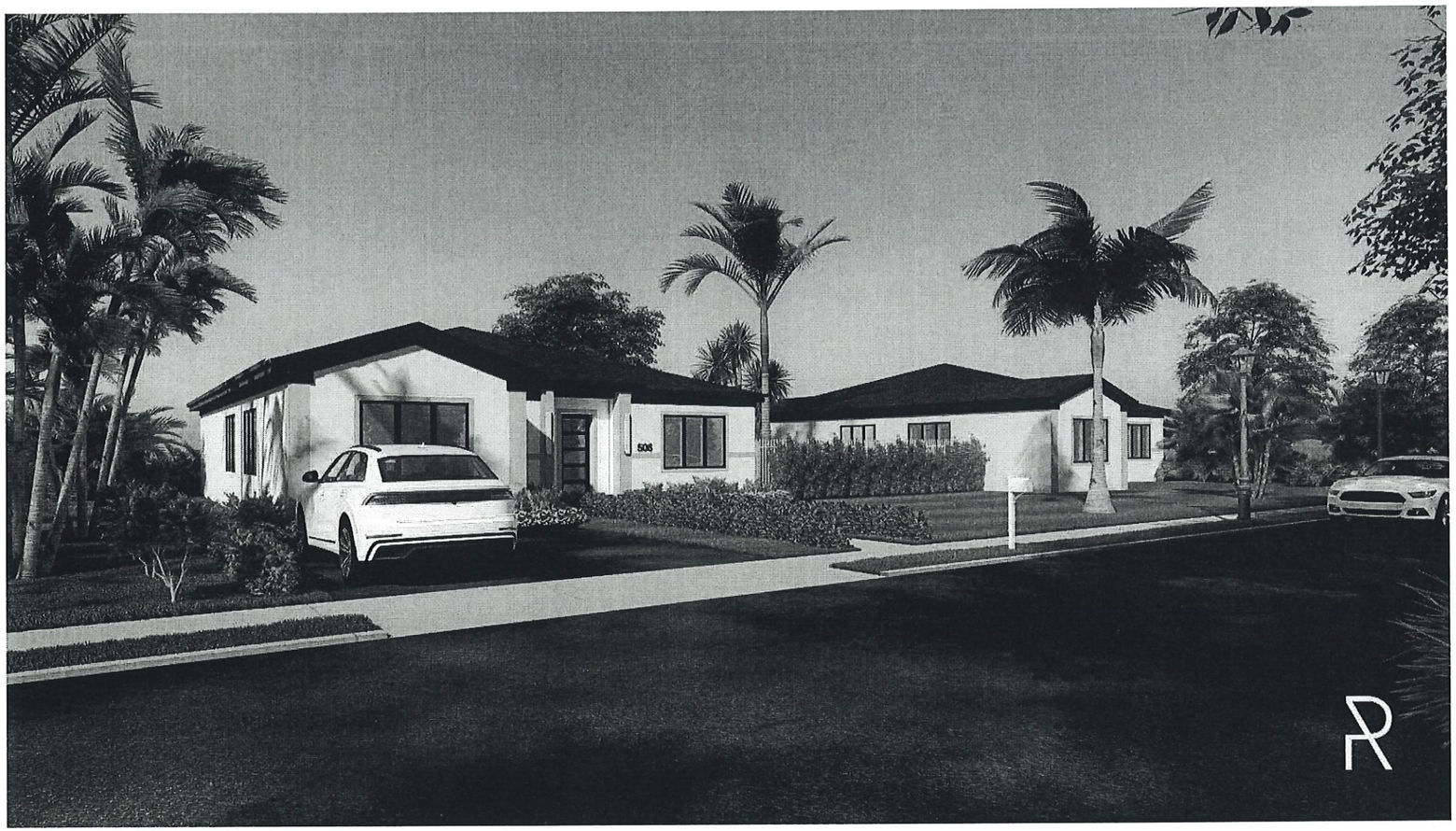


PROPOSED NEW 1-FAMILY HOME

RANCH MASTER

PARCEL ID: XXX GLADES COUNTY, FL

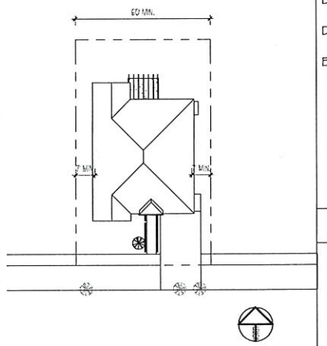
TABULATED AREAS

LEVEL	AREA	Volume
LEVEL 1	2220.23 SF	20814.65 CF
TOTAL	2220.23 SF	20814.65 CF

ABBREVIATIONS

A.C.	AIR CONDITIONING	CONV.	CONVECTOR	GALV.	GALVANIZED	N.T.S. or NTS	NOT TO SCALE	V.W.C.	VINYL WALL COVERING
A.C.T. or ACT	ACOUSTICAL CEILING TILE	D.E.	DRYER EXHAUST	GL.	GLASS	NOM.	NOMINAL	VEST.	VESTIBULE
A.D.	AREA DRAIN	D.L.	DOUBLE LAYER	GR.	GRADE	O.C.	ON CENTER	VIF	VERIFY IN FIELD
A.F.F.	ABOVE FINISH FLOOR	D.or DIA.	DIAMETER	H.B.	HOSE B/B	O.D.	OUTSIDE DIAMETER	WD.	WOOD
A.N.	AS NOTED	D.W.	DISH WASHER	H.C.	HUNG CEILING	O.F.	OVER FLOW		
AHJ	AUTHORITY HAVING JURISDICTION	DBL.	DOUBLE	H.CAB.	HANGING CABINETS	O.H.	OPPOSITE HAND		
ALUM.	ALUMINUM	DET.	DETAIL	H.M. or HM	HOLLOW METAL	OPG.	OPENING		
APT.	APARTMENT	DIM.	DIMENSION	H.P.	HIGH POINT	P.	PAINTED		
AVG.	AVERAGE	DN.	DOWN	H.R.	HANDRAIL	P.D.	PUMP DISCHARGE		
B.	BATHROOM	DWG.	DRAWING	H.V.	HALL VENT (DUCT)	P.DR.	PLANTER DRAIN		
B.C.	BRICK COURSE	E.G.	ESTABLISHED GRADE	H.V.A.C. or HVAC	HEATING, VENTILATION, & AIR CONDITIONING	P.E.	PASSENGER ELEVATOR		
B.O.	BOTTOM OF	E.H.	ELECTRIC HEATER	I.D.	INSIDE DIAMETER	P.H.V.	PUBLIC HALL VENT (DUCT)		
B.T.	BATH TUB	E.J.	EXPANSION JOINT	INCL.	INCLUDING	P.R.	POWDER ROOM		
BD.	BOARD	E.W.P.M.	ELASTOMERIC WATERPROOF MEMBRANE	INSUL.	INSULATION	PARTN	PARTITION		
BLDG.	BUILDING	EIFS	EXTERIOR INSULATED FINISH SYSTEM	JST	JOIST	Q.T.	QUARRY TILE		
BLK.	BLOCK	ELEC.	ELECTRIC	JT.	JOINT	RESI.	RESIDENT		
BM.	BEAM	ELEV.	ELEVATION	L.CL.	LINEN CLOST	RM.	ROOM		
BOTT.	BOTTOM	ENGNR.	ENGINEER	L.P.	LOW POINT	S.H.	SERVICE HALL		
BR.	BRICK	EQ.	EQUAL	L.R.	LIVING ROOM	S.S.	SLOP SINK		
C.H.	CONCRETE HARDENER	F.	FOYER	L.W.	LIGHT WEIGHT	S.T.C.	SOLID TRANSMISSION CLASS		
C.J.	CONTROL JOINT	F.A.I.	FRESH AIR INTAKE	LAM.	LAMINATED	SAN.	SANITARY		
C.M.T.	CORRUGATED METAL BRICK TILE	F.D.	FLOOR DRAIN	LAV.	LAVATORY	SM	SMOKE DETECTOR		
C.R.	CEILING REGISTER	F.F.	FINISHED FLOOR	LVT	LUXURY VINYL TILE	SPKL	SPRINKLER		
C.S.	CAST STONE	F.P.	FIRE PROOF	M.AG.	METAL AND GLASS	ST. OR STL	STEEL		
C.T.	CERAMIC TILE	F.P.H.B.	FROST PROOF HOSE	M.C.	MEDICINE CABINET	STOR.	STORAGE		
C.W.	COLD WATER	F.P.S.C.	FIRE PROOF SELF CLOSING	M.CL.	METER CLOSET	STRUC.	STRUCTURE OR STRUCTURAL		
CAB.	CABINET	F.R. OR FR	FIRE RATED OR FIRE RATING	M.L.	METAL LOUVER	T.O.	TOP OF		
CL.	CLOSET	F.S.P.	FIRE STAND PIPE	M.O.	MASONRY OPENING	T.R.	TOP REGISTER		
CLNG.	CEILING	FIN.	FINISH	M.V.	MECHYCAL VENTILATION	T.V.	TOILET VENT (DUCT)		
CM	CARBON MONOXIDE DETECTOR	FLASHG	FLASHING	MAX.	MAXIMUM	U.	URINAL		
COL.	COLUMN	FLR.	FLOOR	MET.	METAL	U.O.N.	UNLESS OTHERWISE NOTED		
CONC.	CONCRETE	G.W.B. or GYP.	GYPSUM WALL BOARD	MIN.	MINIMUM	V.C.J.	VERTICAL CONTROL JOINT		
CONT.	CONTINUOUS	GA.	GAUGE			V.C.T.OR VCT	VINYL COMPOSITE TILE		

SITE



1 Site Plan GENERAL
1" = 30'-0"

PERMIT DATA

BUILDING CODE - FBC 2020 FL EDITION

DESIGNED WIND SPEED V ULT - 145 MPH

EXPOSURE CATEGORY- C

PROJECT SCOPE:

CONSTRUCTION OF A NEW HOME ON A CLEAR LOT,

LIST OF DRAWINGS

A-1.0	COVER PAGE
A-1.2	SPECIFICATIONS
A-1.1A	SITE PLAN
A-1.1B	OVERALL SITE PLAN
A-1.1C	PLOT PLAN
A-2.1	FOOTING
A-2.2	FIRST FLOOR
A-2.3	ROOF
A-2.4	ROOF FRAMING
A-2.5	RCP FIRST FLOOR
A-3.1	ELEVATIONS
A-3.5	WALL TYPES
A-4.1	WALL SECTION AND DETAILS
A-4.2	SCHEDULES
M-1.0	INDEX, NOTES AND SYMBOL LEGEND
M-2.0	MECHANICAL PLAN
M-3.0	MECHANICAL SCHEDULES
M-3.1	MECHANICAL DETAILS
E-1.0	INDEX, NOTES AND SYMBOL LEGEND
E-2.0	ELECTRICAL PLAN
P-1.0	INDEX, NOTES AND SYMBOL LEGEND

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architecture

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CLIENT:

REVISIONS

DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME/ LOCATION:

DRAWING TITLE
COVER PAGE

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

Shimon E Greenebaum

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: 1" = 30'-0"

DATE: 11/22/23

PROJECT NO:

A-1.0

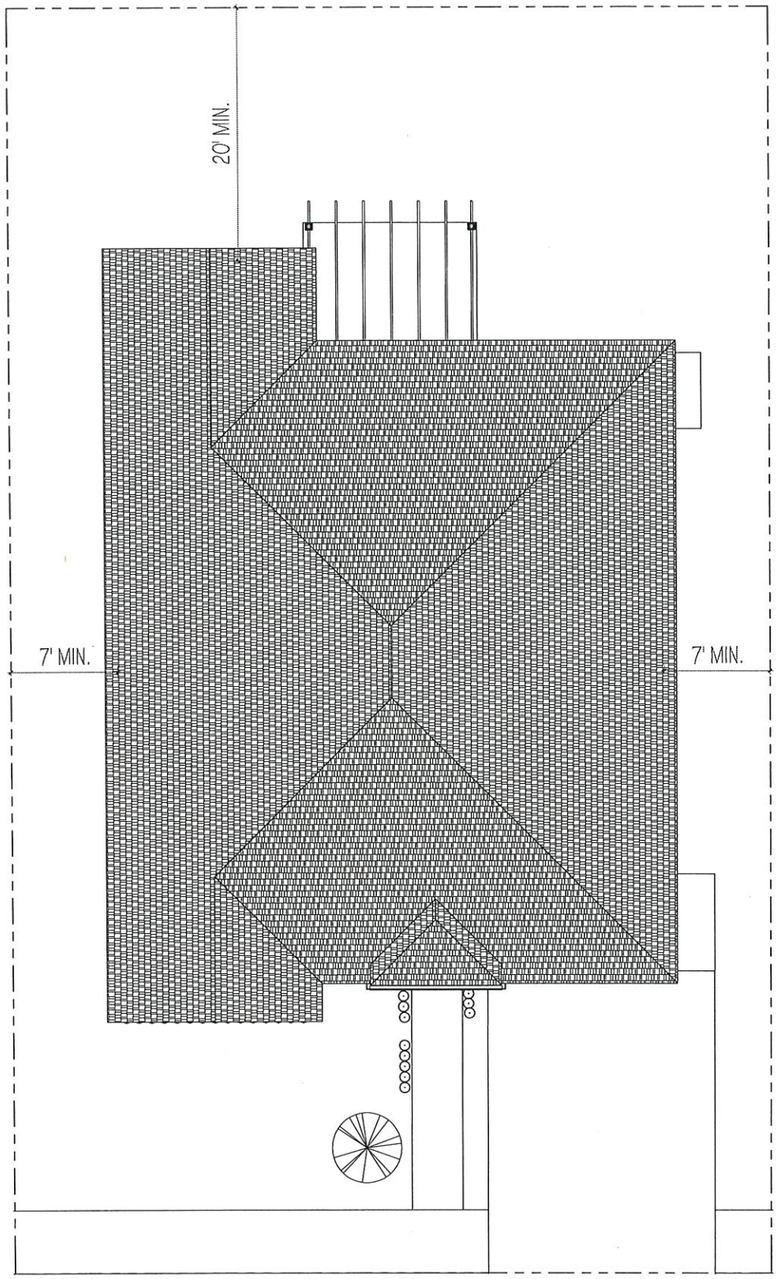
DRAWING NO:

01 OF

BARCODE

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1 Site PLAN
3/16" = 1'-0"

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REVISIONS:

DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME / LOCATION:

DRAWING TITLE:
SITE PLAN

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

Shimon E Greenebaum

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: 3/16" = 1'-0"
DATE: 11/22/23
PROJECT NO:

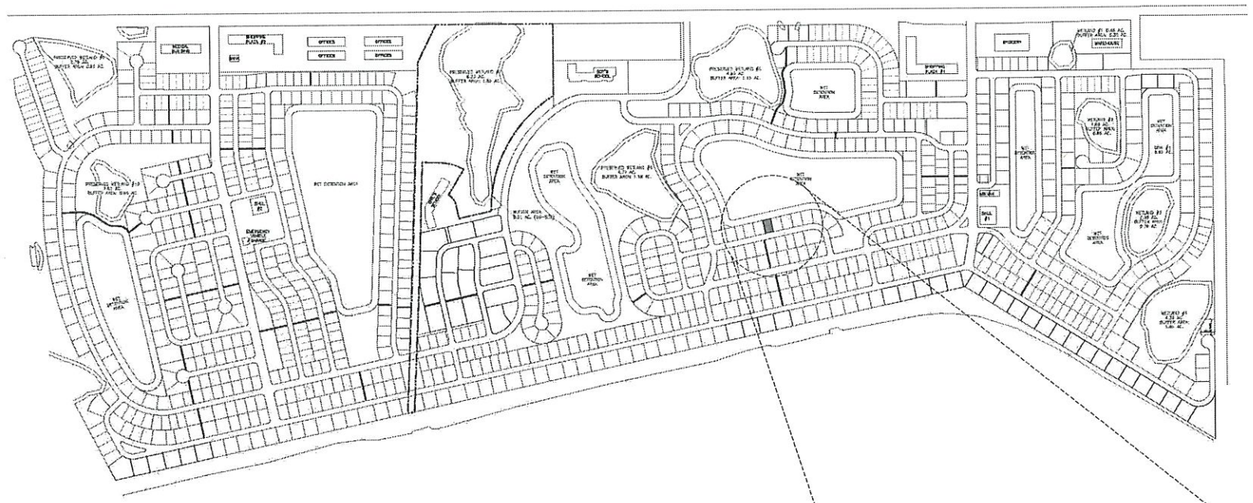
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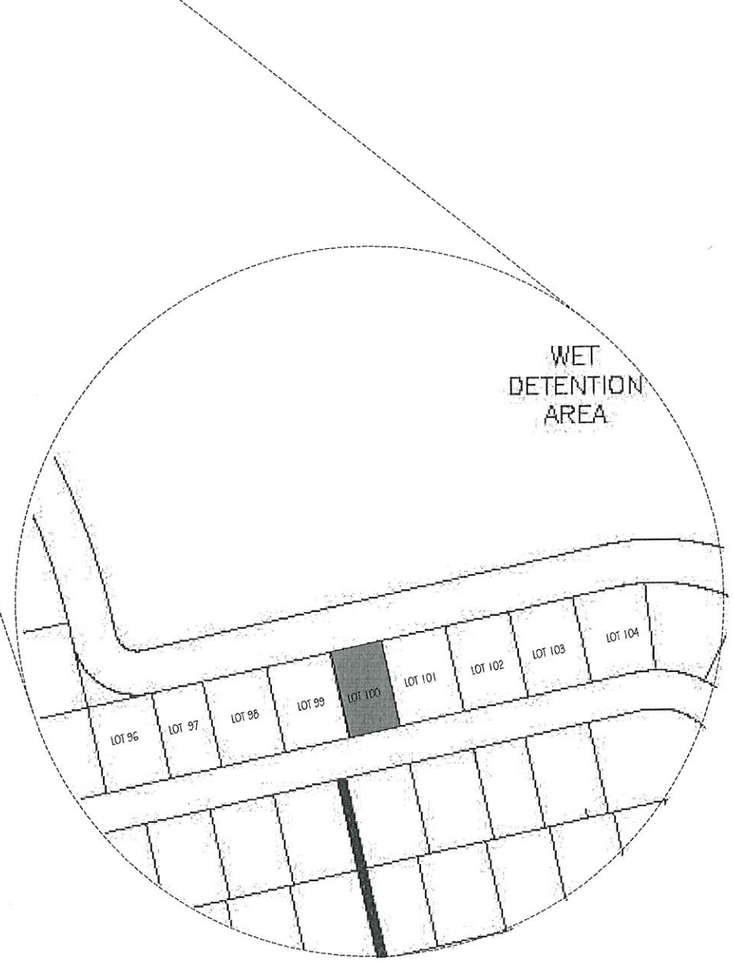
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SAMPLE PLACEHOLDER





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CLIENT

REVISIONS

DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME / LOCATION

DRAWING TITLE
OVERALL SITE PLAN

EXAMINERS SIGNATURE

PROFESSIONAL SEAL

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

Shimon E Greenebaum

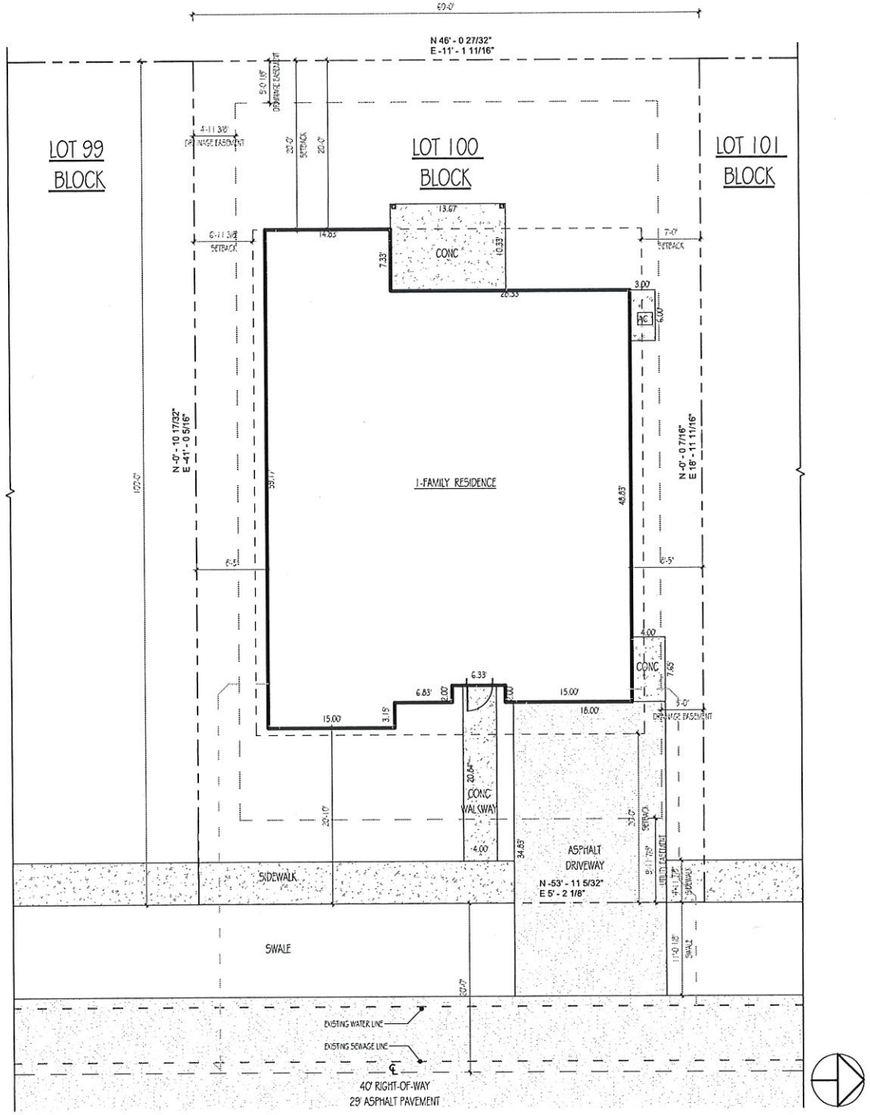
SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE	3" = 1'-0"
DATE	11/22/23
PROJECT NO.	
DRAWING NO.	A-1.1B

BARCODE

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1 PLOT Plan
1/8" = 1'-0"

LAKEFRONT ESTATES ZONING STANDARDS

PERMITTED RESIDENTIAL USES	PERMITTED ACCESSORY USES
Dwellings: Single-Family Two-Family Attached Hybrid Townhouses Multi-Family Accessory apartment/ Guest houses Accessory public utility facilities	Agriculture Forestry/ Silviculture Home Occupation Houses of Worship Model Homes Recreation Outdoors, such as parks and docks for residential use Ritual Bathouses

	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	DWELLING -SINGLE FAMILY MODEL -RANCH BLOCK ### LOT ###	
REQUIRED				PROPOSED	
MIN. LOT SIZE	6,000 SQ. FT	5,000 SQ. FT	6,222 SQ. FT	LOT SIZE	6,000 SQ. FT
MIN. LOT WIDTH	60' FT	50' FT	100' FT	LOT WIDTH	60' FT
FRONT SETBACK	20' FT	20' FT	25' FT	FRONT SETBACK	20'-10"
REAR SETBACK	20' FT	20' FT	10' FT	REAR SETBACK	20' FT
SIDE SETBACK	7' FT	7' FT/0' FT	10' FT	SIDE SETBACK	8'-5"
ROW SETBACK	100' FT	100' FT	100' FT	ROW SETBACK	100' FT
MAXIMUM BUILDING HEIGHT	35' FT	35' FT	35' FT	BUILDING HEIGHT	25'-8"
MAX LOT (BUILDING) COVERAGE	45%	60%	75%	LOT (BUILDING) COVERAGE	37%
PARKING	2 SPACES	2 PER DWELLING	2 PER DWELLING	PARKING	2 SPACES

Zoning is per the adoption of the ordinance No. 2022-11, dated Jan. 23, 2023, that adopts the PUD regulations included in Exhibit A and B of said document for said property.

KEY
Property Line
Setback
Easement
Waterline
Sewage

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DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME/ LOCATION

DRAWING TITLE
PLOT PLAN

EXAMINERS SIGNATURE

PROFESSIONAL SEAL

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

Shimon E Greenebaum

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE: 11/22/23
PROJECT NO.
A-1.1C
DRAWING NO.
05 OF

BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THIS DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS

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DIVISION 1: GENERAL CONDITIONS:
A. SUMMARY OF WORK: CONSTRUCTION OF A NEW DWELLING.
DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS & COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN.

CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

SHOP DRAWINGS:
CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL SHOP FABRICATED ITEMS & WHERE CUSTOMARILY REQUIRED & SUBMIT FOUR SETS OF SHOP DRAWINGS FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE SHOP DRAWINGS FOR ACCURACY, COORDINATION WITH OTHER TRADES, & COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED FOR APPROVAL. ARCHITECTS OR ENGINEERS APPROVAL OF SHOP DRAWINGS SHALL CONSTITUTE REVIEW & APPROVAL OF THE GENERAL ARRANGEMENT OF COMPONENTS TO COMPLY WITH THE GENERAL INTENT OF THE CONSTRUCTION DOCUMENTS & IN NO WAY RELIEVES THE CONTRACTOR FROM HIS/ HER RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS TO INSURE A PROPER FIT UNDER FIELD CONDITIONS & SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. ALL REVISIONS TO SHOP DRAWINGS AFTER THE FIRST SUBMISSION MUST BE PROPERLY IDENTIFIED ON SUBSEQUENT SUBMISSIONS.

PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL EXAMINE THE APPLICABLE CONDITIONS & SUBSTRATES & CORRECT ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING WITH THE WORK. VERIFY THAT SUBSTRATE & BASE PLIES/ COATS ARE COMPATIBLE WITH NEW WORK. NOTIFY THE ARCHITECT PROMPTLY OF ANY MODIFICATIONS REQUIRED. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON. ANY CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

CUTTING AND PATCHING:
INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORESEEN CONDITIONS:
SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.

PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTING ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.

RECORD DRAWINGS:
THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE:
ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMANS COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION. AT PROJECT CLOSEOUT.

SUBSTANTIAL COMPLETION:
CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

WARRANTIES:
UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURERS PRODUCT WARRANTIES.
- ROOFING - 2 YEAR WARRANTY BY INSTALLER
- ROOFING - 25 YEAR STANDARD WARRANTY BY MANUFACTURER
- HOME OWNERS WARRANTY (HOW) - WHERE APPLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.

DIVISION 02 SITEWORK:
A. DEMOLISH AND REMOVE ALL ABOVE AND BELOW GRADE EXISTING CONSTRUCTION, AND REMOVE VEGETATION IN THE AREA OF WORK THAT WILL INTERFERE WITH THE PROPOSED WORK.
B. REMOVE ALL TOPSOIL, RUBBISH AND OTHER DELETERIOUS MATERIAL FROM INSIDE AREA OF WORK PRIOR TO COMMENCEMENT OF WORK. STRIPPED TOPSOIL SHALL BE STOCKPILED IN AN AREA AWAY FROM THE AREA OF WORK AND PRESERVED FOR REDISTRIBUTION UPON FINAL GRADING AT PROJECT FINISH.
C. CONTRACTOR TO FIELD-VERIFY LOCATION OF ALL UNDERGROUND MECHANICAL SYSTEMS, UTILITY LINES, ETC., PRIOR TO EXCAVATION. EXCAVATE AS REQUIRED FOR FOUNDATION TO UNDISTURBED VIRGIN SOIL.
D. EXCAVATION AND COMPACTING: EXCAVATE AS REQUIRED TO INSTALL FOOTINGS AND TO MAINTAIN FINISHED FLOOR ELEVATION. COMPACT SOIL IN AREAS TO RECEIVE CONCRETE FLOORS OR SLABS TO 95%.
E. SOIL BEARING CAPACITY IS ASSUMED TO BE 3,000 PSF.
- THE CONTRACTOR (GC) SHALL VERIFY SOIL-BEARING CAPACITY TO BE EQUAL TO OR EXCEED THE ASSUMED VALUE BEFORE PROCEEDING WITH THE WORK. GC SHALL NOTIFY ARCHITECT (AOR) OF ANY DISCREPANCY IN THE SOIL BEARING CAPACITY. IN THE EVENT SUCH A DISCREPANCY IS FOUND GC SHALL STOP ALL WORK RELATED TO THE POURING OF THE FOOTINGS AND FOUNDATIONS UNTIL RECEIVING WRITTEN DIRECTION FROM THE AOR OR ENGINEER (EOR).
- FAILURE OF THE GC TO TEST AND VERIFY THE SOIL BEARING CAPACITY SHALL RESULT IN THE GC ASSUMING FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGES THAT MAY OCCUR.
- THE BUILDING INSPECTOR FROM THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) SHALL HAVE THE AUTHORITY OF WAIVING THE TEST BORE REQUIREMENT, IF BASED ON THEIR PROFESSIONAL JUDGEMENT AND KNOWLEDGE OF AREA CONDITIONS RENDER SUCH TESTING SUPERFLUOUS AND UNNECESSARY.
- FOOTING ELEVATIONS SHALL BE ADJUSTED TO THE ACTUAL LEVELS OF ACCEPTED BEARING STRATA FOUND UPON EXCAVATION. IN THE EVENT THAT EXCAVATED CONDITIONS REVEAL THE DEPTH OF BEARING STRATA TO BE IN EXCESS OF 1'-0" FROM DESIGNED DEPTHS, GC SHALL NOTIFY AOR PRIOR TO PROCEEDING WITH THE WORK.

F. UTILITIES: CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS AS NECESSARY TO EXTEND EXISTING WATER SERVICE, SANITARY LINES, ELECTRICAL, GAS, TELEPHON AND CABLE SERVICES, TO NEW AREAS AS REQUIRED. INSTALL IN ACCORDANCE TO ALL LOCAL REQUIREMENTS.
G. FOUNDATION AND RAIN DRAINAGE SYSTEM: PROVIDE SCHEDULE 40 ABS PIPING (ASTM D2751) AND FITTINGS OF THE SIZES INDICATED ON DRAWINGS. IF WATER IS ENCOUNTERED DURING A EXCAVATION OF BASEMENT FOOTINGS, AND/OR SUMP PUMP IS SPECIFIED, PROVIDE 2" PVC PIPE FROM SUMP LOCATION TO CURB AT STREET.
H. BACK-FILL WITH CLEAN SOIL, FREE OF DELETERIOUS MATERIALS.
I. EARTH WORK: SPREAD SOIL, HAND GRADE, AND SEED LAWN. EXCESS EXCAVATED MATERIALS SHALL BE DISTRIBUTED IN SUCH A WAY AS TO PROVIDE A SMOOTH TRANSITION TO UNDISTURBED GRADE. PROVIDE CLEAN FILL AS REQUIRED TO BRING FINISHED GRADE TO REQUIRED LEVEL. SLOPE GRADES AWAY FROM BUILDING. FINISHED GRADE SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING.
J. FORTLAND CEMENT CONCRETE PAVING: CONCRETE SIDEWALKS, RAMPS AND SLABS SHALL BE MINIMUM 3000 PSI OR AS INDICATED ON DRAWINGS. PROVIDE WELDED WIRE MESH (ASTM A-185) IN ALL WALKS, RAMPS AND SLABS. BROOM FINISH HORIZONTAL SURFACES FOR BARRIER-FREE ACCESSIBILITY.

DIVISION 03: CONCRETE
A. CONTRACTOR SHALL PROVIDE ALL CONCRETE WORK INDICATED IN DRAWINGS, INCLUDING BUT NOT LIMITED TO SLAB ON GRADE, AND SITE WALKWAYS. GC SHALL PROVIDE MATERIALS, REINFORCEMENT, VAPOR PROTECTION, FORMWORK, EXPANSION AND CONTROL JOINTS, AND ACCESSORIES AS INDICATED IN THE DRAWINGS AND/OR AS NECESSARY TO COMPLETE THE OUTLINED SCOPE AS PER FL FBC AND INDUSTRY STANDARDS.
B. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL CONSTRUCTION LOADS.
C. EXTERIOR PERIMETER FOOTINGS SHALL EXTEND TO BELOW THE FROSTLINE - ASSUMED TO BE A MIN. OF 3'-0" BELOW FINISHED GRADES IN LOCATION OF WORK AS PER IRC 2021. IN THE EVENT THAT LOCAL CODE REQUIREMENTS INDICATE DIFFERENTLY LOCAL CODE SHALL GOVERN.
D. FOOTINGS SHALL BE POURED ON VIRGIN SOIL, OR SOIL REINFORCED TO ACHIEVE NECESSARY BEARING CAPACITY.
E. DEEP FILLS UNDER SLABS SHALL BE LAYERED IN 6" LAYERS AND COMPACTED TO MIN. DENSITY OF 95%.
F. NO CONCRETE SHALL BE POURED IN INCLEMENT WEATHER, INCLUDING IN FREEZING TEMPERATURE, ON FROZEN OR WET GROUND OR DURING PRECIPITATION EVENTS, UNLESS REQUIRED ADMIXTURES ARE UTILIZED, AS PER INDUSTRY STANDARDS, AND AS APPROVED BY AOR/ EOR. CONCRETE EXPOSED TO FREEZE/ THAW CYCLES SHALL BE AIR-ENTRAINED.
G. CONCRETE TO BE PROTECTED FROM WEATHER EXTREMES AS REQUIRED.
H. WHERE FOOTINGS ARE STEPPED, BOTTOM OF FOOTING SHALL NOT STEP MORE THAN ONE FOOT VERTICALLY FOR EACH TWO FEET HORIZONTALLY. STEPS IN FOOTINGS SHALL OVERLAP 1'-0" MIN. UON.
I. SEE WALL SECTION AND FOUNDATION PLAN FOR SIZE AND REINFORCEMENT OF FOOTINGS. FOOTINGS SHALL BE A MIN. OF 6 INCHES WIDER ON EACH SIDE THAN THE SUPPORTED FOUNDATION STEM WALL ABOVE AND A MIN. OF 8 INCHES THICK UON. AT CHIMNEYS THE MIN. SIZES INCREASE TO 12 INCHES WIDER ON EACH SIDE AND 12 INCHES THICKNESS UON.
J. ALL FOOTINGS SHALL BE REINFORCED BOTH LONGITUDINALLY AND TRANSVERSELY AS SPECIFIED ON THE DRAWINGS. NO FOOTING SHALL HAVE LESS THAN TWO (2) #5 REINF. BARS IN BOTH DIRECTIONS.
K. BASEMENT FLOOR SLABS AND/OR SLABS ON GRADE SHALL BE CONSTRUCTED AS 4" THICK NORMAL WEIGHT CONCRETE WITH WWM REINFORCEMENT, ON A VAPOR BARRIER ABOVE 4" POROUS GRAVEL FILL, UON.
L. CONCRETE WORK AND MIXTURES SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 211.1, "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL WEIGHT CONCRETE" TO PRODUCE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS OTHERWISE NOTED.
- CONCRETE SLUMP LIMITATIONS: 4" MIN. AND 6" MAX.
- MAX. AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATES SHALL CONFORM TO ASTM C-33.

M. CONCRETE COVER FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318, AND SHALL BE A MIN. AS LISTED BELOW, UNLESS OTHERWISE NOTED:
- FORMED CONCRETE BELOW GRADE - 2"
- UNFORMED CONCRETE BELOW GRADE - 3"

N. ALL STRUCTURAL CONCRETE IS TO BE CURED IN ACCORDANCE WITH ACI 301.
O. GROUT SHALL BE NON-SHRINK, NON-METALLIC AND SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
P. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL DEFORMED TYPE, COMPLYING WITH ASTM A615, GRADE 60.
- ALL SPLICES SHALL CONFORM TO ACI STANDARDS AND BUILDING CODE REQUIREMENTS, BUT IN NO CASE LESS THAN 1" FROM THE TOP AND OVER ANY PIPES OR CONDUITS IN SLABS.
- WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED.
- ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301.
- ALL REINFORCING STEEL SHALL BE ASSEMBLED AS CAGES OR MATS, WITH BARS EQUALLY SPACED AND TIED TOGETHER AT EACH INTERSECTION BEFORE CONCRETE IS PLACED.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, AND BE LOCATED IN THE CENTER OF THE DEPTH.
- ALL ACCESSORIES SHALL HAVE UPTURNED LEGS AND SHALL BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI CURRENT EDITION.
- CONTINUOUS REINFORCING BARS SHALL BE BENT AROUND CORNERS WITH ENDS LAPPED.

Q. DAMP-PROOF CONCRETE BASEMENT WALLS WITH 1/2" COAT OF PORTLAND CEMENT PARGING APPLIED TO EXTERIOR FROM COVE TO CAP AND APPLY TWO (2) COATS OF BITUMINOUS DAMP PROOFING BELOW GRADE.

DIVISION 04 MASONRY
A. ALL MASONRY MATERIALS SHALL BE STORED IN A NEAT MANNER HIGH AND DRY FROM ALL FOREIGN MATERIALS AND PROTECTED FROM MOISTURE.
B. MASONRY UNITS SIZES AND REINFORCEMENT SHALL COMPLY WITH THE 2021 EDITION OF THE FL 2020 FBC, AND AS PER THE DRAWINGS.
C. CONTRACTOR SHALL ADEQUATELY PROTECT WALLS, PIERS, ETC. FROM DAMAGE DUE TO BACK FILLING.
D. PROVIDE 8 INCHES SOLID MASONRY UNDER GIRDER ENDS. FILL SOLID WITH CONCRETE.
E. DAMP-PROOF MASONRY BASEMENT WALLS WITH 1/2" COAT OF PORTLAND CEMENT PARGING APPLIED TO EXTERIOR FROM COVE TO CAP AND APPLY TWO (2) COATS OF BITUMINOUS DAMP PROOFING BELOW GRADE.

DIVISION 05 STEEL
A. ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO STANDARD SPECIFICATION OF ASTM A 36 UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST AISC SPECIFICATIONS WITH LATEST REVISIONS.

C. ALL FIELD BOLTS SHALL BE COMPLY WITH ASTM A 325 STANDARDS.
D. ANCHOR BOLTS: ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A 307. SIZE IS TO BE 1/2" DIAMETER, 6' O.C. AND NOT GREATER THAN 12" FROM EACH CORNER; BOLTS SHALL BE EMBEDDED NOT LESS THAN 7" INTO CONCRETE OR CMU; OR AN APPROVED ANCHORING SYSTEM AS PER THE FL 2020 FBC CODE EDITION.
E. ALL LALLY COLUMNS SHALL BE OF STANDARD STEEL PIPE WITH FY=36 KSI AS FOUND IN THE "MANUAL OF STEEL CONSTRUCTION" UNLESS NOTED OTHERWISE.
F. ALL GUARDS AND HANDRAILS TO COMPLY WITH SPECIFICATIONS SET FORTH IN THE 2020 FBC EDITION. SELECT FASTENERS OF THE TYPE AND GRADE REQUIRED TO PRODUCE CONNECTIONS THAT ARE SUITABLE FOR ANCHORING RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADINGS. INSTALL WOOD HANDRAILS AND RAILING SYSTEMS TO COMPLY WITH RAILING MANUFACTURERS INSTRUCTIONS. ATTACH HANDRAILS TO WALL WITH WALL BRACKETS AND END FITTINGS. PROVIDE BRACKET WITH NOT LESS THAN 1-1/2 INCH CLEARANCE FROM INSIDE FACE OF HANDRAIL AND FINISHED WALL SURFACE.

DIVISION 06 WOOD
A. ALL DIMENSIONS ON FLOOR PLANS ARE TO FACE OF STUD UON.
B. FRAMING LUMBER SHALL BE GRADE MARKED AND COMPLYING WITH DOC PS-20 IN ACCORDANCE WITH 2020 FBC, AND AS RECOGNIZED BY THE AMERICAN WOOD COUNCIL (AWC).
C. STRUCTURAL LUMBER SHALL BE HEM. FIR OR DOUG FIR #1 OR BETTER AND CONFORM TO STANDARDS SET FORTH BY THE ALSC (AMERICAN LUMBER STANDARD COMMITTEE), AND CODE STANDARDS LISTED UNDER GENERAL CONDITIONS. FB (FOR 2"-4" MEMBERS) SHALL BE 1300 PSI FOR SINGLE MEMBERS, 1495 PSI FOR REPETITIVE MEMBERS.
D. DRAWINGS INDICATE NOMINAL SIZES OF LUMBER.
E. ALL SHEATHING AND SUBFLOORING SHALL BE EXTERIOR GRADE WOOD STRUCTURAL PANEL (OSB) OR PLYWOOD, UON.
F. SET ALL JOISTS AND BEAMS WITH NATURAL CAMBER UP. LAP ENDS MIN. 3" OVER BEARING WALL AND SECURE WITH MIN. (3) 10D FACE NAILS.
G. NOM. LUMBER JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, ENGINEERED FLOOR JOISTS SHALL BE LATERALLY SUPPORTED AT THE ENDS AS PER MFR. RECOMMENDATIONS.
H. COLUMNS AND POSTS ARE TO HAVE FULL SOLID WOOD AND/OR MASONRY BEARING CONTINUOUS TO THE FOUNDATION.
I. AT BASE OF COLUMN 15 LB ASPHALT PAPER SHALL BE USED TO ISOLATE WOOD FORM CONCRETE.
J. ANCHOR SILLS AND PLATES WITH 1/2" DIA. HOOKED BOLTS 1'-6" LONG SPACED A MAX. OF 6'-0" O.C., MIN. 2 PER SILL, MAX. 12" FROM THE END OF EACH PIECE OF SILL PLATE AND MAX. 12" FROM EACH CORNER OF THE FOUNDATION.
K. UNTREATED FRAMING LUMBER SHALL NOT BEAR DIRECTLY ON CONCRETE OR MASONRY. LUMBER IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE TREATED IN ACCORDANCE WITH AWPA U1. FIELD CUT TREATED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA M4.
L. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.
M. DOUBLE JOISTS SHALL BE PLACED UNDER BEARING PARTITIONS THAT ARE PARALLEL TO JOIST.
O. PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS TYPICAL.
P. GIRDERS RESTING ON MASONRY ARE TO BE SET ON STEEL LEVELING PLATES AS REQUIRED. WHERE LEVELING PLATES ARE NOT REQUIRED SET ON .019 ALUMINUM FLASHING.
Q. ALL HANGERS, CONNECTORS, CAPS, BASES, ETC. FOR CARPENTRY ARE TO BE BY SIMPSON OR APPROVED EQUAL. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
R. PROVIDE PLYWOOD AND/OR OSB WITH AMERICAN PLYWOOD ASSOCIATION GRADE STAMP ON EACH SHEET, INDICATING THE SPAN RATING, EXPOSURE DURABILITY CLASSIFICATION, THICKNESS AND GRADE DESIGNATIONS. PLYWOOD SHALL COMPLY WITH THE REQUIREMENTS OF US PRODUCT STANDARD PS-1, PS-2, PS-1-83 OR PRP-108. THE FOLLOWING MINIMUM THICKNESS AND GRADE DESIGNATIONS SHALL BE PROVIDED FOR THE APPLICABLE LOCATIONS. WHERE THE DRAWINGS INDICATE A DIFFERENT THICKNESS, THE LARGER THICKNESS SHALL BE INSTALLED.
- ROOF SHEATHING: 1/2" C-D APA 32/16 EXT. GLUE. OSB 1/2" APA 32/16 EXTERIOR
- WALL SHEATHING: 1/2" C-D APA 32/16 EXT. GLUE SB 1/2" APA 32/16 EXTERIOR, AT SHEARWALL SHALL BE DESIGNATED "STRUCTURAL"
- FLOOR: 3/4" GROUP-1 UNDERLAYMENT GRADE TONGUE AND GROOVE APA EXPOSURE 1 WITH EXTERIOR GLUE.

INSTALL GLUED AND NAILED.
S. STRUCTURAL COMPOSITE BEAMS, JOISTS, HEADERS AND TRUSSES SHALL BE INSTALLED AS PER SPECIFICATIONS OF TRUSS JOIST CORP. AND HAVE BEEN DESIGNED ACCORDING TO STRESS TOLERANCES OF SPECIFIED MEMBERS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY AOR OR A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NJ.
T. ALL MICROLLAM OR PARALLAM BEAMS TO BE INSTALLED AS PER SPECIFICATIONS OF TRUSS JOIST CORP. JOIN BEAMS WITH MIN. THREE (3) 16D NAILS PER FOOT AND EXTERIOR GLUE UON. PROTECT FROM EXPOSURE TO WEATHER.
U. DECKS: ALL EXTERIOR DECK LUMBER, INCLUDING JOISTS, GIRDERS, POSTS, LEDGERS, RAILINGS AND BALUSTERS SHALL BE S4S, S-DRY MARKED AND COMPLYING WITH PS 20 AND PRESSURE TREATED TO COMPLY WITH AWPA U-1 AND FIELD TREATED IN ACCORDANCE WITH AWPA M4. ALL EXTERIOR BOLTS AND FASTENERS ARE TO BE GALVANIZED OR STAINLESS STEEL. DECK LUMBER TO BE DOUGLAS FIR #1, UON.
V. DECKING TO BE A WOOD POLYMER COMPOSITE MATERIAL, "TREX DECKING", OR EQUAL.
W. ALL UNMARKED HEADERS SHALL BE MIN. OF TWO (2) 2X10 WITH 1/2" PLYWOOD SPACER AND 2X4 CAP TYPICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE METAL HANGERS OR CONNECTORS AT ALL BUTT JOINTS.
X. FIREBLOCKING SHALL BE PROVIDED AT ALL FLOOR AND CEILING LEVELS, AT ALL CHASES AT FLOOR AND CEILING LEVEL, AND AT ALL JOINTS BETWEEN SOFFITS AND WALLS, DROPPED CEILINGS AND WALLS. FIREBLOCKING SHALL CONSIST OF 2" NOM. LUMBER, OR 1/2 GYPSUM BD, OR 23/32" OSB BACKED BY SIMILAR AT JOINTS, OR MINERAL WOOL INSULATION SECURED IN PLACE.
Y. AT STAGGERED STUD WALL, FIREBLOCKING SHALL BE PLACED EVERY 10'-0" HORIZONTALLY.
Z. JOISTS AND BEAMS SHALL HAVE A MINIMUM OF 3 1/2" BEARING AT SILLS UON. PROVIDE A SILL SEALER ON TOP OF FOUNDATION WALLS BELOW TREATED WOOD SILLS.
ZA. ALL OPENINGS IN WALLS, FLOOR, ROOF, ETC. TO BE LOCATED AND SIZED AS PER MECHANICAL AND ARCHITECTURAL REQUIREMENTS, EVEN IF NOT SHOWN ON DRAWINGS.
ZB. PROVIDE DRAFT STOPPING AT CONCEALED PLENUMS, LARGER THAN 1000 SF.
ZD. INTERIOR FINISH CARPENTRY: PROVIDE INTERIOR STANDING AND RUNNING TRIM COMPLYING WITH PS 20. TRIM SHALL BE PRIMED FOR PAINT FINISH. BASE TRIM: 4-1/2 INCHES, CASING: 2-1/2 INCHES UON.
ZE. BLOCKING SHALL BE PROVIDED AT ALL TOILET, TUB AND SHOWER LOCATIONS FOR FUTURE GRAB BAR INSTALLATION.
ZF. SOLID BLOCKING SHALL BE PROVIDED AT ALL LOCATIONS WHERE WALL HUNG CABINETRY OF SHELVING IS TO BE INSTALLED.

DIVISION 07 THERMAL AND MOISTURE PROTECTION
A. PROVIDE COLD ASPHALT DAMP PROOFING OF THE SEMI-FIBRATED TYPE CONFORMING TO FS SS-A-694 TO ALL BELOW GRADE MASONRY SURFACES. INSTALL IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.
B. ON ALL EXTERIOR ABOVE AND BELOW GRADE CONCRETE SURFACES PROVIDE AND INSTALL A TWO-COAT CEMENTITIOUS PLASTER FINISH. FINISH SURFACE SHALL BE A TROWEL FINISH, TOTAL THICKNESS OF 1". INSTALL COVE AT INTERSECTION OF FOUNDATION WALLS AND FOOTINGS.
D. INSULATION AS SHOWN COMPLIES WITH CURRENT ISSUE OF 2020 FBC EDITION.
E. 2" RIGID XPS INSULATION SHALL BE PROVIDED ON THE EXTERIOR FACE OF THE FOUNDATION STEM WALL.
F. SPRAY FOAM INSULATION SHALL BE UTILIZED BELOW THE ROOF TO ACHIEVE AND ATTIC INSULATION OF R-38.
H. PROVIDE TYPE II MINERAL FIBER BLANKET INSULATION WITH A K-VALUE OF 0.28, THICKNESS AS INDICATED ON DRAWINGS, CONFORMING TO ASTM E84 AND/OR UL 723, AND ASTM C665.
I. PROVIDE MINIMUM 235 LB. U.S. CLASS A, WIND-RESISTANT ASPHALT-FIBER GLASS SHINGLES. COLOR, TEXTURE AND PATTERN
J. USE ROLL ON WEATHERPROOF WINDOW BUCKS FOR ALL WINDOWS AND DOORS

J. SEALANTS:
- ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATIONS AND AT MEETS OF WALLS, ROOFS AND FLOORS SHALL BE CAULKED AND SEALED WITH GE SILICONE (SEALANT), OR APPROVED EQUAL.
- BATH FIXTURES TO BE SEALED AS REQUIRED TO RENDER THEM WATERTIGHT.
- ELASTOMERIC SEALANT SHALL BE ONE PART POLYSULFIDE OR ONE PART POLYURETHANE SEALANT CONFORMING TO FS TTS- 00230 CLASS A. PROVIDE CLOSED CELL SEALANT BACKER ROD.

K. PROVIDE CONTINUOUS SEAMLESS ALUMINUM SHEETMETAL (0.032") GUTTERS AND DOWNSPOUTS AS SHOWN ON THE DRAWINGS. PROVIDE CONCRETE SPLASH BLOCKS AT ALL LEADERS.
L. PROVIDE AND INSTALL STUCCO SIDING AND ACCESSORIES. PROVIDE 3-1/2 INCH WINDOW AND DOOR SURROUNDS, 3-1/4 INCH CORNER POSTS AND COLOR MATCHING CAULK.

DIVISION 08 DOORS AND WINDOWS
A. WINDOWS AS INDICATED ON PLAN COMPLY WITH EGRESS REQUIREMENTS AND MIN. GLAZING AREA OF 8% OF FLOOR AREA FOR EACH ROOM INTENDED FOR HUMAN OCCUPANCY. OPERABLE PORTIONS OF WINDOW SYSTEMS SHALL COMPLY WITH THE VENTILATION REQUIREMENTS OF A MINIMUM OPERABLE AREA OF 4% OF EACH ROOM INTENDED FOR HUMAN OCCUPANCY.
B. ONE WINDOW IN EACH SLEEPING ROOM TO HAVE MIN. NET CLEAR OPENING OF 5.7 SQ. FT., MIN. NET CLEAR OPENING HEIGHT OF 24", MIN. NET CLEAR OPENING WIDTH OF 20" (AREA MAY BE REDUCED TO 5.0 SQ. FT. AT FIRST FLOOR). C. ALL ENTRANCE DOORS; SIDELIGHTS; WINDOWS WITH PANES LARGER THAN 9 SF AND WITH THE BOTTOM OF THE PANES CLOSER THAN 18" FROM THE FLOOR, AND THE TOPS OF THE PANE MORE THAN 36" FROM THE FLOOR AND WITHIN 36" OF A WALKING SURFACE; OR OTHER HAZARDOUS LOCATIONS AS DEFINED BY THE 2120 FL FBC, MUST CONFORM TO CONSUMER PRODUCT SAFETY COMMISSION, CPSC 16 CFR 1201 REQUIRING SAFETY GLASS IN SAID PANELS.
D. WINDOWS ABOVE A SHOWER OR TUB, SLIDING AND SHOWER DOORS HAVING GLAZING MUST CONFORM
E. EXTERIOR METAL CLAD DOORS SHALL BE 1 3/4" THICK PRE-HUNG DOORS AS MANUFACTURED BY THERMATRU. GLASS LIGHTS SHALL BE 1/2" THICK TEMPERED INSULATING GLASS OF DIMENSIONS INDICATED ON DRAWINGS.
F. PROVIDE MTL-CLAD WINDOWS OF TYPES AND SIZES INDICATED ON DRAWINGS. WINDOWS SHALL BE PRE-GLAZED WITH DOUBLE PANE, HIGH-PERFORMANCE LOW-E, COLOR-FUSED INSULATING GLASS. PROVIDE 1-18" WIDE HIGH PROFILE EXTERIOR AND INTERIOR COLONIAL GRILLS. PROVIDE HOLLOW CORE SIX PANEL INTERIOR MASONITE DOORS WHERE INDICATED ON PLAN. WINDOWS TO BE IN COMPLIANCE WITH ASTM MISSILE TEST E1996 AND E1886 AS MODIFIED IN IRC 2020 302.1.2
WINDOWS REQUIRE A U VALUE OF .40 AND SHGC OF .25.
H. PROVIDE STEEL DOORS AND FRAMES COMPLYING WITH SDI 100. STEEL SHALL BE COLD ROLLED PER ASTM A336 OR A568, GALVANIZED FOR EXTERIOR USE. FRAMES SHALL BE A MINIMUM OF 16 GAUGE, DOORS BE A MINIMUM OF 18 GAUGE. WHERE INDICATED ON DRAWINGS, PROVIDE DOORS AND FRAMES WITH THE APPROPRIATE UL FIRE RESISTANCE RATING.
I. ALLOW A LUMP SUM OF $1500.00 FOR THE PURCHASE OF FINISH HARDWARE.

DIVISION 09 FINISHES
A. FLOORS:
- FLOORS HAVE BEEN DESIGNED TO CARRY 1" WOOD T&G FLOORING THROUGHOUT AND CERAMIC TILE ON THE FIRST FLOOR, SHOULD THE OWNER CHOOSE SUCH FLOORING
- BATHROOM FLOORS TO BE OF SLIP RESISTANT PORCELAIN TILE OR APPROVED EQUAL. ALL TUBS AND SHOWERS TO HAVE SLIP RESISTANT STANDING SURFACES.

B. PROVIDE 5/8" THICK STANDARD TAPER GYPSUM BOARD COMPLYING WITH ASTM C36 UNLESS OTHERWISE INDICATED.
- GYPSUM BOARD SHALL BE FASTENED WITH APPROVED NAILS OR SCREWS SPACED PER IRC STANDARDS AND MINIMUMS.
- PROVIDE WATER RESISTANT GYPSUM BOARD (ASTM C 630) WALLS AND CEILINGS IN TOILET ROOMS AND WET AREAS.
- PROVIDE MANUFACTURERS STANDARD METAL TRIM ACCESSORIES OF THE BEAD TYPE.
- PROVIDE READY-MIXED, VINYL JOINT COMPOUND AND PERFORATED JOINT TAPE. FINISH TO A LEVEL 5 FINISH.
- PROVIDE 5/8" FIRE CODE TYPE "X" GYPSUM BOARD ON WALLS AND CEILING OF A GARAGE ADJACENT TO LIVING SPACES.

C. INSTALL CEMENT COATED PORTLAND CEMENT PANELS (CEMENT BACKER BOARD) WITH GLASS FIBER MESH REINFORCING AND WATER RESISTANT COATING ON BOTH FACES, AS MANUFACTURED BY USG, NATIONAL GYPSUM OR GEORGIA PACIFIC., IN WET AREAS RECEIVING TILE FINISH MATERIALS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
D. WOOD FLOORING SHALL BE 3/4 INCH THICK TONGUE AND GROOVE SOLID STRIP FLOORING.
E. PROVIDE STANDARD TOILET ACCESSORIES INCLUDING TOILET PAPER DISPENSERS, TOWEL RODS AND RACKS, SOAP DISHES, ETC. WHERE INSTALLED AS PART OF A CERAMIC TILE WALL SYSTEM, TOILET ACCESSORIES SHALL BE OF THE SAME GRADE, QUALITY AND COLOR OF THE CERAMIC TILE INCLUDING SOAP DISHES, TOWEL RACKS, AND TOILET TISSUE DISPENSER.
F. ANY GLASS COMPONENTS OF DOORS AND ADJACENT SIDE WINDOWS, INCLUDING SHOWER DOORS, ARE TO BE TEMPERED SAFETY GLASS.
G. NON-STRUCTURAL METAL FRAMING
- STEEL SHEET TOP TRACK MANUFACTURED TO PREVENT CRACKING OF FINISHES APPLIED TO INTERIOR PARTITION FRAMING RESULTING FROM DEFLECTION OF STRUCTURE ABOVE; IN THICKNESS NOT LESS THAN INDICATED FOR STUDS AND IN WIDTH TO ACCOMODATE DEPTH OF STUDS.
- STUDS & TRACK ASTM C645
- SLIP-TYPE HEAD JOINT: WHERE INDICATED PROVIDE ONE OF THE FOLLOWING
  1. CLIP SYSTEM
  2. SINGLE LONG-LEG TRACK SYSTEM
  3. DOUBLE TRACK SYSTEM
  4. DEFLECTION TRACK
- FURRING: PROVIDE MARINOWARE OR A COMPARABLE PRODUCT
- ISOLATION STRIP AT EXTERIOR WALLS: PROVIDE ONE OF THE FOLLOWING
  1. ASPHALT-SATURATED ORGANIC FELT: ASTM D226/D226M, TYPE I (NO. 15 ASPHALT FELT), NONPERFORATED
  2. FOAM GASKET: ADHESIVE-BACKED, CLOSED-CELL VINYL FOAM STRIPS THAT ALLOW FASTENER PENETRATION WITHOUT FOAM DISPLACEMENT, 1/8 INCH (3.2 MM) THICK, IN WIDTH TO SUIT STEEL

J. ALL CLOTHES CLOSETS TO HAVE CLOSET SYSTEM INSTALLED.
M. THE CONTRACTOR SHALL VERIFY ALL DOORS AND WINDOWS (TYPES, SIZES AND STYLE) WITH THE OWNER BEFORE PROCEEDING WITH THE WORK.
O. PAINT ALL TRIM UNLESS OWNER DIRECTS OTHERWISE.

DIVISION 10 NOT APPLICABLE
DIVISION 11 NOT APPLICABLE
DIVISION 12 NOT APPLICABLE
DIVISION 13 NOT APPLICABLE
DIVISION 14 NOT APPLICABLE

DIVISION 15 MECHANICAL:
A. THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE THE DESIGN OF PLUMBING, HEATING OR COOLING SYSTEMS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR DESIGN. THE GC SHALL RETAIN THE SERVICES OF A COMPETENT AND EXPERIENCED HVAC SUBCONTRACTOR AND DESIGNER TO DESIGN THE HEATING AND COOLING SYSTEMS AND A COMPETENT AND EXPERIENCED PLUMBING SUBCONTRACTOR AND DESIGNER TO DESIGN THE PLUMBING SYSTEM.
- THE GC SHALL BE RESPONSIBLE TO ENSURE THAT ALL MEP DESIGNS ARE COMPLIANT WITHE THE 2020 FL FBC AND ALL OTHER RELEVANT CODES.
- GC SHALL DETERMINE IF THE SERVICES OF LICENSED PROFESSIONALS ARE NECESSARY FOR THE DESIGN AND APPROVAL OF SAID SYSTEMS. IF SUCH SERVICES ARE NECESSARY, GC SHALL RETAIN SAID PROFESSIONALS FOR THE ENTIRE SYSTEM DESIGN.

B. GC SHALL PROVIDE AND INSTALL ALL REQUIRED PIPING FOR THE SANITARY DRAINAGE, COLD AND HOT WATER SUPPLY AND NATURAL GAS SUPPLY. OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES. THE ENTIRE INSTALLATION SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, STATE CODES AND LOCAL ORDINANCES AND THE LOCAL GAS COMPANY AND WATER COMPANY.
C. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS AND SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. EXHAUSE KITCHEN VENT TO THE OUTDOORS.
D. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES HAVING AN OPENING SIZE OF NOT LESS THAN 1/4 INCH (6 MM) AND A MAXIMUM OPENING SIZE OF 1/2 INCH (13 MM), IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.
C. 2 HOSE BIBS AND TOILET CONNECTS TO BE COPPER.
D. ALL ABOVE GROUND NATURAL GAS PIPE SHALL BE BLACK IRON OR GALVANIZED IRON. ALL UNDERGROUND NATURAL GAS PIPES SHALL BE GALVANIZED IRON PIPE.
E. THE EXISTING SANITARY SEWER LINE MUST BE LOCATED AND CHECKED TO ESTABLISH THE USABILITY BEFORE CONNECTING THE NEW PORTIONS OF THE SANITARY SEWER LINE INTO EXISTING LINE. IT MUST ALSO BE CLEANED OUT AS PART OF THE USABILITY TESTING. IF THE CONDITION OF THE EXISTING LINE IS GOOD, IT MAY BE USED. IF THE CONDITION IS QUESTIONABLE, IT MUST BE REPLACED. THE NEW PORTION OF THE SANITARY LINE SHALL BE SCHEDULE 40 PVC. IF THE EXISTING LINE MUST BE REPLACED, IT SHALL BE SCHEDULE 40 PVC.
F. PROVIDE MINIMUM 75 CFM BATHROOM EXHAUST FANS WHERE SHOWN ON THE DRAWINGS. PROVIDE DUCTWORK AND ROOF JACK IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTRUCTIONS TO VENT FAN THROUGH THE ROOF. USE INSULATED FLEXI-DUCT TO PREVENT CONDENSATION.

DIVISION XVI ELECTRICAL:
A. THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE THE DESIGN OF ELECTRICAL SYSTEMS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR DESIGN. THE ELECTRICAL SUBCONTRACTOR SHALL DESIGN THE ELECTRICAL SYSTEM USING WHAT IS AVAILABLE IN UPGRADING TO MEET THE STANDARDS THAT ARE OUTLINED BELOW.
B. ELECTRICAL LAYOUT IS DIAGRAMMATIC IN NATURE AND MAY REQUIRE ADDITIONAL ITEMS TO MEET CODE, WHICH SHALL BE PROVIDED BY THE CONTRACTOR.
C. PROVIDE SMOKE DETECTORS USING AN AC PRIMARY SOURCE AS POWER SUPPLY PER CODE. SMOKE DETECTORS SHALL BE WIRELESSLY INTERCONNECTED TO BE COMPLIANT WITH FBC AND NFPA 72 . PROVIDE BATTERY BACKUP.
D. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH NATIONAL ELECTRICAL CODE. COMPLETE SPECIFICATIONS TO BE SUPPLIED BY OTHERS.
E. FURNISH AND INSTALL ALL WIRING BOXES, WIRING DEVICES, OUTLET BOXES, FITTINGS, PANELS, BREAKERS, SAFETY DISCONNECTS, PLATES, SWITCHES AND ALL ITEMS NECESSARY FOR A COMPLETE INSTALLATION. COLOR AND STYLE OF OUTLETS, SWITCH COVERS AND OTHER EXPOSED ELECTRICAL ELEMENTS AS SELECTED BY OWNER.
F. G.C. TO COORDINATE ALL TRADES SHOP DRAWINGS TO ENSURE TRUSSES WONT HAVE TO BE CUT FOR HVAC & PLUMBING RISERS.

FASTENER SCHEDULE

Joint Description	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER (TOE-NAILED)	2-8D	2-10D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16D	3-16D	EACH END
WALL FRAMING			
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16D	5-16D	AT JOINTS
STUD TO STUD (FACE-NAILED)	2-16D	2-16D	24" O.C.
HEADER TO HEADER (FACE NAILED)	16D	16D	16" O.C. ALONG EDGES
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8D	4-10D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8D	2-10D	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16D	4-16D	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	3-16D	4-16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8D	3-10D	EACH END
BAND JOIST TO JOIST (END-NAILED)	2-16D	4-16D	EACH END
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16D	3-16D	PER FOOT
ROOF FRAMING			
WOOD STRUCTURAL PANELS			
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8D	10D	6" EDGE/ 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8D	10D	4" EDGE/ 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8D	10D	6" EDGE/ 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8D	10D	6" EDGE/ 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8D	10D	4" EDGE/ 4" FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5D COOLERS		7" EDGE/ 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS			
STUDS SPACED UP TO 24" O.C.	8D	10D	6" EDGE/ 12" FIELD
1/2" AND 25/32" FIBERBOARD PANELS	8D		3" EDGE/ 6" FIELD
1/2" GYPSUM WALLBOARD	5D COOLERS		7" EDGE/ 10" FIELD
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8D	10D	6" EDGE/ 12" FIELD
GREATER THAN 1"	10D	16D	6" EDGE/ 6" FIELD

NOTE: NAILING SCHEDULE REFERENCES WFCM 150 MPH EXPOSURE C WIND ZONE

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Revision	11/22/23	2

PROJECT NAME / LOCATION:

DRAWING TITLE:
SPECIFICATIONS

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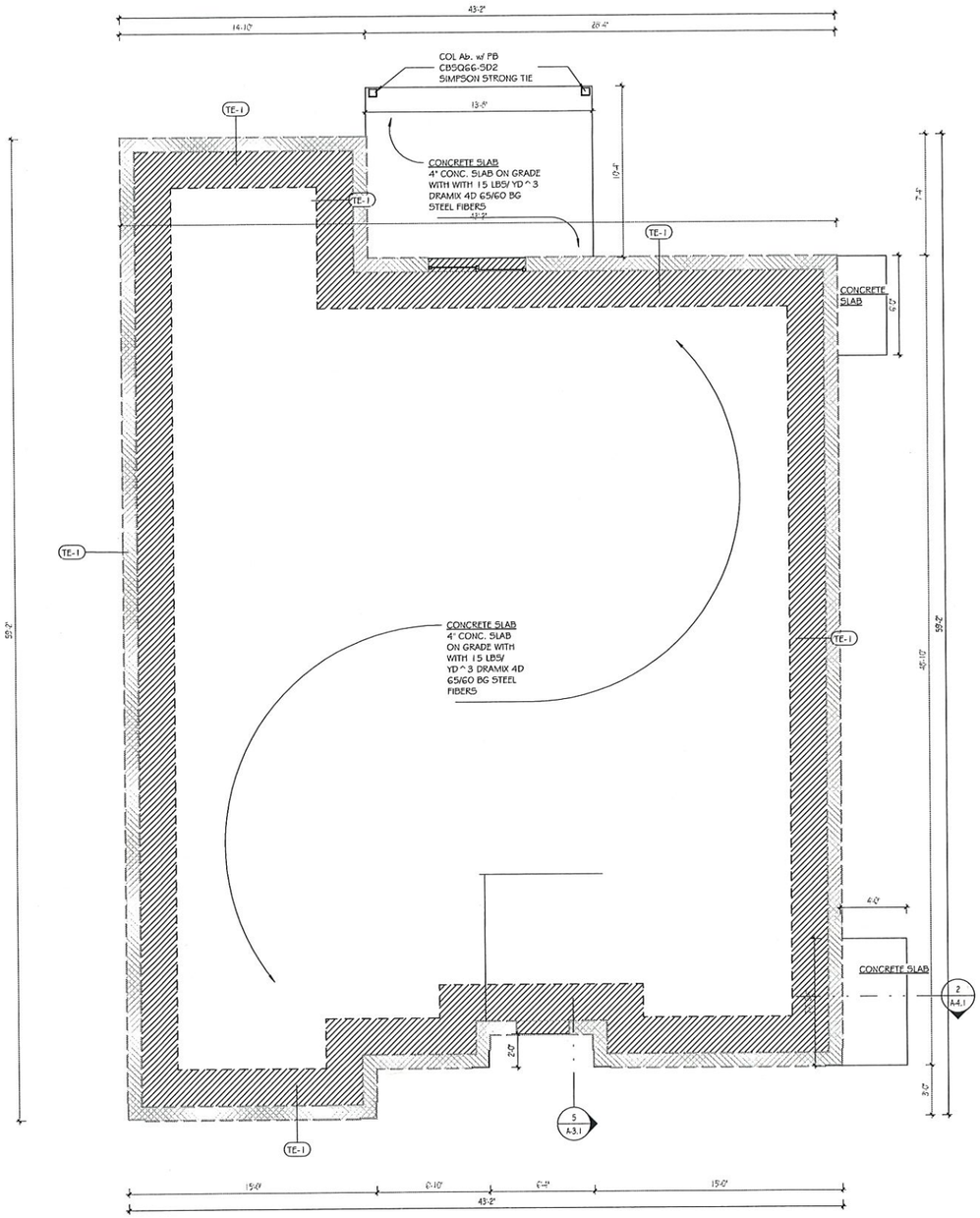
PROFESSIONAL SEAL:
STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT
Shimon E Greenebaum

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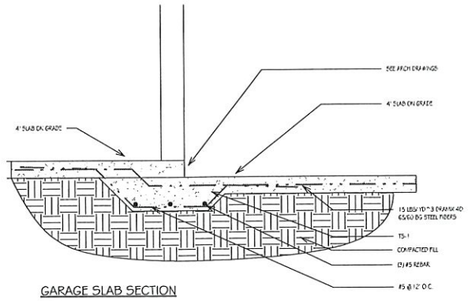
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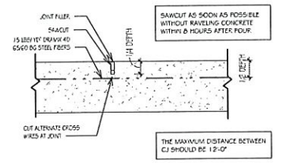
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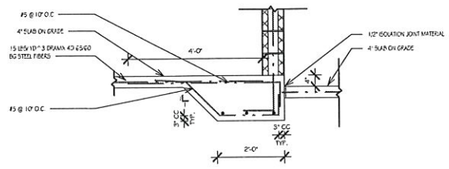
1 FOOTING PLAN CD
1/4" = 1'-0"



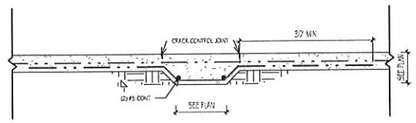
GARAGE SLAB SECTION



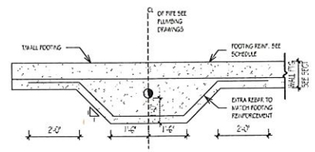
TYP. CONTRACTION JOINT (CJ) DETAIL



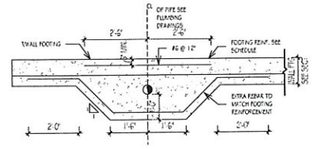
EXTERIOR SLAB



TYP. SECTION THRU THICKENED SLAB



TYP. PIPE NEAR BOTTOM OF WALL FOOTING DETAIL



TYP. PIPE NEAR TOP OF WALL FOOTING DETAIL

SLAB EDGE SCHEDULE			
MARK	DEPTH	WIDTH	COMMENTS
TE-1	1' 4"	2' 0"	REINFORCED W/ (3) #5 LONG WAY @ #5 @ 10" C.C. SHORT WAY BOTTOM REBAR AND #5 @10" C.C. TOP REBAR SHORT WAY

FOUNDATION KEY

- SLAB EDGE PERIMETER
- THICKENED SLAB
- Structural CMU Above
- Column Above

NOTES:
FOOTINGS WERE DESIGNED WITH A 2500 LB/SQ FT SOIL BEARING PRESSURE. G.C. TO CONFIRM SOIL BEARING PRESSURE ON SITE.

1.CONCRETE
oSHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELLOW:
o 3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE
o 5000 PSI FOR OTHER STRUCTURAL CONCRETE
oWATER/CEMENT RATIO FOR CONCRETE OF EXTERIOR COLUMNS, BEAMS AND SLABS SHALL NOT EXCEED 0.40 BY WEIGHT.

FOUNDATION/GROUND FLOOR PLAN NOTES:
1.GC MUST BE RESPONSIBLE TO STABILIZE FOUNDATION OF EXISTING STRUCTURE.
2.GC MUST BE RESPONSIBLE TO STABILIZE SOILS BEFORE EXCAVATING NEXT TO EXISTING STRUCTURE.
3.FOR DIMENSIONS NOT SHOWN SEE FOUNDATION PLAN AND ARCHITECTURAL DRAWINGS.
4.VERIFY ALL DIMENSIONS, ELEVATIONS AND SLAB FINISHES WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION.
5.PLUMBING PIPES, EXFILTRATION PIPES, ETC. SHALL MUST NOT BE LOCATED BELOW OR INSIDE ANY, WALL FOUNDATIONS AND FOUNDATION SLABS;
6.SLAB OPENINGS SHOWN ON THESE PLANS ARE DIAGRAMMATIC ONLY.
7.CENTERLINES OF COLUMNS AND WALLS MUST COINCIDE WITH THE FOUNDATION CENTERLINES UNLESS SHOWN OTHERWISE.
8.ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS REFER TO ELEVATION +0'-0" WHICH CORRESPONDS TO THE TOP OF THE INTERIOR GROUND FLOOR CONCRETE SLAB.
9.ALL FOOTINGS TO BE FOURED MONOLITHIC WITH SLAB-ON-GRADE, (UNLESS OTHERWISE NOTED).
10.SLAB ON GRADE MUST BE A MINIMUM 4" / 100MM THICK CONCRETE SLAB ON 15 MIL VAPOR BARRIER REINFORCED WITH 15 LBS/ YD ^3 DRAMIX 4D 65/60 BG STEEL FIBERS.
11.SLAB CONTRACTION JOINTS ARE REQUIRED AND ARE INDICATED AS C.J. ON PLAN. CONTRACTION JOINTS MAY BE TOOLED OR SAW CUT. THE CONTROL JOINTS MUST BE INSTALLED AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE. CONTRACTION JOINT LOCATION SHOWN MAY BE CHANGED AS REQUIRED FOR CONSTRUCTION SEQUENCING PROVIDED: THE MAXIMUM DISTANCE BETWEEN JOINTS MUST BE LESS THAT 12'-0"; THE SLAB AREA BETWEEN JOINTS MUST BE LESS THAN 144 SQUARE FEET; THE BOUNDED AREA SHALL BE AS SQUARE AS POSSIBLE AND IN NO CASE MUST THE RATIO OF LONG SIDE TO SHORT SIDE EXCEED 1.5.
12.CONCRETE SIDEWALKS/WALKWAYS MUST BE 4" CONCRETE SLAB-ON-GRADE REINFORCED WITH ONE LAYER OF 6X6 W1.4 X W1.4 WELDED WIRE FABRIC PLACED ON WELL COMPACTED, CLEAN FILL.
13.SIDEWALKS MUST HAVE FULL DEPTH EXPANSION JOINTS OR 1/3" SAW CUT CONTROL JOINTS AT NO MORE THAN THE LESSER OF 10'0" OF TWO TIMES THE SIDEWALK WIDTH ON CENTER. THE CONTROL JOINTS MUST BE SAW CUT AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE.
14.SLAB CURING IS REQUIRED. SEE STRUCTURAL NOTES.
15.AT CMU WALLS, PROVIDE ONE ADDITIONAL VERTICAL REINFORCING BAR IN A GROUT FILLED CELL AT ALL WALL INTERSECTIONS, AT ENDS OF WALLS AND AT EDGES OF ALL WALL OPENINGS EXCEEDING TWO FEET IN WIDTH. SEE STRUCTURAL NOTES ON SHEET S- 0.00 FOR ADDITIONAL REQUIREMENTS.
16.REINFORCE THE CELL ON EACH SIDE OF WALL OPENINGS LESS THAN 3'-4" WIDE WITH (1) #5 VERTICAL REINFORCING BAR AND FILL THE CELL SOLID WITH GROUT
REINFORCE THE TWO CELLS ON EACH SIDE OF WALL OPENINGS BETWEEN 3'-0" AND 6'-0" WIDE WITH (2) #5 VERTICAL BARS AND FILL THE CELLS SOLID WITH GROUT

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PROJECT NAME / LOCATION

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FOOTING

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STATE OF FLORIDA
SHIMON GREENEBAUM
REGISTERED ARCHITECT
AR102415

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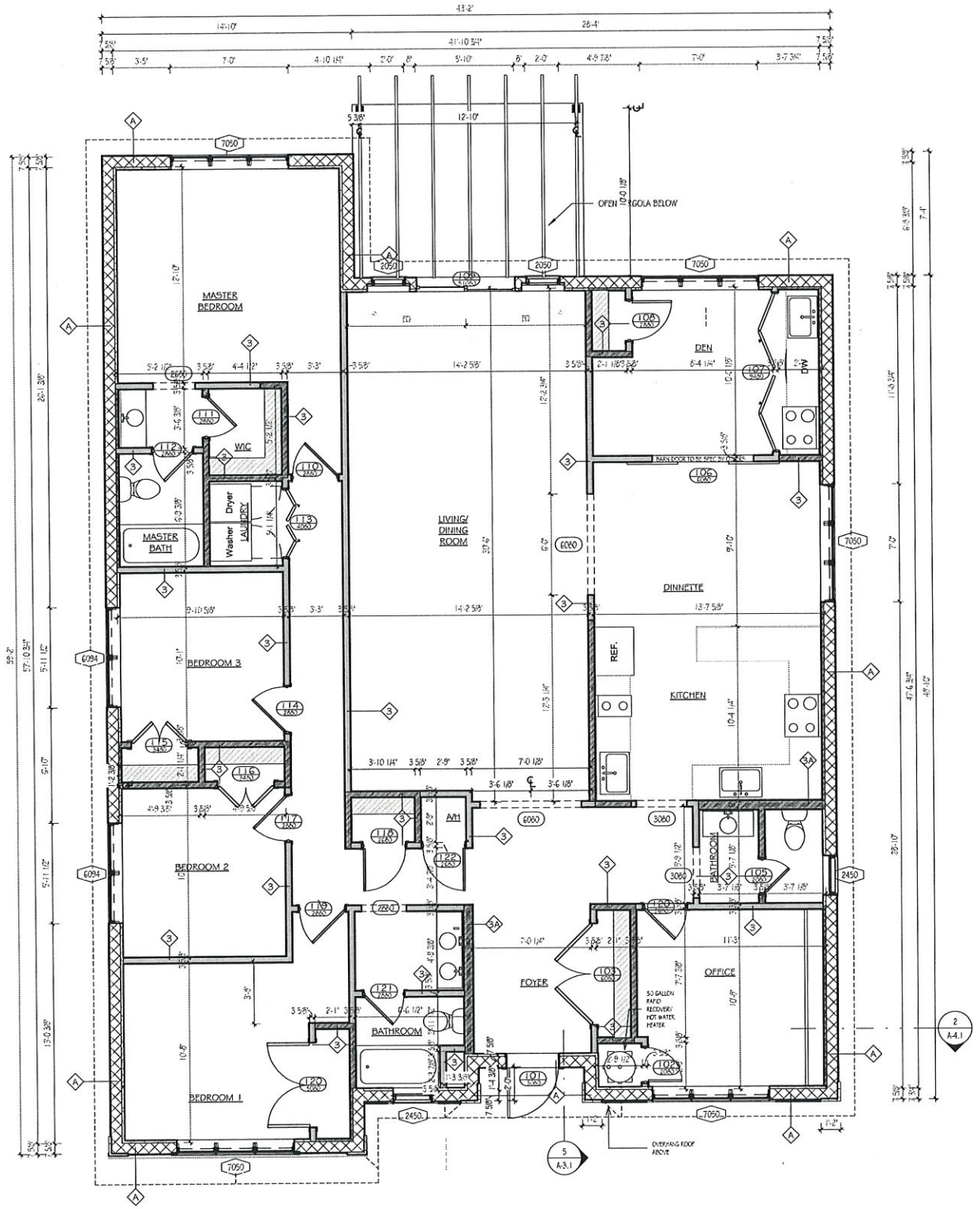
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PROJECT NO.
A-2.1
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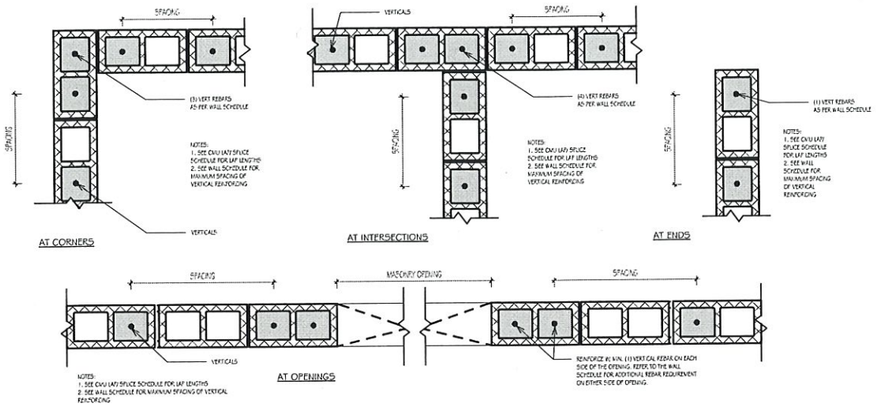
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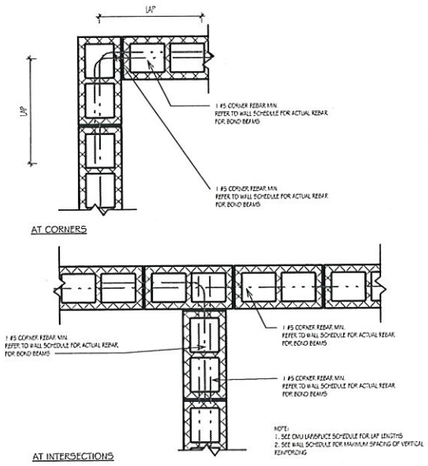
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1 LEVEL 1
1/4" = 1'-0"



2 CMU REINFORCING DETAIL
1" = 1'-0"



3 BOND BEAM REINFORCING DETAIL
1" = 1'-0"

CMU WALL, PILASTER AND CMU COLUMN VERTICAL REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTHS

BAR SIZE	f'c CMU (1) BAR/CELL
#3	16
#4	21
#5	27
#6	41
#7	56
#8	72
#9	LP

NOTES:
1. ALL DEVELOPMENT AND LAP SPLICE LENGTHS ARE IN INCHES.
2. THE LAP SPLICE LENGTH TABLE SHOULD TABLE SHALL BE USED FOR ALL REINFORCED CMU WALLS, PILASTERS AND COLUMNS UNLESS NOTED OTHERWISE IN DETAILS.
3. INCREASE TABULATED VALUES BY 50% FOR EPOXY-COATED REINFORCEMENT
4. THE TABLE IS DEVELOPED BASED ON f'm = 1500PSI. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR CMU f'm.
5. WITH THE APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD, MECHANICAL SPLICES DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH, fy, OF THE BAR MAY BE SUBSTITUTED IN SOME LOCATIONS.
6. WHEN THE LAP SPLICING BARS OF DIFFERENT SIZES, THE LAP LENGTH IS DETERMINED BY THE SMALLER BAR.

CMU WALL SCHEDULE

Mark	Type	Comments
<varies>	8" CMU WITH STUCCO	8" LOAD BEARING MASONRY WALL W/#5 @40" C/C VERTICAL REINFORCING BARS IN GROUT FILLED CELLS

WALL KEY

- Wall
- Interior Beaning Wall
- Interior Beaning Wall Above
- Shear Wall
- Roof Line Above
- Overhead Beam /Header
- Wood/ Composite Column
- Wood/ Composite Column Above
- Cantilever Area
- Overhead Joist Span Direction
- Built-In Shelving
- Blocking in Wall for wall hung fixtures and fittings

NOTE: DIMENSIONS ARE TO FACE OF STUD- GYP. BD. AD FINISHES ARE INCLUDED IN THE GROSS MEASUREMENTS.

STRUCTURAL DESIGN STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING TOLERANCES:

SECOND FLOOR:
LIVE LOAD: L/640
DEAD LOAD: L/360
TOTAL LOAD: L/480

SECOND FLOOR LOADS:
LIVE LOAD: 30 PSF (BEDROOMS)
DEAD LOAD:
23 PSF (WOOD FLOORS)
26 PSF (TILE FLOORS)
ADDITIONAL LOADS:
BATHROOM: LIVE - 40 PSF (TUB)
KITCHEN: DEAD - 20 PSF (COUNTER TOPS)
LAUNDRY: LIVE - 40PSF (MACHINES)

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FIRST FLOOR

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA — SHIMON GREENEBAUM — AR102415 — REGISTERED ARCHITECT

Shimon E Greenebaum

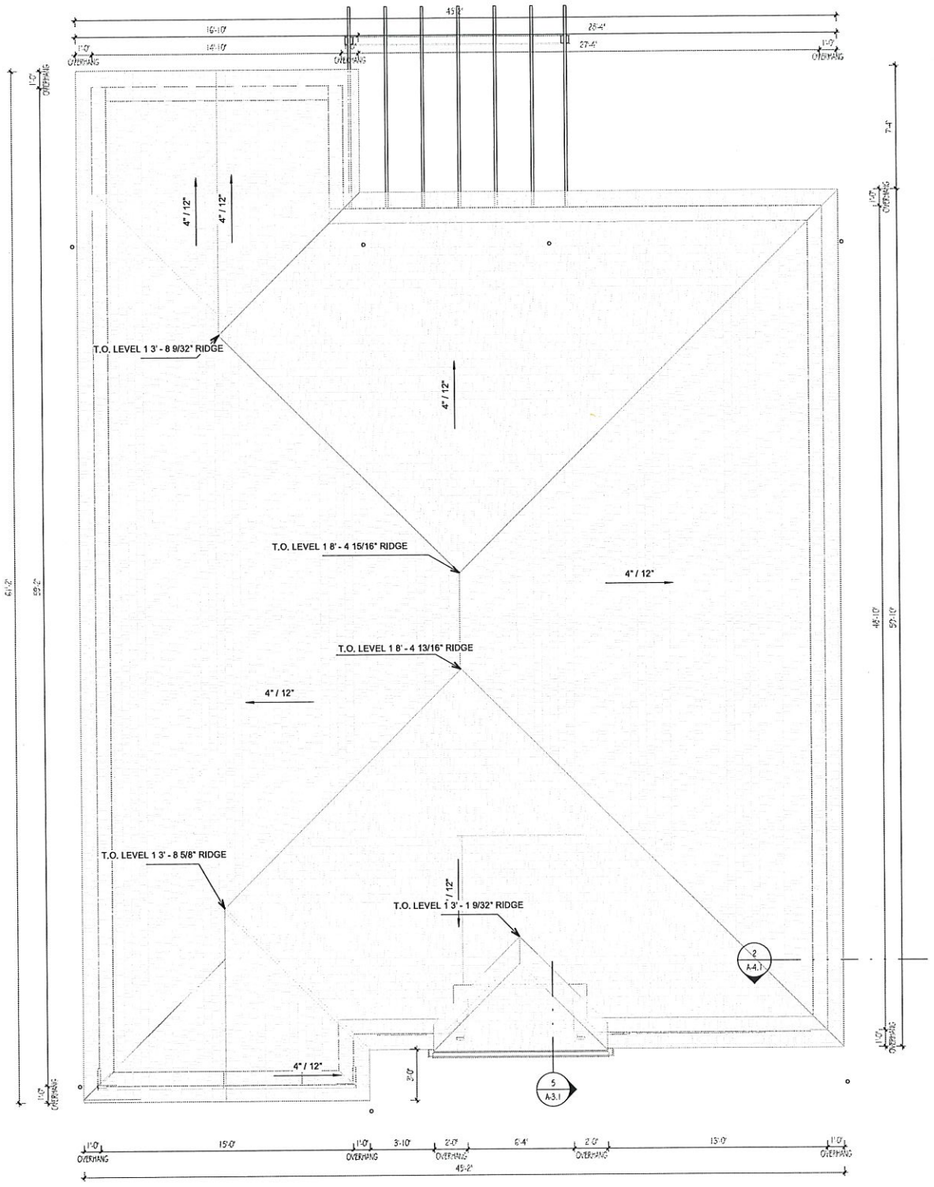
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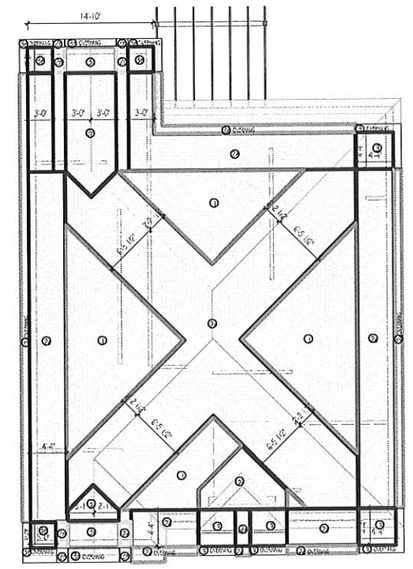


1 ROOF
1/4" = 1'-0"

ASCE 7-16 COMPONENTS AND CLADDING WIND ULTIMATE DESIGN PRESSURES, IN PSF, Vult = 145mph 3-SECOND GUST

WIND PRESSURE ZONES & BUILDING COMPONENTS	TRIBUTARY WIND AREA							
	10SF		20SF		50SF		100SF AND MORE	
ROOF ZONE 1	+ 44.3	- 79.5	+ 38.2	- 70.4	+ 30.2	- 58.4	+ 24.1	- 49.3
ROOF ZONE 2e & 2e	+ 44.3	- 109.7	+ 38.2	- 98.0	+ 30.2	- 82.6	+ 24.1	- 71.0
ROOF ZONE 3	+ 44.3	- 109.7	+ 38.2	- 98.0	+ 30.2	- 82.6	+ 24.1	- 71.0
ROOF ZONE 4	+ 59.4	- 64.4	+ 56.7	- 61.7	+ 53.1	- 58.2	+ 50.5	- 55.5
ROOF ZONE 5	+ 59.4	- 79.5	+ 56.7	- 74.1	+ 53.1	- 67.1	+ 50.5	- 61.7
OVERHANGS LOCATED WITHIN ROOF ZONES 1 & 2 WALL ZONES	+ 44.3	- 125.7	+ 38.2	- 119.9	+ 30.2	- 112.2	+ 24.1	- 106.4
OVERHANGS LOCATED WITHIN ROOF ZONE 3 AND WALL ZONE 5	+ 44.3	- 155.9	+ 38.2	- 137.3	+ 30.2	- 112.7	+ 24.1	- 94.1

NOTES:
(+) INDICATES INWARD PRESSURE
(-) INDICATES OUTWARD (SUCTION) PRESSURE
PRESSURES FOR TRIBUTARY AREAS BETWEEN THOSE SHOWN MAY BE INTERPOLATED
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.6 FOR WINDOWS AND DOORS THAT HAVE BEEN TESTED AS PER THE CURRENT FLORIDA BUILDING CODE TEST
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.6 FOR ROOFING SYSTEM ASSEMBLIES THAT HAVE BEEN TESTED AS PER THE CURRENT FLORIDA BUILDING CODE TEST APPLICATION STANDARD 114-95
USE ZONE 1, 2 AND 3 PRESSURES FOR ROOFING AREA.
RAILINGS AT BALCONY SECTIONS OF LESS THAN 6 FT DEEP (SHORTEST DISTANCE FROM BALCONY EDGE TO THE EXTERIOR BUILDING WALL) SHALL BE DESIGNED FOR 10 FT^2
RAILINGS AT BALCONIES OF MORE THAN 6 FT DEEP SHALL BE DESIGNED FOR PARAPET PRESSURES.



2 DESIGN WIND LOAD
1/8" = 1'-0"

Roof Key

- Roof
- Over Roof
- Overhanging roof over roof below

NOTE TO TRUSS DESIGNER:
TOP PLATE HEIGHT: 9' -4""
TRUSS STYLE: EAVE TAIL
TOP CHORD DESIGN SIZE: 2X8
BOTTOM CHORD (ATTIC) DESIGN SIZE: 2X8
HT OF TOP CHORD AT EXTERIOR WALL EDGE: 1' -2.5"

General Notes:

1. PROVIDE EAVE TAIL PAST TRUSS HEEL
   REFER TO WALL SECTION OF HEEL BEARING HEIGHT OF TRUSS.
2. FOR NEW ROOFS BELOW SEE APPLICABLE THE FLOOR PLAN.

STRUCTURAL DESIGN BEEN DESIGNED FOR THE FOLLOWING TOLERANCES:

ROOF LOADS:
LIVE LOAD: 16 PSF
DEAD LOAD: 20 PSF

ADDITIONAL LOADS:
BATHROOM: LIVE - 40 PSF (TUB)
KITCHEN: DEAD - 20 PSF (COUNTER TOPS)
LAUNDRY: LIVE - 40PSF (MACHINES)

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ROOF

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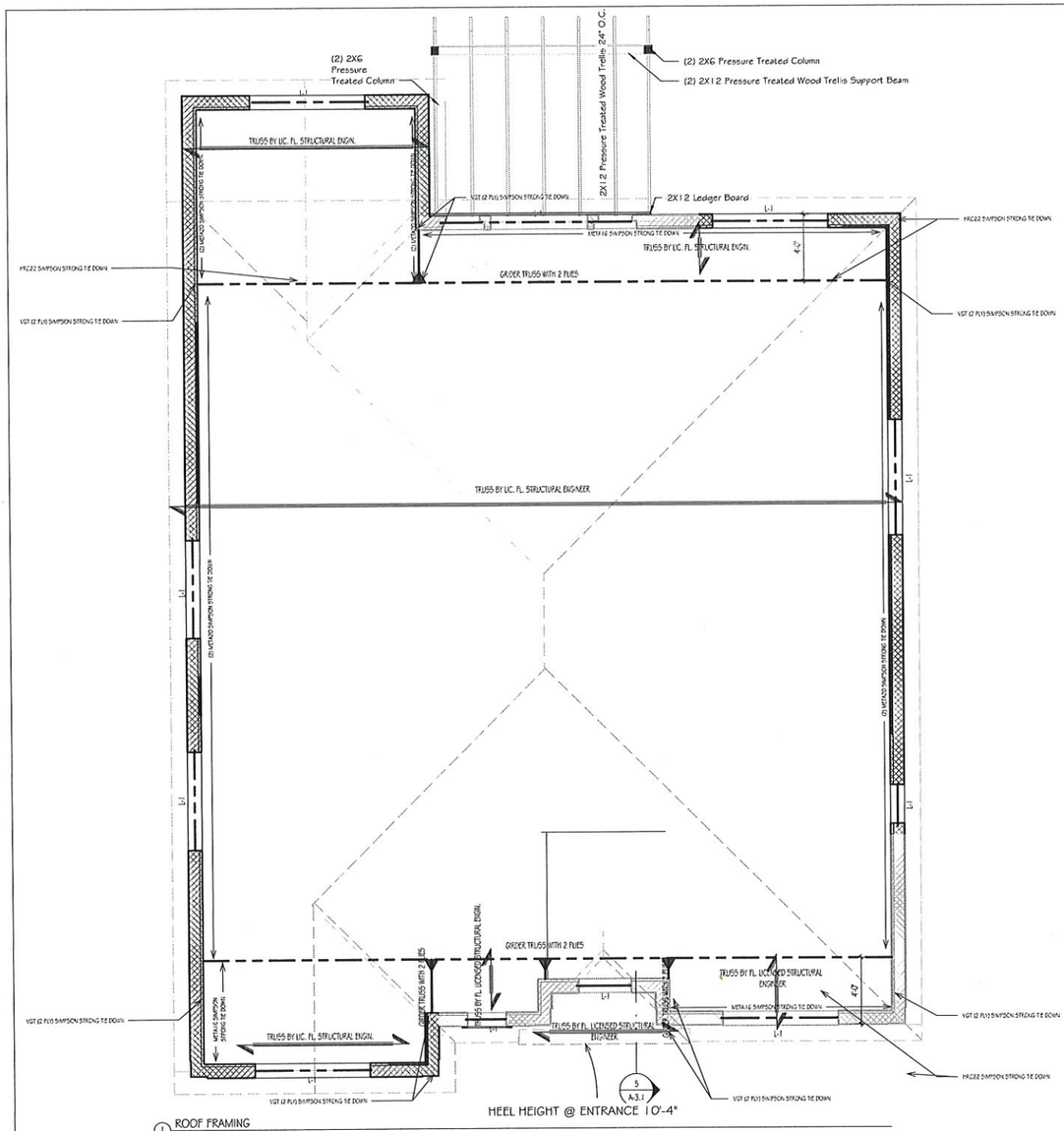
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DRAWING NO. A-2.3

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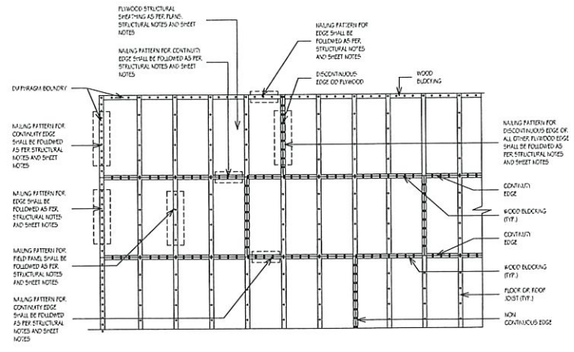
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HEEL HEIGHT @ ENTRANCE 10'-4"

1 ROOF FRAMING
1/4" = 1'-0"



TYPICAL DETAIL FOR FLOOR AND ROOF DIAPRAGM - NAILING

NOTE TO TRUSS DESIGNER:
TOP PLATE HEIGHT: 9'-4""
TRUSS STYLE: EAVE TAIL
TOP CHORD DESIGN SIZE: 2X8
BOTTOM CHORD (ATTIC) DESIGN SIZE: 2X8
HT OF TOP CHORD AT EXTERIOR WALL EDGE: 1'-2.5"

Structural Key

- Bearing Wall
- Bearing Wall Above
- Span Symbol
- Beam/ Header
- Lintel
- GIRDER "TG-2" Truss Girder
- Transfer Connection to Main Transfer Girder
- Column Below to Foundation
- Column Above (point load)

DESIGN LOADS:
1.THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, AND APPLICABLE REFERENCE STANDARDS SUCH AS BUT NOT LIMITED TO ASCE 7-16 .
2.ALL VERTICAL ELEMENTS LOCATED ALONG ACCESSIBLE FLOOR AREAS AND SEPARATING SLABS PLACED AT DIFFERENT ELEVATIONS WHEN POSITIONED WITHIN 3'-6" FROM FINISHED FLOOR ELEVATION SHALL, IN ADDITION TO ALL OTHER APPLICABLE LOADS BE DESIGNED AS A GUARDRAIL (FOLLOWING GUIDELINES OF THE FLORIDA BUILDING CODE): THIS INCLUDES WINDOWS, LOUVERS, CURTAIN WALLS, STOREFRONTS, ETC.
3.THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
oROOF:
LLIVE LOAD20 psf
DDEAD LOAD25 psf
LDEAD LOAD (AVAILABLE TO RESIST UPLIFT)5 psf
oLIVING AREAS:
LLIVE LOAD 40 psf
DDEAD LOAD 25 psf
oWIND:
7ASCE 7-16
ENCLOSED BUILDING
TDIRECTIONALITY FACTOR Kd=0.85
DOKEECHOBEE COUNTY: RISK CATEGORY II
7ULTIMATE DESIGN WIND SPEED Vult= 145 MPH (3-SECOND GUST)
DNOMINAL DESIGN WIND SPEED Vasd= 112 MPH (3-SECOND GUST)
7EXPOSURE D

042000-REINFORCED MASONRY WALLS (SPECIAL INSPECTIONS REQUIRED)
UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS OR SPECIFIED WITHIN THE FLORIDA BUILDING CODE, ALL MASONRY CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF TMS 402-16, TMS 602-16 AND 2020 FLORIDA BUILDING CODE SECTION 2122.
1.MATERIALS
oALL CONCRETE BLOCK TO CONFORM TO ASTM C 90, GRADE N, TYPE II (NON-MOISTURE CONTROLLED) WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI (PRISM STRENGTH OF MASONRY WALL 1500 PSI).
oMORTAR SHALL BE TYPE "M" OR "S" WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI (USE PORTLAND TYPE CEMENT) AND MEET ASTM C 270.
oTESTING OF MORTAR SHALL CONFORM TO ASTM C 270.
oGROUT SHALL BE 2000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C 476.
oGROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES.
oTESTING OF GROUT SHALL CONFORM TO ASTM C 1019.
oAN APPROVED TESTING LABORATORY SHALL PERFORM TESTS OF GROUT AND MORTAR AT A RATE OF ONE PER EVERY 2000 SQUARE FEET OF WALL ERECTED.

2.TIE BEAMS:
oBEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE, POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE.
oREINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS.
oUSE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).
3.LINTELS:
oUNLESS NOTED OTHERWISE ON THE DRAWINGS, CONCRETE LINTELS SPANNING OPENINGS UP TO 3'-4" IN WIDTH SHALL BE 8"x 8" WITH (1) #4 E. F. AT MID-DEPTH.
oCONCRETE LINTELS SPANNING OPENINGS UP TO 7'-4" IN WIDTH SHALL BE 8"x 12" WITH (2) #5 TOP AND BOTTOM AND #3 AT 12" C/C STIRRUPS.
oCONCRETE LINTELS SPANNING OPENINGS UP TO 12'-0" IN WIDTH SHALL BE 8"x 16" WITH (2) #6 TOP AND BOTTOM AND #3 AT 6" C/C STIRRUPS.
oALL LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END (12" FOR 16" DEEP LINTELS). PRECAST LINTELS SHALL BE NOTCHED AT ENDS IN ORDER TO FACILITATE PLACEMENT OF VERTICAL REINFORCEMENT IN MASONRY WALLS.

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CLIENT:

DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME / LOCATION:

DRAWING TITLE
ROOF FRAMING

EXAMINERS SIGNATURE:

REGISTERED SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT
Shimon E Greenebaum

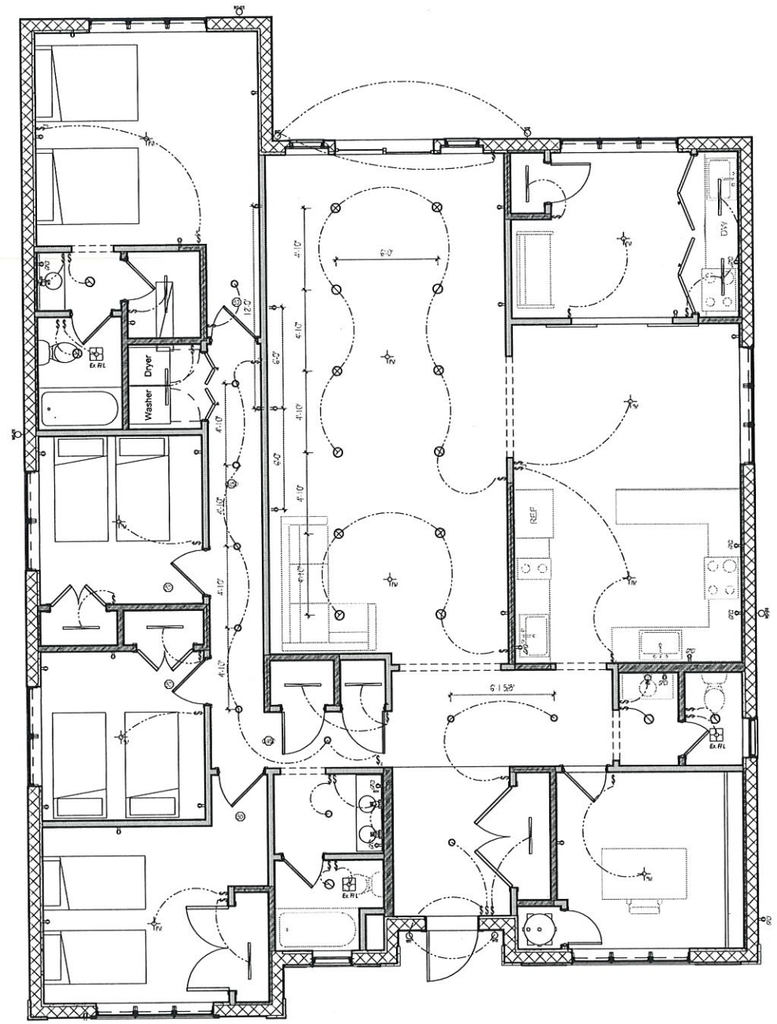
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AR102415

SCALE: As indicated
DATE: 11/22/23
PROJECT NO:
A-2.4
DRAWING NO:

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1 LEVEL 1 ELECTRICAL
1/4" = 1'-0"

FIRE ALARM NOTES:
As per Section 314.6 of the FL edition of the IRC, Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
As per Section 314.7 Fire alarm systems shall be permitted to be used in lieu of smoke alarms and shall comply with Sections R314.7.1 through R314.7.4.
Combination smoke and carbon monoxide detectors shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are listed in accordance with UL 268 and UL 2075.
As per NFPA standard 72 29.11.2, hard-wired interconnected smoke alarms are limited to a maximum of 18 units of which only 12 smoke detectors are allowed.

In the event a dwelling requires more that 12 detection devices, the smoke alarm devices shall be of the type that connect to the AC power source, but are not interconnected through hardwiring, rather through wireless transmitters in each detector. These devices are designed to be compliant with section 314.6 of the FL edition of the 2018 IRC, without the need for a variation request.
Said smoke detectors/ alarms shall:

- be connected to the building's permamanent wiring as its primary power supply, without a disconnect other than required overcurrent protection.
- Power source must be from the building's AC power supply. Completely wireless battery systems do not meet Code requirements and are not an approved type of smoke alarm system.

Electrical Component Legend

- Hard Wired Smoke Detector
- Hard Wired Heat Detector
- Hard Wired Carbon Monoxide/ Smoke Detector
- Thermostat
- Wall Switch (T indicates connection to Timer)
- Dual Switch for Fan and Light
- 3 Way Light Switch
- Photo Cell Controlled Light Switch (T indicates Timer)
- Duplex Receptacle
- Quad Receptacle
- GFCI Protected Duplex Receptacle
- GFCI Protected Quad Receptacle
- Floor Mounted GFCI Duplex Receptacle (brass cover with lift lids)
- Floor Mounted GFCI Quad Receptacle (brass cover with lift lids)
- Ducted Exhaust Ventilation Fan and Light Combo (When HEAT is indicated HEAT lamp shall be provided)
- Flush Mounted Ceiling Light Fixture
- Ceiling Fan/ Light Package
- Chandelier - Heavy Duty Rated Box to be provided
- Wall Sconce
- Wall Mounted Fixture
- Wall Mounted Otdr Security Light - Photo Cell / Sec. Circuit
- Wall Mounted Otdr Flood Light - Photo Cell / Switched
- LED Rope Light in Recessed Channel
- LED Rope Light (hidden)
- 1'X 24" Surface Mount LED Closet Light
- 12"x48" LED Flat Panel (R indicates Recessed fixture)
- 18"x48" LED Flat Panel (R indicates Recessed fixture)
- 24"x24" LED Flat Panel (R indicates Recessed fixture)
- Square LED Recessed Fixture
- 4" Wafer Light
- 4" LED Recessed Fixture - Weather Rated
- 6" LED Recessed Fixture
- Electrical Wiring

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REVISIONS:

DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME / LOCATION:

DRAWING TITLE
RCP FIRST FLOOR

EXAMINERS SIGNATURE

PROFESSIONAL SEAL:
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Shimon E Greenebaum

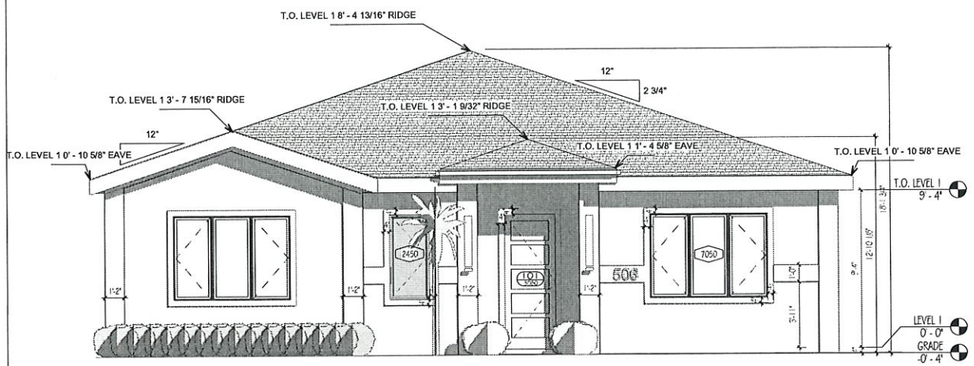
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AR102415

SCALE 1/4" = 1'-0"
DATE 11/22/23
PROJECT NO.
A-2.5
DRAWING NO. 10 OF

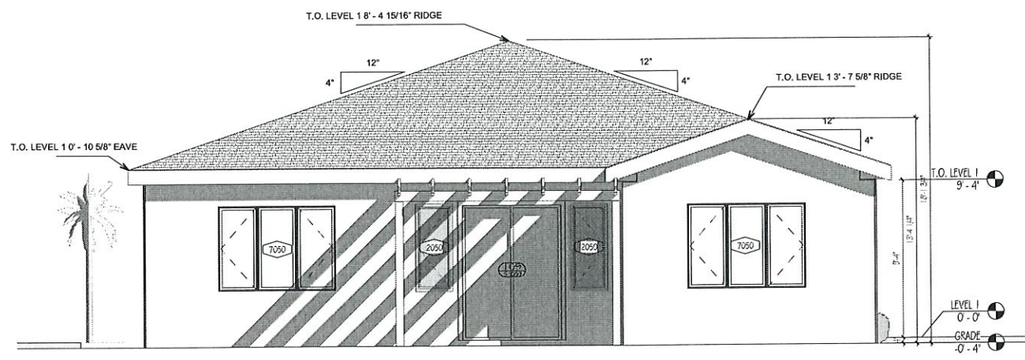
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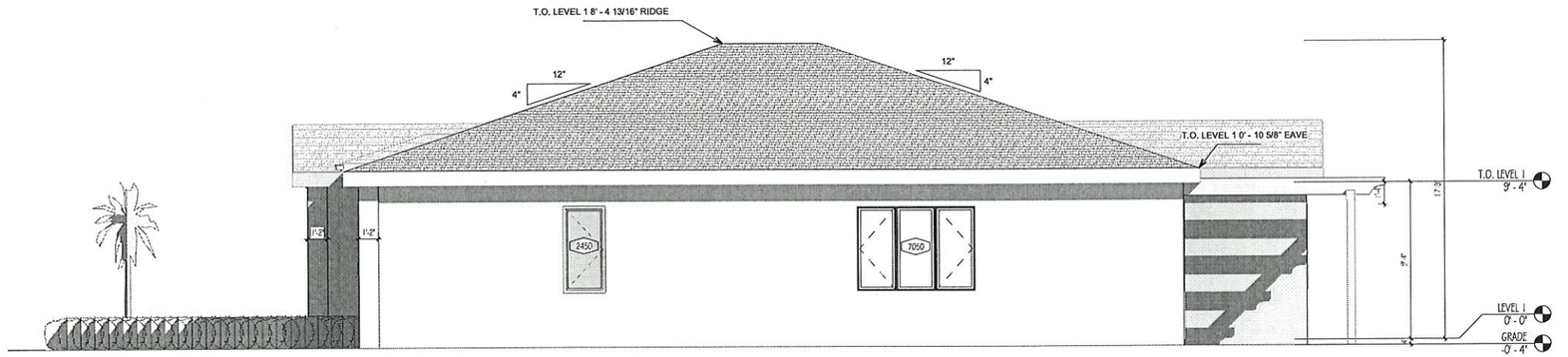
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1 SOUTH (FRONT)
1/4" = 1'-0"

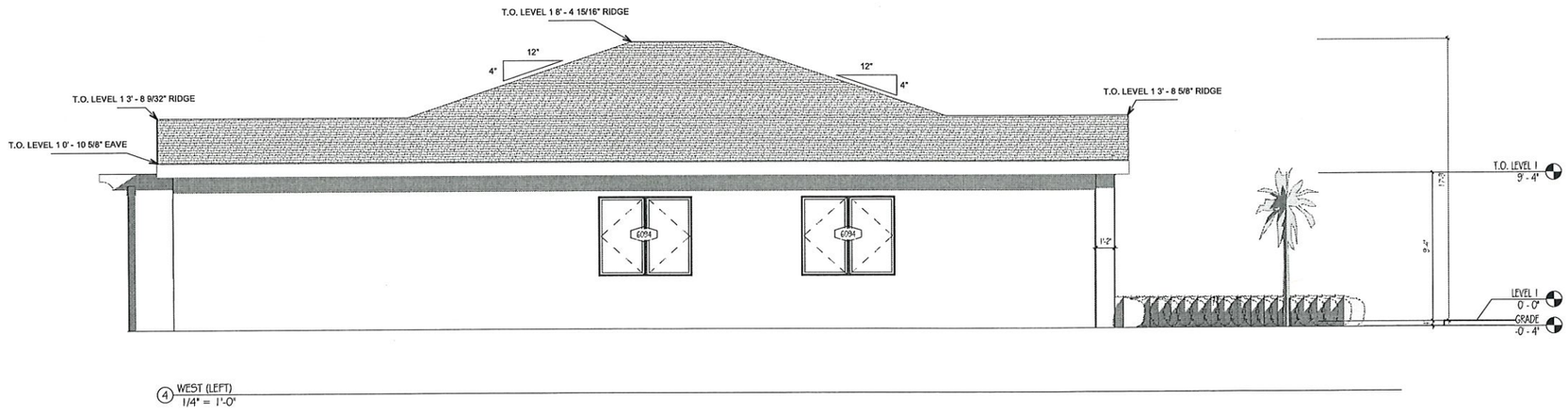


2 NORTH (REAR)
1/4" = 1'-0"



3 EAST (RIGHT)
1/4" = 1'-0"

5 SECTION TRIM DETAIL
3/8" = 1'-0"



4 WEST (LEFT)
1/4" = 1'-0"

MATERIAL KEY

- STONE
- DARK EIFS
- WHITE EIFS

ALL COLORS AND FINISHED AS PER OWNER PREFERENCE

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DRAWING TITLE
ELEVATIONS

EXAMINER'S SIGNATURE

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STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

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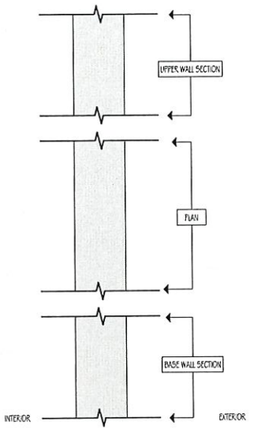
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AR102415

SCALE: As indicated
DATE: 11/22/23
PROJECT NO.
DRAWING NO. A-3.1

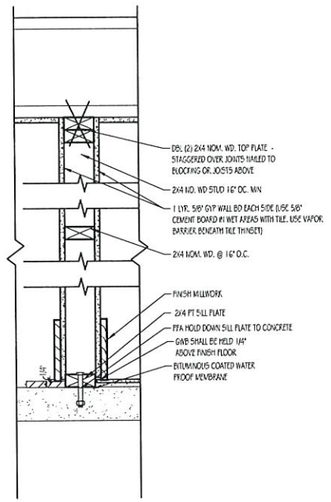
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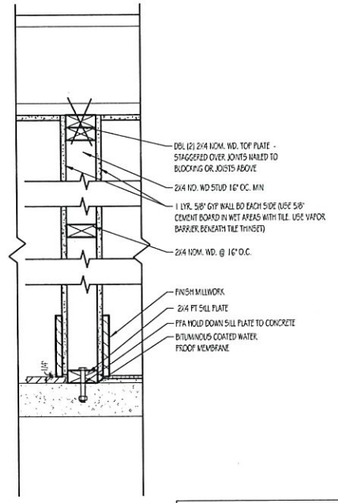
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1 WALL TYPE - VIEW GUIDE
1 1/2" = 1'-0"

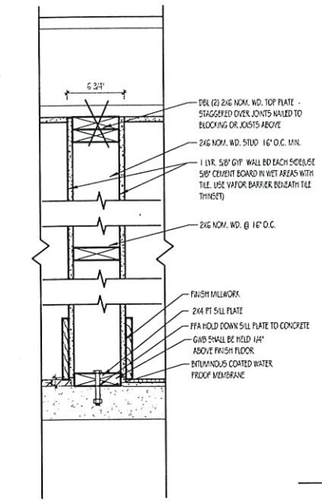


WALL TYPE 1
SCALE: 1 1/2" = 1'-0"

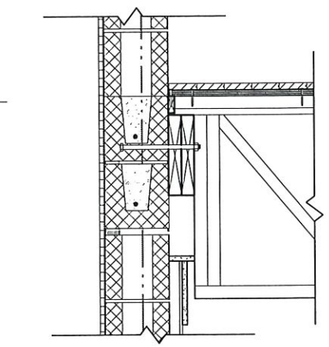


WALL TYPE 1A
SCALE: 1 1/2" = 1'-0"

FIRST FLOOR DETAIL WOOD TO CONCRETE SLAB

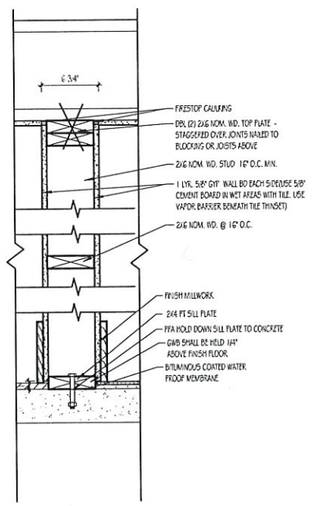


WALL TYPE 2
SCALE: 1 1/2" = 1'-0"



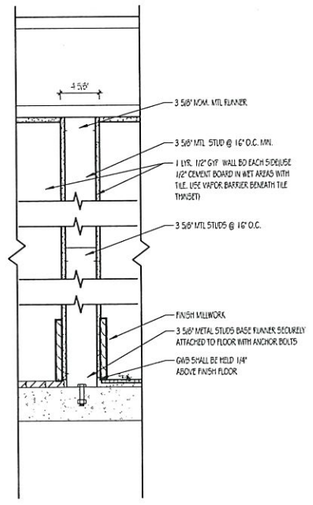
STANDARD EXTERIOR WALL ASSEMBLY CMU

WALL TYPE A
SCALE: 1 1/2" = 1'-0"

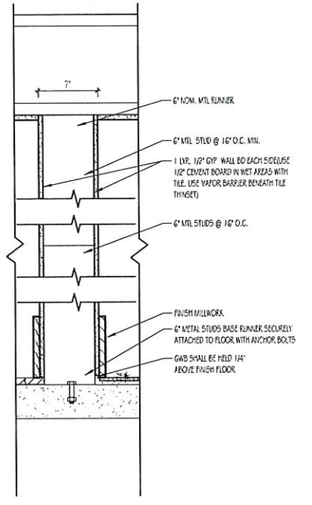


1 HR. RATED ASSEMBLY - UL NO. U314

WALL TYPE 2A
SCALE: 1 1/2" = 1'-0"



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



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

NOTE:
IN BASEMENT AND BATHROOMS ALL GYP BD. SHALL BE MOLD AND MILDEW RESISTANT VARIETIES OF NECESSARY WALL BOARD.

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REVISIONS:

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ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME, LOCATION:

DRAWING TITLE:
WALL TYPES

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

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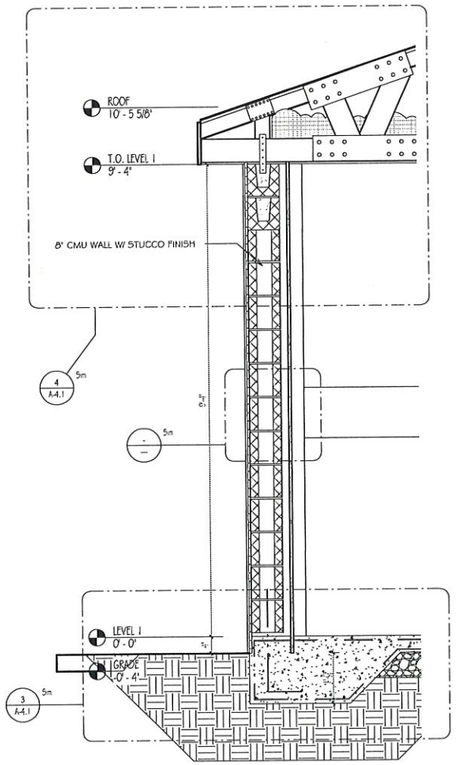
SHIMON E. GREENEBAUM, RA
FL LIC. NO.
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SCALE: 1 1/2" = 1'-0"
DATE: 11/22/23
PROJECT NO:
DRAWING NO: A-3.3

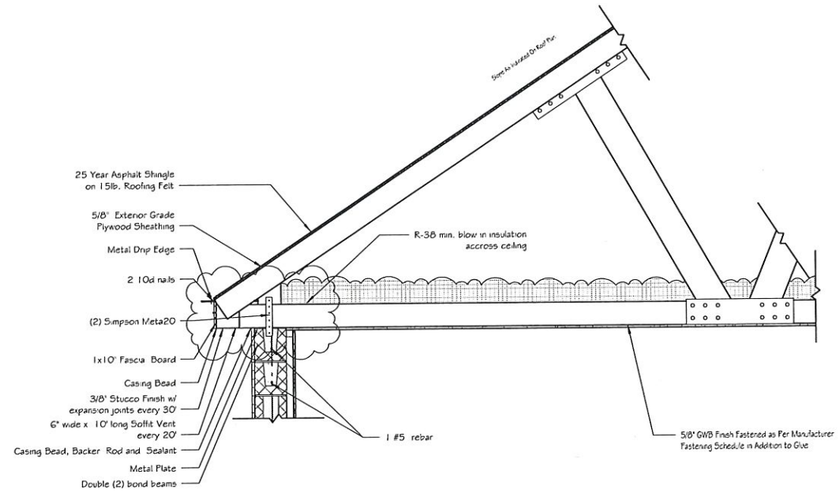
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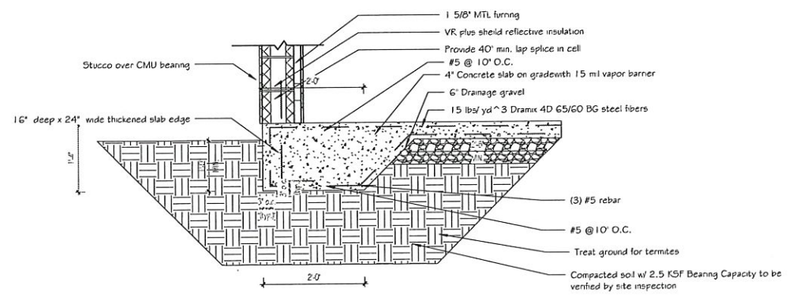
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2 TYP WALL SECTION KEY
3/4" = 1'-0"



FL TYP WALL SECTION DETAIL - ROOF (CANTILEVER)
4
3/4" = 1'-0"



FL TYP WALL SECTION DETAIL - HAUNCHED FOOTING
3
3/4" = 1'-0"

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REVISIONS

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Revision	11/22/23	2

PROJECT NAME / LOCATION

DRAWING TITLE
WALL SECTION AND DETAILS

EXAMINERS SIGNATURE

PROFESSIONAL SEAL

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

Shimon E Greenebaum

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AR102415

SCALE 3/4" = 1'-0"
DATE 11/22/23
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DRAWING NO. A-4.1

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Door Schedule

Mark	Level	ROOM	Door Size Width	Door Size Height	Door Swing	Hardware	Comments
101	LEVEL 1	FOYER	3' - 0"	8' - 0"	LHR	2	EXTERIOR DOOR
103	LEVEL 1	FOYER	6' - 0"	8' - 0"	DBLR	3,4	
106	LEVEL 1	DINNETTE	6' - 0"	8' - 0"	BARN DR	2	SPEC BY OTHERS
107	LEVEL 1	DEN	9' - 4"	8' - 0"	BIFOLD		JOHNSON 160 IMD TRACK
108	LEVEL 1	DEN	2' - 4"	8' - 0"	RHR	3,4	
109	LEVEL 1		5' - 10"	8' - 0"			
110	LEVEL 1	MASTER BEDROOM	2' - 8"	8' - 0"	RH	2	
111	LEVEL 1	MASTER BATH	2' - 4"	8' - 0"	LH	2	
112	LEVEL 1	MASTER BATH	2' - 4"	8' - 0"	LH	2	
113	LEVEL 1	LAUNDRY	4' - 0"	8' - 0"	BIFOLD		VENTED WOOD DOOR
114	LEVEL 1	BEDROOM 3	2' - 8"	8' - 0"	LH	2	
115	LEVEL 1	BEDROOM 3	3' - 4"	8' - 0"	DBLR	3,4	
116	LEVEL 1	BEDROOM 2	3' - 4"	8' - 0"	DBLR	3,4	
117	LEVEL 1	BEDROOM 2	2' - 8"	8' - 0"	RH	2	
118	LEVEL 1	CLOSET	2' - 6"	8' - 0"	RHR	3,4	
119	LEVEL 1		2' - 8"	8' - 0"	LH	2	
120	LEVEL 1	OFFICE	2' - 6"	8' - 0"	RH	2	
120	LEVEL 1	BEDROOM 1	5' - 0"	8' - 0"	DBLR	3,4	
121	LEVEL 1		2' - 4"	8' - 0"	RH	2	EXTERIOR DOOR
122	LEVEL 1	AH	2' - 6"	8' - 0"	RHR	2	VENTED WOOD DOOR

Window Schedule

Type Mark	Level	Room Location	Window Size Rough Height	Window Size Rough Width	Window Height Location Sill Height	Window Height Location Rough Opening Head Height	Phase Created	Comments
2050	LEVEL 1	LIVING/ DINING ROOM	5' - 0 1/2"	2' - 0 1/2"	3' - 0"	6' - 0 1/2"	New Construction	
2050	LEVEL 1	LIVING/ DINING ROOM	5' - 0 1/2"	2' - 0 1/2"	3' - 0"	6' - 0 1/2"	New Construction	
2450	LEVEL 1	BATHROOM	5' - 0 1/2"	2' - 4 1/2"	3' - 0"	6' - 0 1/2"	New Construction	
2450	LEVEL 1	BATHROOM	5' - 0 1/2"	2' - 4 1/2"	3' - 0"	6' - 0 1/2"	New Construction	
6094	LEVEL 1	BEDROOM 3	5' - 0 1/2"	5' - 11 1/2"	3' - 0"	6' - 0 1/2"	New Construction	EGRESS
6094	LEVEL 1	BEDROOM 2	5' - 0 1/2"	5' - 11 1/2"	3' - 0"	6' - 0 1/2"	New Construction	EGRESS
7050	LEVEL 1	DINNETTE	5' - 0 1/2"	7' - 0"	3' - 0"	6' - 0 1/2"	New Construction	
7050	LEVEL 1	DEN	5' - 0 1/2"	7' - 0"	3' - 0"	6' - 0 1/2"	New Construction	
7050	LEVEL 1	OFFICE	5' - 0 1/2"	7' - 0"	3' - 0"	6' - 0 1/2"	New Construction	
7050	LEVEL 1	BEDROOM 1	5' - 0 1/2"	7' - 0"	3' - 0"	6' - 0 1/2"	New Construction	EGRESS
7050	LEVEL 1	MASTER BEDROOM	5' - 0 1/2"	7' - 0"	3' - 0"	6' - 0 1/2"	New Construction	EGRESS

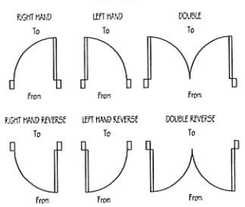
Grand total: 11

NOTE:
WINDOWS TO BE IN COMPLIANCE WITH ASTM MISSILE TEST E1996 AND E1886 AS MODIFIED IN IRC 2020 302.1.2
WINDOWS REQUIRE A U VALUE OF .40 AND SHGC OF .25.

LINTEL SCHEDULE

Mark	Type	Description
L-1	BF8-OBAT	First Floor Window Lintel See Detail 4
L-2	BF8-OBAT	First Floor Front DR Lintel See Detail 2

DOOR KEY

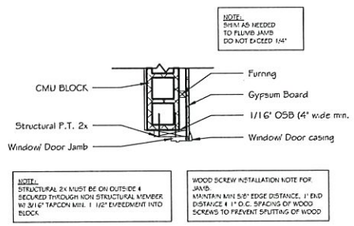


HARDWARE KEY

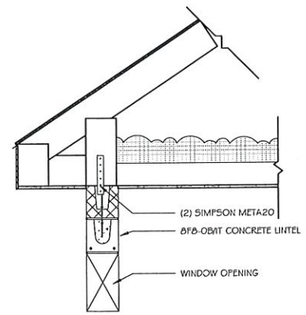
1- Brass Lever Style Passage Knob
2- Brass Lever Handle Privacy Knob
3- Brass Lever Style Dummy Closet Pulls
4- Ball Catches
5- Self Closing Hinges
6- Dead Bolt Single Keyed Lock
7- Simplex Brass Combination Lock
8- Bi-fold Door Track and Hardware
9- Front Entry Keyed Handle

GENERAL NOTES:

All doors are to be 6" (4" min) form door hinge to adjacent wall unless otherwise noted.



1 WINDOW TO BLOCK DETAIL
3/4" = 1'-0"



2 WINDOW HEADER BF8
3/4" = 1'-0"

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CLIENT

REVISIONS

DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME / LOCATION

DRAWING TITLE
SCHEDULES

EXAMINERS SIGNATURE

PROFESSIONAL SEAL

STATE OF FLORIDA
SHIMON GREENEBAUM
REGISTERED ARCHITECT
AR102415

Shimon E Greenebaum

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE: 11/22/23
PROJECT NO.

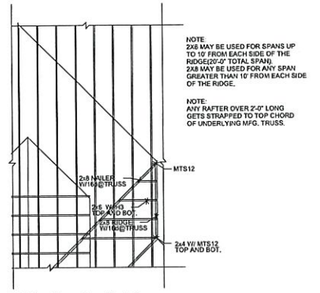
A-4.2

DRAWING NO.

BARCODE

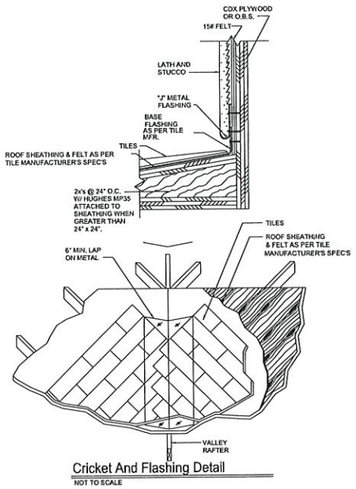
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

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Valley Framing Detail

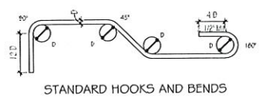
NOT TO SCALE



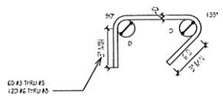
Cricket And Flashing Detail

NOT TO SCALE

(7) VALLEY FLASHING DETAIL
3/8" = 1'-0"

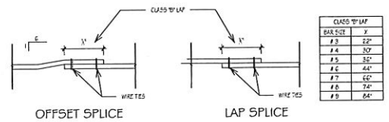


STANDARD HOOKS AND BENDS



TIES AND STIRRUPS

NOTES:
1. D = BAR DIAMETER
2. FOR STANDARD HOOKS AND BENDS:
D = 6.0 FOR #3 THRU #8
D = 8.0 FOR #9 THRU #11
3. FOR TIES AND STIRRUPS:
D = 4.0 FOR #3 THRU #5
4. REFER TO TYPICAL WALL CONSTRUCTION NOTES FOR VERTICAL REINF. SPLICE REQ'S



OFFSET SPLICE

LAP SPLICE

CLASS 'B' LAP	
BAR SIZE	Y
# 3	22"
# 4	30"
# 5	36"
# 6	44"
# 7	66"
# 8	74"
# 9	84"

(11) TYP. REINFORCING DETAILING DETAIL
1/8" = 1'-0"

CMU WALL SCHEDULE	
MARK	DESCRIPTION
MW-1	8" LOAD BEARING MASONRY WALL W/#5@48" OC VERTICAL REINFORCING BARS IN GROUT FILLED CELLS

CMU WALL, PILASTER AND CMU COLUMN VERTICAL REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTHS

BAR SIZE	8" CMU (1) BAR / CELL
# 3	16
# 4	21
# 5	27
# 6	41
# 7	56
# 8	72
# 9	92

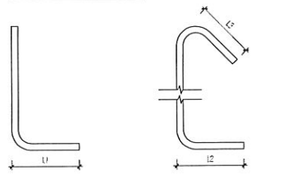
NOTES:
1. ALL DEVELOPMENT AND LAP SPLICE LENGTH ARE IN INCHES
2. THE LAP SPLICE LENGTH TABLE SHALL BE USED FOR ALL REINFORCED CMU WALLS, PILASTERS AND COLUMNS UNLESS NOTED OTHERWISE IN DETAILS
3. INCREASE TABULATED VALUES 50 % FOR EPOXY COATED REINFORCEMENT
4. THE TABLE IS DEVELOPED BASED ON f'm = 1,500 PSI. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR CMU f'm
5. WITH THE APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD, MECHANICAL SPLICES DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH, fy, OF THE BAR MAY BE SUBSTITUTED IN SOME LOCATIONS
6. WHEN THE LAP SPLICING BARS OF DIFFERENT SIZES, THE LAP LENGTH IS DETERMINED BY THE SMALLER BAR

(3) PERGOLA
3/4" = 1'-0"

Simpson Strong-Tie
LUS28-2
(INSTALL PER MAN. SPECS.)

(1) BEAM TO BEAM CONNECTION
3/8" = 1'-0"

STANDARD HOOK LENGTHS			
BAR SIZE	REINF HOOK	STIRRUP & TIE HOOKS	
	L1	L2	L3
# 3	6"	4"	2 1/2"
# 4	8"	4 1/2"	3"
# 5	10"	-	-
# 6	1'-0"	-	-
# 7	1'-2"	-	-
# 8	1'-4"	-	-
# 9	1'-7"	-	-
# 10	1'-10"	-	-
# 11	2'-0"	-	-



REINF HOOKS

STIRRUP & TIE HOOKS

(12) TYP. REINFORCING HOOK DETAILS
1/8" = 1'-0"

RISE | FL
architecture

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CLIENT:

REVISIONS

DESCRIPTION	DATE	NO.
ISSUED FOR PERMIT	10/26/23	1
Revision	11/22/23	2

PROJECT NAME / LOCATION:

DRAWING TITLE
DETAIL DRAWINGS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

Shimon E Greenebaum

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE: 11/22/23
PROJECT NO:
DRAWING NO: A-4.3

BAR CODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

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AIR DISTRIBUTION/DUCTWORK NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPE.
2. PROVIDE OFF WHITE FINISH (SUBJECT TO ARCHITECT'S APPROVAL).
3. DUCTWORK MATERIALS:
   A. S/A & R/A – FIBERGLASS DUCT BOARD WITH VAPOR BARRIER: JOHNS MANVILLE MICROLITE TYPE 75, 1.5 INCH THICKNESS, R=6 (MIN.) UNLESS OTHERWISE NOTED.
   B. GENERAL EXHAUST AIR DUCTWORK: GALVANIZED SHEETMETAL
   E. FLEXIBLE AIR DUCT SHALL BE UL 181 RATED. SUCH DUCTS SHALL BE LISTED AND LABELED AS CLASS 0 OR CLASS 1 FLEXIBLE DUCTS. FLEXIBLE DUCT INSULATION TO BE R-6 MINIMUM. FLEXIBLE DUCTWORK IS ALLOWED ONLY FOR THE LAST 6 FT OF DUCTWORK FOR CONNECTION TO AIR DEVICES.
   C. DUCT SEAL CLASS AS PER SMACNA STANDARD DUCT SEALING REQUIREMENTS. (REFER TO TABLE)
4. DUCT SYSTEM CONSTRUCTION AND SEALING REQUIREMENTS: DUCTWORK SHALL COMPLY WITH REQUIREMENTS AS PER TABLE C403.2.7.2. FBC (M) 2020 7TH EDITION AND "SMACNA" STANDARDS.
5. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH "SMACNA" STANDARDS AND FBC 2020 7TH EDITION.
6. INSULATION SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND, BUT NOT LIMITED TO THE FOLLOWING:
   A. INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY 20 GA SHEET METAL.
   B. INSULATION COVERING COOLING DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE A VAPOR RETARD LOCATED OUTSIDE THE INSULATION.
7. PROVIDE FOIL-FACED INSULATION (MIN. R-5.6) ON TOP/BACK OF ALL AIR DEVICES. TAPE ALL JOINTS AND SEAMS TO PROVIDE CONTINUOS VAPOR BARRIER OVER DEVICE AND FLEXIBLE CONNECTION.
8. ALL DUCTWORK AND DIFFUSERS SHALL BE RATED FOR THE USE, PRESSURE AND TEMPERATURE SPECIFIED AND AS REQUIRED BY THE CEILING SYSTEM RATING.
9. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH "SMACNA" STANDARDS AND LOCAL BUILDING CODES.
10. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
11. SEAL ALL DUCTS, JOINTS AND SEAMS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
12. PROVIDE ACCESS DOORS AS REQUIRED FOR ALL MECHANICAL EQUIPMENT TO SERVICE AND VISUALLY CHECK ROTATION OF FANS AND MOTORS, POSITION OF DAMPERS, REPLACE FIRE DAMPER LINKS, ADJUST OR REPLACE CONTROLS, ETC.
13. PROVIDE VANED ELBOWS IN ALL CASES. SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND VOLUME CONTROL DAMPERS IN ALL BRANCH DUCTS OR DIFFUSER CONNECTIONS.

HVAC NOTES

DESCRIPTION:

1. THESE PLANS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO ESTABLISH SIZE, GENERAL ROUTING, LOCATION AND PERFORMANCE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. ALL WORK SHALL BE FULLY COORDINATED WITH OTHER TRADES. CONTRACTOR SHALL NOT SCALE DRAWINGS.

GENERAL NOTES:

1. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE NFPA STANDARDS, ANSI STANDARDS, THE LOCAL BUILDING CODE, NOISE & HEIGHT ORDINANCES, PLANS AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE NEW. QUALITY OF WORK AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, PRODUCT APPROVAL, RULES AND ORDINANCES. ANY DAMAGED EQUIPMENT SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION.
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ACCESS PANELS, CONTROL SYSTEMS, DEVICES, PERMITS AND SERVICES NECESSARY FOR FURNISHING AND INSTALLING A COMPLETE OPERABLE MECHANICAL SYSTEM.
4. ALL LOUVERS, GRILLES, PIPING, ETC. SHALL BE PAINTED TO MATCH SURROUNDING COLOR AND TEXTURES AS REQUIRED BY ARCHITECT. VERIFY COLOR AND TEXTURE WITH ARCHITECT. PAINT ALL EXPOSED MECHANICAL EQUIPMENT WITH BENJAMIN MOORE EPOXY ENAMEL 182.
5. THE CONTRACTOR SHALL PROVIDE PLASTIC OR ALUMINUM TYPE EQUIPMENT IDENTIFICATION LABELS FOR ALL MECHANICAL EQUIPMENT AS PER SCHEDULE TAGS. (SETON OR SIMILAR)
6. ALL O/A INTAKES SHALL HAVE A 2" HIGH STENCILED LETTERING READING "INTAKE" PER FBC REQUIREMENTS.
7. ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
8. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THEN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE FOAM (I.E. CHASE-FOAM CTC PR-855 BY CHASE TECHNOLOGY CORP.).
9. BUILDING HVAC CALCULATIONS ARE BASED ON THE FOLLOWING:
   A. INDOOR DESIGN: SUMMER 75 DDB/50% RH, WINTER 72 DDB.
   B. OUTDOOR DESIGN: SUMMER 91 DDB/80 DWB, WINTER 52 DDB.
10. PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT.
11. PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS. SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED INFORMATION.
12. HVAC CONTRACTOR WILL WARRANTY ALL MECHANICAL SYSTEMS, DUCTWORK, THERMOSTATS, AND ALL OTHER EQUIPMENT/PARTS AND LABOR UNDER THESE DRAWINGS AND SPECIFICATIONS FOR A PERIOD OF ONE (1) YEAR AFTER C.O. OF BUILDING. ANY REPAIRS REQUIRING SYSTEM SHUT DOWN WILL BE DONE DURING NON OPERATIONAL PERIODS. HVAC CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO BIDDING AND PURCHASING ANY EQUIPMENT.

MECHANICAL EQUIPMENT NOTES:

1. ALL MECHANICAL EQUIPMENT SHALL BE AIR & U.L. LISTED WHERE APPLICABLE AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES, AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION PROPERLY.
2. PROVIDE IONITZATION TYPE SMOKE DETECTORS IN THE S/A AND R/A DUCTS OF ALL AIR HANDLING EQUIPMENT WITH AIR DELIVERY CAPACITIES GREATER THAN 2000 CFM TO SHUT DOWN THE UNIT UPON DETECTION OF SMOKE. SMOKE DETECTORS SHALL BE LOCATED TO PROVIDE ACCESS FOR MAINTENANCE AND INSPECTION AND SHALL NOT BE HIGHER THAN 48"ABOVE CEILING. SMOKE DETECTOR SHALL BE UL268A LISTED AND COMPATIBLE WITH THE FACP, SIMPLEX SERIES 2098 OR APPROVED EQUIVALENT. PROVIDE AUDIO-VISUAL TEST STATION, PER NFPA 90A-4-4, MOUNTED BELOW THE CEILING OVER NORMALLY-OCCUPIED SPACE. DO NOT LOCATE IN RESTROOMS, JANITOR OR STORAGE.). PROVIDE DUCT ACCESS DOORS FOR MAINTENANCE AND INSPECTION OF SMOKE DETECTORS. ALL SMOKE DETECTORS SHALL BE BY ONE MANUFACTURER; COORDINATE VOLTAGE ETC. WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING.
3. PROVIDE TYPE "B" FIRE DAMPERS IN ALL DUCTS OR OPENINGS PENETRATING FIRE RATED WALLS, PARTITIONS, FLOORS OR ROOF SLABS AND AT FRESH AIR INTAKES IF REQUIRED (SEE ARCHITECTS PLANS FOR RATINGS). PROVIDE RADIATION DAMPERS IN RATED CEILINGS FOR ALL CEILING OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY AS SPECIFIED BY ARCHITECT.
4. IN CASE OF FIRE RATED CORRIDOR DUCTS SHALL PENETRATE THROUGH SIDE OF RATED ENCLOSURE ONLY. (NO PENETRATIONS THROUGH HORIZONTAL RATED STRUCTURE).
5. PROVIDE BACKDRAFT DAMPERS ON ALL EXHAUST FANS AND/OR INLINE FANS.
6. PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER FOR QUIET OPERATION (WITH 95% ISOLATION EFFICIENCY).
7. PROVIDE A MIN. OF 10' CLEARANCE BETWEEN O/A INTAKES AND VTR OR EXHAUST OPENINGS.
8. THERMOSTAT AND REMOTE TEMPERATURE SENSOR(S) LOCATION SHALL BE APPROVED BY OWNER AND ARCHITECT BEFORE INSTALLATION. FOR REQUIREMENTS SEE EQUIPMENT SCHEDULE.
9. RUN INSULATED CONDENSATE DRAINS AS PER PLUMBING DRAWINGS.
10. MOUNT ALL OUTDOOR EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
11. ALL PIPING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS, ETC, AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER. REWORK BAR JOIST CROSS BRACING AND PROVIDE NECESSARY TRANSITIONS AS REQUIRED FOR DUCTWORK INSTALLATION.
12. ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50.
13. PROVIDE MOTOR STARTERS AS FOLLOWS (UNLESS OTHERWISE RECOMMENDED BY MOTOR MANUFACTURER): A: PROVIDE OVERLOAD PROTECTION – 1/3 HP AND ABOVE (ALL PHASES). B: PROVIDE ACROSS THE LINE VOLTAGE STARTING BELOW 25 HP.
14. ALL OUTDOOR EQUIPMENT SHALL COMPLY WITH LOCAL ZONING NOISE ORDINANCES. MIN. REQUIREMENT SHALL NOT EXCEED A NOISE LEVEL OF 65 DB AS MEASURED RADIALLY 30 FT FROM THE EQUIPMENT IN ALL DIRECTIONS.
15. FILTERS SHALL BE IN PLACE DURING CONSTRUCTION. PROVIDE A NEW SET PRIOR TO TEST AND BALANCE AND A FINAL SET AT THE END OF ONE YEAR SERVICE PERIOD.
16. COUNTERBALANCED BACKDRAFT DAMPERS SHALL BE HEAVY DUTY EXTRUDED ALUMINUM RUSKIN MODEL CBD2 OR APPROVED EQUAL.

CODES

CODE – THE ENTIRE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH APPLICABLE BUILDING CODES:
- FLORIDA BUILDING CODE (2020 7TH EDITION)
- FLORIDA MECHANICAL CODE (2020 7TH EDITION)
- FLORIDA ENERGY CONSERVATION CODE (2020 7TH EDITION)

AND THE LATEST EDITIONS OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.

FLORIDA STATE — GLADES COUNTY

MECHANICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
T	THERMOSTAT WITH SUBBASE
S	CEILING MOUNTED REMOTER TEMPERATURE SENSOR
SD	SMOKE DETECTOR
SP	STATIC PRESSURE SENSOR
	POINT OF DISCONNECT
	POINT OF CONNECTION
XXXX	EXISTING PIPING (OR DUCTWORK) TO BE REMOVED
	EXISTING PIPING (OR DUCTWORK) TO REMAIN
	NEW PIPING (OR DUCTWORK).
	SUPPLY AIR (DIRECTION OF THROW)
	RETURN AIR
ODD	OPPOSED BLADE DAMPER
BDD	BACK DRAFT DAMPER
	MANUAL VOLUME DAMPER
MCD	MOTORIZED CONTROL DAMPER
SD	SMOKE DAMPER
FD	FIRE DAMPER
MD	MOTORIZED DAMPER INTERCONNECTED WITH AHU
VD	VOLUME DAMPER
FSD	FIRE SMOKE DAMPER W/ACCESS DOOR
SR	SIDEWALL REGISTER
CD	CEILING DIFFUSER
CG	CEILING GRILLE
RAG	RETURN AIR GRILLE
RG	RELIEF AIR GRILLE
ATG	AIR TRANSFER GRILLE
EG	EXHAUST GRILLE
EF	EXHAUST FAN
AHU	AIR HANDLING UNIT
CU	CONDENSING UNIT
RTU	ROOFTOOP UNIT
ACCU	AIR COOLED CONDENSER UNIT
WMS	WIRE MESH SCREEN
OAL	OUTSIDE AIR LOUVER
EAL	EXHAUST AIR LOUVER
A.F.F	ABOVE FINISHED FLOOR
CD1	DIFFUSER/GRILLE TYPE, REF. SCHEDULE
CFM	DESIGN CFM (WHERE APPLICABLE)
TEF	TOILET EXHAUST FAN
KEF	KITCHEN EXHAUST FAN
	4-WAY DIRECTIONAL FLOW CEILING DIFFUSER (CD)
	3-WAY DIRECTIONAL FLOW CEILING DIFFUSER (CD)
	SIDE GRILLE (SG)
	EXHAUST GRILLE. (EG)
	RETUTN GRILLE. (RG)
T	THERMOSTAT
	FLEXIBLE DUCTWORK (FULLY STRETCHED)
	ELBOW WITH "AIRFOIL" TURNING VANES
	FULL RADIUS CURVED ELBOW R/W=1.5
	SUPPLY/RETURN AIR DUCTWORK
	DUCT TRANSITION

NOTE: HVAC LEGEND IS PROVIDED AS A GENERAL REFERENCE. SOME SYMBOLS SHOWN MAY NOT PERTAIN TO THIS PROJECT.

STANDARD DUCT SEALING REQUIREMENTS

(BASED ON SMACNA)

SEAL CLASS	SEALING REQUIREMENTS	APPLICABLE STATIC PRESSURE CONSTRUCTION STANDARD
A	ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, AND DUCT WALL PENETRATIONS	4" WG AND UP (1000 PA)
B	ALL TRANSVERSE JOINTS AND LONGITUDINAL SEAMS ONLY	3" WG (750 PA)
C	TRANSVERSE JOINTS ONLY	2" WG (500 PA)

NOTE:
IN ADDITION TO THE ABOVE, ANY VARIABLE AIR VOLUME SYSTEM DUCT OF 1" (250 PA) AND 1/2" WG (125 PA) CONSTRUCTION CLASS THAT IS UPSTREAM OF THE VAV BOXES SHALL MEET SEAL CLASS C.

MECHANICAL INDEX

	DRAWING	
1	M-1.0	MECHANICAL INDEX, SYMBOL LEGEND AND NOTES
2	M-2.0	MECHANICAL PLAN
3	M-3.0	MECHANICAL SCHEDULES
4	M-3.1	MECHANICAL DETAILS

SHOP DRAWING REQUIREMENTS

1. CONTRACTOR SHALL SUBMIT DIGITAL SHOP DRAWINGS, TOGETHER AT ONE TIME AND MUST COME THROUGH THE ARCHITECT. ALL SUBMITTALS SHALL BE MADE WITHIN 30 DAYS OF NOTICE TO PROCEED.
2. ALL SUBMITTALS MUST CLEARLY INDICATE EXACTLY WHICH ITEMS ARE BEING PROPOSED FOR USE. IF NOT, THE SUBMITTAL SHALL BE REJECTED.
3. SUBSTITUTIONS SHALL BE LIMITED TO ONE OF THE ALTERNATES LISTED IN THE CONSTRUCTION DOCUMENTS. PRODUCTS CONSIDERED TO BE EQUAL SHALL BE REVIEWED AND ACCEPTED BY THE ENGINEER, ARCHITECT AND OWNER (10) DAYS PRIOR TO BID DATE.
4. THE CONTRACTOR ASSUMES ALL DESIGN RESPONSIBILITY AND ALL FINANCIAL RISKS FOR PROCEEDING PRIOR TO SHOP DRAWINGS PROCESSING, AND ON ANY ITEM OR WORK THAT IS AT VARIANCE TO THE CONSTRUCTION DOCUMENTS.

COORDINATION NOTES

1. A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT. SHOP DRAWING WILL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS.
2. WALL, ROOF, AND CEILING OPENINGS INDICATED ON CONTRACTOR DRAWINGS ARE NOMINAL DIMENSIONS ONLY AND ALL DUCT, PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED, ADJUST OPENINGS.
3. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS, SPRINKLERS AND ARCHITECTURAL ELEMENTS.
4. COORDINATE LOCATION OF A/C UNITS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
5. IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
6. MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT.

REQUIREMENTS FOR SUBMITTALS

IF CONTRACTOR SUBMITS A DIFFERENT EQUIPMENT MANUFACTURER-MODEL. THE CONTRACTOR SHALL ASSURE THAT THE SUBSTITUTION HAS EQUAL OR BETTER ENERGY AND INDOOR ENVIRONMENTAL PERFORMANCE WHEN COMPARED TO THE EQUIPMENT SPECIFIED ON THE ORIGINAL CONSTRUCTION DOCUMENT.

THE PROPOSED SUBSTITUTION SHALL ALSO BE CONSISTENT WITH THE FOLLOWING REQUIREMENTS:
- CAPACITY
- EFFICIENCY
- REFRIGERANT
- ELECTRICAL DATA
- WEIGHT
- AUTOMATIC CONTROL
- ANY SPECIAL NOTE OR ACCESSORY LISTED ON SCHEDULES

NOTE:
DRAWINGS/DETAILS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, AND CHECK/COORDINATE DRAWINGS OF ALL TRADES

HVAC GENERAL NOTES

BUILDING HVAC CALCULATIONS ARE BASED ON THE FOLLOWING:

GLASS U VALUE	0.40
GLASS SHGC	0.25
WALL ASSEMBLY R-VALUE	11.7 FOR CMU WALL AND 15 FOR WOOD WALL
ROOF ASSEMBLY R-VALUE	40

FLOOD NOTES

NOTE:
MEP EQUIPMENT SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION + 1 FOOT, EXCEPT AS REQUIRED TO ADDRESS LIFE SAFETY REQUIREMENTS.

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CLIENT

REVISIONS

DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION
RANCH MASTER
OKEECHOBEE, FL

DRAWING TITLE:
INDEX, NOTES AND SYMBOL LEGEND

ENGINEER'S SIGNATURE



Shimon E Greenebaum

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PROJECT #: 230515-B
(Ranch Permit Set)

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FLORIDA LICENSE #46100

SCALE
DATE
PROJECT NO.

M-1.0

DRAWING NO.

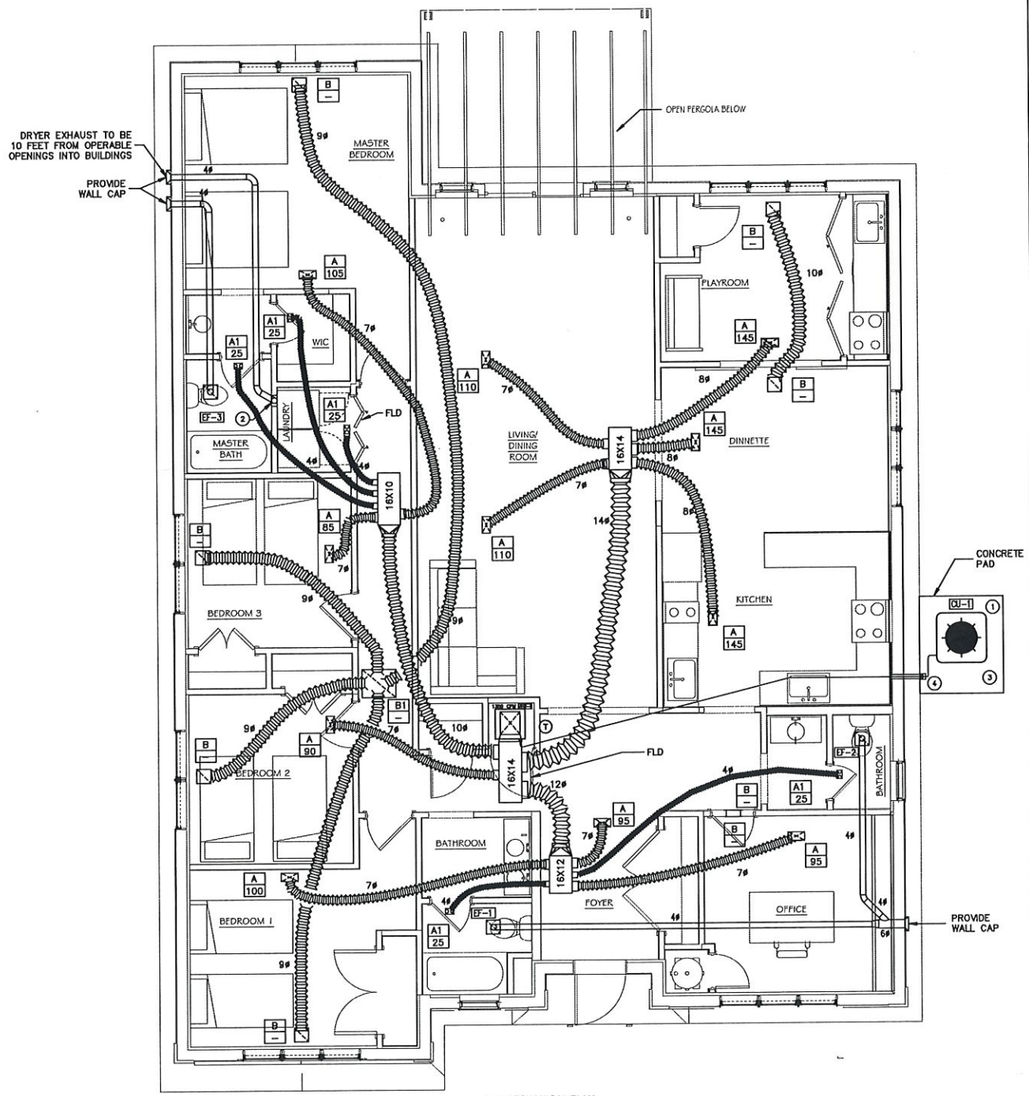
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THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE DRAWINGS. THE DRAWINGS SHALL NOT BE ISSUED UNTIL SIGNED BY CONTRACTORS

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KEY NOTES

1. INSTALL CONDENSING UNIT ON STAND TO COMPLY WITH FLOOD ELEVATION REQUIREMENTS. REFER TO ARCHITECTURAL PLANS. COORDINATE CU LOCATION WITH SETBACK REQUIREMENTS.
2. PROVIDE RECESSED DRYER VENT BOX IN WALL.
3. CONDENSING UNIT INSTALLATION SHALL MAINTAIN 5'-0" . CLEAR FROM THE PROPERTY LINE.
4. REFRIGERANT LINES. PROVIDE REFRIGERANT LINES COVER, WALL SLEEVE AND SEAL.



1 MECHANICAL PLAN
1/4" = 1'-0"

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REVISIONS

DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION
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OKEECHOBEE, FL

DRAWING TITLE
MECHANICAL PLAN

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SCALE

DATE

PROJECT NO.

M-2.0

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SPLIT SYSTEM SCHEDULE BASIS OF DESIGN DAIKIN.

INDOOR UNIT														OUTDOOR UNIT								SYSTEM DATA	
TAG	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	SUPPLY FAN	COOLING CAPACITY				ELECTRIC HEATER	ELECTRICAL			DIMENSIONS	WEIGHT	CONNECTED TO:	MODEL NO.	ELECTRICAL				DIMENSIONS		EFFICIENCY	AHRI REF No.
			FULL LOAD AIR VOLUME RATE (SCFM)	TOTAL (BTU/h)	SENSIBLE (BTU/h)	ENTERING AIR		KW	POWER SUPPLY	MIN CIRCUIT AMPS	MAX OVERCURRENT PROTECTION	HxWxD	Net	CONDENSING UNIT		VOLTAGE-PHASE	MIN CIRCUIT AMPS (MCA)	MAX OVERCURRENT PROTECTION (MOP)	COMPRESSOR RATED LOAD AMPS (RLA)	(WxDxH) (Inch)	WEIGHT (lbs)	SEER2	
						°F DB	°F WB		VOLTAGE - PHASE	MCA	MOP	inch	lbs										
AHU 1	AMST42CU14	3.5	1350	38786	30058	75	63	3	208-230V 1ph	19/21.5	20/25	53 x 21 x 21	132	CU 1	DX5SEA4210	208-230V 1ph	23.4	40	17.7	35½ x 35½ x 36½	260	15.2	208153152

NOTES INDOOR UNITS:

- INTERNAL FACTORY-INSTALLED THERMAL EXPANSION VALVES
- DIRECT-DRIVE, 9-SPEED ECM BLOWER MOTOR
- ALL-ALUMINUM EVAPORATOR COIL WITH HIGH PERFORMANCE COATED FIN
- COIL MOUNTING TRACK FOR QUICK REPOSITIONING
- OPTIMIZED FOR USE WITH R-410A REFRIGERANT
- CABINET AIR LEAKAGE LESS THAN 1.4% AT 0.5 INCH H_2O WHEN TESTED IN ACCORDANCE WITH ASHRAE STANDARD 193
- RIGID SMARTFRAME™ CABINET
- HORIZONTAL OR VERTICAL CONFIGURATION CAPABILITIES
- DECABDE-FREE THERMOPLASTIC DRAIN PAN WITH SECONDARY DRAIN CONNECTIONS
- SCREW-LESS SIDES AND BACK HELPS TO REDUCE CONDENSATION WHEN INSTALLED IN HUMID LOCATIONS
- FOIL-FACED INSULATION COVERS THE INTERNAL CASING TO REDUCE CABINET CONDENSATION
- GALVANIZED, LEATHER GRAIN-EMBOSSED FINISH
- GLUE-LESS CABINET INSULATION RETENTION
- TOOL-LESS FILTER ACCESS

NOTES OUTDOOR UNITS

- HIGH-EFFICIENCY SCROLL COMPRESSOR WITH ADVANCED COPELAND® CORESENSE™ TECHNOLOGY
- HIGH-DENSITY FOAM COMPRESSOR SOUND BLANKET
- FACTORY-INSTALLED FILTER DRIER
- HIGH- AND LOW-PRESSURE SWITCHES
- SERVICE VALVES WITH SWEAT CONNECTIONS
- VENTURI FOR INCREASED VELOCITY OF AIRFLOW
- CUSTOM NICKEL GRAY POWDER-PAINT FINISH
- 500-HOUR SALT-SPRAY TESTED
- TOP AND SIDE MAINTENANCE ACCESS

GENERAL NOTES:

1.- OUTSIDE DESIGN CONDITIONS: 91FDB - 77FDB
2.- PROVIDE WIRED REMOTE CONTROLLER.
3.- SIZE AND RUN REFRIGERANT PIPING AS MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
4.- PROVIDE PROPER VIBRATION ISOLATORS AS PER ISOLATION MANUFACTURER'S RECOMMENDATIONS.
5.- PROVIDE BUILT-IN CONDENSATE PUMP W/ DETECTION UNIT INSTALLED INSIDE THE INDOOR UNIT (EXTERNAL DEVICE IS NOT ALLOWED BY CODE) THAT AUTOMATICALLY
6.- ALLOWED BY CODE THAT AUTOMATICALLY CUTS OFF THE AC SYSTEM. INSULATE REFRIGERANT SUCTION LINE WITH 3/4" FIRE RETARDANT ARMAFLEX.
7.- INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINES.
8.-PROVIDE BUILT-IN DISCONNECT.
9.- PROVIDE CONDENSING UNITS W/ FACTORY PRE-COATED COILS.

AIR DISTRIBUTION SCHEDULE

SYMBOL	USE	TYPE	ACCESSORIES	DESIGN MANUFACTURER AND MODEL NO.	REMARKS
A	SUPPLY AIR	DIFFUSER	-	TITUS 250-AA	SURFACE MOUNTED 12X6
A1	SUPPLY AIR	DIFFUSER	-	TITUS 250-AA	SURFACE MOUNTED 6X4
B	RETURN AIR	GRILLE	-	TITUS 4F	SURFACE MOUNTED WALL MOUNTED 10X10
B1	RETURN AIR	GRILLE	-	TITUS 4F	SURFACE MOUNTED WALL MOUNTED 24X20

NOTES:
1. REFER TO ARCHITECT PLANS FOR CEILING TYPE.
2. CONTRACTOR TO COORDINATE BORDER TYPE; FINISH AND COLOR FOR ALL AIR DISTRIBUTION DEVICES BEFORE ORDERING.
3. PROVIDE DISCHARGE PATTERN AS INDICATED ON PLANS.
4. CONTRACTOR TO PROVIDE 1-1/2 IN. INSULATED PLENUMS FOR LINEAR DIFFUSERS.
5. DUE TO THE AVAILABLE SPACE IN THE CEILING CAVITY FABRICATION OF CUSTOM PLENUMS MIGHT BE REQUIRED.
6. WHERE SHOWN ON THE DRAWINGS OR OTHERWISE INDICATED, PROVIDE A FRICTION-TYPE VOLUME DAMPER LOCATED IN THE ENTRY COLLAR OF THE SUPPLY AIR PLENUM, ACCESSIBLE THROUGH THE SLOT DIFFUSER. PROVIDE REMOTELY OPERATED DAMPERS IF REQUIRED.
7. WHEN REQUIRED REMOTELY OPERATED DAMPERS SHALL BE YOUNG REGULATOR TYPE. PROVIDE ALL NECESSARY HARDWARE TO ENSURE COMPATIBILITY WITH THE REMOTE CABLE CONTROL SYSTEM. COORDINATE THE EXACT LOCATION OF CEILING MOUNTED CONCEALED REGULATOR WITH THE ARCHITECT PRIOR TO INSTALLATION.

FANS SCHEDULE

MARK	SELECTION BASED ON		TYPE	SERVED AREA	CFM	TSP IN WG.	MOTOR DATA			DRIVE	REMARKS
	MAKE	MODEL NO.					FLA	RPM	VOLTAGE		
EF-1	GREENHECK	SP-LP0511-1	CEILING	BATHROOM2	50	0.4	0.29	685	115/1/60	DIRECT	2
EF-2				BATHROOM1		0.4					
EF-3				MASTER BATH		0.2					

GENERAL FAN NOTES:

1.- PROVIDE MOTOR STARTERS, DISCONNECTS AND ALL ASSOCIATED CONTROLS ON ALL FANS.
2.- PROVIDE BACKDRAFT DAMPERS FOR OUTSIDE AIR FANS.
3.- FIELD ADJUST OPENINGS WITH STRUCTURE.
4.- COORDINATE WITH ELECTRICAL CONTRACTOR BEFORE BIDDING OR ORDERING ANY EQUIPMENT.
5.- SEE GENERAL, AIR CONDITIONING, DUCTWORK, AND COORDINATION NOTES FOR OTHER FIELD
6.- PROVIDE FACTORY FAN MOUNTING SUPPORTS-LEGS, CURBS, HANGING CLIPS, ETC..

REMARKS:

1.- SPEED CONTROL.
2.- INTERLOCK W/ LIGHT.
3.- WALL SWITCH.
4.- INTERLOCK WITH AHU.
5.- INTERLOCK WITH DRYER.

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CLIENT

REVISIONS

DESCRIPTION	DATE	NO

PROJECT NAME / LOCATION
RANCH MASTER
OKEECHOBEE, FL

DRAWING TITLE
MECHANICAL SCHEDULES

EXAMINER'S SIGNATURE



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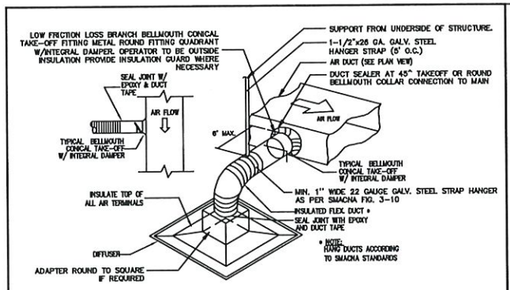
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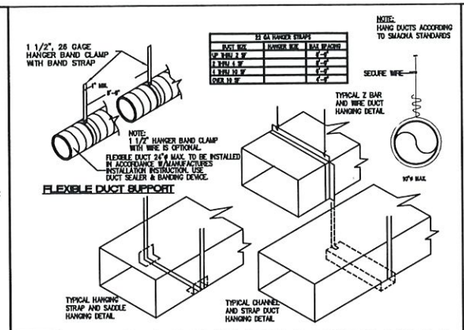
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FLEXIBLE ROUND DUCT TAKEOFF CONNECTION DETAIL

4 | M-3.1

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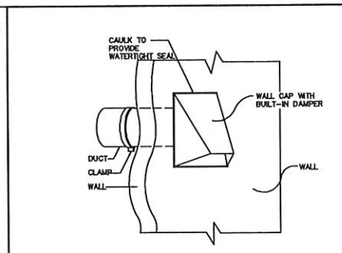


22 GA HANGER STRAPS		
DUCT SIZE	# HANGER SIDE	SIZE WIDTH
UP TO 12 W	2	1"
13 TO 24 W	2	1"
25 TO 36 W	2	1"
OVER 36 W	2	1"

METHODS OF HANGING DUCTS DETAIL

3 | M-3.1

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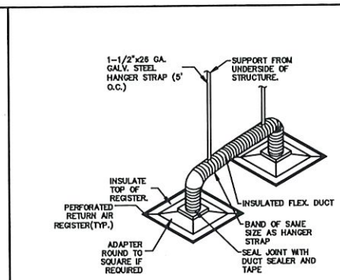


PER FBC 504.4.1, R M1502.3.1 THE TERMINATION POINT TO BE AT LEAST 12.5 SQ. IN., WHICH IS EQUIVALENT TO A 4-INCH ROUND DUCT.
DRYER VENT WALL CAP W/ FLAPPER, NO SCREEN.
RESTROOM EXHAUST WALL CAP SCREEN ONLY, FAN SHALL HAVE BACKDRAFT DAMPER.

WALL CAP DETAIL

2 | M-3.0

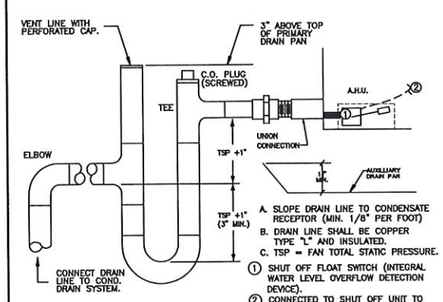
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CEILING TRANSFER RETURN

1 | M-3.1

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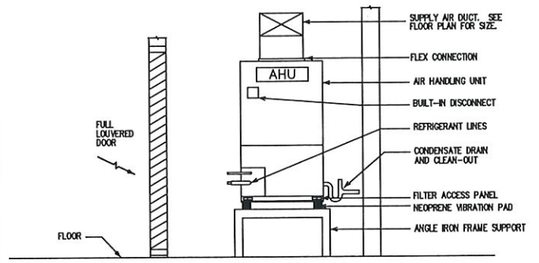
A. SLOPE DRAIN LINE TO CONDENSATE RECEPTOR (MIN. 1/8" PER FOOT)
B. DRAIN LINE SHALL BE COPPER TYPE "L" AND INSULATED.
C. TSP = FAN TOTAL STATIC PRESSURE.

① SHUT OFF FLOAT SWITCH (INTEGRAL WATER LEVEL OVERFLOW DETECTION DEVICE).
② CONNECTED TO SHUT OFF UNIT TO DEACTIVATE UNIT IN CASE OF CONDENSATE BACK-UP.

CONDENSATE P-TRAP DETAIL

7 | M-3.1

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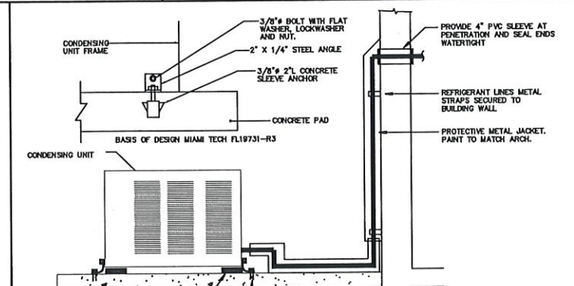


NOTES:
1. PROVIDE MINIMUM SERVICE/ MAINTENANCE AREA AROUND AIR HANDLING UNIT, COMPLIANT WITH FBC-M 306.1.1. MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING NOT LESS THAN 12 INCHES WIDER THAN THE FURNACE.
2. PROVIDE A WATER LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN. THE WATER LEVEL DETECTION DEVICE SHALL CONNECT TO THE DRAIN PAN AT A HIGHER LEVEL THAN THE PRIMARY DRAIN CONNECTION.
3. AHU CLOSET IS RETURN PLENUM. NO COMBUSTIBLES PERMITTED. PROVIDE NON-COMBUSTIBLE DOOR. ALL CONDENSATE PIPING – COPPER.

AHU MOUNTING DETAIL

6 | M-3.1

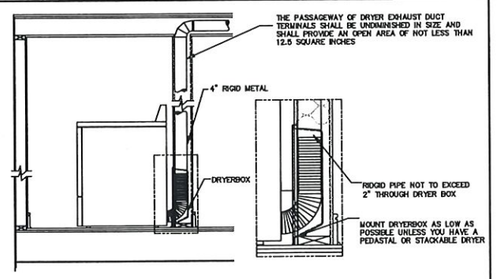
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CONDENSING UNIT MOUNTING DETAIL

5 | M-3.1

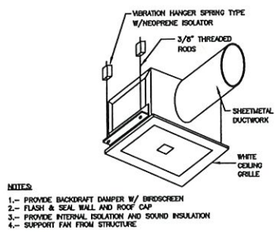
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RECESSED DRYER VENT BOX DETAIL

9 | M-3.1

SCALE: N.T.S.



NOTES:
1.- PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
2.- FLASH & SEAL WALL AND ROOF CAP
3.- PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
4.- SUPPORT FAN FROM STRUCTURE

CEILING CABINET MOUNTING DETAIL

8 | M-3.1

SCALE: N.T.S.

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REVISIONS

DESCRIPTION	DATE	NO.

PROJECT NAME/LOCATION

RANCH MASTER
OKEECHOBEE, FL

DRAWING TITLE:

MECHANICAL DETAILS

EXAMINERS SIGNATURE

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GEORGE SANJUAN, P.E.
FLORIDA LICENSE #46100

SCALE:

DATE

PROJECT NO.

M-3.1

DRAWING NO.

SUBCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & ELEVATIONS. ALL ERRORS AND OMISSIONS TO THE ARCHITECT'S ATTENTION. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY CONSULTANTS

GENERAL ELECTRICAL NOTES

(GENERAL NOTES ARE PROVIDED AS A BASIC DESCRIPTION OF THE EXTENT AND QUALITY EXPECTED IN THIS PROJECT. IF A CONFLICT EXISTS BETWEEN THESE GENERAL NOTES AND THE REMAINDER OF THE CONTRACT DOCUMENTS THE SPECIFICATIONS, PLANS AND DETAILS WILL GOVERN.)

1. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
   FLORIDA STATE FIRE MARSHALL'S RULE 69A-3.012 FAC AND
   RULE CHAPTER 69A-60 FLORIDA ADMINISTRATIVE CODE (FAC) AND
   FLORIDA STATUTE SECTION 633.022.
   A. NFPA 70: NATIONAL ELECTRICAL CODE (2017 EDITION)
   B. NFPA 72: NATIONAL FIRE ALARM CODE (2016 EDITION)
   C. NFPA 99: HEALTH CARE FACILITIES (2018 EDITION)
   D. NFPA 101: LIFE SAFETY CODE (2018 EDITION)
   E. NFPA 110: STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS (2016 EDITION)
   F. NFPA 780: STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS (2017 EDITION)
   IN ADDITION, THE INSTALLATION SHALL ALSO BE IN ACCORDANCE WITH THE FOLLOWING:
   G. FLORIDA BUILDING CODE 2020 7th EDITION (FBC)
   H. THE GUIDELINES FOR DESIGN AND CONSTRUCTION OF HEALTH CARE FACILITIES (FGI GUIDELINES, 2018 EDITION)
   I. FLORIDA FIRE PREVENTION CODE (2020 EDITION)
2. AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:
   A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
   B. ILLUMINATING ENGINEERS SOCIETY (IES)
   C. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
   D. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATES.(NEMA)
   E. NOTE: THESE STANDARDS ARE SUBORDINATE TO CODES AND STANDARDS SET BY U.L.
   ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC., SHALL BE LISTED, FOR INTENDED USE, WITH UNDERWRITER'S LABORATORIES INC. (U.L.), WHERE STANDARDS HAVE BEEN ESTABLISHED BY U.L.
3. CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN OR NOTED ON THE DRAWINGS, PRIOR TO SUBMITTING BID.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
6. ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
7. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE BY A LICENSED CONTRACTOR AND IN A FIRST-CLASS MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
8. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
9. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND INSTALLATION FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE, UNLESS INDICATED OR SPECIFIED OTHERWISE.
10. IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE FOR ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS, ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK.
12. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
13. FOR ELECTRIC POWER SYSTEM, COORDINATE POWER SERVICE WITH POWER COMPANY;
   A. VERIFY LOCATION OF POWER SERVICE TERMINATION WITH POWER COMPANY, PRIOR TO SUBMITTING BID. CONTRACTOR TO VERIFY AVAILABLE SERVICE VOLTAGE AND PHASES WITH POWER COMPANY PRIOR TO BID AND PROVIDE BID ALLOWANCE FOR ALTERNATES.
   B. PROVIDE TEMPORARY ELECTRICAL SERVICE FOR USE BY ALL TRADES DURING CONSTRUCTION AND REMOVE SAME AT COMPLETION OF PROJECT.
14. CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
15. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTING COSTS.
16. COORDINATE ALL ELECTRICAL SITE WORK WITH ALL OTHER TRADES CONTRACTORS.
17. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DRAWINGS ARE RETURNED.
18. ELECTRICAL CONTRACTOR SHALL SUBMIT EQUIPMENT LAYOUT DIGITAL SHOP DRAWINGS OF ALL ELECTRICAL SPACES, ROOMS, ETC., TO ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSTALLING CONDUITS, ETC. LAYOUT SHALL CONSIST OF PLAN VIEWS (SCALED AS REQUIRED) AND ELEVATIONS (DIMENSIONED) FOR EACH SUCH SPACE, ROOM, ETC.
19. CONTRACTOR SHALL SUBMIT AT ONE TIME, DIGITAL SHOP DRAWINGS/SUBMITTALS, INDEXED WITH ALL PRODUCTS, MATERIALS, LIGHTING FIXTURES, LAMPS, WIRING DEVICES, SWITCHGEAR, ETC. CLEARLY HIGHLIGHTING ALL EQUIPMENT QUANTITIES AND DETAILS. ALL EQUIPMENT SHALL BE AS SPECIFIED ON PLANS: THE RESPONSIBILITY TO ACCEPT OR REJECT ANY PROPOSED SUBSTITUTION REMAINS WITH THE PROJECT ENGINEER. THE CONTRACTOR MAY USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIAL WHICH IN THE JUDGMENT OF THE ENGINEER EXPRESSED IN WRITING ARE EQUAL TO THAT SPECIFIED.
20. ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. ALUMINUM CONDUCTORS ARE NOT PERMITTED.
21. ALL CONDUCTORS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRS) EXCEPT THAT: (a) PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE GALVANIZED RIGID STEEL OR SCHEDULE 80 PVC, WHERE SUBJECT TO PHYSICAL DAMAGE (b) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS, (c) LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED, (d) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY, (e) MC CABLE WITH DEDICATED GREEN GROUNDING CONDUCTOR WHERE PERMITTED. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.
22. FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES, SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE. WARNING TAPE WHICH SAYS "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ALL UNDERGROUND ELECTRIC CONDUITS. WHERE CONDUITS PASS UNDERNEATH PAVED AREAS, THE CONDUITS SHALL BE PVC. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THE CONDUITS SHALL BE SCHEDULE 40 PVC.
23. ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATIC. EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS OTHERWISE NOTED.
24. WIREWAYS SHALL BE SIZED AS REQUIRED, PER NEC, UNLESS OTHERWISE NOTED (UON).
25. WHERE CORE DRILLING OF FLOOR/WALLS IS REQUIRED, CONTRACTOR SHALL SEAL OPENINGS WATERTIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER TO BE CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT AS SPECIFIED.
26. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS. CONTRACTOR TO VERIFY, PRIOR TO SUBMITTING BID, LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALL AND STRUCTURAL SLABS.
27. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
28. ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL MAGNETIC OR SOLID STATE AS REQUIRED BY SPECIFICATION). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. NO TIE HANDLES PERMITTED.
29. ALL FUSES SHALL BE CURRENT LIMITING, PER U.L., RATED 600V., UON.
   A. NON-TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
   B. TIME DELAY FUSES FOR MOTOR AND A/C CIRCUITS.
30. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES U.O.N. SWITCHES SHALL BE HORSEPOWER RATED FOR MAX. HORSEPOWER, HEAVY DUTY TYPE.
31. CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION.
32. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEM AS PER MANUFACTURER RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY AIR CONDITIONING CONTRACTOR AND CONNECTED. PROVIDE ALL CONTROL WIRING FOR A/C SENSORING AND CONTROL UNITS, COORDINATE WITH A/C CONTRACTOR FOR WIRING DIAGRAMS AND EXACT MOUNTING LOCATIONS.
33. ALL ELECTRICAL EQUIPMENT SHALL BE RAINTIGHT WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUID TIGHT.
34. EQUIPMENT SHALL BE OF MATERIALS SUITABLE FOR AND NEMA RATED FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
35. ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC 250-50.
36. OUTLET IN DRY LOCATIONS BOXES SHALL BE PRESSED STEEL, IN WET OR DAMP LOCATIONS SHALL BE CAST ALLOY WEATHER-RESISTANT OUTLET WITH THREADED HUBS AND IN OTHER CLASSIFIED AREAS IT SHALL BE IN A SPECIAL ENCLOSURE. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PROPER COORDINATION BETWEEN ELECTRICAL SUBCONTRACTOR AND GENERAL CONTRACTOR FOR PLASTER RING INITIATION WILL BE REQUIRED. NO "GOOF" RINGS SHALL BE ALLOWED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED.
37. WHEN ELECTRICAL BOXES ARE LOCATED IN VERTICAL FIRE RESISTIVE ASSEMBLIES, (CLASSIFIED AS FIRE/SMOKE AND SMOKE PARTITIONS), THEY SHALL BE INSTALLED WITHOUT AFFECTING THE FIRE CLASSIFICATION. ALL OF THE FOLLOWING CONDITIONS SHALL BE MET:
   A. ALL ELECTRICAL BOXES SHALL BE METALLIC.
   B. BOX OPENING SHALL OCCUR ONLY ON ONE SIDE OF FRAMING SPACE.
   C. BOX OPENING SHALL NOT EXCEED 10322.56 SQUARE MM (16SQUARE INCHES).
   D. ALL CLEARANCES BETWEEN OUTLET BOX AND GYPSUM BOARD SHALL BE COMPLETELY FILLED WITH JOINT COMPOUND (OR OTHER APPROVED MATERIAL).
   E. PROVIDE A WALL AROUND OUTLETS LARGER THAT 10322.56 SQUARE MM (16 SQUARE INCHES). THE INTEGRITY OF THE WALL RATING SHALL BE MAINTAINED.
   F. THE TOTAL AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 64516 SQUARE MM (100 SQUARE INCHES) PER 9.29 SQUARE METERS (100 SQUARE FEET).
   G. OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE RESISTIVE ASSEMBLIES SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 609.6MM (24 INCHES).
   H. OUTLET BOXES SHALL BE SECURELY FASTENED TO WALL FRAMING MEMBERS.
   I. THE OPENING IN THE GYPSUM BOARD FACING SHALL BE CUT NOT TO EXCEED 3.175MM (1/8 INCH) BETWEEN THE EDGES OF THE OUTLET BOX AND THE EDGES OF THE OPENING.
38. SMOKE DETECTORS SHALL BE PROVIDED NO CLOSER THAN 36" FROM SUPPLY AIR DIFFUSERS.
39. CONTRACTOR SHALL PROVIDE A TYPE WRITTEN DIRECTORY OF EACH PANELBOARD. HAND WRITTEN DIRECTORY IS NOT ACCEPTABLE, EXCEPT SPARE AND SPACES SHALL BE HANDWRITTEN IN PENCIL.
40. PROVIDE A 4" STEEL REINFORCED CONCRETE HOUSEKEEPING PAD UNDER ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.
41. A. WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH NEC 110.26
   B. THE EXCLUSIVELY DEDICATED SPACE EXTENDING FROM FLOOR TO STRUCTURAL CEILING WITH A WIDTH AND DEPTH OF THE PANELBOARD OR SWITCHBOARD MUST BE CLEAR OF ALL PIPING, DUCTS, EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES IN ACCORDANCE WITH NEC 408.
42. METER CANS, HUBS, & LUGS FOR SAME ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY SPECIFIC TYPE OF METER CAN TO BE USED WITH F.P.L. PRIOR TO BID.
43. A. PROVIDE A PERMANENT SIGN ON THE MAIN ELECTRICAL ROOM DOOR TO THE BLDG. STATING THAT THE SERVICE DISCONNECTS ARE LOCATED INSIDE.
   B. SIGNS SHALL BE PLACED AT THE MAIN DISCONNECT EQUIPMENT INDICATING TYPE AND LOCATION OF ON-SITE EMERGENCY POWER SOURCES.
44. THE EQUIPMENT GROUNDING TERMINAL BARS OF THE NORMAL AND EMERGENCY ELECTRICAL SYSTEM PANELBOARDS SERVING THE SAME BUILDING SHALL BE BONDED TOGETHER WITH AN INSULATED, CONTINUOUS, COPPER CONDUCTOR NOT SMALLER THAN NUMBER 6.
45. THE ELECTRICAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF AS-BUILT DRAWINGS, SHOWING ALL CHANGES AND DEVIATIONS TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF THE PROJECT.
46. ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
47. FOR TELEPHONE SYSTEMS:
   A. PROVIDE GROUNDING FOR ALL TELEPHONE OUTLETS AND EQUIPMENT PER REQUIREMENTS OF THE TELEPHONE COMPANY.
   B. COORDINATE INSTALLATION OF ALL TELEPHONE OUTLETS, RACEWAYS, ENCLOSURES AND BACKBOARDS WITH TELE. CO.
   C. VERIFY LOCATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY. PROVIDE SERVICE CONDUIT TO BLDG. FROM SERVICE POINT PER TELCO. INSTRUCTIONS, INCLUDE ALL ASSOCIATED COSTS IN BID.
   D. MARK TERMINATIONS OF TELEPHONE CONDUIT AS DIRECTED BY THE TELEPHONE COMPANY.
   E. VERIFY LOCATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY PRIOR TO SUBMITTING BID, INCLUDE ALL ASSOCIATED COSTS IN BID.
   F. USE EXTERIOR GRADE 3/4" PLYWOOD BACKBOARDS FOR MOUNTING TELEPHONE EQUIPMENT AND TERMINAL STRIPS. PAINT BOARD ON ALL SIDES AND EDGES WITH TWO COATS OF FLAT BLACK FIRE RETARDANT PAINT.
48. INDUSTRIAL CONTROL TYPE TRANSFORMERS SHALL BE PROVIDED WITH FINGERSAFE COVERS AND PRIMARY FUSE PROTECTION AS REQUIRED PER NEC 450-3. MOUNT TRANSFORMERS ON 4"X4" JUNCTION BOX ABOVE ACCESSIBLE CEILINGS OR ELECTRICAL ROOMS.
49. DWELLING UNITS: ALL 120-VOLT SINGLE-PHASE, 15&20A. 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 OR AREAS SHALL BE PROTECTED BY ARC-FAULT TECHNOLOGY IN ACCORDANCE WITH NEC 210.12(A) 1-6.
50. PROVIDE U.L. LISTED COMPOUND APPLIED TO BACK OF "BACK TO BACK" BOXES IN RATED WALLS WHERE THE BOXES ARE LESS THAN 609.6MM (24 INCHES) APART MEASURED HORIZONTALLY.
51. CONTRACTOR SHALL PROVIDE TYPED, UPDATED PANEL DIRECTORIES ON ALL PANELS THAT ARE AFFECTED AT THE COMPLETION OF THE JOB.
52. FOR RECEPTACLES IN DAMP AND WET LOCATIONS THE CONTRACTOR SHALL PROVIDE ALL 125V. AND 250V., 15A. AND 20A. RECEPTACLES THAT ARE LISTED AS WEATHER RESISTANT TYPE TO COMPLY WITH NEC ARTICLE 406.8.
53. SERVICE EQUIPMENT IN OTHER THAN DWELLING UNITS SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. COMPLY FULLY WITH NEC 110.16.
54. VOLTAGE DROP
   1. CONDUCTORS FOR ALL FEEDERS SHALL BE INCREASED FROM SIZES INDICATED ON DRAWINGS TO PREVENT VOLTAGE DROP EXCEEDING 2%.
   2. CONDUCTORS FOR ALL BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED ON DRAWINGS TO PREVENT VOLTAGE DROP EXCEEDING 3%. FROM THE FURTHEST DEVICE.
   3. DETERMINING CONDUCTOR SIZES SHALL BE BASED ON 80% OF THE BREAKER RATING.
   4. FOR DETERMINATION OF WIRE SIZE FOR BID PURPOSES:
      * INCREASE WIRE BY 1 WIRE SIZE FOR RUNS 60 FT. TO 100 FT.
      * INCREASE WIRE BY 2 WIRE SIZES FOR RUNS 100 FT. TO 150 FT.
      * INCREASE WIRE BY 3 WIRE SIZES FOR RUNS FROM 150 FT. TO 230 FT.

GENERAL LIGHTING NOTES:

1. CONTRACTOR SHALL COMPLY WITH 2020 FBC SECTION R404.1. MINIMUM OF 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. MIN. 65L/W..
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.
3. COORDINATE TYPE OF CEILING FOR EACH FIXTURE WITH ARCHITECTURAL REFLECTED CEILING PLANS AND PROVIDE FIXTURE TRIM AS REQUIRED.
4. ALL LED DOWNLIGHTS SHALL USE LAMPS WITH 3500K TEMPERATURE, MINIMUM 30,000 HOUR LIFE, FOR LAMPS AND DRIVERS.
5. PROVIDE APPROVED FIRE RATED ENCLOSURES FOR ALL LIGHT FIXTURES LOCATED IN FIRE RATED CEILINGS.
6. FIXTURES IN AREAS WITHOUT CEILINGS, OR IN MECHANICAL AND ELECTRICAL ROOMS SHALL BE MOUNTED WITH 1 ½"X1 ½"KINDORF CHANNEL SUPPORT SUSPENDED FROM ROOF STRUCTURE WITH THREAD RODS. FIXTURES SHALL BE MOUNTED 10'-0" A.F.F.
7. ALL ACRYLIC LENSED FIXTURES SHALL HAVE A LENS THICKNESS OF .125 INCHES MINIMUM.
8. HALF SHADED FIXTURES DENOTE EMERGENCY FIXTURES EITHER WITH 1100 LUMEN EMERGENCY BATTERY PACK OR ON LIFE SAFETY CIRCUIT.
9. LIGHTING FIXTURE SCHEDULE IS PREDICTED ON PERFORMANCE AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ALL ALTERNATIVE SELECTIONS MUST BE SUBMITTED FOR PRIOR APPROVAL TEN (10) DAYS PRIOR TO BID DATE.
10. ALL BALLASTS SHALL HAVE MINIMUM POWER FACTOR OF 0.90. ALL BALLASTS FOR METAL HALIDE AND HIGH PRESSURE SODIUM FIXTURES SHALL BE CONSTANT WATTAGE TYPE WITH +/-5% LAMP WATTS FOR +/-10% NOMINAL LINE VOLTAGE VARIATION.
11. PROVIDE LAMPS WITH FIXTURES, VERIFY LAMP TYPE WITH MANUFACTURER.
12. FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLAST(S) OR MULTIWIRE BALASTED LUMINAIRES SHALL CONTAIN AN INTEGRATED INTERNAL DISCONNECT AND TO BE COMPLIED WITH NEC 410.130(G).
13. ALL OPENINGS FOR LIGHT FIXTURES IN CEILINGS SHALL BE PROTECTED IN A MANNER (PER ALL GOVERNING CODES) THAT WILL PROVIDE THE SAME RATING AS THE CEILING. (THIS APPLIES TO ALL FIRE RATED CEILINGS).
14. FOR EMERGENCY EXIT SIGNS AND EMERGENCY BATTERY PACKS MAKE CONNECTION TO THE GENERAL LIGHTING CIRCUIT IN THE IMMEDIATE AREA; AHEAD OF ALL SWITCHES AND CONTROLS.
15. PROVIDE A FUSE HOLDER AND FUSE (BUSSMAN HEB AND FNQ OR EQUAL), IN THE PRIMARY SIDE OF EACH UNGROUNDED CONDUCTOR FOR ALL BALLASTS AT THE HAND HOLE OF EACH EXTERIOR POLE MOUNTED LIGHTING FIXTURE OR J-BOX FOR WALL OR GROUND MOUNTED FIXTURE.
16. PROVIDE WIND LOAD RATED LIGHT POLES WITH 170 MPH MINIMUM WIND SPEED (ASCE 7), EXPOSURE C WITH IMPORTANCE FACTOR OF 1.0, AND PROVIDE PHOTOMETRICS WITH ALL FIXTURE SUBMITTALS. CONTRACTOR TO VERIFY VOLTAGES OF ALL LIGHT FIXTURES PRIOR TO BIDDING.
17. PHOTOMETRICS ARE BASED ON MANUFACTURER'S INFORMATION AND CATALOG NUMBERS. ALTERNATIVE MANUFACTURERS MUST PROVIDE THE IESNA FORMAT ELECTRONIC FILES OF THE INDEPENDENT TEST LAB REPORTS FOR THE PROPOSED FIXTURES 10 WORKING DAYS PRIOR TO BID. (SPECIFIER) WILL CONFIRM THAT THE PHOTOMETRIC CRITERIA HAS BEEN MET, AND IF ALTERNATE IS APPROVED WILL ISSUE AN ADDENDUM. MANUFACTURERS NOT LISTED ON THE PLANS OR IN AN ADDENDUM WILL NOT BE ACCEPTED.
18. TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, PHOTOMETRIC DRAWINGS FOR THE PROPOSED ALTERNATE MUST BE SUBMITTED TO (SPECIFIER) FOR EVALUATION NO LESS THAT 10 DAYS PRIOR TO BID. ANY ACCEPTABLE ALTERNATE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
19. CONTRACTOR MUST BID PROJECT USING SPECIFIED LIGHTING FIXTURES AS BASE BID (NO EXCEPTIONS). IF ALTERNATE FIXTURES ARE PROPOSED, THEY MUST BE BID AS AN ALTERNATE BID MUST INCLUDE:
   A) TOTAL DOLLAR CREDIT TO OWNER IF ALTERNATE IS ACCEPTED.
   B) LINE ITEM CREDIT FOR EACH ALTERNATE FIXTURE PROPOSED.
   C) CATALOG SUBMITTAL DATA FOR EACH ALTERNATE FIXTURE PROPOSED.
20. IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL GOVERN.
21. COORDINATE FIXTURE TYPES WITH ARCHITECTURAL DRAWINGS.
22. INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
23. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 WHEN TESTED AT 75 Pa PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0 CFM OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
24. ALL EXTERIOR PARKING LIGHTING SHALL MEET IES ILLUMINATION STANDARDS AND LOCAL CODE REQUIRED FOOTCANDLE LEVELS. ILLUMINATION LEVELS SHALL BE MEASURED WITH A FOOTCANDLE METER AT COMPLETION OF THE PROJECT BY A REGISTERED PROFESSIONAL ENGINEER AND SAID ENGINEER SHALL ISSUE A LETTER ATTESTING TO COMPLIANCE WITH ALL CODE REQUIREMENTS.
25. THE CONTRACTOR SHALL SUBMIT PHOTOMETRICS FOR MEANS OF EGRESS ILLUMINATION MEETING REQUIREMENTS OF FBC 1008.1. 1FC UNDER NORMAL POWER; UNDER EMERGENCY POWER, 1FC AVERAGE, AND 0.1FC MINIMUM.
26. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS" IN COMPLIANCE WITH N.E.C. 410.4A.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING (REFER TO LIGHTING FIXTURE SCHEDULE)
A	LIGHT FIXTURE DESIGNATION.
	LIGHTING FIXTURE, SURFACE MOUNTED
	LIGHTING FIXTURE (HID, FLUORESCENT OR INCANDESCENT), RECESSED MTD.
	LIGHTING FIXTURE, WALL MOUNTED
	EXIT LIGHT FIXTURE. DIRECTION ARROWS AS SHOWN
	WALL MOUNTED EXIT LIGHT FIXTURE (SHADED QUADRANT INDICATES FACE(S) OF FIXTURE)
	2 X 2 FLUORESCENT LIGHT FIXTURE
	2 X 4 FLUORESCENT LIGHT FIXTURE
	DIAGONAL SHADING DENOTES LIGHT FIXTURE CONNECTED TO EMERGENCY BRANCH CIRCUIT OR, W/EMERG. 90 MIN. BATTERY PACK.
	1 X 4 FLUORESCENT LIGHT FIXTURE
	DIAGONAL SHADING DENOTES LIGHT FIXTURE CONNECTED TO EMERGENCY BRANCH CIRCUIT OR, W/EMERG. 90 MIN. BATTERY PACK.
	FLUORESCENT WALL MOUNTED FIXTURE WITH WALL OUTLET BOX
	FLUORESCENT STRIP FIXTURE
	DIAGONAL SHADING DENOTES LIGHT FIXTURE CONNECTED TO EMERGENCY BRANCH CIRCUIT OR, W/EMERG. 90 MIN. BATTERY PACK.
	EXTERIOR LIGHT FIXTURE WITH ARMS AS SHOWN ON DRAWINGS
	EMERGENCY BATTERY WALL PACK WITH TWIN HEADS
	TOGGLE SWITCH 120/277V. 20 AMP.,(M.H. = 48" A.F.F.)
	TOGGLE SWITCH 120/277V. 20 AMP. ,(M.H. = 48" A.F.F.) , 3-WAY
	TOGGLE SWITCH 120/277V. 20 AMP., (M.H. = 48" A.F.F.), 4-WAY
	LIGHTING CONTROL BY-PASS SWITCH, (MAX. 2 HOUR OVER-RIDE).
	TOGGLE SWITCH 120/277V. 20 AMP. KEYSWITCH, (M.H. = 48" A.F.F.)
	FAN SWITCH 120/277V. 20 AMP, (HORSEPOWER RATED)
	30-MINUTE ROTATABLE TIMER SWITCH (M.H. = 48" A.F.F.)
	TOGGLE SWITCH 120/277V. 20 AMP., WITH PILOT LIGHT, (M.H.=48"A.F.F.)
	TOGGLE SWITCH 120/277V. 20 AMP. EXPLOSION-PROOF, (M.H.=48"A.F.F.)
	SPEED SWITCH 120/277V. 20 AMP. U.O.N. ,(M.H. = 48" A.F.F.)
	SINGLE PHASE MANUAL MOTOR STARTER, (M.H.=48" A.F.F.)
	DIMMER SWITCH 120/277V. 20 AMP., (M.H.=48" A.F.F.) (1500 WATTS UNLESS OTHERWISE INDICATED)
	THREE-WAY DIMMER SWITCH (48" A.F.F.)
	SINGLE POLE SWITCH (48" A.F.F.) (SUBSCRIPT INDICATES ITEM CONTROLLED)
P	PANIC SWITCH, MUSHROOM TYPE, (M.H.=48" A.F.F.)
a,b	WALL MOUNTED - OCCUPANCY SENSOR SWITCH,(M.H.=48"A.F.F.)MFGR./MODEL# SENSOR SWITCH/#WSD-PDT (a, b) OR (2) INDICATES TWO POLE SWITCH - WSD-PDT-2P LV INDICATES LOW VOLTAGE - WSD-PDT-LV
OS	CEILING MOUNTED OCCUPANCY SENSOR - LIGHTING CIRCUIT CONTROLLER. MFGR./MODEL# (SENSOR SWITCH/#CM-PDT)
OS E	CEILING MOUNTED DUAL TECHNOLOGY EXTENDED RANGE OCCUPANCY SENSOR - LIGHTING CIRCUIT CONTROLLER. SENSOR SWITCH/#CM-PDT-10.
OS	WALL MOUNTED - OCCUPANCY SENSOR (M.H.=96"A.F.F.) MFGR./MODEL#WV-PDT
PP	POWER PACK

OCCUPANCY SENSOR NOTE:
CONTRACTOR SHALL PROVIDE ALL SWITCHPACKS AND CONDUCTORS AS REQUIRED FOR LAYOUTS AND CONTROLS SHOWN ON PLANS.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL A COMPLETE AND FULLY FUNCTIONAL LIGHTING CONTROL SYSTEM IN ACCORDANCE WITH THE PLANS, DETAILS, INTENT OF THE DESIGN AND SPECIFICATIONS SHOWN ON THESE PLANS.

SYMBOL	DESCRIPTION
	BASIC MATERIALS
	DUPLEX RECEPTACLE, 20 AMP., 125V., (M.H.=18"A.F.F.)
	FLOOR OUTLET BOX AND DUPLEX RECEPTACLE 20 AMP., 125V., WITH APPROPRIATE FLANGE.
	CEILING OUTLET BOX AND DUPLEX RECEPTACLE 20A, 125V.
	DUPLEX RECEPTACLE, 20 AMP., 125V., TOP HALF SWITCHED, M.H. = 18" A.F.F. UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE, 20 AMP., 125V., ISOLATED GROUND AND SURGE PROTECTED, (M.H.=18"A.F.F.)
	SINGLE RECEPTACLE, 20 AMP., 125V., COORDINATE M.H. WITH EQUIPMENT.
EWC	SIMPLEX RECEPTACLE (16" A.F.F.) (EWC DENOTES ELECTRIC WATER COOLER. COORDINATE WITH EWC INSTALLER FOR MOUNTING HEIGHT)
	TWO DUPLEX RECEPTACLES WITH COMMON COVER 20A., 125V.,(18" A.F.F.)
	TWO DUPLEX RECEPTACLES WITH COMMON COVER 20A., 125V.,(42" A.F.F.)
	DUPLEX RECEPTACLE, 20 AMP., 125V., MOUNT ABOVE COUNTER @42"AFF.
	SPECIAL PURPOSE OUTLET e.g. RANGE OUTLET, COORD. W/ EQUIPT.
	GFCI DUPLEX RECEPTACLE, 20 AMP., 125V., (M.H.=18"A.F.F.)
	GFCI DUPLEX RECEPTACLE, 20 AMP., 125V., MTD. ABOVE COUNTER (VERIFY HEIGHT)
	30 AMP., 125V., TWIST LOCK RECEPTACLE FOR FLOOR POLISHING MACHINE
J	JUNCTION BOX, MOUNTING AS SHOWN
	POWER POLE
	ELECTRIC MOTOR, NUMBER INDICATES HORSEPOWER
	MAGNETIC MOTOR STARTER OR CONTACTOR,
	COMBINATION MAGNETIC MOTOR STARTER, SIZE AS NOTED
	DISCONNECT SWITCH, SIZE AS NOTED
3 100	# OF POLES; AMP RATING/FRAME; FUSE SIZE (* DENOTES AS PER MANUFACTURER); ENCLOSURE TYPE: NEMA 3R- FOR EXTERIOR, NEMA 1- FOR INTERIOR
	LIGHTING CONTROL TIME CLOCK
	PHOTOCELL, MOUNTED ON ROOF FACING NORTH
X	SHUNT-TRIP BUTTON - FLUSH MOUNTED UNLESS OTHERWISE NOTED
	PLUG-IN STRIP WITH RECEPTACLES, 18" O.C. UNLESS OTHERWISE INDICATED
	CABLE TRAY
	GROUND OR GROUND ROD AS NOTED
	CONDUIT TURNING UP
	CONDUIT TURNING DOWN
	CONDUIT STUB
	CONDUIT CONTINUED

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BLDG. CODES AND APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.3.7.4.4 AND CHAPTER 633, FLORIDA STATUES.

SYSTEMS SYMBOL LEGEND

SYMBOL	DESCRIPTION
	CALL BACK PUSH BUTTON
	CIRCUIT BREAKER, TYPE AND SIZE AS PER DRAWINGS.
KP	SECURITY SYSTEM KEYPAD
C	CLOCK
B	BELL
R	AIR HANDLING UNIT SHUT-DOWN RELAY
R	POWER ON INDICATOR WITH KEYED RESET
	SERVICE AND DISTRIBUTION
	ELECTRICAL BRANCH CIRCUIT PANELBOARD, RECESS MOUNTED. (SEE PANEL SCHEDULE FOR DETAILS)
	ELECTRICAL BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED. (SEE PANEL SCHEDULE FOR DETAILS)
T	TRANSFORMER, SIZE AS NOTED
	AUTOMATIC TRANSFER SWITCH
	EXISTING EQUIPMENT TO REMAIN
	NEW EQUIPMENT OR WORK OF THIS PROJECT
	TELEPHONE/COMPUTER RACEWAY SYSTEM
	TELEPHONE/COMPUTER TERMINAL BOARD "TTB"
S	INTERCOM SYSTEM SPEAKER
	COMPUTER/TELEPHONE OUTLET WITH (2) 8-CONDUCTOR RJ-45 JACKS IN A SINGLE-GANG BOX MOUNTED AT 18" A.F.F. C = ABOVE THE COUNTER P = PUBLIC PAY (48" A.F.F.) W = WALL MOUNTED (18" A.F.F.)
	DATA/TELEPHONE PORT - CEILING MOUNTED
	DATA/TELEPHONE PORT - FLOOR MOUNTED
TV	TELEVISION SIGNAL WALL OUTLET (M.H. = 18" A.F.F.) WITH 8-CONDUCTOR RJ-45 JACK AND F-TYPE RG6 COAX JACK IN SINGLE-GANG BOX.
TV	TELEVISION SIGNAL WALL OUTLET F-TYPE RG6 COAX JACK & COMPUTER/TELEPHONE OUTLET (2) 8-CONDUCTOR RJ-45 JACKS IN SINGLE-GANG BOX. (18" A.F.F.)
	SECURITY SYSTEM
	SECURITY SYSTEM CAMERA, PROVIDE POWER AND SIGNAL CONNECTION, SEE SPECS.
	SECURITY SYSTEM MONITORS AND RECORDERS, SEE SPECS.
CR	SECURITY SYSTEM CARD READER, SEE SPECS.
	SECURITY SYSTEM CABLES IN CONDUIT, SEE SPECS.
J S	SECURITY SYSTEM JUNCTION BOX AT ACCESSIBLE LOCATION.
	SECURITY SYSTEM HIDDEN PUSH BUTTON FOR DOOR STRIKE RELEASE, COORDINATE INSTALLATION WITH FURNITURE OR EQUIPMENT.
S	SECURITY SYSTEM SPEAKER WITH INTEGRAL MICROPHONE
KB	SECURITY SYSTEM KNOX BOX
	FIRE ALARM/DETECTION SYSTEM
F	FIRE ALARM MANUAL PULL STATION 48" A.F.F.
110 CD	COMBINATION AUDIBLE/VISUAL SIGNALING UNIT - FIRE ALARM HORN (SPEAKER)/ FLASHING STROBE LIGHT (WALL MTD.) MOUNT AT 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER.
WP	WP DENOTES WEATHERPROOF ENCLOSURE
15/75 CD	VISUAL SIGNALING UNIT - FLASHING STROBE LIGHT ONLY (80" TO BOTTOM) (NO AUDIO DEVICE)
P	PHOTO-ELECTRIC SMOKE DETECTOR E = ELEVATOR I = IONIZATION
DD	DUCT MOUNTED SMOKE DETECTOR, WITH SAMPLE TUBE, REMOTE TEST AND HEAVY DUTY CONTROL RELAY. R = RETURN S = SUPPLY
R	TYPICAL 120V. RESIDENTIAL TYPE SMOKE DETECTOR WITH SOUNDER BASE AND BATTERY BACK-UP.
CM	TYPICAL 120V. RESIDENTIAL TYPE COMBO SMOKE DETECTOR/CARBON MONOXIDE WITH SOUNDER BASE AND BATTERY BACK-UP.
S FA	FIRE ALARM SPEAKER (WALL OR CEILING MOUNTED)
F	FIREFIGHTER'S PHONE JACK
R/F	HEAT DETECTOR, FIXED TEMPERATURE (135°) UNLESS OTHERWISE INDICATED
	FIRE ALARM FLOW SWITCH (FURNISHED BY SPRINKLER CONTRACTOR)
	FIRE ALARM TAMPER SWITCH (FURNISHED BY SPRINKLER CONTRACTOR)
MS	MOTION SENSOR - CEILING MOUNTED
M	MONITOR MODULE
FACP	FIRE ALARM CONTROL PANEL - ADDRESSABLE
RAP	FIRE ALARM REMOTE ANNUNCIATOR PANEL - FLUSH MOUNTED
FATC	FIRE ALARM TERMINAL CABINET
EWL	FIREFIGHTER'S ELEVATOR WARNING LIGHT
	DAS ANTENNA

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT.

ABBREVIATIONS

A.C.	ABOVE COUNTER	EX	EXISTING
A.F.	ARC FAULT	ER	EXISTING RELOCATED
A.F.F.	ABOVE FINISHED FLOOR	G.F.I.	GROUND FAULT INTERRUPTER
A.S.W.	ABOVE SHOW WINDOW RCPT.	L.C.	LOCKABLE COVER
B.F.C.	BELOW FINISHED CEILING	M.H.	MOUNTING HEIGHT
B.F.G.	BELOW FINISHED GRADE	N	NEW DEVICE
C.B.	CIRCUIT BREAKER	N.F.	NON FUSED
CL	CENTER LINE	NL	NIGHT LIGHT
D	DEDICATED FOR COMPUTER, PROVIDE DEDICATED GROUND AND NEUTRAL	RE	EXISTING TO BE REMOVED
		T.C.	TERMINAL CABINET
IG	ISOLATED GROUND (ORANGE DEVICE)	T.S.	TIME SWITCH
		U.O.N.	UNLESS OTHERWISE NOTED
EM	PROVIDE EMERGENCY BATTERY PACK W/FIXTURE, CONNECT AHEAD OF ALL SWITCHES.	WP.	WEATHER PROOF ENCLOSURE
		XFMR.	TRANSFORMER.
		X / E-XXX	DETAIL / SHEET NUMBER

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT.

ELECTRICAL INDEX

	DRAWING		X		
1	E-1.0	ELECTRICAL INDEX, SYMBOL LEGEND AND NOTES			
2	E-2.0	ELECTRICAL FLOOR PLANS			
3	E-	X			
4	E-	X			
5	E-	X			
6	E-	X			
7	E-	X			
8	E-	X			
9	E-	X			
10	E-	X			
11	E-	X			
12	E-	X			
13	E-	X			
14	E-	X			
15	E-	X			
16	E-	X			
17	E-	X			
18	E-	X			
19	E-	X			
20	E-	X			
21	E-	X			
22	E-	X			
23	E-	X			
24	E-	X			
25	E-	X			
26	E-	X			
27	E-	X			
28	E-	X			
29	E-	X			
30	E-	X			
31	E-	X			
32	E-	X			
33	E-	X			
34	E-	X			
35	E-	X			
36	E-	X			

SHOP DRAWING REQUIREMENTS

1. CONTRACTOR SHALL SUBMIT DIGITAL SHOP DRAWINGS, TOGETHER AT ONE TIME AND MUST COME THROUGH THE ARCHITECT. ALL SUBMITTALS SHALL BE MADE WITHIN 30 DAYS OF NOTICE TO PROCEED.
2. ALL SUBMITTALS MUST CLEARLY INDICATE EXACTLY WHICH ITEMS ARE BEING PROPOSED FOR USE. IF NOT, THE SUBMITTAL SHALL BE REJECTED.
3. SUBSTITUTIONS SHALL BE LIMITED TO ONE OF THE ALTERNATES LISTED IN THE CONSTRUCTION DOCUMENTS. PRODUCTS CONSIDERED TO BE EQUAL SHALL BE REVIEWED AND ACCEPTED BY THE ENGINEER, ARCHITECT AND OWNER (10) DAYS PRIOR TO BID DATE.
4. THE CONTRACTOR ASSUMES ALL DESIGN RESPONSIBILITY AND ALL FINANCIAL RISKS FOR PROCEEDING PRIOR TO SHOP DRAWINGS PROCESSING, AND ON ANY ITEM OR WORK THAT IS AT VARIANCE TO THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL SUBMIT DIGITAL EQUIPMENT LAYOUTS OF ALL ELECTRICAL SPACES, ROOMS, ETC. TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSTALLING CONDUITS, ETC. THE LAYOUTS SHALL CONSIST OF PLAN VIEWS AT A SCALE OF 1/2" = 1'0" AND ELEVATIONS FOR EACH SUCH SPACE OR ROOM, ETC.

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CLIENT:

REVISIONS

DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION
RANCH MASTER
OKEECHOBEE, FL

DRAWING TITLE
INDEX, NOTES AND SYMBOL LEGEND

EXAMINER'S SIGNATURE:
STATE OF FLORIDA · REGISTERED ARCHITECT
Shimon E Greenebaum

PROFESSIONAL SEAL:

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PJT. MGR: STEPHEN BENDER, P.E.
PROJECT #: 230515-B
(Ranch Permit Set)

GEORGE SANJUAN, P.E.
FLORIDA LICENSE #46100

SCALE:
DATE:
PROJECT NO.

E-1.0

DRAWING NO.

BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

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PANEL "R" SCHEDULE

LOCATION: SEE FLOOR PLAN — ☐ EXISTING ■ NEW — SPEC: SQUARE D, ITE, G.E. — ■ COPPER BUS ☐ ALUMINUM BUS

CKT	LOAD DESCRIPTION	WIRE	GRD.	COND.	POLE/TRIP	KVA A PHASE	KVA B PHASE	POLE/TRIP	COND.	GRD.	WIRE	LOAD DESCRIPTION	CKT
1	OFFICE RECEPTACLES	12	12	1/2	20	0.6	3.0	30	1/2	10	10	COOKTOP	2
3	DINING/LIVING RECEPTACLES	12	12	1/2	20		0.6	3.0					4
5	FOYER/CORRIDOR RECEPTS.	12	12	1/2	20	0.6	1.5	30	1/2	10	10	COOKTOP	6
7	OFFICE WK. RECEPTACLES	12	12	1/2	20		0.6	1.5					8
9	BATH RECEPTACLES	12	12	1/2	20	0.6	3.0	30	1/2	10	10	COOKTOP	10
11	FOYER/OFFICE/CORR. LIGHTS	12	12	1/2	20		0.3	3.0					12
13	DINING/LIVING LGTS.	12	12	1/2	20	0.6	2.2	30	1/2	10	10	EWH	14
15	KITCHEN LGTS.	12	12	1/2	20	0.8	2.3						16
17	REFRIGERATOR	12	12	1/2	20	1.2	1.5	20	1/2	12	12	WASHER	18
19	DISHWASHER	12	12	1/2	20	1.0	2.5	30	1/2	10	10	DRYER	20
21	SMALL APPLIANCES	12	12	1/2	20	1.5	2.8						22
23	SMALL APPLIANCES	12	12	1/2	20	1.5	(1.0)	25	1/2	12	12	AHU-1	24
25	DISHWASHER	12	12	1/2	20	1.0	(1.0)						26
27	SMALL APPLIANCES	12	12	1/2	20	1.5	2.8	30	3/4	10	10	CU-1	28
29	BED-1 LGTS/RECEPTS.	12	12	1/2	20	0.8	2.8						30
31	BED-2 LGTS/RECEPTS.	12	12	1/2	20	0.8	--	--	--	--	--	SPACE	32
33	BED-3 LGTS/RECEPTS.	12	12	1/2	20	0.6	--	--	--	--	--	SPACE	34
35	MASTER BED LGTS/RECEPTS.	12	12	1/2	20	0.6	--	--	--	--	--	SPACE	36
37	LAUNDRY RECEPTACLE	12	12	1/2	20	1.5	--	--	--	--	--	SPACE	38
39	FT. RM/BINNETTE RECEPTS.	12	12	1/2	20	0.6	--	--	--	--	--	SPACE	40
41	SPARE	--	--	--	20	--	--	--	--	--	--	SPACE	42
43	SPARE	--	--	--	20	--	--	--	--	--	--	SPACE	44
45	SPARE	--	--	--	20	--	--	--	--	--	--	SPACE	46
47	SPARE	--	--	--	20	--	--	--	--	--	--	SPACE	48
49	SPACE	--	--	--	--	--	--	--	--	--	--	SPACE	50
51	SPACE	--	--	--	--	--	--	--	--	--	--	SPACE	52
53	SPACE	--	--	--	--	--	--	--	--	--	--	SPACE	54
	SUBTOTAL					25.3							24.2

ALL FEEDER CALCULATIONS ARE BASED ON: 1999/2008 OCL — NOT MORE THAN 4 CONDUCTORS IN A RACEWAY

TOTAL KVA IS 49.5 KVA
TOTAL AMPERES IS 206 AMPS
ESTIMATED DEMAND LOAD= 121.5 AMPS

CIRCUIT TYPE : (A) ARC FAULT (T) TIME SWITCH CONTROL (S) SHUNT TRIP (F) GROUND FAULT (D) DEDICATED (I) ISOLATED GRD.

	POLE	TRIP	TYPE
MAINS: ■ M.L.O. ☐ BREAKER :	—	—	

RATED VOLTAGE= 120/240 VOLTS 1 PHASE 3 WIRE ■ EQPT. GRD. ☐ ISOL. GRD.
FEEDER SIZE IS: ■ CABLE = SEE RISER ☐ BUSWAY
MOUNTING: ■ SURFACE ☐ FLUSH ☐ FREE STANDING ☐ KEYED DOOR
NEUTRAL BUS IS: ☐ HALF SIZE ■ FULL SIZE ☐ K RATED (4.5) ☐ K RATED (20)
ENCLOSURE : ■ NEMA 1 ☐ NEMA 3R ☐ NEMA 4X CLASS( ) DIV ( )
PANEL TYPE : ☐ FUSED ☐ CB PLUG IN ■ CB BOLT IN

BRANCH POLES: 54 — BRANCH BREAKERS= 10 KAIC
BUS RATING: 225A — BRACING = 10 KAIC
GROUND BAR: ■ EQUIPMENT ☐ ISOLATED ☐ BOTH
FEED LOCATION: ☐ TOP ■ BOTTOM ☐ FEED THRU
FEED FROM: ■ NORMAL ☐ EMERGENCY ☐ UNINTERRUPTABLE

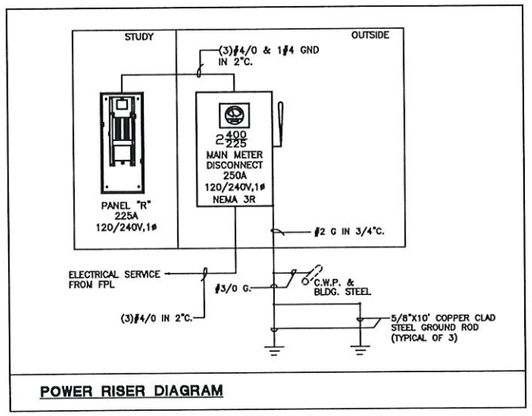
PROVIDE A 3/4"C. W/P.S. TO ACCESSIBLE LOCATION ABOVE CEILING FOR EACH (3) SPARES.

NOTE:(*) THESE LOADS ARE INCLUDED IN THE LOAD UNDER THE LIGHTING CIRCUIT OF EACH UNIT PER N.E.C. 220.12.

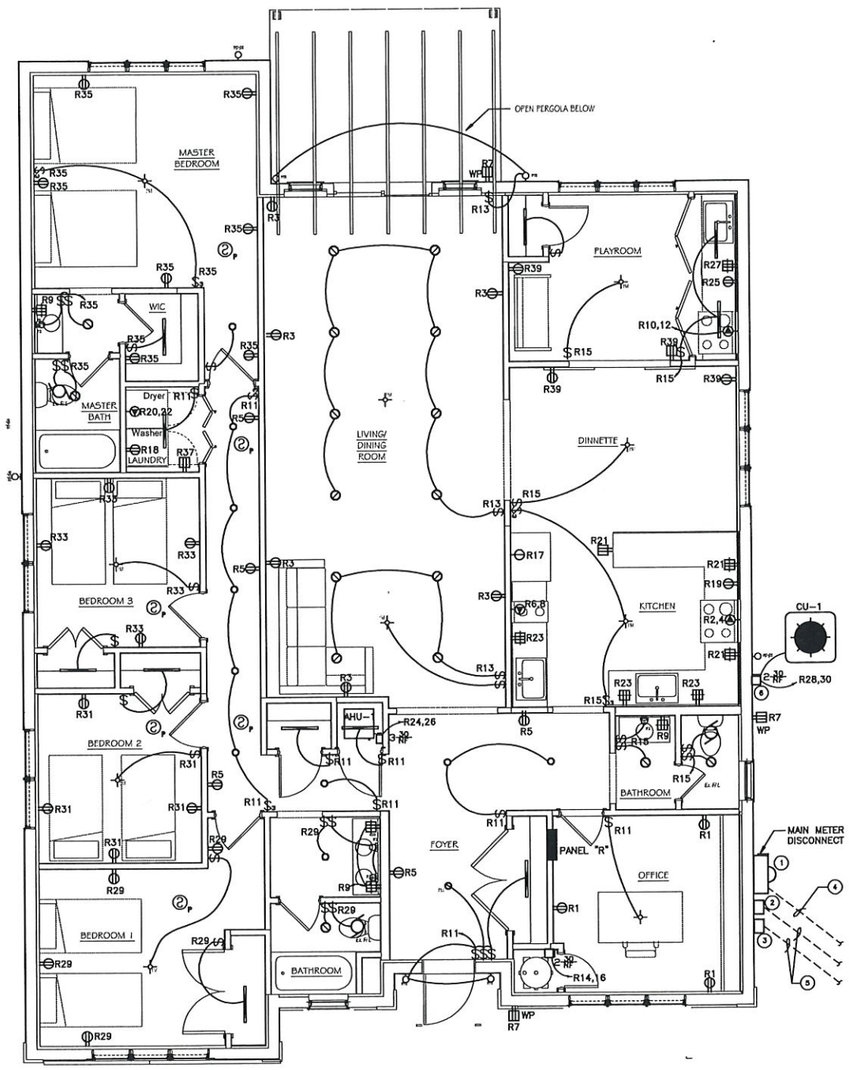
DEWLING UNIT DEMAND CALC.

NEC DEMAND LOAD CALCULATION

TOTAL CONNECTED LOAD FOR	= 49.5KVA
FIRST 10.0KVA	= 10.0KVA
AC AT 100% IS	= 5.6KVA
REMAINDER 33.9KVA AT 40% IS	= 13.6KVA
TOTAL NEC DEMAND LOAD IS	29.2KVA = 121.5AMPS



POWER RISER DIAGRAM



1 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"

KEY NOTES

1. PROPOSED METER DISCONNECT COMBO LOCATION. COORDINATE ALL WORK WITH CONTRACTOR PRIOR TO BIDDING.
2. PROPOSED CATV SERVICE BOX IN GROUND. COORDINATE ALL WORK WITH SERVICE REP. PRIOR TO BIDDING.
3. PROPOSED TELCO SERVICE BOX IN GROUND, COORDINATE ALL WORK WITH SERVICE REP. PRIOR TO BIDDING.
4. ROUTED SERVICE LINES AT 24" B.F.G. COORDINATE ROUTING OF THE U/G SERVICE CONDUITS
5. 2-2" PVC SCHED. 40; 1 FOR CATV, 1 FOR TELE/DATA.
6. EXTERIOR DISCONNECTS MUST BE NEMA 3R.

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CLIENT

REVISIONS

DESCRIPTION	DATE	NO.

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RANCH MASTER
OKEECHOBEE, FL.

DRAWING TITLE
ELECTRICAL PLAN

EXAMINER'S SIGNATURE

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SCALE
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PROJECT NO.

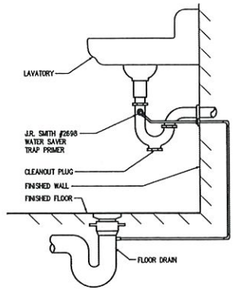
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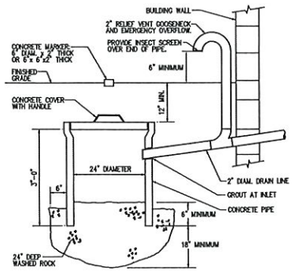
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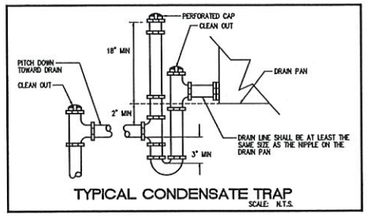
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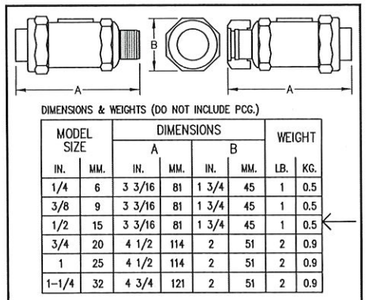
TRAP PRIMER DETAIL
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CONDENSATE DRYWELL
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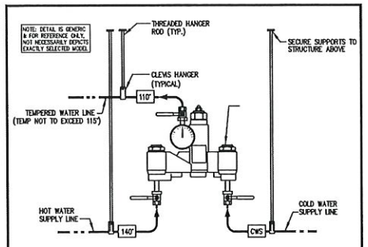
TYPICAL CONDENSATE TRAP
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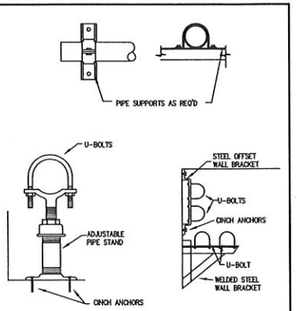
DIMENSIONS & WEIGHTS (DO NOT INCLUDE PCG.)

MODEL SIZE		DIMENSIONS A		DIMENSIONS B		WEIGHT	
IN.	MM.	IN.	MM.	IN.	MM.	LB.	KG.
1/4	6	3 3/16	81	1 3/4	45	1	0.5
3/8	9	3 3/16	81	1 3/4	45	1	0.5
1/2	15	3 3/16	81	1 3/4	45	1	0.5
3/4	20	4 1/2	114	2	51	2	0.9
1	25	4 1/2	114	2	51	2	0.9
1-1/4	32	4 3/4	121	2	51	2	0.9

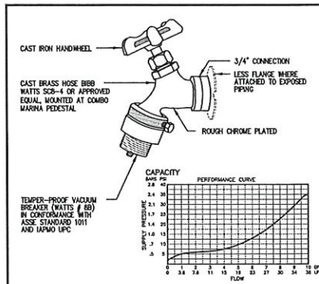
DEVICE BACKFLOW DISHWASHER DETAIL
SCALE: N.T.S.



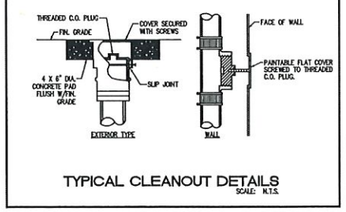
MIXING VALVE DETAIL
SCALE: N.T.S.



UNDERCOUNTER SUPPORT DETAILS
SCALE: N.T.S.



HOSE BIBB DETAIL
SCALE: N.T.S.



TYPICAL CLEANOUT DETAILS
SCALE: N.T.S.

PLUMBING GENERAL NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIAL SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
5. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
6. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
7. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS.
8. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
10. VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
11. WATER PIPING SHALL BE TYPE "L" COPPER FOR 2" AND UNDER AND TYPE "K" COPPER FOR 2-1/2" AND ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER. IT IS ALSO ACCEPTABLE FOR ALL WATER PIPING TO BE MANUFACTURED FROM VIRGIN ISOID CPVC VINYL COMPOUNDS WITH A CELL CLASS OF 24448 AS IDENTIFIED IN ASTM D 1784 AND PER NSF STANDARD 61 (CHARLOTTE OR APPROVED EQUAL).
12. WASTE AND VENT PIPING SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PLASTIC PIPE WITH A SOLID CELLULAR CORE OR COMPOSITE WALL PIPING IN COMPLIANCE WITH STANDARDS ASTM D 2665, ASTM F 891, ASTM F 1488 & CSA B181.2.
13. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE CPVC DRAIN WASTE AND VENT PIPING AND FITTINGS. INSULATE ALL CONDENSATE PIPING.
14. INSULATE ALL HOT WATER, CONDENSATE LINES, EXHAUST LINES ABOVE GRADE AS FOLLOWS: CW, HW SUPPLY AND RETURN – 1" THICK PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET. HORIZONTAL STORM DRAIN PIPING – 1 1/2" THICK PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET. CONDENSATE PIPING – 3/4" ARMAFLEX PREFORMED. EXHAUST PIPE – 3" THICK CALCIUM SILICATE BLOCK INSULATION W/1200 F. STEVENS CLASS CLOTH WRAP.
15. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
16. FURNISH AND INSTALL APPROVED AIR CHAMBERS, AT EACH PLUMBING FIXTURE AND P.D.I. APPROVED SHOCK ARRESTORS ON MAIN LINES ON RISERS.
17. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
18. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).
19. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, CHASE TECHNOLOGY CORP.– ETC PR-855 OR 3M, CP-25 CAULKING OR 303 PUTTY, TO ACHIEVE SAME RATING AS WALLS OR FLOORS.
20. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
21. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM THE NEAREST PLUMBING FIXTURE.
22. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTERS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
23. PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS – ZURN ZS-1469 SERIES C.O. OR APPROVED ACCESS PANEL.
24. INTERIOR FLOOR CLEANOUTS SHALL BE ZURN ZN1400.
25. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCEABLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
26. ALL FIRE MAINS, HOT & COLD WATER PIPES, AND CONDENSATE PIPING AND GAS PIPING SHALL HAVE IDENTIFICATION AND FLOW DIRECTIONS BANDS.
27. CONTRACTOR SHALL KEEP A SET OF AS BUILTS DWG. ON THE JOB SITE AT ALL TIMES AND DELIVER A SET OF UP TO DATE AS-BUILTS TO THE ENGINEER AND OWNER AT THE COMPLETION OF THE PROJECT.

SHOCK ARRESTOR SCHEDULE

P.D.I. DESIGNATION	MANUF. & MODEL	FIXTURE UNITS	CONNECTION	
A	SIOUX CHIEF 652-A	1-11	1/2"	
B	SIOUX CHIEF 653-B	12-32	3/4"	
C	SIOUX CHIEF 654-C	33-60	1"	

SIOUX CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED. CONFORMS TO ANSI/ASSE 1010 STANDARDS.

SLOPE OF HORIZ. DRAINAGE PIPE

SIZE (inches)	MINIMUM SLOPE (inch per foot)	
2-1/2 or less	1/4	
3 to 6	1/8	
8 or larger	1/16	

TABLE 704.1 OF THE FLORIDA PLUMBING CODE 2020

PLUMBING INDEX

	DRAWING			
1	P-1.0	PLUMBING INDEX, SYMBOL LEGEND AND NOTES		
2	P-2.0	PLUMBING PLAN		
3	P-	X		
4	P-	X		
5	P-	X		
6	P-	X		
7	P-	X		
8	P-	X		
9	P-	X		
10	P-	X		
11	P-	X		
12	P-	X		
13	P-	X		
14	P-	X		
15	P-	X		
16	P-	X		
17	P-	X		
18	P-	X		
19	P-	X		
20	P-	X		
21	P-	X		
22	P-	X		
23	P-	X		
24	P-	X		
25	P-	X		
26	P-	X		
27	P-	X		
28	P-	X		

SHOP DRAWING REQUIREMENTS

1. CONTRACTOR SHALL SUBMIT DIGITAL SHOP DRAWINGS, TOGETHER AT ONE TIME AND MUST COME THROUGH THE ARCHITECT. ALL SUBMITTALS SHALL BE MADE WITHIN 30 DAYS OF NOTICE TO PROCEED.
2. ALL SUBMITTALS MUST CLEARLY INDICATE EXACTLY WHICH ITEMS ARE BEING PROPOSED FOR USE. IF NOT, THE SUBMITTAL SHALL BE REJECTED.
3. SUBSTITUTIONS SHALL BE LIMITED TO ONE OF THE ALTERNATES LISTED IN THE CONSTRUCTION DOCUMENTS. PRODUCTS CONSIDERED TO BE EQUAL SHALL BE REVIEWED AND ACCEPTED BY THE ENGINEER, ARCHITECT AND OWNER (10) DAYS PRIOR TO BID DATE.
4. THE CONTRACTOR ASSUMES ALL DESIGN RESPONSIBILITY AND ALL FINANCIAL RISKS FOR PROCEEDING PRIOR TO SHOP DRAWINGS PROCESSING, AND ON ANY ITEM OR WORK THAT IS AT VARIANCE TO THE CONSTRUCTION DOCUMENTS.

NOTE:
DRAWINGS/DETAILS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, AND CHECK/COORDINATE DRAWINGS OF ALL TRADES

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
———	SANITARY LINE (SAN)
— — — —	VENT LINE (VENT)
—— CD ——	CONDENSATE LINE (CD)
———	COLD WATER LINE (CW)
———	HOT WATER LINE (HW)
———	HOT WATER RETURN LINE (HWR)
—— G ——	GAS LINE (GAS)
	GATE VALVE
	WATER HAMMER ARRESTOR
	FLOOR PENETRATION
FD	FLOOR DRAIN
CO	CLEAN OUT
GCO	CLEAN OUT ON GRADE
AAV	AIR ADMITS VALVE
BV	BALANCING VALVE
VTR	VENT THRU ROOF
RWL	RAIN WATER LEADER

RANCH-OKEECHOBEE PROJECT -DOMESTIC HOT WATER HEATER SCHEDULE

TAG:	MFR:	W.H. MODEL:	UEF	BTU/HR INPUT		Rec. @ 50°F Rise:	TANK SIZE:	SUPPLY TEMP. (F):	WATER CONN.	NOTES:
				INPUT KW:	VOLTAGE/ PHASE/AMPS					
EWH-1	RHEEM/RUUD	PROE55 T2 RH94	0.92	4.5	240/1/18.75	37	(55 GAL) 57" X 22 1/4" D	120	3/4"	1 - 5

NOTES: CONTACT SPIRIT GROUP INC FOR PRODUCT INFORMATION

1. WATER HEATER TO HAVE RHEEM EXPANSION TANK RRT-12
2. WATER HEATER MUST HAVE DUAL STAINLESS UPPER AND LOWER ELEMENTS
3. WATER HEATER TO EVERKLEEN SELF CLEANING
4. WATER HEATER TO HAVE 3 YEAR WARRANTY
5. WATER HEATER MUST BE AHRI RATED



RISE | FL architecture

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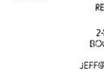
REVISIONS

DESCRIPTION	DATE	NO

PROJECT NAME/LOCATION
RANCH MASTER
OKEECHOBEE, FL

DRAWING TITLE
INDEX, NOTES AND SYMBOL LEGEND

EXAMINER'S SIGNATURE:



Shimon E Greenebaum

PROFESSIONAL SEAL

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P.I.T. MGR: STEPHEN BENDER, P.E.
PROJECT #: 230515-B
(Ranch Permit Set)

GEORGE SANJUAN, P.E.
FLORIDA LICENSE #46100

SCALE

DATE

PROJECT NO

P-1.0

DRAWING NO

EXPIRDOB

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL STAMPED BY CONSULTANTS.

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