VERTICAL DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN

VERTICAL DESIGN STUDIO, P.A.
10950 SW 88 ST | SUITE 200 | MIAMI, FL 33176
AR94751

VERTICAL**DESIGN**STUDIO.COM
786 250 ARCH (2724)

SOUTH PERFORMANCE LLC
REMODEL/REPAIR VANILLA BOX

4760 NW 17TH AVE
MIAMI, FL 33142

SUBMITTAL: PERMIT SET

DATE: 06/07/24

PROJECT NO.
P240530

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS, VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.

2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS. XRAYS OF SLAB MUST BE TAKEN PRIOR TO MAKING ANY PENETRATIONS TO ENSURE EXISTING REINFORCEMENT WILL NOT BE DISTURBED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.

5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.

7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR DIRECTED BY THE ARCHITECT / ENGINEER.

8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.

9. **CODE COMPLIANCE:**
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION; FLORIDA FIRE PREVENTION CODE, 8TH EDITION, AND ADOPTED NFPA STANDARDS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.

10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.

11. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE PROJECT. COORDINATE WITH OWNER THE USE OF EXISTING FACILITIES DURING THE PROJECT.

13. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

14. PERMITS, FEES AND TAXES:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.

15. PERFORMANCE OF WORK:
NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.

16. CLEANUP:
IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.

17. MATERIALS:
ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.

18. CUTTING AND PATCHING:
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.

19. PRIOR TO BEGINNING WORK, GC IS TO OBTAIN, BECOME FAMILIAR AND FOLLOW ANY AND ALL CONSTRUCTION GUIDELINES, RULES AND REGULATIONS FROM THE OWNER AND/OR CONDOMINIUM OFFICE, SO LONG AS SUCH GUIDELINES ARE NOT IN CONFLICT WITH THE FLORIDA BUILDING CODE OR LOCAL JURISDICTION. IF GC DETECTS DISCREPANCIES BETWEEN CONDO GUIDELINES AND LOCAL CONSTRUCTION REGULATIONS, GC MUST INFORM ARCHITECT, CONDO OFFICE AND OWNER IN WRITING IN ORDER TO REACH A RESOLUTION PRIOR TO PROCEEDING WORK.

20. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.

21. DEMOLITION NOTES ARE A GENERAL OUTLINE OF ITEMS TO BE REMOVED. HOWEVER , ANY ITEMS IN THE WAY OF NEW CONSTRUCTION MUST BE REMOVED AND DISCARDED IN ORDER TO INSTALL NEW PRODUCTS.

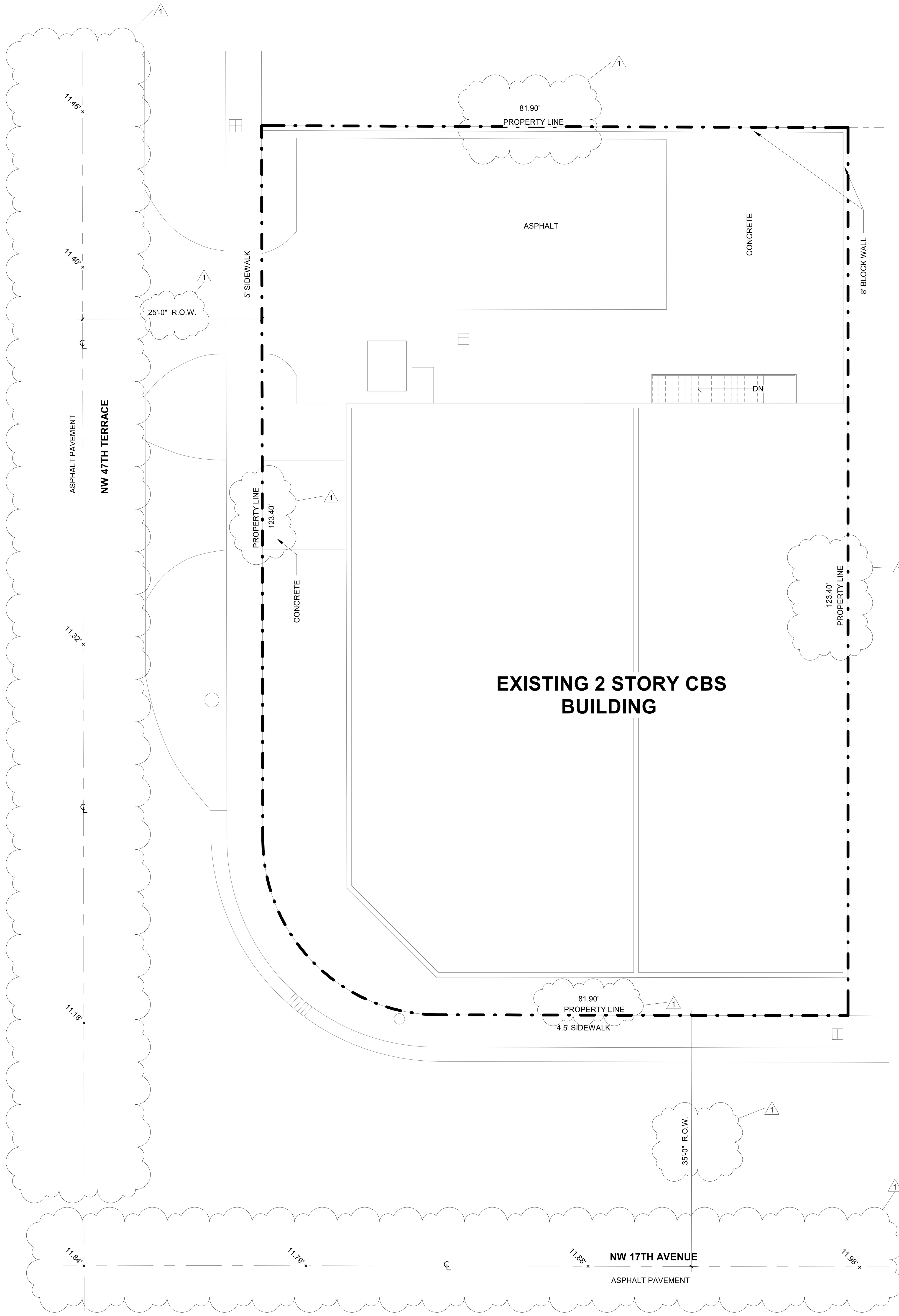
TERMITE PROTECTION:

PER FBCR 4409.13.5 TERMITE PROTECTION, ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

“THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SHOP DRAWINGS / DEFERRED SUBMITTALS:
GC SHALL PROCURE AND PROVIDE SHOP DRAWINGS FOR THE FOLLOWING ITEMS FOR AOR/EOR/CITY OF MIAMI REVIEW. SHOP DRAWINGS SHALL BE PREPARED AND SIGNED BY A FLORIDA REGISTERED ENGINEER AND SHALL INCLUDE SITE SPECIFIC INSTALLATION DETAILS AND CALCULATIONS.
- HANDRAILS AT EXISTING INTERIOR AND EXTERIOR STAIRS
-GUARDRAIL AT EXISTING EXTERIOR STAIRS



3 SITE PLAN / ROOF PLAN
1/8" = 1'-0"

CODE IN EFFECT:

FLORIDA BUILDING CODE, EXISTING 2023 8TH EDITION
FLORIDA BUILDING CODE, BUILDING 2023 8TH EDITION
FLORIDA FIRE PREVENTION CODE 8TH EDITION

MUNICIPALITY:

CITY OF MIAMI

LEGAL DESCRIPTION:

17TH AVE MANOR PB 18-43
LOTS 13 TO 15 BLK 3
LOT SIZE 81.900 X 124
OR 12275-2619 0884 5
COC 24607-0555 06 2006 1

FOLIO #: 01-3122-014-0471

ZONING: T5-O

EXISTING OCCUPANCY GROUP: BUSINESS - VACANT
EXISTING USE: GENERAL COMMERCIAL

PROPOSED OCCUPANCY GROUP: BUSINESS
PROPOSED USE: GENERAL COMMERCIAL

NOT A CHANGE OF USE

BUILDING DATA:

DESCRIPTION: EXISTING 2 STORY CBS BUILDING W/ COMMUNICATING SPACE PER NFPA 8.6.6
CONSTRUCTION TYPE: IIB
BUILDING IS NOT EQUIPPED WITH FIRE SPRINKLERS
BUILDING IS NOT EQUIPPED WITH FIRE ALARM
SCOPE OF WORK AREA: 5,373SF GROUND LEVEL / 2,483SF MEZZANINE LEVEL = 7,856 SF

COMBUSTIBLE MATERIALS:
COMBUSTIBLE MATERIALS SHALL BE USED IN COMPLIANCE WITH FBC BUILDING, SECTIONS 603.1, 805.1 & 806.1

ALTERATION-LEVEL 2 (AS PER SECTION 504, EXISTING BUILDINGS CODE)
504.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

CATEGORY OF BUILDING REHABILITATION: MODIFICATION (AS PER NFPA 101 CH.43 (43.2.2.1.3))

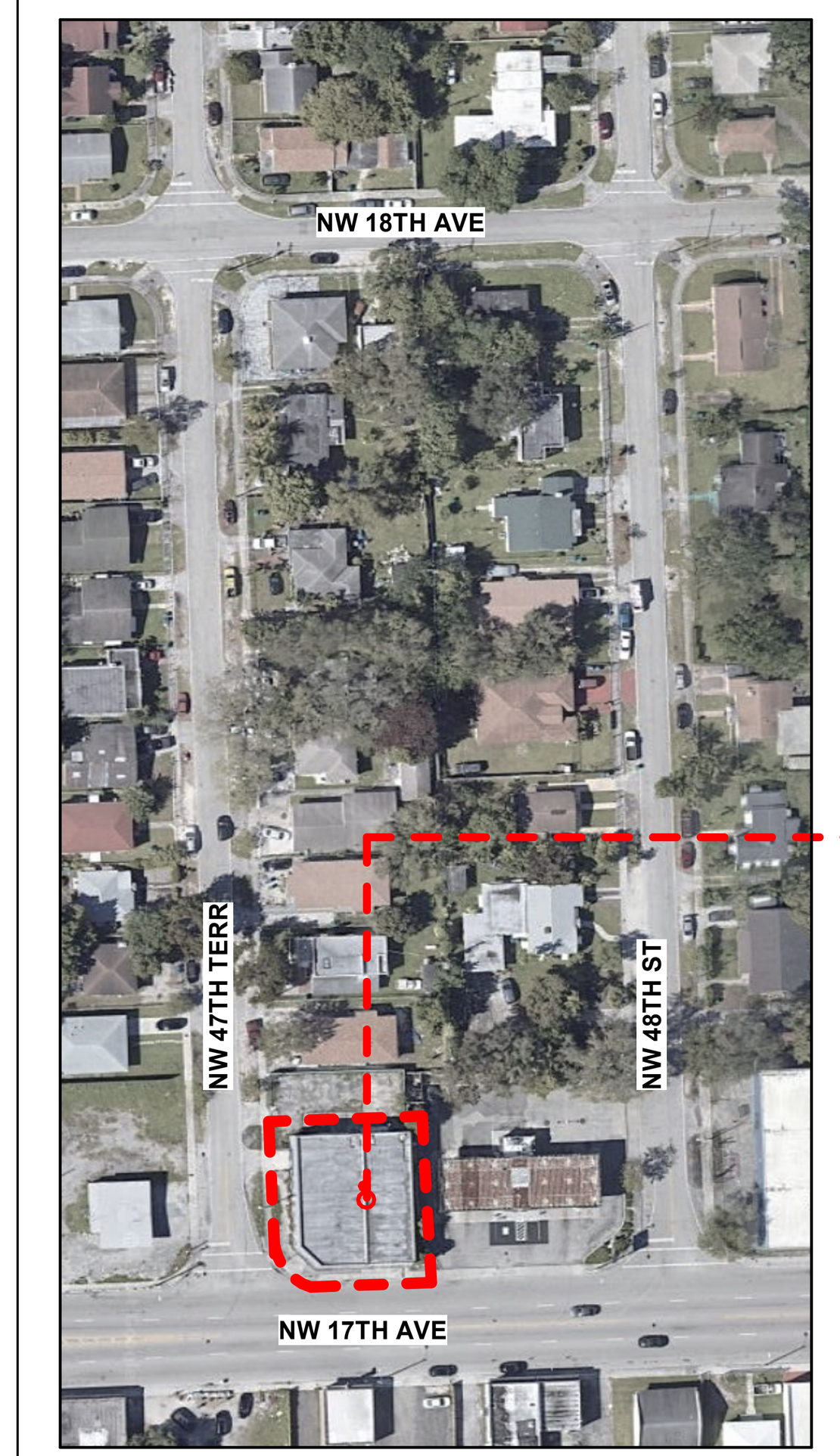
SCOPE OF WORK:

1. REMODELING OF EXISTING BUILDING DUE TO FIRE DAMAGE TO VANILLA BUSINESS TENANT SPACE CONDITION
2. PROPOSED CODE COMPLIANT RESTROOMS, DRINKING FOUNTAIN AND SERVICE SINK
3. PROPOSED CODE COMPLIANT LIGHTING AND LIFE SAFETY DEVICES
4. PROPOSED CODE CODE COMPLIANT DUCTWORK (EXISTING HVAC EQUIPMENT TO REMAIN)
5. PROPOSED DOUBLE DOORS AT NE CORNER OF BUILDING

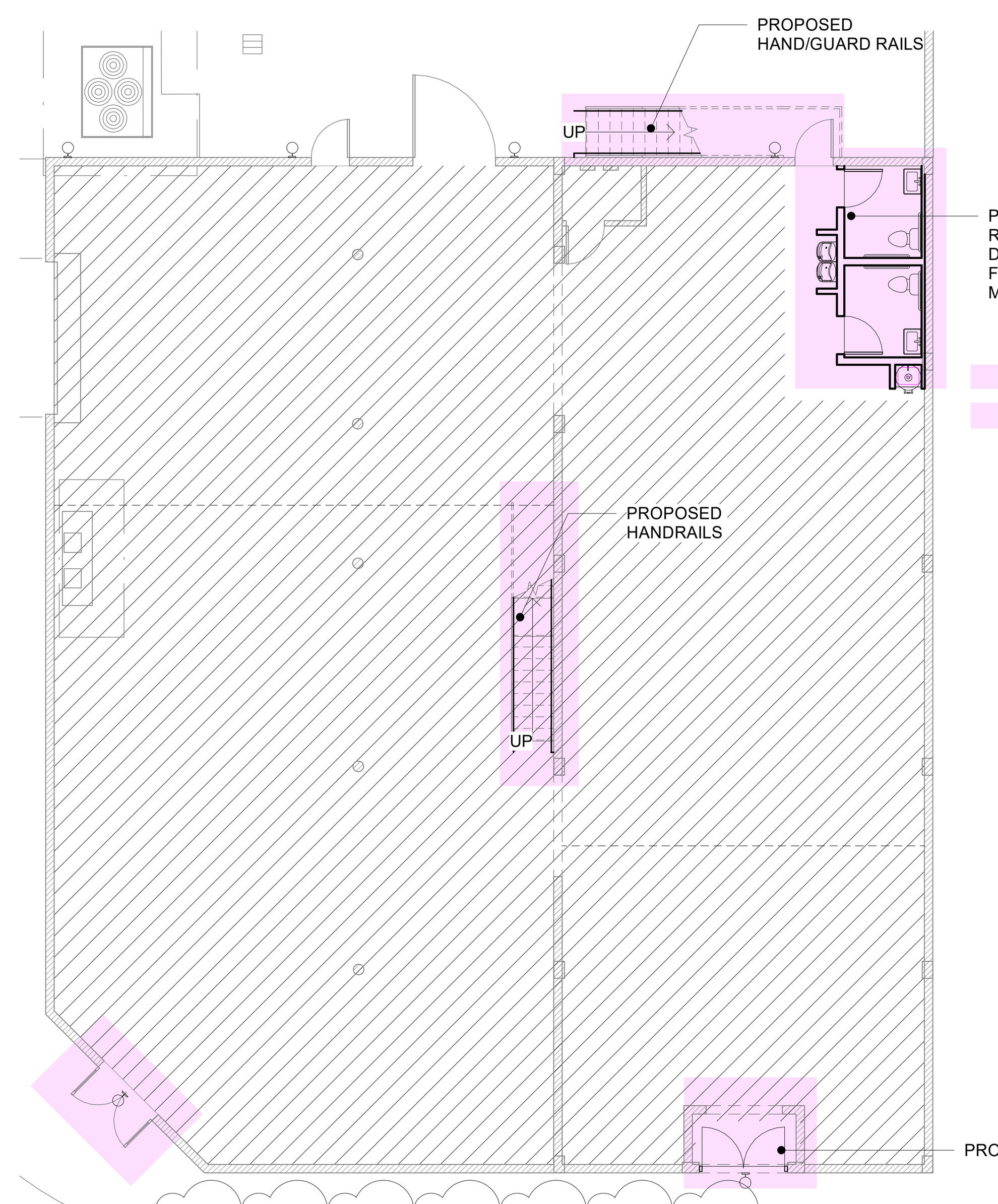
NO STRUCTURAL WORK AS PART OF THIS PERMIT

ACTUAL SCOPE OF WORK AREA IS +/- 1,000SF, INCLUDING DUCTWORK INSTALLATION AND LIGHT FIXTURE INSTALLATION

MAP LOCATION:



N.T.S.



5 SCOPE OF WORK AREAS
1" = 10'-0"

ARCHITECTURAL SHEETS

A0.1	PROJECT DATA
A0.2	GENERAL LEGEND, DIAGRAMS, AND ABBREVIATIONS
A0.3	EXISTING PLAN
A1.0	PROPOSED PLAN
A1.1	REFLECTED CEILING PLAN
A2.0	ENLARGED PLANS & DETAILS
LS1.0	LIFE SAFETY PLAN

MEP SHEETS

P1	PLUMBING SANITARY & WATER PLANS
P2	PLUMBING NOTES, DETAILS AND ISOMETRICS
M1	MECHANICAL PLANS & LEGEND
M2	MECHANICAL NOTES AND DETAILS
E1	ELECTRICAL POWER PLANS & LEGEND
E2	ELECTRICAL LIGHTING PLANS & LEGEND
E3	ELECTRICAL PANEL SCHEDULES
E4	ELECTRICAL NOTES, RISER & A/C CALCS.

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4760 NW 17TH AVE
MIAMI, FL 33142

ARCHITECT
JORGE EDUARDO GONZALEZ AIA
AR 94751 / ID 5595 / LEED AP

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENT	11/05/24

PROJECT NUMBER
P240530

DATE
06/07/24

PROJECT DATA
A0.1

ABBREVIATIONS

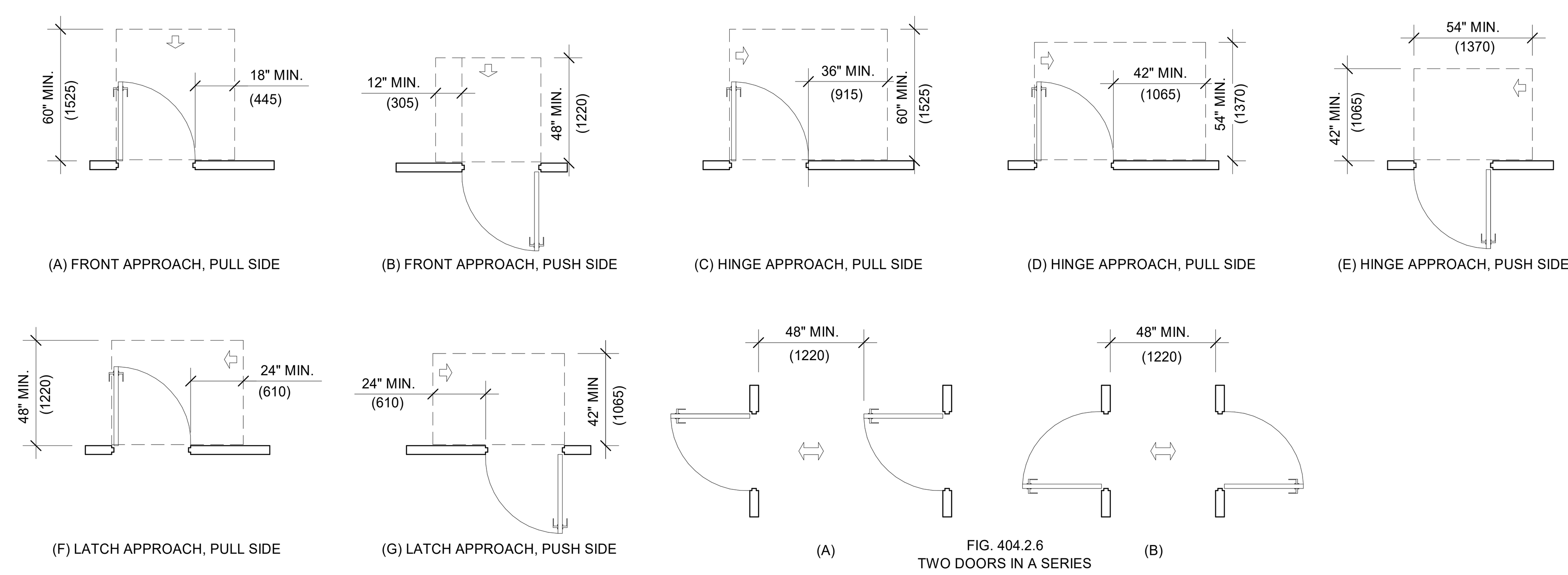
@	At
ACT.	Acoutical Ceiling Tile
ADJ.	Adjustable
A.F.C.	Above Finished Ceiling
A.F.F.	Above Finished Floor
AIA	American Institute of Architects
AIEE	American Institute of Electrical Engineers
AISC	American Institute of Steel Construction
AL, ALUM.	Aluminum
ALM.	Alarm
ALT.	Alternate
AMP.	Ampere
APT.	Apartment
ARCH.	Architect
ASHRAE	American Society of Heating, Refrigerating & Air Conditioning Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society of Testing Engineers
AWG	American Wire Gauge
BD.	Board
BL	Building Line
BLK	Block
BM	Beam
B.O.	Bottom Of
BOT.	Bottom
BTU	British Thermal Unit
CAB.	Cabinet
CEIL,CLG	Ceiling
CER	Ceramin
CFM	Cubic Feet Per Minute
C.H.	Ceiling Height
CL.	Centerline
CLKG.	Caulking
CLO.	Closet
CLR	Clear
COL.	Column
CONC.	Concrete
CONST.	Construction
CONT.	Continous
CORR.	Corridor
COV'G	Covering
CPT	Carpet
CR	Control Room
CSK	Countersink
CTR	Center
CU	Condenser Unit
CU FT	Cubic Feet
CU IN	Cubic Inch
CU YD	Cubic Yard
D	Depth
DB	Decibel
DBL	Double
DEPT	Department
DET.,DTL	Detail
D.F.	Drinking Fountian
DIA	Diameter
DIAG	Diagonal
DIM.,DIMEN	Dimension
DIV	Division
DN	Down
DR(S)	Door(s)
DWG	Drawing
EL.	Elevation
ELEV	Elevator
ELEC	Electorcal
ENAM	Enamel
ENGR	Engineer
EQ.	Equal
EQUIP	Equipment
EWC	Electric Water Cooler
EXH	Exhaust
Exg., EXGH	Existing
EXP	Exposed
EXTR	Extruded
F.D.	Fire Damper
FH	Full Height
FIN.	Finish
FL., FLR	Floor
FT.	Foot
FIG.	Figure
FPRF	Fire Proof
FIX	Fixture
F.P.S.C.	Fireproof Self Closing
FT.LB.	Foot Pound
FTG.	Footing
GA.	Gauge
GAL.	Gallon
GALV.	Galvanized
GC	Genral Contractor
GL	Glass
GPM	Gallons Per Minute
GYP	Gypsum
H, HGT	Height
HDWRE	Hardware
H.M.	Hollow Metal
HOR	Horizontal
HR	Hour
H.R.	Handrail
HW	Hot Water
IB	Iso Booth

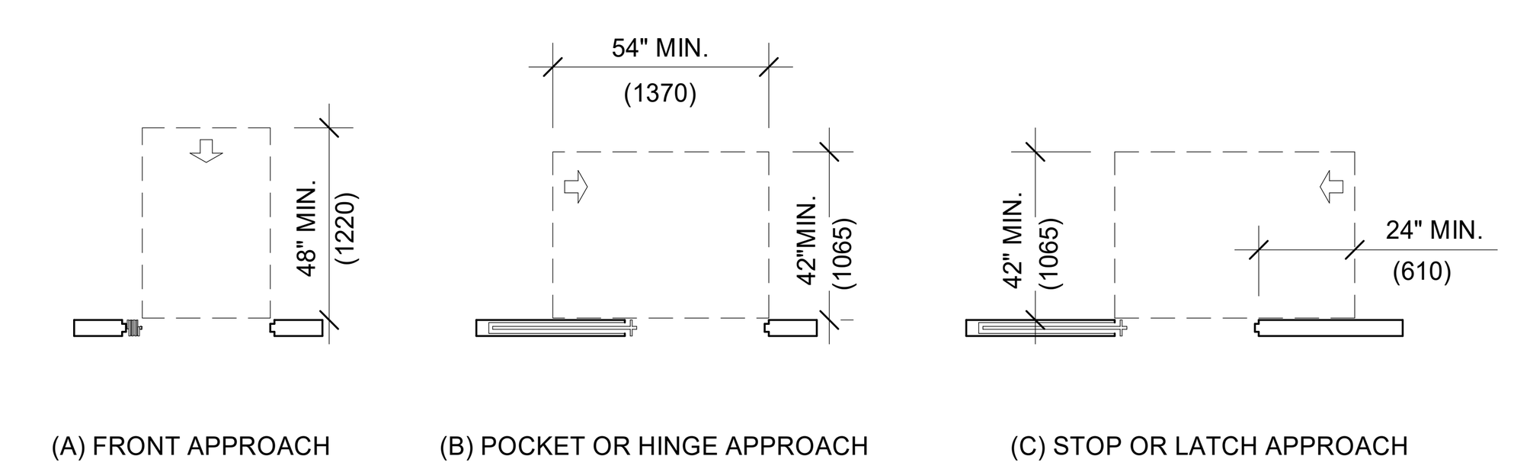
ID	Inside Diameter
IN.	Inch
INCAND	Incandescent
INCL.	Include/Including
INFO.	Information
INSUL	Insulation
INT	Interior
JAN	Janitor
KD	Knock Down
KDS	Kitchen Display System
KO	Knock Out
KW	Kilowatt
L	Lenght
LAV	Lavitory
LB	Pound
LH	Left Hand
LHR	Left Hand Reverse
LIN	Linear
LT	Light
MANUF	Manufacturer
MAX	Maximum
MAT'L	Material
MECH	Mechanical
MED	Medium
MEZZ	Mezzanine
MISC	Miscellaneous
MTL	Metal
N	North
NEC	National Electrical Code
NEMA	National Electrical Manufacturer's Association
N.I.C.	Not in Contract
NO.	Number
N.T.S.	Not To Scale
OA	Overall
OAD	Overall Dimension
O.C.	On Center
OD	Outside Diameter
OFF.	Office
PA	Public Address
PERF.	Perforated
PL. LAM.	Plastic Laminate
PLMB.	Plumbing
PLYWD	Plywood
PNL.	Panel
POL	Polished
POS	Positive / Point of Sale
PSF	Pound Per Square Foot
PSI	Pound Per Square Inch
PTN	Partition
PT	Pressure Treated
PTG	Painting
PR.	Pair
QUAL	Quality
R	Radius
REC'D	Recieved
RECP	Receptacle
REF	Refrigerator
RH	Right Hand
RHR	Right Hand Reverse
RQ'D	Required
RM(S)	Room(s)
S/S	Stainless Steel
S.C.	Colid Core
SECT	Section
SEP	Separate
SIM	Similar
SL	Sound Lock
SPEC(S)	Specification(s)
SPKR	Speaker
SPKLR	Sprinkler
SQ	Square
SR	Senior
STD	Standard
STL	Steel
STO	Storage
STRUC	Structural
SUPT	Superintendent
SUSP	Suspended
TC	Terra Cotta
TID	Technical Interior Design
TEL	Telephone
TH.,THK	Thick
T.O.	Top Of
TYP.	Typical
U.L.	Underwriter's Laboratories
U.N.O.	Unless Noted Otherwise
U.O.N	Unless Otherwise Noted
VAV	Variable Air Volume
VCT	Vinyl Composite Tile
VERT	Vertical
V.I.F.	Verify In Field
VS	Versus
VOL	Volume
W	Width
W/	With
WC	Water Closet
WCV	Wall Covering
WD	Wood
W/O	Without
W.P.	Water Proof
WT.	Weight
YD	Yard

LEGEND

- INDICATES CEILING HEIGHT
- INDICATES CEILING MATERIAL
- XXX / 000 — INDICATES ROOM/AREA NAME
- INDICATES ROOM/AREA NUMBER
- (+X X/X") — INDICATES WORKPOINT
- X / XX.X — INDICATES DETAIL PLAN NUMBER
- INDICATES DRAWING NUMBER
- 0 / 0.0 — INDICATES SECTION NUMBER
- INDICATES DRAWING NUMBER
- 0 / 0.0 — INDICATES ELEVATION NUMBER
- INDICATES DRAWING NUMBER
- 1, 2, XXX, 4, 3 — INDICATES DRAWING NUMBER
- INDICATES ELEVATION NUMBER
- 1i — INDICATES WINDOW NUMBER
- 000A — INDICATES DOOR NUMBER
- INDICATES ALIGNMENT
- P1 — SEE PARTITION DETAILS

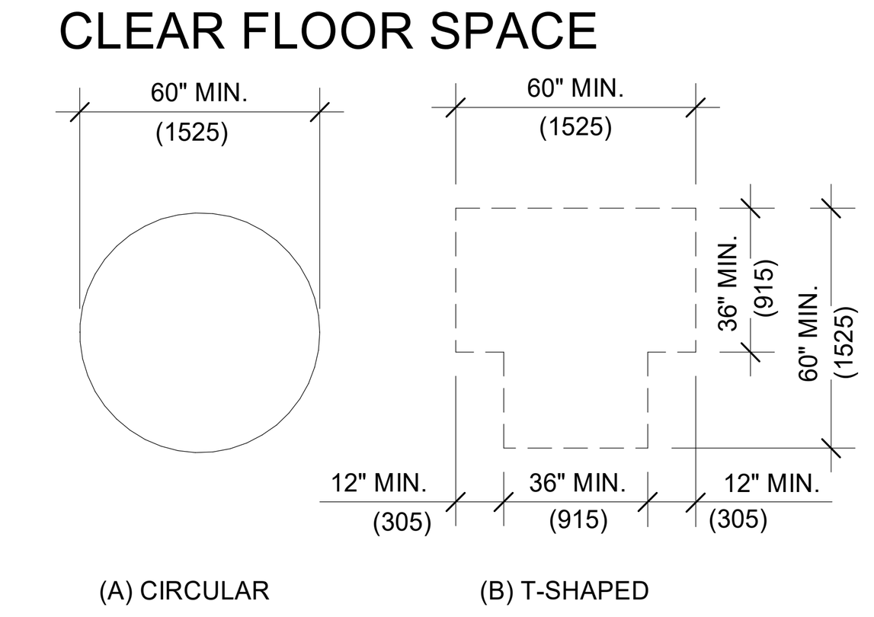
DOORS AND DOORWAYS





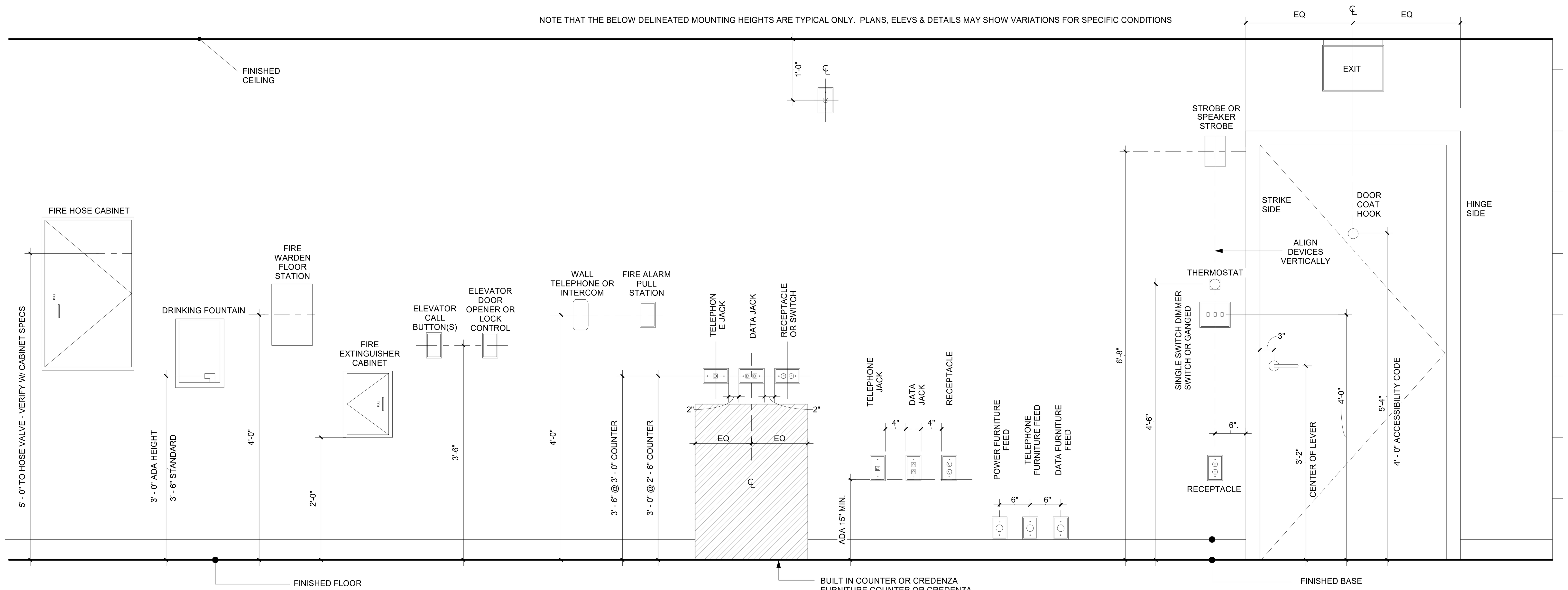
MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

CLEAR FLOOR SPACE



SIZE OF WHEELCHAIR TURNING SPACE

NOTE THAT THE BELOW DELINEATED MOUNTING HEIGHTS ARE TYPICAL ONLY. PLANS, ELEVS & DETAILS MAY SHOW VARIATIONS FOR SPECIFIC CONDITIONS



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ARCHITECT

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
P240530

DATE
06/07/24

GENERAL LEGEND, DIAGRAMS, AND ABBREVIATIONS

A0.2

V:\X- PERMITTING & CONSTRUCTION\P240530 - SOUTH PERFORMANCE LLC - CEDENO\DWGS\P240530 - SOUTH PERFORMANCE LLC - REV1.rvt
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DEMOLITION NOTES

PART I SUMMARY

1.01 DESCRIPTION

A. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO PERFORM DEMOLITION AND REMOVAL OF DEBRIS FROM DEMOLITION OPERATIONS WHEN INDICATED ON DRAWINGS AND SPECIFIED IN THIS SECTION.

1.02 QUALITY ASSURANCE

A. QUALIFICATIONS:
   1. PROVIDE STAFF RESPONSIBLE FOR DEMOLITION WORK FULLY EXPERIENCED IN THIS TYPE OF WORK.
   2. PROVIDE EQUIPMENT OF SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.
   3. PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.
   4. REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO
   5. REFERENCE STANDARDS : COMPLY WITH ALL CODES AND REGULATIONS REGARDING DEMOLITION WORK.
   6. DEMOLITION WORK SHALL BE PERFORMED FOLLOWING ALL CONDOMINIUM ASSOCIATION'S RULES AND REGULATIONS. BUILDING ADMINISTRATION SHALL BE INFORMED BY GC PRIOR TO BEGINNING WORK OF FULL SCOPE OF DEMOLITION AND NEW CONSTRUCTION, AS REQUIRED.

PART II PRODUCTS

2.01 SALVAGED ITEMS:

A. COORDINATE W/ OWNER, PRIOR TO DEMOLITION WHICH ITEMS SHALL REMAIN OWNER'S PROPERTY.
B. OTHER SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.

PART III EXECUTION

3.01 PERFORMANCE:

A. PREVENT DAMAGE TO ADJOINING TENANT AREAS AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION.
B. SHORE STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE IF THE WORK INCLUDES DEMOLITION OF STRUCTURAL ELEMENTS. REMOVE FINISHES FIRST IN ORDER TO ASCERTAIN WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL PROVIDE AN ADEQUATE SHORING PLAN AFTER REMOVAL OF FINISHES. SAID SHORING PLAN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA.
C. IMMEDIATELY UPON REMOVAL OF FINISHES, CONTACT ARCHITECT FOR INSPECTION OF EXISTING STRUCTURE.
D. REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.
E. DEMO PLAN IS DIAGRAMMATIC IN NATURE. ALL ITEMS IN THE WAY OF ANY ITEMS WHICH ARE TO BE INSTALLED, ARE TO BE REMOVED. CONTRACTOR TO COORDINATE DEMOLITION WITH PROPOSED WORK AND WITH ARCHITECT FOR ANY QUESTIONABLE ITEMS PRIOR TO BID.
F. ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERECTED PRIOR TO START OF WORK.
G. MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
H. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.

3.02 ADJUST AND CLEAN:

A. REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK.
B. DO NOT ALLOW ANY ACCUMULATION OF DEBRIS ON SITE.
C. TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE IN CORRIDORS OR ON STREETS.
D. LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.

ADDITIONAL NOTES:
(THESE GENERAL ADDITIONAL NOTES ARE SUPPLEMENTARY TO THOSE FOUND IN THE MEP PLANS. IN THE EVENT OF ANY CONFLICT, THE NOTES IN THE MEP SHEETS SHALL TAKE PRECEDENCE. PLEASE REFER TO THE MEP PLANS FOR A COMPREHENSIVE SCOPE OF WORK.)

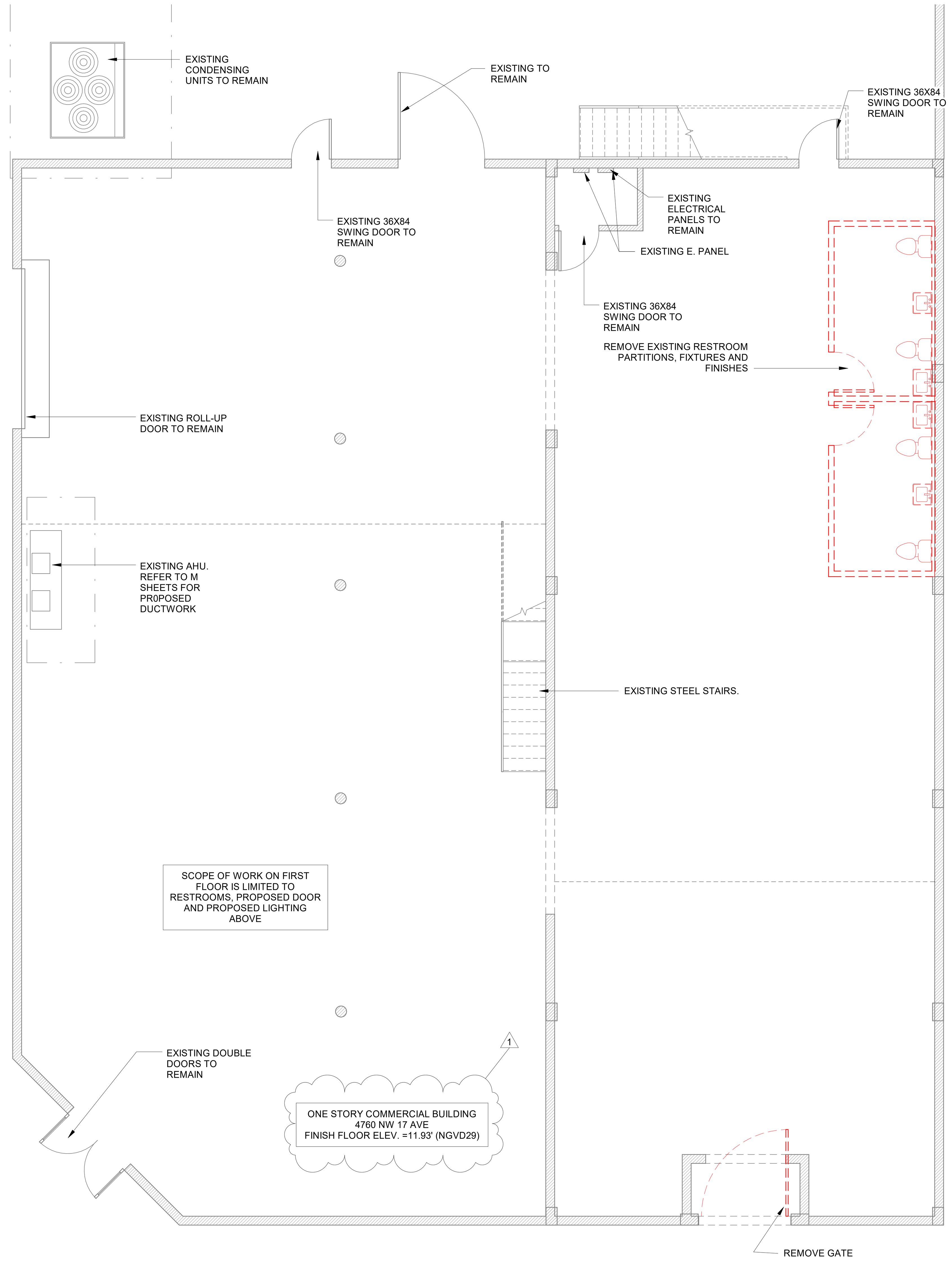
PLUMBING:
1. REMOVE ALL PLUMBING FIXTURES / PIPING / VALVES /DEVICES ETC. IN WALLS/PARTITIONS/FLOORS AND/OR CEILINGS BEING REMOVED UNDER THIS PROJECT FOR THE ENTIRE LENGTH OF DEMOLITION OR AS REQUIRED.
2. LEAVE NO LIVE OR DEAD PIPING IN REMOVED AREAS. REMOVE ALL PIPING NOT BEING USED.
3. FOR ADDITIONAL INFORMATION SEE WORK IN EXISTING BUILDINGS UNDER THE GENERAL PROVISION FOR PLUMBING WORK IN DIVISION 16.
4. DISCONNECT WATER TO ALL AREAS AT THE SOURCE WORK AT A JOINT OR NIPPLE WHERE REQUIRED INTERCEPT EXISTING TO PERMIT DEMOLITION OF THE OTHER PORTION OF THE WORK.
5. PROTECT EXISTING PLUMBING TO REMAIN. ANY EQUIPMENT OR DEVICE THAT MUST BE DISCONNECTED AS A DIRECT OR INDIRECT ACTION OF THIS DEMOLITION WORK, SHALL BE RECONNECTED BACK TO ITS ORIGINAL LOCATION AND THE SOURCE, AND SHALL BE TESTED, UNLESS OTHERWISE NOTED.

HVAC:
1. THE NATURE OF THIS CONTRACT INVOLVES THE REMODELING OF EXISTING FACILITIES. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE EXACT LOCATION AND QUANTITY AND CONDITIONS OF EXISTING EQUIPMENT PRIOR TO THE BID. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND DO NOT SHOW ALL EXISTING CONDITIONS AND ACCESSORY TO BE REMOVED.
2. ANY EQUIPMENT OR DEVICE TO REMAIN THAT MIGHT HAVE TO BE DISCONNECTED MUST BE RECONNECTED AND TIED BACK TO THE EXISTING BUILDING SYSTEMS AND TESTED FOR CORRECT OPERATION.
3. CONTRACTOR SHALL VERIFY EXISTING DUCTWORK SIZES WHICH CONNECT TO NEW DUCTWORK BEFORE FABRICATION AND INSTALLATION.
4. CONTRACTOR SHALL INSPECT ALL EXISTING DUCTWORK TO BE REUSED AND MAKE ANY NECESSARY REPAIRS TO ENSURE AN AIRTIGHT SYSTEM.
5. ALL EXISTING GRILLES REGISTERS, DIFFUSER, ETC. TO BE REMOVED AND REPLACED
6. INTERRUPTION OF EXISTING FACILITIES AND/OR SERVICES IN ADJACENT APARTMENTS IS NOT PERMITTED.
7. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION OR INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS.
8. CONTRACTOR SHALL ADVISE THE OWNER OF THE GENERAL CONDITIONS OF EXISTING EQUIPMENT TO REMAIN.
9. CONTRACTOR SHALL VERIFY THAT ALL EXISTING EXTERIOR MOUNTED EQUIPMENT TO REMAIN IS PROPERLY SECURED TO WITHSTAND HURRICANE FORCE WINDS AS PER F.B.C..
10. CONDITIONED AIR DUCTWORK SHALL BE CLASS "ONE" FIBER GLASS DUCT BOARD IN ACCORDANCE WITH SMACNA'S FIBROUS DUCT STANDARDS R-6 IN ATTIC SPACE.
11. A/C CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND PAYING ALL PERMIT FEES.

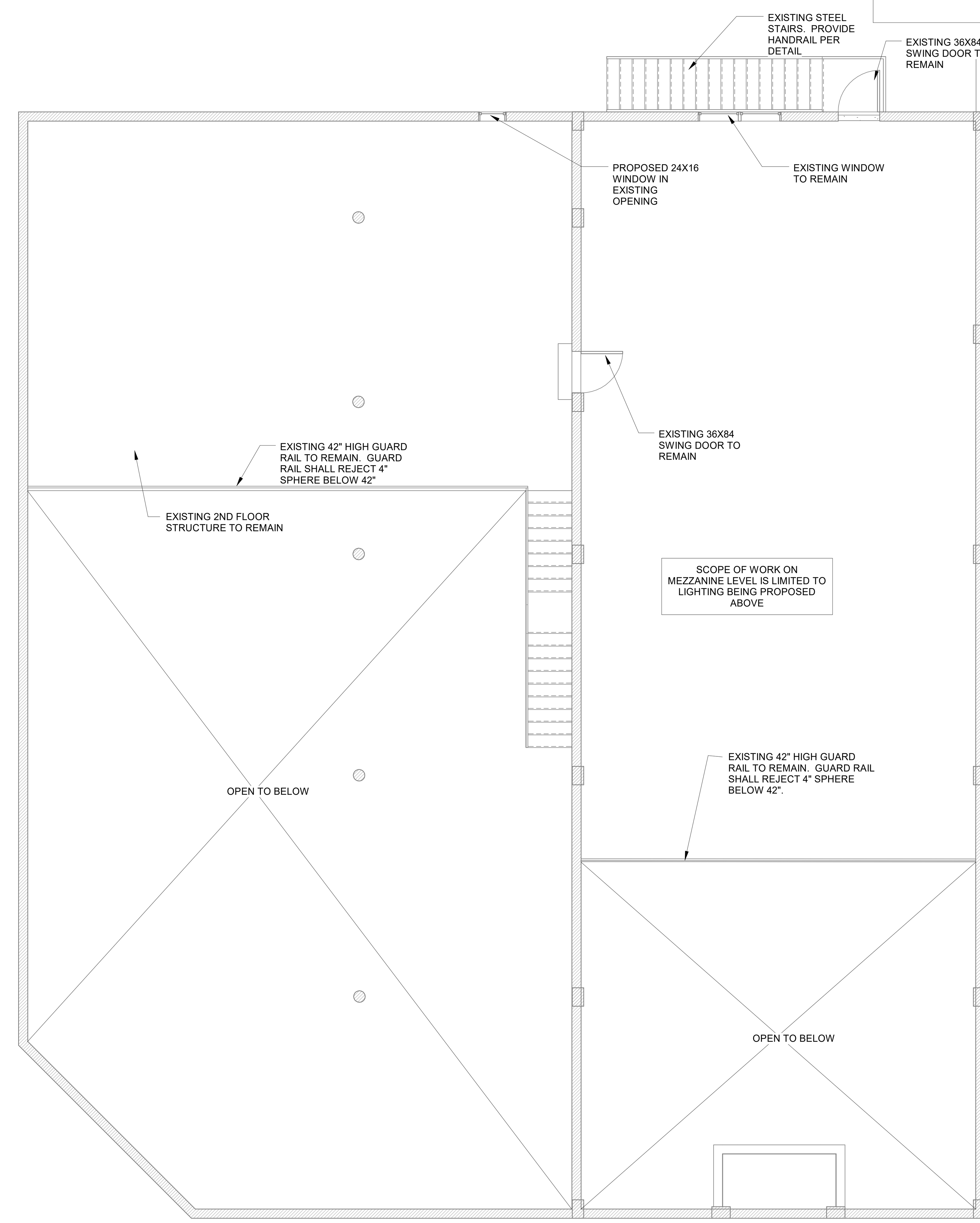
ELECTRICAL:
1. BEFORE BIDDING CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING CONDITIONS RESULT IN AN EXTRA MATERIAL OR LABOR.
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO THAT INTERFERENCES WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL, STRUCTURAL MEMBERS WILL BE AVOIDED.
3. WHERE ADJACENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO REMOVAL OF EQUIPMENT, RACEWAY, ETC., THE SAME SHALL BE REPAIRED TO CORRESPOND IN MATERIAL, AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK.
4. WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND THOROUGH CLEANING OF THE PREMISES UPON COMPLETION OF THE WORK AS DIRECTED BY ARCHITECT/OWNER.
5. REMOVE ALL ELECTRICAL EQUIPMENT/WIRING/DEVICE ETC. IN WALLS/PARTITIONS/FLOORS AND/OR CEILINGS BEING REMOVED UNDER THIS PROJECT FOR THE ENTIRE LENGTH OF DEMOLITION OR AS REQUIRED.
6. WHERE THE REMOVAL OF THESE ITEMS MAKES DEAD ELECTRICAL WIRING SERVING EQUIPMENT OR DEVICES TO REMAIN, PROVIDE NEW JUNCTION BOXES IN LOCATIONS BEFORE AND AFTER THE DEMOLISHED AREA(S) FOR BY PASS WIRING.
7. LEAVE NO LIVE OR DEAD WIRE IN REMOVED WIRING DEVICES. REMOVE WIRING TO THE NEAREST BOX OR PANEL AS REQUIRED.
8. DISCONNECT POWER TO AREAS BEING DEMOLISHED AT THE SOURCE (C/B OR SWITCH). WHERE REQUIRED INTERCEPT EXISTING WIRING WORK AT A CONVENIENCE OUTLET OR NIPPLE TO PERMIT DEMOLITION OF THE OTHER PORTION OF THE WIRING.
9. PROTECT EXISTING OUTLETS TO REMAIN.
10. WHERE ELECTRIC LIGHTING FIXTURES, SWITCHES, RECEPTACLES, BOXES, CABINETS, DEVICES, ETC. ARE TO BE REMOVED, AND BOXES AND CONDUITS ARE TO REMAIN, ALL CONDUCTORS SHALL BE DE-ENERGIZED, DISCONNECTED AT BOTH ENDS, REVERSED INTO THE BOX, AND THE BOX PLUGGED WITH CEMENT PLASTER OR OTHER APPROVED MATERIAL AND THE WALL, FLOOR, CEILING AND THE LIKE RESTORED TO MATCH THE SURROUNDING FINISH TO THE SATISFACTION OF THE OWNER. WHERE ANY MECHANICAL ITEMS ARE TO BE REMOVED, ALL ABOVE FINISHES TO BE RESTORED ALSO.
11. WHERE ELECTRICAL FIXTURES, SWITCHED, OUTLETS, RECEPTACLES, BOXED, CABINETS, DEVICES, ETC. ARE TO BE REMOVED, AND THEIR REMOVAL AFFECTS THE OPERATION OF ANY EQUIPMENT, FIXTURE, RECEPTACLE, ETC. THAT IS TO REMAIN (INCLUDING ITEMS THAT MAY NOT BE SHOWN IN THE DRAWINGS BUT ARE PRESENTLY EXISTING IN PLACE) THE CONTRACTOR SHALL RECRUIT THEM (INCLUDING BOXES, CONDUIT, WIRES, ETC.) TO RESTORE THEM TO THE ORIGINAL OPERATING CONDITION, ALL AT NO ADDITIONAL COST TO OWNER.
12. UNUSED OPENINGS IN BOXES, CABINETS, PANELBOARDS, ROOFS, WALL, ETC., WHERE SOMETHING IS REMOVED OR PREVIOUSLY EXISTS, SHALL BE PLUGGED OR BLANKED OUT BY APPROVED METHODS, IF THE OPENING IS TO REMAIN.
13. IN GENERAL, DEMOLITION WILL INVOLVE THE REMOVAL OF ALL LIGHTING, SWITCHES, POWER AND FIRE ALARM DEVICES, TOGETHER WITH ASSOCIATED WIRE AND CONDUIT PER THE ABOVE DESCRIPTION IN THE ENTIRE AFFECTED AREA.
14. CONTRACTOR SHALL OBTAIN PERMIT FOR ALL HIS WORK SCOPE

FIELD VERIFICATION REQUIREMENT

CONTRACTOR SHALL FIELD VERIFY ALL JOB SITE CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.



1 EXISTING FLOOR PLAN - GROUND LEVEL
3/16" = 1'-0"



2 EXISTING FLOOR PLAN - MEZZANINE LEVEL
3/16" = 1'-0"

NOTE:

1. INTERIOR LAYOUT SHOWN IS DIAGRAMMATIC IN NATURE. GC TO FIELD VERIFY ALL ITEMS TO BE REMOVED IN COORDINATION WITH PROPOSED BUILD OUT PLAN.
2. EXITS WILL BE MAINTAINED AT ALL TIMES DURING DEMOLITION. NFPA 1:16.1.3 4
3. DURING DEMOLITION, THE DEMOLITION OPERATION WILL COMPLY WITH NFPA 1 : CHAPTER 16 SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION
4. NO FLAMMABLE OR COMBUSTIBLE LIQUIDS OR GASES CAN BE STORED FOR DEMOLITION/CONSTRUCTION.

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ARCHITECT

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENT	11/05/24

PROJECT NUMBER
P240530

DATE
06/07/24

EXISTING PLAN
A0.3

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DOOR SCHEDULE

Door No.	Description	Width	Height	Comments
D1	SWING DOOR	3' - 0"	7' - 0"	PROVIDE CLOSER AND PRIVACY LOCK. HOLLOW CORE METAL
D2	SWING DOOR	3' - 0"	7' - 0"	PROVIDE CLOSER AND PRIVACY LOCK. HOLLOW CORE METAL
ED1	STOREFRONT DOUBLE SWING DOORS - IN-SWINGING	6' - 6"	7' - 0"	IMPACT RESISTANT. SEE ELEVATION.

WALL LEGEND

EXISTING WALL TO REMAIN. N.I.C.
(WALL SIZE AND TYPE VARIES) SEAL ALL FIRE RATED PENETRATIONS AS REQ.

METAL FRAMED PARTITION. SEE WALL TYPE DETAILS.

NOTES:
GC MUST VERIFY AND FULLY COORDINATE ALL NEW PARTITIONS WITH WALL TYPES, FINISH MATERIALS, AND SHOP DRAWINGS FOR FURNITURE AND DOORS PRIOR TO CONSTRUCTION.

DOOR NOTES

1. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL DOOR DIMENSIONS AND OPENINGS PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR TO COORDINATE DOOR STYLE AND HARDWARE WITH OWNER.
3. FINISH HARDWARE ON IMPACT RESISTANT DOORS SHALL BE AS SPECIFIED IN PRODUCT CONTROL APPROVAL PACKAGE.
4. GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
5. GENERAL CONTRACTOR TO COORDINATE HEADER AND JAMB DETAILS WITH OWNER.
6. ALL DOORS TO HAVE LEVER HANDLES BY SCHLAGE OR APPROVED EQUAL.
7. ALL DOORS NOT LABELED ARE EXISTING AND TO REMAIN
8. PROVIDE PRIVACY LOCK AT RESTROOMS. PROVIDE HINGE STOP AND CLOSERS.
9. PROVIDE SECURITY LOCK AT ALL EXTERIOR DOORS.

VAPOR BARRIER:
A 6 MILL MINIMUM POLYETHYLENE VAPOR RETARDANT SHALL BE PLACED BETWEEN THE SUB GRADE AND INTERIOR CONCRETE FLOOR SLABS.

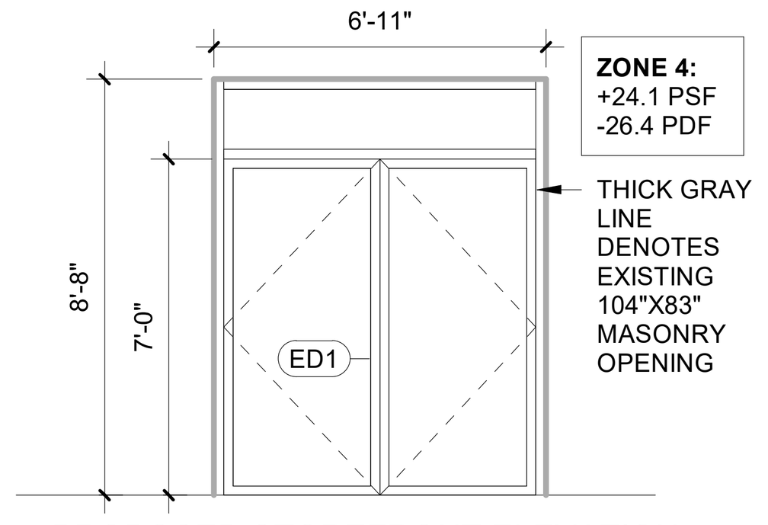
SEE RCP FOR L4 INFORMATION

STOREFRONT W/ INSWINGING DOORS BY OTHERS UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO PERMITTING

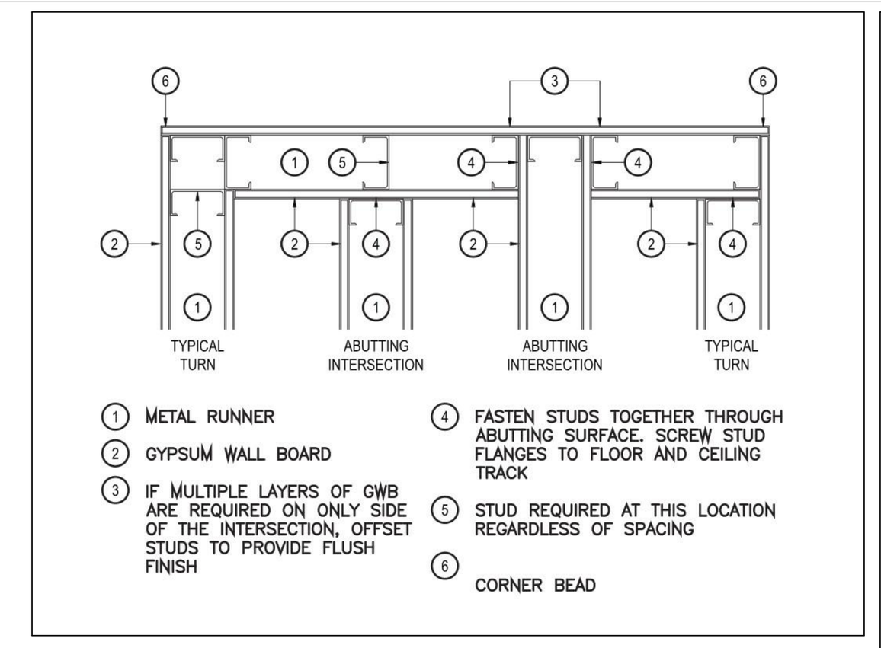
FLOORING NOTE:
ALL FLOORING TO BE FLUSH WITH EACH OTHER. GC TO COORDINATE REQUIRED SLAB DEPRESSIONS PRIOR TO POURING CONCRETE TOPPING

FINISH NOTES

1. ALL FINISH MATERIAL SHALL BE IN COMPLIANCE WITH FBC CH 8 AND FFPC
2. ALL DECORATIVE MATERIALS AND TRIM SHALL BE RESTRICTED BY COMBUSTIBILITY AND THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, "CLASS C" IN ACCORDANCE WITH SECTION 806.
3. ALL WOOD INSTALLED SHALL BE INHERENTLY RATED "CLASS B" FLAME RETARDANT BY THE METHOD OF SUBMERSION TO COMPLY WITH IMO A.652, FAA FAR 25-853, NFPA 101 LIFE SAFETY CODE, NFPA 701, ASTM E-84 AND UBC CLASS 1. ALL TREATMENTS SHALL BE UN-REMOVABLE BY WASHING.
4. ALL FINISH MATERIAL SHALL BE IN COMPLIANCE WITH FBC 2023 CH 8 AND FFPC 8TH ED.
5. ALL INTERIOR FLOOR FINISH TO BE COMMERCIAL GRADE SLIP RESISTANT TO COMPLY WITH ASTM C 1028-96 & HAVE A MINIMUM WET COEFFICIENT OF FRICTION OF 0.6
6. IN RESTROOMS, WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT FINISH AS PER FBC SECTION 1210.1. PROVIDE COVED TILE BASE.
7. ALL PAINT FINISHES AND COLORS TBS BY CLIENT OR ARCHITECT, U.N.O.
8. ALL FINISH MATERIALS, WALL PANELING, ETC.. COLORS, STYLES AND PATTERNS TO BE CONFIRMED WITH CLIENT OR ARCHITECT PRIOR TO FABRICATION
9. ALL STONE JOINTS TO BE MITERED
10. ALL FLOORING TRANSITIONS MUST BE SMOOTH AND FLUSH. GC TO COORDINATE REQUIRED SLAB DEPRESSIONS PRIOR TO POURING CONCRETE TOPPING; WHERE THERE IS A DIFFERENCE IN HEIGHT BETWEEN FLOORINGS, IT SHALL NOT EXCEED 1/2" BEVELED, AND IT SHALL OCCUR AT THRESHOLDS
11. GC TO COORDINATE FINISH SELECTION & COLORS WITH OWNER AND INTERIOR DESIGNER. AS A GENERAL GUIDELINE, ALL FLOORS SHALL BE SLIP RESISTANT, ALL WALL BASES IN FOOD PREPARATION AREAS AND RESTROOMS SHALL BE COVED, ALL WALLS IN FOOD PREPARATION AREAS AND RESTROOM SHALL BE SMOOTH, WASHABLE AND UNABSORBENT, AS WELL AS COMPLY WITH OTHER REQUIREMENTS OF THE FBC/FFPC AND THE NOTES ABOVE.
12. CONTRACTOR TO PROVIDE WOOD BACKING FOR ALL FURNITURE, EQUIPMENT & ACCESSORIES THAT ARE TO BE MOUNTED ON WALL.
13. WOOD CABINETS TO HAVE PLASTIC LEGS AND VINYL TOE KICK.
14. ALL EQUIPMENT REQUIRING WATER (EXCEPT FOR SINKS), SHALL BE PROVIDED WITH ADEQUATE FILTRATION. GC TO COORDINATE WITH EQUIPMENT VENDOR
15. SECURE ALL SHELVING UNITS TO WALL OR CEILING AS REQUIRED TO AVOID TIPPING



3 PROPOSED STOREFRONT ELEVATION
1/4" = 1'-0"



N.T.S.

ROOM FINISH SCHEDULE

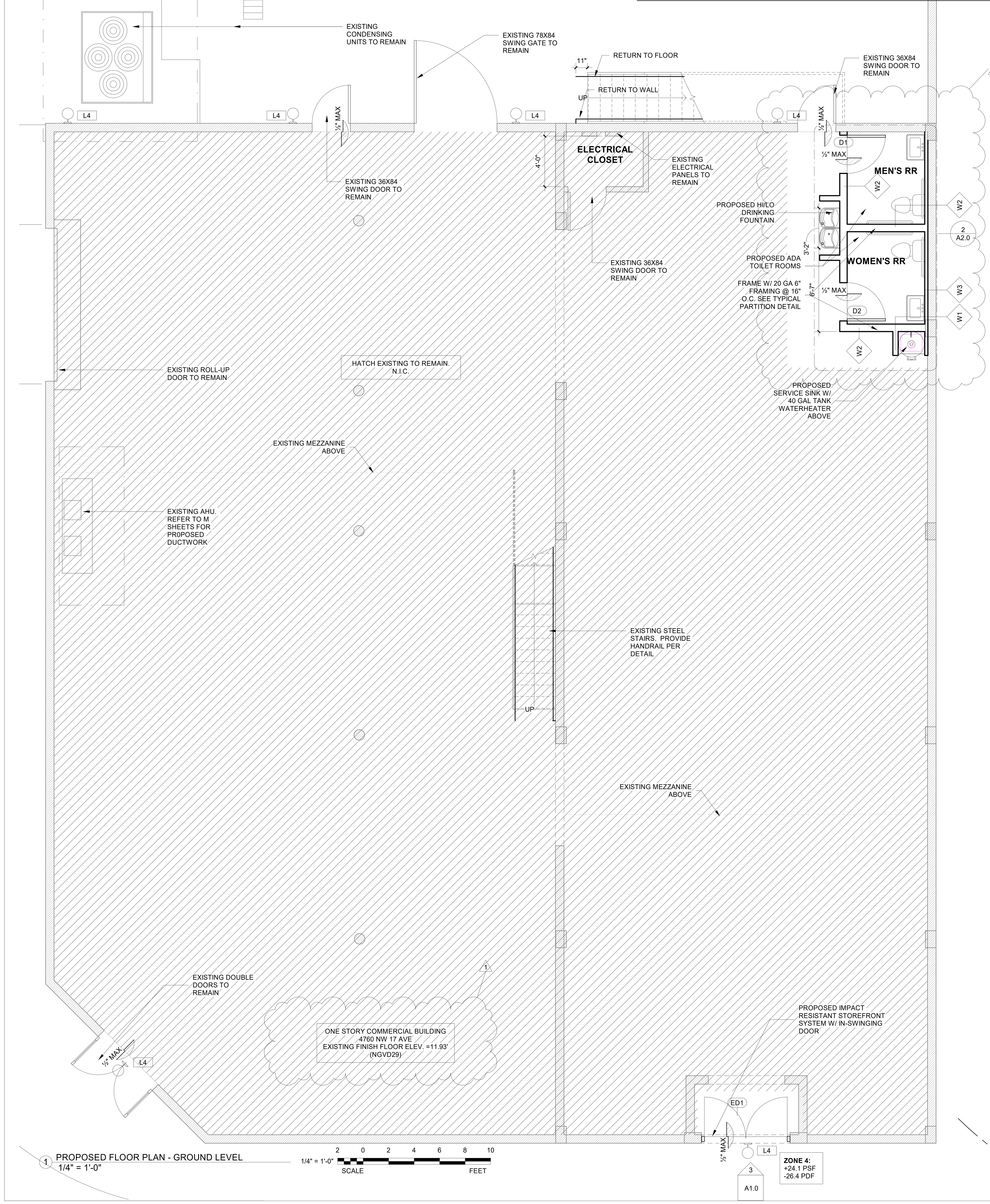
Room Name	Finish: Floor	Finish: Wall	Comments
MEN'S RR	PORCELAIN / CERAMIC TILE. NON-ABSORBANT, WASHABLE, SLIP-RESISTANT. FORMAT AND COLOR TBD BY CLIENT & GC	PORCELAIN / CERAMIC TILE UP TO 48" AFF. (DURABLE, NON-ABSORBENT, WASHABLE. FORMAT AND COLOR TBD BY CLIENT AND COLOR TBD.) / PAINTED DRYWALL OR PAINTED EXISTING STUCCO	
WOMEN'S RR	PORCELAIN / CERAMIC TILE. NON-ABSORBANT, WASHABLE, SLIP-RESISTANT. FORMAT AND COLOR TBD BY CLIENT & GC	PORCELAIN / CERAMIC TILE UP TO 48" AFF. (DURABLE, NON-ABSORBENT, WASHABLE. FORMAT AND COLOR TBD BY CLIENT AND COLOR TBD.) / PAINTED DRYWALL OR PAINTED EXISTING STUCCO	
ELECTRICAL CLOSET	EXPOSED CONCRETE	PAINTED DRYWALL OR PAINTED EXISTING STUCCO	EXISTING
1ST FLOOR TYP.	EXPOSED CONCRETE	PAINTED DRYWALL OR PAINTED EXISTING STUCCO	EXISTING
2ND FL TYP.	EXPOSED CONCRETE	PAINTED DRYWALL OR PAINTED EXISTING STUCCO	EXISTING

PARTITION NOTES*

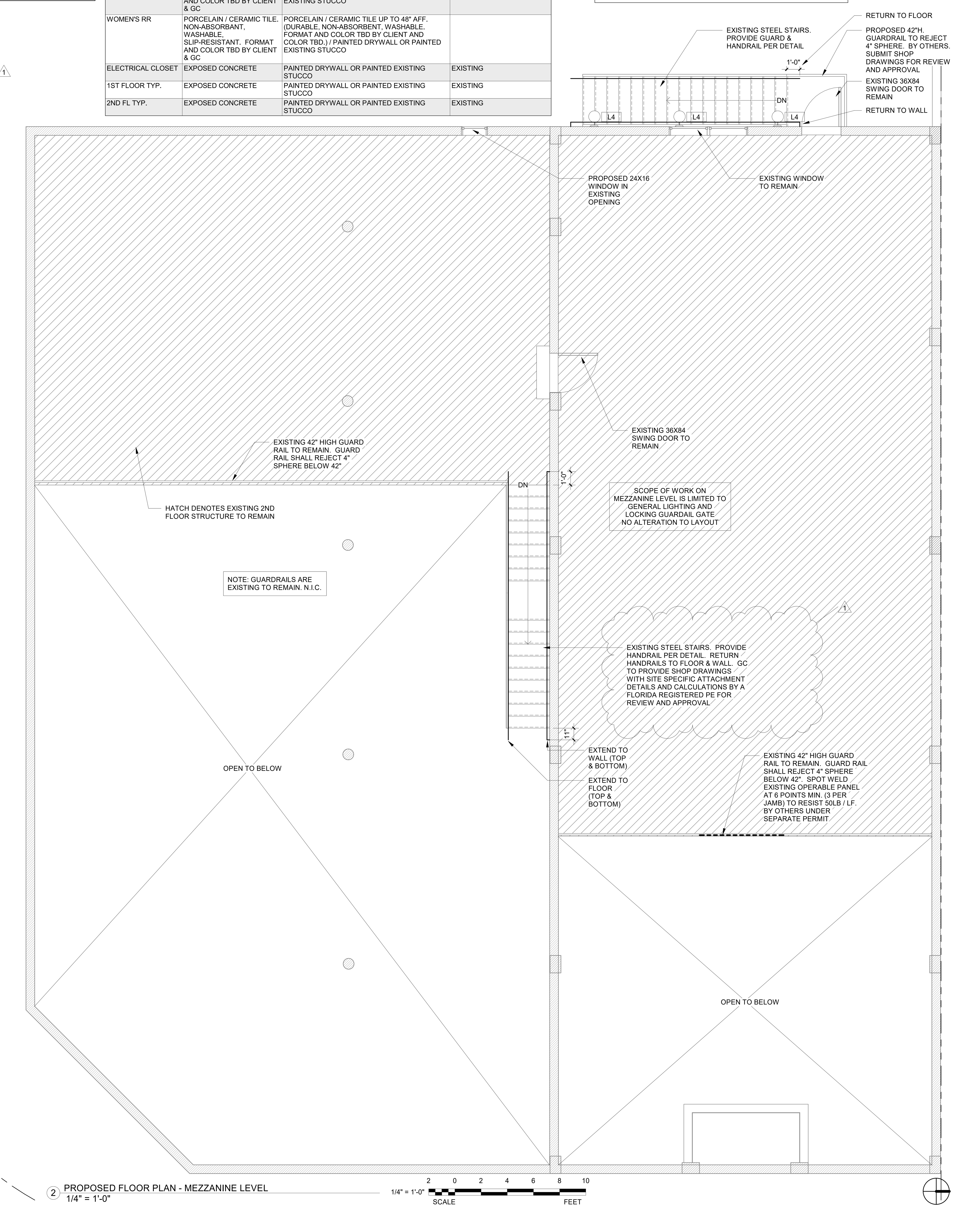
* NON-BEARING STUD WALLS ONLY. SEE OTHER DETAILS FOR BEARING WALLS

1. TYPICAL FASTENER: STEEL STUDS TO STEEL STUDS OR TRACKS: # 8-18 X 1/2" TEKS /2 WITH PHIL PAN HEAD FOR 20 GA. OR 20 GA. #10 -16 X 9/16" TEKS/3 WITH PHIL PAN HEAD FOR INTERCONNECTION OF 18 GA. OR 16 GA.
2. STEEL STUDS OR TRACKS TO STRUCTURAL STEEL (TUBE STEEL, WIDE FLANGE COLUMNS, BEAMS, GIRDERS, ETC.): TEKS/3 OR TEKS/4 -GAUGE AND LENGTH AS REQUIRED FOR THE COMBINED THICKNESS OF THE FRAMING TO BE DRILLED.
3. METAL TRACK TO CONCRETE: 3 5/8" x 20 GA. METAL TRACK FASTENED TO EXISTING CONCRETE WITH 3/16" x 1 3/4" EMBEDMENT TAPCONS AT 16" O.C.
4. GYP. BOARD TO STEEL STUDS: #7 X 1 1/4" HI-LO TYPE "S" BUGLE HEAD SCREWS FOR 3/8" TO 5/8" GYP. BOARD TO 20 GAUGE OR 20 GAUGE STUDS. #6 X 1 1/4" TYPE S-12 BUGLE HEAD SCREWS FOR 3/8" TO 5/8" TO 18 GA. OR 16 GA. STUDS OR TRACKS.
5. AT PARTITIONS HIGHER THAN 12'-0" PROVIDE HORIZONTAL LATERAL BRACING WITH 1 1/2" 16GA. COLD ROLLED CHANNELS AT 8'-0" VERT. ANCHORED TO STUDS.

WALLS OVER 12'-0" HIGH TO BE LATERALLY BRACED VERTICAL W/ 1½", 16 GA. COLD-ROLLED CHANNELS CLIP ANCHORED TO METAL STUDS.



1 PROPOSED FLOOR PLAN - GROUND LEVEL
1/4" = 1'-0"



2 PROPOSED FLOOR PLAN - MEZZANINE LEVEL
1/4" = 1'-0"

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ARCHITECT
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AR 94751 / ID 5595 / LEED AP

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENT	11/05/24

PROJECT NUMBER
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DATE
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PROPOSED PLAN
A1.0

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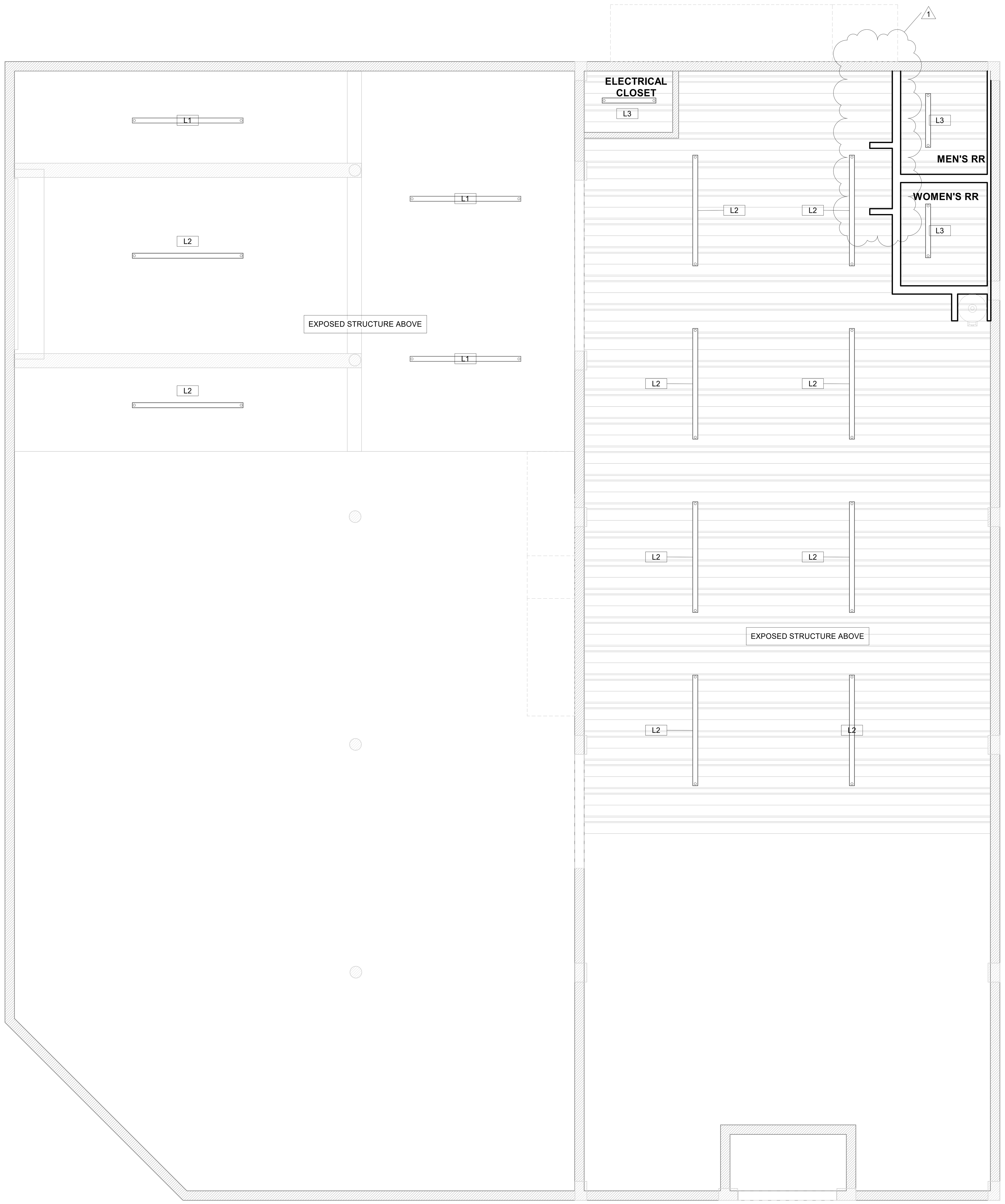
LIGHTING FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	COMMENTS
L1	LINEAR LIGHT FIXTURE PENDANT	EXISTING 96"
L2	LINEAR LIGHT FIXTURE PENDANT	96" LED TO MATCH EXISTING. HANGING HEIGHT TO MATCH EXISTING. 80" AFF MIN.
L3	LINEAR LIGHT FIXTURE PENDANT	48" LED TO MATCH EXISTING. HANGING HEIGHT TO MATCH EXISTING. 80" AFF MIN.
L4	SCONCE LIGHT FIXTURE	WEATHER PROOF LED. 80" AFF MIN.

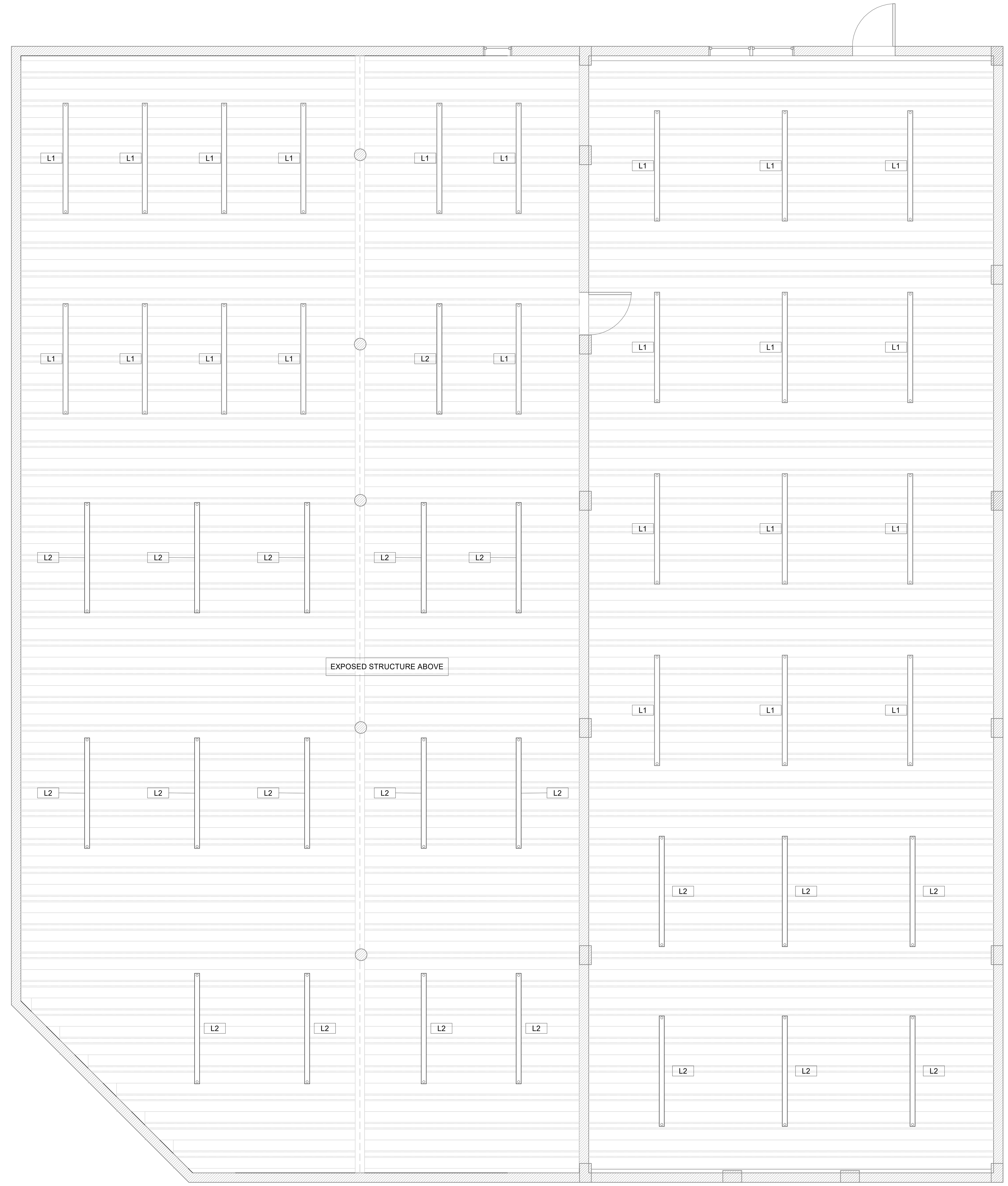
L4 LOCATION SHOWN IN PROPOSED PLAN

LIGHTING NOTES:

1. ALL AUDIO, VISUAL, AND LIGHTING FIXTURES SHALL BE UL-LISTED. LIGHTING PLAN SHALL BE COORDINATED WITH THE TECHNICAL REQUIREMENT SPECIFIED IN THE ELECTRICAL PLANS AND IN THE LOW VOLTAGE AUDIO VISUAL AND LIGHTING SUBMITTALS.
2. ALL LIGHT FIXTURES WHICH ARE INSTALLED INDOORS, TO BE DIMABLE WITH DIMMERS SUITABLE FOR THE FIXTURE. SEE ELECTRICAL PLAN FOR MORE INFORMATION.
3. GC TO PROVIDE LIGHTING AND A/C LOUVERS, GRILLS AND/OR DIFFUSER SUBMITTAL PACKAGE FOR CLIENT AND ARCHITECT TO REVIEW PRIOR TO PURCHASING.
4. INTENT IS FOR ALL INTERIOR LIGHT FIXTURES TO HAVE A CONSISTENT COLOR TEMPERATURE. COLOR TEMPERATURE TBD BY CLIENT.
5. ALL RECESSED LIGHT FIXTURES TO BE FURNISHED W/ IC-RATED HOUSING. SEE ELECTRICAL PLAN FOR MORE INFORMATION.
6. SEE MECHANICAL DRAWINGS FOR HVAC INFORMATION.
7. COORDINATE FIXTURE STYLE AND COLOR W/ CLIENT PRIOR TO BIDDING.



1 PROPOSED REFLECTED CEILING PLAN - GROUND LEVEL
1/4" = 1'-0"



2 PROPOSED REFLECTED CEILING PLAN - MEZZANINE LEVEL
1/4" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENT	11/05/24

PROJECT NUMBER

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DATE

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REFLECTED CEILING PLAN

A1.1

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ASCE 7-16 Wind load Program (30.3 Part 1: Low-Rise Building Wall Components and Cladding)
Wall Components and Cladding *(Mean Roof Height h <= 60 ft)*

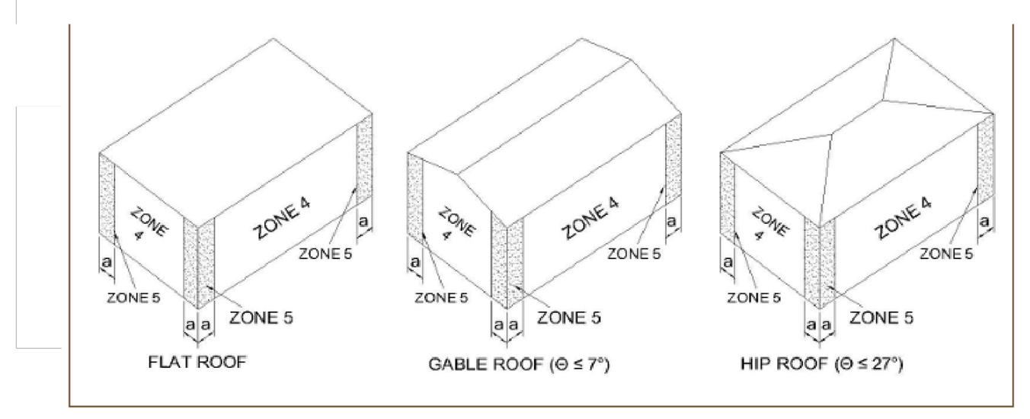
Project: South Performance
Prepared by: Jorge Gonzalez of Vertical Design Studio
E-mail: jorge@verticaldesignstudio.com

Input:
ASCE 7-16 Strength Design Load & Allowable Stress Design
Wind Speed = 175 mph
Building Exposure = B (Urban & Suburban areas)
Internal Pressure Coefficient GCpi = 0.18 Enclosed Building
Roof angle is less than or equal to 10° or flat (External Pressure Coefficient is reduced 10%)
Kzt = 1.00
Kd = 0.85
Ke = 1.00
Mean Roof Height = 21 ft

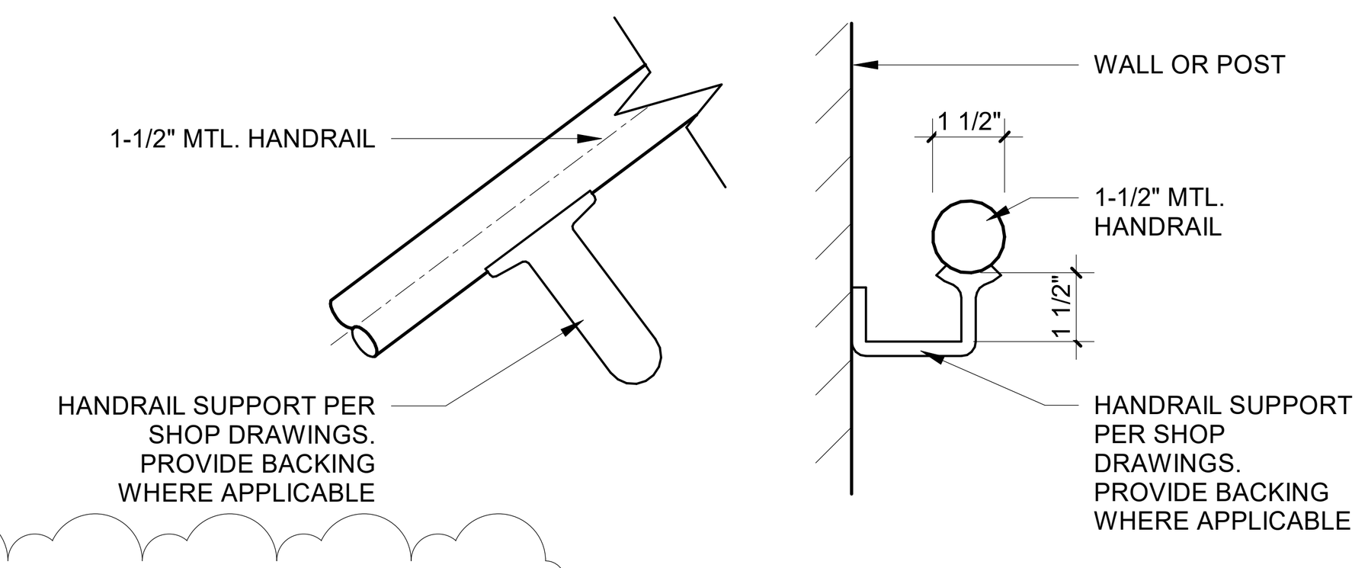
Output:
Velocity Pressure Exposure Coefficient "Kz max." = 0.63
Per Table 26.10-1, page 268
LRFD uses wind speed Vult = 175 mph
Velocity Pressure (qh LRFD) = 41.98 psf = .00256*Kz*Kzt*Kd*Ke*V^2 lb/ft^2
Per eq.30.3-1, page 335
ASD uses wind speed Vasd[1] = 136 mph
Velocity Pressure (qh ASD) = 25.19 psf = .00256*Kz*Kzt*Kd*Ke*V^2*0.6 lb/ft^2

—	LRFD (Load Resistance Factor Design)			ASD (Allowable Stress Design)			(Per Figure 30.4-1, Page 335) External Pressure Coefficients		
Tributary Area Sq Feet	Positive Zone 4 & 5 psf	Negative Center Zone 4 psf	Negative Corner Zone 5 psf	Positive Zone 4 & 5 psf	Negative Center Zone 4 psf	Negative Corner Zone 5 psf	Positive GCp	Negative Center GCp	Negative Corner GCp
10 ft^2	45.3	-49.1	-60.5	27.2	-29.5	-36.3	0.90	-0.99	-1.26
20 ft^2	43.3	-47.1	-56.4	26.0	-28.3	-33.9	0.85	-0.94	-1.16
50 ft^2	40.7	-44.5	-51.1	24.4	-26.7	-30.7	0.79	-0.88	-1.04
100 ft^2	38.7	-42.4	-47.1	23.2	-25.5	-28.3	0.74	-0.83	-0.94
200 ft^2	36.7	-40.4	-43.1	22.0	-24.3	-25.9	0.69	-0.78	-0.85
500 ft^2	34.0	-37.8	-37.8	20.4	-22.7	-22.7	0.63	-0.72	-0.72
59.94 ft^2	40.1	-43.9	-50.1	24.1	-26.4	-30.0	0.78	-0.87	-1.01

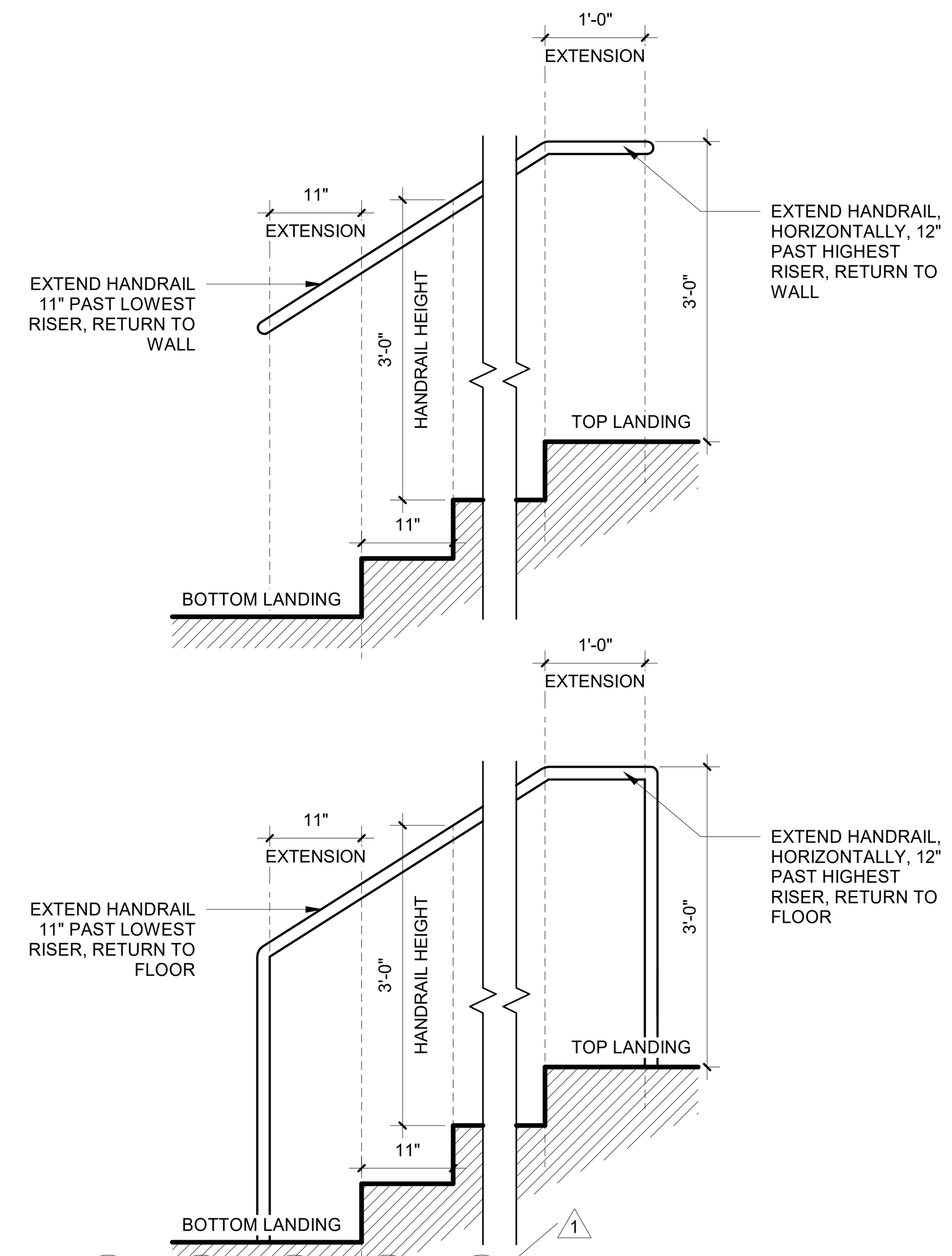
Least Width = 69 ft a = 6.9 ft (Zone 5)
10% of least width or 0.4h, whichever is smaller but not less than 4% of least width or 3 ft.
Presented by CADDtools.com



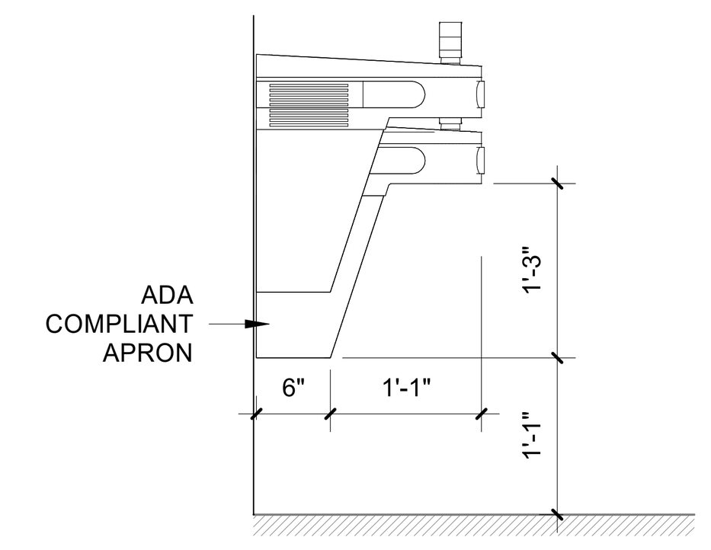
Foot notes:
[1] From Florida Building Code 7th edition 2020 in section 1609.3.1 wind speed conversion.



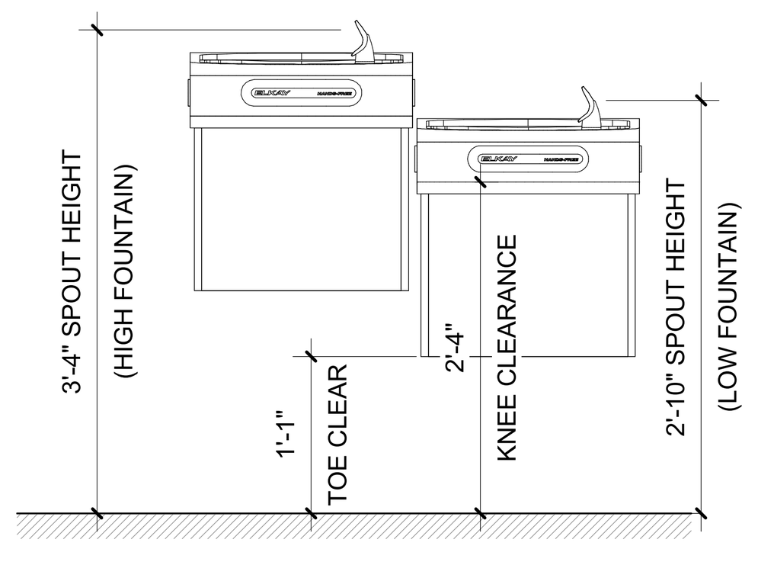
9 HADRAIL DETAIL
3" = 1'-0"



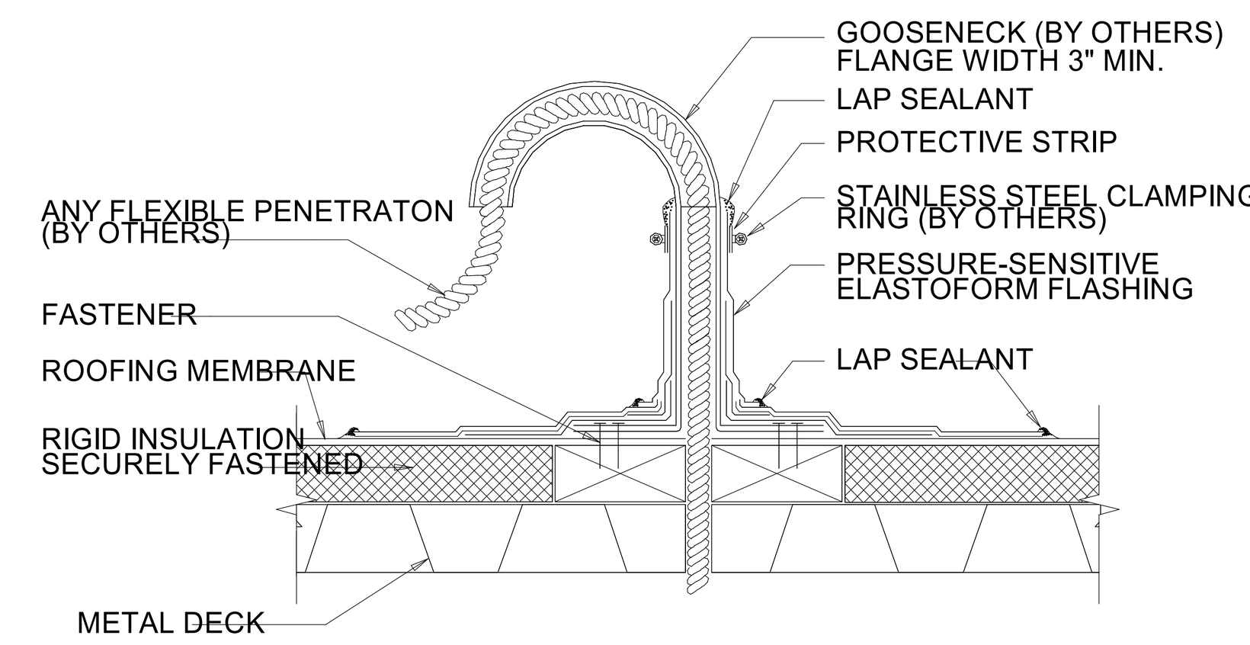
11 HANDRAIL EXTENSION DETAIL
3/4" = 1'-0"



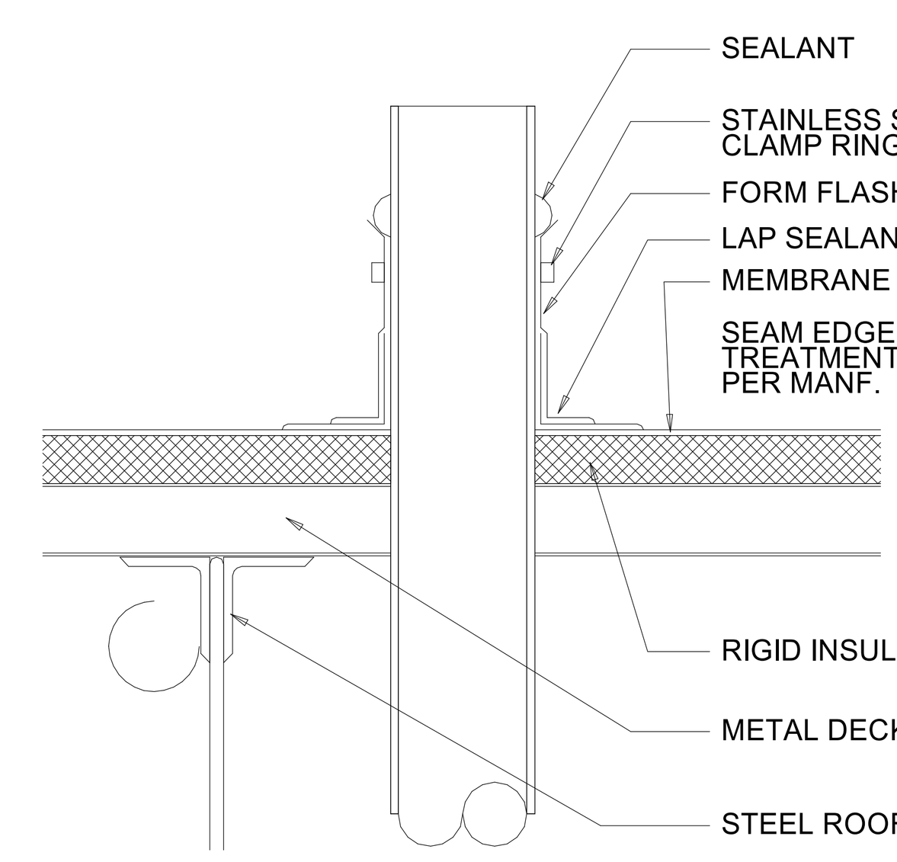
3 DRINKING FOUNTAIN SIDE
3/4" = 1'-0"



4 DRINKING FOUNTAIN FRONT
3/4" = 1'-0"

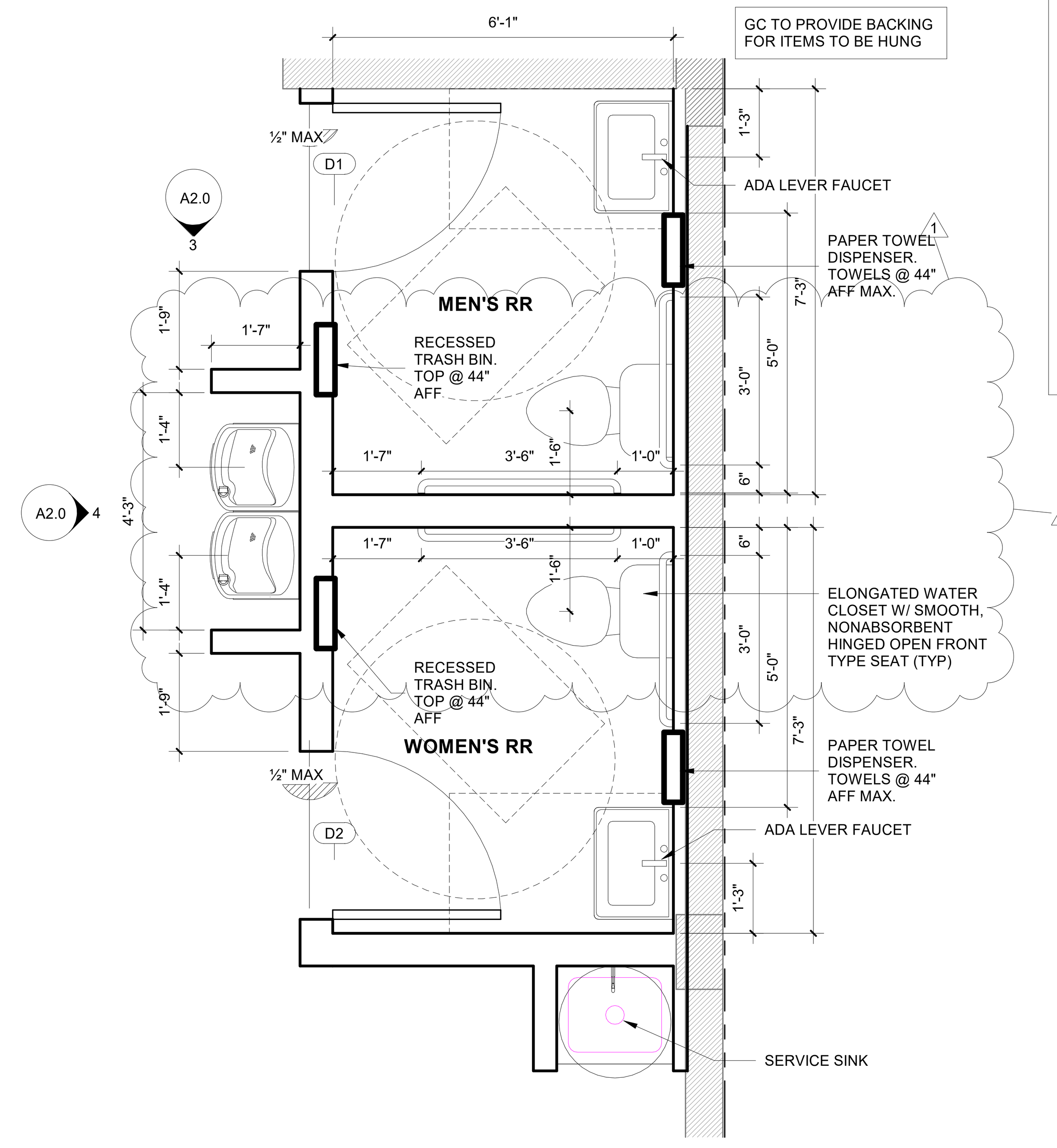


FLEXIBLE PENETRATION DETAIL



PIPE FLASHING DETAIL

17 ROOF DETAILS
3/32" = 1'-0"



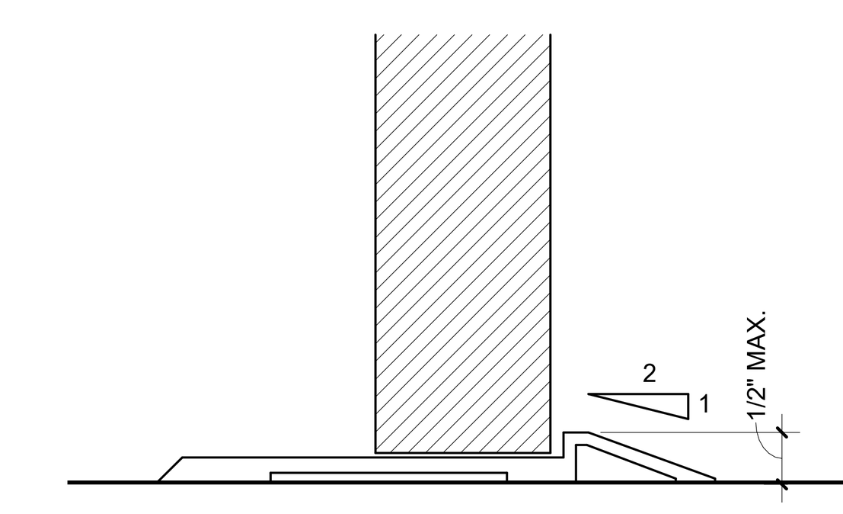
2 ENLARGED RESTROOMS
1/2" = 1'-0"

PLUMBING FIXTURE CALCULATION CODE REQUIREMENTS FOR S - STORAGE

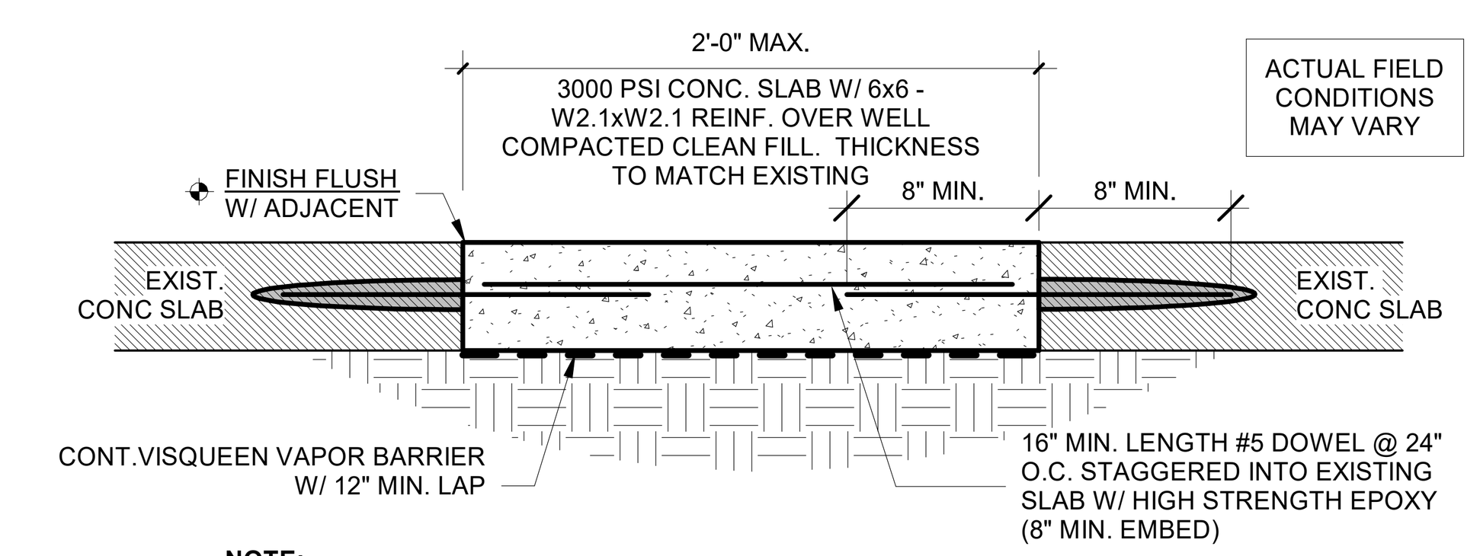
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
MALE	FEMALE	MALE	FEMALE		
1 PER 100		1 PER 100		1 PER 1,000	1

PROVIDED FIXTURE COUNT

WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
MALE	FEMALE	MALE	FEMALE		
1	1	1	1	1	1

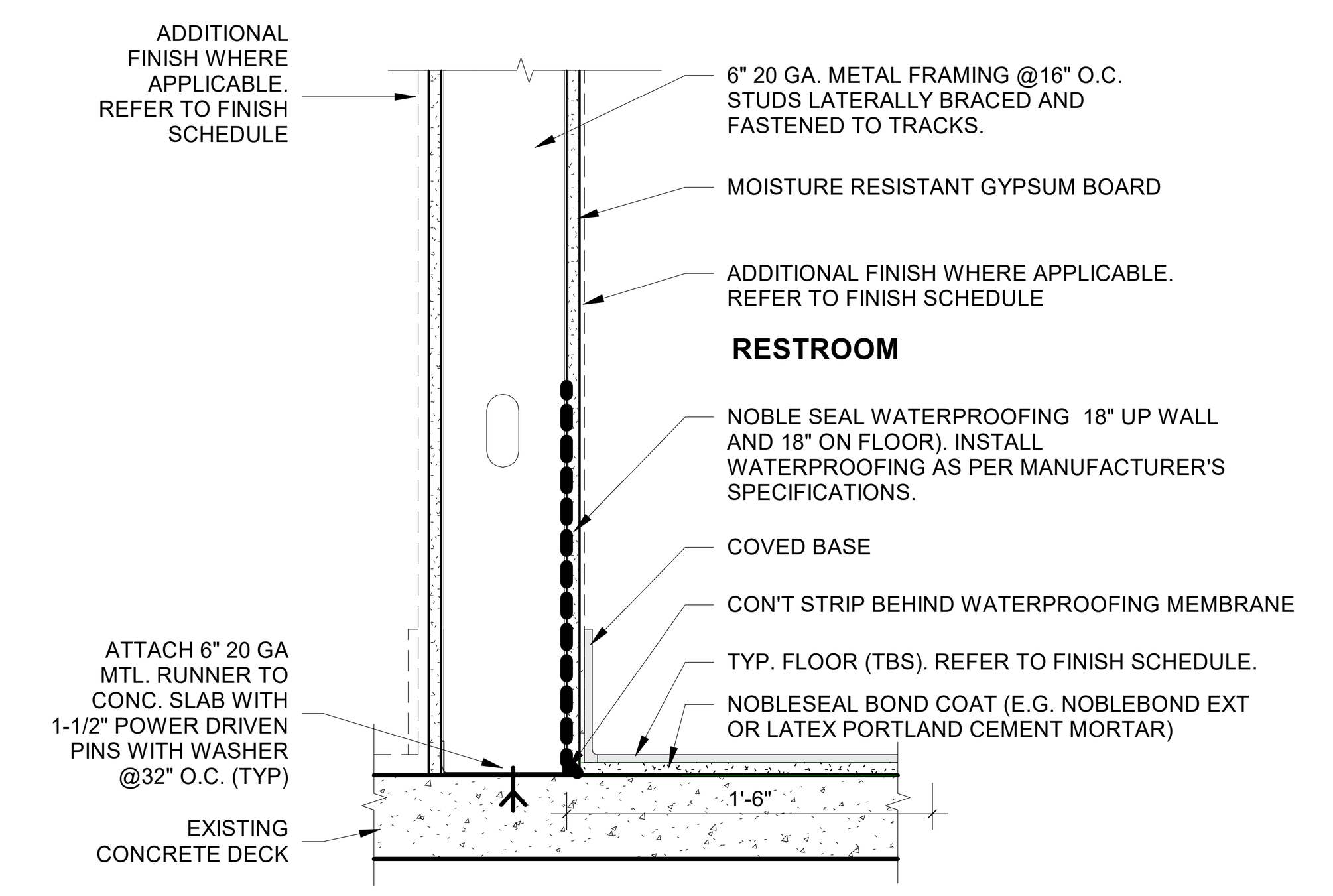


14 DOOR THRESHOLD
12" = 1'-0"

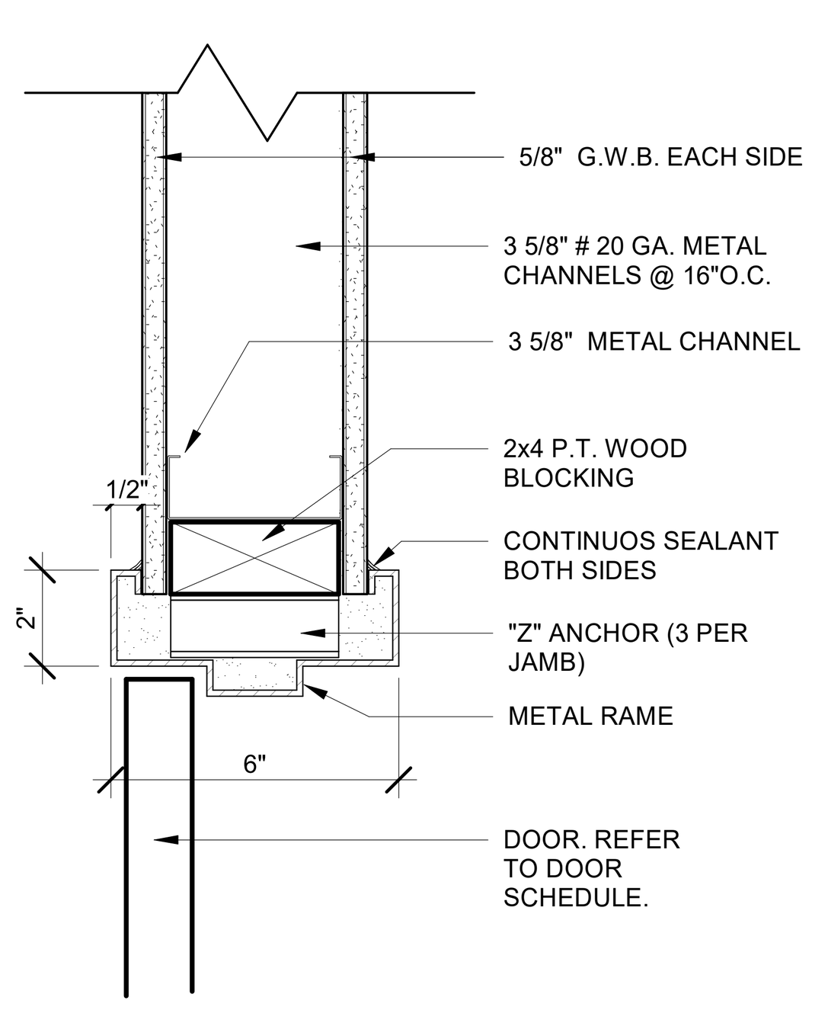


NOTE:
1. PRIOR TO INSTALLING VAPOR BARRIER THE SUBSTRATE MUST BE PROPERLY PREPARED.
2. PROVIDE TERMITE TREATMENT. SEE TERMITE NOTES @ A0.1

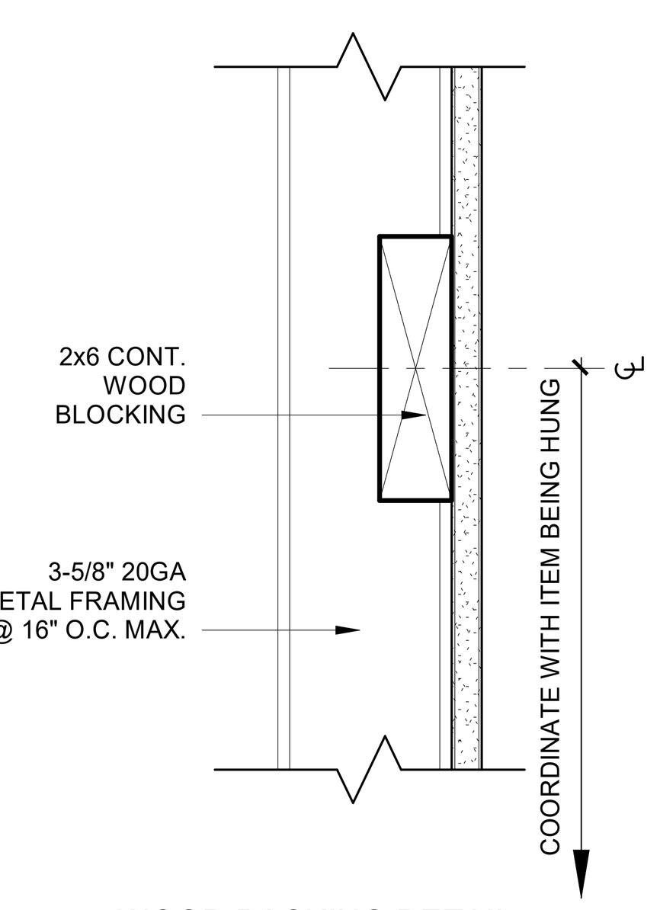
6 TRENCH REPAIR DETAIL
1 1/2" = 1'-0"



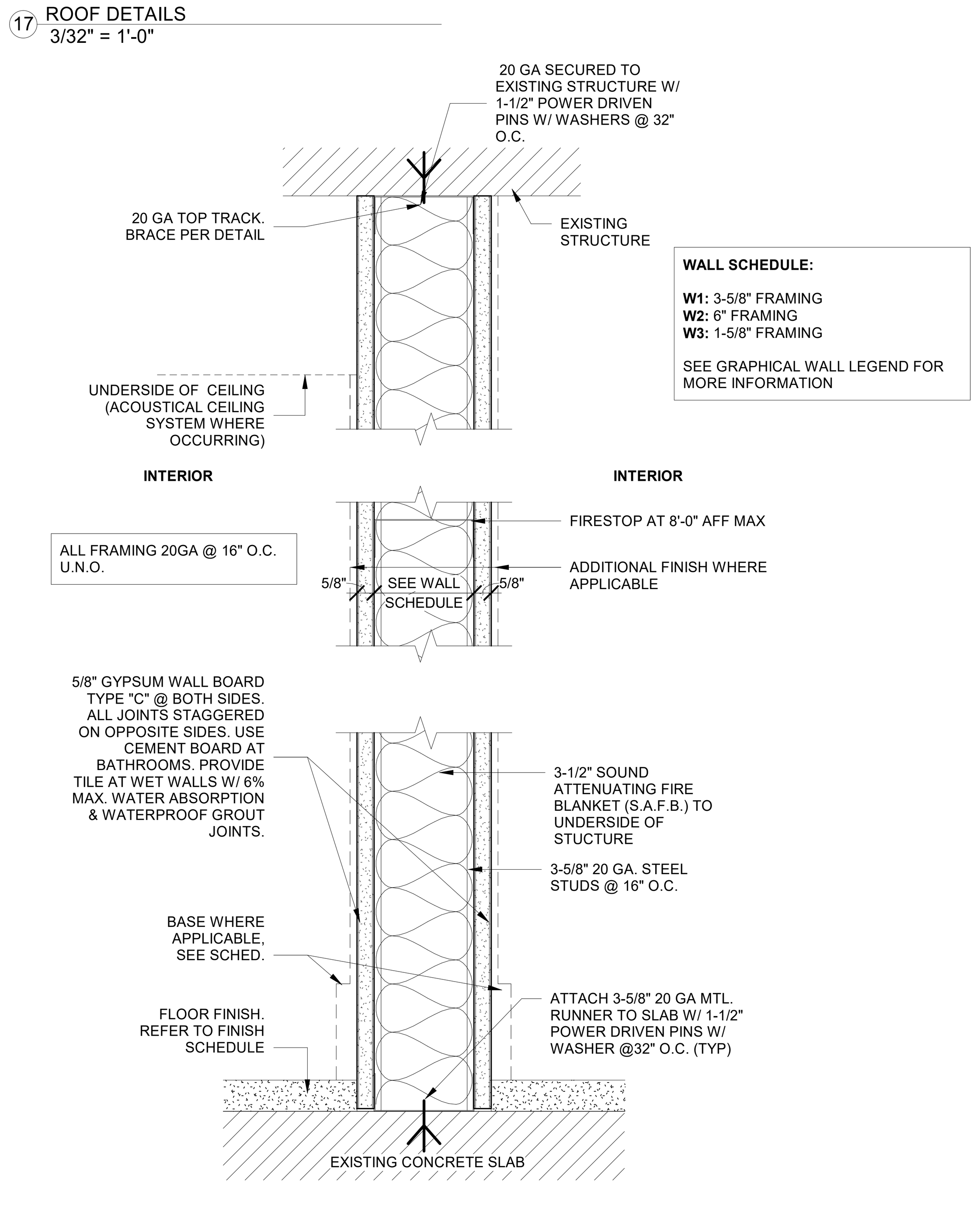
10 WALL TYPE "B" RESTROOM WALL
1 1/2" = 1'-0"



5 METAL DOOR HEADER/JAMB
3" = 1'-0"



8 WOOD BACKING DETAIL
3" = 1'-0"

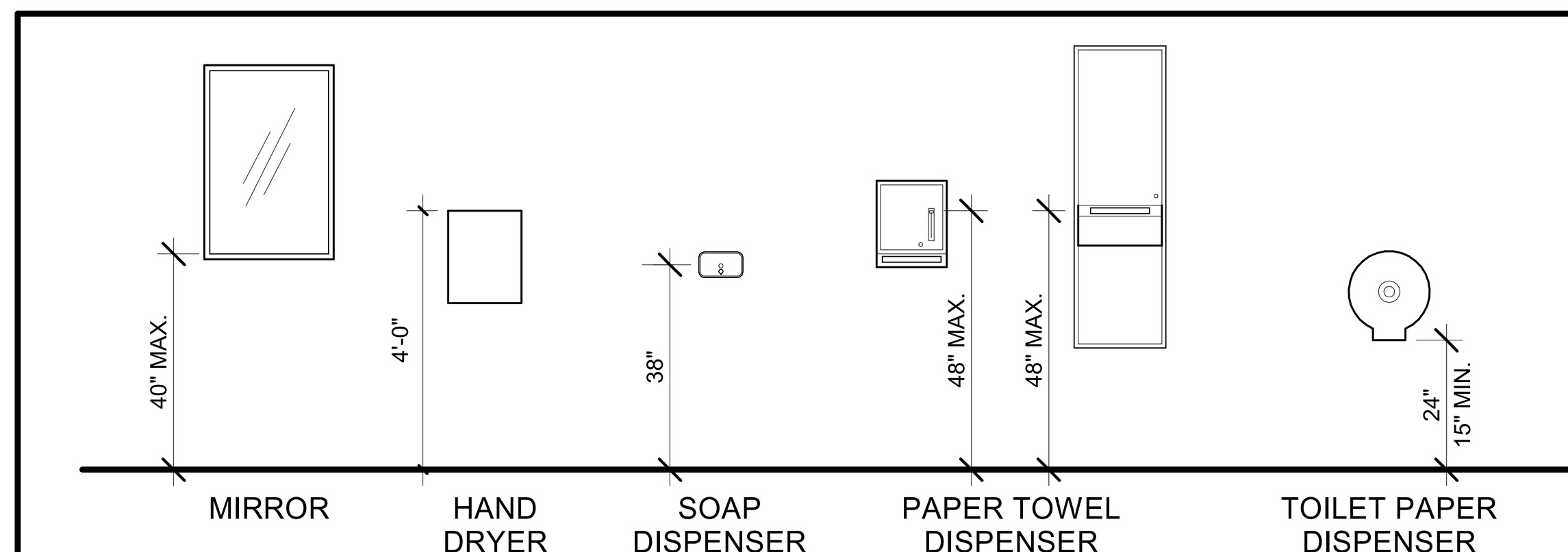


WALL SCHEDULE:

W1: 3-5/8" FRAMING
W2: 6" FRAMING
W3: 1-5/8" FRAMING

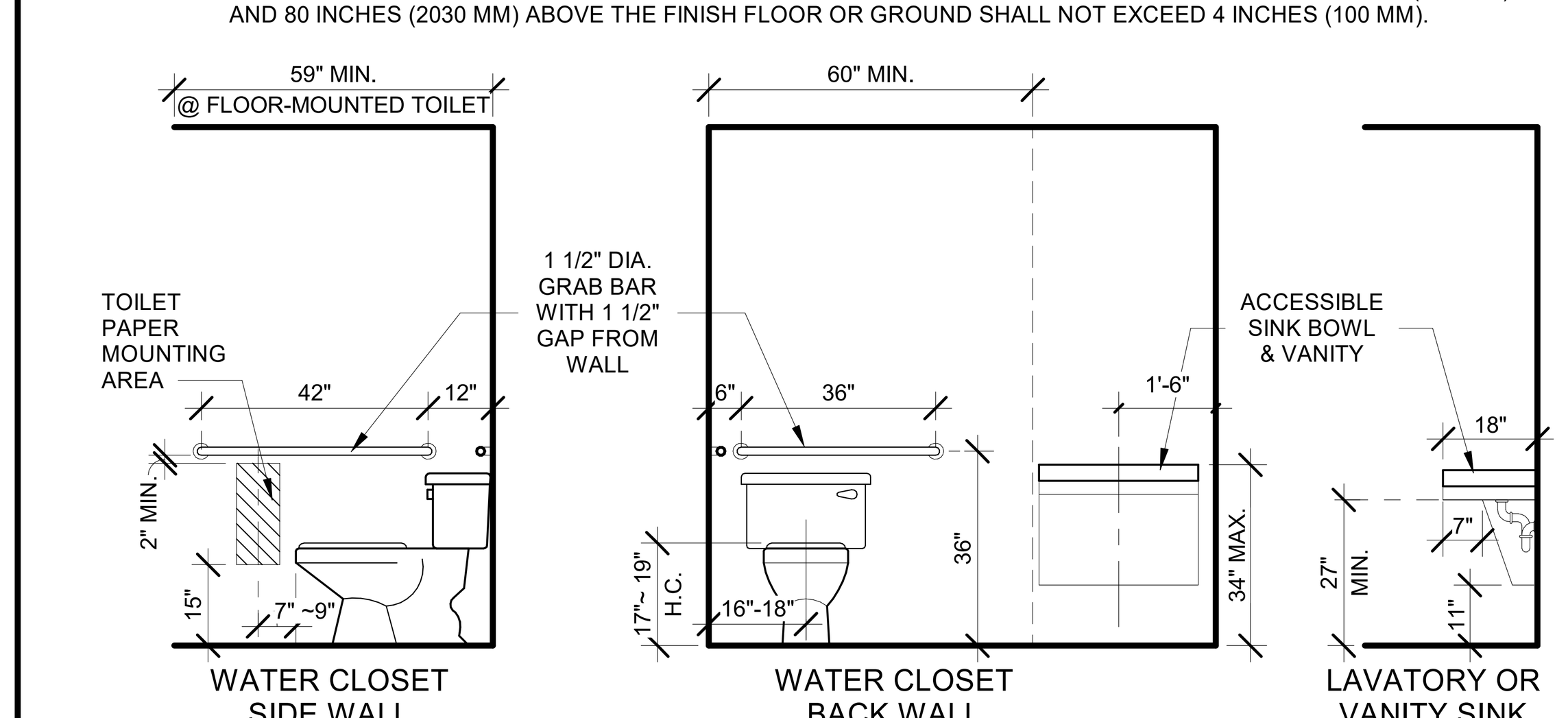
SEE GRAPHICAL WALL LEGEND FOR MORE INFORMATION

7 TYPICAL PARTITION DETAIL
3" = 1'-0"



TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS

THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (100 MM).



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS

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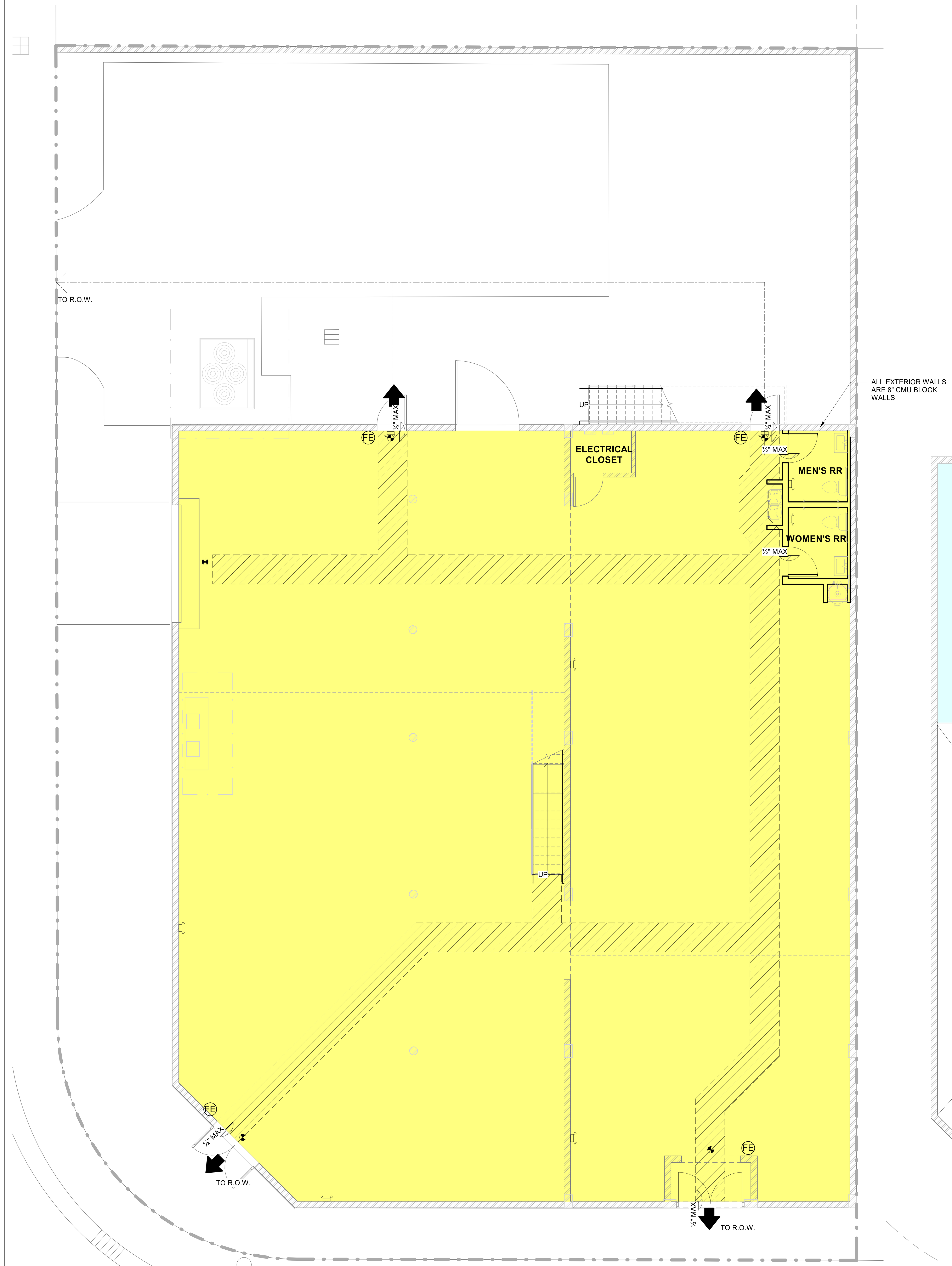
REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENT	11/05/24

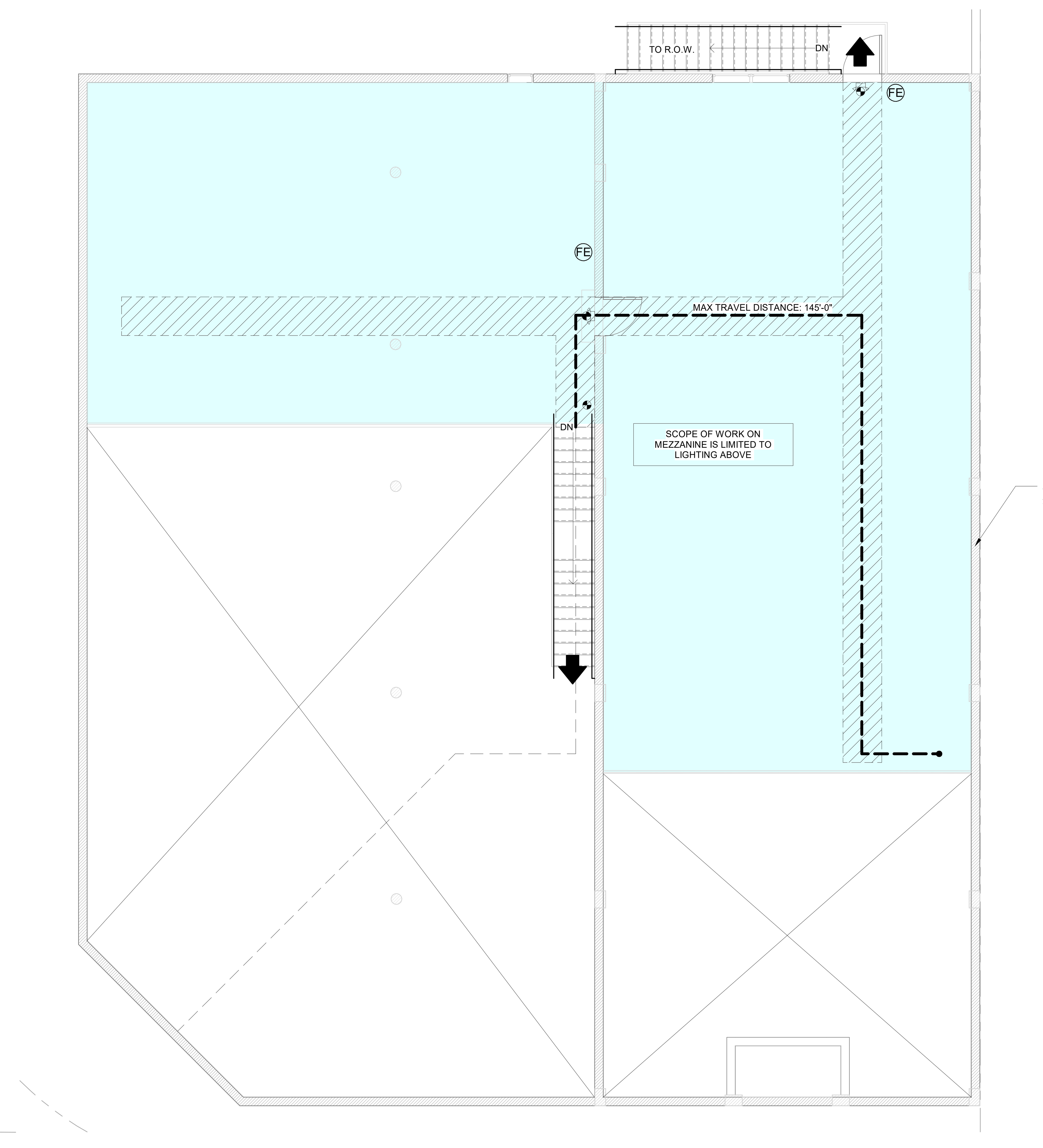
PROJECT NUMBER
P240530

DATE
06/07/24

ENLARGED PLANS & DETAILS
A2.0



2 LIFE SAFETY PLAN - GROUND LEVEL
3/16" = 1'-0"



3 LIFE SAFETY PLAN - MEZZANINE LEVEL
3/16" = 1'-0"

EGRESS CAPACITY:

1. IN CASE OF EMERGENCY THE MAIN ENTRANCE/EXIT PROVIDES EGRESS EXIT TO 100% OF THE OCCUPANTS. 45 X 0.2" = 9" (PROVIDED 36")
2. ALL THRESHOLDS AT EXIT DOORS ARE BEVELED 45 DEG. 1/2" HIGH MAX.
3. THE MAIN AISLE/ PATH OF EGRESS WIDTH IS 36" MIN.
4. NUMBER OF EXITS REQUIRED (1) PER FLOOR; PROVIDED (4) AT GROUND LEVEL, (2) AT MEZZANINE LEVEL, WITH (1) DIRECTLY TO EXTERIOR.

EXIT NOTES:

1. BUILDING IS NOT EQUIPPED WITH FIRE SPRINKLERS OR FIRE ALARM
2. THE MAXIMUM COMMON PATH OF EGRESS TRAVEL IS ALWAYS LESS THAN 100'-0"
3. THE MAXIMUM TRAVEL DISTANCE TO AN EXIT IS 145'-0" (200'-0" ALLOWED).
4. NFPA 101: 7.2.1.4.3.1* DURING ITS SWING, ANY DOOR LEAF IN A MEANS OF EGRESS SHALL LEAVE NOT LESS THAN ONE-HALF OF THE REQUIRED WIDTH OF AN AISLE, A CORRIDOR, A LANDING , OR A PASSAGEWAY UNOBSTRUCTED AND SHALL PROJECT NOT MORE THAN 7 IN. (180 MM) INTO THE REQUIRED WIDTH OF AN AISLE, A CORRIDOR, A PASSAGEWAY, OR A LANDING, WHEN FULLY OPEN.
5. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE SHALL COMPLY WITH NFPA 101:7.2.1.5.1 AND A "MAXIMUM CAPACITY SIGN" SHALL BE POSTED IN ACCORDANCE WITH NFPA-101:12.7.8.3.

OCCUPANCY PER SQUARE FOOT CALCULATION

	AREA IN PLAN	OCCUPANCY CATEGORY	AREA/OCC. LD FACTOR	OCC. LOAD
FBC CALC.	FLOOR AREA			TOTAL AREA: +/- 7,856 SF
FBC CALC.	**AREA IN PLAN**	**OCCUPANCY CATEGORY**	**AREA/OCC. LD FACTOR**	**OCC. LOAD**
FBC CALC.	BUSINESS - GENERAL COMMERCIAL	BUSINESS AREAS	5,373 SF / 150	35.82
FBC CALC.	BUSINESS STORAGE	ACCESSORY STORAGE AREA TO BUSINESS	2,483 SF / 300	8.28
FBC CALC.	**TOTAL INTERIOR OCCUPANT LOAD**			**45**
FFPC CALC.	**AREA IN PLAN**	**OCCUPANCY CATEGORY**	**AREA/OCC. LD FACTOR**	**OCC. LOAD**
FFPC CALC.	BUSINESS - GENERAL COMMERCIAL	BUSINESS USE	5,373 SF / 150	35.82
FFPC CALC.	BUSINESS STORAGE	STORAGE USE, ACCESSORY TO BUSINESS	2,483 SF / 500	4.97
FFPC CALC.	**TOTAL INTERIOR OCCUPANT LOAD**			**41**

PORTABLE FIRE EXTINGUISHERS

IN COMPLIANCE WITH NFPA 101-9.7.4.1 & NFPA-10.

TOTAL AREA	FIRE EXTINGUISHERS REQUIRED	FIRE EXTINGUISHERS PROVIDED	TYPE
7,856 SF	(6) 2A RATED	(6) 3A-40B:C RATED	FE

TOTAL EXTINGUISHERS	6 REQUIRED	6 PROVIDED

FE DENOTES PORTABLE FIRE EXTINGUISHER (TYPICAL) 5LB TYPE 3A-40B:C TOP OF EXTINGUISHER @ 48" A.F.F. (MAX) LOCATION AS SHOWN ON PLAN. INSTALL IN RECESSED / SEMI RECESSED CABINET U.N.O.

NFPA 10 REQUIREMENTS:

CLASS A HAZARD FIRE EXTINGUISHERS (ORDINARY / MODERATE HAZARD):

MINIMUM RATED SINGLE EXTINGUISHER:	2-A
MAXIMUM FLOOR AREA PER UNIT OF A:	1,500 SF
MAXIMUM FLOOR AREA FOR EXTINGUISHER:	11,250 SF
MAX TRAVEL DISTANCE TO EXTINGUISHER:	75 FT

GENERAL NOTES

1). EXITS SHALL DISCHARGE AT A PUBLIC WAY IN ACCORDANCE WITH NFPA 101 (7.7) AND 7.7.2

2). ILLUMINATION OF THE MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH NFPA 101 (7.8)

3). PERFORMANCE AND INSTALLATION OF THE EMERGENCY LIGHTING SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 101 (7.9.2)

4). EXITS AND THE DIRECTIONS TO EXITS MARKED WITH SIGNS SHALL MEET THE REQUIREMENTS OF NFPA 101 (7.10) THAT CLEARLY IDENTIFY EXITS AND ACCESS THERETO.

5). ALL INTERIOR WALL, CEILING, AND FLOOR FINISHES SHALL BE IN COMPLIANCE WITH NFPA 101(10.2)

6). ALL CONTENTS AND FURNISHINGS SUCH AS CURTAINS, DRAPERIES, DECORATIONS AND UPHOLSTERED FURNITURE SHALL BE FIRE RETARDANT IN ACCORDANCE WITH NFPA 101 CH.10

7). REFER TO MEP PLANS FOR MORE INFORMATION

LIFE SAFETY LEGEND

- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHT
- EMERGENCY LIGHT

NOTE: REFER TO ELECTRICAL, FIRE PROTECTION, AND FIRE ALARM PLANS FOR ADDITIONAL INFORMATION

LIFE SAFETY SYMBOLS

SYMBOL	DESCRIPTION
	EXIT DOOR
	CIRCULATION
	INTERIOR EXIT ACCESS TRAVEL PATH - 2ND FL
	INTERIOR EXIT ACCESS TRAVEL PATH - 1ST FL
	EXTERIOR TRAVEL PATH TO R.O.W.

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SOUTH PERFORMANCE LLC REMODEL/REPAIR VANILLA BOX

4760 NW 17TH AVE
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ARCHITECT
JORGE EDUARDO GONZALEZ,AIA
AR 94751 / ID 5595 / LEED AP

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENT	11/05/24

PROJECT NUMBER
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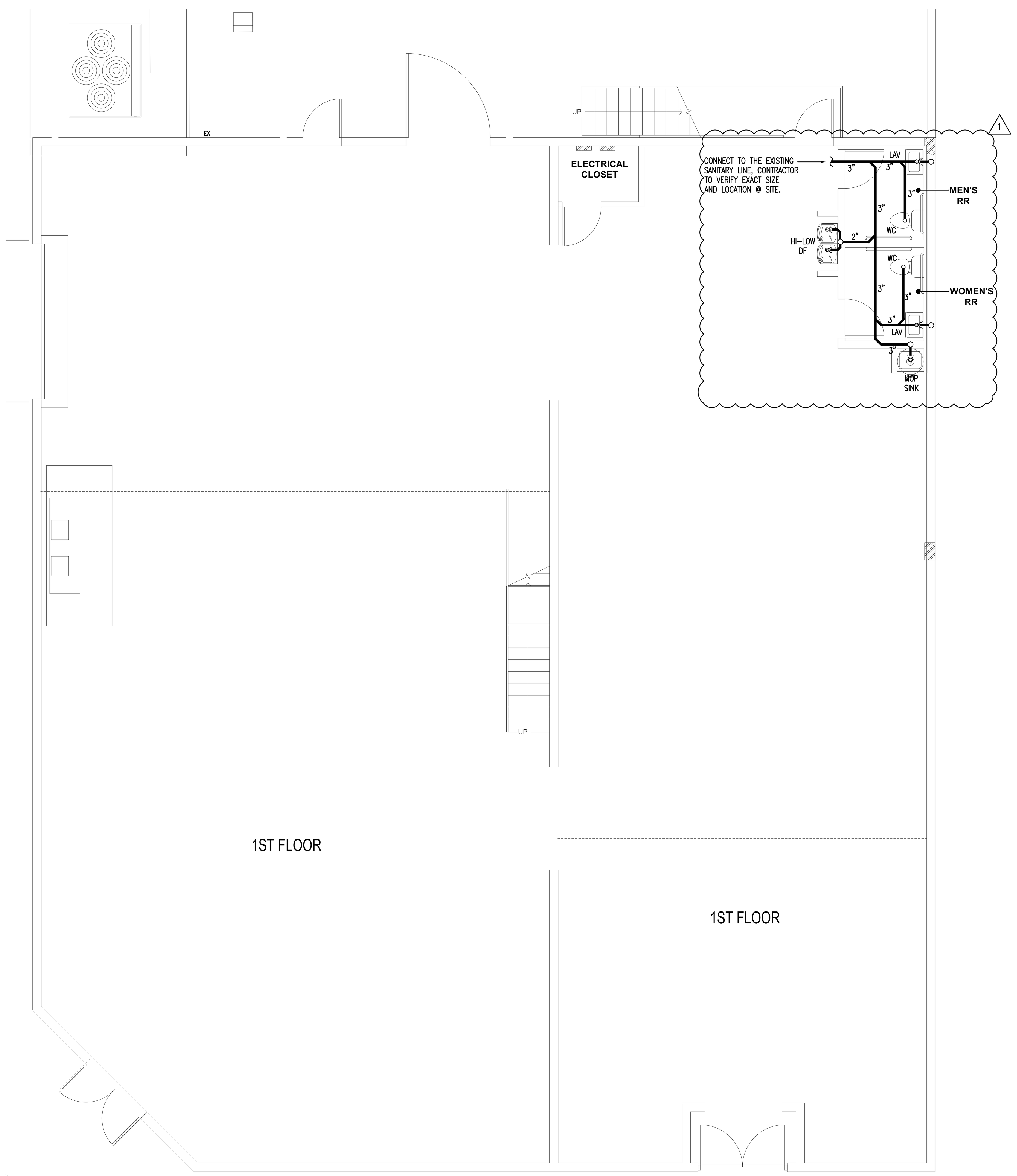
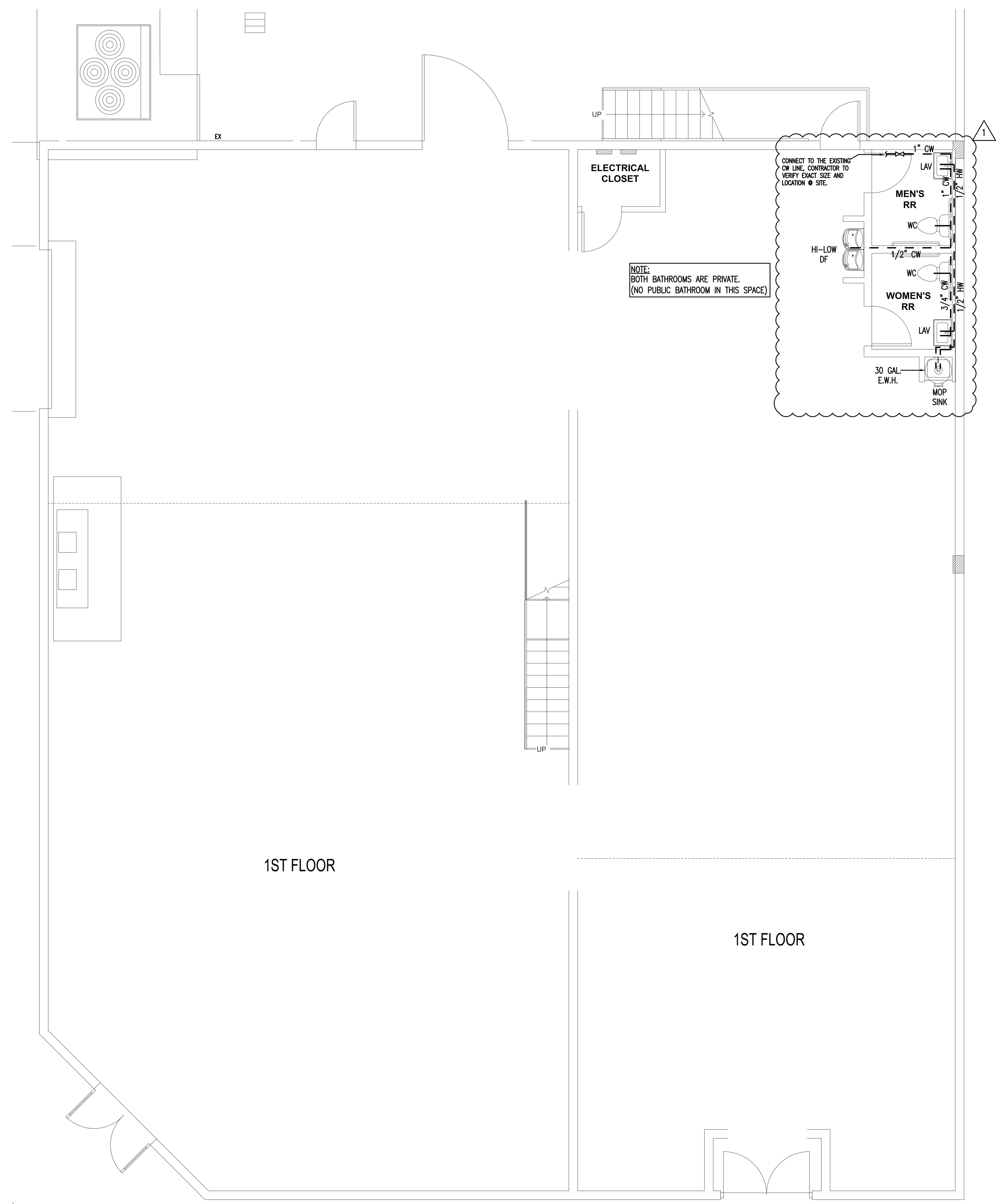
DATE
06/07/24

LIFE SAFETY PLAN
LS1.0



SANITARY PLAN - 1ST FLOOR

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



WATER PLAN - 1ST FLOOR

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

SCOPE OF WORK:

- REMODEL EXISTING WARE HOUSE 1ST FLOOR.
- PROVIDE NEW SANITARY AND WATER LINES AS SHOWN ON PLANS.
- PROVIDE NEW 30 GAL, WATER HEATER AS SHOWN ON PLANS.

PLUMBING LEGEND

(symbol)	P-TRAP
(symbol)	CLEAN OUT
(symbol)	FLOOR DRAIN W/TRAP PRIMER
(symbol)	FLOOR SINK
(symbol)	WATER CLOSET
(symbol)	VENT THRU ROOF
(symbol)	AIR ADMITTANCE VALVE
(symbol)	HUB DRAIN
(symbol)	BACKFLOW PREVENTER
(symbol)	WATER HAMMER ARRESTOR
(symbol)	SHUT-OFF VALVE
(symbol)	TEMPERING MIXING VALVE
(symbol)	HOSE BIBB
(symbol)	GAS PIPE UNION

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AR 94751 / ID 5595 / LEED AP

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENT	07-31-25

PROJECT NUMBER
P240530

DATE
06/07/24

BUCHANAN P.E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
E N G I N E E R I N G
6191 W. ATLANTIC BLVD, SUITE# 2 MARGATE, FL 33063
Ph: 954-590-3300 Fax: 954-590-2232
Email: BUCHANAN@MEPENGINEERS.COM
RAJA BUCHANAN P.E # 48916

P-1

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GENERAL PLUMBING NOTES

PLUMBING FIXTURES SHALL COMPLY WITH (F.B.C. 2023 PLUMBING TABLE 604.4)

DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.

ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITIONS OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.

ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.

ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES. ALL EXISTING PLUMBING SHOWN ON THE PLANS IS ESTIMATED AND MAY NOT BE IN THE SAME LOCATION AS SHOWN, CONTRACTOR MUST VERIFY EXISTING PLUMBING PRIOR TO COMMENCING WORK.

PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.

PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.

PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.

AN OPEN VENT TERMINAL FROM A DRAIAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPERABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 3 FEET (914 MM) OR MORE ABOVE THE TOP OF SUCH OPENING. (F.B.C. 2023 PLUMBING 903.5)

PROVIDE 1/2" COLD WATER TRAP PRIMER FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE, WHERE APPLICABLE.

SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER (F.B.C. 2023 PLUMBING 606.2.3)

A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK – CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK – CLOSING VALVE. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.

NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140° TO DISCHARGE INTO SANITARY.

THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER SUPPLY TO THE FARTHEST FIXTURE SHALL BE LESS THAN 50 FT.

THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE. (F.B.C. 2023 PLUMBING 607.4)

ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 30" IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 54 INCHES IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED. (F.B.C. 2023 PLUMBING 802.2)

ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. (F.B.C. 2023 PLUMBING 608.3)

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION, DISINFECTED PRIOR TO UTILIZATION. (F.B.C. 2023 PLUMBING 610.1)

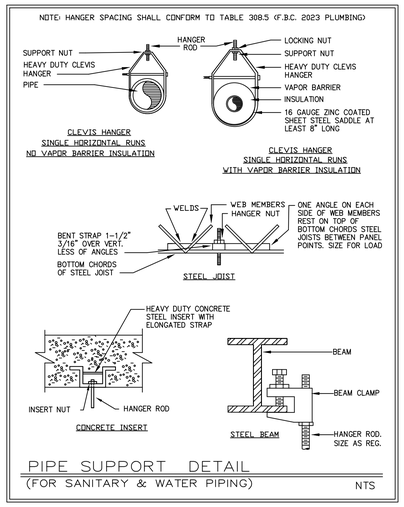
THE WATER SUPPLY CONNECTION TO BEVERAGE DISPENSERS SHALL BE PROTECTED AGAINST BACKFLOW BY A BACKFLOW PREVENTER CONFORMING TO ASSE 1022 OR BY AN AIR GAP. THE PORTION OF THE BACKFLOW PREVENTER DEVICE DOWNSTREM FROM THE SECOND CHECK VALVE AND THE PIPING DOWNSTREAM THEREFROM SHALL NOT BE AFFECTED BY CARBON DIOXIDE GAS. (F.B.C. 2023 PLUMBING 608.16.1)

DISCHARGE FROM A COMMERCIAL DISHWASHING MACHINE SHALL BE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR IN ACCORDANCE WITH SECTION 802.2. (F.B.C. 2023 PLUMBING 802.1.7)

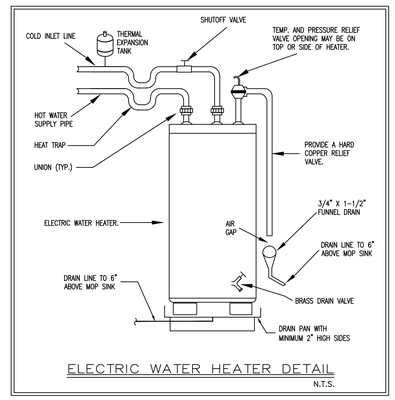
HOT WATER AND DRAIN PIPES UNDER SINKS AND/OR LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

PROVIDE BACKFLOW PREVENTER FOR COFFEE and TEA BREWER, ICE WATER STATION, BAG IN BOX SYSTEM AND HOT FOOD UNIT.

HOT WATER PIPES OF SIZE <1-1/2" TO HAVE MINIMUM 1" INSULATION AND HOT WATER PIPES OF SIZE >1-1/2" TO HAVE 1.5" INSULATION AS PER FLORIDA CONSERVATION CODE 2023 TABLE C403.2.8.



PIPE SUPPORT DETAIL
(FOR SANITARY & WATER PIPING)
NTS



ELECTRIC WATER HEATER DETAIL
N.T.S.

WATER HEATER NOTES:

INSTALL POTABLE WATER EXPANSION TANK HYDRONIC DETA-12. (F.B.C. 2023 PLUMBING 607.3.2)

SET WATER HEATER TEMP ❶ 110°

THE PAN SHALL NOT BE LESS THAN 1-1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL CONDENSATE FROM WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4" (F.B.C. 2023 PLUMBING 504.7.1)

WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL OR OTHER MATEL PAN HAVING A MINIMUM THICKNESS OF 0.0276". ELECTRIC WATER HEATERS SHALL BE INSTALLED IN A METAL PAN AS REQUIRED BY F.B.C. OR IN A HIGH-IMPACT PLASTIC PAN OF AT LEAST 0.0625" THICKNESS. (F.B.C. 2023 PLUMBING 504.7)

THE RELIEF VALVE SHALL DISCHARGE FULL SIZE TO A SAFE PLACE OF DISPOSAL. THE DISCHARGE PIPE SHALL NOT HAVE ANY TRAPPED SECTIONS AND SHALL HAVE A VISIBLE AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. (F.B.C. 2023 PLUMBING 504.6.1)

THE MINIMUM DIAMETER OF WATER SERVICE PIPE SHALL BE 3/4 INCH WATER SERVICE SHALL BE SIZED IN ACCORDANCE WITH TABLE 603.1 OR OTHER APPROVED METHODS. (F.B.C. 2023 PLUMBING 603.1)

NOTE:
VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES. ALL EXISTING PLUMBING SHOWN ON THE PLANS IS ESTIMATED AND MAY NOT BE IN THE SAME LOCATION AS SHOWN, CONTRACTOR MUST VERIFY EXISTING PLUMBING PRIOR TO COMMENCING WORK.

TABLE 604.4 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES.
PER MIAMI-DADE COUNTY ORDINANCE SEC. 8-31
LOCAL TECHNICAL AMENDMENTS TO FLORIDA BUILDING CODE

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PUBLIC (METERING)	0.25 GALLON PER METERING CYCLE
LAVATORY, PUBLIC (OTHER THAN METERING)	0.5 GPM AT 60 PSI
SINK FAUCET	1.5 GPM AT 60 PSI
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE
D.W. (UNDER THE COUNTER MACHINES)	1.0 GALLON OR LESS PER RACK FOR HIGH-TEMPERATURE MACHINES AND 1.7 GALLONS PER RACK FOR LOW-TEMPERATURE MACHINES

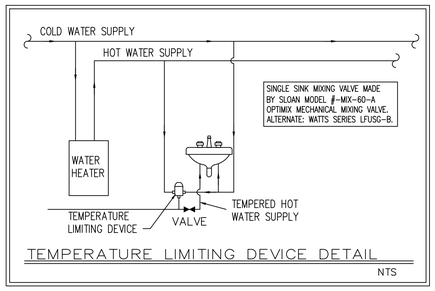
	MIN. SLOPE (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

MAX. DISTANCE OF FIXTURE TRAP FROM VENT TABLE 906.1 (F.B.C. 2023 PLUMBING)

SIZE OF TRAP (inches)	SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1-1/4"	1/4"	5'
1-1/2"	1/4"	6'
2"	1/4"	8'
3"	1/8"	12'
4"	1/8"	16'

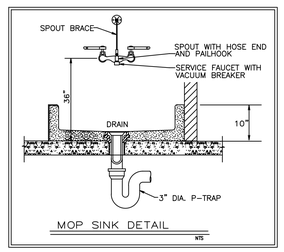
NOTE:
PROVIDE A SAMPLING PORT ON THE EFFLUENT SIDE OF THE GREASE TRAP. (SAMPLING PORT SHALL BE INSTALLED IN AN APPROVED LOCATION TO ALLOW SAMPLING BY THE UTILITY & THE USER.

SAMPLING PORT SHALL HAVE MIN. 4" DIAMETER (WITH CAP ON BOTTOM & CLEANOUT CAP ON TOP) OR GREATER AND/OR EQUAL TO 6" UNOBSTRUCTED DEPTH.
SAMPLING POINT SHALL BE ACCESSIBLE ALL TIMES, MIN. OF 2' HORIZONTAL & 4' VERTICAL CLEARANCE SHALL BE PROVIDED.



TEMPERATURE LIMITING DEVICE DETAIL
NTS

NOTE:
PROVIDE WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 FOR ALL LAVATORIES AND HAND SINKS. TEMPERATURE LIMITING DEVICE SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F.



MOP SINK DETAIL
NTS

PIPING NOTES:

ALL SOIL, WASTE AND VENT PIPING UNDERGROUND SHALL BE SCH 40 PVC PLASTIC PIPE AND FITTINGS CONFORMING TO ASTM-D2665/ASTM-D2949.

COLD WATER PIPING OUTSIDE BUILDING SHALL BE TYPE "K" COPPER.

HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE "L" COPPER WITH APPROVED CAST BRASS OR WROUGHT COPPER SOLDER JOINT FITTINGS.

WATER PIPING INSULATION SHALL BE 1" THICK ARMAFLEX INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOR ALL HOT WATER PIPING.

** PVC PIPING SHALL NOT BE USED IN PLENUM SPACE

SANITARY SIZING CALCULATION
TABLE 709.1

FIXTURE TYPE	NO.	F.U. EACH	TOTAL
WATER CLOSET	2	6	12
LAVATORY	2	1	2
MOP SINK	1	2	2
DRINK. FOUNT.	1	0.5	0.5
TOTAL			16.5

SANITARY BUILDING DRAIN PIPE = 3"

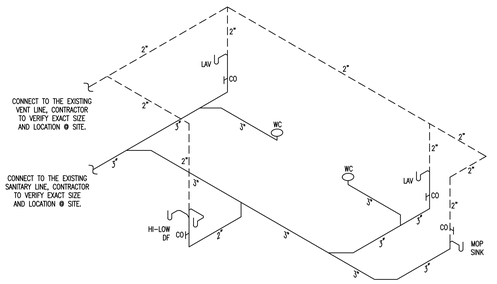
WATER SIZING CALCULATION – FLUSH TANK WC
TABLE E103.3(2)

FIXTURE TYPE	NO.	LOAD VALUES IN WATER SUPPLY FIXTURE UNITS			TOTAL
		COLD WATER	HOT WATER	TOTAL	
WATER CLOSET	2	5.0	–	5.0	10
LAVATORY	2	1.5	1.5	2.0	4
MOP SINK	1	2.25	2.25	3.0	3
DRINKING FOUNTAIN	1	.25	–	.25	0.25
TOTAL		1" MIN WATER PIPE DIAMETER REQUIRED			17.25

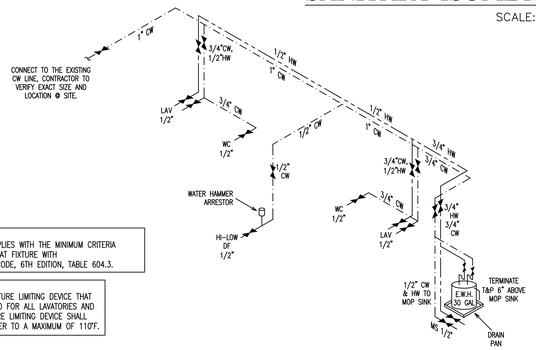
ELECTRIC WATER HEATER SCHEDULE

TAG	TYPE	GALLONS	KW INPUT	UEF	VOLTAGE	DIMENSIONS	WEIGHT	BASIS OF DESIGN	
								MANUFACTURER	MODEL #
EHW	SHORT	30	4.5	0.89	240V-1PH-60HZ	39.75" H x 22" DIA.	94 LBS	A.O. SMITH OR EQUAL	E6-30R45DV

PLUMBING NOTES & DETAILS



SANITARY ISOMETRIC
SCALE: N.T.S.



NOTE:
THE WATER SUPPLY COMPLIES WITH THE MINIMUM CRITERIA OF THE WATER CAPACITY AT FIXTURE WITH THE FLORIDA PLUMBING CODE, 6TH EDITION, TABLE 604.3.

NOTE:
PROVIDE WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 FOR ALL LAVATORIES AND HAND SINKS. TEMPERATURE LIMITING DEVICE SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F.

WATER ISOMETRIC
SCALE: N.T.S.

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AR-94791 FLORIDA LICENSE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
P240530

DATE
06/07/24

BUCHANAN P.E CONSULTING INC.
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RAJA BUCHANAN P.E # 48916

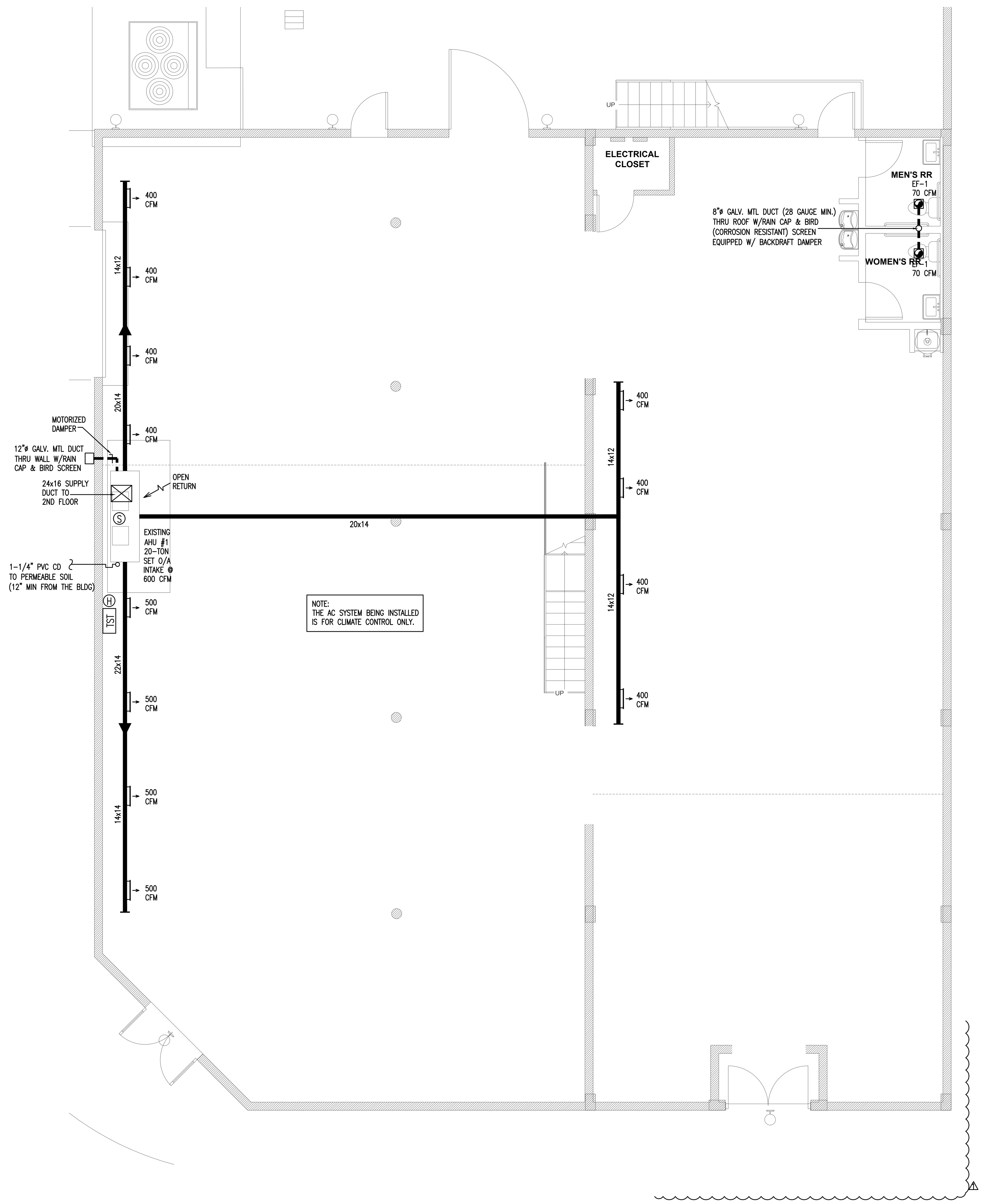
P-2

Ventilation per FBC-M 2023 Table 403.3.1.1

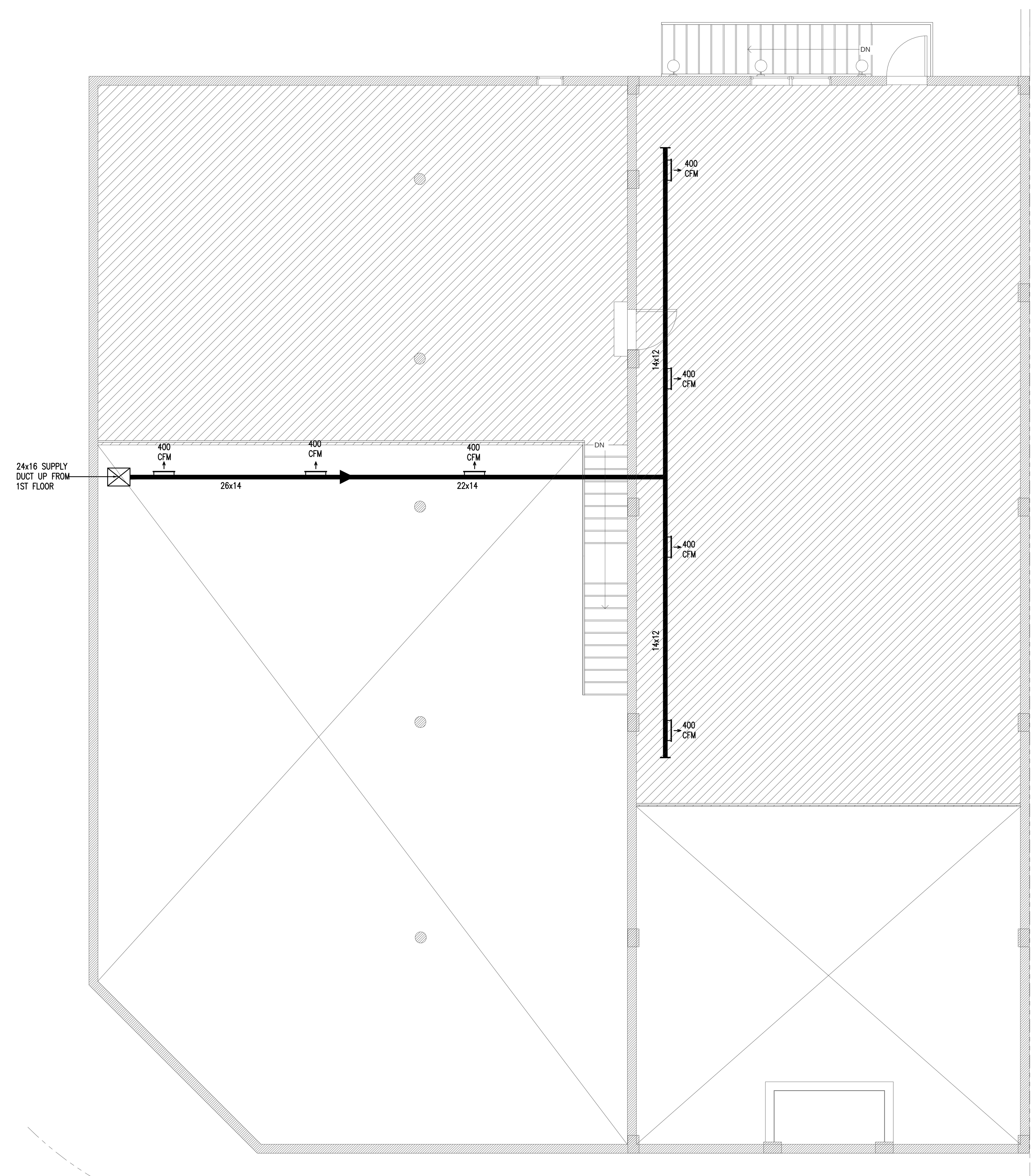
Ventilation Zone Name	**WAREHOUSE**
1) **Minimum O/A required at Supply Outlet Voz:**	
a) *Occupant Category (table 6-1): Occupant Rate Requirements* ***Rp =***	10
Building Rate Requirements ***Ra =***	0.06
b) Estimated No. of Occupants in the Zone ***Pz =***	20
c) Zone Net Occupied Area **Az =**	5350
d) O/A required in Breathing Zone (*eq. 6-1 Vbz =RpPz + RaAz*) ***Vbz =***	521
e) Zone Air Distribution Effectiveness (table 6-2) ***Ez =***	1
f) Min. O/A required at Supply Oultelts (Eq. 6-2 Voz = Vbz/Ez) ***Voz =***	521

SET O/A INTAKE FOR AHU-1 AT: 600 CFM

NOTE: PROVIDE MOTORIZED DAMPER FOR ALL AIR CONDITIONER'S O/A INTAKE.



MECHANICAL PLAN - 1ST FLOOR
SCALE: 3/16" = 1'-0"



MECHANICAL PLAN - 2ND FLOOR
SCALE: 3/16" = 1'-0"

MECHANICAL LEGEND

Symbol	Description
(S)	SMOKE DETECTOR
(T)	PROGRAMMABLE THERMOSTAT
(H)	HUMIDISTAT
TST	TESTER
	(MVD) MANUAL VOLUME DAMPER W/SCOOP
	FIRE DAMPER
	SUPPLY AIR DIFFUSER
	RETURN AIR DIFFUSER
LxW	FIBERGLASS DUCT BOARD, R6 INSULATION
	FLEX DUCT R-6
OA	OUTSIDE AIR
AHU	AIR HANDLER UNIT
CFM	CUBIC FEET PER MINUTE
▶	DUCT SIZE REDUCED
	EXHAUST FAN

HVAC DESIGN REQUIREMENTS

DESIGN REQUIRMENT	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPERS(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR		X
CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

SCOPE OF WORK:

EXISTING WAREHOUSE TO REMAIN.

EXISTING AC UNIT TO REMAIN, SET O/A AS SHOWN.

REPLACE EXISTING DUCTS AND GRILLES WITH NEW.

PROVIDE EXHAUST FANS FOR THE BATHROOMS.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

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ARCHITECT
JORGE EDUARDO GONZALEZ,AIA
AR 94751 / ID 5595 / LEED AP

REVISIONS

NO.	DESCRIPTION	DATE
1	BACKGROUND CHANGE	08-04-25

PROJECT NUMBER
P240530

DATE
06/07/24

BUCHANAN P.E CONSULTING INC.
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M-1

H.V.A.C. GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, 2021 NFPA 101, 2021 NFPA 1, & 2020 NFPA 70.

1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.

2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.

3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A/C UNITS. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.

4. DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT. PIPING, DUCTWORK, ETC. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING SYSTEM.

5. CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.

6. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABEL WHERE APPLICABLE.

7. AIR FILTERS SHALL BE INSTALLED ON ALL RETURN AIR EQUIPMENT INLETS. PROVIDE AN EXTRA FILTER, INSTALL AT END OF CONSTRUCTION.

8. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OD THE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.

9. PROVIDE MAIN CONDENSATE DRAIN AND AUXILIARY DRAIN PAN. AUXILIARY DRAIN PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN AS PER 2023 FLORIDA BUILDING CODE – MECHANICAL, SECTION 307.2.3 FOR ALL AIR CONDITIONING UNITS AND DRAIN TO EXTERIOR PERMEABLE SOIL OR AS SHOWN ON THE PLANS.

10. AIR CONDITIONING CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662). COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING IN UNCONDITIONED SPACES SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.

11. MAINTAIN 4" MINIMUM CLEARANCE AROUND ALL AIR HANDLING UNITS.

12. THERMOSTAT MUST BE PROGRAMMABLE TO BE ABLE TO SET THE TEMPERATURE BACK (OR OFF) WHEN SPACE IS UNOCCUPIED OR AT OTHER TIMES AS NEEDED BY USER.

13. ALL MATERIAL EXPOSED WITHIN PLENUM MUST BE NON COMBUSTIBLE OR RATED 25/50 FLAME SPREAD.

14. ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.

15. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL

16. DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.

17. HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.

18. AIR DISTRIBUTION ACCESSORIES SHALL BE AIR GUIDE, ANEMOSTAT, TITUS, OR APPROVED EQUAL. ALL SUPPLY A.C. DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES. BRANCH TAKEOFFS MUST BE PROPORTIONAL SPLITS.

19. THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.

20. PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANEL TO ALL FIRE DAMPERS.

21. ELECTRIC STRIP HEATERS SHALL BE BLAST COIL TYPE WITH NICKEL CHROMIUM WIRE AND INSULATING BUSHINGS FACTORY MOUNTED AND WIRED INCLUDING ALL HEAT LIMITERS, HOGH LIMIT SWITCHES, AND CONTRACTORS IN ACCORDANCE WITH THE "NATIONAL ELECTRIC CODE".

22. EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.

23. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIRS OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED OR IS NOT OPERATING PROPERLY.

24. ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS FOR SUBSTITUTIONS BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.

25. AIR DISTRIBUTION SYSTEM TESTING, ADJUSTING AND BALANCING. A WRITTEN BALANCE REPORT SHALL BE PROVIDED TO THE OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER FOR HVAC SYSTEMS SERVING ZONES WITH A TOTAL CONDITIONED AREA EXCEEDING 5000 SQUARE FEET. AIR DISTRIBUTION SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED BY AN ENGINEER LICENSED IN THIS STATE OR A COMPANY OR INDIVIDUAL HOLDING A CURRENT CERTIFICATION FROM A RECOGNIZED TESTING AND BALANCING AGENCY ORGANIZATION IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS.
EXCEPTIONS:
1. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 15 TONS OR LESS PER SYSTEM MAY BE TESTED AND BALANCED BY A MECHANICAL CONTRACTOR LICENSED TO DESIGN AND INSTALL SUCH SYSTEM(S).
2. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 65,000 BTU/H OR LESS PER SYSTEM ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
AIR SYSTEM BALANCING SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE – ENERGY CONSERVATION, SECTION C408.2.2.

26. AS PER 2023 FLORIDA BUILDING CODE – ENERGY CONSERVATION, SECTION C408.2.5.2, AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR. THE MANUAL SHALL INCLUDE, AT LEAST, THE FOLLOWING:
1. EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.
2. EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
3. NAME AND ADDRESS OF AT LEAST ONE SERVICE AGENCY.
4.HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-DETERMINED SET POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
5. A COMPLETE WRITTEN NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.

27. ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE – ENERGY CONSERVATION, SECTION C403.2.10.

28. IF THERE ARE ANY CHANGES IN ENGINEER'S DRAWINGS, IN DESIGN OR IN EQUIPMENT, WITHOUT ENGINEER'S CONSENT, THE A.C. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITIES FOR THE PROJECT.

29. SMOKE DETECTORS ARE REQUIRED IN THE SUPPLY AIR SYSTEM WHERE TOTAL AIR VOLUME EXCEEDS 2,000 CFM PER 2023 FLORIDA BUILDING CODE – MECHANICAL, SECTION 606.2.1. A DUCT ACCESS DOOR IS REQUIRED TO ACCESS THE DETECTOR.
SECTION 606.4 CONTROLS OPERATION: UPON ACTIVATION, THE SMOKE DETECTORS SHALL SHUT DOWN ALL OPERATIONAL CAPABILITIES OF THE AIR DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE LISTING AND LABELING OF APPLIANCES USED IN THE SYSTEM. AIR DISTRIBUTION SYSTEMS THAT ARE PART OF A SMOKE CONTROL SYSTEM SHALL SWITCH TO THE SMOKE CONTROL MODE UPON ACTIVATION OF A DETECTOR.
SECTION 606.4.1 SUPERVISION: THE DUCT SMOKE DETECTORS SHALL BE CONNECTED TO A FIRE ALARM SYSTEM WHERE A FIRE ALARM SYSTEM IS REQUIRED BY THE FLORIDA FIRE PREVENTION CODE. THE ACTUATION OF A DUCT SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION. IN FACILITIES THAT ARE REQUIRED TO BE MONITORED BY A SUPERVISING STATION, DUCT SMOKE DETECTORS SHALL REPORT ONLY AS A SUPERVISORY SIGNAL, NOT AS A FIRE ALARM.
EXCEPTIONS:
1. THE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION IS NOT REQUIRED WHERE THE DUCT SMOKE DETECTOR ACTIVATES THE BUILDING'S ALARM-INDICATING APPLIANCES.
2. IN OCCUPANCIES NOT REQUIRED TO BE EQUIPPED WITH A FIRE ALARM SYSTEM, ACTUATION OF A SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SIGNAL IN AN APPROVED LOCATION. DUCT SMOKE DETECTOR TROUBLE CONDITIONS SHALL ACTIVATE A VISIBLE OR AUDIBLE SIGNAL IN AN APPROVED LOCATION AND SHALL BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE.

30. AS PER 2023 FLORIDA BUILDING CODE – ENERGY CONSERVATION, SECTION C403.2.4.3 (SHUTOFF DAMPERS), PROVIDE OUTDOOR AIR INTAKE DUCTS WITH CLASS I MOTORIZED DAMPERS INSTALLED WITH AUTOMATIC CONTROLS CONFIGURED TO CLOSE WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE OR DURING UNOCCUPIED PERIOD WARM-UP AND SETBACK OPERATION.

31. GRAVITY HOODS, VENTS, AND VENTILATORS. ALL OUTDOOR AIR SUPPLY AND EXHAUST HOODS, VENTS, AND VENTILATORS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SPACES SERVED ARE NOT IN USE.
EXCEPTION: VENTILATION SYSTEMS SERVING UNCONDITIONED SPACES.

32. MINIMUM DUCT INSULATION R-VALUES, HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBC 2023 FLORIDA BUILDING CODE – ENERGY CONSERVATION, TABLE C403.2.9.1.

33. AS PER 2023 FLORIDA BUILDING CODE – MECHANICAL, SECTION 301.7, APPLIANCES REGULATED BY THIS CODE SHALL BE LISTED AND LABELED FOR THE APPLICATION IN WHICH THEY ARE INSTALLED AND USED, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH SECTION 104 OF THE FLORIDA BUILDING CODE – BUILDING.

34. AS PER 2023 FLORIDA BUILDING CODE – MECHANICAL, SECTION 304.11, GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE AND ROOF HATCH OPENINGS ARE LOCATED WITHIN 10 FT. OF ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW.

35. AS PER 2023 FLORIDA BUILDING CODE – MECHANICAL, SECTION 306.5.1 SLOPED ROOFS. WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30" ABOVE GRADE AT SUCH EDGE A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. THE GUARDS SHALL EXTEND NOT LESS THAN 42" ABOVE THE PLATFORM, SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21" DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE FLORIDA BUILDING CODE – BUILDING.

36. ANY INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE.

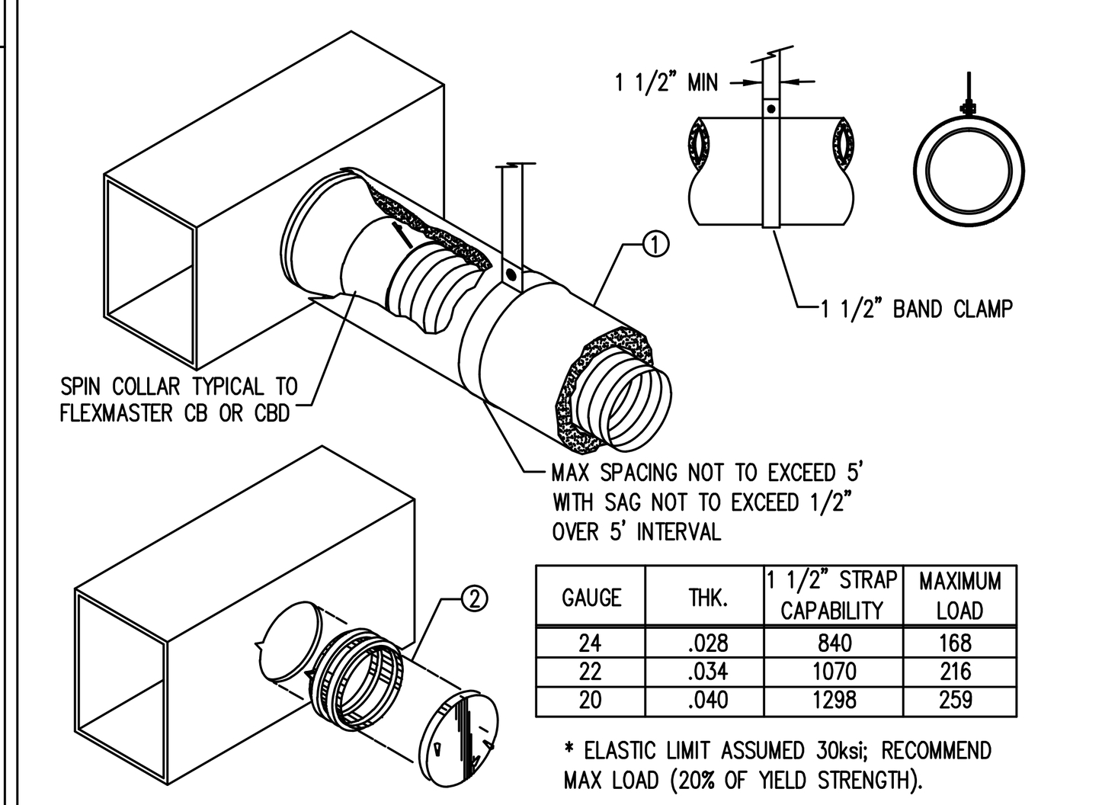
37. ALL COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION SHALL BE LISTED , LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.

38. ROOF MOUNTED MECHANICAL UNITS SHALL BE MOUNTED ON CURBS RAISED A MINIMUM OF 8 INCHES ABOVE THE ROOF SURFACE, OR WHERE ROOFING MATERIALS EXTEND BENEATH THE UNIT, ON RAISED EQUIPMENT SUPPORTS PROVIDING A MINIMUM CLEARANCE HEIGHT IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE – BUILDING, SECTION 1510.10.
TABLE 1510.10 CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS

WIDTH OF MECHANICAL UNIT (INCHES)	< 24	24 < 36	36 < 48	48 < 60	> 60
MIN. CLEARANCE ABOVE SURFACES (INCHES)	14"	18"	24"	30"	48"

39. ROOF TOP A/C UNIT CURB SHALL BE MINIMUM 14 GAUGE (HURRICANE RATED CURB).

40. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.



GAUGE	THK.	1 1/2" STRAP CAPABILITY	MAXIMUM LOAD
24	.028	840	168
22	.034	1070	216
20	.040	1298	259

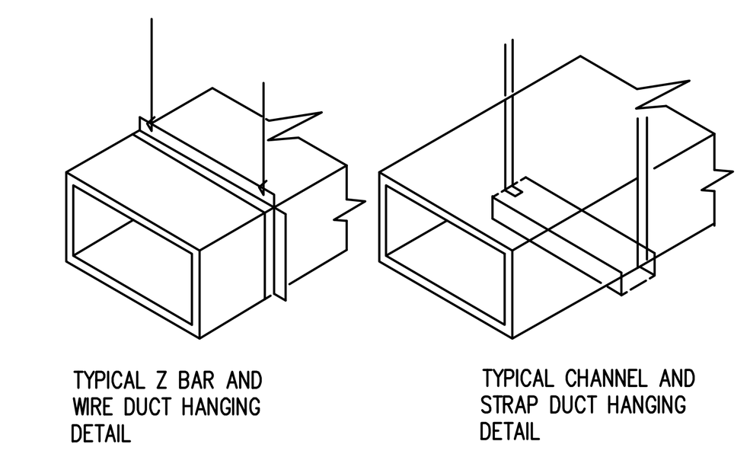
* ELASTIC LIMIT ASSUMED 30ksi; RECOMMEND MAX LOAD (20% OF YIELD STRENGTH).

NOTES:
1. FLEX DUCT WITH EXTERNAL INSULATION AND VAPOR BARRIER JACKETING TYPICAL TO "FABRIFLEX".
2. "INSPECTOR SERIES" SPIN DOORS.

DUCT SUPPORT DETAIL (FOR FLEX DUCT)

NTSC

V:1 061026



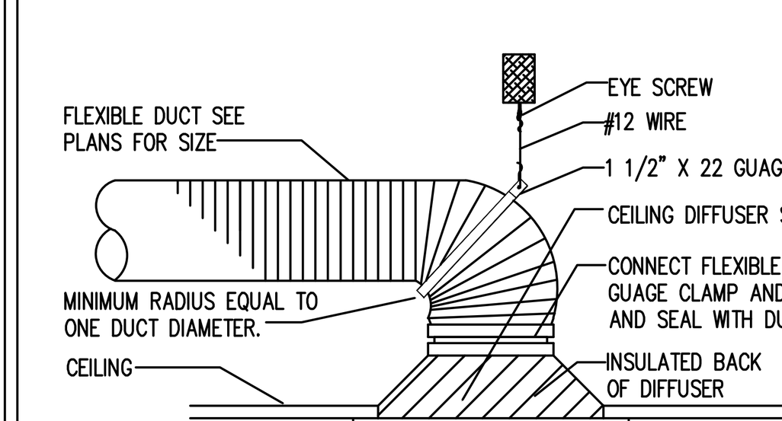
NOTES:
1. HANG DUCTS ACCORDING TO SMACNA STANDARDS
2. ALL STRAP SHALL BE A MINIMUM OF 1 1/2", 26 GA GALVINIZED STEEL. WITH A 6 FT MAXIMUM SPACING.

METHODS OF HANGING DUCTS

NTSC

V:1 061026

NOTE:
FINAL SELECTION OF DIFFUSER TO BE SELECTED BY ARCHITECT. PROVIDE SAMPLE AND DOCUMENTATION FOR ARCHITECT'S REVIEW AND APPROVAL.



TYPICAL DIFFUSER DETAIL

NTSC

V:1 061026

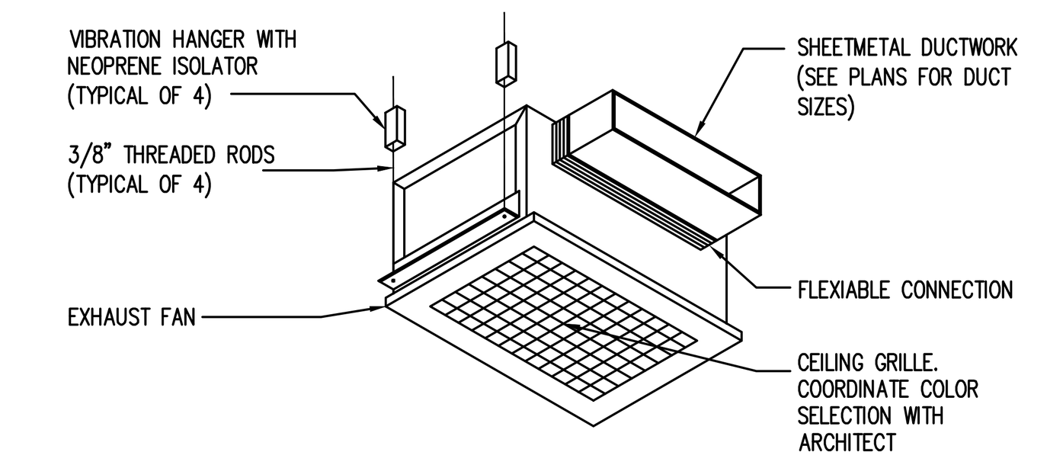
DIFFUSERS, GRILLES & REGISTER SCHEDULE (GRID CEILING) NON FIRE RATED

MARK	MODEL	SERVICE	MATERIAL	PANEL SIZE	THROW	FINISH	DESIGN
TITUS	TDCA-AA	SUPPLY AIR	ALUMINUM	24" x 24"	4-WAY	*	T-BAR LAY IN
TITUS	TDCA-AA	SUPPLY AIR	ALUMINUM	12" x 12"	4-WAY	*	T-BAR LAY IN
TITUS	350FL	RETURN AIR	ALUMINUM	24" x 24"	–	*	T-BAR LAY IN
TITUS	S300FL	SIDE WALL	–	24" x 8"	–	*	

NOTE:
CONTRACTOR SHALL VERIFY WITH ARCHITECT AND OWNER PRIOR TO ORDERING OR INSTALLATION. REFER TO ARCH. PLANS FOR CEILING TYPE.

REMARKS: * COORDINATE WITH OWNER

FLEX SCHEDULE	
6"ø	50–100 CFM
8"ø	105–200 CFM
10"ø	205–375 CFM
12"ø	380–600 CFM



NOTES:
1. PROVIDE BACKDRAFT DAMPER WITH INSECT SCREEN
2. FLASH AND SEAL WALL
3. PROVIDE INTERNAL ISOLATOR AND SOUND INSULATIONS
4. SUPPORT FAN FROM STRUCTURE

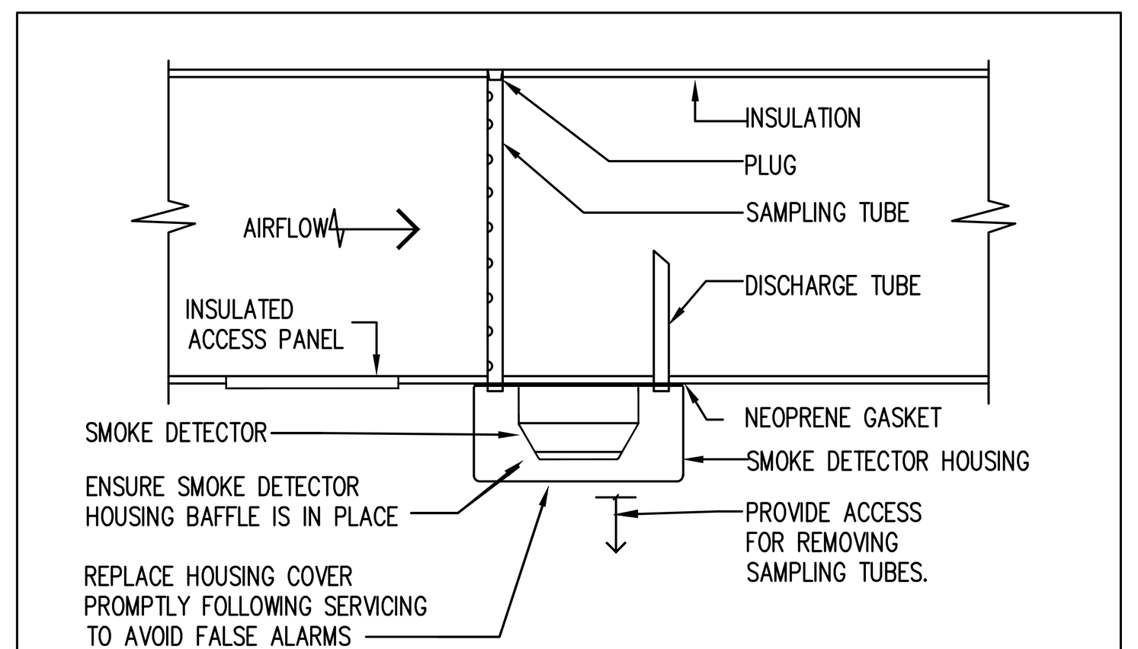
CEILING FAN DETAIL

NTSC

V:1 061101

EXHAUST FAN SCHEDULE

TAG	BASIS OF DESIGN		FLOW RATE	STATIC PRESSUER	RPM	ELECTRICAL DATA		PANEL (LxW)	WEIGHT
	MANUFACTURER	MODEL OR SERIES	CFM			POWER (W)	VOLT	Inch	(lb)
EF-1	GREENHECK	SP-B90	70	0.25	675	40	115	13.25x14.875	9



NOTES:
1. PER FMC 606.2.1 DUCT SMOKE DETECTOR TO BE INSTALLED IN SUPPLY DUCT.
2. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION.
3. COORDINATE VOLTAGE AND TYPE WITH ELECTRICAL AND FIRE ALARM CONTRACTORS.
4. SAMPLING TUBE MUST BE INSTALLED ACROSS GREATEST DUCT DIMENSION.
5. OPERATION: WHEN THE DUCT SMOKE DETECTOR DETECTS SMOKE, IT SHALL STOP THE RTU/AHU SUPPLY FAN AND CAUSE A VISUAL AND AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION. IN ADDITION TO THE ALARM SIGNAL, THE DETECTOR SHALL INDICATE A TROUBLE CONDITION EITHER VISUALLY OR AUDIBLY AT A CONSTANTLY ATTENDED LOCATION, AND BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE. 9NFPA 90A, 4-4.4.3 (THE TESTER PROVIDED IS EQUIPPED WITH LED LIGHTS TO INDICATE TROUBLE)

DUCT SMOKE DETECTOR DETAIL

NTSC

V:2 061211

VERTICAL DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN
VERTICAL DESIGN STUDIO, P.A.

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ARCHITECT

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
P240530

DATE
06/07/24

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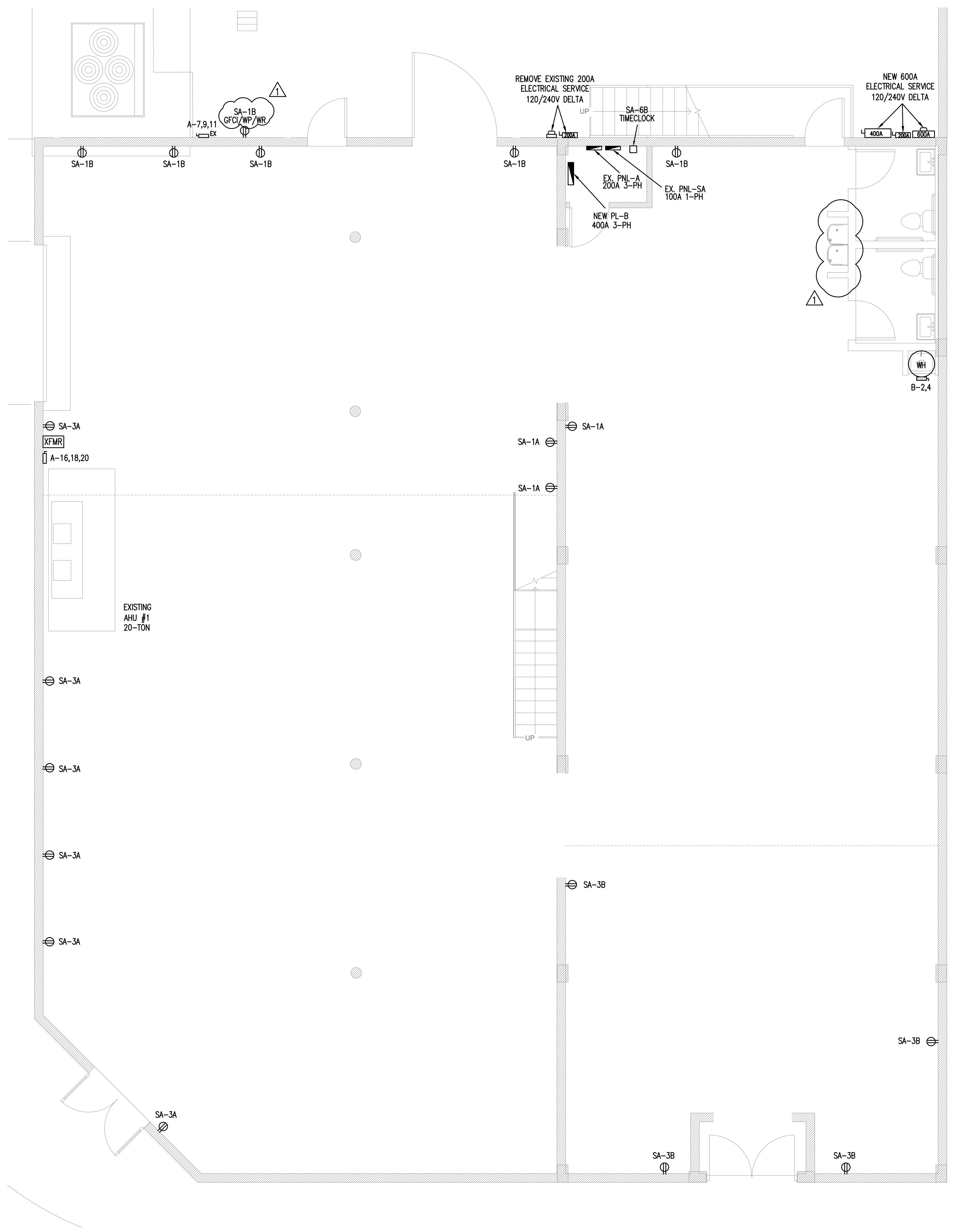
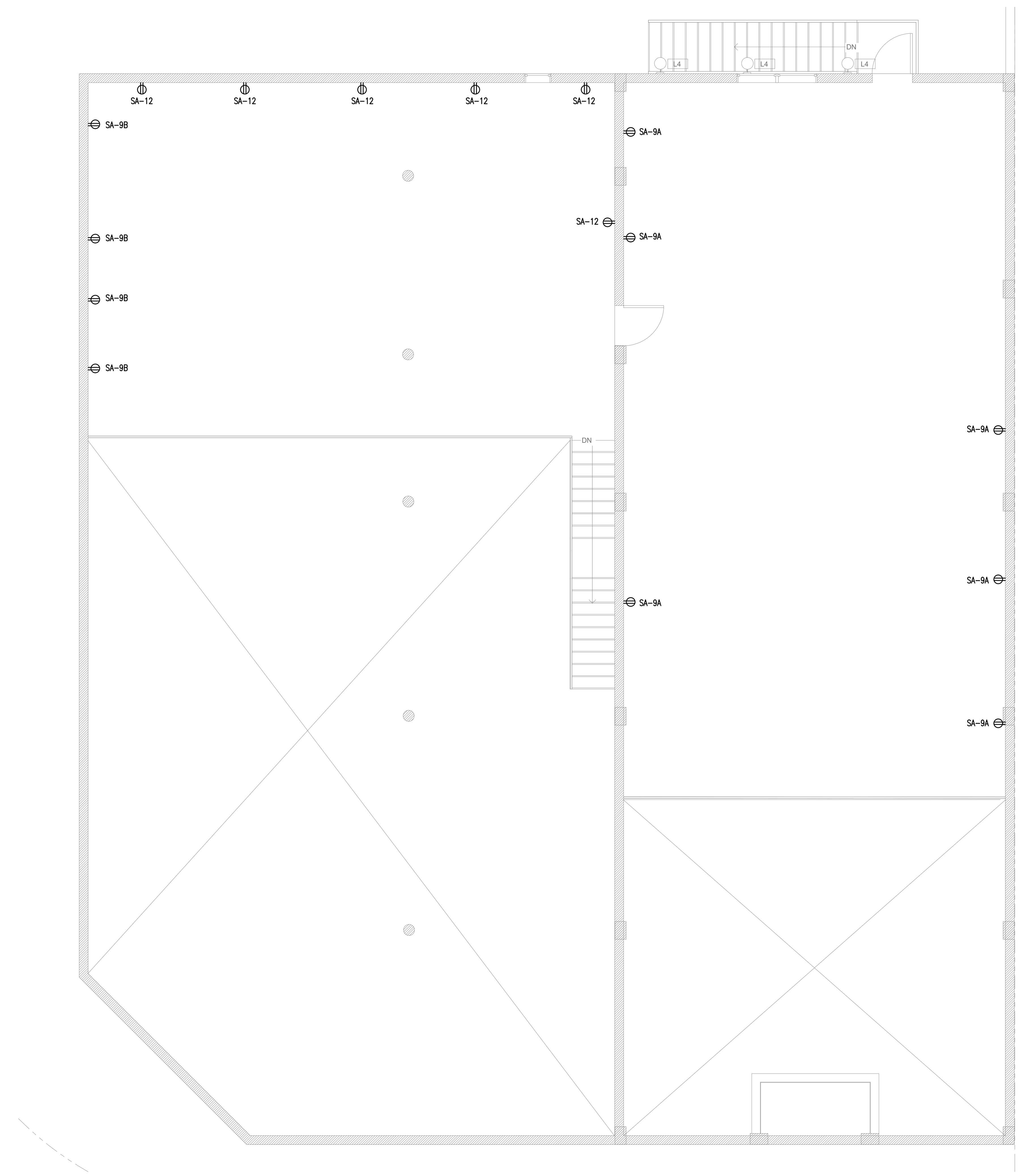


POWER PLAN - 1ST FLOOR

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



POWER PLAN - 2ND FLOOR

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

SCOPE OF WORK:

- PROVIDE POWER TO REMODELED WAREHOUSE, AS SHOWN ON PLAN.
- REPLACE EXISTING 200A 120/240V 3-PH SERVICE WITH NEW 600A 120/240V 3-PH ELECTRICAL SERVICE, AND THE FOLLOWING PANELS.
  - EXISTING 200 AMP 120/240V 3-PH PANEL-A EXISTING
  - EXISTING 100 AMP 120/240V 1-PH PANEL-SA
  - NEW 400 AMP 120/240V 3-PH PANEL-B
- PROVIDE 15KVA TRANSFORMER TO FEED THE EXISTING AHU.
- PROVIDE POWER TO NEW RECEPTACLES & EQUIPMENT, AS SHOWN ON PLAN.
- PROVIDE POWER TO NEW LIGHTS, AS SHOWN ON PLAN.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES PRIOR TO BUYING/INSTALLING ANY MATERIALS/EQUIPMENTS.

NOTES:

ALL ELECTRICAL EQUIPMENT TO BE FUSED PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

PROVIDE GFCI BREAKERS IN PANEL WHEN RECEPTACLE IS NOT READILY ACCESSIBLE (SUCH AS BEHIND EQUIPMENT OR OTHER OBSTRUCTIONS).

ELECTRICAL SYMBOL LEGEND

Symbol	Description
	RECEPTACLE DUPLEX 120V
	SWITCHED RECEPTACLE
	RECEPTACLE @ CEILING
	FLOOR RECEPTACLE
	QUAD RECEPTACLE
	220V RECEPTACLE
	DISCONNECT SWITCH
	ELECTRICAL PANEL
	COMPUTER/PHONE JACK
EX	EXISTING
WP	WEATHER PROOF
WR	WATER RESISTANT
TR	TAMPER RESISTANT
GFCI	GROUND FAULT CURRENT INTERRUPTER
(J)	JUNCTION BOX
	EMERGENCY LIGHT WITH BATTERY BACK UP. 90 MINUTES MIN.
	EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	EXHAUST FAN
$	SWITCH
$_3	3 WAY SWITCH
$_4	4 WAY SWITCH
$_D	DIMMER SWITCH
$_B	TIME CLOCK BYPASS SWITCH (MAX 2 HOURS OVERRIDE)
$_M	OCCUPANT SENSOR. TURNS LIGHTS OFF WITHIN 20 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE OCCUPANT SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANT SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 20 MINUTES MAXIMUM.
(OS)	ULTRASONIC CEILING MOUNTED OCCUPANCY SENSOR. TURNS LIGHTS OFF WITHIN 20 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE MOTION SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANCY SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 20 MINUTES MAXIMUM. NOTE: OCCUPANCY SENSOR SHALL BE SELECTED TO PROVIDE FULL COVERAGE FOR THE AREA IT SERVES.

NOTES:

FOR HANDICAP ACCESSIBILITY, ALL RECEPTACLES TO BE BETWEEN 15"-48" AFF, UNLESS NOTED OTHERWISE.
FIELD COORDINATE EXACT HEIGHT FOR ALL RECEPTACLES.

ALL SWITCHES TO BE @ 48" AFF TO TOP OF SWITCH UNLESS NOTED OTHERWISE.

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AR 94751 / ID 5595 / LEED AP

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENT	07-31-25

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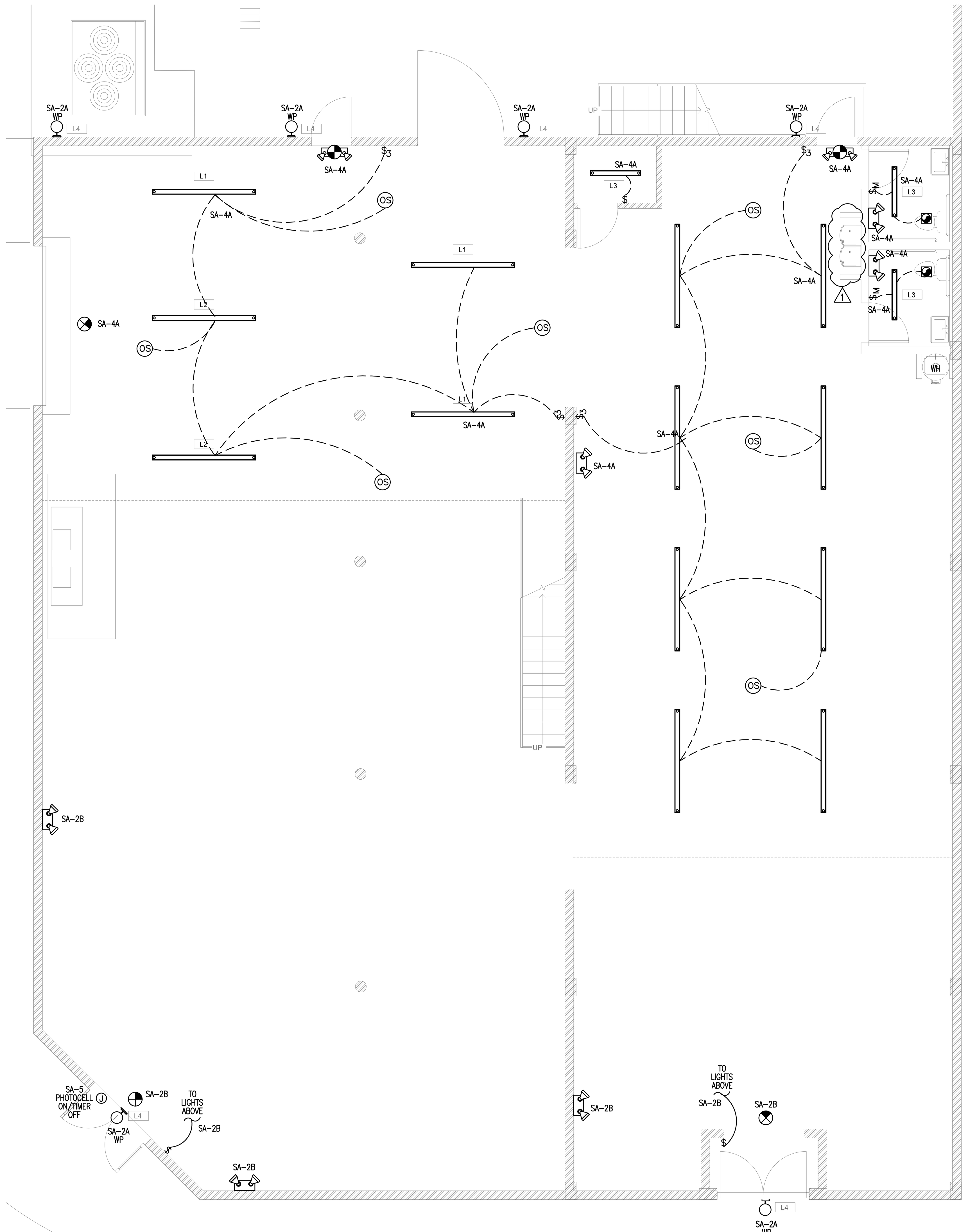
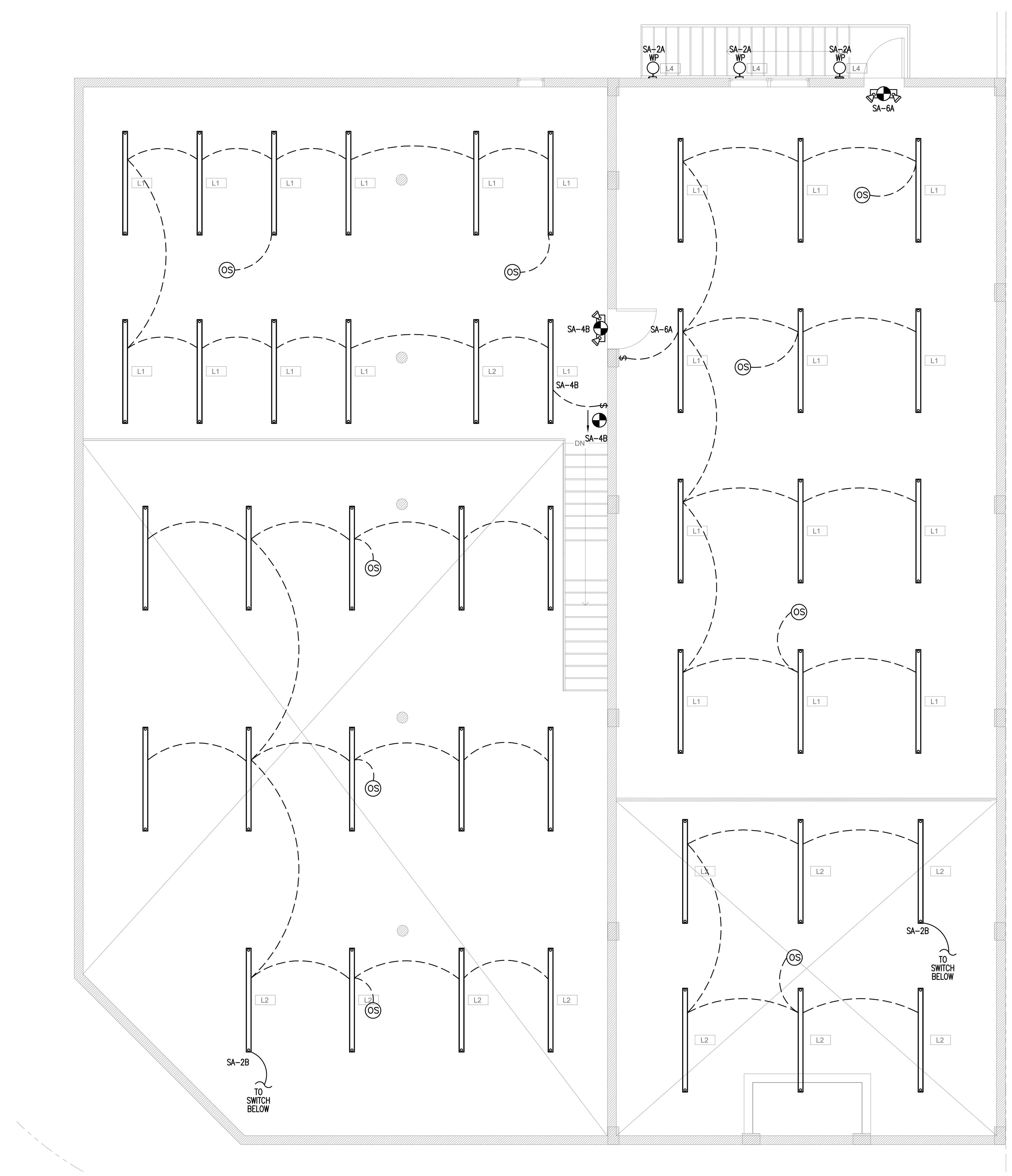


LIGHTING PLAN - 1ST FLOOR

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



LIGHTING PLAN - 2ND FLOOR

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

LIGHTING SYMBOL LEGEND

L1	96" LED (MAX 45W)
L2	96" LED (MAX 45W)
L3	48" LED (MAX 35W)
L4	OUTDOOR WALL SCONCE (MAX 25W)

FBC 2023 - ENERGY CONSERVATION

INTERIOR LIGHTING POWER ALLOWANCES: BUILDING AREA METHOD

SPACE TYPE	ALLOWED (W/SQ FT)		x	AREA (SQ FT)		=	ALLOWED (W)		USED (W)	
WAREHOUSE	0.45	W/SQ FT	x	8239	SQ FT	=	3708	WATTS	2895	WATTS
				TOTALS		=	**3708**	**WATTS**	**2895**	**WATTS**

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PANEL-A
DELTA C-PHASE HI LEG

SPECIFICATIONS: EXISTING | AMPACITY 200 AMPS | VOLTAGE: 120/240V, 3PH, 4WIRE DELTA
MAINS: 200 AMPS | LOCATION: UTILITY ROOM | MOUNTING: SURFACED

AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	PH	PH	PH	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
30	**3**					**SURGE PROTECTOR**	**1**	A			2	SPARE					1	20
30	**3**						**3**		B		4	SPARE					1	20
30	**3**						**5**			C	6	SPACE						
90	3	3612	EX	EX	EX	ACCU	7	A			8	SPARE					3	30
90	3	3612	EX	EX	EX		9		B		10						3	30
90	3	3612	EX	EX	EX		11			C	12						3	30
100	2	5198	EX	EX	EX	PANEL-SA	13	A			14	SPARE					1	20
100	2	5198	EX	EX	EX		15		B		**16**	**AHU VIA XFMR**	**1**	**8**	**3/4"**	**3463**	**3**	**40**
						SPACE	17			C	**18**		**1**	**8**	**3/4"**	**3463**	**3**	**40**
20	1					SPARE	19A	A			**20**		**1**	**8**	**3/4"**	**3463**	**3**	**40**
20	1					SPARE	19B											
20	1					SPARE	21		B		22A	SPARE					1	20
											22B	SPARE					1	20
						SPACE	23			C	24	SPACE						
90	3					SPARE	25	A			26	SPARE					1	20
90	3						27		B		28A	SPARE					1	20
											28B	SPARE					1	20
90	3						29			C	30	SPACE						

SUBTOT. 21231 VA — TOTAL LOAD = 31,619 VA — SUBTOT. 10388 VA

A-PHASE	#REF! VA	TOTAL LOAD A-PHASE	=	#REF!	I=	#REF!	3463	VA
B-PHASE	8810 VA	TOTAL LOAD B-PHASE	=	12,272	I=	102	3463	VA
C-PHASE	3612 VA	TOTAL LOAD C-PHASE	=	7,075	I=	59	3463	VA

PANEL-A
DEMAND LOAD CALCULATIONS

NEW BREAKERS IN BOLD

	A-PH	B-PH	C-PH		A-PH	B-PH	C-PH	
TOTAL RECEP. LOAD	3150	3150	0	VA				
RECEP. 1st 10,000 VA @ 100%	3,150	3,150	0	@100%	3,150	3,150	0	VA
REST @ 50%	0	0	0	@50%	0	0	0	VA
LIGHTING LOAD @ 125%	2048	2048	0	@125%	2,559	2,559	0	VA
LARGEST MOTOR @125%	0	0	0	@125%	0	0	0	VA
OTHER MOTORS @ 100%	0	0	0	@100%	0	0	0	VA
AIR CONDITIONERS @ 100%	7,075	7,075	7,075	@100%	7,075	7,075	7,075	VA
KITCHEN EQUIPMENT @ 65%	0	0	0	@65%	0	0	0	VA
REST OF ALL OTHER LOADS @ 100%	0	0	0	@100%	0	0	0	VA
				TOTAL LOAD =	**12,784**	**12,784**	**7,075**	VA
CURRENT PER PHASE	TOTAL LOAD (VA) / (120)							
CURRENT PER PHASE	**=**				**107**	**107**	**59**	**AMPS**

* NON SIMULTANEOUS LOAD

VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

PANEL-SA

SPECIFICATIONS: EXISTING | AMPACITY: 100 AMPS | VOLTAGE: 120/240V, 1PH, 3 WIRE
MAINS: MLO | LOCATION: UTILITY ROOM | MOUNTING: SURFACE

AMPS	POLE	TOTAL VA	COND SIZE	WIRE SIZE	GND SIZE	DESCRIPTION	CIRCUIT NO.	CIRCUIT NO.	DESCRIPTION	GND SIZE	WIRE SIZE	COND SIZE	TOTAL VA	POLE	AMPS
20	**1**	**540**	**1/2"**	**12**	**12**	**RECEPT. DIVIDING WALL**	**1A**	**2A**	**LIGHTS OUTDOOR**	**12**	**12**	**1/2"**	**225**	**1**	**20**
20	**1**	**1080**	**1/2"**	**12**	**12**	**RECEPT. WEST BACK WALL**	**1B**	**2B**	**LIGHTS OPEN ABOVE**	**12**	**12**	**1/2"**	**900**	**1**	**20**
20	**1**	**1080**	**1/2"**	**12**	**12**	**RECEPT. SOUTHEAST ENTRANCE**	**3A**	**4A**	**LIGHTS 1ST FLOOR**	**12**	**12**	**1/2"**	**690**	**1**	**20**
20	**1**	**720**	**1/2"**	**12**	**12**	**RECEPT. FRONT ENTRY**	**3B**	**4B**	**LIGHTS 2ND FLOOR SOUTH**	**12**	**12**	**1/2"**	**540**	**1**	**20**
20	1	1200	EX	EX	EX	SIGN	5	**6A**	**LIGHTS 2ND FLOOR NORTH**	**12**	**12**	**1/2"**	**540**	**1**	**20**
								6B	SPARE					1	20
20	1					SPARE	7	**8**	**SURGE PROTECTOR**					**2**	**20**
20	**1**	**1080**	**1/2"**	**12**	**12**	**RECEPT. 2ND FLOOR NORTH ROOM**	**9A**	**10**						**2**	**20**
20	**1**	**720**	**1/2"**	**12**	**12**	**RECEPT. 2ND FLOOR SOUTH WALL**	**9B**								
20	1					SPARE	11	**12**	**RECEPT. 2ND FLOOR WEST WALL**	**12**	**12**	**1/2"**	**1080**	**1**	**20**

PANEL-SA
DEMAND LOAD CALCULATIONS

NEW BREAKERS IN BOLD

NOTES:
* NON SIMULTANEOUS LOAD.

TOTAL RECEPT. LOAD	=	6300				VA
RECEPT. 1ST 10,000VA @ 100%	=	6300	@ 100%	=	6300	VA
REST @ 50%	=	0	@ 50%	=	0	VA
LIGHTING LOAD @ 125%	=	4095	@ 125%	=	5119	VA
LARGEST MOTOR @ 125%	=	0	@ 125%	=	0	VA
OTHER MOTORS @ 100%	=	0	@ 100%	=	0	VA
AIR CONDITIONERS @ 100%	=	0	@ 100%	=	0	VA
NUMBER OF KITCHEN EQUIPMENT	=	0				
KITCHEN EQUIPMENT LOAD	=	0	@ 100%	=	0	VA
EV @ 125%	=	0	@ 125%	=	0	VA
OTHERS @ 100%	=	0	@ 100%	=	0	VA

TOTAL LOAD	=	**11419 VA**
CURRENT PER PHASE	=	TOTAL LOAD (VA) / (240V)
	=	**48 AMPS**

VERIFY ALL EQUIPMENT LOAD, BREAKERS, AND WIRE SIZES PRIOR TO INSTALLATION / ORDERING OF MATERIALS.

PANEL-B
DELTA C-PHASE HI LEG

SPECIFICATIONS: SQUARE D QO OR EQUAL | AMPACITY 400 AMPS | VOLTAGE: 120/240V, 3PH, 4WIRE DELTA
MAINS: MLO | LOCATION: UTILITY ROOM | MOUNTING: SURFACED

AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	PH	PH	PH	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
						SPACE	1	A			2	WATER HEATER	10	10	3/4"	2250	2	30
						SPACE	3		B		4		10	10	3/4"	2250	2	30
						SPACE	5			C	6	SPACE						
						SPACE	7	A			8	SPACE						
						SPACE	9		B		10	SPACE						
						SPACE	11			C	12	SPACE						
						SPACE	13	A			14	SPACE						
						SPACE	15		B		16	SPACE						
						SPACE	17			C	18	SPACE						
						SPACE	19	A			20	SPACE						
						SPACE	21		B		22	SPACE						
						SPACE	23			C	24	SPACE						
						SPACE	25	A			26	SPACE						
						SPACE	27		B		28	SPACE						
						SPACE	29			C	30	SPACE						
						SPACE	31	A			32	SPACE						
						SPACE	33		B		34	SPACE						
						SPACE	35			C	36	SPACE						
						SPACE	37	A			38	SURGE PROTECTOR					3	30
						SPACE	39		B		40						3	30
						SPACE	41			C	42						3	30

SUBTOT. 0 VA — TOTAL LOAD = 4,500 VA — SUBTOT. 4500 VA

A-PHASE	0 VA	TOTAL LOAD A-PHASE	=	2,250	I=	18.8	2250	VA
B-PHASE	0 VA	TOTAL LOAD B-PHASE	=	2,250	I=	18.8	2250	VA
C-PHASE	0 VA	TOTAL LOAD C-PHASE	=	0	I=	0.0	0	VA

PANEL-B
DEMAND LOAD CALCULATIONS

	A-PH	B-PH	C-PH		A-PH	B-PH	C-PH	
TOTAL RECEP. LOAD	0	0	0	VA				
RECEP. 1st 10,000 VA @ 100%	0	0	0	@100%	0	0	0	VA
REST @ 50%	0	0	0	@50%	0	0	0	VA
LIGHTING LOAD @ 125%	0	0	0	@125%	0	0	0	VA
LARGEST MOTOR @125%	0	0	0	@125%	0	0	0	VA
OTHER MOTORS @ 100%	0	0	0	@100%	0	0	0	VA
AIR CONDITIONERS @ 100%	0	0	0	@100%	0	0	0	VA
KITCHEN EQUIPMENT @ 65%	0	0	0	@65%	0	0	0	VA
REST OF ALL OTHER LOADS @ 100%	2,250	2,250	0	@100%	2,250	2,250	0	VA
				TOTAL LOAD =	**2,250**	**2,250**	**0**	VA
CURRENT PER PHASE	TOTAL LOAD (VA) / (120)							
CURRENT PER PHASE	**=**				**19**	**19**	**0**	**AMPS**

* NON SIMULTANEOUS LOAD

VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

PANEL SCHEDULES

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REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENT	07-31-25

PROJECT NUMBER
P240530

DATE
06/07/24

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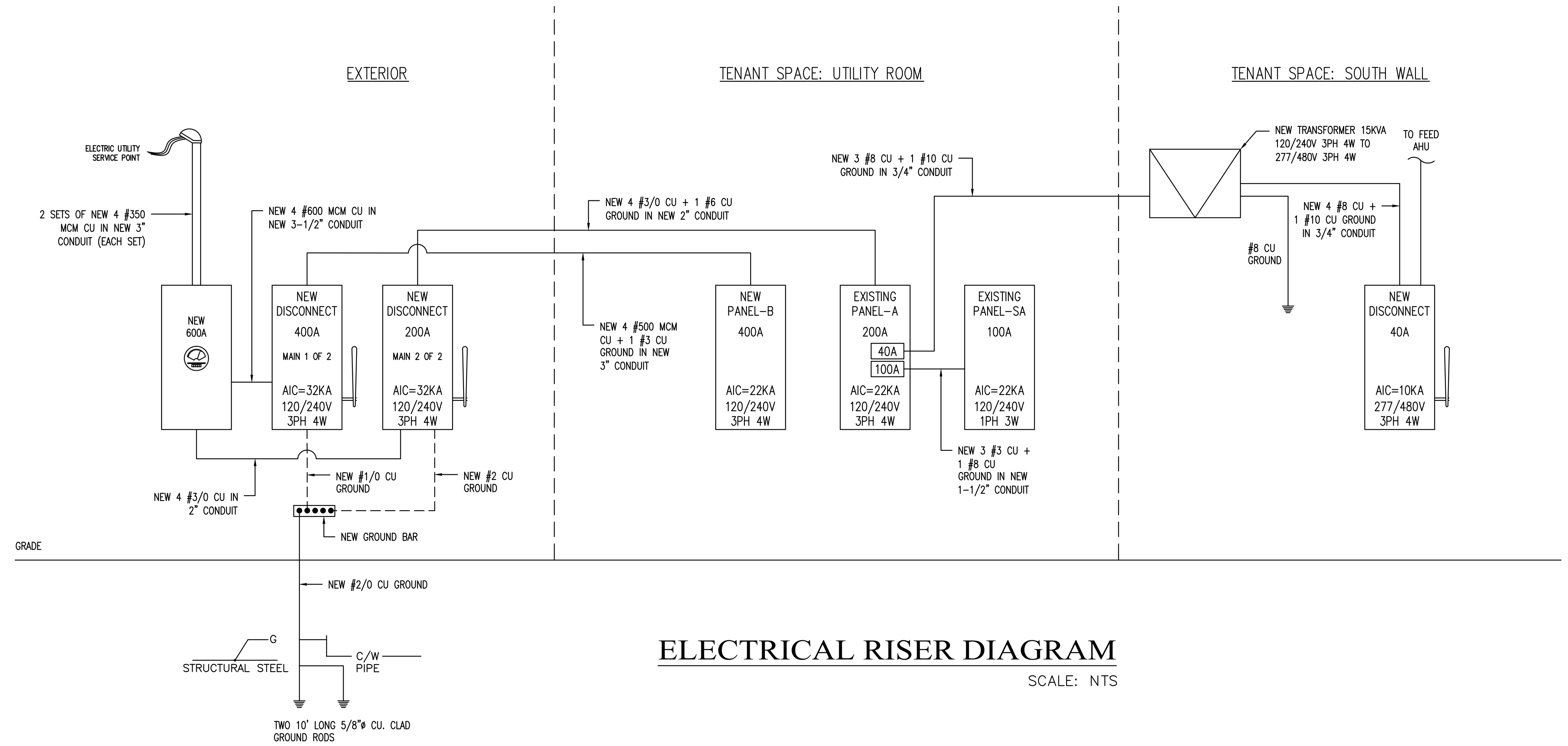

ELECTRICAL RISER DIAGRAM

SCALE: NTS

AIC CALCULATIONS
AT NEW 600A METER

L	=	LENGTH OF CIRCUIT TO FAULT	=	100	FT
I	=	AVAILABLE AIC AT CIRCUIT	=	52,000	AMPS
c	=	CONSTANT FROM TABLE	=	22,736	
n	=	NUMBER OF WIRES PER PHASE	=	2	
C	=	CONSTANT c * n	=	45,472	
V	=	VOLTS	=	240	VOLTS
F	=	1.732 * L * (I / C) * V	=	0.825	
M	=	1 / (1 + F)	=	0.548	
AIC	=	I * M	=	**28,489**	**AMPS**

* THESE CALACULATIONS ARE BASED ON AN ESTIMATED DISTANC FROM THE TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 100 FEET, THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCULATIONS.

AIC CALCULATIONS
AT NEW 400A PANEL-B

L	=	LENGTH OF CIRCUIT TO FAULT	=	37	FT
I	=	AVAILABLE AIC AT CIRCUIT	=	27,098	AMPS
c	=	CONSTANT FROM TABLE	=	26,706	
n	=	NUMBER OF WIRES PER PHASE	=	1	
C	=	CONSTANT c * n	=	26,706	
V	=	VOLTS	=	240	VOLTS
F	=	1.732 * L * (I / C) * V	=	0.271	
M	=	1 / (1 + F)	=	0.787	
AIC	=	I * M	=	**21,321**	**AMPS**

* THESE CALACULATIONS ARE BASED ON AN ESTIMATED DISTANC FROM THE TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 37 FEET, THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCULATIONS.

AIC CALCULATIONS
AT NEW 400A DISCONNECT

L	=	LENGTH OF CIRCUIT TO FAULT	=	7	FT
I	=	AVAILABLE AIC AT CIRCUIT	=	28,489	AMPS
c	=	CONSTANT FROM TABLE	=	28,033	
n	=	NUMBER OF WIRES PER PHASE	=	1	
C	=	CONSTANT c * n	=	28,033	
V	=	VOLTS	=	240	VOLTS
F	=	1.732 * L * (I / C) * V	=	0.051	
M	=	1 / (1 + F)	=	0.951	
AIC	=	I * M	=	**27,098**	**AMPS**

* THESE CALACULATIONS ARE BASED ON AN ESTIMATED DISTANC FROM THE TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 7 FEET, THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCULATIONS.

AIC CALCULATIONS
AT EXISTING 200A PANEL-A

L	=	LENGTH OF CIRCUIT TO FAULT	=	30	FT
I	=	AVAILABLE AIC AT CIRCUIT	=	25,820	AMPS
c	=	CONSTANT FROM TABLE	=	13,923	
n	=	NUMBER OF WIRES PER PHASE	=	1	
C	=	CONSTANT c * n	=	13,923	
V	=	VOLTS	=	240	VOLTS
F	=	1.732 * L * (I / C) * V	=	0.401	
M	=	1 / (1 + F)	=	0.714	
AIC	=	I * M	=	**18,423**	**AMPS**

* THESE CALACULATIONS ARE BASED ON AN ESTIMATED DISTANC FROM THE TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 30 FEET, THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCULATIONS.

AIC CALCULATIONS
AT NEW 200A DISCONNECT

L	=	LENGTH OF CIRCUIT TO FAULT	=	7	FT
I	=	AVAILABLE AIC AT CIRCUIT	=	28,489	AMPS
c	=	CONSTANT FROM TABLE	=	13,923	
n	=	NUMBER OF WIRES PER PHASE	=	1	
C	=	CONSTANT c * n	=	13,923	
V	=	VOLTS	=	240	VOLTS
F	=	1.732 * L * (I / C) * V	=	0.103	
M	=	1 / (1 + F)	=	0.906	
AIC	=	I * M	=	**25,820**	**AMPS**

* THESE CALACULATIONS ARE BASED ON AN ESTIMATED DISTANC FROM THE TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 7 FEET, THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCULATIONS.

AIC CALCULATIONS
AT EXISTING 100A PANEL-SA

L	=	LENGTH OF CIRCUIT TO FAULT	=	7	FT
I	=	AVAILABLE AIC AT CIRCUIT	=	18,423	AMPS
c	=	CONSTANT FROM TABLE	=	4,802	
n	=	NUMBER OF WIRES PER PHASE	=	1	
C	=	CONSTANT c * n	=	4,802	
V	=	VOLTS	=	240	VOLTS
F	=	2 * L * (I / C) * V	=	0.224	
M	=	1 / (1 + F)	=	0.817	
AIC	=	I * M	=	**15,054**	**AMPS**

* THESE CALACULATIONS ARE BASED ON AN ESTIMATED DISTANC FROM THE TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 7 FEET, THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCULATIONS.

TRANSFORMER FAULT CURRENT REPORT

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Transformer Designation	KVA Rating	Primary Voltage (V)	Secondary Voltage (V)	Transformer Impedance (%)	Number of Phases	Available Primary Fault (I)	Induction Motors FLA (I)	Synchronous Motors FLA (I)	Fault Current (A)
T1	15	240	480	5	3	18423.1819	0	0	**347**

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C. 2020), FLORIDA BUILDING CODE 2023 AND GOVERNING MUNICIPAL, STATE AND LOCAL CODES. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
4. CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
5. AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
6. WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
7. ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 600VOLTS THWN OR THHN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE, SIZED PER N.E.C. 250-122.
8. VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER & WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
9. ALL OUTDOOR DISCONNECTS AND ELECTRICAL PANELS TO BE NEMA-3R. ALL OUTDOOR DISCONNECTS AND ELECTRICAL PANELS IN A SALT SPRAY AREA TO BE NEMA-4X.
10. PANELS SHALL BE SQUARE 'D', GENERAL ELECTRIC OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED ON PANEL SCHEDULE. STENCIL PANEL DESIGNATION ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTERS. CONNECTION TO MAIN BUS SHALL BE WITH BURNDY ANNULAR COMPRESSION LUGS. PANELS AIC RATING SHALL BE AS INDICATED ON PLANS.
11. PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, DISCONNECTS, TRANSFORMER, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME ON DRAWINGS.
12. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
13. LOAD DATA IS BASED ON INFORMATION GIVEN ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING AND BEFORE INSTALLATION.
14. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
15. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 15" A.F.F TO BOTTOM OF OUTLET (MINIMUM) UNLESS OTHERWISE NOTED, ALL LIGHT SWITCHES SHALL BE @ 48" AFF. TO TOP OF SWITCH.
16. TIME CLOCK FOR LIGHTING CONTROL TO BE AN ASTRONOMICAL TIME CLOCK.
17. THE CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY AND OBTAIN, IN WRITING, THE AVAILABLE FAULT CURRENT OF THE UTILITY TRANSFORMER. THE CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL EQUIPMENT HAS AN AMP INTERRUPTING CAPACITY (AIC) GREATER THAN THE AVAILABLE FAULT CURRENT AT ANY POINT IN THE ELECTRICAL DISTRIBUTION SYSTEM.
18. WIRING METHOD:
    ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) OR MC CABLE & FLEXIBLE METAL CONDUIT (GREENFIELD) AS PER NEC 330-10, PROVIDED IT IS USED IN NON DESTRUCTIVE OR CORROSIVE SURROUNDINGS AS SPECIFIED IN NEC 2020 330-12. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE USED UNDERGROUND OR BELOW SLABS ON GRADE.
19. BRANCH-CIRCUIT WIRING, OTHER THAN 2-WIRE OR MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO LUMINAIRES CONNECTED TOGETHER, SHALL NOT BE PASSED THROUGH AN OUTLET BOX THAT IS AN INTEGRAL PART OF A LUMINAIRE UNLESS THE LUMINAIRE IS IDENTIFIED FOR THROUGH-WIRING.

    LUMINAIRES SHALL NOT BE USED AS A RACEWAY FOR CIRCUIT CONDUCTORS UNLESS LISTED AND MARKED FOR USE AS A RACEWAY. PROVIDE J-BOXES AS REQUIRED.
20. SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN EXISTING FIRE RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENTS PENETRATING FIRE RATED ENVELOPES, SPACES, ECT.
21. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE WIRING FOR HVAC SYSTEM: A/C EQUIPMENT(S), SMOKE DETECTORS, THERMOSTATS, TEST STATIONS, MOTORIZED VOLUME DAMPERS, ETC. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING. ELECTRICAL CONTRACTOR TO THOROUGHLY REVIEW MECHANICAL PLANS AND PROVIDE POWER TO ANY MECHANICAL EQUIPMENT OR DEVICE THAT IS NOT SHOWN ON ELECTRICAL PLANS BUT IS SHOWN ON MECHANICAL PLANS.
22. INSTALL "GFCI" GROUND FAULT INTERRUPTER RECEPTACLES WITH WEATHERPROOF COVER WITHIN 25 FT OF HVAC EQUIPMENT, MOUNT RECEPTACLE ON UNISTRUT (UNLESS HVAC EQUIPMENT IS SPECIFIED WITH FACTORY INSTALLED CONVENIENT RECEPTACLE).
23. WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH FPL/FPL ENGINEERS ON THE SIZE OF THE FPL TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRIC SERVICE SHOWN ON ELECTRIC PLANS, GC HAS TO INFORM THE OWNER ABOUT ANY EXTRA FPL CHARGES THAT MIGHT OCCUR IN ORDER TO PULL NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.
24. ELECTRICAL SERVICE EQUIPMENT MUST BE 3' ABOVE MSL, AND 8' ABOVE N.V.G.D. VERIFY AT SITE. ALL ELECTRICAL EQUIPMENTS SHALL BE INSTALLED ABOVE FLOOD LEVEL.
25. CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING SITE. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID, DUE TO THE FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST. CONTRACTOR TO REPLACE ANY EXISTING DEVICE OR COMPONENT THAT IS CALLED AS EXISTING IF IT IS NOT FULLY OPERATIONAL.
26. WIRING METHODS IN ALL PATIENT CARE AREAS TO BE IN COMPLIANCE WITH REDUNDANT GROUNDING REQUIREMENTS OF NEC 2020 SECTION 517.13.
27. ALL DIMMING MECHANISMS HAVE TO BE COMPATIBLE WITH FIXTURE DIMMING REQUIREMENTS. CONTRACTOR MUST VERIFY ALL DIMMING MECHANISM AND FIXTURE DIMMING REQUIREMENTS BEFORE ANY ORDERING, INSTALLING, OR WIRING OF ANY DIMMING MECHANISMS AND FIXTURES.
28. ALL OUTDOOR RECEPTACLES TO BE GFCI & WEATHER PROOF.
29. CONTRACTOR MUST REVIEW THE OWNER WORK LETTERS AND PROTOTYPE DRAWINGS PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL REQUIREMENTS. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH THE OWNER WORK LETTERS AND PROTOTYPE DRAWINGS. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION PROVIDED IN WRITING TO THE ENGINEER/ARCHITECT ANY DISCREPANCIES. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID DUE TO THE FAILURE TO ALLOW FOR COORDINATION. CONTRACTOR TO PROVIDE THE TENANT WITH ALL REQUIRED ITEMS.

PER FLORIDA BUILDING CODE 2023 ENERGY CONSERVATION:

405.5.3 VOLTAGE DROP.

THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5 PERCENT VOLTAGE DROP TOTAL.

405.5.4 COMPLETION REQUIREMENTS.

405.5.4.1 DRAWINGS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING:

1. A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
2. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION

405.5.4.2 MANUALS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

1. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
3. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

NOTE: ENFORCEMENT AGENCIES SHOULD ONLY CHECK TO BE SURE THAT THE CONSTRUCTION DOCUMENTS REQUIRE THIS INFORMATION TO BE TRANSMITTED TO THE OWNER AND SHOULD NOT EXPECT COPIES OF ANY OF THE MATERIALS.

FLORIDA BUILDING CODE 2023 ENERGY CONSERVATION:
SECTION 405.2 LIGHTING CONTROLS

PROVIDE AN ASTRONOMICAL TIME CLOCK TO TURN OFF LIGHTS (ON LIGHTING CIRCUITS AS INDICATED ON ELECTRICAL PLANS) DURING OFF BUSINESS HOURS.

PROVIDE TIME CLOCK BYPASS SWITCHES AT LOCATIONS SHOWN ON THE PLAN. THE BYPASS SWITCHES MUST BE CAPABLE OF OVERRIDING TIME OF DAY SCHEDULED SHUT-OFF CONTROL FOR NO MORE THAN TWO HOURS AND BE EQUIPPED WITH LED.

THE AUTOMATIC TIME SWITCH CONTROL DEVICE INSTALLED SHALL INCORPORATE AN AUTOMATIC HOLIDAY SCHEDULING FEATURE THAT TURNS OFF ALL LOADS FOR AT LEAST 24 HOURS, THEN RESUMES THE NORMALLY SCHEDULED OPERATION.

ALL EMERGENCY AND EXIT LIGHTS TO BE CONNECTED AHEAD OF ANY SWITCH OR TIME CLOCK.

(LIGHTING INTENDED FOR 24HR OPERATION IS EXEMPT FROM THE REQUIREMENTS OF THIS CODE.)

IMPORTANT NOTE FOR ELECTRICAL CONTRACTOR:

THE ENGINEER OF RECORD WAS NOT PROVIDED WITH THE SPECIFICATIONS FOR ELECTRICAL EQUIPMENT DURING THE DESIGN PHASE, LEADING TO ESTIMATED USAGE OF BREAKER, WIRE, AND CONDUIT SIZES BASED ON OUR BEST KNOWLEDGE.

PLEASE REFRAIN FROM INSTALLING ANY BREAKERS, WIRES, OR CONDUITS FOR ELECTRICAL EQUIPMENT UNTIL AN APPROVED SHOP DRAWING DETAILING THE EQUIPMENT IS RECEIVED.

IN CASE THE ELECTRICAL REQUIREMENTS SPECIFIED IN THE SHOP DRAWING DIFFER FROM THOSE PRESENTED IN THE ELECTRICAL PLANS, IT IS ESSENTIAL TO REACH OUT TO THE ENGINEER. REQUEST UPDATED PLANS REFLECTING THE CORRECTED ELECTRICAL REQUIREMENTS BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF ANY ELECTRICAL EQUIPMENT.

PRIOR TO CONNECTING ELECTRICAL EQUIPMENT TO THE WIRING, THE ELECTRICAL CONTRACTOR MUST VERIFY THE VOLTAGE COMPATIBILITY FOR ALL EQUIPMENT. SHOULD THE VOLTAGE INDICATED IN THE ELECTRICAL PLANS NOT ALIGN WITH THE VOLTAGE NECESSARY FOR THE ELECTRICAL EQUIPMENT, REFRAIN FROM CONNECTING THE EQUIPMENT.

ELECTRICAL CONTRACTOR MUST HAVE A TRADE COORDINATION MEETING TO INSURE ALL ELECTRICAL WIRING FOR ALL TRADES IS COVERED BY THE ELECTRICIAN'S WORK, WHETHER SHOWN ON PLANS OR NOT. ELECTRICIAN TO REFERENCE ALL EQUIPMENT WIRING DIAGRAMS FOR ELECTRICAL HVAC & PLUMBING EQUIPMENT. ELECTRICIAN TO PROVIDE ALL LOW VOLTAGE & REGULAR VOLTAGE POWER & CONTROL WIRING, UNLESS CONTROL WIRING INSTALLATION IS PART OF ANOTHER TRADES CONTRACT.

BY ADHERING TO THESE GUIDELINES, WE AIM TO ENSURE CLARITY AND ALLEVIATE ANY POTENTIAL LIABILITIES.

NOTE:
THE LIGHTING SPECIFICATIONS WERE SUPPLIED BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER/OWNER REP OR OWNER'S INTERIOR DESIGNER. VERIFY THAT THE SPECIFICATIONS ON THIS PLAN ARE WHAT THE OWNER ASKED FOR AND PROPERLY WIRE CONTROLS PER MANUFACTURER SPECIFICATIONS. ELECTRICAL CONTRACTOR TO CHECK MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR LIGHTS AND CONTROLS FOR LIGHTS PRIOR TO ORDERING AND ROUGH-IN.

EGRESS ILLUMINATION IS MINIMUM 1FC PER FBC 1008.2.1

ELECTRICAL NOTES & DETAILS

VERTICAL DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN

SOUTH PERFORMANCE LLC
REMODEL/REPAIR VANILLA BOX

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ARCHITECT
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