Clermont Retail at University Village Building J

(New Construction)

CODE REVIEW

Referenced Codes:
- Florida Building Code (FBC) - 2010
- Florida Mechanical Code - 2010
- Florida Plumbing Code - 2010
- Florida Gas Code - 2010
- National Electrical Code - 2011
- Florida Fire Prevention Code - 2010

Occupancy Classification: M, Mercantile

Construction Type: II-B, Sprinklered

(Final occupancy to be determined at tenant interior build-out)

Building Area:
5,410 sq.ft.
(max allowable prior to mods per FBC Table 503 is 12,500 sq.ft.)
(sprinkler mod will allow an additional 300% building area)

Building Height:
1 story and approx. 33'-10" to midpoint of highest sloped roof
(max allowable prior to mods per FBC Table 503 is 2 stories and 55'-0")
(sprinkler mod will allow an additional 20 feet and 1 additional story)

Occupant Load (FBC Table 1004.1):
Mercantile Areas - 30 sq.ft. per occupant
5,410 sq.ft. / 30 = 181 total occupants

Egress Width:
(2) 68" exits provided on the North side of building
+ (4) 68" exits provided on the South side of building
Total of 408" provided

Required Total Width (as per FBC Table 1005.1) is 36.2"
(181 occupants x 0.2" per occupant = 36.2")

Plumbing Fixtures (FBC:Plumbing Table 403.1):
1 Unisex Water Closet will be required on each side of building (see FBC:Plumbing Section 403.1.2)
(1 Water Closet per 500 occupants)
1 Unisex Lavatory will be required on each side of building (see FBC:Plumbing Section 403.1.2)
(1 Lavatory per 750 occupants)
1 Hi/Lo Drinking Fountain pair will be required on each side of building required
(1 Drinking Fountain per 1,000 occupants)
Plumbing fixtures will be provided as part of tenant improvement packages

Required Fire-Resistance for Building Elements (FBC Table 601):
Structural Frame -- 0 hours
Bearing Walls (Exterior) -- 0 hours
Bearing Walls (Interior) -- 0 hours
NonBearing Walls (Exterior) -- see FBC Table 602
NonBearing Walls (Interior) -- 0 hours
Floor Construction -- 0 hours
Roof Construction -- 0 hours

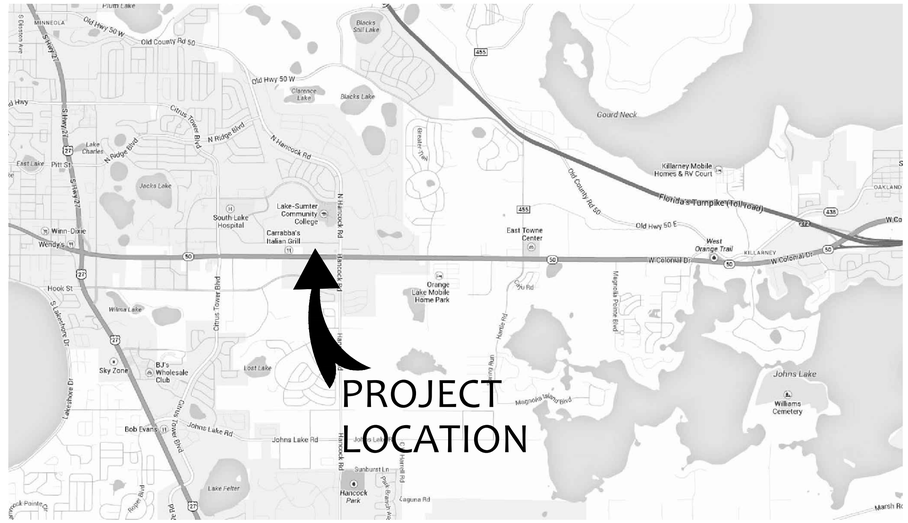
- This project consists of New Construction for a retail building shell in Clermont, FL (Lake County). This building is part of a multi-building development.

- FBC Table 1016.1 requires that the maximum exit access travel distance not exceed 250' (sprinklered). No travel distances exceed this distance, so the the exit configuration is in compliance.

- All wall and ceiling finishes shall comply with NFPA 101 Section 10.2.

FLORIDA / MIAMI-DADE PRODUCT APPROVALS

PRODUCT	MANUFACTURER	NOA #	ISSUE DATE	EXPIRE DATE
EXTERIOR HOLLOW METAL DOORS	INGERSOLL-RAND	12-0305.14	2012 may 31	2015 may 05
ALUMINUM STOREFRONT SYSTEMS	KAWNEER	11-0915.07	2011 oct 27	2016 jul 27
ALUMINUM STOREFRONT DOORS	KAWNEER	11-1013.03	2012 mar 15	2017 feb 08
METAL ROOF	FABRAL, INC.	11-1006.21	2012 feb 02	2017 feb 02



1 Location Map
Not To Scale

NORTH

GENERAL NOTES

1	G.C. SHALL SUBMIT SHOP DRAWINGS AND PRODUCT INFORMATION PRIOR TO PURCHASING, INSTALLATION AND/OR CONSTRUCTION.
2	ALL CONSTRUCTION WORK IS REQUIRED TO COMPLY WITH CODES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION.
3	ALL EXTERIOR MATERIALS AND ASSEMBLIES MUST CARRY A MIAMI-DADE NOTICE OF ACCEPTANCE (N.O.A.) AND/OR STATE OF FLORIDA PRODUCT APPROVAL APPLICABLE FOR THE LOCATION AND WIND ZONE IN WHICH THIS PROJECT IS LOCATED.
4	ALL FIRE-RATED MATERIALS, ASSEMBLIES AND PENETRATIONS MUST COMPLY WITH REQUIREMENTS OF THEIR ASSOCIATED U.L. DESIGN (OR OTHER APPROVED TESTING STANDARD). G.C. SHALL VERIFY IF EXISTING WALLS CARRY A FIRE-RATING PRIOR TO PENETRATING OR ALTERING THEM IN ANY WAY.
5	ALL FIRE-RATED WALLS MUST BE CLEARLY AND PERMANENTLY LABELED ABOVE FINISH CEILING LEVEL AS REQUIRED BY CODE.
6	ELECTRICAL PANELS, JUNCTION BOXES, RECESSED CABINETS, ETC. OCCURRING IN FIRE-RATED WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH U.L. DESIGN REQUIREMENTS.
7	G.C. SHALL ATTACH AND STAGGER WALL BOARD ON ALL FIRE-RATED WALLS AS REQUIRED BY U.L. DESIGN DESCRIPTION.
8	ALL WOOD, LUMBER AND PLYWOOD MATERIALS SHALL BE FIRE-RESISTANT AND/OR FIRE-RATED AS REQUIRED BY CODE.
9	G.C. SHALL PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS AS INDICATED ON PLAN AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER SHALL NOT EXCEED 75 FEET.
10	NOT USED
11	G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PURCHASING, INSTALLATION, AND/OR CONSTRUCTION.
12	THE CONTRACTOR SHALL BRING ANY CONFLICTS OR DISCREPANCIES FOUND IN THE DRAWINGS TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO PURCHASING, INSTALLATION AND/OR CONSTRUCTION.
13	DO NOT SCALE DRAWINGS FOR DIMENSIONS. IF A DIMENSION IS UNCLEAR OR NOT MARKED ON THE DRAWINGS, CONTACT THE ARCHITECT.
14	U.N.O., DIMENSIONS ARE TYPICALLY EITHER TAKEN TO THE FACES OF CMU WALLS OR TO THE CENTERLINES OF STUD WALLS.
15	G.C. SHALL MAINTAIN A CLEAN AND WELL DEFINED STAGING AREA. PROVIDE DEMISING WALLS / VISUAL SCREENS WHERE REQUIRED BY OWNER OR AUTHORITY HAVING JURISDICTION.
16	G.C. IS RESPONSIBLE FOR KEEPING THE CONSTRUCTION SITE AND SURROUNDING AREAS CLEAN AND FREE FROM DAMAGE OR DEBRIS AT ALL TIMES. UPON COMPLETION OF CONSTRUCTION G.C. SHALL CLEAN THE SITE TO OWNER'S APPROVAL.
17	G.C. IS RESPONSIBLE FOR LOCATING ALL UTILITY INFRASTRUCTURES AND PROTECTING THEM FROM DAMAGE DURING THE CONSTRUCTION PROCESS.
18	G.C. IS RESPONSIBLE FOR CONNECTING UTILITY LINES TO THE BUILDING. (SEE M/E/P/FP DRAWINGS)
19	G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING SITE LIGHTING, SIGNAGE LIGHTING, AND EXTERIOR BUILDING LIGHTING. (SEE SITE, CIVIL, AND ELECTRICAL DRAWINGS)
20	G.C. SHALL KEEP A COPY OF THE SOILS REPORT ON SITE. ALL CONSTRUCTION WORK SHALL COMPLY WITH ITS RECOMMENDATIONS / REQUIREMENTS.
21	G.C. SHALL TAKE NECESSARY MEASURES TO ENSURE THAT NEIGHBORING TENANTS AND RESIDENTS ARE NOT DISTURBED IN ANY WAY DURING THE CONSTRUCTION PROCESS.
22	IF CONSTRUCTION IS TAKING PLACE WITHIN AN OCCUPIED SPACE OR STRUCTURE, G.C. SHALL TAKE MEASURES TO ENSURE THAT DAY-TO-DAY OPERATIONS ARE NOT DISRUPTED OR AFFECTED IN ANY WAY.
23	G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ADDRESS / UNIT NUMBER SIGNAGE AT FRONT AND REAR ENTRIES OR AS INDICATED ON DRAWINGS. SIGNAGE TO MEET LOCAL CODES.
24	G.C. IS RESPONSIBLE FOR CONTRACTING WITH AN ENGINEER LICENSED IN THE STATE OF FLORIDA TO PROVIDE LIGHT GAUGE STEEL STUD FRAMING DESIGN (SPACINGS, GAUGES, SIZES, ETC.)
25	ALL ATTACHMENT HARDWARE SHALL BE APPROPRIATELY CAMOUFLAGED AND CONCEALED. FINISH COLOR OF ALL ATTACHMENT HARDWARE SHALL MATCH ADJACENT SURFACES U.N.O.
26	G.C. SHALL PROVIDE CONTROL JOINTS TO PREVENT CRACKING IN ALL MATERIALS AND ASSEMBLIES. SUBMIT CONTROL JOINT LAYOUTS TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO PURCHASE, INSTALLATION AND/OR CONSTRUCTION.
27	G.C. IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND WORKSITE SAFETY.
28	G.C. IS RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO CONSULTANTS AND COMPLETE PURCHASING OF ALL SCOPE FROM APPROPRIATE VENDORS.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	D.S.	DOWNSPOUT	G.W.B.	GYPSUM WALL BOARD	O.C.	ON CENTER
A.C.T.	ACOUSTICAL CEILING TILE	DWG.	DRAWING	H.M.	HOLLOW METAL	OPP.	OPPOSITE
ALUM.	ALUMINUM	D.F.	DRINKING FOUNTAIN	HORZ.	HORIZONTAL	O.T.O.	OUTSIDE-TO-OUTSIDE (OUTSIDE DIMENSION)
APPRX.	APPROXIMATE	EA.	EACH	INSUL.	INSULATION	PT.	PAINT
ARCH.	ARCHITECTURAL	E.	EAST	INT.	INTERIOR	P-LAM.	PLASTIC LAMINATE
ATWA	ALL THE WAY AROUND	E.W.C.	ELECTRICAL WATER COOLER	I.T.I.	INSIDE-TO-INSIDE (INSIDE DIMENSION)	PLYWD.	PLYWOOD
BRG.	BEARING	E.W.H.	ELECTRICAL WATER HEATER	LAM.	LAMINATED	P.T.	PRESSURE TREATED
B/	BOTTOM OF	ELEC.	ELECTRICAL	LAV.	LAVATORY	R.	RADIUS
BLDG.	BUILDING	ELEV.	ELEVATION	MNFCT'R.	MANUFACTURER	REINF.	REINFORCED (REINFORCING)
C.L.	CENTER LINE	EQ.	EQUAL	MAX.	MAXIMUM	REQ'D.	REQUIRED
C.T.	CERAMIC TILE	EQUIP.	EQUIPMENT	MECH.	MECHANICAL	R.T.U.	ROOF TOP UNIT
C.O.	CLEAN-OUT	E.J.	EXPANSION JOINT	MTL.	METAL	SIM.	SIMILAR
COL.	COLUMN	EXT.	EXTERIOR	MIN.	MINIMUM	S.	SOUTH
CONC.	CONCRETE	FIN.	FINISH	MISC.	MISCELLANEOUS	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT(S)	F.E.	FIRE EXTINGUISHER	MTG.	MOUNTING	S.S.	STAINLESS STEEL
CONT.	CONTINUOUS	F.D.	FLOOR DRAIN	NOM.	NOMINAL	STD.	STANDARD
C.J.	CONTROL JOINT	F.T.	FEET	N.	NORTH	STL.	STEEL
DIA.	DIAMETER	FTG.	FOOTING	N/A	NOT APPLICABLE	STRUCT.	STRUCTURAL
DIM.	DIMENSION	GALV.	GALVANIZED	N.I.C.	NOT IN CONTRACT	TEMP.	TEMPORARY
DN.	DOWN	GA.	GAUGE	N.T.S.	NOT TO SCALE	T&G	TONGUE AND GROOVE

T/	TOP OF
T.S.	TUBE STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH
W/	WITH
W/O	WITHOUT

OWNER

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SYMBOLS LEGEND

WINDOW TYPE
DOOR TYPE
CENTER LINE (CL)
COLUMN LINE (O-O)
ELEVATION / HEIGHT (+0'-0" T/ XX)
WALL / PARTITION
AREA IDENTIFICATION (XXXX, O, SQ.FT.)
NORTH ARROW (NORTH)
REVISION CLOUD

EXTERIOR ELEVATION (DRAWING ID, XO-O, SHEET ID)
SECTION CUT (DRAWING ID, XO-O, SHEET ID)
SECTION DETAIL CUT (DRAWING ID, XO-O, SHEET ID)
ENLARGED DETAIL (DRAWING ID, XO-O, SHEET ID)
INTERIOR ELEVATION (DRAWING ID, XO-O, SHEET ID)
NOTES (O, 000)

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M / E / P / FP

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P1	Plumbing Plan, Notes & Details	●					
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E2	Electrical Plans & Riser Diagrams	●					

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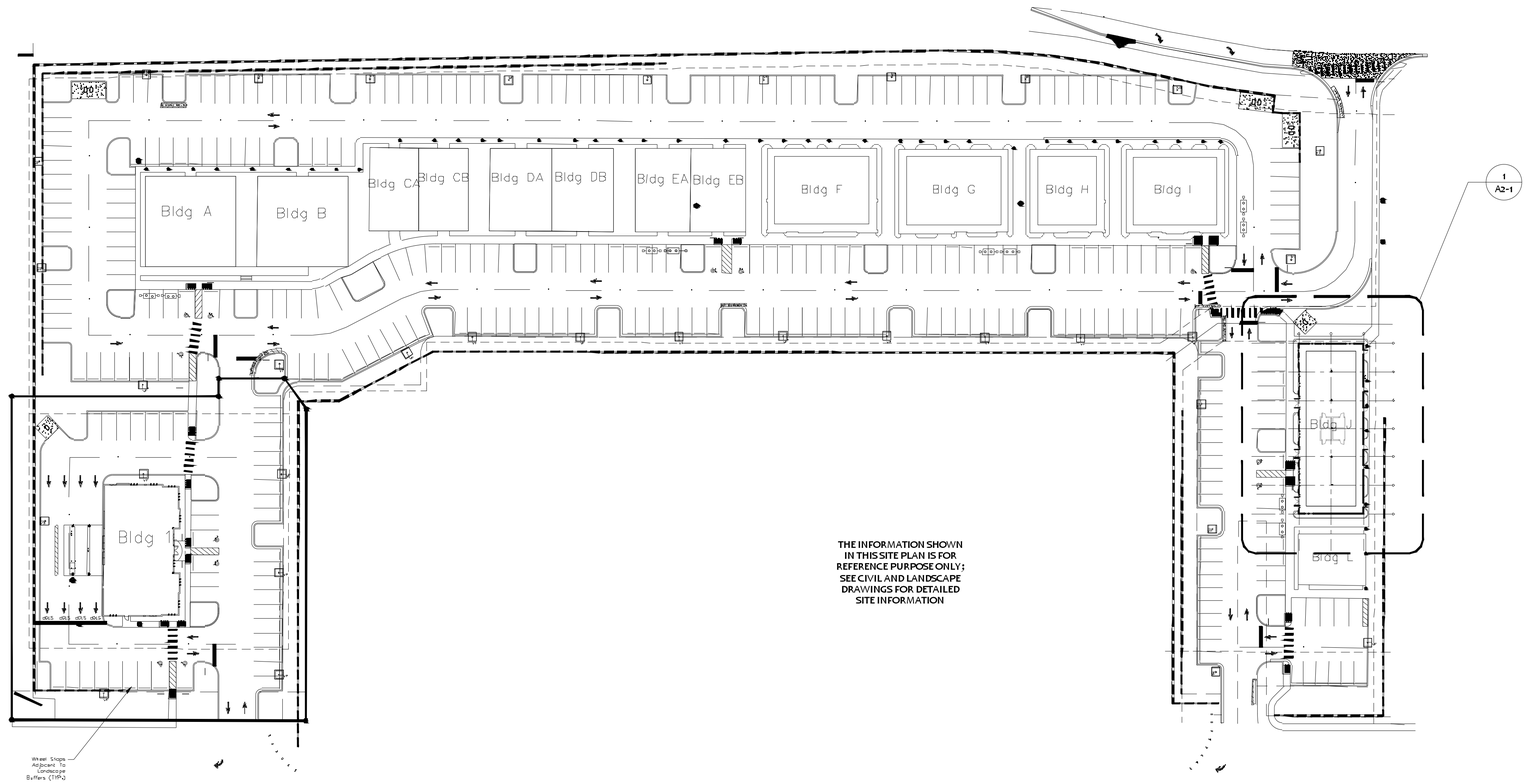
REVISIONS

#	DATE	DESCRIPTION

PROJECT NAME:
Clermont Retail
Building J

DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Cover Sheet	A0-0



1 Site Plan
1" = 50'-0"

NORTH

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PROJECT NAME:

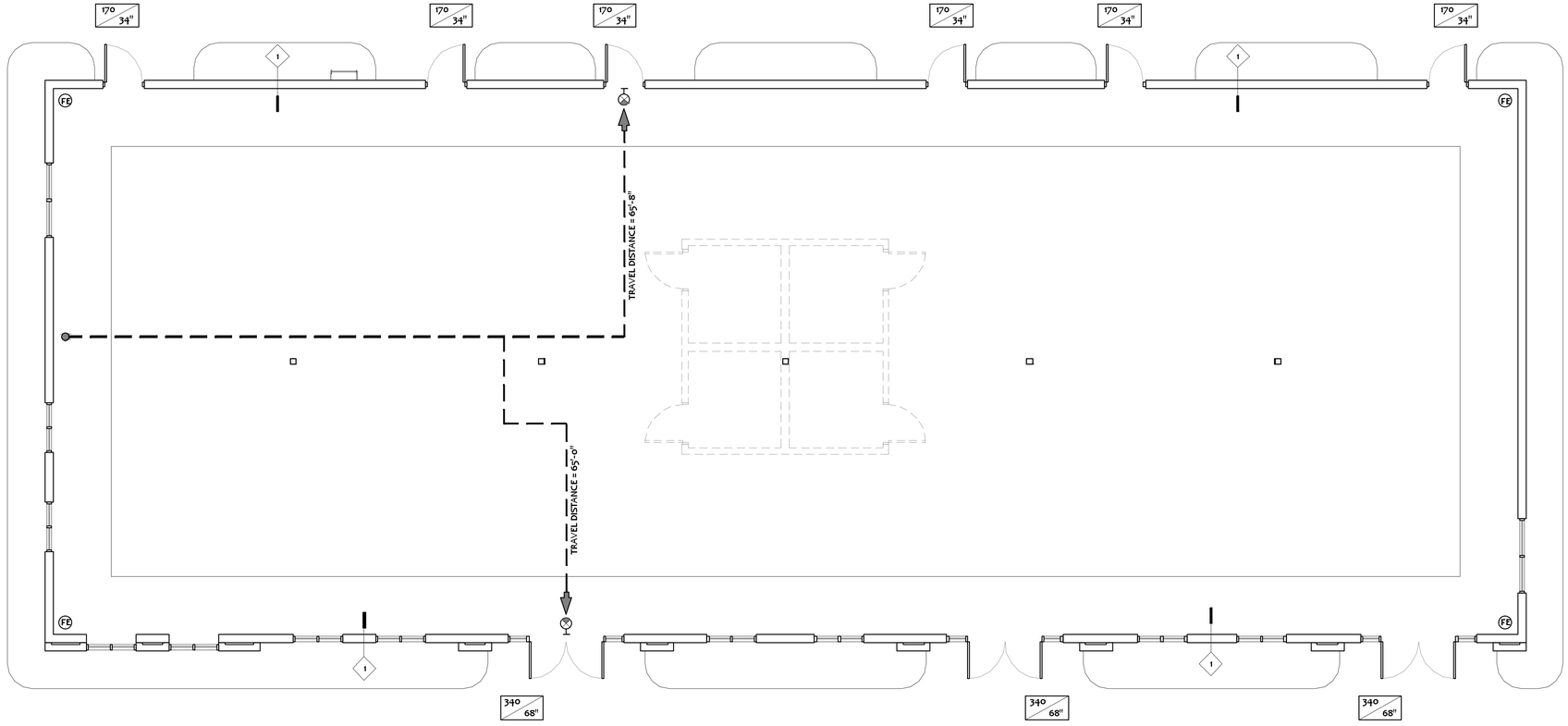
Clermont Retail

Building J

DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Site Plan	A0-1

LIFE SAFETY LEGEND

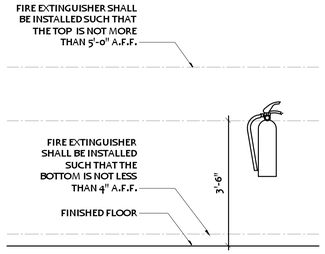
00 / 00"	EXIT WIDTH INDICATOR (SHOWING CLEAR WIDTH OF OPENING AND NUMBER OF OCCUPANTS THAT CLEAR WIDTH CAN SERVE PER CODE)
TRAVEL DISTANCE	TRAVEL DISTANCE INDICATOR (SHOWING EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINTS IN EACH AREA)
FE	FIRE EXTINGUISHER (10LBS 2A/10B/C) (SEE DETAIL THIS PAGE)
EXIT	EXIT SIGN; LITHONIA QUANTUM SERIES OR APPROVED EQUAL (ALSO SEE ELEC DWGS)
1	EXTERIOR CMU BEARING WALL (SEE WALL SECTIONS)



- INSTALLATION OF FIRE EXTINGUISHERS SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE 1 SECTION 13.6.1.1

- PROVIDE WALL MOUNTED, PORTABLE FIRE EXTINGUISHERS AS INDICATED ON THE PLAN.

- FIRE EXTINGUISHERS TO BE TYPE 2-A / 10-B / C CLASS A LIGHT HAZARD



NOTE:

SEE REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LAYOUT

ALL EGRESS ROUTES WILL BE REFINED AND UPDATED DURING TENANT IMPROVEMENT BUILD-OUT PROCESS

2 Fire Extinguisher Detail
1/2" = 1'-0"

1 Life Safety Plan
3/16" = 1'-0"

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REVISIONS

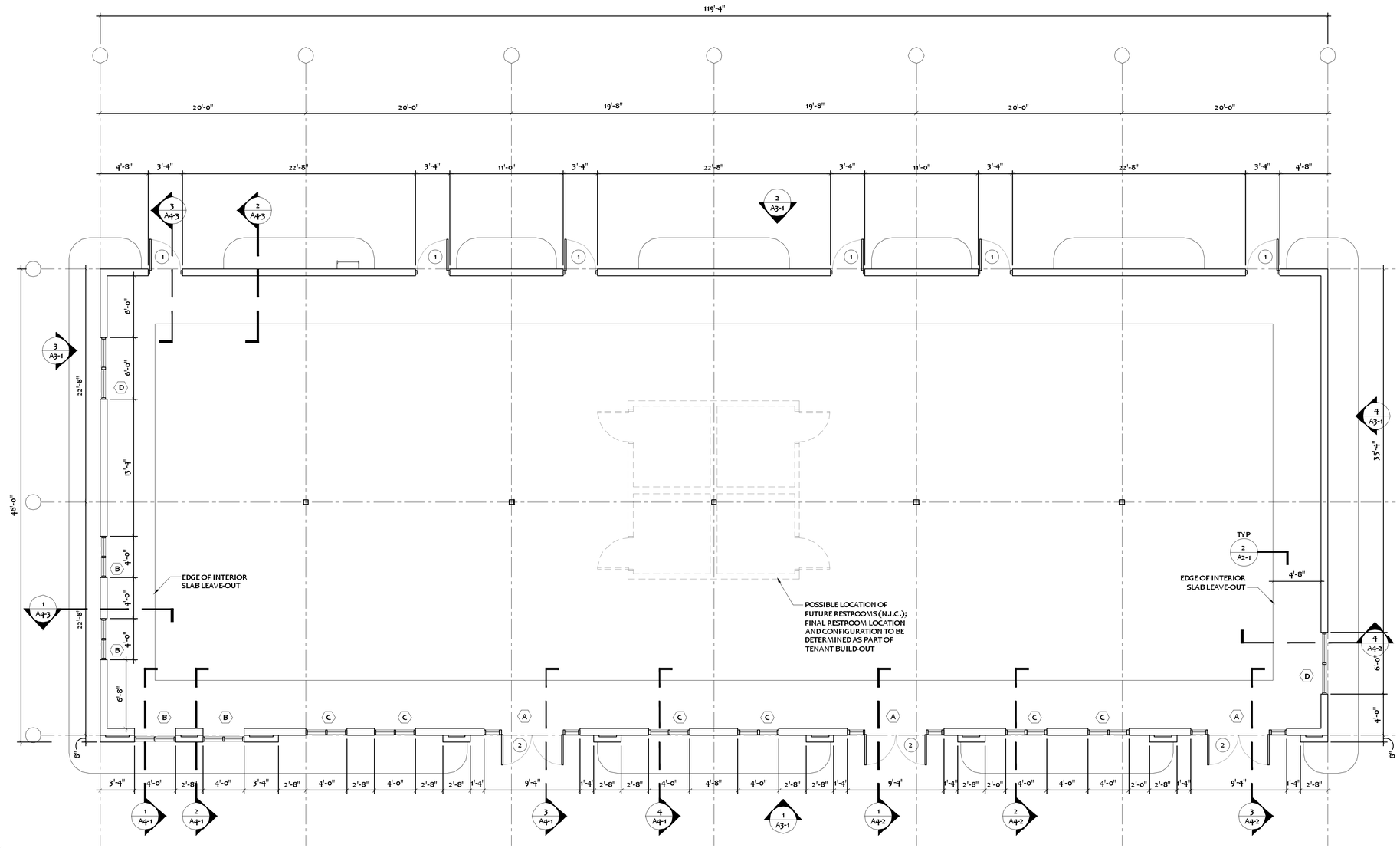
#	DATE	DESCRIPTION

PROJECT NAME:

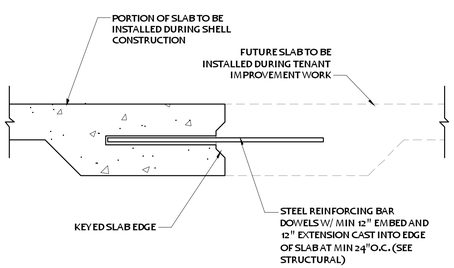
Clermont Retail

Building J

DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Life Safety Plans	A1-1



NOTE: SEE STRUCTURAL FOR ALL FINAL DIMENSIONS



2 Slab Leave-out Detail
1-1/2" = 1'-0"

1 Floor Plan
3/16" = 1'-0"

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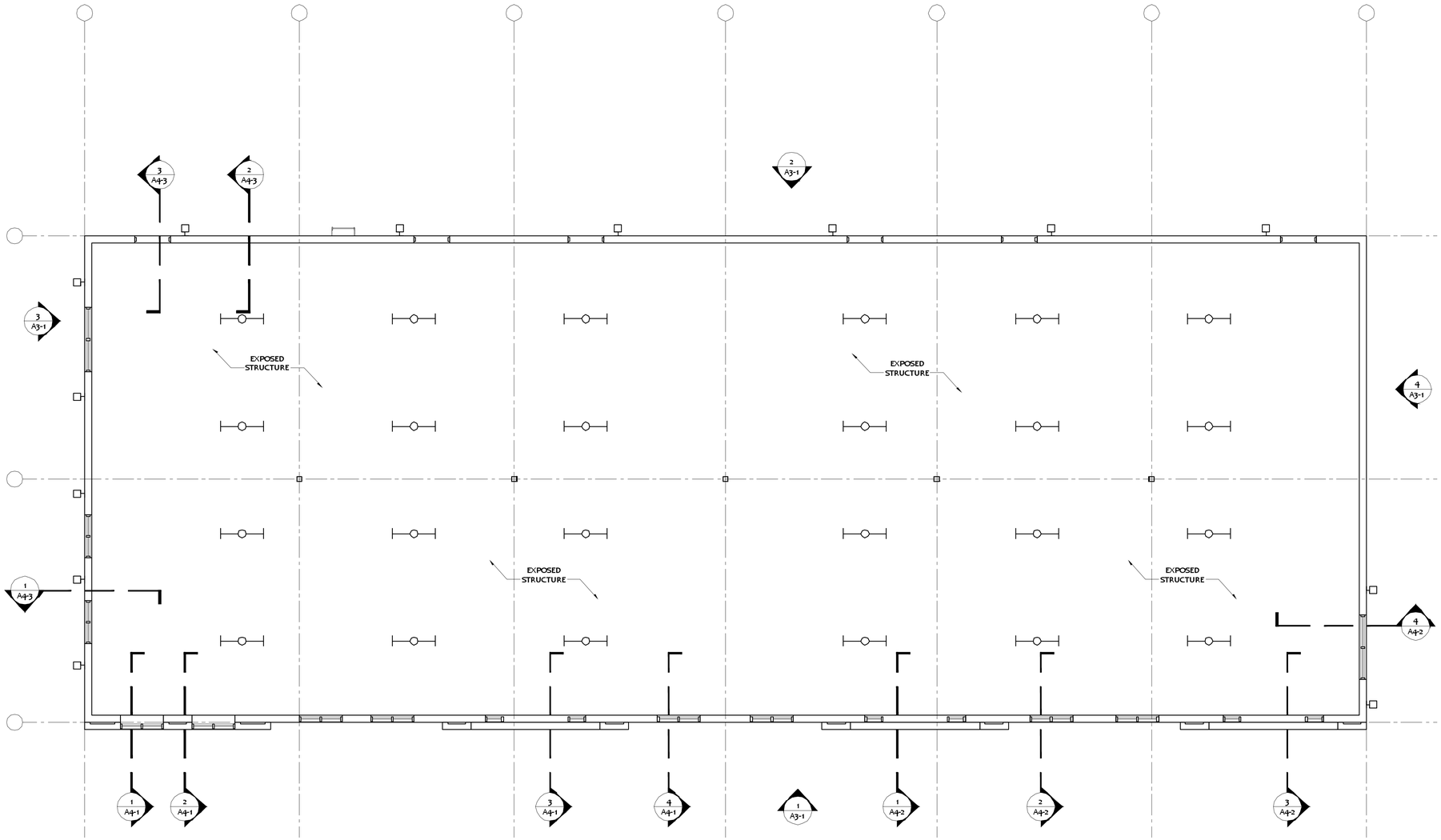
#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

Building J

DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Floor Plan	A2-1



CEILING PLAN LEGEND

⊢○⊣	PENDANT MOUNTED TEMPORARY LIGHT FIXTURE (SEE ELECTRICAL)
⊢□	WALL MOUNTED EXTERIOR LIGHT FIXTURE (SEE ELECTRICAL)

SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LOCATIONS

NORTH

1 Ceiling Plan
3/16" = 1'-0"

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REVISIONS

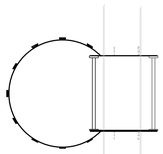
#	DATE	DESCRIPTION

PROJECT NAME:

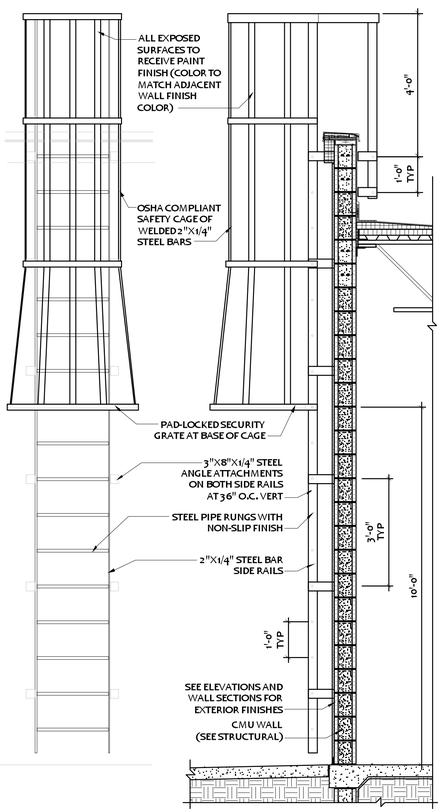
Clermont Retail

Building J

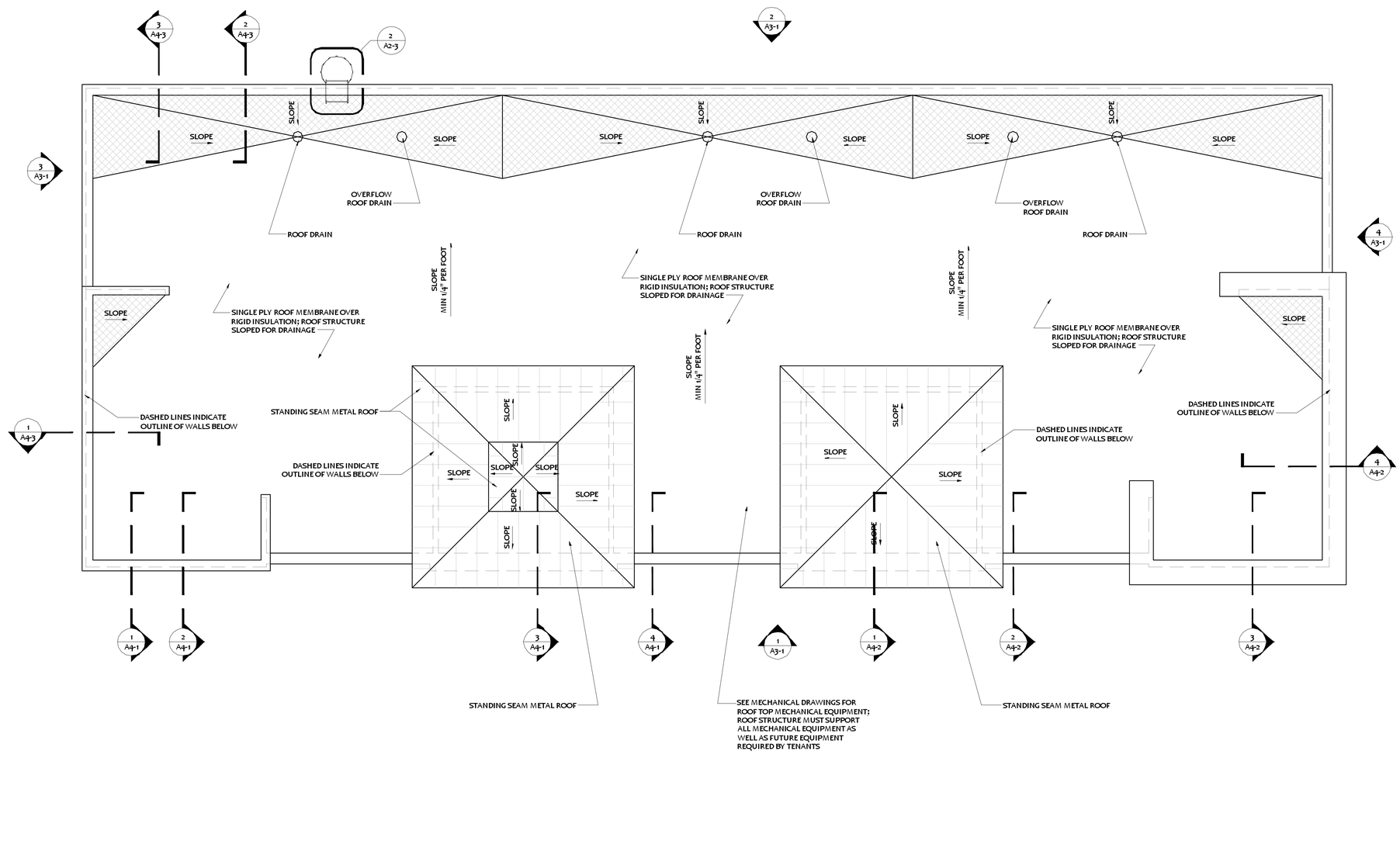
DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Ceiling Plan	A2-2



PLAN VIEW



2 Roof Access Ladder Details
1/2" = 1'-0"



1 Roof Plan
3/16" = 1'-0"

NORTH

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REVISIONS

#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

Building J

DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Roof Plan	A2-3

ELEVATION LEGEND

1	STANDING SEAM METAL ROOF
2	SMOOTH-FINISH STUCCO WITH ELASTOMERIC PAINT COATING
3	EIFS CORNICE / EIFS TRIM WITH ELASTOMERIC PAINT COATING (SEE SECTIONS AND DETAILS)
4	STOREFRONT SYSTEM WITH DARK BRONZE ANODIZED FINISH (SEE GLAZING DETAILS, DOOR SCHEDULE, AND DETAILS)
5	CANVAS AWNING
6	ALUMINUM AWNING SYSTEM WITH DARK BRONZE ANODIZED FINISH (SEE DETAILS)
7	DASHED LINE INDICATES SLOPE OF ROOF BEHIND WALL
8a	DECORATIVE WALL-MOUNTED EXTERIOR WALL SCONCE LIGHT FIXTURE (VERIFY MODEL, MANUFACTURER, AND FINISH WITH OWNER AND ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION)
8b	SERVICE AREA WALL-MOUNTED EXTERIOR LIGHT FIXTURE (VERIFY MODEL, MANUFACTURER, AND FINISH WITH OWNER AND ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION)
9	DASHED LINE INDICATES LOCATION OF FUTURE SIGNAGE TO BE PERMITTED UNDER SEPARATE COVER; G.C. SHALL PROVIDE RECESSED ELECTRICAL JUNCTION BOX BEHIND EACH SIGNAGE LOCATION (SEE ELEC DWGS); G.C. SHALL PROVIDE FIRE-RETARDANT TREATED PLYWOOD SUBSTRATE PANEL BEHIND STUCCO IF SIGNAGE LOCATION OCCURS AT METAL STUD WALL
10	LOCATION OF ELECTRICAL METERING EQUIPMENT (SEE ELEC DWGS); ALL EQUIPMENT SHALL BE FINISHED TO MATCH ADJACENT WALL FINISHES
11	OVERFLOW ROOF DRAIN OUTLET
12	G.C. SHALL PROVIDE BUILDING ADDRESS / UNIT NUMBER SIGNAGE ABOVE ALL MAIN ENTRANCES SO THAT THE ADDRESS IS PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FRONTING THE PROPERTY; CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE AT LEAST SIX INCHES IN HEIGHT; G.C. SHALL CO-ORDINATE SIGNAGE WITH OWNER AND LOCAL AUTHORITY HAVING JURISDICTION); UNIT NUMBER SIGNAGE SHALL ALSO BE PROVIDED AT ALL REAR SERVICE DOORS
13	SERVICE DOOR (AS SCHEDULED)
14	TRELLIS
15	OSHA COMPLIANT ROOF ACCESS CAGE LADDER WITH PAD-LOCKED SECURITY GRATE AT BASE OF CAGE

NOTES:

G.C. SHALL PROVIDE SHOP DRAWINGS, SAMPLES, AND CUT SHEETS FOR ALL PRODUCTS AND MATERIALS FOR REVIEW BY OWNER AND ARCHITECT PRIOR TO PURCHASE AND/OR CONSTRUCTION

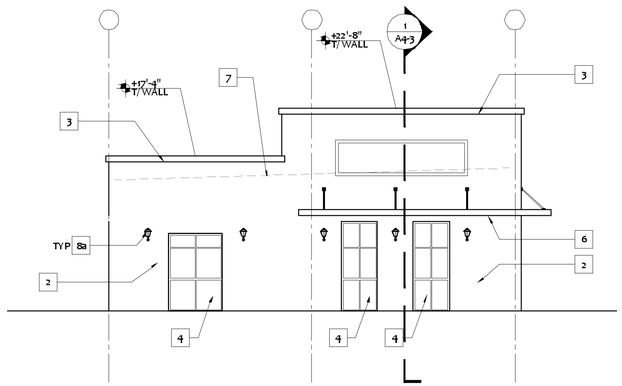
SIGNAGE LOCATIONS ARE SHOWN FOR REFERENCE ONLY; ALL SIGNAGE TO BE PERMITTED UNDER SEPARATE COVER

G.C. SHALL PROVIDE SHOP DRAWINGS SHOWING LOCATION AND CONFIGURATION EXPANSION AND CONTROL JOINT FOR ALL MATERIALS; STUCCO CONTROL JOINT LOCATIONS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION; JOINTS IN SUBSTRATES SHALL BE CO-ORDINATED WITH JOINTS IN FINISH MATERIALS

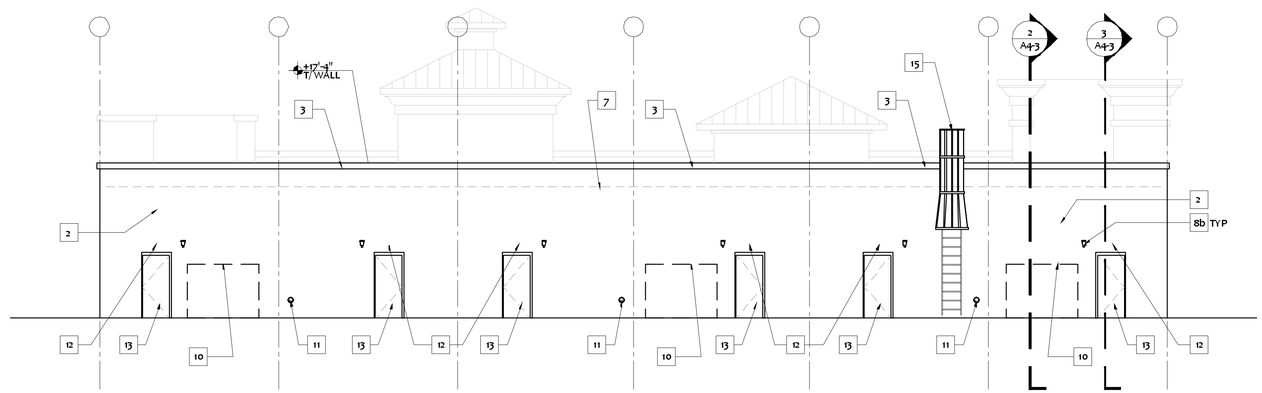
G.C. SHALL PROVIDE APPLICABLE FLORIDA NOTICES OF ACCEPTANCE FOR ALL EXTERIOR COMPONENTS, MATERIALS, AND PRODUCTS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION

ALL VISIBLE FASTENERS, CAULKING, SEALANT, TRIM, FLASHING, AND CONNECTION MATERIALS SHALL HAVE A FINISH THAT MATCHES ADJACENT SURFACES (UNLESS NOTED OTHERWISE)

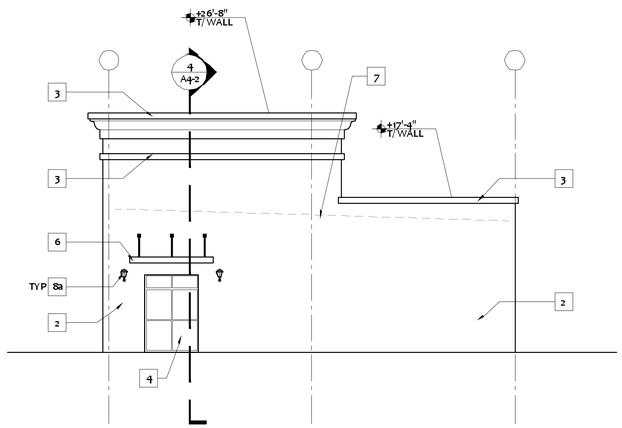
ALL PAINT / ELASTOMERIC COATING PRODUCTS SHALL MEET REQUIREMENTS TO BE DETERMINED BY OWNER AND ARCHITECT; G.C. TO PROVIDE SUBMITTALS FOR REVIEW PRIOR TO PURCHASE AND/OR CONSTRUCTION; ALL COLORS SHALL BE SELECTED BY OWNER AND ARCHITECT PRIOR TO PURCHASE AND/OR CONSTRUCTION



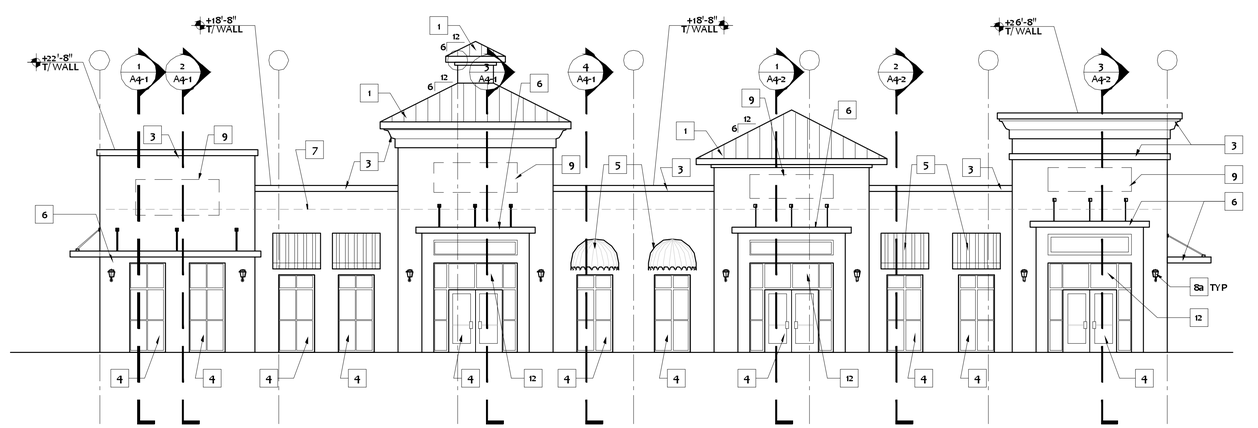
4 North (Left) Elevation
1/8" = 1'-0"



3 East (Rear) Elevation
1/8" = 1'-0"



2 South (Right) Elevation
1/8" = 1'-0"



1 West (Front) Elevation
1/8" = 1'-0"

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REVISIONS

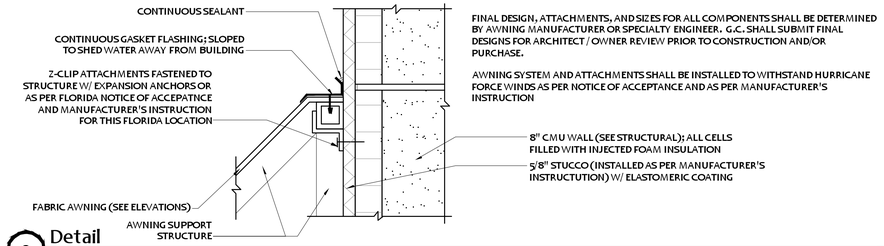
#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

Building J

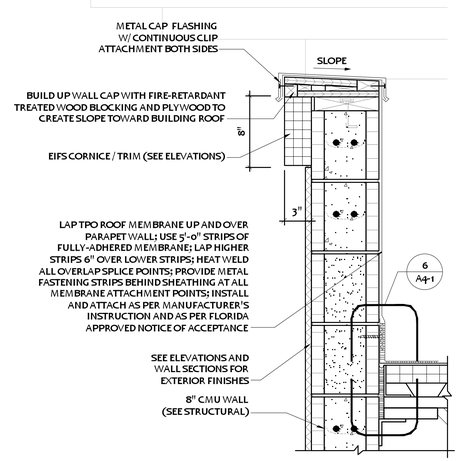
DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Exterior Elevations	A3-1



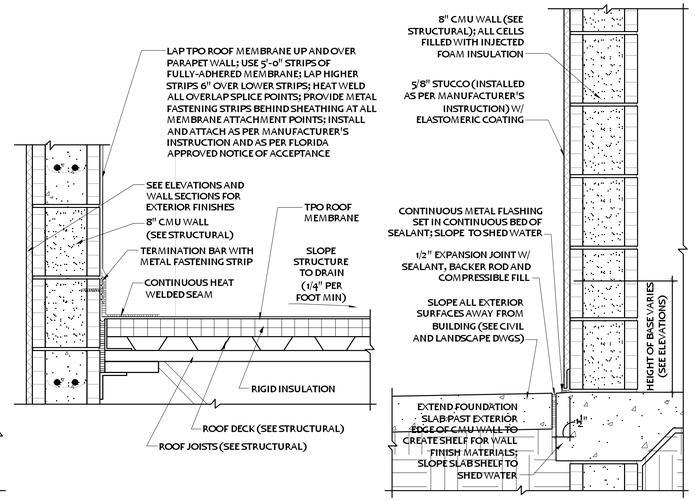
FINAL DESIGN, ATTACHMENTS, AND SIZES FOR ALL COMPONENTS SHALL BE DETERMINED BY AWNING MANUFACTURER OR SPECIALTY ENGINEER. G.C. SHALL SUBMIT FINAL DESIGNS FOR ARCHITECT / OWNER REVIEW PRIOR TO CONSTRUCTION AND/OR PURCHASE.

AWNING SYSTEM AND ATTACHMENTS SHALL BE INSTALLED TO WITHSTAND HURRICANE FORCE WINDS AS PER NOTICE OF ACCEPTANCE AND AS PER MANUFACTURER'S INSTRUCTION

9 Detail
3" = 1'-0"

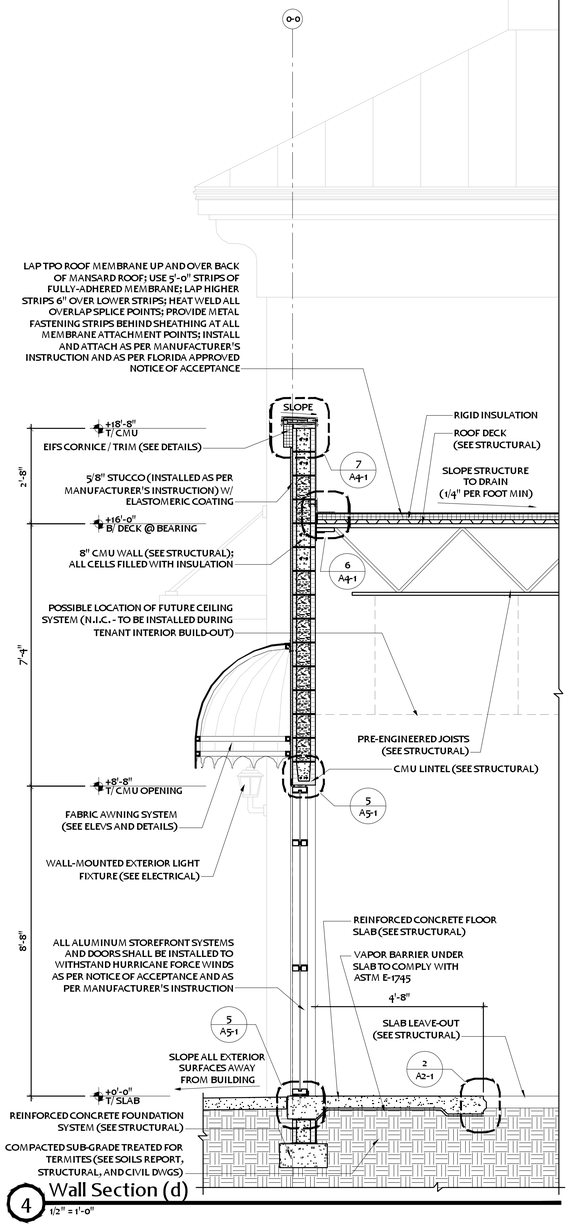


7 Detail
1-1/2" = 1'-0"

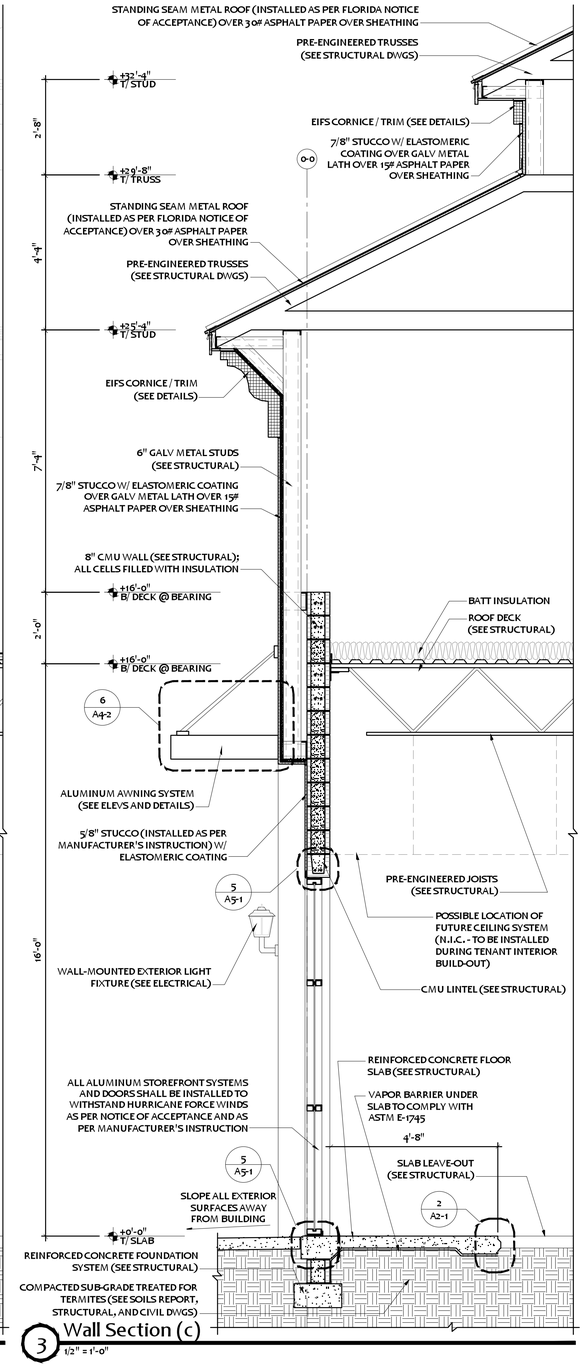


6 Detail
1-1/2" = 1'-0"

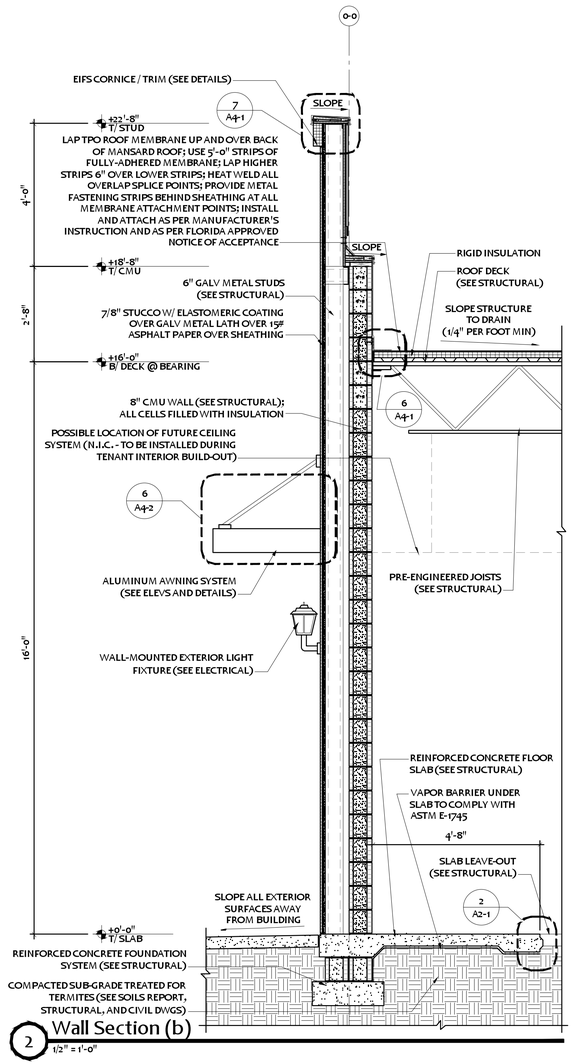
5 Detail
1-1/2" = 1'-0"



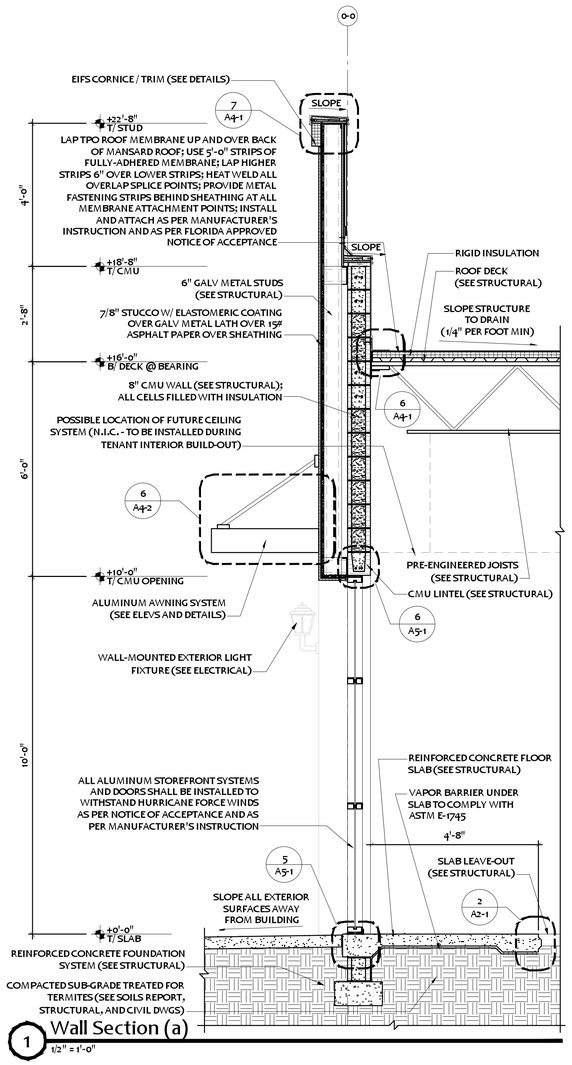
4 Wall Section (d)
1/2" = 1'-0"



3 Wall Section (c)
1/2" = 1'-0"



2 Wall Section (b)
1/2" = 1'-0"



1 Wall Section (a)
1/2" = 1'-0"

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REVISIONS

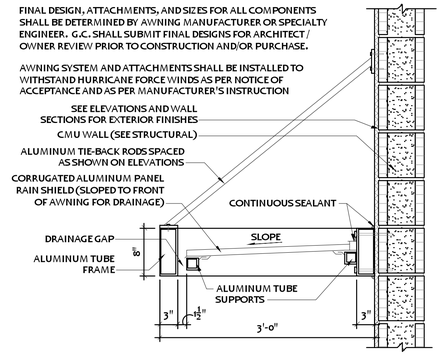
#	DATE	DESCRIPTION

PROJECT NAME:

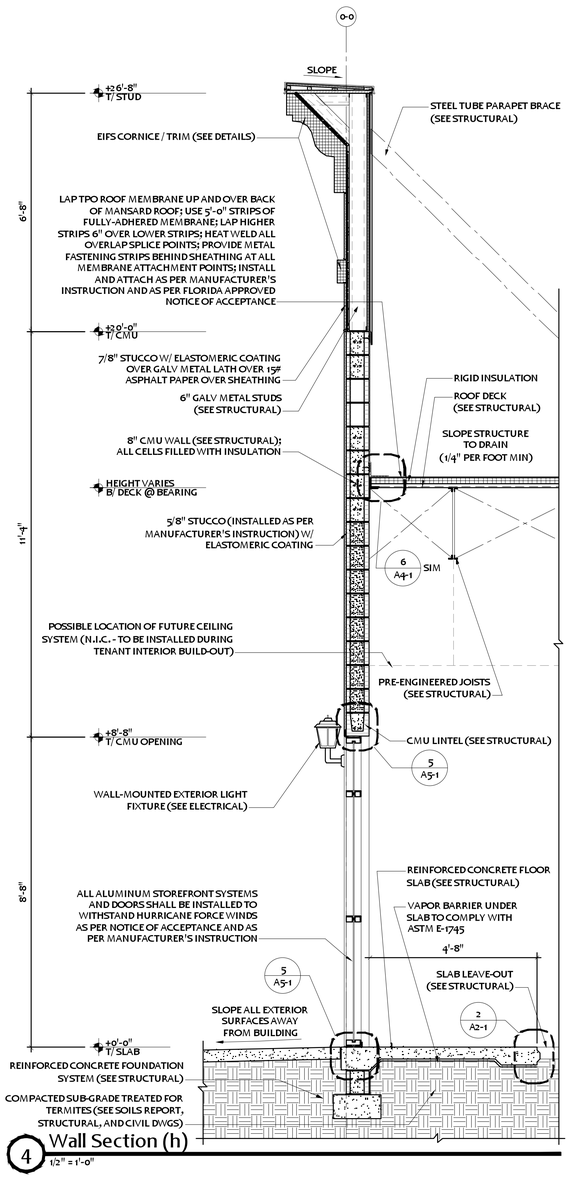
Clermont Retail

Building J

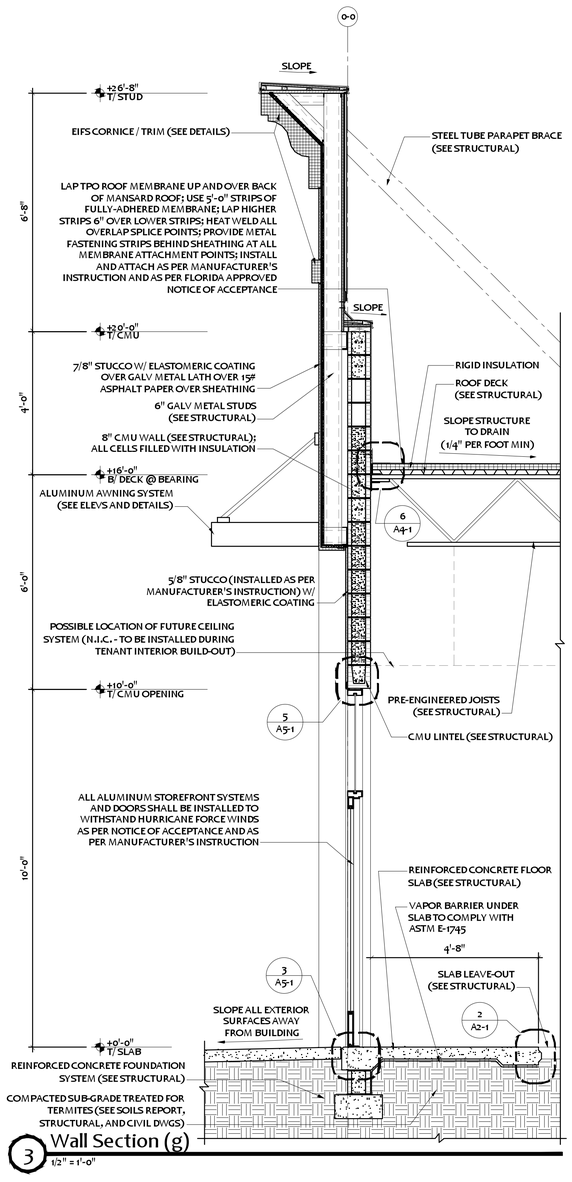
DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Sections & Details	A4-1



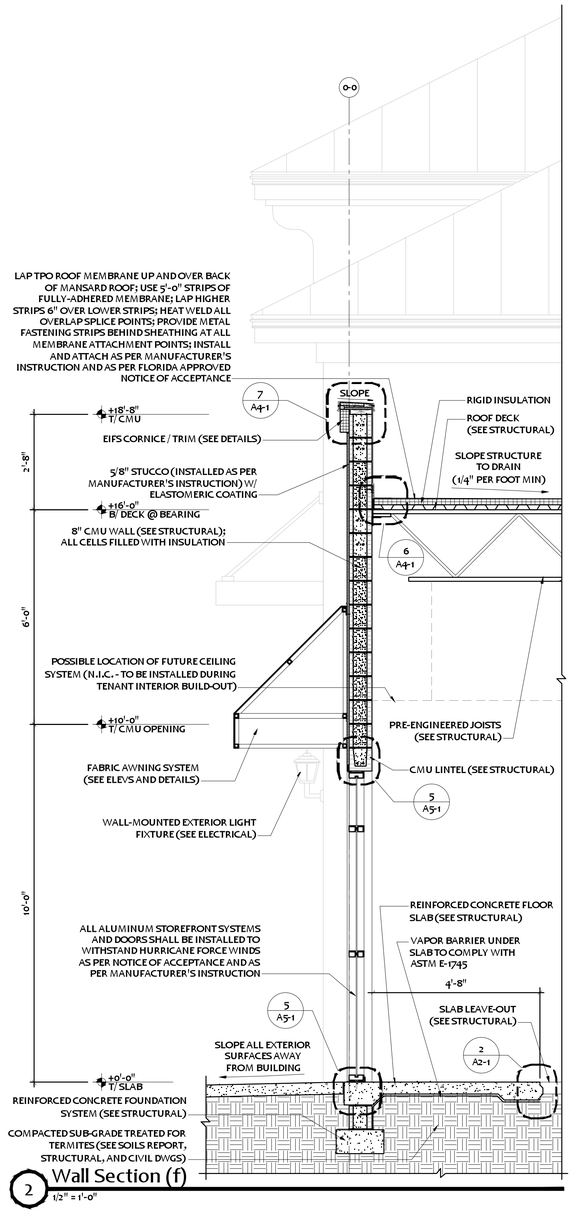
6 Detail
1" = 1'-0"



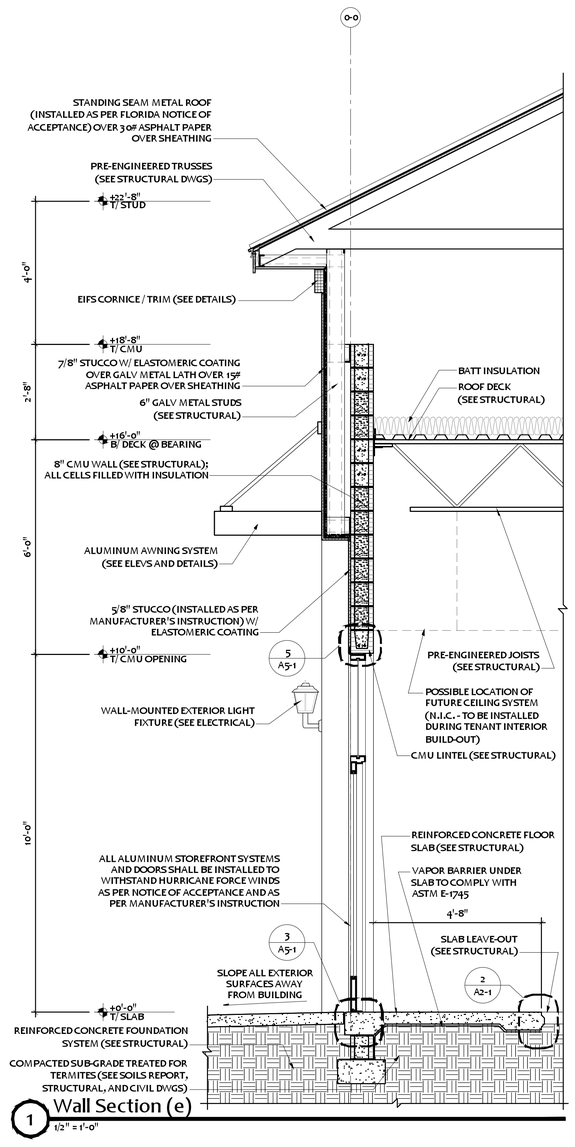
4 Wall Section (h)
1/2" = 1'-0"



3 Wall Section (g)
1/2" = 1'-0"



2 Wall Section (f)
1/2" = 1'-0"



1 Wall Section (e)
1/2" = 1'-0"

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REVISIONS

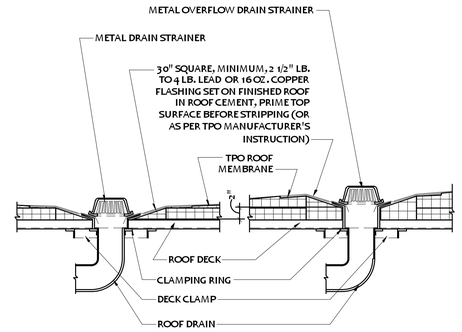
#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

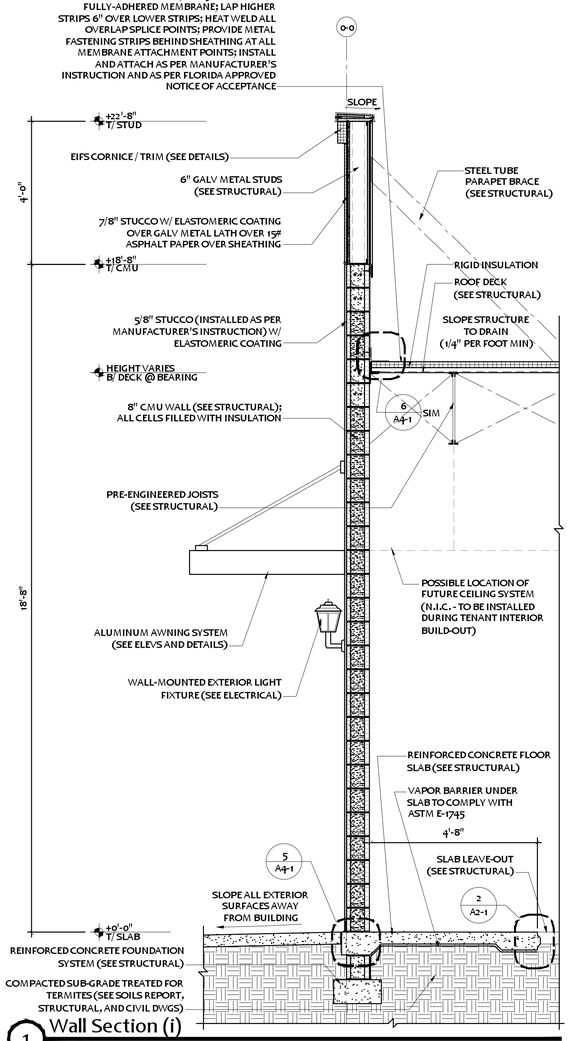
Building J

DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Sections & Details	A4-2



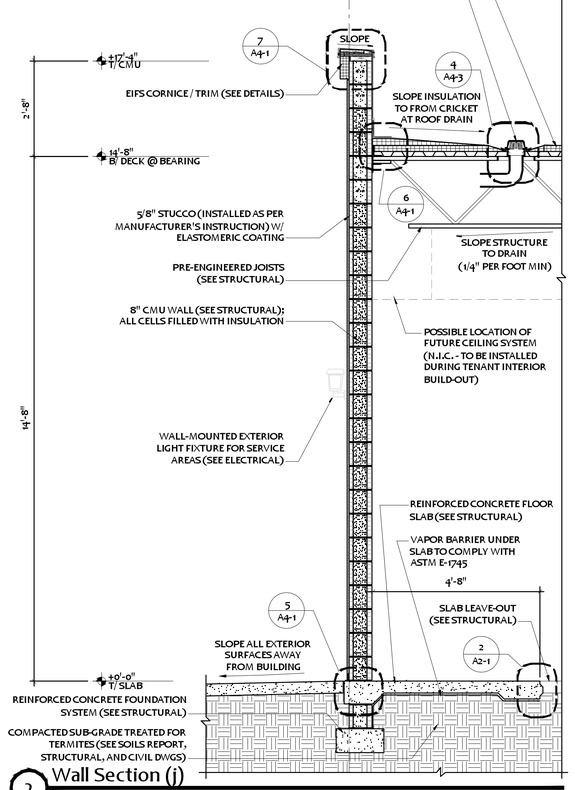
4 Detail @ Roof Drain
1" = 1'-0"

LAP TPO ROOF MEMBRANE UP AND OVER BACK OF MANSARD ROOF; USE 5'-0" STRIPS OF FULLY-ADHERED MEMBRANE; LAP HIGHER STRIPS 6" OVER LOWER STRIPS; HEAT WELD ALL OVERLAP SPLICE POINTS; PROVIDE METAL FASTENING STRIPS BEHIND SHEATHING AT ALL MEMBRANE ATTACHMENT POINTS; INSTALL AND ATTACH AS PER MANUFACTURER'S INSTRUCTION AND AS PER FLORIDA APPROVED NOTICE OF ACCEPTANCE



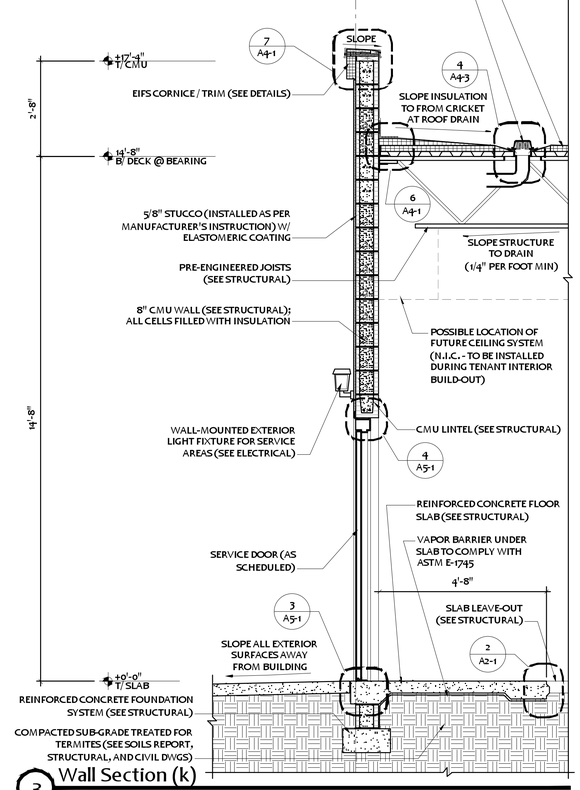
1 Wall Section (i)
1/2" = 1'-0"

LAP TPO ROOF MEMBRANE UP AND OVER BACK OF MANSARD ROOF; USE 5'-0" STRIPS OF FULLY-ADHERED MEMBRANE; LAP HIGHER STRIPS 6" OVER LOWER STRIPS; HEAT WELD ALL OVERLAP SPLICE POINTS; PROVIDE METAL FASTENING STRIPS BEHIND SHEATHING AT ALL MEMBRANE ATTACHMENT POINTS; INSTALL AND ATTACH AS PER MANUFACTURER'S INSTRUCTION AND AS PER FLORIDA APPROVED NOTICE OF ACCEPTANCE



2 Wall Section (j)
1/2" = 1'-0"

LAP TPO ROOF MEMBRANE UP AND OVER BACK OF MANSARD ROOF; USE 5'-0" STRIPS OF FULLY-ADHERED MEMBRANE; LAP HIGHER STRIPS 6" OVER LOWER STRIPS; HEAT WELD ALL OVERLAP SPLICE POINTS; PROVIDE METAL FASTENING STRIPS BEHIND SHEATHING AT ALL MEMBRANE ATTACHMENT POINTS; INSTALL AND ATTACH AS PER MANUFACTURER'S INSTRUCTION AND AS PER FLORIDA APPROVED NOTICE OF ACCEPTANCE



3 Wall Section (k)
1/2" = 1'-0"

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REVISIONS

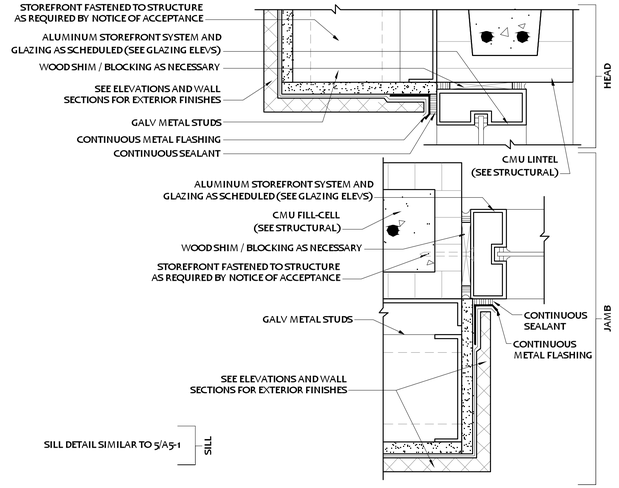
#	DATE	DESCRIPTION

PROJECT NAME:

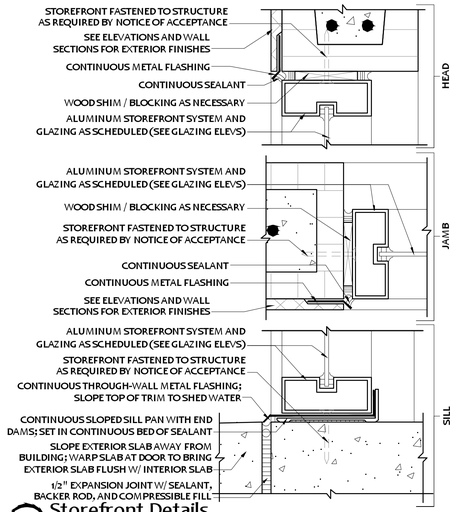
Clermont Retail

Building J

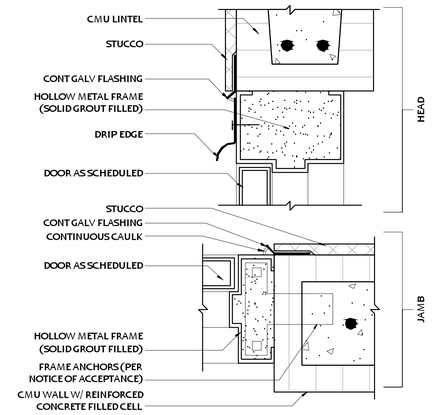
DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Sections & Details	A4-3



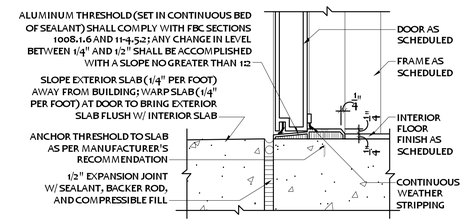
6 Storefront Details
3" = 1'-0"



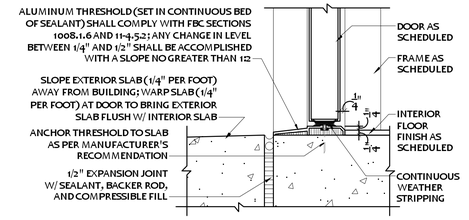
5 Storefront Details
3" = 1'-0"



4 Door Details @ Service Doors
3" = 1'-0"



3b Threshold Detail @ Exterior Door
3" = 1'-0"



3a Threshold Detail @ Exterior Door
3" = 1'-0"

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CONSULTANT

15 NOV 2013

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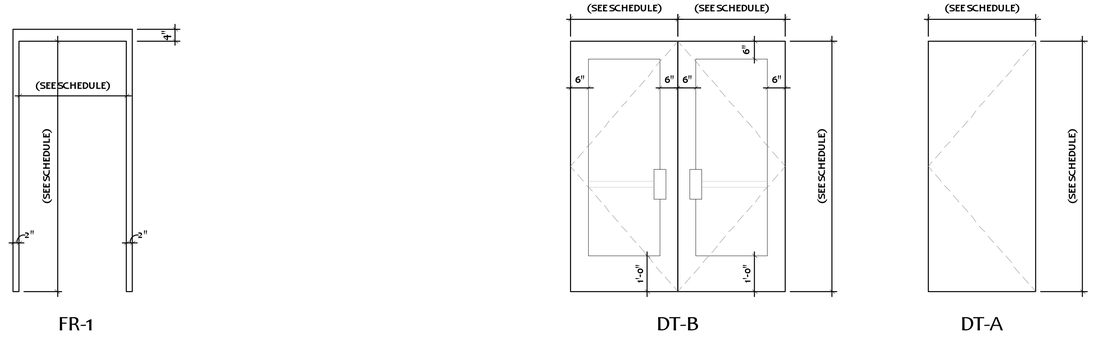
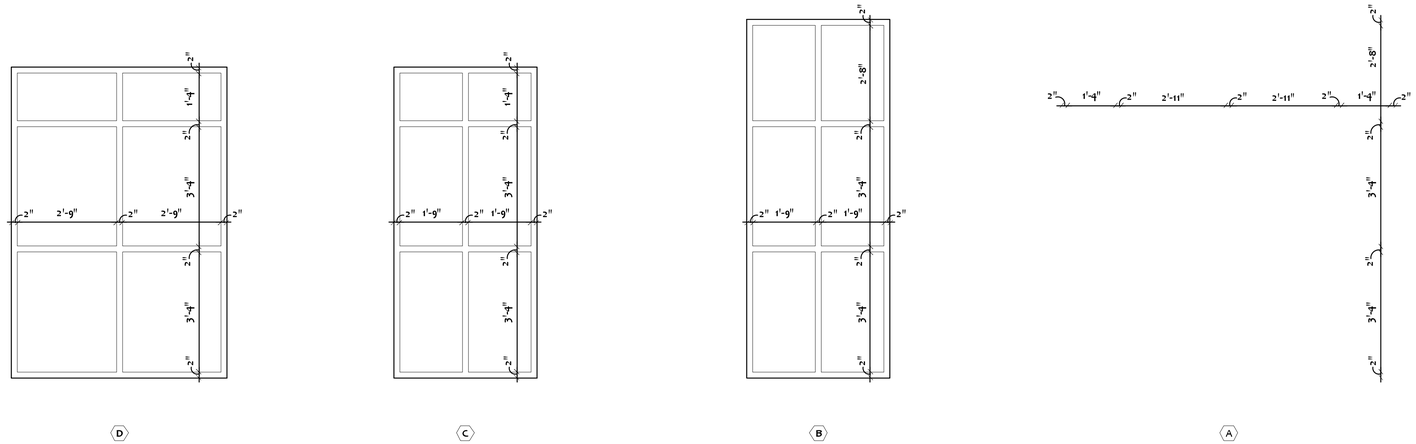
DOOR SCHEDULE

DOOR					FRAME		
#	TYPE	SIZE W	SIZE H	SIZE T	TYPE	DETAILS	REMARKS / HARDWARE
1	DT-A HOLLOW METAL	3'-0"	7'-0"	1-3/4"	FR-1 HOLLOW METAL	X/A0-0	REAR SERVICE DOORS: FLUSH DOOR. HARDWARE TO INCLUDE HINGES, SILENCERS, STAINLESS STEEL CLOSER, ALUMINUM THRESHOLD, BOTTOM SWEEP, WEATHER STRIP, FULL-WIDTH RAIN HOOD / DRIP, VIEWER, UNIT NUMBER SIGNAGE, STAINLESS STEEL EXTERIOR-SIDE PULL, LATCH GUARD, DOOR STOP, KEYED LOCKSET WITH PANIC BAR OPENER.
2	DT-B ALUMINUM STOREFRONT DOOR WITH FULL LITE	6'-0" (2x 3'-0")	7'-0"	1-3/4"	ALUMINUM (SEE STOREFRONT ELEVATIONS)	X/A0-0	MAIN ENTRY STOREFRONT DOORS: FULL LITE W/ TEMPERED SAFETY GLASS. DOOR IS PART OF STOREFRONT SYSTEM. HARDWARE TO INCLUDE HINGES, SILENCERS, DOOR STOP, PUSH AND PULL PLATES, DEAD BOLT.



2 Door And Frame Type Elevations
1/2" = 1'-0"



NOTES:

ALL ALUMINUM STOREFRONT SYSTEMS TO BE DARK BRONZE ANODIZED UNLESS NOTED OTHERWISE

ALL GLAZING SHALL BE TEMPERED AS REQUIRED BY NOTICE OF ACCEPTANCE

ALL STOREFRONT SYSTEMS SHALL BE INSTALLED ACCORDING TO APPLICABLE FLORIDA NOTICE OF ACCEPTANCE REQUIREMENTS AND AS PER MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION IN THIS FLORIDA LOCATION

G.C. AND STOREFRONT SUBCONTRACTOR SHALL VERIFY ALL OPENING DIMENSIONS IN THE FIELD PRIOR TO SUBMITTING SHOP DRAWINGS

1 Glazing Elevations
1/2" = 1'-0"

REVISIONS

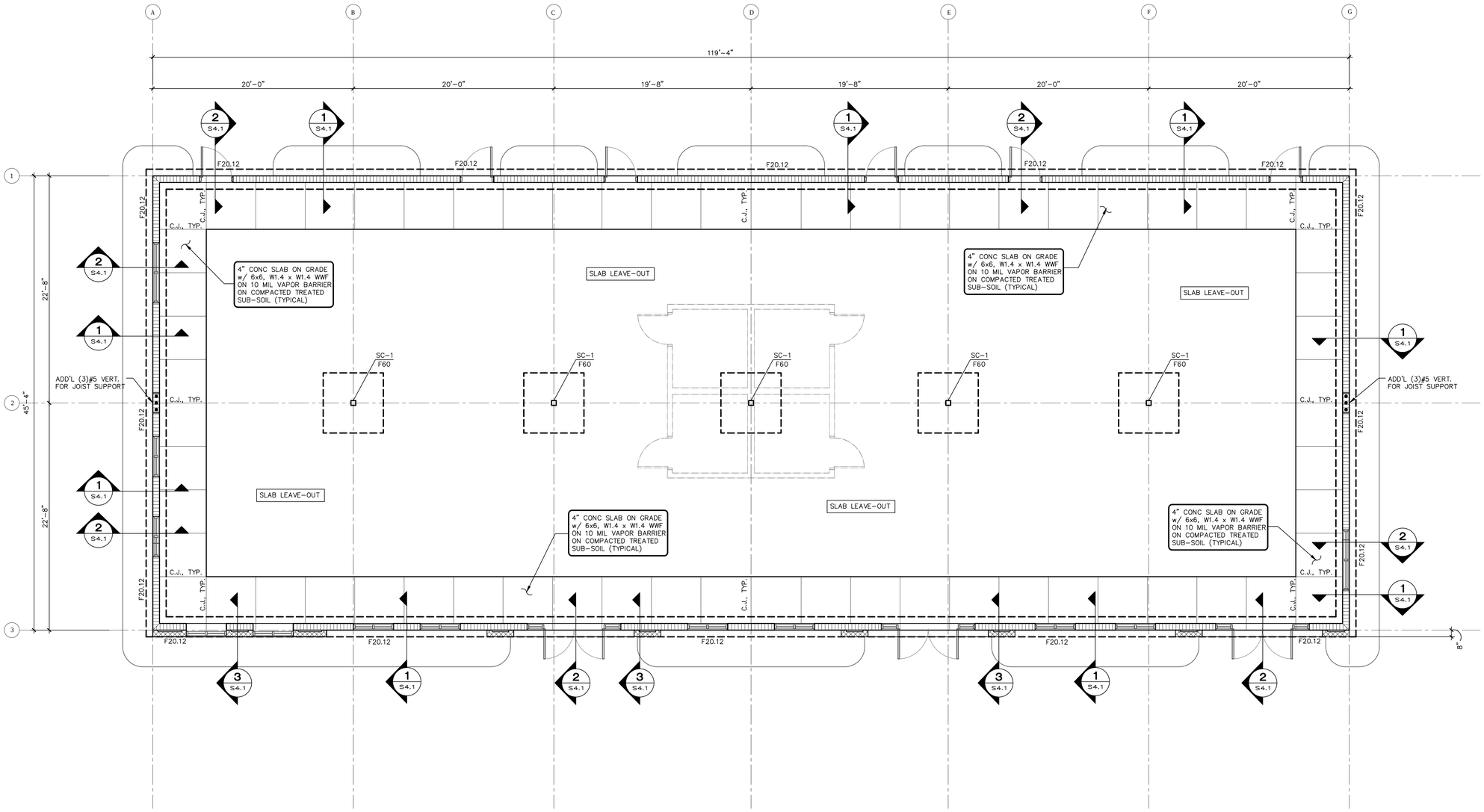
#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

Building J

DATE: 2013 nov 15	DRAWN BY: ew
JOB NUMBER: 00000	CHECKED BY: kd
Details, Doors, and Glazing	A5-1



FOUNDATION NOTES:

1. ELEV. ±0'-0" IS REFERENCE ONLY. SEE CIVIL FOR TRUE NGVD ELEVATION.
2. C.J. INDICATES CONTROL JOINT SEE S3.2 FOR DETAILS.
3. T.E. INDICATES THICKENED EDGE SEE S3.2 FOR DETAILS.
4. VERIFY SLOPES AND STEPS WITH ARCH'L PRIOR TO CONSTRUCTION. SEE TYPICAL STEP DETAIL ON S3.2.
5. ▭ DENOTES C.M.U. WALLS. ALL MASONRY WALLS ARE MW-1 U.N.O., SEE SCHEDULE ON S3.1.
6. BOTTOM OF FOOTINGS SHALL BEAR A MINIMUM OF 1'-4" BELOW GRADE.
7. FXX.XX – DENOTES CONCRETE FOOTING, SEE SCHEDULE ON S3.1.
8. SC-# DENOTES HSS STEEL COLUMN, SEE TYPICAL DETAIL ON S3.2.
9. ▭ DENOTES 6"-18GA. METAL STUDS SPACED AT 16" O.C. PROVIDE BRACE BACK TO BUILDING WHEN METAL STUD SPAN IS GREATER THAN 12'-0" VERTICALLY.

1 Foundation Plan
3/16" = 1'-0"

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CONSULTANT

SIGN DATE 11/18/2013

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REVISIONS

#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

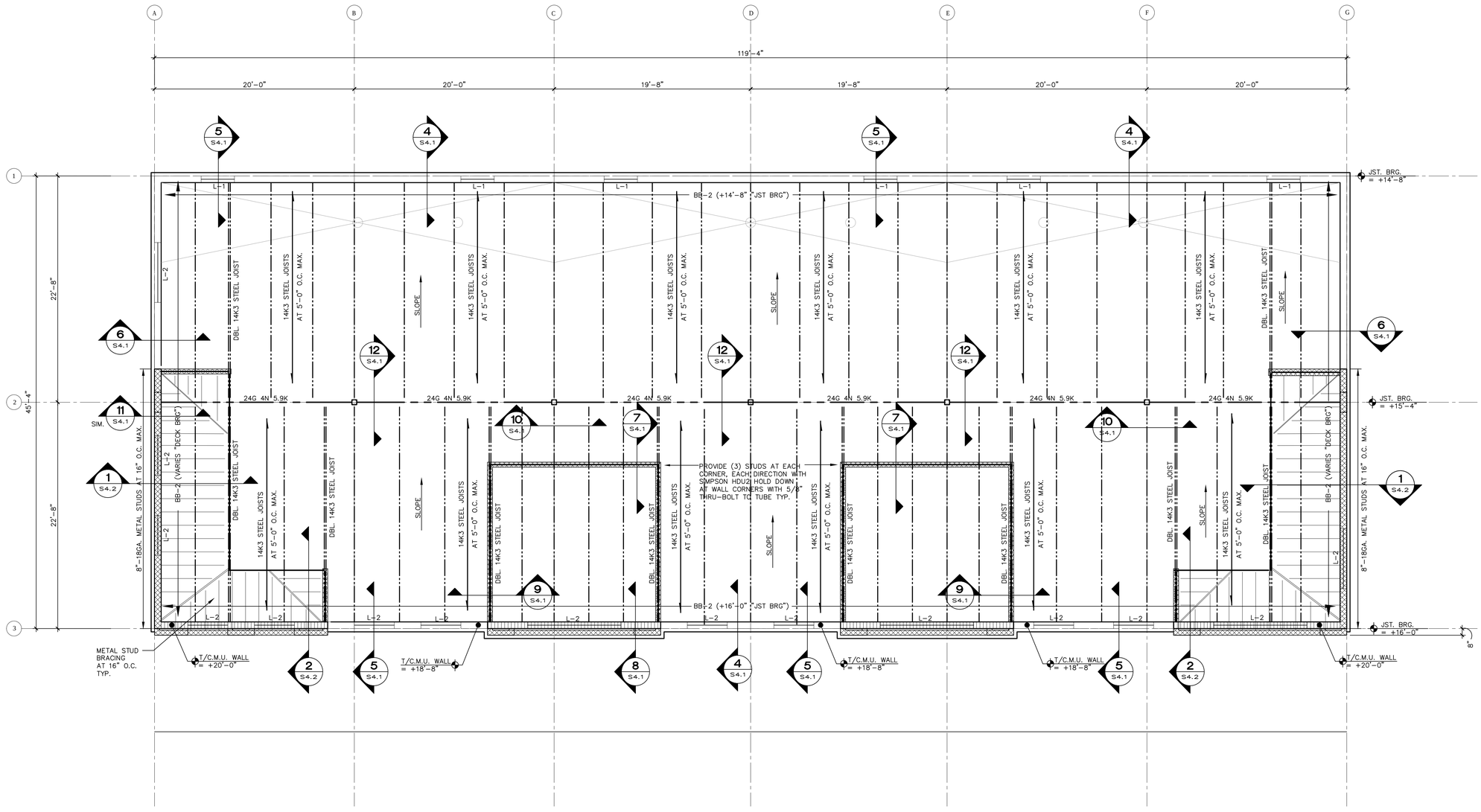
Building J

PROJECT CLIENT:

GUTHERMAN STRUCTURAL INC.
264 BUTTERCUP CIRCLE
ALTAMONTE SPRINGS FL 32714
P: 407.701.0875 LIC. #38863

Gutherman STRUCTURAL

DATE: 2013 NOV 15	DRAWN BY: RED
JOB NUMBER: 13104	CHECKED BY: JG
Foundation Plan	S1.1



ROOF NOTES:

1. ALL METAL STUDS SHALL BE SHEATHED WITH 5/8" FIRE RATED PLYWOOD W/ #12 S-TYPE BUGLE HEAD SCREWS AT 6" O.C. ALONG EDGES INT. SUPPORTS
2. ALL METAL ROOF DECK SHALL BE 1.5" TYP B 22GA TYP. SEE STRUCTURAL NOTES FOR ATTACHMENT
3. L- INDICATES PRECAST LINTEL, SEE SCHEDULE ON S3.2.
4. ▭ DENOTES C.M.U. WALLS. ALL MASONRY WALLS ARE MW-1 U.N.O., SEE SCHEDULE ON S3.1.
5. ▨ DENOTES 6"-18GA. METAL STUDS SPACED AT 16" O.C. PROVIDE BRACE BACK TO BUILDING WHEN METAL STUD SPAN IS GREATER THAN 12'-0" VERTICALLY.
6. TOP OF C.M.U. WALL = +17'-4" U.N.O. ON PLAN.

1 Roof Framing Plan
3/16" = 1'-0"

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REVISIONS

#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

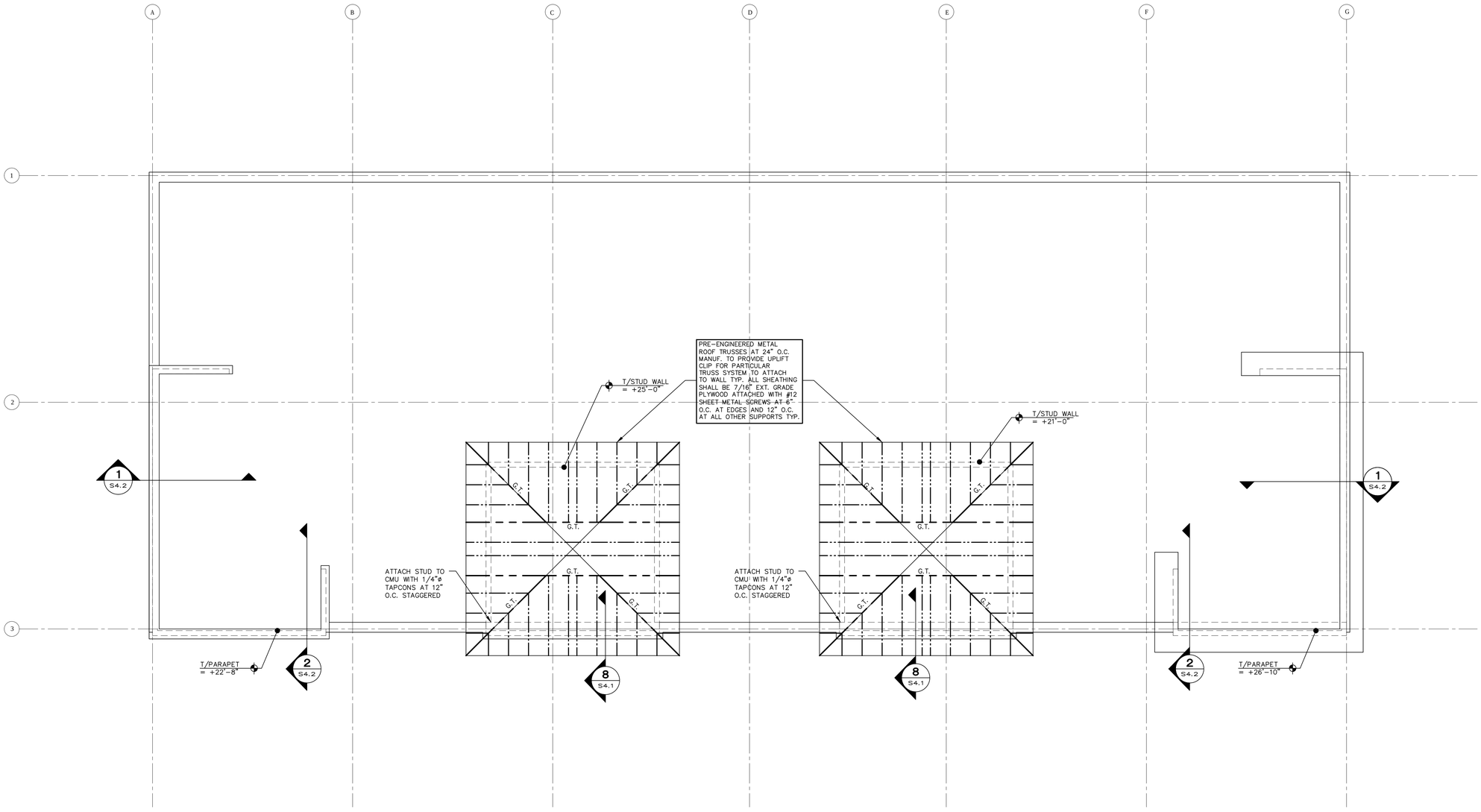
Building J

PROJECT CLIENT:

GUTHERMAN STRUCTURAL INC.
264 BUTTERCUP CIRCLE
ALTAMONTE SPRINGS FL 32714
P: 407.701.0875 LIC. #28863

Gutherman STRUCTURAL

DATE: 2013 NOV 15	DRAWN BY: RED
JOB NUMBER: 13104	CHECKED BY: JG
Roof Framing Plan	S2.1



HIGH ROOF FRAMING NOTES:

1. TRUSS BEARING VARIES, SEE PLAN.
2. METAL ROOF TRUSSES SHALL BE SPACED 2'-0" O.C. MAX.
3. ALL METAL STUDS SHALL BE SHEATHED WITH 5/8" PLYWOOD W/ #12 S-TYPE BUGLE HEAD SCREWS AT 6" O.C. ALONG EDGES INT. SUPPORTS
4. ALL METAL TRUSS ROOF DECK SHALL BE 7/16" FIRE RATED OSB ATTACHED W/ #12 S-TYPE BUGLE HEAD SCREWS AT 6" O.C. ALONG EDGES, 12" O.C INT. SUPPORTS
5. TRUSS SUPPLIER TO PROVIDE UPLIFT CONNECTORS TO METAL STUD WALLS THAT FIT PRE-ENGINEERED TRUSSES.

1 High Roof Framing Plan
3/16" = 1'-0"

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REVISIONS		
#	DATE	DESCRIPTION

PROJECT NAME:

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P: 407.701.0875 LIC. #28863
Gutherman STRUCTURAL

DATE: 2013 NOV 15	DRAWN BY: RED
JOB NUMBER: 13104	CHECKED BY: JG
High Roof Framing Plan	S2.2

STRUCTURAL NOTES

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. GUTHERMAN STRUCTURAL, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

CODES AND STANDARDS

1. WIND LOADS AS PER:
   - A. FLORIDA BUILDING CODE 2010 EDITION WITH AN ULTIMATE DESIGN WIND SPEED OF 140 MPH, EXPOSURE B, NOMINAL DESIGN WIND SPEED OF 108 MPH, +/–0.18 INTERNAL PRESSURE COEFFICIENT, AND BUILDING RISK CATEGORY II.
2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
   - A. 2010 FLORIDA BUILDING CODE.
   - B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ 2008 EDITION).
   - C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
   - D. MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCING STEEL, INSERTS & CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION. AWS. D1.4/ LATEST EDITION.
   - E. SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC 13TH EDITION (ASD).
   - F. NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/2005 EDITION.
   - G. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530, 530.1/ASCE 5, 6/TMS 402, 602/2008 EDITIONS).
   - H. LIGHT GAUGE STUD FRAMING SHALL COMPLY WITH ASTM STANDARDS AND HAVE BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE'S SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURAL MEMBERS, 2001 WITH 2004 SUPPLEMENT.
3. ARCHITECTURAL AND MECHANICAL DRAWINGS:
   - A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
   - B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
   - C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
   - D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
   - E. ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED. THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.
4. SECTIONS AND DETAILS:

   ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
5. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
   - A. EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:

     ANSI/AAMA/NWWDA 101/I.S. 2–97 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202)
   - B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E330 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HVHZ SHALL COMPLY WITH TAS 202. AFTER EACH SPECIFIED LOADING, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, HARDWARE PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE INOPERABLE.
   - C. SECTIONAL GARAGE DOORS SHALL BE TESTED FOR DETERMINATION OF STRUCTURAL PERFORMANCE UNDER UNIFORM STATIC AIR PRESSURE DIFFERENCE IN ACCORDANCE WITH ANSI/DASMA 115 OR TAS 201,202 AND 203.
   - D. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE FENSTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.

SPECIALTY ENGINEERED PRODUCTS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PROPER SUBMISSION OF SPECIALTY ENGINEERED SHOP DRAWINGS WHICH SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE SPECIALTY ENGINEERED SHOP DRAWINGS ARE SUBMITTED IN A TIMELY MANNER SO AS TO ALLOW REVIEWS AND RESUBMISSIONS AS REQUIRED. ALL SPECIALTY ENGINEERED PRODUCTS SHALL BE DESIGNED FOR THE APPROPRIATE GRAVITY LOADS AND WIND LOADS INCLUDING UPLIFT AND LATERAL LOADS. INTERIOR SPECIALTY PRODUCTS SHALL BE DESIGNED FOR LATERAL LOADS TO ASSURE STABILITY. SPECIALTY ENGINEERED PRODUCTS SHALL BE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - A. LIGHT GAUGE METAL, INCLUDING BUT NOT LIMITED TO, SOFFITS, CLADDING, CEILINGS, ETC.
   - B. MISCELLANEOUS METALS INCLUDING STEEL STAIRS, MECHANICAL EQUIPMENT SUPPORTS, FRAMES THAT SUPPORT MACHINES, PIPES OR OTHER STRUCTURAL METAL USED FOR SUPPORT OF MECHANICAL SYSTEMS.
   - C. MISCELLANEOUS HANGERS, CHANDELIERS, CABINETS, METAL FRAMES, LADDERS, RIGGING, HANGING WALLS, RAILINGS, GLAZING FRAMES, CLADDING SUCH AS STONE, PRECAST, ALUMINUM, METAL PANELS, CABLE BARRIER SYSTEMS, ETC. OR ANY OTHER MISCELLANEOUS PRODUCT REQUIRED BY ANY OF THE CONSTRUCTION DOCUMENTS.

D. IN ADDITION TO THE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE, THE SPECIALTY ENGINEER SHALL DESIGN FOR THE WEIGHT OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELIER FIXTURES, BAR CABINETS, AND ART WORK / MOBILES.

GENERAL CONTRACTOR TO INCULDE IN THEIR BID THE COST OF THE ABOVE NOTED SPECIALTY ENGINEERING.

FOUNDATION

1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:
   - A. RECOMMENDATIONS ON SOILS AND FOUNDATIONS INVESTIGATION PREPARED BY AN APPROVED TESTING LABORATORY PRIOR TO FOUNDATION WORK
2. BOTTOM OF FOOTINGS ASSUMED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 2,500 PSF.
3. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
4. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 24–INCHES BELOW EXTERIOR FINISH GRADE.
5. EXCAVATION & BACKFILL PER THE SOILS REPORT:
   - A. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
   - B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
6. CENTERLINE OF FOOTINGS: SHALL COINCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
7. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.

CONCRETE

1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:

   A. FOUNDATIONS 3000 PSI
   B. SLAB–ON–GRADE 3000 PSI
   C. STRUCTURAL SLABS 3000 PSI
   D. MASONRY GROUT 3000 PSI

   ALL OTHER CONCRETE TO BE 3000 PSI UNLESS NOTED OTHERWISE.
2. ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
   - A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
   - B. SLUMPS SHALL BE 4–INCHES MINIMUM AND 6–INCHES MAXIMUM.
   - C. CONCRETE SHALL HAVE 3 PERCENT AIR ENTRAINMENT.
   - D. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
   - E. JOBSITE WATER SHALL NOT BE ADDED.
3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2008 EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
4. SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
5. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
6. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'–0" O.C.
7. LAP ALL BARS WITH CLASS B TENSION LAP SPLICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).
8. REINFORCING BARS:
   - A. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
   - B. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE (1–#5 OR MATCHING) HORIZONTAL BARS X 5'–0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
   - C. WHERE COLUMNS ARE AN INTEGRAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.
   - D. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.
9. FOR GRADE BEAMS LAP ALL TOP STEEL AT MID–SPAN AND LAP BOTTOM STEEL OVER SUPPORT.
10. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE AT MID–SPAN AND KEY JOINTED WITH REINFORCING CONTINUOUS ACROSS JOINT AND ADDITIONAL SHEAR FRICTION REINFORCING. CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONSTRUCTION JOINTS IN POST–TENSION SLABS SHALL BE LOCATED AND DESIGNED BY SPECIALTY ENGINEER.

MASONRY

1. MASONRY UNITS SHALL BE
   - A. LOAD BEARING ASTM C90
   - B. TYPE II NON–MOISTURE CONTROLLED
   - C. MEDIUM WEIGHT OR NORMAL WEIGHT
   - D. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).
2. THE COMPRESSIVE STRENGTH OF MASONRY (F'M) SHALL BE 1,500 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C1314.
3. ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.
4. GROUT SHALL BE A HIGH SLUMP MIX HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI
5. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE INSPECTED BY A CERTIFIED INSPECTION COMPANY AND CONSTRUCTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TSM 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TSM 602)/ 2005 EDITIONS.
6. PROVIDE 8" X 8" MASONRY BEAM WITH 2 #5 CONT. AT EVERY WINDOW SILL. EXTEND BEAM 8" BEYOND EDGE OF OPENING.
7. ALL BRICK MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AND BONDED TOGETHER WITH TYPE S MORTAR.
8. PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (9 GA.) AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS.

   FOR JOINT REINFORCEMENT, WALL TIES, ANCHORS AND INSERTS, APPLY A MINIMUM COAT OF 1.5 OUNCES PER SQUARE FOOT (PSF) (458/G/M2) COMPLY WITH THE REQUIREMENTS OF ASTM A153, CLASS B.
9. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A SPACING OF 30' + O.C. AND ALIGN WITH ARCHITECTURAL CONTROL JOINTS.
10. EPOXY GROUT SHALL BE NON–SHRINK HIGH CREEP RESISTANT, AND SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE PROPERTIES:
    TENSILE STRENGTH, ASTM C 30: 1,500 PSI
    FLEXURAL STRENGTH, ASTM C 580: 4,000 PSI
    COMPRESSIVE STRENGTH, ASTM C 579: 1,600 PSI/7 DAYS.
11. MINIMUM LAP SPLICES FOR REINFORCED CMU PER 2010 FBC SECTION 2107.3:

BAR SIZE	#4	#5	#6	#7	#8
	24"	30"	36"	42"	48"

   - A. LAP SPLICES SHALL OCCUR DIRECTLY ABOVE FOOTINGS AND SLABS. NO SPLICES ARE ALLOWED AT MID–HEIGHT OF WALL.
   - B. LAP SPLICES THAT OCCURE AT CANTILEVERED WALLS SUCH AS: PARAPETS, RETAIING WALLS, ETC. SHALL HAVE LAP SPLICE LENGTHS INCREASED BY 50% TO 72 BAR DIAMETERS.
12. MASONRY LINTELS:
    - A. A PRECAST CONCRETE LINTEL BY CASTCRETE SHALL BE PROVIDED OVER ALL MASONRY WALL OPENINGS. THE LINTEL SHALL BE FULLY GROUTED.
    - B. LINTELS TO HAVE 4" MINIMUM BEARING AT EACH END.
    - C. SHORE PRECAST LINTEL PER MANUFACTUER'S INSTRUCTIONS.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO:
   - A. ASTM SPECIFICATION A 992 GRADE 50 FOR ALL WIDE FLANGE BEAMS.
   - B. ASTM SPECIFICATION A 36 FOR MISCELLANEOUS STEEL SHAPES (ANGLES, PLATES, ETC.).
   - C. SQUARE OR RECTANGULAR HSS SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B (FY=46 KSI).
   - D. ROUND HSS SHALL CONFORM TO ASTM SPECIFICATION A500, GRADE B (FY=42 KSI). ROUND HSS WITH A WALL THICKNESS GREATER THAN 5/8", SHALL CONFORM TO ASTM A53, GRADE B (FY=35 KSI).
   - E. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
   - F. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.
   - G. ALL MILL CAMBER TO BE ORIENTED UPWARD DURING FABRICATION AND ERECTION.
   - H. STEEL BEAMS INSTALLED IN PARALLEL WITH STEEL BAR JOISTS MUST HAVE CAMBER EQUAL TO BAR JOISTS.
2. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D1.1), TO PERFORM THE TYPE OF WORK REQUIRED.
3. ALL CONNECTIONS SHALL BE BOLTED WITH 3/4" DIAMETER, A–325 HIGH STRENGTH BOLTS OR WELDED (UNLESS SHOWN OTHERWISE ON THE DRAWINGS). ALL CONNECTIONS SHALL BE DOUBLE ANGLES UNLESS NOTED OTHERWISE.
4. ALL ALUMINUM AND STEEL MEMBERS TO BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.
5. ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.
6. SUBMIT ALL STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
7. EQUIPMENT SUPPORTS:

   PROVIDE ALL SUPPORTING STEEL NOT INDICATED ON PLAN AS REQUIRED FOR THE INSTALLATION OF MECHANICAL EQUIPMENT AND MATERIALS, INCLUDING ANGLES, CHANNELS, BEAMS, HANGERS, ETC. DO NOT SUPPORT EQUIPMENT OR PIPING FROM METAL DECKING.
8. DECK SUPPORTS:

   PROVIDE 1/4" BENT PLATES AT ALL HIPS, VALLEYS, SKEWED BEAMS AND OTHER AREAS FOR DECK SUPPORT.

JOISTS

1. ALL JOISTS SHALL HAVE A SHOP COAT OF RUST INHIBITIVE NON BITUMINOUS PAINT.
2. JOIST FABRICATOR SHALL HAVE A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA SIGN AND SEAL ALL STEEL JOIST SHOP DRAWINGS. THESE SHOP DRAWINGS SHALL CONTAIN A STATEMENT CERTIFYING THAT THE STEEL JOISTS CAN SAFELY RESIST THE WIND UPLIFT FORCES AS NOTED.
3. STEEL JOISTS SHALL BE DESIGNED, FABRICATED AND ERECTED TO THE REQUIREMENTS OF THE SPECIFICATIONS OF THE STEEL JOIST INSTITUTE FOR SERIES K JOISTS

   MANUFACTURER SHALL BE A MEMBER OF THE STEEL JOIST INSTITUTE. PROVIDE BRIDGING IN ACCORDANCE WITH SJI STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

   JOIST SHALL HAVE THE FOLLOWING CAMBERS UNDER THEIR OWN WEIGHTS:

   30' SPAN OR LESS – CAMBER = 0
   30' SPAN TO 60' SPAN – CAMBER = 1" MAXIMUM

DECK

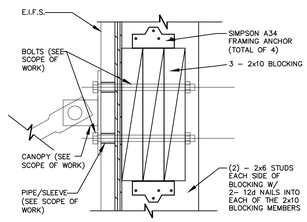
1. STEEL ROOF DECK SHALL BE:
   - A. 1–1/2", 22 GA. TYPE B METAL DECK GALVANIZED AS SHOWN ON ROOF PLAN AS MANUFACTURED BY VULCRAFT/NUCOR OR APPROVED EQUAL. MANUFACTURER SHALL BE A MEMBER OF THE STEEL DECK INSTITUTE. ROOF DECK MUST COMPLY WITH STEEL DECK INSTITUTE STANDARDS. ALL ROOF DECK SHALL BE CONTINUOUS OVER A MINIMUM OF THREE SPANS. ROOF DECK WITH LIGHTWEIGHT INSULATING CONCRETE SHALL BE VENTED.
2. ALL ROOF DECK TO BE DESIGNED, MANUFACTURED, AND INSTALLED IN ACCORDANCE WITH LATEST FACTORY MUTUAL STANDARDS.
3. WELDING WASHERS ARE TO BE USED ON ALL CONNECTIONS OF STEEL DECK WITH METAL THICKNESS LESS THAN 22 GA. TO STRUCTURAL STEEL SUPPORTS.
4. IN AREAS OF WARPED ROOF DECK, SELF DRILLING SCREWS ARE TO BE USED ON CONNECTIONS OF STEEL ROOF DECK TO STRUCTURAL STEEL SUPPORTS. SCREW SIZES TO COMPLY WITH MANUFACTURER'S AND FACTORY MUTUAL REQUIREMENTS. ATTACH DECK TO ALL SUPPORTING ROOF JOISTS.
5. 1–1/2" METAL ROOF DECK IS TO BE ATTACHED TO STRUCTURAL STEEL SUPPORTS WITH 5/8" DIAMETER PUDDLE WELDS (MINIMUM OF 5 WELDS PER SHEET PER JOIST). SIDE JOINTS SHALL BE FASTENED TOGETHER WITH #10 SELF DRILLING SCREWS AT MID SPAN BETWEEN SUPPORTS (MINIMUM OF 3 PER SPAN), UNLESS INDICATED OTHERWISE ON THE DRAWINGS. ROOF DECK WITH LIGHTWEIGHT INSULATING CONCRETE SHALL BE VENTED.
11. STEEL ROOF DECK SHALL BE GALVANIZED (G90) PER ASTM A653.

STEEL COLUMN SCHEDULE

MARK	SIZE	BASE PL	A.B.
SC–1	4–1/2 X 4–1/2 X 5/16	11x11x3/4	(4) 3/4"ø

BEAM SCHEDULE

MARK	SIZE BxH (inches)	REINFORCING BOTT	TOP	INT	REMARKS
BB–1	12x8	(1) #5	–	–	MASONRY BOND BEAM
BB–2	12x16	(1) #5	(1) #5	–	MASONRY BOND BEAM



TYPICAL AWNING SUPPORT BLOCKING DETAIL

DESIGN LOAD SCHEDULE

(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

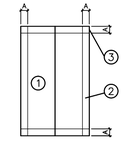
COMPONENT \ AREA	ROOF									
ROOF SYSTEM	10				–					
CEILING & MECH'L	35	–	–	–		–				
	–				–	–				
		–	–	–		–				
			–		–					
TOTAL DEAD LOAD	35									
TOTAL LIVE LOAD	20									
TOTAL LOAD	50									
USE 15 PSF DEAD LOAD NET FOR JOIST UPLIFT										

ROOF WIND PRESSURE (Vasd)
COMPONENTS AND CLADDING (PSF)

EFFECTIVE WIND AREA (SQ. FT.)	ROOF AREA 1	2	3
10	+10.7/–26.3	+24.1/–44.2	+24.1/–44.2
20	+10.3/–25.7	+23.0/–39.5	+23.0/–39.5
50	+9.6/–24.8	+21.6/–33.3	+21.6/–33.3
100	+9.6/–24.1	+20.5/–28.6	+20.5/–28.6

NOTES:

1. WIND DESIGN PER FBC–2010
2. +: INDICATES WIND PRESSURE
   –: INDICATES WIND SUCTION
3. WALL DISTANCE A = 3.0 FT (COMPONENTS AND CLADDING)
4. FOR EFFECTIVE WND AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA



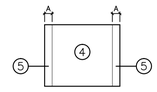
PLAN

DOOR & WINDOW WIND PRESSURE (Vasd)
COMPONENTS AND CLADDING (PSF)

SIZE OF WALL OPENING (SQ. FT.)	WALL AREA 4	5
10	+24.1/–26.1	+24.1/–32.1
20	+23.0/–25.0	+23.0/–30.0
50	+21.6/–23.6	+21.6/–27.2
100	+20.5/–22.6	+20.5/–25.0

NOTES:

1. WIND DESIGN PER FBC–2010
2. +: INDICATES WIND PRESSURE
   –: INDICATES WIND SUCTION
3. WALL DISTANCE A = 5.8 FT (COMPONENTS AND CLADDING)
4. FOR WALL OPENINGS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER WALL OPENING AREA.



WALL ELEVATION

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F20.12	2'–0" X 12" X CONT.	(3) #5 BOTTOM CONT.
F60	6'–0" X 6'–0" X 12"	(7) #5 EA. WAY BOTTOM

MASONRY WALL SCHEDULE

MARK	THICKNESS	REINFORCING
MW–1	8" CMU	#6 @ 48" O.C.

MASONRY WALL NOTES:

1. WALL SEGMENTS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16" O.C. HORIZ. EXTEND REINFORCING 6" INTO POURED ELEMENTS AND AROUND ENCASED STEEL.
2. ADJACENT TO ANY EXTERIOR/INTERIOR WALL OPENING, PLACE 1 #6 VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT.
3. ALL MASONRY REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI GROUT MIX.

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CONSULTANT

SIGN DATE 11/18/2013

John Gutherman Jr., P.E.
FL. REG. #60880

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A WOMEN'S BUSINESS ENTERPRISE

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REVISIONS

#	DATE	DESCRIPTION

PROJECT NAME:

Clermont Retail

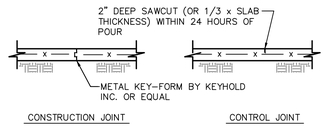
Building J

PROJECT CLIENT:

GUTHERMAN STRUCTURAL INC.
764 BUTTERCUP CIRCLE
ALTAMONTE SPRINGS FL 32714
P: 407.701.0875 LIC. #58863

Gutherman STRUCTURAL

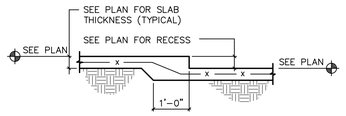
DATE: 2013 NOV 15	DRAWN BY: RED
JOB NUMBER: 13104	CHECKED BY: JG
Notes and Schedules	S3.1



TYPICAL SLAB–ON–GRADE

N.T.S.

NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 400 SQ. FEET (MAXIMUM)



TYPICAL SLAB RECESS

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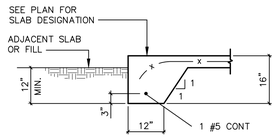
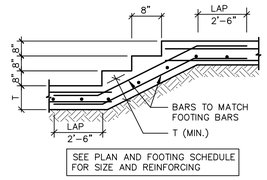


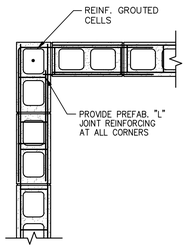
THICKENED EDGE (T.E.)

N.T.S.



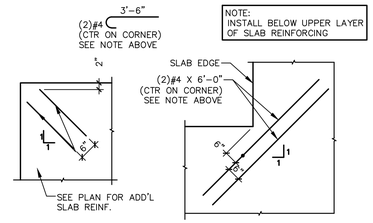
TYPICAL STEP FOOTING DETAIL

N.T.S.

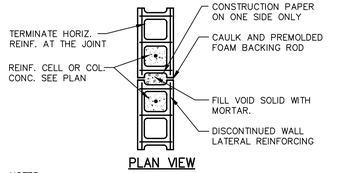


PARTIAL PLAN TYPICAL CMU WALL DETAILS

N.T.S.



TYP. SLAB CORNER REINF.



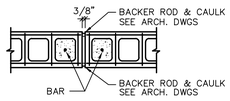
PLAN VIEW

NOTES :

1.– SAW CUT BOND BEAMS, TIE BEAMS 1" DEEP TO CONTINUE WALL CONTROL JOINT TO TOP OF WALL.

2.– CONTROL JOINT SPACING IS NOT TO EXCEED 25'–0"o.c. IN WALLS WITH MORE THAN 25'–0" OF UNINTERRUPTED MASONRY. REFER TO DWG'S. FOR ADDITIONAL SPECIFIED LOCATIONS AS NOTED THUS (WCJ).

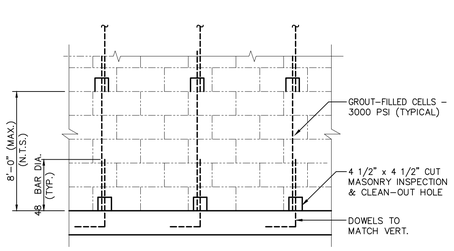
3.– CONTINUE ALL BOND BEAMS, TIE BEAMS REINF. THROUGH THE JOINT.



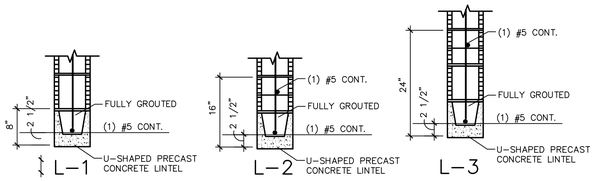
ALTERNATE METHOD

CMU WALL CONTROL JOINT (WCJ) DETAIL

N.T.S.



TYPICAL MASONRY FILLED CELL DETAIL



8" C.M.U. PRECAST LINTELS

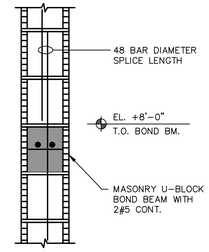
N.T.S.

NOTES:

1. SHORE PRECAST LINTEL PER MANUFACTURER RECOMMENDATIONS.
2. VERIFY W/ ARCH'L DWGS. FOR SIZE & LOCATIONS OF OPENINGS.
3. PROVIDE 4" MIN. BEARING @ EACH END.

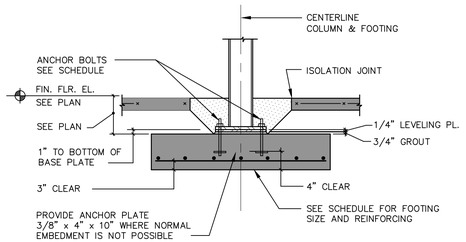
NOTES:

1. WHERE HEIGHT OF MASONRY WALL SEGMENT EXCEEDS 12'–0", INTERMEDIATE BOND BEAM IS REQUIRED.
2. BOND BEAM REINFORCEMENT MUST BE CONT. HOOK BARS INTO REINFORCED JAMB AT WALL OPENINGS.
3. OMIT BOND BEAMS WHERE IT COINCIDES WITH OPENING HEADERS (LINTELS/BEAMS), REINFORCEMENT MUST BE CONTINUOUS AT SUCH LOCATIONS.



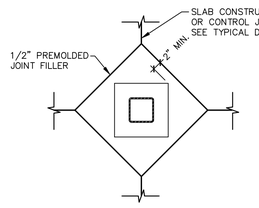
TYPICAL BOND BEAM DETAIL

N.T.S.



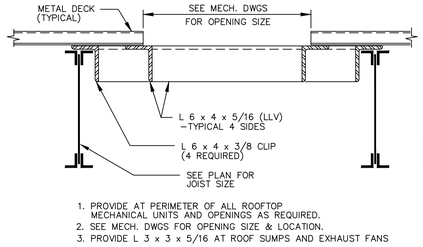
TYPICAL STEEL COLUMN FOOTING

N.T.S.



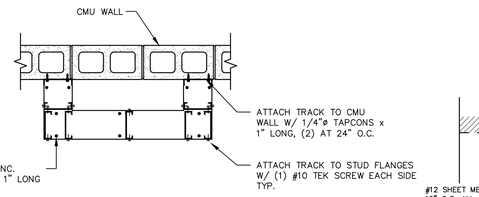
TYPICAL STEEL COLUMN ISOLATION JOINT

N.T.S.

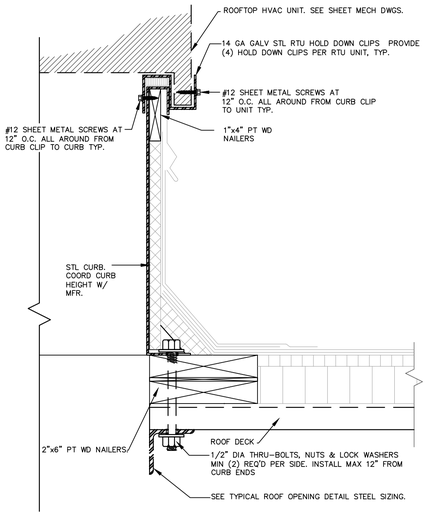


1. PROVIDE AT PERIMETER OF ALL ROOFTOP MECHANICAL UNITS AND OPENINGS AS REQUIRED.
2. SEE MECH. DWGS FOR OPENING SIZE & LOCATION.
3. PROVIDE L 3 x 3 x 5/16 AT ROOF SUMPS AND EXHAUST FANS

TYPICAL ROOF OPENING DETAIL

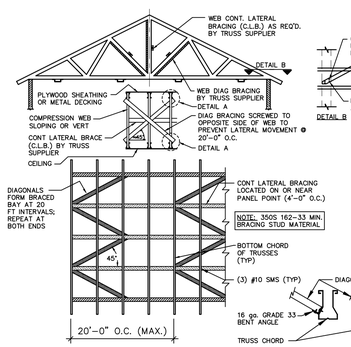


TYPICAL METAL STUD BUMPOUT



TYP. HVAC HOLD DOWN DETAIL

N.T.S.



METAL TRUSSES SHALL BE STORED, HANDLED AND BRACED IN ACCORDANCE WITH THE L.G.S.E.A.'s "FIELD INSTALLATION GUIDE FOR COLD–FORMED STEEL ROOF TRUSSES"

WEB BRACING:

A. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING (C.L.B.) FOR EACH TRUSS WEB MEMBER AS REQUIRED. ALTERNATE SCAB, "L" AND "T" WEB BRACING MAY BE SUBSTITUTED FOR C.L.B.

B. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (2" NOMINAL WIDE). THIS BRACING IS TO BE CONTINUOUS.

C. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.

BOTTOM CHORD BRACING:

A. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 4'–0" O.C., SCREWED TO BOTTOM OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END AND AT 20 FOOT INTERVALS. THE MINIMUM BOTTOM CHORD C.L.B. AND DIAGONAL BRACING SHALL BE 350S 162–33, TYPICAL.

B. WHERE THE BOTTOM CHORDS ARE CONTINUOSLY BRACED WITH A RIGID CEILING, C.L.B. SHALL BE SPACED AT 8'–0" O.C. WITH DIAGONAL BRACING.

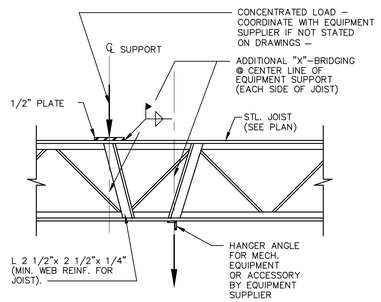
TOP CHORD BRACING:

A. IF PLYWOOD OR METAL DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND SCREWED TO DEVELOP DIAPRAGHM ACTION, BRACING IS NOT REQUIRED.

B. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.

METAL TRUSS BRACING DETAIL

N.T.S.



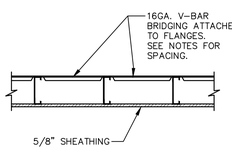
TYPICAL JOIST REINFORCING AT CONCENTRATED LOAD

N.T.S.

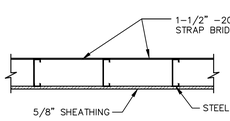
LATERAL BRACING (HORIZONTAL BRIDGING) FOR WALLS:

NOTE: IF NON–LOAD BRG WALLS (PARTITION WALLS) HAVE SHEATHING ON BOTH SIDES LATERAL BRACING IS NOT REQUIRED.

ENSURE BOTH STUD FLANGES ARE ATTACHED TO TOP AND BOTTOM RUNNER FLANGES. HORIZONTAL BRIDGING MUST BE INSTALLED AT SPACING NOT TO EXCEED 60" OC MEASURED VERTICALLY FOR NON–LOAD BEARING WALLS CARRYING WIND LOAD ONLY. TYPICAL FOR ALL OPTIONS BELOW.



HORIZONTAL BRIDGING OPTION #1



HORIZONTAL BRIDGING OPTION #2

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CONSULTANT

SIGN DATE 11/18/2013

John Gutherman Jr., P.E.
FL. REG. #60880

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

License: AA26001884

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Mark Adams: 407-756-2119
Kim Day: 407-416-9960
Neke White: 407-416-9965

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REVISIONS

#	DATE	DESCRIPTION

PROJECT NAME:

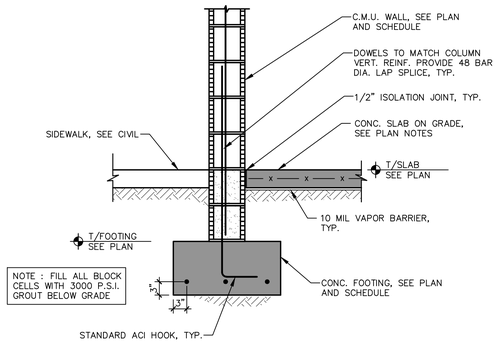
Clermont Retail

Building J

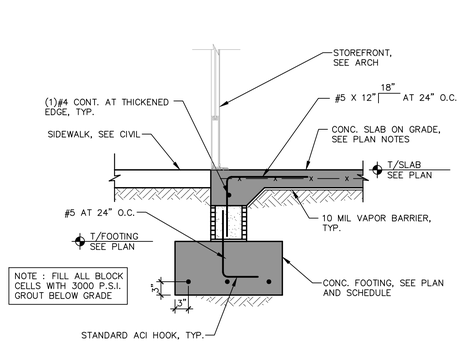
PROJECT CLIENT:

GUTHERMAN STRUCTURAL INC.
264 BUTTERCUP CIRCLE
ALTAMONTE SPRINGS FL 32714
P: 407.701.0875 LIC. #38865

DATE: 2013 NOV 15	DRAWN BY: RED
JOB NUMBER: 13104	CHECKED BY: JG
Typical Details	S3.2



SECTION 1
3/4" = 1'-0" S4.1



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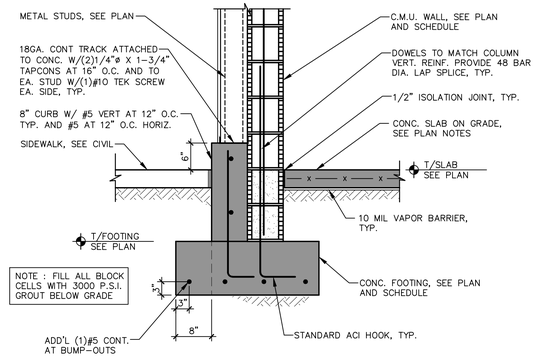

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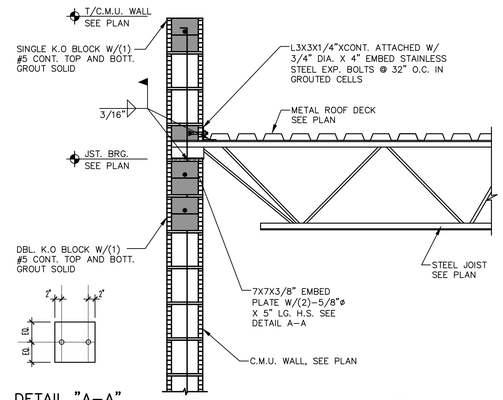

DETAIL "A-A"

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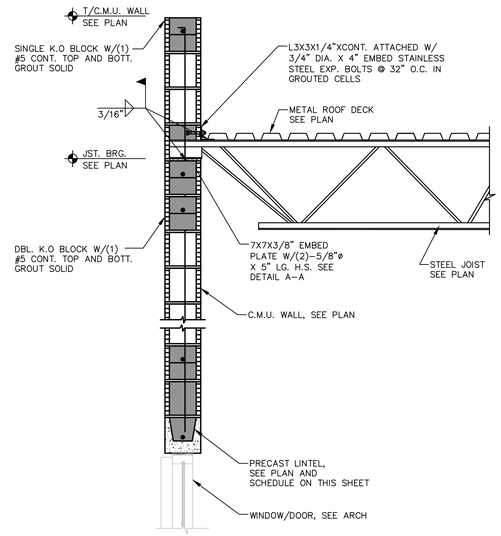

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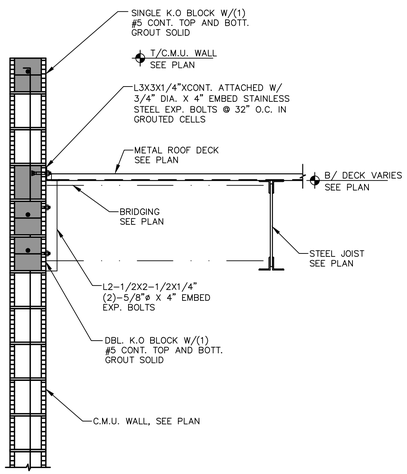

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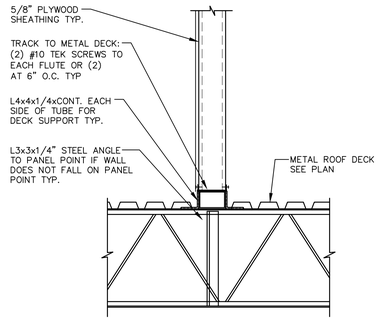

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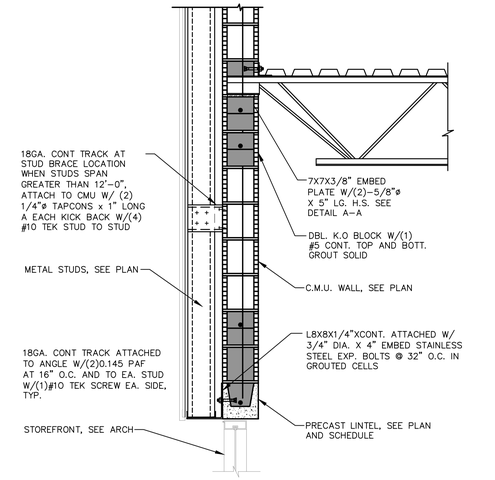

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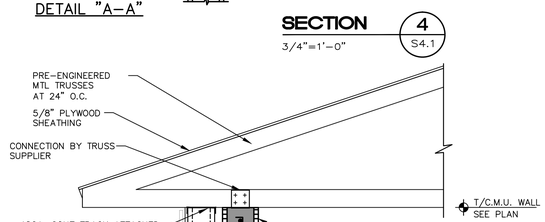
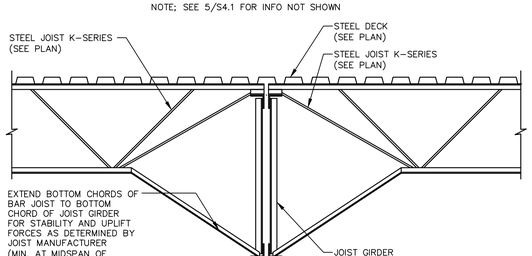


NOTE; SEE 5/S4.1 FOR INFO NOT SHOWN



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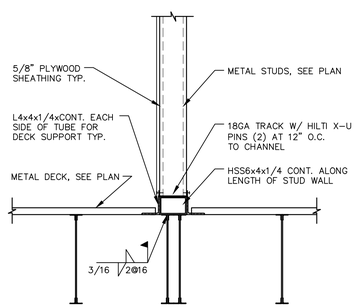

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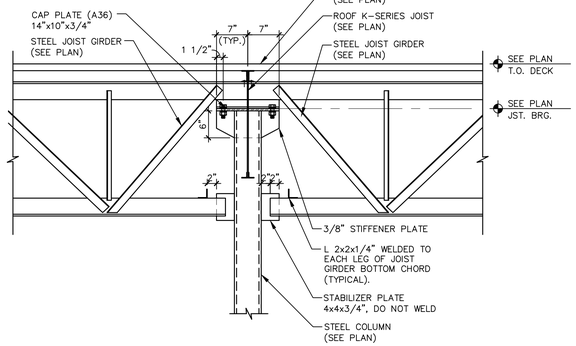

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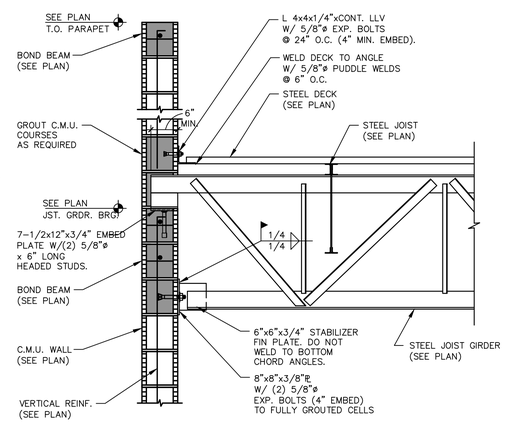

SECTION 12
3/4" = 1'-0" S4.1

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CONSULTANT

SIGN DATE 11/18/2013

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REVISIONS		
#	DATE	DESCRIPTION

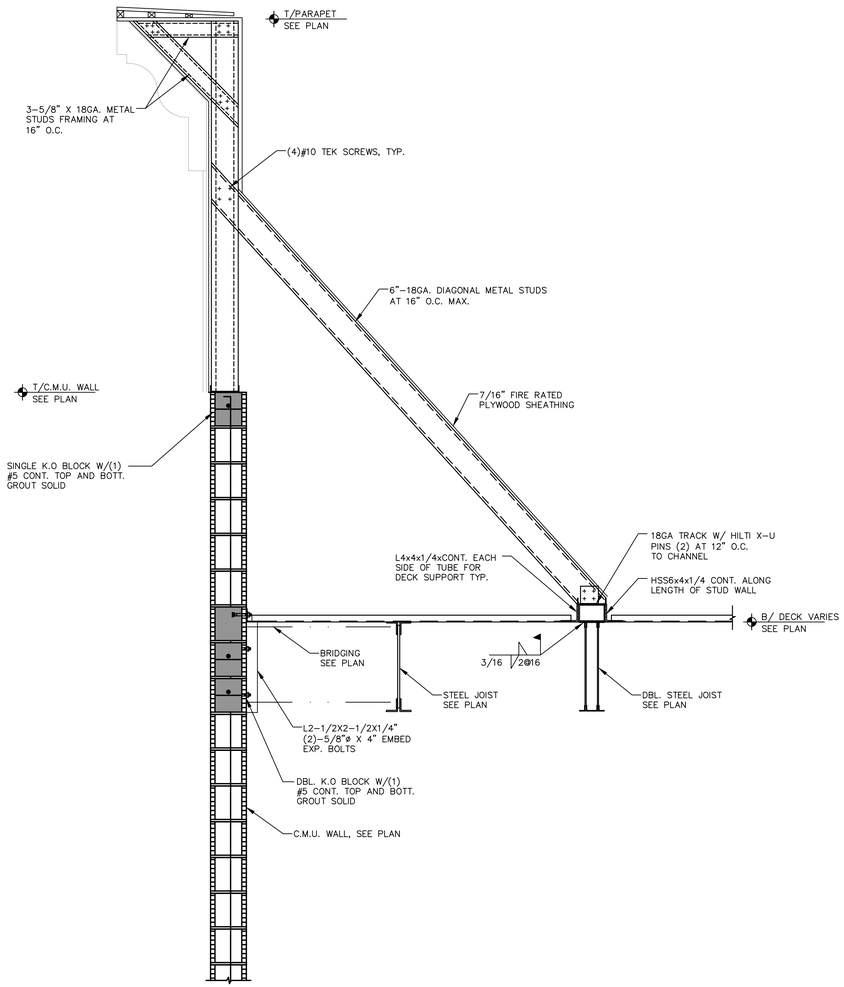
PROJECT NAME:
Clermont Retail

Building J

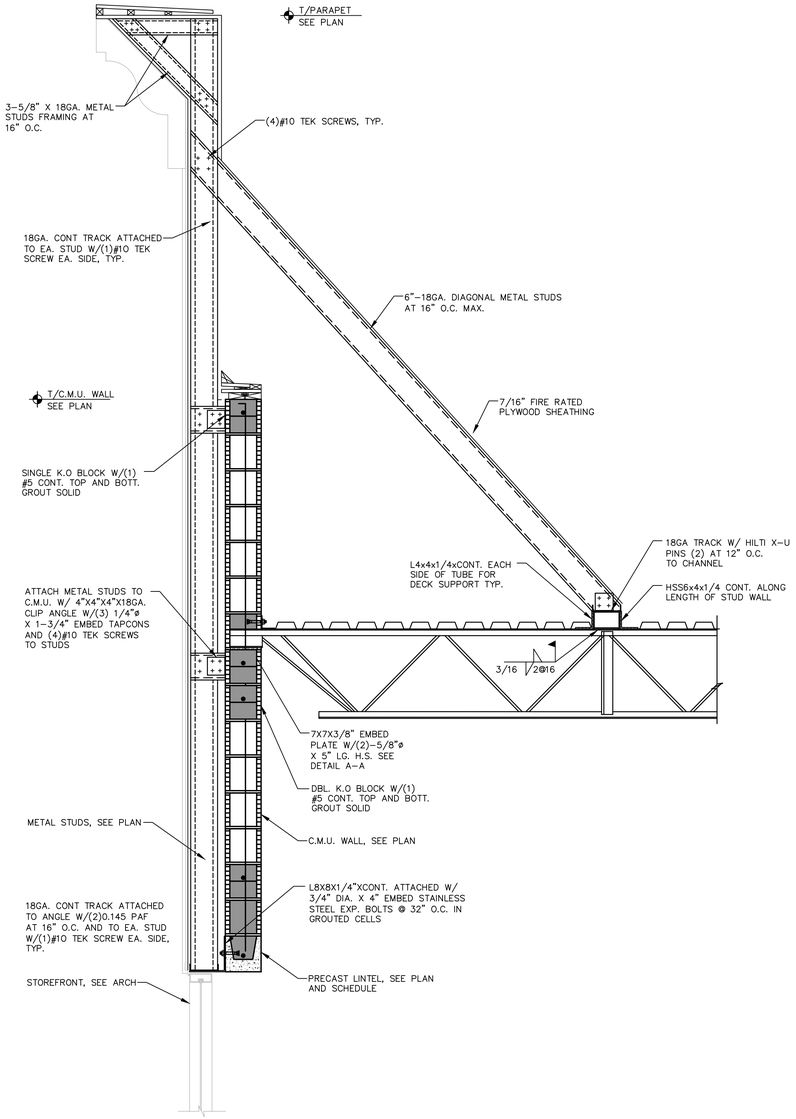
PROJECT CLIENT:

GUTHERMAN STRUCTURAL INC.
264 BUTTERCUP CIRCLE
ALTAMONTE SPRINGS FL 32714
P: 407.701.0875 LIC. #28863
Gutherman STRUCTURAL

DATE: 2013 NOV 15	DRAWN BY: RED
JOB NUMBER: 13104	CHECKED BY: JG
Structural Sections	S4.1



SECTION 1
3/4" = 1'-0" S4.2



SECTION 2
3/4" = 1'-0" S4.2

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REVISIONS

#	DATE	DESCRIPTION

PROJECT NAME:
Clermont Retail

Building J

PROJECT CLIENT:

GUTHERMAN STRUCTURAL INC.
264 BUTTERCUP CIRCLE
ALTAMONTE SPRINGS FL 32714
P: 407.701.0875 LIC. #38863

Gutherman STRUCTURAL

DATE: 2013 NOV 15	DRAWN BY: RED
JOB NUMBER: 13104	CHECKED BY: JG
Structural Sections	S4.2

ABBREVIATIONS

(NOT ALL ARE USED)

AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AG	ABOVE GRADE
AHU	AIR HANDLING UNIT
AD	ACCESS DOOR
APPROX	APPROXIMATELY
BDD	BACK DRAFT DAMPER
BOD	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNIT
CAP	CAPACITY
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CMU	CONCRETE MASONRY UNIT
CONN	CONNECTION
CU	CONDENSING UNIT
DB	DRY BULB
DG	DOOR GRILLE
DI	DIGITAL INPUT
DN	DOWN
DO	DIGITAL OUTPUT
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ELEC	ELECTRICAL
EMS	ENERGY MGMT. SYSTEM
EX	EXHAUST
ENT	ENTERING
ESP	EXTERNAL STATIC PRESSURE
F	FAHRENHEIT
FA	FILTER ACCESS
FACP	FIRE ALARM CONTROL PANEL
FCD	FLOW CONTROL DAMPER
FD	FIRE DAMPER
FLA	FULL LOAD AMPACITY
FPM	FEET PER MINUTE
FPMB	FAN POWER MIXING BOX
FS	FIRE STAT
HP	HORSEPOWER
HZ	HERTZ
IN-H2O	INCHES OF WATER
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LAT	LATENT
LD	LOUVERED DOOR
LRA	LOCKED ROTOR AMPS
LVG	LEAVING
MAX	MAXIMUM
MBH	1000xBTU
MCA	MINIMUM CIRCUIT AMPACITY
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAL	OUTSIDE AIR LOUVER
OC	ON CENTER
PD	PRESSURE DROP
PH	PHASE
PVC	POLYVINYLCHLORIDE
RA	RETURN AIR
REF	REFRIGERANT
RG	RETURN GRILLE
RLA	RUNNING LOAD AMPS
RTU	ROOFTOP A/C UNIT
SA	SUPPLY AIR
SD	SUPPLY DIFFUSER
SEN	SENSIBLE
SG	SUPPLY GRILLE
UON	UNLESS OTHERWISE NOTED
VFD	VARIABLE FREQUENCY DRIVE
WMS	WIRE MESH SCREEN

LEGEND

- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST GRILLE
- SUPPLY DUCT DOWN
- RETURN DUCT DOWN
- EXHAUST DUCT DOWN
- T — THERMOSTAT
- TS — REMOTE TEMPERATURE SENSOR
- SD — SMOKE DETECTOR
- M — MOTORIZED DAMPER
- MANUAL VOLUME DAMPER
- DUCTWORK
- FLEX DUCT
- BDD — BACKDRAFT DAMPER
- FD — FIRE DAMPER
- AIR FLOW DIRECTION
- 1" DOOR UNDERCUT
- POC — POINT OF CONNECTION
- R — RISE IN ELEVATION
- D — DROP IN ELEVATION
- AREA OF DEMOLITION

SPECIFICATIONS

1.0 BASIC MATERIAL AND METHODS

1.1 SCOPE OF WORK
PROVIDE LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED. ALL DISCREPANCIES ON DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF BIDS.

1.2 GENERAL AND SPECIAL CONDITIONS
ALL DIVISION 1 SPECIFICATIONS AND ARCHITECTURAL GENERAL AND SPECIAL CONDITIONS OUTLINED IN THE CONTRACT DOCUMENTS APPLY TO MECHANICAL SYSTEMS. ADDITIONALLY, WORK SHALL COMPLY WITH FLORIDA BUILDING CODE AND REGULATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION, NATIONAL FIRE PROTECTION ASSOCIATION, AND NATIONAL ELECTRICAL CODE. ALL EQUIPMENT SHALL CARRY THE UNDERWRITER'S LABORATORIES (UL) SEAL WHERE APPLICABLE.

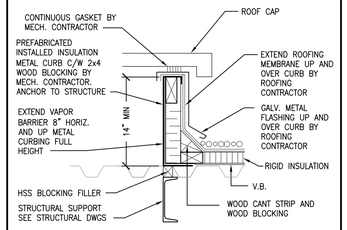
1.3 QUALITY CONTROL
UNLESS OTHERWISE NOTED, PROVIDE NEW MATERIALS FREE OF DEFECTS. WHERE NO SPECIFIC WEIGHTS OR GRADES ARE SPECIFIED PROVIDE MATERIALS OF AN ACCEPTED STANDARD WEIGHT AND GRADE ACCORDING TO CODE AND GOVERNING STANDARDS BY ASHRAE, SMACNA, NFPA, AND UL. INSTALL ALL EQUIPMENT, PIPING, DUCTWORK, AND CONTROLS IN ACCORDANCE WITH CODES, GOVERNING STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS. FIRE PERFORMANCE CHARACTERISTICS OF INSTALLED MATERIALS SHALL BE RATED IN ACCORDANCE WITH ASTM E84. MAXIMUM FLAME SPREAD RATING SHALL BE 25 AND MAXIMUM SMOKE DEVELOPED RATING SHALL BE 50.

1.4 COORDINATION
COORDINATE ALL WORK FOR PROPER LOCATION, POWER, AND UTILITY REQUIREMENTS. SCHEDULE INSTALLATIONS TO AVOID CONFLICT AMONG TRADES. ADDITIONS TO THE CONTRACT FOR COORDINATION AMONG TRADES WILL NOT BE ALLOWED.

1.5 PENETRATIONS, CUTTING AND PATCHING
SEAL ALL PIPING AND DUCT PENETRATIONS OF WALLS IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. PIPING PENETRATIONS OF RATED FLOORS AND WALLS SHALL BE SEALED WITH FIRESTOPPING MATERIAL. FLASH ALL ROOF AND WALL PENETRATIONS IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS. PROVIDE FIRE DAMPERS AT ALL RATED PENETRATIONS.

PROJECT GENERAL NOTES

1. SUPPORT DUCTS PER SMACNA FROM SUPPORT STRUCTURE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2010, SMACNA FGDCS & DCS, AND NFPA 90A.
3. ROUTE ALL DUCTWORK, PIPING, ACCESSORIES AS NECESSARY TO AVOID BUILDING STRUCTURE, COMPONENTS AND LIGHTING. COORDINATE ANY TRANSITIONS MADE TO DUCTWORK WITH MAXIMUM FAN PRESSURE DROP REQUIREMENTS FROM MANUFACTURER'S RECOMMENDATIONS.
4. ALL DIMENSIONS ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION.
5. ALL FINISHED WORK SHALL BE FREE OF DEFECTS WITH EXISTING SURFACES MAINTAINED IN THE SAME CONDITION AS ORIGINAL.
6. ALL DEBRIS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING AND PENETRATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL ACCESSORIES INCLUDED IN CONTRACT OR HEREIN SPECIFIED OR OTHERWISE.



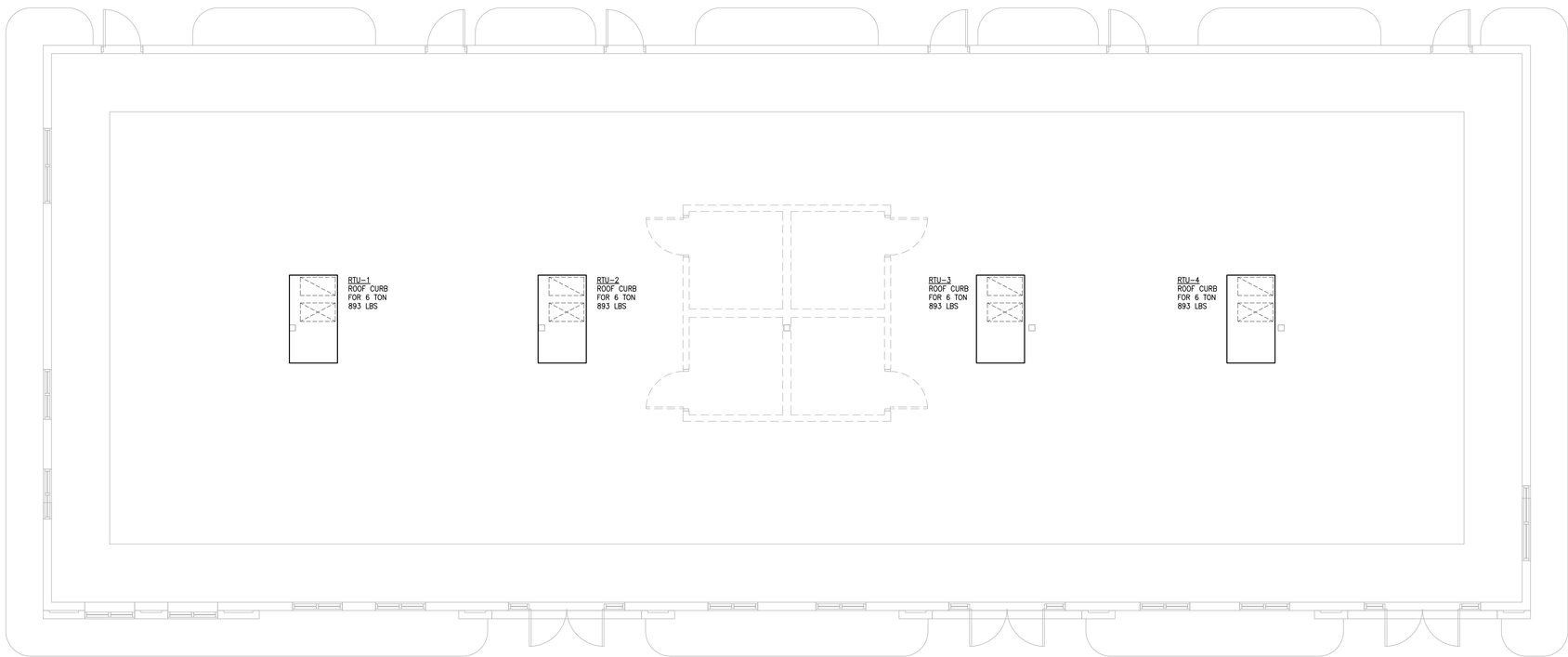
ROOF TOP UNIT CURB AND CAP DETAIL

NTS

DESIGN DATA

SUMMER OUTSIDE	–	95/77 F
WINTER OUTSIDE	–	35 F
INSIDE TEMP/RH	–	75F/50%

IT IS THE RESPONSIBILITY OF ALL BIDDING CONTRACTORS TO ENSURE THAT EACH OF THEIR SUBCONTRACTORS RECEIVE THE NECESSARY DRAWINGS AND INFORMATION FOR BIDDING. MECHANICAL CONTRACTOR SHALL INDICATE TO ALL BIDDING VENDOR'S THAT EACH VENDOR SHALL REQUEST FROM THE BLUEPRINT COPY COMPANY FULL SIZE DRAWINGS PER MECHANICAL CONTRACTOR'S FOR WHICHEVER DRAWINGS HE/SHE DEEMS NECESSARY.



MECHANICAL PLAN

SCALE: 3/16" = 1'-0"

REV#	DATE	REVISION

CONSTRUCTION ENGINEERING GROUP
consulting engineers
2651 west eau gallie, suite o
melbourne, fl 32935
tel. 321.253.1221
fax. 321.253.3123
www.cegengineering.com
license #0008817

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Neke White: 407.416.9965

UNIVERSITY VILLAGE
BUILDING J SHELL
SR. 50 CLERMONT, FLORIDA

DRAWING TITLE
MECHANICAL PLAN, SPECIFICATIONS, NOTES AND DETAILS

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ENGINEER OF RECORD

KEITH J. COUCH
PE #45074

DATE	11-15-13
SCALE	AS NOTED
PROJ. NO. :	130269
DESIGNED BY:	KJC
DRAWN BY:	GOB
CHECKED BY:	KJC
DRAWING NO.	M1

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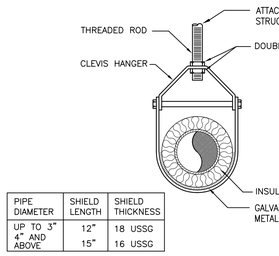
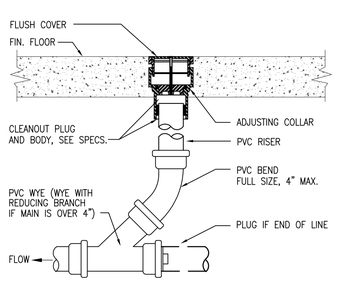


PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS
UP TO 3"	12"	18 USSG
4" AND ABOVE	15"	16 USSG

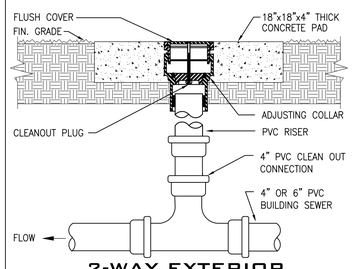
INSULATED PIPE SUPPORT DETAIL

NTS



FLOOR CLEANOUT DETAIL

NTS



2-WAY EXTERIOR CLEANOUT DETAIL

NTS

ABBREVIATIONS:

A/C	AIR CONDITIONING	GAL	GALLONS
A/E	ARCHITECT/ENGINEER	GPM	GALLONS PER MINUTE
AAV	AIR ADMITTANCE VALVE	HB	HOSE BIBB
ADA	AMERICANS WITH DISABILITIES ACT	HR	HOUR
		HW	HOT WATER
AHU	AIR HANDLING UNIT	I.E.	INVERT ELEVATION
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	MAX	MAXIMUM
		MIN	MINIMUM
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
BHP	BRAKE HORSEPOWER	NTS	NOT TO SCALE
BTU	BRITISH THERMAL UNIT	PDI	PLUMBING DRAINAGE INSTITUTE
CD	CONDENSATE DRAIN		
CONN	CONNECTION	PSIG	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	RM	ROOM
CW	COLD WATER	S.F.U.	SUPPLY FIXTURE UNITS
D.F.U.	DRAINAGE FIXTURE UNITS	SS	SANITARY SEWER
DIA	DIAMETER	T & P	TEMPERATURE & PRESSURE
DN	DOWN	TYP	TYPICAL
DWG	DRAWING	U/G	UNDERGROUND
ECO	EXTERIOR CLEAN OUT	W/	WITH
F	DEGREES FAHRENHEIT	WCO	WALL CLEAN OUT
FBC	FLORIDA BUILDING CODE	V	VENT
FCO	FLOOR CLEAN OUT	VTR	VENT THRU ROOF
FD	FLOOR DRAIN		

PLUMBING ACCESSORIES:

RD – PRIMARY ROOF DRAIN:
WATTS – RD-100-B-D

ORD – OVERFLOW ROOF DRAIN:
WATTS – RD-100-B-D-R

CO – CLEANOUT (ECO-EXTERIOR, FCO-FLOOR):
WATTS – CO SERIES

DSN – DOWNSPOUT NOZZLE:
WATTS – RD-940

NOTES:

1. 4" FLOOR CLEANOUT (FCO) FOR FUTURE BUILD-OUT.
2. 1" COLD WATER LINE WITH VALVE AND CAP FOR FUTURE BUILD-OUT.

PLUMBING LEGEND

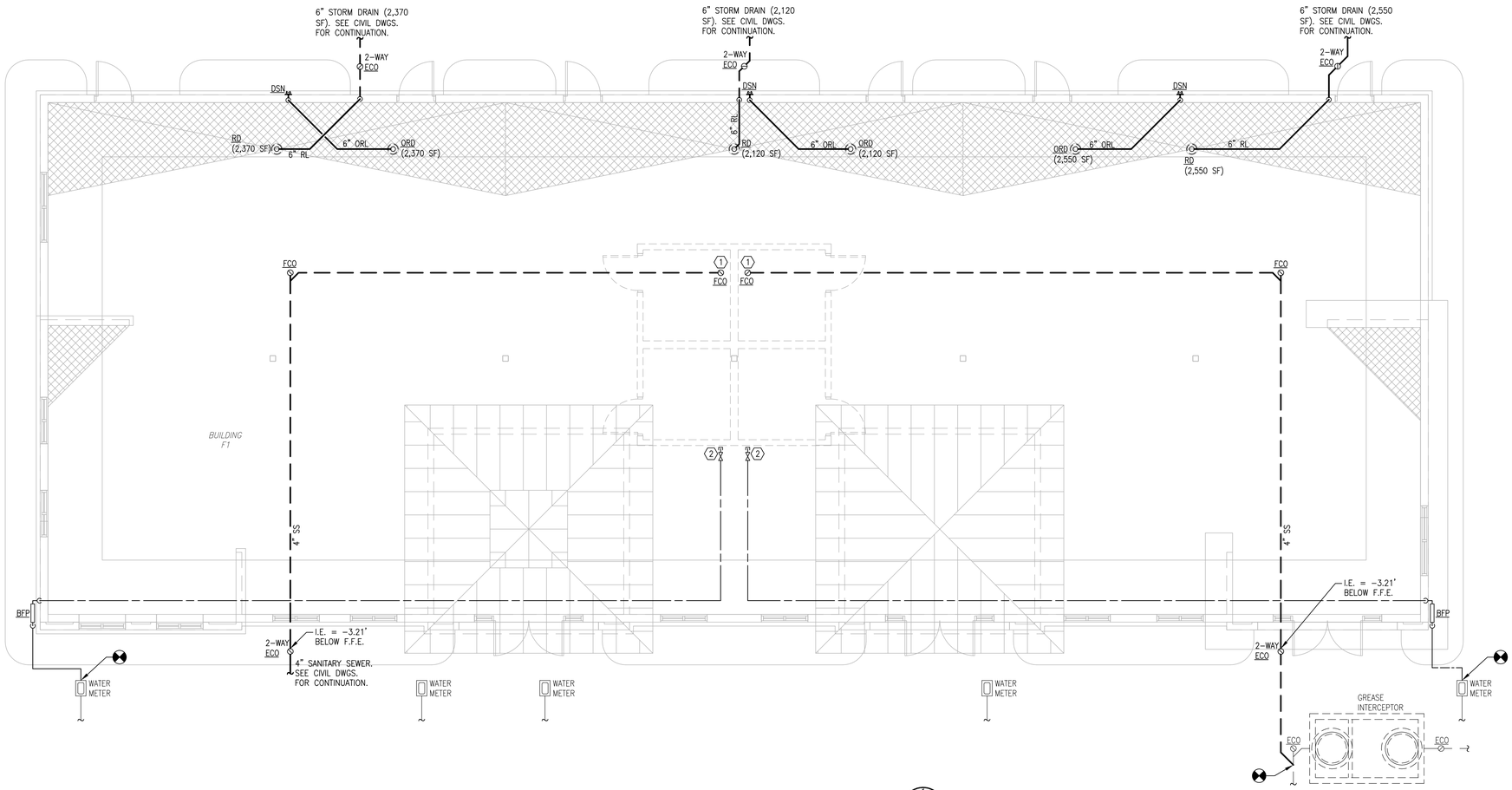
	COLD WATER ABOVE GRADE
	COLD WATER BELOW GRADE
SS	SANITARY WASTE ABOVE GRADE
SS	SANITARY WASTE BELOW GRADE
RL	PRIMARY RAINWATER LEADER ABOVE GRADE
ORL	OVERFLOW RAINWATER LEADER ABOVE GRADE
ST	STORM DRAIN BELOW GRADE
	BALL TYPE SHUT-OFF VALVE
FCO, ECO	FLOOR, EXTERIOR CLEANOUT
	PIPE CAP

PLUMBING GENERAL NOTES AND SPECIFICATIONS

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE PLUMBING WORK AS SHOWN ON THE DRAWINGS. PIPING SHALL ESSENTIALLY BE ROUTED AND LOCATED AS INDICATED ON THE DRAWINGS. HOWEVER, ACTUAL PLACEMENT SHALL BE VERIFIED BY CONFIRMING EXACT LOCATION OF STRUCTURES AND OTHER UTILITIES IN THE FIELD AND BY CAREFUL LAYOUT PRIOR TO EXECUTION OF THE WORK. PLUMBING DRAWINGS ARE GENERALLY DIAGRAMMATIC AND SHOULD NOT BE SCALED.
2. PROVIDE WORK NOT SPECIFICALLY SHOWN OR SPECIFIED, YET REQUIRED TO INSURE PROPER AND COMPLETE OPERATIONS OF ALL SYSTEMS AND TO SATISFY THE DESIGN INTENT IN THE WORK AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
3. LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED UNDER THE PLUMBING CONTRACTORS' SCOPE OF WORK SHALL BE PERFORMED BY EXPERIENCED MECHANICS OF THE PROPER TRADE AND ALL WORKMANSHIP SHALL BE FIRST CLASS AND SHALL BE IN COMPLIANCE WITH THE SPECIFIC REQUIREMENTS OF THE CONTRACT DRAWINGS.
4. ALL DISCREPANCIES ON DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID CONSTITUTES ACCEPTANCE OF FIELD CONDITIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES AND STANDARDS:

   FLORIDA BUILDING CODE, (FBC);
   NATIONAL FIRE PROTECTION ASSOCIATION, (NFPA);
   AMERICANS WITH DISABILITIES ACT, (ADA);
   AMERICAN SOCIETY OF MECHANICAL ENGINEERS, (ASME);
   AMERICAN SOCIETY FOR TESTING AND MATERIALS, (ASTM);
   AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI);
   UNDERWRITERS LABORATORIES, (UL);
   ALL LOCAL CODES, ORDINANCES, REGULATIONS;
   THE AUTHORITY HAVING JURISDICTION.

6. ALL MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS AND SHALL BE UL LISTED FOR THE INTENDED APPLICATION.
7. CONTRACTOR SHALL OBTAIN AND FURNISH ALL PERMITS, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
8. CONTRACTOR SHALL INSPECT THE SITE FOR FIELD VERIFICATION OF ALL ASPECTS OF THE PROJECT PRIOR TO BIDDING.
9. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING AND PENETRATIONS.
11. DO NOT PENETRATE WALL FOOTINGS WITH PIPING. COORDINATE WITH GENERAL CONTRACTOR TO DROP FOOTINGS AS REQUIRED TO CLEAR PLUMBING SERVICES. WHERE ABSOLUTELY NECESSARY, ALL PIPING PENETRATING BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY THE STRUCTURAL ENGINEER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT, OR HEREIN SPECIFIED, OR OTHERWISE.
13. WALL BRACKETS, HANGERS, SUPPORTS, ETC. SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH THE BEST STANDARD PRACTICE OF THE TRADE AND AS PER CODE. ADDITIONAL SUPPORTS SHALL BE PROVIDED TO TRANSMIT LOADS TO THE MAIN STRUCTURE WHERE REQUIRED. CPVC PIPING SUPPORTS SHALL BE 3'-0" ON CENTER FOR ½" THRU 1" AND 4'-0" ON CENTER FOR 1-½" AND LARGER. ALL EXPOSED SUPPORTS SHALL BE HOT DIPPED GALVANIZED OR FIBERGLASS REINFORCED "UNISTRUT" TYPE INCLUDING HARDWARE.
14. CONDENSATE DRAIN, SANITARY WASTE AND VENT PIPING SHALL BE COLLECTED AND TERMINATED AT A POINT SHOWN ON THE DRAWINGS. PIPING SHALL BE SCHEDULE 40 TYPE DWV PVC WITH SOLVENT WELD JOINTS.
15. ALL DRAINAGE PIPING 3" AND LARGER SHALL HAVE A MINIMUM SLOPE OF ⅛" PER FOOT, PIPING 2-½" AND SMALLER SHALL HAVE A MINIMUM SLOPE OF ¼" PER FOOT UNLESS OTHERWISE NOTED.
16. VALVES AND FITTINGS SHALL BE OF SAME SIZE AS LINE IN WHICH THEY ARE INSTALLED.
17. ALL WATER SUPPLY AND DRAINAGE LINES SHALL BE INSTALLED AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGE IN SIZING.
18. BALL VALVES ¼" THROUGH 2" SHALL BE TWO PIECE – 600 WOG, TEFLON SEATS, ANSI 316 STAINLESS STEEL BALL AND STEM (EXTENSION STEM ON INSULATED HOT WATER AND TEMPERED HOT WATER), BRONZE BODY WITH THREADED OR SOLDER ENDS.
19. BUILDING DOMESTIC WATER PIPING (ABOVE FLOOR) SHALL BE CPVC PLASTIC PIPE AND FITTINGS. PROVIDE TRANSITION FITTINGS AS REQUIRED TO INSTALL VALVES, FIXTURE STOPS, EQUIPMENT AND OTHER COMPONENTS. PIPE AND FITTINGS SHALL CONFORM TO ASTM-1784.



PLUMBING PLAN

SCALE: 3/16" = 1'-0"

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REV#	DATE	REVISION

UNIVERSITY VILLAGE
BUILDING J SHELL
SR. 50 CLERMONT, FLORIDA

DRAWING TITLE
PLUMBING PLAN, NOTES AND DETAILS

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ENGINEER OF RECORD

KEITH J. COUCH
PE #45074

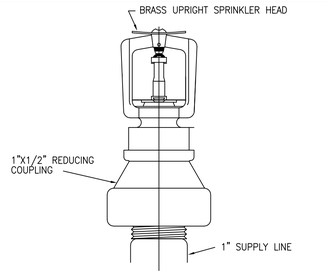
DATE	11-22-13
SCALE	AS NOTED
PROJ. NO. :	130269
DESIGNED BY:	RPO
DRAWN BY:	RPO
CHECKED BY:	KJC
DRAWING NO.	P1

FLORIDA 61G15-30 - DELEGATED ENGINEER COMPLIANCE NOTE:

THE FIRE PROTECTION DESIGN FOR THIS PROJECT SHALL BE IN FULL ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 61 G15-30 AS IT PERTAINS TO "DELEGATED ENGINEER". THE DIVISION 15 CONTRACTOR SHALL PROCURE THE SERVICES OF A FLORIDA REGISTERED ENGINEER WHO WILL ACT AS THE DELEGATED ENGINEER FOR THE FIRE PROTECTION SYSTEM DESIGN BASED ON THE DESIGN INTENT OF THE CONTRACT DOCUMENTS. THE DELEGATED ENGINEER WILL BECOME THE "ENGINEER OF RECORD" FOR THIS PORTION (FIRE PROTECTION SYSTEM) OF THE ENGINEERING PROJECT. THE DELEGATED ENGINEER SHALL CONFORM TO ALL REQUIREMENTS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 61 G15-30.006 "DELEGATED ENGINEER'S RESPONSIBILITY". ALL FINAL DELEGATED ENGINEERING DOCUMENTS REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER.

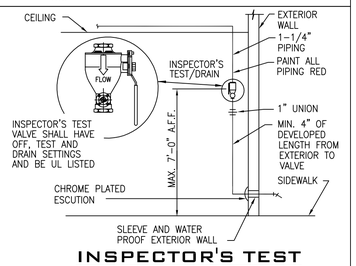
FIRE PROTECTION AREA COVERAGE FLAG NOTES

1 PROVIDE ORDINARY HAZARD GROUP II OCCUPANCY COVERAGE WITH A DENSITY OF 0.20 GPM/SQ. FT. OVER THE MOST REMOTE 2000 S.F., UNLESS OTHERWISE SPECIFIED BY THE INSURING AGENCY, NFPA AND/OR THE AUTHORITY HAVING JURISDICTION.



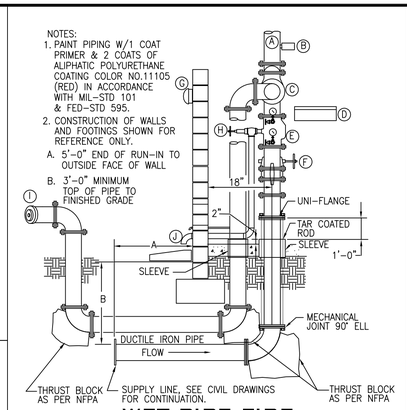
UPRIGHT SPRINKLER HEAD INSTALLATION DETAIL

NTS



INSPECTOR'S TEST STATION DETAIL

NTS



WET PIPE FIRE RISER ENTRY DETAIL

NTS

SYMBOL KEY

- (A) SUPPLY TO SPRINKLER
- (B) FLOW SWITCH
- (C) SWING CHECK VALVE
- (D) SPARE SPRINKLER HEAD BOX, MOUNTED TO WALL
- (E) SHOTGUN 90 RISER CHECK VALVE
- (F) BUTTERFLY VALVE (WAFER TYPE WITH TAMPER SWITCH)
- (G) FIRE ALARM GONG MOUNTED ON EXTERIOR OF BUILDING
- (H) 1 1/4" MAIN DRAIN. – DRAIN TO 18" x 24" CONCRETE SPLASH BLK. SET ON FINISHED GRADE
- (I) 4" TO 2 1/2" x 2 1/2" x 4" ABOVE GROUND TYPE SIAMESE FIRE DEPT. CONNECTION 2'-0" ABOVE FINISHED GRADE
- (J) 1/2" BALL DRIP DRAIN THRU WALL

FIRE PROTECTION NOTES

DESCRIPTION OF WORK: THE EXTENT OF WORK INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE SYSTEM AS SPECIFIED HEREIN IN ACCORDANCE WITH NFPA 13, 14, 20 AND 24, THE 2010 FPC AND ALL APPLICABLE LOCAL CODES AND REGULATIONS. THE SYSTEM SHALL BE FULLY TESTED, CLEANED AND LEFT IN A COMPLETE AND OPERATIONAL STATUS. PERMITS: OBTAIN ALL PERMITS AND PAY ALL RELATED EXPENSES. ALL WORK IS A RENOVATION OF AN EXISTING SPRINKLER SYSTEM UNLESS INDICATED OTHERWISE.

PIPING AND SPRINKLER HEADS SHALL ESSENTIALLY BE ROUTED, LOCATED AND/OR RELOCATED AS REQUIRED PER NFPA-13: HOWEVER, ACTUAL PLACEMENT SHALL BE VERIFIED BY CONFIRMING EXACT LOCATION OF STRUCTURE'S AND OTHER UTILITIES IN THE FIELD AND BY CAREFUL LAYOUT PRIOR TO EXECUTION OF THE WORK. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND SHOULD NOT BE SCALED.

PIPE, FITTINGS AND VALVES: STEEL PIPE ASTM A 135, PIPE SIZE 2" AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED CAST IRON BLACK FITTINGS, PIPE SIZE 2-1/2" AND LARGER SHALL BE SCHEDULE 10 BLACK STEEL ROLL GROOVED WITH GROOVED COUPLINGS AND FITTINGS, MECHANICAL TEES AND WELDED OUTLETS, DRAIN PIPING SHALL BE SCHEDULE 40 WITH THREADED CAST IRON BLACK FITTINGS, NFPA 13 SPECIFIED WALL THICKNESS FOR 2-1/2" THRU 4" SIZE. CAST IRON THREADED FLANGES: ASME B16.4, CLASS 125, RAISED GROUND FACE, BOLT HOLES SPOT FACED. CAST IRON THREADED FITTINGS: ASME B16.4, CLASS 125, STANDARD PATTERN, WITH THREADS ACCORDING TO ASME B1.20.1, 175 PSI RATED. MALLEABLE IRON THREADED FITTINGS: ASME B16.3, CLASS 150, STANDARD PATTERN, WITH THREADS ACCORDING TO ASME B1.20.1. STEEL FITTINGS: ASTM A 234 / A 234M, SEAMLESS OR WELDED; ASME B16.9, BUTTWELDING; OR ASME B16.11, SOCKET WELDING TYPE FOR WELDED JOINTS. GROOVED END FITTINGS FOR STEEL PIPE: UL LISTED AND FM APPROVED ASTM A 536, GRADE 65-45-12 DUCTILE IRON OR ASTM A 47 GRADE 32510 MALLEABLE IRON, WITH GROOVES OR SHOULDERS DESIGNED TO ACCEPT GROOVED COUPLINGS. FLANGED JOINTS FOR DUCTILE IRON PIPE AND DUCTILE IRON OR CAST IRON FITTINGS: AWWA C115 DUCTILE IRON OR GRAY IRON PIPE FLANGES, RUBBER GASKETS, AND HIGH STRENGTH STEEL BOLTS AND NUTS. COUPLINGS FOR GROOVED END STEEL PIPE AND GROOVED END FERROUS FITTINGS: UL 213, AWWA C606, ASTM A 536 DUCTILE IRON OR ASTM A 47 MALLEABLE IRON HOUSING, WITH ENAMEL FINISH. INCLUDE SYNTHETIC RUBBER GASKET WITH CENTRAL CAVITY, PRESSURE RESPONSIVE DESIGN, ASTM A 183 CARBON STEEL BOLTS AND NUTS TO SECURE GROOVED PIPE AND FITTINGS. GENERAL: UL LISTED AND/OR FM APPROVED SERVICE VALVES WITH 175 PSIG NON-SHOCK MINIMUM WORKING PRESSURE RATING. GATE VALVES: UL 262, CAST BRONZE, THREADED ENDS, SOLID WEDGE, OUTSIDE SCREW AND YOKE, RISING STEM. PROVIDE INDICATING (BUTTERFLY OR BALL) VALVES TYPE, BRONZE BODY WITH THREADED ENDS, AND INTEGRAL INDICATING DEVICE, INDICATOR SHALL BE VISUAL AND ELECTRICAL 115 VOLTS A.C., PRE-WIRED 2 CIRCUIT, SUPERVISORY SWITCH.

SPRINKLERS PROVIDE AUTOMATIC HEAT-RESPONSIVE GLASS BULB SPRINKLER HEADS, WITH 1/2" NOMINAL ORIFICE, 5.50 "K" FACTOR 155°F TEMPERATURE RATING, INSTALL SPRINKLERS IN A UNIFORM, CONSISTENT MANNER IN ORDER TO LINE UP EACH AREA, IN THE "CENTER" OF THE CEILING TILE AS DETAILED. REUSE EXISTING SPRINKLER HEADS AS ALLOWABLE PER CODE.

SPRINKLER CABINETS: FINISHED STEEL CABINET AND HINGED COVER, WITH 6 SPARE SPRINKLERS PLUS SPRINKLER WRENCH, SUITABLE FOR WALL MOUNTING.

ALARM DEVICES: VERIFY IF REQUIRED. PROVIDE NEW DEVICES IF REQUIRED AS BASED ON PRE-BID FIELD INVESTIGATION. COORDINATE WITH ELECTRICAL (OR FIRE ALARM) CONTRACTOR TO PROVIDE CONNECTIONS TO FIRE ALARM SYSTEM IF REQUIRED.

PIPING INSTALLATIONS:
DEVIATIONS FROM APPROVED "WORKING PLANS" FOR SPRINKLER PIPING REQUIRE WRITTEN APPROVAL FROM AUTHORITY WITH JURISDICTION. FILE WRITTEN APPROVAL WITH THE ENGINEER PRIOR TO DEVAITING FROM APPROVED "WORKING PLANS". INSTALL UNION OR FLANGE ADJACENT TO EACH VALVE. INSTALL HANGER AND SUPPORT SPACING AND LOCATIONS FOR STEEL PIPING JOINED WITH GROOVED MECHANICAL COUPLINGS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR RIGID SYSTEMS PER NFPA 13.

FIELD QUALITY CONTROL:
FLUSH, TEST AND INSPECT SPRINKLER PIPING SYSTEMS ACCORDING TO NFPA 13 CHAPTER "SYSTEM ACCEPTANCE". REPORT TEST RESULTS PROMPTLY AND IN WRITING TO ARCHITECT AND TO THE AUTHORITY HAVING JURISDICTION.

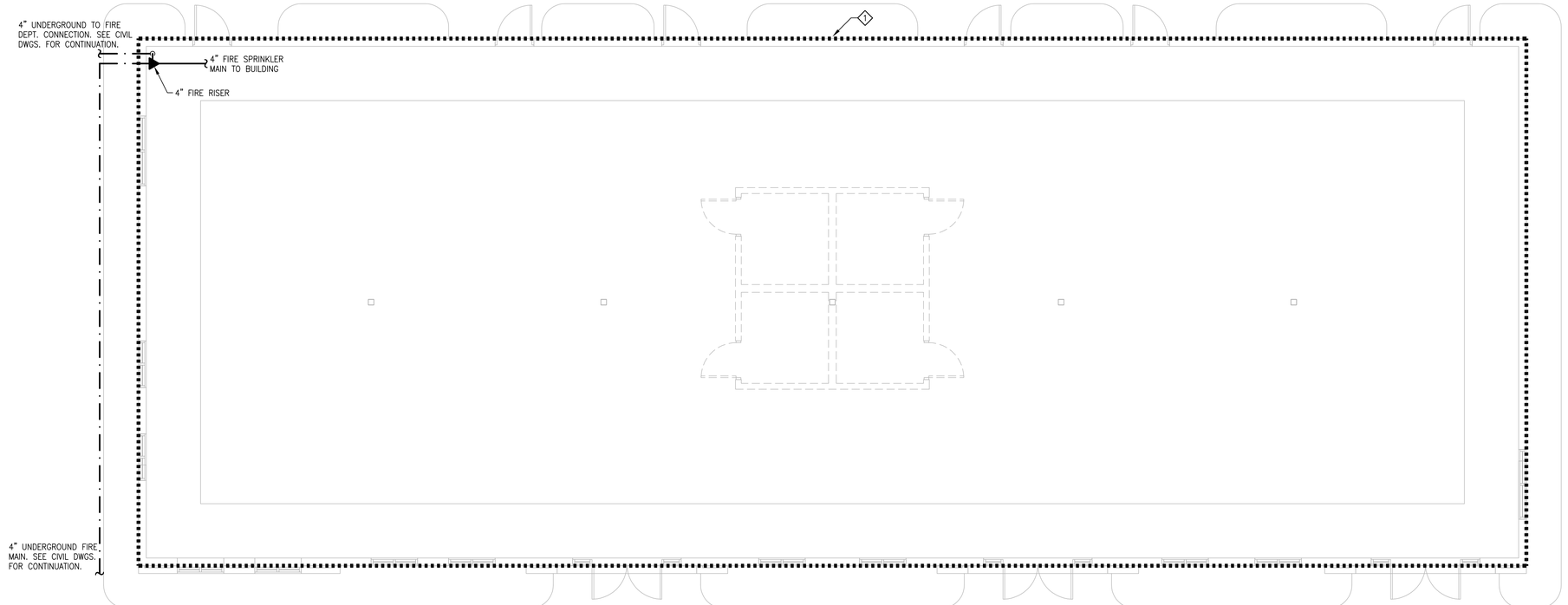
CLEANING: CLEAN DIRT AND DEBRIS FROM SPRINKLERS. REPLACE SPRINKLERS HAVING PAINT OTHER THAN FACTORY FINISH WITH NEW SPRINKLERS. CLEANING AND REUSE OF PAINTED SPRINKLERS IS PROHIBITED.

SPRINKLER SYSTEM BASIS OF DESIGN:

ITEM	DESIGN
CLASSIFICATION	COORDINATE WITH ARCHITECTURAL DRAWINGS AND CLASSIFY AREAS PER NFPA
TYPE	WET PIPE SPRINKLER SYSTEM
RECESSED SPRINKLER HEAD MANUFACTURER	CENTRAL MODEL "GB", 1/2" ORIFICE
TEMPERATURE RATING	155°F UNLESS OTHERWISE NOTED
STATIC PRESSURE	CONTRACTOR TO OBTAIN INFORMATION
RESIDUAL PRESSURE/FLOW	CONTRACTOR TO OBTAIN INFORMATION

NOTES:

1. SYSTEM DESIGN SHALL BE HYDRAULICALLY CALCULATED PER NFPA-13.
2. PROVIDE 200°F TEMPERATURE SPRINKLER HEADS IN THE MECHANICAL, ELECTRICAL EQUIPMENT ROOMS.
3. COORDINATE CEILING MOUNTED SPRINKLER HEADS WITH OTHER DEVICES (LIGHTS, DIFFUSERS, ACCESS PANELS, ETC.). SEE ARCHITECTURAL CEILING PLANS FOR LOCATIONS OF ALL DEVICES.
4. ALL MATERIALS AND EQUIPMENT SHALL BE UL AND/OR FACTORY MUTUAL APPROVED WHERE APPLICABLE.



FIRE PROTECTION PLAN

SCALE: 3/16" = 1'-0"

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REV#	DATE	REVISION

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DRAWING TITLE
FIRE PROTECTION PLAN AND NOTES

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ENGINEER OF RECORD

KEITH J. COUCH
PE #45074

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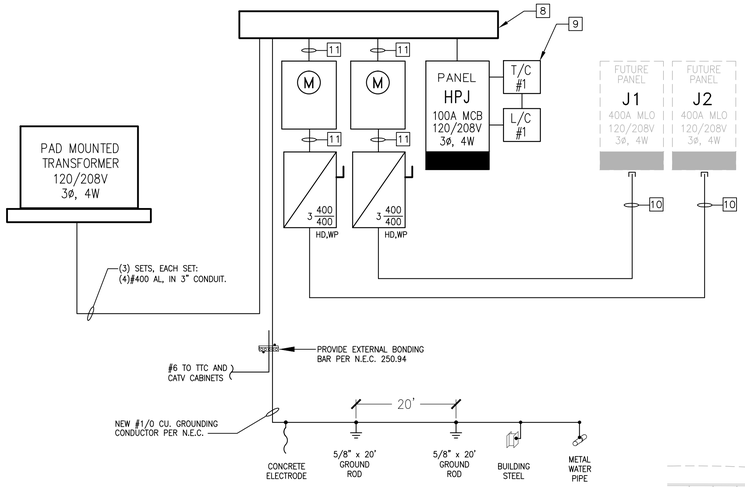


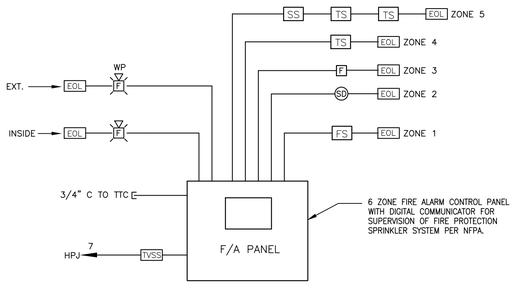
RISER DIAGRAM BUILDING "J"

NTS

BUILDING LOAD SUMMARY

TENANT NUMBER	SQUARE FEET	GENERAL LIGHTING 3 VA/SQFT	GENERAL POWER 2 VA/SQFT	A/C-HEAT LOAD	WATER HEATER	MISC. LOADS	TENANT LOAD VA
TENANT J1	2586	7758	5172	18000	4500	5000	40430
TENANT J2	2586	7758	5172	18000	4500	5000	40430
TOTAL VA		15516	10344	36000	9000	10000	

TOTAL LIGHTING LOAD: 15516 X 125% =	19395 VA
TOTAL RECEPTACLE LOAD: 10000 + 50% OF 10344	10172 VA
TOTAL A/C LOAD: = 36000 X 100% =	36000 VA
TOTAL WATER HEATER LOAD: = 9000 X 100% =	9000 VA
TOTAL MISCELLANEOUS LOAD: = 10000 X 100% =	10000 VA
HOUSE PANEL	4510 VA
TOTAL ESTIMATED DEMAND LOAD: =	88 KVA
WIREWAY SERVICE CAPACITY =	800 AMPS



SUPERVISORY RISER DIAGRAM

NTS

FIRE ALARM REQUIREMENTS

1. PROVIDE A COMPLETE AND OPERATIONAL FIRE ALARM SUPERVISORY SYSTEM WHICH SHALL BE PROVIDED, INSTALLED AND TESTED TO MEET OR EXCEED THE REQUIREMENTS LISTED UNDER THE NEC, NFPA, LIFE SAFETY CODE, ALL LOCAL CODES NEED TO SUPERVISE THE SPRINKLER SYSTEMS.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL TO THE ARCHITECT/ENGINEER AND THE AHJ. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED ELECTRICAL ENGINEER IF REQUIRED PRIOR TO SUBMISSION OF DRAWINGS. SHOP DRAWINGS TO INDICATE IN DETAIL ALL WIRING REQUIREMENTS INCLUDING CONDUCTOR TYPES, SIZES AND NUMBER, DEVICE LOCATIONS, DETAILED BATTERY CALCULATIONS, SIGNAL CIRCUIT LOAD, LINE LOSS\VOLTAGE DROP CALCULATIONS, SYMBOL LIST INDICATING PART NUMBERS, CANDELA RATINGS, ADDRESSABLE DEVICE NUMBERING, ETC. INCLUDE RISER DIAGRAM THAT IS FULLY COORDINATED WITH THE PLANS.
3. ALL FIRE ALARM WORK SHALL BE PERFORMED BY A STATE LICENSED CERTIFIED FIRE ALARM CONTRACTOR.
4. FACP SHALL PERFORM ALL REQUIRED INITIATION AND NOTIFICATION, AND MONITOR FLOW AND TAMPER SWITCHES AS REQUIRED. PROVIDE PANEL WITH DIGITAL DIALER FOR MONITORING.
5. COORDINATE LOCATION OF FACP WITH LOCAL AHJ.
6. PROVIDE SURGE PROTECTION FOR POWER CIRCUIT AND ALL CIRCUITS ENTERING BUILDING.
7. ALL NOTIFICATION APPLIANCES SHALL BE HAVE FIELD DELECTABLE CANDELA RATINGS AND HIGH AND LOW HORN OUTPUTS.
8. MINIMUM CONDUIT SIZE FOR FIRE ALARM SYSTEM SHALL BE 3/4".
9. REFER TO FIRE PROTECTION SHOP DRAWINGS FOR ACTUAL LOCATIONS OF ALL FLOW AND TAMPER SWITCHES, INCLUDING THOSE LOCATED OUTSIDE THE BUILDING. FIELD VERIFY LOCATIONS PRIOR TO ROUGHIN OF DEVICES.
10. ALL DEVICES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE WATERPROOF.

PANEL SCHEDULE

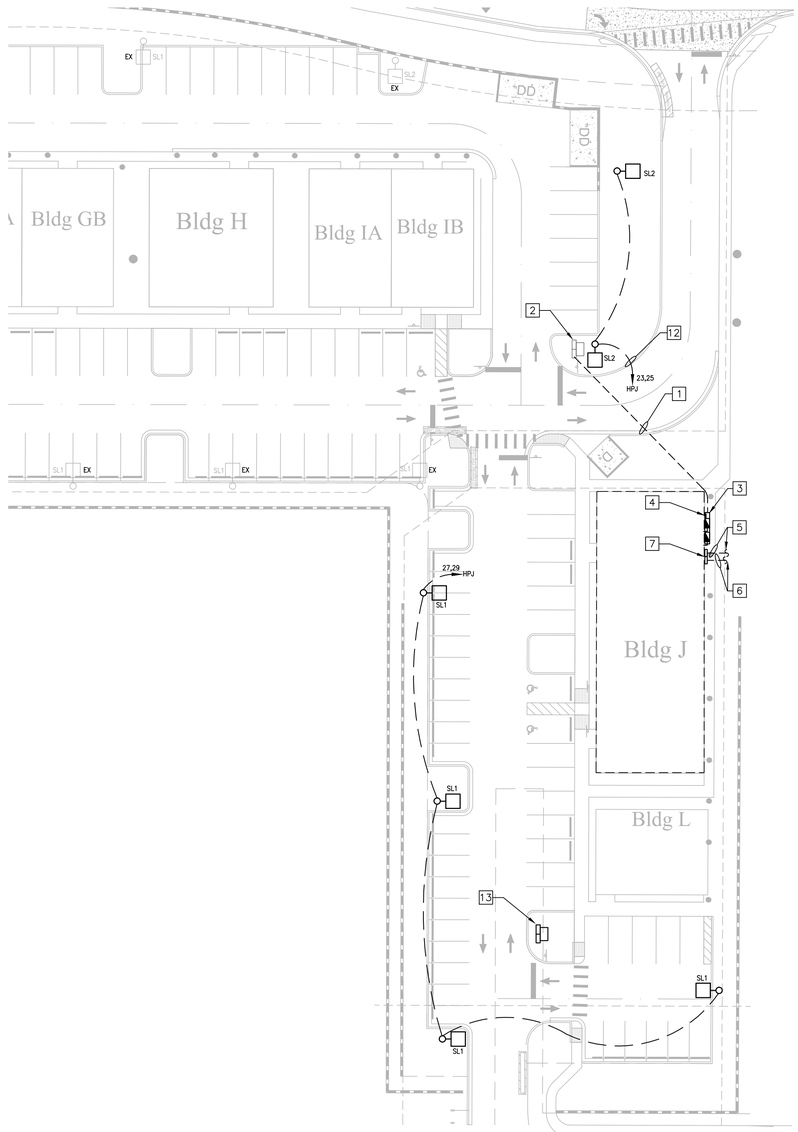
PANEL: **HPJ** — RATING: 100A MCB — SERVICE: 120/208V, 3ø, 4W — LUG LOCATION: BOTTOM — MOUNTING: SURFACE — A.I.C. : 42K — TYPE: SQ-D QOB (NEMA 3R)

CKT	DESCRIPTION		KVA	CKT POLE	BRKR TRIP	BRANCH Ø	BRANCH N	BRANCH GND	CIRCUIT C"	Ø	CKT	DESCRIPTION	KVA	CKT POLE	BRKR TRIP	BRANCH Ø	BRANCH N	BRANCH GND	CIRCUIT C"
1	TIME CLOCK		0.05	1	20	12	12	12	3/4	a	2	SPACE							
3	EXTERIOR LIGHTS	#	1.00	1	20	10	10	10	3/4	b	4								
5	EXTERIOR LIGHTS	#	1.00	1	20	10	10	10	3/4	c	6								
7	F/A PANEL		0.20	1	20	12	12	12	1/2	a	8								
9	SPARE			1	20					b	10								
11	SPACE									c	12								
13										a	14								
15										b	16								
17										c	18								
19										a	20								
21										b	22								
23	SITE LIGHTING	@	0.40	2	20	10	–	10	1	c	24								
25			0.40			10				a	26								
27	SITE LIGHTING	@	0.80	2	20	8	–	8	1	b	28								
29			0.80			8				a	30								

CONNECTED LOAD (KVA) #A ____ #B ____ #C ____

EQUIPMENT SERVED	CONNECTED LOAD	LF	DF	DEMAND LOAD
LIGHTING	3.45		1.25	4.31
LIGHTING	0.20			0.20
			TOTAL KVA:	4.51
			AMPS:	12

REMARKS:
– PROVIDE TYPE WRITTEN DIRECTORY
– PROVIDE NEUTRAL AND GROUND BARS
– TIME CLOCK CONTROLLED
@ – CONTACTOR CONTROLLED
– PANEL SHALL BE SERIES RATED



PARTIAL SITE ELECTRICAL PLAN

SCALE: 1" = 30'-0"

ELECTRICAL NOTES

GENERAL REQUIREMENTS

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE ELECTRICAL WORK AS SHOWN ON THE DRAWINGS.
2. PROVIDE WORK NOT SPECIFICALLY SHOWN OR SPECIFIED, YET REQUIRED TO INSURE PROPER AND COMPLETE OPERATIONS OF ALL SYSTEMS AND TO SATISFY THE DESIGN INTENT IN THE WORK AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
3. LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED UNDER THE ELECTRICAL CONTRACTORS' SCOPE OF WORK SHALL BE PERFORMED BY EXPERIENCED MECHANICS OF THE PROPER TRADE AND ALL WORKMANSHIP SHALL BE FIRST CLASS AND SHALL BE IN COMPLIANCE WITH THE SPECIFIC REQUIREMENTS OF THE CONTRACT DRAWINGS.
4. ALL DISCREPANCIES ON DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID CONSTITUTES ACCEPTANCE OF FIELD CONDITIONS.
5. ALL DIVISION 1 SPECIFICATIONS AND ARCHITECTURAL GENERAL AND SPECIAL CONDITIONS OUTLINED IN THE CONTRACT DOCUMENTS SHALL APPLY TO ELECTRICAL SYSTEMS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES AND STANDARDS:

   FLORIDA BUILDING CODE, (FBC)
   NATIONAL FIRE PROTECTION ASSOCIATION, (NFPA)
   NATIONAL ELECTRICAL CODE, (NEC)
   NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION, (NEMA)
   NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION, (NECA)
   AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI)
   UNDERWRITERS LABORATORIES, (UL)
   ALL LOCAL CODES, ORDINANCES, REGULATIONS
   LOCAL POWER COMPANY STANDARDS
   THE AUTHORITY HAVING JURISDICTION.

7. ALL MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS AND SHALL BE UL LISTED FOR THE INTENDED APPLICATION.
8. THE ELECTRICAL DRAWINGS ARE NOT TO BE SCALED. WHERE SPECIFIC DETAILS AND DIMENSIONS FOR ELECTRICAL WORK ARE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL TAKE MEASUREMENTS AND MAKE LAYOUTS AS REQUIRED FOR FOR THE PROPER INSTALLATION AND COMPLETION OF THE WORK.
9. CONTRACTOR SHALL OBTAIN AND FURNISH ALL PERMITS, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
10. CONTRACTOR SHALL INSPECT SITE FOR FIELD VERIFICATION OF ALL ASPECTS OF THE PROJECT PRIOR TO BIDDING.
11. THE CONTRACT DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF CIRCUITS AND OUTLETS, LOCATION OF SWITCHES, PANELBOARDS, CONDUITS, AND OTHER WORK. FIELD VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION OF WORK.
12. ALL DISCONNECT SWITCHES AND STARTERS FOR THE MECHANICAL EQUIPMENT SHALL BE SIZED AND PROVIDED BY THE ELECTRICAL CONTRACTOR AND INSTALLED AND CIRCUITED BY THE ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED. INSTALL SWITCHES IN ACCESSIBLE LOCATIONS. PRIOR TO INSTALLATION OF ANY ELECTRICAL WORK RELATED TO NEW HVAC CIRCUITS, THE ELECTRICAL CONTRACTOR SHALL REVIEW THE MECHANICAL SHOP DRAWINGS FOR ACTUAL CIRCUIT REQUIREMENTS.
13. FIELD COORDINATE EXACT ELECTRICAL CONNECTION POINTS TO EQUIPMENT PRIOR TO ROUGH IN OF ELECTRICAL COMPONENTS.
14. THE CONTRACTOR SHALL PROVIDE ALL CHANNEL AND ANGLE SUPPORTING SYSTEMS, HANGERS, ANCHORS, SLEEVES, BRACKETS, FABRICATED ITEMS, AND HARDWARE AS REQUIRED TO PROVIDE SECURE SUPPORT, PER N.E.C., FOR ALL ELECTRICAL COMPONENTS FROM THE BUILDING STRUCTURE.
15. SPECIFIED CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY, FIELD COORDINATE ACTUAL ROUTING OF CONDUITS.
16. ALL MOUNTING HEIGHTS INDICATED ARE MEASURED FROM THE FINISHED FLOOR INSIDE, OR FINISHED GRADE OUTSIDE.
17. PROVIDE A FULL ONE YEAR WARRANTY ON ALL ELECTRICAL LABOR, AND MATERIALS INSTALLED ON THIS PROJECT, STARTING FROM THE ISSUANCE OF THE OWNERS CERTIFICATE OF OCCUPANCY.

MATERIALS AND METHODS

1. ALL WIRE SHALL BE COPPER TYPE "THHN/THWN," SOLID FOR SIZES #10 AND #12, AND STRANDED FOR #8 AND LARGER UNLESS OTHERWISE NOTED. ALUMINUM WIRE MAY ONLY BE USED WHERE SPECIFICALLY NOTED. MINIMUM ALUMINUM WIRE SIZE SHALL BE #1/0.
2. MINIMUM WIRE SIZE SHALL BE #12 AWG. FOR BRANCH CIRCUITS OVER 100' MINIMUM HOMERUN TO PANEL SHALL BE #10 AWG.
3. ALL WIRE SHALL BE INSTALLED IN CONDUIT, UNLESS OTHERWISE NOTED. MINIMUM HOMERUN SIZE SHALL BE 3/4". 1/2" CONDUIT MAY BE USED BETWEEN DEVICES. ALL CONDUIT SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING WALLS AND FLOORS, MINIMUM U.G. CONDUIT HOMERUN SHALL BE 3/4". MC CABLE MAY BE USED PER THE NEC, WHERE CONCEALED.
4. ALL CONDUITS INSTALLED IN DRY INTERIOR LOCATIONS SHALL BE ELECTRICAL METALLIC TUBING, UNLESS OTHERWISE NOTED.
5. ALL CONDUITS INSTALLED IN EXTERIOR LOCATIONS SHALL BE RIGID SCH.80 PVC. ALL CONDUITS INSTALLED UNDERGROUND SHALL BE RIGID SCH.40 PVC. BURIED PER NEC. ALL U.G. CONDUITS INSTALLED IN AREAS COVERED BY ART. 517 SHALL BE METAL.
6. ALL EXTERIOR EQUIPMENT SHALL BE CONNECTED WITH LIQUID TIGHT FLEXIBLE METAL CONDUIT AND WEATHERPROOF FITTINGS.
7. INSTALL ALL RACEWAYS, BOXES, ENCLOSURES, AND CABINETS AS INDICATED AND INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. OUTLET AND SWITCH BOXES SHALL BE STEEL IN DRY LOCATIONS AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND OR OF SPECIAL CONSTRUCTION TO SUIT SPECIFIC SITUATIONS. ALL BOXES SHALL BE RECESSED FLUSH IN WALLS AND/OR CONCEALED ABOVE CEILINGS. PROVIDE ACCESS PANELS FOR BOXES LOCATED IN NON-READILY ACCESSIBLE AREAS.
9. INSTALL COMPONENTS AND EQUIPMENT TO PROVIDE MAXIMUM POSSIBLE HEADROOM WHERE MOUNTING HEIGHTS OR OTHER LOCATION CRITERIA ARE NOT INDICATED.
10. MAINTAIN ALL WORKING CLEARANCES AROUND EQUIPMENT AS REQUIRED BY THE N.E.C. INSTALLED PANELBOARDS WITH TOP OF TRIM AT 6'-6" ABOVE FINISHED FLOOR.
11. ALL BRANCH AND FEEDER CIRCUITS SHALL CONTAIN A GROUNDING CONDUCTOR, UNLESS OTHERWISE NOTED, AND BE SIZED AND BONDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE. ALL GROUNDING CONDUCTORS SHALL BE COPPER, U.O.N.
12. ALL PANELBOARDS, DISCONNECT SWITCHES AND SYSTEM PANELS SHALL BE SQUARE D, GE OR EQUAL AND HAVE PLASTIC LAMINATE NAMEPLATES FOR IDENTIFYING SYSTEM FUNCTION AND CHARACTERISTICS.
13. FIRE SEAL ALL CONDUIT PENETRATIONS IN FIRE RATED WALLS AND FLOORS BACK TO INITIAL RATING. FLASH ALL CONDUIT ROOF PENETRATIONS AS REQUIRED TO PROVIDE WEATHERPROOF SEALS. COORDINATE WITH OTHER TRADES AND ROOFING CONTRACTOR.
14. ALL WIRING DEVICES INSTALLED SHALL BE COMMERCIAL GRADE AND MANUFACTURED BY LEVITON, P&S OR HUBBELL. ALL DEVICES INSTALLED IN FINISHED AREAS SHALL BE WHITE WITH MATCHING NON-METALLIC FACEPLATES. FIELD VERIFY ACTUAL COLOR PRIOR TO ORDERING WITH OWNER OR TENANT.
15. ALL DISCONNECT SWITCHES SHALL BE RATED HEAVY DUTY, AND NEMA 3R WHERE INSTALLED OUTDOORS.
16. SWITCH AND OUTLET BOXES SHALL NOT BE INSTALLED WITHIN THE SAME STUD-CAVITY IN RATED PARTITIONS AND DEMISING WALLS.
17. PROVIDE SUPPLEMENTAL WIRE-TYPE SUPPORT OF ALL LAY-IN LIGHTING FIXTURES FROM BUILDING STRUCTURE, DO NOT RELY ON THE SUSPENDED CEILING WIRES FOR SUPPORT ONLY.

PLAN NOTES:

1. PROPOSED ROUTING OF NEW U.G. SERVICE LATERAL TO BUILDING "J".
2. LOCATION OF EXISTING 120/208V PAD MOUNTED TRANSFORMER. FIELD VERIFY EXACT LOCATION.
3. PROPOSED BUILDING SERVICE POINT AND TENANT METER LOCATIONS.
4. LOCATION OF PANEL HPJ, TIME CLOCK AND LIGHTING CONTACTOR. SEE LIGHTING CONTROL DIAGRAM ON SHEET E2 FOR FURTHER DETAILS. MOUNT TIME CLOCK ON AND LIGHTING CONTACTOR ON EXTERIOR OF BUILDING ADJACENT TO PANEL HPJ.
5. PROPOSED TELEPHONE SERVICE POINT TO BE VERIFIED WITH LOCAL SERVICE PROVIDER. ROUTE (2) 2" U.G. CONDUITS FOR TELEPHONE SERVICE BACK TO TELEPHONE TERMINAL CABINET. CONTRACTOR SHALL MAKE A SITE VISIT TO DETERMINE EXACT SERVICE POINT AND ALL CONDITIONS PRIOR TO BIDDING.
6. PROPOSED CATV SERVICE POINT TO BE VERIFIED WITH LOCAL SERVICE PROVIDER. ROUTE (1) 2" U.G. CONDUITS FOR CATV SERVICE BACK TO CATV TERMINAL CABINET. CONTRACTOR SHALL MAKE A SITE VISIT TO DETERMINE EXACT SERVICE POINT AND ALL CONDITIONS PRIOR TO BIDDING.
7. PROPOSED LOCATION OF TELEPHONE AND CATV TERMINAL CABINETS. FIELD VERIFY WITH SERVICE PROVIDERS EXACT LOCATION PRIOR TO ROUGH-IN OF U.G. CONDUITS.
8. PROVIDE 12"x12"x7" NEMA 3R WIREWAY. PROVIDE POLARIS MULTI-LUG TAP BLOCKS FOR COMBINING PARALLEL SETS.
9. PROVIDE ASTRONOMICAL TIME CLOCK AND LIGHTING CONTACTOR FOR CONTROL OF EXTERIOR BUILDING LIGHTS AND SITE LIGHTING FIXTURES. SEE LIGHTING CONTROL DIAGRAM ON SHEET E2 FOR FURTHER INFORMATION.
10. (2) EMPTY 2" U.G. CONDUITS WITH PULL STRING.
11. (2) SETS EACH SET: (4)#3/0 CU, (1)#3 GROUND IN (2) 2 1/2" RIGID GALVANIZED CONDUIT.
12. LOCATION OF NEW SITE LIGHTING POLE AND FIXTURE. ROUTE SITE LIGHTING BRANCH CIRCUITS VIA LIGHTING CONTACTOR AND TIME CLOCK. SEE LIGHTING CONTROL DIAGRAM ON SHEET E2 FOR FURTHER INFORMATION.
13. PROPOSED LOCATION OF FUTURE DUKE ENERGY PAD MOUNTED TRANSFORMER.

SYMBOLS

LIGHTING

- SITE LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS.
- EXTERIOR WALL SCONCE LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS.

POWER AND WIRING

- 120/208V PANELBOARD AS SCHEDULED
- 3 – 30/20 — FUSED DISCONNECT SWITCH. NEMA 1 (INDOOR) OR NEMA 3R (OUTDOOR). SINGLE NUMBER INDICATES NUMBER OF POLES. TOP NUMBER INDICATES MAXIMUM AMPERAGE. BOTTOM INDICATES ACTUAL FUSING AS INDICATED OR AS DETERMINED FROM MANUFACTURER'S NAMEPLATE. DISCONNECT SWITCH MUST BE CAPABLE OF BEING LOCKED IN THE OPEN (OFF) POSITION.
- 3 – 30 — NON-FUSED (NF) DISCONNECT SWITCH. NEMA 1 (INDOOR) OR NEMA 3R (OUTDOOR). SINGLE NUMBER INDICATES NUMBER OF POLES. TOP NUMBER INDICATES MAXIMUM AMPERAGE. DISCONNECT SWITCH MUST BE CAPABLE OF BEING LOCKED IN THE OPEN (OFF) POSITION.
- J — JUNCTION BOX. CODE SIZED FOR APPLICATION.
- HOMERUN TO PANELBOARD, NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. PROVIDE GREEN INSULATED GROUNDING CONDUCTOR IN ALL POWER AND LIGHTING RACEWAYS, NOT SHOWN ON PLANS.

FIRE ALARM

- SD — PHOTOELECTRIC SMOKE DETECTOR.
- HORN/STROBE DEVICE. MOUNT AT 80" AFF, UON.
- WP — WEATHERPROOF HORN/STROBE DEVICE. MOUNT AT 80" AFF, UON.
- TS — TAMPER SWITCH
- FS — FLOW SWITCH
- F — MANUAL PULL STATION. MOUNT AT 48" AFF.
- FACP — FIRE ALARM CONTROL PANEL
- SS — SURGE SUPPRESSION

ABBREVIATIONS:

A	AMPERES
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AWG	AMERICAN WIRE GAUGE
B.C.	BELOW COUNTER
CH	COUNTER HEIGHT
C	CONDUIT
CATV	CABLE TELEVISION
CFL	COMPACT FLUORESCENT
CONC	CONCRETE
COND	CONDUIT
CT	CURRENT TRANSFORMER
CU	COPPER
DISC	DISCONNECT
ELEC	ELECTRICAL
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EWC	ELECTRIC WATER COOLER
FACP	FIRE ALARM CONTROL PANEL
FL	FLUORESCENT
FS	FLOW SWITCH
FMC	FLEXIBLE METAL CONDUIT
G	GROUND
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRC	GALVANIZED RIGID CONDUIT
HID	HIGH INTENSITY DISCHARGE
HVAC	HEATING, VENTILATION, AIR CONDITIONING
IG	ISOLATED GROUND
J	JUNCTION
KAIC	(THOUSAND) AMPERE INTERRUPTING CAPACITY
KVA	KILOVOLT AMPERES
KW	KILOWATT
LC	LIGHTING CONTACTOR
LP	LIGHTING PANEL
LTG	LIGHTING
MH	METAL HALIDE
MCM	THOUSANDS OF CIRCULAR MILS
N	NEUTRAL
NA	NOT APPLICABLE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NF	NON-FUSED
NL	NIGHT LIGHT
NO	NUMBER
NEMA	NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
N.O.	NORMALLY OPEN
ON	CENTER
OH	OVERHEAD
P	POLE
PC	PHOTOCELL
PNL	PANELBOARD
PP	POWER PANEL
PVC	POLYVINYL CHLORIDE
RM	ROOM
RCPT	RECEPTACLE
SN	SOLID NEUTRAL
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SQ	SQUARE
SW	SWITCH
TS	TAMPER SWITCH
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
TF	TRANSFORMER
UC	UNDER COUNTER
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLTS
W	WIRE
WP	WEATHERPROOF
Y	WYE (CONNECTED)

REV#	DATE	REVISION

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UNIVERSITY VILLAGE
BUILDING J SHELL
SR. 50 CLERMONT, FLORIDA
DRAWING TITLE
PARTIAL SITE PLAN, RISER AND NOTES

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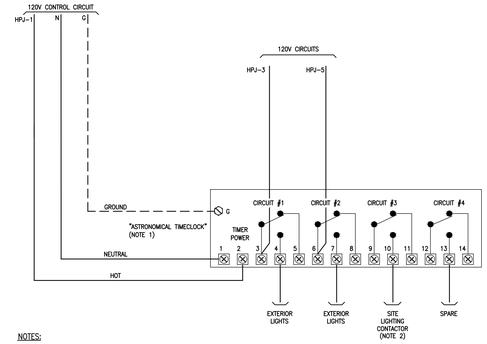
ENGINEER OF RECORD

DAVID E. ALLEY, PE
PE #55008

DATE 11-22-13
SCALE AS NOTED
PROJ. NO. : 130269
DESIGNED BY: DAP
DRAWN BY: DAP
CHECKED BY: DEA
DRAWING NO. E1

LIGHTING CONTROL DIAGRAM



NOTES:

1. TIME CLOCK SHALL BE A 120V, ASTRONOMICAL TIME CLOCK INTERMATIC #ET90415CR OR EQUAL. WALL MOUNT TIMECLOCK ADJACENT TO ELECTRICAL PANEL IF ELECTRICAL PANEL IS SURFACED MOUNTED, OR ABOVE CEILING IF PANEL IS RECESSED.
2. PROVIDE 4-POLE NEMA 3R ELECTRICALLY HELD LIGHTING CONTACTOR WITH 120V COIL FOR CONTROL OF SITE LIGHTING FIXTURES.

LIGHTING FIXTURE SCHEDULE

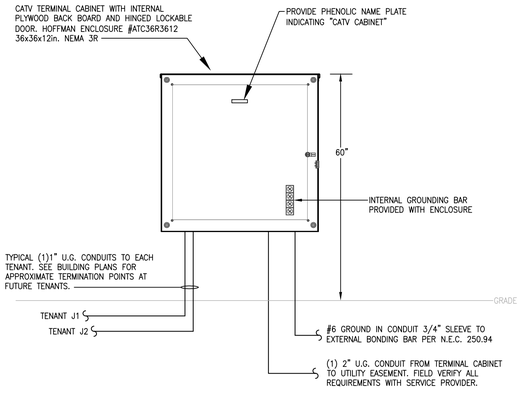
MK	DESCRIPTION	LAMPS QTY	LAMPS WATTS	LAMPS TYPE	DIFFUSER	MOUNTING	VOLT	MANUFACTURER	REMARKS
A	DECORATIVE WALL FIXTURE	–	–	LED	– –	WALL MOUNTED	120V	OWNER PROVIDED CONTRACTOR INSTALLED	
SL1	POLE MOUNTED AREA LIGHT – SINGLE	1	400	MH	GLASS	POLE MOUNTED @ 30' AFG	208V	US ARCHITECTURAL #VRS-IV-400MH	NOTE 7
SL2	POLE MOUNTED AREA LIGHT – SINGLE	1	400	MH	GLASS	POLE MOUNTED @ 30' AFG	208V	US ARCHITECTURAL #VRS-III-400MH	NOTE 7

FIXTURE SCHEDULE NOTES:

1. FIXTURE SCHEDULE IS PROVIDED TO ESTABLISH A LEVEL OF QUALITY AND SET THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATE PACKAGES OF EQUAL OR GREATER QUALITY WILL BE ACCEPTED ONLY FROM SESCO, GENLYTE, WFLI AND LIGHTING PARTNERS OF CENTRAL FLORIDA. NO OTHERS WILL BE CONSIDERED FOR THIS PROJECT.
2. SUBMIT CATALOG CUT SHEETS FOR APPROVAL PRIOR TO ORDERING LIGHTING FIXTURES. SUBMIT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS. SUBMISSIONS OF SHOP DRAWINGS TO THE ENGINEER/ARCHITECT THAT DO NOT MEET THE ABOVE REQUIREMENTS WILL NOT BE APPROVED.
3. ALL FLUORESCENT LAMPS SHALL HAVE MINIMUM CRI OF 85.
4. ALL LAMPS SHALL BE MANUFACTURED BY GE, OSRAM SYLVANIA, OR PHILLIPS.
5. ALL BALLASTS SHALL BE MANUFACTURED BY MOTOROLA, MAGNETEK, OSRAM, OR ADVANCE.
6. EMERGENCY BATTERIES SHALL BE MANUFACTURED BY BODINE, AND OR APPROVED EQUALS AND SHALL BE FACTORY INSTALLED. PROVIDE WITH AN UNCONDITIONAL NON-PRORATED 5 YEAR WARRANTY.
7. PROVIDE WITH 37' OVERALL DIRECT BURIED TAPERED FIBERGLASS POLE, INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS. PROVIDED POLE MINIMUM EPA LOADING SHALL EXCEED THE FIXTURE AND MOUNTING ARM COMBINED EPA PER THE LOCAL WIND REQUIREMENTS OF 150MPH, 3 SECOND GUST, EXPOSURE C PER THE FLORIDA BUILDING CODE 2010. SUBMIT WRITTEN SIGNED AND SEALED DOCUMENTATION INDICATING COMPLIANCE.

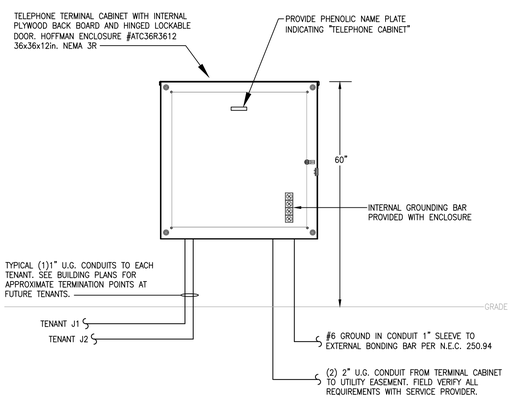
PLAN NOTES:

1. PROVIDE JBOX AND EMPTY 3/4" CONDUIT WITH PULL STRING FOR FUTURE TENANT SIGNAGE. STUB CONDUIT IN TO TENANT SPACE ABOVE FUTURE CEILING.
2. EXTERIOR LIGHTING FIXTURES SHALL BE TIME CLOCK CONTROLLED. REFER TO LIGHTING CONTROL DIAGRAM ON THIS SHEET FOR ADDITIONAL INFORMATION.
3. PROPOSED LOCATION OF FUTURE TENANT TELEPHONE BOARD. EXACT LOCATION TO BE BASED ON TENANT FLOOR PLANS. PROVIDE (1)1" U.G. CONDUITS TO TTC AND (1) 1" U.G. CONDUIT TO CATV TERMINAL CABINET. PROVIDE PULLSTRINGS IN ALL RACEWAYS.
4. PROPOSED LOCATION OF TENANT ELECTRICAL PANEL. EXACT LOCATION TO BE TO BE BASED ON TENANT FLOOR PLANS. PROVIDE (1) 2" U.G. CONDUIT TO TENANT DISCONNECT SWITCH BELOW SERVICE WIRE WAY WITH PULL STRING. SEE RISER DIAGRAM ON SHEET E1 FOR FURTHER DETAILS.
5. PROPOSED SERVICE POINT AND TENANT METER LOCATION. FIELD VERIFY EXACT LOCATION WITH OWNER AND SERVICE PROVIDER PRIOR TO ROUGH-IN. SEE RISER DIAGRAM ON SHEET E1 FOR ADDITIONAL INFORMATION.
6. PROVIDE NEMA 3R TTC CABINET. REFER TO TELEPHONE RISER DIAGRAM ON THIS SHEET FOR FURTHER DETAILS.
7. PROVIDE NEMA 3R CATV CABINET. REFER TO CATV RISER DIAGRAM ON THIS SHEET FOR FURTHER DETAILS.
8. LOCATION OF TENANT FLOW AND TAMPER SWITCHES.
9. LOCATION OF BUILDING MAIN FIRE RISER.



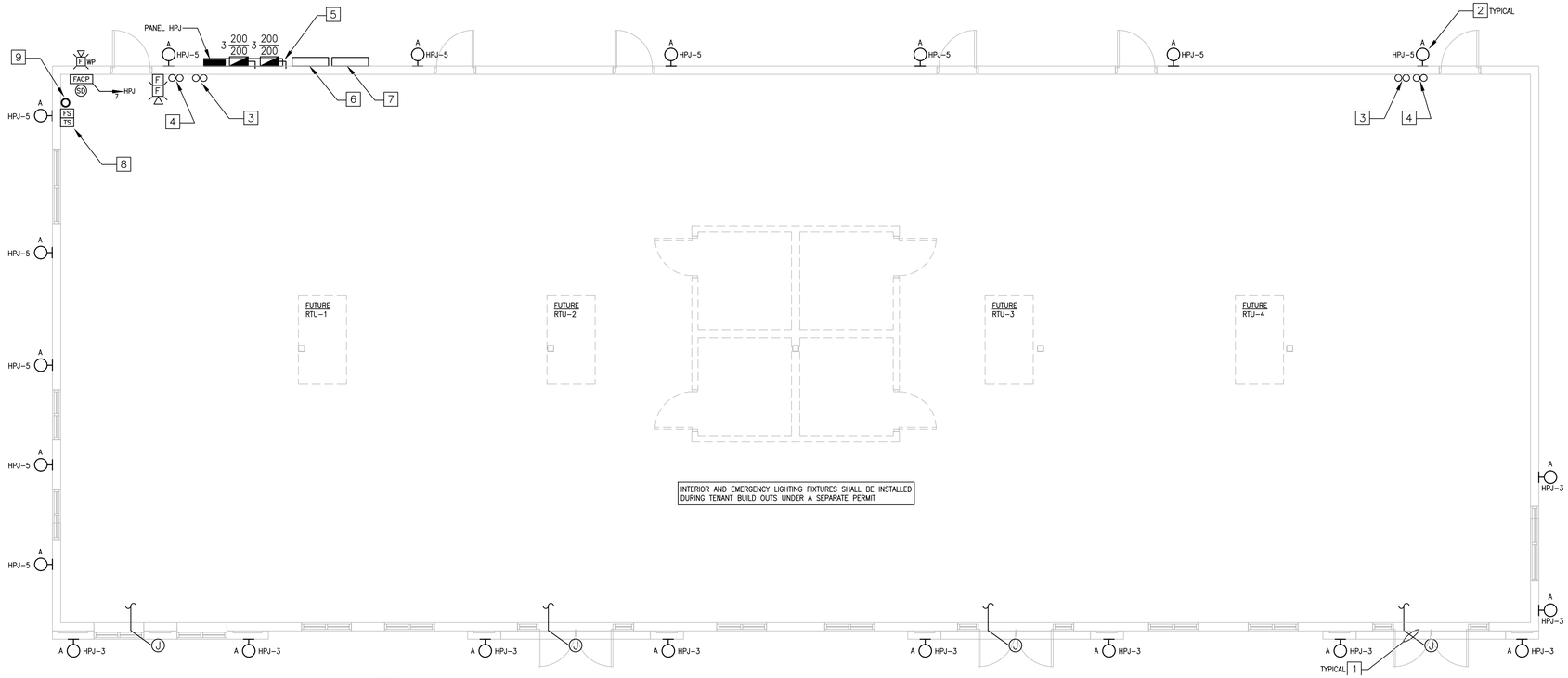
CATV RISER DIAGRAM

NTS



TELEPHONE RISER DIAGRAM

NTS



ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

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DRAWING TITLE
ELECTRICAL PLANS, RISER DAIGRAMS

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