

ROCKLAND DISTRIBUTION CENTER NORTH

ROCKLAND KEY, FLORIDA

DESIGN CRITERIA

APPLICABLE BUILDING CODES:

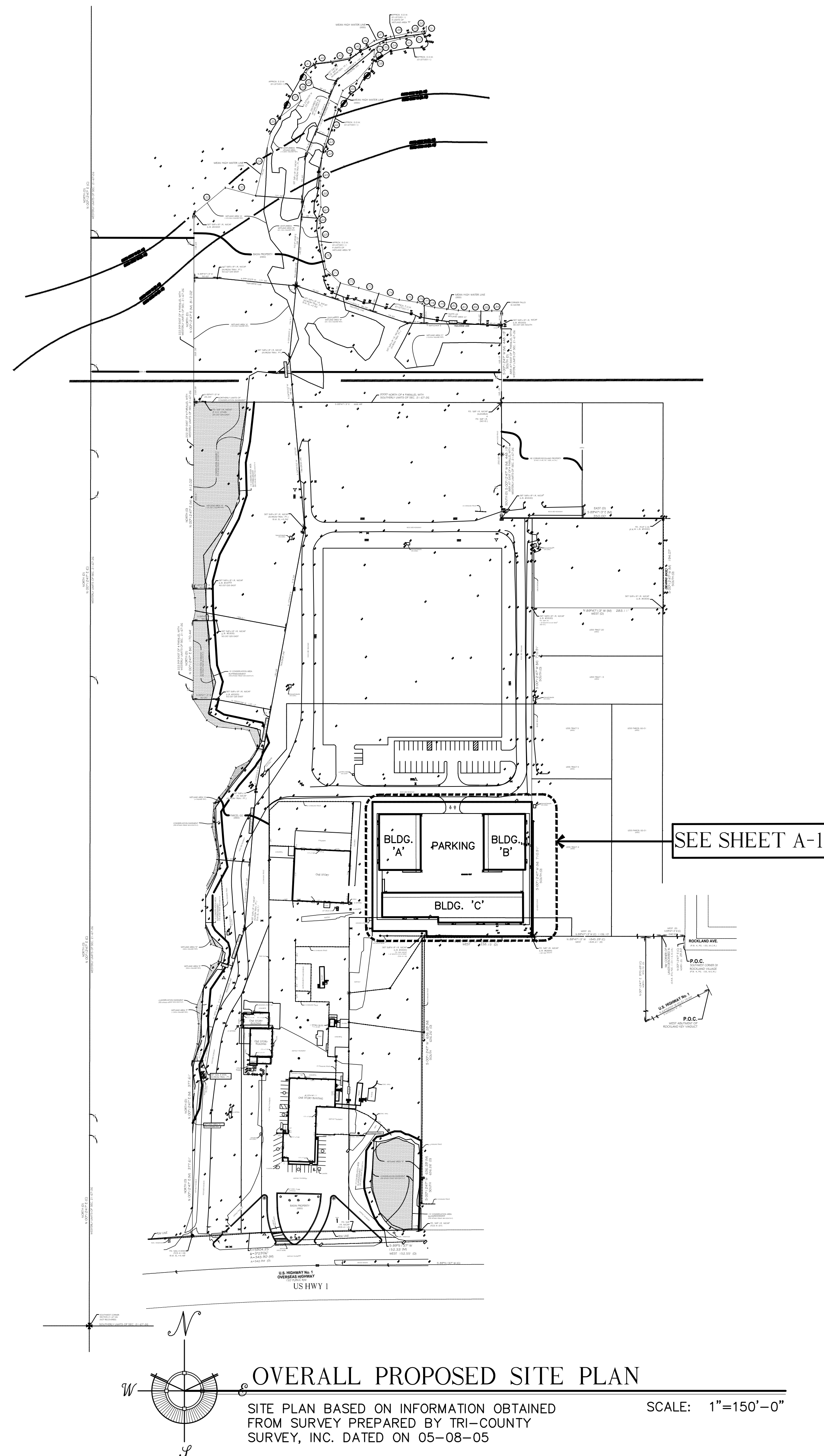
- The Florida Building Code 2020
- National Electric Code latest edition
- Florida Plumbing Code, 2020 Edition
- Florida Mechanical Code, 2020 Edition
- Florida Building Code, Energy Conservation, 2020 Edition
- ASCE 7 Latest Edition
- Basic Wind Speed: 180 MPH
- Exposure: C
- Structural Category: II

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES 3 NEW METAL BUILDINGS ON A VACANT SITE WITH REQUIRED PARKING AND LOADING AREAS, SITE LIGHTING AND LANDSCAPING. SEE DRAWINGS FOR FURTHER DETAILS.

LIST OF DRAWINGS

- A-0 COVER PAGE/OVERALL PROPOSED SITE PLAN
- A-1.0 PROPOSED SITE PLAN
- A-2.0 PROPOSED BUILDING PLAN – BUILDING 'A'
- A-3.0 PROPOSED BUILDING PLAN – BUILDING 'B'
- A-4.0 PROPOSED BUILDING PLAN – BUILDING 'C'
- A-5.0 PROPOSED ELEVATIONS
- A-5.1 PROPOSED ELEVATIONS
- A-5.2 PROPOSED ELEVATIONS
- A-6.0 SECTIONS
- A-6.1 SECTIONS
- A-7.0 SPECIFICATION
- LS-1 LIFE SAFETY – BUILDING 'A'
- LS-2 LIFE SAFETY – BUILDING 'B'
- LS-3 LIFE SAFETY – BUILDING 'C'
- S-1 FOUNDATION PLAN – BUILDING 'A' & 'B'
- S-2 PILE CAP PLANS – BUILDING 'A' & 'B'
- S-3 SECTIONS – BUILDING 'A' & 'B'
- S-4 STAIRS & DETAILS – BUILDING 'A' & 'B'
- S-5 RAMP & DETAILS – BUILDING 'A' & 'B'
- S-6 FOUNDATION PLAN – BUILDING 'C'
- S-7 PILE CAP PLANS – BUILDING 'C'
- S-8 SECTIONS – BUILDING 'C'
- M-1 BATHROOM EXHAUST PLAN
- E-0 SITE ELECTRICAL & PHOTOMETRIC PLAN
- E-1 ELECTRICAL PLAN – BUILDING 'A' & 'B'
- E-2 ELECTRICAL PLAN – BUILDING 'C'
- E-3 ELECTRICAL RISERS & SCHEDULES BLDGS. 'A' & 'B'
- E-4 ELECTRICAL RISERS & SCHEDULES-BLDG.'C'
- E-5 ELECTRICAL NOTES & LEGENDS
- P-0 OVERALL SITE LAYOUT AND NOTES
- P-1 PLUMBING PLAN – BUILDING 'A' & 'B'
- P-2 PLUMBING PLAN – BUILDING 'C'
- C-100 EROSION CONTROL PLAN
- C-200 GRADING AND DRAINAGE PLAN
- C-300 WATER AND SEWER PLAN
- C-400 DETAILS
- C-401 DETAILS
- C-500 LIFT STATION DETAILS
- L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 LANDSCAPE NOTES AND DETAILS
- SURVEY



WILLIAM P. HORN
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33040

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LICENSE NO.
AR13537

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CENTER NORTH
ROCKLAND KEY, FL.

SEAL

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10-12-21
03-09-23 BLDG. DEPT.

REVISIONS

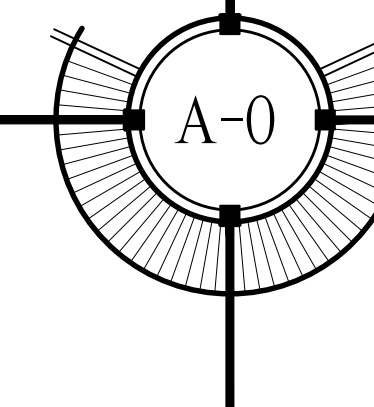
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EMA

PROJECT
NUMBER

2115

ROCKLAND DISTRIBUTION CENTER NORTH
ROCKLAND KEY, FLORIDA



SITE DATA

SITE AREA: 98,984 S.F. (2.27 ACRES)
 LAND USE: I (INDUSTRIAL DISTRICT)
 FLOOD ZONE: AE +10.0' (AE +11.0' FUTURE FLOOD ZONE)
 FAR: ALLOWED = 0.40 ALLOWABLE (39,593.7 S.F.)
 PROPOSED = 0.386 (38,260 S.F.)

SETBACKS:

FRONT SETBACK:
 REQUIRED = 25'-0"
 PROPOSED = 25'-0"

SIDE SETBACK (PRIMARY):
 REQUIRED = 10'-0"
 PROPOSED = 10'-4"

SIDE SETBACK (SECONDARY):
 REQUIRED = 5'-0"
 PROPOSED = 10'-4"

REAR SETBACK:
 REQUIRED = 25'-0"
 PROPOSED = 25'-6"

MAX. HEIGHT: 35'-0" ALLOWED
 28'-7" PROVIDED

FAR:
 REQUIRED: 40% MAX (39,593.6 SF)
 PROPOSED: 39% (38,260 SF)

LANDSCAPE AREA:
 REQUIRED: 19,796.8 S.F. (20% MIN.)
 PROPOSED: 25,250.7 S.F. (25.5%)

OPEN SPACE AREA:
 REQUIRED: 19,796.8 S.F. (20% MIN.)
 PROPOSED: 25,250.7 S.F. (25.5%)

PARKING:
 REQUIRED: 1 SPACE/1,000 S.F. (WAREHOUSE USE)
 38,260 S.F./1,000 S.F. = (38.3) 39 SPACES
 PROPOSED: 46 SPACES

F.E.M.A. FLOODPROOFING NOTES:
 THIS BUILDING WILL MEET ALL FLOOD REQUIREMENTS AND CODES AS REQUIRED BY MONROE COUNTY AND F.E.M.A. THE FLOOD ZONE FOR THIS SITE IS AE +10.0'. WE WILL BE MAKING THE GRADE AT THE FRONT OF BUILDING +6.0', THEN RAMPING UP TO +11.5' HIGH FOR THE FINISHED FLOOR TO BE +11'-6" (1'-6" ABOVE FLOOD)

BUILDING DATA

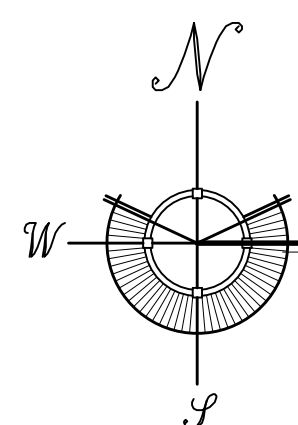
BUILDING 'A':
 9,653.5 S.F. ENCLOSED AREA
 1,206.6 S.F. COVERED AREA
 10,860.1 S.F. TOTAL AREA

BUILDING 'B':
 9,653.5 S.F. ENCLOSED AREA
 1,206.6 S.F. COVERED AREA
 10,860.1 S.F. TOTAL AREA

BUILDING 'C':
 13,490 S.F. ENCLOSED AREA
 3,050 S.F. COVERED AREA
 16,540 S.F. TOTAL AREA

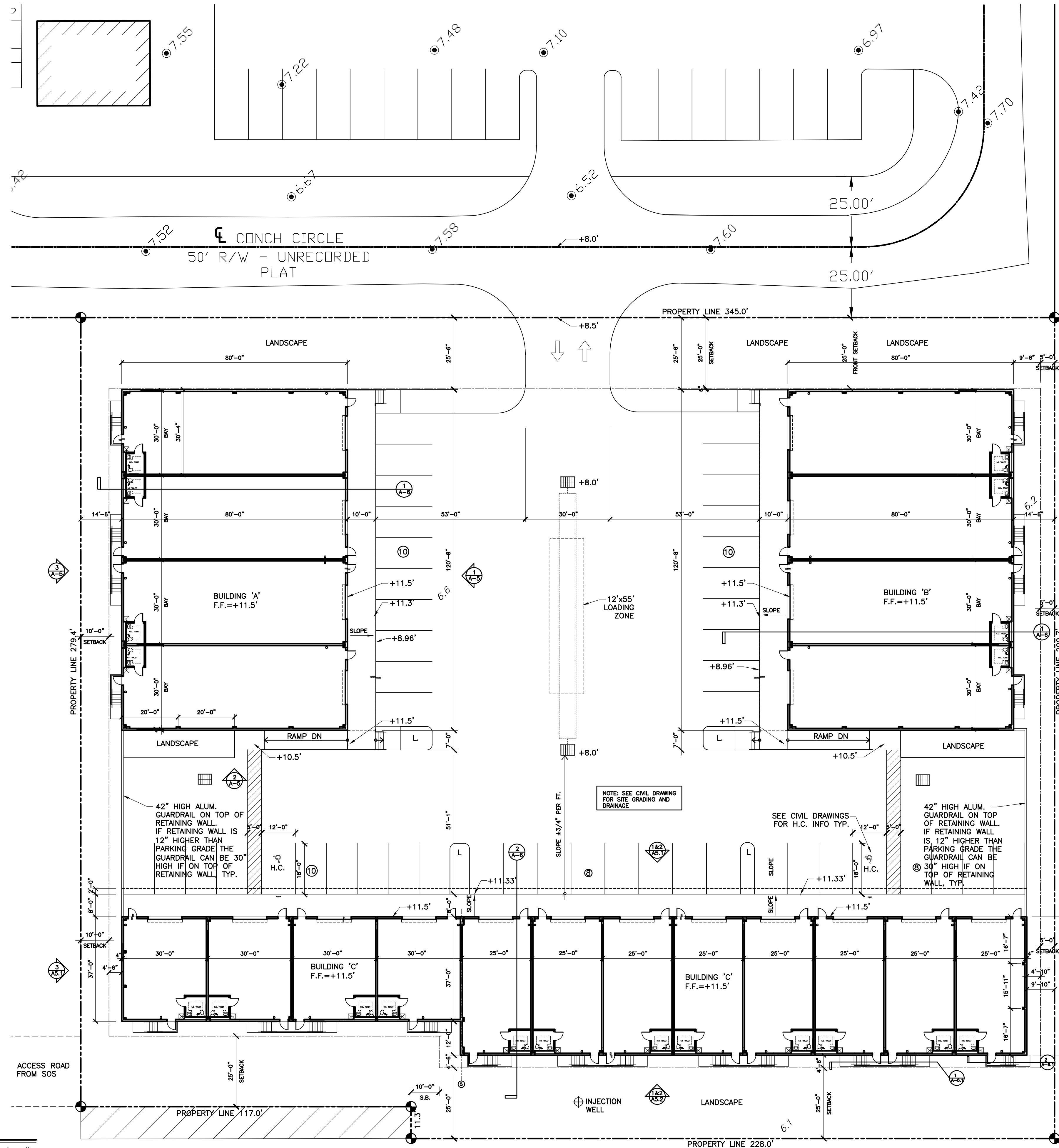
MISCELLANEOUS (OVERHANGS, REAR STAIRS):
 839.15 S.F. TOTAL AREA

TOTAL ENCLOSED AREA = 32,797 S.F.
 TOTAL COVERED AREA = 5,463.2 S.F.



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY TRI-COUNTY SURVEY, INC. DATED ON 05-08-05
 SCALE: 1"=20'-0"



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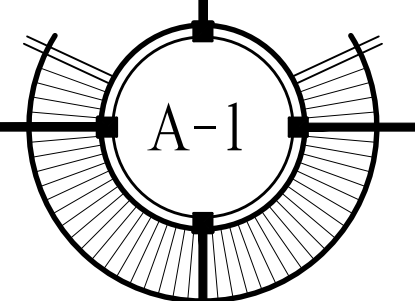
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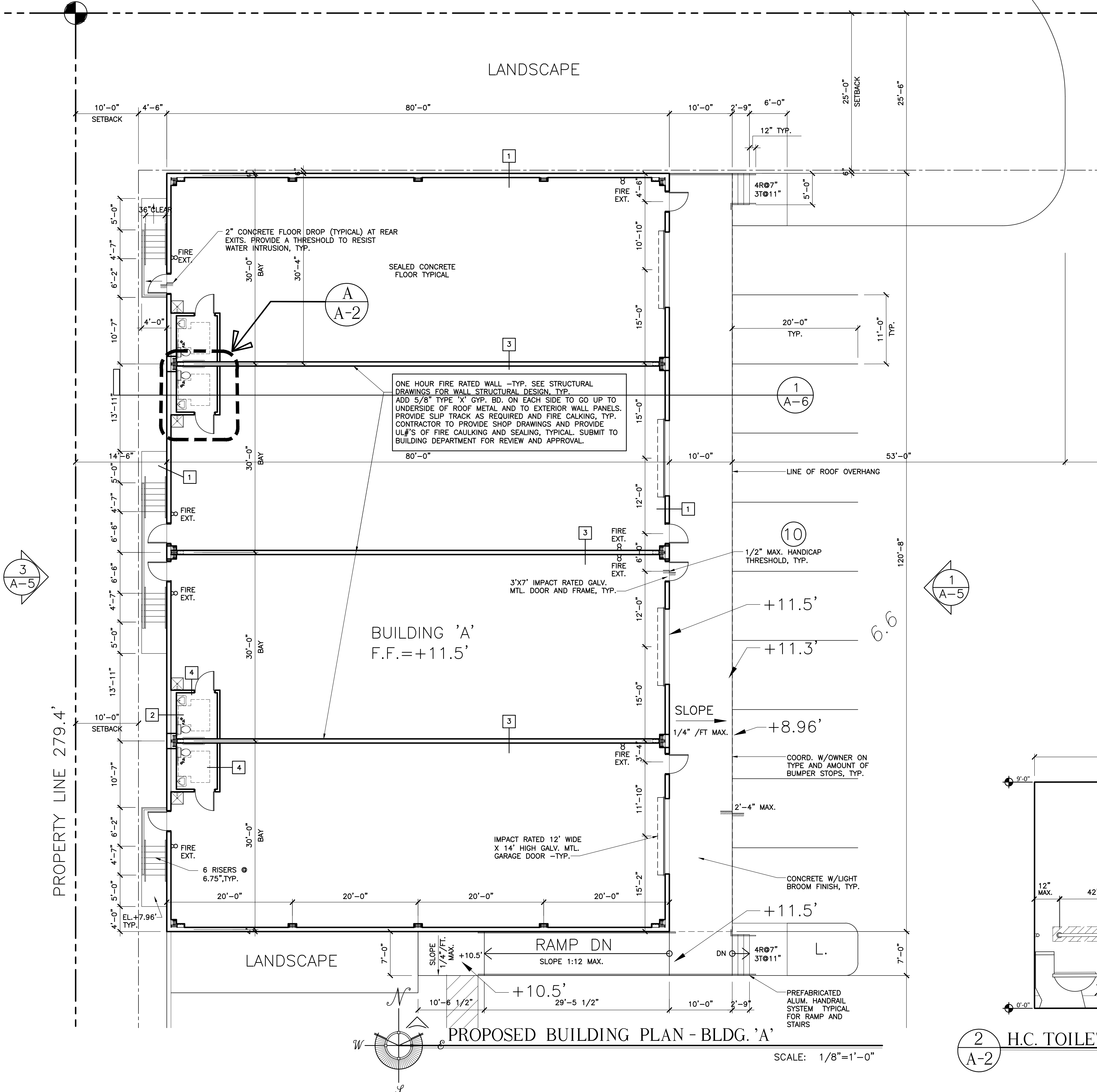
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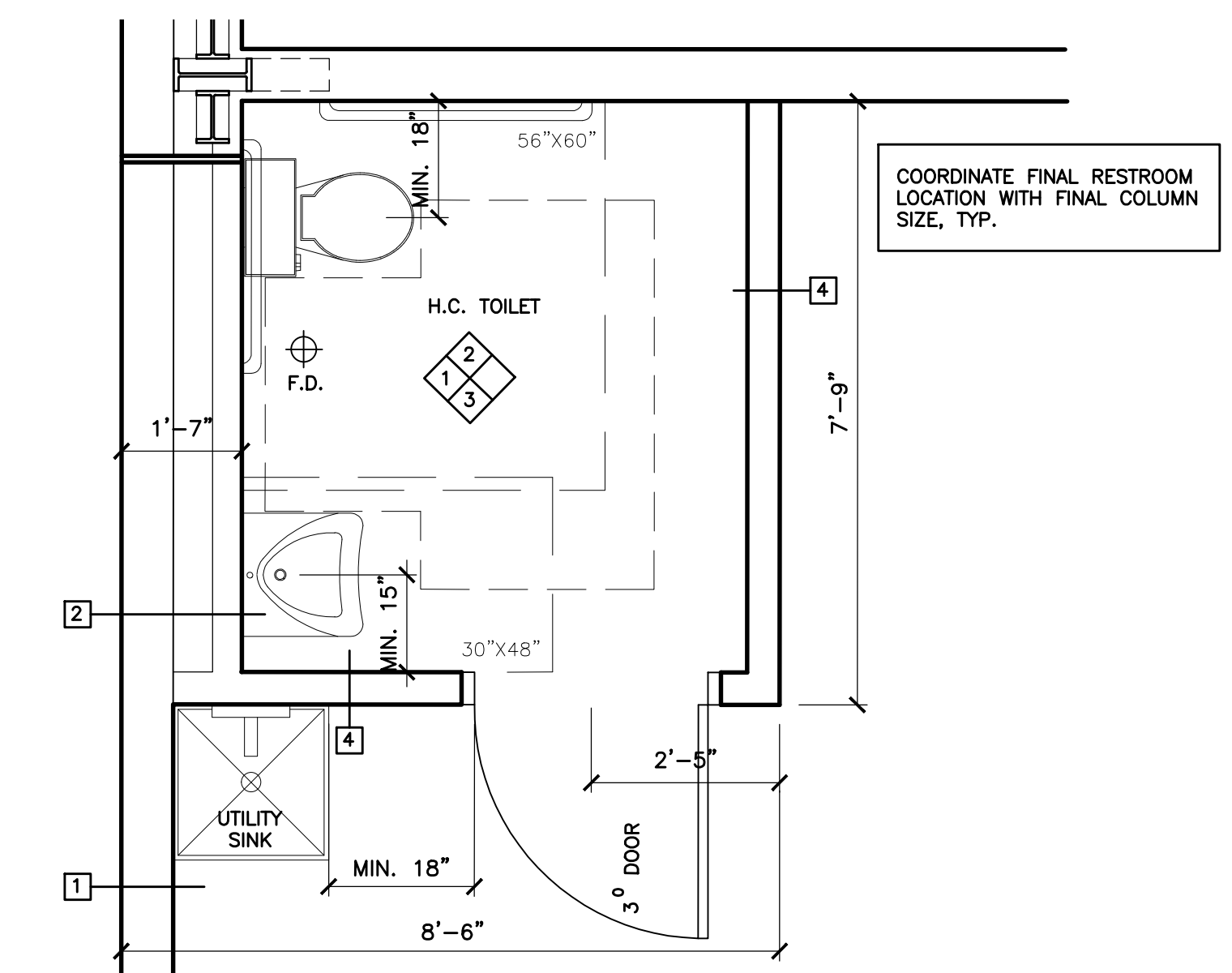




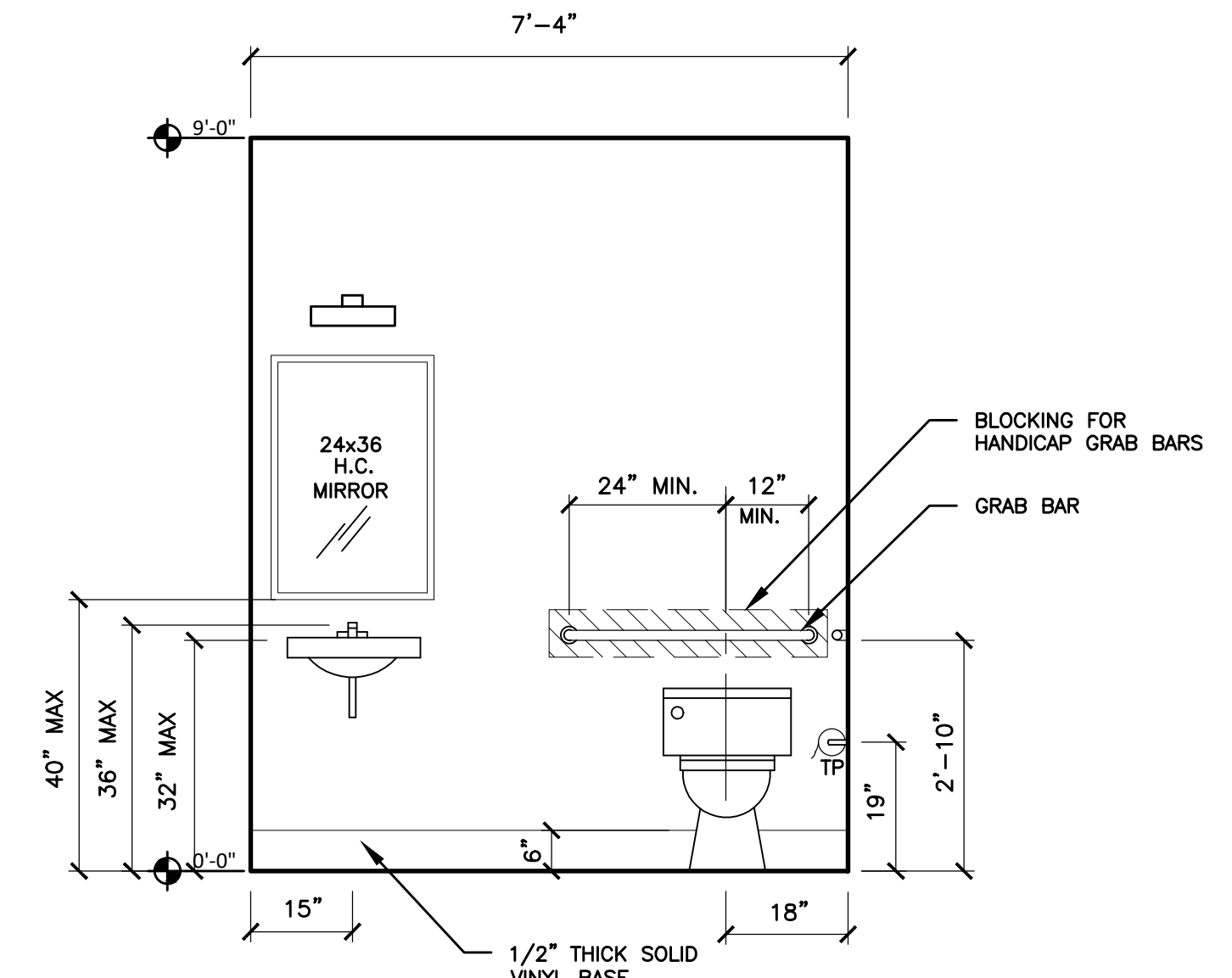
ONE HOUR FIRE RATED WALL - TYP. SEE STRUCTURAL DRAWINGS FOR WALL STRUCTURAL DESIGN. TYP. ADD 5/8" TYPE 'X' GYP. BD. ON EACH SIDE TO GO UP TO UNDERSIDE OF ROOF METAL AND TO EXTERIOR WALL PANELS. PROVIDE SLIP TRACK AS REQUIRED AND FIRE CALKING, TYP. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PROVIDE UL#S OF FIRE CALKING AND SEALING, TYPICAL. SUBMIT TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

BUILDING 'A'
F.F. = +11.5'

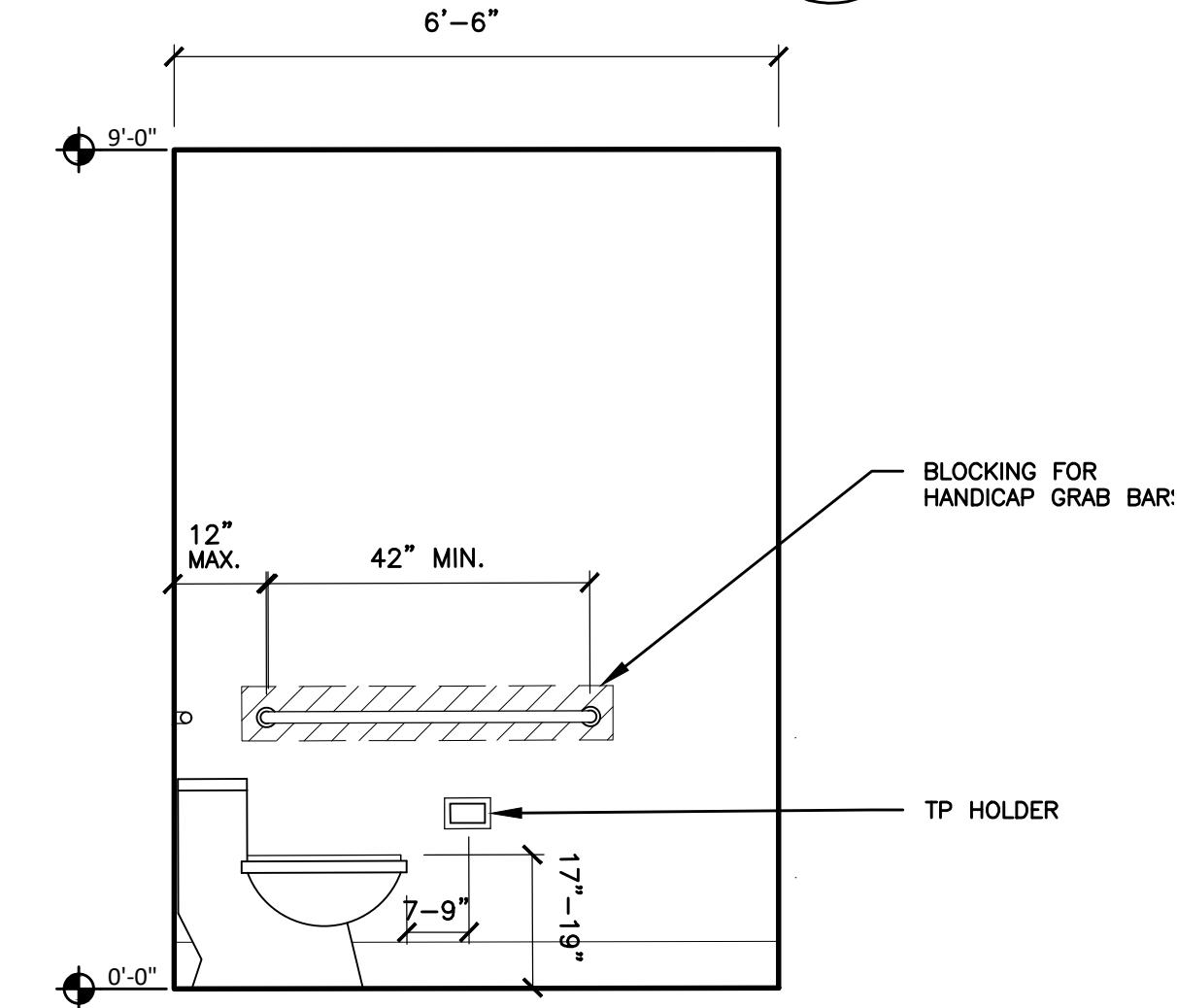
PROPOSED BUILDING PLAN - BLDG. 'A'
SCALE: 1/8" = 1'-0"



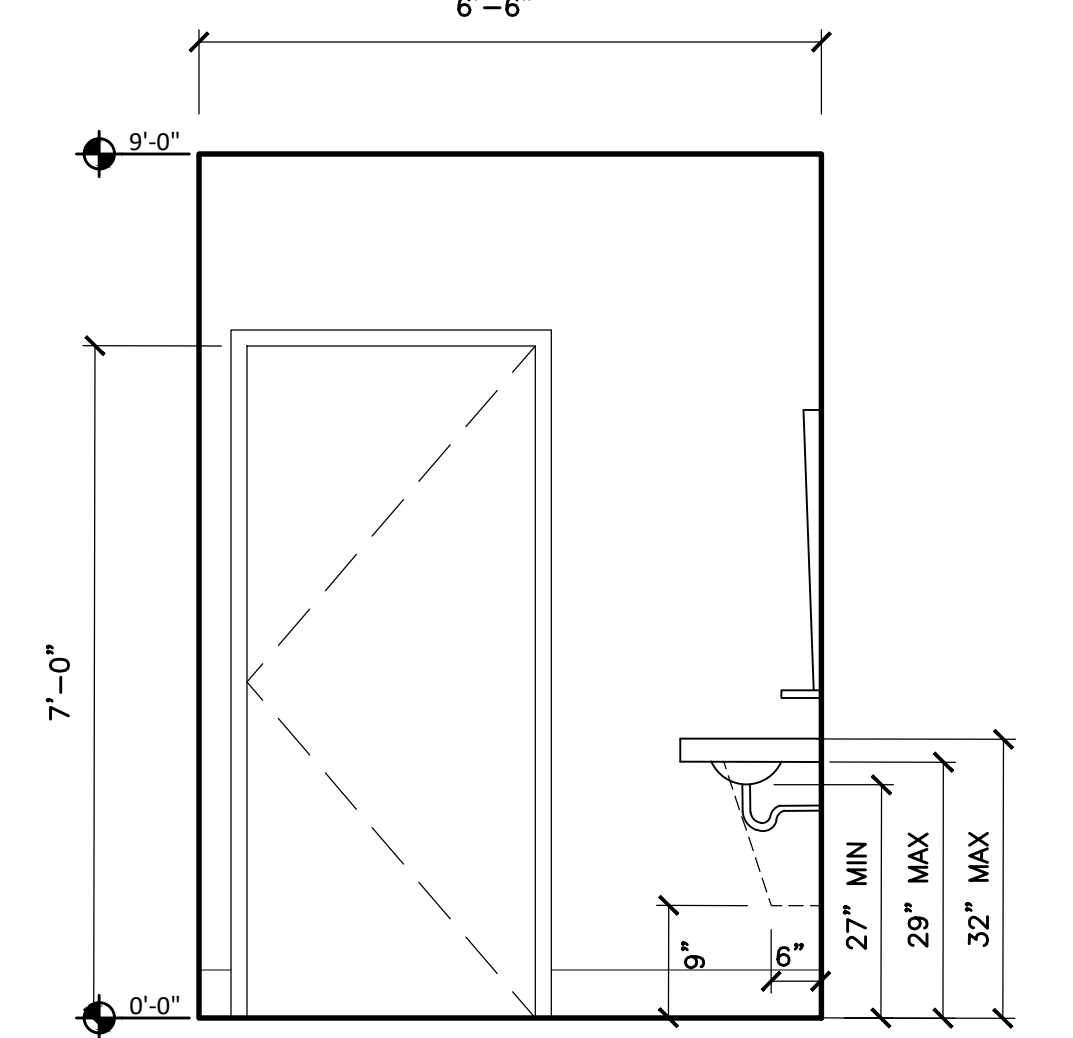
A H.C. TOILET PLAN
SCALE: 1/2" = 1'-0"



1 H.C. TOILET ELEVATION
SCALE: 1/2" = 1'-0"



2 H.C. TOILET ELEVATION
SCALE: 1/2" = 1'-0"



3 H.C. TOILET ELEVATION
SCALE: 1/2" = 1'-0"

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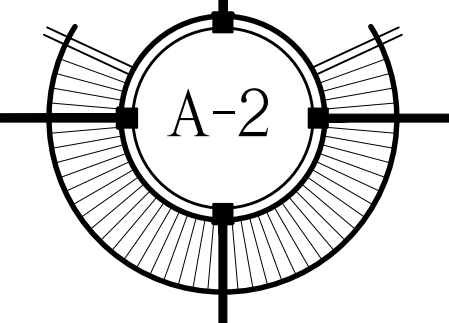
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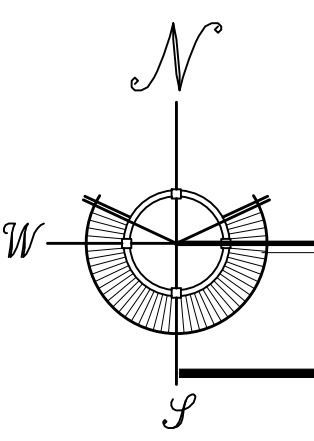
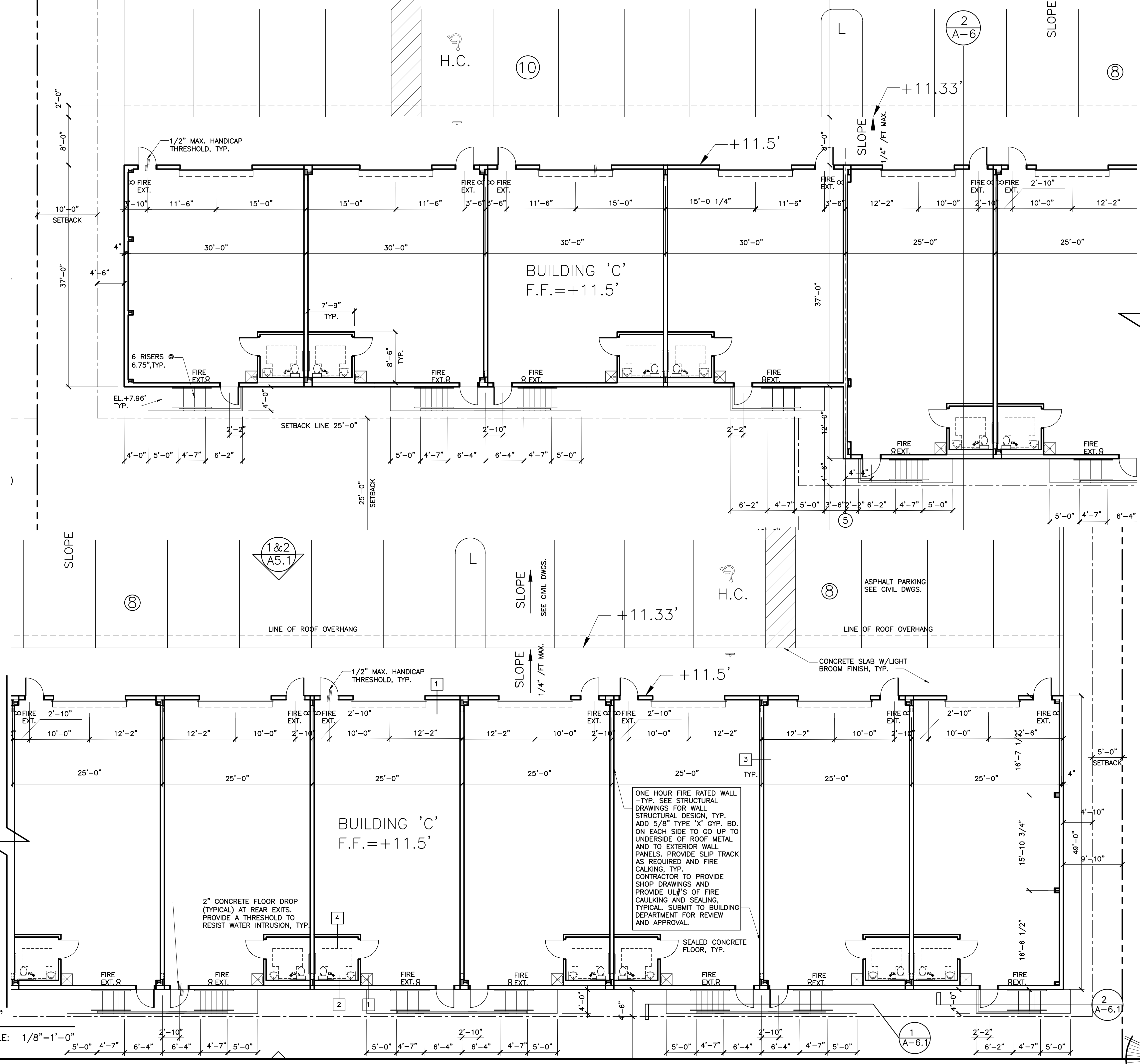
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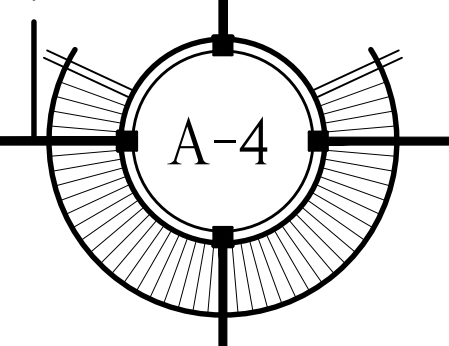
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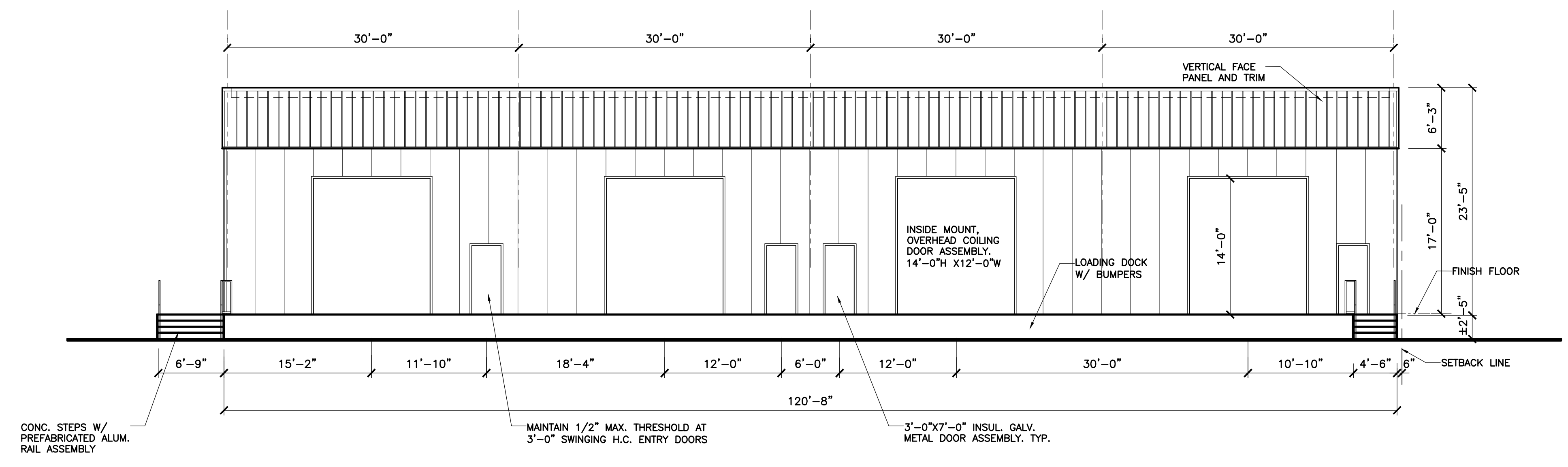


PROPOSED BUILDING PLAN - BLDG. 'C'

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

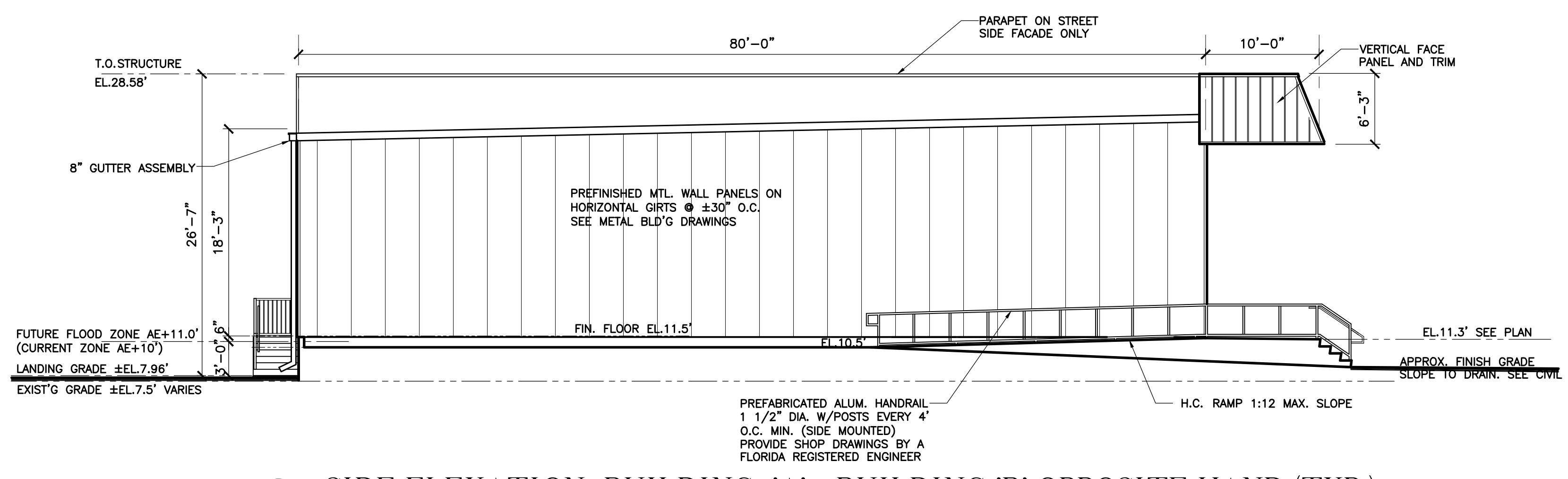
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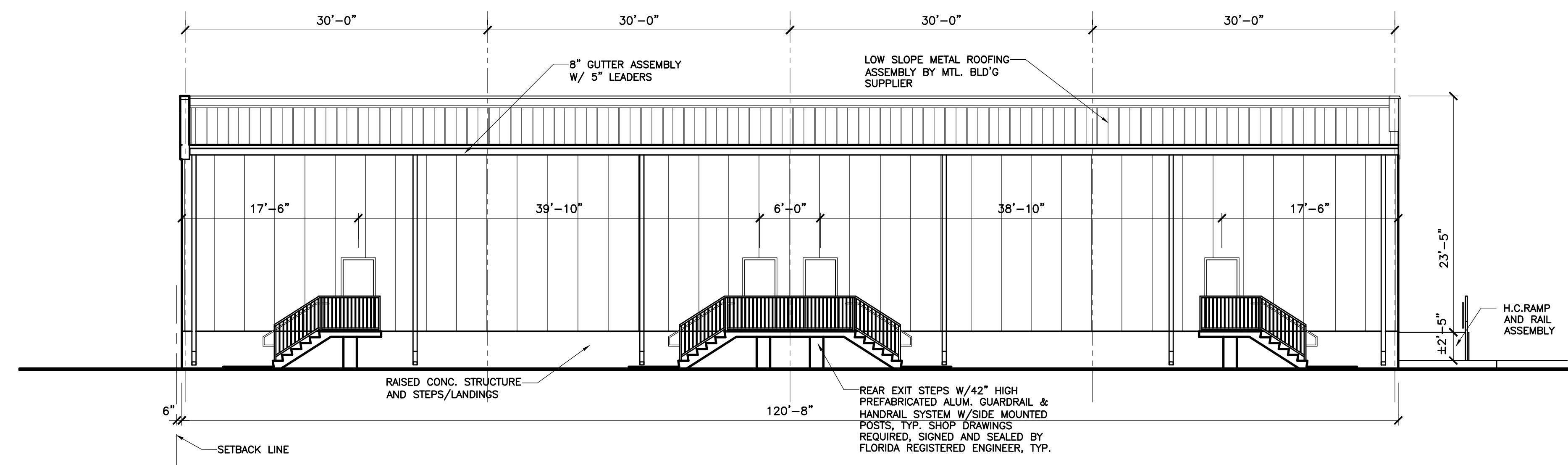
1 FRONT ELEVATION BUILDING 'A' - BUILDING 'B' OPPOSITE HAND (TYP.)
A-5

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



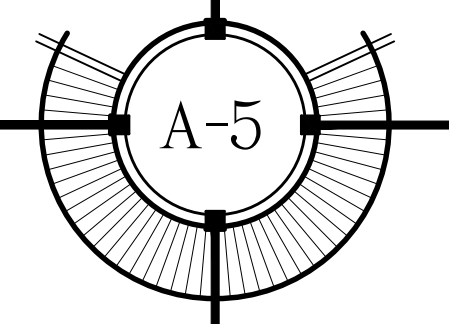
2 SIDE ELEVATION BUILDING 'A' - BUILDING 'B' OPPOSITE HAND (TYP.)
A-5

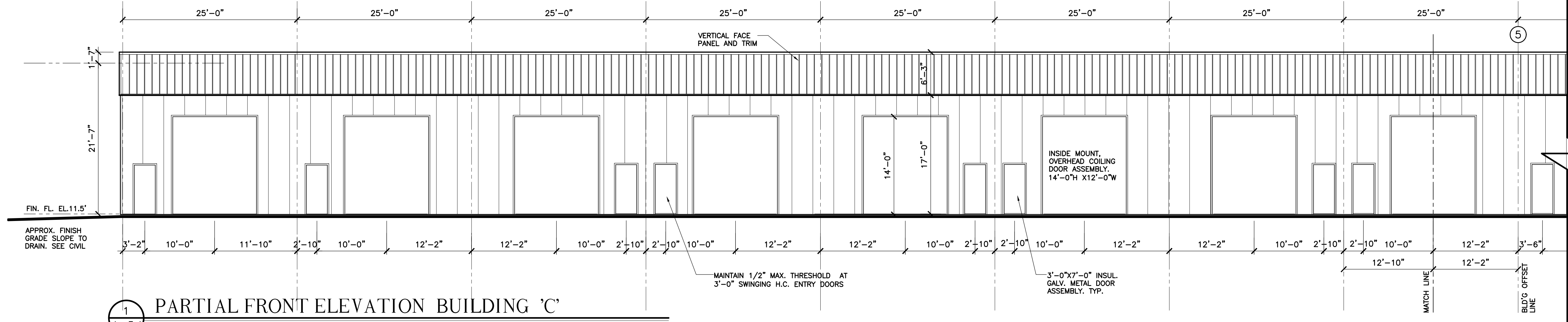
SCALE: 1/8"=1'-0"



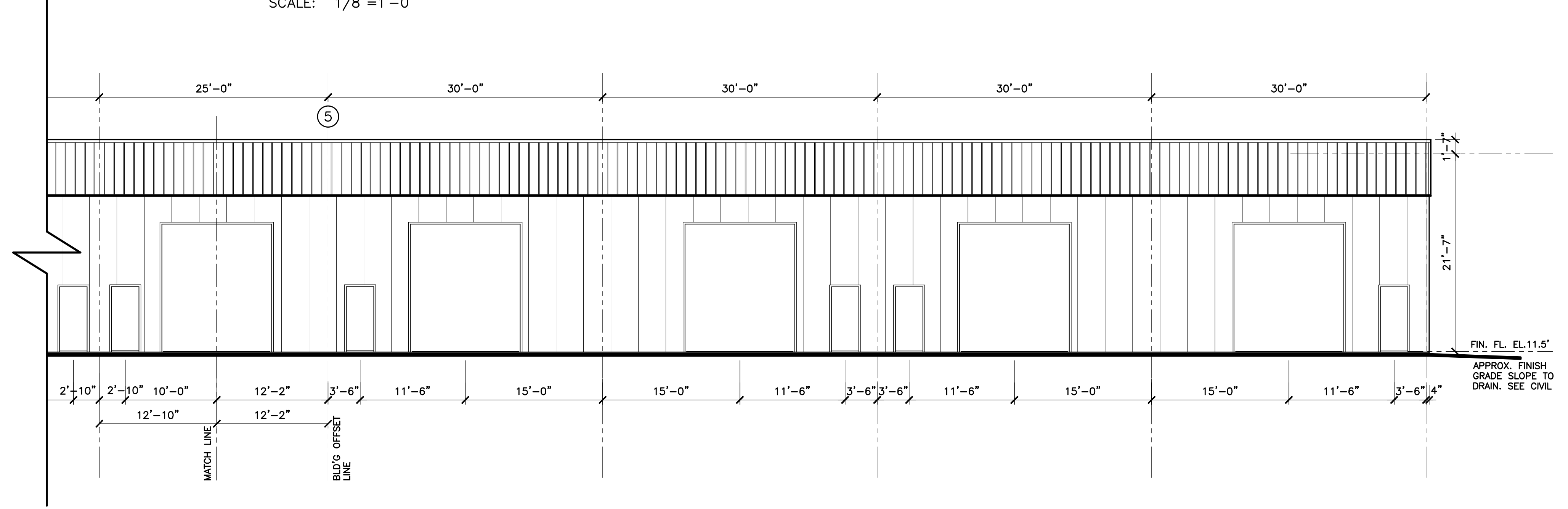
3 REAR ELEVATION BUILDING 'A' - BUILDING 'B' OPPOSITE HAND (TYP.)
A-5

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

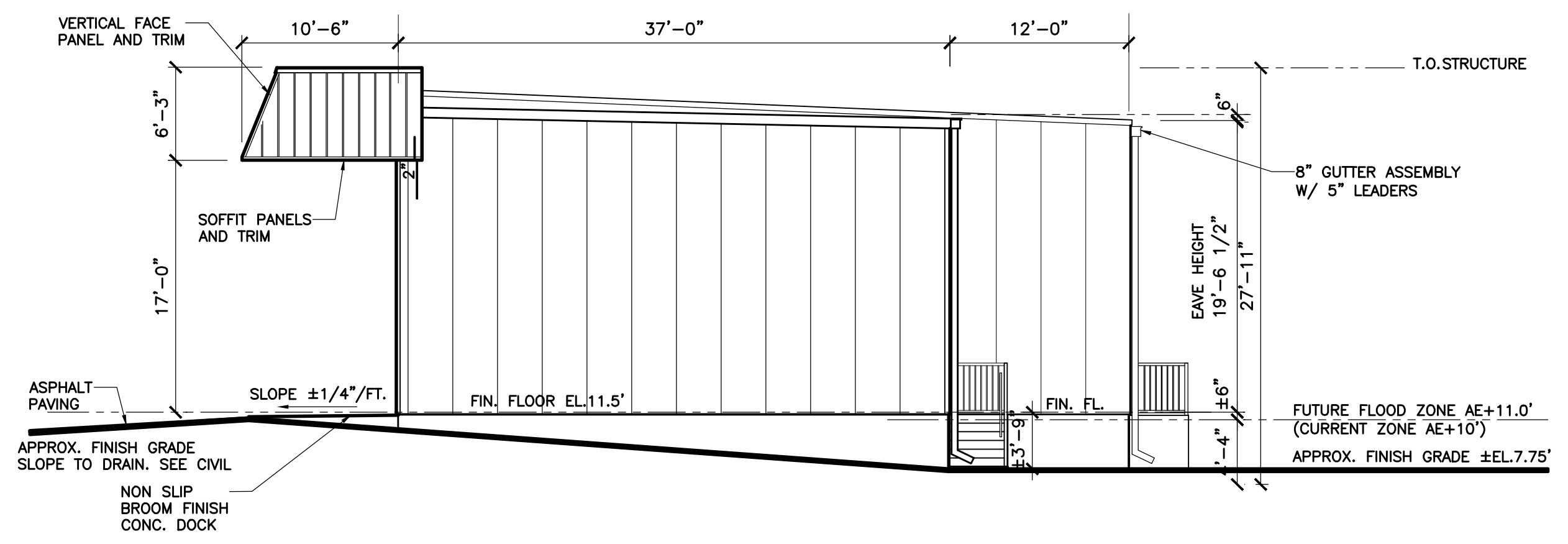




1 PARTIAL FRONT ELEVATION BUILDING 'C'
SCALE: 1/8"=1'-0"

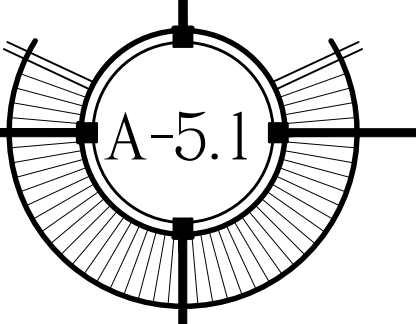


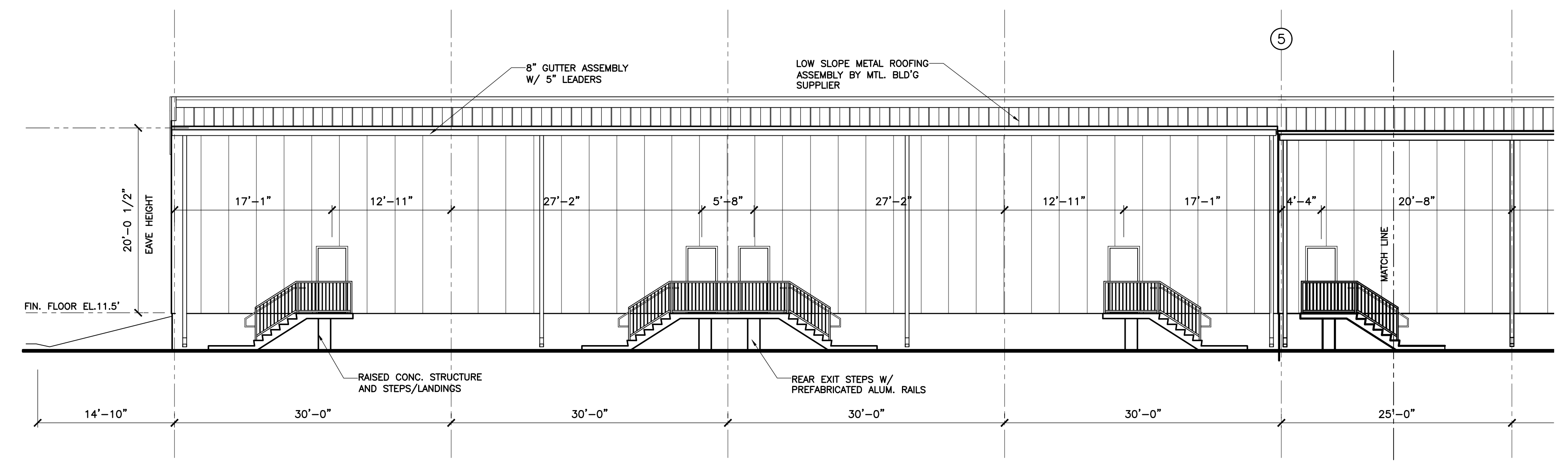
2 PARTIAL FRONT ELEVATION BUILDING 'C'
SCALE: 1/8"=1'-0"



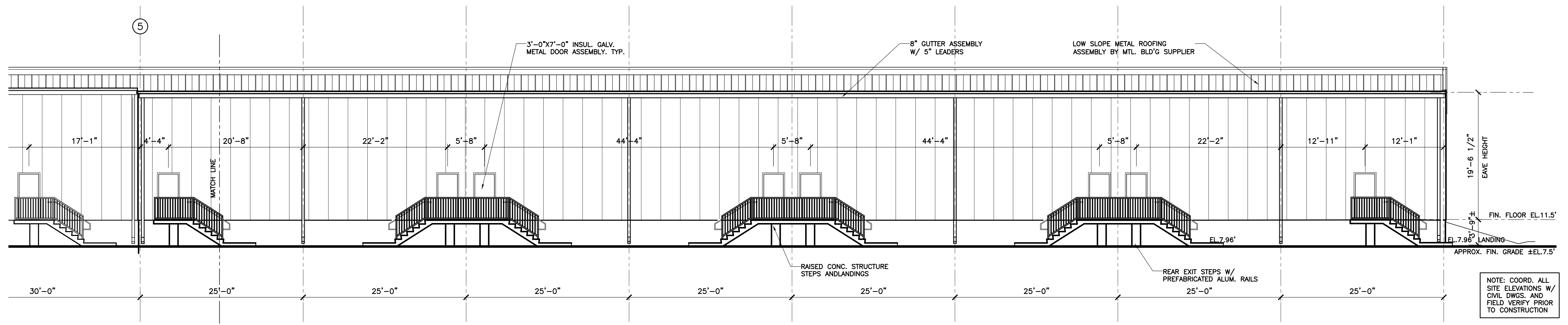
3 SIDE ELEVATION BUILDING 'C'
SCALE: 1/8"=1'-0"

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1 PARTIAL REAR ELEVATION BUILDING 'C'
A-5.2 SCALE: 1/8"=1'-0"



2 PARTIAL REAR ELEVATION BUILDING 'C'
A-5.2 SCALE: 1/8"=1'-0"

SEAL

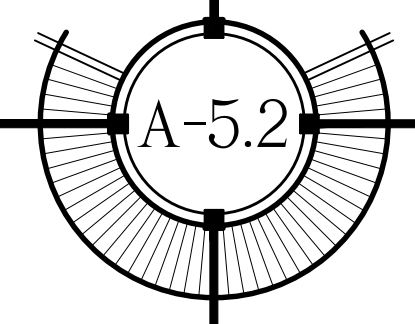
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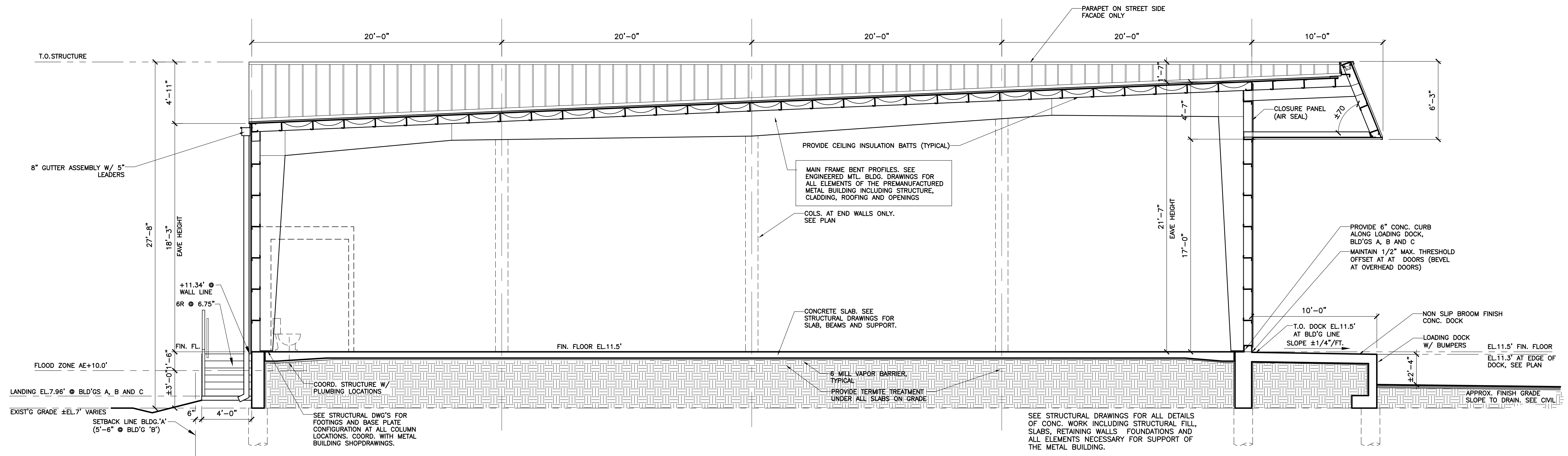
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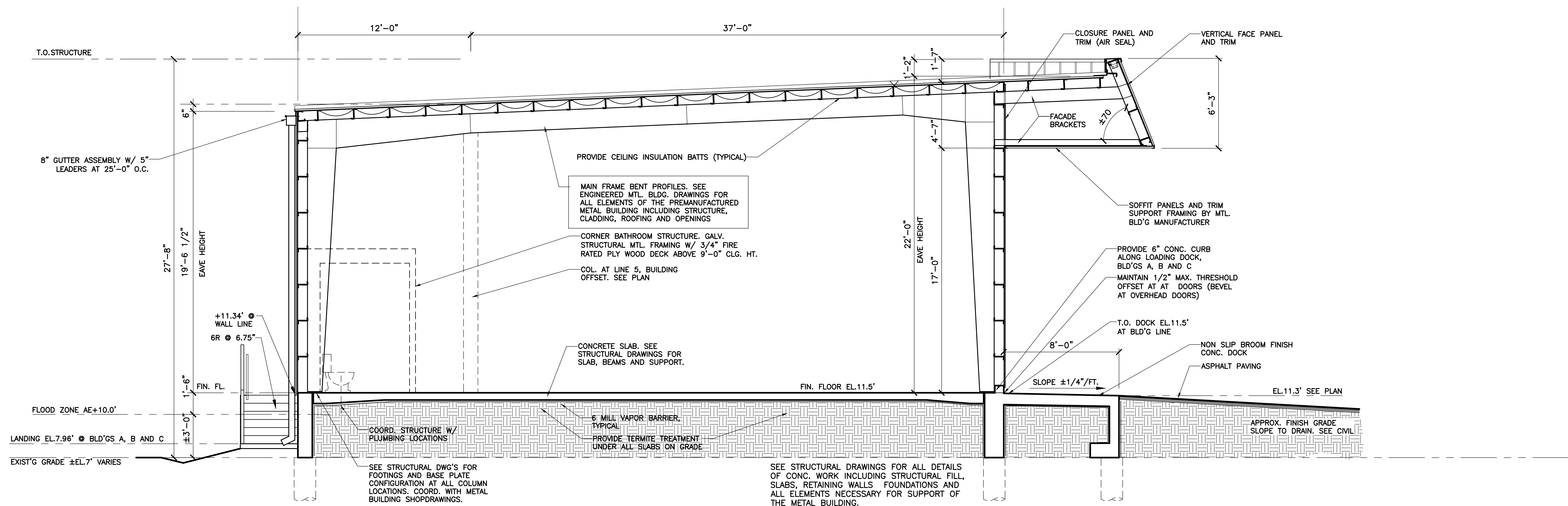
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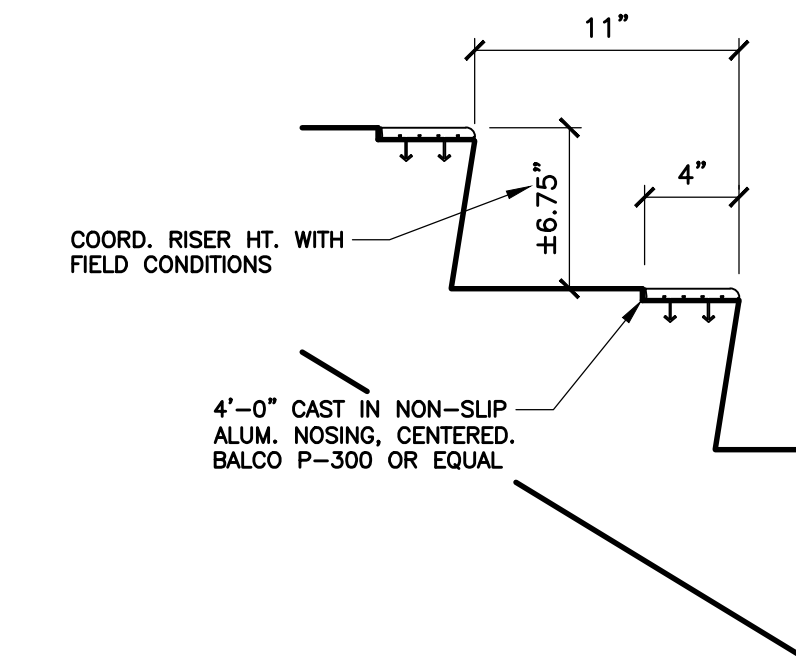
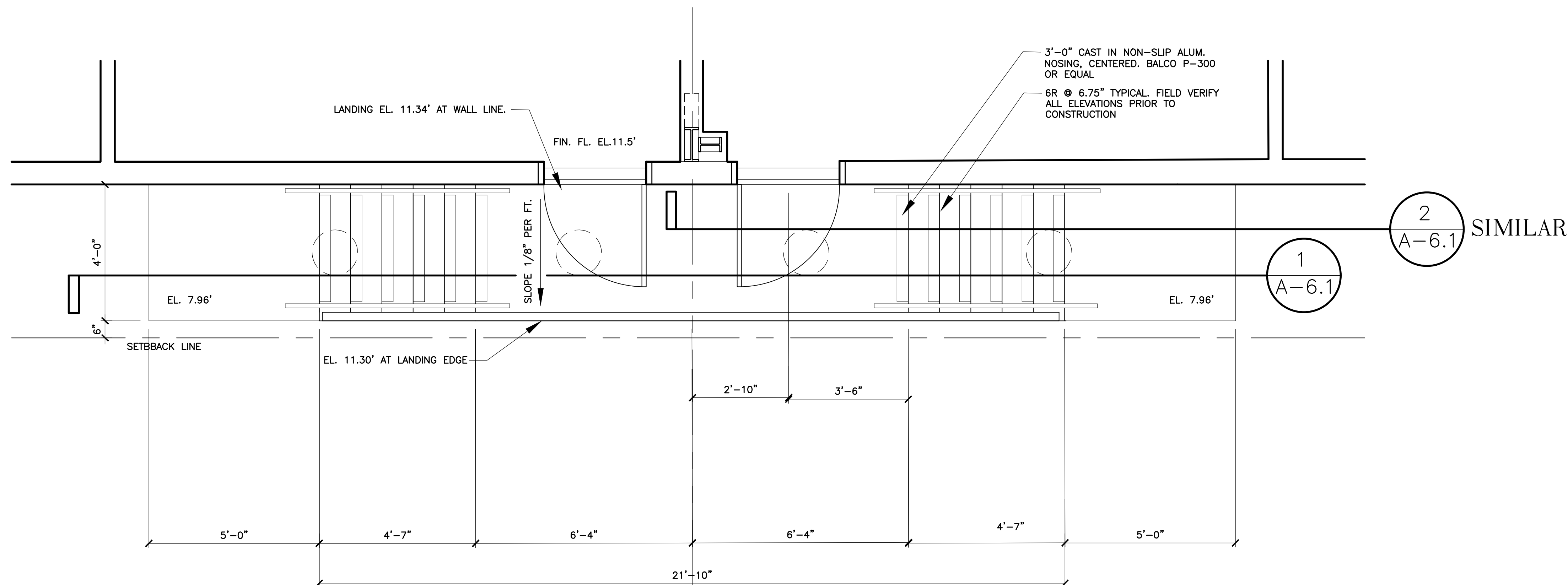




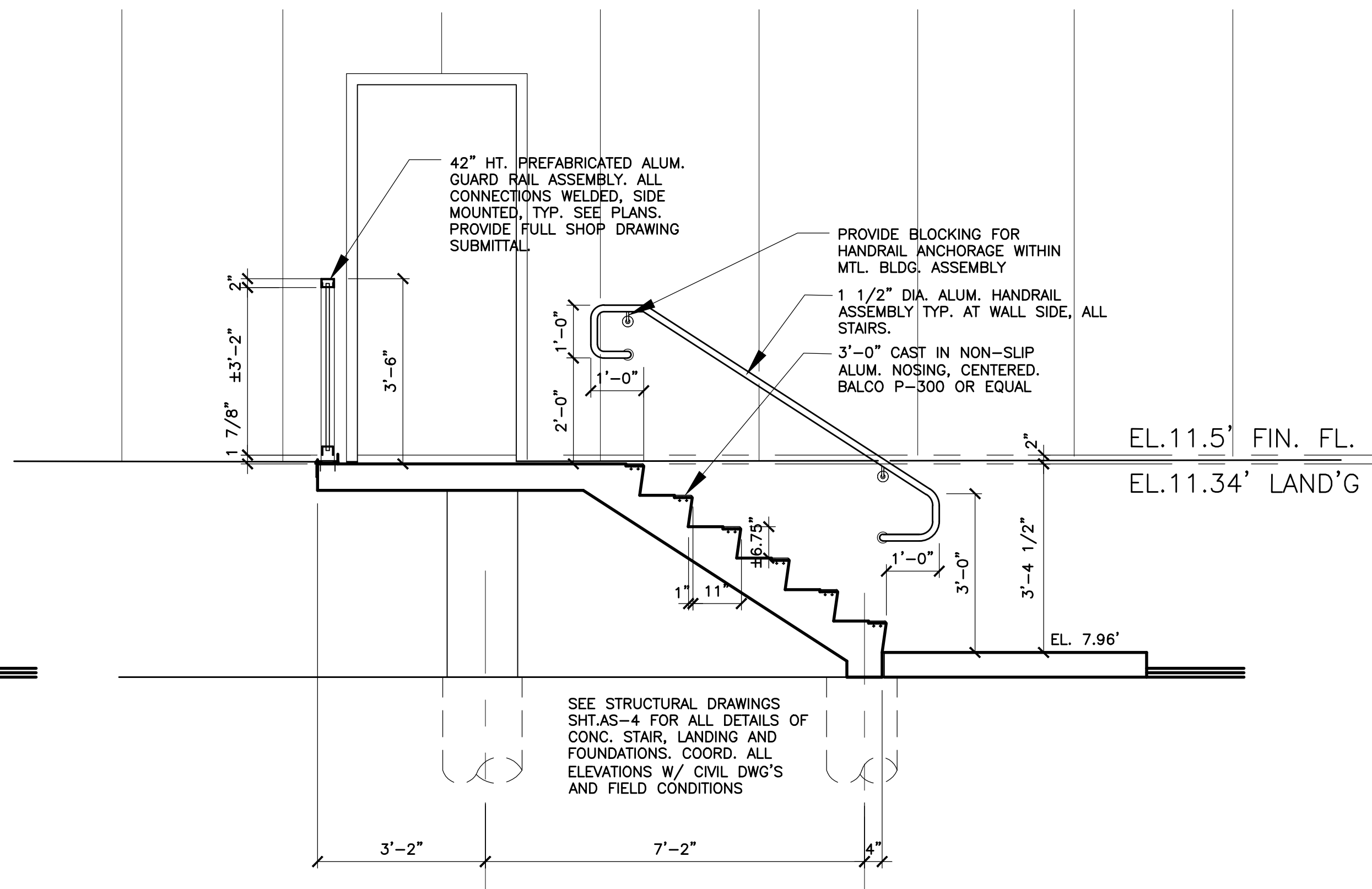
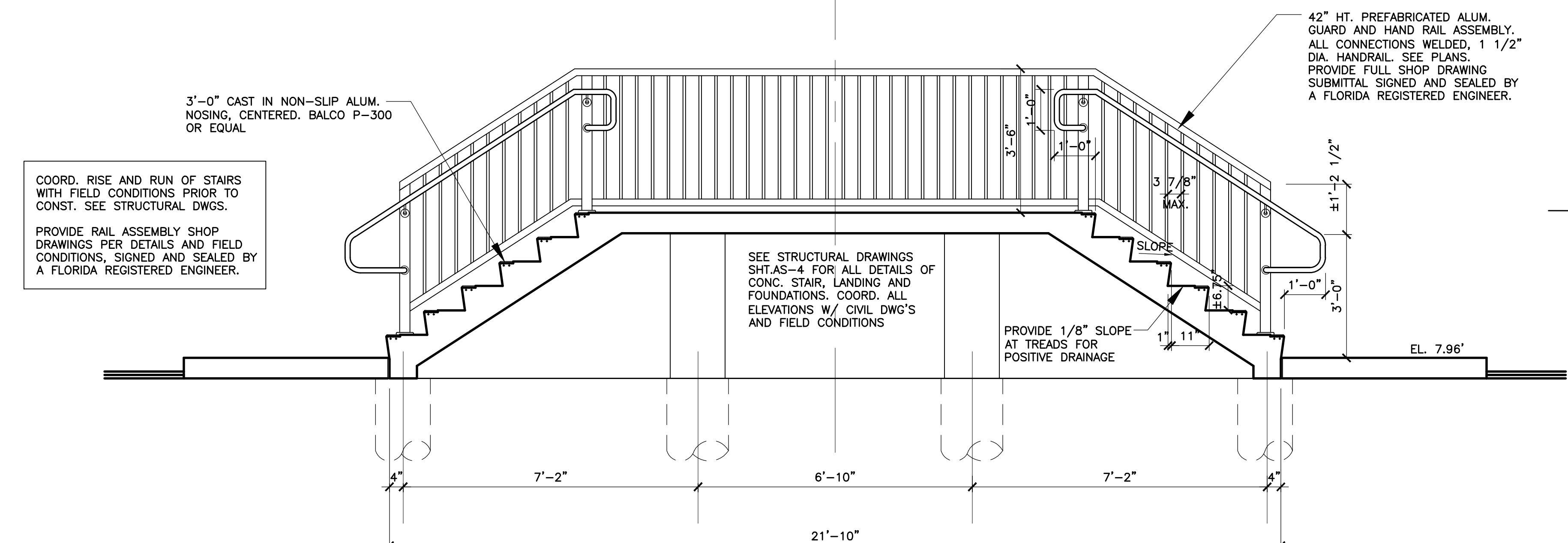
1 CROSS SECTION - BLDG'S 'A' AND 'B'
SCALE: 1/4"=1'-0"



2 CROSS SECTION - BLDG 'C'
SCALE: 1/4"=1'-0"

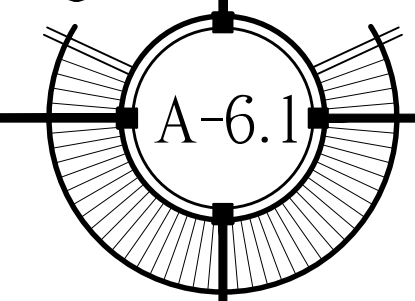


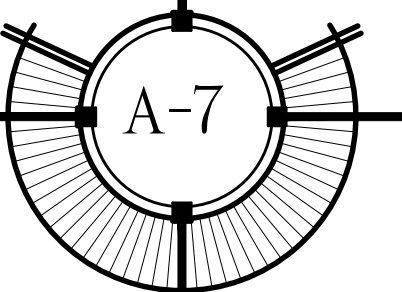
3 NOSING DTL.
A-6.1 SCALE: 1/2"=1'-0"



1 SECTION S REAR STAIR - BLD'GS A, B AND C
A-6.1 SCALE: 1/2"=1'-0"

2 SECTION SINGLE LAND'G - BLD'GS A, B AND C
A-6.1 SCALE: 1/2"=1'-0"





Provide paint as shown with all materials by Benjamin Moore or equal. Colors and finish shall be selected by owner:

Exterior wood:

Primer:Spot prime Knots & surrounding area w/Bin Schulac
(1 coat) Fresh start 100% Acrylic Superior Primer #046, VOC = 44 g/L
Finish:.....Moorgard 100% Acrylic Low Lustre House Paint # N103, VOC = 50 g/L
(2 coats)

Exterior Fiber cementitious siding and trim:

Primer.....Pre-primed
Finish:.....Moorgard 100% Acrylic Low Lustre House Paint #N103 or Moorlife
100% Acrylic Flat House Paint #N105 VOC = 50 g/L
(2 coats)

Exterior stucco or Masonry: (to be painted)

Primer:.....Super Spec Masonry Interior/Exterior 100% Acrylic Masonry Sealer
#N066 VOC = 81 g/L. Use Moore's High Build Acrylic Masonry Primer
#W068 VOC= 97 g/L for very porous conditions.
Finish:.....(2 coats) Regal select Flat Finish #N400 or Regal select Soft Gloss Finish
#N402 VOC = 50 g/L.

Interior wood:

Primer:.....Fresh start 100% Acrylic Superior Primer #046 VOC = 44 g/L.
(1 Coat)
Finish:.....Regal Select semi- gloss finish #551 VOC = 38 g/L
(2 Coats)

Galvanized metal and Aluminum (Non Ferrous Metal)

Clean surfaces with Super Spec HP oil and grease emulsifier (P83) to remove contaminants
Primer:.....One coat Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29 VOC = 45 g/L
Finish:.....One coat Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29 VOC = 45 g/L

Gypsum Board:

Primer:.....Fresh start 100 % Acrylic Superior Primer #046 VOC = 44 G/L.
(1 coat)
Finish:.....2 coats Regal. Select Matte Finish #548 or Flat #547, VOC = 12g/L
Ceilings:.....Waterborne Ceiling Paint #508, VOC = 50 g/L
(2 coats)

Structural Steel and Iron: (Ferrous Metal)

Primer and Finish...2 Coats Super Spec HP D.T.M.
Acrylic Semi-Gloss #WP29, VOC = 45 g/L

- Electrostatically applied colored polyester powder coating heat cured to chemically bond finish to metal substrate.
- Minimum hardness measured in accordance with ASTM D3363: 2H.
- Direct impact resistance tested in accordance with ASTM D2794. Withstand 160 inch-pounds.
- Salt spray resistance tested in accordance with ASTM B117: No undercutting, rusting, or blistering after 500 hours in 5 percent salt spray at 95 degrees F and 95 percent relative humidity and after 1000 hours less than [3/16 inch] [5 mm] undercutting.
- Weatherability tested in accordance with ASTM D822: No film failure and 88 percent gloss retention after 1 year exposure in South Florida with test panels tilted at 45 degrees.
- Firm with manufacturing and delivery capacity required for the project, shall have successfully completed at least ten projects within the past five years, utilizing finish systems, and techniques as herein specified.
- Supplier must own and operate its own Painting and Finishing facility to assure single source responsibility and quality control.
- All materials shall be protected during finishing, shipment, site storage and erection to prevent damage to the finished work from other trades. Store materials inside a well-ventilated area, away from uncured concrete and masonry, and protected from the weather, moisture, soiling, abrasion, extreme temperatures, and humidity.
- Clean all surfaces following installation. If necessary use only a mild soap or detergent solution such as TSP-90 or Ivory with a soft cloth to remove dirt and hand prints. Black handling marks can be removed using a mixture of isopropyl alcohol and an abrasive cleanser like Comet. Replace units having scratches, abrasions, or other defects, with unblemished materials.

DIVISION 10 - SPECIALTIES

10522 - Fire extinguishers: Provide fire extinguisher and cabinet or wall mounting bracket, as manufactured by Larsen's Manufacturing Co. or equal, for each location and mounting condition indicated on the drawings.

- Cabinet to be semirecessed, fabricated in one piece w/one piece combination trim and perimeter door frame overlapping surrounding wall surface. Shop drawing submittals are required for approval, prior to any fabrication or delivery of materials.
- Extinguisher to be multipurpose dry chemical type:
UL rated 4-A; 60-BC, 10-LB. nominal capacity, in enameled steel container.
- To comply with ADA wall projection guidelines, the cabinet must be mounted with its bottom (leading edge) at or below 27" from the finished floor.

10810 - Toilet accessories: (For H.C. Commercial Toilet). Provide toilet accessories by BRADLEY CORPORATION or approved equal. Contractor to provide complete systems including all accessories and attachments and all blocking as required.
Mirror H.C.- Model 740 for handicap toilet, surface mounted, stainless steel 16"x24".
Paper towel dispenser - Model 252, surface mounted, stainless steel.
Paper towel dispenser/ Waste receptacle - Model 2017, recessed, stainless steel.
Paper towel dispenser/ Waste receptacle - Model 2017-11, surface mounted, stainless steel.
Soap dispenser (wall mounted) - Model 6562, surface mounted.
Toilet paper dispenser - Model 5263, surface mounted, stainless steel double roll.
H.C. Grab Bar - Model 812 -Stainless steel 1-1/2" dia. Concealed mounting with safety grip finish.

DIVISION 11 - EQUIPMENT (NOT USED)

DIVISION 12, 13 & 14 - NOT USED

DIVISION 15 - MECHANICAL (SEE MECHANICAL / PLUMBING DRAWINGS)

DIVISION 16 - ELECTRICAL (SEE ELECTRICAL DRAWINGS)

10.

07620 - Flashing and sheet metal:

- This section to include: galv. metal flashing and base flashing, stops, built-in metal valleys, gutters, scuppers and miscellaneous sheet metal accessories.
- Material shall be zinc - coated steel, commercial quality ASTM A526 G90 hot-dip galvanized, 24 gage, except as noted otherwise. Coordinate finish with roofing finish (example: if roofing has galvalume finish use same finish on flashing).
- Shapes shall match existing profiles of flashing and stops. Scuppers shall be fabricated in accordance with the details provide.
- Shop-fabricate work to the extent possible. Comply with details shown and applicable requirements of SMACNA "Architectural sheet metal manual" and material manufacturer recommendations.

07920 - Sealants

- Siliconized Acrylic Caulk - 25 years, paintable, non-staining, mildew resistant. For interior and exterior use, wood and masonry, as a filler for cracks voids and holes in preparation for paint or other finish. - See existing wood preparation.
- Polyseamseal all purpose adhesive caulk, paintable, non-staining, mildew resistant.
For interior and exterior use as a filler and joint seal at tile, tub and counters.
- Silicone Rubber Sealant - FSTT-S-001543, class A, one part non-sag low modulus silicone rubber sealant. For interior and exterior use in working joints where some movement is anticipated, wood, masonry, metal and glass.
Provide backer rod depth control in all joints in excess of 1/4"
- All interior architectural caulks and sealants to have a VOC limit of 250 g/L.

DIVISION 8 - DOOR AND WINDOWS - BY METAL BUILDING COMPANY

DIVISION 9 - FINISHES

09260 - Gypsum Drywall: provide gypsum drywall shown on drawing and as follows:

- Steel furring channels: ASTM C 845, with flange edges bent back 90 deg, and doubled over to form 3/16 inch minimum lip, minimum thickness of base (uncoated) metal, galvanized fish-typical and minimum depth as follows; thickness is 0.0329 inch, depth is 1-5/8 inch.
- Gypsum board: provide 5/8 inches thickness (unless otherwise indicated) to comply with ASTM C 840 and ASTM C 36. Use type X for fire-resistance-rated assemblies. Provide tapered edges. Use water - resistant gypsum board (ASTM C 630) where indicated and for all areas subject to moisture including all toilet and bathroom walls and ceilings, janitor room walls and ceilings and the wet wall of a kitchen. Provide galvanized metal trim accessories complying to ASTM C 1047. Provide tape and three coats spackle, screw gypsum board to metal framing.
- At fire rated wall assemblies-required layers (type X) shall be installed continuous past any intersecting partitions. Sheet installation, layering, penetrations, treatment of recessed electrical boxes, and expandable fire caulk to decks above and below, etc. shall be in accordance with assembly guidelines.
- Penetrations of fire rated wall and floor assemblies, by pipes or conduits, shall be sealed using products by 'Rector seal' or 'Hilti' or equal. At penetrations less than 2" nominal provide 'Blestop' or 'Firestop' caulking per manufacturer recommendation. At penetration larger than 2" nominal provide fire collars per manufactures recommendations. The angle of penetrations shall not exceed 45°. Multiple lines shall not penetrate a single opening unless specially taped and sealed per manufacturers requirements. Fire seals assemblies shall be U.L. listed, or submitted by the manufacturer for specific site conditions as a "technical judgment" subject to review and approval.

09900 - Painting - This section includes surface preparation, painting, and finishing of exposed interior and exterior items and surfaces. Surface preparation, priming, and finish coats specified in this section are in addition to shop priming and surface treatment specified under other sections.

- Paint exposed surfaces whether or not colors are designated in "schedules", except where a surface or material is specifically indicated not to be painted or is to remain natural. Where an item or surface is not specifically mentioned, paint the same as similar adjacent materials or surfaces. If color or finish is not designated, the architect will select from standard colors or finishes available.
 - Painting includes field painting exposed bare and covered pipes and ducts (including color coding), hangers, exposed steel and iron work, and primed metal surfaces of mechanical and electrical equipment.
 - Painting is not required on unfinished items, finished metal surfaces, concealed surfaces, operating parts, and labels.
 - Labels: do not paint over Underwriter's Laboratories, Factory Mutual or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.
- Submit Data: Manufacturer's technical information, label analysis, and application instructions for each material proposed for use.
 - List each material and cross-reference the specific coating and finish system and application. Identify each material by the manufacturer's catalog number and general classification.
 - Samples for initial color selection in the form of manufacturer's color charts.The exterior will have four colors minimum, one being special order color. The interior will have three colors minimum, one being a special order color.
 - Provide samples of each color and materials to be applied, with texture to simulate actual conditions, or representative samples of actual substrate. Define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture are achieved.
 - Provide a list of material and application for each coat of each sample. Label each sample as to location and application.
- Paints and coating used on the interior of the building (i.e., inside of the weather proofing system and applied on - site) shall comply with the following criteria:
 - Architectural paints, coating and primers applied to interior walls and ceilings:
Do not exceed the VOC content limits established in the Green Seal Standard GS-11 Paints, First Edition, May 20, 1993. Primers must meet the VOC limit for non-flat paint.
Flats: 50 g/L
Non-Flats: 100 g/L
 - Anti-corrosive and anti-rust paints applied to interior ferrous substrates: Do not exceed the VOC content limit of 250 g/L established in Green Seal Standard GS-03, Anti-corrosive Paints, Second Edition, January 7, 1997.
 - Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements must no exceed the VOC content limits established in South Coast Air Quality Management District (SCAQM/D) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004.

DIVISION 2 - SITE AND CIVIL WORK (ALSO SEE CIVIL DRAWINGS)

02150 - Tree removal: (if required)

- Trees indicated on the drawings for removal shall be cut, stump and root system shall be removed.
 - Resulting holes shall be filled and leveled with appropriate soil.
 - All debris shall be removed from the site and disposed of in a proper manner.
 - Care shall be taken to avoid any damage to adjacent trees and plant material.
 - Provide construction barricades for protection of trees within 10'-0" of building lines.
- 02250 - Demolition shall include the removal of all items as indicated on the drawings, as well as incidental items necessary for new work to progress. All work shall be done in a workman like manner with minimal disturbance to existing to remain; see structural specifications for temporary shoring and bracing. All unwanted material to be removed from the site and properly disposed of. Unless noted otherwise, patch all areas to remain to match existing in areas damaged by demolition.
- 02361 - Termitte Control: Provide soil treatment for termite control at slabs on grade including foundations and slab penetrations, if any. Formulate and apply termitides, and label with a federal registration number, to comply with EPA regulations and authorities having jurisdiction. Use only soil treatment solutions not harmful to plants. Apply at label volume and rate per EPA- registered label with application by a licensed pest control operator. Provide a soil treatment application report for owners record and use.
- 02855 - Underground Utilities - Contractor shall include in his work all underground (and above) utility work for all systems to make a complete system from buildings to street hook-ups as required to complete the job.

DIVISION 3 - CONCRETE (SEE STRUCTURAL DRAWINGS)

DIVISION 4 - MASONRY (NOT USED)

DIVISION 5 - METALS (ALSO SEE STRUCTURAL DRAWINGS)

05300 - Miscellaneous Metals: anchor bolts, nuts and washers shall be minimum 5/8 in. galvanized steel embedded minimum 7 in. into concrete and spaced maximum 2 feet o.c.
Provide miscellaneous galvanized steel anchors, straps and hangers as required.
05320 -Manufactured Anchors and Straps shall be heavy duty galvanized metal G90, as manufactured by Simpson Strong Tie or equal. Item numbers shall be as identified on the drawings. In no event shall pier, sill, joist, plate, rafter or truss connections be made without anchorage devices for hurricane protection, unless specifically noted and address by other means. All truss anchors shall be designed, specified and supplied by Truss Fabricator.

05400 - Light-Gage Metal framing:

- Light-gage metal framing shall be galvanized according to ASTM A924 and of size and gage shown on the drawings. If not shown on drawings or specifications provide size and gage as per industry standards.
- Framing rolled from steel shall conform to ASTM A653, grade 33, with a minimum yield stress of 33,000 PSI.
- C Metal framing to be installed per Aisi North American specifications and typical standards.
- Non structural metal framing members to be installed per ASTM C845 standard specifications.
- Provide "Sliptrack" on top track of walls under structure that has possibility of moving (typical).
- Add Galvanized metal clips as required at 4' O.C., for any wall framing offset off of masonry wall. (typical).
- Metal framing members to receive screw-attached gypsum panel products shall be installed and specified per ASTM C745 standard specification.
- Contractor shall provide complete framing systems as per drawings, specifications or industry standards (if not shown on drawings or specifications)
- If soffits, drop ceilings or other items are not detailed, provide as per industry standards.

05500 - Aluminum Fabrications

- All structural members shall conform to ASTM B221 specification- Aluminum Alloy Extrude Bar, Rod, Wire, Shape and Tube.
 - Extruded aluminum: ASTM B221, Alloy 6063, Temper T-6.
 - Sheet aluminum: ASTM B209 6063, Temper T-6.
- Provide Shop drawings showing layout, dimensions, profiles, spacing of components, and anchorage and installation details.
 - Submit complete shop drawing for all structural components.
Drawings shall include all shop and erection details. Including dates, copes, connections, holes, bolts, shim plates and welds in structural steel. All welds, both shop and field, shall be indicated on the details on the shop drawings by standard welding symbols given in the AISC Manual.
 - Contractor shall check shop drawings for field coordination of elevation and dimensions prior to submittal .
 - All guardrails and handrails shall have welded connections of all members and have a shop applied powder coat finish (see paint spec's).
 - All guardrails and handrails shall meet required codes for handicap compliance, structural compliance and size requirements.
- Do not install bent, bowed, or otherwise damaged components. Remove damaged components from site and replace.

DIVISION 6 - WOOD AND PLASTICS (ALSO SEE STRUCTURAL DRAWINGS)

06100 - Rough Carpentry all framing (and truss) lumber shall be dry southern pine, 19% MC, No. 2 or better, (F = 975 PSI Minimum) . Member sizes noted on drawings are nominal.
Provide 1"x4" cross bridging not over 8 feet o.c. for all wood joist and 2 x solid blocking between joist at all supports. Provide 1x4 furring at 16"o.c. for all trusses that will have a finished ceiling below unless clearly written not to have furring in drawings.
06130 Pressure Treated: All wood indicated shall be pressure-treated with chemicals to protect from decay and insects. Dry after treatment. All metal connectors to be by Simpson Strong-Tie Company or equal approved in writing by the engineer and to be stainless steel finish, unless otherwise noted. All connectors to be installed with all Manufacture specified fasteners before loading. All nails used in pressure treated shall be stainless steel. Alternate connector/fastener materials may be approved on submittal of manufacturers data indicating compatibility with specific pressure treatment chemicals used in this project.
Note: It is intended to limit the use of pressure treated wood to avoid need for specialized or stainless steel anchor devices and fasteners. However, pressure treated is to be used in all moist and or exposed locations such as sills on concrete, near grade installations, exposed decks and rails, exterior open stairs, etc. and as required by code. Coordinate any questionable areas with architect.

06150 - Plywood deck:

- Panel thickness shall be as shown on the drawings. Application shall be in accordance with recommendations of the American plywood association.
- Plywood sheathing shall be APA Structural I, exposure 1 for interior use and APA Structural I, exterior for exterior use, of thickness shown on drawings.
- Each panel of plywood shall be identified with the grade-trademark of American plywood association and shall meet the requirements of U.S. product standard PSI or APA PRP-108. All plywood which has any edge or surface permanently exposed to the weather shall be of the exterior type.
- Unless otherwise shown, floor and roof deck to be 3/4" and 5/8" (minimum) respectively and to be glued and nailed with 8d nails at 6" at interior edges; 4" at exterior edges and at 6" along intermediate framing members.

06300 - Finish Carpentry shall include trim, frames, paneling and cabinetry. Profiles and plastic laminate are to be as selected or noted on the drawings. Cabinets shall be of a custom or premium grades as noted or determined by the owner. Use of particle or press board shall be precluded. All cabinets to be formaldehyde free. Select grade southern yellow pine shall be used as a quality standard for trim, frames and base unless noted otherwise. All work shall be by skilled finish carpenters.

07210 - Insulation - Provide insulation as shown on drawings and as follows:

- Un-Faced mineral fiber blanket/batt insulation: provide thermal insulation produced by combining mineral fibers of type described below with thermosetting resins to comply with ASTM C 665 for type III; class A (blankets with membrane facing flame spread of 25 or less), and as follows:
 - Mineral fiber type: fibers manufactured from glass.
 - Surface burning characteristics: max. flame spread and smoke developed values of 25 and 50, respectively.
- Polyisocyanurate board insulation: provide un-faced semi-vapor permeable rigid, cellular thermal insulation with glass-fiber-reinforced polyisocyanurate closed-cell foam core. (Aluminum foil facing laminated to both sides for insulation under floor only, do not use foil facing for wall insulation), complying with FS HH-1-1972/1, class 2; aged R- Values of 8 and 7.2 at 40 and 75 Deg. F. (4.4, and 23.9 Deg. C), respectively; and as follows:
 - Surface burning characteristics: maximum flame spread and smoke developed values of 25 and 50; respectively.
 - Thickness 1" for specification criteria (see drawings for required thickness at each location). Comply with manufacture's recommendations specification for installation. Seal all joints as required.
- Closed Cell Spray Foam:
Provide Closed Cell Spray Foam in locations as indicated on the drawings and where required to provide a complete insulation system. All foam to have a thermal barrier as required by Codes. Contractor to provide an air-tight barrier prior to spraying foaming in areas requiring a air separation such as interior to exterior locations and non-vented attics. Seal all wall to floor and roof connections prior to spray foam installation. Follow all spray foam manufactures recommendations and requirements. Contractor to meet all R-values shown on the drawings and shown in the Energy Calculations (and as required by Code).
- Final R-values for walls and ceiling, U-Factor and SHGC shall be as per Energy Code calculations by Engineer (Performance Method).

All insulation shall be formaldehyde free.

BUILDING CODE ANALYSIS

ONE STORY METAL BUILDINGS (3)
OCCUPANCY TYPE = S2 (LOW HAZARD STORAGE)
CONSTRUCTION TYPE = 11B, NON-SPRINKLED

HEIGHT (TABLE 504.3A) ALLOWABLE = 55'
PROVIDED = 28'-7"
STORIES (TABLE 504.4) ALLOWABLE = 3 STORIES
PROVIDED = 1 STORY
AREA (TABLE 506.2) ALLOWABLE = 26,000 S.F. PER BUILDING.
PROVIDED = BUILDING A = 9,653.5 S.F.
BUILDING B = 9,653.5 S.F.
BUILDING C = 13,490 S.F.

*S.F. INCLUDES ONLY ENCLOSED S.F. (SEE BUILDING DATA)

OCCUPANCY COUNT (WAREHOUSE USE = 500 S.F. GROSS/PERSON)
BUILDING A = 9,653.5 S.F./500 = 19.3 PERSONS
BUILDING B = 9,653.5 S.F./500 = 19.3 PERSONS
BUILDING C = 13,490 S.F./500 = 26.98 PERSONS

PLUMBING FIXTURE COUNT (TABLE 2902.1)
MAXIMUM OCCUPANCY/UNIT = 2,400 S.F./500 = 5 PERSONS
STORAGE USE REQUIREMENTS = 1 TOILET, 1 SINK, 1 SERVICE SINK
FIXTURES PROVIDED/UNIT = 1 TOILET, 1 SINK, 1 SERVICE SINK

EXITS
REQUIRED EXIT WIDTH AT 0.2"/PERSON OR 32" MINIMUM
BUILDING A AND B: LARGEST UNIT IS 2,400 S.F.
2,400 S.F./500/PERSON = 4.8 OR 5 PERSONS
5 X 0.2" = 1"
PROVIDED = TWO EXITS AT 36" MIN. EACH (PRIMARY AND SECONDARY)
BUILDING C:
LARGEST UNIT IS 1,225 S.F.
1,225 S.F./500/PERSON = 2.45 OR 3 PERSONS
3 X 0.2" = 0.6"
PROVIDED = TWO EXITS AT 36" MIN. EACH (PRIMARY AND SECONDARY)

TRAVEL DISTANCE (TABLE 1017.2)
MAXIMUM TRAVEL DISTANCE = 300 FEET
MAXIMUM TRAVEL DISTANCE PROVIDED = 168' (SEE PLANS)

UNIT SPACES (TABLE 1006.2.1)
TABLE 1006.2.1 ALLOWS ONE EXIT IF OCCUPANCY LOAD IS LESS THAN 29 AND MAXIMUM COMMON PATH IS 100' MAXIMUM.

• OCCUPANCY LOAD PROVIDED: LARGEST UNIT IS 2,400 S.F.
2,400 S.F./500 S.F./PERSON = 4.8 OR 5 PERSONS

• MAXIMUM COMMON PATH = 91'

ONE PRIMARY EXIT PROVIDED.
ONE SECONDARY EXIT PROVIDED AT REAR OF UNITS.

EGRESS BALCONY:

BUILDINGS 'A' AND 'B' HAVE OPEN EGRESS BALCONIES AT THE FRONT OF THE BUILDING WITH EXIT STAIR AT EACH END (PLUS H.C. RAMP ON ONE SIDE.)

BUILDING 'C' LEADS DIRECTLY TO THE OUTSIDE GRADE FROM EACH UNIT SPACE.

BUILDING STORAGE NOTES:

- IT IS THE OWNER'S SOLE RESPONSIBILITY TO HIRE AN ENGINEER TO REVIEW ANY TENANT STORAGE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO RACK LAYOUT, STORAGE ARRANGEMENTS, AND COMMODITIES STORED PRIOR TO TENANT OCCUPANCY.
- OWNER SHALL SIGN A RELEASE OF LIABILITY WITH THE UNDERSTANDING THAT THE SYSTEM IS DESIGNED FOR A SHELL WAREHOUSE AND THAT AT TIME OF LEASING THE SPACE, THE OWNER SHALL HAVE AN ENGINEER REVIEW ANY AND ALL TENANT STORAGE REQUIREMENTS TO ENSURE A FIRE SPRINKLER SYSTEM IS NOT REQUIRED, DEPENDING ON THE COMMODITIES STORED AND THE ARRANGEMENT OF STORAGE. ADDITIONAL PROTECTION MAY BE REQUIRED. THIS IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER AND/OR TENANT.
- IT IS THE RESPONSIBILITY OF THE LANDLORD TO INFORM THE FUTURE TENANT TO ENSURE THE WAREHOUSE WORKERS OR THOSE RESPONSIBLE FOR WAREHOUSE STORAGE ARE EDUCATED IN WHAT CAN BE STORED, WHERE, AND HOW HIGH.

LIFE SAFETY LEGEND

- EXIT LIGHT
- COMBO EXIT LIGHT AND EMERGENCY LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- STROBE
- FIRE EXTINGUISHER
- EMERGENCY LIGHT
- FIRE ALARM HORN/STROBE
- FIRE ALARM PULL STATION
- HEAT DETECTORS

BUILDING DATA

BUILDING	ENCLOSED AREA	COVERED AREA	TOTAL AREA
BUILDING 'A':	9,653.5 S.F.	1,206.6 S.F.	10,860.1 S.F.
BUILDING 'B':	9,653.5 S.F.	1,206.6 S.F.	10,860.1 S.F.
BUILDING 'C':	13,490 S.F.	3,050 S.F.	16,540 S.F.
MISCELLANEOUS (OVERHANGS, REAR STAIRS):	839.15 S.F.		839.15 S.F.
TOTAL ENCLOSED AREA	32,797 S.F.		
TOTAL COVERED AREA		5,463.2 S.F.	

