**GEOTECH** 

TIERRA, INC.

735 I TEMPLE TERRACE HIGHWAY

TAMPA, FLORIDA 33637 813.989.1355

KEVIN SCOTT - SENIOR GEOTHECHNICAL ENGINEER

**RADON MITIGATION** 

DFW RADON/ VOC

6341 SOLONA CIR N

FORT WORTH, TEXAS 76117

817.759.2808

RALPH MADORE

RALPH@DFWRADON<u>.COM</u>

# MAGNOLIA OAKS

7240 & 7338 MASSACHUSETTS AVE NEW PORT RICHEY, FL 34653

77 UNITS - HUD PROJECT #: 067-35592

CIVIL

**ENGINEER** 

LANDSCAPE

**ARCHITECT** 

NOT IN CONTRACT

NOT IN CONTRACT

**GENERAL** 

CONTRACTOR

TBD

**SURVEYOR** 

NOT IN CONTRACT

<b>HUD PR</b>	OJECT	NO. 067 -	35592							
GOODWYN MILLS	CAWOOD		PASCO COUNTY I	HOUSING AUTHO	RITY	ADROC CAPITAL  LEASING COMPANY				
ARCHITECT			OWNER							
BY:		BY:			BY:					
SIGNATURE:	TITLE:	DATE:	SIGNATURE:	TITLE:	DATE:	SIGNATURE:	TITLE:	DATE:		
CONTRACTOR:			BONDING COMPA	NY						
BY:			BY:							
SIGNATURE:	TITLE:	DATE:	SIGNATURE:	TITLE:	DATE:	_				

**COST ESTIMATOR** 

DIAZ FRITZ GROUP

13075 TELECOM PARKWAY N.

TEMPLE TERRACE, FL 33637

813.254.0072

CHRIS HOARD - LEAD PRINCIPAL

CHOARD@DIAZFRITZ.COM

**GOPHER TORTOISE** 

CONSULTANT

5404 CYPRESS CENTER DRIVE,

SUITE 125

TAMPA, FL 33609

813.207.7200

DOUGLAS SKURSKI, MW, PWS - SOUTHEAST

BIOLOGICAL RESOURCES DIRECTOR

#### **GOVERNING CODES:**

- 2020 (7TH EDITION) FLORIDA BUILDING CODE BUILDING
- 2020 (7TH EDITION) FLORIDA BUILDING CODE MECHANICAL
- 2020 (7TH EDITION) FLORIDA BUILDING CODE PLUMBING
- 2020 (7TH EDITION) FLORIDA BUILDING CODE ACCESSIBILITY
- 2020 (7TH EDITION) FLORIDA BUILDING CODE ENERGY CONSERVATION
- 2020 (7TH EDITION) FLORIDA FIRE PREVENTION CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2020 NFPA 101 2020 NFPA 1
- RADON PASSIVE MITIGATION CODE: ANSI/AARST CC-1000 2018
- HOUSING AND URBAN DEVELOPMENT (HUD)
- FAIR HOUSING ACT (FHA)
- FHA GUIDELINES AND DESIGN MANUAL (FHADM)
- UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN PASCO COUNTY LAND DEVELOPMENT CODE

NOTE: ALL PLANS TO BE CODE COMPLIANT

OCCUPANCY:

PRIMARY: RESIDENTIAL - R-2 (DWELLING UNIT BLDGS) ACCESSORY: ASSEMBLY A-2; A-3 (CLUBHOUSE BLDG.)

BUSINESS - B (CLUBHOUSE BLDG.)

R-2: TYPE VB - FULLY SPRINKLERED B: TYPE V-B FULLY SPRINKLERED

MULTIFAMILY RESIDENTIAL OCCUPANCY SPRINKLER SYSTEM:

REQUIRED: NFPA 13R - ALL APARTMENTS, PATIOS AND CORRIDORS NFPA 13 - CLUBHOUSE

ALL OCCUPANCIES TO HAVE AUTOMATIC FIRE ALARM AND OCCUPANCY NOTIFICATIONS

RADON ZONE: 3 SEISMIC SITE CLASS: TYPE C/D (REFER TO STRUCTURAL)

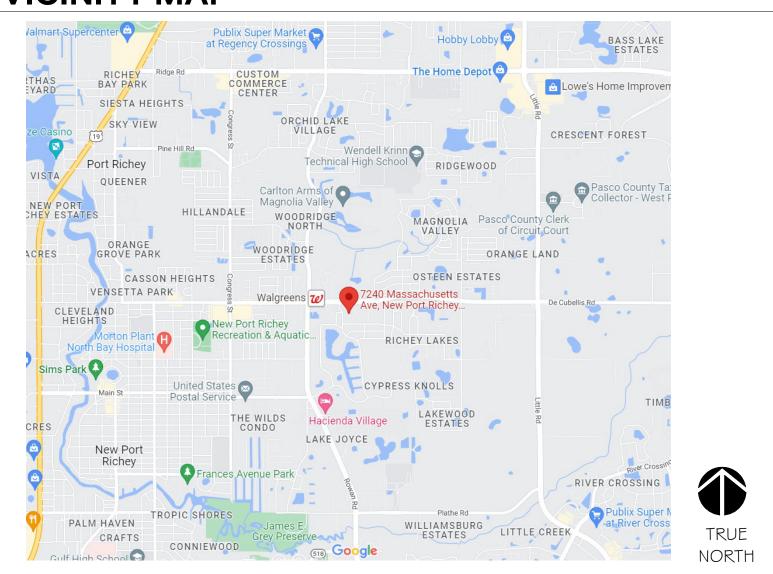
SEISMIC DESIGN CATEGORY: A (REFER TO STRUCTURAL)

\* REFER TO ARCHITECTURAL SITE PLAN FOR PARKING CALCULATIONS

#### **DEFERRED SUBMITTAL LIST:**

- I. FIRE SPRINKLER SHOP DRAWINGS
- 2. PRE-MANUFACTURED TRUSS SHOP DRAWINGS
- 3. AQUATIC AMENITIES ARE CONTRACTOR DELEGATED DESIGN
- 4. IRRIGATION SHOP DRAWINGS

#### **VICINITY MAP**



A.POWELL@EMERALDMEP.COM  SPECIFICATIONS	STRUCTURAL ENGINEER	OWNER
EMERALD ENGINEERING 9942 CURRIE DAVIS DR STE H TAMPA, FL 33619 813.995.0300 MIKE COSTELLO, PE – MECHANICAL/PLUMBING ENGINEER M.COSTELLO@EMERALDMEP.COM ADAM POWELL, PE – ELECTRICAL ENGINEER	JEREL MCCANTS ARCHITECTS 1210 EAST COLUMBUS DRIVE TAMPA, FL 33605 813.812.9120  JEREL MCCANTS, AIA – ASSOCIATE ARCHITECT (FHA, ADA CONSULTANT)  JEREL@JMCCANTS.COM	GOODWYN MILLS CAWOOD  20 I N. FRANKLIN STREET  SUITE 250  TAMPA FL 33602  813.678.2420  MICKEY JACOB, FAIA – PROJECT PRINCIPAL  MICKEY.JACOB@GMCNETWORK.COM
MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION ENGINEER	ASSOCIATE ARCHITECT	ARCHITECT
CRES  New F Richt  PALM HAVE  CRAF  Gulf High School	Frances Avenue Park  TROPIC SHORES  James E.  Grey Preserve WILLIAMSBURG ESTATES  LITTI	RIVER CROSSING  Publix Super N at River Cross  TRUE NORTH

PASCO COUNTY HOUSING AUTHORITY

13931 7TH STREET

DADE CITY, FLORIDA 33525 352.567.0848

TERRI STAUBS - EXECUTIVE DIRECTOR

TSTAUBS@PASCOCOUNTYHOUSING.ORG

10

STRUCTURES ONE

17701 BOY SCOUT ROAD

ODESSA, FL 33556

813.549.5128

DAN ENGEBRETSON, PE - STRUCTURAL ENGINEER

DENGEBRETSON@STRUCTURESONE.NET

DSKURSKI@ESASSOC.COM

RYAN SPECPRO

4810 COUNTRY HILLS DRIVE

TAMPA, FL 33624

813.968.6838

STEVE RYAN, AIA - SPECIFICATIONS CONSULTANT

RYANSPECPRO@GMAIL.COM

G0.00

**FRONT** 

8/15/2022 8:41:37 AM TEMPLATE VERSIC		_	С	D	D _ DBL DET DH — DIA DIA DIM DL _ DS DWC	CON CON COC CPT CSN E CT CW	CLG CLC CLR CMI CMI CO — COL	CAE CB_ C/C CD_ CF_ CFC CFC CFC	G BOT BRG BSN BUR BOV B/W	B/B BC_ BD_ BLD BLK	H ACI ACT AFF ALT ALU APP ARCI ADJ	ACC
A1.01	677.52	- + - A)	ROOM NAME		L	NST	R	_	MT	3	T D JM PROX CH J	1 C
EXTERIOR ELEVATION SYMBOL:  INTERIOR ELEVATION SYMBOL:  INTERIOR ELEVATION 3  ON SHEET A101	FACE OF MASONRY OR FACE OF GIRDER  ELEVATION MARK SYMBOL: 677.52 - ELEVATION (FT)	CONSECUTIVE LETTERS ARE USED FOR COLUMN LINES RUNNING EAST & WEST	ROOM REFERENCE SYMBOL  COLUMN LINES: CONSECUTIVE NUMBERS ARE USED FOR COLUMN LINES RUNNING NORTH \$ SOUTH		DRYER DOUBLE DEMOLISH OR DEMOLITION DETAIL DOUBLE HUNG DIAMETER DIAGONAL DIMENSION DEAD LOAD DOWNSPOUT DRAWING DRINKING FOUNTAIN	CONSTRUCTION CONTINUOUS OR CONTINUE COORDINATE CARPET (ED) CALCIUM SILICATE MASONRY UNIT CERAMIC TILE CURTAIN WALL	CEILING CLOSET CLEAR (ANCE) CORRUGATED METAL PIPE CONCRETE MASONRY UNIT CLEAN OUT COLUMN CONCRETE CONCRETE CONCRETE CONCRETE	CABINET CATCH BASIN CENTER TO CENTER CORE DECK CUBIC FOOT CONTRACTOR FURNISHED, CONTRACTOR INSTALLED CAST IRON CAST IRON PIPE CONSTRUCTION OR CONTROL JOINT	BOTTOM BEARING BASEMENT BUILT-UP ROOF BOTTOM OF WALL BETWEEN	BACK-TO-BACK BASE OF CURB BOARD BUILDING BLOCKING	AMERICAN CONCRETE INSTITUTE ACOUSTICAL CEILING TILE ADDENDUM ABOVE FINISH FLOOR ALTERNATE ALUMINUM APPROXIMATE ARCHITECT (URAL) ADJACENT	ACCESSIBLE
OG	(M)				HW	HC HM HOD HORIZ HP HSS HT HVAC	GA	FOB	FD_	EWC	EF	2
				Α Ν							EX	
LOUVER SYMBOL: LOUVER TYPE LI (SEE LOUVER SCHEDULE)  WALL SYMBOL: WALL TYPE OG (SEE PARTITION LEGEND)	DOOR TYPE A (SEE DOOR SCHEDULE AND FLOOR PLANS)  WINDOW SYMBOL: WINDOW TYPE A (SEE EXTERIOR ELEVATIONS AND WINDOW SCHEDULE)	DOOR SYMBOL: DOOR NUMBER 101	REVISION SYMBOL: TO INDICATE SCOPE OF CURRENT REVISION	NNOTATIC	CONDITIONING  HARDWARE  INSIDE DIAMETER INVERT ELEVATION ISOLATION JOINT INCH / INCHES INSULATION  JANITOR'S CLOSET JOIST GIRDER	HEIGHT _ HEATING / VENTILATION / AIR	GAUGE GALVANIZED GRAB BAR GALVANIZED HOLLOW METAL GALVANIZED IRON GYPSUM WALL BOARD GYPSUM	FACE OF FACE OF BRICK FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FRAME (ED), (ING) FIRE RETARDANT TREATED FOOT/FEET FOOTING	FLOOR DRAIN FIRE EXTINGUISHER & CABINET FINISH FLOOR ELEVATION FINISH FACE OF WALL FIRE HOSE & CABINET FACE TO FACE FLOOR FLANGE FOUNDATION	ELECTRIC WATER COOLER EXHAUST EXISTING EXPOSED EXPANSION EXTERIOR	EACH FACE  XTERIOR INSULATION FINISH SYSTEM  EXPANSION JOINT  ELEVATION / ELEVATOR  ELECTRIC (ALL)  ENGINEER  EDGE OF PAVEMENT  EDGE OF SLAB  EQUAL  EACH WAY	A B B R E V
A1.01	A1.01	A1.01	TAO I		QT	PT	PJ	NO	MATL	LN	KIP	IATIONS
ENLARGED DETAIL SYMBOL: DETAIL I ON SHEET AIOI	WALL SECTION SYMBOL:	BUILDING SECTION SYMBOL: SECTION I ON SHEET AIOI	SPECIALTY EQUIPMENT TAG:  SEE SPECIALTY EQUIPMENT SCHEDULE  PLAN KEYNOTE TAG:  NOTE NUMBER A  SEE PLAN KEYNOTE SCHEDULE		PLYWOOD  QUARRY TILE  RETURN AIR RADIUS RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN REINFORCEMENT BAR REFRIGERATOR / REFERENCE REINFORCE (D), (ING)	PAINT (ED) PREFABRICATED PREFINISHED PREMANUFACTURED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT / PRESSURE TREATED / POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT	CONTRACTOR INSTALLED OPPOSITE HAND OPENING OPPOSITE  PRECAST JOINT PROPERTY LINE, PLATE PLASTIC LAMINATE	NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE  OVERHEAD ON CENTER (5) OCCUPANT (5) OUTSIDE DIAMETER OWNER FURNISHED,	MATERIAL  MAXIMUM  MISCELLANEOUS CHANNEL  MECHANICAL  MEZZANINE  MANUFACTURE (R)  MANHOLE  MINIMUM  MASONRY OPENING  MULLION	LONG LEG HORIZONTAL LONG LEG VERTICAL LONG LEG VERTICAL LOW POINT LIGHT GAUGE LIGHT	LAMINATE (D) LINEAR FOOT LENGTH, ANGLE LAMORATORY LAMORATORY	THOUSAND
	TRUE NORTH	PLAN NORTH	HEIGHT # DEP WIDTH #		WT	W	VCT VERT	T#G	SST	SCHED	RET REV RH RJ RM RO ROW RTU	RFO'D
6	CIVIL ORIENTATION	NORTH ARROW: ARCHITECTURAL ORIENTATION	CDS#  CASEWORK TAG  TH #		WORK POINT / WATERPROOFING WEIGHT WALL TO WALL WELDED WIRE FABRIC WITH WITHOUT WEATHER RESISTANCE BARRIER	WASHER / WIDTH / WIDE FLANGE WOOD BASE WATER CLOSET WOOD WATER HEATER WINDOW	VINYL BASE VINYL COMPOSITION TILE VERTICAL	TONGUE AND GROOVE THICK (NESS) THICK (NESS) TOP OF TOP OF CURB TOP OF GRAB BAR TOP OF FOOTING TOP OF JOIST TOP OF SLAB / TOP OF WALL	STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SQUARE YARD  TELEPHONE TERMINATION	SCHEDULED STORM DRAIN SECTION STOREFRONT STOREFRONT SPECIFICATION (S) SQUARE SOLID SURFACE	RETAINING REVISION (S), REVISED RIGHT HAND RECESSED JOINT ROOM ROUGH OPENING RIGHT OF WAY ROOF TOP UNIT  SEALED CONCRETE	6 REQUIRED
PIII PII2 PII3 PII4-A PII4-B PII5 P2II P2I2 P2I5	M113 M114-A M114-B M115 M501	5125 5400 5401 5402 5500	5001 5111 5112 5113	A7.11 A8.01 A8.02 A8.03	A5.12 A5.13 A5.14 A6.01	A4.02 A4.03 A4.04 A4.05 A5.01 A5.02 A5.03 A5.04	A2.01 A2.02 A2.03 A3.01 A3.02 A3.03 A4.01	3.0 ARCHITECTU A1.01 A1.02 A1.03 A1.04 A1.05 A1.11	G3.03  I.O CIVIL  *NOTE  2.0 LANDSCAPE  **NOTE	G1.22 G1.31 G1.32 G2.01 G2.02 G3.01 G3.02		SHEET NUMBER O.O GENERAL
NOTES, LEGENDS AND ABBREVIATIONS  PLUMBING PLAN - LEVEL I - TYPE "II" PRESSURE  PLUMBING PLAN - LEVEL I - TYPE "III" PRESSURE  PLUMBING PLAN - LEVEL I - TYPE "III" PRESSURE  PLUMBING PLAN - LEVEL I - TYPE "IV" PRESSURE  PLUMBING PLAN - LEVEL I - TYPE "IV" PRESSURE  PLUMBING PLAN - LEVEL I - CLUBHOUSE  PLUMBING PLAN - LEVEL I - TYPE "II" GRAVITY  PLUMBING PLAN - LEVEL I - TYPE "II" GRAVITY  PLUMBING PLAN - LEVEL I - CLUBHOUSE GRAVITY  PLUMBING PLAN - LEVEL I - CLUBHOUSE GRAVITY  PLUMBING DETAILS	NOTES, LEGENDS AND ABBREVIATIONS  HVAC PLAN - LEVEL I - TYPE "II"  HVAC PLAN - LEVEL I - TYPE "III"  HVAC PLAN - LEVEL I - TYPE "III"  HVAC PLAN - LEVEL I - TYPE "IV"  HVAC PLAN - LEVEL I - TYPE "IV"  HVAC PLAN - LEVEL I - CLUBHOUSE  DETAILS  SCHEDULES	CLUBHOUSE - ROOF  MASONRY TYPICAL DETAILS  FRAMING DETAILS  FRAMING DETAILS  SCHEDULES	GENERAL NOTES GENERAL NOTES BUILDING I - LEVEL I BUILDING III - LEVEL I BUILDING IV - LEVEL I CLUBHOUSE - LEVEL I BUILDING I - ROOF BUILDING III - ROOF BUILDING IV - ROOF BUILDING IV - ROOF	MILLWORK DETAILS FINISH LEGEND AND SCHEDULE UNIT FINISH PLANS CLUBHOUSE FINISH PLAN INTERIOR DETAILS	BUILDING SECTIONS - CLUBHOUSE  WALL SECTIONS  WALL SECTIONS  WALL SECTIONS  DETAILS  DOOR SCHEDULE, LEGEND, \$ DETAILS  DOOR DETAILS  WINDOW SCHEDULE \$ DETAILS  INTERIOR ELEVATIONS  INTERIOR ELEVATIONS	EXTERIOR ELEVATION - BLDG. "II"  EXTERIOR ELEVATION - BLDG. "III"  EXTERIOR ELEVATION - BLDG. "IV"  EXTERIOR ELEVATION - CLUBHOUSE  BUILDING SECTIONS - BLDG. TYPE "II"  BUILDING SECTIONS - BLDG. TYPE "III"  BUILDING SECTIONS - BLDG. TYPE "III"  BUILDING SECTIONS - BLDG. TYPE "IV"	REFLECTED CEILING PLAN - BLDG. I & II  REFLECTED CEILING PLAN - BLDG. III & IV  REFLECTED CEILING PLAN - CLUBHOUSE  ROOF PLAN - BLDG. I & II  ROOF PLAN - BLDG. III & IV  ROOF PLAN - CLUBHOUSE & DETAILS  EXTERIOR ELEVATION - BLDG. "I"	FLOOR PLAN - BLDG. I & II  FLOOR PLAN - BLDG. III & IV  DIMENSIONED PLAN - BLDG. I & II  DIMENSIONED PLAN - BLDG. III & IV  FLOOR & DIMENSIONED PLAN - CLUBHOUSE  ENLARGED UNIT PLANS & PLAN DETAILS  ENLARGED RCP UNIT PLANS	REFER TO ATTACHED APPROVED CIVIL DRAWING: UNDER PUD_SDUOG-074  "FOR REFERENCE ONLY"  REFER TO ATTACHED APPROVED LANDSCAPE DRAWINGS UNDER PUD_SDUOG-074	UL LISTINGS - V497 & U905 FIRESTOPPING - THRU-PENETRATION SYSTEMS WINDOW FLASHING DETAILS LIFE SAFETY - CODE STUDY LIFE SAFETY PLAN ARCHITECTURAL SITE PLAN ACCESSIBILITY SITE PLAN	FRONT COVER INDEX OF DRAWINGS PROJECT DATA GENERAL NOTES - CSI FORMAT FAIR HOUSING ACCESSIBLE UNIT TYPES & DETAIL FAIR HOUSING TYPICAL CLEARANCES FAIR HOUSING TYPICAL MOUNTING HEIGHTS PARTITION TYPES - INTERIOR	INDEX OF DRAW  SHEET NAME
06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 07/27/2022	06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 07/27/2022 06/28/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 08/12/2022 06/28/2022 07/27/2022 LS 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	INGS  ISSUE DATE REVISION DATE
								ROO2 ROO3 8.0 BACK COVE	E113 E114A E114B E115 E215 E501 E601	7.0 ELECTRICAL E000 E100 E111 E112	6.5 FIRE PROTEING FOOO FILL FILL FILL FILL FILL FILL FILL	SHEET NUMBE
9								RADON MITIGATION NOTES RADON MITIGATION PLANS RADON MITIGATION DETAILS	ELECTRICAL PLAN - LEVEL I - TYPE "III"  ELECTRICAL PLAN - LEVEL I - TYPE "IV"  ELECTRICAL PLAN - LEVEL I - TYPE "IV"  LIGHTING PLAN - LEVEL I - CLUBHOUSE  POWER AND SYSTEMS PLAN - LEVEL I - CLUBHOU  ELECTRICAL RISER DIAGRAMS  ELECTRICAL UNIT SCHEDULES  ELECTRICAL SCHEDULES	FIRE PROTECTION PLAN - LEVEL I - CLUBHOUSE  ELECTRICAL SCHEDULES AND SHEET INDEX  ELECTRICAL SITE PLAN  ELECTRICAL PLAN - LEVEL I - TYPE "I"  ELECTRICAL PLAN - LEVEL I - TYPE "II"	FIRE PROTECTION NOTES, LEGENDS AND ABBRAVIATIONS  FIRE PROTECTION PLAN - LEVEL I - TYPE "I"  FIRE PROTECTION PLAN - LEVEL I - TYPE "II"  FIRE PROTECTION PLAN - LEVEL I - TYPE "III"  FIRE PROTECTION PLAN - LEVEL I - TYPE "IV"  FIRE PROTECTION PLAN - LEVEL I - TYPE "IV"	9 INDEX OF DRAW  R SHEET NAME
10								06/28/2022   08/12/2022   06/28/2022   08/12/2022   06/28/2022   08/12/2022   06/28/2022   08/12/2022   06/28/2022   08/12/2022   08/12/2022	OG/28/2022       O7/27/2022         OG/28/2022       O7/27/2022         OG/28/2022       O7/27/2022         OG/28/2022       O7/27/2022         SE       OG/28/2022       O7/27/2022         OG/28/2022       O7/27/2022         OG/28/2022       O7/27/2022         OG/28/2022       O7/27/2022         OG/28/2022       O7/27/2022	06/28/2022     07/27/2022       06/28/2022     07/27/2022       06/28/2022     07/27/2022       06/28/2022     07/27/2022       06/28/2022     07/27/2022	06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022 06/28/2022 07/27/2022	10 INGS  ISSUE DATE REVISION DATE
INDEX OF DRAWINGS		MAG 7240 8 MASS NEW	MAGNOLIA OAKS 7240 & 7338 MASSACHUSETTS AVE NEW PORT RICHEY, FL	Tow Tow ORIDA	CONSTRUCTION DOCS INTERVEST REV	UE DATE S SET 06/28/2022 AIEW 07/27/2022 SSUE 08/12/2022	201 North Fran Tampa, FL 336 T 813.678.242	klin Street, Suite 29 02	09			
<b>G1.01</b>		BID SET	8-12-2022		DRAWN	A BY: GMC	Σ	K.COM		5		
A	В	_	C	D	_	Е	_	F	G	_	Н	

LISTED BY UNDERWRITER'S LABORATORIES [UL].

CERTIFICATION IN ENGINEERING TECHNOLOGY (NICET).

DIVISION 21 - FIRE SUPPRESSION

IMMEDIATELY REMOVE AND RE-INSTALL ANY ITEM NOT IN COMPLIANCE WITH THIS REQUIREMENT.

THESE SYSTEMS WHETHER OR NOT THE FRAMING AND FURRING IS ILLUSTRATED IN THE DRAWINGS.

PLAN THE WORK TO ASSURE FULL COMPLIANCE OF CODE REQUIRED FIXTURE CLEARANCES.

DIVISION 22 - PLUMBING

22.02. SECURE PIPING: TIE ALL PIPING "HARD" TO STRUCTURE.

DIVISION 23 - HVAC

21.01. FIRE PROTECTION SYSTEMS: WHERE REQUIRED, INSTALL FIRE PROTECTION SYSTEMS IN STRICT ACCORDANCE WITH

21.03. FIRE PROTECTION PIPING: SPRINKLER PIPING SHALL BE UNENCUMBERED BY THE WORK OF ANY OTHER TRADE

THROUGHOUT THE ENTIRE BUILDING. UNDER NO CIRCUMSTANCES SHALL ANYTHING BE SUPPORTED BY, DRAPED OVER, TIED-OFF TO, OR SUSPENDED BY, SPRINKLER PIPING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUOUSLY MONITOR

ONGOING WORK IN THE VICINITY OF SPRINKLER PIPING AND SHALL DIRECT ANY OTHER CONTRACTOR OR TRADESMAN TO

22.01. CONCEALED PIPING: ALL PIPING, DUCTWORK, ELECTRICAL RACEWAYS & CONDUITS SHALL BE CONCEALED IN THE

22.03. GAS PIPING EXPOSED ON ROOF: WHERE GAS PIPING IS EXPOSED ON THE ROOF, PAINT GAS PIPING "YELLOW".

22.04. PLUMBING FIXTURES: CAREFULLY REVIEW THE DIMENSIONAL STANDARDS FOR INSTALLED PLUMBING FIXTURES, AND

23.01. MEP DEVICE/ FIXTURE COORDINATION: COORDINATE LOCATIONS FOR DIFFUSERS, AND RETURN AIR GRILLES TO THE

GREATEST EXTENT POSSIBLE IN ORDER TO MAINTAIN LIGHTING LAYOUT INDICATED IN THE DRAWINGS. MEP&FP CONTRACTORS

BUILDING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL INCLUDE, IN THE BASE BID, REQUIRED FURRING TO CONCEAL

APPLICABLE CODES AND ORDINANCES, INCLUDING NFPA. ALL EQUIPMENT UTILIZED IN THE FIRE PROTECTION SYSTEM SHALL BE

DIVISION 1 - GENERAL REQUIREMENTS

I.O.I. COMPLETE CONTRACT DOCUMENTS: COMPLETE DRAWINGS, SPECIFICATIONS, ADDENDA, AND CLARIFICATIONS ISSUED BY FIELD ORDER OR SIMILAR INSTRUMENTS CONSTITUTE THE CONTRACT DOCUMENTS AND SHALL REMAIN INTACT. GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS INCLUDED, OR REASONABLY INFERRED THEREIN. CONSTRUCTION MANAGER OR GENERAL CONTRACTOR (AS APPLICABLE) MUST NOT ISSUE PARTIAL SETS OR OTHERWISE CAUSE INCOMPLETE CONTRACT INFORMATION TO BE PROVIDED TO PARTIES TO THE CONTRACT, INCLUDING ASSOCIATED SUB-CONTRACTORS, OR SUB-SUB-CONTRACTORS.

I.O2. MULTI-TRADE COORDINATION: ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCES AND CONFLICTS. NO ALLOWANCES WILL BE MADE FOR CONTRACTOR'S FAILURE TO COORDINATE BETWEEN MULTIPLE DISCIPLINES, SYSTEMS OR EQUIPMENT. UNCOORDINATED WORK THAT RESULTS IN THE INEFFICIENT USE OF AVAILABLE SPACE AND/OR ENCROACHES ON THE WORK OF OTHER TRADES WILL BE SUBJECT TO REJECTION AND RE-INSTALLATION.

I.O3. VERIFICATION: GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, CONSTRUCTION, MATERIALS METHODS OF CONSTRUCTION, GRADES AND ELEVATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITHIN THE DOCUMENTS PRIOR TO BID, CONSTRUCTION, AND/OR INSTALLATION OF ASSOCIATED WORK. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE THAT THE EXISTING CONDITIONS ARE CONSISTENT WITH THOSE OF THE CONTRACT DOCUMENTS. ANY CHANGE ORDER REQUEST ASSOCIATED WITH AN IDENTIFIABLE EXISTING CONDITION, WHETHER IN CONFLICT OR COMPLIANCE WITH THE CONTRACT DOCUMENTS, WILL NOT BE ACCEPTED. THIS PROVISION SHALL NOT APPLY TO WORK PERFORMED UNDER UNIT PRICE OR ALLOWANCE FEE STRUCTURES.

I.O4. DISCREPANCIES: GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT PROMPTLY UPON IDENTIFICATION OF ANY DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, WITH THE OBJECTIVE OF RESOLVING THE CONFLICT OR DISCREPANCY IN A TIMELY MANNER AND PRIOR TO ANY IMPACT TO CONTRACT TIME OR CONTRACT COST. GENERAL CONTRACTOR SHALL INCLUDE THE MORE EXPENSIVE, COMPLEX, AND TIME CONSUMING COMPONENTS OF ANY DISCREPANCIES IN THE BASE BID PRICE. FAILURE TO NOTIFY THE ARCHITECT PROMPTLY OF A KNOWN DISCREPANCY CONSTITUTES ACCEPTANCE OF FULL RESPONSIBILITY FOR THE ASSOCIATED COST AND SCHEDULE IMPACT.

I.O5. DRAWING SCALE: REPROGRAPHIC TECHNIQUES MAY RENDER DRAWINGS DIFFERENTLY THAN THE INTENDED PRINTED SCALE. THEREFORE, DO NOT RELY UPON THE SCALE OF ANY PRINTED DRAWINGS. CONTACT THE ARCHITECT FOR REQUIRED DIMENSIONS THAT ARE NOT PROVIDED CLEARLY IN NUMERIC FORM HEREIN. FAILURE TO REQUEST CRITICAL DIMENSIONAL INFORMATION FROM THE ARCHITECT MAY RESULT IN THE REJECTION OF INSTALLED WORK.

I.OG. DIMENSIONAL STANDARDS: STANDARD DIMENSION CONVENTIONS UTILIZED HEREIN CALL FOR DIMENSIONS TO FACE OF STUD (MASONRY) OF FINISHED PARTITION, FACE OF FINISH, OR CENTERLINE OF COLUMN LINE OR OTHER REFERENCE LINE, UNLESS OTHERWISE NOTED OR GRAPHICALLY ILLUSTRATED. DIMENSIONS NOTED AS "CLEAR", "MIN", OR "MAX" SHALL BE STRICTLY ENFORCED.

1.07. {PM SOFTWARE}

PROTECTION.

I.O8. PERMITTING: THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY AND REQUIRED PERMITS AND APPROVALS FROM JURISDICTIONAL AUTHORITIES, PRIOR TO COMMENCING THE WORK. THIS REQUIREMENT SHALL APPLY TO ON-SITE AND OFF-SITE WORK REQUIRED BY THE CONTRACT DOCUMENTS.

1.09. CODE COMPLIANCE: THE WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, AND ORDINANCE. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL PERFORM THEIR WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, LAWS, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY READ AND FAMILIARIZE THEMSELVES WITH THE CODE COMPLIANCE DATA INCLUDED IN THE DRAWINGS AND SPECIFICATIONS.

I.IO. NON-COMBUSTIBLE CONSTRUCTION TYPES: THE PROPOSED BUILDING STRUCTURE IS NON-COMBUSTIBLE IN ACCORDANCE WITH APPLICABLE CODES, AND THEREFORE REQUIRES NON-COMBUSTIBLE CONSTRUCTION TECHNIQUES. ALL NEW CONSTRUCTION SHALL BE IN COMPLIANCE WITH APPLICABLE REQUIREMENTS, INCLUDING WOOD BLOCKING, FURRING, FRAMING, SHEATHING, BACK-BOARDS, AND RELATED WORK. FIRE RETARDANT TREATED [FRT] IS PERMITTED WHERE ALLOWED BY CODE. SEE CODE COMPLIANCE DRAWINGS FOR DETAILED INFORMATION AND REQUIREMENTS.

I.II. TEMPORARY GUARDS: THE GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY GUARDS AT ALL SLAB EDGES. PIT EDGES. ELEVATED PLATFORM EDGES. AND SIMILAR CONDITIONS WHERE REQUIRED BY OSHA. ANY APPLICABLE CODE OR ORDINANCE. AND AT MINIMUM ALL CHANGES IN ELEVATION IN EXCESS OF THIRTY INCHES (30") INCLUDING BOTH SIDES OF STAIRS AND LADDERS. TEMPORARY GUARDS MUST BE MAINTAINED UNTIL THE PERMANENT GUARDS ARE INSTALLED.

1.12. LIFE-SAFETY MEASURES DURING CONSTRUCTION: THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS REQUIRED BY OSHA, CODE, AND OTHER APPLICABLE REGULATORY AUTHORITIES.

1.13. MEANS OF EGRESS: THE GENERAL CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED MEANS OF EGRESS AT ALL TIMES DURING CONSTRUCTION, WITHOUT EXCEPTION.

1.14. CONSTRUCTION LOADS: THE GENERAL CONTRACTOR SHALL NEVER LOAD NEW OR EXISTING CONSTRUCTION BEYOND ITS DESIGN CAPACITY WITH STORED MATERIAL, CONSTRUCTION EQUIPMENT, TEMPORARY LOADS ASSOCIATED WITH MATERIAL MOVEMENT, HOISTING, STORAGE, OR SIMILAR CONDITIONS.

1.15. GENERAL CLEAN-UP: THE GENERAL CONTRACTOR SHALL INCLUDE ONGOING CLEAN-UP OF THE PROPERTY AND BUILDING, INCLUDING REMOVAL OF TRASH AND WASTE MATERIALS, ON A REGULAR BASIS DURING CONSTRUCTION. RECYCLING OF CONSTRUCTION WASTE IS ENCOURAGED.

1.16. OWNER FURNISHED EQUIPMENT: LOOSE FURNISHINGS, WORKSTATIONS, OFFICE EQUIPMENT, COPIERS, VENDING MACHINES, KITCHEN EQUIPMENT, AND SIMILAR ITEMS THAT ARE BOTH LABELED "OWNER FURNISHED" OR "OF/OI", AND SHOWN DASHED OR IN GRAY-TONE SHALL BE CONSIDERED OWNER-FURNISHED EQUIPMENT. OWNER-FURNISHED EQUIPMENT IS SHOWN FOR THE GENERAL CONTRACTOR'S KNOWLEDGE AND UNDERSTANDING TO FACILITATE COORDINATION WITH THE OWNER'S WORK.

1.17. {OPTIONAL – RENOVATION} PARTITION DESIGNATION: EXISTING PARTITIONS SCHEDULED TO BE REMOVED ARE ILLUSTRATED AS DASHED LINES ON THE PLANS LABELED "DEMOLITION PLAN(S)". EXISTING PARTITIONS TO REMAIN ARE

THE GENERAL CONTRACTOR SHALL CAREFULLY REVIEW THE SCOPE OF WORK, AND REQUEST CLARIFICATION FROM THE

ARCHITECT IN THE EVENT OF ANY UNCERTAINTY ABOUT THE DEFINITION OF OWNER FURNISHED WORK.

ILLUSTRATED IN GRAY-TONE (SCREENED). NEW WORK IS ILLUSTRATED IN BLACK-LINE.

1.18. {OPTIONAL - RENOVATION} PROTECTION: EXISTING OCCUPIED AREAS, AND WORK TO REMAIN AFTER CONSTRUCTION, SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES. PROTECTION SHALL ENCOMPASS CONSTRUCTION OF TEMPORARY BARRIERS, MAINTENANCE OF EXISTING MECHANICAL, FIRE PROTECTION, AND ELECTRICAL SYSTEMS, AND PHYSICAL PROTECTION OF WORK TO REMAIN THAT IS SUBJECT TO DAMAGE FROM CONSTRUCTION ACTIVITIES. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE EXISTING WORK SCHEDULED TO REMAIN, THAT IS DAMAGED DURING CONSTRUCTION DUE TO INSUFFICIENT

1.19. {OPTIONAL - HC RENOVATION} PROTECTION: EXISTING OCCUPIED AREAS OF THE BUILDING SHALL BE PROTECTED FROM CONSTRUCTION OPERATIONS FOR THE DURATION OF THE WORK. THESE PROVISIONS INCLUDE BUT ARE NOT LIMITED TO: INFECTION CONTROL REQUIREMENTS SPECIFIED ELSEWHERE, CONSTRUCTION OF TEMPORARY BARRIERS, PROVISIONS FOR SEALING OF EXISTING DUCTWORK, TEMPORARY VENTILATION INCLUDING HEPA FILTRATION, SOUND ISOLATION, AND PREVENTION OF CONDITIONED AIR LOSS.

1.20. {OPTIONAL - HC RENOVATION} SERVICE INTERRUPTION: ANY SERVICE INTERRUPTION MUST BE SCHEDULED IN ADVANCE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. WHETHER SUCH INTERRUPTION IS FOR ADDITION, MODIFICATION, OR TESTING OF ANY EXISTING SERVICE, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO MINIMIZE INTERRUPTION TO THE EXISTING FACILITY.

1.21. {OPTIONAL - TEMPORARY BRACING}: PRIOR TO REMOVAL OF ANY EXISTING STRUCTURAL ELEMENTS, THE GENERAL CONTRACTOR SHALL TEMPORARILY SHORE AND/OR BRACE EXISTING CONSTRUCTION TO REMAIN AS REQUIRED TO SUPPORT EXISTING LOADS AND/OR LOADS IMPOSED DURING CONSTRUCTION. FURTHER, THE GENERAL CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ANY TEMPORARY BRACING OR SUPPORT FRAMING REQUIRED TO SUPPORT NEW CONSTRUCTION COMPONENTS WHICH ARE NOT FULLY SECURED IN A COMPLETE STRUCTURAL ASSEMBLY, OR ARE OTHERWISE SUBJECTED TO LOADS IN EXCESS OF THE POST-CONSTRUCTION LOADS FOR WHICH THE ELEMENT IS DESIGNED.

DIVISION 2 - EXISTING CONDITIONS

2.01. POSITIVE DRAINAGE AT BUILDING: SLOPE EXTERIOR GRADE AWAY FROM THE BUILDING IN ACCORDANCE WITH THE

2.02. SITE PAVING EXPANSION AND CONTROL JOINTS: WHETHER SPECIFICALLY INDICATED OR NOT, PROVIDE CONTROL JOINTS IN ALL SITE CONCRETE PAVING FOR PEDESTRIAN TRAFFIC AT AN INTERVAL OF NO MORE THAN FIVE FEET (5') EACH WAY. IN ADDITION, PROVIDE CONTROL JOINTS AT NO MORE THAN THIRTY FOOT (30') INTERVAL, EACH WAY. ALL EXPANSION JOINTS, INCLUDING THOSE BETWEEN HORIZONTAL PAVING AND VERTICAL ABUTMENTS, SHALL RECEIVE SPECIFIED JOINT FILLER, AS SPECIFIED IN SECTION 079000.

DIVISION 3 - CONCRETE

INTERNATIONAL BUILDING CODE.

3.01. SLAB-ON-GRADE: SEE SPECIFICATION SECTION 033000 FOR DETAILED REQUIREMENTS OF SLAB-ON-GRADE CONSTRUCTION, INCLUDING REQUIREMENTS FOR REINFORCING, CONCRETE ADMIXTURES, VAPOR BARRIER, AND SURFACE TREATMENTS [IF ANY]. ALL SLAB-ON-GRADE CONSTRUCTION SHALL BE INSTALLED OVER MINIMUM FOUR INCH (4") THICK COMPACTED POROUS DRAINAGE LAYER UNLESS NOTED OTHERWISE.

3.02. SLAB EXPANSION AND CONTROL JOINTS: SEE STRUCTURAL DRAWINGS FOR REQUIRED SLAB EXPANSION AND CONTROL JOINTS. ALL EXPANSION JOINTS AND CONTROL JOINTS IN FLOOR SLABS, AND BETWEEN FLOOR SLABS AND VERTICAL ABUTMENTS SHALL RECEIVE TRAFFIC BEARING SEALANT JOINT MATERIAL.

3.03. CORE DRILLING - FLOOR SLABS: THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE LOCATION AND DIMENSION OF ANY PROPOSED CORES THROUGH STRUCTURAL FLOOR SLABS, PRIOR TO COMMENCING CORING ACTIVITIES. CORE DRILLING IS STRICTLY PROHIBITED (SLEEVES ONLY) IN ANY POST-TENSIONED STRUCTURED FLOOR SLAB ASSEMBLIES.

DIVISION 4 - MASONRY

4.01. SEAL VENEER ANCHORS: ALL EXTERIOR VENEER SYSTEM ANCHORS SHALL BE SET IN FULL, FRESH BED OF TROWEL GRADE AIR/MOISTURE BARRIER COATING, OR DOW 795 OR EQUIVALENT AT THE PLANE OF THE AIR/ MOISTURE BARRIER.

DIVISION 5 - METALS

5.01. EMBEDDED STEEL: ALL MISCELLANEOUS STEEL ITEMS INCLUDING STEEL EDGE ANGLES, EMBEDDED PLATE, AND SIMILAR WORK SHALL BE HOT-DIPPED GALVANIZED. THIS PROVISION DOES NOT APPLY TO REINFORCING STEEL, WHICH SHALL COMPLY WITH SPECIFICATION DIVISION 033000.

DIV 6 - WOOD, PLASTICS & COMPOSITES DIVISION 10 - SPECIALTIES

6.0 I. WOOD IN CONTACT WITH CONCRETE/ MASONRY: ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY CONSTRUCTION SHALL BE PRESSURE TREATED [PT] UNLESS OTHERWISE NOTED TO BE FIRE RETARDANT TREATED [FRT].

6.02. FIELD VERIFICATION: THE CASEWORK OR MILLWORK CONTRACTOR SHALL OBTAIN AND VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS ASSURING PRECISION AND PROPER ASSEMBLY OF HIS PRODUCTS.

6.03. MILLWORK BASE: PROVIDE FINISHED BASE TO MATCH MATERIAL AND FINISH OF ADJACENT SCHEDULED WALL BASE, AT TOE-KICK AT ALL EXPOSED FRONT, SIDE, AND REAR FACES OF MILLWORK OR CASEWORK.

6.04. MILLWORK SPLASH: PROVIDE BACKSPLASH AT ALL COUNTERTOPS UNLESS OTHERWISE INDICATED ON PLAN. PROVIDE SIDESPLASH OF SAME MATERIAL, DIMENSION, AND FINISH EVERYWHERE A COUNTERTOP BACKSPLASH ABUTS A VERTICAL WALL SURFACE AT ONE OR MORE OF ITS SIDES UNLESS OTHERWISE INDICATED ON PLAN.

DIV 7 - THERMAL & MOISTURE PROTECTION

7.01. GENERAL SEALANTS: CONTINUOUSLY SEAL PERIMETER OF ALL DOOR AND WINDOW FRAMES, MILLWORK AND CASEWORK, TRIM, CABINETS, AND SIMILAR FIXED CONSTRUCTION WITH PAINTABLE, SILICONIZED LATEX SEALANT. ALL VERTICAL SURFACE CONTROL AND EXPANSION JOINTS AT MASONRY WALLS SHALL BE CONTINUOUSLY SEALED, BOTH SIDES OF JOINT.

7.02. SLOPE TO DRAIN: ALL ROOF SURFACES SHALL BE SLOPED TO DRAIN, WITH MINIMUM PITCH OF 1/4" PER LINEAR FOOT. PROVIDE TAPERED INSULATION, CRICKETS AS NECESSARY TO ASSURE THE MINIMUM SLOPE IS ACHIEVED.

7.03. WALK-PADS: FURNISH AND INSTALL COMPATIBLE ROOF WALK-PADS AT ALL MEMBRANE ROOF SURFACES THAT ARE TRAVELED TO ACCESS SERVICEABLE ROOFTOP EQUIPMENT SUCH AS HVAC UNITS, FANS, ELECTRICAL EQUIPMENT, AND SIMILAR EQUIPMENT REQUIRING SERVICE ACCESS.

7.04. EXPANSION JOINTS COVERS: ALL BUILDING EXPANSION JOINTS EXPOSED TO VIEW IN FLOOR, PARTITION, AND/ OR CEILING ASSEMBLIES SHALL RECEIVE COLOR-COORDINATED PRE-FABRICATED EXPANSION JOINT COVER ASSEMBLY DESIGNED TO ALLOW THE REQUIRED MOVEMENT, AND TO PROVIDE UL APPROVED FIRE RATED ASSEMBLY WHERE REQUIRED.

DIVISION 8 - OPENINGS

8.01. FIRE DOORS AND FRAMES: ALL FIRE DOORS AND FRAMES SHALL BE LABELED BY AN APPROVED AGENCY PER NFPA 80. AND SHALL BE PERMANENTLY AFFIXED THERETO, AND THE LIFE OF THE LABEL AND THE ATTACHMENT THEREOF CAN REASONABLY BE EXPECTED TO EQUAL THE LIFE OF THE COMPONENT TO WHICH IT IS ATTACHED. LABELS MUST BE PROVIDED BY A MANUFACTURER THAT HAS BEEN APPROVED BY A LABORATORY OR ORGANIZATION TO PROVIDE TESTING AND FOLLOW-UP SERVICES FOR FIRE-RATED OPENING ASSEMBLIES. LABELS SHALL BE RAISED OR EMBOSSED ON METAL LABELS OR STAMPED INTO METAL FRAMES. PLASTIC OR PAPER LABELS ARE UNACCEPTABLE. THE LABEL MUST BE VISIBLE AND LEGIBLE AT ALL TIMES AND SHALL NOT BE PAINTED. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL REQUIRE PAINTER TO REIMBURSE OWNER FOR COSTS OF RE-LABELING RATED DOORS AND FRAMES. ALL LABELS SHALL INCLUDE THE FIRE RESISTANCE RATING IN HOURS AND/OR MINUTES. LABELS ON FRAMES WITH TRANSOMS AND/OR SIDELIGHTS MUST IDENTIFY THAT THE OPENING ASSEMBLY INCLUDES SAME.

8.02. TEMPERED GLASS: PROVIDE TEMPERED SAFETY GLASS EVERYWHERE REQUIRED BY APPLICABLE CODE, INCLUDING ANY GLASS IN DOORS, OPERABLE WINDOWS, ADJACENT TO DOORS OR OPERABLE WINDOWS, WITHIN 36" OF THE ADJACENT FLOOR OR GRADE LEVEL, OR OTHERWISE WHERE REQUIRED BY CODE.

8.03. BLOCKING: FURNISH AND INSTALL BLOCKING IN METAL STUD FRAMED WALLS AND PARTITIONS THAT ARE SCHEDULED TO RECEIVE DOOR BUMPERS/ STOPS, MAGNETIC LOCK DEVICES, AND SIMILAR DOOR RELATED DEVICES THAT WILL SUBJECT THE PARTITION TO DOOR MOVEMENT LOADS AND IMPACT.

8.04. HOLLOW METAL FRAMES: COORDINATE THE THROAT DEPTH OF ALL HOLLOW METAL FRAMES WITH THE DEPTH OF THE PARTITION SCHEDULED TO RECEIVE THE DOOR OR WINDOW FRAME.

MANUFACTURER ARE PROVIDED AND IN PLACE FOR A DURATION SUFFICIENT TO ESTABLISH CONSISTENT AND ACCEPTABLE 21.02. FIRE PROTECTION SYSTEM DESIGN: WHERE DESIGN OF THE FIRE PROTECTION SYSTEM IS THE RESPONSIBILITY OF THE INDOOR TEMPERATURE AND HUMIDITY LEVELS. FAILURE TO PROVIDE AN INDOOR ENVIRONMENT IN STRICT COMPLIANCE WITH CONTRACTOR AS REQUIRED BY A PERFORMANCE SPECIFICATION, THE SYSTEM DESIGN SHALL BE SUPERVISED BY AN THE PRODUCT MANUFACTURERS PRINTED REQUIREMENTS WILL SUBJECT THE INSTALLING CONTRACTOR TO FULL RESPONSIBILITY INDIVIDUAL WHO IS A REGISTERED FIRE PROTECTION ENGINEER AND/OR IS CERTIFIED AT LEVEL III OR HIGHER IN FIRE FOR ANY COSTS ASSOCIATED WITH RE-WORK DUE TO MOLD OR MILDEW GROWTH, WARPING, CUPPING, DE-LAMINATION, OR PROTECTION ENGINEERING TECHNOLOGY AUTOMATIC SPRINKLER SYSTEM LAYOUT BY THE NATIONAL INSTITUTE FOR SIMILAR DETERIORATION OF THE STORED OR INSTALLED CONSTRUCTION.

9.02. FLOOR & WALL TILE: INSTALL FLOOR AND WALL TILE IN ALL SCHEDULED AREAS IN ACCORDANCE WITH APPLICABLE TILE COUNCIL OF AMERICA (TCA) METHOD.

MILLWORK, OR SIMILAR WORK THAT IS SUBJECT TO TEMPERATURE AND HUMIDITY INSTABILITY] SHALL COMMENCE, NOR SHALL

9.01. INDOOR ENVIRONMENTAL CONDITIONS: NO INTERIOR SOFT CONSTRUCTION (IE. DRYWALL, CEILINGS, CARPET,

MATERIALS BE STORED ON SITE, UNTIL STABLE INTERIOR ENVIRONMENTAL CONDITIONS ACCEPTABLE TO THE PRODUCT

DIVISION 9 - FINISHES

9.03. FLOOR FINISH TRANSITIONS: UNLESS OTHERWISE INDICATED, TRANSITION FLOOR FINISHES AT CENTERLINE OF DOOR IN CLOSED LOCATION. TRANSITION FLOOR MATERIAL UNDER CENTER OF DOORS & WHERE NOTED. PROVIDE SCHEDULED TRANSITION MATERIALS AT CHANGES IN FLOOR MATERIAL TYPE.

9.04. PARTITIONS: SEE PARTITION NOTES AND SPECIFICATIONS FOR REQUIREMENTS OF PARTITION CONSTRUCTION.

9.05. EQUIPMENT ACCESS DOORS: THE GENERAL CONTRACTOR SHALL PROVIDE PROPOSED LOCATION OF CEILING ACCESS DOORS TO THE ARCHITECT FOR APPROVAL. ACCESS DOORS SHALL BE PAINTED TO MATCH ADJACENT FINISH.

9.06. CASEWORK AND MILLWORK ANCHORAGE: COORDINATE INSTALLATION OF IN-WALL STEEL ANCHORAGE, GROUNDS, AND REQUIRED BLOCKING WITH OTHER TRADES FOR PRECISE LOCATION.

9.07. PARTITION COORDINATION WITH OTHER TRADES: (A) COORDINATE BETWEEN TRADES BEFORE FRAMING PARTITIONS. PARTITION FRAMING SHALL BE LAID OUT SO AS TO PERMIT THE INSTALLATION OF PIPING, CONDUITS, AND DUCTWORK WITH A MINIMUM OF CUTTING BY OTHER TRADES. (B) EXCEPT FOR PIPING LOCATED IN EQUIPMENT ROOMS, ALL PIPING INSIDE THE BUILDING SHALL BE CONCEALED WITHIN PARTITIONS AND FURRED SPACES. WHERE IT OCCURS THAT PIPING CANNOT BE EASILY CONCEALED, NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION. IN ANY CASE, SUCH PIPING SHALL BE CONCEALED AT NO ADDITIONAL COST (C) COORDINATE WITH OTHER TRADES AND OWNERS' SCHEDULED EQUIPMENT VENDORS FOR SUPPORT REQUIREMENTS OF WALL-

MOUNTED AND SUSPENDED ITEMS. SIZE STUD GAUGE AND SPACING TO SUPPORT ANY ADDITIONAL LOADS IMPOSED BY THESE ITEMS. MAX. DEFLECTION L/360 @ 5 PSF HORIZ. LOAD. (D) PROVIDE AND INSTALL ALL BLOCKING, STIFFENERS, BRACES, BACK-UP PLATES, AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED MECHANICAL ELECTRICAL, CASEWORK, MILLWORK AND ANY OTHER

MISCELLANEOUS EQUIPMENT OR WALL-MOUNTED ACCESSORIES. (E) FIRE-RATED PARTITIONS AND FIRE-RATED SMOKE BARRIERS SHALL BE PERMANENTLY LABELED IN RED STENCILED LETTERING ABOVE FINISHED CEILING AT I'-O" ABOVE CEILING AND/OR IN ACCORDANCE WITH LOCAL JURISDICTION.

TIE-INS AT EXISTING WORK: WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE GYPSUM BOARD SHALL BE ALIGNED. STUDS SHALL BE OFFSET AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD.

12.01. LOCKABLE CASEWORK: ALL CABINETS TO BE LOCKABLE WITH THE EXCEPTION OF UPPER \$ LOWER TYPICAL CLASSROOM

12.02. CASEWORK BASE: PROVIDE FINISHED BASE TO MATCH MATERIAL \$ FINISH OF ADJACENT WALL BASE, AT TOE KICK, AT

12.03. CASEWORK SPLASH: PROVIDE BACKSPLASH AT ALL COUNTERTOPS UNLESS OTHERWISE INDICATED ON PLAN. PROVIDE

SIDESPLASH OF SAME MATERIAL, DIMENSION, AND FINISH EVERYWHERE A COUNTERTOP BACKSPLASH ABUTS A VERTICAL WALL

DIVISION 11 - EQUIPMENT

**DIVISION 12 - FURNISHINGS** 

\$ BREAK ROOM CABINETS. ALL TALL CABINETS \$ FILE DRAWERS TO BE LOCKABLE.

SURFACE AT ONE OR MORE OF ITS SIDES UNLESS OTHERWISE INDICATED ON PLAN.

DIVISION 26 - ELECTRICAL

SHALL COORDINATE WORK WITH OTHER TRADES PRIOR TO INSTALLATION.

26.01. MEP DEVICE/ FIXTURE COORDINATION: COORDINATE LOCATIONS FOR DIFFUSERS, AND RETURN AIR GRILLES TO THE GREATEST EXTENT POSSIBLE IN ORDER TO MAINTAIN LIGHTING LAYOUT INDICATED IN THE DRAWINGS. MEP&FP CONTRACTORS SHALL COORDINATE WORK WITH OTHER DISCIPLINES PRIOR TO INSTALLATION. ALL ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY OR MILLWORK SHALL BE SUPPLIED, INSTALLED AND COORDINATED BY THE ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED.

26.02. CENTER CEILING DEVICES: CENTER LIGHTS, SUPPLY DIFFUSERS, RETURN GRILLES, SPRINKLER HEADS, ETC. IN CEILING

26.03. ELECTRICAL BOXES IN RATED PARTITIONS: WHERE ELECTRICAL BOXED ARE INSTALLED IN FIRE-RATED METAL STUD PARTITIONS, INSTALL BOXES NO LARGER THAN SIXTEEN SQUARE INCHES (16 SI) IN AREA, AND DO NOT EXCEED ONE-HUNDRED SQUARE INCHES (100 SI) OF METALLIC BOX PER ONE-HUNDRED SQUARE FEET (100 SF) OF FIRE-RATED WALL AREA. WHERE ELECTRICAL REQUIREMENTS DICTATE A HIGHER RATION, TREAT THE ELECTRICAL BOXES WITH CODE APPROVED METHOD TO ASSURE CONTINUOUS RATING. FURTHER, DO NOT INSTALL ELECTRICAL BOXES BACK-TO-BACK IN THE SAME STUD CAVITY

26.04. ELECTRICAL DEVICES IN OR NEAR MILLWORK: CAREFULLY LOCATE ELECTRICAL BOXES FOR DEVICES IN OR NEAR MILLWORK AND/OR CASEWORK TO ASSURE COORDINATED INSTALLATION. LOCATE ELECTRICAL DEVICES ABOVE COUNTERTOP SUCH THAT THE DEVICE COVER PLATE WILL NOT INTERFERE WITH SCHEDULED BACKSPLASH OR SIDESPLASH.

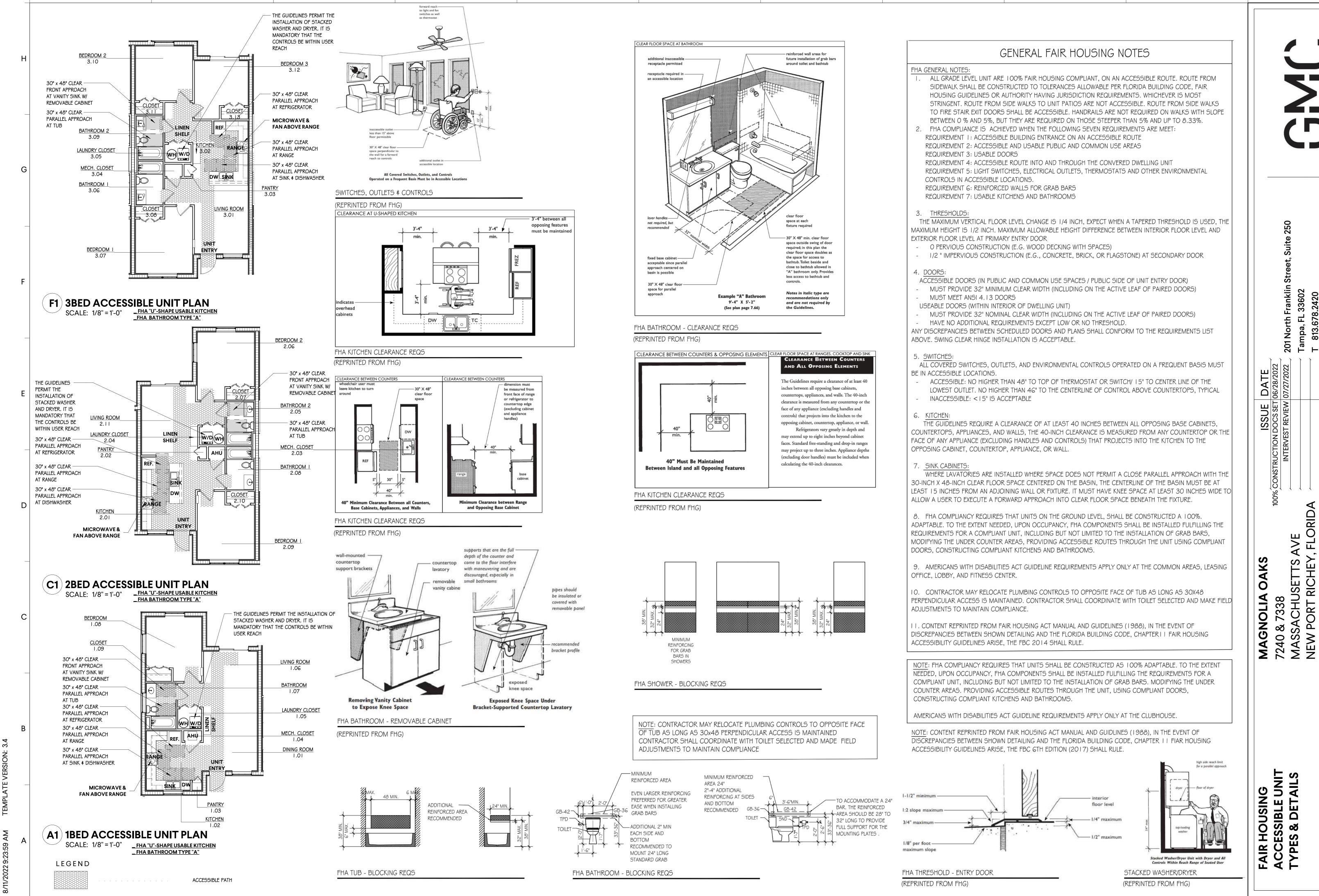
PANELS IF NOT OTHERWISE INDICATED.

WITHOUT APPROVED FIRE-RATED TREATMENT.

3. N.E. 

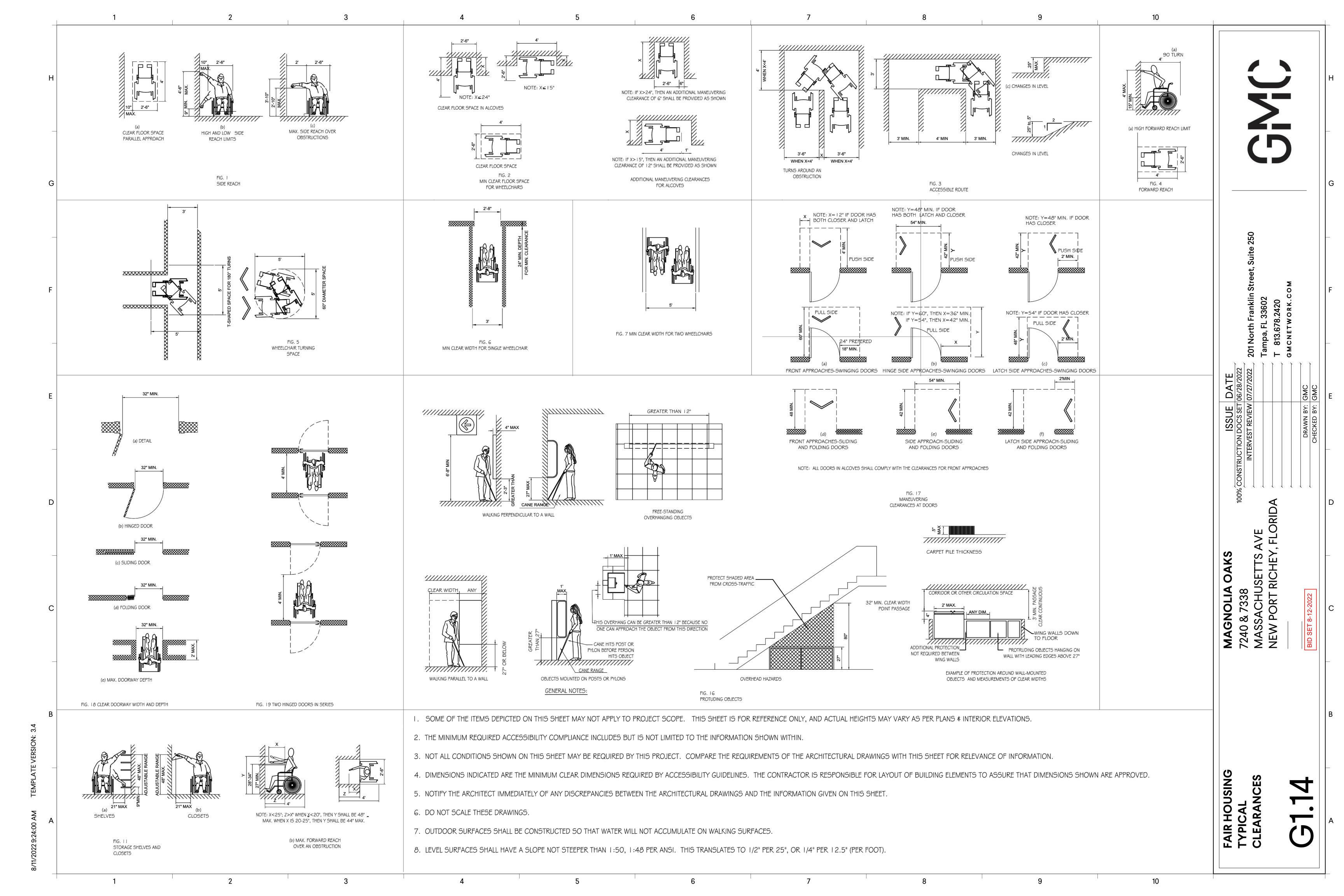
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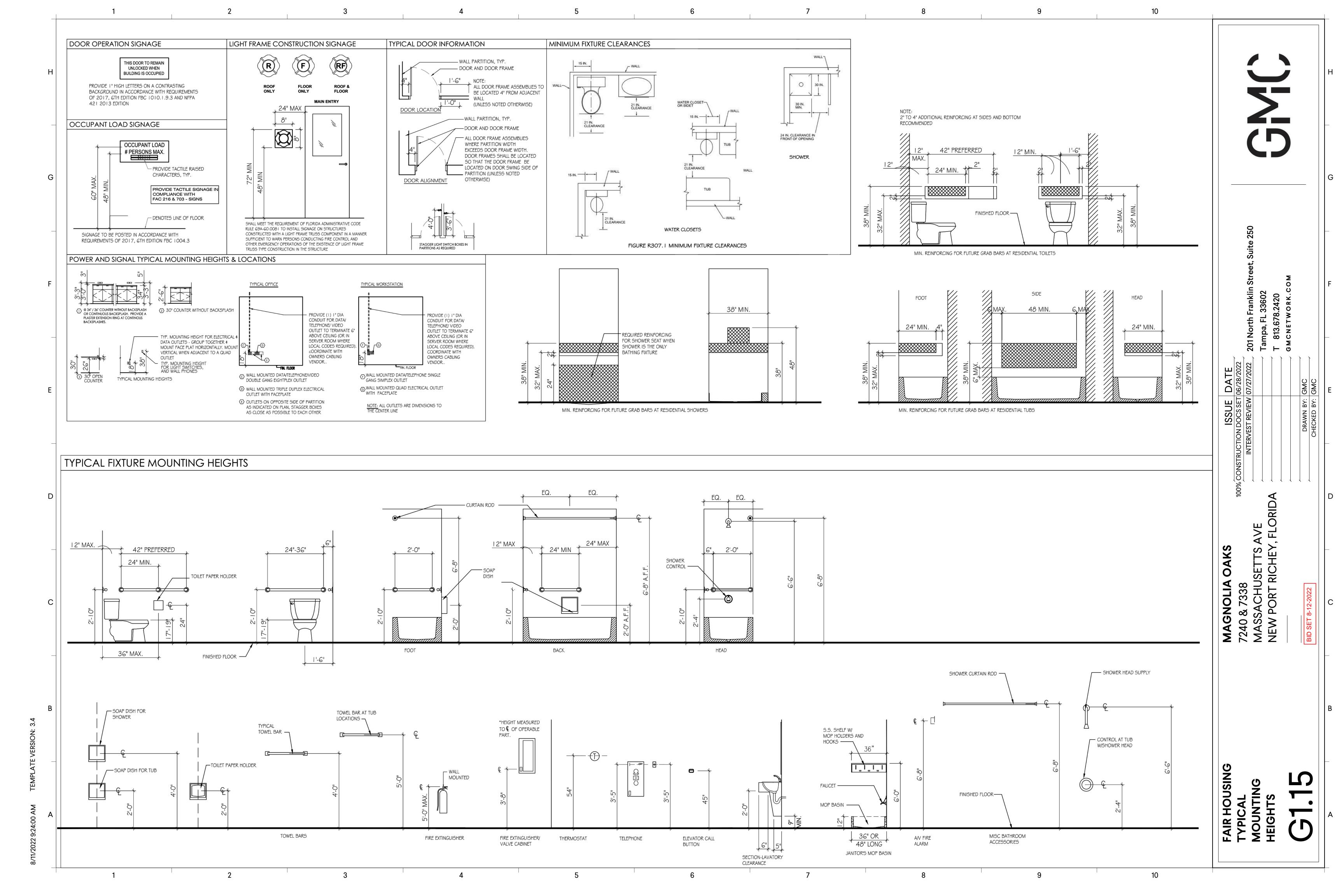
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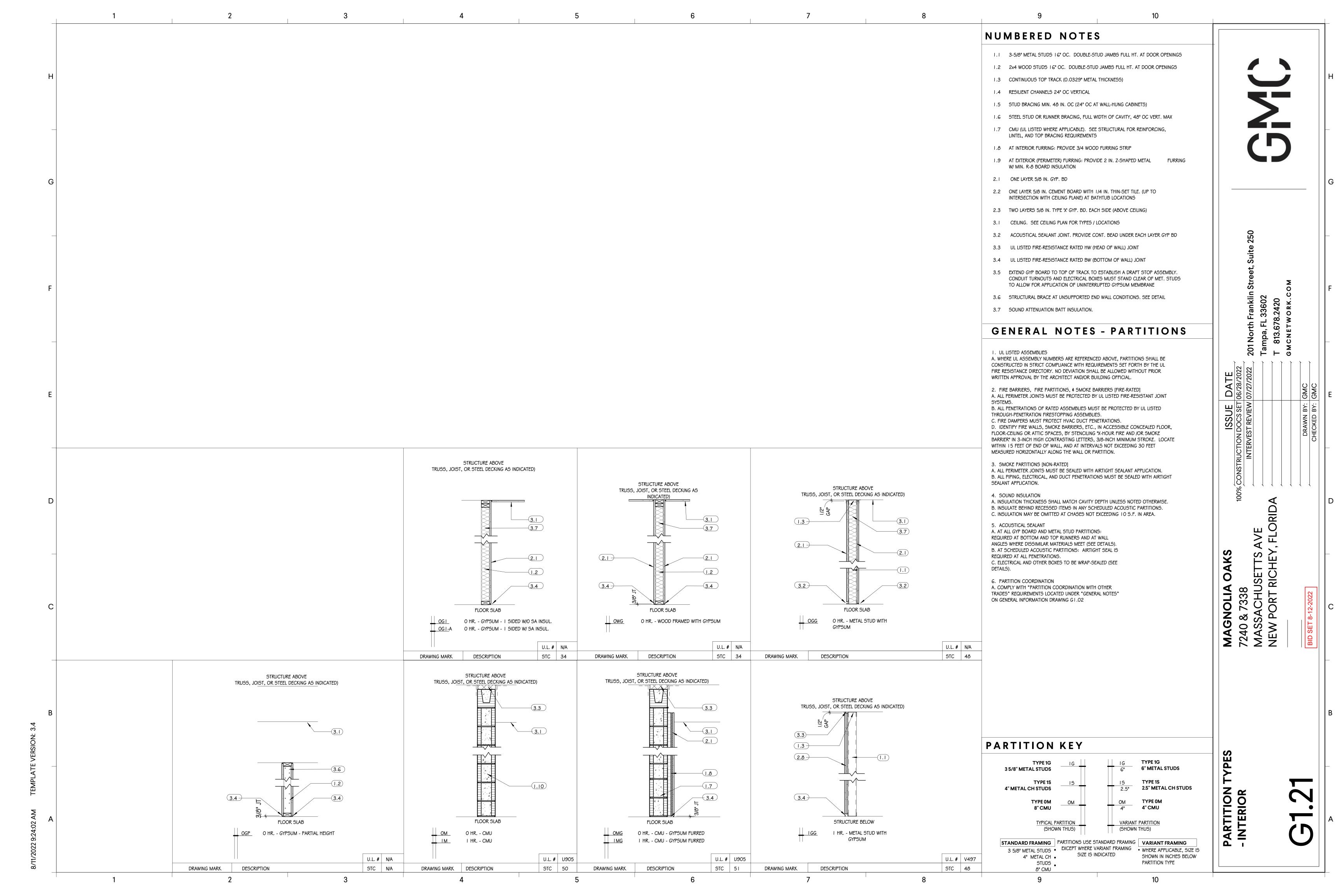


7338 CHU

HOUSING ESSIBLE UN ES & DETAIL







the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide <u>BXUV</u> or <u>BXUV7</u>

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

6/8/22, 10:33 AM

Design Criteria and Allowable Variances

Design Criteria and Allowable Variances

https://iq.ulprospector.com/en/profile?e=15257

UL Product **iQ**®

BXUV.V497 - Fire-resistance Ratings - ANSI/UL 263 | UL Product iQ

BXUV.V497 - Fire-resistance Ratings - ANSI/UL 263

## Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and
- use of UL Certified products, equipment, system, devices, and materials. Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials
- and alternate methods of construction. Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

### Design No. V497

June 12, 2020

#### Nonbearing Wall Rating - 1 or 2 Hr

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. Floor and Ceiling Runners — (Not Shown) — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min

width to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. Framing Members\*— Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1. For use with Item 2A, channel shaped, min width to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners

2. Steel Studs — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-5/8 in. wide, min 1-1/4 in. flanges, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

5A. Building Units\* — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply",

BXUV.V497 - Fire-resistance Ratings - ANSI/UL 263 | UL Product iQ

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

2A. Steel Studs\* — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-5/8 in. wide, min 1-1/4 in. flanges, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

3. Laminating Compound — For use with Item 4 - Used to bond outer layer wallboard to inner layer wallboard. Powder type mixed with water in accordance with instructions shown on bags. Applied to entire surface of base layer wallboard. Applied with notched trowel producing continuous beads about 1/4 in. wide and 1/4 in. high.

4. Gypsum Board\* — 1 Hr Rating - Applied to one side of steel studs (Item 2). Two layers of 5/8 in. gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically with joints centered over studs. Base layer applied with 1 in. Type S screws spaced 24 in. oc. Face layer applied vertically with joints centered over studs and offset from base layer joints by one stud cavity. Face layer applied with 1-5/8 in. Type S screws spaced 12 in. oc starting with a 6 in. offset from the bottom of the gypsum panel.

NATIONAL GYPSUM CO — 5/8 in. thick Types eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-8, FSW-C, FSMR-C, FSK-C, Type SBWB

4A. Gypsum Board\* — (As an alternate to Items 3 and 4) -- 1 Hr Rating - Applied to one side of steel studs (Item 2). Three layers of 5/8 in. gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically or horizontally with vertical joints centered over studs and staggered one stud cavity in adjacent layers. Horizontal edge joints and horizontal butt joints in adjacent layers staggered a minimum of 12 in. Horizontal joints need not be backed by steel framing. First layer applied with 1 in. Type S screws spaced 24 in. oc. Second layer applied vertically with joints centered over studs and offset from base layer joints by 24 in. Second layer applied with 1-5/8 in. Type S screws spaced 24 in. oc. Face layer applied vertically

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7.5/8" MIN.

Horizontal Section

BXUV.U905 - Fire-resistance Ratings - ANSI/UL 263 | UL Product iQ

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2020-11-09

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BXUV.V497 - Fire-resistance Ratings - ANSI/UL 263 | UL Product iQ

with joints centered over studs and offset from second layer joints by 24 in. Face layer applied with 2-1/4 in. Type S screws spaced 12 in. oc starting with a 6 in. offset from the bottom of the gypsum panel. NATIONAL GYPSUM CO — 5/8 in. thick Type eXP-C, FSL, FSW, FSK, FSW-3, FSW-6, FSW-G, FSK-G, FSW-6, FSW-C, FSMR-C, FSK-C, Type

4B. Gypsum Board\* — 1 Hr Rating - (As an alternate to Item 4A) - Nom. 5/16 in. thick gypsum panels applied vertically. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4A. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in item 4A, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4A. NATIONAL GYPSUM CO — Type FSW

4C. Gypsum Board\* — 2 Hour Rating — Applied to one side of steel studs (Item 2). Four layers of 5/8 in. gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically or horizontally with vertical joints centered over studs and staggered one stud cavity in adjacent layers. Horizontal edge joints and horizontal butt joints in adjacent layers staggered a minimum of 12 in. Horizontal joints need not be backed by steel framing. First layer applied with 1 in. Type S screws spaced 24 in. oc. Second layer applied with 1-5/8 in. Type S screws spaced 24 in. oc. Third layer applied with 2-1/2 in. Type S screws spaced 16 in. oc. Fourth layer applied with 3" Type S screws spaced 12 in. o.c.

NATIONAL GYPSUM CO — 5/8 in. thick Type eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-C, FSMR-C, FSK-C, Type

5. Joint Tape and Compound — (Not Shown) - Joints covered with joint compound and paper tape. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer panels.

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2020-06-12

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JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

boards, nom. 48 by 48 or 96 in.

"ECOMAXci Ply"

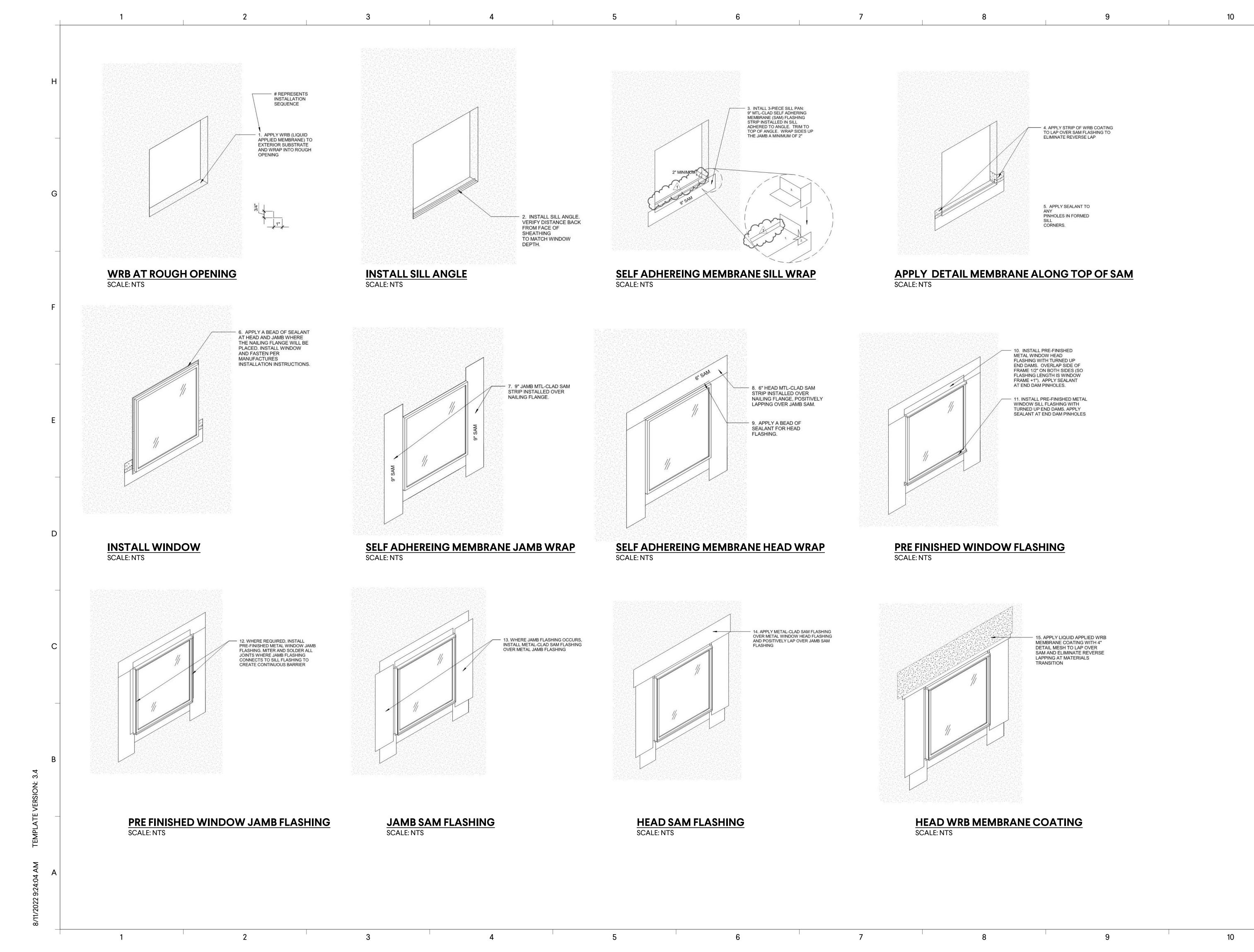
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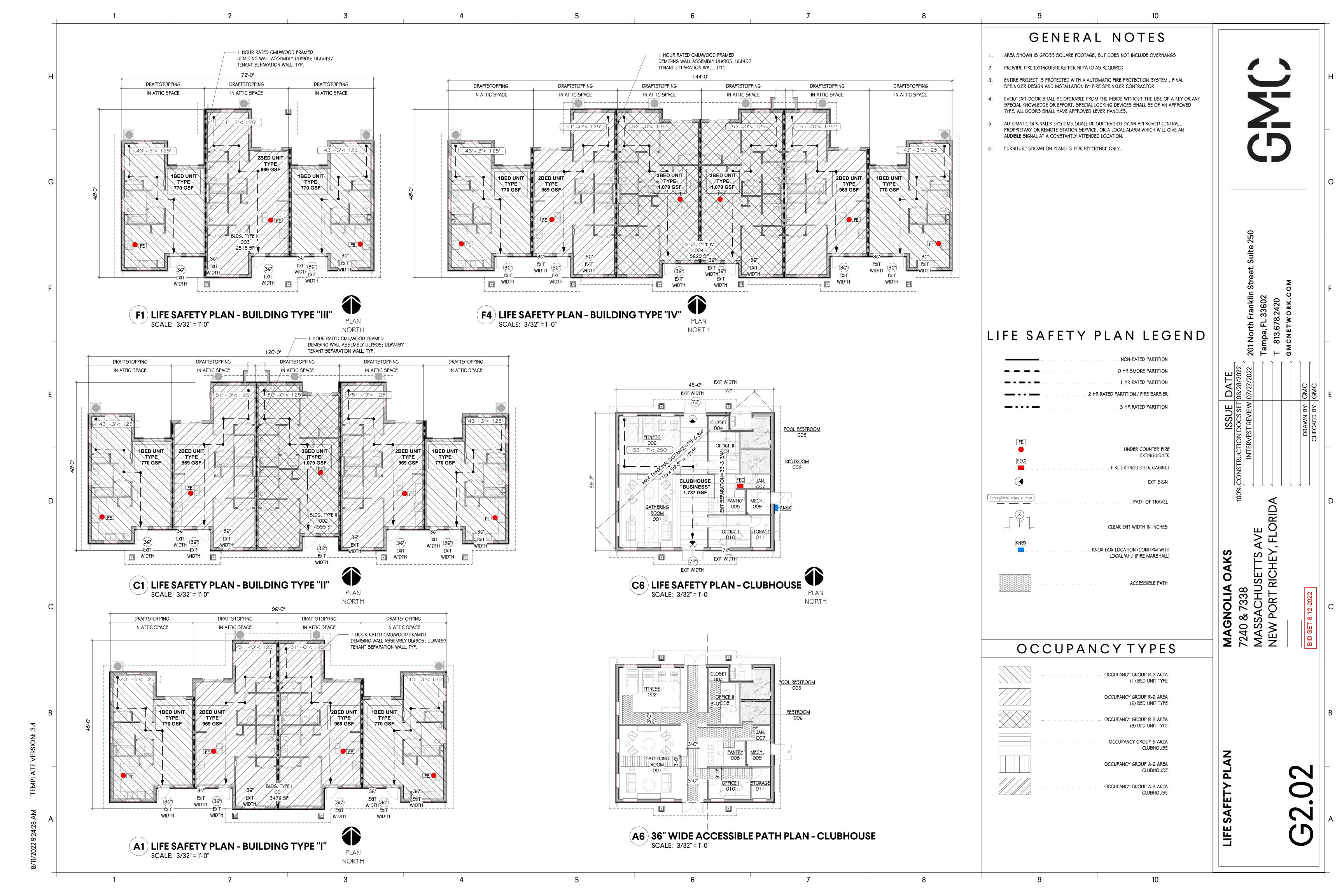
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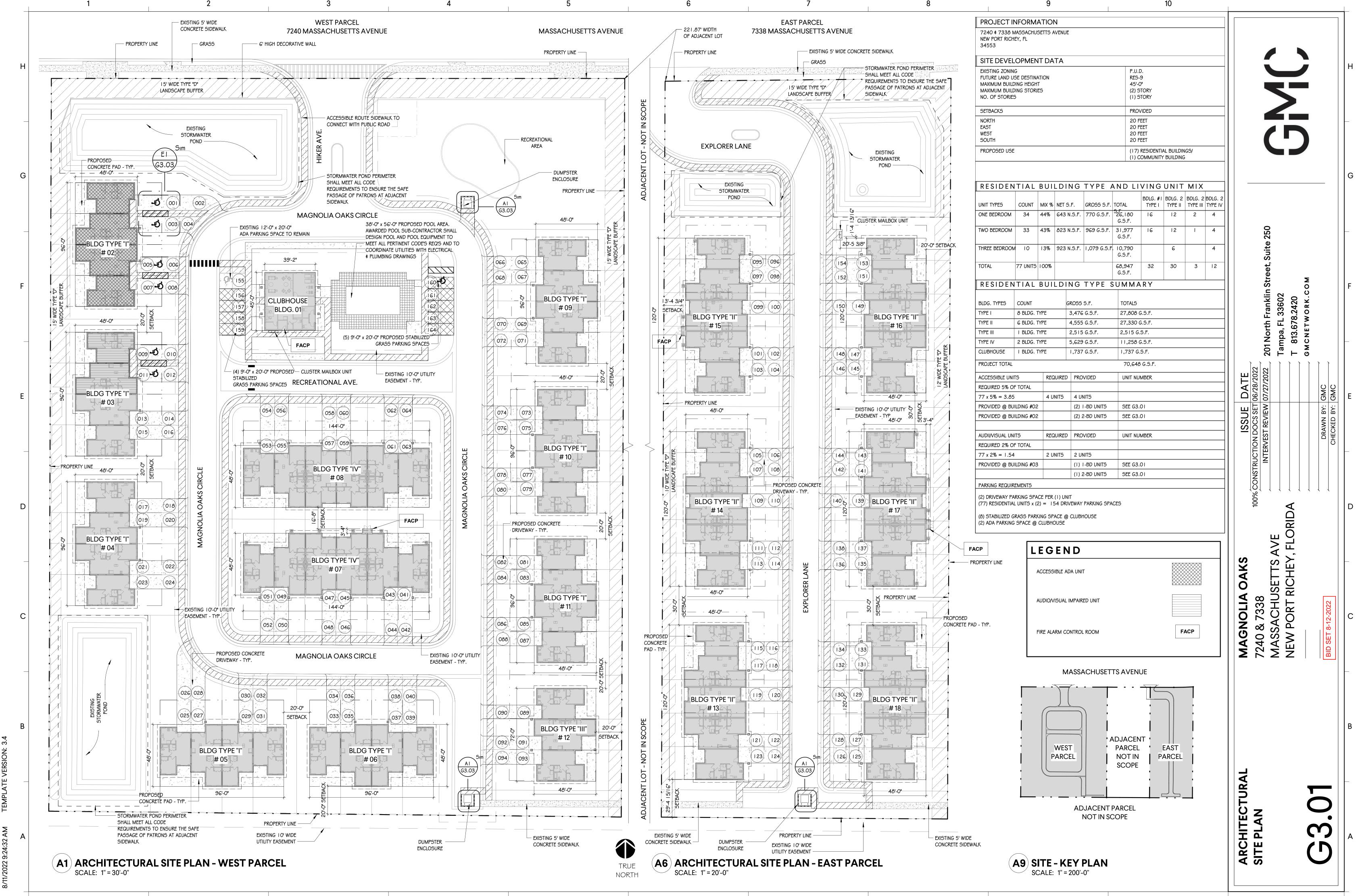
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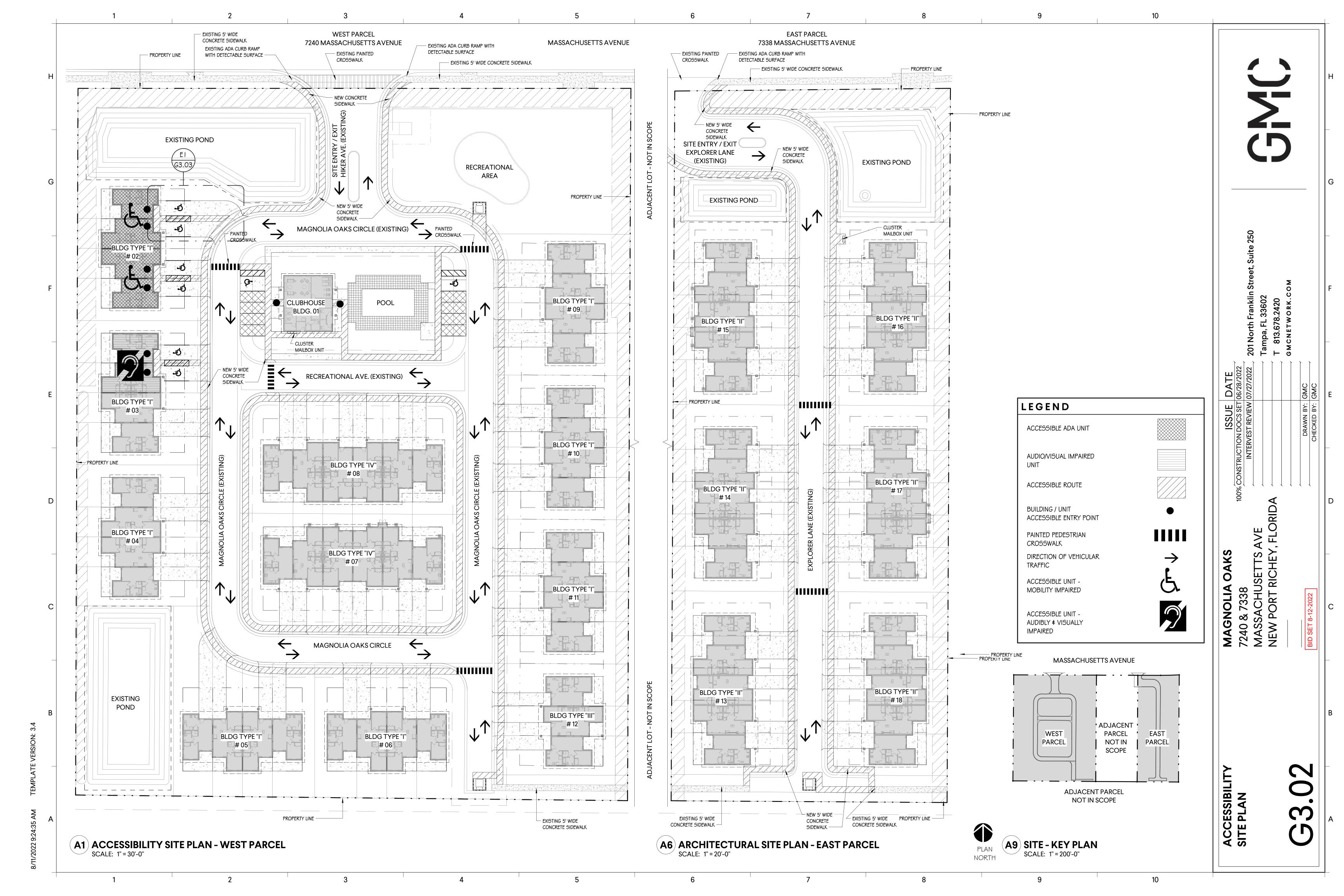
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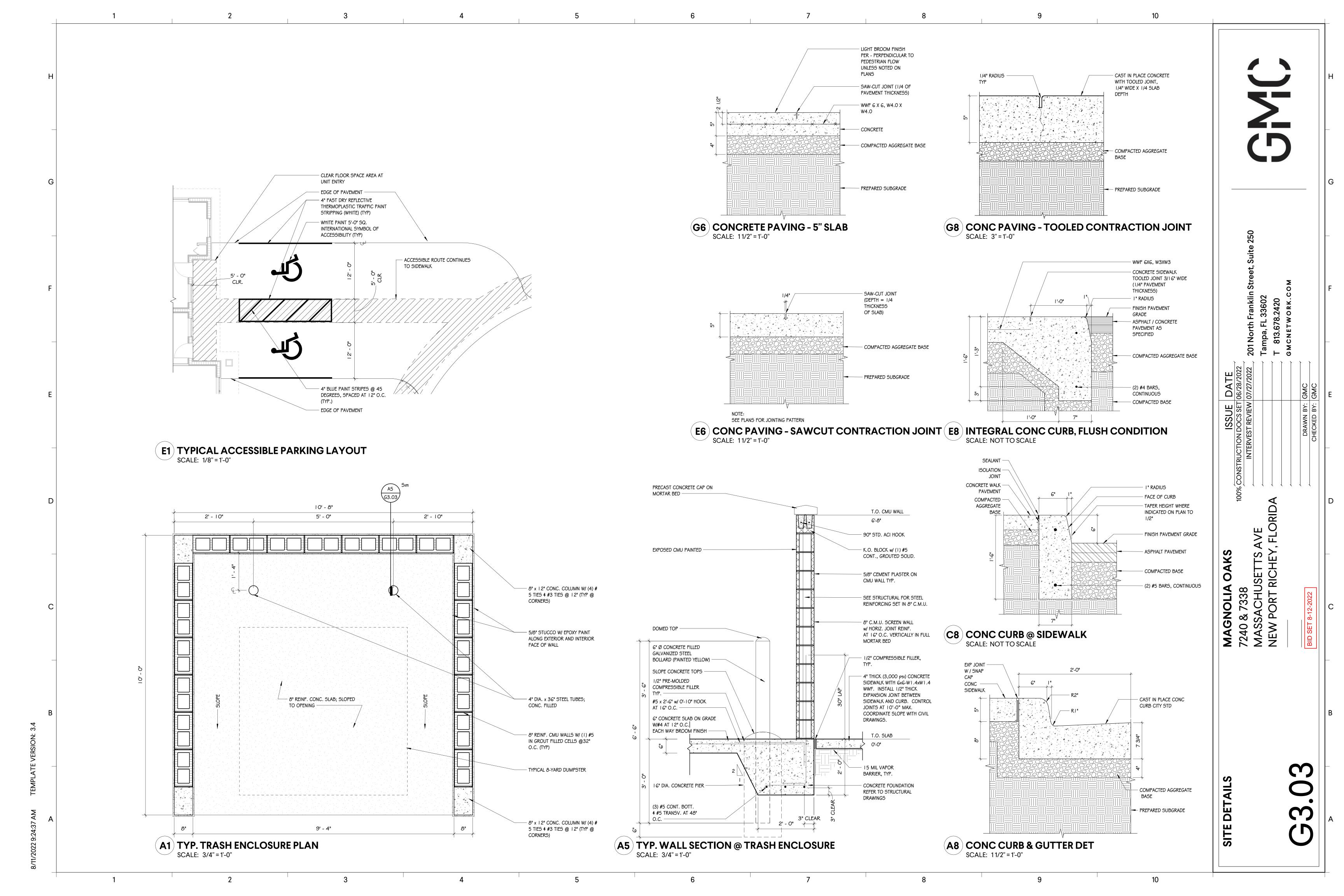


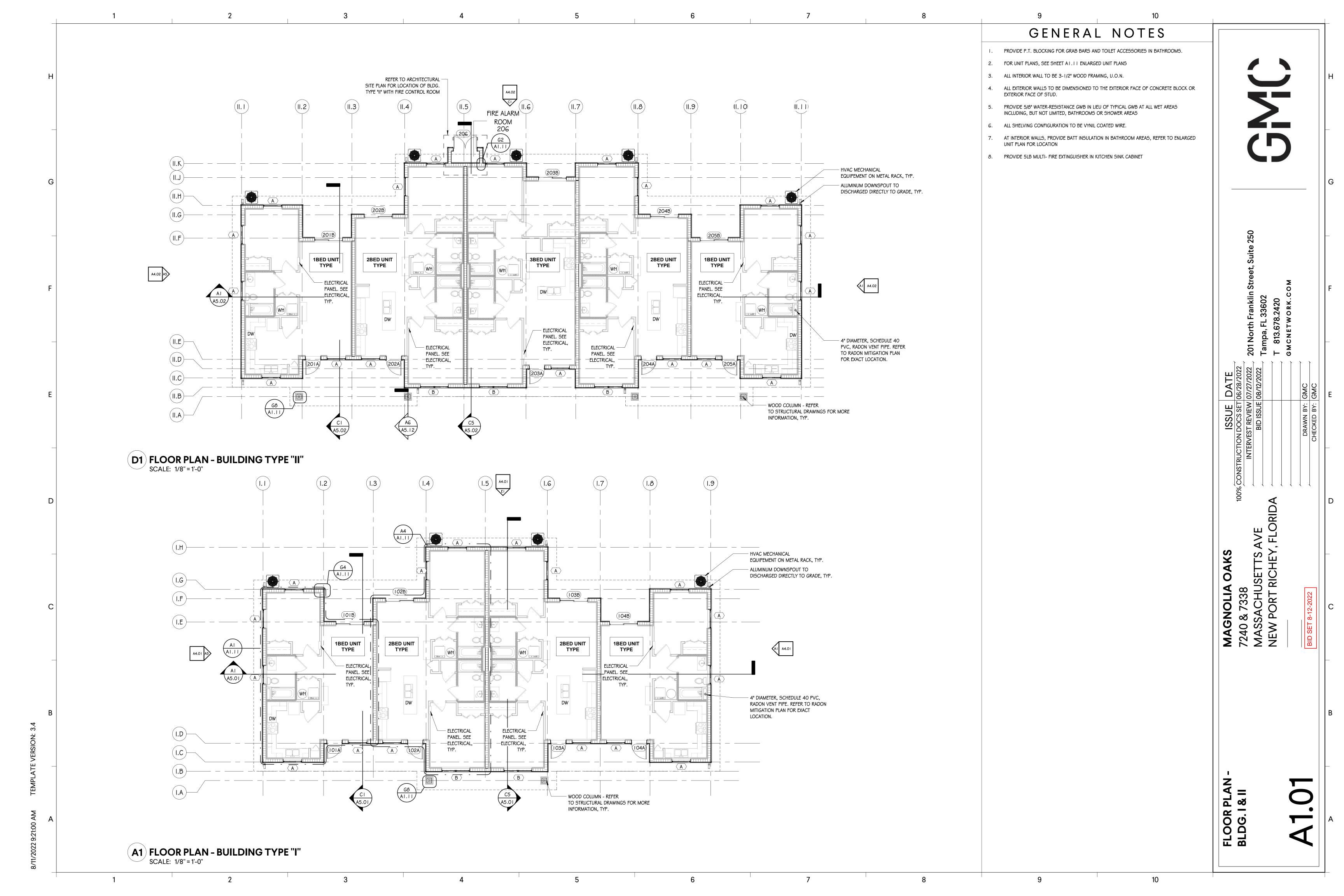
Martine   Mart			LOCATION MAP		PLUMBING FIXTURE TABULATIONS		PROJECT INFORMA	ATION			
## CASE OF THE PROPERTY OF THE					BUILDING UNITS - RESIDENTIAL R-2  MINIMUM PLUMBING FIXTURES (FLORIDA PLUMBING CODE TABLE 403.1) PLUMBING FIXTURES MINIMUM REQUIREMENTS: R-2 WATER CLOSET: I PER DWELLING LAVATORIES: I PER DWELLING BATHTUBS/SHOWERS: I PER DWELLING		TITLE: MAGNOLIA OAKS LOCATION: NEW PORT RICHEY, FL SCOPE: NEW TOWNHOMES COMMUNI ARE WOOD FRAMED CONSTRUCTION. STORY	INITY AND CLUBHOUSE/LEASING OFFICE. ALL EXTERI N. (4) BUILDING RESIDENTIAL UNIT TYPES AND (1) C			
## 19 1							BLDG. AREA (GROSS SQUAR			-	
### CASE OF CA					CLUBHOUSE					+	>
Part				→ → → → <b>3</b>			TYPE III 2,515 GSF				
The content of the			St Anne Byzantine	7240 Massachusetts	OCCUPANCY LOAD M F LISY M	SHOWED FOUNTAIN SINKS	CLUBHOUSE 1,737 GSF				C.
The state of the			Lingo Ct	Krazy k bounce house  Explorer Ln		1.0 1.0 1.0	2020 (7TH EDITION) FLORIDA 2020 (7TH EDITION) FLORIDA	DA BUILDING CODE - BUILDING • HOUSING DA BUILDING CODE - FAIR HO	HOUSING ACT (FHA)	-	
## 1   1   1   1   1   1   1   1   1   1					ASSEMBLI LA FA ME LO LO LO	1.0 - 1.0 1.0	<ul> <li>2020 (7TH EDITION) FLORIDA</li> <li>2020 (7TH EDITION) FLORIDA ACCESSIBILITY</li> </ul>	PA BUILDING CODE - PLUMBING  OA BUILDING CODE -  PASCO (	ORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) ADA STANDARDS FOR ACCESSIBLE DESIGN		
Part   1			Ta			1.0 1.0	CONSERVATION  2020 (7TH EDITION) FLORIDA  2017 NATIONAL ELECTRICAL (	NOTE: ALL PLANS  PA FIRE PREVENTION CODE	IS TO BE CODE COMPLIANT	250	
			60F=++===i===F1	Banner St Banner	PROVIDED 2.0 2.0 - 2.0		2020 NFPA I     RADON PASSIVE MITIGATION (     2018			Suite .	
Martin   M	LORIDA PRODUCT APPROVA	L SCHEDULE		<u> </u>				PRIMARY: RESIDENTIAL - R-2 (DWELLI	ELLING UNIT BLDGS)		5
Company   Comp	TERIOR DOORS				A. R302.9.1 WALL AND CEILING. WALL AND CEILING FINISHES SHALL HAV GREATER THAN 200.  EXCEPTION: FLAME-SPREAD INDEX REQUIREMENTS FOR FINISHES SHALL SHA	HALL NOT APPLY TO TRIM DEFINED AS PICTURE		BUSINESS - B (CLUBHOUS ACCESSORY: ASSEMBLY A-2; A-3 (CLUE	USE BLDG.) UBHOUSE BLDG.)	nklin St	302 120 RK.CON
Company   Comp	SWINGING-EXT. DOOR ASSEMBLY	MASONITE	HD 4 PANEL FAN LITE STEEL DOOR	FL 22513 N/A	HAVE FLAME SPREAD VALUES NOT GREATER THAN THOSE OF PAPER C NONCOMBUSTIBLE BACKING.	R OF THIS THICKNESS CEMENTED TO A				h Fra	L 3 8.7 8 ×
The content of the	SWINGING-EXT. DOOR ASSEMBLY				B. R302.9.2 SMOKE-DEVELOPED INDEX. WALL AND CEILING FINISHES SH GREATER THAN 450		HEIGHT	R-2 ALLOWABLE: 75 FEET B ALLOWABLE: 60 FEET	ACTUAL: 10 FEET T.O. PLATE ACTUAL: 10 FEET T.O. PLATE	Nort	ра, F 13.6 N ЕТ
March   Marc		PGT	WINGUARD VINYL SINGLE HUNG WINDOW #SH5400	FL 239.1 N/A	NOT ATTIC SPRINKLER, NO FLOORS, NO SMALL BATHS OR SMALL CLC  2. BUILDING CODE - FOCUS CRITERIA	CLOSETS SHALL BE SPRINKLER		B ALLOWABLE: 3 STORIES  R-2 ALLOWABLE: 7,000 SF	ACTUAL: 1 STORY ACTUAL: 5,629 SF MAX.	201 J	<u>a</u> ≥
## Minimary representation of the control of the co	LAP SIDING	HARDIE PRODUCTS			A. 718.4.2 DRAFSTOPPING IN ATTICS. GROUPS R-1, R-2. DRAFSTOPPIN OVERHANGS AND OTHER CONCEALED ROOF SPACES OF GROUP R-2 E UNITS.	-2 BUILDINGS WITH THREE OR MORE DWELLING	TO SECULTANCE	B ALLOWABLE: 36,000 SF	ACTUAL: 1,737 SF	7022 /2022	
## 1987 1987 1987 1987 1987 1987 1987 1987	SHINGLE SIDING ADHERED MASONRY VENEER	HARDIE PRODUCTS	HARDIE SHINGLE INDIVIDUAL SHINGLE	FL 13192.3 N/A	EXCEPTION: 3. IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED SHALL BE SUBDIVIDED BY DRAFSTOPS INTO AREAS NOT TO EXCEED 3 UNITS WHICH EVER IS SMALLER.	D 3,000 SQ. FT. OR ABOVE EVERY TWO DWELLING	FIRE RESISTANCE	RESISTANCE REQUIRED BY FBC TYPE TAB	ABLE 601	DAT 06/28/ 07/27/	
The content of the	ASPHALT ROOF SHINGLES				(NOTE: DRAFSTOPPING SHALL EXTEND PAST BOTTOM CHORD AND TER WITH CONTINUOUS BEAD OF FIRE CAULK ON EITHER SIDE)  B. 903.3.1.2 NFPA 1 3R SPRINKLER SYSTEMS. AUTOMATIC SPRINKLER S INCLUDING FOUR STORIES IN HEIGHT IN BUILDING NOT EXCEEDING 60	R SYSTEMS IN GROUP R OCCUPANCIES UP TO AND GO FEET IN HEIGHT ABOVE GRADE PLAN SHALL BE			RESISTANCE PROVIDED	SSUE OCS SET REVIEW	
Company   Comp	RESIDENTIAL BUILDING TYP				PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NF C. FIRE PROTECTION SYSTEMS. UNITS ARE FULLY SPRINKLERED, I 3R D. FIRE ALARM SYSTEM INSTALLED IN ALL UNITS, SMOKE DETECTORS REC	NFPA 13R.  REQUIRED IN ALL OCCUPIABLE SPACES.		CH 2 WITH RATING NOT LESS THAN CH 7)		ON DC	
## 15   10   10   10   10   10   10   10		S.F.     GROSS S.F.     TOTAL S.F.     TYPE I     TYPE II     TYPE II       N.S.F.     770 G.S.F.     26,180     16     12	TYPE III TYPE IV TOTALS		FOR ACCESSIBLE UNITS, STROBES/ HORN DESIGN SHALL BE USED  E. UNIT EXTINGUISHER REQUIREMENTS PER NFPA 10: ANNEX F. AT MINIM  OPERATING INSTRUCTIONS FACING OUTWARDS, INSTALLED BELOW SIN  F. CLUBHOUSE BUILDING. FIRE EXTINGUISHER CABINETS SHALL BE PROV  G. PROVIDE TACTILE SIGNAGE AT EACH DOOR REQUIRING AN EXIT SIGN.	NIMUM, A SINGLE EXTINGUISHER 2-A: 10-B-C, WITH SINK IN THE KITCHEN AREA OVIDED PER NFPA 10	STRUCTURAL MEMBERS HAVING DIRECTORY TO COLUMNS - BEAMS, GIRDERS, TRUSPANDRELS		O HR -	NSTRUCTI	
March   Marc		G.5.F.			SIDE OF DOOR, 60" A.F.F.  3. MISCELLANEOUS		EXTERIOR WALLS (RATING NOT LESS TH			3% (20)	
### PROPERTY AND DIRECT TYPE SUMMAN ASSESSMENT OF THE ADMINISHED CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHED CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHED CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHED CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHENCE CONTROL OF THE ADMINISHENCE CONTROL OF		G.5.F. 68,947 32 30			FIRE ALARM CONTROL ROOMS.		NON BEARING WALLS AND PARTITIONS	NS EPARATION		100	DA
### PROPERTY OF CASE OF CORP.   PROPERTY   PROPPHY   PROPERTY   PROPERTY   PROPERTY   PROPERTY   PROPERTY   PR		G.S.F.			STRUCTURE. IT IS REQUIRED TO HAVE FIRE COMPLIANCE SIGNS FULLY 633.027, REFERRED TO AS THE ALDRIDGE-BENGE FIREFIGHTER SAFET 694-3.012.	ILLY COMPLIANT WITH THE FLORIDA STATUTE FETY ACT AND THE STATE FIRE MARSHAL RULE	DISTANCE PER CH 6)  NON BEARING WALLS AND PARTITIONS	VS THAN REQUIRED			<b>&gt;</b> <u> </u>
Part					PER FIRE MARSHAL'S OFFICE.  LIGHT FRAME TRUSS TYPE CONSTRUCTION FIRE COMPLIANCE SIGN: "R		BY SECTIONS OTHER THAN SECTION 6	6) O HR	O HR -		ζ ≻.
Married   1975-02   1975	TYPE II 6 BLDG. TYPE	E 4,555 G.S.F.	27,330 G.S.F.		3/4" CEMENT BOARD PLAQUE PAINTED BLACK	J" III L, ALUIVIINUIVI, M.C	FLOOR CONSTRUCTION HAVING DIREC	ECT	O HR -		ニ エ
Martin   M	TYPE IV 2 BLDG. TYPE	E 5,629 G.5.F.	II,258 G.S.F.		EMBLEM DIMENSIONS: 8.0 INCHES WIDE X 8.0 INCHES HIGH IMAGE: REFLECTIVE BRIGHT RED		FIRE RESISTANCE -			$\dashv$ $\sqcup$ $\square$	<i>)</i> ,
Market   M						CKING			PROTECTION RATING ACHIEVED BY	<b>OL</b> 733 74	S I
Manual Accordance   Manu	ACCESSIBLE UNITS REQUIRED				TO THE BEST OF THE ARCHITECT'S AND/OR THE ENGINEER'S KNOWLEDGE, THE PLANS				I HR I HR UL # 905/ #V497	7     <b>Z</b> & <b>S</b>	A A
Mainth Alloward   Mainth All	77 x 5% = 3.85 4 UNITS				APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARD		MAXIMUM ALLOWABLE	RESIDENTIAL R-2		<b>MA</b>	· 之
A COLOR OF	-	1					COMMON PATH OF TRAVEL		<u>'</u>		<b>-</b>
RESIDENTIAL R2   CONTINUENT COORDINATE COO	AUDII/VISUAL UNITS REQUIRED	PROVIDED	UNIT NUMBER				EGRESS OCCUPANTS				
MANUAL ALLOWAS   S.5005 S. NOSCHOLA N. S. NOSCHOL	REQUIRED 2% OF TOTAL						(DESIGN LUAU)	RESIDENTIAL R-2 (2) BED UNIT 200	200 GROSS 969 SF 5 OCC		
COMMON PATH OF IRAVEL   SI HEET		(I) I-BD UNITS						BUSINESS B; ASSEMBLY A-2;A-3	·		
COCUPANTS   COCUPANTS   COCUPANT NO   COCU	PARKING REQUIREMENTS	(I) 2-BU UNII5	SEE G3.01				COMMON PATH OF TRAVEL	· · · · · · · · · · · · · · · · · · ·		-	
SUBJECTS 6   CAPIC   SUBJECTS 1   SUBJECTS 6   CAPIC   SUBJECTS 1   SUBJECTS 6   CAPIC   SUBJECTS 1   SUBJECTS 6   CAPIC	(2) 9'-0" x 20'-0" DRIVEWAY PARKING SPACE PER (1) UNIT						EGRESS OCCUPANTS			4	
STARWAY WIDTH N/A  MAXIMUM ALLOWABLE RESIDENTIAL R-2  EGRESS WIDTH REQUIRED: 0.2* PER OCCUPANT X G OCCUPANTS = 1.2**  MAXIMUM ALLOWABLE BUSINESS B; ASSEMBLY A-2;A-3  EGRESS WIDTH REQUIRED: 0.2* PER OCCUPANT X 39 OCCUPANTS = 7.8*  PROVIDED: 1.44* (2) EXIST PROVIDED; DOOR CLEARANCE= (2) EXTRANCES (2) EXTRANCES (2) EXTRANCES (2) EXTRANCES (3) EXTRANCES (3) EXTRANCES (4) EXTRANCES (4) EXTRANCES (4) EXTRANCES (4) EXTRANCES (5) EXTRANCES (5) EXTRANCES (5) EXTRANCES (5) EXTRANCES (5) EXTRANCES (6) EXTRANCES	(9) 9'-0" x 20'-0" STABILIZED GRASS PARKING SPACE @ CI	© CLUBHOUSE						BUSINESS B OFFICES I SASSEMBLY A-2 GATHERING RM I SASSEMBLY A-3 FITNESS 50	150 GROSS       670 SF       5 OCC         15 GROSS       404 SF       27 OCC         50 GROSS       318 SF       7 OCC		
MAXIMUM ALLOWABLE  EGRESS WIDTH  REQUIRED: 0, 2' PER OCCUPANT X 6 OCCUPANTS = 1.2'  MAXIMUM ALLOWABLE  BUSINESS B; ASSEMBLY A-2;A-3  EGRESS WIDTH  REQUIRED: 0.2' PER OCCUPANT X 39 OCCUPANTS = 7.8'  OCCUPANTS = 7.8'  PROVIDED: 36' WITHIN DWELLING  PROVIDED: 144' (2) EXITS PROVIDED; DOOR CLEARANCE— (2) EXITS PROVIDED; DOOR CLEARANCE— (2) EXITS PROVIDED; DOOR CLEARANCE— (3) EXITS PROVIDED; DOOR CLEARANCE— (4) EXITS PROVIDED; DOOR CLEARANCE— (5) EXITS PROVIDED; DOOR CLEARANCE— (6) EXITS PROVIDED;							STAIRWAY WIDTH	TOTAL OCCUPANT LOAD FOR CLUBHOUS	<u>и</u> Е BDG. 39 ОСС	<u> </u>   <u> </u>	T
EGRESS WIDTH  REQUIRED: 0.2° PER OCCUPANT X 6 OCCUPANT X 39 OCCUPANT X 30 OCCU								RESIDENTIAL R-2			C
MAXIMUM ALLOWABLE  BUSINESS B; ASSEMBLY A-2; A-3  EGRESS WIDTH  REQUIRED: 0.2" PER OCCUPANT X 39 OCCUPANT X 39 OCCUPANT X 39 OCCUPANTS = 7.8"  PROVIDED: 144"  (2) EXITS PROVIDED; DOOR CLEARANCE = G-0"							EGRESS WIDTH		PROVIDED: 36" WITHIN DWELLING	AFI	C
$ G ext{-}O ext{"} $										FES OD	
X (2) = 1 2'-O"							EGRESS WIUIN		(2) EXITS PROVIDED; DOOR CLEARANCE= 6'-0"	∃ ŏ	
$\cdot$									X(2) = 12'-0''		

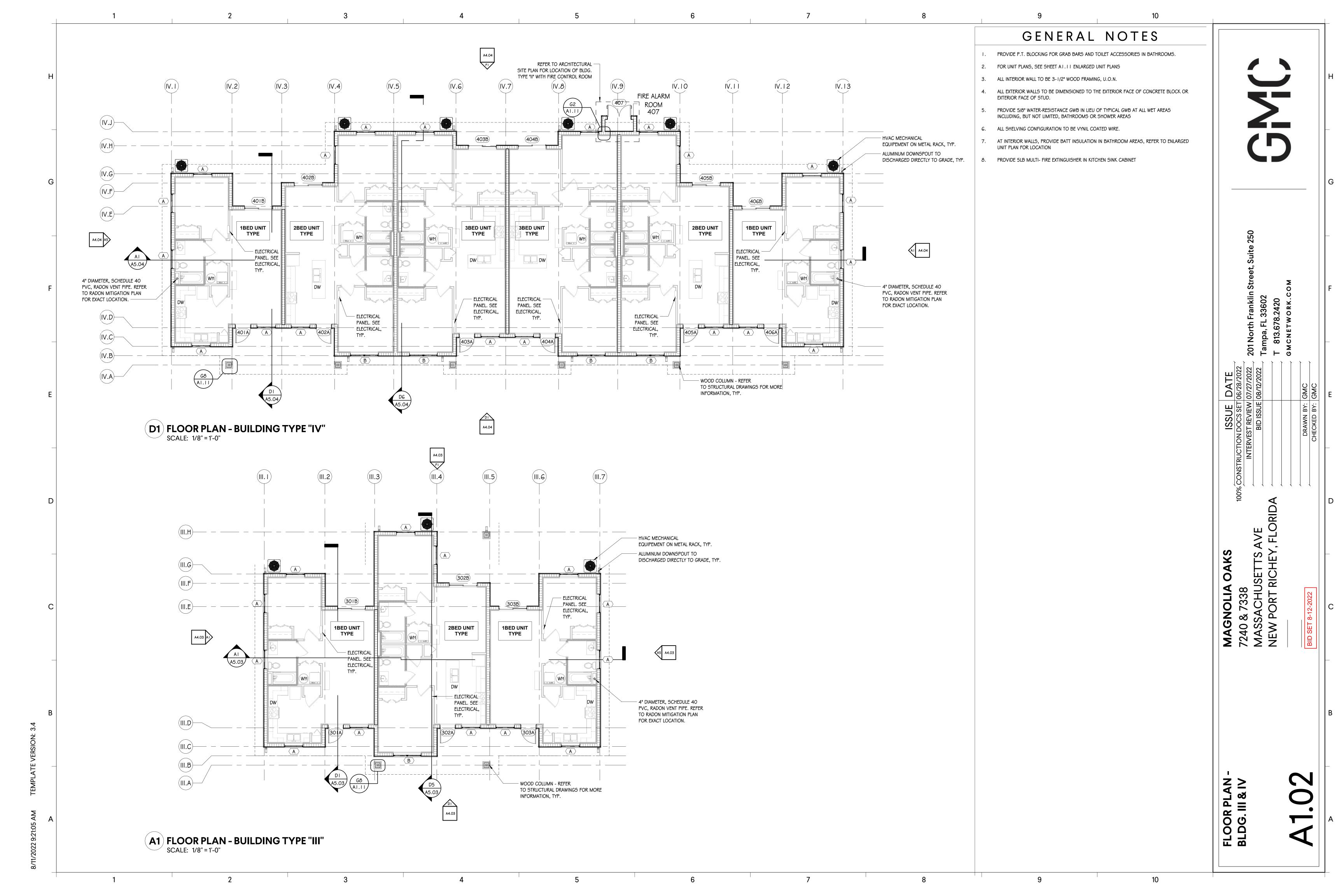


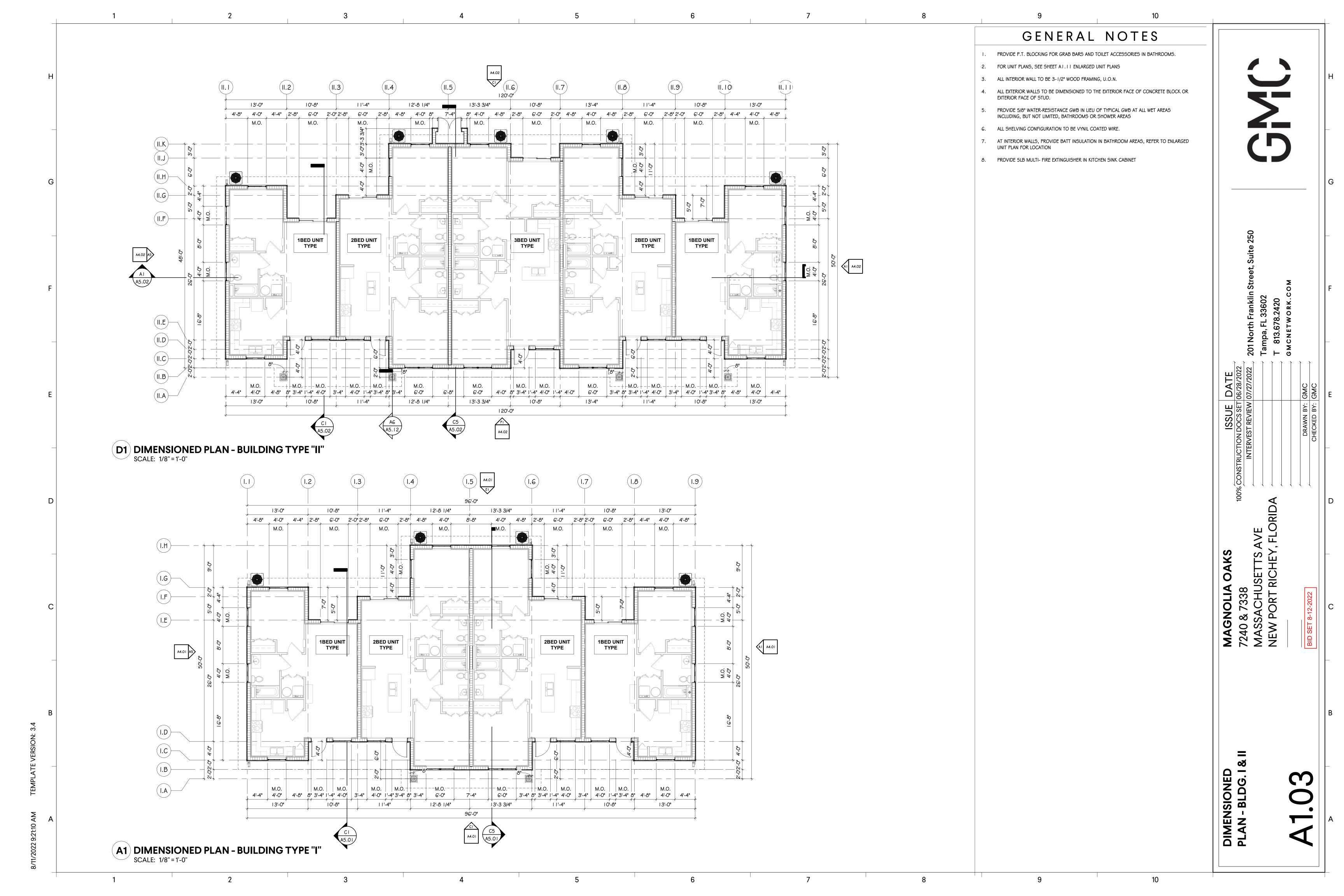


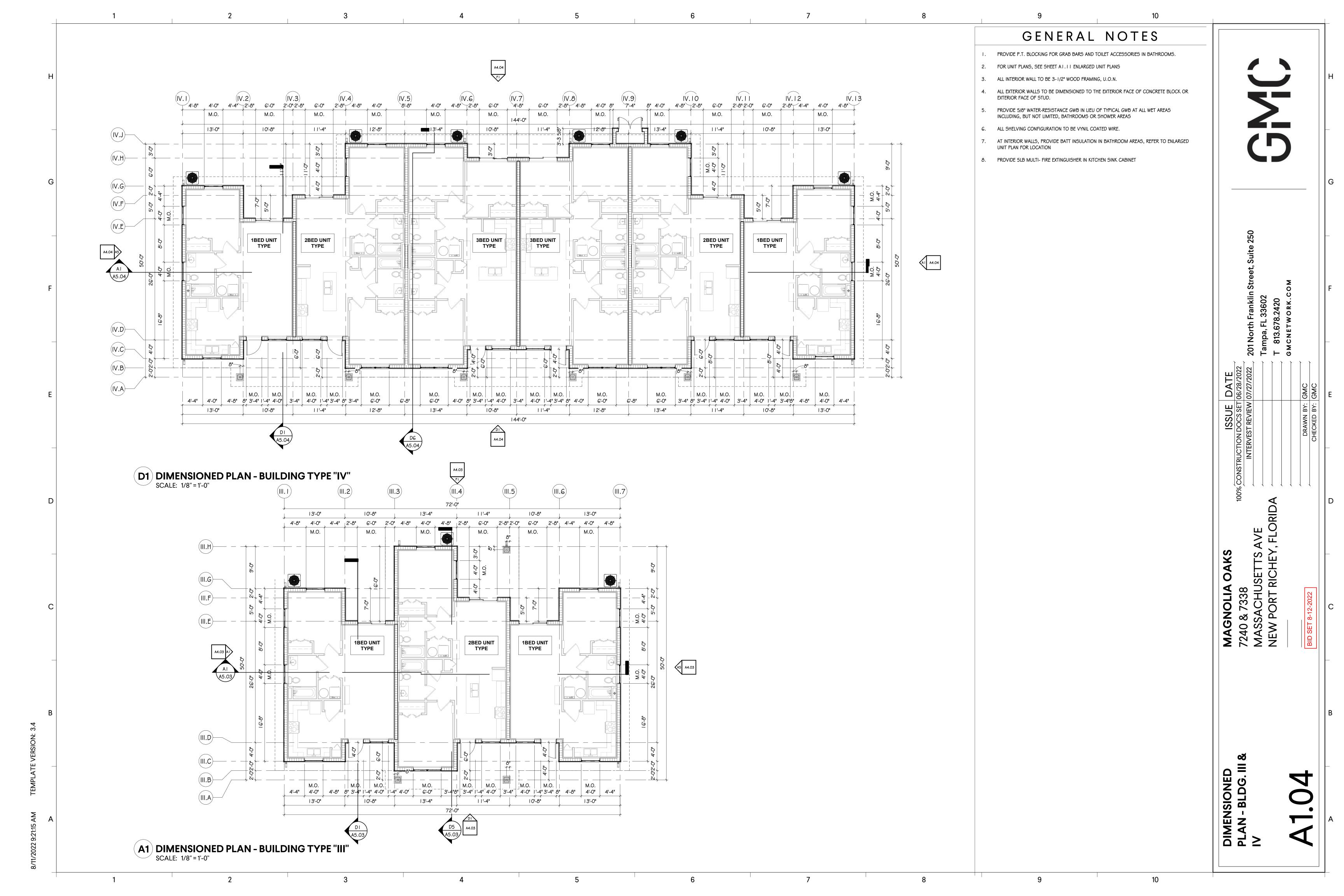


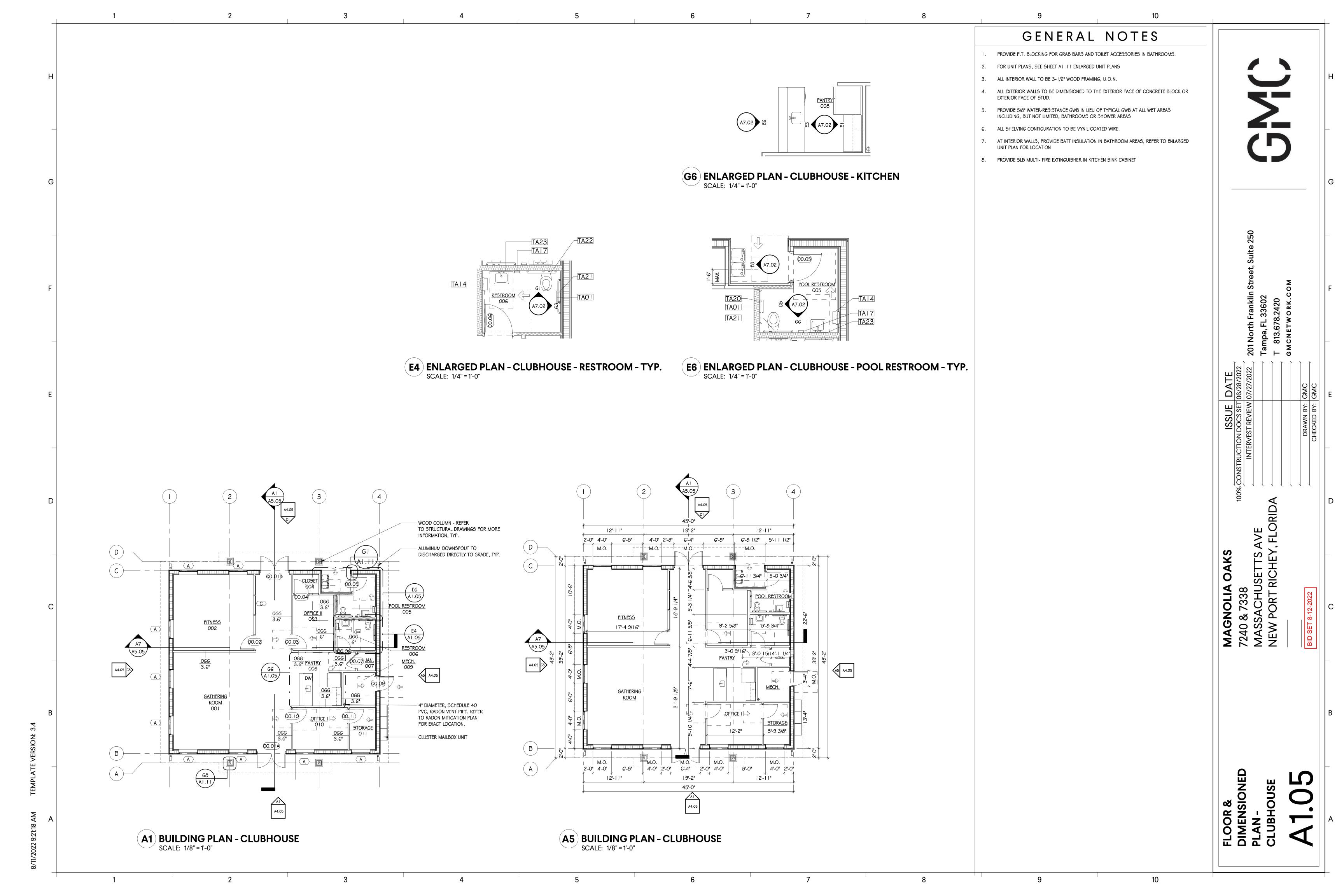


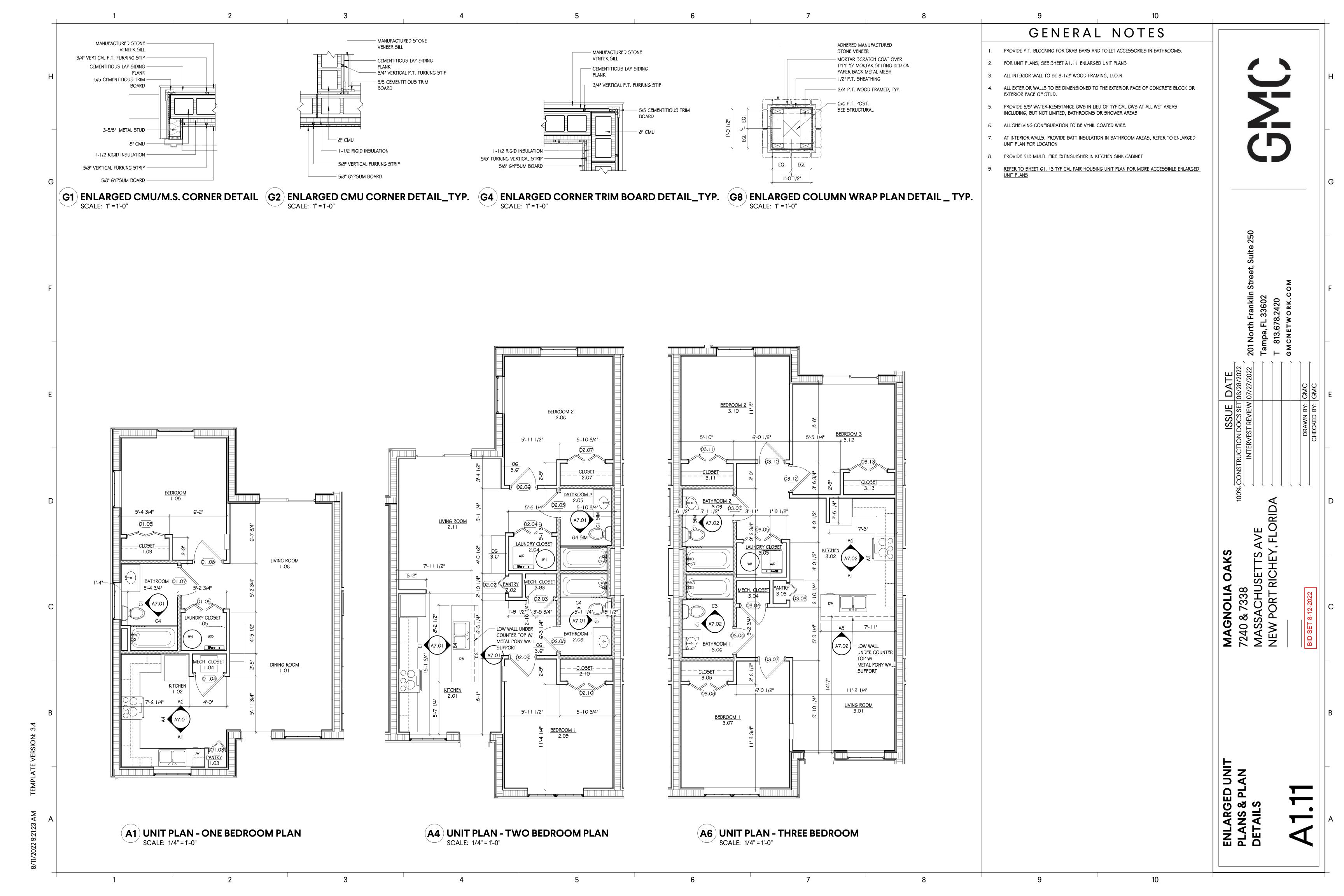


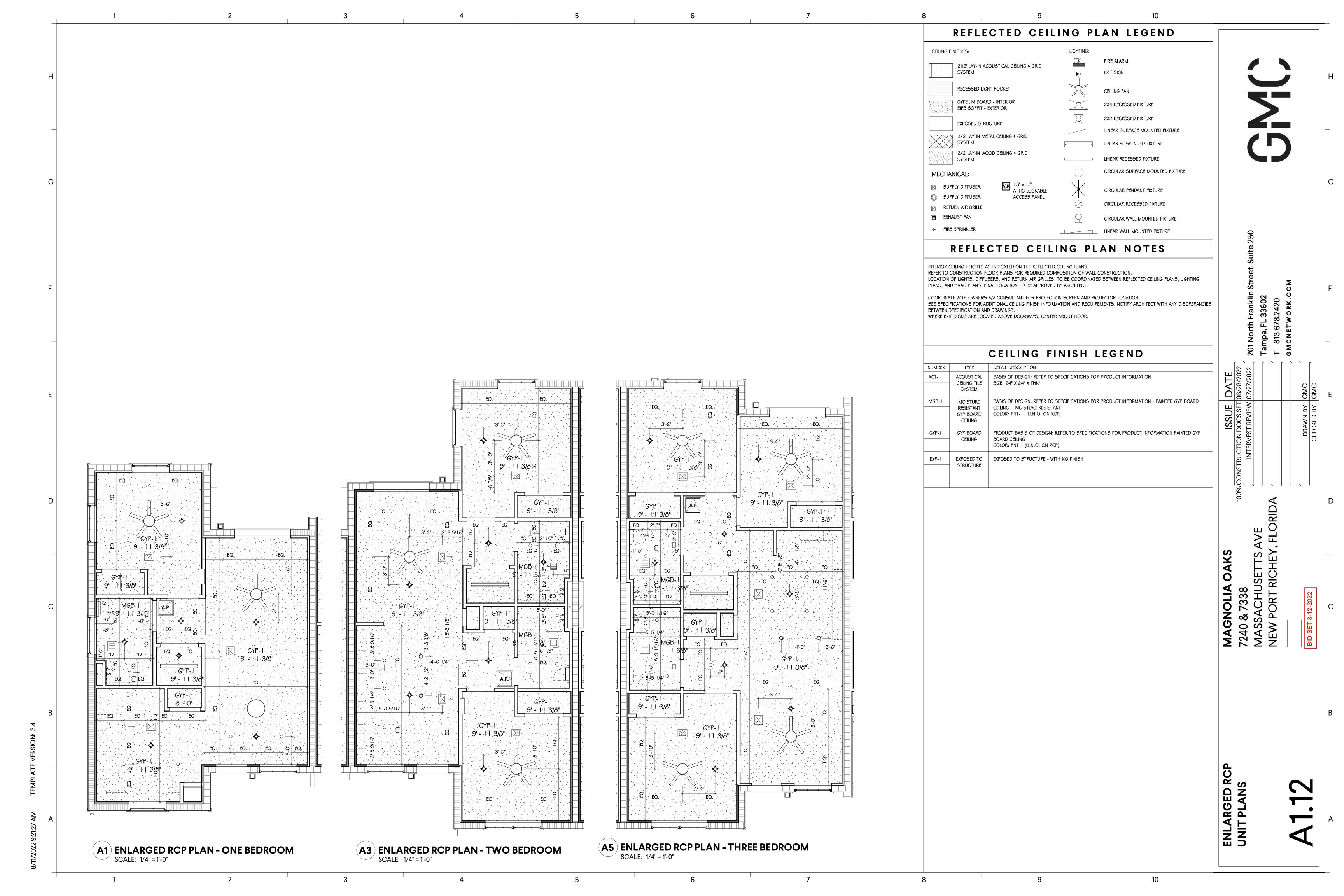


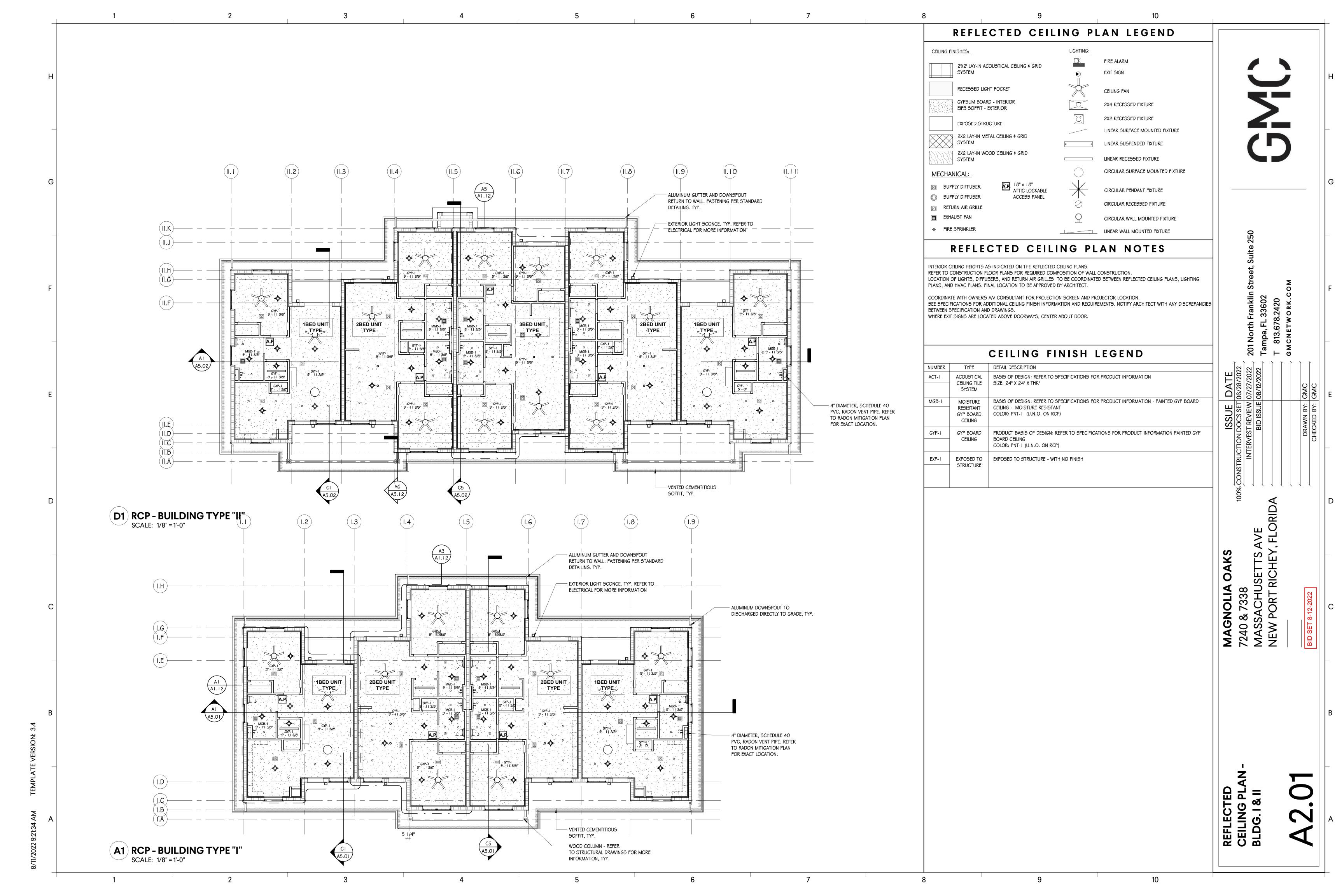


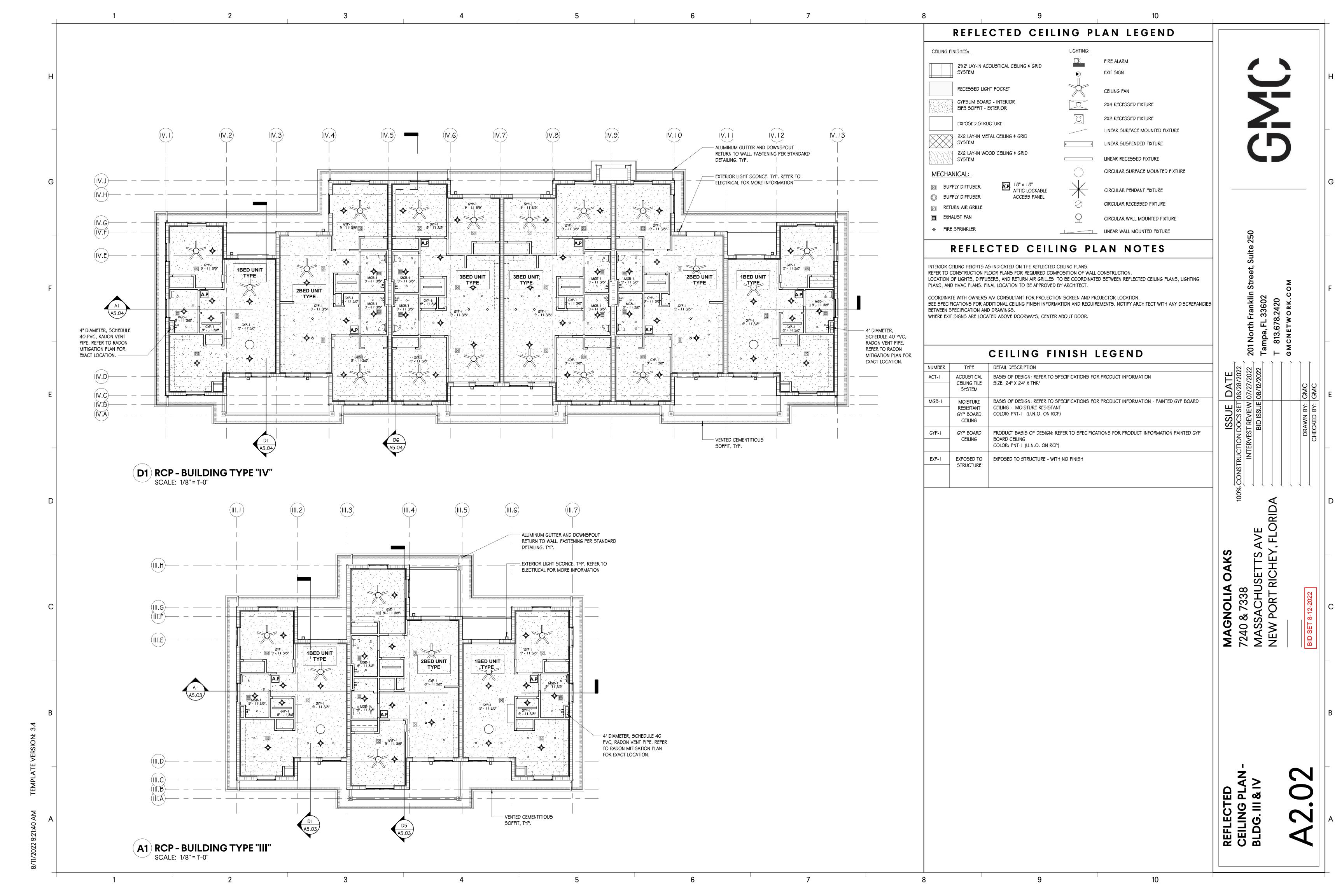


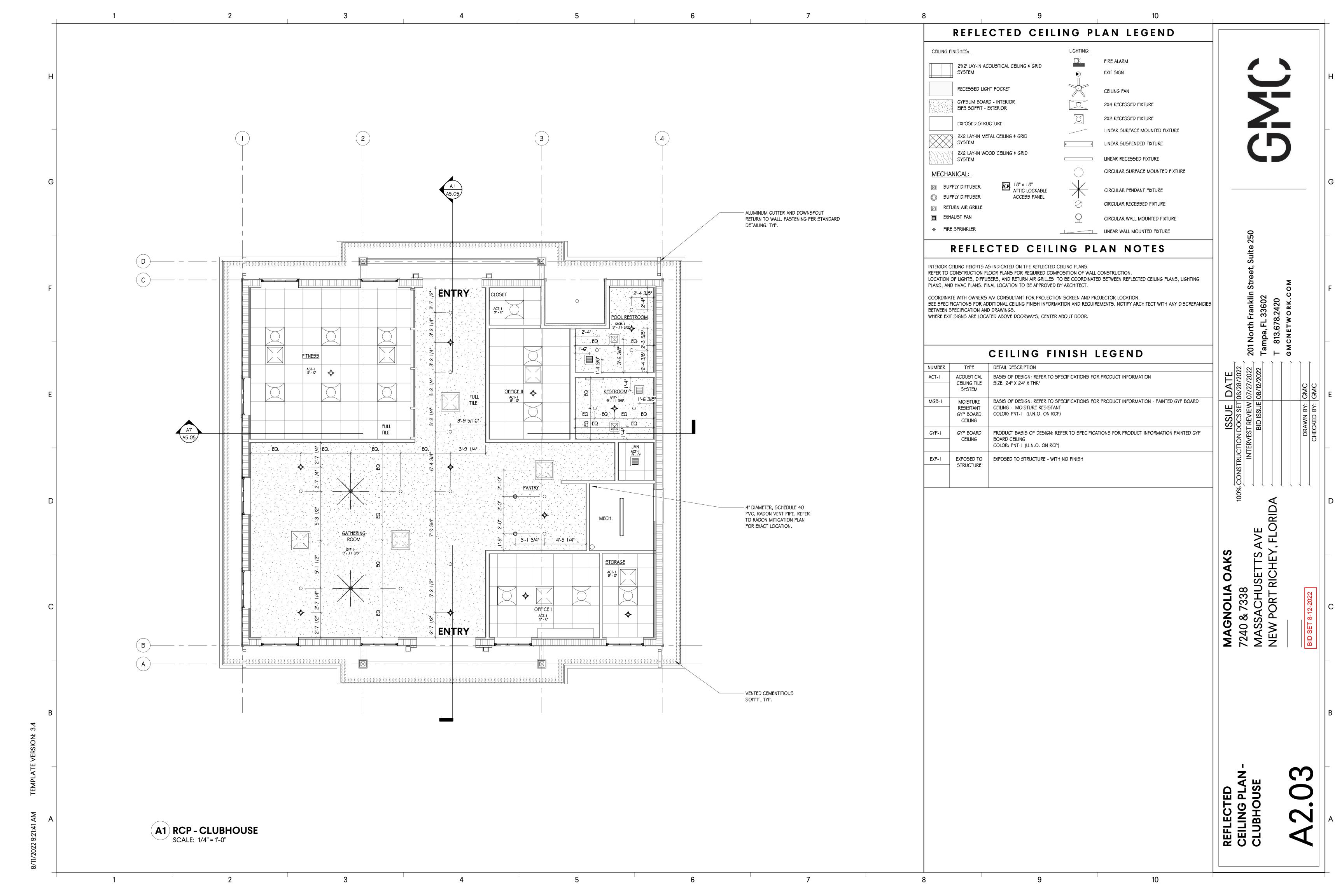


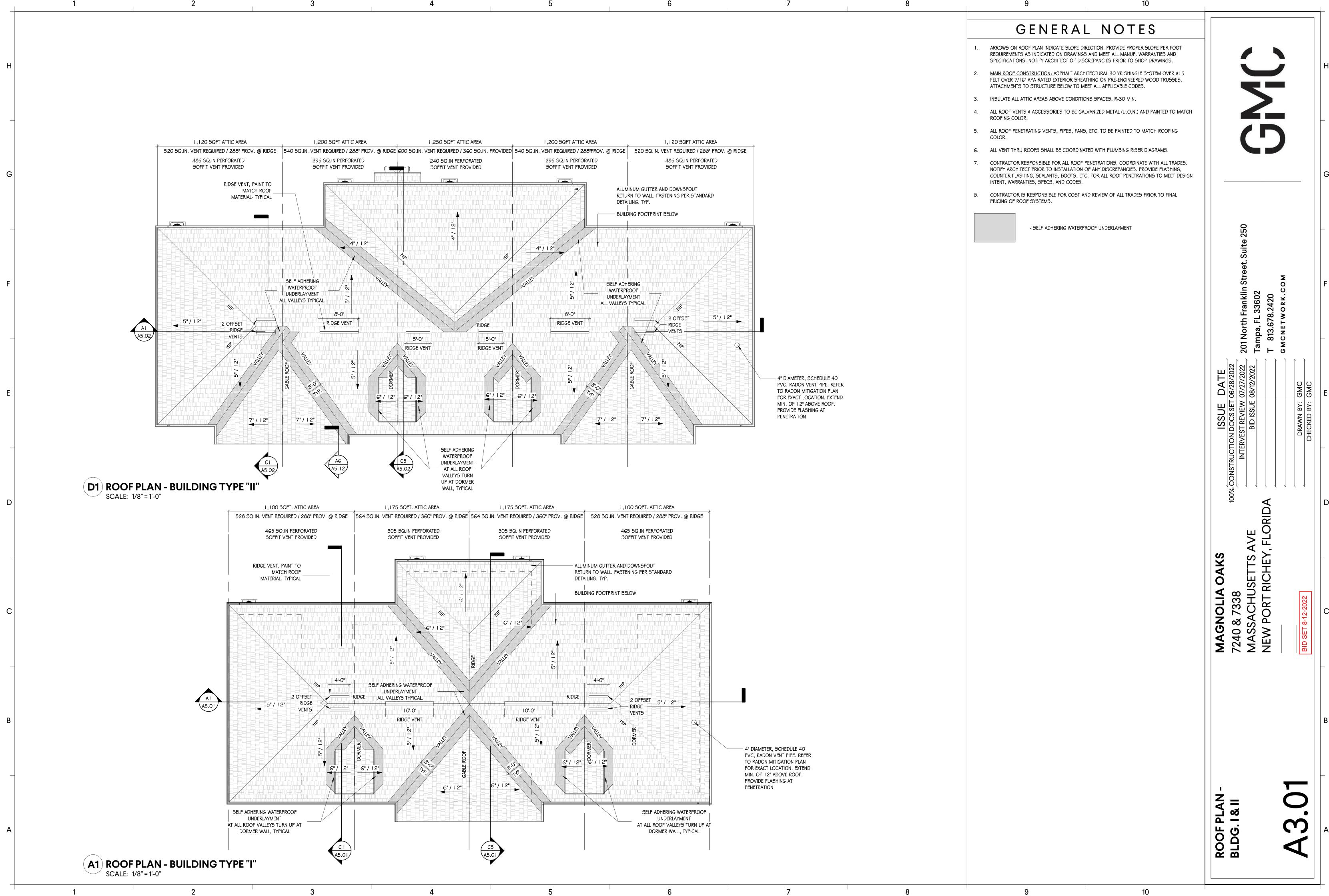


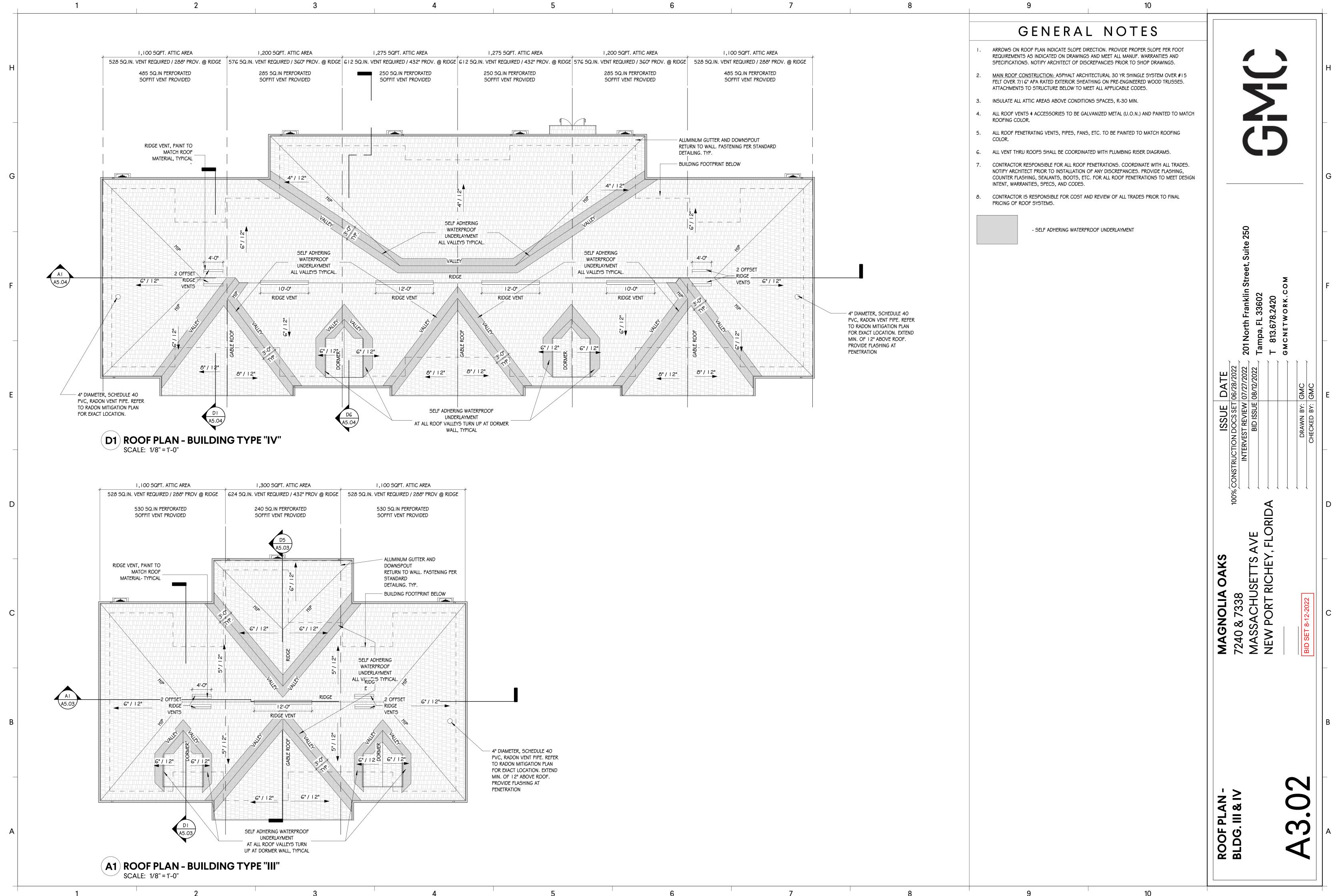


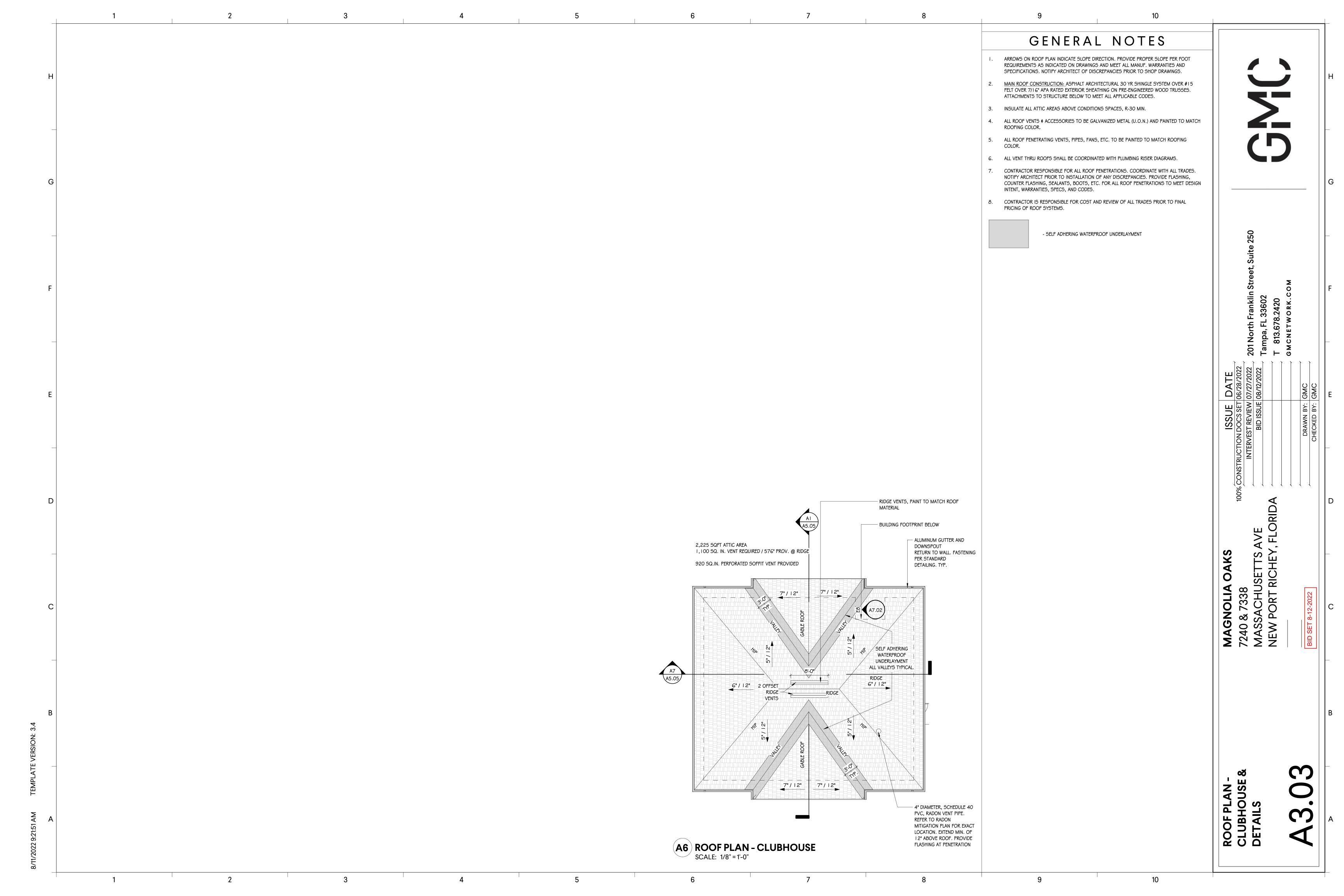


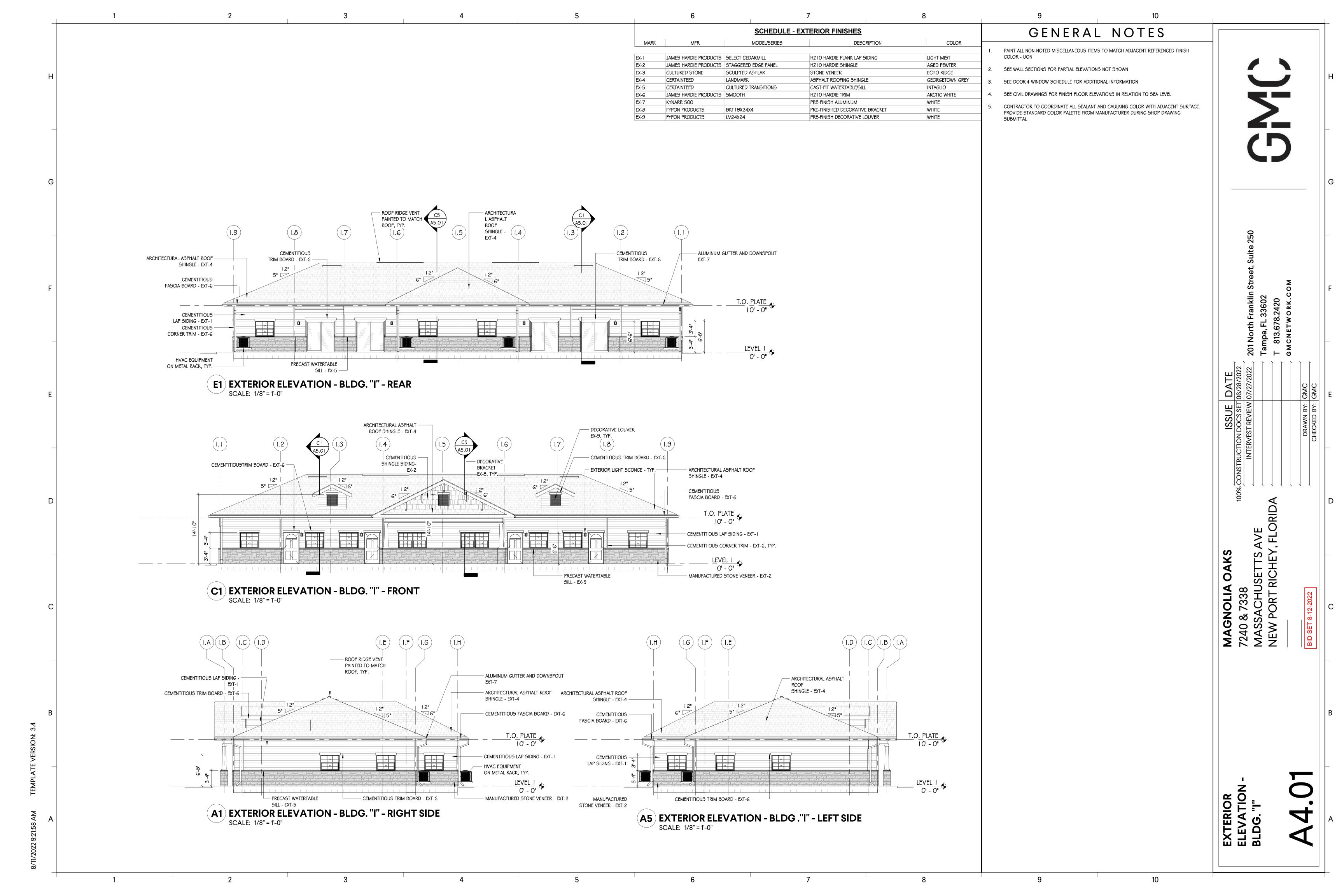


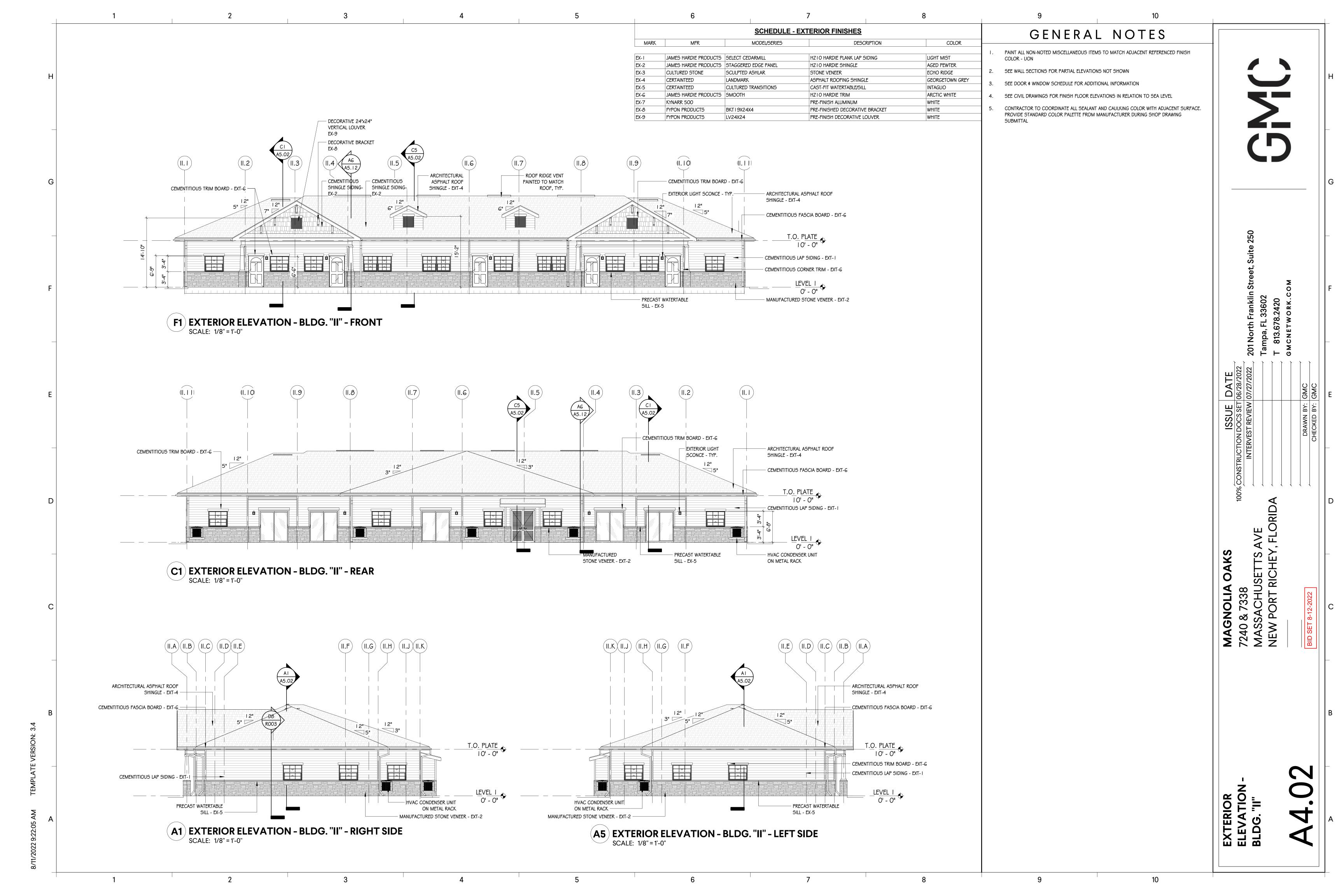


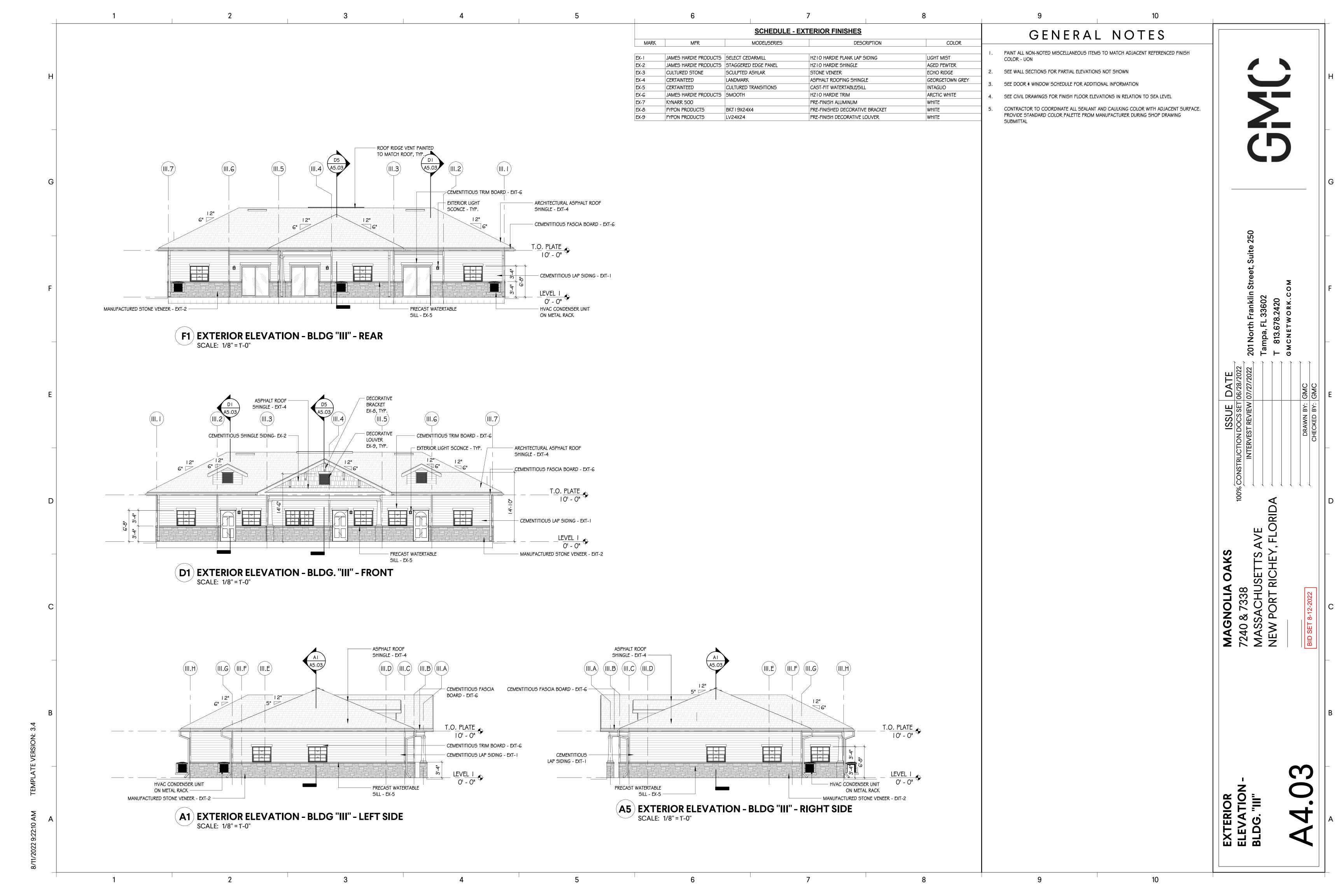


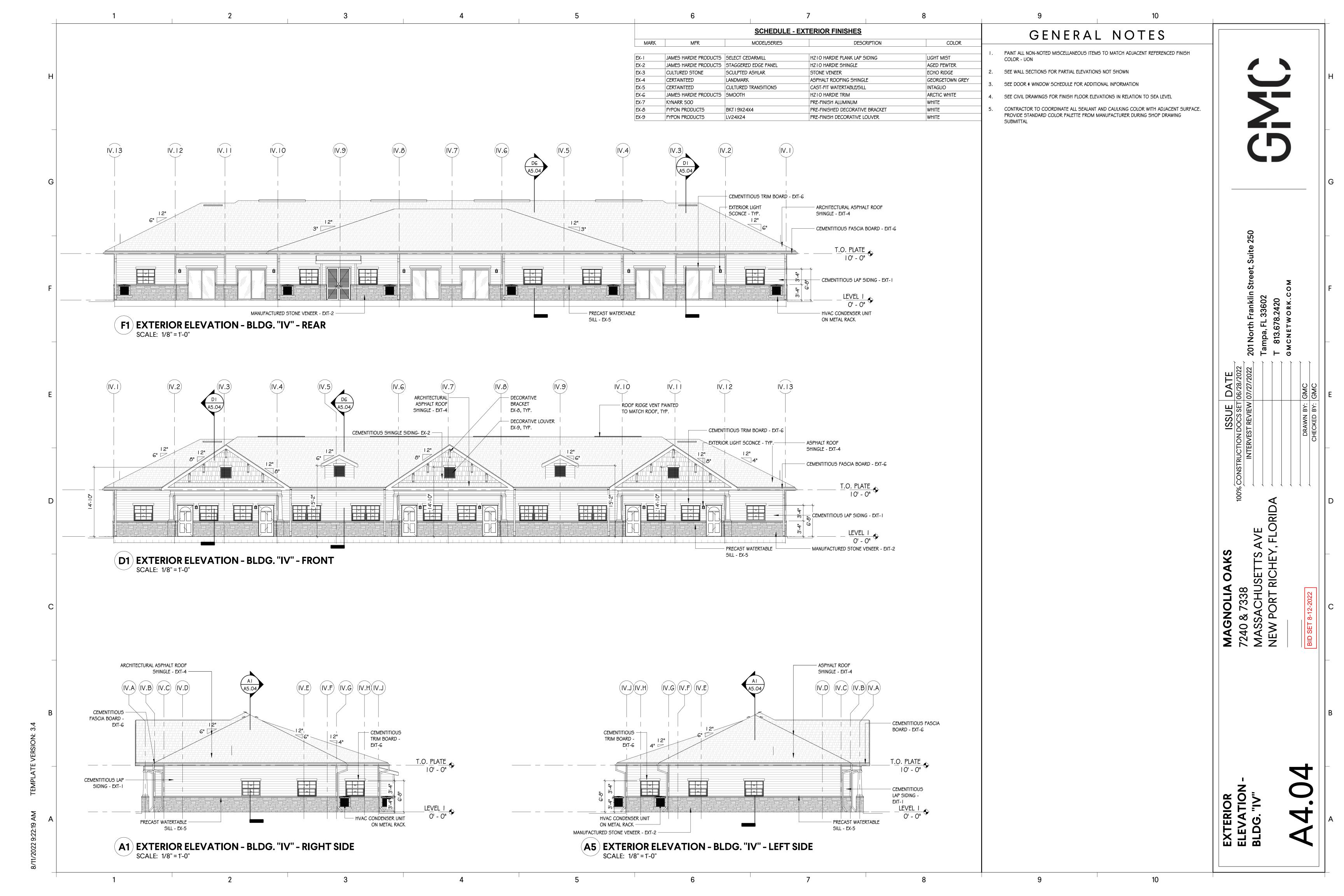


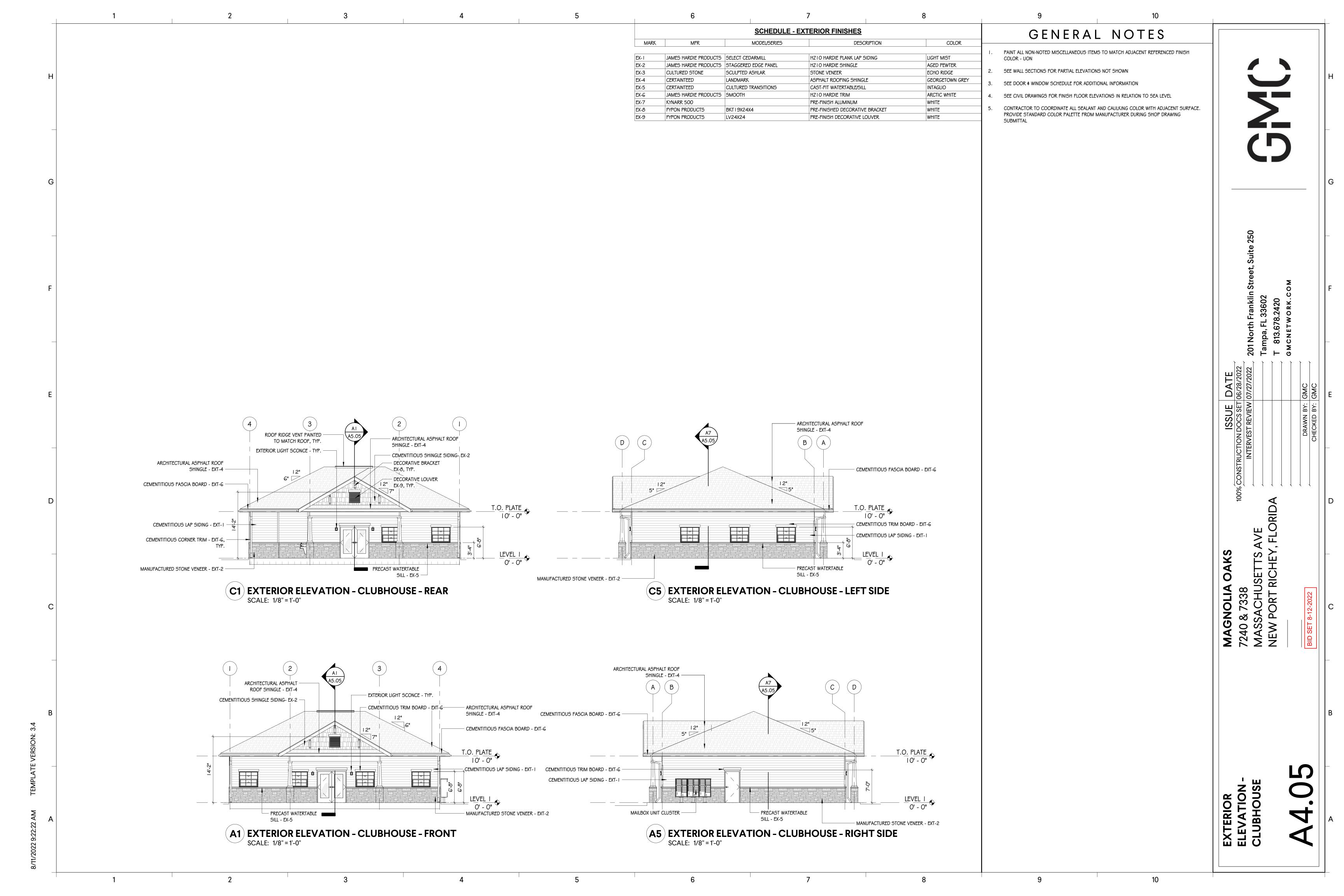


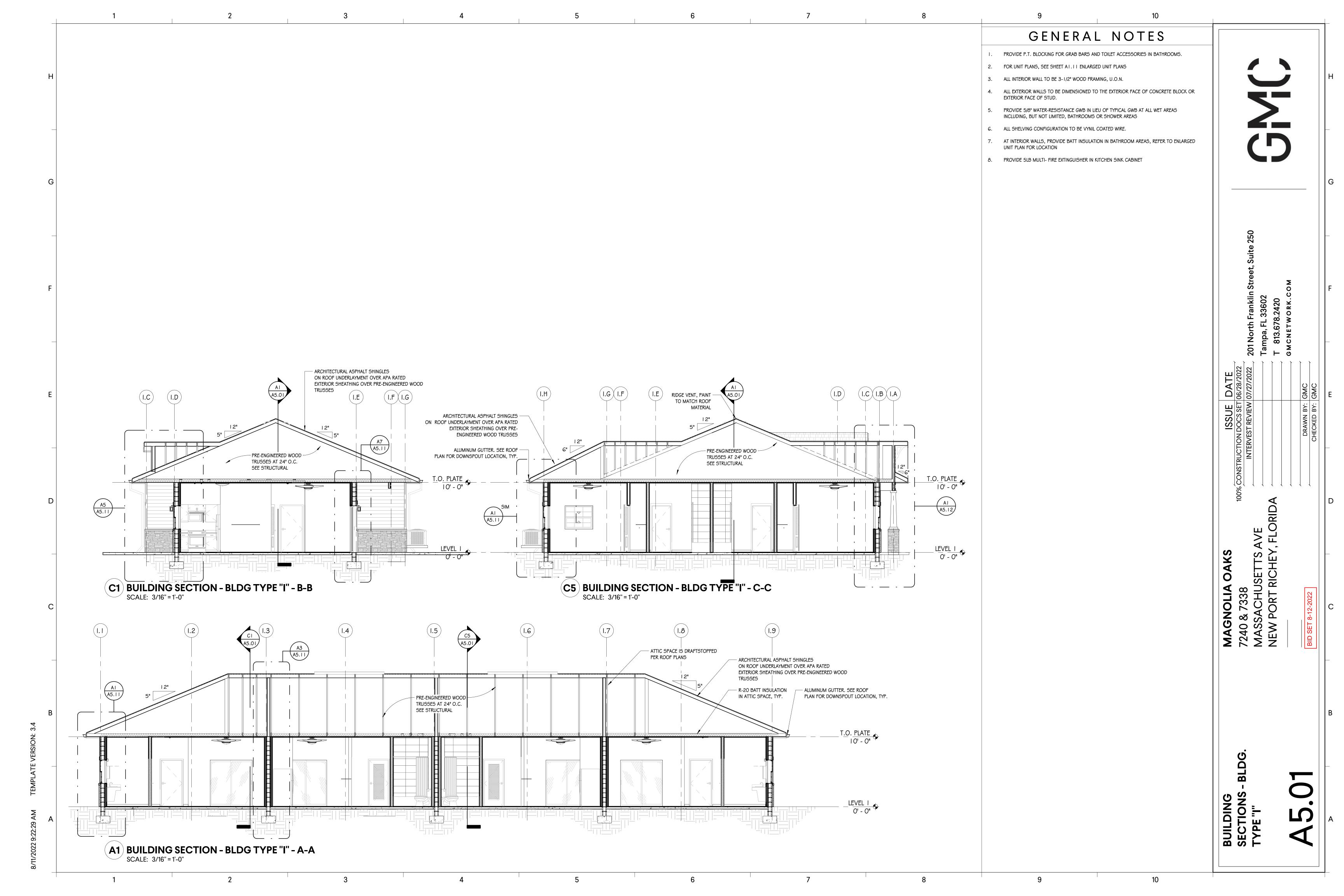


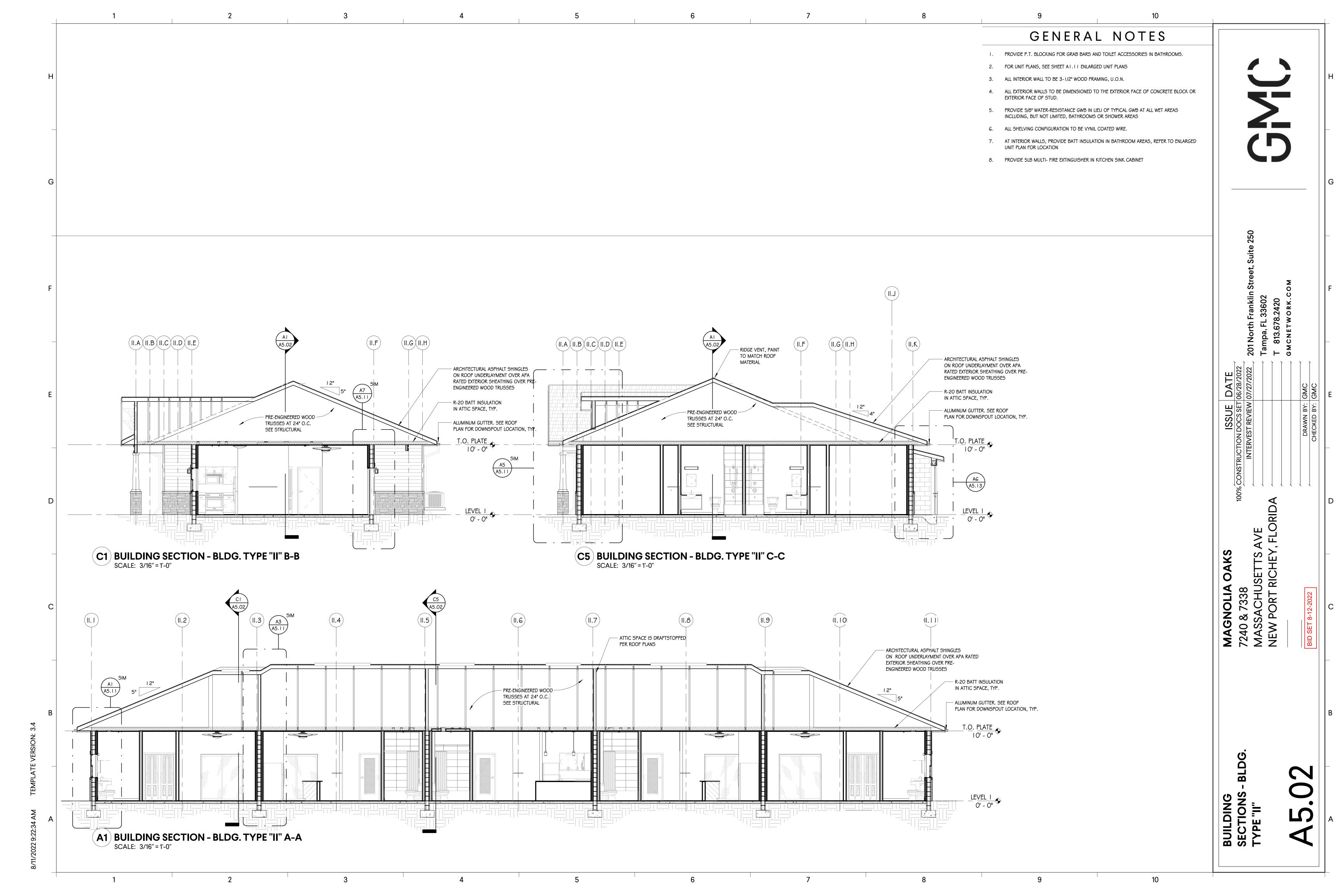


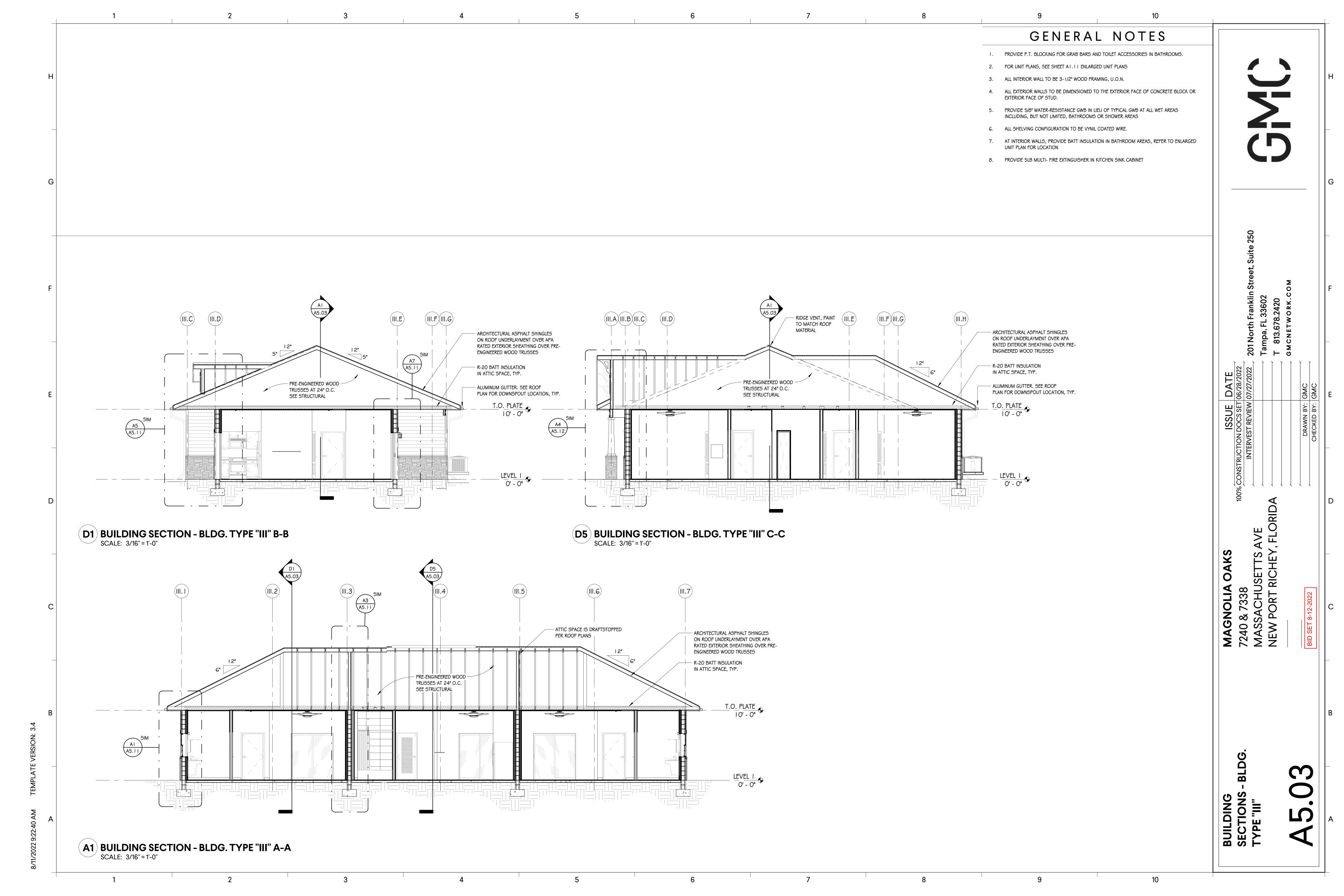


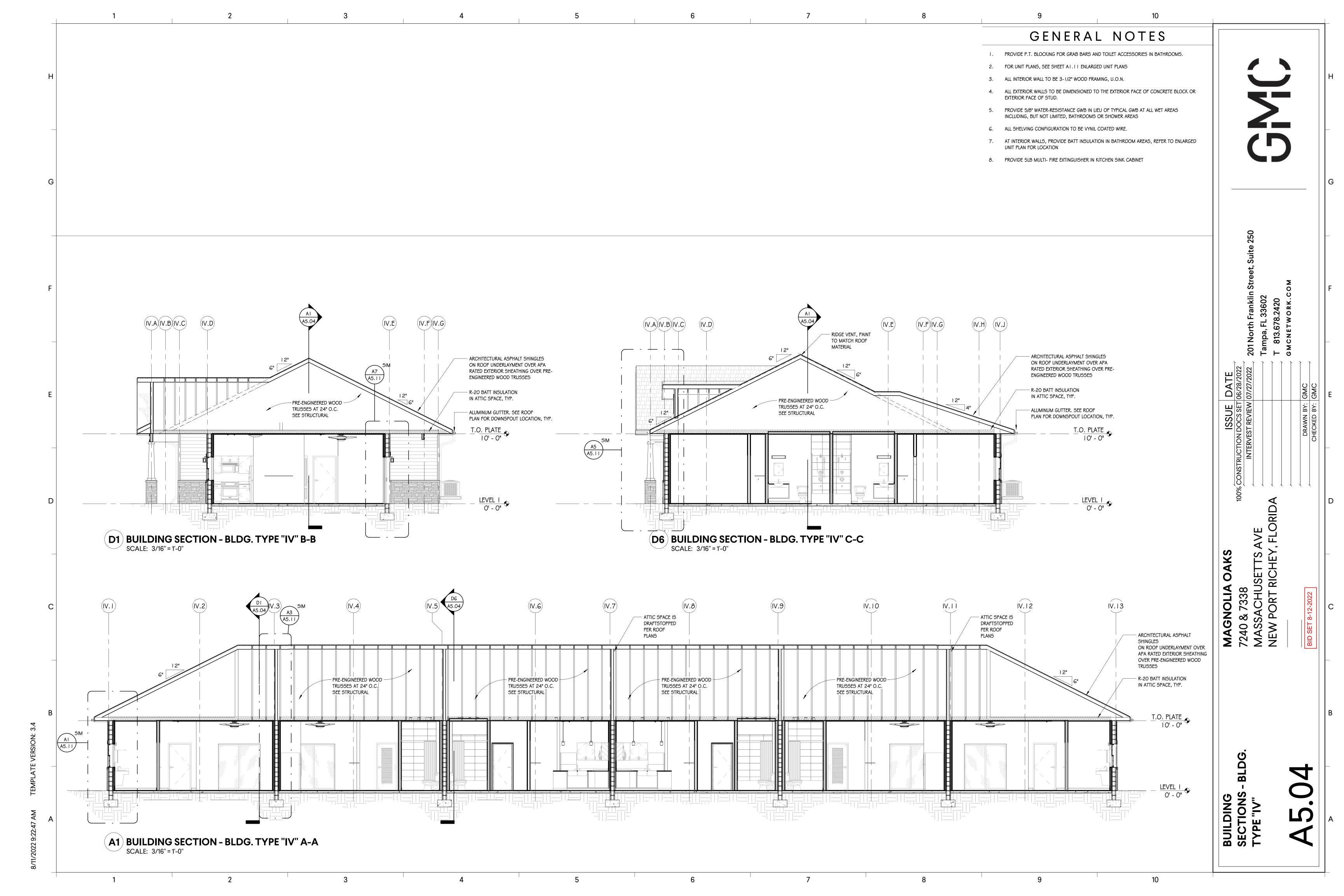


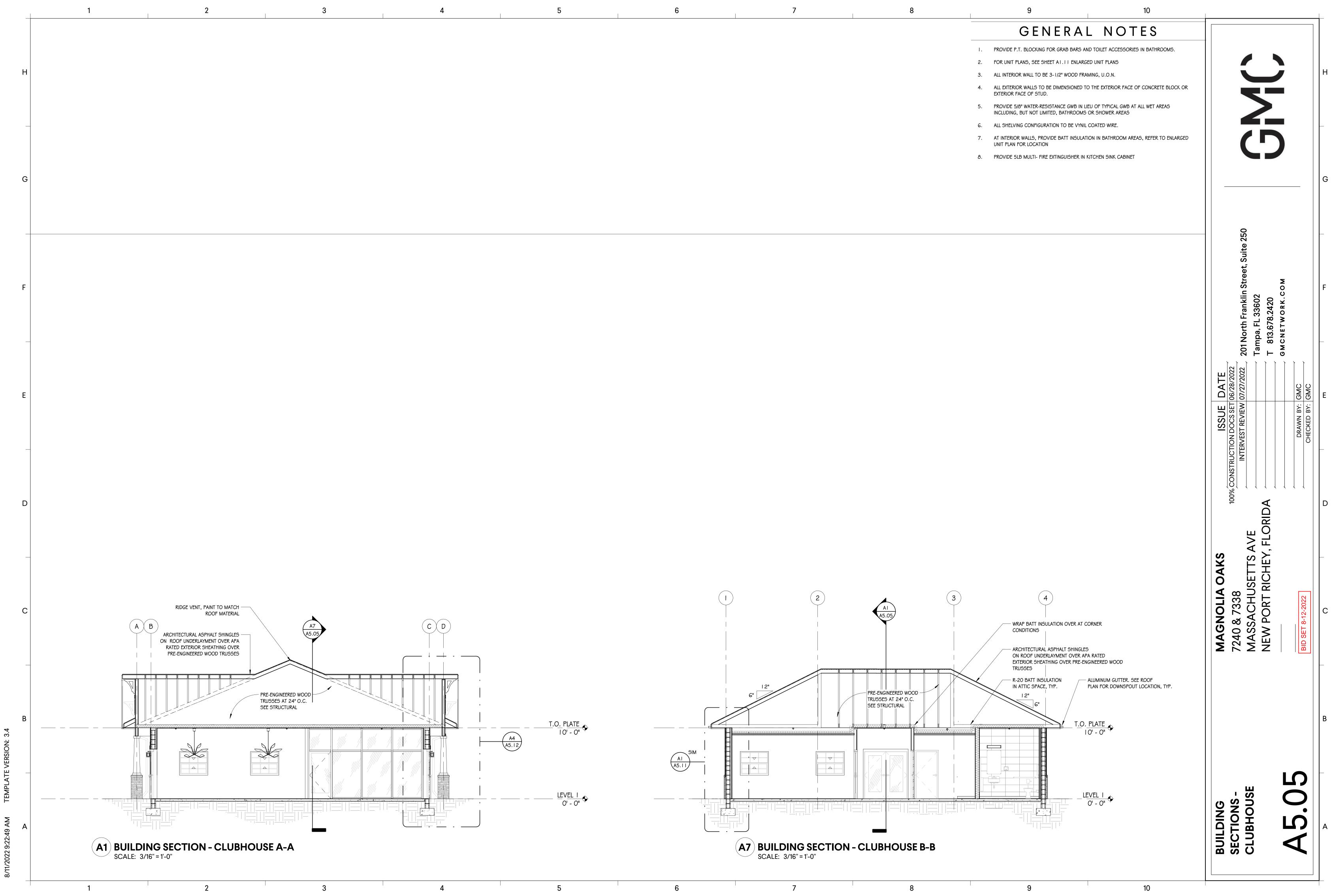


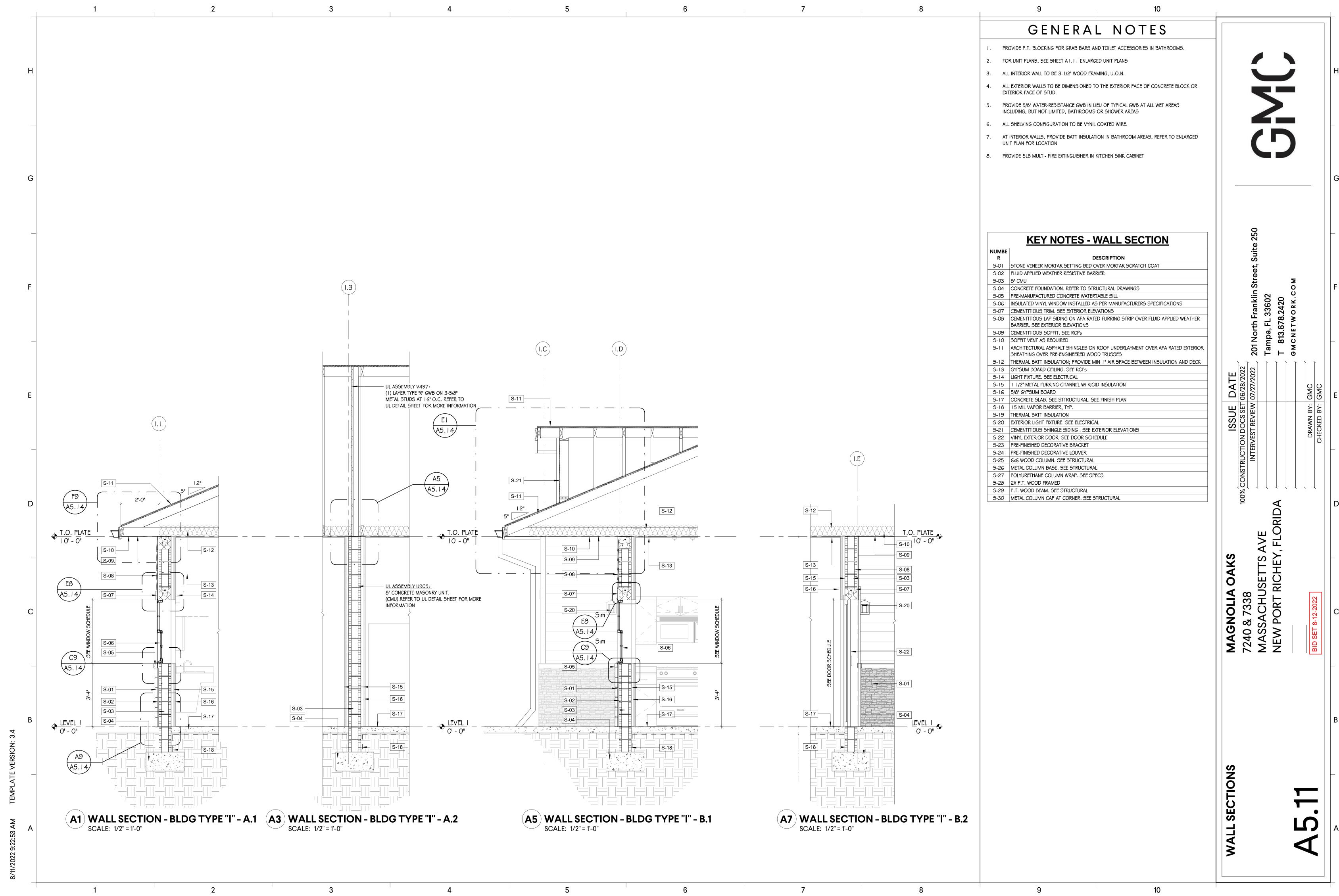


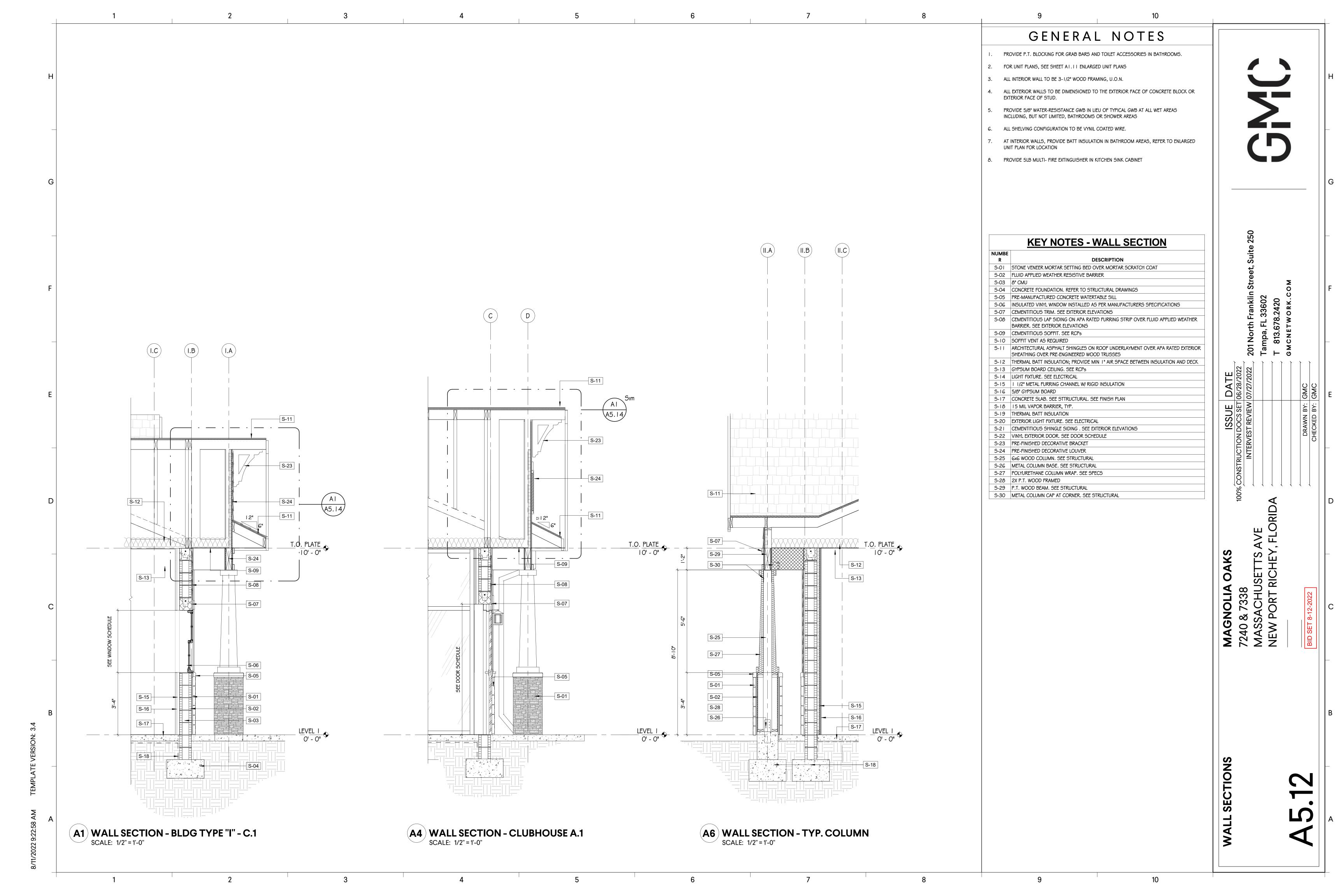


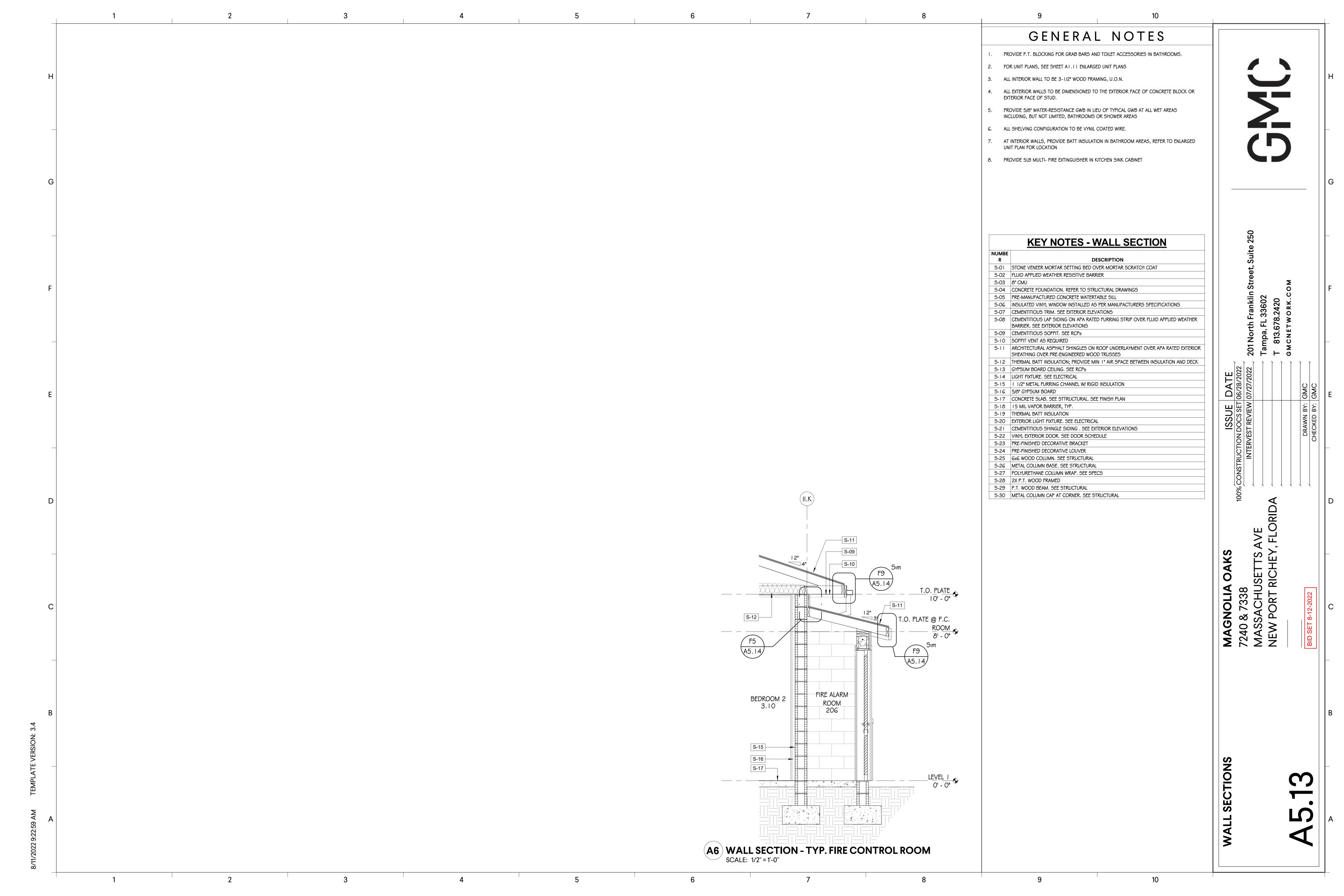


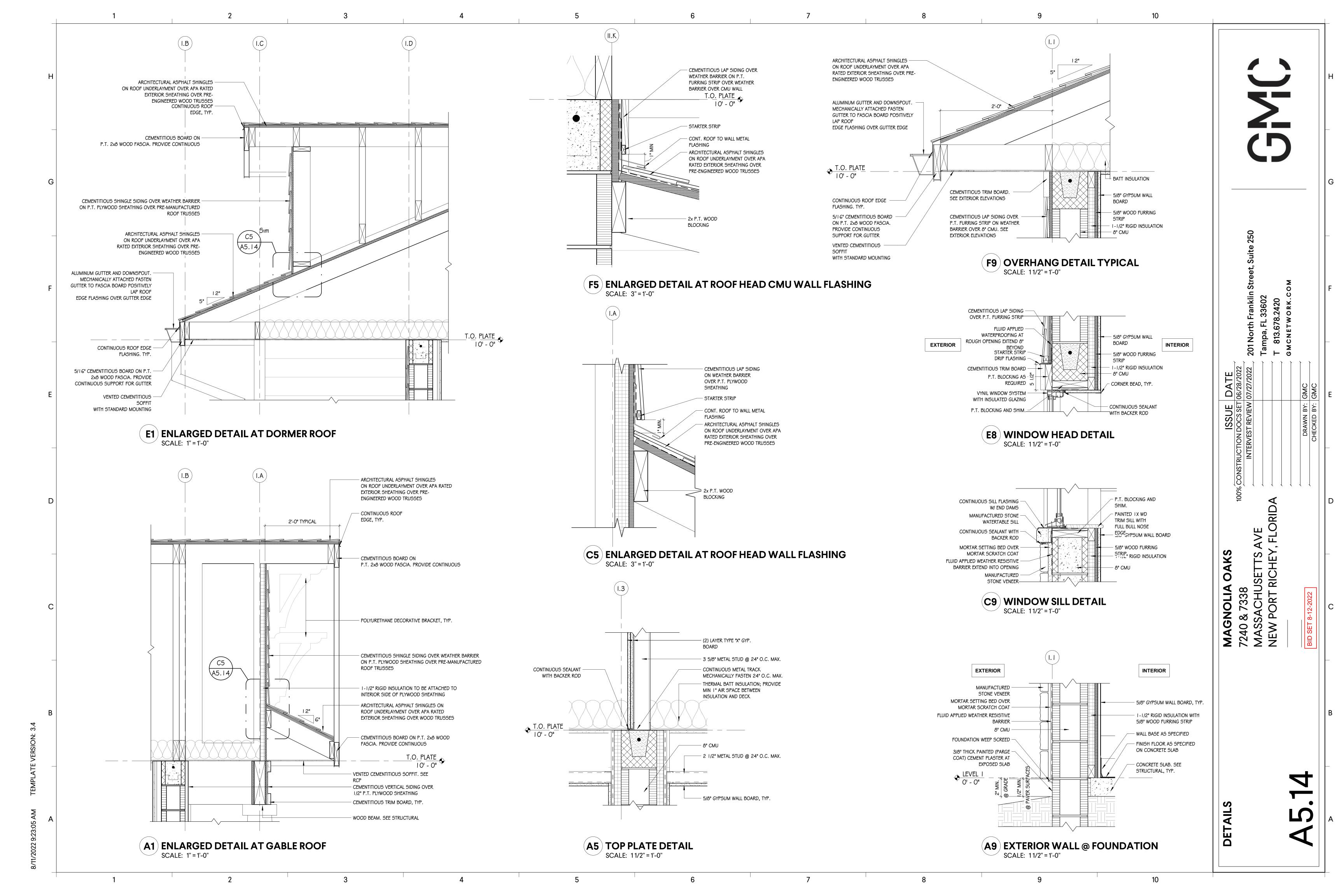




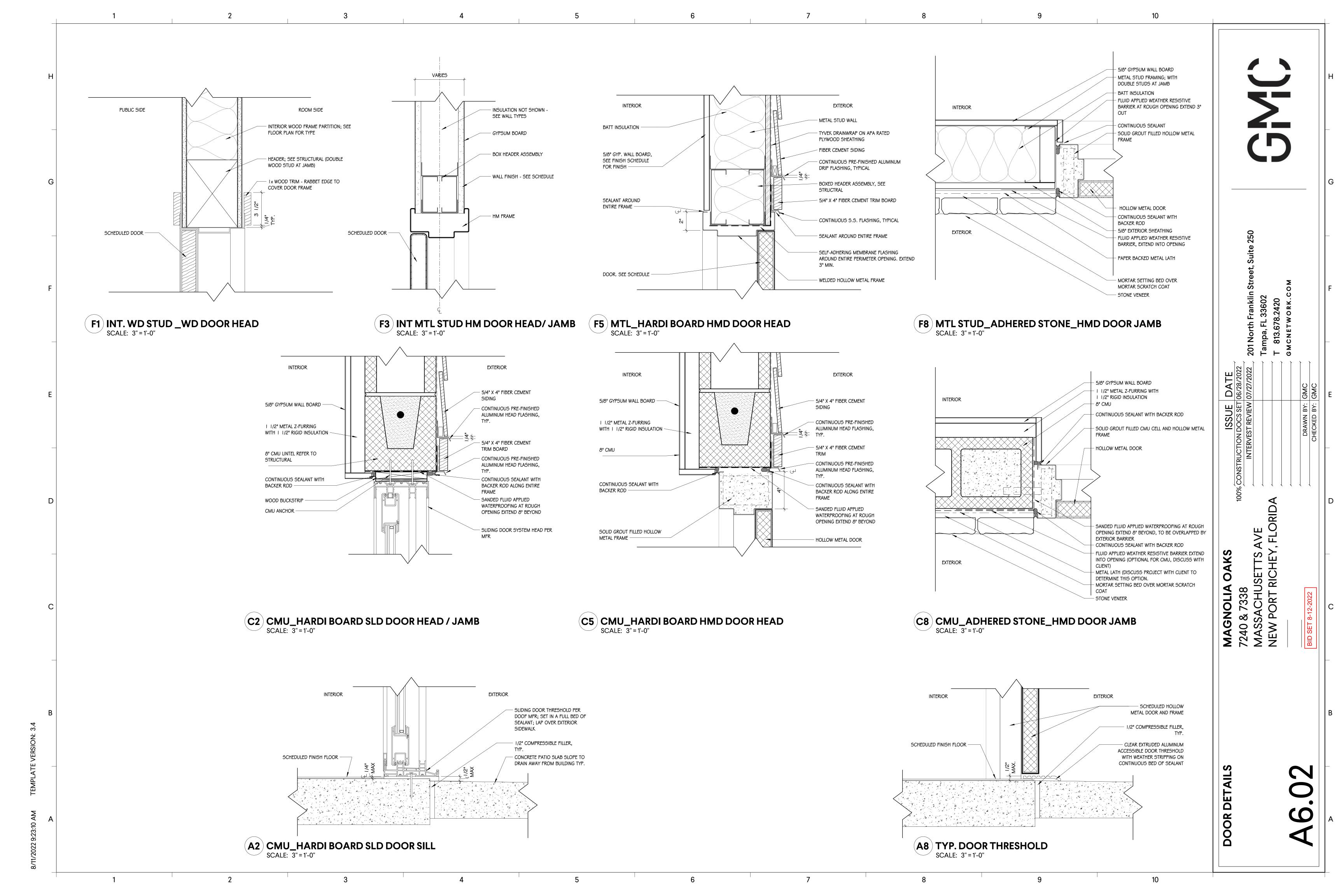


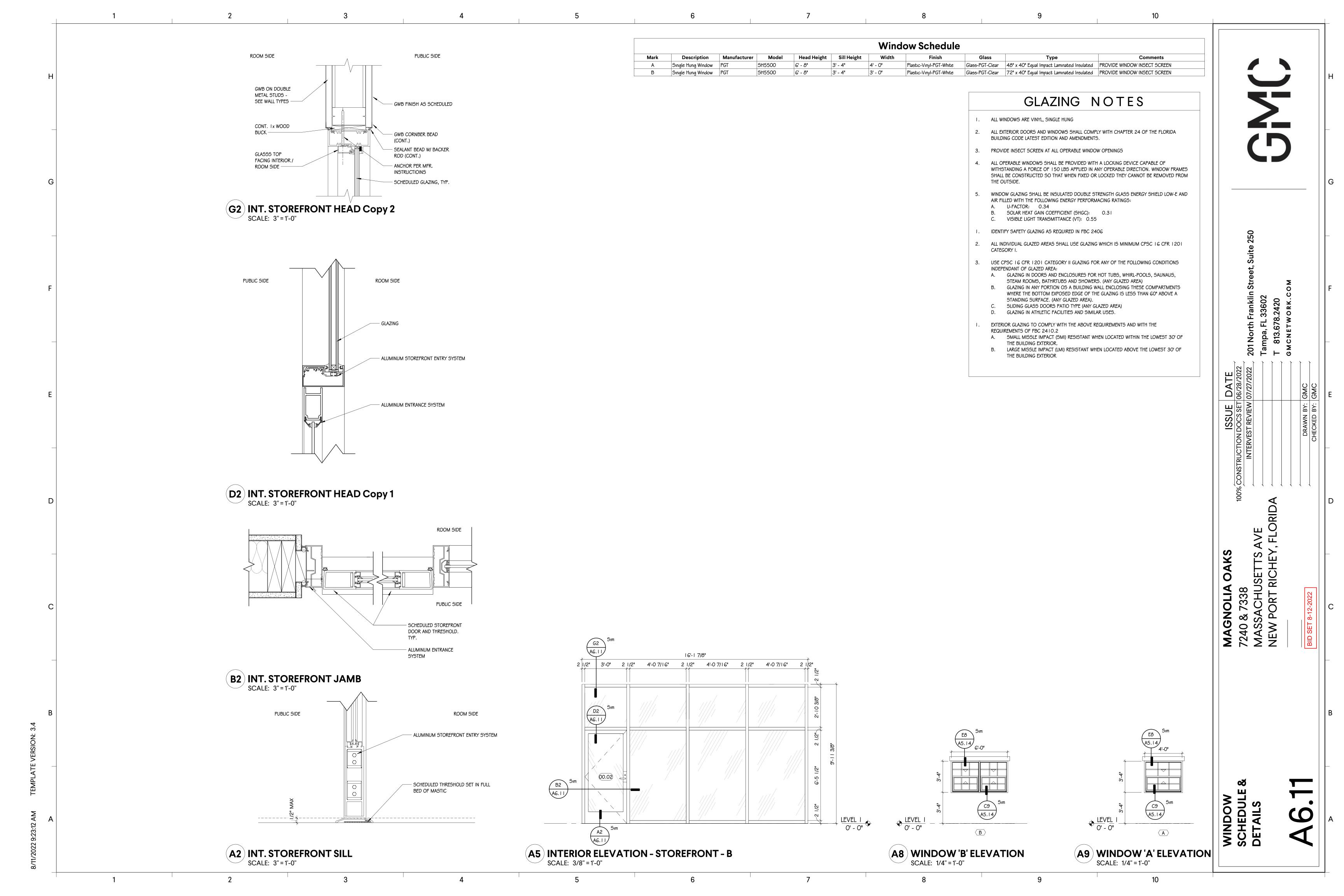


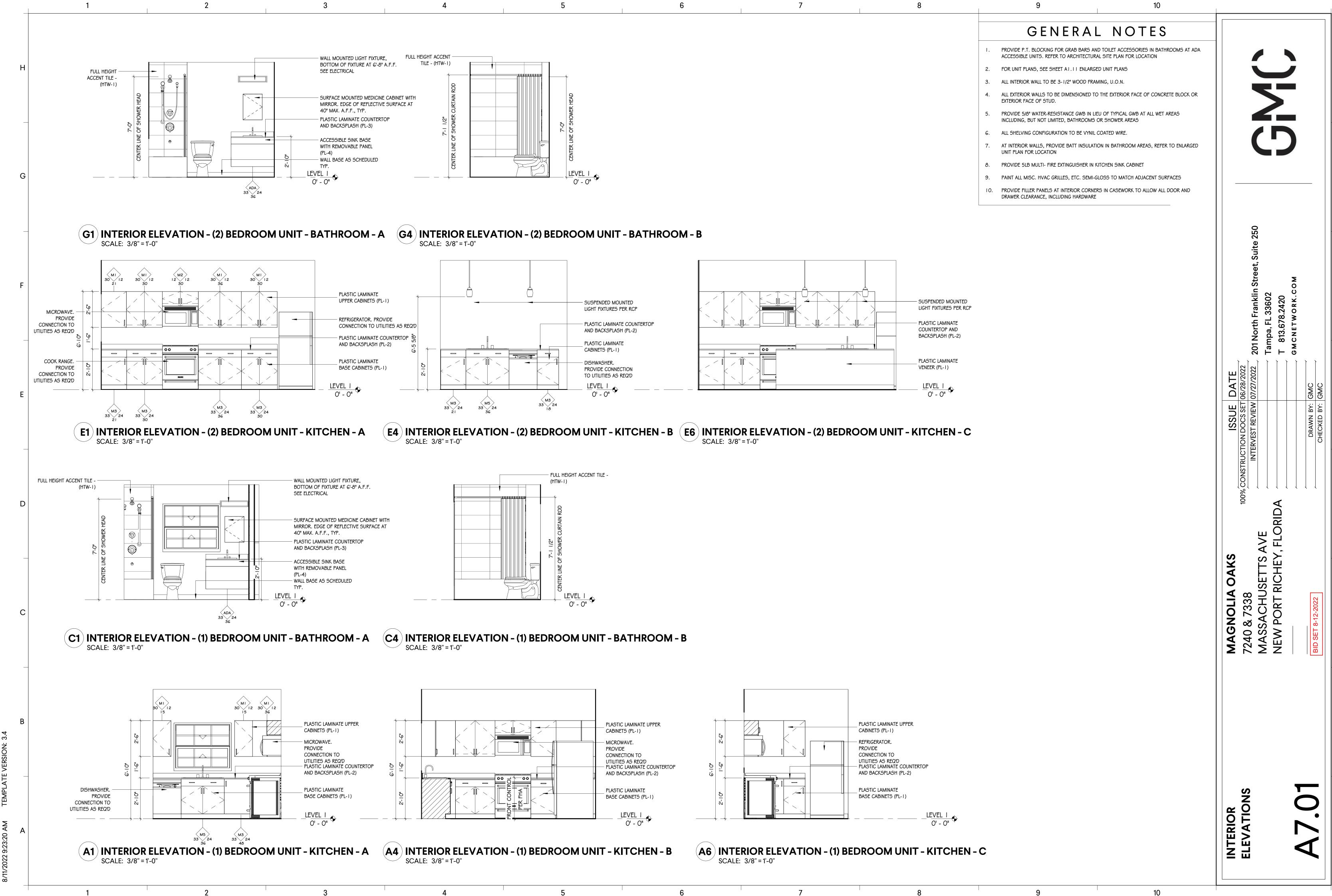


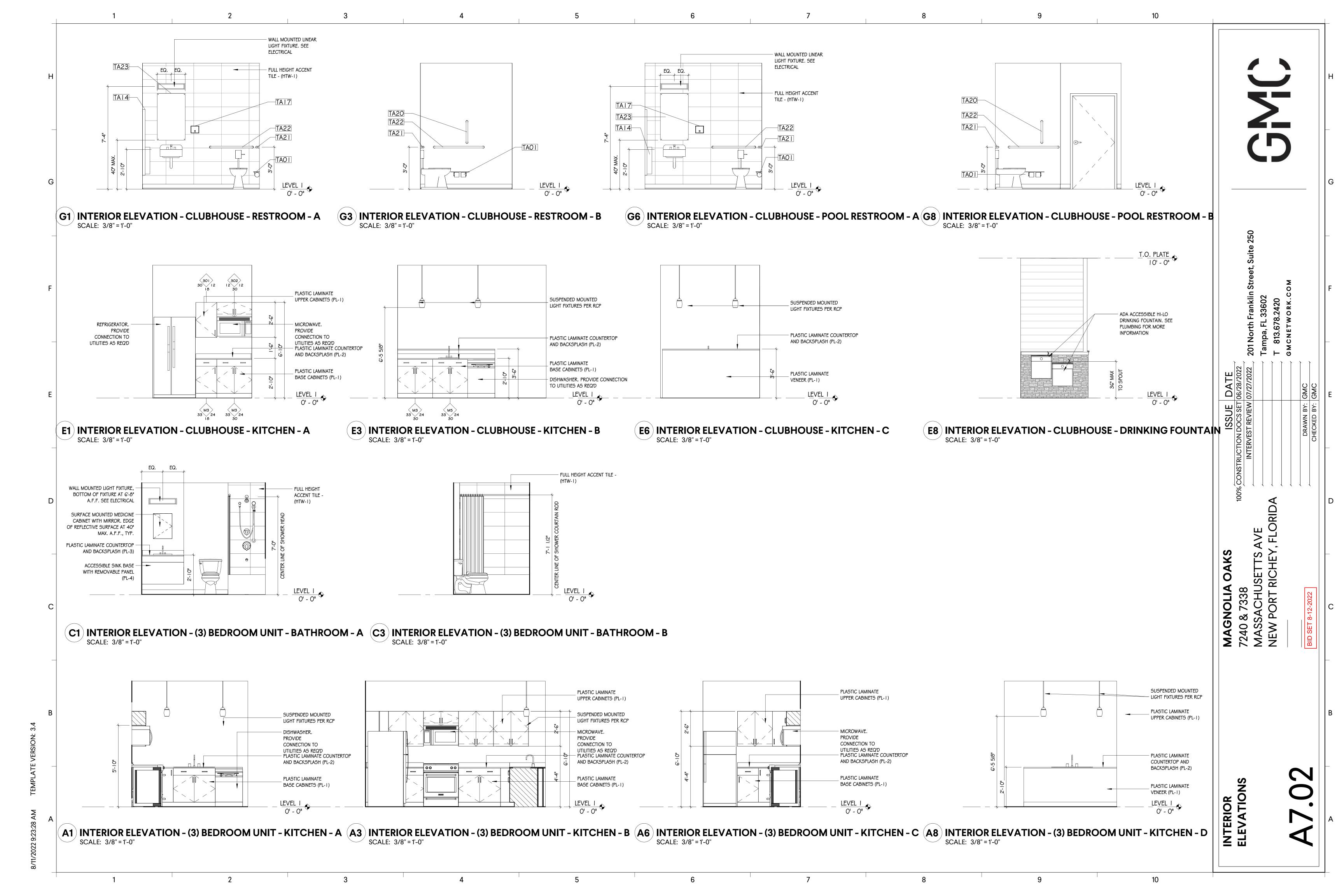


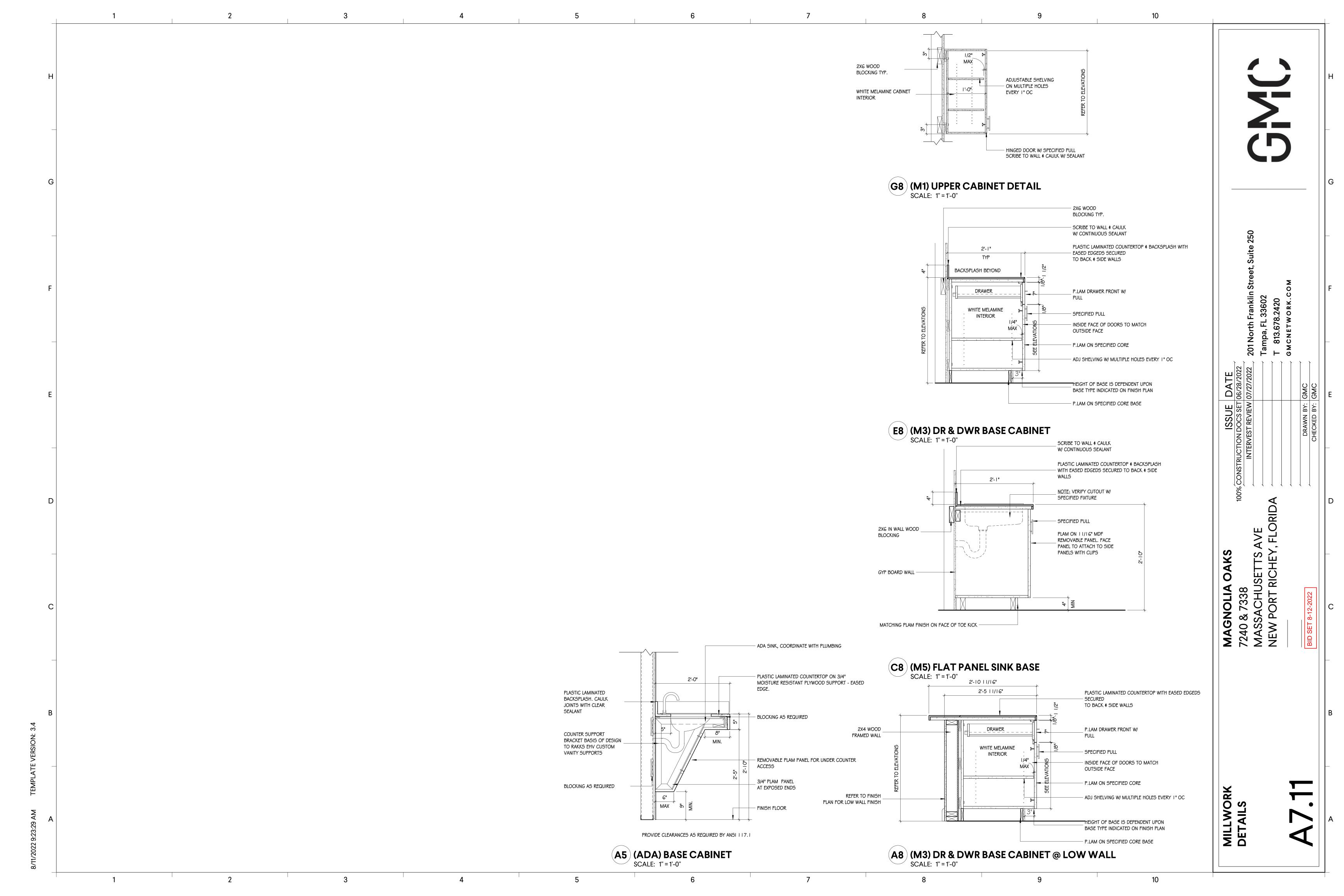
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E    Cook	ST SH DOORS: CLO SWING    WARDROBE HOOK   582 B   26D   IV   TR   DOOR GENERAL NOTES   1/229B   1/229B
Page 1	TR NA  3 HINCESBY PRE-HUNG DOOR MANUFACTURER 626 BY 1 PASSAGE SET QTL230 M FLR 626 SH 1 BASCHINGE STOP 1235/1240 626 TR 23 SILENCER 1 229B 6REY TR DOORS: SGL BIFOLD  ST TR DOORS: SGL BIFOLD  ST TR 1 PULL 562-4 5H 1 BI-FOLD HARDWARE SETSIAL-75-BF2DR X SIZE  DOORS: PAIR BI-FOLD  SET #U-5 - UNIT - PAIR - CLOSET BI-FOLD  DOORS: PAIR BI-FOLD  2 PULL 562-4 1 BI-FOLD HARDWARE SETSIAL-75-BF4DR X SIZE  DI-FOLD HARDWARE SETSIAL-75-BF4DR X SIZE  1 BI-FOLD HARDWARE SETSIAL-75-BF4DR X SIZE  3 HINCESBY PRE-HUNG DOOR MANUFACTURER 626 SH CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR CONVENIENCE. WHERE MORE DESCRIPTIVE INFORMATION MAY BE LOCATED 626 TR ALMINIUM FRAMED ENTRANCE DOORS. SEE GLAZING SCHEDULE FOR CONFIGURATION.)  2 MATERIAL AND FINISH: A. MATERIALS AND FINISH: A. MATERIAL SAND FINISH: A. MATERIALS AND FINISH: A. MATERIALS AND FINI
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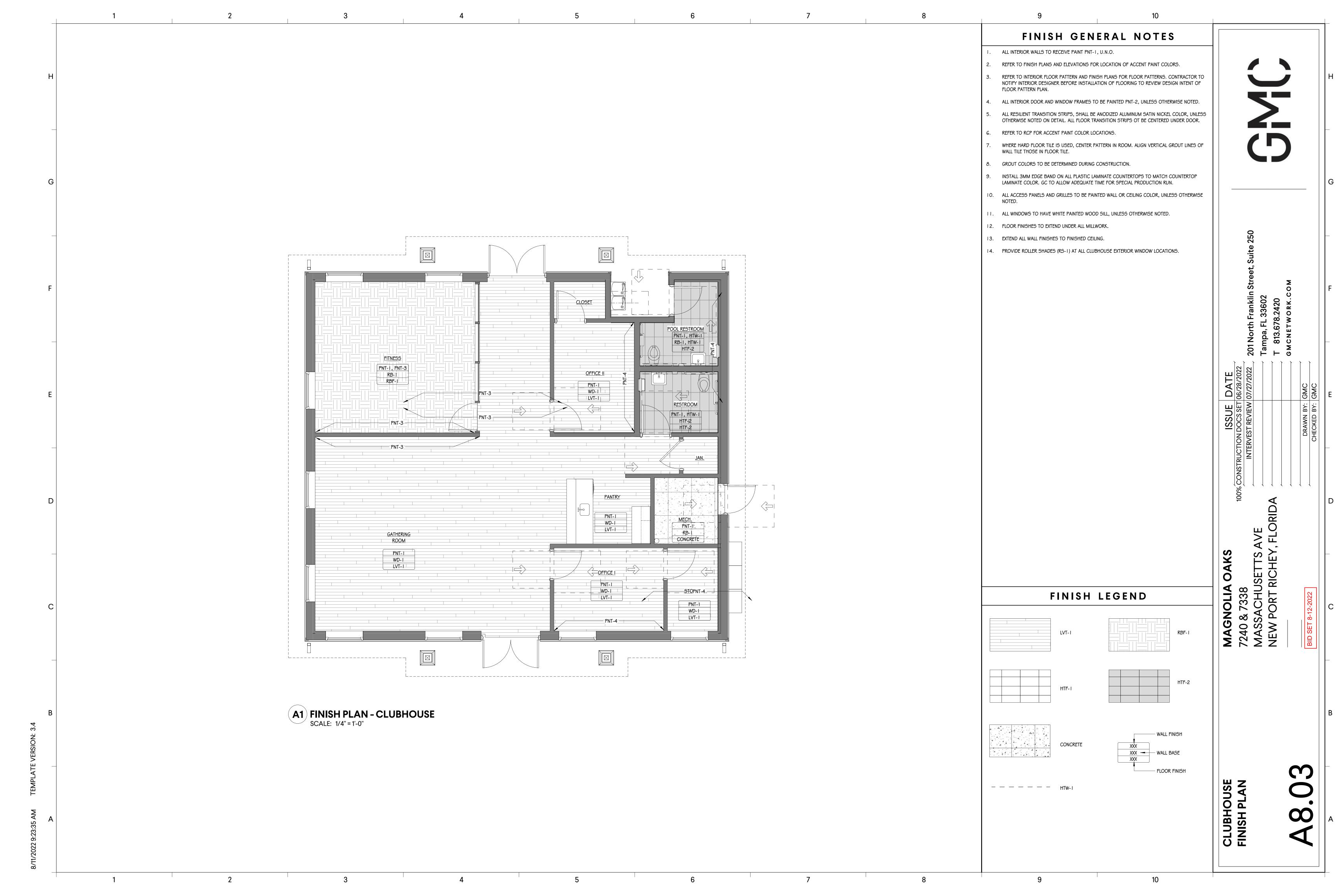


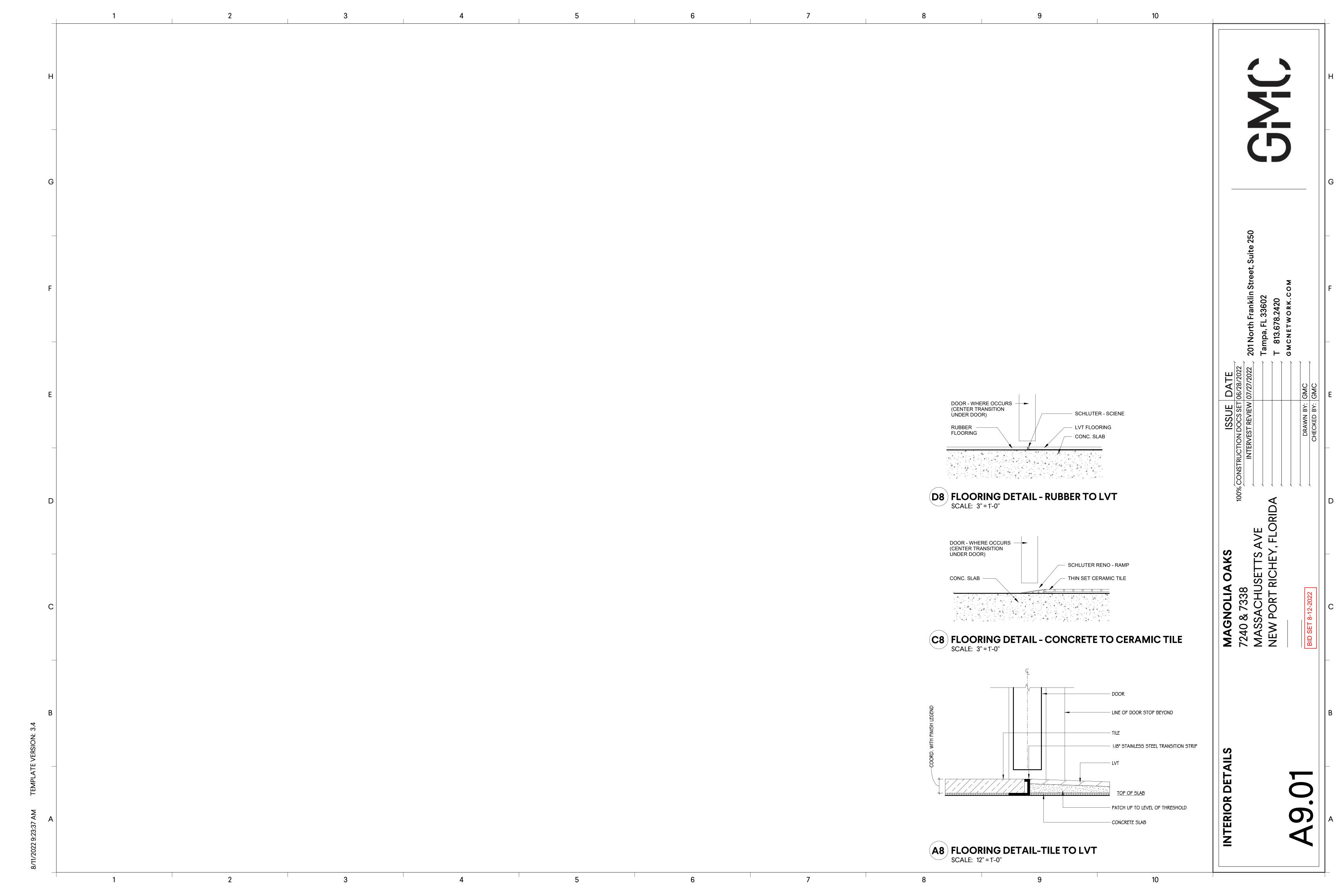












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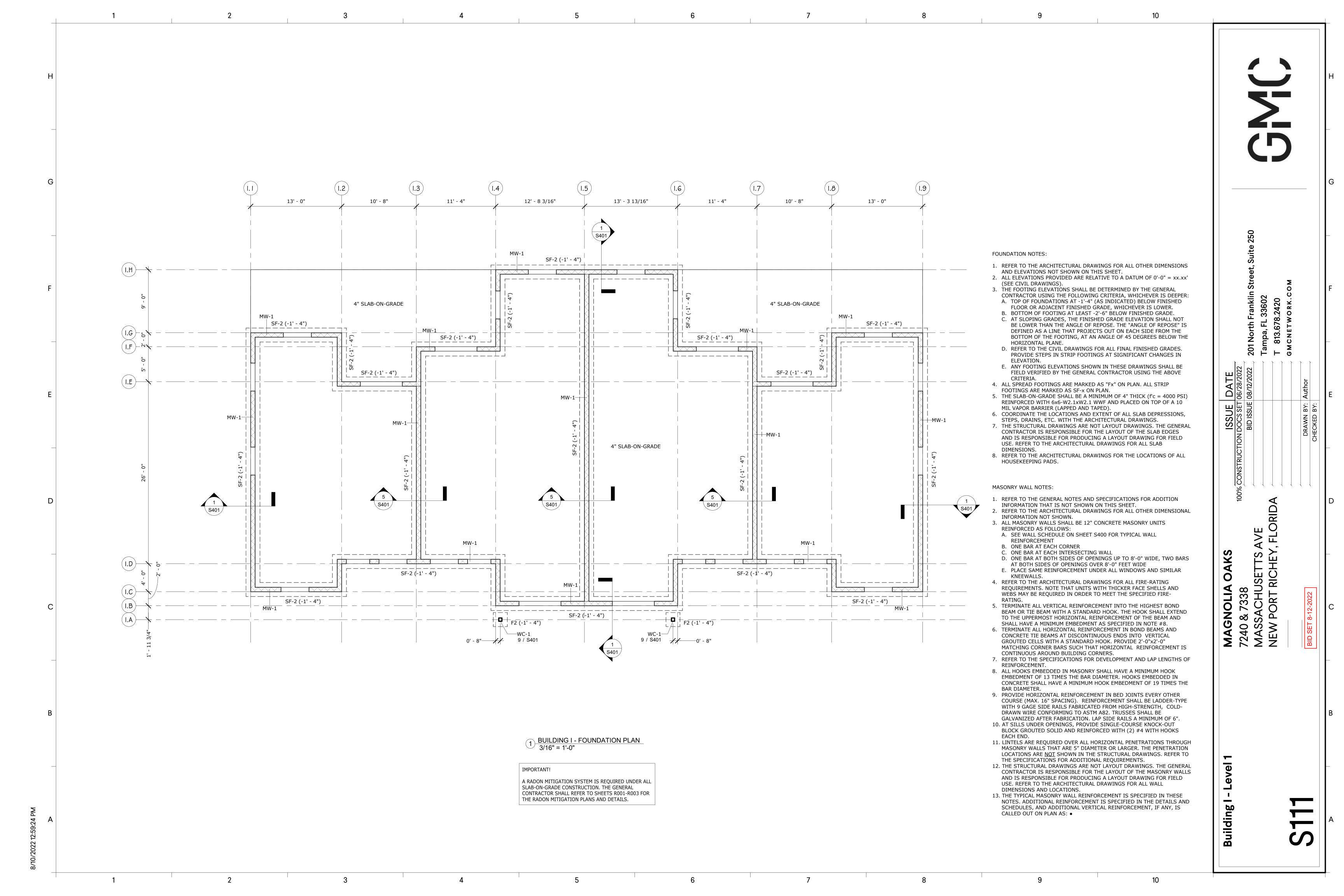
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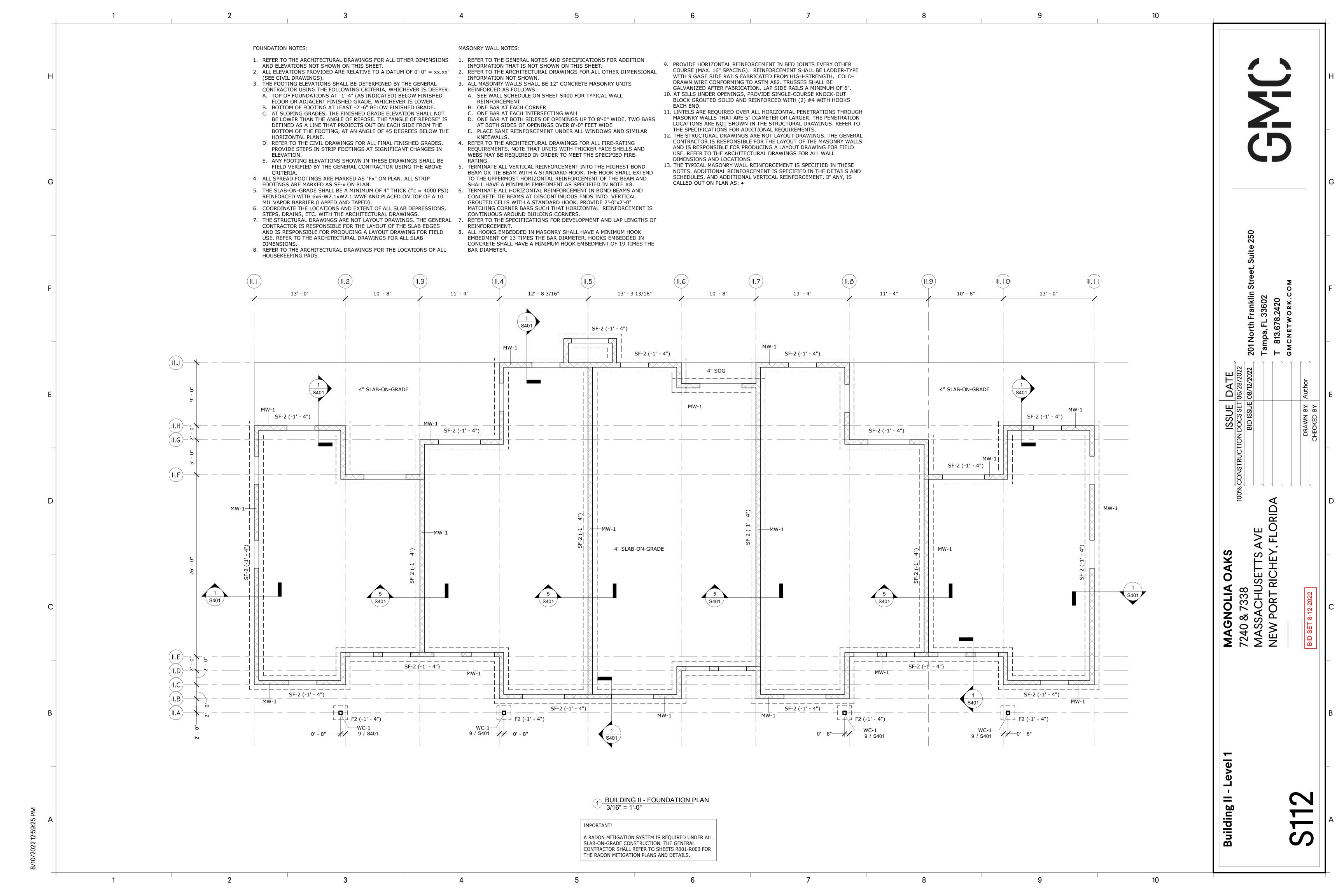
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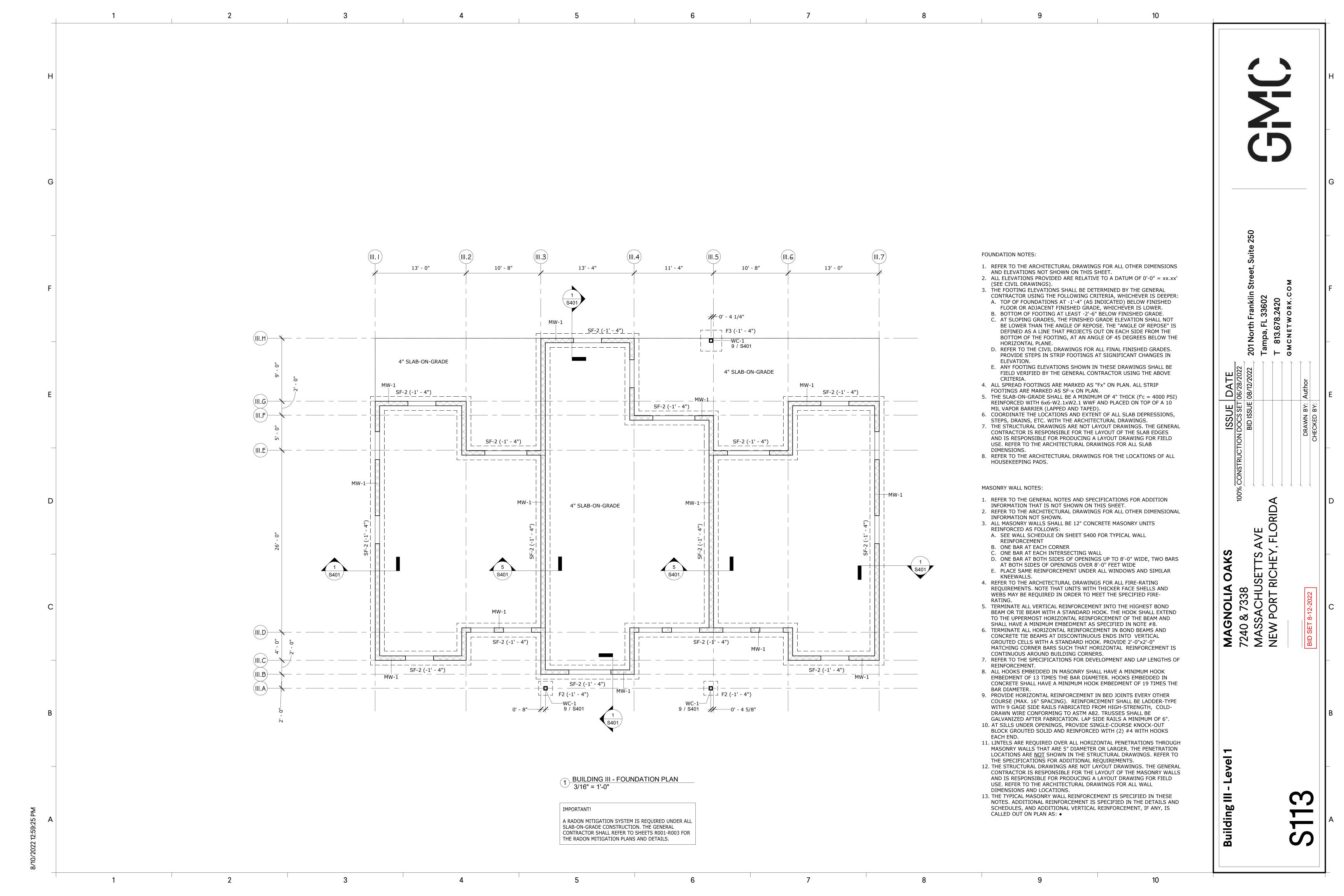
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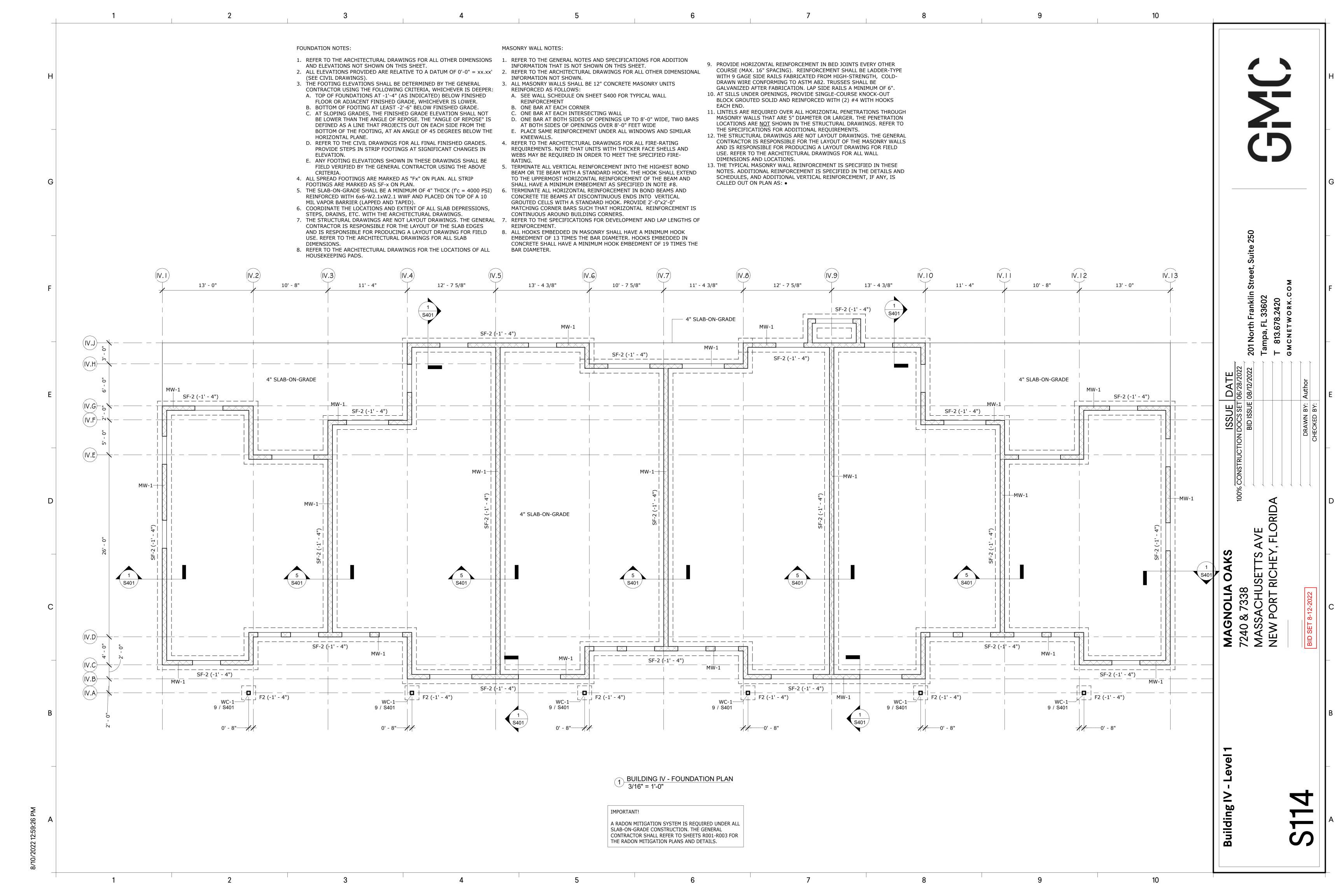
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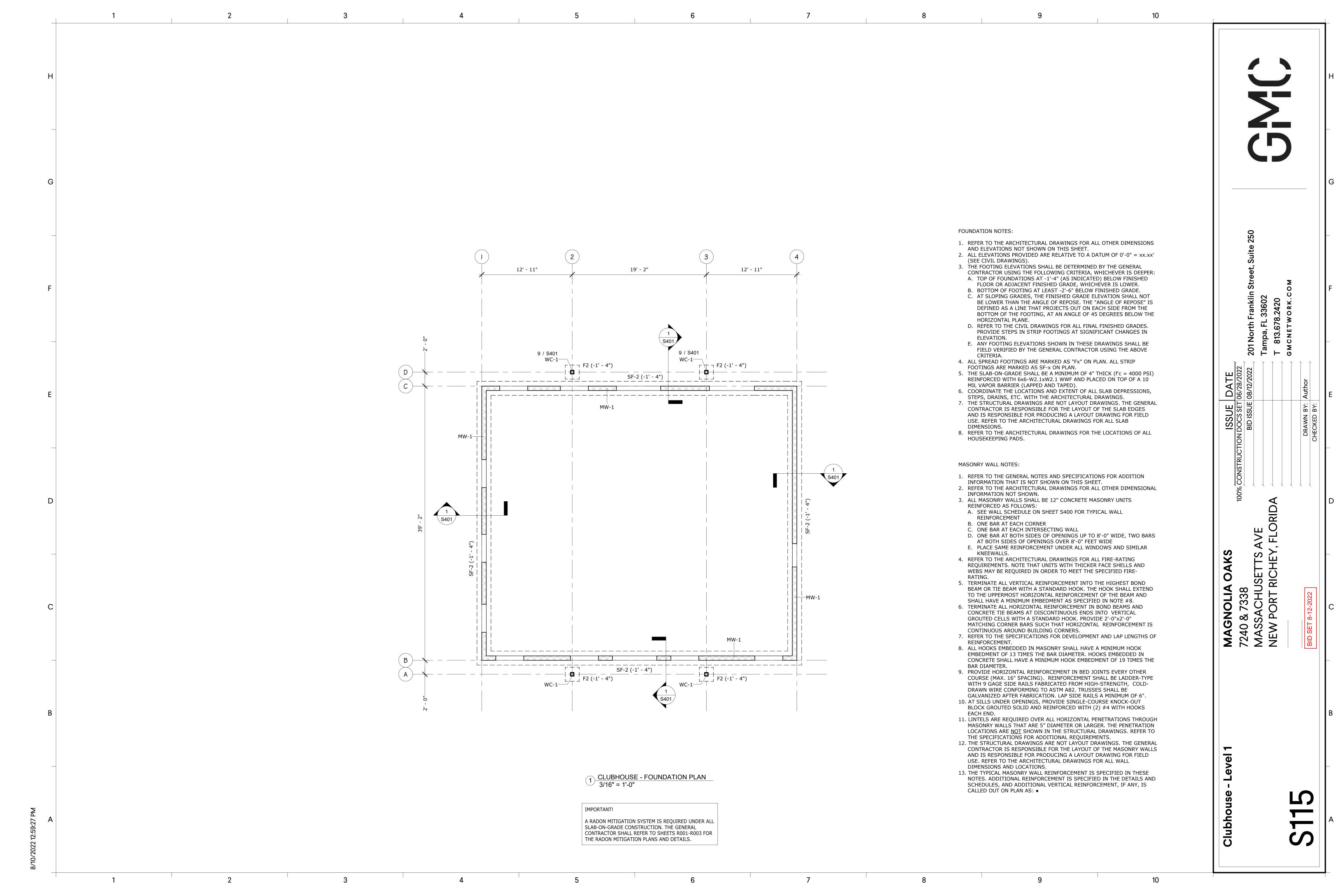
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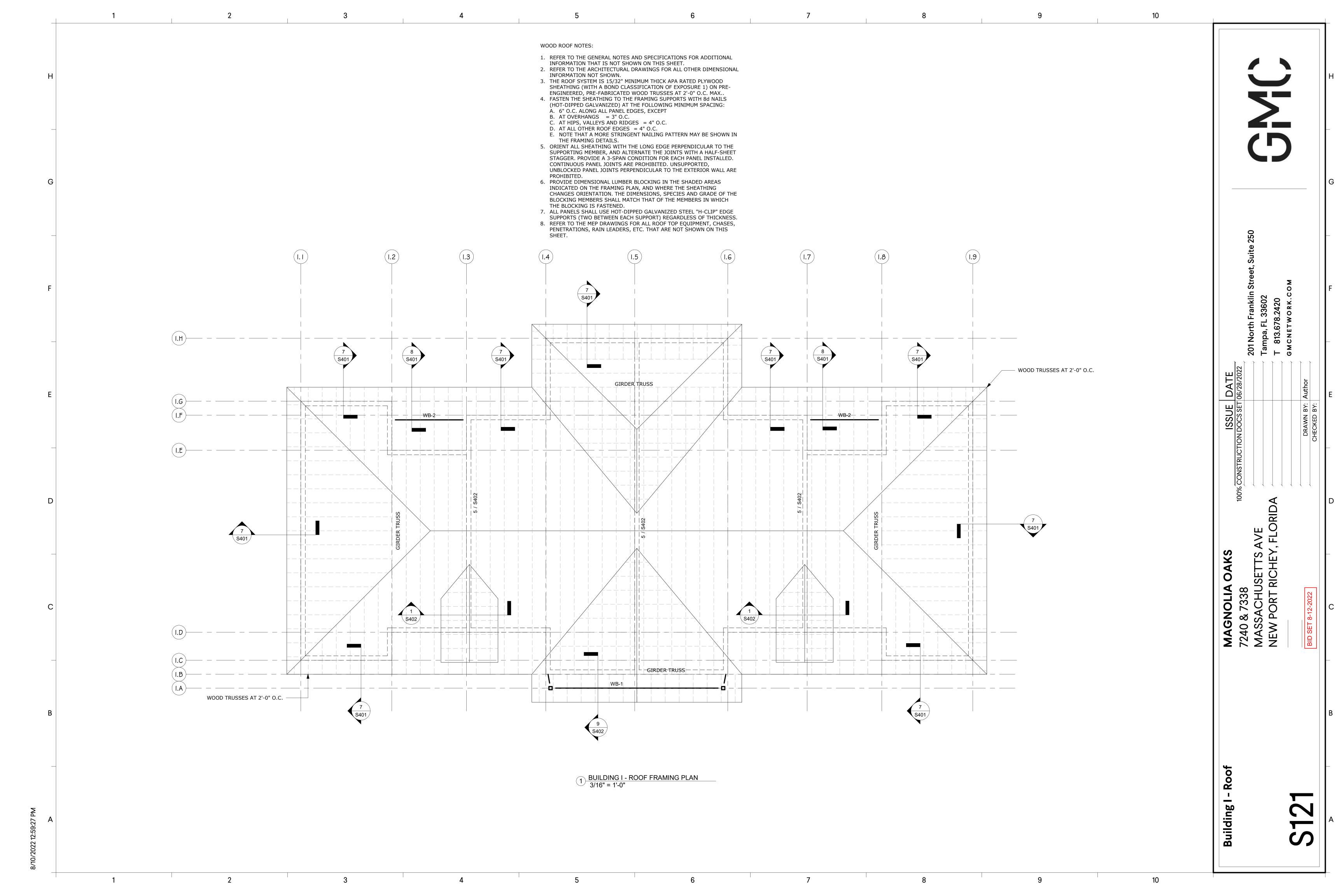


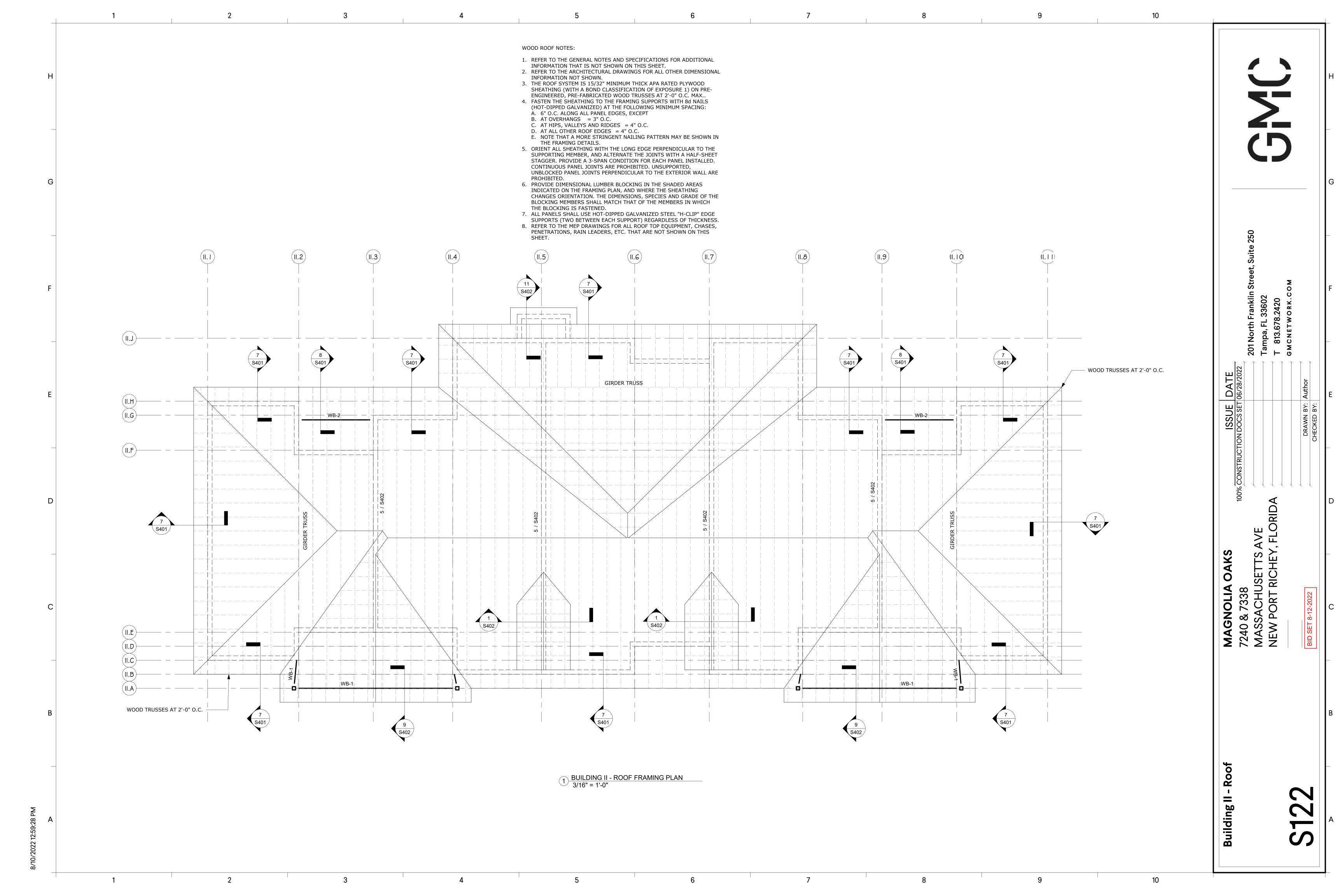


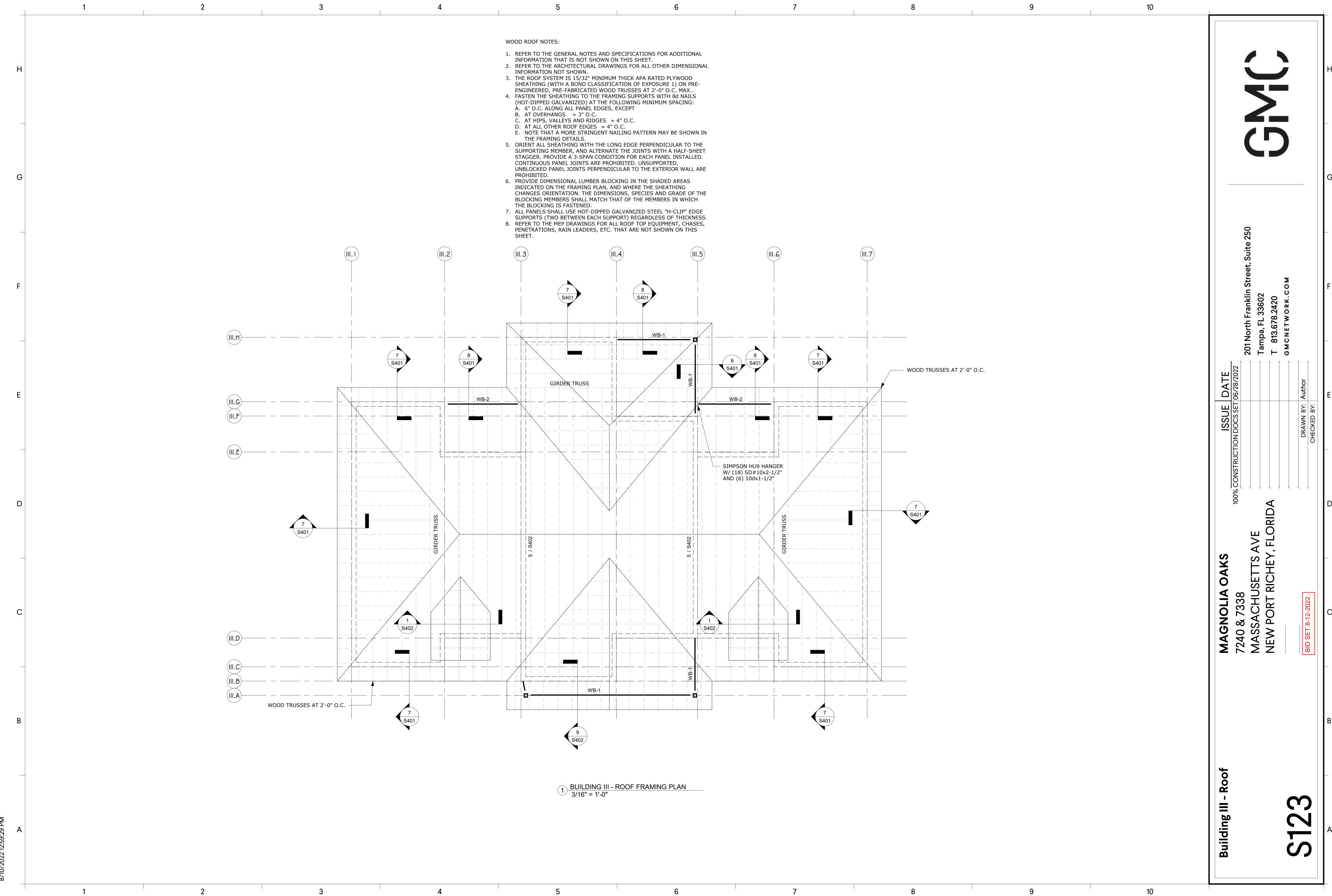


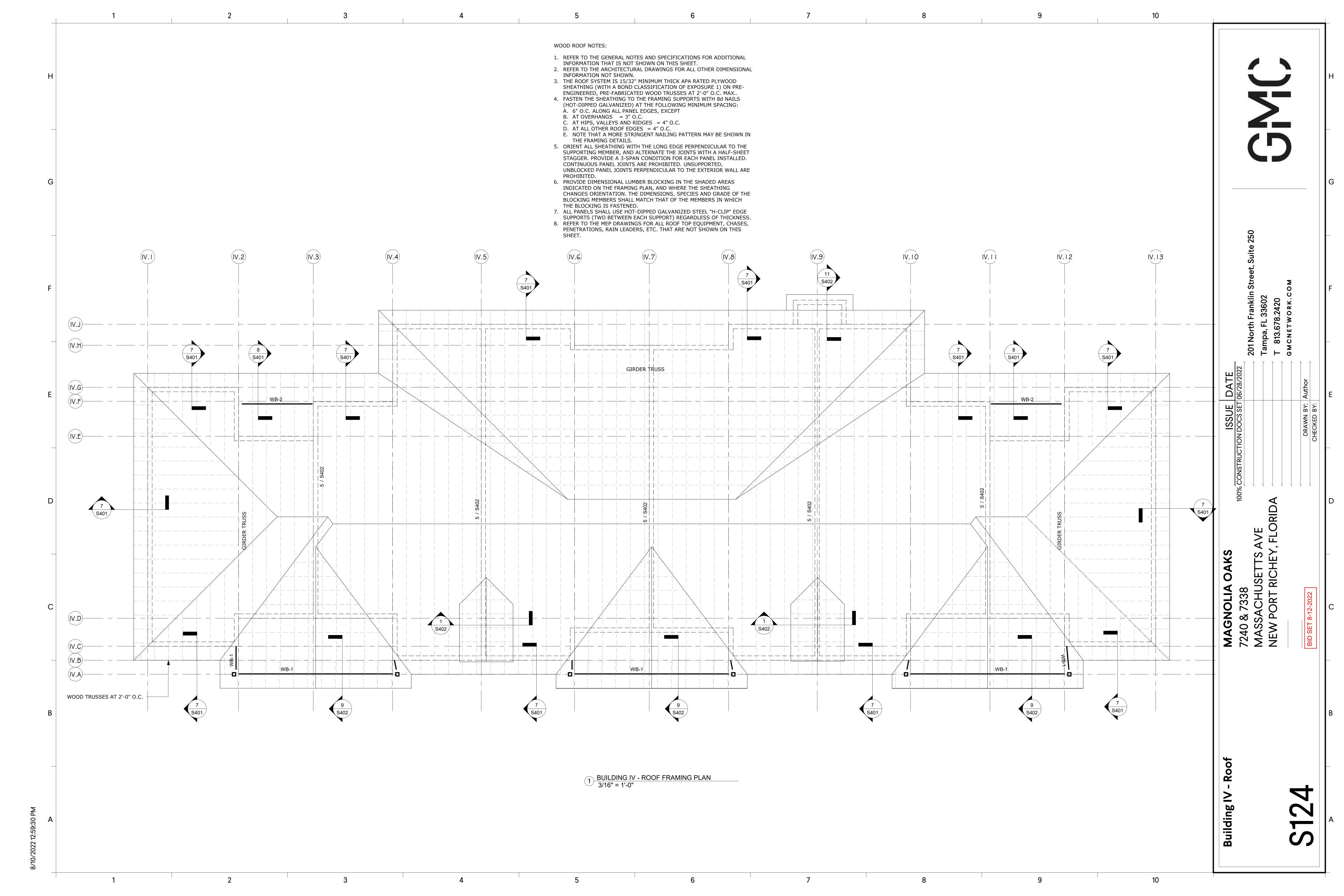


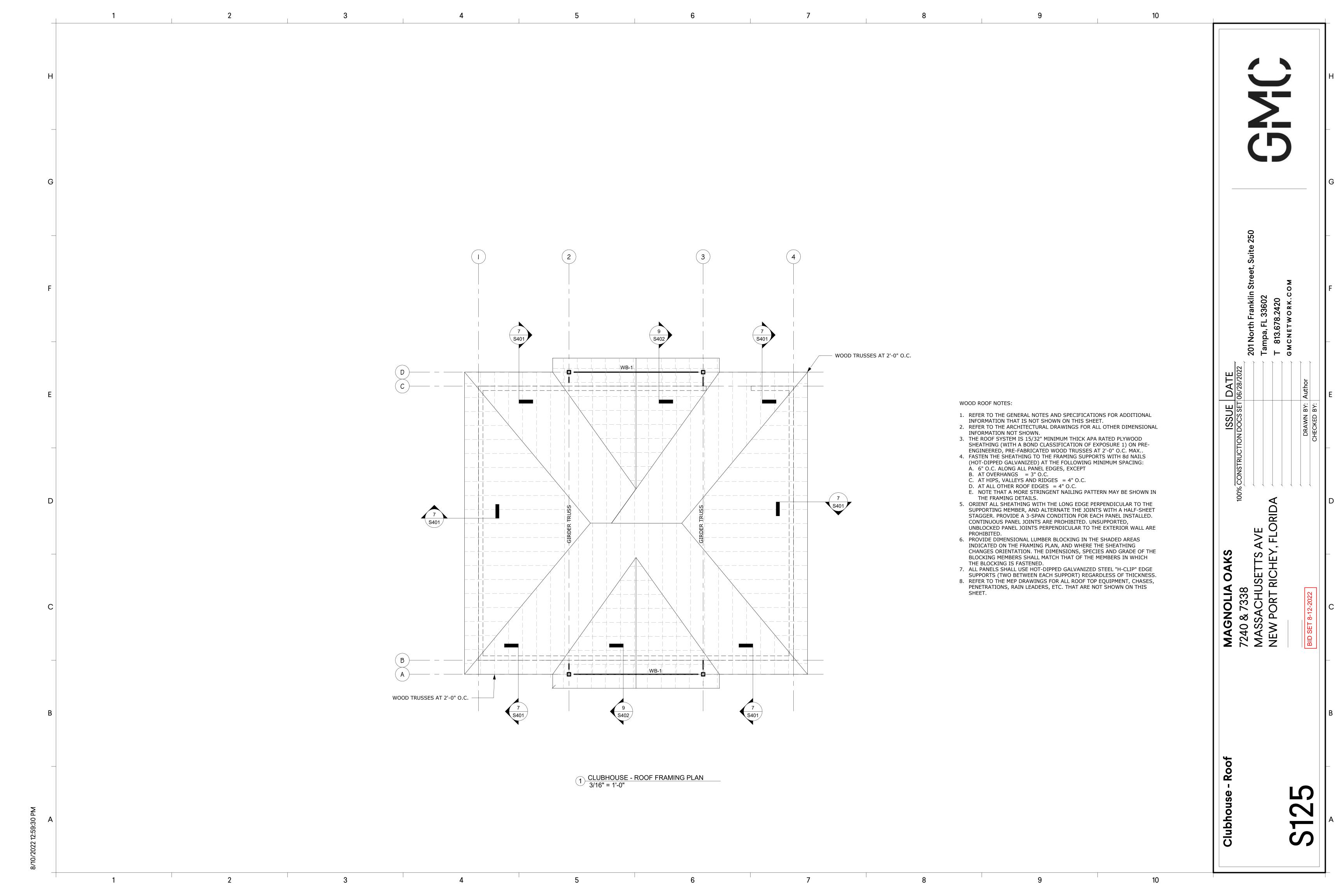


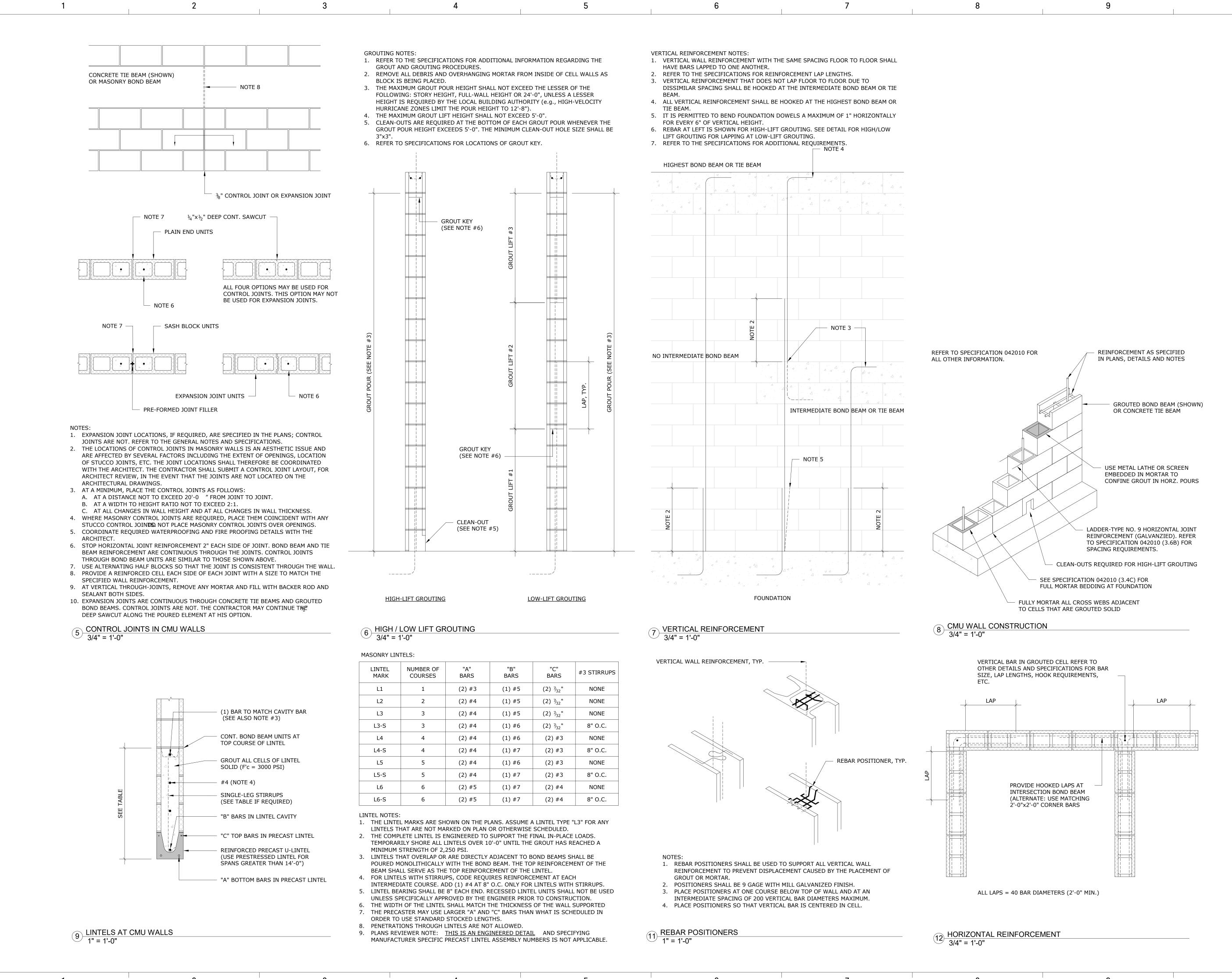












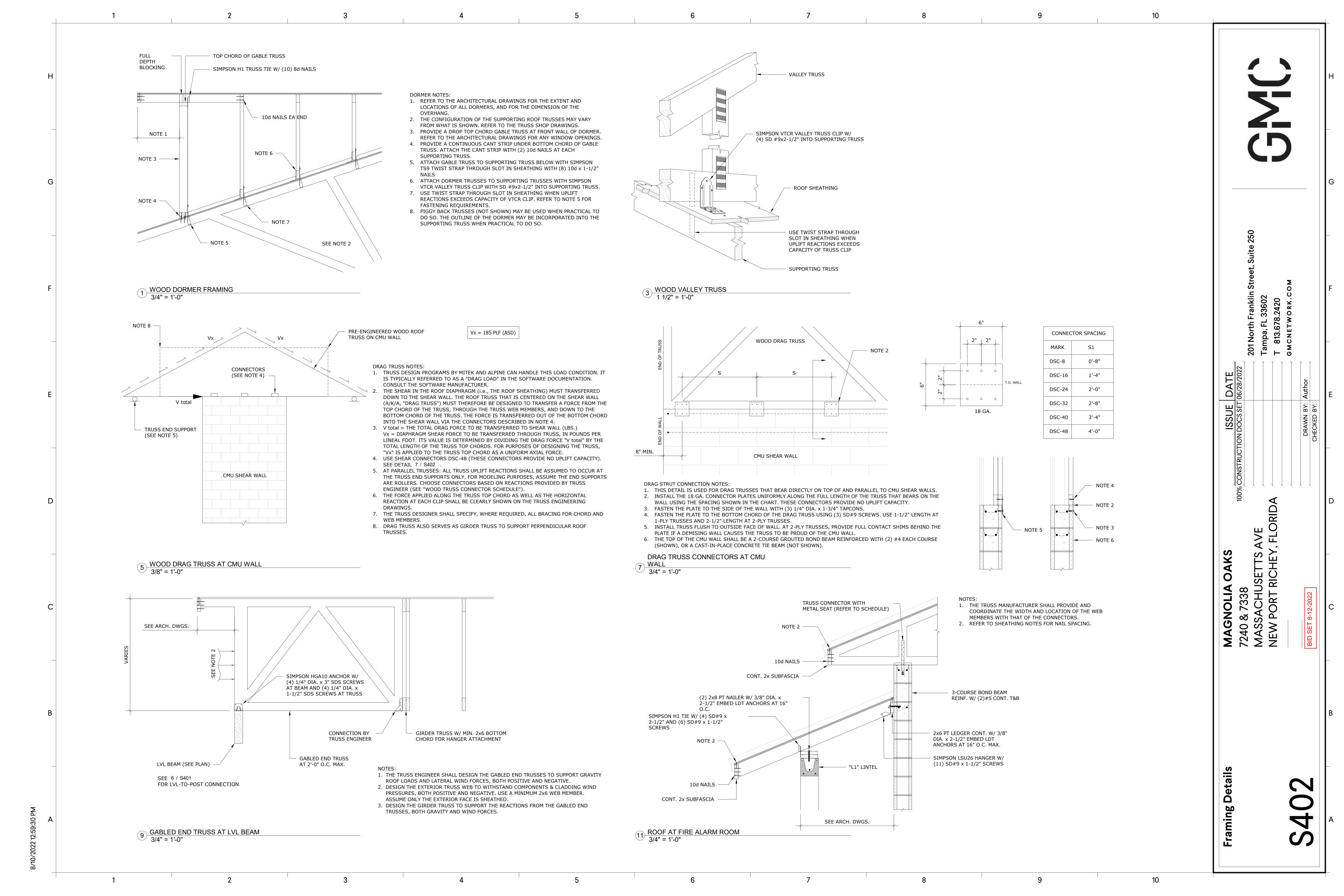
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Masonry Details

REFER TO PLANS, NOTES AND SCHEDULES FOR CMU — 1/8" W x 1/2" D SAWCUT AS SOON AS GREEN WALL REINFORCEMENT. THE HOOKED DOWELS SHALL CONCRETE WILL ALLOW WORKERS TO STAND ON SLAB MATCH THE SIZE AND SPACING OF THE VERTICAL WALL WWR (NOTE 6) NOTE 4 SLAB REINFORCEMENT **CONTROL JOINTS** (SEE PLAN NOTES) EXPANSION MATERIAL TOOL JOINTS TO 1/8" RADIUS AND FILL W/ SEALANT (2) #4 CONT. W/ MATCHING CORNER BARS (2)#4 CONT. SEE NOTE 1 SLAB REINFORCEMENT #4 x 2'-0" AT 12" O.C. (MID-DEPTH) VAPOR BARRIER, TYP. CONSTRUCTION JOINTS GROUT ALL COURSES SOLID NOTE 3 BELOW FINISHED FLOOR LEVEL 1. THE CONTRACTOR SHALL LAYOUT THE CONTROL AND CONSTRUCTION JOINTS AND SUBMIT FOR A/E REVIEW. 2. ALL JOINTS SHALL BE PLACED ALONG COLUMN LINES, AND NOT BE SPACED FARTHER 1. REFER TO THE CIVIL DRAWINGS FOR THE ELEVATIONS FOR THE TOP OF ADJACENT THAN 15'-0" NOR AT A RATIO GREATER THAN 1.5:1 (LONG SIDE TO SHORT SIDE). GRADE (SHOWN), HARDSCAPE OR DRIVEWAY. 3. PROVIDE 10 MIL VAPOR BARRIER BENEATH ALL SLABS UNDER ENCLOSED SPACES. 2. AT ADJACENT EXTERIOR SLABS-ON-GRADE, PROVIDE EXPANSION MATERIAL LAP ALL EDGES 3" AND TAPE. BETWEEN THE TWO SLABS. 4. PREPARE THE SUBGRADE UNDER THE SLABS IN ACCORDANCE WITH THE 3. WIDTH AND THICKNESS OF TURNDOWN SHALL BE AT LEAST 8". AT SLABS SUBJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. 5. REFER TO PLANS AND SPECIFICATIONS FOR ALL OTHER SOG INFORMATION. TO VEHICULAR TRAFFIC PROVIDE A MINIMUM OF 12". 4. AT SLABS SUBJECT TO VEHICULAR TRAFFIC PROVIDE (3) #5 CONTINUOUS. AT ALL SEE PLANS AND SCHEDULE FOR 6. LOCATE WELDED WIRE REINFORCEMENT (WWR) IN TOP \(\frac{1}{3}\) OF SLAB. TOP COVER FOOTING SIZES AND REINFORCEMENT OTHER LOCATIONS PROVIDE (3) #4 CONTINUOUS. SHALL NOT BE LESS THAN 1". BOTTOM COVER SHALL NOT BE LESS THAN 3". 3 JOINTS IN SLABS-ON-GRADE 1 CMU WALL ON FOUNDATION 3/4" = 1'-0" 2 EDGE OF CONCRETE SLABS-ON-GRADE 1" = 1'-0" REFER TO PLANS, NOTES AND SCHEDULES FOR CMU REFER TO CONNECTOR SCHEDULE WALL REINFORCEMENT. THE HOOKED DOWELS SHALL ampa, 813. TRUSS CONNECTOR WITH ECCLQ COLUMN CAP - CCQ COLUMN CAP NOTE 3 MATCH THE SIZE AND SPACING OF THE VERTICAL WALL METAL SEAT (REFER TO SCHEDULE) AT CORNER (SEE NOTE 2) PROVIDE VERTICAL WEBS TO FOR TRUSS CONNECTORS **EXPANSION MATERIAL** • • • REFER TO WOOD ROOF NOTES FOR NAILING PATTERN NOTE 2 (2) #4 CONT. W/ MATCHING CORNER BARS LVL BEAM SLAB REINFORCEMENT - WOOD COLUMNS 10d NAILS -CONT. 2x SUBFASCIA GROUT ALL COURSES SOLID 2x CONT. SUBFASCIA W/ BELOW FINISHED FLOOR LEVEL (3) 10d NAILS AT EA TRUSS 1. THIS DETAIL IS USED WHEN THE LVL BEAM BEARS ON TOP OF THE COLUMN OR POST AND THE COLUMN DOES NOT EXTEND ABOVE THE BEAM. 2-COURSE BOND BEAM REINF. WITH (2) #5 CONT. EA COURSE AND WITH 2. FOR LVL BEAMS 3.50", 5.25" OR 7.00" WIDE: USE SIMPSON CCQ COLUMN CAPS WITH — LVL BEAM (SEE PLANS) MATCHING CORNER BARS (204)" DIA. x 2- 1/2" SDS SCREWS AT INTERIOR LOCATIONS (EXAMPLE: USE A SEE DETAIL 10 / S401 CCQ46 COLUMN CAP FOR A 3.50" LVL BEAM SUPPORTED BY A 5.50" COLUMN). USE •-----FOR CONNECTION AT CMU WALL SIMPSON ECCLQ COLUMN CAPS AT CORNER COLUMNS. 3. FOR LVL BEAMS 1.75" WIDE USE THE SAME CAP AS FOR A 3.50" BEAM AND ADD A 1.75" LVL SHIM AT THE CAP. FASTEN THE SHIM TO THE BEAM WITH 10d NAILS AT 3" 1. THE TRUSS MANUFACTURER SHALL PROVIDE AND COORDINATE THE WIDTH AND O.C. MAXIMUM. LOCATION OF THE WEB MEMBERS WITH THAT OF THE HOLDDOWN CONNECTORS. 1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE OVERHANG 4. REFER TO SIMPSON ON HOW TO ORDER THE COLUMN CAPS. NOTE THAT CAPS CAN BE 2. REFER TO SHEATHING NOTES FOR NAIL SPACING. SEE PLANS AND SCHEDULE FOR DIMENSION, HEEL HEIGHT, ROOF SLOPE, EDGE CONDITION, ORDERED WITH THE STRAPS ROTATED 90 DEGREES AND CORNER CAPS CAN BE FOOTING SIZES AND REINFORCEMENT FABRICATED TO THE DIMENSIONS PROVIDED BY THE CONTRACTOR. 7 WOOD TRUSS AT CMU WALL
1" = 1'-0" 6 LVL BEAM ON WOOD COLUMNS 5 CMU WALL ON FOUNDATION
3/4" = 1'-0" 8 WOOD TRUSS AT LVL BEAM 1" = 1'-0" <sup>7</sup> 3/4" = 1'-0" S & 7338 SACHUS PORT R LVL BEAM TO CMU CONNECTOR SCHEDULE WOOD COLUMN OR POST s s SIMPSON COLUMN BEAM DIMENSIONS **FASTENERS** BASE (NOTE 2) **MAG**7240
MAS CONNECTOR 16" CIP CONC. PIER REINF. W/ TO LVL TO CMU EDGE OF CMU WALL (8) #4 VERTICAL AND #4 TIES (2) #4 TIES T&B OF PIER -AT 6" O.C. 1.75" 7.250" - 14.000" HU26-2 TITEN SCREWS (18) 1/4" DIA. x 2-3/4" 16.000" - 18.000" HU210-2 TITÉN SCREWS (4) 1/4" DIA. x 2-1/2" SDS SCREWS (4) 3/8" DIA. x 4" TITEN HD SCREWS 3.50" 7.250" LGUM46 (6) 1/4" DIA. x 2-1/2" (6) 3/8" DIA. x 4" TITEN 9.250" - 14.000" LGUM48 SDS SCREWS HD SCREWS (8) 3/8" DIA. x 4" TITEN 3.50" 16.000" - 18.000" LGUM410 SDS SCREWS HD SCREWS (8) 5/8" DIA. x 5" TITEN 11.875" - 18.000" HGUM5.25 (2) #4 TIES SDS SCREWS HD SCREWS AT FOOTING (24) 1/4" DIA. x 2-1/2" (8) 5/8" DIA. x 5" TITEN 7.00" | 11.875" - 18.000" HGUM7.00 SDS SCREWS HD SCREWS FACE MOUNT HANGER NOTE 3 1. THIS DETAIL IS USED FOR CONNECTING LVL WOOD BEAMS TO CMU WALLS. ALL 3" COVER C.L. COL.= C.L. PIER LVL BEAM (NOTE 2) ANCHORS SHALL BE INSTALLED INTO FULLY GROUTED MASONRY ONLY. REFER TO THE PLANS, DETAILS AND SCHEDULES FOR THE LVL BEAM SIZE. 3. INSTALL HU HANGERS WITH A MINIMUM END DISTANCE OF 1-1/2" AND A MINIMUM END OF CMU WALL EDGE DISTANCE OF 1-1/2". INSTALL LGUM HANGERS WITH A MINIMUM END 1. REFER TO PLANS AND SCHEDULE FOR FOOTING DIMENSIONS, THICKNESS AND DISTANCE OF 12" AND A MINIMUM EDGE DISTANCE OF 4". INSTALL HGUM HANGERS WITH A MINIMUM END DISTANCE OF 15" AND A MINIMUM EDGE DISTANCE OF 4". 2. FOR WC-44 COLUMNS USE A SIMPSON CBSQ44-SDS2 COLUMN BASE, FOR WC-46 USE CONSULT THE ENGINEER PRIOR TO ORDERING CONNECTORS WHEN THESE CBSQ46-SDS2, FOR WC-66 USE CBSQ66-SDS2, AND FOR WC-68 USE CBSQ68-SDS2. DISTANCES CANNOT BE ACHIEVED. 4. HGUM CONNECTORS ARE AVAILABLE WITH ONE FLANGE CONCEALED IN ORDER TO PROVIDE MINIMUM DISTANCES. HU CONNECTORS ARE AVAILABLE WITH EITHER BOTH OR ONE FLANGE CONCEALED IN ORDER TO PROVIDE MINIMUM DISTANCES. 5. PROVIDE FULL DEPTH WOOD SHIMS WHERE HANGER IS WIDER THAN LVL BEAM. FOR 9 WOOD COLUMN ON CONCRETE PLINTH 3/4" = 1'-0" 10 Wood LVL at CMU Wall
1" = 1'-0" EXAMPLE, USE (2) 5/8" OSB SHIMS FOR 1.75" LVL AND HU26-2 HANGER. 10



STRIP FOOTING SCHEDULE					
MARK	WIDTH	THICKNESS	REINF. BOTTOM	REINF. TOP	
SF-2	2' - 0"	1' - 2"			

### FOUNDATION SCHEDULE NOTES:

- 1. ALL FOOTINGS SHALL BE CENTERED ON THE COLUMN OR WALL THAT THEY SUPPORT, UNLESS NOTED OTHERWISE ON THE
- 2. THE SIDES OF ALL FOOTINGS SHALL BE FORMED. EXCEPTION: THE SIDES OF THE FOOTINGS MAY BE POURED AGAINST EARTH PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE PRESENT: A) THE SITE CONDITIONS ARE SUCH THAT THE SOIL IS "STIFF" AND DOES NOT CAVE-IN OR COLLAPSE DURING CONSTRUCTION; B) 3" OF SIDE COVER IS PROVIDED FOR ALL REINFORCEMENT; AND C) THE CONTRACTOR SHALL BEAR THE RISK OF REPAIRING ANY SIDE COLLAPSES THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
- 3. THE TOP OF FOOTING ELEVATIONS ARE SHOWN ON PLAN AND/OR IN THE NOTES.
- 4. ALL SLABS SHALL HAVE A LIQUID DENSIFIER AND CONCRETE SEALER APPLIED TO THEIR SURFACE (EUCO DIAMOND HARD, OR
- BETTER). 5. ALL FOOTINGS SHALL USE NORMAL WEIGHT CONCRETE (f'c = 4,000 PSI).
- 6. PROVIDE 3" BOTTOM COVER FOR ALL REINFORCEMENT.
- 7. ALL REINFORCEMENT MUST BE SUPPORTED ON SOIL CHAIRS OR CONCRETE BLOCK "CHAIRS."
- 8. PROVIDE CONSTRUCTION JOINTS IN STRIP FOOTINGS AS REQUIRED, AND LOCATE WITHIN THE MIDDLE THIRD OF THE BAY. SUBMIT PROPOSED CONSTRUCTION JOINT LOCATIONS FOR ENGINEER REVIEW AND APPROVAL.
- 9. SPLICE LONGITUDINAL STRIP FOOTING REINFORCEMENT AS FOLLOWS: A. EXTEND SPECIFIED REINFORCEMENT PAST THE BULKHEAD FOR A DISTANCE OF 50 BAR DIAMETERS OR 3'-0", WHICHEVER
- B. IN ADDITION TO THE SPECIFIED LONGITUDINAL REINFORCEMENT, PROVIDE #4 x 3'-0" SHEAR DOWELS CENTERED ON THE CONSTRUCTION JOINT. THE QUANTITY OF DOWELS SHALL MATCH THE NUMBER OF BARS CROSSING THE JOINT AS SPECIFIED IN SECTION 8A ABOVE.

CMU WALL SCHEDULE						
MARK	BLOCK SIZE	STRENGTH (F'm)	GROUTING	REINF. SIZE (VERTICAL)	REINF. SPACING (VERTICAL)	
MW-1	0' - 8"	1.50 ksi	PARTIAL	#5	4' - 0"	

## MASONRY WALL SCHEDULE NOTES:

- 1. ALL MASONRY WALLS SHALL BE AS SCHEDULED ABOVE; IN ADDITION, PROVIDE THE FOLLOWING
- A. ONE BAR AT EACH CORNER
- B. ONE BAR AT EACH INTERSECTING WALL C. ONE BAR AT BOTH SIDES OF OPENINGS UP TO 8'-0" WIDE, TWO BARS AT BOTH SIDES OF
- OPENINGS OVER 8'-0" FEET WIDE
- D. ONE BAR AT EACH SIDE OF WALL JOINT (SEE WALL JOINT DETAIL)
- E. AT OTHER LOCATIONS AS SHOWN IN THE DETAILS
- F. PLACE SAME REINFORCEMENT UNDER ALL WINDOWS AND SIMILAR KNEEWALLS
- 2. REFER TO THE MASONRY WALL NOTES, GENERAL NOTES AND SPECIFICATIONS FOR ADDITION INFORMATION THAT IS NOT SHOWN HERE.

WOOD COLUMN SCHEDULE				
MARK SIZE				

6x6

- WOOD COLUMN SCHEDULE NOTES: 1. ALL SOLID COLUMNS, AND WALL STUDS IN BUILT-UP COLUMNS, SHALL BE SOUTHERN YELLOW PINE
- (SYP) NO. 2 OR BETTER, UNLESS NOTED OTHERWISE ABOVE. 2. BLOCKING, WHERE SPECIFIED, SHALL BE THE SAME DIMENSIONS AND MATERIAL AS THE WALL STUDS THAT THEY ARE BRACING. FASTEN THE BLOCKING TO THE STUDS WITH A MINIMUM OF (2) 10d NAILS EACH END FOR 4" STUDS AND (3) 10d NAILS EACH END FOR 6" STUDS. THE BLOCKING MAY BE

STAGGERED IN ORDER TO FACILITATE NAILING. AT A MINIMUM PROVIDE BLOCKING AT MID-HEIGHT

3. THE SHEATHING SHALL BE FULLY FASTENED TO ALL STUDS IN BUILT-UP COLUMNS AND BLOCKING IN BOTH EXTERIOR AND INTERIOR WALLS.

WOOD LVL BEAM SCHEDULE				
MARK	SIZE (in. x in.)			
WB-1	3.50x14.00			
WB-2	1.75 x 11.875			

1. ALL LVL BEAMS SHALL BE GRADE 2900Fb-2.0E.

MODEL NUMBER	TO CMU/CONCRETE	TO TRUSS	MAX. UPLIFT (LBS)	COMMENTS	FL. APPROVAL #
HM9	5-1/4"x2-1/4" TITEN	4-SDS 1/4" x 1-1/2"	595		FL11473
MTSM16	4-1/4"x2-1/4" TITEN	7-10d x 1-1/2"	860		FL11473
HTSM16	4-1/4"x2-1/4" TITEN	8-10d x 1-1/2"	1175		FL11473
LTA2	EMBEDDED	10-10d x 1-1/2"	1390		FL11473
META12-40	EMBEDDED	7-10d x 1-1/2"	1450	SEE NOTE 4	FL11473
HETA12	EMBEDDED	7-10d x 1-1/2"	1520		FL11473
HHETA12	EMBEDDED	7-10d x 1-1/2"	1565		FL11473
MTSM16 x2	4-1/4"x2-1/4" TITEN	7-10d x 1-1/2"	1720	STAGGER	FL11473
HETA16-40	EMBEDDED	10-10d x 1-1/2"	1810	SEE NOTE 4	FL11473
HHETA16-40	EMBEDDED	10-10d x 1-1/2"	2235	SEE NOTE 4	FL11473
DETAL20	EMBEDDED	18-10d x 1-1/2"	2480		FL11473
HTT4	1-5/8" DIA. ROD	18-10d x 1-1/2"	3610		FL11496
HTT5	1-5/8" DIA. ROD	26-10d x 1-1/2"	4350		FL11496
LGT2	7-1/4"x2-1/4" TITEN	16-16d SINKER	2150	2-PLY TRUSS	FL11470
MGT	1-5/8" DIA. ROD	22-10d	3965	2-PLY TRUSS	FL11470
FGTR	2-1/2"x5" TITEN HD	18-SDS 1/4" x 3"	5000	2-PLY TRUSS	FL11473
HD3B x2	2-5/8" DIA. ROD	2-5/8" DIA. BOLT	6260	2-PLY TRUSS	FL12708
HD5B x2	2-5/8" DIA. ROD	2-5/8" DIA. BOLT	9010	2-PLY TRUSS	FL12708
FGTR x2	4-1/2"x5" TITEN HD	36-SDS 1/4" x 3"	9400	2-PLY TRUSS	FL11473
HGT-2	2-3/4" DIA. ROD	16-10d	10980	2-PLY TRUSS	FL10866
HGT-3	2-3/4" DIA. ROD	16-10d	10530	3-PLY TRUSS	FL10866

E "CUSTOM GIRDER HOLDDOWN" DETAIL	FOR REACTIONS THAT EX	CEED THE CAPACITIES	OF THE CONNECTORS	LISTED HERE

	SIMPSON CONNECTORS (WOOD TRUSS TO LVL BEAMS)						
MODEL NUMBER	TO PLATE/BEAM/STUD	TO TRUSS	MAX. UPLIFT (LBS)	COMMENTS	FL. APPROVAL #		
H1	4-8d	6-8d x 1-1/2"	585		FL10456		
Н8	5-10d	5-10d x 1-1/2"	745		FL11470		
2-H1	8-8d	12-8d x 1-1/2"	1170	ONE EACH SIDE	FL10456		
H10A	9-10d	9-10d x 1-1/2"	1340		FL11478		
LGT2	14-16d SINKER	16-16d SINKER	2050	2-PLY TRUSS	FL11470		
HTT4	1-5/8" DIA. ROD (6)	18-10d x 1-1/2"	3610	2-PLY TRUSS	FL11496		
MGT	1-5/8" DIA. ROD (6)	22-10d	3965	2-PLY TRUSS	FL11470		
HTT5	1-5/8" DIA. ROD (6)	26-10d x 1-1/2"	4350	2-PLY TRUSS	FL11496		
HD3B x2	2-5/8" DIA. ROD (6)	2-5/8" DIA. BOLT (5)	6260	2-PLY TRUSS	FL12708		
HD5B x2	2-5/8" DIA. ROD (6)	2-5/8" DIA. BOLT (5)	9010	2-PLY TRUSS	FL12708		
HGT-2	2-5/8" DIA. ROD (6)	16-10d	10980	2-PLY TRUSS	FL10866		
HGT-3	2-5/8" DIA. ROD (6)	16-10d	10530	3-PLY TRUSS	FL10866		

# TRUSS CONNECTOR NOTES:

- 1. TRUSS REACTIONS SHALL BE PROVIDED BY THE TRUSS ENGINEER. THE CONTRACTOR SHALL SELECT THE APPROPRIATE CONNECTOR FROM THESE TABLES
- THAT PROVIDES A CAPACITY THAT IS EQUAL TO OR GREATER THAN THE TRUSS REACTIONS. 2. ALL OF THE CONNECTIONS SPECIFIED ARE THOSE AS MANUFACTURED BY THE SIMPSON STRONGTIE (WWW.STRONGTIE.COM). ALTERNATE MANUFACTURER'S CONNECTORS MAY BE USED ONLY IF THEY MEET OR EXCEED THE CAPACITIES REQUIRED IN THESE TABLES. IT IS THE RESPONSIBILITY OF THE ALTERNATE MANUFACTURER TO PROVIDE DOCUMENTATION THAT PROVES THAT THE PROPOSED ALTERNATES ARE IDENTICAL IN PERFORMANCE TO THE CONNECTORS
- SPECIFIED IN THESE TABLES. ALTERNATE CONNECTORS SHALL NOT BE USED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER OF RECORD. 3. ALL CONNECTORS FOR TRUSS-TO-TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE TRUSS ENGINEER. THE ADEQUACY OF THE NET AREA OF THE TRUSS
- MEMBERS FOR THE BOLTED OR SCREWED CONNECTIONS SHALL BE DETERMINED BY THE TRUSS ENGINEER. 4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE CONNECTOR MANUFACTURER'S CATALOG AND STRICTLY FOLLOW ALL INSTRUCTIONS AND
- RECOMMENDATIONS CITED THEREIN. 5. THE ADEQUACY OF THE NET AREA OF THE TRUSS MEMBERS FOR THE BOLTED OR SCREWED CONNECTIONS SHALL BE DETERMINED BY THE TRUSS ENGINEER.
- ANCHOR SYSTEM" TYPICAL DETAIL. 7. FOR CONNECTORS THAT VARY IN LENGTH (e.g., META-12, META-16, ETC.) USE A LENGTH THAT ALLOWS THE FASTENERS TO BE INSTALLED PAST THE TRUSS

6. THE ANCHOR RODS SHALL BE INCLUDED AS PART OF THE TIE-DOWN ANCHOR SYSTEM AND DESIGNED BY THE ANCHOR ENGINEER. REFER TO "TIE-DOWN

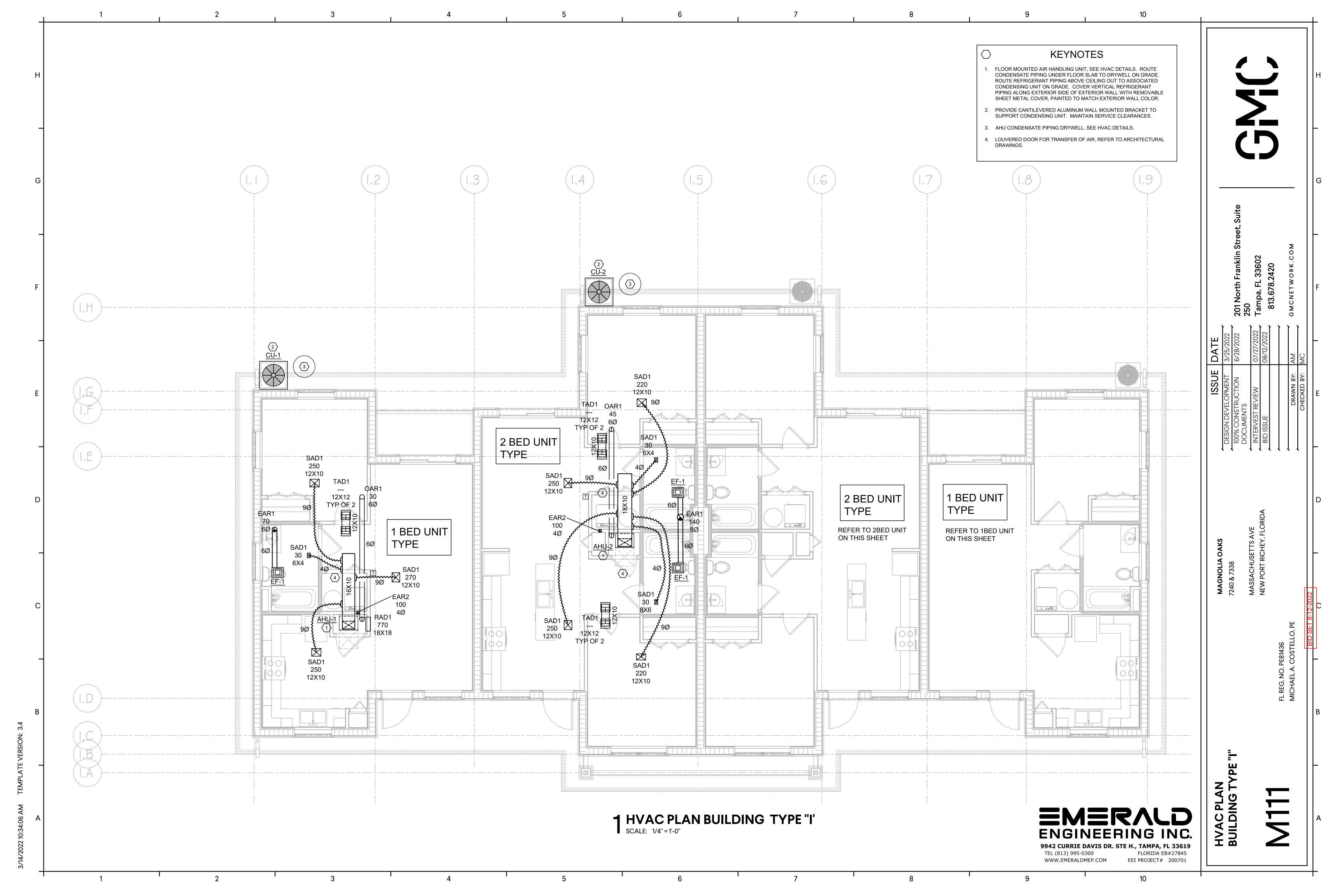
- CONNECTOR PLATE WHERE PRACTICAL TO DO SO.
- 8. DO NOT INSTALL FASTENERS WHERE THEY WOULD "PUSH-OUT" THE TRUSS CONNECTOR PLATE ON THE OPPOSITE FACE.
- 9. ALL TRUSSES BEARING ON CMU OR CONCRETE SHALL HAVE A METAL MOISTURE BARRIER (e.g., TSS TRUSS SEAT).
- 10. STAGGER DOUBLE CONNECTIONS TO AVOID SPLITTING OF THE WOOD.
- 11. ALL CONNECTORS SHALL BE GALVANIZED. ALL ANCHOR RODS SHALL BE GRADE A36. ALL BOLTS SHALL BE A MINIMUM GRADE A307.

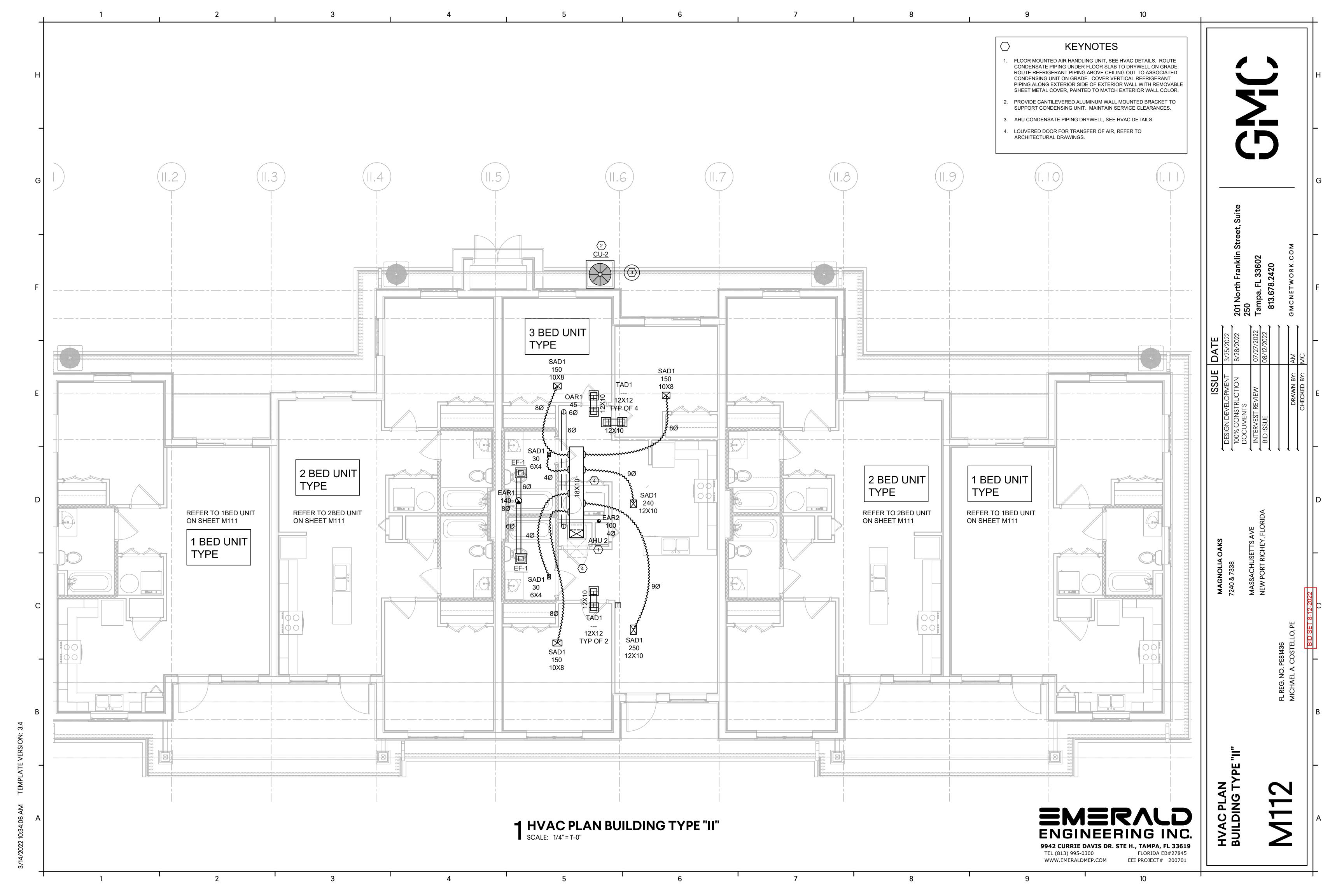
12. ALL OF THE CONNECTORS LISTED IN THESE TABLES MAY NOT BE USED ON THIS PROJECT.

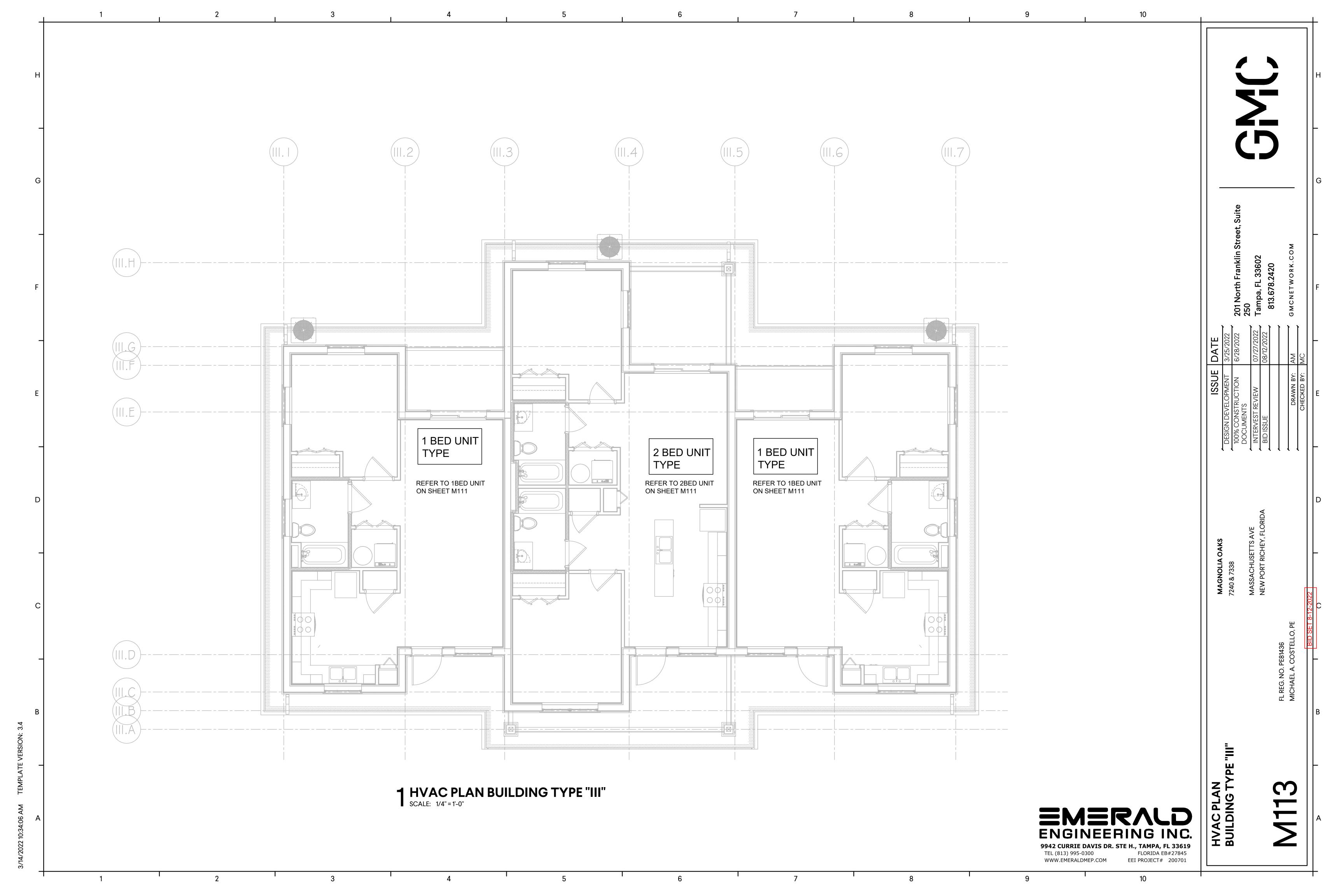
WOOD TRUSS CONNECTOR SCHEDULE
12" = 1'-0"

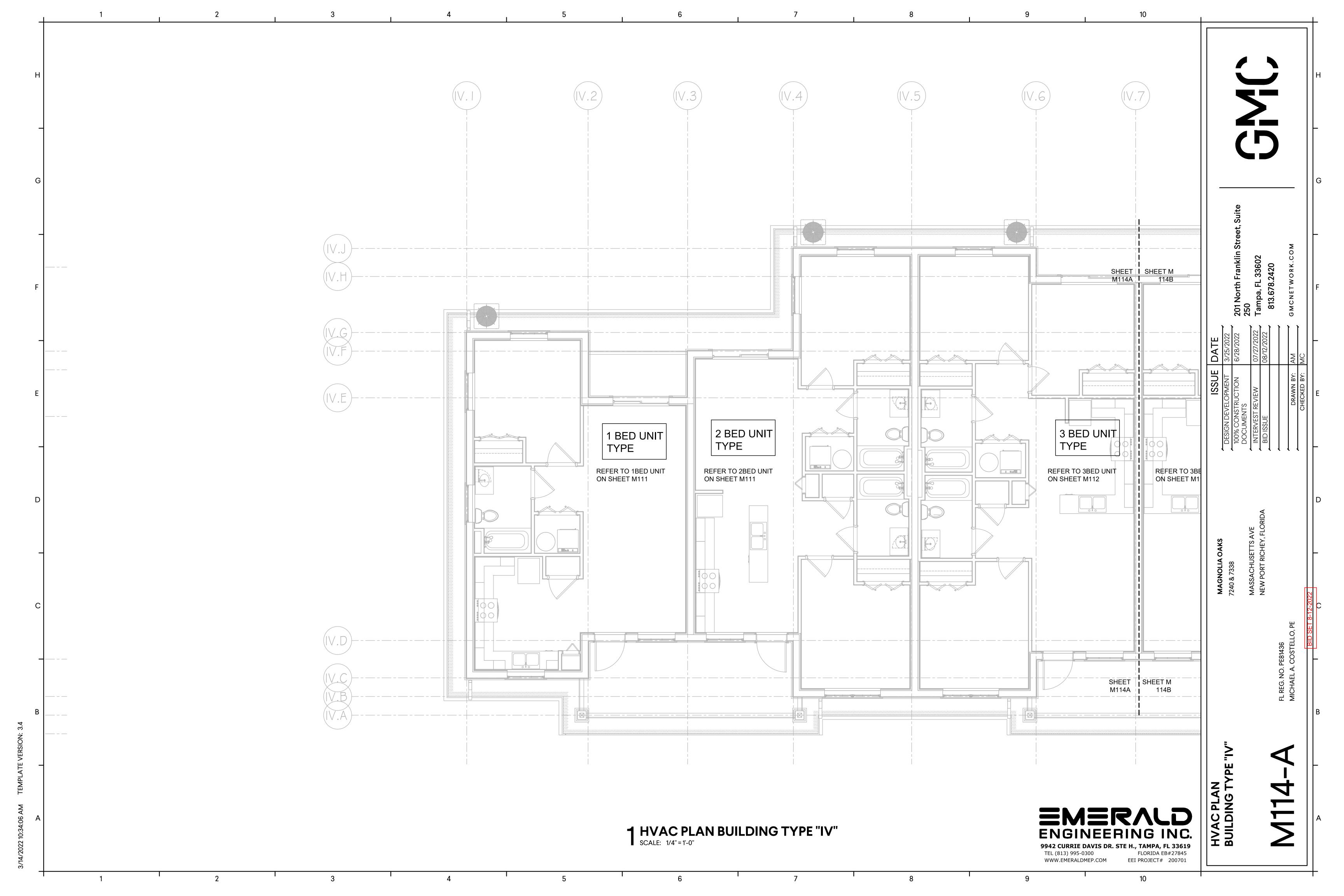
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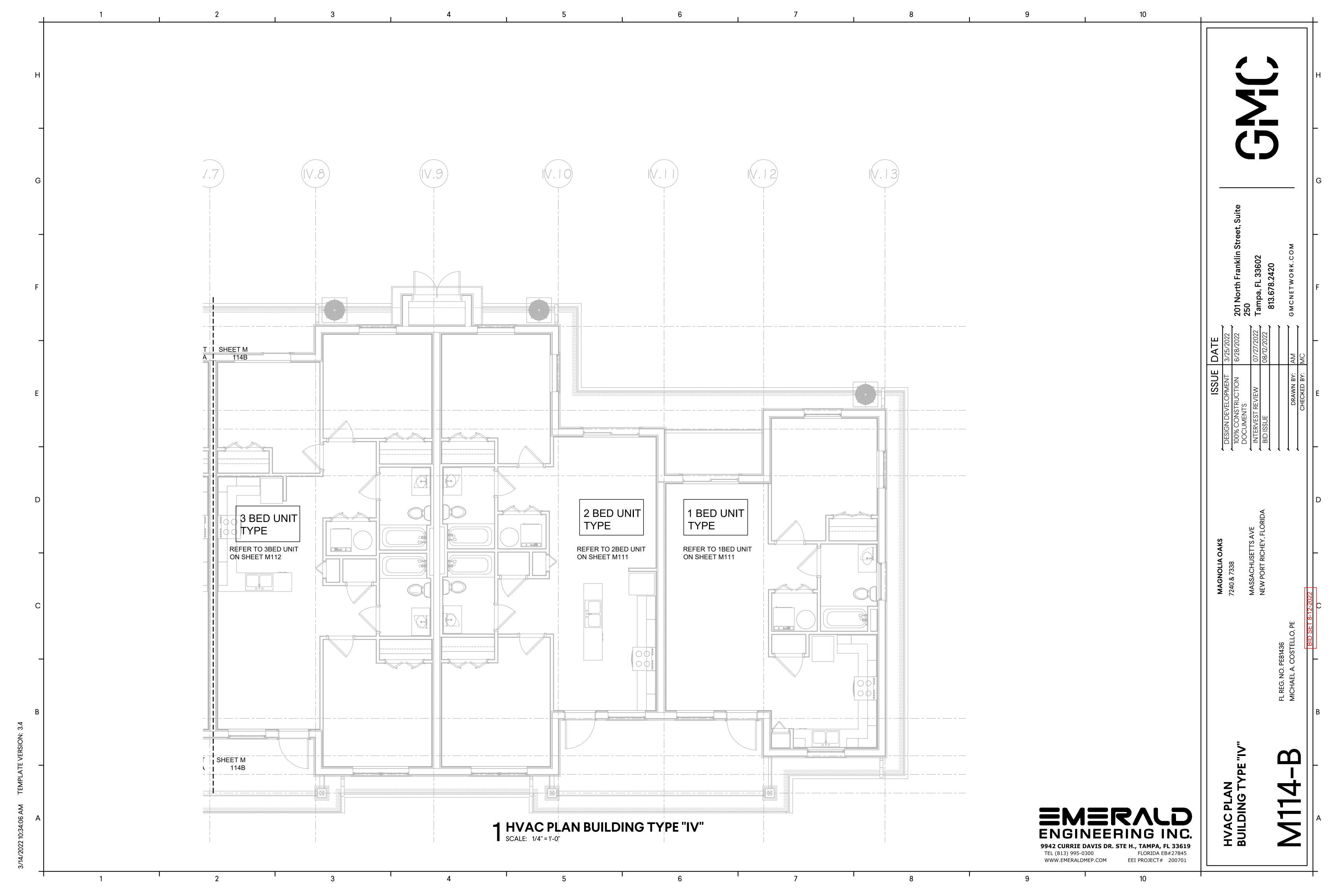
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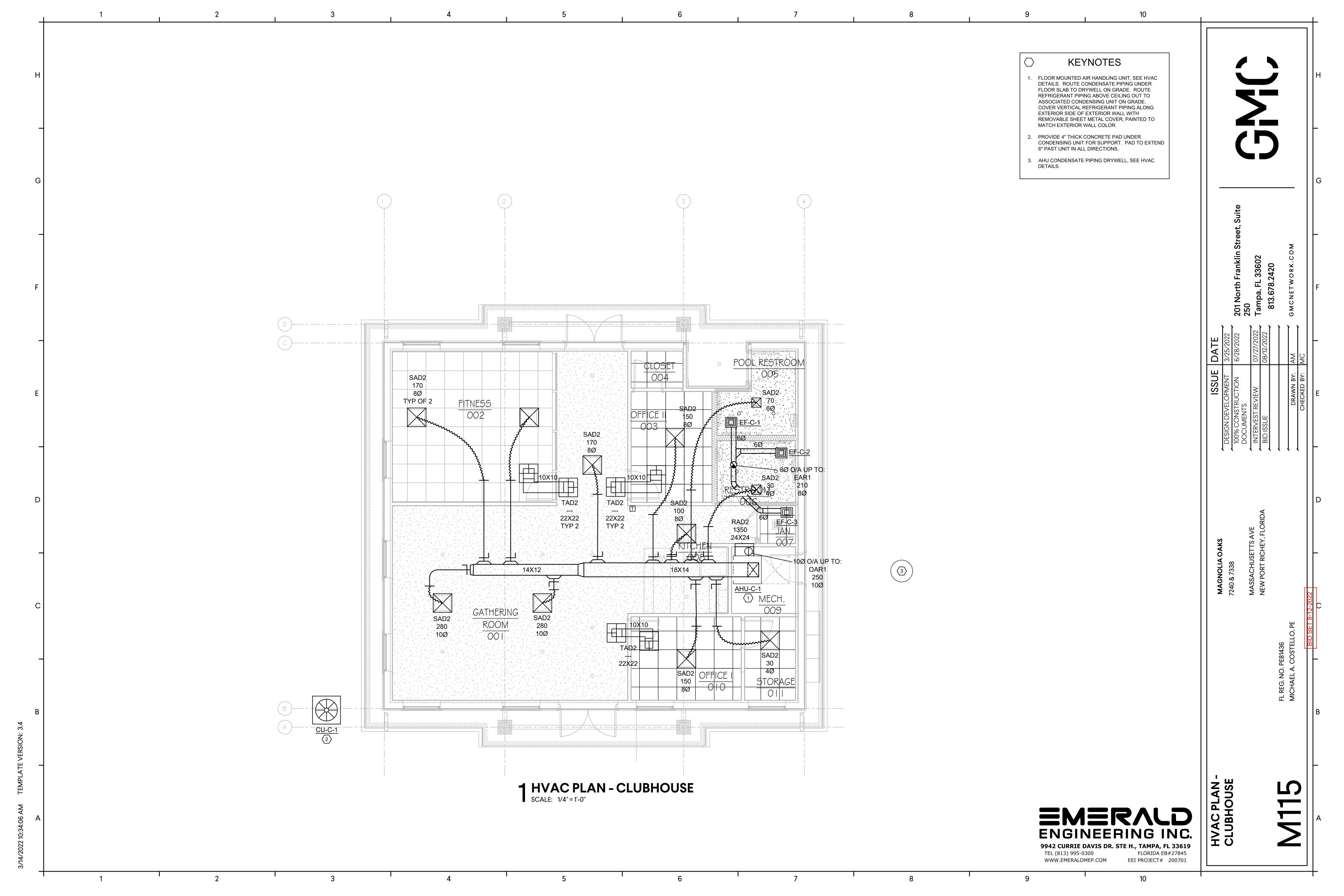


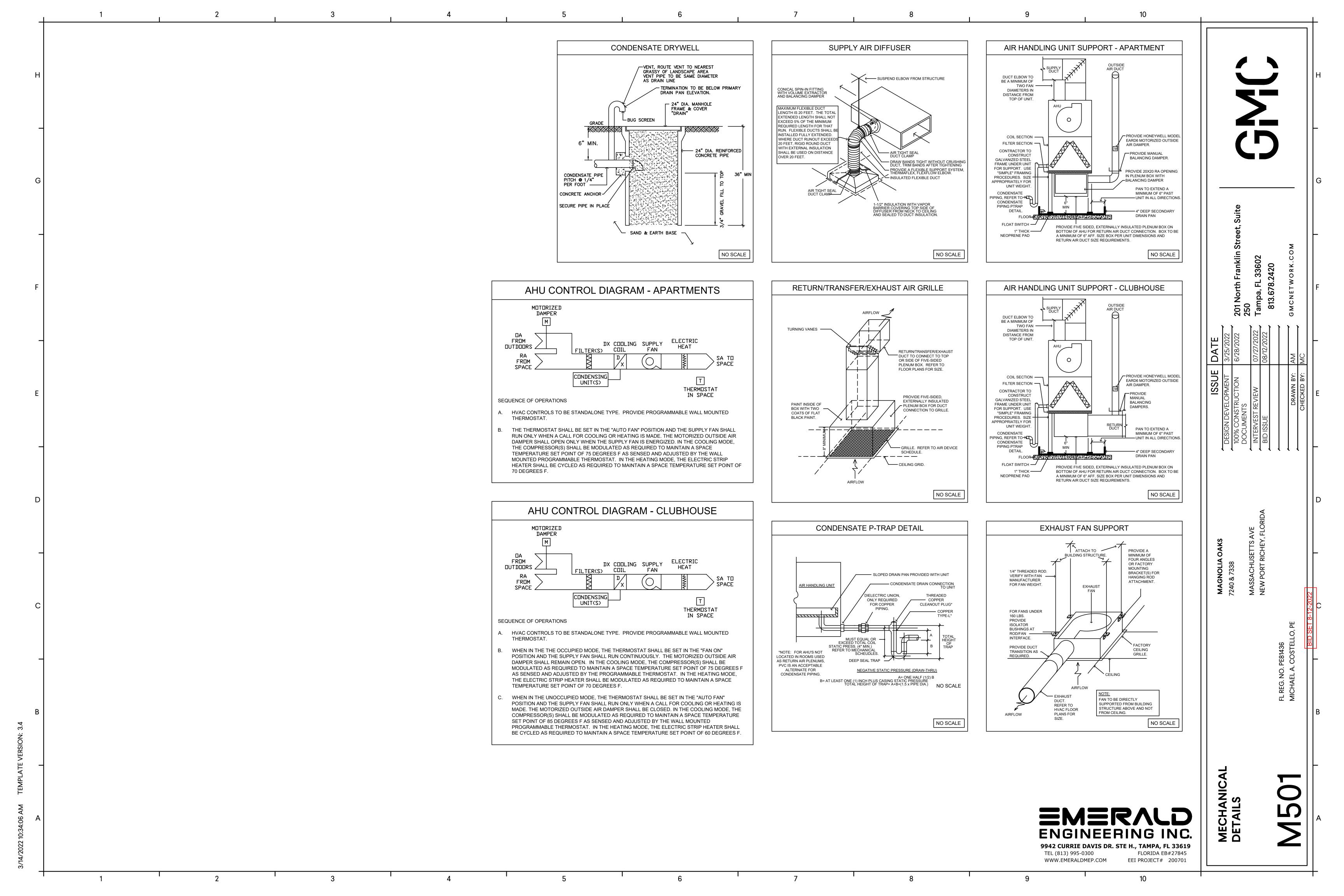












						<ol> <li>AIR DEVICE TO BE</li> <li>FACE OF AIR DEVI</li> </ol>	NECK AIR FLOW PATTERN BLADES/VANES MATERIAL FINISH DAMPER MANUFACTURER MODEL NOTES	SERVICE TYPE DESCRIPTION	AIR DEVICE SCHEDUL
						E SELECTED AT A MAXIMUM ICE TO BE HINGED AND CAP BALANCING DAMPER WHIC ABLE BIRD SCREEN.	RECTANGULAR 3-WAY ADJUSTABLE ALUMINUM WHITE OPPOSED BLADE PRICE ACVD 1,2,4	SAD1  SUPPLY AIR  CURVED VANE  DIFFUSER	
							ROUND 4-WAY FIXED ALUMINUM WHITE RADIAL PRICE ASPD 1,2,4	SAD2  SUPPLY AIR  SQUARE PLAQUE  DIFFUSER	6402
							RECTANGULAR 1-WAY FIXED ALUMINUM WHITE NONE PRICE 630 1,2	RETURN AIR LOUVERED GRILLE	RAD1
						ARCHITECT.	RECTANGULAR 1-WAY FIXED ALUMINUM WHITE OPPOSED BLADE PRICE 630FF 1,2,3	RETURN AIR LOUVERED GRILLE (MINUS FILTER)	RAD2
							RECTANGULAR 1-WAY FIXED ALUMINUM WHITE NONE PRICE 630 1,2	TRANSFER AIR LOUVERED GRILLE	TAD1
							RECTANGULAR 1-WAY FIXED ALUMINUM WHITE NONE PRICE 630FF 1,2,3	TRANSFER AIR LOUVERED GRILLE (MINUS FILTER)	TAD2
							ROUND 4-WAY NONE ALUMINUM NONE NONE COOK PR 1,2,5,6	OUTSIDE AIR ROOF CAP	OAR1
							ROUND 4-WAY NONE ALUMINUM NONE NONE COOK PR 1,2,5,6	EXHAUST AIR ROOF CAP	EAD4
							ROUND 4-WAY NONE ALUMINUM NONE NONE COOK PR 1,2,6.	EAR2  EXHAUST AIR  LAUNDRY ROOF CAP	EAD2
6. PROVIDE OCCUPANCY SENSOR AND TEN MINUTE TIME DELAY SWITCH.  ENGINEERING INC.  9942 CURRIE DAVIS DR. STE H., TAMPA, FL 3361  TEL (813) 995-0300 FLORIDA EB#27845	SERVICE TYPE - EXHAUST AIR EXHAUST AIR  AIR FLOW - MAXIMUM	CU NOTES:  1. POTENTIAL BIDDING MANUFACTURERS SHALL PROVIDE IN THEIR SUBMITTAL A COPY OF THIS SCHEDULE WITH THEIR PROPOSED VALUES FOR REVIEW BY ENGINEER. SUBMITTAL SHALL BE REJECTED IF THIS SCHEDULE IS MISSING. CONTACT ENGINEER FOR BLANK SCHEDULE.  2. PROVIDE SINGLE POINT POWER CONNECTION. 3. DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR. 4. PROVIDE CONDENSER COIL GUARDS.  FAN SCHEDULE  FAN TAG  FAN TAG  FEF-1  FEF-C-1,2,3	NOMINAL TONNAGE	AHU NOTES:  1. POTENTIAL BIDDING MANUFACTURERS SHALL PROVIDE IN THEIR SUBMITTAL A COPY OF THIS SCHEDULE WITH THEIR PROPOSED VALUES FOR REVIEW BY ENGINEER. SUBMITTAL SHALL BE REJECTED IF THIS SCHEDULE IS MISSING. CONTACT ENGINEER FOR BLANK SCHEDULE.  2. PROVIDE STRAIGHT COOL SYSTEM.  3. PROVIDE SINGLE POINT POWER CONNECTION.  4. DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR.  5. PROVIDE SINGLE WALL UNIT WITH FOIL FACED INSULATION.  6. PROVIDE REMOTE MOUNTED PROGRAMMABLE THERMOSTAT, 24 HOUR/7-DAY TYPE.  7. PROVIDE IAQ TYPE DRAIN PAN, POSITIVELY SLOPED IN TWO DIRECTIONS.	SUPPLY AIR FLOW	ELECTRIC STRIP HEATER         -         AFTER FAN         AFTER FAN         AFTER FAN           LOCATION         -         AFTER FAN         AFTER FAN         AFTER FAN           TOTAL CAPACITY         KW/STEPS         4/1         5/1         8/1           ENT. AIR TEMP (DB)         DEG F         70         70         70           LVG. AIR TEMP (DB)         DEG F         85.8         85.8	NOMINAL TONNAGE   TONS   2   2.5   4	AIR HANDLING UNIT TAG - AHU-1 AHU-2 AHU-C-1  DX COOLING COIL  LOCATION - BEFORE FAN BEFORE FAN BEFORE FAN	DIRECT EXPANSION SPLIT SYSTEM SCHEDULE
.    호		MAGNOLIA OAKS	DESIG	ISSUE DATE  DEVELOPMENT 3/25/2022					
M601	FL REG. NO. PE81436	40 & 4SS/4 :W P	100% CC DOCUN INTERVE BID ISSU	CONSTRUCTION 6/28/2022 JMENTS REVIEW 07/27/2022 SSUE 08/12/2022	201 North Franklin Street, Suite 250 Tampa, FL 33602 813.678.2420				

—**~** CHECK VALVE

THREE WAY VALVE

**────** BUTTERFLY VALVE

PRESSURE REDUCING VALVE

SYSTEM ARE NOT TO BE PROVIDED AS REQUIRED. THE SEPARATE DIVISIONAL CONTRACT DOCUMENTS DO NOT RELIEVE THE EQUIPMENT IN PLACE AND MAKE NECESSARY SERVICE CONNECTIONS. PROVIDE ACCESSORIES AS REQUIRED. CONTRACTOR FROM THE RESPONSIBILITY TO PROVIDE THE WORK WHICH IS INDICATED ON ANY OF THE DIVISIONAL CONTRACT DOCUMENTS. REVIEW AND COORDINATE THE SCOPE OF WORK WITH ALL DOCUMENTS AND TRADES TO ASSURE A COMPLETE AND FUNCTIONAL SYSTEM IS BID AND INSTALLED. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE PLUMBING WORK.

SUBMIT FULL SUBMITTALS OF ALL PLUMBING EQUIPMENT AND MATERIALS TO THE ENGINEER FOR REVIEW, WHETHER IT IS EXACTLY AS SPECIFIED OR NOT. WHERE ALTERNATE MANUFACTURERS ARE LISTED IN THE BOOK SPECIFICATIONS. ONE OF THOSE MANUFACTURERS SHALL BE PROVIDED UNLESS A REQUEST FOR SUBSTITUTION HAS BEEN SUBMITTED PRIOR TO BID AND THE MANUFACTURER SUBSEQUENTLY IS LISTED AS AN ACCEPTABLE MANUFACTURER IN AN ADDENDUM. FOR ALL EQUIPMENT WHICH HAS BEEN SCHEDULED DIRECTLY ON THE DESIGN DRAWINGS, PROVIDE WITHIN THE SUBMITTAL A PERFORMANCE SCHEDULE FOR THE PROPOSED EQUIPMENT IN THE SAME FORMAT AS INCLUDED ON THE DRAWINGS.

FAILURE TO PROVIDE REQUIRED PERFORMANCE SCHEDULE WILL RESULT IN REJECTION OF THE ENTIRE SUBMITTAL.

BIND COMPLETE SUBMITTALS IN A THREE RING BINDER(S) WITH A TITLE SHEET AND IDENTIFICATION ON FRONT AND SIDE OF THE BINDER. CONTACT ENGINEER FOR PRIOR APPROVAL TO SUBMIT PDF EMAILED SUBMITTALS. SUBMIT ALL PLUMBING PRODUCTS SUBMITTALS ALL AT ONE TIME. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED FOR REVIEW AND APPROVAL. INDEX ALL ITEMS AS APPLICABLE. SUBMITTALS THAT DEVIATE FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL LIST ALL DIFFERENCES IN A COVER LETTER ATTACHED TO FRONT OF THE SUBMITTAL. ANY UNLISTED DEVIATIONS FOUND DURING REVIEW WILL RESULT IN THE REJECTION OF THE ENTIRE SUBMITTAL. FOR ITEMS REVIEWED AND MARKED "REJECTED" OR "REVISE AND RESUBMIT". ONLY ONE ADDITIONAL RE-SUBMITTAL WILL BE REVIEWED TO VERIFY PRODUCT. COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOULD FURTHER SUBMITTALS BE REQUIRED BY THE ENGINEER TO VERIFY THE SUBMITTAL WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE HOURLY RATE OF \$150.00 WILL BE BILLED TO

THE CONTRACT DOCUMENTS AND SUBMITTALS OF ALL TRADES SHALL BE COORDINATED AND BE VIEWED IN CONNECTION AND CONJUNCTION WITH EACH OTHER TO INSURE THE PROPER LOCATION AND INSTALLATION OF ALL DEVICES AND EQUIPMENT. MAKE PARTICULAR NOTE OF LOCATIONS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

PLUMBING DRAWINGS INDICATE THE SCHEMATIC LAYOUT AND LOCATION OF THE PLUMBING SYSTEM COMPONENTS. UNLESS SPECIFIC DIMENSIONS ARE NOTED. THE ACTUAL LOCATION OF THESE COMPONENTS SHALL BE DETERMINED IN THE FIFLD BY THE CONTRACTOR IN COORDINATION WITH THE WORK OF OTHER TRADES, THE USE OF MANUFACTURER'S SUBMITTALS, AND SIMILAR CERTIFIED DATA.

THE SCHEDULING OF ALL WORK AND SHUTDOWNS OF ALL EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER TO THEIR SATISFACTION. THE OWNER RESERVES THE RIGHT TO DENY THE USE OF ANY TOOLS DUE TO NOISE.

ALL PLUMBING EQUIPMENT INSTALLED OUTDOORS SHALL BE SECURED TO ITS SUPPORT AS DETAILED BY THE STRUCTURAL ENGINEER FOR THE REQUIRED WIND LOAD DESIGN.

ALL EXTERIOR EXPOSED MATERIALS SHALL BE CONSTRUCTED OF NON-FERROUS MATERIALS AND BE PAINTED WITH TWO COATS OF RUST INHIBITOR PAINT.

INSTALL AND TEST ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN ADEQUATE SERVICE SPACE AS REQUIRED. SERVICE SPACE SHALL BE CLEAR OF DUCTS, PIPES, CONDUITS, WALL STUDS, CEILING HANGERS, AND ANY OTHER CONSTRUCTION APPURTENANCE.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL CEILING/FLOOR/WALL ACCESS PANELS THAT MAY BE REQUIRED FOR THE INSTALLATION. INSPECTION, AND SERVICE OF PLUMBING EQUIPMENT WHETHER OR NOT IT IS SHOWN. ACCESS PANELS TO BE SELECTED BY THE ARCHITECT.

ALL PLUMBING EQUIPMENT SHALL BE LABELED WITH ENGRAVED, LAMINATED, PLASTIC SIGNS. SIGNS SHALL BE 1/8" THICK AND A MINIMUM OF 1-3/4" HIGH WITH 1" HIGH LETTERS. LENGTH OF THE SIGN SHALL BE THE SUM OF THE LETTERS/NUMBERS PLUS 3/4" ON EACH END. EXTERIOR SIGNS SHALL BE UV RATED, DESIGNATED AND MANUFACTURED TO BE EXPOSED TO THE ELEMENTS.

AT PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 40 HOURS OF TRAINING ON THE OPERATION

AND MAINTENANCE OF THE PLUMBING EQUIPMENT.

CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON PARTS AND LABOR FROM THE DATE OF SUBSTANTIAL COMPLETION.

FOR SEALING OF PIPE PENETRATION THROUGH FIRE RATED WALLS, REFER TO ARCHITECTURAL CONTRACT DOCUMENTS. ALL RATED WALL PENETRATIONS SHALL BE SEALED USING APPROVED UL DETAILS.

PROVIDE ADDITIONAL PIPING SUPPORTS ON BOTH SIDES AND WITHIN 18" OF FIRE RATED WALLS. PIPING SHALL NOT BE SUPPORTED FROM ANY FIRE RATED WALL.

ALL PIPING MUST BE INSTALLED 6" AWAY FROM ANY FIRE RATED WALL

THE CONTRACTOR FOR THE ENGINEER'S TIME SPENT ON THE REVIEW.

ALL RATED WALL PENETRATIONS SHALL BE MADE AT A 90° ANGLE.

HANGERS, ANCHORS AND SUPPORTS SHALL SUPPORT THE PIPING AND THE CONTENTS OF THE PIPING. HANGERS AND STRAPING MATERIALS SHALL BE OF APPROVED MATERIALS THAT WILL NOT PROMOTE GALVANIC ACTION. PROVIDE PIPE SADDLES BELOW INSULATED PIPES.

HANGERS AND ANCHORS SHALL BE ATTACHED TO THE BUILDING CONSTRUCTION IN AN APPROVED MANNER.

RIGID SUPPORT SWAY BRACING SHALL BE PROVIDED AT CHANGES IN DIRECTION GREATER THAN 45° FOR PIPE SIZES 4" AND

ANCHORAGE SHALL BE PROVIDED TO RESTRAIN DRAINAGE PIPING FROM AXIAL MOVEMENT. FOR PIPE SIZES GREATER THAN 4". RESTRAINTS SHALL BE PROVIDED FOR DRAIN PIPES AT ALL CHANGES IN DIRECTION AND AT ALL CHANGES IN DIAMETER GREATER THAN TWO PIPE SIZES. BRACES, BLOCKS, RODDING AND OTHER SUITABLE METHODS AS SPECIFIED BY THE COUPLING MANUFACTURER SHALL BE UTILIZED.

PROVIDE ALL OFFSETS AND FITTINGS REQUIRED FOR A FULLY FUNCTIONAL SYSTEM. MAKE CONNECTION TO SITE UTILITIES. COORDINATE WITH SITE UTILITY CONTRACTOR AS REQUIRED.

CONCEAL PIPING ABOVE CEILING, WITHIN WALL OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.

PROVIDE AN AIR GAP WHEN WASTE CONNECTION IS REQUIRED TO BE INDIRECT, SERVICING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.

ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED. IF PIPING IS NOT AVAILABLE CHROME PLATED, PIPING SHALL BE PAINTED WITH CHROME COLORED PAINT.

PROVIDE CLEANOUTS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - PLUMBING. INSTALL CLEANOUT WITH COVER FLUSH TO FINISH SURFACE. WHEN OUTDOORS, PROVIDE CONCRETE ADJACENT TO CLEANOUT AS SHOWN ON THE DETAIL ON

COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL DEVICES. PROVIDE INSULATED DRAIN PAN UNDER PIPING WHERE ABSOLUTELY NOT POSSIBLE TO AVOID.

PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY TO USE) TO ALL EQUIPMENT, WHETHER FURNISHED BY THIS CONTRACTOR.

FOLLOW ADA GUIDELINES FOR ACCESSIBILITY TO PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH DISABILITIES. THESE GUIDELINES ARE TO BE APPLIED DURING DESIGN, CONSTRUCTION AND ALTERATION OF SUCH BUILDING AND FACILITIES TO THE EXTENT REQUIRED BY REGULATIONS ISSUED BY FEDERAL AGENCIES, INCLUDING THE DEPARTMENT OF JUSTICE, UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.

THE LOCATIONS OF ALL CLEANOUTS, VALVES, GAUGES, ETC. SHALL BE LOCATED FOR ACCESS AND/OR SERVICE IN REFERENCE TO THE FINISHED BUILDING. WALL CLEANOUT SHALL BE 18" A.F.F. AND FLOOR CLEANOUTS SHALL BE LOCATED WITHIN 12" OF AN ADJACENT WALL.

# PLUMBING GENERAL NOTES

NO EXCLUSIONS FROM OR LIMITATIONS IN THE LANGUAGE USED IN THE CONTRACT DOCUMENTS SHALL BE INTERPRETED AS WHERE PLUMBING SERVICES ARE REQUIRED FOR EQUIPMENT FURNISHED UNDER OTHER TRADES OR PROVIDED BY THE MEANING THAT THE EQUIPMENT, APPURTENANCES, AND/OR ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL OWNER (OFCI), THE CONTRACTOR SHALL DETERMINE ACCURATE ROUGHING REQUIREMENTS IN ADVANCE OF WORK, SET

REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ROUGHING DIMENSIONS OF ALL PLUMBING FIXTURES,

ALL HOSE BIBBS, WALL HYDRANTS AND HOSE END CONNECTIONS SHALL BE EQUIPPED WITH AN APPROVED INTEGRAL VACUUM BREAKER AND SHUT OFF VALVE LOCATED ABOVE THE CEILING. UNLESS OTHERWISE NOTED, ALL WALL HYDRANTS AND HOSE BIBBS SHALL BE INSTALLED 24" ABOVE FINISHED FLOOR OR GRADE.

DIELECTRIC UNIONS SHALL BE INSTALLED AT ALL CONNECTIONS OF DISSIMILAR METALS (SUCH AS COPPER TO GALVANIZED

ALL SANITARY AND VENT PIPING SHALL BE PVC TYPE DWV AND SHALL CONFORM TO ONE OF THE FOLLOWING STANDARDS: ASTM D 2665, ASTM D 2949 OR CSA B181.2. FITTINGS SHALL BE PVC AND SHALL CONFORM TO ONE OF THE FOLLOWING STANDARDS: ASTM D 2665, ASTM D 3311 OR ASTM F 1866. JOINTS SHALL BE SOLVENT CEMENTING. A PURPLE PRIMER THAT CONFORMS TO ASTM F 656 SHALL BE APPLIED TO JOINT SURFACES (CLEAN AND FREE FROM MOISTURE), SOLVENT CEMENT NOT PURPLE IN COLOR AND CONFORMING TO ASTM D 2564, CSA B137,3, CSA B181,2 OR CSA B182.1 SHALL BE APPLIED TO ALL JOINT SURFACES. JOINTS SHALL BE IN ACCORDANCE WITH ASTM D 2855

COLD WATER AND HOT WATER PIPING SHALL BE CPVC AND SHALL

CONFORM TO NSF 61 AND ASTM D 2846, ASTM F 441, ASTM F 442 OR CSA B137.6. FITTINGS SHALL BE CPVC AND SHALL CONFORM TO NSF 61 AND ASTM F 437, ASTM F 438, ASTM F 439 OR CSA B137.6. JOINTS SHALL BE SOLVENT CEMENTING, JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE, AND AN APPROVED PRIMER SHALL BE APPLIED SOVENT CEMENT, ORANGE IN COLOR AND CONFORMING TO ASTM F 493, SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE IN ACCORDANCE WITH ASTM D 2846 OR ASTM F 493.

PROPRESS OR PEX TYPE WATER PIPING IS NOT ACCEPTABLE.

PROVIDE VALVES WHERE INDICATED ON PLAN AND NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. PROVIDE VALVES RATED FOR 125 PSI OR GREATER WORKING PRESSURE IN WATER PIPING. PROVIDE FULL PORT BALL VALVES OR BUTTERFLY VALVES. BALL VALVES: NIBCO S-585-70; CHECK VALVES: NIBCO S-413; DRAIN VALVES: NIBCO S-585-70-HC; BALANCING VALVES: NIBCO S-1710.

VERIFY SIZES, LOCATION, INVERTS AND ELEVATIONS PRIOR TO INSTALLING ANY PIPING.

COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND FURNISH EQUIPMENT WIRED FOR THE VOLTAGE SHOWN HEREIN. PROVIDE STATEMENT INDICATING THIS HAS OCCURRED WITH THE SHOP DRAWING SUBMITTALS.

SLOPE ALL SANITARY PIPING 8" AND LARGER AT A MINIMUM SLOPE OF 1/16" PER FOOT. SLOPE ALL SANITARY PIPING 3" TO 6" AT A MINIMUM SLOPE OF 1/8" PER FOOT. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT.

ALL SANITARY, VENT AND WATER PIPING SHALL BE TESTED BEFORE BEING CONCEALED IN ANY WAY. ALL JOINTS SHALL BE MADE DRIP TIGHT BEFORE BEING CONCEALED. DOMESTIC WATER PIPING SHALL BE TESTED AT 1-1/2 TIMES OPERATING PRESSURE OR 100 PSI, WHICHEVER IS GREATER.

DISINFECT POTABLE WATER SYSTEM PER THE FLORIDA BUILDING CODE. PROVIDE DOCUMENTATION IN THE CLOSE OUT DOCUMENTS.

PROVIDE PVC SLEEVE WITH LONG RADIUS ELBOWS FOR DOMESTIC COLD & HOT WATER PIPING ROUTED UNDER BUILDING'S FIRST FLOOR SLAB.

# PLUMBING CODE CRITERIA

THE FOLLOWING IS A LIST OF ALL CODES ADOPTED DECEMBER 31, 2020 BY THE STATE FIRE MARSHALL'S RULE 69A3.012

- \*\* FLORIDA BUILDING CODE 7TH EDITION (2020) ALL SECTIONS
- \*\* FLORIDA ENERGY EFFICIENCY CODE (FBC 2020), FLORIDA ENERGY CODE SOFTWARE: ENERGYGAUGE SUMMIT
- VERSION 7.00 \* FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

69A-3.012 STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION ADOPTED. (1) EXCEPT AS SPECIFICALLY MODIFIED BY STATUTE OR BY THE STATE FIRE MARSHAL'S RULES. THE "FLORIDA FIRE PREVENTION CODE. 7TH EDITION (2020)," WHICH IS COMPRISED OF THE FLORIDA SPECIFIC EDITION OF NFPA 101, THE LIFE SAFETY CODE (2018 EDITION) AND THE FLORIDA SPECIFIC EDITION OF NFPA 1. THE FIRE CODE (2018 EDITION), ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S. IN ADDITION, THE FOLLOWING STANDARDS, EXCEPT AS SPECIFICALLY MODIFIED IN THE RULE CHAPTERS IN RULE TITLE 69A. ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND SHALL TAKE EFFECT ON THE EFFECTIVE DATE OF THIS RULE, AS A PART OF THE UNIFORM FIRE SAFETY STANDARDS ADOPTED BY RULE BY THE STATE FIRE MARSHAL AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS

- (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S.:
- \* NFPA 13, 2016 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- \*\* NFPA 70, 2017 EDITION, NATIONAL ELECTRIC CODE \*\* NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE
- \*\* NFPA 96, 2017 EDITION, STANDARD FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS

# OTHER:

AMERICAN SOCIETY OF PLUMBING ENGINEERS (ASPE) STANDARDS

PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.

LOCAL CODES AND ORDINANCES

NOTE: TO THE BEST OF THE ENGINEER'S KNOWLEDGE. THESE PLUMBING DESIGN DRAWINGS COMPLY WITH THE ABOVE CODE CRITERIA. WHEN TWO OR MORE CODES OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SHALL

# PLUMBING COORDINATION DRAWING REQUIREMENT

PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT DETAILED PLUMBING COORDINATION DRAWINGS AT 1/4" =1'-0" SCALE. THESE DRAWINGS ARE NOT TO BE CONFUSED WITH SUBMITTALS. THEY ARE NOT SUBMITTALS. THEY ARE A TOOL TO AIDE THE CONTRACTORS IN THE INSTALLATION OF THEIR SYSTEMS. DRAWINGS ARE TO INCLUDE, BUT NOT

- NECESSARILY BE LIMITED TO, THE FOLLOWING ITEMS: . PLUMBING ROOMS WITH ALL EQUIPMENT (FROM APPROVED SUBMITTALS) DRAWN TO SCALE. INDICATE SERVICE
- CLEARANCES WATER HEATER ROOMS WITH ALL EQUIPMENT (FROM APPROVED SUBMITTALS) DRAWN TO SCALE. INDICATE SERVICE
- CLEARANCES. DETAILED FLOOR PLANS INDICATING ALL PLUMBING FIXTURES, PIPING, VALVES, AND ALL OTHER PIPING MOUNTED
- RELATED EQUIPMENT AND ACCESSORIES.
- INDICATE FLOOR, WALL, AND ROOF PENETRATION SIZES THAT ARE REQUIRED FOR ALL PLUMBING EQUIPMENT. SHOW MAJOR STRUCTURAL MEMBERS, MAJOR ELECTRICAL CONDUITS AND EQUIPMENT, AND MAJOR HVAC AND FIRE
- PROTECTION PIPING AND ACCESSORIES TO CONFIRM COORDINATION HAS OCCURRED.
- AFTER PLUMBING COORDINATION DRAWINGS ARE COMPLETED AND REVIEWED BY THE DESIGN TEAM, ANY ADDITIONAL WORK REQUIRED IN ANY OF THESE TRADES TO PROVIDE SYSTEMS THAT DO NOT CONFLICT WITH EACH OTHER SHALL BE

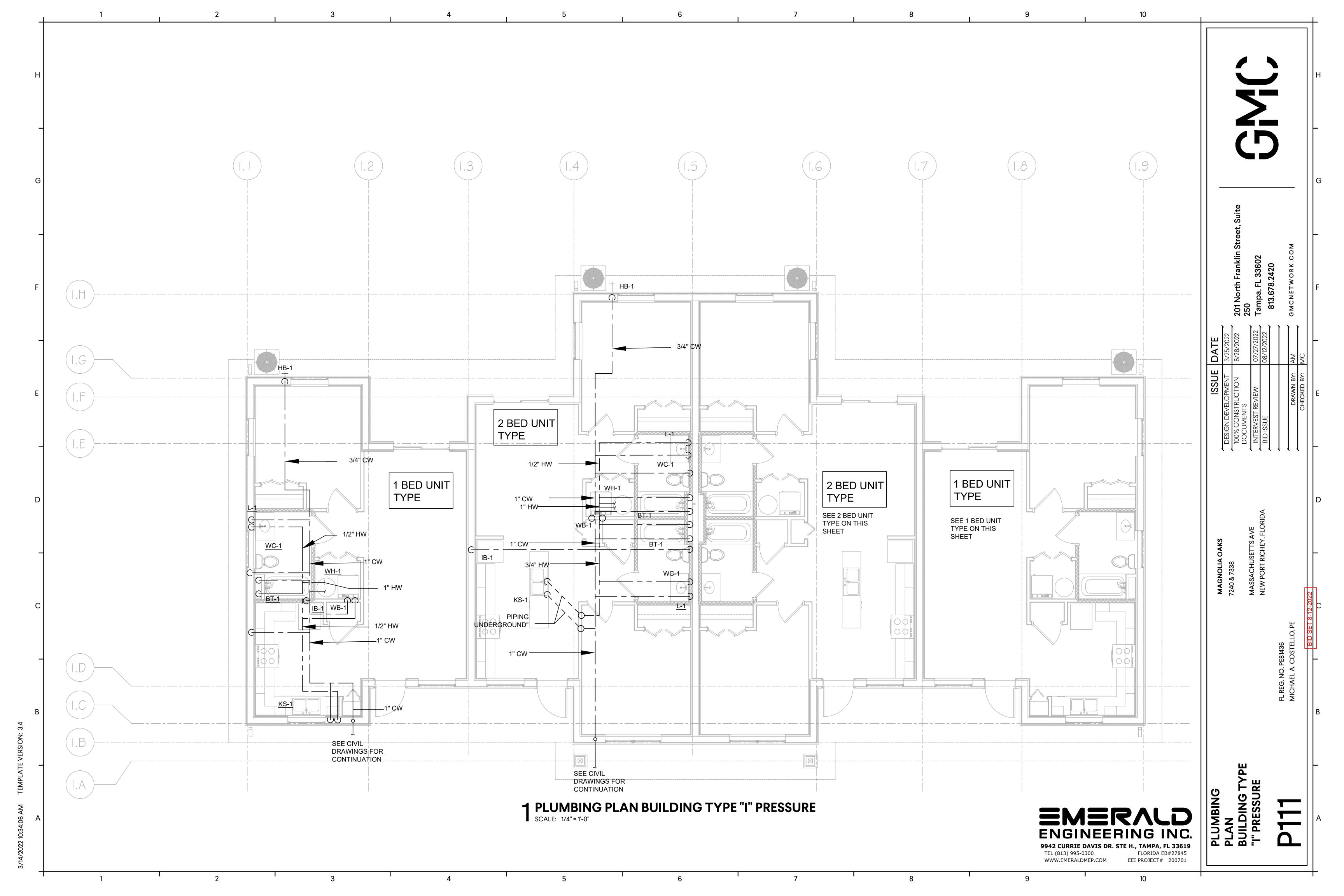
# HAMMER ARRESTOR SCHEDULE

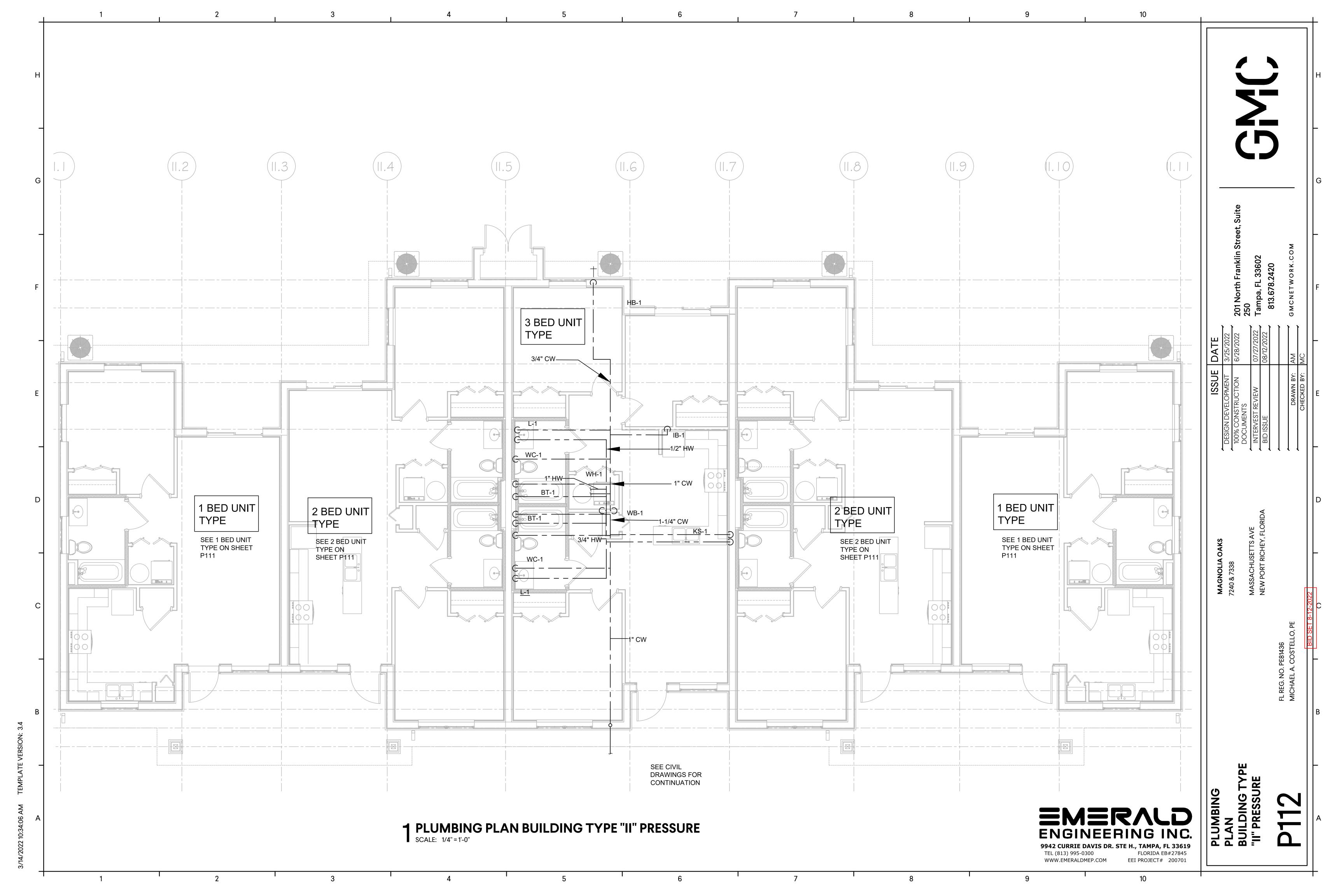
ZURN SHOKTROL Z-1700 SERIES	SIZE 100	SIZE 200	SIZE 300	SIZE 400	SIZE 500	SIZE 600
P.D.I. SYMBOLS*	A	В	С	D	E	F
FIXTURE—UNIT RATING	1–11	12-32	33–60	61–113	114–154	155-330

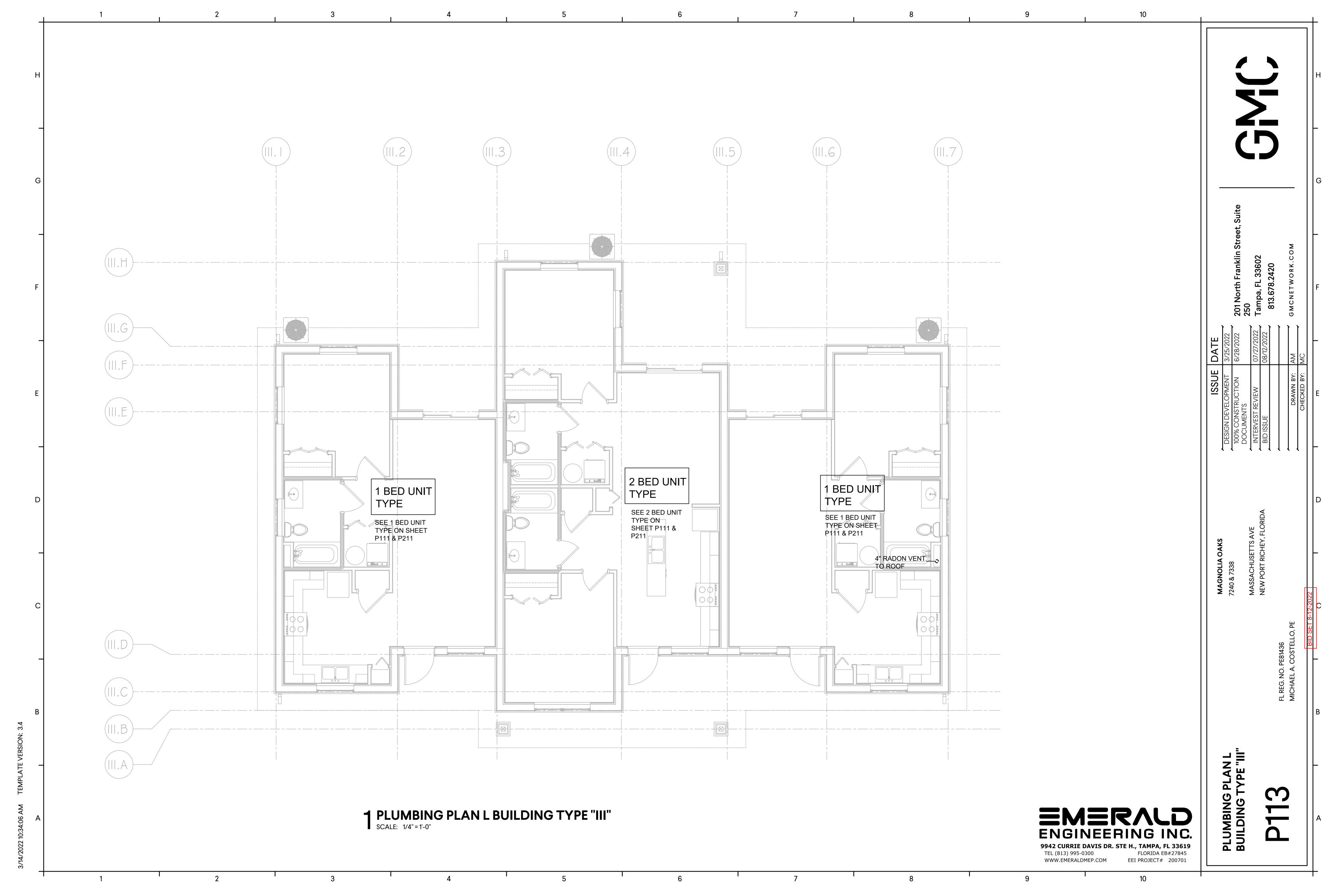
\*CLASSIFICATIONS ESTABLISHED BY THE PLUMBING AND DRAINAGE INSTITUTE "STANDARD P.D.I.-WH201". APPROVED EQUALS SHALL BE J.R. SMITH & WADE.

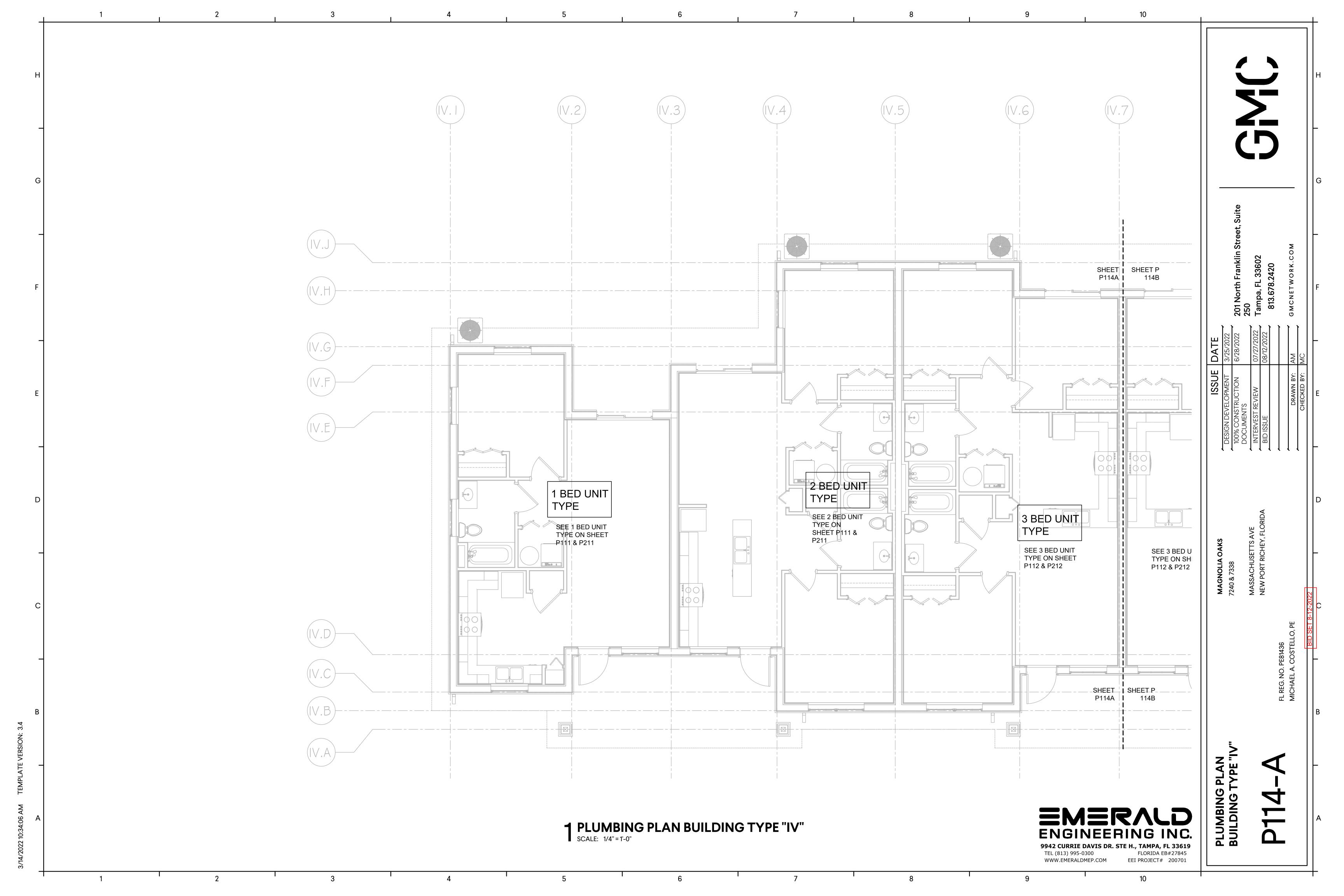
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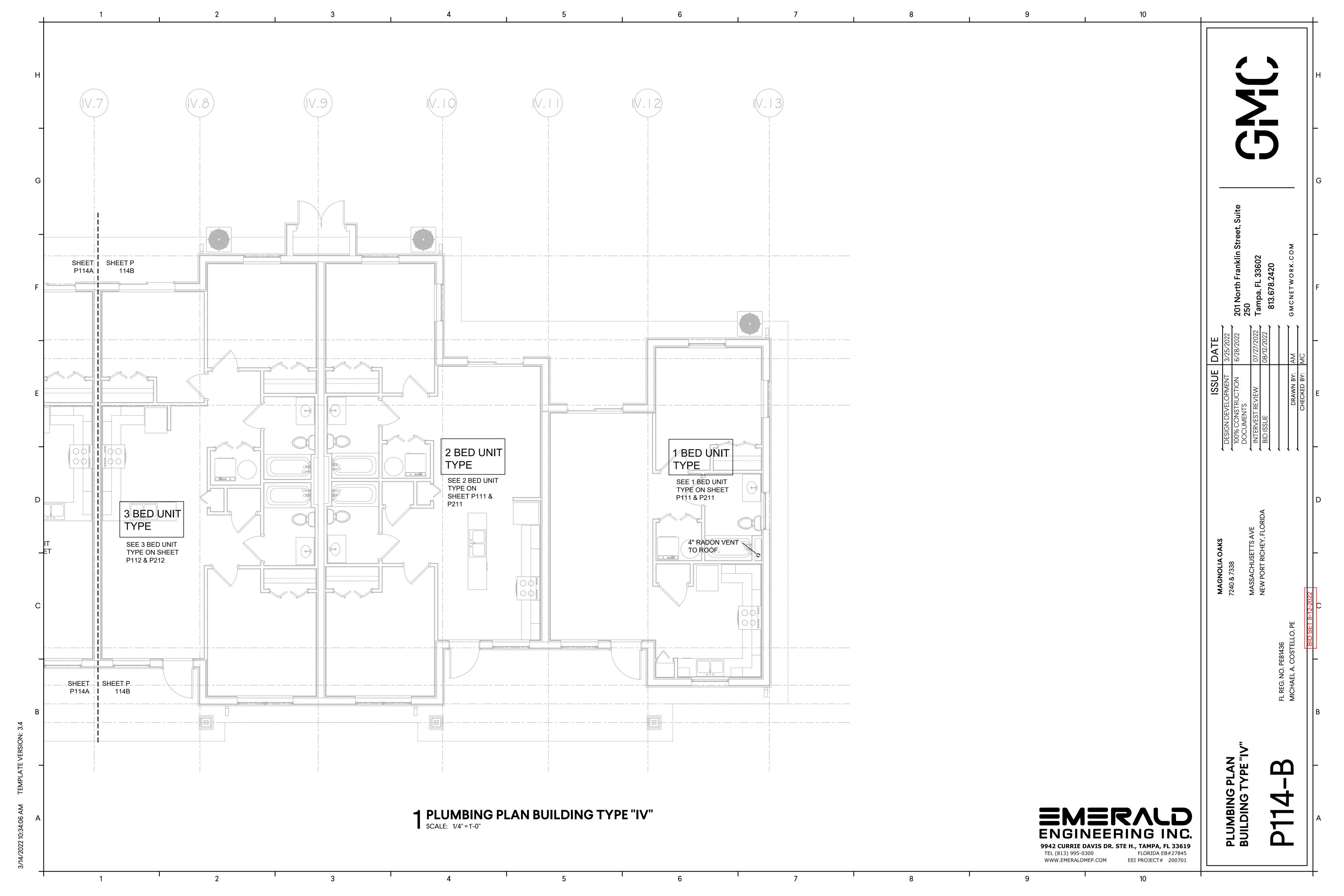
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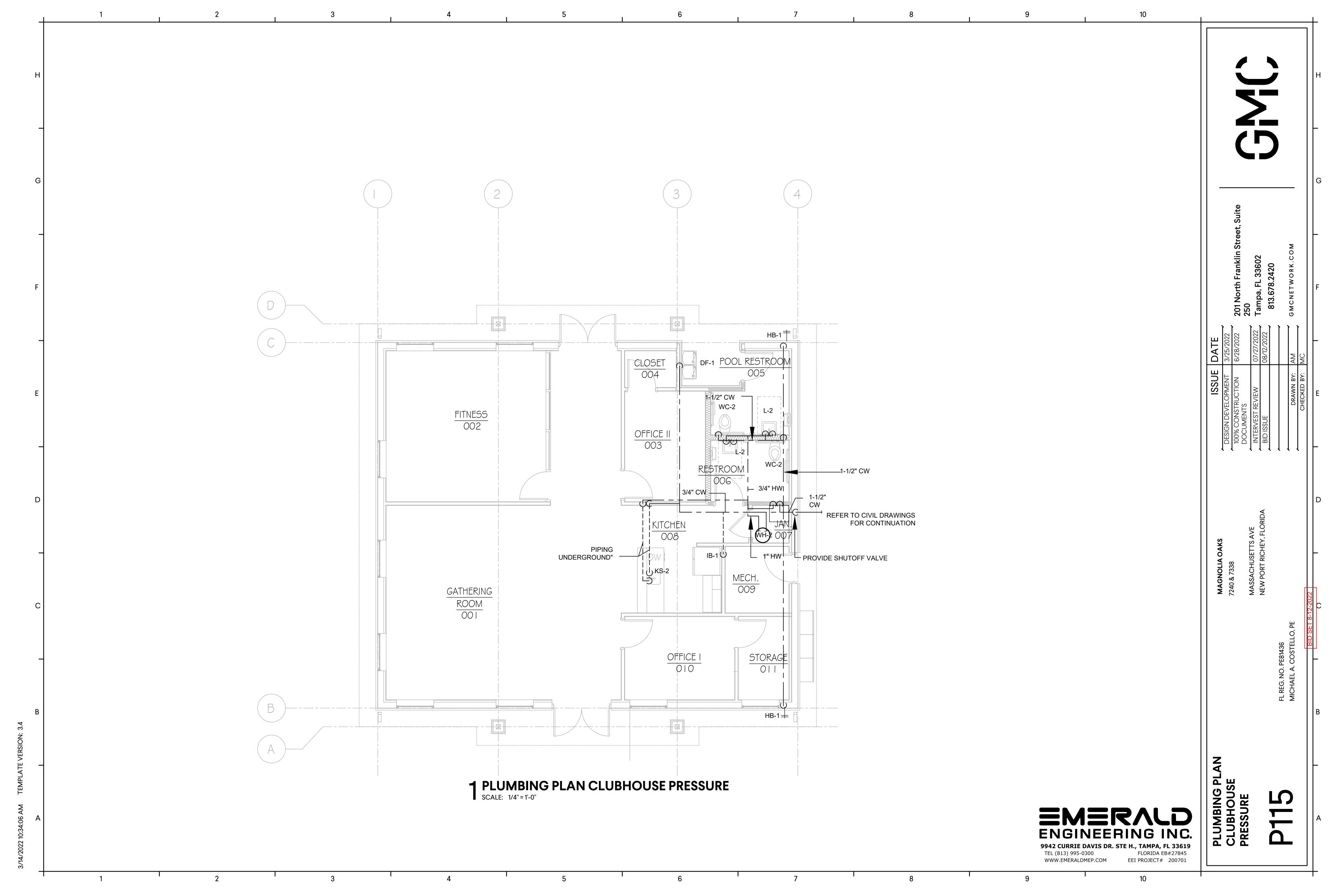


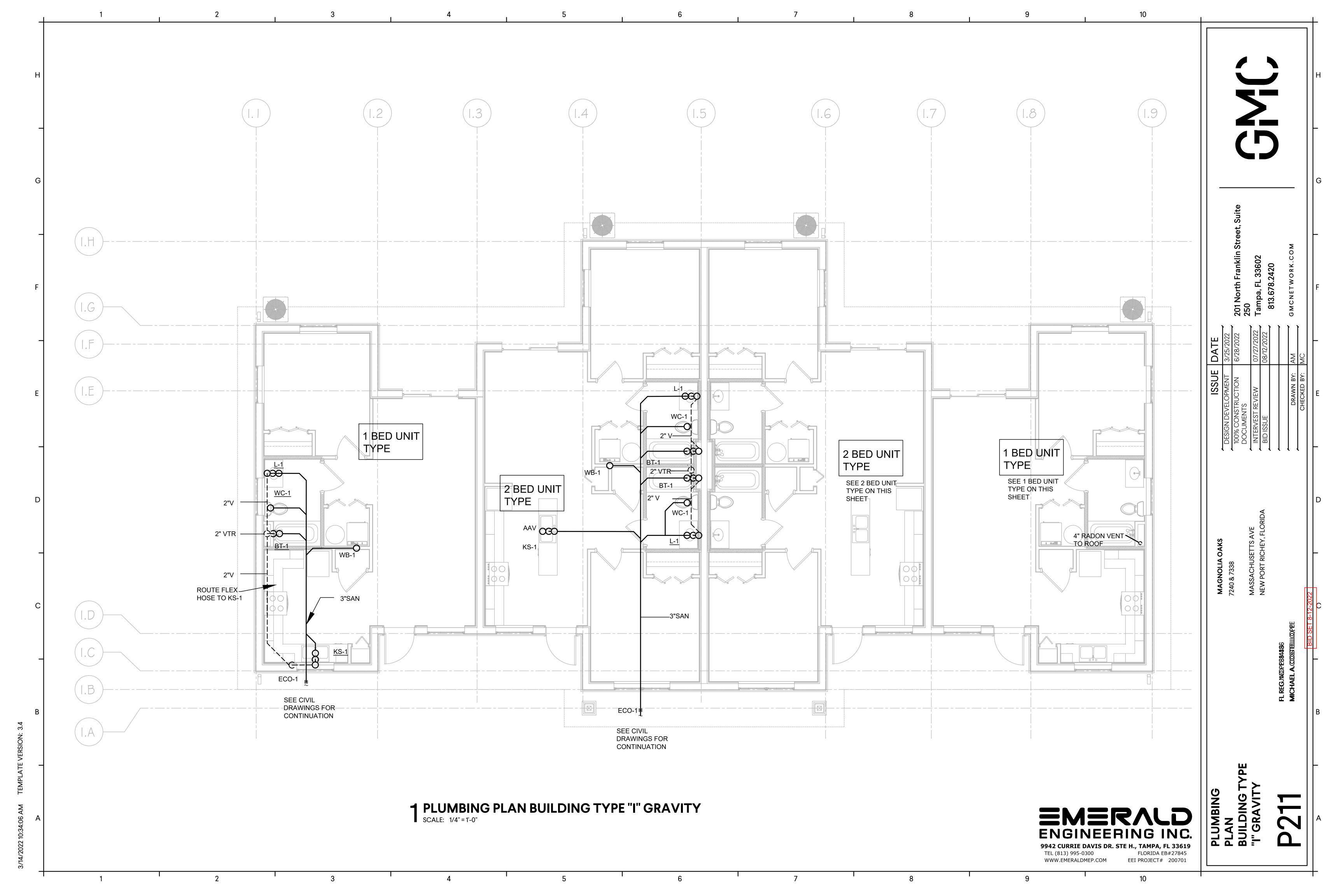


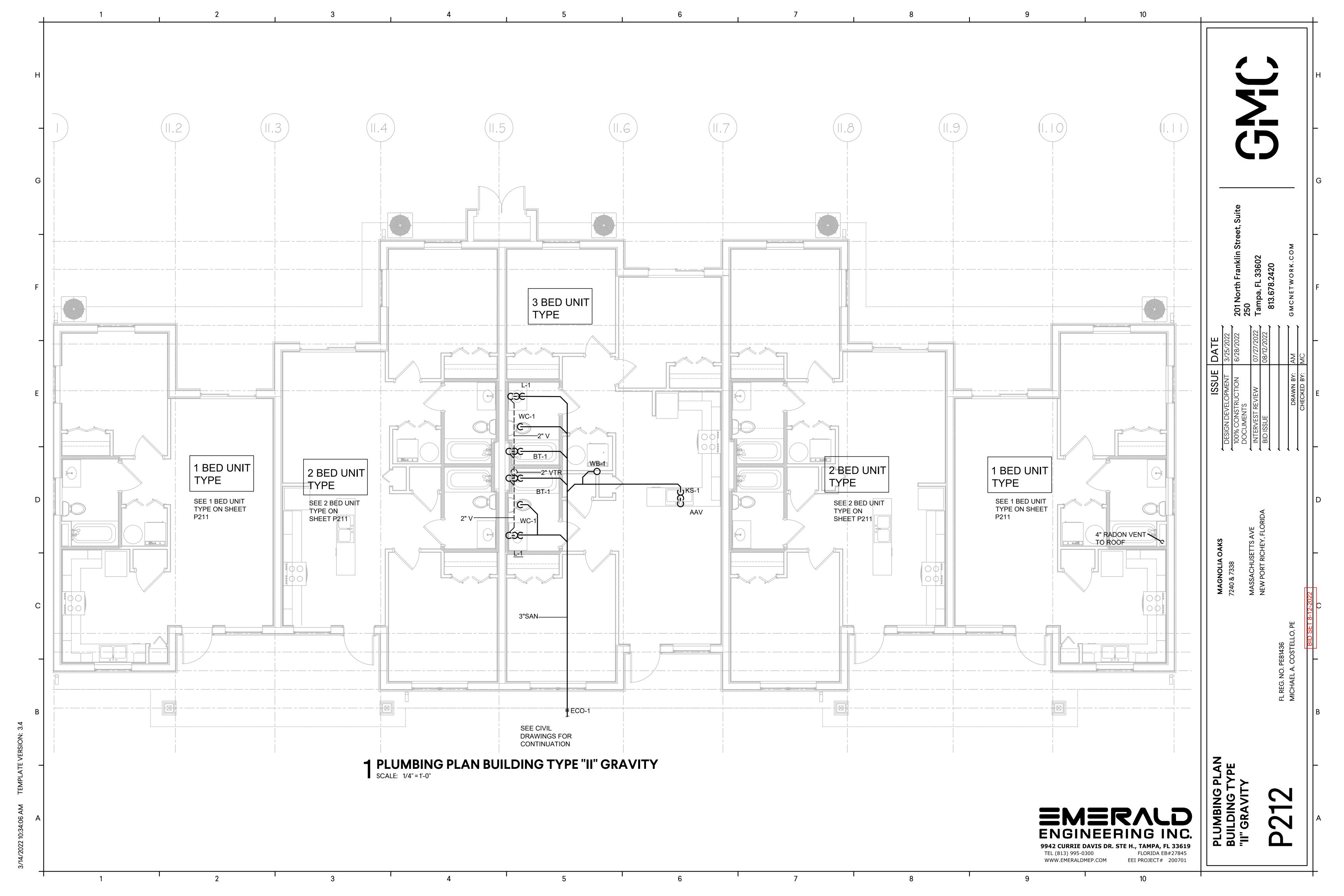


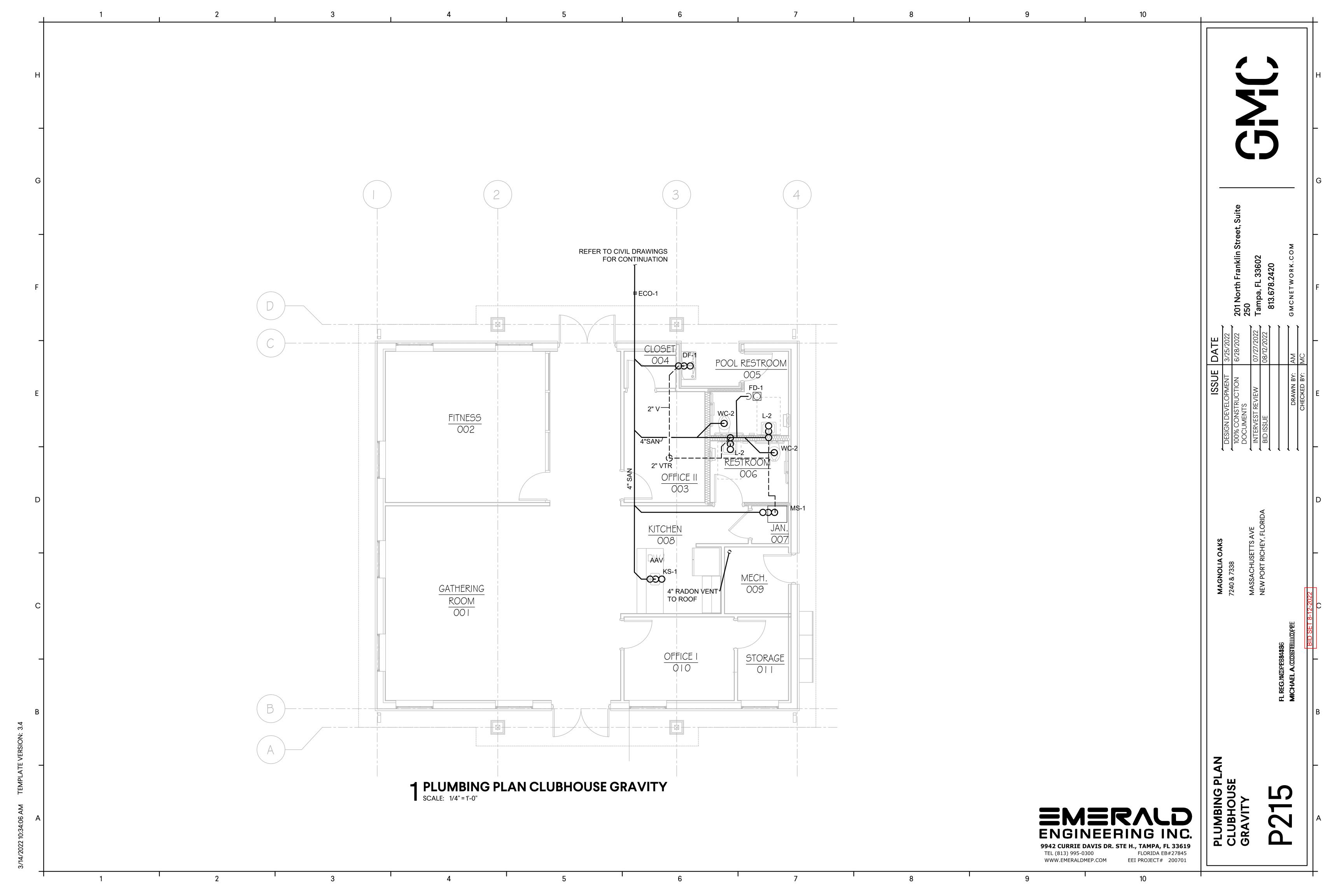


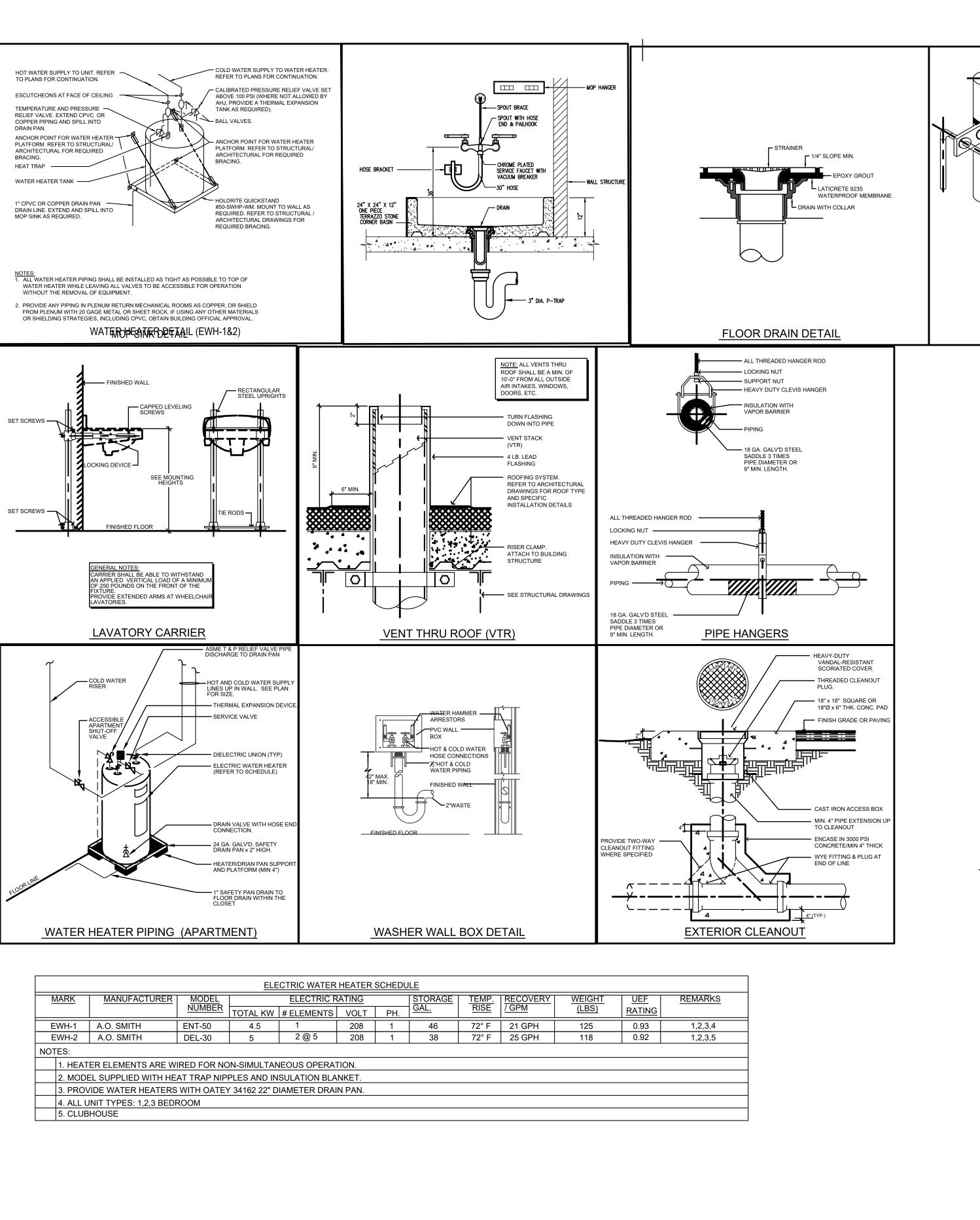












MARK	DESCRIPTION	WASTE	VENT	CW	HW	MANUFACTURER/MODEL		REMARKS
WC-1	WATER CLOSET LOW CONSUMPTION	3"	2"	1/2"	-	CHINA: AMERICAN STD. MODEL#: COLONY - 221AA.104	FLOOR MTD.	TWO- PIECE VITREOUS CHINA BOWL AND TANK, LOW CONSUMPTION 1.28 C
							17"	SEAT: CLOSED FRONT WITH COVER &CHECK HINGES.
						SEAT: BEMIS MODEL#: 170		PROVIDE BRASS CRAFT BRASS NUT, CAPS, FLEXIBLE SUPPLIES, CHROME STOP VALVE AND ESCUTCHEON.
L-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	BOWL: PROFLO	UNDERMOUNT	OVAL VITREOUS BOWL W/ CONCEALED FRONT OVERFLOW & OFFSET DRA
						FAUCET: OLYMPIA - 0.5 GPM		SINGLE HANDLE FAUCET. POLISHED CHROME FINISH. PROVIDE 0.5 GPM FLOW REGULATOR.
						MODEL#: L-6050		PROVIDE BRASS CRAFT ANGLE VALVES AND STOPS, SUPPLIES, 1 1/2" P-TR
KS-1	KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"	BOWL: STERLING-MIDDLETON MODEL#: 14633-3	TOP MOUNT	33" x 22" x 6" DOUBLE COMPARTMENT KITCHEN SINK. 20 GAUGE STAINLESS STELL WITH LUSTER FINISH & CENTER DRAIN.
						FAUCET: OLYMPIA - 1.5 GPM MODEL#: K-5020		SINGLE HANDLE PULL-DOWN SPRAY FAUCET. REFER TO ARCH FOR FINISH
								1/3 HP IN-SINK DISPOSER.
						STRAINER: STERLING MODEL#: 7400		PROVIDE BRASS CRAFT ANGLE VALVES AND STOPS, SUPPLIES, 1 1/2" CON
BT-1	BATHTUB	2"	1-1/2"	1/2"	1/2"	LINER: PROFLO MODEL #: PFB14	HEAD +86"	30" x 60" RECTANGULAR, OFFSET DRAIN SOAKING TUB W/ NON SKID BOTT SURFACE PATTERN. ENAMELED STEEL BATHTUB.
						VALVE: OLYMPIA MODEL #: V-2300B		PROVIDE WITH 2" P-TRAP. LEFT OR RIGHT END SHOWER DRAIN AS REQUIDRAIN: BESTBATH - ACXDRAIN1000
						TRIM SET: OLYMPIA - 1.57 GPM MODEL#: T-2380		SINGLE FUNCTION SHOWERHEAD W/ TEMP. LIMITING DISC CARTRIDGE. COMBO WITH DIVERTER TUP SPOUT W/ ESCUTCHEON.
IB-1	ICE MAKER BOX	-	1	1/2"	-	SIOUX CHIEF OX-BOX #696-1010CF OX-BOX #696R	24"	SHUT-OFF VALVE, COMPRESSION FITTING & SHOCK ARRESTOR. OX-BOX #696R PROVIDED WHEREVER BOX IS LOCATED IN RATED WALL.
WB-1	WALL BOX	1-1/2"	1-1/2"	1/2"	1/2"	OATEY #38541 #38479	-	HIGH IMPACT PLASTIC WASHER BOX WITH 1/4 TURN SHUT-OFF VALVES, HOSE END CONNECTIONS & SHOCK ARRESTORS. MODEL #38479 PROVIDED WHEREVER BOX IS LOCATED IN RATED WALL.
HB-1	HOSE BIBB	-	-	3/4"	-	WOODFORD #25	18"	WALL HYDRANT, FREEZELESS AUTOMATIC DRAINING, WITH HOSE CONNECTION ANTI-SIPHON VACUUM BREAKER, LOCKABLE.
ECO-1	EXTERIOR CLEANOUT	SIZE/ DWG.	SIZE/ DWG.	-	-	-	FLOOR	PROVIDE CLEAN-OUT WITH 2 WAY CLEAN-OUT TEE. INSTALL IN LANDSCAF LAWN AREA OR FLUSH WITH CONCRETE IN 12"X12"x4" CONCRETE PAD.
FD-1	FLOOR DRAIN	SIZE/ DWG.	SIZE/ DWG.	-	-	ZURN Z415S-P-VP-NH	FLOOR	CAST IRON 2 PIECE BODY WITH BOTTOM OUTLET. VANDAL PROOF STRAIL ADJUSTABLE COLLAR WITH SEEPAGE SLOTS. TYPE "S" 6"X6" GRATE. PROWITH SURE SEAL OR PRECISION PLUMBING PR-500. FD-2 HAS FUNNEL ACCESSORY.
AAV	AIR ADMITTANCE VALVE	-	1-1/2"	-	-	STUDOR "MINI"-VENT		
MS-1	MOP SINK	3"	1-1/2"	1/2"	1/2"	FIAT - MSB-2424 FAUCET: FIAT MODEL#: 830-AA ACCESORIES: FIAT MODEL#: 832-AA	FLOOR	24"X24"X10" MOLDED STONE UTILITY SINK FLOOR MOUNTED WITH PROTECTIVE CURB CAPS. FIAT FAUCET #830-AA WITH TOP BRACE. VACUUM BREAKER AND FLEX HC 832-AA HOSE AND BRACKET.
DF-1	DRINKING FOUNTAIN	-	-	1/2"	-	ELKAY EZSTL8WSSK	24"	HI-LOW, ADA, REFRIGERATED DRINKING FOUNTAIN WITH BOTTLE FILLING STATION. PROVIDE IN-WALL CARRIER.

ENGINEERING INC. 9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619

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— WASTE OR VENT RISER — PIPING TO LAVATORY OR SINK

METAL OR WOOD STUD -

SOLDER PIPE TO BRACKET -

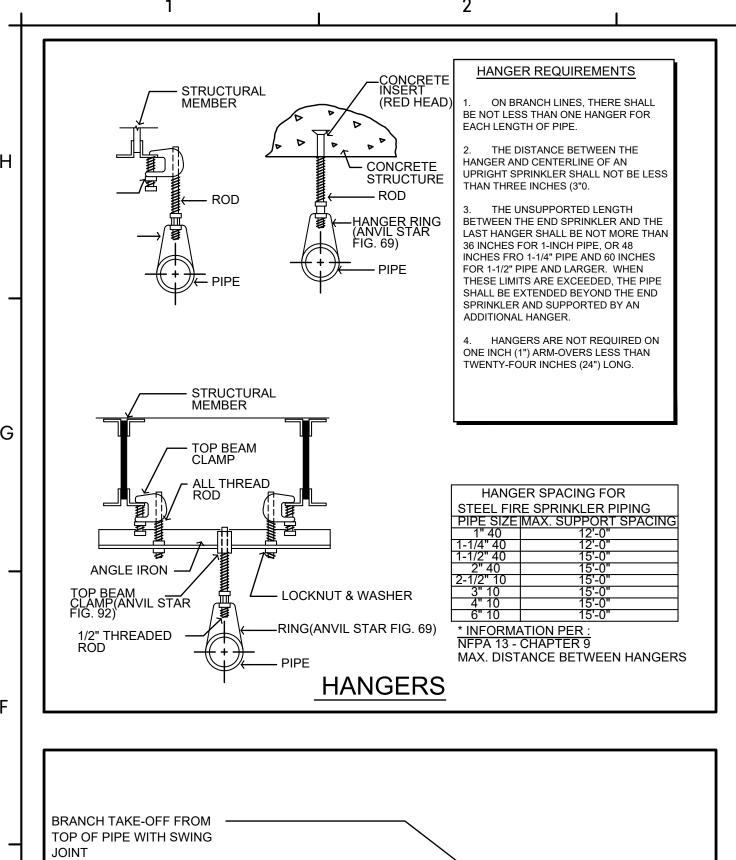
WATER PIPING SUPPORTS

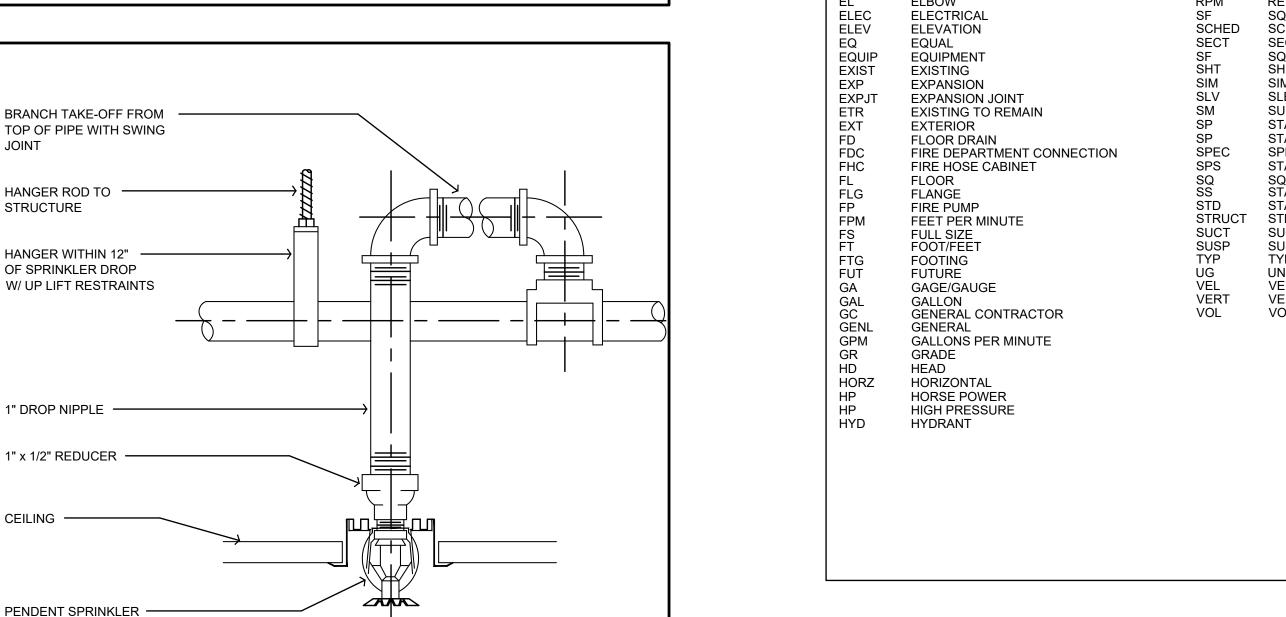
ATTACH TO STUDS —

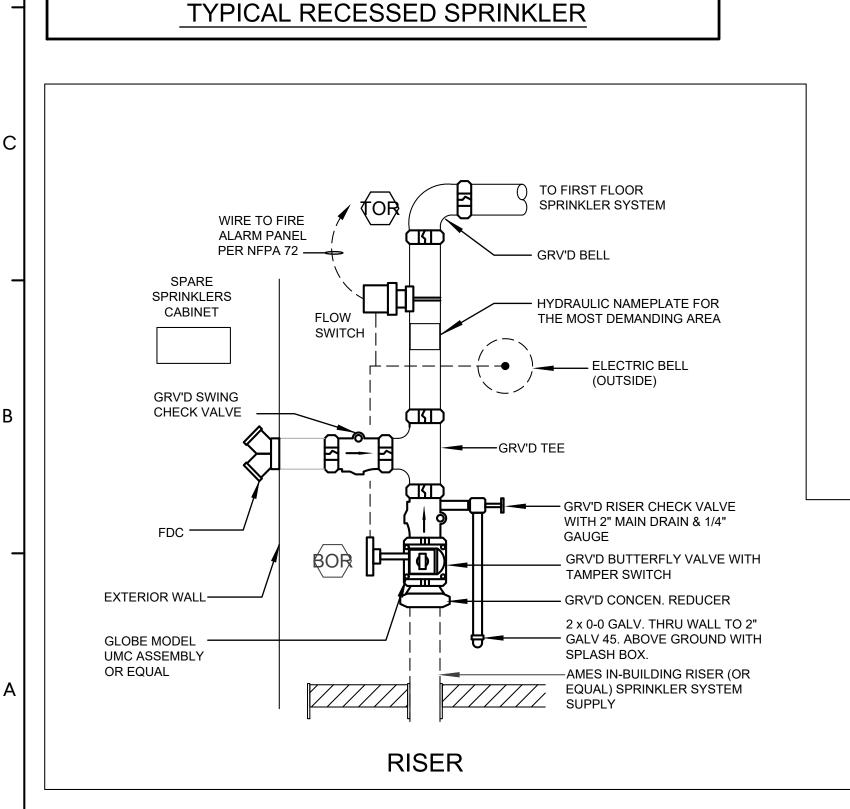
FIRE RETARDANT INSERT FOR 1/2" COPPER PIPE

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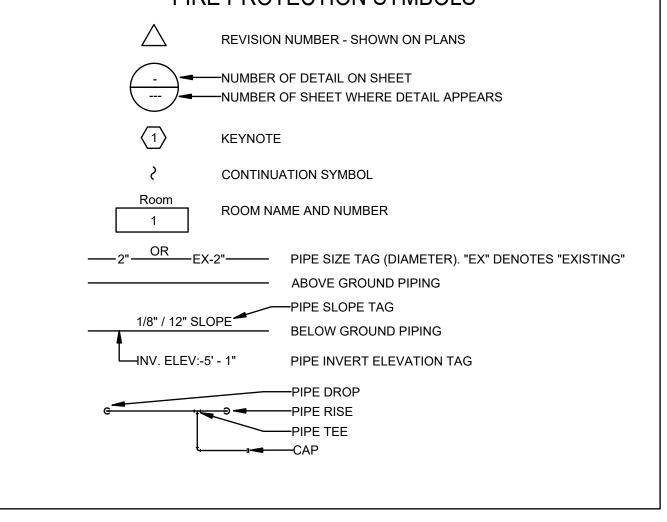
WITH RECESSED

ESCUTCHEON

AND **INDIRECT** ABOVE BASE INCH INLET ABV ABOVE **ACOUS ACOUSTICAL** INSUL INSULATION ADD ADDENDUM INTERIOR INT **ADDITIONAL INVERT** ABOVE FINISHED FLOOR INWG **INCHES WATER GAUGE** ABOVE GROUND JST SPC JOIST SPACE ALTERNATE JOINT ALUM **ALUMINUM** LINEAL FOOT LOC LOCATION **ACCESS PANEL** APPRO) LOW PRESSURE APPROXIMATE ARCHITECT/ARCHITECTURAL MANUAL MATL MATERIAL AUTO AUTOMATIC MAX MAXIMUM BELOW FINISHED FLOOR MECH **MECHANICAL** BLDG BUILDING **MFR** BLW **BELOW** MANUFACTURER MIN MINIMUM BEAM MISC MISCELLANEOUS BY OTHER MTR BOT BOTTOM NORMALLY CLOSED BETWEEN NOT IN CONTRACT CAP CAPACIT CCW COUNTER CLOCKWISE NO NUMBER NO NOM NORMALLY OPEN CLG CFILING. COL COLUMN NOMINAL NTS COMB COMBINATION NOT TO SCALE CONC CONCRETE ON CENTER CONN **OVERFLOW** CONNECT CONST OPNG OPENING CONSTRUCTION CONT CONTINUE/CONTINUATION PDPRESSURE DROP CONTR POST INDICATOR VALVE PIV CONTRACT/CONTRACTOR COORD PLBG **PLUMBING** COORDINATE PR CTR CENTER **CUBIC FEET** PREL PRELIMINARY **PRESS PRESSURE** CW COLD WATER **CLOCKWISE** PRIM PRIMARY PRV PRESSURE REDUCING VALVE DET DETAIL PSI POUNDS PER SQUARE INCH DIAMETER **PSIG** POUNDS PER SQUARE INCH GAUGE DIAG DIAGONA REC RECESSED DISCH DISCHARGE RED REDUCER DIV DIVISION REQD REQUIRED DN DOWN DWG **DRAWING** REV **REVERSE** RM EΑ EACH ROOM **ELBOW** RPM **REVOLUTIONS PER MINUTE** SQUARE FOOT SCHEDULE SECTION SQUARE FOOT SIMII AR SLEEVE SURFACE MOUNT STANDPIPE STATIC PRESSURE SPECIFICATION STATIC PRESSURE STATION SQUARE STAINLESS STEEL STANDARD STRUCTURAL SUCTION SUSPENDED TYPICAL UNDERGROUND **VELOCITY** VERTICAL VOLUME

FIRE PROTECTION ABBREVIATIONS

# FIRE PROTECTION SYMBOLS



# SPARE SPRINKLERS CABINET

- A SUPPLY OF AT LEAST 6 SPARE SPRINKLERS SHALL BE MAINTAINED ON THE PREMISES. A MINIMUM OF TWO SPRINKLERS OF EACH TYPE AND TEMPERATURE RATING SHOULD BE PROVIDED.
- THE STOCK OF SPARE SPRINKLERS SHALL INCLUDE ALL TYPES AND RATINGS INSTALLED AND SHALL BE AS FOLLOWS:
- \* FOR PROTECTED FACILITIES HAVING:
- UNDER 300 SPRINKLERS MINIMUM 6 SPRINKLERS. 300 TO 1000 SPRINKLERS - MINIMUM 12 SPRINKLERS. OVER 1000 SPRINKLERS - MINIMUM 24 SPRINKLERS

# FIRE PROTECTION DESIGN CRITERIA

### FAC CHAPTER 61G15-32 DESIGN OF FIRE PROTECTION SYSTEMS

### 61G15-32.003:

#### (1) ENGINEERING REQUIREMENTS:

THESE FIRE PROTECTION SYSTEM DOCUMENTS (PERFORMANCE SPECIFICATION ONLY) INDICATE THE NATURE AND SCOPE OF THE WORK, AND DESCRIBE, DETAIL, DIMENSION, LABEL AND DEFINE THE FIRE PROTECTION COMPONENTS, SYSTEMS(S), MATERIALS, ASSEMBLIES, EQUIPMENT AND ITS STRUCTURAL AND UTILITY SUPPORT SYSTEM(S), INSOFAR AS THEY INVOLVE THE SAFEGUARDING OF LIFE, HEALTH AND PROPERTY. THE FIRE SPRINKLER CONTRACTOR SHALL USE THESE DRAWINGS TO CREATE THEIR FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS, PERFORM HYDRAULIC CALCULATIONS, AND COMPLETE SUBMITTALS. THE FIRE SPRINKLER CONTRACTOR BE THE ENGINEER OF RECORD AND SHALL SUBMIT THEIR DOCUMENTS FOR LOCAL PERMIT.

- (2) ACCEPTANCE TESTING: REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET
- (3) OCCUPANCY CLASSIFICATIONS:
- REFER TO ITEM (2C) BELOW.
- (4) APPLICABLE CODES: REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET

# (5) STRUCTURAL SUPPORT:

STRUCTURAL SUPPORT AND STRUCTURAL OPENINGS FOR THE FIRE PROTECTION SYSTEM INCLUDING LIVE AND DEAD LOADS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER. STEEL SLEEVES SHALL BE SET PRIOR TO CONCRETE PLACEMENT TO PROVIDE FOR PENETRATION OF FIRE PROTECTION PIPING THROUGH THE FLOORS OR ROOF STRUCTURE. COORDINATE ANY CORE DRILLING AS MAY BE REQUIRED. ALL PENETRATIONS SHALL BE PROPERLY FIRE-CAULKED, AS REQUIRED.

FIRE SPRINKLER CONTRACTOR FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS SHALL NOT CONTAIN SIGNIFICANT DEVIATION FROM THESE FIRE PROTECTION SYSTEM DOCUMENTS.

(7) ACTIVATION CONTROL SYSTEMS:

REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM CONTROL SEQUENCES

# 61G15-32.004:

(2a) POINT OF SERVICE

# (2b) APPLICABLE CODES:

REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET

#### (2c) OCCUPANCY CLASSIFICATIONS:

REFER TO OCCUPANCY CLASSIFICATION SCHEDULE ON THIS SHEET.

#### (2d) DESIGN APPROACH:

EACH BUILDING CONSISTS OF RESIDENTIAL OCCUPANCIES. PROVIDE A FULLY-AUTOMATIC MANUAL WET COMBINED SYSTEM INSTALLED THROUGHOUT THE ENTIRE BUILDING.

#### (2e) WATER SUPPLY CHARACTERISTICS:

THE WATER SUPPLY SHALL BE FROM (FIRE PROTECTION CONTRACTOR TO PROVIDE).

(2f) FLOW TEST INFORMATION: (FIRE PROTECTION CONTRACTOR TO PROVIDE). REFER TO FIRE PROTECTION SITE PLAN FOR HYDRANT FLOW TEST INFORMATION.

### (2g) VALVING AND ALARM REQUIREMENTS:

INSTALL FLOW AND TAMPER SWITCH(ES) WHERE SHOWN ON THESE DOCUMENTS.

# (2h) MIC RISK EVALUATION:

IN ACCORDANCE WITH 23.1.5 NFPA-13 (2010): WATER SUPPLY AND ENVIRONMENTAL CONDITIONS SHALL BE EVALUATED FOR THE EXISTENCE OF MICROBES AND CONDITIONS THAT CONTRIBUTE TO MICROBIOLOGICALLY INFLUENCED CORROSION (MIC). WHERE CONDITIONS ARE FOUND THAT CONTRIBUTE TO MIC. THE OWNER SHALL NOTIFY THE SPRINKLER SYSTEM INSTALLER AND A PLAN SHALL BE DEVELOPED TO TREAT THE SYSTEM USING ONE OF THE FOLLOWING METHODS: INSTALL WATER PIPE THAT WILL NOT BE AFFECTED BY THE MIC MICROBES:

- (2) TREAT ALL THE WATER THAT ENTERS THE SYSTEM USING AN APPROVED BIOCIDE (3) IMPLEMENT AN APPROVED PLAN FOR MONITORING THE INTERIOR CONDITIONS OF THE PIPE
- ESTABLISHED TIME INTERVALS AND LOCATIONS.
- (2i) BACKFLOW PREVENTION DETAILS:

REFER TO CIVIL PLANS FOR INFORMATION AND EXACT LOCATION

# (2j) COMPONENT SPECIFICATIONS:

MAIN RISER PIPING SHALL BE GROOVED SCHEDULE 10 BLACK STEEL WITH GROOVED FITTINGS. PIPING IN DWELLING AREAS TO BE CPVC. ALL COMPONENTS TO BE UL AND FM LISTED MATERIALS FOR FIRE PROTECTION. ALL UNDERGROUND PIPING SHALL BE INSTALLED BY A STATE (FS635.521) CERTIFIED CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR PIPING OUTSIDE OF THE BUILDING UF TO ONE FOOT ABOVE FINISHED FLOOR INSIDE THE BUILDING. EXTERIOR COMPONENTS TO BE SPECIFIED BY THE CIVIL ENGINEER.

# (2k) FIRE PUMP:

SYMBOL

NAME

RECESSED

OTHER THAN WHITE, COORDINATE COLOR WITH ARCHITECT

A FIRE PUMP IS NOT REQUIRED FOR THIS PROJECT.

# (2I) FIREWATER STORAGE TANK:

A FIREWATER STORAGE TANK IS NOT REQUIRED FOR THIS PROJECT.

(2m)OWNER'S CERTIFICATE: (FIRE PROTECTION CONTRACTOR TO PROVIDE) SHALL BE PROVIDED BY OWNER AND INCLUDED IN THE FIRE PROTECTION SYSTEM LAYOUT

# FIRE PROTECTION OCCUPANCY APPLICATIONS

THE OCCUPANCY CLASSIFICATION OF THIS BUILDING, PER NFPA 13R, SHALL BE:

# AREAS SHALL BE DESIGNED PER LIGHT HAZARD OCCUPANCY,

WITH A DENSITY OF 0.10 GPM OVER THE HYDRAULIC DESIGN DEMAND AREA (COMPARTMENT) OR PER NFPA 13R, 7.2.3.1. SPACING BETWEEN STANDARD COVERAGE SPRINKLERS SHALL BE A MINIMUM OF 6' AND A MAXIMUM OF 15' (225 SQUARE FEET) AND PER MANUFACTURER'S LITERATURE FOR EXTENDED COVERAGE SPRINKLERS.

MECHANICAL, ELECTRICAL ROOMS, AND SIMILAR AREAS SHALL BE DESIGNED PER ORDINARY HAZARD GROUP I OCCUPANCY, WITH A MINIMUM DENSITY OF 0.15 GPM OVER THE HYDRAULICALLY MOST DEMANDING 1500 SQUARE FEET OR PER NFPA 13, 11.2.3.2.3. SPACING BETWEEN STANDARD COVERAGE SPRINKLERS SHALL BE A MINIMUM OF 6' AND A MAXIMUM OF 15' (130 SQ.FT) AND PER MANUFACTURER'S LITERATURE FOR EXTENDED COVERAGE SPRINKLERS.

**TEMPERATUR** 

155 DEG.

# FIRE PROTECTION CODE CRITERIA

THE FOLLOWING IS A LIST OF ALL CODES ADOPTED DECEMBER 31, 2020 BY THE STATE FIRE MARSHALL'S RULE 69A3.012 F.A.C. FLORIDA BUILDING CODE 7TH EDITION (2020) - ALL SECTIONS

FLORIDA ENERGY EFFICIENCY CODE (FBC 2020), FLORIDA ENERGY CODE SOFTWARE: ENERGY GAUGE SUMMIT VERSION 7.00

\* FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

69A-3.012 STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION ADOPTED. (1) EXCEPT AS SPECIFICALLY MODIFIED BY STATUTE OR BY THE STATE FIRE MARSHAL'S RULES, THE "FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020)," WHICH IS COMPRISED OF THE FLORIDA SPECIFIC EDITION OF NFPA 101, THE LIFE SAFETY CODE (2018 EDITION) AND THE FLORIDA SPECIFIC EDITION OF NFPA 1, THE FIRE CODE (2018 EDITION), ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S. IN ADDITION, THE FOLLOWING STANDARDS, EXCEPT AS SPECIFICALLY MODIFIED IN THE RULE CHAPTERS IN RULE TITLE 69A, ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND SHALL TAKE EFFECT ON THE EFFECTIVE DATE OF THIS RULE. AS A PART OF THE UNIFORM FIRE SAFETY STANDARDS ADOPTED BY RULE BY THE STATE FIRE MARSHAL AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S.:

NFPA 13, 2016 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS NFPA 13R, 2016 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN LOW-RISE RESIDENTIAL

OCCUPANCIES NFPA 25, 2017 EDITION, STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS

NFPA 70, 2017 EDITION, NATIONAL ELECTRIC CODE

NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE

LOCAL CODES AND ORDINANCES

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE FIRE PROTECTION DESIGN DRAWINGS COMPLY WITH THE ABOVE CODE CRITERIA. WHEN TWO OR MORE CODES OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY

# FIRE PROTECTION GENERAL NOTES

NO EXCLUSIONS FROM OR LIMITATIONS IN THE LANGUAGE USED IN THE CONTRACT DOCUMENTS SHALL BE INTERPRETED AS MEANING THAT THE EQUIPMENT, APPURTENANCES, AND/OR ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM ARE NOT TO BE PROVIDED AS REQUIRED. THE SEPARATE DIVISIONAL CONTRACT DOCUMENTS DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PROVIDE THE WORK WHICH IS INDICATED ON ANY OF THE DIVISIONAL CONTRACT DOCUMENTS. REVIEW AND COORDINATE THE SCOPE OF WORK WITH ALL DOCUMENTS AND TRADES TO ASSURE A COMPLETE AND FUNCTIONAL SYSTEM IS BID AND INSTALLED.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE FIRE PROTECTION WORK.

SUBMIT FULL SUBMITTALS OF ALL FIRE PROTECTION EQUIPMENT AND MATERIALS TO THE ENGINEER FOR REVIEW, WHETHER IT IS EXACTLY AS SPECIFIED OR NOT. FOR ALL EQUIPMENT WHICH HAS BEEN SCHEDULED DIRECTLY ON THE DESIGN DRAWINGS, PROVIDE WITHIN THE SUBMITTAL A PERFORMANCE SCHEDULE FOR THE PROPOSED EQUIPMENT IN THE SAME FORMAT AS INCLUDED ON THE DRAWINGS. FAILURE TO PROVIDE REQUIRED PERFORMANCE SCHEDULE WILL RESULT IN REJECTION OF THE ENTIRE SUBMITTAL.

BIND COMPLETE SUBMITTALS IN A THREE RING BINDER(S) WITH A TITLE SHEET AND IDENTIFICATION ON FRONT AND SIDE OF THE BINDER. CONTACT ENGINEER FOR PRIOR APPROVAL TO SUBMIT PDF EMAILED SUBMITTALS. SUBMIT ALL FIRE PROTECTION PRODUCTS SUBMITTALS ALL AT ONE TIME. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED FOR REVIEW AND APPROVAL. INDEX ALL ITEMS AS APPLICABLE. SUBMITTALS THAT DEVIATE FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL LIST ALL DIFFERENCES IN A COVER LETTER ATTACHED TO FRONT OF THE SUBMITTAL. ANY UNLISTED DEVIATIONS FOUND DURING REVIEW WILL RESULT IN THE REJECTION OF THE ENTIRE SUBMITTAL. FOR ITEMS REVIEWED AND MARKED "REJECTED" OR "REVISE AND RESUBMIT", ONLY ONE ADDITIONAL RE-SUBMITTAL WILL BE REVIEWED TO VERIFY PRODUCT COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOULD FURTHER SUBMITTALS BE REQUIRED BY THE ENGINEER TO VERIFY THE SUBMITTAL WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE HOURLY RATE OF \$150.00 WILL BE BILLED TO THE CONTRACTOR FOR THE ENGINEER'S TIME SPENT ON THE REVIEW.

THE CONTRACT DOCUMENTS AND SUBMITTALS OF ALL TRADES SHALL BE COORDINATED AND BE VIEWED IN CONNECTION AND CONJUNCTION WITH EACH OTHER TO INSURE THE PROPER LOCATION AND INSTALLATION OF ALL DEVICES AND EQUIPMENT. MAKE PARTICULAR NOTE OF LOCATIONS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

FIRE PROTECTION DRAWINGS INDICATE THE SCHEMATIC LAYOUT AND LOCATION OF THE FIRE PROTECTION SYSTEM COMPONENTS. UNLESS SPECIFIC DIMENSIONS ARE NOTED, THE ACTUAL LOCATION OF THESE COMPONENTS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR IN COORDINATION WITH THE WORK OF OTHER TRADES, THE USE OF MANUFACTURER'S SUBMITTALS, AND SIMILAR CERTIFIED DATA.

THE SCHEDULING OF ALL WORK AND SHUTDOWNS OF ALL EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER TO THEIR SATISFACTION. THE OWNER RESERVES THE RIGHT TO DENY THE USE OF ANY TOOLS DUE TO NOISE.

ALL FIRE PROTECTION EQUIPMENT INSTALLED OUTDOORS SHALL BE SECURED TO ITS SUPPORT AS DETAILED BY THE STRUCTURAL ENGINEER FOR THE REQUIRED WIND LOAD DESIGN.

ALL EXTERIOR EXPOSED MATERIALS SHALL BE CONSTRUCTED OF NON-FERROUS MATERIALS AND BE PAINTED WITH TWO COATS OF RUST INHIBITOR PAINT.

INSTALL AND TEST ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN ADEQUATE SERVICE SPACE AS REQUIRED. SERVICE SPACE SHALL BE CLEAR OF DUCTS, PIPES, CONDUITS, WALL STUDS, CEILING HANGERS, AND

ALL FIRE PROTECTION EQUIPMENT SHALL BE LABELED WITH ENGRAVED, LAMINATED, PLASTIC SIGNS. SIGNS SHALL BE 1/8" THICK AND A MINIMUM OF 1-3/4" HIGH WITH 1" HIGH LETTERS. LENGTH OF THE SIGN SHALL BE THE SUM OF THE LETTERS/NUMBERS PLUS 3/4" ON EACH END. EXTERIOR SIGNS SHALL BE UV RATED, DESIGNATED AND MANUFACTURED TO BE EXPOSED TO THE ELEMENTS.

LOCATION OF FIRE PROTECTION SENSORS SHALL BE COORDINATED WITH THE OTHER TRADES FOR A NEAT APPEARANCE. FINAL LOCATION OF THE SENSORS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

AT PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 40 HOURS OF TRAINING ON THE OPERATION AND MAINTENANCE OF THE FIRE PROTECTION EQUIPMENT.

CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON PARTS AND LABOR FROM THE DATE OF SUBSTANTIAL COMPLETION.

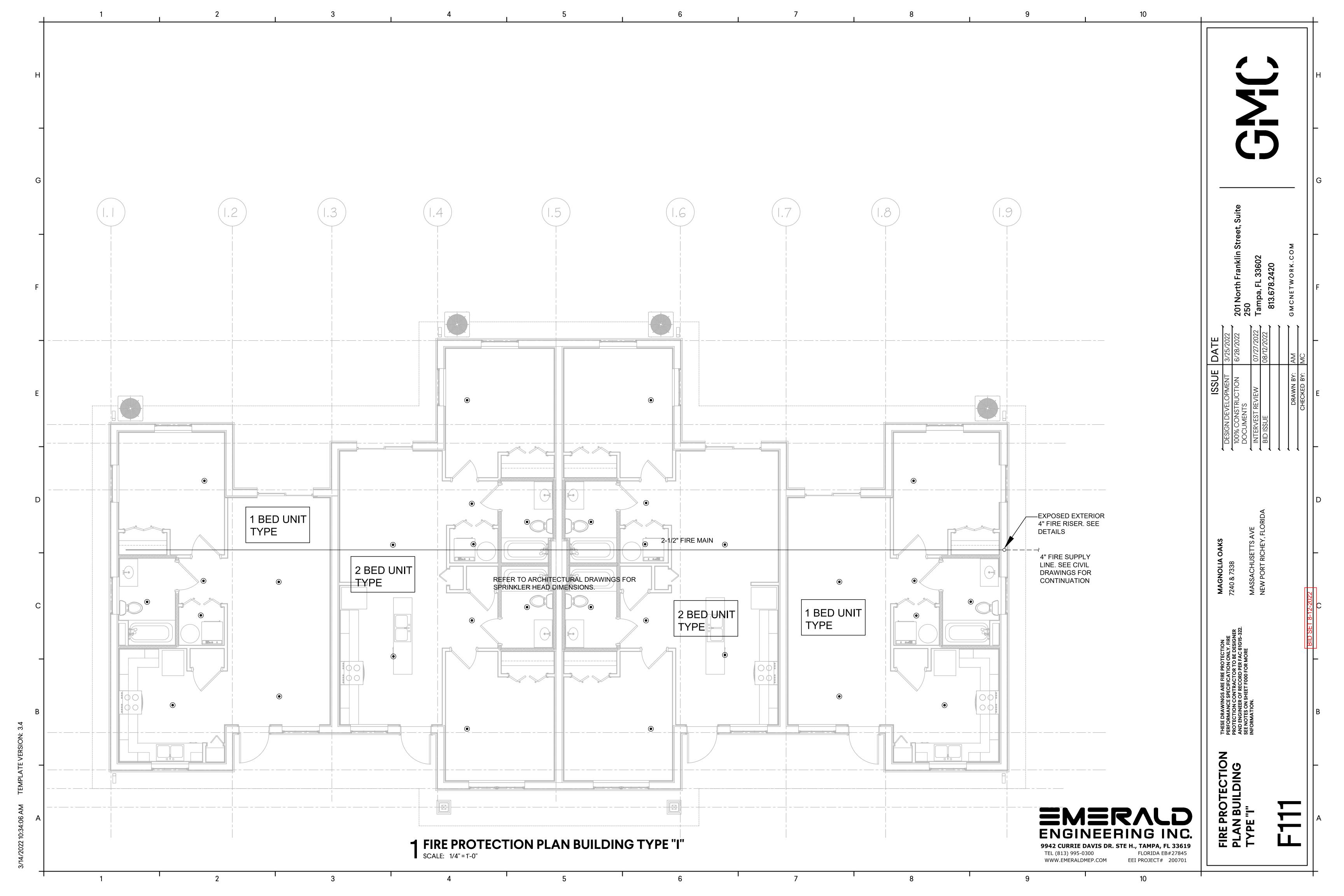
		FIRE SP	RINKLER LEGE	<u>ND</u>			
RE	RESPONSE	FINISH (COLOR)	K FACTOR	CONNECTION SIZE	BRAND	MODEL/PART NUMBER	COMMENTS
	QUICK	WHITE	5.6	1/2"	VIKING	VK462	-
Г.							

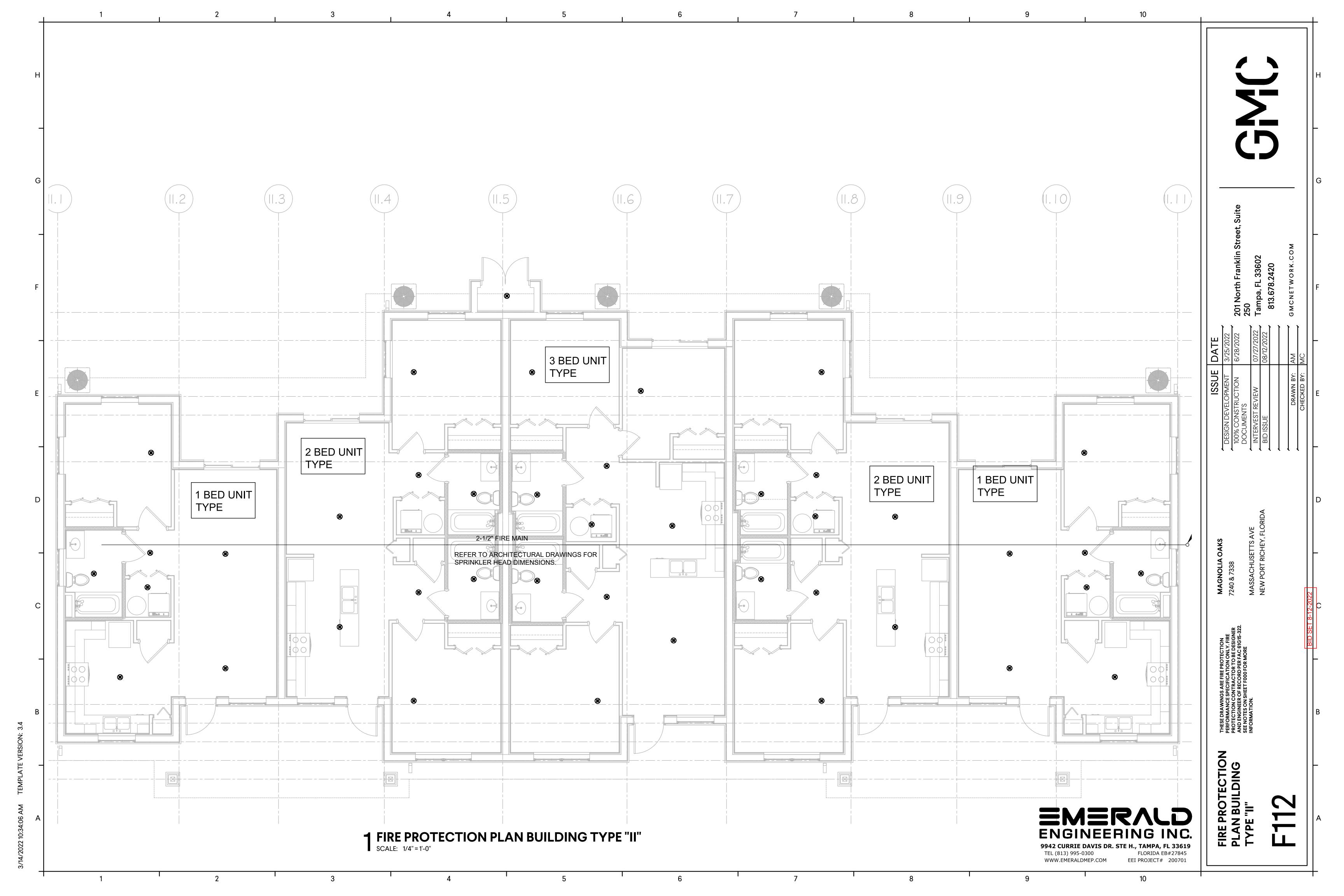
ANY OTHER CONSTRUCTION APPURTENANCE.

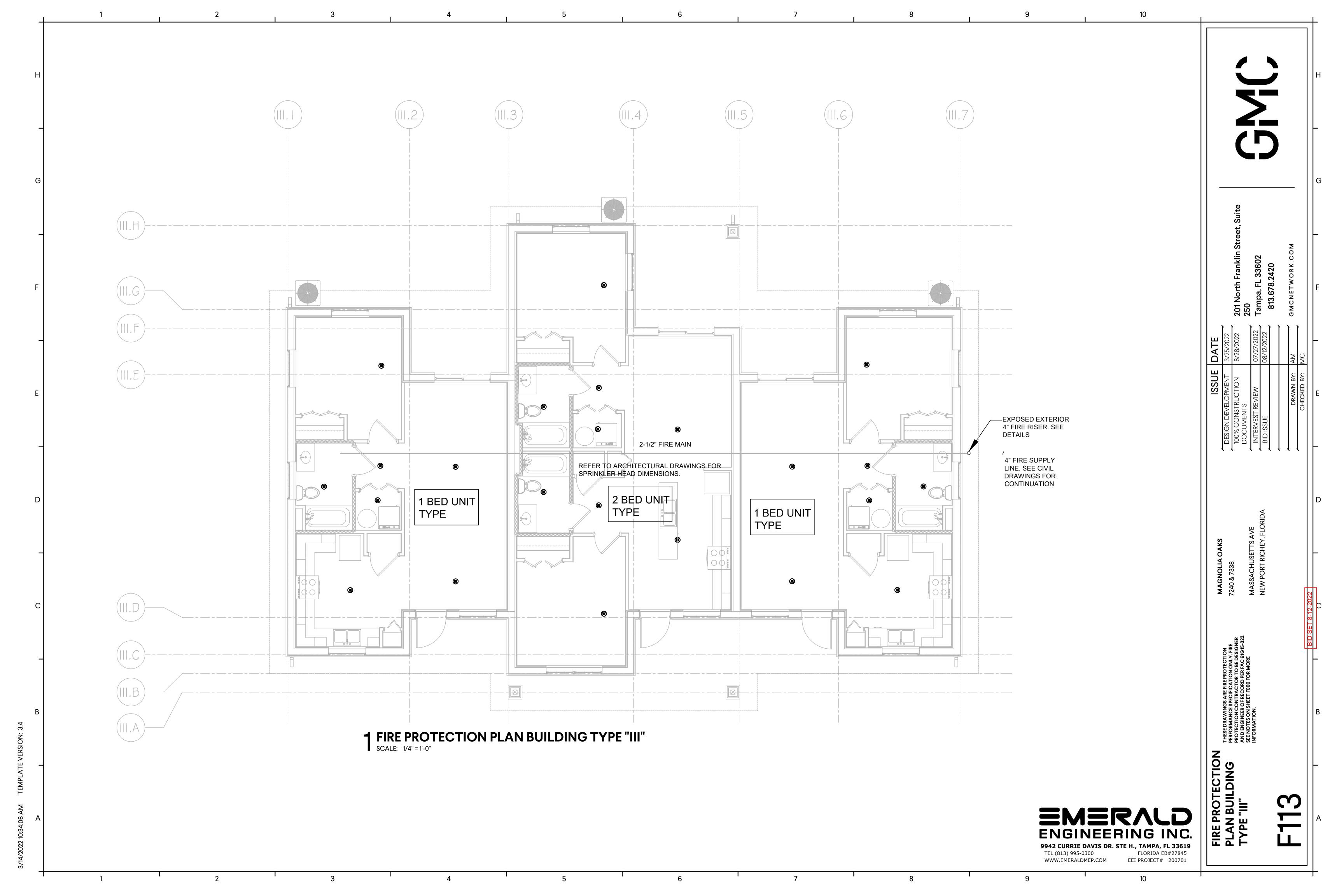
**EMERALD ENGINEERING INC.** 

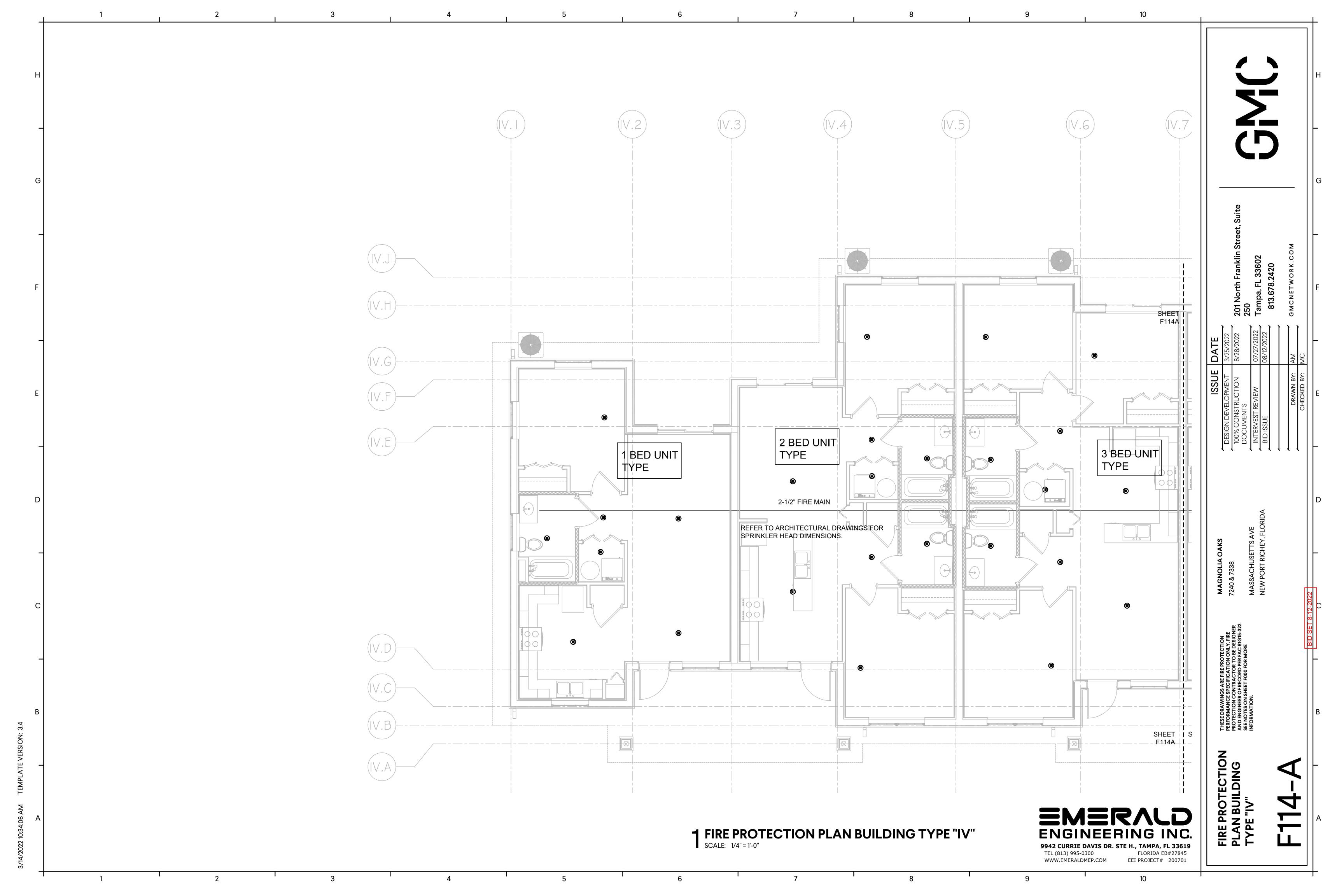
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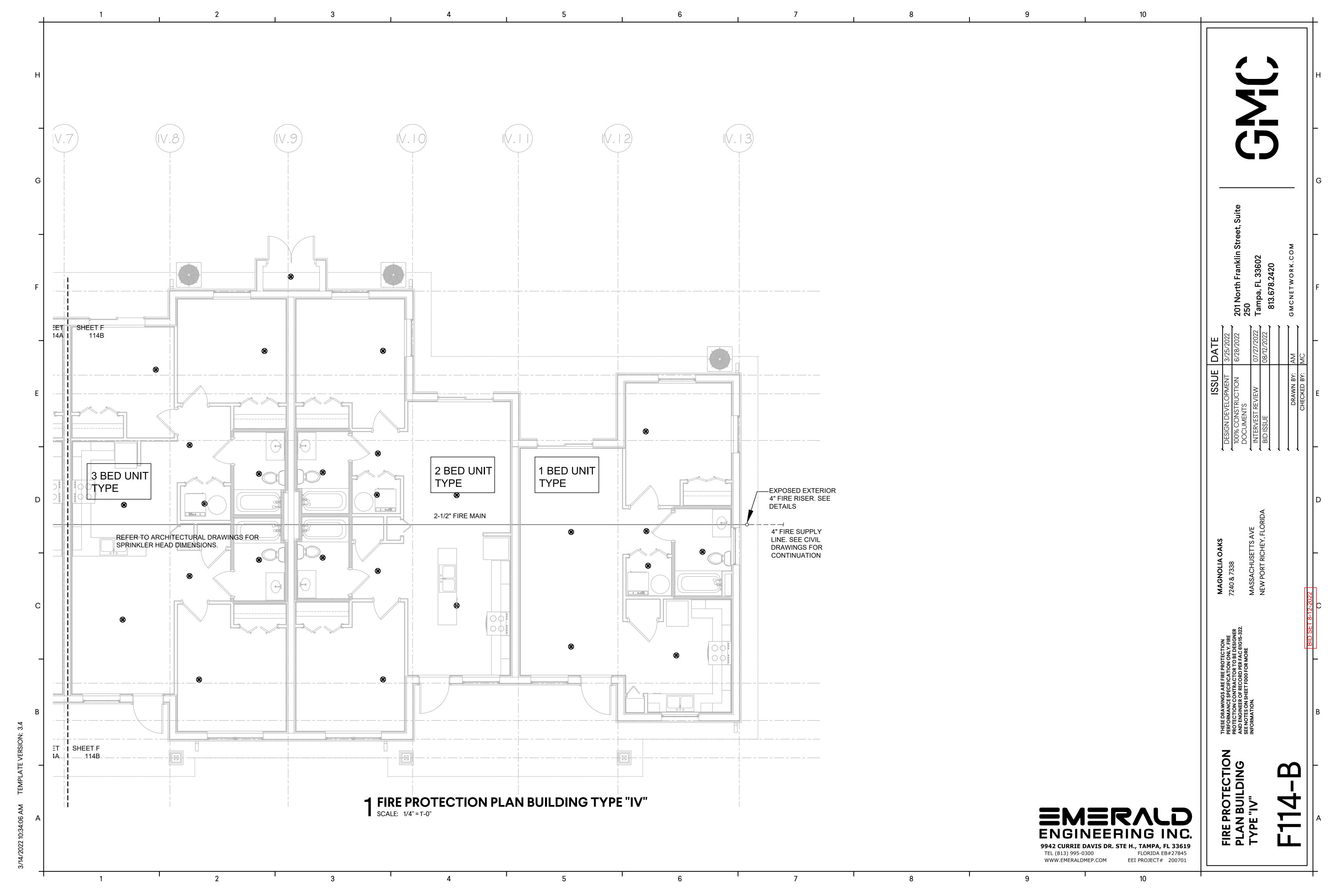
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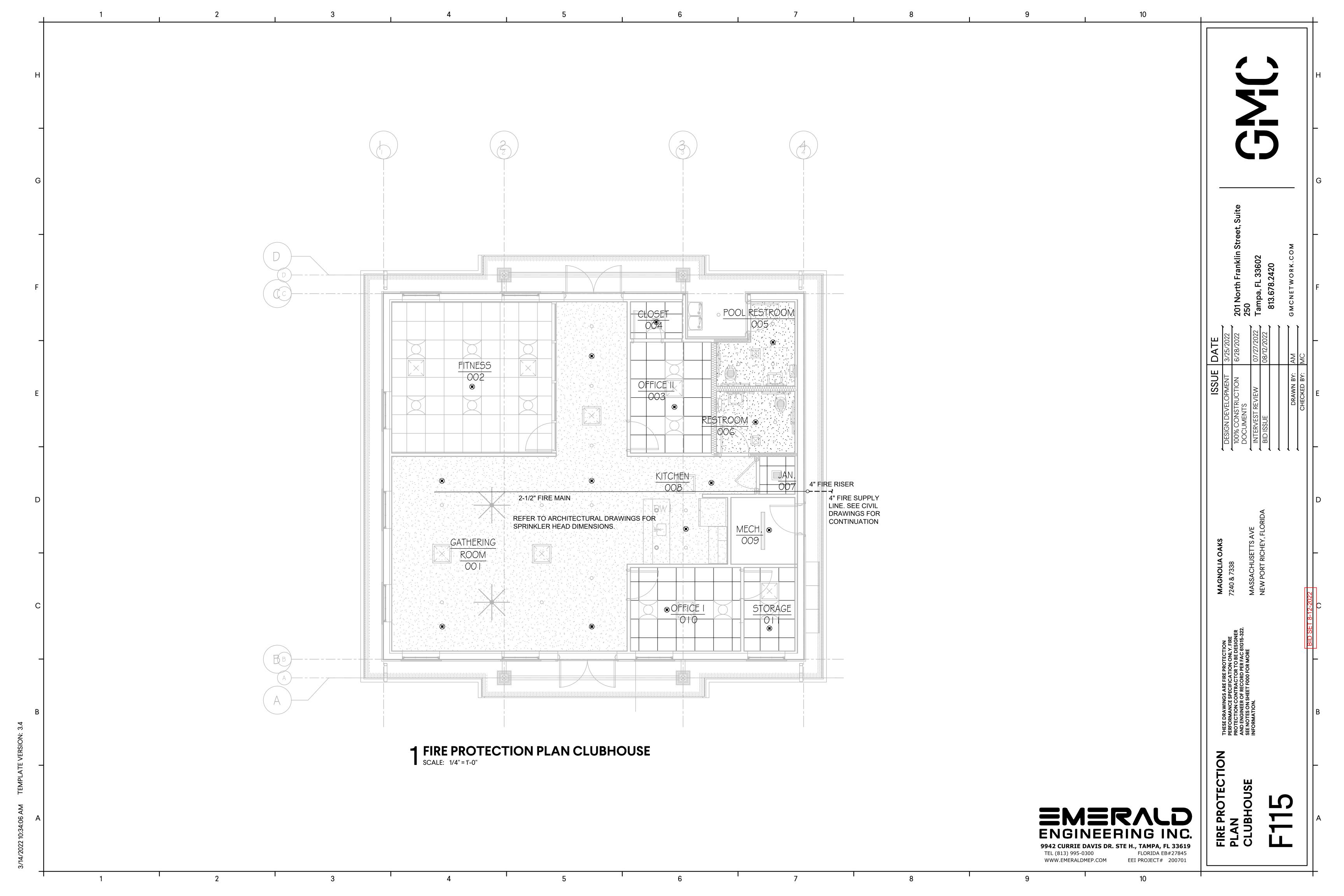












COORDINATE LIGHTING FIXTURES INSTALLATION WITH GRILLES,

DIFFUSERS, SPRINKLER HEADS, AND ACCESS PANELS, PROVIDE FIXTURE

MOUNTING BRACKETS, ACCESSORIES, PLASTER FRAMES, ETC. SUITABLE

FOR THE CEILING TYPES INDICATED ON THE ARCHITECTURAL PLANS.

PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIRE STOPPING AT WALL, FLOOR AND CEILING PENETRATIONS WHERE CONDUIT

PENETRATIONS OCCUR IN FIRE RATED CONSTRUCTION. FIRE STOPPING

REQUIRED JUNCTION BOXES, PULL BOXES, FITTINGS, CONDUIT BODIES,

SUPPORT, ACCESS DOORS, HARDWARE, ACCESSORIES, ETC. REQUIRED

FOR A COMPLETE AND WORKING ELECTRICAL SYSTEM, WHETHER OR

UTILITY COMPANY AND HAVE EXISTING UNDERGROUND UTILITIES

ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. FURNISH ALL

11. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER

SPACES AND OTHER AREAS WHERE CONFLICT MAY OCCUR.

TRADES BEFORE INSTALLATION OF HIS WORK IN CHASES, CEILING

12. REFER TO MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR EXACT LOCATION AND REQUIREMENTS OF MECHANICAL, PLUMBING

13. ALL ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE NEW AND FREE

FROM DEFECT EXCEPT WHERE SPECIFICALLY SHOWN TO REUSE

LISTED AND LABELED UNDERWRITER'S LABORATORY (U.L.).

14. ALL WORK SHALL BE SUITABLE FOR THE ENVIRONMENT THAT IT IS

15. COORDINATE THE INSTALLATION OF THE UTILITY TRANSFORMER WITH

TRANSFORMER SECONDARY BUSHINGS DOES NOT EXCEED THE

THE APPROPRIATE POWER COMPANY. CONFIRM WITHIN 10 DAYS OF THE

AWARD OF CONTRACT THAT THE AVAILABLE FAULT CURRENT AT THE

DESIGNED FAULT CURRENT AT THE SERVICE ENTRANCE EQUIPMENT.

6.  $\,$  VISIT THE SITE OF THE PROPOSED PROJECT TO BECOME FAMILIAR WITH

CONDITIONS AND NATURE OF THE WORK PRIOR TO SUBMITTING BIDS.

OF A PROPOSAL WILL BE EVIDENCE THAT SUCH FAMILIARIZATION HAS

ROUTINGS OF CONDUIT, DIFFERENT LOCATIONS OF EQUIPMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE

RAMIFICATIONS OF THE PROPOSED CHANGE THAT ARE NOT INCLUDED IN

HIS PROPOSAL, BUT BECOME APPARENT AT A LATER DATE, AND SHALL

BE RESPONSIBLE FOR ALL COST AND CONSEQUENCES OF CORRECTING

ANY AND ALL CONFLICTS, DEFICIENCIES OR PROBLEMS THAT INCREASE

COST, INCREASE CONSTRUCTION TIME OR CREATE CODE VIOLATIONS.

EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE

UNFORESEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT

BE LOCATED EXACTLY AS SHOWN ON THE DRAWINGS. COORDINATION WITH OTHER TRADES FOR LOCATION AND BURIAL DEPTHS WILL BE

INFORMATION IS NOT GUARANTEED. THEREFORE THE CONTRACTOR

SHALL FIELD VERIFY THE EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO BEGINNING WORK. PROTECT ANY EXISTING UTILITIES

TO REMAIN FROM DAMAGE DURING THE COURSE OF CONSTRUCTION

19. PROVIDE DEDICATED NEUTRAL WIRES FOR ALL BRANCH CIRCUITS U.N.O.

20. WHERE THE WORD "PROVIDE" IS USED, THIS SHALL MEAN "FURNISH AND

21. COMPLY WITH SAFETY REGULATIONS INCLUDING BUT NOT LIMITED TO

22. PROVIDE DEDICATED RACEWAYS FOR ALL EMERGENCY WIRING. DO NOT

NEC. PROVIDE GROUNDING CONDUCTOR IN ALL POWER CONDUITS.

BOXES, WIREWAY, DEVICES AND EQUIPMENT IN ACCORDANCE WITH THE

OSHA, NFPA-70E AND ALL ELECTRICAL SAFETY REGULATIONS.

23. PROVIDE GROUNDING AND BONDING OF ALL METALLIC RACEWAY,

DATA AVAILABLE TO THE ENGINEER. IT IS TO BE UNDERSTOOD THAT

18. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF

REQUIRED AND ANY SUCH REQUIRED DEVIATIONS SHALL BE

CONSIDERED PART OF THIS SCOPE OF WORK. SITE UTILITY

17. WHERE CONTRACTOR PROPOSES ALTERNATE SOLUTIONS, DIFFERENT

INTERPRETATION OR DECISION PRIOR TO SUBMITTING BIDS. SUBMISSION

NOTIFY THE ENGINEER OF DISCREPANCIES OR OMISSIONS FOR

NOTIFY THE ENGINEER IMMEDIATELY IF THE DESIGNED FAULT CURRENT

EXISTING MATERIAL. ALL EQUIPMENT AND MATERIAL USED SHALL BE

NOT SUCH EQUIPMENT IS INDICATED ON THE DRAWINGS.

10. THE CONTRACTOR SHALL COORDINATE WITH ALL CONTRACT

DOCUMENTS AND EQUIPMENT SHOP DRAWINGS.

AND FIRE PROTECTION EQUIPMENT.

IS EXCEEDED.

BEEN ATTAINED.

AT CONDUIT PENETRATIONS SHALL BE U.L. LISTED.

SYMBOLS NOT LISTED IN THE LEGEND ARE IDENTIFIED WHERE THEY

OCCUR ON THE DRAWINGS.

SURVEYED AND INDICATED.

27. PROVIDE LABELS FOR ALL PANELBOARDS, CABINETS, SAFETY SWITCHES AND MOTOR CONTROLLERS, LABELS SHALL BE MACHINE ENGRAVED, LAMINATED PLASTIC, PERMANENTLY ATTACHED WITH SELF-TAPPING SCREWS OR RIVETS.

28. PROVIDE TYPE WRITTEN PANELBOARD DIRECTORY CARD IN EACH PANELBOARD WITH CIRCUIT LOAD INFORMATION AND ROOM NUMBER-LOAD DESCRIPTION CLEARLY IDENTIFIED. USE ACTUAL ROOM NUMBERS IN THE BUILDING WHEN DIFFER FROM ROOM NUMBERS SHOWN ON THE CONTRACT DOCUMENTS. HAND WRITTEN DIRECTORIES ARE NOT ACCEPTABLE.

29. LABEL ALL JUNCTION BOXES WITH PERMANENT MARKER IDENTIFYING PANEL'S NAME AND CIRCUIT NUMBERS WITHIN.

30. ALL MOTORS SHALL HAVE DISCONNECTING MEANS

31. WHERE FUSE PROTECTION IS SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER, PROVIDE FUSED SWITCHES IN LIEU OF NON-FUSED SWITCHES OR ENCLOSED CIRCUIT BREAKERS, OR OTHER DEVICES INDICATED.

32. SECURE APPROVED SHOP DRAWINGS SHOWING WIRING DIAGRAMS, ROUGH-IN AND ELECTRICAL INSTALLATION DETAILS FROM OTHER INVOLVED CONTRACTORS FOR EQUIPMENT WHICH MUST BE CONNECTED ELECTRICALLY.

33. MECHANICAL EQUIPMENT WILL BE PROVIDED BY MECHANICAL CONTRACTOR. THE LOCATIONS SHOWN ON THE ELECTRICAL DRAWINGS ARE APPROXIMATE. COORDINATE WITH MECHANICAL CONTRACTOR TO DETERMINE THE EXACT LOCATION OF EACH PIECE OF EQUIPMENT AND DETERMINE THE EXACT ROUGH-IN AND CONNECTION REQUIREMENTS.

34. HVAC DAMPERS AND CONTROLS. CONTRACTORS SHALL COORDINATE WITH THE EQUIPMENT AND SYSTEM BEING PROVIDED AND PROVIDE POWER CONNECTIONS ACCORDINGLY. THESE CONNECTIONS SHALL BE FOR FIRE/SMOKE DAMPERS, DDC CONTROL DEVICES, ETC. CONTRACTOR SHALL COORDINATE THE VOLTAGE REQUIREMENTS AND PROVIDE ALL NECESSARY CONNECTIONS, COMPONENTS, ETC. INCLUDING TRANSFORMERS, BOXES, ETC.

35. COORDINATE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT WITH MECHANICAL DUCTWORK, PIPING, ETC. AND ASSURE WORKING CLEARANCE REQUIRED BY NEC WILL BE MET. SUFFICIENT ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED AROUND ELECTRICAL EQUIPMENT AS REQUIRED BY NEC.

36. WHERE INDIVIDUALLY MOUNTED SAFETY SWITCH, STARTER OR ENCLOSED CIRCUIT BREAKER IS SHOWN ADJACENT TO ITS RESPECTIVE LOAD AND NOT MOUNTED ON A WALL, PROVIDE ALL SUPPORTS. BRACKETS, ANCHORING, ETC. NECESSARY TO PROPERLY SUPPORT THE DEVICE.

37. THOROUGHLY REVIEW AND COORDINATE ALL CASEWORK AND CABINETS DRAWINGS AND ARCHITECTURAL ELEVATIONS WITH DEVICE LOCATIONS PRIOR TO ROUGH-IN OF OUTLET BOXES.

38. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR SYSTEM PROVIDER AND PROVIDE POWER CONNECTIONS AS REQUIRED.

39. EMPTY RACEWAYS SHALL BE PROVIDED WITH PULL WIRES.

40. ALL SYSTEMS SHALL BE TESTED FOR PERFORMANCE VERIFICATION IN THE PRESENCE OF THE INSPECTOR, AT THE COMPLETION OF THE PROJECT. ALLOW 6 HOURS FOR TRAINING OWNER'S PERSONNEL ON ALL

41. UNDERGROUND CONDUIT WHICH EXTENDS OUTSIDE OF THE STRUCTURE SHALL BE MINIMUM 24" BELOW GRADE. CONDUIT WITHIN THE PERIMETER OF THE STRUCTURE SHALL BE MINIMUM 6" BELOW SLAB U.N.O. RACEWAYS SHALL NOT BE ROUTED IN SLAB ON GRADE.

42. WHERE CONDUIT CROSS BUILDING EXPANSION JOINTS, USE SUITABLE SLIDING EXPANSION FITTINGS.

POWER LEGEND DESCRIPTION MOUNTING SYMBOL NON-FUSED DISCONNECT SWITCH, 60" AFF TO TOP CURRENT RATING/FUSING/NUMBER OF POLES/ENCLOSURE UNLESS NOTED OTHERWISE FUSED DISCONNECT SWITCH, 60" AFF TO TOP CURRENT RATING/FUSING/NUMBER OF POLES/ENCLOSURE UNLESS NOTED OTHERWISE 72" AFF TO TOP BRANCH CIRCUIT PANELBOARD, 120/208 V OR 120/240 V, SURFACE MOUNT UNLESS NOTED OTHERWISE 72" AFF TO TOP BRANCH CIRCUIT PANELBOARD, 120/208 V OR 120/240 V, FLUSH MOUNT UNLESS NOTED OTHERWISE HIGHEST CIRCUIT BREAKER IN LOAD CENTER SHALL BE MTD RESIDENTIAL UNIT LOAD CENTER, 120/208 V OR 120/240 V, FLUSH MOUNT AT 46" AFF CENTER OF HANDLE DISTRIBUTION PANELBOARD, 120/208 V OR 120/240 V, SURFACE MOUNT UNLESS NOTED OTHERWISE PANEL MOUNTED = SURGE PROTECTION DEVICE. 60" AFF TO TOP **ELECTRIC METER** UNLESS NOTED OTHERWISE AS INDICATED PUSH BUTTON SYSTEMS LEGEND DESCRIPTION MOUNTING SYMBOL 18" AFF TO CENTERLINE TELEPHONE OUTLET UNLESS NOTED OTHERWISE COMMUNICATIONS OUTLET FOR DATA AND TELEPHONE: 4" SQUARE BOX WITH SINGLE GANG 18" AFF TO CENTERLINE FLUSH RING, 1" CONDUIT STUBBED UP INTO ACCESSIBLE CEILING SPACE WITH END PLASTIC UNLESS NOTED OTHERWISE BUSHING AND PULL STRING. CABLING, TERMINATIONS AND ELECTRONICS BY OWNER'S COMMUNICATIONS VENDOR.

18" AFF TO CENTERLINE TELEVISION OUTLET. PROVIDE POWER OUTLET WITHIN 12" OF TV OUTLET. UNLESS NOTED OTHERWISE TELEPHONE PLYWOOD BOARD (4'x8'x3/4") AS NOTED FIRE ALARM LEGEND SYMBOL DESCRIPTION MOUNTING 48" AFF TO TOP FIRE ALARM PULLSTATION, SEMI-FLUSH MOUNT ON RECESSED BOX. UNLESS NOTED OTHERWISE THE ENTIRE LENS NOT LESS FIRE ALARM HORN/STROBE COMBO, ADA COMPLIANT, SEMI-FLUSH MOUNT ON THAN 80" AND NOT GREATER RECESSED BOX. THAN 96" AFF ② SMOKE DETECTOR, SURFACE MOUNT ON RECESSED BOX. UNLESS NOTED OTHERWISE HEAT DETECTOR, SURFACE MOUNT ON RECESSED BOX. UNLESS NOTED OTHERWISE

72" AFF TO TOP FACP FIRE ALARM CONTROL PANEL UNLESS NOTED OTHERWISE FIRE ALARM SPRINKLER FLOW SWITCH COORDINATE WITH DIV 15 FIRE ALARM SPRINKLER TAMPER SWITCH COORDINATE WITH DIV 15 FIRE ALARM BELL, ADA COMPLIANT, SEMI-FLUSH MOUNT ON RECESSED BOX. COORDINATE WITH DIV 15

SECURITY LEGEND DESCRIPTION CCTV SURVEILLANCE CAMERA. IP NETWORK, MINI DOME CAMERA. CARD READER.

GLASS BREAK DETECTOR / WINDOW CONTACT. **ABBREVIATIONS** 

> N NEW CTE CONNECT TO EXISTING

AFF ABOVE FINISHED FLOOR EX EXISTING AFG ABOVE FINISHED GRADE GFI GROUND FAULT CURRENT INTERRUPTER

AHJ AUTHORITY HAVING JURISDICTION IAW IN ACCORDANCE WITH BFG BELOW FINISHED GRADE

UNO UNLESS NOTED OTHERWISE WP WEATHER PROOF

IG ISOLATED GROUND

RL RELOCATED

UG UNDERGROUND

MOUNTING

AS REQUIRED BY SECURITY

**EQUIPMENT INSTALLER** 

EQUIPMENT INSTALLER

**EQUIPMENT INSTALLER** 

**EQUIPMENT INSTALLER** 

EQUIPMENT INSTALLER

# **CODES & STANDARDS**

FLORIDA BUILDING CODE 2020

COMBINE WITH OTHER TYPES OF WIRING.

THE FLORIDA FIRE PREVENTION CODE 2020 EDITION

NFPA 70: NATIONAL ELECTRICAL CODE 2017 NFPA 72: NATIONAL FIRE ALARM & SIGNALING CODE 2016 EDITION

ELE	ECTRICAL SHEET INDEX
SHEET NUMBER	SHEET TITLE
E000	ELECTRICAL SCHEDULES & SHEET INDEX
E111	ELECTRICAL PLAN LEVEL 1 - TYPE 'I'
E112	ELECTRICAL PLAN LEVEL 1 - TYPE 'II'
E113	ELECTRICAL PLAN LEVEL 1 - TYPE 'III'
E114A	ELECTRICAL PLAN LEVEL 1 - TYPE 'IV'
E114B	ELECTRICAL PLAN LEVEL 1 - TYPE 'IV'
E115	LIGHTING PLAN LEVEL 1 - CLUBHOUSE
E215	POWER & SYSTEMS PLAN LEVEL 1 - CLUBHOUSE
E501	ELECTRICAL RISER DIAGRAMS
E601	ELECTRICAL SCHEDULES
E602	ELECTRICAL SCHEDULES

WALL MOUNT FIXTURE ON FLUSH 4" SQUARE J-BOX, LETTER INDICATES TYPE SEE FIXTURE SCHEDULE STRIP FIXTURE WITH REQUIRED MOUNTING HARDWARE; 4' OR 8' SEE FIXTURE SCHEDULE AS SHOWN ON PLANS, LETTER INDICATES TYPE WALLBRACKET FIXTURE ON 4" SQUARE FLUSH J-BOX, LENGTH: 2', SEE FIXTURE SCHEDULE 3', OR 4'- AS SHOWN ON PLANS, LETTER INDICATES TYPE TROFFER FIXTURE, LETTER INDICATES TYPE SEE FIXTURE SCHEDULE SEE FIXTURE SCHEDULE DOWNLIGHT. LETTER INDICATES TYPE. PENDANT MOUNT DOWNLIGHT WITH TRIM AND MOUNTING HARDWARE. LETTER SEE FIXTURE SCHEDULE INDICATES TYPE. FIXTURES SHOWN WITH A SOLID HATCHED CIRCLE PROVIDE EMERGENCY OR LIFE SAFETY LIGHTING. CONNECT TO EMERGENCY POWER. EXIT LIGHT, SHADING INDICATES NUMBER OF FACES, ARROWS INDICATE DIRECTIONAL SEE FIXTURE SCHEDULE INDICATORS REQUIRED. LETTER INDICATES TYPE. BATTERY POWERED EMERGENCY EGRESS LIGHT WITH WALL BRACKET, (2) HEAD SEE FIXTURE SCHEDULE UNLESS OTHERWISE NOTED. LETTER INDICATES TYPE. LIGHTING CONTROLS LEGEND SYMBOL DESCRIPTION MOUNTING SWITCH, SINGLE POLE, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE 48" AFF TO TOP UNLESS COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER. NOTED OTHERWISE SWITCH, THREE-WAY, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE 48" AFF TO TOP COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER. UNLESS NOTED OTHERWISE CEILING OCCUPANCY SENSOR OCCUPANCY SENSOR SWITCH, SINGLE POLE, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS 48" AFF TO TOP UNLESS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER. NOTED OTHERWISE 66" AFF TO TOP TIME-SWITCH AS INDICATED. UNLESS NOTED OTHERWISE 66" AFF TO TOP LIGHTING CONTACTOR AS INDICATED. UNLESS NOTED OTHERWISE EXTERIOR OF BUILDING PHOTO CONTROL DEVICE AS INDICATED. UNLESS NOTED OTHERWISE RECEPTACLE LEGEND SYMBOL DESCRIPTION DUPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE 8" AFF TO CENTERLINE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER. **UNLESS NOTED OTHERWISE** ABOVE COUNTER DUPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER. **UNLESS NOTED OTHERWISE** TWO (2) DUPLEX RECEPTACLES IN COMMON BOX, 20 A, 120 VAC. REFER TO 18" AFF TO CENTERLINE SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE UNLESS NOTED OTHERWISE MODEL NUMBER. ABOVE COUNTER TWO (2) DUPLEX RECEPTACLES IN COMMON BOX, 20 A, 120 VAC. REFER TO **UNLESS NOTED OTHERWISE** SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER. SIMPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE 18" AFF TO CENTERLINE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER. UNLESS NOTED OTHERWISE DUPLEX RECEPTACLE, 20 A, 120 VAC, LOWER OUTLET SWITCHED. REFER TO 18" AFF TO CENTERLINE SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE UNLESS NOTED OTHERWISE MODEL NUMBER. SIMPLEX RECEPTACLE, SPECIAL PURPOSE, SINGLE PHASE, CURRENT RATING AS AS NOTED NOTED, NEMA CONGURATION AS REQUIRED, WITH MATCHING COVER PLATE. AS NOTED SIMPLEX RECEPTACLE, DRYER OUTLET, 30 A, 125/250 VAC, 3P, 4W, NEMA 14-30, WITH MATCHING COVER PLATE. LEVITON: 278 AS NOTED SIMPLEX RECEPTACLE, RANGE OUTLET, 50 A, 125/250 VAC, 3P, 4W, NEMA 14-50, WITH MATCHING COVER PLATE. LEVITON: 279 HOME RUN TO PANEL. LABEL INDICATES PANEL NAME AND CIRCUIT NUMBER(S). SEE SPECIFICATIONS L1A-1, ALL CONDUCTORS ARE #12 AWG Cu UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS RACEWAY CONCEALED IN WALL OR ABOVE CEILINGS RACEWAY CONCEALED UNDER FLOOR OR BELOW GRADE SEE SPECIFICATIONS RACEWAY EXPOSED ON WALL OR CEILING SEE SPECIFICATIONS

LIGHTS LEGEND

SYMBOL

DESCRIPTION

MOUNTING



9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619 TEL (813) 995-0300 WWW.EMERALDMEP.COM

FLORIDA EB#27845 EEI PROJECT# 200701

SYMBOL

(RP)

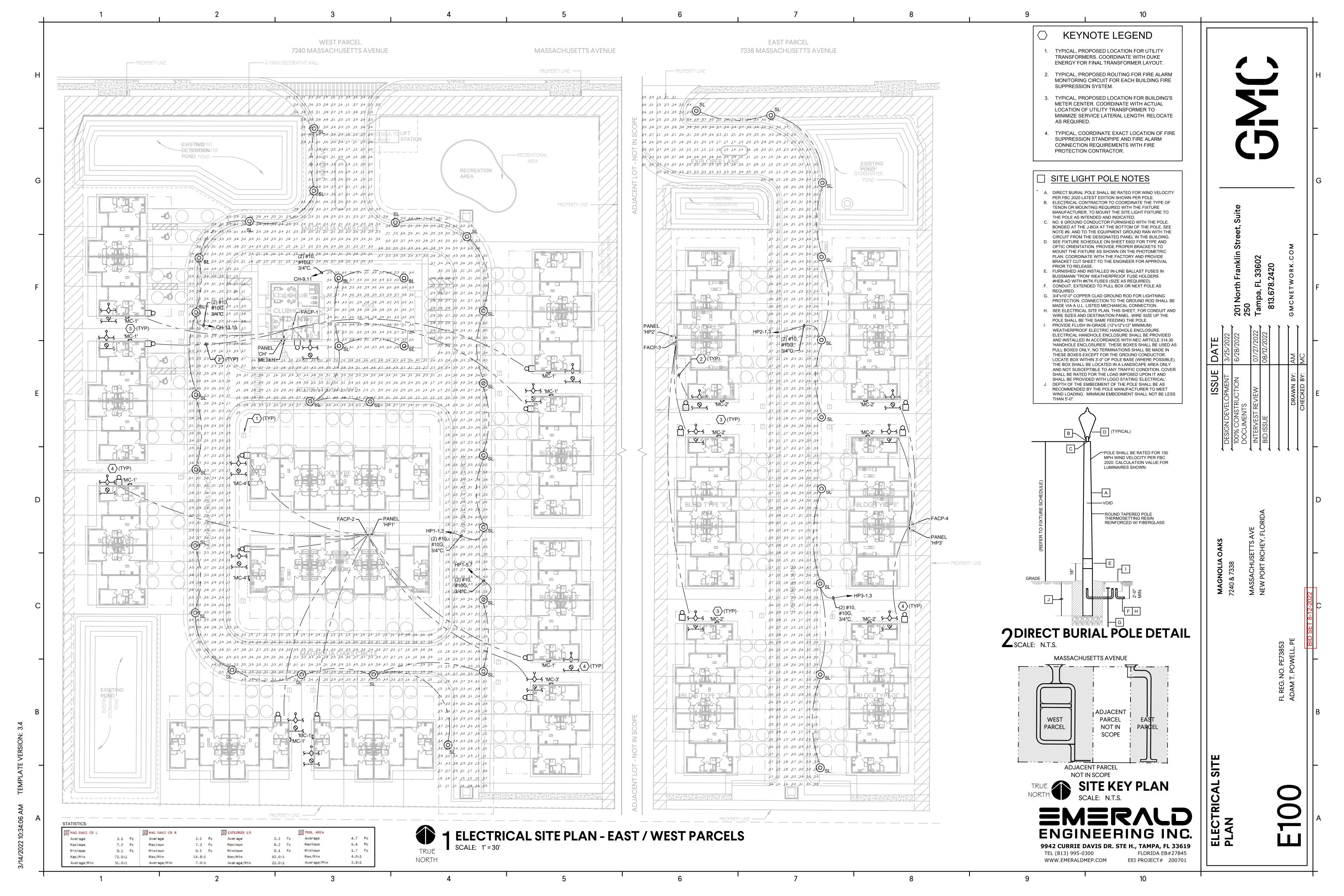
GB

AC ABOVE COUNTER

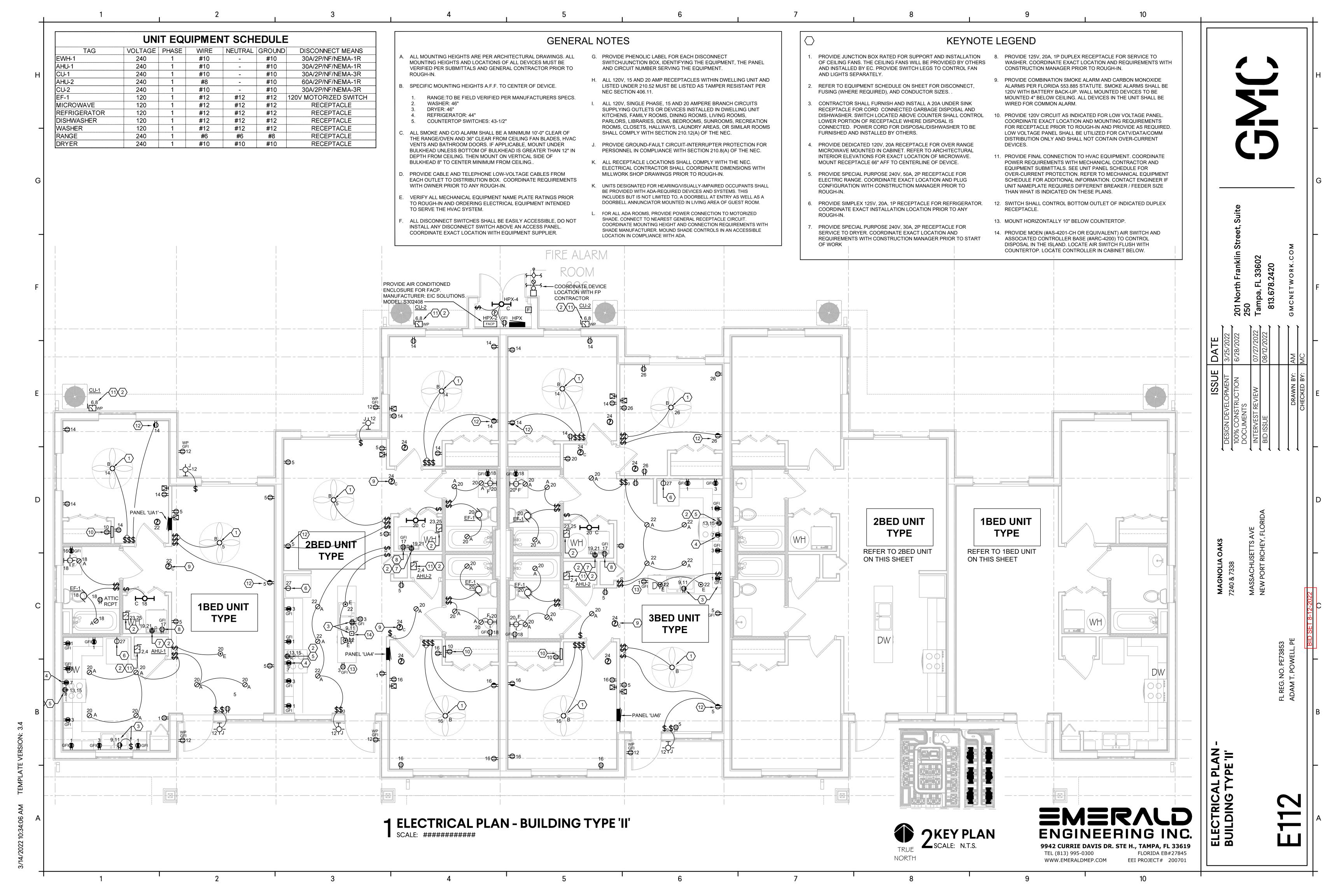
CLG CEILING MOUNTED

KEYPAD.

DOOR CONTACT.



TAG VOLTAGE PHASE WIRE NEUTRAL GROUND DISCONNECT MEANS	GENERAL NOTES  . ALL MOUNTING HEIGHTS ARE PER ARCHITECTURAL DRAWINGS. ALL G. PROVIDE PHENOLIC LABEL FOR EACH DISCONNECT	KEYNOTE  1. PROVIDE JUNCTION BOX RATED FOR SUPPORT AND INSTALLATION	LEGEND  8. PROVIDE 125V, 20A, 1P DUPLEX RECEPTACLE FOR SERVICE TO	
240 1 #10 - #10 30A/2P/NF/NEMA-1R  240 1 #10 - #10 30A/2P/NF/NEMA-1R  240 1 #10 - #10 30A/2P/NF/NEMA-3R  240 1 #8 - #10 60A/2P/NF/NEMA-1R  240 1 #10 - #10 30A/2P/NF/NEMA-3R  240 1 #10 - #10 30A/2P/NF/NEMA-1R  240 1 #10 - #10 30A/2P/NF/NEMA-1R  240 1 #10 - #10 RECEPTACLE  WAVE 120 1 #12 #12 #12 RECEPTACLE  SERATOR 120 1 #12 #12 #12 RECEPTACLE  ASHER 120 1 #12 #12 #12 RECEPTACLE  R 120 1 #12 #12 #12 RECEPTACLE  R 120 1 #12 #12 #12 RECEPTACLE	ALL MOUNTING HEIGHTS ARE PER ARCHITECTURAL DRAWINGS. ALL MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES MUST BE VERIFIED PER SUBMITTALS AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.  SPECIFIC MOUNTING HEIGHTS A.F.F. TO CENTER OF DEVICE.  1. RANGE-TO BE FIELD VERIFIED PER MANUFACTURERS SPECS. 2. WASHER: 46° 3. DRY-RR: 46° 4. REFRIGERATOR: 44" 5. COUNTERTOP SWITCHES: 43-1/2"  ALL SMOKE AND C/O ALARM SHALL BE A MINIMUM 10-0" CLEAR OF THE RANGE/OVEN AND 36" CLEAR FROM CEILING FAN BLADES, HVAC VENTS AND BATHROOM DOORS. IF APPLICABLE, MOUNT UNDER BUILKHEAD UNLESS BOTTOM OF BULKHEAD IS GREATER THAN 12" IN DEPTH FROM CEILING. THEN MOUNT ON VERTICAL SIDE OF BULKHEAD BY TO CENTER THAN 12" IN DEPTH FROM CEILING. THEN MOUNT ON VERTICAL SIDE OF BULKHEAD BY TO CENTER THAN 12" IN OWNER PRIOR TO ANY ROUGH-IN.  VERIFY ALL MECHANICAL EQUIPMENT NAME PLATE RATINGS PRIOR TO ROUGH-IN AND ORDERING ELECTRICAL EQUIPMENT INTENDED TO SERVE THE HVAC SYSTEM.  ALL DISCONNECT SWITCHES SHALL BE EASILY ACCESSIBLE, DO NOT INSTALL ANY DISCONNECT SWITCH BOW AND CORDERING ELECTRICAL EQUIPMENT TURDED TO SERVE THE HVAC SYSTEM.  ALL LIZOV, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS ON DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIVING ROOMS, SUPPLYING OUTLETS ON DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, SUNDROOMS, RECREATION ROOMS, SHALL COMPLY WITH SECTION 210.18(A) OF THE NEC.  J. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL IN COMPLIANCE WITH SECTION 210.18(A) OF THE NEC.  LECTION AND RODER SHALL BE ADDITIONAL SHALL COORDINATE DIMENSIONS WITH MILL WORK SHOP DRAWINGS PRIOR TO ROUGH-IN.  LISTED UNDSERVE THE SECULIAL SHALL BE ADDITIONAL TO PROVIDE SINGSTALLED IN DWELLING UNIT AND LISTED UNITED AREAS, OR SIMILLAR ROOMS SHALL COMPLY WITH THE NEC.  ELECTRICAL CONTRACTOR SHALL COORDINATE DIMENSIONS WITH MILL WORK SHOP DRAWINGS PRIOR TO ROUGH-IN.  LISTED UNDSEAD TO ANY RECEPTACLES WITHIN DWELLING UNIT AND LISTED TO SAME AND LINES BOTTON TO SAME AND LINES BOTT	OF CEILING FANS. THE CEILING FANS WILL BE PROVIDED BY OTHERS AND INSTALLED BY EC. PROVIDE SWITCH LEGS TO CONTROL FAN AND LIGHTS SEPARATELY.  2. REFER TO EQUIPMENT SCHEDULE ON SHEET FOR DISCONNECT, FUSING (WHERE REQUIRED), AND CONDUCTOR SIZES  3. CONTRACTOR SHALL FURNISH AND INSTALL A 20A UNDER SINK RECEPTACLE FOR CORD CONNECTED GARBAGE DISPOSAL AND DISHWASHER. SWITCH LOCATED ABOVE COUNTER SHALL CONTROL LOWER PORTION OF RECEPTACLE WHERE DISPOSAL IS CONNECTED. POWER CORD FOR DISPOSAL/DISHWASHER TO BE FURNISHED AND INSTALLED BY OTHERS.  4. PROVIDE DEDICATED 120V, 20A RECEPTACLE FOR OVER RANGE MICROWAVE MOUNTED IN CABINET. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT LOCATION OF MICROWAVE. MOUNT RECEPTACLE 66" AFF TO CENTERLINE OF DEVICE.  5. PROVIDE SPECIAL PURPOSE 240V, 50A, 2P RECEPTACLE FOR ELECTRIC RANGE. COORDINATE EXACT LOCATION AND PLUG CONFIGURATION WITH CONSTRUCTION MANAGER PRIOR TO ROUGH-IN.  6. PROVIDE SIMPLEX 125V, 20A, 1P RECEPTACLE FOR REFRIGERATOR. COORDINATE EXACT INSTALLATION LOCATION PRIOR TO ANY ROUGH-IN.  7. PROVIDE SPECIAL PURPOSE 240V, 30A, 2P RECEPTACLE FOR	<ol> <li>PROVIDE 125V, 20A, 1P DUPLEX RECEPTACLE FOR SERVICE TO WASHER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH CONSTRUCTION MANAGER PRIOR TO ROUGH-IN.</li> <li>PROVIDE COMBINATION SMOKE ALARM AND CARBON MONOXIDE ALARMS PER FLORIDA 553.835 STATUTE. SMOKE ALARMS SHALL BE 120V WITH BATTERY BACK-UP. WALL MOUNTED DEVICES TO BE MOUNTED 4" BELOW CEILING. ALL DEVICES IN THE UNIT SHALL BE WIRED FOR COMMON ALARM.</li> <li>PROVIDE 120V CIRCUIT AS INDICATED FOR LOW VOLTAGE PANEL. COORDINATE EXACT LOCATION AND MOUNTING REQUIREMENTS FOR RECEPTACLE PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED. LOW VOLTAGE PANEL SHALL BE UTILIZED FOR CATVIDATA/COMM DISTRIBUTION ONLY AND SHALL NOT CONTAIN OVER-CURRENT DEVICES.</li> <li>PROVIDE FINAL CONNECTION TO HVAC EQUIPMENT. COORDINATE POWER REQUIREMENTS WITH MECHANICAL CONTRACTOR AND EQUIPMENT SUBMITTALS. SEE UNIT PANEL SCHEDULE FOR OVER-CURRENT PROTECTION. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION. CONTACT ENGINEER IF UNIT NAMEPLATE REQUIRES DIFFERENT BREAKER / FEEDER SIZE THAN WHAT IS INDICATED ON THESE PLANS.</li> <li>SWITCH SHALL CONTROL BOTTOM OUTLET OF INDICATED DUPLEX RECEPTACLE.</li> <li>MOUNT HORIZONTALLY 10" BELOW COUNTERTOP.</li> <li>PROVIDE MOEN (#AS-4201-CH OR EQUIVALENT) AIR SWITCH AND ASSOCIATED CONTROLLER BASE (#ARC-4200) TO CONTROL DISPOSAL IN THE ISLAND. LOCATE AIR SWITCH FLUSH WITH COUNTERTOP. LOCATE CONTROLLER IN CABINET BELOW.</li> </ol>	nklin Street, Suite
	CU-2 11\(\frac{2}{2}\) \(\begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\			E DATE  3/25/2022 6/28/2022 6/28/2022 201 North Frail 250 07/27/2022 Tampa, FL 33(
CU-1 (11)(2)    6,8     12     12				DESIGN DEVELOPMENT 100% CONSTRUCTION DOCUMENTS INTERVEST REVIEW BID ISSUE
14 PANEL 'UA1'  PA	TYPE  GEI 17 19 21 2 2 A 20 A 20 A 20 A 20 A 20 A 20 A	ED UNIT TYPE TO 1BED UNIT		MAGNOLIA OAKS 240 & 7338 AASSACHUSETTS AVE VEW PORT RICHEY, FLORIDA
18	Φ 5 20 A 20 20 C GFIΦ18  DW  DW			
20 A A A A A A A A A A A A A A A A A A A	16 B 16 C		2KEY PLAN TRUE NORTH	AL PLAN -
1 ELECTRIC	CAL PLAN - BUILDING TYPE 'I'		ENGINEERING INC.  9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619  TEL (813) 995-0300 FLORIDA EB#27845	ELECTRIC/ BUILDING



UNIT EQUIPMENT SCHEDULE									
TAG	VOLTAGE	PHASE	WIRE	NEUTRAL	GROUND				
EWH-1	240	1	#10	-	#10	30A/2P/NF/NEMA-1R			
AHU-1	240	1	#10	-	#10	30A/2P/NF/NEMA-1R			
CU-1	240	1	#10	_	#10	30A/2P/NF/NEMA-3R			
AHU-2	240	1	#8	_	#10	60A/2P/NF/NEMA-1R			
CU-2	240	1	#10	-	#10	30A/2P/NF/NEMA-3R			
EF-1	120	1	#12	#12	#12	120V MOTORIZED SWITCH			
MICROWAVE	120	1	#12	#12	#12	RECEPTACLE			
REFRIGERATOR	120	1	#12	#12	#12	RECEPTACLE			
DISHWASHER	120	1	#12	#12	#12	RECEPTACLE			
WASHER	120	1	#12	#12	#12	RECEPTACLE			
RANGE	240	1	#6	#6	#8	RECEPTACLE			
DRYER	240	1	#10	#10	#10	RECEPTACLE			

# **GENERAL NOTES**

- A. ALL MOUNTING HEIGHTS ARE PER ARCHITECTURAL DRAWINGS. ALL G. PROVIDE PHENOLIC LABEL FOR EACH DISCONNECT MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES MUST BE VERIFIED PER SUBMITTALS AND GENERAL CONTRACTOR PRIOR TO AND CIRCUIT NUMBER SERVING THE EQUIPMENT.
- ROUGH-IN. B. SPECIFIC MOUNTING HEIGHTS A.F.F. TO CENTER OF DEVICE.
- RANGE:TO BE FIELD VERIFIED PER MANUFACTURERS SPECS. WASHER: 46" DRYER: 46"
- REFRIGERATOR: 44" COUNTERTOP SWITCHES: 43-1/2"
- C. ALL SMOKE AND C/O ALARM SHALL BE A MINIMUM 10'-0" CLEAR OF THE RANGE/OVEN AND 36" CLEAR FROM CEILING FAN BLADES, HVAC VENTS AND BATHROOM DOORS. IF APPLICABLE, MOUNT UNDER BULKHEAD UNLESS BOTTOM OF BULKHEAD IS GREATER THAN 12" IN DEPTH FROM CEILING. THEN MOUNT ON VERTICAL SIDE OF BULKHEAD 8" TO CENTER MINIMUM FROM CEILING..
- PROVIDE CABLE AND TELEPHONE LOW-VOLTAGE CABLES FROM EACH OUTLET TO DISTRIBUTION BOX. COORDINATE REQUIREMENTS WITH OWNER PRIOR TO ANY ROUGH-IN.
- VERIFY ALL MECHANICAL EQUIPMENT NAME PLATE RATINGS PRIOR TO ROUGH-IN AND ORDERING ELECTRICAL EQUIPMENT INTENDED TO SERVE THE HVAC SYSTEM.
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- H. ALL 120V, 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNIT AND LISTED UNDER 210.52 MUST BE LISTED AS TAMPER RESISTANT PER NEC SECTION 406.11.
- I. ALL 120V, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL COMPLY WITH SECTION 210.12(A) OF THE NEC.
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# **KEYNOTE LEGEND**

- PROVIDE JUNCTION BOX RATED FOR SUPPORT AND INSTALLATION 8. PROVIDE 125V, 20A, 1P DUPLEX RECEPTACLE FOR SERVICE TO OF CEILING FANS. THE CEILING FANS WILL BE PROVIDED BY OTHERS AND INSTALLED BY EC. PROVIDE SWITCH LEGS TO CONTROL FAN CONSTRUCTION MANAGER PRIOR TO ROUGH-IN. AND LIGHTS SEPARATELY.
- REFER TO EQUIPMENT SCHEDULE ON SHEET FOR DISCONNECT. FUSING (WHERE REQUIRED), AND CONDUCTOR SIZES.
- CONTRACTOR SHALL FURNISH AND INSTALL A 20A UNDER SINK RECEPTACLE FOR CORD CONNECTED GARBAGE DISPOSAL AND DISHWASHER. SWITCH LOCATED ABOVE COUNTER SHALL CONTROL LOWER PORTION OF RECEPTACLE WHERE DISPOSAL IS CONNECTED. POWER CORD FOR DISPOSAL/DISHWASHER TO BE FURNISHED AND INSTALLED BY OTHERS.
- 4. PROVIDE DEDICATED 120V, 20A RECEPTACLE FOR OVER RANGE MICROWAVE MOUNTED IN CABINET. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT LOCATION OF MICROWAVE. MOUNT RECEPTACLE 66" AFF TO CENTERLINE OF DEVICE.
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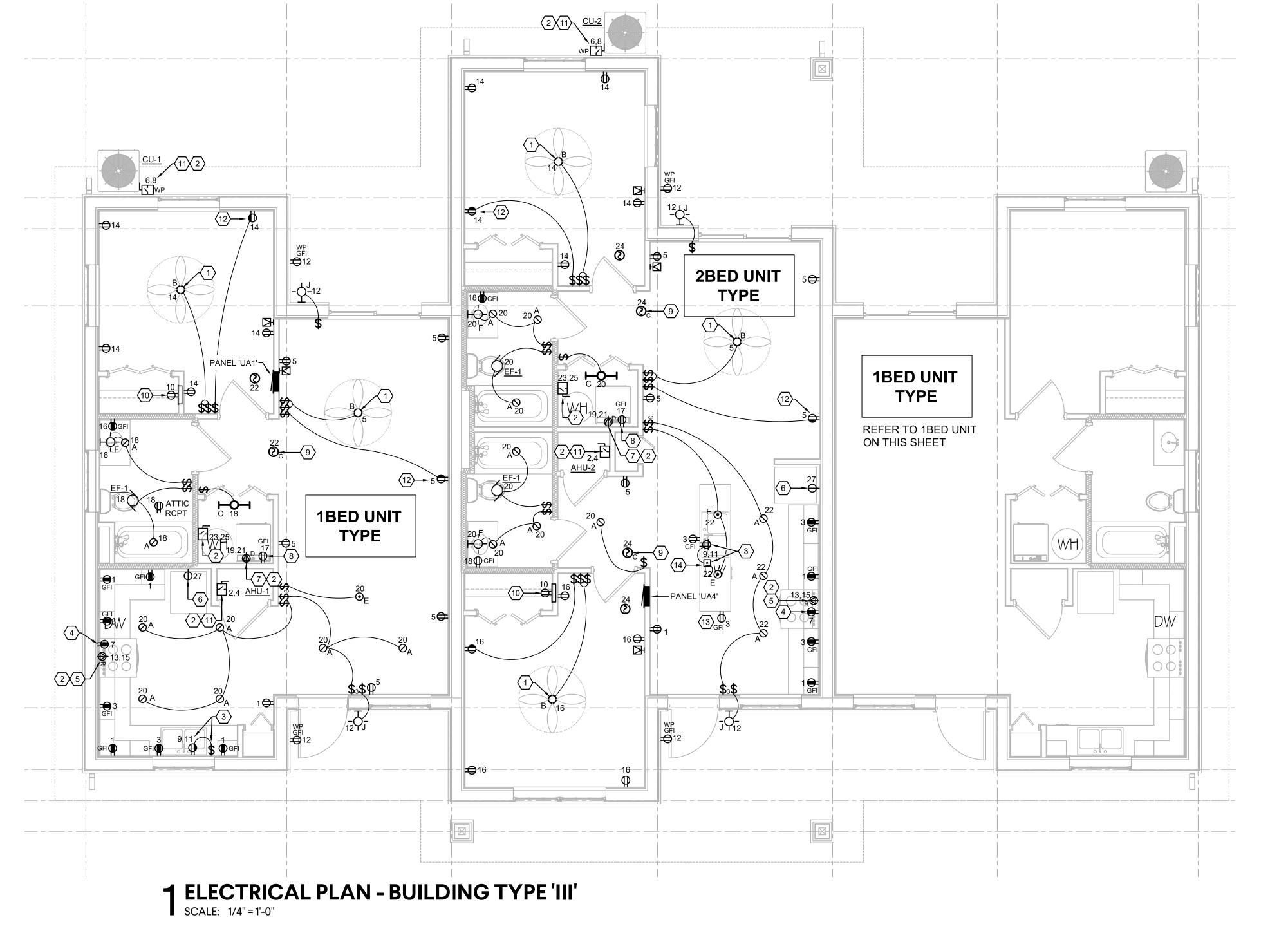
ROUGH-IN.

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- WASHER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH
- 9. PROVIDE COMBINATION SMOKE ALARM AND CARBON MONOXIDE ALARMS PER FLORIDA 553.885 STATUTE. SMOKE ALARMS SHALL BE 120V WITH BATTERY BACK-UP. WALL MOUNTED DEVICES TO BE MOUNTED 4" BELOW CEILING. ALL DEVICES IN THE UNIT SHALL BE

WIRED FOR COMMON ALARM.

- 10. PROVIDE 120V CIRCUIT AS INDICATED FOR LOW VOLTAGE PANEL. COORDINATE EXACT LOCATION AND MOUNTING REQUIREMENTS FOR RECEPTACLE PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED. LOW VOLTAGE PANEL SHALL BE UTILIZED FOR CATV/DATA/COMM DISTRIBUTION ONLY AND SHALL NOT CONTAIN OVER-CURRENT DEVICES.
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- 12. SWITCH SHALL CONTROL BOTTOM OUTLET OF INDICATED DUPLEX RECEPTACLE.
- 13. MOUNT HORIZONTALLY 10" BELOW COUNTERTOP.
- 14. PROVIDE MOEN (#AS-4201-CH OR EQUIVALENT) AIR SWITCH AND ASSOCIATED CONTROLLER BASE (#ARC-4200) TO CONTROL DISPOSAL IN THE ISLAND. LOCATE AIR SWITCH FLUSH WITH COUNTERTOP. LOCATE CONTROLLER IN CABINET BELOW.







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FLORIDA EB#27845 EEI PROJECT# 200701

	UN	IT EQI	JIPMEN	IT SCH	EDULE		
TAG	VOLTAGE	PHASE	WIRE	NEUTRAL	GROUND	DISCONNECT MEANS	
EWH-1	240	1	#10	-	#10	30A/2P/NF/NEMA-1R	
AHU-1	240	1	#10	-	#10	30A/2P/NF/NEMA-1R	
CU-1	240	1	#10	-	#10	30A/2P/NF/NEMA-3R	
AHU-2	240	1	#8	-	#10	60A/2P/NF/NEMA-1R	
CU-2	240	1	#10	-	#10	30A/2P/NF/NEMA-3R	
EF-1	120	1	#12	#12	#12	120V MOTORIZED SWITCH	
MICROWAVE	120	1	#12	#12	#12	RECEPTACLE	
REFRIGERATOR	120	1	#12	#12	#12	RECEPTACLE	
DISHWASHER	120	1	#12	#12	#12	RECEPTACLE	
WASHER	120	1	#12	#12	#12	RECEPTACLE	
RANGE	240	1	#6	#6	#8	RECEPTACLE	
DRYER	240	1	#10	#10	#10	RECEPTACLE	

# **GENERAL NOTES**

- ALL MOUNTING HEIGHTS ARE PER ARCHITECTURAL DRAWINGS. ALL G. PROVIDE PHENOLIC LABEL FOR EACH DISCONNECT MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES MUST BE VERIFIED PER SUBMITTALS AND GENERAL CONTRACTOR PRIOR TO AND CIRCUIT NUMBER SERVING THE EQUIPMENT. ROUGH-IN.
- SPECIFIC MOUNTING HEIGHTS A.F.F. TO CENTER OF DEVICE.
- RANGE:TO BE FIELD VERIFIED PER MANUFACTURERS SPECS. WASHER: 46" DRYER: 46"
- REFRIGERATOR: 44" 5. COUNTERTOP SWITCHES: 43-1/2"
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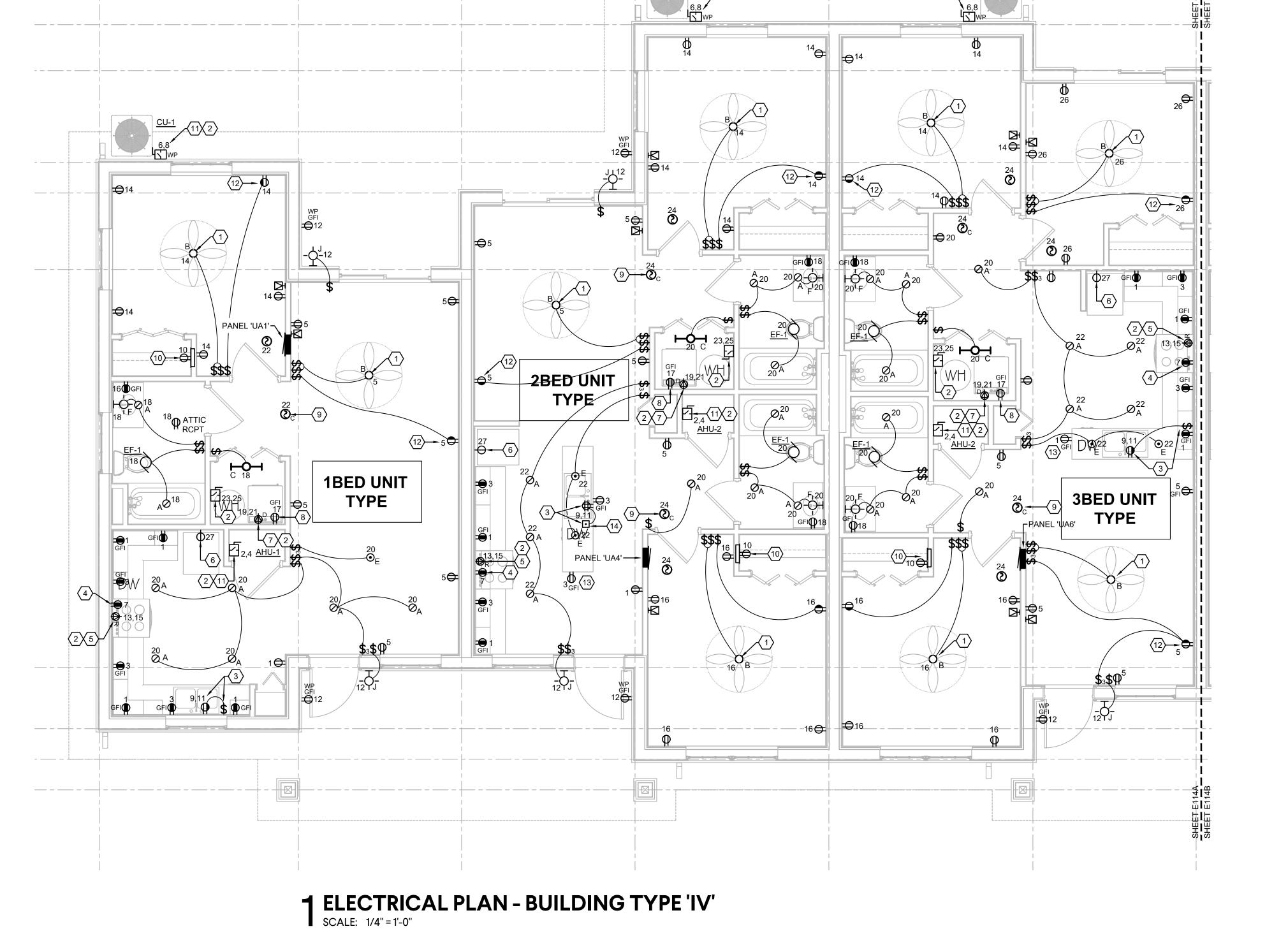
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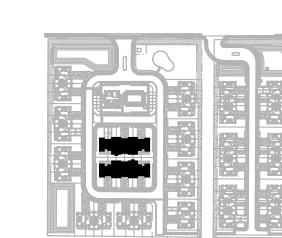
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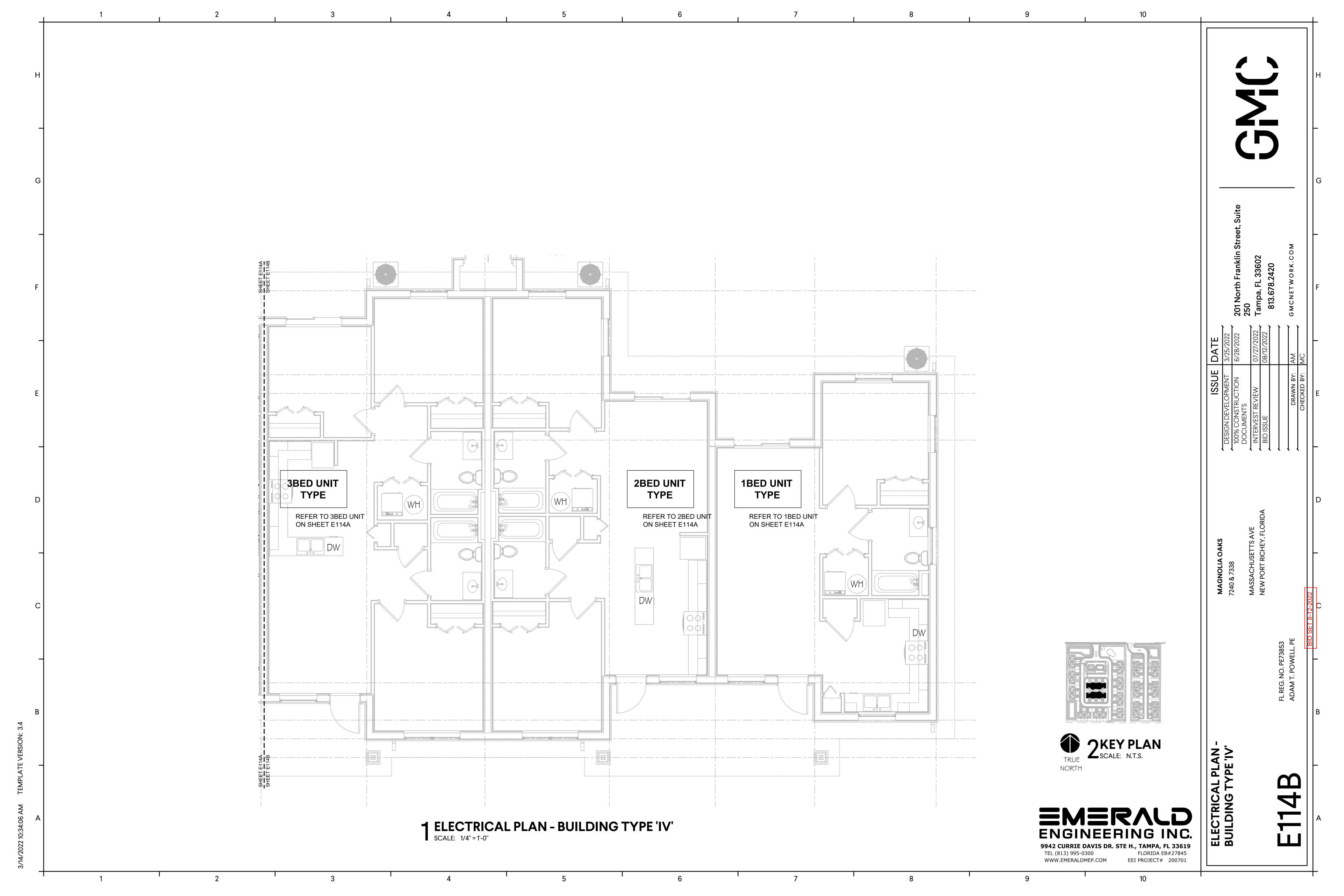


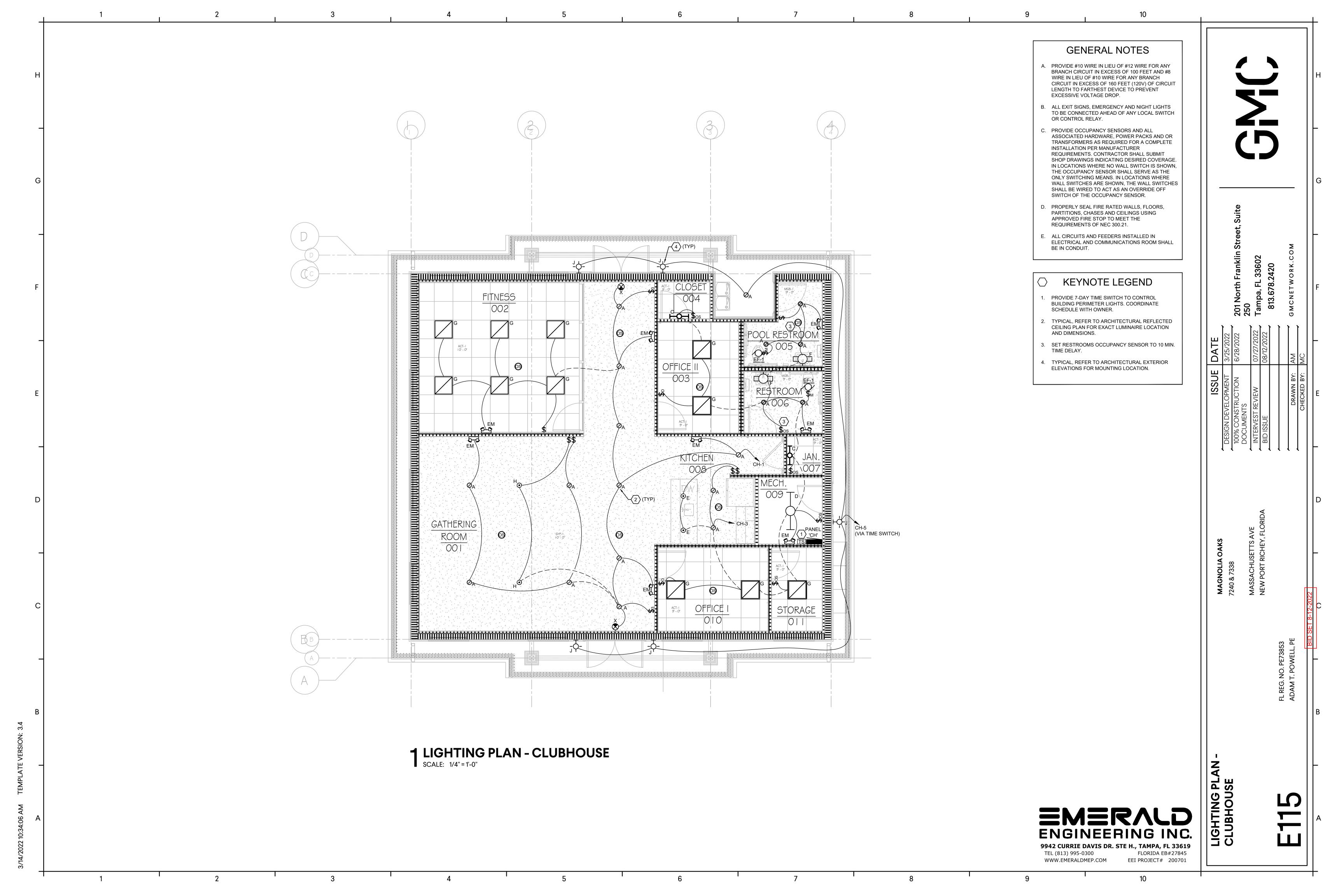
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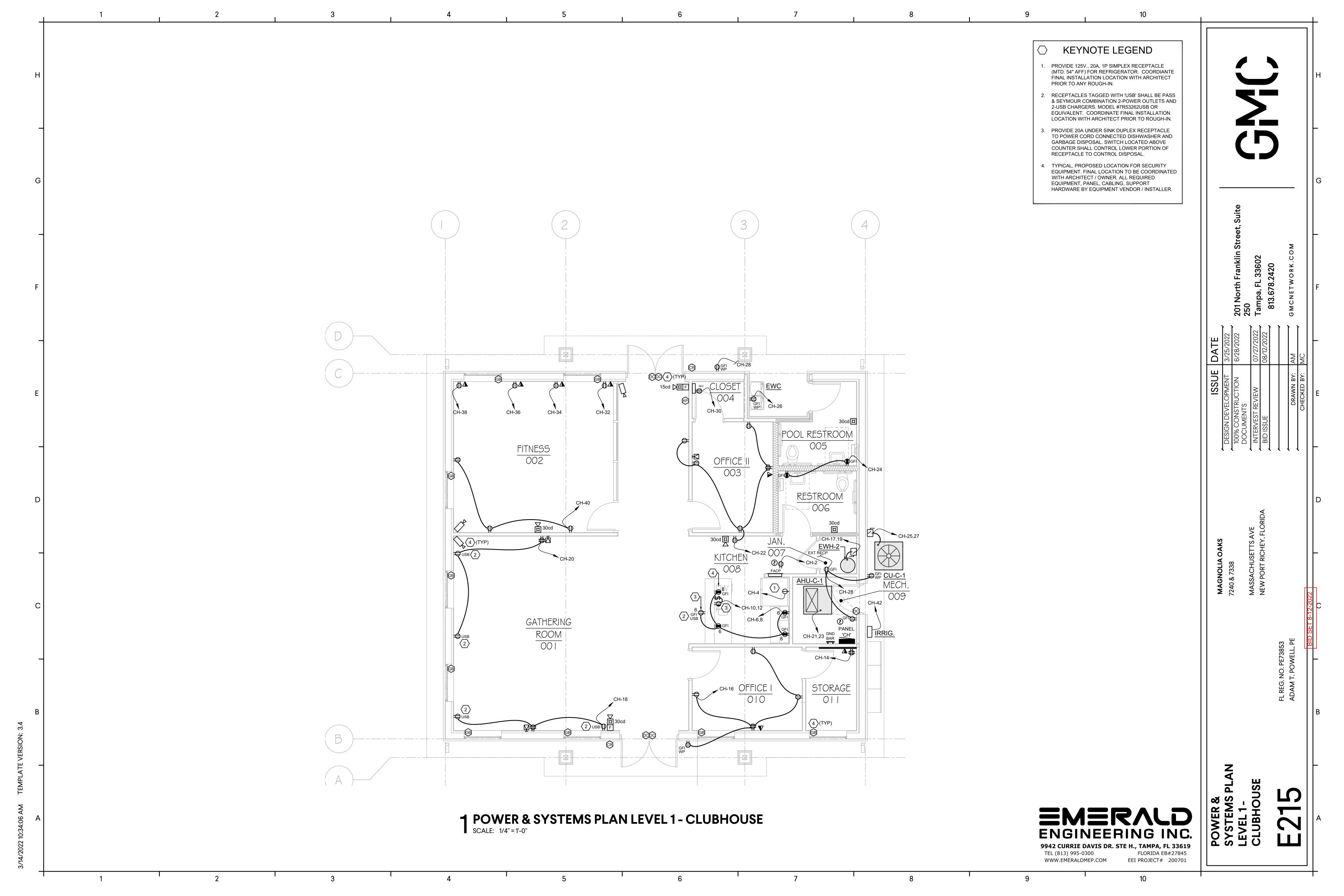
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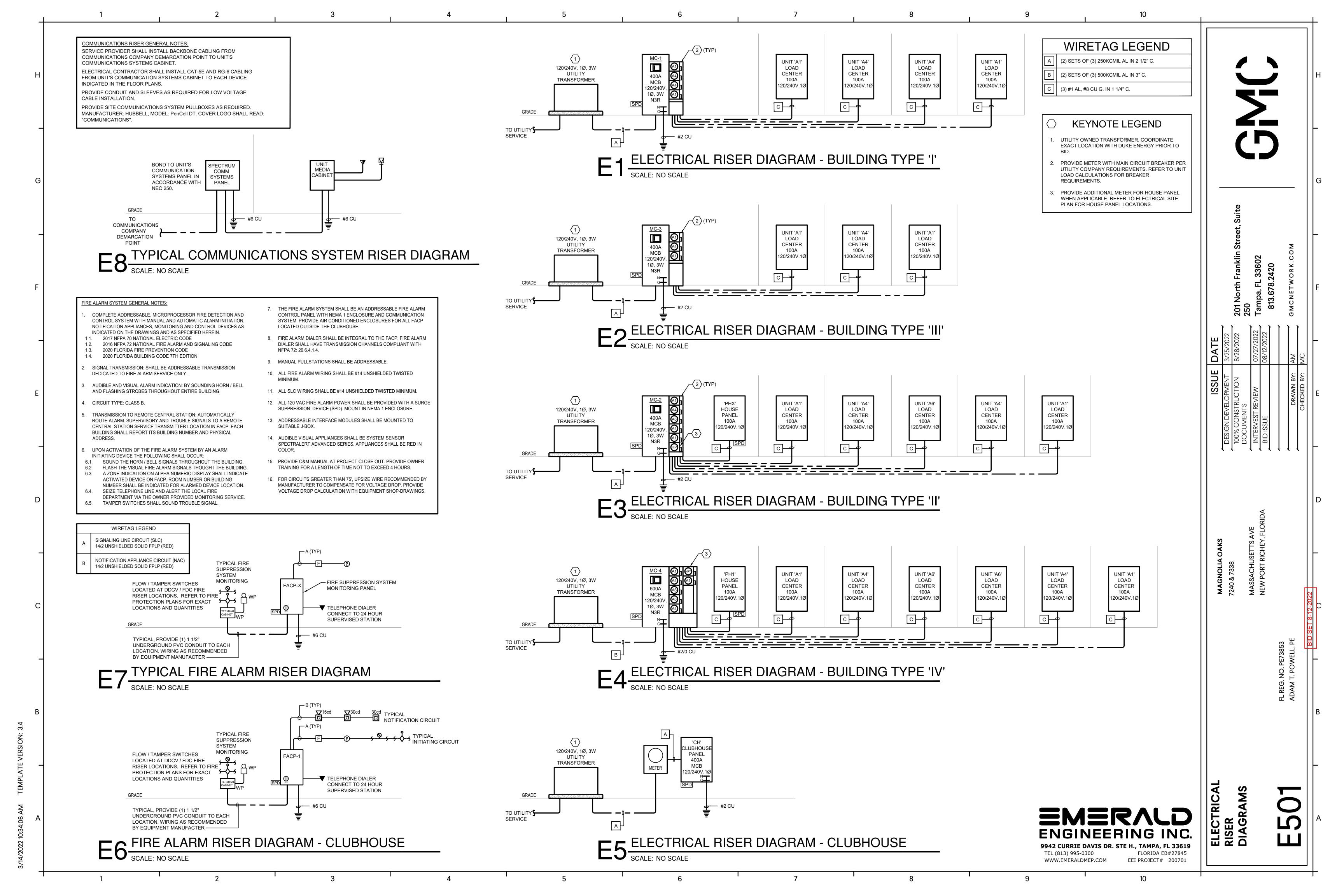
EEI PROJECT# 200701

TEL (813) 995-0300









March   Marc	100A MLO	
	100A BUS DESCIPTION  AHU-2  CU-2  CATV / TELE	
## 100 OF STATE OF THE STATE OF	ETERIOR OUTLETS BEDROOM 1 BEDROOM 2 BATHROOM GFI ATHROOM LIGHTS EXTCHEN LIGHTS EMOKE ALARMS BEDROOM 3  CORACE	G
SMALL APPLIANCE 2 CRT X 1,50 VA = 3,000 VA LANDRY 1 CRT X 1,50 VA = 1,500 VA = 3,000 VA LANDRY 1 CRT X 1,50 VA = 1,500 VA = 3,000 VA LANDRY 1 CRT X 1,50 VA = 1,500 VA = 1,000 VA CRT X 1,50 VA = 1,	SPACE SPACE THREE BEDROOM Stree	FL 33602 8.2420 .work.com
DRYER	7E 72022	7/2022
AC 100% and CENTRAL HEAT LOAD 65% - (larger load) AHU2 HEAT (NON COINCIDENTAL) 4,992 VA X 65% = 3,245 VA CU-2 COOLING X 100% = 3,840 VA  TOTAL AC LOAD  TOTAL DEMAND LOAD = 21,450 VA AMPS AT 240 VOLTS SINGLE PHASE = BREAKER AND SERVICE SIZE REQUIRED = 100 AMPS  TOTAL DEMAND LOAD = 20,000 AIC BREAKER AND SERVICE SIZE REQUIRED = 100 AMPS  AC 100% and CENTRAL HEAT LOAD 65% - (larger load) AHU2 HEAT (NON COINCIDENTAL) 5,952 VA X 65% = 3,869 VA CU-2 COOLING X 100% = 4,262 VA  TOTAL DEMAND LOAD = 21,450 VA AMPS AT 240 VOLTS SINGLE PHASE = 92 AMPS BREAKER AND SERVICE SIZE REQUIRED = 100 AMPS  AMPS AT 240 VOLTS SINGLE PHASE = 92 AMPS BREAKER AND SERVICE SIZE REQUIRED = 100 AMPS  DAME "HP2" 240/120V, 10, 3W 100A MLO NEMA-1 22,000 AIC SOUNRE D. NO VOLTAGE/PHASE 100A BUS SURFACE FULLY RATED SOULD PLITFAL SOUARE D. NO VOLTAGE/PHASE 100A BUS SURFACE FULLY RATED SOULD PLITFAL  AC 100% and CENTRAL HEAT LOAD 65% - (larger load) AHU2 HEAT (NON COINCIDENTAL) 5,952 VA X 65% = 3,869 VA CU-2 COOLING X 100% CU-2 C	100 VA 125 VA 10,000 VA 17,970 VA 17,070 VA	T REVI
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1   20   2   SITE LIGHTING   800   2   FACP   300   3   20   1   FARM RECEPT/LIGHT   400   3   20   1   FARM RECEPT/LIGHT   400   4	1500 1200 <b>4</b> & &	SACHUSETTS AVE PORT RICHEY, FLORIDA
C    15   20   1   SPACE   0   16   20   1   SPACE   0   17   20   1   SPACE   0   20   20   20   20   20   20   20	900 PTS 540 PTS 540 900 S 360 600 PTS 540 100 T 1400	MASS, NEW F E73853 WELL, PE  BID SET 8-12-2022
B    101A  2300 2,710   5   TOTAL DEMAND CURRENT @ 240120V, 19   11.3 AMPS     101A  DEMAND CURRENT @ 240120	1400 T 1400 T 1400 PTS 540  LER 200  0 0 0 0 0 DEMAND	FL REG. NO. PI ADAM T. POV
NOTES   DESCRIPTON   LAND (MA)   FACTOR		<b>E601</b>

PAi	VEL "H	IP3" │	240/120V, 1Ø, 3W	100A N	ILO	1	NEMA-	·1	22,000 AIC	COPPER	
SQI	JARE D	: NQ	VOLTAGE/PHASE	100A B	US	5	SURFAC	E	FULLY RATED	SOLID NE	UIRAL
СКТ	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	скт	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	2	SITE LIGHTING		800	2			FACP		300
3					800	4	20	1	FA RM RECEPT / LIGHT		400
5	20	1	SPACE		0	6	20	1	SPARE		0
7	20	1	SPACE		0	8	20	1	SPARE		0
9	20	1	SPACE		0	10	20	1	SPACE		0
11	20	1	SPACE		0	12	20	1	SPACE		0
13	20	1	SPACE		0	14	20	1	SPACE		0
15	20	1	SPACE		0	16	20	1	SPACE		0
17	20	1	SPACE		0	18	20	1	SPACE		0
19	20	1	SPACE		0	20	20	1	SPACE		0
21	20	1	SPACE		0	22	30	2	SPD		0
23	20	1	SPACE		0	24	30		OI D		0
					LOAD		CONN	ECTED	DEMAND	DEMAND	
IOTES	:				DESCRIP	PTION	LOA	D (VA)	FACTOR	LOAD (VA)	
1.					LIGHTING	3		1,640	1.25	2,050	
2.					HVAC - C	COOL		0	0.00	0	
3.					HVAC - F			0	0.00	0	
4.					RECEPTA	ACLE		360	1.00	360	
5.					MISC			300	1.00	300	
6.						TOTAL		2,300		2,710	
7.					TOTAL D	EMAND	CURREI	NT @ :	240/120V, 1Ø	11	3 AMPS

METER CI	ENTER	MC-1						
UNIT TYPE	QTY	@	KVA	TOTAL KVA				
UNIT A1	2	X	34.03 =	68.05				
UNIT A4	2	X	35.54 =	71.09				
					DE	MAND FACT	OR	
	4			139.14	X	0.45 =	62.61	KVA
HOUSE PANEL				10.00	X	1.00 =	10.00	KVA
							72.61	
						@	240	VAC 1 PH
							303	AMPS
				RESIDENTIAL	. MET	ER MAIN:	400	AMPS

UNIT TYPE	QTY	@	KVA	TOTAL KVA				
UNIT A1	2	X	34.03 =	68.05				
UNIT A4	2	X	35.54 =	71.09				
UNIT A6	1	X	35.88 =	35.88				
					DEI	MAND FACT	OR	
· ·	5			175.02	X	0.45 =	78.76	KVA
HOUSE PANEL HP				10.00	X	1.00 =	10.00	KVA
							88.76	
						@	240	VAC 1 PH
							370	AMPS
				RESIDENTIAL	METE	R MAIN:	400	AMPS

METER CEN	NTER M	C-3						
UNIT TYPE	QTY	@	KVA	TOTAL KVA				
JNIT A1	2	X	34.03 =	68.05				
UNIT A4	1	X	35.54 =	35.54				
				DEMAND FACTO			OR	
· ·	3			103.59	X	0.45 =	46.62	KVA
HOUSE PANEL HP				10.00	X	1.00 =	10.00	KVA
							56.62	
						@	240	VAC 1 PH
							236	AMPS
				RESIDENTIAL	METE	R MAIN:	400	AMPS

UNIT TYPE	QTY	@	KVA	TOTAL KVA				
UNIT A1	2	X	34.03 =	68.05				
UNIT A4	2	X	35.54 =	71.09				
UNIT A6	2	X	35.88 =	71.75				
				DEMAND FACTOR				
	6			210.89	X	0.45 =	94.90	KVA
HOUSE PANEL HP				10.00	X	1.00 =	10.00	KVA
							104.90	
						@	240	VAC 1 PH
						,	437	AMPS
				RESIDENTIAL	METE	R MAIN:	600	AMPS

<u>IMAGE</u>	TYPE	DESCRIPTION	MANUFACTURER	MOUNTING	DIMMING	LUMENS	WATTAGE	VOLTAGE
	А	6" DOWNLIGHT, 1,100 LUMENS, 50,000 HOUR L70 RATED LIFE, WET LOCATION RATED	LITON # LCMLD56AC-T30	CEILING	ELV	1100lm	15W	120V
	В	52" CEILING FAN, WHITE, WITH LED LIGHT, LIFEETIME MOTOR WARRANTY, 3000K, WORKS WITH ALEXA AND APPLE HOMEKIT	HUNTER FANS # AERODYNE WITH LED LIGHT 52 INCH	CEILING	N/A	800lm	48W	120V
	С	2' WRAP, 2000 LUMENS, 100,000 HOUR L70 RATED LIFE, 5 YEAR WARRANTY	DAYBRITE # FSW-2-20L-840-UNV-DIM	SURFACE	0-10V	2000lm	17W	UNV
	D	4' WRAP, 4000 LUMENS, 100,000 HOUR L70 RATED LIFE, 5 YEAR WARRANTY	DAYBRITE#FSW-4-40L-835-UNV-DIM-FSTH	SURFACE	0-10V	4000lm	31W	UNV
	E	4.7" CLEAR GLASS CYLINDER LED MINI PENDANT	BESA LIGHTING#1JT-ESACL-LED-3000K-SATIN NICKEL	SUSPENDED	ELV	500lm	5W	120V
in the latest the late	EM	EMERGENCY UNIT FIXTURE, WHITE THERMOPLASTIC HOUSING, HIGH OUTPUT LED	VLTU2R	SURFACE	N/A	N/A	2W	120V
	F	2' VANITY, CHROME FINISH, 923 LUMENS, 50,000 HOUR L70 RATED LIFE, 5 YEAR WARRANTY	VONN # VMW11024	SURFACE	ELV	923lm	24W	120V
	G	2X2 TROFFER, CENTER DIFFUSE LENS, 4500 LUMENS, 87,000 HOUR L70 RATED LIFE, 5 YEAR WARRANTY	DAY-BRITE # 2-CAX-G-45L-835-2-DS-UNV-DIM	RECESSED	0-10V	4500lm	42W	UNV
	Н	CHANDELIER, SMOKE GLASS, BRUSHED NICKEL FINISH, 770 LUMENS	KICHLER # 43118WH LAMP TYPE: G INCANDSCENT	SUSPENDED	ELV	1400lm	100W	120V
		WET RATED CRAFTSMAN LED WALL LANTERN WITH ARM , MATTE BLACK	EVERGREEN # 302210L-AA-3000K-MBK	SURFACE	NON-DIM	1000lm	10W	120V
EXII	Х	EXIT, WHITE THERMOPLASTIC HOUSING, RED LETTERS, NICKLE CADIUM BATTERY	PX-R-SA	SURFACE	N/A	N/A	N/A	120V
N2S		EXTERIOR DECORATIVE POST TOP WITH TEXTURED ACRYLIC AND HARD TOP, 13593 LUMENS, STANDARD 10kV SURGE PROTECTOR	VISIONAIRE # N2S-L-HTL2TA-T5-5-UNV-PT-BK-FIN2-PCR-208	POST TOP	NONE	13593lm	128W	208V
		14' ROUND TAPERED DIRECT BURIAL POLE WITH 150 MPH WIND LOAD EPA	ULS#RTF-1-EMB-18-CO-T3	DIRECT BURIAL	N/A	N/A	N/A	N/A

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1. The specified fixtures have been selected based on photometric performance, electrical characteristics, visual comfort and aesthetic interpretation and as such any contractor wishing to propose alternate fixtures must submit such request, in writing, TEN (10) work days prior to bid. Approvals shall only be issued by the architect in the form of an addendum to the bid documents.

2. All bidders must provide pricing for the specified package as a base bid. Any proposed alternate products to the specified package must first be approved, the substitutes must be quoted with itemized deduct pricing to the owner by fixture type.

3. Final fixture colors and finishes shall be selected and approved by owner/architect



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EEI PROJECT# 200701

**DFW RADON/VOC** Ralph Madore 6341 SOLONA CIR N DFW RadonVOC, LLC NRPP 105162RMP/105163RMS ADON FORT WORTH, TEXAS 76117 6341 Solona Cir N Fort Worth, Texas 76117 817-759-2808 817-759-2808 **ONSULTANT** July 25, 2022 July 25, 2022 Mickey Jacob Goodwin Mills Cawood Architectures Mickey, 201 North Franklin Street Suite 250 I have reviewed the building plans for passive soil gas mitigation system at Tampa, Florida 33602 Magnolia Oaks Apartments located in New Port Richey, Florida submitted by Mickey Jacob of Goodwin, Mills, Cawood Architectures, located in Tampa, Florida. **Passive Soil Gas Mitigation System Report:** The Magnolia Oaks Apartments are located in New Port Richey, Florida (Pasco Property – Magnolia Oaks Apartments a new construction property multifamily apartment County) in EPA Radon Zone 3 and these building plans meet the requirements complex located in New Port Richey, Florida. The apartment complex consists of five designs including the clubhouse. The project is in Pasco County in a Radon Zone 3. found in MAP Guide chapter 9.6.3.5.A.1. Scope of Work: The design has incorporated a series of horizontal soil gas collector mats, with a gas permeable layer of coarse sand or gravel of at least 4 inch thickness, DFW RadonVOC was engaged to design a passive soil gas mitigation system connected to a vertical riser extending through the roof. Each 3800 square feet of meeting the requirements found in the HUD Multifamily Accelerated coverage includes a four inch PVC pipe vertical riser as found in American Processing (MAP) Guide 9.6.3.5. The document Soil Gas Control Systems in New Construction of Buildings ANSI/AARST CC-1000 2018 was used to National Standards Institute (ANSI) document Soil Gas Control Systems in New verify the design requirements were met. Construction of Buildings ANSI/AARST CC-1000 2018. This will allow the passive 201 North Franklin Tampa, FL 33602 T 813.678.2420 GMCNETWORK.C sub slab depressurization systems (SSDS) to possibly vent the radon to an **Results Summary:** acceptable level. If not, radon fan(s) can be installed and an active SSDS will be The accompanying PDF design shows the location of various "loops" of the soil commissioned. The plans include the placement of electrical junction boxes for gas collector mats with their four inch vertical risers installed to cover fan hook ups and sealing of possible radon entries through the plastic sheeting approximately 3,800 square feet. The design includes 11 passive soil gas and slab. mitigation systems (SGMS) for the buildings in the apartment complex. If post construction radon testing indicates the presence of radon concentrations in any In accordance with passive soil gas mitigation system design, after slabs have building above the EPA's action level, an appropriate sized radon fan for the subbeen cast, an evaluation of pressure field extension (PFE) shall be conducted to slab area can be installed and the passive soil gas mitigation system can be activated. After slabs have been cast an evaluation of the soil gas collection verify that no changes are needed for the design of exhaust vent pipe assemblies systems shall be conducted to verify that no changes are needed for the design of that will be constructed. exhaust vent pipe assemblies that will soon be constructed per ANSI/AARST CC-1000 2018, 7.1 & 7.2 T REVIEW BID ISSUE Reminder that radon testing must be performed after construction is complete, but prior to Final Closing The passive soil gas mitigation system contains the following: It is my professional opinion that the plans will assure that the purpose of passive 1. Soil gas collector mats soil gas mitigation will be met. \* 2. T "riser" adapter to transition from the soil gas collector mats to the vertical risers 3. Four inches of gas permeable layer of coarse sand or gravel per ASTM C33 over the subbase and under the slab 4. Minimum 6 mil polyethylene sheeting turned up onto the foundation walls not less than 6 inches and continuously sealed to the wall along the full perimeter and with the seams overlapping not less than 12 inches. The sheeting to be laid on the soil gas collector mats before casting the concrete slab. Ralph Madore Nationally Licensed Radon Mitigator 5. An electric boxed outlet within 6 feet of the vent system piping in the attic NRPP 105162RMP / 105163RMS 6. Four inch schedule 40 PVC pipe vent system that extends vertically through the roof at least twelve inches above \*Not responsible for actual oversight or installation by a third party 7. Labels or markings shall be placed in accordance with ANSI/AARST CC-1000 2018, section 8.10. 8. Exhaust vent piping shall have a slope of not less than 1/8 inch per foot. Sloped sections of horizontal pipe in excess of 15 feet shall be avoided to the extent practicable. NRPP 105162RMP / 105163RMS

