# **PLANNING DIVISION**

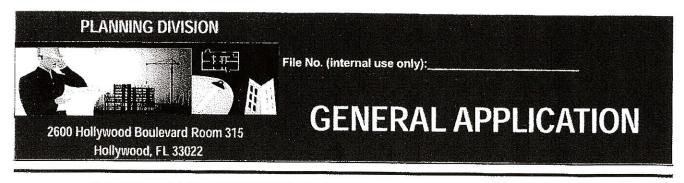


File No. (internal use only):\_

# **GENERAL APPLICATION**

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

<i>J</i> ,			
OLLYWOOD	APPLICATION TYPE (CHECK ONE):		
AND	😨 Technical Advisory Committee		
	☐ City Commission ☐ Planning and Development Board		
GOLD COAST	Date of Application: 1/26/17		
CORPORATED			
Tel: (954) 921-3471	Location Address: 2300/2325 N. SURF Rd. HOLLYWOOD BEACH		
Fax: (954) 921-3347	Lot(s): <u>2, 3 AND 4 ++ Lot 16</u> Block(s): <u>11 AND 12</u> Subdivision:		
	Folio Number(s): 514212011690/514212011720/11721/11722/11730.		
This application must be	Zoning Classification: Land Use Classification: General Business		
completed in full and	Existing Property Use: HOTEL Sq Ft/Number of Units: 21 / 300 to 450 Sq Ft		
Ibmitted with all documents to be placed on a Board or	Is the request the result of a violation notice? () Yes ( <sup>x</sup> ) No If yes, attach a copy of violation.		
Committee's agenda.	Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):		
	Economic Roundtable		
he applicant is responsible	☐ City Commission ☐ Planning and Development		
or obtaining the appropriate checklist for each type of			
application.	Explanation of Request:		
	OFFERING 31 ROOMS / 3 RETAIL SPACES FACING THE BROADWALK AT GROUND FLOOR.		
Applicant(s) or their thorized legal agent must be			
present at all Board or	Number of units/rooms:     31     Sq Ft:     Approx 400		
Committee meetings.	Value of Improvement: <u>4 M</u> Estimated Date of Completion: <u>Begin 2019</u>		
	Will Project be Phased? () Yes (X)No If Phased, Estimated Completion of Each Phase		
At least one set of the submitted plans for each			
application must be signed	Name of Current Property Owner: HOLLYWOOD BEACH FRONT HOMES LLC.		
and sealed (i.e. Architect or Engineer).	Address of Property Owner: 2300 N. SURF Rd		
Engineer).	Telephone:Fax: Email Address:JEREMYNOY@GMAIL.COM		
ocuments and forms can be	Name of Consultant/Representative/Tenant (circle one):		
cessed on the City's website	Address: _4800 N. FEDERAL Hwy Suite 104 BOCA RATON FL 33431 Telephone: _5617503661		
at	Fax: Email Address: RKBFLA@BELLSOUTH.NET		
tp://www.hollywoodfl.org/Do umentCenter/Home/View/21	Date of Purchase: August 2011 Is there an option to purchase the Property? Yes ( ) No $(x)$		
	If Yes, Attach Copy of the Contract.		
	List Anyone Else Who Should Receive Notice of the Hearing:		
C. PA	Address: Email Address:		
	Email Address:		
	A CONTRACTOR OF		



# **CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at <u>www.hollywoodfl.org</u>. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Michael NOY	Date:
	Date:
Signature of Consultant/Representative	Date: <u>/' 2/0/17</u>
PRINT NAME: JUCHARDS K. PROVIS 11.	Date: <u>/* 2/0/17</u> Date: <u>/* 2/6/17</u>
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney	
I am the current owner of the described real property and that I am aware of the to my property, which is hereby made be committee) relative to all matters concerning this application.	
Sworn to and subscribed before me	
this 26th day of January 2017 Signal	ture of Current Owner
Notary Public Print N	CHAEL NOY
State of Florida	
Winding Personally known to me; OR Produce	ed Identification 1855 por
Notary Public - State of Florida Commission & FF 935149 My Cerm. Expires Nov 13, 2019 Bonded through National Notary Assn.	OCV89208 Exposite 11/2/2020

1



# **CITY of HOLLYWOOD, FLORIDA**

Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045 Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

### Thomas Barnett Director

### **TECHNICAL ADVISORY COMMITTEE REPORT**

October 17, 2016

Hollywood Beachfront Townhomes, LLC 2300 North Surf Road Hollywood, FL 33019

FILE NUMBER: 16-DP-73

**SUBJECT:** Site Plan review for a 31 room hotel located at 2300 & 2325 North Surf Road (Riptide Hotel)

#### SITE DATA

Owner/Applicant:	Hollywood Beachfront Townhomes, LLC		
Address/Location:	2300 & 2325 North Surf Road		
Net Area of Property:	13,280 sq. ft. (0.3 acres)		
Land Use:	General Business		
Zoning:	BWK-25-HD-C		
Existing Use of Land:	Hotel		

#### ADJACENT LAND USE

North:	General Business
South:	General Business
East:	N/A (Broadwalk/Atlantic Ocean)
West:	General Business

#### ADJACENT ZONING

North:	Broadwalk Historic District Commercial (BWK-25-HD-C)
South:	Broadwalk Historic District Commercial (BWK-25-HD-C)
East:	N/A (Broadwalk/Atlantic Ocean)
West:	Beach Resort Commercial District (BRT-25-C)

#### APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISO RY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

### A. APPLICATION SUBMITTALS

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. As proposed, the project requires approval from the City Commission for the allocation of additional density from the Hollywood Beach Hotel Room Density Pool. Provide justification with next submittal.

#### Response: See Sheet A082

2. Provide breakdown of gross building area. Fee may have to be supplemented after verified by Staff.

#### **Response: See Sheet A006**

#### 3. General Application: Response: Provide with the Document Package

- a. Application was incomplete. A plethora of basic information was omitted from the application that was included elsewhere in the submittal package.
- b. All owners shall be listed on the Application. A Unity of Title will be required at the time of permitting.
- c. Shall be signed by Richard Brooks, RKB Architects Planners, Inc. ("Representative") on Page 2, as stated on Page 1 of same.
- Ownership & Encumbrance Report (O&E) shall be provided for Lots 1 & 2, Block 12, of Hollywood Beach First Addition; otherwise referenced as the property located at 2325 North Surf Road, and all reports shall be dated within 30 days of submittal.
   Response: See Document Package
- 5. Cover Sheet:
  - a. Indicate current and future **meeting dates** (not submittal dates) on Cover Sheet, Title Block.

#### Response: Preliminary TAC Review 10.4.16 Public Hearing 2.21.17

- b. Property address is listed as 7500 West Cameno Real, Boca Raton, Florida 33433. Revise accordingly.
   Response: Correction made on Cover Sheet A000
- c. Shall provide a succinct Page Index. **Response: See Cover Sheet A000**
- 6. Certified ALTA Survey:
  - a. Shall state it is based on the provided O&E.
     Response: See Survey Stated @ Notes #8
  - b. Shall provide the net and gross site area in square feet and acreage. Response: See Survey Stated @ Notes #9
  - c. Legal description may be simplified (i.e., Lots 1 through 4, Block 11...) given the intent and result shall be to develop the properties in uniform.

#### **Response: See Cover Sheet A000**

- Provide color chips and material samples with next submittal.
   Response: See Sheet A062 for Color Chip Identification & Chip Samples are Provided with the Submitted Documents
- 8. Staff encourages Applicant to meet with surrounding homeowner's associations prior to **Response: Ownership will Provide the Application Prior to Hearing**
- 9. Site Plan:
  - a. State the Architects name in the title block. **Response: See Cover Sheet A000**
  - b. Provide dimensions of the lot(s). **Response: See Site Plan Sheet A082**
  - c. Illustrate required sight triangles. **Response: See Site Plan Sheet A082**
  - d. Provide parking counts at the terminus of each parking row. **Response: See Site Plan Sheet A082 in Data Table**
  - Insufficient area appears to be provided for cars located in the parallel stalls to maneuver in and out.
     Response: See Site Plan Sheet A082
  - f. Provide setback, dimensions and typical improvements (bar area, coolers, wetbars, etc.) for the bar area on the ground floor.
     Response: See Site Plan Sheet A082
  - g. Illustrate the improved interiors of the retail locations. Response: To be Determined at Time of Building Permit Submittal
  - Provide a variance box, stating requested variances in a manner of regulatory reference, requirement, requested, value of variance request (i.e., "Variance from Section 4.6.I of the City's Zoning and Land Development Regulations, proposing a building height of 50feet, where 40-feet is allowed, for a variance of 10-feet.").
     Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing
  - i. Ensure required van accessible ADA stalls have proper clearance. **Response: See Site Plan Sheet A082**
  - Include a note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).
     Response: See Site Plan Sheet A082 with Notes
- 10. In the Site Data table on the Site Plan:
  - a. Restate the Legal Description in a manner consistent stated herein above.

#### **Response: See Site Plan Sheet A082**

- b. Provide the Zoning District and Future Land Use designation. **Response: See Site Plan Sheet A082**
- c. If utilizing 40-percent of the site frontage of Base setbacks for Tower setbacks, provide such information in tabular for in the Site Data table. In addition, portions of the Base shall be fully dimensioned.
   Response: See Site Plan Sheet A082 & Floor Plans Sheet A101-105
- d. Provide pervious vs. impervious calculations. **Response: Provide by Civil Engineer Storm Drainage Calculations Package**
- e. Parking calculations shall include a breakdown of required handicap stalls. **Response: See Site Plan Sheet A082**
- f. Provide the net and gross site area in square feet and acreage. **Response: See Site Plan Sheet A082**
- g. Provide the total floor area of each type of room; including a breakdown of air conditioned and non-air conditioned space (balconies, garages, terraces, etc.).
   Response: See Area Calculation Sheet A006
- h. Provide density calculation for allowed vs. requested under the 50 rooms per acre *AND* 70 units per acre; providing a note the exact number of rooms requested from the Hotel Density Pool.
   Response: See Site Plan Sheet A082
- Provide the total gross Floor Area of the building, including a breakdown of common areas (restrooms, power equipment rooms and meter rooms).
   Response: See Sheet A004 & A006
- Provide a tracking marking plan which shall include, but not be limited to, pavement markings, traffic signage, traffic circulation, etc.
   Response: See Civil Drawing 1of 5
- Identify the location of all curbs; curb types and areas of transition.
   Response: See Civil Drawing 3 of 5
- I. Parking areas shall be screened in accordance with the Design Guidelines. Response: Refer to Landscape Plans & Architectural Site Plan Sheet A082
- 11. Sheet A200:
  - a. Ensure property lines are illustrated in the property location. **Response: See Site Plan Sheet A082**
  - b. Provide complete dimensions; particularly for the overall width of the building and portions of wall on the Base.
     Response: See Floor Plans Sheet A101-105
  - c. In tabular form, provide a calculation of transparent surfaces for first 20-feet of the structure.

Response: The Storefront is all Curtain Walls, which they are all transparent. It was Reviewed by the staff.

- In the same table, provide the linear feet of building frontage, linear feet of active use and the percentage value of active use.
   Response: The Storefront is all Curtain Walls, which they are all transparent. It was Reviewed by the Staff.
- 12. Provide written responses to all comments with next submittal.

#### B. ZONING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

- Several variances were identified by staff. Provide Variance Criteria justification for each request with next submittal.
   Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing
- 2. Work with CRA on spaces designated from public parking. A perpetual agreement will be required. A Full Valet Parking will be Provided at the Off-Site Lot 16 See Sheet A082
- 3. Provide a note stating the off-site parking is existing. **Response: Stated on Site Plan Sheet A082**
- Provide details of all regulatory signage and pavement markings. Work with the Engineering Division to ensure signage provided will adequately serve proposed circulation.
   Response: Signage will be Provided on Permit Submittal, see Civil Drawings
- 5. Provide turn radii, dimensioned sight triangles and non-access line. **Response: See Site Plan Sheet A082**
- If a restaurant is located on-site, waste container areas must be located within air-conditioned space.
   Response: There is no restaurant on site at this Point
- 7. Provide dimensions of building lengths. **Response: See Site Plan Sheet A082**
- 8. Identify any projections such as awnings, eaves or other architectural features. **Response: See Elevation Sheet A200 & A201**
- Identify the location of mechanical and plumbing equipment. If located on the roof, include the equipment in the elevations and provide a roof plan. Include a note stating all equipment will be screened from public view.
   Response: See Floor Plan Sheet A101
- 10. Provide method of mail delivery. **Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing**
- 11. One loading space measuring 10-feet by 25-feet is required. **Response: See Variances Data Table on Sheet A082**

- 12. Illustrate the location of any on-site or the closest fire hydrant. **Response: See Civil Drawings**
- Where the side of any stall is adjacent to a physical obstruction, in this case, a support column, the stall widths shall be increased by one foot.
   Response: Columns are not Adjacent to Parking Stall Anymore, See Sheet A082
- 14. Building height shall be measured from the Established Grade. In this case, the Established Grade is the FEMA Base Flood Elevation ("BFE"); therefore, elevation markers shall be adjusted to provide the 0'-0" at the FEMA BFE. In addition the zero marker shall provide the vertical datum in NAVD 88 and state that it is the FEMA BFE.
  Response: See Survey & Civil Drawings and FEMA Data Table on Architectural Sheet A005
- 15. Non-habitable, temporary uses shall be provided on ground floors along the Boardwalk below the BFE and shall be constructed with a breakaway design utilizing flood resistant materials in the manner of temporary restaurant seating areas, outdoor merchandising or creative retail facades. Response: Will be Provided on Later Submittal with Structural Drawings
- Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.
   Response: See Site Plan Sheet A082
- 17. What is the current method of delivery of product and materials to the hotel; has a method of delivery been devised for the proposed hotel?
   Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing

#### C. ARCHITECTURE AND URBAN DESIGN

Jean-Paul W. Perez, Planning Administrator 954-921-3471

- Provide color chips and materials proposed.
   Response: See Color Chips on Sheet A062 & Chip Samples are Provided with Document Package
- 2. Provide color renderings with next submittal. Response: See Color Renderings on Sheet A061
- 3. Additional comments may be forthcoming.

Terrence Comiskey, Architect, 954-921-3900

- 1. Sheet A082: The handicapped parking spot is not immediately in front of the "Check-In Lounge." **Response: Handicapped Parking has been Relocated, see Sheet A082**
- 2. Sheet A082: With all the "Garden Dining" is there a restaurant? Response: There is No Restaurant at this Point, those are Garden Seating Area
- 3. Sheet A082: The second parking lot is not fully dimensioned and does not appear to be functional. **Response: See Sheet A082 for the Updates**
- 4. No floor plans were included for review. Application is incomplete. **Response: See Sheet A101 to A105**

#### D. LANDSCAPING

Dale Bryant, Landscape Architect 954-921-3997

1. Provide existing tree and palm information including species, estimated height and canopy/crown spread, caliper diameter of trunks, and proposed action on a Tree Disposition Plan. For any trees to be removed, provide mitigation requirements on the Landscape Plan and how they are being met.

#### **Response: See Landscape Drawing on Sheet L-1**

2. Provide a Landscape Plan signed and sealed by a Florida Registered Landscape Architect in the next submittal. Include a tabular data chart defining applicable City of Hollywood landscape requirements, including any tree mitigation requirements, and demonstrate on the Landscape Plans how they are being met. Landscape Plans should comply with landscape design for subtropical, highly saline and windy environment, maximize shad throughout the site and adjacent uses, complement the architectural design, accentuate site features, and provide effective and attractive buffers where appropriate both in scale with the proposed structure as well as human scale for patrons and adjacent beach goers.

Response: See Landscape Drawings on Sheets L-1 to L-3

- A City of Hollywood Tree Removal/Relocation Permit will be required for any existing tree removal or relocation at time of building permit.
   Response: Permit will be Provided at Time of Building Permit Submittal
- An Irrigation Plan will be required at time of Building Permit that complies with SFWMD and City of Hollywood irrigation standards and requirements.
   Response: It will be Provided at time of Building Permit Submittal
- 5. Additional comments may be forthcoming.

### E. <u>SIGNAGE</u>

Jean-Paul W. Perez, Planning Administrator 954-921-3471

- Illustrate the location of any proposed signage and note the sheet upon which the signage details is provided.
   Response: It will be Provided at time of Building Permit Submittal
- For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.
   Response: It will be Provided at time of Building Permit Submittal
- Include a note on the Site Plan indicating all signage shall be in compliance with the Zoning and Land Development Regulations.
   Response: See Site Plan Sheet A082 Stated the Signage Note
- All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.
   Reponses: If so, Permit will be Submitted Separately

#### F. LIGHTING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

- Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).
   Response: Stated on Site Plan Sheet A082
- Provide a note on the plans stating compliance with the Lighting Requirements for Marine Turtle Protection ordinance.
   Response: Stated on Site Plan Sheet A082

#### G. GREEN BUILDING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Project shall comply with Green Building Ordinance. **Response: Green Building Coalition will be Provided Prior to Hearing** 

#### H. ENVIRONMENTAL SUSTAINABILITY

Lindsey Nieratka, Environmental Sustainability Coordinator 954-921-3201

1. Outline the way the project intends to meet the requirements of the Green Building Ordinance (Chapter 151), and how the practices chose are tailored to site specific conditions. Some suggestions include:

#### Response: Will Provide Detail Listing at Time of Building Permit Submittal

- a. 80% native landscaping; Response: See Landscape Drawing
- b. wastewater or rainwater reuse for irrigation;
   Response: See Civil Drawing Sheets SW1 to SW 3
- c. energy Star roofing; Response: Will determine at time of Building Permit Submittal
- d. solar hot water heaters; and Response: Will determine at time of Building Permit Submittal
- e. solar photovoltaic system. **Response: Will determine at time of Building Permit Submittal**
- Demonstrate how the design takes into account projected sea level rise (see Resolution R-2016053) and the resulting tidal flooding conditions over the lifetime of the building. Consider parcel level modeling.

Response: Detail Drawings will be Provided at time of Building Permit Submittal

 Demonstrate how the lighting and glazing will comply with Chapter 108, Lighting Requirements for Marine Turtle Protection.
 Response: Notes are provided on Site Plan Sheet A082

#### I. <u>UTILITIES</u>

James Rusnak, Engineer 954-921-3302 Wilford Zephyr, Engineer 954-924-2985

- 1. Provide civil plans to show necessary drainage improvements, water connections for domestic use, irrigation use and any separate taps for fire sprinkler requirements. City of Hollywood water and sewer atlas information and standard details can be obtained by contacting Mike Zaske, Senior CAD Technician, 954-921-3930. **Response: See Civil Drawings**
- Provide proposed water and sewer demand calculations for further review to determine if any upgrades will be required to support this development.
   Response: See Civil Drawings
- 3. Provide signed and sealed pre and post drainage calculations. **Response: See Civil Engineering Calculation Package**
- Update your survey to show location of FLDEP Coastal Construction Control Line Range 10, Transect 11.
   Response: See Survey
- Structural design and construction must comply with the FEMA Federal Code of Regulations 44CFR and City of Hollywood Code of Ordinance, Chapter 154, entitled Flood Damage Protection. The NFIP requires the lowest horizontal beam be placed at or above the V Zone flood elevation, it also restricts use below the BFE 11.0 NAVD to use of parking of motor vehicles, limited storage, and building entrances.
   Response: It will be Provided at time of Building Permit Submittal

6. For guidance on design and construction requirements within the coastal high hazard V Zone you will need to review FEMA (Technical Bulletin 2, Aug. 2008 – Flood Damage Resistant Materials Requirement);(Technical Bulletin 4, April 1993 – Elevator Installation);(Technical Bulletin 5, August 2008 – Free of Obstruction Requirements); and (Technical Bulletin 9, August 2008 – Construction Guidance for Breakaway Walls). **Response: It will be Provided at time of Building Permit Submittal** 

- 7. In addition, the developer will need to obtain an FLDEP permit for construction within the CCCL and the structure will need to be designed to the more stringent requirements with the lowest horizontal structural member placed at or above the FLDEP CCCL storm surge requirements. Response: Structural Drawings will be Provided at time of Building Permit Submittal
- 8. Permits from other agencies will be required at time of building permit Response: Yes, other Agencies will be Provided at time of Building Permit Submittal
- 9. NPDES Up to 1 Ac.

The construction activity on this site is regulated by City Code Chapter 54. Failure to maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$500.00 per day. **Response: We Understand Site Regulations During Construction** 

Prior to issuance of building permit a Storm water Pollution Prevention Plan (SWPPP) shall be required. The SWPPP must be maintained at the job site at all times. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and storm water runoff. **Response: We Understand** 

Construction sites and operations shall be required to maintain during and after all demolition, construction, development, excavation, dewatering, and/or alteration operations, structural and

non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in storm water runoff. **Response: We Understand** 

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection 2600 Blair Stone Road, MS #2500 Tallahassee, FL 32399-2400 (850) 245-7522 Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes/

#### J. <u>BUILDING</u>

Philip Sauer, Chief Building Official 954-921-3025

- 1. The handicap parking stall has to be on an accessible route. **Response: See Site Plan Sheet A082**
- 2. Plans provided were just a footprint and site plan. No information on the interior layout provided. **Response: See Floor Plans A101 to A105**

#### K. ENGINEERING

Luis Lopez, City Engineer 954-921-3251 Clarissa Ip, Engineering Support Services Manager 954-921-3915

- Provide civil plans for the proposed work. Provide an indicate items such as but not limited to drainage improvements, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details as well as change in elevations to show that handicap accessibility has been met. For water and sanity sewer connection, show any pavement restoration and details required for connections with City rights-of-way.
   Response: See Civil Drawings Sheet 1 of 5
- Provide building floor plan with layout plan. Include all doorways, building access and column locations on plan.
   Response: See Floor Plans Sheets A101 to A105
- Provide project data on plans with descriptions and details such as what is being built, square footage, number of units, parking provided, etc. being proposed for the project.
   Response: See Site Plan Sheet A082
- Minimum parallel parking dimension requirement in the Beach Community Redevelopment Districts is 8.5-feet by 22-feet.
   Response: See Site Plan Sheet A082
- 5. Building columns are within parking stalls; provide clearance. **Response: See Site Plan Sheet A082**
- 6. Show vertical clearance for the covered parking. **Response: It will be confirmed with Structural Engineer at time of Building Permit Submittal**
- 7. For the angular parking, indicate degrees of the angle. **Response: See Site Plan Sheet A082**

- 8. For the off-site parking lot, indicate drive aisle and setback width, property line, street name, etc. **Response: See Site Plan Sheet A082**
- 9. Detectable warning will be required. Please include detail. **Response: Will be Provided at Time of Building Permit Submittal**
- 10. Provide handicap accessible route. Response: See Site Plan Sheet A082
- 11. How and where would loading be taking place for the retail and hotel uses? Response: See Variance Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing
- Garden Dining is noted on plan. Will there be a restaurant? Please update application form. Response: There is no Restaurant at this Point, those are Garden Seating Area See Site Plan Sheet A082
- 13. Provide walk paths and indicate pedestrian access to check-in area, retail and dining from parking. **Response: See Site Plan Sheet A082**
- 14. Coordination with CRA streetscape project may be required. **Response: Will Coordinate with CRA Prior to Hearing**
- 15. Will a ramp be provided for the dumpsters along the drive aisle for garbage pick-up? **Response: See Site Plan Sheet A082**
- 16. All outside agency permits must be obtained prior to issuance of building permit. **Response: It will be Provided at Time of Building Permit Submittal**
- 17. More comments will follow upon receipt and review of the requested information.

#### L. <u>FIRE</u>

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

- Fire flow requirement must be met per NFPA 1, 18. 4.5.2. In order to determine this a hydrant flow test must be completed. Please contact underground utilities to schedule at 954-921-3046. Once the results of the test are completed, show calculations on the next submittal meeting the required fire flow. Include any new existing fire hydrants on civil drawings.
   Response: See Civil Drawings. Calculations will be Provided at Time of Building Permit Submittal
- Because a fire sprinkler system is be required for this project, include civil drawings showing all new/existing fire hydrants, size and location of fire main line, and location of fire department connections per NFPA 13, 2010 edition. Include a note on the plan that all underground utility work for the fire main will be completed by a contractor holding a Class I, II, V license per FS 633.102. Response: See Civil Drawings
- Show on the plan intent to meet NFPA 1, 11.10\* Two Way Radio Communication Enhancement Systems.
   Response: See Sheet A005

- Will any stacked parking or car lifts be used in the garage? If so, commodity classification for the FS design will be Extra hazard II.
   Response: No Stacked Parking nor Car Lifts
- 5. A Knox-Box will be required at the front entrances. **Response: See Site Plan Sheet A082**

#### M. COMMUNITY DEVELOPMENT

Clay Milan, Special Projects Manager 954-921-3271

- 1. More details are needed on all aspects of the proposed development before a recommendation can be made, including, but not limited to:
  - a. How will demolition of the existing structures is being handled; Response: Will be determine prior to Building Permit Submittal
  - b. room layout and size; Response: See Floor Plans Sheet A101-105
  - c. garbage and recycling; Response: See Site Plan Sheet A082
  - d. details on location of mechanical equipment; Response: See Site Plan Sheet A082
  - e. renderings; Response: See Sheet A061
  - f. use of retail space; and Response: To be Determined Prior to Building Permit Submittal
  - g. proposed amenities. Response: Open Courtyard Feature to Embrace with the Boardwalk

#### N. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director 954-921-3404 Eric Brown, Recreation Supervisor 954-921-3404

1. Park impact fees application shall be submitted for review.

#### O. POLICE DEPARTMENT

Tracey Thomas, Police 954-967-4549 Doreen Avitabile, Police 954-967-4371

- 1. Note: Crime Prevention Recommendations: The following are reviews and recommendations for the CPTED review of blueprints for "Riptide Hotel, 2300 and 2325 North Surf Road, Hollywood, Florida."
- 2. Note: Application does not contain all of the necessary information to make recommendation and must be revised to incorporate the enclosed comments.

- 3. Note: Application does not contain all of the necessary information to make a recommendation and must be revised to incorporate the enclosed comments.
- 4. Note: The following recommendations to consider:
  - a. Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.
  - b. CPTED Strategies: Provide clear border definition of controlled space. Examples of border definition may include fences, shrubbery of signs in exterior areas.
  - c. External Lighting: Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
    - i. Parking Lots: 3-5 foot candles
    - ii. Walking Surfaces: 3 foot candles
    - iii. Recreational Areas: 2-3 foot candles
    - iv. Building Entryways: 5 foot candles
  - d. LED Lighting Recommendations.
  - e. A system of lighting fixture identification should be developed.
  - f. Exterior lighting should be controlled by automatic devices (preferably by photocell).
  - g. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
  - h. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
  - i. Light fixtures below 10-feet in grade should be designed to make access to internal parts difficult (i.e., security screws, locked access panels, etc.).

# Response: All Police Department Comments will be Provided at Time of Building Permit Submittal

#### P. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor 954-967-4207 Karen Arndt, Assistant Director 954-967-4264

### Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director 954-924-2980 Susan Goldberg, Deputy Director 954-924-2980

1. No comments received.

#### R. PARKING

Harold King, Parking Administrator 954-921-3535

1. No comments received.

#### S. ECONOMIC DEVELOPMENT

Brian Rademacher, Corridor Redevelopment Manager 954-924-2922

1. No comments received.

#### T. ADDITIONAL COMMENTS

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. No additional comments.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Alexandra Carcamo Planning Administrator

C: Jeremy Noy via email: jeremynoy@gmail.com Henri Isacovitch via email: henrififth@hotmail.com; henri@riptidehotel.com Richard Brooks via email: rkbfla@bellsouth.net

	First American
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Commitment for Title Insurance

I5SUED BY

Schedule A

First American Title Insurance Company

## 5011612 - 1062-2932527

Agent File Number: Hollywood Beachfront Townhomes FAST File Number: 1062-2932527

- 1. Effective Date: March 19, 2013 @ 11:59 P.M.
- 2. Policy or Policies to be issued:

Proposed Amount of Insurance:

a. Owner's Policy ALTA Owner's Policy of Title Insurance (6-17-06) (with Florida **\$TBD** modifications)

Proposed Insured: TBD

- 3. The estate or interest in the land described or referred to in this Commitment is Fee Simple
- 4. Title to the Fee Simple estate or Interest in the land is at the Effective Date vested in:

Hollywood Beachfront Townhomes, LLC, a Florida limited liability company

5. The land referred to in this Commitment is described as follows:

### See Exhibit "A" attached hereto and made a part hereof

Aventura Title Insurance Corporation

Bv:

Authorized Countersignature for Aventura Title Insurance Corporation (This Schedule A valid only when Schedule B is attached.)



Exhibit A

# First American

# ISSUED BY First American Title Insurance Company

Agent File Number: Hollywood Beachfront Townhomes FAST File Number: 1062-2932527

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Broward, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

The East 34.05 feet of Lot 1, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

#### Parcel 2:

The West 45.95 feet of Lots 1 and 2, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

#### Parcel 3:

The East 34.05 feet of Lot 2, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

Commitment for Title Insurance

ISSUED BY

Schedule BI

First American Title Insurance Company

## 5011612 - 1062-2932527

Agent File Number: Hollywood Beachfront Townhomes FAST File Number: 1062-2932527

### **REQUIREMENTS**

The following requirements must be met:

First American

- 1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
- 2. Pay us the premiums, fees and charges for the policy.
- 3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
- 4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
  - a. Warranty Deed from Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, to TBD, conveying the land described in Exhibit A herein; together with satisfactory evidence that Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, is either authorized to transact business in the State of Florida, or is presently in existence in their State of origin.

Provide the Company for review a copy of the Articles of Organization filed with its domicile state, and amendments thereto, if any, and a copy of the Operating Agreement for Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, to verify who may sign on behalf of the limited liability company, as well as the procedure authorizing such signatory. Obtain a satisfactory affidavit from one of the signatory members or managers of Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, which states the limited liability company has not been dissolved and neither the limited liability company nor any of the members or managers are currently debtors in any bankruptcy proceedings, that affiant has the authority to execute deed/mortgage on behalf of the company in conformity with the Articles of Organization and Operating Agreement and all necessary consents have been obtained.

- 5. Survey prepared by a registered land surveyor dated no more than 90 days prior to the closing date of subject transaction and certified to the proposed insured(s), First American Title Insurance Company, and all other parties in interest, meeting the minimum standards for ALTA/ACSM surveys. The Company reserves the right to make such additional requirements as it may deem necessary.
- 6. Proof of payment, satisfactory to the Company, of all special assessments, recorded or unrecorded, including but not limited to special assessments arising under Chapter 159 of the Florida Statutes.

- 7. Proof of payment of all pending or certified charges or special assessments by the appropriate authority, including but not limited to Sanitation, Utility, Road, Paving and Wastewater Assessments.
- 8. An Affidavit in form acceptable to First American Title Insurance Company and executed by or on behalf of the current record owner(s) of the subject property stating:

(a) that there are no parties in possession of the subject property other than said current record owner(s);

(b) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and

(c) there are no unrecorded assessments which are due and payable and all sewer and water bills are paid through the date of this Affidavit; and

(d) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to First American Title Insurance, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment. Said Affidavit must contain the legal description of the captioned property.

- 9. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.
- 10. The name or names of the Proposed Insured and the Proposed Amounts under the Proposed Policy must be furnished in order that this Commitment may become effective. This Commitment is subject to further requirements as may then be deemed necessary.

NOTE:

Taxes for the year 2012 have been PAID in the amount of \$9,518.93 under Parcel ID No. 5142-12-01-1720. (Parcel 1)

Taxes for the year 2012 have been PAID in the amount of \$19,041.45 under Parcel ID No. 5142-12-01-1721. (Parcel 2)

Taxes for the year 2012 have been PAID in the amount of \$9,927.71 under Parcel ID No. 5142-12-01-1722. (Parcel 3)

Note: The tax records indicate that a Value Adjustment Board case is pending for all of the foregoing Parcel ID Nos.

First American

Commitment for Title Insurance

ISSUED BY

Schedule BII

First American Title Insurance Company

## 5011612 - 1062-2932527

Agent File Number: Hollywood Beachfront Townhomes FAST File Number: 1062-2932527

#### PART II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- 2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- 4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
- 5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- 6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
- 7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
- 8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
- 9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.
- 10. Matters shown on that certain Right of Way Map recorded in Right of Way Map Book 12, Page 13, as affected by the Notice thereof, recorded January 9, 1992 in Official Records Book 19063, Page 790, all of the Public Records of Broward County, Florida.
- 11. Easement in favor of the State of Florida, recorded August 10, 1932 in Deed Book 234, Page 372, of the Public Records of Broward County, Florida.
- 12. Easement in favor of the City of Hollywood, recorded July 21, 1936 in Deed Book 276, Page 402, of the Public Records of Broward County, Florida.

- Terms and conditions contained in that City of Hollywood Ordinance No. 0-72-39, recorded March 30, 1978 in Official Records Book 7489, Page 390, of the Public Records of Broward County, Fiorida.
- 14. Terms and conditions contained in that Broward County Ordinance No. 86-90, recorded December 26, 1986 in Official Records Book 14022, Page 900, and re-recorded January 9, 1987 In Official Records Book 14066, Page 945, all of the Public Records of Broward County, Florida.
- 15. Terms and conditions contained in that Perpetual Palm Tree Easement in favor of State of Florida, Department of Transportation, recorded June 10, 1998 in Official Records Book 28369, Page 539, of the Public Records of Broward County, Florida.
- 16. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, Florida, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida.
- 17. Terms and conditions contained in that Broward County Ordinance No. 2002-61, recorded November 21, 2002 in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida.
- Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-107, recorded January 17, 2007 in Official Records Book 43442, Page 1496, of the Public Records of Broward County, Florida.
- 19. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded January 17, 2007 in Official Records Book 43442, Page 1499, of the Public Records of Broward County, Florida.
- Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded June 4, 2007 in Official Records Book 44133, Page 758, of the Public Records of Broward County, Florida.
- 21. Rights of tenants in possession, if any, under leases unrecorded in the Public Records.
- 22. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
- 23. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
- 24. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water: or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes.
- 25. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
- 26. Riparian Rights and/or Littoral Rights are not insured.

#### Agent File Number: Hollywood Beachfront Townhomes Issuing Office File Number: 1062-2932527

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

#### Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

### Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

Phn - (954)839-2900 Fax -

04/01/2013

Re: Agent File Number:	Hollywood		
	Beachfront		
	Townhomes		
FAST File Number:	1062-2932527		

Property Address: 2325 N Surf Rd, , FL

#### YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on :

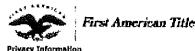
#### **REFINANCE TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

#### SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mall or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.



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We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability This Privacy Policy governs our use of the Information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Intormation Values.

#### Types of Information

- Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include: Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
  - Information about your transactions with us, our affiliated companies, or others; and Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties The receives enormation from you are our own regulates benefits particles and not or one benefit or any nonaminated party, interetore, we will not release your information information to nonaminate parties except: (1) as necessary for us to provide that product or service you have requested of us; or (2) as permitted by law. We may, however, store such information information to any internal purpose, such as quality control efforts or customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of honpublic personal information listed above to one or more of our affiliated companies. Such as filiated companies include finantics, home warranty companies and escret could be used for marketing services, such as aparisal companies, home warranty companies and escret cound on a service we may also provide all the information necessional involved in real estate services, such as aparisal companies, home warranty companies and escret cound on a service in any enternal to the types of the service of the s Institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal resubtions to guard your nonpublic personal information.

#### Information Obtained Through Our Web Site

Information Ordanical Through Our Web Site First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without teiling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### **Business** Relationshins

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Some of First American's Web sites may make use of 'cookle' technology to measure site activity and to customize information to your personal tastes. A cookle is an element of data that a Web site can send to your browser, which may then store the cookle on your hard drive. FirstAma.com uses stored cookles. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and more interductive the distribution.

productive Web site experience.

#### Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer orivacy

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record

and emphasize its importance and contribution to our economy. Use We believe we should behave responsibly when we use information about a consumer in our business. We will abey the faws governing the collection, use and dissemblation of data. Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and dissemblation, where possible, we will abe reasonable steps to correct inaccurate information, When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in Identifying the source of the eroneous data so that the consumers can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner. Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Form 50-PRIVACY (8/1/09)

Page 1 of 1

Privacy Information (2001-2010 First American Financial Corporation)

First American

Commitment for Title Insurance

ISSUED BY

Schedule A

First American Title Insurance Company

# 5011612 - 1062-2932508

Agent File Number: Hollywood Beachfront South FAST File Number: 1062-2932508

- 1. Effective Date: March 19, 2013 @ 11:59 P.M.
- 2. Policy or Policies to be issued:

Proposed Amount of Insurance:

a. Owner's Policy ALTA Owner's Policy of Title Insurance (6-17-06) (with Florida \$TBD modifications)

Proposed Insured: TBD

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company

5. The land referred to in this Commitment is described as follows:

### See Exhibit "A" attached hereto and made a part hereof

Alan J. Marcus, P.A.

By:

Authorized Countersignature for Alan J. Marcus, P.A. (This Schedule A valid only when Schedule B is attached.)



Exhibit A

First American

# ISSUED BY First American Title Insurance Company

Agent File Number: Hollywood Beachfront South FAST File Number: 1062-2932508

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Broward, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

# First American

Commitment for Title Insurance

ISSUED BY

Schedule BI

First American Title Insurance Company

## 5011612 - 1062-2932508

Agent File Number: Hollywood Beachfront South FAST File Number: 1062-2932508

#### **REQUIREMENTS**

The following requirements must be met:

- 1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
- 2. Pay us the premiums, fees and charges for the policy.
- 3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
- 4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
  - a. Warranty Deed from Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, to TBD, conveying the land described in Exhibit A herein; together with satisfactory evidence that Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, is either authorized to transact business in the State of Florida, or is presently in existence in their State of origin.

Provide the Company for review a copy of the Articles of Organization filed with its domicile state, and amendments thereto, If any, and a copy of the Operating Agreement for Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, to verify who may sign on behalf of the limited liability company, as well as the procedure authorizing such signatory. Obtain a satisfactory affidavit from one of the signatory members or managers of Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, which states the limited liability company has not been dissolved and neither the limited liability company nor any of the members or managers are currently debtors in any bankruptcy proceedings, that affiant has the authority to execute deed/mortgage on behalf of the company in conformity with the Articles of Organization and Operating Agreement and all necessary consents have been obtained.

- 5. Record in the Public Records a release or satisfaction of the Mortgage in favor of K.B. Florida Holding Company, recorded September 27, 1999, in Official Records Book 29878, Page 80, of the Public Records of Broward County, Florida. (Note: This mortgage is from a predecessor in title but no satisfaction or release appears of record)
- 6. Survey prepared by a registered land surveyor dated no more than 90 days prior to the closing date of subject transaction and certified to the proposed Insured(s), First American Title Insurance Company, and all other parties in interest, meeting the minimum standards for ALTA/ACSM surveys. The Company reserves the right to make such additional requirements as it may deem necessary.

- 7. Proof of payment, satisfactory to the Company, of all special assessments, recorded or unrecorded, including but not limited to special assessments arising under Chapter 159 of the Florida Statutes.
- Proof of payment of all pending or certified charges or special assessments by the appropriate authority, including but not limited to Sanitation, Utility, Road, Paving and Wastewater Assessments.
- 9. An Affidavit in form acceptable to First American Title Insurance Company and executed by or on behalf of the current record owner(s) of the subject property stating:

(a) that there are no parties in possession of the subject property other than said current record owner(s);

(b) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and

(c) there are no unrecorded assessments which are due and payable and all sewer and water bills are paid through the date of this Affidavit; and

(d) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to First American Title Insurance, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment. Said Affidavit must contain the legal description of the captioned property.

- 10. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.
- 11. The name or names of the Proposed Insured and the Proposed Amounts under the Proposed Policy must be furnished in order that this Commitment may become effective. This Commitment is subject to further requirements as may then be deemed necessary.

NOTE:

Taxes for the year 2012 have been PAID in the amount of \$27,738.55 under Parcel ID No. 5142-12-01-1730.

Taxes for the year 2012 have been PAID in the amount of \$3,465.90 under Parcel ID No. 5142-12-01-1690.

Note: The tax records indicate that a Value Adjustment Board case is pending for both of the foregoing Parcel ID Nos.

ALTA Commitment (6-17-06) (with Florida modifications)

# First American

Commitment for Title Insurance

ISSUED BY

Schedule BII

First American Title Insurance Company

## 5011612 - 1062-2932508

Agent File Number: Hollywood Beachfront South FAST File Number: 1062-2932508

### <u>PART II</u>

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- 2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- 4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
- 5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- 6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
- 7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
- 8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
- 9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.
- 10. Terms and conditions contained in that Telephone Royalty Vendor Agreement by and between 2001 Telecommunications, Inc. and Riptide Patio Apts., recorded April 25, 1997, in Official Records Book 26332, Page 510, of the Public Records of Broward County, Florida.
- 11. Terms and conditions contained in that Declaration of Covenants, Conditions and Restrictions, recorded May 31, 2000 in Official Records Book 30540, Page 433, of the Public Records of Broward County, Florida.

- 12. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida.
- 13. Terms and conditions contained in that Memorandum of Participation Agreement by and between Riptide Hotel, LLC, a Florida limited liability company, Scott Thomson, Gary Goldstein, and Richard Lasry on behalf of the Lasry Group, recorded April 9, 2007 in Official Records Book 43868, Page 1526, of the Public Records of Broward County, Florida.
- 14. Grant of Easement in favor of Comcast of Florida, recorded February 7, 2011 in Official Records Book 47700, Page 1497, of the Public Records of Broward County, Florida.
- 15. Rights of tenants in possession, if any, under leases unrecorded in the Public Records.
- 16. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
- 17. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
- 18. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water: or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes.
- 19. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
- 20. Riparian Rights and/or Littoral Rights are not insured.

#### Agent File Number: Hollywood Beachfront South Issuing Office File Number: 1062-2932508

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

#### **Notices - Where Sent**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

#### Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

Phn - (954)839-2900 Fax -

03/29/2013

Re: Agent File Number: Hollywood Beachfront South FAST File Number: 1062-2932508

Property Address: Nevada St, 2300 N Surf Rd, , FL

#### YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on :

#### **REFINANCE TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

#### SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the abovereferenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.



1 6

# First American Title

#### Privacy Information

#### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Frivacy Policy to govern the use and handling of your personal information.

#### Applicability

This Privacy Policy governs our use of the Information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values,

#### Types of Information

- Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect indude: Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means; Information about your transactions with us, our affiliated companies, or others; and
  - Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as the insurers, property and casuality in the period internal purpose. insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit first American or its affiliates' web sites on the Workt Wide Web without telling us who you are or revealing any information about yourse! Our web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of

collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### **Business Relationships**

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we by to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookles Some of First American's Web sites may make use of "cookle" technology to measure site activity and to customize information to your personal tastes. A cookle is an element of data that a Web site can send to your browser, which may then store the cookle on your hard drive. <u>ElistAm.com</u> uses stored cookles. The goal of this technology is to better serve you when visiting our site, save you time when you are there and to provide you with a more meaningful and

productive Web site experience.

#### Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy. Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consummer opportunity. We actively support an open public record

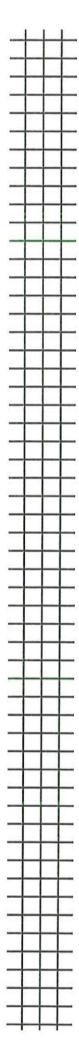
Just record with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner. Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Form 50-PRIVACY (8/1/09)

Page 1 of 1

Privacy Information (2001-2010 First American Financial Corporation)



B Engineering, Inc.

2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312 Ph: (954) 986-9899 • Fax: (954) 986-6655 e-mail: gary@ggbeng.com

# **RIPTIDE HOTEL** STORM DRAINAGE CALCULATIONS PRE AND POST DEVELOPMENT CONDITIONS

January 10, 2017

SITE AREAS	POST		PRE	
BUILDING AREA	2,836 SF	21.44%	5,138SF	38.81%
IMPERVIOUS PAVED AREAS	8,729 SF	65.93%	8,010SF	60.50%
PERVIOUS SITE AREA	1,673 SF	12.63%	950SF	00.69%
TOTAL SITE AREA	13,238 SF		13,238 SF	

## DESIGN STORM FREQUENCY FOR WATER QUALITY

2.5 x % IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff =  $1/12 \times 13,238 = 1,103 \text{ CF}$ Impervious/total x 2.5 x 8,729/13,238= 1.64/12 x 13,238 = 1,809 CF 5 year 24 hour storm P = 7.0 inches, Compacted soil factor = 8.18".

### Calculate Pre and Post development Runoff

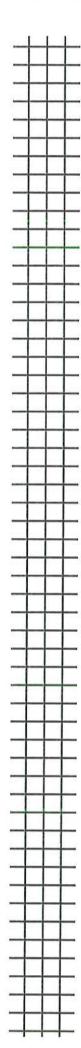
**Pre-** Pervious/total x soil storage = 950/13,238 x 8.18" = 0.58 inches soil storage Post-Pervious/total x soil storage = 1,673/13,238 x 8.18" = 1.03 inches soil storage Runoff = (P-0.2 xS)2Where P = 7.0 inches for 5 year 24 hour storm  $(P+0.8 \times S)$ **Pre-**Runoff =  $(7-0.2 \times 0.58) \times (7.0-0.2 \times 0.58)$  $7.0 \pm 0.8 \ge 0.58$ Runoff = 47.39/7.46 = 6.35 inches **Pre** Volume = A x R/12 = 13,238 x 6.35/12 = 7,005 CF **Post-**Runoff =  $(7.-0.2 \times 1.03) \times (7.0-0.2 \times 1.03)$ 

 $7.0 \pm 0.8 \ge 1.03$ Runoff = 46.13/7.82 = 5.90 inches Post Volume = A x R/12 = 13,238 x 5.90/12 = 6,508 CF = Less than Pre Runoff OK

# **Volume required for Water Quantity**

V- Post- V Pre = Negative Number, Use 6,508 Post Runoff for design

# CIVIL AND FORENSIC ENGINEERS+LAND PLANNERS+CONSTRUCTION MANAGERS



GGB Engineering, Inc.

2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312 Ph: (954) 986-9899 • Fax: (954) 986-6655 e-mail: gary@ggbeng.com

# **<u>RIPTIDE HOTEL</u>** STORM DRAINAGE CALCULATIONS PRE AND POST DEVELOPMENT CONDITIONS

January 10, 2017 Page 2

## Conclusion

Use 6,508 CF for Post 5 Yr. one day storm > 2.5 x % impervious of 1,809 CF> 1,103 CF for First inch of Runoff

# **DESIGN STORM PEAK AND AVERAGE DAY TRENCH CALCULATIONS**

Check seepage trench design

$$L = \frac{V}{K(HW+2HxDu - DuxDu + 2HDs) + 1.39 \times 10(-4) \times Wdu}$$

A = Drainage Area of 0.30 Acres

V = 6,508 CF / 13,238 SF = .4916 x 12 in/ft = 5.90 inches x 0.30 = 1.77 AC/IN

W = Trench Width = 5 feet

K = Hydraulic Conductivity = 8.59 x 10(-5) CFS/FT2 per FT of Head (Nebraska Garage test

H = Depth to water table = 6.0 feet

Du = Non Saturated trench depth = 4.5 Feet

Ds = Saturated trench depth = 0.0 feet

Solving for L = 1.77/ [.0055 +.0031] = 1.77/.0086= 205 Feet Required Trench provided. = 205 LF - OK



///////

# RIPTIDE HOTEL 2300 N SURF ROAD, HOLLYWOOD, FL 33019



ARCHITECTS

**RKB ARCHITECTS & PLANNERS INC** 4800 N. FEDERAL HIGHWAY BOCA RATON, FL 33431 TEL: 561-750-3661 FAX: 561-394-6802 EMAIL: RKBFLA@BELLSOUTH.NET

A000 COVER SHEET A001 GENERAL NOTES A002 GENERAL NOTES A003 GENERAL NOTES A004 SYMBOLS & ABBREVIATIONS A005 CODE ANALYSIS A006 AREA CALCULATIONS A060 ISOMETRIC VIEW A061 3D COLOR RENDERING A062 COLOR CHIP A082 SITE PLAN A101 LEVEL 1 FLOOR PLAN A102 LEVEL 2 FLOOR PLAN A103 LEVEL 3 FLOOR PLAN A104 LEVEL 4 FLOOR PLAN A105 ROOF TOP FLOOR PLAN A200 ELEVATIONS A201 ELEVATIONS

SURVEY

ACCURATE LAND SURVEYORS, INC. 1150 E. ATLANTIC BLVD. POMPANO BEACH, FL 33060 TEL: 954-782-1441 FAX: 954-782-1442

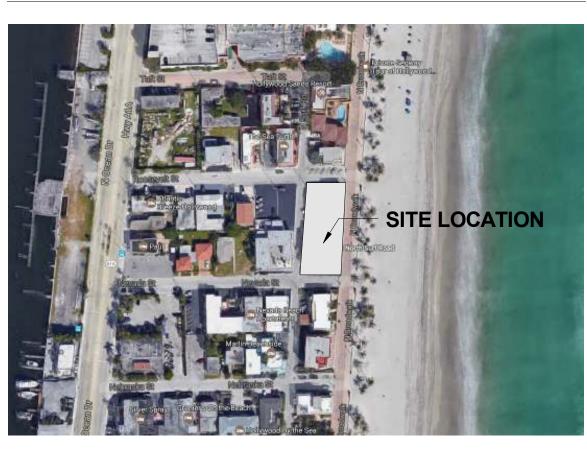
1 OF 1 SURVEY

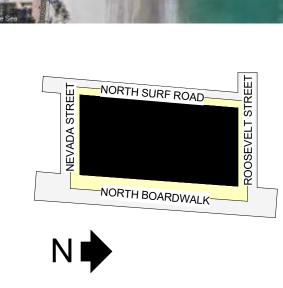
### LANDSCAPE ARCHI

MURAKAMI LANDSCAPE
326 NE 1ST AVE
DELRAY BEACH, FLORID
TEL: 561-276-7
don@mlandscap

L-1 EXISTING TREE SURV L-2 LANDSCAPE PLAN L-3 LANDSCAPE NOTES, SPECIFICATIONS

# LOCATION MAP





ITECTS	STRUCTURAL ENGINEERS	MEP ENGINEERS	CIVIL ENGINEERS	
ARCHITECTS NUE A 33444-3804 750 e.net	TBC	TBC	<b>GGB ENGINEERING, INC.</b> 2699 STIRLING ROAD, SUITE C-202 FORT LAUDERDALE, FLORIDA 33312 TEL: 954-986-9899	
VEY DETAILS &	S000 TBC	E000 TBC	1 OF 5 CIVIL ENGINEERING PLAN 2 OF 5 GENERAL NOTES 3 OF 5 CONSTRUCTION DETAILS 4 OF 5 CONSTRUCTION DETAILS 5 OF 5 CONSTRUCTION DETAILS SW1 OF 5 STORMWATER POLLUTION PREVENTION PLAN SW2 OF 5 STORMWATER POLLUTION PREVENTION PLAN SW3 OF 5 STORMWATER POLLUTION PREVENTION PLAN	

# GENERAL DESCRIPTION

NEW CONSTRUCTION OF 4 STORY HOTEL BUILDING

PROPERTY ADDRESS

2300 NORTH SURF ROAD, HOLLYWOOD, FLORIDA 33019

MEETING DATES:

PRELIMINARY TAC REVIEW PUBLIC HEARING 2016-10-04 2017-02-21

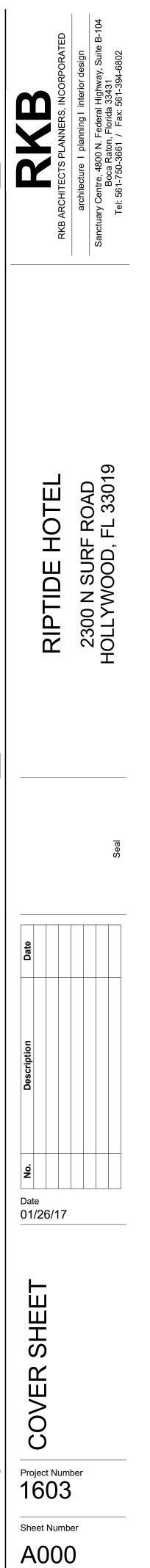
# LEGAL DESCRIPTION:

# Lots 1, 2, 3 and 4, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

(Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

### **TOGETHER WITH:**

Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)



### **GENERAL NOTES**

ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE 43. - AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WRITING, OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER WORK, THE WORK OF THE MOST STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES, CAUSE A DELAY IN THE COMPLETION OF CONSTRUCTION. OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.

3. - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS ALL SPECIFIED FIXTURES AND APPLIANCES AND SHALL SUPPLY ALL SUCH F NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK. FORWARD COPIES OF EXECUTED PERMITS APPLIANCES U.N.O. TO RKB ARCHITECTS.

ALL OD+P ARCHITECTS DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT PANELS (IN PARTITIONS, FLOORS, OR CEILINGS) AND COORDINATE EXACT L IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK FOR ALL SUBCONTRACTORS, CRAFTSMEN, AND TRADESMEN REQUIRED TO COMPLETE THE JOB. THE CONTRACTOR SHALL NOTIFY RKB ARCHITECTS IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS.

THE CONTRACTOR SHALL NOTIFY RKB ARCHITECTS IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS AND REQUEST CLARIFICATION BEFORE COMMENCING ANY WORK.

EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THE WORK OF EACH TRADE. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOBSITE.

ALL CONTRACTORS SHALL CONTACT BUILDING MANAGEMENT TO DETERMINE THE BUILDING OWNER'S RULES FOR CONSTRUCTION, DELIVERIES, CONSTRUCTION TASKS TO BE PERFORMED OUTSIDE REGULAR BUSINESS HOURS ONLY, AND ANY OTHER SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE WORK. IF OVERTIME WORK IS REQUIRED BY ANY TRADE. APPROVAL (INCLUDING COST APPROVAL) MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK. THE GENERAL INTENT IS THAT ALL WORK EXCEPT FOR NOISE-GENERATING CONSTRUCTION SHALL BE PERFORMED ON REGULAR TIME.

THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS AND/OR IMPROPER SCHEDULING OR DELINQUENT ORDERING. SHALL BE BORNE BY THE PARTY RESPONSIBLE.

11. - THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM HIS OWN AND HIS SUBCONTRACTORS' WORK, CARPET AND TELECOMS INSTALLATION, ETC., AND PROVIDE FOR ITS REMOVAL FROM THE JOBSITE.

12. - THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE. 13. - THE CONTRACTOR SHALL PROVIDE PROTECTION DURING SITE WORK, DEMOLITION, AND

CONSTRUCTION IN ACCORDANCE WITH LOCAL BUILDING CODES. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE CONTRACTOR.

OF CONTRACTED WORK. THESE DRAWINGS, NOTES, AND SCHEDULES CONVEY THE DESIGN INTENT. THE HIGHEST POSSIBLE QUALITY OF WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE USED.

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL CONSTRUCTION PHASES FOR THE USE OF ALL TRADES. THE CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONSTRUCTION DRAWINGS, OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT AVAILABLE TO SUBCONTRACTORS

17.- ALL EXISTING MANUFACTURED ITEMS NOT BEING REMOVED SHALL BE REFURBISHED AS REQUIRED, ANY LOOSE ITEMS TIGHTENED (INCLUDING, BUT NOT LIMITED TO, EXIT SIGNS, DOWNLIGHTS, SPEAKERS, MOULDINGS, ETC.), AND ANY MISSING PARTS REPLACED BY THE CONTRACTOR TO ACHIEVE A COMPLETE INSTALLATION WITH A NEW APPEARANCE.

18.- ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR EGRESS IN CASE OF FIRE OR OTHER EMERGENCY.

19. - DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXIT SIGNS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED. 20. - INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE OWNER.

21. - THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REQUIREMENTS, AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS PRIOR TO THE START OF RELATED WORK WITH THE MANUFACTURER OR SUPPLIER.

22. - CONTRACT CLOSE-OUT SHALL OCCUR ONLY AFTER RKB ARCHITECTS HAS PREPARED THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND PUNCH LIST, AND PUNCH LIST ITEMS HAVE BEEN CORRECTED. THE CONTRACTOR SHALL SUBMIT MAINTENANCE AND WARRANTY MANUALS, RELEASE OF LIENS, 69. - CONTRACTOR TO PERFORM AIR BALANCING FOR TENANT SPACE. AND RECORD DRAWINGS TO HOK WITH HIS FINAL APPLICATION FOR PAYMENT. RKB ARCHITECTS SHALL PREPARE ANY NECESSARY CHANGE ORDERS REQUIRED TO FINALIZE THE COST OF THE PROJECT BASED ON THE CONTRACTOR'S FINAL SUBMITTALS.

23. - MANUFACTURER'S NAME, TRADEMARK, LOGOS, ETC., SHALL NOT BE VISIBLE TO THE PUBLIC. THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM AND CLAIMS FOR EXTENSION CODE 2010, FLORIDA MECHANICAL CODE 2010, AND THE NATIONAL ELECTR OF TIME SHALL BE ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE OTHERWISE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT.

25.- ALL "EXISTING TO REMAIN", "EXISTING TO BE RELOCATED", AND/OR NEW ITEMS INSTALLED BY THE CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION. SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF RKB ARCHITECTS PRIOR TO BEING TURNED OVER TO THE OWNER

THE CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL MATERIAL AND EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

IF THE CONTRACTOR CLAIMS THAT ANY REVISION TO THE DRAWINGS INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE WRITTEN NOTICE TO RKB ARCHITECTS WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS AND IN ANY EVENT. BEFORE PROCEEDING TO EXECUTE THE WORK. THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE AGREEMENT LINDER "CHANGES IN THE WORK" NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.

28.- ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY RKB ARCHITECTS AND SHALL INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS USED, ROOM NUMBER 8.- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SE OF THE AREA OF WORK, AND AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED. TOTAL COST OF THE WORK, INCLUDING THE CONTRACTOR'S MARK-UP, SHALL BE INCLUDED IN THE SUBMITTAL.

PHASING OF WORK FROM START TO FINISH OF THE PROJECT. 30. - ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.N.O.

31. - ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND FIRE DEPARTMENT NOTES INSTALLED BY THE CONTRACTOR U.N.O.

32. - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF THE PROJECT BY THE OWNER, UNLESS STATED OTHERWISE.

33. - THE CONTRACTOR SHALL FLASH PATCH FOR CARPET INSTALLATION TO PROVIDE AN EVEN SURFACE. IN SOUND RATED ROOMS, ALL WALL AND FLOOR PENETRATIONS FOR PIPES, DUCTS AND OUTLETS SHALL BE SEALED WITH AN ACOUSTICAL SEALANT AND CONCEALED OR RECESSED FIXTURES SHALL BE COVERED OR BACKED WITH A SOUND ATTENUATION BLANKET.

THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS AS REQUIRED. 36. - MAXIMUM ROOM OCCUPANT LOAD SIGNS SHALL BE FURNISHED AND INSTALLED AS (OR IF) REQUIRED

BY THE LOCAL BUILDING CODES. DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED IN CENTER

OF ROOM OR WITHIN 6" OF ADJOINING PARTITION. 38. - ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION

STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR DEFINITION, RKB ARCHITECTS SHALL BE NOTIFIED FOR CLARIFICATION. 39. - ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

40. - CONTRACTOR SHALL ENSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS. ANY DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS SHALL BE BROUGHT TO JURISDICTION FOR LETTER STYLE, COLOR, SIZE, SPACING AND LOCATION. THE ATTENTION OF RKB ARCHITECTS IMMEDIATELY BY THE CONTRACTOR, AND PRIOR TO PERFORMANCE OF SPECIFIED WORK

41. - DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE SMALLER SCALE DETAILS.

42. - NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITT SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR RKB ARCI

THE CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING 44 -45. - THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NE

ARCHITECT PRIOR TO INSTALLATION. PRIOR TO INSTALLATION OF CARPET AND WINDOW COVERING, TH MAINTAIN THE SPACE IN BROOM CLEAN CONDITION WHETHER OR NOT SUC CONTRACTOR'S RESPONSIBILITY.

47. - THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR APPLIANCES THE CONTRACTOR SHALL LEAVE THE BUILDING IN A LOCKABLE CO PERIOD OF THIS WORK WHEN THE CONTRACTOR'S WORKMEN ARE NOT PRI 49. - THE CONTRACTOR SHALL DEACTIVATE ALL UTILITY LINES IN CONT START OF WORK AS NECESSARY, AFTER SECURING OWNER'S PERMISSION. THE CONTRACTOR SHALL PATCH, REPAIR, REPLACE, AND/OR REFI 50.-CONSTRUCTION AS NECESSARY TO REFURBISH THE AREA OF WORK.

THE CONTRACTOR SHALL PROVIDE ALL WORK SHOWN ON THE DRA SPECIFICALLY NOTED AS "NOT IN CONTRACT" OR "NOT IN SCOPE." THE BUILDING SHALL COMPLY WITH LOCAL BUILDING CODES ACCE

AT ENTRANCE, PATH OF TRAVEL TO AREA OF WORK, AND RESTROOMS. ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY THE TENANT, 53. -LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION ARCHITECTS BEFORE PROCEEDING, REGARDLESS OF COST, TIME, OR MAT

54. - BY ENTERING INTO AN AGREEMENT WITH THE OWNER, THE CONTR THAT HE HAS VISITED THE JOB SITE. FAMILIARIZED HIMSELF WITH EXISTING ANY DISCREPANCIES WITH THE REQUIREMENTS OF THE CONTRACT DOCU 55. - ANY AND ALL PROPOSED REVISIONS SHALL BE SUBMITTED IN THE I CHANGE ORDER TO BE APPROVED AND AUTHORIZED BY RKB ARCHITECTS A TO START OF PROPOSED WORK

56. - BEFORE ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRU CLEANED, LABELS REMOVED, AND ALL OTHER TOUCH UP COMPLETED.

57. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LI AS REQUIRED BY STATE AND LOCAL BUILDING CODES. FIRE SPRINKLER CONTRACTOR SHALL DESIGN AND PROVIDE CERT DRAWINGS FOR OD+P ARCHITECT'S APPROVAL.

14. - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL COMPLETION 59.- THE CONTRACTOR SHALL HOLD HARMLESS THE TENANT, BUILDING ARCHITECTS, AND THEIR REPRESENTATIVES OF ANY LEGAL ACTION ARISING CONTRACTOR'S WORK.

> 60. - CONTRACTOR SHALL PROVIDE THREE (3) SETS OF SHOP DRAWING FOR DESIGN APPROVAL AFTER HE HAS REVIEWED THEM FOR CONSTRUCTI BETWEEN TRADES, AND CONFORMANCE WITH THE CONTRACT DOCUMENTS

> THE CONTRACTOR SHALL SUBMIT SAMPLES OF FINISHED MATERIA FOR APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE WH TO DO SO, WHETHER FINISHES ARE SPECIFIED CORRECTLY OR INCORRECT DOCUMENTS.

62. - DAMAGE TO WORK SHALL BE REPAIRED BY THE TRADE WHOSE WO CHARGED TO THE PARTY RESPONSIBLE FOR THE DAMAGE. 63. - NOT USED

TAPE, BED, AND SAND SMOOTH ALL CORNERS AND JOINTS TO REC 64. -

65. - PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL TOILETS AND CONTRACTOR TO INFORM RKB ARCHITECTS WHEN CHALKLINE LAY 66 -

COMPLETED SO THAT IT CAN BE VERIFIED AND ANY REQUIRED CHANGES M CONSTRUCTION. 67. - ALL PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY I

PLUMBING CONTRACTOR SHALL SUPPLY ALL NECESSARY INFORMATION ON MILLWORK CONTRACTOR.

CONTRACTOR SHALL OBTAIN SEPARATE PERMITS FOR MECHANIC PLUMBING WORK

70. - CONTRACTOR TO PROVIDE BALANCE REPORT TO CLIENT.

BUILDING DEPARTMENT NOTES

ALL WORK SHALL CONFORM TO THE FORIDA BUILDING CODE 2010 LIGHT AND CONTROL SWITCHES SHALL BE MOUNTED NOT MORE OR WORKING PLATFORM.

DOORS SHALL BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS TH

FLOORS OR LANDINGS LOCATED AT A DOORWAY SHALL BE NOT M THAN THE TOP OF THE THRESHOLD, WHICH SHALL HAVE A 1/4" MAXIMUM VE CHANGE IN LEVEL NOT GREATER THAN 1:2.

A CLEAR AND LEVEL AREA SHALL BE PROVIDED ON EACH SIDE OF LENGTH OF AT LEAST 60" IN THE DIRECTION OF THE DOOR SWING AND AT L DIRECTION, MEASURED AT RIGHT ANGLES THE DOOR IN ITS CLOSED POSITI ALL HARDWARE SHALL BE OF LEVER TYPE TO COMPLY WITH ACCE REQUIREMENTS.

THE BOTTOM 10" OF DOORS, EXCEPT AUTOMATIC AND SLIDING DO SMOOTH, UNINTERRUPTED SURFACE.

LOAD OF MORE THAN 50 (UBC CHAPTER 10).

EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE 29. - THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER INDICATING SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE O EXIT DOORS SHALL BE SELE-CLOSING WITH A DOOR CLOSER SET SO THAT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO

THE CONTRACTOR SHALL SUPPLY AND INSTALL A PORTABLE FIRE RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75'-0" TRAVEL DISTANC FLOOR, AND ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE INSPECTOR. FIRE EXTINGUISHERS SHALL ALSO BE PROVIDED DURING CON

CABINETS FIRE-RATED CABINETS: ALL CABINETS SHALL BE UL RATED AND HA A. -MARKING WITH THE APPLICABLE FIRE-RESISTANCE RATING LABELING OF TH

IT IS INSTALLED. CONSTRUCTION: FIRE RATED BOX, WITH TRIM, FRAME, DOOR, AND B. -CABINET TYPE, TRIM STYLE, AND DOOR STYLE INDICATED. WELD JOINTS AN AND WELD PERIMETER DOOR FRAMES.

CABINET MOUNTING: RECESSED. C. -

TRIM STYLE: FABRICATE TRIM IN ONE PIECE WITH CORNERS MITER GROUND SMOOTH.

DOOR MATERIAL AND CONSTRUCTION: MANUFACTURER'S STANDA OF MATERIAL INDICATED, COORDINATED WITH CABINET TYPES AND TRIM ST FINISH<sup>·</sup> CLEAR ANODIZED FINISH

DOOR STYLE: SOLID FRONT IDENTIFICATION: IDENTIFY FIRE EXTINGUISHER IN CABINET WITH "I LETTERING APPLIED TO DOOR. PROVIDE LETTERING TO COMPLY WITH AUTH

A. - APPLICATION PROCESS: SILK SCREEN.

DOOR HARDWARE: PROVIDE MANUFACTURER'S STANDARD DOOR-OF PROPER TYPE FOR CABINET TYPE, TRIM STYLE, AND DOOR MATERIAL A PROVIDE CABINET PULL WITH ROLLER LATCH AND CONTINUOUS PIANO HIN

DETAILS GOVERN OVER	PARTITION NOTES 1 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS INDICATED ON THE	5 ACCESS PANELS SHALL NOT BE INSTALLED IN GYPSUM BOARD CEIL EQUIPMENT REQUIRING ACCESS PANELS SHALL BE LOCATED AWAY FROM A BOARD CEILINGS. IF THIS IS IMPOSSIBLE, CONTRACTOR SHALL COORDINATION
ED WITHOUT FIRST HITECTS APPROVAL.	<ol> <li>2 PARTITION DIMENSIONS ARE FINISH FACE TO FINISH FACE U.O.N. CENTER LINE OF PARTITION</li> </ol>	ACCESS PANELS WITH OD+P ARCHITECTS PRIOR TO INSTALLATION. 6 PRIOR TO CLOSING CEILINGS, PLENUM SYSTEMS (HVAC, PLUMBING
E RKB ARCHITECTS, IN ER UNAVAILABLE OR WILL	2 PARTITION DIMENSIONS ARE FINISH FACE TO FINISH FACE U.O.N. CENTER LINE OF PARTITION     SHALL ALIGN WITH CENTER LINE OF MULLION WHERE OCCURS, U.O.N.     3 PARTITIONS SHOWN ALIGNED WITH EXISTING BASE BUILDING ELEMENTS SHALL BE	SHALL BE INSPECTED AND TESTED AS REQUIRED BY CONTRACTOR'S ENGIN AUTHORITIES HAVING JURISDICTION TO ENSURE PROPER INSTALLATION AN
NG AND FINAL HOOK-UP FOR FIXTURES AND	<ul> <li>ARTITIONS SHOWN ALIGNED WITH EXISTING BASE BUILDING ELEMENTS SHALL BE</li> <li>INSTALLED FLUSH AND SMOOTH WITH BASE BUILDING ELEMENTS.</li> <li>4 THE CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AND EXPOSED</li> <li>ENDS IN PLASTER AND DRYWALL PARTITIONS.</li> </ul>	<ul> <li>7 ALL JOINTS IN THE CEILING TILE FIELD SHALL BE SQUARE, LEVEL, A</li> <li>WITH EACH OTHER AND WITH RECESSED LIGHT FIXTURES.</li> <li>8 CEILING IN CLOSETS SHALL BE OF THE SAME HEIGHT AND CONSTR</li> </ul>
ECESSARY ACCESS LOCATIONS WITH INTERIOR	5 ALL PARTITIONS SHALL BE ANCHORED PER MANUFACTURERS' SPECIFICATIONS AND AS REQUIRED BY APPLICABLE BUILDING CODES.	ADJOINING SPACE, U.O.N. 9 THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL
E CONTRACTOR SHALL	6 THE CONTRACTOR SHALL SUPPLY ALL RETURN AIR OPENINGS IN SLAB TO SLAB PARTITIONS ABOVE CEILINGS AS REQUIRED BY ENGINEERING DRAWINGS. ALL OPENINGS IN DEMISING AND	ACOUSTICAL CEILING TILE AS REQUIRED FOR LIGHT FIXTURES, REGISTERS, INSERTED ITEMS.
CH INSTALLATION IS THE	SOUND-ATTENUATED PARTITIONS SHALL HAVE SOUND BOOTS AND ALL OPENINGS IN FIRE-RATED PARTITIONS SHALL HAVE FIRE DAMPERS AS REQUIRED BY LOCAL BUILDING CODES. CONTRACTOR SHALL COORDINATE WITH ENGINEERING DRAWINGS AND INFORM RKB ARCHITECTS OF	10 ACOUSTICAL CEILING SHALL BE CONSTRUCTED IN ACCORDANCE W FOR FIREPROOF ASSEMBLIES.
S, U.N.O. DNDITION DURING THE	DISCREPANCIES PRIOR TO BIDDING. 7 THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING IN PARTITIONS FOR ALL DUCT	11 THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY CEILING T REMOVED TO FACILITATE PLENUM SYSTEMS INSTALLATIONS.
EESENT AT THE JOBSITE. TRACT AREA PRIOR TO I.	WORK. RETURN AIR OPENINGS AND GRILLS ABOVE AND BELOW CEILINGS SHALL BE COORDINATED WITH MECHANICAL ENGINEERING DRAWINGS AND MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND AGAINST VIBRATION. T	12 THE CONTRACTOR SHALL NOT BE REQUIRED TO OPEN ANY CEILING SECURITY, OR COMPUTER DATA SYSTEMS INSTALLATION, REPAIR, OR RECC CEILINGS ARE CLOSED. IF SUCH WORK IS REQUIRED, THE EXPENSE TO REC BE BORNE BY THE PARTY RESPONSIBLE.
INISH EXISTING RAWINGS UNLESS	8 HE CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATIONS PER APPLICABLE BUILDING CODES. CONTRACTOR SHALL COORDINATE TYPE AND LOCATION OF ACCESS PANELS WITH OD+P ARCHITECTS PRIOR TO INSTALLATION.	13 THE CONTRACTOR SHALL SUBMIT (4) CUT SHEETS OF SPECIFIED LI EQUIPMENT. IN ADDITION, (2) FULL WORKING SAMPLES OF SPECIFIED LIGHT SUBMITTED, IF REQUESTED BY RKB ARCHITECTS.
ESSIBILITY REQUIREMENTS	9 OD+P ARCHITECTS SHALL HAVE THE RIGHT TO REVIEW AND APPROVE CHALK LINES PRIOR TO INSTALLATION OF TRACKS. RKB ARCHITECTS SHALL BE NOTIFIED OF ANY DEVIATION FROM DIMENSIONS OR CLEARANCES INDICATED ON PLANS REQUIRED DUE TO FIELD CONDITIONS.	14 THE CONTRACTOR SHALL FURNISH AND INSTALL NEW LIGHT FIXTUR LAMPS) OF TYPES AND MANUFACTURERS SPECIFIED, AND REMOVE EXISTING RELOCATION AS INDICATED ON THE DRAWINGS. ALL EXISTING FIXTURES TO REMAIN SHALL BE REFURBISHED AS REQUIRED, CLEANED, AND RELAMPED.
T, FIELD CONDITIONS, OR OF THE OWNER AND RKB TERIAL INCREASE.	<ol> <li>THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES, AND ACCESSORIES INDICATED IN THE DRAWINGS.</li> <li>THE PLUMBING CONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS, AND</li> </ol>	<ul> <li>15 ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS.</li> <li>16 UNLESS SPECIFICALLY DIMENSIONED, LIGHT FIXTURES SHALL BE LED STATE OF THE S</li></ul>
RACTOR REPRESENTS 3 CONDITIONS, AND NOTED MENTS.	ACCESSORIES TO RKB ARCHITECTS FOR REVIEW. 12 THE PLUMBING CONTRACTOR SHALL COORDINATE AND INSTALL HIS WORK IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.	CEILING GRIDS AS INDICATED ON THE REFLECTED CEILING PLANS. ALL CEIL INCLUDING DOWNLIGHTS, WALLWASHERS, EXIT SIGNS, ETC. SHALL BE CENT U.O.N.
FORM OF A WRITTEN AND THE OWNER PRIOR	13 THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL VALVES AS INDICATED IN THE DRAWINGS AND/OR AS REQUIRED FOR THE PROPER CONTROL OF THE PIPING AND APPARATUS INSTALLED AS PART OF THIS PROJECT SO THAT ANY FIXTURE, LINE, OR APPARATUS MAY BE CUT OFF	17 CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND RKB ARCHITECTS OF ANY DISCREPANCIES ADVERSELY AFFECTING THE LIGH INSTALLATION (INCLUDING CONFLICTS WITH STRUCTURE, MECHANICAL EQU ETC.) PRIOR TO PROCEEDING WITH THE WORK.
UCTION SHALL BE	AND REPAIRED WITHOUT INTERFERENCE OR INTERRUPTION OF SERVICE TO THE REMAINDER OF THE BUILDING.	18 AT CONDITIONS OF INTERFERENCE BETWEEN DUCTWORK AND LIG RECESSED "HAT" WITHIN DUCT TO ACCOMMODATE FIXTURE.
IFE SAFETY EQUIPMENT	14 BEFORE COVERED UP OR BUILT-IN, ALL PIPING SHALL BE TESTED AND INSPECTED AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.	19 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.
TIFIED SPRINKLER	CABINETS FINISHES A GENERAL: FINISH DESIGNATIONS PREFIXED BY AA COMPLY WITH THE SYSTEM	20 THE CONTRACTOR SHALL PROVIDE ALL MECHANICAL ENGINEERING REQUIRED, INCLUDING INSTALLATION AND/OR RELOCATION OF HVAC SUPPL IN ACCORDANCE WITH APPLICABLE CODES. PLANS OF MECHANICAL VENTIL
G OWNER, RKB IG AS A RESULT OF THE	ESTABLISHED BY THE ALUMINUM ASSOCIATION FOR DESIGNATING ALUMINUM FINISHES. B CLASS II, CLEAR ANODIC FINISH: AA-M12C22A31 (MECHANICAL FINISH: NONSPECULAR AS	<ul><li>BE FILED TO MEET BUILDING DEPARTMENT REQUIREMENTS.</li><li>21 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION</li></ul>
GS TO RKB ARCHITECTS IBILITY, COORDINATION	FABRICATED: CHEMICAL FINISH: ETCHED, MEDIUM MATTE: ANODIC COATING: ARCHITECTURAL CLASS II, CLEAR COATING 0.010 MM OR THICKER) COMPLYING WITH AAMA 607.1. INSTALLATION	WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR OPER COMPLIANCE AT COMPLETION OF THE JOB. 22 CUTSHEETS AND/OR SHOP DRAWINGS OF ALL REGISTERS AND ACC
S. ALS TO RKB ARCHITECTS HOLLY LIABLE IF HE FAILS	A GENERAL: COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.	REQUIRED) SHALL BE SUBMITTED TO RKB ARCHITECTS FOR REVIEW PRI INSTALLATION, OR RELOCATION.
TLY IN THE CONTRACT ORK IS DAMAGED AND	<ol> <li>INSTALL IN LOCATIONS AND AT MOUNTING HEIGHTS INDICATED OR, IF NOT INDICATED, AT HEIGHTS TO COMPLY WITH APPLICABLE REGULATIONS OF GOVERNING AUTHORITIES.</li> <li>ALL INTERIOR FINISHES SHALL CONFORM TO UBC CHAPTER 8.</li> </ol>	23 RELOCATE EXISTING DIFFUSERS AND LOCATE NEW DIFFUSERS TO PATTERNS. DIFFUSERS TO BE RELOCATED AND TO REMAIN SHALL BE CLEAN AS REQUIRED. COORDINATE DIFFUSER INSTALLATION TO AVOID CONFLICT V TRADES IN PLENUM.
CEIVE WALL FINISHES.	<ul> <li>3 DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT.</li> <li>CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE</li> <li>CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL</li> </ul>	<ul> <li>24 LOCATE HVAC GRILLES TO MINIMIZE SOUND TRAVEL FROM AREA TO ARCHITECTS OF ANY ANTICIPATED ACOUSTICAL PROBLEMS BEFORE START</li> <li>25 THERMOSTATS SHALL BE MOUNTED @ +48" A.F.F.</li> </ul>
) SHOWER ROOMS. YOUT OF PARTITIONS IS	(UBC CHAPTER 8). 4 INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END POINT FLAME SPREAD OF 200 FOR ALL OFFICES.	26 FOR DETAILS AND SPECIFICATIONS OF LIGHTING FIXTURES, SWITC DIMMER CONTROLS, CIRCUITING, AIR CIRCUITING, AIR CONDITIONING, DUCT DIFFUSERS, AIR RETURN GRILLES, JUMP DUCT, THERMOSTATS, SMOKE DET
IADE PRIOR TO	5 INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS AND STAIRWELLS SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 75 (CLASS II).	ELECTRICAL AND MECHANICAL DRAWINGS. 27 LATERAL SUPPORT SHALL BE PROVIDED BY FOUR WIRES OF MINIM
PLUMBING CONTRACTOR. N REQUIRED CUTOUTS TO	6 ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, ETC.).	IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RU CROSS RUNNER AND TO STRUCTURE ABOVE AT AN ANGLE NOT TO EXCEED PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL BE PLACE DIRECTION WITH THE FIRST POINT WITHIN 4" FROM EACH WALL.
CAL, ELECTRICAL, AND	7 EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEMS. IN THE EVENT OF THIS SYSTEM'S FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOTCANDLE AT FLOOR LEVEL (UBC CHAPTER 10).	28 ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT OF THE SY AND CROSS RUNNERS SHALL BE ATTACHED AT TWO ADJACENT WALLS WITH BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO W
	8 WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIT SO THAT THEY ARE CLEARLY VISIBLE.	29 INSTALL SUPPORT WIRES AND CROSS RUNNERS TO AVOID CONTAC EQUIPMENT AND DUCTWORK.
FLORIDA FIRE PREVENTION	9 PROVIDE EXIT SIGNS WITH MINIMUM 6" HIGH BLOCK LETTERS WITH 3/4" STROKE ON A CONTRASTING BACKGROUND. INDICATE THE LOCATION OF EXIT SIGNS ON PLANS (UBC CHAPTER 10).	30 RECESSED LIGHT FIXTURES NOT EXCEEDING 56 LBS. AND PENDAN NOT EXCEEDING 20 LBS. MAY BE SUPPORTED BY ATTACHMENT DIRECTLY TO RUNNERS BY SCREWS, BOLTS, OR OTHER POSITIVE MEANS OF ATTACHMEN
RICAL CODE 2008ED. THAN 4'-0" ABOVE THE FLOOR	10 EXIT PATH LIGHTING SHALL BE PROVIDED AT STAIRWAY, HALLWAY, EXIT PASSAGEWAY, AND EGRESS TO A PUBLIC WAY WHENEVER THE BUILDING IS OCCUPIED, PER UBC CHAPTER 10.	31 HVAC DIFFUSERS NOT EXCEEDING 20 LBS. AND WHICH RECEIVE NO FROM EQUIPMENT OR DUCTWORK MAY BE SUPPORTED BY POSITIVE ATTACK
HAN 6'-8" IN HEIGHT.	11 EMERGENCY LIGHTING SYSTEM IS REQUIRED AND MUST COMPLY WITH UBC CHAPTER 10.	RUNNERS. 32 LIGHT FIXTURES AND HVAC DIFFUSERS IN EXCESS OF THESE MINIM
IORE THAN 1/2" LOWER ERTICAL EDGE AND A	<ul> <li>12 ALL FIRE ALARM DEVICES SHALL BE LOCATED 48" ABOVE THE FLOOR.</li> <li>13 PROVIDE SMOKE DETECTION IN ALL CORRIDORS AND COMMON AREAS, INCLUDING</li> </ul>	
EXIT DOORS WITH A LEAST 48" IN THE OPPOSITE 'ION.	STAIRWELLS SERVING TWO OR MORE TENANTS (HEALTH AND SAFETY CODE 13113.7). ALTERATIONS TO THE FIRE AND LIFE SAFETY SYSTEM SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE PREVENTION SECTION PLANS. PERMIT APPLICATIONS AND FEES SHALL BE SUBMITTED AND PERMIT APPROVAL SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE FIRE AND LIFE SAFETY SYSTEM.	<ul> <li>33 FIRE SPRINKLERS - PROVIDE COMPLETE SYSTEM INCLUDING, BUT N VALVES, SPRINKLER DROPS, AND SPRINKLER HEADS. USE REFLECTED CEIL LAYOUT GUIDELINES. ALL SPRINKLER HEADS SHALL BE FULLY RECESSED (F</li> <li>34 SPRINKLER HEADS, LIFE SAFETY SPEAKERS, LOCAL SPEAKERS, CE</li> </ul>
ESSIBILITY	14 PROVIDE AN APPROVED FIRE ALARM SYSTEM WITH A DESCRIPTION OF SEQUENCE OF OPERATION AND LISTED STATE FIRE MARSHALL APPROVED EQUIPMENT.	DETECTORS, CHIMES, AND ALL OTHER CEILING FIXTURES SHALL BE CENTER (EQUALLY IN BOTH DIRECTIONS) AND INSTALLED AT EQUAL DISTANCE BETW WALLS, U.O.N. IF TWO OR MORE SPRINKLER HEADS OCCUR IN ONE ROOM, T
DORS, SHALL HAVE A	15 SUBMIT THREE COMPLETE SETS OF PLANS TO ELECTRICAL DIVISION, DEPARTMENT OF BUILDING AND SAFETY FOR THE ABOVE REQUIREMENTS, ONE SET DESIGNATED AS THE FIRE DEPARTMENT COPY.	WITH EACH OTHER. 35 CONTRACTOR SHALL SUBMIT MECHANICAL AND SPRINKLER DRAWI ARCHITECTS FOR APPROVAL OF LOCATION OF SPRINKLER HEADS AND HVA(
ERVING AN OCCUPANT	16 PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT THE FLOOR. ALTERATIONS TO THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE	36 FURNISH AND INSTALL SMOKE DETECTORS PER ELECTRICAL ENGIN LOCATION AND QUANTITY OF SMOKE DETECTORS WITHIN TENANT SPACE SI
E USE OF A KEY OR ANY OF AN APPROVED TYPE. THE DOOR TAKES AT WITHIN 3" OF THE LATCH.	PREVENTION SECTION PLANS. PERMIT APPLICATIONS AND FEES SHALL BE SUBMITTED AND PERMIT APPROVAL SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE FIRE PROTECTION SYSTEM.	THE FIRE MARSHAL. 37 WHERE CEILINGS ARE SPECIFIED TO BE OF FIRE-RATED CONSTRUC LIGHT FIXTURES, SPEAKERS, ETC. SHALL BE BOXED OUT ABOVE THE CEILING
	17 SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION OF LOCAL BUILDING DEPARTMENT PRIOR TO INSTALLATION (UBC CHAPTER 9).	ENCLOSURE EQUAL TO THAT OF THE CEILING.
EXTINGUISHER WITH A E TO ALL PORTIONS OF THE	<ul> <li>18 ELEVATOR DOORS SHALL NOT OPEN DIRECTLY INTO ONE-HOUR CORRIDORS (UBC CHAPTER 30).</li> </ul>	POWER, SIGNAL & DATA NOTES 1 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHT FIXTUR
DEPARTMENT FIELD ISTRUCTION.	19 KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS".	WORK AS SHOWN OR IMPLIED IN DRAWINGS AND NOTES. 2 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFAC AND REQUIREMENTS.
AVE THE UL LISTING HE RATED WALL WHERE	20 EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE (UBC CHAPTER 10).	3 THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THI NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, OV LANDLORD'S TELEPHONE COMPANY, AND ALL OTHER AUTHORITIES HAVING
) HARDWARE TO SUIT ND GRIND SMOOTH. MITER	21 EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE, AND IN ANY HAZARDOUS AREA OR GROUP "E" OCCUPANCY (UBC CHAPTER 10).	4 ALL NEW MATERIALS REQUIRED SHALL CONFORM TO THE STANDAF LABORATORIES, INC. IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN
	22 EXIT CORRIDORS, EXTERIOR EXIT BALCONIES, AND AISLES LEADING TO REQUIRED EXITS SHALL HAVE A MINIMUM WIDTH OF 44" (UBC CHAPTER 10).	5 THE MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTA ARCHITECTURAL DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COODDINATION DRIVE TO REPORT OF MEDICAL AND ACAIN PRIOR TO INSTALLATION OF A
RED, WELDED, AND	23 AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 44" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY (UBC CHAPTER 10). EXIT PATHS OR WALKWAYS TO PUBLIC WAY SHALL BE CLEARLY DELINEATED BY PAINTED LINES, RAILINGS, BARRIER POSTS, WALKS, OR OTHER APPROVED MEANS.	COORDINATION PRIOR TO BIDDING AND AGAIN PRIOR TO INSTALLATION OF I ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE DRAWINGS SHALL BI ATTENTION OF RKB ARCHITECTS FOR CLARIFICATION. WORK INSTALLED IN ARCHITECT'S DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT TH EXPENSE AND SHALL NOT IMPACT THE SCHEDULE.
TYLES SELECTED.	MEANS. 24 FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE HVAC DUCTS PENETRATE FIRE- RATED WALLS OR CEILINGS.	6 REFER TO ENGINEERING DRAWINGS FOR CIRCUITING AND EXACT S MECHANICAL AND ELECTRICAL ENGINEERS' DRAWINGS ARE NOT INTENDED
FIRE EXTINGUISHER" "HORITIES HAVING	REFLECTED CEILING PLAN NOTES	LOCATIONS OF FIXTURES OR EQUIPMENT. 7 THE CONTRACTOR SHALL FURNISH, INSTALL, AND COORDINATE AN LIGHTING ITEMS WITH CABINET WORK U.O.N. AS REQUIRED.
	1 THE CONTRACTOR SHALL FURNISH AND INSTALL NEW ACOUSTICAL CEILING TILE TO MATCH EXISTING SPECIFICATIONS AS INDICATED IN THE DRAWINGS.	8 THE CONTRACTOR SHALL COORDINATE ANY TELEPHONE/DATA REC TENANT'S TELEPHONE/DATA CONTRACTOR AS REQUIRED.
-OPERATING HARDWARE ND STYLE INDICATED. IGE.	2 FASCIAS OR ANY OTHER TRANSITION IN CEILING HEIGHT CREATED BY THE INSTALLATION AND/OR ALTERATION OF HVAC DUCTS, PIPING, OR OTHER EQUIPMENT SHALL BE CONSTRUCTED OF GYPSUM BOARD ON METAL FRAMING.	9 THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY ELECTRICAL S
	3 CEILING HEIGHTS AND DETAILING SHALL BE AS INDICATED IN DRAWINGS. CONTRACTOR SHALL VERIFY CLEARANCES BETWEEN DUCTWORK, LIGHT FIXTURES, AND OTHER OBSTRUCTIONS	10 ALL ELECTRICAL AND TELEPHONE RECEPTACLES SHALL BE LOCAT OR COLUMN IN WHICH THEY OCCUR, UNLESS OTHERWISE NOTED IN PLANS
	IN THE CEILING PLENUM TO ASSURE THE FINISH CEILING HEIGHT. ANY DEVIATION FROM HEIGHT OR DETAILING INDICATED SHALL BE SUBMITTED TO RKB ARCHITECTS FOR REVIEW PRIOR TO BIDDING.	MAXIMUM SEPARATION BETWEEN SIDE-BY-SIDE OUTLETS SHALL BE 6" O.C., I

4. - THE CEILING WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES WHEREVER IT IS CONTIGUOUS.

LEPHONE RECEPTACLES SHALL BE LOCATE UR, UNLESS OTHERWISE NOTED IN PLANS SIDE-BY-SIDE OUTLETS SHALL BE 6" O.C., 11. - ALL OUTLETS SHOWN BACK-TO-BACK IN PARTITION SHALL BE OFFSET THE MINIMUM DIMENSION REQUIRED (WITHOUT TOUCHING) TO AVOID BACK-TO- BACK INSTALLATION.

L NOT BE INSTALLED IN GYPSUM BOARD CEILINGS. SYSTEMS AND	12 ALL TELEPHONE/DATA AND POWER OUTLETS SHALL BE LOCATED 15" ABOVE FINISH FLOOR	
SS PANELS SHALL BE LOCATED AWAY FROM AREAS WITH GYPSUM POSSIBLE, CONTRACTOR SHALL COORDINATE TYPE AND LOCATION OF RCHITECTS PRIOR TO INSTALLATION.	U.O.N. SECURITY KEYPADS AND CARD KEY TERMINALS SHALL BE LOCATED 54" ABOVE FINISH FLOOR U.O.N.	
EILINGS, PLENUM SYSTEMS (HVAC, PLUMBING, ELECTRICAL, ETC.) TED AS REQUIRED BY CONTRACTOR'S ENGINEER AND BY CTION TO ENSURE PROPER INSTALLATION AND FUNCTION.	13 PROVIDE TELEPHONE/DATA OUTLETS AS SHOWN ON ELECTRICAL AND TELEPHONE PLANS AND ALL NECESSARY CONDUIT RUNS TO TELEPHONE/DATA EQUIPMENT AS REQUIRED. CONTRACTOR SHALL CONFIRM THE SIZE OF REQUIRED CONDUITS WITH TELEPHONE/DATA CONTRACTOR AND TENANT PRIOR TO START OF WORK.	PLANNERS, INCORPORATED
ILING TILE FIELD SHALL BE SQUARE, LEVEL, AND PERFECTLY ALIGNED RECESSED LIGHT FIXTURES.	14 ALL DIMENSIONS ON ELECTRICAL AND TELEPHONE PLANS ARE TO CENTER LINE, U.O.N.	CORPC
SHALL BE OF THE SAME HEIGHT AND CONSTRUCTION AS THAT OF THE	15 ALL ELECTRICAL AND TELEPHONE CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILINGS.	
IALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN REQUIRED FOR LIGHT FIXTURES, REGISTERS, DIFFUSERS AND OTHER	<ul> <li>15 ALL ELECTRICAL AND TELEPHONE CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILINGS.</li> <li>16 ALL CONDUIT, OTHER THAN THAT USED FOR ELECTRICAL OUTLETS AND JUNCTION BOXES.</li> </ul>	
SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CODES	SHALL RECEIVE PULL WIRE INSTALLED BY THE CONTRACTOR. 17 PROVIDE SLEEVES IN RATED PARTITIONS ABOVE CEILING FOR TELEPHONE/DATA AND	
IALL REPAIR AND/OR REPLACE ANY CEILING TILES WHICH ARE IUM SYSTEMS INSTALLATIONS.	ELECTRICAL RUNS AS THEY OCCUR. 18 THE CONTRACTOR SHALL VERIFY THE CONDUIT SIZE REQUIRED FOR ALL TELEPHONE,	
IALL NOT BE REQUIRED TO OPEN ANY CEILINGS FOR TELEPHONE, A SYSTEMS INSTALLATION, REPAIR, OR RECONFIGURATION AFTER H WORK IS REQUIRED, THE EXPENSE TO REOPEN CEILINGS SHALL PONSIBLE.	ELECTRICAL, AND DATA LINES WITH APPROPRIATE ENGINEERS PRIOR TO CORING TO OBTAIN PROPER CORE HOLE SIZES. 19 LIGHT SWITCHES SHALL BE LOCATED WITHIN 8" OF DOOR JAMBS, U.O.N.	RKB A
IALL SUBMIT (4) CUT SHEETS OF SPECIFIED LIGHT FIXTURES AND ULL WORKING SAMPLES OF SPECIFIED LIGHT FIXTURES SHALL BE	<ul> <li>20 ALL LIGHT SWITCHES SHALL BE GANG PLATED WHERE APPLICABLE.</li> <li>21 ALL LIGHT SWITCHES SHALL BE CIRCUITED AND INSTALLED TO COMPLY WITH APPLICABLE</li> </ul>	
RKB ARCHITECTS. IALL FURNISH AND INSTALL NEW LIGHT FIXTURES (COMPLETE WITH ACTURERS SPECIFIED, AND REMOVE EXISTING FIXTURES FOR	LOCAL CODES AND STATE ENERGY REQUIREMENTS. 22 PROVIDE METER, METER LOOP, AND SERVICE IN ACCORDANCE WITH LOCAL POWER COMPANY STANDARDS.	
THE DRAWINGS. ALL EXISTING FIXTURES TO BE RELOCATED AND TO ED AS REQUIRED, CLEANED, AND RELAMPED.	23 PROVIDE POWER DISTRIBUTION TO ALL LIGHTING AND EQUIPMENT.	
RES SHALL BE SET FLUSH INTO CEILINGS. Y DIMENSIONED, LIGHT FIXTURES SHALL BE LOCATED WITHIN THE	<ul> <li>24 PROVIDE SERVICE AND CONNECTIONS FOR HVAC EQUIPMENT AND CONTROLS.</li> <li>25 PROVIDE ALL PANELS, CUTTERS AND DISCONNECTS.</li> </ul>	
ON THE REFLECTED CEILING PLANS. ALL CEILING FIXTURES LWASHERS, EXIT SIGNS, ETC. SHALL BE CENTERED ON CEILING TILES,	26 PROVIDE PANEL COMPLETE WITH TYPEWRITTEN DIRECTORY AND SPIT BARS FOR TIME- CONTROLLED CIRCUITS.	
VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AND NOTIFY REPANCIES ADVERSELY AFFECTING THE LIGHTING DESIGN AND/OR IFLICTS WITH STRUCTURE, MECHANICAL EQUIPMENT, DUCTWORK, WITH THE WORK.	<ul> <li>27 COORDINATE CONTROL WIRING WITH HVAC CONTRACTOR.</li> <li>28 PROVIDE SERVICE, OUTLETS, OR CONNECTION AS REQUIRED FOR FIXTURES AND/OR EQUIPMENT FURNISHED AND INSTALLED BY OTHERS.</li> </ul>	
TERFERENCE BETWEEN DUCTWORK AND LIGHT FIXTURE, PROVIDE TO ACCOMMODATE FIXTURE.	29 VERIFY TELEPHONE REQUIREMENTS AND TELEPHONE BOARD BOXES, RISERS, CIRCUITING, ETC. WITH APPROPRIATE CONSULTANT DRAWINGS.	
ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE UNDER ONE COVER PLATE.	30 PROVIDE 2S BOX W/BLANK COVERPLATE AND CONDUIT STUB-UP TO CEILING FOR CARD READERS.	
IALL PROVIDE ALL MECHANICAL ENGINEERING AND WORK AS LATION AND/OR RELOCATION OF HVAC SUPPLY AND RETURN GRILLES ABLE CODES. PLANS OF MECHANICAL VENTILATION SYSTEM SHALL EPARTMENT REQUIREMENTS.	WALL FINISH NOTES 1 ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS UNLESS OTHERWISE NOTED OR SPECIFIED.	
HALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL MECHANICAL AND SHALL INSPECT ALL SYSTEMS FOR OPERATION AND CODE OF THE JOB.	2 PAINT COLORS SHALL BE AS SPECIFIED BY RKB ARCHITECTS, AND THE CONTRACTOR SHALL SUBMIT (3) 12" X 12" SAMPLES FOR REVIEW.	
SHOP DRAWINGS OF ALL REGISTERS AND ACCESS PANELS (AS ED TO RKB ARCHITECTS FOR REVIEW PRIOR TO FABRICATION, N.	3 THE CONTRACTOR SHALL USE SPECIFIED PAINT PRODUCTS. IF SUBSTITUTION OF MANUFACTURER IS REQUESTED, THE CONTRACTOR SHALL PROVIDE MANUFACTURER'S LITERATURE, INCLUDING FULL APPLICATION SPECIFICATIONS, TO OD+P ARCHITECTS FOR APPROVAL IN ADVANCE OF APPLICATION.	DIT
DIFFUSERS AND LOCATE NEW DIFFUSERS TO ALIGN W/NEW FIXTURE RELOCATED AND TO REMAIN SHALL BE CLEANED AND REFURBISHED IFFUSER INSTALLATION TO AVOID CONFLICT WITH WORK OF OTHER	4 WALLS SHALL BE DEFINED AS SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIAS, JAMBS, BUCKS, REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN CEILING.	RIPT
S TO MINIMIZE SOUND TRAVEL FROM AREA TO AREA. NOTIFY RKB TED ACOUSTICAL PROBLEMS BEFORE START OF WORK. . BE MOUNTED @ +48" A.F.F.	5 INDICATIONS OF EXTENT OF WALL FINISH ARE GRAPHICALLY SYMBOLIC AND DO NOT REPRESENT EVERY JOG, PROTRUSION, OR RECESS OCCURRING ON THE ACTUAL CONSTRUCTED SURFACE (NEW OR EXISTING). THE CONTRACTOR SHALL PROVIDE SPECIFIED FINISH ON ALL SURFACES WITHIN THE LIMITS SHOWN ON THE PLANS.	
ECIFICATIONS OF LIGHTING FIXTURES, SWITCHES, PANEL BOXES, IG, AIR CIRCUITING, AIR CONDITIONING, DUCTWORK AIR SUPPLY ES, JUMP DUCT, THERMOSTATS, SMOKE DETECTORS, ETC., SEE DRAWINGS.	6 THE CONTRACTOR SHALL INSPECT ALL SURFACES FOR HOLES, CRACKS, AND ANY OTHER CONDITIONS WHICH WOULD ADVERSELY IMPACT PAINT APPLICATION. ALL EXISTING LOOSE PAINT SHALL BE REMOVED. ALL SURFACES SHALL BE PROPERLY PREPARED, PATCHED AS APPROPRIATE TO A SMOOTH CONDITION, AND MADE READY FOR PRIME AND PAINT. THE CONTRACTOR SHALL NOT PROCEED WITH THE PAINTING WORK UNTIL THIS HAS OCCURRED AT ALL	
HALL BE PROVIDED BY FOUR WIRES OF MINIMUM 12 GUAGE SPLAYED EES APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CTURE ABOVE AT AN ANGLE NOT TO EXCEED 45 DEGREES FROM THE E LATERAL SUPPORT POINTS SHALL BE PLACED 12'-0" O.C. IN EACH	SURFACES SCHEDULED TO RECEIVE PAINT. 7 START OF PAINTING WORK SHALL REPRESENT ACCEPTANCE OF SURFACE CONDITIONS.	
DINT WITHIN 4" FROM EACH WALL. E MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.	8 THE CONTRACTOR SHALL CAREFULLY REMOVE AND STORE ALL ELECTRICAL SWITCH AND OUTLET PLATES, SURFACE HARDWARE, ETC. PRIOR TO PAINTING, AND REPLACE THEM WHEN PAINTING WORK IS COMPLETE. ALL PAINT SPILLED, SPLASHED, OR SPLATTERED ON DIFFUSERS, REGISTERS, SLAB FITTINGS, ETC. SHALL BE REMOVED WHEN PAINTING WORK IS COMPLETE. THE CONTRACTOR SHALL REPLACE ANY ITEMS DAMAGED DURING THIS PROCESS WITH NEW ITEM TO MATCH EXISTING.	
RES AND CROSS RUNNERS TO AVOID CONTACT WITH HVAC	9 ALL WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING, AND (2) FULL COATS OF SEMI-GLOSS ENAMEL FREE OF BRUSH MARKS.	
SE SUPPORTED BY ATTACHMENT DIRECTLY TO THE CEILING SYSTEM OR OTHER POSITIVE MEANS OF ATTACHMENT.	10 THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF ALL WORK AND PERFORM NECESSARY "TOUCH-UP" PAINTING AND/OR PATCHING.	
TEXCEEDING 20 LBS. AND WHICH RECEIVE NO TRIBUTARY LOADING DRK MAY BE SUPPORTED BY POSITIVE ATTACHMENT TO THE CEILING	11 ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE, TWO COAT MINIMUM APPLICATION.	
HVAC DIFFUSERS IN EXCESS OF THESE MINIMUM WEIGHT PORTED BY WIRES ATTACHED DIRECTLY TO THE STRUCTURE	<ul> <li>12 WALLS SCHEDULED TO BE PAINTED SHALL BE LATEX PAINT, ROLLED ON UNLESS OTHERWISE INDICATED.</li> <li>13 INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF NEW WALLCOVERINGS PRIOR TO INSTALLATION.</li> </ul>	Date
ROVIDE COMPLETE SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPING, ND SPRINKLER HEADS. USE REFLECTED CEILING PLANS FOR INKLER HEADS SHALL BE FULLY RECESSED (FLUSH TO CEILING).	14 SURFACE SHOULD BE PROPERLY SEALED USING A WALLCOVERING ALKYD PRIMER SEALER OR SIMILAR EXISTENT PRODUCT BEFORE INSTALLATION OF WALLCOVERING.	
FE SAFETY SPEAKERS, LOCAL SPEAKERS, CEILING DOORS, SMOKE OTHER CEILING FIXTURES SHALL BE CENTERED IN CEILING TILES S) AND INSTALLED AT EQUAL DISTANCE BETWEEN THE CORRIDOR RE SPRINKLER HEADS OCCUR IN ONE ROOM, THEY SHALL BE ALIGNED	15 ALL WALLCOVERING TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. ANY WALLCOVERING REQUIRING BACKING SHALL BE PROVIDED BY PAINTING CONTRACTOR. INSTALLATION OF PATTERNED FABRIC WALLWOVERING SHALL BE MATCHED AT EDGE TO ADJACENT	Ę
SUBMIT MECHANICAL AND SPRINKLER DRAWINGS TO RKB	FABRIC PANEL. ANY FABRIC NOT PROPERLY HUNG OR SEAMED WILL NOT BE ACCEPTED.	escription
DF LOCATION OF SPRINKLER HEADS AND HVAC GRILLES. L SMOKE DETECTORS PER ELECTRICAL ENGINEER'S DRAWINGS. SMOKE DETECTORS WITHIN TENANT SPACE SHALL BE DETERMINED BY	THAT ARE UNACCEPTABLE BY RKB ARCHITECTS FOR INSTALLATION. 17 ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING TO FABRIC WALLCOVERING.	Ď
SPECIFIED TO BE OF FIRE-RATED CONSTRUCTION, ALL RECESSED	18 ALL TRIM AND DETAILING TO CONFORM WITH BUILDING STANDARD QUALITY LEVELS, UNLESS NOTED OTHERWISE.	
TC. SHALL BE BOXED OUT ABOVE THE CEILING WITH A FIRE-RATED OF THE CEILING.	FLOOR FINISH NOTES	
; IALL FURNISH AND INSTALL ALL LIGHT FIXTURES AND ELECTRICAL	1 REMOVE EXISTING FLOORCOVERING AS SPECIFIED. PATCH AND REPAIR SLAB TO RECEIVE NEW FLOOR COVERING AS SPECIFIED. CONCRETE FLOOR SLAB TO BE FILLED AND/OR GROUND AS REQUIRED TO A SMOOTH UNIFORM CONDITION PRIOR TO FLOOR FINISH INSTALLATION.	°2
IN DRAWINGS AND NOTES.	2 THE CONTRACTOR SHALL NOTIFY RKB ARCHTECTS AFTER FLOOR PATCHING IS COMPLETE FOR FIELD INSPECTION PRIOR TO THE INSTALLATION OF FINISH FLOOR.	Date 01/26/17
INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE	3 ALL NEW FINISH FLOOR SHALL BE INSTALLED BY CONTRACTOR AS SPECIFIED ON FINISH PLANS.	
DERWRITERS, PUBLIC UTILITIES COMPANY, OWNER'S AND PANY, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.	4 ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY. WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS, OR OTHER IMPERFECTIONS. SEAMS	Ц Ц S
REQUIRED SHALL CONFORM TO THE STANDARDS OF UNDERWRITERS' CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED, U.O.N. DELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE	SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILES HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF INSTALLED, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILES AT CONTRACTOR'S EXPENSE.	
T IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK DRAWINGS FOR DING AND AGAIN PRIOR TO INSTALLATION OF MECHANICAL AND REPANCY BETWEEN THE DRAWINGS SHALL BE BROUGHT TO THE IS FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH RKB L BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S	5 TILES SHALL BE LAID IN SQUARE PATTERN WITH COURSES PARALLELED TO WALLS, U.O.N. ON THE DRAWINGS. TILES SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH TIGHT JOINTS. THE ADHESIVE USED FOR CEMENTING THE TILES SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF SETTING TO PERMIT THE ADHESIVE TO REACH ITS INITIAL SET, BUT NOT IT'S FINAL SET. ADHESIVES USED ARE TO BE NON-COMBUSTIBLE.	N V
ACT THE SCHEDULE.	0 AREAS WHERE FLOOR FINISH IS SCHEDULED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING INSTALLATION OF FINISH FLOOR.	<b>∆</b>
ENGINEERS' DRAWINGS ARE NOT INTENDED TO INDICATE EXACT QUIPMENT.	7 ALL RUBBER BASE SHALL BE CONTINUOUS COIL. ALL LENGTHS OF BASE SHALL BE A MINIMUN OF 12". SHORTER LENGTHS WILL NOT BE ACCEPTED.	ЦЦ
IALL FURNISH, INSTALL, AND COORDINATE ANY ELECTRICAL AND/OR WORK U.O.N. AS REQUIRED.	8 UPON COMPLETION, ALL FLOOR FINISH WORK SHALL BE CLEANED AND VACUUMED BY THE CONTRACTOR, REMOVING ALL SPOTS OF ADHESIVE, SURFACE STAINS, AND ALL SCRAPS. CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BLILLING.	
IALL COORDINATE ANY TELEPHONE/DATA REQUIREMENTS WITH THE ONTRACTOR AS REQUIRED. IALL PROVIDE ALL TEMPORARY ELECTRICAL SERVICE AND LIGHTING	AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING. 9 WHEN DIRECTED, AFTER CLEANING, THE CONTRACTOR SHALL PROVIDE (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX TO RESILIENT TILE FLOOR, WHICH SHALL BE THOROUGHLY MACHINE-	
D. TELEPHONE RECEPTACLES SHALL BE LOCATED IN CENTER OF WALL	BUFFED AND LEFT IN CONDITION ENTIRELY ACCEPTABLE TO RKB ARCHITECTS. 10 FLOORING SHALL MEET ALL CURRENT NON-SLIP STANDARDS AND REQUIREMENTS	Project Numbe
CCUR, UNLESS OTHERWISE NOTED IN PLANS AND DETAILS. THE EN SIDE-BY-SIDE OUTLETS SHALL BE 6" O.C., U.O.N.	SPECIFIED BY APPLICABLE CODES AND/OR AUTHORITIES. CONTRACTOR SHALL PROVIDE NON-SLIP COATINGS AS NECESSARY TO MEET THESE REQUIREMENTS.	 Sheet Number
BACK-TO-BACK IN PARTITION SHALL BE OFFSET THE MINIMUM		





THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT. ALL PROTECTION SHALL BE REMOVED PRIOR TO PUNCH LIST

12. - ACCURATE, DIMENSIONED FLOORING PLANS SHALL BE SUBMITTED TO RKB ARCHITECTS FOR APPROVAL PRIOR TO INSTALLATION.

13. - CARPET SEAMING DIAGRAMS SHALL BE SUBMITTED TO RKB ARCHITECTS FOR APPROVAL PRIOR TO INSTALLATION. SUBMITTAL SHALL CONSIST OF (3) BLUELINE SETS AND (1) REPRODUCIBLE SEPIA

14. - CONTRACTOR SHALL COORDINATE WORK OF ALL FLOORING CONTRACTORS TO ENSURE THAT ALL VARYING FLOOR MATERIALS USED ARE INSTALLED FLUSH. ALL TRANSITION METHODS SHALL BE APPROVED BY RKB ARCHITECTS PRIOR TO INSTALLATION.

15. - WHERE FLOOR FINISHES OF DIFFERENT THICKNESSES MEET, FLOOR IS TO BE FILLED TO A MINIMUM SLOPE OF 1" PER 5'-0" TO ALLOW A SMOOTH TRANSITION BETWEEN SURFACES. 16 - ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. FLOORING CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF SLAB CONDIDITION

PRIOR TO FLOOR FINISH INSTALLATION. 17. - WHERE NEW CONSTRUCTION MODIFIES EXISTING FINISHES TO REMAIN, CONTRACTOR TO CONTINUE EXISTING FINISHES AS REQUIRED.

18. - CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES TO RKB ARCHITECTS FOR APPROVAL PRIOR TO PURCHASE AND/OR APPLICATION

19. - SUBCONTRACTOR IS RESPONSIBLE FOR ORDERING SUFFICIENT QUANTITIES OF ALL MATERIALS TO ENSURE A COMPLETED INSTALLATION.

20. - ALL CARPET INSETS SHALL BE FREE OF FRAYS AT TRANSITION TO ADJACENT MATERIALS. 21. - EXTEND CARPET UNDER OPEN BOTTOMED OBSTRUCTIONS AND UNDER REMOVABLE FLANGES AND FURNISHINGS

22. - ALL EXISTING FINISHES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE CONSTRUCTION SHALL TO CONSTRUCTION. FINISHES DAMAGED DURING BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER

23. - WHERE FILE CABINETS OR OTHER FURNITURE IS TO BE BUILT-IN, FLOOR SLAB IS TO BE MADE LEVEL FOR PROPER OPERATION OF DRAWERS AND PROPER FIT WITHIN CONSTRUCTION.

### **DEMOLITION NOTES**

THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED IN RKB ARCHITECTS DRAWINGS OR AS OTHERWISE DIRECTED BY RKB ARCHITECTS.

THE GENERAL CONTRACTOR SHALL FURNISH RKB ARCHITECTS WITH A COMPLETE INVENTORY LIST OF ALL ITEMS THAT CAN RE REUSED AND/OR STORED IN BUILDING STOCK. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED. 4. - ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE

REUSED OR RETURNED TO TENANT OR AS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL REMOVE FROM PREMISES CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT.

IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, TACKLESS, PARTITIONS, ETC.) CAUSES AN UNEVENNESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.

THE GENERAL CONTRACTOR SHALL PROVIDE A VISQUEEN SEAL FROM FLOOR TO CEILING AT ALL INTERFACES TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS. THIS SEAL IS TO BE KEPT CLOSED AT ALL TIMES. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER, INCLUDING BUT NOT LIMITED TO, WINDOWS, FLOORS AND CEILING TILES, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, CONVECTOR

ENCLOSURES. ETC THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS

THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.

11. - UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.

12.- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING. FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY. AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.

13. - THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUT-OUTS AND PATCHING REQUIRED FOR INSTALLATION OF ALL WORK.

14.- THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC., FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, MARBLE WAINSCOT AND PLASTER CEILING WHENEVER DOOR BUCKS HAVE BEEN REMOVED, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REMOVED AND NEW SURFACES INSTALLED TO THE SATISFACTION OF RKB ARCHITECTS. ALL OTHER DAMAGED SURFACES (FINISHED FLOOR SLAB, CONVECTOR ENCLOSURES, ETC) SHALL BE REPAIRED TO THE SATISFACTION OF RKB ARCHITECTS. THIS SHALL INCLUDE MINI BLINDS SILLS, MULLIONS, ETC.

15. - THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING PLASTER SURFACES AND WHERE, AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING PLASTER SHALL BE CHOPPED AWAY, NEW CORNER BEADS AND STOPS INSTALLED AND SURFACES RE-PLASTERED TO A SMOOTH, FLUSH, ALIGNED SURFACE.

### MILLWORK NOTES

ALL MILLWORK SHALL BE FABRICATED, ASSEMBLED, FINISHED, AND ERECTED TO MEET CURRENT W.I.C. "PREMIUM GRADE". THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE

JOB SITE. 3. - ALL INSTALLED MILLWORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

4. - ALL MILLWORK FINISHES SHALL BE AS SPECIFIED ON FINISH PLANS AND/OR DETAILS.

ALL MILLWORK IS TO BE FABRICATED IN A CONTROLLED SHOP ENVIRONMENT. FIELD WORK SHALL BE LIMITED TO BLOCKING, TRIMMING, AND ASSEMBLING FINISHED COMPONENTS.

6. - ALL MILLWORK JOINERY SHALL BE FABRICATED AND SECURED IN A MANNER WHICH ENSURES THAT THE JOINT WILL NOT SEPARATE.

ALL INSTALLED MILLWORK SHALL BE SCRIBED TO WALL OR CEILING. CONTRACTOR SHALL COORDINATE MILLWORK INSTALLATION WITH THE WORK OF ALL TRADES WHICH HAVE AN IMPACT ON MILLWORK

### DOOR HARDWARE NOTES

1.- THE CONTRACTOR SHALL FURNISH AND INSTALL REQUIRED DOOR AND FRAME ASSEMBLIES AS SPECIFIED IN THE DRAWINGS, U.O.N.

ALL LOCKSETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH OWNER'S REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO OWNER PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL HARDWARE AS REQUIRED TO MEET CODE AND FUNCTIONAL REQUIREMENTS. THE OUTLINE HARDWARE SPECIFICATION IS PROVIDED AS A BASIS FOR A COMPLETE SUBMITTAL BY THE CONTRACTOR TO OD+P ARCHITECTS FOR APPROVAL. SUBMITTAL SHALL CONSIST OF A DETAILED HARDWARE LIST WHICH INDICATES THE QUANTITY, TYPE, CATALOG NUMBER, MANUFACTURER, AND LOCATION OF EACH ARTICLE OF HARDWARE REQUIRED. HARDWARE LIST SHALL BE SUBMITTED NO LATER THEN 30 DAYS BEFORE THE ORDER DATE NECESSARY TO MEET THE PROJECT SCHEDULE. RKB ARCHITECTS REVIEW OF THE HARDWARE LIST SHALL NOT REPRESENT CERTIFICATION THAT THE LIST IS COMPLETE AND DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

4. - ALL HARDWARE SHALL BE OF LEVER TYPE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO REPLACE ALL DOOR HARDWARE ITEMS NOT IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REQUIREMENTS TO THE SATISFACTION OF THE BUILDING AUTHORITY.

EACH ARTICLE OF HARDWARE SHALL BE INDIVIDUALLY PACKAGED IN ITS ORIGINAL MANUFACTURER'S CONTAINER AND PROPERLY MARKED OR LABELED IN CONFORMANCE WITH THE APPROVED HARDWARE LIST.

6. - ALL FASTENERS SHALL MATCH THE HARDWARE MATERIAL AND FINISH.

ALL HARDWARE APPLIED TO METAL DOORS OR JAMBS SHALL BE MADE TO TEMPLATE AND SECURED BY MACHINE SCREWS.

FURNISH (3) BUTT HINGES FOR DOORS UP TO 5'-0" HIGH AND (1) HINGE FOR EACH ADDITIONAL 2'-6".

THE CONTRACTOR SHALL PROVIDE STANDARD STRIKE PLATE WITH EXTENDED LIP WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED OR DAMAGED BY THE LATCH BOLT.

11. - HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED NOT LESS THAN 30" NOR MORE THAN 44" A.F.F. AND SHALL BE OPERABLE WITH A SINGLE EFFORT NOT REQUIRING GRASPING OF THE OPENING HARDWARE.

12. - CLOSERS, WHERE REQUIRED, SHALL HAVE AN OPENING FORCE NOT EXCEEDING 8.5 LBS. AT EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS WITH THE EXCEPTION OF FIRE-RATED DOORS, WHICH SHALL NOT EXCEED 15 LBS.

13. - THRESHOLDS SHALL NOT EXCEED 1/2" IN TOTAL HEIGHT, WITH A 1/4" MAXIMUM VERTICAL EDGE AND A CHANGE IN LEVEL NOT GREATER THAN 1:2. THE BOTTOM 10" OF DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS. SHALL HAVE A

SMOOTH. UNINTERRUPTED SURFACE. THE BOTTOM 10" OF NARROW FRAME DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE ON THE PUSH SIDE. ALL NEW DOORS SHALL BE PREMIUM PAINT GRADE. DOORS AND FRAMES SHALL BE

PAINTED PT-01 (SEMI-GLOSS) TO MATCH ADJACENT WALL U.O.N. EXISTING DOORS AND FRAMES SHALL BE PAINTED PT-01 (SEMI-GLOSS) AS REQUIRED TO MATCH ADJACENT WALL U.O.N.

17. - DOOR SHALL BE INSTALLED IN FRAME WITH 1/8" MAX. TOLERANCE AT HEAD, HINGES, AND

STRIKE JAMB. 18. - THE CONTRACTOR SHALL VERIFY AND COORDINATE THE THICKNESS OF FLOOR FINISH WITH

UNDERCUT DIMENSION AT DOOR.

THE CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL AND SECURITY REQUIREMENTS AT CARD READERS.

### SECTION 3302 CONSTRUCTION SAFEGUARDS

3302.1 REMODELING AND ADDITIONS.

REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.

### EXCEPTIONS

WHEN SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING PROVISIONS SHALL BE MADE. REPAIRED, ADEQUATE SUBSTITUTE 2. - WHEN THE EXISTING BUILDING IS NOT OCCUPIED.

3302.2 MANNER OF REMOVAL.

WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS.

### SECTION 1618.4.6.3 (F.B.C. 2004) RAILINGS

SAFETY GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATIVE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI Z97.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BUT NO SHEAR OR OPENING THROUGH WHICH A 3-INCH (76MM) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

### 00700 - CONTRACT CONDITIONS

THE AIA GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT A201-97) AND SUPPLEMENTAL CONDITIONS ARE PROVIDED UNDER SEPARATE COVER, AND ARE INCORPORATED INTO THESE SPECIFICATIONS BY REFERENCE. WHERE ANY PART OF THE CONTRACT DOCUMENTS IS INCONSISTENT WITH THESE CONDITIONS OF THE CONTRACT, THE CONDITIONS OF THE CONTRACT SHALL GOVERN.

### 2. - DEFINITIONS:

"FURNISH": MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR UNLOADING, A -UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.

"INSTALL": MEANS TO UNLOAD, PROVIDE TEMPORARY STORAGE AT THE SITE, UNPACK, ASSEMBLE, ERECT, PLACE, ANCHOR, APPLY, WORK TO DIMENSION, FINISH, CURE, PROTECT, CLEAN, AND SIMILAR OPERATIONS TO PROVIDE THE WORK REQUIRED BY THE CONTRACT DOCUMENTS.

"PROVIDE": MEANS TO FURNISH AND INSTALL, COMPLETE, AND READY FOR THE INTENDED С.-USE.

ALL COMMUNICATIONS FROM OWNER RELATIVE TO CHANGES IN THE WORK WILL BE THROUGH ARCHITECT TO CONTRACTOR. IF CONTRACTOR CLAIMS THAT A REVISION TO CONTRACT DOCUMENTS INVOLVES EXTRA COST. CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT WITHIN 30 DAYS AFTER RECEIPT OF SUCH INSTRUCTIONS. NO CHANGE IN THE WORK SHALL BE PERFORMED WITHOUT A VALID CHANGE ORDER COVERING THE SCOPE OF THE CHANGE AND SIGNED BY THE OWNER.

BY ENTERING INTO THIS AGREEMENT WITH THE OWNER. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS, AND NOTED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE OF THE CONTRACT DOCUMENTS.

SUBMIT A COMPLETE WRITTEN DESCRIPTION OF THE SCOPE OF EACH CHANGE IN THE WORK INCLUDING ROOM NUMBERS AFFECTED. PREPARE QUOTATIONS FOR PROPOSED CHANGES IN THE WORK IN A "BREAK-DOWN" FORM, GIVING THE NUMBER OF UNITS, UNIT COST OF MATERIALS, HOURS OF LABOR, HOURLY COST OF LABOR, TOOLS, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENTS, CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS OF EVERY NATURE, INSURANCE, TAXES, BONDS, ALL OTHER OVERHEAD COSTS AND PROFIT, AND SHALL REFLECT CREDITS AS WELL AS EXTRAS

CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE DURING CONSTRUCTION FOR USE OF ALL TRADES. ENSURE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONSTRUCTION DRAWINGS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COORDINATION OF ALL WORK.

THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING T0, OR DEDUCTING FROM THE WORK. CONTRACT SUM AND CLAIMS FOR EXTENSION OF TIME WILL BE ADJUSTED IN ACCORDANCE WITH CONTRACT CONDITIONS RELATIVE TO CHANGES IN THE WORK. CHANGES IN THE WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8. - SECTIONS OF DIVISION 1 - GENERAL REQUIREMENTS, GOVERN THE EXECUTION OF THE WORK OF ALL SECTIONS OF THE SPECIFICATIONS.

01110 - SUMMARY OF WORK

PROVIDE WORK IN ACCORDANCE WITH REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) INCLUDING LATEST AMENDMENTS. WHERE WORK SHOWN DOES NOT COMPLY WITH THE ADA, HALT THE EFFECTED WORK AND REQUEST WRITTEN INSTRUCTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING

IDENTIFY TOILET FACILITIES WITH SIGNAGE COMPLYING WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (UBC CHAPTER 11). PROVIDE SATIN ALUMINUM SIGNS WITH BLACK LETTERING AND SYMBOLS.

THE PATH OF TRAVEL FROM THE DESIGNATED HANDICAP PARKING SPACES AND THE PUBLIC SIDEWALK PROVIDES A FREE AND UNOBSTRUCTED PASSAGE FOR ACCESS TO AND EGRESS FROM THE AREA OF WORK.

4. - MOUNT LIGHT AND CONTROL SWITCHES NOT MORE THAN 4-FEET-0-INCHES ABOVE FINISHED FLOOR OR WORKING LEVEL.

5. - PROVIDE DOORS NOT LESS THAN 3-FEET-0-INCH WIDE BY 6-FEET -8-INCHES IN HEIGHT. PROVIDE FLOORS AND LANDINGS LOCATED AT A DOORWAYS NOT MORE THAN 1/2-INCH LOWER THAN THE TOP OF THE THRESHOLD. PROVIDE THRESHOLDS WITH 1/4-INCH MAXIMUM VERTICAL EDGE AND WITH A CHANGE IN LEVEL NOT GREATER THAN 1:2.

PROVIDE A CLEAR AND LEVEL AREA ON EACH SIDE OF EXIT DOORS WITH A LENGTH OF AT LEAST 60-INCHES IN THE DIRECTION OF THE DOOR SWING AND AT LEAST 48-INCHES IN THE OPPOSITE DIRECTION, MEASURED AT RIGHT ANGLE TO DOOR IN ITS CLOSED POSITION.

8. - PROVIDE LEVER TYPE HARDWARE COMPLYING WITH ADA REQUIREMENTS. PROVIDE BOTTOM 10-INCHES OF DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, WITH A SMOOTH. UNINTERRUPTED SURFACE.

10.- PROVIDE EXIT DOORS TO SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF MORE THAN 50 (UBC CHAPTER 10).

ARRANGE EXIT DOORS TO OPERATE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE ONLY SPECIAL LOCKING DEVICES OF AN APPROVED TYPE. PROVIDE EXIT DOOR CLOSERS ADJUSTED SO THAT THE DOOR TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3-INCHES OF THE LATCH

### 01310 PROJECT MANAGEMENT AND COORDINATION

1 -FORWARD COPIES OF EXECUTED PERMITS TO ARCHITECT.

SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSTRUCTION STANDARD. REFER QUESTIONS REGARDING THEIR DEFINITION TO ARCHITECT FOR CLARIFICATION.

3. - ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.N.O.

10. - THE CONTRACTOR SHALL PROVIDE DUST COVERS AT ALL STRIKE PLATES.

REMODELED, ALTERED OR

ARRANGE FOR EACH TRADE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THEIR WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOB SITE AND CONDITIONS EFFECTING EXECUTION OF THE WORK.

CONTACT OWNER'S REPRESENTATIVE FOR RULES FOR USE OF EXISTING FACILITIES. DELIVERIES, REMOVALS, STORAGE, TEMPORARY FACILITIES AND CONTROLS, TEMPORARY UTILITIES AND SERVICES. CONSTRUCTION OPERATIONS. WORK PERFORMED OUTSIDE REGULAR BUSINESS. HOURS AND OTHER REQUIREMENTS AFFECTING USE OF THE SITE AND PROSECUTION OF THE WORK IF OVERTIME WORK IS REQUIRED BY ANY TRADE APPROVAL (INCLUDING COST APPROVAL MUST BE OBTAINED FROM OWNER PRIOR TO EXECUTION OF THE OVERTIME WORK. THE GENERAL INTENT IS THAT ALL WORK EXCEPT FOR NOISE-GENERATING CONSTRUCTION SHALL BE PERFORMED ON REGULAR TIME

COORDINATE AND VERIFY SIZE, LOCATION AND CHARACTERISTICS OF OWNER SUPPLIED MATERIAL AND EQUIPMENT WITH WORK OF THIS CONTRACT TO PROVIDE A NEAT WORKMANLIKE INSTALLATION. ALL WORK MUST FIT AVAILABLE SPACE, PROVIDE THE FUNCTION OR USE INTENDED, AND PROVIDE ADEQUATE SERVICE ACCESS.

VERIFY AND COORDINATE LOCATION OF ALL ACCESS PANELS (IN PARTITIONS, FLOORS, OR CEILINGS). CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND OTHER HEAVY CONSTRUCTION.

01320 CONSTRUCTION PROGRESS DOCUMENTATION 1.- SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER INDICATING SEQUENCE AND PHASING OF WORK FROM START TO FINISH OF THE PROJECT. 01330 SUBMITTAL PROCEDURES

PROVIDE THREE (3) SETS OF SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL AFTER THE CONTRACTOR HAS REVIEWED THEM FOR CONSTRUCTIBILITY, COORDINATION BETWEEN FRADES, AND CONFORMANCE WITH THE CONTRACT DOCUMENTS.

SUBMIT SAMPLES OF FINISH MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR REPLACEMENT OF FINISH MATERIALS THAT HAVE NOT BEEN APPROVED

SUBMITTALS SHALL BE NEAT AND LEGIBLE, OF UNIFORM SCALE, RESPONSIVE TO REQUIREMENTS, WITH ALL SHEETS OF SIMILAR INFORMATION OF SAME SIZE. TRANSMIT EACH SUBMITTAL SUFFICIENTLY IN ADVANCE OF PERFORMANCE OF RELATED CONSTRUCTION ACTIVITIES TO AVOID DELAY.

PACKAGE SUBMITTALS TO COVER COMPLETE ASSEMBLIES OR SYSTEMS. PARTIAL OR INCOMPLETE SUBMITTALS WILL BE RETURNED REJECTED WITHOUT REVIEW.

THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL ALL RELATED SUBMITTALS ARE RECEIVED. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT

JOB SITES FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THEIR WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. PROPOSED DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE CONSIDERED

SEPARATELY FROM SUBMITTALS, USING THE "CHANGES" PROCEDURES OF THE CONTRACT CONDITIONS. 01500 TEMPORARY FACILITIES AND CONTROLS

REMOVE ALL RUBBISH AND WASTE MATERIALS FROM THE PREMISES ON AT LEAST A WEEKLY BASIS, AND PROVIDE LEGAL DISPOSAL.

EXERCISE STRICT DUST CONTAINMENT CONTROL TO PREVENT DIRT OR DUST FROM LEAVING LIMITS OF CONSTRUCTION.

UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS, WATER, GAS, LIGHTING, POWER AND TELEPHONE CONDUITS AND WIRES, SEWER LINES, STREETS, CURBS, DRIVEWAY APPROACHES, TREES, LANDSCAPING, BUILDINGS AND OTHER SURFACE AND SUBSURFACE STRUCTURES AND LINES, OPENINGS, FINISHES, FURNISHINGS, EQUIPMENT, AND SIMILAR IMPROVEMENT ITEMS SHALL BE PROTECTED BY CONTRACTOR AND SHALL NOT BE DISTURBED, DISCONNECTED OR DAMAGED DURING WORK PROGRESS. SHOULD CONTRACTOR, IN PERFORMANCE OF WORK, DISTURB, DISCONNECT OR DAMAGE ANY OF THE ABOVE ITEMS, REMOVE, REPAIR, OR REPLACE SUCH DISCONNECTED OR DAMAGED ITEMS WITH MATERIALS, CONSTRUCTION, AND IMPROVEMENTS MATCHING EXISTING UNDAMAGED WORK AND RESTORE TO A CONDITION AS GOOD AS OR BETTER THAN EXISTED PRIOR TO SUCH DISTURBANCE. DISCONNECTION OR DAMAGE AT NO ADDITIONAL EXPENSE TO OWNER. PROVIDE TEMPORARY PROTECTION OF THE WORK UNTIL REMOVAL OF TEMPORARY PROTECTION IS APPROVED BY

CONTRACTOR IS RESPONSIBLE FOR THE WORK AND PROPERTY OF OTHERS THAT IS IN CONTRACTOR'S CARE, CUSTODY, AND CONTROL AT ALL TIMES DURING PROGRESS OF THE WORK AND UNTIL FINAL ACCEPTANCE. SECURE AND LOCK THE PREMISES WHEN WORKMEN ARE NOT PRESENT

CONTRACTOR IS RESPONSIBLE FOR LIFE SAFETY EQUIPMENT REQUIRED BY AUTHORITIES HAVING JURISDICTION.

DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, EXISTING EXIT SIGNS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED. MAINTAIN REQUIRED EXITS AND EXIT EGRESS FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS

MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 72 HOUR ADVANCE NOTICE TO OWNER'S REPRESENTATIVE IF SERVICE SHUT-DOWN IS

EXISTING WATER, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MADE AVAILABLE TO CONTRACTOR WITHOUT ADDITIONAL METERING AND WITHOUT PAYMENT OF USE CHARGES FOR SERVICES PROVIDE AND PAY FOR ALL OTHER TEMPORARY UTILITIES AND UTILITY SERVICES, TEMPORARY SUPPORT FACILITIES AND SERVICES, TEMPORARY SECURITY AND PROTECTION FACILITIES NECESSARY FOR THE PROPER AND EXPEDITIOUS EXECUTION OF THE

KEEP ALL EXISTING FACILITIES AND SERVICES CLEAN AND IN GOOD WORKING CONDITION. CLEAN OR REPLACE CHANGEABLE FILTER MEDIA AND TURN OVER WITH NEW FILTER MEDIA AT COMPLETION OF WORK.

01600 PRODUCT REQUIREMENTS

ARCHITECT.

1. - MANUFACTURER'S NAME, TRADEMARK, LOGOS, ETC., SHALL NOT BE VISIBLE TO THE PUBLIC. NO SUBSTITUTIONS OF LISTED MATERIALS OR PRODUCTS SHALL BE PERMITTED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR ARCHITECT'S APPROVAL. USE SUBSTITUTION REQUEST FORMS AVAILABLE FROM ARCHITECT

EXISTING MANUFACTURED ITEMS NOT BEING REMOVED SHALL BE REFURBISHED AS REQUIRED ANY LOOSE ITEMS TIGHTENED (INCLUDING, BUT LIMITED TO, EXIT SIGNS, DOWN LIGHTS, SPEAKERS, MOLDINGS, ETC.), AND ANY MISSING PARTS REPLACED BY THE CONTRACTOR TO ACHIEVE A COMPLETE FUNCTIONING INSTALLATION WITH A NEW APPEARANCE.

COMPATIBILITY OF OPTIONS: IF CONTRACTOR IS GIVEN OPTION OF SELECTING BETWEEN TWO OR MORE PRODUCTS FOR USE ON PROJECT, PRODUCT SELECTED SHALL BE COMPATIBLE WITH PRODUCTS PREVIOUSLY SELECTED, EVEN IF PREVIOUSLY SELECTED PRODUCTS WERE ALSO OPTIONS

PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION FOR THE INDICATED USE AND EFFECT. PROVIDE STANDARD PRODUCTS IF AVAILABLE, AND UNLESS CUSTOM PRODUCTS OR NON-

STANDARD OPTIONS ARE SPECIFIED, PROVIDE STANDARD PRODUCTS OF THE TYPES THAT HAVE BEEN PRODUCED AND USED SUCCESSFULLY IN SIMILAR SITUATIONS ON OTHER PROJECTS. THE OWNER RESERVES THE RIGHT TO LIMIT SELECTION TO PRODUCTS WITH WARRANTIES NOT IN CONFLICT WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

WHERE PRODUCTS ARE ACCOMPANIED BY THE TERM "AS SELECTED", ARCHITECT WILL MAKE SELECTION.

WHERE PRODUCTS ARE ACCOMPANIED BY THE TERM "MATCH SAMPLE", SAMPLE IS ARCHITECT'S.

10. - DESCRIPTIVE, PERFORMANCE, AND REFERENCE STANDARD REQUIREMENTS IN THE SPECIFICATIONS ESTABLISH "SALIENT CHARACTERISTICS" OF PRODUCTS.

VERIFY PRIOR TO BIDDING THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION TO ASSURE COMPLETION OF THE PROJECT WITHIN THE TIME REQUIRED BY THE CONTRACT DOCUMENTS.

COSTS FOR DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS, WHEN SUCH DELAYS COULD HAVE BEEN AVOIDED BY CONTRACTOR, WILL BE BORNE BY THE CONTRACTOR. 01601 SUBSTITUTIONS

AT THE TIME OF BID SUBMITTAL. THE CONTRACTOR SHALL ADVISE ARCHITECT IN WRITING OF ANY SPECIFIED MATERIAL OR EQUIPMENT THAT IS EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE COMPLETION OF CONSTRUCTION.

PROPOSED REVISIONS SHALL BE SUBMITTED IN THE FORM OF A WRITTEN CHANGE ORDER TO BE APPROVED AND AUTHORIZED BY ARCHITECT AND OWNER PRIOR TO START OF PROPOSED WORK

01602 DATE SENSITIVE EQUIPMENT COMPLIANCE	6 ALUMINUM: EXTRUSIONS: ASTM B 221 (ASTM B 221M), ALLOY 6063-T6.	
1 DEFINITION: DATE SENSITIVE EQUIPMENT INCLUDES EQUIPMENT, SYSTEMS AND COMPONENTS THEREOF WHICH RELY ON OR UTILIZE COMPUTERS, SUBSYSTEMS, HARDWARE, SOFTWARE, FIRMWARE, INCLUDING EMBEDDED CHIP SYSTEMS OR COMPONENTS, WHICH PROCESS, SEQUENCE, CALCULATE, UTILIZE, OR IN ANY FASHION ARE AFFECTED IN FUNCTION OR OPERATION BY DATE AND DATE RELATED OR TIME AND TIME RELATED DATA, INCLUDING THE PASSAGE OF TIME.	<ul> <li>7. SHEAR AND PUNCH METALS CLEANLY AND ACCURATELY. REMOVE BURRS.</li> <li>8. WELD CORNERS AND SEAMS CONTINUOUSLY. USE MATERIALS AND METHODS THAT MINIMIZE DISTORTION AND DEVELOP STRENGTH AND CORROSION RESISTANCE OF BASE METALS. OBTAIN FUSION WITHOUT UNDERCUT OR OVERLAP. REMOVE WELDING FLUX IMMEDIATELY. FINISH EXPOSED WELDS SMOOTH AND BLENDED.</li> </ul>	TED r te B-104
2 DATE SENSITIVE EQUIPMENT, SYSTEMS AND COMPONENTS THEREOF MUST INDIVIDUALLY AND IN COMBINATION PROPERLY FUNCTION AND CONTINUE TO CORRECTLY PROCESS, SEQUENCE AND UTILIZE DATE AND TIME RELATED DATA FOR ALL DATES AND TIMES, WHICH OCCUR DURING A REASONABLE LIFE EXPECTANCY FOR SAID EQUIPMENT, SYSTEMS AND COMPONENTS THEREOF.	<ul> <li>9 MISCELLANEOUS FRAMING AND SUPPORTS: FABRICATE STEEL FRAMING AND SUPPORTS THAT ARE NOT A PART OF STRUCTURAL-STEEL FRAMEWORK AS NECESSARY TO COMPLETE THE WORK. CUT, DRILL, AND TAP UNITS TO RECEIVE HARDWARE, HANGERS, AND SIMILAR ITEMS.</li> <li>10 FINISH METAL FABRICATIONS AFTER ASSEMBLY. COMPLY WITH NAAMM "METAL FINISHES</li> </ul>	I Highway, Suite B-
3 CORRECTLY PROCESS, SEQUENCE, AND CALCULATE ALL DATE AND DATE RELATED DATA FOR ALL DATES PRIOR TO, THROUGH AND AFTER JANUARY 1, 2000, INCLUDING LEAP YEAR CALCULATIONS.	10. FINISH METAL FABRICATIONS AFTER ASSEMBLY. COMPLY WITH NAAMM "METAL FINISHES MANUAL FOR ARCHITECTURAL AND METAL PRODUCTS" FOR RECOMMENDATIONS FOR APPLYING AND DESIGNATING FINISHES. SHOP PRIME FERROUS-METAL ITEMS NOT INDICATED TO BE GALVANIZED. 06100 ROUGH CARPENTRY	LANNERS, INC planning 1 interi
4 SOFTWARE PRODUCTS THAT PROCESS DATE OR DATE RELATED DATA SHALL RECOGNIZE, STORE AND TRANSMIT DATE DATA IN A FORMAT WHICH EXPLICITLY AND UNAMBIGUOUSLY SPECIFIES THE CORRECT CENTURY.	1 PROVIDE WOOD FOR SUPPORT OR ATTACHMENT OF OTHER WORK INCLUDING ROOFTOP EQUIPMENT CURBS AND SUPPORT BASES, CANT STRIPS, BUCKS, NAILERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS. PROVIDE LUMBER OF SIZES INDICATED, WORKED	
<ul> <li>5 CONTRACTOR SHALL INCLUDE THIS REQUIREMENT IN ALL SUB-CONTRACTS AND EQUIPMENT ORDERS FOR THIS PROJECT.</li> <li>6 SUBMITTALS: PROVIDE CERTIFICATION FROM SUPPLIERS AND SUB-CONTRACTORS</li> </ul>	INTO SHAPES SHOWN. 2 MOISTURE CONTENT: 19 PERCENT MAXIMUM FOR LUMBER ITEMS, INCLUDING ITEMS TO RECEIVE WOOD PRESERVATIVE TREATMENT OR FIRE RETARDANT TREATMENT.	ARCHITECTS architecture ary Centre, 48
PROVIDING DATE SENSITIVE EQUIPMENT, SYSTEMS, AND SOFTWARE THAT THE PROPOSED EQUIPMENT, COMPONENTS AND SYSTEMS COMPLY WITH THESE REQUIREMENTS. 01701 CONSTRUCTION LAYOUT	3 GRADE: STANDARD GRADE LIGHT FRAMING SIZE LUMBER OF ANY SPECIES OR BOARD SIZE LUMBER AS REQUIRED. NO. 3 COMMON OR STANDARD GRADE BOARDS PER SPIB, WCLIB OR WWPA RULES APPLICABLE TO AGENCY UNDER WHICH LUMBER IS GRADED.	RKB AR al
1 DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS.	4 PLYWOOD BACKING PANELS: FOR MOUNTING ELECTRICAL OR TELEPHONE EQUIPMENT, PROVIDE FIRE-RETARDANT TREATED PLYWOOD PANELS WITH GRADE DESIGNATION, APA C-D PLUGGED INT WITH EXTERIOR GLUE, IN THICKNESS INDICATED, OR, IF NOT OTHERWISE INDICATED,	
<ol> <li>INFORM ARCHITECT WHEN CHALK LINE LAYOUT OF PARTITIONS IS COMPLETED SO THAT IT CAN BE VERIFIED. MAKE REQUIRED CHANGES PRIOR TO START OF CONSTRUCTION.</li> <li>SUPPLY ALL NECESSARY INFORMATION ON REQUIRED CUTOUTS FOR PLUMBING FIXTURES TO MILL WORK CONTRACTOR</li> </ol>	NOT LESS THAN 3/4-INCH 5 FIRE-RETARDANT TREATMENT: WHERE FIRE-RETARDANT TREATED WOOD IS REQUIRED BY CONSTRUCTION TYPE, PRESSURE IMPREGNATE LUMBER AND PLYWOOD WITH FIRE-RETARDANT CUENICAL S TO COMPLY WITH A WITH A WITH COMPLY AND COMPLY	
TO MILLWORK CONTRACTOR. 4 DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED IN CENTER OF ROOM OR 4" FROM ADJOINING PARTITION AS SHOWN.	CHEMICALS TO COMPLY WITH AWPA C20 AND C27, RESPECTIVELY. 6 PRESERVATIVE TREATMENT: PRESSURE PRESERVATIVE TREAT ALL ROOF CURBS, NAILERS AND BLOCKING WITH EXTERIOR EXPOSURE AND EXTERIOR ITEMS IN CONTACT WITH	
01702 EXECUTION. 1 COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR	CONCRETE OR MASONRY WITH AMMONIACAL, OR AMINE, COPPER QUAT (ACQ) IN ACCORDANCE WITH AWPA C2 (LUMBER) AND AWPA C9 (PLYWOOD). 06400 ARCHITECTURAL WOODWORK	
INSTALLING PRODUCTS IN APPLICATIONS INDICATED. 2 ENSURE THAT INSTALLATION CONFORMS TO BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS. IMMEDIATELY NOTIFY ARCHITECT OF ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS. DO NOT PROCEED WITH INSTALLATION UNTIL INSTRUCTIONS RESOLVING DISORDED AND FOR THE DESCRIPTION	1       QUALITY STANDARDS: COMPLY WITH ONE OF THE FOLLOWING:         A       AWI'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS" FOR GRADES OF INTERIOR         ARCHITECTURAL       WOODWORK, CONSTRUCTION, FINISHES, AND OTHER         REQUIREMENTS. PROVIDE AWI CERTIFICATION LABELS OR       COMPLIANCE CERTIFICATE	
DISCREPANCIES HAVE BEEN RECEIVED. 01703 PROGRESS CLEANING.	INDICATING THAT WOODWORK COMPLIES WITH REQUIREMENTS OF GRADES SPECIFIED. B WIC'S "MANUAL OF MILLWORK" FOR GRADES OF INTERIOR ARCHITECTURAL WOODWORK, CONSTRUCTION, FINISHES, AND OTHER REQUIREMENTS. PROVIDE WIC-CERTIFIED COMPLIANCE	
<ol> <li>CLEAN PREMISES WITHIN CONSTRUCTION LIMITS AND ALONG ACCESS ROUTES DAILY, INCLUDING COMMON AREAS. COORDINATE PROGRESS CLEANING FOR JOINT-USE AREAS WHERE MORE THAN ONE INSTALLER HAS WORKED. ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIALS LAWFULLY.</li> </ol>	CERTIFICATE INDICATING THAT WOODWORK COMPLIES WITH REQUIREMENTS OF GRADES SPECIFIED. PROVIDE WIC-CERTIFIED COMPLIANCE CERTIFICATE FOR INSTALLATION. 2 PROVIDE MATERIALS THAT COMPLY WITH REQUIREMENTS OF THE REFERENCED PRODUCT STANDARDS FOR GRADE INDICATED.	ROAD L
<ol> <li>KEEP INSTALLED WORK CLEAN.</li> <li>CONCEALED SPACES: REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING THE SPACE.</li> </ol>	<ul> <li>3 HARDBOARD: ANSI/AHA A135.4.</li> <li>4 MEDIUM DENSITY FIBERBOARD (MDF): ANSI A208.2; FORMALDEHYDE FREE.</li> </ul>	
01704 STARTING AND ADJUSTING.	4       Medium Densiti Friderboard (MDF): Ansi A206.2, FORMALDENT DE FREE.         5       PARTICLEBOARD: NOT ALLOWED.	Ш
1 START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION. REMOVE MALFUNCTIONING UNITS, REPLACE WITH NEW UNITS, AND RETEST.	<ul><li>6 SOFTWOOD PLYWOOD: PS 1.</li><li>7 FORMALDEHYDE EMISSION LEVELS: PROVIDE FORMALDEHYDE FREE MATERIALS.</li></ul>	
2 ADJUST OPERATING COMPONENTS FOR PROPER OPERATION WITHOUT BINDING, VIBRATING, OR PRODUCING EXCESSIVE NOISE. ADJUST EQUIPMENT FOR PROPER OPERATION.	8 FABRICATION: COMPLY WITH DETAILS AND CONSTRUCTION TYPES INDICATED.3	<b>TII</b>
3       PROTECT INSTALLED CONSTRUCTION.         01705 CORRECTION OF THE WORK.	<ul> <li>9 CABINET HARDWARE AND ACCESSORY MATERIALS: AS INDICATED ON DRAWINGS AND SCHEDULES.</li> <li>10 FACTORY FINISHING OF INTERIOR ARCHITECTURAL WOODWORK</li> </ul>	
1 PATCH, REPAIR, REPLACE, AND/OR REFINISH EXISTING CONSTRUCTION AS NECESSARY TO REFURBISH DAMAGED AND NONCONFORMING AREA OF WORK	<ul> <li>A AWI SECTION 1500, UNLESS OTHERWISE INDICATED.</li> <li>B WIC SECTION 1, "GENERAL INFORMATION - TECHNICAL BULLETIN", REQUIREMENTS FOR</li> </ul>	
01732 SELECTIVE DEMOLITION  1 REMOVE: MEANS DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF	"FACTORY FINISHING OF MILLWORK" C GRADE: CUSTOM.	
THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED. REMOVE ITEMS INDICATED INCLUDING APPURTENANT CONSTRUCTION, ABANDONED MEP CONSTRUCTION, AND SIMILAR WORK THAT INTERFERES WITH NEW CONSTRUCTION.	<ul> <li>D FINISH: AWI SYSTEM TR-4, CONVERSION VARNISH; WIC SYSTEM #2, CONVERSION VARNISH.</li> <li>E STAINING, EFFECT, SHEEN: TO MATCH APPROVED SAMPLES.</li> </ul>	
<ol> <li>2 REMOVE AND SALVAGE: MEANS DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER.</li> <li>3 REMOVE AND REINSTALL: MEANS DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE</li> </ol>	<ul> <li>E STAINING, EFFECT, SHEEN: TO MATCH APPROVED SAMPLES.</li> <li>11 INSTALL WOODWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8-INCH IN 8-FEET-0-INCHES FOR PLUMB AND LEVEL (INCLUDING TOPS); AND WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING</li> </ul>	
THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED. 4 EXISTING TO REMAIN: MEANS EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED,	SURFACES. COMPLY WITH INSTALLATION REQUIREMENTS ESTABLISHED BY REFERENCED STANDARDS. 07841 THROUGH-PENETRATION FIRESTOP SYSTEMS (FIRESTOPPING)	
REMOVED AND REINSTALLED. 5 FURNISH ALL LABOR AND MATERIAL AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL	1 PROVIDE RATED SYSTEMS AT PENETRATIONS OF RATED CONSTRUCTION.	
OF ITEMS SHOWN ON DRAWINGS OR AS OTHERWISE DIRECTED BY ARCHITECT. 6 FURNISH ARCHITECT WITH A COMPLETE INVENTORY LIST OF ITEMS THAT CAN RE REUSED AND/OR STORED IN BUILDING STOCK.	2 PERFORMANCE REQUIREMENTS: A F-RATINGS: PROVIDE FIRESTOP SYSTEMS WITH F-RATINGS EQUALING OR EXCEEDING FIRE- RESISTANCE RATING OF CONSTRUCTIONS PENETRATED AS DETERMINED PER ASTM E 814.	
<ul> <li>7 EXECUTE WORK IN ACCORDANCE WITH OWNER'S INSTRUCTIONS FOR USE OF THE PREMISES FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.</li> <li>8 PROMPTLY REMOVE DEMOLISHED MATERIALS FROM THE PREMISES AND PROVIDE LEGAL</li> </ul>	B T-RATINGS: PROVIDE FIRESTOP SYSTEMS WITH T-RATINGS REQUIRED, AS WELL AS F- RATINGS, DETERMINED PER ASTM E 814, WHERE SYSTEMS PROTECT PENETRATING ITEMS WITH POTENTIAL TO CONTACT ADJACENT MATERIALS IN OCCUPIABLE FLOOR AREAS INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING:	
DISPOSAL. TURN OVER ITEMS INDICATED TO BE SALVAGED AND DELIVERED TO OWNER AND OBTAIN WRITTEN RECEIPT. 9 WHERE REMOVAL OF TILE, CARPETING, TACK STRIPS, PARTITIONS, AND SIMILAR	PENETRATIONS LOCATED OUTSIDE WALL CAVITIES.     PENETRATIONS LOCATED OUTSIDE FIRE-RESISTIVE SHAFT ENCLOSURES.	Date
CONSTRUCTION CAUSES AN UNEVENNESS IN SLAB, PATCH AND LEVEL THE SLAB AS REQUIRED TO RECEIVE NEW FINISHED FLOORING. 10- PROVIDE A SEAL FROM FLOOR TO CEILING AT ALL INTERFACES TO PROTECT ADJACENT	3 PENETRATIONS LOCATED IN CONSTRUCTION CONTAINING FIRE-PROTECTION-RATED OPENINGS.	
BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS. THIS SEAL IS TO BE KEPT AT ALL TIMES.	4 PENETRATING ITEMS LARGER THAN 4-INCH- (100-MM-) DIAMETER NOMINAL PIPE OR 16 SQ. IN. (100 SQ. CM) IN OVERALL CROSS-SECTIONAL AREA.	u u u u u u u u u u u u u u u u u u u
11 TERMINATE AND LEGALLY CAP ALL PROJECTING MECHANICAL, ELECTRICAL, PLUMBING AND COMMUNICATION SYSTEMS BEHIND FINISH SURFACES THAT ARE INDICATED OR REQUIRED TO BE ABANDONED.	C FOR FIRESTOP SYSTEMS EXPOSED TO VIEW, TRAFFIC, MOISTURE, AND PHYSICAL DAMAGE, PROVIDE PRODUCTS THAT AFTER CURING DO NOT DETERIORATE WHEN EXPOSED TO THESE CONDITIONS BOTH DURING AND AFTER CONSTRUCTION.	Description
<ul> <li>12 UPON COMPLETION OF THE DEMOLITION WORK. BROOM CLEAN ALL AREAS.</li> <li>13 PERFORM ALL CUTTING, FITTING AND PATCHING WORK REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR TO BE RECEIVED SUBSEQUENT WORK INDICATED.</li> </ul>	D FOR THROUGH-PENETRATION FIRESTOP SYSTEMS EXPOSED TO VIEW, PROVIDE PRODUCTS WITH FLAME-SPREAD INDICES OF LESS THAN 25 AND SMOKE-DEVELOPED INDICES OF LESS THAN 450, WHEN TESTED PER ASTM E 84.	ă
<ul><li>14 PROVIDE FLOOR CUTOUTS AND PATCHING REQUIRED FOR INSTALLATION OF THE WORK.</li><li>15 SURVEY ALL EXISTING FINISHED SURFACES FOR DAMAGE. PATCH AND REPAIR DAMAGED</li></ul>	E FIRE-TEST-RESPONSE CHARACTERISTICS: PROVIDE RATED SYSTEMS IDENTICAL TO THOSE TESTED PER ASTM E 814 AND WITH PRODUCTS BEARING THE CLASSIFICATION MARKING OF A QUALIFIED TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.	
AND DEFECTIVE SURFACES TO MATCH SAMPLE APPROVED BY ARCHITECT. INCLUDE REPAIR OR REPLACEMENT OF MINI BLINDS, SILLS, MULLIONS, AND SIMILAR CONSTRUCTION. 16 WHERE DEMOLITION OPERATIONS RESULT IN MISALIGNED WALL, CEILING AND FLOOR SURFACES AT REMOVED CONSTRUCTION, PROVIDE NEW CONSTRUCTION AT REPAIR TO PROVIDE A	3 FIRESTOP SYSTEMS: COMPATIBLE WITH THE SUBSTRATES FORMING OPENINGS, AND WITH THE ITEMS, IF ANY, PENETRATING FIRESTOP SYSTEMS, UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.	ÖZ
SMOOTH TRANSITION BETWEEN EXISTING SURFACES INDICATED TO REMAIN AS APPROVED BY ARCHITECT. 01770 CLOSEOUT PROCEDURES	4 ACCESSORIES: PROVIDE ACCESSORIES REQUIRED TO INSTALL FILL MATERIALS THAT COMPLY WITH REQUIREMENTS OF TESTED ASSEMBLIES, ARE APPROVED BY QUALIFIED TESTING AND INSPECTING AGENCY THAT PERFORMED TESTING, AND ARE SPECIFIED BY MANUFACTURER OF	Date 01/26/17
1 CONTRACT CLOSE-OUT SHALL OCCUR ONLY AFTER ARCHITECT HAS PREPARED THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND PUNCH LIST, AND PUNCH LIST ITEMS HAVE BEEN CORRECTED. THE CONTRACTOR SHALL SUBMIT MAINTENANCE AND WARRANTY MANUALS, RELEASE OF LIENS, AND RECORD DRAWINGS TO ARCHITECT WITH HIS FINAL APPLICATION FOR PAYMENT. ARCHITECT SHALL PREPARE ANY NECESSARY CHANGE ORDERS REQUIRED TO	TESTED ASSEMBLIES 5 INSTALL THROUGH-PENETRATION FIRESTOP SYSTEMS TO MEET RATINGS REQUIRED & TO COMPLY WITH FIRESTOP SYSTEM MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND PUBLISHED DRAWINGS FOR PRODUCTS & APPLICATIONS INDICATED.	
FINALIZE THE COST OF THE PROJECT BASED ON THE CONTRACTORS FINAL SUBMITTALS. 2 "EXISTING TO REMAIN", "EXISTING TO BE RELOCATED", AND/OR NEW ITEMS INSTALLED BY THE CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF	08110 STEEL DOORS AND FRAMES 1 STEEL DOOR AND FRAME STANDARD: COMPLY WITH ANSI A 250.8, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.	
CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF ARCHITECT PRIOR TO BEING TURNED OVER TO THE OWNER. 3 BEFORE ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRUCTION SHALL BE	2 FIRE-RATED DOOR ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED, FOR FIRE-PROTECTION RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252.	AL N
CLEANED, LABELS REMOVED, AND ALL OTHER TOUCH UP COMPLETED.	3 COLD-ROLLED STEEL SHEETS: ASTM A 366/A 366M, COMMERCIAL STEEL (CS), OR ASTM A 620/A 620M, DRAWING STEEL (DS), TYPE B; STRETCHER-LEVELED STANDARD OF FLATNESS.	
1 METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH, FLAT SURFACES WITHOUT BLEMISHES.	4 METALLIC-COATED STEEL SHEETS: ASTM A 653/A 653M, COMMERCIAL STEEL (CS), TYPE B, WITH AN A40 (ZF120) ZINC-IRON-ALLOY (GALVANNEALED) COATING; STRETCHER-LEVELED STANDARD OF FLATNESS.	
<ol> <li>STEEL PLATES, SHAPES, AND BARS: ASTM A 36/A 36M.</li> <li>STAINLESS-STEEL BARS AND SHAPES: ASTM A 276, TYPE 304.</li> </ol>	5 DOORS AND FRAMES SHALL COMPLYING WITH ANSI 250.8.	U U
<ul> <li>4 STEEL TUBING: COLD-FORMED STEEL TUBING COMPLYING WITH ASTM A 500.</li> <li>5 STEEL PIPE: ASTM A 53, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER WEIGHT IS</li> </ul>	<ul> <li>6 TYPICAL INTERIOR FRAMES SHALL BE KNOCK-DOWN CONSTRUCTION.</li> <li>7 DOOR INSTALLATION: COMPLY WITH ANSI A250.8. SHIM AS NECESSARY TO COMPLY WITH SDI 122 AND ANSI/DHI A115.1G. INSTALL FIRE-RATED DOORS WITHIN CLEARANCES SPECIFIED IN NFPA 80.</li> </ul>	Project Number
5 STEEL PIPE: ASTM A 53, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER WEIGHT IS INDICATED OR REQUIRED BY STRUCTURAL LOADS.	INSTALL SMOKE CONTROL DOORS TO COMPLY WITH NFPA 105. 8 PLACING FRAMES: COMPLY WITH PROVISIONS IN SDI 105, UNLESS OTHERWISE INDICATED. SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL	1603
	PERMANENT ANCHORS ARE SET.	

Sheet Number

### 08130 ALUMINUM FRAMES

ALUMINUM MEMBERS: ALLOY AND TEMPER RECOMMENDED BY THE MANUFACTURER FOR STRENGTH, CORROSION RESISTANCE, AND APPLICATION OF REQUIRED FINISH; COMPLY WITH ASTM B 221 FOR ALUMINUM EXTRUSIONS, ASTM B 209 FOR ALUMINUM SHEET OR PLATE, AND ASTM B 211 FOR ALUMINUM BARS, RODS AND WIRE.

CARBON STEEL REINFORCEMENT OF ALUMINUM FRAMING MEMBERS SHALL COMPLY WITH ASTM A 36 FOR STRUCTURAL SHAPES, PLATES AND BARS, ASTM A 611 FOR COLD ROLLED SHEET AND STRIP, OR ASTM A 570 FOR HOT ROLLED SHEET AND STRIP.

FRAMING SYSTEM: PROVIDE ALUMINUM FRAMING SYSTEMS FABRICATED FROM EXTRUDED ALUMINUM MEMBERS OF SIZE AND PROFILE INDICATED. INCLUDE SUBFRAMES AND OTHER REINFORCING MEMBERS REQUIRED FOR PERFORMANCE.

A. - SNAP-IN TYPE GLAZING BEADS WITH MANUFACTURER'S STANDARD NEOPRENE GASKETS. B.-CORNERS SHARP WITH ALL JOINTS MITERED HAIRLINE, UNLESS OTHERWISE SHOWN. MITRE ALL

CORNERS WHERE OPEN ENDS OF EXTRUSIONS OR VOIDS WOULD BE VISIBLE IF BUTT JOINTS WERE USED. THIS INCLUDES SIDELIGHTS AND OVERHEAD BORROWED LIGHT FRAMES.

PROVIDE SUITABLE ANCHORAGE FOR EACH WALL CONDITION, TO INCLUDE SILL ANCHORAGE AT DOORS, HEAD ANCHORAGE AT ALL OPENINGS 3-FEET'-0-INCH AND WIDER, INTERMEDIATE EVENLY SPACE JAMB ANCHORS NOT TO EXCEED 2-FEET-0-INCH ON CENTER. ALL FRAME FASTENINGS AND ANCHORS SHALL BE CONCEALED.

REINFORCEMENT: PROVIDE REINFORCEMENT AT BUILDERS HARDWARE AND TO PREVENT DISTORTION OF FRAMES.

- 6. MACHINE ALUMINUM FRAMES FOR MOUNTING OF HARDWARE.
- PROVIDE REINFORCEMENTS AT HINGE LOCATIONS, STRIKES, AND AT CLOSERS. 7. -
- 8.- COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.

SET UNITS PLUMB, LEVEL, AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMING MEMBERS, DOORS, OR PANELS. INSTALL COMPONENTS IN PROPER ALIGNMENT AND RELATION TO ESTABLISHED LINES AND GRADES INDICATED. PROVIDE PROPER SUPPORT AND ANCHOR SECURELY IN

### 08211 FLUSH WOOD DOORS

1. - QUALITY STANDARD: COMPLY WITH NWWDA I.S.1-A, "ARCHITECTURAL WOOD FLUSH DOORS." FIRE-RATED WOOD DOORS: DOORS THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED. TEST PRESSURE, PER UBC: AFTER 5 MINUTES INTO THE TEST, NEUTRAL PRESSURE LEVEL IN FURNACE SHALL BE ESTABLISHED AT 40-INCHES (1000 MM) OR LESS ABOVE THE SILL.

DOORS FOR TRANSPARENT FINISH: PREMIUM GRADE, WITH GRADE AA FACES, SPECIES INDICATED.

4. - DOORS FOR OPAQUE FINISH: CUSTOM GRADE, WITH FACES OF CLOSED-GRAIN HARDWOOD. PLASTIC-LAMINATE-FACED DOORS: CUSTOM GRADE, HIGH-PRESSURE DECORATIVE LAMINATES COMPLYING WITH NEMA LD 3, GRADE HGS.

6. - INTERIOR DOOR CONSTRUCTION: PARTICLEBOARD CORE, FIVE PLIES WITH STILES AND RAILS BONDED TO CORE, THEN ENTIRE UNIT ABRASIVE PLANED BEFORE VENEERING. PROVIDE EITHER GLUED-BLOCK OR STRUCTURAL COMPOSITE LUMBER CORES INSTEAD OF PARTICLEBOARD CORES AT LOCATIONS WHERE EXIT DEVICES ARE INDICATED.

FIRE-RATED DOORS: CONSTRUCTION AND CORE SPECIFIED ABOVE FOR TYPE OF FACE INDICATED OR MANUFACTURER'S STANDARD MINERAL-CORE CONSTRUCTION AS NEEDED TO PROVIDE FIRE RATING INDICATED

EDGE CONSTRUCTION: INTUMESCENT SEALS CONCEALED BY OUTER STILE MATCHING FACE VENEER, AND LAMINATED BACKING FOR IMPROVED SCREW-HOLDING CAPABILITY AND SPLIT RESISTANCE. PAIRS: FURNISH FORMED-STEEL EDGES AND ASTRAGALS WITH INTUMESCENT SEALS FOR PAIRS OF FIRE-RATED DOORS, UNLESS OTHERWISE INDICATED.

THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, FOLLOWED BY THE LETTER "S", THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY

BLOCKING: FOR MINERAL-CORE DOORS USE COMPOSITE BLOCKING WITH IMPROVED SCREW-HOLDING CAPABILITY TO PROVIDE A MINIMUM 500 LB. SCREW WITHDRAWAL RESISTANCE PER ASTM D 143/NWWDA TM-10 (NOW PUBLISHED BY WDMA) AND MINIMUM 200,000 SLAM CYCLES PER ANSI A 151.1/NWWDA TM-7 (NOW PUBLISHED BY WDMA) WITHOUT FAILURE.

FINISH DOORS AT FACTORY THAT ARE INDICATED TO RECEIVE TRANSPARENT FINISH. FIELD FINISH DOORS INDICATED TO RECEIVE OPAQUE FINISH. PROVIDE PREMIUM GRADE FINISH EQUAL TO NWWDA I.S.1-A SYSTEM TR-4 CONVERSION VARNISH. MATCH ARCHITECT'S APPROVED SAMPLE 10. - INSTALL DOORS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, REFERENCED QUALITY STANDARD, AND AS INDICATED. INSTALL FIRE-RATED DOORS IN CORRESPONDING FIRE-RATED FRAMES ACCORDING TO NFPA 80.

08710 DOOR HARDWARE

1. - PROVIDE COMMERCIAL DOOR HARDWARE FOR OPENINGS SHOWN.

COORDINATION: COORDINATE DOOR HARDWARE WITH OTHER WORK. FURNISH SHOP DRAWINGS OF OTHER WORK WHERE REQUIRED OR REQUESTED TO COORDINATE INSTALLATION.

PREPARE DOOR HARDWARE SCHEDULE UNDER THE SUPERVISION OF SUPPLIER, DETAILING FABRICATION AND ASSEMBLY OF DOOR HARDWARE AS WELL AS PROCEDURES AND DIAGRAMS. COORDINATE THE FINAL DOOR HARDWARE SCHEDULE WITH DOORS, FRAMES, AND RELATED WORK TO ENSURE PROPER SIZE, THICKNESS, HAND, FUNCTION, AND FINISH OF DOOR HARDWARE.

A. - FORMAT: COMPLY WITH SCHEDULING SEQUENCE AND VERTICAL FORMAT IN DHI'S "SEQUENCE AND FORMAT FOR THE HARDWARE SCHEDULE."

B. - ORGANIZATION: ORGANIZE THE DOOR HARDWARE SCHEDULE INTO DOOR HARDWARE SETS INDICATING COMPLETE DESIGNATIONS OF EVERY ITEM REQUIRED FOR EACH DOOR OR OPENING. PROVIDE COMPLETE HARDWARE SETS FOR ALL OPENINGS SHOWN, IN COMPLIANCE WITH LOCAL

CODES AND INDUSTRY STANDARDS. WHERE REQUIRED TO MATCH EXISTING BUILDING ITEMS, PROVIDE MANUFACTURERS AND PRODUCTS THAT MATCH BUILDING STANDARD.

E. - COORDINATE DOOR FUNCTION AND KEYING WITH TENANT / OWNER.

FIRE-RATED DOOR ASSEMBLIES: PROVIDE DOOR HARDWARE FOR ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252.

SUPPLIER QUALIFICATIONS: DOOR HARDWARE SUPPLIER WITH WAREHOUSING FACILITIES IN PROJECT'S VICINITY AND WHO IS OR EMPLOYS A QUALIFIED ARCHITECTURAL HARDWARE CONSULTANT, AVAILABLE DURING THE COURSE OF THE WORK TO CONSULT WITH CONTRACTOR, ARCHITECT, AND OWNER ABOUT DOOR HARDWARE AND KEYING.

6. - INSTALL EACH DOOR HARDWARE ITEM TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON SUBSTRATES INVOLVED. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE ATTACHMENT SUBSTRATES AS NECESSARY FOR PROPER INSTALLATION AND OPERATION. 09260 GYPSUM BOARD ASSEMBLIES

FIRE-TEST-RESPONSE CHARACTERISTICS: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY.

SOUND TRANSMISSION CHARACTERISTICS: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 90 AND CLASSIFIED ACCORDING TO ASTM E 413 BY A QUALIFIED INDEPENDENT TESTING AGENCY.

STEEL FRAMING: COMPLY WITH ASTM C 754 FOR CONDITIONS INDICATED. METAL COMPLYING WITH ASTM C 645 REQUIREMENTS, ASTM A 653/A 653M, G60 (Z180), HOT-DIP GALVANIZED ZINC COATING

### 4. - GRID SUSPENSION SYSTEM FOR INTERIOR CEILINGS: ASTM C 645, DIRECT-HUNG SYSTEM COMPOSED OF MAIN BEAMS AND CROSS-FURRING MEMBERS THAT INTERLOCK.

5. - GYPSUM WALLBOARD: ASTM C 36, TYPE AND THICKNESS INDICATED.

6. - WATER-RESISTANT GYPSUM BACKING BOARD: ASTM C 630/C 630M, WITH CORE TYPE AND IN THICKNESS INDICATED.

7. - INTERIOR GALVANIZED METAL TRIM: ASTM C 1047. 8.- EXTRUDED ALUMINUM TRIM: PROFILES AND DIMENSIONS INDICATED. FRY REGLET CORP.,

GORDON, INC., PITTCON INDUSTRIES, OR APPROVED EQUAL.

9. - JOINT TREATMENT MATERIALS:

GENERAL: PROVIDE MATERIALS COMPLYING WITH ASTM C 475, ASTM C 840, AND RECOMMENDATIONS OF MANUFACTURER OF BOTH GYPSUM BOARD AND JOINT TREATMENT MATERIALS FOR THE APPLICATION INDICATED.

B. - JOINT TAPE: PAPER REINFORCING TAPE.

C. - SETTING-TYPE JOINT COMPOUNDS: CHEMICAL-HARDENING POWDER.

D. - DRYING-TYPE JOINT COMPOUNDS: VINYL-BASED PRODUCTS

10. - NON-LOAD-BEARING STEEL FRAMING INSTALLATION: ASTM C 754, AND ASTM C REQUIREMENTS THAT APPLY TO FRAMING INSTALLATION.

DEFLECTION COMPENSATION: PROVIDE DEFLECTION COMPENSATION AT TH PARTITIONS EXTENDING TO STRUCTURE. METHOD SHALL COMPLY WITH UBC 1997 SE RESISTIVE JOINT SYSTEMS" AND SECTION 711, "SHAFT ENCLOSURES," AND UBC STANE **TEST PROCEDURES."** 

12. - GYPSUM BOARD INSTALLATION: COMPLY WITH ASTM C 840 AND GA-216. WATER-RESISTANT GYPSUM BACKING BOARD: INSTALL WITH 1/4-INCH (6.4-MM

PANELS ABUT OTHER CONSTRUCTION OR PENETRATIONS. 14. - LEVELS OF GYPSUM BOARD FINISH: PROVIDE THE FOLLOWING LEVELS OF GY FINISH PER GA-214.

A. - LEVEL 1 FOR CEILING PLENUM AREAS, CONCEALED AREAS, AND WHERE INDIC HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE-RESISTIVE-RATED ASSEMBLIES AND S ASSEMBLIES

B. - LEVEL 2 WHERE WATER-RESISTANT GYPSUM BACKING BOARD PANELS FORM TILE, AND WHERE INDICATED.

C. - LEVEL 4 FOR GYPSUM BOARD SURFACES UNLESS OTHERWISE INDICATED. D. - LEVEL 5 FOR GYPSUM BOARD SURFACES WHERE INDICATED TO RECEIVE SMO WALL WASH LIGHT FIXTURES. 09310 CERAMIC TILE

1. - TILE PRODUCTS: AS INDICATED ON DRAWINGS AND SCHEDULES.

WATERPROOFING AND CRACK-SUPPRESSION MEMBRANE: MANUFACTURER'S PRODUCT THAT COMPLIES WITH ANSI A118.10; NOBLE COMPANY (THE); NOBLESEAL TS POLYETHYLENE-SHEET

- 3. PORTLAND CEMENT MORTAR (THICKSET) INSTALLATION MATERIALS: ANSI A1
- 4. DRY-SET PORTLAND CEMENT MORTAR (THIN SET): ANSI A118.1
- LATEX-PORTLAND CEMENT MORTAR (THIN SET): ANSI A118.4. 5. -
- 6. -CHEMICAL-RESISTANT, WATER-CLEANABLE, TILE-SETTING AND -GROUTING EF
- 7. POLYMER-MODIFIED TILE GROUT: ANSI A118.7, COLOR AS INDICATED.

ONE-PART, MILDEW-RESISTANT SILICONE: ASTM C 920; TYPE S; GRADE NS; C FORMULATED WITH FUNGICIDE, INTENDED FOR IN-SERVICE EXPOSURES OF HIGH HUM TEMPERATURES.

ANSI TILE INSTALLATION STANDARDS: COMPLY WITH PARTS OF ANSI A108 SE "SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE" THAT APPLY TO TYPES OF SE GROUTING MATERIALS AND TO METHODS INDICATED IN CERAMIC TILE INSTALLATION

10. - TCA INSTALLATION GUIDELINES: TCA'S "HANDBOOK FOR CERAMIC TILE INSTA COMPLY WITH TCA INSTALLATION METHODS INDICATED IN CERAMIC TILE INSTALLATIO 09511 - ACOUSTICAL PANEL CEILINGS

PANELS AND SUSPENSION SYSTEMS: AS SCHEDULED. 1 -

INSTALL ACOUSTICAL PANEL CEILINGS TO COMPLY WITH ASTM C 636 / UBC S AND SEISMIC REQUIREMENTS INDICATED, PER MANUFACTURER'S WRITTEN INSTRUCT "CEILING SYSTEMS HANDBOOK." 09680 CARPET

SUBMIT SHOP DRAWINGS INDICATING CARPET LOCATIONS, DYE LOT LIMITATION PLAN, METHOD OF JOINING SEAMS, DIRECTION OF CARPET IN EACH ROOM OR AREA, A LOCATION OT TRANSITION STRIPS. SUBMIT SAMPLES: 12X12 INCH SAMPLES IN EACH ( PATTERN. SUBMIT SAMPLE OF TRANSITION STRIPS, 4 INCHES LONG IN EACH COLOR.

INSTALLER: MINIMUM 3 YEARS EXPERIENCE IN WORK OF THIS SECTION. 2. -

FURNISH 2 YEAR WARRANTY PROVIDING COVERAGE AGAINST DEFECTIVE MA WORKMANSHIP, ISSUED JOINTLY BY CARPET MANUFACTURER, CONTRACTOR, AND INS 4. - EXTRA STOCK: PROVIDE 2 PERCENT OF EACH CARPET TO THE OWNER.

CARPET: AS SCHEDULED ON THE DRAWINGS. 5. -

SEAMING MATERIALS: AS RECOMMENDED BY CARPET MANUFACTURER. ADH WATERPROOF LATEX BASED CEMENT FORMULATED SPECIFICALLY FOR INSTALLING CA RECOMMENDED BY CARPET MANUFACTURER. LEVELING COMPOUND: WHITE, PREMIXE ADHESIVES: WATER-RESISTANT, LOW ODOR, LOW VOLATILE, NON-TOXIC & E MAXIMUM EMISSION RATE GUIDELINE OF 0.6 MG/M2 HR. FOR VOLATILES, & MEETING G REQUIREMENTS, & AS RECOMMENDED BY MANUFACTURER TO SUIT CARPET PRODUCT CONDITIONS INDICATED

TRANSITION STRIP: VINYL EXTRUSION, CARPET TO TILE ADAPTER, COLOR TO 8. -ARCHITECT.

9. - INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 09900 PAINTS AND COATINGS

SUBMIT PRODUCT DATA FROM MANUFACTURER FOR PROPOSED USE. INCLUI DESIGNATION AND GRADE OF FACH PAINT AND COATING TYPE, SURFACE PREPARATION PROCEDURES, AND PRODUCT ANALYSIS AND PERFORMANCE CHARACTERISTICS FOR COATING TYPE

SUBMIT SAMPLES OF 3X6 INCH FOR FACH TYPE PAINT SHOWING COLOR AND 2 -REPRESENTATIVE SUBSTRATE. SUBMIT 12X12 INCH TEXTURE SAMPLES ON GYPSUM BO

- PROVIDE ONE 1-GALLON CONTAINER EXTRA STOCK OF EACH COLOR FINISH C 3. -
- 4. PAINT TYPES AND COLORS ARE SHOWN ON DRAWINGS.

DO NOT THIN PAINT IN EXCESS OF MANUFACTURER'S RECOMMENDATIONS. 5. -APPLY PAINTS AND COATINGS WITHIN MINIMUM DRY FILM THICKNESS RANGE BY MANUFACTURER. MATCH FINAL COAT OF PAINT TO APPROVED COLOR.

7. - FINISHES AND COLORS: AS INDICATED ON DRAWINGS.

THE NUMBER OF COATS AND FILM THICKNESS REQUIRED IS THE SAME REGAR APPLICATION METHOD. DO NOT APPLY SUCCEEDING COATS UNTIL THE PREVIOUS CO RECOMMENDED BY THE COATING MANUFACTURER. SAND BETWEEN APPLICATIONS W REQUIRED TO PRODUCE AN EVEN SMOOTH SURFACE IN ACCORDANCE WITH THE MAN DIRECTIONS. SAND LIGHTLY BETWEEN EACH SUCCEEDING WITH ENAMEL OR VARNISH

APPLY ADDITIONAL COATS AND BARRIER COATS WHEN UNDERCOATS, STAINS CONDITIONS SHOW THROUGH FINAL COAT OF PAINT UNTIL PAINT FILM IS OF UNIFORM COLOR, AND APPEARANCE. GIVE SPECIAL ATTENTION TO ENSURE THAT SURFACES, IN CORNERS, CREVICES, WELDS, AND EXPOSED FASTENERS, RECEIVE A DRY FILM THICK TO THAT OF FLAT SURFACES.

10.- BEFORE APPLICATION OF FINISH COATS, APPLY A PRIME COAT OF MATERIAL BY THE MANUFACTURER TO MATERIAL THAT IS REQUIRED TO BE PAINTED OR FINISHEI BEEN PRIME COATED BY OTHERS. CLEAN AND TOUCHUP PRIME PAINT WELDS AND OT AREAS OF SHOP PRIMED ITEMS.

11. - COMPLETELY COVER TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFOR APPEARANCE, AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MA ROPINESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

12. - PAINT INTERIOR SURFACES OF DUCTS, WHERE VISIBLE THROUGH REGISTERS A FLAT. NONSPECULAR BLACK PAINT

13. - PAINT BACK SIDES OF ACCESS PANELS AND REMOVABLE OR HINGED COVERS EXPOSED SURFACES.

DRYWALL STIPPLE ENAMEL FINISH: ROLL AND REDISTRIBUTE PAINT TO AN EV "ORANGE-PEEL" TEXTURE. LEAVE NO EVIDENCE OF ROLLING SUCH AS LAPS, IRREGUL SKID MARKS, OR OTHER SURFACE IMPERFECTIONS.

15. - FINISH EXTERIOR DOORS ON TOPS, BOTTOMS, AND SIDE EDGES SAME AS EXT GENERAL DEMOLTION NOTES

OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRA REQUIRED.

FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLET REMOVAL OF ALL ITEMS AS INDICATED.

PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRI FROM DEMOLITION/ CONSTRUCTION AREA. KEEP AREA CLEAN. 4. - IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY TH

QUESTION WITH THE ARCHITECT BEFORE PROCEEDING. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL

CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED DEBRIS REMOVAL MUST BE PERFORMED PER BUILDING REGULATIONS. CONT. MGMT. OFFICE TO OBTAIN REGULATIONS AND SCHEDULE FOR THE USE OF THE ELEVA

SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERORMED IN ACCORDANCE WITH B MANAGEMENT REQUIREMENTS AND PROCEDURES.

M C 840 THE TOP OF SECTION 706, "FIRE-	7 ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND RE-USED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF AS DIRECTED BY BLDG. MGMT.	<ul> <li>21 MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, U.O.N.</li> <li>22 INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MONUMENT. U.O.N.</li> </ul>
NDARD 7.1, "FIRE	8 THE ELECTRICAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHT & POWER IN THE SPACE DURING CONSTRUCTION.	23 ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS & CARPET SPECIFIED.
MM) GAP WHERE	9 CAREFULLY REMOVE ALL EXISTING LIGHT FIXTURES AND LENSES (WHERE DEMOLITION IS NOTED) AND RETURN TO BLDG. OWNER.	24 FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS REQUIR
GYPSUM BOARD	10 IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED.	25 ALIGN POWER / DATA DEVICES, AND WALL MOUNTED LIGHT FIXTURES AT THE CENTERLIN THE WALL SECTION THEY ARE MOUNTED ON, UNLESS OTHERWISE NOTED.
DICATED, UNLESS A ID SOUND-RATED	11 CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.	<ul> <li>26 COORDINATE POWER / DATA DEVICE &amp; LIGHT FIXTURE MOUNTING LOCATIONS WITH INTEF</li> <li>ELEVATIONS, FINISHES, &amp; CASEWORK.</li> <li>27. PROVIDE EXTENSION RINGS AND MOUNTING ACCESSORIES WHERE REQUIRED FOR POWE</li> </ul>
RM SUBSTRATES FOR	12 NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, IF NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST	DEVICES AND LIGHT FIXTURES TO COORDINATE WITH INTERIOR FINISHES AND CASEWORK. GENERAL FINISH NOTES 1 NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH WILL
SMOOTH FINISH AND/OR	PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE. 13 REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.	JEOPARDIZEP THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP WHICH IS JUDG LESS THAN FIRST QUALITY BY THE ARCHITECT WILL BE REJECTED. FLAME SPREAD TO BE CLASS I: 0-25. SMOKE DENSITY TO BE LESS THAN 450.
	14 RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.	<ol> <li>ALL COLORS ARE TO BE SELECTED BY THE ARCHITECT, U.O.N.</li> <li>ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH. ALL GYPSUM BC</li> </ol>
R'S STANDARD TS, CHLORINATED-	15 REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.	PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH AND PREPARED TO RECEIVE THE SPECIFIED FINISH. PAINT GRADE WOODWORK SHALL BE HAND SANDED BETWEEN COATS AND DUS CLEAN. ALL HOLES, PITCH POCKETS OR SAPPY PORTIONS SHALL BE SCRAPED AND SHELLACKED, SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS OR DEFECTS SHALL BE PUTTIED AFTER FIRST ( WITH PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE OIL OR GREASE WITH MINERA
A108.1A.	16 REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.	SPIRITS. 4 ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS OR GYPBOARD SF FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
5 EPOXY: ANSI A118.3.	17 DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.	5 INTERIOR GYPSUM BOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING PROCESS.
	18 STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.	6 UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED SURFACES.
; CLASS 25; UMIDITY AND EXTREME	19 REMOVE EXISTING SIGNAGE/GRAPHICS AND STORE FOR RE-USE, WHERE APPLICABLE. GENERAL PARTITION NOTES	7 ALL VENEER STAINS SHALL HAVE UNIFORM COLOR.
SERIES SETTING AND	1 ALL GYP. BD. PARTITIONS SHALL BE TAPED, SPACKLED, AND SANDED WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL	8 EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK INCLUDING STONE FLOO AND MILLWORK INSTALLATION AND PROCEED WITH "TOUCH-UP" AS REQUIRED.
N SCHEDULES. STALLATION." 'ION SCHEDULES.	SURFACES SHALL BE ALIGNED. 2 WHERE FURRED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STURCTURE, PER DETAIL.	9 PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR & FIN FOR ARCHITECT'S REVIEW AT LEAST 2 WEEKS PRIOR TO SITE APPLICATION. ON-SITE APPLICATION BE REQUIRED ONE WEEK PRIOR TO FINAL REVIEW. ARCHITECT RESERVES THE RIGHT TO ADJUST / COLOR/FINISH ONCE THE WALL TEST HAS BEEN MADE.
	3 FIRE SAFE PENETRATIONS AT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY. REFER TO PARTITION DETAILS IN THE DOCUMENT SET.	10 UNDERSIDE OF SOFFITS (WHERE OCCURS) TO RECEIVE A FINISH TO MATCH ADJACENT VE FINISH, U.O.N.
STANDARD 25-2 CTIONS AND CISCA'S	4 ALL INTERIOR PARTION, PENETRATIONS, OTHER OPENINGS IN THE BUILDING SHELL SHALL BE SEALED, GASKETED, OR WEATHER STRIPPED.	11 PRIOR TO SITE APPLICATION, PROVIDE ARCHITECT WITH 8" X 10" SAMPLE CUTTINGS FRO ACTUAL DYE LOTS OF ALL SPECIFIED WALLCOVERINGS FOR ARCHITECT'S REVIEW AND PROVIDE EXPECTED DELIVERY DATE TO JOB SITE.
CTIONS AND CISCAS	5 PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOMS ACCESSORIES, ETC.	12 CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR A
TIONS, SEAMING	6 ALL DIMENSIONS TO THE EXTERIOR WALL ARE TO THE INSIDE FACE OF EXISTING SILL.	FABRICS AND OTHER CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TI MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
A, AND TYPE AND H COLOR AND	<ul> <li>ALL WOOD TO BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.</li> <li>8 PROVIDE FINISHED MOCK UP OF TYPICAL DOOR AND GLAZING FRAME INSTALLED ON SITE FOR</li> </ul>	13 ALL FLOORS, EXCEPT AS SPECIFICALLY NOTED, SHALL RECEIVE CARPET.
	ARCHITECT TO APPROVE PRIOR TO FABRICATION. 9 ALL SIGNAGE IS N.I.C., UNLESS OTHERWISE NOTED.	14 ALL VERTICAL SURFACES U.O.N. SHALL RECEIVE WALL BASE. INSTALL STRAIGHT BASE AT CARPET; COVE BASE AT RESILIENT FLOORING.
MATERIALS AND NSTALLER.	10 ALL GYP. BD. PARTITIONS RECEIVING RUBBER BASE TO BE FINISHED SMOOTH TO THE SLAB.	15 SEE FINISH PLAN, ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH MATERIALS.
	11 PATCH AND REPAIR EXISTING SLAB SHERE REQUIRED W/ POLYMER MODIFIED GROUT MANUFACTURED BY MASTER BUILDERS, EMACO OR EQUAL FOR NEW FLOOR FINISHES.	<ul> <li>16 PAINT IS DEFINED AS ONE PRIMER COAT AND 2 FINISH COATS.</li> <li>17 PAINT CEILING ACCESS PANELS WHERE THEY OCCUR TO MATCH ADJACENT CEILING FINIS</li> </ul>
DHESIVE GARPET;	<ul> <li>12 PATCH AND REPAIR EXISTING WALLS IN PREPARATION FOR NEW WALL FINISHES.</li> <li>13 ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH UNLESS</li> </ul>	18 STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS ARE NOT VISIB WHEN VIEWED FROM ANY REASONABLE ANGLE.
IXED, LATEX BASED.	OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES.	19 APPLY FABRIC SO WALL IS DIVIDED WITH A MINIMUM NUMBER OF SEAMS, AND WITH EQUA WIDTH PANELS U.O.N.
GOVERNMENT JCTS & SUBSTRATE	14 DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN +/- 1/8" WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.	20 ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS, U.O.N.
TO BE SELECTED BY	GENERAL RCP NOTES	21 ALL OPEN CABINETRY SHALL BE PLASTIC LAMINATE ON ALL EXPOSED SURFACES, U.O.N. MELAMINE TO INTERIOR OF CABINETRY WITH DOORS AND DRAWERS, U.O.N.
	THE DOCUMENT SET. 2 ALL STROBES TO ALIGN VERTICALLY WITH RECEPTACLE BELOW WHERE OCCURS. REFER TO	22 SUBMIT CARPET SEAMING PLAN TO ARCHITECT PRIOR TO ORDERING AND AT LEAST (4) W PRIOR TO INSTALLATION FOR ARCHITECT'S REVIEW.
UDE PRODUCT	DEVICE ALIGNMENT DIAGRAM IN THE DOCUMENT SET. 3 ALL UNDER CABINET LIGHTING TO HAVE AN INDEPENDENT SWITCH AT EACH LOCATION WHERE	23 NO FINISHING IN BUILDING SERVICE / CORE AREA U.O.N.
TION MATERIALS AND OR EACH PAINT AND	NOTED. 4 SEE DETAIL A913 FOR TYPICAL LIGHT SWITCH LOCATIONS.	24 SUBMIT SHOP DRAWINGS OF ALL WINDOW COVERINGS INDICATING CONTROL DEVICE LOC AND MATERIAL SPECIFICATIONS.
ND LUSTER, ON 1 BOARD BACKING.	5 REFER TO SHEET A941 FOR CEILING BRACING DETAILS.	25 PAINT ALL EXPOSED SURFACES, U.O.N. INCLUDING DOOR FRAMES, GRILLES, SILLS, FIRE FOR EXTINGUISHER CABINETS, EXPOSED PIPING, ETC. U.O.N.
H COAT TO THE OWNER.	<ul> <li>6 ARCHITECT TO REVIEW ALL LIGHT/CEILING FIXTURE LOCATIONS PRIOR TO INSTALLATION.</li> <li>7 INSTALL SUSPENDED CEILING AND SOFFIT AREAS TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN</li> </ul>	WOOD FINISH SPECIFICATION SPECIFICATION FOR FACTORY FINISH:
	<ul> <li>12'-0". ANCHOR AS REQUIRED.</li> <li>8 ARCHITECT TO REVIEW LOCATIONS OF ALL SLOT DIFFUSERS, SPRINKLERS, SMOKE DETECTORS,</li> </ul>	1 FIELD FINISHING WILL NOT BE ACCEPTED.
GE RECOMMENDED	ETC. IN GYP. BD. CEILINGS. 9 REFLECTED CEILING PLANS INDICATE:	2 FINISHING MATERIALS AND PROCESSES TO CONFORM TO A.W.I. FACTORY FINISHING SYS CATALYZE LACQUER, PREMIUM GRADE, AS DETAILED IN THE ARCHITECTUAL WOODWORK INSTITUT QUALITY STANDARDS MANUAL SEVENTH EDITION.
	A. GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES.	3 THE MILLWORKER SHALL SUBMIT A FINISH SAMPLE TO THE ARCHITECT FOR REVIEW PRIC FABRICATION.
GARDLESS OF THE COAT HAS CURED AS WHERE SANDING IS	B. LOCATION OF SIGNAL & EQUIPMENT DEVICES. GENERAL POWER & DATA NOTES	4 FINISH SHALL BE: STAIN TO MATCH SAMPLE
ANUFACTURER'S ISH COAT.	1 ALL OFFICES TO ACCOMMODATE PERSONAL COMPUTER AND LASER PRINTER.	5 STAIN FINISHES MUST BE ACHIEVED USING DYE STAINS TO MAINTAIN CLARITY OF COLOR. PIGMENT STAINS WILL NOT BE ACCEPTED. PIGMENTS MAY BE USED FOR LIGHT GLAZES OVER DYE STAINS.
INS, OR OTHER RM SHEEN, FINISH, 5, INCLUDING EDGES,	<ol> <li>ISOLATED GROUND: ORANGE OUTLET FINISH: ALL OTHERS: WHITE</li> <li>SWITCHPLATE FINISH: WHITE</li> </ol>	6 DEGREE OF SHEEN SHALL BE SEMI-GLOSS.
CKNESS EQUIVALENT	4 COVERPLATE FINISH: WHITE	7 FINISH SAMPLE SHALL BE SUBMITTED FOR REVIEW SHOWING THE COMPLETE FINISH APPEARANCE. MINIMUM SAMPLE SIZE SHALL BE 8" X 10".
AL AS RECOMMENDED HED AND HAS NOT OTHER DAMAGED	5 WORKSTATION OUTLET CLUSTERS ARE DIMENSIONED TO START OF CLUSTER. REFER TO POWER AND DATA FLOOR PLAN FOR ADDITIONAL INFORMATION.	SPECIFICATION FOR SOLID WOOD:
FORM FINISH, COLOR,	<ul> <li>6 ARCHITECT TO REVIEW ALL POWER &amp; SIGNAL LOCATIONS PRIOR TO INSTALLATION.</li> <li>7 COORDINATE OUTLETS WITH MILLWORK IN ALL LOCATIONS.</li> </ul>	<ul> <li>2 SOLID WOOD SHALL BE GRADE "I" AS DESCRIBED IN AWI SECTION 100 S-1 THRU E. ADJAC</li> </ul>
MARKS, RUNS, SAGS,	<ol> <li>COORDINATE OUTLETS WITH MILLWORK IN ALL LOCATIONS.</li> <li>PROVIDE GFI OUTLETS IN ALL "WET" AREAS.</li> </ol>	INTERSECTING PIECES OF WOOD ARE TO BE LIMITED TO SIMILAR GRAIN PATTERNS.
ERS OR GRILLES, WITH	<ul> <li>9 REVIEW CORE LOCATIONS WITH ARCHITECT PRIOR TO DRILLING.</li> <li>10 FLOOR OUTLETS ARE TO BE FLUSH MOUNTED.</li> </ul>	3 SITE MOCK-UP: CONTRACTOR SHALL MOCK-UP (1) DOOR/ FRAME AND (1) WINDOW UNIT F TYPICAL OFFICE TO INDICATE MITRE JOINTS, FASTNER CONCEALMENT, COLOR AND FINISH AT THE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH INSTALLATION.
ERS TO MATCH	<ul><li>10 FLOOR OUTLETS ARE TO BE FLUSH MOUNTED.</li><li>11 FURNITURE IS SHOWN FOR REFERENCE PURPOSES ONLY.</li></ul>	4 ALL WOOD PRODUCTS TO BE CERTIFIED FSC.
EVEN AND FINE ULARITY IN TEXTURE,	12 WHEN FLOOR BELOW IS OCCUPIED, CONTRACTOR SHALL INCLUDE CORING OF FLOOR ON OVERTIME BASIS.	SPECIFICATION FOR VENEER PANEL: 1 ALL PANELS FOR SURFACES SHALL MEET THE STANDARDS OF THE SIXTH EDITION OF THE ADDITION OF THE STANDARDS OF THE SIXTH EDITION OF THE
EXTERIOR FACES.	13 SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF ALL OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.	<ul> <li>ARCHITECTURAL WOODWORK INSTITUTE QUALITY STANDARDS MANUAL FOR PREMIUM GRADE.</li> <li>2 FACE VENEER OF PANELS SHALL BE PLAIN SLICED CHEERY.</li> <li>3 PANELS SHALL BE 1/2" THICK, U.O.N. IN THE DRAWINGS.</li> </ul>
RACT PRICE, IF	14 ARCHITECTURAL DRAWINGS DETERMINE LOCATION AND TYPE (ARCHITECT TO VERIFY W/ ENGINEER) OF ALL OUTLETS AND TAKE PRECEDENCE OVER ALL OTHERS, U.O.N. ELECTRICAL ENGINEER'S POWER PLAN SHALL GOVERN THE WIRING LAYOUT AND INSTALLATION IN COMPLIANCE WITH	4 SUBSTRATE MATERIAL SHALL BE MEDIUM DENSITY FIBER-BOARD.
ETE DEMOLITION AND	ALL LAWS APPLICABLE AND ENFORCED BY GOVERNING AUTHORITIES.  15 OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0", MAXIMUM,  15 OUTLETS ADE IN DADITION TYPES INVOLVING ACQUISTIC INSUL ATION WALLS FOR INVITED IN INCLUSION IN INTERNI IN INCLUSION IN INCLUSION IN INCLUSION IN INCLUSION IN INTERNI IN INCLUSION IN INTERNI IN INCLUSION IN INTERNI IN INTERNI IN INTERNI IN INTERNI INTERNI IN INTERNI	<ul> <li>5 MATCHING OF ADJACENT VENEER SHALL BE: SLIP MATCH.</li> <li>6 MATCHING WITHIN EACH PANEL SHALL BE: SEQUENCE MATCH WITH UNIFORM PANEL SIZE</li> </ul>
BRIS FROM EMANATING	UNLESS OUTLETS ARE IN PARTITION TYPES INVOLVING ACOUSTIC INSULATION, WHERE INDICATED IN PARTITION TYPE DETAIL IN THE DOCUMENT SET.	7 MATCHING OF ADJACENT PANELS SHALL BE SEQUENCE MATCH WITH UNIFORM PANEL SIZ
THE POINT IN	16 COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.	8 VENEER SELECTIONS SHALL BE APPROVED BY THE DESIGNEER PRIOR TO LAYUP OF THE SEE BID PACKAGE FOR SUBMITTAL REQUIREMENTS.
LL BE LEFT IN "BROOM ED.	17 ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR CONDUIT OR PLUMBING LINES SHALL BE FULLY PACKED & SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.	
NTACT THE BUILDING VATORS PRIOR TO 'H BUILDING	<ul> <li>18 COORDINATE NEW ELECTRICAL WITH EXISTING, WHERE OCCURS.</li> <li>19 FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.</li> </ul>	
	20 INSTALL WALL MOUNTED OUTLETS 18 INCHES ABOVE FINISHED FLOOR, U.O.N. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY, CROUNDING POLE AT TOP, U.O.N.	
	GROUNDING POLE AT TOP, U.O.N.	

RECTIONS, MIN. FROM EDGE OF OF MONUMENT FOR FLOOR MOUNTED	SPECIFICATION FOR OPAQUE LACQUEER FINISH ARCHITECTURAL MILLWORK:	
LEMENTS, U.O.N.	1 SUBMITTALS	1
COVERPLATE OR MONUMENT. U.O.N.	A SAMPLES: SUBMIT FOUR (4) 8" X 10" SAMPLES OF EACH COLOR SPECIFIED. EACH SAMPLE SHOULD BEAR A LABEL IDENTIFING JOB NAME, THE ARCHITECT AND THE GENERAL CONTRACTOR. THE	B-104
RFACE HARDWARE, ETC. SHALL BE /ERINGS & CARPET SPECIFIED.	SAMPLE MATERIALS SUBMITTED SHALL BE USED ON THE PROJECT.	
M AND FIXTURE LAMPS AS REQUIRED.	2 MATERIALS	RPORATI design ay, Suite 4-6802
GHT FIXTURES AT THE CENTERLINE OF	A ALL LACQUEERS AND NECESSARY THINNERS TO APPLY FINISH AS SPECIFIED.	DRPC Dr de way, 394-6
SE NOTED.	B PROVIDE ALL OTHER MATERIALS NOT SPECIFICALLY INDICATED BUT NECESSARY TO ACHEIVE THE FINISH SPECIFIED.	, INCORPORATED interior design a 33431 561-394-6802
MOUNTING LOCATIONS WITH INTERIOR	C COATINGS TO HAVE GOOD FLOWING PROPERTIES AND CAPABLE OF DRYING AND CURING FREE OF STREAKS AND SAGS.	× gal – v
RIES WHERE REQUIRED FOR POWER / DATA FINISHES AND CASEWORK.	3 PREPARATION	PLANNER I planning 0 N. Feder 8661 / Fa
JNDER CONDITIONS WHICH WILL LL WORKMANSHIP WHICH IS JUDGED ED. FLAME SPREAD TO BE CLASS I:	A REMOVE HANDLING MARKS OR EFFECTS OF EXPOSURE TO MOISTURE WITH A COMPLETE THOROUGH FINAL SANDING OF ALL SURFACES USING 150 GRIT FOLLOWED BY 220 GRIT PAPER. CLEAN SURFACE WITH DRY BRUSH OR TACK CLOTH BEFORE APPLYING SEALER STAIN OR PRIMER. EASE SHARP EDGES WITH LIGHT SANDING.	HITECTS P hitecture 1 ientre, 4800 561-750-36
. U.O.N.	B OPAQUE FINISHES REQUIRE HARD CLOSED GRAIN SURFACE SUCH AS MEDIUM DENSITY FIBERBOARD (MDF) OR A CLOSED GRAIN HARDWOOD VENEER SUCH AS BIRCH.	Te ary ary
SPECIFIED FINISH. ALL GYPSUM BOARD	4 FINISHING	RKB.
AND PREPARED TO RECEIVE THE ANDED BETWEEN COATS AND DUSTED L BE SCRAPED AND SHELLACKED, OR	A APPLY BASE COAT OF HIGH SOLIDS NITRO CELLULOSE PRIMER THAT HAS BEEN TINTED TO COMPATIBLE COLOR OF TOP COAT.	
SHALL BE PUTTIED AFTER FIRST COAT, OVE OIL OR GREASE WITH MINERAL	B LET PRIMER COAT DRY THOROUGHLY PRIOR TO SANDING WITH 220 GRIT FINISHING PAPER.	
	C APPLY A HIGH SOLIDS NITRO CELLULOSE TOP COAT WHICH HAS BEEN TINITED TO MATCH COLOR AND SHEEN AS SPECIFIED.	
LLS, PARTITIONS OR GYPBOARD SHALL BE CH ADJOINING SURFACES.	D APPLY A SECOND HIGH SOLIDS NITRO CELLULOSE TOP COAT THAT HAS BEEEN TINTIED TO MATCH COLOR AND SHEEN AS SPECIFIED.	
) WITH A DAMP CLOTH JUST PRIOR TO NAP WHICH MAY HAVE FORMED IN	AWI MILLWORK NOTES:	
	1 AWI MANUFACTURING PROCESS PREMIUM	
IT HAS SPILLED, SPLASHED OR	2 AWI FINISH GRADE: PREMIUM	
	3 AWI VENEER GRADE: GRADE 1	
F WORK INCLUDING STONE FLOORING	4 AWI FINISHING SYSTEMS: #5 PREMIUM FOR STAINED FINISH	
RUSH-OUTS OF EACH COLOR & FINISH	EXTERIOR GLASS WALL SYSTEM SPEC	
PPLICATION. ON-SITE APPLICATION WILL RESERVES THE RIGHT TO ADJUST ANY	1 FRAMING SYSTEM: YKK THC 300 SSG A's manufactured by YKK AP America	
	2 DOORS: 35D series A's manufactured by YKK AP America Dorma RTS 88 series overhead concealed closers	
E A FINISH TO MATCH ADJACENT VERTICAL	12" x 33" x 1" dia satin SS pulls	
'H 8" X 10" SAMPLE CUTTINGS FROM RCHITECT'S REVIEW AND PROVIDE	3 GLASS: Viracon PACIFICA, VLE 70 - E-coating u = 0.88	
FOR DELIVERY LEAD TIMES FOR ALL TION SCHEDULE. ALL DELIVERY TIMES BROUGHT TO THE ARCHITECT'S NECESSARY.	AZURIA, VLE 70 - E-coating u = 0.45	SURF T SOD, F
RECEIVE CARPET.		∩ zš
BASE. INSTALL STRAIGHT BASE AT		
IFICATION OF EXTENT OF FINISH		
COATS.		
TO MATCH ADJACENT CEILING FINISH.		
SUCH THAT JOINTS ARE NOT VISIBLE		
JMBER OF SEAMS, AND WITH EQUAL		

LL EXPOSED SURFACES, U.O.N. APPLY

ORDERING AND AT LEAST (4) WEEKS

NDICATING CONTROL DEVICE LOCATIONS

FRAMES, GRILLES, SILLS, FIRE HOSE

A.W.I. FACTORY FINISHING SYSTEM #5 ITECTUAL WOODWORK INSTITUTE

HE ARCHITECT FOR REVIEW PRIOR TO

S, TRIM AND BASES, OFFICE WALL

SECTION 100 S-1 THRU E. ADJACENT OR

/ FRAME AND (1) WINDOW UNIT FOR A MENT, COLOR AND FINISH AT THE SITE

ATCH WITH UNIFORM PANEL SIZE. MATCH WITH UNIFORM PANEL SIZE

GNEER PRIOR TO LAYUP OF THE PANEL

01/26/17 Ζ C Project Number 60

Sheet Numbe

ABBREVIATI	ONS	SYMBOLS LEGEND			ROOM AREA	BREAKDOWN	GUESTROOM TYPE BREAKD	OWN
V C CUS	ABOVE AIR CONDITIONING ACOUSTICAL	1 SIM	BUILDING SECTION TAG		ROOM AREA SC	HEDULE LEVEL 1	Guestroom Type Matrix	
T IIN	ACOUSTICAL CEILING TILE ADMINISTRATION	M-101		RM #	NAME	Area	Room Name	Coun
RN  F	AREA DRAIN ADJACENT / ADJUSTABLE ABOVE FINISH FLOOR	•						••••
.r D	ACOUSTICAL FINISH PLASTER AIR HANDLING UNIT	1 SIM		112	EGRESS STAIR 1	151 SF	STUDIO DOUBLE QUEEN	3
IM DD	ALUMINUM ANODIZED	(A101)	WALL SECTION TAG	110	ELEVATOR #1	61 SF	STUDIO KING	6
CH	ARCHITECTURAL ASBESTOS			106	RETAIL	653 SF	STUDIO QUEEN	22
SPH ST	ASPHALT ASSISTANT	SIM		105	RETAIL	341 SF	Grand total: 31	31
TT	BATT INSULATION BACKER BOARD	(1)	CALLOUT TAG	104	CHECK-IN LOBBY	287 SF		
D .DG	BOARD BUILDING	A101	CALLOUT TAG	105	ELEVATOR #2	61 SF		
K 1	BLOCK / BLOCKING BEAM			108	RETAIL	374 SF	Beem Metrix Level 1	
O AB	BOTTOM OF CABINET	$\sim$		103	ELECTRICAL ROOM	65 SF	Room Matrix - Level 1	
B EM	CATCH BASIN CEMENT	<b>W1</b>	PARTITION TYPE	102	STORAGE	49 SF	Room Name	Coun
.PLAS .G	CEMENT PLASTER CORNER GUARD			107	REFUSE	117 SF		
.HGT .JNT	CEILING HEIGHT CONTROL JOINT			101	BAR	388 SF	(FFE 8.00' NAVD) LEVEL - 1	
CLR COLM	CLEAR (FINISH TO FINISH) COLUMN		COLUMN GRID	129	EGRESS STAIR 2	149 SF	BAR	1
OMP PT	COMPUTER CARPET						CHECK-IN LOBBY	1
 .G	CERAMIC TILE CEILING				ROOM AREA SC	HEDULE LEVEL 2	EGRESS STAIR 1	1
_0	CLOSET CLEAN OUT				1		EGRESS STAIR 2	1
.M DNC	COLUMN CONCRETE	Name 💌		RM #	NAME	Area	ELECTRICAL ROOM	1
ONT	CONCRETE CONTINUOUS CONCRETE MASONRY UNIT	Elevation	ELEVATION MARK				ELEVATOR #1	1
ETL	DETAIL			133	CORRIDOR	1207 SF	ELEVATOR #2	1
A R				201	STUDIO QUEEN	487 SF	REFUSE	1
۱ O	DOWN DOOR OPENING			201B	BALCONY	150 SF	RETAIL	3
R VR	DOOR DRAWER		EXTERIOR	202	STUDIO DOUBLE QUEEN	517 SF	STORAGE	1
NG A	DRAWING EACH	1/A-101	ELEVATION TAG	203	STUDIO QUEEN	329 SF	Grand total: 12	12
EC EV	ELECTRICAL ELEVATION			204	STUDIO QUEEN	374 SF		
 IERG	ELEVATOR EMERGENCY			205	STUDIO KING	661 SF		
N.C 0.S	EXISTING, NO CHANGE EDGE OF SLAB			205B	BALCONY	252 SF	Room Matrix - Level 2	
Q	EQUAL	N		206	STUDIO QUEEN	546 SF	Room Name	Cour
QUIP W.C	EQUIPMENT ELECTRIC WATER COOLER	W E	INTERIOR ELEVATION	207	STUDIO KING	705 SF		••••
XH XIST	EXHAUST EXISTING	W S S S	TAG	207B	BALCONY	273 SF	LEVEL - 2	
XT XP.JT	EXTERIOR EXPANSION JOINT	• 4		208	STUDIO QUEEN	382 SF	BALCONY	Δ
BC 2007 .D	FLORIDA BUILDING CODE (2007) FIRE DAMPER			209	STUDIO DOUBLE QUEEN	658 SF	CORRIDOR	
F.E F.G.@E	FINISH FLOOR ELEVATION FIXTURES, FURNITURE, AND EQUIPMENT			203	STUDIO QUEEN	526 SF	STUDIO DOUBLE QUEEN	3
F.F.P.C	FLORIDA FIRE PROTECTION CODE			210	STUDIO DOUBLE QUEEN	451 SF	STUDIO KING	2
LASH	FLASHING FLOOR DRAIN		PROPERTY LINE					
.O.F	FACE OF FINISH			211B	BALCONY	188 SF	STUDIO QUEEN	6
 GA	FIRE RATED GAUGE						Grand total: 16	16
GALV GEN	GALVANIZED GENERATOR				ROOM AREA SC	HEDULE LEVEL 3		
GL G.W.B	GLASS GYPSUM WALL BOARD	X X X X	FENCE LINE				Room Matrix - Level 3	
H/C HC	HANDICAP HOLLOW CORE			RM #	NAME	Area		
IDWD	HARDWOOD HOLLOW METAL						Room Name	Coun
HORIZ	HORIZONTAL HEIGHT			301	STUDIO QUEEN	304 SF		
H.P	HIGH POINT		DOOR NUMBER TAG	301B	BALCONY	323 SF	LEVEL - 3	1
I.DIA INSUL	INSIDE DIAMETER INSULATION	101	DOOR NUMBER TAG	302	STUDIO QUEEN	268 SF	BALCONY	10
IN I IN V	INTERIOR INVERT			302B	BALCONY	414 SF	CORRIDOR	1
IT KIT	JOINT KITCHEN			302C	CORRIDOR	812 SF	STUDIO KING	2
AV F	LAVATORY LINEAR FEET			303	STUDIO QUEEN	354 SF	STUDIO QUEEN	8
L.P MAX	LOW POINT MAXIMUM	(1t)	WINDOW TYPE TAG	303B	BALCONY	187 SF	Grand total: 21	21
MECH MFR	MECHANICAL MANUFACTURER	$\sim$		304	STUDIO QUEEN	379 SF	Room Matrix - Level 4	
MGR	MANAGER			304B	BALCONY	160 SF		
ин ИN	MANHOLE MINIMUM			305	STUDIO KING	586 SF	Room Name	Count
11SC 1.O	MISCELLANEOUS MASONRY OPENING	(-2")	SLAB	305B	BALCONY	187 SF	LEVEL - 4	
IIL A	METAL NOT APPLICABLE		DEPRESSION	306	STUDIO QUEEN	334 SF	CORRIDOR	1
.I.C	NON-COMBUSTIBLE NOT IN CONTRACT			306B	BALCONY	118 SF		1
IO. / NUM IOM	NUMBER NOMINAL	W1	STOREFRONT TYPE	307	STUDIO KING	634 SF		2
.T.S .C	NOT TO SCALE ON CENTER							8
).D ).F.I.C	OUTSIDE DIAMETER OWNER FURNISHED, CONTRACTOR			307B	BALCONY STUDIO OLIEEN	190 SF	Grand total: 11	11
DFF	INSTALLED	<b>D</b>		308	STUDIO QUEEN	265 SF	———————————————————————————————————————	
PNG	OPENING PROPERTY LINE	Room name 101	ROOM TAG ID	308B	BALCONY STUDIO OLIEEN	206 SF	———————————————————————————————————————	
.LAM	PLASTIC LAMINATE PLASTER			309	STUDIO QUEEN	334 SF	———————————————————————————————————————	
LUM	PLUMBING	$\wedge$		309B	BALCONY	270 SF	———————————————————————————————————————	
LYWD .O.B	PLYWOOD POINT OF BEGINNING PAIR		<b>REVISION TAG</b>	310	STUDIO QUEEN	305 SF		
R TD	PAIR PAINTED	Date	··· ··· ···	310B	BALCONY	410 SF		
 AD	RISER RADIUS BOOF BRAIN							
LD EF	ROOF DRAIN REFERENCE	<u> </u>			ROOM AREA SC	HEDULE LEVEL 4		
EFL EINF	REFLECTED REINFORCED		DENOTES HANDICAP ROOM	RM #	NAME	Area	———————————————————————————————————————	
EQ M	REQUIRED ROOM		ТҮРЕ			Alea	———————————————————————————————————————	
.0 T	ROUGH OPENING RESILIENT TILE			2005		040 05	———————————————————————————————————————	
C CHD	SOLID CORE SCHEDULE		DENOTES HEARING	302D		812 SF		
ERV HR	SCHEUDLE SERVICE SHOWER		IMPAIRED ROOM TYPE	401	STUDIO QUEEN	304 SF		
HT	SHOWER SHEET SIMILAR	VZ		402	STUDIO QUEEN	264 SF		
PECS	SPECIFICATIONS			403	STUDIO QUEEN	350 SF		
Q L	SQUARE SLOPE			404	STUDIO QUEEN	376 SF		
LD .S	SLIDING SERVICE SINK			405	STUDIO KING	586 SF		
.STL TL	STAINLESS STEEL STEEL			406	STUDIO QUEEN	339 SF		
TOR TRUCT	STORAGE STRUCTURAL			407	STUDIO KING	634 SF		
USP YM	SUSPENDED SYMMETRICAL			408	STUDIO QUEEN	261 SF		
EL	TREAD			409	STUDIO QUEEN	334 SF		
EL EMP HK	TEMPERED THICKNESS			410	STUDIO QUEEN	304 SF		
.0	TOP OF							
YP A	TYPICAL UNLIMITED AREA							
J.C J.L	UNDER COUNTER UNDERWRITERS LABORATORY							
J.N.O /ERT	UNLESS OTHERWISE NOTED VERTICAL							
EST .I.F	VESTIBULE VERIFY IN FIELD							
WC T	VINYL WALL COVERING VINYL TILE							
·····	WITH							
V.C VD	WATER CLOSET WOOD							
//O /P	WITHOUT WATERPROOF							
/T	WEIGHT							



## NUMBER OF EXITS REQUIR

### PROJECT DESCRIPTION

### PROJECT NAME: RIPTIDE HOTEL Hollywood, Florida

	•				
APPLICABLE CODES:					
BUILDING CODE:	FLORIDA BUILDING CODE, FIFTH EDITION				
FIRE/LIFE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE, FIFTH EDITION				
ACCESSIBILITY CODE:	FLORIDA ACCESSIBILITY CODE, FIFTH EDITION				
ELECTRICAL CODE:	NATIONAL ELECTRIC CODE, 2011 EDITION				
MECHANICAL CODE:	FLORIDA MECHANICAL CODE, FIFTH EDITION				
PLUMBING CODE:	FLORIDA PLUMBING CODE, FIFTH EDITION				
ENERGY CODE:	FLORIDA ENERGY CONVERSATION CODE, FIFTH EDITION				
FUEL GAS CODE:	FLORIDA FUEL GAS CODE, FIFTH EDITION				
MAJOR NFPA STANDARDS F	REFERENCED AS ADOPTED BY THE STATE OF FLORIDA:				

NFPA 10	STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2010 EDITION
NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2010 EDITION
NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS,
	2010 EDITION
NFPA 20	STANDARD FOR THE INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE
	PROTECTION, 2010 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE, 2010 EDITION
NFPA 90A	STANDARD FOR THE INSTALLATION OF AIR CONDTIONING AND VENTILATION
	SYSTEMS, 2012 EDITION
NFPA 92A	STANDARD FOR SMOKE CONTROL SYSTEMS, 2012 EDITION
NFPA 110	STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2010 EDITION

AND ALL OTHER RULES, REGULATIONS, AND CODES HAVING JURISDICTION

CONSTRUCTION TYPE:	Type 1B (Table 503)

Permitted Number of Stories: 12 \* (FBC Table 503). \* increased due to HEIGHT AND LIMITS: automatic sprinkler system installation (FBC Section 504.2) Proposed Number of Stories: 4 Permitted Height: 180 FT\* (FBC Table 503). \*increased due to automatic sprinkler system installation (FBC Section 504.2) Proposed Height: 41 FT

Permitted Area: Unlimited Area (FBC Table 503)

FIRE PROTECTION:

Complete NFPA 13 Automatic Sprinkler System (FBC Sections 903.3.1.1)

### OCCUPANCY CLASSIFICATION:

OCCUPANCY	CODE REFERENCE
Group A-2 ASSEMBLY (Restaurant, Lounges)	FBC 303.3 & FFPC 101:12.1
Group A-3 ASSEMBLY (Exhibit Gallery, Fitness Center, Meeting Rooms, Salons)	FBC 303.4 & FFPC 101:12.1
Group R-1 RESIDENTIAL (Hotel Building)	FBC 310.3 & FFPC 101:28.1
Group B BUSINESS (Administration Offices, Laundry, Spa)	FBC 304.1 & FFPC 101:38.1
Group S-2 STORAGE	FBC 311.3 & FFPC 101:42.1
Group M MERCANTILE	FBC 309.1 & FFPC 101:36.1

### NOTES: Exceptions: FBC 303.1

1. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy. 2. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to an OTHER occupancy shall be classified as a Group B occupancy as part of that occupancy. 3. A room or space used for assembly purposes that is less than 750 square feet in area and accessory to an OTHER occupancy shall be classified as a Group B occupancy as part of that occupancy.

### **BUILDING CLASSIFICATION**

R-1 HOTEL BUILDING WITH NON-SEPARATED AMENITY OCCUPANCIES (FBC SECTION 508.3) AND INCIDENTAL USES (FBC SECTION 509).

### MAXIMUM TRAVEL DISTANCE PER FBC TABLE 1016.2 and FFPC LIFE SAFETY CODE TABLE A.7.6 COMMON PATH OF EGRESS TRAVEL FBC TABLE 1014.3

USE GROUP (FBC)	Use Group FFPC	Location
GROUP A-3 ASSEMBLY FBC 303.4	ASSEMBLY CHAPTER 12-FFPC and Table A.7.6	MAX TRAVEL DIST. 250' (S) MAX DEAD END: 20' MAX COMMON PATH: 20' IF <50' OCC. 75' FFPC 12.3.5.1.2
GROUP B BUSINESS FBC 304.1	BUSINESS CHAPTER 38-FFPC and Table A.7.6	MAX TRAVEL DIST. 300' (S) MAX DEAD END: 50' MAX COMMON PATH: 100' FFPC 12.2.5.1.2
GROUP R-1 RESIDENTIAL FBC 310.3	HOTEL CHAPTER 28-FFPC and Table A.7.6	MAX TRAVEL DIST. 250' (S) MAX DEAD END: 50' MAX COMMON PATH: 75'
GROUP S-2 LOW HAZARD	STORAGE CHAPTER 42-FFPC and Table A.7.6 ORDINARY HAZARD	MAX TRAVEL DIST. 400' MAX DEAD END: 50' MAX COMMON PATH: 100'

\* TRAVEL DISTANCES BASED ON BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13

	FBC
REQUIRED CAPACITY:	
STAIRS	0.2" / PERSO
OTHER COMPONENTS	0.15" / PERSC
NUMBER OF EXITS REQUIRED PER STORY:	
1-500 PERSONS	2 EXITS
501-1000 PERSONS	3 EXITS
> 1000 PERSONS	4 EXITS
SPACES WITH 1 EXIT OR EXIT ACCESS DOORWAY:	OCCUPANT L
GROUP A	49 PERSONS
GROUP B	49 PERSONS
GROUP M	49 PERSONS
GROUP R-1	10 PERSONS
GROUP S	29 PERSONS
BOILER, INCINERATOR, & FURNACE	SEE FBC 1015

### SPACES ABOUT ELECTRICAL EQUIPMENT

(a) Buildings equipped throughout with an automatic sprinkler system in accordance with So(b) Capacity could be increased per FFPC Life Safety Code Section 7.3.3.2.

## EXIT STAIR CAPACITY BASED ON FFPC LIFE SAFETY CODE

EXIT STAIRS AT 2ND FLOOR:		EXIT STAIR WID
	EGRESS STAIR 1	48"
	EGRESS STAIR 2	48"
TOTAL COMBINED EXIT STAIR CAP	ACITY AT 1st FLOO	R

## OCCUPANT LOAD FACTORS FBC TABLE 1004.1.2 AND FFPC LIFE SAFETY C AREA

USE	(SQF
ASSEMBLY W/O FIXED SEATS	•
- Concentrated	7 NET
-Unconcentrated	15 NET
RESIDENTIAL	200 GROSS
BUSINESS AREAS	100 GROSS
STORAGE, STOCK, SHIPPING AREAS	300 GROSS
MERCANTILE	60 GROSS

### POSTING OF OCCUPANT L

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHAL OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER FBC SECTION 1004.3

### STAIRWAY RE-RENTRY FOR 5 STORIES

EVERY DOOR IN A STAIR ENCLOSURE SERVING MORE THAN FOUR ENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR BUILDING FIRE CODE 14.5.2.8, AND FFPC LIFE SAFETY CODE 7.2.1.5.8. REFER ADDITIONAL INFORMATION.

# STAIR IDENTIFICATION FOR 3 STORIES

NEW EXIT STAIR ENCLOSURES SERVING THREE STORIES OR MOR WITH STAIR INDENTIFICATION SIGNAGE IN COMPLIANCE WITH FL SECTION 1022.9 AND FLORIDA FIRE PREVENTION CODE LIFE SAFE 7.2.2.5.4.

### INTERIOR FINISH REQUIREMENTS-

	USE GROUP CL	ASSIFICATION	
	USE GROUP (FBC)	USE GROUP (FFPC)	
	A-3, ASSEMBLY FBC 303.4 FBC TABLE 803.9 <300 OCCUPANTS	ASSEMBLY CHAPTER 12 & 10 FFPC LSC	EXIT ENCLOS CORRIDORS SPACES: CLA
	B, BUSINESS FBC 304.1 FBC TABLE 803.9	BUSINESS CHAPTER 38 & 10 FFPC LSC	EXIT ENCLOS CORRIDORS SPACES: CLA
	R-1, HOTEL FBC 310.1 FBC TABLE 803.9	HOTEL CHAPTER 28 & 10 FFPC LSC	EXIT ENCLOS CORRIDORS SPACES: CLA
	S-2, LOW HAZARD STORAGE FBC 311.3 FBC TABLE 803.9	STORAGE CHAPTER 42 & 10 FFPC LSC	EXIT ENCLOS CORRIDORS SPACES: CLA
-	•		1

Note 1: Per FBC Section 804.4.2, interior floor finish materials complying with DOC- Fl 1630) or with ASTM D 2859 are permitted in any area where class 2 materials are requi throughout with an automatic sprinkler system in accordance with FBC Section 903.1

RED (a	a)	FIF	RE RESISTAN	CE REQUIREME	NTS		MAXIMUM AREA OF EXTERIOR WAL		
	FFPC	MIN. FIRE RESISTANCE CODE REFERENCE			-	RATION DISTAN PROTECTION - I	-		
N N	0.3" / PERSON (b) 0.2" / PERSON	INTERIOR EXIT STAIRWAYS CONNECTING 4 STORIES OR EXIT PASSAGEWAYS	MORE	2 HOUR 90-MINUTE DOORS N/A	FBC SECTION 7 FBC SECTION 7 FBC SECTION 7	716 1023	FIRE SEPARATION DISTANCE (FEET)		NING
		WALLS SEPARATING SLEEPI		1 HOUR	FBC SECTION 7	420	0 to < 3	UP, NS UP, S	
	2 EXITS	UNITS IN THE SAME BUILDING	3		FBC SECTION 7	708	3 to < 5	P UP, NS	N
	3 EXITS 4 EXITS	CORI	RIDOR FIRE I	RESISTANCE RA	TINGS		310 < 5	UP, S P	1
	4 EAHS	OCCUPANCY & OCCUP		MIN. FIRE RESISTANCE (	·		5 to < 10	UP, NS	1
DAD	<b>CPOT</b> < 75'	GROUP A - SERVING MORE T GROUP B, M, S - SERVING MO		0 HOUR 0 HOUR	FBC TABLE 101 FBC TABLE 101			UP, S P	2
	< 100'	GROUP R-1		1 HOUR	FBC TABLE 101		10 to < 15	UP, NS UP, S P	1
	< 75' < 75'	(c) Buildings equipped througho allowed.	ut with an automatic sprinkle	er system in accordance with Section	903.3.1.1 or 903.3.1	.2, where	15 to < 20	UP, NS	2
	< 100'	EID						UP, S P	7
3				AL USE ROOMS	NIO		20 to < 25	UP, NS UP, S	4
0 1 00	FFPC 101 - 7.4.2	HAZARDOUS ARE		SEPAR			25 or greater	UP, NS	
Section 90	13.3.1.1.	BOILER AND FUEL FIRED		<b>PROTECTION</b> 1 Hour FFPC TABLE -28.3.2		•		UP, S P	
/		MORE THAN A SINGLE GUEST SUITE					UP, S = Unprotected, Sprinklered Unprotected openings in building e	equipped throughout with ar	n automati
SECT	ION 7.3.3.2	ROOMS WITH BOILER WH PIECE OF EQUIPMENT IS		1 Hour or provide automatic fi FBC TABLE -508.2.5.	re-extinguishing s	system	accordance with FBC Section 903		
		10 HORSEPOWER REFRIGERANT MACHINE		1 Hr. or provide auto sprinkler	system FBC T-50	0825	(a) Values indicated are the perce	ntage of of area of the exter	or wall, pe
H	EXIT STAIR CAPACITY	GIFT OR RETAIL SHOPS		1 Hr. or sprinklers FFPC Tabl	e 28.3.2.2.2		NOTES: As per <b>FBC Section 705.8.1 Allow</b> 1. In occupancies other than Grou	vable area of openings:	upprotect
	176 PERSONS	100SF	HON ROOMS OVER	1 Hr. or provide auto fire extin	0 0	008.2.5	the exterior walls of the first story a		-
	176 PERSONS	MAINTENANCE SHOPS TRASH COLLECTION ROO	DMS	1 Hr. and sprinklers FFPC Ta 1 Hr. and sprinklers FFPC Ta			1.2 Where the wall faces	an unoccupied space. The public use, shall not be less	unoccupie
	352 PERSONS	EMERGENCY SWITCH GE FIRE PUMP ROOMS	AR ROOMS	2 Hour 2 Hour NFPA 110 7.2.1.1			shall have access from a Fire Prevention Code.	street by a posted fire lane	in accorda
		TELE / DATA ROOMS MECHANICAL SHAFTS		2 Hour FIRE/ SMOKE FBC 70 2 Hour FIRE/ SMOKE FBC 70			<ol><li>Buildings whose exterior bearin frame are not required to be fire-re</li></ol>		
<b>}</b>		STAIR SHAFTS		2 Hour FIRE/SMOKE FFPC F	BC 1020.1		openings.		
ODE T	ABLE 7.3.1.2	ELEVATOR MACHINE RO ASSEMBLY CORRIDORS	OMS AND SHAFTS	2 Hour FBC 707.4 FFPC 8.3. 1 Hour FBC T-1071.1	4.2		NOT	ABLE CODE SE	CTIO
	DCCUPANT PERSON)	GUESTROOM CORRIDOR STORAGE ROOMS	S	1 Hour FFPC 28.3.6.1.2 & FF 1 Hr. and sprinklers FFPC Ta			Smoke Detection		
	FERGON	Provide full-height (slab to roof) wall assemblies or partial-height wall assemblies terminating at ceilings having a fire resistance rating					Fire alarm and detection system Emergency voice/alarm commun		
		equal to the wall assemblies (NFPA		it wan assemblies terminating at cenin	gs naving a fire resistar	nce rating	Emergency responder radio cov	erage	
							Standby power Elevators		
				STANCE REQUIR					
				ION - FULLY SPR			ACC	ESSIBLE MEAN	
OAD		initiating devices for each fl	oor and in other than G	equipped with supervisory initia roup F-1, M and S-1 occupand	cies, the fire-resist	tance rating			
AR THE M	THE OCCUPANT LOAD			on shall be permitted to be red nents in Type 2A. FBC 403.2.1		um fire-	<ol> <li>Provide Two (2) Accessible M</li> <li>Provide Two-Way Communica</li> </ol>	-	
	APPROVED LEGIBLE IORIZED AGENT. SEE			MINIMUM FIRE RESISTANCE	CODE REFE	RENCE	Elevated Floor Level of Building.		107.2.12
		Primary Structural Frame (g	,	2 Hours (a)	Table 601		EX	IT SIGN REQUIF	REME
		Floor Construction and Sec Roof Construction and Sec	,	2 Hours 1 Hour (b)(c)	Table 601 Table 601			FBC SECTION	1011
	D GREATER:	WALL & PARTITIONS	FIRE SEPARATION				EXIT SIGNS		
G. SEE FI	ES SHALL PERMIT RE- BC 1008.1.9.11, FFPC	Exterior Bearing (g)	DISTANCE	2 Hours	Table 601		<b>1011.1 Where required.</b> <i>Exits</i> and visible from any direction of egres	s travel. The path of egress	travel to e
R TO STA	AIR PLANS FOR	Interior Bearing Exterior Nonbearing		2 Hours (a)	Table 601		marked by readily visible exit sign exit or the path of egress travel is	not immediately visible to th	he occupa
S ANI	D GREATER	M	Less than 5 ft. (d)	2 Hours	Table 602		doors within <i>exits</i> shall be marked <i>exit access corridor</i> or <i>exit passag</i> for the sign, whichever is less, fro	geway is more than 100 feet	t (30 480 r
	L BE PROVIDED	A, B, R, S-2 A, B, M, R, S-2	Less than 5 ft. (d) 5 ft. ≤ x < 10 ft.	1 Hours 1 Hour	Table 602 Table 602		Exceptions: 1. Exit signs are not required in ro		•
ORIDA B	UILDING CODE DE SECTION	A, B, M, R, S-2	10 ft. ≤ x < 30 ft.	1 Hour	Table 602		<ol><li>Main exterior exit doors or gate signs where approved by the build</li></ol>	s that are obviously and clea ding official.	arly identif
		A, B, M, R, S-2 Interior Nonbearing (e)	> 30 ft.	0 0 Hours	Table 602 Table 601		3. Exit signs are not required in or Group R-1, R-2 or R-3.		
SPRI	NKLERED	(a) Roof supports: Fire-resis reduced by 1 hour where su		ry structural frame and bearing	walls permitted to	o be	4. Exit signs are not required in da 5. In occupancies in Groups A-4 a	and A-5, exit signs are not re	equired on
				es, fire protection of structural	members shall no	t he	openings into seating areas where the vomitories. Egress lighting is p area in an emergency.		
	PASSAGEWAYS: CLASS B	required, including protection	on of roof framing and o	lecking where every part of the	e roof construction	n is 20 feet	<b>1011.2 Floor-level exit signs in G</b> Section 1011.1, additional low-lev	<b>Froup R-1.</b> Where exit signs	are requii ed in all ar
	ROOMS & ENCLOSED	used for such unprotected r					R-1 occupancies and shall comply 10 inches (254 mm) nor more that	y with Section 1011.5. The b	bottom of t
	PASSAGEWAYS: CLASS B			ed where 1-hour or less fire-rea	sistance rating is r	required.	mounted to the door or wall. When (102 mm) of the door frame on the	e latch side.	•
	ROOMS & ENCLOSED	(d) See FBC section 706.1		by other sections of the FBC.			1011.3 Illumination. Exit signs sh Exception: Tactile signs required	by Section 1011.4 need not	t be provid
	PASSAGEWAYS: CLASS B ROOMS & ENCLOSED		•	enced in FBC Section 704.10.			1011.4 Raised character and Bra complying with ICC A117.1 shall b for		
SS C	PASSAGEWAYS: CLASS B						assisted rescue, an <i>exit stairway</i> , <b>1011.5 Internally illuminated exit</b>		
	OOMS & ENCLOSED	1		UISHER LEGEND			signs shall be <i>listed</i> and labeled ir manufacturer's instructions and C	n accordance with UL 924 a	ind shall be
	est" (CPSC 16 CFR Part	LOCATION MIN. RATIN		ATING AREA/ UNIT OF RATIN N CALCULATION	IG FIRE EXT. I REQUIRED F	FIRE EXT. Required	1011.6 Externally illuminated exi 1011.6.1 through 1011.6.3.		
	the building is equipped	MECHANICAL 2A:10B	:C 1,500 SF. / 30F	T. SF. /3000 FT.			<b>1011.6.1 Graphics</b> . Every exit sig 6 inches (152 mm) high with the p	principal strokes of the letters	s not less
		PUBLIC AREAS 2A	1,500 SF. / 75F	T. SF. /3000 FT.	3 fl. (TYP.75ft)		The word "EXIT" shall have letters "I,"	-	
							and the minimum spacing betwee minimum established in this section height. The word "EXIT" shall be it	on shall have letter widths, s	strokes and
							when the means of exit sign illumination	C C	C C
				QUIRED GREATEST VALUE I ISHER AND THE SQ.FT. ARE			part of the exit sign, the constructi cannot be readily changed.	ion shall be such that the dir	rection of t
			UNGUISHER REQUIR	EMENTS FOR FPL VAULT W	ITH FPI		<b>1011.6.2 Exit sign illumination.</b> T have an intensity of not less than	5 footcandles (54 lux).	
		3. PORTABLE FIRE EXTIN	GUISHER SHALL BE	INSTALLED, INSPECTED, AN	ID MAINTAINED I	IN	<b>1011.6.3 Power source.</b> Exit sign for a duration of not less than 90 r	minutes in case of primary p	ower loss
				R PORTABLE FIRE EXTINGU		_	shall be connected to an emerger an on-site generator. The installat Chapter 27.	ion of the emergency power	r system s
				MUNICATION SYS			Chapter 27. Exception: Approved exit sign illu external power sources for a dura		
		ALAK					not required to be connected to an		
				EM AND A TWO-WAY FIRE		NFPA 72			
				LLED IN ACCORDANCE WIT		NFPA 72			
				ARM NOTE					
		A FIRE ALARM SYSTEM I	S REQUIRED AS PER	F.F.P.C. 2014 NFPA 101 SEC	CTION 283.4				

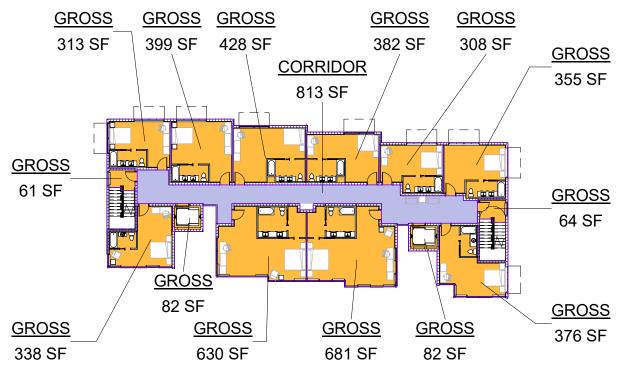
LL	OPENINGS BASED	FE			ATED	<u> </u>	Suite B-104 802
E	AND DEGREE OF	FEMA COMPLIANCE	PROPOSED	REQUIRED		r design	rry Centre, 4800 N. Federal Highway, Suit Boca Raton, Florida 33431 Tel: 561-750-3661 / Fax: 561-394-6802
	TABLE 705.8	FLOOD INSURANCE RATE MAP (F.I.R.M.) DESIGNATION	ZONE "AE8"	ZONE "AE6 / AE7"		interior	Highw 33431 61-39
IG	ALLOWABLE AREA Area of exterior wall, per story.	DATE OF F.I.R.M. IDENTIFICATION BASE FLOOD ELEVATION	ELEVATION: AE8	SPETEMBER 3, 2003 ELEVATION: AE6 / AE7			deral l orida ; Fax: 5
	Not Permitted Not Permitted	FIRST HABITABLE FLOOR TOP OF SLAB ELEVATION	ELEVATION: AE8	+1'-0" CONSTRUCTION BELOW FEMA		planning l	N. Fe on, Fi
	Not Permitted	SLAB ELEVATIONS BELOW FEMA	SEE ARCHITECTURAL PLANS.	BASE FLOOD SHALL COMPLY WITH A.S.C.E. 24-14		-	4800   a Rat
	15% 15%	FEMA NOTE:				architecture	ntre, 4 Boc 61-75
	10% 25%	THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL	OF ISSUING NEW FLOOD MAPS. AT TIME ( COMPLIANT.	OF BUILDING PERMIT THE FEMA BASE	ARCHITE	arch	rry Ce Tel: 5
	25% 15%	ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL, AND OTHER EC	QUIPMENT WIL BE ABOVE THE REQUIRED F	FEMA BASE FLOOD 9.0' NAVD.	RKB A		Sanctuary Centre, Boc Tel: 561-7
	45% 45%						Sa
	25% 75%						
	75%						
	45% No Limit No Limit						
	No Limit Not Permitted						
	Not Permitted	-					
om	atic sprinkler system in						
ر مال	ner eter.						
all,	per story.						
rote	cted openings are permitted in						
	istance of more than 15 feet; or						19
ccup in 3	bied space shall be on the 0 feet in width and						3301 3301
	dance with the Florida					C	FL 330
lls a ed to	nd exterior primary structural have unlimitted unprotected					L	
Π	ONS				Ш	U	
	FBC Section 907 / NFPA 72						
	FBC Section 907.5.2.2 FBC Section 915					20	
	FFPC FC Section 11.10 FBC Section 2702	-				C	PA
	FBC Chapter 30						
	FFPC FC Section 11.3 FFPC LSC Section 9.4						
O	F EGRESS						
Lev	/el to public way.						
7.2	12.1.1.) at Elevator Landing at each						
M 01	ENTS						
	1	-					-
	by an <i>approved</i> exit sign readily o exits and within exits shall be						Seal
n of	egress travel in cases where the pants. Intervening <i>means of egress</i>						
ent s	shall be such that no point in an 0 mm) or the <i>listed</i> viewing distance						
	exit or exit access. ntifiable as exits need not have exit				Date		
vidu	al <i>sleeping units</i> or <i>dwelling units</i> in						
	ries in occupancies in Group I-3. on the seating side of vomitories or						
onc	ourse that are readily apparent from opening within the seating						
req	uired in Group R-1 occupancies by				Ę		
m c	areas serving guestrooms in Group f the sign shall be not less than or level. The sign shall be flush				Description		
	the sign shall be within 4 inches				Desc		
	ated. <i>v</i> ided with illumination.						
	in raised characters and Braille and o an <i>area of refug</i> e, an exterior area						
	and the exit discharge. minous and photoluminescent exit						
hall	be installed in accordance with the nated at all times.				No.		
	igns shall comply with Sections				Date		
t les	e plainly legible letters not less than ss than 3/4 inch (19.1 mm) wide.				01/26/17		
	nes (51 mm) wide, except the letter						
es a und	nch (9.5 mm). Signs larger than the and spacing in proportion to their and shall be clearly discernible				SIS		
	directional indicator is provided as of the chevron directional indicator				XS		
ed f	rom an external source shall						
r lo	o ensure continued illumination ss, the sign illumination means				ANA		
sto	rage batteries, unit equipment or shall be in accordance with						
	uous illumination independent of case of primary power loss, are				ШО		
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Project Number

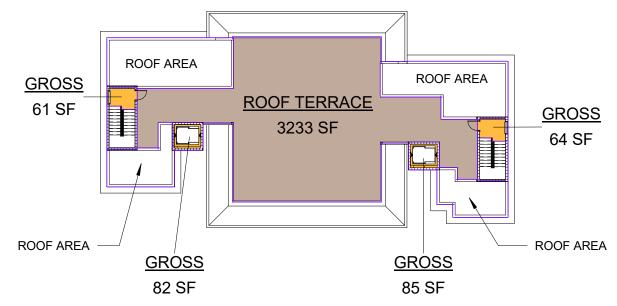
Sheet Number

1603

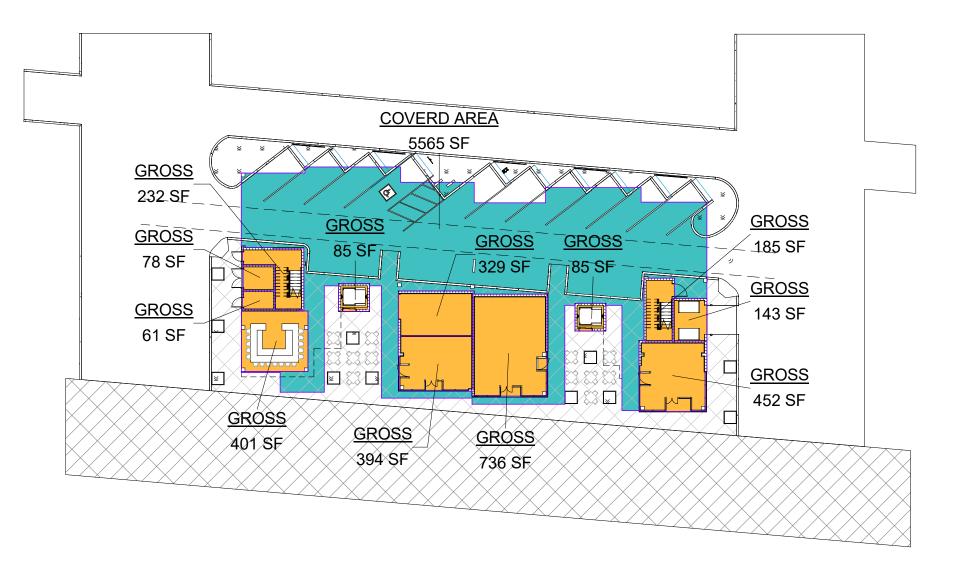
A005



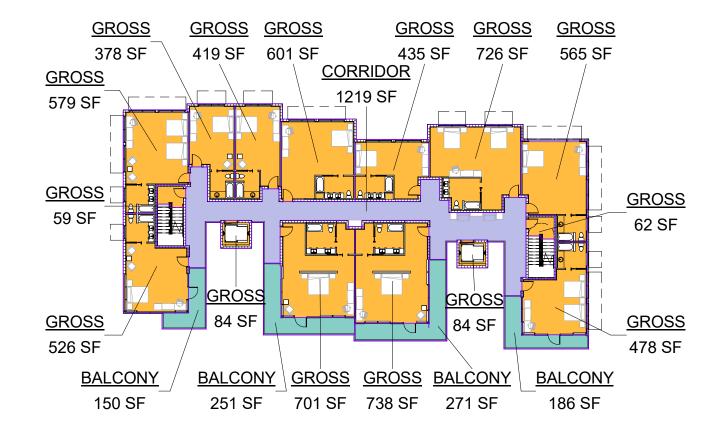
(4) LEVEL - 4 1" = 30'-0"



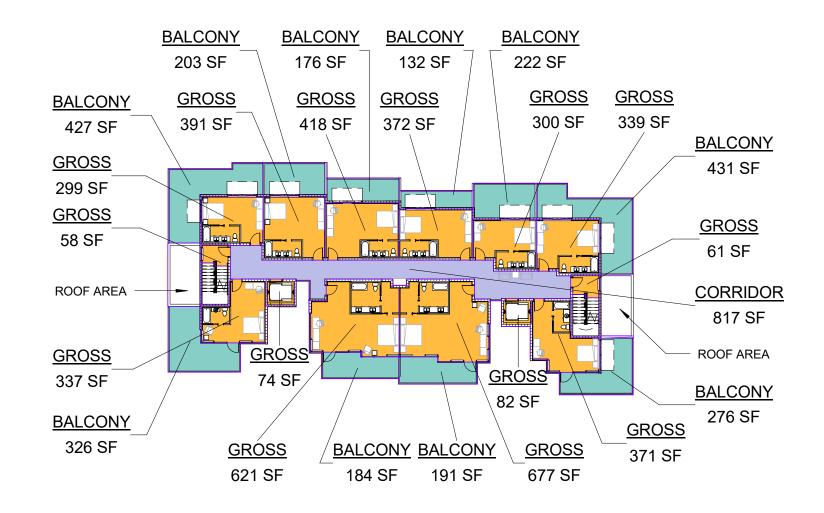
5 T.O. MAIN ROOF LEVEL - 5 1" = 30'-0"



(FFE 8.00' NAVD) LEVEL - 1 1" = 30'-0"



2 LEVEL - 2 1" = 30'-0"



<u>GROSS</u>

376 SF

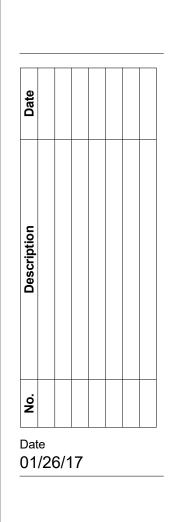
(3) LEVEL - 3 1" = 30'-0"

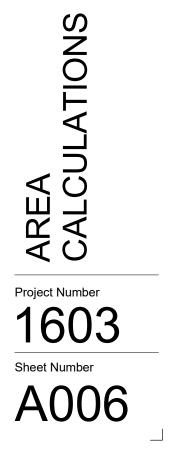
		·	•
Level	Name	Area Type	Area
Gross Building Area	a		
(FFE 8.00' NAVD) LEVEL - 1	GROSS	Gross Building Area	3181 SF
LEVEL - 2	GROSS	Gross Building Area	6435 SF
LEVEL - 3	GROSS	Gross Building Area	4399 SF
LEVEL - 4	GROSS	Gross Building Area	4499 SF
T.O. MAIN ROOF LEVEL - 5	GROSS	Gross Building Area	291 SF
Gross Building Area Exterior Area (FFE 8.00' NAVD)	COVERD AREA	Exterior Area	5565 SF
LEVEL - 1			
LEVEL - 2	BALCONY	Exterior Area	858 SF
	CORRIDOR	Exterior Area	1219 SF
LEVEL - 2	••••		
LEVEL - 2 LEVEL - 3	BALCONY	Exterior Area	2568 SF
		Exterior Area Exterior Area	2568 SF 817 SF
LEVEL - 3 LEVEL - 3	BALCONY		
LEVEL - 3	BALCONY CORRIDOR	Exterior Area	817 SF

# BUILDING AREA LEGEND



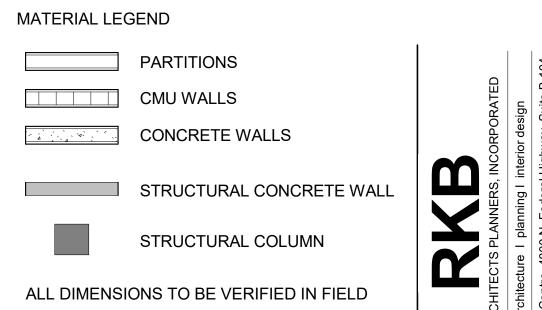
**RIPTIDE HOTEI** 2300 N SURF ROAD HOLLYWOOD, FL 33019

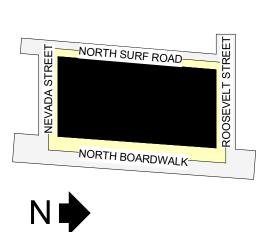










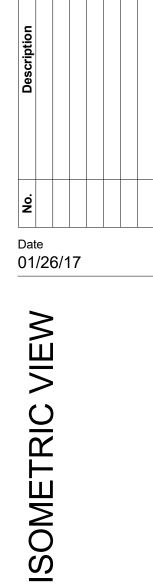




HOTEL

RIPTIDE

2300 N SURF ROAD HOLLYWOOD, FL 33019











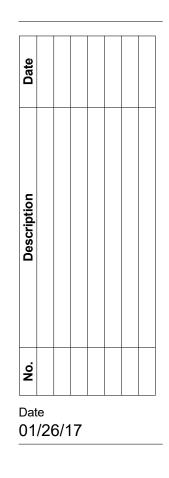




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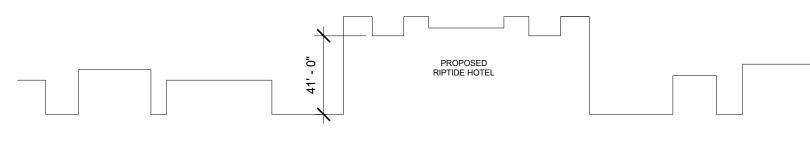
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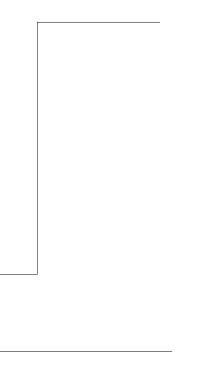








ELEVATION HEIGHT 1" = 50'-0"



SW6049 SHERWIN WILLIAMS - GORGEOUS WHITE

SW6050 SHERWIN WILLIAMS - ABALONE SHELL

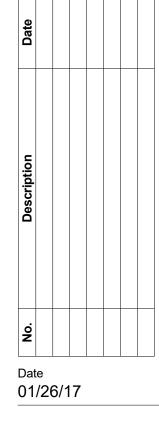
SW6051 SHERWIN WILLIAMS - SASHAY SAND

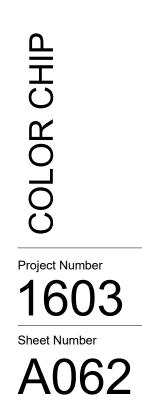
SW7005 SHERWIN WILLIAMS - PURE WHITE (REVEAL)

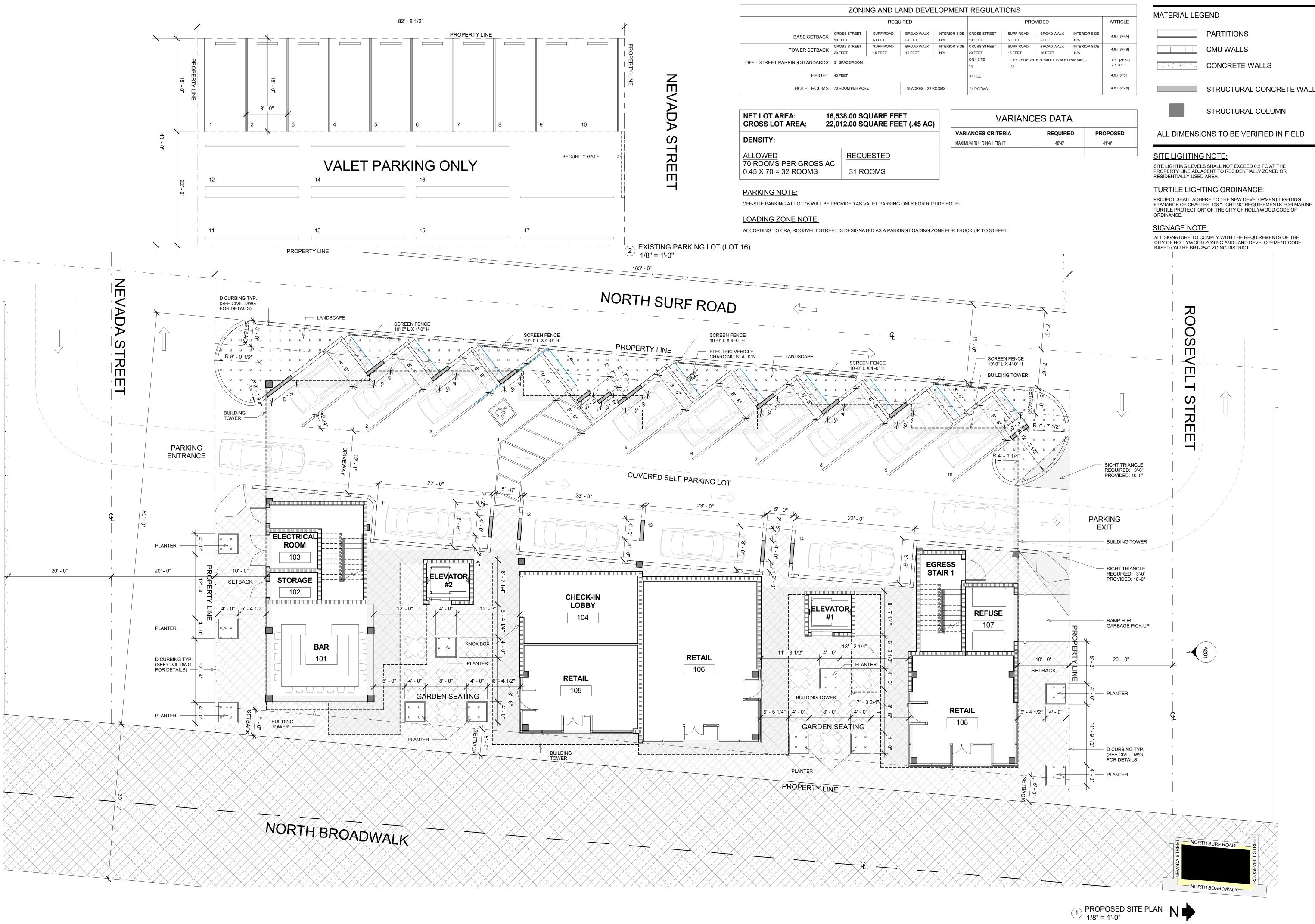
SW7071 SHERWIN WILLIAMS - SILVER STRAND (RAILING & STOREFRONT FRAMING) RIPTIDE HOTEL 2300 N SURF ROAD HOLLYWOOD, FL 33019

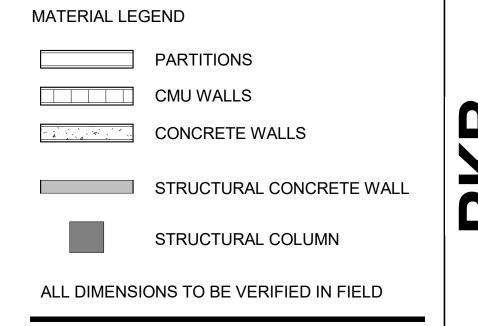
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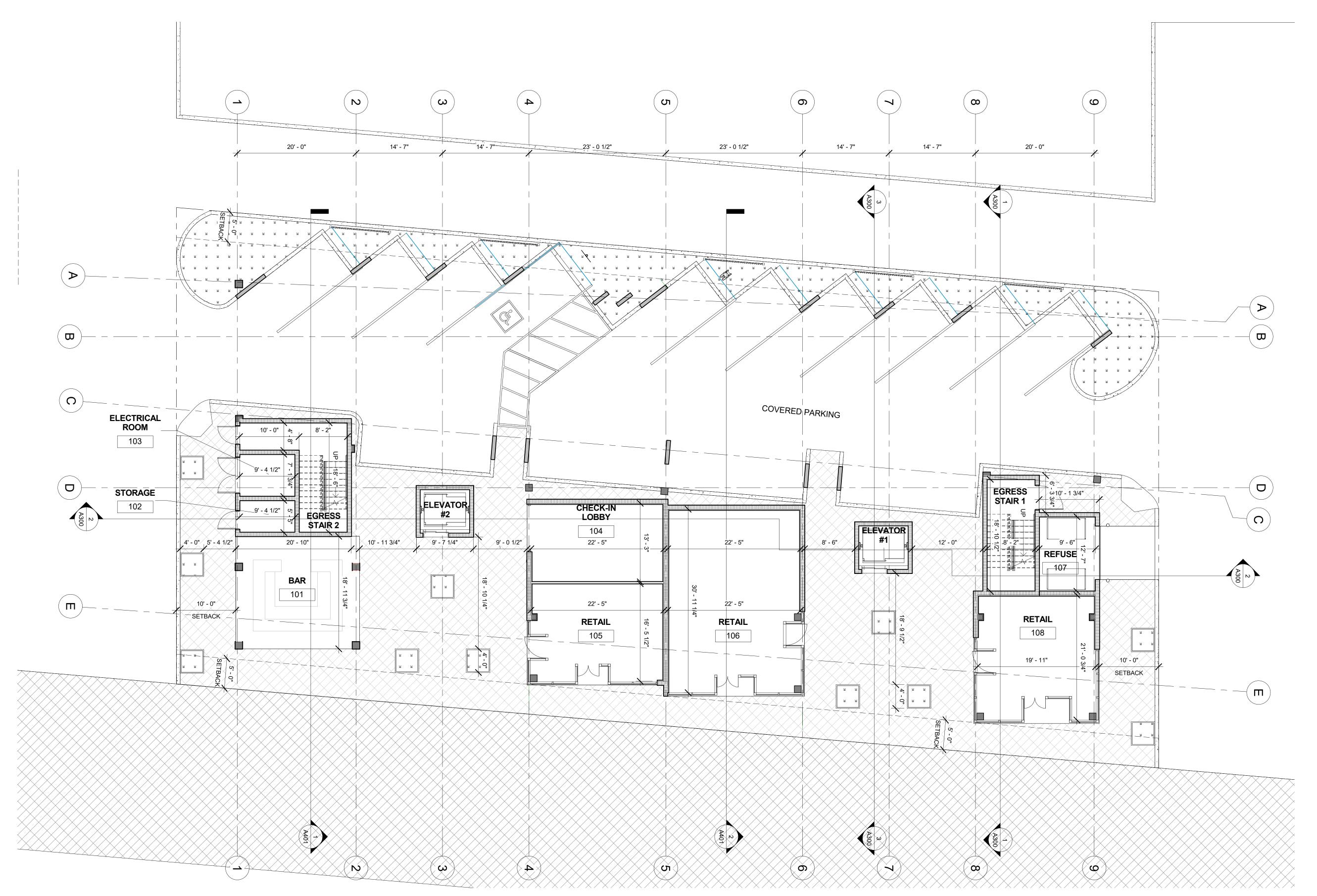
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR

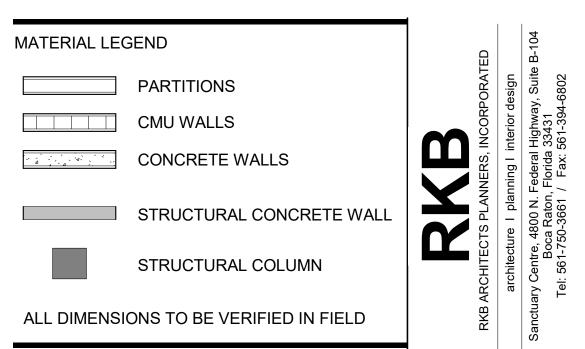
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING



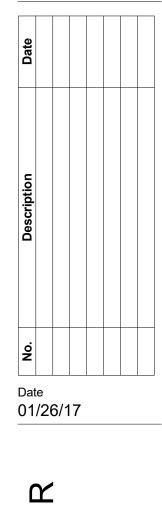


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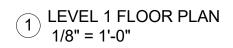


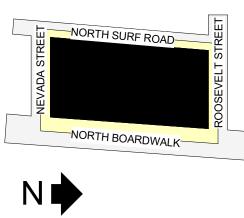






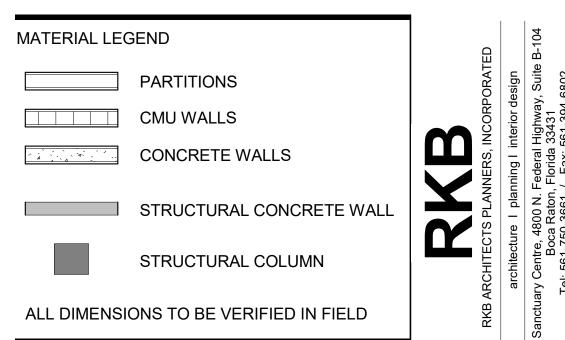






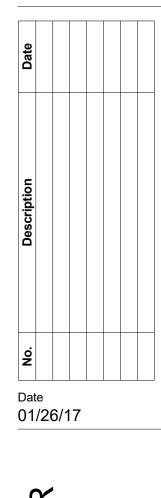




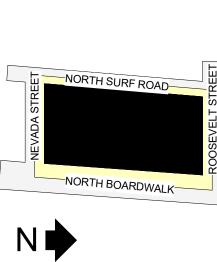


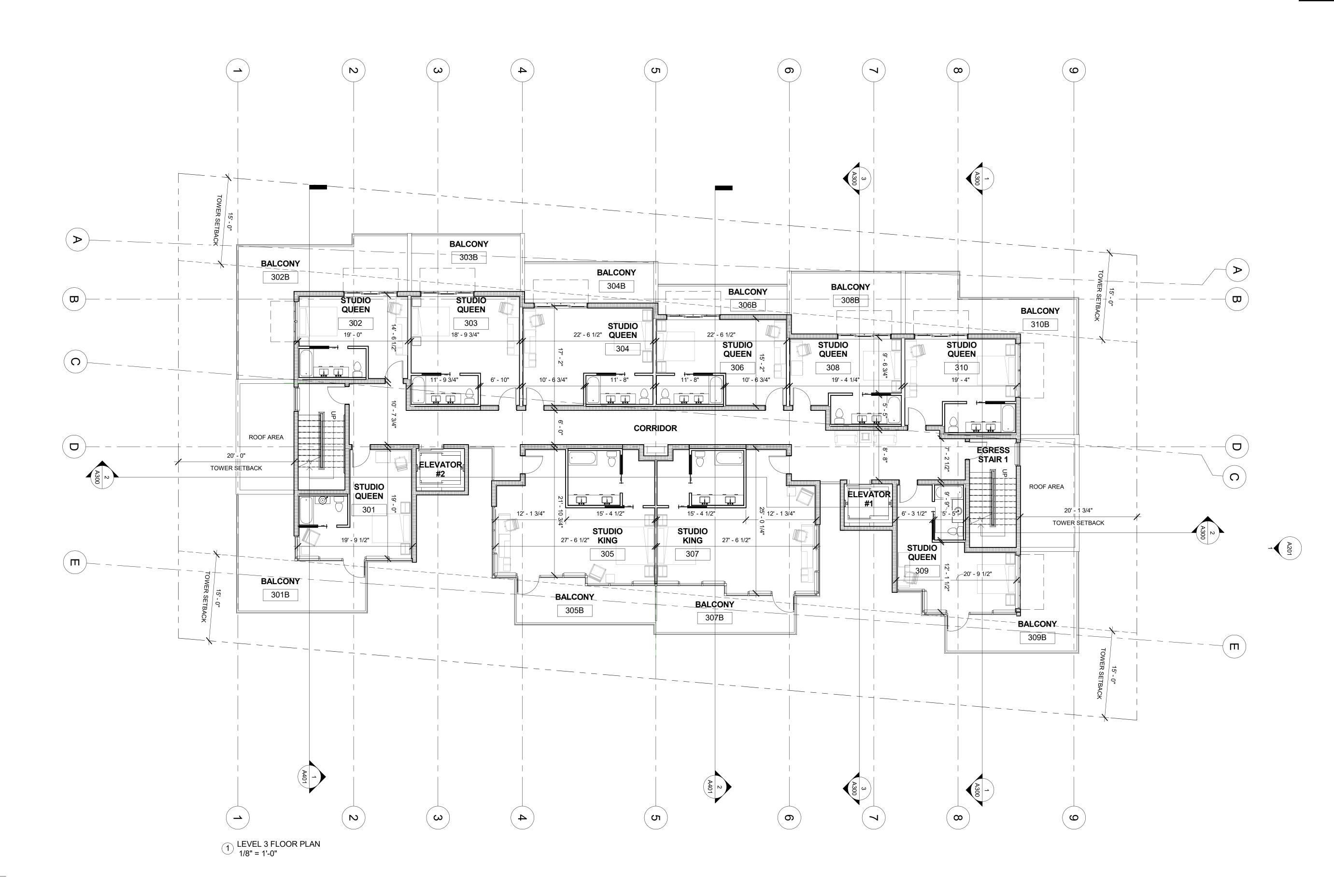
# RIPTIDE HOTEL 2300 N SURF ROAD HOLLYWOOD, FL 33019

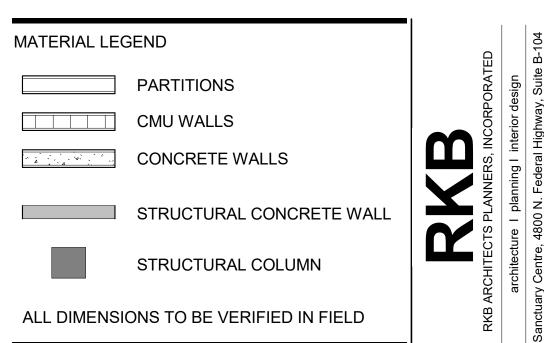
Seal





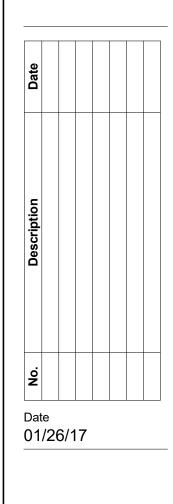




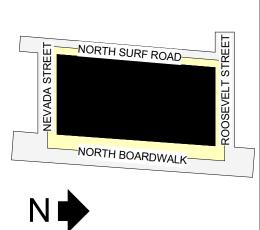


RIPTIDE HOTEL 2300 N SURF ROAD HOLLYWOOD, FL 33019

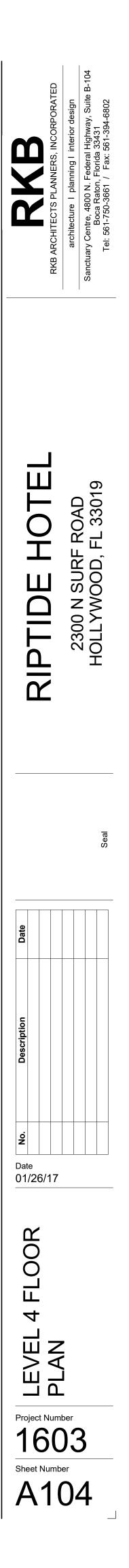
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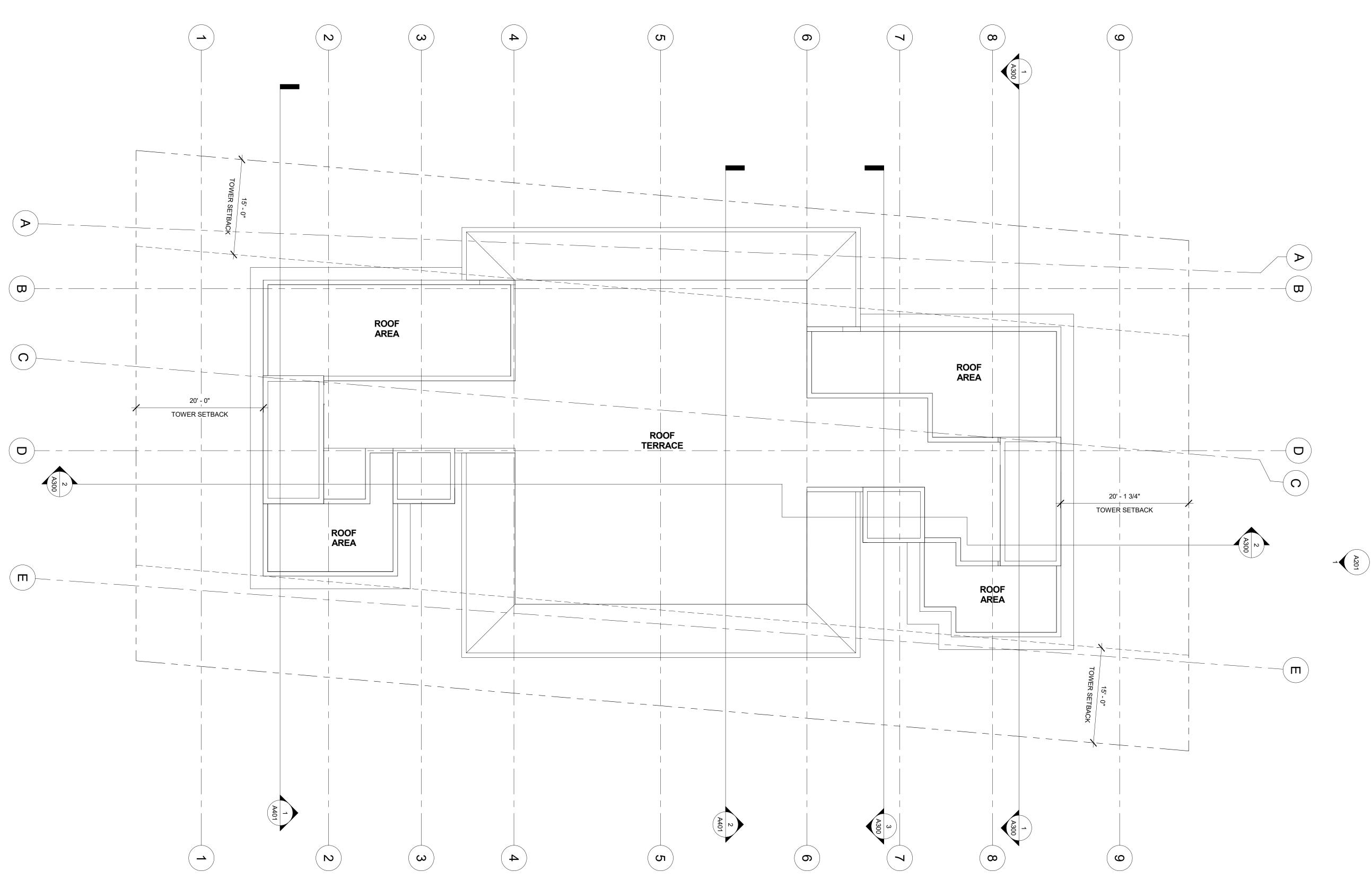




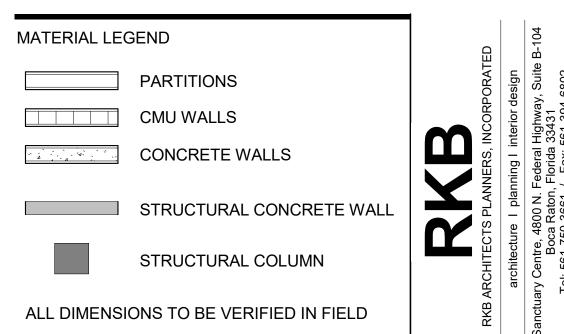








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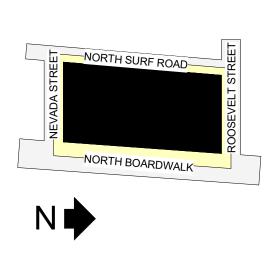
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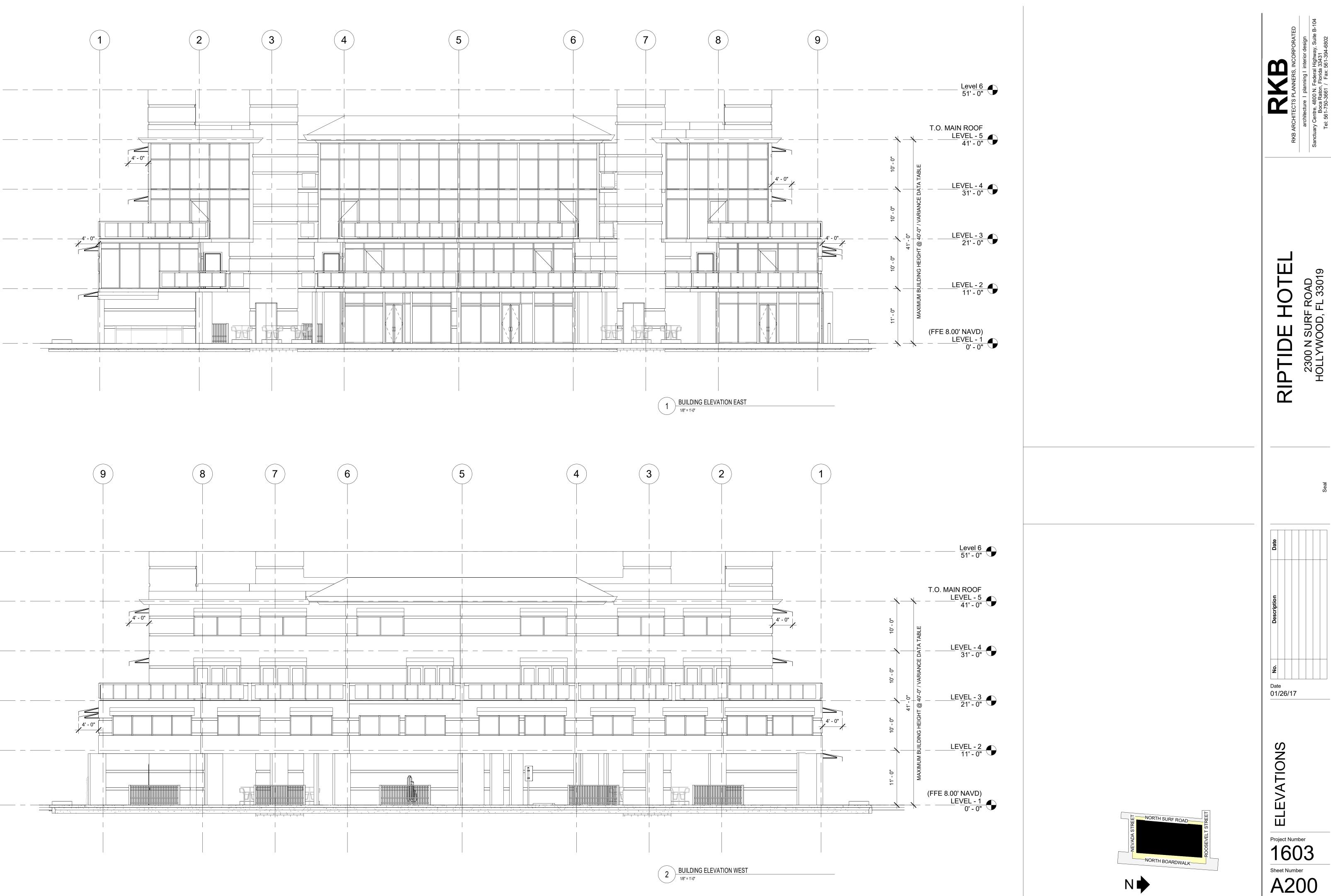
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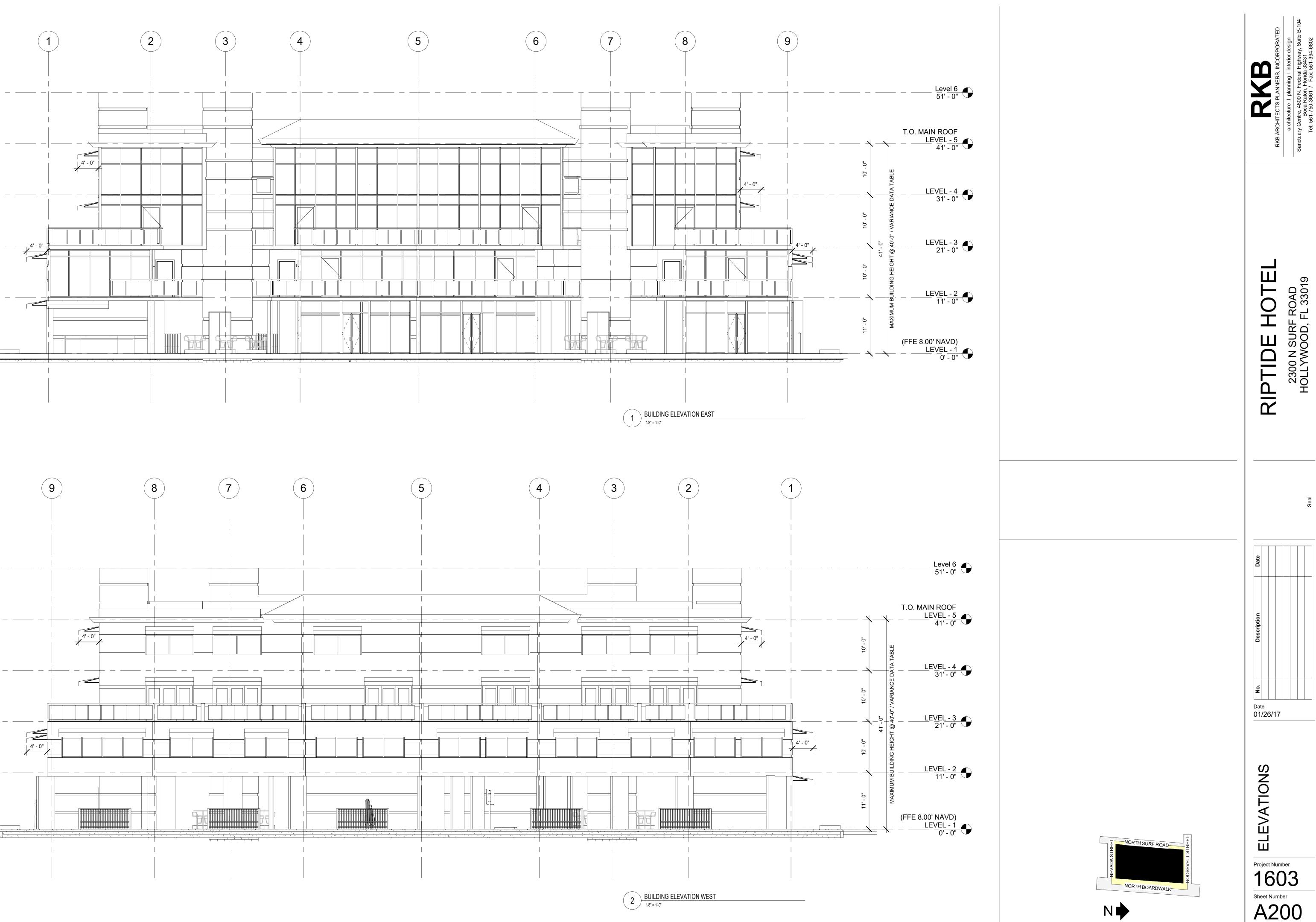
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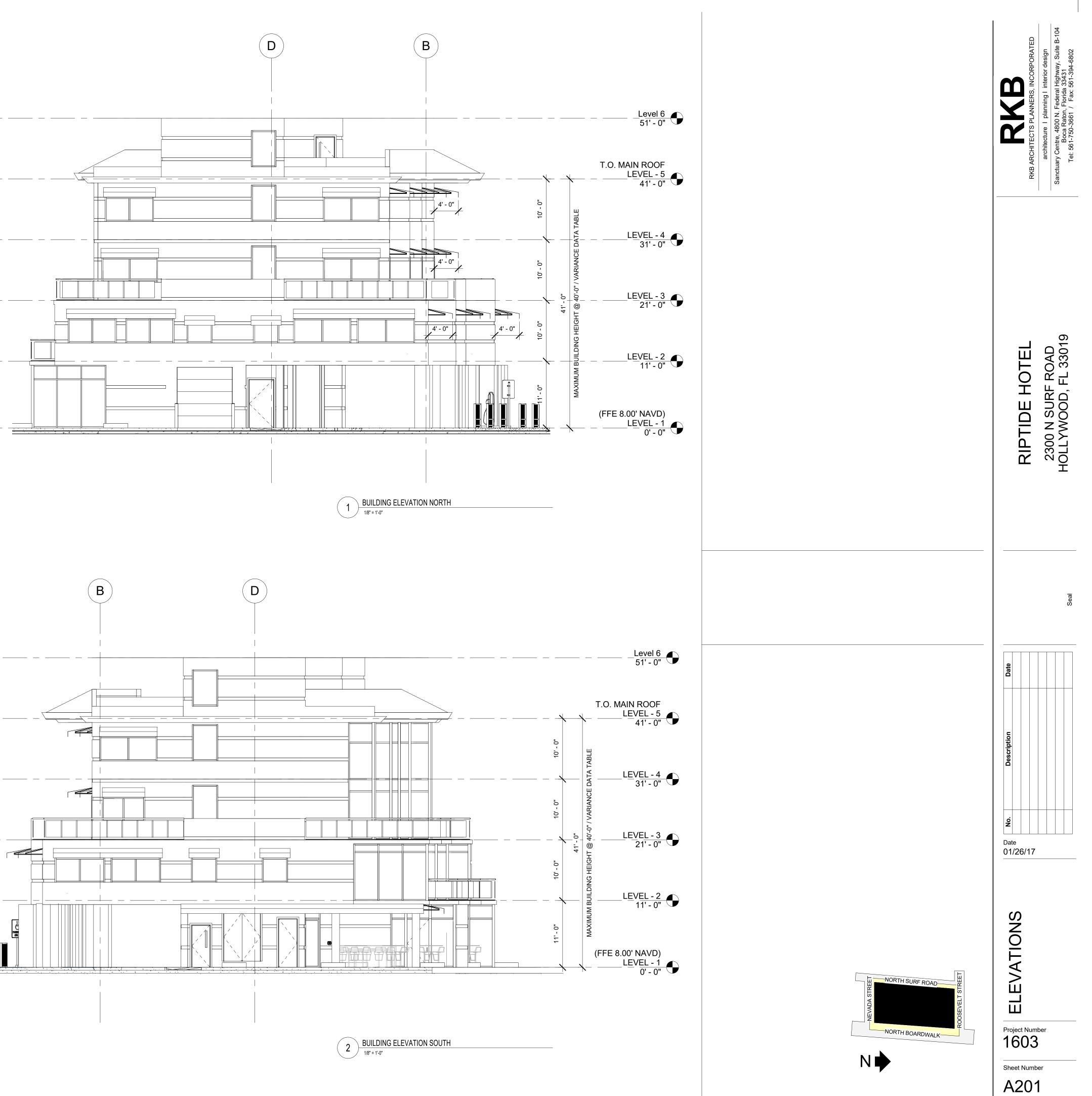
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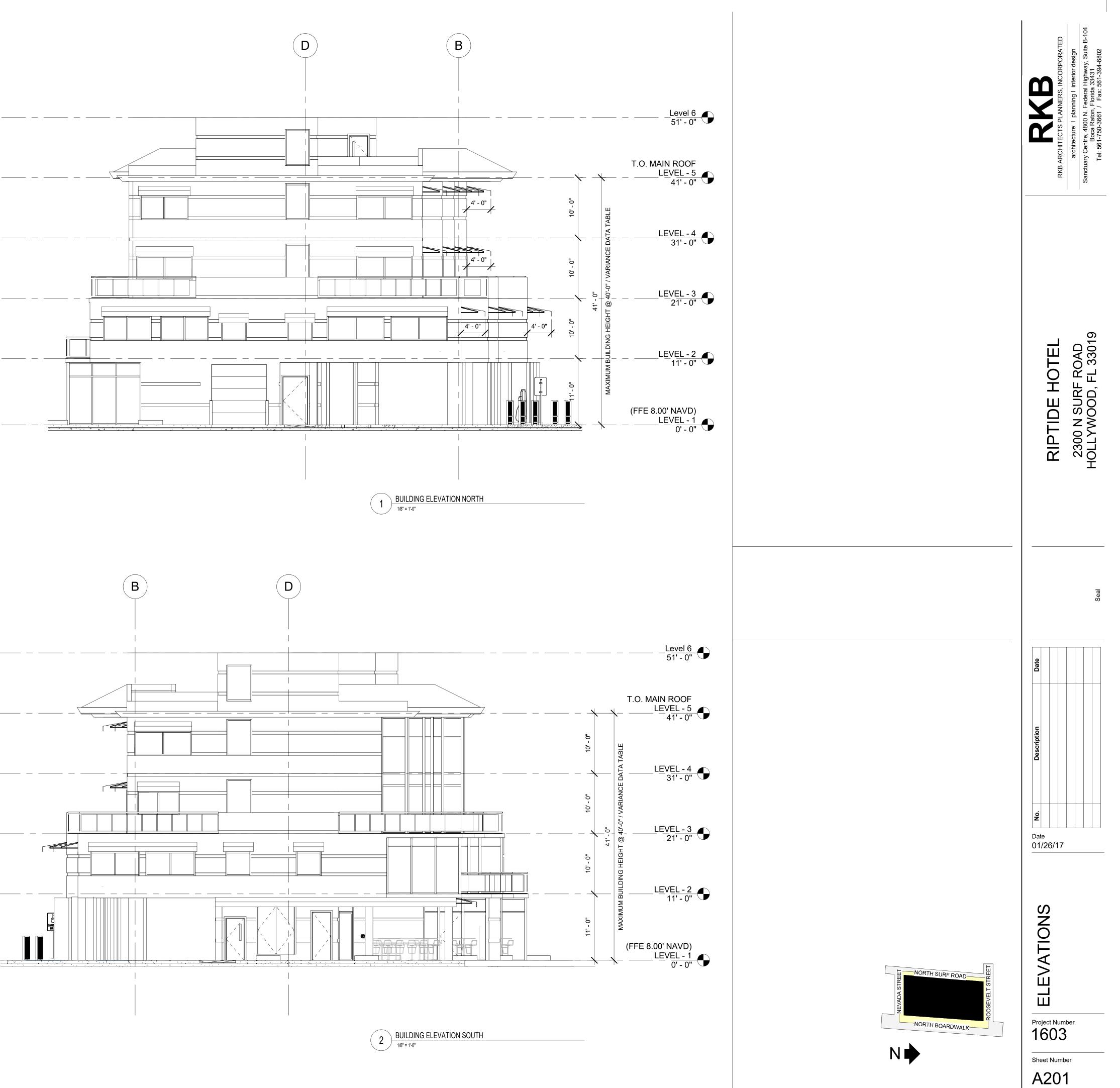
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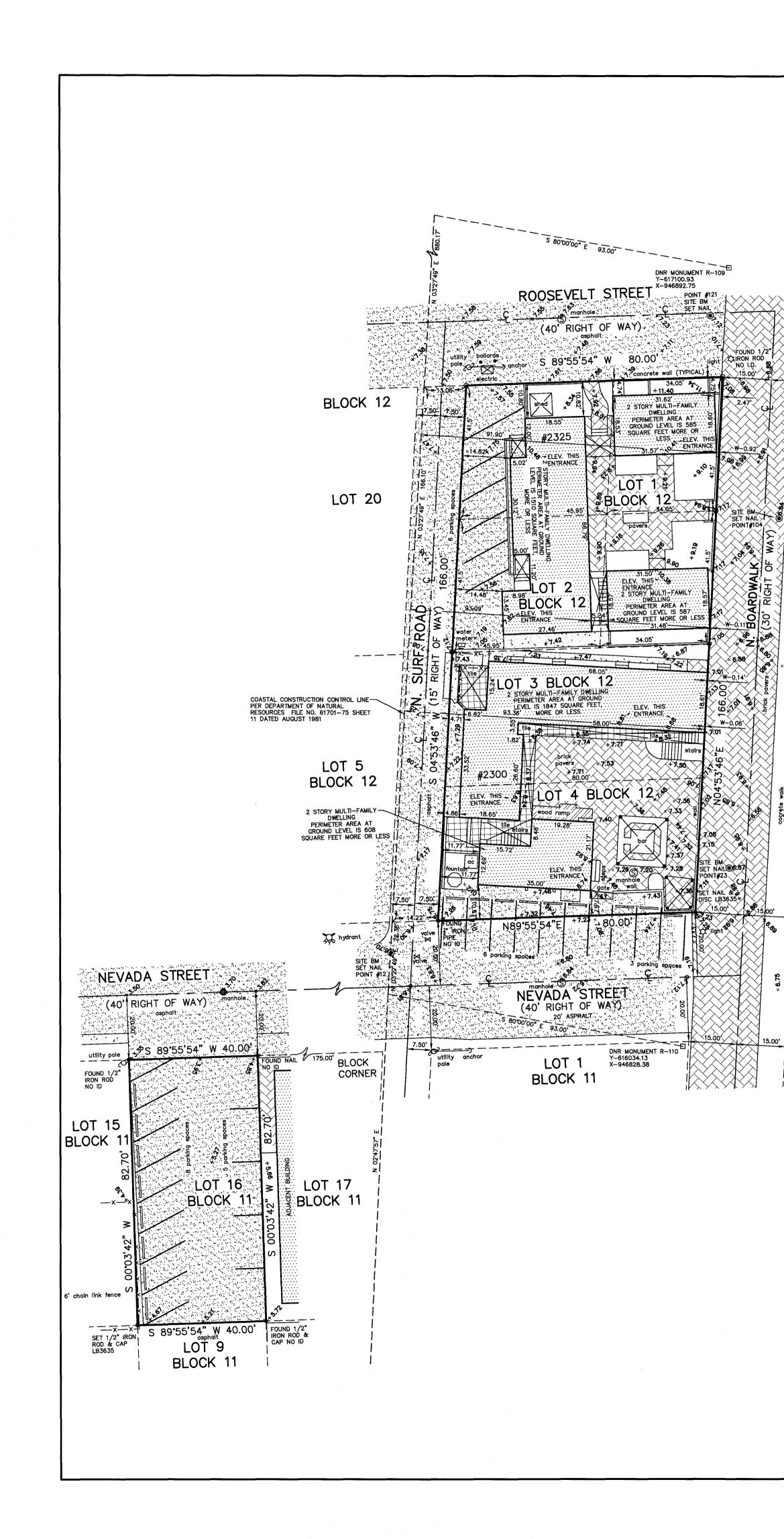


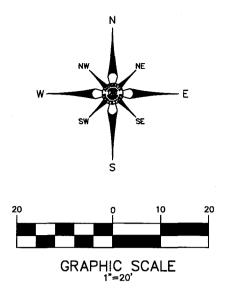












### SCHEDULE B2 EXCEPTIONS PER COMMITMENT # 5011612-1062-2932527:

SITE BM FOUND " POINT#1

UTU

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (This item is not a matter of survey.)

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. (This item is not a matter of survey.)

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (After upon review of survey to be determined by title examiner.)

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (This item is not a matter of survey.)

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (This item is not a matter of survey.)

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (This item is not a matter of survey.)

7. Any minerals or mineral rights leased, granted or retained by current or prior owners. (This item is not a matter of survey.)

8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable. (This item is not a matter of survey.)

9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (No platted easements.)

10. Matters shown on that certain Right of Way Map recorded in Right of Way Map Book 12, Page 13, as affected by the Notice thereof, recorded January 9, 1992 in Official Records Book 19063, Page 790, all of the Public Records of Broward County, Florida. (This item does not affect the subject property.)

11. Easement in favor of the State of Florida, recorded August 10, 1932 in Deed Book 234, Page 372, of the Public Records of Broward County, Florida. (This item was not obtainable.)

12. Easement in favor of the City of Hollywood, recorded July 21, 1936 in Deed Book 276, Page 402, of the Public Records of Broward County, Florida. (This item was not obtainable.)

13. Terms and conditions contained in that City of Hollywood Ordinance No. 0-72-39, recorded March 30, 1978 in Official Records Book 7489, Page 390, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

14. Terms and conditions contained in that Broward County Ordinance No. 86-90, recorded December 26, 1986 in Official Records Book 14022, Page 900, and re-recorded January 9, 1987 in Official Records Book 14066, Page 945, all of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

15. Terms and conditions contained in that Perpetual Palm Tree Easement in favor of State of Florida, Department of Transportation, recorded June 10, 1998 in Official Records Book 28369, Page 539, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)

16. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, Florida, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)

17. Terms and conditions contained in that Broward County Ordinance No. 2002-61, recorded November 21, 2002 in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

18. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-107, recorded January 17, 2007 in Official Records Book 43442, Page 1496, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

			+ <sup>1,96</sup>			Otatutes. (This item is not a matter o
	<u>EGENL</u>	OF ABBREVIATIONS:	+7.	=	ELEVATIONS BASED ON N.A.V.D.	40 The sight title on interest if one
Δ	=	CENTRAL ANGLE	SQ. FT.	=	SQUARE FEET	19. The right, title or interest, if any,
Α	=	ARC LENGTH	P.C.P.	=	PERMANENT CONTROL POINT	of the Land lying between the water
СВ	=	CHORD BEARING	P.B.C.R.	=	PALM BEACH COUNTY RECORDS	the natural line of vegetation; (b) the
R	=	RADIUS	Р	Ħ	PLAT	other line which has been or which h
R/W	=	RIGHT OF WAY	N&D	=	NAIL & DISC	
P.C.	=	POINT OF CURVATURE	P.O.C.	=	POINT OF COMMENCEMENT	(This item is not a matter of survey.)
P.T.	-	POINT OF TANGENCY	P.O.B.	=	POINT OF BEGINNING	
WM		WATER METER	A/C	=	AIR CONDITIONER	20. Riparian Rights and/or Littoral R
OH	=	OVERHANG	FND.	=	FOUND	
Ν	=	NORTH	CHATT.	=	CHATTAHOOCHEE	
S	=	SOUTH	F.P.L.	=	FLORIDA POWER & LIGHT	DATE OF FIELD SURVEY: 07-27-1
E	=	EAST	N.T.S.	=	NOT TO SCALE	FIELD BOOK: ALS-SU-11-2150
W	=	WEST	B.C.R.	=	BROWARD COUNTY RECORDS	
CONC.	=	CONCRETE	D.C.R.	=	DADE COUNTY RECORDS	REVISIONS
D.B.	=	DEED BOOK	P.B.	=	PLAT BOOK	
CLF	=	CHAIN LINK FENCE	O.R.B.	=	OFFICIAL RECORDS BOOK	
BLVD.		BOULEVARD	F.F.	=	FINISHED FLOOR	COASTAL CONSTRUCTION CONTROL
ENCH.	=	ENCH.	GAR.	=	GARAGE	REVISE SKETCH PER COMMENTS DA
P.R.M.	=	PERMANENT REFERENCE MONUMENT	C/L	=	CENTERLINE	
N.A.V.D		NORTH AMERICAN VERTICAL DATUM	MH	=	MANHOLE	ALTA/NSPS/TOPO/ADD ADJACENT
ELEV.	=	ELEVATION	(M) LP	=	MEASURED LIGHT POLE	UPDATE/TOPO/REMOVE PARKING S
B.P.	=	BENCHMARK	LF	-		

19. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded January 17, 2007 in Official Records Book 43442, Page 1499, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

20. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded June 4, 2007 in Official Records Book 44133, Page 758, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

21. Rights of tenants in possession, if any, under leases unrecorded in the Public Records. (This item s not a matter of survey.)

22. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). (This item is not a matter of survey.)

23. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (This item is not a matter of survey.)

24. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water: or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes. (This item is not a matter of survey.)

of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (This item is not a matter of survey.)

26. Riparian Rights and/or Littoral Rights are not insured. (This item is not a matter of survey.)

### SCHEDULE B2 EXCEPTIONS PER COMMITMENT # 5011612-1062-2932508:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (This item is not a matter of survey.)

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. This item is not a matter of survey.)

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (After upon review of survey to be determined by title examiner.)

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (This item is not a matter of survey.)

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (This item is not a matter of survey.)

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (This item is not a matter of survey.)

7. Any minerals or mineral rights leased, granted or retained by current or prior owners. (This item is not a matter of survey.)

8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable. (This item is not a matter of survey.)

9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (No platted easements.)

10. Terms and conditions contained in that Telephone Royalty Vendor Agreement by and between 2001 Telecommunications, Inc. and Riptide Patio Apts., recorded April 25, 1997, in Official Records Book 26332, Page 510, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

11. Terms and conditions contained in that Declaration of Covenants, Conditions and Restrictions, recorded May 31, 2000 in Official Records Book 30540, Page 433, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

12. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)

13. Terms and conditions contained in that Memorandum of Participation Agreement by and between Riptide Hotel, LLC, a Florida limited liability company, Scott Thomson, Gary Goldstein, and Richard Lasry on behalf of the Lasry Group, recorded April 9, 2007 in Official Records Book 43868, Page 1526, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

14. Grant of Easement in favor of Comcast of Florida, recorded February 7, 2011 in Official Records Book 47700, Page 1497, of the Public Records of Broward County, Florida. (Blanket easement affects the subject property but is not a plottable matter of survey.)

15. Rights of tenants in possession, if any, under leases unrecorded in the Public Records. (This item is not a matter of survey.)

16. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land Department of Natural Resources Monument (R109) that is, as of the Date of Policy or was at any time previously, under water (submerged). (As of date of Elevation = 9.36'NAVD1988 survey the subject property was not submerged.) Y-617100.93 X-946892.75 NAD1983/1990

17. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (This item is not a matter of survey.)

18. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water: or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes. (This item is not a matter of survey.)

9. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) he natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. This item is not a matter of survey.)

20. Riparian Rights and/or Littoral Rights are not insured. (This item is not a matter of survey.) DRAWN BY: MLW DATE OF FIELD SURVEY: 07-27-11

REVISIONS COASTAL CONSTRUCTION CONTROL LINE (REF: 17-0089 REVISE SKETCH PER COMMENTS DATED 10-21-16 ALTA/NSPS/TOPO/ADD ADJACENT PROPERTIES 16-3428 UPDATE/TOPO/REMOVE PARKING SITE SURVEY SU-15-3 UPDATE/TOPO SURVEY SU-12-3374

25. The right, title or interest, if any, of the public to use as a public beach or recreation area any part

	ACCURATE LAND SURVEYORS, INC.
S	1150 E. ATLANTIC BLVD.         TEL. (954) 782–1441           POMPANO BEACH, FLORIDA 33060         FAX. (954) 782–1442
3	ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
	Receipted St
l	
1	
.)	
Э	C SITE
	2800 N SUM Rd
	Navade St

LOCATION SKETCH NOT TO SCALE

### STREET ADDRESS:

2300 Surf Rd., Hollywood, Fl. ID# 5142 12 01 1730 2325 Surf Rd., Hollywood, Fl. ID# 5142 12 01 1720 ID# 5142 12 01 1721 ID# 5142 12 01 1722 Parking lot on Nevada St., Hollywood, Fl. ID# 5142 12 01 1690

### LEGAL DESCRIPTION:

Lots 1, 2, 3 and 4, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

TOGETHER WITH;

Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)

### NOTES:

 Unless otherwise noted field measurements are in agreement with record measurements. 2. Bearings shown hereon are based on a bearing of North 04°53'46" East along the centerline of North Surf Road.

3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.

4. Ownership of fences and walls if any are not determined. 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or

reproduced in whole or in part without written authorization. 6. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of First American TItle Insurance Company Commitment Fast File number: 1062-2932527, effective March 19, 2013 at 11:59P.M.

7. This survey also reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of First American TItle Insurance Company Commitment Fast File number: 1062-2932508, effective March 19, 2013 at 11:59P.M.

8. s survey also reflects all obtainable, legible, plottable, recorded matters of survey per O & E report from First American Title Insurance Company File No.: 1062-3411033, dated September

25, 2015. 9. Total perimeter area of the subject property is 16,538 square feet, or 0.3797 acres, more or less.

### FLOOD INFORMATION:

Community name and number: Hollywood 125113 Map and panel number: 12011C0588H Panel date: 08-18-14 Index date: 08-18-14 Lots 1, 2, 3 & 4, Block 12, Flood Zone "VE", Base flood elevation = 11'NAVD1988 Lot 16, Block 11, Flood Zone "AE", Base flood elevation = 7'NAVD1988

### CONTROL INFORMATION:

Department of Natural Resources Monument (R110)

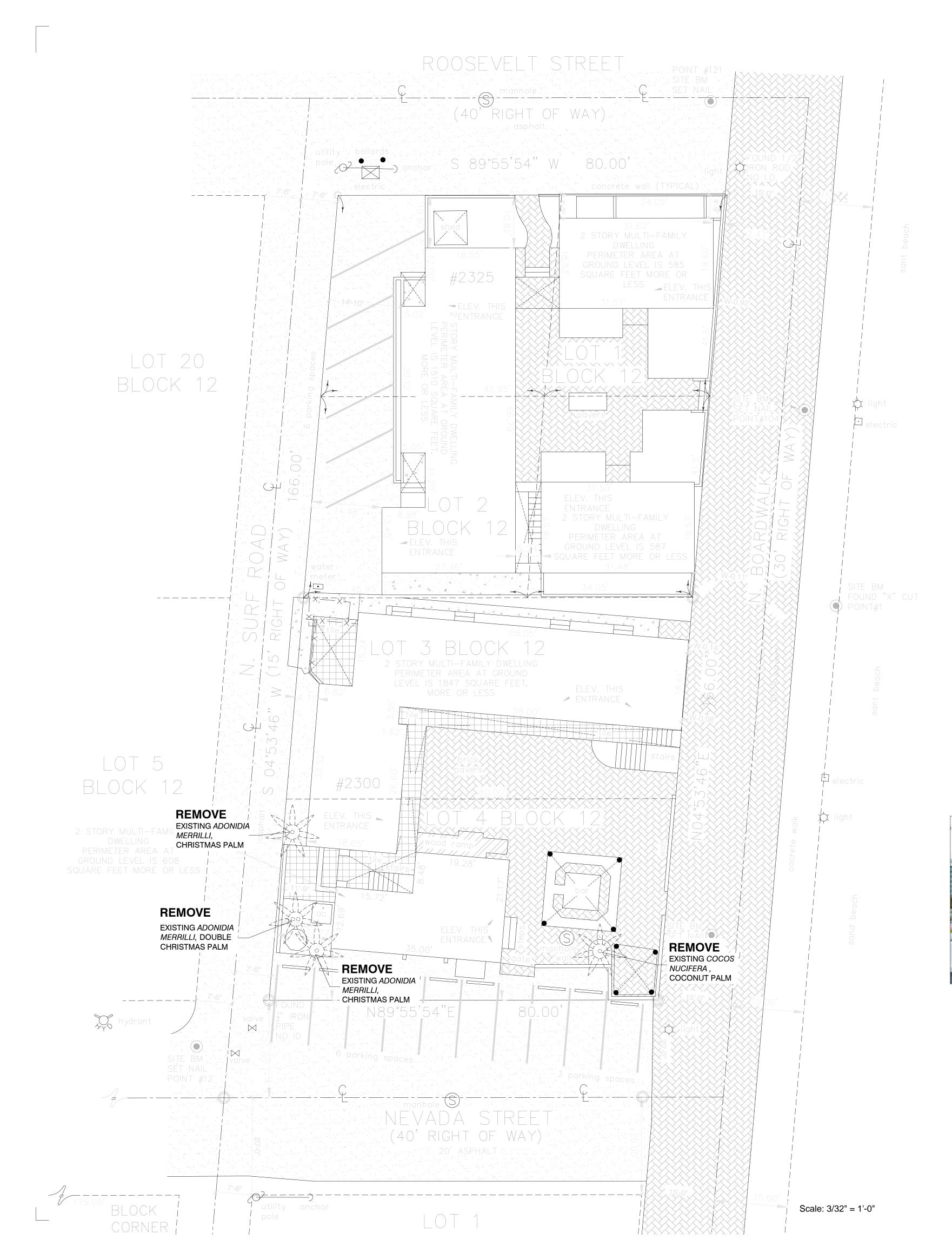
Elevation = 9.15'NAVD1988 Y-616034.13 X-946828.38 NAD1983/1990

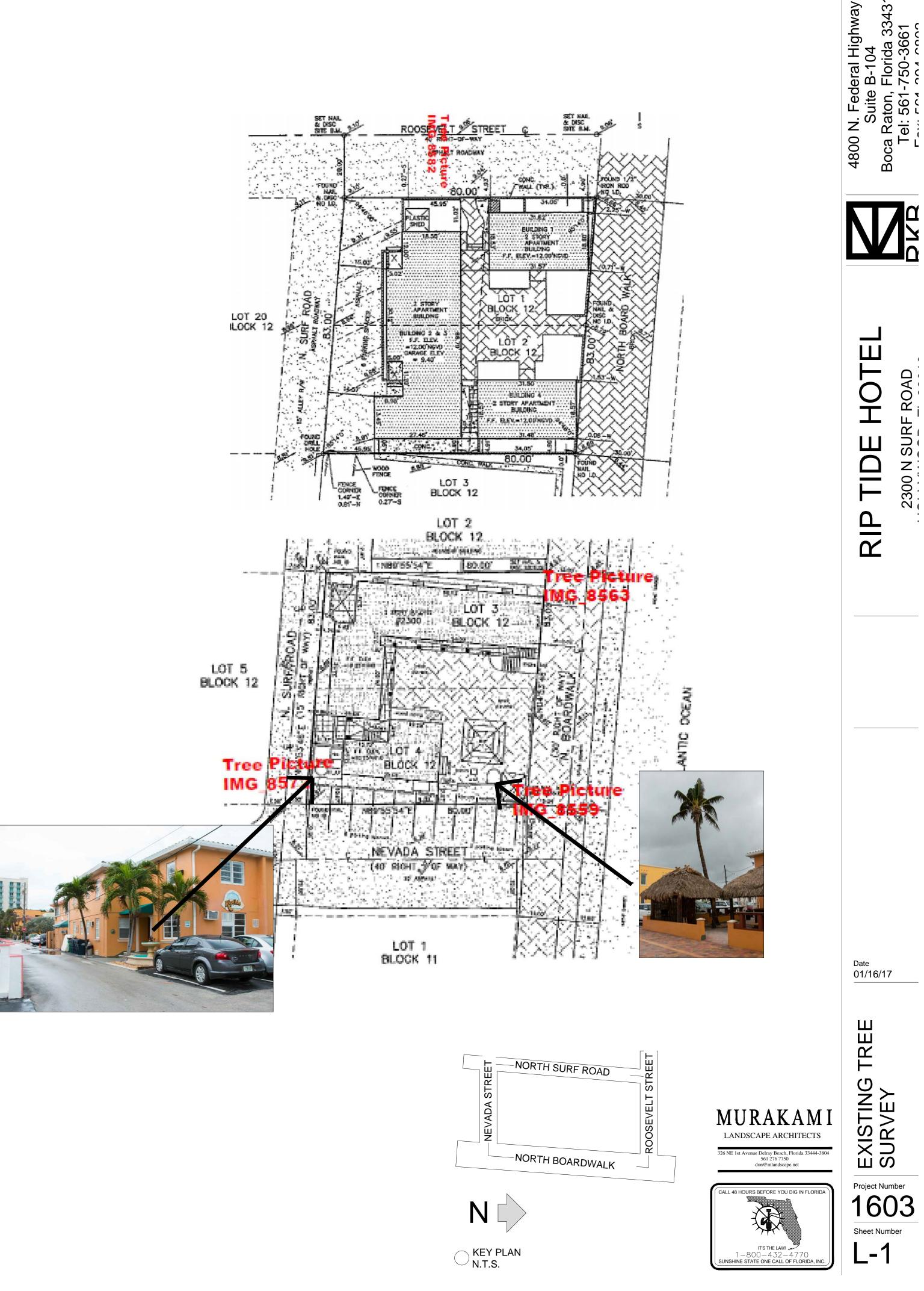
**CERTIFY TO:** 

Hollywood Beachfront Townhomes

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11a and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

	CHECKED BY: N	MLW				
	DATE	BY				EEA
)	01-12-17	MLW		1		Not valid without the signature and the
	11-07-16	MLW		Lat 2	21-16-17	original raised seal of a Florida Licensed
8	09-28-16	MLW		ROBERT L. THO	DMPSON (PRESIDENT)	Surveyor and Mapper.
3496	09-23-15	AL/MLW		PROFESSIONAL SURVEYOR ANI	D MAPPER No.3869 - STATE OF FLORIDA	
	10-31-12	AL/RLT	SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER	SU-11-2150





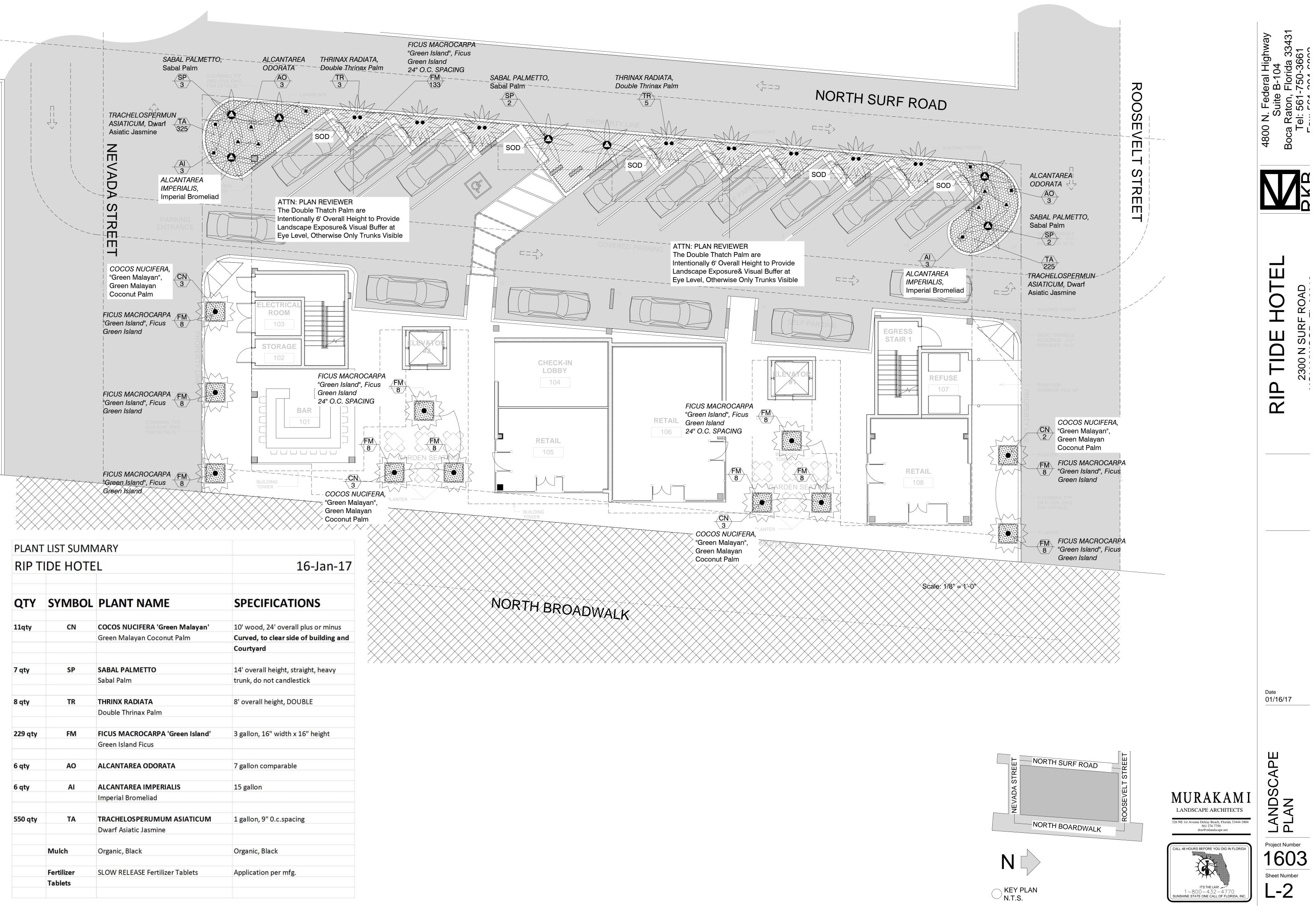
HOTEI TIDE

33<sup>2</sup> 61

2300 N SURF ROAD R P

Date 01/16/17

TREE EXISTING -SURVEY Project Number 1603 Sheet Number <u>\_</u>-1



PLAN	LIST SUMN	/IARY	
RIP T	IDE HOTE	L	16-Jan-17
0.TV			
QTY	SYIVIBOL	PLANT NAME	SPECIFICATIONS
11qty	CN	COCOS NUCIFERA 'Green Malayan'	10' wood, 24' overall plus or minus
		Green Malayan Coconut Palm	Curved, to clear side of building and
			Courtyard
7 qty	SP	SABAL PALMETTO	14' overall height, straight, heavy
		Sabal Palm	trunk, do not candlestick
8 qty	TR	THRINX RADIATA	8' overall height, DOUBLE
		Double Thrinax Palm	
229 qty	FM	FICUS MACROCARPA 'Green Island'	3 gallon, 16" width x 16" height
		Green Island Ficus	
6 qty	AO	ALCANTAREA ODORATA	7 gallon comparable
6 qty	AI	ALCANTAREA IMPERIALIS	15 gallon
		Imperial Bromeliad	
550 qty	ТА	TRACHELOSPERUMUM ASIATICUM	1 gallon, 9" 0.c.spacing
		Dwarf Asiatic Jasmine	
	Mulch	Organic, Black	Organic, Black
	Fertilizer	SLOW RELEASE Fertilizer Tablets	Application per mfg.
	Tablets		

### PLANTING SPECIFICATIONS

### I. SCOPE

THE WORK INCLUDES FURNISHING ALL PLANS, MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR PLANTING OF PLANT MATERIALS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS

### II. PLANT MATERIALS

- A. PLANT LIST
- A LIST OF PLANT MATERIALS IS INCLUDED WITHIN THESE DRAWINGS.
- B. QUANTITIES
- 1. QUANTITIES NECESSARY TO COMPLETE THE PLANTING ARE INDICATED WITHIN THESE DRAWINGS.
- 2. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF OBTAINING SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING CONDITIONS OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- 3. PLANT QUANTITIES ARE PROVIDED ONLY FOR THE CONVENIENCE OF LANDSCAPE CONTRACTOR. IN ALL CASES, THE PLANS SHALL HAVE PRECEDENCE OVER THE PLANT LIST IN QUANTITY AND AREA COVERAGE. ANY DICREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS FOR PLANT QUANTITIES,
- C. QUALITY AND SIZE

AND AREA CALCULATIONS.

- 1. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE HEALTHY, VIGOROUS, AND EQUAL FOR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. THEY SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION ANY NECESSARY PRUNING SHALL BE DONE AT THE PLACE OF GROWTH PRIOR TO TRANSPLANTING. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OR PLANTS IN THE PLANT LIST SHALL FOLLOW THE FLORIDA 'GRADES AND STANDARDS FOR NURSERY STOCK. FOR FLORIDA NO. 1 OR BETTER AS OUTLINED IN THE 'GRADES AND STANDARDS FOR NURSERY PLANTS', PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT MEET THE REQUIREMENTS SPECIFIED, BUT DO NOT HAVE THE NORMAL BALANCE OF HEIGHT AND SPREAD TYPICAL FOR THE RESPECTIVE PLANT, SHALL NOT BE ACCEPTED.
- 2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER AS GIVEN IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS, PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 3. TREE CALIPER (TRUNK DIAMETER) SHALL BE MEASURED AT A POINT WHICH IS AT LEAST FOUR AND ONE-HALF (4 1/2) FEET (DBH) ABOVE EXISTING GRADE LEVEL OR AS DICTATED BY CITY/COUNTY/OR OTHER REGULATING AGENCY TO CONFORM WITH CODE REQUIREMENTS. THE MOST RESTRICTIVE CRITERIA FOR CALIPER MEASUREMENT SHALL APPLY. IF THEIR ARE ANY QUESTIONS OR CONFLICTS IN THE CODE, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- 4. PALM CALIPER SHALL BE MEASURED AS REQUIRED BY APPLICABLE JURISDICTIONAL CODES (DBH OR OTHERWISE)
- 5. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS
- 6. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. NO PLANTS SHALL BE ACCEPTED MEASURING LESS THAN ANY OF THE SPECIFIED REQUIREMENTS.
- 7. UNLESS OTHERWISE NOTED, ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR TO FORM, NUMBER OF BRANCHES, COMPACTNESS, AND SYMMETRY.
- D. SUBSTITUTIONS

SUBSTITUTIONS WILL BE PERMITTED ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. REPLACEMENT SHALL BE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE. SHOULD THE LANDSCAPE ARCHITECT DEEM IT APPROPRIATE AND SUBSTITUTE PLANT MATERIAL OTHER THAN THAT SPECIFIED IT SHALL BE ACCOMPLISHED AS LONG AS THE UNIT PRICE OF THE SUBSTITUTED ITEM DOES NOT EXCEED THE BID ITEM BEING REPLACED.

- III. PLANTING A. LAYOUT
- 1. LOCATION FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED AS INDICATED ON THE PLAN. WHERE CONSTRUCTION OR UTILITIES BELOW GROUND OR OVERHEAD ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN THE CONSTRUCTION NECESSARY ADJUSTMENTS WILL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 2. ALL TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEGINNING INSTALLATION OR WORK. ALL
- PLANTS AND PLANT LOCATIONS SHALL BE APPROVED IN FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- B. GRADING
- 1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND DRAINAGE PATTERNS AND SHALL COORDINATE ALL GRADING, PARTICULARLY MOUNDING, WITH THE LANDSCAPE ARCHITECT. ALL NEW GRADING SHALL HAVE SMOOTH TRANSITIONS INTO EXISTING
- 2. GENERAL CONTRACTOR TO BRING ROUGH FINISH GRADE TO WITHIN 3" OF THE TOP OF WALK OR CURB GRADE. LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO FILL AND GRADE TO 2" BELOW TOP OF WALK OR CURB IN ALL PLANTING AREAS. FINISH GRADE IN PLANTING AND SOD AREAS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FILL AND PLANTING SOIL QUANTITIES NECESSARY TO COMPLY WITH THIS NOTE.
- 3. THE CONTRACTOR WILL CONSTRUCT EARTH BERMS IN THE LOCATIONS AND CONFIGURATIONS INDICATED ON THE PLANTING PLANS WITH TOPSOIL SUPPLIED BY THE CONTRACTOR. EARTH BERMS SHALL BE COMPACTED TO SUCH A DEGREE THAT THEY SUPPLY A STABLE PLANTING SITE CAPABLE OF SUPPORTING TREES. SHRUBS, GROUND COVERS, VINES, AND LAWN, ALL ROUGH AND FINISH GRADING OI EARTH BERMS SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE VICINITY OF EACH EARTH BERM THE CONTRACTOR SHALL REGRADE AS NECESSARY TO BLEND EACH EARTH BERM INTO THE GENERAL CONTRACTOR'S SURROUNDING FINISH GRADE. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED DRAINAGE PATTERNS. FINAL GRADE OR EARTH BERMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, SODDING, OR SEEDING OPERATIONS
- 4. THE CONTRACTOR SHALL COMPACT TOPSOIL WITH A ROLLER IMPARTING NO MORE THAN 2.5 LBS. PER SQUARE INCH. THE TOPSOIL SHALL BE ROLLED TWICE; THE FIRST PASS IS TO BE PERPENDICULAR TO THE SECOND. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS
- 5 IMMEDIATELY PRIOR TO ANY TUBE OR GROUND COVER WORK THE CONTRACTOR WILL FINE GRADE THE TOPSOIL TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE %. TURF WILL BE FLUSH TO THE TOP OF ADJACENT DRAINAGE OF NO LESS THAN 1 SIDEWALKS OR CURBS.
- C. SOIL PREPARATION
- 1. TOPSOIL TO BE USED FOR SOIL MIXTURE SHALL BE CLEAN, FERTILE, WELL-DRAINED AND OF UNIFORM QUALITY FREE OF CLAY, STONES, WEEDS, ROOTS AND FOREIGN DEBRIS. TOPSOIL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. STANDARD PLANTING MIX SHALL BE COMPRISED OF A 60/40 MIX (SAND/FLORIDA MUCK).
- AMENDMENTS SHALL BE ADDED TO PLANTING MIX PER SOIL TESTS. THE PH SHALL BE MAINTAINED AT 6.5 TO 7.5. THE SOIL SHALL BE IN A RELATIVELY DRY STATE AND MIXED THOROUGHLY BY HAND OR ROTARY MIXER. ALL PLANTING SHALL BE COATED WITH AN APPROVED WEED KILLER ACCORDING TO THE MANUFACTURER'S SPCECIFICATIONS.
- 2. ALL PLANTS TO RECEIVE 20-10-5 FORMULA 21 GRAMS AGRIFORM PLANTING TABLETS OR WOODACE 18 GRAM BRIQUETTES (14-3-3 FORMULA) AND SHALL BE EVENLY DISTRIBUTED IN PLANT PITS NO DEEPER THAN 4 INCHES. RATES OF APPLICATION AND DIRECTIONS SHALL BE IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.
- D. SETTING TREES
- 1. CONTRACTOR SHALL VERIFY ALL EXISTING FACILITIES AND UNDERGROUND CONDITIONS PRIOR TO BEGINNING EXCAVATIONS OF TREE PITS AND PLANT BEDS.
- 2. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL BE PLANTED IN PITS, CENTERED, AND SET ON SIX INCHES (6") OF COMPACTED TOPSOIL TOPSOIL TO SUCH DEPTHS THAT THE FINISHED GRADE LEVEL OF THE PLANT AFTER SETTLEMENT SHALL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. THEY SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO GRADING. PLANTING SOIL SHALL BE PLACED AND COMPACTED THOROUGHLY AND SHALL BE SETTLED BY WATERING. NO FILLING AROUND TRUNKS WILL BE PERMITTED. AFTER THE GROUND SETTLES, ADDITIONAL SOIL SHALL BE FILLED INTO THE LEVEL OF THE FINISHED GRADE, ALLOWING THREE INCHES (3") OF MULCH TO FORM A SHALLOW SAUCER AROUND EACH PLANT.
- 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TEST EACH TREE PLANTING PIT FOR DRAINAGE AND ASSURE GOOD PERCOLATION PRIOR TO PLANTING TREES AND PALMS.

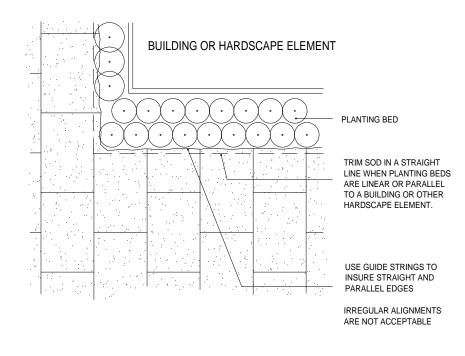
- E. PRUNNING-NEW PLANT MATERIAL
- REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN NATURAL GROWTH HABIT OR INDIVIDUAL PLANTS WITH AS MUCH HEIGHT AND SPREAD AS PRUNE TO NAA STANDARDS.
- F. STAKING TREES
- 1. TREES SHALL BE STAKED WITHIN 24 HOURS AFTER EACH IS INSTALLED. AFTER 14 HOURS THE LANDSCAPE ARCHITECT WILL PROHIBIT ANY FURTHER PLANTING UNTIL ALL INSTALLED TREES ARE STAKED. SUCH STORAGE WILL NO WAY ALTER THE CONTRACTOR'S COMPLETION DATE.
- 2. STAKING OF TREES IS TO BE USED BY THE CONTRACTOR, WHO WILL BE RESPONSIBLE FOR MATERIAL REMAINING PLUMB AND STRAIGHT FOR ALL GIVEN CONDITIONS THROUGH THE GUARANTEE PERIOD.
- 3. STAKE ALL TREES UNDER THREE INCH (3") CALIPER WITH TWO (2) 8' STEEL T-POST TREE STAKES. LOCATE FIRST STAKE OPPOSITE FIRST. STAKES SHALL BE AS CLOSE TO MAIN TRUNK AS IS PRACTICAL, AVOIDING ROOT INJURY, AND DRIVEN AT LEAST EIGHTEEN INCHES (18") INTO FIRM GROUND.
- 4. TIE TREE TO STAKES USING APPROVED TREE TIES. TIES SHALL BE LOCATED MIDWAY WITHIN TREE CROWN OR AT A LOCATION APPROXIMATELY TWO-THIRDS (2/3) OF THE OVERALL HEIGHT OF THE TREE. LOCATE TIE JUST ABOVE MAJOR SIDE BRANCH IN ORDER TO DETER SLIPPAGE AND FASTEN TO STAKE. SECURE SECOND TIE OPPOSITE FIRST AT TREE AND FASTEN TO OPPOSITE STAKE.
- G. GUYING TREE

I. SOD

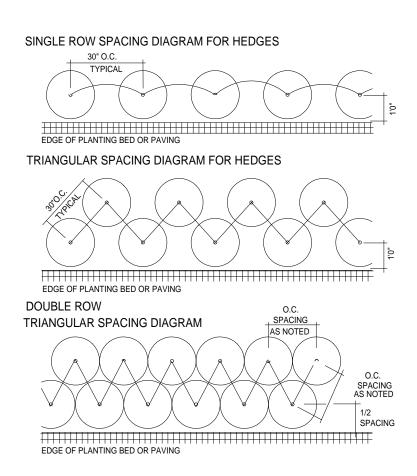
- 1. GUY ALL TREES GREATER THAN THREE INCHES (3") IN CALIPER IN THREE (3) DIRECTIONS WITH TWO (2) STRANDS OF NO.12 GALVANIZED WIRE ATTACHED TO ANCHORS DRIVEN BELOW GRADE. WHEN SECURING WIRES TO TREES, COVER ALL WIRES WHICH MAY COME IN CONTACT WITH ANY PART OF THE TREE WITH NEW 3.4" DIAMETER BLACK RUBBER HOSE. PLACE GUYS NOT LESS THAN 1.3 HEIGHT OF TREE ABOVE GROUND. PLACE ANCHORS SO THAT GUYS ARE EQUALLY SPACED AND AT 45 DEGREE ANGLES TO HORIZON. KEEP GUYS TAUGHT UNTIL PROJECT COMPLETION. SECURE A RIBBON OF FLOURESCENT FLAGGING TAPE AT MIDPOINT OF EACH GUY WIRE.
- 2. NO NAILS OR ANY OTHER FASTENERS SHALL DIRECTLY PENETRATE THE BARK AND TRUNK OF THE TREE.
- H. MULCH
- ALL INDIVIDUAL TREE, PALM AND SHRUB PITS AND BEDS SHALL BE MULCHED WITH A MINIMUM THREE INCH (3") LAYER OF GRADE A, SHREDDED CYPRESS MULCH.
- 1. SOD SHALL BE ST. AUGUSTINE "FLORATAM", UNLESS OTHERWISE SPECIFIED, SOLID AND FREE OF WEEDS. LAID WITH ALTERNATING AND ABUTTING JOINTS. ALL SODDED AREAS ARE TO BE HAND RAKED BEFORE SOD IS INSTALLED. ROCKS STICKS. DEBRIS, AND BUMPS ARE TO BE ELIMINATED. SOD SHALL BE LAID TO THE EDGE
- OF PAVEMENT IN RIGHT-OF-WAY AND INSTALLED WITHIN 48 HOURS OF BEING CUT 2. ALL NEWLY SODDED AREAS SHALL BLEND AND MATCH WITH EXISTING SODDED AREAS SO AS TO PRODUCE A SMOOTH, UNIFIED LAWN. THE LANDSCAPE
- ARCHITECT SHALL APPROVE FINAL GRADES PRIOR TO INSTALLATION OF LAWN. IV. MAINTENANCE
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OR DEAD MATERIAL, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
- V. INSPECTION AND ACCEPTANCE
- A. INSPECTION INSPECTION OF WORK TO DETERMINE COMPLETION OF CONTRACT, EXCLUSIVE OF THE
- POSSIBLE REPLACEMENT OF PLANTS, WILL BE MADE BY THE OWNER AND/OR LANDSCAPE ARCHITECT AT THE CONCLUSION OF ALL PLANTING AND AT THE WRITTEN REQUEST OF THE CONTRACTOR.
- B. ACCEPTANCE
- AFTER INSPECTION. THE CONTRACTOR WILL BE NOTIFIED BY THE OWNER OF THE ACCEPTANCE OF ALL WORK OF PLANTING, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO GUARANTEE OR IF THERE ARE ANY DEFICIENCIES OR THE REQUIREMENT FOR COMPLETION OF THE WORK.
- VI. GUARANTEE AND REPLACEMENT A. GUARANTEE
- 1. ALL NEW PLANT MATERIALS SHALL BE GUARANTEED OF ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AND GROWTH FOR EACH SPECIFIC KIND OF PLANT AT THE END OF THE GUARANTEE PERIOD.
- 2. ALL TREES AND PALMS PLANTED SHALL BE FULLY WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN A FLOURISHING CONDITION OF ACTIVE GROWTH ONE (1) YEAR (365 CALENDAR DAYS) FROM DATE OF FINAL ACCEPTANCE.
- 3. ALL SHRUBS, GROUND COVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR NINETY (90) CALENDER DAYS UNDER THE SAME CONDITIONS. B. REPLACEMENT
- 1. AT THE END OF THE GUARANTEE PERIOD, ANDY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN FIFTEEN (15) DAYS WITH NO EXTRA COST TO OWNER.
- 2. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED HEREIN. THE COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- C. MATERIALS AND OPERATIONS
- 1. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE OWNER, THE LANDSCAPE ARCHITECT, AND THE ARCHITECT BEFORE COMMENCING WORK.
- 2. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES AS PRESCRIBED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- DESCRIPTION FOR THE CARE AND MAINTENANCE OF ALL PLANT MATERIAL AT THE TIME OF FINAL INSPECTION. THE OWNER AGREES TO EXECUTE THE INSTRUCTIONS FOR SUCH CARE AND MAINTENANCE.
- B. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL REPLACEMENT OF DEAD OR DISEASED TREES AND REMOVAL OF REFUSE AND DEBRIS

ON A REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.

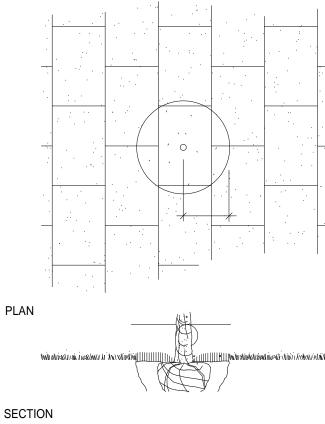
VII. CARE AND MAINTENANCE SCHEDULE A. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A WRITTEN AND DETAILED



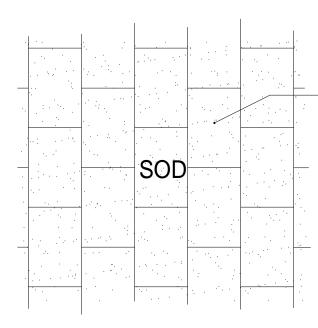
PLAN SOD TRIMMING - LINEAR SHRUB BEDS NOT TO SCALE



PLAN SHURB/PLANT SPACING DIAGRAMS NOT TO SCALE



TREE RING NOT TO SCALE

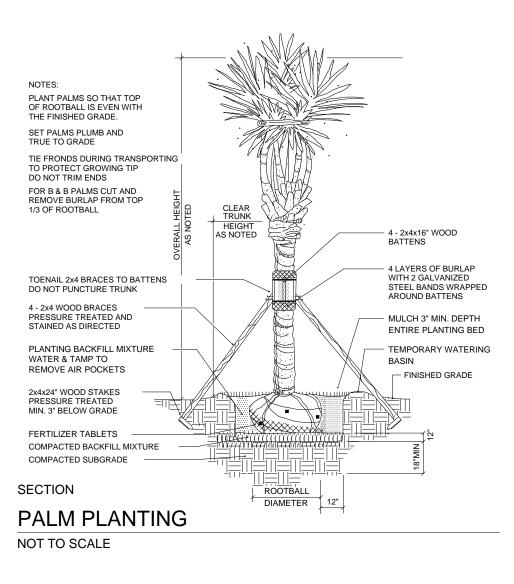


PLAN

SOD PLANTING NOT TO SCALE

INSTALLATION OF SHURBS AND GROUNDCOVER AGAINST THE BASE OF THE BUILDING

- Please allow a respectable planting distance from the base of the building to the first row of shrubs. Allow for ultimate growth, and allow for some degree of maintenance and access
- against the base of the building. For most medium and small shrubs, the first row of plants should be planted closer than 2-1/2' from the wall, allowing a minimun of 36" width ultimate growth. The 2-1/2' is measured from the center of the shrub to the wall.



SOD SHALL BE LAID IN A STAGGERED MANNER SOD STRIPS SHALL BE BUTT-JOINTED TIGHT AGAINST ONE ANOTHER

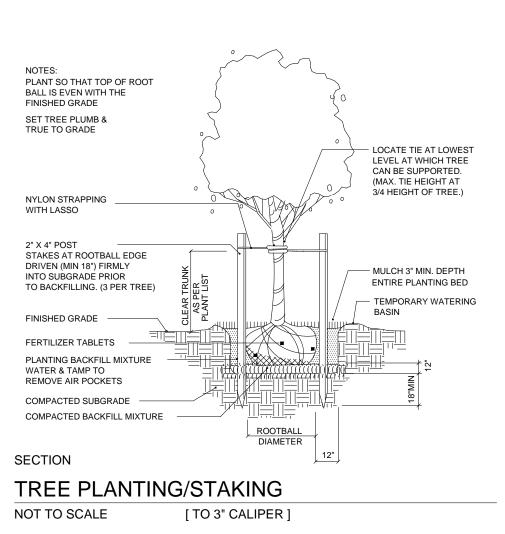
JOINT SPACES THAT ARE GREATER THAN ONE-HALF INCH (1/2") WILL NOT BE ACCEPTED.

NOTE:

For large and contiguous shrub bed areas,

individual saucers are not required for

temporary watering basin.



NOTES: CONTAINER GROWN SHRUBS-LOOSEN ROOTS AT EDGE OF ROOTBALL BALL & BURLAP SHRUBS-CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL WHERE SHRUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED AND FILL WITH PLANTING BACKFILL MIXTURE DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL TEMPORARY WATERING BASIN FINISH GRADE FORM SAUCER WITH **3" CONTINUOUS RIM** FINISH GRADE PLANTING BACKEILL MIXTURE WATER AND TAMP TO REMOVE AIR POCKETS COMPACTED SUBGRADE ROOTBALL DIAMETER SHRUB PIT 2 X ROOTBALL DIAMETER

SECTION SHRUB PLANTING NOT TO SCALE

PLANT SHRUB SO TOP OF THE ROOT BALL IS EVEN WITH

MULCH 3" MIN. DEPTH ENTIRE PLANTING BED FERTILIZER TABLETS

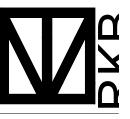
COMPACTED BACKFILL MIXTURE



IT'S THE LAW!  $1 - 800 - 432 - 4^{-1}$ 

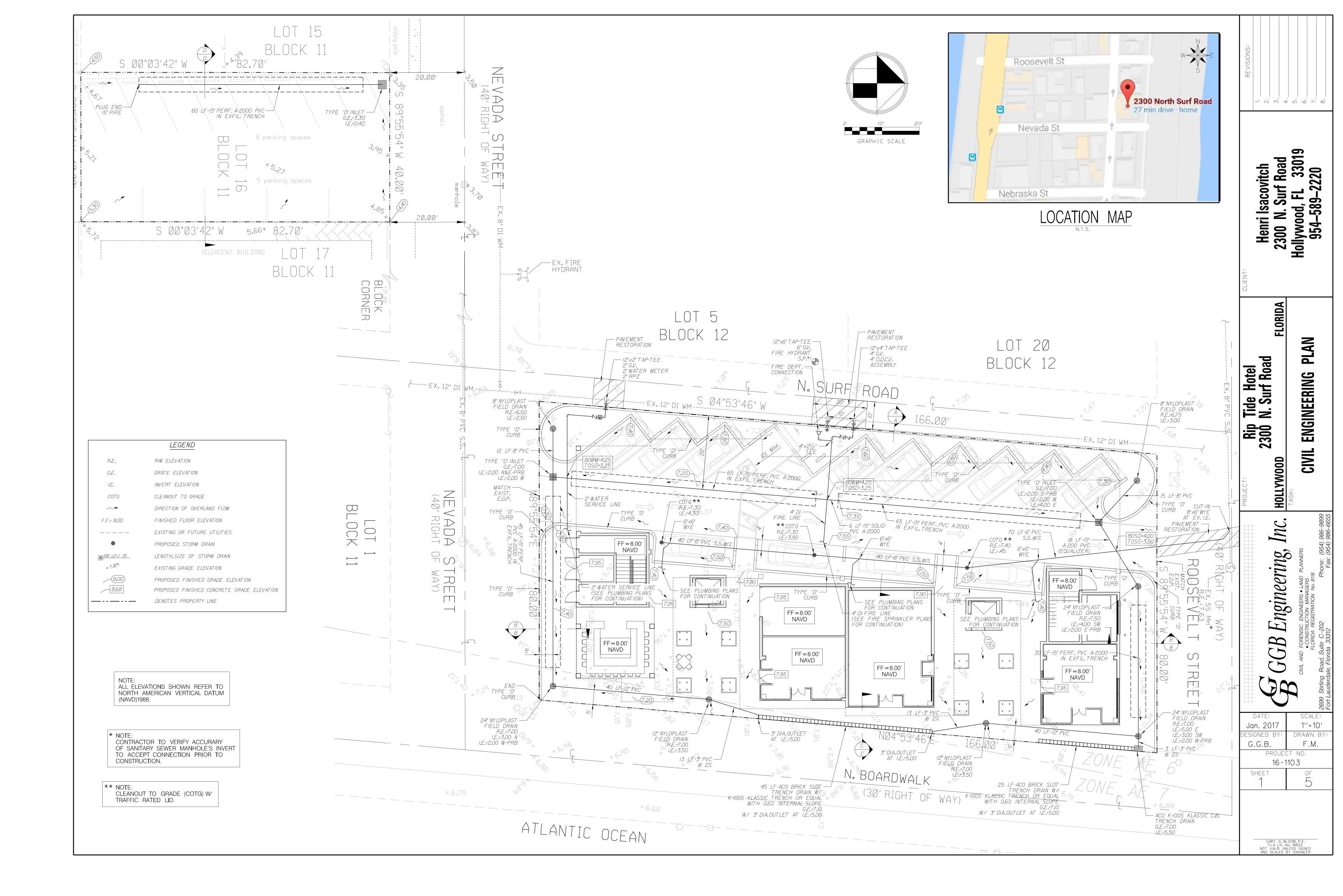
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ALL CONSTRUCTION, MATERIAL, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TOGETHER WITH THE COUNTY'S MINIMUM DESIGN STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF F.D.O.T. MATERIAL IS SPECIFIED, IT SHALL IMPLY THAT THEIR CONSTRUCTION PROCEDURES SHALL BE FOLLOWED.

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER PROPERTY AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.

THE ENGINEER WILL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION AND INCLUDE A REPRESENTATIVE FROM THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS, THE CONTRACTOR, OWNER, AND OTHER APPLICABLE AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION, THE LOCATIONS OF THE EXISTING SHOWN ON THE PLANS ARE APPROXIMATE ONLY; THE EXACT LOCATION BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. DDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF 'OTHER" UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION, SHOULD THERE BE "OTHER" UTILITIES, THE OF CONSTRUCTION, SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE JTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.

ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING. THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

CONTRACTOR IS RESPONSIBLE TO PREPARE COMPLETE AS-BUILT PLANS WITH INFORMATION RELATIVE TO LOCATIONS AND ELEVATIONS OF VALVES, SERVICES, FITTINGS, LENGTHS OF PIPE, TOP OF WATER MAIN ELEVATIONS, AND THE LIKE SHALL BE ACCURATELY RECORDED AND

SUBMITTED TO THE DESIGN ENGINEERING FIRM PRIOR TO FINAL ACCEPTANCE OF THE WORK, ALL INFORMATION SHALL BE TAKEN BY A REGISTERED LAND SURVEYOR AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCADD DISK.

THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISRUPTION SERVICE, OR DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

WALL REINFORCEMENT AND THICKNESS FOR PRECAST STRUCTURES SHALL B IN ACCORDANCE WITH ASTM C478. MINIMUM WALL THICKNESS SHALL BE 8 AND MIN 6" BASE EXTENSION OUTSIDE OF MANHOLE WALL. MORTAR USED TO SEAL THE PIPE INTO THE WALLS OF THE PRECAS

STRUCTURES WILL BE NON-SHRINK GROUT AND WILL NOT CAUSE LEAKAGE IN OR OUT OF THE STRUCTURES. THE MAXIMUM OPENING THROUGH WALLS FOR PIPES SHALL BE THE MAXIMUM REQUIRED OUTSIDE DIAMETER PLUS 6".

ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE AND SHALL REST ON A FIRM CAREFULLY GRADED SUBGRADE WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.

ALL JOINTS SHALL BE FURNISHED WATERTIGHT. NO PIPE SHALL BE COVERED UNTIL INSPECTED AND APPROVED BY THE ENGINEER AND OTHER APPLICABLE AUTHORITIES.

ALL PIPE SHALL BE LAID IN A DRY TRENCH; ALL MUCK OR OTHER UNSTABLE MATERIAL ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND BACKFILLED WITH GRANULAR MATERIAL, COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C". SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND THE RESPECTIVE ENGINEER AND UTILITY DEPARTMENTS FOR APPROVAL PRIOR TO

CONSTRUCTION OR INSTALLATION. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

CONTRACTOR TO CONTACT SUNSHINE STATE ONE-CALL OFFICE (1-800-432-4770) AND ALL LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND / OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A REGISTERED SURVEYOR.

CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO EXISTING STORM DRAIN AND / OR SANITARY SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE. LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN, ADJUST

PIPE LENGTHS AS REQUIRED. THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE USED THE STANDARD FOR THE SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE PROJECT.

ALL UNDERGROUND UTILITY MAINS AND STRUCTURES FOR WATER, SEWER, GAS, IRRIGATION, DRAINAGE, TELEPHONE, POWER, CABLE TY, AND OTHERS UST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.

ALL PERMANENT GRASS AREAS ARE TO RECEIVE A 4" MUCK BLANKET OR TOPSOIL TREATMENT. ALL CURB AND GUTTER SHALL HAVE A LIMEROCK FOUNDATION OR "PAD" OF AT LEAST FOUR INCHES (4") THICKNESS, COMPACTED TO 98% OF MAXIMUM

DENSITY PER AASHTO (T-180). A MINIMUM 10' SEPARATION BETWEEN ALL UTILITIES SHALL BE MAINTAINED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT" AND THE O.S.H.A. PART "P". ALL INSTALLATIONS, MATERIALS, AND WORKMANSHIP IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE B.C.E.D. "MINIMUM STANDARDS".

PAVING: A PROCTOR SHALL BE PERFORMED ON ALL SUBGRADE AND LIMEROCK BASE MATERIAL AND SUBSEQUENT CHANGES IN MATERIAL, LBR'S, SIEVE ANALYSIS, ETC. SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO SCHEDULING DENSITY TESTS, ALL TESTS RESULTS SHALL BE SUBMITTED TO

THE ENGINEER OF RECORD IN WRITING.

UNDERGROUND UTILITIES SHALL BE INSTALLED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS, NO EXCEPTIONS. FOR COMPACTED SUBGRADE, FOLLOW THE SPECIFICATIONS ON THE PAVING, GRADING, AND DRAINAGE DETAIL SHEET.

ALL PAVEMENT SUBGRADE MATERIAL SHALL HAVE AN LBR 40 AT 100% MAXIMUM DENSITY PER AASHTO T-99, METHOD "C" AND SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 120. THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. A MINIMUM OF ONE DENSITY TEST OVER EVERY TRENCH AND ONE DENSITY TEST EVERY 7000 SQUARE FEET OF PROPOSED PAVEMENT, DEPENDING ON THE LENGTH, THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

IF THE PLANS INDICATE A STABILIZED SUBBASE IS TO BE USED IT SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE IN ACCORDANCE WIT F.D.O.T. SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY T F.D.O.T. SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL THE MATERIAL TO BE USED FOR THE SUBBASE AND THEIR PROPORTIONS, AND LABORATORY LBR, BEFORE DELIVERY TO THE SITE. QUALITY CONTROL LBR'S MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN PLACE CONDITION.

IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIMEROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 200, THE LIMEROCK BASE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T 180, THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO APPLICATION OF THE PRIME AND TACK COATS.

ALL GRADES SHOWN REFER TO FINISHED ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.

FOR STABILIZING AT INTERSECTIONS, TURNOUTS, AND GRADED CONNECTIONS SEE STANDARD INDEX NO. 515. SEE TYPICAL SECTION FOR DEPTH AND LBR.

LIMEROCK BASES SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK OR AS OTHERWISE SPECIFIED ON PLANS. LIMEROCK OF THE MIAMI FORMATION SHALL BE USED AND SHALL HAVE A MINIMUM CARBONATE CONTENT OF 60%, A MINIMUM CALCIUM AND MAGNESIUM CONTENT OF 6%, AND A MINIMUM LBR OF 100. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

A TACK COAT SHALL BE USED BETWEEN PAVING COURSES AND A PRIME COAT SHALL BE USED ON THE FINISHED BASE. THE PRIME AND TACK COAT CONSTRUCTION AND MATERIALS FOR THE PRIME

AND TACK COATS SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T STANDARD SPECIFICATIONS, SECTION 300, THE PRIME AND TACK COATS SHALL BE APPLIED PRIOR TO CONSTRUCTION OF THE ASPHALT SURFACE COURSE AND SHALL BE SANDED AND ROLLED IN ACCORDANCE WITH SECTION 300. APPLICATION RATES SHALL BE 0.25 GAL / SY FOR LIMEROCK BASE.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE AS SHOWN ON THE PLANS. THE MATERIALS FOR THE ASPHALT CONCRETE SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS. SECTION 331 AND ALL OTHER LOCAL CODES THAT MAY APPLY.

ASPHALT CONCRETE SHALL BE OF MINIMUM THICKNESS AS NOTED ON PLANS AND SHALL BE TYPE S-III OR AS OTHERWISE SPECIFIED ON THE PLANS. RAISE OR LOWER SURVEY CONTROL POINTS TO FINAL GRADE OF PAVEMENT.

THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND DISPOSAL OF ALL MATERIALS, OF WHATEVER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR FOR SUCH USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE AND INCLUDE THE REMOVAL AND REPLACEMENT OF SAME IN HIS BID PRICE. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

AS SHOWN ON THE PLANS.

IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNERS GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.

THE ENTIRE WIDTH OF THE RIGHT-OF-WAY SHALL BE COMPLETELY DEMUCKED BEFORE CONSTRUCTION OF THE ROADWAY BEGINS, NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C". PER AASHTO T-99 METHOD "C".

WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C".

AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMPING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER, IN ORDER TO OBTAIN THE DESIRED DENSITY, THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO BE LEFT IN PLACE, SUCH AS SHEETING AND BRACING. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN WAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.

### DRAINAGE:

CATCH BASINS / INLETS / JUNCTION BOXES SHALL NOT BE LOCATED IN RESIDENTIAL DRIVEWAYS. DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE

SPECIFIED ON PLANS. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 941. CONCRETE PIPE SHALL BE CLASS OR AS SHOWN ON THE PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES FOR INSPECTION. BOTTOM OF ALL INLETS SHALL BE 12" BELOW THE LOWEST INLET INVERT, UNLESS OTHERWISE SPECIFIED.

CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-CORRUGATED ALUMINUM PIPE SHALL BE FABRICATED WITH HELICAL CORRUGATIONS WITH A MINIMUM OF TWO ANNULAR CORRUGATIONS FORMED INTO EACH END TO ACCOMMODATE A COUPLING BAND, REFER TO TABLE 1, SECTION 945 FOR THICKNESS OF METAL FOR PIPE.

HIGH DENSITY POLYETHYLENE (H.D.P.) COMPOSED OF CORRUGATED EXTERIOR AND SMOOTH INTERIOR SHALL BE IN ACCORDANCE WITH AASHTO M252 AND M294, TYPE ∠S' AS MANUFACTURED BY HANCOR, INC. WITH SURELOC JOINTS OR A.D.S. WITH CLEATED BELL AND SPIGOT OR APPROVED

LANDSCAPING PLANS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION FOR RECREATIONAL AMENITIES, POOL, POOL DECK, BERMING, ETC.

GRATE ELEVATION OF TYPE-10 / CURB AND GUTTER INLET STRUCTURES PROVIDED AT EDGE OF PAVEMENT. SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS ENGINEER'S SUBSURFACE EXPLORATION AND RECOMMENDATION REPORT.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PREPARATION OF ALL EXISTING STORM DRAINAGE PIPE AND INLETS FOR TESTING AS REQUIRED FOR NEW CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO COMPLETELY INSPECT EXISTING STORM DRAINAGE SYSTEM IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD CONTRACTOR COMMENCE WORK WITHOUT FIRST INSPECTING THE EXISTING STORM DRAINAGE SYSTEM THEN THE CONTRACTOR IS RESPONSIBLE TO STORM DRAINAGE SYSTEM, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED REPAIRS.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY TURBIDITY SCREENS AT OUTFALL PIPES AND LAKE FROM TIME OF CONSTRUCTION COMMENCEMENT UNTIL FINAL PAVING AND DRAINAGE INSPECTION.

ALL RAMPS, WALKS, AND PEDESTRIAN PATHWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION" LATEST EDITION. IN THE CASE OF ANY CONFLICTS BETWEEN THESE PLANS AND CODE, THE CODE WILL GOVERN.

TEMPORARY AND PERMANENT FIRE DEPARTMENT ACCESS ROADS SHALL BE FREE OF CONSTRUCTION MATERIALS, VEHICLES, ETC. DURING CONSTRUCTION. YARD DRAINAGE SYSTEM MATERIALS SHALL BE BY ADVANCED DRAINAGE

SYSTEMS, INC. OR APPROVED EQUAL. EXISTING STORM DRAINAGE PIPING AND INLETS DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED.

MINIMUM PARKING LOT LONGITUDINAL AND CROSS SLOPES SHALL BE 0.50% AND 1.0%, RESPECTIVELY.

RESIDENTIAL PARCEL SIDEWALK TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL LANDSCAPE ISLANDS TO BE CURBED, UNLESS OTHERWISE NOTED ON THE

ALL ELEVATIONS REFER TO N.G.V.D.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF BUILDING STORM / ROOF DRAINAGE

### <u>GATE VALVES:</u>

GATE VALVES 4″ AND LARGER SHALL BE MECHANICAL JOINT TYPE AND COMPLY WITH AWWA / ANSI STANDARD C509-01. MECHANICAL JOINTS SHALL CONFORM TO AWWA / ANSI C111/A21.11-00

ALL GATE VALVES ARE TO BE IRON BODY, BRONZE MOUNTED, DOUBLE DISK, NON-RISING STEM, RESILIENT SEAT TYPE, OPENING LEFT (COUNTER CLOCKWISE). THE INTERIOR LINING SHALL BE FUSION BONDED EPOXY CORDING TO AWWA 550-01 AND AN EXTERIOR EPOXY COAT (BOTH 40 MILLS

GATE VALVES 4" TO 12" SHALL HAVE A MAXIMUM WORKING PRESSURE OF 200 PSI AND BE TESTED AT 400 PSI. GATE VALVES SHALL BE RESILIENT SEATED MUELLER, CLOW RESILIENT WEDGE, M & H, OR APPROVED EQUAL, WITH RESTRAINT JOINTS.

GATE VALVES UNDER 4" IN SIZE SHALL BE BRONZE GATE VALVES CONFORMING TO MSS STANDARD PRACTICE SP-37. THEY SHALL BE DOUBLE DISK, NON-RISING STEM, OPEN LEFT (COUNTER CLOCKWISE) WITH OPERATING WHEEL. PEWTER AND POT METAL OPERATING WHEELS SHALL NOT BE PERMITTED. GATE VALVES SHALL MEET AWWA C500-02 STANDARDS.

VALVE BOXES SHALL BE CAST IRON EXTENSION TYPE WITH NOT LESS THAN 5-1/4″ DIAMETER SHAFT AND WITH COVERS MARKED ″WATER″, PAINTED BLUE. USF 7500 OR APPROVED EQUAL.

GATE VALVES 18" AND LARGER WILL BE SUBSTITUTED WITH BUTTERFLY VALVES AS MANUFACTURED BY PRATT, DEZURIK, CLOW, OR APPROVED

BUTTERFLY VALVES ARE TO BE CAST OR DUCTILE IRON BODY; ALLOY CAST IRON OR DUCTILE IRON DIE CAST OR DOUTTED ADJUSTABLE SEAT; ONE-PIECE STAINLESS STEEL SHAFT; SHORT OR LONG BODY TYPE; WITH THE VALVE CLASS, SHAFT SIZE AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN; AND ARE TO COMPLY WITH THE PROVISIONS OF AWWA C504-00, "RUBBER SEATED BUTTERFLY VALVES. VALVE OPERATION IS TO BE APPROVED GEAR ACTUATORS, WITH SEALED WILL BE FURNISHED AS REQUIRED OR SUBMERGED SERVICE. POSITION INDICATORS WILL BE FURNISHED AS REQUIRED. UNITS ARE TO BE EQUIPPED WITH 2" ACTUATING NUTS, CAST IRON HANDWHEELS, OR CHAIN OPERATORS, WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. APPURTENANCES ARE TO BE FURNISHED BY THE VALVE MANUFACTURER.

### <u>water system:</u>

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO BCWWS STANDARDS, THE LOCAL MUNICIPALITY AND APPLICABLE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES STANDARDS, NO PHYSICAL CONNECTION OF NEW WATER MAINS TO ACTIVATE WATER MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE CONFIRMED TO BE BACTERIOLOGICALLY SAFE AND THE HEALTH DEPARTMENT DELEASE HAS SAFE AND THE HEALTH DEPARTMENT RELEASE HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.

THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER AWWA / ANSI C600-05, C651-05 AND TESTED FOR A MINIMUM PERIOD OF 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C600-05 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA:

Q = LD x SQUARE ROOT OF P / 148,000 WHERE:

Q = QUANTITY OF MAKEUP WATER IN GALLONS / HOUR L = LENGTH OF PIPE SECTION BEING TESTED IN FEETD = NOMINAL DIAMETER OF THE PIPE IN INCHES

P = AVERAGE TEST PRESSURE DURING HYDROSTATIC TEST IN PSI GAUGE TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED ON A MAXIMUM 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED AT ALL BENDS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE ISSPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PIPE MANUFACTURER AND THE UTILITY DEPARTMENT NO CONCRETE THEMEST BLOCKS WILL BE ALLOWED EXCEPT DEPARTMENT.NO CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.

BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA / ANSI C651-05 LATEST REVISION.

PVC WATER MAIN PIPE (BLUE) SHALL MEET THE REQUIREMENTS OF AWWA C-900.97 "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE", CLASS 150 PIPE SHALL CONFORM TO REQUIREMENT OF SDR 18.

ALL PVC PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT.PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH AN ELASTOMERIC RING. THE BELL SHALL CONSIST OF AN INTEGRAL WALL SECTION WITH AN ELASTOMERIC RING WHICH MEETS THE REQUIREMENTS OF ASTM F-477 STANDARD SPECIFICATIONS FOR ELASTOMERIC SEALS (GASKETS FOR JOINTING PLASTIC PIPE). THE WALL THICKNESS IN THE BELL SECTION SHALL CONFORM TO THE REQUIREMENTSOF ASTM D-3139.

PVC PIPE SHALL BE DELIVERED TO THE JOB SITE FROM THE FACTORY AND STORED AT THE JOB SITE IN PALLETIZED UNITS OR BUNDLES TO PREVENT UNNECESSARY DEFLECTION PRIOR TO INSTALLATION. EACH PALLETIZED UNIT SHALL BE SIZED TO LIMIT THE STACKING OF PIPE NOT MORE THAN SIXTY (60) INCHES HIGH OR AS APPROVED BY THE ENGINEER.

CARE SHALL BE TAKEN DURING THE TRANSPORTING OF THE PIPE TO INSURE THAT THE BINDING AND TIE DOWN METHODS DO NOT DAMAGE OR DEFLECT THE PIPE IN ANY MANNER, PIPE BENT, DEFLECTED, OR OTHERWISE DAMAGED DURING SHIPPING WILL BE REJECTED.

PVC MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.

FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON PRESSURE CLASS 350 THROUGH 12". ALL FITTINGS SHALL BE CEMENT MORTAR LINED AND SEALED THE SAME AS PIPE IN ACCORDANCE WITH AWWA/ANSI C110/A21.10-

PVC AND D.I.P. PIPE SHALL BE DEFLECTED NO MORE THAN ONE HALF(1/2) THE MANUFACTURERS RECOMMENDATION. JOINTS FOR BELL AND SPIGOT PVC/DIP PIPE AND FITTINGS SHALL BE MECHANICAL OR RUBBER GASKET (EITHER ON SPIGOT OR IN BELL)COMPRESSION TYPE AS SPECIFIED IN ACCORDANCE WITH AWWA/ANSI STANDARD C111/A21.11-00. SPECIAL FITTINGS AND JOINTS

SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION. ALL WATER MAINS SHALL HAVE CONTINUOUS DETECTOR TAPE 18 INCHES BELOW GRADE ALONG ALL WATER MAINS. DETECTOR TAPE SHALL HAVE BLUE SIDE-UP. A 14 GAUGE MULTI STRAND WIRE SHALL BE ATTACHED TO ALL NON-CONDUCTIVE WATER MAIN TO FACILITATE FUTURE LOCATION. AN EXTRA

4' OF WIRE SHALL BE PROVIDED AT BLOWOFFS, FIRE HYDRANTS, ETC. POLYETHYLENE ENCASEMENT/WRAP SHALL BE INSTALLED ON ALL IRON PIPESINCLUDING VALVES, FITTINGS, SLEEVES, HYDRANTS, ETC. POLYWRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM

ANSI/AWWA C105/A21.5-99 STANDARDS. DUCTILE IRON WATER MAIN SEALCOAT SHALL BE COAL TAR EPOXY OR ASPHALT.

DUCTILE IRON PIPE JOINTS SHALL BE PUSH-ON TYPE AND RESTRAINED A MINIMUM DISTANCE AS SPECIFIED IN RESTRAINEND DETAIL ON APPLICABLE DETAIL SHEET, USING MEGA-LUG OR APPROVED EQUAL USING TR-FLEX U.S. PIPE OR FLEX RING BY AMERICAN PIPE.

WATER MAIN STUBS FOR FUTURE EXTENSION INCLUDING ALL FITTINGS BACK TO TEE (IF STUB LENGHTS IS LEES THAN TWO PIPE LENGTH)LENGHTS WILL BE RESTRAINT JOINT PIPE FOR THE LAST TWO LENGTHS. (AS REQUIRED BY ENGINEER OR UTILITY DEPT.)

DUCTILE IRON PIPE SHALL BE CLASS 350 AND SHALL BE CEMENT LINED AND SEALCOATED IN ACCORDANCE WITH AWWA / ANSI STANDARD C151/A21.51-O2. WATER MAINS SHALL BE LAID WITH A MINIMUM 30" CLEAR COVER. DUCTILE IRON FITTINGS SHALL BE CLASS 350 THROUGH 12" AND CLASS 250 IN SIZES 16" AND LARGER. ALL FITTINGS SHALL BE CEMENT LINED AND SEALCOATED THE SAME AS PIPE IN ACCORDANCE WITH AWWA / ANSI STANDARDS C104/A21.4-95 AND C153/A21.53-00. NEOPRENE GASKETS SHALL BE USED.

### ALL WATER MAINS SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAILS.

CONTRACTOR IS RESPONSIBLE FOR THE EXISTING ON-SITE WATER SYSTEM UNTIL FINAL INSPECTION, CERTIFICATION AND APPROVAL BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE WHETHER, OR NOT NOTED ON PLANS FOR RAISING OR LOWERING OF EXISTING GATE VALVE BOXES, METER BOXES, ETC. THAT MAY NEED ADJUSTMENT TO MEET PROPOSED FINISH GRADES. ALL EXISTING WATER MAINS AND COMPONENTS DESIGNATED FOR REMOVAL ALL EXISTING WATER MAINS AND COMPONENTS DESIGNATED FOR THE MOVED FROM ARE THE PROPERTY OF THE UTILITY. MATERIALS SHALL BE REMOVED FROM THE GROUND AS CAREFULLY AS POSSIBLE AND SALVAGED FOR UTILITY.SHOULD UTILITY REFUSE SAID WATER COMPONENTS, THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR OFF-SITE DISPOSAL.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL WATER FIRE AND SEWER BUILDING CONNECTIONS.

DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC WATER MAINS THAT ARE TO BE ULTIMATELY OWNED AND MAINTAINED BY THE UTILITY, EASEMENTS TO BE GRANTED UPON THE CONCLUSION OF THE WORK FROM AS-BUILT PIPE LOCATIONS, UNLESS OTHERWISE REQUIRED BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT WATER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER OF RECORD PRIOR TO FINAL CERTIFICATION TO THE UTILITY, AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR

MAINTAIN A 10-FOOT HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES AND BUILDING STRUCTURES, UNLESS OTHERWISE SHOWN ON THE PLANS. LANDSCAPING SHALL NOT BE INSTALLED WITHIN 6' OF ALL WATER MAINS AND SERVICES OR WITHIN A 5' RADIUS OF ALL FIRE HYDRANTS, UNLESS APPROVED BY THE ENGINEER.

WATER MAINS SHALL BE DEFLECTED OVER DRAINAGE AT ALL CONFLICTS. ALL WATER SERVICES SHALL TERMINATE A MINIMUM OR 5' FROM BUILDING. UNDERGROUND WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO BUILDING CONSTRUCTION AS REQUIRED BY THE LOCAL FIRE DEPARTMENT AND THE SOUTH FLORIDA BUILDING CODE, LATEST REVISION.

ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, F.A.C.

### WATER SERVICE LINES:

WATER SERVICES SHALL BE POLYETHYLENE TUBING (PE 3408) COMPLYING WITH APPLICABLE REQUIREMENTS FOR PE, AWWA C902-01 HIGH MOLECULAR WEIGHT PLASTIC MATERIAL ASTM D-2666, 250 PSI RATING (CTS-OD) SDR SERVICE PIPE SHALL BE INSTALLED AS A SINGLE RUN WITHOUT UNIONS.

JOINTS FOR TUBING SHALL BE OF THE COMPRESSION TYPE UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT, STAINLESS STEEL TUBE STIFFENER INSERTS SHALL ALSO BE USED FOR TUBING SERVICES. SERVICE LINES SHALL BE MARKED WITH 2" X 4" POST PAINTED BLUE.

ALL WATER SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL. PIPE DEFLECTION SHALL BE NO MORE THAN ONE HALF OF THE MANUFACTURER'S RECOMMENDATION.

MINIMUM COVER SHALL BE 24".

ALL WATER SERVICE LINES UNDER PAVED AREAS SHALL BE SLEEVED IN SCHEDULE 40 PVC AND SHALL BE OF ONE SINGLE LENGTH WITHOUT UNIONS. FORD STAINLESS INSERTS ARE REQUIRED FOR PLASTIC PIPE.

### WATER SERVICE FITTINGS:

METER VALVES (ASTM B-62 LATEST) SHALL BE FORD ANGLE STOPS MODEL #KV43-342W FOR SINGLE SERVICES AND FORD MODEL #UV63-42W FOR DOUBLE SERVICES OR APPROVED EQUAL. CURB STOPS SHALL BE OF THE INVERTED KEY TYPE WITH TEE-HEAD SHUT OFF. CURB STOPS SHALL BE MADE OF BRASS ALLOY IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A. METER VALVES AND CORPORATION STOPS (FORD BALL CORP. NO. FC 202) SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A WITH EPOXY COATED DUCTILE IRON BODY STAINLESS STEEL SERVICE SADDLES BY FORD.

INLET THREAD FOR METER VALVES AND CURB STOPS SHALL BE AWWA TAPER THREAD IN ALL SIZES IN ACCORDANCE WITH ANSI / AWWA STANDARD C800-89. OUTLET CONNECTIONS SHALL HAVE A COMPRESSION TYPE FITTING SAME

CONTRACTOR TO REVIEW WATER DETAILS TO DETERMINE EXTENT OF JURISDICTION OF WATER SERVICE AND METER MATERIALS (METERS, ETC.) SUPPLIED AND INSTALLED BY UTILITY.

### FIRE HYDRANTS:

ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA / ANSI STANDARD C502-94 AND THE FOLLOWING DESIGN STANDARDS: THE FIRE HYDRANTS SHALL BE OF THE COMPRESSION TYPE, OPENING AGAINST THE PRESSURE AND CLOSING WITH THE LINE PRESSURE WITH (1)- $5 \frac{1}{4}$  VALVE OPENING. THE HYDRANT SHALL BE EQUIPPED WITH (2)-2  $\frac{1}{2}$  HOSE NOZZLES AND (1)- $5\frac{1}{4}$  PUMPER NOZZLE.

FIRE HYDRANTS SHALL BE FURNISHED WITH A SEALED OIL OR GREASE FIRE HYDRANTS SHALL BE FURNISHED WITH A SEALED OIL OR GREASE RESERVOIR LOCATED IN THE BONNET SO THAT ALL THREADED AND BEARING SURFACES ARE AUTOMATICALLY LUBRICATED WHEN THE HYDRANT IS OPERATED. THE HYDRANT WILL BE DESIGNED FOR DISASSEMBLY BY USE OF A SHORT DISASSEMBLY WRENCH OR THE HYDRANT SHOE SHALL HAVE INTEGRAL CAST TIE BACK LUGS ON THE MAIN VALVE TO PERMIT THE MAIN VALVE ASSEMBLY AND VALVE SEAT TO BE REMOVED WITHOUT DIGGING EARTH OR DISASSEMBLY AND VALVE SEAT TO BE REMOVED WITHOUT DIGGING EARTH OR DISASSEMBLING THE HYDRANT BARREL.

FIRE HYDRANTS SHALL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLING. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.

THE FIRE HYDRANT INTERNAL VALVE SHALL BE  $5^{1}_{4}$ " MINIMUM. THE PENTAGONAL OPERATING NUTS AND THE CAP NUTS SHALL BE  $1^{1}_{2}$ " POINT TO FLAT. DRAIN VALVE OUTLETS FOR THE HYDRANTS SHALL BE PLUGGED OR OMITTED. THE HYDRANTS SHALL OPEN COUNTER CLOCKWISE AND THE DIRECTION OF OPENING SHALL BE CAST ON THE TOP. THE BURY LENGTH, MEASURED FROM THE BOTTOM OF THE CONNECTING PIPE TO THE GROUND LINE AT THE HYDRANT SHALL BE THREE FEET SIX INCHES (42") MINIMUM OR AS REQUIRED BY PLAN. OR AS REQUIRED BY PLAN.

THE HYDRANT SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. FIRE HYDRANTS SHALL BE MUELLER PAINTED TRAFFIC YELLOW OR AS OTHERWISE SPECIFIED ON PLANS, OR AS REQUIRED BY THE LOCAL

UTILITY COMPANY. REFER TO WATER DETAILS FOR OTHER REQUIREMENTS / INFORMATION RELATED TO FIRE HYDRANTS.

### <u>SANITARY SEWER:</u>

STREAM, REFER TO DETAILS.

AND 30" ABOVE D.I.P.

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO STANDARDS OF THE BROWARD COUNTY BUILDING DEPARTMENT, LOCAL MUNICIPALITY AND THE WATER RESOURCE DIVISION, BROWARD COUNTY DEPARTMENT OF NATURAL RESOURCE

UNLESS OTHERWISE NOTED OR APPROVED, ALL GRAVITY MAINS AND SERVICES UP TO 5' OUTSIDE OF BUILDING SHALL BE 8" UNPLASTICIZED POLYVINYL CHLORIDE (PVC) NONPRESSURE PIPE CONFORMING TO ASTM D3034 AND SDR 35 WITH INTEGRAL WALL BELL AND SPIGOT JOINTS FOR PUSH-ON RUBBER GASKET TYPE JOINT SEALS CONFORMING TO ASTM D1869, UNLESS OTHERWISE SPECIFIED ON THE PLANS,

PVC FITTINGS SHALL BE OF MONOLITHIC CONSTRUCTION OF THE TYPE SPECIFIED BY THE MANUFACTURER OF THE PIPE BEING USED, NO SOLVENT WELDS OR THREADED JOINTS WILL BE PERMITTED, ALL JOINTS SHALL BE COMPRESSION GASKET TYPE.

THE JOINING OF PIPE ON THE JOB SHALL BE DONE IN STRICT ACCORDANCE WITH THE PIPE MANUFACTURER'S INSTRUCTIONS AND SHALL BE DONE ENTIRELY IN THE TRENCH UNLESS OTHERWISE DIRECTED BY THE ENGINEER. CONNECTION OF PVC PIPE TO MANHOLES SHALL BE MADE WITH "KOR-N-SEAL" MANHOLE COUPLINGS CORRESPONDING TO THE SIZE AND TYPE OF SEWER PIPE OR OTHER ADAPTERS AS MAY BE APPROVED BY THE UTILITY. INFLUENT AND EFFLUENT SEWERS SHALL BE GROUTED IN PLACE USING A II WATERPROOF EXPANDING GROUT ACCEPTABLE TO THE ENGINEER OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT. REFER TO GENERAL NOTES FOR NON-SHRINK GROUT.

LIFT HOLES THROUGH PRECAST STRUCTURES ARE NOT PERMITTED. A FLOW CHANNEL SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW

OUTSIDE DROP CONNECTIONS WILL BE REQUIRED WHEN THE VERTICAL DISTANCE BETWEEN PIPE INVERTS EXCEEDS TWO FEET (2'), DROP CONNECTIONS, WHERE REQUIRED, SHALL BE CAST MONOLITHICALLY WITH THE MANHOLE ELEMENTS AS SHOWN ON DETAILS.

THE LID AND FRAME SHALL BE CAST OF CLOSE-GROUND GRAY IRON CONFORMING TO ASTM A-48, CLASS 30 AND SHALL BE OF UNIFORM QUALITY, FREE OF BLOW HOLES, POROSITY, CRACKS, AND OTHER OBVIOUS VISUAL DEFECTS. THE COMBINED WEIGHT OF THE FRAME AND LID SHALL NOT BE LESS THAN 420 POUNDS, AND THE LID SHALL WEIGH A MINIMUM OF 160 POUNDS. THE SEATING SURFACES BETWEEN FRAMES AND COVERS SHALL BE MACHINED TO FIT TRUE. NO PLUGGING OR FILLING WILL BE ALLOWED. CASTING PATTERNS SHALL CONFORM TO THOSE DESIGNATED BY THE GOVERNING UTILITY.

THE LID SHALL HAVE THE WORDS "(PREFERABLY AS REQUIRED BY THE UTILITY)" CAST IN ALL MANHOLE COVERS. CASTINGS SHALL BE CLEANED AND COATED WITH A COAL TAR PITCH VARNISH WHICH IS TOUGH WHEN COLD BUT NOT TACKY OR BRITTLE. PICK TYPE LIFTING HOLES WILL BE CAST INTO LIDS, BUT SHALL NOT GO CLEAR THROUGH THE LI MINIMUM COVER ON SANITARY SEWER PIPE SHALL BE 36" ABOVE PVC PIPE,

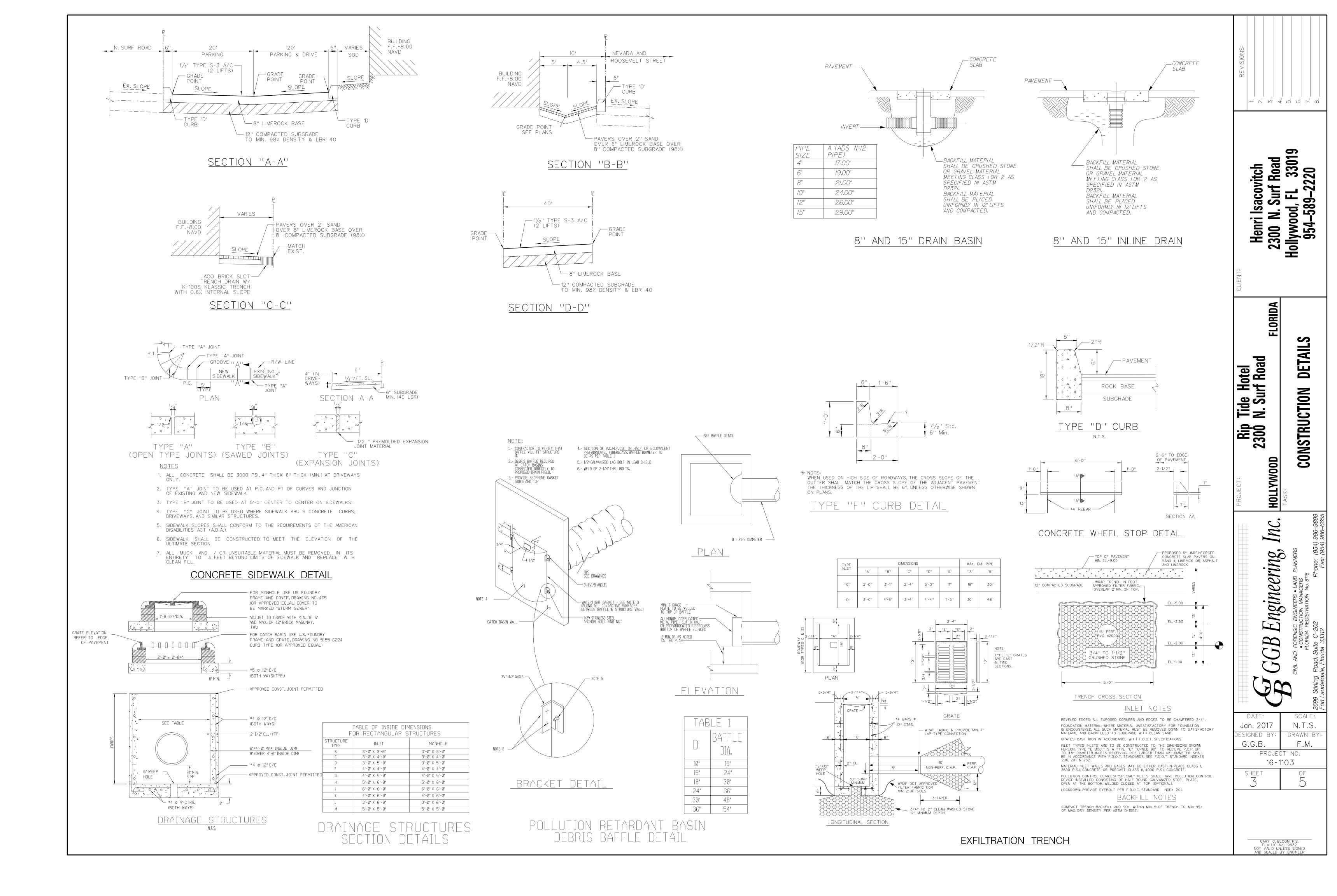
ALL MANHOLE LIDS SHALL BE PROVIDED WITH WATERTIGHT POLYETHYLENE MANHOLE INSERTS AS APPROVED BY THE UTILITY DEPARTMENT.

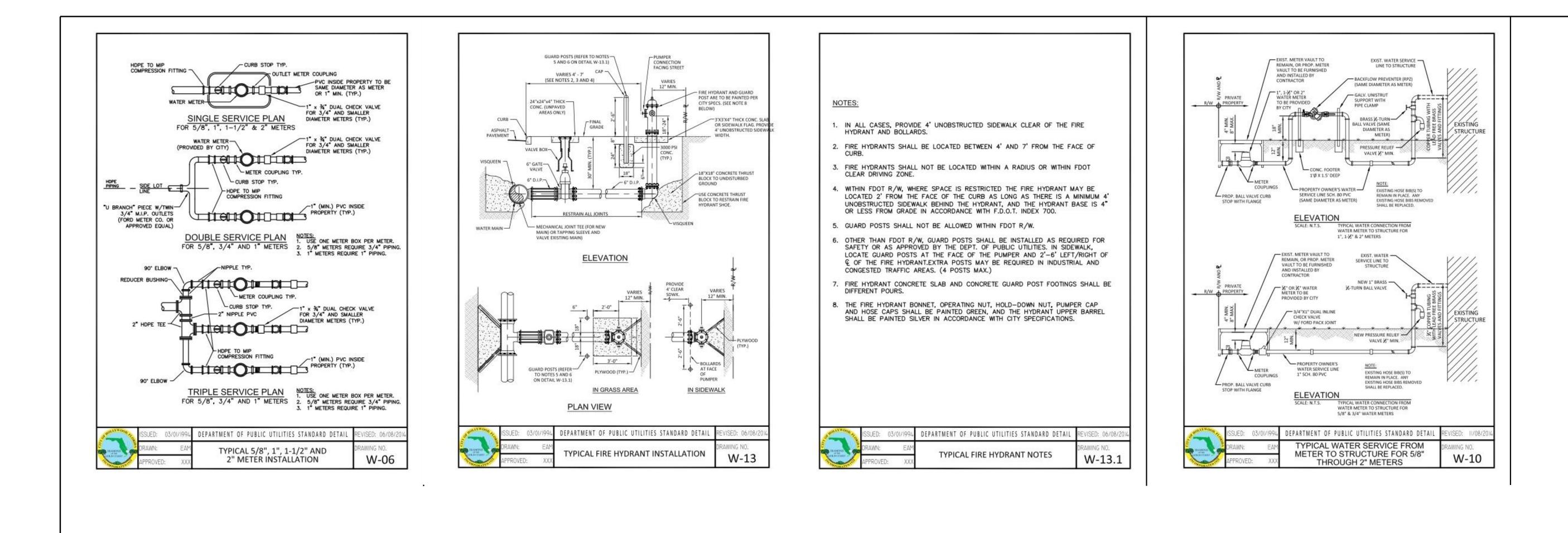
INSIDE SURFACES OF MANHOLES TO BE TREATED WITH TWO COATS KOPPERS BITUMASTIC 300-M OR EQUAL, MINIMUM DRY THICKNESS 16 MILS. MANHOLES SHALL BE CURED TWENTY-ONE (21) DAYS BEFORE COATING. MANHOLES SHALL BE PAINTED AT FACTORY PRIOR TO DELIVERY OR ONSITE WITH ONE COAT (BLACK) OUTSIDE OR AS REQUIRED BY THE UTILITY. FIRST COAT TO BE RED, SECOND COAT TO BE BLACK, UNLESS OTHERWISE SECCLEIED ON THE PLANS SPECIFIED ON THE PLANS.

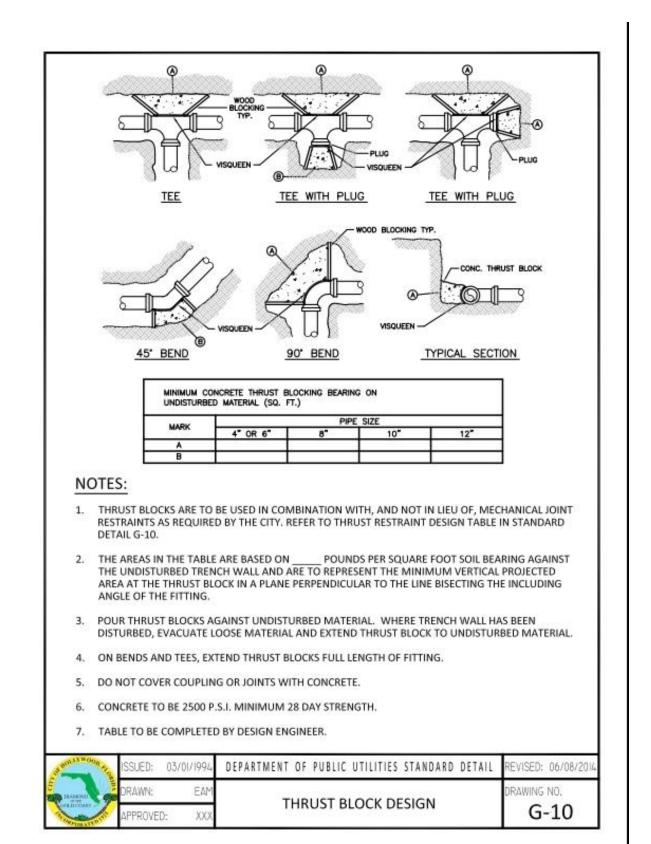
THE ENGINEER AND UTILITY SHALL INSPECT INSIDE OF MANHOLE AFTER EACH APPLICATION  $\prime$  COAT OF PAINT.

UPON COMPLETION OF THE WORK A LAMPING INSPECTION SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH AN INFILTRATION AND / OR EXFILTATION TEST AFTER ALL HESTING INCLUDED IN THIS CONTRACT HAS BEEN COMPLETED; THE CONTRACTOR WILL PROVIDE A TELEVISED A SECOND TELEVISED INSPECTION AND LAMPING PRIDE TO RELEASE OF ONE- YEAR MAINTENANCE BOND. MANHOLE JOINTS WILL BE SEALED WITH RAMNEK OR APPROVED EQUAL AND ANTI-HYDRO CEMENT INSIDE AND OUT. ALL SANITARY SEWER GRAVITY MAINS AND SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD MITERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING AUTHORITY. A MINIMUM OF 10-FOOT HORIZONTAL CLEARENCE IS REQUIRED BETWEEN ALL UTILITY PIFE AND BUILDING STRUCTURES. UNLESS OTHERWISE SHOWN ON THE PLANS. ANDIMUM OF 0-FOOT HORIZONTAL CLEARENCE IS REQUIRED BETWEEN ALL UTILITY PIFE AND BUILDING STRUCTURES. UNLESS OTHERWISES FOOM ON THE PLANS. ALL SEVER LATERALS SHALL TERMINATE AT THE PROPERTY LINE AND / OR A MINIMUM OF 0'FOOM BUILDING STRUCTURES. OTHERWISES STOWN ON THE PLANS. ALL SEVER LATERALS SHALL TERMINATE AT THE PROPERTY LINE AND / OR A MINIMUM OF 5'FOM BUILDING STRUCTURES. OTHERWISE STOWN ON THE PLANS. ALL SEVER LATERALS SHALL TERMINATE AT THE PROPERTY LINE AND / OR A MINIMUM OF 5'FOM BUILDING UNLESS OTHERWISE SPECIFIED ON THE PLANS. APPROPRIATE CLEANOUT TYPE PER LOCATION IN OR OUT OF PAVEMENT SHALL BE INSTALLED WITHIN A MINIMUM OF 6' OF ALL SANITARY SEVER MAINS AND LATERALS. ALL SEVER LATERALS SHALL TERMINATE AT THE PROPERTY LINE AND / OR THE DISTING SHALL HAVE CLEANOUTS INSTALLED AT A MAXIMUM OF TS'SPACING. CLEANOUTS IN PAVEMENT SHALL HAVE TRAFTIC BEARING LIDS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SHALL BE RESPONSIBLE FOR THE EXISTING SHALLED AT A MAXIMUM OF TS'SPACING. CLEANOUTS IN PAVEMENT SHALL HAVE TRAFTIC BEARING LIDS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING SHALLED AT A MAXIMUM OF TS'SPACING. CLEANOUTS IN PAVEMENT SHALL HAVE TRAFTIC BEARING LIDS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE	Henri Isacovitch     Revisions:       2300 N. Surf Road     4	Hollywood, FL 33019       56         954–589–2220       58
AND LATERALS AS REQUIRED FOR NEW CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINAL GRADE ADJUSTMENTS OF EXISTING MANHOLES AND CLEANOUTS TO MEET PROPOSED FINISH GRADE CONDITIONS. DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC SEWER MAINS AND MANHOLES THAT ARE TO ULTIMATELY OWNED AND MAINTAINED BY THE UTILITY. EASEMENTS TO BE GRANTED UPON CONCLUSION OF THE WORK FROM AS-BUILT PIPE LOCATIONS.	CLIENT. C	-
CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT SEWER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER PRIOR TO FINAL CERTIFICATION TO THE GOVERNING AUTHORITIES. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR. SANITARY SEWER, POTABLE, AND RECLAIMED WATER SEPARATION NOTES: THE FOLLOWING STATEMENTS MUST BE INCLUDED ON ALL PLANS FOR SEWAGE	FLORIDA	
<pre>CDLECTION // TRANSMISSION SYSTEMS AND/OR RECLAIMED WATER MAINS TO MEET THE MINIMUM REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE BROWARD COUNTY DEPARTMENT OF NATURAL RESOURCES PROTECTION. VERTICAL CROSSINGS: SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE. HORIZONTAL SEPARATIONS: WHEREVER IT IS PHYSICALLY POSSIBLE: 1. SANITARY SEWER SYSTEMS SHALL HAVE A MINIMUM OF A 10- FOOT HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN IN PARALLEL INSTALLATIONS. 2. RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF A 5 FOOT CENTER TO CENTER (ABSOLUTE MINIMUM OF 3 FOOT DUTSIDE TO OUTSIDE OF PIPE) HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM IN PARALLEL INSTALLATIONS. 2. RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF A 5 FOOT CENTER TO CENTER (ABSOLUTE MINIMUM OF SEWER SYSTEM IN PARALLEL INSTALLATIONS. 2. RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF A MAY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM IN PARALLEL INSTALLATIONS.</pre>	Rip Tide Hotel 2300 N. Surf Road	<b>GENERAL NOTES</b>
3. WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID: A) IN A SEPARATE TRENCH B) ON AN UNDISTURBED EARTH SHELF WITH A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES PROVIDED BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE, THUS CONFORMING TO THE MINIMUM VERTICAL CROSSINGS PARAGRAPH. CONFLICTS: WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM VERTICAL	PROJECT: HOLLYWOOD	TASK:
CH HUDTZONTAL SEPARATION STANDARDS, THEN ALL PHYTNE MATERIAL SHALL BE DUCITE FROM PHYTEC (D.T.P.) ALL D.T.P. SHALL BE CLASS GO OF HIBHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSIEN SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE MAIN, WITHIN 20 FEEL OF THE CONTLICT. SHALL BE MECHNINALLY RESTRATED. AN ASSOLUTE MINIMUM VERIFICAL SEPARATION DISTANCE OF 6 INVERSES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE COUNT OF THE LOWER PIPE.	DATE: Jan. 2017 DESIGNED BY: G.G.B. PROJEC 16-1 SHEET 2	CNIL AND FORENSIC CNIL AND FORENSIC • CONSTRU- • CO

GARY G. BLOOM, P.E. FLA LIC. No. 19832 NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



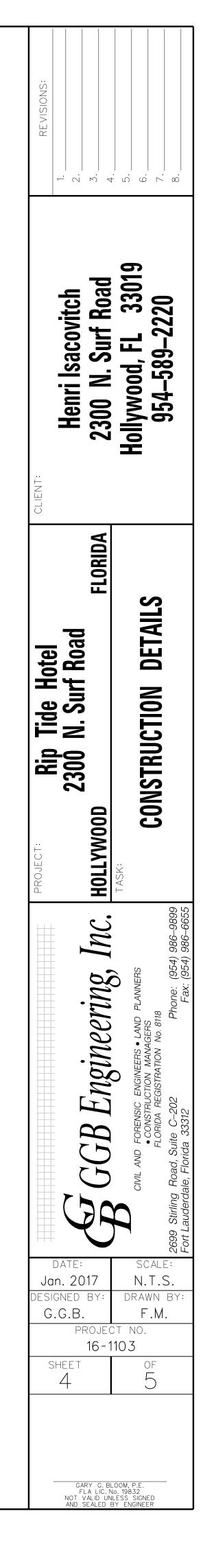




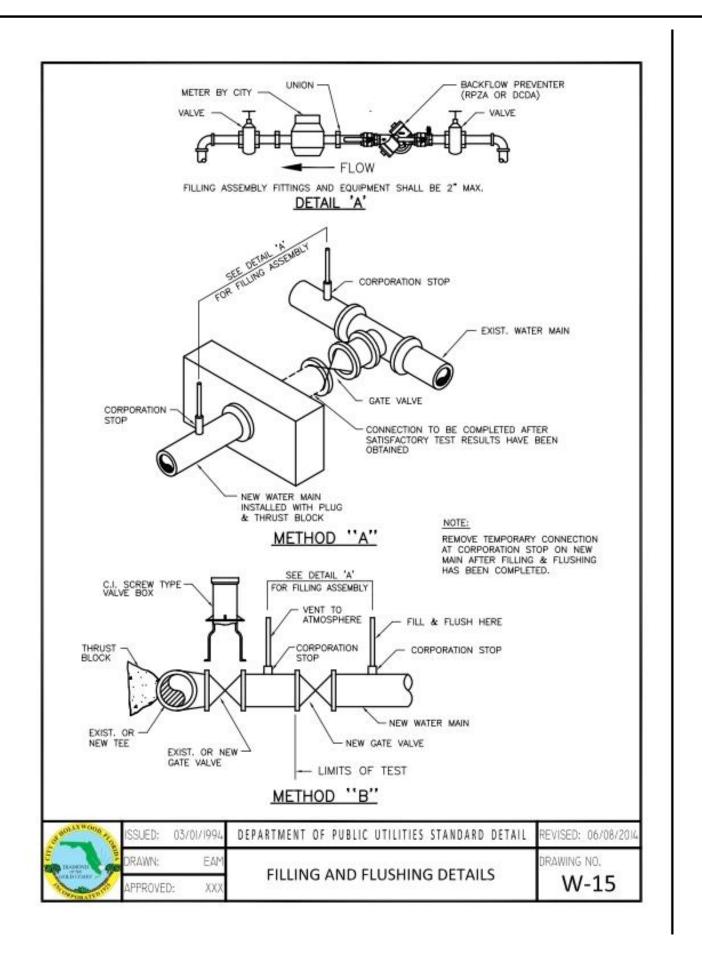
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	STEM, BRASS BODY, AND SO MALLEABLE IRON HANDWHE NIBCO-SCOTT T-113 LF WITH DIAMETER, MUST BE RESILIE	IG PRESSURE, NON-SHOCK, BI LID WEDGE. THEY SHALL BE S EEL. GATE VALVES LESS THAN NO SUBSTITUTIONS ALLOWE NT SEAT AND BIDIRECTIONAL IR CITY APPROVED EQUAL. V/
7. 8.	HOLES SHALL NOT BE COVER GATE VALVES FOR USE WITH	PIPE LESS THAN THREE INCH
6.	NOT INTENDED TO BE A CON TUBING SHALL BE REPAIRED SECTION SHALL BE REPLACED	SHALL PREVENT CONTACT BE IPLETELY AIRTIGHT AND WAT IN A WORKMANLIKE MANNE D. POLY WRAP WILL NOT BE P DF THE PRICE BID FOR WATER
5.	FITTINGS, VALVES, RODS, AN POLYETHYLENE TUBING SHA THE ENDS OF THE PIPE BY OI PROVIDE A SNUG FIT AND SH	T MATERIAL SHALL BE USED T D APPURTENANCES IN ACCOI LL BE CUT TWO FEET LONGER NE FOOT. THE POLYETHYLENE IALL BE SECURED AT QUARTE NG SHALL BE SECURED WITH
4.	NEW UNDERGROUND WATE CROSSING BELOW SANITARY	R MAINS INCLUDED IN THIS P SEWER MAINS.
3.	THE OTHER PIPELINE, OR TH THREE FEET FROM ALL JOINT MAINS, OR PIPELINES CONVE F.A.C., AND AT LEAST SIX FEE WASTEWATER FORCE MAINS	ESCRIBED ABOVE, ONE FULL IR PIPELINE SO THE WATER M E PIPES WILL BE ARRANGED S IS IN VACUUM-TYPE SANITAR YING RECLAIMED WATER REG T FROM ALL JOINTS IN GRAVI S, OR PIPELINES CONVEYING F . [FAC 62-555.314(2); EXCEPT
2.	OR PIPELINE CONVEYING RE	GROUND WATER MAINS INCI SSURE-TYPE SANITARY SEWEI CLAIMED WATER WILL BE LAII BELOW THE OTHER PIPELINE.
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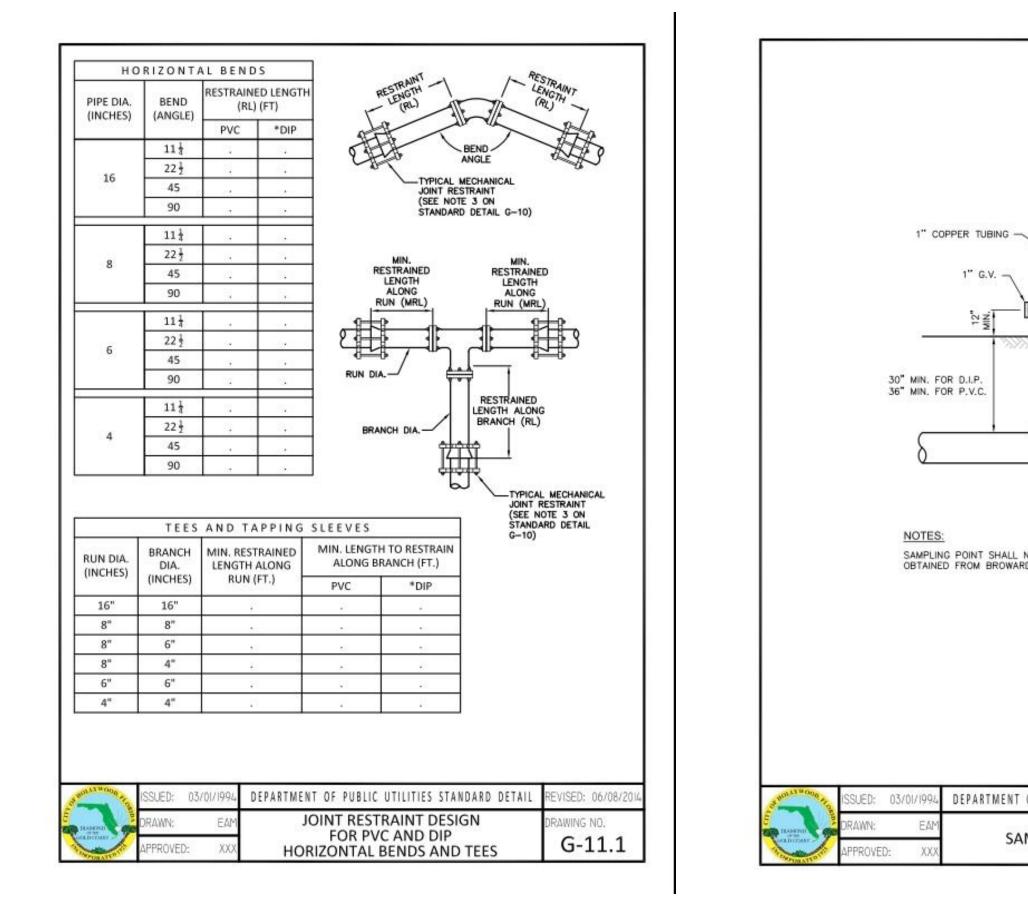
	WATER NOTES CONTINUED:	WATER NOTES CONTINUI
UDED IN THIS PROJECT THAT WILL CROSS ANY TARY SEWER OR STORM SEWER WILL BE LAID SO S ABOVE THE OTHER PIPELINE OR AT LEAST 12	22. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE	<ol> <li>VALVE BOXES AND COVERS FOR AL SCREW-ON TYPE. THE LID SHALL H ALL VALVE BOXES SHALL BE SIX INC PARTICULAR VALVE. THE STEM OF THE FINISHED GRADE UNLESS OTH NO.</li> </ol>
LUDED IN THIS PROJECT THAT WILL CROSS ANY 8, WASTEWATER OR STORM WATER FORCE MAIN, D SO THE OUTSIDE OF THE WATER MAIN IS AT [FAC 62-555.314(2); EXCEPTIONS ALLOWED LENGTH OF WATER MAIN PIPE WILL BE CENTERED IAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM O THAT ALL WATER MAIN JOINTS ARE AT LEAST Y SEWERS, STORM SEWERS, STORM WATER FORCE GULATED UNDER PART III OF CHAPTER 62-610, TY OR PRESSURE-TYPE SANITARY SEWERS, RECLAIMED WATER NOT REGULATED UNDER PART IONS ALLOWED UNDER FAC 62-555.314(5)].	<ul> <li>JOINTS (60 FEET) FROM ANY FITTING.</li> <li>23. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.</li> </ul>	NO SUBSTITUTES. 10. FIRE HYDRANTS: PRESENTLY CITY O MANUFACTURERS: MUELLER MOD AMERICAN DARLING MODEL B-84- REQUIRE CITY OF HOLLYWOOD UTI 11. ALL WATER MAIN INSTALLATIONS : 62-555.320 F.A.C. 12. ALL PVC PIPE SHALL CONFORM TO DR 18. ALL DIP WATER MAINS SHA COMPLYING WITH CLASS 52. ALL D ANSI/AWWA C151/A21.51-02 AND
ROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN		<ol> <li>FITTINGS SHALL BE DUCTILE IRON, MINIMUM WORKING PRESSURE. F C104/A21.4-03. ALL DUCTILE IRON AMERICA.</li> </ol>
RDANCE WITH AWWA C105, METHOD A. THE THAN THE PIPE SECTION AND SHALL OVERLAP TUBING SHALL BE GATHERED AND LAPPED TO R POINTS WITH POLYETHYLENE TAPE. EACH END		14. ALL DUCTILE IRON PIPE TO BE MED AGAINST CORROSION SHALL BE US
A WRAP OF POLYETHYLENE TAPE. TWEEN THE PIPE AND BEDDING MATERIAL, BUT IS ERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE R USING POLYETHYLENE TAPE, OR THE DAMAGED		15. GATE VALVES 4" AND LARGER SHA SPECIFICATIONS, LATEST REVISION UNION, CONTROL/GATE VALVES 3
AID FOR AS A SEPARATE BID ITEM. IT SHALL BE MAINS.		<ol> <li>PAVEMENT RESTORATION SHALL B</li> <li>ALL TRENCHING, PIPE LAYING, BAC CITY OF HOLLYWOOD SPECIFICATIO</li> </ol>
P UP TO THE GROUND SURFACE AND THE WEEP		18. THE MINIMUM DEPTH OF COVER O
ES (3") IN DIAMETER SHALL BE RATED FOR TWO OCK PATTERN, SCREWED BONNET, NON-RISING STANDARD THREADED FOR PVC PIPE AND HAVE A THREE INCHES (3") IN DIAMETER SHALL BE		19. MINIMUM CLEARANCE BETWEEN S DEFLECTION PER EACH JOINT SHAL DEFLECTION IS REQUIRED.
D. LARGE GATE VALVES OVER 3" THRU 16" IN FLOW ONLY. MANUFACTURERS: MUELLER, ALVES FOR SPECIAL APPLICATION WILL REQUIRE		20. TAPPING SLEEVES SHALL BE MUEL WEDGE TYPE MEETING ANSI/AWW RING AND BE CAPABLE OF ACCEPT
		21. CONTRACTOR SHALL BE RESPONSI MINIMUM COVER. IN CASE OF CON WITH 18" MINIMUM SEPARATION LOWERING THE MAIN OR THE ADD
UTILITIES STANDARD DETAIL REVISED: 06/08/2014	ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014	15SUED: 03/01/1994 DEP
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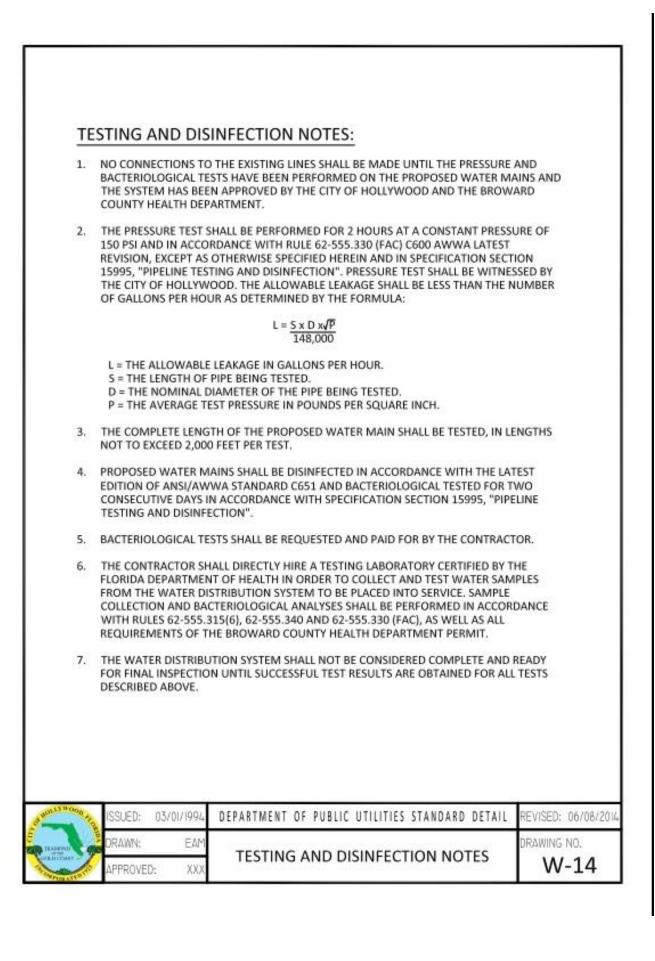
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Sound of the second of the sec	B-84-B 51/4" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICA	G NO. A-423 AND
LL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. (INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF TH I OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF DTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND,	SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FO EM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR IN	R DEPTHS OF THI CHES (24") OF

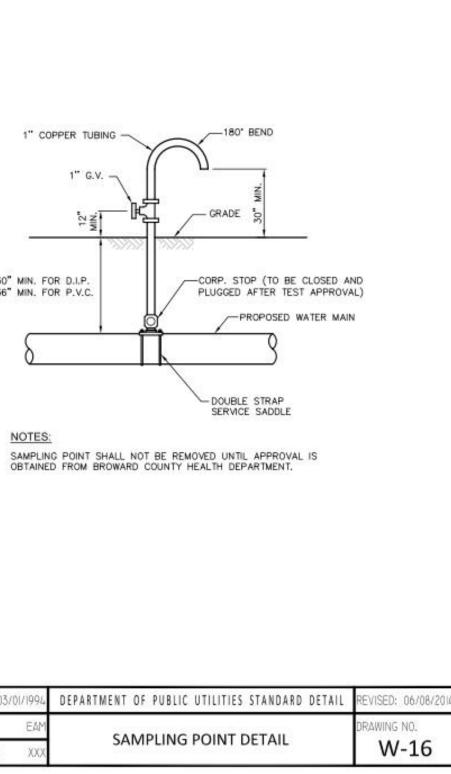


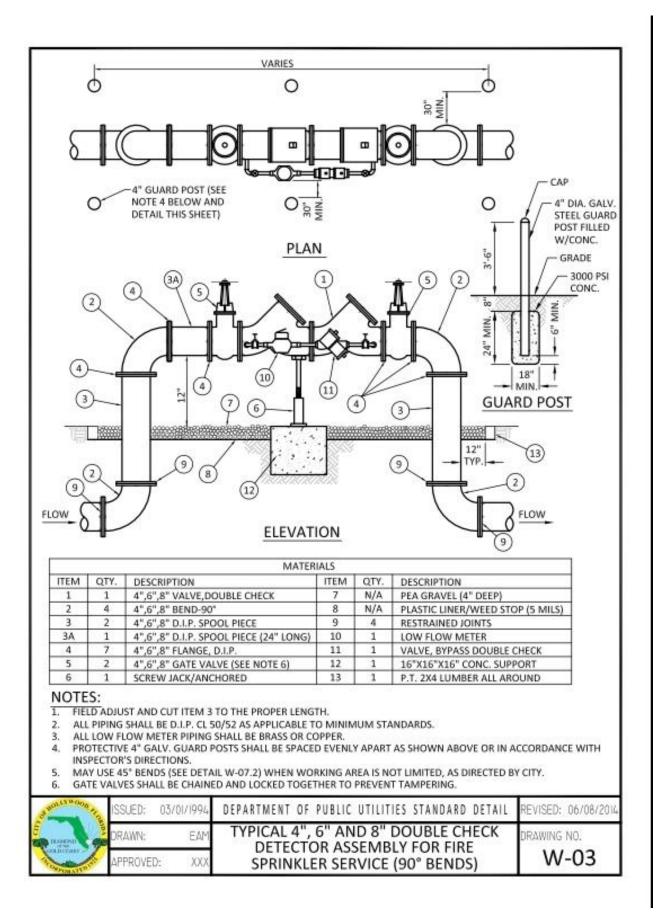
JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)	Alternate 3 ft minimum	Afternate 6.ft minimum		ER PIPE, THE MINIMUM CAST 6 INCHES ABOVE THE SE APPROVED. F SEWER AND WATER MAIN WATER MAIN MUST BE LAID E SEWER MAIN MUST BE LAID THE COMPOSE THE COMPONENT	INTELIZION THE SEWER INSTRUCTED OF DIP WITH A CONSTRUCTED OF DIP WITH A HE SEWER. JOINTS ON THE R FORCE MAIN (STAGGERED RESTRAINED.
CROSSING (1), (4)	12 Incluses is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	12 Inches is the minimum except for gravity sever, then 6 inches is the minimum 6 inches is the minimum and 12 inched is preferred		WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES. BECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER. 15° VERTICAL MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A D FOOT HORIZONTAL SEPARATION, THE WATER MAIN IN A SEMARTE TRENCH OR NA NUNSTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEVER OR NON STOL FOR SEVER AND WINST BE LAID IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A D FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A D FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A D FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A D FOOT HORIZONTAL SEPARATION, THE WATER MAIN AND STOL THE SEVER OF T	WHERE FIT SECURITING THE PARTICIN OF THE WALLER MALE AND ALL ADDRESS AND THE TREAT AND ATTER AND A THE WATER WALFE AND FORSIBLE TO MAINTAIN OF THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHALL BE CONSTRUCTED OF DIP WITH A WATER MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
HORIZONTAL SEPARATION	T WATER MAIN	VINTER MAIN	10 ft minimum	WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MU SEPARATION IS 12 INCHES. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. 3 FT. FOR GRAVITY SANITARY SEWER. WHERE THE BOTTOM OF THE WATER I TOP OF THE GRAVITY SANITARY SEWER. TIS VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, 18" A MINIMUM 6 FOOT HORIZONTAL SEPARATION SEQUIRED BY CITY OF HOLLYWOOD, 18" A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED O IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED O IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED O IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED O IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED O	THE DATA IN A VERTICAL DISTANCE OF DIP AND THE SANITARY S D OF DIP AND THE SANITARY S CE OF 6 INCHES. THE WATER MA TED AS FAR APART AS POSSIBLI IAUN WITHIN 20 FEET OF THE CI
OTHER PIPE	STORM SEWER. STORM WATER FORCE MAIN, RECLAIMED WATER (2)	GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	on-site sewage treatment & disposal system	<ol> <li>WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, V SEPARATION IS 12 INCHES.</li> <li>RECLAIMED WATER REGULATED UNDER PART III OF 3. FT. FOR GRAVITY SANITARY SEWER WHERE THE BI TOP OF THE GRAVITY SANITARY SEWER WHERE THE BI 1.8" VERTICAL MINIMUM SEPARATION REQUIRED BI 4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BI 5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHI IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A SEPARATE TRENCH OR ON AN UNISTURBED E SUCH AN ALE CANTOW THAT THE DOM ON THE WALL SUCH AN ALE CANTOW THAT THE DOM ON THE CHUCK AN A SEVARTOR THAT THE DOM ON AN UNISTURBED E</li> </ol>	<ol> <li>WHERE IT IS NOT POSSIBLE TO MAIN SHALL BE CONSTRUCTE MINIMUM VERTICAL DISTANC WATER MAIN SHALL BE LOCA JOINTS).</li> <li>ALL JOINTS ON THE WATER N</li> </ol>

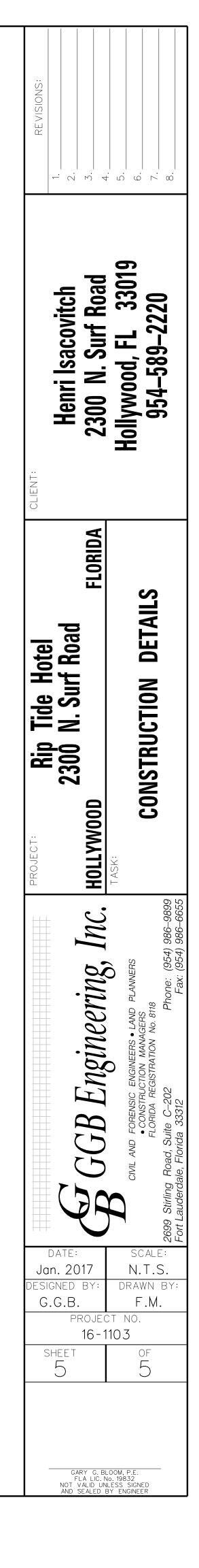


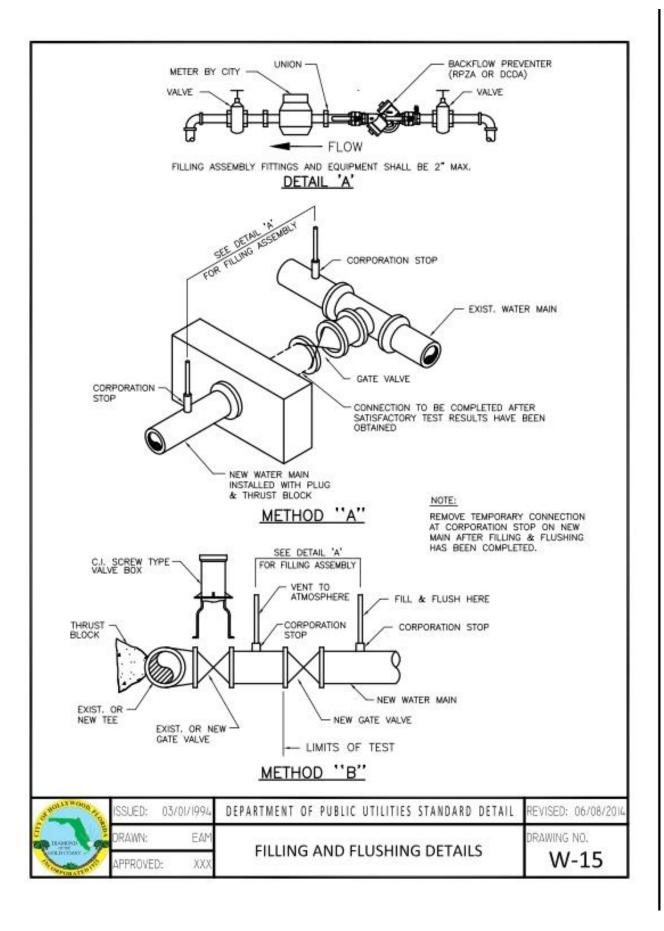


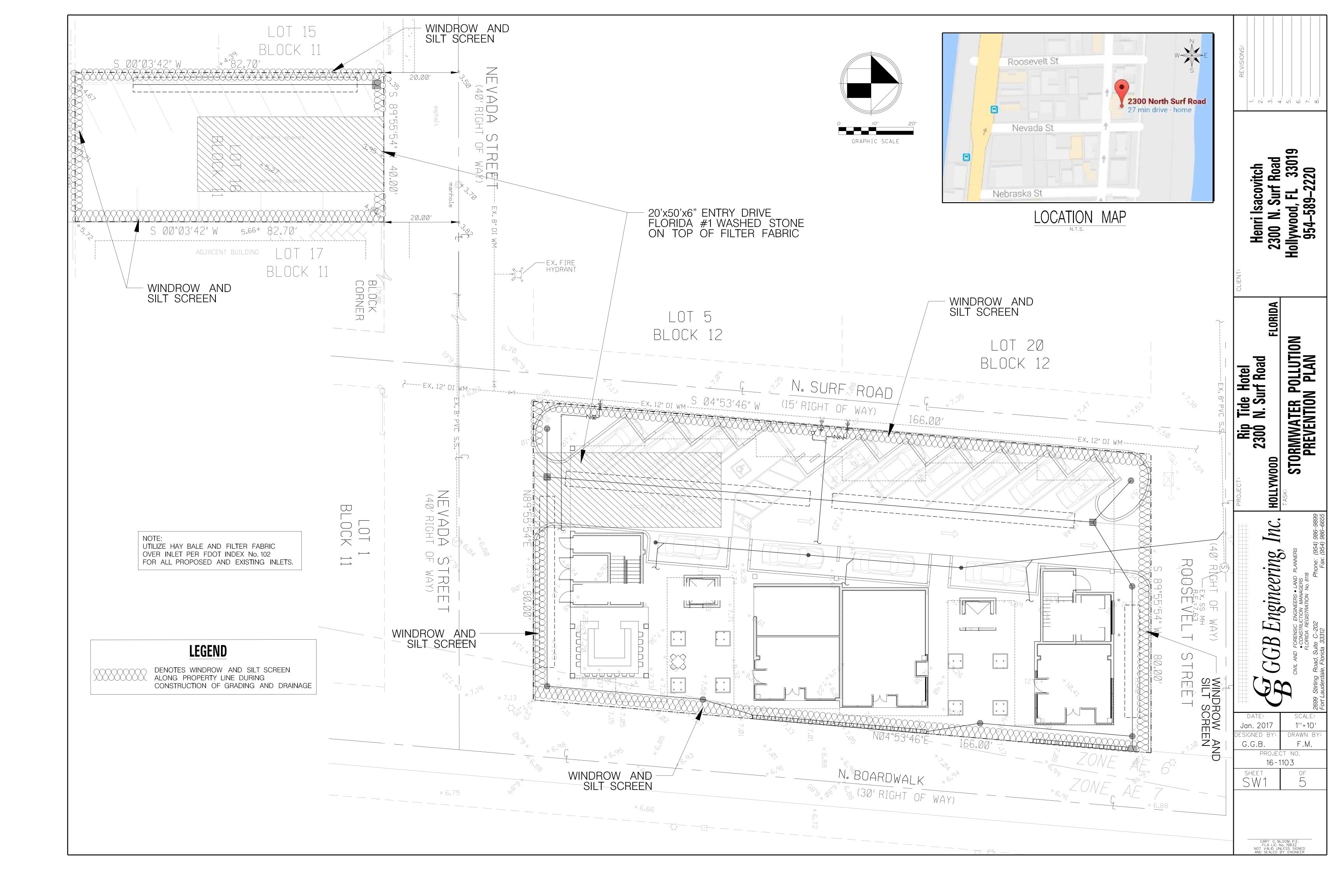


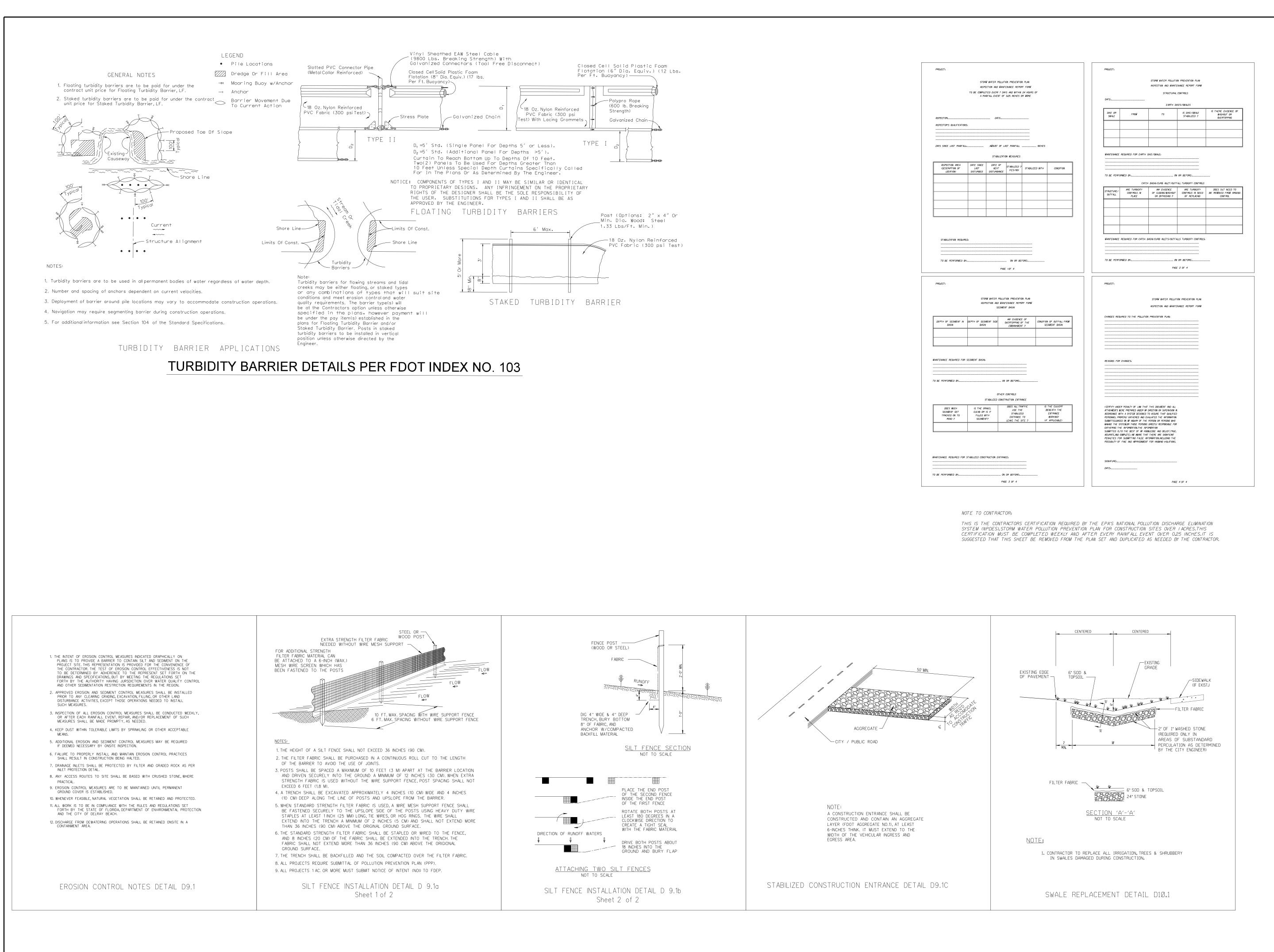




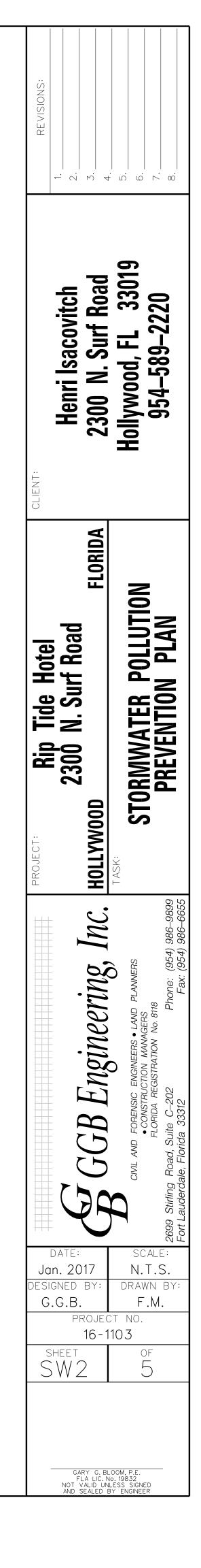








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SITE DESCRIPTION	GENERAL			
	THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROS AND TURBIDITY CONTROL PLAN.IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERM CONDITIONS AND STATE WATER QUALITY STANDARDS.DEPENDING ON THE NATURL OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY E REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLAC. THE SYSTEM INTO OPERATION.			
-	SEQUENCE OF MAJOR ACTIVITIES:			
	SEQUENCE OF MAJOR ACTIVITIES: I. INSTALL EROSION AND SEDIMENT CONTROL MEASURES. 2. DEMO AND CLEAR SITE 3. INSTALL UNDERGROUND UTILITIES. 4. COMPLETE FINAL GRADING OPERATIONS. 5. CONTINUE WITH E&S CONTROL MEASURES. 6. START BUILDING FOUNDATION. 7. CONTINUE WITH E&S CONTROL MEASURES. 8. COMPLETE BUILDING CONSTRUCTION. 9. CONTINUE WITH E&S CONTROL MEASURES. 10. COMPLETE CURB AND SIDEWALK CONSTRUCTION 11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.			
	TIMING OF CONTROLS/MEASURES			
	AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES,THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR			
CONTROLS	GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCION PROCEEDS,THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OR ALL OF THE SILT FENCE OR HAY BAYS OR TAKE OTHER MEASURES			
THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF.AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINT AIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.	NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.			
STORM WATER MANAGEMENT	ENDANGERED SPECIES AND CRITICAL HABITAT			
DURING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF POLK STREET AND NORTH 19TH AVENUE. THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF VIA DRAINAGE PIPES TO THE ATLANTIC OCEAN. AFTER STORMWATER UTILITIES ARE INSTALLED, STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS, EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALE S OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE	I. ARE THERE ENDANGERED SPECIES ON SITE?       NO.         2. ARE THERE CRITICAL HABITAT ON SITE?       NO.         IF YES TO EITHER QUESTION, PLEASE EXPLAIN.			
REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIRMENTS.				
TIMING OF CONTROLS/MEASURES         IT IS THE CONTRACTOR IS RESPONSIBE FOR THE TIMING OF CONTROLS AND         MEASURES AS REQUIRED TO MEET REQUIREMENTS.         CERTIFICATION OF COMPLIANCE WITH         FEDERAL, STATE AND LOCAL REGULATIONS         IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM	CONTROLS IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION TURBIDITY CONTROLS AS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONIN PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING T PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDIT CONTROLS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BU IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE GRADING, DRAINAGE EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AN TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULAT AGENCIES.			
WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.	EROSION AND SEDIMENT CONTROLS			
* <u>ERP_APPLICATION</u>	STABILIZATION PRACTICES (IF APPLICABLE); I. HAY BALE BARRIER; HAY BALE BARRIERS CAN BE USED BELOW DISTURBL			
*_ <u>BRO_COUNTY_DPEP</u>	AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIC A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PER			
POLLUTION PREVENTION PLAN CERTIFICATION I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED.BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM,OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION,THE INFORMATION SUBMITTED IS,TO THE BEST OF MY KNOWLEDGE AND BELIEF,TRUE,ACCURATE,AND COMPLETE.I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION,INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.	<ul> <li>B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUT DRAINAGE AREA IS NO GREATER THAN 2 ACRES.</li> <li>C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MCD. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WH THERE IS THE POSSIBILITY OF A WASHOUT.IF NECESSARY, MEASUR SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAIN. WASHOUT.</li> <li>REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BA BARRIER. ALSO REFER TO THE GRADING, DRAINAGE &amp; EROSION CONTROL PLAN FOR PROPER LOCATION</li> <li>2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BE DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH FOLLOWING LIMITATIONS:</li> <li>A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PEF B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBU CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCT OF THE FILTER FABRIC BARRIER.</li> </ul>			

# STORM WATER POLLUTION PREVENTION PLAN

- 3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
- 4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS.THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED.THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
- 5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
- 6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.
- 7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- 8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.
- 9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:ITHAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE Shall additionally receive Mulching of ApproxiMately 2 inches LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
- IO. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
- II. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER,THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
- 12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
- 13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
- 14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION.SLOPES STEEPER THAN 4: SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES (IF APPLICABLE):

- I. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
- 2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
- A. BLOCK & GRAVEL SEDIMENT FILTER THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
- B. GRAVEL SEDIMENT TRAP THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
- C. DROP INLET SEDIMENT TRAP THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL.THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
- 3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY.SILT FENCES & hay bales are to be installed iMMediately downstreaM of the DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: (NOT APPLICABLE)

\* IF SURPLUS PRODUCT MUST BE DISPOSED OF,MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE: PETROLEUM PRODUCTS

RECOMMENDATIONS.

### FERTILIZERS

HAZARDOUS PRODUCTS

HAZARDOUS MATERIALS.

RESEALABLE.

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER.ONCE APPLIED,FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA.THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS. PAINTS

- CONCRETE TRUCKS
- SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE.EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE.A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING.THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

\* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE

OTHER CONTROLS

WASTE DISPOSAL (IF APPLICABLE):

### WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER.THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL.ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

### SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE.THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

REDUCE VEHICLE TRACKING OF SEDIMENTS.THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

### THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

X Concrete X Asphalt X Tar X Detergents \_\_\_\_

X Petroleum Based Products

X Cleaning Solvents

X Wood

X Masonry Blocks

X Metal Studs

\_\_\_\_

X Roofing Materials

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF

GOOD HOUSEKEEPING

- THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
- \* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- \* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND,IF POSSIBLE,UNDER A ROOF OR OTHER ENCLOSURE.
- \* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.
- \* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- \* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- \* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- RECEIVE PROPER USE AND DISPOSAL.

### HAZARDOUS WASTE

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP MUD,DIRT OR ROCK TRACKED FROM THE SITE.DUMP TRUCKS HAULING

X Fertilizers

X Paints \_\_\_\_

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH

\* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT

\* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE

SPILL CONTROL PRACTICES

MAINTENANCE/INSPECTION PROCEDURES

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS

- \* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- \* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES IO PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- \* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- \* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS,WASHOUTS,AND HEALTHY GROWTH.
- \* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER,ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS,OR STORM WATER MANAGEMENT PLANS.
- THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- \* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE RFPORT.
- \* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- \* WATER FROM WATER LINE FLUSHING
- \* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- \* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

ICERTIFY UNDER PENALTY OF LAW THAT IUNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	GENERAL CONTRACTOR	SUB-CONT RACT OR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONT RACT OR	
BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS						
SIGNATURE						

