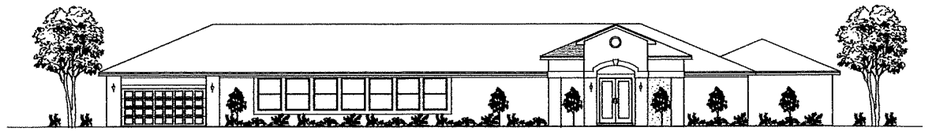

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

ANY DISCREPANCIES OR OMISSIONS ON THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BID TO OWNER. FAILURE BY CONTRACTOR TO IDENTIFY DISCREPANCIES OR OMISSIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

CODE CRITERIA:

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE. THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

***FLORIDA BUILDING CODE: 7TH EDITION, 2020**
*FLORIDA MECHANICAL CODE: 7TH EDITION, 2020
*FLORIDA PLUMBING CODE: 7TH EDITION, 2020
*FLORIDA FIRE PREVENTION CODE, 7TH EDITION, 2020

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
*NFPA-70 (2014) NATIONAL ELECTRICAL CODE
*NFPA-72 (2013) NATIONAL FIRE ALARM CODE

ACCESSIBILITY CODE
*FLORIDA ACCESSIBILITY CODE: 7TH EDITION 2020

COMMUNITY CLUB HOUSE:

ASSEMBLY GROUP A-3
BUILDING TYPE : VB

NO FIRE SPRINKLER SYSTEM
OCCUPANCY :
EXERCISE ROOMS -50 GROSS
5871/50 = 118 OCCUPANTS

NOTICE TO CONTRACTORS:

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION..STOP..AND CALL THE DESIGNER LISTED IN THIS TITLE PAGE. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL THAT IS CONSTRUCTING THIS PROJECT TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS AND ANY AND ALL CORRECTIONS, IF NEEDED, TO BE MADE BEFORE ANY WORK IS DONE.

GENERAL NOTES:

THE FOLLOWING TECHNICAL CODES SHALL APPLY:
2020 FLORIDA BUILDING CODE, 7TH EDITION

1. TANK TYPE WATER CLOSET VOLUME 1.6 GALLONS
2. WALL MOUNT WATER CLOSET VOLUME 3.5 GALLONS
3. WATER - FLOW RATE.
   PUBLIC FACILITIES 0.5 G.P.M.
   PRIVATE FACILITIES 2.2 G.P.M.
   SHOWER HEADS 2.5 G.P.M.
   VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOBSITE CONDITIONS
   THE FOLLOWING SHALL COMPLY WITH THE 2020 FBC.
   - ☐ PORCHES AND BALCONIES
   - ☐ HANDRAILS
   - ☐ GUARDRAILS
   - ☐ STAIRS
   - ☐ CHIMNEY & FIREPLACE
   - ☐ EGRESS WINDOWS
4. ALL OPENINGS SHALL COMPLY WITH 2020 FBC WIND LOADS AS STATED BELOW. ATTACHMENTS OF WINDOWS, DOORS, SLIDING GLASS DOORS AND O.H. GARAGE DOORS ARE DELEGATED THE MANUFACTURER OF THESE ITEMS. THE MANUFACTURER OF THESE ITEMS SHALL SUBMIT ATTACHMENTS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION. SEE ATTACHED SPECIFICATION SHEETS FOR MANUFACTURERS DESIGN CRITERIA AND INSTALLATION METHODS FOR WINDOWS, DOORS, SLIDING GLASS DOORS, OVERHEAD GARAGE DOORS, AND ROOFING.
5. ALL DOORS INTERIOR & EXTERIOR ARE 8' 0" UNLESS OTHERWISE NOTED ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS
6. ALL WINDOWS WITHIN 24" OF DOORS (INTERIOR & EXTERIOR) AND WITHIN 18" OFF FLR TO BE TEMPERED GLASS.

WINDOW INSTALLATION NOTES:

1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS PER MFG'S. DETAIL REQUIREMENTS PER DESIGN CRITERIA NOTED ON THESE DRAWINGS.
2. WINDOWS ARE IMPACT RESISTANT TYPE. NO STORM SHUTTERS OR PANELS ARE REQUIRED.
3. ROOF ,WALLS AND WINDOW FASTENINGS MUST BE ENGINEERED AND SPECIFIED FOR CUMULATIVE INTERNAL PRESSURE AND EXTERNAL NEGATIVE (SUCTION) PRESSURES WHICH VARIES ACCORDING TO AREAS AS NOTED IN THE DESIGN CRITERIA AS NOTED ON PAGE S4.

DRAWING SHEET INDEX:

DRAWING SHEET INDEX:

SHEET NO.	DESCRIPTION:
S	COVER SHEET
S1	STRUCTURAL ENGINEER NOTES
S2	STRUCTURAL ENGINEER NOTES
S3	STRUCTURAL ENGINEER NOTES
S4	WIND LOAD DESIGN DATA
A-1	FOUNDATION PLAN
A-2	FLOOR PLAN NOTES
A-3	DIMENSION PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	ROOF PLAN
A-6A	TRUSS PLAN
A-7	NOT USED
A-8	CONSTRUCTION DETAILS
A-9	NOT USED
A-10	TYPICAL WALL SECTIONS
A-11	TYPICAL FOOTING DETAILS
A-12	TYPICAL BATH DETAILS
A-13	LIFE SAFETY PLAN

DRAWING SHEET INDEX:

SHEET NO.	DESCRIPTION:
E-1	ELECTRICAL SPECIFICATIONS & LEGEND
E-2	FLOOR PLAN LIGHTING PLAN
E-3	FLOOR PLAN – POWER PLAN
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL RISER DIAGRAM
E-6	FLOOR PLAN – FIRE ALARM
E-7	REFLECTED CEILING PLAN

DRAWING SHEET INDEX:

SHEET NO.	DESCRIPTION:
M-1	MECHANICAL/NOTES/SPECIFICATION/DETAILS
M-2	FLOOR PLAN – MECHANICAL
M-3	MECHANICAL DETAILS
M-4	DMECHANICAL SCHEDULES

DRAWING SHEET INDEX:

SHEET NO.	DESCRIPTION:
P-1	PLUMBING SPECIFICATIONS & DETAILS
P-2	FLOOR PLAN – PLUMBING WATER
P-3	FLOOR PLAN – PLUMBING SANITARY
P-4	PLUMBING SPECIFICATIONS & DETAILS
P-5	PLUMBING ISOMETRICS

COVER SHEET

SCALE: N.T.S.

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1	05-12-2021	FOUNDATION PERMIT

DATE ISSUED:
PROJECT NO: KK 21-01
HUNTERS RIDGE -PHASE 2
Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirtkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
COVER SHEET

S

STRUCTURAL ENGINEER DESIGN NOTES

ADMINISTRATIVE

1. THE ENGINEERING FIRM FOR THIS STRUCTURAL DESIGN IS ALLEN ENGINEERING AND CONSTRUCTION SERVICES,INC. HEREIN REFERRED TO AS " AECS OR " A.E.C.S ".
2. THE ENGINEER FOR THIS STRUCTURAL DESIGN IS RICHARD E. ALLEN, PE. HEREIN REFERRED TO AS "STRUCTURAL ENGINEER".
3. THE STRUCTURAL ENGINEER DESIGN NOTES ARE PART OF THE STRUCTURAL DESIGN AND ARE TO BE TAKEN AS TYPICAL REQUIREMENTS UNLESS NOTED OTHERWISE, "UNO",IN THE STRUCTURAL PLANS AND STRUCTURAL DETAILS.
4. THE DESIGN SHOWN IN THESE PLANS CONFORM TO THE STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE CODE 2020, 7TH EDITION.
5. THE PURPOSE OF THESE PLANS IS TO OBTAIN A BUILDING PERMIT AND FOR SUBSEQUENT CONSTRUCTION OF THE DESIGN AS SHOWN. THESE PLANS ARE TO BE CONSIDERED VOID IF WORK COMMENCES PRIOR TO A PERMIT BEING ISSUED, A CHANGE IN THE BUILDING CODE OCCURES PRIOR TO THE PLANS BEING SUBMITTED FOR PERMIT OR AFTER SIX MONTHS OF THE DATE THAT THESE PLANS ARE SIGNED AND SEALED WITHOUT BEING SUBMITTED FOR PERMITTING,WHICHEVER OCCURES FIRST. ONCE A BUILDING PERMIT HAS BEEN ISSUED BASED ON THESE PLANS, THE BUILDING DEPARTMENT IS NOT AUTHORIZED TO REISSUE OR TRANSFER BUILDING PERMITS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
6. CONSTRUCTION BASED ON THE STRUCTURAL DESIGN IS TO BE DONE AS SHOWN IN THE PLANS WITHOUT DEVIATION,CHANGE OR OMISSION WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER. IF ADDITIONAL DETAIL INFORMATION, OR EXPLANATION IS NEEDED, IT IS TO BE OBTAINED FROM THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ADDITIONAL PARTS OF THESE PLANS ,INCLUDING PROVISIONS AS STATED IN ITEM 4.
7. IT IS IMPORTANT TO UNDERSTAND THAT STRUCTURAL PROVISIONS OF THE BUILDING CODE ARE COMPLICATED AND THESE PLANS ARE INTENDED TO BE USED BY AN EXPERIENCED BUILDING CONTRACTOR. PROPERTY OWNERS OBTAINING OWNER-BUILDER PERMITS ARE PROCEEDING AT THEIR OWN RISK. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY PROPERTY OWNERS OR THEIR AGENTS AS A RESULT OF ANY MISUNDERSTANDING OF THE PLANS THE OTHERWISE WOULD BE UNDERSTOOD BY A LICENSED CONTRACTOR.
8. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS , METHODS, AND SCHEDULE.
9. THE STRUCTURAL PLANS AND ANY RELEVANT DESIGN DOCUMENTS PRODUCED UNDER THE DIRECT CHARGE OF THE STRUCTURAL ENGINEER ARE THE PROPERTY OF THE STRUCTURAL ENGINEER AND MAY NOR BE USED BY ANY PERSON OTHER THAN THE CONTRACTED CLIENT AND FOR ANY PURPOSE OTHER THAN THAN THAT STATED IN ITEM 5 ABOVE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. MOREOVER, NO OTHER ENGINEER OR ARCHITECT IS TO BE DESIGNATED A DELEGATED ENGINEER FOR ANY PURPOSE RELATED TO THESE STRUCTURAL PLANS OR CONSTRUCTION BASED ON THESE PLANS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

DESIGN CRITERIA

10. LOAD COMBINATIONS : THIS DESIGN IS BASED ON AN " ALLOWABLE -STRESS " FORMULATION RELYING ON THE LOAD COMBINATIONS DEFINED IN FBC 2020 SECTION 1605.3.1 OR SECTION 1605.3.2 WHERE OMEGA EQUALS 1.3
11. FOUNDATION LOADS: SEE NOTES ON " SITE CONDITIONS, SOILS, AND FOUNDATIONS".
12. FLOOR LIVE LOADS:
    RESIDENTIAL ONE AND TWO STORY FAMILY DWELLINGS:
ALL LIVE LOADS PER TABLE R301.5
UNINHABITABLE ATTICS WITHOUT STORAGE : 10 PSF
UNINHABITABLE ATTICS WITH STORAGE : 20 PSI
HABITABLE ATTICS AND SLEEPING AREAS: 30 PSF
BALCONIES: 60 PSF
DECKS: 40 PSF
ALL OTHER ROOMS 40 PSF
GUARDRAILS /HANDRAILS :200PSF CONCENTRATED LOAD APPLIED IN ANY DIRECTION.

13. INFORMATION CONTAINED ON A PLAN SHEET WHERE HIS SIGNATURE AND SEAL APPEAR, THAT DOES NOT PERTAIN TO THE RELEVANT STRUCTURAL PROVISIONS AS STATED IN ITEM 4, INCLUDING, BUT NOT LIMITED TO THE BUILDING OCCUPANCY , THE ARCHITECTURAL DESIGN, IT'S FEATURES, FINISHES (I.E.,DECORATIVE STUCCO, SIDING, ROOFING,SOFFITS,FLASHING, PAINTING, ETC) AND THEIR INSTALLATION, DIMENSIONS, AND ANY DESIGN OF FIRE PROTECTION, ELECTRICAL,PLUMBING, AND MECHANICAL COMPONENTS OR SYSTEMS.
THE ARCHITECTURAL INFORMATION , INCLUDING DIMENSIONS SHOWN IN THESE PLANS AND PROVIDED TO THE ENGINEER.
17. N/A

SITE CONDITIONS

18. SITE PLAN AND TOPOGRAPHY
A. THE STRUCTURAL ENGINEER IS NOT A SUVEYOR AND IS NOT RESPONSIBLE FOR THE SITE PLAN,ESTABLISHING REQUIRED SET-BACKS, AND LOCATING THE BUILDING ON THE PROPERTY.
B. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE GRADING OF THE SITE OR ITS COMPLIANCE WITH ANY DRAINAGE PLAN WHETHER INDIVIDUAL OR AS A PART OF A MASTER DRAINAGE PLAN.
C. THE FOUNDATION DESIGN IS BASED ON THESE PRESUMED CONDITIONS INCLUDING THAT DIFFERENTIAL SETTLING DOES NOT EXCEED THE SAFE LIMITS OF THE FOUNDATION DESIGN (INCLUDING STEMWALLS AND MASONRY ABOVE GRADE WALLS) AS STATED IN ITEM 19 BELOW.
D. IT IS IMPORTANT TO KNOW THAT THE FOUNDATION DESIGN BASED ON A PRESUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF RELIES ON LESS THAN L/500 (E.G.,0.25 INCHES OVER 10 FEET) OF DIFFERENTIAL SETTLEMENT. CRACKS IN MASONRY WALLS SHOULD BE EXPECTED WHERE DIFFERENTIAL SETTLEMENT EXCEEDS L/150.THIS STATEMENT SHOULD BE TAKEN AS A CAUTIONARY NOTE FOR PROCEEDING WITHOUT A SOILS ANALYSIS AND FOUNDATION RECOMMENDATION BY A GEOTECHNICAL ENGINEER FOR THE SITE.
E. COPIES OF ANY AND ALL REQUIRED COMPACTION TESTS ARE TO BE PROVIDED TO THE BUILDING DEPARTMENT FOR THEIR RECORDS.

STRUCTURAL ELEMENTS

19. FOUNDATION, FOOTING AND GROUND FLOOR SLAB
A. THE FOUNDATION AND FOOTINGS ARE TO BEAR A MINIMUM ON 12 INCHES BELOW GRADE AND ARE TO BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR PURSUANT TO ASTM D 1557 WITH FILL LIFTS LESS THAN 12".

COMMERCIAL
ALL LIVE LOADS PER FBC 2020 TABLE 1607.1
14. ROOF LIVE LOADS :
ALL ROOF / WOOD CONSTRUCTION TYPES ARE 30 PSF.
15. DEAD LOADS :
FLOOR WOOD FRAME : 35 PSF FOR TILE/MARBLE FLOOR COVERING, 15 PSF FOR ALL OTHERS.
ROOF WOOD FRAME : 25 PSF FOR SHINGLES, 35 PSF FOR TILE
16. WIND LOADS:
A. WIND LOADS ARE BASED ON THE SPECIFIC REQUIREMENTS AND DEFINITIONS OF FLORIDA RESIDENTIAL BUILDING CODE 2020 EDITION ASCE-7-10.
B. THE COMPONENT AND CLADDING WIND PRESSURES ARE THE MINIMUM REQUIREMENTS FOR STRENGTH AND IMPACT PROTECTION NEEDED FOR SELECTING SATISFACTORY COMPONENTS AND CLADDING, BY OTHERS, FOR THE STRUCTURE.

ENGINEERING BY OTHERS IS PRESUMED ACCURATE AND IS RELIED UPON BY THE STRUCTURAL ENGINEER SOLEY FOR THE PURPOSE OF ACHIEVING COMPLIANCE WITH THE RELEVANT STRUCTURE

20. MIX DESIGNS FOR ALL CONCRETE USED IN THE CONSTRUCTION OF SLAB - ON - GRADE FLOORS SHALL SPECIFY A MINIMUM DESIGN STRENGTH OF 3,000 PSI (20.7 MPa) AT 28 DAYS AND A DESIGN SLUMP NOT TO EXCEED 4 INCHES(102 mm) . ON-SITE SLUMPS SHALL NOT EXCEED 5 INCHES (127mm) ,PROVIDE TOTAL WATER ADDED TO THE MIX INCLUDING PLANT, TRANSIT AND SITE ADDED WATER DOES NOT EXCEED THE FOLLOWING PARAMETERS :
1. FOR MIXES USING NATURAL SANDS: 275 POUNDS PER CUBIC YARD (33 GALLONS- 125L)
2. FOR MIXES USING MANUFACTURED SANDS : 292 POUNDS PER CUBIC YARD (35 GALLONS -132L)

A. IN ADDITION, THE STRUCTURAL ENGINEER IS NOT A CIVIL OR GEOTECHNICAL ENGINEER AND IS NOT RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SITE FOR CONSTRUCTION, INCLUDING ITS TOPOGRAPHY , DRAINAGE AND SUB-SURFACE CONDITIONS (INCLUDING WATER TABLE DEPTH) AND FOR INTERPRETING GEOTECHNICAL DATA CONCERNING THE SITE.
B. IF SOIL CONDITIONS AT THE SITE APPEAR QUESTIONABLE AS DETERMINED BY THE BUILDING CONTRACTOR OR OWNER-BUILDER , A SOILS ANALYSIS SHALL BE PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER THAT WILL GIVE SPECIFIC RECOMMENDATIONS FOR A FOUNDATION TYPE. IF THE BUILDING CONTRACTOR OR OWNER-BUILDER DO NOT MAKE THAT DETERMINATION AND A SOILS ANALYSIS IS NOT PERFORMED, THE STRUCTURAL ENGINEER SHALL PROCEED WITH THE DESIGN BASED ON THE PRESUMPTIONS ALLOWED BY THE FBC 2020, SEC. 1804.
C. THE DETERMINATIONS OF THE SUITABILITY OF THE SITE FOR CONSTRUCTION (INCLUDING TOPOGRAPHICAL INFORMATION) AND THE SOIL CONDITIONS SHALL HAVE BEEN COMPLETED AND ANY RECOMMENDATIONS RESULTING FROM THAT ANALYSIS SHALL HAVE BEEN PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO THE SIGNING AND SEALING OF THE STRUCTURAL PLANS.
D. IN THE ABSENCE OF GEOTECHNICAL INFORMATION , THE SITE IS PRESUMED TO HAVE AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF AND THE TOPOGRAPHY AS IT RELATES TO THE STRUCTURE IS PRESUMED TO BE THAT SHOWN IN THE PLANS.
E. THE SIZE AND REQUIRED REINFORCEMENT FOR THE FOOTINGS ARE SHOWN ON THE FOUNDATION PLAN.
THE GROUND FLOOR SLAB SHALL BE PLACED OVER A 6 MIL. POLYETHYLENE MOISTURE RETARDER.

I. THE TRUSS SYSTEM DESIGN PROVIDED IN THIS PLAN IS FOR THE USE OF THE TRUSS MANUFACTURER IN DEVELOPING THE ACTUAL ROOF TRUSS SYSTEM DESIGN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE AS IT IS SUBJECT TO ENGINEERING AND MAY BE DIFFERENT FROM THE FINAL DESIGN.
II. MANUFACTURED FLOOR TRUSSES SHALL BE DESIGNED BY A LICENSED TRUSS COMPONENT AND TRUSS SYSTEM ENGINEER ACTING AS A DELEGATED ENGINEER AND WORKING THROUGH A TRUSS MANUFACTURER FOR THIS PURPOSE. THE SELECTION OF THE TRUSS MANUFACTURER IS HEREBY SUBORDINATED TO THE BUILDING CONTRACTOR.
III. THE MANUFACTURED TRUSS DESIGN SHALL INCLUDE SPECIFYING THE TRUSS TO TRUSS AND TRUSS TO GIRDER CONNECTIONS ON EITHER THE INDIVIDUAL TRUSS COMPONENT SHEETS OR THE GIRDER TRUSS COMPONENTS SHEETS AS APPLICABLE . A SPECIFIC HANGER MUST BE SELECTED AND IDENTIFIED ON THE SIGNED AND SEALED COMPONENT SHEETS FOR EACH LOCATION THAT A HANGER IS REQUIRED IN THE TRUSS SYSTEM.
IV. THE TRUSS PLAN SIGNED AND SEALED BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLYING WITH THE DESIGN INTENT OF THE ORIGINAL PLAN AND FOR ANY CHANGES TO THE " TRUSS TO UNDERLYING STRUCTURE" CONNECTIONS. THIS PLAN MUST BE PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION ON THE UNDERLYING STRUCTURE AS THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO MAKE STRUCTURAL CHANGES BASED UPON THE FINAL FLOOR TRUSS SYSTEM.

F. CONVENTIONAL FRAMED JOISTS WITH A MINIMUM 6 INCH OVERLAP OF JOINTS.
G. TERMITE TREATMENT OF THE SITE SHALL BE SPECIFIED BY THE BUILDING CONTRACTOR OR OWNER-BUILDER.
H. SHRINKAGE CONTROL OF THE FLOOR SLAB SHALL BE ACCOMPLISHED BY 6 INCH BY 6 INCH . W 1.4 BY 1.4 WELDED WIRE FABRIC AS SPECIFIED BY FBC 2020 SECTION 1910.2 EXCEPTION 2 OR FIBERMESH ADMIXTURE AS SPECIFIED BY FBC 2020, SECTION 1910.2 EXCEPTION 1. THE WELDED WIRE FABRIC SHALL BE PLACED BETWEEN THE MIDDLE AND UPPER 1/3 DEPTH OF THE SLAB AND HELD IN POSITION BY APPROPIATE SUPPORTS SPACED NOT GREATER THAN 3 FEET APART.
I. CONTRACTION JOINTS ARE TO BE PROVIDED FOR THE PURPOSE OF CONTROLLING SHRINKAGE.ONE INCH DEEP CUTS (FOR A FOUR INCH THICK SLAB OR 25 PERCENT OF THE SLAB THICKNESS OTHERWISE) ARE TO BE PROVIDED ACROSS THE WIDTH AND LENGTH OF ANY FLOOR SLAB AT A DISTANCE OF NOT TO EXCEED 30 TIMES THE SLAB THICKNESS. FOR EXAMPLE A FOUR INCH THICK SLAB , CONTRACTION JOINTS SHALL NOT EXCEED 10 FEET ON CENTER EACH WAY.THE CONTRACTION JOINTS ARE OPTIONAL FOR ONE AND TWO STORY FAMILY RESIDENTIAL WHEN WELDED WIRE FABRIC OR FIBERMESH ARE USED IN THE FLOOR SLAB.

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE. THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

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*NFPA-70 (2014) NATIONAL ELECTRICAL CODE
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ACCESSIBILITY CODE
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1	05-12-2021	FOUNDATION PERMIT

DATE ISSUED:
PROJECT NO: KK 21-01
HUNTERS RIDGE -PHASE 2
Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirtkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
STRUCTURAL ENGINEERING NOTES

S1

21. FLOORS
A. MANUFACTURED FLOOR TRUSS FRAMING PLAN CONTAINED HEREIN IS FOR THE SOLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPANY.
1. FLOOR JOISTS ARE SIZED BASED ON THE SOUTHERN PINE COUNCIL SPAN TABLES FOR NO. 2 GRADE DIMENSIONAL LUMBER.
II. FLOOR JOISTS FOR EXTERIOR DECKS SHALL BE PRESSURE TREATED.
B. FOR ALL WOOD FLOORS:
I. THE TRUSS TO WALL CONNECTIONS ARE IDENTIFIED ON THE FLOOR FRAMING PLAN.
II. A STRUCTURAL BAND JOIST IS TO BE PROVIDED ON THE EXTERIOR PERIMETER OF ALL BOTTOM BEARING FLOOR TRUSSES AND JOISTS.THE STRUCTURAL BAND JOIST IS TO BE FASTENED TO EACH END OF A FLOOR TRUSS OR JOIST WITH A SIMPSON L50 BRACKET USING SIMPSON SHORT 10d COMMON NAILS.
III. FLOOR TRUSSES OR JOISTS BEARING ON WOOD WALLS ARE TO BE SET WITH A MINIMUM OF THREE 10d COMMON NAILS.(TOE NAILED) TO THE TOP PLATE OF THE WALL.
IV. A MOISTURE BARRIER SHALL BE INSTALLED BETWEEN ANY UNTREATED WOOD TRUSSES OR JOISTS AND CONCRETE OR ANY MASONRY.
V. LEDGERS/ NAILERS SHALL BE FASTENED TO WOOD STUDS OR BAND JOISTS (NOT SHEATHING) WITH A MINIMUM 2 3/8" X 5 1/2" LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION AT 16 INCHES ON CENTER AND SHALL CONSIST OF PRESSURE TREATED LUMBER 2 PLY 1 1/2" THICK BY A HEIGHT SHOWN IN THE PLANS. FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8" X 5 1/2" SIMPSON TITEN HEAD CONCRETE BOLTS.
VI. FLOOR BEAMS
1. BEAMS SUPPORTING FLOOR TRUSSES AND JOISTS ARE TO BE ATTACHED AS SPECIFIED IN THE FLOOR FRAMING PLAN.
2. UNDER NO CIRCUMSTANCES ARE THERE TO BE BUTT JOINTS BETWEEN THE BEARING POINTS OF ANY PLY OF A MULTIPLE BEAM. THE PLIES ARE TO BE CONTINUOUS BETWEEN BEARING POINTS.
3. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (I.E. GLULAM , MICROLAM) ARE TO HAVE THE INDIVIDUAL PLIES INTERCONNECTED AS REQUIRED BY THE MANUFACTURERS SPECIFICATIONS.
4. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE INDIVIDUAL PLIES INTERCONNECTED AS FOLLOWS:
A. FOR TWO PLY BEAMS- ONE ROW OF 10d GALVANIZED COMMON NAILS AT 6" O.C. ON EACH SIDE OF THE BEAM
B. FOR THREE PLY BEAMS- TWO ROWS OF 16d GALVANIZED COMMON NAILS SPACED AT 6" O.C. (TOP AND BOTTOM) THRU EACH SIDE OF BEAM.
C. FOR FOUR PLY BEAMS OR LARGER-TWO ROWS OF 1/2" DIAMETER CARRIAGE BOLTS OR ALL THREAD ROD WITH NUTS AND WASHERS SPACED AT 12 INCHES ON CENTER, 2 INCHES FROM THE TOP AND BOTTOM EDGES OF THE BEAM.
D. FLOOR SHEATHING :
I. ALL FLOOR SHEATHING IS TO BE 3/4" TONGUE AND GROOVE PLYWOOD RATED FOR FLOOR SHEATHING APPLICATION.
II. FLOOR SHEATHING SHALL BE FASTENED TO THE FLOOR TRUSSES /JOISTS WITH 10d RING SHANK NAILS AT 6" ON CENTER WITH CONSTRUCTION GRADE ADHESIVE.
III. FLOOR SHEATHING SPECIFIED FOR SEALED EXTERIOR DECKS AND ITS INSTALLATION SHALL BE THE SAME AS THAT FOR INTERIOR APPLICATION EXCEPT PRESSURE TREATED AND THE FASTENERS TO BE GALVANIZED.
E. EXTERIOR DECK FLOORING:
1. DECK FLOORING SHALL BE INDIVIDUALLY SPECIFIED ON THE FLOOR FRAMING PLANS AND SHALL BE FASTENED TO THE UNDERLYING PRESSURE TREATED JOISTS WITH 3-3 INCH DECK SCREWS AE EACH FLOORING JOIST INTERSECTION.

22. WALLS :
A. MASONRY
I. CONCRETE MASONRY UNITS (CMU) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
II. WALL CMU SHALL BE 8 INCH X 16 INCH IN SIZE OR 8 INCH X 8 INCH X 8 INCH FOR EDGE FINISHES.
III. CMU SHALL BE PLACED IN A RUNNING BOND AND THERE SHALL BE NO VERTICAL BUTT JOINTS EXCEPT AS SHOWN ON THE FLOOR PLAN FOR CONSTRUCTION JOINTS.
IV. REINFORCED FILLED CELLS AS SHOWN ON THE PLANS SHALL BE FILLED WITH " FINE" GRADE GROUT , HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND 8 TO 11 INCH SLUMP TO ENSURE CONSOLIDATION.
V. BOND BEAMS SHALL BE POURED WITH GROUT MONOLITHICALLY WITH THE FILLED WALL CELLS-NO COLD JOINTS.
VI. VERTICAL STEEL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN THE MIDDLE AND BOTTOM 1/3 OF THE FOOTING HEIGHT AND END IN THE TOP COURSE OF THE BOND BEAM WITH A STANDARD 10 INCH 90 DEGREE BEND.
VII. HORIZONTAL REINFORCING STEEL SHALL BE CONTINUOUS,INCLUDING AROUND CORNERS.
VIII. REINFORCING STEEL SPLICES SHALL CONSIST OF WIRE LAPS NO LESS THAN 40 TIMES THE STEEL BAR DIAMETER (I.E. 25 INCHES FOR #5 REBAR, 15 INCHES FOR #3 REBAR, AND 52 INCHES FOR #7 REBAR)
B. WOOD FAME WALLS :
I. WALL STUD SIZES ARE SHOWN IN THE TYPICAL WALL SECTION.
II. LOAD BEARING.
1. WOOD STUDS IN WALLS SHALL BE SPACED 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES PER THE TOP PLATE SPLICE DETAIL. ALL LOAD BEARING STUDS TO BE SOUTHERN YELLOW PINE #2 GRADE OR BETTER.
2. LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE (PRESSURE TREATED) IN CONTACT WITH MASONRY OR CONCRETE. SEE THE TOP PLATE SPICE DETAIL FOR TOP PLATE NAILING AND SPLICING REQUIREMENTS.
3. THE WOOD STUDS SHALL HAVE A SIMPSON SP2 AT THE TOP PLATE AND A PROPERLY SIZED SPH FOR THE BOTTOM PLATE (I.E. 4" STUD WALL = SPH4, 6" STUD WALL = SPH6)
4. 3 STUD PACK SHALL BE INSTALLED DIRECTLY BENEATH BEARING POINTS OF ALL GIRDERS AND BEAMS HAVING A GRAVITY LOAD OF UP TO 3,000 LBS.
5. STEEL TUBE COLUMNS SHALL BE INSTALLED IN THE WALL DIRECTLY BENEATH GIRDERS AND BEAMS HAVING GRAVITY LOADS GREATER THAN 3000 LBS.
6. BASE PLATES SHALL BE FASTENED TO MONOLITHIC FOOTINGS WITH 5/8" X 8 INCH ANCHOR BOLTS OR SIMPSON TITEN HD. CONCRETE BOLTS OF THE SAME SIZE AT 24 INCHES ON CENTER. ALL CONNECTIONS SHALL BE MADE WITH 3 INCH SQUARE BY 1/8 INCH THICK WASHERS
7. BASE PLATES BEARING ON WOOD SHALL BE FASTENED WITH 16d COMMON NAILS AT 8" O.C. THROUGH ANY FLOOR SHEATHING AND TO UNDERLYING LUMBER (NOT SHEATHING ONLY) AND USE BLOCKING AS NEEDED TO MAINTAIN NAILING SPACING REQUIREMENTS.
8. FOR EXTERIOR LOAD BEARING WALLS,EACH STUD ABOVE THE BASE PLATE SHALL BE FASTENED TO THE UNDERLYING BAND JOIST OR BEAM WITH A SIMPSON LSTA18 STRAP.FOR THIS SITUATION THE SIMPSON SPH BRACKET TO THE BASE PLAN MAY BE OMITTED.
9. FOR INTERIOR LOAD BEARING WALLS, 1/2 INCH ALL THREAD ROD SHALL BE INSTALLED AT 32" O.C. FROM THE BASE PLATE THROUGH THE SHEATHING AND TOP PLATE OF UNDERLYING SUPPORTING WALL. ALL CONNECTIONS SHALL INCLUDE A STANDARD 3 INCH SQUARE WASHER.
10. HEADER BEAMS SHALL BE SIZED ACCORDING TO THE ENCLOSED HEADER SCHEDULE AND FASTENED WITH A MINIMUM OF TWO SIMPSON LSTA36 STRAPS OVER EACH END TO THE JACK STUDS BELOW. IN ADDITION, THE HEADER BEAMS SHALL BE FASTENED WITH A MINIMUM OF 3-10d COMMON NAILS (TOE NAILED ON EACH FACE SIDE AT EACH END TO THE ABUTTING FULL LENGTH STUDS.
III. NON LOAD BEARING WALLS:
1. WOOD STUDS IN WALLS SHALL BE SPACED AT 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES WITH A MINIMUM OF THREE 10d COMMON NAILS. NAILS INSTALLED IN PRESSURE TREATED WOOD SHALL BE GALVANIZED.
2. INCIDENTAL, NON STRUCTURAL FRAMING ITEMS SUCH AS KNEE WALLS, DROP CEILINGS , BUILT IN SHELVING , NICHES, ETC. MAY BE CONSTRUCTED WITH 2 X 4'S AT 24" O.C. AT THE DISCRETION OT THE BUILDER.

2. NON LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE (PRESSURE TREATED AGAINST MASONRY AND CONCRETE) AND A SINGLE TOP PLATE.
3. BASE PLATES SHALL BE FASTENED TO CONCRETE SLABS WITH 1/4 INCH BY 3 1/2 INCH TAPCON SCREWS AT 12 " ON CENTER.
4. BASE PLATES ON WOOD SHALL BE FASTENED WITH 16d COMMON NAILS AT 8" ON CENTER.

C. SHEATHING
I. PLYWOOD SHEATHING.
1. EXTERIOR WALL SHEATHING COVERED BY AN ARCHITECTURAL FINISH SHALL BE MINIMUM 7/16 INCH THICK (NOMINAL) 4 PLY PLYWOOD MANUFACTURED WITH EXTERIOR GLUE.
2. THE LONG SIDE OF THE SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE WALL STUDS.
3. FASTEN TO STUDS AND BLOCKING WITH 8d RING SHANK NAILS AT 4 INCHES ON CENTER ALL LOCATIONS.
4. IN ADDITION TO THE REGULAR FASTENING,A SECOND ROW SHALL BE INSTALLED AT THE DOUBLE TOP PLATE AND TO THE LOWEST HORIZONTAL WOOD MEMBER ON AN EXTERIOR WALL. (I.E. SILL PLATE , BAND JOIST)
5. FOR PLYWOOD SHEATHING COVERED WITH A CEMENTITIOUS FINISH ALL BUTT JOINTS NOT ON WALL STUDS SHALL BE BLOCKED WITH 2 X BLOCKING , TOE NAILED AT EACH END TO THE WALL STUDS WITH 3-8d COMMON NAILS.
II. PARTICLE BOARD
1. PARTICLE BOARD IS NOT TO BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE STRUCTURAL ENGINEER AND THE PROPERTY OWNER.
III. ARCHITECTURAL FINISHES
1. ARCHITECTURAL WALL FINISHES , SUCH AS STUCCO, CEMENTITIOUS COATING , SIDING OR PAINT ARE MENTIONED HERE ONLY FOR THE PURPOSE OF UNDERSTANDING THAT THEIR INSTALLATION AND ASSOCIATED DETAILS ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

23. COLUMNS
A. CONCRETE / MASONRY COLUMNS
1. MASONRY COLUMNS SHALL BE CONSTRUCTED OF PILASTER CONCRETE BLOCK OR FORMED AND POURED. WALL BLOCK SHALL NOT BE USED FOR MASONRY COLUMNS.
II. REINFORCING STEEL SHALL BE GRADE 60 AND HELD IN PLACE BY STIRUPS SPACED AT 12 INCHES ON CENTER VERTICALLY.
III. PILASTER BLOCK COLUMNS SHALL BE FILLED WITH A FINE GROUT HAVING A MINIMUM OF COMPRESSIVE STRENGTH OF 3,000 PSI
IV. FORMED AND POURED COLUMNS SHALL CONSIST OF A MINIMUM OF 3,000 PSI CONCRETE, OR IN AREAS OF HIGH CHLORIDES, SUCH AS NEAR THE COAST OR BODIES OF SALT WATER , THE MINIMUM SHALL BE 5,000 PSI
V. ALL MASONRY COLUMNS SHALL BEGIN AT THE FOUNDATION OR AT A MONOLITHIC FOOTING,IN NO CASE SHALL THERE BE A BREAK OR A COLD JOINT IN THE GROUT OF A COLUMN EXCEPT AT 1 FOOT FROM THE TOP IN PREPARATION FOR INSTALLATION OF A CONCRETE LINTEL.
VI. METAL CONNECTORS AT THE TOP OF THE COLUMN FOR HOLDING WOOD BEAMS OR GIRDERS SHALL BE INSTALLED WITH THE MINIMUM EMBEDMENT OF THE ASSOCIATED FASTENERS FOR THE CONNECTOR AS SHOWN ON THE PLANS.
B. WOOD COLUMNS :
I. ALL LOAD BEARING WOOD COLUMNS SHALL BE A MINIMUM OF #2 GRADE PRESSURE TREATED WOOD.
II. DIMENSIONAL WOOD COLUMNS OF 4 INCHES BY 4 INCHES IN CROSS SECTION SHALL ONLY BE USED FOR SUPPORTING OPEN WOOD DECKS WHERE THE FLOOR HEIGHT ABOVE THE FLOOR BELOW IS 8 FEET OR LESS. ALL OTHER DIMENSIONAL WOOD COLUMNS SHALL HAVE A MINIMUM OF 6 INCHES BY 6 INCHES.
III. METAL CONNECTORS AT THE BASE AND THE TOP OF WOOD COLUMNS SHALL BE OF THE TYPE THAT RESISTS LATERAL LOADS AS WELL AS UPLIFT AND GRAVITY LOADS. IN NO CASE SHALL FLAT STRAPS BE USED UNLESS SPECIFICALLY SHOWN IN THE PLANS OR CROSS SECTION DETAILS.

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE. THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

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SHEET TITLE
STRUCTURAL ENGINEERING NOTES

S2

C. COMPOSITE COLUMNS
1. A COMPOSITE COLUMN HERE IS DEFINED AS A HOLLOW COLUMN CONSISTING OF ANY MATERIAL SPECIFICALLY DESIGNED BY ITS MANUFACTURER TO BE LOAD BEARING. ANY OTHER TYPE OF HOLLOW COLUMN IS CONSIDERED AN ARCHITECTURAL FINISH INTENDED TO FIT OVER A STRUCTURAL COLUMN AND ITS USE AND DETAILS OF INSTALLATION ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
II. LOAD BEARING COMPOSITE COLUMNS ARE A MANUFACTURED PRODUCT SUBJECT TO THE DESIGN AND LOAD BEARING CAPACITY AS DETERMINED BY THE MANUFACTURER. A SHOP DRAWING OR A LETTER FOR THE INSTALLATION OF THE COLUMN SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER TO SUPPLEMENT THE CONSTRUCTION PLANS AFTER THE SPECIFIC COLUMN AND MANUFACTURER HAVE BEEN IDENTIFIED.
III. IN ALL CASES , THE COLUMN MANUFACTURES INFORMATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT FOR REVIEW PRIOR TO ITS ACCEPTANCE FOR THE STRUCTURAL DESIGN. THE INFORMATION SHALL INCLUDE THE LATERAL AS WELL AS UPLIFT AND GRAVITY LOAD BEARING CAPACITIES.
D.. STEEL TUBE COLUMNS:
I. LOAD BEARING STEEL TUBE COLUMNS SHALL HAVE A MINIMUM WALL THICKNESS OF 1/4 INCH AND BE MADE OF STEEL WITH A DESIGN YIELD STRENGTH OF 46 PSI UNLESS OTHERWISE SHOWN IN THE STRUCTURAL DESIGN
II. THE SPECIFIC CONNECTION SCHEME SHALL BE SHOWN IN THE STRUCTURAL DESIGN WHERE THE STEEL TUBE COLUMN IS TO BE INSTALLED.

E. ALUMINUM COLUMNS:
I. LOAD BEARING ALUMINUM COLUMNS SHALL HAVE A MINIMUM WALL THICKNESS OF 1/4 INCH.
II. ALL FASTENERS AND CONNECTORS FOR ALUMINUM COLUMNS SHALL BE STAINLESS STEEL OR MONEL TO AVOID CORROSION DUE TO DISSIMILAR METALS BEING IN CONTACT.
III. THE SPECIFIC CONNECTION SCHEME SHALL BE SHOWN IN THE STRUCTURAL DESIGN WHERE THE ALUMINUM COLUMN IS TO BE INSTALLED.
24. ROOF
A. MANUFACTURED WOOD TRUSSES
I. THE MANUFACTURED ROOF TRUSS FRAMING PLAN CONTAINED HEREIN IS FOR THE SOLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPONENT AND TRUSS SYSTEM ENGINEER OF THE TRUSS MANUFACTURER IN DEVELOPING THE ACTUAL SYSTEM DESIGN. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE AS IT IS SUBJECT TO ENGINEERING AND MAY BE DIFFERENT FROM THE FINAL DESIGN.
II. MANUFACTURED ROOF TRUSSES SHALL BE DESIGNED BY A LICENSED TRUSS COMPONENT AND TRUSS SYSTEM ENGINEER ACTING AS A DELEGATED ENGINEER AND WORKING THROUGH A TRUSS MANUFACTURER FOR THIS PURPOSE. THE SELECTION OF THE TRUSS MANUFACTURER IS HEREBY SUBORDINATED TO THE BUILDING CONTRACTOR.
III. THE TRUSS PLAN " SIGNED AND SEALED" BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND PRIOR TO CONSTRUCTION OF THE UNDERLYING STRUCTURE AS THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO MAKE STRUCTURAL CHANGES BASED ON THE FINAL FLOOR TRUSS SYSTEM.
VI. THE TRUSS MANUFACTURER SHALL PROVIDE ALL LATERAL BRACING REQUIREMENTS TO THE BUILDING CONTRACTOR. IF NOT, THE BUILDING CONTRACTOR IS TO NOTIFY THE STRUCTURAL ENGINEER FOR GUIDANCE.
V. IN ADDITION TO THE METAL CONNECTORS SHOWN IN THE TRUSS LAYOUT OF THE ORIGINAL PLANS, EACH TRUSS IS TO BE SET ON WOOD FRAME BEARING WALLS OR SILL PLATES WITH 10d COMMON NAILS (TOE-NAILED)
VI. A MOISTURE BARRIER IS TO BE INSTALLED BETWEEN UNTREATED WOOD AND CONCRETE / MASONRY
23.2 CONVENTIONAL FRAME
I. IN ADDITION TO THE METAL CONNECTORS SHOWN IN THE TRUSS LAYOUT OF THE ORIGINAL PLANS, EACH RAFTER IS TO BE SET ON WOOD FRAME BEARING WALLS OR SILL PLATES WITH 3- 10d COMMON NAILS (TOE-NAILED)
II. ANY WOOD COMING IN CONTACT WITH MASONRY OR CONCRETE IS TO BE PRESSURE TREATED OR A MOISTURE BARRIER IS TO BE INSTALLED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

III. COLLAR TIES ARE TO BE INSTALLED BETWEEN RAFTERS AT 2/3 OF THE RIDGE HEIGHT FROM WHERE THE RAFTERS BEAR ON WALLS. THE COLLAR TIES ARE TO BE FASTENED WITH A MINIMUM OF 4-10d 16 COMMON NAILS (CLINCHED) AT EACH LAP JOINT. EACH RAFTER IS TO BE ATTACHED TO THE RIDGE BEAM WITH A LIGHT ANGLE HANGER AS SHOWN IN THE FRAMING PLAN. IN ADDITION, A FLAT METAL STRAP SHALL BE INSTALLED ACROSS THE RIDGE BEAM TO TWO OPPOSING RAFTER. TO BE REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLYING WITH THE DESIGN INTENT OF THE ORIGINAL PLAN AND FOR ANY CHANGES TO THE " TRUSS TO THE UNDERLYING STRUCTURE" CONNECTIONS.
IV. AS PART OF THE REVIEW, THE STRUCTURAL ENGINEER WILL DETERMINE WHETHER THE TRUSS TO WALL / BEAM METAL CONNECTORS SHOWN IN THE ORIGINAL PLANS ARE ACCEPTABLE OR WHETHER THEY NEED TO BE CHANGED OR SUPPLEMENTED TO ACCOMMODATE THE LOADS SHOWN IN THE TRUSS COMPONENT SHEETS.
V. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR VERIFYING THE DIMENSIONAL , ARCHITECTURAL, OR FORM ASPECTS OF THE OF THE TRUSS MANUFACTURERS PLAN WITH THE ORGINAL PLANS.
VI. THE MINIMUM LIVE LOADS FOR THE ROOF TRUSS DESIGN IS TO BE ON FBC 2017 SECTION 1607 FOR ROOF TYPE AND ROOFING MATERIAL.
VII. THE DEAD LOADS ARE LASTED IN ITEM 16 ABOVE.
VIII. ALL TRUSS TO TRUSS AND TRUSS TO GIRDER CONNECTORS ARE TO BE SPECIFIED BY THE TRUSS MANUFACTURER, INCLUDING CONNECTORS FOR TRUSS TO MANUFACTURED BEAM (I.E. GLUELAM. OR MICROLAM) SPECIFIED BY THE TRUSS MANUFACTURER. A SPECIFIC HANGER MUST BE SELECTED AND IDENTIFIED ON THE SIGNED AND SEALED COMPONENT SHEETS FOR EACH LOCATION, A HANGER IS REQUIRED IN THE TRUSS SYSTEM.
IX. THE TRUSS PLAN SIGNED AND SEALED BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLYING WITH THE DESIGN INTENT OF THE ORGINALPLAN AND FOR ANY CHANGES TO THE "TRUSS TO UNDERLYING STRUCTURE" CONNECTIONS. THIS PLAN MUST BE PROVIDED TO THE STRUCTURAL ENGINEER.
X. A RIDGE BEAM TERMINATING AT A GABLE END SHALL BE SUPPORTED BY A MINIMUM 3 STUD PACK COLUMN BEARING ON THE UNDERLYING WALL OR BEAM.
XI. TREATED LUMBER-DOUBLE 1 1/2 INCH BY A HEIGHT SHOWN ON THE PLANS. FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8 INCH BY 5 1/2 INCH SIMPSON TITEN HD CONCRETE BOLTS.
XII. SLEEPERS SHALL BE FASTENED TO UNDERLYING ROOF TRUSSES OR RAFTERS (NOT SHEATHING) WITH A MINIMUM OF 2-3/8 INCH BY 3 1/2 INCH LAG BOLTS AND WASHERS AT EACH TRUSS OR RAFTER INTERSECTION AND NO GREATER THAN 24 INCHES ON CENTER AND SHALL CONSIST OF DIMENSIONAL LUMBER 1 1/2 INCH THICK BY A WIDTH SHOWN IN THE PLANS.
XIII. USE 2 INCH BY 4 INCH BLOCKING ATTACHED BETWEEN UNDERLYING STUDS, TRUSSES OR RAFTERS WITH A MINIMUM OF 3-10d NAILS AT EACH IN ORDER TO SATISFY THE ON CENTER SPACING FOR THE LEDGERS OR SLEEPERS.
BEAMS:
XIV BEAMS SUPPORTING ROOF TRUSSES OR RAFTERS ARE TO BE ATTACHED AS SPECIFIED IN THE ROOF FRAMING PLANS.
24. UNDER NO CIRCUMSTANCES ARE THERE TO BE BUTT JOINTS BETWEEN THE BEARING POINTS OF ANY PLY OF A MULTIPLE BEAM. THE PLIES ARE TO BE CONTINUOUS BETWEEN BEARING POINTS.
A. LEDGERS/ SLEEPERS
I. LEDGERS / NAILERS SHALL BE FASTENED TO WOOD STUDS (NOT SHEATHING) WITH A MINIMUM OF 2- 3/8 INCH BY 5 1/2 INCH LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION AND NO GREATER THAN 16 INCHES ON CENTER AND SHALL CONSIST ON PRESSURE TREATED WOOD.
II. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (I.E. GLUELAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PLIES INTERCONNECTED AS REQUIRED BY THE MANUFACTURERS SPECIFICATIONS.

III. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE THE INDIVIDUAL PLIES INTERCONNECTED AS FOLLOWS:
I. FOR TWO PLY BEAMS - ONE ROW OF 10d GALVANIZED COMMON NAILS AT 6 INCHES ON CENTER ON EACH SIDE OF BEAM.
II. FOR THREE PLY BEAMS- TWO ROWS OF 16d GALVANIZED COMMON NAILS AT 6" ON CENTER (TOP AND BOTTOM) THRU EACH SIDE OF THE BEAM.
III.FOR FOUR PLY BEAMS AND LARGER- TWO ROWS OF 1/2 INCH DIAMETER CARRIAGE BOLTS OR ALL THREAD RODS WITH NUTS AND WASHERS SPACED AT 12" ON CENTER 2 INCHES FROM THE TOP AND BOTTOM EDGES OF THE BEAM.
B. SHEATHING :
1. ROOF SHEATHING COVERED BY COMPOSITE ROOFING SHALL BE A MINIMUM OF 15/32 INCH THICK (NOMINAL) O.S.B. MANUFACTURED WITH EXTERIOR GLUE.
II. ROOF SHEATHING COVERED BY TILE SHALL BE A MINIMUM OF 5/8 INCH THICK (NOMINAL) MANUFACTURED WITH EXTERIOR GLUE.
III. THE LONG SIDE OF THE SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE ROOF TRUSS SYSTEM.
IV. FASTENING SHALL BE 8d RING SHANK NAILS AT 4 INCHES ON CENTER AT BOUNDARY AND EDGES AND 6 INCHES ON CENTER IN THE FIELD WITH A SETBACK OF 5 '-0' FROM ALL EDGES.
V. METAL "H" CLIPS OR SOLID WOOD BLOCKING SHALL BE USED AT ALL UNSUPPORTED BUTT JOINTS BETWEEN TRUSSES OR RAFTERS.
25. PRECAST CONCRETE LINTELS
A. PRECAST AND PRESTRESSED CONCRETE LINTELS SHALL BE MANUFACTURED BY CASTCRETE AND INSTALLED PER MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.
B. THE SIZE OF THE LINTELS SHALL BE BASED ON THE SPAN AND LOAD. REFER TO THE ATTACHED SCHEDULE UNLESS OTHERWISE SHOWN IN THE STRUCTURAL DESIGN FOR THE SPECIFIED LINTEL
C. LINTEL SCHEDULE U.N.O. ON PLANS:
I. SPAN UP TO 3'- 8F8-0B
II. SPAN UP TO 3' TO < 6' - 8F8-OB
III. SPAN 6' TO > 14' - 8F16- 1B/1T
D. THE MINIMUM SPECIFIED GROUT COMPRESSIVE STRENGTH TO BE USED FOR LINTELS IS 3,000 PSI.
E. THE REINFORCING STEEL SHALL BE ASTM GRADE 60
26. FASTENERS / METAL CONNECTORS.
A. ALL FASTENERS AND METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE AND INSTALLED PER THE MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.
B. THESE FASTENERS DO NOT INCLUDE TYPICAL NAILS AND SCREWS WHICH MAY BE MANUFACTURED BY OTHERS.
C. FOLLOW ALL MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS FOR ALL FASTENERS, METAL CONNECTIONS , SCREWS , NAILS, ETC. THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER.
27. DIMENSIONAL LUMBER :
A. ALL LOAD BEARING WALLS SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER GRADED AND STAMPED BY THE CERTIFYING AGENCY . IN ADDITION, ALL WOOD SHALL BE PRESSURE TREATED FOR EXTERIOR USE WHERE EXPOSED TO MOISTURE, PLACED WITHIN 12 INCHES OF SOIL OR IN CONTACT WITH CONCRETE OR MASONRY.
28. STRUCTURAL SHEATHING:
A. ALL SHEATHING USED FOR EXTERIOR APPLICATIONS SHALL BE EXTERIOR GRADE AND ADA STAMPED AND VERIFYING ITS RATING.
29. MASONRY:
A. CONCRETE MASONRY UNITS SHALL CONFORM WITH AMERICAN MASONRY INSTITUTE STANDARD 530
B. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI
C. MORTAR SHALL BE OF TYPE M OR S GRAY MORTAR.
30. GROUT:
A. ALL GROUT SHALL BE A FINE TYPE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS SPECIFICALLY SHOWN OTHERWISE BY A MANUFACTURER PURSUANT TO GROUT USE WITH ITS PRODUCTS.
31. REINFORCING STEEL :
A. ALL REINFORCING STEEL SHALL BE ASTM GRADE 40 EXCEPT GRADE 60 SHALL BE USED FOR GRADE BEAMS, ALL LINTEL TYPES (I.E. PRECAST AND FIELD PREFORMED) COLUMNS UNLESS OTHERWISE SHOWN IN THE STRUCTURAL PLANS.

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE, THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

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SHEET TITLE
STRUCTURAL ENGINEERING NOTES

S3

32. STRUCTURAL STEEL AND CONNECTION ACCESSORY MATERIAL:
A. I-BEAMS ,FORMED STRUCTURAL STEEL , FLAT BAR OR PLATE SHALL BE ASTM GRADE A36 UNLESS STATED OTHERWISE.
B. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM OF TWO COATS OF PRIMER AND TWO COATS OF EPOXY AS A CORROSION PREVENTIVE. THE BUILDING CONTRACTOR MAY VARY FROM THIS SPECIFICATION WITH THE APPROVAL OF THE STRUCTURAL ENGINEER IF IT CAN BE DEMONSTRATED ANOTHER MEANS OF CORROSION CONTROL IS EQUALLY EFFECTIVE.
C. ALL WELDING OF STRUCTURAL STEEL SHALL BE MADE WITH E60/70 TYPE ELECTRODES. THE DEPTH AND LENGTH FOR THE WELD SHALL BE SPECIFIED IN THE STRUCTURAL DESIGN FOR THE SPECIFIC CONNECTION.
33. VENTILATION:
A. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR DETERMINING VENTILATION REQUIREMENTS OF CRAWL SPACES, FLOORS AND ATTICS NOR THE MEANS AND METHODS FOR IMPLEMENTING THESE REQUIREMENTS.
34. WATERPROOFING:
A. ANY RENDERING OF NOTES OF WATERPROOFING MEASURES FOR BASEMENTS OR HALF BASEMENTS SHOWN IN THESE PLANS WHERE A SPECIFIC CONSTRUCTION DETAIL IS NOT SHOWN IN THE STRUCTURAL DESIGN IS AN ARCHITECTURAL ILLUSTRATION ONLY AND IS NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
B. CRICKETS ARE ASSOCIATED WITH THE ARCHITECTURAL FINISHES AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
35. FIRE RESISTANT DESIGN :
A. FIRE RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON UNDERWRITERS LABORATORY OR GYPSUM ASSOCIATION DESIGN FOR FIRE RATED FLOOR, WALL AND ROOF ASSEMBLIES.
36. FLOOD RESISTANT DESIGN:
A. FLOOD RESISTANT DESIGN OF FLOOD RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DEIGN AND SHALL BE BASED ON THE REQUIREMENTS STATED IN TITLE 44 CFR SECTIONS 59 AND 60, AND ON THOSE OF THE INDIVIDUAL COMMUNITY RATING AGENCIES FOR THE GOVERNMENTAL JURISDICTION WHERE THE CONSTRUCTION IS TO BE DONE.
B. HOWEVER , THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR IDENTIFYING AND SHOWING ON THE PLANS THE FLOOD ZONE CATEGORY, BASE FLOOD ELEVATION, AND THE FLOOR AND STORY HEIGHTS OF THE BUILDING IN RELATION TO THE BASE FLOOD ELEVATION. THIS INFORMATION IS CONSIDERED ARCHITECTURAL AND SITE RELATED AND SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT.
37. SPECIAL CONSTRUCTION :
I. ALUMINUM STRUCTURAL COLUMNS.
A. ANY ALUMINUM STRUCTURES SHOWN IN THESE PLANS SUCH AS PORCH AND POOL ENCLOSURES OR GUARDRAILS AND HANDRAILS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
B. WHERE THE ALUMINUM STRUCTURE ATTACHES TO THE MAIN STRUCTURE OR IS INCORPORATED IN THE MAIN STRUCTURE, SHOP DRAWINGS FOR THESE STRUCTURES SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER TO DETERMINE THEIR EFFECT ON THE MAIN STRUCTURE.
II. SWIMMING POOLS:
A. ANY SWIMMING POOL OR HOT TUBS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL DESIGN.
III. FENCES AND RETAINING WALLS:
A. ANY RENDERING OF FENCES , RETAINING WALLS OR EXTERIOR PLANTERS WHERE A SPECIFIC STRUCTURAL DETAIL IS NOT SHOWN FOR THEIR CONSTRUCTION ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
IV. DRIVEWAYS AND WALKWAYS:
A. ANY DRIVEWAYS OR WALKWAYS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION PURPOSES ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

The information below was calculated using the provisions of the [redacted] Florida Building Code, 2020, 7TH EDITION

Floor and Roof Live Loads

Floor Live Loads	
Storage Areas:	125 psf
All Others Areas:	100 psf
Roof Live Loads	
Roofs:	20 psf uniform; 300 lbs concentrated

Wind Design Data

Ultimate Wind Speed:	145 mph	Nominal Wind Speed:	112 mph
Risk Category:	II	Wind Exposure:	B
Enclosure Classification:	Enclosed	End Zone Width:	6.80 ft.
Internal Pressure Coefficient:		0.18 +/-	

Components and Cladding Design Pressures	Roof Zone 1:	+21.8 psf max.,	-34.7 psf min.
	Roof Zone 2:	+21.8 psf max.,	-60.5 psf min.
	Roof Zone 3:	+21.8 psf max.,	-89.5 psf min.
	Roof at Zone 2 Overhangs:		-70.6 psf min.
	Roof at Zone 3 Overhangs:		-118.8 psf min.
	Wall Zone 4:	+37.9 psf max.,	-41.1 psf min.
	Wall Zone 5:	+37.9 psf max.,	-50.7 psf min.

The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Geotechnical Information

Design Soil Load-Bearing Capacity:	2,000 psf

Flood Design Data

This table was created using Windload Calculator Plus
(Software available at www.windcalcs.com)

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE. THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

***FLORIDA BUILDING CODE: 7TH EDITION, 2020**
*FLORIDA MECHANICAL CODE: 7TH EDITION, 2020
*FLORIDA PLUMBING CODE: 7TH EDITION, 2020
*FLORIDA FIRE PREVENTION CODE, 7TH EDITION, 2020

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
*NFPA-70 (2014) NATIONAL ELECTRICAL CODE
*NFPA-72 (2013) NATIONAL FIRE ALARM CODE

ACCESSIBILITY CODE
*FLORIDA ACCESSIBILITY CODE: 7TH EDITION 2020

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The Villas at Hunters Ridge

DEEB FAMILY HOMES, INC.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FLORIDA 34655
727-376-6831

1	05-12-2021	FOUNDATION PERMIT

DATE ISSUED:
PROJECT NO: KK 21-01
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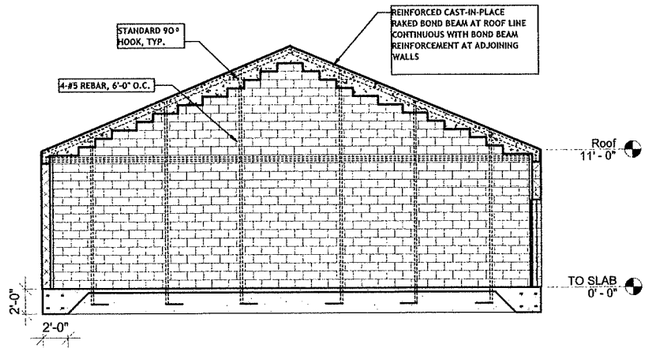
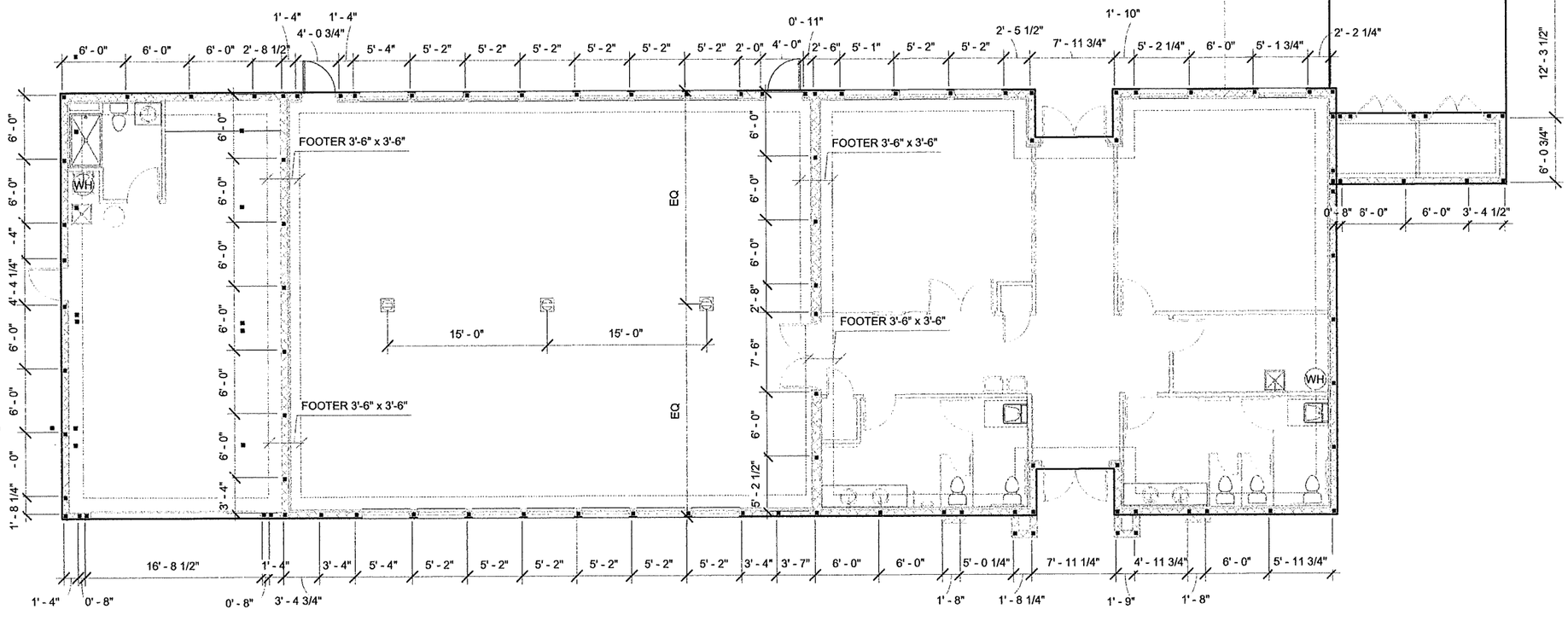
Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
WIND LOAD DESIGN DATA
STRUCTURAL
ENGINEERING NOTES

S4





FOUNDATION PLAN

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

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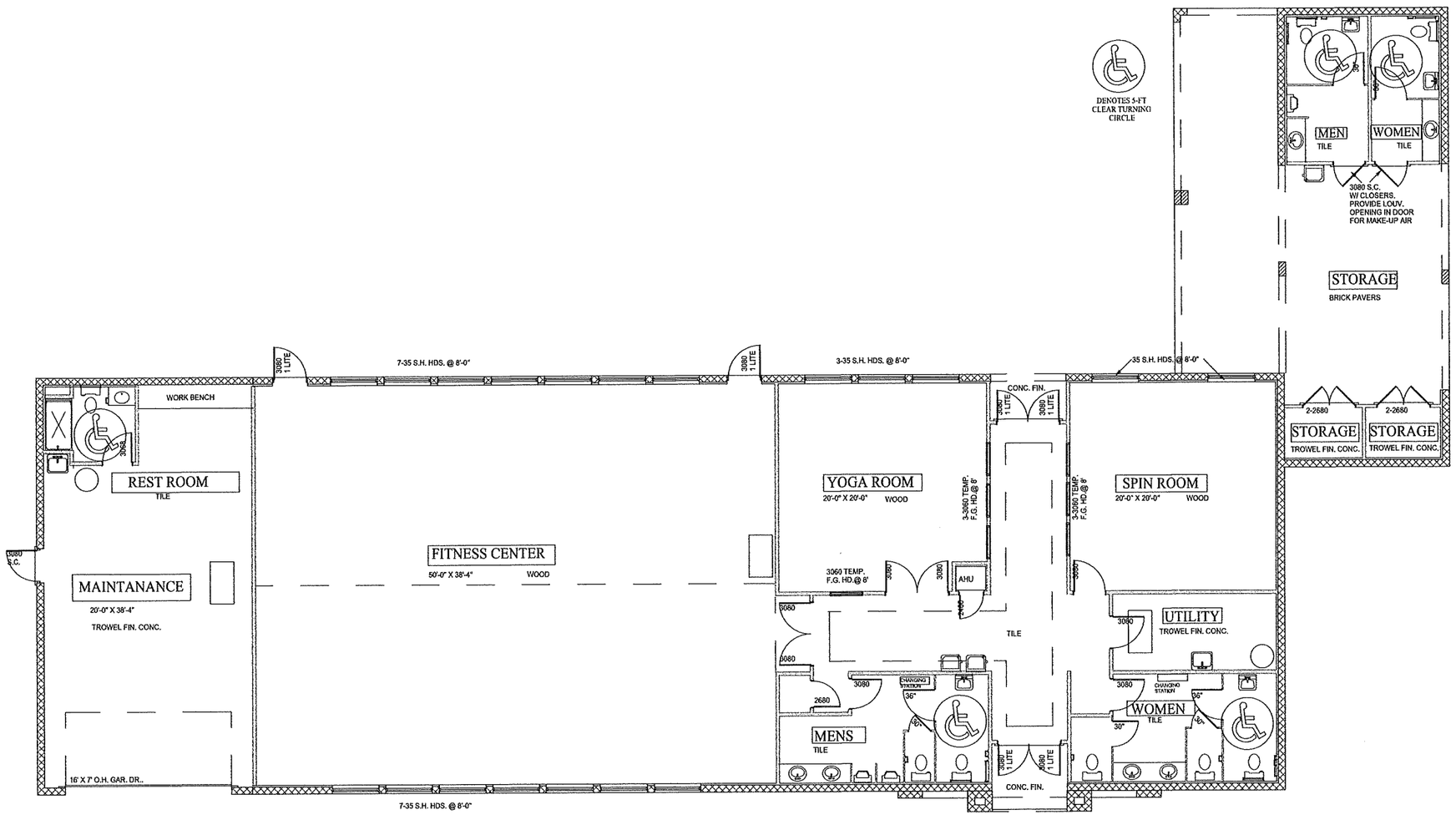
SHEET TITLE
FOUNDATION PLAN

A-1



FLOOR PLAN -NOTES

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

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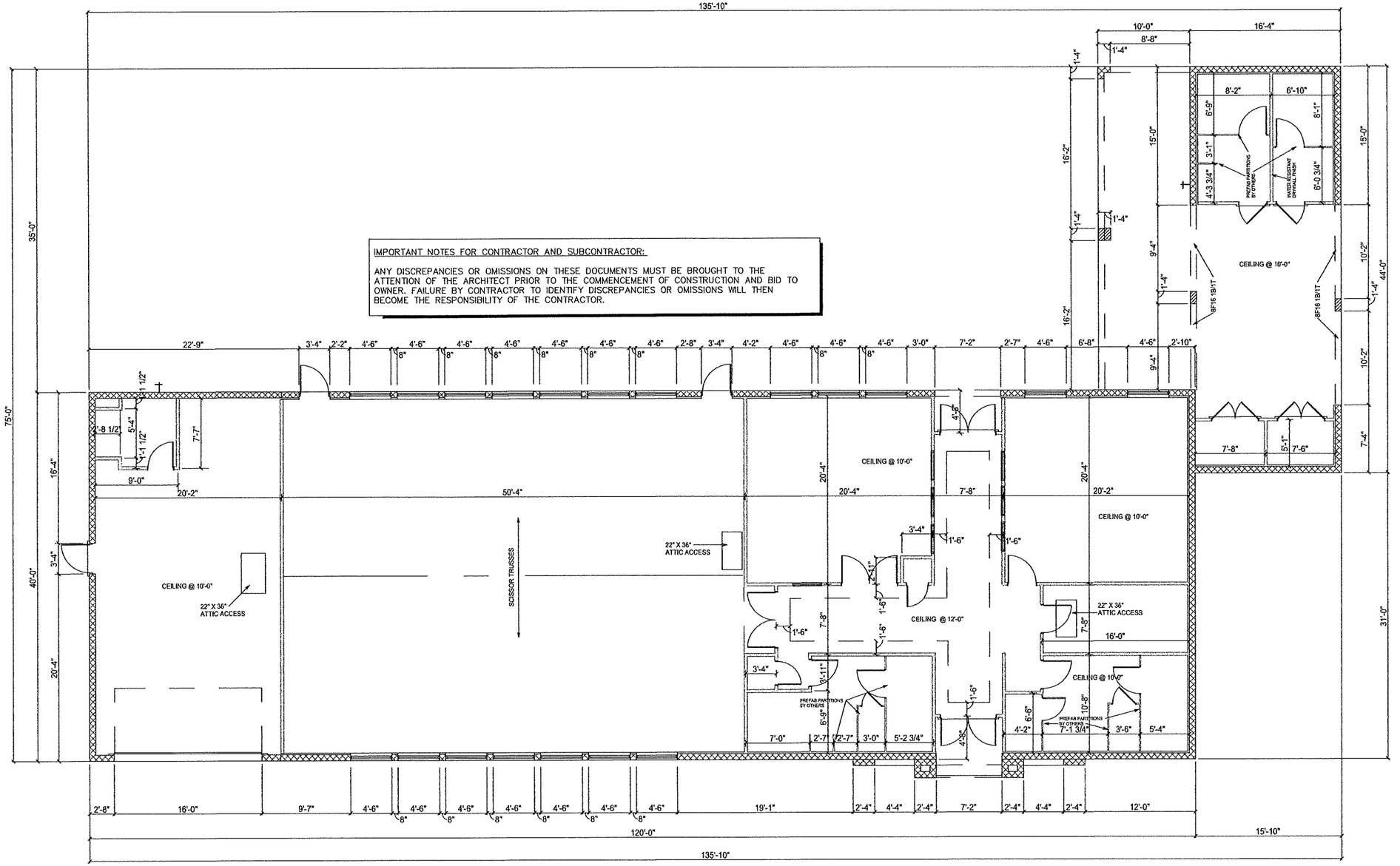
SHEET TITLE
FLOOR PLAN NOTES

A-2

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

ANY DISCREPANCIES OR OMISSIONS ON THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BID TO OWNER. FAILURE BY CONTRACTOR TO IDENTIFY DISCREPANCIES OR OMISSIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR.



FLOOR PLAN - DIMENSION PLAN

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

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SHEET TITLE
FLOOR PLAN
DIMENSION PLAN

A-3

TYPICAL WALL TYPES

(A) 2 X 4 KNEEWALL W/ SYP @ 16" O.C.
W/ H10 TO TRUSS W/ SP2 TO TOP PLATES
W/ MSTAM36 TO CMU OR LTS TO 2 X 12
W/ 1/2" SHEATHING & 8d NAILS @ 4" O.C.

(B) L CURTIAN WALL
W/ 1/2" OSB OVER 2 X 4'S AT
16" O.C. W/ 8d NAILS AT 4" O.C.
2 X 4 BLOCKING BETWEEN TRUSSS BAYS
W/ SINGLE TOP PLATEAND H3 TO EACH TRUSS
W/ 3/8" X 4" LAG SCREW EA. BLK. TO
BOTTOM PLATE. OSB TO ACT AS CONNECTOR
IN LIEU OF SP1'S AT EACH STUD.

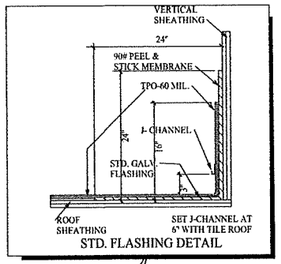
(C) 3 STUD CORNER COLUMN W/
(2) MSTAM36 TO CMU OR
(2) HTSM20 TO CMU

(D) 2X4 ARCH FRAMING
W/7/16" OSB SHEATHING
TYPICAL

(E) (2) 2X12 BEAMS, WRAP CORNERS
W/(2) CS16 TYPICAL

NAILING SCHEDULE :
SP1- 4 -10d TO PLATE
6- 10 TO STUD
H10- 8-8d X 1 1/2" TO TRUSS & TOP PLATE
H2 - 5-8d
META16 - 6-16d
CS16 - 20-10d
HTS20 - 20 -10d
MSTAM36 -4- 1/4" X 1 3/4" TAPCONS

NOTE: ALL NON STRUCTURAL LUMBER
IS TO BE SOUTHERN PINE FIR U.N.O.



STD. FLASHING DETAIL

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

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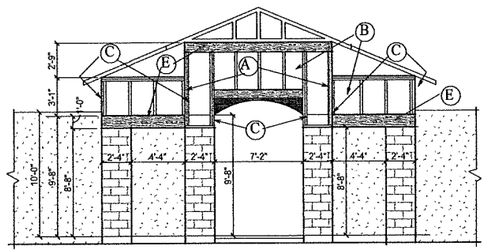
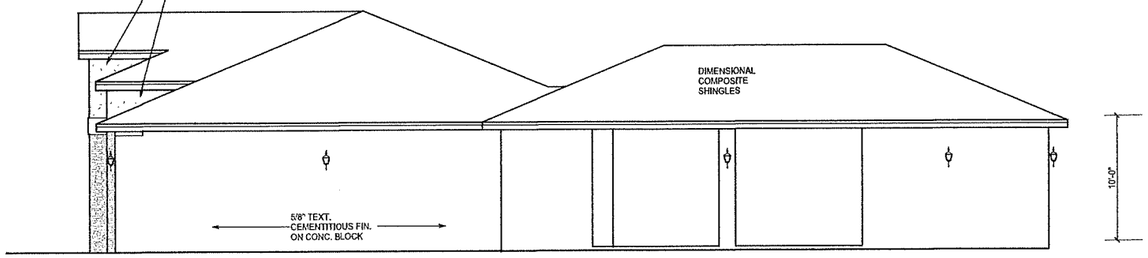
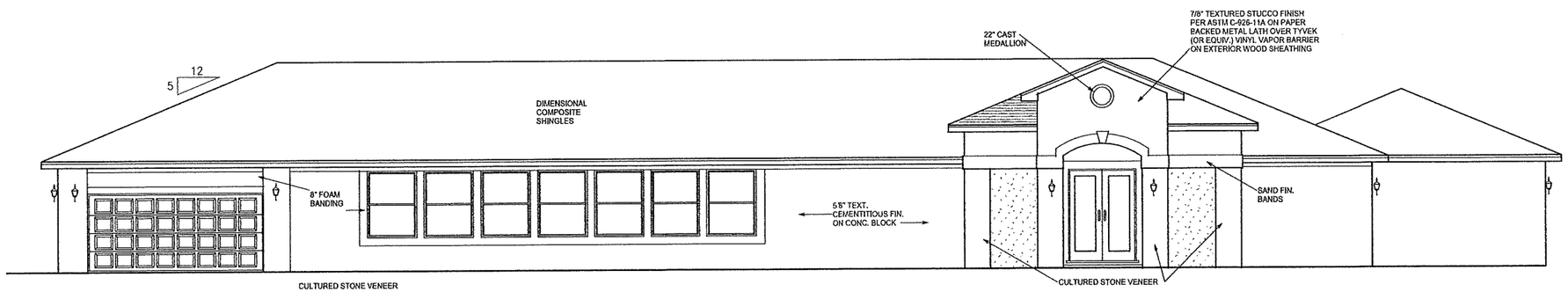


ENTRY TOWER DETAILS



RIGHT SIDE ELEVATION



FRONT ELEVATION

EXTERIOR ELEVATIONS

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

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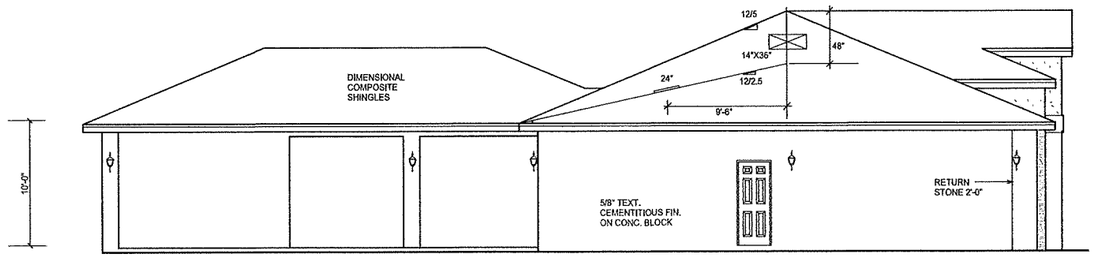
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
EXTERIOR ELEVATIONS

A-4



LEFT SIDE ELEVATION

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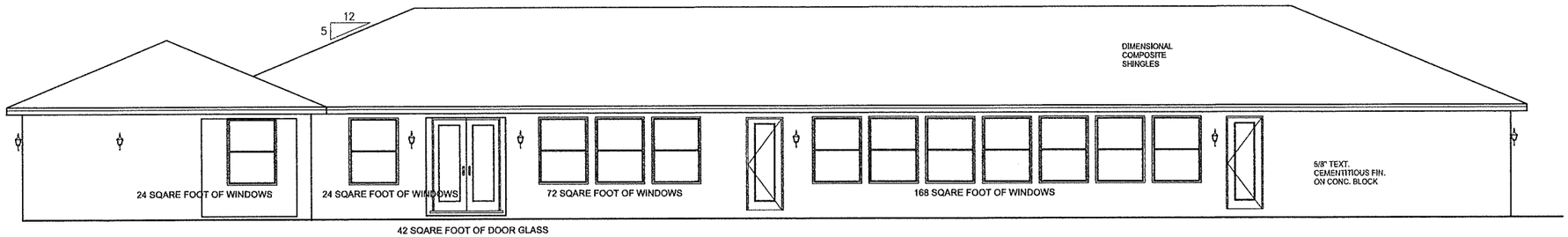

REAR ELEVATION

EXTERIOR ELEVATIONS

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

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Checked by: Richard G. Marceau, P.E. 64456

SHEET TITLE
EXTERIOR
ELEVATONS

A-5

TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 300 PROVIDED THAT AT LEAST 50 % AND NOT MORE THAN 80 % IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED PER SECT. R606.2

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

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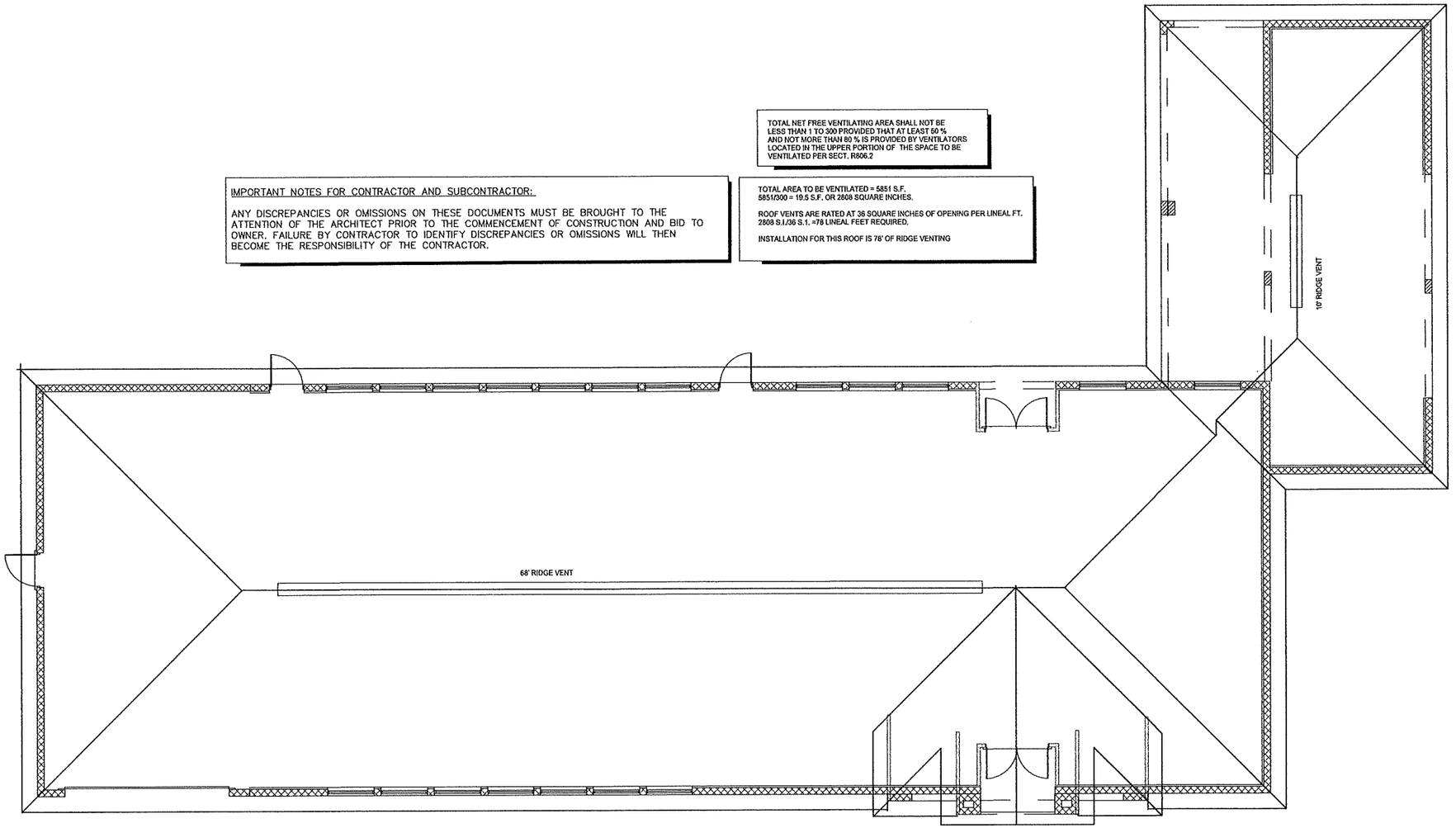
TOTAL AREA TO BE VENTILATED = 5851 S.F.
5851/300 = 19.5 S.F. OR 2808 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
2808 S.I./36 S.I. =78 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS 78' OF RIDGE VENTING



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

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Checked by: Richard G. Marceau, P.E. 64466

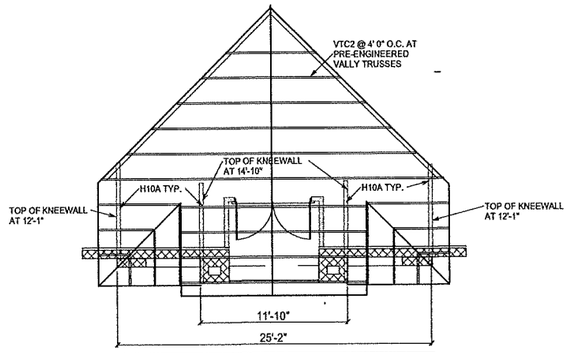
SHEET TITLE
ROOF
PLAN

A-6

IMPORTANT NOTE:
THIS FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTURER TO PROVIDE SEPERATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND REVIEWED BY P.E. OF RECORD.

FASTENER NOTES
(1) FOR MGT USE 5/8" X 6" TITEN HD. CONC. BOLTS
(@) FOR HGT-2, FOLLOW MFR'ER.INSTRUCTIONS FOR EMBEDDING BOLTS- MECH. BOLT CANNOT SATISFY CRITICAL SPACING.

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD



ENTRY TOWER TRUSS

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

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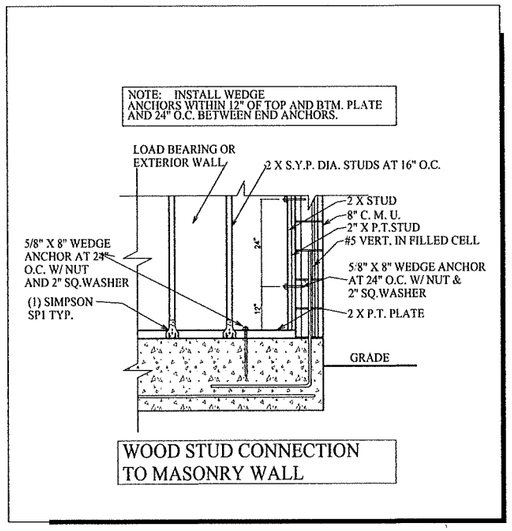
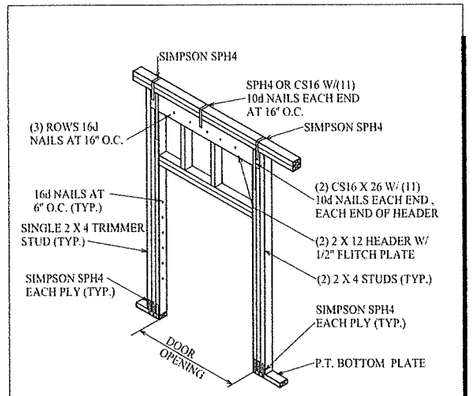
SHEET TITLE
TRUSS PLAN

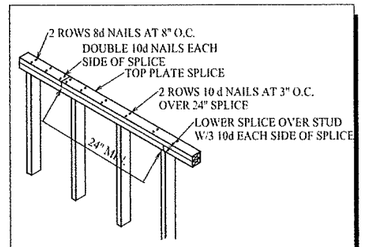
A-6A



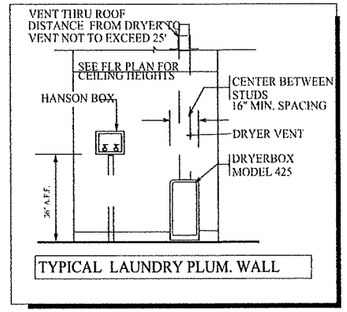
WOOD STUD CONNECTION TO MASONRY WALL



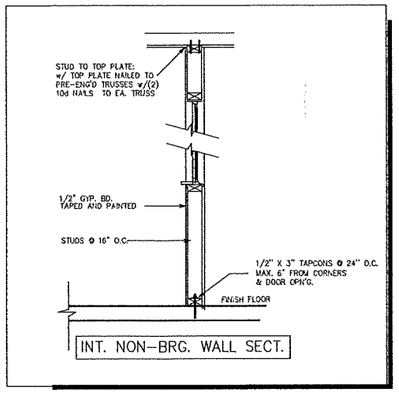
TYPICAL LOAD BEARING HEADER DETAIL



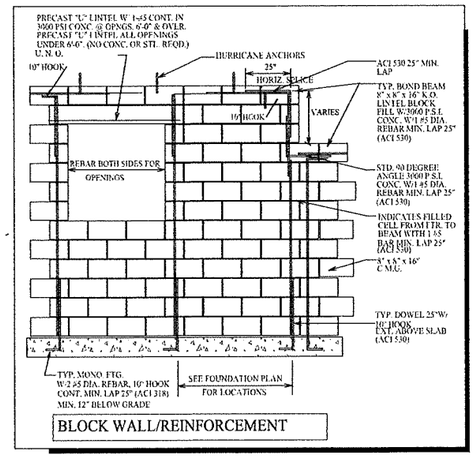
TOP PLATE SPLICE DETAIL



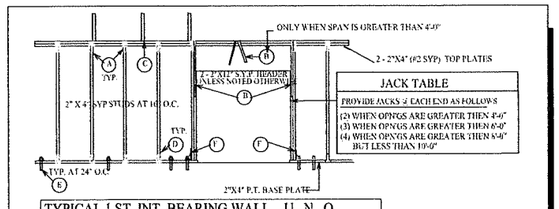
TYPICAL LAUNDRY PLUM. WALL



INT. NON-BRG. WALL SECT.



BLOCK WALL/REINFORCEMENT



TYPICAL I ST. INT. BEARING WALL U.N.O.

UPLIFT CAPACITY PER 24" = 1350# (WITH ROOF LOAD APPLIED)

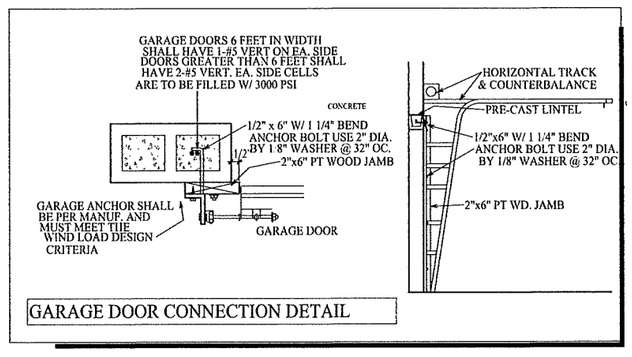
NO SCALE

JACK TABLE

PROVIDE JACKS @ EACH END AS FOLLOWS

(2) WHEN OPNGS ARE GREATER THEN 4'-0"
(3) WHEN OPNGS ARE GREATER THEN 6'-0"
(4) WHEN OPNGS ARE GREATER THEN 8'-0" BUT LESS THAN 10'-0"

	CONNECTOR LEGEND
A	SIMPSON SP2 W/ 6-10d x 1/2
B	(4) SIMPSON LSTA24 W/18-10d
C	H10 FROM TRUSS TO TOP PLATE
D	SIMPSON SP1 W/ 6-10d x 1/2
E	5/8" x 8" ANCHOR BOLT W/ 2" WASHER AT 24" O.C.
F	SIMPSON LTT20B W/ 10-16d AND 5/8" ROD HEAD MIN 6" EMBEDMENT (ONLY APPLIES WHEN THERE IS UPLIFT AND ROOF LOAD APPLIED)



GARAGE DOOR CONNECTION DETAIL

CONSTRUCTION DETAILS

SCALE: N.T.S.

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SONEY LLC CA #9746

RESERVE AT HUNTERS RIDGE CLUB HOUSE PHASE 2
9346 SUAREZ CIRCLE
NEW PORT RICHEY, FLORIDA 34655

The Villas at Hunters Ridge

DEEB FAMILY HOMES, INC.
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727-376-6831

1	05-12-2021	FOUNDATION PERMIT

DATE ISSUED:

PROJECT NO: KK 21-01

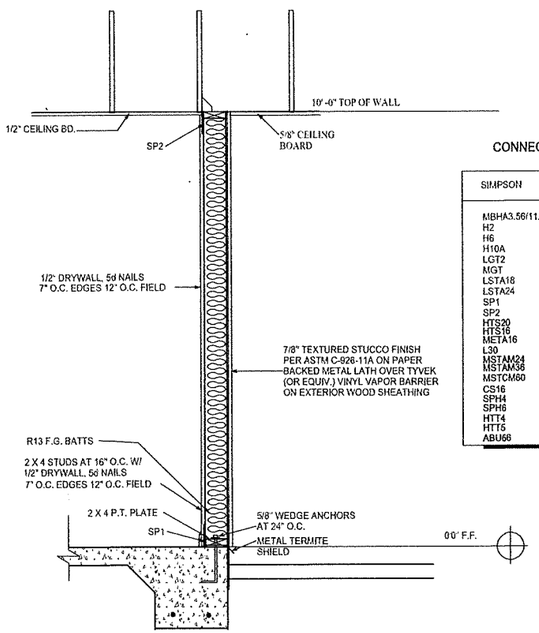
HUNTERS RIDGE -PHASE 2

Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirtkelly357@gmail.com

Checked by: Richard G. Marceau, P.E. 61466

SHEET TITLE
CONSTRUCTION DETAILS

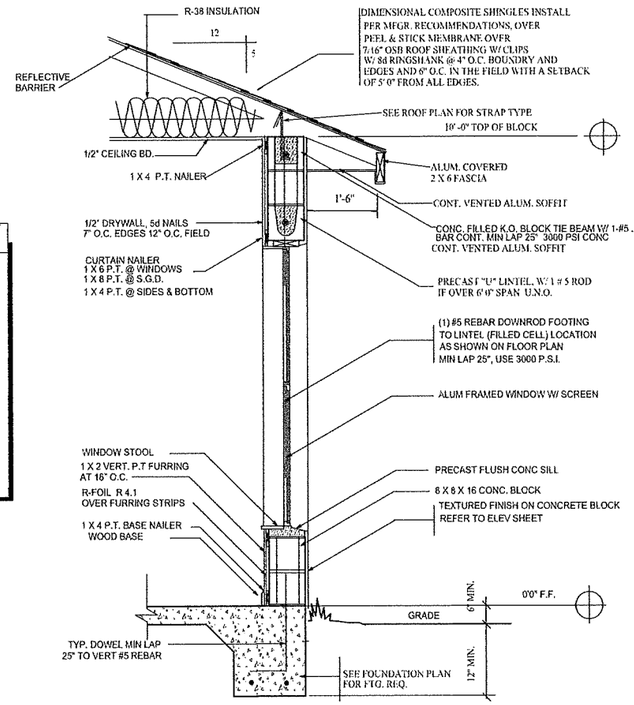
A-8



TYPICAL FRAME WALL SECTION

CONNECTOR TABLE

SIMPSON	FLORIDA PRODUCT NUMBERS
MBHA3.56/11.88	10866.12
H2	10456.10
H6	10456.16
H10A	10456.6
LGT2	11470.6
MGT	11470.7
LSTA18	10852.4
LSTA24	10852.4
SP1	10456.41
SP2	10456.42
HTS20	10456.23
HTS16	10456.22
META16	11473.17
L30	10446.11
MSTAM24	11473.19
MSTAM36	11473.19
MSTCM60	11473.19
CS16	10852.1
SPH4	10456.46
SPH6	10456.47
HTT4	11496.2
HTT5	11496.2
ABU66	10849.6



TYPICAL WALL SECTION

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

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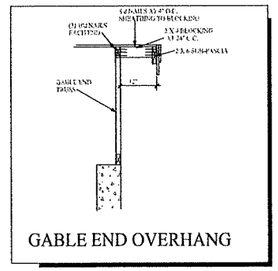
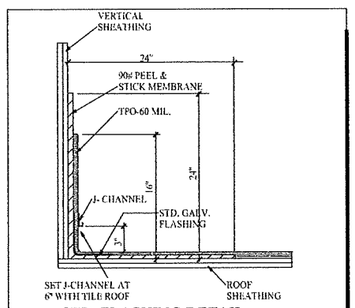
TERMITE SPECIFICATIONS:

INSTALL "BORA-CARE" TERMITE PROTECTION SYSTEM PER MANUF. SPECIFICATIONS



GABLE END OVERHANG



STD. FLASHING DETAIL

CONSTRUCTION DETAILS

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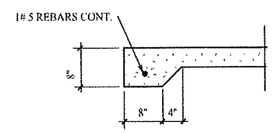
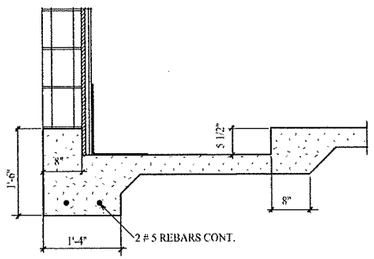
SHEET TITLE
CONSTRUCTION DETAILS

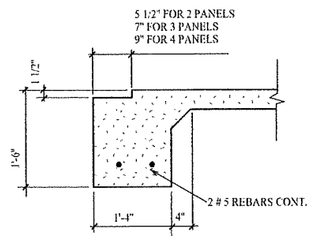
A-10



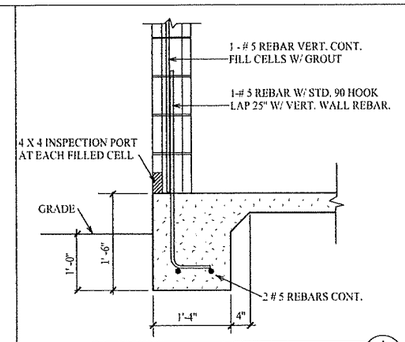
8" THICKENED SLAB (J)



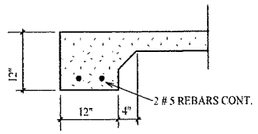
SHOWER RECESS (G)



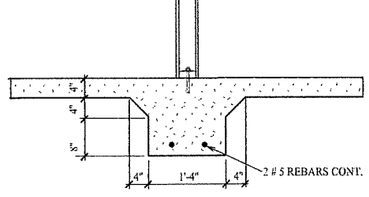
SLIDING GLASS DR. RECESS (D)



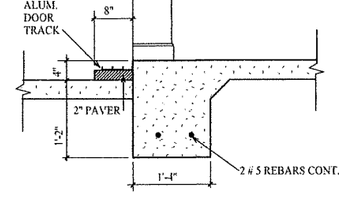
TYPICAL ONE STORY (A)



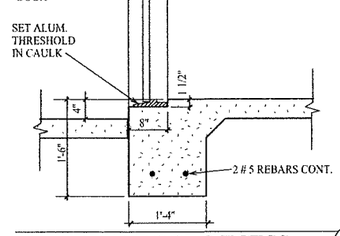
12" THICKENED SLAB (K)



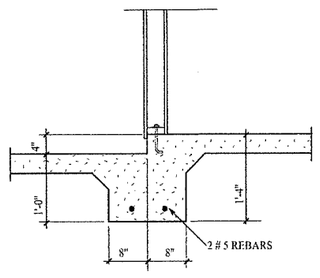
INTERIOR BEARING FTG. (H)



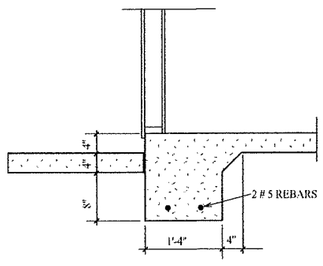
EXTERIOR POCKET S.G.D. (E)



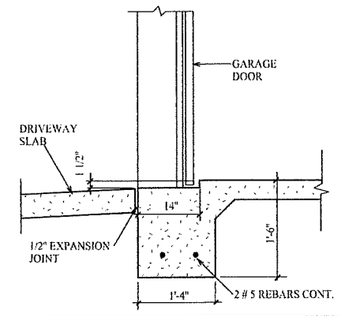
EXTERIOR DOOR RECESS (B)



BEARING GARAGE STEP (I)



NON-BRG . GARAGE STEP (F)



GARAGE DOOR RECESS (C)

FOOTING DETAILS

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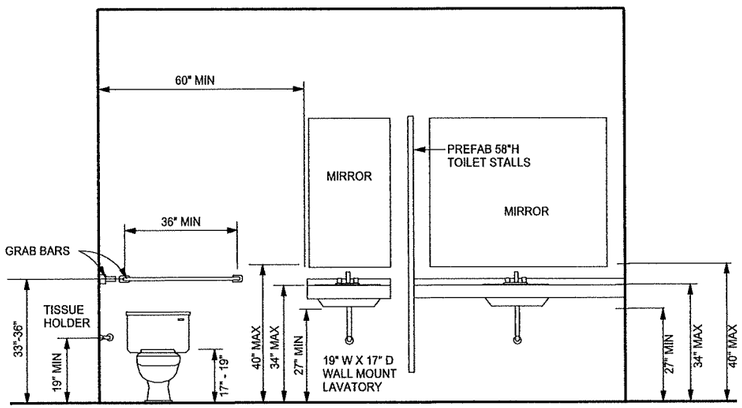
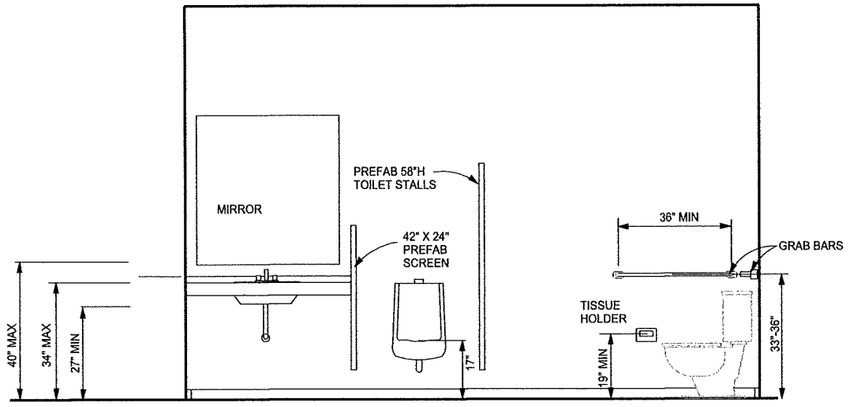
SHEET TITLE
FOOTING DETAILS

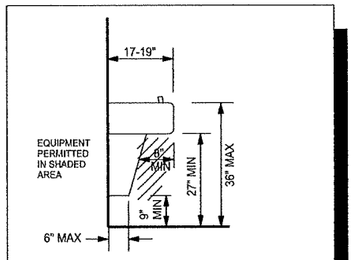
A-11



A ACCESSIBLE RESTROOM ELEVATION



B ACCESSIBLE RESTROOM ELEVATION



ACCESSIBLE
WATER FOUNTAIN

TYPICAL BATH ROOM DETAILS

SCALE: N.T.S.

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SHEET TITLE
TYPICAL BATH ROOM
DETAILS

A-12

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

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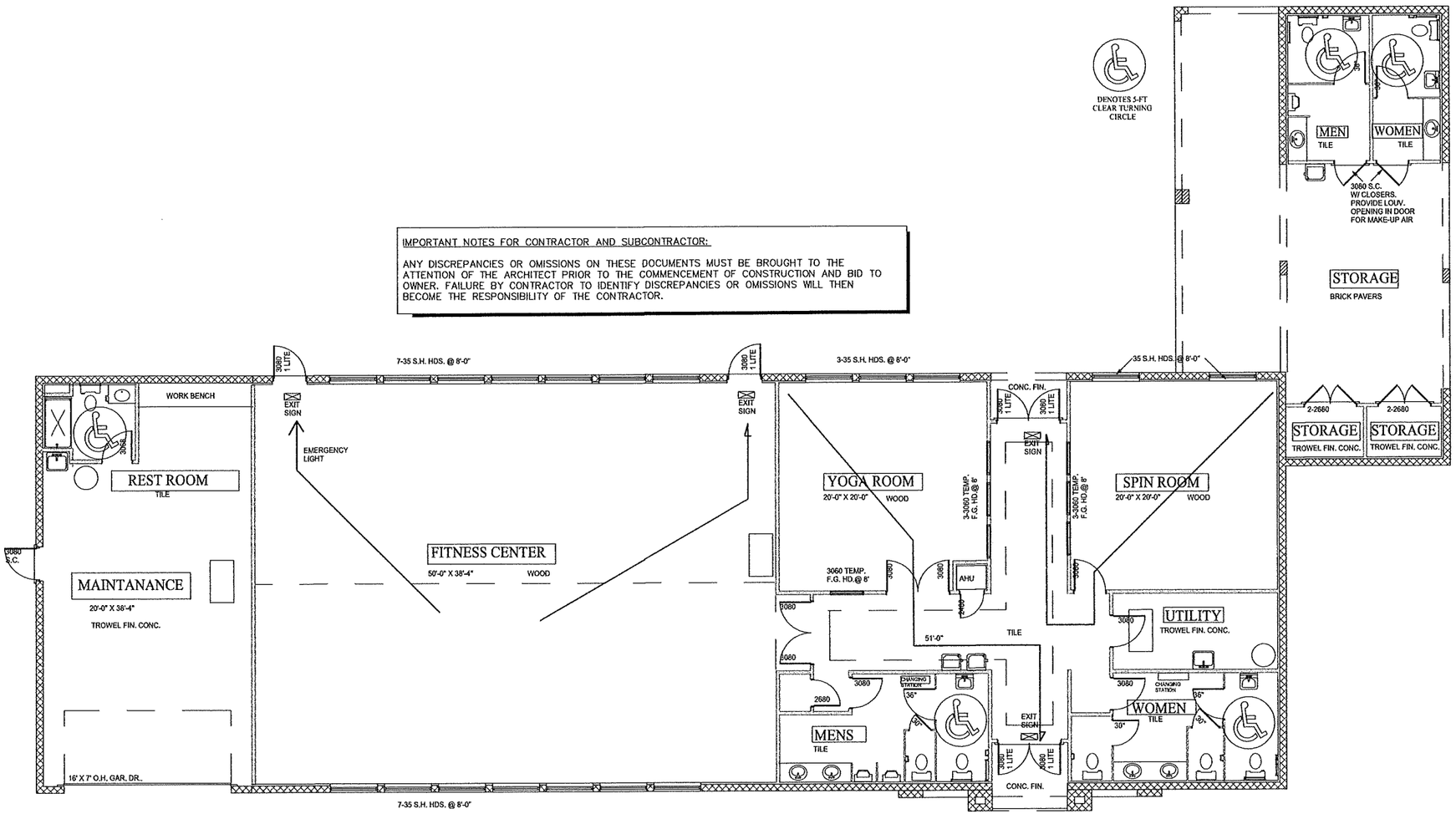

FLOOR PLAN - LIFE SAFETY

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

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SHEET TITLE
FLOOR PLAN
LIFE SAFETY

A-13

GENERAL ELECTRICAL SPECIFICATIONS:

A. CODES:

NATIONAL ELECTRICAL CODE, NFPA 70, 101 AND PUBLICATIONS OF THE ORGANIZATIONS LISTED BELOW ARE REFERENCED HEREIN BY THE ABBREVIATIONS NOTED IN PARENTHESES, WITH OR WITHOUT ADDITIONAL IDENTIFYING SYMBOLS. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE MANUFACTURED, TESTED AND INSTALLED IN ACCORDANCE WITH THE LATEST ISSUES OF SUCH STANDARDS.

1. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
2. UNDERWRITERS LABORATORIES, INC. (UL).
3. NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION (NEMA)
4. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE).
5. AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)
6. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
7. FLORIDA BUILDING CODE (FBC).
8. FLORIDA FIRE PREVENTION CODE (FFPC).

B. SCOPE OF WORK:

PROVIDE LABOR, MATERIALS , EQUIPMENT AND SERVICES NECESSARY FOR COMPLETE SAFE INSTALLATION IN CONFORMITY WITH ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, INCLUDING TEMPORARY LIGHT AND POWER, CUTTING AND PATCHING.

C. GUARANTEE:

THE CONTRACTOR GUARANTEES BY THIS ACCEPTANCE OF THE CONTRACT THAT ALL WORK WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND/OR MATERIALS AND THAT ALL APPARATUS WILL DEVELOP CAPACITIES AND CHARACTERISTICS SPECIFIED. SHOULD ANY DEFECTS IN WORKMANSHIP, AND/OR MATERIALS REQUIRE REDESIGN OF WIRING OR ANY OTHER PARTS OF THE ELECTRICAL, MECHANICAL, PLUMBING, OR ARCHITECTURAL LAYOUT, ALL SUCH REDESIGN AND ALL NEW DRAWINGS AND DETAILING REQUIRED THEREOF SHALL, WITH THE APPROVAL OF THE ARCHITECT, BE PREPARED BY THE CONTRACTOR AT HIS OWN EXPENSE.

D. DESIGN DOCUMENTS:

ALL WORK IS DIAGRAMMATIC, ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO AVOID INTERFERENCES. THE DRAWINGS ARE NOT TO BE USED AS ERECTION DRAWINGS. THEY DO NOT INDICATE EVERY FITTING, PULL BOX, ETC., WHICH MAY BE REQUIRED TO COMPLETE THE JOB. PREPARE FIELD ERECTION DRAWINGS, AS REQUIRED, TO ENSURE A PROPER INSTALLATION.

E. RACEWAYS:

1. ALL UNDERGROUND RACEWAYS TO BE PVC, INSIDE CONCRETE SLAB EMT WITH APPROVED SET SCREW FITTING, OR PVC. INSIDE PARTITIONS EMT.

2. LIQUID-TIGHT FLEXIBLE CONDUIT SHALL BE CONTINUES SINGLE STRIP, 1/2" EXCEPT AS NOTED OR REQUIRED FOR WIRING.

3. RIGID GALVANIZED STEEL CONDUIT OR RIGID NONMETALLIC CONDUIT (WHERE NO SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR ALL EXPOSED EXTERIOR LOCATION.

F. SUPPORTS:

1. SECURE RACEWAYS TO SUPPORT WITH PIPE STRAPS OR U-BOLTS. SPACING SHALL BE 10 FT. ON CENTERS FOR METALLIC CONDUIT. MOUNT SUPPORTS TO STRUCTURE WITH THE FOLLOWING: TOGGLE BOLTS ON HOLLOW MASONRY; EXPANSION SHIELDS OR INSERTS ON CONCRETE AND BRICK; MACHINE SCREWS ON METAL; WOOD SCREWS ON WOOD; OR NAILS, RAWL PLUGS OR WOOD PLUGS NOT PERMITTED. EXPOSED SUPPORTS SHALL RUN PARALLEL WITH OR AT RIGHT ANGLES TO WALLS.

2. PROPERLY SECURE ALL FLEXIBLE METAL CONDUIT.

G. FITTINGS AND ACCESSORIES:

RACEWAY FITTINGS: ELECTRICAL METALLIC TUBING SHALL BE SET SCREW TYPE. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE ANGLE WEDGE TYPE. WITH INSULATED THROAT. BUSHINGS SHALL BE METALLIC INSULATED TYPE.

H. BOXES:

JUNCTION, PULL, AND OUTLET BOXES SHALL BE GASKETED GALVANIZED SHEET STEEL WITH COVERS OF SCREW-ON TYPE EXCEPT AS NOTED. LOCATION SHALL BE AS NOTED WITH EASY ACCESSIBILITY. SECURE TO BUILDING STRUCTURE AND INSTALL CLEAR OF THE OTHER TRADES. SIZE AS REQUIRED BY NEC ARTICLE 370-16. ALL JUNCTION BOXES SHALL BE MINIMUM 2 1/8" DEPTH.

I. CONDUCTORS:

1. ALL WIRING SHALL BE A MINIMUM OF NO. 12, AWG, COPPER, SOLID NO. 10 AND SMALLER, STRANDED NO. 8 AND LARGER. CONDUCTORS SIZED SHOWN ON PLANS ARE BASED ON COPPER AMPACITY VALUES. REGARDLESS OF THE SIZE INDICATED, IN NO CASE SHALL THEIR SIZE BE SMALLER THAN REQUIRED BY NEC.

ALL WIRING SHALL BE COLOR CODED AS FOLLOWS:

	120/208/240 VOLT	277/ 480 VOLT
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	GRAY
GROUND	GREEN	GREEN

2. ALL RACEWAYS SHALL CONTAIN AN EQUIPMENT GROUNDING CONDUCTOR.
3. ALL JUNCTION BOXES SHALL HAVE A GROUND PIGTAIL INSTALLED, DO NOT USE A GROUND CLIP.
4. ELECTRICAL SYSTEM GROUNDING CONDUCTOR SIZES SHALL NOT BE LESS THAN WHAT IS SHOWN ON THE DRAWINGS AND NOT LESS THAN REQUIRED BY NEC, WHICHEVER IS GREATER.

J. INSULATION:

CONDUCTORS SHALL HAVE 600 VOLT INSULATION IN ACCORDANCE WITH STANDARD ASTM COMPOUNDS AS LISTED BY NEC AND SHALL BE UL LISTED. TYPES THHN/THWN FOR GENERAL WIRING. TYPE USE FOR UNDERGROUND SERVICE.

K. HEIGHTS OF OUTLETS:

FROM FINISHED FLOOR TO CENTERLINE OF OUTLETS, FOR:

1. RECEPTACLES: GENERAL: 18 IN. AFF
   OVER COUNTERS: 42 IN. AFF. (SEE ARCH. ELEVATIONS)

2. WALL SWITCHES 42 IN. AFF

3. EXCEPTIONS TO THE ABOVE DIMENSIONS WILL BE PERMITTED ONLY IF ONE OF THE FOLLOWINGS PERTAINS: AT JUNCTION AF DIFFERENT WALL FINISHED MATERIALS: ON BUILDING OR BREAK IN WALL SURFACE; SUBSEQUENT LOCATION IS VIOLATION OF CODE, OR AS NOTED OR DIRECTED.

L. ELECTRICAL DEVICES: NEMA WD 1, UL LISTED.

1. DUPLEX RECEPTACLES: 20 AMPS, 125 VOLT.

2. GROUND FAULT INTERRUPTER RECEPTACLES: HUBBELL GF-5362 OR EQUAL.

3. SINGLE POLE TOGGLE SWITCHES: 20 AMPS, 125V.

M. ELECTRICAL DEVICE PLATES:
DECORATIVE WHITE, SMOOTH LINED PLASTIC.

N. OWNER FURNISHED AND INSTALLED EQUIPMENT:
TELEPHONE JACKS, DATA JACKS, EQUIPMENT AND CABLING BY OWNER.
BOXES AND CONDUIT BY ELECTRICAL CONTRACTOR.

O. GENERAL:
LABEL ALL CONDUIT, BOXES, SYSTEMS, CIRCUITS, ETC., WITH MAGIC MARKERS (EXAMPLE F/A, S, CIR.2)

P. MOLDED CASE CIRCUIT BREAKERS FOR PANEL BOARDS:

1. BREAKERS SHALL BE UL LISTED AND LABELED, IN ACCORDANCE WITH THE NEC, AS SHOWN ON THE DRAWINGS, AND AS SPECIFIED.
2. CIRCUIT BREAKERS IN PANEL BOARDS SHALL BE BOLT ON TYPE ON PHASE BUS BAR OR BRANCH CIRCUIT BAR.

3. MOLDED CASE CIRCUIT BREAKERS FOR LIGHTING AND APPLIANCE BRANCH CIRCUIT PANEL BOARDS SHALL HAVE MINIMUM INTERRUPTING RATING AS INDICATED ON THE DRAWINGS BUT NOT LESS THAN 25KAIC
4. MOLDED CASE CIRCUIT BREAKERS SHALL HAVE AUTOMATIC, TRIP FREE, NON ADJUSTABLE, INVERSE TIME, AND INSTANTANEOUS MAGNETIC TRIPS FOR 100 AMPERE FRAME OR LESS.
5. BREAKER FEATURES SHALL BE AS FOLLOWS:

a. A RUGGED, INTEGRAL HOUSING OF MOLDED INSULATING MATERIAL.

b. SILVER ALLOY CONTACTS.

c. ARC QUENCHERS AND PHASE BARRIERS FOR EACH POLE

d. QUICK - MAKE, QUICK - BREAK OPERATING MECHANISM

e. A TRIP ELEMENT FOR EACH POLE, THERMAL MAGNETIC TYPE WITH INSTANTANEOUS CHARACTERISTICS, A COMMON TRIP BAR FOR ALL POLES AND A SINGLE OPERATOR.

f. ELECTRICALLY AND MECHANICALLY TRIP FREE.

g. AN OPERATING HANDLE WHICH INDICATED ON, TRIPPED, AND OFF POSITIONS.

h. LINE CONNECTIONS SHALL BE BOLTED.

i. INTERRUPTING RATING SHALL NOT BE LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT AVAILABLE AT THE LINE TERMINALS AS INDICATED ON THE DRAWINGS.

j. AN OVERLOADED ON ONE POLE OF A MULTIPLE BREAKER SHALL AUTOMATICALLY CAUSE ALL THE POLES OF THE BREAKER TO OPEN.

k. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE

Q. DISCONNECT SWITCHES:

1. DISCONNECT SWITCHES SHALL BE RATED 600 VOLTS AC, NEMA TYPE HD (HEAVY DUTY), QUICK-MAKE, QUICK-BREAK, HP-RATED, NON-FUSIBLE OR FUSIBLE CLASS "RK1", IN NEMA TYPE 1 ENCLOSURE, LOCKABLE WITH NUMBER OF POLES AND AMPERAGE AS INDICATED ON THE DRAWINGS. WHERE ENCLOSURE IS INDICATED WP (WEATHERPROOF), SWITCHES SHALL BE RAIN TIGHT NEMA TYPE 3R ENCLOSURE, LOCKABLE. MAXIMUM VOLTAGE, CURRENT AND HORSEPOWER RATING CLEARLY MARKED ON THE SWITCH ENCLOSURE.

GENERAL NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING JOB-SITE CONDITIONS DURING BIDDING PROCESS TO OBTAIN A CLEAR UNDERSTANDING OF THE SCOPE OF ELECTRICAL WORK INVOLVED.

2. ELECTRICAL CONTRACTOR MAY COMBINE MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN ONE CONDUIT FOR CONVENIENCE OF INSTALLATION, AS LONG AS PROVIDED ALL THE REQUIREMENTS OF THE NEC ARTICLE 310-15(B)(2)(a)..

3. ALL ELECTRICAL WORK SHOWN IS DIAGRAMMATIC. EXACT LOCATIONS ARE TO BE DETERMINED IN THE FIELD.

4. THE INSTALLATION SHALL COMPLY WITH SPECIFICATIONS AND ALL REQUIREMENTS OF THE LATEST EDITION OF THE N.E.C., OSHA, STATE AND LOCAL CODES.

5. MINIMUM WIRE, CONDUIT AND BREAKERS SHALL BE 3#12 AWG COPPER WIRE, 1/2" CONDUIT AND 20 AMP. SINGLE POLE BREAKERS UNLESS OTHERWISE NOTED. (TYPICAL)

6. ALL 120V CIRCUITS EXCEEDING 100', CONTRACTOR SHALL USE #10 AWG WIRE OR OTHERWISE NOTED.

7. ALL EMPTY CONDUITS TO BE PROVIDED W/PULL STRING.

8. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL PLANS, CABINET ELEVATIONS AND DETAILS PRIOR TO ROUGH-IN FOR EXACT LOCATIONS OF ALL DEVICES.

10. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS AND POWER REQUIREMENTS PRIOR TO ROUGH-IN OF ALL EQUIPMENT, INCLUDING HVAC, FANS, WATER HEATER.

SUBMITTALS:

1. PROVIDE SUBMITTALS ON ALL ELECTRICAL DEVICES, PANEL BOARDS, SWITCHGEAR, SWITCHES, RECEPTACLES, LIGHTING FIXTURES, TIME CLOCK CONTROLLERS, CONDUIT, WIRE, JUNCTION BOXES, OUTLET BOXES, C/T CABINET, METER AND FA KNOX BOX ETC. ELECTRONIC SUBMITTALS WILL BE ACCEPTABLE SENT VIA ARCHITECT OR ENGINEER.

2. PROVIDE SUBMITTALS ON GENERATOR, SKID TANK, SHUNT TRIP BUTTONS AND TRANSFER SWITCH WHEN SHOWN.

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

ANY DISCREPANCIES OR OMISSIONS ON THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BID TO OWNER. FAILURE BY CONTRACTOR TO IDENTIFY DISCREPANCIES OR OMISSIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

SEE MECHANICAL PLANS FOR EXACT LOCATION AND POWER REQUIREMENTS PRIOR TO ROUGH-IN OF ALL EQUIPMENT, INCLUDING RTUS, AHU'S, CU'S, FANS AND WATER HEATERS.

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
AIC	SYMMETRICAL AMPS INTERRUPTING CAPACITY
ECB	ENCLOSE CIRCUIT BREAKER.
EF	EXHAUST FAN
EG	EQUIPMENT GROUNDING CONDUCTOR
ER	EXISTING RELOCATED DEVICE.
EX	EXISTING
FHPS	FRACTIONAL HORSEPOWER STARTER
GF OR GFI	GROUND FAULT CIRCUIT INTERRUPTER
MLO	MAIN LUGS ONLY
MCB	MAIN CIRCUIT BREAKER
NF	NON- FUSED
PNL	PANEL
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
WP	WEATHER PROTECTED, WATERPROOF

GENERAL NOTES:
1. MOUNTING HEIGHTS OF DUPLEX RECEPTACLES, TOGGLE SWITCHES, THERMOSTATS, ETC., SHALL COMPLY WITH ALL ADA CODES.
2. SEE ARCHITECTURAL CASEWORK ELEVATIONS PRIOR TO ROUGH-IN OF ALL DEVICES. CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION IN ALL AREA'S.
3. ALL DEVICES AND DEVICE PLATES SHALL BE DECORA SERIES, "WHITE" UNLESS OTHERWISE NOTED.

GENERAL NOTE:
ALL CONDUIT ON PROJECT SHALL A MINIMUM OF 3/4" UNLESS OTHERWISE NOTED.
"MC" CABLE MAY BE USED IF ALLOWED BY LOCAL BUILDING DEPARTMENT.
NO "ROMEX" WILL BE PERMITTED.

CODE CRITERIA:

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE. THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

***FLORIDA BUILDING CODE: 7TH EDITION, 2020**
*FLORIDA MECHANICAL CODE: 7TH EDITION, 2020
*FLORIDA PLUMBING CODE: 7TH EDITION, 2020
*FLORIDA FIRE PREVENTION CODE, 7TH EDITION, 2020

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
*NFPA-70 (2014) NATIONAL ELECTRICAL CODE
*NFPA-72 (2013) NATIONAL FIRE ALARM CODE

ACCESSIBILITY CODE
*FLORIDA ACCESSIBILITY CODE: 7TH EDITION 2020

DRAWING SHEET INDEX:

ELECTRICAL LEGEND: NOT ALL SYMBOLS USED THIS PROJECT

	125V., DUPLEX RECEPTACLE, 18" A.F.F., 20A.
	125V., DUPLEX RECEPTACLE, ABOVE COUNTER OR AS NOTED, 20A.
	125V., QUADRAPLEX RECEPTACLE, 18" A.F.F., 20A.
	125V., QUADRAPLEX RECEPTACLE, ABOVE COUNTER OR AS NOTED, 20A.
GF	125V., GROUND FAULT INTERRUPTER, DUPLEX RECEPTACLE, 20A.
GF/WP	125V., WEATHERPROOF, GROUND FAULT INTERRUPTER , DUPLEX RECEPTACLES, 20A.
	125V., DUPLEX RECEPTACLE, FLUSH FLOOR, 20A., TAMPER RESISTANT. FLUSH FLOOR BOX EQUAL TO HUBBELL-RACO FLOOR KIT 6239, ADJUSTABLE BOX, BRASS
$	TOGGLE SWITCH, 42" A.F.F., 20A., 125V.
$3	3-WAY TOGGLE SWITCH, 42" A.F.F., 20A., 125V.
$4	4-WAY TOGGLE SWITCH, 42" A.F.F., 20A., 125V.
$D	DIMMER (SIZE AS REQUIRED FOR TYPE LOAD, DRIVER, BALLAST OR LAMP), 42" A.F.F, 125V.
$OC	OCCUPANT SENSOR SWITCH, 42" A.F.F., 20A., 125V.
OC	OCCUPANT SENSOR SWITCH, CEILING MOUNTED.
J	CEILING OR WALL MOUNTED JUNCTION BOX
J WP	WEATHERPROOF JUNCTION BOX, NEMA 3R
EL H	WALL OUTLET LIGHTING, SEE FIXTURE SCHEDULE
DLA	CEILING OUTLET LIGHTING, SEE FIXTURE SCHEDULE
C A	CEILING FIXTURE, RECESSED MOUNTED, SEE FIXTURE SCHEDULE
EX	EXIT EMERGENCY BATTERY LIGHT, SEE PLANS FOR DIRECTION ARROWS
EX EB	EXIT EMERGENCY BATTERY LIGHT AND BATTERY LIGHT
EB	WALL FIXTURE, SURFACE MOUNTED, EMERGENCY BATTERY UNIT, SEE FIXTURE SCHEDULE W/P: DENOTES WEATHER PROOF
AB	CEILING FIXTURE EMERGENCY BATTERY, RECESSED MOUNTED, SEE FIXTURE SCHEDULE
	TELEPHONE/DATA OUTLET, 18" A.F.F., 6" ABOVE CEILING (TYPICAL) PROVIDE INSULATED NYLON BUSHING ON END OF CONDUIT FOR PROTECTION OF WIRE PROVIDE PULL WIRE 3/4" CONDUIT STUBBED ABOVE CEILING
	TELEPHONE/DATA OUTLET, ABOVE COUNTERTOP (TYPICAL) PROVIDE INSULATED NYLON BUSHING ON END OF CONDUIT FOR PROTECTION OF WIRE PROVIDE PULL WIRE, ABOVE COUNTER OR AS NOTED 3/4" CONDUIT STUBBED ABOVE CEILING
42" ST GEN	EMERGENCY POWER OFF BUTTON (SHUNT TRIP). REFER TO VENDOR FOR DETAILS.
"A"	ELECTRICAL DISTRIBUTION PANEL 120/240/60/1
"DP"	MAIN ELECTRICAL DISTRIBUTION PANEL 120/240/60/1
WH	WATER HEATER, SEE PLUMBING PLANS
EF	EXHAUST FAN, SEE MECHANICAL PLANS, FHPS STARTER/SWITCH
	CONDUIT STUB OUT 6" INTO ACCESSIBLE SPACE, 1" MINIMUM, INSULATED BUSHING INSULATED BUSHING AND PULL WIRE.
E.G.	BRANCH CIRCUIT CONCEALED ABOVE CEILING OR IN WALL. SLASH MARKS INDICATE NUMBER OF CONDUCTORS, SHORT SLASHES INDICATE PHASE CONDUCTOR, SWITCH LEG OR TRAVELS. LONG SLASH INDICATES NEUTRAL CONDUCTOR. 2 INDICATES EQUIPMENT GROUND AND SLASH WITH DOT AT END INDICATES ISOLATED GROUND CONDUCTOR.
	MINIMUM CONDUIT SIZE FOR ENTIRE PROJECT SHALL BE 3/4"
TV 84"	TELEVISION OUTLET, 6" ABOVE CEILING (TYPICAL) PROVIDE INSULATED NYLON BUSHING ON END OF CONDUIT FOR PROTECTION OF WIRE PROVIDE PULL WIRE 1" CONDUIT - SEE ARCHITECTURAL PLANS FOR MOUNTING HEIGHT PASS AND SEYMORE TV1WTVSSW POWER/TV RECESSED
	GENERAL NOTES: 1. MOUNTING HEIGHTS OF DUPLEX RECEPTACLES, TOGGLE SWITCHES, THERMOSTATS, ETC., SHALL COMPLY WITH ALL ADA CODES. 2. SEE ARCHITECTURAL CASEWORK ELEVATIONS PRIOR TO ROUGH-IN OF ALL DEVICES. CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION IN ALL AREA'S. 3. ALL DEVICES AND DEVICE PLATES SHALL BE "WHITE" UNLESS OTHERWISE NOTED.

ELECTRICAL SPECIFICATIONS & LEGEND

SCALE: NOT TO SCALE

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The Villas at Hunters Ridge

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9400 RIVER CROSSING BLVD.
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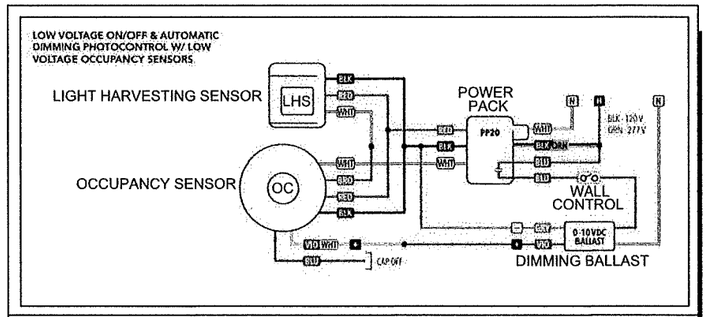
727-376-6831

1	05-12-2021	FOUNDATION PERMIT

DATE ISSUED:
PROJECT NO: KK 21-01
HUNTERS RIDGE -PHASE 2
Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 61466

SHEET TITLE
ELECTRICAL SPECIFICATIONS & LEGEND

E-1



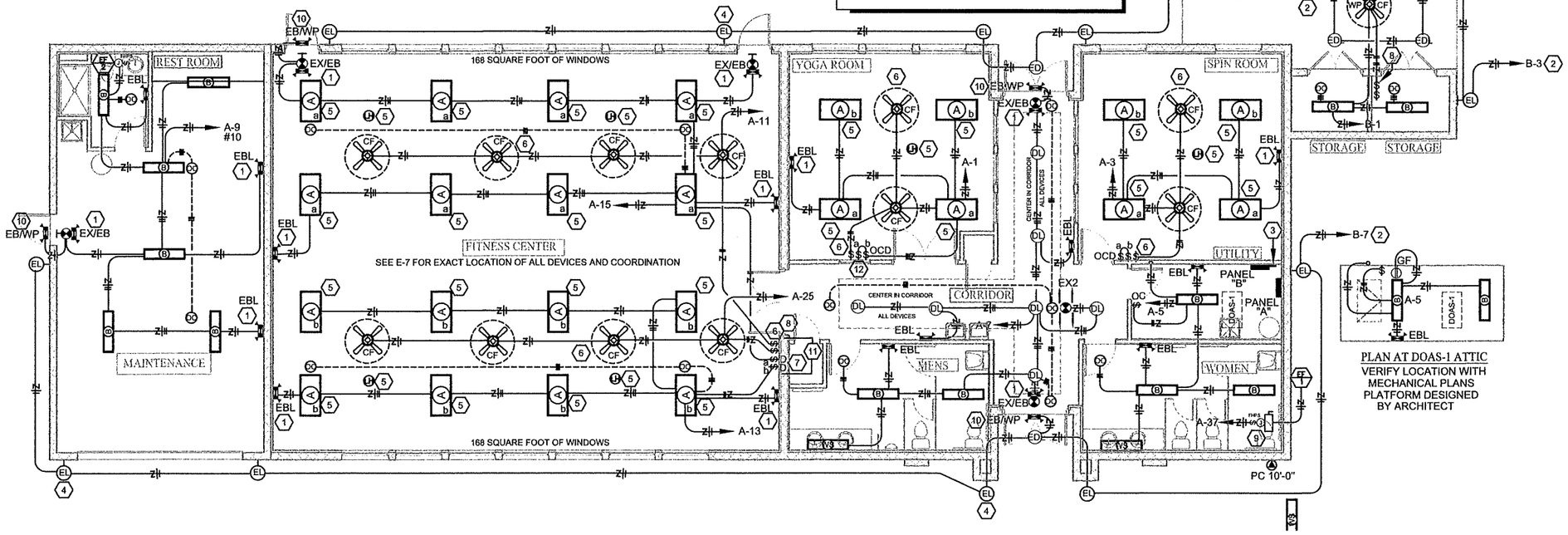
TYPICAL LIGHT HARVESTING WIRING DIAGRAM

SCALE: N.T.S.

NOTE:
LIGHTING PLANS COMPLY WITH FBC C405.6.1 AND C408.3.2

CODED NOTES:

1. MAINTAIN POWER TO BATTERY EXIT LIGHTS AND EMERGENCY FIXTURES AT ALL TIMES (TYPICAL).
2. RUN VIA TIME CLOCK AND CONTACTOR RUN #10 ENTIRE CIRCUIT
3. TIME CLOCK / CONTACTOR BUILDING LIGHTS. SEE DETAIL
4. VERIFY WITH ARCHITECT MOUNTING HEIGHT. (TYPICAL)
5. PROVIDE DAY LIGHT HARVESTING CONTROL ON EACH FIXTURE NOTED, SUBMIT WIRING DIAGRAM. SYSTEM SHALL BE EQUAL TO LUTRON RADIO POWER SVR WIRELESS SYSTEM OR ACUITY WIRELESS CONTROLS.
6. ALL FANS SHALL COME WITH SPEED CONTROL. LUTRON DVFSQ-F-WH-DIVA. (TYPICAL)
7. DIMMER SWITCHES.
8. TIMER 4 HOUR SWITCH, ENERLITES HET06-R-W.
9. 30/ 2, N/F DISCONNECT, FHP STARTER. INTERLOCK WITH DOAS-1
10. WEATHER PROOF EMERGENCY LIGHT ABOVE DOOR PER CHAPTER 10, FBC 2017.
11. LOCATE ALL SWITCHES AND CONTROLS TO CLEAR DOOR SWING IN OPEN POSITION.
12. LOCATE UNDER WINDOW.



PLAN AT DOAS-1 ATTIC
VERIFY LOCATION WITH MECHANICAL PLANS PLATFORM DESIGNED BY ARCHITECT

FLOOR PLAN - LIGHTING

SCALE:3 /16" = 1'-0"
SEE E-7 FOR EXACT LOCATION OF ALL DEVICES AND COORDINATION

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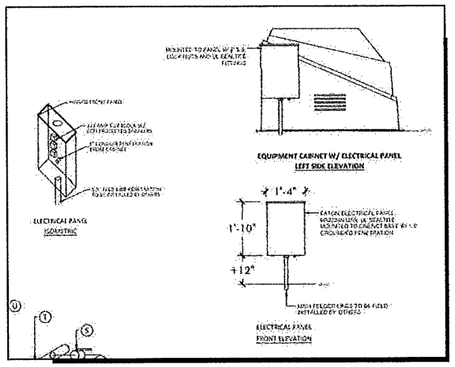
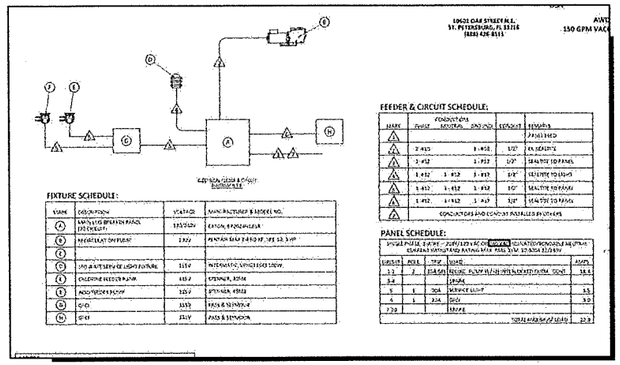
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
FLOOR PLAN LIGHTING

E-2

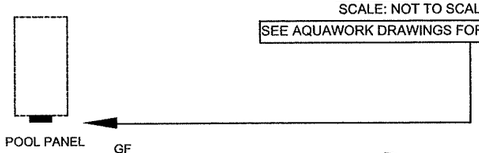




POOL POWER DIAGRAMS

SCALE: NOT TO SCALE

SEE AQUAWORK DRAWINGS FOR ADDITIONAL INFORMATION



CODED NOTES:

1. CEILING MOUNTED FOR FOR GARAGE DOOR OPENER VERIFY LOCATION WITH DOOR VENDOR.
2. WATER HEATER PROVIDE 30/ 2 / NF DISCONNECT.
3. RUN #10 - 3/4"C. ENTIRE CIRCUIT.
4. ELECTRICAL WATER COOLER. PROVIDE GFI CIRCUIT BREAKER.
5. 1/ 2" STUB UP ABOVE CEILING (TYPICAL.
6. 4' x 4' FIRE RATED PLYWOOD COMMUNICATIONS BACK BOARD. PROVIDE #6 GROUND TO 10'-0", 5/8" DRIVEN ROD. RUN 2-1" CONDUITS TO EXTERIOR CABINET.
7. SEE MECHANICAL PLANS FOR EXACT LOCATIONS.
8. COORDINATE DISCONNECT TO MEET NEC CLEARANCE CODES.
9. GROUND ROD, SEE RISER DIAGRAM.

FLOOR PLAN - POWER

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

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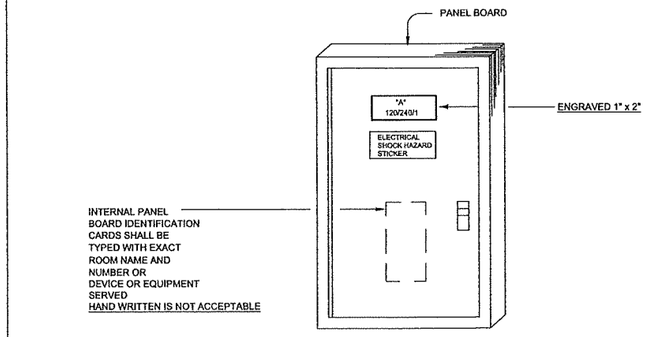
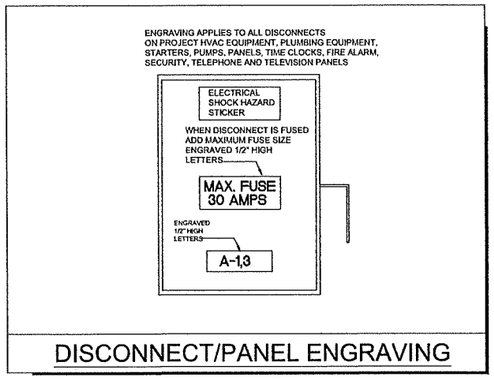
SHEET TITLE
FLOOR PLAN POWER

E-3

PANEL BOARD DETAIL:



DISCONNECT/PANEL ENGRAVING



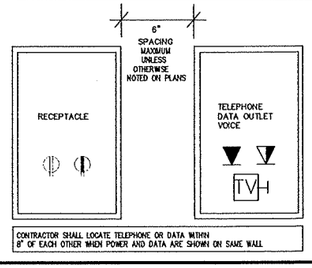
FIXTURE SCHEDULE

ALL LAMPS 120 VOLTS UNLESS OTHERWISE NOTED.
ALL LAMPS 3500K, UNLESS OTHERWISE NOTED.

A	SURFACE MOUNTED 2 X 4 DIRECT / INDIRECT / LED 5000 LUMENS, 3500K, 0-10V DIMMING DRIVER FIXTURE WILL ALSO BE WITH CONTROLLED BY DAYLIGHT HARVESTING OPTION EQUAL TO WILLIAMS CAT. NO. AST 4 4 L40 /835 80 35 P VDD/DSR UNV	51 WATTS MAXIMUM
B	SURFACE MOUNTED 1 X 4 LENSED / LED / 2 LAMP 5200 LUMENS, 3500K EQUAL TO WILLIAMS CAT. NO. SERIES 11-4-L52-3500K-F-UNV	42 WATTS MAXIMUM
DL	RECESSED 6" DOWN LIGHT / LED 2000 LUMENS, 3500K, 0-10V DIMMING DRIVER EQUAL TO JUNO CAT. NO. 6" TC 2000-35K-WHITE	25 WATTS MAXIMUM
EDL	RECESSED 4" DOWN LIGHT / LED / EXTERIOR / WET LOCATION 700 LUMENS, 3500K EQUAL TO JUNO CAT. NO. 4RLS G2 07LM 30K 90CRI 120 FRFC WH M6	10 WATTS MAXIMUM
EX	SURFACE MOUNTED BATTERY EXIT LIGHT / LED SEE PLANS FOR ARROWS EMERGENCY DRIVER EQUAL TO WILLIAMS EXIT / LED SERIES	10 WATTS MAXIMUM
EX2	SURFACE MOUNTED BATTERY EXIT LIGHT / LED T-BAR HANGER RAILS / SEE PLANS FOR ARROWS EMERGENCY DRIVER EQUAL TO WILLIAMS EXIT / LED SERIES	10 WATTS MAXIMUM
EBL	BATTERY EMERGENCY LIGHT, 7'-0" A.F.F. / LED EMERGENCY DRIVER EQUAL TO WILLIAMS EMER / LED SERIES	10 WATTS MAXIMUM
EX/EB	EXIT LIGHT, CEILING MOUNTED, EMERGENCY BATTERY LIGHT / LED SEE PLAN FOR DUAL FACE AND ARROWS T-BAR HANGER RAILS / SEE PLANS FOR ARROWS EMERGENCY DRIVER EQUAL TO WILLIAMS EXIT / EM / LED SERIES	10 WATTS MAXIMUM
WP EBL	BATTERY EMERGENCY LIGHT, 7'-0" A.F.F. / LED EMERGENCY DRIVER WEATHER PROOF EQUAL TO WILLIAMS EMER / WP / LED SERIES	10 WATTS MAXIMUM
CF	CEILING MOUNTED FAN HUNTER OR EQUAL, WHITE, WITH STEM LENGTH AS DIRECTED BY ARCHITECT. 52" DIAMETER, EQUAL TO HUNTER. (FIXTURE CHOSEN BY OWNER)	150 WATTS MAXIMUM
WP CF	CEILING MOUNTED FAN HUNTER OR EQUAL, WHITE, WEATHER PROOF WITH STEM LENGTH AS DIRECTED BY ARCHITECT. 52" DIAMETER, EQUAL TO HUNTER. (FIXTURE CHOSEN BY OWNER)	150 WATTS MAXIMUM
EL	EXTERIOR LED WALL SCONCE LIGHT, 7'-0" VERIFY HEIGHT WITH ARCHITECT NIGHT SKY COMPLIANT W/ CUT OFF. EQUAL TO WILLIAMS CAT. NO. VWMH L20/740 T3 UNV	25 WATTS MAXIMUM
WS	INTERIOR LED WALL SCONCE LIGHT - OVER MIRROR, LED VERIFY HEIGHT WITH ARCHITECT EQUAL TO WILLIAMS CAT. NO. AW-P33-4-3500K-UNV OR EQUAL	20 WATTS MAXIMUM

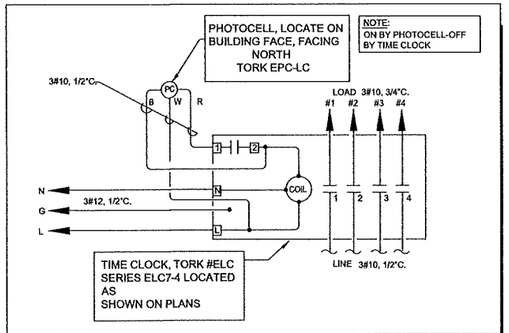
ROUGH IN DEVICES

RECEPTACLE AND DATA / VOICE



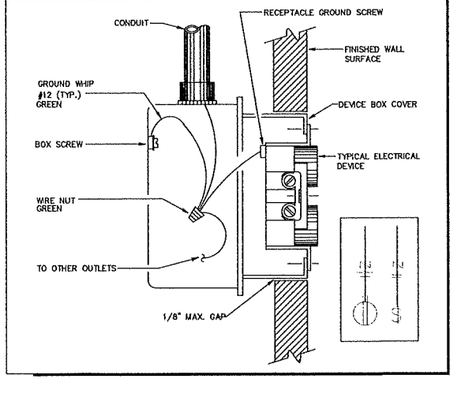
EXTERIOR BUILDING LIGHTING CONTROL DIAGRAM

SCALE: N.T.S.

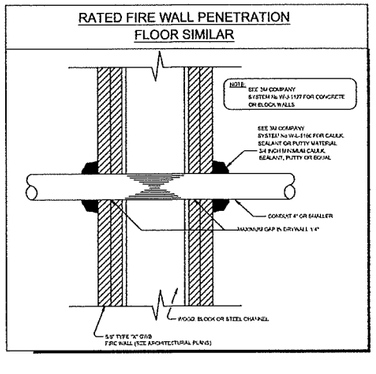


GROUNDING DETAIL:

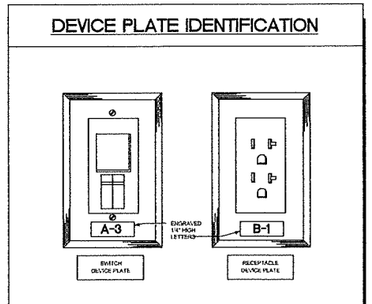
RECEPTACLE AND SWITCHES



RATED FIRE WALL PENETRATION FLOOR SIMILAR



DEVICE PLATE IDENTIFICATION



OCCUPANCY SENSORS

$ OCD	SINGLE WALL - ONE SENSOR WITH ONE LED OCCUPANCY SENSOR DIMMER, WHITE IN COLOR ACUITY CAT. NO. WSX PDT D WH OR EQUAL
$ OC	SINGLE WALL - ONE SENSOR WITH ONE LED OCCUPANCY SENSOR WHITE IN COLOR ACUITY CAT. NO. WSX PDT WH OR EQUAL
a b $ $ OCD	DUAL WALL - TWO SWITCHES WITH TWO LED OCCUPANCY SENSORS WHITE IN COLOR (2) TWO DIMMERS ACUITY CAT. NO. WSX PDT 2P WH OR EQUAL SEE PLANS FOR OCCUPANCY SENSOR DEVICES 360° DEG. DESIGNED BY VENDOR (TYP.), CEILING TYPE, WHITE ACUITY CAT. NO. CM PDT 10 / CM PDT 9, POWERPACK MP20 OR EQUAL WP: DENOTES WEATHER PROOF
OC	SEE PLANS FOR OCCUPANCY SENSOR DEVICES 360° DEG. DESIGNED BY VENDOR (TYP.), CEILING TYPE, WHITE ACUITY CAT. NO. CM PDT 10 / CM PDT 9, POWERPACK MP20
OC OC	MULTIPLE SENSOR DEVICES 360 °DEG. DESIGNED BY VENDOR (TYP.), CEILING TYPE ACUITY CAT. NO. CM PDT 10 / CM PDT 9, POWERPACK MP20 OR EQUAL

ELECTRICAL DETAILS

SCALE: NOT TO SCALE

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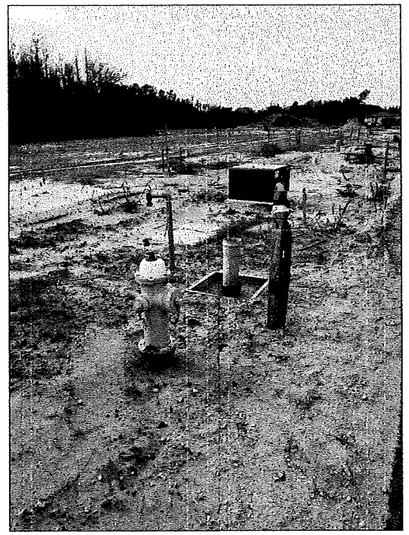
SHEET TITLE
ELECTRICAL DETAILS

E-4



EXISTING PAD MOUNTED TRANSFORMER

TYPE	LOAD CENTER		NEW PANEL "A" 22,000 AIC			MAIN BUS:	225 AMP M.L.O.
VOLTAGE	120/240/60/1 PHASE 3W					NEUTRAL:	225 AMP
MOUNTING	SURFACE					MAIN BREAKER:	
						LOCATION:	CLUBHOUSE

KVA	POLE	TRIP	CON DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON DUIT	TRIP	POLE	KVA
0.45	1	20	3/4	12	LIGHTING	1	2	RECEPTACLE	12	1/2	20	1	0.80
0.45	1	20	3/4	10	LIGHTING-EXTERIOR	3	4	RECEPTACLE	12	1/2	20	1	1.00
0.30	1	20	3/4	12	LIGHTING-EXTERIOR	5	6	RECEPTACLE	12	1/2	20	1	0.80
0.60	1	20	3/4	10	LIGHTING-EXTERIOR	7	8	RECEPTACLE (TM)	12	1/2	20	1	1.00
0.40	1	20	3/4	12	LIGHTING	9	10	RECEPTACLE (TM)	12	1/2	20	1	1.00
0.80	1	20	3/4	12	CEILING FANS	11	12	EWC (GFCB)	12	1/2	20	1	1.00
0.40	1	20	3/4	12	LIGHTING	13	14	RECEPTACLE	12	1/2	20	1	0.80
0.40	1	20	3/4	12	LIGHTING	15	16	RECEPTACLE	12	1/2	20	1	1.00
1.00	1	20	3/4	12	RECEPTACLE	17	18	RECEPTACLE	12	1/2	20	1	1.00
1.00	1	20	3/4	12	RECEPTACLE (LCB)	19	20	RECEPTACLE	12	1/2	20	1	1.00
1.00	1	20	3/4	12	RECEPTACLE	21	22	AIR HANDLER #1 MCA: 4.9 MOCP:15	10	1	30	2	1.20
0.60	1	20	3/4	12	FLOOR PLUG (GFCB)	23	24						
0.80	1	20	3/4	12	CEILING FANS	25	26	CONDENSER #1 MCA: 31.4 MOCP:50	6	1	50	2	7.50
1.00	1	20	3/4	12	RECEPTACLE	27	28	AIR HANDLER #2 MCA: 4.9 MOCP:15	10	1	30	2	1.20
	1	20			SPACE	29	30						
	1	20			SPACE	31	32	CONDENSER #2 MCA: 31.4 MOCP:50	6	1	50	2	7.50
	1	20			SPACE	33	34						
1.00	1	20	3/4	12	EF-1	35	36						
0.60	1	20	3/4	12	FIRE ALARM (LCB)	37	38	SPACE			20	1	
5.00	2	30	3/4	10	WATER HEATER	39	40	SURGE TVSS	8		40	2	.00
						41	42	ASCO / APT					

16,000 VA TOTAL — (GFCB) GROUND FAULT CIRCUIT BREAKER (LCB) LOCKING CIRCUIT BREAKER — VA TOTAL 26,800

42,800 VA @ 120/240/1 = 178.0 AMPS

TYPE	LOAD CENTER		NEW PANEL "B" 22,000 AIC			MAIN BUS:	225 AMP M.L.O.
VOLTAGE	120/240/60/1 PHASE 3W					NEUTRAL:	225 AMP
MOUNTING	SURFACE					MAIN BREAKER:	
						LOCATION:	CLUBHOUSE

KVA	POLE	TRIP	CON DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON DUIT	TRIP	POLE	KVA
0.80	1	20	3/4	12	LIGHTING	1	2	EWC (GFCB)	12	3/4	20	1	0.50
0.30	1	20	3/4	10	LIGHTING	3	4	SPACE			20	1	
0.30	1	20	3/4	12	LIGHTING	5	6	RECEPTACLE	12	3/4	20	1	0.80
0.30	1	20	3/4	12	LIGHTING	7	8	POOL PANEL (GFCB)	8	3/4	30	2	5.50
1.00	1	20	3/4	12	RECEPTACLE (TM)	9	10						
1.00	1	20	3/4	12	RECEPTACLE (TM)	11	12	SPACE			20	1	
1.00	1	20	3/4	12	RECEPTACLE (TM)	13	14	SPACE			20	1	
1.00	1	20	3/4	12	RECEPTACLE (TM)	15	16	SPACE			20	1	
1.00	1	20	3/4	12	RECEPTACLE (TM)	17	18	SPACE			20	1	
2.10	2	30	1	10	AIR HANDLER #3 MCA: 6.6 MOCP:15	19	20	SPACE			20	1	
5.80	2	50	1	6	CONDENSER #3 MCA: 26.3 MOCP:45	21	22	SPACE			20	1	
1.80	2	30	1	10	AIR HANDLER #4 MCA: 4.9 MOCP:15	23	24	SPACE			20	1	
6.00	2	30	1	10	CONDENSER #4 MCA: 25.0 MOCP:16	25	26	SPACE			20	1	
						27	28	SPACE			20	1	
						29	30	SPACE			20	1	
						31	32	SPACE				1	
1.00	1	20			SPARE	33	34	IRRIGATION PUMP	8	3/4	30	2	5.00
1.00	1	20			SPARE	35	36						
1.00	1	20			SPARE	37	38	SPACE			20	1	
5.00	2	30	3/4	10	WATER HEATER	39	40	SURGE TVSS	8		40	2	.00
						41	42	ASCO / APT					

32,200 VA TOTAL — (GFCB) GROUND FAULT CIRCUIT BREAKER (LCB) LOCKING CIRCUIT BREAKER — VA TOTAL 11,800

44,000 VA @ 120/240/1 = 183.0 AMPS

CONFIRM W/ OWNER'S IRRIGATION CONTRACTOR

CONDENSER UNIT #1
60 AMPS NEMA 3R DISCONNECT FUSED AT 50 AMPS
A-26,28
4# 6 - 1"C.
(65 AMPACITY)

CONDENSER UNIT #2
60 AMPS NEMA 3R DISCONNECT FUSED AT 50 AMPS
A-34,36
4# 6 - 1"C.
(65 AMPACITY)

CONDENSER UNIT #3
60 AMPS NEMA 3R DISCONNECT FUSED AT 45 AMPS
B-23,25
4# 6 - 1"C.
(65 AMPACITY)

CONDENSER UNIT #4
30 AMPS NEMA 3R DISCONNECT FUSED AT 25 AMPS
B-31,35
4# 10 - 1"C.
(30 AMPACITY)

AIR HANDLER UNIT #1
30 AMPS NEMA 1 DISCONNECT FUSED AT 15 AMPS
A-22,24
4# 10 - 1"C.
(30 AMPACITY)

AIR HANDLER UNIT #2
30 AMPS NEMA 1 DISCONNECT FUSED AT 15 AMPS
A-30,32
4# 10 - 1"C.
(30 AMPACITY)

AIR HANDLER UNIT #3
30 AMPS NEMA 1 DISCONNECT FUSED AT 15 AMPS
B-19,21
4# 10 - 1"C.
(30 AMPACITY)

AIR HANDLER UNIT #4
30 AMPS NEMA 1 DISCONNECT FUSED AT 15 AMPS
B-27,29
4# 10 - 1"C.
(30 AMPACITY)

SEE AQUAWORX POOL VENDOR DRAWINGS

PANEL "POOL"
120/ 240V.
SINGLE PHASE
3 WIRE
BY VENDOR
NEMA 3R
10K A.I.C.
SURFACE MOUNTED

AFC: 8,725
0.88 VD

3 # 4
1 # 8 E.G.
1-1" CONDUIT, U.G.
(40 AMPACITY)

TWO (2) RUNS OF
3 # 3/0, 1 # 2 E.G.
1-2.5" CONDUIT
(400 AMPACITY)

TWO (2) RUNS OF
3 # 3/0, 1 # 2 E.G.
1-2.5" CONDUIT
(400 AMPACITY)

LA

120/240/1 PHASE
3 WIRE

SERVICE ENTRANCE RATED
400A FUSED DISCONNECT
NEMA 3R
400 A CURRENT LIMITING FUSES RK1
SURFACE MOUNTED

ASCO/APT TVSS SURGE NEMA 4X CONNECT TO MAIN LUGS WITH #6

NEMA 3R WIREWAY WITH POLARIS LUGS
WIREWAY SIZED PER NEC

AFC: 16,125
1.13 VD

AFC: 15,275
.36 VD

AFC: 15,275
.36 VD

"B" (2)

"A" (1)

3 # 3/0, 1 # 6 E.G.
1-2" CONDUIT
(200 AMPACITY)

PANEL "A"
120/ 240V.
1 PHASE
3 WIRE
225A M.L.O.
22K A.I.C.
SURFACE MOUNTED

ASCO/APT TVSS SURGE

AFC: 13,126
.85 VD

178.0 AMPS

PANEL "B"
120/ 240V.
1 PHASE
3 WIRE
225A M.L.O.
22 K A.I.C.
SURFACE MOUNTED

ASCO/APT TVSS SURGE

AFC: 13,126
.85 VD

183.0 AMPS

3 # 3/0, 1 # 6 E.G.
1-2" CONDUIT
(200 AMPACITY)

1" RIGID CONDUIT
#2 CU

F/G

SEE DETAIL

CAD WELD ALL CONNECTIONS AND PROVIDE PVC TYPE INSPECTION BOXES AT GROUND RODS (TYPICAL) 2 LOCATIONS

AFC: 19,481

EXISTING DUKE ENERGY PAD MOUNTED TRANSFORMER 120/240/1 PHASE 75 KVA, 2.1% IMP

TWO (2) RUNS OF
3 # 4/0,
2-2.5" CONDUITS
(460 AMPACITY)

UNDERGROUND PVC CONDUITS 36" BELOW GRADE WITH "RED" WARNING TAPE AT 12" BELOW GRADE.

CODED NOTES:

(1) PANEL "A", 240/ 1 PHASE, 200 AMPS, NEMA 3R / FUSED 200A, CLASS RK-1 DISCONNECT.

(2) PANEL "B", 240/ 1 PHASE, 200 AMPS, NEMA 3R / FUSED 200A, CLASS RK-1 DISCONNECT.

SERVICE ENTRANCE FAULT CURRENT PLACARD INFORMATION

INFORMATION PROVIDED FROM CALCULATION:

AVAILABLE FAULT CURRENT (AFC) AT TRANSFORMER SECONDARY LUGS.

PROVIDE PERMANENT LABEL ON SERVICE DISCONNECT WITH THE FOLLOWING:

"AVAILABLE FAULT CURRENT: 19,481 AMPS (DATE OF CALCULATION: 04/01/2021) 75 KVA PAD MOUNTED TRANSFORMER

(1) FAULT CURRENT BASED 75 KVA, PAD MOUNTED UTILITY XFMR WITH 2.1% IMPEDANCE. PROVIDE WRITTEN DOCUMENTATION OF ACTUAL TRANSFORMER SIZE AND IMPEDANCE TO ELECTRICAL ENGINEER PRIOR TO ORDERING EQUIPMENT.

(2) PROVIDE PLACARD AT NEW SERVICE WITH INFORMATION AS SHOWN.

LOAD STUDY 120/240/SINGLE PHASE:

LIGHTING: 12,000 VA x 1.25% =	15,000 VA
RECEPTACLE: 17,000 VA, 10,000 @ 100%	
7,000 VA @ 50% =	13,500 VA
WATER HEATER: 5,000 VA @ 100% =	5,000 VA
POOL: 5,600 VA @ 100% =	5,600 VA
IRRIGATION: 5,000 VA @ 100% =	5,000 VA
TOTAL =	44,100 VA
44,100 VA @ 120/240/SINGLE PHASE:	(a) 184 AMPS

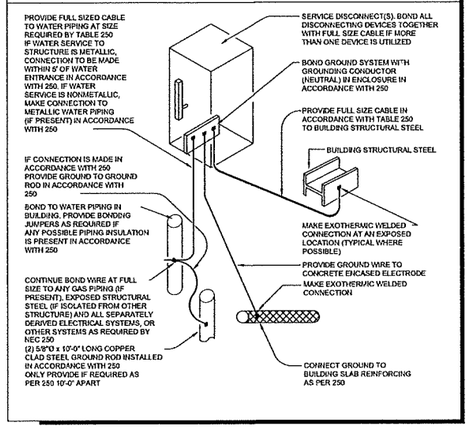
LOAD STUDY 120/240/SINGLE PHASE:

HVAC:	33,900 VA
33,900 VA @ 120/240/SINGLE PHASE:	(b) 142 AMPS

TOTAL (a) and (b) = 326 AMPS

AFC: AVAILABLE FAULT CURRENT
VD: PERCENT VOLTAGE DROP
K A.I.C.: AMP INTERRUPT CURRENT

GROUNDING DETAIL:



ELECTRICAL RISER

SCALE: N.T.S.

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1	05-12-2021	FOUNDATION PERMIT

DATE ISSUED:
PROJECT NO: KK 21-01
HUNTERS RIDGE -PHASE 2
Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirtkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 64466

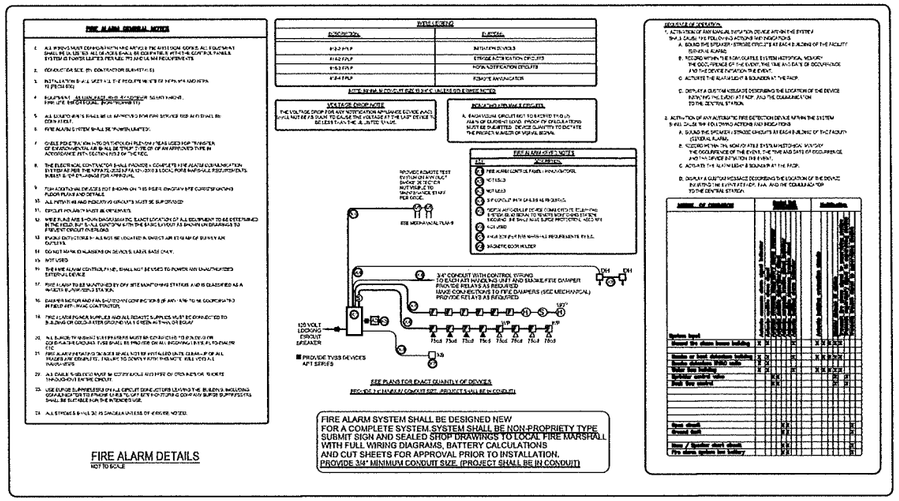
SHEET TITLE
ELECTRICAL RISER

E-5

FIRE ALARM LEGEND:

NOT ALL SYMBOLS USED THIS PROJECT.

F	PULL STATION WALL MOUNTED AT 44" A.F.F. INDIVIDUAL AREA PULL STATIONS SHALL HAVE TAMPER PROOF CHILD COVERS
SF	STROBE LIGHT WALL MOUNTED AT 80" A.F.F., 75 CANDELA
CF	COMBINATION HORN / STROBE LIGHT WALL MOUNTED AT 80" A.F.F., 75 CANDELA
WP CF	COMBINATION HORN/STROBE LIGHT WALL MOUNTED AT 80" A.F.F., 75 CANDELA WEATHERPROOF, FLUSH TYPE ENCLOSURE
S	DUCT SMOKE DETECTOR WITH AIR SAMPLING TUBE SIZED PER DUCT DIMENSIONS. LOCATE AS DIRECTED BY CODE AND MECHANICAL ENGINEER.
S	SMOKE DETECTOR-PHOTOELECTRIC - CEILING MOUNTED DUAL CONTACT TYPE AT ELEVATORS AND SHAFTS (2)
H	HEAT DETECTOR-FIXED TEMP, 135A-CEILING MOUNTED, UNLESS OTHERWISE NOTED. DUAL CONTACT TYPE AT ELEVATORS AND SHAFTS (2)
DH	MAGNETIC DOOR HOLDER, MOUNT PER FIRE ALARM VENDOR REQUIREMENTS
FACP	FIRE ALARM CONTROL PANEL - FLUSH - SEE PLANS
FARA	FIRE ALARM REMOTE ANNUNCIATOR PANEL- FLUSH - SEE PLANS TOP 60" A.F.F.
FS	FIRE ALARM FLOW SWITCH - SEE FIRE PROTECTION PLANS
TS	FIRE ALARM TAMPER SWITCH- SEE FIRE PROTECTION PLANS
KB	KNOX BOX, FLUSH #4444 OR SURFACE #4418 WALL MOUNTED 60" A.F.F. ELECTRICAL CONTRACTOR FURNISHED AND INSTALLED VERIFY WITH LOCAL FIRE MARSHALL
	PROVIDE REMOTE CEILING TEST STATION ON ALL DUCT SMOKE DETECTORS THAT ARE NOT ACCESSIBLE OR VISIBLE
	FIRE ALARM SYSTEM SHALL BE FOR A COMPLETE FIRE ALARM SYSTEM, NON PROPRIETARY SUBMIT SIGN AND SEALED SHOP DRAWINGS TO LOCAL FIRE MARSHALL WITH FULL WIRING DIAGRAMS, BATTERY CALCULATIONS AND CUT SHEETS FOR APPROVAL PRIOR TO INSTALLATION.

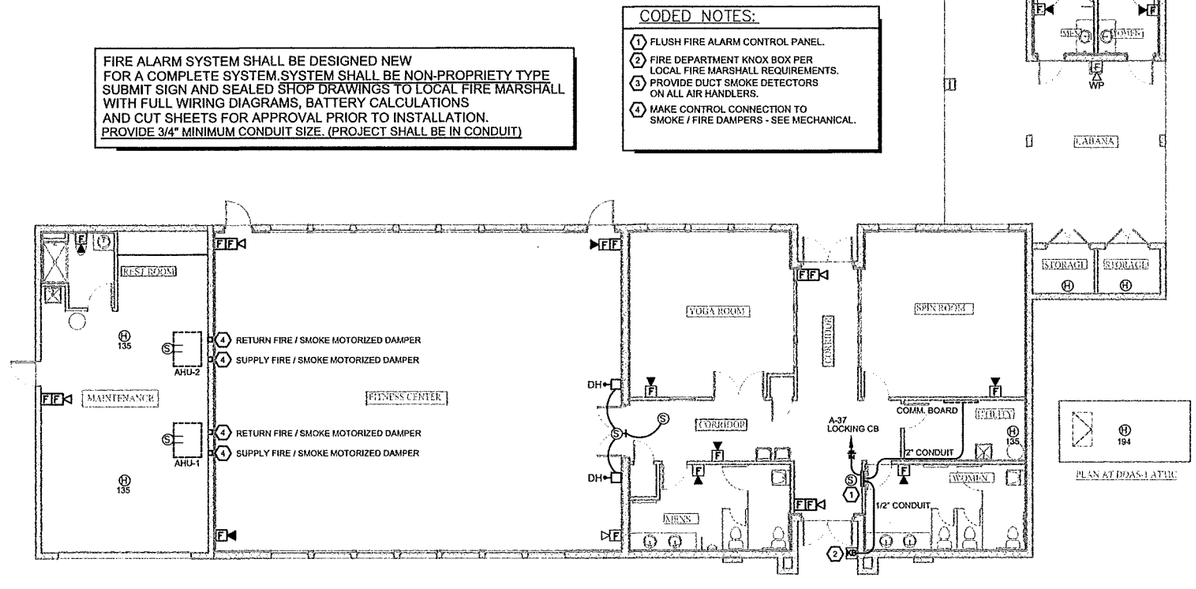


FIRE ALARM DETAILS
NOT TO SCALE

FIRE ALARM SYSTEM SHALL BE DESIGNED NEW
FOR A COMPLETE SYSTEM.SYSTEM SHALL BE NON-PROPRIETY TYPE
SUBMIT SIGN AND SEALED SHOP DRAWINGS TO LOCAL FIRE MARSHALL
WITH FULL WIRING DIAGRAMS, BATTERY CALCULATIONS
AND CUT SHEETS FOR APPROVAL PRIOR TO INSTALLATION.
PROVIDE 3/4" MINIMUM CONDUIT SIZE. (PROJECT SHALL BE IN CONDUIT)

CODED NOTES:

1. FLUSH FIRE ALARM CONTROL PANEL.
2. FIRE DEPARTMENT KNOX BOX PER LOCAL FIRE MARSHALL REQUIREMENTS.
3. PROVIDE DUCT SMOKE DETECTORS ON ALL AIR HANDLERS.
4. MAKE CONTROL CONNECTION TO SMOKE / FIRE DAMPERS - SEE MECHANICAL.



FLOOR PLAN - FIRE ALARM

SCALE:1/8" = 1'-0"
SEE E-7 FOR EXACT LOCATION OF ALL DEVICES AND COORDINATION

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1	05-12-2021	FOUNDATION PERMIT

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PROJECT NO: KK 21-01
HUNTERS RIDGE -PHASE 2
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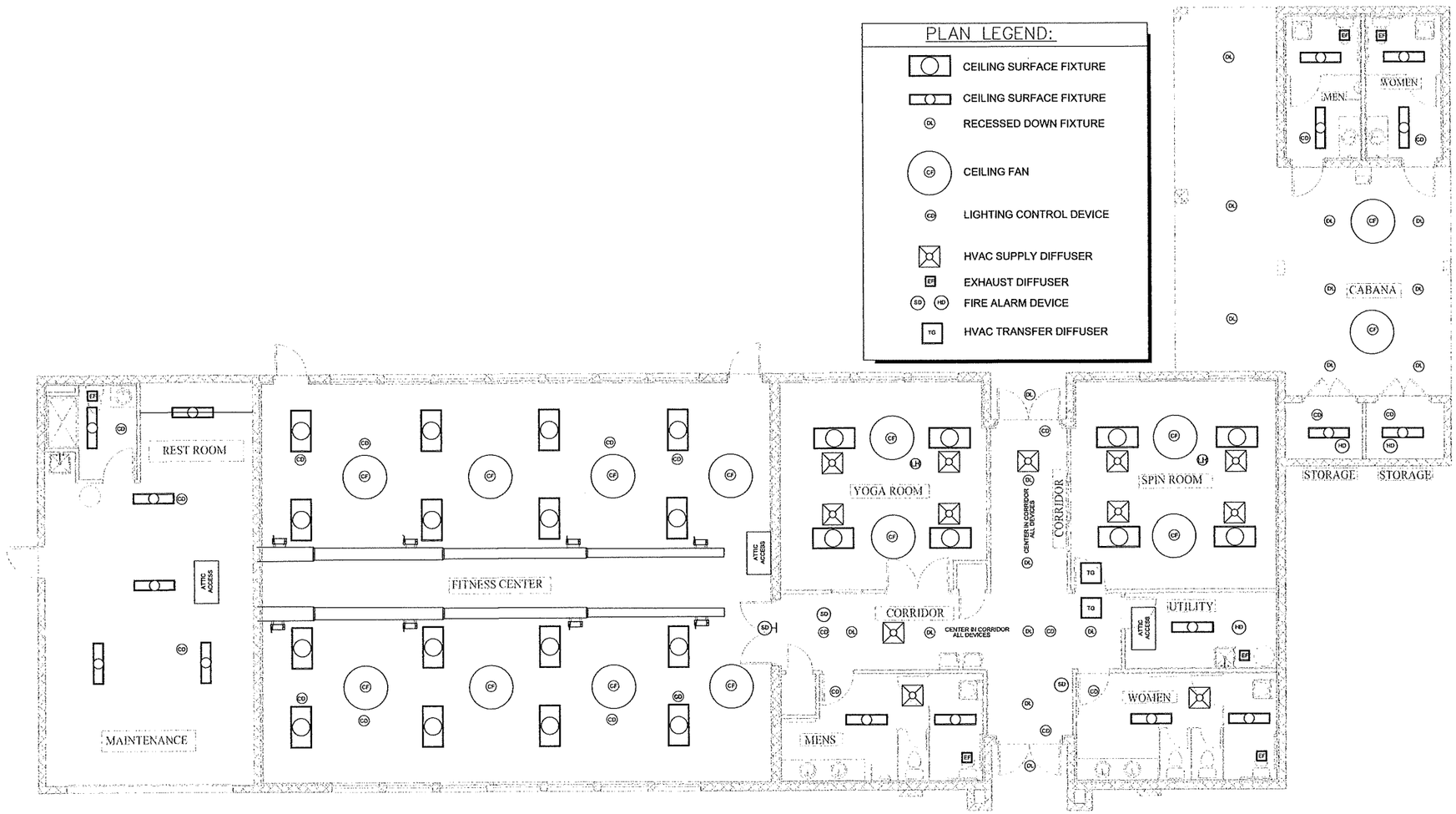
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
FLOOR PLAN
FIRE ALARM

E-6



FLOOR PLAN - REFLECTED CEILING PLAN

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

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SHEET TITLE
FLOOR PLAN
REFLECTED CEILING PLAN

E-7

MECHANICAL NOTES:

MECHANICAL NOTES:

IN GENERAL, PLANS AND DIAGRAMS ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED.

SUBMITTALS SHALL MEET SCHEDULED DESIGN CHARACTERISTICS. THIS INCLUDES BUT NOT LIMITED TO CFMS, EAT(DB/WB), ESP, CAPACITIES, VOLTAGES/PHASES, MCA/MOCP, SONES, ETC...

ALL WALL MOUNTED THERMOSTATS AND/OR TEMPERATURE SENSORS SHALL BE INSTALLED AT AN ELEVATION OF 48" ABOVE FINISHED FLOOR TO THE TOP UNLESS OTHERWISE NOTED ON DRAWINGS. LOCATION OF THE WALL MOUNTED THERMOSTAT SHALL BE COORDINATED WITH OTHER TRADES FOR A NEAT APPEARANCE. FINAL LOCATION OF THERMOSTAT SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OR REPRESENTATIVE IN THE FIELD.

ALL SUPPLY AIR DIFFUSERS SHALL BE 4-WAY THROW UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PAINT INSIDE EACH RETURN GRILLE'S PLENUM AND DUCT CONNECTION FLAT BLACK TO CONCEAL CONNECTION. COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES AND FIRE SPRINKLER HEADS. PRIOR TO INSTALLATION, THE CONTRACTOR IS TO REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR ACTUAL FINAL LOCATIONS OF AIR DEVICES.

DIFFUSERS/GRILLES SHALL NEVER BE INSTALLED ON SURFACE OF ACOUSTICAL LAY-IN TILE. ALL DIFFUSERS/GRILLES IN LAY-IN CEILINGS SHALL BE LAY-IN PANEL MOUNT. REFER TO SCHEDULE. GYPSUM BOARD SURFACE MOUNT DIFFUSERS SHALL NOT BE BEVEL MOUNT.

CONTRACTOR SHALL COORDINATE DIFFUSER/GRILLE LOCATIONS WITH STRUCTURE IN EXPOSED SITUATIONS IN ORDER TO ENSURE AIR IS NOT DIRECTLY SUPPLIED OR RETURNED OVER STRUCTURE OR OTHER TRADE COMPONENTS SUCH AS FIRE SPRINKLER PIPING, PLUMBING PIPING, ETC... CAUSING DUST ACCUMULATION. DUCTWORK ALONG WITH DIFFUSER/GRILLE LOCATIONS SHALL BE INSTALLED SYMMETRICALLY WITH ANY ADJACENT DUCTWORK/GRILLES. CENTER DIFFUSERS/GRILLES BETWEEN STRUCTURAL MEMBERS WHERE DUCTWORK AND STRUCTURAL MEMBERS ARE EXPOSED. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL INSTALLATION APPEARANCE AND SHALL MAKE APPROPRIATE CHANGES WHERE DIRECTED BY ARCH./ENGINEER AT THEIR OWN EXPENSE WHERE ITEMS ARE NOT INSTALLED PER ABOVE STANDARDS.

CONTRACTOR SHALL PROVIDE A COPY OF THE TEST AND BALANCE REPORT BY AN AABC OR NEBB CERTIFIED AGENCY. THIS REPORT MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO THE FINAL INSPECTION. THE CONTRACTOR MUST ALSO PROVIDE ALL REPORTS REQUIRED BY THE SPECIFICATION. OUTDOOR TEMPERATURE (DB); OUTSIDE AIR (DB/WB & CFM); SUPPLY AIR AT UNIT DISCHARGE (DB/WB & CFM); RETURN AIR {MIXED} (DB/WB & CFM); LEAVING COIL (DB/WB); DIFFUSER/GRILLE (DB/WB); EQUIPMENT (EWT/LWT); EQUIPMENT (EAT/LAT); EQUIPMENT (GPM); EQUIPMENT (PRESSURES). OUTSIDE AIR CFM SHALL BE MEASURED DIRECTLY AND NOT CALCULATED FROM THE DIFFERENCE BETWEEN SUPPLY AIR CFM AND RETURN AIR CFM.

ALL AIR-HANDLING UNITS SHALL BE MECHANICALLY ATTACHED TO OTHER AIR DISTRIBUTION SYSTEM COMPONENTS AIR-HANDLING UNITS LOCATED OUT-SIDE THE CONDITIONED SPACE SHALL BE SEALED USING APPROVED CLOSURE SYSTEMS CONFORMING TO THE APPROVED CLOSURE AND MECHANICAL APPLICATION REQUIREMENTS OF FLORIDA BUILDING CODE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TRADES INSTALLATION SCHEDULES. FIXED WORK SUCH AS DUCTWORK AND PLUMBING SHALL BE INSTALLED PRIOR TO ANY TRADE WORK THAT CAN BE EASILY RELOCATED OR OFFSET SUCH AS ELECTRICAL CONDUITS, SMALL WATER LINES, ETC. IDEALLY DUCTWORK SHALL BE INSTALLED FIRST.

PENETRATIONS THROUGH SMOKE OR FIRE-RATED ASSEMBLIES: PENETRATIONS FOR PIPES, CONDUITS OR OTHER PURPOSES THROUGH ASSEMBLIES (FLOORS, ROOF, WALLS, PARTITIONS, ETC.) WITH A REQUIRED FIRE RESISTANCE RATING SHALL BE SEALED TO THE PENETRATING MEMBER IN AN APPROVED MANNER WHICH MAINTAINS THE REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY AS FOLLOWS:

WHERE HOLES FOR PENETRATIONS ARE FORMED CIRCULAR OR CORE-BORED, THE PENETRATION SHALL BE PROTECTED WITH FIRE-SEAL BRAND SMOKE AND FIRE STOP FITTINGS MFG. BY O-Z GEDLEY, LINK SEAL BRAND BY THUNDER LINE OR AN EQUAL APPROVED BY ENGINEER.

WHERE HOLES FOR PENETRATIONS ARE IRREGULAR (NON-CIRCULAR) IN SHAPE, THE PENETRATION SHALL BE PROTECTED WITH DOW CORNING 3-6548, SILICONE RTV FOAM, 3M FIRE BARRIER PENETRATION SEAL SYSTEM OR AN EQUAL APPROVED BY THE ENGINEER.

INTENT OF THESE NOTES AND MECHANICAL NOTES ON DRAWINGS IS TO CLARIFY THE SCOPE OF WORK AND ALERT CONTRACTOR OF EXISTING CONDITIONS. THE CONTRACTOR IS TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTORS BEFORE ANY CONSTRUCTION WORK.

FLEXIBLE AND RIGID ROUND DUCT TAKE-OFFS FOR DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER NECK. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 12'-0".

UNLESS OTHERWISE NOTED, INSTALL DUCTWORK AS HIGH AS POSSIBLE, TIGHT TO BOTTOM OF STRUCTURE. COORDINATE DUCT ELEVATION WITH RAIN LEADERS, WATER PIPING, SANITARY DRAINS AND MAJOR ELECTRICAL CONDUITS.

CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTARY STEEL REQUIRED TO SUSPEND/SUPPORT MECHANICAL EQUIPMENT AND MATERIALS.

CONTRACTOR SHALL INSTALL MOTORIZED OUTSIDE AIR DAMPERS FOR ALL AIR HANDLING EQUIPMENT. AIR HANDLING UNITS SHALL HAVE AN EQUIVALENT OR BETTER OF RUSKIN "CD504" DAMPER, WHICH SHALL MODULAT PER 24V ACTUATOR MECHANICALLY WIRED. ALL DAMPERS SHALL SHUT UPON UNIT SHUTDOWN.

PROVIDE A TRAP IN ALL CONDENSATE PIPING LOCATED AT THE AIR HANDLING EQUIPMENT. INSULATE ALL CONDENSATE LINES WITH 1/2" THICK CLOSED CELL FOAM INSULATION. ALL PIPING EXPOSED TO EXTERNAL ELEMENTS SHALL BE JACKETED WITH UV STABILIZED PVC OR ALUMINUM SHEETING.

UNLESS OTHERWISE NOTED, ALL UNDERGROUND PIPING SHALL HAVE A MINIMUM OF 3'-0" OF COVER.

IT IS THE RESPONSIBILITY OF THE MECHANICAL INSTALLER TO PATCH AND REPAIR ANY DUCT OPENINGS WHICH RESULT FROM THE RELOCATION OR ELIMINATION OF ANY EXISTING AIR DEVICES. THE PATCH IS TO BE OF A SIMILAR MATERIAL TO THE REPAIRED DUCT AND TO BE SEALED IN ACCORDANCE WITH SMACNA STANDARDS.

AIR HANDLING EQUIPMENT WARRANTIES SHALL BE EQUAL TO OR EXCEED WARRANTY OF SCHEDULED EQUIPMENT. UNLESS OTHERWISE NOTED. ED

LOCATIONS OF DUCT MOUNTED SMOKE DETECTORS SHOWN ON THE DRAWINGS ARE REFERENCE LOCATIONS ONLY. THE FINAL PLACEMENT OF THE DETECTOR IN THE DUCTWORK SHALL MEET THE REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE A PRESSURE DIFFERENTIAL TEST AND THE MANUFACTURER'S TEST KIT. A COPY OF ALL TEST DATA WILL BE MADE AVAILABLE AT THE FINAL INSPECTION. PROVIDE READILY ACCESSIBLE DUCT ACCESS DOOR FOR INSPECTING AND SERVICING THE DETECTOR. DIVISION 1 SHALL PROVIDE WIRE TO THE DETECTOR. DIVISION 15 SHALL INSTALL THE DETECTOR WITHIN THE DUCTWORK.

PROVIDE SEISMIC RESTRAINTS FOR DUCTWORK AND PIPING CONFORMING TO THE LATEST EDITION OF THE "SMACN GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS."

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

DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS (FREE AREA).

CONTRACTOR SHALL COORDINATE ALL INTAKE/EXHAUST LOCATIONS TO INSURE AT LEAST A 10' DISTANCE BETWEEN ANY INTAKES AND VENTILATION EXHAUSTS, PLUMBING VENTS, RELIEF, ETC...

ALL HVAC EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS INDICATED OTHERWISE.

CONTRACTOR SHALL THOROUGHLY CLEAN AND ENSURE PROPER OPERATION OF ANY EXISTING HVAC EQUIPMENT. ANY CHANGE TO THE SYSTEM SHALL RESULT IN EQUIPMENT MODIFICATIONS (AS REQUIRED) INCLUDING BUT NOT LIMITED TO REPLACING MOTORS, VFDS, PULLEYS, SHEAVES, BELTS, ETC...

CONTRACTOR SHALL PROVIDE A PERMANENT/PROFESSIONAL LABEL FOR EACH PIECE OF EQUIPMENT, ASSOCIATED THERMOSTAT(S) AND/OR SENSOR(S).

EQUIPMENT LOCATION IDENTIFICATIONS AT CEILINGS: WHERE VALVES, EQUIPMENT SUCH AS VAV BOXES, FANS, ETC., CIRCUIT BREAKERS OR OTHER ITEMS SUBJECT TO ROUTINE SERVICE ARE MOUNTED IN A CONCEALED AREA ABOVE A CEILING, THE CEILING MUST BE MARKED WITH A LABEL UNDER THE SERVICED DEVICE. THE LABEL SHALL CARRY APPROPRIATE IDENTIFICATION TAG.

DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, AND OTHER ITEMS OF THE AIR HANDLING SYSTEM SHALL NOT BE SUPPORTED BY THE CEILING OR CEILING SUSPENSION SYSTEM.

LOW PRESSURE SUPPLY, RETURN, AND TRANSFER AIR DUCTS SHALL BE CONSTRUCTED OF 1.5" THICK DUCT BOARD (EQUAL TO JOHNS MANVILLE BONDED WITH THERMO SETTING RESIN ON AIR STREAM SIDE WITH AN ANTI-MICROBIAL COATING) AND CONFORM WITH UL STANDARDS FOR SAFETY AIR DUCT, NO. 181, 1967 ESTABLISHED FOR CLASS 1 AIR DUCTS. FACING SHALL BE FSK ALUMINUM FOIL. CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS AND DETAILS IN SMACNA AND NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS LATEST REVISION AND MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS SHALL BE SECURELY TAPED WITH FASSON 0810 OR APPROVED EQUAL PRESSURE SENSITIVE TAPE. METAL TO FIBERGLASS CONNECTIONS TO BE MADE USING 3" WIDE GLASS FABRIC TAPE WITH FOSTER 30/35 MASTIC OR EQUAL. SUPPORT DUCTS WITH 1X2 22 GAUGE MINIMUM CHANNELS AND STRAP OR 12-GAUGE WIRE FROM BUILDING CONSTRUCTION. SUSPEND FROM JOISTS WITH BEAM CLAMPS. PROVIDE HOT DIPPED STEEL FASTENERS, ANCHORS, RODS, STRAPS, TRIM AND ANGL FOR SUPPORT OF DUCTWORK.

ALL EXHAUST DUCT WORK SHALL BE NON-INSULATED SHEET METAL UNLESS OTHER WISE NOTED.

FLEXIBLE DUCT SHALL HAVE CONTINUOUS TEAR RESISTANT LINER ENCASED BY INSULATING MATERIAL WITH AN OUTER VAPOR JACKET CONFORMING TO UL181 UNLESS THE FLEX DUCT MEETS THE CRITERIA STATED IN 2010 FLORIDA BUILDING CODE-BUILDING SECTION 419.3.6.4.

DRYER VENT DUCTING WHERE ACCESSIBLE THROUGH OUT THE ENTIRE RUN SHALL BE CONSTRUCTED OF G-90 GALVANIZED STEEL WITH SNAP LOCK LONGITUDINAL SEAMS. INSTALL DUCTING WITH SEAMS ON TOP TO PREVENT LEAKAGE. TAPE ALL SEAMS WITH FOIL TAPE. ALL 45's & 90's SHALL BE ALUMINIZED STEEL, MANUFACTURED BY 'IN-O-VATE TECHNOLOGIES, INC.'. LONG RADIUS.

COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES AND FIRE SPRINKLER HEADS.

CONTRACTOR SHALL REFER TO ALL DETAILS FOR PROPER GUIDANCE.

CLOSE OUT DOCUMENTS: CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT DRAWINGS AND KEEP CURRENT DURING CONSTRUCTION OF THE PROJECT. IT IS TO INCLUDE ALL CONTRACT CHANGES, MODIFICATIONS AND CLARIFICATIONS. THIS SET TOGETHER WITH ALL SHOP DRAWINGS SHALL BE TURNED OVER TO THE ARCHITECT/ENGINEER AFTER CONSTRUCTION COMPLETION.

MECHANICAL / ELECTRICAL COORDINATION:

MECHANICAL CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFOR BIDDING/ORDERING AND INSTALLATION.

ALL CONTROL WIRING SHALL BE INCLUDED AS PART OF MECHANICAL WORK. REFER TO ELECTRICAL SPECIFICATIONS FOR CONDUIT AND WIRING REQUIREMENTS. MECHANICAL CONTRACTOR SHALL ENSURE THAT ELECTRICAL INTERFACE DEVICES NECESSARY IN THE ELECTRICAL COMPONENTS ARE COORDINATED WITH THE ELECTRICAL CONTRACTOR (IE FAN SPEED RHEOSTATS, AUXILIARY CONTACTS, INTERLOCKS, ETC.)

UNLESS OTHERWISE NOTED MOTOR STARTERS AND DISCONNECTS SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

HVAC LEGEND

	SUPPLY AIR DIFFUSER OR GRILLE
	RETURN/EXH. AIR REGISTER OR GRILLE
	NEW DUCTWORK, WITH SIZE LISTED
	FLEXIBLE DUCT
SD	DUCT SMOKE DETECTOR
	FIRE DAMPER
SFD	SMOKE/FIRE DAMPER
CD	CONDENSATE DRAIN
RFT	REFRIGERANT LINE SET
T	THERMOSTAT BASE
H	HUMIDITY SENSOR
T	REMOTE TEMPERATURE SENSOR
CO2	CARBON DIOXIDE SENSOR
CO	CARBON MONOXIDE SENSOR
	AIRFLOW DIRECTION
	1" DOOR UNDERCUT
ø	ROUND, DIAMETER
AFF	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
TYP	TYPICAL - ITEM OR METHOD
VD /	MANUAL VOLUME DAMPER (W/HANDLE)
MD	MOTORIZED DAMPER
	SUPPLY DUCT TAKE-OFF WITH SCOOP
	SUPPLY DUCT TAKE-OFF WITH VD
	DOUBLE THICK VANES
	SIDE DIFFUSER WITH VD
(N)	NEW
(E)	EXISTING
S	SWITCH
	CONNECT NEW TO EXISTING
	WAVE GUIDE
	GRAVITY BACK-DRAFT DAMPER
	BAROMETRIC RELIEF DAMPER
	CONDENSATE LINE ON ROOF SUPPORTS

DIFFUSER TAG: AIRFLOW 400 CFM, 12"ø NECK SIZE

EQUIPMENT TAG: EQUIPMENT TYPE AHU-1, EQUIPMENT NUMBER

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BDD	BACK DRAFT DAMPER
CD	CEILING DIFFUSER
CG	CEILING GRILLE
CU	CONDENSING UNIT
DB	DRY BULB
DG	DOOR GRILLE
DS	DUCTLESS SPLIT
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
HP	HEAT PUMP
LAT	LEAVING AIR TEMPERATURE
OA	OUTSIDE AIR
OAL	OUTSIDE AIR LOUVER
RA	RETURN AIR
RH	ROOF HOOD
RL	REFRIGERANT LINE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SD	SIDEWALL DIFFUSER
SG	SIDEWALL GRILLE
TYP	TYPICAL
WB	WET BULB

CODE CRITERIA:

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE. THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

***FLORIDA BUILDING CODE: 7TH EDITION, 2020**
*FLORIDA MECHANICAL CODE: 7TH EDITION, 2020
*FLORIDA PLUMBING CODE: 7TH EDITION, 2020
*FLORIDA FIRE PREVENTION CODE, 7TH EDITION, 2020

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
*NFPA-70 (2014) NATIONAL ELECTRICAL CODE
*NFPA-72 (2013) NATIONAL FIRE ALARM CODE

ACCESSIBILITY CODE
*FLORIDA ACCESSIBILITY CODE: 7TH EDITION 2020

DRAWING SHEET INDEX:

MECHANICAL SPECIFICATIONS & DETAILS

SCALE: NOT TO SCALE

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813 - 601-7722 kirtkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
MECHANICAL SPECIFICATIONS & DETAILS

M-1

GLAZING NOTE:

1. WINDOW GLAZING PERFORMANCE VARIES SLIGHTLY.
2. WORST CASE GLAZING MODELED: LOW E ALUMINYL U VALUE 0.65 AND SHGC 0.24

DUCTWORK NOTE:

CONTRACTOR SHALL SUBMIT FULL WORKING INSTALLATION DUCTWORK SHOP DRAWINGS PRIOR TO INSTALLATION FOR REVIEW BY MECHANICAL ENGINEER

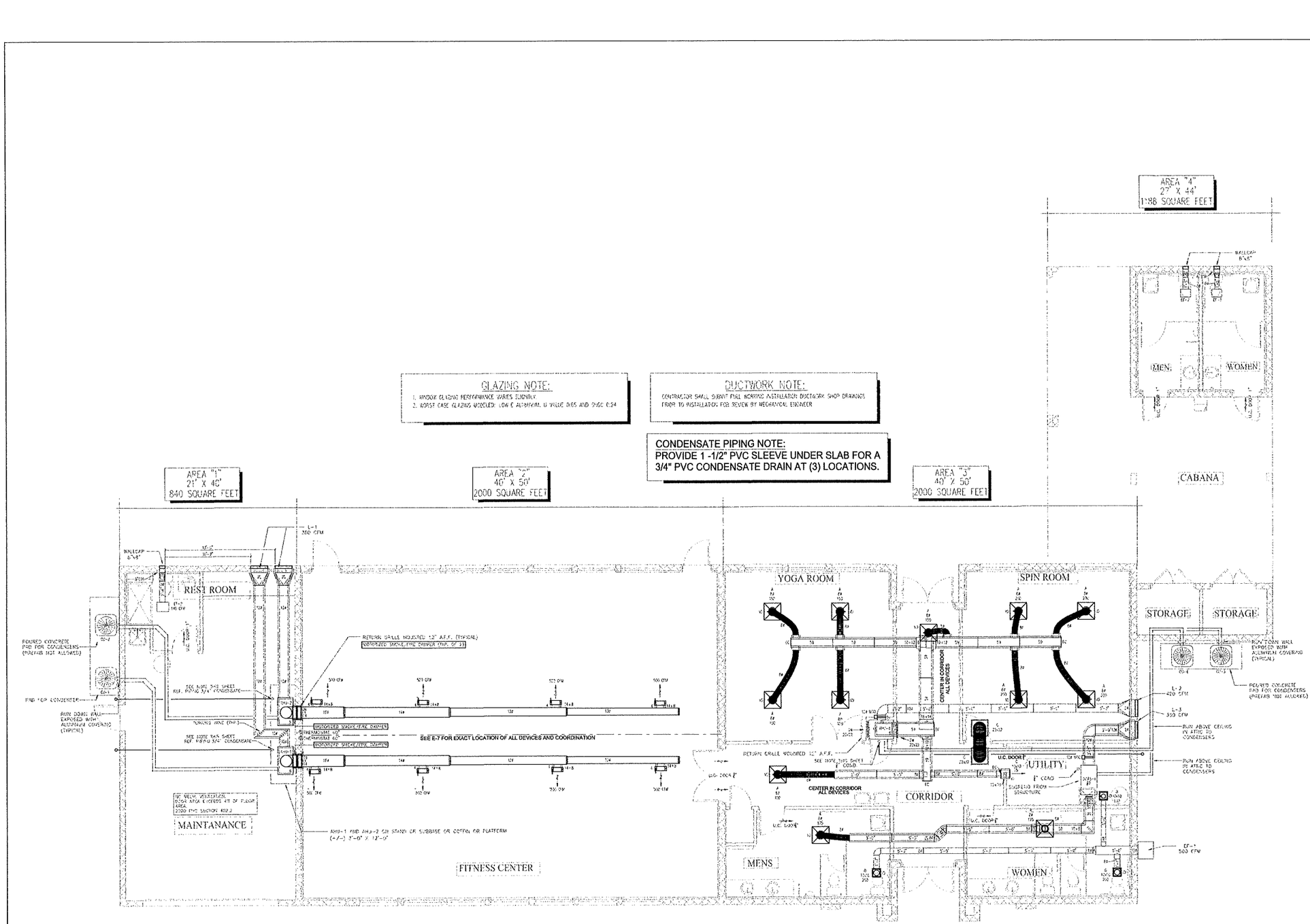
CONDENSATE PIPING NOTE:
PROVIDE 1 -1/2" PVC SLEEVE UNDER SLAB FOR A 3/4" PVC CONDENSATE DRAIN AT (3) LOCATIONS.

AREA "1"
21' X 40'
840 SQUARE FEET

AREA "2"
40' X 50'
2000 SQUARE FEET

AREA "3"
40' X 50'
2000 SQUARE FEET

AREA "4"
27' X 44'
1188 SQUARE FEET



FLOOR PLAN - MECHANICAL

SCALE: 3/16" = 1'-0"
SEE E-7 FOR EXACT LOCATION OF ALL DEVICES AND COORDINATION

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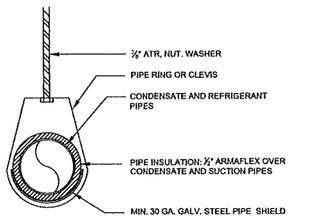
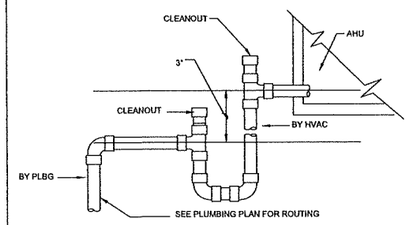
SHEET TITLE
FLOOR PLAN
MECHANICAL

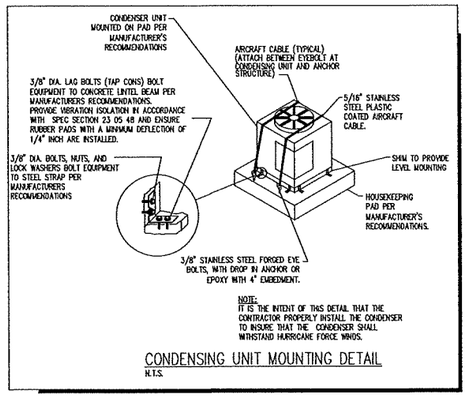
M-2



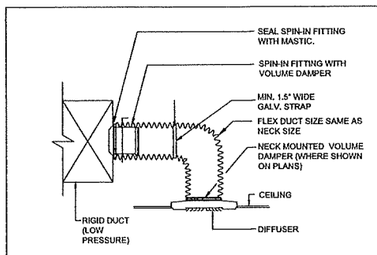
SUSPENDED PIPE SUPPORT DETAIL
SCALE: NO SCALE



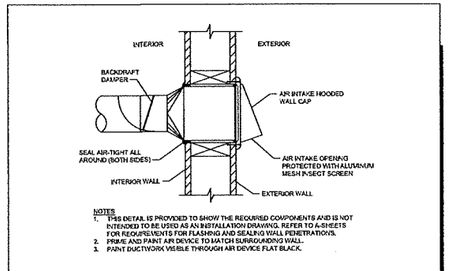
CONDENSATE DRAIN
SCALE: NO SCALE



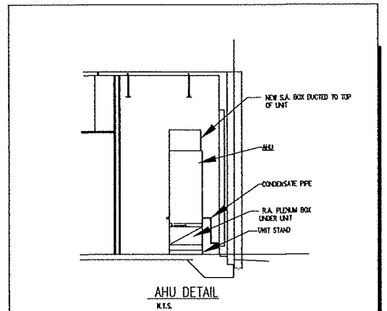
CONDENSING UNIT MOUNTING DETAIL
N.T.S.



DIFFUSER DETAIL
SCALE: NO SCALE

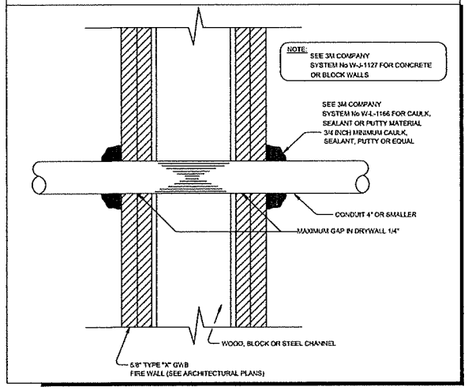


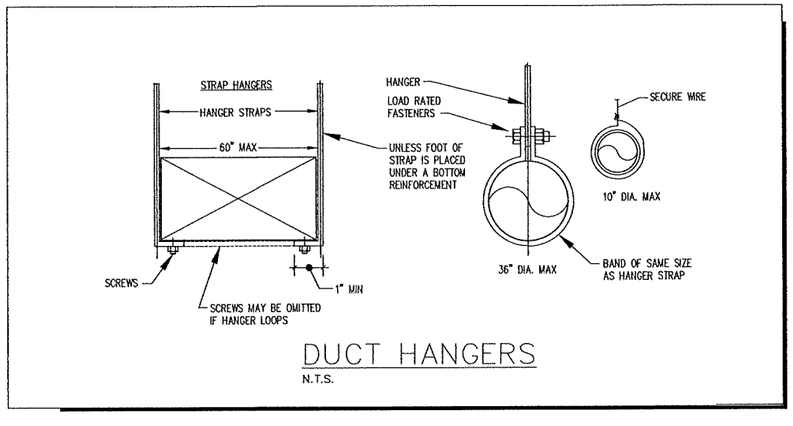
EXTERIOR WALL CAP
NO SCALE



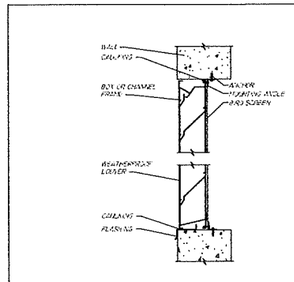
AHU DETAIL
N.T.S.

RATED FIRE WALL PENETRATION
FLOOR SIMILAR





DUCT HANGERS
N.T.S.



LOUVER DETAIL
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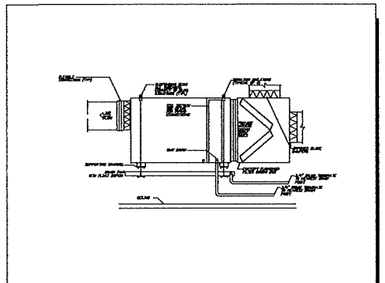

SUSPENDED AHU DETAIL
N.T.S.

MECHANICAL DETAILS
SCALE: NOT TO SCALE

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The Villas at Hunters Ridge

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727-376-6831

1	05-12-2021	FOUNDATION PERMIT

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HUNTERS RIDGE -PHASE 2
Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirtkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE
MECHANICAL DETAILS

M-3

SPLIT SYSTEM A/C SCHEDULE

AIR HANDLING UNIT DATA		FITNESS CENTER (GYM)			
TAG	–	AHU-1	AHU-2	AHU-3 / BATHROOMS	DOAS-1 / YOGA / SPIN ROOMS #4
NOMINAL TONNAGE	TONS	5	5	4	2.5
TOTAL CAPACITY	BTUH	56,500	56,500	49,500	30,000
SENSIBLE CAPACITY	BTUH	.77	.77	.77	.77
SUPPLY AIR	CFM	2025 / 1630	2025 / 1630	1595 / 875	1085 / 650
HP HEATING CAPACITY	BTUH	59,500	59,500	51,000	23,000
OUTSIDE AIR(MIN/MAX)	CFM	ADJUSTABLE	ADJUSTABLE	ADJUSTABLE	ADJUSTABLE
ENTERING AIR TEMP DB/WB	°F/°F	75° DB	75° DB	75° DB	75° DB
LEAVING AIR TEMP DB/WB	°F/°F	54° DB	54° DB	54° DB	54° DB
EXT. STATIC PRESSURE	IN. H_2O	VARIABLE	VARIABLE	VARIABLE	VARIABLE
MOTOR	H.P.	1 HP	1 HP	1 HP	3/4 HP
ELECTRICAL	VOLT/PH	208 / 240/1	208 / 240/1	208 / 240/1	208 / 240/1
MCA	AMPS	4.9	4.9	8.6	6.5
MOCP	AMPS	15.0	15.0	15.0	15.0
HEATING RATED CAPACITY	KW	10	10	5	10
FILTER TYPE	–	4" FARR	4" FARR	4" - 30%	4" - 30%
MANUFACTURER	–	GOODMAN	GOODMAN	GOODMAN	GOODMAN
MODEL NO.	–	AVPTC61D14A	AVPTC61D14A	AVPTC59C14A	AVPTC29B14A

CONDENSING UNIT SCHEDULE

TAG	–	CU-1	CU-2	CU-3	CU-4
OUTDOOR TEMP.	°F	95	95	95	95
ELECTRICAL	V/ø	208V./ 230V.-1-60	208V./ 230V.-1-60	200V./ 230V. / 1 ø	200V./ 230V. / 1 ø
MCA	AMPS	31.4	31.4	15.3	28.3
MOCP	AMPS	50	50	25	45
SEER	–	18.0	18.0	18.0	18.0
MANUFACTURER	–	GOODMAN	GOODMAN	GOODMAN	GOODMAN
MODEL NO.	–	AVPTC61D14	AVPTC61D14	GSZC180241C	GSZ180481C
NOTES/ACCESSORIES	–			1, 2 AND 5	1, 2 AND 4

NOTES

1. PROVIDE UNIT WITH MOTORIZED OUTSIDE DAMPER.
2. PROVIDE UNIT WITH 7 DAY PROGRAMMABLE THERMOSTAT.
3. PROVIDE UNIT WITH DUEL CIRCUIT.
4. PROVIDE UNIT WITH BIPOLAR ION GERERATOR.
5. INTERLOCK WITH EF-1.

FAN SCHEDULE

TAG		EF-1	EF-2	EF-3
SERVICE	——	EXHAUST	EXHAUST	EXHAUST
AIR QUANITY	CFM	500	140	140
EXT. STATIC PRESS.	IN. H20	0.400	0.375	0.375
FAN TYPE	——	WALL	CEILING	CEILING
DRIVE	——	DIRECT	DIRECT	DIRECT
MOTOR	HP	0.25	FRACTIONAL	FRACTIONAL
POWER	VOLTS	120 V.	120 V.	120 V.
CONTROL	——	INTERL.W/AHU	W/ LIGHT	W/ LIGHT
LOCATION	——	WALL	CEILING	CEILING
MANUFACTURER	——	GREENHECK	GREENHECK	GREENHECK
MODEL	——	SE1-12	SP	SP
NOTES	——	1,2	1,3,4 AND 5	12,3,4 AND 5

1. PROVIDE WITH MANUFACTURERS BACKDRAFT DAMPER.
2. INTERLOCK DOAS-1 AND EF-1.
3. INTERLOCK WITH LIGHT SWITCH.
4. PROVIDE WITH PLASTIC GRILL AND SPEED CONTROLLER.
5. PROVIDE WITH WALL CAP.

LOUVER SCHEDULE

TAG		L1	L2	L3
SERVICE	——	OUTSIDE AIR	OUTSIDE AIR	OUTSIDE AIR
AIR QUANITY	CFM	350	420	350
SIZE	——	24 X 12	24 X 18	24 X 12
LOCATION	——	WALL	WALL	WALL
MANUFACTURER	——	GREENHECK	GREENHECK	GREENHECK
MODEL	——	EVH-501D	EVH-501D	EVH-501D
NOTES	——	1 AND 2	1 AND 2	1 AND 2

1. INSTALL PER MANUFACTURERS RECOMENDATIONS.
2. PROVIDE WITH AMCA 550 RATING.

MECHANICAL SCHEDULES

SCALE: NOT TO SCALE

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SHEET TITLE
MECHANICAL SCHEDULES

M-4

PLUMBING SPECIFICATIONS:

1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.

2. REVIEW PLANS OF ALL TRADES PRIOR TO BIDDING AND INSTALLATION TO INCLUDE ALL PLUMBING FOR COMPLETE SYSTEMS SHOWN ON THE PLANS AND AS REQUIRED.

3. COORDINATE WITH OTHER TRADES TO PREVENT INTERFERENCE WITH HVAC DUCTS, STRUCTURE, ELECTRICAL LIGHTING AND OTHER PIPING IN THE CEILING SPACE. VENT PIPING AND WATER PIPING SHALL BE HELD EITHER ABOVE OR BELOW HVAC DUCTWORK AS COORDINATED WITH THE HVAC CONTRACTOR.

4. ALL CHANGES SHALL BE REVIEWED BY THE ARCHITECT.

5. COORDINATE WITH ARCHITECTURAL DRAWINGS BEFORE ROUGHING-IN PLUMBING FIXTURES AND EQUIPMENT SUPPLIES.

6. THE PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING FIXTURES, UNLESS NOTED OTHERWISE.

7. VERIFY MOUNTING HEIGHT AND WATER CONNECTION SIZES TO ALL PLUMBING FIXTURES PRIOR TO ROUGH-IN. FURNISH CUT-OUT TEMPLATES, FOR PLUMBING FIXTURES TO BE INSTALLED IN MILLWORK, TO THE GENERAL CONTRACTOR.

8. MAKE PROPER HOT AND COLD WATER, WASTE AND VENT PIPING CONNECTIONS TO ALL FIXTURES AND EQUIPMENT EVEN THOUGH ALL FITTINGS AND CONNECTIONS ARE NOT SHOWN.

9. VERIFY LOCATION OF EXISTING WATER SERVICE AND THE LOCATION/INVERTS OF SANITARY PIPING PRIOR TO INSTALLATION.

10. CUT AND PATCH CONCRETE AS REQUIRED.

11. IT IS NOT THE INTENT OF THESE DRAWINGS TO COVER ALL WORK AND MATERIAL. ANY EQUIPMENT, PLUMBING FIXTURE, TRIM HARDWARE AND/OR DEVICES USUALLY UTILIZED IN THE CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THESE DRAWINGS, BUT WHICH MAY BE NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK (AS DETERMINED BY THE ARCHITECT) SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS PART OF HIS TOTAL WORK.

12. THE EQUIPMENT ROUGH-IN ITEMS AND THEIR DIMENSIONED LOCATIONS FOR ALL CONNECTIONS ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. IN SOME INSTANCES THE OWNER OR SUPPLIER MAY MAKE SUBSTITUTIONS OR THE EQUIPMENT ITEMS MAY VERY FROM WHAT IS SHOWN. THEREFORE, THESE ITEMS AND DIMENSIONS SHALL BE VERIFIED WITH THE EQUIPMENT SUPPLIER, OWNER AND/OR EQUIPMENT ROUGH-IN DRAWING. FAILURE OF THE APPROPRIATE CONTRACTOR TO VERIFY ROUGH-INS OR THEIR LOCATIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION AND/OR ADDITIONAL ROUGH-INS DIRECTLY UPON THE CONTRACTOR.

13. CONTRACTOR SHALL SUPPLY TO THE ARCHITECT THE REQUIRED COPIES OF SHOP DRAWINGS FOR APPROVAL SO THE QUALITY OF INTENDED MATERIALS OR EQUIPMENT CAN BE REVIEWED BEFORE INSTALLATION. THERE WILL BE NO DRAW UNTIL SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED BY THE ARCHITECT/ENGINEER.

14. DO NOT SCALE THIS DRAWING. REFER TO ARCHITECTURAL FLOOR PLAN FOR BUILDING DIMENSIONS.

15. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT NECESSARILY SHOW ALL ELBOWS, OFFSETS, UNION, VALVES AND FITTINGS REQUIRED TO COMPLETE THE INSTALLATION OF THE WORK. THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED. IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE.

16. VERIFY SERVICE POINTS AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITIES AND/OR LANDLORD (DOMESTIC WATER, SANITARY SEWER, GAS, ETC.)

17. THE CONTRACTOR SHALL COOPERATE FULLY AMONG THE TRADES.

18. ALL ROOF PENETRATIONS FOR ROOF DRAINS AND PLUMBING, GAS AND REFRIGERANT PIPING SHALL BE MADE IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S GUIDELINES. COORDINATE WITH ARCHITECTURAL DETAIL AND/OR LANDLORD FOR ROOF SYSTEM USED.

19. ALL PLUMBING VENTS IN EXTERIOR WALLS SHALL BE OFF SET A MINIMUM OF 3'-0" BEFORE ROOF PENETRATION.

20. INSTALL 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON ALL ROOF LEADERS ABOVE CEILING.

21. PLUMBING CONTRACTOR SHALL VERIFY WITH THE LOCAL HEALTH DEPARTMENT AND/OR WATER COMPANY AS TO THE METER AND VALVING ARRANGEMENTS OF THE DOMESTIC WATER SERVICE LINE WHICH ENTERS THE BUILDING. SHOULD A BACKFLOW PREVENTER ASSEMBLY AND/OR PRESSURE REDUCING VALVE ASSEMBLY BE REQUIRED, THE PLUMBER SHALL FURNISH AND INSTALL SAME PER LOCAL AND STATE REQUIREMENTS. THE BACKFLOW ASSEMBLY SHALL BE A "WATTS" SERIES #909, OR APPROVED EQUAL MEETING ASSE STANDARDS 1013,1015, AND 1020. IF BACKFLOW PREVENTER IS REQUIRED, PROVIDE PROPERLY SIZED THERMAL EXPANSION TANK IN SUPPLY PIPING OF WATER HEATER. IF WATER PRESSURE IS 65 PSI OR ABOVE, THE PRESSURE REDUCING VALVE ASSEMBLY SHALL BE A "WATTS" SERIES #U5 SET AT 50 POUNDS. DELIVERY PRESSURE UNLESS OTHERWISE NOTED.

22. THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW AND SIPHONAGE BOTH NATURAL AND INDUCED. ALL EQUIPMENT CONNECTED TO THE POTABLE WATER SYSTEM BEING CAPABLE OF POLLUTING OR CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM OR ANY PART THEREOF BY MEANS OF A REVERSAL OF FLOW, PRESSURE DROP, PRESSURE LOSS, INDUCED VACUUM OR BY INJECTION BECAUSE OF ANY PRIMARY OR AUXILIARY PUMPING SYSTEM CONNECTED THERE TO MUST BE ISOLATED AND CONTAINED BY MEANS OF APPROVED BACKFLOW DEVICES, CHECK VALVES, AIR GAPS OR VACUUM BREAKERS. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL THESE DEVICES PER LOCAL CODE REQUIREMENTS.

23. THE WATER PIPING SYSTEM SHALL BE FLUSHED AND STERILIZED IN ACCORDANCE WITH LOCAL REGULATIONS.

24. THE HOT AND COLD WATER SUPPLY BRANCHES FOR ALL EQUIPMENT HAVING QUICK CLOSING VALVES OF ANY TYPE SHALL HAVE WATER HAMMER ARRESTOR INSTALLED AT THE HIGH POINT ON THE END OF EACH BRANCH.

25. FURNISH AND INSTALL SHUTOFF OR BALL VALVE AND DIELECTRIC UNIONS ON ALL EQUIPMENT HOT AND COLD WATER LINES. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT. COORDINATE WITH EQUIPMENT SUPPLIER FOR EXACT REQUIREMENTS.

26. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A PRESSURE REDUCING VALVE ON THE INLET OF THE DISHWASHER TO REDUCE INCOMING WATER PRESSURE TO LESS THAN 20 PSI.

27. VERIFY MOUNTING HEIGHTS OF ALL BARRIER FREE FIXTURES WITH ARCHITECTURAL PLANS.

28. PROVIDE CHROME PLATED ESCUTCHEONS AT ALL WALL PENETRATIONS.

29. PLUMBING CONTRACTOR SHALL INSTALL 4" SOIL AND WASTE PIPING WITH MINIMUM SLOPE OF 1/8" PER FOOT UNLESS OTHERWISE REQUIRED.

30. HOLD TOP OF FLOOR DRAINS FLUSH WITH FINISHED FLOOR. SEE ARCHITECTURAL SHEETS FOR FLOOR SLOPES AND PROPER FINISHED FLOOR ELEVATION.

31. PROVIDE TRAP PRIMERS FOR FLOOR DRAINS, FROM THE NEAREST LAVATORY, AS SHOWN ON THE PLAN AND AS REQUIRED BY LOCAL CODE. PRIMERS SHALL BE LOCATED IN A SERVICEABLE LOCATION AND INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

32. ALL VENT PIPE TO BE COMPATIBLE WITH STRUCTURE, MECHANICAL EQUIPMENT AND DUCTWORK, ELECTRICAL EQUIPMENT AND LIGHTING. ALL V.T.R.'S SHALL BE EXTENDED TO A MINIMUM OF 2" ABOVE PARAPET HEIGHT AND MAINTAINED 10'-0" MINIMUM FROM ALL OUTSIDE AIR INTAKES.

33. MATERIALS, EQUIPMENT, ASSEMBLIES AND SYSTEMS SHALL MEET ALL PERTINENT REQUIREMENTS OF NATIONALLY RECOGNIZED TESTING ORGANIZATIONS SUCH AS UL, ASTM, ASSE, AWWE, AGA AND NFPA AS WELL AS THE MOST CURRENT VERSION OF THE STATE AND LOCAL CODES.

34. ALL INSTALLED SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED IN PLACE. REPLACE ANY AND ALL CONTRACTOR SUPPLIED DEFECTIVE DEVICES, ITEMS OR SYSTEMS AT CONTRACTOR'S OWN EXPENSE BEFORE COMPLETION OF PROJECT.

35. WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF WORK REQUIRED, THE CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES MAY BE MADE WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

36. ALL EQUIPMENT, FIXTURES AND MATERIALS SHALL BE NEW AND UNUSED, AND INSTALLED IN STRICT CONFORMANCE TO MANUFACTURERS RECOMMENDATIONS (U.O.N.). PROVIDE COMPLETE WITH ALL TRIM, STOPS, HANGERS, CARRIERS, SUPPORTS, ETC. INCLUDING PROVISIONS FOR BARRIER FREE USE, IF REQUIRED. WHERE FIXTURES ARE ACCESSIBLE THEY MUST COMPLY WITH ALL FEDERAL A.D.A. REGULATIONS.

37. CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERECTED, ALL FACTORY ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURERS GUARANTEE IS FURNISHED AND ALL WORK IN CONNECTION WITH THE INSTALLATION OF MANUFACTURERS GUARANTEED EQUIPMENT. THE CONTRACTOR'S GUARANTEE SHALL LAST ONE YEAR FROM THE FINAL OWNER ACCEPTANCE OF THE WORK AND SHALL APPLY TO ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF ANY KIND.

38. ALL FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHTGRASPING.

39. ALL BARRIER FREE WATER CLOSET CONTROLS SHALL BE LOCATED ON UNIT TOWARDS WIDE SIDE OF STALL. VERIFY IF RIGHT OR LEFT SIDE LOCATION.

IMPORTANT NOTES FOR CONTRACTOR AND SUBCONTRACTOR:

ANY DISCREPANCIES OR OMISSIONS ON THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BID TO OWNER. FAILURE BY CONTRACTOR TO IDENTIFY DISCREPANCIES OR OMISSIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

CODES:

ALL CODES SHALL COMPLY WITH THE FLORIDA STATUES 69A-3.012 AND THE STATE FIRE MARSHALL'S RULE. THIS LIST IS NOT INCLUSIVE OF ALL CODES AND STANDARDS THAT MAY OR MAY NOT APPLY TO THIS PROJECT.

***FLORIDA BUILDING CODE: 7TH EDITION, 2020**
*FLORIDA MECHANICAL CODE: 6TH EDITION, 2017
*FLORIDA PLUMBING CODE: 6TH EDITION, 2017
*FLORIDA FIRE PREVENTION CODE, 7TH EDITION, 2017

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
*NFPA-70 (2014) NATIONAL ELECTRICAL CODE
*NFPA-72 (2013) NATIONAL FIRE ALARM CODE

ACCESSIBILTY CODE
*FLORIDA ACCESSIBILITY CODE: 7TH EDITION 2010

DRAWING SHEET INDEX:

PLUMBING SPECIFICATIONS & DETAILS

SCALE: NOT TO SCALE

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The Villas at Hunters Ridge

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1	05-12-2021	FOUNDATION PERMIT

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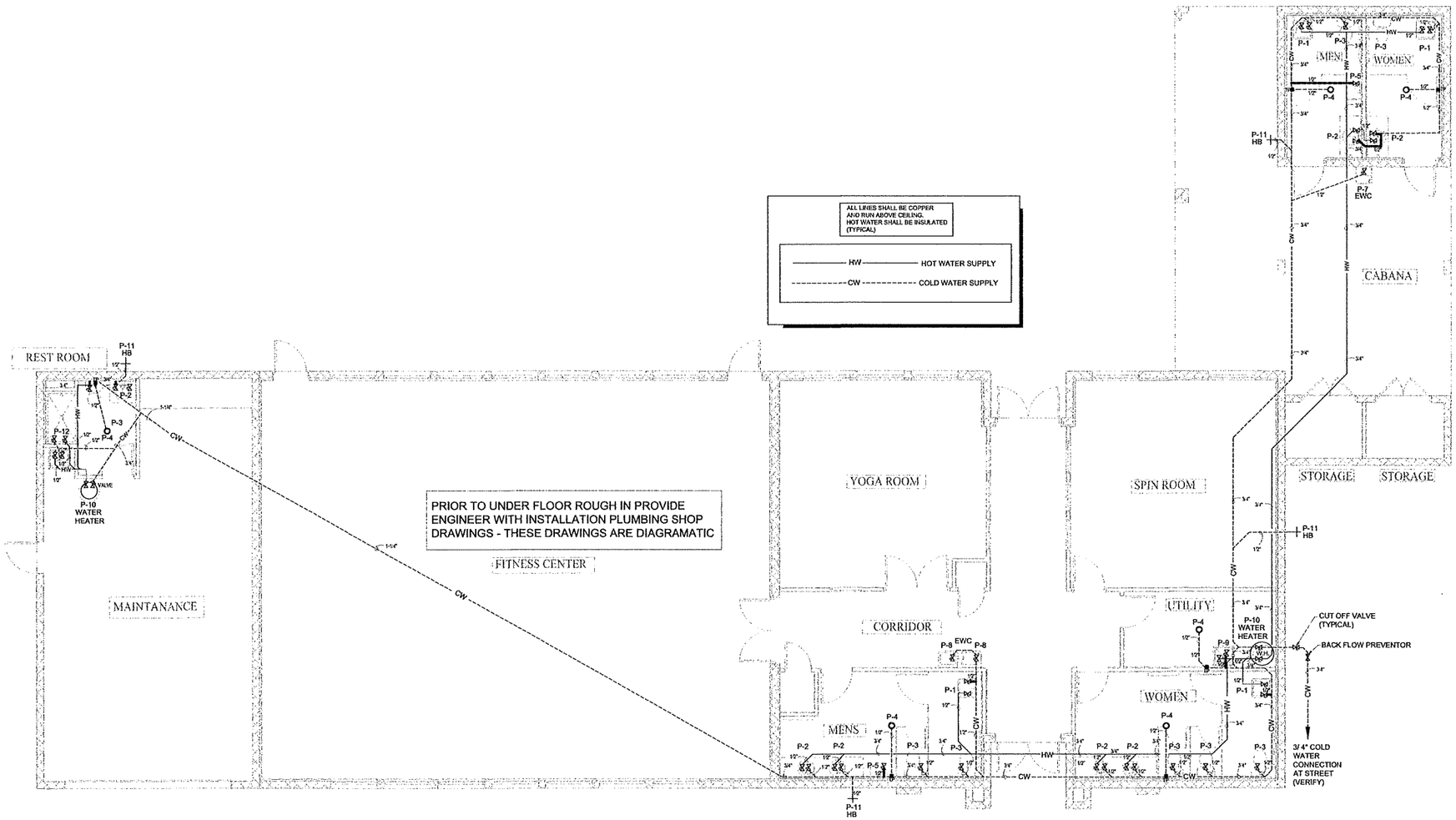
Reviewed by: Kurt Kelly Proj. Mgr.
813 - 601-7722 kirtkelly357@gmail.com
Checked by: Richard G. Marceau, P.E. 64466

SHEET TITLE:
PLUMBING SPECIFICATIONS & DETAILS

P-1



FLOOR PLAN - PLUMBING WATER

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

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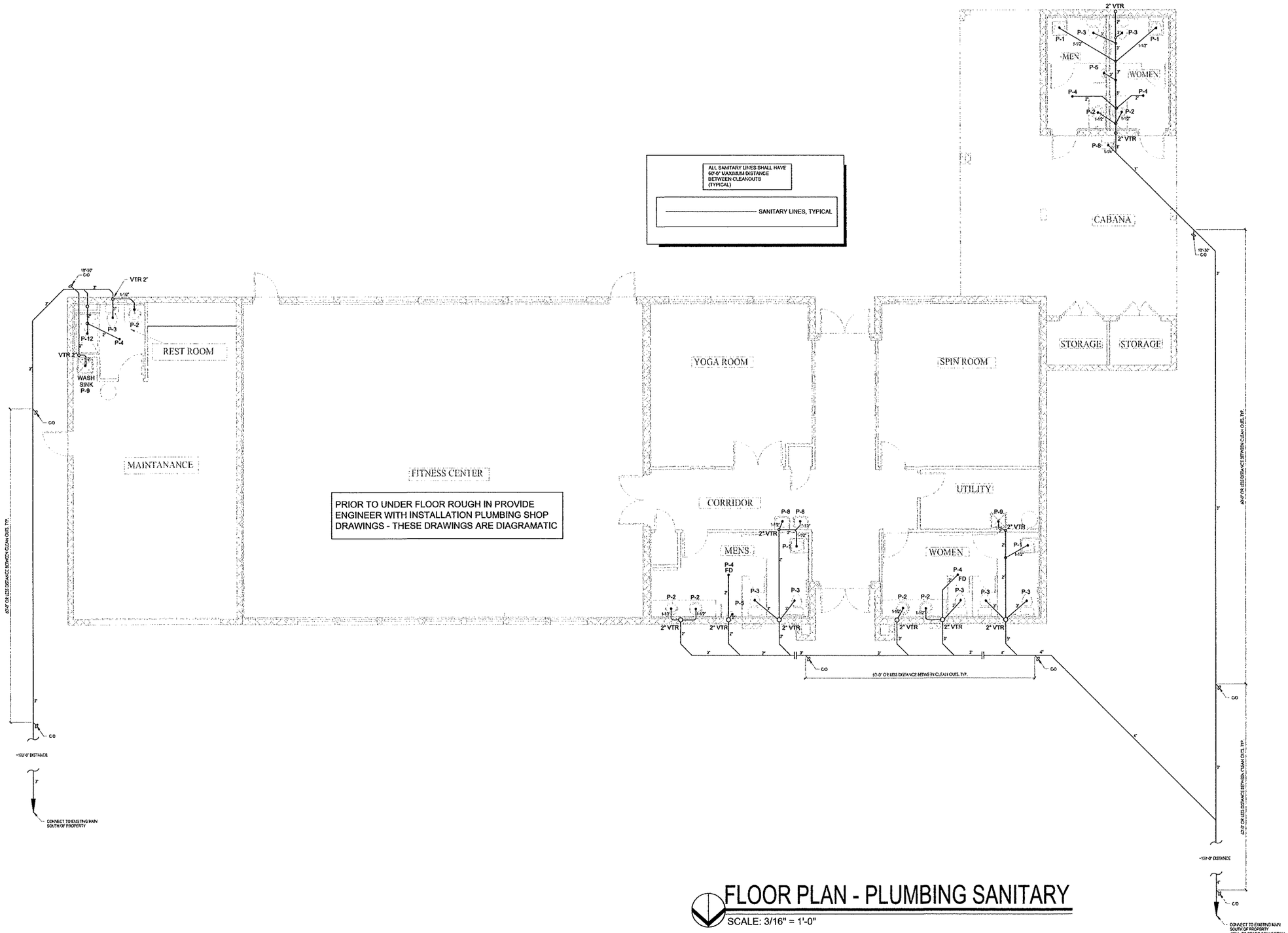
SHEET TITLE
FLOOR PLAN
PLUMBING WATER

P-2

ALL SANITARY LINES SHALL HAVE 60'-0" MAXIMUM DISTANCE BETWEEN CLEANOUTS (TYPICAL)

SANITARY LINES, TYPICAL

PRIOR TO UNDER FLOOR ROUGH IN PROVIDE ENGINEER WITH INSTALLATION PLUMBING SHOP DRAWINGS - THESE DRAWINGS ARE DIAGRAMATIC



FLOOR PLAN - PLUMBING SANITARY

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

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SHEET TITLE:
FLOOR PLAN
PLUMBING SANITARY

P-3

EXISTING SITE CONDITIONS AND ROUGH IN

Plumbing fixture list

PROPOSED PLUMBING FIXTURE SCHEDULE
CONFIRM WITH OWNER:

TROY PEDRAZA PLUMBING LICENSE# CFC1429971

727-457-9187

TROY@TPPLUMB.COM

DATE: 7/3/2020 CLUB HOUSE

NAME: DEEB FAMILY HOMES HUNTERS RIDGE

ADDRESS: 9400 RIVER CROSSING BLVD

CITY: N.P.R. STATE: FL ZIP: 34655

PHONE: 727 376 6831

EMAIL:

WE PROPOSE TO FURNISH, INSTALL AND SERVICE UNDER NECESSARY PERMITS OR RELATED EQUIPMENT FOR YOUR HOME OR BUSINESS IN ACCORDANCE WITH THE CONDITIONS AND SPECIFICATIONS SET FORTH IN THIS PROPOSAL. CUSTOMER SUPPLIED MATERIALS HAVE NO WARRANTY. I AGREE TO PAY REASONABLE ATTORNEY'S FEES COURT COSTS IN THE EVENT OF LEGAL ACTION. A MONTHLY SERVICE CHARGE OF 1 1/2% WILL BE APPLIED AFTER 30 DAYS.

DIAGNOSIS / SOLUTION

CABANA – MEN

P-5 1 URINAL –GERBER 27-750 WHITE SPACE SAVER/ SLOAN 3082653 186-XL REGAL URINAL FLUSHOMETER ADA APPROVED

P-3 1 TOILET – TANK- ADA WATER CLOSET- GERBER 21-128/ OPEN FRONT SEAT

P-1 1 LAV – WALL HUNG- GERBER 12-314 WHITE 19X17 CHINA / CROME GRID DRAIN/ MOEN M. DURA 8412F0S

P-2 1 LAV - – ROUND DROP IN WHITE 19" CHINA/ MOEN M. DURA 8412F0S GRID DRAIN

P-11 1 FLOOR DRAIN – WITH TRAP PRIMER

CABANA – WOMEN

P-3 1 TOILET– TANK- ADA WATER CLOSET- GERBER 21-128/ OPEN FRONT SEAT

P-1 1 LAV – WALL HUNG- GERBER 12-314 WHITE 19X17 CHINA / CROME GRID DRAIN/MOEN M.DURA 8413F0S/WASTE WRAP

P-2 1 LAV- ROUND DROP IN WHITE 19" CHINA/ MOEN M. DURA 8412F0S/ GRID DRAIN CHROME

P-7 1 WATER COOLER – ELKAY EZSB-L LIGHT GREY BGPH

P-4 1 FLOOR DRAIN – WITH TRAP PRIMER

P-11 1 HOSE BIBE

FITNESS CENTER - MENS

P-5 2 URINAL - GERBER 27-750 WHITE SPACE SAVER/ SLOAN 3082653 186-XL REGAL URINAL FLUSHOMETER ADA APPROVED

P-3 2 TOILET – TANK- ADA WATER CLOSET- GERBER 21-128/ OPEN FRONT SEAT

P-2 1 LAV – ROUND DROP IN WHITE 19" CHINA/ MOEN M. DURA 8413F0S/ GRID DRAIN CHROME

P-1 1 LAV – WALL HUNG- GERBER 12-314 WHITE 19X17 CHINA / CROME GRID DRAIN/ MOEN M. DURA 8413F0S/ WASTER WRAP

P-4 1 FLOOR DRAIN – WITH TRAP PRIMER

FITNESS CENTER – WOMEN

P-3 3 TOILET – TANK- ADA WATER CLOSET- GERBER 21-128/ OPEN FRONT SEAT

P-2 1 LAV – – ROUND DROP IN WHITE 19" CHINA/ MOEN M. DURA 8413F0S

P-1 1 LAV – WALL HUNG – GERBER 12-314 WHITE 19X17 CHINA / CROME GRID DRAIN/ MOEN M. DURA 8413F0S CHROME/WASTER WRAP

P-4 1 FLOOR DRAIN – WITH TRAP PRIMER

FITNESS CENTER -

P-8 WATER COOLER – ELKAY EZSTLB-LC L.T GREY BI LEVEL HIGHER UNIT ON LEFT

FITNESS CENTER – UTILTY ROOM

P-10 1 WATER HEATER – 40-GAL A.O SMITH TALL ELECTRIC

P-9 1 LAUNDRY TUB – FLOOR MOUNT CHROME DRAIN

P-4 1 A/C DRAIN LINE- 1" PVC

MAINTANANCE –

P-12 1 SHOWER- REC / MOEN EVA CHROME

P-3 1 TOILET– TANK- ADA WATER CLOSET- GERBER 21-128/ OPEN FRONT SEAT

P-2 1 LAV – ROUND DROP IN WHITE 19" CHINA/ MOEN M. DURA 8413F0S CHROME GRID DRAIN

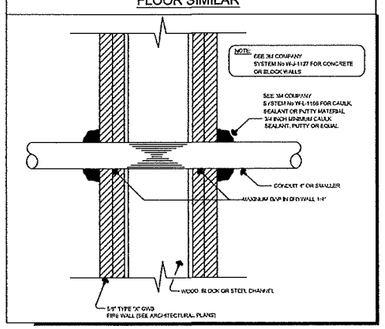
P-11 1 HOSE BIB
1 A/C DRAIN LINE 1" PVC

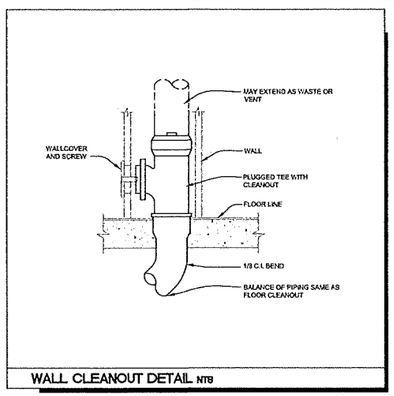
P-12 60 in. x 36 in. x 76 in. 1-Piece Shower Stall with Right Seat and Center Drain in White by Aquatic, complete with all chrome head and valves

[redacted]

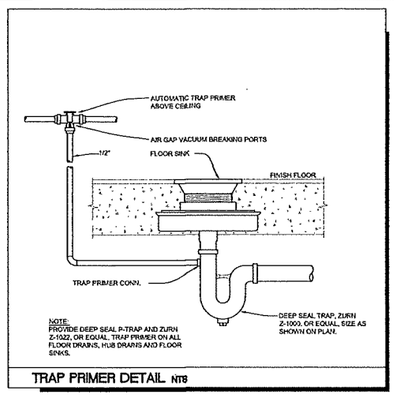
NOTE: PIPE MATERIAL – SCH 40 PVC/CPVC
VERIFY ALL PLUMBING FIXTURES WITH OWNER

RATED FIRE WALL PENETRATION
FLOOR SIMILAR

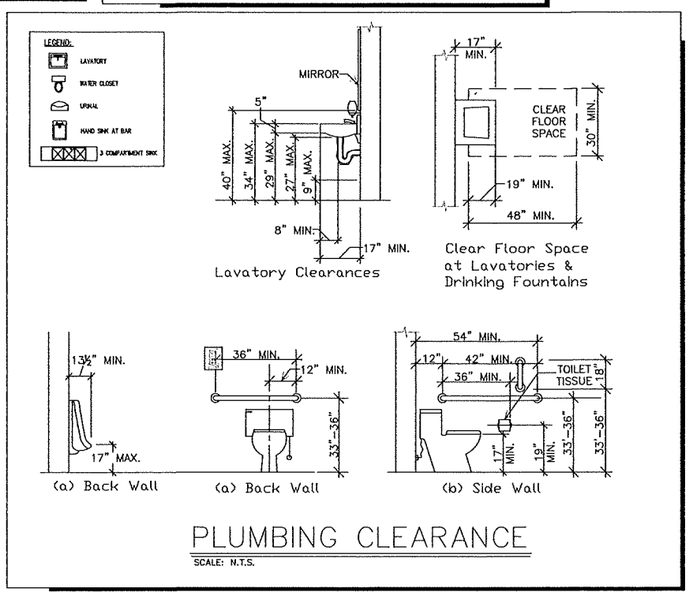




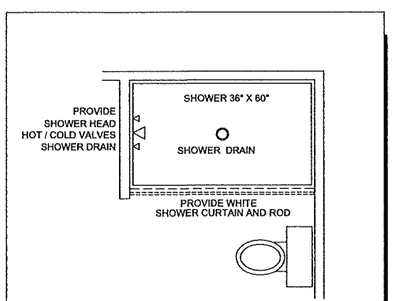
WALL CLEANOUT DETAIL NTS



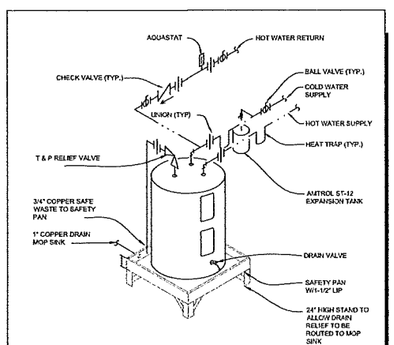
TRAP PRIMER DETAIL NTS



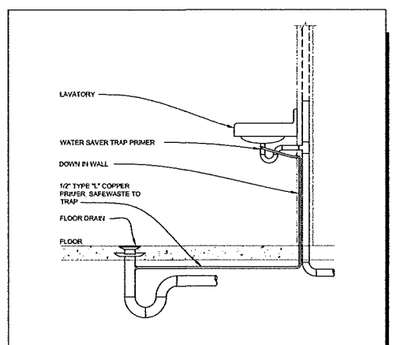
PLUMBING CLEARANCE
SCALE: N.T.S.



TYPICAL SHOWER NTS



WATER HEATER W/ RECIRCULATION PUMP DETAIL NTS



LAVATORY TRAP PRIMER NTS

PLUMBING SPECIFICATIONS & DETAILS

SCALE: NOT TO SCALE

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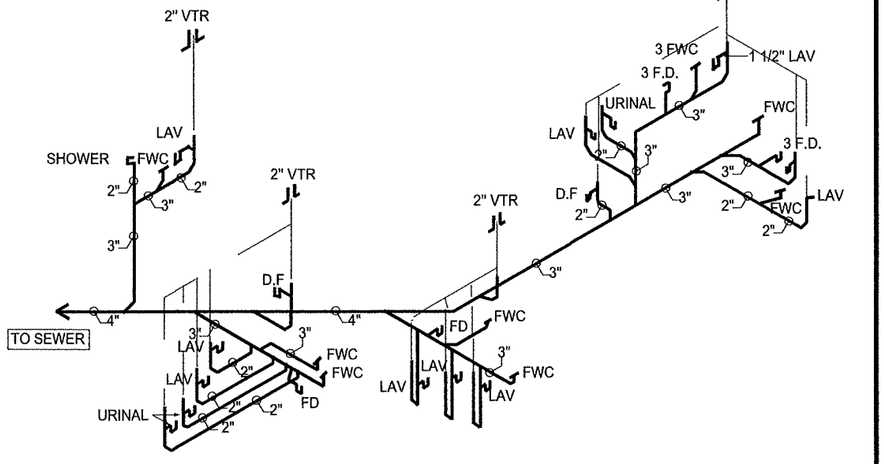
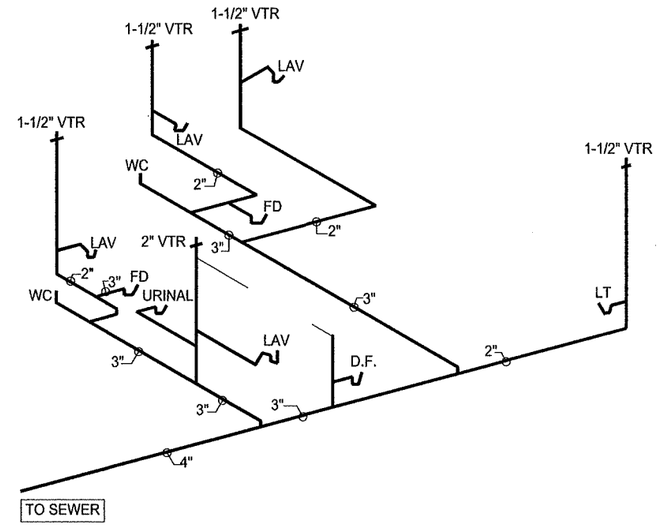
SHEET TITLE
PLUMBING SPECIFICATIONS & DETAILS

P-4



CLUB HOUSE RISER

SCALE: NTS



CABANA RISER

SCALE: NTS

PLUMBING ISOMETRICS

SCALE: NTS

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SHEET TITLE
PLUMBING ISOMETRICS

P-5