

Reviewed for code compliance  
**M Holden**  
 11/26/2024 12:21:35 PM

NEW CONSTRUCTION OF:

# 989 WINTERBERRY DR

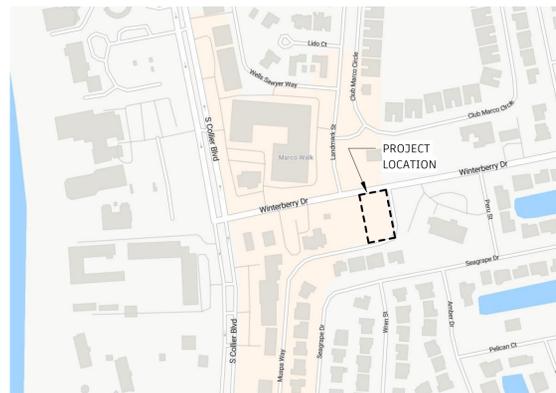
PREPARED FOR: Frederick Kramer

## SCOPE OF WORK NARRATIVE

This project is the new construction of a 1 story retail and cafe building. The total conditioned area is 1,342 SF. Scope includes 13 parking spaces, new landscaping, stormwater retention, mechanical, plumbing, and electrical systems.

## SITE DATA:

989 WINTERBERRY DR, MARCO ISLAND, FL 34145  
 PERMITTING JURISDICTION: CITY OF MARCO ISLAND, FL



## Legal Description:

MARCO BCH UNIT 10 BLK 348 LOT 15

## APPLICABLE CODES

BUILDING: FLORIDA BUILDING CODE - 8th EDITION
PLUMBING: FLORIDA BUILDING CODE - 8th EDITION
MECHANICAL: FLORIDA BUILDING CODE - 8th EDITION
ACCESSIBILITY: FLORIDA BUILDING CODE - 8th EDITION
ENERGY CONSERVATION: FLORIDA BUILDING CODE - 8th EDITION
ELECTRICAL: NFPA 70   FLORIDA ELECTRICAL CODE 2020
LIFESAFETY: FLORIDA FIRE PREVENTION CODE
LIFESAFETY: FLORIDA FIRE PREVENTION CODE - LIFE SAFETY, 2021 EDITION



## DRAWING ISSUE LOG

PROGRESS SET:	April 15, 2024
PROGRESS SET 2:	May 20, 2024
PERMIT SET:	June 14, 2024
REVISION 1:	August 20, 2024 (Site Development Review Comments)

### Architect:

S.Ly architecture LLC.  
 105 S Pineapple Ave  
 Sarasota, FL 34236

Sarah Lyons, AIA AR98497

### MEP Engineer:

BCER ENGINEERING  
 12450 Roosevelt Bld N Suite 305  
 St. Petersburg FL 33716

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### Structural Engineer:

SNELL ENGINEERING  
 1517 State St, Suite 202  
 Sarasota, FL 34236

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### Civil Engineer:

Agnoli, Barber & Brundage Inc. (now LJA)  
 7400 Trail BLVD, Suite 200  
 Naples, FL 34108

\*

### Landscape Architect:

Goetz and Stropes Landscape Architects  
 949 Central Ave  
 Naples, FL 34102

Ellin Goetz

Digitally signed by  
 Sarah Lyons  
 DN: c=US, o=S.Ly  
 Architecture,  
 dnQualifier=A014  
 10C000018EA8F6  
 D4DC0007B816,  
 cn=Sarah Lyons  
 Date: 2024.09.04  
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Project Number  
 Date

23-0101  
 4/15/2024

**S.Ly architecture**



# GENERAL REQUIREMENTS:

## A. GENERAL

- GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION FORM AIA 201 SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS. OWNER-CONTRACTOR AGREEMENT SHALL GOVERN. IF GENERAL CONDITIONS CONFLICT WITH THE AGREEMENT.
  - THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEMS SHALL BE FURNISHED, INSTALLED, AND CONNECTED BY CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
  - CONTRACTOR SHALL ACKNOWLEDGE IN WRITING, THAT HE HAS READ AND REVIEWED CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY INCLUDING ALL INFORMATION CONTAINED IN THE GENERAL CONDITIONS.
  - NOTHING CONTAINED IN THE DRAWINGS OR ANY ACCOMPANYING CONTRACT DOCUMENTS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE CONTRACTOR AND THE ARCHITECT.
  - CONTRACTOR SHALL PURCHASE AND MAINTAIN LIABILITY INSURANCE FOR THE DURATION OF THE PROJECT. CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER SHALL BE FILED WITH OWNER AND DELIVER TO ARCHITECT. ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR INSURANCE.
  - SHOULD ANY CONTRADICTION, AMBIGUITY, ERROR, OR INCONSISTENCY APPEAR IN OR BETWEEN ANY OF THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DIMENSIONS AND DESCRIPTIONS ON CONSTRUCTION DRAWINGS ARE COMPLEMENTARY. WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.
- EXISTING CONDITIONS:
  - DO NOT DIRECTLY MEASURE OR "SCALE" DRAWING TO ASCERTAIN ANY DIMENSIONS. LARGER DIMENSIONS IN CONFLICT OR NOT NOTED, WITH ARCHITECT.
  - INFORMATION RELATING TO EXISTING SURFACE, SUBSURFACE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION, WORK IN PROBLEM AREA SHALL NOT PROCEED UNTIL APPROVED BY ARCHITECT. PROCEEDING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF PROJECT CONDITIONS.
  - WORK BY OWNER. COOPERATE FULLY WITH OWNER TO MINIMIZE CONFLICTS WITHOUT INTERRUPTING OR DELAYING WORK UNDER THIS CONTRACT OR WORK BY OWNER. COORDINATE WORK UNDER THIS CONTRACT WITH WORK PERFORMED BY OWNER.
  - CONTRACTOR SHALL HAVE LIMITED USE OF PROJECT SITE FOR CONSTRUCTION OPERATIONS DURING THE CONSTRUCTION PERIOD. CONTRACTOR'S USE OF SITE IS LIMITED ONLY BY OWNER'S RIGHT TO PERFORM WORK.
  - LANGUAGE CONVENTIONS: IMPERATIVE MOOD NAD STREAMLINED LANGUAGE ARE GENERALLY USED IN THE DRAWINGS.

## B. PRICE & PAYMENT PROCEDURES

- SUBMIT SCHEDULE OF VALUES WITHIN 10 DAYS AFTER DATE SCHEDULED FOR SUBMITTAL OF INITIAL APPLICATIONS FOR PAYMENT. SUBMITTED SCHEDULE OF VALUES SHALL BE BASED ON FORM OF DOCUMENT C701. PROVIDE A BREAKDOWN OF CONTRACT SUM IN ENOUGH DETAIL TO FACILITATE CONTINUED EVALUATION OF APPLICATION FOR PAYMENT AND PROGRESS REPORTS.
- APPLICATION FOR PAYMENT: SUBMIT AT INTERVALS STIPULATED IN THE AGREEMENT, ON PAYMENT FORM BASED ON AIA G702 AND AIA G703. FOLLOW BREAKDOWN OF THE CONTRACT SUM FROM THE SCHEDULE OF VALUES AND INCLUDE AMOUNTS OF CHANGE ORDERS AND CONSTRUCTION CHANGE DIRECTIVES AS APPROPRIATE.

## C. SUBSTITUTIONS

- SUBSTITUTIONS FOR SPECIFIED PRODUCTS, ASSEMBLIES, MATERIALS, AND EQUIPMENT SHALL BE EQUIVALENT TO OR BETTER THAN THAT SPECIFIED, WITH AT LEAST THE SAME WARRANTY, AND SUBJECT TO REVIEW AND WRITTEN ACCEPTANCE BY ARCHITECT.
  - ARCHITECT MAY REQUEST ADDITIONAL INFORMATION PRIOR TO RENDERING A DECISION.
  - ACCEPTED SUBSTITUTIONS CHANGE THE NATURE OF THE WORK AND MUST BE DOCUMENTED WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE WITH CONTRACT DOCUMENTS.
- D. SUBSTITUTIONS REQUIREMENTS
  - PROTECT MEETINGS. SCHEDULE REGULAR AND PERIOD MEETINGS AS APPROPRIATE
    - ATTENDANCE SHALL BE BY RELEVANT PARTIES AS APPROPRIATE, INCLUDING CONTRACTOR, OWNER, ARCHITECT, SUBCONTRACTORS, SUPPLIERS, AND OTHERS.
    - RECORD MINUTES INCLUDING SIGNIFICANT PROCEDURES AND DECISIONS, DISTRIBUTED COPIES OF MINUTES WITHIN 4 DAYS AFTER EACH MEETING TO THOSE AFFECTED BY DECISIONS.
  - CONSTRUCTION PROGRESS SCHEDULE. PRIOR TO BEING AWARDED CONTRACT, PREPARE AND SUBMIT TO ARCHITECT, ESTIMATED PROGRESS SCHEDULE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR SECURING PERMITS FOR ALL PHASES OF THE WORK, AS REQUIRED BY FEDERAL, STATE, COUNTY, AND MUNICIPAL LAW.
  - REQUESTS FOR INFORMATION (RFI)
    - PREPARE AN RFI IMMEDIATELY UPON DISCOVERY OF A NEED FOR INTERPRETATION OF CONTRACT DOCUMENTS.
    - ARCHITECT WILL RESPOND AND RETURN RFI TO CONTRACTOR WITHIN 7 CALENDAR DAYS OF RECEIPT.

5. SUBMITTALS:
  - SUBMIT THE FOLLOWING TO ARCHITECT FOR REVIEW FOR THE LIMITED PURPOSE OF CHECKING COMPLIANCE WITH DESIGN CONCEPT OF PROJECT AND GENERAL COMPLIANCE WITH INFORMATION IN THE CONTRACT DOCUMENTS, WHEN SPECIFIED IN INDIVIDUAL SECTIONS: PRODUCT DATA, SHOP DRAWINGS, AND SAMPLES FOR SELECTION OR FOR VERIFICATION.
  - SUBMIT THE FOLLOWING TO THE ARCHITECT'S REVIEW FOR THE LIMITED PURPOSE OF CHECKING COMPLIANCE WITH DESIGN CONCEPT OF PROJECT AND GENERAL COMPLIANCE WITH INFORMATION IN THE CONTRACT DOCUMENTS WHEN SPECIFIED IN INDIVIDUAL SECTIONS: DESIGN DATA, CERTIFICATES, TEST AND INSPECTION REPORTS, AND MANUFACTURER'S FIELD REPORTS.
  - REVIEW AND STAMP ALL SUBMITTALS. SUBMITTALS WHICH DO NOT BEAR CONTRACTOR'S APPROVAL, STAMP SHALL BE RETURNED WITHOUT REVIEW.
  - ARCHITECT WILL REVIEW AND RETURN TO CONTRACTOR MARKED "APPROVED" REVIEW AND RESUBMIT "REJECTED" "RECEIVED" OR OTHER APPROPRIATE ACTION.
  - ARCHITECT SHALL HAVE 10 WORKING DAYS FOR REVIEW OF EACH SHOP DRAWING. RESPONSE TIME MAY BE ADJUSTED, IF ADDITIONAL INFORMATION IS REQUIRED OR IF ARCHITECT'S CONSULTANTS ARE TO REVIEW SUBMITTALS.
  - REVIEW OF SUBMITTALS IS NOT FOR DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUALITIES, OR FOR SUBSTANTIATING INSTRUCTION FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
  - ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OR SAFETY PRECAUTIONS OR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. ARCHITECT'S ACCEPTANCE OF SPECIFY ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH ITEM IS A COMPONENT.
  - CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK REQUIRING SUBMITTAL AND REVIEW UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN REVIEWED BY THE ARCHITECT. SUCH WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SUBMITTALS.
  - CONTRACTOR SHALL NOT BE HELD OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY ARCHITECT'S REVIEW UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED ARCHITECT IN WRITING OF SUCH DEVIATION AT TIME OF SUBMITTAL AND ARCHITECT HAS GIVEN WRITTEN ACCEPTANCE OF THE SPECIFIC DEVIATION. CONTRACTOR SHALL NOT BE HELD OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SUBMITTALS BY ARCHITECT'S ACCEPTANCE THEREOF.

## E. QUALITY REQUIREMENTS

- CONTRACTOR'S PROFESSIONAL DESIGN SERVICES: PROVIDE ENGINEERING DESIGN SERVICES OF CONSTRUCTION ASSEMBLIES LOCATED IN INDIVIDUAL SECTIONS, BASED ON PERFORMANCE AND/OR DELIVER THE TYPE OF WORK SPECIFIED AND LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.
- WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK WITH ALL PARTS AND MATERIAL NECESSARY TO MAKE A COMPLETE, IN-PLACE, PROPERLY WORKING, AND FINISHED INSTALLATION, WHETHER OR NOT SHOWN ON THE DRAWINGS.
- WORK SHALL BE DONE WITH THE FINEST WORKSMANSHIP IN ACCEPTANCE WITH INDUSTRY STANDARDS FOR CONSTRUCTION, FABRICATION, AND INSTALLATION FOR EACH TRADE. USE ONLY NEW HIGHEST QUALITY MATERIALS CONSISTANT WITH SPECIFICATIONS. COMPLY WITH ALL APPLICABLE BUILDING CODES, AND FEDERAL, STATE, AND LOCAL GOVERNMENT REGULATIONS, INCLUDING THOSE DEALING WITH ENERGY, ADA REQUIREMENTS, FACTORY MUTUAL, AND UNDERWRITERS LABORATORIES STANDARDS.
  - MINOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKSMANSHIP.
  - VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED AS INSTRUCTED BY THE MANUFACTURER.
  - MONITOR FABRICATION AND INSTALLATION TOLERANCE CONTROL OF PRODUCTS TO PROVIDE ACCEPTABLE WORK. DO NOT PERMIT TOLERANCES TO ACCUMULATE.
  - MANUFACTURER FIELD NO TECHNICAL SERVICES: WHEN SPECIFIED IN INDIVIDUAL SECTIONS, PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE AND INSPECT WORK AS APPLICABLE AND TO INSTITUTE REPAIRS AS NECESSARY.
- MANUFACTURER'S FIELD NO TECHNICAL SERVICES: WHEN SPECIFIED IN INDIVIDUAL SECTIONS, PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE AND INSPECT WORK AS APPLICABLE AND TO INSTITUTE REPAIRS AS NECESSARY.

## G. TEMPORARY FACILITIES AND CONTROLS \*\*SEE DEMO DRAWING SPECIFICATIONS SHEET A00001\*\*

## F. PRODUCT REQUIREMENTS

- SINGLE SOURCE COMPATIBILITY: WHERE POSSIBLE, AND SUBJECT TO MANUFACTURER ACCEPTANCE AND WARRANTY REQUIREMENTS, PROVIDE THE SAME PRODUCT COMPONENTS FOR DIFFERENT ASSEMBLY OR SEALING APPLICATIONS.
- PROVIDE PRODUCTS THAT ARE NEW AND UN Damaged, UNLESS SPECIFICALLY PERMITTED BY CONTRACT DOCUMENTS
- DO NOT USE PRODUCTS THAT:
  - ARE MADE OR IN CONTACT WITH LEAD OR MERCURY.
  - CONTAIN LEAD, CADMIUM, OR ASBESTOS
  - CONTAIN ADDITIVE UREA-FORMALDEHYDE.
- WHERE DIRECTED BY OWNER, AND SUBJECT TO IMPACT ON CONTRACT SUM OR CONSTRUCTION SCHEDULE, GIVE CONSIDERATION TO PRODUCTS THAT HAVE LOWER VOC EMISSIONS, HAVE RECYCLED CONTENT, AND/OR THAT ARE SUSTAINABILITY HARVESTED, PROVIDED ALL OTHER CRITERIA SPECIFIED ARE MET. SALVAGE, RE-USE, OR RECYCLE NON-HAZARDOUS CONSTRUCTION MATERIALS WHERE POSSIBLE.
- PRODUCT OPTIONS:
  - WHERE PRODUCTS ARE INDICATED BY THERE TERM "AS SELECTED" ARCHITECT WILL MAKE SELECTION
  - WHERE BASIS OF DESIGN PRODUCTS OR PRODUCTS NAMED WITH A LIMITED LIST OF MANUFACTURERS ARE INDICATED, PROVIDE ONLY THOSE PRODUCTS, UNLESS EQUIVALENT PRODUCTS BY OTHER MANUFACTURERS ARE ALSO PERMITTED.
  - WHERE ONLY A LIMITED LIST OF MANUFACTURERS IS INDICATED, PROVIDE PRODUCTS FORM ONE OF THOSE MANUFACTURERS THAT COMPLIES WITH REQUIREMENTS UNLESS EQUIVALENT PRODUCTS ARE ALSO PERMITTED.
  - WHERE A SOLE PRODUCT IS NAMED AND NO OTHER MANUFACTURER OR PRODUCT IS LISTED, SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS EQUIVALENT PRODUCTS BY OTHER MANUFACTURERS ARE ALSO PERMITTED.
  - FOR EQUIVALENT PRODUCTS BY OTHER MANUFACTURERS, ARCHITECT WILL CONSIDER CONTRACTOR'S REQUEST FOR COMPARABLE PRODUCTS, IF PROPOSED PRODUCTS ARE CONSISTENT WITH THE CONTRACT DOCUMENTS, WILL PRODUCE THE INDICATED RESULTS, ARE COMPATIBLE WITH OTHER PARTS OF THE WORK AND MEET WARRANTY REQUIREMENTS. SUBMIT DETAILED COMPARISONS OF PROPOSED PRODUCTS WITH NAMED PRODUCTS AND SAMPLES IF APPLICABLE FOR REVIEW AND APPROVAL.
  - PRODUCTS SPECIFIED BY REFERENCE STANDARDS OR BY DESCRIPTION ONLY: USE ANY PRODUCT MEETING THOSE STANDARDS OR DESCRIPTION.
  - FINISHES COLORS, TEXTURE AND PATTERNS ARE INDICATED ON DRAWINGS, WHETHER NOT INDICATED OR NOTED BY THE TERM "AS SELECTED," ARCHITECT WILL MAKE SELECTION.
- WARRANTIES:
  - WARRANTIES SPECIFIED IN OTHER SECTIONS SHALL BE IN ADDITION TO, AND RUN CONCURRENTLY WITH OTHER WARRANTIES REQUIRED BY CONTRACT DOCUMENTS.
  - MANUFACTURER'S DISCLAIMERS AND LIMITATION ON PRODUCT WARRANTIES DO NOT RELIEVE CONTRACTOR OF OBLIGATIONS UNDER REQUIREMENTS OF ITE CONTRACT DOCUMENTS
  - DELIVERY STORAGE, HANDLING AND PROTECTION:
    - COORDINATE DELIVERY OF PRODUCTS TO AVOID LENGTHY LEAD TIMES THAT MIGHT DELAY PROJECT, TO MINIMIZE SITE STORAGE TIME, AND TO MINIMIZE POTENTIAL DAMAGE TO STORED MATERIALS.
    - PROVIDE PROTECTION OF STORED MATERIALS AND PRODUCTS AGAINST THEFT, CASUALTY, OR DETERIORATION.
    - STRUCTURAL LOADING LIMITATIONS: HANDLE AND STORE PRODUCTS AND MATERIALS AS DO NOT TO EXCEED STATIC AND DYNAMIC LOAD-BEARING CAPACITIES OF BUILDING FLOORS AND ROOFS.

## H. EXECUTION AND CLOSEOUT

- USE OF EXPLOSIVES IS PROHIBITED
- PROTECT SITE FROM PUDLING OR RUNNING WATER, PREVENT EROSION AND SEDIMENTATION
- VENTILATION AND CONTROL VENTILATE ENCLOSED AREAS TO ASSURE CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.
- REST AND NOBENT CONTROL: PROVIDE METHODS, MEANS, AND FACILITIES TO CONTROL RODENTS, INSECTS, AND OTHER PESTS DURING CONSTRUCTION.
- POLLUTION CONTROL: COMPLY WITH FEDERAL, STATE, AND LOCAL REGULATIONS TO PREVENT CONTAMINATION OF SOIL, WATER, AND AIR FROM POLLUTANTS DUE TO CONSTRUCTION OPERATIONS
- EXAMINATION: VERIFY THAT EXISTING CONDITIONS AND SUBSTRATES ARE ACCEPTABLE FOR SUBSEQUENT WORK. BEGINNING OF WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
- LAYOUT OF WORK:
  - PROMPTLY NOTIFY ARCHITECT IF ANY DISCREPANCIES DISCOVERED.
- GENERAL INSTALLATION REQUIREMENTS:
  - INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND AS TO AVOID WASTE DUE TO NECESSITY FOR REPLACEMENT.
  - MAKE VERTICAL ELEMENTS PLUMB AND HORIZONTAL ELEMENTS LEVEL, UNLESS OTHERWISE NOTED.
  - INSTALL EQUIPMENT PLUMB AND LEVEL, NEATLY ALIGNED WITH ADJACENT VERTICAL AND HORIZONTAL LINES, UNLESS OTHERWISE INDICATED.
  - MAKE CONSISTENT TEXTURE ON SURFACES WITH SEAMLESS TRANSITIONS, UNLESS OTHERWISE INDICATED.
  - MAKE NEAT TRANSITIONS BETWEEN DIFFERENT SURFACES, MAINTAINING TEXTURE AND APPEARANCE.
- CUTTING AND PATCHING: EXECUTE WORK WHERE POSSIBLE BY METHODS THAT MINIMIZE CUTTING OR PATCHING. WHEN CUTTING AND PATCHING IS NECESSARY, FINISH PATCHED SURFACES AREA TO MATCH THAT EXISTING PRIOR TO PATCHING. REPLACE IF WORK IS NOT TO SATISFACTION OF OWNER AND ARCHITECT.
- PROGRESS CLEANING: MAINTAIN PROJECT SITE IN A CLEAN AND ORDERLY CONDITIONS. REMOVE WASTE MATERIALS, DEBRIS, AND TRASH ON A DAILY BASIS. DO NOT BURY OR BURN
- ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
- FINAL CLEANING: PRIOR TO SUBSTANTIAL COMPLETION
  - FOLLOW MANUFACTURER RECOMMENDATIONS ON HOW TO BE CLEANED. USE NON-HAZARDOUS CLEANING MATERIALS WHERE POSSIBLE.
  - REMOVE WASTE, SURPLUS MATERIALS, TRASH, AND CONSTRUCTION FACILITIES FORM SITE. DISPOSE OF IN LEGAL MANNER, DO NOT BURY OR BURY
  - PROTECTION OF INSTALLED WORK: PROVIDE IDENTIFICATION AND REMOVABLE PROTECTION FOR INSTALLED PRODUCTS, CONTROL ACTIVITY IN IMMEDIATE WORK AREA TO PREVENT DAMAGE.
  - CLOSE OUT PROCEDURES: NOTIFY ARCHITECT WHEN CONTRACTORS WORK IS NEARING COMPLETION
    - PREPARE A PRELIMINARY LIST OF DEFICIENCIES (PUNCH LIST) OUTLINING INCOMPLETE WORK. ACCOMPANY ARCHITECT ON PRELIMINARY INSPECTION. ARCHITECT SHALL REVIEW LIST OF DEFICIENCIES AND NOTE ANY UNACCEPTABLE WORK AND ITEMS NEEDING ATTENTION.
    - TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES TO ELIMINATE VISUAL DEFECTS.
    - SUBMIT WARRANTIES, MAINTENANCE SERVICE AGREEMENTS, FINAL CERTIFICATIONS, AND SIMILAR DOCUMENTS.
    - PREPARE AND SUBMIT PROJECT RECORD DOCUMENTS, OPERATION AND MAINTENANCE MANUALS, WARRANTIES, AND OTHER FINAL RECORD INFORMATION.
    - DELIVER SPARE PARTS, ATTIC STOCK AND SIMILAR ITEMS TO OWNER.
    - MAKE FINAL CHANGE OVER OF PERMANENT LOCKS AND DELIVER KEYS TO OWNER, ADVISE OWNER OF CHANGE OVER IN SECURITY PROVISIONS.
    - CORRECT ITEMS OF WORK LISTED IN PUNCH LIST AND NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECT'S SUBSTANTIAL COMPLETION FINAL INSPECTION.

# ARCHITECTURAL SPECIFICATIONS

**UNDESIRABLE VAPOR BARRIER SECTION 03155**

- See architectural drawings for extent of work.
- Submit Product Data and Samples for approval.

C. Performance requirements:

- Water Vapor Resistance: Not more than 0.010 Perms, Maximum.
- Comply with ASTM E745, Class A
- Thickness: 15 MILS Minimum

D. Acceptable Products:

- Equivalent Products not listed below by other manufacturers shall comply with this section and be subject to review and approval by architect.
  - STEGO WRAP Vapor barrier (15-mil) by Stego Industries
  - MOISTEX ULTRA 15 by Fortiflex Building Systems Group
  - VAPOR BLOCK 15 by BAYVEN ENGINEER FILMS
  - GRIFDYN 15MIL Green by Reef Industries
- Accessory Products: Vapor Barrier Manufacturers Recommended Tape, Adhesive, Mastic, Etc. For sealing seams and penetrations in vapor barrier.

D. Examination:

- Verify that surface over which vapor barrier is to be installed is ready before proceeding with installation of vapor barrier.
- Do not proceed until under-slab plumbing and electrical rough-in work is complete and specified RFI or subgrade material has been placed, compacted, and tested, and is level and undisturbed.

E. Installation:

- Install vapor barrier in accordance with manufacturer's instructions and ASTM E1643.
- Install vapor barrier under interior slabs on grade. Lap sheet over footings and seal to foundation walls.
- Lap joints minimum 6 inches
- Seal Joints, seams, and penetrations waterproofing with manufacturer's recommended products.
- No penetration of vapor barrier is allowed except for reinforcing steel and permanent utilities.
- Repair Damaged vapor barrier before covering with other materials.

F. Protection

- Do not permit unnecessary foot or vehicular traffic on unprotected concrete membrane
- Protect complete membrane from damage prior to girding concrete membrane for punctures or damage and repair is required to maintain vapor barrier integrity.

**METAL FABRICATIONS SECTION 05 50 00**

- See architectural drawings for extent of work.
- Submit Product Data, Shop Drawings and Samples for approval.

C. Performance requirements:

- Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

D. Acceptable Products:

- Metal Fastenings: Centinere Brackets, Rakks Architectural Shelving and Hardware OR EQUIVALENT
- Metal Ladders: ALACO Ladder Co., FIXEAST USA, Panel Built, Inc., Precision Ladders, LLC, UPNOVR, INC. OR EQUIVALENT
- Metal Fabrication Applications:
  - Application: Rough hardware, Rooftop ladders, Ladder safety cages, Steel framing and supports for countertops, Prefabricated building columns, Miscellaneous steel trim.
- Ferrous Materials:
  - Steel Plates, Shapes and Bars: ASTM A 36.
  - Steel Tubing: ASTM A 500 or A 501.
  - Brackets, Flanges, and Anchors: Cast or formed metal.
  - Zinc-Coated: Hot-dip galvanized coating for materials in exterior assemblies or exterior walls.
- Stainless Steel Materials:
  - Bar Stock: ASTM A 276, Type 302 or 304.
  - Plate: ASTM A 666, Type 302 or 304.
  - Rollled-Steel Floor Plate: ASTM A 786.
- Aluminum Materials:
  - Extruded Bars and Shapes: ASTM A 221 aluminum alloy.
  - Rollled Tread Plate: ASTM B 632 aluminum alloy.
  - Rivets: ASTM B 216, aluminum alloy.
  - Sheet for Expanded Aluminum Grating: ASTM B 209.
  - Fasteners: ASTM A 153.
  - Finish: Clear anodized.
- Fasteners:
  - Bolts and Nuts: Hexagon head type, ASTM A 307, Grade A.
  - Lag Bolts: Square head, FS FF-8-56.
  - Machine Screws: Cadmium plated steel, FS FF-5-92.
  - Sheet Metal Screws: Flat head carbon steel, FS FF-5-11.
  - Plain Washers: Round carbon steel, FS FF-9-17.
  - Drilled-In Expansion Anchors: FS FF-5-325.
  - Toggle Bolts: Tumble-wing type, FS FF-8-98B.
  - Lock Washers: Spring type carbon steel, FS FF-W-84.
  - Zinc-Coating: Fasteners in exterior assemblies or exterior walls.

E. INSTALLATION

- Take field measurements prior to preparation of shop drawings and fabrication. Do not delay job; allow for cutting and fitting of field measurement not practical.
- Form work true to line with sharp angles and edges. Weld continuously, grind flush and make smooth on exposed surfaces.
- Install work plumb and level with hairline joints and ground flush walls.
- Limits: Provide sizes indicated with bearing at each end.
- Touch-up damaged coatings with shop primer and galvanneal repair paint.
- Paint items scheduled in accordance with painting section.

**LABE RAILING SECTION 05 72 00**

- See architectural drawings for extent of work.
- Submit Product Data, Shop Drawings and Samples for approval.

C. Performance Requirements

- Provide handrails and railings capable of withstanding the following structural loads without exceeding allowable design working stress of materials for handrails, railings, anchors, and connections.
  - Components and installation shall be in accordance with state and local code authorities.
  - Components and installation shall follow current ADA and ICC/ANSI A117.1 guidelines.
  - Top Rail: Shall withstand the following loads.
    - Concentrated load of 200 lb (89 KN) applied at any point and in any direction.
    - Uniform load of 50 lbf/ft (7.3 kN/m) applied vertically with uniform load of 100 lbf-ft, applied vertically
    - Concentrated and uniform loads above need not be assumed to act concurrently.
  - Handrails Not Serving as Top Rails: Shall withstand the following loads.
    - Concentrated load of 200 lb (89 KN) applied at any point and in any direction.
    - Uniform load of 50 lbf/ft (7.09 kN/m) applied in any direction.
    - Concentrated and uniform loads above need not be assumed to act concurrently.
  - Guard Infill Area: Concentrated horizontal load of 200 lb (89 KN) applied to 1 square foot (0.09 m<sup>2</sup>) at any point in system
  - Corrosion Resistance: Separate incompatible materials to prevent galvanic corrosion.
  - WARRANTY: Provide manufacturer's standard form outlining the terms and conditions of their standard Limited Warranty:
    - Cable and Connectors: 10-year limited warranty against defects in materials and workmanship.
    - Paint Finish on Aluminum: 10-year limited warranty against cracking, flaking, blister, and peeling coat.
- PRODUCTS: Aluminum Railings with Cable Infill.
  - Mounting: Top Deck Mounted Posts, Side (Fascia) Mounted Posts, Core Mounted Posts.
  - Rail Heights: 36 inches and 42 inches.
  - Top Rail Type: Aluminum Rectangular or Wood.
  - Base Plate: 3.25 x 2.25 x 0.35 inches (133 x 133 x 9 mm) minimum.
  - Finish: All colors from manufacturer's standard color options.
  - Square Extruded Aluminum Components: Provide manufacturer's standard extruded aluminum components as follows:
    - Intermediate Post (Standard): 2.362 inches (60 mm) by 2.362 inches (60 mm) with radiused corner, 0.079 inch (2 mm) wall thickness.

**ROUGH CARPENTRY SECTION 06 10 00**

- See architectural drawings for extent of work.
- Submit Product Data, Shop Drawings and Samples for approval.

C. Performance requirements:

- Comply with governing codes and regulations. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- Lumber Standards and Grade Stamps: DCC PS 1, U.S. Product Standard for Construction and Industrial Plywood, APA PRP-108.
- Construction Panel Standards: DCC PS 1, U.S. Product Standard for Construction and Industrial Plywood, APA PRP-108.
- Wood Framing Standards: NFPA House Framing Manual.
  - Exterior Wall Framing: 2 inch by 6-inch nominal (38 mm by 140 mm actual) studs, 24 inches (61 cm) on center.
  - Interior Wall Framing: 2 inch by 4-inch nominal (38 mm by 89 mm actual) studs, 16 inches (40 cm) on center.
  - Guard Infill Area: Framing: 2 inch by 4-inch (38 mm by 89 mm actual) studs, 16 inches (40 cm) on center.
  - Preservative Treatment: AWPA C20 for lumber and AWPA C9 for plywood; waterborne pressure treatment. Provide for wood in contact with soil, concrete, masonry, roofing, flashing, dampproofing and waterproofing.
  - Fire-Retardant Treatment: AWPA C20 for lumber and AWPA C27 for plywood, noncorrosive type. Provide at building interior where required by code.

D. Acceptable Products:

- Rough Carpentry Applications: Framing with dimension lumber, Framing with engineered wood products, Rooftop equipment bases and support
- Dimensional Lumber
  - Light Framing: Stud, No. 2 or Sounding grade.
  - Structural Framing: No. 1 grade.
  - Species: Any species of grade indicated.
  - Exposed Framing: Appearance grade.
- Boards: Exposed Boards: 15% moisture content. Concealed Boards: 19% moisture content. Miscellaneous Lumber: Moisture Content: 19%.
- Grade: Standard grade light framing.
- Framing Anchors and Fasteners:
  - Material: Non-corrosive, suitable for load and exposure. Drywall screws are not acceptable.

E. INSTALLATION

- Securely attach rough carpentry work to substrate by anchoring and fastening as indicated.
- Plywood: Comply with applicable recommendations contained in APA Form No. E304, "APA Design/Construction Guide: Residential & Commercial"
- Provide nailers, blocking and grounds where required. Set work plumb, level and accurately cut.
- Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.
- Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.
- Restore damaged components. Protect work from damage.

**THERMALLY MODIFIED WOOD SIDING - SHOU-SUGI BAN SECTION 06 10 00**

- See architectural drawings for extent of work.
- Submit Product Data, Shop Drawings and Samples for approval.

C. Quality Assurance:

- To ensure functional and appearance compatibility, siding, furringstrips, concealed fasteners and all trim pieces shall be single sourced
- Store and handle materials in accordance with manufacturer's instructions on flat, level surface, raised above floor or ground, with adequate support to prevent sagging. Keep thermally modified wood siding covered and free of dirt, debris, and moisture until installation.
- Manufacturer's Warranty: Provide manufacturer's standard 20-year warranty for Thermally Modified Wood Siding (when installed per manufacturer recommendations).

D. Products:

- Siding and Trim used as exterior rainscreen system over wood furring strips and/or attached with concealed rainscreen clips.
  - Species: Thermally Modified White Ash, Cedar, Pine, Accoya, Larch, or Oak
  - Grade: FAS / Select & Better
  - Size: 1 x 2, nominal, 3/4 x 2 inches, actual.
- FURRING STRIPS
  - A Arbor Wood Co. Thermally Modified Wood Furring:
    - Species: Thermally Modified White Ash or Southern Yellow Pine.
    - Size: 1 x 2, nominal, 3/4 x 2 inches, actual.
  - FASTENERS: Rain Screen Clips: Climate-Shield CSRSC2, 2 inch wide marine grade aluminum alloy rain screen siding clips and stainless steel screws.
  - FINISHES: Wood Finish Oil (manufacturer recommended) Color to be selected from manufacturer's full range.

E. Installation:

- Repair substrate flaws or defects before applying siding or soffits.
- Install siding and trim in accordance with manufacturer's instructions at locations indicated on the Drawings.
- Install exterior siding and trim with flush, tight joints.
- Fastening: Install fasteners in accordance with local building code and manufacturer's requirements.
- After application of siding and trim, clean as necessary to remove all fingerprints and soiled areas.
- Protect installed siding to ensure that, except for normal weathering, siding will be without damage or deterioration at time of Substantial Completion.

**SHEATHING SECTION 06 16 00**

- See architectural drawings for extent of work.
- Submit Product Data and Samples for approval.

C. Performance requirements:

- Evaluation Reports: For following products, from ICC-ES:
  - Preservative-treated plywood.
  - Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material being installed.
  - Stack panels flat with spaces between and between each bundle to provide air circulation. Protect sheathing from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.
- Acceptable products:
  - Plywood: DCC PS 1 "Construction and Industrial Plywood" for wood structural panels. Thickness: As needed to comply with requirements specified, but not less than thickness indicated. Factory mark panels to indicate compliance with applicable standard.
  - FIRE-RETARDANT-TREATED PLYWOOD: Where indicated on the drawings, Plywood with a flame-spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet (3.2 m) beyond the centerline of the burners at any time during the test.
  - FASTENERS
    - For roof and wall sheathing, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
    - Power-Driven Fasteners: NES NER-272.
  - MISCELLANEOUS MATERIALS
    - Adhesives for Fixed Gluing Panels to Framing: Formulation complying with ASTM 13498 that is approved for use with type of construction panel indicated by manufacturer of both adhesives and panels.
    - Adhesives shall have a VOC content of 50 g/l or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

E. INSTALLATION

- Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
- Cut panels at penetrations, edges, and other obstructions of work, fit tightly against abutting construction unless otherwise indicated.
  - Securely attach to substrate by fastening as indicated, complying with the following:
    - NES NER-272 for power-driven fasteners.
    - Table 208.1.1, "Fastening Schedule," in ICC's "International Building Code."
  - Coordinate sheathing installation with flashing and joint-sealant installation so that all sheathing materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
  - Do not bridge building expansion joints, cut and space edges of panels to match spacing of structural support elements.
  - Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.
  - Comply with applicable recommendations in APA Form No. E30, "Engineered Wood Construction Guide," for types of structural-use panels and applications indicated.
    - Fastening Methods: Fasten panels as indicated below:
      - Wall and Roof Sheathing:
        - Screw to cold-formed metal framing.
        - Space panels 1/8 inch apart at edges and ends.
      - Install panel vertical edges centered over studs. Attach boards at perimeter and within field of board to each stud.
      - Space fasteners approximately 12 inches o.c. and set back a minimum of 1/8 inch (3.2 mm) from edges and ends of boards.

**END OF SECTION 06 16 00**

**SHEET WATERPROOFING SECTION 07 13 00**

- See architectural drawings for extent of work.
- Submit Product Data and Samples for approval.

C. Performance requirements:

- Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- Testing: Flood testing of horizontal applications.

D. Acceptable Products:

- Foundation Wall Waterproofing:
  - Manufacturers: HYPERLINK "https://www.arcat.com/arcatocs/cos34/ar33991.html#M&E1:HYPERLINK "https://www.arcat.com/arcatocs/cos34/ar34870.html#Polyguard\_Products\_Inc:HYPERLINK "https://www.arcat.com/arcatocs/cos50/ar30451.html#T&M:By:Polyguard\_Products\_Inc.
  - Type: Self-adhering rubberized asphalt and polyethylene sheet membrane, 60 mils thick, and tensile strength 250 psi.
  - Type: EPDM Rubber Sheet: ASTM E 6134, Type 1, 60-mil-thick flexible sheet, unreinforced.
  - Type: EPDM Rubber Sheet: ASTM E 6134, Type 1, 60-mil-thick flexible sheet, unreinforced.
  - Accessories: Primers, surface conditioners, termination bars, and protection board.
- Geotextile-Faced Drainage Panels:
  - Manufacturers: HYPERLINK "https://www.arcat.com/arcatocs/cos34/ar34870.html#Polyguard\_Products\_Inc.
  - Type: Geotextile faced 3-dimensional, nonbiodegradable, molded-plastic-sheet drainage cores.
- Insulating Drainage Panels:
  - Manufacturers: HYPERLINK "https://www.arcat.com/arcatocs/cos34/ar34875.html#Plastic\_Components\_Inc.
  - Type: Extruded-polyethylene board ASTM C 578; Type IV, 1.6-lb/cu. ft. 25-psi compressive strength, shiplap or tongue-and-groove edges and with drainage channels one side, faced with geotextile fabric.

E. INSTALLATION

- Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.
- Restore damaged components and test waterproofing for leaks. Clean and protect work from damage.

**FLUID-APPLIED WATERPROOFING SECTION 07 14 00**

- See architectural drawings for extent of work.
- Submit Product Data and Samples for approval.

C. Performance requirements:

- Warranty: Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials.
  - Warranty Period: 5 years for polyurethane waterproofing.
  - Warranty Period: 10 years for hot rubberized waterproofing.
- Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- Testing: Flood testing of horizontal applications.

D. Approved Products:

- Foundation Wall Waterproofing:
  - Manufacturers: **Yemmer System America, Inc.**
  - Type: One-part modified polyurethane-based liquid membrane waterproofing, 90 percent solids, ASTM C 836, 60 mil thick coating.
  - Type: Two-part modified polyurethane-based liquid membrane waterproofing, 90 percent solids, ASTM C 836, 60 mil thick coating.
  - Type: Non-reinforced hot rubberized asphalt, single-component, 100 percent solids, 180 mil thick coating.
  - Type: Reinforced hot rubberized asphalt, single-component, 100 percent solids, 235 mils mil thick coating.
  - Accessories: Primers, surface conditioners, termination bars, and protection board.
- Geotextile-Faced Drainage Panels:
  - Manufacturers: **Hyperlink "https://www.arcat.com/flvs/sec/sec07140.html#www.arcat.com/flvs/sec/sec07140.html"**
  - Type: Geotextile faced 3-dimensional, nonbiodegradable, molded-plastic-sheet drainage cores.
- Insulating Drainage Panels:
  - Manufacturers: **Hyperlink "https://www.arcat.com/arcatocs/cos44/ar44763.html#Yemmer\_System\_America\_Inc."**
  - Type: Extruded-polyethylene board ASTM C 578; Type IV, 1.6-lb/cu. ft. 25-psi compressive strength, shiplap or tongue-and-groove edges and with drainage channels one side, faced with geotextile fabric.

E. INSTALLATION

- Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.
- Restore damaged components and test waterproofing for leaks. Clean and protect work from damage.

**END OF SECTION**

**FLUID-APPLIED WATERPROOFING SECTION 07 14 00**

- See architectural drawings for extent of work.
- Submit Product Data and Samples for approval.

C. Performance requirements:

- Warranty: Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials.
  - Warranty Period: 5 years for polyurethane waterproofing.
  - Warranty Period: 10 years for hot rubberized waterproofing.
- Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- Testing: Flood testing of horizontal applications.

D. Approved Products:

- Foundation Wall Waterproofing:
  - Manufacturers: **Yemmer System America, Inc.**
  - Type: One-part modified polyurethane-based liquid membrane waterproofing, 90 percent solids, ASTM C 836, 60 mil thick coating.
  - Type: Two-part modified polyurethane-based liquid membrane waterproofing, 90 percent solids, ASTM C 836, 60 mil thick coating.
  - Type: Non-reinforced hot rubberized asphalt, single-component, 100 percent solids, 180 mil thick coating.
  - Type: Reinforced hot rubberized asphalt, single-component, 100 percent solids, 235 mils mil thick coating.
  - Accessories: Primers, surface conditioners, termination bars, and protection board.
- Geotextile-Faced Drainage Panels:
  - Manufacturers: **Hyperlink "https://www.arcat.com/flvs/sec/sec07140.html#www.arcat.com/flvs/sec/sec07140.html"**
  - Type: Geotextile faced 3-dimensional, nonbiodegradable, molded-plastic-sheet drainage cores.
- Insulating Drainage Panels:
  - Manufacturers: **Hyperlink "https://www.arcat.com/arcatocs/cos44/ar44763.html#Yemmer\_System\_America\_Inc."**
  - Type: Extruded-polyethylene board ASTM C 578; Type IV, 1.6-lb/cu. ft. 25-psi compressive strength,

**ROOF SPECIALTIES SECTION 07 21 00**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
2. Wind Uplift: Code required wind uplift resistance and Florida Product Approval
D. Approved Products:
1. Gravity Air Vents: Material: Aluminum.
2. Roof Drains: Material: Aluminum.
3. Vent Stack Flashing: Material: Aluminum.
4. Gutter and Downspout Systems: Material: Aluminum, painted.
5. Rain Diverters: Material: Aluminum, painted.
6. Fascia Systems, Extruded Aluminum: Material: Aluminum Finish: Fluoropolymer, 2-coat.
7. Fascia for Single-Ply Roofing, Extruded Aluminum: Material: Fluoropolymer, 2-coat.
8. Fascia and Gutter Stops, Aluminum Sheet: Material: Aluminum Finish: Fluoropolymer, 2-coat.
E. INSTALLATION
1. Comply with accessory manufacturers' instructions and recommendations. Coordinate installation with roofing system to ensure weathertight performance. Anchor securely to structure to withstand inward and outward loads.
2. Isolate dissimilar metals to prevent galvanic corrosion.
3. Test and operate units; clean, lubricate and adjust moving parts.

**ROOF ACCESSORIES SECTION 07 20 00**

- A. SUMMARY: Provide manufactured roof panels. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials. Warranty Period: 20 years.
D. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
E. Wind Uplift: Code required wind uplift resistance.
F. MATERIALS:
1. Ridge and Soffit Vents: Material: Corrugated galvanized.
2. Portable Rooftop Pipe, Duct and Equipment Supports: Material: Galvanized steel.
3. Insulated Heat and Smoke Vents with Plastic Dome: Material: Aluminum with clear anodized finish.
4. Insulated Heat and Smoke Vents with Metal Lid: Material: Zinc coated steel.
5. Rooftop Ladders and Platforms: Material: Aluminum, painted.
6. Prefabricated Curb and Equipment Support Units: Material: Steel, 1/4 gauge (0.747 inch), hot dip galvanized.
7. Curb-Mounted Low Profile Gravity Ventilators: Material: Galvanized steel, manual operation, screens.
G. INSTALLATION
1. Comply with accessory manufacturers' instructions and recommendations. Coordinate installation with roofing system to ensure weathertight performance. Anchor securely to structure to withstand inward and outward loads.
2. Isolate dissimilar metals to prevent galvanic corrosion.
3. Test and operate units; clean, lubricate and adjust moving parts. Leave units ready for field painting.

**JOINT SEALANTS SECTION 07 20 00**

- A. SUMMARY: Provide manufactured roof panels. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials. Warranty Period: 20 years.
D. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
E. Field-Constructed Mops: Each joint type.
F. MATERIALS:
1. Exterior Joints in Vertical Surfaces, Silicone: Materials: Two component silicone sealant.
2. Exterior Joints in Vertical Surfaces, Urethane: Sherrill-Williams Materials: Two component urethane sealant.
3. Exterior Joints in Vertical Surfaces, Preformed Compression Seals: Materials: Preformed precompressed foam sealant.
4. Exterior Joints in Horizontal Surfaces, Urethane: Sikaflex Materials: Self-leveling urethane sealant, ASTM C 920.
5. Exterior Joints Immersed in Water, Polyisulfide: Materials: Two-part polyisulfide, for water immersion, ASTM E 920.
6. Exterior Paving Joint Fillers, Bituminous: Materials: Bituminous Fiber.
7. Interior Joints, Limited Movement: Acrylic: Materials: Acrylic emulsion, ASTM E 834.
8. Interior Joints, Sanitary Silicone: Sil-Seal Materials: One-part mildew-resistant silicone sealant, ASTM E 920.
G. INSTALLATION
1. Examine substrate; report unsatisfactory conditions in writing. Begin mopping work means acceptance of substrates.
2. Provide sealants in colors as selected from manufacturer's standards.
3. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections. Clean and prime joints, and install bond breakers, backer rods and sealant as recommended by manufacturers.
4. Depth shall equal width up to 1/2 inch wide, depth shall equal 1/2 width for joints over 1/2 inch wide.
E. Cure and protect sealants as directed by manufacturers. Replace or restore damaged sealants. Clean adjacent surfaces to remove spillage.

**HOLLOW METAL DOORS AND FRAMES SECTION 08 11 13**

- A. See architectural drawings for extent of work.
B. Submit Product Data and Samples for approval.
1. Product Data: For each type of product.
a. Include construction details, material descriptions, core descriptions, and finishes.
2. Shop Drawings: Include the following:
a. Elevations of each door type.
b. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
c. Frame details for each frame type, including dimensional profiles and metal thicknesses.
d. Locations of reinforcement and preparations for hardware.
e. Details of each different wall opening condition.
f. Details of anchorages, joints, field splices, and connections.
g. Details of accessories.
h. Details of moldings, removable stops, and glazing.
C. Performance requirements:
1. Deliver hollow-metal work palletized, packaged, or crated to provide protection during transit and Project-site storage. Do not use nonvented plastic. Provide additional protection to prevent damage to factory-finished units.
2. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
3. Store hollow-metal work vertically under cover at Project site with head up. Place on minimum 4-inch-high wood blocking. Provide minimum 16-inch space between each stacked door to permit air circulation.
D. Approved Products
1. Basis of Design Manufacturer: Schlage Lock Co. Steelcraft. Subject to compliance with requirements, comparable products by one of the following manufacturers may be submitted for consideration: Curries, an Assa Abloy Company, Mesko, Dormakaba, Pemco Industries, Inc.
a. Hollow-Metal Frames: NAAMM-HMMA 860.
b. Physical Performance: Level A according to SDI A250.4.
c. Frames: Materials: Metallic-coated steel sheet, minimum thickness of 0.053 inch, full profile welded, Factory Prime.
2. Jamb Anchors:
a. Stud Wall Type: Designed to engage stud, welded to back of frames, not less than 0.042 inch thick.
b. Compression Type for Drywall-Slip-on Frames: Adjustable compression anchors.
c. Postinstalled Expansion Type for In-Place Concrete or Masonry: Minimum 3/8-inch diameter bolts with expansion shields or inserts. Provide pipe spacer from frame to wall, with throat reinforcement plate, welded to frame at each anchor location.
3. Floor Anchors: Formed from same material as Frames, minimum thickness of 0.042 inch, and as follows:
1. Monolithic Concrete Slabs: Clip type anchors, with two holes to receive fasteners.
4. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.
5. GROUT: ASTM C 1376, except with a maximum slump of 4 inches, as measured according to ASTM C 1431/C 1434M for ALL FRAMES IN CMU BLOCK WALLS
6. Mineral Fiber Insulation: ASTM C 665, Type I (blankets without membrane facing); consisting of fibers of mineral fiber from slag or rock wools; with maximum flame-spread and smoke-developed indices of 25 and 50, respectively; passing ASTM E 136 for combustion characteristics.
E. INSTALLATION
1. Install hollow-metal work plumb, rigid, properly aligned, and securely fastened in place. Comply with Drawings and manufacturer's written instructions.
2. Hollow-Metal Frames: Install hollow-metal frames of size and profile indicated. Comply with SDI A250.11 or NAAMM-HMMA 840 as required by standards specified.
3. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to the floor, and secure with postinstalled expansion anchors.
4. Installation Tolerances: Adjust hollow-metal door frames for squareness, alignment, twist, and plumb to the following tolerances:
a. Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line of 90 degrees from jamb perpendicular to frame head.
b. Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
c. Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
d. Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.
5. Final Adjustments: Check and adjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow-metal work that is warped, bowed, or otherwise unacceptable.
6. Remove grout and other bonding material from hollow-metal work immediately after installation.
7. Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible rust-inhibitive primer.
8. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in Painting Sections.
END OF HOLLOW METAL DOORS

**FRAMES AND STOREFRONTS SECTION 08 41 13**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials. Warranty Period: 5 years.
2. Operation and Maintenance Data: Submit manufacturer's operation and maintenance data, including operating instructions, list of spare parts and maintenance schedule.
3. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
D. Approved Products:
1. Aluminum Entrances and Storefront:
A. Manufacturers: YKK, KAWNEER, OR EQUIVALENT
2. Aluminum Members: ASTM B 209, ASTM B 221, ASTM B 429.
3. Steel Reinforcement: ASTM A 36, ASTM A 1008, and ASTM A 1011.
6. Door Style: Medium stile and full door.
9. Storefront Style: Aluminum framed.
12. Glass and Glazing: Insulating glazing, tempered.
14. Glazing Color: Clear with Low-e coating.
15. Glazing Color: Tinted glass.
16. Door Hanging Devices: Off-set pivot sets.
17. Door Hanging Devices: Center pivot sets.
18. Door Hanging Devices: Ball bearing butts.
20. Closers: Surface mounted.
21. Closer Operation: Single acting closers.
24. Aluminum Finish: Color anodized.
2. Auxiliary Materials:
a. Push/Pulls, doorstops, overhead holders, and deadlocks.
c. Weatherstripping and thresholds.
d. Exit Devices.
e. Electric-strike release.
E. INSTALLATION
1. Take field measurements before fabrication where possible; do not delay job progress.
2. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
3. Anchor securely in place; install plumb, level and in true alignment. Isolate dissimilar materials to prevent corrosion.
4. Coordinate with glass and glazing work; install hardware and adjust for smooth, proper operation.
5. Clean and protect completed system; repair damage.
END OF SECTION

**ALUMINUM WINDOWS SECTION 08 51 13**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
2. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship.
3. Performance: Comply with AAMA/NWDDA 1011.5.2 for grade of window required.
4. Wind Uplift: Code required wind uplift resistance and Florida Product Approval
D. Approved Products
A. Aluminum Windows:
1. Manufacturers: All Weather Architectural Aluminum, AlumInTechno 311C, Solar Innovations Architectural Glazing Systems, Wintech, Inc. TO MEET FLORIDA PRODUCT APPROVAL
2. Construction: Thermal-break type.
3. Aluminum Window Members: Aluminum extrusions.
4. Anchors, Clips, and Window Accessories: Aluminum, nonmagnetic stainless steel, or galvanized steel.
5. Window Operation: Top-hinged in swing windows.
6. Window Operation: Vertical pivoted windows.
7. Window Operation: Fixed windows.
B. Grade: Commercial: Standard: AAMA/NWDDA 1011.5.2, 2-Grade 40.
C. Grade: Architectural: Standard: AAMA/NWDDA 1011.5.2, 2-Grade 60.
D. Glazing: Insulating glass with low-e coating.
E. Aluminum Finish: Color anodized.
F. Auxiliary Materials:
a. Ventilator opening limit device.
b. Window cleaner's bolts.
c. Operating hardware.
d. Insect screening.
e. Nonglazed vent bar.
f. Group operating system, manual operation.
E. INSTALLATION
1. Fabricate windows to conform to AAMA standards and accept glass specified.
2. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
3. Operation: Provide locking units with manual operation; provide pole for out of reach hardware.
4. Restore damaged finishes and test for proper operation. Clean and protect work from damage.

**DOOR HARDWARE SECTION 08 70 00**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
2. Hardware for Fire-Rated Openings: NFPA 80, and local requirements.
3. Materials and Application: ANSI A156 series standards.
D. Approved Products
1. Door Hardware:
a. Manufacturers: Hager Companies, Miller Edge, Inc., ProdaKey, Inc., Reese Enterprises, Inc.
b. Quality Level: Commercial.
c. Locksets and Latchesets: Bored cylindrical type.
d. Locksets and Latchesets: Mortise type.
e. Lock Cylinders: Interchangeable.
f. Keying: Multiple building keying and key control system.
g. Hinges and Butts: Full-mortise type with barrier, with nonremovable pins at exterior doors.
h. Closers, Door Control, and Exit Devices: High frequency.
i. Closers, Door Control, and Exit Devices: Inertial-free.
j. Push/Pull Units: Through-bolted type.
k. Hardware Finishes: Satin stainless finish on exposed surfaces.
2. Auxiliary Materials:
a. Door Trim Units: Kickplates, edge trim, viewers, knockers, and mail drops, and related trim.
b. Stops and overhead door holders.
c. Soundstripping.
d. Weatherstripping and thresholds.
e. Knox box for fire emergency keys.
E. INSTALLATION
1. Follow guidelines of DHI Recommended Locations for Builder's Hardware and hardware manufacturers' instructions.
2. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
3. Adjust operation, clean and protect.
F. SCHEDULE
1. Hardware Schedule: REFER ARCHITECTURAL DRAWINGS

**GLAZING SECTION 08 80 00**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials.
a. Laminated Glass: Manufacturer's 5-year warranty.
b. Coated Glass: Manufacturer's 10-year warranty.
c. Insulating Glass: Manufacturer's 10-year warranty.
d. Mirror Glass: Manufacturer's 5-year warranty.
2. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
a. IGMA Publication for Insulating Glass: SIGMA 1M-3000, "Glazing Guidelines for Sealed Insulating Glass Units."
D. Approved Products:
1. Glass and Glazing:
1. Manufacturers: GLCASTLE, GlassArt Design, Glasshabe, N.A. LD, Pilkington - NSG Group, Vitro Architectural Glass, Forenza PPG, Glass, OR EQUIVALENT
2. Type: High-performance insulating glass units with low-e coating, tempered at locations as required by code.
3. Type: Mirror glass units.
2. Auxiliary Materials:
a. Compression gaskets.
b. Elastomer glazing sealants.
3. Preformed glazing tapes.
d. Glazing gaskets.
4. Setting blocks, spacers, and compressible filler rods.
f. Mirror adhesive; top and bottom angles and clips.
E. INSTALLATION
1. Inspect framing and report unsatisfactory conditions in writing.
2. Comply with IGMA "Glazing Manual" and manufacturer's instructions and recommendations. Use manufacturer's recommended spacers, blocks, primers, sealers, gaskets and accessories.
3. Install glass with uniformity of pattern, draw, low and roller marks.
4. Install sealants to provide complete wetting and bond and to create a substantial wash away from glass.
5. Set mirrors on stainless steel clips and adhere to wall with mirror adhesive.
6. Remove and replace damaged glass and glazing. Wash, polish and protect all glass supplied under this section.
END OF SECTION

**GYPSSUM BOARD ASSEMBLIES SECTION 09 21 16**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
2. Tolerances: Not more than 1/16-inch difference in true plane at joints between adjacent boards before finishing. After finishing, joints shall not be visible. Not more than 1/8 inch in 10 feet deviation from true plane, plumb, and level and proper relation to adjacent surfaces in finished work.
3. Fire Resistance for Fire-Rated Assemblies: ASTM E 119.
4. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship and level of finish.
5. Performance: Fire, structural, and seismic performance meeting requirements of building code and local authorities.
D. Approved Products:
1. Gypsum Board:
a. Manufacturers: 2
b. Material Standard: ASTM C1396.
c. Types: Board for tape and joint compound finish.
d. Type: Regular, moisture-resistant and fire-rated types as required. Typical Thickness: 5/8 inch.
e. Type: Water-resistant gypsum backing board. Typical Thickness: 5/8 inch.
f. Type: Regular and fire-rated types as required. Typical Thickness: 5/8 inch.
g. Type: Sag-resistant gypsum board.
h. Type: Exterior soffit board.
i. Type: Regular and fire-rated types as required. Typical Thickness: 5/8 inch.
j. Type: Abuse-resistant board. Typical Thickness: 5/8 inch.
k. Joint Treatment: ASTM C474 and ASTM C840, 3-coat system, paper or fiberglass tape.
2. Auxiliary Materials:
a. Cornerbead, edge trim and control joints.
b. Extruded aluminum reveals and channels.
c. Gypsum board screws, ASTM C 1002.
d. Gypsum board nails, ASTM C 514.
e. Fastening adhesive.
f. Concealed acoustical sealant.
g. Mineral fiber thermal insulation.
h. Polyethylene vapor retarder, 6 mils.
i. Polystyrene-aggregated finish for ceilings.
j. Acoustical Finish.
3. Glass-Mat Water-Resistant Gypsum Backing Board:
a. Material Standard: ASTM C1178.
b. Type: Regular and fire-resistant as required.
c. Typical Thickness: 5/8 inch.
4. Cementitious Backer Units:
a. Material Standard: ANSI A118.9.
b. Type: Cement-coated Portland cement panels.
c. Thickness: 5/8 inch nominal.
E. INSTALLATION
1. Install gypsum board for tape and 3-coat joint compound finish in compliance with ASTM C 840 and GA 216, Level 4 finish. Install gypsum board assemblies true, plumb, level and in proper relation to adjacent surfaces.
2. Provide fire-rated systems where indicated and where required by authorities having jurisdiction.
3. Install boards vertically. Do not allow butt-to-butt joints and joints that do not fall over framing members.
4. Where new partitions meet existing construction, remove existing cornerbeads to provide a smooth transition.
5. Provide insulation full height and thickness in partitions at offices, toilet rooms, between different occupancies, and where required.
6. Provide acoustical sealant at both faces at top and bottom runner tracks, wall perimeters, openings, expansion and control joints.
7. Install trim in strict compliance with manufacturer's instructions and recommendations.
8. Repair surface defects. Leave ready for finish painting or wall treatment.
F. SCHEDULE:
1. Application: Interior walls, partitions, and ceilings with tape and joint compound finish.
2. Application: Abuse-resistant board at corridors.
3. Application: Cementitious backer units for application of tile.
4. Application: Soffit board at exterior ceilings and soffits.
5. Application: Insulation and vapor barrier systems in gypsum board assemblies.
END OF SECTION

**NON-STRUCTURAL METAL FRAMING SECTION**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated, according to ASTM E 119 by an independent testing agency.
D. Approved Products
1. Framing Members: General: Comply with ASTM C 754 for conditions indicated.
1. Steel Sheet Components: Comply with ASTM C 645 requirements for metal unless otherwise indicated.
2. Protective Coating: ASTM A 653/A 653M, G60, hot-dip galvanized unless otherwise indicated.
2. Studs and Runners: ASTM C 645. Use either steel studs and runners or dimpled steel studs and runners.
1. Steel Studs and Runners:
a. Minimum Base-Metal Thickness: 0.027 inch.
b. Depth: As indicated on Drawings.
2. Dimpled Steel Studs and Runners:
a. Minimum Base-Metal Thickness: 0.025 inch.
b. Depth: As indicated on Drawings.
3. Slip-Type Head Joints: Where indicated, provide one of the following:
1. Single Long-Leg Runner System: ASTM C 645 top runner with 2-inch-deep flanges in thickness not less than indicated for studs, installed with studs friction fit into top runner and with continuous bridging located within 12 inches of the top of studs to provide lateral bracing.
2. Double-Runner System: ASTM C 645 top runners, inside runner with 2-inch-deep flanges in thickness not less than indicated for studs and fastened to studs, and outer runner sized to friction fit inside runner.
3. Deflect Track: Steel sheet track runner manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above; thickness not less than indicated for studs and in width to accommodate depth of studs.
4. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.
5. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
1. Minimum Base-Metal Thickness: 0.027 inch.
6. Cold-Rolled Channel Bracing: Steel, 0.053-inch minimum base-metal thickness, with minimum 1/2-inch-wide flanges.
1. Depth: 1-1/2 inches.
2. Dip Angle: Not less than 1-1/2 by 1-1/2 inches, 0.068-inch-thick, galvanized steel.
7. Header-Shaped, Rigid Furring Channels: ASTM C 645.
1. Minimum Base-Metal Thickness: 0.033 inch.
2. Depth: 7/8 inch.
8. Cold-Rolled Furring Channels: 1/2-inch-deep, steel sheet members designed to reduce sound transmission.
1. Configuration: Asymmetric and hot shaped.
9. Cold-Rolled Furring Channels: 0.053-inch uncoated-steel thickness, with minimum 1/2-inch-wide flanges.
1. Depth: 3/4 inch.
2. Furring Brackets: Adjustable, corrugated-edge type of steel sheet with minimum uncoated-steel thickness of 0.033 inch.
3. The Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.062-inch diameter wire, or double strand of 0.048-inch-diameter wire.
10. Z-Shape Furring: With slotted or nonslotted web, face flange of 1-1/4 inches, web attachment flange of 7/8 inch, minimum uncoated-metal thickness of 0.038 inch, and depth required to fit insulation thickness indicated.
E. AUXILIARY MATERIALS
1. General: Provide auxiliary materials that comply with referenced installation standards.
1. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.
2. Isolation Strip at Exterior Walls: Provide one of the following:
1. Asphalt-Saturated Organic Felt: ASTM D 226, Type I (No. 15 asphalt felt), nonperforated.
2. Foam Dasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch thick, in width to suit steel stud size.
E. Installation
1. Examine areas and substrates, with installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other factors affecting performance of the Work.
2. Proceed with installation only after unsatisfactory conditions have been corrected.
3. Suspended Assemblies: Coordinate installation of suspension systems with installation of overhead structure to ensure that inserts and other provisions for anchorage to building structure have been installed to require anchors at spacing required to support the Work and that hangers will develop their full strength.
4. Furnish concrete inserts and other devices indicated to other trades for installation in advance of time needed for coordination and construction.
5. Installation Standard: ASTM C 754.
1. Portland Cement Plaster Assemblies: Also comply with requirements in ASTM C 1063 that apply to framing installation.
2. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.
6. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
7. Install bracing at terminations in assemblies.
8. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.
9. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.
10. Install studs so flanges within framing system point in same direction.
11. Install tracks (runners) at floors and overhead supports. Extend framing full height to structure above or substrate above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts or penetrations above suspended ceilings and exterior wall.
1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
2. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section (for cripple studs) at head and secure to jamb studs.
a. Install two studs at each jamb unless otherwise indicated.
b. Install cripple studs at head adjacent to each jamb stud, with a minimum 1/2-inch clearance from jamb stud to allow for installation of control joint in finished assembly.
c. Extend jamb studs through suspended ceilings and attach to underside of overhead structure.
3. Other Framed Openings: Frame openings other than door openings the same as required for door openings unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.
4. Fire-Resistance-Rated Partitions: Comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.
a. Firestop Track: Where indicated, install to maintain continuity of fire-resistance-rated assembly indicated.
5. Sound-Rated Partitions: Install framing to comply with sound-rated assembly indicated.
12. Direct Furring:
1. Screw to wood framing.
2. Attach to concrete or masonry with stud nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches o.c.
13. Z-Furring Members:
1. Erect insulation, specified in Section 072100 "Building Insulation," vertically and hold in place with Z-furring members spaced 24 inches o.c.
2. Except at exterior corners, securely attach narrow flanges of furring members to wall with concrete stud nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches o.c.
3. At exterior corners, attach wide flange of furring members to wall with short flange extending beyond corner, on adjacent wall surface, screw-attach short flange of furring channel to web of attached channel. At interior corners, space second member no more than 12 inches from corner and cut insulation to fit.
14. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.
END OF NON-STRUCTURAL FRAMING

**TILING SECTION 09 20 00**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
2. Tile: ANSI A 137.1.
3. The Setting Materials: ANSI A 118 series standard specifications.
4. The Installation: ANSI 108 series standard specifications and The Council of America, Handbook for Ceramic Tile Installation.
5. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship.
D. Approved Products
1. Tile: TEO. Provide mid- and high-range product allowance
a. Application: Interior wall tile over gypsum wallboard.
b. Application: Interior wall tile over the backer board at wet areas.
c. Application: Interior wall tile over concrete and concrete masonry units.
d. Application: Interior floor tile over concrete slab.
e. Type: Ceramic mosaic tile.
f. Type: Porcelain tile.
2. Setting Materials:
a. Manufacturers: LATICRETE International, Inc., MAPLE-Scultzer Systems LP, OR EQUIVALENT
b. Mortar setting bed.
1. Latex additive.
c. Thin-set mortar.
d. Dry-set Portland cement mortar.
e. Latex-Portland cement mortar.
c. Conductive dry-set mortar.
d. Chemical-resistant epoxy adhesive.
e. Chemical-resistant furan mortar.
f. Modified epoxy emulsion mortar.
d. Organic adhesive.
3. Grout:
a. Sand-Portland cement grout.
b. Dry-set grout.
c. Latex-Portland cement grout.
d. Chemical-resistant epoxy grout.
e. Chemical-resistant furan resin grout.
f. Silicone rubber elastomers grout for pregrouted sheets.
4. Waterproofing membrane under tile: ANSI A 118.10.
5. Crack suppression membrane under tile: ANSI A 118.10.
6. Elastomeric sealants.
E. INSTALLATION
1. Comply with The Council of America and ANSI Standard Specifications for Installation for substrate and installation required. Comply with manufacturer's instructions and recommendations.
2. Install waterproof membrane in accordance with manufacturer's instructions and recommendations.
3. Lay tile in grid pattern with alignment grouts. Layout tile to provide uniform joint widths and to minimize cutting; do not use less than 1/2 tile units.
F. SCHEDULE
1. Tile Schedule:
a. Toilet Room Walls: Glazed ceramic mosaic tile over backer board with thin-set latex-modified cement mortar and latex-Portland cement grout.
b. Toilet Room Floors: Unglazed ceramic mosaic tile over concrete slab with latex-Portland cement mortar and latex-Portland cement grout.
4.
END OF SECTION

**WALL AND DOOR PROTECTION SECTION 10 20 00**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Fire performance meeting code requirements.
D. Acceptable Products
1. Corner Guards: Stainless steel corner guards, surface mounted.
2. Door Protection Systems: Door surface protection, kick armor plates.
3. Impact Resistant Wall Coverings: FRP wall Coverings
E. Installation
1. Install materials in accordance with manufacturer's instructions and approved submittals. Install materials in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
2. Restore damaged finishes. Clean and protect work from damage.
F. Schedule:
1. Provide floor to ceiling stainless steel cornerguards on all outside corners in the kitchen and bakery
END OF SECTION

**INTERIOR ARCHITECTURAL CABINETS SECTION 10 20 00**

- A. See architectural drawings for extent of work.
B. Submit Product Data, Shop Drawings and Samples for approval.
C. Performance requirements:
1. Fabricator Qualifications: Shop is a certified participant in AIA's Quality Certification Program.
2. Installer Qualifications: Certified participant in AIA's Quality Certification Program.
3. Do not deliver cabinets until painting and sanding operations that could damage woodwork have been completed in installation areas.
4. Environmental Limitations: Do not deliver or install cabinets until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.
5. Where cabinets are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying work.
1. Locate concealed framing, blocking, and reinforcements that support cabinets by field measurements before being enclosed, and indicate measurements on Shop Drawings.
D. Approved Products:
1. Quality Standard: comply with the "Architectural Woodwork Standards"
2. Architectural Woodwork Standards Grade: Custom.
3. Type of Construction: Framed.
4. Cabinet, Door, and Drawer Front Interface Style: Flush overlay.
5. Lamine Orientation: 1/8 inch.
6. High-Pressure Decorative Laminate: NEMA LD 3, grades as indicated or if not indicated, as required by woodwork quality standard
7. Resilient Ceiling:
a. Horizontal Surfaces: Grade HGL.
b. Postformed Surfaces: Grade HSP.
c. Vertical Surfaces: Grade VGS.
d. Edges: Grade VGS.
e. Pattern Direction: As indicated.
8. Concealed Backs of Panels with Exposed Plastic-Laminate Surfaces: High-pressure decorative laminate, NEMA LD 3, Grade BKL.
9. Drawer Construction: Fabricate with exposed fronts fastened to subfront with mounting screws from interior of body.
10. Wood Products:
a. Join subfronts, backs, and sides with glued rabbet joints supplemented by mechanical fasteners.
a. Wood Moisture Content: 8 to 13 percent.
11. Composite Panel Products:
a. Particleboard (Medium Density): ANSI A208.1, Grade M-2.
b. Medium-Density Fiberboard (MDF): ANSI A208.2, Grade I30.
c. Softwood Plywood: DOC PS 1.
d. Thermoset Decorative Panels: Particleboard or MDF finished with thermally fused, melamine-impregnated decorative paper and complying with dimensions of NEMA LD 3, Grade VIL, for Test Methods 2.3, 3.4, 3.6, 3.8, and 3.10.
12. Cabinet Components:
a. Vertical Surfaces (Fronts/Doors & Drawers): Exterior Grade Plywood, 3/4-inch-thick.
b. Horizontal Surfaces & Countertops: Exterior Grade Plywood, 3/4-inch-thick.
c. Face Frames, Rails, Toe Kicks, Cabinet Bases: Exterior Grade Plywood, 3/4-inch-thick.
d. Adjustable Shelves: 3/4-inch-thick MDF.
e. Drawer Sides and Backs: Solid-hardwood lumber.
f. Drawer Bottoms: Hardwood plywood.

**PAINT SCHEDULE**

Table with 2 columns: INTERIOR FINISHES, UON; and EXPOSED CONCRETE SLAB. Rows include: CONCRETE, STUCCO, CMU, OR SPLIT FACE CMU; COAT LIXON MASONRY PRIMER (LIXON SURFACER); 2 COATS CON-FLEX WL HIGH BUILD SMOOTH; CEMENTITIOUS SILING % PVC TRIM; COAT LIXON EXTERIOR ACRYLIC PRIMER; 2 COATS SUPERPAINT EXTERIOR LATEX SATIN; GLAVM METAL ALUMINUM; COAT GALVATEX SOLVENT BASED ACRYLIC COATING; 2 COATS METAL LATEX SEMI GLOSS; FERROUS METALS; COAT KEM KROMIK UNIVERSAL METAL PRIMER; 2 COATS METAL LATEX SEMI GLOSS; INTERIOR FINISHES, UON; EXPOSED CONCRETE SLAB; H&K SILICON ACRYLIC CONCRETE SEALER; MASONRY; 1 COAT HD BLOCK FILLER; 2 COATS PROXAK 400 LATEX EGG SHELL; MASONRY EPOXY; 1 COAT HD BLOCK FILLER; 2 COATS HD BLOCK FILLER; 1 COAT PREFRITR 200 LATEX PRIMER; 2 COATS PROXAK 400 LATEX EGG SHELL; DRYWALL; 1 COAT PREFRITR 200 LATEX PRIMER; 2 COATS HD BILD WB CATALYZED EPOXY; FERROUS METALS; 1 COAT KEM KROMIK; 1 COAT KEM KROMIK UNIVERSAL METAL PRIMER; 2 COATS PROXAK 200 ALYD EGG SHELL; WOOD PAINTED; 1 COAT PREFRITR WOOD OIL PRIMER; 2 COATS PROXAK 400 LATEX EGG-SHELL; WOOD STAINED; PRECONDITION WOOD BEFORE STAINING; 1 COAT WOOD CLASSICS OIL STAIN; 2 COATS WOOD CLASSICS FLUORETHANE

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Table with 3 columns: No., Description, Date. Contains project details and schedule information.

Table with 3 columns: No., Description, Date. Contains project details and schedule information.

989 WINTERBERRY DR
ARCHITECTURAL SPECIFICATIONS
Project Number 23-0101
Date 4/15/2024
Drawn By Author
Checked By Checker
Scale 1/4" = 1'-0"

CODE DATA		
OCCUPANCY	A-2 (CAFE) MERCANTILE	
CONSTRUCTION TYPE	3B, SPRINKLERED	
ALLOWABLE BUILDING HEIGHT	75'	
ACTUAL BUILDING HEIGHT	27'-10" PROVIDED	
ALLOWABLE STORIES	3 STORIES	
ACTUAL STORIES	1 STORY PROVIDED	
ALLOWABLE BUILDING AREA	2,800 SF	
ACTUAL BUILDING AREA	TOTAL CONDITIONED AREA	1,375 SF

FIRE RESISTANCE RATING	WALLS & PARTITIONS	
PRIMARY STRUCTURAL FRAME	0 HR	
EXTERIOR BEARING WALLS	2 HR	
INTERIOR BEARING WALLS	0 HR	
INTERIOR NON-BEARING WALLS	0 HR	
FLOOR / CEILING CONSTRUCTION	0 HR	
ROOF CONSTRUCTION	0 HR	

FIRE PROTECTION SYSTEMS	
SPRINKLER SYSTEM	YES
FIRE ALARM SYSTEM	YES
STANDPIPES	NO
FIRE EXTINGUISHERS	TYPE 2-A 10-B-C, 75' MAX TRAVEL DISTANCE TO EXTINGUISHER
INTERIOR WALL FINISH CLASSIFICATION	CLASS G

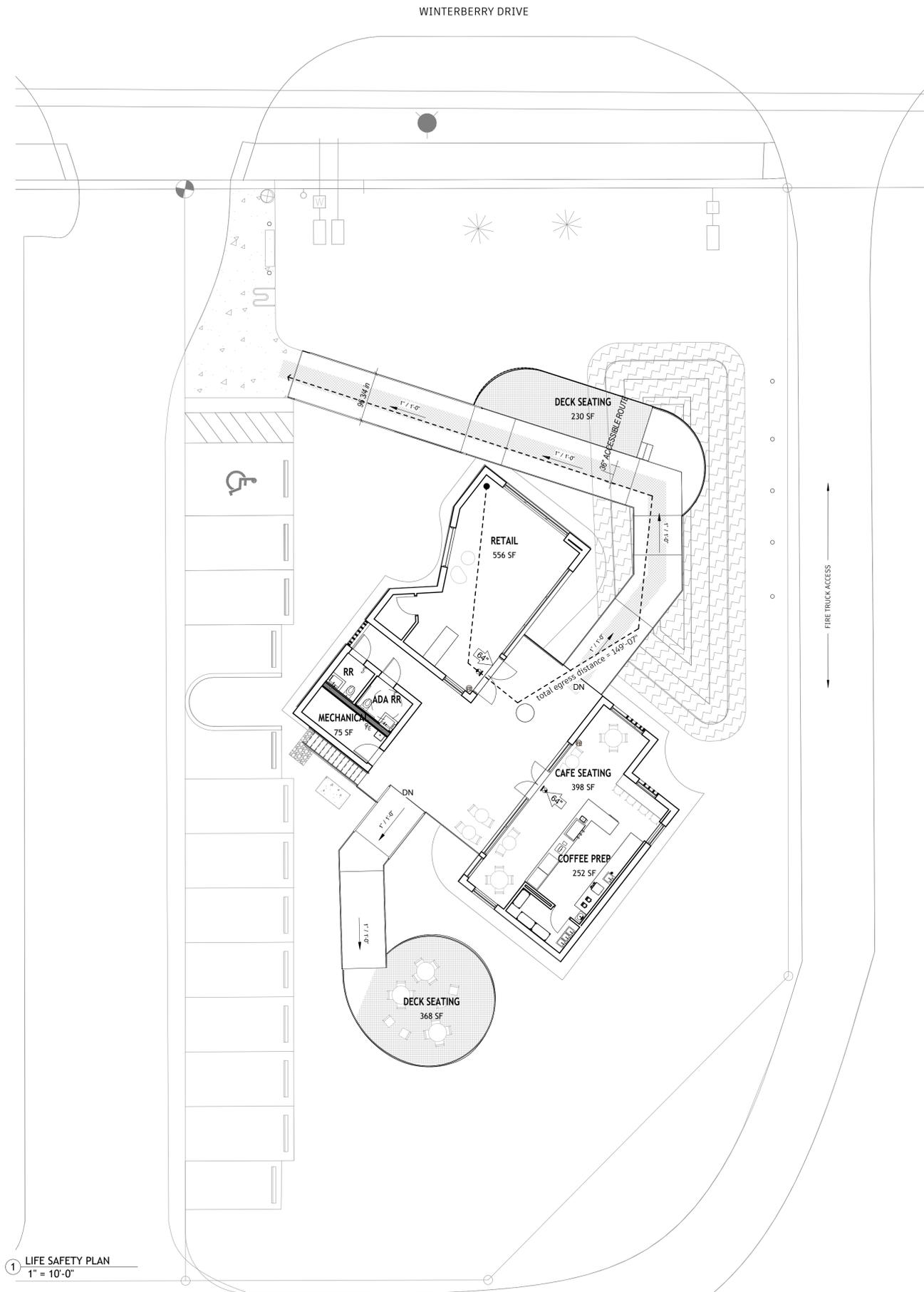
  

OCCUPANCY LOAD	Area	Occupants
CAFE SEATING (inside)	397 SF / 15 NSF =	26.46 OCCUPANTS
CAFE SEATING (outside)	598 SF / 15 NSF =	39.87 OCCUPANTS
COFFEE PREP	252 SF / 200 GSF =	1.26 OCCUPANT
RETAIL	556 SF / 60 GSF =	9.26 OCCUPANT
UTILITY	266 SF / 300 GSF =	0.89 OCCUPANT
<b>TOTAL OCCUPANCY</b>		<b>= 38 OCCUPANTS (INSIDE)</b> <b>= 40 occupants (outside seating)</b>

NUMBER OF EXITS	ONE EXITS REQUIRED															
EXIT ACCESS TRAVEL DISTANCE	200' WITHOUT SPRINKLER SYSTEM															
DEAD END CORRIDOR	20' MAX															
MIN REQ PLUMBING FIXTURES	<table border="1"> <thead> <tr> <th></th> <th>MALE (39)</th> <th>FEMALE (39)</th> </tr> </thead> <tbody> <tr> <td>WATER CLOSETS</td> <td>1 PER 75</td> <td>1</td> </tr> <tr> <td>LAVATORIES</td> <td>1 PER 200</td> <td>1</td> </tr> <tr> <td>DRINKING FOUNTAIN</td> <td colspan="2">*provided full time by Cafe</td> </tr> <tr> <td>SERVICE SINK</td> <td colspan="2">1 REQUIRED</td> </tr> </tbody> </table>		MALE (39)	FEMALE (39)	WATER CLOSETS	1 PER 75	1	LAVATORIES	1 PER 200	1	DRINKING FOUNTAIN	*provided full time by Cafe		SERVICE SINK	1 REQUIRED	
	MALE (39)	FEMALE (39)														
WATER CLOSETS	1 PER 75	1														
LAVATORIES	1 PER 200	1														
DRINKING FOUNTAIN	*provided full time by Cafe															
SERVICE SINK	1 REQUIRED															

LIFE SAFETY LEGEND	
-----	EXIT ACCESS TRAVEL DISTANCE
⊙	EXIT LIGHT - SINGLE FACE
FE	FIRE EXTINGUISHER
▨	ACCESSIBLE ROUTE - 36" WIDE

ROOM OCCUPANCY	
▧	ASSEMBLY
▩	RETAIL
▫	KITCHEN



1 LIFE SAFETY PLAN  
1" = 10'-0"

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No.	Description	Date
	PERMIT SET	6/14/24
1	Revision 1	8/20/24

989 WINTERBERRY DR

**CODE DATE & LIFE SAFETY PLAN**

Project Number	23-0101
Date	4/15/2024
Drawn By	APF
Checked By	ADSK

**G101**  
Scale As indicated

## ZONING LEGEND

\*ZONING DISTRICT: COMMERCIAL INTERMEDIATE DISTRICT C-3  
OVERLAY DISTRICT TWO-B

GROSS LOT AREA: 16,732 S.F. (.38 ACRES)  
BUILDING FOOTPRINT: 1,375 S.F.

Minimum open space: 24%  
Proposed open space: 80%

\*\*BUILDING HEIGHT: 50' ALLOWED, 23'-6" PROPOSED

\*\*\*BUILDING SETBACKS:  
FRONT YARD (NORTH) 25'min 25' PROPOSED  
STREET SIDE YARD (EAST) 15'min 15' PROPOSED  
INTERIOR SIDE (WEST) 15'min 15' PROPOSED  
REAR YARD 15' min 15' PROPOSED

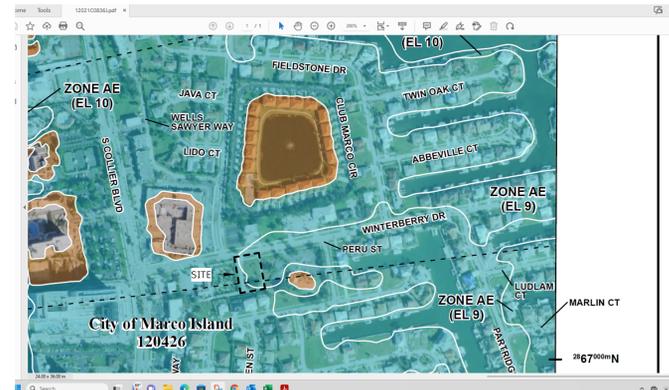
Minimum principal structure: 700sq. ft proposed: 1375 sq. ft  
Max Lot coverage: 79% 20%proposed

Program	Ratio	Required Spaces	Provided
RETAIL	1 per 250sf	561/250 = 2.2	
CAFE (Sit down)	1 per 4 seats	48 Seats = 11	
Kitchen/ Prep	1 per 200sf	266/200 = 1.3	
<b>Total</b>		<b>14.5**</b>	<b>13</b>

\*\*Maximum 20% Reduction in parking through bike parking, shared parking drive, and pedestrian access

## FEMA FLOOD ELEVATION

FEMA FLOOD ZONE: FLOOD ZONE AE  
BASE FLOOD ELEVATION (BFE): 10  
DESIGN FLOOD ELEVATION: 11



## SPECIFIC KEY NOTES

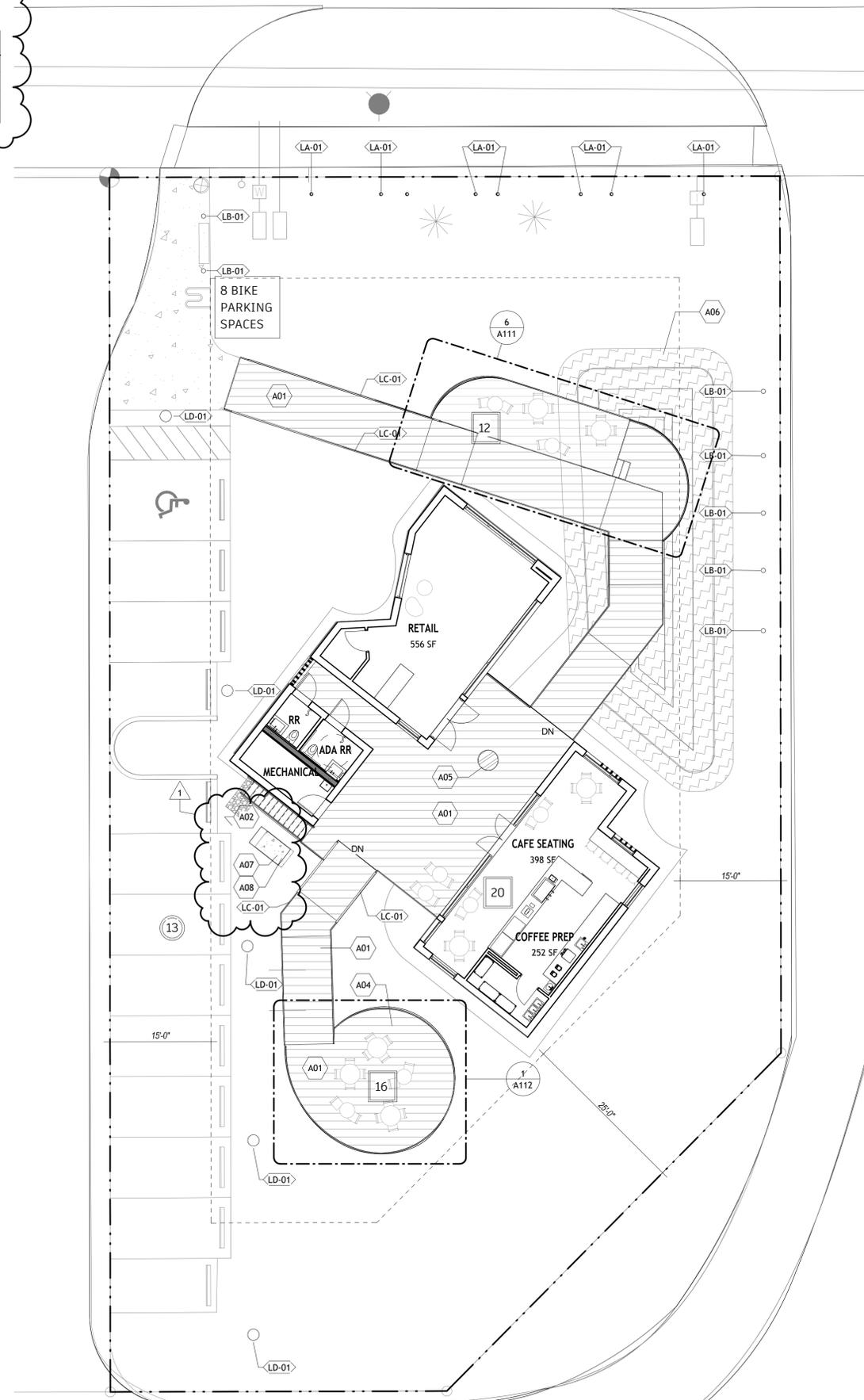
KEYNOTE LEGEND	
Key Value	Keynote Text
A01	POLYLUMBER DECKING; TREX, TIMBERTECH, OR SIMILAR
A02	ROLLAWAY DUMPSTER LOCATION
A04	POTTED PLANTS, RE: LANDSCAPE
A05	OPENING FOR TREE
A06	STORM WATER, RE: CIVIL
A07	CONCRETE PAD FOR MECHANICAL CONDENSING UNITS, VERIFY SIZE WITH CUTSHEETS
A08	METAL STAND FOR CONDENSING UNITS RE: MECHANICAL, HEIGHT TO MATCH FINISH FLOOR ELEVATION

## SITE LIGHTING LEGEND

TAG	DESCRIPTION	SIZE	FINISH	MANUFACTURER	Model NO.
LA-01	TREE MOUNTED LIGHT	4"	TBD	BEGA	B84067
LB-01	EXTERIOR LIGHT BOLLARD	3'-0"	TBD	BEGA	B99862
LC-01	CONTINUOUS IN-HANDRAIL LIGHT	continuous	TBD	GRECO	G-LIGHT
LD-01	TALL EXTERIOR LIGHT BOLLARD	10'-0"	TBD	BEGA	B77589

## SITE PLAN LEGEND

---	SETBACK LINE
---	PROPERTY LINE
(XX)	NUMBER OF PARKING SPACES
[XX]	NUMBER OF CAFE SEATS
[Hatched]	DECK
[Stippled]	CONCRETE SIDEWALK



1 Architectural Site Plan  
1" = 10'-0"

S.Lyarchitecture

Sarah Lyons, AIA AR98487

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No.	Description	Date
	PERMIT SET	6/14/24
1	Revision 1	8/20/24

989 WINTERBERRY DR

ARCHITECTURAL SITE  
PLAN AND ZONING

Project Number 23-0101

Date 4/15/2024

Drawn By SLy

Checked By ADSK

**A100**

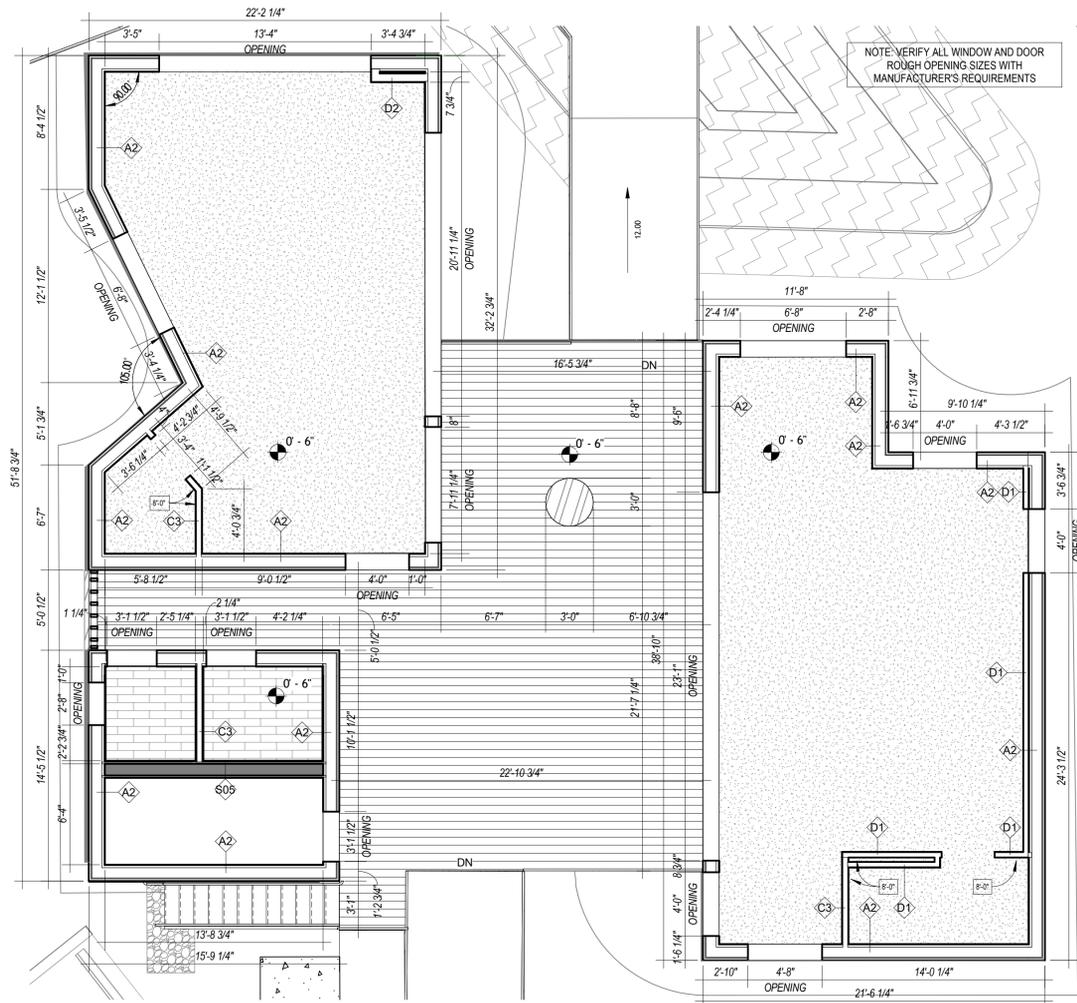
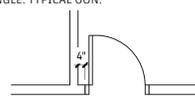
Scale As indicated

**LAYOUT GENERAL NOTES**

1. VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES WITH MANUFACTURER'S REQUIREMENTS
2. REFER TO CONSULTANT DRAWINGS FOR LOCATIONS AND CONNECTIONS OF PLUMBING ROUGH-IN AND EQUIPMENT CLEARANCES.

**DIMENSION NOTES:**

1. DIMENSIONS ARE INDICATED TO FACE OF FINISH SURFACE, OR CENTERLINE OF PARTITION AS SCHEDULED, UON.
2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY OF THE PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
  - 1 - MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQUIREMENTS
  - 2 - STRUCTURAL GRID
  - 3 - LARGE SCALE DETAILS
  - 4 - SMALL SCALE DETAILS
  - 5 - ENLARGED VIEWS
  - 6 - FLOOR PLANS AND ELEVATIONS
3. FLOOR ELEVATION ARE INDICATED TO THE FACE OF STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
4. DIMENSIONS SHOW ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.
5. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
6. DOOR LOCATIONS ARE TO BE LOCATED BY ONE OF THE FOLLOWING:
  - A - ONE JAMB FACE LOCATED BY A PARTITION NAT A RIGHT ANGLE. TYPICAL UON.

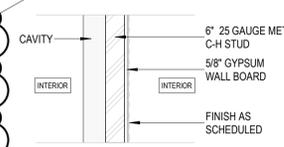
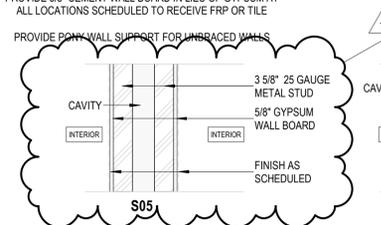
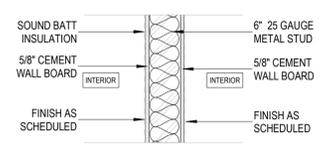
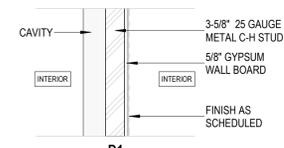
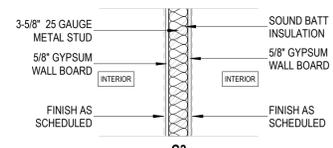
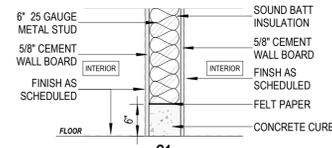
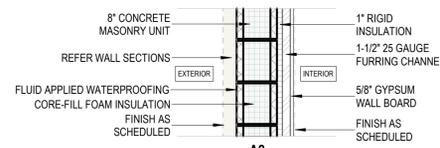


1 LEVEL 1 LAYOUT PLAN  
3/16" = 1'-0"

No.	Description	Date
	PERMIT SET	6/14/24
1	Revision 1	8/20/24

**WALL TYPES**

- GENERAL NOTES:**
1. ALL WALLS TO STRUCTURAL DECK UNLESS OTHERWISE INDICATED WITH WALL HEIGHT TAG: [8'-0"]
  2. CAP AND FINISH TOP OF WALL IN ALL INSTANCES OF PARTIAL HEIGHT WALLS
  3. PROVIDE HEAD CONNECTION BASED ON FIRE RATING OF WALL REQUIRED.
  4. ALLOWABLE DEFLECTION OF PARTITIONS TO BE L/240 UON.
  5. IMPACT RESISTANT GWB TO BE USED WHERE NOTED AND MECHANICAL ROOMS, STORAGE AREAS, AND HALLWAYS.
  6. PROVIDE BLOCKING IN GWB FOR ANCHORAGE OF GRAB BARS, HANDRAILS, TELEVISIONS, AND OTHER WALL MOUNTED FIXTURES.
  7. PROVIDE A LAYER OF PLYWOOD SHEETING UP TO 8'-0" HIGH INSIDE MECHANICAL, ELECTRICAL, OR IT ROOMS. PAINT WITH FIRE RESISTANT PAINT.
  8. PROVIDE GWB JOINT NO LESS THAN EVERY 30 LINEAR FEET. COORDIANTE LOCATIONS WITH ARCHITECT.



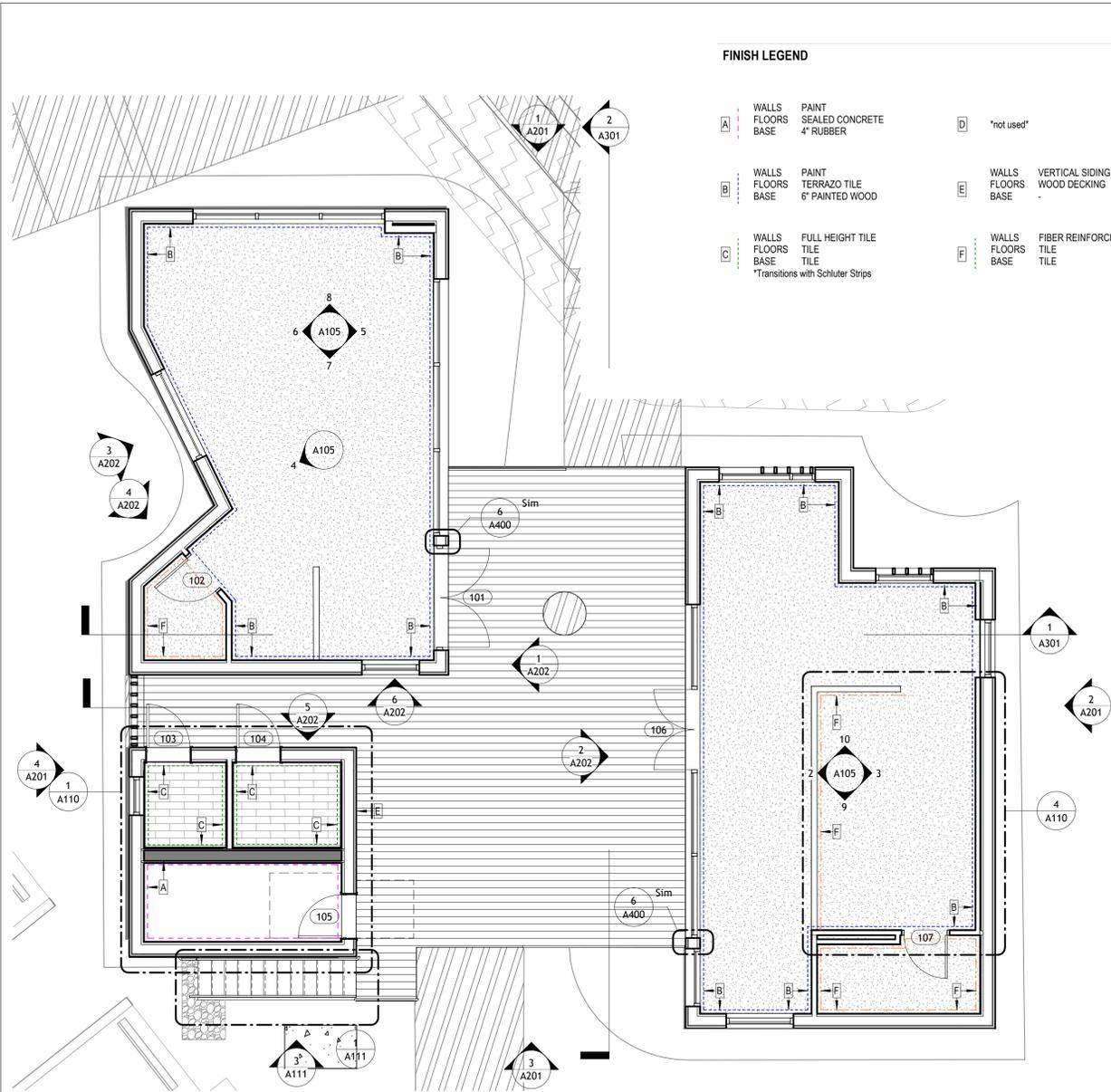
989 WINTERBERRY DR

**LAYOUT PLAN & WALL TYPES**

Project Number **23-0101**  
 Date **4/15/2024**  
 Drawn By **SLy**  
 Checked By **ADSK**

**A101**

Scale **As indicated**



**FINISH LEGEND**

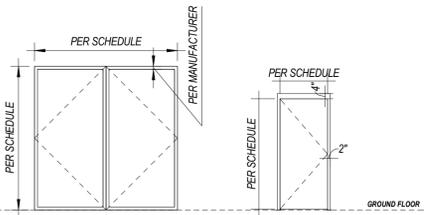
- A** WALLS PAINT  
FLOORS SEALED CONCRETE  
BASE 4" RUBBER
- B** WALLS PAINT  
FLOORS TERRAZO TILE  
BASE 6" PAINTED WOOD
- C** WALLS FULL HEIGHT TILE  
FLOORS TILE  
BASE \*Transitions with Schluter Strips
- D** "not used"
- E** WALLS VERTICAL SIDING  
FLOORS WOOD DECKING  
BASE
- F** WALLS FIBER REINFORCED PLASTIC  
FLOORS TILE  
BASE

**DOOR SCHEDULE**

DOOR #	WIDTH	HEIGHT	DOOR TYPE	HARDWARE SET
101	6'-10"	7'-10 3/4"	D1	1
102	3'-0"	7'-0"	D2	4
103	3'-0"	7'-0"	D2	2
104	3'-0"	7'-0"	D2	2
105	3'-0"	7'-0"	D2	3
106	5'-6 3/4"	7'-10 3/4"	D1	1
107	3'-0"	7'-0"	D2	4

**DOOR TYPES**

- VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES WITH MANUFACTURER'S REQUIREMENTS
- GROUT FILL ALL HM DOOR FRAMES IN CMU WALLS
- REFER TO MANUFACTURER'S DETAILS AND FLORIDA PRODUCT APPROVAL DETAILS FOR REQUIRED INSTALLATION



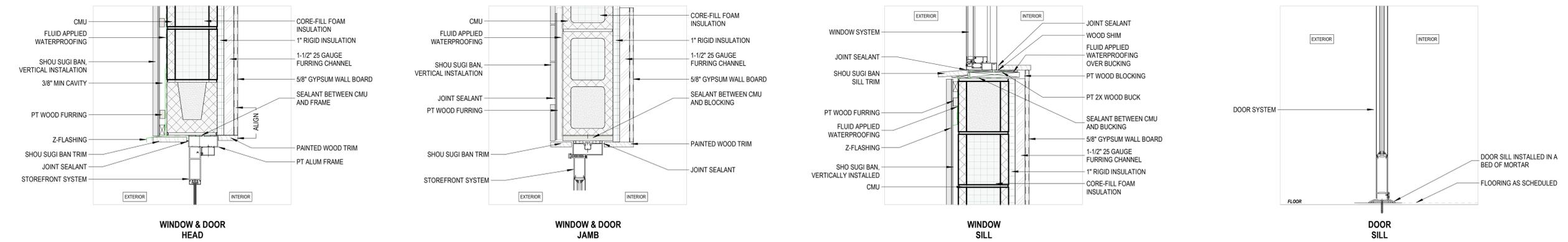
**HARDWARE SCHEDULE**

- GROUP 1: DOORS 101, 106**  
Provide each PR door(s) with the following:
- | QTY: | DESCRIPTION:     | CATALOG NUMBER:          | FINISH:     | MFR: |
|------|------------------|--------------------------|-------------|------|
| 6    | HINGE            | 58B1 4.5 X 4.5 NRP       | 630         | IVE  |
| 1    | MORTISE LOCK     | MS3850S                  | 622         | ADA  |
| 1    | MORTISE CYLINDER | 26-098 X 4510-711 36-083 | 622         | SCH  |
| 2    | LONG DOOR PULL   | PR 0064-30" 20" 14       | 622 (black) |      |
| 2    | SURFACE CLOSER   | SC81A 55                 |             |      |
| 1    | THRESHOLD        | 65A-223                  |             |      |
- BALANCE OF HARDWARE BY ALUM DOOR SUPPLIER
- GROUP 2: DOORS 103, 104**  
Provide each PR door(s) with the following:
- | QTY: | DESCRIPTION:   | CATALOG NUMBER:    | FINISH: | MFR: |
|------|----------------|--------------------|---------|------|
| 3    | HINGE          | 58B1 4.5 X 4.5 NRP | 630     | IVE  |
| 1    | STOREROOM LOCK | 1581P6 DANE        | 622     | SCH  |
| 1    | SURFACE CLOSER | SC81A 55           |         |      |
| 1    | WALL STOP      | WS406/4D7CCV       | 630     | IVE  |
| 1    | GASKETING      | 4885BK PSA         | BK      | ZER  |
| 1    | THRESHOLD      | 65A-223            | A       | ZER  |
- GROUP 3: DOOR 105**  
Provide each SGL door(s) with the following:
- | QTY: | DESCRIPTION:   | CATALOG NUMBER:    | FINISH: | MFR: |
|------|----------------|--------------------|---------|------|
| 3    | HINGE          | 58B1 4.5 X 4.5 NRP | 630     | IVE  |
| 1    | STOREROOM LOCK | Privacy Indicator  | 622     | SCH  |
| 1    | SURFACE CLOSER | SC81A 55           |         |      |
| 1    | WALL STOP      | WS406/4D7CCV       | 630     | IVE  |
| 1    | GASKETING      | 4885BK PSA         | BK      | ZER  |
| 1    | THRESHOLD      | 65A-223            | A       | ZER  |
- GROUP 4: DOORS 102, 107**  
Provide each SGL door(s) with the following:
- | QTY: | DESCRIPTION:   | CATALOG NUMBER: | FINISH: | MFR: |
|------|----------------|-----------------|---------|------|
| 3    | HINGE          | 58B1 4.5 X 4.5  | 630     | IVE  |
| 1    | CLASSROOM LOCK | WS61P6 DANE     | 626     | SCH  |
| 1    | WALL STOP      | WS406/4D7CCV    |         |      |
| 1    | THRESHOLD      |                 |         |      |

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

**TYPICAL OPENING DETAILS**

NOTE: ALL SYSTEMS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



989 WINTERBERRY DR

**FLOOR PLAN & OPENING SCHEDULES**

Project Number 23-0101  
Date 4/15/2024  
Drawn By SLy  
Checked By ADSK

**A102**

Scale As indicated

**RCP GENERAL NOTES:**

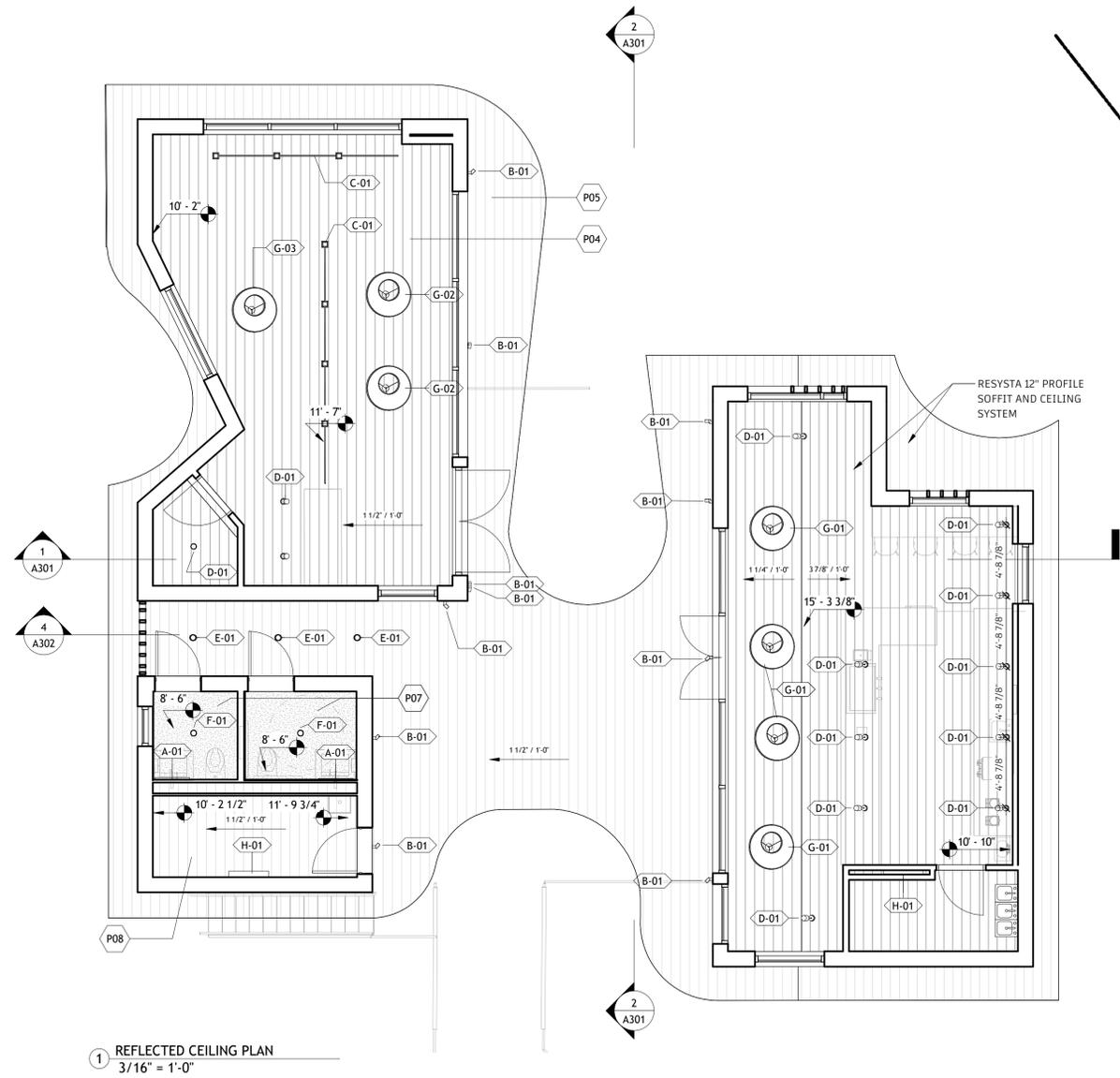
1. CEILING HEIGHTS ARE INDICATED FROM THE FINISH FLOOR ELEVATION TO HAVE FACE OF FINISH MATERIAL.
2. VERIFY LOCATION OF ALL LIGHT FIXTURES, AIR SLOTS, AIR SUPPLY AND RETURN GRILLS WITH PLANS AND COORDINATE INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
3. ALIGN EXIT SIGNS WITH THE CENTER OF DOORS UNLESS OTHERWISE NOTED. CENTER CEILING MOUNTED EXITS SIGNS IN CEILING PANEL IN OPEN AREAS UNLESS OTHERWISE NOTED.
4. PAINT ALL MECHANICAL SLOTS, GRILLS, ACCESS PANELS, OR OTHER CEILING EQUIPMENT TO MATCH CEILING COLOR FINISH.
5. CONTRACTOR IS TO PROVIDE ALL MISCELLANEOUS METAL STUD FRAMING REQUIRED FOR CEILINGS, SOFFITS, BULKHEADS, FASCIAS OR OTHER ARCHITECTURAL ELEMENTS.
6. SUPPORT FINISH EDGES OF CEILING WITH EDGE ANGLES ATTACHED TO WALL.
7. PAINT ALL EXPOSED STEEL STRUCTURE OR SURFACES THAT ARE NOT PREFINISHED OR INTEGRALLY COLORED EXCEPT IN CONCEALED SPACES INCLUDING MECHANICAL ROOMS, JANITOR CLOSETS, AND ELECTRICAL ROOMS.
8. PAINT ALL EXPOSED STEEL STRUCTURES AND ALL OTHER EXPOSED SURFACES THAT ARE NOT PREFINISHED
9. CONCEAL ALL CONDUIT, FIRE PROTECTION PIPING, AND PLUMBING PIPING.
10. ALL LIGHT DEPICTED INDICATES LOCATION, SEE LIGHTING SCHEDULE AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
11. PAINT ALL GYPSUM CEILINGS, SEE PAINT SCHEDULE OR COORDINATE WITH ARCHITECT.
12. CENTER LIGHT FIXTURE IN SPACE UNLESS OTHERWISE NOTED.

**LIGHTING PLAN LEGEND**

TAG	DESCRIPTION	SIZE	FINISH	MANUFACTURER	Model NO.
A-01	LINEAR VANITY LIGHT	60cm	TBD	OCL	DASH, 27"
B-01	WALL MOUNTED SCONCE		BLACK	HUNZA	Ultra 35 Wall Spot Light
C-01	TRACK LIGHT	straight	BLACK	EUREKA	ARENA - AIM 8292, ARENA STRAIGHT 8210
D-01	PENDANT	6"	BLACK	EUREKA	SCOUT, 4049-6
E-01	SURFACE MOUNTED DOWNLIGHT, EXTERIOR	4"	BLACK	BEGA	SURFACE MOUNT, B24404
F-01	SURFACE MOUNTED DOWNLIGHT, INTERIOR	8.1"	BLACK	BEGA	STUDIO LINE, B50674
G-01	ARCHITECTURAL PENDANT, LARGE	20"	WHITE	BELUX	KREON CLOUD
G-02	ARCHITECTURAL PENDANT, SMALL	52"	BLUE	FLOS	Alemndra Organic Suspension Short 2
G-03	ARCHITECTURAL PENDANT, MEDIUM	73.3"	BLUE	FLOS	Alemndra Organic Suspension Long 3
H-01	WALL MOUNTED LINEAR	48"	WHITE	LITHONIA	WL

**KEYNOTE LEGEND**

Key Value	Keynote Text
P04	GUTTER SYSTEM
P05	RYSYSTA CEILING AND SOFFIT
P07	PAINT GWB CEILING
P08	PLYWOOD OR GWB CEILING TO CONCEAL INSULATION



No.	Description	Date
	PERMIT SET	6/14/24

989 WINTERBERRY DR

**REFLECTED CEILING PLAN & ENLARGED FLOOR PLAN**

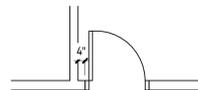
Project Number **23-0101**  
 Date **4/15/2024**  
 Drawn By **SLy**  
 Checked By **ADSK**

**A103**

Scale **As indicated**

### DIMENSION NOTES:

- DIMENSIONS ARE INDICATED TO FACE OF FINISH SURFACE, OR CENTERLINE OF PARTITION AS SCHEDULED, UON.
- ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY OF THE PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
  - MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQUIREMENTS
  - STRUCTURAL GRID
  - LARGE SCALE DETAILS
  - SMALL SCALE DETAILS
  - ENLARGED VIEWS
  - FLOOR PLANS AND ELEVATIONS
- FLOOR ELEVATION ARE INDICATED TO THE FACE OF STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOW ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.
- MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
- DOOR LOCATIONS ARE TO BE LOCATED BY ONE OF THE FOLLOWING:
  - ONE JAMB FACE LOCATED BY A PARTITION NAT A RIGHT ANGLE. TYPICAL UON.



- CENTERED IN WALL
- OR AS DIMENSIONED IN PLAN.

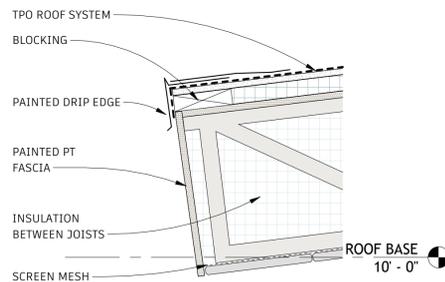
### ROOF PLAN NOTES:

- PROVIDE METAL ROOF COPINGS, FASCIAS, PARAPET FASCIAS FABRICATED OF ASTM B209 0.05 INCH ALUMINUM SHEET. COMPLY WITH NRCA ROOFING MANUAL REQUIREMENTS FOR DIMENSIONS AND PROFILES SHOWN UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. PROVIDE MANUFACTURER'S 20-YEAR FINISH WARRANTY. SECURE COPINGS WITH CONTINUOUS ALUMINUM CLEATS.
- ROOFING PRODUCT BASIS OF DESIGN: JOHNS MANVILLE JM TPO 60 MIL SINGLE PLY ROOFING IN COLOR DARK GRAY. RIGID INSULATION BOARD MECHANICALLY FASTENED TO DECK. INSULATION TO HAVE CONTINUOUS R-6, MINIMUM OVER ALL CONDITIONED SPACES. UNLESS OTHERWISE NOTED. PROVIDE ROOFING COMPONENTS AND MATERIALS APPROVED BY THE ROOFING PRODUCT MANUFACTURER. ASSEMBLE ROOFING COMPONENTS INCLUDING FLASHING, SCUPPERS, ETC. PER THE ROOFING MANUFACTURER'S DETAILS AND INSTRUCTIONS TO QUALIFY FOR, AND RECEIVE AT LEAST A 20-YEAR WEATHER TIGHTNESS WARRANTY FROM THE MANUFACTURER AS WELL AS A 2 YEAR PROJECT WARRANTY FROM THE ROOFING INSTALLER COVERING ALL COMPONENTS OF THE ROOFING SYSTEM.

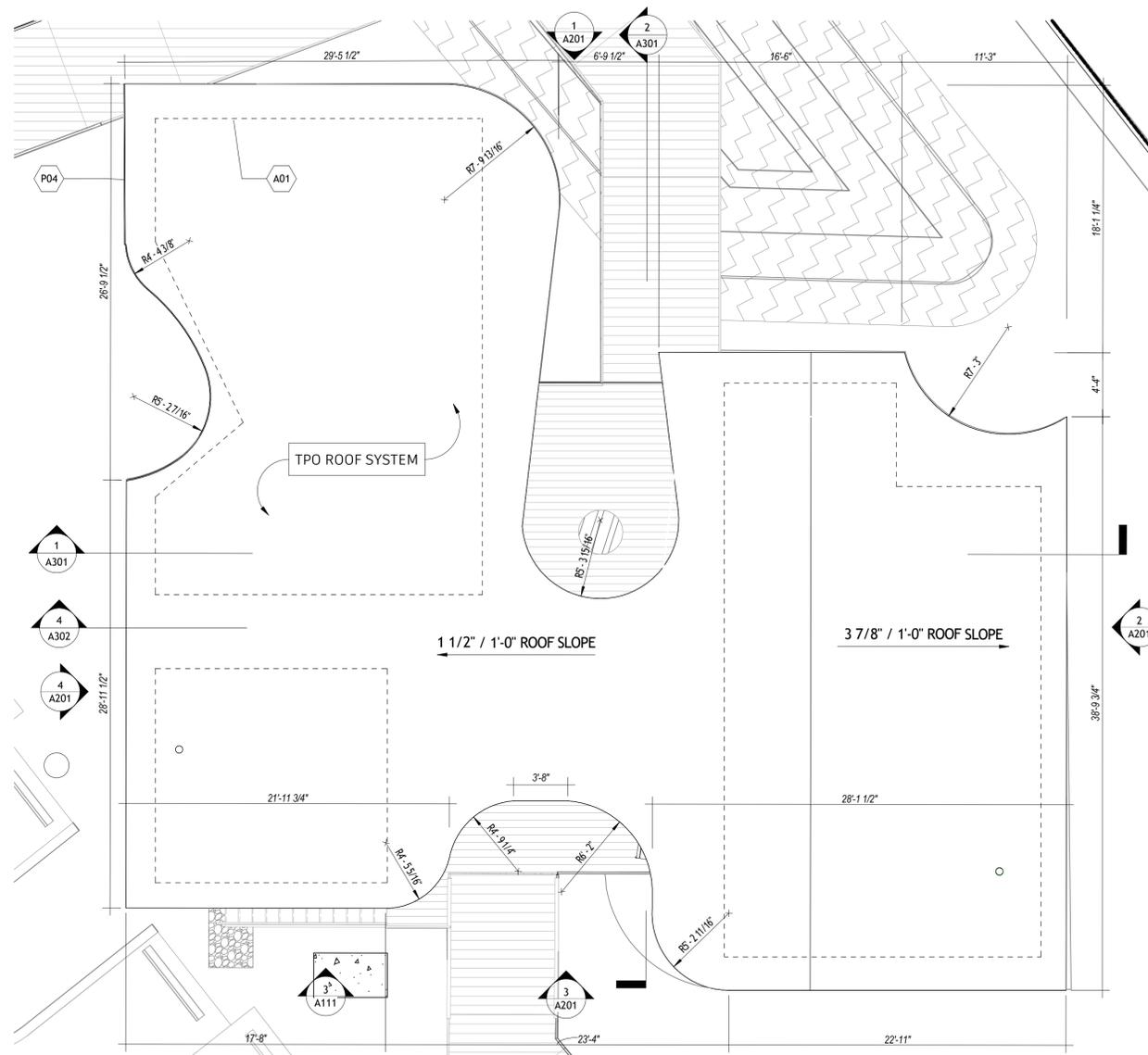
### SPECIFIC NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
A01	POLYLUMBER DECKING; TREX, TIMBERTECH, OR SIMILAR
P04	GUTTER SYSTEM

### TYPICAL ROOF DETAILS



- SOFFIT/ DRIP EDGE  
1 1/2" = 1'-0"



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

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No.	Description	Date
	PERMIT SET	6/14/24

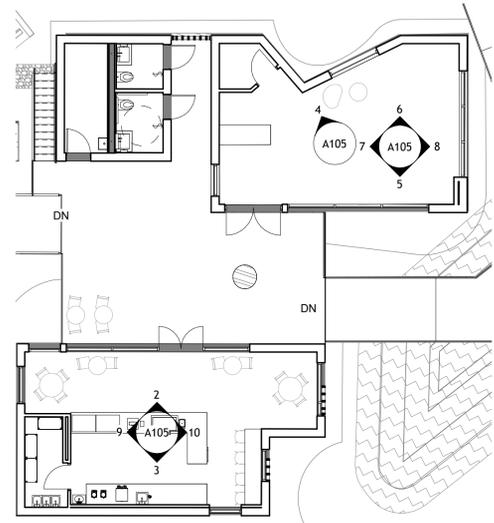
989 WINTERBERRY DR

ROOF PLAN

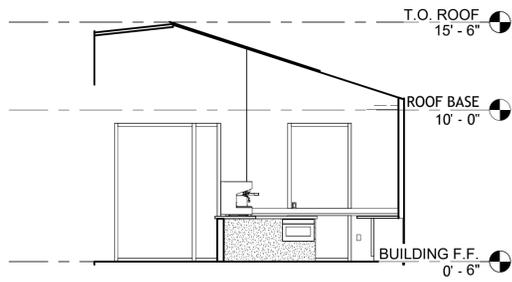
Project Number	23-0101
Date	4/15/2024
Drawn By	SLy
Checked By	ADSK

A104

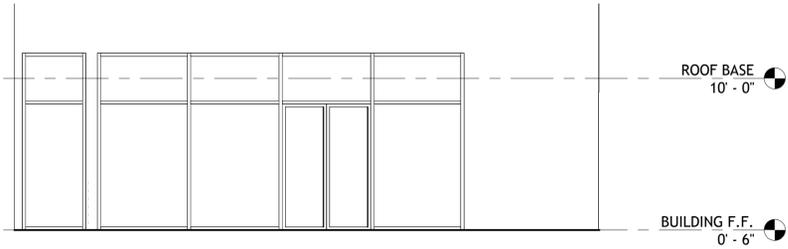
Scale As indicated



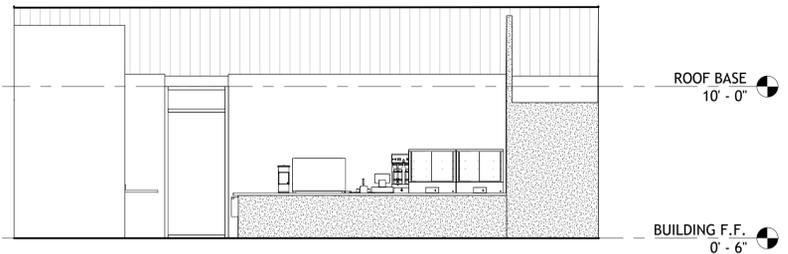
1 KEY PLAN  
3/32" = 1'-0"



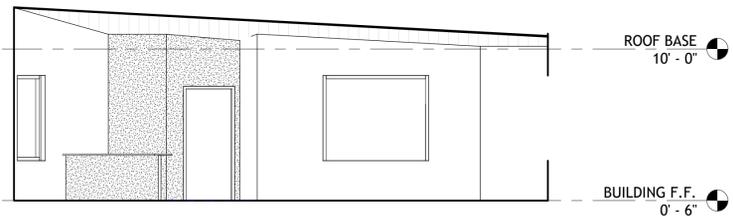
10 CAFE ELEV 10  
3/16" = 1'-0"



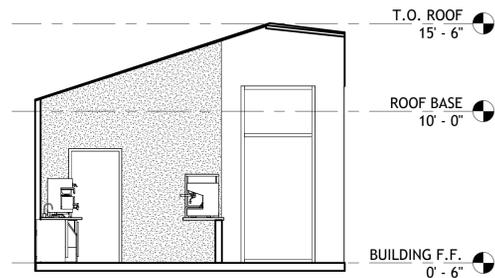
2 CAFE ELEV 2  
3/16" = 1'-0"



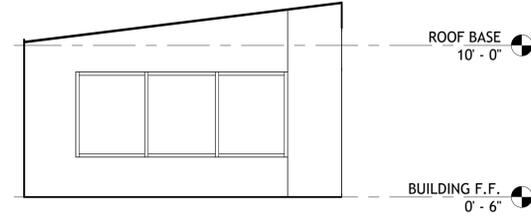
3 CAFE ELEV 3  
3/16" = 1'-0"



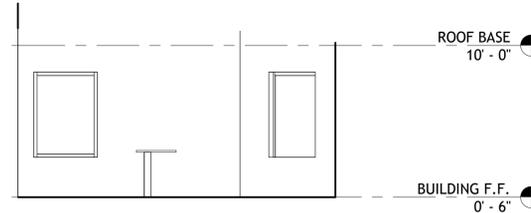
4 RETAIL ELEV 4  
3/16" = 1'-0"



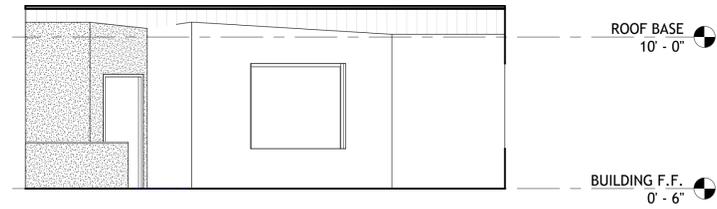
9 CAFE ELEV 9  
3/16" = 1'-0"



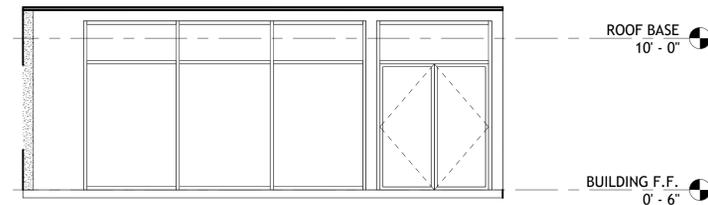
8 RETAIL ELEV 8  
3/16" = 1'-0"



7 RETAIL ELEV 7  
3/16" = 1'-0"



6 RETAIL ELEV 6  
3/16" = 1'-0"



5 RETAIL ELEV 5  
3/16" = 1'-0"

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No.	Description	Date

989 WINTERBERRY DR

INTERIOR ELEVATIONS

Project Number 23-0101

Date 4/15/2024

Drawn By Author

Checked By Checker

**A105**

Scale As indicated

**DIMENSION NOTES:**

1. DIMENSIONS ARE INDICATED TO FACE OF FINISH SURFACE, OR CENTERLINE OF PARTITION AS SCHEDULED, UON.

2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY OF THE PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

- 1 - MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQUIREMENTS
- 2 - STRUCTURAL GRID
- 3 - LARGE SCALE DETAILS
- 4 - SMALL SCALE DETAILS
- 5 - ENLARGED VIEWS
- 6 - FLOOR PLANS AND ELEVATIONS

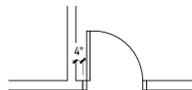
3. FLOOR ELEVATION ARE INDICATED TO THE FACE OF STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

4. DIMENSIONS SHOW ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

5. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

6. DOOR LOCATIONS ARE TO BE LOCATED BY ONE OF THE FOLLOWING:

- A - ONE JAMB FACE LOCATED BY A PARTITION NAT A RIGHT ANGLE. TYPICAL UON.

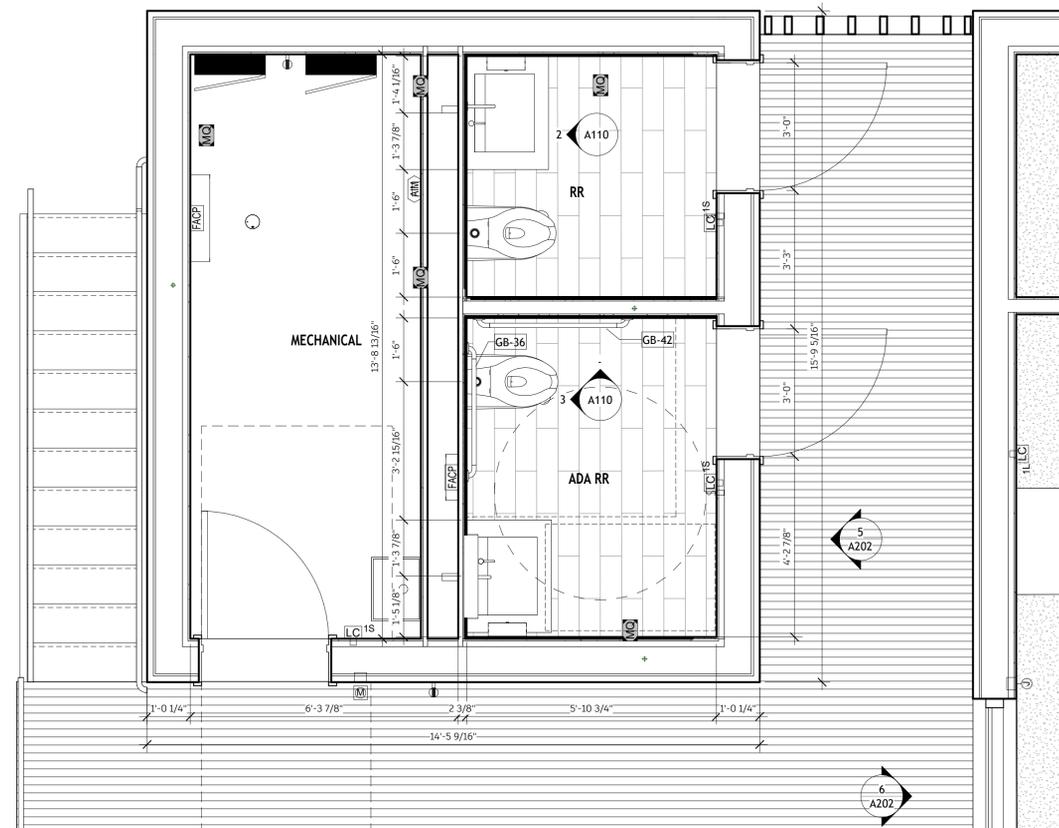


- B - CENTERED IN WALL
- C - OR AS DIMENSIONED IN PLAN.

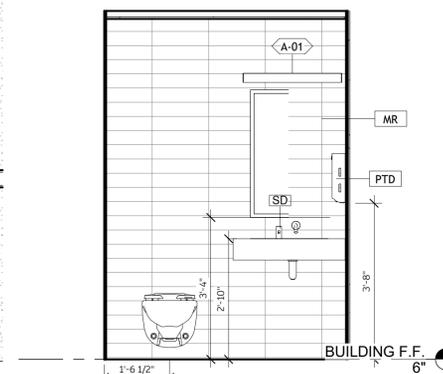
**ACCESSORY SCHEDULE**

\*\* RE: SHEET A400 FOR MOUNTING HEIGHTS

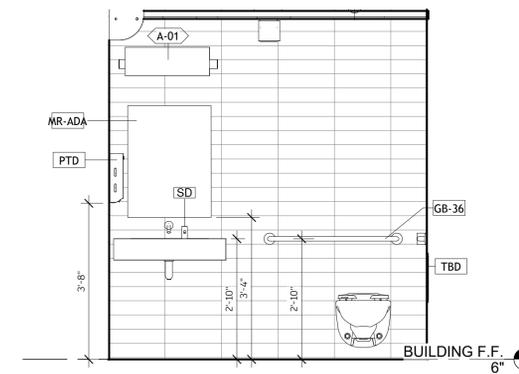
- TPD TOILET PAPER DISPENSER
- PTD PAPER TOWEL DISPENSER
- SD SOAP DISPENSER
- GB GRAB BAR
- MR MIRROR
- BCS BABY CHANGING STATION



1 ENLARGED WASHROOM PLAN  
1/2" = 1'-0"



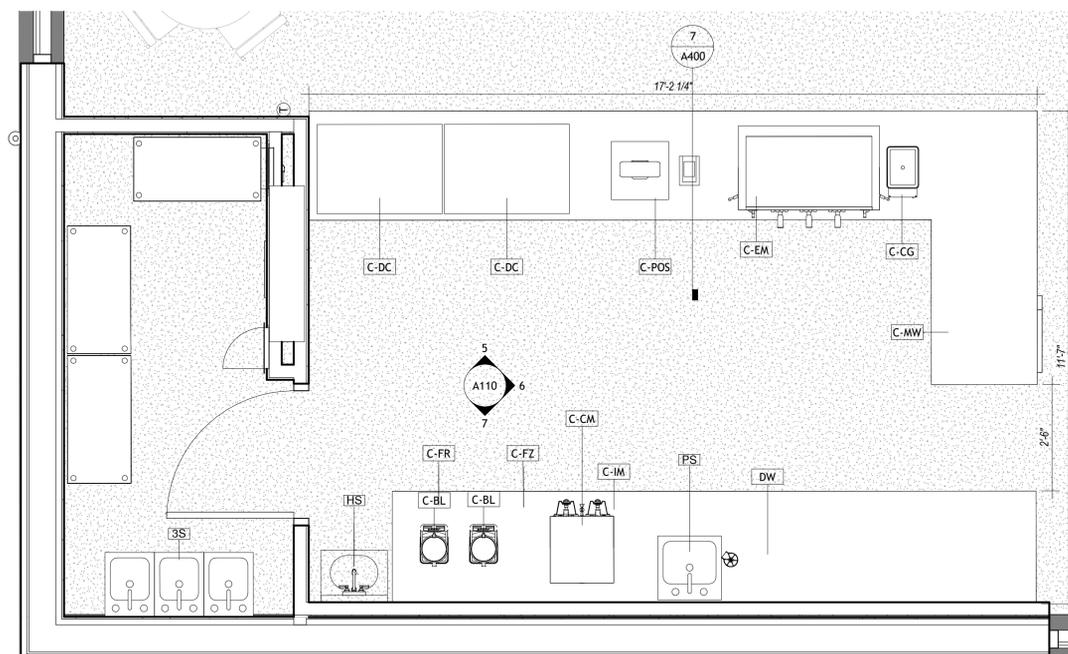
2 PUBLIC RESTROOM ELEVATION  
1/2" = 1'-0"



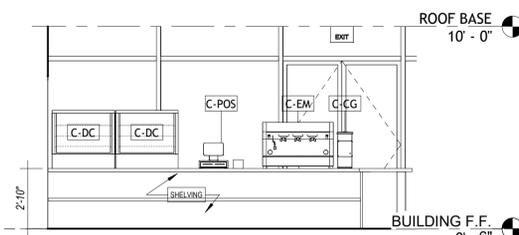
3 ACCESSIBLE RESTROOM ELEVATION  
1/2" = 1'-0"

**CAFE EQUIPMENT SCHEDULE**

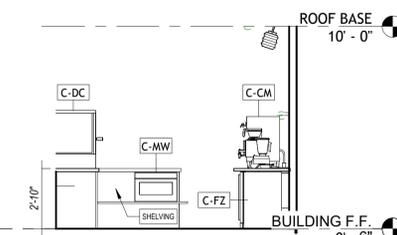
TYPE MARK	DESCRIPTION
C-BL	BLENDER
C-CG	COFFEE GRINDER
C-CM	Commercial Coffee Maker
C-DC	DISPLAY CASE
C-EM	Espresso Machine - Commercial
C-FR	UNDER COUNTER REFRIGERATOR (ADA)
C-FZ	UNDER COUNTER FREEZER (ADA)
C-IM	ICE MAKER, UNDERCOUNTER
C-MW	400 Series Drawer Microwave
C-POS	POINT OF SALE
C-SH	STORAGE SHELVING UNIT
DW	Dishwasher



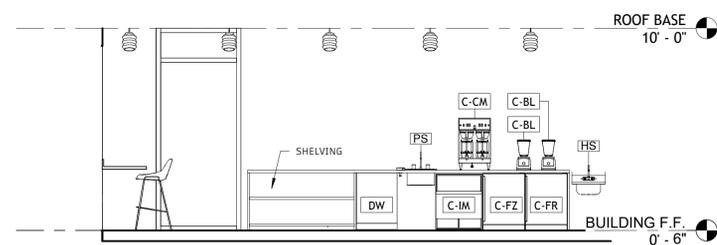
4 ENLARGED CAFE PLAN  
1/2" = 1'-0"



5 CAFE NORTH ELEV  
1/4" = 1'-0"



6 CAFE EAST ELEV  
1/4" = 1'-0"



7 CAFE SOUTH ELEV  
1/4" = 1'-0"

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Sarah Lyons, AIA AR98487

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ENLARGED FLOOR PLAN

Project Number 23-0101

Date 4/15/2024

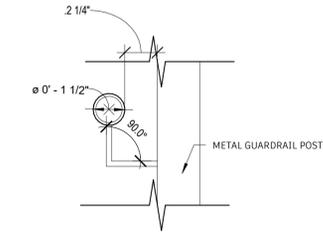
Drawn By SLy

Checked By ADSK

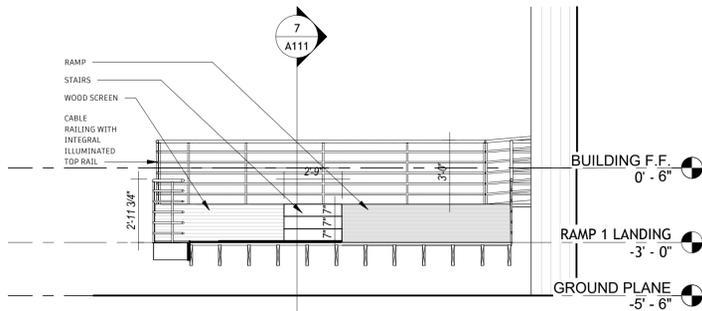
**A110**

Scale As indicated

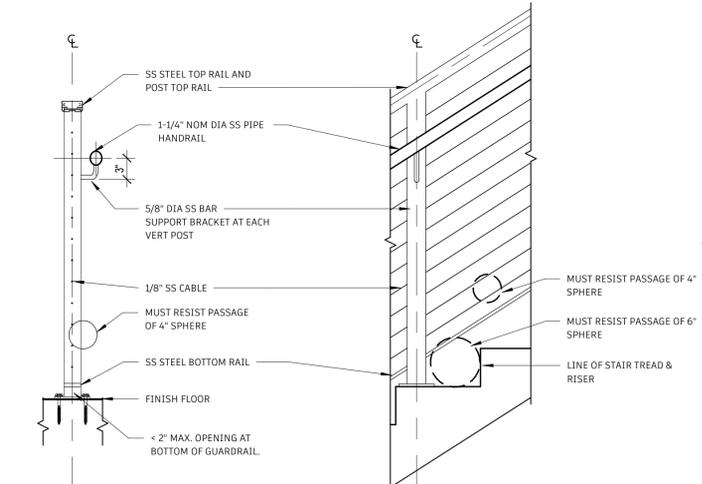
9/4/2024 9:01:19 AM



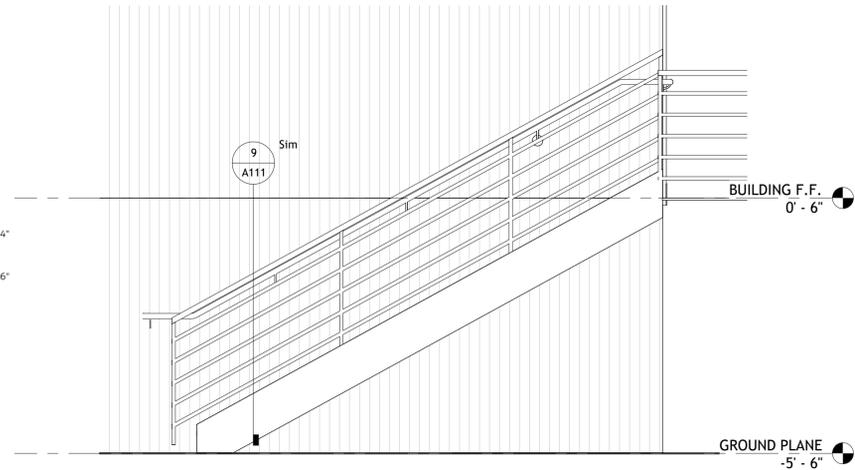
10 RAILING DETAIL 2  
3" = 1'-0"



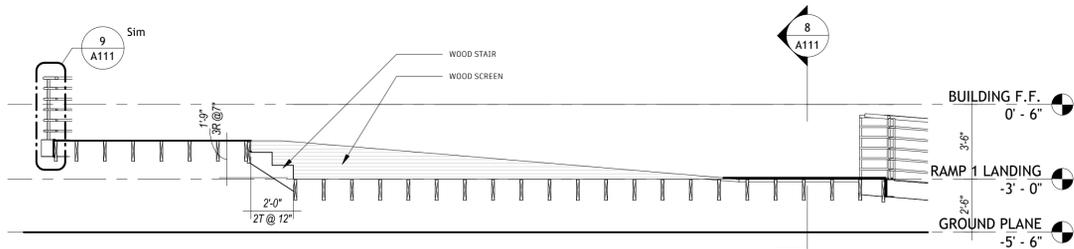
8 DECK SECTION 1  
1/4" = 1'-0"



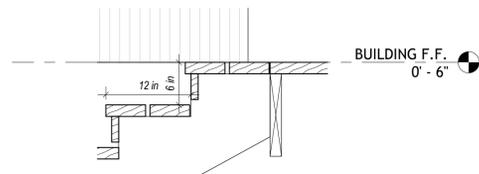
9 RAILING DETAIL 1  
1" = 1'-0"



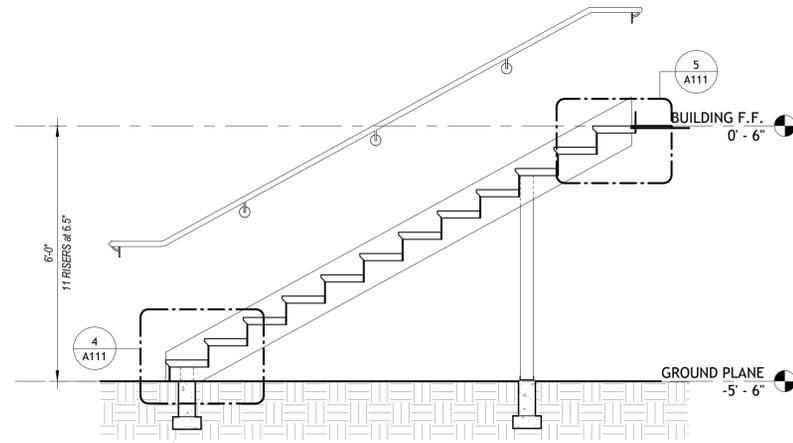
3 STAIR ELEVATION  
1/2" = 1'-0"



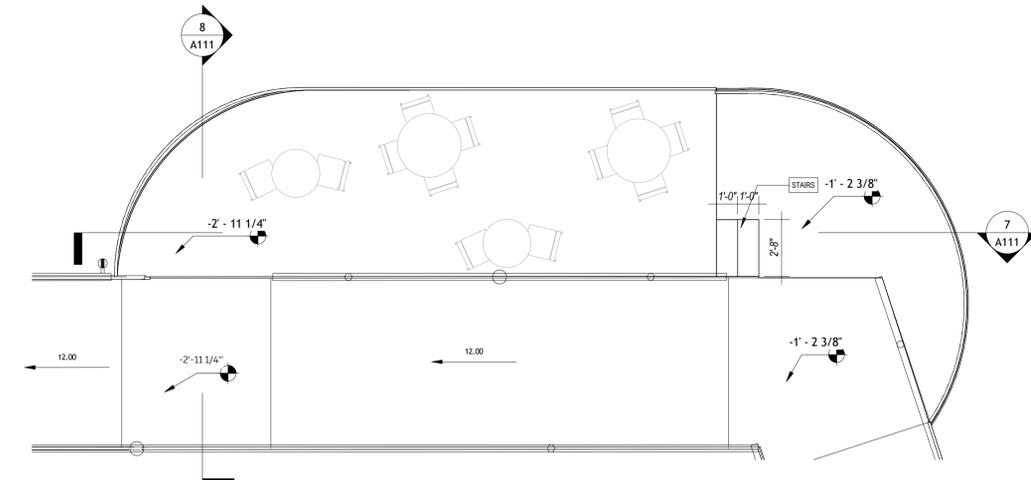
7 DECK SECTION 2  
1/4" = 1'-0"



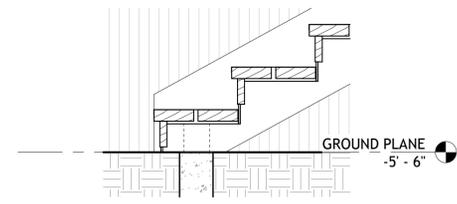
5 STAIR DETAIL 2  
1" = 1'-0"



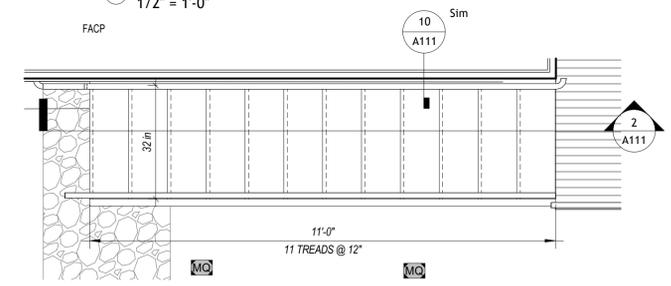
2 STAIR SECTION  
1/2" = 1'-0"



6 DECK DETAIL PLAN  
1/4" = 1'-0"



4 STAIR DETAIL 1  
1" = 1'-0"



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

No.	Description	Date

989 WINTERBERRY DR

STAIR & RAMP DETAILS

Project Number 23-0101  
Date 4/15/2024  
Drawn By Author  
Checked By Checker

**A111**

Scale As indicated


No.	Description	Date

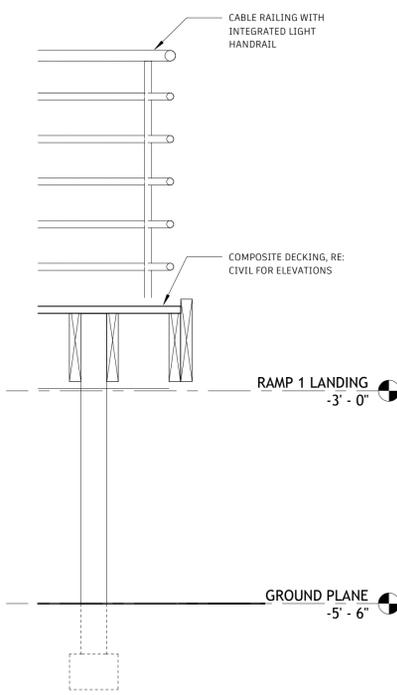
989 WINTERBERRY DR

RAMP AND DECK DETAILS

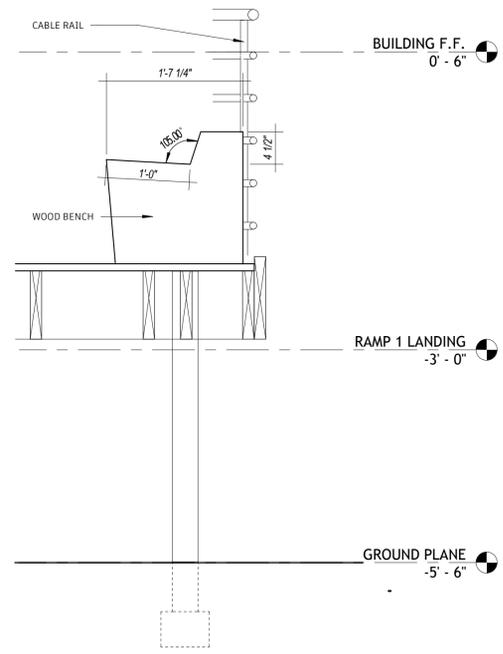
Project Number 23-0101  
 Date 4/15/2024  
 Drawn By Author  
 Checked By Checker

**A112**

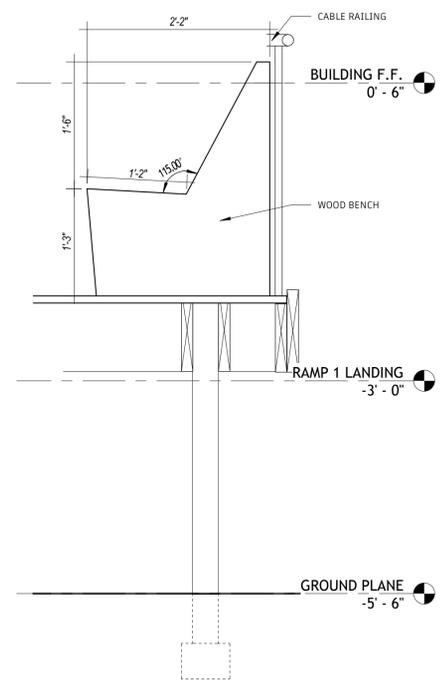
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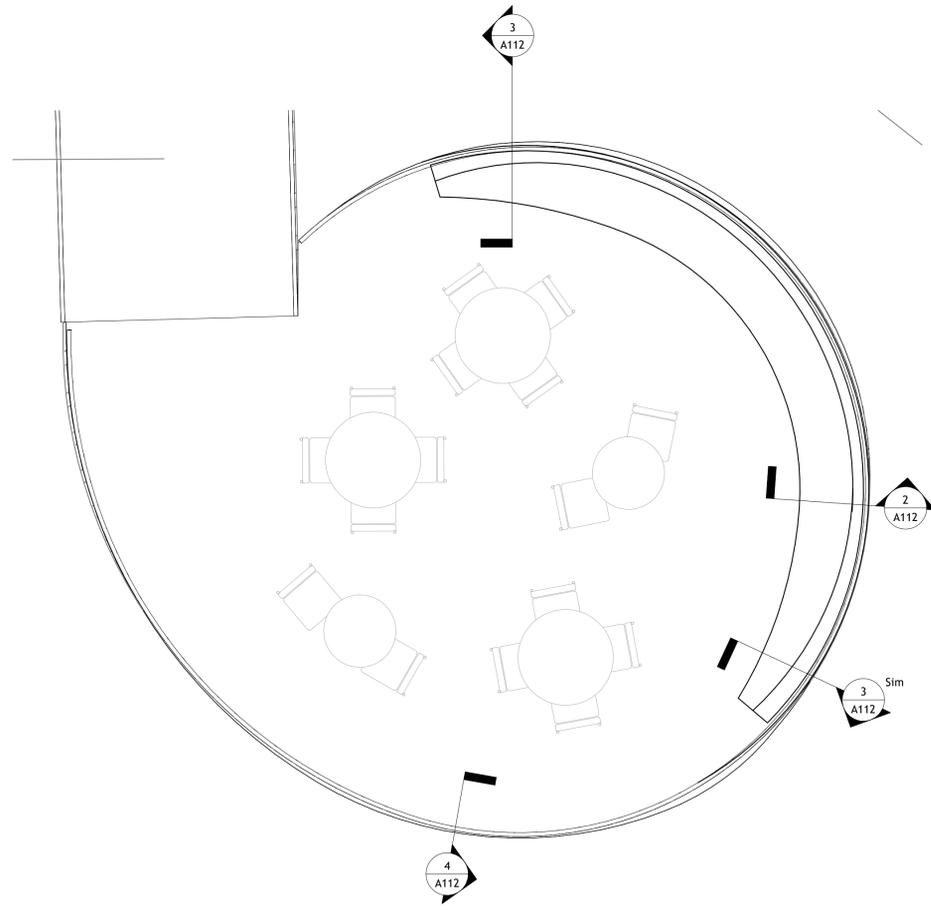
④ DECK SEATING SECTION 1  
1" = 1'-0"



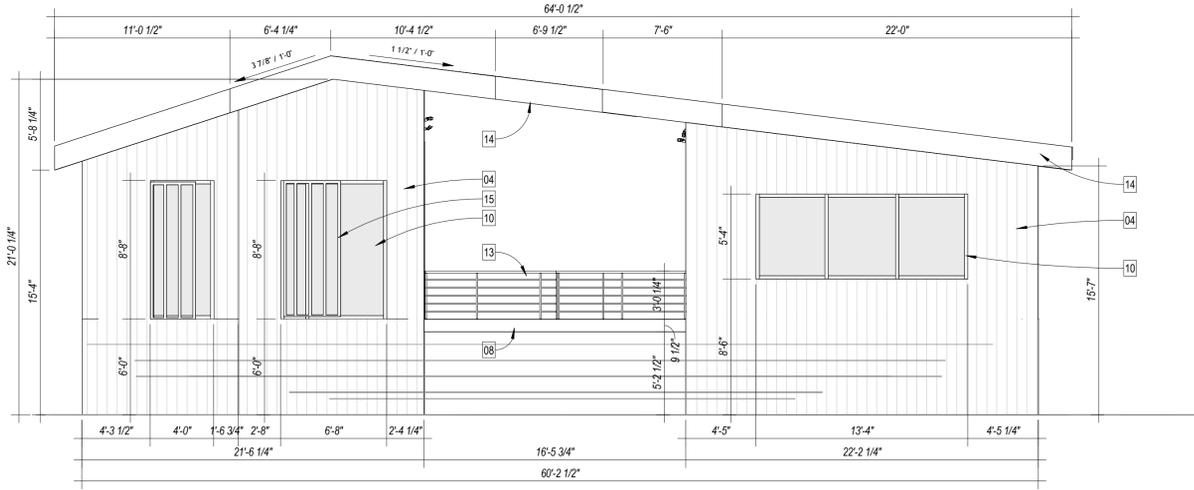
③ DECK SEATING SECTION 2  
1" = 1'-0"



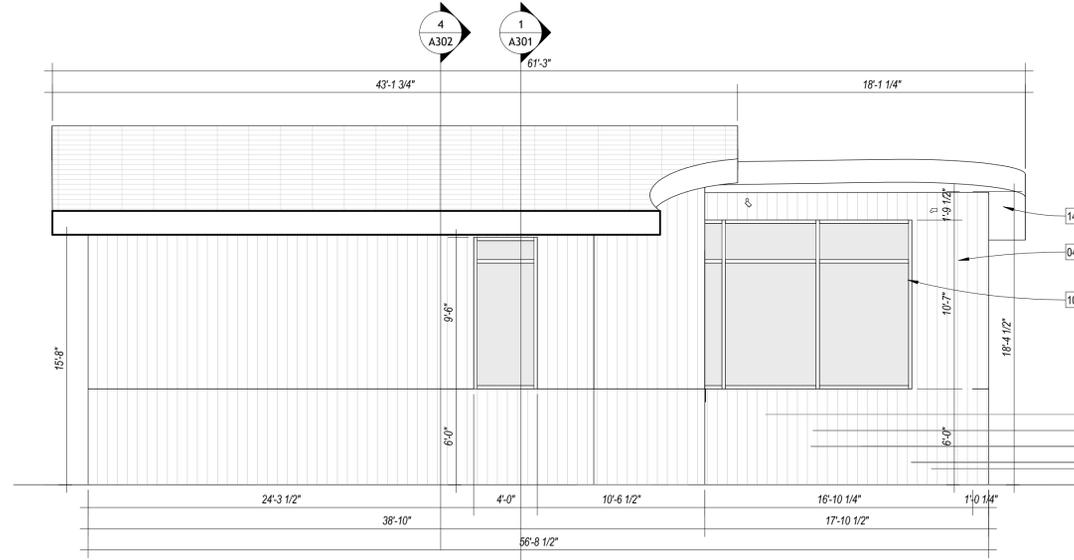
② DECK SEATING SECTION 3  
1" = 1'-0"



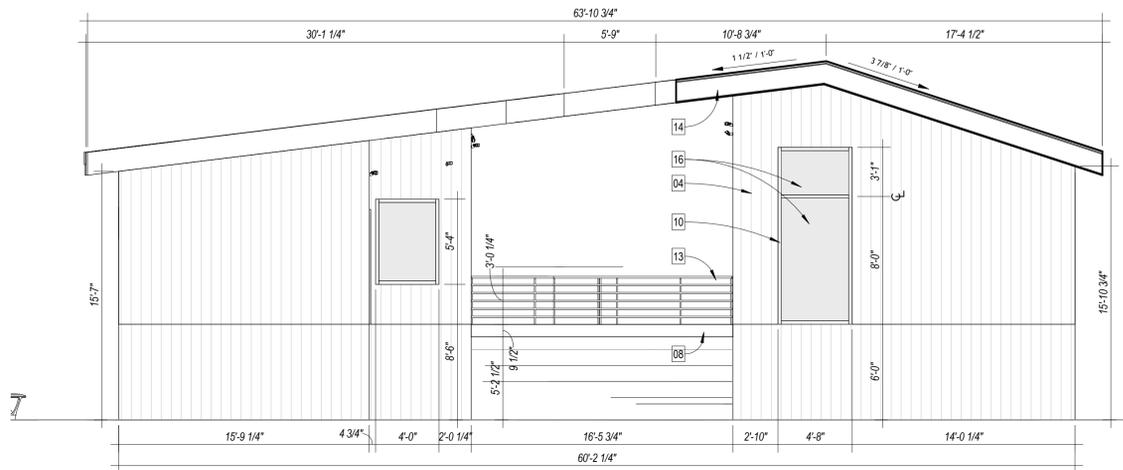
① DECK SEATING PLAN DETAIL  
3/8" = 1'-0"



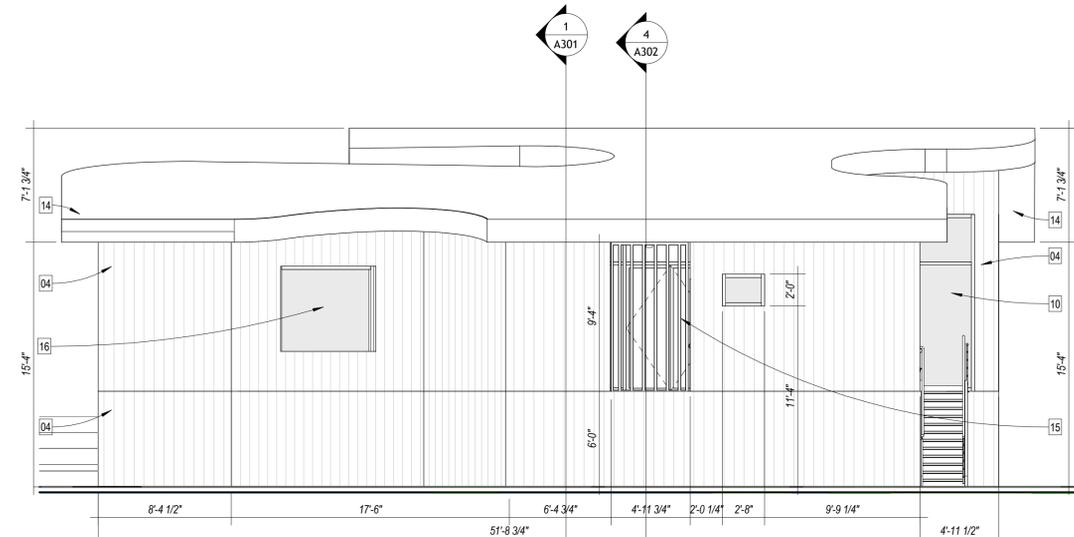
1 NORTH ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"



3 SOUTH ELEVATION  
3/16" = 1'-0"



4 WEST ELEVATION  
3/16" = 1'-0"

**KEYNOTE LEGEND**

#	DESCRIPTION
01	CONCRETE SLAB OVER VAPOR BARRIER
02	CONCRETE FOOTER
03	CMU WALL
04	SHOU SUGI BAN VERTICAL SIDING, LIGHT BRUSH
05	TONGUE AND GROOVE WOOD SOFFIT
06	WOOD TRUSSES
07	CORE-FILL FOAM INSULATION
08	POLY-LUMBER DECK
09	BATT INSULATION, R-30
10	STOREFRONT SYSTEM
11	VAPOR BARRIER
12	FLUID APPLIED WATERPROOFING
13	ALUMINUM CABLE RAILING
14	TPO ROOF OVER WOOD TRUSS SYSTEM
15	SHOU SUGI BAN WOOD SLAT SCREEN, 4" O.C.
16	GUARDIAN GLASS, LARGE MISSILE IMPACT
17	MECHANICAL LOUVER, PAINTED TO MATCH SIDING

No.	Description	Date
	PERMIT SET	6/14/24

989 WINTERBERRY DR

EXTERIOR ELEVATIONS

Project Number 23-0101

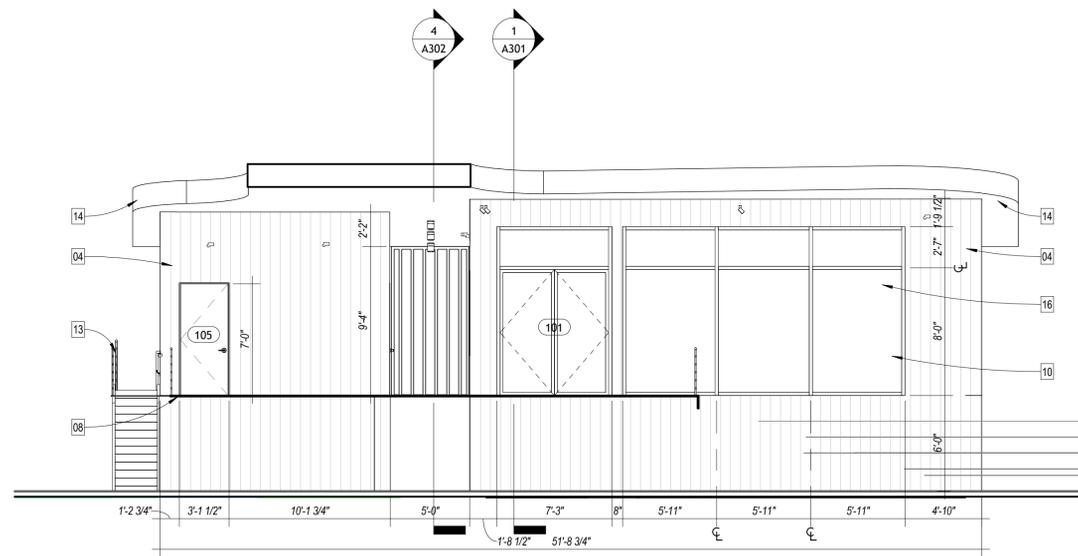
Date 4/15/2024

Drawn By SLy

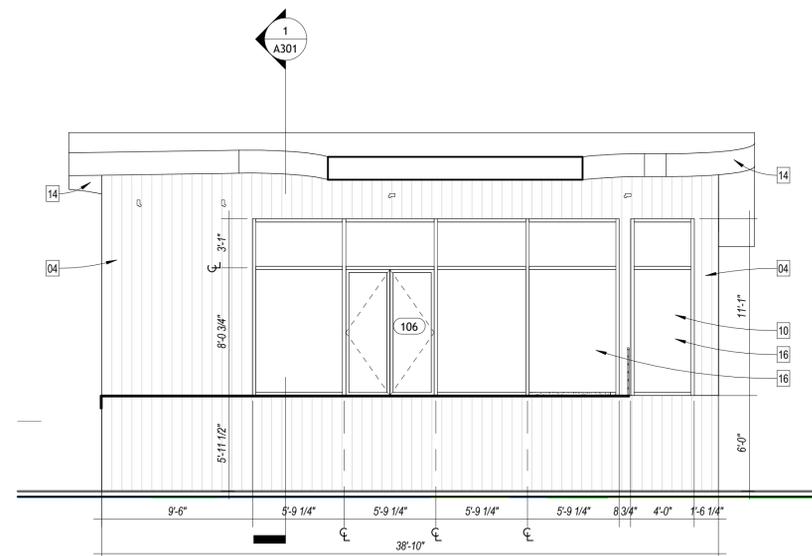
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**A201**

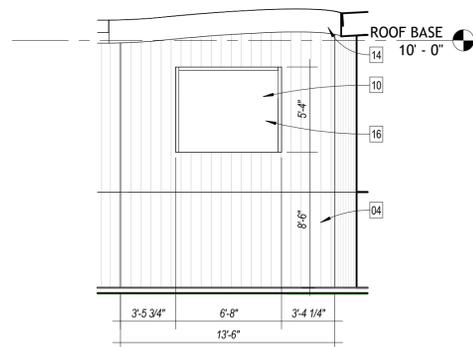
Scale 3/16" = 1'-0"



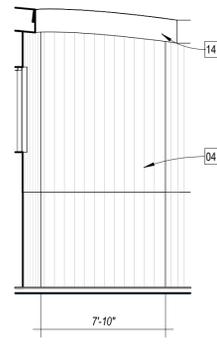
1 EAST RETAIL ELEVATION  
3/16" = 1'-0"



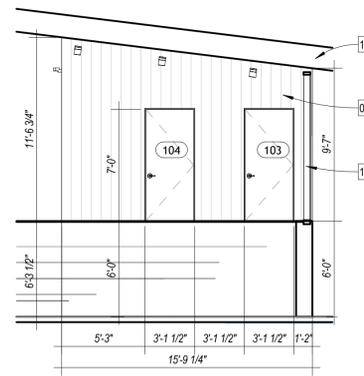
2 WEST CAFE ELEVATION  
3/16" = 1'-0"



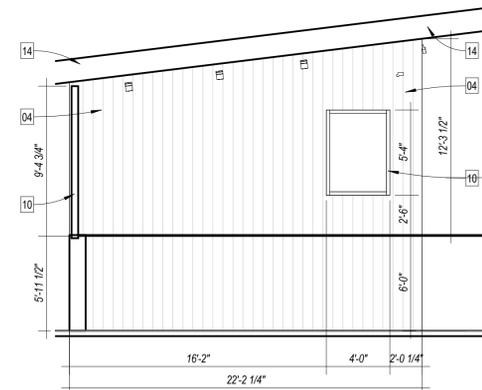
3 WEST RETAIL ELEVATION  
3/16" = 1'-0"



4 WEST RETAIL ELEVATION 02  
3/16" = 1'-0"



5 NORTH BATHROOM ELEVATION  
3/16" = 1'-0"



6 SOUTH RETAIL ELEVATION  
3/16" = 1'-0"

KEYNOTE LEGEND

#	DESCRIPTION
01	CONCRETE SLAB OVER VAPOR BARRIER
02	CONCRETE FOOTER
03	CMU WALL
04	SHOU SUGI BAN VERTICAL SIDING, LIGHT BRUSH
05	TONGUE AND GROOVE WOOD SOFFIT
06	WOOD TRUSSES
07	CORE-FILL FOAM INSULATION
08	POLY-LUMBER DECK
09	BATT INSULATION, R-30
10	STOREFRONT SYSTEM
11	VAPOR BARRIER
12	FLUID APPLIED WATERPROOFING
13	ALUMINUM CABLE RAILING
14	TPO ROOF OVER WOOD TRUSS SYSTEM
15	SHOU SUGI BAN WOOD SLAT SCREEN, 4" O.C.
16	GUARDIAN GLASS, LARGE MISSILE IMPACT
17	MECHANICAL LOUVER, PAINTED TO MATCH SIDING

No.	Description	Date
	PERMIT SET	6/14/24

989 WINTERBERRY DR

EXTERIOR ELEVATIONS

Project Number 23-0101

Date 4/15/2024

Drawn By SLy

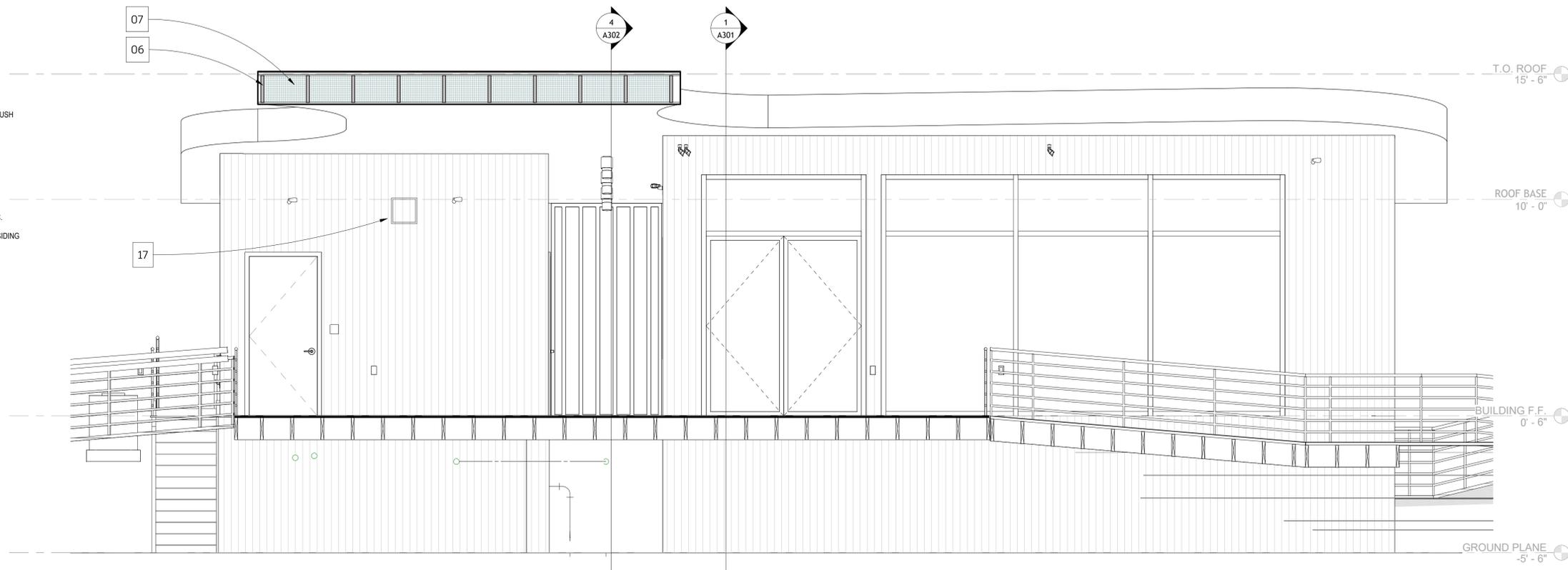
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A202

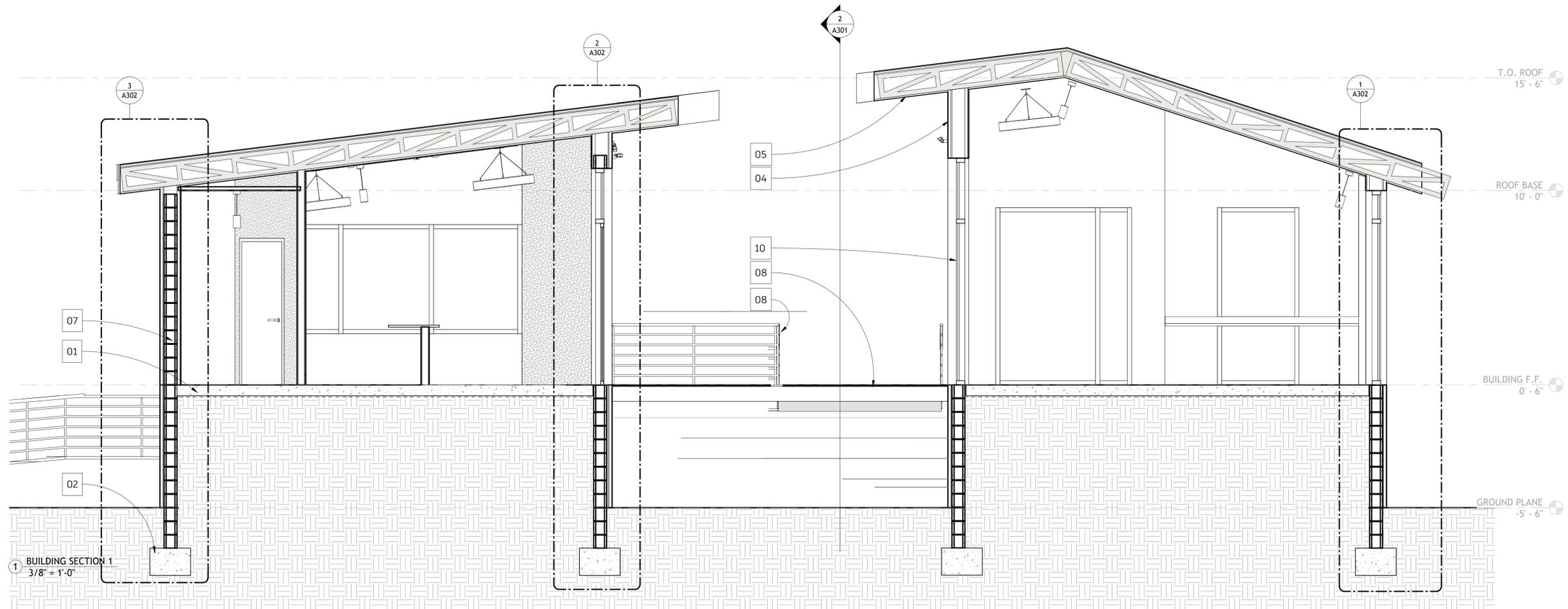
Scale 3/16" = 1'-0"

**KEYNOTE LEGEND**

#	DESCRIPTION
01	CONCRETE SLAB OVER VAPOR BARRIER
02	CONCRETE FOOTER
03	CMU WALL
04	SHOU SUGI BAN VERTICAL SIDING, LIGHT BRUSH
05	TONGUE AND GROOVE WOOD SOFFIT
06	WOOD TRUSSES
07	CORE-FILL FOAM INSULATION
08	POLY-LUMBER DECK
09	BATT INSULATION, R-30
10	STOREFRONT SYSTEM
11	VAPOR BARRIER
12	FLUID APPLIED WATERPROOFING
13	ALUMINUM CABLE RAILING
14	TPO ROOF OVER WOOD TRUSS SYSTEM
15	SHOU SUGI BAN WOOD SLAT SCREEN, 4" O.C.
16	GUARDIAN GLASS, LARGE MISSILE IMPACT
17	MECHANICAL LOUVER, PAINTED TO MATCH SIDING



2 BUILDING SECTION 2  
3/8" = 1'-0"



1 BUILDING SECTION 1  
3/8" = 1'-0"

No.	Description	Date
	PERMIT SET	6/14/24

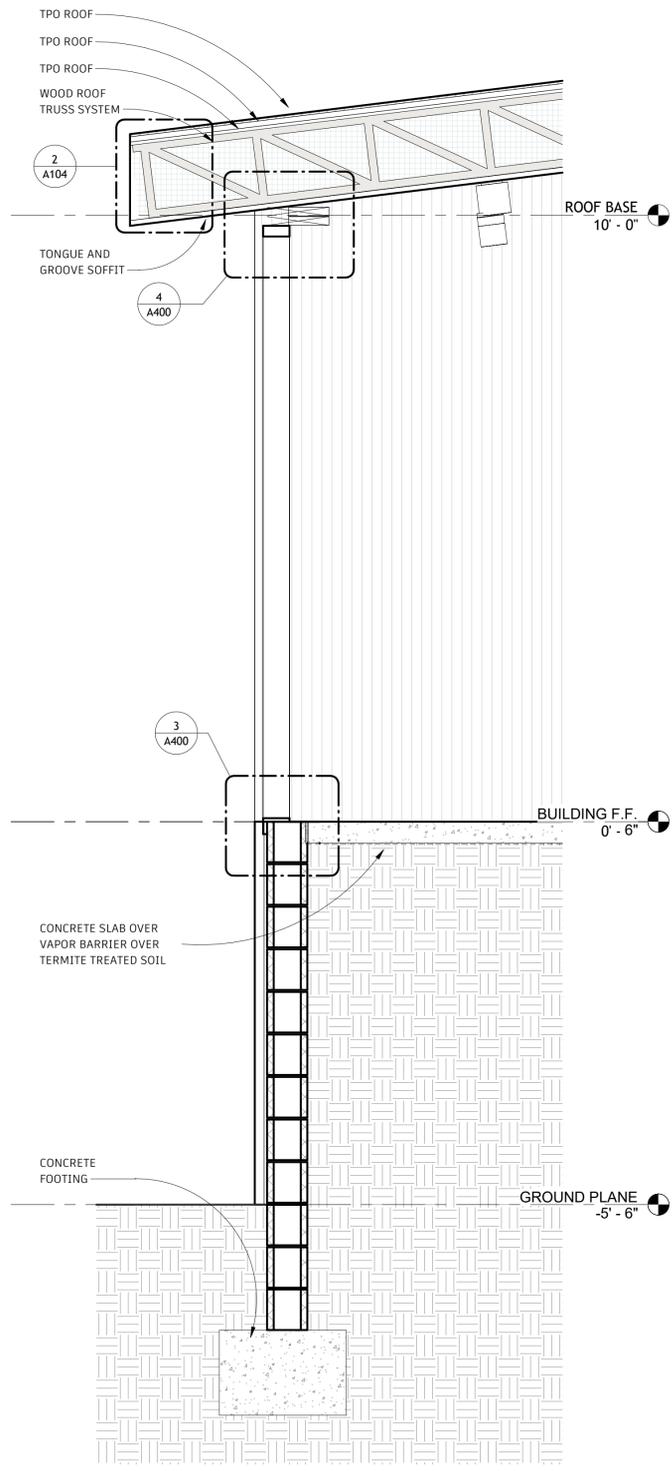
989 WINTERBERRY DR

**BUILDING SECTIONS**

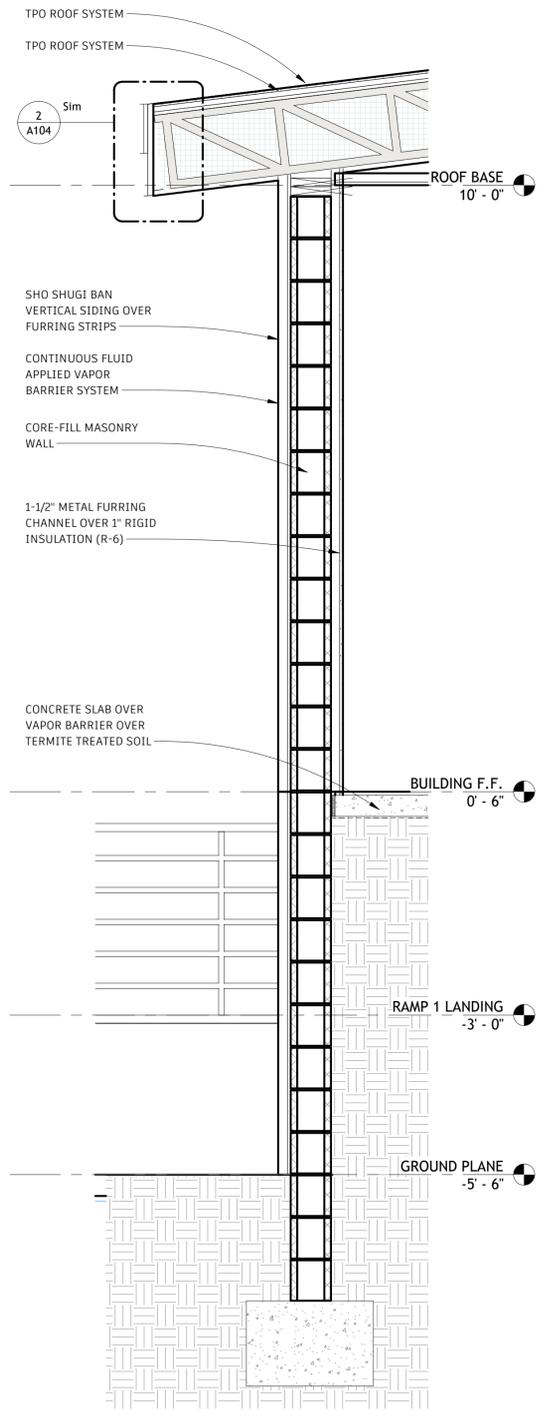
Project Number 23-0101  
 Date 4/15/2024  
 Drawn By SLy  
 Checked By ADSK

**A301**

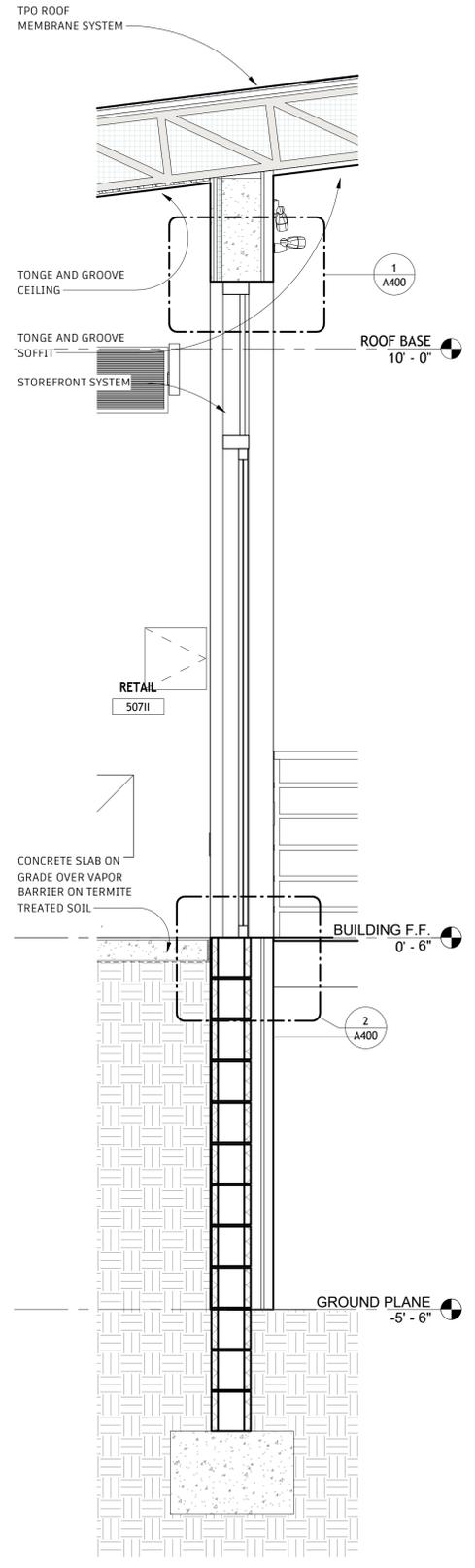
Scale As indicated



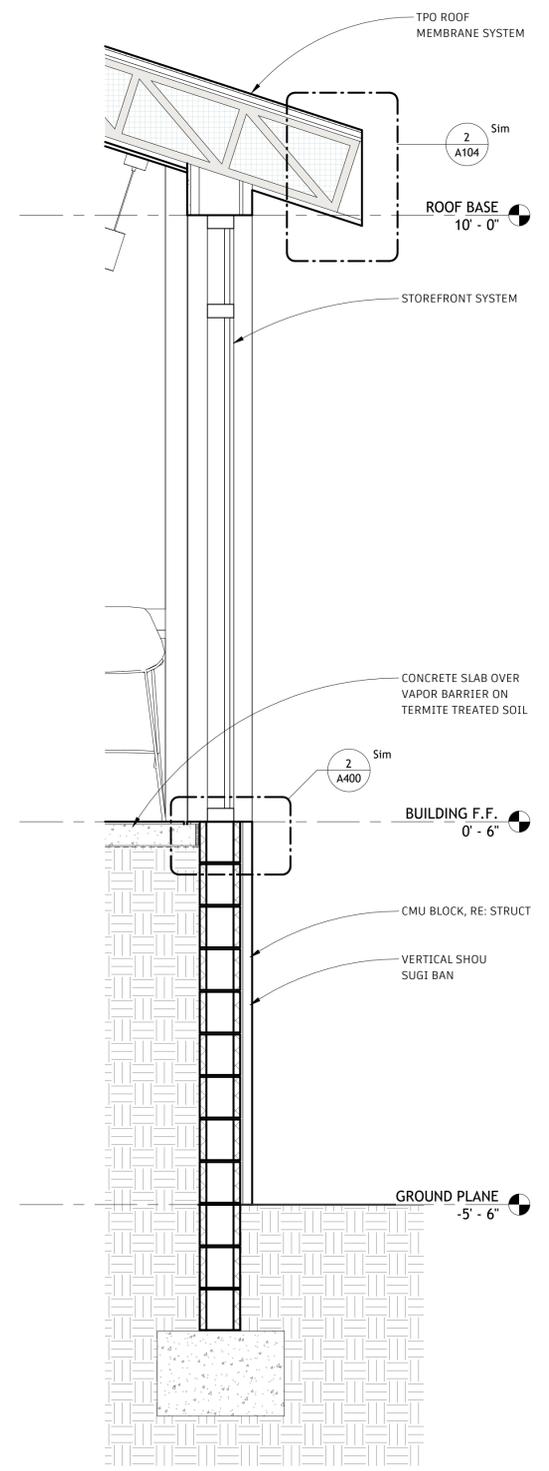
4 WALL SECTION 4  
3/4" = 1'-0"



3 WALL SECTION 3  
3/4" = 1'-0"



2 WALL SECTION 2  
3/4" = 1'-0"



1 WALL SECTION 1  
3/4" = 1'-0"

No.	Description	Date
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989 WINTERBERRY DR

WALL SECTIONS

Project Number 23-0101  
Date 4/15/2024  
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**A302**

Scale 3/4" = 1'-0"

## GENERAL NOTES - TOILET ROOMS

- REFER TO SHEET A-XXX FOR BATHROOM MOUNTING HEIGHTS AND INFORMATION
- TOILET PARTITIONS: FLOATING FOOT PEDESTAL WITH FLUSH HEAD RAILS TOILET PARTITIONS, SELF CLOSING.
- ALIGN CENTER OF MIRRORS WITH CENTERLINE OF LAVATORIES, TYP.
- MANUFACTURER'S NOTE IN ACCESSORIES AND FIXTURES LEGEND TO BE USED AS BASIS OF DESIGN, UON.
- ALL TOILET ACCESS TO BE FURNISHED AND INSTALLED BY CONTRACTOR, UON.
- CONTRACTOR TO PROVIDE PRESSURE TREATED WOOD BLOCKING INSIDE WALL PARTITIONS FOR AL FIXTURES (AS REQUIRED PER MANUFACTURER).
- PROVIDE COAT HOOKS AT EVERY TOILET STALL, INSTALL AT 48" A.F.F. UON.
- FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR PREPARATION, INSTALLATION, CARE AND MAINTENANCE.
- START TILE AS DEPICTED ON ELEVATION AND ALIGN GROUT JOINTS IN FLOOR TILE WITH GROUT JOINTS IN WALL TILE, TYPICAL, UON.
- PROVIDE CEMENTITIOUS BACKERBOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR TILE WALL OR CEILING FINISH.

## GENERAL NOTES - MILLWORK

- VERIFY ALL DIMENSIONS IN FIELD. ANY AND ALL DISCREPANCIES OF ANY KIND WHETHER FOUND IN THE DRAWINGS, SPECIFICATIONS, OR AT THE JOBSITE, NOTIFY ARCHITECT/DESIGNER IMMEDIATELY. OTHERWISE, THE HIGHER QUALITY/COST ITEM OPTION TAKES PRECEDENCE.

### 2. CASEWORK CONSTRUCTION, UNLESS OTHERWISE NOTED:

- 3/4" FRT MDF FOR DOORS, DRAWER FRONTS, CASEWORK BODY MEMBERS (SIDES/BOTTOM/ETC.) AND CASEWORK BASES.
- EXTERIOR GRADE PLYWOOD FOR ALL COUNTERTOPS.
- ALL TOE-KICK TO BE 3/4" EXTERIOR GRADE PLYWOOD AND FINISHED TO MATCH THE CABINET.
- 3/4" PLYWOOD (EXTERIOR GRADE) FOR SHELVES THAT SPAN UP TO 36" WIDE.
- 1" PLYWOOD (EXTERIOR GRADE) FOR SHELVES THAT SPAN UP TO 48" WIDE.
- 1/2" SOLID HARDWOOD LUMBER FOR DRAWER SIDES AND SUBFRONT.
- 1/4" FRT MDF FOR CASEWORK BACKS.
- 1/4" HARDWOOD PLYWOOD FOR DRAWER BOTTOMS.
- ALL EXPOSED SURFACES TO BE PLASTIC LAMINATE, UNLESS OTHERWISE NOTED.
- ALL INTERIOR SURFACES TO BE WHITE MELAMINE, UNLESS OTHERWISE NOTED.

- PLUMBING ROUGH INS, ELECTRICAL CONNECTIONS, DATA, GREASE TRAPS AND REQUIRED DIMENSIONS WITH ALL APPROVED EQUIPMENT MUST BE VERIFIED AND COORDINATED AS PER THE MANUFACTURER'S SPECIFICATIONS PRIOR TO ANY FABRICATION AND/OR INSTALLATION OF ANY CASEWORK.

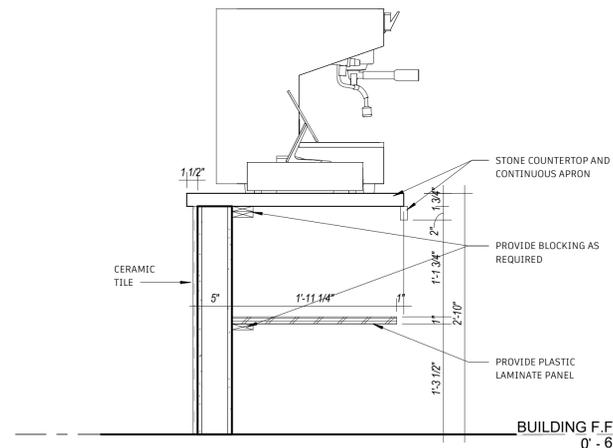
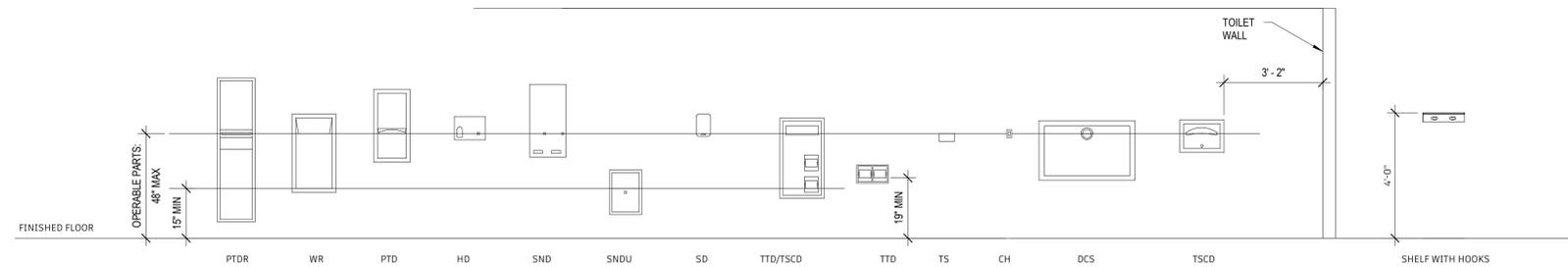
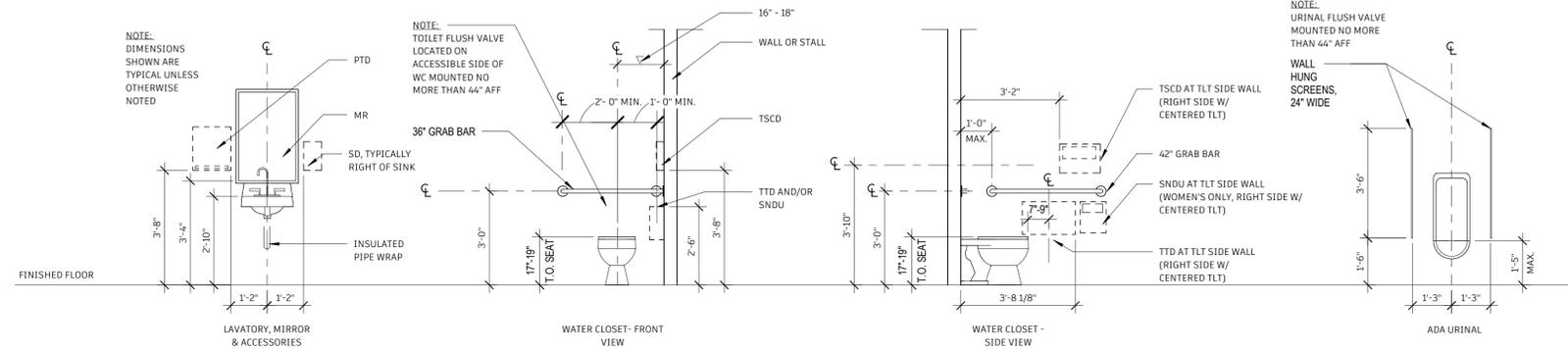
- ALL SPECIFIED FLOORING SHALL BE INSTALLED TO RUN BELOW ALL MILLWORK, ENTIRELY- TO EXTEND THE FULL LENGTH/DISTANCE TO THE WALL- AND TO THE CENTERLINE OF ALL DOORS, U.N.O.

- MAINTAIN AN 18" MINIMUM CLEAR DIMENSION AT ALL MILLWORK LOCATED ADJACENT TO DOOR LOCATIONS, U.N.O.

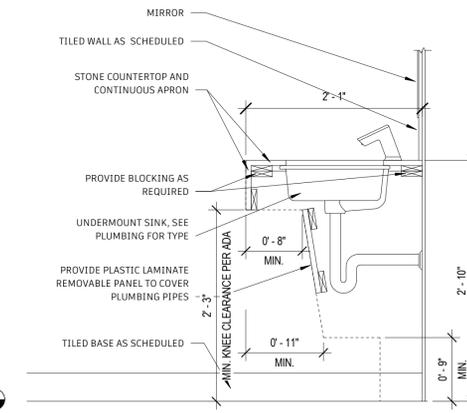
- VOC MATERIAL LIMITS- PROVIDE DOCUMENTATION INDICATING THAT PRODUCTS COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."

- SECURE/FASTEN ALL TALL CABINETS AND LOCKERS TO WALLS AND TO EACH OTHER TO PREVENT THEM FROM TIPPING.

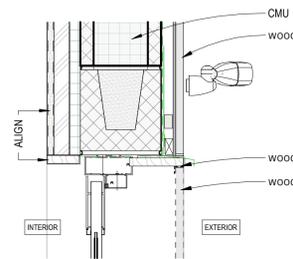
## PLUMBING & ACCESSORIES



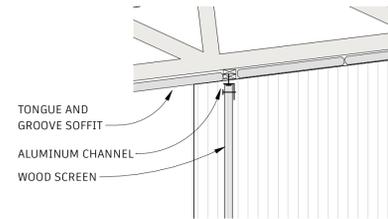
7 CAFE BAR SECTION  
1" = 1'-0"



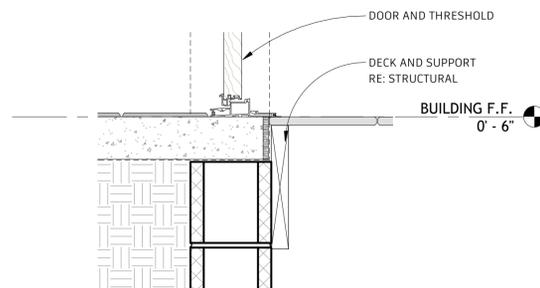
5 LAVATORY MILLWORK SECTION  
1" = 1'-0"



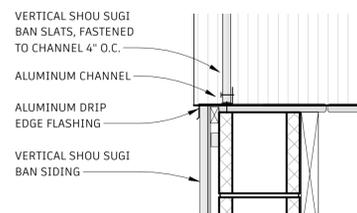
1 WINDOW DETAIL  
1 1/2" = 1'-0"



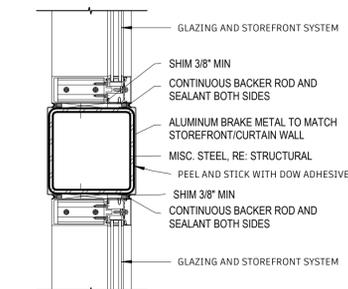
4 HEAD DETAIL AT SCREEN  
1 1/2" = 1'-0"



2 SILL DETAIL AT DOOR AND STOREFRONT  
1 1/2" = 1'-0"



3 SILL DETAIL AT SCREEN  
1 1/2" = 1'-0"



6 PLAN DETAIL @ STRUCT COLUMN  
1 1/2" = 1'-0"

S.Lyarchitecture

Sarah Lyons, AIA AR98487

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No.	Description	Date
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DETAILS & MILLWORK

Project Number 23-0101

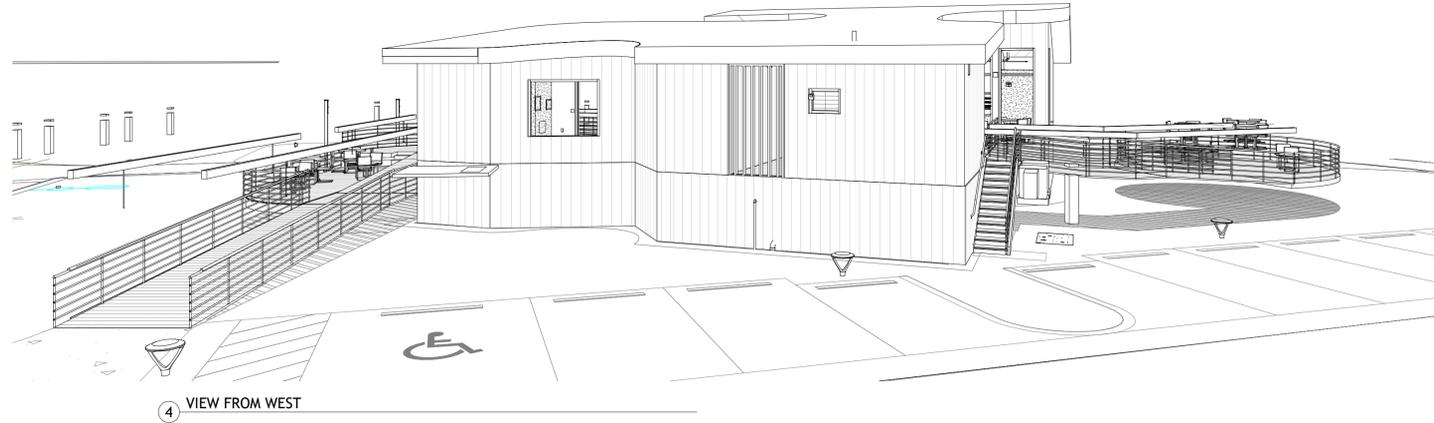
Date 4/15/2024

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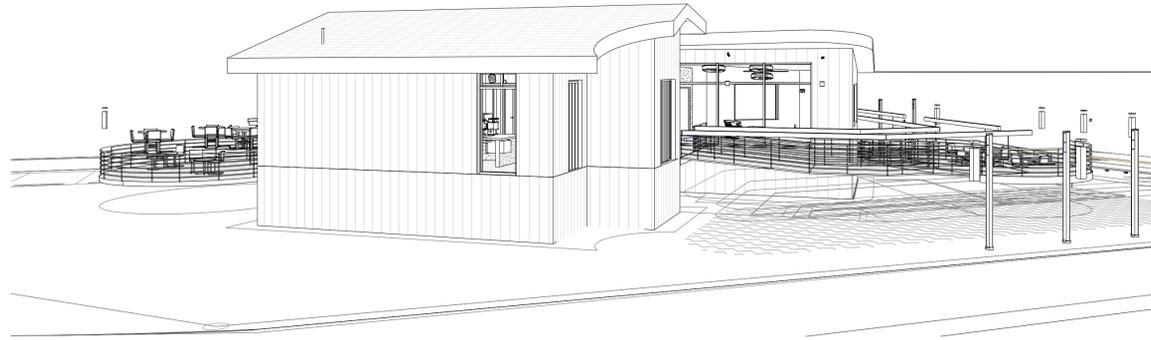
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A400

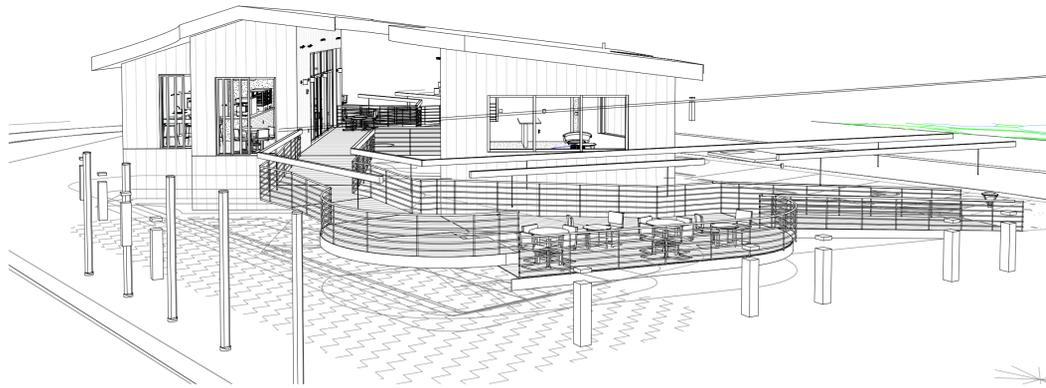
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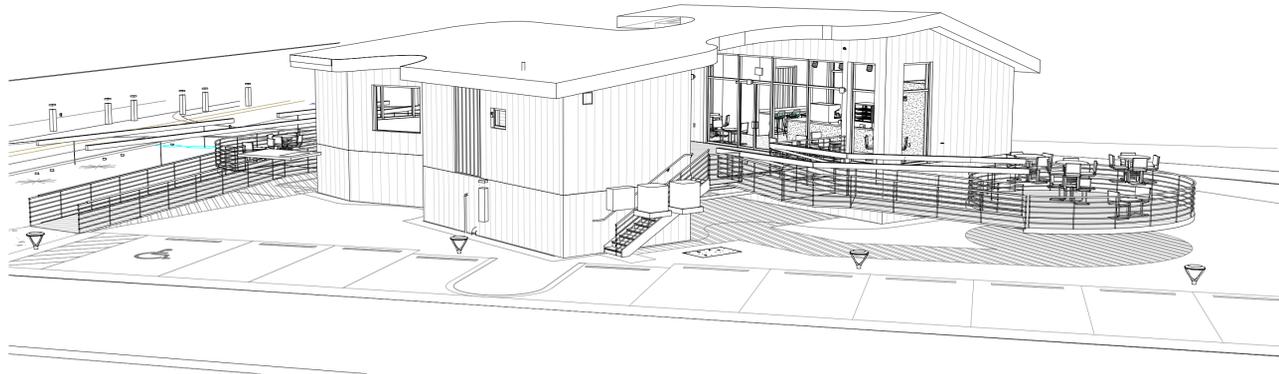
④ VIEW FROM WEST



③ VIEW FROM NORTHEAST



② NEW FROM NORTH EAST



① VIEW FROM SOUTH EAST

No.	Description	Date
	PERMIT SET	6/14/24

989 WINTERBERRY DR

3D VIEWS

Project Number	23-0101
Date	4/15/2024
Drawn By	SLy
Checked By	ADSK

A501

Scale