

**WORK ITEMS:**


1. PROVIDE ALL REQUIRED DEMOLITION IN ACCORDANCE WITH FLORIDA BUILDING CODES AND STATE LAWS. REQUIRED DEMOLITION INCLUDES REMOVING THE EXISTING ROOF/CEILING, ALL EXISTING GLASS, NEW OPENINGS IN EXTERIOR AND INTERIOR CMU WALLS, REMOVING ALL EXISTING WOOD FRAMED INTERIOR WOOD FRAME WALLS, EXISTING MECHANICAL AND ELECTRICAL SYSTEMS AS REQUIRED FOR NEW INSTALLATION, AND ANY MISCELLANEOUS ITEMS REQUIRED TO ACCOMPLISH THE PROPOSED DESIGN.
2. PROVIDE NEW EXTERIOR FINISHES - HARDIE: HORIZONTAL BOARD SIDING AND STACKED STONE, REFER TO EXTERIOR ELEVATIONS.
3. PROVIDE NEW HIP ROOF - PRE-ENGINEERED WOOD TRUSSES @ 24" OC WITH STANDING SEAM METAL ROOF (SILVER COLOR), REFER TO DETAILS.
4. PROVIDE NEW FLOOR FINISHES AS FOLLOWS: FLOOR TILE (WOOD LOOK) AS SELECTED BY OWNER FOR TWO CONFERENCE ROOMS, LOBBY, BATHROOMS, MECHANICAL ROOMS, AND KITCHEN; COMMERCIAL GRADE CARPET SQUARES AS SELECTED BY OWNER ALL OTHER SPACES.
5. PROVIDE 5-1/2" THICK SOUND ATTENUATING INSULATION BATTS IN ALL LOBBY, CONFERENCE ROOM, AND BATHROOM WALLS
6. NEW DOORS SHALL BE COMMERCIAL GRADE DOORS AS SELECTED BY OWNER. INTERIOR DOORS INTO THE LOBBY, CONFERENCE ROOM, AND OFFICE NO. 1 SHALL BE SOUNDPROOF INTERIOR DOORS BY "ACOUSTICAL SURFACES, INC" OR APPROVED EQUAL WITH AN STC RATING OF 56 WITH ACOUSTICAL SEALS FOR DOOR PERIMETERS. COORDINATE DOOR SELECTION, FINISHES, AND HARDWARE WITH OWNER. THE DOOR INTO THE ATTIC ACCESS WILL REQUIRE WEATHER PROOF SEALS. PROVIDE A WOOD Louvered Door FOR THE COMPUTER ROOM.
7. PROVIDE NEW STOREFRONT GLASS/DOORS AND WINDOWS. NEW GLAZED OPENINGS SHALL BE INSULATED, LOW E (MSVD) COATED, UNITS W/ THERMAL BREAKS. MULLIONS AND FRAMES SHALL BE DARK BRONZE ALUMINUM.
8. PROVIDE A NEW MECHANICAL HEATING AND COOLING SYSTEM. THE NEW SYSTEM SHALL BE A COMPLETE SYSTEM INCLUDING ALL DUCTWORK, GRILLS, ETC. THE DESIGN AND INSTALLATION OF THE NEW HVAC SYSTEM SHALL BE PROVIDED BY THE MECHANICAL SUBCONTRACTOR AND SHALL MEET ALL RELEVANT CODES. PROVIDE AN ACOUSTICALLY QUIET EXHAUST FAN FOR THE COMPUTER ROOM TO REMOVE EXCESS HEAT.
9. PROVIDE A NEW ELECTRICAL SYSTEM AS REQUIRED FOR A COMPLETE ELECTRICAL SYSTEM. PROVIDE A NEW ELECTRICAL SERVICE AND PANEL AS REQUIRES FOR A NEW SYSTEM. ELECTRICAL DESIGN SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR AND SHALL MEET ALL RELEVANT CODES. PROVIDE NEW CAT 6 WIRING FOR COMPUTERS AND COPY MACHINES THROUGHOUT.

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10. ATTIC STORAGE SHALL BE COMPLETE WITH 3/4" T&G PLYWOOD FLOOR, GYP BOARD WALLS AN D CEILING, AND LIGHTS.
11. PROVIDE 2X4 PT FURRING WITH 1-1/2" RIGID INSULATION AND 5/8" PAINTED GYP BOARD ON INTERIOR OF EXISTING EXTERIOR WALLS. PROVIDE 3/4" PT FURRING WITH 5/8" PAINTED GYP BOARD ON INTERIOR CMU WALL. FURR OUT BATHROOM WALLS AS REQUIRED FOR NEW PLUMBING.
12. PROVIDE STAINED WOOD BASE AND CEILING TRIM PER OWNER'S SPECIFICATIONS.
13. PROVIDE GRANITE WINDOW SILLS IN NEW WINDOWS.
14. PROVIDE NEW WOOD FRAME INTERIOR WALLS, 2X4S @ 16" OC, EXCEPT AROUND CONFERENCE ROOMS, LOBBY, AND BATHROOMS. USE 2X6 FOR ADDITIONAL SOUND ATTENUATION BATTS. OFFSET ELECTRICAL BOXES IN WALLS WITH SOUND ATTENUATING BATTS. PROVIDE OWNER WITH ALTERNATE PRICE FOR ALL 2X4 WOOD FRAME WALLS WITH 15" SOUND ATTENUATING BATTS ILO 2X6.
15. PROVIDE ADA APPROVED LAVATORY AND WATER CLOSET IN ADA BATHROOM. PROVIDE ADA APPROVED GRAB BARS AND ACCESSORIES. PROVIDE TOILET ACCESSORIES IN ALL BATHROOMS PER OWNER SPECIFICATIONS.
16. NEW OPENINGS IN EXTERIOR CMU WALLS REQUIRE A STRUCTURAL MULLION PLACED SO THAT NO OPENING SHALL EXCEED FOUR FEET. THE STRUCTURAL MULL SHALL BE 2" X 8" X 1/8" STEEL TUBE. WRAP STEEL TUBE WITH BRONZE COLORED ALUM TO MATCH WINDOW JAMBS. STRUCTURAL CONNECTIONS BY THE CONTRACTOR SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
17. PROVIDE HOT WATER TO BATHROOMS AND KITCHENETTE - COORDINATE WITH OWNER
18. FOR NEW OPENINGS IN THE INTERIOR CMU WALL WHERE DOORS OCCUR, THE CONTRACTOR CAN EITHER OVER-CUT THE OPENING IN HEIGHT AND INSERT A PERCAST 8X8 LINTEL, OR CUT OUT THE UNDERSIDE OF THE BOND BEAM AND CONSTRUCT A PANEL OVER THE DOOR. FOR A NO-DOOR OPENING, CONSTRUCT THE OPENING TO THE UNDERSIDE OF THE BOND BEAM. PROVIDE IN-FILL PANELS IN EXISTING CMU WALL OPENINGS AS REQUIRED TO ACHIEVE NEW DESIGN.

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**RUSSELL JOHNSON ARCHITECT PL**  
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DATE	REVISED
REVISIONS	
NO.	DATE
PROJECT #	

**OFFICE RENOVATION & ADDITION FOR REED LAW**

FLORIDA  
PANAMA CITY

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