TREASURE COAST CLASSICAL ACADEMY

TCCA HIGH SCHOOL BUILDING

STUART, FLORIDA

Issue Date/ Description: 03.07.23 Site Plan Application Revisions
Project No: 022004

OWNER

TREASURE COAST CLASSICAL ACADEMY
1400 SE COVE RD.
STUART, FL 34997

CONTACT: PROJECT CONTACT

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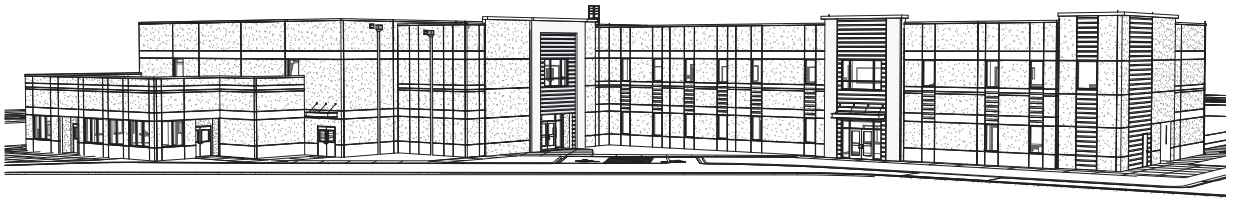


GENERAL NOTES

A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.

B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.

C. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

D. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.

E. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK. CONTRACTOR SHALL NOT SCALE THE DRAWINGS.

F. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY DURING THE PRICING OR BIDDING PHASE, AND SUFFICIENT TIME IS NOT AVAILABLE TO SEEK THE WRITTEN CLARIFICATION REQUIRED ABOVE, THE CONTRACTOR SHALL MAKE ALLOWANCE FOR THE PRICE OF ALL OPTIONS AND REQUEST THE WRITTEN CLARIFICATION IN A TIMELY MANNER AFTER PRICING OR BIDDING IS COMPLETE.

G. THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

H. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES, INCLUDING THOSE DEPICTED AS TYPICAL DETAILS IN THE DRAWINGS, AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT.

I. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

J. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

K. CONTRACTOR SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION IMPACT FEES, CERTIFICATE OF OCCUPANCY, AND INSPECTIONS.

L. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.

M. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.

N. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

O. CONTRACTOR SHALL PROTECT AREAS OF THE BUILDING SUBJECT TO SPLASHES OF DIRT OR MUD (e.g., BASE OF EXTERIOR WALLS). ANY AREAS THAT BECOME DIRTY SHALL BE IMMEDIATELY CLEANED OR REPLACED.

P. CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING IN NEW AND CLEAN CONDITION.

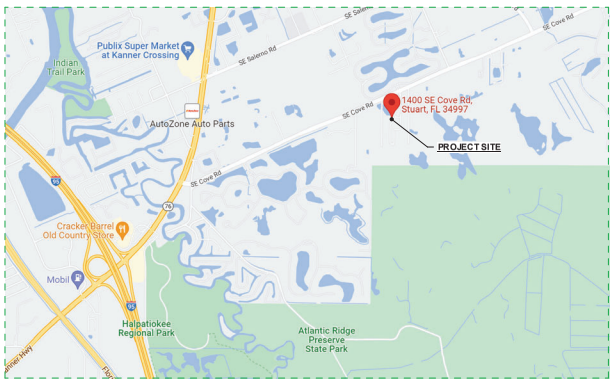
Q. CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

R. GENERAL WARRANTY: NO MANUFACTURER'S WARRANTY SPECIFIED IN THESE DOCUMENTS SHALL DEPRIVE THE OWNER OF OTHER RIGHTS THE OWNER MAY HAVE UNDER OTHER PROVISIONS OF THE CONTRACT DOCUMENTS. SUCH SHALL BE IN ADDITION TO, AND RUN CONCURRENT WITH, OTHER WARRANTIES MADE BY THE CONTRACTOR UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

COORDINATION OF WORK

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEE'S USE ON THE PROJECT AND ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

VICINITY MAP



DEFERRED SUBMITTALS & SEPARATE PERMITS

THE FOLLOWING ITEMS ARE DEFERED SUBMITTALS OR SEPARATE PERMITS:
1. FIRE SPRINKLER SYSTEM DRAWINGS AND CALCULATIONS
2. FIRE ALARM AND DETECTION SYSTEM
3. EXTERIOR SIGN PERMIT

SPECIFICATIONS INDEX

NAME	SHEET NO.
00 00 07 GENERAL CONDITIONS	G030
01 29 00 PAYMENT PROCEDURES	G030
01 31 00 PROJECT MANAGEMENT AND COORDINATION	G030
01 33 00 SUBMITTAL PROCEDURES	G030
01 40 00 QUALITY REQUIREMENTS	G030
01 40 08 SPECIAL INSPECTION AND STRUCTURAL TESTING	G030
01 60 00 PRODUCT REQUIREMENTS	G030
01 77 00 CLOSEOUT PROCEDURES	G030
01 78 36 WARRANTIES	G030
03 47 13 TILT-UP CONCRETE	A100.1
05 40 00 COLD-FORMED METAL FRAMING	A100.1
05 50 00 METAL FABRICATIONS	A100.1
05 51 13 METAL PAN STAIRS	A100.1
05 73 00 DECORATIVE METAL RAILINGS	A100.1
06 20 00 MILLWORK AND LAMINATED PLASTIC CASEWORK	A1100
07 13 26 SELF-ADHERING SHEET WATERPROOFING	A100.2
07 18 00 TRAFFIC COATINGS, PEDESTRIAN TRAFFIC	A100.2
07 21 00 BATT THERMAL INSULATION	A100.2
07 26 16 VAPOR RETARDER UNDER-SLAB	A100.2
07 27 26 FLUID-APPLIED MEMBRANE AIR BARRIERS	A100.2
07 54 23 THERMOPLASTIC POLYOLEFIN TPO ROOFING	A400
07 62 00 SHEET METAL FLASHING AND TRIM	A400
07 72 33 ROOF HATCHES	A400
08 14 16 FLUSH WOOD DOORS	A1000
08 41 13 ALUMINUM FRAMED ENTRANCES AND STOREFRONTS	A1000
08 51 13 ALUMINUM WINDOWS	A1000
08 71 00 DOOR HARDWARE	A1000
08 80 00 GLAZING	A100.2
08 83 00 MIRRORS	A1 100
09 05 17 SEALING CONCRETE SLABS AND FLOORS	A1 100
09 22 26 DRYWALL GRID SYSTEM	A1 100
09 29 00 GYPSUM BOARD	A1 100
09 30 13 PORCELAIN TILE	A1 100
09 30 50 TILE SETTING MATERIALS AND ACCESSORIES	A1 100
09 51 23 ACOUSTIC TILE CEILINGS	A1 100
09 65 13 RESILIENT BASE AND ACCESSORIES	A1100.1
09 68 01 TILE CARPETING	A1100.1
09 84 33 SOUND ABSORBING FABRIC COVERED WALL UNITS	A1100.1
09 91 00 P AINTING	A1100.1
10 11 00 VISUAL DISPLAY BOARDS	A1100.1
10 21 10 TOILET COMPARTMENTS-HDPE	A701
10 28 00 TOILET AND BATH ACCESSORIES	A701
10 44 00 FIRE EXTINGUISHERS-CABINETS AND ACCESSORIES	LS101
10 51 13 METAL LOCKERS	A1100.1
10 73 00 ALUMINUM WALL HUNG CANOPIES	A100.2
10 74 00 CANOPIES	A100.2
12 66 10 TILES/COPING BLEACHERS - MANUALLY OPERATED	A1 100
14 20 00 PASSENGER ELEVATORS	A1100.1
31 31 16 TERMITE CONTROL	A100.1

FLORIDA PRODUCT APPROVAL DATA

PRODUCT	MANUFACTURERS	DESCRIPTION	MODEL	APPROVAL
DOORS	CECO DOOR PRODUCTS	INSULATED HOLLOW METAL DOOR	FLUSH SINGLE	FL 16355.2
STOREFRONT WINDOWS & DOORS	YKK AMERICA	ALUMINUM STOREFRONT SYSTEM	451T	FL 14287
ROOFING	FIRESTONE	TPO ROOFING SYSTEM	ULTRA PLY	FL 10264.1

NOTE: THIS SITE IS IN A WINDBORNE DEBRIS REGION AS INDICATED ON THE ATC WEB SITE AND PER THE FBC.

DRAWING INDEX

NO	SHEET NAME	#	CURRENT REVISION DATE
GENERAL			
G000	COVER SHEET	1	03.07.23
G001	CODE REVIEW	1	03.07.23
G002	ABBREVIATIONS, SYMBOLS & LEGENDS	0	10.07.22
G003	PARTITION TYPES	0	10.07.22
G004	COMCHECK	0	10.07.22
G010	UL DETAILS U419 & I801	0	10.07.22
G011	UL DETAILS - U419	0	10.07.22
G020	ACCESSIBILITY (ANSI 2017) GUIDELINES	0	10.07.22
G021	ACCESSIBLE RESTROOM GUIDELINES	0	10.07.22
G030	SPECIFICATIONS DIVISIONS 00 & 01	0	10.07.22
LIFE SAFETY			
LS001	LIFE SAFETY PLAN - LEVEL 1	0	10.07.22
LS002	LIFE SAFETY PLAN - LEVEL 2	0	10.07.22
ARCHITECTURAL			
A001	ARCHITECTURAL SITE PLAN	0	10.07.22
A011	SIDEWALK PLAN	0	10.07.22
A012	CANOPY PLAN & DETAILS	0	10.07.22
A100.1	SPECIFICATIONS	0	10.07.22
A100.2	SPECIFICATIONS	0	10.07.22
A101	OVERALL FLOOR PLAN - FIRST FLOOR	0	10.07.22
A102	OVERALL FLOOR PLAN - SECOND FLOOR	0	10.07.22
A201	FLOOR PLAN - FIRST FLOOR AREA A	0	10.07.22
A202	FLOOR PLAN - FIRST FLOOR AREA B	0	10.07.22
A203	FLOOR PLAN - SECOND FLOOR AREA A	0	10.07.22
A204	FLOOR PLAN - SECOND FLOOR AREA B	0	10.07.22
A301	REFLECTED CEILING PLAN - FIRST FLOOR	0	10.07.22
A302	REFLECTED CEILING PLAN - SECOND FLOOR	0	10.07.22
A310	ENLARGED CEILING PLANS & DETAILS	0	10.07.22
A401	ROOF SPECIFICATIONS	0	10.07.22
A401	ROOF PLAN	0	10.07.22
A402	ROOF DETAILS	0	10.07.22
A501	EXTERIOR ELEVATIONS	1	03.07.23
A601	BUILDING SECTIONS	1	03.07.23
A602	BUILDING SECTIONS	1	03.07.23
A611	WALL SECTIONS	1	03.07.23
A612	WALL SECTIONS	1	03.07.23
A613	WALL SECTIONS	1	03.07.23
A614	WALL SECTIONS	1	03.07.23
A615	WALL SECTIONS	1	03.07.23
A621	SECTION DETAILS	1	03.07.23
A622	SECTION DETAILS	1	03.07.23
A701	ENLARGED RESTROOM PLAN AND ELEVATIONS	0	10.07.22
A702	RESTROOM PLANS, ELEVATIONS, & SCHEDULE	0	10.07.22
A703	RESTROOM PLANS & ELEVATIONS	0	10.07.22
A730	ELEVATOR PLANS, SECTIONS, & DETAILS	0	10.07.22
A721	VERTICAL CIRCULATION PLANS & DETAILS	0	10.07.22
A722	VERTICAL CIRCULATION PLANS & DETAILS	0	10.07.22
A731	VERTICAL CIRCULATION DETAILS & SPECIFICATIONS	0	10.07.22
A801	PLAN DETAILS	0	10.07.22
A802	PLAN DETAILS	0	10.07.22
A901	INTERIOR ELEVATIONS	0	10.07.22
A902	INTERIOR ELEVATIONS	0	10.07.22
A903	INTERIOR ELEVATIONS	0	10.07.22
A904	INTERIOR ELEVATIONS	0	10.07.22
A1000	SPECIFICATIONS	0	10.07.22
A1001	DOOR SCHEDULES, ELEVATIONS, & DETAILS	0	10.07.22
A1002	DOORS & STOREFRONT HEAD, JAMB, & SILL DETAILS	0	10.07.22
A1003	WINDOW & STOREFRONT TYPES	0	10.07.22
A1100	SPECIFICATIONS	0	10.07.22
A 1100.1	SPECIFICATIONS	0	10.07.22
A 1100.2	SPECIFICATIONS	0	10.07.22
A1101	FINISH PLAN - FIRST FLOOR	0	10.07.22
A1102	FINISH PLAN - SECOND FLOOR	0	10.07.22
A1103	INTERIOR FINISHES	0	10.07.22
A1110	SIGNAGE SCHEDULE & DETAILS	0	10.07.22
A1111	SIGNAGE PLAN - FIRST FLOOR	0	10.07.22
A1112	SIGNAGE PLAN - SECOND FLOOR	0	10.07.22
STRUCTURAL			
S001	GENERAL NOTES & DESIGN CRITERIA	0	10.07.22
S002	SPECIAL INSPECTIONS	0	10.07.22
S101	PARTIAL FOUNDATION PLAN - WEST	0	10.07.22
S102	PARTIAL FOUNDAITON PLAN - EAST	0	10.07.22
S103	SECOND FLOOR FRAMING PLAN	0	10.07.22
S104	LOW ROOF FRAMING PLAN	0	10.07.22
S105	PARTIAL ROOF FRAMING PLAN - WEST	0	10.07.22
S106	PARTIAL ROOF FRAMING PLAN - EAST	0	10.07.22
S301	FOUNDATION SECTIONS & DETAILS	0	10.07.22
S302	FOUNDATION SECTIONS & DETAILS	0	10.07.22
S401	FRAMING SECTIONS & DETAILS	0	10.07.22
S402	FRAMING SECTIONS & DETAILS	1	03.07.23
S501	OVERALL PANEL LAYOUT PLAN	0	10.07.22
S502	TILT WALL SECTIONS & DETAILS	0	10.07.22
S503	PANEL ELEVATIONS	1	03.07.23
S504	PANEL ELEVATIONS	1	03.07.23
PLUMBING			
P101	OVERALL WASTE AND VENT PLAN - LEVEL 1	0	10.07.22
P102	OVERALL WASTE AND VENT PLAN - LEVEL 2	0	10.07.22
P111	OVERALL WATER PLAN - LEVEL 1	0	10.07.22
P112	OVERALL WATER PLAN - LEVEL 2	0	10.07.22
P501	OVERALL PLUMBING ROOF PLAN	0	10.07.22
P601	PLUMBING DETAILS	0	10.07.22
P601	PLUMBING SCHEDULE AND SPECIFICATIONS	0	10.07.22
MECHANICAL			
M 100	MECHANICAL SPECIFICATIONS, GENERAL NOTES, & LEGEND	0	10.07.22
M 101	OVERALL MECHANICAL FLOOR PLAN - FIRST FLOOR	0	10.07.22
M 102	OVERALL MECHANICAL FLOOR PLAN - SECOND FLOOR	0	10.07.22
M 201	MECHANICAL FLOOR PLAN - FIRST FLOOR WEST	0	10.07.22
M 202	MECHANICAL FLOOR PLAN - FIRST FLOOR EAST	0	10.07.22
M 301	MECHANICAL ROOF PLAN	0	10.07.22
M 401	MECHANICAL SCHEDULES	0	10.07.22
M 501	MECHANICAL DETAILS	0	10.07.22
ELECTRICAL			
E001	SITE PLAN	0	10.07.22
E101	POWER PLAN - LEVEL 1	0	10.07.22
E102	POWER PLAN - LEVEL 2	0	10.07.22
E201	LIGHTING PLAN - LEVEL 1	0	10.07.22
E202	LIGHTING PLAN - LEVEL 2	0	10.07.22
E301	HVAC POWER PLAN - LEVEL 1	0	10.07.22
E302	HVAC POWER PLAN - LEVEL 2	0	10.07.22
E303	POWER PLAN - ROOF	0	10.07.22
E401	ELECTRICAL PANEL SCHEDULES	0	10.07.22
E501	ELECTRICAL DETAILS AND ONE-LINE DIAGRAM	0	10.07.22
E701	ELECTRICAL SPECIFICATIONS	0	10.07.22
FIRE ALARM			
FA101	FIRE ALARM PERFORMANCE CRITERIA PLAN - LEVEL 1	0	10.07.22
FA102	FIRE ALARM PERFORMANCE CRITERIA PLAN - LEVEL 2	0	10.07.22
FIRE PROTECTION			
F101	FIRE PROTECTION PERFORMANCE CRITERIA - LEVEL ONE	0	10.07.22
F102	FIRE PROTECTION PERFORMANCE CRITERIA - LEVEL TWO	0	10.07.22
F103	FIRE PROTECTION NOTES AND DETAILS	0	10.07.22
TOTAL SHEETS 112			

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CONSULTANT LOGO

SEAL DATE: 10.07.2022

TREASURE COAST CLASSICAL ACADEMY

TCCA HIGH SCHOOL BUILDING
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SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
0	10.07.22	Permit Submittal	MG
1	03.07.23	Site Plan Application Revisions	MG

PRINCIPAL IN CHARGE: PM
PROJECT ARCHITECT: MG
DRAWN BY: MEG, MH

SHEET TITLE:
COVER SHEET

SHEET NO. G000
PROJ. NO. 022004