

ABBREVIATIONS

AB	ANCHOR BOLT
ACC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AL. ALUM	ALUMINUM
∠	ANGLE
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
BUR	BUILT UP ROOFING
CCTV	CLOSED CIRCUIT TELEVISION
CG	CORNER GUARD
CLG	CEILING
CJ	CONTROL JOINT
CLO	CLOSET
COL	COLUMN
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
E.O.	EDGE OF
EA	EACH
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
EJ	EXPANSION JOINT
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
F.O.	FACE OF
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FIN.	FINISHED
FL	FLOOR (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING
GB	GRAB BAR
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
HC	HOLLOW CORE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING / VENTILATING / AIR COND.
ID	INSIDE DIAMETER
IN	INCH
INV	INVERT
JT	JOINT
LAV	LAVATORY
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
MAX	MAXIMUM
MECH	MECHANICAL
MNH	MANHOLE
MFR	MANUFACTURE (ER)
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OF	OVERFLOW SCUPPER
PEMB	PRE-ENGINEERED MANUFACTURED BUILDING
PL	PLATE
PL	PROPERTY LINE
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
R	RADIUS
RA	RETURN AIR
RCG	RECESSED CORNER GUARD
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REF	REFRIGERATOR
REV	REVISION (S), REVISED
REQD	REQUIRED
ROOM	ROOM
RO	ROUGH OPENING
RSF	ROOF SCUPPER
SB	SPLASH BLOCK
SC	SOLID CORE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION (S)
SPKR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMITTANCE COEFFICIENT
STD	STANDARD
STL	STEEL
STO	STORAGE
TB	TOWEL BAR
THR	THRESHOLD
TPO	TOILET PAPER DISPENSER
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UR	URINAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VOL	VOLUME
WI	WITH
WO	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WWF	WELDED WIRE FABRIC
YD	YARD

J3CS PROPERTIES SHELL BUILDING

7211 WAELTI DRIVE MELBOURNE, FL 32940

CONSTRUCTION DOCUMENTS FOR PERMIT



CONTACT INFORMATION

OWNER	CIVIL/LANDSCAPE/STRUCT.	ARCHITECT	M/P/E	CONTRACTOR
J3CS PROPERTIES, LLC 6630 STILL POINT DRIVE MELBOURNE, FL 32940 PHONE NUMBER CONTACT: CARMINE SILANO CONTACT CARMINE@CHEERSOUNDS.COM	 P.O. BOX 121094 WEST MELBOURNE, FL 32912 321-5344-8177 CONTACT: STEVE MONROE CONTACT STEVE@MONROE-ENGINEERING.COM	 WWW.ARCHITECTSRZK.COM 600 FLORIDA AVENUE, SUITE 201 COCOA, FL 32922 321-631-8039 CONTACT: JOHN ZWICK JOHN.ZWICK@ARCHITECTSRZK.COM	 WWW.DDC-ENGINEERING.COM 4083 S. US HIGHWAY 1, SUITE 101 ROCKLEDGE, FLORIDA 32955 321-633-4522 CONTACT: DAVID DASILVA DASILVA.DAVID@DDC-ENGINEERS.COM	 321-288-7218 CONTACT: MIKE HAMPTON MIKE@PONDSC.COM

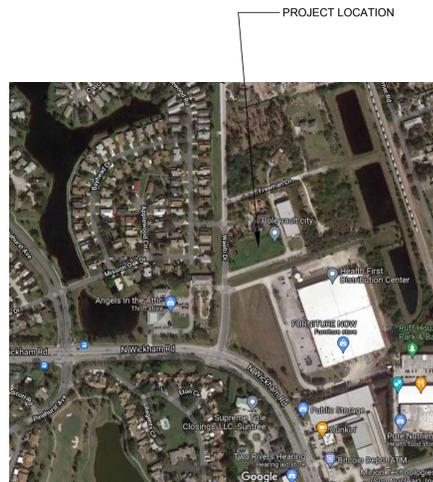
BID ALTERNATES

THROUGHOUT THIS PROJECT ARE VARIOUS ALTERNATES FOR EACH DISCIPLINE (ARCHITECTURAL MECHANICAL, PLUMBING AND ELECTRICAL).
REVIEW AND IDENTIFY ALL OF THESE ALTERNATES AND PRICE THEM ACCORDINGLY.

THERE ARE CURRENTLY NO BID ALTERNATES FOR THIS PROJECT.

SEE OTHER DISCIPLINES FOR OTHER ALTERNATES.

VICINITY MAP



PRODUCT APPROVALS

HOLLOW METAL DOOR AND FRAME	FL14022-R7
STOREFRONT FRAME	FL8787-R12
STOREFRONT DOOR	FL8786-R12
COILING DOOR	FL16113-R5
EIFS SYSTEM	FL 2030.7-R12
FLAT ROOF	FL 5293.1-R56

DEFERRED SUBMITTALS

THE FOLLOWING DEFERRED SUBMITTALS ARE ALLOWED PER FBC [B] 107.3.4.1.
PRE-ENGINEERED MANUFACTURED BUILDING SEE PEMB DRAWINGS

FUTURE/SEPARATE PERMITS

THE FOLLOWING EQUIPMENT/SYSTEM FALLS UNDER A FUTURE OR SEPARATE PERMIT:
• FIRE ALARM ENGINEERING
• FIRE SPRINKLER SYSTEM ENGINEERING

DRAWING LIST

REVISIONS	DESCRIPTION
18-00	COVER SHEET
18-01	CIVIL DRAWINGS (SEE CIVIL COVER SHEET)
18-02	NOT USED
18-10	NOT USED
18-11	NOT USED
18-20	NOT USED
A-1-0	LIFE SAFETY SITE PLAN
A-1-1	PUBLIC SAFETY RADIO TEST FLOOR PLAN
A-1-2	LIFE SAFETY PLAN
A-1-3	DIMENSION PLAN
A-1-4	REFERENCE PLAN
A-1-5	NOT USED
A-2-0	NOT USED
A-2-1	REFLECTED CEILING PLAN
A-2-2	ROOF PLANS AND DETAILS
A-3-0	EXTERIOR ELEVATIONS
A-4-0	BUILDING SECTIONS
A-5-0	WALL SECTIONS
A-6-0	WALL SECTIONS
A-7-0	NOT USED
A-7-1	NOT USED
A-7-2	NOT USED
A-8-0	DOOR-FRAME TYPES AND HARDWARE SETS
A-8-1	WINDOW TYPES
A-8-2	DOOR AND WINDOW DETAILS
A-9-0	NOT USED
A-9-1	NOT USED
A-10-0	WALL TYPES
A-10-1	NOT USED
SP-1-0	SPECIFICATIONS
SP-1-1	SPECIFICATIONS
SP-1-2	SPECIFICATIONS
SP-1-3	SPECIFICATIONS
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	STRUCTURAL DETAILS
S-4	ENTRY ROOF AND FACADE PLANS
M-1	MECHANICAL LEGEND, SCHEDULES AND DETAILS
M-2	MECHANICAL PLAN
M-3	MECHANICAL DETAILS
M-5	MECHANICAL SPECIFICATIONS
P-1	PLUMBING LEGEND AND SPECIFICATIONS
P-2	PLUMBING SEWER PLAN
P-3	PLUMBING WATER PLAN
FR-1	FIRE PROTECTION
FP-2	FIRE PROTECTION SITE PLAN
FP-2	FIRE PROTECTION PLAN
E-1	ELECTRICAL
E-2	ELECTRICAL LEGEND AND SPECIFICATIONS
E-3	ELECTRICAL SITE PLAN
E-4	ELECTRICAL LIGHTING PLAN
E-5	ELECTRICAL POWER PLAN
E-6	ELECTRICAL DETAILS AND SCHEDULES
E-6	ELECTRICAL RISER DIAGRAMS

SUPPLEMENTAL DRAWINGS INCLUDED FOR REFERENCE ONLY

PRE-ENGINEERED MANUFACTURED BUILDING DRAWING PACKAGE	LUDWIG BUILDINGS ENTERPRISES, LLC P. 504-733-6260 E: MIKE HAMPTON E: MIKE@PONDSCS.COM	
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PROJECT SUMMARY

THIS PROJECT CONSISTS OF A NEW 14,000 SF PRE-ENGINEERED BUILDING FOR SHELL FACILITY.

COMPLIANCE STATEMENT

TO THE BEST OF OUR KNOWLEDGE THESE DOCUMENTS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND 833 FLORIDA STATUTES.

GENERAL NOTES

- THE DRAWINGS ARE NOT VALID FOR PERMIT/CONSTRUCTION WITHOUT A WET OR ELECTRONIC SIGNATURE OVER ARCHITECT'S/ENGINEER'S SEAL.
- ALL GRAPHIC SCALES INDICATED ON THE DRAWINGS ARE FOR 24"x36" PAGE SIZE ONLY.
- THESE DRAWINGS ARE DESIGNED USING COLOR AND RECOMMEND PRINTING THEM AS SUCH. DETAILS SHALL APPLY TO ALL SIMILAR CONDITIONS UNLESS A DIFFERENT DETAIL IS SHOWN.
- THE ARRANGEMENT OF DRAWINGS IS FOR CLARITY ONLY AND SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY THAT TRADE. THE CONTRACTOR MAY SUBCONTRACT THE WORK IN SUCH DIVISION AS HE SEES FIT AND IS ULTIMATELY RESPONSIBLE FOR FURNISHING ALL WORK ON THE DRAWINGS.
- THIS PROJECT MAY INCLUDE VARIOUS ALTERNATES FOR EACH DISCIPLINE (ARCHITECTURAL MECHANICAL, PLUMBING AND ELECTRICAL). REVIEW AND IDENTIFY ALL OF THESE ALTERNATES AND PRICE THEM ACCORDINGLY. SEE OTHER DISCIPLINES FOR OTHER ALTERNATES.
- SEE SPECIFICATION SECTIONS 00 00 00 AND 01 00 00 FOR ADDITIONAL INFORMATION.

GENERAL SYMBOLS LIST

	DIRECTION VIEWED		SPECIFIC NOTE IDENTIFIER
	DETAIL DESIGNATION		ROOM FINISH TAG (SEE ROOM FINISH SCHEDULE)
	SHEET NUMBER		WINDOW TAG
	SECTION CUT IDENTIFIER		DOOR TAG
	INT. ELEVATION LETTER		TOILET ACC. TAG (SEE ACC. LEGEND)
	DETAIL DESIGNATION		WALL TAG (SEE WALL LEGEND)
	SHEET NUMBER		MATERIAL TAG (SEE SPECS)
	INTERIOR ELEVATION IDENTIFIER		REVISION TAGS
	PLAN DETAIL IDENTIFIER		

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SUBMITTALS

PROGRESS SET	11/11/21
CONSTRUCTION DOCS FOR BID/PERMIT	06/23/23
PERMIT COMMENT REVISIONS	10/10/23
OWNER REVISIONS (CONVERT TO SHELL)	07/03/24

J3CS PROPERTIES
SHELL BUILDING

7211 WAELTI DRIVE
MELBOURNE, FL 32940

DRAWING TITLE:
COVER SHEET



JOHN C. ZWICK, R.A.
FL. REG. AR0009527

JOB NO.: 2021.32

DRAWN BY: CNK

CHECKED BY: JCZ

DRAWING NO.:

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SHELL BUILDING

7211 WAELTI DRIVE
MELBOURNE, FL 32940

DRAWING TITLE:

LIFE SAFETY SITE PLAN



JOHN C. ZWICK, R.A.
FL. REG. AR0009527

JOB NO.: 2021.32
DRAWN BY: CNK
CHECKED BY: JCZ

DRAWING NO.:

LS-1.0

DESIGNED TO PRINT IN COLOR

LIFE SAFETY SITE PLAN NOTES

- BASED ON THE DISTANCES SHOWN, SEE TABLE BELOW, ALL EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE RATED.
- ADA EGRESS/INGRESS PATHS ARE IDENTIFIED ON THIS PLAN AS WELL AS THE EXTERIOR LIGHTING OF ALL AREAS ADJACENT TO THE BUILDING.
- INDICATES ADA / PERSONAL EGRESS / INGRESS
- INDICATES SECONDARY EGRESS / INGRESS
- INDICATES EXTERIOR BUILDING LIGHTING

LIFE SAFETY / CODE COMPLIANCE NOTES

APPLICABLE CODES

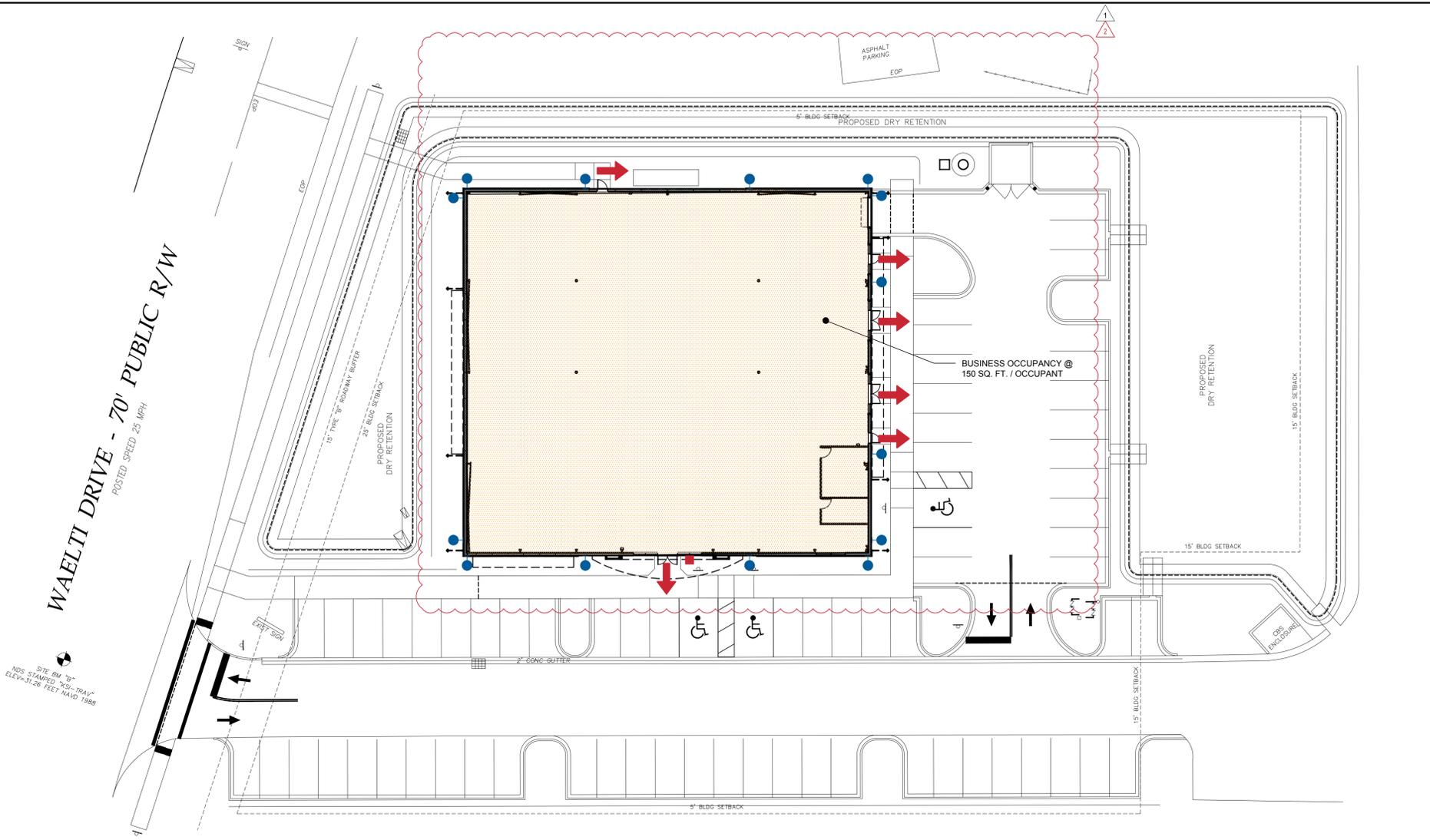
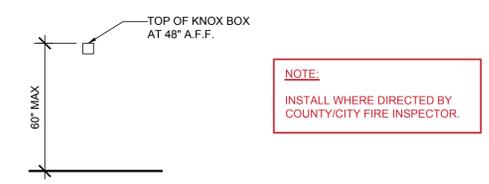
FBC	FLORIDA BUILDING CODE 7TH EDITION
FBC-A	FBC ACCESSIBILITY CODE 7TH EDITION
FBC-M	FBC MECHANICAL CODE 7TH EDITION
FBC-E	FBC ELECTRICAL CODE 7TH EDITION
FBC-EC	FBC ENERGY CONSERVATION CODE 7TH EDITION
FBC-P	FBC PLUMBING CODE 7TH EDITION
FBC-F	FBC FUEL GAS CODE 7TH EDITION
FFPC	FLORIDA FIRE PREVENTION CODE 7TH EDITION (W / FLORIDA NFPA 101)

BUILDING SEPARATION

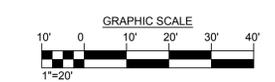
FBC TABLE 602:
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASE ON FIRE SEPARATION

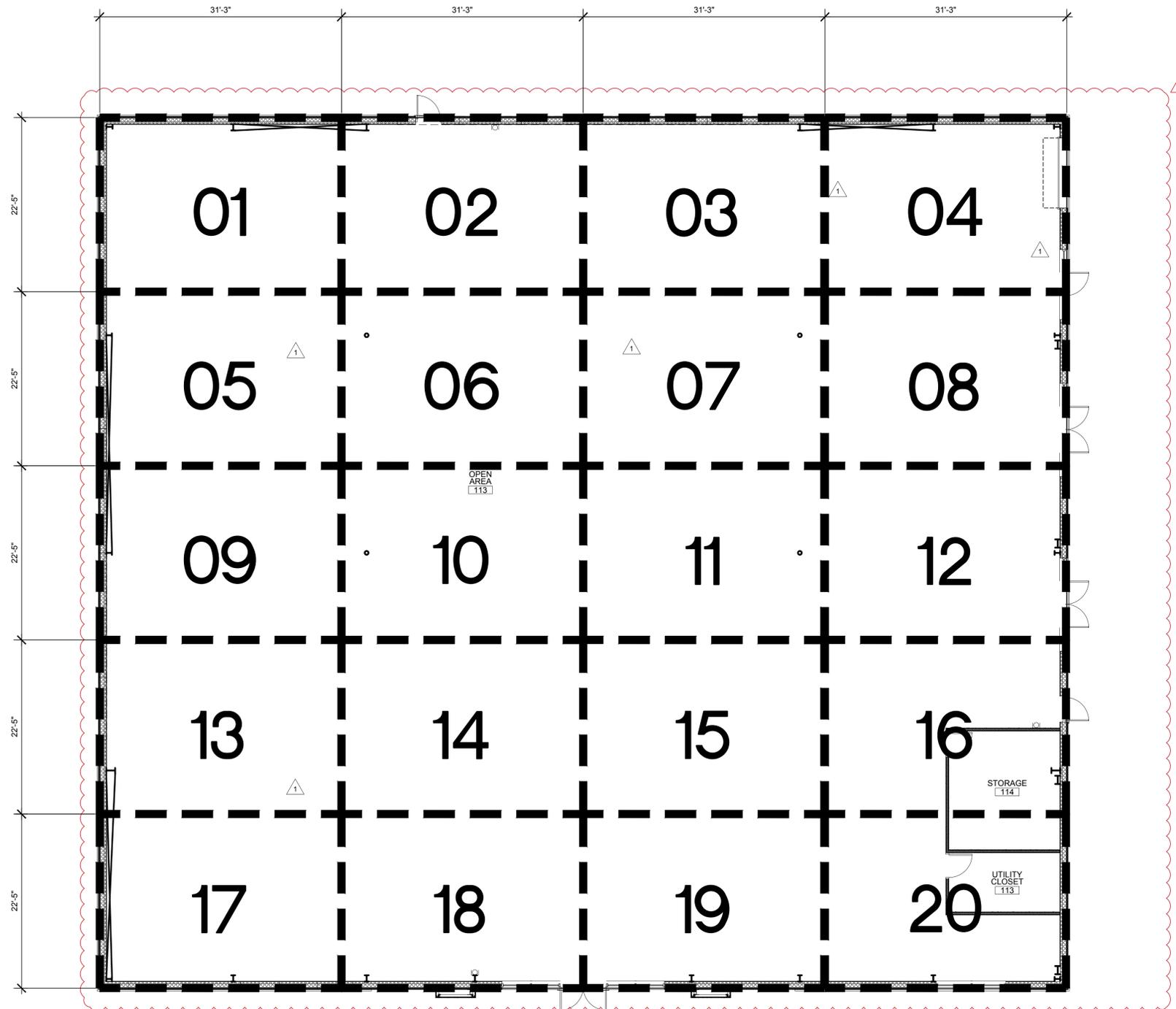
FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	DISTANCE ^a , d, g.		
		OCCUPANCY GROUP H ^b	OCCUPANCY GROUP F-1, M, S-1 ^f	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U ^j
X < 5 ^b	ALL	3	2	1
5 ≤ X < 10	IA OTHERS	3 2	2 1	1 1
10 ≤ X < 30	IA, 1B IB, VB OTHERS	3 1 1	1 0 1	1 ^c 0 1 ^c
	ALL	0	0	0

KNOX BOX DETAIL



LIFE SAFETY SITE PLAN
SCALE: 1" = 20'





1 BDA GRID FLOOR PLAN
SCALE: 1/8"=1'-0"

TWO-WAY RADIO ENHANCEMENT NOTES

- REFER TO NFPA 1, SECTION 11.10 AND NFPA 72 24.5.2 FOR ADDITIONAL REQUIREMENTS REGARDING THE TWO-WAY RADIO ENHANCEMENT SYSTEM FOR EMERGENCY COMMUNICATION FOR PUBLIC SAFETY FIRST RESPONDERS.
- CONTRACTOR SHALL REFER TO THE "BREVARD COUNTY TWO-WAY RADIO ENHANCEMENT SYSTEM, CONTRACTOR GUIDELINE" FOR SPECIFIC PROCEDURES REQUIRED FOR DETERMINE IF TWO-WAY RADIO ENHANCEMENTS ARE NEEDED AT THIS FACILITY. THE GUIDELINES CAN BE OBTAINED AT THE FOLLOWING LINK:
[HTTP://WWW.BREVARDCOUNTY.US/EMERGENCYMANAGEMENT/PUBLICSAFETYRADIO/SIGNALBOOSTERS](http://www.brevardcounty.us/emergencymanagement/publicsafetyradio/signalboosters)
- SUBMIT THE "INITIAL ASSESSMENT FORM" AND SUPPORTING DOCUMENTATION TO THE BREVARD COUNTY EMERGENCY MANAGEMENT OFFICE DEMONSTRATING COMPLIANCE WITH NFPA 24.5.2.2. CONTACT COMMUNICATIONS INTERNATIONAL INC. (ROCKLEDGE SERVICE CENTER, 4045 PINES INDUSTRIAL AVE, ROCKLEDGE, FL 32955, (321) 636-9885) AND ARRANGE FOR A TEST OF THE EXISTING RADIO SIGNAL STRENGTH AND DERIVED AUDIO QUALITY TO DETERMINE IF ENHANCEMENTS ARE REQUIRED TO ENSURE THAT ADEQUATE RADIO SIGNAL STRENGTH INSIDE THE NEWLY RENOVATED STRUCTURE MEETS THE BEFORE CONSTRUCTION SIGNAL STRENGTH.
- THE TESTING AGENCY SHALL MEASURE THE SIGNAL STRENGTH, BOTH DOWNLINK (INBOUND) AND UPLINK (OUTBOUND), THROUGHOUT THE ENTIRE STRUCTURE. THE STRUCTURE SHALL BE DIVIDED INTO TEST CELLS, MINIMUM OF 20' X 20', MAXIMUM OF 80' X 80'. THE MEASUREMENTS SHALL BE TAKEN AT THE CORNER OF EACH GRID AT APPROXIMATELY 3 TO 4 FEET ABOVE THE FLOOR.
- IF THE RADIO COVERAGE REQUIRES ENHANCEMENT, SUBMIT THE "REGISTRATION FORM" AND SUPPORTING DOCUMENTS FOR APPROVAL. THE CONTRACTOR SHALL CONTRACT WITH COMMUNICATIONS INTERNATIONAL, INC. (OR EQUAL QUALIFIED VENDOR) TO DESIGN.
- PROVIDE AND INSTALL AN 800MHZ DISTRIBUTED ANTENNA SYSTEM COMPLETE WITH BI-DIRECTIONAL AMPLIFIER(S), INDOOR AND OUTDOOR ANTENNAS AND CABLING. SYSTEM SHALL BE FULLY COMPATIBLE WITH BREVARD COUNTY'S HARRIS BASED PUBLIC SAFETY RADIO COMMUNICATIONS SYSTEM.
- AFTER INSTALLATION OF THE SYSTEM, THE SYSTEM SHALL BE RETESTED TO THE SATISFACTION OF THE CITY OF ROCKLEDGE FIRE DEPARTMENT AND THE BREVARD COUNTY EMERGENCY MANAGEMENT OFFICE. COMPLETE THE "FINAL ASSESSMENT IN-BUILDING RADIO COVERAGE TEST DAS FOR PUBLIC SAFETY RADIO SYSTEM" FORM AND SUBMIT TO THE EMERGENCY MANAGEMENT OFFICE FOR ACCEPTANCE.

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J3CS PROPERTIES

SHELL BUILDING

7211 WAELTI DRIVE
MELBOURNE, FL 32940

DRAWING TITLE:

**PUBLIC SAFETY
RADIO TEST
FLOOR PLAN**



JOHN C. ZWICK, R.A.
FL. REG. AR0009527

JOB NO.: 2021.32

DRAWN BY: CNK

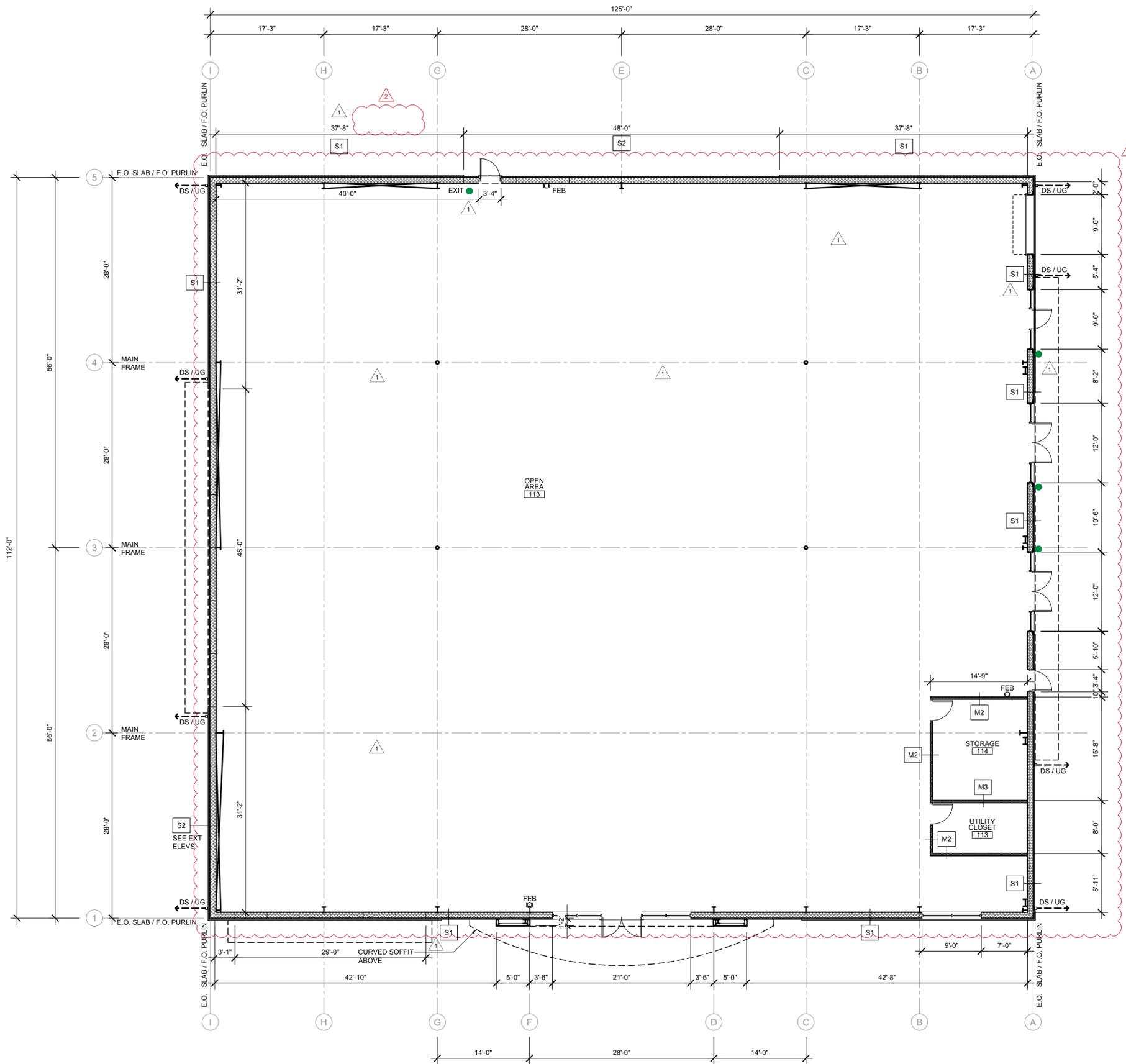
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LS-11

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

GENERAL NOTES

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- SEE THE LS SERIES FOR ALL REQUIRED PLUMBING FIXTURE AND ACCESSORY HEIGHTS AND CLEARANCES.
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- CONTRACTOR/SUBCONTRACTOR SHALL PROVIDE ONLY PRODUCTS WHICH COMPLY WITH THE FBC (LATEST EDITION).

WALL LEGEND

1A3	NUMBER DENOTES FIRE RATING (IF APPLICABLE) LETTER DENOTES THE STRUCT. TYPE (CMU, TILT-UP, MTL. STUD ETC.)
1	LETTER DENOTES THE FINISHES (EXT./INT.) OF WALL (STUCCO, MTL. SIDING, DRYWALL, PAINT, ETC.)
13 34 19	HORIZONTAL STEEL GIRDERS W/ LINER PANEL
09 12 50	4" OR 6" PARTITION WALL W/ ACOUSTICAL INSULATION
10 14 00	DESIGNATES IDENTITY DEVICE LOCATION
10 26 00	CORNER GUARD, RECESSED CORNER GUARD
10 26 13	HIGH IMPACT WALL COVERING

REFER TO THE A-10 SERIES FOR ADDITIONAL INFORMATION ON WALL TYPES.

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SHELL BUILDING
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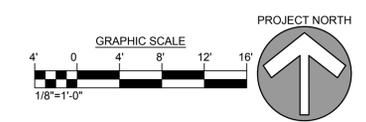
DRAWING TITLE:
DIMENSION PLAN



JOHN C. ZWICK, R.A.
FL. REG. AR0009527

JOB NO.: 2021.32
DRAWN BY: CNK
CHECKED BY: JCZ

DRAWING NO.:



A-1.0

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J3CS PROPERTIES

SHELL BUILDING

7211 WAELTI DRIVE
MELBOURNE, FL 32940

DRAWING TITLE:
REFERENCE PLAN



JOHN C. ZWICK, R.A.
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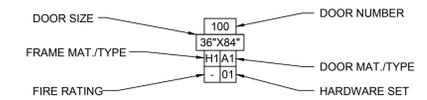
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DOOR TYPE LEGEND

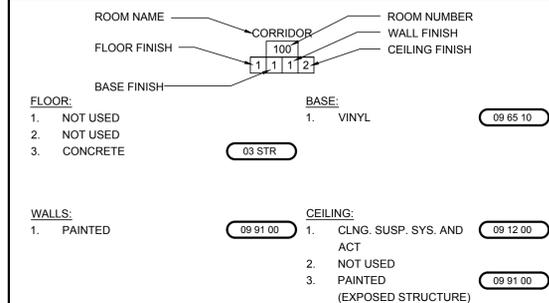


- GENERAL DOOR NOTES:**
- SEE THE A-8 SERIES FOR ADDITIONAL INFORMATION.
 - SEE 08 71 00 FOR FINISHED DOOR HARDWARE SPECIFICATIONS.

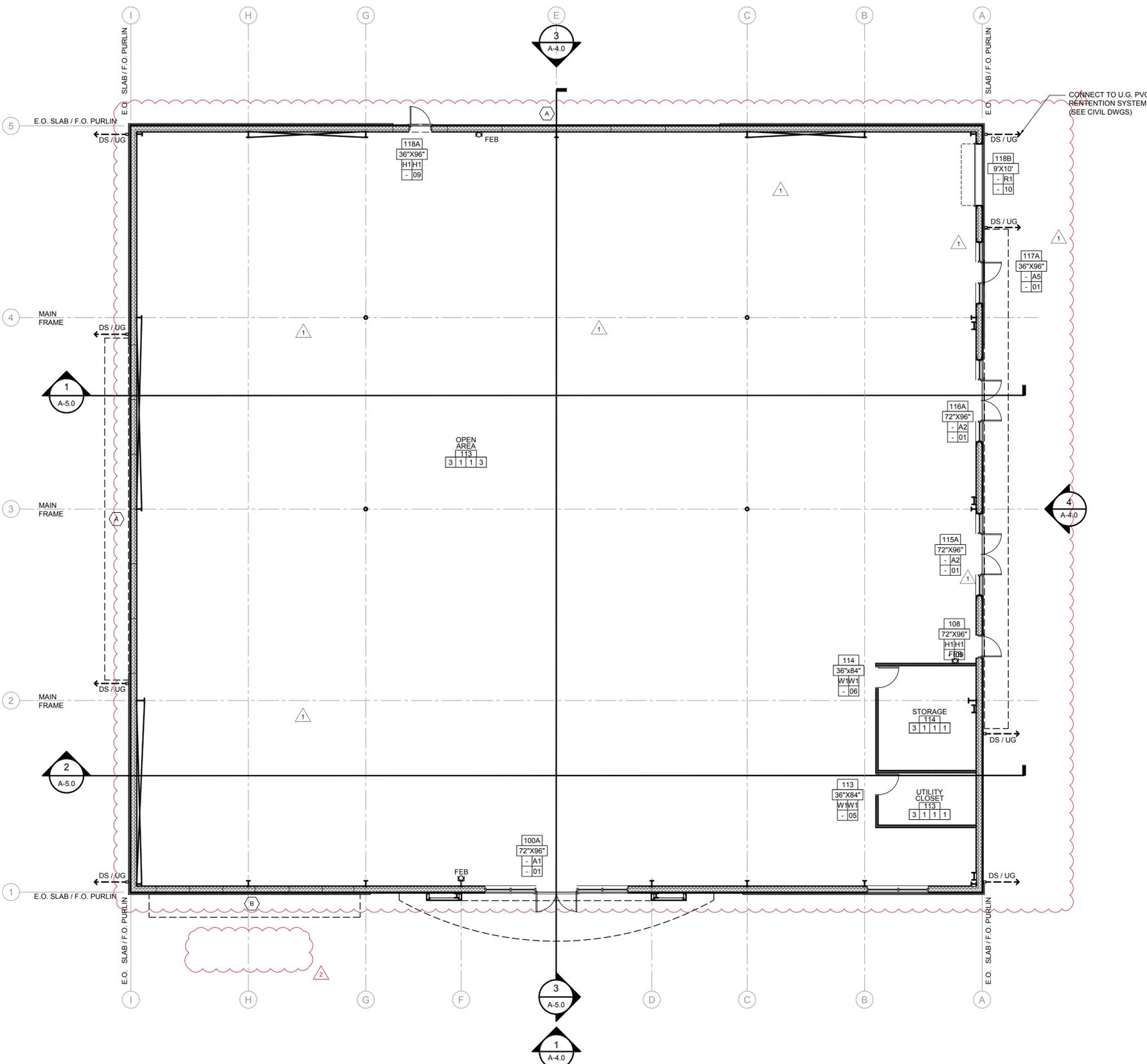
DOOR/FRAME TYPE LEGEND:

A - ALUMINUM	08 40 90	AND	08 43 00
H - HOLLOW METAL	08 10 00	AND	08 11 00
W - WOOD	08 20 00		
F - FIBERGLASS	08 16 00		
R - ROLL-UP STEEL (GALV.)	08 33 13	AND	08 33 23
M - MASONITE	08 21 00		

ROOM NAME AND FINISH KEY LEGEND

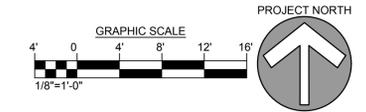


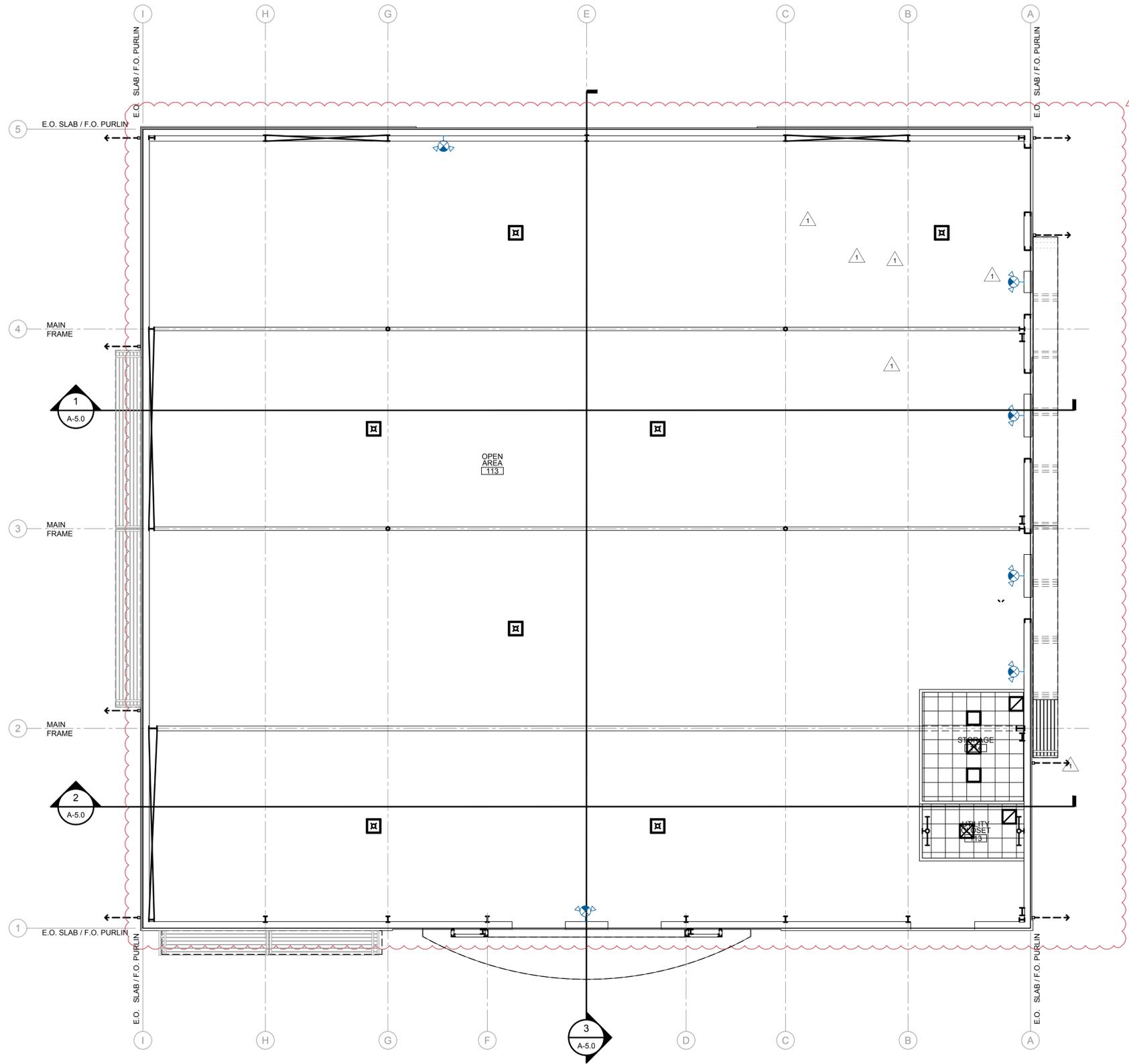
NOTE:
THE ROOM FINISH KEY LEGEND IS INTENDED TO PROVIDE GENERAL ROOM FINISHES. SEE SPECIFICATIONS, SECTIONS AND INTERIOR ELEVATIONS FOR MORE DETAILING AND FINISH REQUIREMENTS. NOT ALL FINISH MATERIALS REQUIRED FOR THIS PROJECT ARE ADDRESSED IN THE FINISH SCHEDULE. DO NOT BID OFF ONLY THE FINISH SCHEDULE FOR ANY TRADE.



FLOOR PLAN

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





REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

REFLECTED CEILING PLAN NOTES

- WHERE NON-LOAD BEARING PARTITION WALL IS NOTED AS RATED CONSTRUCTION (SEE LIFE SAFETY PLAN), IT SHALL EXTEND WITH FULL CLOSURE TO A RATED ASSEMBLY ABOVE OR TO THE UNDERSIDE OF ROOF DECK ABOVE.
- NON-LOAD BEARING PARTITION WALLS SHALL EXTEND TO THE ROOF/FLOOR DECK PER WALL TYPES.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. REFER TO FLOOR PLANS, ELEVATIONS, SECTIONS, AND SPEC. BOOK FOR ADDITIONAL DETAIL REFERENCES.
- ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER MECHANICAL AND ELECTRICAL FOR LOCATION OF LIGHTS, GRILLES, DIFFUSERS, CEILING GRIDS, AND SIMILAR ITEMS. IF A DISCREPANCY EXISTING WITH QUANTITIES, NOTIFY ARCHITECT IMMEDIATELY. FOLLOW ARCHITECTURAL PLANS FOR LOCATION OF MECHANICAL DIFFUSERS AND RETURN AIR GRILLES. GRILLES AND DIFFUSERS INDICATED ON MECHANICAL DRAWINGS BUT NOT SHOWN ON ARCHITECTURAL ARE TO BE COORDINATED BETWEEN ARCHITECTURAL AND MECHANICAL DRAWINGS BY ARCHITECT DURING CONSTRUCTION.
- ALL GRILLES, DIFFUSERS, GRIDS, LIGHT FIXTURES, ETC. LOCATED IN THE CEILING ARE TO BE FACTORY FINISHED TO MATCH (OFF WHITE) UNLESS OTHERWISE NOTED.
- EVERY EFFORT MUST BE MADE TO GIVE CEILING A CLEAN AND WELL ORGANIZED APPEARANCE.
- ANY VARIATION IN PLANS MUST BE APPROVED BY ARCHITECT PRIOR TO WORK.
- SEE FLOOR PLAN FOR ROOM NAMES/ NUMBERS THAT MAY BE HARD TO SEE ON THE REFLECTED CEILING PLAN.

REFLECTED CEILING LEGEND

(SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE)

	DENOTES CEILING HEIGHT	
	DENOTES BOTTOM OF STRUCTURE	
	SUPPLY AIR	
	RETURN AIR	
	EXHAUST FAN	
	2X4/2X2 LED LIGHT RECESSED	
	2X2 HIGH BAY FIXTURE	
	RECESSED LIGHTS	
	CABLE SUSPENDED LIGHT FIXTURE	
	TRACK LIGHTING	
	DIAGONAL SHADING DENOTES EMERGENCY LIGHT FIXTURE	
	EMERGENCY WALL PACK	
	EXIT LIGHT: CEILING MOUNTED / WALL MOUNTED/EM COMBINATION	
	BARE LED LIGHT FIXTURE	
	LED LIGHT - WALL MOUNTED	
	WALL MOUNTED FIXTURES	
	WALL SCONCE LIGHT FIXTURE	
	UNDER CABINET LIGHTING	
	PENDANT MOUNTED LIGHT FIXTURE	
	WALL MOUNTED SECURITY LIGHT FIXTURE	
	CEILING SUSPENSION SYSTEM AND 2X2 ACOUSTICAL CEILING TILES	09 12 00
	GYPSUM BOARD CEILING	09 29 00
	ACCESS PANEL	08 31 00
	OCCUPANCY SENSOR	26 00 00
	SPEAKER	26 00 00
	SMOKE OR HEAT DETECTOR	26 00 00

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J3CS PROPERTIES

SHELL BUILDING

7211 WAELTI DRIVE
MELBOURNE, FL 32940

DRAWING TITLE:

REFLECTED CEILING PLAN

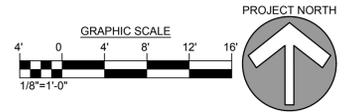


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DRAWING TITLE:

ROOF PLANS AND DETAILS



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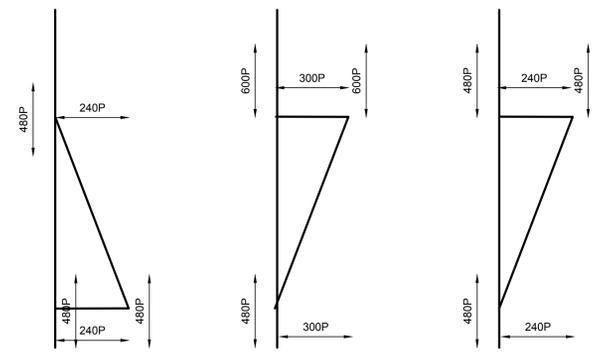
GENERAL ROOF NOTES

- REFER TO DIVISION 7 THERMAL & MOISTURE IN THE SPECIFICATIONS FOR ROOF FINISHES ETC.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR LOCATIONS OF VENTS, EQUIP, OR OTHER ROOF PENETRATIONS.
- THE GENERAL CONTRACTOR AND ROOFING SUB-CONTRACTOR MUST HAVE A COMPLETE UNDERSTANDING OF ALL APPLICABLE CODES, FM - LOSS PREVENTION DATA, 1995 FMRC APPROVAL GUIDE AND MANUFACTURERS RECOMMENDATIONS.
- PAINT ALL NEW FLASHING, COPING, ETC. TO MATCH ADJACENT COLORS.
- THE "ON SITE" ROOFING FOREMAN MUST ATTEND THE PRE-ROOFING CONFERENCE.
- ROOF TOP EQUIPMENT REQUIRING SERVICE SHALL NOT BE LOCATED WITHIN 10'-0" OF EDGE OF ROOF.

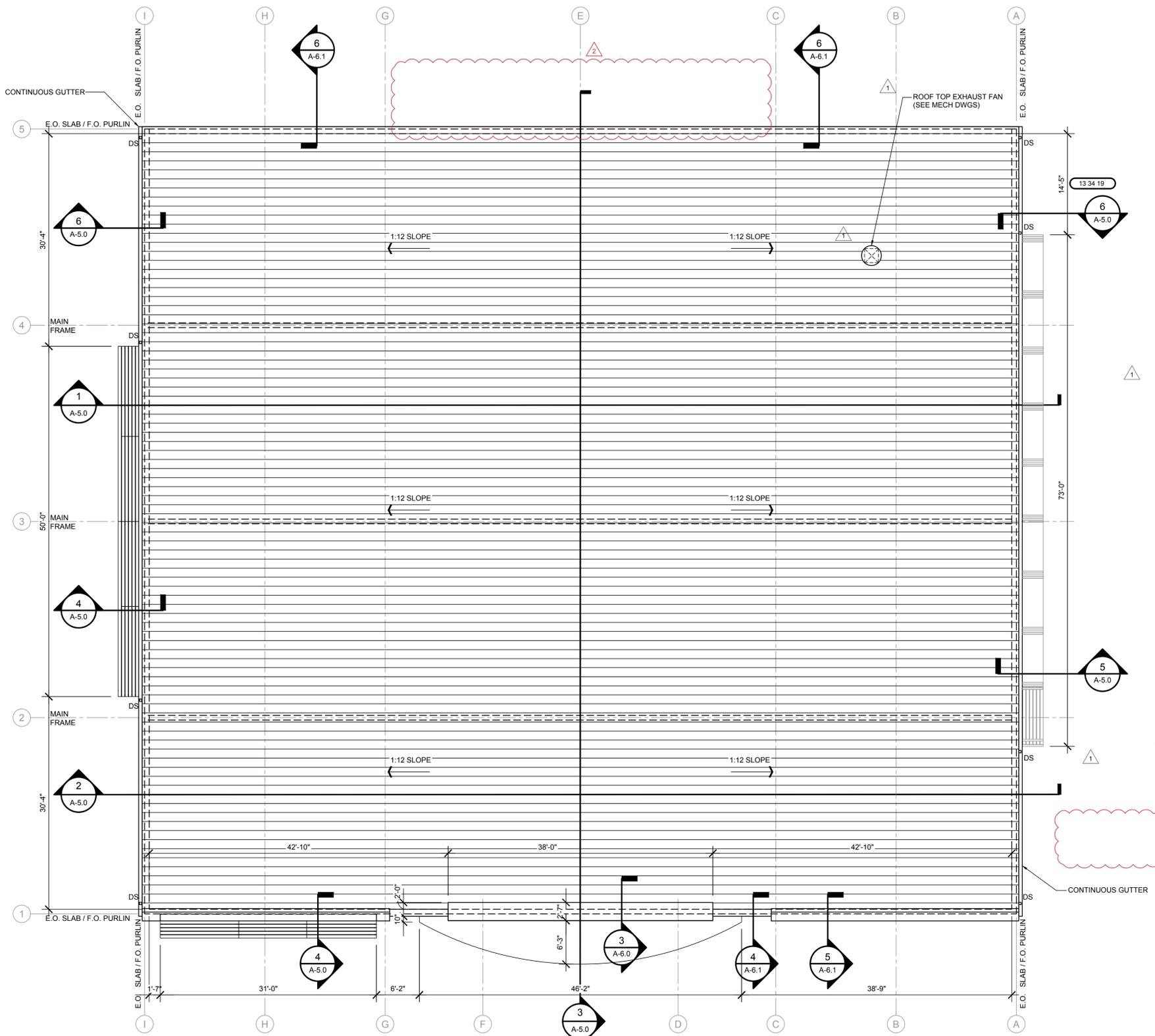
ROOF LEGEND

- SLOPE OF ROOF
- DS DOWNSPOUT
- RD ROOF DRAIN
- OFD OVERFLOW DRAIN
- VTR VENT THRU ROOF
- PRE-ENGINEERED METAL BUILDING ROOF

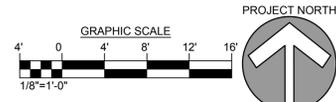
NOTE:
LOADS ARE BASED ON A UNIFORM 50 PSF ACROSS TRELLIS FLAT SURFACE (EXCLUSIVE OF OPENINGS).

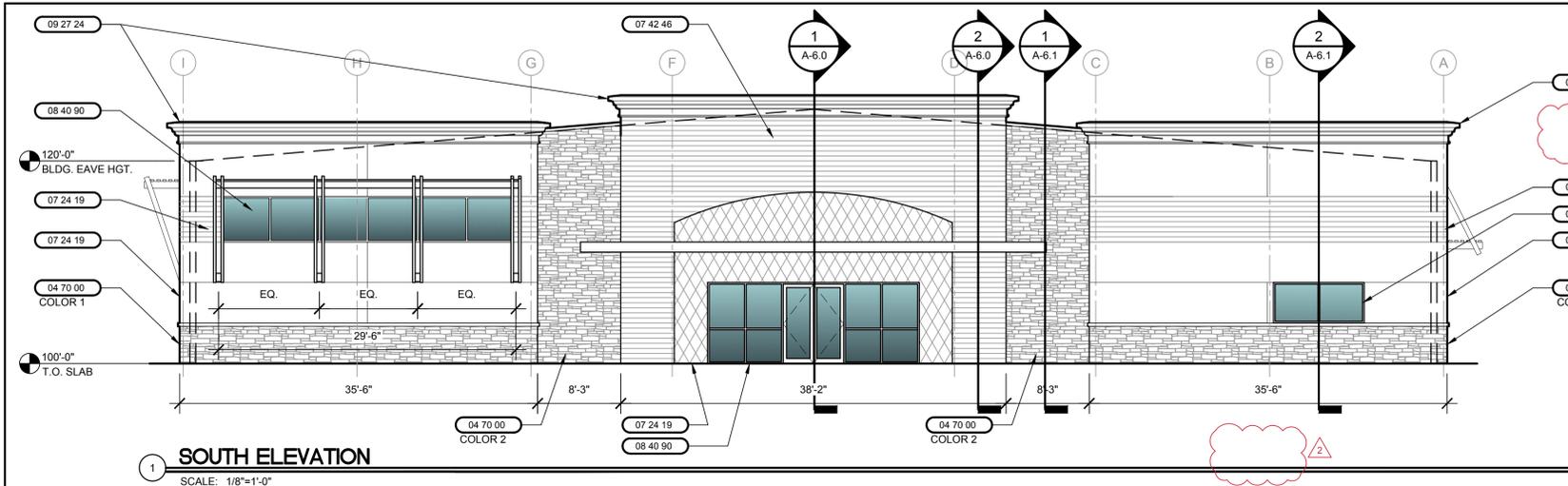


2 TRELLIS FRAME LOAD DIAGRAMS
SCALE: N.T.S.

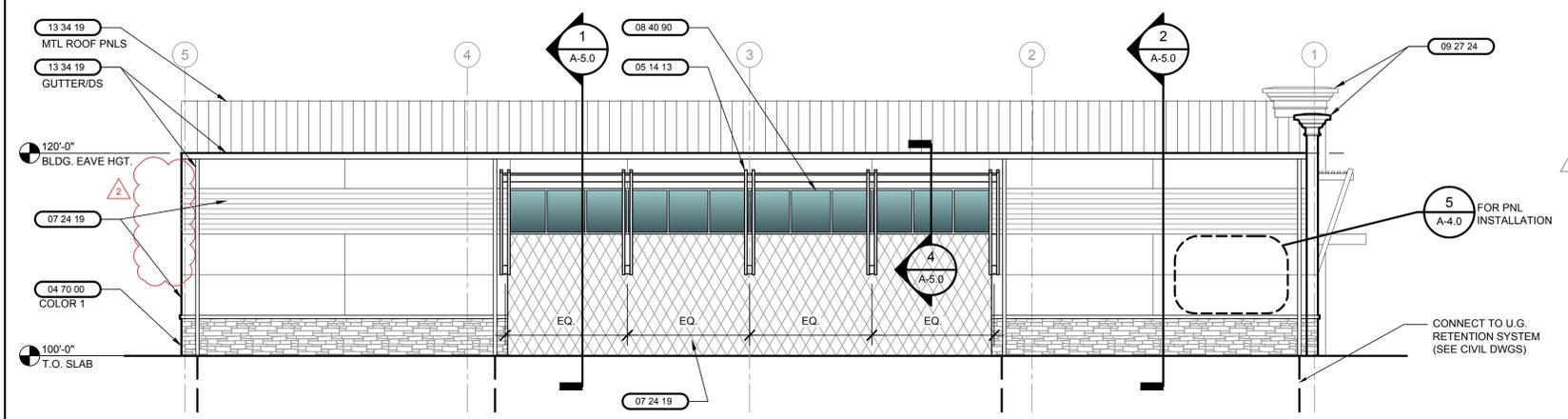


1 ROOF PLAN
SCALE: 1/8"=1'-0"

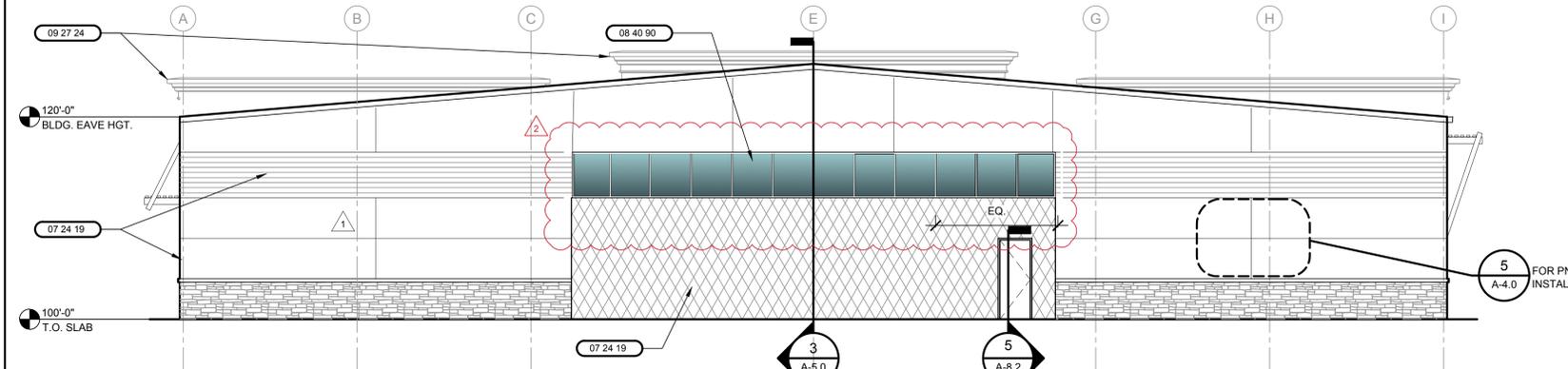




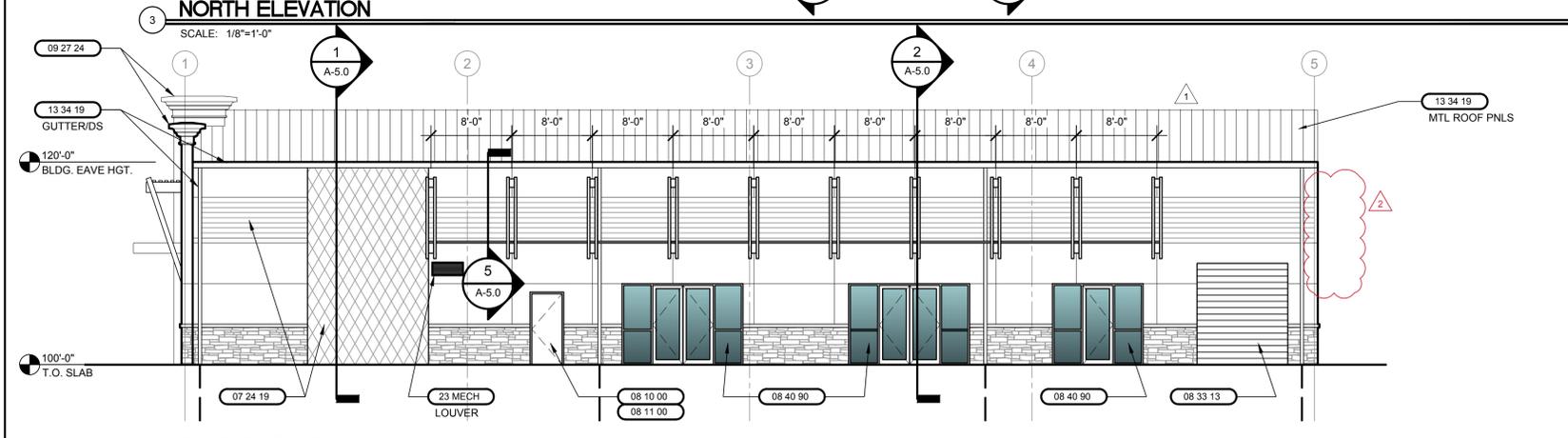
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



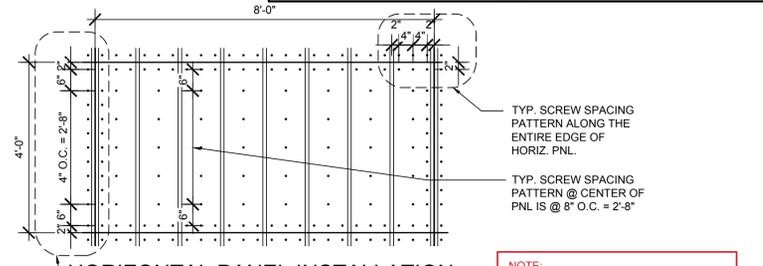
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



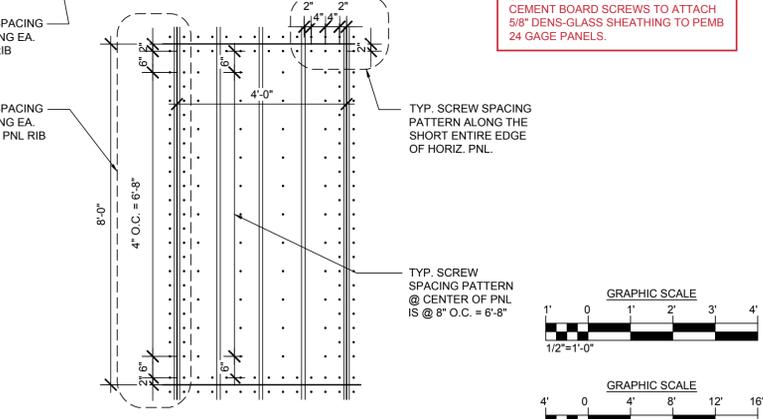
4 EAST ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL LIST	
02 CVL	SEE CIVIL SPECIFICATIONS
03 STR	SEE CONCRETE STRUCTURAL SPECIFICATIONS
04 STR	SEE MASONRY STRUCTURAL SPECIFICATIONS
04 70 00	SIMULATED STONE VENEER
05 STR	SEE STEEL STRUCTURAL SPECIFICATIONS
05 14 13	ALUMINUM TUBE FRAMING
06 10 13	BLOCKING, STUDS, FURRING, ETC.
06 16 53	MOISTURE RESISTANT GYPSUM SHEATING
06 20 00	FINISHED CARPENTRY
06 89 00	RECYCLED PLASTIC LUMBER
06 65 10	EXTERIOR PVC BOARD AND TRIM
07 12 13	WATERSHIELD (PEEL-N-STICK) UNDERLAYMENT
07 13 00	SHEET WATER PROOFING
07 21 29	SPRAY APPLIED INSULATION, R-20 MIN. (WALLS), R-30 MIN. (ROOF)
07 24 19	E.I.F.S. SYSTEM W/ MOISTURE DRAINAGE
07 42 46	CEMENTITIOUS WALL PANELS
07 46 00	PREFORMED PVC SOFFITS
07 60 00	METAL FLASHING AND TRIM
07 90 00	JOINT SEALERS (INTERIOR)
07 90 02	SEALANTS (EXTERIOR)
08 10 00	HOLLOW METAL FRAMES
08 11 00	HOLLOW METAL DOORS
08 20 00	WOOD DOORS
08 33 13	OVERHEAD COILING DOORS (EXTERIOR)
08 40 90	ALUMINUM STOREFRONT SYSTEM (COASTAL COUNTIES)
08 74 00	FINISH HARDWARE
08 80 00	GLASS AND GLAZING
08 88 00	EXTERIOR GLAZING (DOOR AND WINDOWS)
08 95 16	EXTRUDED ALUMINUM WALL VENT
09 12 00	CEILING SUSPENSION SYSTEM
09 12 50	INTERIOR NON-BEARING METAL FRAMING
09 27 24	DECORATIVE BUILDING TRIM/FEATURES
09 27 25	DECORATIVE TRIM/FEATURES
09 29 00	GYPSUM DRYWALL
09 51 13	ACOUSTICAL CEILING PANELS
09 54 10	ACOUSTICAL INSULATION
09 85 10	VINYL BASE
09 91 00	PAINTING
13 34 19	PRE-ENGINEERED METAL BUILDING SYSTEM
22 PLUMB	SEE PLUMBING SPECIFICATIONS
23 MECH	SEE MECHANICAL SPECIFICATIONS
26 ELECT	SEE ELECTRICAL SPECIFICATIONS
31 31 16	TERMITE CONTROL

NOTE:
OWNER AND CONTRACTOR HAVE DECIDED ON EXTERIOR FINISH CHANGES WHICH CAN BE RECORDED IN THE AS-BUILT DRAWINGS.



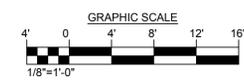
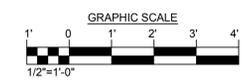
HORIZONTAL PANEL INSTALLATION



VERTICAL PANEL INSTALLATION

NOTE:
USE #BX1-1/4" GRABBER SHARP POINT CEMENT BOARD SCREWS TO ATTACH 5/8" DENS-GLASS SHEATHING TO PEMB 24 GAGE PANELS.

5 DENSGLASS (5/8") OVER METAL SIDING SCREW FASTENER PATTERNS
SCALE: 1/2"=1'-0"



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EXTERIOR ELEVATIONS

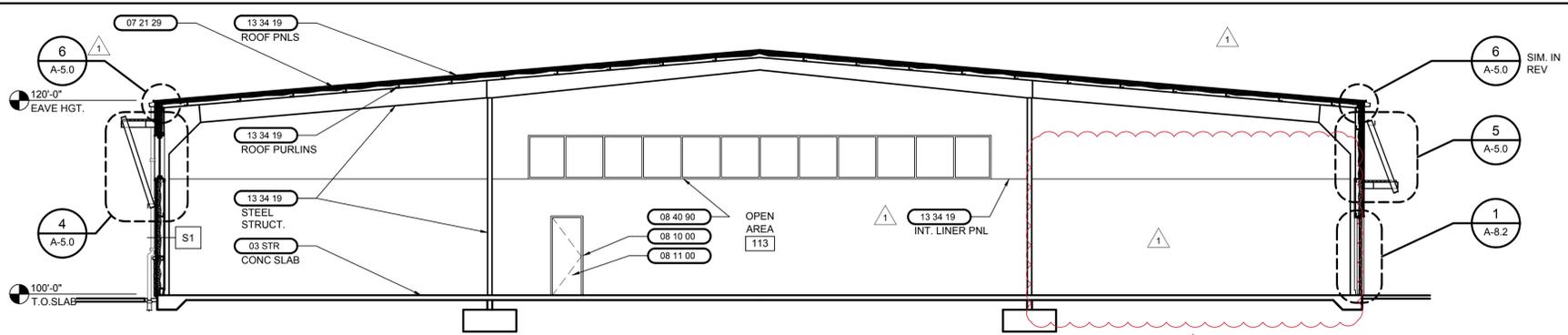


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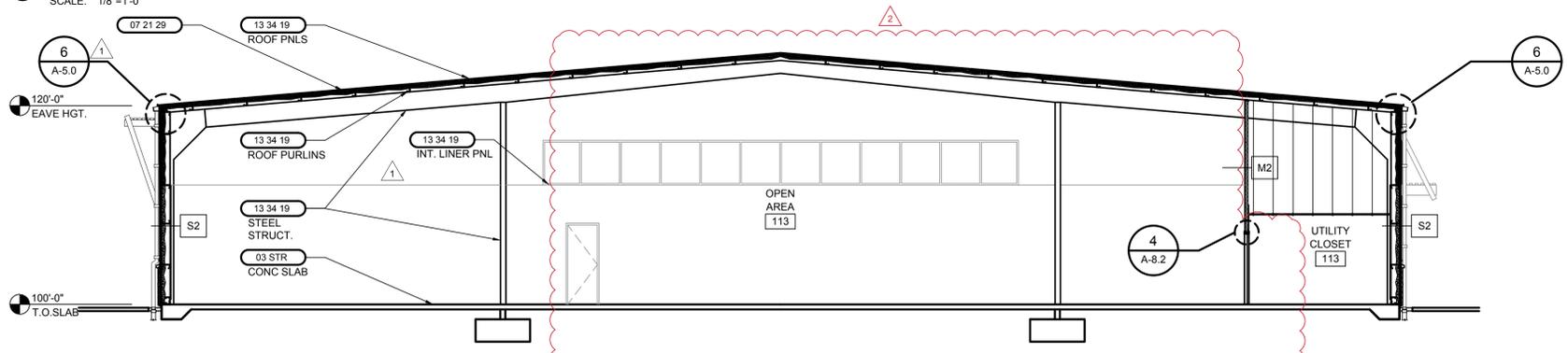
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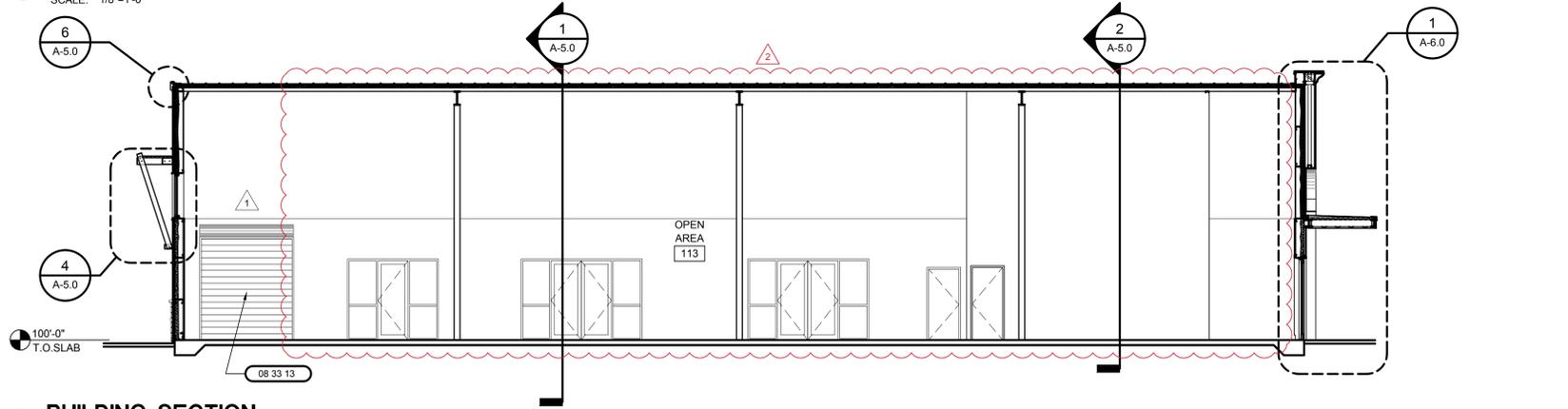
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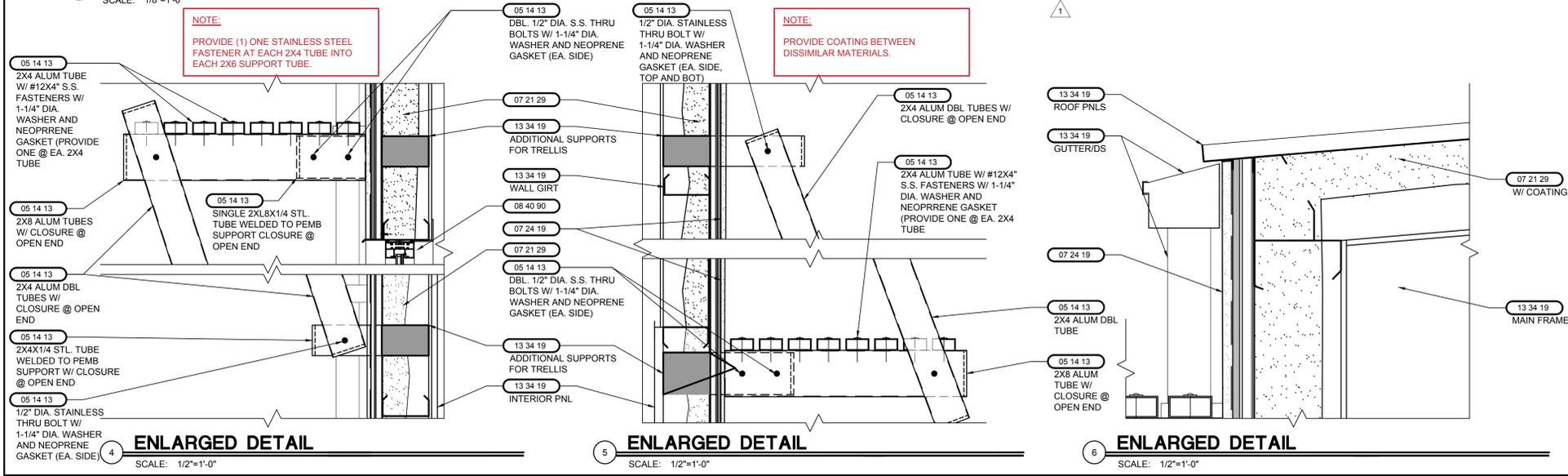
BUILDING SECTION
SCALE: 1/8"=1'-0"



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



BUILDING SECTION
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26 ELECT	SEE ELECTRICAL SPECIFICATIONS
31 31 16	TERMITE CONTROL

NOTE:
PLACE ALL SLABS ON VISQUEEN VAPOR BARRIER (SEE STRUCTURAL DRAWINGS).

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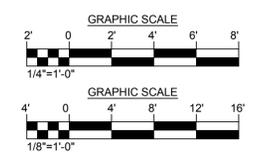
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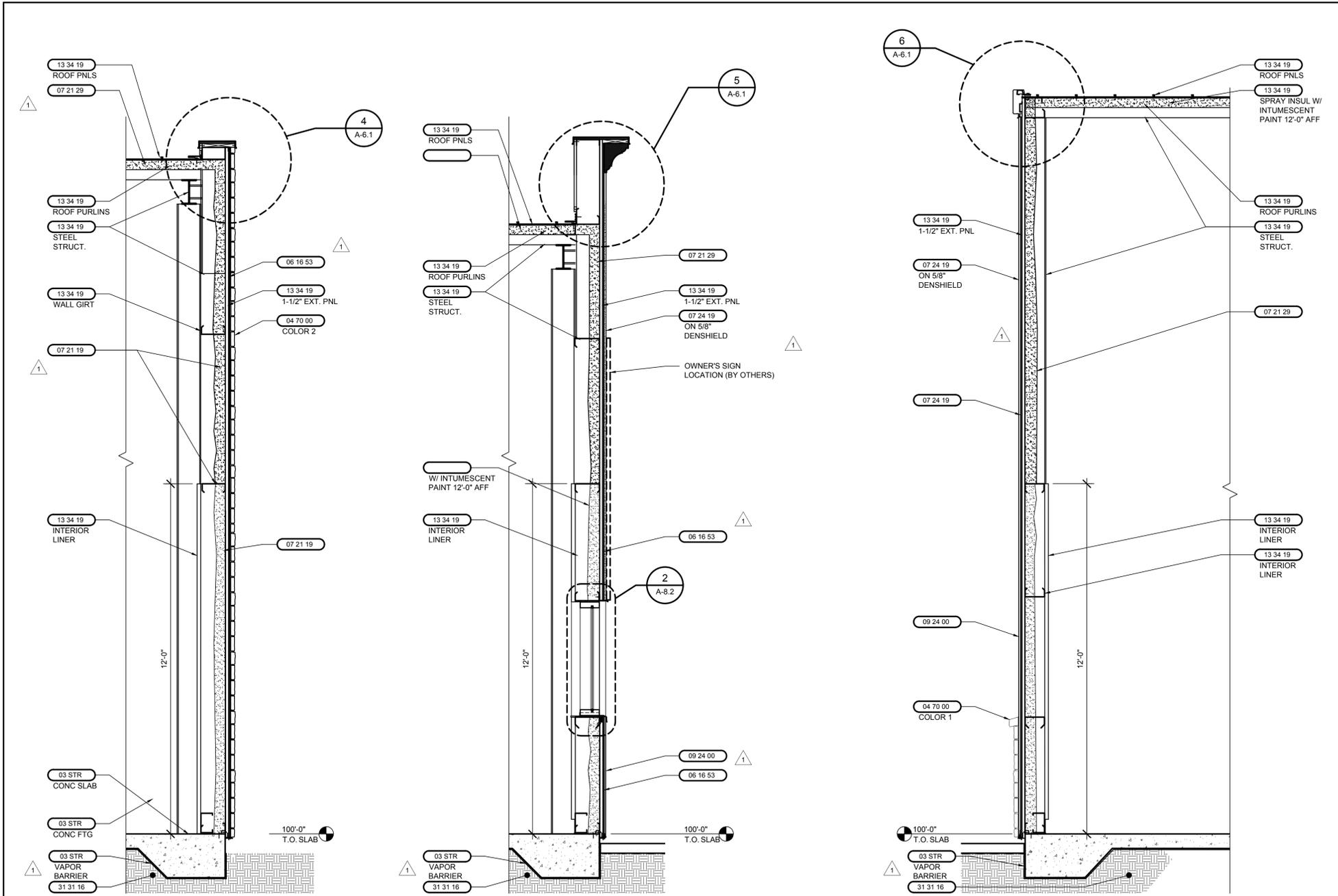
DRAWING TITLE:
BUILDING SECTIONS

STATE OF FLORIDA
JOHN C. ZWICK
REGISTERED ARCHITECT
AR9827
JOHN C. ZWICK, R.A.
FL. REG. AR0009527

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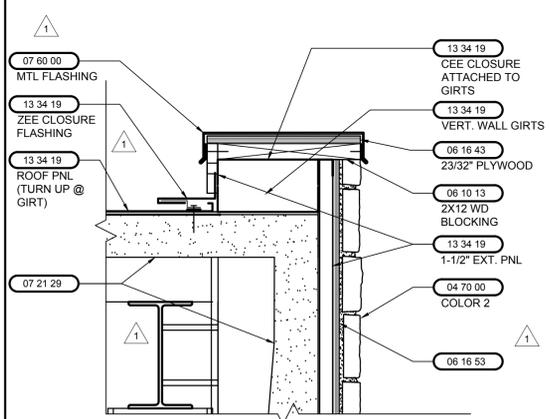




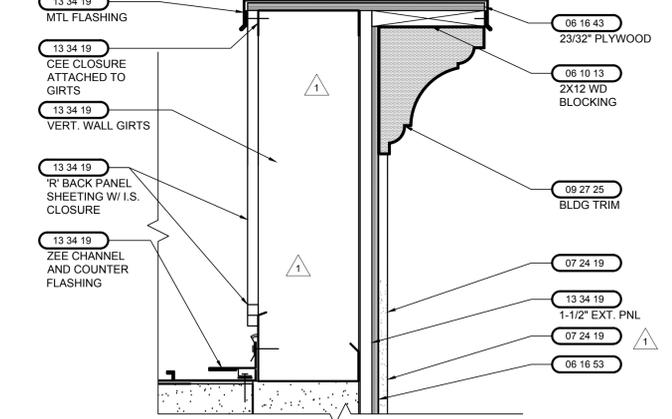
1 WALL SECTION
SCALE: 1/2"=1'-0"

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

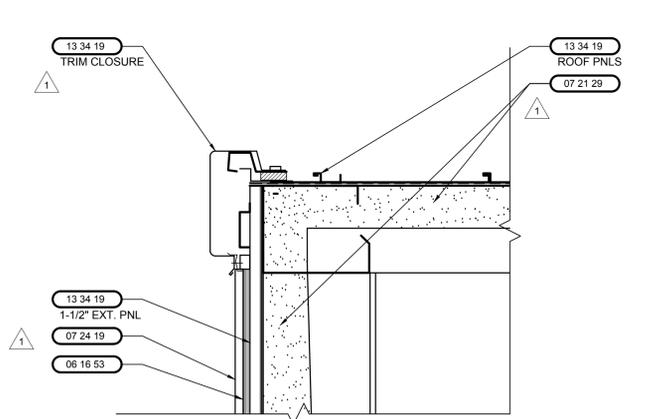
3 WALL SECTION
SCALE: 1/2"=1'-0"



4 ENLARGED DETAIL
SCALE: 1 1/2"=1'-0"



5 ENLARGED DETAIL
SCALE: 1 1/2"=1'-0"



6 ENLARGED DETAIL
SCALE: 1 1/2"=1'-0"

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WALL SECTIONS

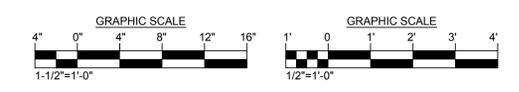


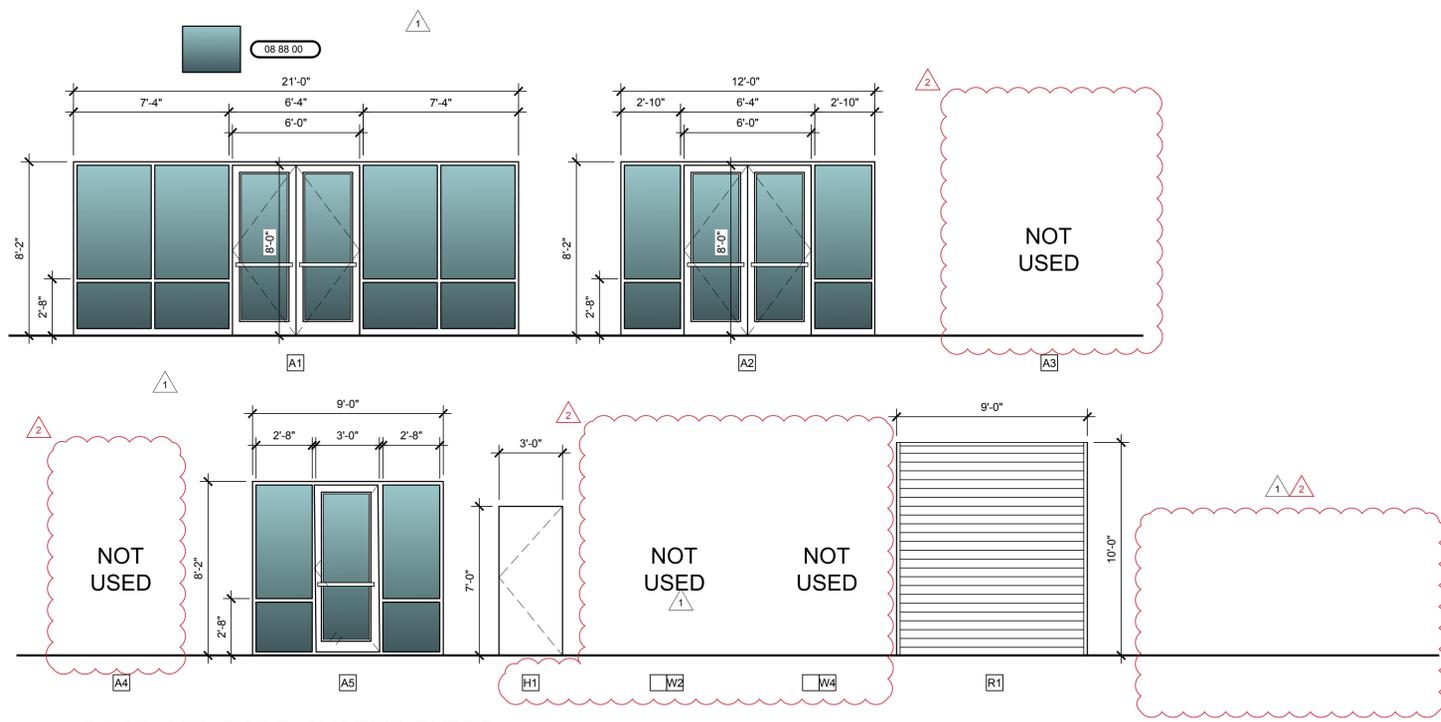
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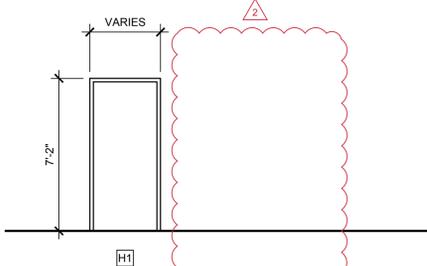
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1 DOOR AND DOOR SYSTEM TYPES

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



2 FRAME TYPES

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

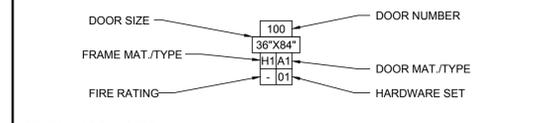
SCHEDULE OF FINISH HARDWARE

MANUFACTURER LIST	
CODE	NAME
AB	ABH MANUFACTURING INC.
BE	BEST ACCESS SYSTEMS
BY	BY OTHERS
DM	DORMA DOOR CONTROLS
NA	NATIONAL GUARD
PR	PRECISION
SH	STANLEY COMMERCIAL HARDWARE
ST	STANLEY
TR	TRIMCO

FINISH LIST	
CODE	DESCRIPTION
AL	ALUMINUM
S1	SPRAYED ALUMINUM FINISH
626	SATIN CHROMIUM PLATED
630	SATIN STAINLESS STEEL
689	ALUMINUM PAINTED
630W	STAINLESS STEEL - WEATHERIZED
US28	ALUMINUM - CLEAR ANODIZED
US26D	CHROMIUM PLATED, DULL

OPTION LIST	
CODE	DESCRIPTION
R	FULL SIZE ROUNDED PLASTIC COVER
HC	HURRICANE CODE DEVICE
SN	SEX NUTS
3RO	PREFIX OPTION FOR 2000 APEX SERIES
CSK	COUNTER SINKING OF KICK PLATES
MLR	MOTORIZED LATCH RETRACTION
S300	STD. STRIKE - RIM AND TOP OF SVR DEVICES
S/TAP	SELF TAPPING SCREWS

DOOR TYPE LEGEND



GENERAL DOOR NOTES:
 • SEE THE A-8 SERIES FOR ADDITIONAL INFORMATION.
 • SEE (08 71 00) FOR FINISHED DOOR HARDWARE SPECIFICATIONS.

DOOR/FRAME TYPE LEGEND:

A - ALUMINUM	(08 40 90)	AND	(08 43 00)
H - HOLLOW METAL	(08 10 00)	AND	(08 11 00)
W - WOOD	(08 20 00)		
F - FIBERGLASS	(08 16 00)		
R - ROLL-UP STEEL (GALV.)	(08 33 13)	AND	(08 33 23)
M - MASONITE	(08 21 00)		

DOOR HARDWARE SCHEDULE

DOOR HARDWARE SETS	
SET #01 - EXT - DBL/SGL	DOORS: 100A, 115A, 116A, 117A
1 CYLINDER HARDWARE	AS REQUIRED REMAINDER OF HRDWR. BY ALUMINUM DOOR SUPPLIER PUSH, FULL INSIDE THUMB TURN, CLOSER
SET #02 - NOT USED	
SET #03 - NOT USED	
SET #04 - NOT USED	
SET #05 - INT - SGL	DOORS: 113
3 HINGES	BB STEEL (NRP)
1 PASSAGE LOCKSET	SCHLAGE LATTITUDE 'ND' SERIES (626)
1 DOOR CLOSER	LCN 40104111 SERIES
1 GASKETING	PEMKO S88D (HEAD & JAMB)
1 DOOR STOP	IVES WS SERIES (US32D)
SET #06 - INT - SGL	DOORS: 114
3 HINGES	BB STEEL (NRP)
1 STOREROOM LOCKSET	SCHLAGE LATTITUDE 'ND' SERIES (626)
1 DOOR CLOSER	LCN 40104111 SERIES (W/STOP ARM & HOLD OPEN)
1 GASKETING	PEMKO S88D (HEAD & JAMB)
1 DOOR STOP	IVES WS SERIES (US32D)
SET #07 - NOT USED	
SET #08 - NOT USED	
SET #09 - EXT - SGL	DOORS: 108
3 HINGES	BB STAINLESS STEEL (NRP)
1 PANIC DEVICE	VON DUPRIN 99 SERIES W/OUTSIDE TRIM: LEVER W/CYLINDER & CORE *DOOR 118A SHALL HAVE 99ALK ALARM KIT
1 DOOR CLOSER	LCN 40104111 SERIES (W/STOP ARM)
1 KICK PLATE	IVES 8400 SERIES (US32D)
1 GASKETING	PEMKO S88D (HEAD & JAMB)
1 WEATHERSTRIP	PEMKO 18061_NB
1 THRESHOLD	ADA COMPLIANT PEMKO AV 2005
1 RAIN DRIP	PEMKO 346C
SET #10 - EXT - ROLL UP	DOOR: 118B
1 CYLINDER HARDWARE	AS REQUIRED REMAINDER BY ROLL UP DOOR SUPPLIER
DOORS: EXTERIOR DOORS SHALL BE TESTED ASSEMBLY TO COMPLY WITH PROJECT WIND LOAD REQUIREMENTS.	
SET #11 - NOT USED	

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 321-633-4522

SUBMITTALS

DESCRIPTION	DATE
PROGRESS SET	11/11/21
CONSTRUCTION DOCS FOR BID/PERMIT	06/23/23
PERMIT COMMENT REVISIONS	10/10/23
OWNER REVISIONS (CONVERT TO SHELL)	07/03/24

J3CS PROPERTIES
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DOOR-FRAME TYPES AND HARDWARE SETS

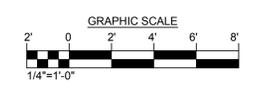


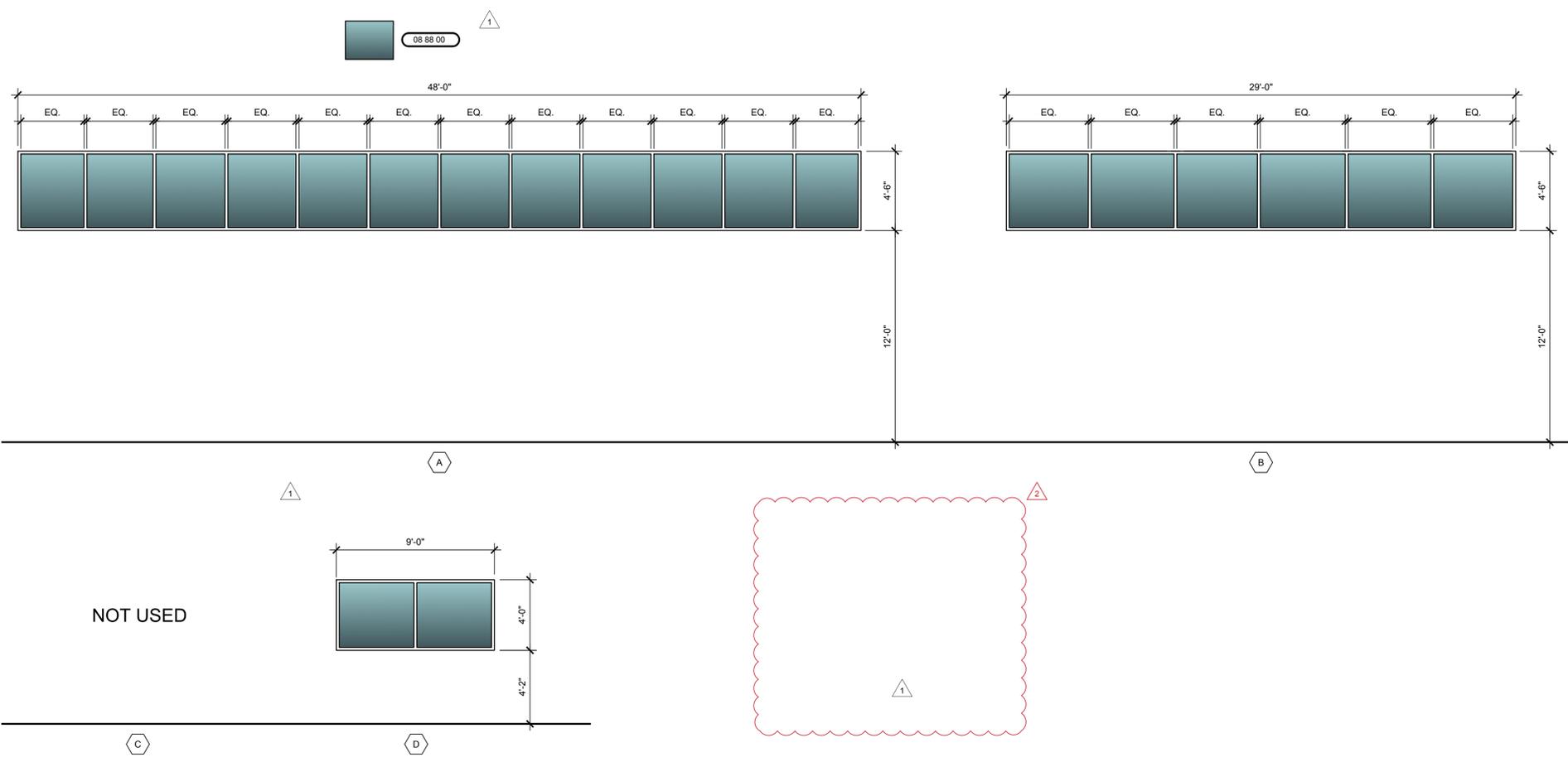
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1 WINDOW TYPES
SCALE: 1/4"=1'-0"

MATERIAL LIST

02 CVL	SEE CIVIL SPECIFICATIONS
03 STR	SEE CONCRETE STRUCTURAL SPECIFICATIONS
04 STR	SEE MASONRY STRUCTURAL SPECIFICATIONS
04 70 00	SIMULATED STONE VENEER
05 STR	SEE STEEL STRUCTURAL SPECIFICATIONS
05.14.13	ALUMINUM TUBE FRAMING
06 10 13	BLOCKING, STUDS, FURRING, ETC.
06 16 53	MOISTURE RESISTANT GYPSUM SHEATING
06 20 00	FINISHED CARPENTRY
06 88 00	RECYCLED PLASTIC LUMBER
06 65 10	EXTERIOR PVC BOARD AND TRIM
07 12 13	WATERSHIELD (PEEL-N-STICK) UNDERLAYMENT
07 13 00	SHEET WATER PROOFING
07 21 29	SPRAY APPLIED INSULATION, R-20 MIN. (WALLS), R-30 MIN. (ROOF)
07 24 19	E.I.F.S. SYSTEM W/ MOISTURE DRAINAGE
07 42 46	CEMENTITIOUS WALL PANELS
07 46 00	PREFORMED PVC SOFFITS
07 60 00	METAL FLASHING AND TRIM
07 90 00	JOINT SEALERS (INTERIOR)
07 90 02	SEALANTS (EXTERIOR)
08 10 00	HOLLOW METAL FRAMES
08 11 00	HOLLOW METAL DOORS
08 20 00	WOOD DOORS
08 33 13	OVERHEAD COILING DOORS (EXTERIOR)
08 40 90	ALUMINUM STOREFRONT SYSTEM (COASTAL COUNTIES)
08 74 00	FINISH HARDWARE
08 80 00	GLASS AND GLAZING
08 88 00	EXTERIOR GLAZING (DOOR AND WINDOWS)
08 95 16	EXTRUDED ALUMINUM WALL VENT
09 12 00	CEILING SUSPENSION SYSTEM
09 12 50	INTERIOR NON-BEARING METAL FRAMING
09 27 24	DECORATIVE BUILDING TRIM/FEATURES
09 27 25	DECORATIVE TRIM/FEATURES
09 29 00	GYPSUM DRYWALL
09 51 13	ACOUSTICAL CEILING PANELS
09 54 10	ACOUSTICAL INSULATION
09 85 10	VINYL BASE
09 91 00	PAINTING
13 34 19	PRE-ENGINEERED METAL BUILDING SYSTEM
22 PLUMB	SEE PLUMBING SPECIFICATIONS
23 MECH	SEE MECHANICAL SPECIFICATIONS
26 ELECT	SEE ELECTRICAL SPECIFICATIONS
31 31 16	TERMITE CONTROL

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DRAWING TITLE:
WINDOW TYPES

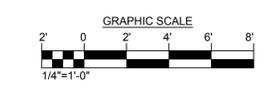


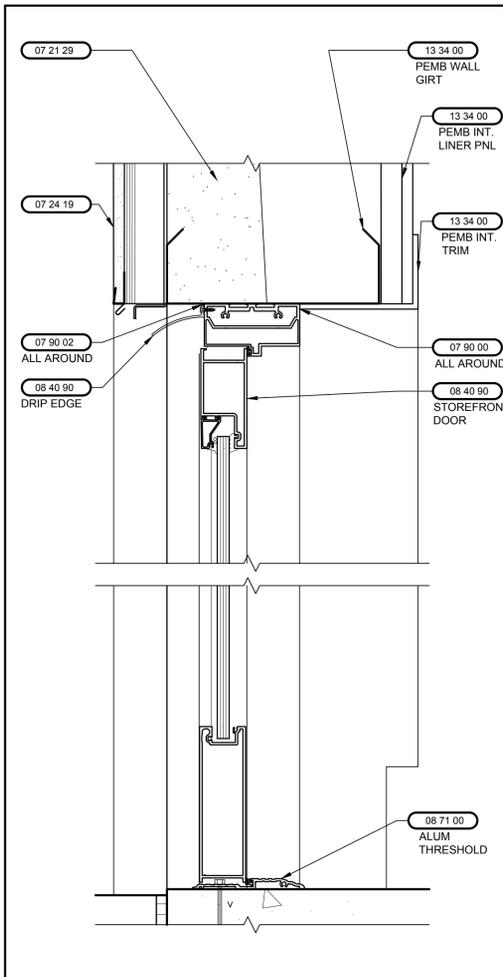
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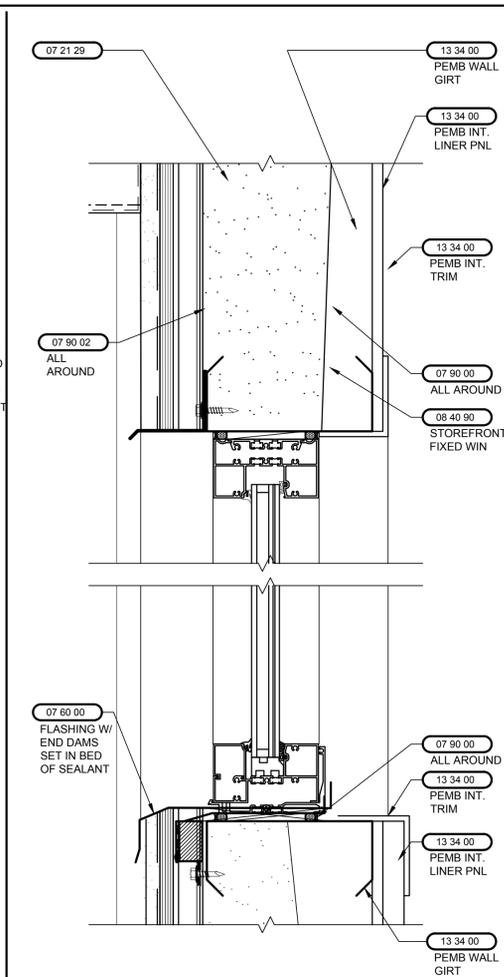
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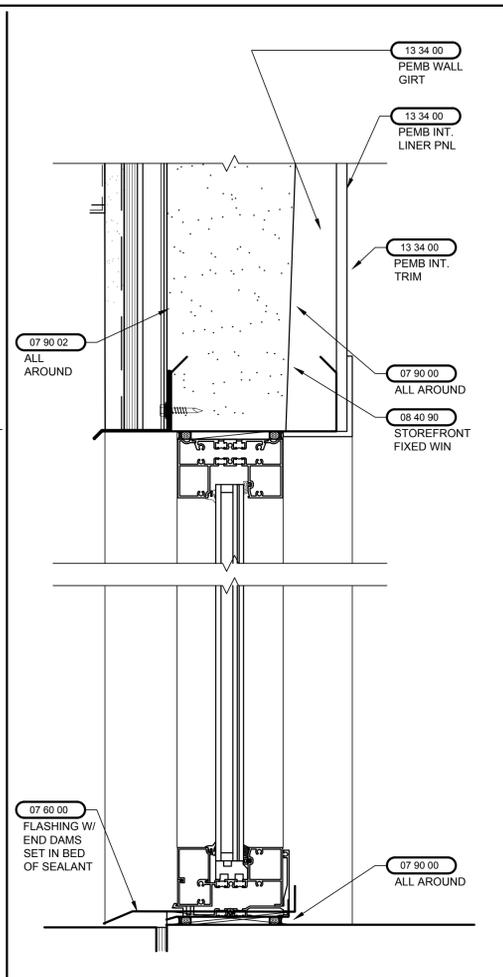




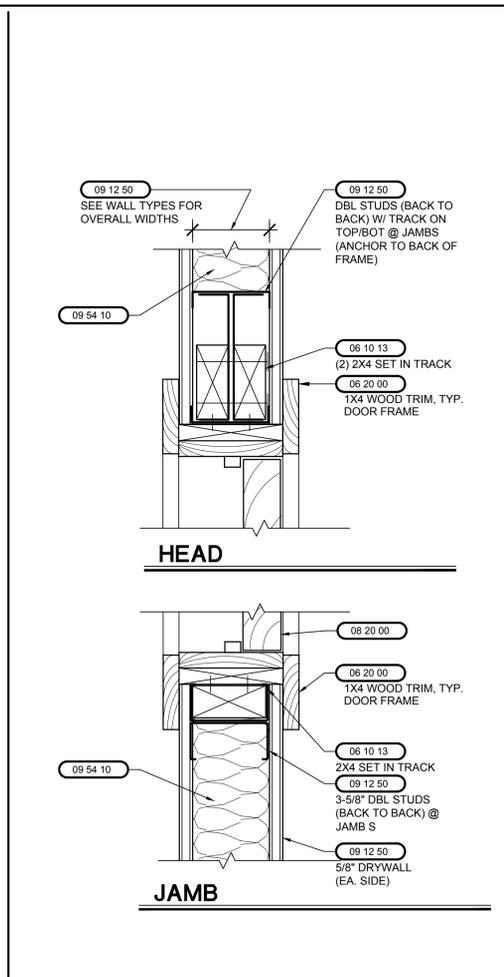
1 EXT. STOREFRONT DETAIL
SCALE: 3"=1'-0"



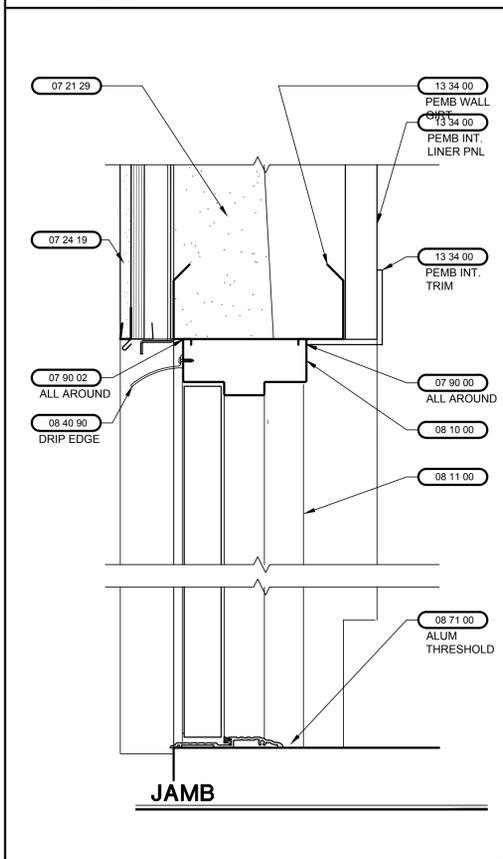
2 EXT. STOREFRONT DETAIL
SCALE: 3"=1'-0"



3 EXT. STOREFRONT DETAIL
SCALE: 3"=1'-0"



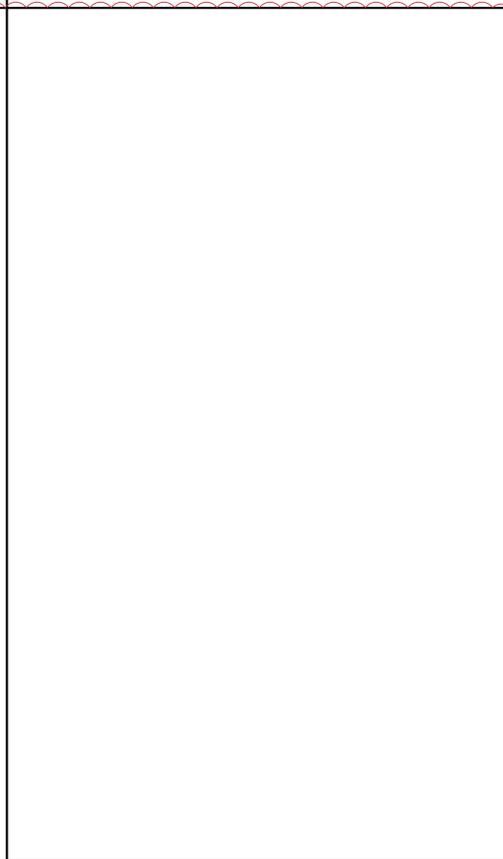
4 INT. DOOR DETAIL
SCALE: 3"=1'-0"



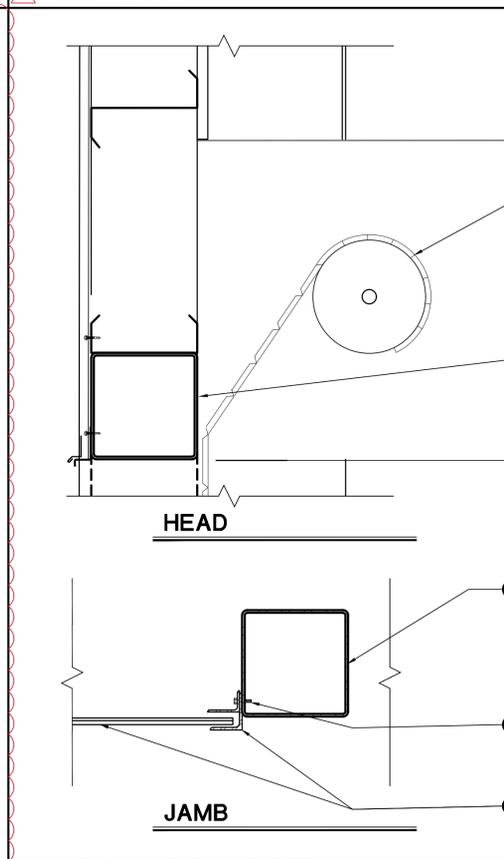
5 EXT. DOOR DETAIL
SCALE: 3"=1'-0"



6 NOT USED
SCALE: 3"=1'-0"



7 NOT USED
SCALE: 3"=1'-0"



4 ROLL-UP DOOR DETAILS
SCALE: 1-1/2"=1'-0"

MATERIAL LIST	
02 CVL	SEE CIVIL SPECIFICATIONS
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13 34 19 OVERHEAD ROLL-UP DOOR (ATTACH TO TUBE STEEL BEAM PER MANUF. INSTRUCTIONS)

13 34 19 10" TUBE STEEL @ JAMBS/HEADS OF ROLL-UP DOOR (TYP.)

13 34 19 10"X10"X3/8" (MIN.) TUBE STEEL @ JAMBS BY PEMB SUPPLIER

13 34 19 PROVIDE FASTENERS OR WELD DOOR GUIDE TO TUBE STEEL PER N.O.A. OR PRODUCT APPROVAL

13 34 19 ROLL-UP DOOR AND GUIDE PROVIDED BY DOOR MANUF.

GRAPHIC SCALE
4" 0" 4" 8" 12" 16"
1-1/2"=1'-0"

GRAPHIC SCALE
2" 0" 2" 4" 6" 8"
3"=1'-0"

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J3CS PROPERTIES

SHELL BUILDING

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DRAWING TITLE:
DOOR AND WINDOW DETAILS

STATE OF FLORIDA
JOHN C. ZWICK
REGISTERED ARCHITECT
AR0027

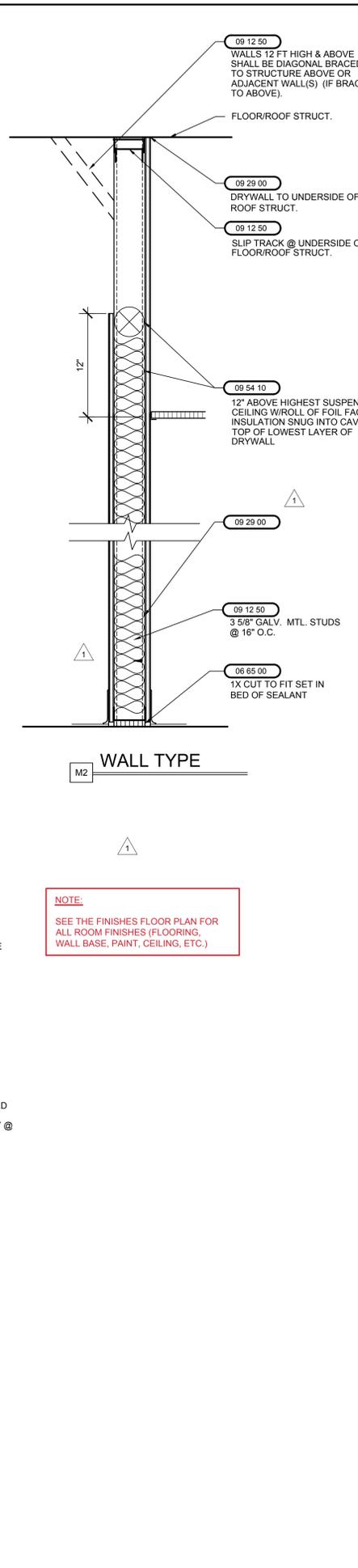
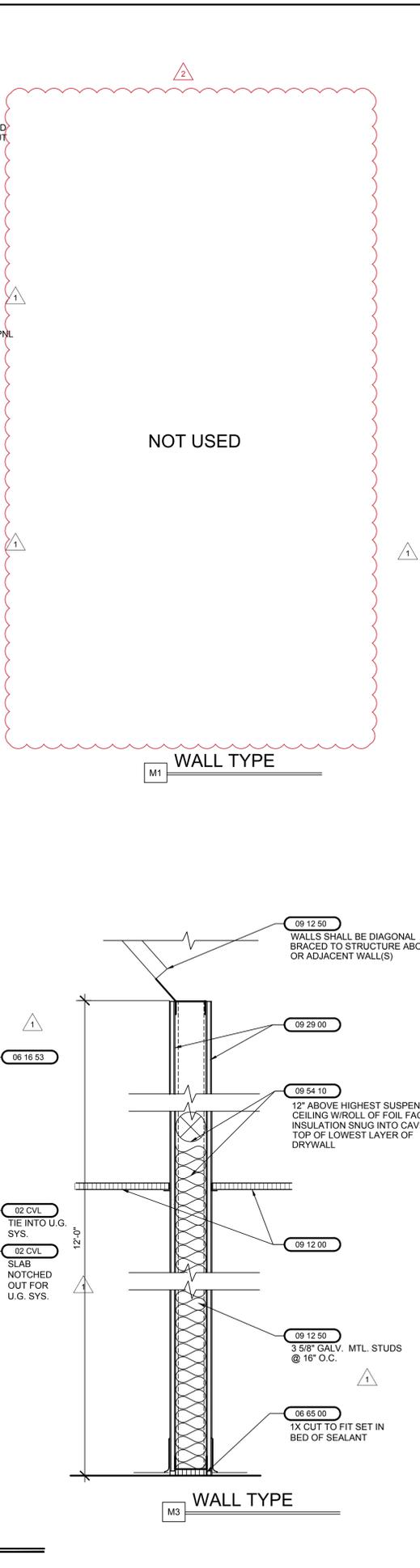
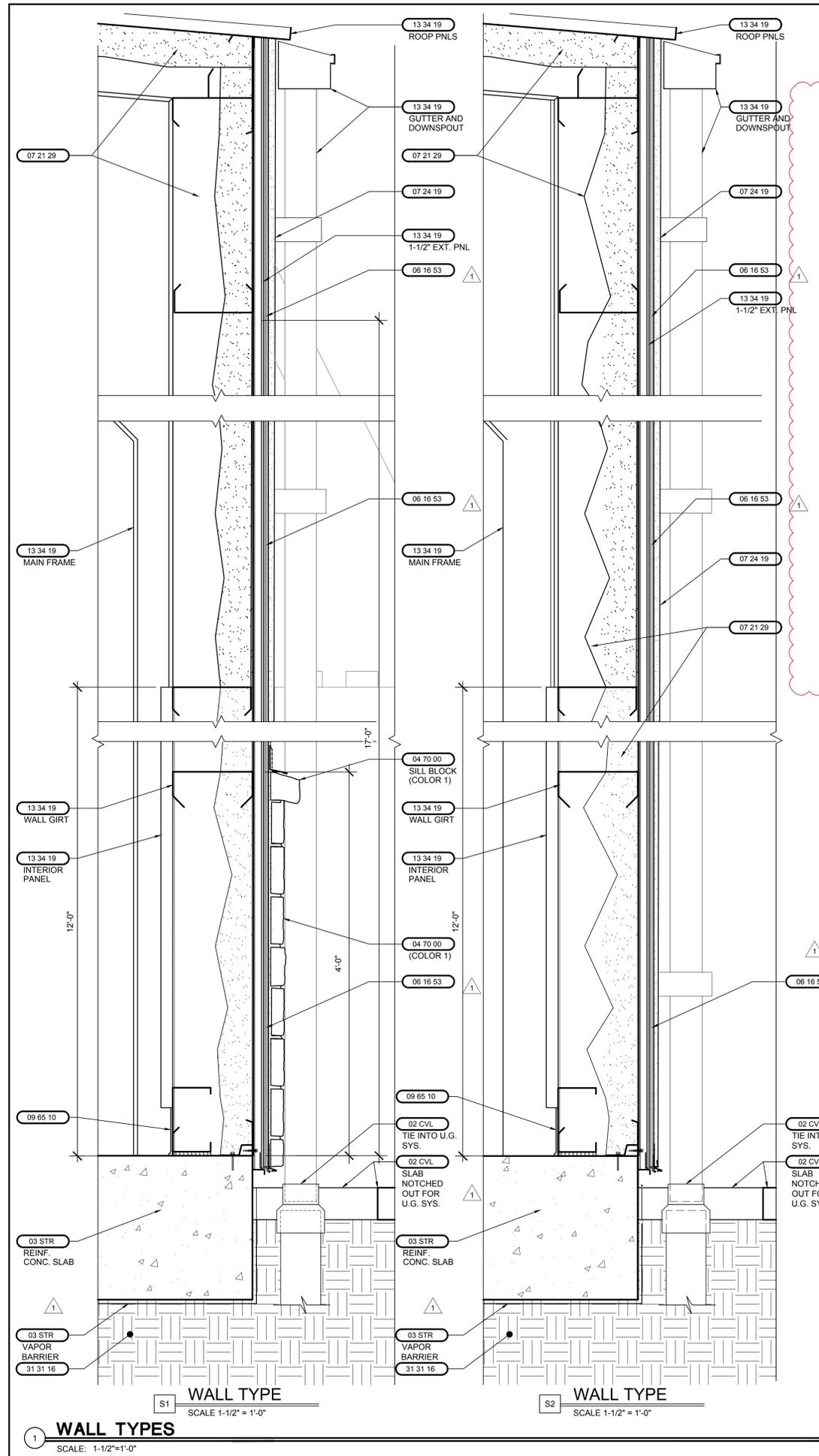
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GENERAL NOTES	
•	ANY WALL ABOVE 12' TO RECEIVE BRACING TO BACK STRUCTURE ABOVE.
•	EXACT SIZE AND GAUGES OF STEEL STUDS USED FOR CROSS BRACING AND FREQUENCY (LOCATION) SHALL BE PER THE SELECTED MANUFACTURER'S RECOMMENDATION BUT NOT LESS THAN THAT DRAWN AND AT 4'-0" O.C.
•	SEE THE LS SERIES FOR ALL ADDITIONAL UL FIRE RATED REQUIREMENTS AND INFORMATION.

WALL LEGEND	
1A3	NUMBER DENOTES FIRE RATING (IF APPLICABLE) LETTER DENOTES THE STRUCT. TYPE (CMU, TILT-UP, MTL. STUD ETC.) LETTER DENOTES THE FINISHES (EXT./INT.) OF WALL (STUCCO, MTL. SIDING, DRYWALL, PAINT, ETC.)
13 34 19	HORIZONTAL STEEL GIRDERS W/ LINER PANEL
09 12 50	4" OR 6" PARTITION WALL W/ ACOUSTICAL INSULATION
10 14 00	DESIGNATES IDENTITY DEVICE LOCATION
CG, RCG	CORNER GUARD, RECESSED CORNER GUARD
HIW	HIGH IMPACT WALL COVERING
REFER TO THE A-10 SERIES FOR ADDITIONAL INFORMATION ON WALL TYPES.	

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NOTE:
SEE THE FINISHES FLOOR PLAN FOR ALL ROOM FINISHES (FLOORING, WALL BASE, PAINT, CEILING, ETC.)

GENERAL NOTES

WALL LEGEND

MATERIAL LIST

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DRAWING TITLE:
WALL TYPES

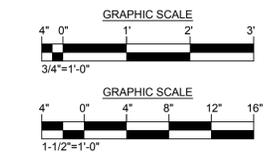


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DIVISION 0 - CONTRACTUAL REQUIREMENTS

- 00 00 00 SEE CONTRACT FOR ADDITIONAL DIVISION REQUIREMENTS.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, ETC REQUIRED TO UNDERTAKE THE WORK UNLESS NOTED OTHERWISE.
 - PRIOR TO RECEIVING A NOTICE-TO-PROCEED, THE OWNER WILL FILE A NOTICE-OF-COMMENCEMENT WITH APPROPRIATE AUTHORITY.
 - THE JURISDICTION FOR THE PROJECT SITE IS THE BREVARD COUNTY, FLORIDA. ALL WORK SHALL BE PERMITTED AND UNDERTAKEN IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
 - PRIME CONTRACTOR IS ASSUMED TO BE FAMILIAR WITH ALL GENERAL CONDITIONS/CONTRACT REQUIREMENTS ASSOCIATED WITH THE CONTRACT BETWEEN OWNER AND CONTRACTOR AS THEY APPLY TO THE WORK NOTED HEREON. PRIME CONTRACTOR SHALL TRANSFER ALL SUCH REQUIREMENTS TO ALL SUBCONTRACTORS.
 - ALL CONTRACTORS SHALL EXAMINE JOB SITE PRIOR TO SUBMISSION OF A BID/GMP TO OBSERVE ALL VISIBLE EXISTING CONDITIONS. SUBMISSION OF BID WILL BE TAKEN TO CONFIRM FAMILIARITY WITH CONDITIONS OF THE WORK SO THE BID/GMP PRICE INCLUDES ALL WORK NECESSARY TO PROVIDE A COMPLETED, READY TO OCCUPY, FULLY FINISHED PROJECT.
 - THE CONTRACTOR SHALL DELIVER A WORK SCHEDULE IMMEDIATELY AFTER RECEIVING A NOTICE OF AWARD SHOWING ALL TASKS AND COMPLETION DATES.

DIVISION 1 - GENERAL REQUIREMENTS

- 01 00 00 SEE CONSTRUCTION CONTRACT FOR ADDITIONAL DIVISION 1 GENERAL REQUIREMENTS:
- DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR OPENINGS, DEPRESSIONS, EQUIPMENT WEIGHTS AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
 - DISCREPANCIES IN THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER'S PROJECT REPRESENTATIVE DURING THE BID PERIOD FOR CLARIFICATION, PRIOR TO SUBMITTING A BID.
 - DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
 - PROVIDE SUBMITTALS TO THE ARCHITECT FOR REVIEW AND COMMENT FOR ALL PRODUCTS.
 - THE ARCHITECT'S OBLIGATIONS TO REVIEW SHOP DRAWINGS AND OTHER SUBMITTALS AND TO RETURN THEM IN A TIMELY MANNER ARE CONDITIONED UPON THE PRIOR REVIEW AND APPROVAL OF THE SHOP DRAWINGS OR SUBMITTALS BY THE CONTRACTOR.
 - COPIES OF SUBMITTALS FOR ALL PRODUCTS WHICH REQUIRE FLORIDA PRODUCT APPROVAL, SHALL BE SUBMITTED TO THE CODE COMPLIANCE OFFICE BY THE CONTRACTOR, IF REQUIRED, AFTER REVIEW BY ARCHITECT.
 - ALL PRODUCTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, PRODUCT APPROVAL AND AS SPECIFIED HEREON. ANY DISCREPANCIES BETWEEN SAME SHALL BE PRESENTED TO THE ARCHITECT.
 - TEMPORARY UTILITIES (ELECTRICAL SERVICE AND WATER) ARE AVAILABLE ON SITE.
 - ON SITE TOILETS ARE NOT AVAILABLE FOR USE BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE PORTABLE UNIT(S) AS NEEDED.
 - THE CONTRACTOR SHALL CLEAN UP HIS WORK AREA ON DAILY BASIS, AND REMOVE ALL DEBRIS DAILY OFF OF THE PROPERTY AND DISPOSE OF IT IN A LEGAL MANNER.
 - ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL APPLICABLE CODES & LAWS.
 - THE CONTRACTOR SHALL MAINTAIN A "RECORD SET" OF DRAWINGS, SHOWING WORK BY HIS WORK AND ALL OF THE WORK BY HIS SUB-CONTRACTORS, PARTICULARLY WORK THAT IS CONCEALED. THE "RECORD SET" OF DRAWINGS SHALL BE MAINTAINED ON SITE AND UPDATED PRIOR TO EACH PAY REQUEST OR PAYMENT WILL BE DELAYED.
 - AT COMPLETION, ALL WORK SHALL BE FINALLY CLEANED TO THE OWNER OR OWNER'S REPRESENTATIVE AND CITY OFFICIAL'S SATISFACTION.
 - PRIME CONTRACTOR SHALL WARRANT THE WORK AS FREE OF DEFECTIVE MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR MINIMUM.
 - NO STRUCTURAL MEMBER OR COMPONENT SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS DETAILED AS SUCH OR APPROVED IN WRITING BY THE ENGINEER OR ARCHITECT OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY THE ENGINEER OF RECORD FOR REVIEW OF ANY SUCH DEVIATIONS.
 - DO NOT SCALE DRAWINGS.
 - THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS
 - DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ARCHITECT OF RECORD.

- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE AND SAFETY. THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- PERIODIC SITE OBSERVATIONS BY FIELD REPRESENTATIVES OF ARCHITECTS RZK, INC. ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHALL NOT BE CONSTRUED AS AN EXTENSIVE OR CONTINUOUS EFFORT TO CHECK THE QUALITY OR QUANTITY OF THE WORK.
- ALL BUILDINGS REQUIRE PERIODIC MAINTENANCE TO EXCEED LIFE SPAN AND TO ENSURE STRUCTURAL INTEGRITY FROM EXPOSURE TO THE ENVIRONMENT. A PLANNED PROGRAM OF MAINTENANCE SHALL BE ESTABLISHED BY THE OWNER. THIS PROGRAM SHALL INCLUDE ITEMS SUCH AS, BUT NOT LIMITED TO, PAINTING OF STRUCTURAL STEEL, PROTECTIVE COATINGS FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS EXPOSED TO SALT ENVIRONMENT OR OTHER HARSH CHEMICALS.
- ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF STEEL STAIRS, HANDRAILS, CURTAIN WALL/WINDOW WALL SYSTEMS, COLD-FORMED STEEL FRAMING, OR OTHER SYSTEMS NOT DETAILED IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED VIA OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- IN THE PROFESSIONAL OPINION OF ARCHITECTS RZK, INC. THE CONTRACT DOCUMENTS FOR THIS PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH THE DESIGN CRITERIA AS SET FORTH IN THE FLORIDA BUILDING CODE (FBC) LATEST EDITION.
- THE USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS AND USE OF CAD FILES BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS IS PROHIBITED UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM ARCHITECT OF RECORD.

DIVISION 2 - SITE AND BUILDING DEMOLITION

- 02 CIVL SEE CIVIL DRAWINGS

DIVISION 3 - CONCRETE

- 03 STR SEE STRUCTURAL DRAWINGS

DIVISION 4 - MASONRY

- 04 STR SEE STRUCTURAL DRAWINGS.

- 04 70 00 STONE VENEER

- BASIS OF DESIGN IS SIMULATED STONE VENEER MANUFACTURED BY ELDORADO STONE.
 - COLOR / STYLE 1 SHALL BE "MOUNTAIN LEDGE - DURANGO" WITH WAINGCOAT SILL.
 - COLOR / STYLE 2 SHALL BE "MOUNTAIN LEDGE - MESA VERDE"
- MOLDING AND TRIM ACCESSORIES SHALL BE AS DESIGNATED ON THE PLANS.
- SUBSTRATE SHALL BE FREE OF DUST, DIRT, LAITANCE, EFFLORESCENCE, AND OTHER HARMFUL CONTAMINANTS.
- ADHESIVE MORTAR SHALL BE LATEX-PORTLAND CEMENT STONE SETTING MORTAR ANSI A118.4.
- MORTAR AND STONE VENEER SHALL BE INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 5 - STEEL

- 05 STR SEE STRUCTURAL DRAWINGS

- 05 14 13 ALUMINUM TUBE FRAMING

- BASIS OF DESIGN ARE PRODUCTS OF STRUCTURAL GRADE ALUMINUM TUBE OF 0.125" THICKNESS IN SIZES NOTED ON PLANS.
- FINISH SHALL BE ANODIZED TO 0.70 MIL THICKNESS IN DARK BRONZE COLOR.

DIVISION 6 - WOOD AND CABINETRY

- 06 10 13 WOOD BLOCKING

- BLOCKING SHALL BE 2X (OR AS NOTED) AND PRESERVATIVE TREATED WHEN IN CONTACT WITH MASONRY OR EXPOSED TO WEATHER. PRESERVATION TREATMENT SHALL CONFORM TO REQUIREMENTS OF AWPA, STANDARD U1 AND M4 FOR THE SPECIES PRODUCT END USE AND PRESERVATIVE TYPE.
- PROVIDE 2-BY BLOCKING FOR MISC. DETAILS (SEE DRAWINGS) AND BACK BLOCKING IN WALLS FOR WALL HUNG ITEMS; I.E. CABINETRY, PLUMBING, TOILET ACCESSORIES, FIXTURES, GRAB BARS, ETC.

- 06 16 53 MOISTURE RESISTANT GYPSUM SHEATING

- THE BASIS OF DESIGN IS THE DENIS GLASS PRODUCT AS MANUFACTURED BY GEORGIA PACIFIC.
- THE PRODUCT SHALL BE DENSGLOSS GOLD (5/8" THICKNESS) AND THE LENGTH BY THE WIDTH THAT IS BEST SUITED FOR THE JOB.
- INSTALL AND ATTACH THE SHEATING TO THE METAL BUILDING WALL PANELS PER THE DETAILS(S) INCLUDED IN THE SE DRAWINGS.

- 06 20 00 FINISHED CARPENTRY

- INTERIOR TRIM: FINISH WOOD DOOR, WINDOW AND WALL BASE TRIM MATERIALS SHALL BE PAINT GRADE COMPOSITE WOOD. SIZES AND/OR SHAPE AS SHOWN ON THE DRAWINGS.
- USE GRADE 'A' HARDWOOD OF CONSTANT GRAIN, CLARITY, COLOR AND TEXTURE.
- EXTERIOR TRIM: USE DIMENSIONALLY STABLE WOOD (FLORIDA CEDAR) FOR EXTERIOR USE SUCH AS FOR TONGUE AND GROOVE, SOFFITS, COLUMN WRAPS AND FASCIAS.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- 07 12 13 WATERSHIELD (PEEL AND STICK) UNDERLAYMENT

- PROVIDE WR GRACE 40 MIL (MIN.) ICE AND WATER SHIELD WHERE SHOWN.

- 07 13 00 SHEET WATERPROOFING ROOF MEMBRANE

- BASIS OF DESIGN SHALL BE PEEL AND SEAL (45 MIL) PRODUCT BY MFM BUILDING PRODUCTS CORP. (WWW.MFMBP.COM)
- INSTALL ON A BASE SHEET MECHANICALLY ATTACHED TO DECKING PER MANUFACTURER'S WRITTEN INSTRUCTION.

- 07 21 29 SPRAY APPLIED INSULATION

- BASIS OF DESIGN IS SPRAYTITE INSULATION PRODUCT BY BASE CORPERATION.
 - INSTALL/APPLY INSULATION TO WALLS AND ROOF AREA PER MANUFACTURER'S INSTRUCTION TO ACHIEVE A R20 RATING AT THE WALLS AND A R30 RATING AT THE ROOF.
- THERMAL PROTECTIVE COATING IS BASED ON URE-K PRODUCT BY INTERNATIONAL CELLULOSE CORPERATION.
- INSTALL/APPLY THERMAL PROTECTIVE COATING TO ALL AREAS OF SPRAY INSULATION NOT COVERED BY PEMB INTERIOR LINER OR DRYWALL.

- 07 24 19 E.I.F.S. SYSTEM W/ MOISTURE DRAINAGE:

- BASIS FOR DESIGN IS AN EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) WITH MOISTURE DRAINAGE AND AN AIR AND WATER-RESISTIVE BARRIER.

- DRYVIT OUTSULATION PLUS MD SYSTEM BY DRYVIT SYSTEMS INC. (WWW.DRYVIT.COM) OR APPROVED EQUAL.

- MANUFACTURER'S QUALIFICATIONS:

- A MEMBER IN GOOD STANDING OF THE EIFS INDUSTRY MEMBERS ASSOCIATION (EIMA).
- MANUFACTURE EXTERIOR INSULATION AND FINISH SYSTEM WITH MOISTURE DRAINAGE MATERIALS AT A FACILITY COVERED BY A CURRENT ISO 9001:2015 AND ISO 14001:2015 CERTIFICATION. CERTIFICATION OF THE FACILITY IS DONE BY A REGISTRAR ACCREDITED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, REGISTRAR ACCREDITATION BOARD) ANSI-RAB).

- CONTRACTOR QUALIFICATIONS:
 - KNOWLEDGEABLE IN THE PROPER INSTALLATION OF THE EXTERIOR INSULATION AND FINISH SYSTEM WITH MOISTURE DRAINAGE.
 - POSSESS A CURRENT OUTSULATION PLUS MD SYSTEM "TRAINED CONTRACTOR CERTIFICATE" ISSUED BY DRYVIT SYSTEMS, INC.

- SYSTEM DESCRIPTION:

- THE DRYVIT OUTSULATION PLUS MD SYSTEM IS AN EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) WITH MOISTURE DRAINAGE APPLIED OVER A 5/8" BACKER BOARD PER SYSTEM CONSISTS OF:
 - AQUA SHIELD FLASHING BARRIER FOR OPENING PERIMETERS.
 - A FLUID-APPLIED AIR/WATER-RESISTIVE BARRIER
 - ADHESIVE - INSTALLED IN VERTICAL RIBBONS TO FACILITATE EGRESS OF INCIDENTAL MOISTURE
 - EXPANDED POLYSTYRENE (EPS) INSULATION BOARD
 - REINFORCING MESH (PANZER MESH)
 - BASE COAT
 - STANDARD MESH
 - FINISH COAT WITH INTEGRAL COLOR

- FOR 12 YEAR WARRANTY: INCLUDE AN AIR/WATER RESISTANT BARRIER AND ACCESSORIES BY TREMCO (SECURLOCK EXOAIR 430 SYSTEM).

- INSTALLATION:

- PROVIDE JOBSITE GRADING PRIOR TO INSTALLATION OF EXTERIOR INSULATION AND FINISH SYSTEM WITH MOISTURE DRAINAGE SO THAT THE SYSTEM MAY BE TERMINATED AT OR ABOVE GRADE AS REQUIRED BY CODE.

- INSTALL THE SYSTEM IN ACCORDANCE WITH ASTM C1397 AND THE DRYVIT OUTSULATION PLUS MD SYSTEM APPLICATION INSTRUCTIONS, DS218.

- ATTACH MEMBERS WHICH EXTEND THROUGH EXTERIOR INSULATION AND FINISH SYSTEM TO STRUCTURAL SUPPORT AND PROVIDE WATER-TIGHT SEALS AT PENETRATIONS.

- ATTACH BACKER BOARD TO THE METAL BUILDING METAL WALL PANELS PER 06 16 53

- INSTALL DIVERTER FLASHINGS WHEREVER WATER CAN ENTER THE WALL ASSEMBLY TO DIRECT WATER TO THE EXTERIOR.

- INSTALL COPINGS AND SEALANTS IMMEDIATELY AFTER INSTALLATION OF THE EXTERIOR INSULATION AND FINISH SYSTEM WITH MOISTURE DRAINAGE AND WHEN EIFS COATINGS ARE DRY.

- QUALITY CONTROL

- EIFS SUB-CONTRACTOR TO CERTIFY IN WRITING THE QUALITY OF WORK PERFORMED RELATIVE TO THE SUBSTRATE SYSTEM, DETAILS, INSTALLATION PROCEDURES, AND AS TO THE SPECIFIC PRODUCTS USED.

- THE SEALANT CONTRACTOR SHALL CERTIFY IN WRITING THAT THE SEALANT APPLICATION IS IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S AND THE EXTERIOR INSULATION AND FINISH SYSTEM MANUFACTURER'S RECOMMENDATIONS AS TO QUALITY REQUIRED FOR THE 12 YEAR WARRANTY TO BE ISSUED.

- CLOSEOUT SUBMITTALS

- SUBMIT A COPY OF THE MANUFACTURER'S RECOMMENDED MAINTENANCE AND REPAIR MANUAL.

- SUBMIT A COPY OF THE EXTERIOR INSULATION AND FINISH SYSTEM WITH MOISTURE DRAINAGE MANUFACTURER'S 12 YEAR WARRANTY.
 - SUB-CONTRACTOR TO PROVIDE WARRANTY OF INSTALLATION WHICH SHALL EXTEND UNTIL THE MANUFACTURER ISSUES THEIR 12 YEAR WARRANTY.

- CLEANING

- REMOVE ALL EXCESS EXTERIOR INSULATION AND FINISH SYSTEM MATERIALS FROM THE JOB SITE BY THE CONTRACTOR IN ACCORDANCE WITH CONTRACT PROVISIONS AND AS REQUIRED BY APPLICABLE LAW.

- LEAVE ALL SURROUNDING AREAS, WHERE THE EXTERIOR INSULATION AND FINISH SYSTEM WITH MOISTURE DRAINAGE HAS BEEN APPLIED, FREE OF DEBRIS AND FOREIGN SUBSTANCES RESULTING FROM THE EIFS SUB-CONTRACTOR'S WORK.

- 07 42 46 CEMENTITIOUS WALL PANELS

- BASIS OF DESIGN SHALL BE THE WOOD SERIES AWP1818 MANUFACTURED BY NICHHA. COLOR TO BE SELECTED BY ARCHITECT.

- ALL PANEL, ACCESSORIES, TRIM, AND CORNER PIECES SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION AND MEET FLORIDA PRODUCT APPROVAL FOR JOB SPECIFIC WIND LOADS.

- PANELS SHALL HAVE SHEATHING AND WATER / DAMPROOFING MEMBRANE BEHIND THEM, AND PANEL FASTENING CLIPS FASTENED BACK TO STRUCTURE.

- 07 60 00 METAL FLASHING AND TRIM:

- METAL FLASHINGS: FURNISH AND INSTALL 0.0320"ALUMINUM OR 22 GAGE STAINLESS STEEL FLASHING MATERIALS WHERE NOTED OR DETAILED OR REQUIRED TO PROVIDE LEAK-FREE TRANSITION OF MATERIALS.

- FLASHING GAGE AND ATTACHMENT SHALL COMPLY WITH FBC (LATEST EDITION) TEST PROTOCOL MANUAL (RAS-111).

- FABRICATE FLASHING SHALL INCLUDE A FLEXIBLE FABRIC/MEMBRANE ADHERED TO FASCIA PANEL AND COATED WITH "LUCAS GOO" COATING OF 1/2 INCH TO 3/4 INCH WIDE, WITH SPACING AS REQUIRED TO MEET SPECIFIED WIND UPLIFT RESISTANCE PERFORMANCE.

- 07 62 00 PREFABRICATED PARAPET EDGE @ OTHER ROOF FLASHING

- BASED DESIGN IS METAL-ERA ENGINEERED ROOF SOLUTIONS. (EQUIVALENT PRODUCTS WILL BE CONSIDERED).

- WALL EDGE FLASHING: ANCHOR-TITE FASCIA SYSTEM WITH 7 INCHES FACE. FASCIA SHALL BE 4 INCHES ALUMINUM. WITH BAKED ON COLOR COATING PAINTED. RETAINER BAR SHALL BE EXTRUDED ALUMINUM. INCLUDE INSIDE AND OUTSIDE ONE PIECE MITERED CORNERS.

- SEALANT/ADHESIVES: PROVIDE SEALANT OR ADHESIVE AS RECOMMENDED BY CAP MANUFACTURED TO SEAL OR ADHERE THE CLEAT TO SUBSTRATE.

- 07 90 00 JOINT SEALERS (INTERIOR):

- PROVIDE NEW LATEX BASED, LOW VOC, CAULKING AT JOINTS BETWEEN CHANGES IN MATERIALS (I.E. WALLS AT DOORS, WINDOWS AND FRAMES, BUILT-IN CABINETS, ETC).

- 07 90 02 SEALANTS (EXTERIOR)

- EXTERIOR "GENERAL" SEALANTS SHALL BE A URETHANE PRODUCT (EQUAL TO SONNERBORN NP-1) TEST SAMPLE AREA TO ASSURE COMPATIBLE WITH ADJACENT MATERIALS AND PAINTABLE.

- REFER TO PRE-ENGINEERED MANUFACTURED SYSTEMS FOR SEALANT TYPE RECOMMENDED BY MANUFACTURER.

- MISCELLANEOUS MATERIALS SHALL INCLUDE BACKER RODS FOR A WEATHER TIGHT SYSTEM.

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SUBMITTALS

PROGRESS SET 11/11/21

CONSTRUCTION DOCS FOR BID/PERMIT 06/23/23

PERMIT COMMENT REVISIONS 10/10/23

OWNER REVISIONS (CONVERT TO SHELL) 07/03/24

J3CS PROPERTIES

SHELL BUILDING

7211 WAELTI DRIVE
MELBOURNE, FL 32940

DRAWING TITLE:

SPECIFICATIONS



JOHN C. ZWICK, R.A.
FL. REG. AR0009527

JOB NO.: 2021.32

DRAWN BY: CNK

CHECKED BY: JCZ

DRAWING NO.:

SP-1.0

DESIGNED TO PRINT IN COLOR

DIVISION 8 - DOORS AND WINDOWS

- 08 10 00** HOLLOW METAL FRAMES:
- EXTERIOR FRAMES:
 - BASIS OF DESIGN ARE PRODUCTS BY REPUBLIC OR APPROVED EQUAL.
 - ALL EXTERIOR HOLLOW METAL DOOR FRAMES SHALL BE 14 GAGE STEEL G90 GALVANIZED WITH FULLY WELDED CORNERS AND PRIMED FOR FIELD PAINT.
 - DOOR FRAME INTERIORS SHALL BE COATED WITH BITUMINOUS PAINT AND FILLED WITH CONCRETE.
- 08 11 00** EXTERIOR HOLLOW METAL DOORS:
- BASIS OF DESIGN ARE PRODUCTS BY REPUBLIC OR APPROVED EQUAL.
 - PROVIDE FLUSH PANEL 16 GAGE INSULATED, G90 GALVANIZED STEEL FACES.
 - PRIME DOORS FOR FIELD PAINT.
 - MANUFACTURER OF THE DOOR-FRAME UNIT SHALL SUBMIT TEST DATA WHICH MEETS THE CURRENT REQUIREMENTS OF THE LATEST BUILDING CODE FOR WIND PRESSURES AND WIND-BORNE DEBRIS.
 - ANCHOR DOOR FRAME TO STEEL IN ACCORDANCE WITH THE MFG RECOMMENDATIONS & TESTS TO MEET CODES.
 - PROVIDE WEATHER STRIPPING AT EXTERIOR DOORS (BUMPERS @ INTERIOR DOOR).
- 08 20 00** INTERIOR WOOD DOORS
- BASIS OF DESIGN SHALL BE COMMERCIAL PRODUCTS BY MOHAWK OR APPROVED EQUAL. SEE DOOR LEGEND FOR DOOR TYPES.
 - PROVIDE SOLID STRUCTURAL CORE BIRCH FACED 5 PLY WOOD DOORS WITH FACTORY STAIN. COLOR TO BE SELECTED BY ARCHITECT.
 - INTERIOR DOORS SHALL BE A LABELED FOR APPROPRIATE FIRE RATING (WHEN REQUIRED).
- 08 31 00** ACCESS DOORS
- INTERIOR
 - THE BASIS OF DESIGN FOR THIS PRODUCT IS THE TMS SERIES BY J.L. INDUSTRIES OR APPROVED EQUAL.
 - PROVIDE PREFABRICATED METAL ACCESS IN DRYWALL WHERE REQUIRED TO ACCESS MECH, PLUMBING, ELECTRICAL ITEMS, ETC.
 - FRAME TO BE STAINLESS STEEL (18 GA) WITH A 1" FLANGE.
 - DOOR TO BE STAINLESS STEEL (16 GA) MOUNTED WITH 90 DEGREE CONTINUOUS STAINLESS STEEL HINGE.
 - FINISH TO BE 304 STAINLESS STEEL (#4 SATIN FINISH).
 - PREPARE OPENING FOR SIZE OF UNIT REQUIRED (48"x48" MAX.) AND PROVIDE ADEQUATE CONCEALED BRACING TO INSTALL UNIT.
 - PROVIDE MANUFACTURER'S WARRANTY.
- 08 33 13** OVERHEAD ROLL-UP DOORS (EXTERIOR):
- BASIS OF DESIGN IS THE 620 MODEL SERIES MANUFACTURED BY OVERHEAD DOOR COMPANY OR APPROVED EQUAL.
 - MANUFACTURER OF THE DOOR-FRAME UNIT SHALL SUBMIT TEST DATA WHICH MEETS THE CURRENT REQUIREMENTS OF THE LATEST BUILDING CODE FOR WIND PRESSURES AND WIND-BORNE DEBRIS.
 - DOOR SHALL INCLUDE THE FOLLOWING FEATURES:
 - 20 GAGE (MIN.) GALVANIZED STEEL SLATS
 - G90 GALVANIZED GEARS
 - 4" DIAMETER BAFFEL WITH DEFLECTION LIMIT OF .037' FOOT.
 - WIND LOCKS
 - HOOD-LESS DOORS
 - BOLTS (HOT DIPPED GALVANIZED)
 - TRACK/STEEL JAMB (HOT DIPPED GALVANIZED)
 - WEATHER STRIPPING ON BOTH SIDES OF DOOR TRACK.
 - INTERNAL LATCHING THROW BARS WITH PADLOCK CAPABILITY.
 - FULL CLOSURE TO SEAL AGAINST BUILDING ALL AROUND.
- 08 40 90** EXTERIOR ALUMINUM STOREFRONT DOORS AND WINDOWS:
- BASIS OF DESIGN IS IR-501 SYSTEM BY KAWNEER HAVING 2"x5-1/2" FRAMING.
 - DOORS SHALL BE MEDIUM STILE. INCLUDING ALL HARDWARE TO MATCH EXISTING, PROVIDED COMPLIANCE WITH THE FLORIDA BUILDING CODE FOR IMPACT AND WIND LOADING IS MET.
 - FIXED WINDOWS SHALL BE FIXED WITH STILE SIZED AS REQUIRED, PROVIDED COMPLIANCE WITH THE FLORIDA BUILDING CODE FOR IMPACT AND WIND LOADING IS MET.
 - PROVIDE SUBMITTAL DATA (TESTING/NOA) TO DEMONSTRATE COMPLIANCE WITH LATEST FLORIDA BUILDING CODE.
 - STOREFRONT FRAME FINISH SHALL BE:
 - DARK BRONZE ANODIZED (CLASS 1)

2

- 08 71 00** FINISH DOOR HARDWARE:
- EXTERIOR DOORS: PROVIDE COMMERCIAL GRADE PRODUCTS AS IDENTIFIED ON THE PLANS AND IN THE DOOR HARDWARE SCHEDULE.
 - INTERIOR DOORS: PROVIDE COMMERCIAL GRADE PRODUCTS AS IDENTIFIED ON THE PLANS AND IN THE DOOR HARDWARE SCHEDULE
- 08 80 00** GLAZING
- INTERIOR GLASS
 - PROVIDE CLEAR 1/4" TEMPERED FLOAT GLASS THAT MUST COMPLY WITH ASTM C 1048, KIND FT, CONDITION A, TYPE 1, CLASS 1, QUALITY Q3.
- 08 88 00** EXTERIOR GLAZING (DOORS AND WINDOWS)
- PROVIDE 1/8" INSULATED AND LAMINATED IMPACT GLAZING WITH MAX. "U" FACTOR OF 0.50 AND MAX SHGC OF 0.30.

DIVISION 9 - FINISHES

- 09 12 00** ACOUSTICAL CEILING SUSPENSION SYSTEM AND TILES:
- ANY NEW ACOUSTICAL CEILING GRID SHALL BE A 2X2 SYSTEM PRODUCT WHICH COMPLIES WITH ASTM C635 HAVING 15/16" EXPOSED FLANGES AND BULB TEE.
 - ANY NEW ACOUSTICAL TILES SHALL BE A NON-SAG WARRANTED PRODUCT OF 2'X2'X3/4" ULTIMA AND CLASS A RATED.
 - PROVIDE VINYL FACED 2X2 DRYWALL TILES, SUITED TO KITCHEN/SERVING LINE AREAS.
- 09 12 50** INTERIOR NON-LOAD BEARING FRAMING:
- BASIS OF DESIGN FOR NON-LOAD BEARING PARTITION WALLS OR CEILING FRAMING SHALL BE METAL FRAMING AS MANUFACTURED BY DALE/INCOR OR APPROVED EQUAL.
 - FURNISH AND INSTALL NEW NOMINAL 3-5/8" 20 GAGE (30 MLS MIN.), GALVANIZED TO A60 METAL STUDS AT 16" ON CENTER (UNLESS NOTED OTHERWISE).
 - "Z" FURRING SHALL BE 1-1/2" DEPTH (25 GA), GALVANIZED STEEL.
 - 1-5/8" OR 6" OR GREATER STUDS WHERE NOTED SAME GAGE = SPACING
- 09 29 00** DRYWALL:
- FURNISH AND INSTALL 5/8" THICK STANDARD, MOISTURE RESISTANT, FIRE RATED (TYPE "X") OR ABUSIVE RESISTANT GYPSUM WALLBOARD AND ACCESSORIES AS DETAILED AND REQUIRED TO PROVIDE A COMPLETED WORK PRODUCT INCLUDING CORNER BEADS, 'J' BEAD EDGES, ETC.
 - FURNISH 5/8" THICK DENS-SHIELD TILE BACKER BOARD AT ALL FRAMED WALLS TO RECEIVE NEW CERAMIC TILE.
 - INSTALL 5/8" THICK GYPSUM BOARD CEILING ON EXISTING OR NEW FRAMING OR APPROPRIATELY SIZED/SUPPORTED SUSPENDED CEILING PER USG REQUIREMENTS.
 - TAPE AND MUD TO RECEIVE A SPRAYED ON ORANGE PEEL TEXTURE (OR OTHER TEXTURE AS AGREED BY THE ARCHITECT), FOR PAINTED WALLS/CEILINGS.
- 09 54 10** ACOUSTICAL INSULATION:
- PROVIDE A MINERAL WOOL PRODUCT TO COMPLY WITH ASTM. INSTALL WITHIN CAVITY OF 3-1/2" (MIN.) THICKNESS BY WIDTH TO FILL STUDS/JOISTS.
- 09 65 10** VINYL WALL BASE:
- BASIS OF DESIGN IS PRODUCTS AND ACCESSORIES PRODUCED BY JOHNSONITE.
 - PROVIDE VINYL BASE AND ACCESSORIES INCLUDING RECOMMENDED PRIMERS, ADHESIVES, AND SEALANTS.
 - HEIGHT: 4" (UNLESS NOTED OTHERWISE)
 - THICKNESS: 1/8"
 - STYLE: STANDARD TOP-SET COVE WITH PREFORMED CORNER SECTIONS FOR ALL "OUTSIDE" CORNERS.
 - FINISH: MATTE
 - COLOR: TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE. MANUFACTURERS WITH A LIMITED COLOR RANGE MAY BE SUBJECT TO REJECTION.
 - ADHESIVES (CEMENTS); WATERPROOF, STABILIZED TYPE AS RECOMMENDED BY FLOORING MANUFACTURER TO SUIT MATERIAL AND SUBSTRATE CONDITIONS.
 - INSTALLATION: CLEAN ALL SURFACES AS RECOMMENDED BY VINYL BASE MANUFACTURER AND FILL SMALL CRACKS, HOLES, AND DEPRESSIONS IN WALLS.
 - INSTALL VINYL BASE USING METHOD INDICATED IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. EXTEND VINYL BASE INTO TOE SPACES, CLOSETS AND SIMILAR OPENINGS. USE FACTORY MOLDED OUTSIDE CORNERS THROUGHOUT.
 - ADHERE TO WALL SUBSTRATES USING FULL SPREAD OF ADHESIVE APPLIED IN COMPLIANCE WITH MANUFACTURER'S DIRECTIONS.
- 09 91 00** PAINTING:
- BASIS OF DESIGN FOR ALL PAINT PRODUCTS ARE THOSE PRODUCED BY SHERWIN WILLIAMS OR APPROVED EQUAL.
 - PROVIDE 2 COATS OF PREMIUM PAINT ON PRIMER/SEALER AT ALL NEW DOORS AND TRIM, NOT FACTORY FINISHED OR WITH INTERGRAL FACTORY FINISH.
 - EXTERIOR PAINT
 - PRIMER COATS:
 - STEEL/DOORS/TRIM: UNIVERSAL METAL PRIMER, B55 SERIES
 - CEMENTITIOUS SIDING: LOXON, A24 SERIES, CLEAR OR PIGMENTED.
 - FINISH COATS:
 - STEEL DOORS/MASONRY/CONCRETE/STUCCO: TWO COATS OF PRO INDUSTRIAL DTM ACRYLIC ENAMEL COATING, B55 SERIES (APPLY AT 5-7MILS WET).
 - CEMENTITIOUS SIDING: TWO COATS OF PRO INDUSTRIAL DTM ACRYLIC ENAMEL COATING, B55 SERIES (APPLY AT 5-7MILS WET).
 - INTERIOR PAINT
 - PRIMER COATS:
 - STEEL/DOORS/FRAMES/EXPOSED STRUCTURE: UNIVERSAL METAL PRIMER, B55 SERIES
 - DRYWALL: LATEX WALL PRIMER B28-W200
 - DRYWALL WITH EPOXY FINISH: PROMAR ALKYD PRIMER
 - FINISH COATS:
 - DRYWALL: PROMAR 400
 - STEEL: PROMAR ALKYD SEMI-GLOSS
 - DRYWALL WITH EPOXY: ONE PART EPOXY K45-151
 - PREPARATION FOR ALL PAINTED SURFACES SHALL BE PER PAINT MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PAINTED AREAS WITHIN FOOD SERVICE AREAS AND RESTROOMS SHALL RECEIVE TWO COATS OF A SINGLE COMPONENT WATER BASED EPOXY PAINT.
 - NEW STEEL STRUCTURE/TRIM SHALL RECEIVE TWO COATS OF WATER BASED ENAMEL PAINT OVER A SHOP PRIMER)
 - NEW INTERIOR DRYWALL SHALL BE PRIMED BEFORE RECEIVING TWO FINISH COATS OF PREMIUM ACRYLIC SEMI-GLOSS WALL PAINT.
 - NEW INTERIOR DOOR FRAMES SHALL RECEIVE:
 - TWO COATS OF WATER BASED ENAMEL PAINT OVER A ZINC RICH PRIMER.
 - STAIN AND MULTIPLE COATS OF VARNISH ON WOOD.
 - CONCRETE FLOORS TO BE PAINTED SHALL RECEIVE A TWO PART HIGH PERFORMANCE URETHANE ON PROPERLY CLEANED PRIMED SURFACE WITH A VERY LIGHT BROOM FINISH (OR SMOOTH FINISH).

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SUBMITTALS	
PROGRESS SET	11/11/21
CONSTRUCTION DOCS FOR BID/PERMIT	06/23/23
OWNER REVISIONS (CONVERT TO SHELL)	07/03/24

J3CS PROPERTIES

SHELL BUILDING

7211 WAELTI DRIVE
MELBOURNE, FL 32940

DRAWING TITLE:
SPECIFICATIONS



JOHN C. ZWICK, R.A.
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JOB NO.: 2021.32
DRAWN BY: CNK
CHECKED BY: JCZ

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DESIGNED TO PRINT IN COLOR

DIVISION 10 - SPECIALTIES



DIVISION 11 - EQUIPMENT

DIVISION 14 - CONVEYING EQUIPMENT (NOT USED)

DIVISION 31 - EARTHWORK

31.31.16 SOIL POISONING

- FURNISH AND INSTALL CHEMICAL POISONING OF SOIL FOR SUBTERRANEAN TERMITES BENEATH CONCRETE SLABS AND PADS OF BUILDING A DIRECTLY ADJACENT THERETO, IN ACCORDANCE WITH SECTION 1816 OF THE FLORIDA BUILDING CODE, LATEST EDITION.

DIVISION 32 - EXTERIOR IMPROVEMENTS

SEE CIVIL-SITE DRAWINGS.

DIVISION 33 - UTILITIES

33.00.00 UTILITIES: SEE CIVIL-SITE, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

32 CVL

DIVISION 12 - FURNISHINGS (NOT USED)

DIVISION 13 - SPECIAL CONSTRUCTION

13.34.19 PRE-ENGINEERED BUILDING:

- REFER TO THE PRE-ENGINEERED MANUFACTURED BUILDING SUPPLEMENTAL DRAWING PACKAGE FOR ADDITIONAL STRUCTURAL SPECIFICATIONS.
- MANUFACTURER SHALL BE A NATIONALLY RECOGNIZED PRE-ENGINEERED METAL BUILDING (PEMB) MANUFACTURER WHO HAS BEEN IN BUSINESS FOR A MINIMUM OF 5 YEARS AND CAPABLE OF PROVIDING A COMPLETE SYSTEM INCLUDING:
 - MAIN FRAME, WALL GIRTS AND ROOF PURLINS
 - WALL/ROOF PANELS INCLUDING TRIM
 - BOOTS, CURBS, ETC.
- COMPLETE SYSTEM IS TO BE WARRANTED BY MANUFACTURER (PRODUCTS) AND INSTALLER (INSTALLATION).
- PEMB MANUFACTURER SHALL SUBMIT PLANS AND CALCULATIONS (SIGNED/SEALED) BY A FLORIDA REGISTERED ENGINEER.
- PEMB DESIGN SHALL COMPLY WITH CHAPTER 16 OF THE LATEST FLORIDA BUILDING CODE INCLUDING:
 - PRODUCT APPROVAL FOR COMPONENTS/SYSTEM.
 - 3D DIAGRAM OF BUILDING SHOWING WIND PRESSURES.
 - ANCHOR BOLTS: QUANTITY AND SIZED SUITED FOR FOUNDATION(S) SHOWN ON THE PLANS.
 - OTHER LOADING SHALL INCLUDE:
 - 2.5 PSF ROOF DEAD LOAD
 - 6.0 PSF PRIMARY COLLATERAL LOAD
- PRIMARY AND SECONDARY FRAMES:
 - BASIS OF DESIGN SHALL COMPLY WITH THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AND METAL BUILDING MANUFACTURER'S ASSOCIATION (MBMA) PRACTICE MANUAL.
 - SHALL BE SIZED TO RESIST ALL LOADS AND IN THE CONFIGURATION SHOW ON THESE DRAWINGS. ANY VARIATION MUST BE APPROVED BY ARCHITECT PRIOR TO BIDS TO AVOID POSSIBLE REJECTION.
 - ALL FRAMING COMPONENTS SHALL BE FACTORY PRIMED WITH A ZINC RICH PRIMER.
 - SEE PAINT SPECIFICATIONS FOR STEEL STRUCTURE FIELD SPECIFIC PAINTING.
- WALL AND ROOF PANELING:
 - ROOF PANELS SHALL BE 22 GAGE STANDING SEAM 360 SYSTEM (MECHANICALLY SEAMED) PANELS AND BE FACTORY, BAKED ON, FINISH WITH A KYNAR 500 COATING WHICH SHALL BE WARRANTED FOR 20 YEARS AGAINST FADING, PEELING, CRACKING, ETC.
 - WALL PANELS SHALL BE 24 GAGE LONG SPAN PANELS WITH A GALVALUME FINISH ONTO WHICH A SIDING BOARD AND SYNTHETIC STUCCO SHALL BE INSTALLED.
 - PROVIDE 24 GAGE (MIN.) GALVALUME PRE-PAINTED FASCIA PANELS TO MATCH EXISTING.
 - FASCIA PANELS SHALL HAVE A 20 YEAR WARRANTY FLUOROCARBON FINISH.
- THERMAL ROOF/WALL INSULATION:
 - BASIS OF DESIGN IS A SPRAY APPLIED FOAM PRODUCT WITH A PROTECTIVE COATING.
 - REFER TO SECTION 07 21 29
- MISCELLANEOUS:
 - SEALANTS - SEALANT TAPE
 - FILLERS, CLOSERS, ETC.
 - GUTTERS TO BE 20 GAGE AND 20 YEAR FINISH WARRANTY.
 - DOWNSPOUTS IN SCHEDULE 80 PVC (PAINTED)
 - GROUT AT BASE PLATES (10,000 PSI)

10.44.00 FIRE EXTINGUISHERS

- BASIS OF DESIGN SHALL BE J.L. INDUSTRIES MODEL NO J-2#5 FOR MULTI-PURPOSE USE, CLASS A, B, AND C FIRES.
- PROVIDE THE FOLLOWING NEW EXTINGUISHERS, BRACKETS AND CABINETS THROUGHOUT PROJECT WHERE IDENTIFIED AS NEW (N) ON THE LIFE SAFETY PLAN.
- PROVIDE NEW (N) CABINETS:
 - SEMI-RECESSED FLUSH FACE WITH LETTERING ON CABINET AND NO GLASS.
 - NEW BRACKETS SHALL BE A STRAP HELD LEDGER TYPE HANGER.

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