ADDENDUM NO. 4
TO
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR BID CRA OFFICE EXPANSION PROJECT
CRA PROJECT NO.: CRA 2018-01

MARCH 16, 2018

TO ALL PROPOSERS AND INTERESTED PARTIES

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Bids (RFB) dated February 7, 2018. The project consists of interior and exterior renovations, and a 1,400 square foot one story addition to the historically contributing building located at 20 N. Swinton Avenue, Delray Beach FL 33444. The general scope of work for the structure includes, but is not limited to, the demolition of existing interior upgrades, new concrete masonry addition with fiber cement lap siding, trim, fascia, molding and accessories on a raised slab on fill to align with the adjacent existing spaces, engineered wood trusses with shingle roofing to match existing, and interior buildout to include new mechanical, electrical, and plumbing for the addition. The contractor shall comply with all applicable codes and regulations of authorities having jurisdiction.

The intent of this Addendum is to address errors and/or clarify other aspects of the RFB. Proposers submitting proposals for the above-referenced Request for Bids shall take note of the following changes, additions, deletions clarifications, etc., to the Request for Bids which shall become a part of and have precedence over anything shown or described otherwise.

Bid/Proposals will be accepted by the Delray Beach Community Redevelopment Agency located on 20 North Swinton Avenue, Delray Beach, FL 33444, until **March 23, 2018 at 3:00 P.M.,** at which time Bids/Proposals will be publicly opened.

CHANGES TO RFB:

None

QUESTIONS AND ANSWERS:

1. Q: Exterior metal framing on the roof (see 9/A-450) no specified gauge or size.

   A: Refer to Specification Section 09 22 16, No-Structural Metal Stud Framing, Section 2.2, Items A and B specify 20 gauge metal studs.

2. Q: Showing wall type P3- no detail in sections.

A: Refer Attachment 1 for a detail of P3.

3. Q: On page A-201, please provide partition wall type for 108A, 109A, between office 108 and kitchen 107.

A: Refer to Attachment 2. The partition wall type for the wall noted in your question is P3 and has been added to the First Floor Plan.

4. Q: Provide detail for wall type P3 including the gauge metal studs to be used?

A: Refer to Specification Section 09 22 16, No-Structural Metal Stud Framing, Section 2.2, Items A and B specify 20 gauge metal studs. Also refer to Attachment 1 for a detail of P3.

5. Q: L-1 Planting Plan. Plant List Specifies to Provide 100 "RAN". Planting Plan Drawing, Same Page, Identifies Placement of 50 RAN. Please clarify.

A: The (sheet L_1) plant list has been updated from 100 to 50.
Refer to Attachment 3.

6. Q: L-2. Item "F" States 10%. Please clarify. 10% of ....

A: Note "Ten percent (10%) of the total contract price will be held as a retainer for 90 days after final written acceptance" has been removed for the specifications, details, and notes (sheet L-2). Subsequently, the lettered outline for "Scope of Work" have been revised and reordered accordingly. Refer to Attachment 4.

7. Q: Are we going to demo an existing riser and related pipe?

A: Yes, the fire sprinkler riser will be replaced with new one.

8. Q: Where is the new location of the new Fire Department Connection?

A: Outside of Mechanical room 104. Refer to Attachment 5.

9. Q: Looking at the riser E3.0, it looks like we will need to remove existing wire from FPL to meter and replace with (3) 600kcmil. I cannot find a drawing that shows me where the FPL transformer is. Can you tell me the length of that run?

A: Refer to Attachment 6.

10. Q: Please see attached marked up sheet. I have arrows pointing to $F. These are not specified on the legend. I am sure they are some kind of switch. Please confirm the details of this switch.

A: Refer to Attachment 6.

11. Q: On the composite deck ramp, more details needed to be shown.

    A: Additional details will be distributed following the award of bid in an Architectural Supplemental Instruction.

12. Q: Will there be a separate line item for the "spot" repair of the existing?

    A: No, an allowance is included on the Schedule of Bid Items.

13. Q: Will there be a detailed procedure for the repainting of the existing siding?

    A: Refer to Specification Section 09 91 00, "Painting" for requirements for painting.

14. Q: Details 3, 6 & 7 on sheet S101 do not show fasteners, 4x4 to footings attachments, 3x8 to 4x4 attachments, 2x6 joist to 3x8 attachments.

    A: Refer to Attachment 7.

15. Q: S-001 STEEL DECK. Notes 1 - 8. Please clarify and identify application.

    A: Refer to Attachment 8. 9.

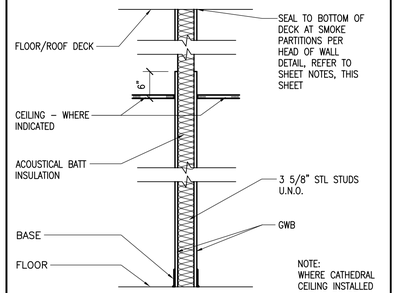
16. Q: Drawing S-100 Note #1. Please clarify.

    A: The allowable net bearing capacity of the soil is 2500 PSI. The contractor must confirm that is the actual bearing capacity.

FIGURES:

Attachment 1, Sheet A-650, Wall and Partition Types
Attachment 2, Sheet A-201, First Floor Plan
Attachment 3, Sheet L-1, Existing tree/Planting Plan
Attachment 4, Sheet L-2, Specifications/Detail Notes
Attachment 5, Sheet FP1.1, Fire Protection Plan
Attachment 6, Sheet E2.2, First Floor Power and Systems Plan
Attachment 7, Sheet S-101, Foundation Details
Attachment 8, Sheet S-001, Specifications

END OF ADDENDUM No. 4

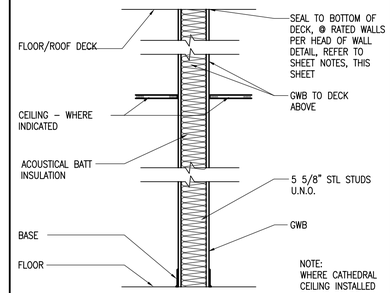


STC RATING 49 PER USG SA–870717

PARTITION P1

P1–A IS TYP. WALL TYPE @ ALL LOCATIONS U.N.O.

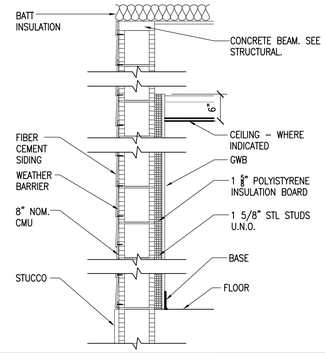
3/4"=1'–0"



REF. UL U465 WHEN RATED 1 HOUR. STC RATING 49 PER USG SA–870717

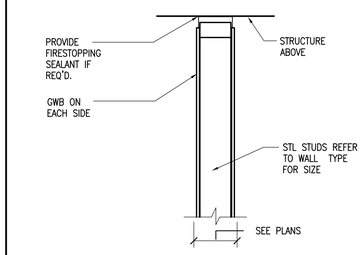
PARTITION P2

3/4"=1'–0"



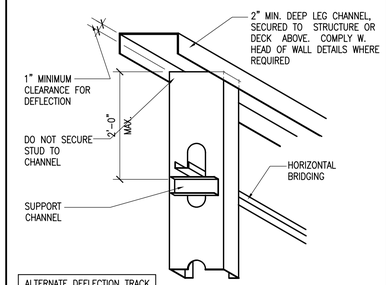
PARTITION W1

3/4"=1'–0"



DEFLECTION TRACK DETAIL 01

3/4"=1'–0"



ALTERNATE DEFLECTION TRACK DESIGNS WILL BE PERMITTED UPON APPROVAL BY ARCHITECT

DEFLECTION TRACK DETAIL 02

3/4"=1'–0"

PARTITION BRACING DETAIL 03

REF. FBC 721 WHEN RATED

REQUIRED S.T.C. RATINGS

REQUIRED STC RATINGS

ACOUSTIC SEPARATIONS
THE ENTIRE PERIMETER OF EACH TYPE OF ROOM LISTED BELOW MUST BE SEPARATED FROM ADJACENT ROOMS WITH AN STC ASSEMBLY RATING AS DESIGNATED BELOW:

SPACE:	STC RATING
MECH./EQUIP SPACES	55
OFFICES	48
CONFERENCE ROOMS	48
KITCHENS/PREP/SERVING	47
OPEN WORK AREAS	48

REFER TO SPECIFICATION SECTION 07210 FOR BASIS OF DESIGN ACOUSTIC ASSEMBLIES TO ACHIEVE THE RATINGS ABOVE.

PARTITION P3

3/4"=1'–0"

4

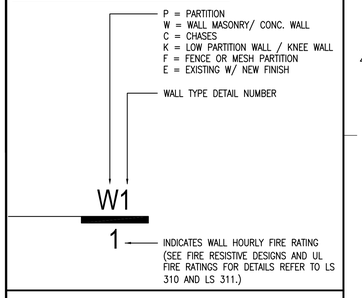
GENERAL WALL NOTES :

1. THESE WALL & PARTITION TYPES ARE DIAGRAMMATIC IN NATURE REFER TO BUILDING SECTIONS AND FIRE RESISTIVE DESIGNS FOR ADDITIONAL INFORMATION.
2. WALL TAG DESIGNATION IS INTENDED TO INDICATE WALL TYPE ALONG AN ENTIRE WALL PLANE AND/OR SURFACE ALONG THE FULL LENGTH OF A SPACE OR CORRIDOR INCLUDING ASSOCIATED ALCOVES AND NICHES, UNLESS INDICATED OTHERWISE.
3. REFER TO LIFE SAFETY PLANS FOR LOCATION AND FULL EXTENT OF FIRE AND SMOKE RATED WALLS AND PARTITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL WALL RATINGS.
4. AT UNRATED ASSEMBLIES, WALL BOARD ASSEMBLY SHALL EXTEND TO DECK ABOVE & BE SEALED TO LIMIT PASSAGE OF SMOKE UNLESS PARTITION TYPE INDICATES OTHERWISE. FINISH SHALL EXTEND TO 6" ABOVE CEILING UNLESS OTHERWISE REQUIRED.
5. REFER TO FINISH SCHEDULE FOR TYPE OF WALL FINISH TO BE UTILIZED AT PARTICULAR LOCATIONS. EXTEND WALL FINISH 6" ABOVE CEILING. CONTACT ARCHITECT WHERE PARTITION TYPES CONFLICT WITH SCHEDULES
6. IF A CEILING IS NOT REQUIRED IN A SPACE, CONTRACTOR SHALL CONTINUE WALL AND FINISH TO DECK ABOVE.
7. ALL FURRING INDICATED SHALL BE 3–5/8" FREESTANDING U.N.O. FREESTANDING FURRING SHALL BE BRACED BACK TO WALL AT INTERVALS NOT–TO–EXCEED 8'–0" O.C. E.W. U.N.O.
8. PROVIDE ACOUSTICAL INSULATION AS NEEDED AT WALLS OF MECHANICAL ROOMS & STAIRS U.N.O. TO OBTAIN AN STC OF 55
9. MAXIMUM STUD SPACING & MIN. STUD GAUGE SHALL PROVIDE A MAXIMUM DEFLECTION OF L/240 UNDER A MINIMUM 5 PSF LATERAL LOAD, UNLESS OTHERWISE INDICATED. PROVIDE FRAMING W/ 20 GA. (AT 6" OR SMALLER STUDS) AND 18 GA. (AT 8" OR LARGER STUDS) @ 16" O.C. UNLESS HEAVIER GA. OR CLOSER SPACING IS REQUIRED TO PROVIDE A MIN. OF L/240 MAX. LATERAL DEFLECTION.
10. SET FLOOR TRACKS IN TWO CONTINUOUS BEADS OF ACOUSTICAL SEALANT AT DESIGNATED ACOUSTICAL PARTITIONS
11. ALL GWB SHALL BE ⅝" TYPE X, WITH MOLD/MILDEW RESISTANT PROPERTIES UNLESS OTHERWISE SPECIFIED. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
12. ALL CORRIDOR PARTITIONS SHALL RECEIVE IMPACT RESISTANT GWB TO 8'–0" AFF. GWB ABOVE 8'–0" SHALL MATCH THICKNESS OF ABUSE RESISTANT GWB.
13. STUD WALLS IN AREAS WITH WATER EXPOSURE SHALL RECEIVE ⅝" CEMENTITIOUS BOARD.
14. PARTITION TYPES SHALL COMPLY TO THE FOLLOWING STC RATINGS: OFFICES, CONFERENCE ROOMS AND OPEN WORK AREAS SHALL BE WITHIN 48 TO 52, REFER TO 04/A650.
15. INTERIOR STUD DOOR HEAD & JAMB FRAMING TO BE 20 GAUGE STUDS, MINIMUM TYP.
    PROVIDE 20 GAUGE STUDS MINIMUM AT INTERIOR WALLS RECEIVING TILE FINISH.

RATED WALL NOTES :

1. RATED STEEL STUD PARTITION WALLS, JOINTS, PENETRATIONS AND WALL EXTENSIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UL, GA, W–H, OR FM DESIGN NUMBERS.
   A. ALL PENETRATIONS OF RATED STEEL STUD PARTITION WALLS AND WALL EXTENSIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SYSTEMS INDICATED.
2. ALL RATED CONC. AND/OR MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FBC SECTION 721 U.N.O.
   A. ALL PENETRATIONS OF RATED MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SYSTEMS INDICATED.
3. ALL ALTERNATE PENETRATION, JOINTS, HEAD OF WALLS, AND PROTECTION SYSTEMS MUST BE TEST CERTIFIED AND SUBMITTED FOR REVIEW AND APPROVAL.
4. ALL PENETRATIONS OF RATED FLOOR/CEILING ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SYSTEMS INDICATED.

WALL TYPE SYMBOL LEGEND



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Consultants :

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DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

DELRAY BEACH CRA OFFICE RENOVATION & ADDITION

20 N. SWINTON AVE., DELRAY BEACH, FL 33483

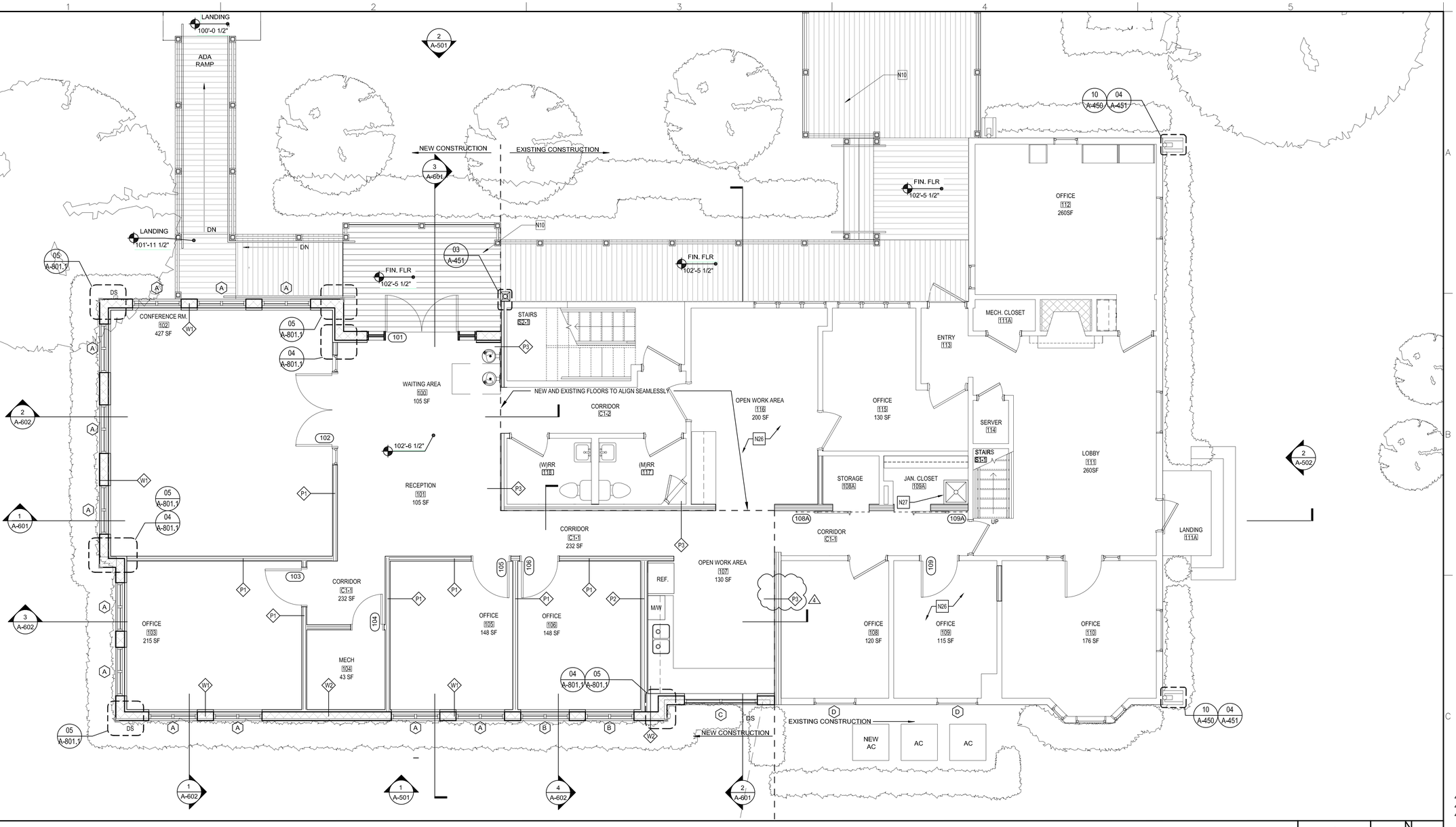
Key Plan :

DATE	REVISION
4	03 16 18 ADDENDUM 4

Date : 02/20/2018
S+A Project No : 14015
Owner Project No :
Drawn By : PW/CB
Checked By : MSC
Phase :
BID DOCUMENT SET

Sheet Title :
WALL AND PARTITION TYPES

Sheet # :
A-650



FIRST FLOOR PLAN

1

SCALE: 1/4" = 1'-0"

N

FLOOR PLAN LEGEND

NEW FILLED WALL / PARTITION

CONCRETE MASONRY UNIT

DRYWALL / STUD PARTITION

ROOM /SPACE TAG
ROOM NAME
ROOM NUMBER
ROOM AREA

DOOR TAG
MORE THAN ONE DOOR ON THIS AREA
ROOM NUMBER

NOTE: REFER TO SHEETS A-800 FOR DOOR ELEVATIONS AND SCHEDULE.

NORTH ARROW
TRUE NORTH INDICATOR

WALL/PARTITION TAG
WALL, PARTITION OR CHASE TYPE DETAIL NUMBER

POINT ELEVATION TAG
HEIGHT
DESCRIPTION OF OBJECT

WINDOW TAG
WINDOW NUMBER

NOTE: WINDOW TYPE REFER TO SHEET A-800

DETAIL TAG
DETAIL NO.
SHEET NO.
LIMITS

BUILDING SECTION TAG
SECTION NO.
SHEET NO.

WALL SECTION / DETAIL TAG
SECTION NO.
SHEET NO.

EXTERIOR ELEVATION TAG
ELEVATION NO.
SHEET NO.

INTERIOR ELEVATION TAG
ELEVATION NO.
SHEET NO.

WALL TAG

REVISION TAG
DETAIL NO.

SHEETNOTE TAG
SHEETNOTE NUMBER

KEYNOTE TAG
CSI MATERFORMAT DIVISION NUMBER

COLUMN GRID
COLUMN GRID INDICATOR

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ANY INCONSISTENCIES.
2. ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF STUDS, FACE OF CMU OR CONC. AND CENTERLINES OF COLUMNS, UNLESS OTHERWISE INDICATED. ALL DIMENSIONS TO EXISTING ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
3. INSTALL TYPICAL PARTITION FOR ALL NEW PARTITIONS UNLESS OTHERWISE INDICATED.
4. ALL WOOD IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
5. PROVIDE ALL REQUIRED BLOCKING AS NEEDED FOR BUILT IN CASEWORK, EQUIPMENT SUPPORTS, TOILET ACCESSORIES, ETC. COORDINATE WITH ALL TRADES AS REQUIRED. PROVIDE G-185 COATING FOR PT WOOD ANCHORS.
6. VERIFY SIZES OF ALL OWNER PROVIDED EQUIPMENT AND COORDINATE ALL OPENINGS, CLEARANCES, ELECTRICAL AND MECHANICAL REQUIREMENTS WITH THE OWNER PRIOR TO INSTALLATION.
7. UPON COMPLETION OF THE WORK, PROPERTY AND ADJACENT AREAS SHALL BE LEFT CLEAN AND SATISFACTORY TO THE OWNER AND THE ARCHITECT.
8. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION
9. REFER TO TYPICAL MOUNTING HEIGHTS, ENLARGED EQUIPMENT FLOOR PLAN DRAWINGS, FURNITURE AND EQUIPMENT SCHEDULES, LEGENDS AND ADDITIONAL DIMENSION AND NOTES.
10. REFER TO SIGNAGE SHEETS FOR ENLARGED SIGNAGE FLOOR PLAN DRAWINGS, SIGNAGE DETAILS AND PLACEMENT.
11. REFER TO ID SHEETS FOR ENLARGED INTERIOR DESIGN FLOOR PLAN DRAWINGS, FINISH LEGENDS, FINISH SCHEDULES, DETAILS AND LOCATIONS.

NEW CONSTRUCTION CODED NOTES

N10 NEW COMPOSITE WOOD DECK/ RAMP - REFER TO SHEET A-621 FOR DETAILS

N26 REFER TO ELECTRIC DRAWINGS FOR ALTERATIONS TO POWER & LIGHTINGIN EXISTING BUILDING IN RENOVATED AREAS

N27 NEW MOP SINK. REFER TO PLUMBING

SITE TABULAR DATA

BUILDING DATA	
PROPOSED BUILDING HEIGHT	ALLOWABLE HEIGHT: 38'-0" EXISTING BUILDING: 22'-6" ADDITION: 14'-6"
AREA OF EXISTING BUILDING	1ST FLOOR: 1800 SF 2ND FLOOR: 1120 SF
AREA OF PROPOSED ADDITION	1400 SF
TOTAL BUILDING AREA	4320 SF

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DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

DELRAY BEACH CRA OFFICE RENOVATION & ADDITION

20 N. SWINTON AVE., DELRAY BEACH, FL 33483

Key Plan :

DATE	REVISION
1 4-17-17	MEETING WITH CRA
2 4-26-17	REVIEW COMMENTS
3	03 16 18 ADDENDUM 4

Date : 02/20/2018
S+A Project No : 14015
Owner Project No :
Drawn By : PW/CB
Checked By : MSC
Phase :

BID DOCUMENT SET

Sheet Title :

FIRST FLOOR PLAN

Sheet # :

A-201

EXISTING TREE LIST

SYM	TREE NAME	DESCRIPTION	DISPOSITION
A	Mahogany Tree	30' ht. x 35' spr., 18" cal.	remain
B	Orange Jasmine	8' ht. x 6' spr.	remain
C	Bougainvillea	5' ht. x 5' spr., poor	remove
D	Crape Myrtle	6' ht., multi, poor	remain

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
EUG	Eugenia spp. Stopper	6' ht. x 2' spr. 24" o.c.	3
RAN	Randia aculeata White Indigo Berry	24" ht. x 18" spr. 24" o.c.	50

3-12-18

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- EXISTING TREES TO BE RELOCATED
- NEW LOCATION OF RELOCATED TREES

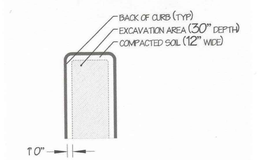
NOTE: CONTRACTOR TO MODIFY EXISTING IRRIGATION AS NECESSARY.

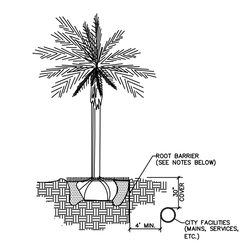
NOTE: CONTRACTOR TO FERTILIZER EXISTING TREES AS REQUIRED TO IMPROVE THEIR CONDITION.

EXCAVATION DETAIL

THE CONTRACTOR MUST ADHERE TO THE FOLLOWING:

(n) Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement (see diagram below). A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. **[Amd. Ord. 6-12 2/21/12]**

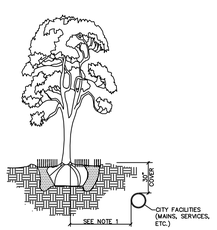




NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER LD 1.1



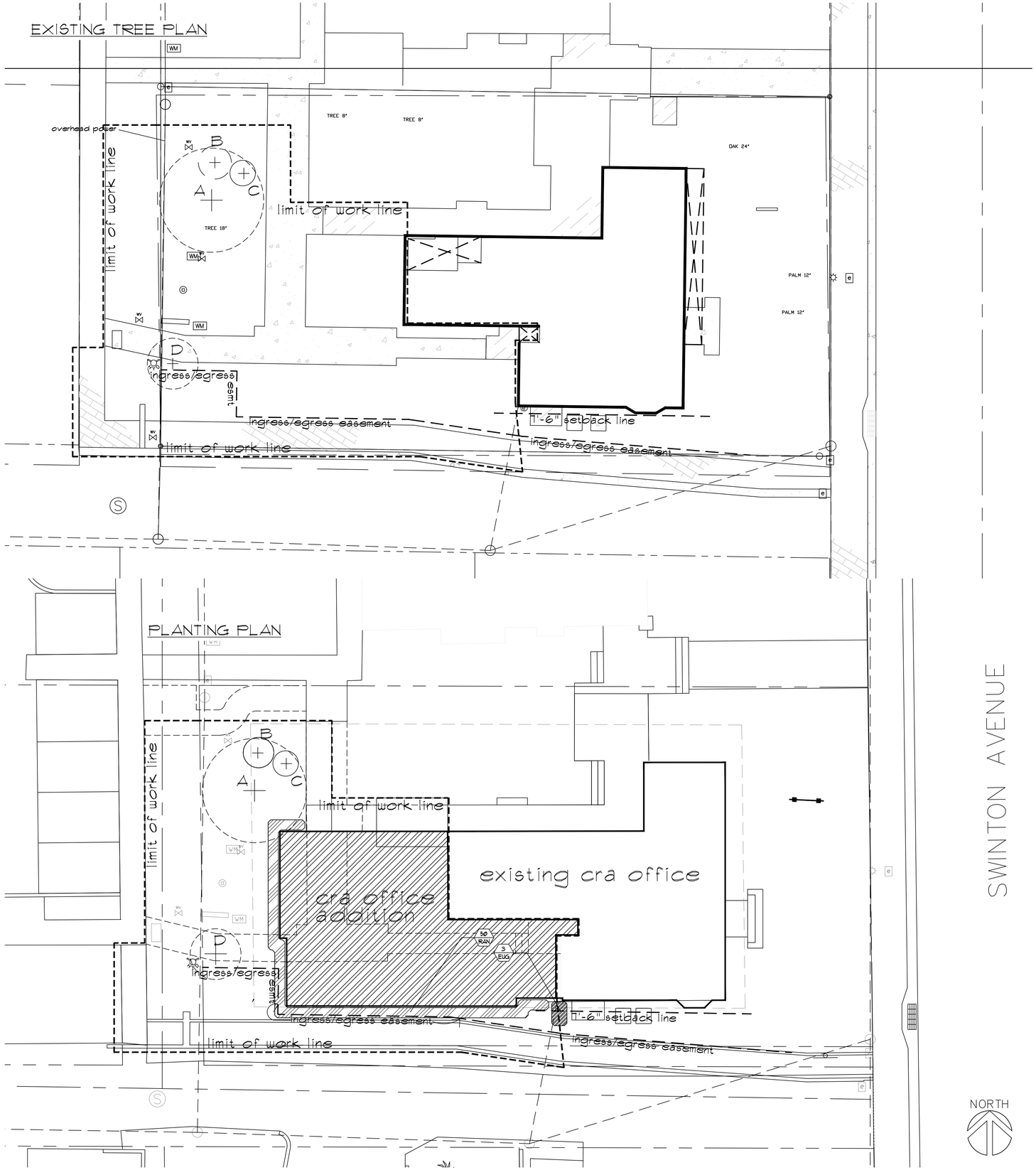
NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

NOTE:
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS LD 1.1 AND LD 1.2.

EXISTING TREE PLAN



PLANTING PLAN

SWINTON AVENUE

NORTH

permit set

project:

delray beach cra

delray beach
florida

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

sheet title:

existing tree/ planting plan

project number: 13316
date: 11-20-17
scale: 1" = 10'
drawn by: ah

revisions:

- 4-18-17 per meeting with CRA
- 4-26-17 review comments

sheet:

L-1

1 of 2 sheets

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, weeding, cleanup, maintenance and guarantee.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for said payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

△4 3-12-18

F. The Landscape Contractor will coordinate his work with all other trades at the job site.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.

B. Responsibility for Assuring Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation, coordination with other contracts or service in the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the compactness or proper proportions, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be rejected.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, burns disfiguring roots, sun-scald injuries, abrasion of the bark, plant diseases, insect pest eggs, barers, and all forms of infestations or objectionable disfigurements.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plats shall be covered to prevent wind damage during transit.

B. Sod

(1) Deliver sod on pallets with root system protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.

Submittals & Approvals

A. Written request for approval to substitute a plant species or a plants designation (B&B, WB&B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.

B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented in the project.

D. If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.

E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project.
sample and analysis of the mulch for approval by the Landscape
H. If requested by the Owner or Landscape Architect, submit a

Architect before the material is delivered and installed on the project.

I. Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these Specifications and on the Plans are not to be implemented. staking and guying methods before they are implemented in the The Landscape Architect will approve all shop drawings of

project.

J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the guarantee of plant material.

K. Submit in writing any hindrance to the timely completion of the installation.

L. Submit and Certificate of inspection of plant material as may be required by, State, local or Federal Authorities.

Substitutions:

A. When the specifies plant designation (B&B, WB&B, CG etc.), type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request, to the Landscape Architect, for a substitution along with written, documented proof that the plant designation (B&B, WB&B, CG, etc.) type grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute, before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, ant changes, if any, to the contract amount because of an approved substitute, shall be established in writing between the Owner and the Contractor before the material substitute is delivered and installed on the project.

Guarantee:

A. The guarantee shall not begin until the day final written acceptance is given.

B. All plant material, except sod,, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God".

D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

Replacement:

A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is:

(1) Not in a healthy growing condition and thus renders it below the minimum quality indicted in the Specifications.

(2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimum quality indicated in t he Specifications.

(3) It is dead.

B. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant at its initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally specifies size.

(2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement.

(3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision. In resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes:

A. The Contractor shall procure all necessary permits to accomplish all of the work.

B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted contract amount has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

"Job Site, "Project Site Etc.":

A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on of off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

On Site Observations and Inspections:

A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect.

B. If an inspection is related to completion and final acceptance, the request shall be made in writing 48 hours in advance.

C. An inspections at the growing site does not preclude the right of rejection at the project site.

D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later time.

E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor intended to take charge, direct, run or manage the implementation o the Plans and Specifications or take charge, organize or manage the Contractor while performing the scope of work indicated in these Specifications.

Plant Material

A. Plant material shall be nursery grown except:

(1) Where specified as collected material

(2) Where approved by the Landscape Architect for such plant material which is only available as a collected item from sources such as residences.

B. Except where another grade is specifically called for in the Plans, all plant material, including collected material if specified, shall be no less than Florida #1, or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from this requirement.

C. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and injuries.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcover:

a. Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2" as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	increase in proportion	60% of dia. up to 48", then decrease in proportion for larger size diameter.

b. Height: The height of plant material shall be measured from finish grade and continue up to where the main mass of the plant uniformly ends. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, branches, limbs or fronds, which extend out beyond the main mass of the plant.

E. Die-Back and Leaf Drop: plant material showing signs of die-back of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of hair roots prior to relocation

F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not effect more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be accepted.

G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project

H. Palms:

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". tying palms shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to untie Palm fronds to accommodate an owners "grand opening". The Contractor may retie the palm after the event. This untying will not affect the guarantee or represent an additional cost to the owner.

(3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.

(4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.

I. Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".

J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

Sod:

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as established by the Turf grass Producers Association of Florida Inc. The sod shall be well matted with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed).
the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been mowed at least three times with a lawn mower with final mowing not more than seven days prior to the sod being cut for placement. The sod shall be provided in commercial pad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

Planting Soil:

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand , and 50% muck) typical of the locality. The soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.

Water:

A. Potable, from municipal water supplies or other sources which are approved by a public health department.

Mulch:

A. Mulch shall be:

(1) "Floramulch" or other approved recycled mulch (approval by Landscape Architect or other governing agency)

Fertilizer:

A. New and existing Trees and Palms: Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations.

B. New and existing Shrubs, and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of ½ lb. per 1000 SF of area.

C. Annuals: Fertilize with Osmocote - Sierra blend 14-14-14 or approved equal.

D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's analysis.

E. All fertilizer shall comply with the State of Florida fertilizer laws.

Staking and Guying:

A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be attached directly to the plant material with nails. Also, battens used in staking and guying shall not be attached to the plant material with nails. Any method of staking and guying other than those indicated in the details, shall receive approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the plunging, burying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or requirement of staking or guying.

B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

EXECUTION

Inspection:

A. Utilities (Above Ground and Underground):

(1) The work area may have existing utilities, such as, but not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities have been indicated on the Plans.

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

(2) The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due to his or her additional outside services which may be necessary to prosecute repairs on a continuous "around the clock" basis until services are restored. He or she shall also provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All costs involved in the repairs and restoring disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.

(3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately in order for a decision to be made on the relocation of the work so it will clear the obstruction, if the obstruction cannot be relocated.

(4) The Contractor shall not purposefully disrupt or disconnect any type of utility whatsoever without first obtaining the written permission of the Landscape Architect. Requests for disconnection must be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

Grades:

A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.

B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH IS 1 INCH BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.

Preparation:

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

B. Spacing of Groundcover & Shrubs: The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can mature properly without growing into the other bed, walkway, structure, etc.

C. The rootballs of B&B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.

D. Subsurface Conditions: Some or all work areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. The Contractor shall be responsible for insuring adequate drainage in these areas and shall remove this existing material, as required, by such means as auguring, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival and growth.

E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residual conditions. Care shall also be used so that any final grades which have been established are not altered.

F. Excavation of Plant Holes:

(1) General:

a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant in the hole to compensate for unanticipated structures or unanticipated factors which are a conflict.

b. The excavated material from the plant holes shall not be used to backfill around the plant material. Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

Installation:

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

B. Setting of Plants:

(1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the crown of the plant and the surrounding ground surface exists. The plants shall be set vertically. After excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. When partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the roots: the ball ties shall be cut and at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil mixture.

(2) All sabal and queen palms shall be backfilled with clean thoroughly washed in during the planting operation.

(3) Water Saucer: A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and maintained in place.

(4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks. Girdling, bark slippage, limb breakage and any other damage that might occur by improper handling or negligence.

(5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected.

(6) Container grown plant material shall be carefully removed from the container so as not to disturb the root system.

C. Sod:

(1) Soil Preparation: Within 24 hours prior to placing sod, prepare the soil in the following manner:

a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 1,000 square feet.

b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil.

c. Grade the sod areas so that the top of the sod will be at finished grade after rolling and tamping.

(2) Placing Sod:

a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Avoid continuous seams along lines of water flow in swales. Place sod in rows at right angles to slope.

b. Water sod every day for a period of three weeks.

c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1,000 square feet of lawn.

d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.

(3) Maintenance of Sod:

a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.

b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as necessary.

D. Planting Beds:

(1) Spread six inches of topsoil mixture uniformly over the entire planting area.

(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area.

(3) Rotor mix, or by other approved method, to a depth of twelve inches.

(4) Fine grade to remove all trash, rocks, and debris to depth indicated.

(5) Regrade to finish grade before adding two inches mulch.

(6) Thoroughly water and firm the plants into the soil mixture.

E. Mulch:

(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.

(2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

(3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

F. Watering:

(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system, if there is one, to achieve this task. It cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material. shrubs, groundcover and sod may be watered by using the irrigation system, if there is one hand water during this period.

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be responsible for supplying water for watering, by such means as a water truck or tank.

G. Pruning and Thinning:

(1) The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of transplanting operations. Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant.

(2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during any pruning and thinning.

H. Weeding:

(1) In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, they shall be removed as directed by the Landscape Architect. This condition shall apply until final acceptance.

I. Removal of Plant Material:

(1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soil as directed by the Landscape Architect.

J. Existing Plant Material to be Relocated:

(1) All existing plant material to be relocated shall be root pruned a minimum of 90 days or for a period as determined by the Landscape Architect prior to relocation.

(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2", as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	increase in proportion	60% of dia. up to 48", then decrease in proportion for larger size diameter.

(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly.

(4) A mixture of good organic fertilizer and planting soil shall be used to refill the trench.

(5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootball before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

Cleanup:

A. Disposal of Trash: All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any paved areas including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall be thoroughly swept.

B. Excess Fill: All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additional cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.

Protection:

A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury to person or property.

B. Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall include providing protection from vehicles and providing warning signs and barricades as might be necessary and he or she shall repair, restore and replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these requirements.

Completion and Final Acceptance:

A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties, will make an inspection within 48 hours after the written notice. If all construction provided for and compensated by the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall be notified in writing of final acceptance as of the date of the final inspection.

B. If, however, the inspection mentioned in paragraph A, above, discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Owner and/or Landscape Architect will give the Contractor the necessary instructions or "punch lists". Upon correction of work, another inspection will be made which shall constitute the final inspection, provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and notify the Contractor in writing of this final acceptance as of the sate on this final inspection.

C. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Plans and Specifications including any and all "punch lists" which may be issued outlining certain items of work which were found unsatisfactory or required completion or corrective action.

D. Final acceptance shall not be given until all construction provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans and Specifications.

E. Final acceptance shall not be official until acknowledged in writing by the Owner or their representative.

F. The guarantee shall not begin until the day final acceptance is given.

Certain responsibilities prior to Final Acceptance: The following is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities.

A. The Contractor is responsible for the entire project prior to written acceptance.

B. The Contractor is responsible for safety on and off the job site.

C. Maintenance Prior to Final Acceptance:

(1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance.

(2) Plant maintenance shall include watering, mowing, edging, pruning, weeding, cultivating, repair of erosion, mulching, tightening and repairing of guys, stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucer, litter removal, and all other care needed for proper growth of the plants.

(3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional requirements.

(4) All plant material shall be weeded once a week. In the event that weeds or other undesirable vegetation becomes prevalent to such as extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect. If necessary, the plant material, mulch, sand and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.

(5) Edge and mow sod once a week.

(6) Edge and weed all shrubs, groundcover and flower beds once a week.

(7) Remove all litter once a week.

(8) Spraying and Dusting: Contractor shall do all seasonal spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Architect, prior to implementation.

(9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show uniform growth and health, shall be resodded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, refertilizing, and resodding by the Contractor at his or her expense.

(10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over planting areas or adjacent to plants without proper safeguards and protection.

(11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free of plant cuttings, debris and stains.

D. Material rejected during the course of construction shall be removed within 3 working days and replaced before an inspection for completion will be scheduled.

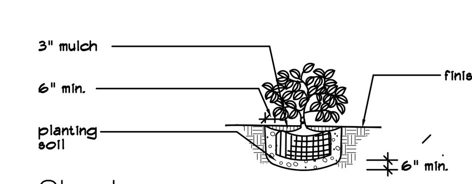
E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance and the survival and condition of all landscape items from the time a landscape item is installed until final acceptance.

F. Replacement: Replacement of plant material shall be the responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of final acceptance.

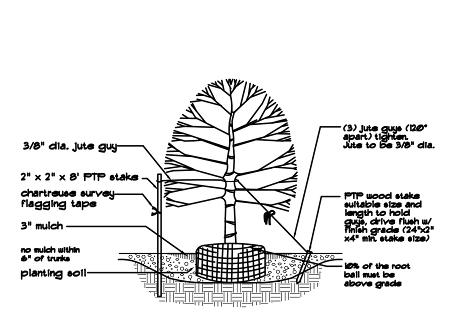
G. Rating: The rating of plant material according to Florida Grades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of final acceptance.

PLANTING DETAILS

Groundcovers

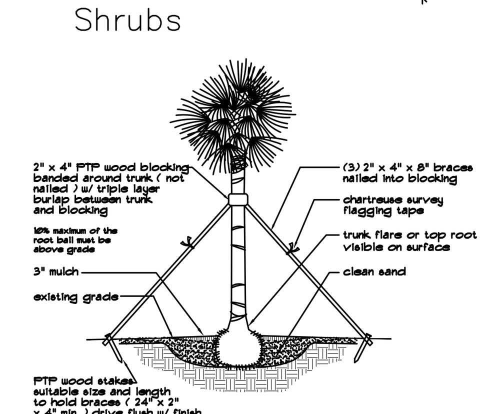


Shrubs



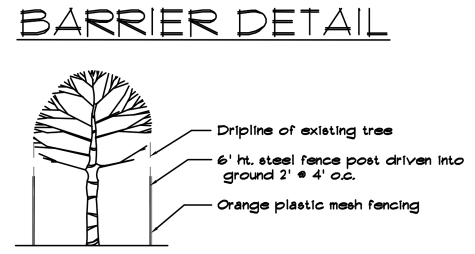
NOTE: Stake all trees up to 2" cal. @ 2 per tree. Guy all trees larger than 2" cal. All plastic nursery tape / flagging must be removed from all plants.

Trees



Straight Trunk Palms

EXISTING TREE PROTECTION BARRIER DETAIL



GENERAL NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL LANDSCAPED AREAS TO RECEIVE 150% IRRIGATION COVERAGE BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A RAIN SENSOR.
4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES. SOD QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT' S PLANTING PLANS.
7. ALL GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
8. ALL TREES AND PALMS TO BE STAKED AND GUYED.
9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", TO A DEPTH OF 3".
10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE, AND FRIABLE.
11. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
13. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE UNTIL THE TIME OF WRITTEN ACCEPTANCE.
14. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2' AND 8' ABOVE FINISHED GRADE.
15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, COUNTY, STATE) SHALL BE ERADICATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE.
17. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND FREE OF WEEDS AND DEBRIS AND EXCAVATED AS REQUIRED TO FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS.
18. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.
19. ALL PLANTING BEDS THAT ARE ADJACENT TO PAVING ARE TO BE LOWER THAN THE ADJACENT PAVING, SO THAT RUNOFF (MULCH, SOIL) FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAVING.
20. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AREA MUST HAVE A MINIMUM 3' DEPTH OF SOIL EITHER FROM EXISTING SOIL PRESENT, IF OF GOOD QUALITY, TO PROMOTE PLANT GROWTH, OR OF REPLACEMENT SOIL (50% MUCK, 50% SAND). NO ROAD ROCK, SHELL ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS.

NORTH

permit set

project:
delray beach cra
delray beach
florida

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

sheet title:
specifications
details, notes

project number: 13316
date: 11-20-17
scale: 1" = 10'
drawn by: ah

revisions:
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sheet:
L-2

FIRE PROTECTION NOTES

1. THE FIRE PROTECTION SYSTEM INSTALLATION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, NFPA 13 (2010) AND NFPA 24 REQUIREMENTS.
2. SPRINKLER SYSTEM TO BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR.
3. CONTRACTOR SHALL COORDINATE WITH STRUCTURE, CEILING GRID AND ELEVATION, AND OTHER MECHANICAL AND ELECTRICAL SERVICES BEFORE FABRICATING AND INSTALLING SPRINKLER PIPING. MAKE OFFSETS IN PIPING AS REQUIRED PER FIELD CONDITIONS. MAINTAIN 6" CLEARANCE BETWEEN PIPING AND 1 AND 2 HOUR RATED WALLS INCLUDING CORRIDOR WALLS.
4. ALL VALVES SHALL BE OF DOMESTIC MANUFACTURER, U.L. LISTED FOR FIRE PROTECTION SERVICE AND RATED FOR 175 PSI WORKING PRESSURE. PROVIDE U.L. LISTED/ FM APPROVED TAMPER SWITCHES, WHERE SHOWN, AT CONTROL VALVE LOCATIONS.
5. SPRINKLER HEADS SHALL BE U.L. LISTED AS INDICATED IN SCHEDULE RATED FOR 175 PSI WORKING PRESSURE, AND PROVIDED IN ACCORDANCE WITH SCHEDULE SHOWN ON THIS SHEET PROVIDE HEAD GUARDS ON UPRIGHT AND PENDENT SPRINKLER HEADS LOCATED IN MECHANICAL ROOMS, AND ELECTRICAL ROOMS.
6. CONTRACTOR SHALL PROVIDE FLUSHING CONNECTIONS WHERE SHOWN ON PLANS. PROVIDE A DRAIN CONNECTION FOR ALL TRAPPED SECTION OF PIPING
7. ABOVE GROUND PIPING SHALL BE ALLIED "XL" THREADABLE U.L. LISTED 1" THRU 3" AND/OR SCHEDULE 10 BLACK STEEL PIPING 2" AND UP IN SIZE DRAIN RISER SHALL BE ALLIED "XL". STEEL PIPING EXPOSED TO WEATHER, SHALL BE SCHEDULE 40 ASTM A53 GALVANIZED. PROVIDE U.L. LISTED CLASS 125 CAST IRON THREADED FITTINGS, AND/OR U.L. LISTED GROOVED MECHANICAL PIPE FITTINGS FOR SIZE UP TO 2". ALL STEEL PIPE FITTINGS 2 1/2" AND LARGER SHALL BE U.L. LISTED GROOVED MECHANICAL PIPE FITTINGS. ALL GROOVED END 90° ELBOWS SHALL BE LONG RADIUS. CONTRACTOR TO MAKE ALL NECESSARY OFFSETS PER JOB CONDITION AND INSTALL PIPING TIGHT TO STRUCTURE WHERE POSSIBLE. PIPING MATERIAL SHALL BE LISTED FOR 175 PSI WWP. ALL MATERIALS SHALL BE OF DOMESTIC MANUFACTURER AND U.L. LISTED. ALL FITTINGS SHALL BE PROVIDED BY THE SAME MANUFACTURER.
8. SPRINKLER HEADS SHALL BE A MINIMUM OF 18" ABOVE ANY FLOOR OBSTRUCTION, SHELVES OR CABINETS.
9. PRESSURE TEST ABOVE GROUND PIPING HYDROSTATICALLY AT 200 PSIG FOR 2 HOURS IN ACCORDANCE WITH NFPA-13. FLUSH OUT ALL PIPING IN ACCORDANCE WITH NFPA-13. PROVIDE TYPED AND COMPLETED NFPA-13 TEST CERTIFICATE FOR ABOVEGROUND AND UNDERGROUND PIPING.
10. CONTRACTOR SHALL INSTALL SPRINKLERS UNDER DUCTS & OTHER OBSTRUCTIONS OVER 4 FEET IN WIDTH. INSTALL IN EQUIPMENT ROOMS WITH CEILINGS.
11. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED HYDRAULIC SPRINKLER CALCULATIONS.
12. CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS TO THE CITY AND ENGINEER FOR APPROVAL, WITHIN 30 DAYS OF SIGNING CONTRACT, A MINIMUM OF 5 COPPIES OF FULLY DESCRIPTIVE, LITERATURE, INCLUDING BUT NOT LIMITED TO: SPRINKLER PIPING, AND SPRINKLER HEADS. NO WORK SHALL PROCEED WITHOUT THE APPROVAL OF THESE SUBMITTALS.

FIRE SPRINKLER HEAD SCHEDULE

SYM.	TYPE	ORIFICE SIZE	TEMP RATING	K FACTOR	COVERAGE AREA (WxL)	MODEL
●	CONCEALED	1/2"	165° F	5.6	15'x15'	MATCH EXISTING
○	UPRIGHT	1/2"	165° F	5.6	15'x15'	MATCH EXISTING

FAC 61G15 COMPLIANCE NOTES

APPLICABLE CODES AND STANDARD

1. FLORIDA BUILDING CODE, 2014 5TH EDITION.
2. FLORIDA BUILDING CODE PREVENTION CODE, 2007 EDITION
3. NFPA–13, 2010 EDITION

CLASSIFICATION FO HAZARD COCCUPANCY FOR EACH ROOM AREA

— OLIGHT HAZARD OCCUPANCIES
OFFICE SPACE

— ORDINARY HAZARD GROUP 1
STORAGE, EQUIPMENTS ROOMS

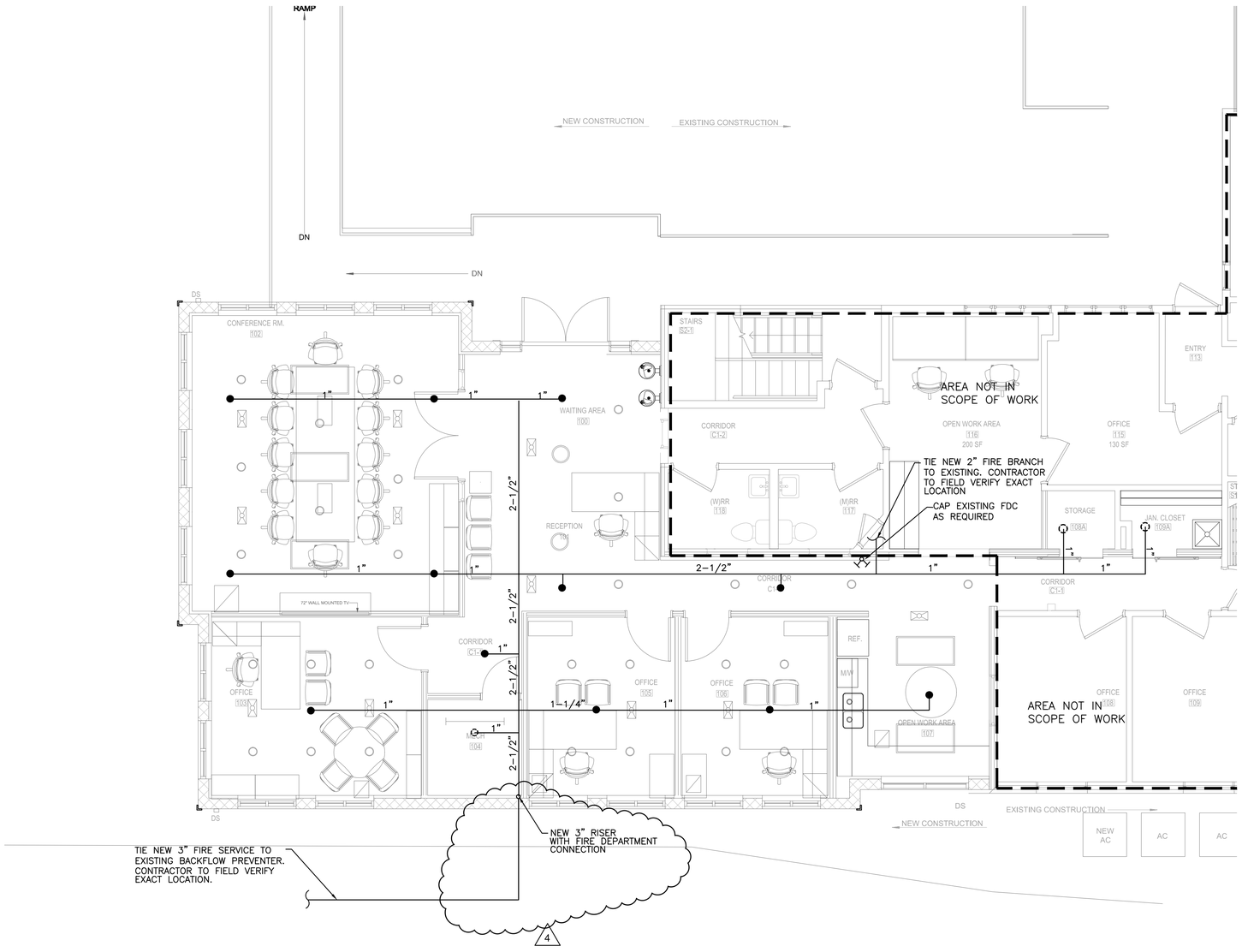
DESIGN APPROACH

LIGHT HAZARD AREAS: SPRINKLER SYSTEM SHALL BE ATTACHED AND SUPPLIED FROM MAIN SERVICE RISER AS INDICATED ON DRAWINGS. SYSTEM SHALL BE EXTENDED INTO ALL PROTECT AREAS IN ACCORDANCE WITH NFPA–13. U.L. LIGHT HAZARD LISTED AND APPROVED PENDENT AND UPRIGHT QUICK–RESPONSE STANDARD COVERAGE SPRINKLER HEADS SHALL BE PROVIDE. HEADS SHALL BE RATED AT 155°F. HYDRAULIC CALCULATION SHALL BE PERFORMED IN ACCORDANCE WITH NFPA–13, SECTION 7–2.3.3 AND IN STRICT ACCORDANCE WITH SPRINKLER HEAD LISTING. REMOTE AREA SHALL BE A MINIMUM OF 1,500 SQ. FT. DENSITY SHALL BE 0.10 GPM PER SQ. FT. MAXIMUM SPACING OF SPRINKLER HEADS SHALL NOT EXCEED MANUFACTURE'S LIGHT HAZARD SPECIFICATIONS.

ORDINARY HAZARD AREAS: SPRINKLER SYSTEM SHALL BE ATTACHED AND SUPPLIED FROM MAIN SERVICE RISER AS INDICATED ON DRAWINGS. SYSTEM SHALL BE EXTENDED INTO ALL PROTECT AREAS IN ACCORDANCE WITH NFPA–13. U.L. LIGHT HAZARD LISTED AND APPROVED PENDENT AND UPRIGHT QUICK–RESPONSE STANDARD COVERAGE SPRINKLER HEADS SHALL BE PROVIDE. HEADS SHALL BE RATED AT 155°F. HYDRAULIC CALCULATION SHALL BE PERFORMED IN ACCORDANCE WITH NFPA–13, SECTION 7–2.3.3 AND IN STRICT ACCORDANCE WITH SPRINKLER HEAD LISTING. REMOTE AREA SHALL BE A MINIMUM OF 1,500 SQ. FT. DENSITY SHALL BE 0.15 GPM PER SQ. FT. MAXIMUM SPACING OF SPRINKLER HEADS SHALL NOT EXCEED 130 SF.

FIRE PROTECTION LEGEND

———		EXISTING SPRINKLER PIPE
———		NEW SPRINKLER PIPE
●		CONCEALED SPRINKLER TO MATCH EXISTING
○		NEW UPRITHT SPRINKLER HEAD
○		EXISTING SPRINKLER HEAD TO REMAIN
⊗		EXISTING SPRINKLER HEAD TO BE REMOVE
———o	DN	PIPE DOWN
———o	DP	PIPE DROP



FIRE PROTECTION FLOOR PLAN

SCALE: 1/4" = 1'-0"

bach design engineers
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Seal :

Name :
License # :

Consultants :

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DELRAY BEACH CRA COMMUNITY REDEVELOPMENT AGENCY

DELRAY BEACH CRA OFFICE RENOVATION & ADDITION

20 N. SWINTON AVE., DELRAY BEACH, FL 33483

Key Plan :

1 ADDENDUM #4 REVISION 03–12–18

Date : 02/02/2018
S+A Project No : 14015
Owner Project No :
Drawn By : BN
Checked By : BN

Phase :

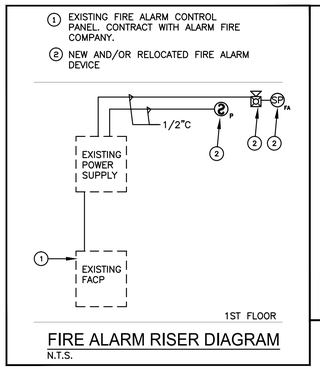
BID DOCUMENT SET

Sheet Title :

FIRE PROTECTION PLAN

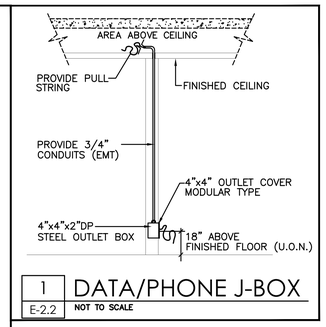
Sheet # :

FP1.1



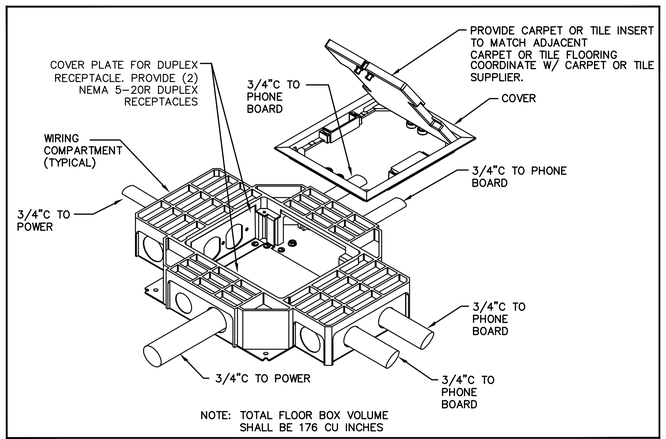
FIRE ALARM RISER DIAGRAM

N.T.S.



1 DATA/PHONE J-BOX

E-2.2 NOT TO SCALE



NOTE: TOTAL FLOOR BOX VOLUME SHALL BE 176 CU INCHES

2 TYPICAL FLOOR BOX - RECESSED IN SLAB

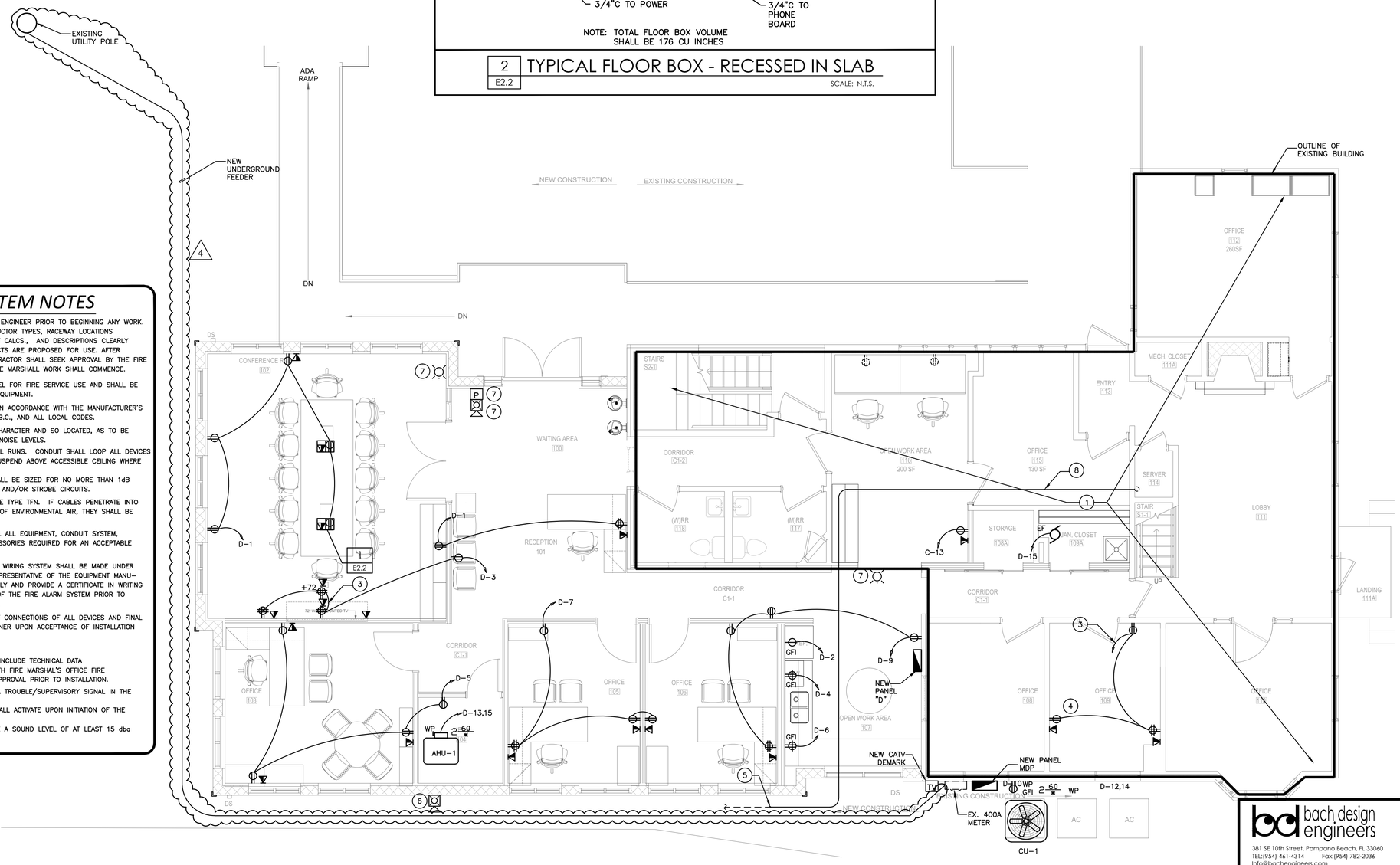
E2.2 SCALE: N.T.S.

POWER PLAN KEYNOTES

1. NO WORK IN THIS AREA UNLESS OTHERWISE NOTED.
2. 1" CONDUIT BETWEEN J-BOX.
3. EXTEND 2#12, 1#12G IN 1/2"C TO EXISTING RECEPTACLE CIRCUIT IN AREA.
4. CONTRACTOR SHALL RELOCATE EXISTING RECEPTACLES IN THIS ROOM TO MATCH LAYOUT SHOWN.
5. CONNECT TO EXISTING TELEPHONE CONDUIT.
6. RELOCATE FIRE ALARM HORN/STROBE. EXTEND EXISTING CONDUIT AND WIRE FOR COMPLETE WORKING SYSTEM.
7. NEW FIRE ALARM DEVICE. MATCH EXISTING TYPE. PROVIDE ALL HARDWARE AND SOFTWARE NECESSARY FOR A COMPLETE WORKING SYSTEM.
8. NEW 2" TELEPHONE CONDUIT.

FIRE ALARM SYSTEM NOTES

1. SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BEGINNING ANY WORK. SHOP DRAWINGS SHALL SHOW WIRE COUNTS, CONDUCTOR TYPES, RACEWAY LOCATIONS AND SIZES, EQUIPMENT CATALOG NUMBERS, BATTERY CALCS., AND DESCRIPTIONS CLEARLY HILIGHTED TO SPECIFICALLY INDICATE WHICH PRODUCTS ARE PROPOSED FOR USE. AFTER SATISFACTORY REVIEW BY THE ENGINEER, THE CONTRACTOR SHALL SEEK APPROVAL BY THE FIRE MARSHALL. AFTER SATISFACTORY REVIEW BY THE FIRE MARSHALL WORK SHALL COMMENCE.
2. ALL COMPONENTS SHALL BEAR THE U. L. LABEL FOR FIRE SERVICE USE AND SHALL BE COMPATIBLE FOR USE WITH ALL INTERCONNECTING EQUIPMENT.
3. THE COMPLETE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, N.E.C., N.F.P.A., A.D.A., ANSI, F.B.C., AND ALL LOCAL CODES.
4. HORNS AND SPEAKERS SHALL BE OF SUCH CHARACTER AND SO LOCATED, AS TO BE CLERALY HEARD THROUGHOUT AND ABOVE AMBIENT NOISE LEVELS.
5. MINIMUM CONDUIT SIZE SHALL BE 1/2" FOR ALL RUNS. CONDUIT SHALL LOOP ALL DEVICES AND RETURN TO FIRE CONTROL CONTROL PANEL. SUSPEND ABOVE ACCESSIBLE CEILING WHERE ALLOWED BY CODE.
6. ALL CONDUCTORS SHALL BE COPPER AND SHALL BE SIZED FOR NO MORE THAN 1dB LOSS. MINIMUM #18 AWG AND #14 AWG FOR HORN AND/OR STROBE CIRCUITS.
7. CONDUCTOR INSULATION FOR CABLES SHALL BE TYPE TFN. IF CABLES PENETRATE INTO OR THROUGH PLENUM AREAS USED FOR TRANSFER OF ENVIRONMENTAL AIR, THEY SHALL BE TYPE FPLP, TEFLON INSULATED TYPE.
8. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT, CONDUIT SYSTEM, CONDUCTORS, DEVICES, ETC., AND ALL OTHER ACCESSORIES REQUIRED FOR AN ACCEPTABLE AND FULLY FUNCTIONAL SYSTEM.
9. FINAL CONNECTIONS BETWEEN EQUIPMENT AND WIRING SYSTEM SHALL BE MADE UNDER DIRECT SUPERVISION OF A QUALIFIED TECHNICAL REPRESENTATIVE OF THE EQUIPMENT MANUFACTURER, WHO SHALL TEST THE SYSTEM COMPLETELY AND PROVIDE A CERTIFICATE IN WRITING AS TO THE PROPER INSTALLATION AND OPERATION OF THE FIRE ALARM SYSTEM PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM BY THE OWNER.
10. AS-BUILT DRAWINGS SHOWING POINT BY POINT CONNECTIONS OF ALL DEVICES AND FINAL EQUIPMENT LOCATIONS SHALL BE GIVEN TO THE OWNER UPON ACCEPTANCE OF INSTALLATION BY THE OWNER.
11. ALL EQUIPMENT SHALL MATCH EXISTING..
12. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, INCLUDE TECHNICAL DATA SHEETS TO BUILDING DEPARTMENT THAT COMPLY WITH FIRE MARSHAL'S OFFICE FIRE ALARM SYSTEM INSTALLATION REQUIREMENTS. FOR APPROVAL PRIOR TO INSTALLATION.
13. ALL DUCT SMOKE DETECTORS SHALL INITIATE A TROUBLE/SUPERVISORY SIGNAL IN THE FIRE ALARM SYSTEM NOT A FULL ALARM.
14. ALL FIRE ALARM VISUAL SIGNAL (STROBES) SHALL ACTIVATE UPON INITIATION OF THE GENERAL ALARM.
15. ALL FIRE ALARM AUDIBLE SIGNALS SHALL HAVE A SOUND LEVEL OF AT LEAST 15 dba ABOVE THE AVERAGE AMBIENT SOUND LEVEL.



FIRST FLOOR POWER AND SYSTEMS PLAN

SCALE: 1/4" = 1'-0"

EXISTING TO REMAIN

NEW WORK

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Viet Bach Nguyen, P.E.
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Consultants :

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DELRAY BEACH CRA COMMUNITY REDEVELOPMENT AGENCY

DELRAY BEACH CRA OFFICE RENOVATION & ADDITION

20 N. SWINTON AVE., DELRAY BEACH, FL 33483

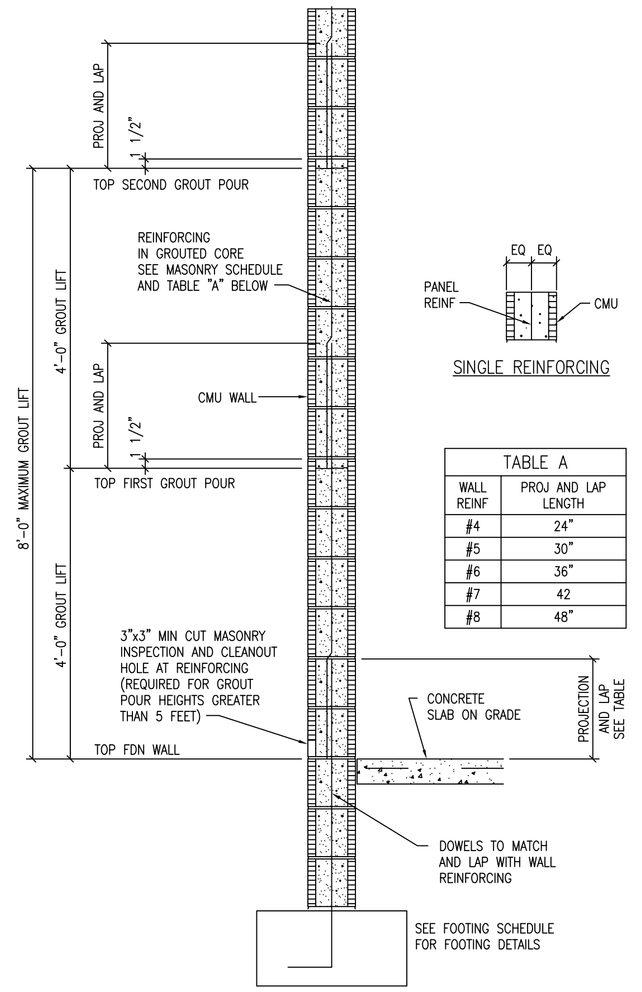
Key Plan :

1 ADDENDUM #4 REVISION 03-12-18

Date : 02/02/2018
S+A Project No : 14015
Owner Project No :
Drawn By : VICE
Checked By : MAG
Phase :
BID DOCUMENT SET

Sheet Title :
FIRST FLOOR POWER AND SYSTEMS PLAN

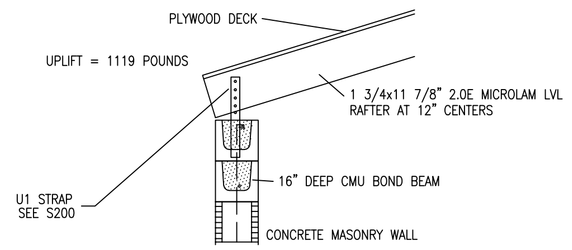
Sheet # :
E2.2



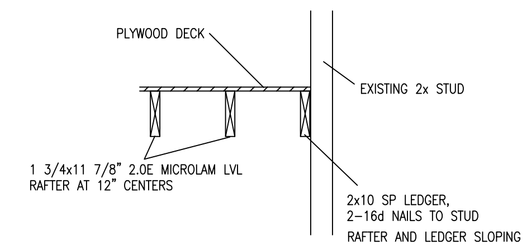
SINGLE REINFORCING

TABLE A	
WALL REINF	PROJ AND LAP LENGTH
#4	24"
#5	30"
#6	36"
#7	42
#8	48"

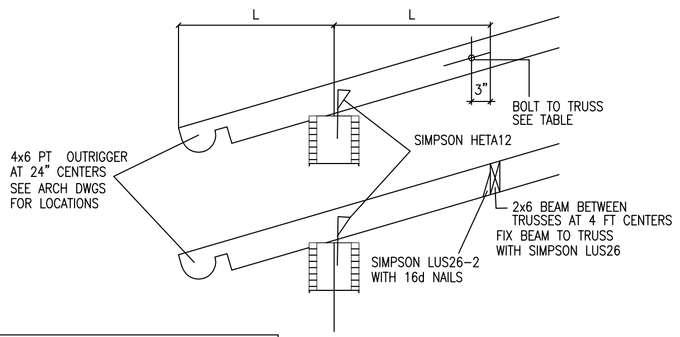
D TYPICAL REINFORCED CMU WALL
NTS



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

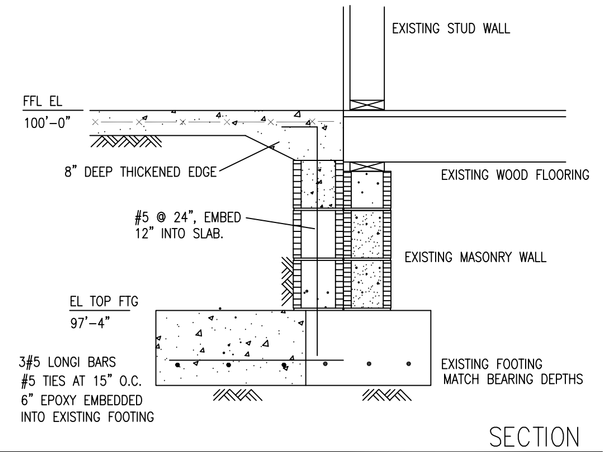


13 SECTION
3/4"=1'-0"

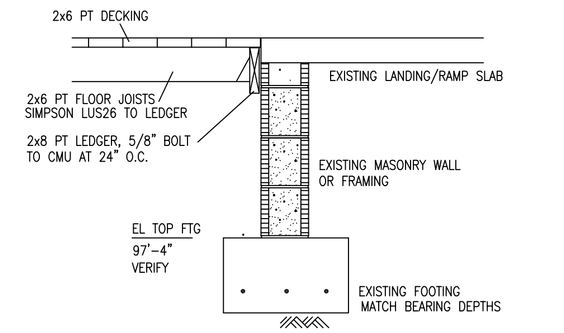


OUTRIGGER BOLTS	
L	BOLT TO TRUSS
2'-1"	1/2" DIAMETER
4'-10"	5/8" DIAMETER

E OUTRIGGER DETAILS
NTS



9 SECTION
DETAIL ADJACENT TO EXISTING BUILDING 3/4" = 1'-0"



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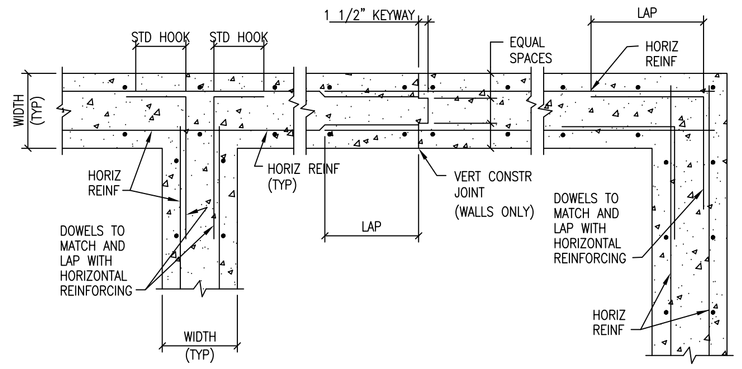
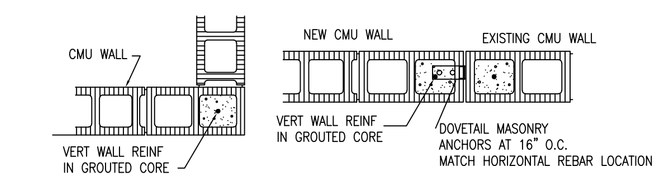
3/4" = 1'-0"

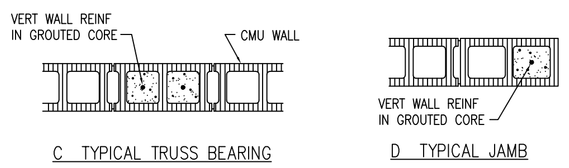


B TYPICAL CONCRETE REINFORCING
TO BE USED FOR FOOTING AND CONCRETE BEAM REINFORCEMENT LAYOUT
NTS



A TYPICAL CORNER

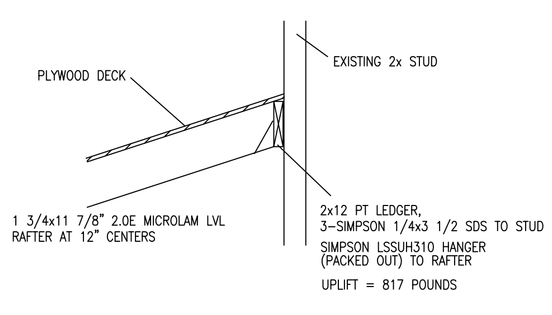
B OLD TO NEW MASONRY WALLS



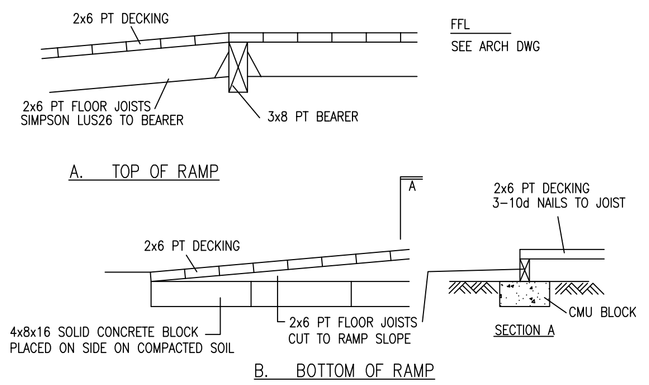
C TYPICAL TRUSS BEARING

D TYPICAL JAMB

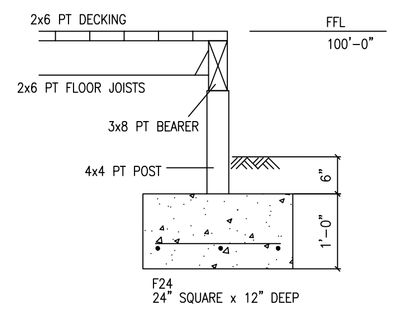
E CMU WALL DETAILS, TYP
NTS



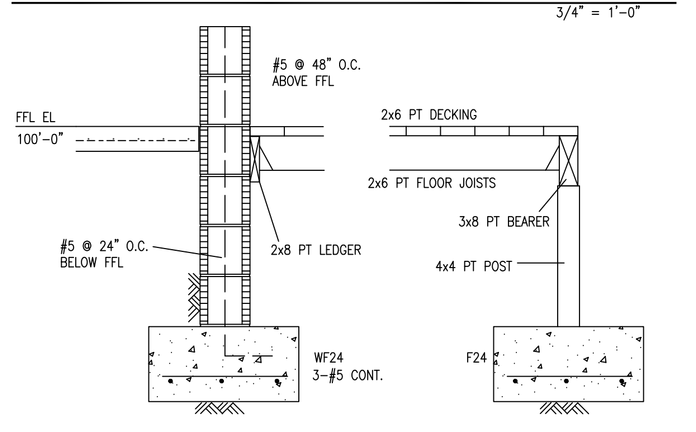
11 SECTION
3/4" = 1'-0"



5 EXTERIOR RAMP DETAILS
NTS



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



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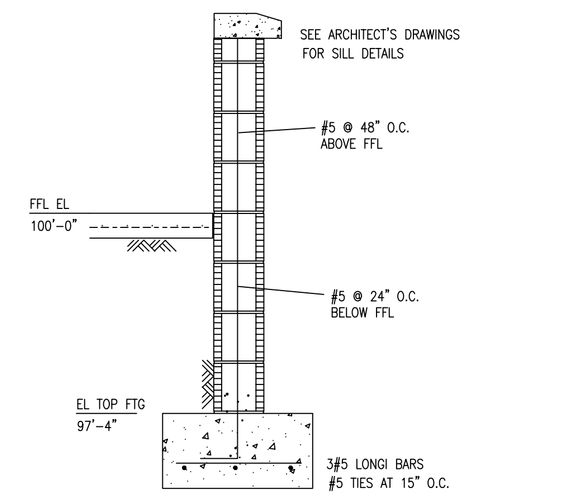
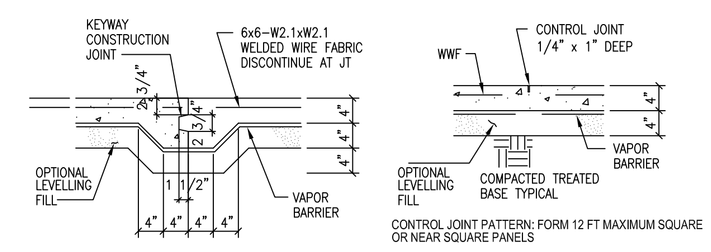
3/4" = 1'-0"



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



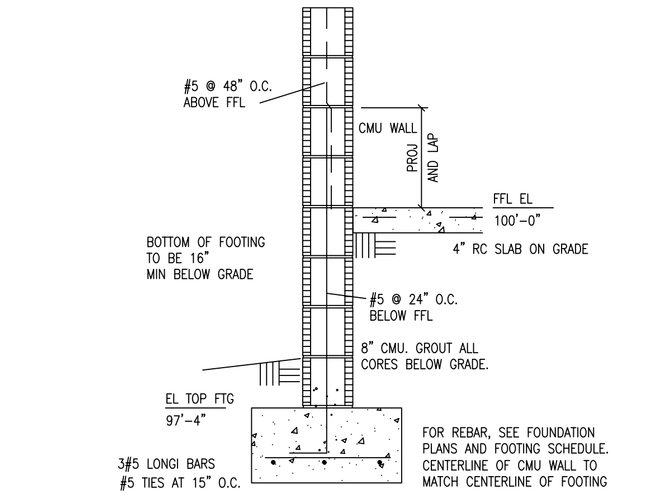
A. TYPICAL CONSTRUCTION JOINT

B. TYPICAL CONTROL JOINT

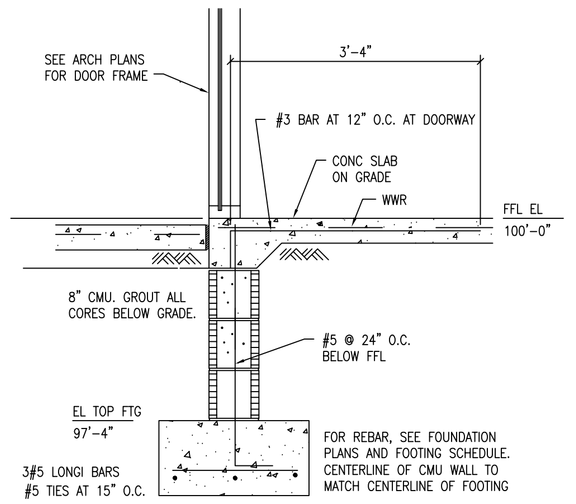
CONTROL JOINT PATTERN: FORM 12 FT MAXIMUM SQUARE OR NEAR SQUARE PANELS

NOTES:
1. WELD WIRE FABRIC TO BE DEPRESSED OR LAPPED AT ALL DEPRESSIONS.

A TYPICAL 4" CONCRETE SLAB ON GRADE
NTS



1 SECTION
NTS

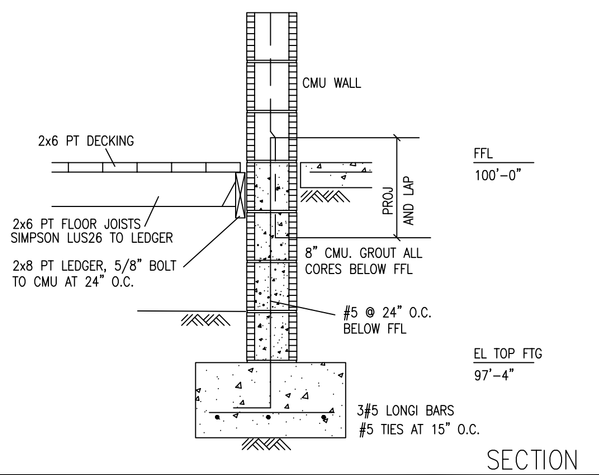


2 TYP. SLAB AT EXTERIOR DOORWAY
3/4" = 1'-0"

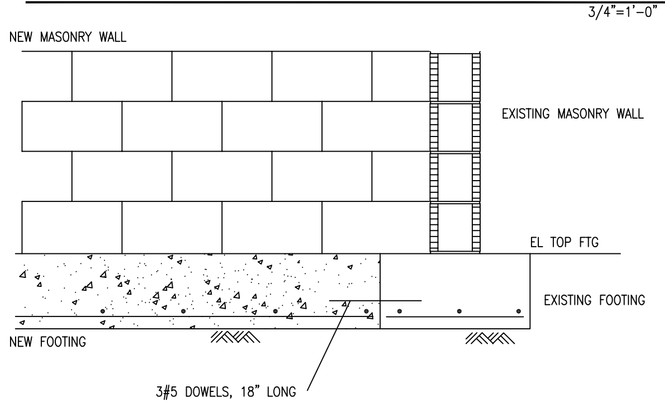
DECK FRAMING CONNECTORS

2x6 PT FLOOR JOIST	SIMPSON LUS26 TO LEDGER SIMPSON LUS26 TO 3x8 BEARER	4-10d NAILS TO JOIST 4-10d NAILS TO LEDGER/BEARER
3x8 PT BEARER	SIMPSON ACU CAP TO POST	8-16d NAILS TO BEARER 8-16d NAILS TO POST
4x4 PT POST	SIMPSON PB44 BASE TO FOOTING	12-16d NAILS TO POST EMBEDDED IN CONCRETE

ALL CONNECTORS SHALL BE GALVANIZED TO G90.
ALL FASTENERS SHALL BE GALVANIZED.



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



4 SECTION
NTS

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Certificate of Authorization # 26093

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DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

DELRAY BEACH CRA OFFICE RENOVATION

207 E. ATLANTIC AVE.
DELRAY BEACH, FL

Key Plan:

Revisions :

4 3/12/18 ADDENDA 4 REVISIONS

Date : 11/20/17

S+A Project No : 14015

Owner Project No :

Drawn By : AM

Checked By : MC

Phase :

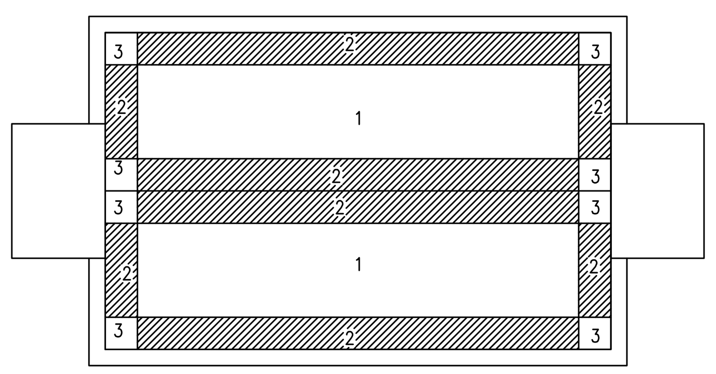
PERMIT SET

Sheet Title :

FOUNDATION DETAILS

Sheet # :

S-101



DESIGN CRITERIA

DESIGN LOADING PER FBC 2014, WIND LOADS PER ASCE 7 10

ROOF LIVE LOAD = 30 PSF
ROOF DEAD LOAD = 20 PSF
ULTIMATE WIND SPEED = 170 MPH 132 MPH ASD
RISK CATEGORY II BUILDING: ENCLOSED
WIND EXPOSURE = EXPOSURE C
WIND DIRECTIONALITY FACTOR Kd = 0.85
INTERNAL PRESSURE COEFFICIENT =+/-0.18
ULT WIND PRESSURE = 54 PSF

MEAN ROOF HEIGHT 15 FT	7 DEG < ROOF SLOPE < 27 DEGREES					
			TRIBUTARY AREA (SQ. FT.)			
AREA	ZONE		10	20	50	100
MAIN ROOF	1,2&3	PRESSURE psf	36	35	32	26
	1	SUCTION psf	-58	-57	-55	-52
	2	SUCTION psf	-101	-98	-89	-74
	3	SUCTION psf	-149	-145	-135	-117
OVERHANG	2	SUCTION psf	-127	-127	-127	-127
	3	SUCTION psf	-208	-200	-179	-143

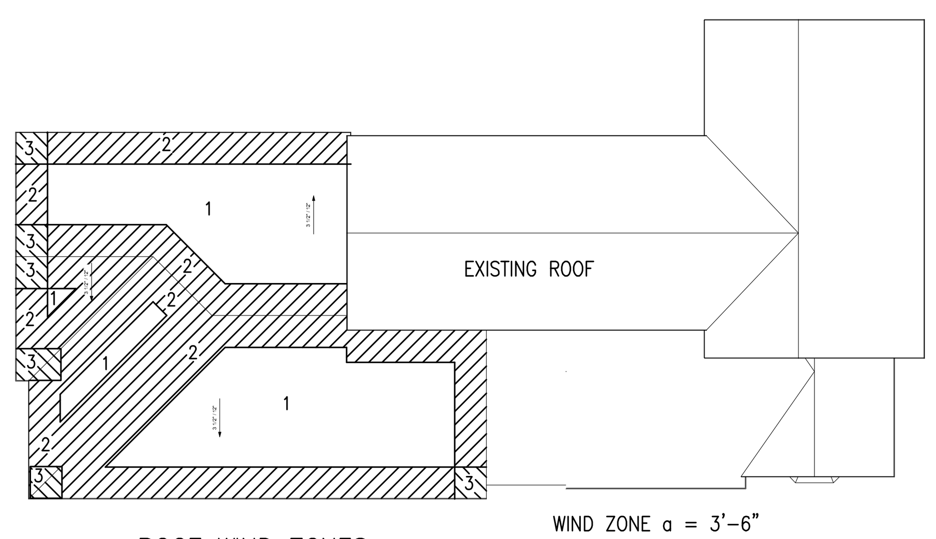
TABLE 2: GROSS ROOF CLADDING ULTIMATE WIND LOADS

EFFECTIVE AREA OF COMPONENT/ OPENING (SQ. FT.)			10	20	50	100
WALL ZONE	4&5	PRESSURE psf	63	63	62	58
	4	SUCTION psf	-63	-62	-61	-58
	5	SUCTION psf	-77	-77	-75	-71

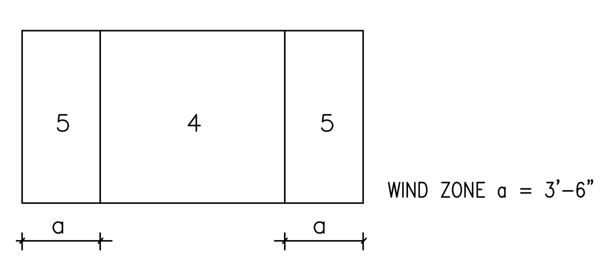
TABLE 2: ULTIMATE SUCTION/PRESSURE ON WALLS, WINDOWS AND DOORS

EFFECTIVE AREA OF COMPONENT/ OPENING (SQ. FT.)			10	20	50	100
WALL ZONE	4&5	PRESSURE psf	38	38	37	35
	4	SUCTION psf	-38	-37	-37	-35
	5	SUCTION psf	-46	-46	-45	-43

TABLE 3: SERVICE SUCTION/PRESSURE ON WALLS, WINDOWS AND DOORS



ROOF WIND ZONES:
COMPONENTS AND CLADDING DESIGN



WALL WIND ZONES: COMPONENTS AND CLADDING DESIGN

TIMBER SHEATHING

1. Roof sheathing shall conform to APA performance exterior rated panels for roof.
2. Roof sheathing shall be 19/32 inch thick structural 1, exposure 1, unless noted otherwise. Roof diaphragm sheathing shall be fastened to the supporting wood rafters as follows;
 In zones 1 and 2: 10d nails 6" centers at edges and 6" centers in field
 In zone 3; 10d nails at 4" centers at edges and 4" centers in field.
3. Provide 2x6 diaphragm chord around the perimeter of the building at the roof line uno. Fasten with 16d common nails.
4. Provide continuous blocking at roof ridges, valleys, corners, edges and all all sheathing panel edges.

MANUFACTURED METAL CONNECTORS

1. Prefabricated and manufactured metal connectors, straps, anchors, ties and hangers shall be hot dipped galvanized to conform to ASTM A525, G90, uno.
2. Where the specified connector has been substituted, the Contractor shall submit manufacturer's information that shows that the substitute is equal to, or better than, the substituted connector.

SAWN TIMBER

1. All sawn timber members used for rafters, purlins, joists and ledgers shall be Southern Pine No. 2 uno. Studs shall be Southern Pine studs. Timber shall be kiln dried with a maximum moisture content of 19% (dry service condition) Timber shall be pressure treated if in contact with concrete or masonry, or if exposed to the weather.
2. Sizes shown for sawn timber shall be the nominal size.
3. See connector schedule for connection of timber members to their supports.

4

CONCRETE

1. Reinforced concrete has been designed in accordance with the Building Code Requirements for Structural Concrete (ACI 318) by the American Concrete Institute (ACI).
2. Slabs on grade shall be constructed in accordance with the Guide for Concrete Floor and Slab Construction (ACI 302.1R).
3. Mixing, transporting, and placing of concrete shall conform to the latest edition of the Specifications for Structural Concrete for Buildings (ACI 301). In case of a discrepancy, the plans and specifications shall govern.
4. Concrete in the following areas shall have sand fine aggregate and normal weight, angular, coarse aggregates conforming to ASTM C33, and Type I Portland cement conforming to ASTM C150, to the following specs:

Location	28 Day Concrete Compressive Strength	Air Content	Water/Cement Ratio, Maximum
Footings and piers	3000 psi	Optional	0.55 no air 0.45 with air
Interior slab on grade	3000 psi	Optional	0.55 ensure proper curing
Elevated cast in place slabs, beams and columns	4000 psi	Optional	0.45

Maximum concrete slump shall be 6" without plasticizer and 9" with a plasticizer.
Maximum water/cement ratio for air entrainment (6% +/- 1%) shall be 0.45.
Pearock mixes are not to be used in slabs.

5. For heavily trafficked areas, concrete slab on grade to have attained a compressive strength of 1600 psi before traffic is allowed on the slab on grade.
6. Concrete compressive strength tests shall be performed in accordance with ASTM C39. The tests shall Copies of the test results shall be forwarded directly to the Structural Engineer.
7. Fly ash may be used as a pozzolan to replace a portion of the Portland cement in a concrete mix, subject to the approval of the Structural Engineer. Concrete mixes using fly ash shall be proportioned to account for the properties of the specific fly ash used and to account for the specific properties of the fly ash concrete thus resulting. The use of fly ash is at the option of the Contractor, not the concrete supplier.
8. Slump tests shall be made prior to the addition of plasticizer. Where concrete is placed by pumping methods, concrete for test cylinders and slump tests shall be taken at the point of final placement.
9. Place concrete in a manner so as to prevent segregation of the mix. Delay floating and troweling operations until the concrete has lost surface water sheen or all free water. Do not sprinkle free cement on the slab surface. Finishing of slab surfaces shall conform to the latest editions of ACI 302.1R and ACI 304R (Guide for Measuring, Mixing, Transporting and Placing Concrete) and the Specifications.
10. Protect the concrete surface between finishing operations on hot, dry days or any time plastic shrinkage cracks could develop by using wet burlap, plastic membranes or fogging. Protect concrete deck at all times from rain, hail, running water or other injurious effects.
11. Horizontal joints will not be permitted in concrete construction except as shown on the contract documents. Vertical joints shall occur at center of spans at locations approved by the Structural Engineer.
12. Construction joints shall be prepared by roughening the contact surface in an approved manner to a full amplitude of approximately 1/4 inch leaving the contact surface clean and free of laitance. Construction joints at locations other than that indicated on the drawings shall be submitted to the Structural Engineer for approval.
13. Conduit or pipe size (O.D.) shall not exceed 30% of the slab thickness and shall be placed midway between the top and bottom reinforcing. Concentration of conduits or pipes shall be avoided except where detailed openings are provided. See the Florida Building Code 2014, Section 1925.3. Conduits are not allowed in elevated slabs.
14. Concrete cover/protection for nonprestressed reinforcement shall conform to the following:

Cast against and permanently exposed to earth	3.00"
Exposed to earth or weather: #5 bars and smaller #6 through #18 bars	 1.50" 2.00"
Not exposed to weather or in contact with ground: Slabs, walls, joist: #11 bars and smaller	 0.75"
Beams, girders, columns: Primary reinforcement, ties, stirrups, spirals	 1.50"

15. No unprotected aluminum shall be embedded in any concrete.
16. No holes or openings through foundation walls and/or footings without Structural Engineer's approval.
17. Provide 3/4 inch chamfers on all exposed corners of concrete except those abutting masonry.

REINFORCING STEEL

1. Reinforcing bar detailing, fabricating, and placing shall conform to the latest edition of the following standards: Specifications for Structural Concrete for Buildings (ACI 301), ACI Detailing Manual (SP66) The latest editions of Concrete Reinforcing Steel Institute's Reinforcing Bar Detailing and Placing Reinforcing Bars may also be used.
2. Reinforcing steel shall be deformed bars of new billet steel conforming to ASTM A615 and shall have a minimum yield strength of 60,000 psi.
3. Provide specified bar chairs and spacers as required to maintain concrete protection specified.
4. Reinforcement bars shall not be tack welded, welded, heated or cut unless indicated on the contract documents or approved by the Structural Engineer. Reinforcing steel shall not be field bent.
5. Reinforcing steel which is to be welded shall be reinforcement conforming to ASTM A706 "Low-Alloy Steel Deformed Bars for Concrete Reinforcement".
6. Welding of reinforcement bars, when approved by the Structural Engineer, shall conform to the latest edition of American Welding Society Standard D1.4. Electrodes for shop and field welding of reinforcement bars shall conform to ASTM A233, Class E90XX.
7. Welded wire fabric shall be smooth wire fabric conforming to ASTM A185 unless otherwise noted. Welded wire fabric in slabs on grade shall be placed 2 inches down from the top of the slab unless otherwise noted.
8. Lap to reinforcing bars shall be 48x bar diameter typically.

COLD FORMED STEEL

1. Cold formed (light gauge) steel members shall be detailed and fabricated in accordance with the AISC Specification for the Design of Cold formed Steel Structural Members, latest edition.
2. Splicing of axially loaded members is not permitted. Studs and accessories shall conform to the requirements of ASTM A-653, minimum yield stress 33 ksi, and shall be designed by manufacturer/supplier.
3. Studs shall be braced in accordance with the manufacturer's specifications but not less than at four foot centers vertically.

GENERAL STRUCTURAL NOTES

GENERAL

1. The Structural Drawings shall be read in conjunction with the other Contract Documents which include, but are not limited to, Architectural, Site, Civil, Electrical and Mechanical Drawings, and the Specifications. Report any discrepancies between Contract Documents to the Architect before proceeding.
2. These general notes are to be read in conjunction with the notes on other structural drawings.
3. All work shall be in accordance with the 2014 Florida Building Code, FBC, 5th Edition. All referenced standards and codes shall be as listed in the Florida Building Code 2014.
4. The structure has been designed for the in-service loads only. The methods, procedures, and sequences of construction are the responsibility of the Contractor. The Contractor shall provide and maintain all temporary systems to ensure the integrity of the structure at all stages of construction. All work shall be performed without damage to adjacent existing work.
5. Refer items on the structural drawings requiring clarifications to the Architect and Structural Engineer. Do NOT use scaled dimensions. In case of a discrepancy between dimensions and/or details on the contract documents, relating to new or existing construction, please notify the Architect and Engineer before proceeding.
6. Cover no work until the appropriate inspection has been completed.
7. Bidders for specialty and pre-engineered systems shall provide all components of these system, per the design criteria, that is most cost effective to the Owner. All clarifications must be obtained before bidding. The structural and architectural drawings show the intent of these pre-engineered, specialty systems. Any deviations from the structural and architectural drawings shall be reported to the structural EOR for adjustment of the Contract documents.
8. All specialty and pre-engineered systems shall be designed for the loads & load combinations of FBC 2014. The Specialty Engineer is responsible for structural design of the actual system provided and shall sign and seal the final design calculations and drawings submitted to the EOR and Building Department for approval. The Owner and Contractor are responsible for non-structural design approval of the actual system provided.
9. The Specialty Engineer shall be a Florida licensed Professional Engineer.

COORDINATION WITH OTHER TRADES

1. Where new work is to be fitted to old work, the Contractor shall check all dimensions and conditions in the field, and report any errors or discrepancies to the Structural Engineer prior to the fabrication and erection of any new members. The contractor has the responsibility for the correctness and fit of the new parts to the old part.
2. The Contractor shall coordinate and check all dimensions relating to architectural finishes, structural framing, mechanical openings, equipment, etc. The Structural Engineer and Architect shall be notified of any discrepancies before proceeding with work in any area under question.
4. The Contractor shall relocate all mechanical piping, ducts, equipment, electrical conduits, wiring and plumbing as indicated which interfere with the proposed construction. Service shall be maintained to all equipment which is served by mechanical, electrical or plumbing conduit being relocated.
7. The Contractor shall install all permanent truss bracing as shown on the Truss Manufacturer's shop drawings.
11. All mechanical and electrical systems and their supports and attachments to the structure documented on the structural drawings are the responsibility of the specifying consultants, manufacturers and suppliers. Shop drawings shall show the attachment of these systems and their supports to the structure and all weights and dimensions of these systems.

FOUNDATIONS

1. Foundation excavations and soil related work shall be performed in accordance with the geotechnical report.
2. Foundation conditions noted during construction, which differ from those described in the geotechnical report shall be reported to the Structural Engineer before further construction is attempted.
3. Foundations and soils related work shall be inspected by a Licensed Geotechnical Engineer.
4. Excavations for spread footings, combined footings, continuous footings and/or mat foundations shall be cleaned and hand tamped to a uniform surface. If footings cannot be placed the same day excavations are opened, adequately protect the exposed material from detrimental change in conditions such as rain, disturbance or freezing. Surface runoff shall not be allowed to enter the excavation.
5. Contractor to verify dimensions, elevations and condition at every existing footing that will be used for new construction. Existing footing dimensions must correspond to those shown on plans. Contractor shall report any discrepancies to the Structural Engineer.
6. All abandoned footings, utilities, etc., that interfere with new construction shall be removed.
7. Earth forming of footings and slab on grade is not allowed.

Allowable soil bearing capacity = 2500 PSF Modulus of subgrade reaction = 150 PCI

SHOP DRAWINGS

1. Submit shop drawings in a timely manner allowing adequate time for processing. Submit shop drawings for processing before fabricating.
2. All shop drawings must bear evidence of the Contractor's review and approval prior to submission to the Architect and/or Engineer.
3. The Contractor/Fabricator is responsible for all materials, quantities and dimensions shown on the shop drawings, and for the methods employed to erect these materials. Review by the Engineer shall be for design conformance only.
4. Substitutions shown on the shop drawings shall be of at least equal quality to the items specified in the Contract Documents and shall be at no extra cost to the Owner, unless prior written approval is obtained from the Architect and/or Engineer. Such approval shall be submitted with the shop drawings. The Contractor's review and forwarding of the shop drawings to the Architect/Engineer indicates the Contractor's approval and acceptance of all substitutions and/or changes submitted.
5. Concrete/ masonry shops shall detail all reinforcing steel in the concrete/ masonry construction, including all bent bars, vertical reinforcing and horizontal bond beam reinforcing. Submit plans, elevations and sections to clearly show all reinforcement fit and layout.
6. When a computer generated output is submitted for an item's design, the designer shall submit
 a. the name of the computer program used,
 b. the design assumptions used, and
 c. a summary of the output, indicating clearly the the conclusion(s) derived. Submission of computer generated outputs, without the clarifications above, may be returned unchecked.
6. Shop drawings for pre-engineered or specialty systems shall be signed, sealed and dated by the Florida licensed Professional Engineer responsible for their preparation.
7. The Specialty Engineer shall design for criteria shown on the structural construction drawings. If the design criteria is unclear, contact the Engineer of Record before proceeding with a design.

MASONRY

1. Structural masonry has been designed in accordance with the ACI Building Code Requirements for Masonry Structures (ACI 530/ASCE 5.
2. Concrete masonry construction shall conform to the ACI Specification for Masonry Structures (ACI 530.1/ASCE 6).
3. Concrete masonry construction shall have a minimum compressive strength (f'm) of 1900 psi at 28 days. Mortar shall be type S for interior non-load bearing walls. For all load bearing walls, mortar shall be type M or S proportioned in accordance with ASTM C270, with a 28 day compressive strength of 2150 psi minimum. Portland cement-lime without air entrainment shall be used in the mortar mix.
4. Masonry grout shall be a high slump mix having a minimum 28 day compressive strength of 2500 psi. Grout to conform to ASTM C-476. Concrete shall not be used in lieu of masonry grout.
5. Lap splices in reinforcing bars to be 48x bar diameter. See typical reinforced cmu wall detail.
6. Provide hot-dipped, 9 gauge min., ladder type horizontal joint reinforcement at 16" o.c. vertically unless otherwise noted, or at 8" spacing at the following locations:
 a. two bed joints above and below all openings, extending reinforcement a minimum 24" each side of opening.
 b. in parapets above the roof line,
 c. in all masonry walls below finish grade.
7. Masonry reinforcement shall extend from footing to tie, or bond, beam at top of wall (i.e to top of the parapet, typ).
8. Concrete masonry shall be laid in a running bond pattern.

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Certificate of Authorization # 26093

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DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

DELRAY BEACH
CRA OFFICE
RENOVATION

207 E. ATLANTIC AVE.
DELRAY BEACH, FL

Key Plan:

Revisions :
4 3/12/18 ADDENDA 4 REVISIONS

Date : 11/20/17
S+A Project No : 14015
Owner Project No :
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PERMIT SET

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S-001