# VILLAGE AT ATLANTIC SHORES

801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL.

# STRUCTURAL ENGINEER

SUITE 215 TAMARAC, FL.33319

# **ARCHITECT**

# SYNALOVSKI ROMANIK SAYE

1800 ELLER DRIVE, SUITE 500 FORT LAUDERDALE, FL 33316 PH: 954-961-6806 FAX: 954-961-6807

# MEP ENGINEER

## ARPE ENGINEERING INC

2655 LE JEUNE RD SUITE 1109 CORAL GABLES, FLORIDA 33134 P: 305-444-9809 F: 305-444-9827



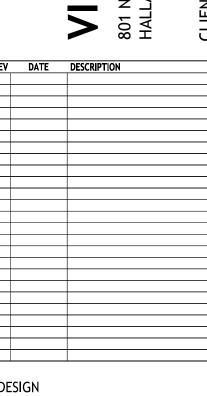
1800 Eller Drive, Suite 500 Fort Lauderdale, FL 33316 T 954.961.6806 F 954.961.6807

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Manuel Synalovski, AIA AR 0011628 SEAL

# LICENSE NO. AA26001863

# SHORE



# DELIVERABLE: PERMIT SET ISSUE DATE: **05-11-16**

PROJECT NUMBER: 1177 - 150203 DRAWN BY: FC CHECKED BY: JS

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ELECTRICAL SECOND OVERALL FLOOR PLAN ELECTRICAL SECOND FLOOR PLAN - TYPICAL

LOCATION MAP

ELECTRICAL FIRST OVERALL FLOOR PLAN

ELECTRICAL FIRST FLOOR PLAN - TYPICAL

ELECTRICAL FIRST FLOOR PLAN - TYPICAL

ELECTRICAL SECOND FLOOR PLAN - TYPICAL

BAYS 101-110

BAYS 111-121

BAYS 201-210

BAYS 211-221

ELECTRICAL ROOF PLAN

ELECTRICAL SITE PLAN

PLUMBING ROOF PLAN

TYPICAL BAYS 101 - 110

TYPICAL BAYS 111 - 121

PLUMBING FIRST FLOOR PLAN

PLUMBING FIRST FLOOR PLAN

PLUMBING SECOND FLOOR PLAN -

ELECTRICAL NOTES AND DETAIL

PLUMBING FIRST FLOOR OVERALL PLAN

PLUMBING FIRST FLOOR OVERALL PLAN

ELECTRICAL RISER

ELECTRICAL PANEL

E-3

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ES-1

PLUMBING SECOND FLOOR OVERALL PLAN

**COVER SHEET** 

VASQUEZ STRUCTURAL ENGINEERS 6635 W. COMMERCIAL BOULEVARD,

PH: 954-726-7500

GRAPHIC SYMBOLS 6

Fire Alarm F.B. Flat Bar

Florida Building Code F.D. Floor Drain FDN. Foundation Fire Extinguisher F.E.C. Fire Extinguisher Cabinet F.H.C. FIN.

FIXT Fixture Floor FLASH. Flashing FLUOR. Fluorescent F.O.C. Face of Concrete

Grade

Gypsum

Hose Bibb

Handicap

Horizontal

Hour

Height

Interior

Janitor

Joint

Laboratoru

Laminate

Lavatoru

Locker

Light

Manufacturer

Mechanical

Membrane

Metal

Mullion

North

Minimum

Manufactured Maximum

Moisture Resistan

High

Gypsum Wallboard

FLR.

F.O.F.

F.O.S.

FURR.

GALV.

G.B.

GEN.

GND.

G.W.B.

H.M.

HORIZ.

INSUL.

LAB.

LAM.

LAV.

LKR.

MANUF

MAX.

MECH.

MEMB.

MET.

MIN.

M.R.

Face of Finish Face of Studs Fire Prevention Code Foot or Feet Furrina Future

Gauge Galvanized

Grab Bar BY THE WORK. THE CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL Generator, General Ground Fault Interrupt 8. THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE. Ground 9. COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT

11. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUB- CONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS,

GENERAL NOTES

2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.

SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

OR UNDERLYING SURFACE FOR THE NEW WORK.

ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.

4 SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW

12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE 13. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.

10. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL

ELEVATION, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.

1. CONSTRUCTION SHALL FOLLOW "FLORIDA BUILDING CODE" AS ADOPTED BY THE COUNTY AS APPLICABLE

3.1 NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL OR M.E.P DRAWINGS

5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF

ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE

6. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS

7. THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING

NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED

THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN

14. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC. OR EQUIPMENT REQUIRING BACKING. 15. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND

SUBCONTRACTOR. 16. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT. AT COMPLETION OF WORK THE CONTRACTOR SHALL REMOVE FROM AND ABOUT THE PROJECT WASTE MATERIALS, RUBBISH, THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, CONTRACTOR SHALL CLEAN AND POLISH ALL GLASS, WAX TILE FLOORS, VACUUM CARPETS, AND LEAVE OTHER SPACES

PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE

7. <u>CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES</u>. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO, AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. (FBC 104.2.7)

18. NOTICE OF TERMITE PROTECTION. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE 19. IN ORDER TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, CLEARANCE BETWEEN EXTERIOR WALL COVERING AND FINAL EARTH GRADE O THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6

# 20. PROJECT COORDINATION

COORDINATE CONSTRUCTION ACTIVITIES TO ASSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK AND THAT ARE DEPENDENT UPON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND 3. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE

1. INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER. 2. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN REQUIREMENTS CONTAINED IN CONTRACT DOCUMENTS.

3. PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS NECESSARY FOR SECURING WORK. SECURE WORK TRUE TO LINE AND LEVEL. ALLOW FOR EXPANSION AND BUILDING MOVEMENT. 4. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK. ARRANGE JOINTS IN EXPOSED WORK TO OBTAIN THE BEST VISUAL EFFECT. REFER QUESTIONABLE CHOICES TO THE ARCHITECT FOR FINAL

5. INSTALL EACH COMPONENT DURING WEATHER CONDITIONS AND PROJECT STATUS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. ISOLATE EACH PART OF THE COMPLETED CONSTRUCTION FROM INCOMPATIBLE MATERIAL AS NECESSARY TO PREVENT DETERIORATION.

6. COORDINATE TEMPORARY ENCLOSURES WITH REQUIRED INSPECTIONS AND TESTS, TO MINIMIZE THE NECESSITY OF UNCOVERING COMPLETED CONSTRUCTION FOR THAT PURPOSE.

7. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL INDIVIDUAL COMPONENTS AT STANDARD MOUNTING HEIGHTS RECOGNIZED WITHIN THE INDUSTRY FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE ARCHITECT FOR FINAL DECISION. CLEAN AND MAINTAIN COMPLETED CONSTRUCTION AS FREQUENTLY AS NECESSARY THROUGH THE REMAINDER OF THE ENTIRE CONSTRUCTION PERIOD. ADJUST AND LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT

THE TERM "FURNISH" MEANS TO SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS. THE TERM "INSTALL" DESCRIBES OPERATIONS AT THE PROJECT SITE INCLUDING THE ACTUAL UNLOADING.

UNPACKING, ASSEMBLING, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING,

CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS. THE TERM "PROVIDE" MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE. UNLESS THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THE CONTRAC

DOCUMENTS TO THE EXTENT REFERENCED. SUCH STANDARDS ARE MADE A PART OF THE CONTRACT

SCHEDULE A PRE-CONSTRUCTION CONFERENCE AND ORGANIZATIONAL MEETING AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONDUCT PRE-INSTALLATION CONFERENCES AT THE SITE BEFORE EACH CONSTRUCTION ACTIVITY THAT REQUIRES COORDINATION WITH OTHER CONSTRUCTION. THE INSTALLER AND REPRESENTATIVES OF MANUFACTURERS AND FABRICATORS INVOLVED IN OR AFFECTED BY THE INSTALLATION, AND ITS COORDINATION WITH OTHER WORK, SHALL ATTEND THE MEETING. ADVISE THE ARCHITECT OF SCHEDULED MEETING DATES. ARCHITECT'S ATTENDANCE WILL BE AT HIS DISCRETION. CONDUCT PROJECT COORDINATION MEETINGS AT REGULARLY SCHEDULED TIMES CONVENIENT FOR ALL

PREPARE, REVIEW, STAMP WITH APPROVAL AND SUBMIT, ONE ORIGINAL AND THREE PRINTS WITH REASONABLE PROMPTNESS AND IN ORDERLY SEQUENCE SO AS TO CAUSE NO DELAY IN THE WORK, SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS. REQUIRED SUBMITTALS: CONSTRUCTION SCHEDULE, SCHEDULE OF VALUES, SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND

SAMPLES: WHEN REQUESTED, SUBMIT TWO. CONSTRUCTION SCHEDULE: LINIER BAR CHART TIME CONTROL TYPE. 24. - QUALITY CONTROL AND TESTING LABORATORY SERVICES

THE OWNER WILL EMPLOY AND PAY FOR SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM SPECIFIED INSPECTION, SAMPLING, AND TESTING SERVICES, WHERE RESULTS DO NOT COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, RETESTS ARE RESPONSIBILITY OF CONTRACTOR. SUBMIT COPIES OF TEST REPORTS TO THE OWNER, CONTRACTOR ARCHITECT, CIVIL ENGINEER, AND STRUCTURAL ENGINEER. UPON COMPLETION OF SERVICES, REPAIR AND RESTORE SUBSTRATES AND FINISHES TO ELIMINATE DEFICIENCIES OF EXPOSED FINISHES.

# 25. - PRODUCTS, MATERIALS, AND EQUIPMENT

THE WORK IS BASED ON THE MATERIALS, EQUIPMENT, AND METHODS DESCRIBED IN THE CONTRACT DOCUMENTS WHERE IN THE CONTRACT DOCUMENTS CERTAIN PRODUCTS. MANUFACTURER'S TRADE NAMES, OR CATALOG NUMBERS ARE GIVEN, IT IS FOR THE EXPRESSED PURPOSE OF ESTABLISHING A BASIS OF QUALITY, DURABILITY AND EFFICIENCY OF DESIGN IN HARMONY WITH THE WORK OUTLINED AND IS NOT INTENDED FOR THE PURPOSE OF LIMITING COMPETITION. ANY MANUFACTURER MEETING THE SPECIFIED REQUIREMENTS WILL BE ACCEPTABLE. HOWEVER, NO SUBSTITUTIONS WILL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, THE MANUFACTURER AND SUPPLIER EXPRESSLY WARRANTS THAT THE PRODUCTS, MATERIALS AND EQUIPMENT FURNISHED BY HIM AND INSTALLED IN THIS PROJECT ARE SUITABLE FOR THE APPLICATIONS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS AND INCLUDES FEATURES. ACCESSORIES, AND PERFORMING CHARACTERISTICS LISTED IN THE MANUFACTURER'S CATALOG IN FORCE ON THE DATE BIDS ARE REQUESTED FOR THE WORK. ALL EXTERIOR BUILDING CLADDING PRODUCTS AND ATTACHMENT MECHANISMS SHALL MEET OR EXCEED THE MPH WIND LOAD REQUIREMENTS PER CHAPTER 16 OF THE STANDARD BUILDING CODE. CUERRENT

1. ADVISE OWNER OF PENDING INSURANCE CHANGEOVER REQUIREMENTS 2. SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP/MAINTENANCE BONDS, MAINTENANCE AGREEMENTS, AGREEMENTS, FINAL CERTIFICATIONS, AND OTHER REQUIRED CLOSEOUT DOCUMENTS.

5 MAKE FINAL CHANGEOVER OF LOCKS AND TRANSMIT KEYS TO OWNER

SITE, USE ONLY CLEANING MATERIALS RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED.

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6. COMPLETE START-UP TESTING OF SYSTEMS AND INSTRUCTION OF OWNER'S OPERATING/MAINTENANCE 7. COMPLETE FINAL CLEANING UP REQUIREMENTS.

PRIOR TO REQUESTING REVIEW FOR CERTIFICATION OF FINAL PAYMENT, COMPLETE THE FOLLOWING: 1. SUBMIT FINAL PAYMENT REQUEST WITH REQUIRED CLOSEOUT ATTACHMENTS. 2. SUBMIT COPY OF ARCHITECT'S FINAL PUNCH LIST OF ITEMIZED WORK TO BE COMPLETED OR CORRECTED. STATING THAT EACH ITEM HAS BEEN COMPLETED OR OTHERWISE RESOLVED FOR ACCEPTANCE. 3. SUBMIT TO THE ARCHITECT RECORD DRAWINGS, MAINTENANCE MANUALS, AND SIMILAR FINAL RECORD

PREPARE A CORRECTIONS AND COMPLETIONS LIST TO BE USED AS THE BASIS FOR THE INSPECTION FOR SUBSTANTIAL COMPLETION, MAINTAIN ONE COPY OF THE CONTRACT DOCUMENTS FOR RECORD DOCUMENTATION RECORD DOCUMENTS SHALL BE RED LINED AND KEPT UP TO DATE THROUGH OUT THE DURATION OF THE PROJECT OPERATING MANUAL PRESENTING COMPLETE DIRECTIONS AND RECOMMENDATIONS FOR THE PROPER CARE AND MAINTENANCE OF VISIBLE SURFACES AS WELL AS MAINTENANCE AND OPERATING INSTRUCTIONS FOR EQUIPMENT OPERATING INSTRUCTIONS SHALL INCLUDE NECESSARY PRINTED DIRECTIONS FOR CORRECT OPERATIONS, ADJUSTMENTS, SERVICING, AND MAINTENANCE OF MOVABLE PARTS. ALSO INCLUDED SHALL BE SUITABLE PARTS LISTS, APPROVED SHOP DRAWINGS, AND DIAGRAMS SHOWING PARTS LOCATION AND ASSEMBLY. SUBMIT SEPARATE BINDER OF ALL ORIGINAL WARRANTIES AND GUARANTEES FOR THE WORK.

REMOVE RUBBISH AND DEBRIS FROM THE CONSTRUCTION SITE TO GUARD AGAINST FIRE AND SAFETY HAZARDS. IF CLEANING IS NOT PERFORMED TO THE SATISFACTION OF THE OWNER. THE OWNER RESERVES THE RIGHT TO PERFORM CLEANING AT THE CONTRACTOR'S EXPENSE. STORE VOLATILE WASTES IN COVERED METAL CONTAINERS, AND REMOVE FROM THE PREMISES DAILY. DO NOT BURN OR BURY RUBBISH AND WASTE MATERIALS ON PROJECT PERFORM FINAL CLEAN UP AND LEAVE THE PROJECT IN CLEAN CONDITION READY FOR OWNER OCCUPANCY.

EDITION. THE OWNER WILL NOT ACCEPT THE START OF THE WARRANTY PERIOD ON SYSTEMS OR EQUIPMENT UNTIL

# 25. PROJECT CLOSEOUT

PRIOR TO REQUESTING REVIEW FOR SUBSTANTIAL COMPLETION, COMPLETE THE FOLLOWING AND LIST KNOWN

3. OBTAIN AND SUBMIT RELEASE ENABLING OWNER'S FULL AND UNRESTRICTED USE AND ACCESS OF THE PROJECT. 4. DELIVER TOOLS, SPARE PARTS, EXTRA STOCKS OF MATERIALS, AND SIMILAR ITEMS. OBTAIN RECEIPTS FOR

# 26. CONSTRUCTION CLEANING

ROOF FRAMING PLAN TYPICAL BAYS 201 - 210 PLUMBING SECOND FLOOR PLAN **FOUNDATION SECTIONS** SECOND FLOOR SECTIONS TYPICAL BAYS 211 - 221 PLUMBING TENANTS 110 - 110 SECOND FLOOR SECTIONS SANITARY ISOMETRIC ROOF SECTIONS PLUMBING TENANTS 111 - 121 <u>MECHANICAL</u> SANITARY ISOMETRIC PLUMBING TENANTS 110 - 110 MECHANICAL FIRST FLOOR WATER ISOMETRIC OVERALL PLAN PLUMBING TENANTS 111 - 121 MECHANICAL SECOND FLOOR WATER ISOMETRIC OVERALL PLAN PLUMBING NOTES AND DETAILS MECHANICAL FIRST FLOOR PLAN TYPICAL BAYS 101 - 110 MECHANICAL FIRST FLOOR PLAN TYPICAL BAYS 111-121

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MECHANICAL SECOND FLOOR PLAN -

ABBREVIATIONS

GENERAL NOTES

SYMBOLS

DETAIL REFERENCE

ELEVATION REFERENCE

SECTION REFERENCE

ROOM REFERENCE

ADJ.

APPROX.

ATTEN.

CONSTR.

----- ROOM NUMBER

Air Conditioning

Area Drain

Adjustable

Approximate

Architectural

Assistant

Board

Building

Blocking

Bottom Of

Bottom

Cabinet

Ceramic

Closet

Concrete Masonry Uni

Cased Opening

Computer

Concrete

Double

Detail

Diameter

Dimension

Dispense

Door Openina

Expansion Join

Elevation

Electrical

Elevator

Department

Drinkina Fountain

Catch Basin

Attenuation

Bituminous

Aluminum

Accessible, Accessibility

Above Finished Floor

Not In Contract N.I.C ENCLOS. NO.or# Number Net Square Foot N.T.S. Not To Scale Electric Water Cooler Electric Water Heater On Center

DRAWING INDEX

SITE INFORMATION:	
CURRENT ZONING: RAC CORRIDOR SUBDISTRICT	
PROPOSED USE: RETAIL / OFFICE / RESTAURANT	
UTILITIES:	
ELECTRIC - FP & L	_
WATER AND SEWER - CITY OF HALLANDALE BEACH	
SITE CALCULATIONS	-

TOTAL LANDSCAPE AREA:	8,532 SQ. FT.	12.20 %
TOTAL IMPERVIOUS AREA:	61,385 SQ. FT.	87.80 %
LANDSCAPE AREA:		
TOTAL PROVIDED:	8,532 SQ. FT.	12.20 %
CIVIC SPACE LANDSCAPE AREA:	556 SQ. FT.	0.79 %
SITE LANDSCAPE AREA:	7,976 SQ. FT.	11.41 %
	•	

69,917 SQ. FT.

IMPERVIOUS AREA:		
TOTAL PROVIDED:	61,385 SQ. FT.	87.80 %
BUILDING FOOTPRINT AREA:	19,797 SQ. FT.	28.32 %
WALKS:	5,017 SQ. FT.	7.17 %
CIVIC OPEN SPACE:	3,494 SQ. FT.	5.00 %
VEHICULAR USE AREA (V. U. A.):	33,077 SQ. FT.	47.31 %

# LEGAL DESCRIPTION

TOTAL SITE AREA: (1.60 ACRES)

# PARCEL A:

TRACT B OF FEDERAL TRACTS, A SUBDIVISION OF LAND IN BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS, HOWEVER THE EAST 200 FEET OF THE NORTH 110 FEET THEREOF AND LESS THE ROAD RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT B THENCE RUN EASTERLY ALONG THE SOUTH LINE OF SAID TRACT B A, DISTANCE OF 291.07 (245.07) FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING; THENCE RUN EASTERLY AND NORTHERLY ALONG SAID CURVE WHICH IS CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15 FEET, THRU A CENTRAL ANGLE OF 89°26'07 ,FOR AN ARC DISTANCE OF 23.41 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 01°37'43 WEST,A DISTANCE OF 134.67 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE RUN NORT29'14 ,FOR AN ARC DISTANCE OF 13.07 FEET; THENCE RUN NORTH 87°42'32 ,A DISTANCE OF 12.86 FEET; 37'43 EAST,ALONG THE EAST LINE OF SAID TRACT B A DISTANCE OF 162.50 FEET; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID TRACT B A DISTANCE OF 26.85 FEET TO THE POINT OF BEGINNING.

ALSO LESS ANY PORTION THEREOF, TAKEN, USED OR DEEDED FOR STREET OR ROADWAY PURPOSES.

NOTE: THE PREVIOUS METES AND BOUNDS DESCRIBED PORTION OF ROAD WAY TAKEN APPEARS TO BE IN ERROR AND DOES NOT EXCEPT ALL OF THE LAND ACTUALLY USED OR INTENDED TO BE TAKEN FOR RIGHT OF WAY.

PARCEL 2:

ALL THAT CERTAIN LOT, PIECE OF PARCEL OF LAND, SITUATED, LYING AND BEING IN THE

ALL THAT CERTAIN LOT, PIECE OF PARCEL OF LAND, SITUATED, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HALLANDALE AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH IIO FEET OF THE EAST 200 FEET OF TRACT B OF FEDERAL TRACTS, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 18, PAGE 10, OF THE PUBLIC RECORDS OF

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT B THENCE RUN EASTERLY ALONG

THE NORTH LINE OF SAID TRACT BA DISTANCE OF 236.26 FEET TO A POINT OF CURVE, HAVING A TANGENT BEARING OF NORTH 87°42'32 EAST(N 89°32'07 E) THROUGH SAID POINT AND THE POINT OF BEGINNING; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID CURVE, WHICH IS CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15 FEET; THROUGH A CENTRAL ANGLE OF 90°39'45 AN ARC DISTANCE OF 23.74 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°37'43 EAST, A DISTANCE OF 50 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51 AN ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY, ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 9°16'37 AN ARC DISTANCE OF 16.19 FEET; THENCE RUN NORTH 87°42'32 EAST A DISTANCE OF 12.86 FEET; THENCE RUN NORTH 01°37'43 WESTALONG THE EAST LINE OF SAID TRACT B A, DISTANCE OF 110 FEET; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID TRACT B A DISTANCE OF 35.72 FEET TO THE POINT OF BEGINNING.

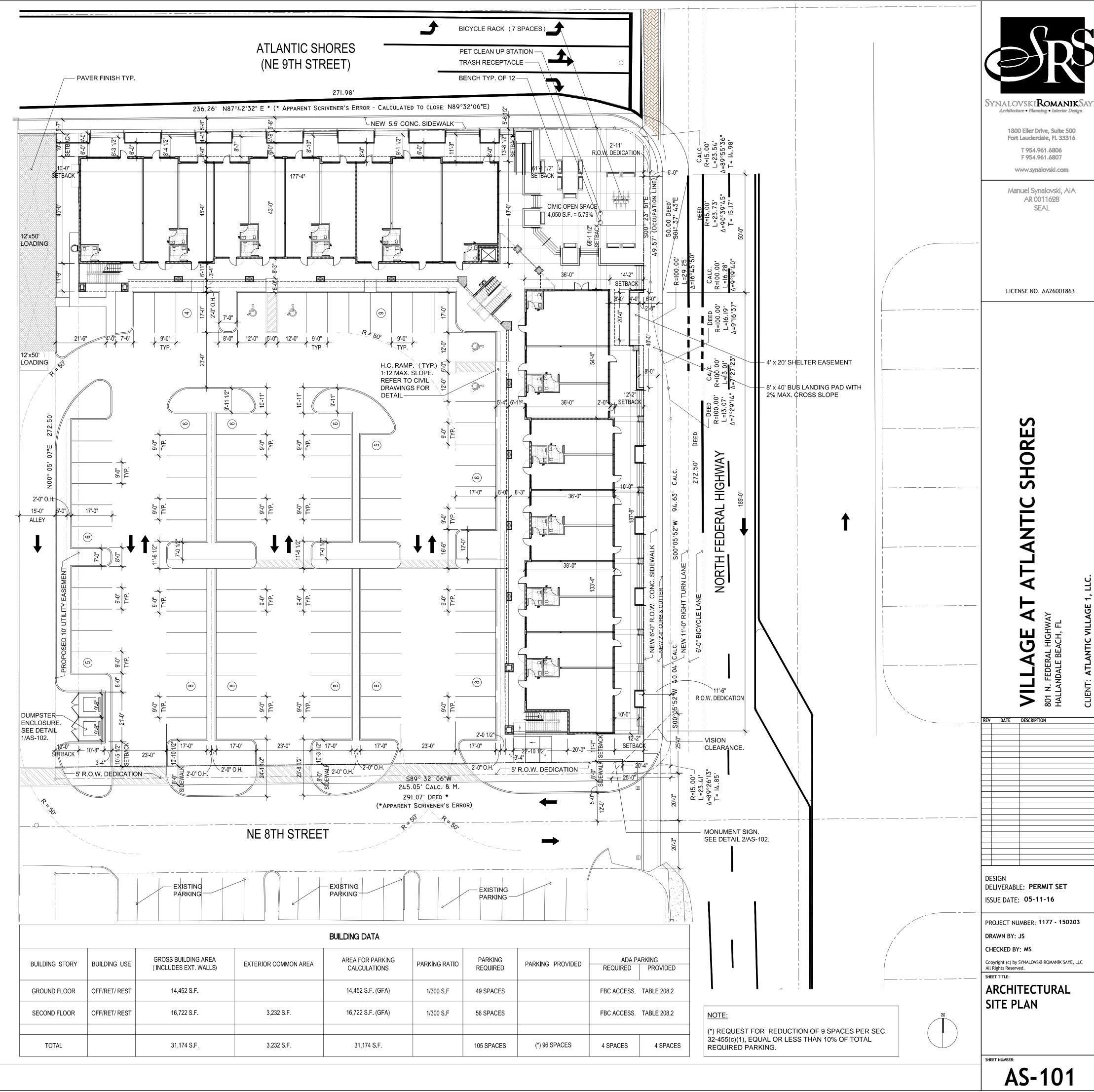
ALSO LESS THAT PORTION THEREOF TAKEN, USED, OR DEEDED FOR STREET OR ROADWAY

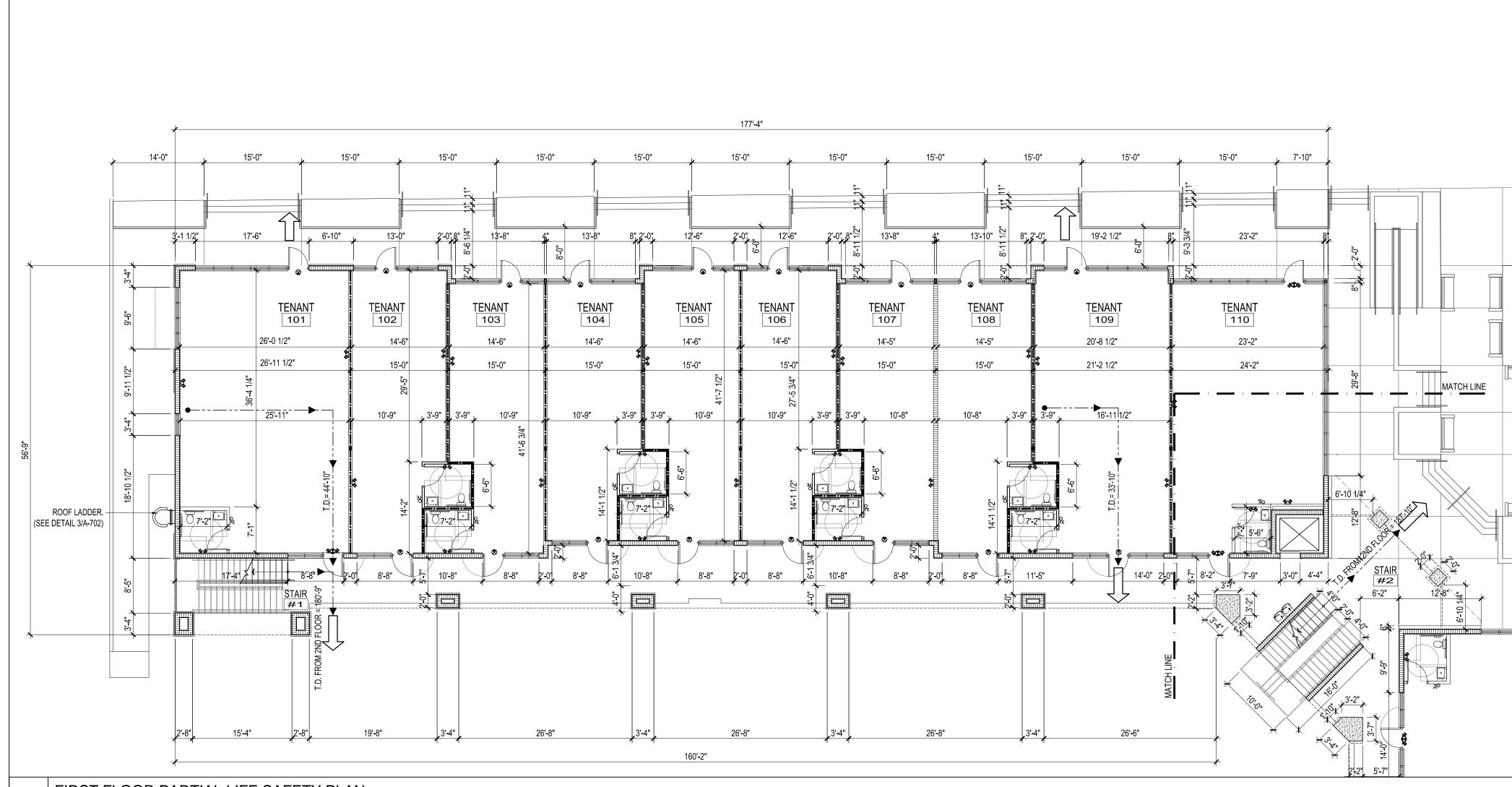
NOTE: THE PREVIOUS METES AND BOUNDS DESCRIBED PORTION OF ROAD WAY TAKEN SHOULD BE SURVEYED ALONG WITH THE ADJACENT PORTION TO THE SOUTH TO DETERMINE IF IT ACCURATELY DESCRIBES THE PORTION INTENDED TO BE TAKEN FOR RIGHT-OF-WAY.

RAC CORRIDOR / DESIGN SUBDISTRICT REQUIREMENTS TABLE 32-195(a)				
	REQUIRED	PROVIDED		
LOT WIDTH	50' MIN.	260'		
LOT AREA	5,000 S.F. MIN./ 100,000 S.F. MAX.	69,917 S.F.		
LOT COVERAGE	95% MAX.	87.80%		
LANDSCAPE AREA	5% MIN.	12.20%		
FEDERAL HWY. SETBACK	15' MIN. / 20' MAX.	12'-2" (2'-10" SETBACK REDUCTION PER SEC. 32-201 (6)a.2)		
PRIMARY STREET SETBACK	10' MIN. / 15' MAX.	10'		
SECONDARY STREET SETBACK	10' MIN.	11'-7"		
INTERIOR SIDE SETBACK	0' MIN.	N/A		
REAR SETBACK	10' MIN.	10'		
BUILDING FRONTAGE ON PRIMARY STREETS	75% MIN. / 100% MAX.	FEDERAL HWY. = 89.44% N.E. 9TH ST. = 90.02%		
MIN. HEIGHT PRIMARY STREETS	2 STORIES, OR 1 STORY 20 FT. HIGH	2 STORIES		
CIVIC OPEN SPACE SITES 40,000 S.F. OR MORE	5%	5.79%		

DIMENSIONAL REQUIREMENTS FOR STOREFRONTS TABLE 32-201 (f)					
	REQUIRED	PROVIDED			
BUILDING SETBACK	VARIES BY SUBDISTRICT	SEE ABOVE TABLE 32-195(a)			
STOREFRONT WIDTH	70% MIN. / 100% MAX.	FEDERAL HWY. = 89.44% N.E. 9TH ST. = 90.02%			
STOREFRONT BASE	1' MIN. / 3' MAX.	1'-0"			
GLAZING HEIGHT	8' MIN.	14'-4"			
GLAZING AREA	70% MIN. / 100% MAX.	FEDERAL HWY. = 70.76% N.E. 9TH ST. = 75.30%			
AWNING PROJECTION	3' MIN. / 2' FROM CURB MAX.	3'-0"			
PEDESTRIAN BLADE SIGN PROJECTION	4' MAX.	N/A			

DIMENSIONAL REQUIREMENTS FOR ARCADE/ COLONNADES TABLE 32-201 (g)					
	REQUIRED	PROVIDED			
BUILDING SETBACK	VARIES BY SUBDISTRICT	SEE ABOVE TABLE 32-195(a)			
ARCADE/ COLONNADE DEPTH	10' MIN. / 20' MAX.	FEDERAL HWY. = 10' N.E. 9TH ST. = N/A			
ARCADE/ COLONNADE HEIGHT	12' MIN.	14'-4"			
COLUMN/ PILLAR TO FACE OF CURB	2' MIN. / 4' MAX.	6' (REQUIRED FDOT R.O.W. SIDEWALK)			
ARCADE/ COLONNADE SETBACK ENCROACHMENT	VARIES BY STREET	N/A			
PEDESTRIAN BLADE SIGN PROJECTION	4' MAX.	N/A			





2 FIRST FLOOR PARTIAL LIFE SAFETY PLAN SCALE: 3/32"=1'-0"

FIRE EXTINGUISHER LEGEND: SURFACED MOUNTED FIRE EXTINGUISHER (MODEL #MP5 5LBS, ABC)- MOUNTED AT 48" A.F.F. W/ WALL BRACKET TO TOP OF HANDLE, AND SHALL BE CURRENTLY DATED AND TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY. COMPLY WITH NFPA 10. FURNISH AND INSTALL, AS A MINIMUM, PER EVERY 2,500 S.F., OR 1 PER EVERY TENANT SPACE LESS THAN 2,500 S.F.

FIRE PARTITION / WALL LEGEND : 1-HOUR FIRE RATED EMERGENCY BATTERY WALL PACK & EXIT LIGHT COMBINATION EXIT LIGHT PRIMARY EGRESS TRAVEL DISTANCE, 250 FT. MAXIMUM (NFPA 101, SECTION 36.2.6.2) □ C.P.T.=

COMMON PATH OF TRAVEL DISTANCE

GENERAL LIFE SAFETY NOTES:

PROVIDE ADDRESS NUMBERS ON MAIN ENTRANCE DOORS AND REAR DOORS. SAID ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET FRONTING THE BUILDING. NUMBERS SHALL CONTRAST WITH BACKGROUND AND BE AT LEAST 6" IN HEIGHT PER NFPA 1 SEC. 10.12.1

"KNOX" KEY BOX (MODEL 3265 SURFACE MOUNT; OR MODEL 3274 RECESS MOUNT) SHALL BE INSTALLED NEAR MAIN ENTRANCE AT +/- 5'-0" HEIGHT.

GENERAL CONTRACTOR SHALL SUBMIT FIRE SPRINKLER AND FIRE ALARM SHOP DRAWINGS WITH APPROVED STAMP BY D.O.R. FOR BUILDING DEPARTMENT APPROVAL PRIOR TO INSTALLATION.

WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.

FLOOR COVERINGS SHALL HAVE CLASS II RATING.

ALL DOOR LANDINGS SHALL BE FLUSH ON BOTH SIDES OF DOOR WITH 1/2" HIGH MAXIMUM THRESHOLD AS PER NFPA 7.2.1.3

ALL INTERIOR FINISHES SHALL COMPLY WITH THE APPLICABLE CHAPTER(S) AND SECTION(S) OF N.F.P.A. 101 (LSC), 2012 EDITION, CHAPTER 36, SECTION 36.3.3. GENERAL CONTRACTOR TO PROVIDE CUT SHEETS REFLECTING FLAME SPREAD AND SMOKE DEVELOPMENT RATING FOR APPROVAL PRIOR TO INSTALLATION.

	CODE INFORMATION					
		FBC	REQUIRED/ ALLOWED	PROVIDED/ CLASSIFICATION		
1	COCCUPANCY CLASSIFICATION	CHAPTER 3	MERCANTILE	MERCANTILE		
2	HEIGHT AND AREA	TABLE 503	40 FT. 1 STORY 9,000 S.F. PER STORY	MAX. HEIGHT: 43'-8" 2 STORY (SEE HEIGHT MODIFICATION ITEM #3) 1ST FLOOR = 14,452 S.F. 2ND FLOOR = 19,954 S.F. (SEE AREA MODIFICATION ITEM #4)		
3	HEIGHT MODIFICATIONS	SEC. 504	504.2 SPRINKLER SYSTEM INCREASE = +20 FT. + 1 STORY	3'-8" HEIGHT ADDED + 1 STORY ADDED		
4	AREA MODIFICATIONS	SEC. 506	506.3 SPRINKLER SYSTEM INCREASE = 9,000 + (9,000 x 200%) = 27,000 S.F. (PER STORY)	1ST FLOOR = 14,452 S.F. 2ND FLOOR = 19,954 S.F. TOTAL = 34,406 S.F.		
5	CONSTRUCTION TYPE	CHAPTER 6		VB		
6	OCCUPANT LOAD	TABLE 1004.1.2	MERCANTILE: (SEE CALCULATION BELOW)	(SEE CALCULATION BELOW)		
7	EGRESS WIDTH PER OCCUPANT SERVED	SEC. 1005.1	STAIRWAYS: 0.3 x 333 = 99.9" OTHER EGRESS COMP: 1ST FLOOR: 0.2 x 482 = 96.4" 2ND FLOOR: 0.2 x 333 = 66.6"	STAIRWAYS: (48") x 3 = 144" OTHER EGRESS COMP: 1ST FLOOR: (36") x 43 = 1,548" 2ND FLOOR: (36") x 21 = 756"		
8	EXIT ACCESS TRAVEL DISTANCE	TABLE 1016.1	250' (WITH SPRINKLER SYSTEM)	199'-6" (WORST CASE)		
9	COMMON PATH OF EGRESS TRAVEL	FBC 1014.3	100' (WITH SPRINKLER SYSTEM)	51'-10" (WORST CASE)		

# OCCUPANCY CLASSIFICATION:

PER FLORIDA BUILDING CODE, FIFTH EDITION (2014), CHAPTER 10, TABLE 1004.1.2 AND UNIFORM FIRE CODE, NFPA 101 36.1.7 AND NFPA 101 TABLE 7.3.1.2.

PER CHAPTER 3, FLORIDA BUILDING CODE, FIFTH EDITION (2014), THE PRINCIPAL USE IS MERCANTILE - GROUP "M" - (309.1) PER CHAPTER 36, N.F.P.A.-101 - NEW MERCANTILE, CLASS B

			AREA PER	S.F. / AREA PER	
SPACE	USE	AREA	OCCUPANT	OCCUPANT	OCCUPANTS
1ST FLOOR (MERCANTILE)	MERCANTILE USE	14,452 S.F.	30 GROSS	14,452 / 30	482
2ND FLOOR (MERCANTILE)	MERCANTILE USE	19,954 S.F.	60 GROSS	19,954 / 60	333

# CODE ANALYSIS

THE PROJECT IS DESIGNED TO BE IN CONFORMANCE WITH THE FOLLOWING APPLICABLE CODES:

FLORIDA BUILDING CODE (FBC) FIFTH EDITION (2014) FLORIDA BUILDING CODE (FBC) FIFTH EDITION (2014) PLUMBING FLORIDA BUILDING CODE (FBC) FIFTH EDITION (2014) MECHANICAL

2008 STANDARD NATIONAL ELECTRICAL CODE (N.E.C) 2014 FLORIDA FIRE PREVENTION CODE (F.F.P.C) - FIFTH EDITION (EFF. DATE 12/31/14)

NFPA-101, 2012 WITH FLORIDA AMENDMENTS CITY OF HALLANDALE BEACH ZONING CODE

PER FBC TABLE 601; FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS **BUILDING ELEMENT** TYPE V B

STRUCTURAL FRAME 0 HR. **BEARING WALLS** EXTERIOR 0 HR.

INTERIOR 0 HR. NON-BEARING WALLS AND PARTITIONS INTERIOR 0 HR.

ROOF CONSTRUCTION INCLUDING

SUPPORTING BEAMS AND JOISTS

MINIMUM PLUMBING FIXTURES (FBC.PLUMBING 403.1)					
	REQUIRED MERCANTILE OCCUPANCY 815 OCCUPANTS (408 MEN / 408 WOMEN)			PROVIDED	
	MALE / FEMALE	MALE	FEMALE	MALE / FEMALE	
WATER CLOSETS	1 per 500	1	1	42	
LAVATORIES	1 per 750	1	1	42	
DRINKING FOUNTAIN	1 PER 1,000	1 PER 1,000 1		2 (HI-LO E.W.C.)	
SERVICE SINKS				-	

AS PER 403.2 - EXCEPTION 3. SEPERATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES W/ A TOTAL AREA OF 3,000 S.F. OR LESS (EACH TENANT IS PROVIDED WITH A SINGLE BATHROOM).

AS PER 403.1 - f. DRINKING FOUNTAINS ARE NOT REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.

T<u>ENAN</u>T 111 TENANT 117 **TENANT TENANT** 119 **TENANT** 120 TENANT 5 121 36'-3 3/4" 6'-11 1/2" | 8" 10'-2" | 2'-0' 12'-4 1/2" 3'-4" 5'-5 1/2" 58'-4 1/2"

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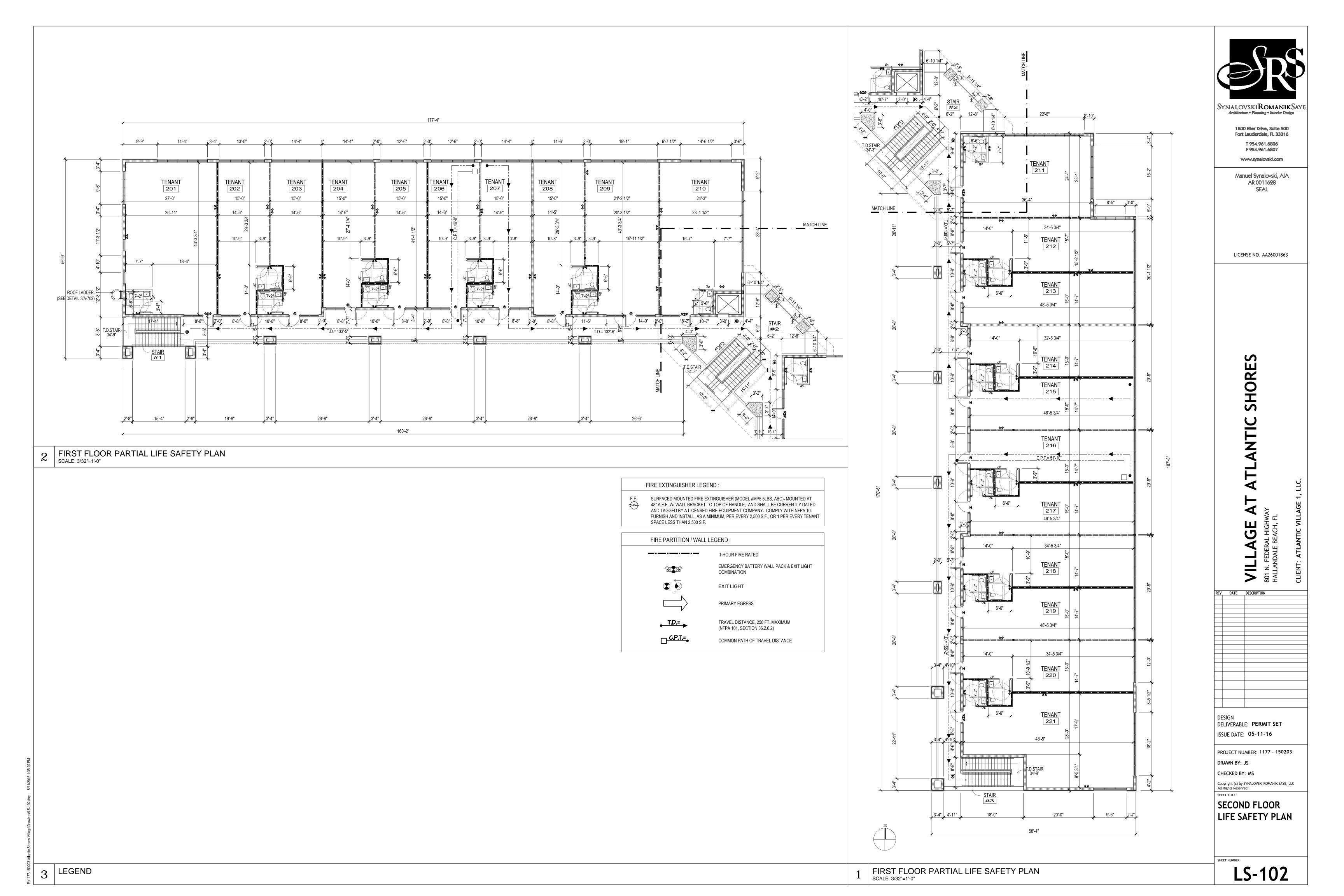
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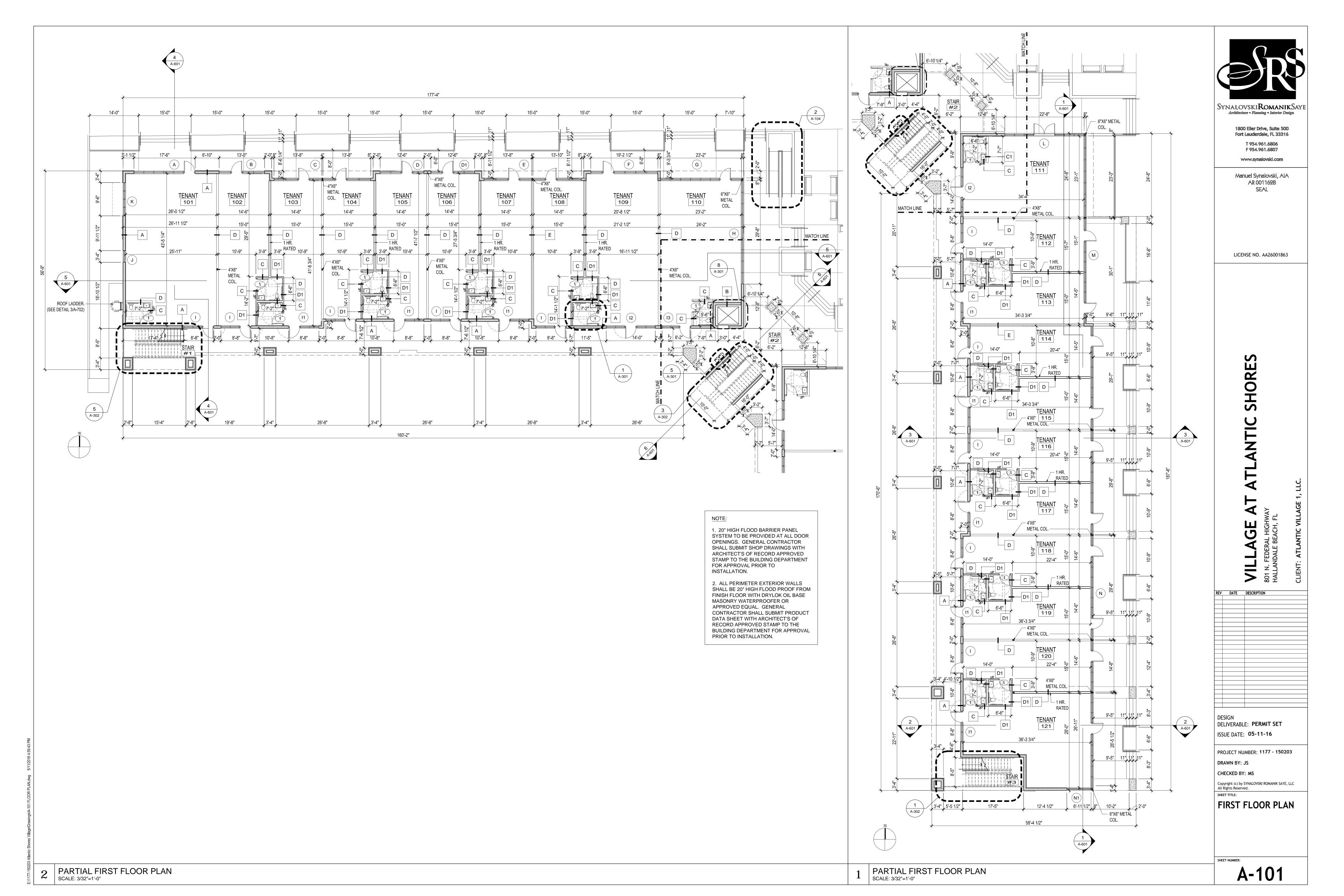
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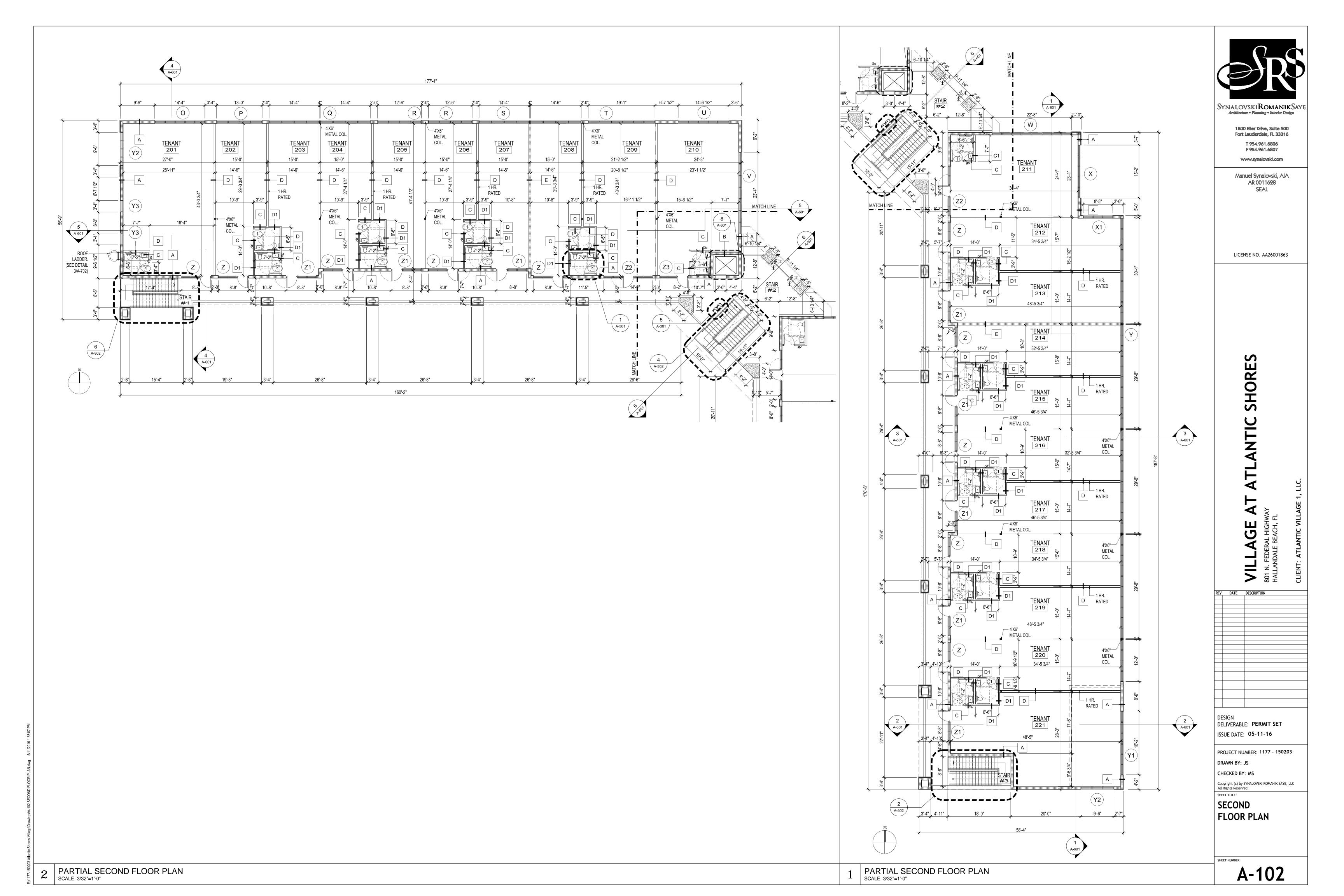
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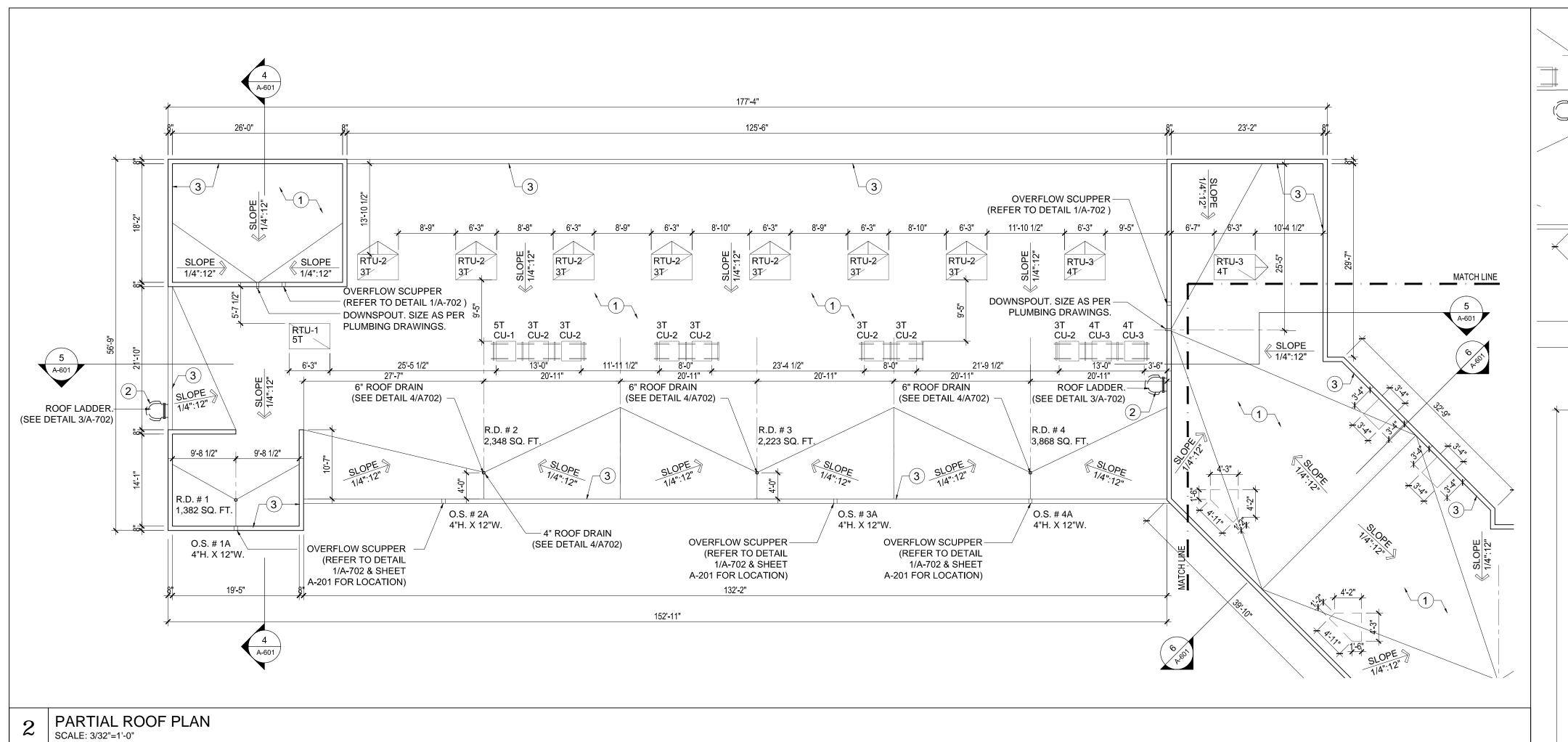
LIFE SAFETY PLAN

FIRST FLOOR PARTIAL LIFE SAFETY PLAN SCALE: 3/32"=1'-0"









**GENERAL ROOF NOTES:** 1. SUBMIT ROOFING SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT. SYSTEM SHOP DRAWINGS SHALL INCLUDE FLASHING DETAILS FOR ALL CONDITIONS.

2. ALL ROOFING SHALL MEET CLASS A REQUIREMENTS.

3. ROOF PERMIT REQUIRED PRIOR TO INSTALLATION.

4. ROOFING MANUFACTURER REPRESENTATIVE SHALL INSPECT ROOF WITHIN (1)-YEAR OF ACCEPTANCE AND SHALL CERTIFY WARRANTYAND ROOFING INSTALLATION. TYPICAL FOR ALL ROOFING THIS PROJECT.

5. MODIFIED BITUMINOUS MULTI-PLY ROOFING MEMBRANE SYSTEM TO HAVE NON-PRO-RATED, MINIMUM 20 YEAR, WRITTEN FULL WARRANTY NO DOLLAR LIMIT.

6. MODIFIED BITUMINOUS MULTI-PLY ROOFING SYSTEM WITH "ENERGYCAP" SHEET AS MANUFACTURED BY GAF OR APPROVED EQUAL (W/ MINIMUM SRI OF 78) OVER (TAPERED) EPS BOARD, OVER POLYISOCYANURATE BOARD INSULATION,R-20 (MINIMUM) ADHERED TO LIGHTWEIGHT INSULATING CONCRETE ON 1 1/2" X 22 GA. GALV. METAL ROOF DECK. SLOPE ROOF @ 1/4" PER FOOT-MINIMUM. ANY EQUIVALENT SUBSTITUTION SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT APPROVAL DATA AT TIME OF PERMIT. PRODUCT MUST COMPLY WITH FLORIDA BUILDING CODE (FBC) HIGH VELOCITY HURRICANE (HVHZ) PROTOCOLS AND REQUIRED PRODUCT "NOTICE OF ACCEPTANCE" (NOA).

1.) PARAPET WALLS HIGHER THAN 36" ABOVE FINISHED ROOFING MAY BE FULLY WRAPPED (INTERIOR PARAPET SIDE) WITHOUT COUNTERFLASHING. SUCH CASES SHALL REQUIRE TERMINATION BAR BETWEEN 12" AND 24" FROM FINISH ROOF, WITH A MINIMUM 6" LAP OF MEMBRANE FLASHING OR WATERPROOF MEMBRANE OVER TERMINATION BAR.

2.) PARAPET WALLS LESS THAN 36" HIGH MAY BE FULLY WRAPPED (INTERIOR SIDE) WITHOUT TERMINATION BARS OR COUNTER-FLASHINGS.

3.) ALL WOOD FASTENING GREATER THAN 4" SHALL HAVE MINIMUM OF TWO FASTENERS. ALL WOOD ENDS SHALL HAVE TWO FASTENERS 3 INCHES FROM ENDS.

4.) ALL METAL FASTENING GREATER THAN 4" SHALL HAVE MINIMUM OF TWO FASTENERS. ALL METAL ENDS SHALL HAVE TWO FASTENERS 1 1/2 INCHES FROM ENDS.

LEGEND:

BITUMINOUS ROOFING OR EQUAL APPROVED ROOFING MEMBRANE OVER TAPERED, INSULATED LIGHTWEIGHT CONCRETE TOPPING OVER METAL ROOF DECK SYSTEM OVER STEEL JOISTS

2 ALUMINUM HEAVY DUTY PARAPET ACCESS CAGE LADDER WITH WALK THRU SAFETY HANDRAIL AND PARAPET RETURN. SEE DETAIL 3/A-702

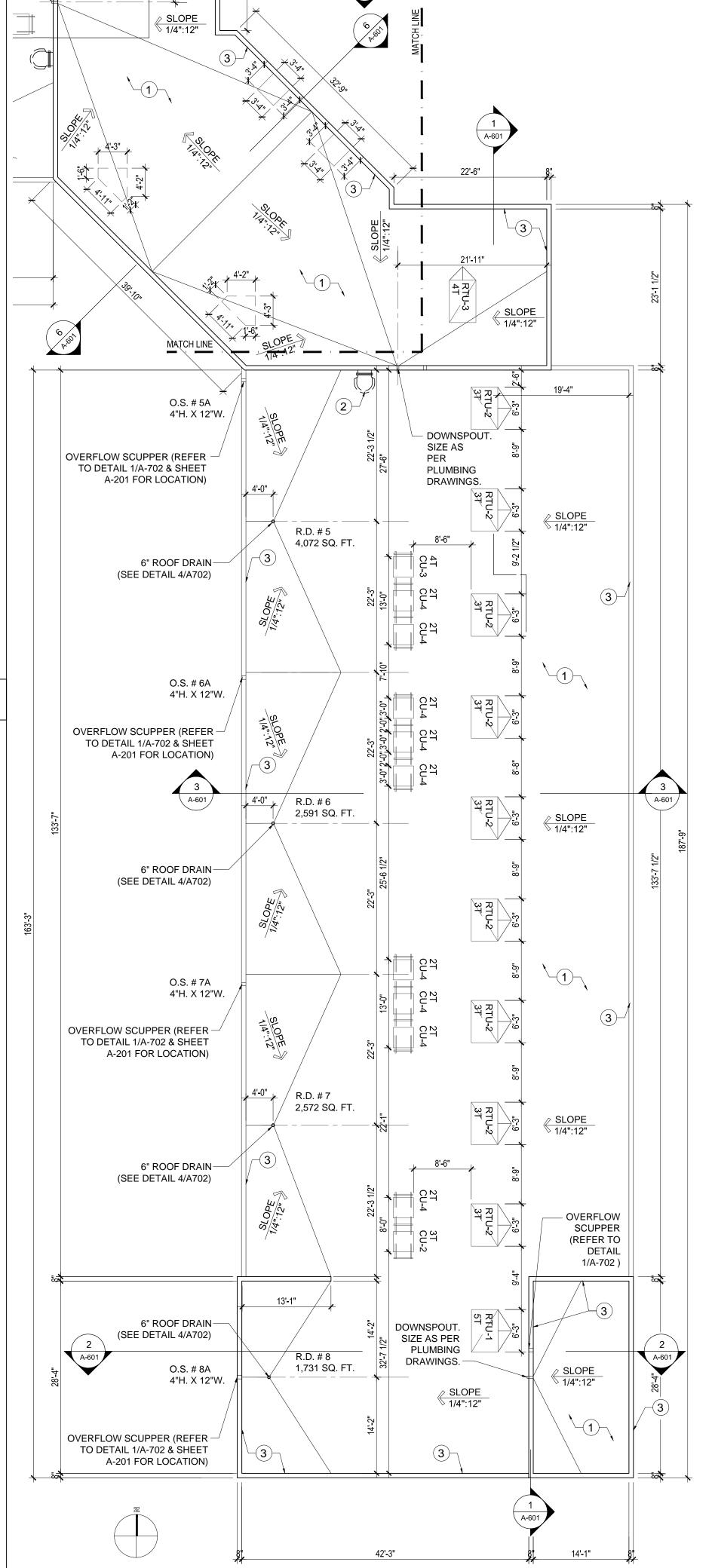
(3) SURFACE MOUNTED REGLET AND FLASHING TYPICAL.

4) CURB MOUNT ROOF TOP UNIT (SEE MECH / STRUCTURAL DWG'S)

RAINFALL RATE: 5 INCHES PER HOUR HORIZONTAL SCUPPERS STORM DRAIN (O.S.): ROOF DRAIN # ACTUAL ALLOWED ROOF DRAIN OVERFLOW # AREA AREA PROVIDED PIPING 4" HEAD & (1% SLOPE) 12" WEIR (R.D.) (Circular in inches) 1,382 SQ. FT. 3,680 S.F. 1,504 S.F. 5,384 S.F. 10,800 S.F. 1,504 S.F. 2,348 SQ. FT. 5,384 S.F. 10,800 S.F. 4,280 S.F. 2,223 SQ. FT. 5,384 S.F. 4,280 S.F. 3,868 SQ. FT. 10,800 S.F. 5,384 S.F. 10,800 S.F. 4,072 SQ. FT. 4,280 S.F. 5,384 S.F. 10,800 S.F. 4,280 S.F. 2,591 SQ. FT. 5,384 S.F. 10,800 S.F. 4,280 S.F. 2,573 SQ. FT. 5,384 S.F. 4,280 S.F. 1,731 SQ. FT. 10,800 S.F. 5,384 S.F.

(\*) = 6" DIAMETER EMERGENCY OVERFLOW DRAIN (4" MAX. ABOVE ROOF DRAIN # 5).

FBC PLUMBING, CHAPTER 11 STORM DRAINAGE, TABLES 1106.2(1), 1106.3, & 1106.7



LEGEND & GENERAL NOTES

SCALE: 3/32"=1'-0"

ROOF DRAINAGE CALCULATIONS

**ROOF PLAN** 

DELIVERABLE: PERMIT SET

PROJECT NUMBER: 1177 - 150203

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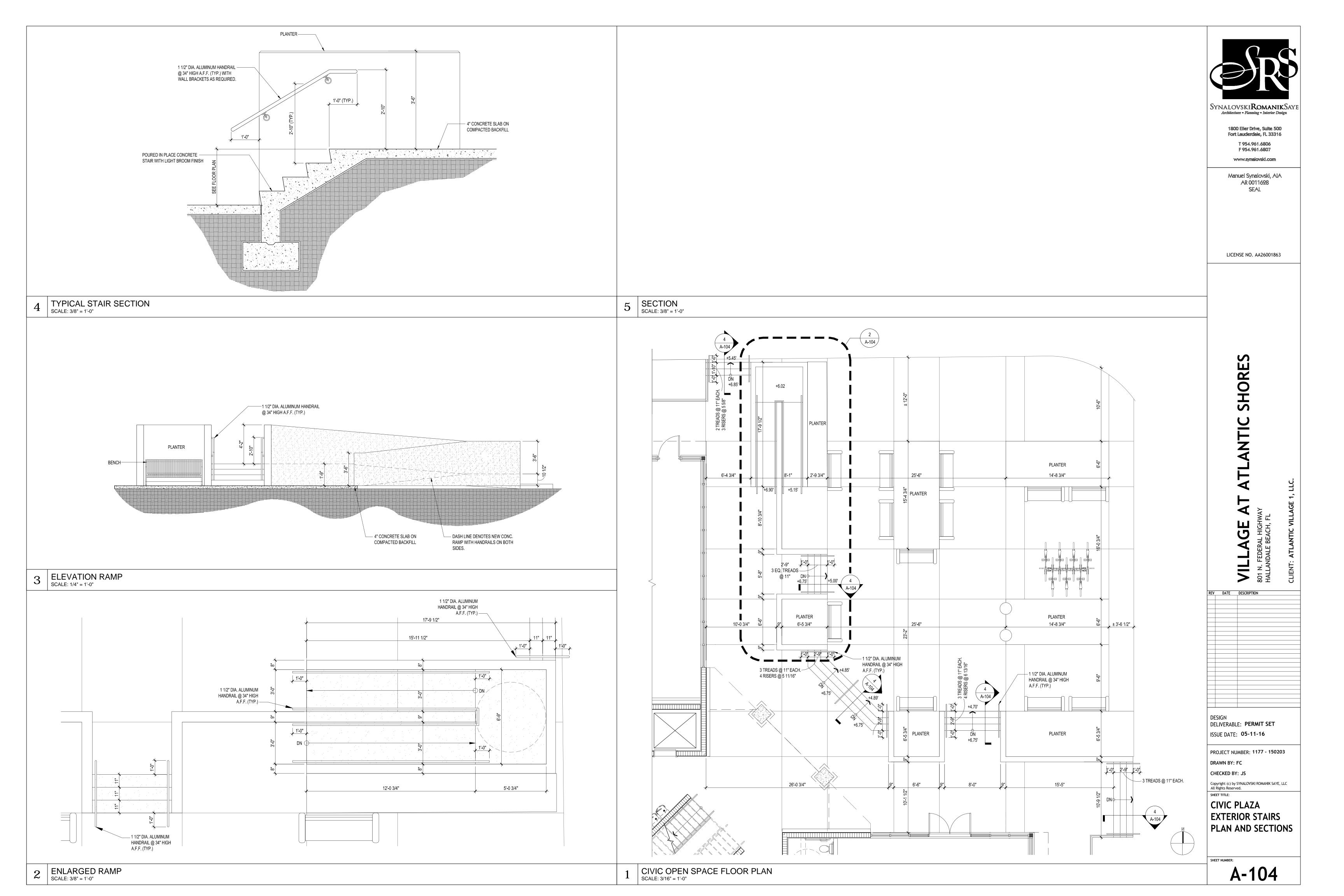
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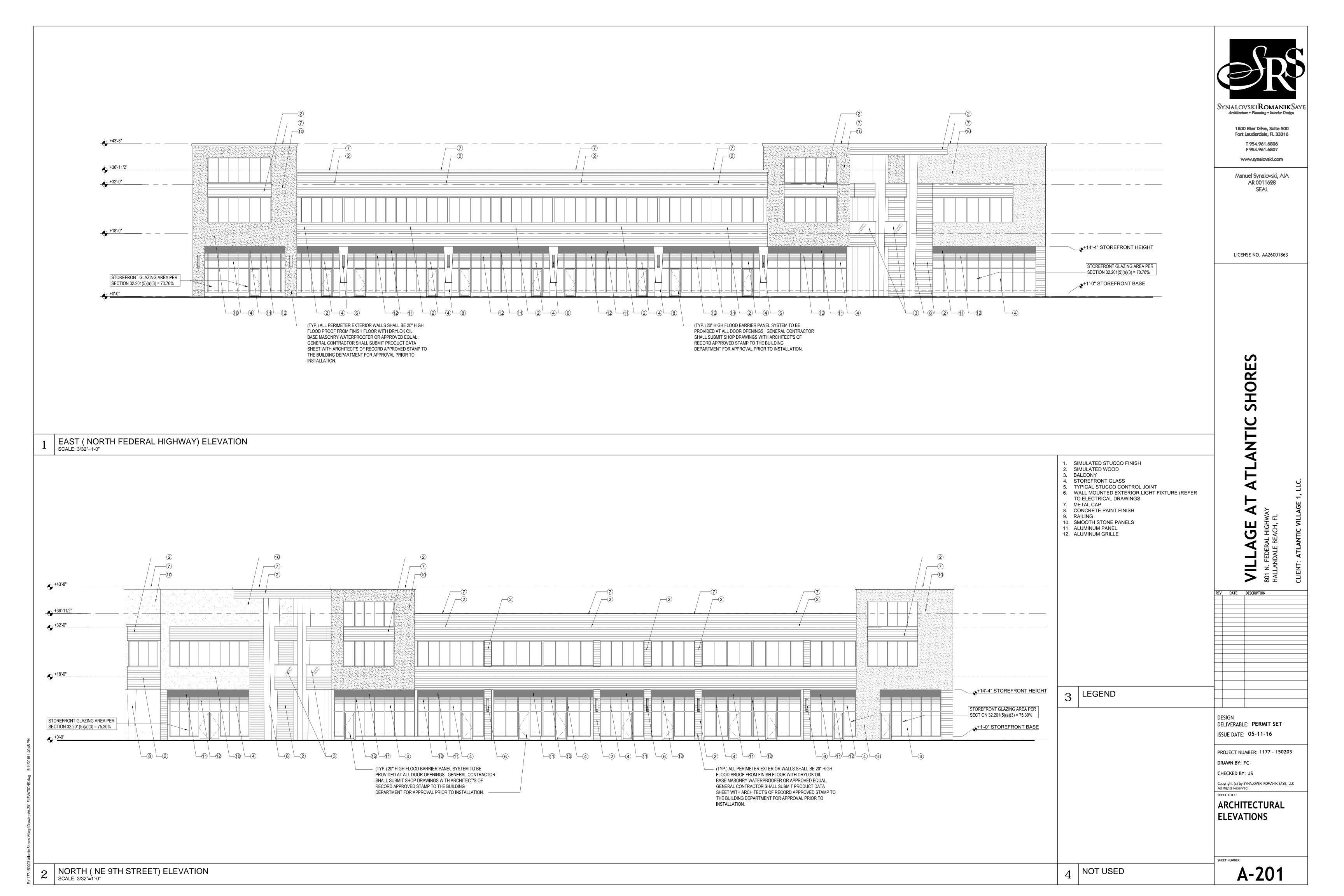
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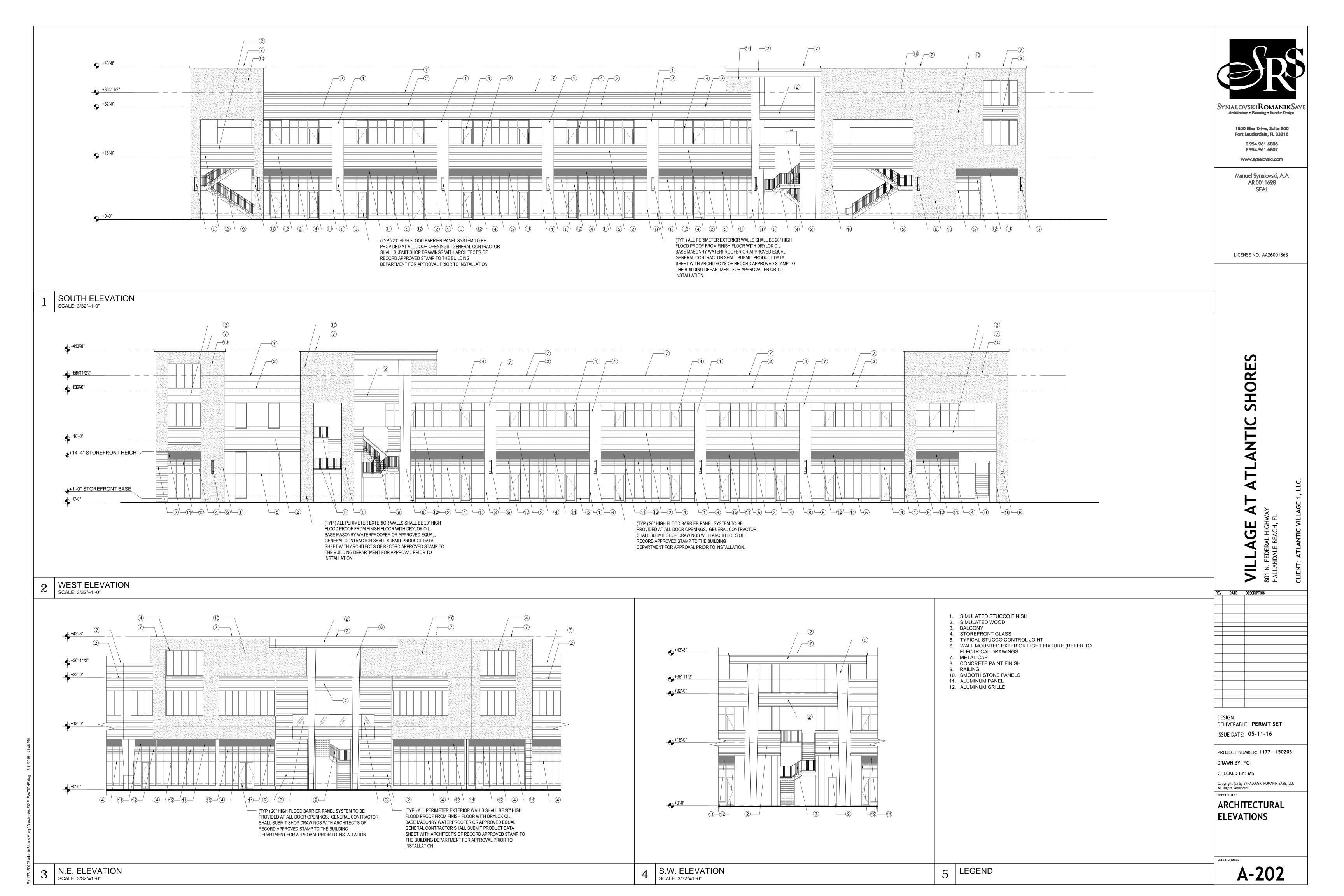
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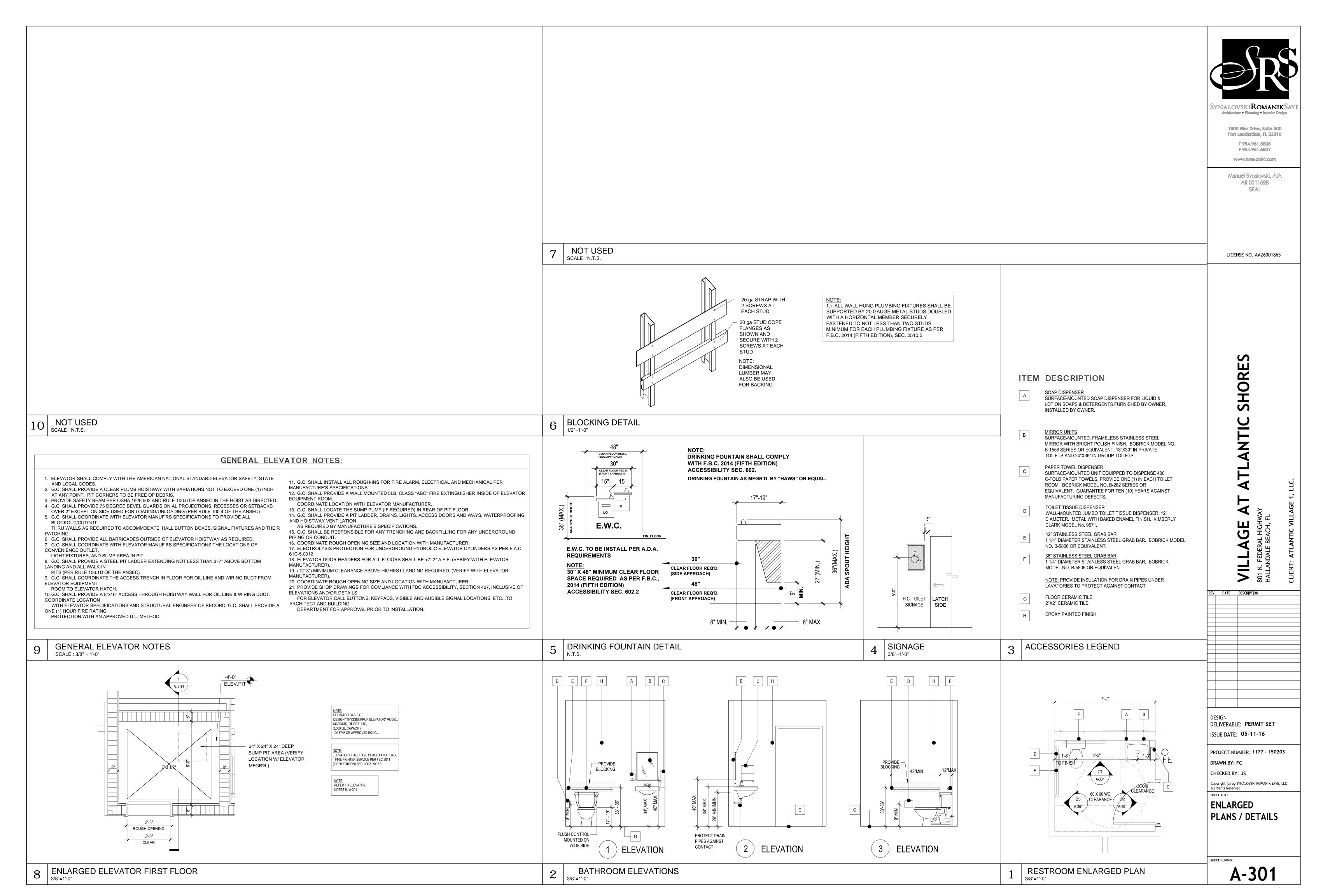
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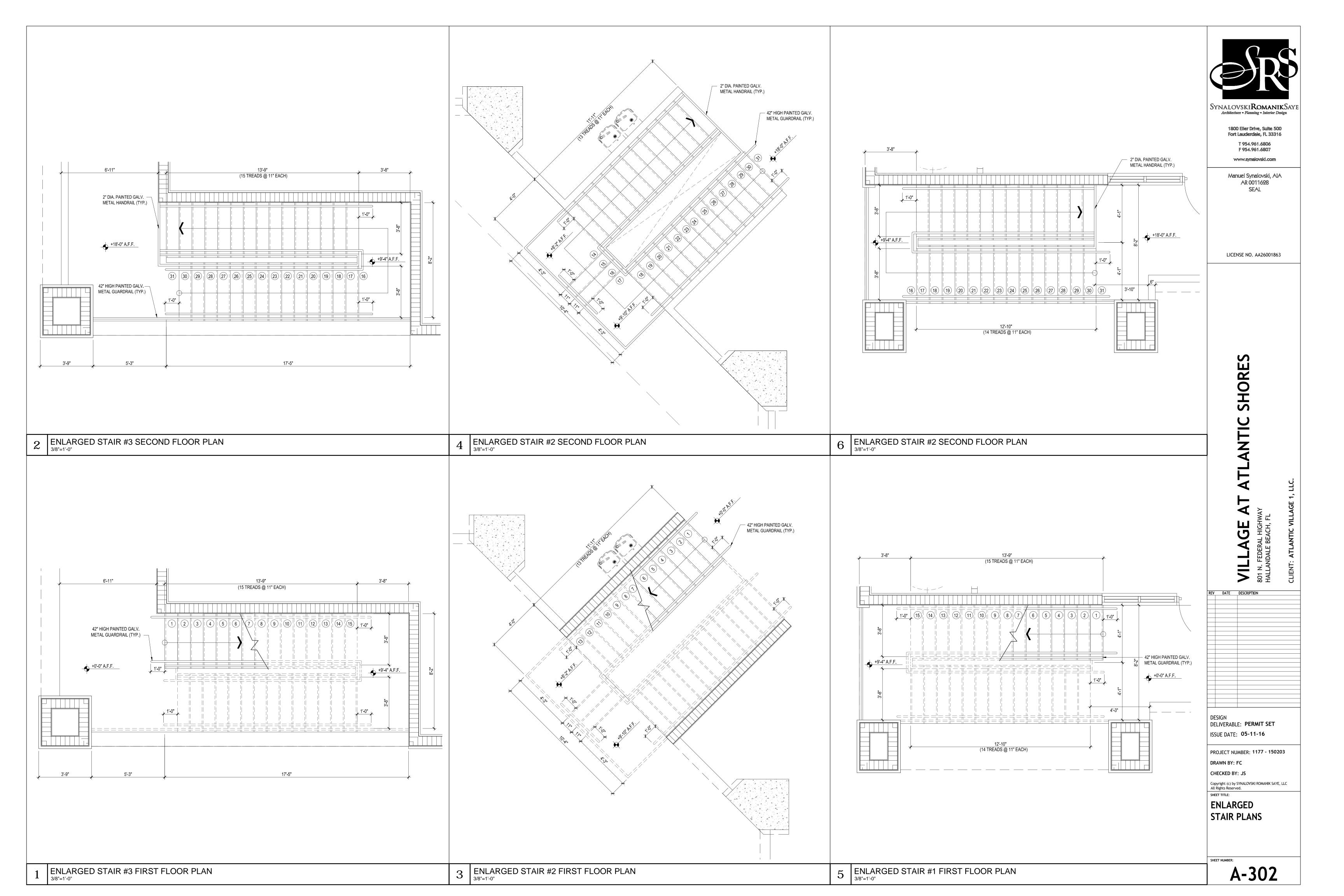
PARTIAL ROOF PLAN SCALE: 3/32"=1'-0"

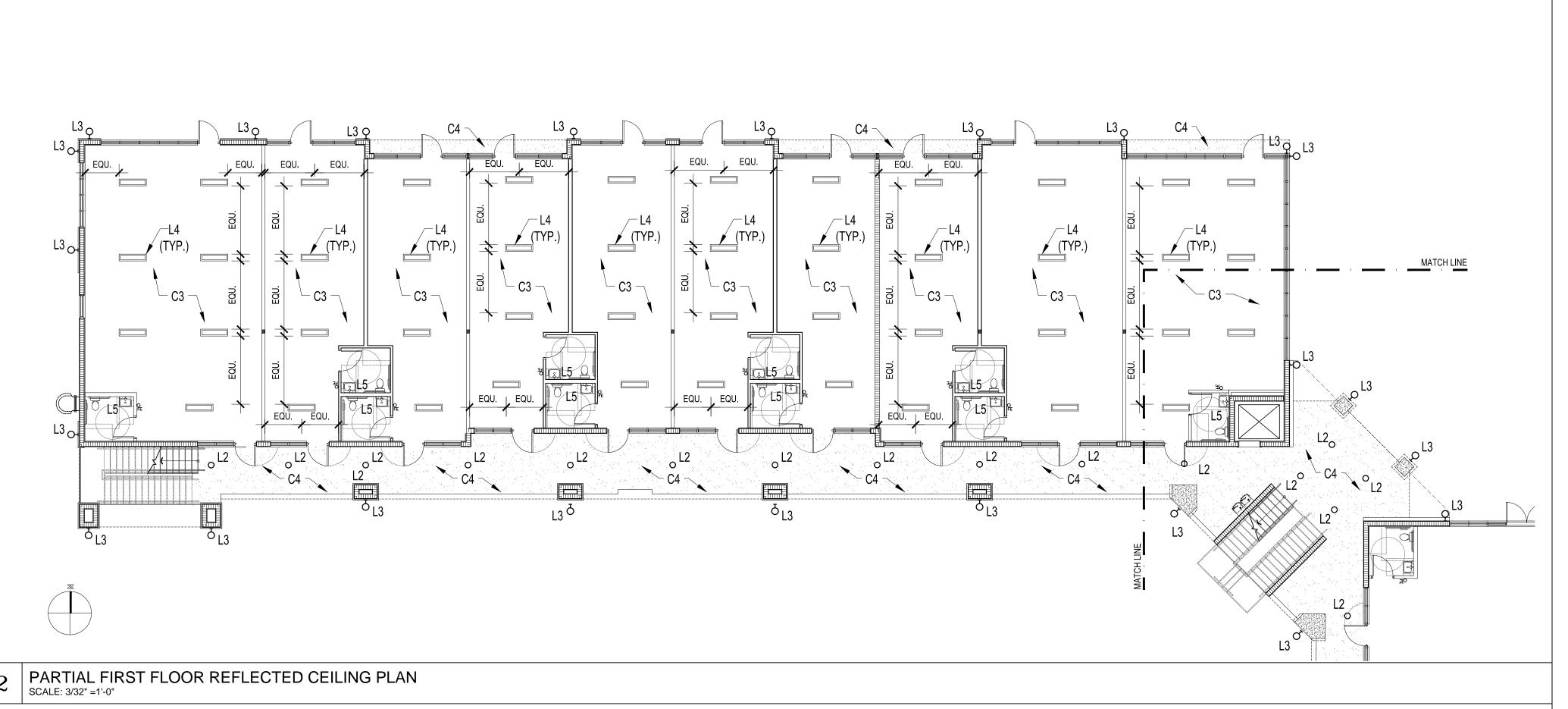












# CEILING PLAN LEGEND

	SYMBOL	TYPE	DESCRIPTION
C1		2'X4' ACOUSTIC TILE	
C2		GYPSUM BOARD	ACCEPTABLE MFR: US GYPSUM CO., NATIONAL GYPSUM CO., GEORGIA PACIFIC CO. (SOFFITS, BULKHEAD AND AS REQUIRED PER PLAN
	<u> </u>	LEVEL CHANGE	SEE REFLECTED CEILING PLAN
СЗ		EXPOSED	
C4		MTL LATH + STUCCO	

# CEILING PLAN NOTES

1-ALL CEILING HEIGHTS SHALL BE MEASURED ABOVE FINISH FLOOR U.N.O. 2-COORDINATE ALL LIGHTING, FANS, SMOKE DETECTORS, ETC. WITH ELECTRICAL DRAWINGS. 3. ALL CEILING GRID + LIGHT FIXTURES ARE TO BE CENTERED IN THE ROOM; UNLESS OTHERWISE NOTED.

4. NEW SPRINKLER HEADS, LIGHT FIXTURES, DIFFUSERS AND ANY CEILING MOUNTED ITEMS SHALL BE CENTERED IN CEILING TILES, IN THE CASE OF SCORED TILES. ITEMS SHALL BE CENTERED IN 2X2 AREA, UNLESS OTHERWISE NOTED.

5. ALL CEILING SYSTEMS SHALL BE SUPPORTED INDEPENDENT OF ALL NEW AND EXISTING PIPES, DUCTS, CONDUITS, ETC. WHERE REQUIRED, CEILING CONTRACTOR SHALL PROVIDE SELF-SUPPORTED CHANNEL IRON TIED TO THE STRUCTURE USING 3/8" THREADED ROD SUPPORTS.

6. SHOP DRAWINGS ARE REQUIRED FOR ALL SPECIALTY CEILING SYSTEMS. 7. GENERAL CONTRACTOR AND RE-LAMP AND CLEAN ALL LIGHT FIXTURES TO BE

8. SPRINKLERS THROUGHOUT TO BE CONCEALED TYPE WITH COVER. 9. COORDINATE ALL ACCESS PANEL LOCATIONS WITH ARCHITECT PRIOR TO

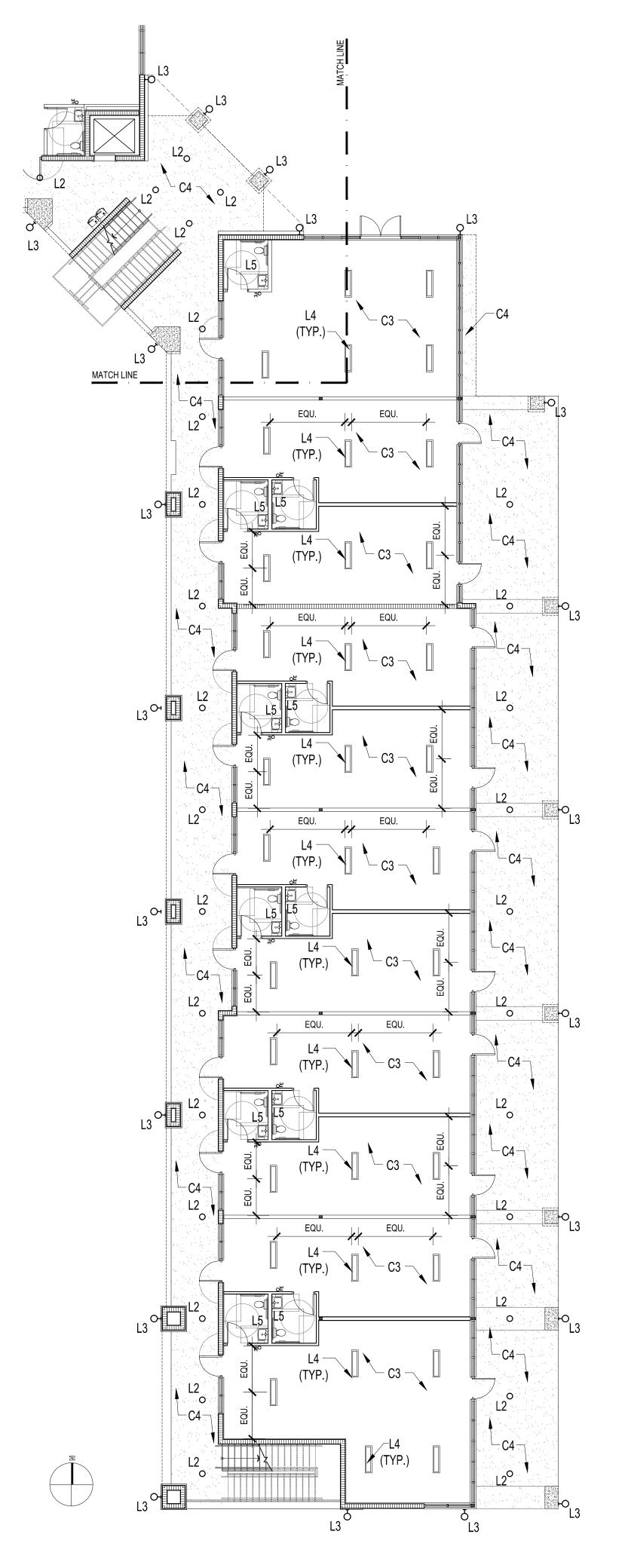
11. ALL EXTERIOR LIGHTING BY LANDLORD.

IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CODES

THE SITE PRIOR TO BIDDING. THEY ARE FULLY RESPONSIBLE IN REVIEWING DRAWINGS, NOTES AND SPEC'S. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT PRIOR TO BIDDING.

# LIGHT FIXTURE LEGEND

	SYMBOL	TYPE	DESCRIPTION
L1	0	2X4 FLUORECENT LIGHT	H.E WILLIAMS OR EQUAL DIG-S24-232-WPR-EB2 LAMP TYPE: F32T8/835/RS
L2	0	1/18W QUAD PL COMPACT LED 4.5" DIA RECESSED LUMINAIRE LOW IRIDESCENT SPECULAR REFLECTOR W/OPEN BOTTOM	H.E.WILLIAMS OR EQUAL PV45-118Q-120-EB WATTS: 20 LAMP TYPE: CFQ18W/G24Q/35
L3	Ъ	WALL MOUNT FIXTURE.	
L4		SUSPENDED 4' STRIP LIGHT	DAYBRITE LAMP TYPE: T232WT8
L5	ф	WALL MOUNT VANITYLIGHT	DAYBRITE LAMP TYPE: WB232-WO-UNV-1/2EB



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FIRST FLOOR REFLECTED CEILING PLAN

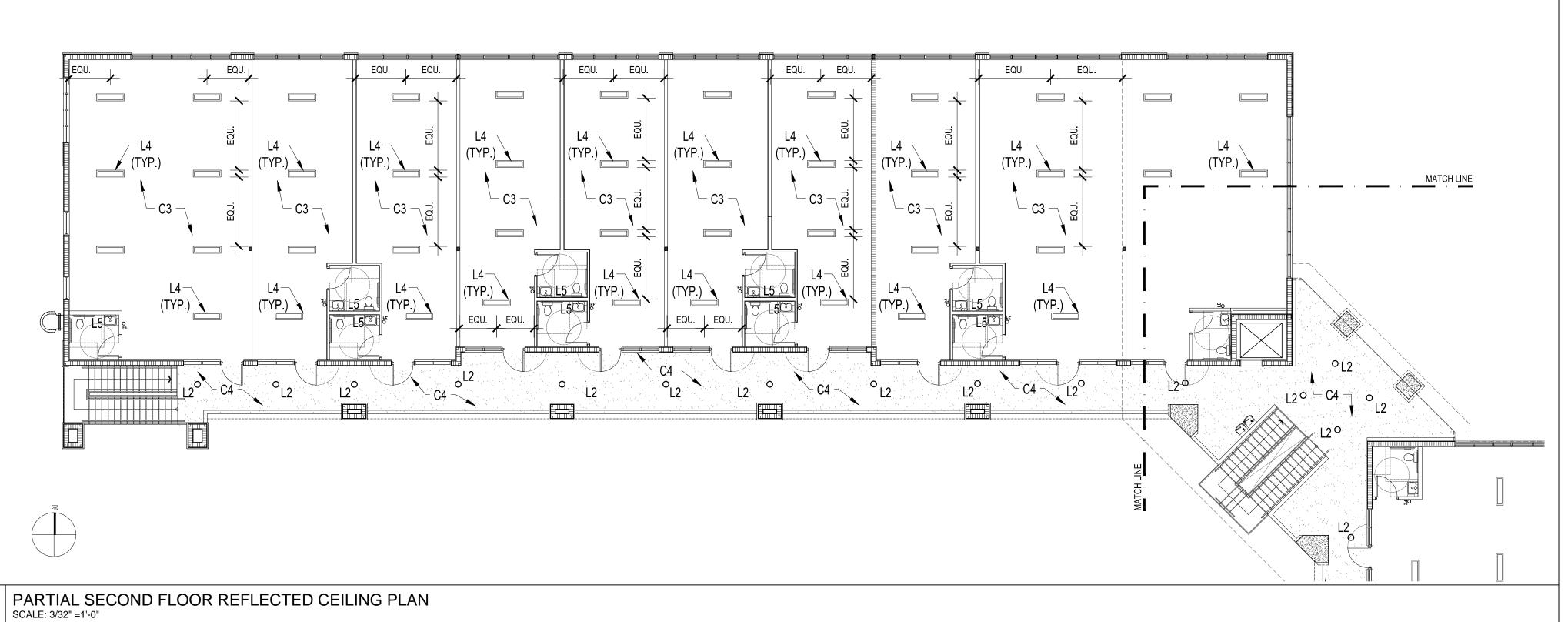
A-401

RELOCATED OR EXISTING TO REMAIN.

10. REFER TO MEP/FP DRAWINGS FOR ADDITIONAL SCOPE AND INFORMATION.

12-ALL MATERIALS SHALL HAVE CLASS 1 FLAME SPREAD RATING AND BE INSTALLED

13- GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE ENCOURAGED TO VISIT



# CEILING PLAN LEGEND

	SYMBOL	TYPE	DESCRIPTION
C1		2'X4' ACOUSTIC TILE	
C2		GYPSUM BOARD	ACCEPTABLE MFR: US GYPSUM CO., NATIONAL GYPSUM CO., GEORGIA PACIFIC CO. (SOFFITS, BULKHEAD AND AS REQUIRED PER PLAN
	<u> </u>	LEVEL CHANGE	SEE REFLECTED CEILING PLAN
СЗ		EXPOSED	
C4		MTL LATH + STUCCO	

# CEILING PLAN NOTES

1-ALL CEILING HEIGHTS SHALL BE MEASURED ABOVE FINISH FLOOR U.N.O. 2-COORDINATE ALL LIGHTING, FANS, SMOKE DETECTORS, ETC. WITH ELECTRICAL DRAWINGS. 3. ALL CEILING GRID + LIGHT FIXTURES ARE TO BE CENTERED IN THE ROOM; UNLESS OTHERWISE NOTED.

4. NEW SPRINKLER HEADS, LIGHT FIXTURES, DIFFUSERS AND ANY CEILING MOUNTED ITEMS SHALL BE CENTERED IN CEILING TILES, IN THE CASE OF SCORED TILES. ITEMS SHALL BE CENTERED IN 2X2 AREA, UNLESS OTHERWISE NOTED.

5. ALL CEILING SYSTEMS SHALL BE SUPPORTED INDEPENDENT OF ALL NEW AND EXISTING PIPES, DUCTS, CONDUITS, ETC. WHERE REQUIRED, CEILING CONTRACTOR SHALL PROVIDE SELF-SUPPORTED CHANNEL IRON TIED TO THE STRUCTURE USING 3/8" THREADED ROD SUPPORTS.

6. SHOP DRAWINGS ARE REQUIRED FOR ALL SPECIALTY CEILING SYSTEMS. 7. GENERAL CONTRACTOR AND RE-LAMP AND CLEAN ALL LIGHT FIXTURES TO BE RELOCATED OR EXISTING TO REMAIN.

8. SPRINKLERS THROUGHOUT TO BE CONCEALED TYPE WITH COVER. 9. COORDINATE ALL ACCESS PANEL LOCATIONS WITH ARCHITECT PRIOR TO

10. REFER TO MEP/FP DRAWINGS FOR ADDITIONAL SCOPE AND INFORMATION.

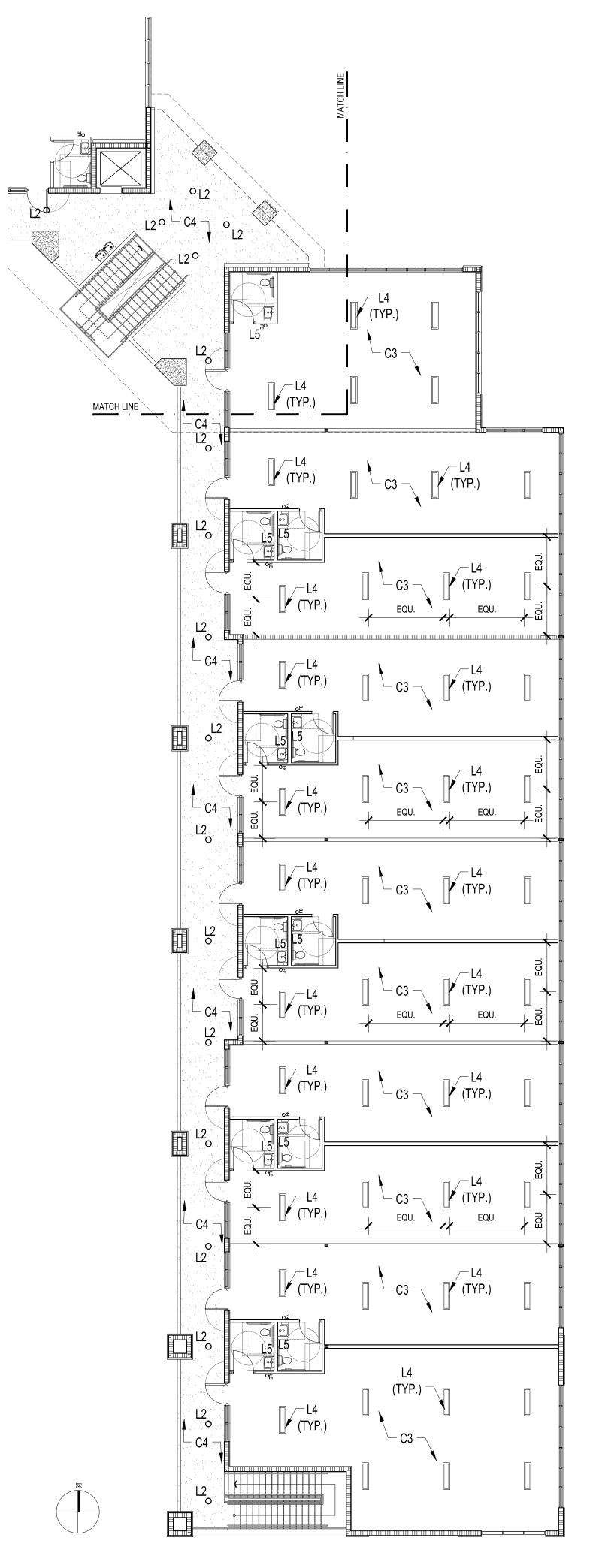
11. ALL EXTERIOR LIGHTING BY LANDLORD.

12-ALL MATERIALS SHALL HAVE CLASS 1 FLAME SPREAD RATING AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CODES

13- GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE ENCOURAGED TO VISIT THE SITE PRIOR TO BIDDING. THEY ARE FULLY RESPONSIBLE IN REVIEWING DRAWINGS, NOTES AND SPEC'S. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT PRIOR TO BIDDING.

# LIGHT FIXTURE LEGEND

	SYMBOL	TYPE	DESCRIPTION
L1	0	2X4 FLUORECENT LIGHT	H.E WILLIAMS OR EQUAL DIG-S24-232-WPR-EB2 LAMP TYPE: F32T8/835/RS
L2	0	1/18W QUAD PL COMPACT LED 4.5" DIA RECESSED LUMINAIRE LOW IRIDESCENT SPECULAR REFLECTOR W/OPEN BOTTOM	H.E.WILLIAMS OR EQUAL PV45-118Q-120-EB WATTS: 20 LAMP TYPE: CFQ18W/G24Q/35
L3	5	WALL MOUNT BY OWNER	
L4		SUSPENDED 4' STRIP LIGHT	DAYBRITE LAMP TYPE: T232WT8
L5	ф	WALL MOUNT VANITYLIGHT	DAYBRITE LAMP TYPE: WB232-WO-UNV-1/2EB



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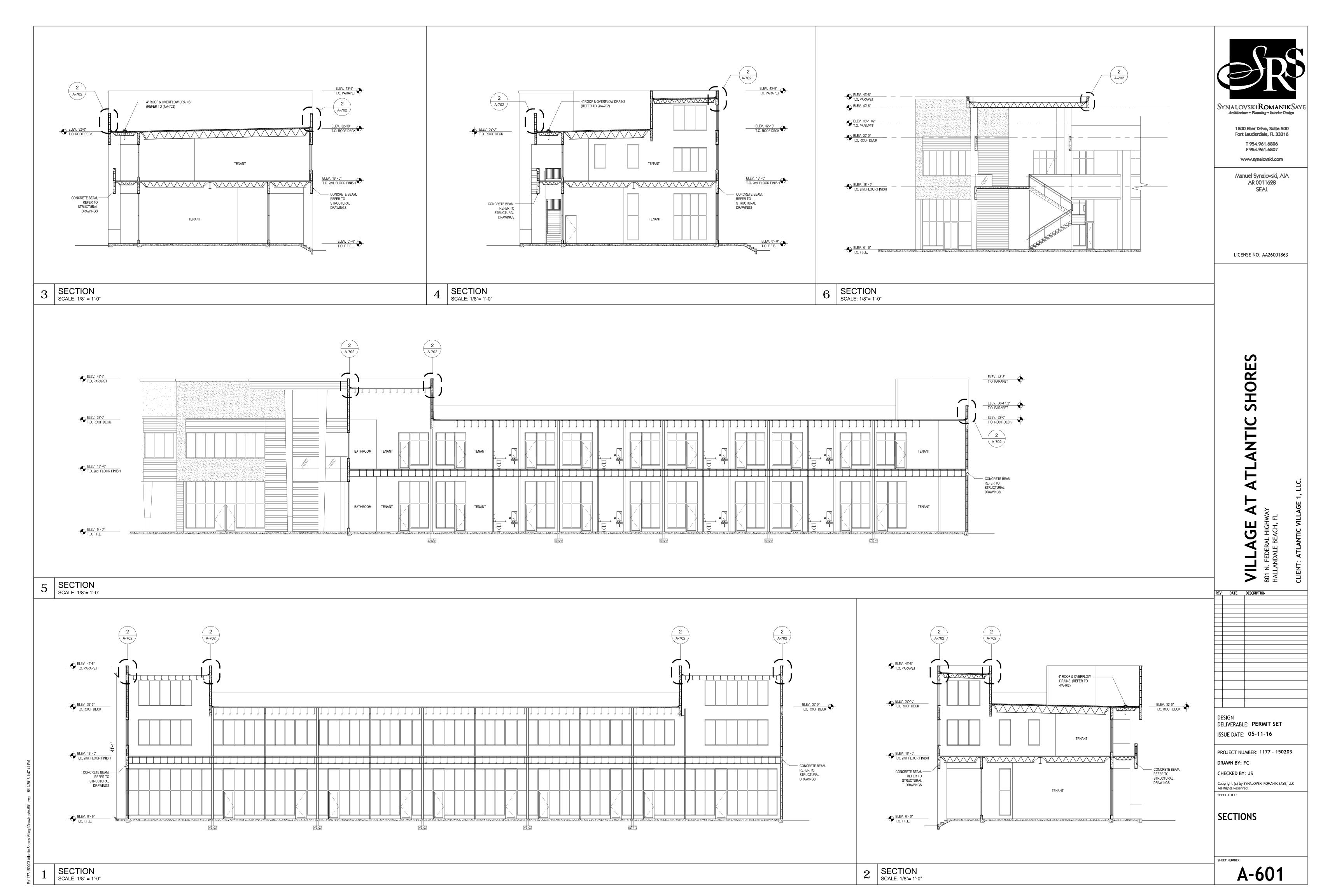
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SECOND FLOOR REFLECTED CEILING PLAN

A-402

PARTIAL SECOND FLOOR REFLECTED CEILING PLAN SCALE: 3/32"=1'-0"



**GENERAL WALL TYPE NOTES:** 1). ALL GYPSUM WALLBOARD SHALL BE 5/8" ABRASION AND IMPACT RESISTANT. 2). ALL PARTITIONS TO EXTEND FULL-HEIGHT TO UNDERSIDE OF STRUCTURE AND BE FULLY INSULATED WITH SOUND BLANKETS (UNLESS OTHERWISE NOTED). 3). TERMINATE GYPUM BOARD 1/4" A.F.F. PROVIDING ACOUSTICAL SEALANT. AT FIRE RATED PARTITIONS SEALANT SHALL BE UL RATED THROUGH PENETRATION SEALANT. 4). PROVIDE RED PAINTED (STENCILED) SIGN ABOVE CEILINGS OF ALL FIRE RATED OR SMOKE WALLS TO READ: "FIRE WALL PROTECT ALL OPENINGS" OR "SMOKE WALL PROTECT ALL OPENINGS". 5). PROVIDE 20 GAGE STUDS AT PARTITIONS RECEIVING TILE FINISH. PROVIDE DOUBLE 20 GAGE STUDS AT EACH SIDE OF DOOR OPENINGS AND AT EACH SIDE OF PARTITION OPENINGS EXCEEDING 32 INCHES CAVITY MATERIAL IN WIDTH. 6). ALL WALL HUNG PLUMBING FIXTURES SHALL BE SUPPORTED BY 20 GAUGE METAL STUDS DOUBLED WITH A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS MINIMUM FOR EACH PLUMBING FIXTURE AS PER F.B.C. 2014 (FIFTH EDITION), SEC. 2510.5 7). CONTRACTOR SHALL COORDINATE WITH EQUIPMENT LAYOUT AND EQUIPMENT MANUFACTURER / SUPPLIER FOR SUPPORT REQUIREMENTS. **GENERAL WALL TYPES NOTES** - CONTROL JOINT - VINYL TECH. #2038 BY PLASTIC COMPONENTS NO. 20M. CAULK ALL ENDS & -5/8" STUCCO FINISH OVER GALVINIZED METAL LATH ON METAL FURRING. HORIZONTA GALVINIZED METAL SUPPORT STRUCTURE \*PROVIDE CONTROL JOINTS AS LOCATED

ON THE ELEVATION DRAWINGS &

CONTINUE ACROSS OVERHANGS.

-CONDITION AT SOFFIT

Joint Systems

System No. HW-S-0023

November 05, 1997

Assembly Ratings — 1 and 2 Hr (See Item 2)

1. Floor Assembly — The fire rated fluted steel deck/concrete floor assembly shall be

A. Steel Floor and Form Units\* — Composite or noncomposite max 3

constructed of the materials and in the manner described in the individual

Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the

in. deep min 22 galv or phos/painted fluted units. Adjacent units

button-punched or welded together max 36 in. OC along side joints.

B. Normal Weight or Light Weight Concrete — Min 2-1/2 in. thick

specific Floor-Ceiling Design described in the UL Fire Resistance

individual U400 Series Wall and Partition Designs in the UL Fire Resistance

A. **Steel Floor and Ceiling Runners** — Floor and ceiling runners of

wall assembly shall consist of min 25 ga galv steel channels sized to

min 1-1/4 in. flanges. Ceiling runner secured to valleys of steel floor

25 MSG steel channels. Steel stud spacing not to exceed 24 in. OC.

C. **Gypsum Board\*** — 5/8 in. thick, 4 ft wide with square or tapered

framing with joints centered over studs. Wallboard to be butted tight to

edges. Wallboard sheets installed vertically on both sides of stud

bottom of the steel deck. The gypsum wallboard type, thickness,

number of layers and fastener types shall be as specified in the

material in the flutes of the steel floor units, as follows:

individual U400 Series Design in the UL Fire Resistance Directory.

3. **Joint System** — The joint system consists of a forming material and a fill

A. **Packing Material** — Min 3-3/4 in. thickness of min 4.0 pcf mineral

between the top of the ceiling runner and bottom of the steel floor units

and recessed from each surface of wall to accommodate the required

B. Fill, Void or Cavity Material\* — Min 3/8 in. thickness of fill material

installed on each side of the wall in the flutes of the steel floor units. An

additional min 3/8 in. bead of fill material to be installed at the

wool batt insulation, tightly packed into flutes of the steel floor units

accommodate steel studs (Item 2B). Ceiling runner to be provided with

units (Item 1A) with steel fasteners or by welds spaced max 24 in. OC.

B. **Studs** — Min 3-1/2 in. wide by 1-1/4 in. deep corrosion protected min

2. Wall Assembly — The 1 or 2 Hr fire-rated gypsum wallboard/stud wall

Directory and shall include the following construction features:

concrete of the type, density and compressive strength detailed for the

assembly shall be constructed of the materials and in the manner specified in the

STUCCO CONTROL JOINT DETAIL

SECTION A-A

following construction features:

 CONTROL JOINT - VINYL TECH. #2038 BY PLASTIC COMPONENTS NO. 20M. CAULK ALL ENDS & - 5/8" STUCCO FINISH ON STANDARD 8" C.M.U. WALL. FACE OF WALL \*PROVIDE CONTROL JOINTS AS LOCATED ON THE ELEVATION DRAWINGS & CONTINUE ACROSS OVERHANGS. -CONDITION AT WALL-

8). ALL FINISHES, EXCEPT TILE, SHOULD EXTEND 6" ABOVE ACOUSTICAL TILE CEILINGS.

PER FBC IS 3 INCHES, THEREFORE ALL CMU WALLS IN THIS PROJECT QUALIFY AS RATED.

14). NOMINAL DIMENSIONS FOR PARTITIONS HAVE BEEN SHOWN ON THE WALL TYPES.

10). MINIMUM EQUIVALENT THICKNESS OF CMU WALLS FOR 1-HR FIRE RATING AS

MINIMUM R-6.5 VALUE.

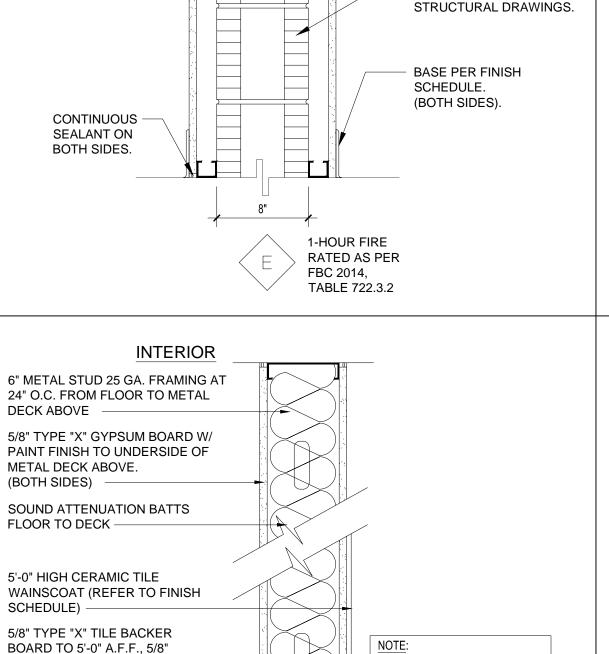
UL SYSTEM DESIGNS.

15). SUBMIT PRODUCT DATA FOR APPROVAL.

9). ALL EXTERIOR WALLS TO BE FULLY INSULATED WITH AN APPROVED TYPE RIGID BOARD WITH A

13). ALL LOAD BEARING WALLS TO BE REINFORCED IN ACCORDANCE WITH STRUCTURAL DRAWINGS.

16). REFER TO WALL TYPES INDICATED ON FLOOR PLANS AND WALL TYPE ILLUSTRATIONS ON A-701.



5/8" GYPSUM BOARD

W/ PAINT FINISH. TO

8" CMU WALL, REFER TO

UNDERSIDE OF

METAL DECK.

(BOTH SIDES).

REFER TO WALL HUNG PLUMBING

FIXTURE 20 GA. METAL STUD

1 HOUR FIRE

RATED AS PER

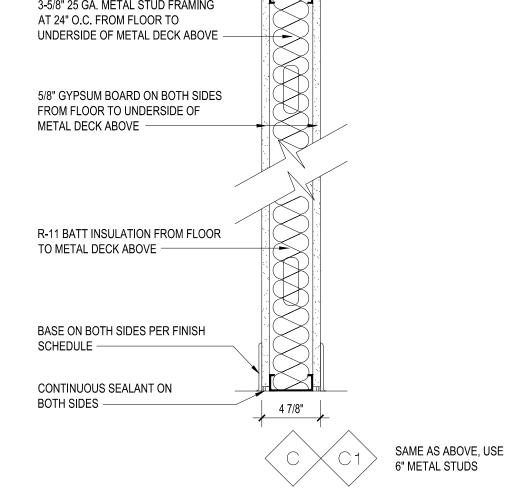
UL DETAIL U465

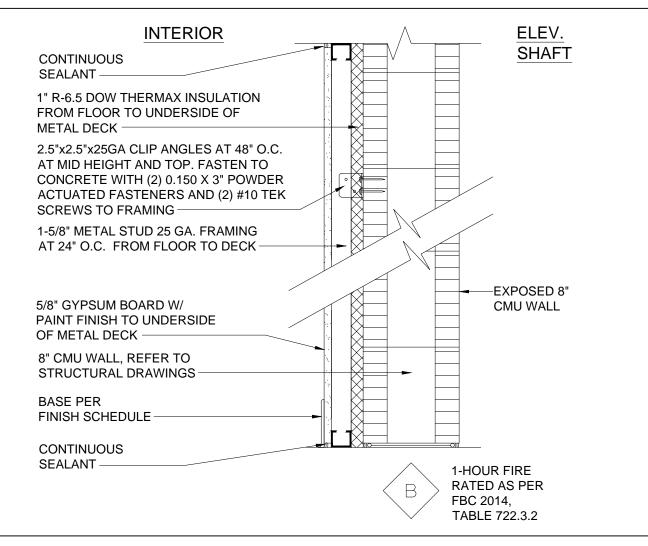
SAME AS ABOVE, USE

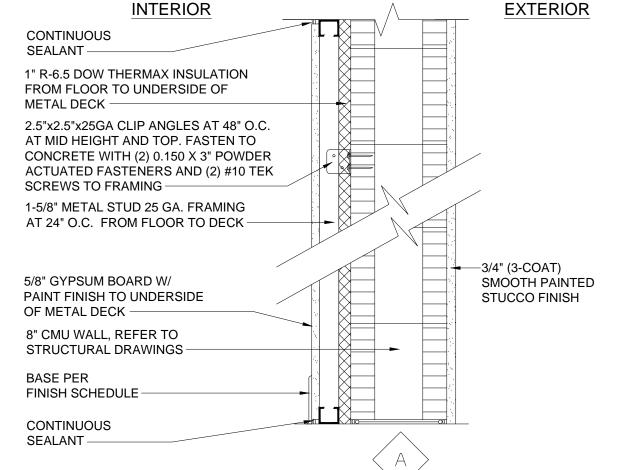
3 5/8" METAL STUDS

REQUIREMENT NOTE 6 / A-301.

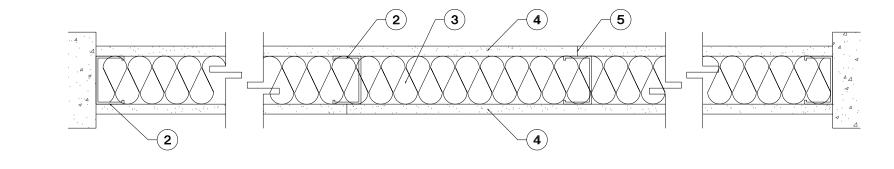
TRACK ANCHORED TO TRACK ANCHORED TO UNDERSIDE OF METAL ROOF DECK UNDERSIDE OF METAL FLOOR DECK W/ HILTI W/ "GRABBER" CONSTRUCTION "DN" PIN OR EQUAL PRODUCTS, PAN FRAMING HEAD STREAKER, PRODUCT #216, (.145" X 1" L.) AT 16" O.C. — #7 GA. X 7/16" LONG AT 16" O.C. FLAT PLATE 1/4" ACOUSTICAL SEALANT. (STOP BRACING GYP. BD. 1/4" OFF METAL ROOF DECK) (TYPICAL) -STUDS TO STOP 1/2" FROM TOP, MAX. FASTEN TO TRACK W/ 310 SCREWS EA. 11). APPLY SAFING INSULATION AND FILL MATERIAL TO WALL-ROOF DECK JOINTS (1" GAP). INSTALL PER 12). PENETRATIONS THROUGH RATED WALLS SHALL BE FIRE STOPPED WITH UL CLASSIFIED FILL, VOID, ACOUSTICAL LAY - IN CEILING IN SUSPENDED METAL GRID ( SEE REF. CLNG. PLAN FOR HEIGHTS) METAL STUDS AS PER WALL TYPES FASTEN TO TRACK W/#10 SCREWS EA. TRACK ANCHORED TO SLAB W/ HIL TI "DN" PIN OR EQUAL · (.145" X 1" L.) AT 16" O.C. - 1/4" ACOUSTICAL SEALANT. (STOP GYP. BOARD 1/4" OFF FLOOR SLAB) - TYPICAL. PROVIDE CONT. LATERAL BRACING W 6" (25 GAUGE) FLAT PLATE AT CEILING HEIGHT FOR STUDS OVER 8'-0" HIGH. TYP. PARTITION FASTENING DETAIL SCALE: 1" = 1'-0" 3-5/8" 25 GA. METAL STUD FRAMING AT 24" O.C. FROM FLOOR TO







FIRE RESISTANCE RATINGS - ANSI/UL 263 DESIGN NO. U465 MAY 23, 2007 NONBEARING WALL RATING -- 1 HR.



1. FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- CHANNEL SHAPED RUNNERS, 3-5/8 IN. WIDE (MIN), 1-1/4 IN. LEGS, FORMED FROM MIN NO. 25 MSG GALV STEEL, ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACED 24 IN. OC MAX. 2. STEEL STUDS -- CHANNEL SHAPED, 3-5/8 IN. WIDE (MIN), 1-1/4 IN. LEGS, 3/8 IN. FOLDED BACK RETURNS, FORMED FROM MIN NO. 25 MSG

GALV STEEL SPACED 24 IN. OC MAX. 3. BATTS AND BLANKETS\* -- (OPTIONAL) -- MINERAL WOOL OR GLASS FIBER BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.

SEE BATTS AND BLANKETS (BZJZ) CATEGORY FOR NAMES OF CLASSIFIED COMPANIES. 3A. FIBER, SPRAYED\* -- AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 3) -- SPRAY APPLIED CELLULOSE MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED

WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/FT3. ALTERNATE APPLICATION METHOD: THE FIBER IS APPLIED WITH U.S. GREENFIBER LLC TYPE AD100 HOT MELT ADHESIVE AT A NOMINAL RATIO OF ONE PART ADHESIVE TO 6.6 PARTS FIBER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 2.5 LB/FT3. U S GREENFIBER L L C -- COCOON2 STABILIZED OR COCOON-FRM (FIRE RATED MATERIAL)

3B. FIBER, SPRAYED\* -- AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 3) AND ITEM 3A - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO INTERIOR SURFACES IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. APPLIED TO COMPLETELY FILL THE ENCLOSED CAVITY. MINIMUM DRY DENSITY OF 4.3 POUNDS PER CUBIC FT. NU-WOOL CO INC -- CELLULOSE INSULATION

4. GYPSUM BOARD\* -- 5/8 IN. THICK, 4 FT WIDE, ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1 IN. LONG, TYPE S STEEL SCREWS SPACED 8 IN. OC. ALONG EDGES OF BOARD AND 12 IN. OC IN THE FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY. WHEN ATTACHED TO ITEM 6 (RESILIENT CHANNELS) OR 6A (FURRING CHANNELS), WALLBOARD IS SCREW ATTACHED TO FURRING CHANNELS WITH 1 IN. LONG, TYPE S STEEL SCREWS SPACED 12 IN. OC. AMERICAN GYPSUM CO -- TYPES AG-C, AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC

LTD CO -- TYPE DBX-1. BPB AMERICA INC -- TYPES 1, EGRG, PROROC TYPE X, PROROC TYPE C.

BPB CANADA INC -- PROROC TYPE C. PROROC TYPE X OR PROROC TYPE ABUSE-RESISTANT. CANADIAN GYPSUM COMPANY -- TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC OR WRX

G-P GYPSUM CORP, SUB OF GEORGIA-PACIFIC CORP -- TYPES 5, 9, C, DAP, DD, DA, DGG, DS, GPFS6. LAFARGE NORTH AMERICA INC -- TYPES LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C, LGFC-C/A

NATIONAL GYPSUM CO -- TYPES FSK, FSK-C, FSK-G, FSW-C, FSW-G, FSW, FSW-3, FSW-5. PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- TYPE PG-C OR PG-9.

PANEL REY S A -- TYPE PRX.

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD -- TYPE EX-1 TEMPLE-INLAND FOREST PRODUCTS CORP -- TYPE X, VENEER PLASTER BASE - TYPE X, WATER RATED - TYPE X, SHEATHING - TYPE X,

UNITED STATES GYPSUM CO -- TYPE AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC OR WRX. USG MEXICO S A DE C V -- TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC OR WRX.

4A. GYPSUM BOARD\* -- (AS ALTERNATE TO ITEM 4) - NOM 5/8 IN. THICK GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES. APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED OR BACKED. PANELS ATTACHED TO STEEL STUDS AND FLOOR RUNNER WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 8 IN. OC WHEN APPLIED HORIZONTALLY, OR 8 IN. OC ALONG VERTICAL AND BOTTOM EDGES AND 12 IN. OC IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS TO BE INSTALLED HORIZONTALLY. CANADIAN GYPSUM COMPANY -- TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC OR WRX.

UNITED STATES GYPSUM CO -- T YPE AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC OR WRX. USG MEXICO S A DE C V -- TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC OR WRX. 4B. GYPSUM BOARD\* -- (AS AN ALTERNATE TO ITEMS 4 OR 4A) -- NOM 3/4 IN. THICK, 4 FT WIDE, INSTALLED AS DESCRIBED IN ITEM 4A WITH

SCREW LENGTH INCREASED TO 1-1/4 IN. CANADIAN GYPSUM COMPANY -- TYPES AR, IP-AR.

UNITED STATES GYPSUM CO -- TYPES AR, IP-AR. USG MEXICO S A DE C V -- TYPES AR, IP-AR.

5. JOINT TAPE AND COMPOUND -- VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM BOARDS ARE SUPPLIED WITH SQUARE EDGES. 6. RESILIENT CHANNEL -- (OPTIONAL-NOT SHOWN) -- 25 MSG GALV STEEL RESILIENT CHANNELS SPACED VERTICALLY MAX 24 IN. OC, FLANGE

PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2 IN. LONG TYPE S-12 PANHEAD STEEL SCREWS. 6A. STEEL FRAMING MEMBERS (NOT SHOWN)\* -- AS AN ALTERNATE TO ITEM 3, FURRING CHANNELS AND RESILIENT SOUND ISOLATION CLIP

AS DESCRIBED BELOW: A. FURRING CHANNELS -- FORMED OF NO. 25 MSG GALV STEEL. 2-3/8 IN. WIDE BY 7/8 IN. DEEP, SPACED 24 IN. OC PERPENDICULAR TO STUDS. CHANNELS SECURED TO STUDS AS DESCRIBED IN ITEM B. ENDS OF ADJOINING CHANNELS ARE OVERLAPPED 6 IN. AND TIED TOGETHER WITH DOUBLE STRAND OF NO. 18 SWG GALV STEEL WIRE NEAR EACH END OF OVERLAP. AS AN ALTERNATE, ENDS OF ADJOINING CHANNELS MAY BE OVERLAPPED 6 IN. AND SECURED TOGETHER WITH TWO SELF-TAPPING #6 FRAMING SCREWS, MIN. 7/16

IN. LONG AT THE MIDPOINT OF THE OVERLAP, WITH ONE SCREW ON EACH FLANGE OF THE CHANNEL. B. STEEL FRAMING MEMBERS\* -- USED TO ATTACH FURRING CHANNELS (ITEM A) TO STUDS (ITEM 1). CLIPS SPACED 48 IN. OC., AND SECURED TO STUDS WITH 1-5/8 IN. WAFER OR HEX HEAD TYPE S STEEL SCREW THROUGH THE CENTER GROMMET. FURRING CHANNELS ARE FRICTION FITTED INTO CLIPS. PAC INTERNATIONAL INC -- TYPE RSIC-1.

7. WALL AND PARTITION FACINGS AND ACCESSORIES\* -- (OPTIONAL, NOT SHOWN) -- NOMINAL 1/2 IN. THICK, 4 FT WIDE PANELS, FOR OPTIONAL USE AS AN ADDITIONAL LAYER ON ONE OR BOTH SIDES OF THE ASSEMBLY. PANELS ATTACHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHEN THE QR-510 PANEL IS INSTALLED BETWEEN THE STEEL FRAMING AND THE UL CLASSIFIED GYPSUM BOARD, THE REQUIRED UL CLASSIFIED GYPSUM BOARD LAYER(S) IS/ARE TO BE INSTALLED AS INDICATED AS TO FASTENER TYPE AND SPACING, EXCEPT THAT THE REQUIRED FASTENER LENGTH SHALL BE INCREASED BY A MINIMUM OF 1/2 IN. NOT EVALUATED OR INTENDED AS A SUBSTITUTE FOR THE REQUIRED LAYER(S) OF UL CLASSIFIED GYPSUM BOARD.

QUIET SOLUTION INC -- TYPE QUIETROCK QR-510. \*BEARING THE UL CLASSIFICATION MARK

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WALL TYPES **DETAILS & NOTES** 

TYPE "X" GYPSUM WALLBOARD

FROM CEILING TO UNDERSIDE

BASE PER FINISH SCHEDULE

SEALANT ON BOTH SIDES-

OF METAL DECK ABOVE -

BOTH SIDES —

CONTINUOUS

1 5/8" 2.5 GA. METAL

STUD AT 24 O.C.

FROM FLOOR TO

DECK.

UL 465 NONBEARING WALL DETAIL AND NOTES

3 UL JOINT SYSTEM

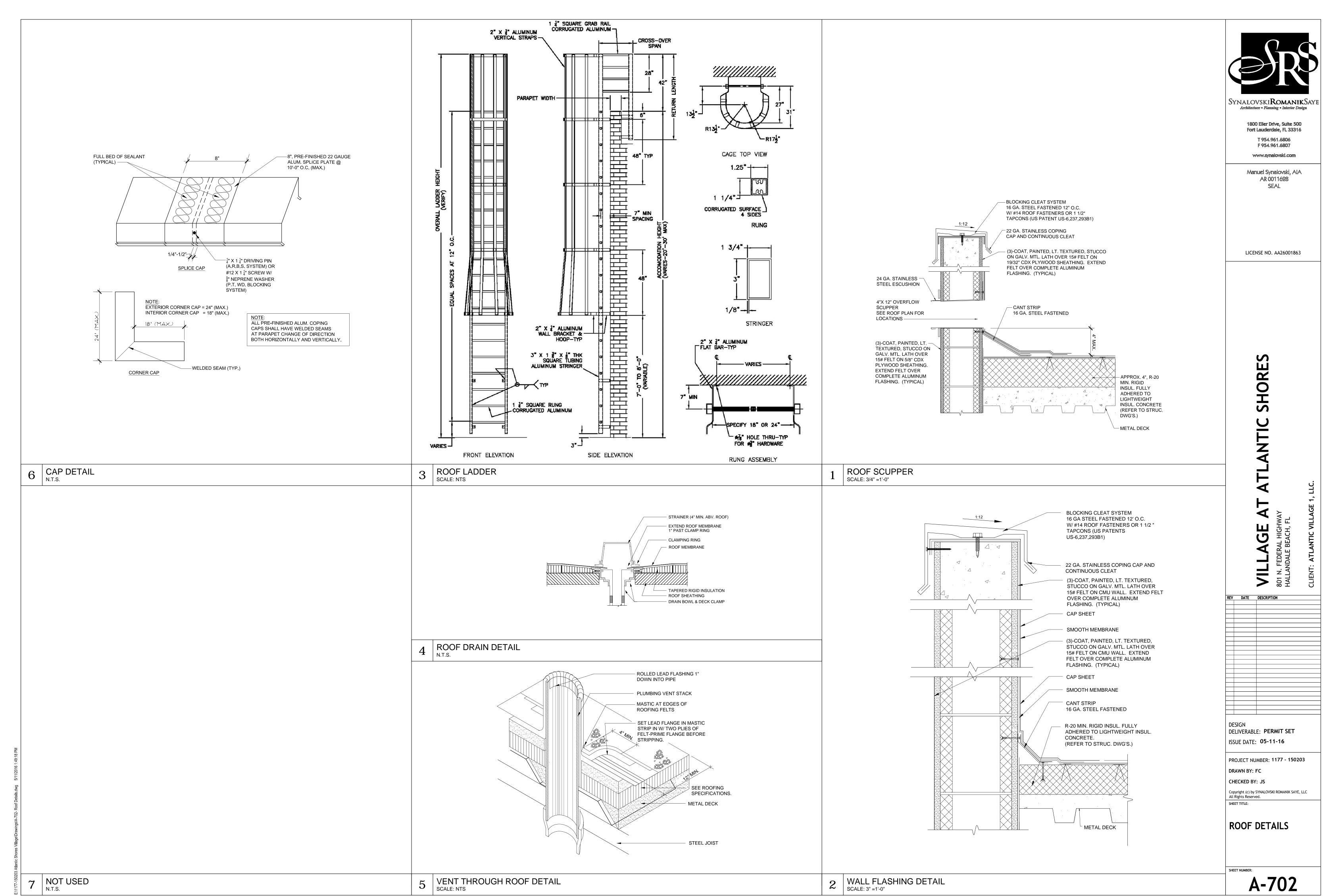
thickness of fill material.

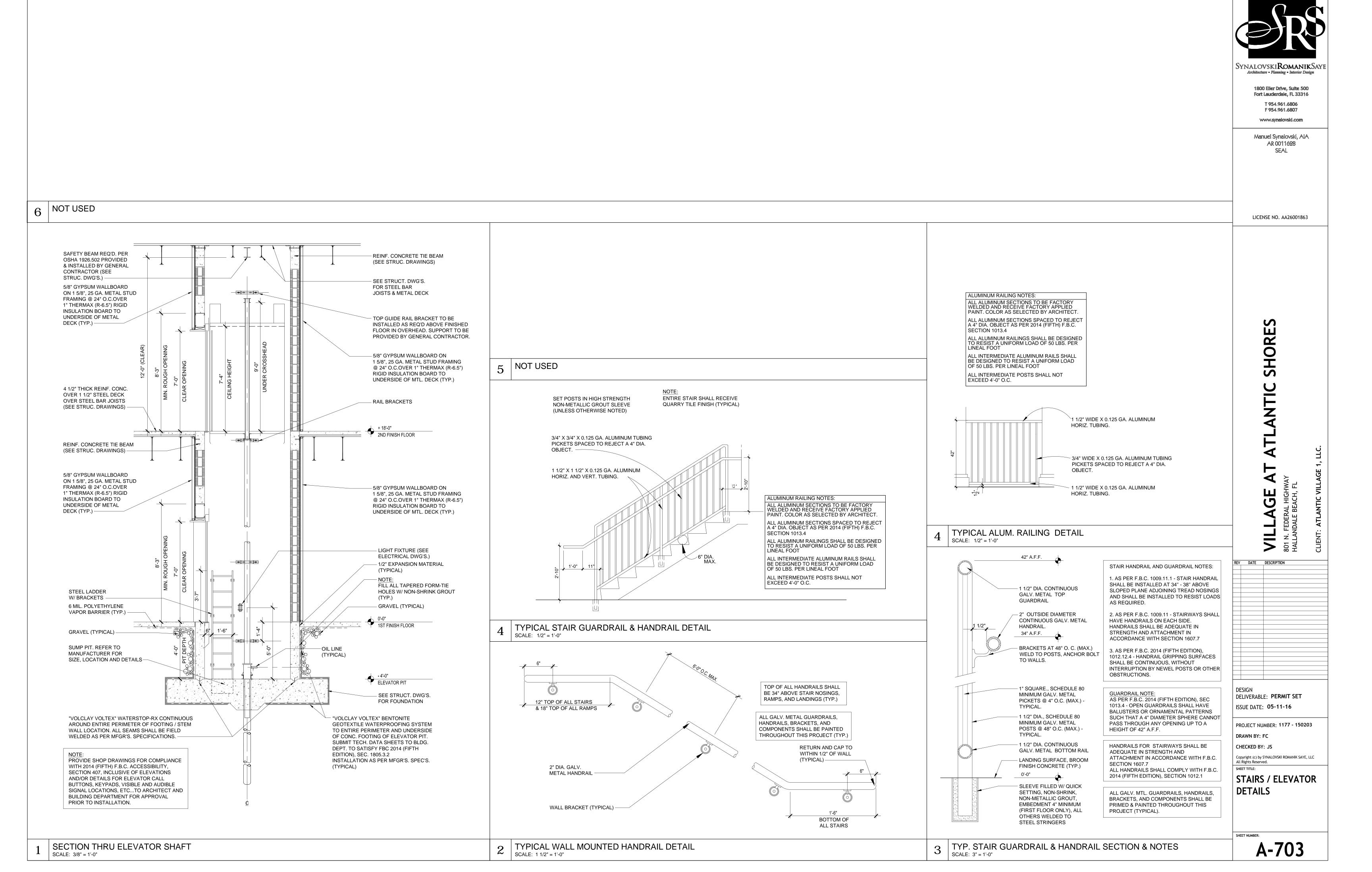
\*Bearing the UL Classification Mark

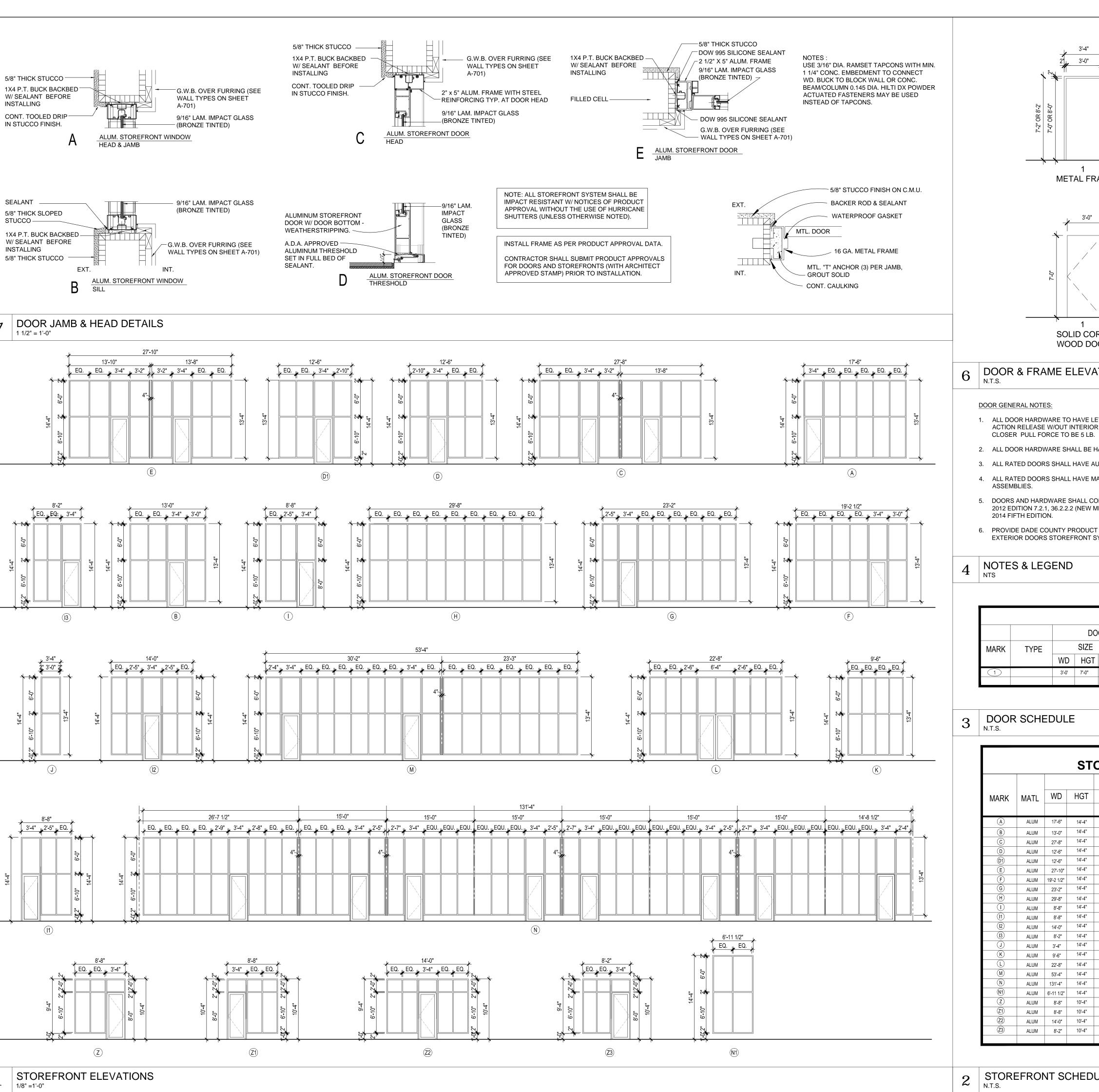
wallboard/steel deck interface.

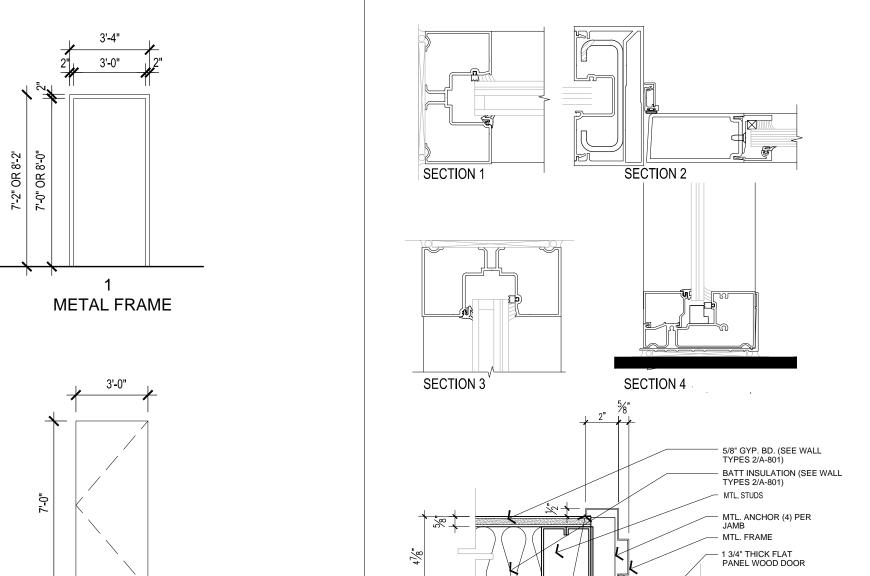
RECTORSEAL — Metacaulk 835+

2 WALL TYPES 1 1/2"=1'-0"









SECTION 5

DOOR & FRAME ELEVATIONS

1. ALL DOOR HARDWARE TO HAVE LEVER HANDLES (SINGLE ACTION RELEASE W/OUT INTERIOR KEY LOCKS), MAXIMUM

SOLID CORE

WOOD DOOR

- 2. ALL DOOR HARDWARE SHALL BE HANDICAPPED ACCESSIBLE.
- 3. ALL RATED DOORS SHALL HAVE AUTO CLOSERS.
- 4. ALL RATED DOORS SHALL HAVE MATCHING RATED
- 5. DOORS AND HARDWARE SHALL COMPLY WITH N.F.P.A. 101, 2012 EDITION 7.2.1, 36.2.2.2 (NEW MERCANTILE), AND F.B.C.,
- 6. PROVIDE DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS STOREFRONT SYSTEM AND WINDOWS.

- 5 DOOR JAMB & HEAD DETAILS
- 7. ALL STOREFRONT WINDOWS, TRANSOMS AND SIDELIGHTS SHALL BE PRODUCT APPROVED IMPACT RESISTANT.

- 5/8" GYP. BD.

- 8. ALL EXTERIOR FLUSH DOORS SHALL HAVE DADE COUNTY PRODUCT APPROVED IMPACT SYSTEM.
- 9. ALL STOREFRONT SYSTEMS AND WINDOWS SHALL HAVE IDENTICAL FACTORY-APPLIED COLORS, ALUMINUM SECTIONS, FRAME DIMENSIONS, AND GLASS TINT.
- 10. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF FRAMES, DOORS AND HARDWARE
- 11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING, PURCHASING, AND OR INSTALLING.

# NOTES & LEGEND

						DOO	R SCHI	EDULE			
			DO	OR					FR/	AME	NOTES
MARK	TYPE		SIZE		MATL	CORE	FINISH	GLAZING	MATL	TYPE	
		WD	HGT	THK							
1		3'-0'	7'-0"	1 3/4"	WOOD	SOLID CORE	PAINT	-	METAL	1	

				DO	OR		SIDELITES	3		TRAI	NSOM	NOTES		OM NOTES		
MARK	MATL	WD	HGT	WD	HGT	WD	HGT	R	L	WD	HGT					
(A)	ALUM	17'-6"	14'-4"	3'-0"	8'-0'	3'-0"	8'-0"	-	-	-	-	IMPACT RESISTANT GLASS				
(B)	ALUM	13'-0"	14'-4"	3'-0"	8'-0'	3'-0"	8'-0"	Υ	-	-	-	IMPACT RESISTANT GLASS	PROVIDE SHOP DWG'			
$\overline{\mathbb{C}}$	ALUM	27'-8"	14'-4"	3'-0"	8'-0'	3'-2"	8'-0"	Υ	Υ	-	-	IMPACT RESISTANT GLASS	SHOP DWG			
(D)	ALUM	12'-6"	14'-4"	3'-0"	8'-0'	2'-10"	8'-0"	-	Υ	-	-	IMPACT RESISTANT GLASS				
(D1)	ALUM	12'-6"	14'-4"	3'-0"	8'-0'	2'-10"	8'-0"	Υ	-	-	-	IMPACT RESISTANT GLASS				
E	ALUM	27'-10"	14'-4"	3'-0"	8'-0'	3'-2"	8'-0"	Υ	Υ	-	-	IMPACT RESISTANT GLASS				
F	ALUM	19'-2 1/2"	14'-4"	3'-0"	8'-0'	3'-0"	8'-0"	Υ	Υ	-	-	IMPACT RESISTANT GLASS				
G	ALUM	23'-2"	14'-4"	3'-0"	8'-0'	2'-5"	8'-0"	Υ	Υ	-	-	IMPACT RESISTANT GLASS				
Н	ALUM	29'-8"	14'-4"	-	-	ī	-	-	-	-	-	IMPACT RESISTANT GLASS				
	ALUM	8'-8"	14'-4"	3'-0"	8'-0'	2'-5"	8'-0"	-	Υ	-	-	IMPACT RESISTANT GLASS				
(1)	ALUM	8'-8"	14'-4"	3'-0"	8'-0'	2'-5"	8'-0"	Υ	-	-	-	IMPACT RESISTANT GLASS				
(12)	ALUM	14'-0"	14'-4"	3'-0"	8'-0'	2'-5"	8'-0"	Υ	Y	-	-	IMPACT RESISTANT GLASS				
(13)	ALUM	8'-2"	14'-4"	3'-0"	8'-0'	2'-2"	8'-0"	-	Υ	-	-	IMPACT RESISTANT GLASS				
J	ALUM	3'-4"	14'-4"	-	-	-	-	-	-	-	-	IMPACT RESISTANT GLASS				
K	ALUM	9'-6"	14'-4"	-	-	i	ı	-	-	-	-	IMPACT RESISTANT GLASS				
L	ALUM	22'-8"	14'-4"	6'-0"	8'-0'	2'-6"	8'-0"	Υ	Υ	-	-	IMPACT RESISTANT GLASS				
M	ALUM	53'-4"	14'-4"	3'-0"	8'-0'	2'-4"	8'-0"	Υ	Υ	-	-	IMPACT RESISTANT GLASS				
N	ALUM	131'-4"	14'-4"	3'-0"	8'-0'	VARIES	8'-0"	Y	-	-	-	IMPACT RESISTANT GLASS				
N1)	ALUM	6'-11 1/2"	14'-4"	3'-0"	8'-0'	·	-	-	-	-	-	IMPACT RESISTANT GLASS				
Z	ALUM	8'-8"	10'-4"	3'-0"	8'-0'	2'-5"	8'-0"	Υ	-	-	-	IMPACT RESISTANT GLASS				
<b>Z</b> 1)	ALUM	8'-8"	10'-4"	3'-0"	8'-0'	2'-5"	8'-0"	-	Υ	-	-	IMPACT RESISTANT GLASS				
<b>Z</b> 2	ALUM	14'-0"	10'-4"	3'-0"	8'-0'	2'-5"	8'-0"	Υ	Υ	-	-	IMPACT RESISTANT GLASS				
<b>Z</b> 3	ALUM	8'-2"	10'-4"	3'-0"	8'-0'	2'-5"	8'-0"	-	Υ	-	-	IMPACT RESISTANT GLASS				

SCHEDULES / DETAILS

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DELIVERABLE: **PERMIT SET** 

PROJECT NUMBER: 1177 - 150203

ISSUE DATE: **05-11-16** 

DRAWN BY: FC

CHECKED BY: JS

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AR 0011628

SEAL

LICENSE NO. AA26001863

ORE

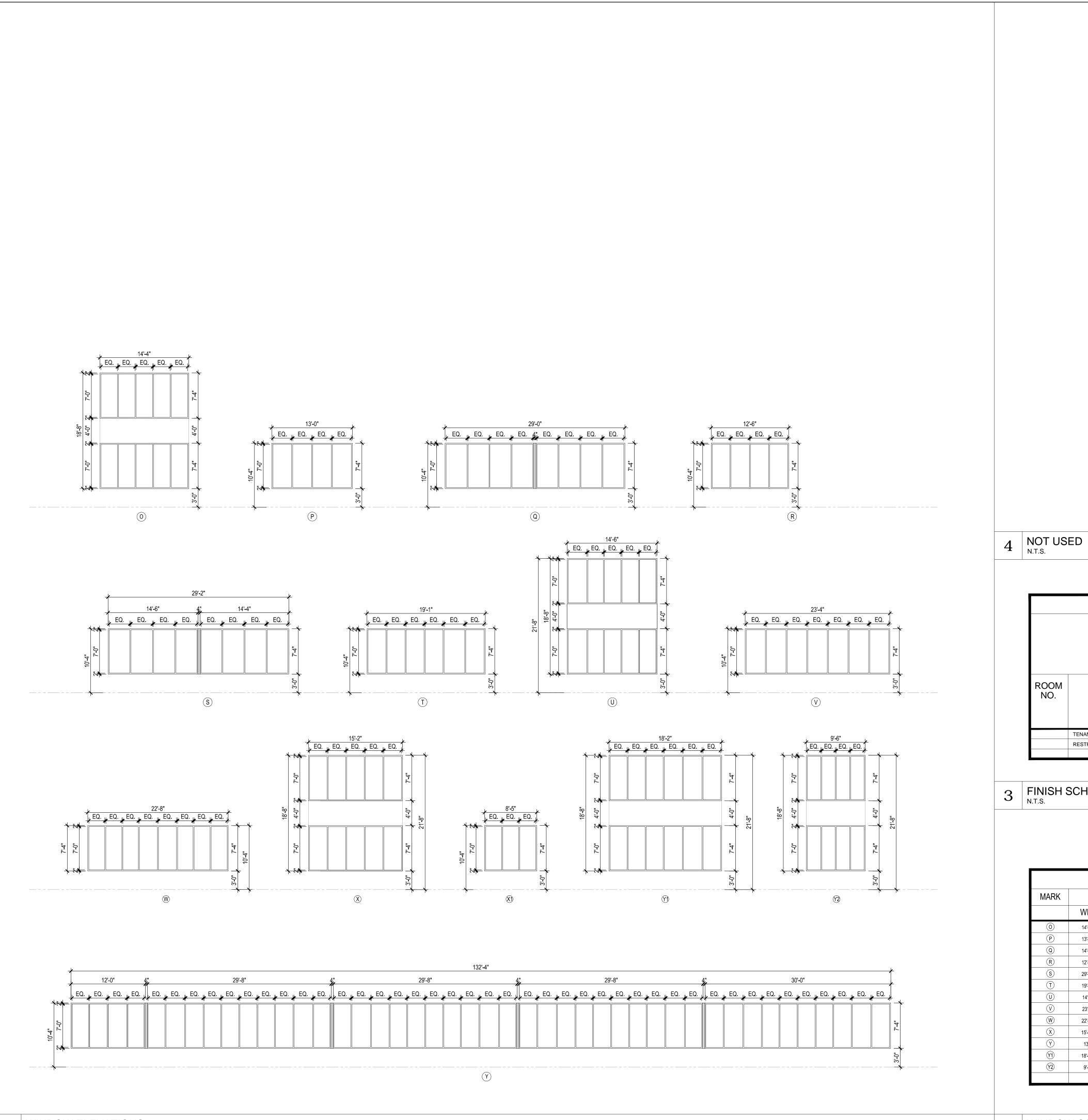
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S

AGE

2 STOREFRONT SCHEDULE

A-801



					FI	NI	SH	S	СН	E	DUI	LE									
			FL	.00	R		ВА	SE		WA	LL			CI	EILI	NG			F	REMA	RKS
ROOM NO.	ROOM NAME	CERAMIC TILE	EPOXY	MIN. 28 OZ. CARPET	CONC	_	QUARRY	CERAMIC TILE	EPOXY PTD, GYP, BD.	VINYL WA	FULL HT. CER. TILE CERAMIC TILE (6')	5	٠,	2X4 ACOUSTIC TILE		STAINLESS STEEL	HEIGHT (SEE REFLECTED	CEILING PLAN)			
	TENANT RESTROOM				_																

3 FINISH SCHEDULE

WINDOW SCHEDULE								
MARK	SIZ	Έ	TYPE	MATERIAL	GLAZING	NOTES		
	WD	HGT						
0	14'-4" (2)	7'-4" (2)	FIXED	ALUMINUM	IMPACT RESISTANT			
P	13'-0"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
Q	14'-4"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
R	12'-6"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
<u>s</u>	29'-2"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
T	19'-1"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
U	14'-6" (2)	7'-4" (2)	FIXED	ALUMINUM	IMPACT RESISTANT			
V	23'-4"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
W	22'-8"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
X	15'-2" (2)	7'-4" (2)	FIXED	ALUMINUM	IMPACT RESISTANT			
Ŷ	132'-4"	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
<b>Y1</b> )	18'-2" (2)	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			
Y2)	9'-6" (2)	7'-4"	FIXED	ALUMINUM	IMPACT RESISTANT			

SYNALOVSKI ROMANIK SAYI
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 Fort Lauderdale, FL 33316 T 954.961.6806 F 954.961.6807 www.synalovski.com

Manuel Synalovski, AIA AR 0011628 SEAL

LICENSE NO. AA26001863

SHORES

VILLAGE
801 N. FEDERAL HIGHW
HALLANDALE BEACH, FL

DESIGN DELIVERABLE: **PERMIT SET** 

ISSUE DATE: **05-11-16** 

PROJECT NUMBER: 1177 - 150203 DRAWN BY: FC CHECKED BY: JS

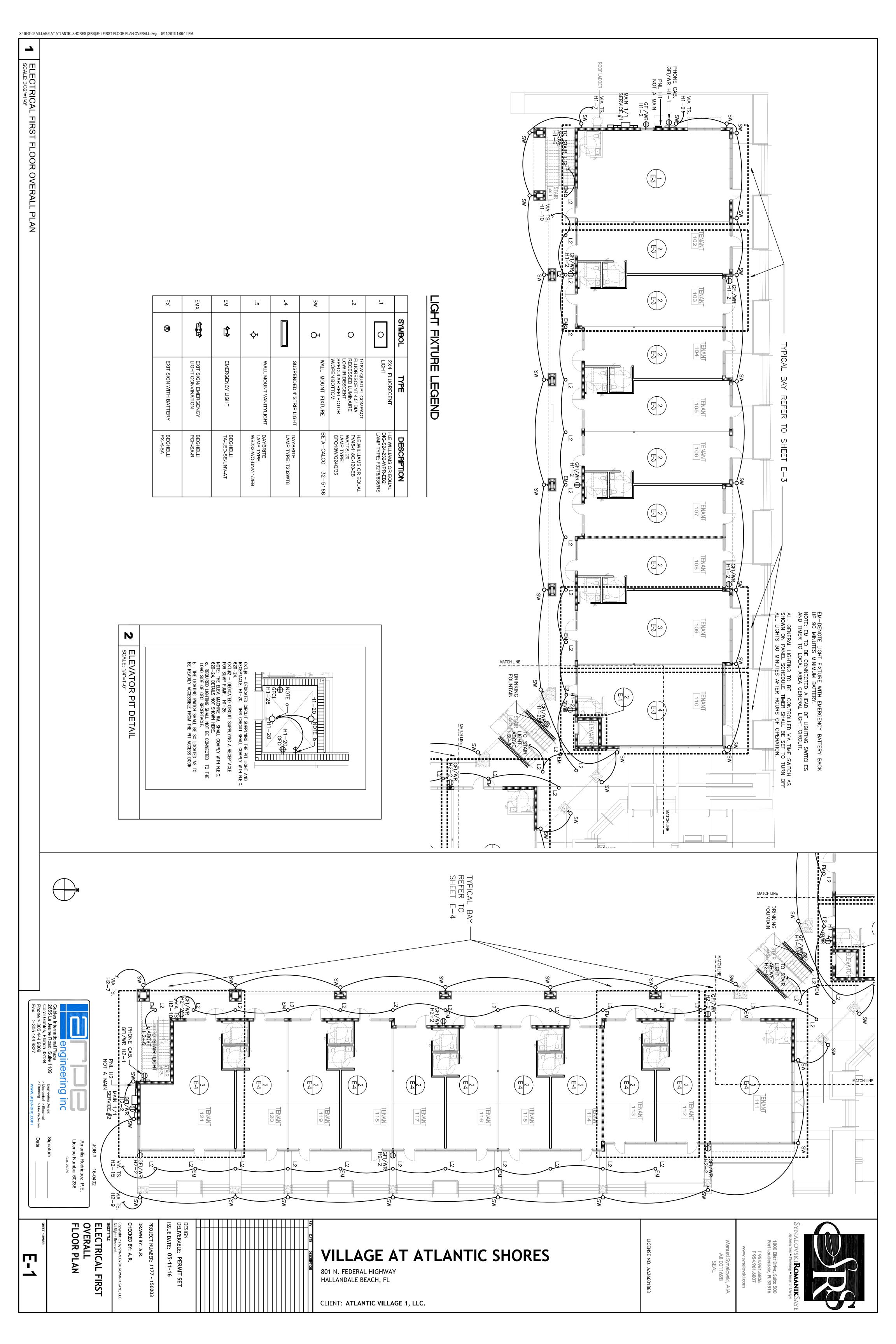
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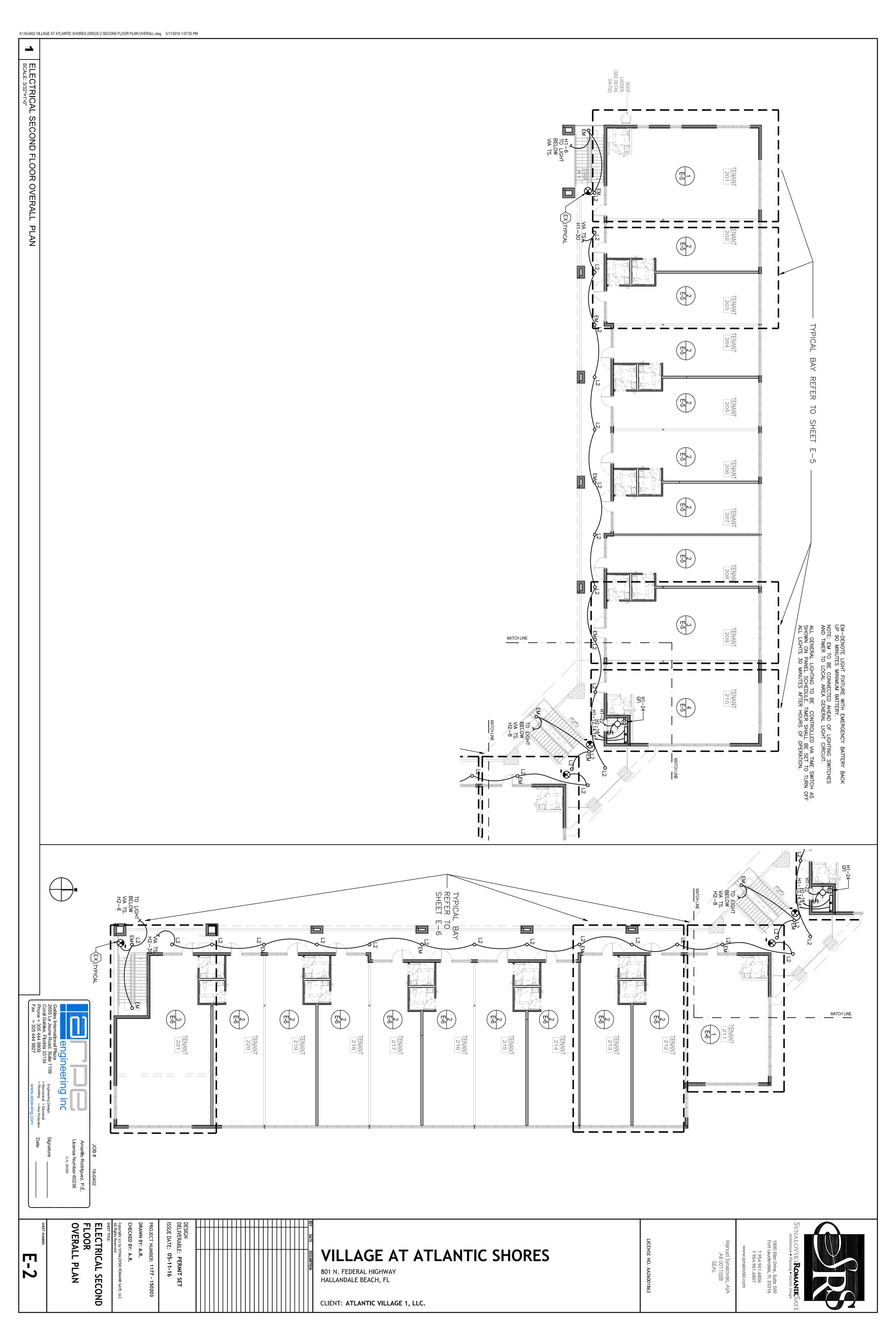
SCHEDULES / DETAILS

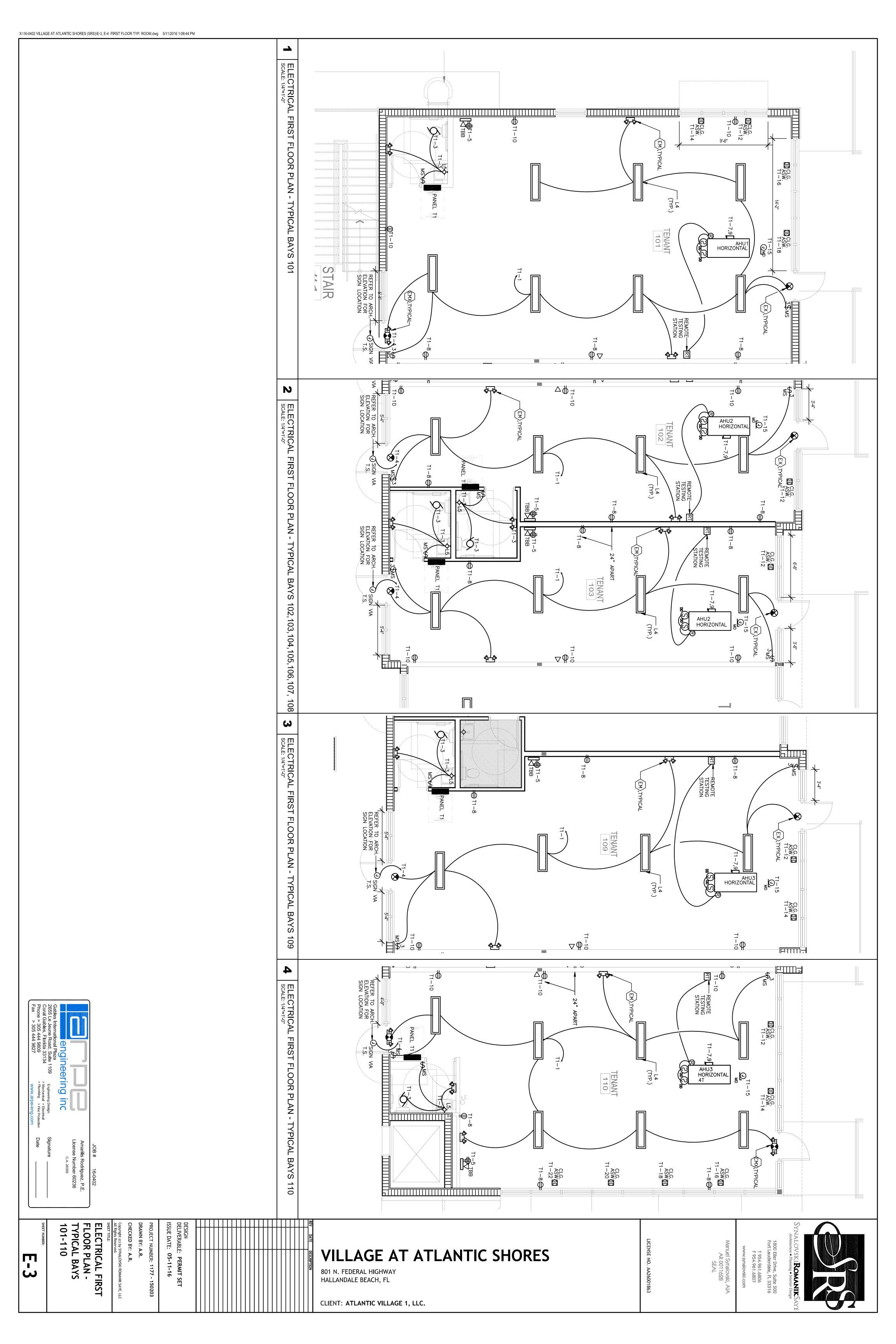
1 WINDOW SCHEDULE

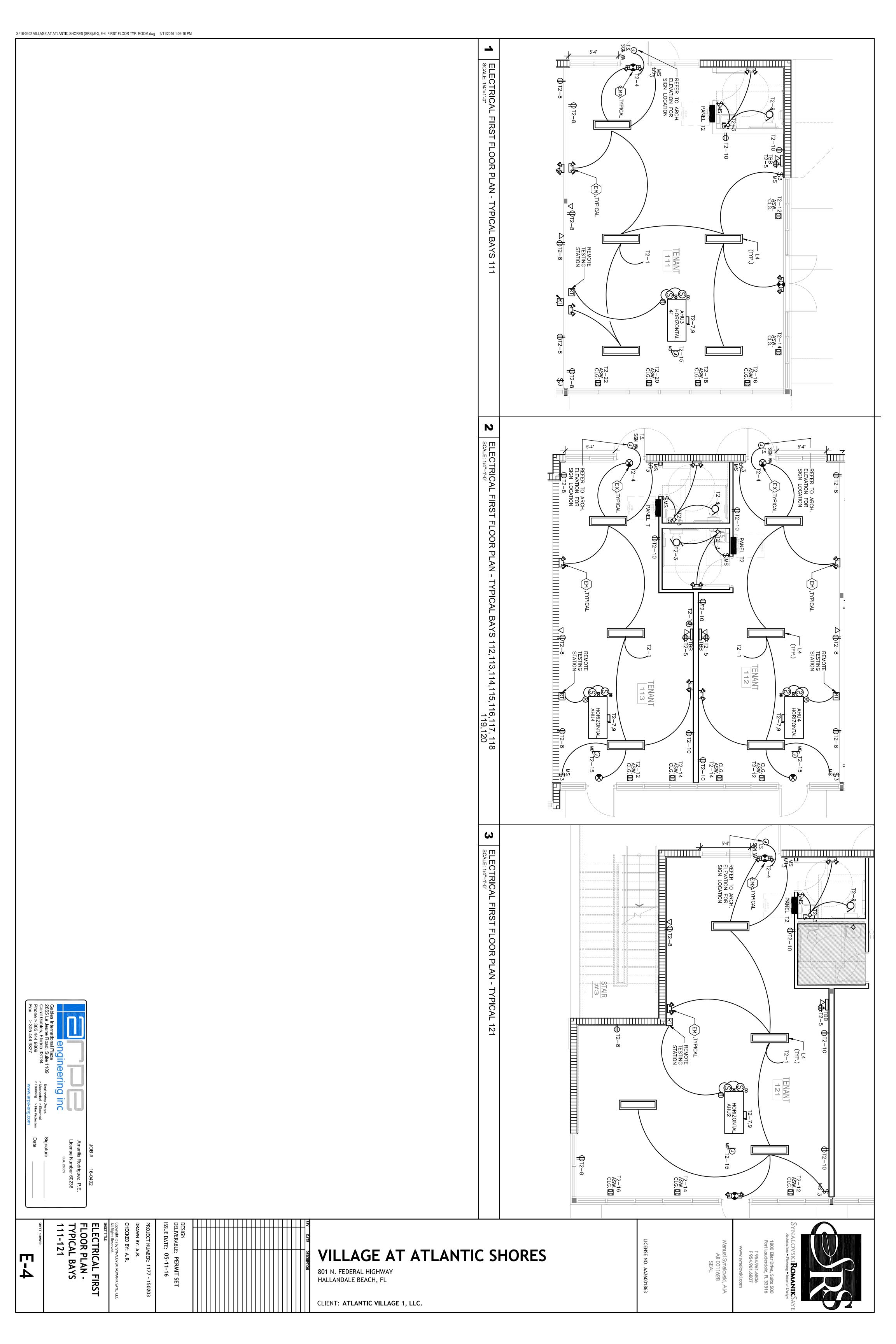
2 WINDOW ELEVATIONS

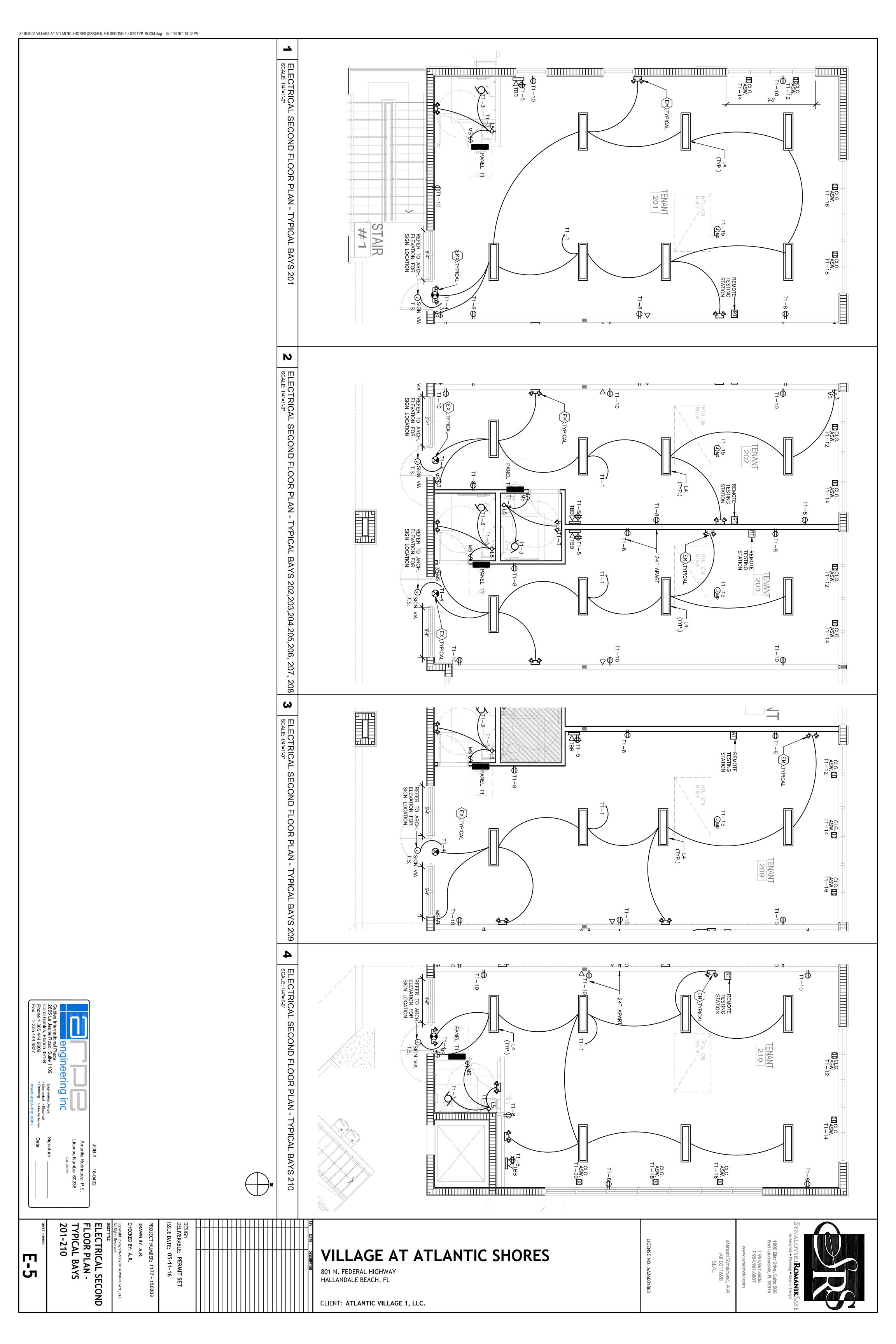
A-802

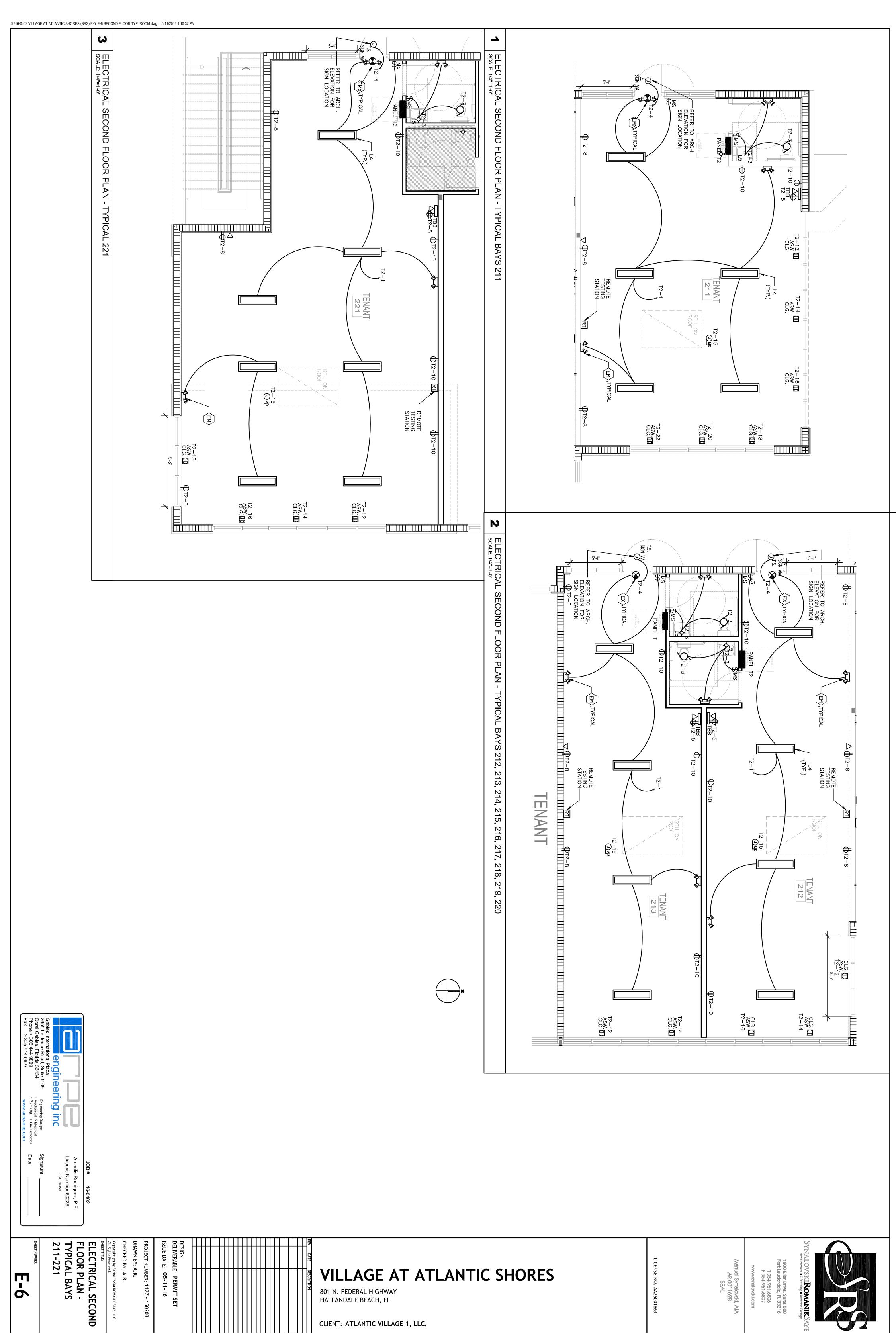






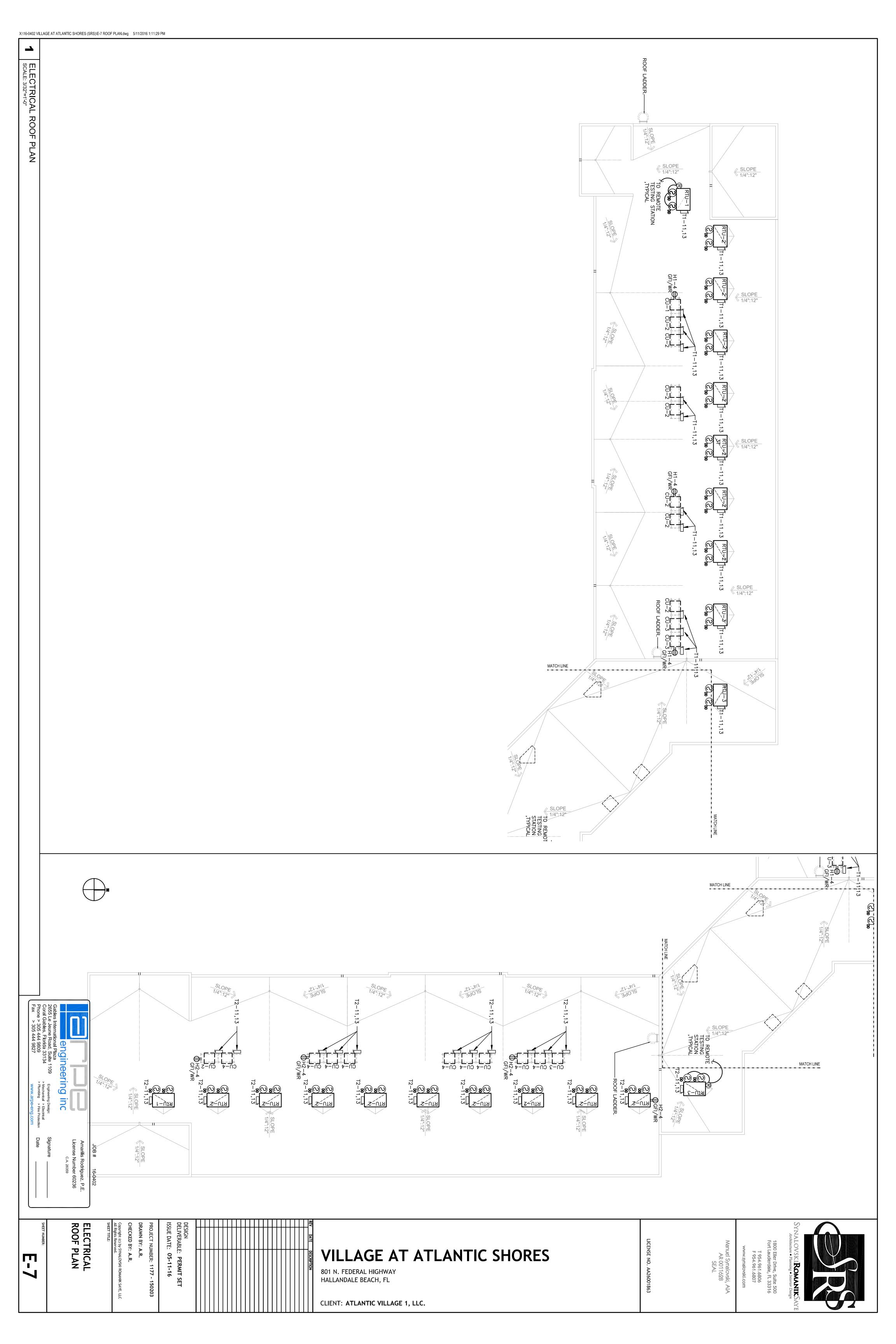


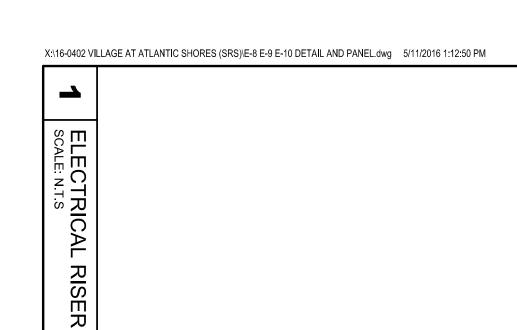


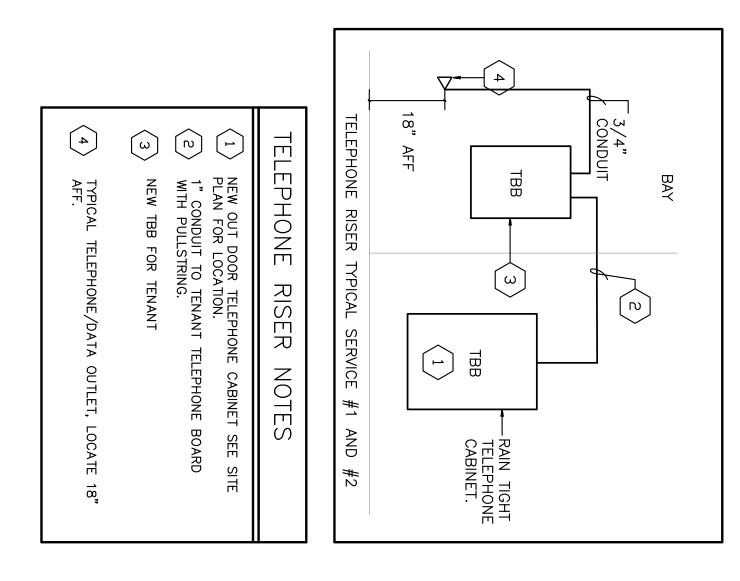


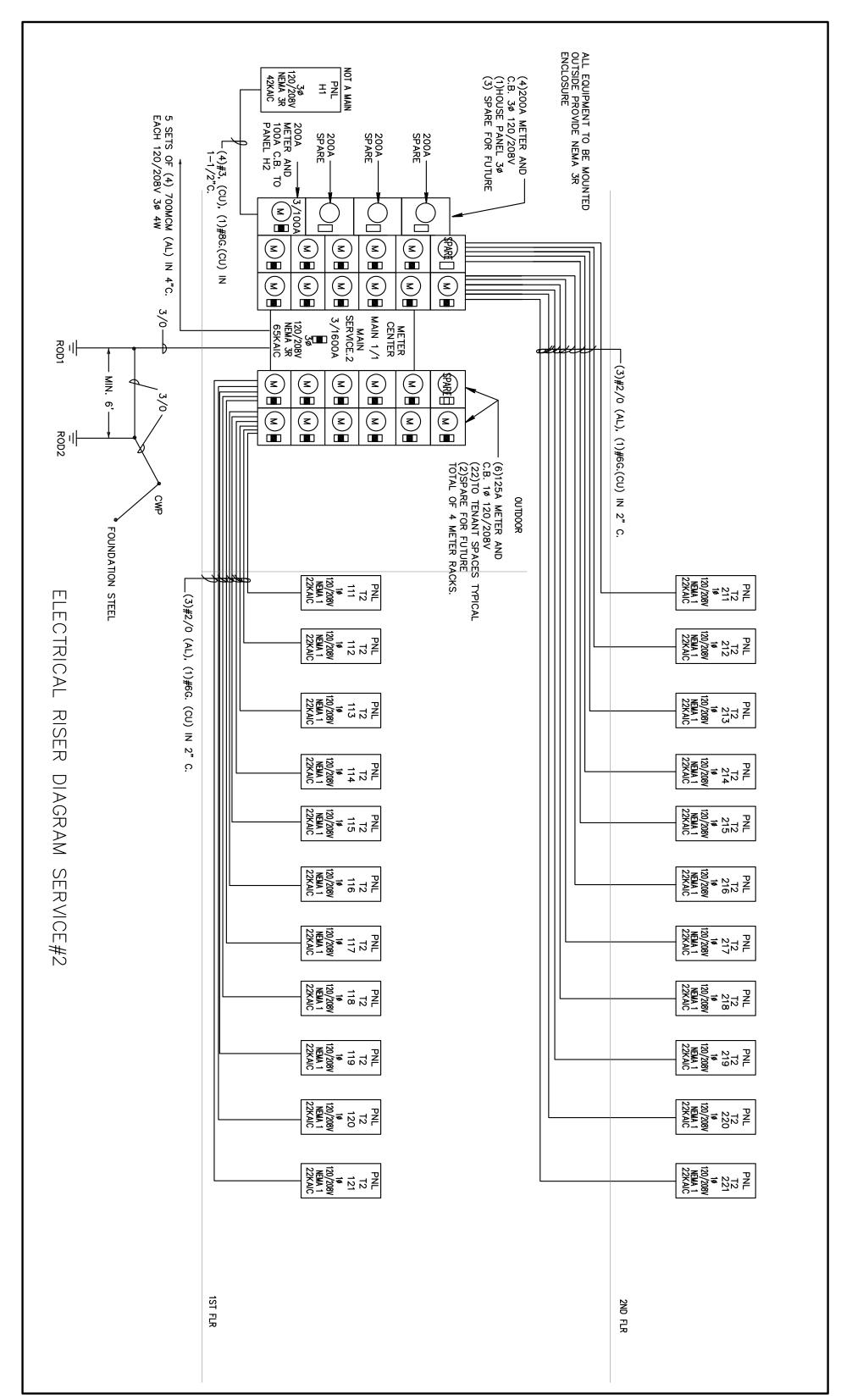
CLIENT: ATLANTIC VILLAGE 1, LLC.

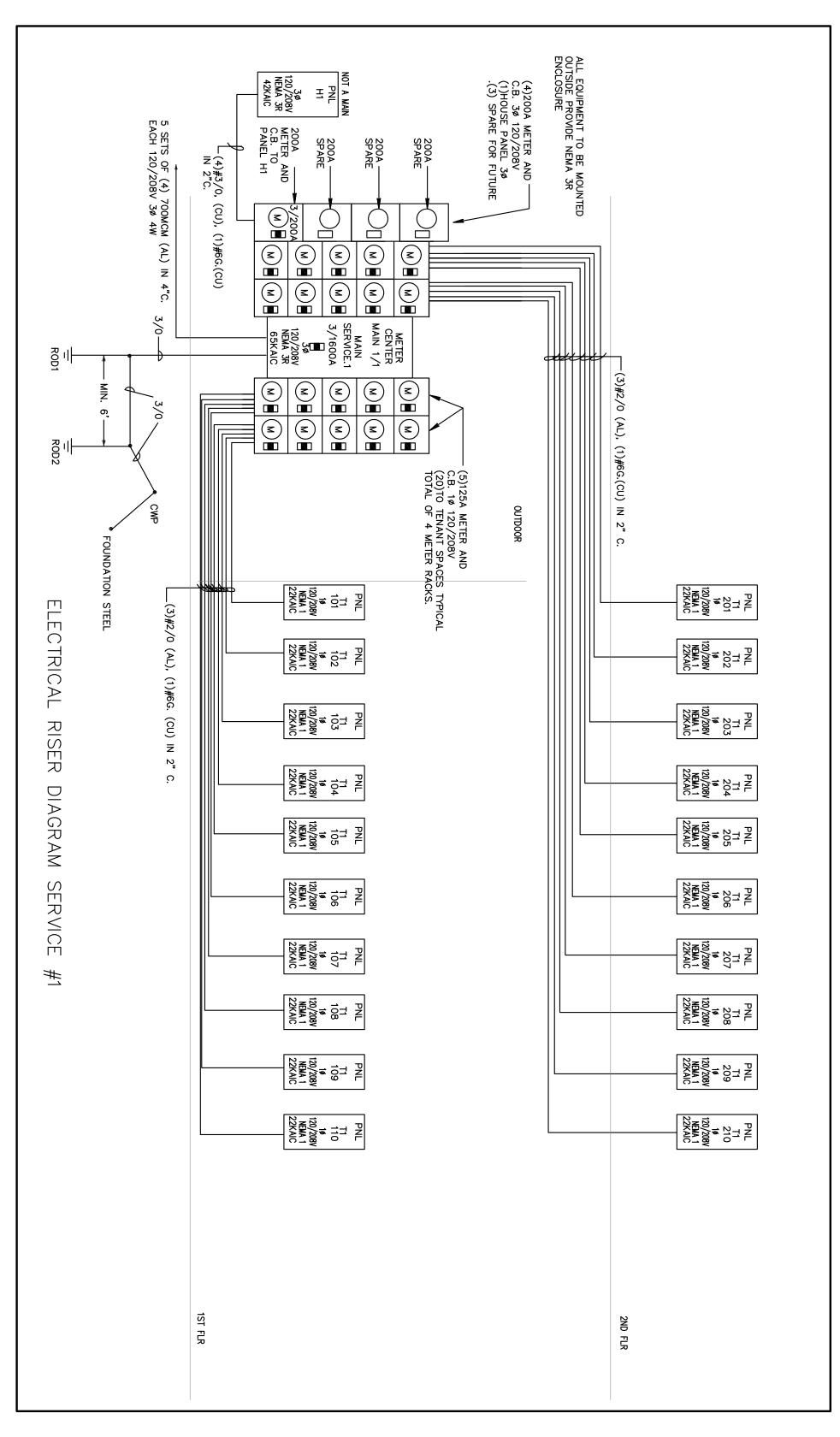






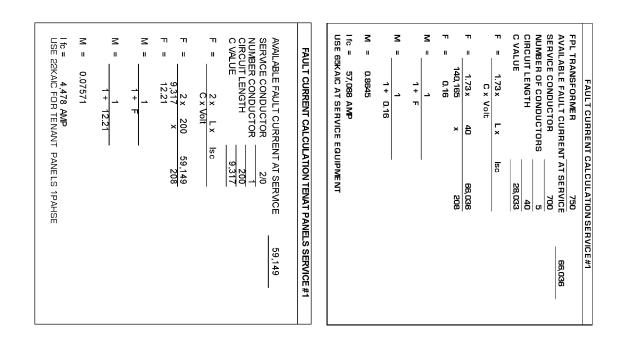








	FPL TRANSFORMER 750  AVAILABLE FAULT CURRENT AT SERVICE 66,036  SERVICE CONDUCTOR 700  NUMBER OF CONDUCTORS 5  CIRCUIT LENGTH 28,033  F = 1.73 x
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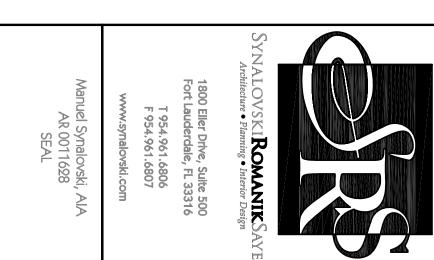
LICENSE NO. AA26001863

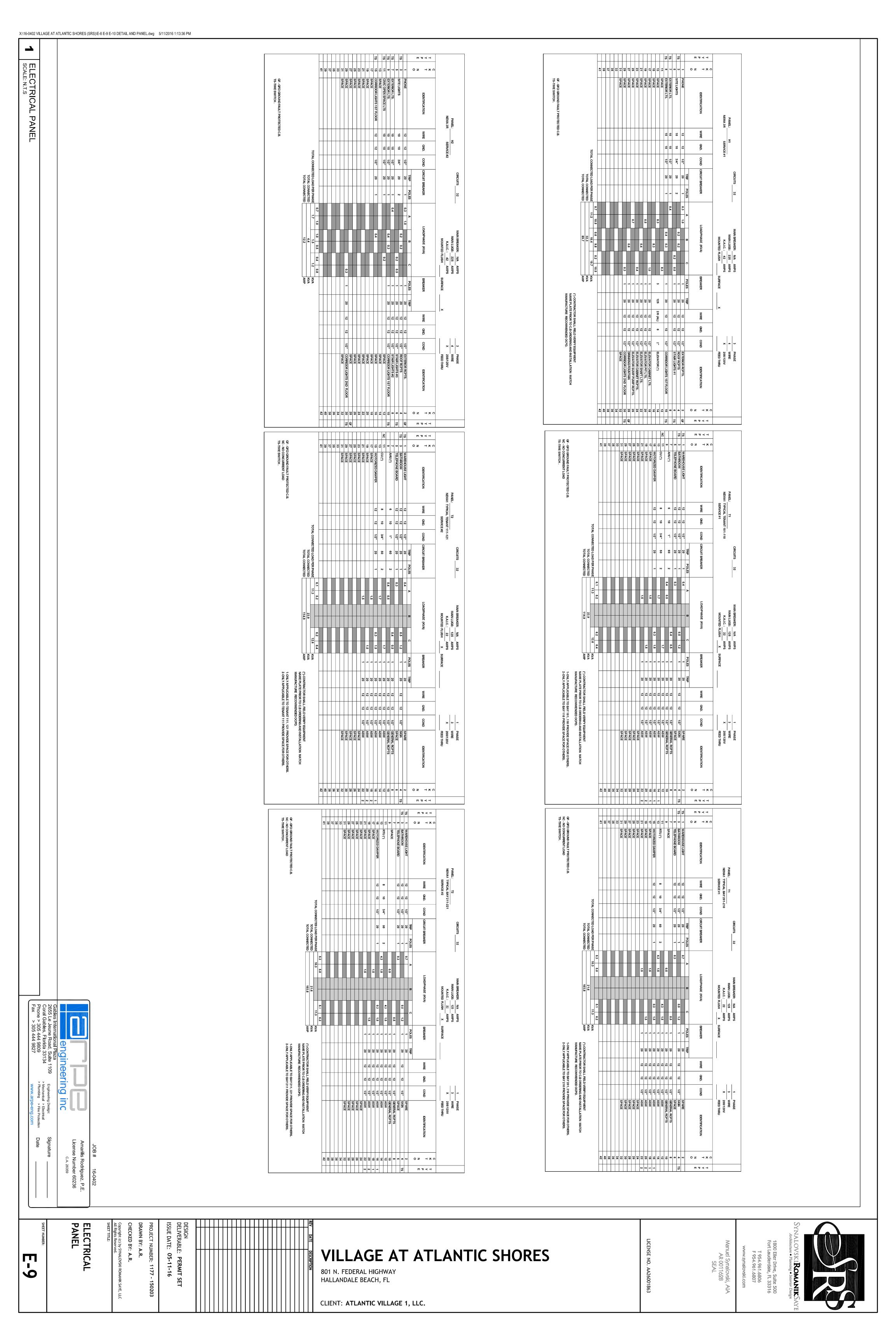
SHEET NUMBER:	ELECTI RISER	PROJECT NUMBE DRAWN BY: A.R. CHECKED BY: A. Copyright (c) by SYNAI All Rights Reserved.	DESIGN DELIVERABLE: ISSUE DATE: (	
E-8	RICAL	PROJECT NUMBER: 1177 - 150203  DRAWN BY: A.R.  CHECKED BY: A.R.  Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC all Rights Reserved.	E: PERMIT SET 05-11-16	

VILLAGE AT	<b>ATLANTIC</b>	<b>SHORES</b>
801 N. FEDERAL HIGHWAY		

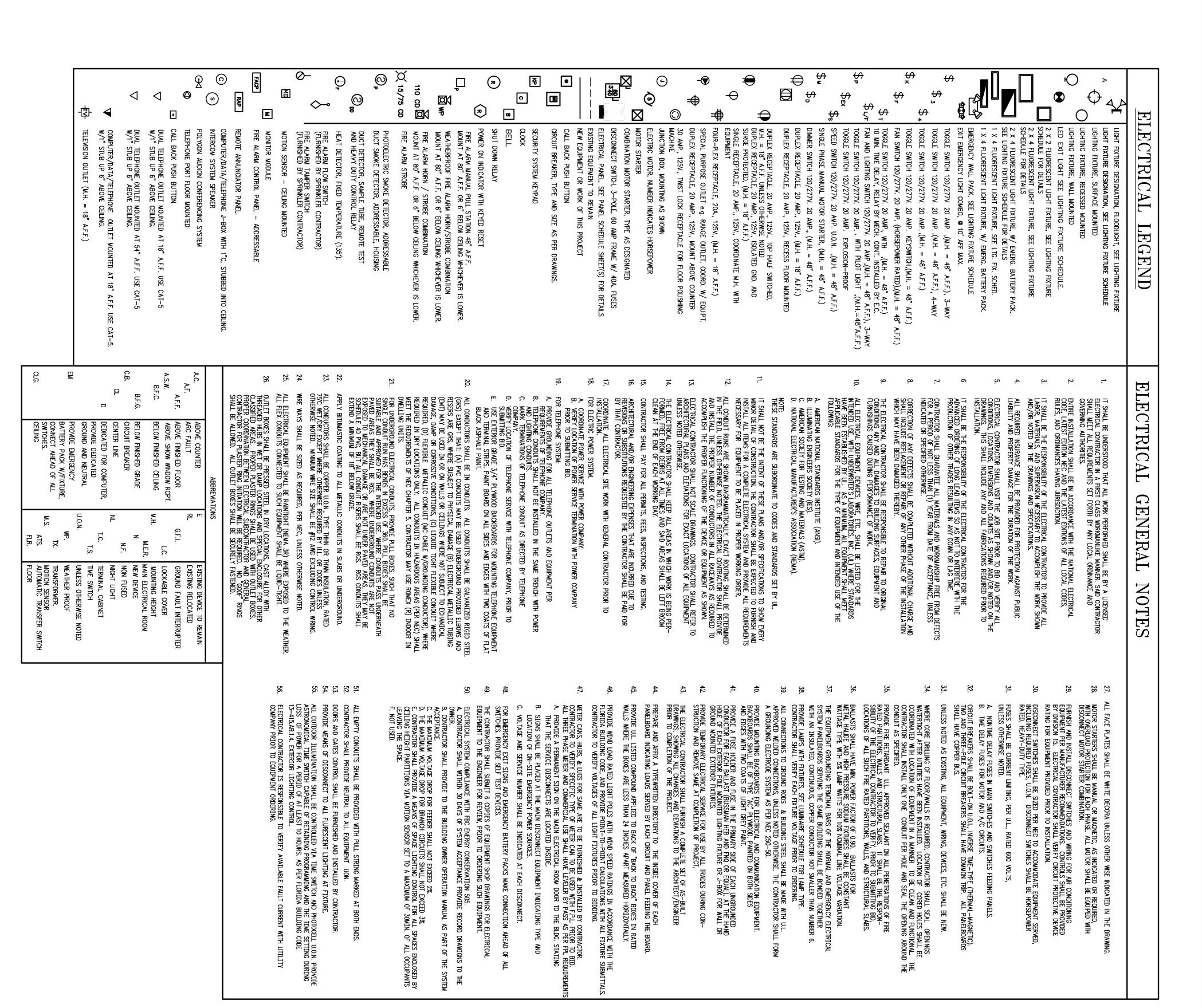
801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL

CLIENT:	ATLANTIC	VILLAGE	1, LLC.





ELECTRICAL RISER SCALE: N.T.S



Amarilis Rodriguez, P.E. License Number 60236 C.A. 26359

**NOTES AND DETAIL** CHECKED BY: A.R. ISSUE DATE: **05-11-16 ELECTRICAL** DRAWN BY: A.R. PROJECT NUMBER: 1177 - 150203

VILLAGE AT ATLANTIC SHORES

801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL

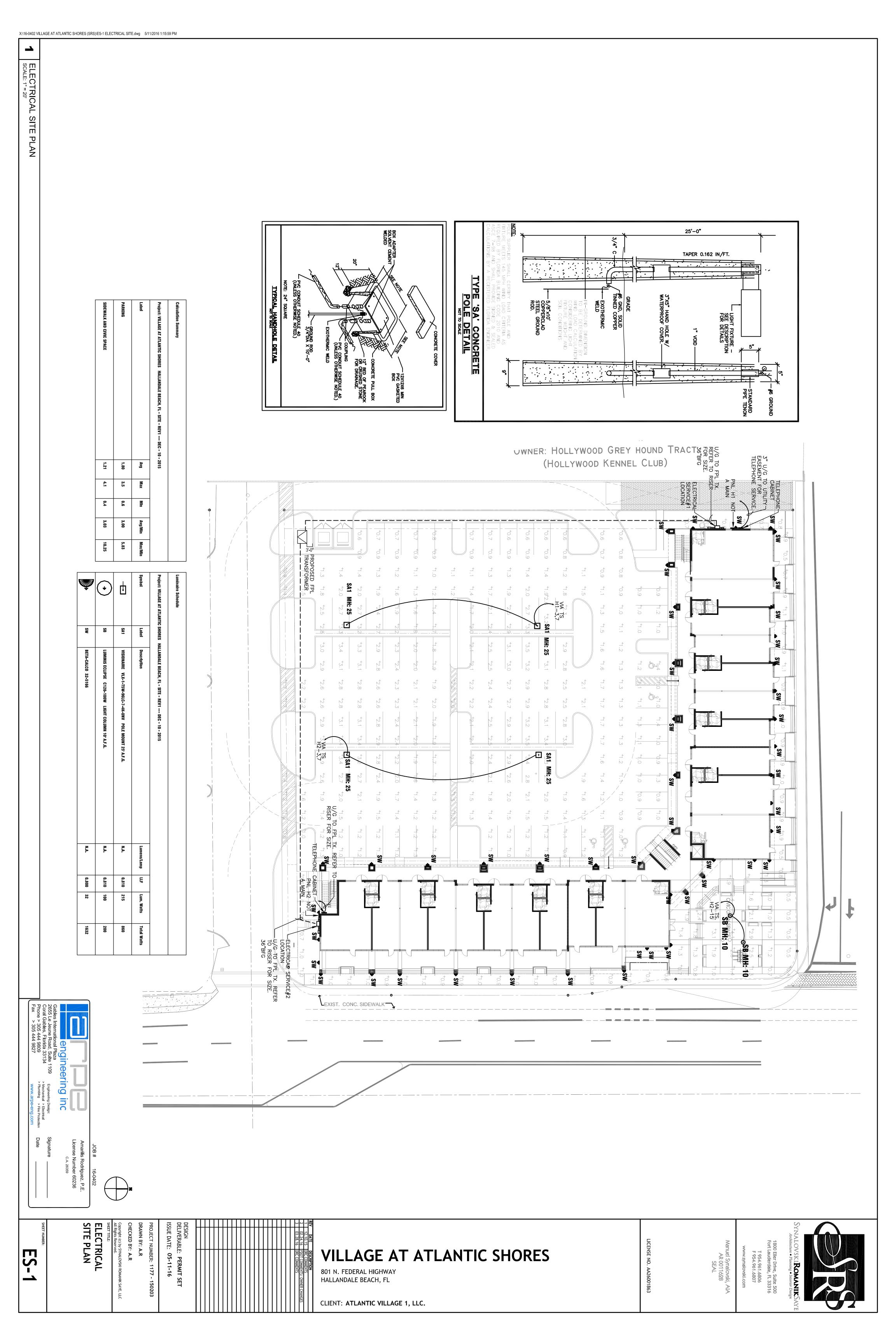
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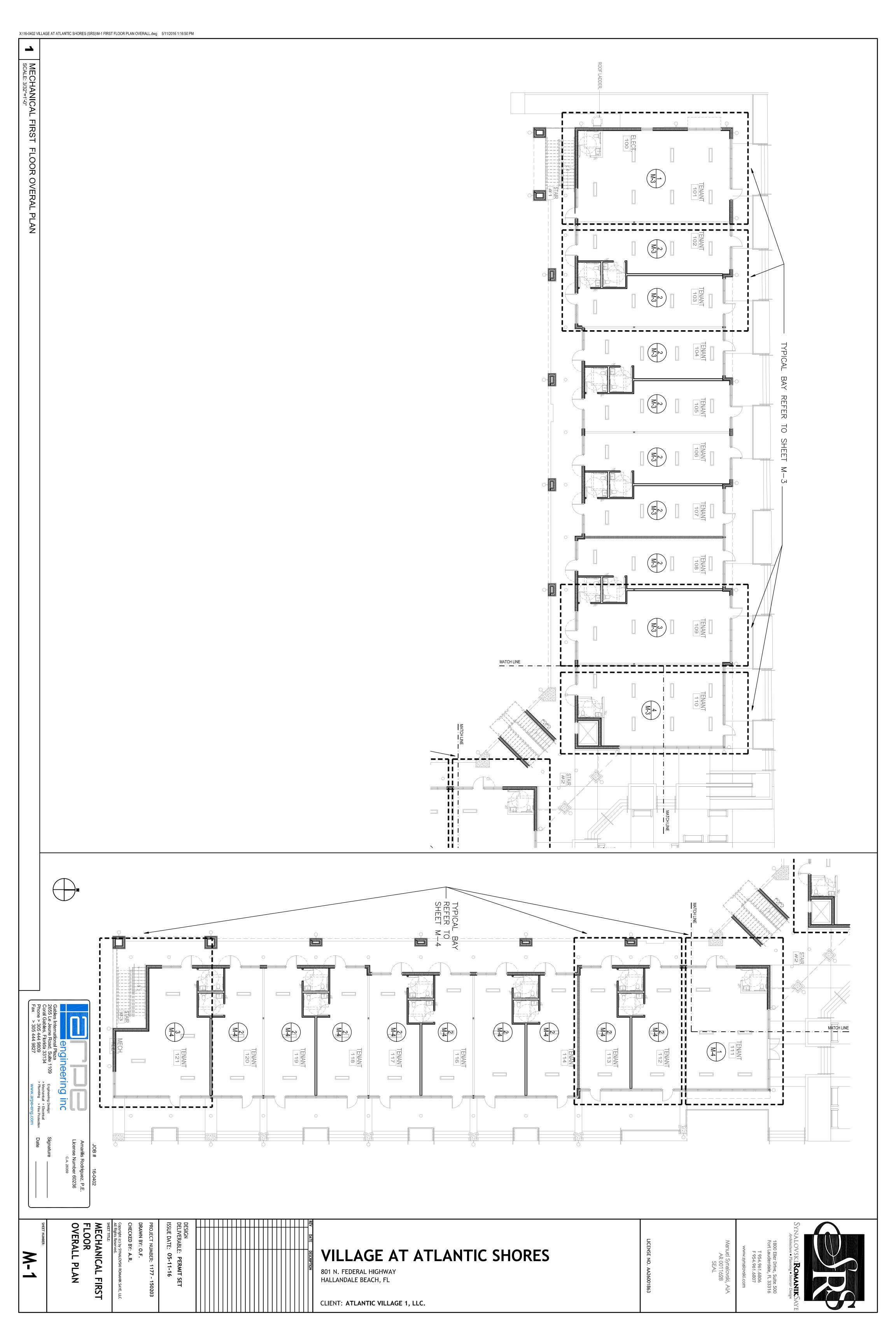
nuel Synalovski, AIA AR 0011628 SEAL

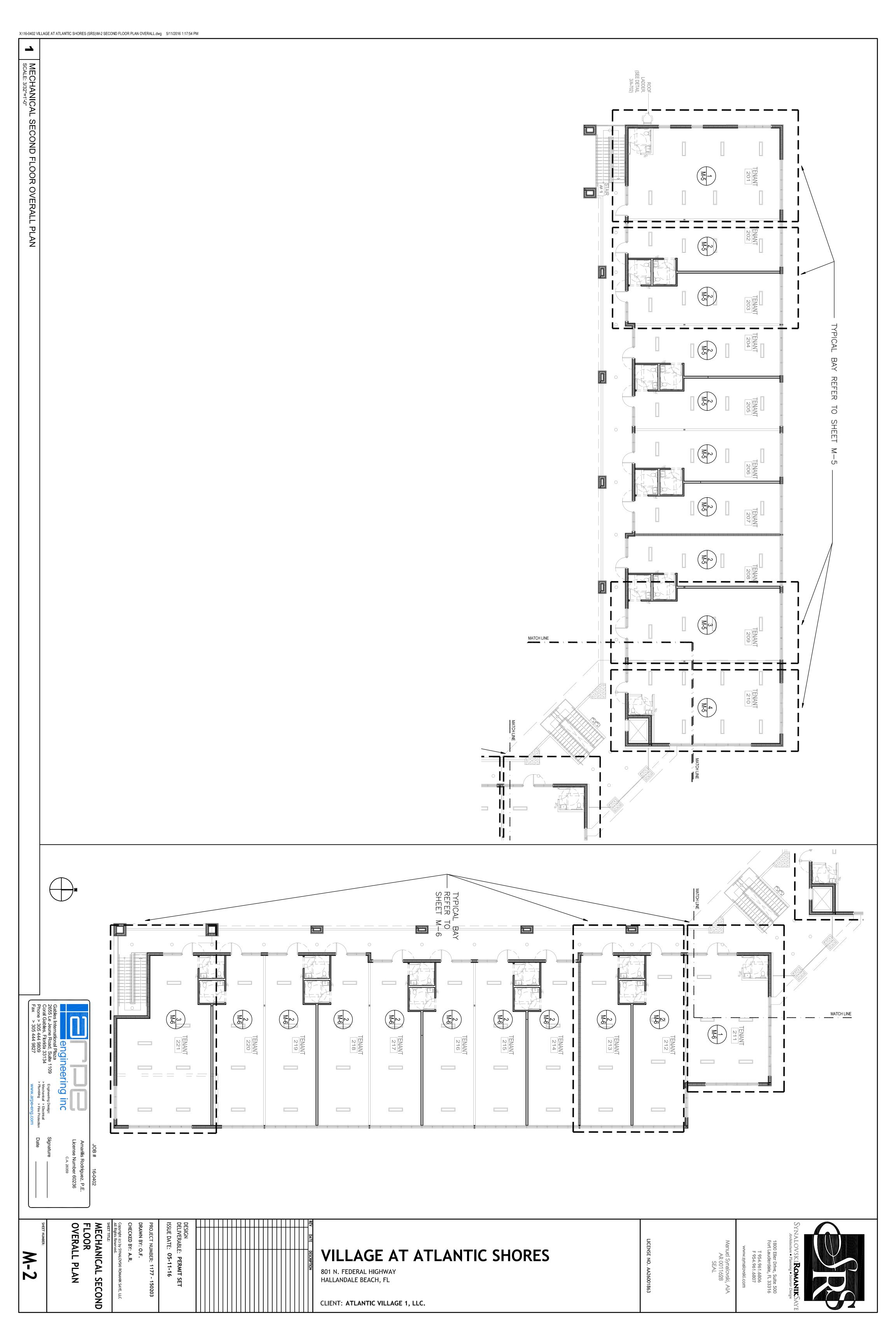
LICENSE NO. AA26001863

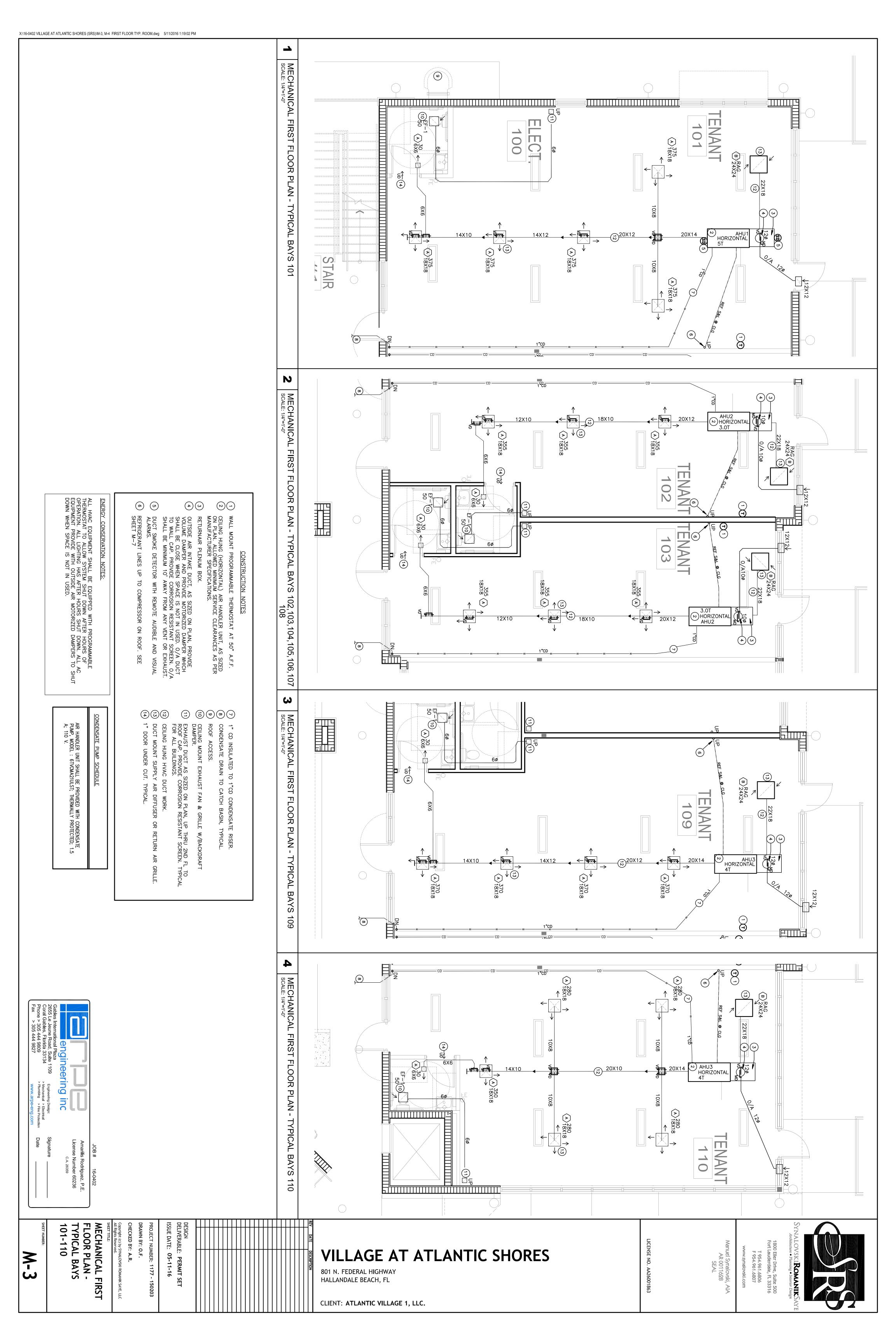
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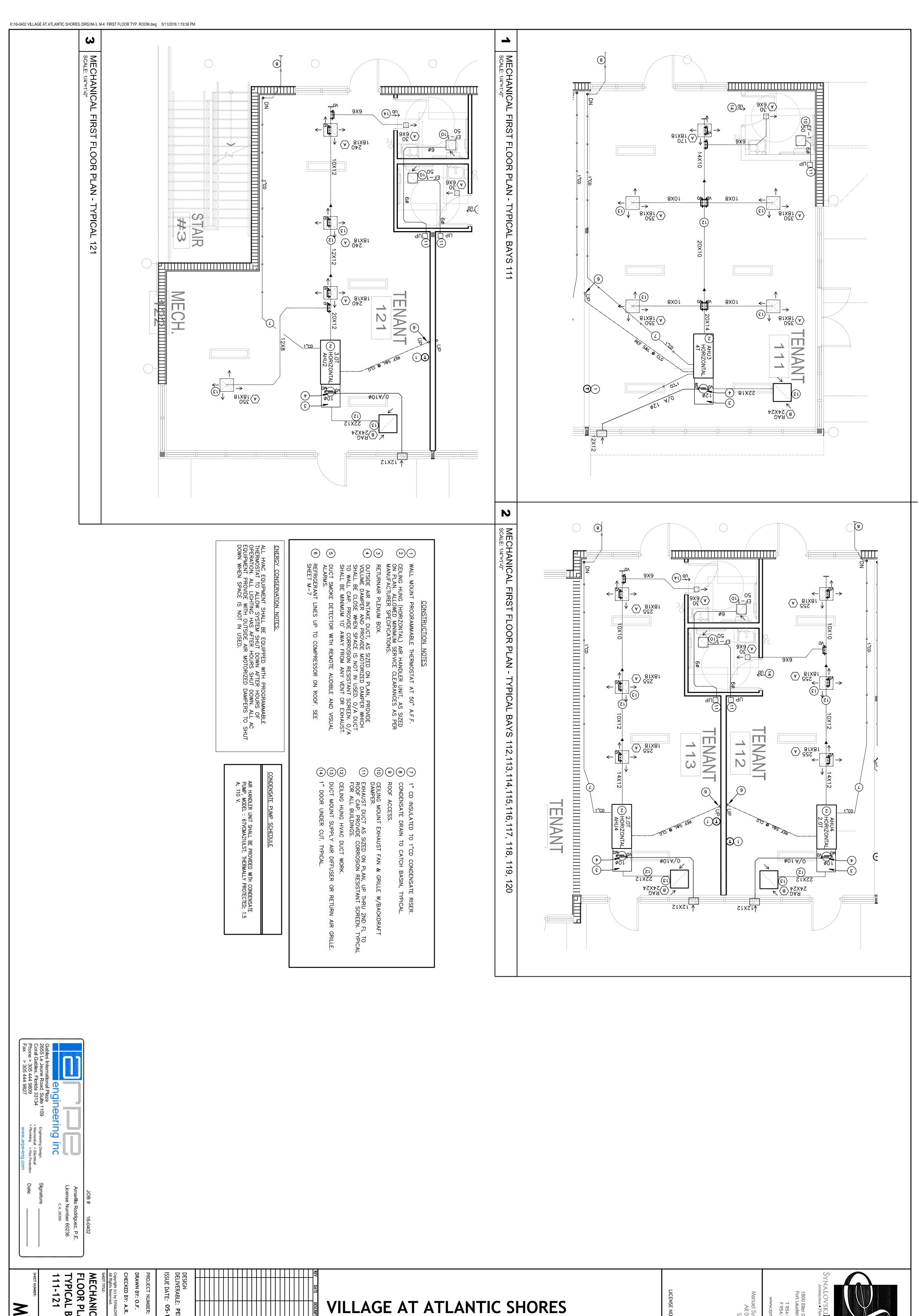
VSKI**ROMANIK** ture • Plannino • Intender











**M-4** 

MECHANICAL FIRST FLOOR PLAN -TYPICAL BAYS 111-121

ISSUE DATE: **05-11-16** 

DESIGN DELIVERABLE: **PERMIT SET** 

**VILLAGE AT ATLANTIC SHORES** 

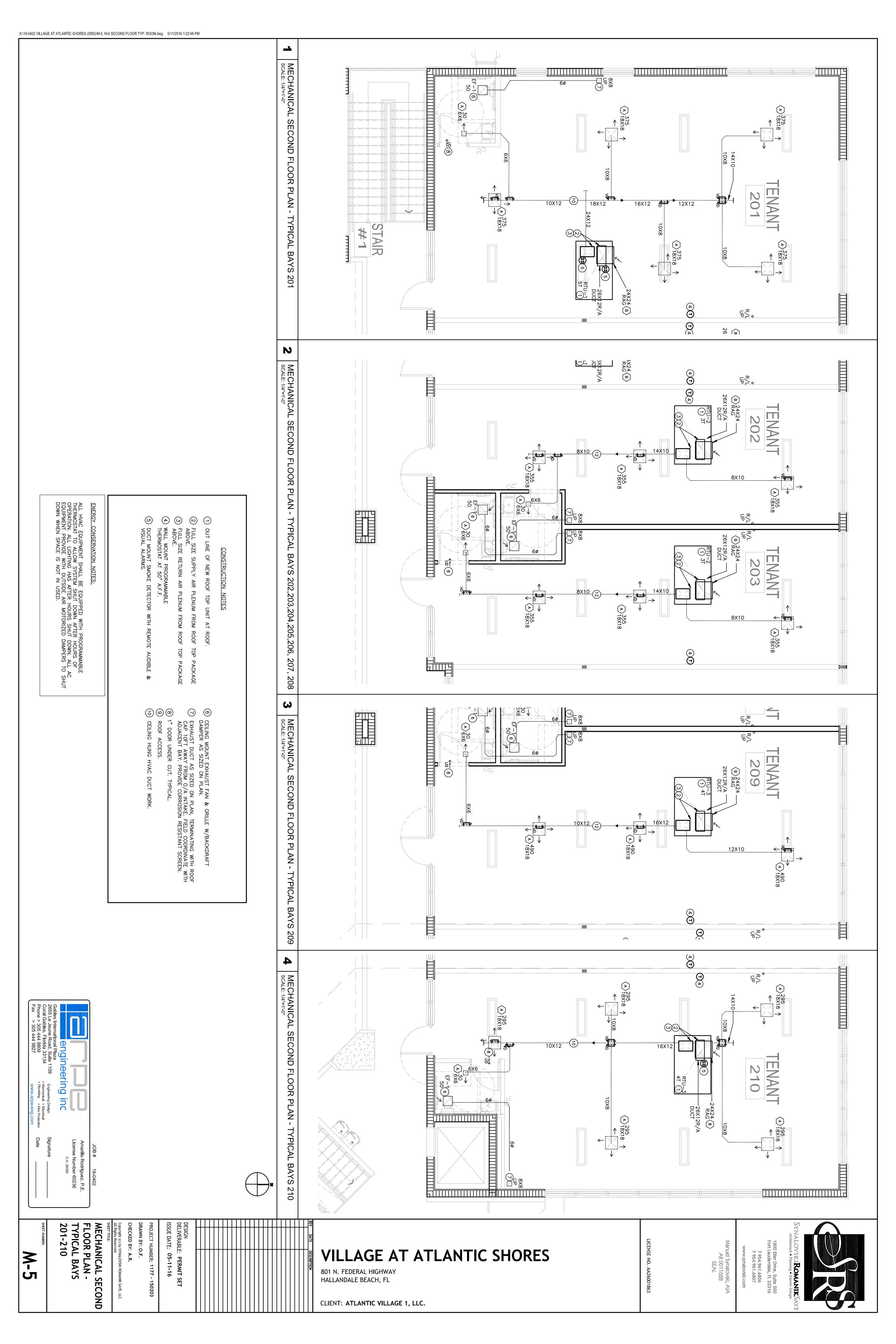
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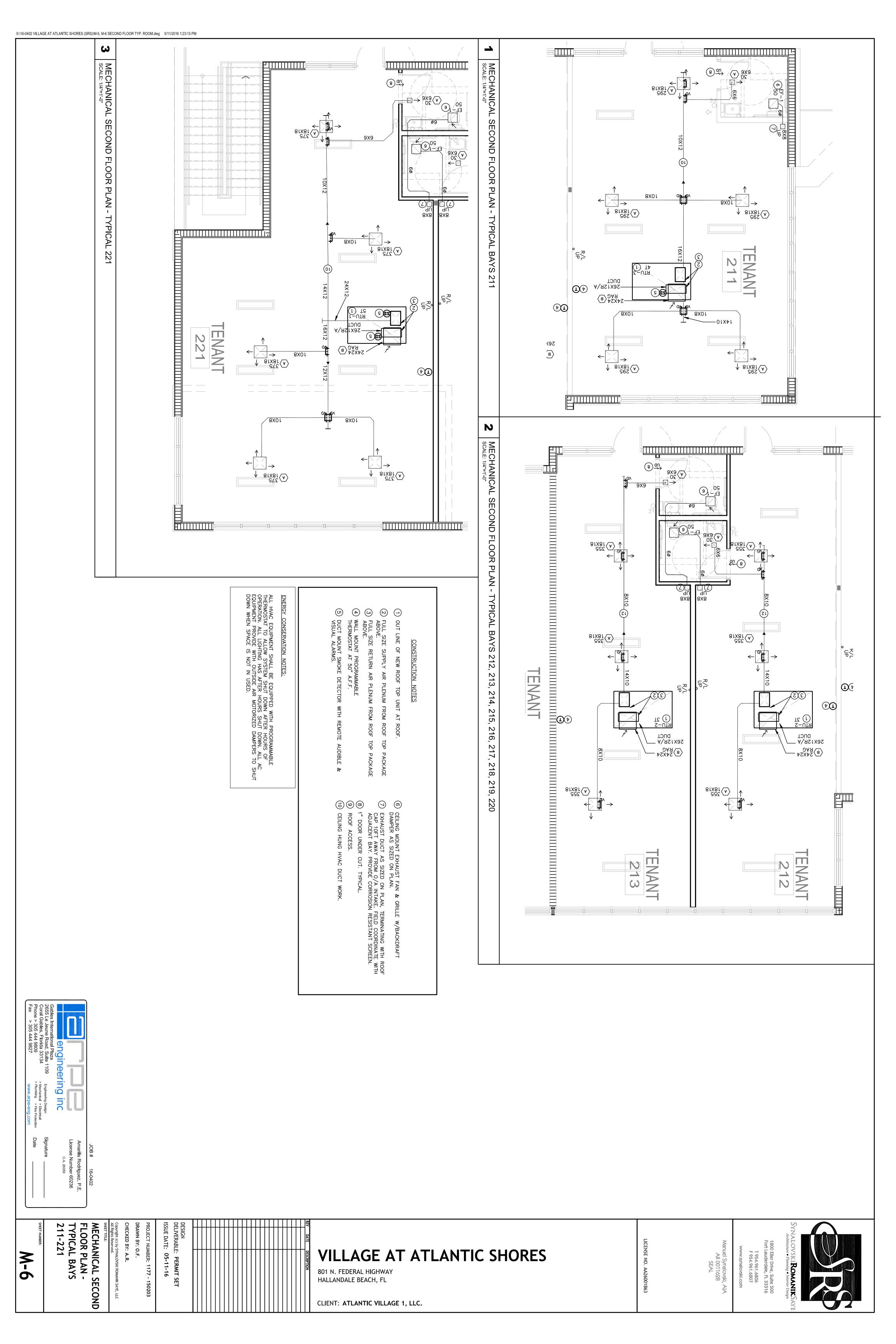
CLIENT: ATLANTIC VILLAGE 1, LLC.

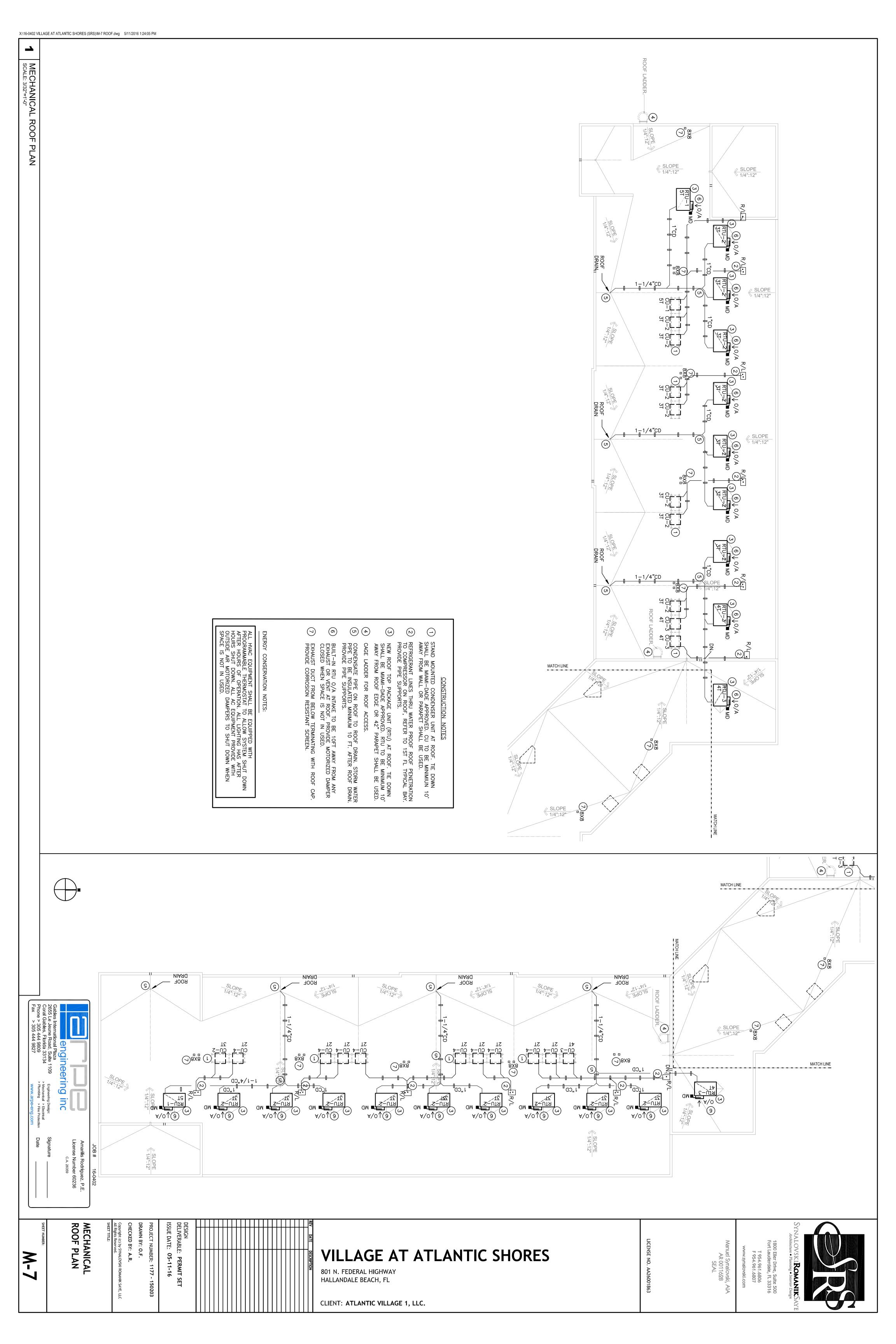
Manuel Synalovski, AIA AR 0011628 SEAL T 954.961.6806 F 954.961.6807

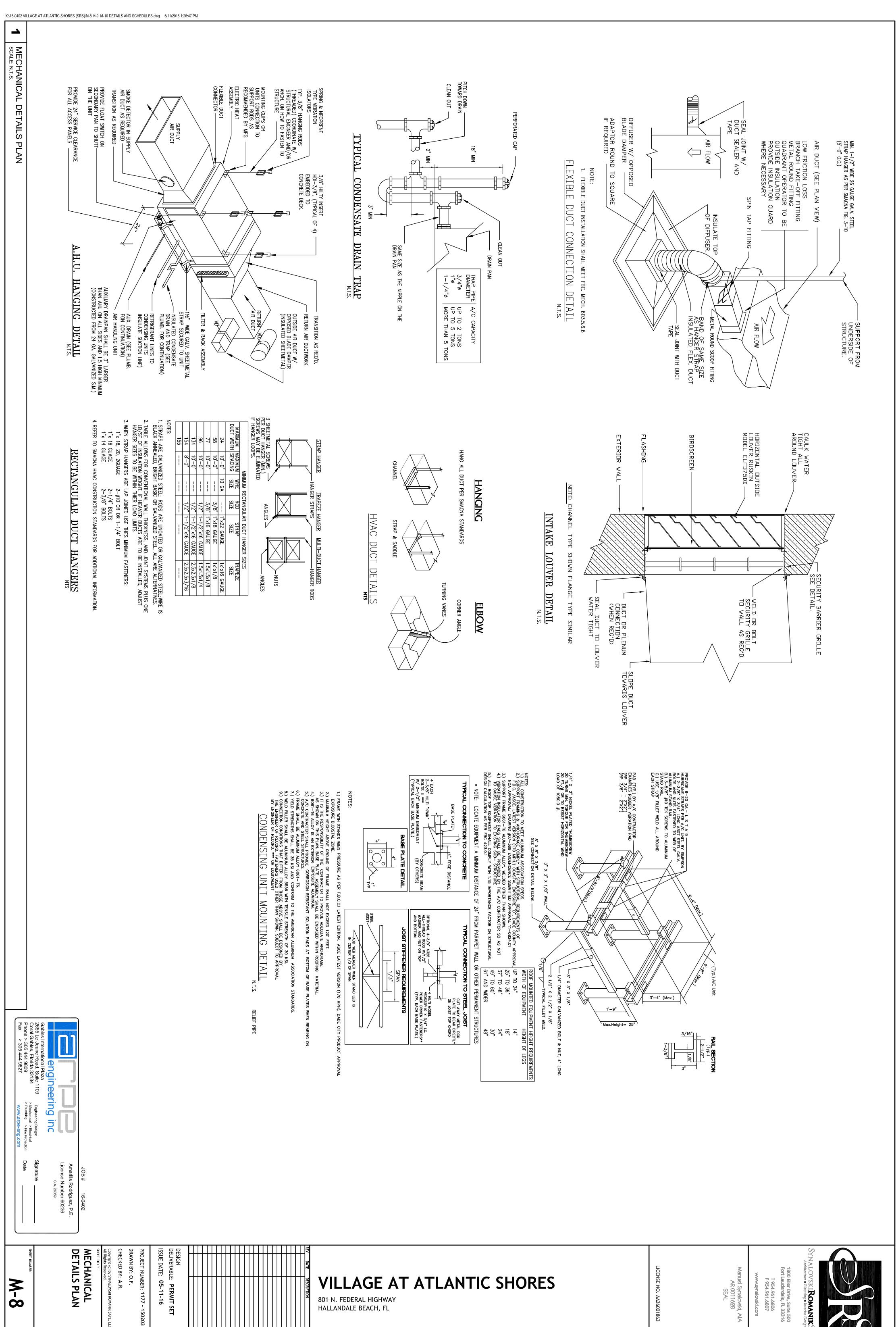
800 Eller Drive, Suite 500 ort Lauderdale, FL 33316 OVSKI**ROMANIK** 



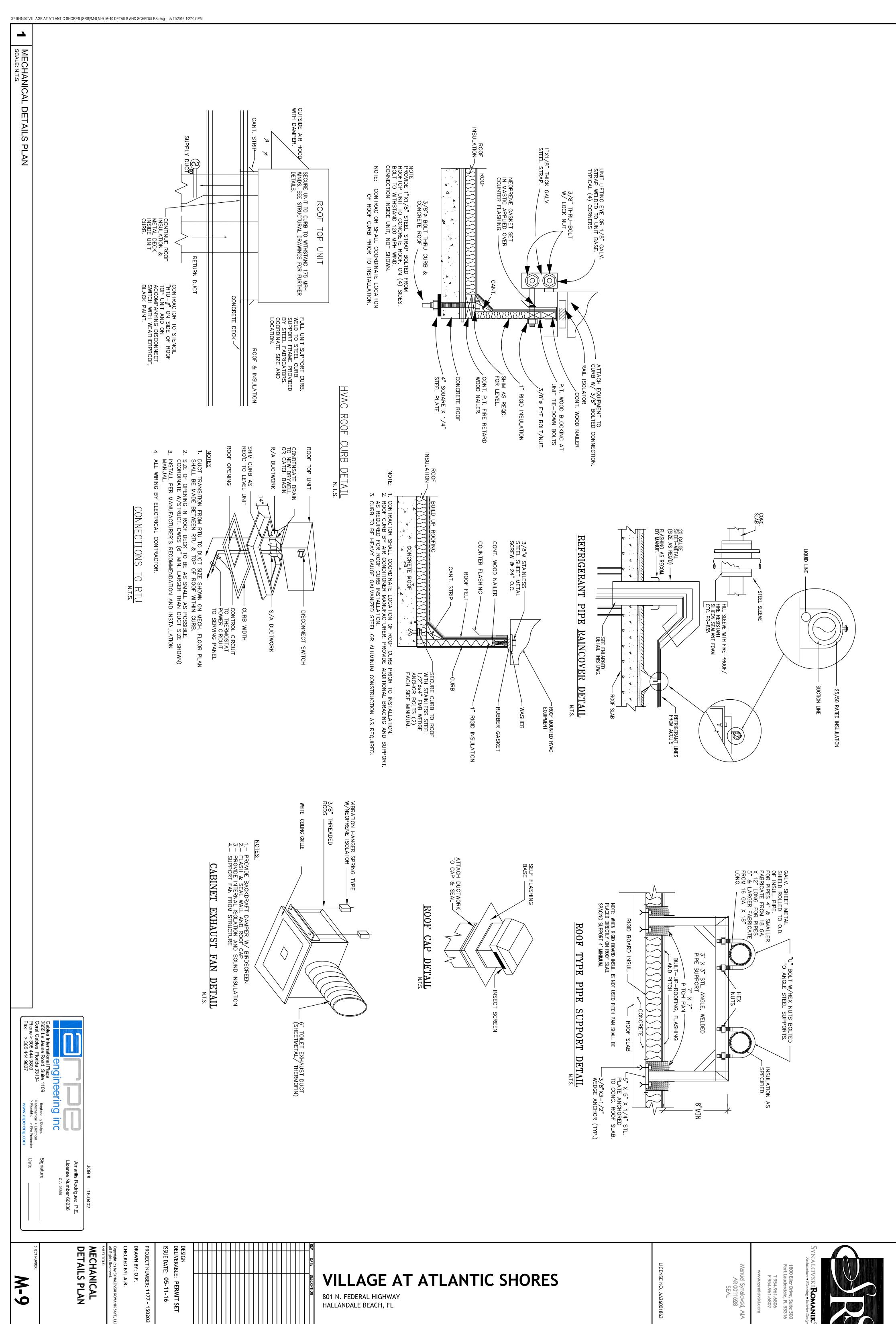








CLIENT: ATLANTIC VILLAGE 1, LLC.



CLIENT: ATLANTIC VILLAGE 1, LLC.

RT∪#3

50TCA05-3

1600

5.0

1.2

1.2

7.0/

21.8

\_

1.5

1/4

33.7

ROOFTOP

AC

NOTES:

DUTSIDE AIR DESIGN CONDITIONS: 92°FDB - 78°FWB.

PROVIDE A/C UNITS WITH HEATING AND COOLING PROGRAMMABLE THERMOSTAT.

PROVIDE 0-25 % MOTORIZED OUTSIDE AIR INTAKE DAMPER. DAMPER SHALL CLOSE UPON INDOOR FAN SHUTOFF. RAINHOOD AND FILTER SHALL BE PROVIDED.

5

PROVIDE SINGLE POINT RETARDANT ARMAFLEX.

즠

FOR

PROVIDE 14" FACTORY ISOLATORS.

**ROOFCURB** 

WITH.

6. 7.

CONDENSER COIL

SWITCH WITH

RTU#2

1200

SEE CALCS.

5.0

1.2

1.2

4.9/-

**\_** 

16.6

79

1.5

1/4

27.3

40

208/1/60

34.8

25.1

3.0

80/67

95

13.0

438

34 ×

47

×

R-410A,

4.0

80/67

13.0

47

× 75

R-410A,

209

210

RT∪#1

50TCA06-3

2000

SEE CALCS.

5.0

1.2

<u>1</u>.5

7.0/

**\_** 

26.2

134.0

\_

1.5

1/4

41.3

60

SELECTION

BASE

9

CARRIER

FAN

FAN

TOTA

ELECTRICAL

VOLTS/PH/HZ

T.MBH

SNOT

Db/Wb

Ambient

SEER / EER

DIMENSIONS (INCHES)

REF. TYPE CHARGE (LBS)

SERVICE

DESIGN MANUFACTURER
MODEL NUMBER

REENHECK

AXB: NECK SIZE
X: AIR DEVICE TYPE
# CFM

CFM

RETURN AIR CUBIC FEET PER MINUTE

RA S

SUPPLY AIR

COOLING THERMOSTAT

DUCT SMOKE DETECTOR

(N)

11 X 11

CAPACITY

61.9

47.7

5.0

80/67

95

13.0

×

×

R-410A,

**ACCESSORIES** 

ROOF OPENING
THERMOSTAT

PACKAGED

ROOFTOP

AIR

CON

IDITIONING

EQUIPMENT

SCHEDULE

FIRE

RATED ROOF/ FLOOR

CEILING

×

 $\times$ 

1 PROVIDE ALL UNITS WITH OPPOSED BLADE DAMPERS
2 DIFFUSER RUNOUT SIZE SHALL BE DIFFUSER NECK SIZE, UNLESS OTHERWISE NOTED ON PLAI
3 ALL SUPPLY AIR DIFFUSER AIR THROW PATTERNS ARE 4-WAY UNLESS OTHERWISE
INDICATED ON MECHANICAL PLANS
4 PROVIDE SURFACE MOUNT HARDWARE IN ALL INACCESSABLE CEILING SYSTEMS
5 PROVIDE LAY-IN MOUNT HARDWARE IN ALL SUSPENDED CEILING SYSTEMS
6 PROVIDE FULL LENGTH PLENUM FOR SIDEWALL AND LINEAR SLOTS
7 REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATIONS OF DIFFUSERS
8 PROVIDE SELECTION BASED ON A MAXIMUM RADIATED NOISE OF NC-19

PLANS

FAN

950 0.25" 58A / 49W

MAX

N OF W.C.

AN MOTOR POWER

AN MOTOR STARTER

STARTER FURNISHED E

STARTER FURNISHED E

SWITCH

REF. S&L

REFRIGERANT SUCTION & LIQUID LINES

ELBOW W/ TURNING VALVES

FLEXIBLE DUCT

RETURN/EXHAUST

DUCT

# []

EXHAUST FAN # CFM

 $\times$ 

®

×

RATED

ENCLOSURE

DAMPER(S)

MARK

MODEL

12 PEOPLE 765 SQFT 13 PEOPLE 890 SQFT 10 PEOPLE 660 SQFT 17 PEOPLE 1185 SQFT 12 PEOPLE 815 SQFT 0.12 0.12 0.12 0.12 7.5 7.5 7.5 204 269 187 <u>∞</u> 154 275 195 1<u>8</u>5 155 TYPE OF FAN NO. OF FANS, NO. OF COMPRESSORS

(₹

201 2 × 25 × 59

-240/1/60 157 ( 21 X 50

185 X 25 X 54

22 X 18 X

50

-240/1/60

BAY 214 217

RTU #2 212 : 215 218 218 220

213 216 219

띪

PROPELLER , 1.2 & 1/4 95°

PROPELLER

1.4 - 1/4

PROPELLER 1, 1.4 & 1/4 95\*

95

24ABB360A 5.0

24ABB348A 4.0

24ABB324A 2.0

PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT.

PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS. PROVIDE 5 SETS OF SUBMITTALS ON ALL HVAC EQUIPMENT. SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED INFORMATION.

VERIFY WITH ARCHITECT ALL LOCATIONS OF LOUVERS, GRILLES, SWITCHES, ACCESS PANELS ETC... BEFORE INSTALLATION.

AIR DISTRIBUTION / DUCTWORK NOTES :

REFER TO ARCHITECTURAL PLANS FOR CEILING TYPE.
PROVIDE OFF WHITE FINISH (SUBJECT TO ARCHITECT'S APPROVAL).
USE SPIN IN COLLAR WITH VOLUME DAMPER AT TRUNK TO FLEX DUCT CONNECTION. (SEE DETAIL)
ALL DUCTWORK WHERE ALLOWED BY LOCAL CODES AND CEILING RATING SHALL BE AS FOLLOWS.

A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT. SHOP DRAWING WILL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS.

COORDINATION NOTES:

C CONTRACTOR WILL WARRANTY ALL MECHANICAL SYSTEMS, DUCTWORK, MOSTATS, AND ALL OTHER EQUIPMENT,PARTS AND LABOR UNDER THESE WINGS AND SPECIFICATIONS FOR A PERIOD OF ONE (1) YEAR AFTER C.O. OF DING. ANY REPAIRS REQUIRING SYSTEM SHUT DOWN WILL BE DONE DURING OPERATIONAL PERIODS.

ALL DUCTWORK W BE AS FOLLOWS:

PROVIDE THERMOSTAT CONTROL OF ALL FANS THAT EXHAUST MECHANICAL AND ELECTRICAL ROOMS. IF APPLICABLE.

ALL STORAGE ROOMS, TOILETS, ETC. , WILL HAVE UNDERCUT DOORS TO PROVIDE VENTILATION REQUIRED WHEN DOOR OR TRANSFER GRILLES ARE NOT SHOWN. IF APPLICABLE.

0.95 0.85 0.2 0.05

1/SCROLL 26.4 / 134.0

1/SCROLL 13.5 / 58.3

BAY

RTU #3 , 209 210 211

RTU #1 BAY 201 221

AC #2 BAY 121

AC #4 BAY 113 114 116 117 119 120

8 PEOPLE 530 SQFT

0.12

7.5

123

125

AIR HANDLER UNIT

ELECTRIC HEAT, KW, MCA, MOCP
TOTAL CAPACITY, MBH

10.0, 53.8, 58.3 43.4 80/67

60

44.7, 36.2 28.6

6.0 - 3/4 8.0, 44.7, 45

26.0, 24.5 18.9

80/67

BAY

110

13 PEOPLE 860 SQFT

0.12

7.5

200

205

EXT. STATIC PRES

102 105

10 PEOPLE 660 SQFT

0.12

7.5

154

155

TOTAL AIR, CFM (NOMINAL)
OUTDOOR AIR, CFM

2000 SEE VENTILATION DESIGN CRITERIA 0.4

1600 SEE VENTILATION DESIGN CRITERIA 0.4

800

TE VENTILATION DESIGN
CRITERIA
0.4

14.5/

AC #1 BAY 101

17 PEOPLE 1180 SQFT

7.5

269

275

IAQ

VENTILATION

DESIGN

CRITERIA

DESIGNATION

SPLIT

A/C

UNIT

SCHEDULE

#2

(8 UNITS)

#3 (3 UNITS)

#4 (9 UNITS)

BAY 112,113,114,115,116,117,118,119,120

<u>1</u>

SERVED

DESIGN OCCUPANCY AREA

VENTILATION RATE CFM/SQFT

VENTILATION RATE

VENTILATION REQUIRE CFM

VENTILATION PROVIDE CFM

1. DESIGN BASED ON . 403.3. 2. THE DESIGN WILL NEED TO BE RE-EVALUATED IF, AT A LATER OCCUR IN THE USAGE OF THE SPACE, OR IF UNUSUALLY STRONG SPECIFIC CONTAMINANTS ARE INTRODUCED INTO THE SPACE. THE VENTILATION RATE PROCEDURE PER F.B.C. MECH. TABLE TIME, CHANGES SOURCES OF

AIR COOLED CONDENSING UNIT

32 1-1/8

3.2 / 40 3-240/1/60

6 / 25 -240/1/60

1. ALL MECHANICAL EQUIPMENT SHALL BE ARI & U.L. LISTED WHERE APPLICABLE AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES, AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION PROPERLY.

2. PROVIDE SMOKE DETECTORS WITH ACCESS DOORS IN ALL SUPPLY AIR DUCTS FOR FAN AND AHD SERVING A COMMON PLENUM OF 2000 CFM OR ABOVE. ALL SMOKE DETECTORS SHALL BE BY ONE MANUFACTURE. COORDINATE VOLTAGE ETC. WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING. UPON DETECTION, SMOKE DETECTORS SHALL SHULT DOWN ASSOCIATED AIR MOVING EQUIPMENT AND ALL AIR MOVING EQUIPMENT SERVING THAT COMMON PICKURA

A. SUPPLY AIR - RIGID FIBER GLASS DUCT BOARD 1-1/2" THICK (R-6) INSULATION.

OPERATING STATIC PRESSURE ±2 IN. WG. (500 PA)

B. RETURN AIR - SAME AS SUPPLY AIR DUCT WORK.

C. EXHAUST AIR - MINIMUM 30 GAGE, GALVANIZED METAL OR MINIMUM 26

GAGE ALUMINUM.

D. OUT SIDE AIR - NOT LIGHTER THAN 30 GAGE, GALVANIZED METAL OR 26

GAGE MINIMUM ALUMINUM INSULATED (R-6).

E. DRYER DUCTWORK: 26 GA. MIN. GALVINIZED STEEL, HAVING A

SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION

OF AIRFLOW AND WITHOUT SHEET METAL SCREWS OR OTHER FASTNERS
IN THE AIR STREAM. MAXIMUM LENGTH SHALL NOT EXCEED 25 FEET.

WALL CAPS SHALL BE PROVIDED WITH BACKDRAFT DAMPER. NO SCREEN.

IF APPLICABLE.

COORDINATE LOCATION OF A/C UNITS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.

IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. COORDINATE THESE AS REQUIRED.

A/C CONTRACTOR

COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS, SPRINKLERS AND ARCHITECTURAL ELEMENTS.

WALL, ROOF, AND CEILING OPENINGS INDICATED ON CONTRACTOR DRAWINGS ARE NOMINAL DIMENSIONS ONLY AND ALL DUCT, PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED, ADJUST OPENINGS

ALL DUCTWORK AND DIFFUSERS SHALL BE RATED FOR THE USE, PRESSURE AND TEMPERATURE SPECIFIED AND AS REQUIRED BY THE CEILING SYSTEM RATING.

걸음.

R-410A

-410A

ALL THERMOSTATS SHALL 器

UNITS RATED WITH 25FT OF LINESET LENGTH. SEE VAPOR & COOLING CAPACITY LOSS TABLE WHEN USING OTHER SIZES/LENGTHS.
ALL EXTERIOR COILS TO BE COATED.

HIGH EFFICIENCY ECM BLOWER MOTOR FIVE (5) SPEED.

HVAC

DESIGN

REQUIRES

DUCT

SMOKE DETECTOR

FIRE DAMPER(S)

E VOLTAGE ₽ HANDLER

YES ON ×  $\bigcirc$ DIFFUSER SCHEDULE PROVIDE TYPE "B" FIRE DAMPERS IN ALL DUCTS OR OPENINGS PENETRATING FIRE RATED WALLS, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS. TENANT SEPARATION, PARTITIONS, FLOORS OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE ARCHITECTS PLANS FOR RATINGS). PROVIDE RADIATION DAMPERS IN RATED CEILINGS FOR ALL CEILINGS OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY AS SPECIFIED BY ARCHITECT. IF APPLICABLE.

100 150 240 350 460 600 800 20X20 24X24 6X6 8X8 10x10 12X12 14x14 16x16 18X18 1 1 2 1 0 8 8 6 F 50F 22222

LOCATION	OPERATING WEIGHT, LBS	AREA SERVED	UNIT DESIGNATION	VENTILATION FAN SCHEDULE	
CEILING	17	BATHROOMS MOP SINK	EF-1	SCHEDULE	

HVAC SYMBOL SYMBOL LEGEND DESCRIPTION

SUPPLY DUCT

APPLICABLE SECTIONS OF THE NFPA STANDARDS, ANSI STANDARDS, THE LOCAL APPLICABLE SECTIONS OF THE NFPA STANDARDS, ANSI STANDARDS, THE LOCAL BUILDING CODE, NOISE & HEIGHT ORDINANCES, PLANS AND SPECIFICATIONS.

ALL MATERIALS SHALL BE NEW AND ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, PRODUCT APPROVAL, RULES AND ORDINANCES, ANY DAMAGED EQUIPMENT SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ACCESS PANELS, CONTROL SYSTEMS, DEVICES, PERMITS AND SERVICES NECESSARY FOR FURNISHING AND INSTALLING A COMPLETE OPERABLE MECHANICAL SYSTEM.

ALL LOUVERS, GRILLES, PIPING, ETC. SHALL BE PAINTED TO MATCH SURROUNDING COLOR AND TEXTURES AS REQUIRED BY ARCHITECT. VERIFY COLOR AND TEXTURE WITH ARCHITECT. PAINT ALL EXPOSED MECHANICAL EQUIPMENT WITH BENJAMIN MOORE EPOXY ENAMEL 182.

ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.

B. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THEN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE FOAM (I.E. CHASE-FOAM CTC PR-855 BY CHASE TECHNOLOGY CORP.).

PROVIDE BACK DRAFTS DAMPERS ON ALL EXHAUST FANS AND/OR IN-LINE FANS. PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER FOR QUIET OPERATION (WITH 99% ISOLATION EFFICIENCY). PROVIDE A MIN. OF 10' CLEARANCE BETWEEN O/A INTAKES AND VTR OR EXHAUST OPENINGS.

NOTES:

ADS AND MOUNTING HEIGHTS AS EXTEND 8" MIN. ABOVE FINISHED

**1 1 0**.

THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER, ENGINEER AND ARCHITECT/INTERIOR DESIGNER BEFORE INSTALLATION.
RUN INSULATED FIRE RATED CONDENSATE DRAINS AS PER MECHANICAL DRAWINGS. IF APPLICABLE.
MOUNT ALL ROOFTOP EQUIPMENT FOR WIND LOADS AND MOUNTING HEIG REQUIRED BY LOCAL CODES. ALL CURBS SHALL EXTEND 8" MIN. ABOVE FROM

IUILDING HVAC CALCULATIONS ARE BASED ON THE FOLLOWING:

. INDOOR DESIGN: SUMMER 75 DDB/50% RH, WINTER 70 DDB.

. OUTDOOR DESIGN: SUMMER 95 DDB/79 DWB, WINTER 46 DDB.

. BUILDING CONDITIONS:

GLASS U VALUE

0.95

GLASS S.C.

0.85 12. 13.

PROVIDE STRANDED COPPER CONTROL WIRING.
 ALL PIPING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS, ETC, AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER. REWORK BAR JOIST CROSS BRACING AND PROVIDE NECESSARY TRANSITIONS AS REQUIRED FOR DUCTWORK INSTALLATION.
 ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50.
 PROVIDE A MIN. OF 3' CLEARANCE IN FRONT OF ALL 120-240 VOLT PANELS AND 4' CLEARANCE IN FRONT OF 480 VOLT PANEL. PROVIDE ADEQUATE SIDE CLEARANCE PER NEC.

14. PROVIDE MOTOR STARTERS AS FOLLOWS (UNLESS OTHERWISE RECOMMENDED BY MOTOR / EQUIPMENT MANUFACTURER):

A: PROVIDE OVERLOAD PROTECTION - 1/3 HP AND ABOVE (ALL PHASES).
B: PROVIDE REDUCED VOLTAGE STARTING 25 HP AND ABOVE.
C: PROVIDE ACROSS THE LINE VOLTAGE STARTING BELOW 25 HP.

15. ALL OUTDOOR EQUIPMENT SHALL COMPLY WITH LOCAL ZONING NOISE ORDINANCES OR NOT EXCEED A NOISE LEVEL OF 65 DB AS MEASURED RADIALLY 30 FEET FROM THE EQUIPMENT IN ALL DIRECTIONS. FOR ALL BELT DRIVEN AHU'S PROVIDE ONE SET OF ADJUSTABLE PULLEY'S FOR PRELIMINARY BALANCE, AND REPLACE WITH FIXED PULLEYS AFTER FINAL FAN RPM BEEN SET. FILTERS SHALL BE IN PLACE DURING CONSTRUCTION. PROVIDE A NEW SET PRIOR TO TEST AND BALANCE AND A FINAL SET AT THE END OF ONE YEAR SERVICE PERIOD. IF APPLICABLE.

INDEPENDENT CONTRACTOR SHALL TEST AND BALANCE ALL MECHANICAL EQUIPMENT AIR DEVICES, EXTRACTORS, DAMPERS, AHU'S & FAN RATES, ETC. TO PROVIDE THE DESIGN QUANTITIES AS SHOWN ON THE PLANS OR SCHEDULES. PROVIDE T & B REPORT IN ACCORDANCE WITH THE AIR BALANCE COUNCIL STANDARDS, SIGNED AND SEALED BY A REGISTERED FLORIDA ENGINEER. PROVIDE FINAL BALANCING FOR ALL SYSTEMS TO SATISFACTION OF OWNER AND ENGINEER. T & B CONTRACTOR SHALL VISIT JOB SITE DURING CONSTRUCTION TO ENSURE THAT ALL DUCTS, DAMPERS, ETC. ARE INSTALLED FOR PROPER AND QUIET AIR DELIVERY.

TEST AND ADJUST SUPPLY AND RETURN AIR TEMPERATURES TO BE WITHIN 5% OF DESIGN REQUIREMENTS.

AIR QUALITY SHOULD BE TESTED BEFORE OCCUPANCY AND SHOULD BE INSTRUMENTE AND MONITORED THEREAFTER, OR AT LEAST AT REGULAR INTERVALS

Manuel Synalovski, AIA AR 0011628 SEAL

1800 Eller Drive, Suite 500 Fort Lauderdale, FL 33316

PROVIDE VANED ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED IN DRAWINGS AND VOLUME CONTROL DAMPERS IN ALL BRANCH DUCTS OR DIFFUSER CONNECTIONS.

6. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH "SMACNA" STANDARDS AND LOCAL BUILDING CODES.
7. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
8. SEAL ALL DUCTS, JOINTS AND SEAMS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
9. PROVIDE ACCESS DOORS AS REQUIRED FOR ALL MECHANICAL EQUIPMENT TO SERVICE AND VISUALLY CHECK ROTATION OF FANS AND MOTORS, POSITION OF DAMPERS, REPLACE FIRE DAMPER LINKS, ADJUST OR REPLACE CONTROLS, ETC.

CU AHU AIR HANDLER UNIT MOTORIZED DAMPER VOLUME DAMPER

Amarilis Rodriguez, P.E. License Number 60236 C.A. 26359

SCHEDULES AND NOTES MECHANICAL

**M-10** 

CHECKED BY: A.R. DRAWN BY: O.F. PROJECT NUMBER: 1177 - 150203 ISSUE DATE: **05-11-16** DESIGN DELIVERABLE: **PERMIT SET** 

801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL

CLIENT: ATLANTIC VILLAGE 1, LLC.

VILLAGE AT ATLANTIC SHORES

ALL THERMOSTATS SHALL BE INSTALLED 42" TO 55" A.F.F. VERIFY EXACT LOCATION WITH ARCHITECT / INTERIOR DESIGNER.

UPON DETECTION OF SMOKE. SMOKE DETECTORS SHALL SHUT DOWN REQUIRED ASSOCIATED AIR MOVING EQUIPMENT AND ALL AIR MOVING EQUIPMENT SERVING THAT COMMON PLENUM.

THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT.

CONTROLS / EQUIPMENT SEQUENCE OF OPERATION:

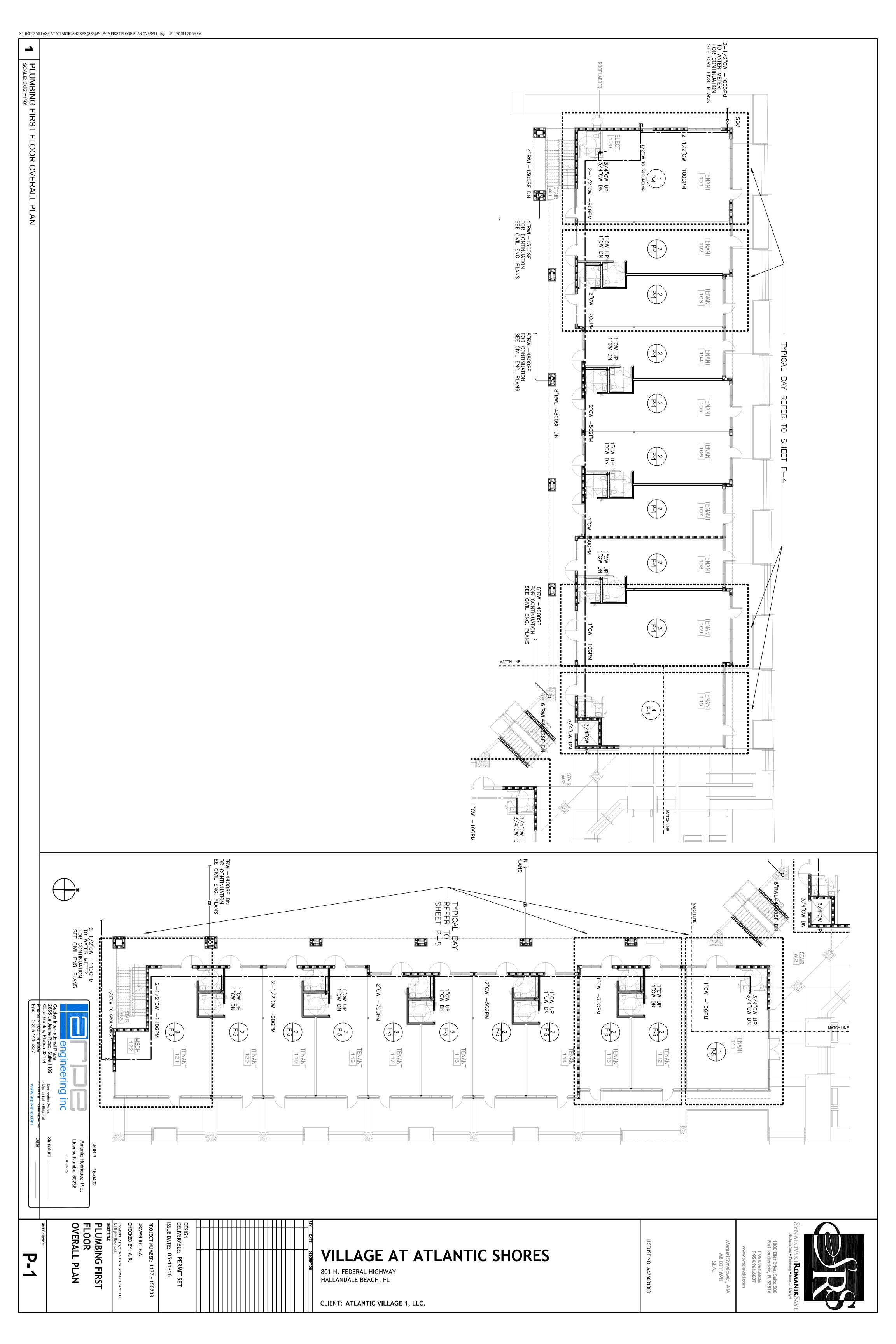
WECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING DEFISETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

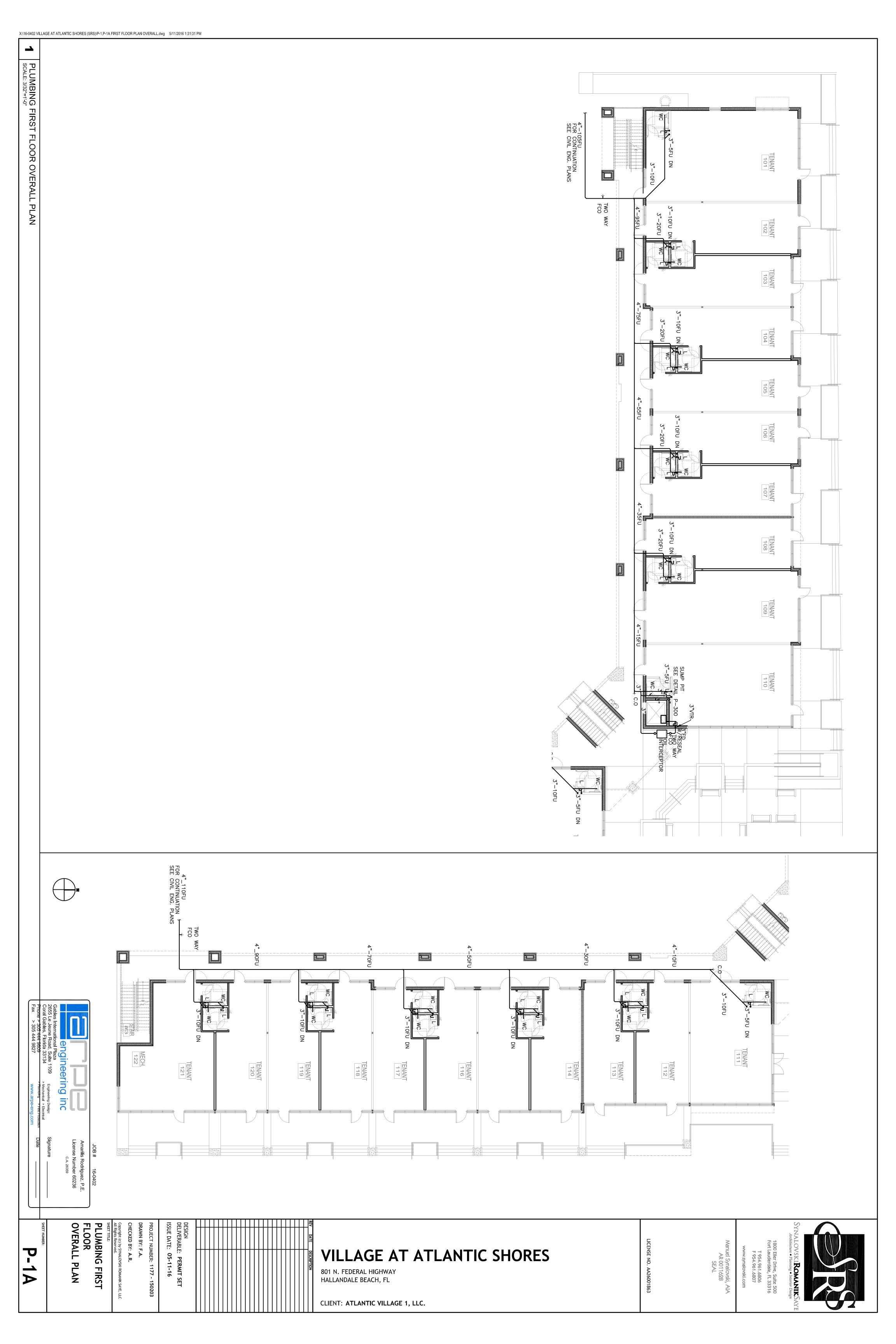
LICENSE NO. AA26001863

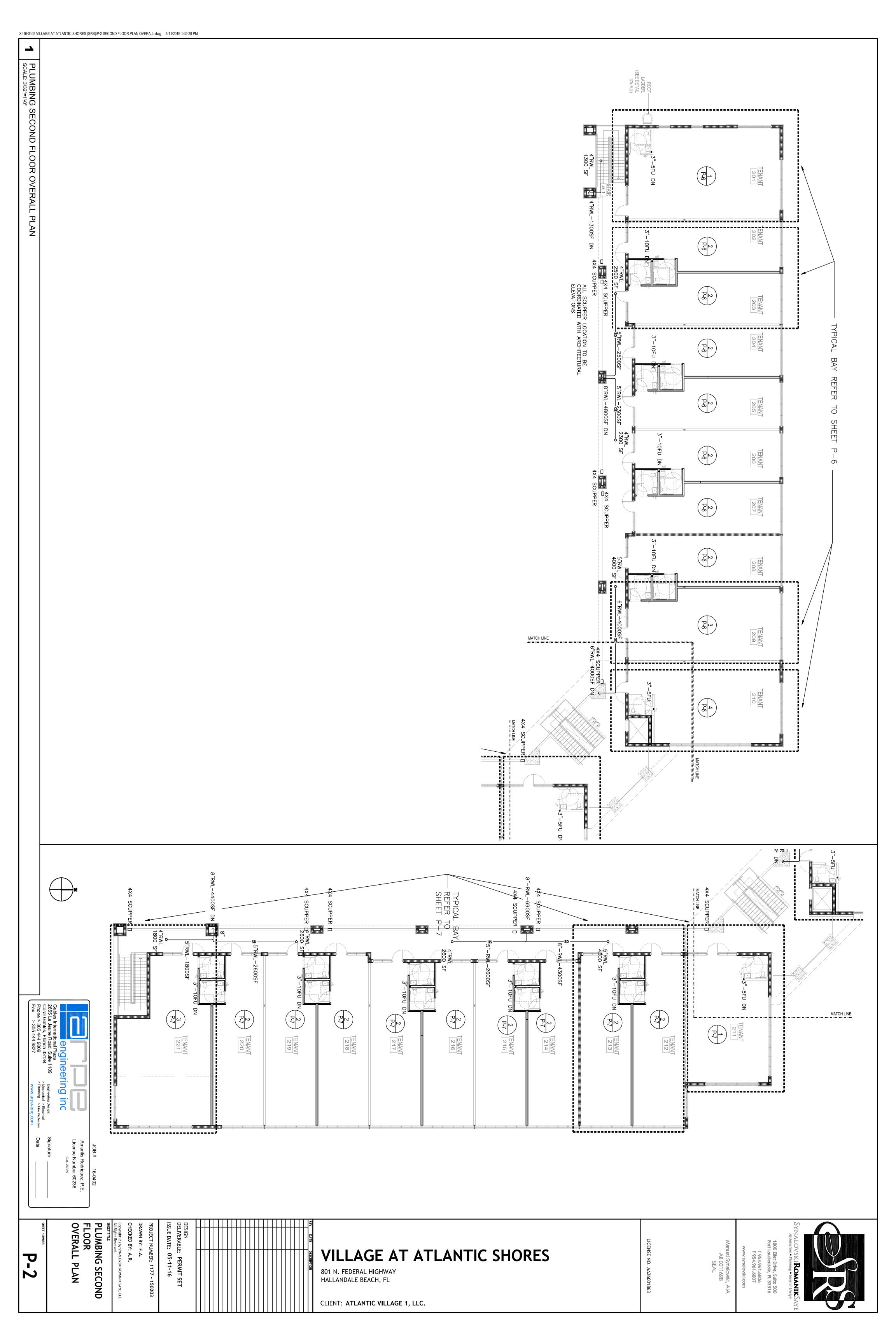
T 954.961.6806 F 954.961.6807

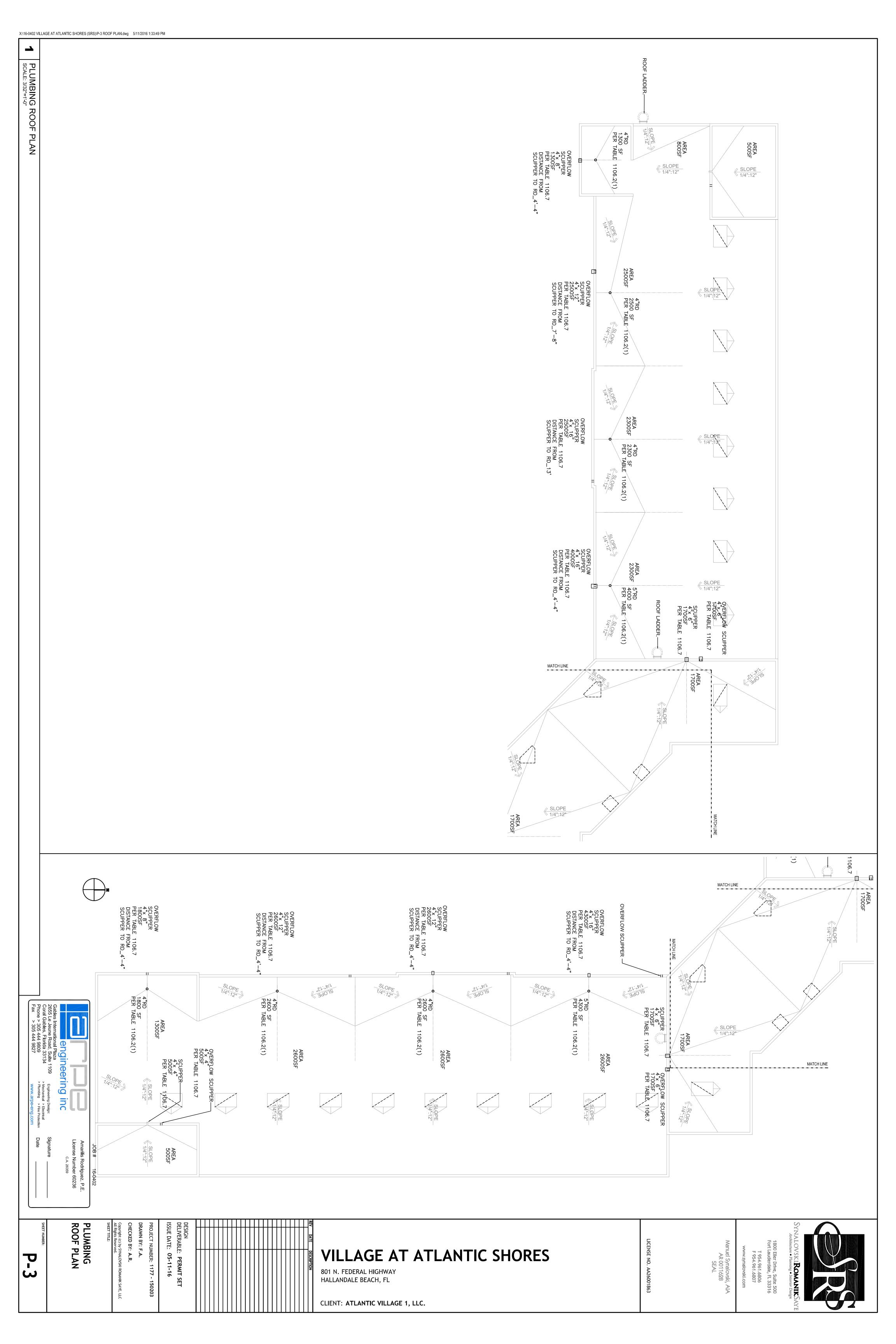
TERMINAL AIR DISTRIBUTION DEVICES SHALL BE AS FOLLOWS: CEILING DIFFUSER: EQUIV. TO TITUS AS SPECIFIED IN AIR DISTRIBUTION SCHEDULE; RETURN REGISTER: EQUIV. TO TITUS AS SPECIFIED IN AIR DISTRIBUTION SCHEDULE (NEW AC DIFF/GRILLES SHALL MATCH EXISTING; IF APPLICABLE).

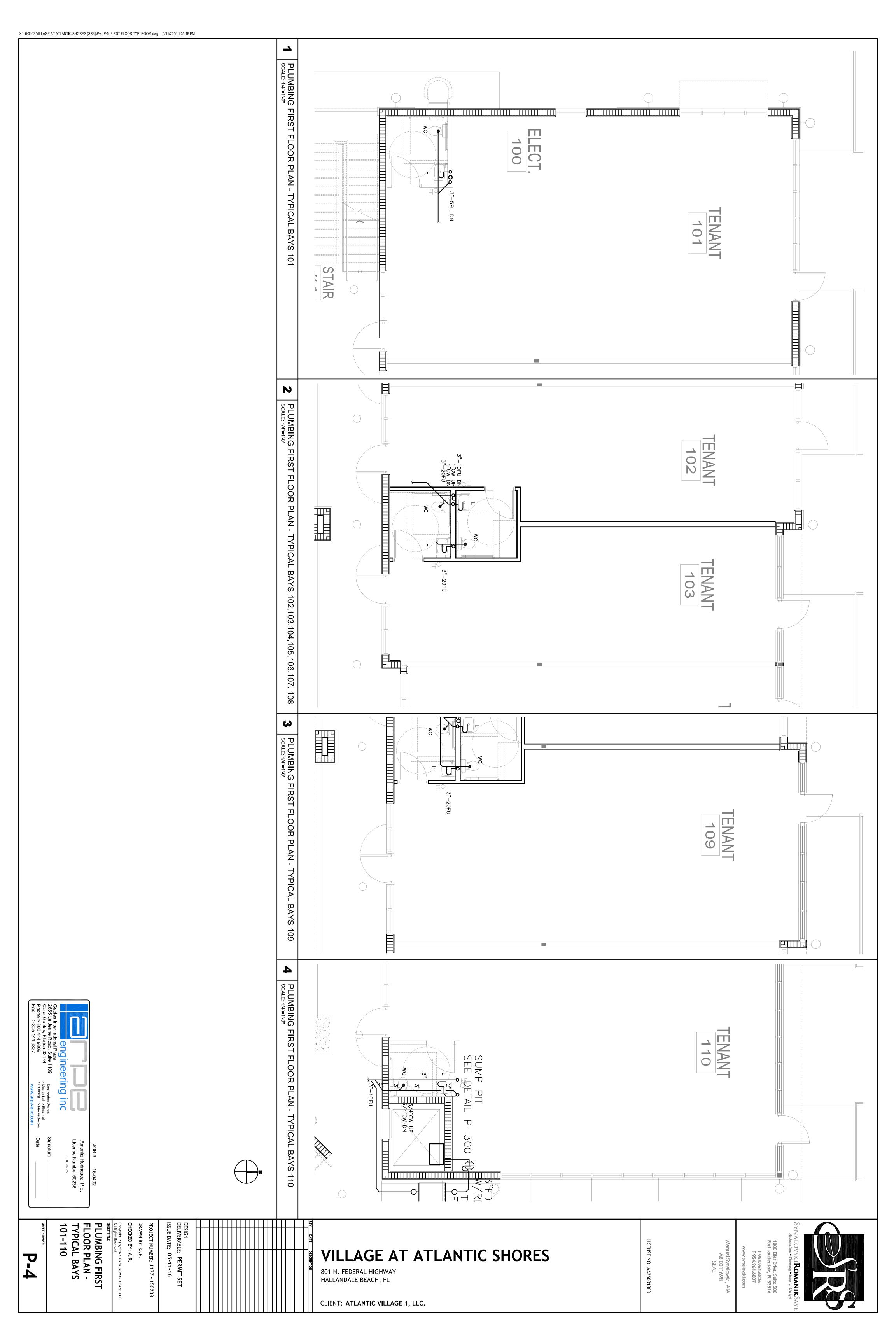
LOVSKI**ROMANIK** 

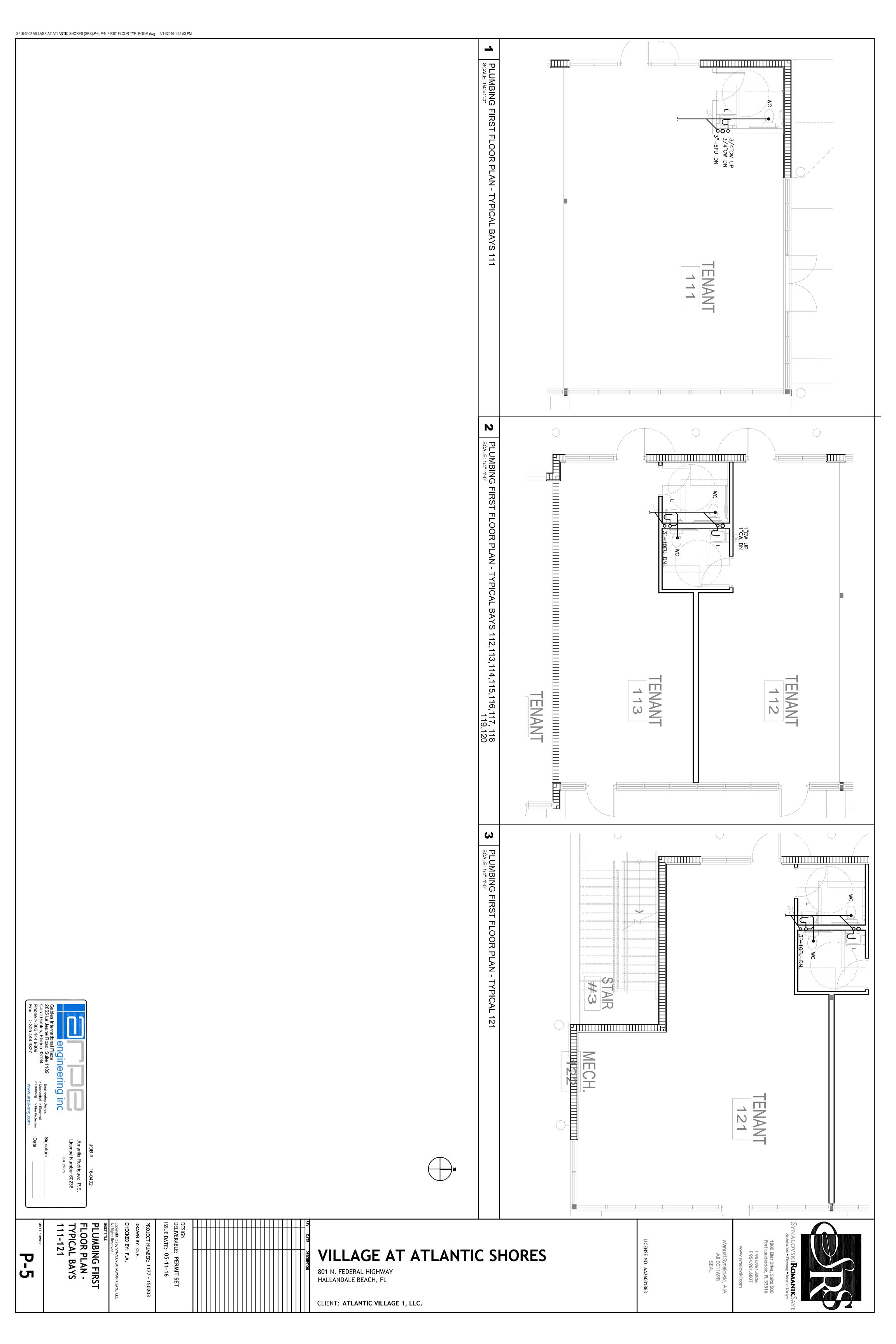


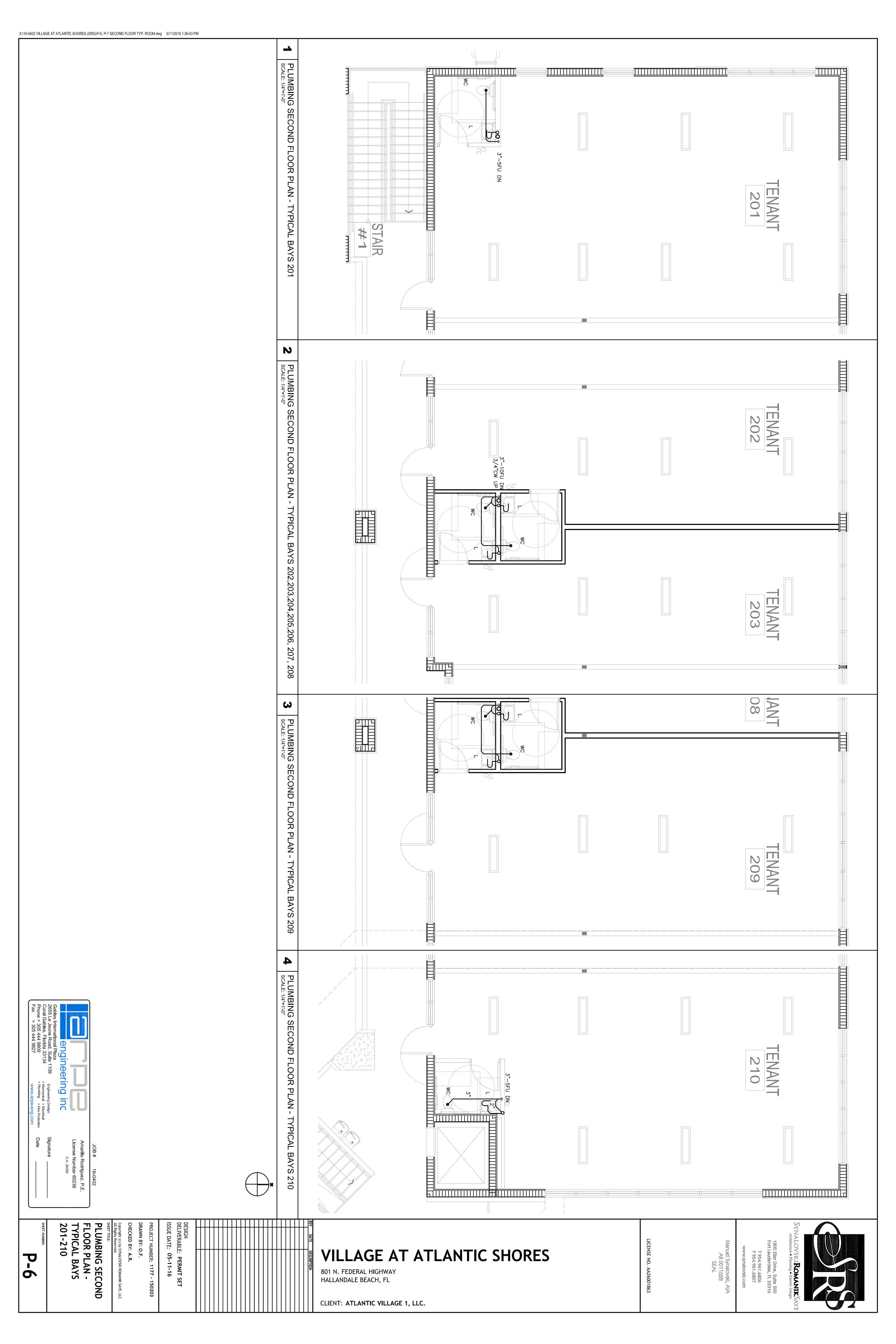


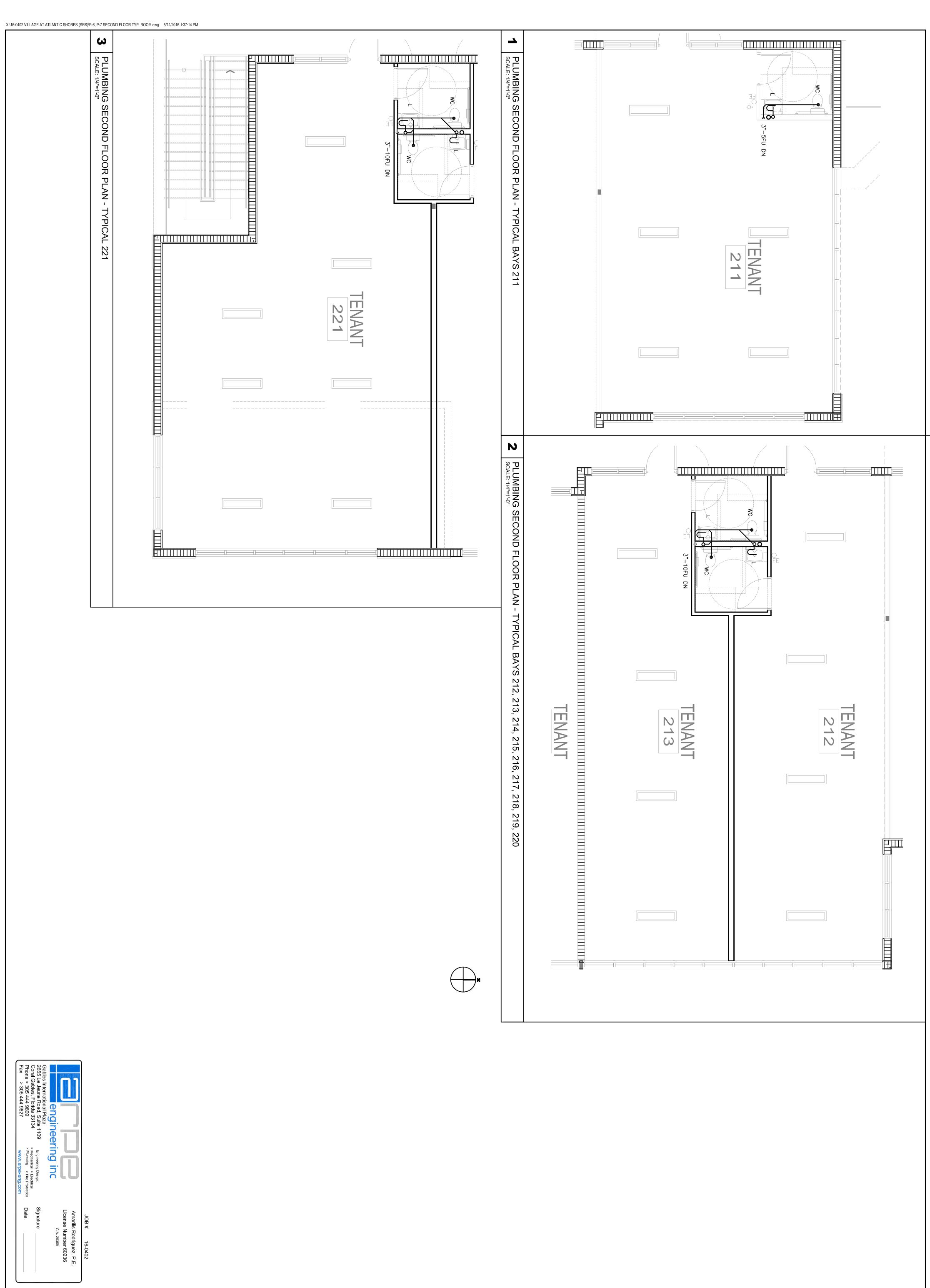












P-7

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SHEET TITLE:

PLUMBING SECOND
FLOOR PLAN TYPICAL BAYS
211-221

ISSUE DATE: 05-11-16

PROJECT NUMBER: 1177 - 150203

DRAWN BY: O.F.

CHECKED BY: A.R.

DESIGN

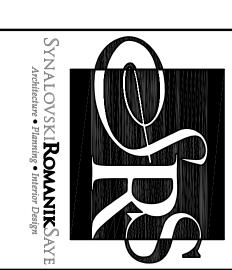
# VILLAGE AT ATLANTIC SHORES 801 N FEDERAL HIGHWAY

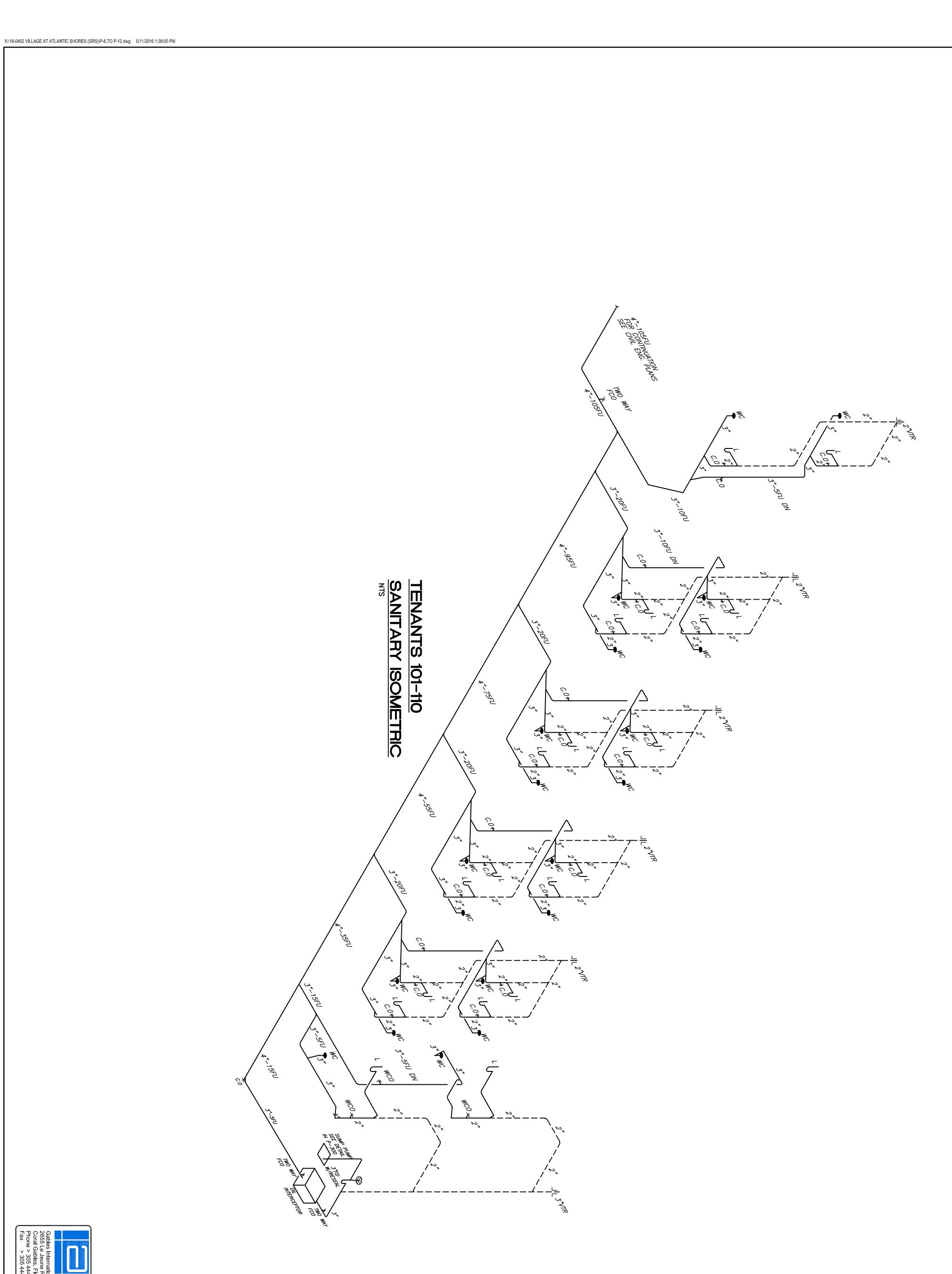
801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL

CLIENT: ATLANTIC VILLAGE 1, LLC.

Manuel Synalovski, AIA AR 0011628 SEAL

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engineering inc
ables International Plaza
355 Le Jeune Road, Suite 1109 Engineering Design:
27al Gables, Florida 33134 Mechanical > Electrical
10ne > 305 444 9809 Plumbing Plumbing

PLUMBING TENANTS 101-110 SANITARY ISOMETRIC

DESIGN
DELIVERABLE: PERMIT SET
ISSUE DATE: 05-11-16 CHECKED BY: A.R.
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SHEET TITLE: PROJECT NUMBER: 1177 - 150203 DRAWN BY: F.A.

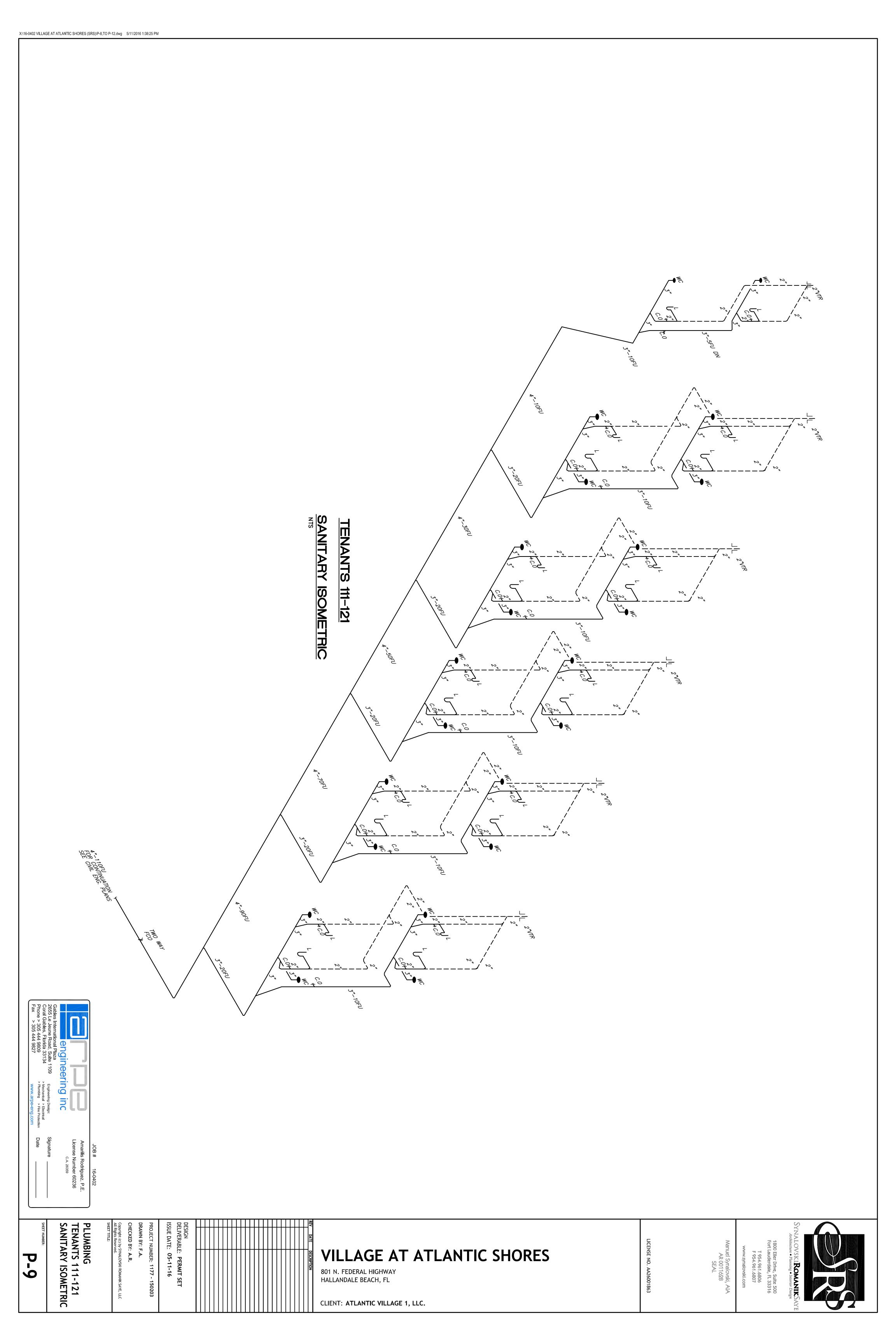
# **VILLAGE AT ATLANTIC SHORES**

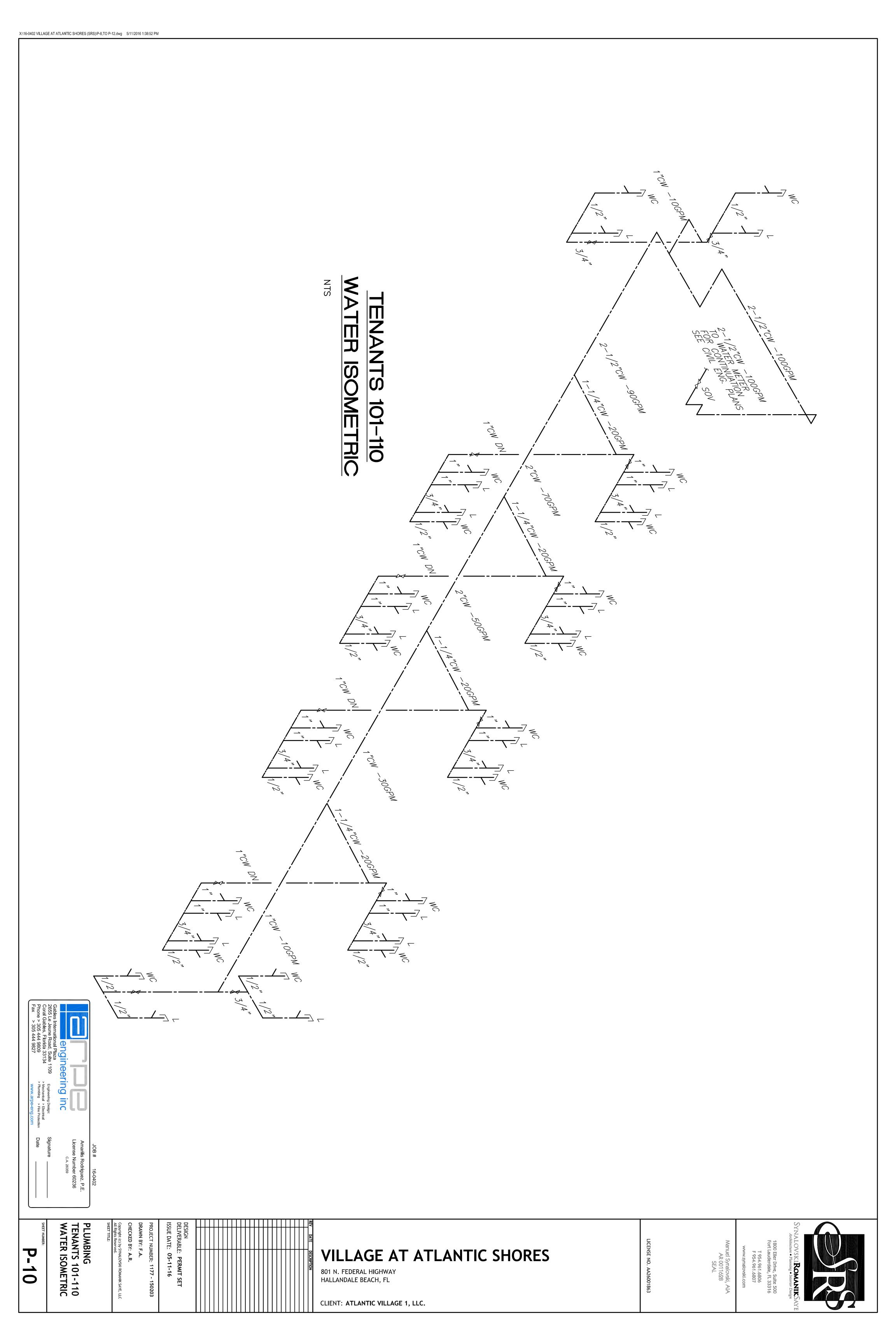
801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL

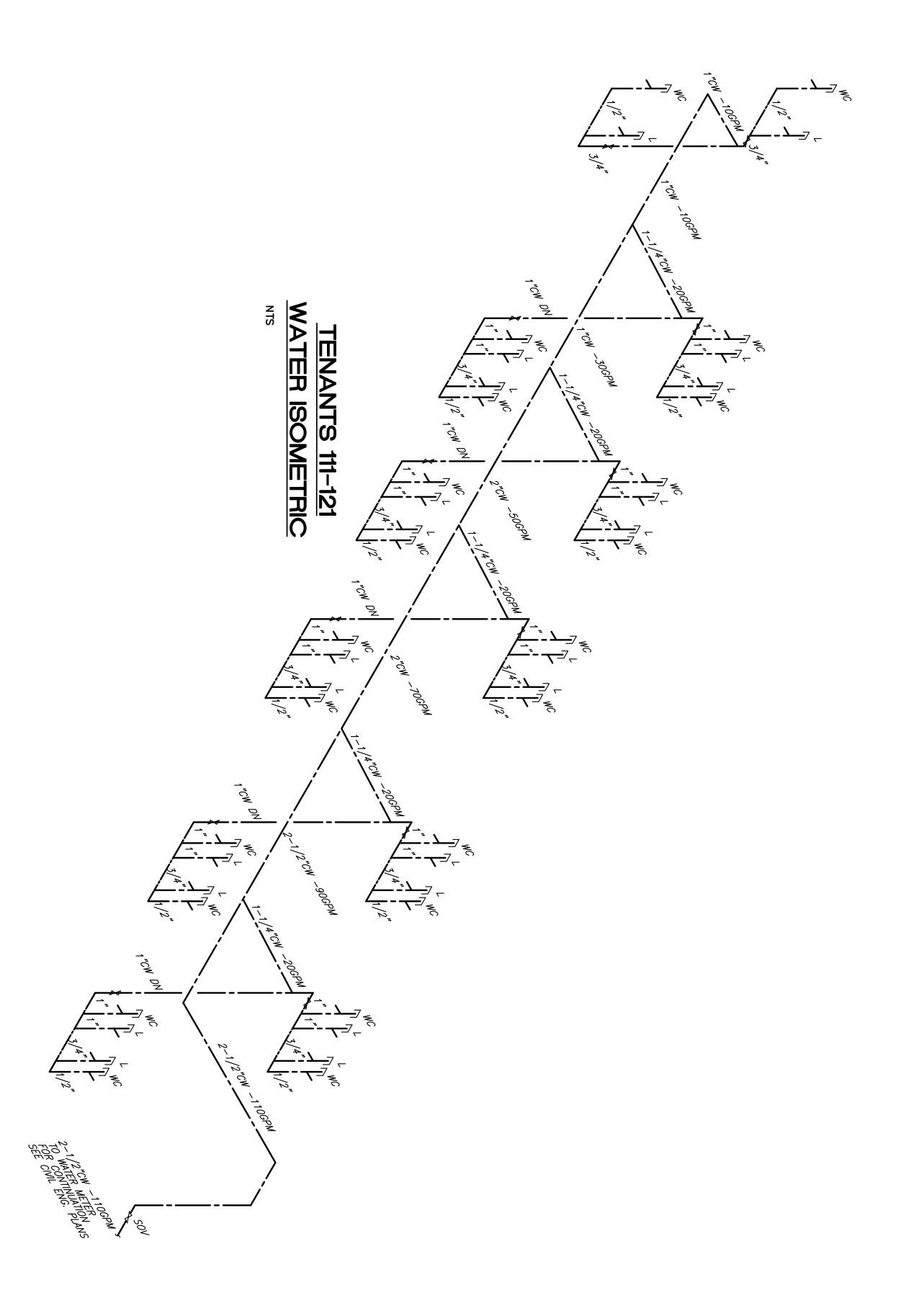
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Manuel Synalovski, AIA AR 0011628 SEAL

ALOVSKI**ROMANIK** Architecture • Planning • Interior Desig 1800 Eller Drive, Suite 500 Fort Lauderdale, FL 33316 T 954.961.6806 F 954.961.6807









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ISSUE DATE: 05-11-16

PROJECT NUMBER: 1177 - 150203

PRAWN BY: F.A.

CHECKED BY: A.R.

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SHEET TITLE:

PLUMBING
TENANTS 111-121
WATER ISOMETRIC

## **VILLAGE AT ATLANTIC SHORES**

801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL

CLIENT: ATLANTIC VILLAGE 1, LLC.

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AR 0011628
SEAL



OTIONS AND TESTS
RACTOR SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE

CONCRETE FLOOR SLAB ———

WORK PROGRESSES.

ALL SYSTEMS

THE ENDS OF SYSTEMS TO THE HIGHEST POINT N OWNER

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BRAINAGE PIPING: BEFORE INSTALL ATION OF ANY DRAINS, THE WATER SHAEL BE CAPPED AND EALL LINES FILLED WITH THE WATER AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN

STERRESENTALIVENTALIVENTALINES WITH A MIXTURE OF TWO (2) POUNDS OF CHLORINATED STERRESENTALIVENTALINES WITH A MIXTURE OF TWO (2) POUNDS OF CHLORINATED LIME TO EACH 1.000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE).

RETAIN MIXTURE IN PIPES 48 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.

BE GIVEN AN IN-SERVICE TEST

WATER

CLEANOUT

DETAIL

PLAN, AND ON SANITARY WASTE BRANCHES NOUT: LOCATE ABOVE FIXTURE FLOOD RIM OCAL CODES FOR OTHER WCO REQUIREMENTS

PLUMBING THE WORK SHALL I SPECIFIED HEREIN , NOT NECESSARILY 유 GENERAL NOTES PLUMBING NECESSARY SHOWN ON THE DRAWINGS, NEEDED FOR A COMPLETE SYSTEM, INCLUDING BUT  $\underset{\square}{\wedge}$ S ECIFICATIONS:

V C

WATER CLOSET

4

3/8"

3"BEND DRAIN
MAXIMUM CONSUMPTION\_1.28GP

1/2"

1/2"

1 1/4"

DESCRIPTION

FIXTURE UNITS

HOT WATER

COLD WATER

TRAP

C-AJ-1106

"A-2" C-AJ-20

"B-2" C-AJ-1146

UL. NO. F-A-2009

PLUMBING

CHEDULE

DRINKING

LAVATORY

DOMESTIC COLD AND HOT WATER PIPING S
 SANITARY DRAIN AND VENT SYSTEMS
 PLUMBING FIXTURES AND TRIM
 PRESSURE & TEMPERATURE RELIEF AND PARTON
 PIPING INSULATION
 SUPPORTS AND HANGERS

. ლ. რ

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION THE "FLORIDA BUILDING CODE" AND LOCAL ORDINANCES AND IN COMPLIANCE WITH THE "FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION", AND "HRS" REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN ANY CODE OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN. CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING. BITUMINOUS

3)

ANTI—SCALD VALVE: ALL SHOWERS & BATH PROTECTED WITH A CONTROL VALVE OF TH MIXING OR COMBINATION TYPE SET. HANDLINSTRUCTIONS AT TIME OF INSTALLATION TEMPERATURE OF 110° F.

ALL DRAINS 3"0 OR ABOVE SHOULD HAVE

1/8" SLOPE & BELOW 3" SHOULD HAVE 1/4" SLOPE.

FIRESTOP PENETRATOR DET

NO SCALE

ELEVATOR SUMP TO BE LOCATED AT ELEVATOR PIT AS PER FBC PLUMBING 301.6 EXCEPTION.

PUMP CONTROL ALARM PANEL

CONTROL

& DRINKING

2)

RESIDENCIAL FIXTURES

1) FIXTURES

TO COMPLY W/FBC

2014

Numbing Sections 709.1, 603.1 & 604.3 Y WITH 2014 FBC Section P2701.

TO A MAXIMUM MIXED WATER OUTLET

NOTE ALL FIXTURE

SHALL

TO

WIT-

MIAMI DADE COUNTY CODE SECTION

8-31

USE PROSET "FIRESTOP PENETRATORS". UL. CLASSIFIED IN THE BUILDING MATERIALS DIRECTORY, TESTED BY ASM E-8/4.

USE FOR ALL APPLICABLE PIPE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS OR FLOOR/CEILING ASSEMBLIES

N. ACCORDANCE WITH THE MANUF. INSTRUCTIONS.

A. SYSTEM "A" PENETRATORS FOR WATER LINES, HEATING AND COOLING LINES, FIRE STANDPIPE AND SPRINKLER LINES, TEMPERA
CONTROL, ACID WASTE GLASS PIPE AND ELECTRIC AND COMMUNICATION CONDUIT PENETRATING FLOORS OR WALLS.

D. SYSTEM "C" PENETRATORS FOR PLASTIC DWY PIPES FOR STACKS AND DRAINS PENETRATING FLOORS OR WALLS.

CA SYSTEM "CA" PENETRATORS FOR PLASTIC DWY PIPES FOR STACKS AND DRAINS PENETRATING FLOORS OR WALLS.

CAST-IN-COUPLING PENETRATORS FOR POLIFED-IN-PLACE CONCRETE ON STEEL OR WOOD FORMS IN FLOORS OR WALLS.

CORED HOLE COUPLING PENETRATORS FOR POURED-IN-PLACE CONCRETE ON STEEL OR WOOD FORMS IN FLOORS OR WALLS.

3. SPLIT WALL SLEEVE PENETRATORS FOR POIRED HOLES THROUGH GYPSUM WALLS OR FLOOR, CEILING ASSEMBLIES.

4. SLIP FLANGE ON COUPLING FOR POURED-IN-PLACE CONCRETE ON CORRUGATED METAL DECK.

"B-4" "B-4" "B-4" "C-4" "C-1"

WL. NO.

F-A-1003

F-A-1003

F-B-2007

WATER—HAMMER ARRESTOS SHALL BE INSTALLED WHERE QUICK—CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER—HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER—HAMMER ARRESTORS. ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE.

10.

9

PROVIDE FULLY ACCESSIBLE CLEAN OUTS ON SANITARY AND ANY WASTE PIRONG /AT/FT. EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEAN OUT LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE. WALL CLEAN OUT SHALL NOT BE SEEN FROM ANY LIVING SPACE ROOMS, THEY MUST BE LOCATED UNDER SINKS, LAVATORIES & CABINETS. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH THE APPR SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE AND CONCEALED FOULING SURFACES. ALL FIXTURE TRIM TO FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ET WASTE LINES 3" OR MORE, SLOPE @ 1/8"/ FT. AND 2" AND E APPROVED MATERIALS, ALL BE FREE FROM DEFECTS RIM TO BE CHROME PLATED. ERS, ETC.

THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR FIXTURES FITTINGS SHALL BE IN ACCORDANCE WITH TABLE 604.4 F.B.C. AMOUNT 유 ALL HOSE BIBBS PRIOR

CONTRACTOR SHALL COORDINATE WITH OWNER TO INSTALLATION. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.

12.

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9

PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION SLABS MASONRY WALLS, CAULK OPENINGS BETWEEN PIPE AND SLEEVES. R

G. SANITARY WASTE AND WATER AND LEAD. MATERIAL SHALL COMPLY WITH D-1784, TYPE 1, GRAD COMPOUND. PIPE SHALL COMPLY WITH ASTM D-1785.

H. FITTIINGS SHALL COMPLY WITH ASTM D-2467 SOCKET TYPE. SOLVENT CEMENT SHALL COMPLY WITH ASTM D-2467 SOCKET TYPE. SOLVENT CEMENT SHALL COMPLY WITH D-2564.

I. SANITARY, VENT ABOVE GROUND: "CAST IRON", SOIL PIPE, "HUBLESS", ACCORDIN TO CISPI-301-78, ASTM A-74, WITH STAINLESS STEEL SHIELD AND CLAMPS OVER NEOPRENE SEALING SLEEVE.

J. CONDENSATE DRAINS FROM AIR CONDITIONING UNITS: "PVC" SCHEDULE 40 PIPE & FITTINGS.

K. DOMESTIC WATER ABOVE GROUND: TYPE L COPPER PIPE WITH WROUGHT COPPER SOLDERED JOINT FITTINGS. TYPE K COPPER BELOW GROUND PIPE ACCORDING TO ASTM B-88. ALTERNATE FOR UNDERGROUND P CAST IRON WATER PIPE ACCORDING TO ANSI A 21.6. STEEL PIPE (SCHEDULE 40, GALVANIZED) ACCORDING TO ASTM A120-68.

L. ALL CONTROL VALVES FOR DOMESTIC WATER SHALL BE CAST BRASS OR B-88 BRONZE GATE VALVES.

M. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.

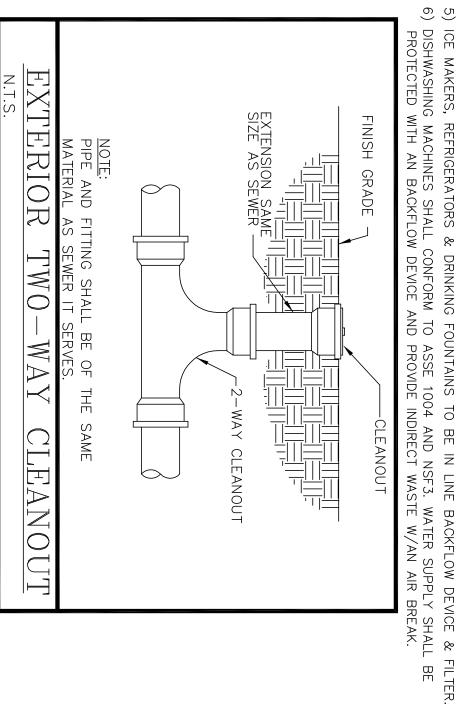
N. STRORM WATER. "CAST IRON", SOIL PIPE, "HUBLESS" ACCORDING CLAMPS OVER NEOPRENE SEALING SLEEVE.

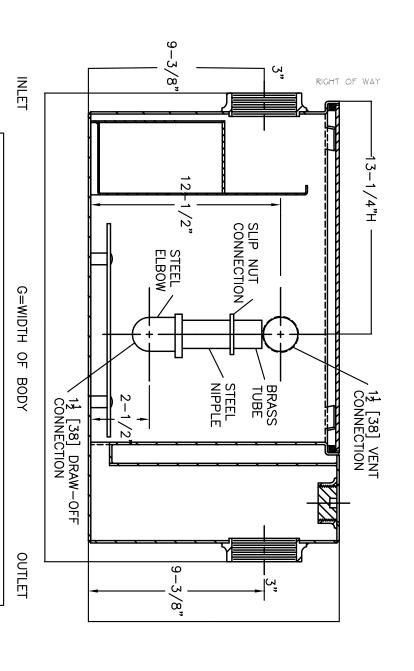
A. INSPECTIONS AND TESTS WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, ESCUTCHEONS FIRMLY SECURED TO THE PIPES AND OF DIAMETER TO COVER THE SLEEVED OPENINGS FOR THE CHROMIUM PLATED ESCUTCHEONS IN BATHROOMS. LOCATION OF FULL-OPEN VALVES. AS PER FPC 606.1 LOCATION OF SHUTOFF VALVES. AS PER FPC 606.2 SUFFICIENT OUTSIDE PIPES. PROVIDE CHLORIDE (PVC) PIPE 1784, TYPE 1, GRADE → &

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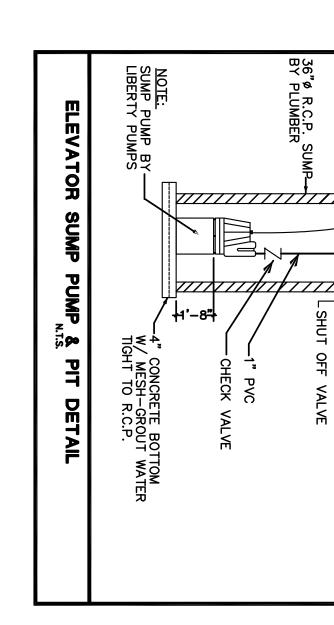
о т D

WHERE CLEANOUT TEE
IS CONCEALED IN A
CHASE OR PARTITION,
PROVIDE A ROUND 18
GAUGE STAINLESS STEEL
COVER WITH BEVELED
EDGES AND FLATHEAD
MACHINE SCREW. PROVIDE TEST TEE
WITH SCREWED COUNTER—
SUNK ABS PLASTIC PLUG:
TAPERED—THREAD WITH
TFE JOINT COMPOUND. — COLUMN OR PARTITION
AS SHOWN ON FLOOR PLAN
CLEANOUT FACE SHALL
BE WITHIN 4" OF WALL
SURFACE. PROVIDE
PIPE EXTENSION IF REQUIRED.





		<u></u>
Z-1186-800-HD	MODEL	SUMP PUMP SPECIFICATIONS  ELV SERIES SUBMERSIBLE SUMP PUMP WITH OILTECTOR CONTROL.  ELV280 1/2HP, 115 VOLTS, 10, 8.5 FUL LOAD AMP.  DISCHARGE_1-1/2" WITH AUTOMATIC CONTROL.  50 GPM W/15 HEAD IN FEET.  MIN. SUMP SIZE 180× 30"  CONTRACTOR SHALL BE INSTALLS PER MANUFACTURER  MANUAL INSTALLATION
3"	INLET/ OUTLET	SUMP PUMP SUMP PUMP IS, 10, 8.5 F AUTOMATIC C FEET.  NSTALLS PER
50	FLOW RATE (GPM)	CIFIC/ FUL LOAD AM CONTROL.
30	WATER CAPACITY (GAL.)	<b>₽.</b>



# INTERCEPTOR DETAIL

NOTE:

OIL INTERCEPTOR SHALL BE A ZURN MODEL #Z-1186-500-HD,
WITH A FLOW CONTROL FITTING, BACKWATER VALVE AND HEAVY
DUTY COVER. OIL INTERCEPTOR SHALL BE AS SPECIFIED OR AN
APPROVED EQUAL.

14-1/4" 34-1/8"

22-1/2" 17-1/4" 6-7/16"

WIDTH OF BODY

Coral Gables, Florida 33134  Phone > 305 444 9809  Fax > 305 444 9827	Gables International Plaza  2655 Le Jeune Road, Suite 1109  Engineering Designation				
<ul><li>Mechanical &gt; Electrical</li><li>Plumbing &gt; Fire Protection</li><li>www.arpe-eng.com</li></ul>	Engineering Design:	2.0			
Date	Signature	C.A. 26359	License Number 60236	Amarilis Rodriguez, P.E.	JOB# 16-0402

P

7

PLUMBING NOTES AND DETAILS CHECKED BY: A.R. PROJECT NUMBER: 1177 - 150203 ISSUE DATE: **05-11-16** DRAWN BY: F.A.

801 N. FEDERAL HIGHWAY HALLANDALE BEACH, FL

CLIENT: ATLANTIC VILLAGE 1, LLC.

VILLAGE AT ATLANTIC SHORES

800 Eller Drive, Suite 500 ort Lauderdale, FL 33316 T 954.961.6806 F 954.961.6807



### <u>DESIGN CRITERIA</u>

DESIGN BASED THE PROVISIONS OF THE FLORIDA BUILDING CODE 2014 EDITION.

A. <u>DESIGN LOADS:</u>

LL= 30 PSF SDL= 25 PSF

B. WIND LOADS: ASCE 7-10 BASIC WIND SPEED V= 170 MPH EXPOSURE CATEGORY = C INTERNAL PRESSURE COEF = GCPl = ±0.18 KD (DIRECTIONALITY) = 1,0 RISK CATEGORY = II

### GENERAL:

- ALL MATERIALS SHALL BE NEW, OF GOOD QUALITY AND THE CONSTRUCTION SHALL BE PERFORMED BY WORKERS SKILLED IN THEIR TRADE AND IN ACCORDANCE WITH RECOMMENDED PRACTICE.
- 2. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.
- GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION, ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS SHALL BE NOTIFIED IN WRITING TO THE ENGINEER. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATIONS NOT REPORTED DURING THE BIDDING PERIOD SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL PERFORM THE CORRECTED WORK AS PER THE ENGINEER'S INSTRUCTIONS.
- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT.
- 5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC, DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT-ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 6. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION OR ERECTION OF ANY STRUCTURAL
- 1. GENERAL CONTRACTOR SHALL RESTRICT AND PROPERLY ISOLATE ALL CONSTRUCTION EQUIPMENT AND LOADS FROM INDUCING OR TRANSMITTING VIBRATIONS TO THE STRUCTURE DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM CUTTING OR CLEANING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
- 9. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT-ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT-ENGINEER
- 10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- 11. "BY OTHERS" DENOTES LABOR AND MATERIALS BY OTHERS, HOWEVER THE GENERAL CONTRACTOR SHALL PROVIDE COORDINATION AND FREE ACCESS FOR THE WORK.
- "NIC" DENOTES NOT IN CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING A TIME SCHEDULE OF THE BASE CONTRACT WITH THE "NIC" TRADES,
- 13. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE, CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
- 14. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAYATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION, IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
- 15. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
- 16. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER. NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS, ALL MATERIAL SHALL BE NEW. MATERIALS AND WORKMANSHIP SHALL OF GOOD QUALITY, ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.
- 17. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
- 18. THE PREMISES SHALL BE KEPT FREE FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.
- 19. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR "SPECIAL" INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT SHALL BE UNDER A SEPARATE CONTRACT.
- 20. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
- 21. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH ONE COPY OF SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.

### FOUNDATION AND CONCRETE SLAB ON FILL:

- SELECTED FILL MATERIALS SHALL BE CLEAN CRUSHED LIMESTONE (3" MAXIMUM PARTICLE) OR CLEAN FINE SAND. THE FILL PLACEMENT SHOULD OCCUR IN THE DRY AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551), FOLLOW SOIL LAB RECOMMENDATIONS FOR THE METHODS AND PROCEDURES. ALL FILL WORK SHALL BE SUPERVISED BY A SOIL LAB REPRESENTATIVE. ALL TOP SOIL SHALL BE REMOVED BEFORE STARTING FILLING OPERATIONS.
- ALL INTERIOR SLABS AS WELL AS WALKWAY SLABS ON GRADE ADJACENT TO THE BUILDING SHALL BE PLACED OVER 6 MIL POLYETHYLENE SHEETING BETWEEN SOIL AND BOTTOM OF SLAB.
- WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A185-Ø7 "STANDARD SPECIFICATIONS FOR WELDED WIRE FABRIC FOR CONCRETE REINFORCEMENT".

### FOUNDATION AND CONCRETE SLAB ON FILL (CONT.):

- 4. SAW CUT CONTROL JOINTS SHALL BE SAWED AS SOON AS THE CONCRETE IS HARD ENOUGH NOT TO BE TORN OR DAMAGED BY THE BLADE.
- 5. COLUMNS, BEAMS, AND WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER (1/2" THICK) COMPLYING WITH ASTM Ø1752, TYPE1.
- 6. JOINTS SHALL BE SEALED WHERE INDICATED BY THE ARCHITECTURAL DRAWINGS AND FILLER AND SEALANT MATERIAL SHALL FOLLOW SPECS.
- 1. SOIL UNDER NEW SLAB SHALL HAVE TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES A CERTIFICATE OF COMPLETION SHALL BE 166UED TO THE BUILDING DEPARTMENT BY A LICENSED COMPANY.
- 8. FOUNDATION HAS BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF AND WITHIN THE PARAMETERS OF THE GEOTECHNICAL SOIL REPORT by NELCO TESTING AND ENGINEERING SERVICES, INC. DATED SEPTEMBER 30, 2015 (REPORT No. B-1509201) FOLLOW GEOTHENICAL REPORT RECOMMENDATIONS AND SITE PREPARATION IN ALL ASPECTS.
- 9. IN SIDEWALKS AND WALKWAYS, LOCATE ISOLATION JOINTS AT 20 FT O.C. MAXIMUM. SCORE AND TOOL BETWEEN ISOLATION JOINTS IN EQUAL BAYS
- MAXIMUM SPACING OF CONTROL JOINTS (I.E. SAWCUT JOINT OR CONSTRUCTION JOINT) SHALL BE AS SET IN THE TABLE BELOW, OR AS NOTED ON PLANS. THE MORE STRINGENT SHALL APPLY. PATTERNS SHALL BE APPROXIMATELY SQUARE WITH A RATIO OF LONG SIDE TO SHORT SIDE NOT EXCEEDING 1.5 TO 1.

SLAB THICKNESS (IN.)	* ¾" OR LARGER AGGREGATE SPACING (FT.)
4	12
5	13
6	14
1 AND GREATER	15

### CONCRETE:

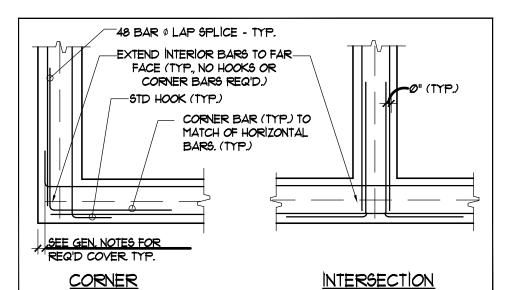
- ALL REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301-10).

3.	CONCRETE STRENGTH	AT 28	DAYS	SHALL	BE	AS	FOLL	OW5
	. FOUNDATIONS		3 <i>000</i>	PS)				
	. SLAB ON FILL		3,000	PSI				
	. COLUMNS							
	BEAMS		4000	PS				

STRUCTURAL SLAB 4,000 PSI

\* ALL CONCRETE EXPOSED TO WEATHER SHALL BE MINIMUM OF 4,000 PSI WITH *0.4* WATER/CEMENT RATIO.

- MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.
- 5. NO ADMIXTURE SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF
- 6. FORMWORK SHALL COMPLY WITH "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK", (ACI 347-04).
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE ADEQUATE SHORING RE-SHORING, BRACING AND FORMWORK, GENERAL CONTRACTOR SHALL CONTRACT A STATE OF FLORIDA REGISTERED ENGINEER TO PREPARE SHORING AND RE-SHORING PLANS AND THEY SHOULD BE SUBMITTED TO THE ENFORCEMENT AGENCY FOR RECORD KEEPING,
- THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: FOUR CYLINDER TEST PER ANY DAY'S POUR LESS THAN 50
- TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACT 301 - 10.
- 10. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
- 11. VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT CENTER OF BEAM OR SLAB SPANS WHERE STOP IN CONCRETE WORK IS NECESSARY, FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SEE DETAILS. ANY OTHER CONSTRUCTION JOINT REQUESTED BY THE GENERAL CONTRACTOR SHALL BE SHOWN ON THE SHOP DRAWINGS FOR THE ENGINEER'S REVIEW.
- REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.
- 13. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.
- REINFORCEMENT IN WALL, FOOTING, AND BEAMS SHALL BE CONTINUOUS AND LAPPED 48 BAR Ø AT SPLÍCE UNLESS OTHERWISE NOTED. HOOK AND LAP ALL CORNER AND INTERSECTING BARS, (SEE REINF, DEVELOPMENT DETAIL).



REINF, DEVELOPMENT DETAIL

### REINFORCING STEEL:

APPROVAL

ALL REINFORCING STEEL SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE CONFORMING TO ASTM A615/A615M-Ø1, FY=6ØKS1, U.O.N.

CRSI "RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS".

- ALL REINFORCING SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI 244. PLACING OF REBARS SHALL CONFORM TO
- MINIMUM CONCRETE COVER ON REINFORCING STEEL FOR NON-PRESTRESSED CONCRETE SHALL BE AS FOLLOWS, U.O.N.:

	MİNIMUM COVER	TOLERANCE + OR -
CAST AGAINST AND PERMANENTLY		
EXPOSED TO EARTH:	3"	3/8"
EXPOSED TO EARTH OR WEATHER NO. 5		
AND SMALLER BARS:	1 1/2"	3/8"
NO. 6 AND LARGER BARS:	2"	3/8"
NOT EXPOSED TO WEATHER OR		
IN CONTACT WITH GROUND:		
ROOF SLAB	1"	1/8"
STRUCTURAL SLAB AND WALLS	<b>1</b> "	1/8"
BEAMS AND COLUMNS		
(PRIMARY REINFORCEMENT, TIES,		
STIRRUPS AND SPIRALS)	1 1/2"	3/8"
SLABS ON GRADE	1 1/2"	1/4"

- NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. ALL REINFORCING DETAILS TO BE SUBMITTED TO THE ENGINEER FOR HIS
- ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE PLACEMENT. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR THE BARS
- BARS SUPPORTS SHALL BE PLASTIC TIPPED FOR EXPOSED CONCRETE. PLASTIC "DONUT" SPACERS WILL BE REQUIRED FOR STEEL AGAINST FORMS IN CONCRETE BEAMS AND WALLS IF FIELD CONDITIONS WARRANT.
- 1. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A 185 AND IT SHALL BE SUPPORTED ON SLAB BOLSTERS.
- 8. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 30 DIA AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS,
- ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE, USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.
- VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE BARS IN SPANDRELS, WALLS, BEAMS, GRADE BEAMS ETC. (UNLESS OTHERWISE NOTED) AS FOLLOWS: TOP BARS AT CENTER LINE OF SPAN ± BOTTOM BARS AT THE SUPPORT.
- REINFORCING ALLOWANCE: THE CONTRACTOR SHALL PROVIDE 15 TONS OF STEEL REINFORCEMENT FOR THE ENGINEER TO USE AT HIS DISCRETION DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR TO REIMBURSE THE OWNER FOR THE UNUSED PORTION.

### REINFORCED MASONRY LOAD BEARING:

- LAY UP ALL 8" MASONRY UNITS PRIOR TO CONSTRUCTION OF THE SUPPORTED MEMBERS FOR THE SAME STORY. USE TYPE M MORTAR IN BEARING WALLS. LAY UP UNITS IN RUNNING BOND.
- MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-11, ASCE 7-10,TMS 402-08), SPECIFICATIONS FOR MASONRY STRUCTURES. ( (ACI 530.1-1). ASCE 7-10,TMS 602-05) ASTM C476-02, ASTM C1019-03 AND NCMA 107.
- 3. BLOCK SHALL NOT TO BE MOISTENED BEFORE GROUTING.
- USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 GRADE N MASONRY UNITS SHALL DEVELOP A MINIMUM COMPRESSIVE PRISM STRENGTH (Fim) OF 1,900 P.S.I., AND THE AVERAGE OF 3 UNITS 1,500 P.S.I. MORTAR TO BE TYPE M CONFORMING TO ASTM C270, MASONRY UNITS SHALL BE A MIN. OF 50% SOLID.
- 5. TEST ONE SET OF MASONRY UNITS IN ADVANCE OF BEGINNING OPERATIONS AND ONE SET DURING CONSTRUCTION FOR EACH 3000 SQ/FT. OF WALL AREA. SAMPLE FROM ACTUAL FIELD UNITS.
- MORTAR SHALL COMPLY WITH ASTM C270, TYPE "M" FOR TYPICAL WALLS. (COMPRESSIVE STRENGHT=2500 PSI ). SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)
- USE 2500 PSI PUMP MIX READY MIX GROUT MADE WITH MAX, COURSE AGGREGATE 3/8" AND 8" TO 11" SLUMP, TEST SAMPLES FOR COMPRESSIVE STRENGTH TEST EVERY 30 YARDS OR EACH DAYS GROUTING.
- REINFORCING SPLICES TO BE 48 BAR DIAMETER FOR #5 BARS OR SMALLER OR 50 BAR DIAMETER FOR \*6 BARS AND LARGER. USE GROUTED CELLS WITH #5 VERTICAL AT WALL INTERSECTIONS, EACH SIDE OF OPENINGS IN THE WALL AND AT THE ENDS OF WALLS. USE 1 15 IN FILLED CELL, U.O.N.
- 10. USE BAR SPACERS IN EVERY 6th COURSE WHERE CELLS ARE TO BE GROUTED.
- PROVIDE CLEAN OUT OPENINGS FOR EACH GROUTED CELL.

PREVIOUS LIFT AFTER PLACING NEXT LIFT.

- 12. USE ASTM A 615 GRADE 60 REINFORCING STEEL. 13. IN HIGH LIFT GROUTING USE A MAX. LIFT OF 4'-0" MIN 1/2 HOUR AND MAX 1 HOUR BETWEEN LIFTS. YIBRATE EACH LIFT AND RECONSOLIDATE
- REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY AN ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 531.
- 15. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELOW ANCHOR ELEVATION.
- 16. USE PRESSURE TREATED WOOD IN CONTACT WITH MASONRY.
- OPENINGS NOT FLUSH WITH STRUCTURAL FRAME. 18. ALL MASONRY CROSS WEBS SHALL BE FULLY BONDED IN MORTAR AROUND CELLS TO BE GROUTED.
- 19. REINFORCE WALLS WITH LADDER TYPE (ASTM A-153, \*9 GAGE WIRE) DEFORMED REINFORCEMENT EQUAL TO DUR-O-WALL IN BED JOINTS AT 16" O.C. UNO., MEAGURED VERTICALLY, PLACE PER MFR'S INSTRUCTIONS, LAP HORIZONTAL JOINT REINFORCING 6" MIN.

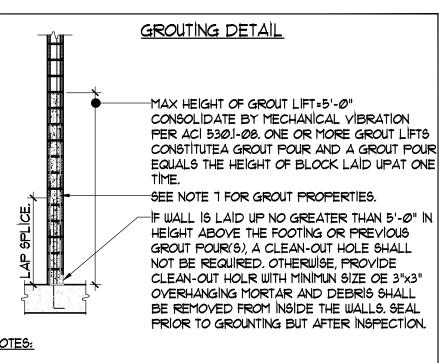
PROVIDE POURED IN PLACE LINTELS OR HEADERS OVER ALL MASONRY

20. GROUT PLACEMENT STOPPED FOR (1) ONE HOUR OR MORE SHOULD BE STOPPED 11/2" BELLOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.

- 21. TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 22. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) THREE
- 23. DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (1)
- 24. EXTEND ALL VERTICAL WALL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE, TERMINATE REINFORCING WITH STANDARD ACT 90 DEGREE HOOK IF ROOF JOIST AND/ OR TRUSSES BEAR ON TOP OF WALL AND THERE IS NOT PARAPET, IF PARAPET EXISTS, HOOK IS NOT REQUIRED.
- 25. MAXIMUM CONTROL JOINT SPACING FOR CONCRETE MASONRY UNITS.



26. GROUT FOR FILL CELLS SHALL BE PLACED IN CONFORMANCE WITH ACI 530.1.08 AND AS INDICATED BELOW:



- DO NOT GROUT UNTIL MORTAR HAS SET SUFFICIENTLY TO WITHSTAND THE PRESSURE OF THE GROUT, WAIT NOT LESS THAN 24 HOURS,
- PLACE GROUT WITHIN 90 MINUTES FROM INTRODUCING WATER IN THE MIXTURE AND PRIOR TO INITIAL SET.
- MAXIMUM WALL HEIGHT LAID UP AT ONE TIME SHALL BE 12'-0" FOR COARSE GROUT \$ 24'-Ø" FOR FINE GROUT, GROUT IN LIFTS NOT EXCEEDING 5'-0" UNTIL THE GROUT POUR HAS REACHED THE TOP OF THE WALL. A GROUT POUR CONSIST OF ONE OR MORE LIFTS.
- . THE MINIMUM CONTINUOUS UNOBSTRUCTED CLEAR AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 3"x3" MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS, MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.

### STRUCTURAL STEEL

- 1. IFABRICATED AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH SPECIFICATION SECTION 05120, AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL OSHA
- 2. STRUCTURAL STEEL SHAPES SHALL BE FABRICATED FROM THE FOLLOWING MATERIALS:
- A. ROLLED W and WT SHAPES: ASTM A992, GRADE 50.
- B. POLLED M, S, C and MC SHAPES AND ANGLES: ASTM A36, fy=36 ksi.
- C. PLATES AND BARS: ASTM A36, fy=36 ksi.
- D. COLD-FORMED HOLLOW STRUCTURAL SECTIONS (HSS): ROUND SECTIONS: ASTM A500, GRADE C, fy=46 ksi. SQUARE AND RECTANGULAR SECTIONS: ASTM A500, GRADE B, fy=46 ksi.
- E. STEEL PIPE: ASTM A53, TYPE E or S, GRADE B, fy=35 ksi.
- 3. ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS DI.I STRUCTURAL WELDING CODE BY THE AMERICAN SOCIETY. USE ETW SERIES WELDING ELECTRODES, U.O.N. WHERE NECESSARY, REMOVE GALVANIZING OR PRIMER PRIOR TO WELDING.
- 4. DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE 5. REFER TO ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PAINTING
- AND FIREPROOFING OF STRUCTURAL STEEL, DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.
- 6. BOLTED STRUCTURAL CONNECTIONS: UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE 3/4" Ø ASTM A325. TYPE N. BOLTS INDICATED LESS THAN 5/8" Ø SHALL BE ASTM A3ØT. DETERMINE TENSION
- 1. USING EITHER LOAD INDICATOR WASHERS OR TENSION-CONTROL BOLTS.
- 8. BRACE AND MAINTAIN ALL STEEL IN ALIGMENT UNTIL OTHER PARTS OF CONSTRUCTION NECESSARY FOR PERMANET SUPPORT ARE COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TEMPORARY SHORING AS REQUIRED FOR THE STABILITY OF STEEL FRAME UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN COMPLETED AND BUILDING IS ENCLOSED.
- 9. GROUT FOR COLUMN BASE PLATES AND PRESENT BEARING PLATES SHALL BE NON-SHRINK, NON METALLIC GROUT (5000 PSI MIN.).
- 10. SUBMIT SHOP DRAWINGS INDICATING ALL SHOP AND ERECTION DETAILS INCLUDING PROFILES, SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOADS AND TOLERANCES.
- 11. ALL STEEL EXPOSED TO WATER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 FOR MEMBERS AND ASTM A153 FOR CONNECTION ELEMENTS.
- 12, STRUCTURAL STEEL SHALL RECEIVE A SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) WHERE EXPOSED TO VIEW. ALL OTHER AREAS, INCLUDING THOSE WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION, OR WHERE HEADED STUDS ARE TO BE WELDED, SHALL NOT BE PRIMED,

13. QUALIFICATIONS FOR WELDING WORK: QUALFY WELDING PROCEDURES AND WELDING

OPERATORS IN ACCORDANCE WITH AWS "QUALIFICATIONS" REQUIREMENTS, WELDERS SHALL HAVE CURRENTS EVIDENCE OF PASSING THE APPROPIATE AWS QUALIFICATION TEST. THE ENGINEER MAY REQUEST SUCH EVIDENCE AT ANY TIME DURING THE PROJECT

### STEEL JOISTS

. GUBMIT FOR REVIEW SHOP DRAWINGS OF JOIST DETAILS FOR FABRICATION AND ERECTION PRIOR TO FABRICATING

2. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE

CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED). SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

WITH THE CURRENT SPECIFICATIONS OF STEEL JOISTS INSTITUTE AND RECOMMENDED CODE OF STANDARD PRACTICE. 4. THE ENDS OF ALL BRIDGING LINES TERMINATING AT WALLS OR BEAMS SHALL BE ANCHORED TO THE WALL OR

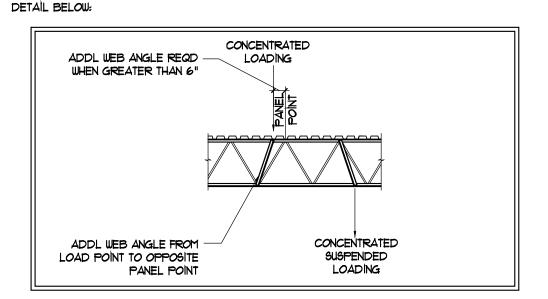
3. ALL DESIGN, FABRICATION AND ERECTION OF STEEL JOISTS AND BRIDGING SHALL BE IN STRICT ACCORDANCE

### 5. ALL STEEL JOISTS ARE TO BE CAMBERED AS SPECIFIED BY STEEL JOIST INSTITUTE.

JOIST REQUIRE SIMILAR BRIDGING (CONSULT LATEST SJI SPECIFICATIONS).

- 6. PROVIDE BOTTOM AND/OR TOP CHORD EXTENSIONS AS SHOWN ON DRAWINGS.
- 7. UNLESS NOTED OTHERWISE. MINIMUM JOIST BEARING SHALL BE  $2\frac{1}{2}$ " FOR K-SERIES JOISTS, 4" FOR LH, DHL AND SLH 15-18, AND 6" FOR 9LH 19-25 ON A STEEL MEMBER OR EMBED PLATE.
- 8. BRIDGING SHALL BE FURNISHED AND INSTALLED TO MEET THE SIZE AND SPACING REQUIREMENTS OF THE SJI STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS, ALL BRIDGING AND BRIDGING ANCHORS SHALL BE COMPLETELY INSTALLED BEFORE CONSTRUCTION LOADS ARE PLACED ON THE JOISTS, ALL JOISTS 40'-0" OR LONGER REQUIRE A ROW OF BOLTED BRIDGING TO BE IN PLACE BEFORE SLACKENING OF HOISTING LINES, OTHER

9. ALL HANGERS, CURBS, AND / OR ROOFTOP FRAMES TO SUPPORT MECHANICAL EQUIPMENT, ETC. TO BE SUPPORTED BY THE JOISTS SHALL BE LOCATED AT THE PANEL POINTS OF THE JOISTS, IF THE CONCENTRATED LOAD MUST BE LOCATED FURTHER THAN 6" FROM A PANEL POINT, PROVIDE JOISTS STIFFENERS, L2X2X3/16 JOISTS STIFFENERS MUST BE INSTALLED FROM LOAD TO OPPOSITE CHORD PANEL POINT BEFORE LOAD IS APPLIED. SEE



10. CONTRACTOR TO FURNISH BAR JOIST CERTIFICATIONS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT LOCATION.

### 11. FOR NET UPLIFT SEE NET UPLIFT PLAN, PROVIDE UPLIFT BRIDGING,

12. ALL ITEMS SUSPENDED FROM JOISTS (I.E. CATWALKS, BALCONIES, OPERABLE PARTITIONS, ETC.) SHALL BE INSTALLED AFTER DEAD LOAD HAS BEEN APPLIED.

13. BOLTED TIE JOISTS (BTJ) ARE USED IN STEEL FRAMES WHERE COLUMNS ARE NOT FRAMED IN AT LEAST TWO DIRECTIONS WITH STRUCTURAL STEEL MEMBERS, JOIST(S) AT COLUMN LINES SHALL BE FIELD BOLTED AT THE COLUMNS WITH TWO 1/2" & BOLTS TO PROVIDE LATERAL STABILITY DURING CONSTRUCTION.

14. STEEL JOISTS SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) WHERE EXPOSED TO VIEW ALL OTHER AREAS INCLUDING THOSE WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION, SHOULD NOT BE PRIMED.

IN SUCH A WAY THAT CAMBER OF THE JOIST WILL NOT CAUSE A PROBLEM INSTALLING THE METAL 16. IN THE EVENT THAT FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT THE STEEL FABRICATOR

15. ANY STEEL JOIST WITHIN A 4'-O" DISTANCE FROM A PARALLEL SUPPORT SHALL BE FABRICATED

SHALL PROVIDE A DIMENSIONED JOIST BRIDGING AND JOIST GIRDER BOTTOM CHORD BRACE PLAN ALONG WITH DETAILS TO THE SPRINKLER CONTRACTOR. THE FABRICATOR AND SPRINKLER CONTRACTOR SHALL COORDINATE WITH EACH OTHER TO ENSURE THAT ANY CONFLICTS ARE RESOLVED BEFORE ANY FABRICATION BEGINS.

### MECHANICAL FASTENERS:

OR "PINS" BY RAWL

ALL ANCHORS SHALL PROVIDE EQUAL OR GREATER STRUCTURAL LOAD CAPACITIES (ALLOWABLE OR ULTIMATE) THAN THOSE SPECIFIED BELOW, WHERE ALTERNATE SYSTEMS PREFERRED, THE CONTRACTOR SHALL ENSURE THE ALTERNATE SYSTEM CAN PROVIDE SUCH LOADS, AND SHALL CONTACT THE ENGINEER TO ADVISE SUCH CHANGES. THE CONTRACTOR MUST ALSO PROVIDE LOAD TABLES, OR OTHER LITERATURE WHICH SPECIFIES SUCH CAPACITIES, AT THE ENGINEER'S, ARCHITECT'S, OR OWNER'S REQUEST,

### EXPANSION ANCHORS: "WEDGE ALL" BY SIMPSON, OR "POWER-BOLT" BY RAWL

<u>ADHESIVE ANCHORS:</u> "EPOXY TIE"(SET, ET, ETF) BY SIMPSON. OR "POWER-FAST" BY RAWL

### MASONRY SCREWS: 'TÎTEN" BY SÎMPSON, OR "TAPPER" BY RAWL

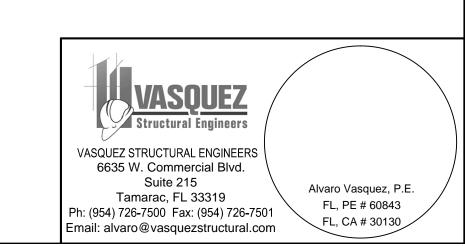
POWDER ACTUATED FASTENERS (PAF): POWDER ACTUATED FASTENERS BY SIMPSON,

ALL FASTENERS SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER, WHERE EMBEDMENT DEPTH, SPACING, EDGE DISTANCE, OR END DISTANCE IS NOT SPECIFIED, THE MORE STRINGENT SPECIFIED BY EACH FASTENER'S MANUFACTURER SHALL BE USED. ALL FASTENERS SHALL COMPLY WITH THE REQUIREMENTS SET BY THE GOVERNING BUILDING CODE.

### PRE-FABRICATED WOOD TRUSSES:

- 1. TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE, THE TRUSS PLATE INSTITUTE AND ARCHITECTURAL-STRUCTURAL DRAWINGS. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION SUPERIMPOSED LOADS SHALL BE AS FOLLOWS: ROOF: TOP CHORD: 15 P.S.F. BOTTOM CHORD: 10 P.S.F. WIND UPLIFT = SEE ROOF FRAMING PLAN
- SPECIALTY ENGINEER SHALL USE OVERSTRESSING OF WOOD FOR WIND DESIGN OF WOOD TRUSS MEMBERS ONLY. DO NOT OVERSTRESS PLATES, AS PER ASCE 1-10.
- CONCENTRATED LOADS ON TRUSSES: ANY SINGLE PANEL POINT OF THE LOWER CHORD OF ROOF TRUSSES OR ANY POINT OF OTHER PRIMARY STRUCTURAL MEMBERS SUPPORTING ROOFS SHALL BE CAPABLE OF SAFELY CARRYING A SUSPENDED, CONCENTRATED LOAD OF NOT LESS

THAN 200 POUNDS (896 N) IN ADDITION TO DEAD LOAD.



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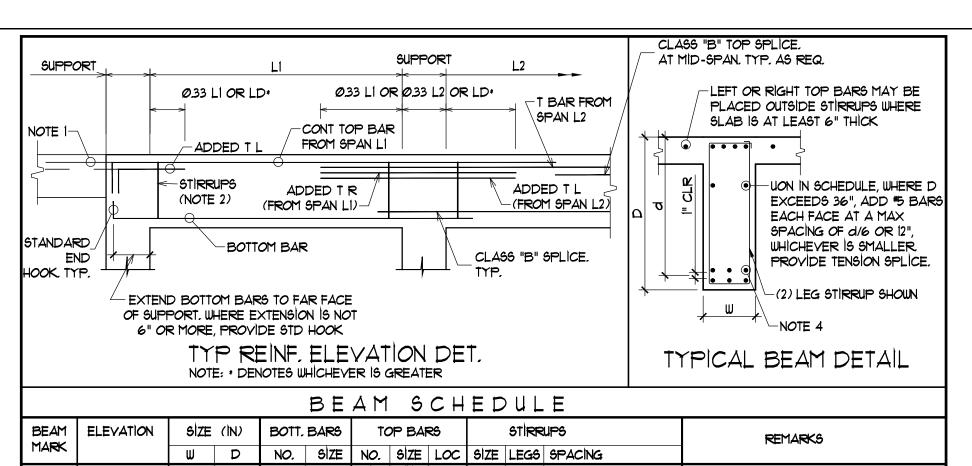
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GENERAL NOTES



					BE	<u> </u>	S	CH	ED	uL	. E		
BEAM MARK	ELEVATION		(N)	BOTT.			P BAF			STIRR			REMARKS
	.(7) = 100	<u>W</u>	D 27.101	NO.	SIZE	NO.	SIZE #7	LOC	SIZE *3	LEGS 2	SPACING	411 1	PROVIDE (2) LAYERS OF TOP STEEL \$ (2) SET (
2B-1	+17'-5 1/2"	8"	37 1/2"	2	*8	4	*8		#3	2	(8)910" BAL. 9 14	4 0.2.	(2) #5 SKIN REINF. AT EQ. DIST. ALONG DEPTH.
2B-2	+17'-5 1/2"	8"	37 1/2"	2	*8	2	*6				(8)910" BAL, 9 14	4 0.2.	PROVIDE (2) LAYERS OF TOP STEEL & (2) SET (2) \$5 SKIN REINF. AT EQ. DIST. ALONG DEPTH.
2B-3	+17'-5 1/2"	8"	37 1/2"	2	*				*3	2	@ 14" o.c.		PROVIDE (2) SET OF (2) #5 SKIN REINF, A' EQUALLY DIST, ALONG DEPTH,
2B-4	+17'-5 1/2"	8"	37 1/2"	2	<b>#</b> 7	2	*8		<b>*</b> 3	2	a 12" o.c.		PROVIDE (2) SET OF (2) \$5 SKIN REINF. A' EQUALLY DIST. ALONG DEPTH.
2B-5	+18'-0"	8"	44"	2	*8	2	*6		#3	2	a 12" o.c		PROVIDE (3) SET OF (2) #5 SKIN REINF, A EQUALLY DIST, ALONG DEPTH.
2B-6	+17'-10 1/2"	8"	43"	2	#7	2	*6		#3	2	9 14" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF, A' EQUALLY DIST, ALONG DEPTH.
2B-T	+9'-@"	8"	12"	2	*6	2	*5		#3	2	a 4 1/2" o.c		CONCRETE BEAM
2B-8	+17'-5 1/2"	8"	37 1/2"	2	#8	2	#7		#3	2	a 12" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF. A
2B-9	+17'-5 1/2"	8"	37 1/2"	2	#7	2	#7		*3	2	a 14" o.c		EQUALLY DIST, ALONG DEPTH.  PROVIDE (2) SET OF (2) #5 SKIN REINF, A
						2	*7		#3	2	a 10" o.c		EQUALLY DIST. ALONG DEPTH.  PROVIDE (2) LAYERS OF TOP STEEL & (2) SET
2B-10	+17'-11 1/4"	8"	43 1/4"	4	*8	2	*6		#3	2	a 6 1/2" o.c		(2) *5 9KIN REINF. AT EQ. DIST. ALONG DEPTH.
2B-11	+18'-Ø"	8"	16"	2	*6	2	*6						CONCRETE BEAM
2B-12	+18'-Ø"	8"	44"	2	<b>#</b> T	_			*3	2	a 12" o.c		PROVIDE (3) SET OF (2) *5 SKIN REINF, A' EQUALLY DIST, ALONG DEPTH,
2B-13	+18'-0"	8"	16"	2	<b>#</b> 7	2	*6		*3	2	9 6 1/2" o.c		CONCRETE BEAM
RB-1	+32'-8"	8"	52"	2	*1	2	#7		*3	2	9 14" o.c		PROVIDE (3) SET OF (2) #5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.
RB-2	+32'-4"	8"	48"	2	<b>#</b> 7	2	*6		#3	2	a 14" o.c		PROVIDE (3) SET OF (2) #5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.
RB-3	+32'-4 1/2"	8"	36 ½"	2	*8	2	#7		*3	2	a 10 1/2" o.c		PROVIDE (2) SET OF (2) *5 SKIN REINF, A EQUALLY DIST, ALONG DEPTH,
RB-4	+32'-4 1/2"	8"	36 ½"	2	*6	2	#5		#3	2	a 12" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF, A EQUALLY DIST, ALONG DEPTH,
RB-5	+31'-6"	8"	38"	2	*6	2	*6		#3	2	a 14" o.c		PROVIDE (2) SET OF (2) *5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.
RB-6	+31'-8 1/4"	8"	40 1/4"	2	#7	2	*5		#3	2	a 14" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.
RB-1	+31'-7"	8"	42"	2	#7	2	*6		#3	2	a 14" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF. A
RB-8	+31'-7 3/4"	8"	39 <del>3</del> "	2	#T	2	#5		#3	2	a 12" o.c		EQUALLY DIST. ALONG DEPTH.  PROVIDE (2) SET OF (2) #5 SKIN REINF. A
	SLOPES W/ ROOF					2	*6		#3	2	9 3" O.C		EQUALLY DIST. ALONG DEPTH.
RB-9	(H.P. +32'-10 1/2")	8"	20"	2	*6	2	*6		#3	2	a 10 1/2" o.c		CONCRETE BEAM  PROVIDE (2) SET OF (2) #5 SKIN REINF, A
RB-10	+31'-4"	8"	24"	2	*6	2	<b>*</b> 5			-	a 3" o.c		EQUALLY DIST. ALONG DEPTH.
RB-11	+41'-6"	8"	22"	2	#				*3	2			CONCRETE BEAM
RB-12	+31'-9 1/2"	8"	41 1/2"	2	<b>#</b> 7	2	*5		*3	2	a 12" o.c		PROVIDE (2) SET OF (2) *5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.
<b>RB-1</b> 3	+31'-9"	8"	41"	2	#	2	#5		*3	2	a 12" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF, A EQUALLY DIST, ALONG DEPTH.
RB-14	+31'-7"	8"	39 MIN."	2	*6	2	*6		*3	2	a 14" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF, A EQUALLY DIST, ALONG DEPTH.
RB-15	+32'-3 1/2"	8"	36 1/2"	2	*8	2	*6		#3	2	a 12" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.
RB-16	+31'-4"	8"	24"	2	<b>*</b> T	2	*7		#3	2	a 10 1/2" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF. A
RB-11	+31'-7"	8"	38"	2	*T	2	*6		#3	2	9 14" o.c		EQUALLY DIST. ALONG DEPTH.  PROVIDE (2) SET OF (2) #5 SKIN REINF. A
RB-18	+43'-8"	 8"	38"	2	#7	2	*7		#3	2	a 12" o.c		EQUALLY DIST. ALONG DEPTH.  PROVIDE (2) SET OF (2) #5 SKIN REINF. A
					· 	3	#7		#3	2	⊕ 6 1/2" o.c		EQUALLY DIST. ALONG DEPTH.
RB-19	+42'-3 1/2"	16"	19 1/2"	3	*1	3	#7		#3	2	a 14" o.c		ADD. (2) % AT MID DEPTH.  PROVIDE (2) SET OF (2) % SKIN REINF, A
RB-20	+43'-Ø"	16"	38"	3	#1	2	*5			-	a 14" oc		EQUALLY DIST, ALONG DEPTH.
RB-21	+42'-1"	8"	29"	2	#1		-		*3	2	., -,-		PROVIDE (2) SET OF (2) #5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.
RB-22	+31'-9"	8"	16"	2	*6	2	#7		#3	2	a 6 1/2" o.c		CONCRETE BEAM
RB-23	+43'-8"	8"	24"	2	#7	2	*6		#3	2	a 10 1/2" o.c		PROVIDE (2) SET OF (2) #5 SKIN REINF, A EQUALLY DIST, ALONG DEPTH,
TB-1	SEE PLAN	8"	16"	2	*5	2	*5		<b>*</b> 3		(3)@12" @ ALL COR BAL. 14" o.c.		CONCRETE TIE BEAM
TB-2	SEE PLAN	8"	24"	2	*6	2	*6		#3		a 12" o.c		PROVIDE (2) SET OF (2) *5 SKIN REINF. A EQUALLY DIST. ALONG DEPTH.

	NO1	ES -	TYP	CAL	CONC	RETE	BEAM
•	1	DEY	OND.	۸ TE		TING F	2E /M

- BEYOND A TERMINATING BEAM, WHERE ADJACENT SLAB IS AT LEAST 5" THICK, EXTEND ALL TOP BARS INTO THE SLAB FOR A DISTANCE OF LD BEYOND THE OUTSIDE FACE OF SUPPORT. WHERE BEAM CANTILEVERS BEYOND SUPPORT EXTEND ALL TOP AND BOTTOM BARS TO THE END OF THE CANTILEYER AND TERMINATE TOP BARS WITH A STANDARD HOOK.
- THE NUMBER OF REQUÍRED VERTICAL LEGS PER STÍRRUP IS INDÍCATED IN THE SCHEDULE, DEVELOPMENT OF STÍRRUPS SHALL BE IN ACCORDANCE WITH ACI 318. PLACE FIRST STIRRUP AT A DISTANCE FROM THE FACE OF SUPPORT EQUAL TO 1/2 THE SCHEDULE FIRST SPACING, OR 2", WICHEVER IS LESS.
- 3. SEE BEAM SCHEDULE FOR BEAM DIMENSIONS AND REINFORCING.
- . CONTRACTOR SHALL DETAIL AND SHALL PLACE TOP OR BOTTOM REINFORCING BARS IN MULTIPLE LAYERS ONLY WHERE REQUIRED TO

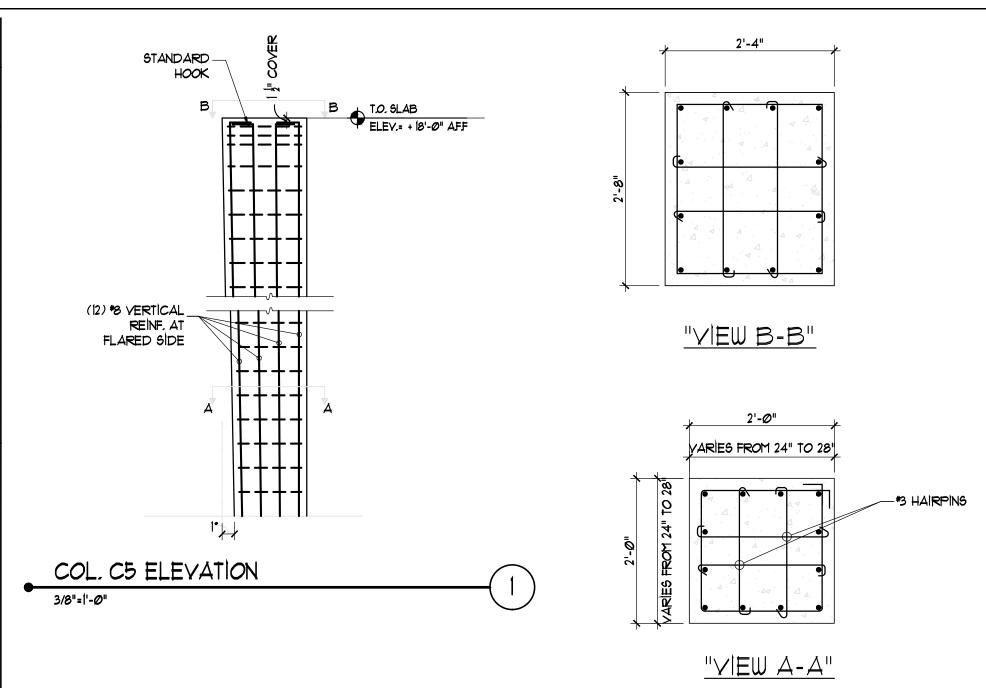
		- l l- 1.			REINFOR	RCING		
MARK		SIZE (IN)		LONG	BAR	SHO	RT BAR	REMARKS
	LENGTH	MIDTH	DEPTH	TOP	BOTT,	TOP	BOTT.	
TE1	CONT.	12"	12"	(1) #5	(2) *5			THICKENED EDGE
TE2	CONT.	16"	16"	(2) #5	(2) <del>*5</del>			THICKENED EDGE
MF-20	CONT.	20"	16"	(2) #5	(2 <b>*</b> 5			MONOLITHIC SLAE
WF16	CONT.	16"	12"	(1) #5	(2 *5		(1)#4@16"0.c.	WALL FTG.
WF18	CONT.	18"	12"	(1) #5	(2 <b>*</b> 5		(1)#4@16"0.c.	WALL FTG.
WF20	CONT.	20"	12"	(1) #5	(3) *5		(1)#5@12"0.c.	
WF30	CONT.	3Ø"	12"	(2) #5	(4) #5		(1)#5@12"o.c.	
WF36	CONT.	36"	12"	(2) #5	(4) #5		(1)#5@12"o.c.	WALL FTG.
WF40	CONT.	40"	14"	(4) #5	(5) #5		(1)#5@12"o.c.	WALL FTG.
F-4	4'-0"	4'-Ø"	12"		(4) *5		(4) #5	PAD FTG.
F-5	5'-Ø"	5'-Ø"	14"		(6) 5		(6) *5	PAD FTG.
F-5.5	5'-6"	5'-6"	14"		(6)5		(6) 45	PAD FTG.
F-6	6'-0"	6'-0"	14"		(7) #5		(7) #5	PAD FTG.
F-65	6'-6"	6'-6"	14"		(T) #5		(7) #5	PAD FTG.
F-T	ד'-@"	7'-Ø"	14"		(7) #6		(7) #6	PAD FTG.
F-8	8'-0"	8'-0"	16"		(8) *6		(8) *6	PAD FTG.
F-8.5	8'-6"	8'-6"	16"		(8) *6		(8) *6	PAD FTG.
F-9	9'-0"	9'-0"	18"		(9) #7		(9) <b>#</b> T	PAD FTG.
F-5x8	5'-0"	8'-0"	14"	(6) #5	(6) #5	(10) #6	(10) #6	PAD FTG.

		 			, i.e., o	(10)	1 / 12 / 14/
LAYOUT	FOOTING - PLAN V ONG BAR	 CING HLOIM	•	TOP STEE	•	OUTER LAYER CORNER BAR BAR AT ALI	L CONT, FOOT
	ONTINUOUS	 <del>-</del>	SEC A	<u>-A</u>		CHANGES IN DI	RECTION

		SIZE	ZIND		PE	BASE PLATE OR TIES	
MARK	TYPE	W W	D	OR VER	SIZE	(*3 UN_O.)	REMARKS
(ci)	CONC.	8"	12"	(4)	*5	#3@8" o.c.	CONCRETE COLUN
(C2)	CONC.	8"	16"	(6)	*6	#3@8" o.c.	CONCRETE COLUM
<u>(3)</u>	CONC.	8"	24"	(8)	*5	#3@8" o.c.	CONCRETE COLUN
<b>(4)</b>	CONC.	8"	15"	(6)	*6	#3@8" o.c.	CONCRETE COLU
(5) (6)	CONC.	SEE	DETAIL	(12)	*8	#3@12" o.c.	CONCRETE COLU
6	CONC.	24"	40"	(12)	*9	#3@12" o.c.	CONCRETE COLU
	CONC.	SEE	DETAIL	(17)	*10	#3@12" o.c.	CONCRETE COLUN
<b>(3</b> )	CONC.	SEE	DETAÌL	(16)	#9	#3@12" o.c.	CONCRETE COLU
<b>©</b>	CONC.	8"	32"	(8)	*5	*398" o.c.	CONCRETE COLUN
	LUMN SYMBOI		) COLUM	IS WITH AR N ABOVE *3 HAIF	•	RAL DRAWINGS  COLUMN CONTINUES	2'-0"
	LUMN SYMBOI	HAIRPINS	) COLUM	N ABOVE *3 HAIR	RPINS	COLUMN CONTINUES	2'-@"
COL	LUMN SYMBOI	HAIRPINS	) COLUM	N ABOVE *3 HAIR	RPINS		2'-@"

_				STEEL COLUI	MN SCHEDULE					
+	M	1ARK	SIZE	CAP #2	BASE PLATE					
Ť		(11) (12)	HSS 8x4x3/8 HSS 7x5x1/2	SEE DETAIL 1/ 5-301 SEE DETAIL 6/ 5-301	3/4" x12"x10" W/(4) 3/4" \$ HEADED ANCHOR BOLTS (12" MIN. EMBED) 1" x11"x11" W/(4) 3/4" \$ HEADED ANCHOR BOLTS (12" MIN. EMBED)					
†		(573) (574)	HSS 7x5x1/2 HSS 7x4x3/8	SEE DETAIL 9/ 5-300 SEE DETAIL X/ 5-400	1" x13"x13" W/(4) 3/4" Ø HEADED ANCHOR BOLTS (12" MIN. EMBED) SEE DETAIL 3/ 5-3Ø1 (PLATE "B")					
†										
†	-	"W" O			SE UP TO 2" FOR ARCHITECTURAL PURPOSES, COORDINATE FINAL DOR/WINDOW ROUGH OPENING SIZES,					

COORDINATE FINAL SIZE OF COLUMN WARCHITECTURAL PLANS & DOOR/ WINDOW ROUGH OPENING



(16) \*9 VERTICAL

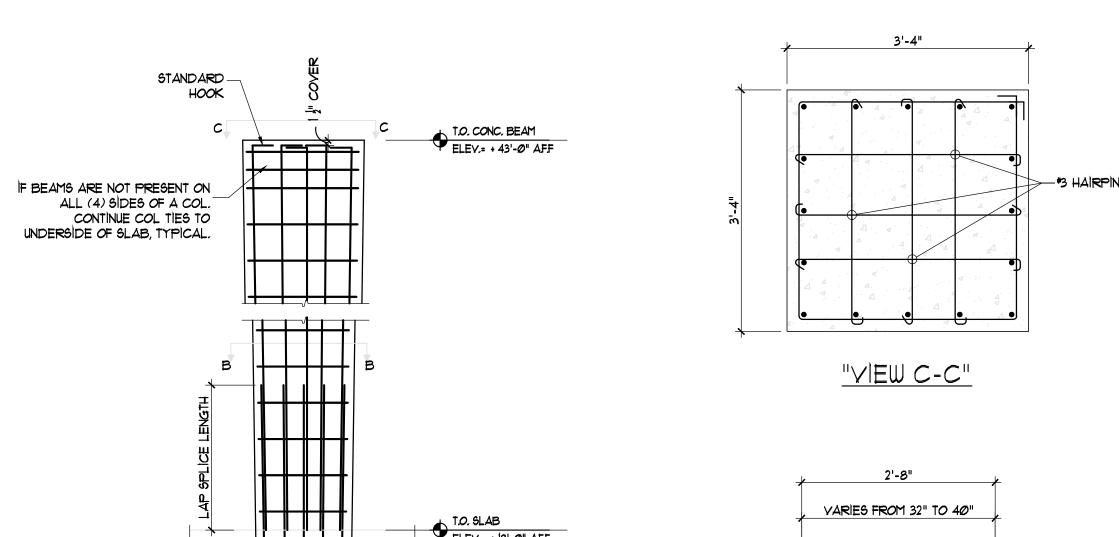
LINE OF COLUMN AT 2ND FLOOR

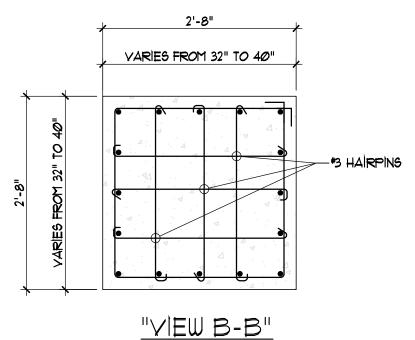
REINF, AT FLARED SIDE

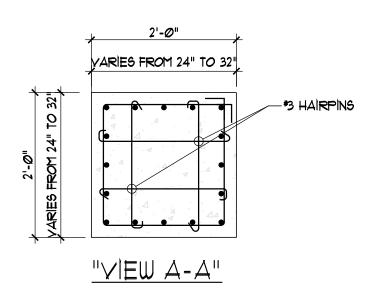
COL. C8 ELEVATION

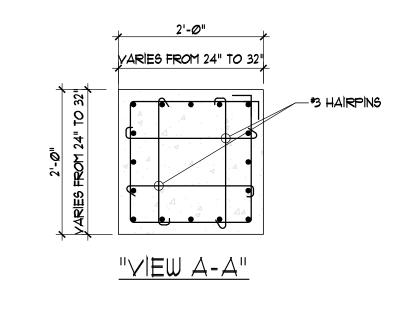
VARIES FROM 43" TO 47"

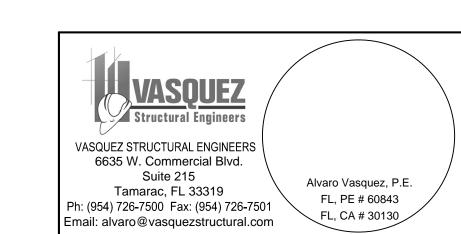
LINE OF COLUMN AT\_ 2ND FLOOR











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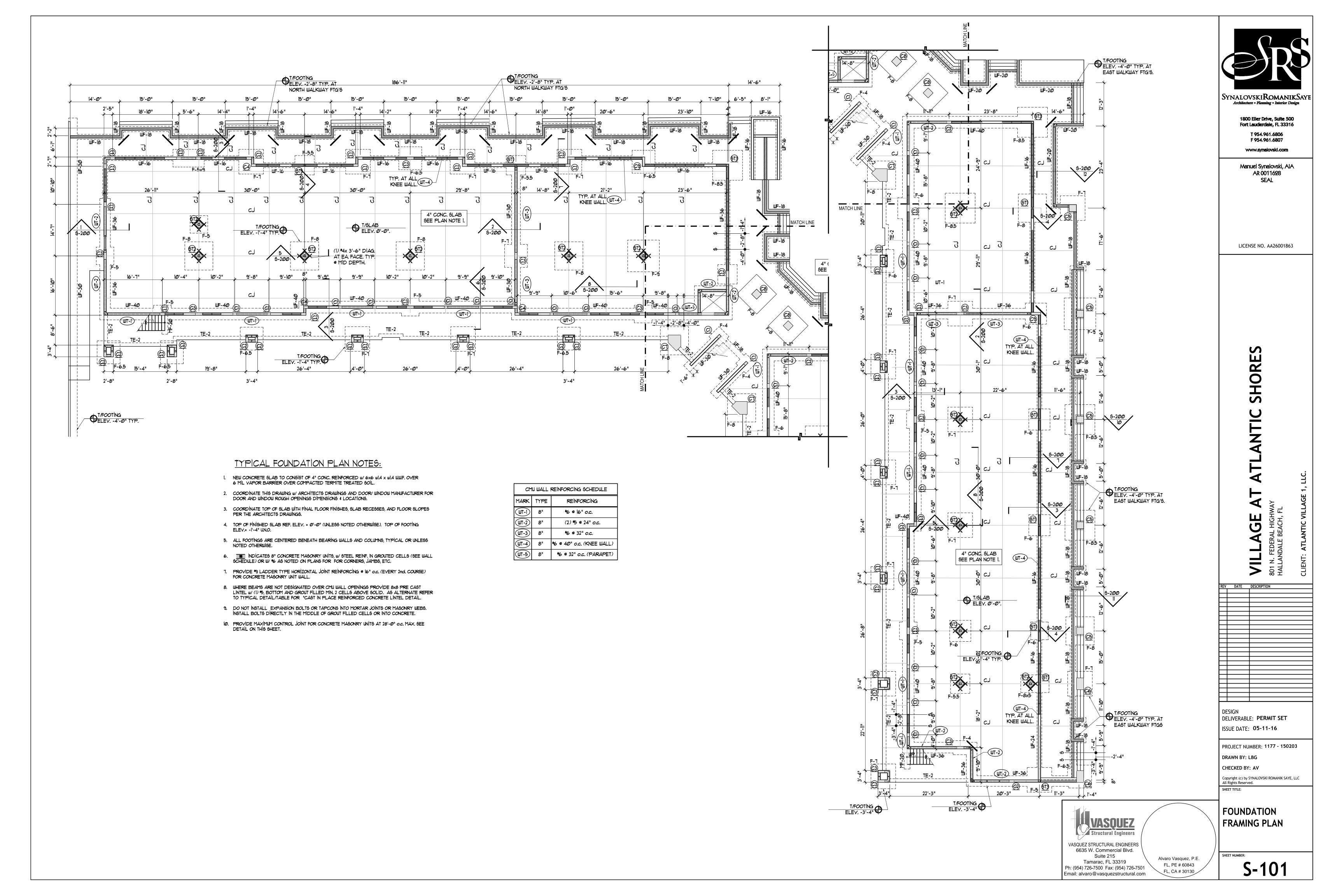
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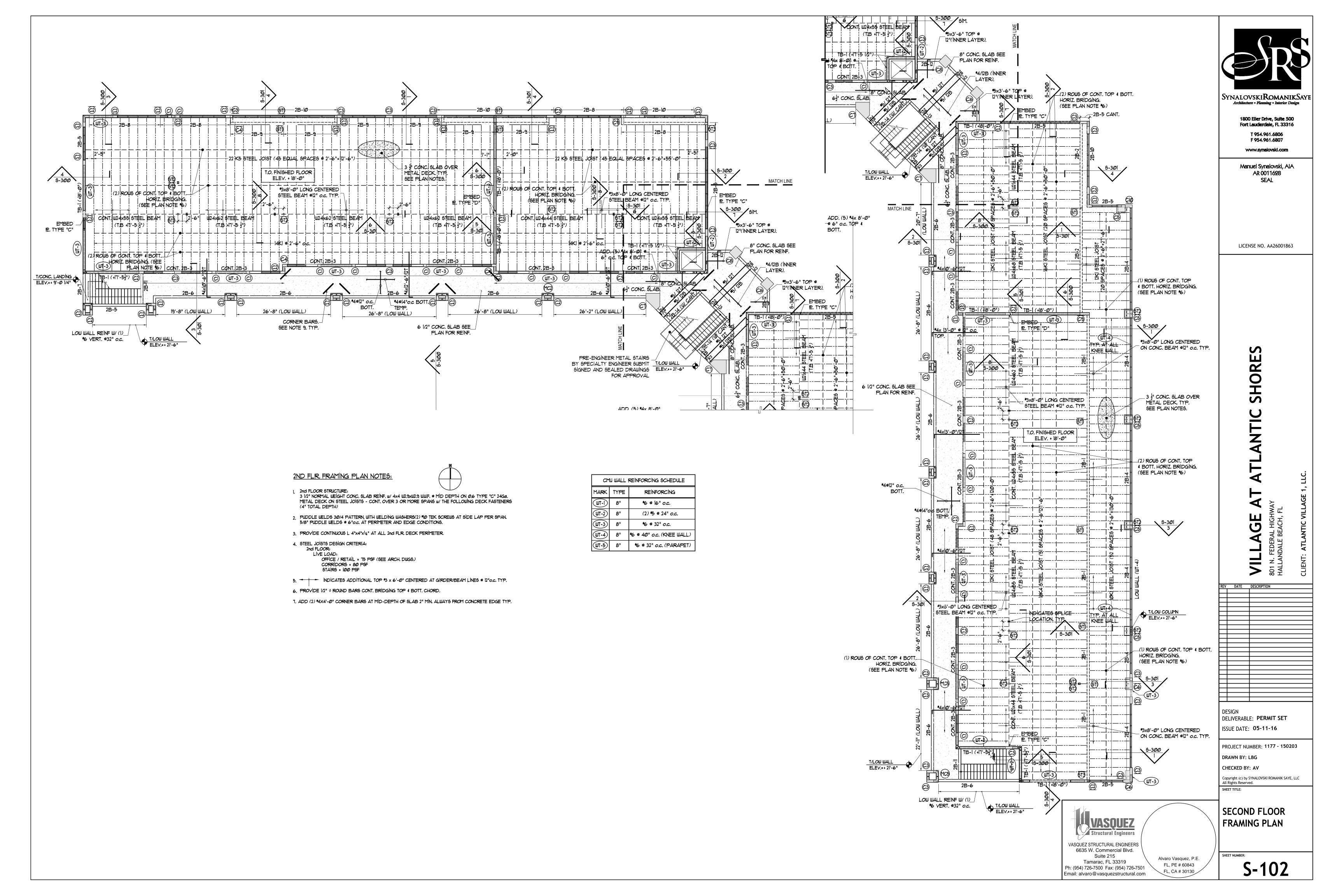
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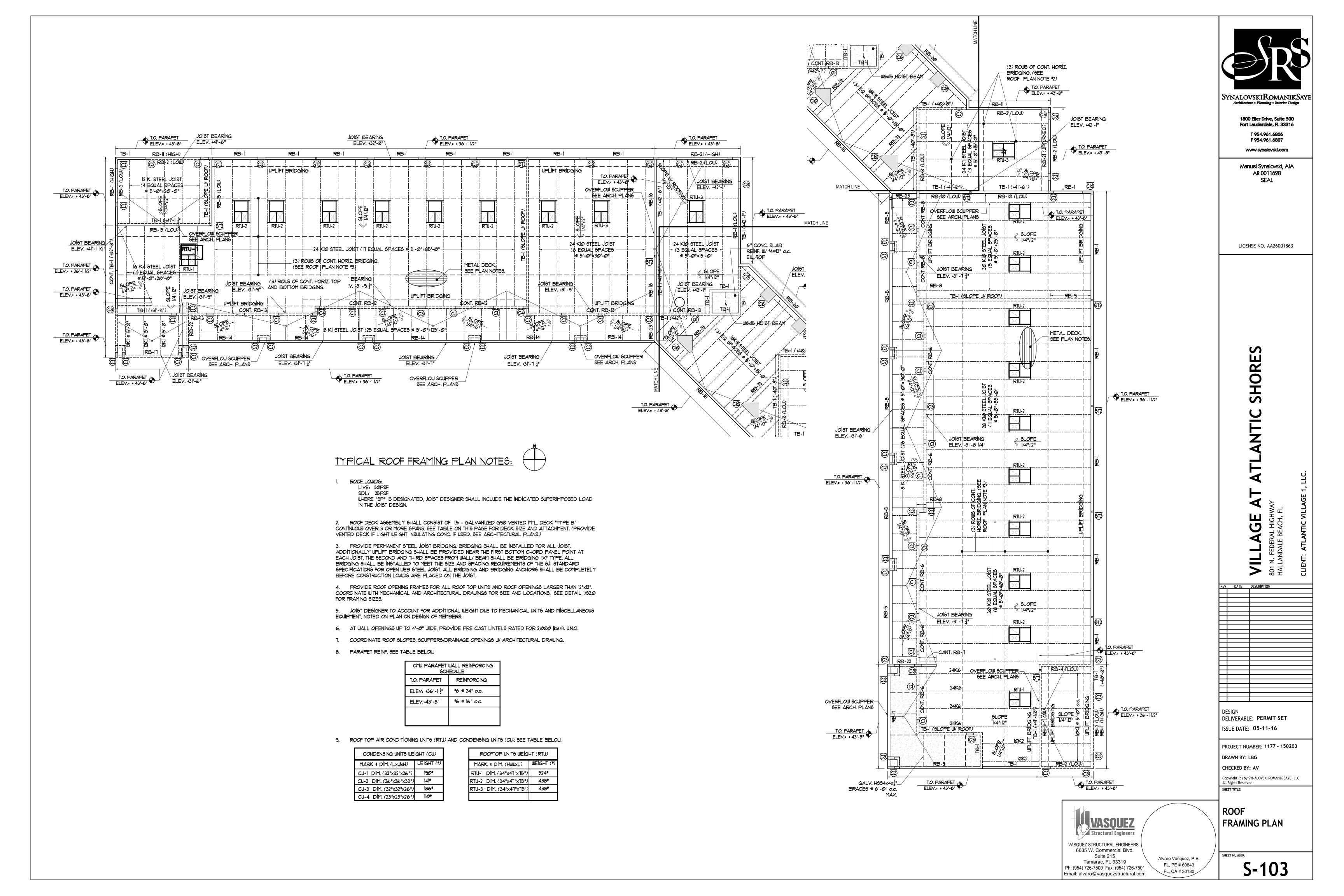
SCHEDULES

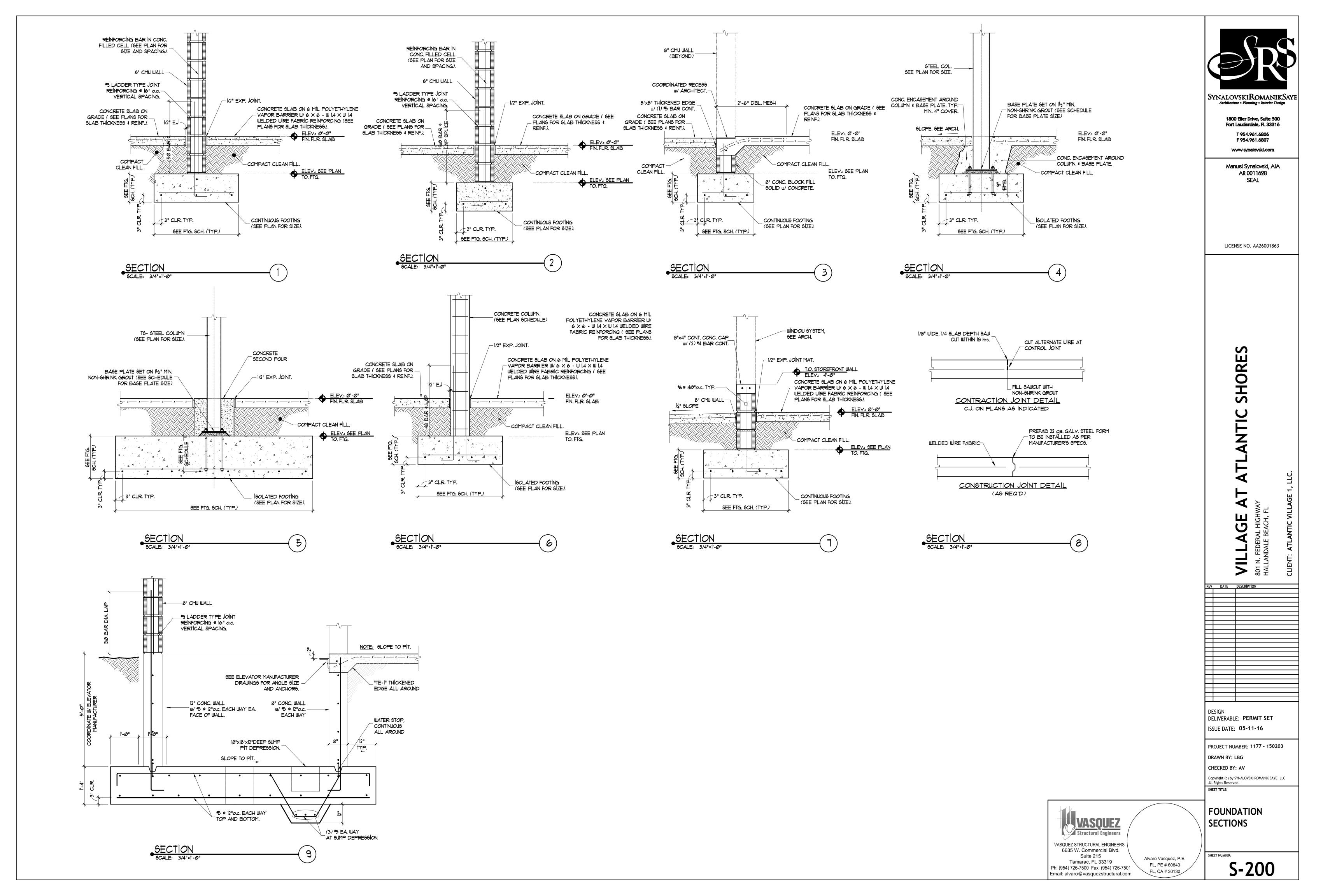
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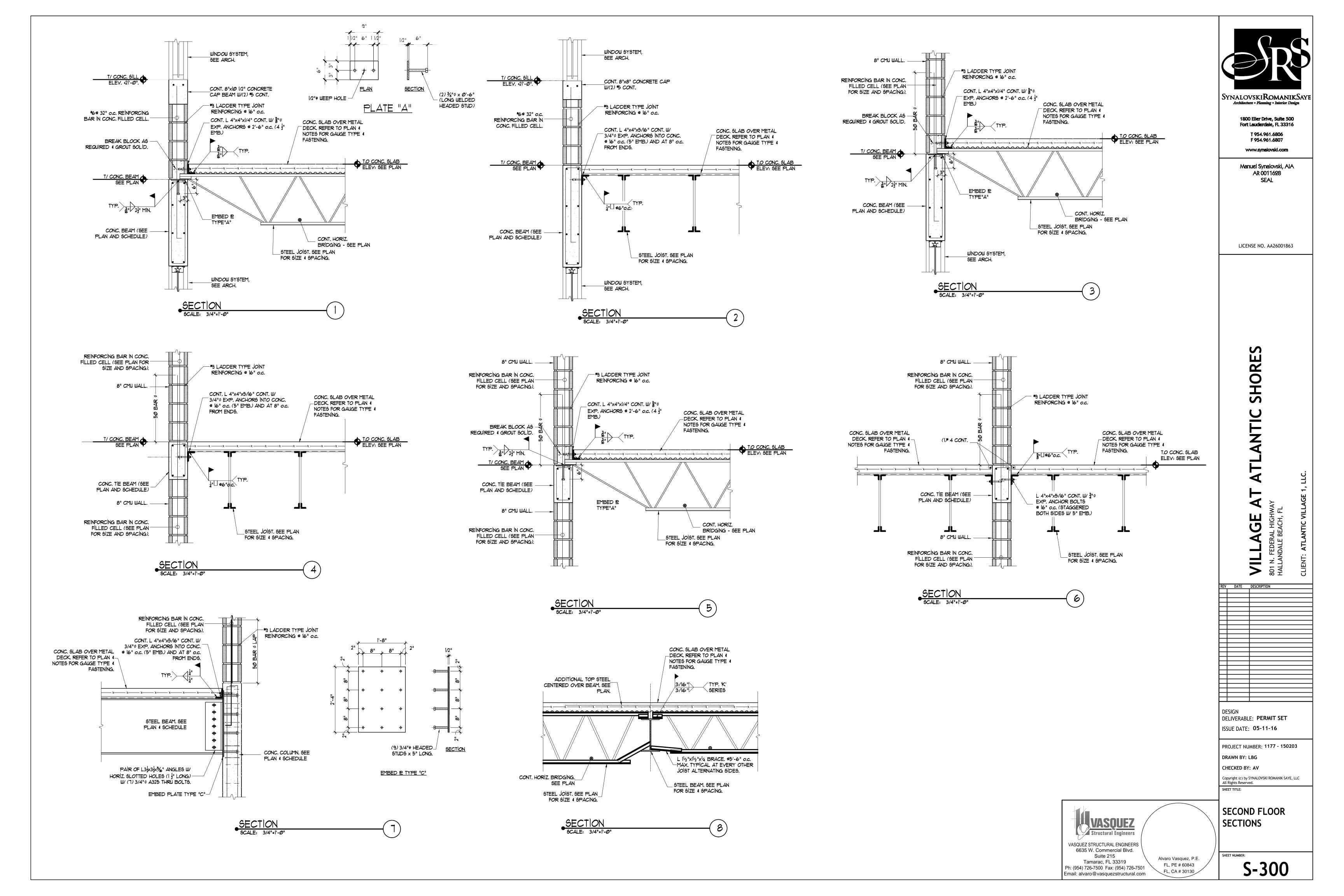
EQUALLY DIST. ALONG DEPTH.

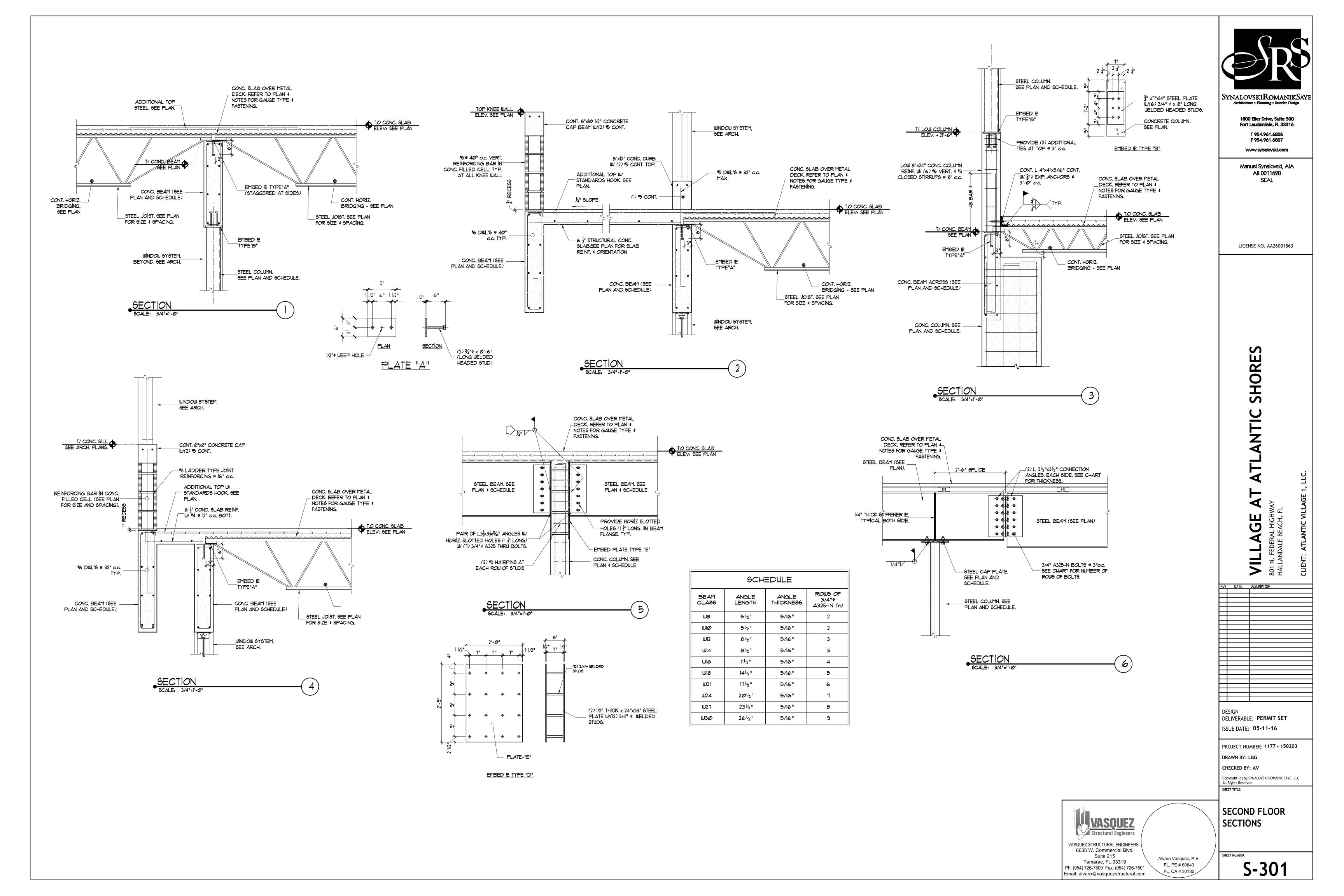


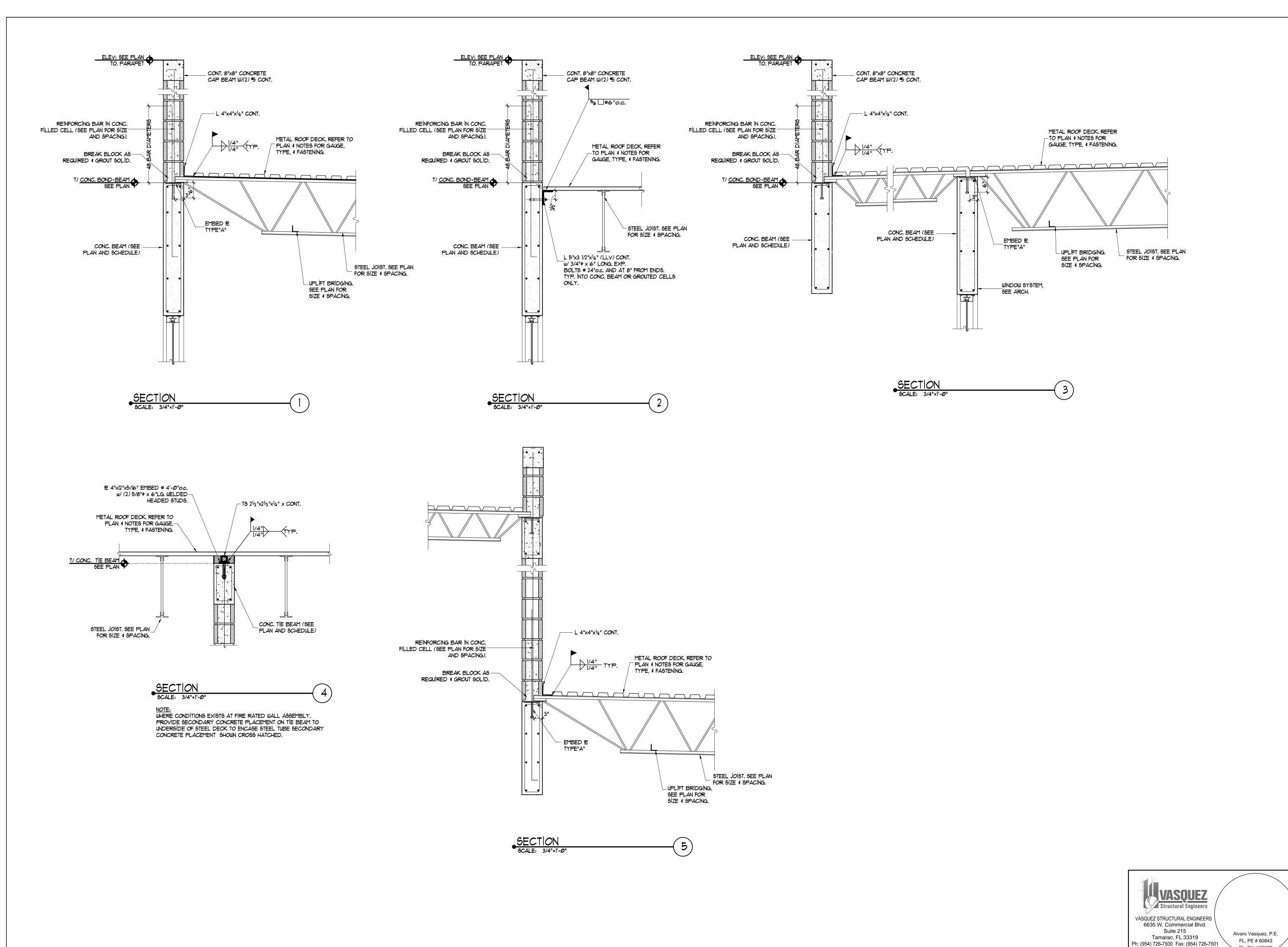














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**S-400**