RENOVATION OF

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA ST
KEY WEST, FLORIDA 33040

BID DOCUMENT SET

9/15/2015 5:14:16 PM

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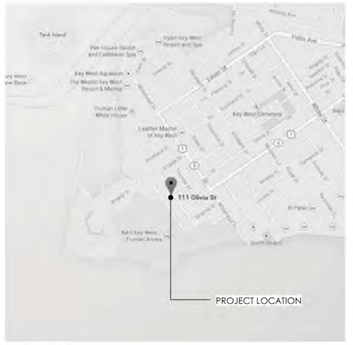
NORTH AREA MAP
NTS



NORTH SITE MAP
NTS

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AIA
American Institute of Architects

CONSULTANT:

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

COVER SHEET

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

G-001 SHEET: 1 OF 68

ABBREVIATIONS

A.B.	ANCHOR BOLT	INT.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
A.P.	ACCESS PANEL	KW.	KILOWATT
A.T.	ACOUSTICAL TILE	L.	LENGTH
ACOUST.	ACOUSTICAL	L.F.	LINEAR FEET
ADJ.	ADJUSTABLE	LL.	LEAD LINED
ALT.	ALTERNATE	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
ANOD.	ANODIZED	LKR.	LOCKER
APP.	APPROXIMATE	M.H.	MANHOLE
ARCH.	ARCHITECTURAL	M.O.	MASONRY OPENING
B.F.E.	BASE FLOOD ELEVATION	M.T.	METAL THRESHOLD
B.U.R.	BUILT-UP ROOFING	MFD.	MANUFACTURED
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BM.	BEAM	MIR.	MIRROR
BOT.	BOTTOM	MISC.	MISCELLANEOUS
C.F.C.I.	CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED	MLDG.	MOLDING
		MTD.	MOUNTED
C.G.	CORNER GUARD	MTL.	METAL
C.I.	CAST IRON	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	NOM.	NOMINAL
C.M.U.	CONCRETE MASONRY UNIT	NTS.	NOT TO SCALE
C.T.	CERAMIC TILE	O.A.	OVERALL
CAB.	CABINET	O.C.	ON CENTER
CL.	CLEAR	O.D.	OUTSIDE DIAMETER
CLO.	CLOSET	OFCI.	OWNER FURNISHED CONTRACTOR INSTALLED
COL.	COLUMN		
CONC.	CONCRETE	P.LAM.	PLASTIC LAMINATE
CONST.	CONSTRUCTION	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	P.T.D.	PAPER TOWEL DISPENSER
CONTR.	CONTRACTOR	P.V.C.	POLYVINYL CHLORIDE
CORR.	CORRIDOR	PL.	PLATE
CPT.	CARPET	PLAS.	PLASTER
CRT.	COUNTER	PLUMB.	PLUMBING
DET.	DETAIL	PLWD.	PLYWOOD
DIA.	DIAMETER	Q.T.	QUARRY TILE
DIAG.	DIAGONAL	R.	RADIUS
DIM.	DIMENSION	R.C.P.	REINFORCED CONCRETE PIPE
DISP.	DISPENSER	R.D.	ROOF DRAIN
DN.	DOWN	R.O.	ROUGH OPENING
DWG.	DRAWING	REC.	RECEPTACLE
E.B.	EXPANSION BOLT	REF.	REFRIGERATOR
E.J.	EXPANSION JOINT	REG.	REGLET
E.P.	ELECTRICAL PANEL	REINF.	REINFORCED
E.W.C.	ELECTRIC WATER COOLER	REQD.	REQUIRED
EL.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	SCHD.	SCHEDULE
ELEV.	ELEVATOR	SCRN.	SCREEN
EQ.	EQUAL	SEC.	SECTION
EQUIP.	EQUIPMENT	SH.	SHELF
EX.	EXISTING	SHT.	SHEET
EXP.	EXPOSED	SIM.	SIMILAR
EXT.	EXTERIOR	SP.	SPACE
F.C.	FURRING CHANNEL	SPECS.	SPECIFICATIONS
F.D.	FLOOR DRAIN	SS.	STAINLESS STEEL
F.E.C.	FIRE EXTINGUISHER CAB.	STL.	STEEL
F.F.	FINISH FLOOR	STOR.	STORAGE
F.H.C.	FIRE HOSE CABINET	STRUC.	STRUCTURAL
F.R.	FIRE RATED	SUSP.	SUSPENDED
FIN.	FINISH	T.B.	TOGGLE BOLT
FL.	FLOOR	T.C.	TOILET COMPARTMENT
G.C.	GENERAL CONTRACTOR	T.P.D.	TOILET PAPER DISPENSER
G.F.R.C.	GLASS FIBER REINFORCED CEMENT	TEL.	TELEPHONE
		TEMP.	TEMPERATURE
G.F.R.G.	GLASS FIBER REINFORCED GYPSUM	TYP.	TYPICAL
		U.C.	UNDERCOUNTER
G.W.B.	GYPSUM WALLBOARD	UTIL.	UTILITY
GA.	GUAGE	V.B.	VINYL BASE
GALV.	GALVANIZED	V.I.F.	VERIFY IN FIELD
GL.	GLASS	V.W.C.	VINYL WALLCOVERING
GR.	GRADE	VERT.	VERTICAL
GYP.	GYPSUM	VEST.	VESTIBULE
H.B.	HOSE BIBB	W.	WIDTH
HT.	HEIGHT	W.C.	WATER CLOSET
HVAC.	HEATING,VENTILATING, & AIR CONDITIONING	W.P.	WEATHER PROOF
		W.W.F.	WELDED WIRE FABRIC
I.D.	INSIDE DIAMETER	W/	WITH
I.E.	INVERT ELEVATION	WD.	WOOD
INSUL.	INSULATION		

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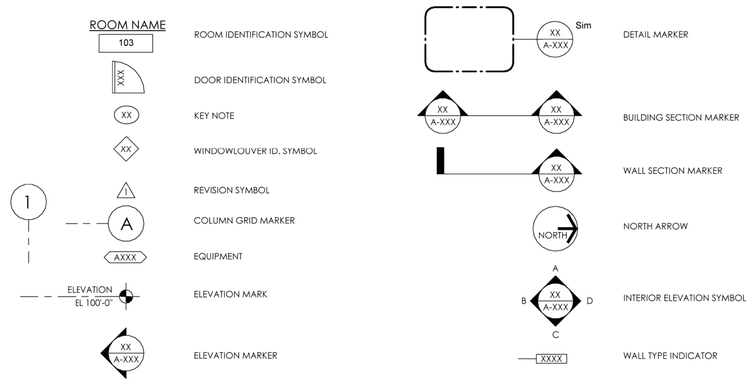
MATERIAL SYMBOLS

- EARTH / FILL
- POROUS FILL / GRAVEL
- CONCRETE
- STUCCO, CEMENT PLASTER, LIGHTWEIGHT CONCRETE
- STEEL / OTHER METALS
- WOOD FINISH
- WOOD ROUGH
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALL BOARD
- RIGID INSULATION
- BATT INSULATION

GENERAL STANDARD SYMBOLS



ROOM IDENTIFICATION SYMBOL
DOOR IDENTIFICATION SYMBOL
KEY NOTE
WINDOWLOUVER ID. SYMBOL
REVISION SYMBOL
COLUMN GRID MARKER
EQUIPMENT
ELEVATION MARK
ELEVATION MARKER
DETAIL MARKER
BUILDING SECTION MARKER
WALL SECTION MARKER
NORTH ARROW
INTERIOR ELEVATION SYMBOL
WALL TYPE INDICATOR

GENERAL NOTES

1. THE CONTRACT DOCUMENTS FOR THE CITY OF KEY WEST FREDERICK DOUGLASS RECREATION BUILDING INCLUDE THE CONTRACT GENERAL CONDITIONS, SPECIFICATIONS, DRAWINGS, ADDENDA AND CONTRACT MODIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SET OF DRAWINGS TO EACH SUBCONTRACTOR & TRADE, AS WELL AS FOR INSURING THAT THE WORK OF EACH SUBCONTRACTOR IS COORDINATED WITH THE WORK OF ALL OTHER SUBCONTRACTORS.
3. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.
4. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY DISCREPANCIES WHICH MAY OCCUR PRIOR TO COMMENCING ANY CONSTRUCTION.
5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND RESTRICTIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION.
6. TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED, IN EACH CASE ADD, BY INFERENCE, AFTER TRADE, PRODUCT OR MANUFACTURER'S NAME, THE PHRASE "OR, AS APPROVED BY ARCHITECT."
7. DETERMINE THE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEM.
8. ACTUAL LOCATIONS OF LIGHT FIXTURES, PLUMBING FIXTURES, ETC., ARE TO BE AS INDICATED ON ARCHITECTURAL DRAWINGS. ANY CONFLICTS WITH DRAWINGS ARE TO BE RESOLVED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
9. THE LAST DATED REVISION VOIDS AND SUPERSEDES ANY AND ALL PREVIOUS DRAWINGS WITH THE SAME DRAWING NUMBER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DELIVER THE REVISED DRAWINGS TO ALL SUBCONTRACTORS AND SUPPLIERS WITH CLEAR INSTRUCTIONS NOT TO UTILIZE PRECEDING DRAWINGS. ALL COSTS RESULTING FROM A FAILURE TO ISSUE REVISED DRAWINGS IN A TIMELY MANNER SHALL BE ABSORBED BY THE CONTRACTOR. THE OWNER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE ABOVE.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL KNOWN EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. ALL FINAL CONNECTIONS FROM THE BUILDING TO EXISTING UTILITIES SHALL BE BY THIS CONTRACTOR.
11. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTION FOR THE SAFETY OF PERSONS AND PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT AS REQUIRED BY GENERAL CONDITIONS AND ALL APPLICABLE LOCA.., STATE, AND FEDERAL REGULATIONS.
12. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND ARCHITECTURAL DRAWINGS IN ORDER TO VERIFY ALL SLAB, WALL AND ROOF PENETRATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ALL QUESTIONS PRIOR TO BEGINNING THE WORK. COMMENCEMENT OF WORK SIGNIFIES CONTRACTOR WARRANTS ALL PENETRATIONS ARE CORRECTLY LOCATED AND THAT THE COST OF ANY CORRECTIONS, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AS REQUIRED BY GENERAL CONDITIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
15. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAYS WITHOUT FIRST OBTAINING PROPER PERMITS.
16. ALL FIRE RATED CONSTRUCTION SHALL CONFORM WITH UL TESTED STANDARDS AND/OR LOCAL REQUIREMENTS AS WELL AS THESE CONTRACT DOCUMENTS.
17. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY LOCA.. FIRE MARSHALL. (SEE LIFE SAFETY PLANS FOR LOCATIONS)
18. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT.

FLORIDA APPROVED PRODUCTS LIST

THE INTENT OF THIS PRODUCT APPROVAL LIST IS AS A BASIS OF DESIGN. ALL PRODUCTS SPECIFIED BY THE ARCHITECT HAVE APPROVAL FROM THE STATE OF FLORIDA. ANY SUBSTITUTIONS MADE BY THE CONTRACTOR SHALL ALSO HAVE FLORIDA PRODUCT APPROVAL AND MEET OR EXCEED THE PERFORMANCE AND QUALITY OF PRODUCTS SPECIFIED BY THE ARCHITECT.

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL NUMBER
PANEL WALLS	PRODUCTS INTRODUCED AS A RESULT OF NEW TECHNOLOGY	MAJOR INDUSTRIES	FL 13504.1
PANEL WALLS	STOREFRONTS	YKK AP	FL 14218.3
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	INGERSOLL-RAND	FL 12400.1
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	INGERSOLL-RAND	FL 12400.3
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	YKK AP	FL 12882.1
ROOFING	MODIFIED BITUMEN ROOFING	GAF	FL 5680-R13
ROOFING	METAL ROOF ASSEMBLY	BERRIDGE MANUFACTURING COMPANY	FL 11269.2-R4

GENERAL SITE DATA

PROPERTY DATA:

PROPERTY IDENTIFICATION: KW PT LOT 6 & PT LOT 10 OF TRACT 3 H2-391/93 G13-54/57/575/77 OR56-396/99 OR61-451/52 OR61-451/452 OR1106-123/125 OR1122-1308/11/C

PROPERTY STREET ADDRESS: 111 OLIVIA STREET, KEY WEST, FL 33040

PARCEL ID: 00014720-000000

ZONING DISTRICT: HNC-3, HISTORIC NEIGHBORHOOD COMMERCIAL

EXISTING USE: GYMNASIUM

LEVEL III BUILDING ALTERATION

DEVELOPMENT POTENTIAL:

MINIMUM LOT AREA: 4,000 S.F.
LAND AREA OF PARCEL: 33,700 S.F.
TOTAL BUILDING AREA: 18,053 S.F.

MAXIMUM IMPERVIOUS AREA OF PROPERTY <.60 TOTAL PROPERTY AREA
EXISTING IMPERVIOUS AREA: EXISTING TO REMAIN

MAXIMUM FLOOR AREA RATIO (FAR): 1.0
ACTUAL FAR 18,053/33,700 = 0.54

BUILDING ENVELOPE:

BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT: 30' - 0"
ACTUAL BUILDING HEIGHT: 29' - 8"

MINIMUM BUILDING SETBACKS:		REQUIRED	EXISTING (ACTUAL)
FRONT YARD:	OLIVIA ST.	0' - 0"	6' - 9"/60' - 8"
SIDE YARDS:	FORT ST.	5' - 0"	47' - 9"
STREET SIDE:	EMMA ST.	7' - 6"	1' - 11"
REAR YARD:	ADJOINING PROPERTY	15' - 0"	2' - 8"

PARKING:
EXISTING TO REMAIN - ACCORDING TO SEC. 108-571 OF THE COKW LAND DEVELOPMENT REGULATIONS, PARKING REQUIREMENTS ARE NOT APPLIED WHEN FLOOR AREA IS NOT INCREASED.

BUILDING CODE INFORMATION

PROJECT DATA

PROPOSED USE: GYMNASIUM

GROSS FLOOR AREA: EXISTING 12,153 G.S.F. / PROPOSED 12,078 G.S.F.

BUILDING BASE FLOOD ELEVATION: 6' - 0"

FLOOD HAZARD AREA: FEMA FLOOD ZONE AE (MAP 12087C1516K)

BUILDING CODE INFORMATION: FLORIDA BUILDING CODE 5TH EDITION - BUILDING (FBC)
FLORIDA BUILDING CODE 5TH EDITION - EXISTING BUILDING
FLORIDA BUILDING CODE 5TH EDITION - PLUMBING
FLORIDA BUILDING CODE 5TH EDITION - MECHANICAL
FLORIDA FIRE PREVENTION CODE 5TH EDITION (FFPC)
2014 NFPA 70, NATIONAL ELECTRIC CODE (NEC)

USE AND OCCUPANCY CLASSIFICATION (FBC BUILDING CHAPTER 3)
BUILDING OCCUPANCY OR USE
PRIMARY: ASSEMBLY GROUP A-3
SECONDARY: BUSINESS GROUP B

TYPES OF CONSTRUCTION (FBC EXISTING BUILDING CHAPTER 4) (FBC BUILDING CHAPTER 6)
LEVEL III BUILDING ALTERATION
CONSTRUCTION CLASSIFICATION: TYPE IIB (NON SPRINKLERED)

GENERAL BUILDING HEIGHTS AND AREAS (FBC BUILDING CHAPTER 5)

ALLOWABLE HEIGHT AND BUILDING AREAS (FBC TABLE 502)
TYPE II B (SPRINKLERED) ASSEMBLY GROUP A-3
MAXIMUM ALLOWABLE BUILDING HEIGHT: 75 FEET
MAXIMUM ALLOWABLE STORIES: 3 STORIES
MAXIMUM ALLOWABLE AREA PER FLOOR: 36,442 S.F.
(WITH FRONTAGE INCREASE)
Aa= {Af+[Af x If]+[Af x Is]}
Aa=[9,500 +[9,500 x .836] + [9,500 x 2]}
Aa=36,442 S.F.

If= [F / P - 0.25]W/30 W=30
If= [376/450 - 0.25]30/30
If= 0.836

MEANS OF EGRESS (FBC BUILDING CHAPTER 10)

USE	AREA (SQ. FT.)	LOAD FACTOR (SQ. FT./PERSON) TABLE 1004.1.1	OCCUPANT LOAD
ASSEMBLY A-3	7812 SF	15	522
ASSEMBLY A-3 (STAGE)	1121 SF	15	75
BUSINESS	1194 SF	100	15
ELECTRICAL	156 SF	300	1
STORAGE	501 SF	300	3
	10783 SF		616

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
ASSEMBLY GROUP A-3 15 NET/OCCUPANT
BUSINESS GROUP B 100 G.S.F./OCCUPANT

EGRESS WIDTH PER OCCUPANT SERVED (FBC 1005.1)
STAIRWAYS (INCHES PER OCCUPANT) 0.3
OTHER EGRESS COMPONENTS (INCHES PER OCCUPANT) 0.2

EGRESS PATH MINIMUM REQUIRED
ASSEMBLY GROUP A 44 INCHES

DOORS
MINIMUM CLEAR WIDTH 32 INCHES

EXIT ACCESS
EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1016.1) 250 FEET (WITH SPRINKLER SYSTEM)
COMMON PATH OF EGRESS TRAVEL 75 FEET (WITH SPRINKLER SYSTEM)
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (FBC TABLE 1021.1)

OCCUPANT LOAD (PERSONS PER STORY)	MINIMUM NUMBER OF EXITS (PER STORY)
500 - 1,000	3

PLUMBING FIXTURES (FBC- PLUMBING CH. 4)

MINIMUM FIXTURES:
WATER CLOSETS
MALE - 6 REQUIRED FEMALE - 10 REQUIRED
LAVATORIES
MALE - 2 REQUIRED FEMALE - 3 REQUIRED
WATER FOUNTAINS 1 REQUIRED
SERVICE SINK 1 REQUIRED

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CONSULTANT:

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

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G-002 SHEET: 2 OF 68

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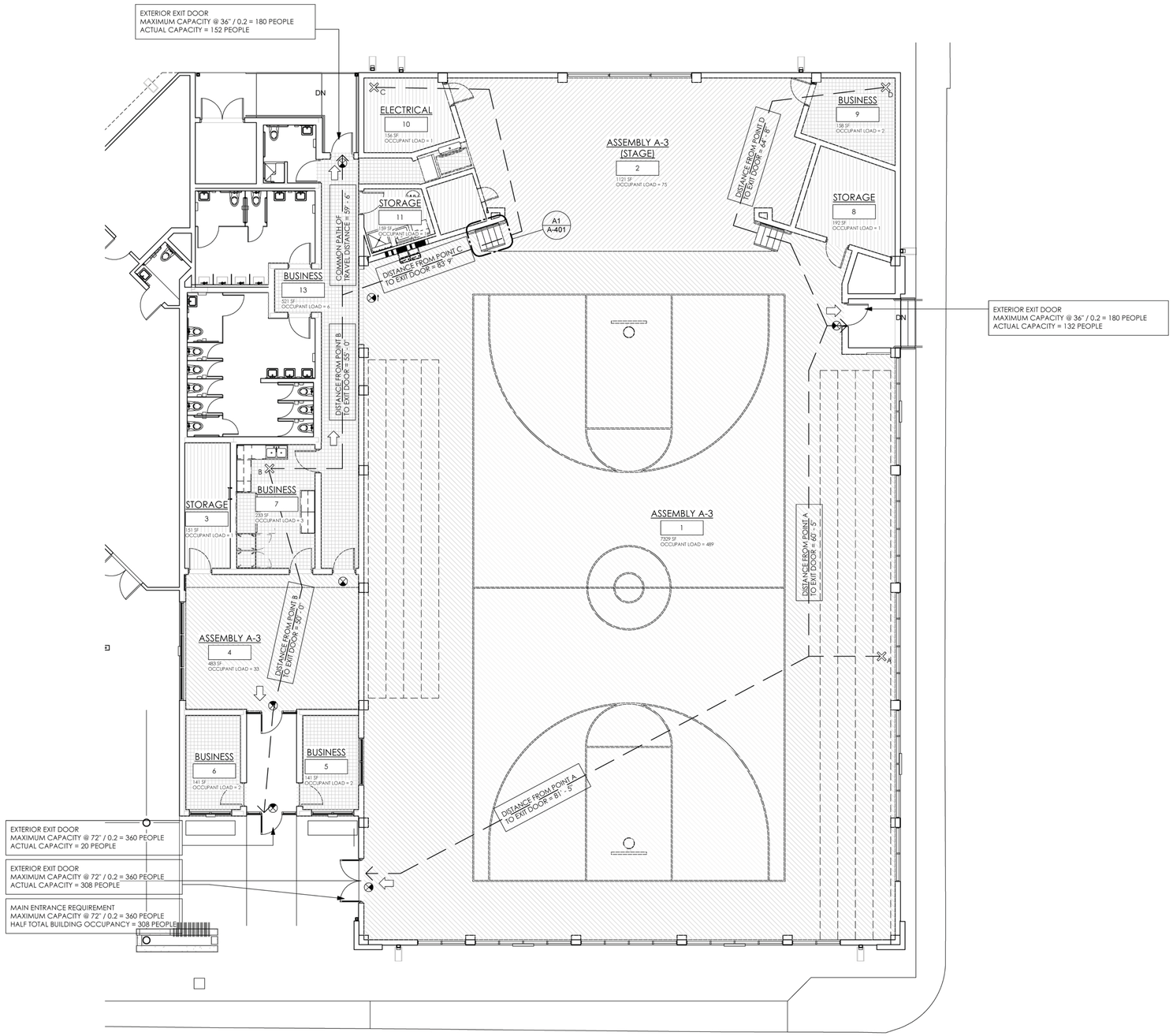

LIFE SAFETY PLAN - FIRST FLOOR

1/8" = 1'-0"

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OCCUPANT LOAD BY CALCULATION

USE	AREA (SQ. FT.)	LOAD FACTOR (SQ. FT./PERSON) TABLE 1004.1.1	OCCUPANT LOAD
ASSEMBLY A-3	7812 SF	15	522
ASSEMBLY A-3 (STAGE)	1121 SF	15	75
BUSINESS	1194 SF	100	15
ELECTRICAL	156 SF	300	1
STORAGE	501 SF	300	3
	10783 SF		616

LIFE SAFETY SYMBOLS LEGEND

- SMOKE PARTITION TO DECK
- ONE HOUR FIRE RESISTANCE RATED WALL
- TWO HOUR FIRE RESISTANCE RATED WALL
- MAX. TRAVEL DISTANCE TO REACH EXIT
- DIRECTION OF TRAVEL
- CEILING MOUNTED ILLUMINATED EXIT SIGN
- CEILING MOUNTED ILLUMINATED EXIT SIGN, DOUBLE FACE
- WALL MOUNTED ILLUMINATED EXIT SIGN
- A — LOCATION OF MOST DISTANT OCCUPANT
- MULTIPURPOSE DRY CHEMICAL EXTINGUISHER (20-B RATED)
- MULTIPURPOSE DRY CHEMICAL EXTINGUISHER (2-A RATED) IN RECESSED CABINET
- F — FIRE ALARM PULL STATION
- SMOKE DETECTOR
- HEAT DETECTOR
- HORN WITH STROBE
- 3/4HR — FIRE DOOR & FRAME CLASSIFICATION IN HOURS
- EMERGENCY LIGHT, BATTERY POWERED
- COMBINATION EMERGENCY LIGHT AND EXIT SIGN
- FIRE ALARM STROBE ONLY
- FACP — FIRE ALARM CONTROL PANEL
- FIRE DEPARTMENT CONNECTION

NOTE: THIS LEGEND REPRESENTS TYPICAL ELEMENTS.
NOT ALL SYMBOLS MAY BE USED IN THE LIFE SAFETY PLAN.

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Architects

CONSULTANT:

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

LIFE SAFETY PLAN

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

G-003 SHEET: 3 OF 68

FOR INFORMATION ONLY

BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM

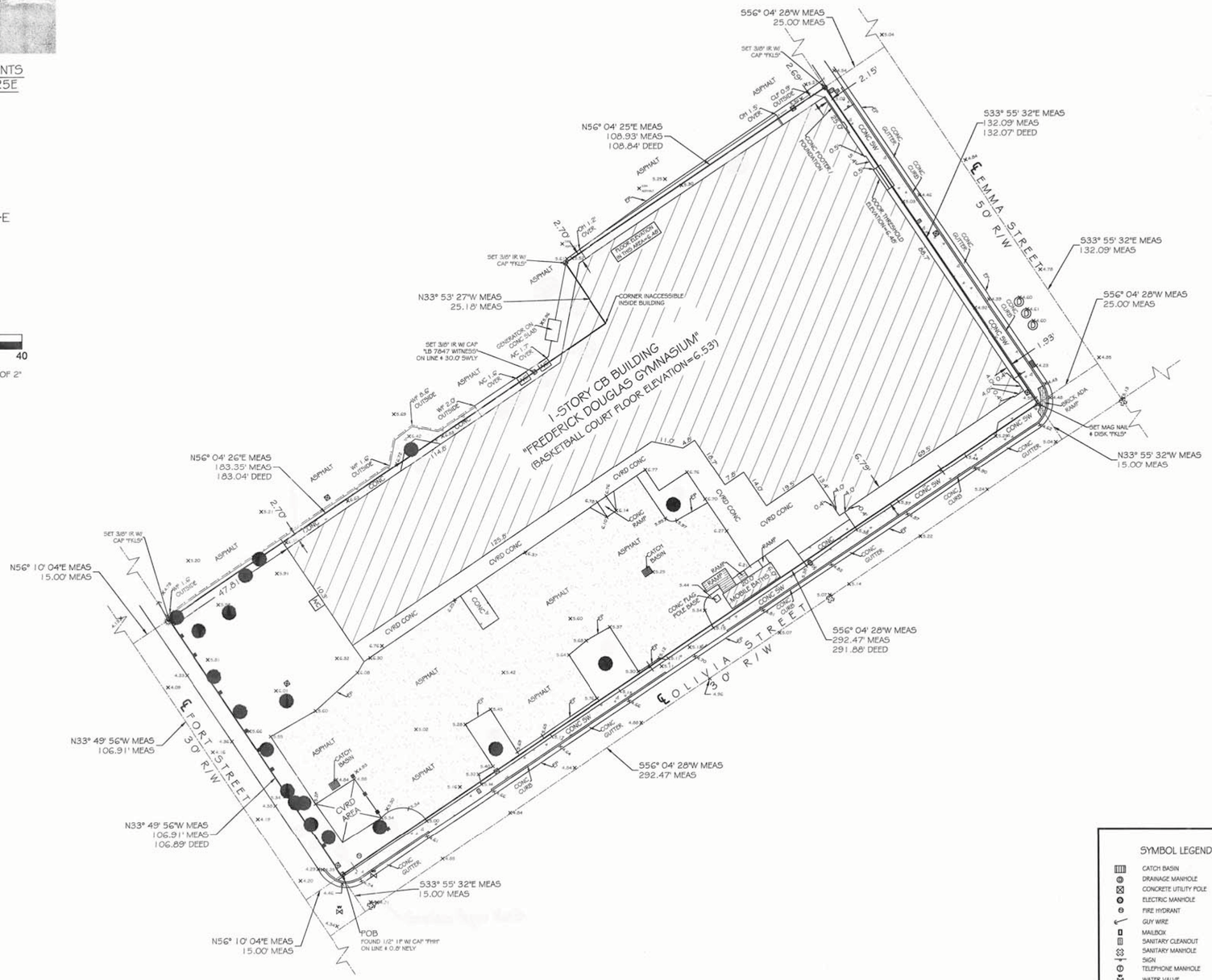
111 OLIVIA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

LOCATION MAP - NTS
SEC. 6-T68S-R25E

N
W E
S

1"=20'
0 10 20 40

*VERIFY ORIGINAL SCALE OF 2"



TOTAL AREA = 34,001.17 SQFT±
(0.78 ACRES±)

LEGAL DESCRIPTION -

In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the Northeasterly right-of-way line of Fort Street and the Northwesterly right-of-way line of Olivia Street; thence in a Northwesterly direction along the said Northeasterly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a Northeasterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a Northwesterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a Northeasterly for One Hundred Eight and 84/100 (108.84) feet to the Southwesterly right-of-way line of Emma Street; thence at a right angle and in a Southeasterly direction along the said Southwesterly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said Northwesterly right-of-way line of Olivia Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the Point of Beginning.

SURVEYOR NOTES -

BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE.

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.

A) METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK.
B) EQUIPMENT USED: TRIMBLE R10 GNSS, SERIAL NUMBER 5249419679 (DUAL FREQUENCY RECEIVER).
C) PROCESSING SOFTWARE: TRIMBLE GEOMATICS OFFICE, VERSION 1.63.
D) HORIZONTAL TIES WERE MADE TO THE NATIONAL GEODETIC SURVEY CONTROL POINT "WEST MARTELLO TOWER 2" (P.I.D. AA1146), HAVING A HAVING A DIFFERENTIAL OF N 0.02', E 0.12', FROM THE PUBLISHED VALUE OF: WEST MARTELLO TOWER 2 (P.I.D. AA1146)= N 78,401.68 E 394,906.10

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "872 4580 TIDAL BASIC" (P.I.D. AA0008), ELEVATION=14.32' (NGVD 1929).

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

ALL FIELD DATA WAS ACQUIRED BETWEEN 10/22/2014-11/06/2014

ADDRESS: 111 OLIVIA STREET, KEY WEST, FLORIDA 33040

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
D = DEED DIMENSION
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IR = IRON PIPE
IRC = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NAVD = NORTH AMERICAN DATUM OF 1988 VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PRC = POINT OF REVERSE CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
TEL = TELEPHONE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
UTILE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GUY WIRE
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- WELL TEST STATION
- WOOD UTILITY POLE
- WOOD 4"X4" POST
- TREE (TYPICAL)
- x4.85 SPOT ELEVATION (TYPICAL)

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-17 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, PSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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BOUNDARY & TOPOGRAPHIC SURVEY MAP
FREDERICK DOUGLAS GYMNASIUM
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 11/07/2014	SURVEY BY: EAI	PROJECT: CKW PO#93085
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=20'
BOOK:	CHECKED BY:	SHEET 4 OF 68

EXISTING TREE TABLE

NUMBER	COMMON NAME	BOTANICAL NAME	DBH	RATING	REPLACEMENT	STATUS	PERMIT REQUIRED
1	UNKNOWN	CAESALPINNA SPECIES	3" & 4"	2	7.4"	R	Y
2	WILD TAMARIND	LYSILOMA LATISILIQUUM	11"	3	0	S	Y
3	WILD CINNAMON	CANELLA WINTERANA	11"	3	0	S	Y
4	GUMBO LIMBO	BURSERA SIMARUBA	20"	3	0	S	Y
4A	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS		3	0	R	N
5	THATCH PALM	THRINAX RADIATA		3	0	S	Y
6	BLACK OLIVE	BUCIDA BUCERAS	3" & 4"	3	0	S	N
7	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	3"	2	0	S	Y
8	SPANISH STOPPER	EUGENIA FOETIDA	4"	2	0	S	Y
9	CABBAGE PALM PUP	SABAL PALMETTO		3	0	S	Y
9A	POTATO TREE	SOLANUM ERIANTHUM	3"	1	0	R	N
10	THATCH PALM	THRINAX RADIATA		3	0	S	Y
11	GUMBO LIMBO	BURSERA SIMARUBA	10"	3	0	S	Y
12	THATCH PALM	THRINAX RADIATA		3	0	S	Y
13	THATCH PALM	THRINAX RADIATA		3	0	S	Y
14	ROYAL POINCIANA	DELONIX REGIA	16"	3	0	S	Y
15	THATCH PALM	THRINAX RADIATA		3	0	S	Y
16	ROYAL POINCIANA	DELONIX REGIA	13"	3	0	S	Y
17	GUMBO LIMBO	BURSERA SIMARUBA	15"	3	0	S	Y
18	THATCH PALM	THRINAX RADIATA		3	0	S	Y
18A	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS		3	0	R	N
19	UNKNOWN	UNKNOWN	17"	3	0	S	N
20	CABBAGE PALM PUP	SABAL PALMETTO		3	0	R	N
21	BLACK OLIVE	BUCIDA BUCERAS		3	0	R	N
22	BLACK OLIVE	BUCIDA BUCERAS	8"	3	0	R	N
23	BLACK OLIVE	BUCIDA BUCERAS	7"	3	0	R	N
24	MAHOGANY	SWIETENIA MAHAGONI	1"	3	6"	R	Y
25	BLACK OLIVE	BUCIDA BUCERAS	6"	3	0	R	N
25A	BLACK OLIVE CLUMP	BUCIDA BUCERAS		3	0	R	N
26	UNKNOWN CLUMP	UNKNOWN		3	0	R	N
27	FIREBUSH	HAMELIA NODOSA	3"	3	0	R	N
28	HIBISCUS	HIBISCUS ROSA-SINENSIS		3	0	R	N
28A	FICUS	FICUS SPECIES		3	0	R	N
TOTAL DEFICIT INCHES					8"		

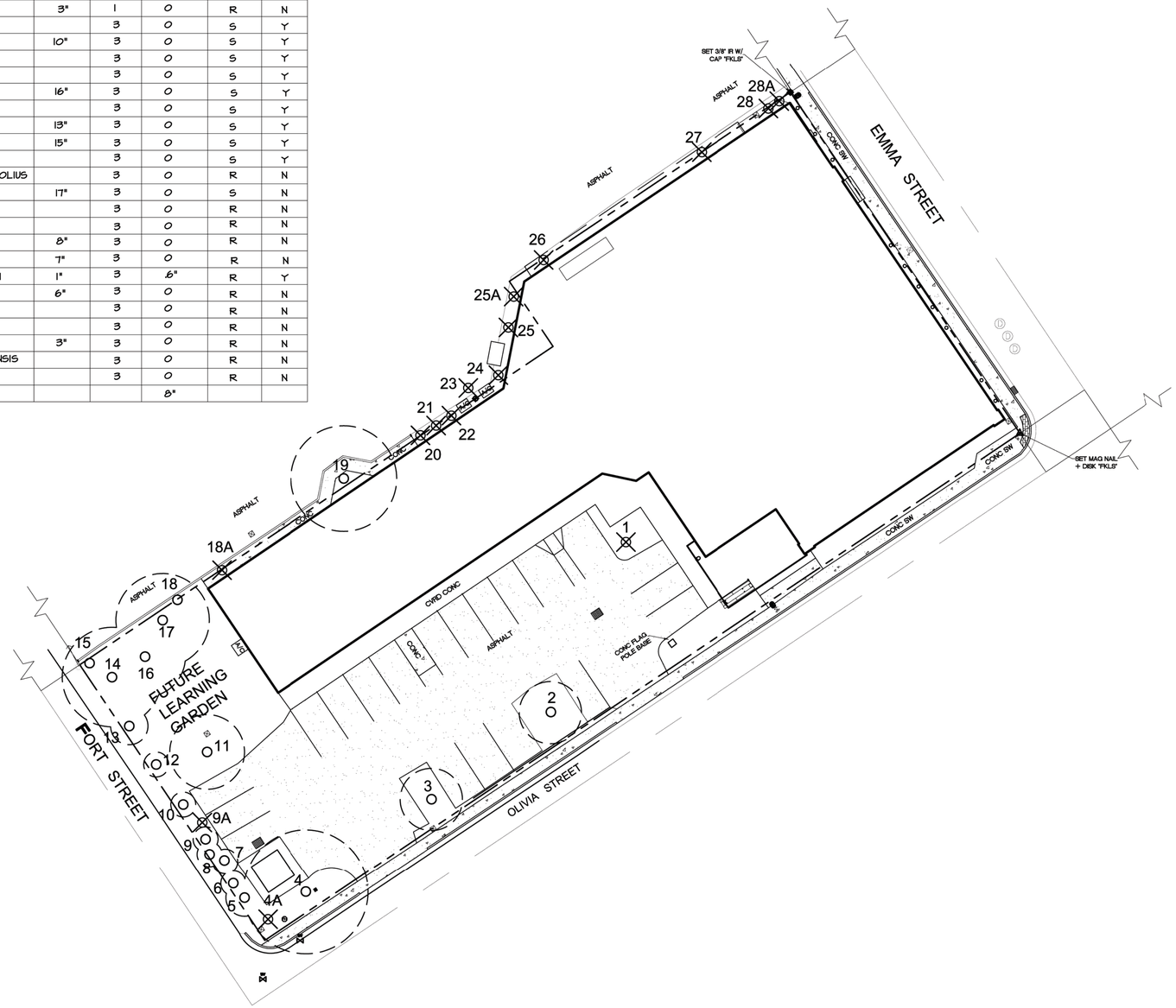
CONDITION CHART

1 POOR
2 FAIR
3 GOOD
4 EXCELLENT

SYMBOL LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO REMOVE



TREE REMOVAL PLAN
1" = 20' - 0"
0' 10' 20' 30' 40'

12/19/2014 11:00:22 AM

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CONSULTANT:

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

TREE REMOVAL PLAN

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

L-001 SHEET: 5 OF 68

PLANT MATERIAL LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
CR	3	CLUSIA ROSEA	*PITCH APPLE*	12' HT X 5' SPD, 3" CALIPER	AS SHOWN
AE	4	ARDISIA ESCALLONIOIDES	*MARLBERRY*	54" HT X 36" SPD, 15 GALLON	AS SHOWN
ZF	28	ZAMIA FLORIDANA	*COONTIE*	18" HT X 18" SPD, 3 GALLON	36" OC
CH	40	CHRYSOBALANUS ICACO	*COCOPLUM*	24" HT X 24" SPD, 3 GALLON	36" OC
HP	20	HAMELIA PATENS "COMPACTA"	*DWARF FIREBUSH*	24" HT X 24" SPD, 3 GALLON	36" OC
HL	28	HYMENOCALLIS LATIFOLIA	*SPIDER LILY*	12" HT X 12" SPD, 3 GALLON	AS SHOWN
PN	86	PSYCHOTRIA NERVOSA "LITTLE PSYCHO"	*DWARF WILD COFFEE*	18" HT X 18" SPD, 3 GALLON	36" OC
EL	135	ERNODEA LITTERALIS	*GOLDEN CREEPER*	8" HT X 8" SPD, 1 GALLON	24" OC
CI	65	CROSSOPETALUM ILICIFOLIUM	*QUAIL BERRY*	8" HT X 8" SPD, 1 GALLON	24" OC
GP	48	GAILLARDIA PULCHELLA	*BLANKET FLOWER*	8" HT X 8" SPD, 1 GALLON	24" OC
LM	5	LANTANA MONTEVIDENSIS	*LAVENDER WEEPING LANTANA*	4" HT X 12" SPD, 1 GALLON	AS SHOWN

LANDSCAPE INSTALLATION NOTES

1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.

3) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.

4) THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.

5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS, ALL NEW TREES AND PALMS SHALL BE STAKED. ALL EXISTING TREES TO REMAIN SHALL HAVE A 6' RADIUS MULCH RING AT A DEPTH OF 3".

6) NEW SOD SHALL BE ± 600 SQ. FT OF ARGENTINE BAHIA SOD AS SHOWN ON THE PLAN. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.

7) TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.

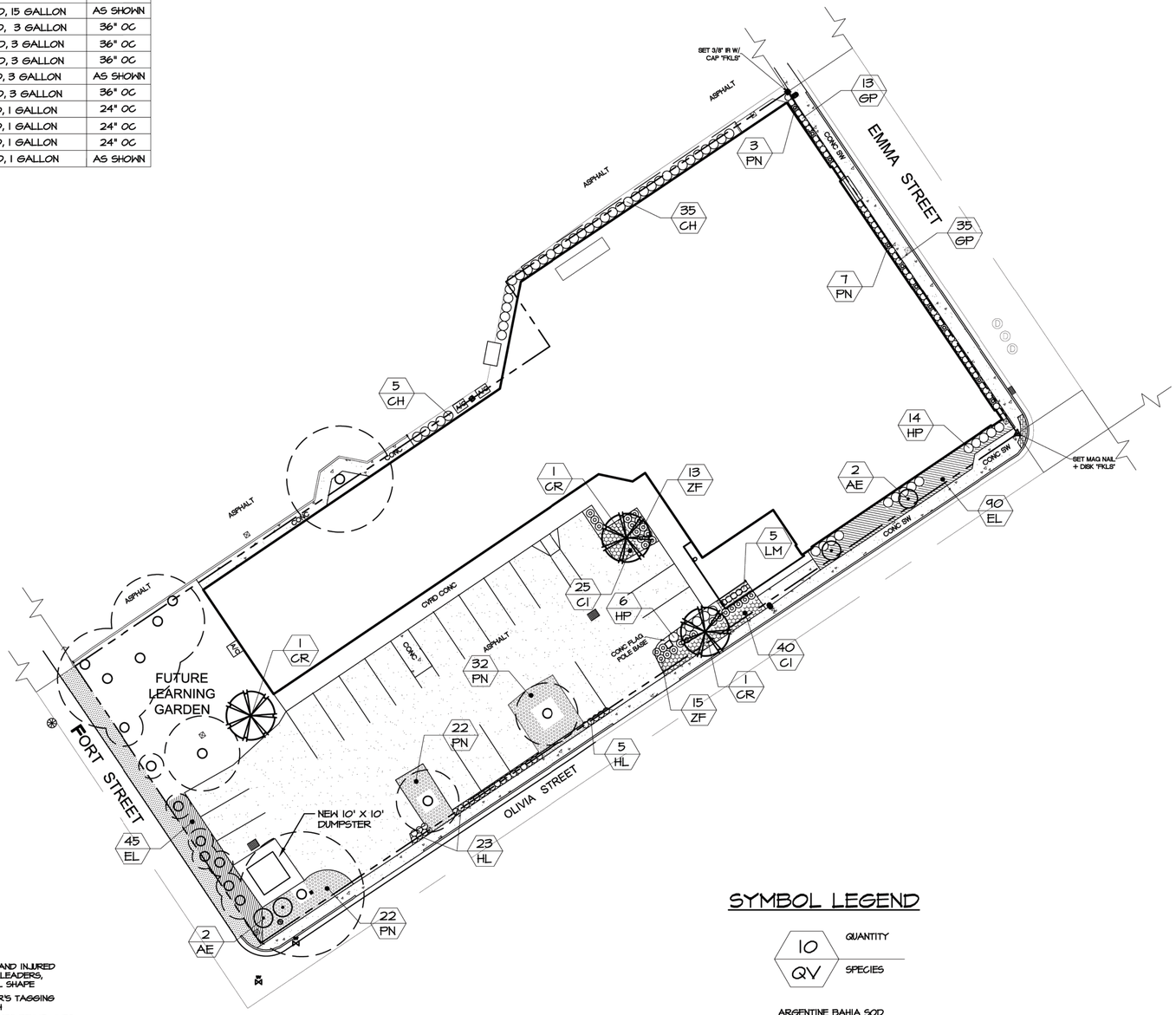
8) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.

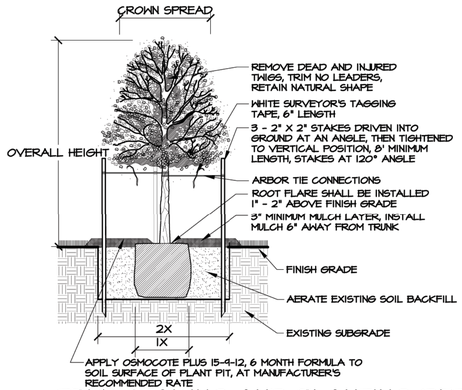
ESTABLISHMENT PERIOD WATERING SCHEDULE

DURING LANDSCAPE INSTALLATION THE CONTRACTOR SHALL WATER-IN INSTALLED LANDSCAPE MATERIALS AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. AT SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL BEGIN THE FOLLOWING 90 DAY WATERING SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL WATER ALL PLANT MATERIALS SHOWN ON THE LANDSCAPE PLANTING PLANS, FOR A THIRTEEN WEEK, NINETY DAY WATERING PERIOD BASED ON THE FOLLOWING PLANT ESTABLISHMENT PERIOD SCHEDULE.

15 GALLON CONTAINER PLANTS: 15 GALLONS WATER/EACH APPLICATION
7 GALLON CONTAINER PLANTS: 10 GALLONS WATER/EACH APPLICATION
3 GALLON CONTAINER PLANTS: 5 GALLONS WATER/EACH APPLICATION
1 GALLON CONTAINER PLANTS: 3 GALLONS WATER/EACH APPLICATION

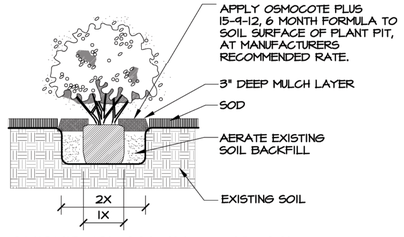
1ST 4 WEEKS @ 3 APPLICATIONS PER WEEK =		12 EVENTS
2ND 4 WEEKS @ 2 APPLICATIONS PER WEEK =		8 EVENTS
3RD 5 WEEKS @ 1 APPLICATION PER WEEK =		5 EVENTS
TOTAL NUMBER OF APPLICATIONS =		25 EVENTS





TREE STAKING AND PLANTING DETAIL

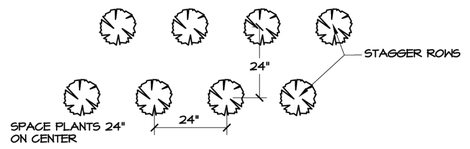
CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.



SHRUB PLANTING DETAIL

SYMBOL LEGEND

ARGENTINE BAHIA SOD



GROUND COVER SPACING DETAIL

LANDSCAPE PLAN
1" = 20' - 0"
0' 10' 20' 30' 40'

12/19/2014 11:00:22 AM

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CONSULTANT:

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

LANDSCAPE PLAN

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

L-002 SHEET: 6 OF 68

STRUCTURAL SPECIFICATIONS

MISCELLANEOUS

1. THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH, AS SHOWN IN THE STRUCTURAL DOCUMENTS.

2. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS OR TIE_DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

3. CONTRACTOR TO SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION.

4. APPLICABLE BUILDING CODE: 5TH EDITION (2014) FLORIDA BUILDING CODE.

5. GRAVITY DESIGN LOADS:

AREA	SUPERIMPOSED LIVE LOAD	TOTAL DEAD LOAD
NEW ADDITION ROOF	20 PSF	25 PSF
EXISTING GYMNASIUM ROOF	20 PSF	15 PSF

6. ROOF SNOW LOADS:
   PG = 0 PSF

7. WIND DESIGN CRITERIA:
   ULTIMATE BASIC WIND SPEED: VULT = 200 MPH (3 SECOND GUST)
   EQUIVALENT NOMINAL BASIC WIND SPEED
   VASD = 155 MPH (3 SECOND GUST)
   RISK CATEGORY = III
   EXPOSURE CATEGORY = C
   ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT, GCPI= +/-0.18
   WIND BORNE DEBRIS REGION

8. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REFERENCED BUILDING CODE.

9. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.

10. CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.

11. BUILDING EXPANSION JOINTS (EJ), WHERE SHOWN, WILL EXPAND AND CONTRACT OVER THE LIFE OF THE BUILDING. JOINT SEALANTS AND COVERS MUST ACCOMMODATE THIS MOVEMENT.

12. SECTIONS AND DETAILS ARE REFERENCED IN TYPICAL LOCATIONS BUT ALSO APPLY TO ALL OTHER SIMILAR CONDITIONS.

13. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

14. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE DELEGATED ENGINEER, WHERE SPECIFIED HEREIN.

15. CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW THEREOF.

16. ANY CHANGES TO THE STRUCTURE SHALL HAVE BEEN REVIEWED AND APPROVED IN WRITING BY THE ENGINEER PRIOR TO COMMENCING WORK ON ITEMS AFFECTED.

17. CONTRACTOR SHALL NOTIFY THIS OFFICE WHEN THE STRUCTURAL SYSTEM IS SUBSTANTIALLY COMPLETED, AND BEFORE SHEATHING, CEILINGS, OR ROOFING IS INSTALLED.

DELEGATED ENGINEER

1. WHERE NOTED HEREIN, A LICENSED PROFESSIONAL (DELEGATED) ENGINEER SHALL BE RETAINED TO DESIGN THE PRODUCT OR ASSEMBLY.

2. THE DELEGATED ENGINEER SHALL BE EXPERIENCED IN THE DESIGN OF THE REFERENCED PRODUCT OR ASSEMBLY.

3. THE DELEGATED ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.

4. IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW THE ENGINEER OF RECORD'S WRITTEN ENGINEERING REQUIREMENTS AND AUTHORIZATION FOR THE DELEGATED ENGINEERING DOCUMENT TO DETERMINE THE APPROPRIATE SCOPE OF ENGINEERING.

5. THE DELEGATED ENGINEERING DOCUMENT SHALL COMPLY WITH THE WRITTEN ENGINEERING REQUIREMENTS RECEIVED FROM THE ENGINEER OF RECORD. THEY SHALL INCLUDE THE PROJECT IDENTIFICATION AND THE CRITERIA USED AS A BASIS FOR ITS PREPARATION. IF A DELEGATED ENGINEER DETERMINES THERE ARE DETAILS, FEATURES OR UNANTICIPATED PROJECT LIMITS WHICH CONFLICT WITH THE WRITTEN ENGINEERING REQUIREMENTS PROVIDED BY THE ENGINEER OF RECORD, THE DELEGATED ENGINEER SHALL TIMELY CONTACT THE ENGINEER OF RECORD FOR RESOLUTION OF CONFLICTS.
6. THE DELEGATED ENGINEER SHALL FORWARD THE DELEGATED ENGINEERING DOCUMENT TO THE ENGINEER OF RECORD FOR REVIEW. ALL FINAL DELEGATED ENGINEERING DOCUMENTS REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AND INCLUDE:

7. DRAWINGS INTRODUCING ENGINEERING INPUT SUCH AS DEFINING THE CONFIGURATION OR STRUCTURAL CAPACITY OF STRUCTURAL COMPONENTS AND/OR THEIR ASSEMBLY INTO STRUCTURAL SYSTEMS.

A) CALCULATIONS.

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EXISTING BUILDINGS

INFORMATION ON THE EXISTING BUILDING, SHOWN ON THESE PLANS, WAS OBTAINED FROM HAYES/CUMMING ARCHITECTS AS WELL AS INFORMATION GATHERED FROM SITE VISITS. EXISTING INFORMATION DOES NOT NECESSARILY REFLECT AS-BUILT CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS AND NOTIFY THE ENGINEER OF ANY VARIATION.

SITE WORK

1. A SUBSURFACE INVESTIGATION HAS BEEN COMPLETED AT THE PROJECT SITE BY WINGERTER LABORATORIES, INC. SOIL BORING LOGS AND SITE PREPARATION PROCEDURES ARE INCLUDED IN THE PROJECT SOILS REPORT WLI ORDER NO. 13-1194, DATED JUNE 18, 2013, WHICH IS AN INTEGRAL PART OF THESE CONTRACT DOCUMENTS.

2. SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.

3. CONTRACTOR SHALL REVIEW THE SOILS REPORT AND VERIFY THAT TEST BORINGS HAVE BEEN DONE UNDER ALL BUILDING(S) PRIOR TO BEGINNING EARTHWORK.

4. INFORMATION FROM GEOTECHNICAL REPORT:
   A) DESIGN SOIL BEARING PRESSURE = 4,000 PSF.

5. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING MINIMUM TESTS. REFER TO SOILS REPORT FOR ANY ADDITIONAL TESTING.
   A) ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL.
   B) ONE DENSITY TEST AT EACH COLUMN FOOTING.
   C) ONE DENSITY TEST PER 50 FEET OF WALL FOOTING.

6. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.

7. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.

8. THE SIDES OF FOOTINGS MAY BE EARTH_FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE, OTHERWISE, PLYWOOD FORMS MUST BE USED.

9. EXERCISE CARE WHEN COMPACTING NEAR ADJACENT STRUCTURES. FOLLOW THE RECOMMENDATIONS IN THE SOILS REPORT AND DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS PRIOR TO STARTING WORK.

10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITY LINES, TANKS, ETC. WITHIN THE CONSTRUCTION AREA AND RELOCATE THEM AS DIRECTED BY THE CIVIL ENGINEER.

CAST IN PLACE CONCRETE

1. ALL CAST-IN-PLACE CONCRETE WORK INCLUDES REINFORCING STEEL AND RELATED WORK SHOWN INCLUDING FORMWORK, SETTING ANCHOR BOLTS, PLATES, FRAMES, DOWELS FOR MASONRY OR OTHER ITEMS EMBEDDED IN CONCRETE.

2. APPLICABLE STANDARDS

ACI NUMBER	TITLE
117	STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION
226	GROUND GRANULATED BLAST-FURNACE SLAG
301	STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
302	GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
304	GUIDE FOR MEASURING MIXING, TRANSPORTING AND PLACING CONCRETE
304.2R	PLACING CONCRETE BY PUMPING METHODS.
305R	HOT WEATHER CONCRETING
306R	COLD WEATHER CONCRETING
308	STANDARD PRACTICE FOR CURING CONCRETE
309R	GUIDE FOR CONSOLIDATION OF CONCRETE
315	MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES
318	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
347	RECOMMENDED PRACTICE FOR CONCRETE FORMWORK

CRSI NUMBER	TITLE
63	RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS

3. CONCRETE MATERIALS
   A) PORTLAND CEMENT – ASTM C 150, TYPE I
   B) AGGREGATES – NORMAL WEIGHT CONCRETE, COARSE AND FINE, ASTM C33. STRUCTURAL LIGHT WEIGHT ASTM C330.
   C) AIR-ENTRAINING – ASTM C260
   D) WATER REDUCING – ASTM C494, TYPE A
   E) WATER – FRESH, CLEAN AND POTABLE
   F) NO ACCELERATORS, RETARDERS OR ADMIXTURES CONTAINING CHLORIDES WILL BE PERMITTED
   G) FLY-ASH – ASTM C618, CLASS F, 20% MAXIMUM OF CEMENTITIOUS MATERIAL BY WEIGHT. DO NOT USE FOR EXPOSED SLABS OR ARCHITECTURAL CONCRETE.
   H) SUPER PLASTICIZER – ASTM C494, TYPE F OR G, WHERE AUTHORIZED BY THE ENGINEER.
   I) GROUND GRANULATED BLAST-FURNACE SLAG CEMENT – ASTM C989, 50% MAXIMUM BY WEIGHT.
   J) MAXIMUM AGGREGATE SIZE – FOOTINGS = #57, OTHERS #67

4. REINFORCING MATERIALS
   A) DEFORMED BARS – ASTM A615, GRADE 60
   B) SMOOTH DOWELS – ASTM A615, PLAIN BARS, MINIMUM YIELD STRENGTH OF 60,000 PSI.
   C) CORROSION RESISTANT UNCOATED STEEL (MMFX-2) – ASTM A615, GRADE 75 AND ASTM A1035 LOW-CARBON (8% MINIMUM) CHROMIUM BY MMFX OR EQUAL.
   D) WELDED WIRE FABRIC – ASTM A185, PLAIN WIRE FABRIC IN FLAT SHEETS ONLY.
   E) ACCESSORIES TO CONFORM TO ACI 315.
   F) WHERE CONCRETE SURFACES ARE EXPOSED, MAKE THOSE PORTIONS OF ALL ACCESSORIES IN CONTACT WITH THE CONCRETE SURFACE OR WITHIN 1/2 INCH THEREOF, OF PLASTIC OR STAINLESS STEEL.

5. PROVIDE THE FOLLOWING MINIMUM CONCRETE STRENGTHS AT 28 DAYS:
   A) FOOTINGS, SLAB-ON-GRADE----------3000 PSI
   B) MASONRY WALL BEAMS, TIE COLUMNS----------3000 PSI
   C) FORMED COLUMNS, WALLS, BEAMS & SLABS----------4000 PSI

6. CONCRETE MUST BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR READY-MIXED CONCRETE ASTM C94.

7. REQUIRED SLUMP = 4 PLUS OR MINUS ONE INCH.

8. CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME. WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 75 MINUTES. WHEN AIR TEMPERATURE IS HIGHER THAN 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.

9. DO NOT ADD WATER AT THE JOB SITE WITHOUT APPROVAL OF THE PROJECT SUPERINTENDENT. DO NOT EXCEED THE SLUMP LIMITATION. USE ONLY COLD WATER FROM THE TRUCK TANK. ANY ADDED WATER MUST BE INDICATED ON THE DELIVERY TICKET PLUS THE NAME OF THE PERSON AUTHORIZING. TEST CYLINDERS SHALL BE TAKEN AFTER THE ADDITION OF WATER.

10. LAP SPLICE REINFORCING PER CONCRETE LAP SCHEDULE MINIMUM UNLESS OTHERWISE SHOWN OR NOTED.

11. PROVIDE CORNER BARS AT ALL WALL FOOTING, WALL AND BEAM CORNERS. SIZE AND NUMBER TO MATCH HORIZONTAL BARS.

12. PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND NUMBER OF VERTICAL BARS. EMBED DOWELS TO:
   A) 3" ABOVE BOTTOM OF FOOTINGS

13. REINFORCEMENT SHALL BE FASTENED AND SECURED TOGETHER TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR THE PLACING OF CONCRETE.

14. REINFORCING BAR COVER
   A) FOOTINGS 2" (TOP), 3" (SIDES AND BOTTOM)
   B) COLUMNS AND BEAMS 1-1/2"
   C) SLABS 3/4" (INTERIOR), 1-1/2" (EXTERIOR)

15. WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.

16. SELECT PROPORTIONS IN ACCORDANCE WITH ACI 301 TO PROVIDE CONCRETE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND WITH ACCEPTABLE FINISHING PROPERTIES, DURABILITY, SURFACE HARDENERS, APPEARANCE, AND STRENGTH REQUIREMENTS REQUIRED BY THESE SPECIFICATIONS.

17. CHAIR WELDED WIRE FABRIC REINFORCING AT 3'-0" ON CENTER MAXIMUM IN EACH DIRECTION.

18. MAXIMUM WATER TO CEMENT RATIO WHEN NO BACK-UP DATA IS AVAILABLE:
   A) 4000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.44 MAXIMUM (NON-AIR-ENTRAINED), 0.36 MAXIMUM (AIR-ENTRAINED).
   B) 3000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58 MAXIMUM (NON-AIR-ENTRAINED), 0.47 MAXIMUM (AIR-ENTRAINED).

19. DATA TO BE SUBMITTED:
   A) INTENDED USAGE AND LOCATION FOR EACH TYPE
   B) MIX DESIGN FOR EACH TYPE
   C) CEMENT CONTENT IN POUNDS-PER-CUBIC YARD
   D) CCARSE AND FINE AGGREGATE IN POUNDS/CUBIC YARD
   E) WATER CEMENT RATIO BY WEIGHT
   F) CEMENT TYPE AND MANUFACTURER
   G) SLUMP RANGE
   H) AIR CONTENT
   I) ADMIXTURE TYPE AND MANUFACTURER
   J) PERCENT ADMIXTURE BY WEIGHT
   K) STRENGTH TEST DATA REQUIRED TO ESTABLISH MIX DESIGN.
   L) COMPLETE DETAIL AND PLACING SHOP DRAWINGS FOR ALL REINFORCING STEEL INCLUDING ACCESSORIES THAT HAVE BEEN REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR. INCLUDE ALL REQUIRED DIMENSIONS AND ELEVATIONS (IE. TOP OF CONCRETE)

20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CONSTRUCTION OF FORMWORK, SHORING AND RE-SHORING IN ACCORDANCE WITH ACI 347.
   A) FORM AND SHORING DESIGN BY A P.E. REGISTERED IN THE STATE OF FLORIDA.

21. SUBMIT FORM WORK AND SHORING DRAWINGS TO LOCAL BUILDING DEPARTMENT WHEN REQUIRED BY FLORIDA THRESHOLD LAW.

22. CONSTRUCTION JOINTS NOT SHOWN ON THE DRAWINGS MUST BE MADE AND LOCATED TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE.
   A) NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, GIRDERS AND SLABS.
   B) LOCATION OF ANY CONSTRUCTION JOINT NOT SHOWN IS SUBJECT TO REVIEW AND ACCEPTANCE BY ENGINEER.

23. INTERNAL VIBRATION, PROPERLY APPLIED IS THE REQUIRED METHOD OF CONSOLIDATING PLASTIC CONCRETE.

24. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS AND WALLS UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

25. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVE, OPENINGS, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMN UNLESS APPROVED BY THE ENGINEER.

26. CONTRACTOR SHALL VERIFY EMBEDDED ITEMS INCLUDING, BUT NOT LIMITED TO, ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.

27. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.

28. SLOPE WALKWAYS TO DRAIN AWAY FROM THE BUILDING.

29. BUILDING FLOOR AND SITE SLABS-ON-GRADE SHALL BE 4" MINIMUM THICKNESS, UNLESS NOTED OTHERWISE.
   A) REINFORCED WITH 6X6 – W1.4 X W1.4 W.W.F.
   B) PLACED ON 10 MIL POLYETHYLENE VAPOR RETARDER. LAP 6" AND TAPE ALL JOINTS.
   C) SAW-CUT CONTROL JOINTS @ LESS THAN OR EQUAL TO 15'-0" EACH WAY.
   D) PROVIDE HOUSEKEEPING PADS AS REQUIRED.
   E) SEE DRAWINGS FOR ANY ADDITIONAL CONDITIONS.

30. TESTING
   A) A QUALIFIED TESTING LAB SHALL BE RETAINED TO PERFORM QUALITY CONTROL WORK AND ON-SITE TESTING.
   B) SLUMP TEST – ASTM 143
   C) MOLD AND CURE TEST CYLINDERS (ASTM C-31) AND TEST CYLINDERS FOR STRENGTH (ASTM C39). TAKE ONE TEST – FOUR CYLINDERS FOR EACH DAYS POUR OF 50 CUBIC YARDS, OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS, TWO AT 28 DAYS AND ONE HOLD. TEST CYLINDER SAMPLES SHALL BE TAKEN AT THE POINT OF DISCHARGE WHEN USING A PUMP.
   D) ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO THE OWNER, ENGINEER, ARCHITECT AND GENERAL CONTRACTOR.

31. CONTRACTOR SHALL PROVIDE FLATNESS AND LEVELNESS IN CONCRETE SLABS PER ACI 302.1R, FIG. 8.7 MINIMUM REQUIRED "F" NUMBERS FOR TYPE OF SLAB USE. REFER TO ACI 117 FOR FLOOR TOLERANCES.

32. REPAIR ANY CRACKS OR DEFECTIVE AREAS THAT WILL RESTORE THE AFFECTED SURFACE OR AREAS TO THEIR FULL DESIGN STRENGTH AND APPEARANCE. CONTACT THE STRUCTURAL ENGINEER FOR ADVICE AND EVALUATION.

33. ACCEPTANCE OF THE STRUCTURE WILL BE MADE IN CONFORMANCE WITH ACI 301.

34. ALL CAST-IN-PLACE CONCRETE MUST BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A MINIMUM OF 7 DAYS FOLLOWING THE PLACING OF THE CONCRETE BY THE USE OF A WATER SPRAY, WATER SATURATED FABRIC, MOISTURE RETAINING MEMBRANE OR LIQUID CURING COMPOUND.

35. CURE SLABS-ON-GRADE FOR THE FIRST 72 HOURS BY THE USE OF:
   A) FOG SPRAYING
   B) PONDING
   C) SPRINKLING
   D) CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC
   E) CONTINUE CURING BY USE OF MOISTURE RETAINING COVER UNTIL CONCRETE HAS OBTAINED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
   F) OR LIQUID CURING COMPOUND AFTER FINISHING PROCESS IS COMPLETED.
   G) CONCRETE WET CURE TIME TO BE 7 DAYS MINIMUM AT 50 DEGREES MINIMUM TEMPERATURE.

36. SUBMIT MATERIALS AND METHOD OF CURING FOR REVIEW.

37. DO NOT USE MOISTURE RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEXIBLE FLOORING, CERAMIC TILED FLOORS OR OTHER SPECIFIED FLOOR SYSTEMS, UNLESS IT HAS BEEN DEMONSTRATED THAT SUCH COMPOUNDS WILL NOT PREVENT BOND.

38. DO NOT PERMIT CONCRETE NOT FULLY CURED TO BE EXPOSED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.

39. POUR ALL GROUND SLABS ON 10 MIL MINIMUM VAPOR RETARDER IN COMPLIANCE WITH ASTM E1745, LAPPED 6" MINIMUM AND FULLY TAPED.

40. EQUIPMENT MADE OF ALUMINUM OR ALUMINUM ALLOYS, SHALL NOT BE USED FOR PUMP LINES, TREMIES, OR CHUTES OTHER THAN SHORT CHUTES SUCH AS THOSE USED TO CONVEY CONCRETE FROM A TRUCK MIXER.

41. THE CODE PROHIBITS THE USE OF ALUMINUM (CONDUIT, PIPES, ETC.) IN STRUCTURAL CONCRETE UNLESS IT IS EFFECTIVELY COATED OR COVERED.

PRECAST CONCRETE U-LINTELS AND SILLS

1. UNITS SHALL BE FABRICATED BY A FIRM ENGAGED IN THE MANUFACTURING OF PRECAST AND PRE-STRESSED CONCRETE U-LINTELS AND SILLS FOR A MINIMUM OF 5 YEARS. FABRICATOR SHALL HAVE A QUALITY ASSURANCE PROGRAM THAT COMPLIES WITH THE PROCEDURES OF MANUAL 116 BY THE PRECAST/PRE-STRESSED CONCRETE INSTITUTE PCI).

2. PLANT RECORDS OF PRODUCTION AND QUALITY CONTROL SHALL BE KEPT IN ACCORDANCE WITH PCI RECOMMENDATIONS AND MADE AVAILABLE UPON REQUEST FOR THE ARCHITECT/ENGINEER.

3. CODES AND STANDARDS:
   A) AMERICAN SOCIETY FOR TESTING AND MATERIALS(ASTM)
      1) C33 – SPECIFICATION FOR CONCRETE AGGREGATES
      2) C150 – SPECIFICATION FOR PORTLAND CEMENT
   B) PRECAST/PRE-STRESSED CONCRETE INSTITUTE (PCI) STANDARDS: MANUAL FOR QUALITY CONTROL FOR PRECAST AND PRE-STRESSED CONCRETE MNL-116.
   C) AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
   D) AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)

4. CONCRETE MATERIALS:
   A) PORTLAND CEMENT: ASTM C150 TYPE I OR III, GRAY COLOR
   B) AGGREGATES: ASTM C33
   C) WATER: POTABLE
   D) ADMIXTURES: SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS

5. REINFORCING
   A) DEFORMED REINFORCEMENT: ASTM A615 GRADE 40 OR 60.

6. U-LINTEL UNITS 14 FEET IN OVERALL LENGTH AND SHORTER SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3500 PSI AT 28 DAYS.

7. U-LINTEL UNITS EXCEEDING 14 FEET IN OVERALL LENGTH SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 6000 PSI AT 28 DAYS AND SHALL BE PRE-STRESSED CONCRETE.

8. SILL UNITS SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS.

9 UNITS SHALL BE SAND BLOCK FINISH EXCEPT PRE-STRESSED, 6" WIDE, AND 12" WIDE U-LINTELS SHALL BE SMOOTH FORM FINISHED.

10. PRECAST CONCRETE U-LINTELS SHALL BE DESIGNED BY A LICENSED DELEGATED ENGINEER.

11. SUBMITTALS
   A) PROVIDE MANUFACTURER'S CATALOG ENGINEERING DATA.
   B) MANUFACTURER SHALL RATE U-LINTEL UNITS FOR GRAVITY, UPLIFT, AND LATERAL LOADS IN UNITS OF POUNDS PER LINEAR FOOT.

MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE II. MINIMUM NET COMPRESSIVE UNIT STRENGTH = 2000 PSI. (NET AREA COMPRESSIVE MASONRY STRENGTH F'M = 1500 PSI).

2. MORTAR SHALL BE TYPE S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION) WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH AT 28 DAYS OF 1800 PSI.

3. COARSE GROUT SHALL CONFORM TO ASTM C476:
   A) 2500 PSI AT 28 DAYS.
   B) 1/4" MAXIMUM AGGREGATE.
   C) 8" – 11" SLUMP.

4. CODES AND STANDARDS:
   A) SPECIFICATIONS FOR MASONRY STRUCTURES – ACI 530.1/ASCE 6/TMS 602 IS INCLUDED BY REFERENCE IN ITS ENTIRETY.
   B) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES – ACI 530/ASCE 5/TMS 402.

5. A REINFORCED TIE BEAM SHALL BE PROVIDED IN ALL WALLS SHOWN ON THE STRUCTURAL DRAWINGS AT EACH FLOOR, THE ROOF, AND AT TOP OF ANY PARAPET WALL. USE GALVANIZED MESH-TYPE CELL CAPS. PROVIDE CORNER BARS AT ALL BEAM CORNERS TO MATCH HORIZONTAL BARS.

6. UNLESS NOTED OTHERWISE, TIE BEAMS SHALL BE AS FOLLOWS:
   A) ROOF LEVEL: DOUBLE COURSE OF KNOCK-OUT BLOCKS WITH (1) #5 IN EACH COURSE.

7. VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 8'_0" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT EXCEED ONE BAR DIAMETER, OR MORE THAN 1". CENTER BARS IN WALLS U.N.O.

8. VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILLCELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE ACI 90 DEGREE STANDARD HOOKS INTO FOOTING AND ROOF TIE BEAM. LAP SPLICE VERTICAL REINFORCEMENT ABOVE FOOTING AND ABOVE EACH FLOOR LEVEL UNLESS NOTED OTHERWISE. MAINTAIN VERTICAL REINFORCING SHOWN ON PLANS ABOVE AND BELOW MASONRY OPENINGS. CONTINUE FOUNDATION DOWELS BELOW ALL MASONRY OPENINGS.

9. REINFORCED FILL CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL OR DEBRIS. REMOVE ANY INSULATING MATERIAL FROM CELLS, INCLUDING POLYSTYRENE INSULATING INSERTS, PRIOR TO GROUT POUR.

10. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.

STRUCTURAL DRAWING INDEX

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CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

STRUCTURAL SPECIFICATIONS

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

S-001 SHEET: 7 OF 68

STRUCTURAL SPECIFICATIONS (CONTINUED)
MASONRY (CONTINUED)

11. REINFORCING BARS SHALL BE LAPPED PER MASONRY LAP SCHEDULE MINIMUM (UNLESS OTHERWISE NOTED) WHERE SPLICED AND SHALL BE WIRED TOGETHER.

12. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.

13. PROVIDE HORIZONTAL WALL REINFORCING (9 GA.) HOT DIPPED GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUIVALENT) AT 16" O.C. JOINT REINFORCING SHALL CONFORM TO ASTM A-951.

14. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT DOORS AND WINDOWS FOR FIRST AND SECOND BLOCK COURSE ABOVE AND BELOW APERTURES. RUN REINFORCING CONTINUOUS OR EXTEND TWO FEET FROM APERTURE EDGE.

15. WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.

16. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'. CLEANOUTS TO BE SAW-CUT 4" X 4".

17. GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5' MAX. LIFTS HEIGHTS.

18. CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.

19. ALL MASONRY FOUNDATION STEMWALLS AND RETAINING WALLS SHALL BE FULLY GROUTED.

20. STORE BLOCKS ON PALLETS AND COVER WITH PLASTIC SHEETING.

21. PLACE MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.

22. SEE DRAWINGS FOR MASONRY CONTROL JOINT LOCATIONS. SPACE AT 26'-0" O.C. AT EXTERIOR WALLS, 32'-0" O.C. AT INTERIOR WALLS UNLESS NOTED OTHERWISE.

23. SUBMITTALS:
    A) SUBMIT PROPOSED GROUT MIX DESIGN PRIOR TO CONSTRUCTION.
    B) SUBMIT PROPOSED MORTAR MIX DESIGN PRIOR TO CONSTRUCTION.
    C) SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE, AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS. INCLUDE ALL REQUIRED DIMENSIONS AND ELEVATIONS.
    D) SUBMIT COMPRESSIVE STRENGTH TESTS OF PROPOSED MASONRY UNITS PRIOR TO CONSTRUCTION. MASONRY UNITS ARE TO BE TESTED IN ACCORDANCE WITH ASTM C140.

24. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS:
    A) SAMPLE AND TEST GROUT IN ACCORDANCE WITH ASTM C1019 FOR EACH 5000 SQ. FT. OF MASONRY.
    B) SLUMP TESTS - ASTM C143.
    C) MASONRY PRISM TEST IN ACCORDANCE WITH ASTM C1314. PROVIDE ONE SET OF 3 PRISMS PRIOR TO CONSTRUCTION AND DURING CONSTRUCTION FOR EACH 5000 SQ. FT. OF WALL.

25. PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING = 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.

26. TOPS OF PARTIALLY CONSTRUCTED WALLS SHALL BE COVERED WITH VISQUEEN WHENEVER RAIN OCCURS AND AT THE END OF THE WORK DAY.

DRILL-IN BOLTS, SCREWS AND DOWELS

1. EPOXY BOLTS SHALL BE ASTM A307 THREADED BOLTS WITH NUTS AND WASHERS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE "EPOXY-TIE SET" ANCHORS BY SIMPSON STRONG-TIE OR EQUAL.

2. ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SOLID EPOXY-BASED SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD SIDE-BY-SIDE CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATION FOR TYPE I, II, IV AND V, GRADE 3, CLASS B, C AND D AND MUST DEVELOP A MINIMUM 12,650 PSI COMPRESSIVE YIELD STRENGTH AFTER 7-DAY CURE.

3. EXPANSION BOLTS SHALL BE "WEDGE-ALL" ANCHORS BY SIMPSON STRONG-TIE OR EQUAL.

4. EXPANSION BOLTS SHALL BE NON-BOTTOM BEARING, WEDGE-STYLE EXPANSION ANCHOR FOR USE IN SOLID CONCRETE OR GROUT FILLED MASONRY WITH A ONE-PIECE NON-CORROSIVE CLIP FOR UNIFORM HOLDING CAPACITY THAT INCREASES AS TENSION IS APPLIED. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

5. MASONRY SCREWS SHALL BE 1/4" DIAMETER WITH 1-1/2" MINIMUM EMBEDMENT INSTALLED IN DRILLED HOLES USING AN APPROPRIATE BIT DIAMETER.

6. SCREWS SHALL BE MADE FROM TEN HUNDRED SERIES COLD-ROLLED STEEL AND SHALL BE FLUOROCARBON COATED. PROVIDE "TITEN" SCREWS BY SIMPSON STRONG-TIE OR EQUAL.

7. DRILL-IN REBAR DOWELS SHALL BE SET USING A TWO-PART EPOXY AS DESCRIBED ABOVE.

8. NAILS, SCREWS, BOLTS AND/OR OTHER FASTENERS OF ANY KIND AND DESCRIPTION SHALL BE OF DOMESTIC (USA) MANUFACTURER; NO FOREIGN MADE FASTENERS, NOR FASTENERS MADE OF FOREIGN MADE MATERIALS WILL BE ALLOWED ON THE PROJECT.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR BUILDINGS", LATEST EDITION.

2. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1. ALL WELDING SHALL BE PERFORMED USING E70XX, LOW HYDROGEN ELECTRODES. ELECTRODES ARE TO BE PROTECTED FROM MOISTURE.

3. CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER AISC UNLESS NOTED OTHERWISE. ALL BOLTS TO BE 3/4" DIAMETER UNLESS NOTED OTHERWISE. SHOP CONNECTIONS MAY BE WELDED OR BOLTED. WELDS ARE TO BE EQUAL IN STRENGTH TO BOLTS. ALL FIELD CONNECTIONS ARE TO BE BOLTED WITH ASTM A325N OR A490 BOLTS (BEARING TYPE BOLTS WITH THREADS IN THE SHEAR PLANE) INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS. ALL BOLTS SHALL BE TIGHTENED SNUG TIGHT UNLESS OTHERWISE NOTED. DESIGN CONNECTIONS FOR THE LARGER OF EITHER THE SHEAR SHOWN ON THE DRAWINGS, (INDICATED AS "V =K" AT ENDS OF MEMBER) OR 55% OF THE MAXIMUM LOAD(IN KIPS) LISTED IN THE TABLES FOR "MINIMUM TOTAL FACTORED UNIFORM LOADS IN KIPS FOR BRACED, SIMPLE SPAN BEAMS BENT ABOUT THE STRONG AXIS" OF THE LATEST EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION".

4. SIZE AND USE OF HOLES: SEE AISC TABLE J3.3.
    A) LARGER HOLES ARE PERMITTED IN STANDARD COLUMN BASE PLATES. MAXIMUM HOLE DIAMETER = BOLT DIAMETER + 3/8". HARDENED WASHERS, TO COVER THE LARGER HOLE, SHALL BE PROVIDED.
    B) LARGER HOLES ARE NOT PERMITTED IN WIND FRAME COLUMN BASE PLATES. MAXIMUM HOLE DIAMETER = BOLT DIAMETER + 1/16".
    C) SLOTTED HOLES: A PLATE WASHERS OR A CONTINUOUS BAR WITHSTANDARD HOLES, HAVING A SIZE SUFFICIENT TO COMPLETELY COVER THE SLOT AFTER INSTALLATION, AND A MIN. OF 5/16" THICK SHALL BE PROVIDED. TACK WELD NUT TO BOLT AFTER ERECTION.

5. STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.

6. VERIFY THE EXACT SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS FOR MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION OF MATERIALS.

7. SHOP PRIME STEEL SURFACES EXCEPT THE FOLLOWING:
    A) SURFACES EMBEDDED IN CONCRETE OR MORTAR. EXTEND PRIMING OF PARTIALLY EMBEDDED MEMBERS TO A DEPTH OF 2 INCHES.
    B) SURFACES TO BE FIELD WELDED.
    C) SURFACES TO BE HIGH-STRENGTH BOLTED WITH SLIP-CRITICAL CONNECTIONS.
    D) SURFACES TO RECEIVE SPRAYED FIRE-RESISTIVE MATERIALS.
    E) GALVANIZED SURFACES.

8. SURFACE PREPARATION: CLEAN SURFACES TO BE PAINTED. REMOVE LOOSE RUST AND MILL SCALE AND SPATTER, SLAG, OR FLUX DEPOSITS. PREPARE SURFACES ACCORDING TO THE FOLLOWING SPECIFICATIONS AND STANDARDS.

9. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC TO PROVIDE A DRY FILM THICKNESS OF NOT LESS THAN 1.5 MILS. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
    A) STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES.
    B) APPLY TWO COATS OF SHOP PAINT TO INACCESSIBLE SURFACES AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.

10. PRIME AND PAINT ALL FIELD WELDS AFTER INSPECTION.

11. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS.
    A) VISUALLY INSPECT ALL STEEL MEMBERS AND CONNECTIONS.
    B) TEST 50 PERCENT OF FULL PENETRATION WELDS.

12. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.

13. STEEL SHALL CONFORM TO:
    WIDE FLANGE (WF)(WT)---------ASTM A992 (50 KSI)
    SHAPES (L, C, MC)----------ASTM A36
    HOLLOW STRUCTURAL SECTIONS (HSS)------------------
    ASTM A500 GRADE B (RECTANGULAR 46 KSI; ROUND 42 KSI)
    STEEL PIPE---------------ASTM A53
    ANCHOR RODS-------------ASTM F1554 (55 KSI W/S1 SUPPLEMENT)
    ANCHOR BOLTS-------------ASTM A307
    FRAMING BOLTS-------------ASTM A325N OR A490N
    SHEAR STUDS--------------ASTM A108
    WELDING ELECTRODES----------E70XX

14. FASTENERS AND MATERIALS USED FOR WELDING OR OTHERWISE SECURING COMPONENTS ONE TO ANOTHER SHALL BE OF DOMESTIC (USA MADE) MANUFACTURE. SIMILARLY, ALL MATERIALS USED IN THE MANUFACTURING PROCESS SHALL BE FROM A DOMESTIC SOURCE.

15. OPENINGS THROUGH STEEL BEAMS SHALL BE PROVIDED AS DETAILED ON THE DRAWINGS. ALL SUCH OPENINGS SHALL BE MACHINE CUT IN THE SHOP. ALL RECTANGULAR OPENINGS SHALL HAVE A CORNER RADIUS OF 2 TIMES THE WEB THICKNESS, 1/2" MINIMUM.

16. SHOP AND FIELD WELDS SHALL BE DONE BY A.W.S. CERTIFIED WELDERS. PROVIDE CURRENT CERTIFICATES UPON REQUEST.

17. NO SPLICES SHALL BE PERMITTED IN ANY STRUCTURAL STEEL MEMBER UNLESS SHOWN ON APPROVED SHOP DRAWINGS.

18. STEEL STAIRS AND/OR LADDERS SHALL BE DESIGNED FOR 100 PSF LIVE LOAD BY A LICENSED DELEGATED ENGINEER, WHO SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS. SHOP DRAWINGS SHALL SPECIFY ALL DESIGN LOADS.

19. SUBMITTALS: CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS SHOWING ALL STRUCTURAL STEEL LAYOUTS AND DETAILS, SIZES OF MEMBERS, TYPE OF STEEL, CONNECTION DETAILS, WELDS, BOLTS, ETC., AS REQUIRED TO FABRICATE AND ERECT ALL STRUCTURAL STEEL FRAMING. ALL CONNECTIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY THE DETAILER AND SUBMITTED ON SHOP DRAWINGS, SIGNED AND SEALED BY A REGISTERED FLORIDA DELEGATED ENGINEER.

20. NON-SHRINK GROUT SHALL BE: NONMETALLIC SHRINKAGE-RESISTANT GROUT, PREMIXED, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING SELECTED SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING AGENTS, PLASTICIZING AND WATER-REDUCING AGENTS, COMPLYING WITH CRD-C621, CORPS OF ENGINEERS.

21. IF NOT SPECIFIED ON THE DRAWINGS, THE THROAT SIZE OF ANY FILLET WELD SHALL BE EQUAL TO 1/16" LESS THAN THE THINNEST CONNECTION COMPONENT.

22. NO FIELD WELDING OF GALVANIZED MEMBERS IS PERMITTED.

23. MINIMUM EMBEDMENT DEPTH OF ANCHOR BOLTS:
    A) BEAMS, COLUMNS, WALLS = 6"
    B) FOOTINGS = 3" FROM BOTTOM

24. ERECTION
    A) BEFORE ERECTION, THE CONTRACTOR IS TO REMOVE ALL MUD, DIRT OR OTHER FOREIGN MATTER, WHICH ACCUMULATES DURING HANDLING AND STORAGE.
    B) DRIFTING TO ENLARGE UNFAIR HOLES WILL NOT BE PERMITTED. DRILL SUCH HOLES TO ACCOMMODATE THE NEXT LARGER SIZE FASTENER, WHERE POSSIBLE.
    C) AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS WHERE SHOP COAT HAS BEEN DAMAGED. SPOT AND PRIME AREAS USING SAME MATERIAL AS SHOP COAT.
    D) SET ALL MEMBERS SO THAT, IN THEIR FINAL LOCATION, LEVEL, PLUMBNESS AND ALIGNMENT ARE WITHIN THE TOLERANCES PRESCRIBED BY AISC CODE.
    E) DOUBLE CONNECTIONS THROUGH COLUMN WEBS OR AT BEAMS THAT FRAME OVER THE TOPS OF COLUMNS MUST BE DESIGNED TO HAVE AT LEAST ONE INSTALLED BOLT REMAIN IN PLACE TO SUPPORT THE FIRST BEAM WHILE THE SECOND BEAM IS BEING ERECTED. ALTERNATIVELY, THE FABRICATOR MUST SUPPLY A SEAT OR EQUIVALENT DEVICE WITH A MEANS OF POSITIVE ATTACHMENT TO SUPPORT THE FIRST BEAM WHILE THE SECOND BEAM IS BEING ERECTED.

OPEN WEB STEEL JOISTS AND JOIST GIRDERS (NOTED "JOISTS" HEREIN)

1. STEEL JOIST MANUFACTURER SHALL BE A MEMBER OF THE STEEL JOIST INSTITUTE.

2. STEEL JOISTS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE AISC STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS K, LH, OR DLH SERIES (SEE PLAN), AND OSHA STEEL ERECTION STANDARD.

3. JOISTS, GIRDERS, AND ALL ACCESSORIES SHALL BE DESIGNED BY A LICENSED DELEGATED ENGINEER WHO SHALL PREPARE DESIGN CALCULATIONS AND SUPERVISE THE PREPARATION OF SHOP DRAWINGS.
4. VERIFY THE EXACT LOCATION AND WEIGHT OF ALL MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION OF JOISTS.

5. ALL HANGERS TO SUPPORT MECHANICAL EQUIPMENT, ETC., TO BE SUPPORTED BY THE TOP OR BOTTOM CHORD OF JOISTS SHALL BE LOCATED AT THE PANEL POINT OF THE JOIST. IF HANGERS MUST BE LOCATED IN BETWEEN PANEL POINTS, PROVIDE JOIST STIFFENER AS INDICATED IN DETAILS. ALL HANGERS TO BE LOCATED AT THE CENTERLINE OF THE BOTTOM CHORD MEMBER.

6. NO MODIFICATION THAT AFFECTS THE STRENGTH OF A STEEL JOIST SHALL BE MADE WITHOUT THE APPROVAL OF THE DELEGATED ENGINEER.

7. DELEGATED ENGINEER SHALL DESIGN JOISTS AND BRIDGING FOR GRAVITY LOADS AND WIND LOAD UPLIFT PRESSURES INDICATED ON THE DRAWINGS.

8. JOIST BRIDGING SHALL BE FURNISHED AND INSTALLED TO MEET THE DESIGN AND SPACING REQUIREMENTS OF THE SJI STANDARD SPECIFICATIONS. ALL BRIDGING AND BRIDGING ANCHORS SHALL BE COMPLETELY INSTALLED BEFORE CONSTRUCTION LOADS ARE PLACED ON THE JOISTS.

9. WHERE COLUMNS ARE NOT FRAMED IN AT LEAST TWO DIRECTIONS WITH SOLID WEB BEAMS, A STEEL JOIST SHALL BE FIELD-BOLTED AT THE COLUMN TO PROVIDE LATERAL STABILITY DURING ERECTION.

10. A 6"X6" MINIMUM VERTICAL STABILIZER PLATE TO RECEIVE THE JOIST BOTTOM CHORD MUST BE PROVIDED AT COLUMNS. THE STABILIZER PLATE MUST HAVE A 13/16 INCH HOLE FOR THE ATTACHMENT OF GUYING OR PLUMBING CABLES.

11. JOISTS AND ACCESSORIES SHALL HAVE ONE SHOP COAT OF PAINT MEETING THE MINIMUM PERFORMANCE REQUIREMENTS OF THE LATEST SJI SPECIFICATIONS. SEE ARCHITECT FOR PREFERRED COLOR.

12. SEE PLAN FOR ANY CONCENTRATED LOADS OR UNUSUAL CONDITIONS. ALL JOISTS SUBJECT TO SPECIAL LOADS OR CONDITIONS SHALL BE CONSIDERED "SPECIAL JOISTS", (SP).

13. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS SHOWING JOISTS, BRIDGING, AND ALL CONNECTIONS. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THE DELEGATED ENGINEER.

14. THE DELEGATED ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.

15. UNLESS PANELIZED, ALL JOISTS 40 FOOT LONG AND LONGER AND THEIR BEARING MEMBERS MUST HAVE HOLES TO ALLOW FOR INITIAL CONNECTIONS BY BOLTING.

16. PROVIDE ONE ROW UPLIFT BRIDGING AT THE FIRST PANEL POINT FROM EACH SUPPORT.

17. A ROW OF BOLTED DIAGONAL BRIDGING MUST BE PROVIDED NEAR MIDSPAN OF ALL JOISTS SHOWN IN SJI TABLES A & B. DO NOT RELEASE HOISTING CABLES UNTIL THIS BRIDGING IS INSTALLED.

18. FOR JOIST SPANS OVER 60 FEET, ALL ROWS OF BRIDGING SHALL BE BOLTED DIAGONAL BRIDGING. DO NOT RELEASE HOISTING CABLES UNTIL THE TWO ROWS NEAR THE THIRD POINTS ARE INSTALLED.

19. FOR JOIST SPANS OVER 100 FEET THRU 144 FEET, ALL ROWS OF BRIDGING SHALL BE BOLTED DIAGONAL BRIDGING. DO NOT RELEASE HOISTING CABLES UNTIL ALL ROWS OF BRIDGING ARE INSTALLED.

20. PROVIDE ONE ROW DIAGONAL BRIDGING AT THE SUPPORTS OF ALL FULL DEPTH BEARING JOISTS. DO NOT RELEASE HOISTING CABLES UNTIL THE SUPPORT BRIDGING IS INSTALLED.

21. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL PROVIDE MEANS FOR ADEQUATE DISTRIBUTION OF CONCENTRATED LOADS SO THAT THE CARRYING CAPACITY OF ANY JOIST IS NOT EXCEEDED.

22. ONE END OF ALL JOISTS SHALL BE ATTACHED TO ITS SUPPORT IN ACCORDANCE WITH SJI SPECIFICATIONS BEFORE ALLOWING THE WEIGHT OF AN ERECTOR ON THE JOISTS.

23. IN THE CASE OF BOTTOM CHORD BEARING JOISTS, THE ENDS OF THE JOIST MUST BE RESTRAINED LATERALLY BEFORE RELEASING THE HOISTING CABLES.

24. SEE STANDARD JOIST SPECIFICATIONS FOR CAMBER REQUIREMENTS.

25. SUBMIT COMPLETE SHOP DRAWINGS FOR ALL JOISTS AND ACCESSORIES, AND A LETTER, SIGNED AND SEALED BY THE DELEGATED ENGINEER, CONFIRMING COMPLIANCE WITH THE DESIGN CRITERIA AND ALL APPLICABLE CODES.

METAL DECKING

1. METAL DECK WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.

2. METAL ROOF DECK SHALL BE 1 1/2" DEEP, WIDE RIB TYPE B AND GALVANIZED. (VULCRAFT OR EQUIVALENT.)

3. FASTEN ROOF DECK AS INDICATED ON PLANS.

4. MINIMUM FASTENING AT BUILDING PERIMETER OF DECK SHALL BE 5/8" DIAMETER PUDDLE WELDS AT 6" O.C.

5. METAL DECK AND SHEET METAL COATING DESIGNATION:
    A) WITH STRUCTURAL CONCRETE OR INSULATING CONCRETE TOPPING - G90
    B) WITHOUT STRUCTURAL CONCRETE OR INSULATING CONCRETE TOPPING - G60

6. INSTALL ALL DECKING 3 SPAN CONTINUOUS.

7. USE WELD WASHERS FOR ALL DECKING 24 GA. AND THINNER.

8. DO NOT HANG OR ATTACH DUCTWORK, CONDUIT, PIPING, EQUIPMENT, CEILINGS, ETC. FROM METAL DECKING.

9. ROOF DECK OPENINGS 12" DIAMETER OR LARGER ARE TO HAVE SUPPORT ANGLES PER TYPICAL DECK OPENING DETAIL, INCLUDING OPENINGS FOR ROOF SUMP PANS.

10. PRIME AND PAINT ALL FIELD WELDS AFTER INSPECTION WITH A GALVANIZED TOUCH-UP PAINT. (SEE NOTE BELOW)

11. SUBMITTALS: CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS SHOWING LAYOUT OF DECK, TYPE OF DECK, ALL CONNECTIONS INCLUDING END WELDS, SEAM WELDS, INTERMEDIATE WELDS, AND ALL ACCESSORY MATERIAL SUCH AS CLOSURES, SUMPS FOR DRAINS, ETC.

12. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO VISUALLY INSPECT ALL DECK WELDS AND FASTENERS.

COLD-FORM STEEL FRAMING

1. STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD_FORMED STEEL STRUCTURAL MEMBERS".

2. COLD-FORMED STEEL FRAMING SYSTEM, INCLUDING STUDS, TRUSSES, CONNECTIONS, AND ALL ACCESSORIES, SHALL BE DESIGNED BY A DELEGATED ENGINEER WHO SHALL PREPARE CALCULATIONS AND SUPERVISE THE PREPARATION OF SHOP DRAWINGS.

3. WELDED CONNECTIONS SHALL CONFORM TO "CODE FOR WELDING IN BUILDING CONSTRUCTION, AWS D1.3".

4. ASTM A_568 STANDARD SPECIFICATION FOR GENERAL REQUIREMENTS FOR STEEL, CARBON AND HIGH STRENGTH LOW_ALLOY HOT ROLLED SHEET AND COLD ROLLED SHEET.

5. ALL STEEL FRAMING SHALL BE INSTALLED BY PERSONNEL EXPERIENCED IN LIGHT GAUGE STEEL FRAMING INSTALLATION.

6. WHERE STEEL FRAMING MEMBERS ARE COMPONENTS OF ASSEMBLIES INDICATED FOR A FIRE_RESISTANCE RATING, INCLUDING THOSE REQUIRED FOR COMPLIANCE WITH GOVERNING REGULATIONS, PROVIDE MEMBERS WHICH HAVE BEEN APPROVED BY GOVERNING AUTHORITIES HAVING JURISDICTION.

7. PROTECT LIGHT GAUGE STEEL FRAMING MEMBERS FROM RUSTING AND DAMAGE. DELIVER TO PROJECT SITE IN BUNDLES, FULLY IDENTIFIED WITH NAME, BRAND, TYPE AND GRADE. STORE OFF GROUND IN A DRY VENTILATED SPACE OR PROTECT WITH SUITABLE WATERPROOF COVERINGS.

8. WITH EACH TYPE OF STEEL FRAMING REQUIRED, PROVIDE MANUFACTURER'S STANDARD STEEL RUNNERS (TRACKS), BLOCKING, LINTELS, CLIP ANGLES, BRACING, REINFORCEMENTS, FASTENERS, AND ACCESSORIES AS RECOMMENDED BY MANUFACTURER FOR APPLICATIONS INDICATED, AS NEEDED TO PROVIDE A COMPLETE STEEL FRAMING SYSTEM.

9. FABRICATE METAL FRAMING COMPONENTS OF STRUCTURAL QUALITY SHEET STEEL WITH A MINIMUM YIELD POINT OF 50,000 PSI FOR STUDS, AND 33,000 PSI FOR RUNNERS; ASTM A653.

10. PROVIDE GALVANIZED FINISH TO METAL FRAMING COMPONENTS COMPLYING WITH ASTM A525 WITH A G60 COATING.

11. PROVIDE MANUFACTURER'S STANDARD STRUCTURAL "CEE" SHAPED STEEL STUDS OF SIZE, SHAPE, AND GAUGE INDICATED, WITH A NOMINAL 1_5/8" FLANGE AND MINIMUM 1/2" FLANGE RETURN LIP BY DIETRICH INDUSTRIES, INC. OR PRIOR APPROVED EQUAL.

12. THE EXTERIOR WALL SYSTEM SHALL BE DESIGNED TO WITHSTAND BOTH POSITIVE AND NEGATIVE WIND PRESSURE WITH A MAXIMUM DEFLECTION BASED UPON THE APPLICABLE CODE AND MATERIAL REQUIREMENTS OF THE VENEER, BUT SHALL NOT EXCEED L/360.

13. FRAMING COMPONENTS MAY BE PREFABRICATED INTO PANELS PRIOR TO ERECTION. FABRICATE PANELS PLUMB, SQUARE, TRUE TO LINE AND BRACED AGAINST RACKING WITH JOINTS WELDED. PERFORM LIFTING OF PREFABRICATED PANELS IN A MANNER TO PREVENT DAMAGE OR DISTORTION.

14. INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS.

15. INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUD DEPTH. ALIGN TRACKS ACCURATELY TO LAYOUT AT BASE AND TOPS OF STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR TYPE OF CONSTRUCTION INVOLVED, EXCEPT DO NOT EXCEED 24" O.C. SPACING FOR NAIL OR POWDER_DRIVEN FASTENERS, OR 16" O.C., FOR OTHER TYPES OF ATTACHMENT. PROVIDE FASTENERS AT CORNERS AND ENDS OF TRACKS.

16. FRAME BOTH SIDES OF EXPANSION AND CONTROL JOINTS, AS SHOWN FOR THE WALL SYSTEM, WITH SEPARATE STUDS AND DO NOT BRIDGE THE JOINT WITH COMPONENTS OF THE STUD SYSTEM.

17. WHERE REQUIRED, TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETED.

18. RESISTANCE TO BENDING AND ROTATION ABOUT THE MINOR AXIS SHALL BE PROVIDED BY MECHANICAL LATERAL BRACING WHERE REQUIRED.

19. ATTACHMENTS OF SIMILAR COMPONENTS SHALL BE DONE BY WELDING, SCREW ATTACHMENT, OR BOLTING. WIRE TYING OF FRAMING COMPONENTS SHALL NOT BE PERMITTED.

20. WELDING OF MEMBERS LIGHTER THAN 18 GAUGE SHALL NOT BE PERMITTED.

21. SPLICES SHALL NOT BE PERMITTED.

22. MINIMUM NUMBERS OF EQUALLY SPACED JOIST BRIDGING FOR THE SPANS SHOWN:
    UP TO 14' _ 1 ROW
    14' TO 20' _ 2 ROWS
    20' TO 26' _ 3 ROWS
    26' TO 32' _ 4 ROWS
    OVER 32' _ AT 8' CENTERS

23. PROVIDE HORIZONTAL BLOCKING BETWEEN EACH STUD AT 4'-0" ON CENTER MAXIMUM OR AT EACH SHEATHING JOINT.

24. FULLY INSTALL ALL BRIDGING BEFORE APPLYING LOADS.

25. JOIST SHALL BEAR DIRECTLY ON STUDS UNLESS HEADERS ARE USED.

26. PROVIDE JOIST WEB STIFFENERS WHERE JOIST BEARING IS LESS THAN 3_1/2".

27. STEEL TRUSSES:
    A) TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRIDGING OF THE TRUSS SYSTEM DURING CONSTRUCTION.
    B) TRUSSES SHALL BE DESIGNED SO THAT NO HORIZONTAL REACTIONS ARE IMPOSED ON THE SUPPORTING STRUCTURE UNDER VERTICAL LOAD.
    C) PREFABRICATED TRUSSES AND PANELS SHALL BE SQUARE AND BRACED AGAINST RACKING.
    D) TRUSS MANUFACTURER SHALL PROVIDE A BENT PLATE 3" X 3" X 14 GAGE TYPICAL AT ALL RIDGE AND VALLEY LINES. PROVIDE CONTINUOUS DECK SUPPORT BETWEEN TRUSSES AT ALL HIPS, RIDGES, VALLEYS, AND CHANGES IN ROOF SLOPE.

28. CONTRACTOR TO SUBMIT THE FOLLOWING:
    A) SUBMIT COMPLETE STRUCTURAL CALCULATIONS FOR THE STEEL FRAMING SYSTEM. CALCULATIONS SHALL COVER ALL STUDS, JAMB STUDS, RUNNER TRACK, BRACING, ATTACHMENT OF LIGHT GAUGE FRAMING TO LIGHT GAUGE FRAMING, AND ATTACHMENT OF LIGHT GAUGE FRAMING TO CONCRETE OR STRUCTURAL STEEL.
    B) SUBMIT DETAILED SHOP DRAWINGS FOR STEEL FRAMING SHOWING THE TYPE AND SPACING OF ALL MEMBERS. ALL ATTACHMENTS SHALL BE CLEARLY DETAILED ON THE DRAWINGS. INDICATED SUPPLEMENTAL STRAPPING, BRACING, CLIPS, AND OTHER ACCESSORIES REQUIRED FOR PROPER INSTALLATION.
    C) SUBMIT CERTIFICATION OF MATERIALS FROM THE MANUFACTURER TO SHOW COMPLIANCE WITH THESE SPECIFICATIONS AND RELATED DRAWINGS.

29. SUBMITTALS SHALL BEAR THE SEAL OF THE DELEGATED ENGINEER.

30. SUBMITTED SHOP DRAWINGS MUST BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR.

FIRE RETARDANT PLYWOOD

1. ALL PLYWOOD SHALL BE FIRE-RETARDANT TREATED WHERE REQUIRED BY ARCHITECT.

2. SEE ARCHITECT FOR FIRE RESISTIVE RATINGS.

3. SUBMIT DATA FOR FIRE-RETARDANT TREATMENT FROM CHEMICAL TREATMENT MANUFACTURER AND CERTIFICATION BY TREATING PLANT THAT TREATED PLYWOOD COMPLIES WITH REQUIREMENTS. INCLUDE PHYSICAL PROPERTIES OF TREATED MATERIALS.

4. FOR FIRE-RETARDANT TREATMENTS SPECIFIED TO BE HIGH-TEMPERATURE (HT) TYPE, SUBMIT PHYSICAL PROPERTIES OF TREATED PLYWOOD BOTH BEFORE AND AFTER EXPOSURE TO ELEVATED TEMPERATURES, BASED ON TESTING BY A QUALIFIED INDEPENDENT TESTING AGENCY ACCORDING TO ASTM D 5516.

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McCarthy Project No. 13178

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

STRUCTURAL SPECIFICATIONS

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

S-002

STRUCTURAL SPECIFICATIONS (CONTINUED)
FIRE RETARDANT PLYWOOD (CONTINUED)

5. INCLUDE COPIES OF WARRANTIES FROM CHEMICAL TREATMENT MANUFACTURERS FOR EACH TYPE OF TREATMENT.

6. FOR ASSEMBLIES WITH FIRE-RESISTANCE RATINGS, PROVIDE MATERIAL AND CONSTRUCTION IDENTICAL TO THOSE OF ASSEMBLIES TESTED FOR FIRE RESISTANCE PER ASTM E119 BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

7. COMPLY WITH PERFORMANCE REQUIREMENTS IN AWPA C27.
   A) USE TREATMENT THAT DOES NOT PROMOTE CORROSION OF METAL FASTENERS.
   B) USE EXTERIOR TYPE FOR EXTERIOR LOCATIONS AND WHERE INDICATED.
   C) USE INTERIOR TYPE A, HIGH TEMPERATURE (HT) FOR ROOF SHEATHING AND WHERE INDICATED.
   D) USE INTERIOR TYPE A, UNLESS OTHERWISE INDICATED.

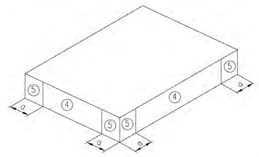
8. KILN-DRY MATERIAL AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 15 PERCENT. DO NOT USE MATERIAL THAT IS WARPED OR DOES NOT COMPLY WITH REQUIREMENTS FOR UNTREATED MATERIAL.

9. IDENTIFY FIRE-RETARDANT-TREATED PLYWOOD WITH APPROPRIATE CLASSIFICATION MARKING OF UL, U.S. TESTING, TIMBER PRODUCTS INSPECTION, OR ANOTHER TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

10. ALL FASTENERS SHALL BE STAINLESS STEEL, UNLESS SUBMITTED MANUFACTURER'S DOCUMENTATION APPROVEES GALVANIZED FASTENERS.

ULTIMATE WIND PRESSURES (PSF)
EXTERIOR DOORS, WINDOWS, WALLS

EFFECTIVE AREA (ft²)	ZONE 4		ZONE 5	
	PRESSURE	SUCTION	PRESSURE	SUCTION
1 TO 20	93.0	-100.1	93.0	-124.0
21 TO 50	88.1	-96.4	88.1	-115.4
51 TO 100	83.5	-91.3	83.5	-105.0
101 TO 150	79.2	-87.0	79.2	-96.4
151 TO 250	76.6	-84.4	76.6	-92.1
251 TO 500	74.0	-81.8	74.0	-86.1
501 + ABOVE	69.7	-77.5	69.7	-77.5



DOORS, WINDOWS AND WALLS

GROSS ULTIMATE WIND LOADS GYMNASIUM ROOF
ROOFING MATERIALS

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	41.3	41.3	41.3
SUCTION (psf)	-101.6	-170.5	-256.6

NET ULTIMATE WIND LOADS GYMNASIUM ROOF
JOISTS

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	33.6	33.6	33.6
SUCTION (psf)	-93.8	-114.5	-120.5

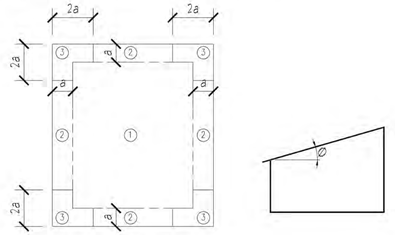
ULTIMATE GROSS WIND LOADS NEW ADDITION ROOF
ROOFING MATERIALS

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	35.5	35.5	35.5
SUCTION (psf)	-87.2	-146.3	-220.2

ULTIMATE NET WIND LOADS NEW ADDITION ROOF
JOISTS

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	32.5	32.5	32.5
SUCTION (psf)	-74.2	-114.2	-156.3

1. a= 7.5 FT
2. THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.
3. TO CONVERT THE (ASCE 7-10) ULTIMATE WIND PRESSURES IN THE TABLES ABOVE TO (ASD) WIND PRESSURES, MULTIPLY EACH VALUE BY 0.6.



FLAT ROOF (Ø°≤ 3°)

COMPONENT AND CLADDING LOADING DIAGRAMS

1. a= 3 FT
2. THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.
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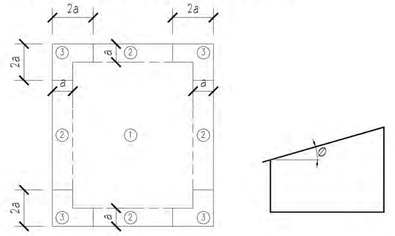

FLAT ROOF (Ø°≤ 3°)

COMPONENT AND CLADDING LOADING DIAGRAMS

ULTIMATE GROSS WIND LOADS PITCHED ROOF
ROOFING MATERIALS

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	51.7	51.7	51.7
SUCTION (psf)	-82.1	-142.9	-211.3

ULTIMATE GROSS WIND LOADS PITCHED ROOF OVERHANGS AND CANOPIES
ROOFING MATERIALS

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	51.7	51.7	51.7
SUCTION (psf)	-82.1	-142.9	-211.3

ULTIMATE NET WIND LOADS PITCHED ROOF
TRUSSES

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	36.5	36.5	36.5
SUCTION (psf)	-64.5	-94.9	-155.7

ULTIMATE NET WIND LOADS PITCHED ROOF OVERHANGS AND CANOPIES
TRUSSES

COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	36.5	36.5	36.5
SUCTION (psf)	-148.0	-178.4	-239.2

1. a= 3 FT
2. THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.
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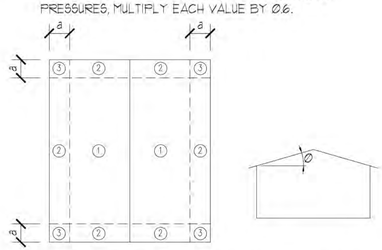

GABLE ROOF (7°< Θ ≤ 27°)

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STRUCTURAL SPECIFICATIONS AND WIND TABLES

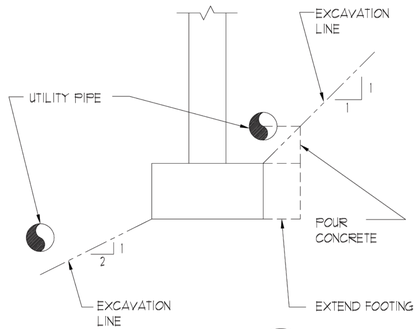
REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

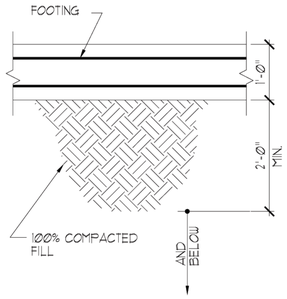
DRAWING NUMBER:

S-003 SHEET: 9 OF 68

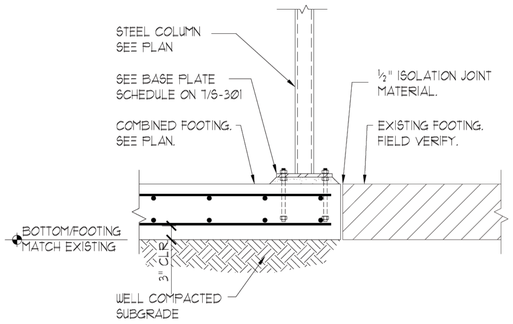
9-18-2015 CS



PARALLEL TO WALL 1

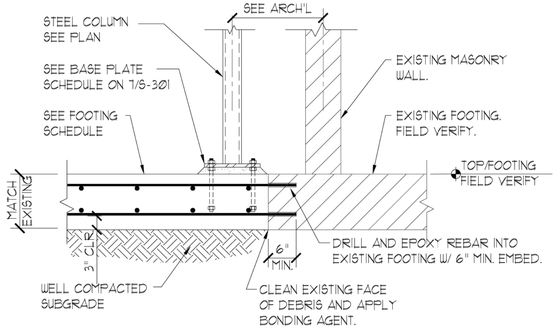


PERPENDICULAR TO FOOTING 2



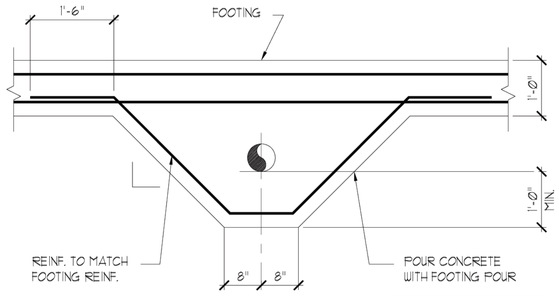
NOTES:
1. SECONDARY POUR AND SLAB ON GRADE NOT SHOWN FOR CLARITY.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.

COMBINED FOOTING DETAIL 2



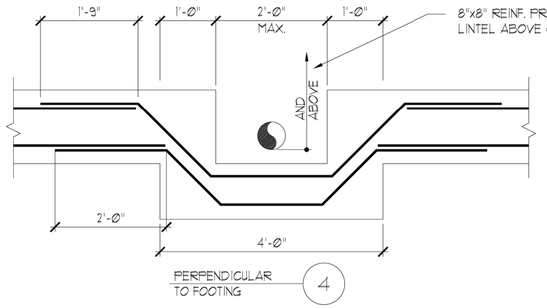
NOTES:
1. SECONDARY POUR AND SLAB ON GRADE NOT SHOWN FOR CLARITY.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.

NEW EXISTING FOOTING TIE-IN 3



PERPENDICULAR TO FOOTING 3

DO NOT USE THIS DETAIL WITH PVC PIPE



PERPENDICULAR TO FOOTING 4

FOOTING FOR PIPES PASSING UNDER OR ADJACENT TO WALLS 1

FOUNDATION PLAN NOTES:

1. FUTURE SLAB-ON-GRADE TO BE 4" (MIN.) THICK (4000 PSI) CONCRETE REINFORCEMENT W/ 6x6 W1.4 x W1.4 PROVIDED IN SHEETS ON 10 MIL VAPOR RETARDER LAP AND TAPE SEAMS OVER COMPACTED SOIL.
2. TOP OF SLAB = 0'-0" U.N.O. TOP OF FOOTING = (-) 2'-0" U.N.O.
3. CENTER ALL FOOTINGS BELOW WALL/COLUMN U.N.O.
4. ALL WALL FOOTINGS TO BE TYPE F20W U.N.O.
5. REFER TO SHEET S-001, S-002 AND S-003 FOR SPECIFICATIONS.
6. C.J. CONTROL JOINT. SEE 1/S-301.
7. COORDINATE ALL DIMENSIONS, ELEVATIONS, SLOPES, RECESSES AND SLAB EDGES W/ ARCH'L. DRAWINGS.
8. REFER TO S-301 FOR FOUNDATION DETAILS.
9. ALL STRUCTURAL METAL STUDS AT STOREFRONTS ARE TO BE PRE-ENGINEERED. SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS, INCLUDING ATTACHMENT TO STRUCTURE.
10. VERIFY FOOTING ELEVATIONS WITH CIVIL AND FIELD CONDITIONS. MAINTAIN 12" SOIL COVER ON TOP OF FOOTING. SEE STEPPED FOOTING DETAIL 3/S-301.
11. REFER TO ARCHITECT FOR EXTERIOR SIDEWALK SLABS INCLUDING CONTROL JOINT LOCATIONS.
12. 8" MASONRY W/ #5 V. @ 48" O.C. MAX. IN FULLY GROUTED CELLS AT ALL INTERIOR LOAD BEARING WALLS. PROVIDE (2) VERTICAL BARS AT SIDES OF OPENINGS IN ADJACENT CELLS AND AT CORNERS WITH MATCHING DOWELS INTO FOUNDATION. HOOK INTO FOOTING CONTINUOUS TO TOP OF TIE BEAM.
13. 8" MASONRY W/ #5 VERTICAL @ 24" O.C. MAX. IN FULLY GROUTED CELLS. PROVIDE (2) VERTICAL BARS AT SIDES OF OPENINGS IN ADJACENT CELLS AND AT CORNERS WITH MATCHING DOWELS INTO FOUNDATION. HOOK INTO FOOTING CONTINUOUS TO TOP OF TIE BEAM.
14. 8" MASONRY W/ #6 VERTICAL @ 16" O.C. MAX. IN FULLY GROUTED CELLS. PROVIDE (2) VERTICAL BARS AT SIDES OF OPENINGS IN ADJACENT CELLS AND AT CORNERS WITH MATCHING DOWELS INTO FOUNDATION. HOOK INTO FOOTING CONTINUOUS TO TOP OF TIE BEAM.
15. PROVIDE (2) #5 VERTICAL BARS IN ADJACENT CELLS FULLY GROUTED.
16. (2) #4 x 4'-0" AT MID DEPTH OF SLAB, TYPICAL.
17. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
18. COORDINATE ALL FOOTING STEPS AND TOP OF FOOTING ELEVATIONS WITH PLUMBING DRAWINGS. STEP FOOTINGS BELOW PIPES, TYPICAL. SEE DETAILS ON 1/S-004.

ROOF FRAMING PLAN NOTES:

1. METAL ROOF DECK TO BE 1½" DEEP (22) GA. PAINTED TYPE "B", FASTEN DECK W/ (7) 5/8"ø PUDDLE WELD PATTERN AT EACH SUPPORT AND (8) #12 TEK SCREW SIDELAP FASTENERS FOR 36" WIDE DECKING. SEE 1/S-303. (⟷) INDICATES DIRECTION OF DECK SPAN. SEE S-201 AND 1/S-303 FOR GYMNASIUM ROOF DECK.
2. ROOF JOISTS ARE EQUALLY SPACED BETWEEN SUPPORTS AT 5'-0" ON CENTER, MAX.
3. MAIN ROOF SLOPE = SEE ARCH'L.
4. SP = JOIST ENGINEER TO DESIGN A SPECIAL JOIST OR DOUBLE JOIST AT WOOD TRUSS BEARING LOCATIONS. SEE 1/S-401 FOR LOADING.
5. REFER TO ARCHITECTURAL FOR DIMENSIONS AND ELEVATIONS.
6. REFER TO SHEETS S-001, S-002, AND S-003 FOR SPECIFICATIONS.
7. SEE PLAN FOR JOIST BEARING ELEVATIONS.
8. (+) INDICATES TOP OF STEEL BEAM, TYP., U.N.O.
9. CANTILEVERED ROOF TIE BEAM. SEE 9/S-303.
10. SPI = JOIST ENGINEER TO DESIGN A SPECIAL JOIST OR DOUBLE JOIST AT ROOF TOP UNIT LOCATIONS.. RTU's TO BEAR ON A MINIMUM OF (2) JOISTS AS SHOWN. ONE RTU MAX PER JOIST SPAN. REFER TO MECHANICAL/ARCHITECTURAL DRAWINGS FOR EXACT LOCATION, SIZE AND WEIGHT. WEIGHTS SHOWN DO NOT INCLUDE ALLOWANCE FOR SUPPORTING CURBS.
11. SEE S-003 FOR WIND TABLES.
12. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
13. FIELD VERIFY WEIGHTS OF ALL EXISTING RELOCATED ROOF TOP UNITS AND SUBMIT TO ENGINEER OF RECORD, ARCHITECT, AND JOIST DELEGATED ENGINEER PRIOR TO FABRICATION OF JOISTS.

OVERBUILD ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING TO BE PRE-ENGINEERED METAL TRUSSES @ 24" O.C. MAX. U.N.O. SEE ARCHITECTURAL DRAWINGS FOR EXTENT. PROVIDE SIGNED AND SEALED SHOP DRAWINGS, AND CALCULATIONS FOR REVIEW PRIOR TO FABRICATION AND CONSTRUCTION.
2. ROOF DECK SHEATHING TO BE 5/8" THICK EXTERIOR GRADE FIRE RETARDANT PLYWOOD W/ #10 TEK SCREWS @ 4" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE BLOCKING AT ALL PANEL JOINTS. SEE 6/S-304.
3. ROOF SLOPE = MATCH EXISTING.
4. ROOF TRUSS ELEVATION = SEE PLAN
5. SEE S-003 FOR WIND TABLES.
6. REFER TO SHEETS S-001, S-002, AND S-003 FOR SPECIFICATIONS.
7. ALL TRUSS TO TRUSS CONNECTIONS BY DELEGATED TRUSS ENGINEER.
8. SEE ARCHITECTURAL SECTIONS FOR CEILING FRAMING AND SOFFIT/FASCIA FRAMING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING.
10. REFER TO ARCHITECTURAL FOR METAL TRUSS CONFIGURATION.
11. VERIFY ALL DIMENSIONS AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
12. ALL SIMPSON CONNECTORS ARE TO BE FULLY SCREWED U.N.O.
13. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.

ENTRY CANOPY ROOF FRAMING PLAN NOTES:

1. METAL ROOF DECK TO BE (16) GA. ARCHDECK. REFER TO ARCHITECT FOR EXTENT. (⟷) INDICATES DIRECTION OF SPAN.
2. REFER TO ARCHITECT FOR RADIUS OF ROOF DECK.
3. REFER TO ARCHITECT FOR DIMENSIONS AND ELEVATIONS.
4. REFER TO S-001, S002, S003 FOR SPECIFICATIONS.
5. REFER TO S-003 FOR WIND TABLES.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.

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STRUCTURAL SPECIFICATIONS

REVISIONS:

DATE ISSUED: 03/28/2016
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DRAWING NUMBER:

S-004 SHEET: 10 OF 68

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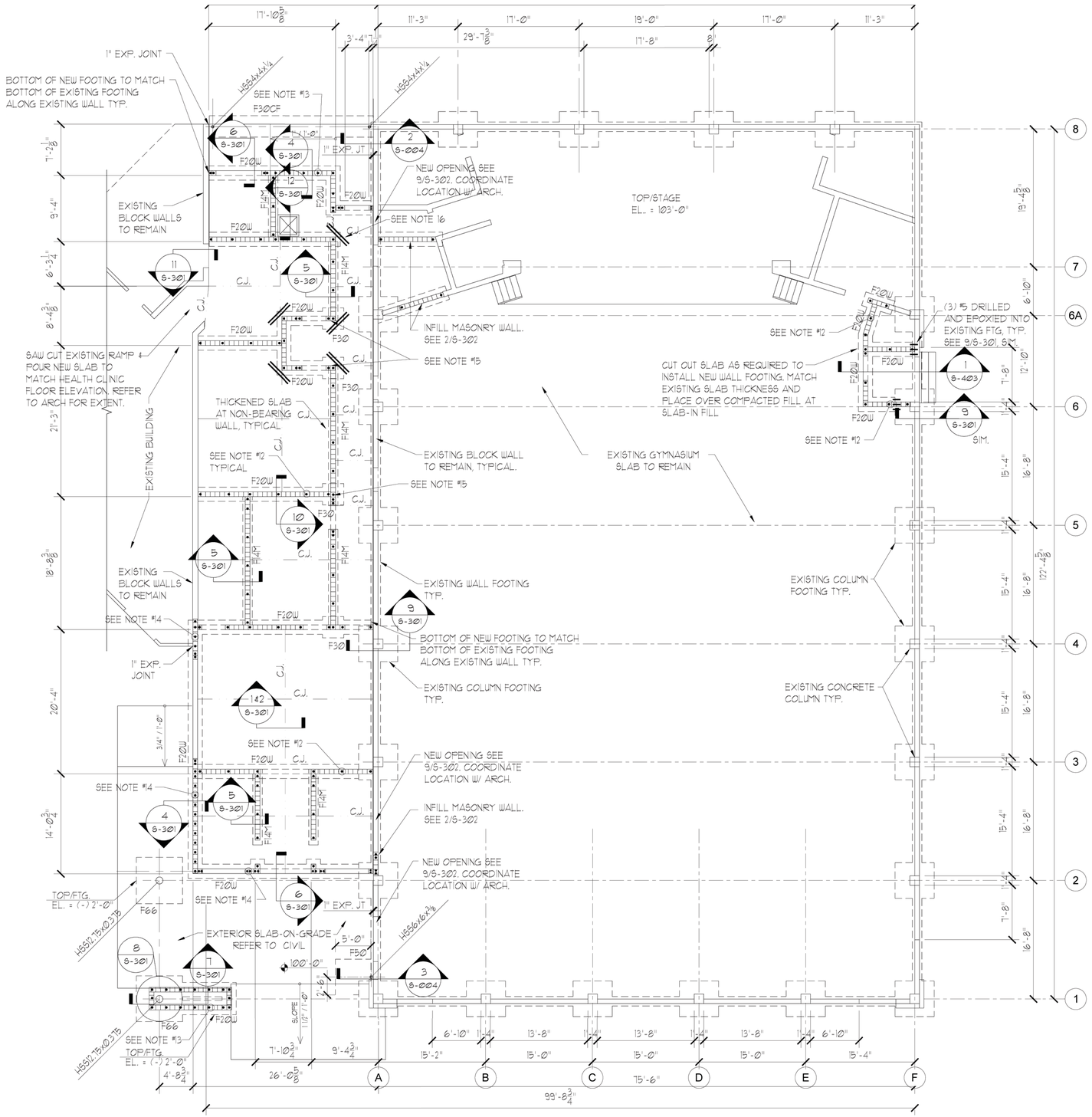

FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

SEE S-004 FOR PLAN NOTES

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINF. EA. WAY	REMARKS	DWL/A.B. EMBEDMENT
F14M	1'-4"	10"	(2) #5 CONT.	MONO FTG. SEE 5/S-301	7"
F20W	2'-0"	1'-0"	(3) #5 CONT. #4@24" TRANSV.	WALL FTG.	9"
*F30CF	3'-0"	1'-2"	(4) #6 T&B LONG #6@12" SHORT	COMBINED FOOTING	11"
F30	3'-0"x3'-0"	1'-0"	(3) #5 CONT.		9"
F50	5'-0"x5'-0"	MATCH EXISTING	(5) #5 TOP & BOT.		9"
F66	6'-6"x6'-6"	1'-4"	(8) #5 TOP & BOT.		1'-1"

*FIELD VERIFY ACTUAL LENGTH OF FOOTING WITH FIELD CONDITIONS. PROVIDE ½" ISOLATION JOINT BETWEEN NEW FOOTING AND EXISTING FOOTING.

MASONRY REINF. LAP SCHEDULE

BAR SIZE	LAP LENGTH
#3 BAR	18"
#4 BAR	24"
#5 BAR	30"
#6 BAR	36"
#7 BAR	42"

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FOUNDATION PLAN

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S-101 SHEET: 11 OF 68

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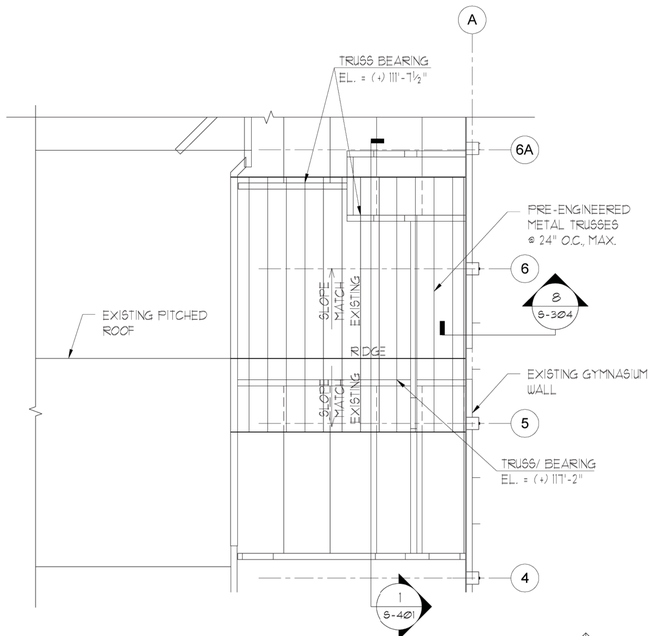
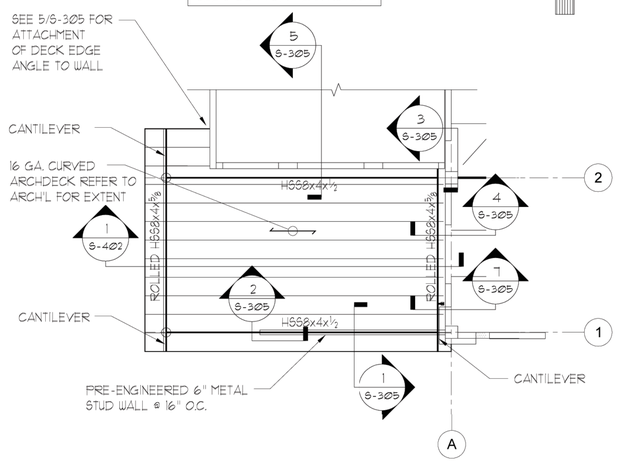


OVERBUILD ROOF FRAMING PLAN

SCALE: ⅛" = 1'-0"

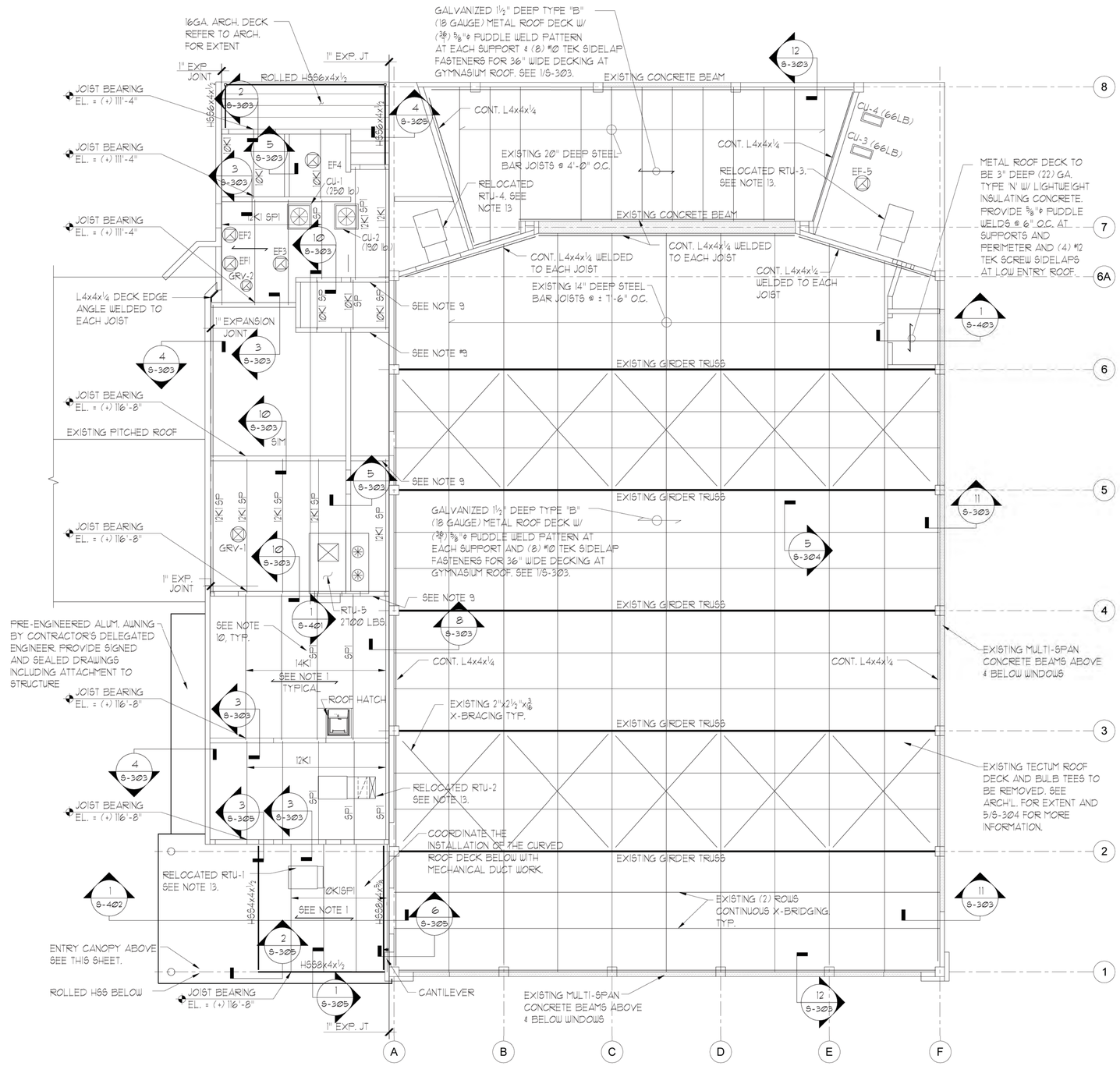
SEE S-004 FOR PLAN NOTES



ENTRY CANOPY ROOF FRAMING PLAN

SCALE: ⅛" = 1'-0"

SEE S-004 FOR PLAN NOTES



ROOF FRAMING PLAN

SCALE: ⅛" = 1'-0"

SEE S-004 FOR PLAN NOTES

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McCarthy Project No. 13178

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

ROOF FRAMING PLAN

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

S-201 SHEET: 12 OF 68

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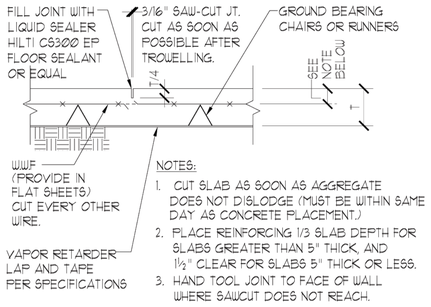
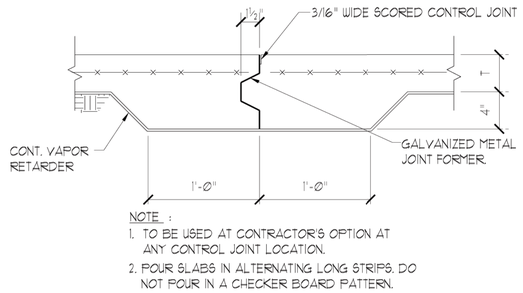


CONTRACTION JOINT 1

SCALE: 1½" = 1'-0"



CONSTRUCTION JOINT 2

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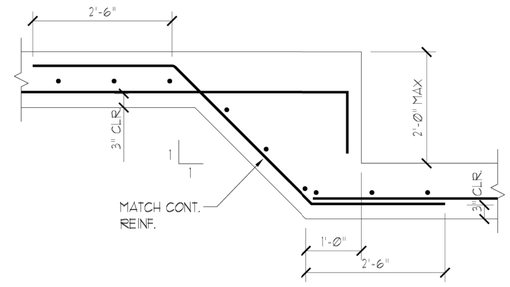
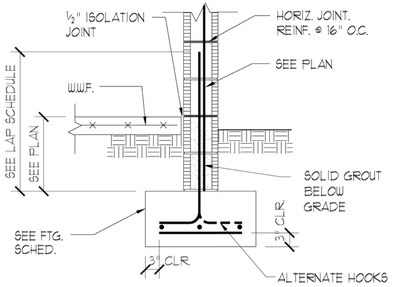
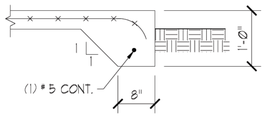


STEPPED FOOTING 3



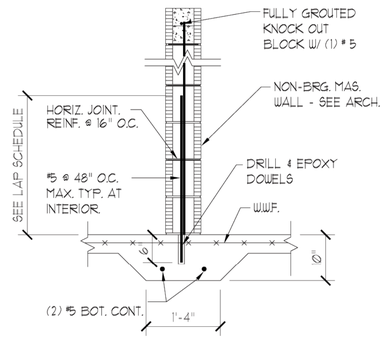
WALL FOOTING 4



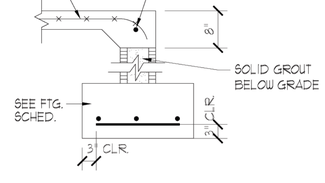
THICKENED SLAB EDGE 6A

BASE PLATE TABLE					
COLUMN SIZE	LOCATION	BASE PL	ANCHOR BOLTS	ANCHOR MIN. EMBEDMENT	EDGE DISTANCE
HSS4x4x¼	EXTERIOR	¾"x12"x1'-Ø"	(4) ¾"ø	SEE FTG. SCHEDULE	1½"
HSS6x6x⅜	EXTERIOR	¾"x12"x1'-Ø"	(4) ¾"ø	SEE FTG. SCHEDULE	1½"
HSS12.75xØ.375	EXTERIOR	1"x16"x1'-4"	(4) ¾"ø	SEE FTG. SCHEDULE	1½"

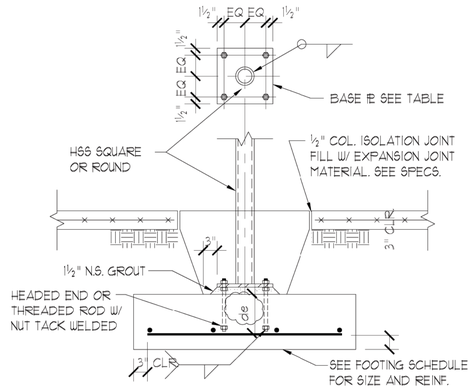
* NOTE: OFFSET COLUMNS ON BASE PLATES AT EXISTING BUILDING.



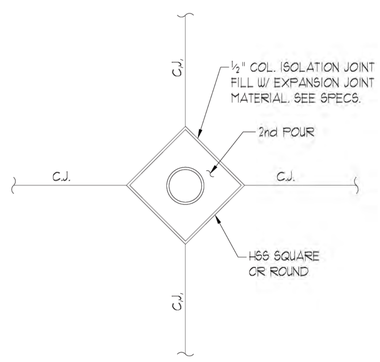
NON-BEARING MAS. 5



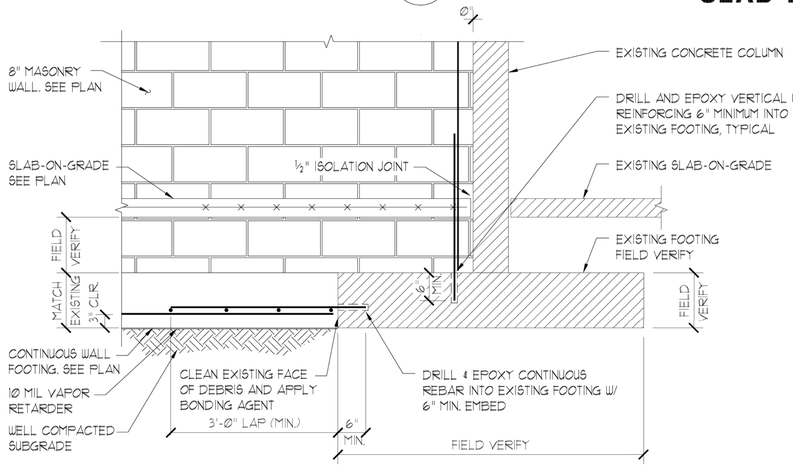
THICKENED SLAB EDGE 6B



COLUMN FOOTING 7

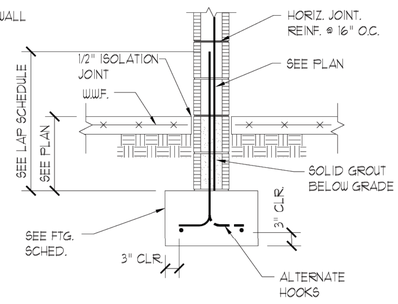


COL. ISOLATION JOINT 8

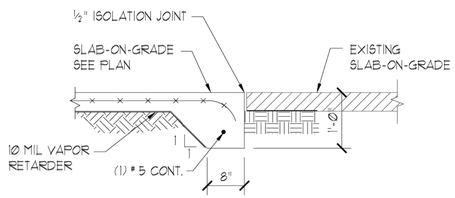


NEW/EXISTING FOOTING TIE IN 9

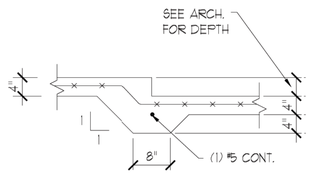
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.



INTERIOR WALL FOOTING 10



SLAB DETAIL 11



SLAB RECESS 12

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SHEET TITLE:

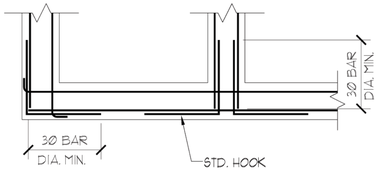
FOUNDATION DETAILS

REVISIONS:

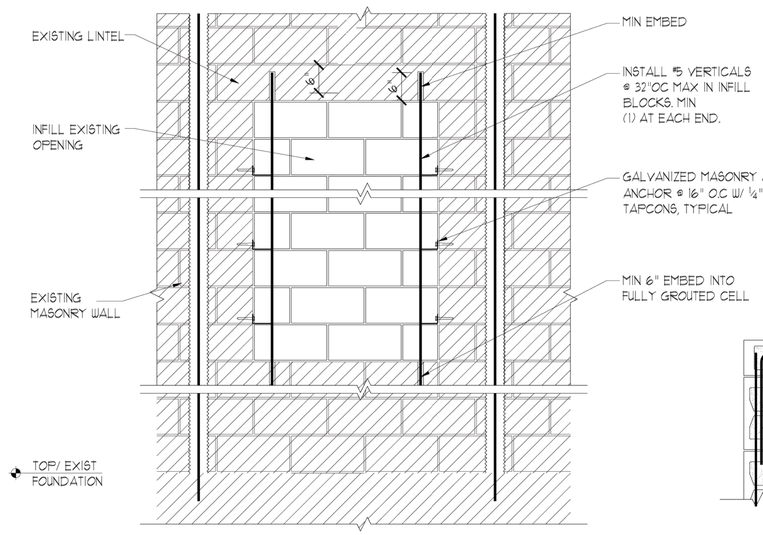
DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

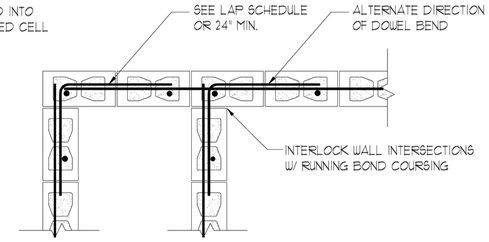
S-301 SHEET: 13 of 68



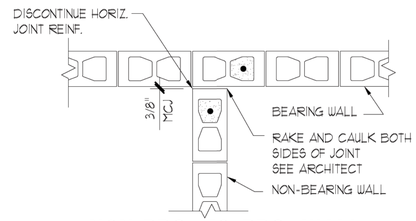
TYPICAL WALL AND FTG. REINF. INTERSECTIONS 1



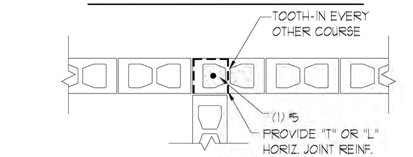
TYP. INFILL WALL REINFORCING 2



8" MASONRY BOND BEAM CONNECTION 3



NON-BRG. TO BRG. WALL



BRG. TO BRG. OR NON-BRG. TO NON-BRG.

TYP. WALL INTERSECTIONS 4

WALL REINFORCING 5

TYPICAL CONCRETE LINTEL REINFORCING DETAIL 6

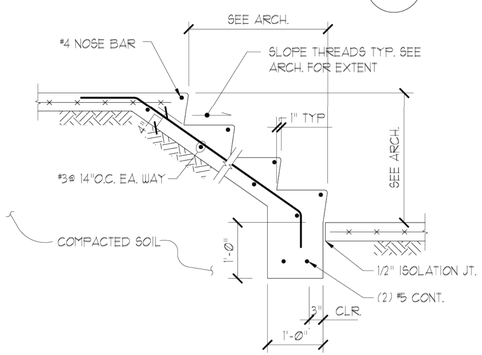
8" LINTEL SAFE LOAD TABLE

FOR 8"x8" HIGH-STRENGTH CASTCRETE PRECAST-PRESTRESSED U LINTELS

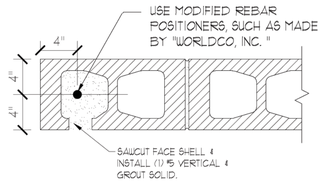
LENGTH	UNIFORM SAFE LOAD - POUNDS PER LINEAR FOOT	
	W/O K.O. BLOCK	W/ K.O. BLOCK
4'-Ø" (48") PRECAST	2,693 LBS.	6,113 LBS.
4'-6" (54") PRECAST	2,189 LBS.	6,113 LBS.
5'-10" (70") PRECAST	1,451 LBS.	4,360 LBS.
7'-6" (90") PRECAST	1,011 LBS.	2,661 LBS.
9'-4" (112") PRECAST	752 LBS.	1,843 LBS.
10'-6" (126") PRECAST	643 LBS.	1,533 LBS.
11'-4" (136") PRECAST	582 LBS.	1,366 LBS.
12'-Ø" (144") PRECAST	540 LBS.	1,254 LBS.
14'-Ø" (168") PRECAST	442 LBS.	1,002 LBS.
17'-4" (208") PRESTRESSED	300 LBS.	950 LBS.
19'-4" (232") PRESTRESSED	235 LBS.	750 LBS.

NOTE:

1. W/O K.O. BLOCK DESIGNATION REPRESENTS AN 8"x8" FULLY GROUTED CASTCRETE LINTEL WITH (1) #5 CONT. BOTTOM REINF.
2. W/ K.O. BLOCK DESIGNATION REPRESENTS A 16" NOMINAL DEPTH, FULLY GROUTED COMPOSITE LINTEL WITH (1) #5 CONT. TOP REINF. IN THE K.O. BEAM AND (1) #5 CONT. BOTTOM IN CASTCRETE LINTEL.
3. PROVIDE CASTCRETE PRECAST CONCRETE LINTELS OVER ALL MASONRY OPENINGS GREATER THAN 12" USE RECESSED LINTELS WHERE REQUIRED BY ARCHITECTURAL DRAWINGS. PROVIDE MINIMUM 8" BEARING EACH SIDE OF OPENINGS AND KNOCKOUT BOTTOM OF LINTEL FOR MASONRY / CONCRETE COLUMN REINFORCING TO CONTINUE. SUBMIT LINTEL MANUFACTURER'S LOAD CAPACITY TABLE WITH LINTEL SHOP DRAWINGS.

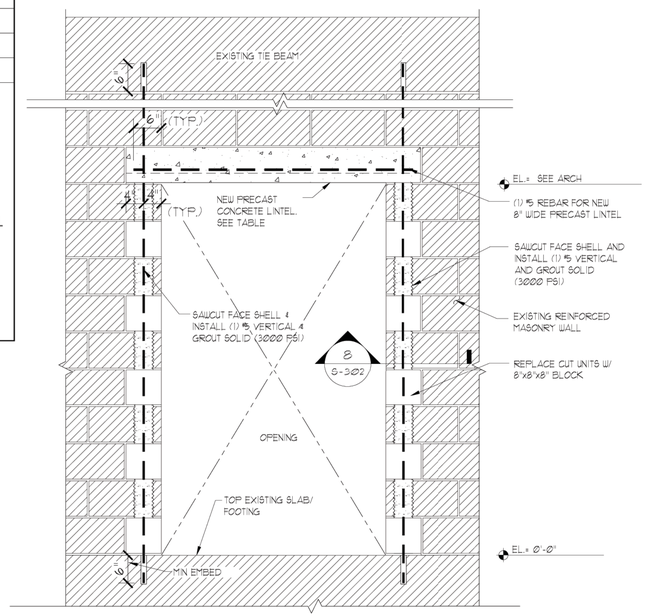


CONCRETE STEPS 7



DETAIL 8

SCALE: 1½" = 1'-Ø"



TYPICAL NEW DOOR OPENING REINFORCING DETAIL 9

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McCarthy Project No. 13178

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

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111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

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SHEET TITLE:

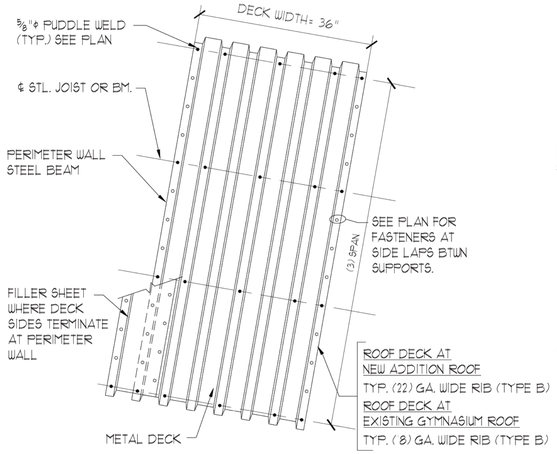
MASONRY DETAILS

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

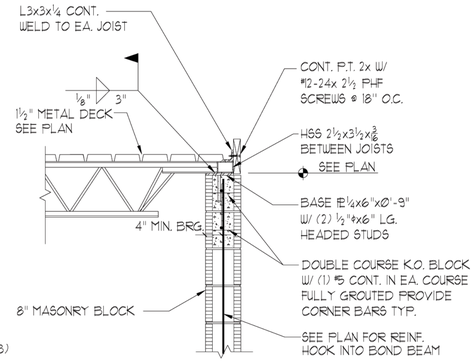
DRAWING NUMBER:

S-302 SHEET: 14 OF 68

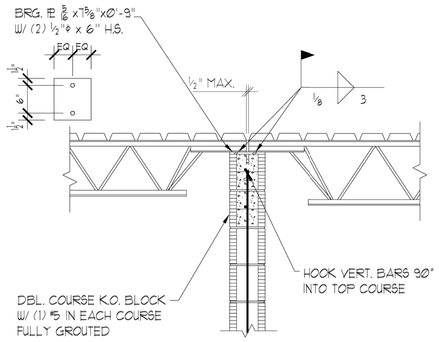


METAL ROOF DECK ATTACHMENT 1

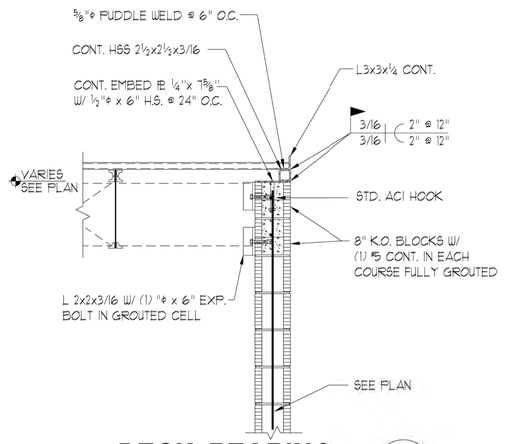
WHEN DECK STARTER SHEET LOW LIP IS WELDED TO PERIMETER AT 1'-0" O.C. STEEL FILLER SHEET IS NOT REQUIRED.



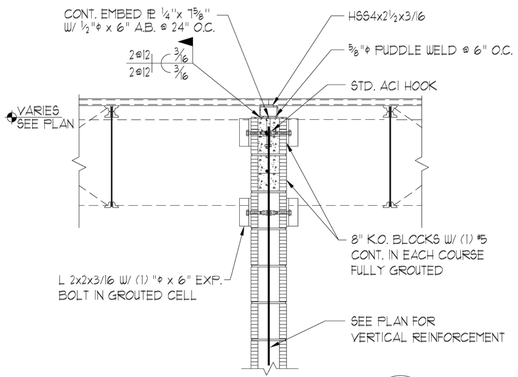
JOIST BEARING 2



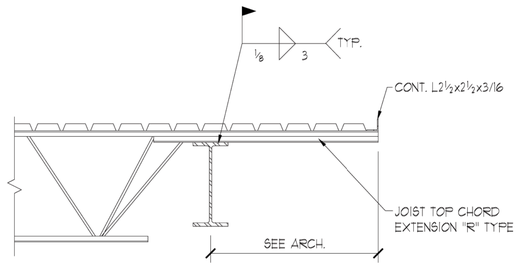
K JOIST BEARING 3



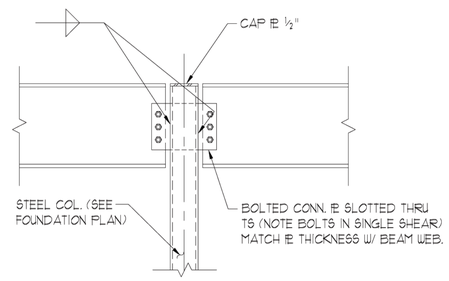
DECK BEARING 4



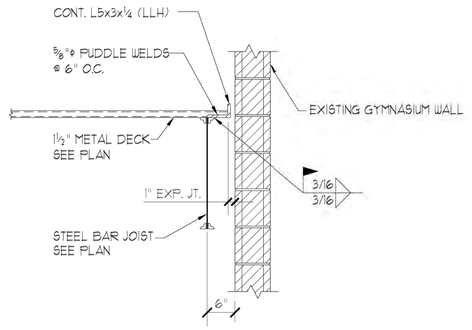
DECK BEARING 5



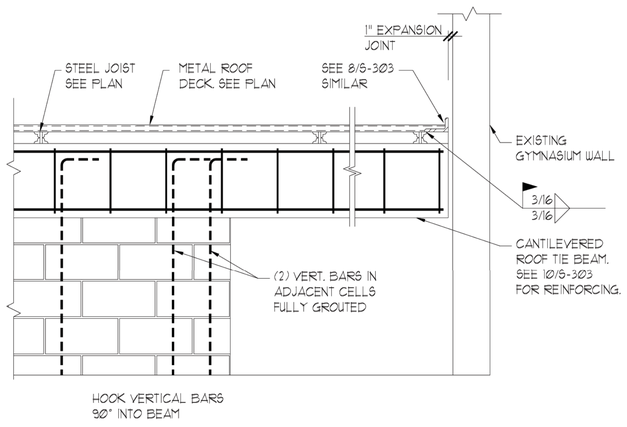
JOIST BEARING AT STEEL BEAM 6



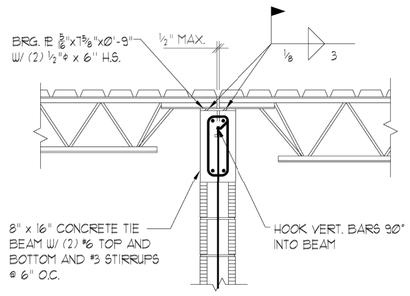
BEAM-COLUMN CONNECTION 7



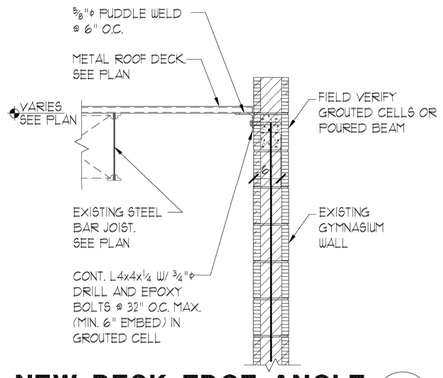
EXPANSION JOINT 8



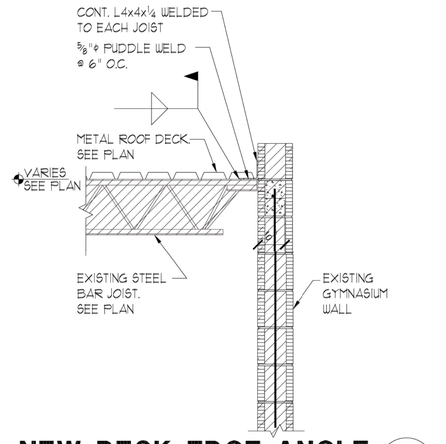
CANTILEVERED ROOF TIE BEAM 9



K JOIST BEARING 10



NEW DECK EDGE ANGLE 11



NEW DECK EDGE ANGLE 12

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SHEET TITLE:

ROOF FRAMING DETAILS

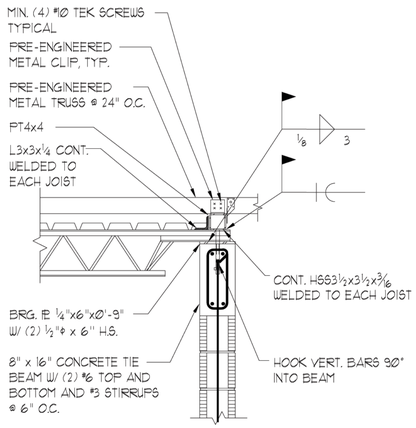
REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

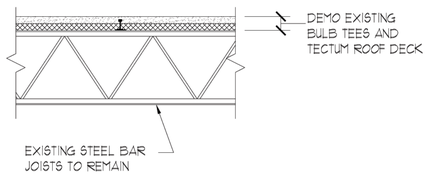
DRAWING NUMBER:

S-303 SHEET: 15 OF 68

9-18-2015 CS



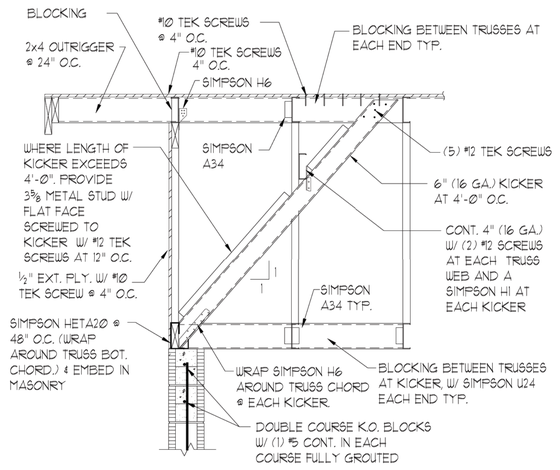
METAL TRUSS SUPPORT DETAIL — 1



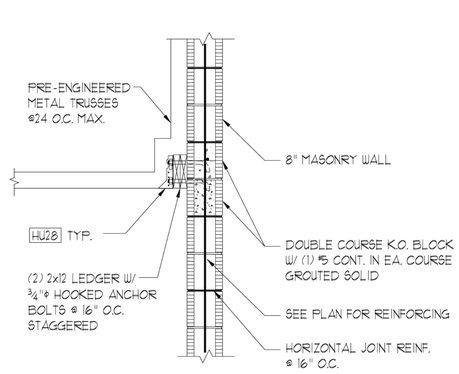
NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING DURING DEMOLITION OF EXISTING ROOF AND INSTALLATION OF NEW ROOF SYSTEM.
2. GRIND OFF WELDS CONNECTING THE BULB TEES TO THE EXISTING JOISTS
3. USE CAUTION NOT TO DAMAGE THE EXISTING JOISTS.
4. IF EXISTING JOISTS ARE DAMAGED DURING THE REMOVAL OF THE BULB TEES, CONTACT McCARTHY AND ASSOCIATES IMMEDIATELY FOR DIRECTION.

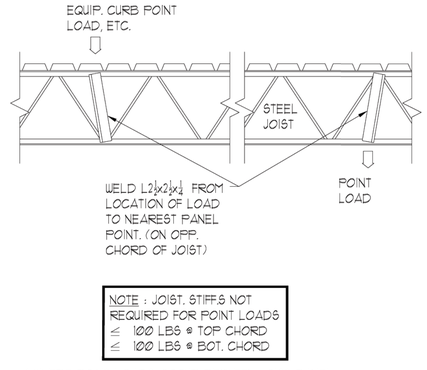
EXISTING ROOF DEMOLITION — 5



TYPICAL SECTION AT GABLE END TRUSSES — 8



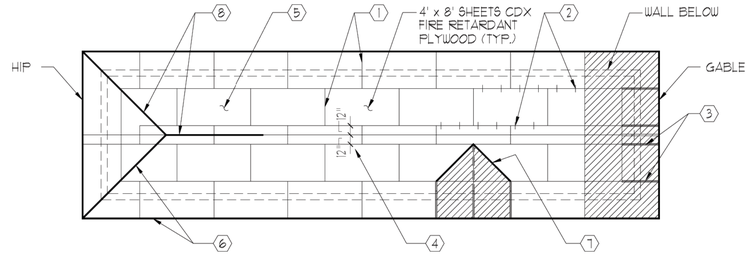
JOIST BEARING AT METAL TRUSSES — 2



NOTE : JOIST STIFFS NOT REQUIRED FOR POINT LOADS
≤ 100 LBS @ TOP CHORD
≤ 100 LBS @ BOT. CHORD

(WHERE POINT LOADS OCCUR BETWEEN JOIST PANEL POINTS)

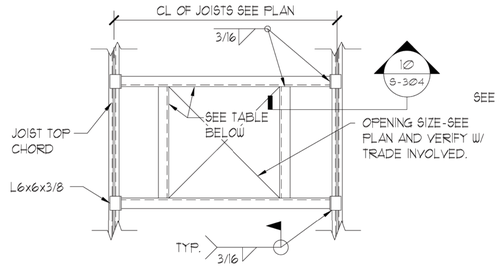
JOIST STIFFENER — 3



1. STAGGER END JOINTS AT FRAMING MEMBER
2. PROVIDE A HURRICANE CLIP AT EACH JOINT, BETWEEN EACH FRAMING MEMBER
3. BLOCKING AT EACH JOINT, IN END ZONE
4. MINIMUM PLYWOOD WIDTH 12" - SEE ARCHITECT FOR RIDGE VENTS
5. 5/8" OR GREATER PLYWOOD - # 10 TEK SCREWS @ 4" O.C. EDGES AND 6" O.C. INTERMEDIATE
6. #10 TEK SCREWS @ 6" O.C. AT HIPS AND SUBFASCIA
7. #10 TEK SCREWS @ 3" O.C. AT VALLEYS
8. PROVIDE BEVELED SHIMS FOR PLYWOOD BEARING.

ROOF DIAGRAM ATTACHMENT SCHEDULE — 6

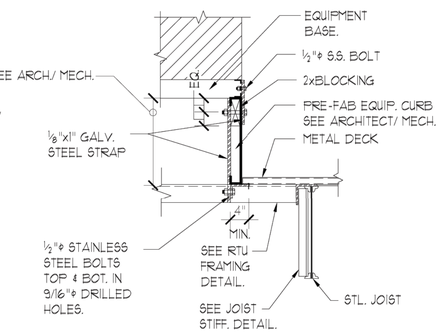
SCALE: 1/8" = 1'-0"



1. LOCATE ANGLES BELOW ALL EQUIP. CURBS AND AROUND ALL ROOF OPENINGS.
2. CONTRACTOR SHALL VERIFY LOCATION & SIZE OF OPENINGS PRIOR TO STEEL FABRICATION.
3. FRAME IS REQ'D FOR OPENING 1'-0" & GREATER.

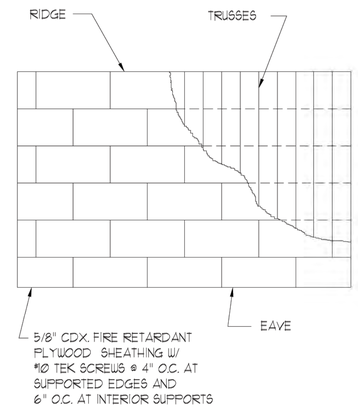
UNIT WEIGHT	ANGLE SIZE
0 - 675 lbs.	L4x3x1/4 L.L.V.
676 - 1500 lbs.	L4x3 1/2x5/16 L.L.V.
1501 - 3000 lbs.	L6x4x3/8 L.L.V.
3001 - 6000 lbs	L6x6x3/8

RTU FRAMING — 9

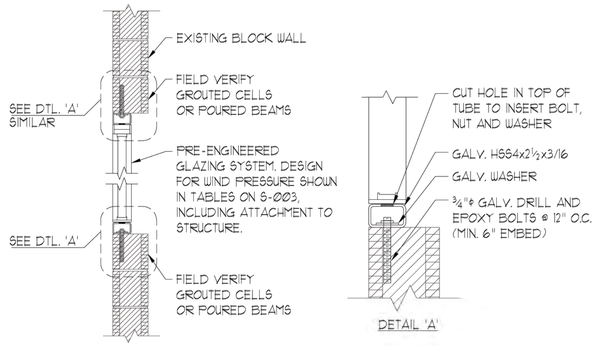


LOCATE 2 @ EACH CORNER & @ 5'-0" O.C. MAX. IN BETWEEN.

RTU HOLD-DOWN DETAIL — 10



PLYWOOD ROOF DIAPHRAGM — 7



WINDOW JAMB DETAIL — 4

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McCarthy Project No. 13178

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

ROOF FRAMING DETAILS

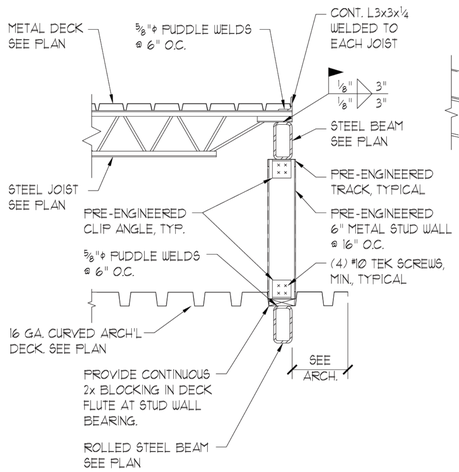
REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

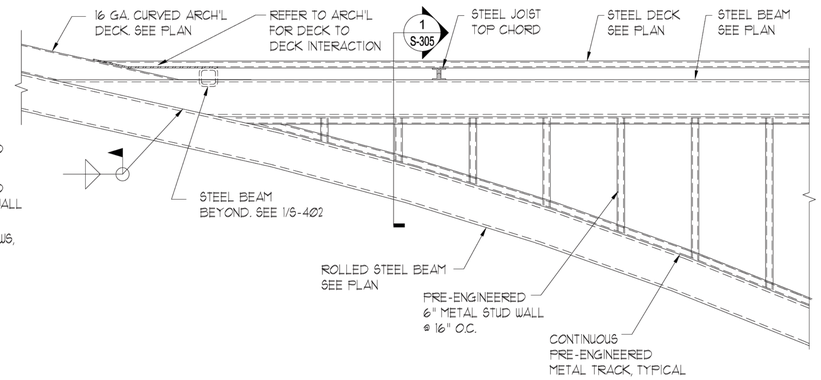
DRAWING NUMBER:

S-304 SHEET: 16 OF 68

9-18-2015 CS



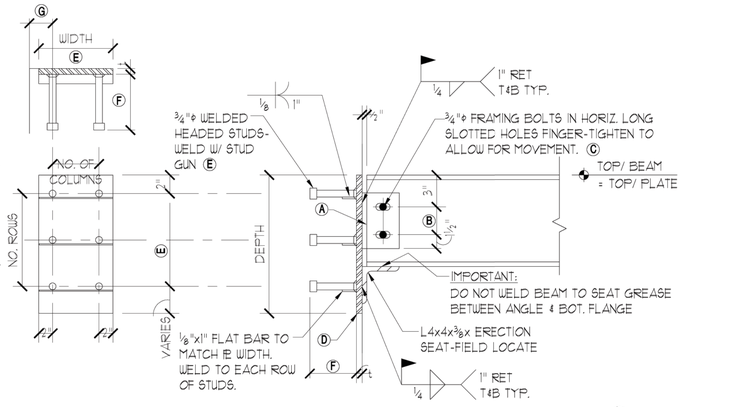
DETAIL 1



DETAIL 2

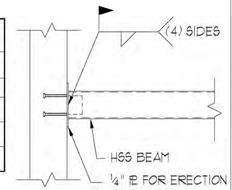
NOTES:

1. EMBED IN CONCRETE.
2. SEE PLATE SIZE FOR MIN. DEPTH CONC. INCREASE TIE BEAM DEPTH AS REQUIRED TO ACCOMODATE FULL PLATE DEPTH, PROVIDE 24" MIN. LENGTH.
3. MIN. CONC. TIE BEAM REINF. WHEN NOT EMBEDDED IN CONC. COL.:
   8" WIDE BEAM- (2) #5 @ 8" O.C.
   12" WIDE BEAM- (2) #6 @ 8" O.C.
   & (3) #3 TIES



EMBED PLATE SCHEDULE

BEAM SERIES	MAX REACT. (KIPS)	FRAMING ANGLES	NO. BOLTS	BOLT TYPE	PLATE SIZE (t x W x D)	NO. OF SHEAR STUDS			STUD LENGTH	MIN. EDGE DISTANCE
						COLUMNS	ROWS	TOTAL		
		A	B	C	D		E		F	G
HSS4X4	----	----	----	----	½x1Øx1'-1"	2@ 5" O.C.	2@ 5" O.C.	4	5"	2½"
HSS6X4	----	----	----	----	½x1Øx1'-1"	2@ 5" O.C.	2@ 5" O.C.	4	5"	2½"
HSS8X4	----	----	----	----	½x1Øx1'-1"	2@ 5" O.C.	2@ 5" O.C.	4	5"	2½"



BOLT CLUSTER DETAIL 3

DETAIL 4

DETAIL 5

DETAIL 6

DETAIL 7

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SHEET TITLE:

ROOF FRAMING DETAILS

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

S-305 SHEET: 17 OF 68

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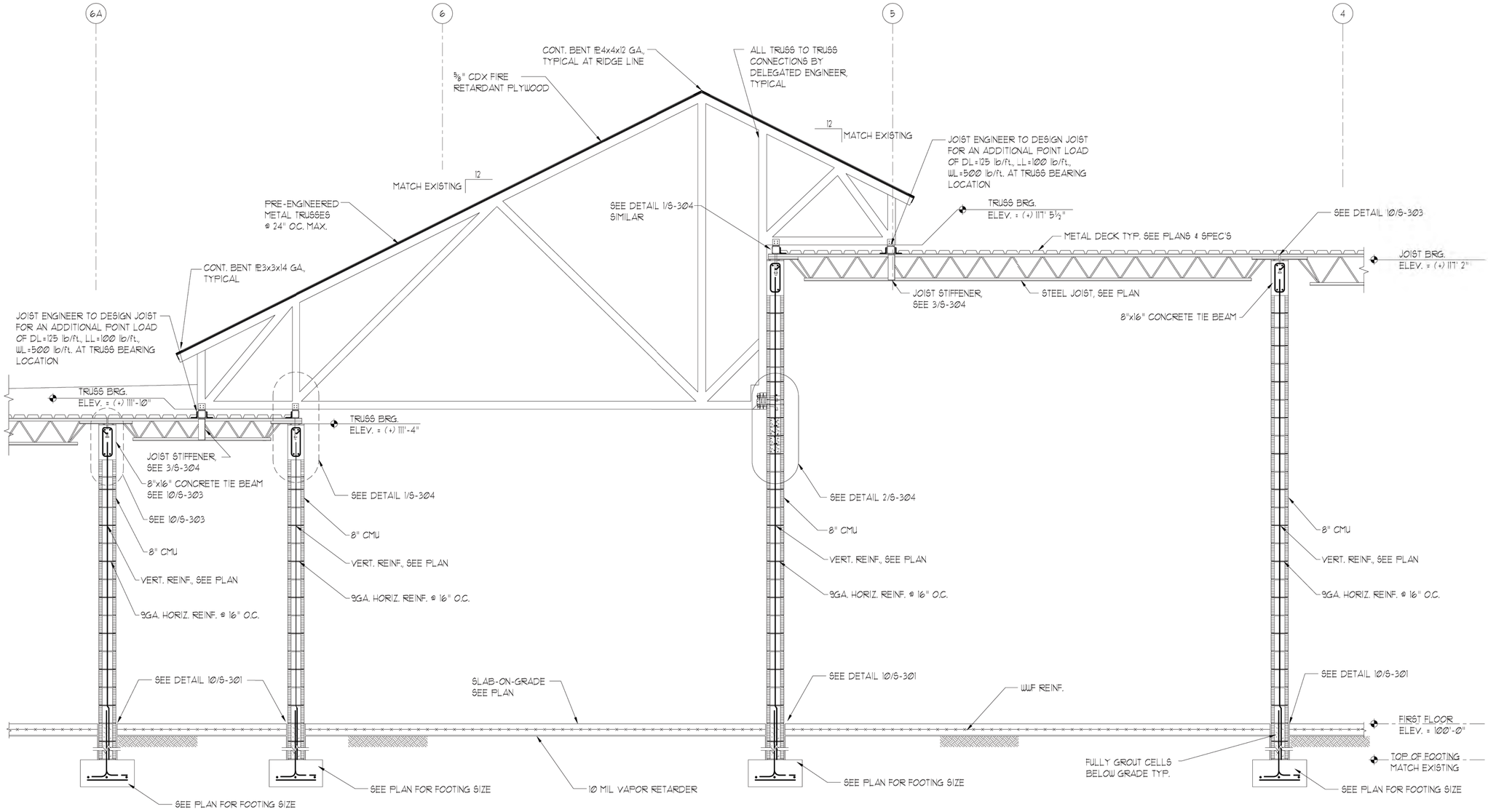

PARTIAL BUILDING SECTION 1

SCALE : ½" = 1'-0"

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SHEET TITLE:

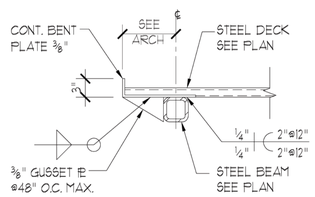
PARTIAL BUILDING SECTION

REVISIONS:

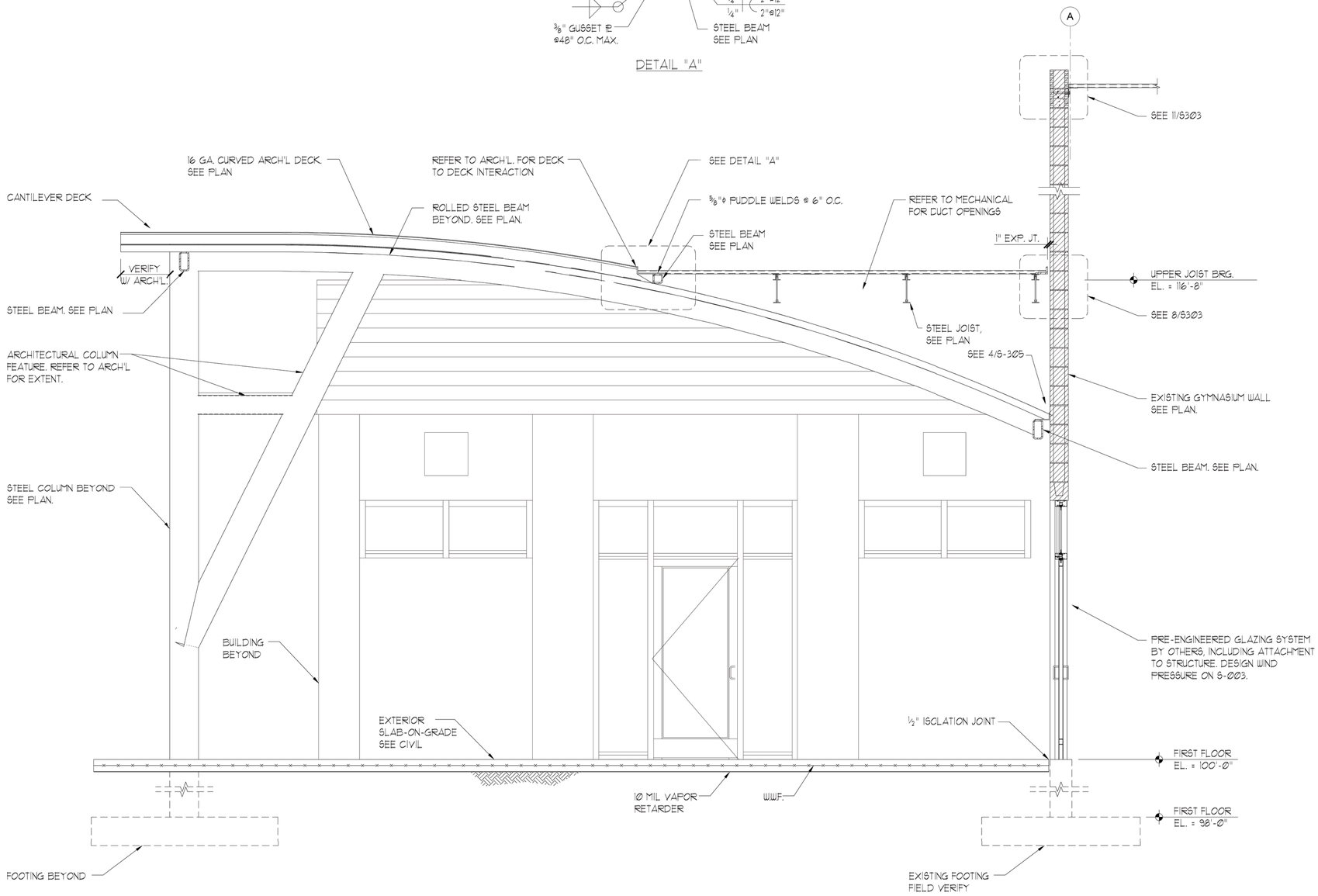
DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

S-401 SHEET: 18 OF 68



DETAIL "A"



PARTIAL BUILDING SECTION 1

SCALE : ½" = 1'-Ø"

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SHEET TITLE:

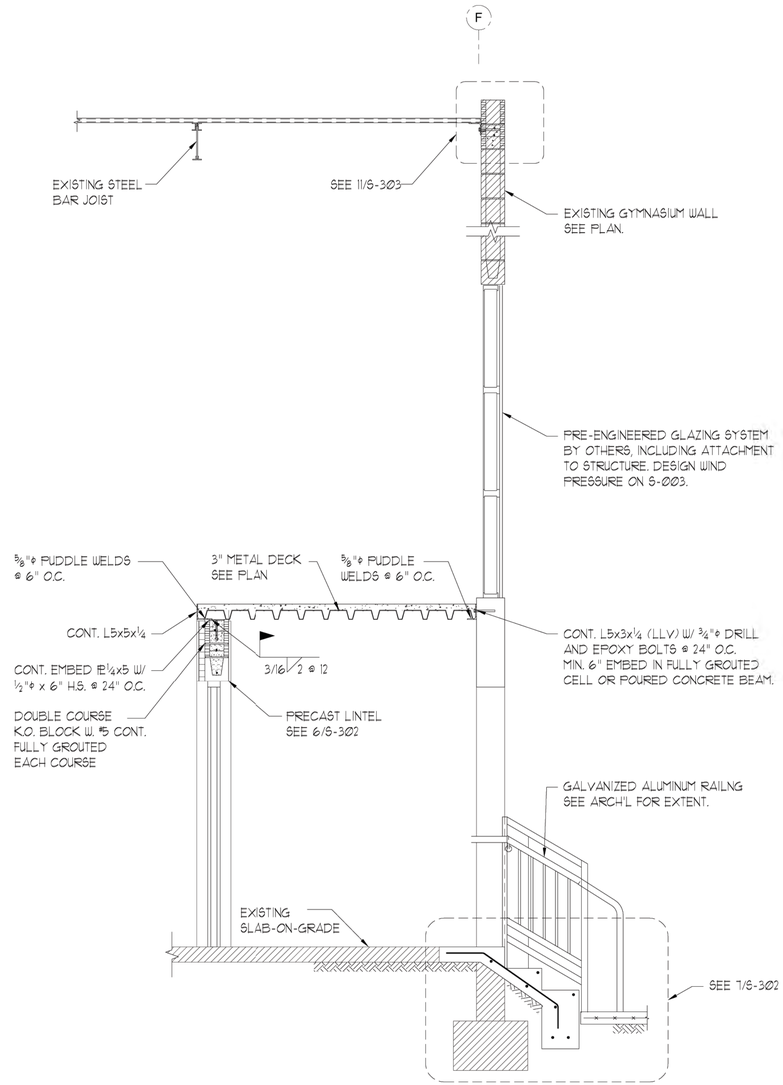
PARTIAL BUILDING SECTION

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

S-402 SHEET: 19 OF 68



PARTIAL BUILDING SECTION 1

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

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SHEET TITLE:

WALL SECTION

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

S-403 SHEET: 20 of 68

SITE LEGEND

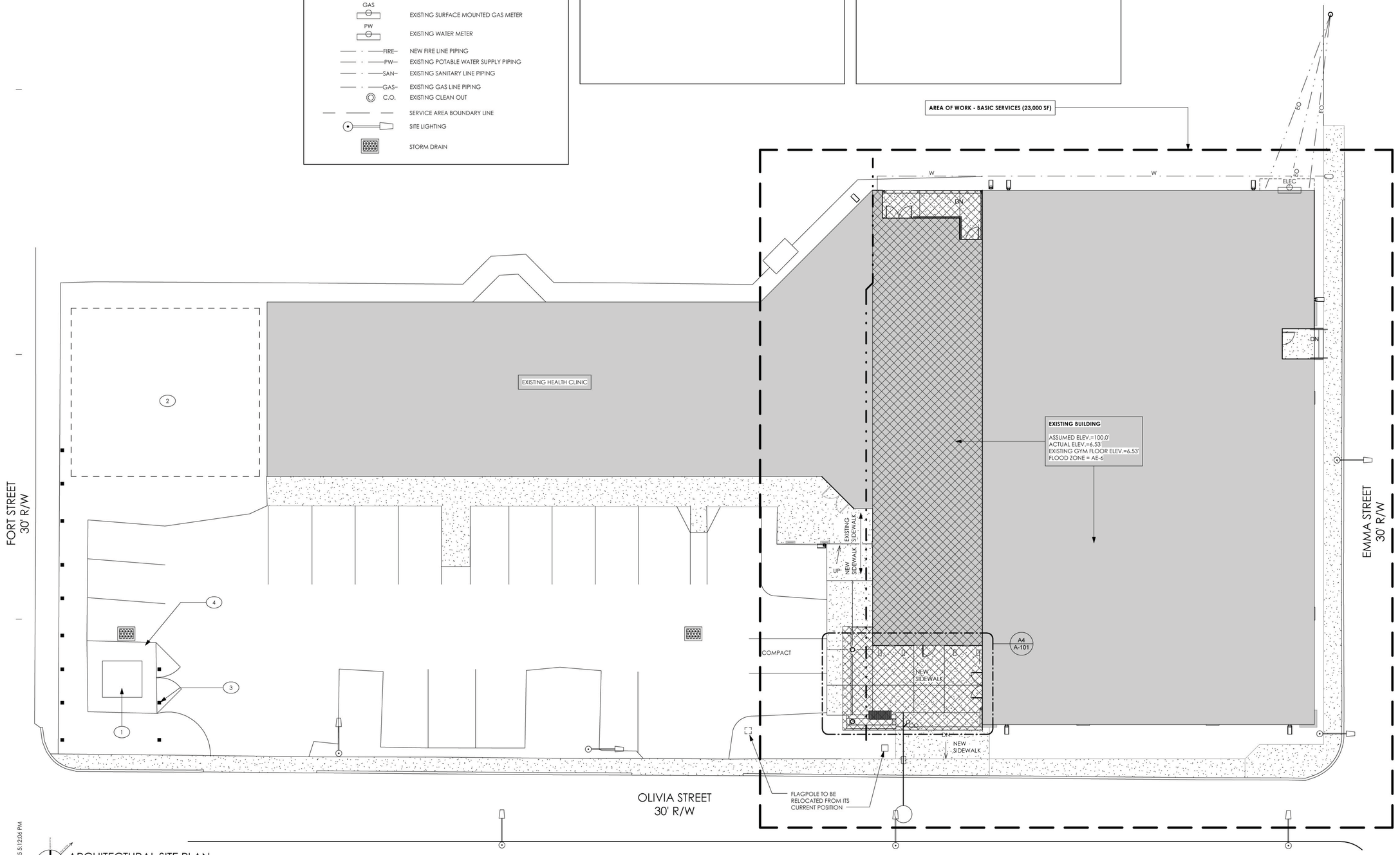
	PROPERTY LINE
	NEW CONCRETE SIDEWALK
	NEW ASPHALT PAVING
EL XXX	EXISTING GRADE
EL XX.X	NEW GRADE
T	ELECTRICAL NEW TRANSFORMER
—EO—	ELECTRICAL OVERHEAD SERVICE LINE
ELEC	EXISTING SURFACE MOUNTED ELECTRICAL METER
GAS	EXISTING SURFACE MOUNTED GAS METER
PW	EXISTING WATER METER
—FIRE—	NEW FIRE LINE PIPING
—PW—	EXISTING POTABLE WATER SUPPLY PIPING
—SAN—	EXISTING SANITARY LINE PIPING
—GAS—	EXISTING GAS LINE PIPING
C.O.	EXISTING CLEAN OUT
	SERVICE AREA BOUNDARY LINE
	SITE LIGHTING
	STORM DRAIN

SITE KEYNOTES

#	
1	NEW DUMPSTER ENCLOSURE. REUSE EXISTING CANOPY POSTS
2	CLEAR ALL EXISTING VEGETATION FROM THIS AREA. INSTALL PLANTS CALLED FOR ON SHEETS L-001 AND L-002. AREA TO BE FINISH GRADED AND LEFT FOR WORK BY OWNER'S FORCES.
3	LOW POSTS TO BE REMOVED
4	REMOVE EXISTING PAVILION ROOF AND SAW CUT POSTS TO 6' - 0" AFF

SITE GENERAL NOTES

1. CONTRACTOR TO COORDINATE ALIGNMENT & ELEVATION OF ALL NEW TO EXISTING SIDEWALKS EVERYWHERE THE CONDITION EXISTS. DO NOT BEGIN WORK IF ADVERSE SLOPE CONDITIONS WILL BE CREATED & ADVISE ARCHITECT IMMEDIATELY.
2. THIS SITE PLAN IS PROVIDED FOR REFERENCE AND COORDINATION OF ARCHITECTURAL SITE ELEMENTS.
3. VERIFY ALL VERTICAL ELEVATIONS TO BENCHMARK SHOWN ON SURVEY PRIOR TO CONSTRUCTION.
4. VERIFY ALL FIELD CONDITIONS & BELOW GRADE OBSTRUCTIONS PRIOR TO COMMENCING WORK. STARTING CONSTRUCTION MEANS SITE CONTRACTOR UNDERSTANDS & ACCEPTS ALL EXISTING BELOW GRADE OBSTRUCTIONS. DAMAGE TO ANY BELOW GRADE INFRASTRUCTURE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.



ARCHITECTURAL SITE PLAN
3/32" = 1'-0"
0' 8' 16' 24'

9/15/2015 5:12:06 PM

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SHEET TITLE:

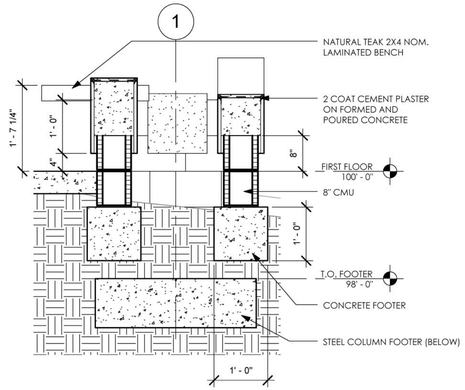
ARCHITECTURAL SITE PLAN

REVISIONS:

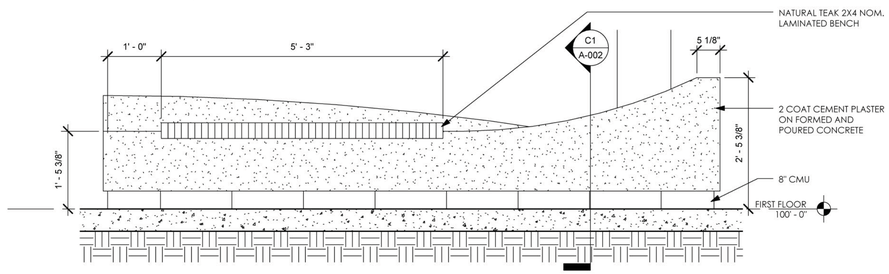
DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

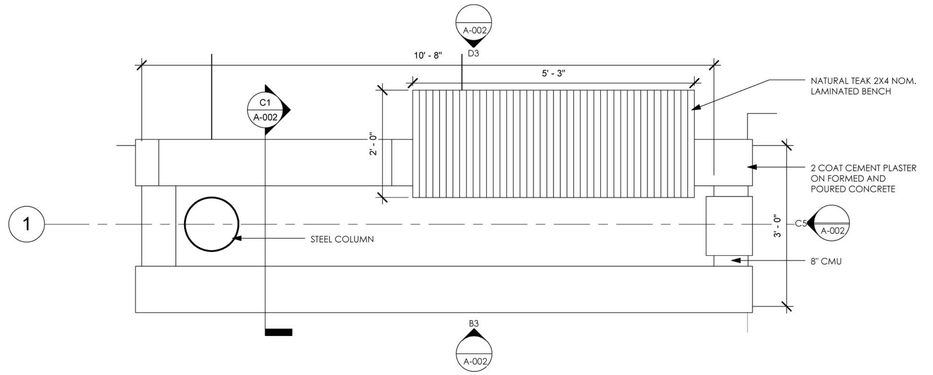
A-001 SHEET: 21 OF 68



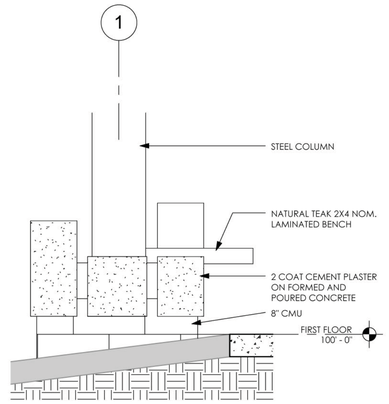
C1 PLANTER SECTION1
3/4" = 1'-0"



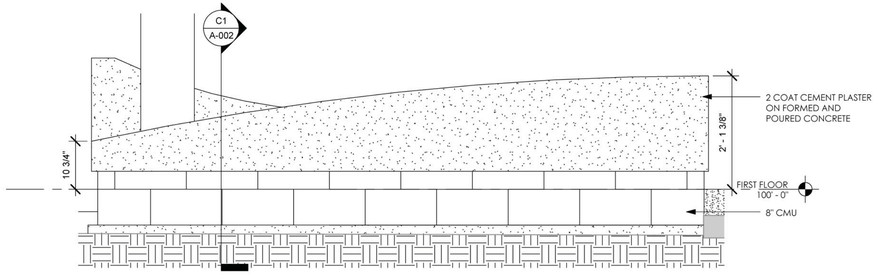
D3 PLANTER BENCH - NORTH ELEVATION
3/4" = 1'-0"



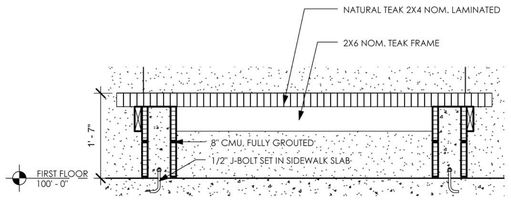
C3 PLANTER PLAN
3/4" = 1'-0"



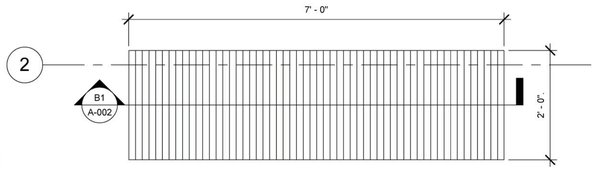
C5 PLANTER BENCH - EAST ELEVATION
3/4" = 1'-0"



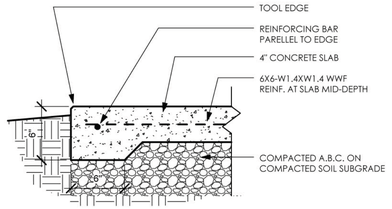
B3 PLANTER BENCH - SOUTH ELEVATION
3/4" = 1'-0"



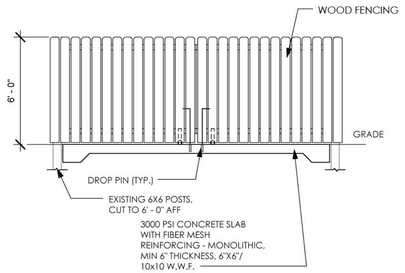
B1 BENCH DETAIL
3/4" = 1'-0"



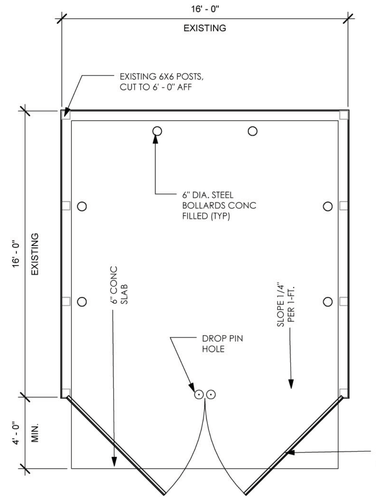
A1 BENCH PLAN
3/4" = 1'-0"



A3 TYPICAL SIDEWALK SLAB
1 1/2" = 1'-0"



A4 DUMPSTER ENLCOSURE
1/4" = 1'-0"



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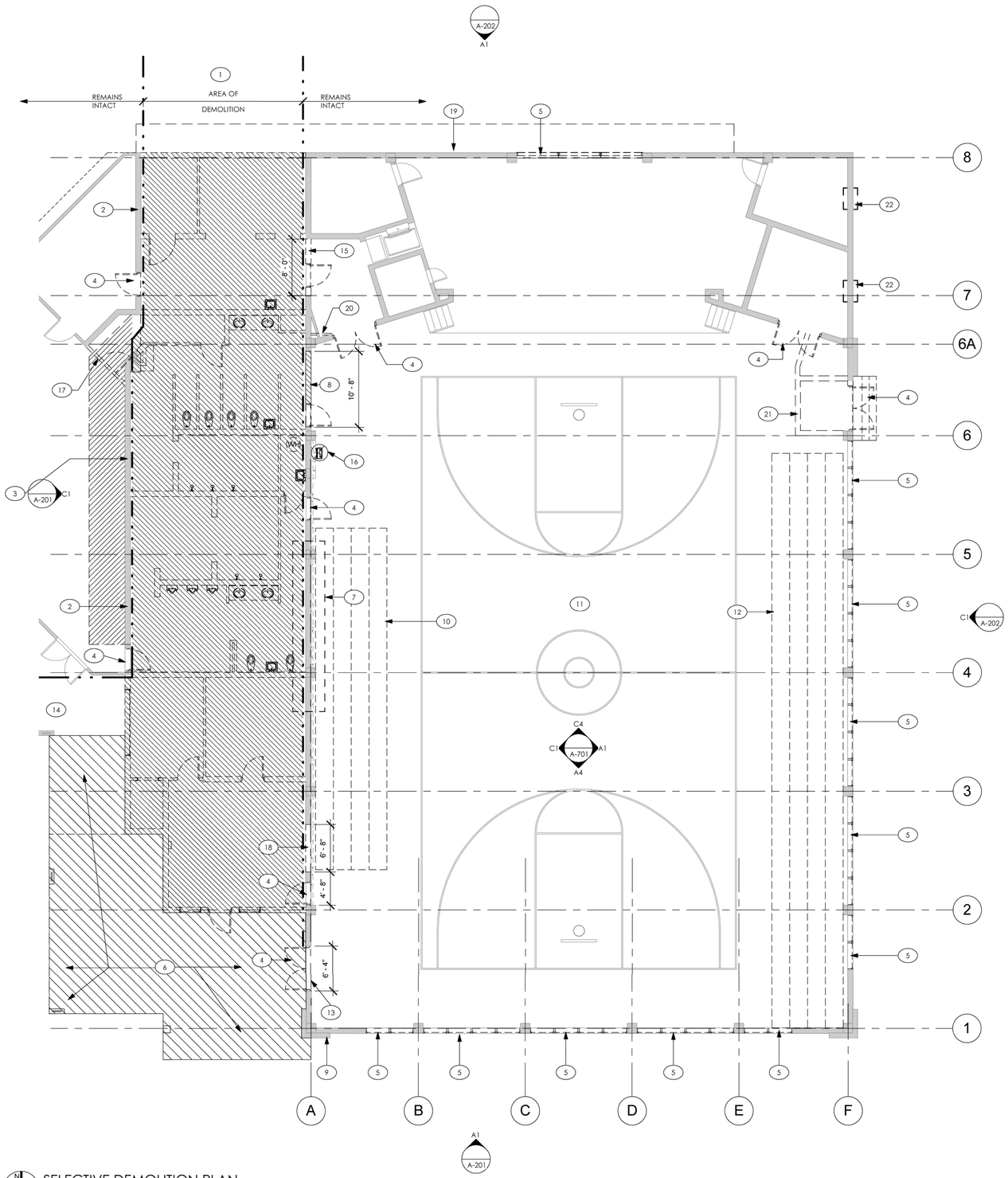
PROJECT NO.:
DRAWING NUM
A-002



SELECTIVE DEMOLITION PLAN

1/8" = 1'-0"

0 4 8 16

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GENERAL DEMOLITION NOTES

1. NOTE! SEE PLUMBING, MECHANICAL AND ELECTRICAL DEMOLITION SHEETS FOR SCOPE OF WORK SPECIFICALLY RELATING TO THESE TRADES.
2. REMOVE AND DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE. UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED. RECYCLE ITEMS AS MUCH AS POSSIBLE.
3. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
4. COORDINATE DEMOLITION & CONSTRUCTION WITH EXISTING HEALTH CLINIC OPERATIONS.

SELECTIVE DEMOLITION KEYNOTES (#)

1	DEMOLISH ALL FLOORS, WALLS, AND ROOF IN THIS AREA UNLESS OTHERWISE NOTED
2	WALLS TO REMAIN INTACT
3	CANTILEVERED CONCRETE ROOF TO BE REMOVED
4	REMOVE EXISTING DOOR
5	REMOVE EXISTING WINDOWS
6	DEMOLISH EXISTING ROOF
7	CRACKING EVIDENT TO WALL AND COLUMNS AT ELEVATION OF ROOF TO BE DEMOLISHED. GENERAL CONTRACTOR TO PROVIDE BRACING OF WALL PRIOR TO DEMOLITION. ENSURE ROOF LOAD TO EXISTING WALL TO REMAIN IS REMOVED GRADUALLY TO PREVENT FURTHER DAMAGE.
8	REMOVE EXISTING WALL TO HEIGHT OF 8'-0" AFF. PROVIDE TEMPORARY LINTEL AND BRACING.
9	CAREFULLY REMOVE EXISTING PLAQUE AND FRAME. WRAP AND PACKAGE PLAQUE. STORE IN A SECURE LOCATION FOR RE-USE
10	BLEACHER SYSTEM TO BE RELOCATED. SEE A-101 FOR NEW LOCATION. REPAIR ANY WALL DAMAGE TO MATCH EXISTING.
11	EXISTING COURT SURFACE TO BE COVERED AND PROTECTED THROUGHOUT CONSTRUCTION.
12	EXISTING BLEACHER SYSTEM TO BE COVERED AND PROTECTED THROUGHOUT CONSTRUCTION.
13	REMOVE EXISTING WALL TO HEIGHT OF 9'-0" AFF. PROVIDE TEMPORARY LINTEL AND BRACING
14	EXISTING CONCRETE WALK TO REMIAN
15	REMOVE EXISTING WALL FULL HEIGHT. PROVIDE TEMPORARY LINTEL AND BRACING
16	REMOVE EXISTING DRINKING FOUNTAIN
17	REMOVE EXISITNG PARTITION
18	SAW CUT OPENING FOR NEW WINDOW. PROVIDE TEMPORARY BRACING AND LINTEL.
19	SAW CUT AND DEMO EXISTING CONCRETE AWNING
20	SAW CUT SLAB FOR NEW SANITARY LINE
21	SAW CUT SLAB FOR FUTURE WALLS
22	REMOVE EXISTING A/C UNIT

DEMOLITION LEGEND

- EXISTING ONE STORY BUILDING
- AREA OF EXISTING CONCRETE OVERHANG CANTILEVER TO BE REMOVED. THIS CONCRETE OVERHANG IS INTEGRAL TO ROOF STRUCTURE OF EXISTING BUILDING TO BE DEMOLISHED IT WILL HAVE TO BE REMOVED SIMULTANEOUS TO BUILDING AND WILL IMPACT CLINIC ACCESS AND OPERATIONS.
- DEMOLISH EXISTING ROOF
- EXISTING WALLS TO REMAIN
- DEMOLISHED WALLS

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CONSULTANT:

CLIENT / PROJECT NAME:

CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

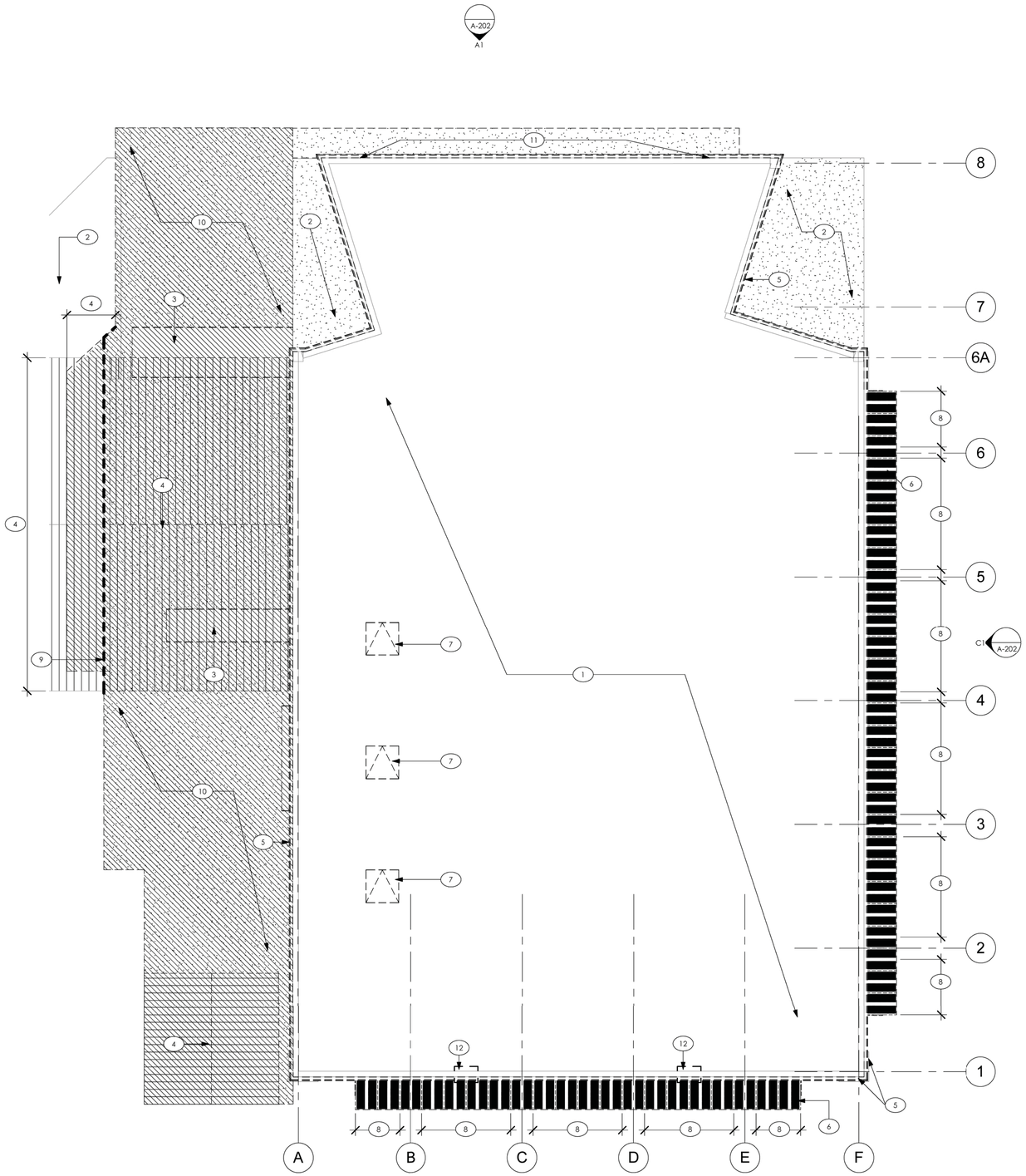
SELECTIVE DEMOLITION PLAN

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

A-003 SHEET: 23 OF 68



SELECTIVE DEMOLITION ROOF PLAN
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. NOTE! SEE PLUMBING, MECHANICAL AND ELECTRICAL DEMOLITION SHEETS FOR SCOPE OF WORK SPECIFICALLY RELATING TO THESE TRADES.
2. REMOVE AND DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED. RECYCLE ITEMS AS MUCH AS POSSIBLE.
3. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
4. COORDINATE DEMOLITION & CONSTRUCTION WITH EXISTING HEALTH CLINIC OPERATIONS.

SLECTIVE DEMOLITION KEYNOTES (#)

1	REMOVE BUILT-UP TECTUM/GYPSUM DECKING AND BULB TEE, SEE STRUCTURAL
2	REMOVE ROOF MEMBRANE ON 4" CONCRETE DECK, INSPECT DECK FOR STRUCTURAL DAMAGE: ADVISE ARCHITECT IMMEDIATELY UPON FINDING ANY ADVERSE CONDITIONS.
3	REMOVE ROOF MEMBRANE, PLYWOOD DECK AND 2X6 FRAMING
4	REMOVE STANDING SEAM ALUMINUM ROOF
5	REMOVE METAL GUTTER
6	REMOVE METAL STORM SHUTTERS
7	REMOVE SEALED ROOF VENT, ROOF CURB AND EXTRANEOUS SUPPORT/METAL DOWN TO TOP CHORD OF ROOF JOISTS
8	REMOVE ALL EXISTING HARDWARE AND MOUNTING BRACKETS FOR WINDOW SHUTTERS
9	EDGE OF DEMISING WALL
10	REMOVE ROOF MEMBRANE AND CONCRETE DECK
11	SAW CUT AND DEMO EXISTING CONCRETE AWNING
12	REMOVE EXISTING EXHAUST FAN

DEMOLITION LEGEND

AREA OF BUILDING TO BE COMPLETELY DEMOLISHED

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111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

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SHEET TITLE:

SELECTIVE DEMOLITION ROOF PLAN

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A-004 SHEET: 24 OF 68

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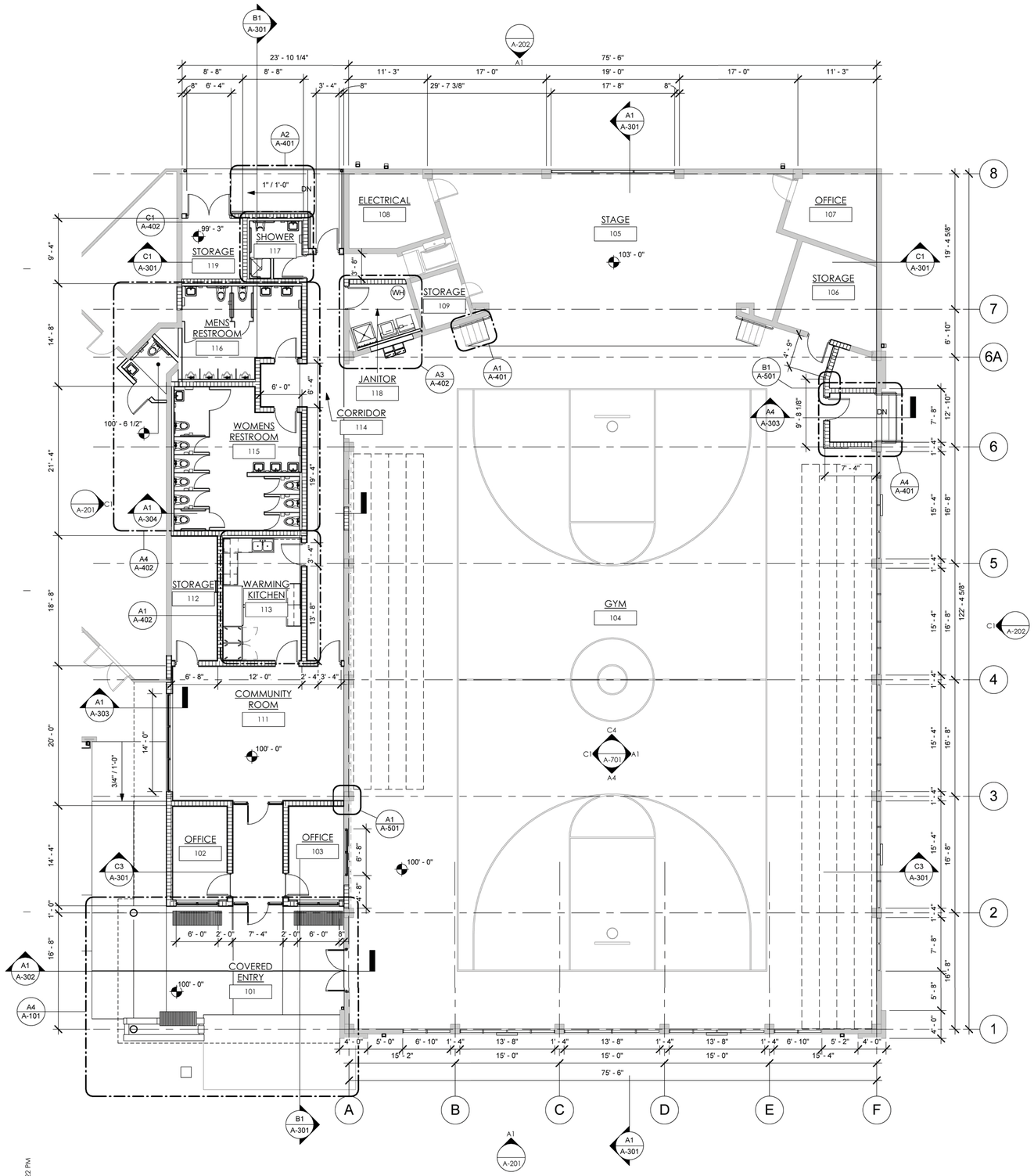

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DIMENSION PLAN
1/8" = 1'-0"

SHEET KEYNOTES

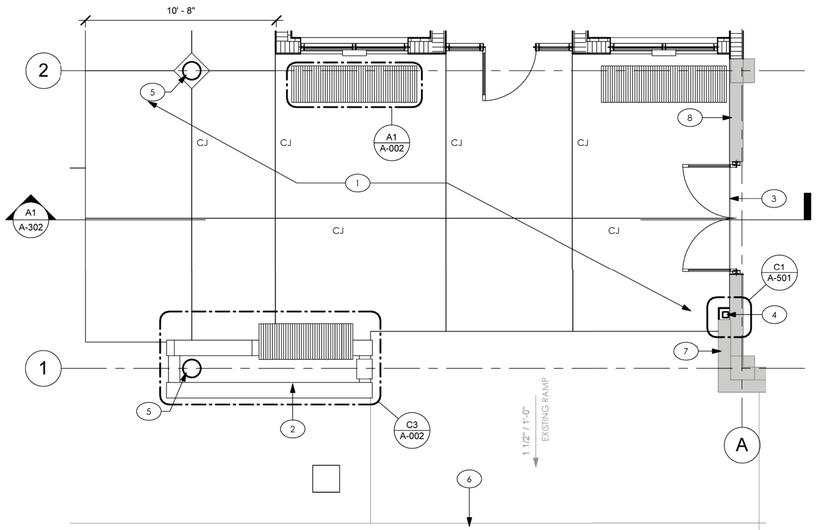
#	
1	NEW CONCRETE SIDEWALK SLAB
2	NEW CMU/CONCRETE PLANTER
3	1" EXPANSION JOINT, TYP.
4	STEEL COLUMN, WRAP WITH METAL FURRING AND (2) COAT PORTLAND CEMENT PLASTER ON EXPANDED WIRE MESH
5	STEEL COLUMN
6	EDGE OF EXISTING SIDEWALK
7	INSTALL NEW PLAQUE, SEE DETAIL A4/A-202
8	INSTALL EXISTING HISTORICAL PLAQUE

GENERAL NOTES

1. REFER TO A-400 SHEET'S FOR DIMENSIONS ON ENLARGED PLANS
2. ALL DIMENSIONS TO FACE OF CMU

DIMENSION NOTES

1. SEE A-400 SHEETS FOR ENLARGED PLANS
2. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED
3. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. DIMENSIONAL LAYOUT SHALL BE IN THE FOLLOWING PRIORITY ORDER:
   - A. STRUCTURAL DRAWINGS
   - B. LARGE SCALE DETAILS
   - C. SMALL SCALE DETAILS
   - D. ENLARGED PLANS AND SECTIONS
   - E. FLOOR PLANS
4. FLOOR ELEVATIONS ARE INDICATED AT THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED
5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR SLAB ELEVATION TO FACE OF FRAMING CR STRUCTURAL MEMBER, UNLESS NOTED ABOVE FINISH FLOOR - "AFF"
6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF THE SUSPENDED ACOUSTIC CEILING GRID OR FACE OF FRAMING MEMBER FOR OTHER CEILING TYPES, UNLESS OTHERWISE NOTED
7. REQUIRED SIZE, CLEARANCES, AND RELATIONSHOPS ARE INDICATED BY DIMENSIONS AS NOTED
8. THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE PROVIDED BY THE ARCHITECT BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON THE JOB SITE AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THESE DRAWINGS.



A4 ENLARGED COVERED ENTRY
1/4" = 1'-0"

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SHEET TITLE:

DIMENSION PLAN

REVISIONS:

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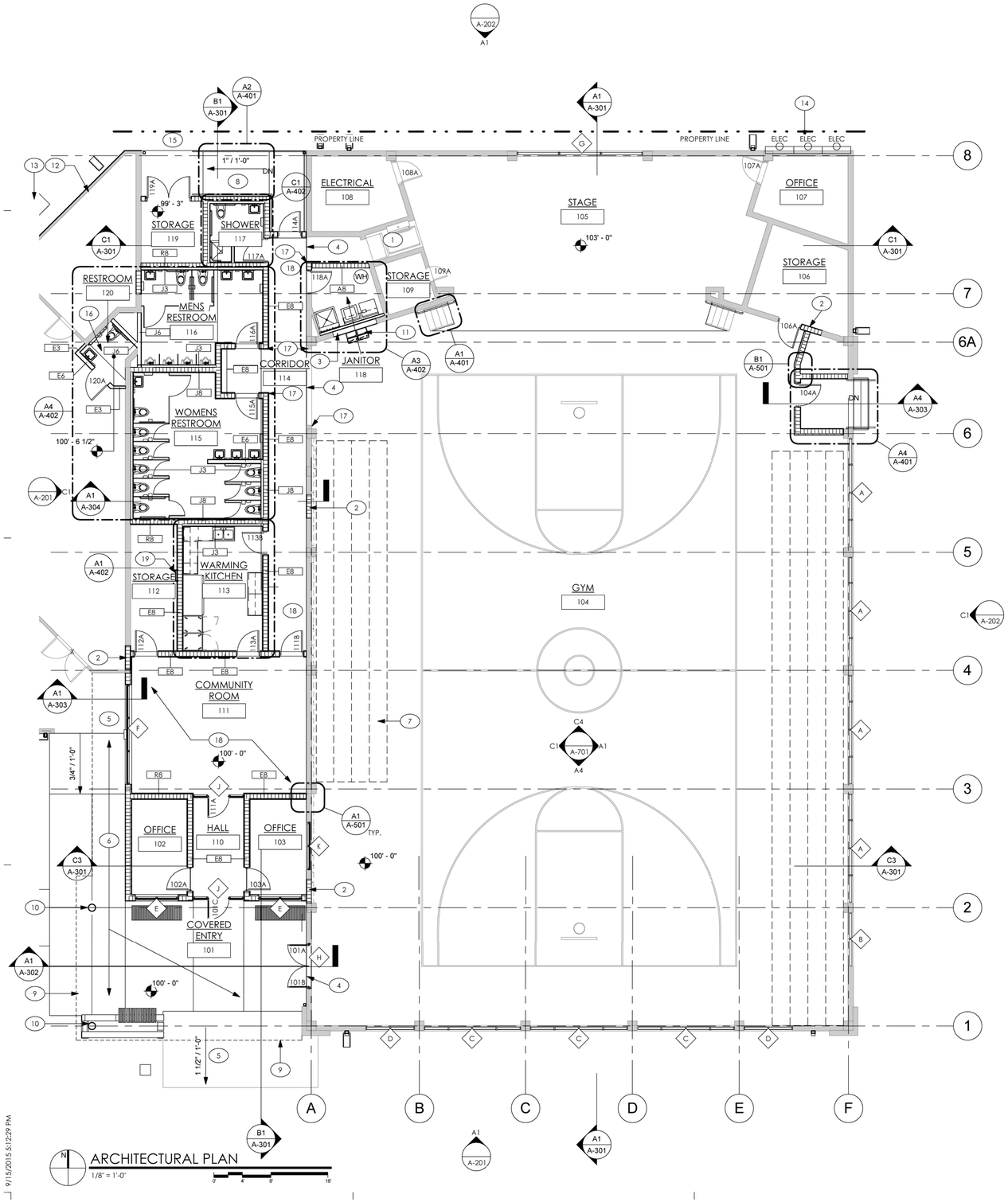
A-101 SHEET: 25 OF 68



ARCHITECTURAL PLAN
1/8" = 1'-0"

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GENERAL NOTES

1. REFER TO A-400 SHEET'S FOR ENLARGED PLANS
2. FOR DIMENSION PLAN OF THIS LEVEL SEE A-101
3. OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. THE WALKING SURFACE OF TREADS AND LANDING SHALL NOT BE SLOPED STEEPER THAN 1:50 (2 PERCENT SLOPE) IN ANY DIRECTION.
4. ALL EXTERIOR FASTENERS SHALL BE STAINLESS STEAEL OR HOT DRIPPED GALVANIZED

SHEET KEYNOTES (#)

1. EXISTING WHEELCHAIR LIFT TO REMAIN
2. BLOCK INFILL, PATCH AND REPAIR PLASTER TO MATCH EXISTING
3. METAL STUD INFILL, PATCH AND REPAIR PLASTER TO MATCH EXISTING
4. 1" EXPANSION JOINT, TYP.
5. EXISTING CONCRETE SIDEWALK TO REMAIN
6. NEW CONCRETE WALK
7. RELOCATED BLEACHERS, PATCH AND REPAIR EXISTING WALL AS NECESSARY
8. SLOPE SLAB FINISH FOR DRAINAGE
9. OVERHANG ABOVE
10. STEEL COLUMN
11. HI-LO DRINKING FOUNTAIN
12. EXISTING CLINIC WALL TO REMAIN
13. EXISTING GENERATOR ON CONCRETE SLAB
14. EXISTING ELECTRICAL METER CENTER MAIN
15. TAPER ASPHALT TO MEET CONCRETE SLAB ELEVATION
16. NEW SLAB OVER EXISTING RAMP TO MATCH HEALTH CLINIC SLAB ELEVATION
17. CORNER GUARD, SEE FINISH SCHEDULE
18. FLOOR TILE PATTERN, SEE DETAIL A5/A-102
19. ROOF ACCESS LADDER

ROOM FINISH SCHEDULE

ROOM NO.	NAME	FLOOR MATL	FLOOR FIN	WALLS BASE MATL	BASE FIN	NORTH MATL	NORTH FIN	EAST MATL	EAST FIN	SOUTH MATL	SOUTH FIN	WEST MATL	WEST FIN	CEILING MATL	CEILING FIN	NOTES
101	COVERED ENTRY															SEE ELEVATIONS FOR EXTERIOR FINISHES
102	OFFICE	A	VCT-1	RWB-1	--	C	P-1	C	P-1	C	P-1	C	P-1	G	ACT-1	
103	OFFICE	A	VCT-1	RWB-1	--	C	P-1	E	P-2	C	P-1	C	P-1	G	ACT-1	
104	GYM	A	ETR	RWB-1	--	ETR	P-2	ETR	P-2	ETR	P-2	ETR	P-2	ETR	ETR	EXISTING SPC-1 TO REMAIN
105	STAGE	F	ETR	RWB-1	--	ETR	P-2	ETR	P-2	ETR	P-2	ETR	P-2	ETR	ETR	INSPECT EXISTING WOOD FLOOR, REPAIR AND REPLACE AS NEEDED
106	STORAGE	ETR	ETR	ETR	--	ETR	P-2	ETR	P-2	ETR	P-2	ETR	P-2	A	ETR	
107	OFFICE	ETR	ETR	ETR	--	ETR	P-2	ETR	P-2	ETR	P-2	ETR	P-2	A	ETR	
108	ELECTRICAL	ETR	ETR	ETR	--	ETR	P-2	ETR	P-2	ETR	P-2	ETR	P-2	A	ETR	
109	STORAGE	ETR	ETR	ETR	--	ETR	P-2	ETR	P-2	ETR	P-2	ETR	P-2	A	ETR	
110	HALL	A	VCT-1	RWB-1	--	--	--	C	P-1	--	--	C	P-1	C	P-3	SEE FLOOR PATTERN DETAIL A4/A-102
111	COMMUNITY ROOM	A	VCT-1	RWB-1	--	C	P-1	E	P-2	C	P-1	C	P-1	G	ACT-1	SEE FLOOR PATTERN DETAIL A4/A-102
112	STORAGE	A	VCT-1	RWB-1	--	C	P-1	C	P-1	C	P-1	C	P-1	G	ACT-1	
113	WARMING KITCHEN	A	VCT-1	RWB-1	--	C	P-1	C	P-1	C	P-1	C	P-1	G	ACT-1	
114	CORRIDOR	A	VCT-1	RWB-1	--	C	P-1	E	P-2	C	P-1	C	P-1	G	ACT-1	SEE FLOOR PATTERN DETAIL A4/A-102
115	WOMENS RESTROOM	A	CT-1	WT-1	--	C	P-1/WT	C	P-1/WT	C	P-1/WT	C	P-1/WT	G	ACT-1	SEE TILE PATTERNS A-702
116	MENS RESTROOM	A	CT-1	WT-1	--	C	P-1/WT	C	P-1/WT	C	P-1/WT	C	P-1/WT	G	ACT-1	SEE TILE PATTERNS A-702
117	SHOWER	A	CT-1	WT-1	--	C	P-1/WT	C	P-1/WT	C	P-1/WT	C	P-1/WT	C	P-3	SEE TILE PATTERNS A-702
118	JANITOR	A	VCT-1	RWB-1	--	B	P-2	E	P-2	E	P-2	E	P-2	A	--	WT-6 TILE TO 4'-0" AFF AT MOP SINK
119	STORAGE	A	CBF	--	--	B	--	B	--	B	--	E	--	OTA	--	
120	RESTROOM	A	VCT-1	RWB-1	--	E	P-2	C	P-1	E	P-2	C	P-1	G	ACT-1	FINISHES TO MATCH EXISTING CLINIC

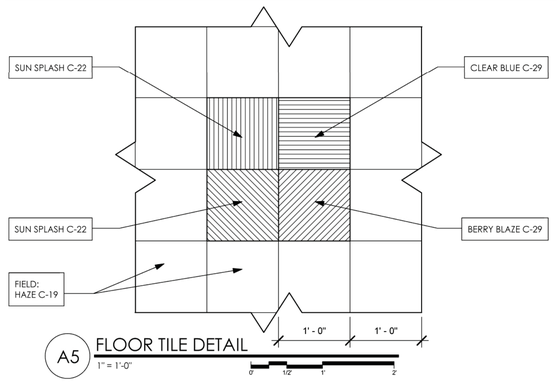
MATERIAL AND FINISH CODE LIST

MATERIAL KEY	
A	CONCRETE
B	CONCRETE MASONRY UNITS
C	GYPSUM BOARD
D	CEMENT BOARD
E	CEMENT PLASTER
F	PLYWOOD DECK
G	2X2 SUSPENDED CEILING
ETR	EXISTING TO REMAIN
OTA	OPEN TO ABOVE

FINISH KEY	
ACT-1	2' X 2' ACOUSTICAL CEILING TILE
CBF	CONCRETE BROOM FINISH
CG-1	CORNER GUARD TO 6'-0" AFF - FLEXCO VINYL 2 1\4" X 2 1\4" - CAPPUCINO 065
CT-1	CERAMIC TILE: 12" X 12" FIELD - DALTILE SUNRISE CP81
P-1	LATEX PAINT
P-2	LATEX PAINT
P-3	LATEX PAINT - CEILING
RWB-1	RESILIENT WALL BASE - FLEXCO VINYL 6" COVE - CAPPUCINO 065
SPC-1	SPORT COURT
VCT-1	VINYL TILE: 12" X 12" - FLEXCO - HAZE C-19
VCT-2	VINYL TILE: 12" X 12" COLOR BLOCK - FLEXCO - SUN SPLASH C22, CLEAR BLUE C-27, COOL CUCUMBER C-25, BERRY BLAZE C-29
WT-1	WALL TILE: 6" X 4" BASE - DALTILE - VANILLA QH23 SEMIGLOSS
WT-2	WALL TILE: 12" X 12" FIELD @ 45 DEGREES - DALTILE - PORCELAIN BEIGE CD31 UNPOLISHED
WT-3	WALL TILE: 6" X 4" TRIM - DALTILE - VANILLA QH23 SEMIGLOSS
WT-4A	WALL TILE: 6" X 6" BAND - DALTILE - AEGEAN QH31 SEMIGLOSS
WT-4B	WALL TILE: 6" X 6" BAND - DALTILE - PERIWINKLE QH31 SEMIGLOSS
WT-4C	WALL TILE: 6" X 6" BAND - DALTILE - DAISY QH97 SEMIGLOSS
WT-4D	WALL TILE: 6" X 6" BAND - DALTILE - CANDY APPLE QH93 SEMIGLOSS
WT-5	WALL TILE: 6" X 4" TRIM BULLNOSE - DALTILE - VANILLA QH23 SEMIGLOSS
WT-6	WALL TILE: 6" X 6" FIELD SHOWER - DALTILE - PORCELAIN MANDORLA CON SPEZIA CD78 UNPOLISHED

NOTES LEGEND:

1. USE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS.
2. USE CEMENTITIOUS BACKER BOARD FOR TILE SUBSTRATE.
3. FLOOR GROUT TO BE LATICRETE #56 DESERT KHAKI
4. WALL GROUT TO BE LATICRETE # 85 ALMOND



A5 FLOOR TILE DETAIL
1" = 1'-0"

FLOOR TILE PATTERN LOCATIONS:

HALL 110 - CENTERED IN THE ROOM.

COMMUNITY ROOM 111 (4) - EACH CORNER OF THE ROOM, APPROX. 2'-0" FROM EACH WALL, OR HOW THEY FALL WITH A FIELD PATTERN CENTERED ON THE ROOM.

CORRIDOR 114 - NORTH AND SOUTH ENDS CENTERED ON THE CORRIDOR AND APPROX. 2'-0" FROM NORTH AND SOUTH WALL, OR HOW THEY FALL WITH A FIELD PATTERN CENTERED ON THE SPACE.

CORRIDOR 114 - AT THE INTERSECTION OF THE CENTER OF THE CORRIDOR AND THE CENTER OF THE RESTROOM VESTIBULE.

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BID SET

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SHEET TITLE:

ARCHITECTURAL PLAN

REVISIONS:

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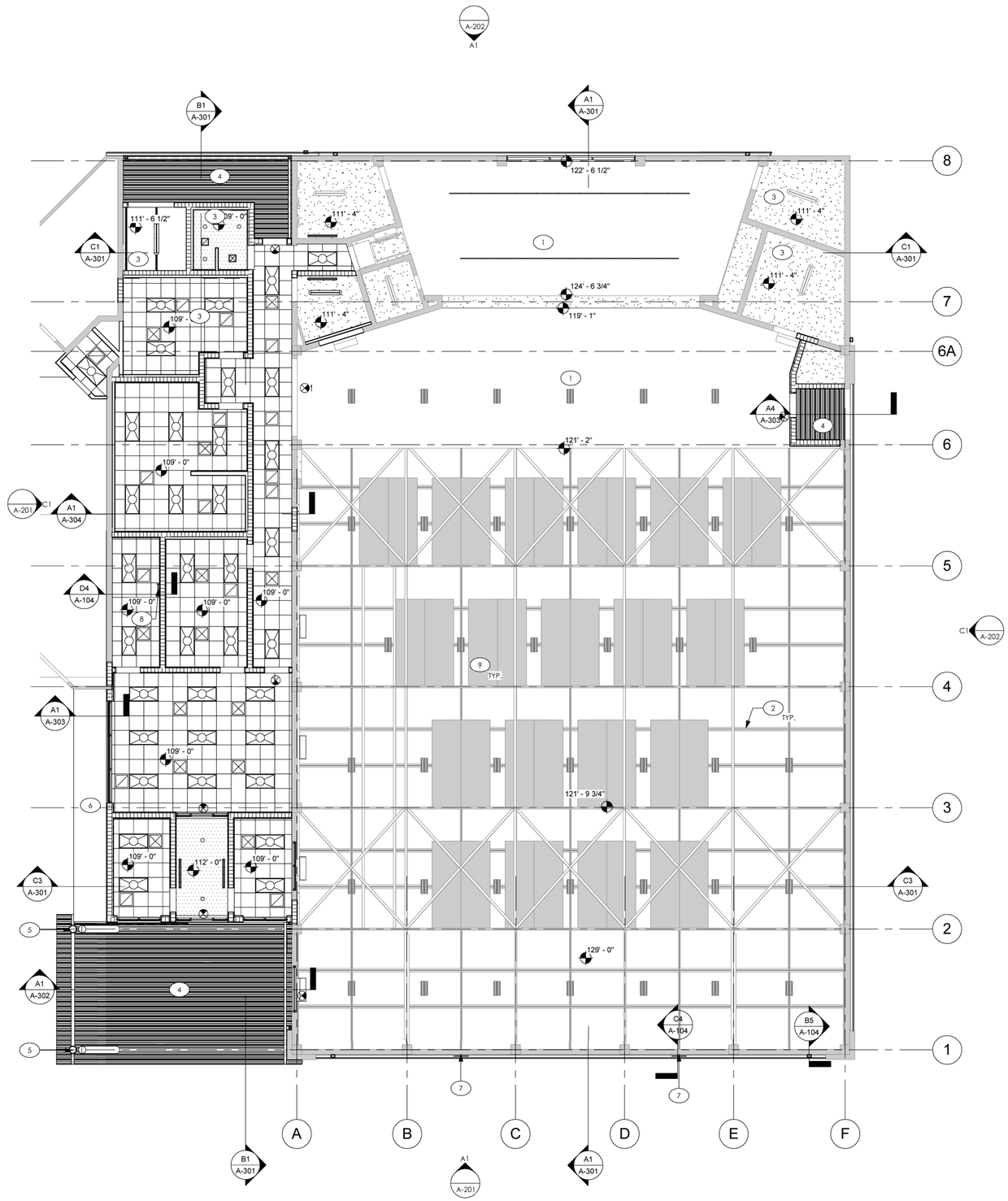

REFLECTED CEILING PLAN

1/8" = 1'-0"

0' 4' 8' 16'

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GENERAL NOTES

1. REVIEW ALL PROPOSED CONSTRUCTION BEFORE COMMENCING WORK.
2. FURNISH AND INSTALL ALL NEW CEILINGS AS INDICATED ON THE DRAWINGS AND IN THE ROOM FINISH SCHEDULE.
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION DRAWINGS FOR COORDINATION OF ALL TRADES AND ASSOCIATED WORK.
4. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DRAWINGS FOR SCHEDULE OF LIGHT FIXTURES.
5. CEILING HEIGHTS INDICATED ARE RELATIVE TO FINISH FLOOR HEIGHT WHERE CEILING TAG IS LOCATED
6. ALL ACOUSTICAL CEILING TILE IS TO BE CENTERED IN THE ROOM
7. WHERE ACOUSTICAL PANELS ARE REQUIRED TO BE CUT, CUT THE PANELS TO MAINTAIN A SHARP AND NEAT EDGE.

SHEET KEYNOTES

1	EXISTING GYPSUM CEILING SOFFIT
2	EXISTING STEEL TRUSS
3	OPEN TO ABOVE
4	EXTRUDED ROOF DECK CEILING SYSTEM
5	STEEL COLUMN
6	ALUMINUM AWNING
7	EXISTING FANS TO BE REMOVED; 6" METAL STUD INFILL WITH CEMENT PLASTER EACH SIDE. ALIGN WITH INTERIOR FINISH
8	ROOF ACCESS LADDER
9	EXISTING ACOUSTIC PANEL TO REMAIN

CEILING LEGEND

- GYPSUM BOARD
- CONCRETE DECK
- 2' X 2' ACOUSTICAL LAY IN CEILING
- 0' - 0" CEILING HEIGHT SYMBOL
- DIFFUSERS (CEILING MOUNTED)
- DIFFUSERS (DUCT MOUNTED)
- EMERGENCY LIGHT, BATTERY POWERED
- EMERGENCY LIGHT/EXIT SIGN COMBINATION, BATTERY POWERED
- CEILING MOUNTED ILLUMINATED EXIT SIGN
- WALL MOUNTED ILLUMINATED EXIT SIGN
- 2' X 4' RECESSED LIGHT FIXTURE
- LOW PROFILE T5 STRIP LIGHT
- INDUSTRIAL LOW BAY SUSPENDED LIGHT FIXTURE
- EXISTING ACOUSTIC PANEL
- EXTRUDED ROOF DECK CEILING SYSTEM

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REFLECTED CEILING PLAN

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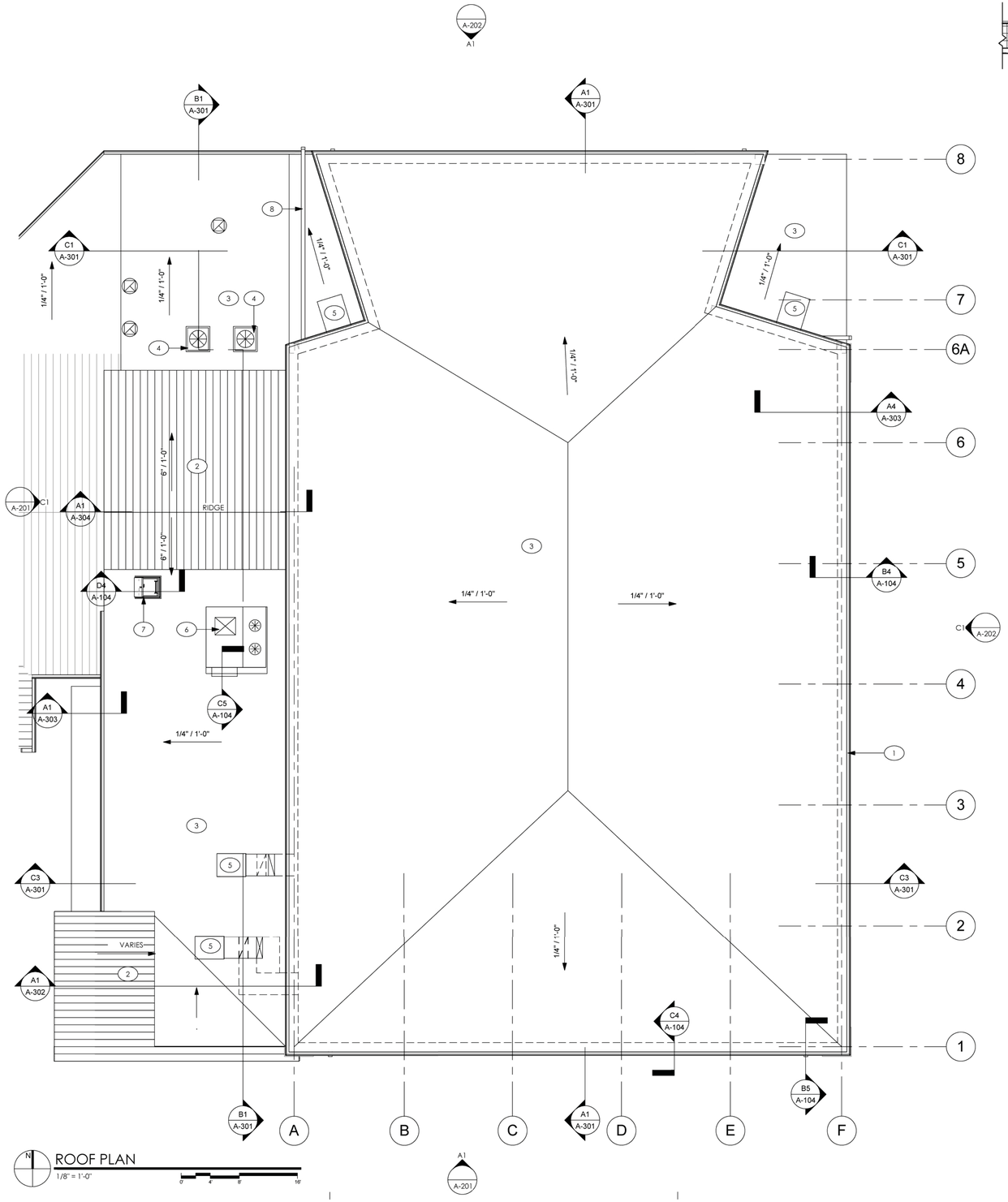
A-103 SHEET: 27 OF 68



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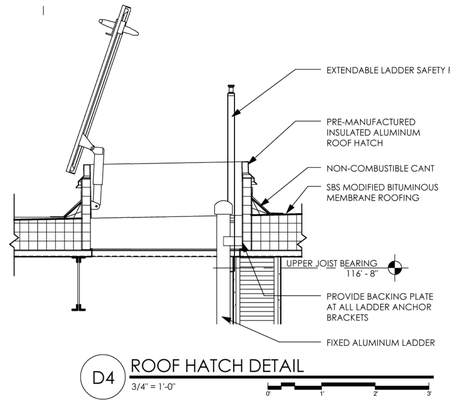
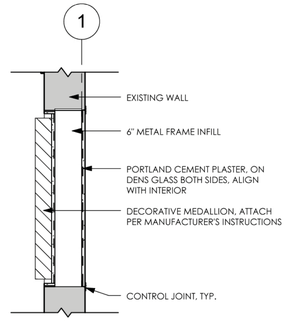


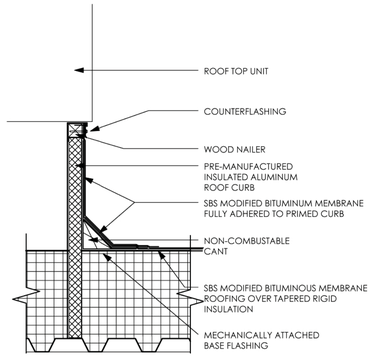
D4 ROOF HATCH DETAIL
3/4" = 1'-0"

SHEET KEYNOTES

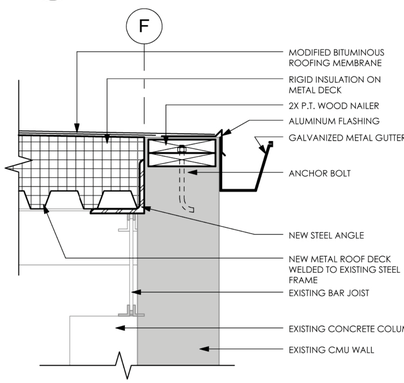
1	GALVANIZED ALUMINUM GUTTER
2	STANDING SEAM ALUMINUM ROOF
3	BUILT-UP ROOF
4	NEW COMPRESSOR UNIT
5	RELOCATED EXISTING RTU
6	NEW OUTSIDE AIR UNIT
7	ROOF ACCESS HATCH
8	GALVANIZED ALUMINUM DOWNSPOUT



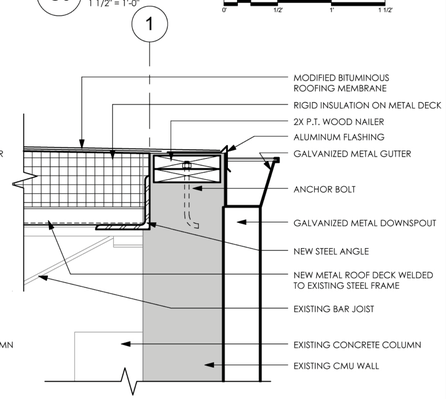
C4 MEDALLION DETAIL
3/4" = 1'-0"



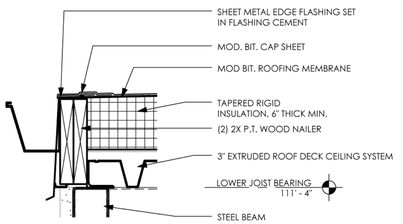
C5 ROOF CURB DETAIL
1 1/2" = 1'-0"



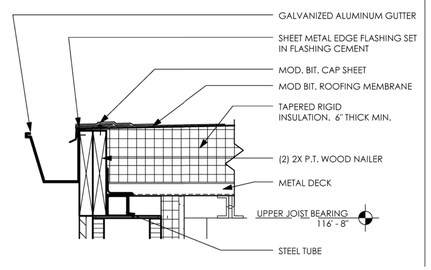
B4 TYPICAL HIGH BAY GUTTER DETAIL
1 1/2" = 1'-0"



B5 TYPICAL DOWNSPOUT DETAIL
1 1/2" = 1'-0"



A4 ROOF EDGE DETAIL @ NW EXIT
1 1/2" = 1'-0"



A5 MOD BIT GUTTER DETAIL @ COMM ROOM
1 1/2" = 1'-0"

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CONSULTANT:

CLIENT / PROJECT NAME:
CITY OF KEY WEST
RENOVATION TO
FREDERICK DOUGLASS RECREATION CENTER
111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

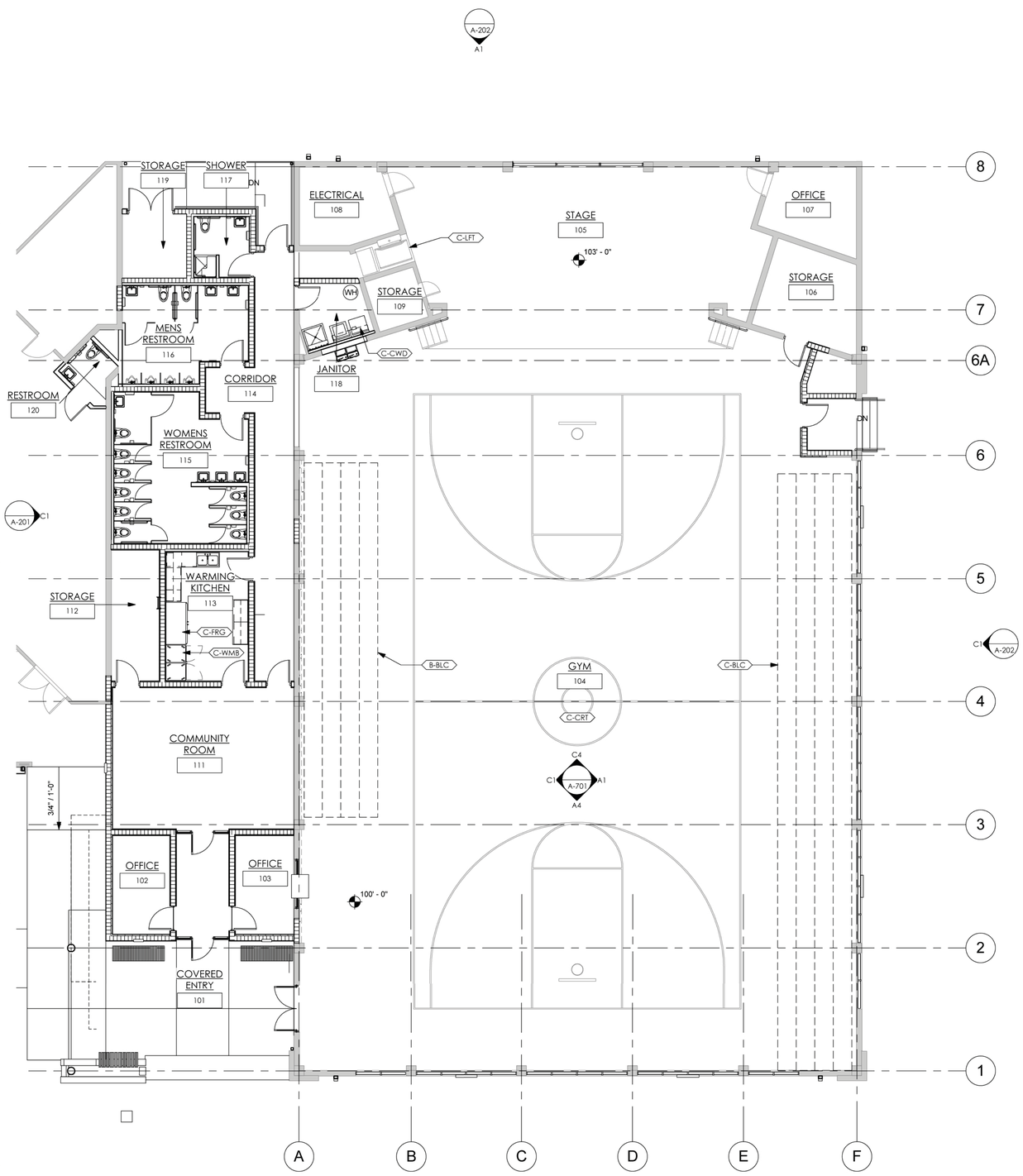
Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:
ROOF PLAN

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:
A-104 SHEET: 28 OF 68



FURNITURE, FIXTURES AND EQUIPMENT PLAN

1/8" = 1'-0"

9/15/2015 5:12:50 PM

EQUIPMENT SCHEDULE 'A'-FURNISHED & INSTALLED BY CONTRACTOR

X-XXX

MARK	DESCRIPTION	MODEL	MANUFACTURER	DEPTH	WIDTH	NOTES

TOILET ACCESSORIES

MARK	DESCRIPTION	CATALOG #
TA-1	36" STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	BOBRICK B-6806 x 36
TA-2	42" STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	BOBRICK B-6806 x 42
TA-3	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK B-2888
TA-4	SURFACE MOUNTED SOAP DISPENSER	BOBRICK B-2111
TA-5	MIRROR WITH STAINLESS STEEL CHANNEL FRAME - HANDICAP ACCESSIBLE	BOBRICK B-165 2448
TA-6	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK B-270
TA-7	SURFACE MOUNTED PAPER TOWEL DISPENSER/ WASTE RECEPTACLE	BOBRICK B-43699
TA-8	36" x 18" STAINLESS STEEL ADA SHOWER GRAB BAR	BOBRICK B-6137
TA-9	ROBE / TOWEL HOOKS	BOBRICK B-6717
TA-10	STAINLESS STEEL MOP & BROOM HOLDER	BOBRICK B223 x 24
TA-11	ADA RESTROOM SIGNAGE	

NOTE:
1. REFER TO A-400 & A-700 SHEETS FOR LOCATION OF TOILET FIXTURES & ACCESSORIES

EQUIPMENT SCHEDULE 'B'-FURNISHED BY OWNER & INSTALLED BY CONTRACTOR

X-XXX

MARK	DESCRIPTION	MODEL	MANUFACTURER	DEPTH	WIDTH	NOTES
B-BLC	RELOCATED BLEACHERS	EXISTING TO REMAIN	EXISTING	10' - 0"	48' - 0"	

EQUIPMENT SCHEDULE 'C'-FURNISHED BY OWNER & INSTALLED BY OWNER (OTHERS)

X-XXX

MARK	DESCRIPTION	MODEL	MANUFACTURER	DEPTH	WIDTH	NOTES
C-BLC	BLEACHERS	EXISTING TO REMAIN	EXISTING	10' - 0"	80' - 9"	COVER AND PROTECT DURING CONSTRUCTION
C-CRT	COURT SURFACE	EXISTING TO REMAIN	EXISTING	83' - 4"	44' - 4"	COVER AND PROTECT DURING CONSTRUCTION
C-CWD	COMMERCIAL WASHER/DRYER	TBD	TBD	2' - 6"	2' - 3"	
C-FRG	COMMERCIAL REFRIGERATOR/FREEZER	TBD	TBD	3' - 0"	6' - 0"	
C-LFT	ADA LIFT	EXISTING TO REMAIN	EXISTING	7' - 0"	3' - 4"	
C-WMB	FOOD WARMING BOX	TBD	TBD	2' - 10"	2' - 4"	

OWNER TO PROVIDE LIST OF ALL FURNITURE & EQUIPMENT
TO BE RELOCATED INTO THIS SPACE

GENERAL NOTES:
1. FF&E IS PROVIDED FOR COORDINATION ONLY
2. INTERIOR WALL PARTITIONS, SYSTEMS FURNITURE & SEATING SHOWN IN EQUIPMENT SCHEDULE 'C' IS NOT IN CONTRACT & PROVIDED BY OTHERS
3. DIMENSIONS PROVIDED ON THIS SHEET MUST BE FIELD VERIFIED PRIOR TO FABRICATION OR ORDERING OF EQUIPMENT

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CONSULTANT:

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CITY OF KEY WEST

ALTERATIONS TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

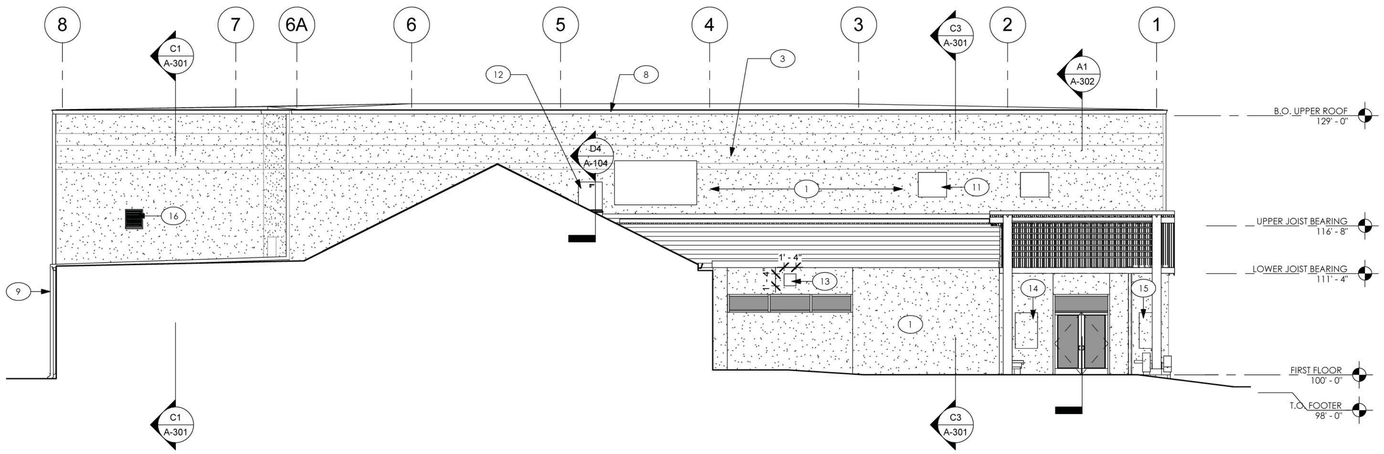
FURNITURE, FIXTURES & EQUIPMENT PLAN

REVISIONS:

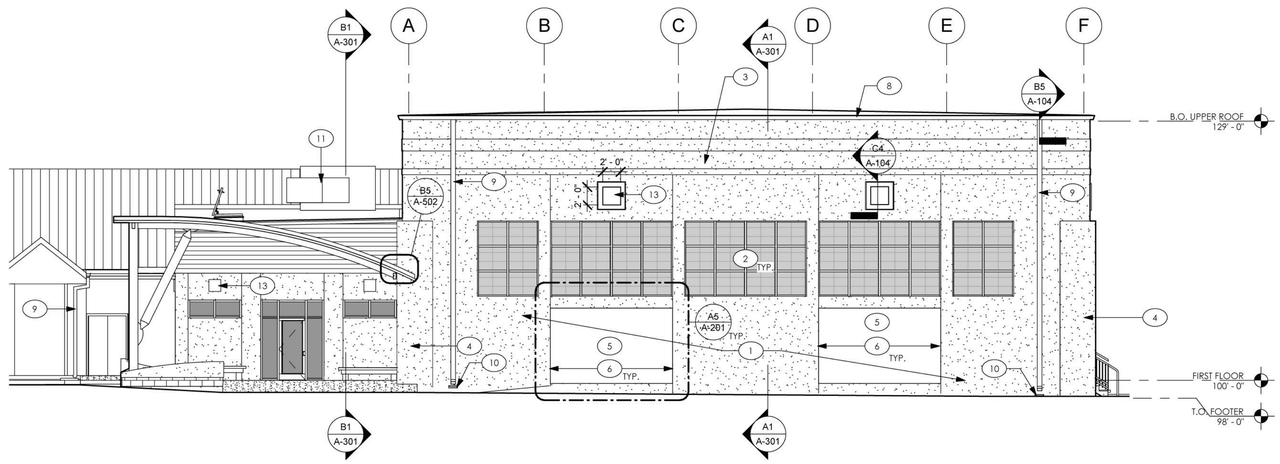
DATE ISSUED: 7/31/2015
PROJECT NO.: 12.0D01

DRAWING NUMBER:

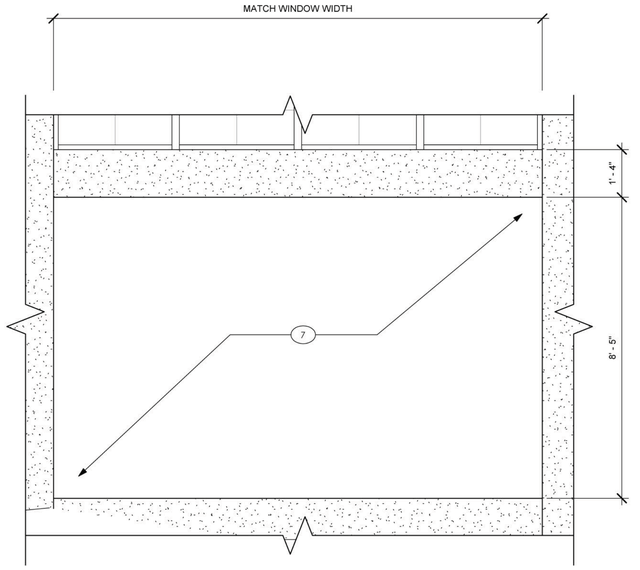
A-105 SHEET: 29 OF 68



C1 WEST ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"



A5 MURAL PANEL
1/2" = 1'-0"

SHEET KEYNOTES

1	PAINT OVER EXISTING STUCCO PLASTER
2	TRANSLUCENT GLAZING SYSTEM
3	DECORATIVE COLOR BAND SEE B4/A-202
4	RAISED PLASTER
5	MURAL PANEL, SEE A4/A-201
6	NEW CONTROL JOINT
7	ONE COAT CEMENT PLASTER OVER CMU-SMOOTH FINISH
8	GALVANIZED ALUMINUM GUTTER
9	GALVANIZED ALUMINUM DOWNSPOUT
10	CONCRETE SPLASH BLOCK
11	RELOCATED EXISTING RTU
12	ROOF ACCESS HATCH
13	DECORATIVE MEDALLION, SEE DETAIL A5/A-202
14	INSTALL EXISTING HISTORICAL PLAQUE
15	INSTALL NEW PLAQUE, SEE DETAIL A4/A-202
16	MECHANICAL LOUVER

EXTERIOR FINISH MATERIALS LEGEND

1. PAINTED COMPONENTS ARE TO BE DETERMINED WITH 4'-0" X 4'-0" TEST SWATCHES IN THE FIELD FROM THE FOLLOWING OPTIONS:

STUCCO PLASTER:

BUILDING FIELD COLOR OPTIONS: SW6154 NACRE
SW6168 MODERNE WHITE
SW6161 NONCHALANT WHITE

RAISED PILASTER: SW7052 GRAY AREA

RAISED CORNICE BAND
TOP AND BOTTOM BAND: SW7562 ROMAN COLUMN

ACCENT STRIP OPTIONS: SW6176 LIVABLE GREEN
SW6177 SOFTENED GREEN
SW6192 COSTAL PLAIN
SW6179 ARTICHOKE

METAL SIDING: CENTRIA 9962 XL SILVER GRAY

HOLLOW METAL DOORS: SW7052 GRAY AREA

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CITY OF KEY WEST

RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

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SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

A-201 SHEET: 30 OF 68

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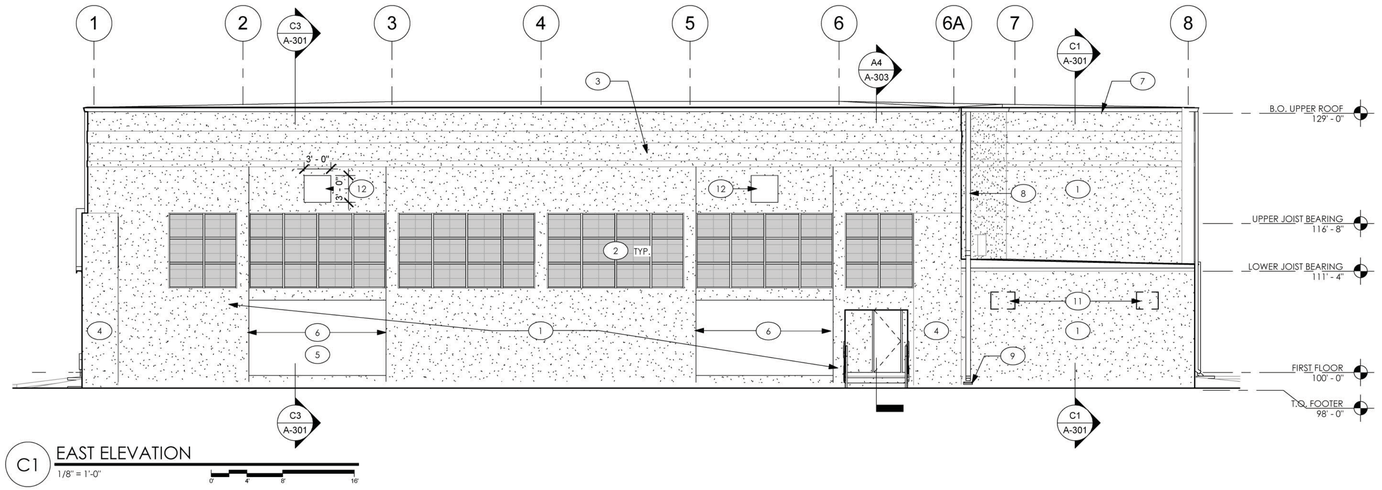
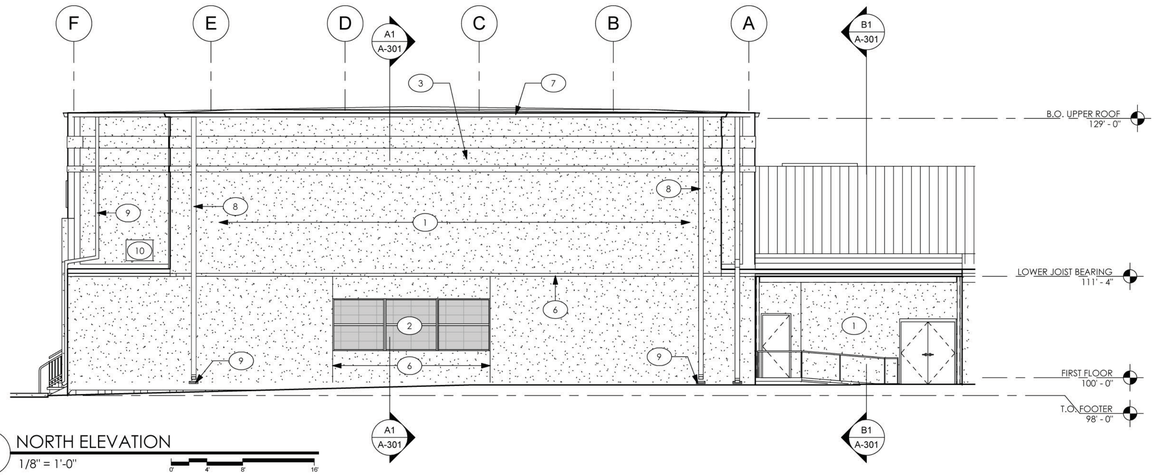
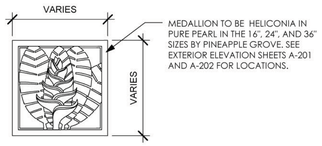


C1 EAST ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"

A4 NEW PLAQUE
1" = 1'-0"



A5 DECORATIVE MEDALLION
1" = 1'-0"

SHEET KEYNOTES

1	PAINT OVER EXISTING STUCCO PLASTER
2	TRANSLUCENT GLAZING SYSTEM
3	RAISED CORNICE BAND
4	RAISED PLASTER
5	MURAL PANEL, SEE A4/A-201
6	NEW CONTROL JOINT
7	GALVANIZED ALUMINUM GUTTER
8	GALVANIZED ALUMINUM DOWNSPOUT
9	CONCRETE SPLASH BLOCK
10	RELOCATED EXISTING RTU
11	REMOVE EXISTING A/C UNIT
12	DECORATIVE MEDALLION, SEE DETAIL A5/A-202

EXTERIOR FINISH MATERIALS LEGEND

1. PAINTED COMPONENTS ARE TO BE DETERMINED WITH 4'-0" X 4'-0" TEST SWATCHES IN THE FIELD FROM THE FOLLOWING OPTIONS:

STUCCO PLASTER:	
BUILDING FIELD COLOR OPTIONS:	SW6154 NACRE SW6168 MODERNE WHITE SW6161 NONCHALANT WHITE
RAISED PILASTER:	SW7052 GRAY AREA
RAISED CORNICE BAND TOP AND BOTTOM BAND:	SW7562 ROMAN COLUMN
ACCENT STRIP OPTIONS:	SW6176 LIVABLE GREEN SW6177 SOFTENED GREEN SW6192 COSTAL PLAIN SW6179 ARTICHOKE
METAL SIDING:	CENTRIA 9962 XL SILVER GRAY
HOLLOW METAL DOORS:	SW7052 GRAY AREA

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CITY OF KEY WEST
RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

A-202 SHEET: 31 OF 68

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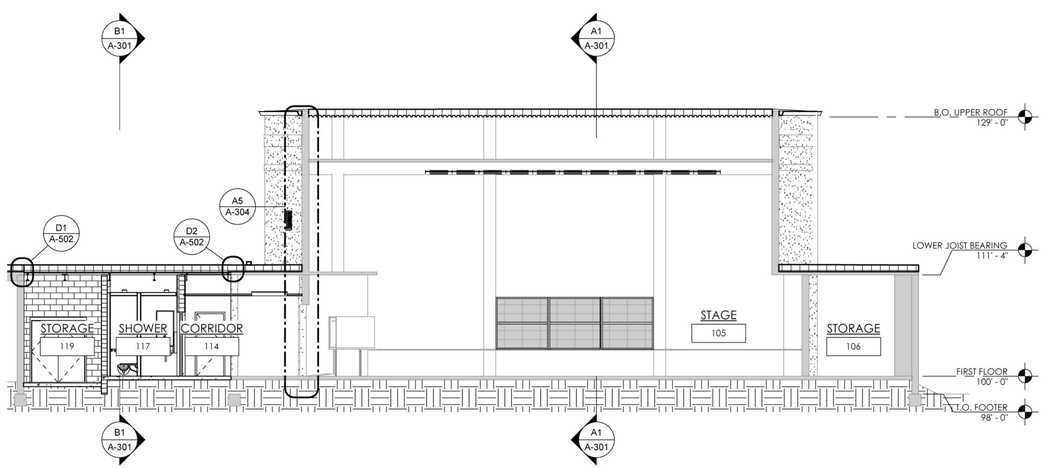
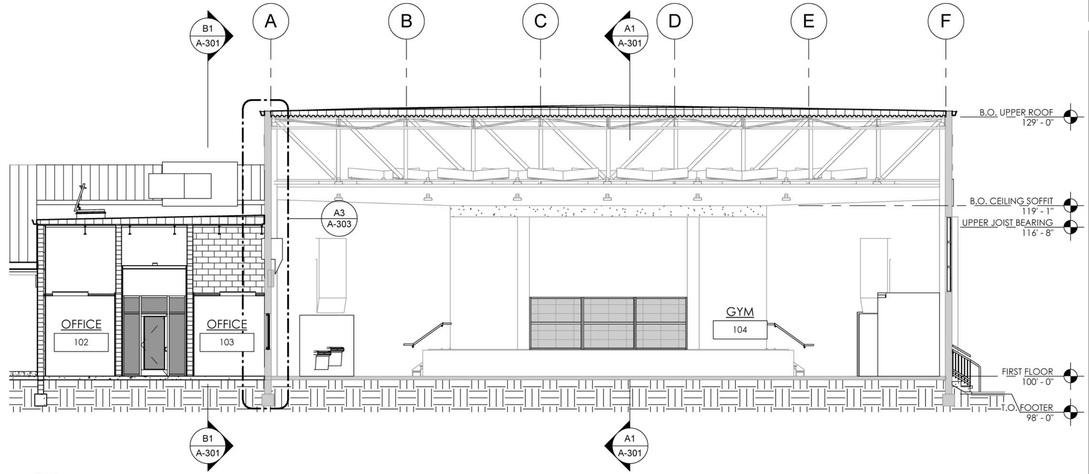
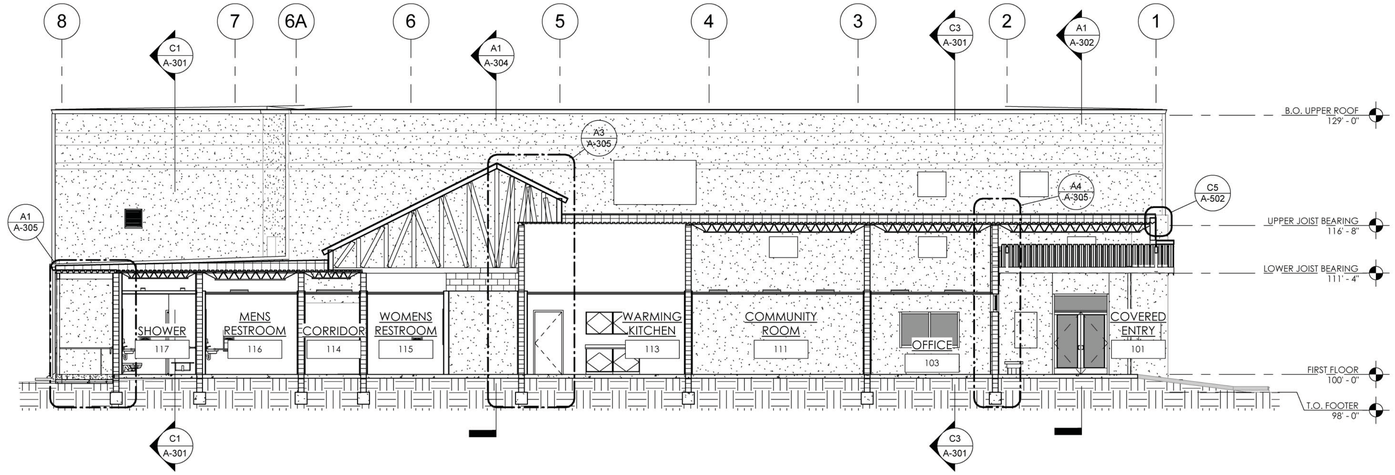


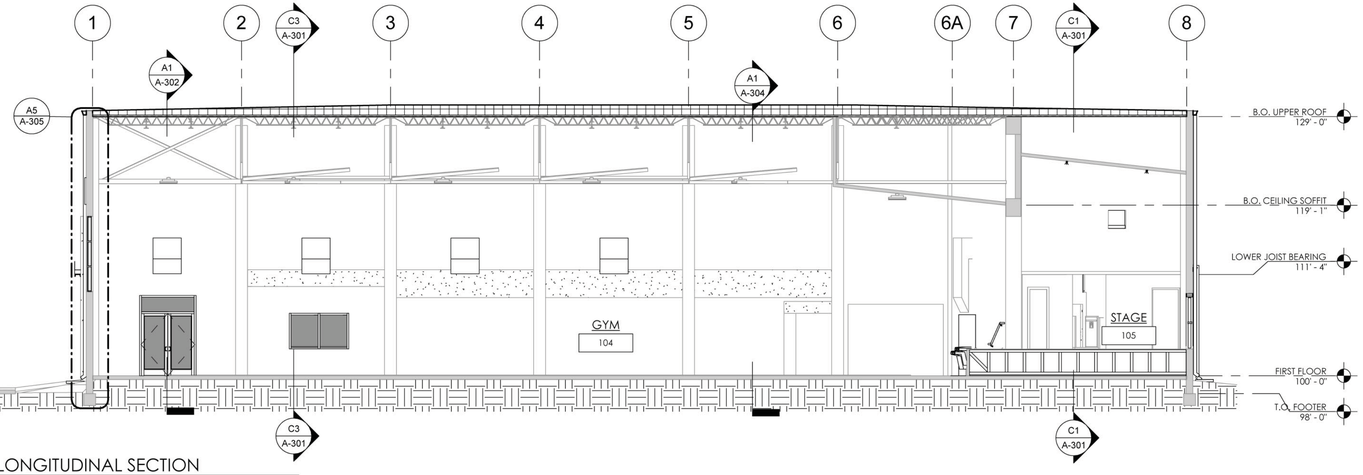
C1 TRANSVERSE SECTION
1/8" = 1'-0"



C3 TRANSVERSE SECTION
1/8" = 1'-0"



B1 LONGITUDINAL SECTION 2
1/8" = 1'-0"



A1 LONGITUDINAL SECTION
1/8" = 1'-0"

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RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"X36". Scale accordingly if reduced.

SHEET TITLE:

BUILDING SECTIONS

REVISIONS:

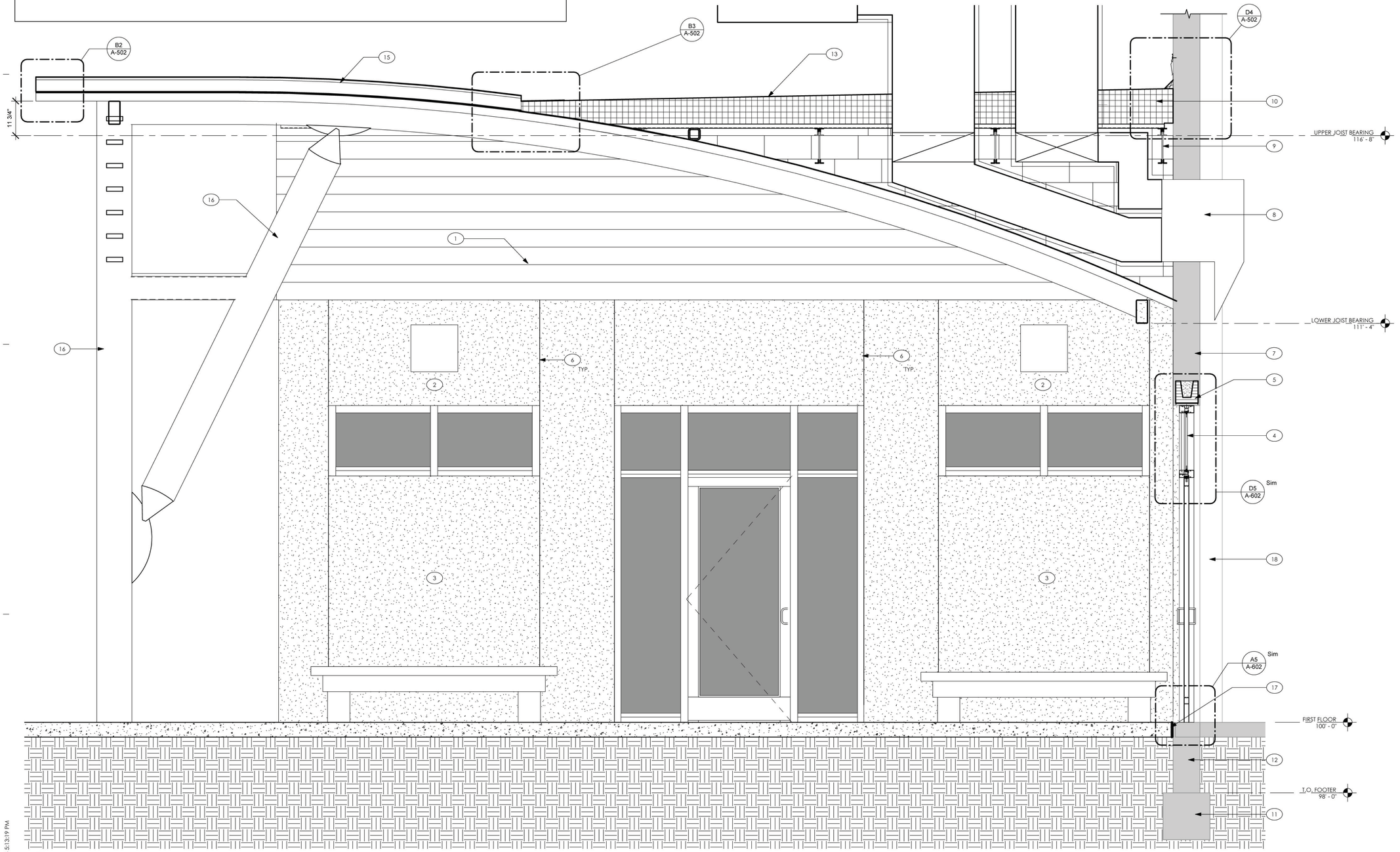
DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

A-301 SHEET: 32 OF 68

SHEET KEYNOTES

1	CORRUGATED METAL SIDING	10	TAPERED RIGID INSULATION
2	TWO COAT CEMENT PLASTER OVER CMU-SAND FINISH	11	EXISTING FOOTER
3	ONE COAT CEMENT PLASTER OVER CMU-SMOOTH FINISH	12	EXISTING STEMWALL
4	ALUMINUM STOREFRONT SYSTEM	13	MODIFIED BIT. ROOFING MEMBRANE
5	PRECAST CONCRETE LINTEL	14	GALVANIZED ALUMINUM GUTTER
6	CONTROL JOINT	15	STANDING SEAM ALUMINUM ROOF
7	EXISTING CMU WALL, PATCH & REPAIR PLASTER AS NECESSSARY	16	STEEL COLUMN
8	MECHANICAL DUCTWORK	17	1" EXPANSION JOINT
9	STEEL JOIST	18	CMU COLUMN BEYOND



A1 WALL SECTION
3/4" = 1'-0"
0 1 2 5

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RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

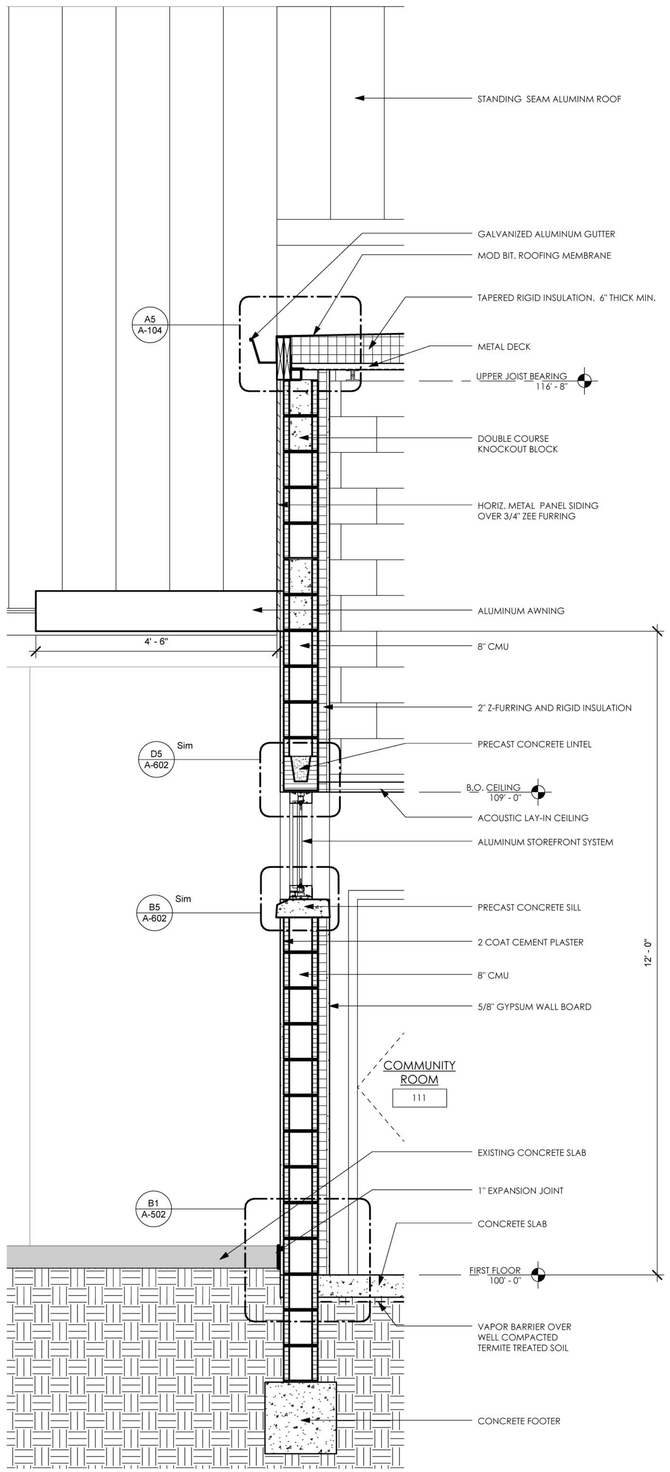
WALL SECTIONS

REVISIONS:

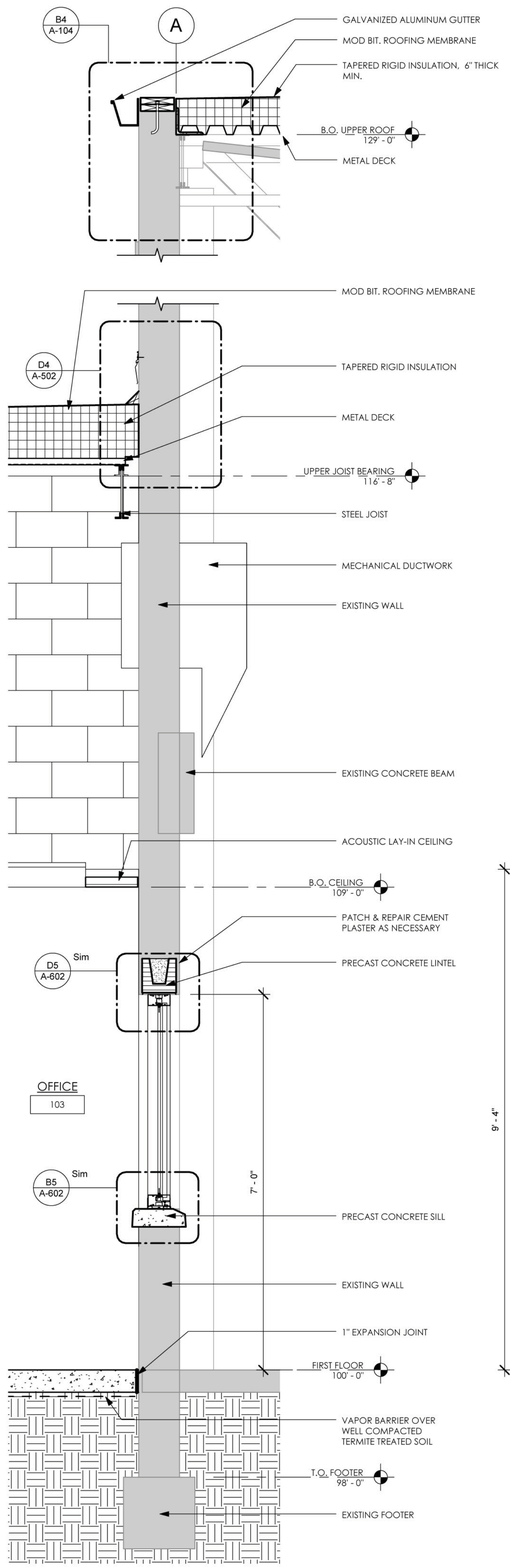
DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

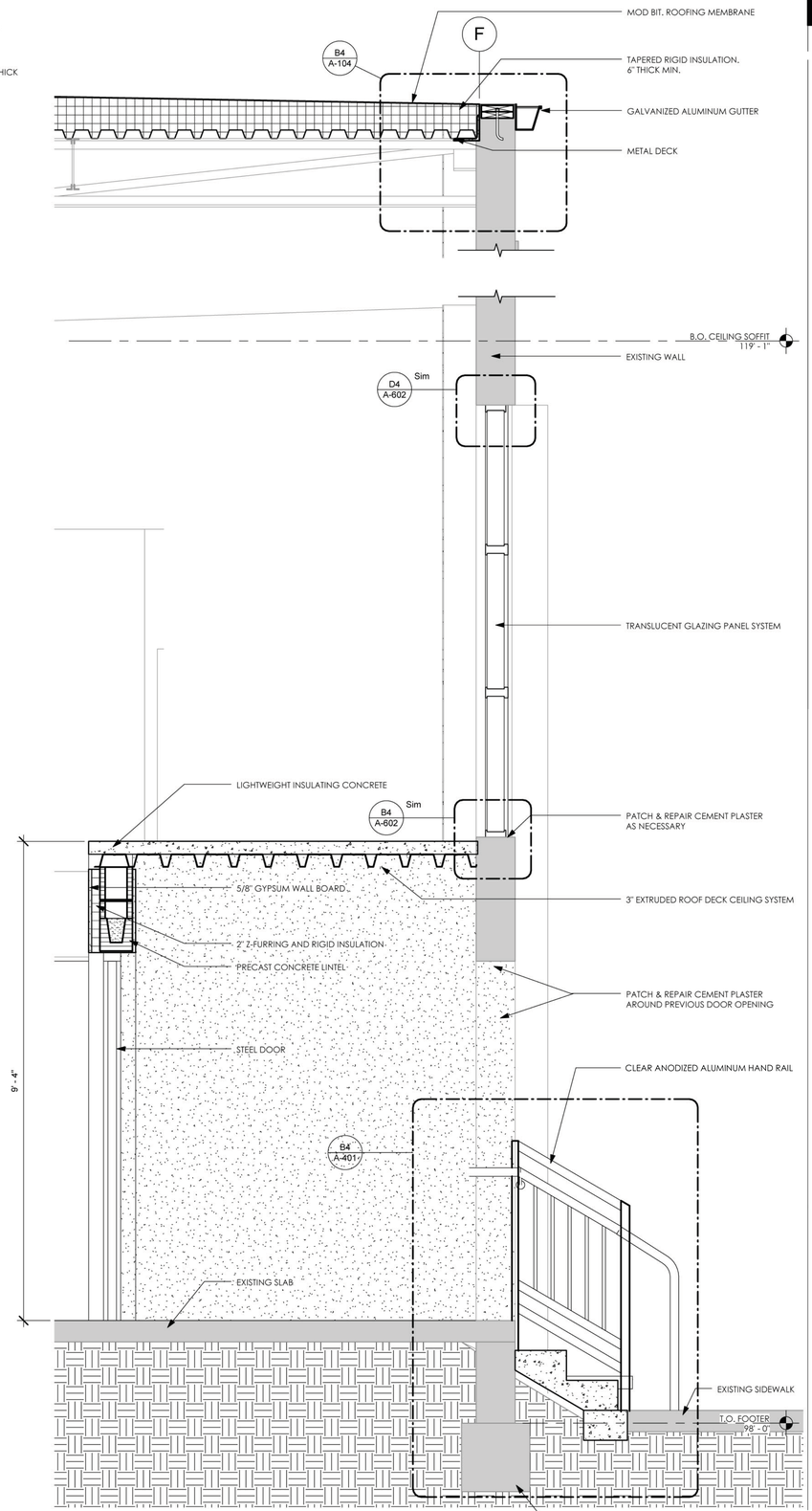
A-302 SHEET: 33 OF 68



A1 WALL SECTION
3/4" = 1'-0"



A3 WALL SECTION
3/4" = 1'-0"



A4 WALL SECTION
3/4" = 1'-0"

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RENOVATION TO

FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

BID SET

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

WALL SECTIONS

REVISIONS:

DATE ISSUED: 03/28/2016
PROJECT NO.: 12.0D01

DRAWING NUMBER:

A-303 SHEET: 34 OF 68