental Limitations: Do not install interior acoustical ceilings until space is enclosed and weatherproof, wet work in space is completed and nominally dry, work above ceilings is complete, and ambient conditions of temperature and humidity will be continuously maintained at values near those indicated for final occupancy.

ACOUSTICAL CEILING UNITS, GENERAL Standard for Acoustical Ceiling Units: Provide manufacturers' standard units of configuration indicated that comply with ASTM E 1264 classifications as designated by reference to types, patterns, acoustical ratings, and light

## reflectances, unless otherwise indicated. Colors and Patterns: TO MATCH EXISTING

2.02 METAL SUSPENSION SYSTEMS, GENERAL Standard for Metal Suspension Systems: Provide manufacturer's standard metal suspension systems of types, structural classifications, and finishes indicated that comply with applicable ASTM C 635 requirements.

products to match approved samples, including existing units to remain if indicated. Attachment Devices: Size for 5 times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.

Wire Hangers, Braces, and Ties: ASTM A 641M/ASTM A 641, Class 1 zinc coating, soft temper sized so that stress at 3 times hanger design load (ASTM C 635. Table 1, Direct Hung), will be less than yield stress of wire, but provide not less than 0.106-inch diameter wire.

Finishes and Colors: Provide manufacturer's standard factory applied finish for type of system indicated. Provide

Edge Moldings and Trim: Metal or extruded aluminum of types and profiles indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations that fit type of edge detail and suspension system indicated. Provide column surround trim at round columns.

2.03 NON-FIRE RESISTANCE RATED DIRECT HUNG SUSPENSION SYSTEMS

Wide Face Capped Double Web Steel Suspension System: Main and cross runners roll formed from prepainted or electrolytic zinc coated cold rolled steel sheet, with prefinished 15/16-inch wide metal caps on flanges. Structural Classification: Intermediate Duty System unless otherwise indicated.

Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling.

General: Install acoustical ceiling systems to comply with installation standard referenced below, per

manufacturer's instructions and CISCA "Ceiling Systems Handbook".

Standard for Installation of Ceiling Suspension Systems: Comply with ASTM C 636. Comply with reflected ceiling plans. Avoid use of less than half width units at borders.

Suspend ceiling hangers from building structural members and as follows:

Install hangers plumb and free from contact with insulation, fireproofing, or other objects within ceiling space that are not part of supporting structural or ceiling suspension system. Provide and install supplemental suspension members and hangers in form of trapezes, bars, angles, channels, rod hangers, or equivalent devices. If not shown, size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced standards. Splay hangers only where required to miss obstructions and offset resulting

horizontal forces by bracing, counter splaying, or other equally effective means. 2. Secure wire hangers by looping and wire tying either directly to structures or to inserts, eye screws or other devices that are secure and appropriate for substrate, and in a manner that will not cause them to deteriorate or otherwise fail due to age, corrosion, or elevated temperatures.

Secure to structure, including intermediate framing members, by attaching to inserts, eye screws or other devices that are secure and appropriate for structure to which hangers are attached as well as for type of hanger involved, and in a manner that will not cause them to deteriorate or fail due to age, corrosion, or elevated temperatures.

4. Space hangers not more than 48 inches along each member supported directly from hangers, unless otherwise shown, and provide hangers not more than 8 inches from ends of each member. Install edge moldings of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical units.

Scribe and cut panels to fit accurately at borders and at penetrations.

# CLEANING

Clean exposed surfaces of acoustical ceilings, including trim, edge moldings, and suspension members. Comply with manufacturer's instructions for cleaning and touchup of minor finish damage. Remove and replace work that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

# **END OF SECTION 09511**

# SECTION 09900 - PAINTING

- ASTM D16 Definitions of Terms Relating to Paint, Varnish, Lacquer, and Related Products.
- ASTM D2016 Test Method for Moisture Content of Wood.

SSPC (Steel Structures Painting Council) - Steel Structures Painting Manual.

- NACE (National Association of Corrosion Engineers) Industrial Maintenance Painting. NPCA (National Paint and Coatings Association) - Guide to U.S. Government Paint Specifications.
- Paint Certified Product List 12/95, Florida Department of Agriculture and Consumer Services. PDCA (Painting and Decorating Contractors of America) - Painting - Architectural Specifications Manual.
- 1.02 SUBMITTALS
  - Make submittals as requested by the Architect.
- 1.03 QUALIFICATIONS
- Manufacturer: Company specializing in manufacturing the products specified in this section with minimum five years documented experience.
- Applicator: Company specializing in performing the work of this section with minimum five years documented experience.
- Unless otherwise indicated, a minimum Class B Interior Finish: Flame spread 26-75, Smoke Developed 0-450, shall be provided.
- 1.05 FIELD SAMPLES
- Provide a complete room field sample illustrating coating color, texture, and finish.
- Provide exterior field sample at an outside corner condition with finish extending minimum 10 feet both directions and selected height.
- Locate where directed by Architect and Owner. Accepted sample may remain as part of the work.
- 1.06 DELIVERY, STORAGE, AND HANDLING
- Deliver products to site in sealed and labeled containers; inspect to verify acceptability. Container label to include manufacturer's name, type of paint, brand name. lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation and instructions for mixing and reducing.
- Store paint materials at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area and as required by manufacturer's instructions.
- Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- Do not apply exterior coatings during rain or when relative humidity is outside the humidity ranges required by the paint product manufacturer. Minimum Application Temperatures for Latex Paints: 45 degrees F for interiors; 50 degrees F for exterior; unless required otherwise by
- Minimum Application Temperature for Varnish and Stain Finishes: 65 degrees F for interior or exterior, unless required otherwise by manufacturer's
- Provide lighting level of 80 ft candles measured mid-height at substrate surface.
- Dispose of waste in accordance with applicable regulations.

# PART 2 - PRODUCTS

2.01 MATERIALS

- Coatings: Ready mixed, except field catalyzed coatings. Process pigments to a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating; good flow and brushing properties; capable of drying or curing free of streaks or sags.
- Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the
- finishes specified, of commercial quality. C. Patching Materials: Latex filler.

2.02 FINISHES

A. Refer to finish schedule on plans for finish, color & material

# **PART 3 - EXECUTION**

- Test shop applied primer for compatibility with subsequent cover materials.
- Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
- Plaster and Gypsum Wallboard: 12 percent.
- Masonry, Concrete, and Concrete Unit Masonry: 12 percent. Interior Wood: 15 percent, measured in accordance with ASTM D2016
- Exterior Wood: 15 percent, measured in accordance with ASTM D2016.
- Concrete Floors: 8 percent.

- Remove or mask electrical plates, hardware, light fixture trim, escutcheons and fittings prior to preparing surfaces or finishing. Correct defects and clean surfaces which affect work of this section. Remove existing coatings that exhibit loose surface defects.
- Seal with shellac any marks which may bleed through surface finishes.
- Impervious Surfaces: Remove mildew by scrubbing with solution of trisodium phosphate and bleach. Rinse with clean water and allow surface to
- Aluminum Surfaces Scheduled for Paint Finish: Remove surface contamination by steam or high pressure water. Remove oxidation with acid etch
- and solvent washing. Apply etching primer immediately following cleaning.
- Asphalt, Creosote or Bituminous Surfaces Scheduled for Paint Finish: Remove foreign particles to permit adhesion of finishing materials. Apply compatible sealer or primer.
- Insulated Coverings: Remove dirt, grease, and oil from canvas and cotton.
- Concrete Floors: Remove contamination, shot- blast & clean. All HVAC return air vents shall be covered with 10 mil thick dust barriers.
- Copper Surfaces Scheduled for a Paint Finish: Remove contamination by steam, high pressure water, or solvent washing. Apply vinyl etch primer immediately following cleaning.
- Copper Surfaces Scheduled for a Natural Oxidized Finish: Remove contamination by applying oxidizing solution of copper acetate and ammonium
- chloride in acetic acid. Rub on repeatedly for required effect. Once attained, rinse surfaces with clear water and allow to dry.
- Gypsum Board Surfaces: Fill minor defects with filler compound. Spot prime defects after repair. Galvanized Surfaces: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
- Concrete and Unit Masonry Surfaces Scheduled to Receive Paint Finish: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of trisodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
- Plaster Surfaces: Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces.
- O. Uncoated Steel and Iron Surfaces: Remove grease, mill scale, weld splatter, dirt and rust. Where heavy coatings of scale are evident, remove by power tool wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and Spot prime paint after repairs.
- P. Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touchup patches inconspicuous. Clean surfaces with solvent. Prime base steel surfaces.
- Q. Interior Wood Items Scheduled to Receive Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer Fill nail holes and cracks after primer has dried; sand between coats
- R. Interior Wood Items Scheduled to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections nail holes and cracks after primer has dried; sand lightly between coats S. Exterior Wood Scheduled to Receive Paint Finish: Remove dust, grit and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail
- exterior caulking compound after prime coat has been applied T. Wood and Metal Doors Scheduled for Painting: Seal top and bottom edges with primer.

# 3.03 APPLICATION

A. Paint all exposed, new non-factory finished items and surfaces included in the Work of the project as shown, indicated, or scheduled. Paint existing items and surfaces as required to provide a completely finished project. Apply products in accordance with manufacturer's instructions for new and

- Do not apply finishes to surfaces that are not dry. Apply each coat to uniform finish
- Apply each coat of paint slightly darker than preceding coat unless otherwise approved.
- Sand wood and metal lightly between coats to achieve required finish. Vacuum clean surfaces free of loose particles. Use tack cloth just prior to applying next coat.
- Allow applied coat to dry before next coat is applied. Where clear finishes are required, tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.
- Prime back surfaces of interior and exterior woodwork with primer paint. Prime concealed surfaces of interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirit
- When applying the specified Aqua-pon 2 part epoxy floor paint it shall be completed on non-production work hours. Friday @ 1800 hrs. -Sunday 1800

Collect cotton and cloth waste material which may constitute a fire hazard, place in closed metal containers and remove daily from site

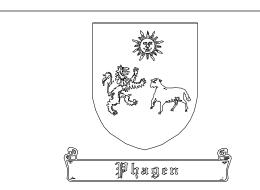
- 3.06 PAINT TYPE AND NUMBER OF COATS
- A. The following painting schedules are intended to identify the type of finishes which are required for the various surfaces, and to identify the surfaces to which each finish is to be applied. Refer to Room Finish Schedule. To define requirements for quality, function, size, gauges, grades, textures, and color, the following list of materials designates the manufacturer's
- brands, types, and number of coats required; and other requirements that are to be furnished to conform to the requirements of this Project.
- Where specific finishes are indicated by code designation, it shall specifically refer to the following identified types of coatings. The primer indicated under Material Identification is intended for the particular substrate surface specified. Where the same numbered finish is
- scheduled, but for another substrate, provide the proper primer compatible with substrate and the finish. E. Where the substrate has a compatible and satisfactory prime coat already on it, the prime coat specified for the numbered finish may be omitted. Test prime coat for compatibility before applying additional coats.
- F. Mils thickness specified herein are dry film thickness per coat.

3.08 INTERIOR PAINTING SCHEDULE A. All Surfaces:

1st Coat: Primer

2nd & 3rd Coats:Finish Coat B. Refer to finish schedule on plans for finish & color.

# END OF SECTION 09900



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Seal			

Description


Sea Ya Holdings Mary Circle SPECS 3

**Project Number** Project number Issue Date Drawn by Author Checker Checked by

AS-1.3

DESIGN LOADING PER FBC 2014

ROOF LIVE LOAD = 20 PSF

ROOF DEAD LOAD = 20 PSF

BASIC ULTIMATE WIND SPEED = 170 MPH

ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT = 0.18+/WIND EXPOSURE C RISK CATEGORY II

Kd= 0.85 BASIC ULTIMATE WIND PRESSURE = 54 PSF

MEAN ROOF HEIGHT <= 15 FT WIND ZONE WIDTH a = 3'-9"

COMPONENT	COMPONENT AND CLADDING WIND PRESSURES 7DEG. < SLOPE <27 DEG.								
			TRIBUTARY A	REA (SQ. FT. )					
AREA	ZONE		10	20					
	1,2,&3	PRESSURE psf	36	35					
MAIN ROOF	1	SUCTION psf	-58	-57					
	2	SUCTION psf	-101	-98					
	3	SUCTION psf	-149	-145					
OVERHANG	2	SUCTION psf	-127	-127					
	3	SUCTION psf	-208	-200					
	4&5	PRESSURE psf	63	63					
WALL	4	SUCTION psf	-62	-62					
	5	SUCTION psf	-77	-77					

## MASONRY

1. STRUCTURAL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WIHT THE ACI BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE 5.

2. CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE ACI SPECIFICATION FOR MASONRY STRUCTURES (ACI 530/ ASCE 6.

3. CONCRETE MASONRY CONSTRUCTION SHALL HAVE TO MINIMUM COMPRESSIVE STRENGTH (f' m) OF 1500 PSO AT 28 DAYS.

MORTAR SHALL BE TYPE S FOR INTERIOR NON-LOAD BEARING WALLS. FOR ALL LOAD BEARING WALLS, MORTAR SHALL BE TYPE M OR S PROPORTIONED IN ACCORDANCE WITH ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 2150 PSI MINIMUM.

PORTLAND CEMENT- LIME WITHOUT AIR ENTRAINMENT SHALL BE USED IN THE MORTAR MIX.

4. MASONRY GROUT SHALL BE A HIGH SLUMP MIX HAVING A MINIMUM 28 DAY COMPRESSIVE

STRENGTH OF 2500 PSI.

5. LAP SPLICES IN REINFORCING BARS TO BE 48X BAR DIAMETER. SEE TYPICAL REINFORCED

CMU WALL DETAIL.

6. PROVIDE HOT- DIPPED, 9 GAUGE MIN., LADDER TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY UNLESS OTHERWISE NOTED, OR AT 8" SPACING AT THE FOLLOWING

ATIONS:
A. TWO BED JOINTS ABOVE AND BELOW ALL OPENINGS, EXTENDING

REINFORCEMENT A MINIMUM 24" EACH SIDE OF OPENING.

C. IN ALL MASONRY WALL BELOW FINISH GRADE

7. MASONRY REINFORCEMENT SHALL EXTEND FROM FOOLING TO TIE, OR BOND, BEAM AT TOP

8. CONCRETE MASONRY SHALL BE LAID IN A RUNNING BOND PATTERN.

B. IN PARAPETS ABOVE THE ROOF LINE

# REINFORCING STEEL

1. REINFORCING BAR DEATILING, FABRICATING, AND PLACING SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS: SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301), ACI DETAILING MANUAL (SP66). THE LATEST EDITIONS OF CONCRETE REINFORCING STEEL INSTITUTE'S REINFORCING BAR DETAILING AND PLACING REINFORCING BARS MAY ALSO BE USED.

2. REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A615-85 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.

3. PROVIDE SPECIFIED BAR CHOIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED

4. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVAL BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SHALL NOT BE FIELD BENT.

5. REINFORCING STEEL WHICH IS TO BE WELDED SHALL BE REINFORCEMENT CONFORMING TO ASTM A706 "LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT".

6. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE LATEST EDITION OF AMERICAN WELDING SOCIETY STANDARDS D1.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.

7. WELDED WIRE FABRIC SHALL BE SMOOTH WIRE FABRIC CONFORMING TO ASTM A185 UNLESS OTHERWISE NOTESD. WELDED WIRE FABRIC IN SLABS ON GRADE SHALL BE PLACED 2 INCHES DOWN FROM THE TOP OF THE SLAB UNLESS OTHERWISE NOTED.

8. LAP TO REINFORCING BARS SHALL BE 48x BAR DIAMETER TYPICALLY.

# NON SHRINK GROUT

1. GROUT SHALL BE A HIGH EARLY STRENGTH, NON METALLIC, SHRINKAGE, RESISTANT (WHEN TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM C1107 OR CRD-C621), PREMIXED, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANDS, SHRINKAGE COMPENSATING AGENTS AND FLUIDITY IMPROVING COMPOUNDS.

2. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 6,500 PSI IN 28 DAYS.

3. GROUT COMPRESSIVE STRENGTH TEST SHALL BE PREFORMED IN ACCORDANCE WITH ASTM C109, WITH A RESTRAINING PLATE PLACED OVE THE MOLDS.

ALL DOOR/WINDOW OPENINGS TO HAVE (1)- 'U' LINTEL w/ 1-#5 BAR AND FILL WITH CONCRETE

# CONCRETE

1. REINFORCED CONCRETE HAS DESIGN IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) BY THE AMERICAN CONCRETE INSTITUTE (ACI).

2. SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WIHT THE GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION (ACI 302.1R).

3. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301). IN CASE OF A DISCREPANCY, THE PLANS AND SPECIFICATIONS SHALL GOVERN.

4. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND FINE AGGGREGATE AND NORMAL WEIGHT, ANGULAR, COARSE AGGREGATE CONFORMING TO ASTM C33, AND TYPE 1 PORTLAND CEMENT COMFORMING TO ASTM C150, TO THE FOLLOWING SPECS:

LOCATION	28 DAY CONCRETE COMPRESSIVE STRENGTH	AIR CONTENT	WATER/CEMENT RATIO, MAX.
FOOTINGS AND PIERS	4000 psi	OPTIONAL	0.55 NO AIR 0.45 WITH AIR
INTERIOR SLAB ON GRADE	3000 psi	OPTIONAL	0.55 ENSURE PROPER CURING
REINFORCED CONCRETE SUBJECTED TO SALT SPRAY AND BRACKISH WATER	5000 psi	5% +/- 1%	0.40

MAXIMUM CONCRETE SLUMP SHALL BE 3" WITHOUT PLASTICIZER AND 8" WITH A PLASTICIZER. MAXIMUM WATER/ CEMENT RATIO FOR AIR ENROLLMENT (6% +/- 1%) SHALL BE 0.45. PEAROCK MIXES ARE NOT TO BE USED IN SLABS.

5. FOR HEAVILY TRAFFICKED AREAS, CONCRETE SLAB ON GRADE TO HAVE ATTAINED A COMPRESSIVE STRENGTH OF 1600 PSI BEFORE TRAFFIC IS ALLOWED ON THE SLAB ON GRADE.

6. CONCRETE COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C39. COPIES OF THE TEST RESULTS SHALL BE FORWARDED DIRECTLY TO THE STRUCTURAL

7. FLY ASH MAY BE USED AS A POZZOLAN TO REPLACE A PORTION OF THE PORTLAND CEMENT IN A CONCRETE MIX, SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. CONCRETE MIXES USING FLY ASH SHALL BE PROPORTIONED TO ACCOUNT FOR THE PROPERTIES OF THE SPECIFIC FLY ASH USED AND TO ACCOUNT OF THE SPECIFIC PROPERTIES OF THE FLY ASH CONCRETE THUS RESULTING. THE USE OF FLY ASH IS AT THE OPTION OF THE CONTRACTOR, NOT THE CONCRETE SUPPLIER.

8. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZER. WHERE CONCRETE IS PLACED BY PUMPING METHODS, CONCRETE FOR TEST CYLINDERS AND SLUMP TESTS SHALL BE TAKEN AT THE POINT OF FINAL PLACEMENT.

9. PLACE CONRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE WATER. DO NOT SPRINKLE FREE CEMENT ON THE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL CONFORM TO THE LATEST EDITIONS OF ACI 302.1R AND ACI 304R (GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE) AND THE SPECIFICATIONS.

10. PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS COULD DEVELOP BY USING WET BURLAP, PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL, RUNNING WATER OR OTHER INJURIOUS EFFECTS.

11. HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENTS. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.

12. CONSTRUCTION JOINTS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE IN AN APPROVED MANNER TO A FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH LEAVING THE CONTACT SURFACE CLEAN AND FREE OF LAITANCE. CONSTRUCTION JOINTS AT LOCATIONS OTHER THAN THAT INDICATED ON THE DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

13.CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF THE SLAB THICKNESS AND SHALL BE PLACED MIDWAY BETWEEN THE TOP AND BOTTOM REINFORCING. CONCENTRATION OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED. SEE THE FLORIDA BUILDING CODE 2014, SECTION 1925.3. CONDUITS ARE NOT ALLOWED IN ELEVATED

14. CONCRETE COVER/ PROTECTION FAR NONPRESTRESSED REINFORCEMENT SHALL CONFIRM TO THE FOLLOWING:

COST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3.00*
EXPOSED TO EARTH OR WEATHER:	
#5 BARS AND SMALLER	1.50*
#6 THROUGH #18 BARS	2.00*
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS: #11 BARS AND SMALLER	0.75*
BEAMS, GIRDERS, COLUMNS:	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1.50*

15. NO UNPROTECTED ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

16. NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

17. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED CORNERS OF CONCRETE EXCEPT THOSE OBUTTING MASONRY.

GENERAL STRUCTURAL NOTES:

## GENERAL

1. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUCTION WITH THE OTHER CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SITE, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS, AND THE SPECIFICATIONS. REPORT ANY DESCREPANCIES BETWEEN CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING.

2. THESE GENERAL NOTES ARE TO BE READ IN CONJUNCTION WITH THE NOTES ON OTHER STRUCTURAL DRAWINGS.

3. ALL WORK SHALL BE IN ACCORDANCE WIHT THE 2014 FLORIDA BUILDING CODE, FBC. ALL REFERENCED STANDARDS AND CODES SHALL BE AS LISTED IN THE FLORIDA BUILDING CODE 2014.

4. THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY SYSTEMS TO ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT EXISTING WORK.

5. REFER ITEMS ON THE STRUCTURAL DRAWINGS REQUIRING CLARIFICATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER. DO NOT USE SCALED DIMENSIONS. IN CASE OF A DISCREPANCY BETWEEN DIMENSIONS AND/ OR DETAILS ON THE CONTRACT DOCUMENTS, RELATING TO NEW OR EXISTING CONSTRUCTION, PLEASE NOTIFY THE ARCHITECT AND ENGINEER BEFORE PROCEEDING

6. COVER NO WORK UNTIL THE APPROPRIATE INSPECTION HAS BEEN COMPLETED.

7. BIDDERS FOR SPECIALTY AND PRE-ENGINEERED SYSTEMS SHALL PROVIDE ALL COMPONENTS OF THESE SYSTEM, PER THE DESIGN CRITERIA, THAT IS MOST COST EFFECTIVE TO THE OWNER. ALL CLARIFICATIONS MUST BE OBTAINED BEFORE BIDDING. THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHOW THE INTENT OF THESE PRE-ENGINEERED, SPECIALTY SYSTEMS. ANY DEVIATIONS FROM THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL EOR FOR ADJUSTMENT OF THE CONTRACT DOCUMENTS.

8. ALL SPEACIALTY AND PRE-ENGINEERED SYSTEMS SHALL BE DESIGNED FOR THE LOADS AND LOAD COMBINATIONS OF FBC 2014. THE SPEACIALTY ENGINEER IS RESPONSIBLE FOR STRUCTURAL DESIGN OF THE ACTUAL SYSTEM PROVIDED AND SHALL SIGN AND SEAL THE FINAL DESIGN CALCULATIONS AND DRAWINGS SUBMITTED TO THE EOR AND BUILDING DEPARTMENT FOR APPROVAL. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR NON-STRUCTURAL DESIGN APPROVAL OF THE ACTUAL SYSTEM PROVIDED.

9. THE SPECIALTY ENGINEER SHALL BE A FLORIDA LICENSED PROFESSIONAL ENGINEER.

COORDINATION WITH OTHER TRADES

1. WHERE NEW WORK IS TO BE FITTED TO OLD WORK, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND REPOR ANY ERRORS OR DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO THE FABRICATION AND ERECTION OF ANY NEW MEMBERS. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE CARRECTNESS AND FIT OF THE NEW PARTS TO THE OLD

2. THE CONTRACTOR SHALL COORDINATE AND CHECK ALL DIMENSIONS RELATING TO ARCHITECTURAL FINISHES, STRUCTURAL FRAMING, MECHANICAL OPENINGS, EQUIPMENT, ETC. THE STRUCTURAL ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WIHT WORK IN ANY AREA UNDER QUESTION.

3. PRINCIPAL OPENINGS IN THE STRUCTURE ARE INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MEACHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT HEREIN INDICATED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC. AND SHALL ENSURE THAT THEY ARE IN PLACE PRIOR TO THE PLACEMENT OF THE CONCRETE. OPENINGS IN SLABS WITH A MAXIMUM SIDE DIMENSION OR DIAMETER OF 10 INCHES OR LESS SHALL NOT REQUIRE ADDITIONAL FRAMING OR REINFORCEMENT, UNLESS NOTED OTHERWISE. THE STRUCTURAL ENGINEER SHALL APPROVE THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS.

4. THE CONTRACTOR SHALL RELOCATE ALL MECHANICAL PIPING, DUCTS, EQUIPMENT, ELECTRICAL CONDUITS, WIRING AND PLUMBING AS INDICATED WHICH INTERFERE WITH THE PROPOSED CONSTRUCTIO. SERVICE SHALL BE MAINTAINED TO ALL EQUIPMENT WHICH IS SERVED BY MECHANICAL, ELECTRICAL, OR PLUMBING CONDUIT BEING RELOCATED.

5. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOB SITE. IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO COORDINATE PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOB SITE. THE USE OF PLASTICIZER, RETARDENTS, AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE PROPER USE OF ADDITIVES. USE OF CALCIUM CHLORIDE OR OTHER CHLORIDE BEARING SALTS WILL NOT BE PERMITTED.

# DUNDATIONS

1. FOUNDATION EXCOVATIONS AND SOIL RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

2. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE STRUCTURAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

3. FOUNDATIONS AND SOILS RELATED WORK SHALL BE INSPECTED BY A LICENSED GEOTECHNICAL ENGINEER.

4. EXCOVATIONS FOR SPREAD FOOTINGS, OCMBINED FOOTINGS CONTINUOUS FOOTINGS AND/ OR MAT FOUNDATIONS SHALL BE CLEANED AND HAND TAMPERED TO A UNIFORM SURFACE. IF FOOTINGS CANNOT BE PLACED THE SAME DAY EXCOVATIONS ARE OPENED, ADEQUATELY PROTECT THE EXPOSED MATERIAL FROM DETRIMENTAL CHANGE IN CONDITIONS SUCH AS RAIN, DISTURBANCE OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCOVATION.

5. CONTRACTOR TO VERIFY DIMENSIONS, ELEVATIONS AND CONDITIONS AT EVERY EXISTING FOOTING THAT WILL BE USED FOR NEW CONSTRUCTION. EXISTING FOOTING DIMENSIONS MUST CORRESPOND TO THOSE SHOWN ON PLANS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

6. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

7. EARTH FORMING OF FOOTINGS AND SLAB ON GRADE IS NOT ALLOWED.

ALLOWABLE SOIL BEARING CAPACITY= 2500 PSF MODULUS OF SUBGRADE REACTIONS = 150 PCI

8. GROUND WATER SHALL BE ALLOWED FOR SEE GEOTECHNICAL REPORT THE GEOTECHNICAL ENGINEER SHALL SPECIFY REQUIREMENTS FOR BEARING OF THE FOOTINGS BELOW GROUND WATER LEVEL.

# SHOP DRAWINGS

1. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER ALLOWING ADEQUATE TIME FOR PROCESSING. SUBMIT SHOP DRAWINGS FOR PROCESSING BEFORE FABRICATING.

2. ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRCTOR'S REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE ARCHITECT AND/ OR ENGINEER.

3. THE CONTRACTOR/ FABRICATOR IS RESPONSIBLE FOR ALL MATERIALS, QUANTITIES AND DIMENSIONS SHOWN ON THE SHOP DRAWINGS, AND FOR THE METHODS EMPLOYED TO ERECT THESE MATERIALS. REVIEW BY THE ENGINEER SHALL BE FOR DESIGN CONFORMANCE ONLY.

4. SUBSTITUTIONS SHOWN ON THE SHOP DRAWINGS SHALL BE OF LOT EAST EQUAL QUALITY TO THE ITEMS SPECIFIED IN THE CONTRACT DOCUMENTS AND SHALL BE AT NO EXTRA COST TO THE OWNER, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND/ OR ENGINEER. SUCH APPROVAL SHALL BE SUBMITTED WITH THE SHOP DRAWINGS. THE CONTRACTOR'S REVIEW AND FORWARDING OF THE SHOP DRAWINGS TO THE ARCHITECT/ ENGINEER INDICATES THE CONTRACTOR'S APPROVAL AND ACCEPTANCE OF ALL SUBSTITUTIONS AND/ OR CHANGES SUBMITTED.

5. CONCRETE/ MASONRY SHOPS SHALL DETAIL ALL REINFORCING STEEL IN THE CONCRETE/ MASONRY CONSTRUCTUION, INCLUDING ALL BENT BARS, VERTICAL REINFORCING AND HORIZONTAL BOND BEAM REINFORCING. SUBMIT PLANS, ELEVATIONS AND SECTIONS TO CLEARLY SHOW ALL REINFORCEMENT FIT AND LAYOUT.

6. WHEN A COMPUTER GENERATED OUTPUT IS SUBMITTED FOR AN ITEM'S DESIGN, THE DESIGNER SHALL SUBMIT

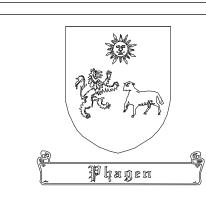
A. THE NAME OF THE COMPUTER PROGRAM USED B. THE DESIGN ASSUMPTIONS USED, AND

C. A SUMMARY OF THE OUTPUT, INDICATING CLEARLY THE CONCLUSION(S) DERIVED. SUBMISSION OF COMPUTER GENERATED OUTPUTS, WITHOUT THE CLARIFICAITONS ABOVE, MAY BE RETURNED UNCHECKED. SHOP DRAWINGS FOR PRE-ENGINEERED OR SPECIALTY SYSTEMS SHALL BE SIGNED, SEALED AND DATED BY THE FLORIDA LICENSED PROFESSIONAL ENGINEER REPONSIBLE FOR THEIR PREPARATION.

7. THE SPECIALTY ENGINEER SHALL DESIGN FOR CRITERIA SHOWN ON THE STRUCTURAL CONSTRUCTION DRAWINGS. IF THE DESIGN CRITERIA IS UNCLEAR, CONTACT THE ENGINEER OF RECORD BEFORE PROCEEDING WITH A DESIGN.

SYSTEMS TO BE DESIGNED BY SPECIALTY ENGINEER
PRE-ENGINEERED METAL BUILDING (COMPLETE SUPERSTRUCTURE)

CONTRACTOR SHALL PROVIDE THE SUPERSTRUCTURE DESIGN TO THE EOR FOR VERIFICATION OF THE FOOTING SIZES BEFORE CONSTRUCTION OF THE FOOTINGS BEGIN.



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No.	Description	Date

Sea Ya Holdings
Mary Circle

# STRUCTURAL GENERAL NOTES

Project number

Date

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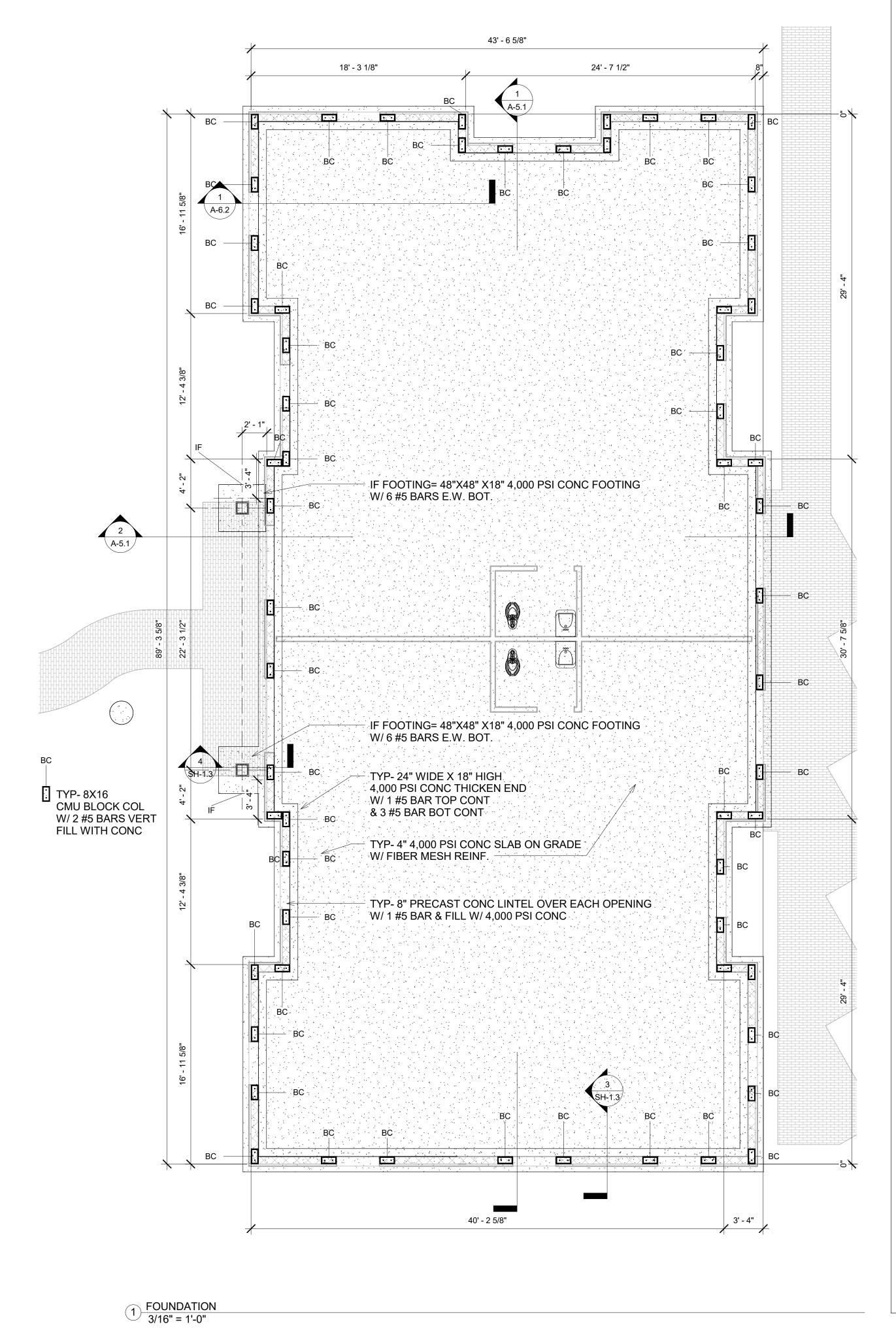
Project Number

Issue Date

Author

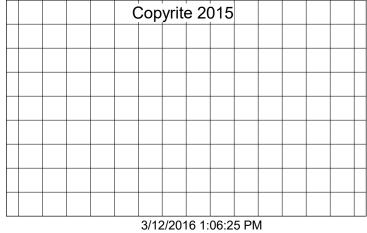
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No.	Description	Date

Sea Ya Holdings

Mary Circle

FOUNDATION PLAN

Project number

Date

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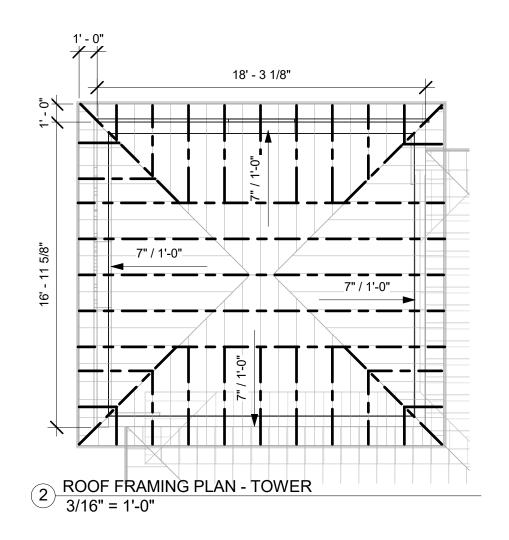
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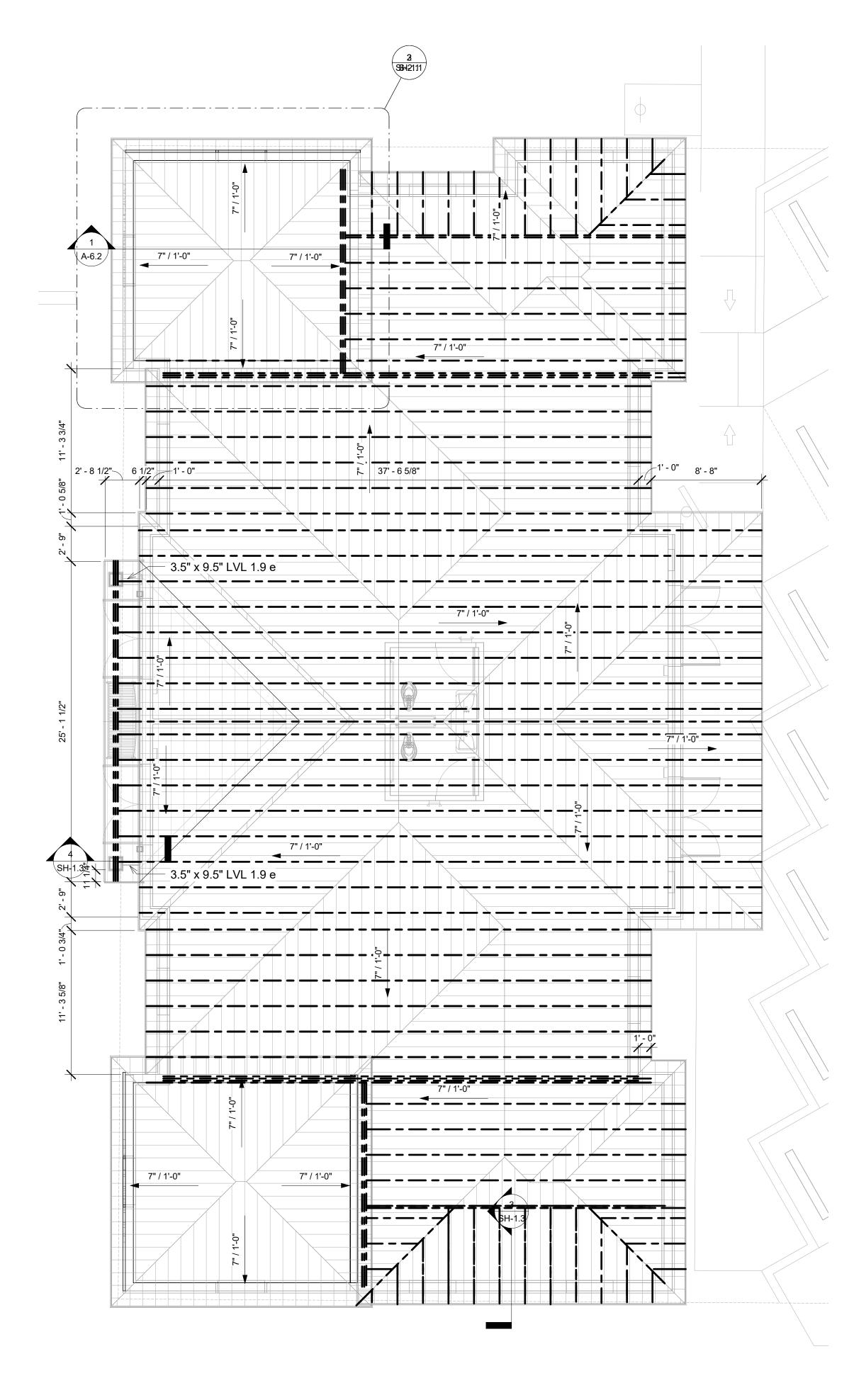
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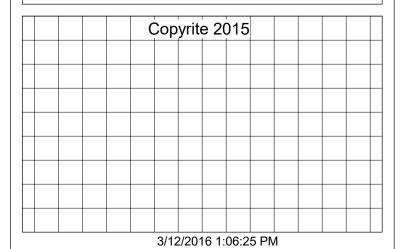
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No.	Description	Date					

# Sea Ya Holdings Mary Circle ROOF FRAMING

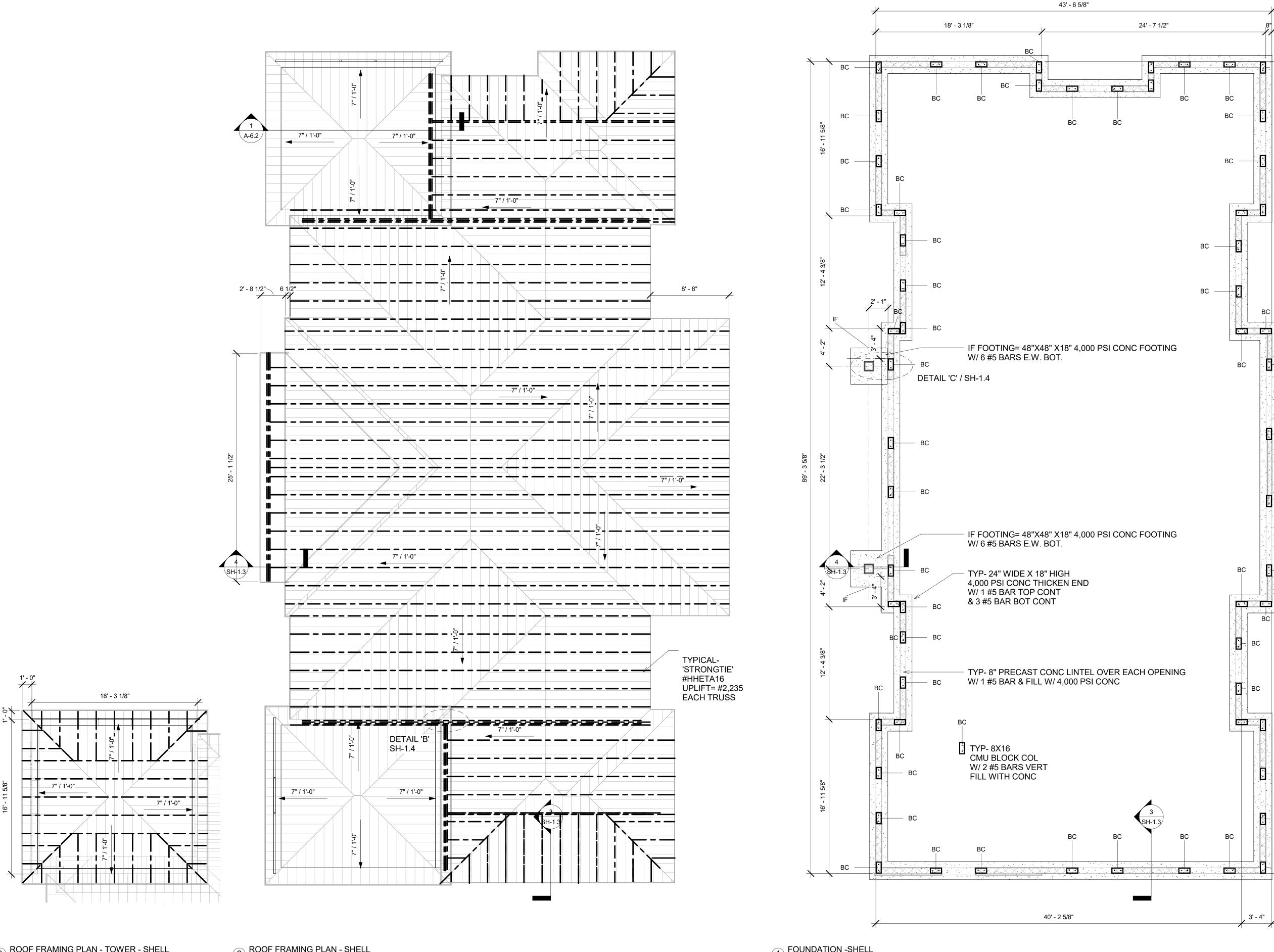
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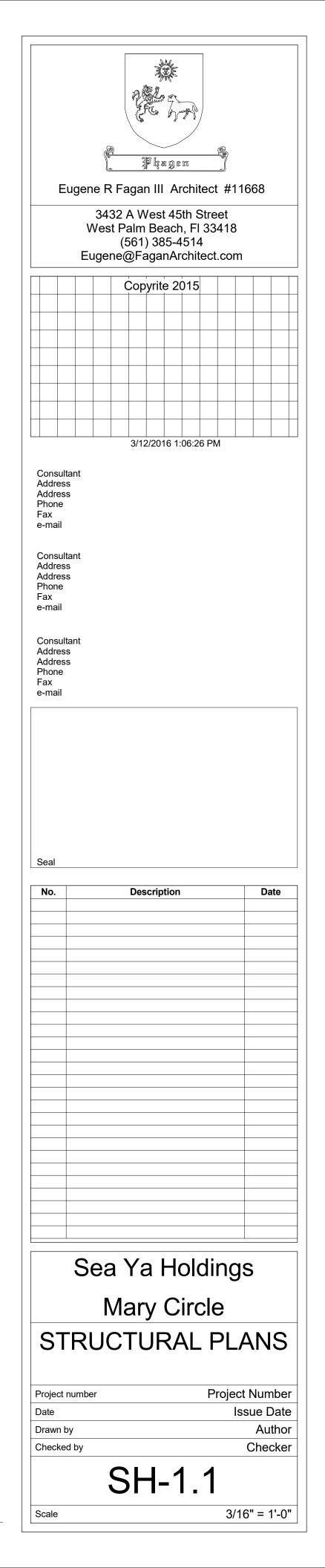
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Scale

3/16" = 1'-0"

1 ROOF FRAMING PLAN 3/16" = 1'-0"





ВС

ВС

BC

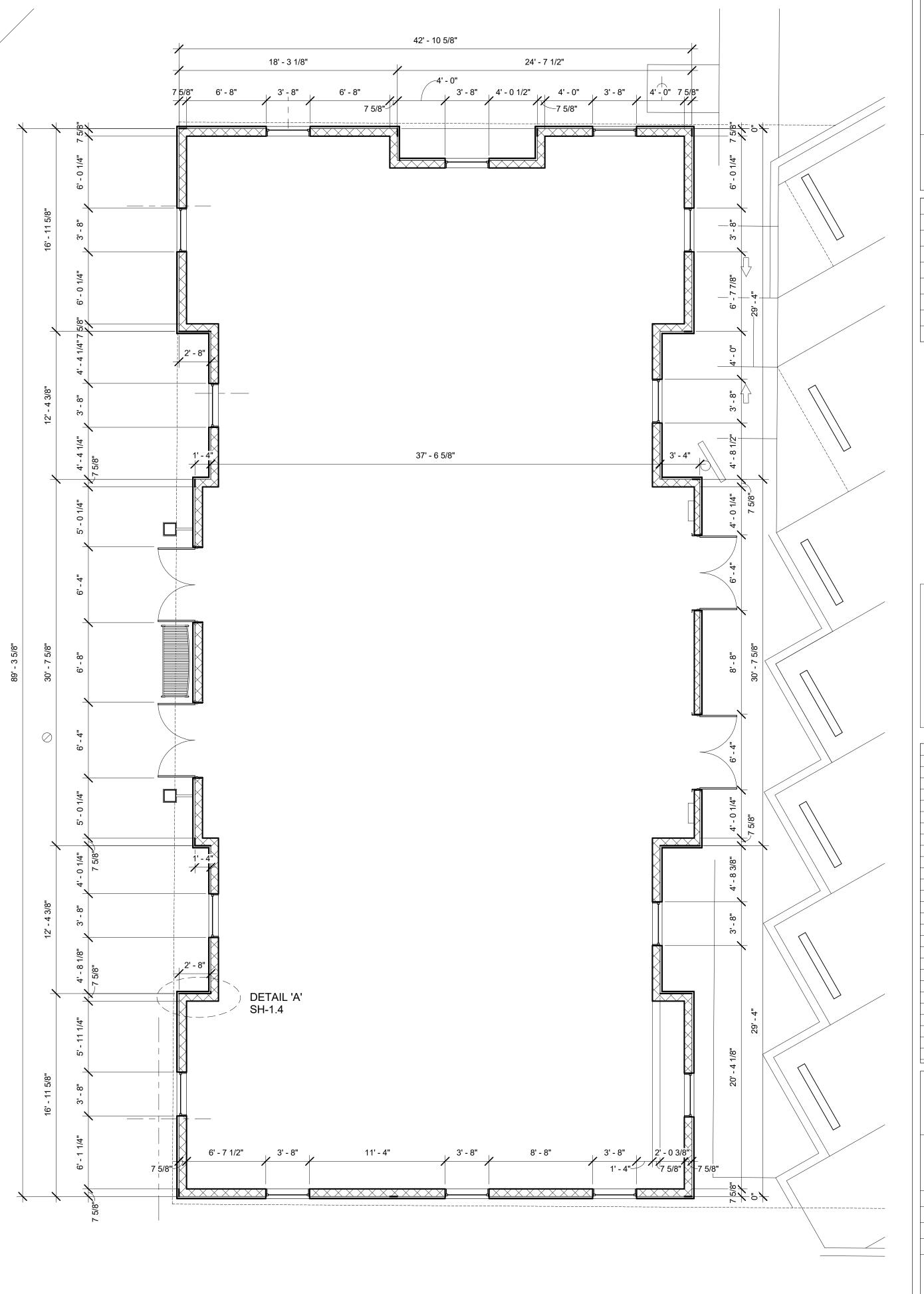
3' - 4"

ВС

		D	OOR SCH	IEDULE - SHELL	
Mark	Type Mark	Width	Height	Description	Manufacturer
1	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
2	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
3	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
4	FR	6' - 2"	8' - 0"	DOUBLE FRENCH DOORS	PGT
5	16	3' - 0"	6' - 8"	INTERIOR 6 PANEL	JEN WELD
6	16	3' - 0"	6' - 8"	INTERIOR 6 PANEL	JEN WELD

			WIN	IDOW SC	HEDULE - SHEI	_L	
Mark	Type Mark	Level	Width	Height	Glazing	Frame Mat	Manufacturer
75	SF	l aval 4	21 01	5' - 4"	LANAINADACT	ALUM	VIZIZ
75	1	Level 1	3' - 8"	_	LAM IMPACT		YKK
80	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
84	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
85	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
89	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
95	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
96	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
99	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
103	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
111	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
113	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
1	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
2	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
3	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
4	CS	CAP BEAM	4' - 0"	4' - 0"	LAM IMPACT	ALUM	YKK
7	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
9	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK
10	SF	Level 1	3' - 8"	5' - 4"	LAM IMPACT	ALUM	YKK

	WALL SCHEDULE - SHELL
Type Mark	Description
СВ	8" CONC MASONRY UNITS AND 5/8" STUCCO





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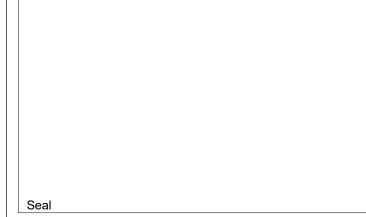
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No.	Description	Date

Sea Ya Holdings Mary Circle FLOOR PLAN

Project number

Date

Drawn by

Checked by

Scale

SH-1.2

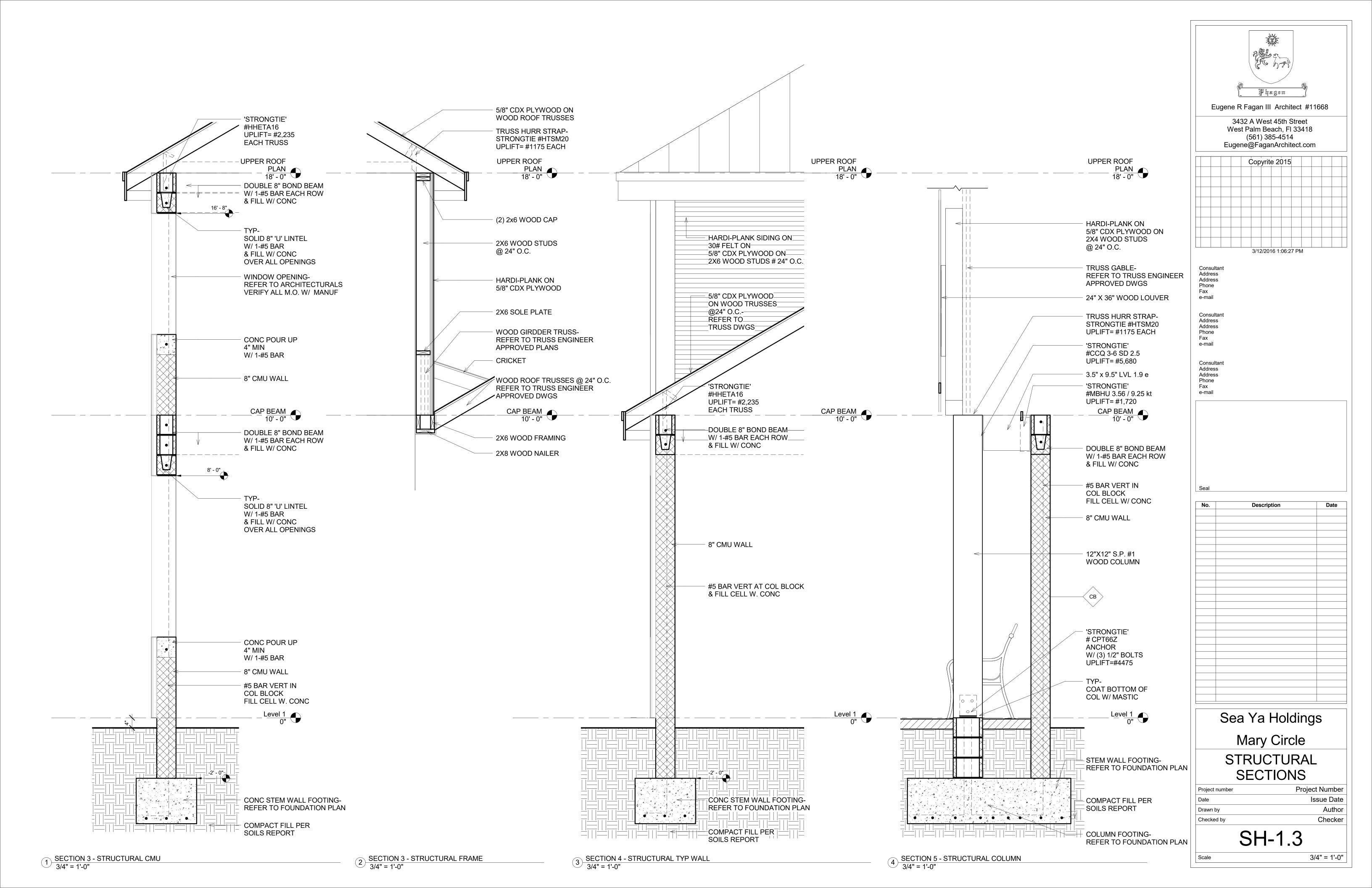
Project Number

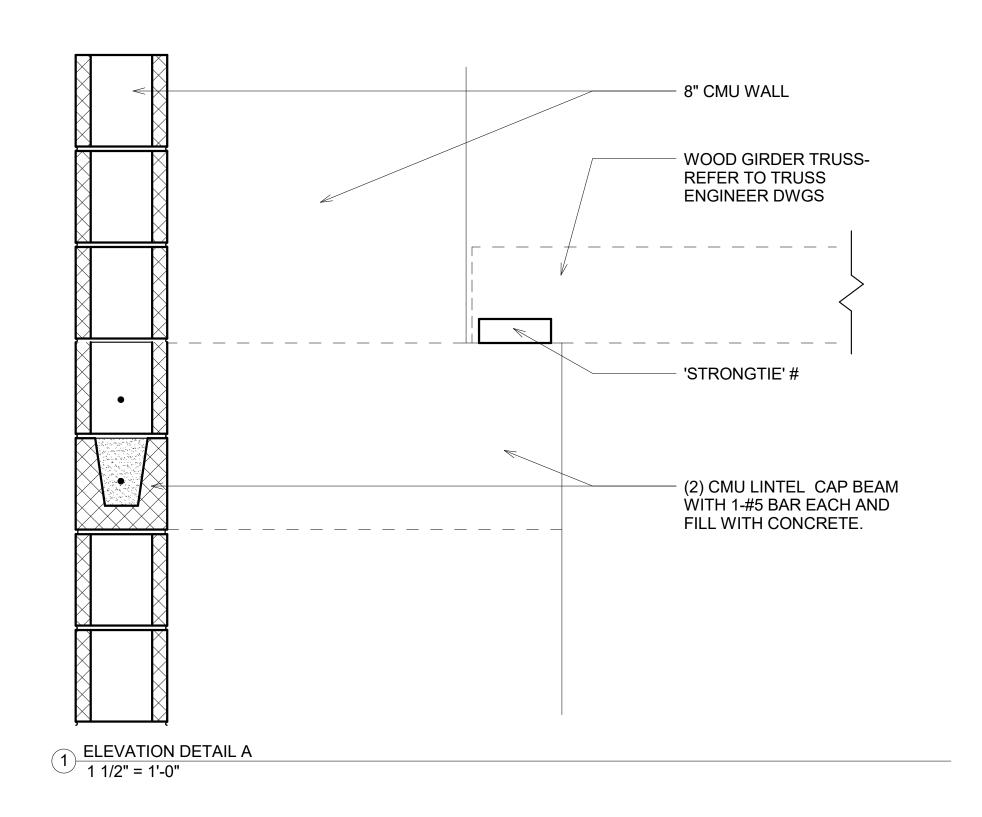
Issue Date

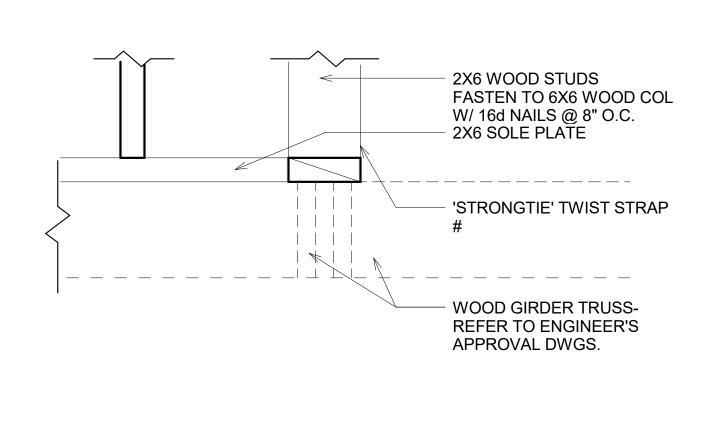
3/16" = 1'-0"

Author Checker

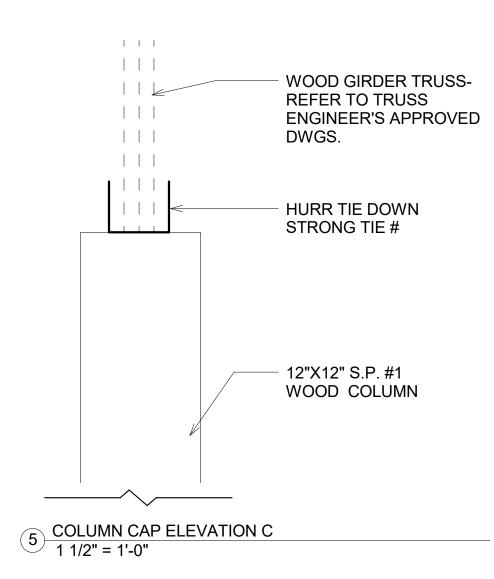
DIMENSION FLOOR PLAN - SHELL 3/16" = 1'-0"







3 ELEVATION DETAIL B 1 1/2" = 1'-0"



8" CMU WALL
BELOW

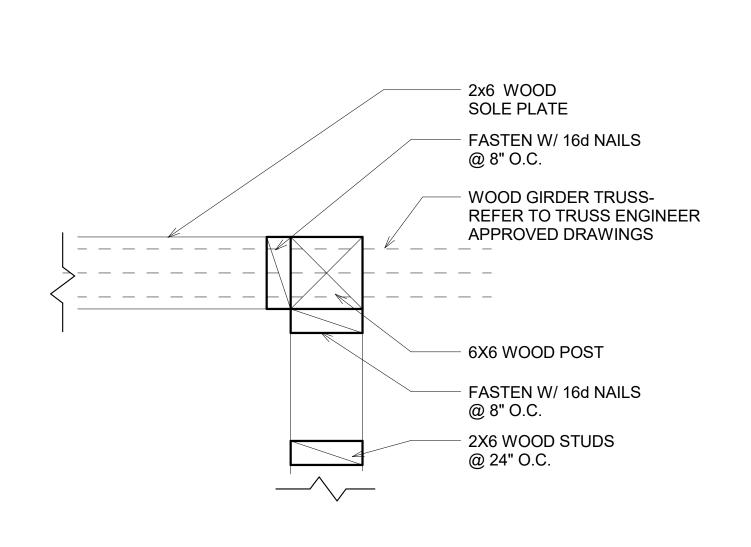
'STRONGTIE'#

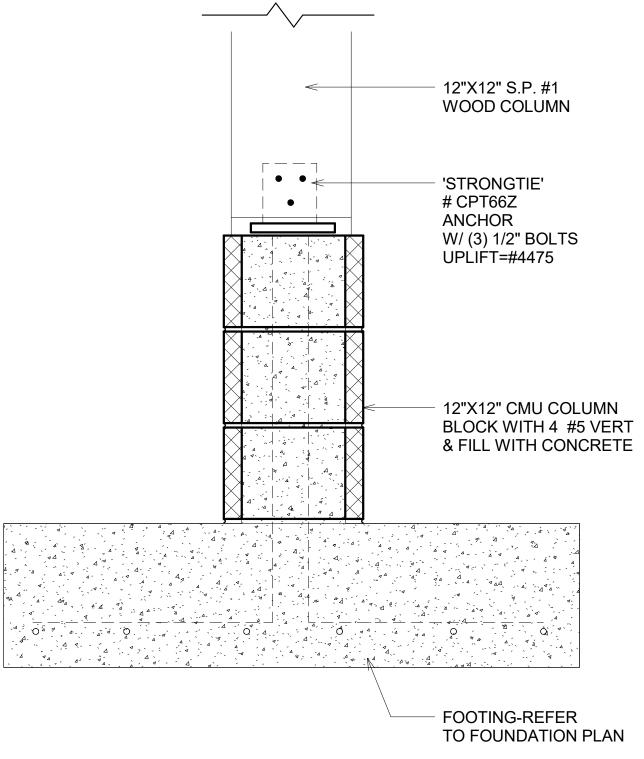
GIRDER TRUSSREFER TO ENGINEER'S
APPROVAL DWGS

8X8 CMU COC
WITH 1.#5
AND FLLL WITH COR

8X16 CMU COL
WITH 2.#5 VERT
AND FLLL WITH CONC

8" CMU WALL

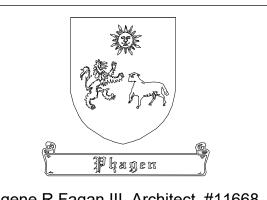




2 PLAN DETAIL A 1 1/2" = 1'-0"

4 PLAN DETAIL B
1 1/2" = 1'-0"

6 COLUMN BASE ELEVATION DETAIL C
1 1/2" = 1'-0"



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e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

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No.	Description	Date

# Sea Ya Holdings Mary Circle

# STRUCTURAL DETAILS

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Date Issue Date

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SH-1.4

1 1/2" = 1'-0"