

Scope of Work

Drywall

Project: Project Glammers Renovation

Location: 633 9th Street North, Suite 201, Naples, Florida

SCOPE OF WORK

SCOPE OF WORK: 14 Drywall/Insulation — Drywall/Plaster

****General Requirements****

- * Provide all labor, materials, equipment, and supervision necessary for the complete installation of drywall work as detailed herein and shown on the architectural plans.
- * Coordinate all work with other trades including, but not limited to, framing, electrical, plumbing, and mechanical contractors to ensure proper sequencing and avoid conflicts.
- * Protect adjacent surfaces and completed work from damage during drywall installation.
- * Maintain a clean work area daily, removing all debris generated by drywall operations.
- * Adhere to all local building codes and manufacturer's installation guidelines.
- * Submit shop drawings and material samples for approval prior to commencing work. Per Sheet A20.

****Materials & Specifications****

- * ****Gypsum Board (Drywall)****:
 - * Minimum 5/8" Type X Gypsum Board for fire-rated assemblies.
 - * Minimum 1/2" Gypsum Board for general applications. Per Sheet A6, A6.1
 - * All gypsum board to be taped, sanded, and primed ready for paint per spec provided at a later time.
- * ****Furring Channels****: 7/8" furring channels for gypsum board attachment where indicated. Per Sheet
- * ****Wood Furring Strips****: 3/4" vertically mounted wood furring strips at 16" O.C. for gypsum board attachment where indicated.
- * ****Fire Rating****: Where fire ratings are specified, gypsum board assemblies shall meet or exceed the indicated UL ratings (e.g., UL#2, UL#14, UL#19, UL#90).

****Work Included (by Room)****

****Whole House / General****

- * Install gypsum board and achieve seamless finish throughout all areas specified.
- * Prepare all gypsum board surfaces for painting, including taping, finishing joints, and sanding.
- * Install plywood blocking in walls for support of video monitors and other wall-mounted fixtures where indicated. Per Sheet A4.0.
- * Provide sound attenuation batts in restroom partitions. Per Sheet A6, A6.1

****LOBBY (100, 200, 300)****

- * Install 1/2" gypsum board, taped and sanded, for walls.
- * Install 2-layers 5/8" Type-X fire-rated gypsum board for ceilings where scheduled.
- * Ceiling height 12'-0".

****RETAIL TENANT SPACE (101)****

- * Install 5/8" Type-X, fire-rated gypsum board, taped and sanded, for walls.
- * Install 2-layers 5/8" Type-X fire-rated gypsum board for ceilings where scheduled.
- * Ceiling height 12'-0"/10'-0".

****MEN'S ROOM (102)****

- * Install 5/8" Type-X, fire-rated gypsum board, taped and sanded, for walls.
- * Install 2-layers 5/8" Type-X fire-rated gypsum board for ceilings where scheduled.
- * Ceiling height 10'-0".

****WOMEN'S ROOM (103)****

- * Install 5/8" Type-X, fire-rated gypsum board, taped and sanded, for walls.

- * Install 2-layers 5/8" Type-X fire-rated gypsum board for ceilings where scheduled.

- * Ceiling height 10'-0".

****STAIR 1 (104, 201, 301)****

- * Install 5/8" gypsum board on 1/8" furring channels on interior side.

- * Install 5/8" gypsum board on 7/8" furring channels for ceilings where scheduled.

****STAIR 2 (105, 204, 305)****

- * Install 5/8" gypsum board on 1/8" furring channels on interior side.

- * Install 5/8" gypsum board on 7/8" furring channels for ceilings where scheduled.

****FUTURE TENANT SPACE (203, 205, 304)****

- * Install 5/8" Type-X, fire-rated gypsum board, taped and sanded, for walls.

- * Install 2-layers 5/8" Type-X fire-rated gypsum board for ceilings where scheduled.

****RESIDENTIAL UNIT (206, 302, 306)** if applicable.**

- * Install 1/2" gypsum board, taped and sanded, for walls.

- * Install 1/2" gypsum board for ceilings where scheduled.

****ELEVATOR (308)****

- * Install 5/8" gypsum board on 1/8" furring channels for walls.

- * Install 5/8" gypsum board on 7/8" furring channels for ceilings.

****RECEPTION, WAITING AREA, KITCHEN, BATH (JMDG Architectural Plans)****

- * Smooth finish drywall as indicated on interior elevations. Per Sheet A4.0.

- * Provide plywood blocking in wall for support behind video monitors and under floating shelves. Per Sheet A4.0.

- * Finished drywall ready for paint or decorative wallcovering. Per Sheet A4.0, A4.1.

- * Drywall surfaces above tile/stone base. Per Sheet A4.0, A4.1.

- * Form GWB ceilings for recessed indirect LED lighting details. Per Sheet ID6.0.

****HALLWAY, EXAM ROOMS, STORAGE, CHANGING ROOM, H2O TREATMENT ROOM, SCAN ROOM, RED LIGHT ROOM, MANAGERS OFFICE (JMDG Architectural Plans)****

- * Install finished drywall, prepped for covering or paint. Per Sheet A4.1.

- * Wood panel attached flush with drywall where indicated. Per Sheet A4.1.

- * Construct backlit accent wall with recessed indirect LED wall light where indicated. Per Sheet A4.1.

- * Form GWB ceilings for recessed indirect LED lighting details. Per Sheet ID6.0.

****Quality Standards****

- * All work shall comply with the Florida Building Code, 8th Edition (2023). Per Sheet C1.0, A2.0.

- * Workmanship shall be considered of the best materials and workmanship. Per Sheet C1.0.

- * Gypsum board applications including taping and sanding shall meet Industry Standard Level 4 finish unless a higher level is specified for a particular finish.

- * Ensure all penetrations for electrical boxes and other utilities in fire-rated walls are properly sealed to maintain fire-resistance rating. Per Sheet E-000.

- * Provide adequate concealed blocking and anchoring for all wall mounted equipment and accessories. Per Sheet C1.0.

****Notes & References****

- * General notes for all trades are on Sheet C1.0 (Architectural Permit Submission Set).

- * Wall types and fire ratings referenced on Sheets A5 and A3 (Stofft Original Drawings).

- * Ceiling finishes and heights per Room Finish Schedule on Sheet A9 (Stofft Original Drawings).

- * Drywall attachment details on wall sections A20, M91, A19 (Stofft Original Drawings).

- * Stair finishes on Sheet L9J (Stofft Original Drawings).

- * Interior elevation details showing drywall finish on Sheets A4.0, A4.1 (Current ID Set).

- * Reflected Ceiling Plan indicating GWB ceiling areas on Sheet ID3.0 (Current ID Set) and A7.0 (Architectural Permit Submission Set).

* LED pocket GWB ceiling details on Sheet ID6.0 (Current ID Set)

LINE ITEMS

Description	Qty	Unit
14 Drywall/Insulation — Drywall/Plaster	1	each

EXCLUSIONS

- Framing (metal studs, wood blocking for structural support, etc.) is specifically excluded from this scope.
- Insulation other than the installation of gypsum board over rigid insulation where specified as part of a wall assembly. General insulation of walls (e.g., fiberglass batts within stud cavities) or spray-on insulation (e.g., Icynene) is explicitly excluded from this drywall-specific scope.
- Stucco application to exterior surfaces.
- Paint and wallcoverings are excluded, but surfaces shall be prepped to receive these finishes.
- Architectural finishes such as cut stone veneer, pre-cast concrete trim, or other decorative elements applied over drywall.