

AMPHITHEATRE / RESTROOMS

AT ROYAL PALM BEACH COMMONS PARK

11600 POINCIANA BLVD.
ROYAL PALM BEACH, FLORIDA 33411

REG PROJECT No. 15048

CONSTRUCTION DOCUMENT SET

AUGUST 30, 2016



Prepared for:
VILLAGE OF ROYAL PALM BEACH
1050 ROYAL PALM BEACH BLVD.
ROYAL PALM BEACH, FL 33411

DRAWINGS INDEX

SHEET NO.	TITLE	SHEET NO.	TITLE	SHEET NO.	TITLE	SHEET NO.	TITLE
COVER	PROJECT COVER SHEET						
SHT 1 OF 9	CIVIL PAVING GRADING & DRAINAGE	S-1	STRUCTURAL (AMPHITHEATRE) FOUNDATION PLAN	E01	ELECTRICAL (AMPHITHEATRE) ELECTRICAL SPECS / LEGEND / INDEX	M01	MECHANICAL (RESTROOMS) NOTES/SCHEDULES
SHT 2 OF 9	WATER & SEWER PLAN	S-2	ROOF PLAN / SCHEDULES / WIND LOADS/DETAILS	E11	POWER PLAN	M12	RESTROOM MECHANICAL PLAN
SHT 3 OF 9	WATER & SEWER DETAILS	S-3	STRUCTURAL DETAILS / STRUCTURAL NOTES	E21	LIGHTING PLAN	M51	DETAILS/NOTES
SHT 4 OF 9	ENGINEERING DETAILS	S-4	SECTIONS	E31	ELECTRICAL RISER DIAGRAM		
SHT 5 OF 9	ENGINEERING SANITARY SEWER PROFILE	S-5	GIRDER DETAILS & WIND LOADS	E51	ELECTRICAL SITE PLAN		
SHT 6 OF 9	PHASING & SAFETY PLAN			P01	PLUMBING (AMPHITHEATRE) AMPHITHEATRE SCHEDULES & SPECS	E01	ELECTRICAL SPECS/LEGENDS/INDEX
SHT 7 OF 9	EROSION CONTROL PLAN			P11	AMPHITHEATRE PLUMBING PLAN	E11	RESTROOM ELECTRICAL PLAN
SHT 8 OF 9	ELECTRICAL CONDUIT PLAN					E31	ELECTRICAL RISER/PANEL SCHEDULES
SHT 9 OF 9	AS-BUILT EXHIBITS					E51	ELECTRICAL SITE PLAN
LI-1	LANDSCAPE LANDSCAPE INDEX	IA-000	ARCHITECTURAL (AMPHITHEATRE) ARCHITECTURAL INFORMATION SHEET	S-1	STRUCTURAL (RESTROOMS) FOUNDATION & ROOF FRAMING PLAN/SECTIONS/SCHEDULES	P01	PLUMBING (RESTROOMS) RESTROOMS SCHEDULES/SPECS
LP-1	LANDSCAPE PLAN	IA-001	SITE PLAN	S-2	STRUCTURAL NOTES/DETAILS	P12	RESTROOMS PLUMBING PLAN/RISER DIAGRAMS
LP-2	LANDSCAPE PLAN	IA-002	DEMOLITION PLAN				
LP-3	LANDSCAPE PLAN	IA-101	FLOOR PLAN	2A-000	ARCHITECTURAL (RESTROOMS) ARCHITECTURAL INFORMATION SHEET		
LP-4	LANDSCAPE SPECS	IA-201	ROOF PLAN & CEILING PLAN	2A-101	FLOOR PLAN		
II-1	IRRIGATION INDEX	IA-202	ACOUSTICAL PANEL FLOOR PLAN & ELEVATION	2A-201	ROOF AND CEILING PLANS		
IR-1	IRRIGATION PLAN	IA-301	BUILDING ELEVATIONS	2A-301	BUILDING ELEVATIONS & SECTIONS		
IR-2	IRRIGATION PLAN	IA-401	SECTIONS				
IR-3	IRRIGATION PLAN	M01	MECHANICAL (AMPHITHEATRE) MECHANICAL LEGENDS / NOTES / INDEX				
		M02	MECHANICAL SCHEDULES				
		M11	MECHANICAL PLAN				
		M51	MECHANICAL DETAILS				
		M61	MECHANICAL SPECIFICATIONS				

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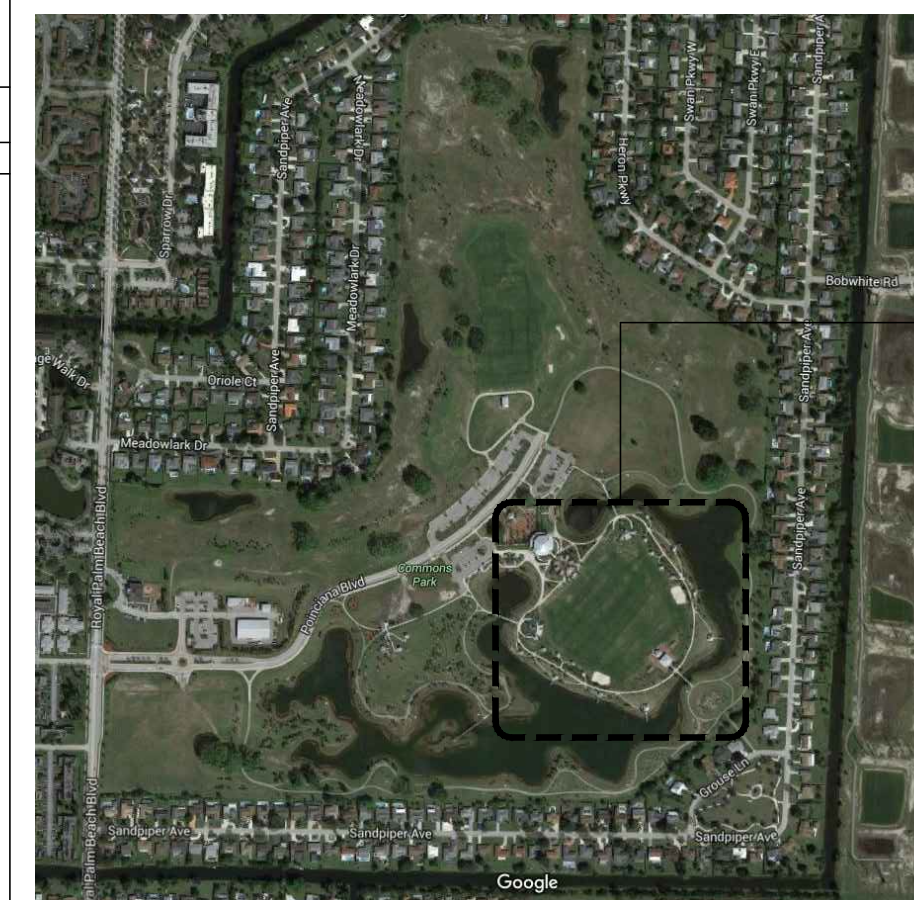
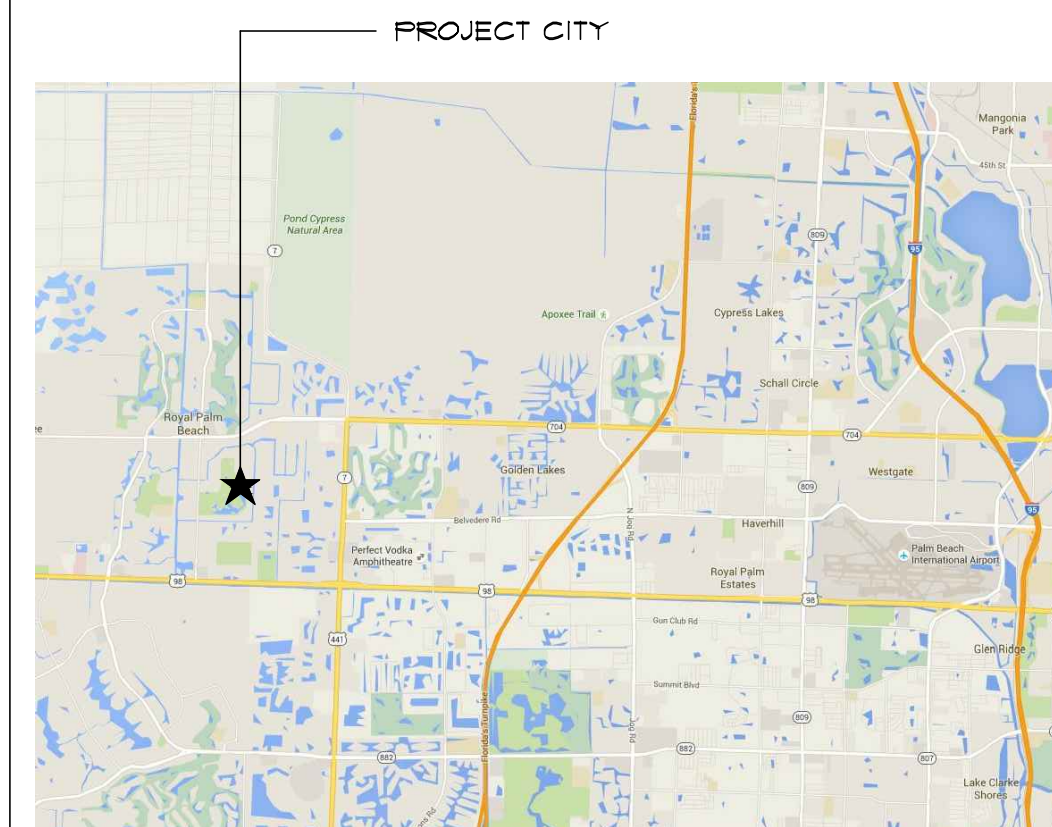
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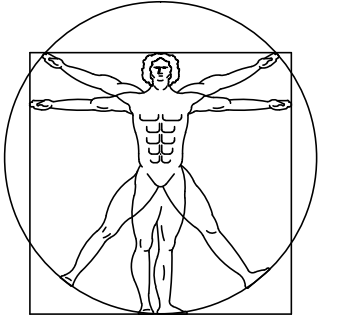
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LOCATION MAP



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AMPHITHEATRE
at
COMMONS
PARK

11600 POINCIANA BLVD.
ROYAL PALM BEACH, FL 33411



REVISIONS	NO.
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DATE 08-30-16

SCALE NTS

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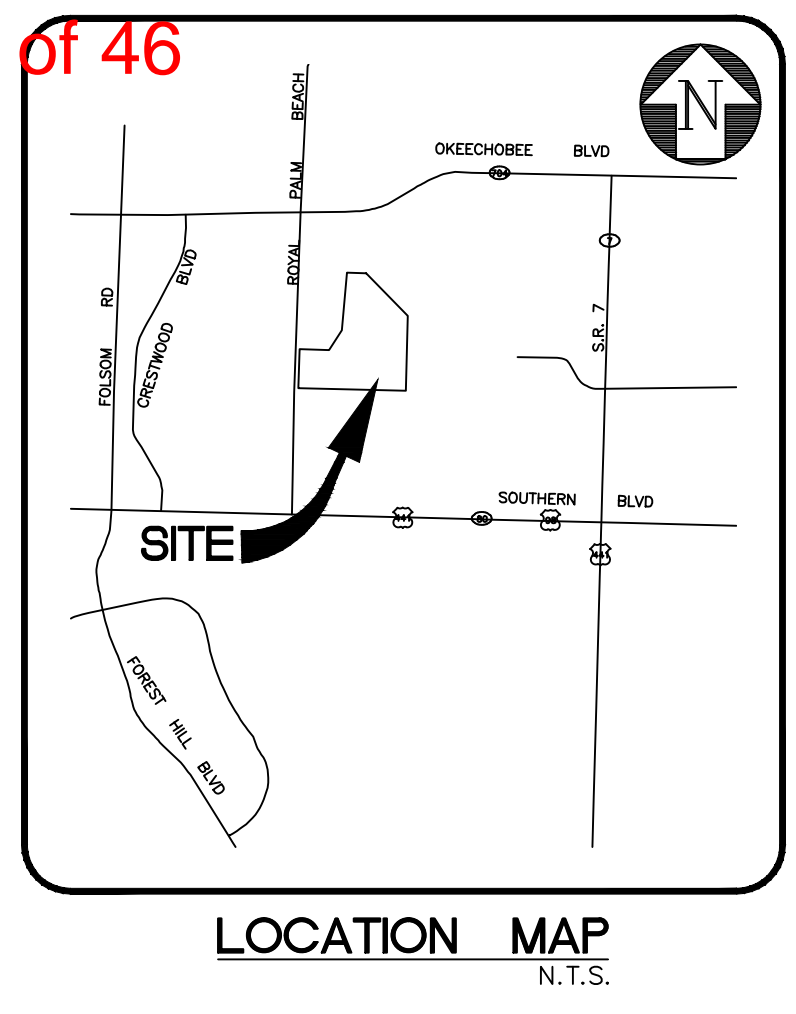
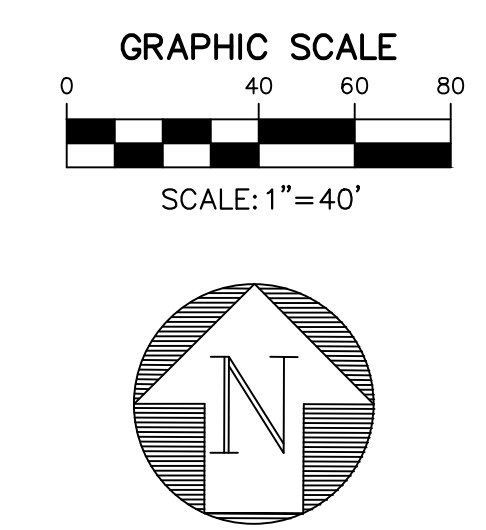
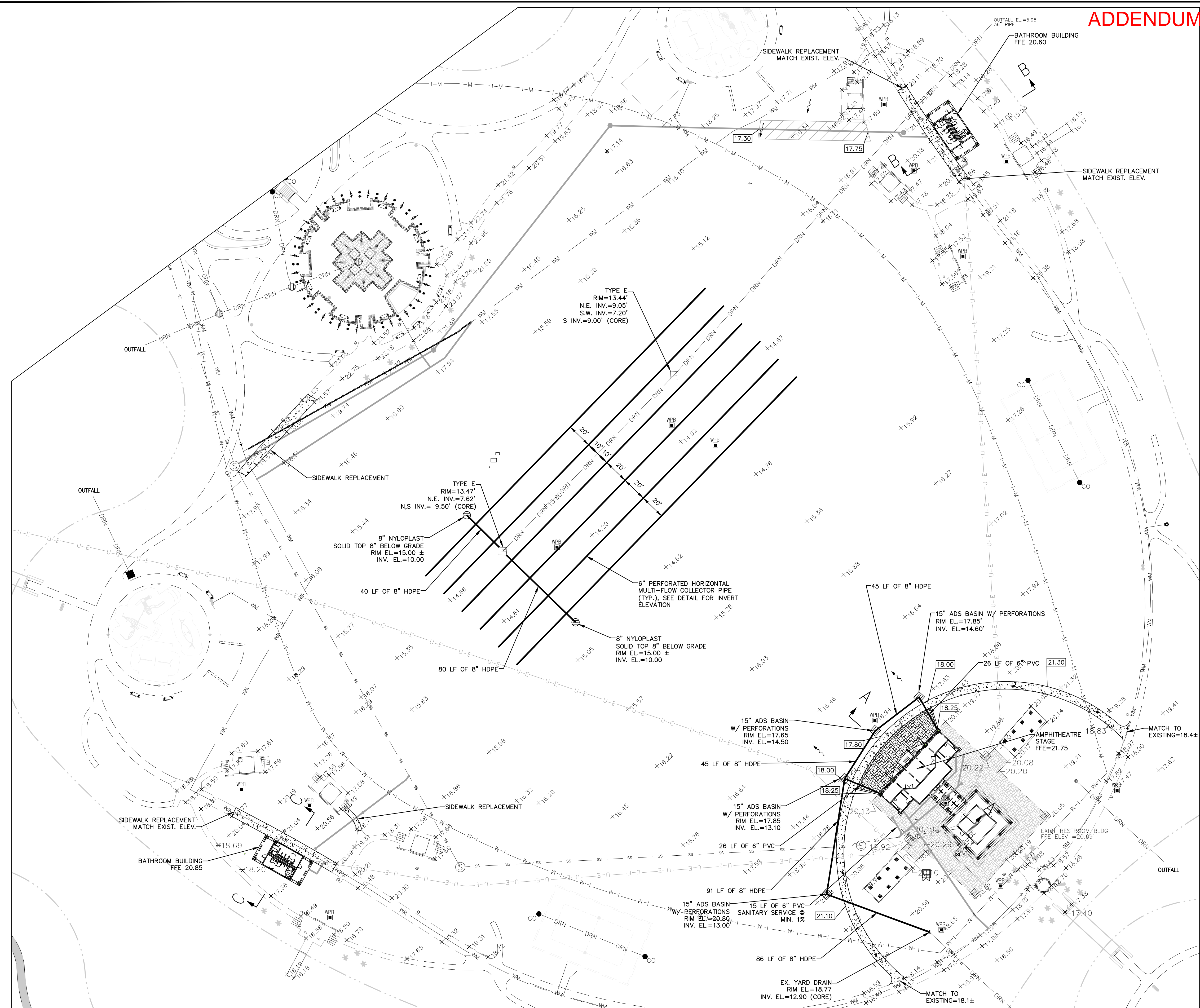
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PROJECT
COVER
SHEET

NOT FOR PERMIT
COVER



- GENERAL NOTES:**
- IRRIGATION MAIN IS PRESSURIZED.
 - CONTRACTOR TO POTHOLE LOCATE IRRIGATION MAIN PRIOR TO CONSTRUCTION.
 - ALL ELEVATIONS ARE REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD)
 - BENCHMARKS: "AUD PBC BM"
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - TOPOGRAPHIC SURVEY PERFORMED BY ENGENUITY GROUP ON 7/12/2016.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FDOT AND RPB STANDARDS.
 - GRASS AREAS DISTURBED SHALL BE RE-SODDED WITH CELEBRATION BERMUDA SOD TO MATCH EXISTING. ANY IRRIGATION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR.

LEGEND:

ABBREVIATIONS		EXISTING		PROPOSED	
ELEV.	ELEVATION	+ 0.00	MEASURED ELEV.	CONCRETE SIDEWALK	
N	NORTH	⊙	DRAINAGE MANHOLE	—	DRAINAGE FLOW DIRECTION
S	SOUTH	⊙	DRAINAGE INLET	—	
E	EAST	—	DRAINAGE PIPE	—	
W	WEST	—		—	
RCP	REINFORCED CONCRETE PIPE	—		—	
LF	LINEAR FEET	—		—	
TBM	TEMPORARY BENCHMARK				



NO.	DATE	REMARKS	BY

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ROYAL PALM BEACH AMPHITHEATRE
ROYAL PALM BEACH COMMONS PARK
PAVING, GRADING & DRAINAGE PLAN

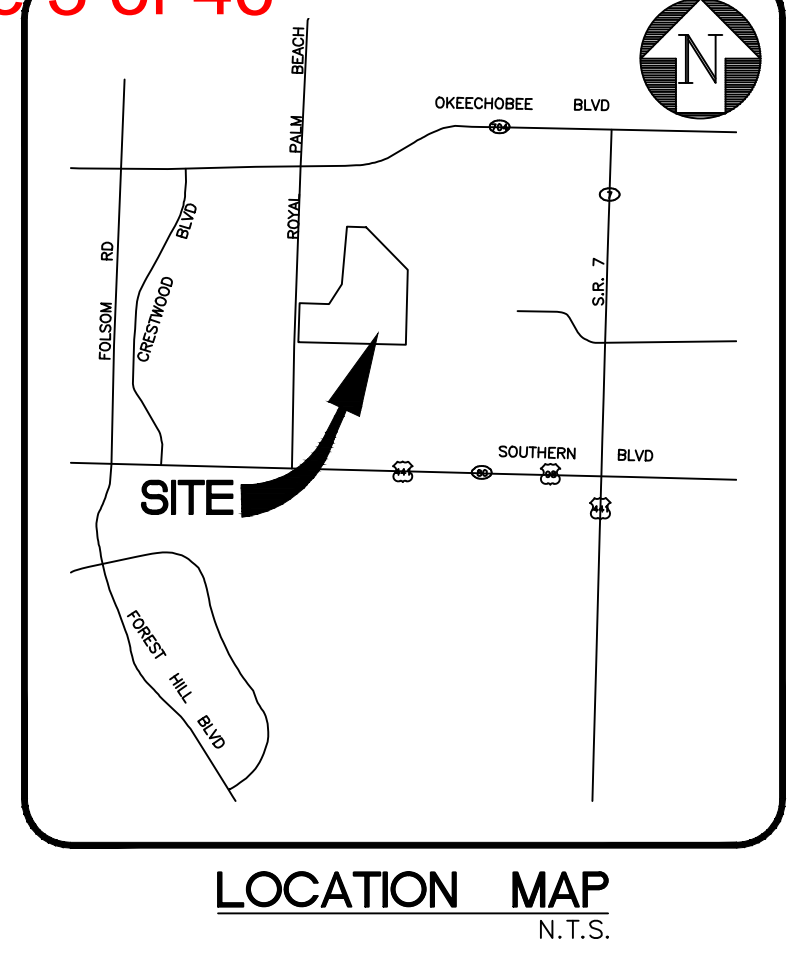
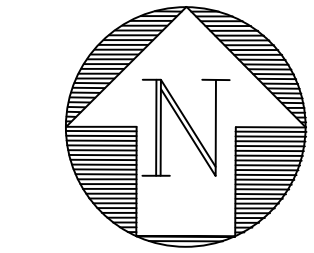
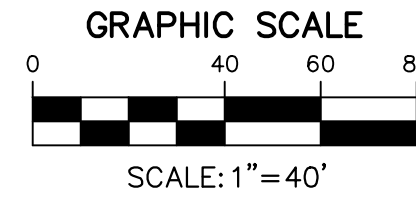
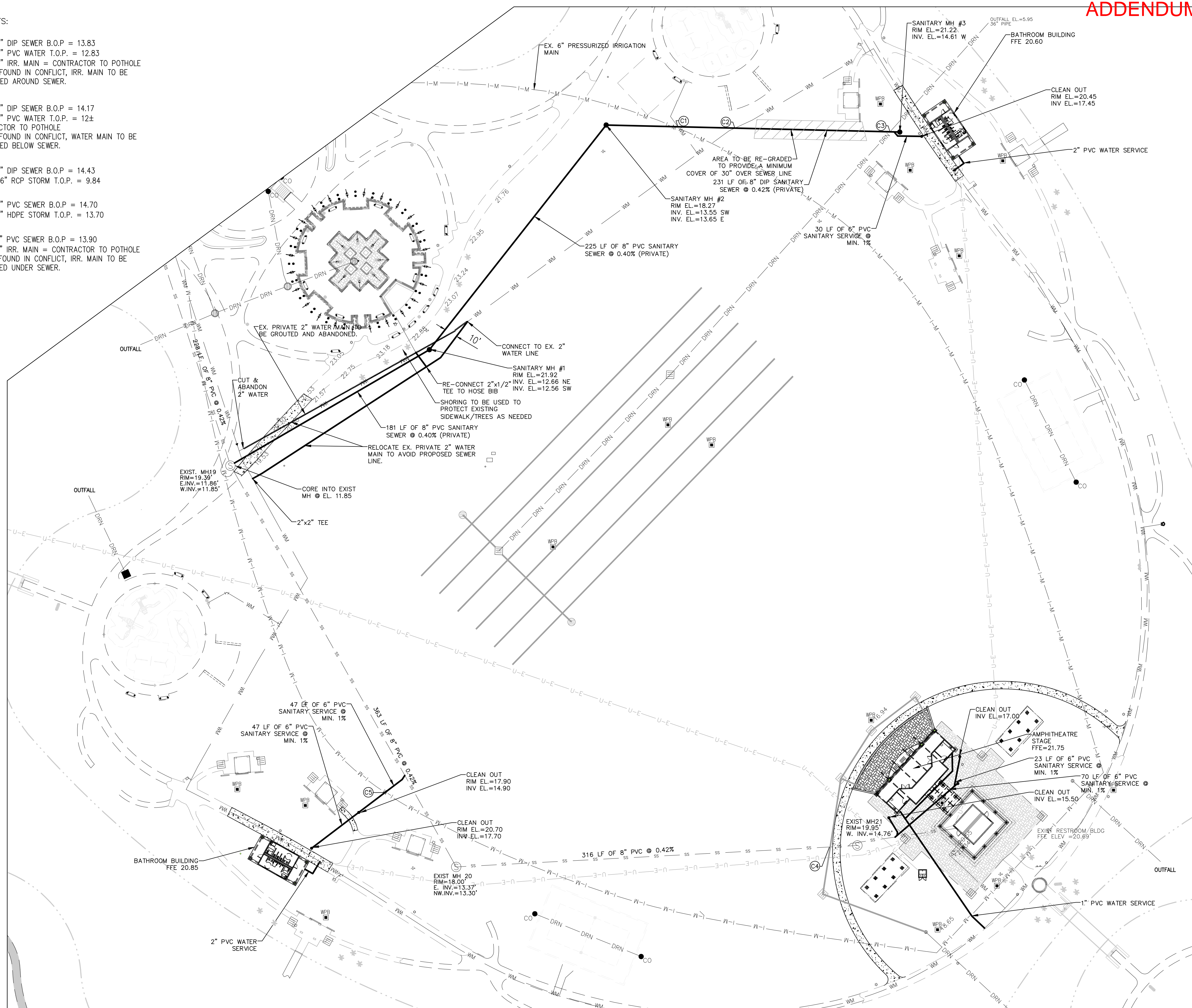
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DATE	DATE	DATE	DATE
06/17/2016	06/17/2016	06/17/2016	06/17/2016
DRAWN	ETLB	PROJECT ENGINEER	ACS
PROJECT ENGINEER	ACS	PROJECT MANAGER	ACS
CHECKED			
1	9		
JOB NO. 16035.01			

CONFLICTS:

- (C1) PROP. 8" DIP SEWER B.O.P. = 13.83
EXIST. 2" PVC WATER T.O.P. = 12.83
EXIST. 6" IRR. MAIN = CONTRACTOR TO POTHOLE
AND IF FOUND IN CONFLICT, IRR. MAIN TO BE
DEFLECTED AROUND SEWER.
- (C2) PROP. 8" DIP SEWER B.O.P. = 14.17
EXIST. 2" PVC WATER T.O.P. = 12±
CONTRACTOR TO POTHOLE
AND IF FOUND IN CONFLICT, WATER MAIN TO BE
DEFLECTED BELOW SEWER.
- (C3) PROP. 8" DIP SEWER B.O.P. = 14.43
EXIST. 36" RCP STORM T.O.P. = 9.84
- (C4) EXIST. 8" PVC SEWER B.O.P. = 14.70
PROP. 8" HDPE STORM T.O.P. = 13.70
- (C5) PROP. 6" PVC SEWER B.O.P. = 13.90
EXIST. 6" IRR. MAIN = CONTRACTOR TO POTHOLE
AND IF FOUND IN CONFLICT, IRR. MAIN TO BE
DEFLECTED UNDER SEWER.



GENERAL NOTES FOR WATER AND SEWER

1. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL APPLICABLE FEES AND CHARGES MUST BE PAID PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGE, DISRUPTION OF SERVICE OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
5. UTILITY COORDINATION SHALL BE BY CONTRACTOR. OWNER SHALL PAY FOR PERMIT FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL UTILITIES.

GENERAL NOTES:

1. IRRIGATION MAIN IS PRESSURIZED.
2. CONTRACTOR TO POTHOLE LOCATE IRRIGATION MAIN PRIOR TO CONSTRUCTION.
3. ALL ELEVATIONS ARE REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD)
4. BENCHMARKS: "AUD PBC BM"
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
6. TOPOGRAPHIC SURVEY PERFORMED BY ENGENUITY GROUP ON 7/12/2016.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FDOT AND RPB STANDARDS.
8. GRASS AREAS DISTURBED SHALL BE RE-SODDED WITH CELEBRATION BERMUDA SOD TO MATCH EXISTING. ANY IRRIGATION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR.

RECORD DRAWING NOTES:

1. RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
2. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWJD STANDARDS.
4. STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS AS REQUIRED BY PBCWJD.



LEGEND:

ABBREVIATIONS		EXISTING		PROPOSED	
ELEV.	ELEVATION	+	MEASURED ELEV.	—	SINGLE SANITARY SERVICE
N	NORTH	⊙	DRAINAGE MANHOLE	—	VALVE
S	SOUTH	□	DRAINAGE INLET	—	MANHOLE AND SANITARY SEWER
E	EAST	—	DRAINAGE PIPE	—	
W	WEST	—		—	
RCP	REINFORCED CONCRETE PIPE	—		—	
LF	LINEAR FEET	—		—	
TBM	TEMPORARY BENCHMARK				

NO.	DATE	REMARKS	BY

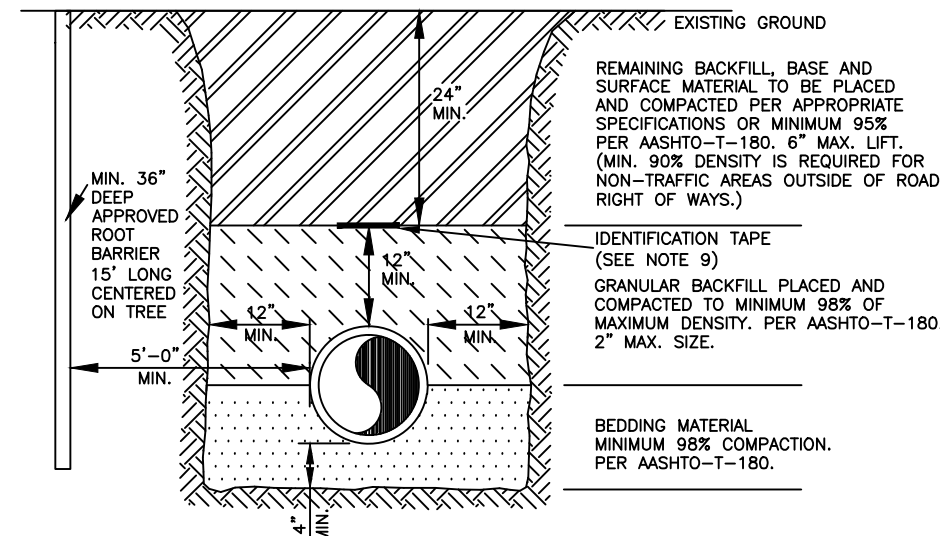
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FLORIDA LICENSE NO. 72235

ROYAL PALM BEACH AMPHITHEATRE
ROYAL PALM BEACH COMMONS PARK
WATER AND SEWER PLAN

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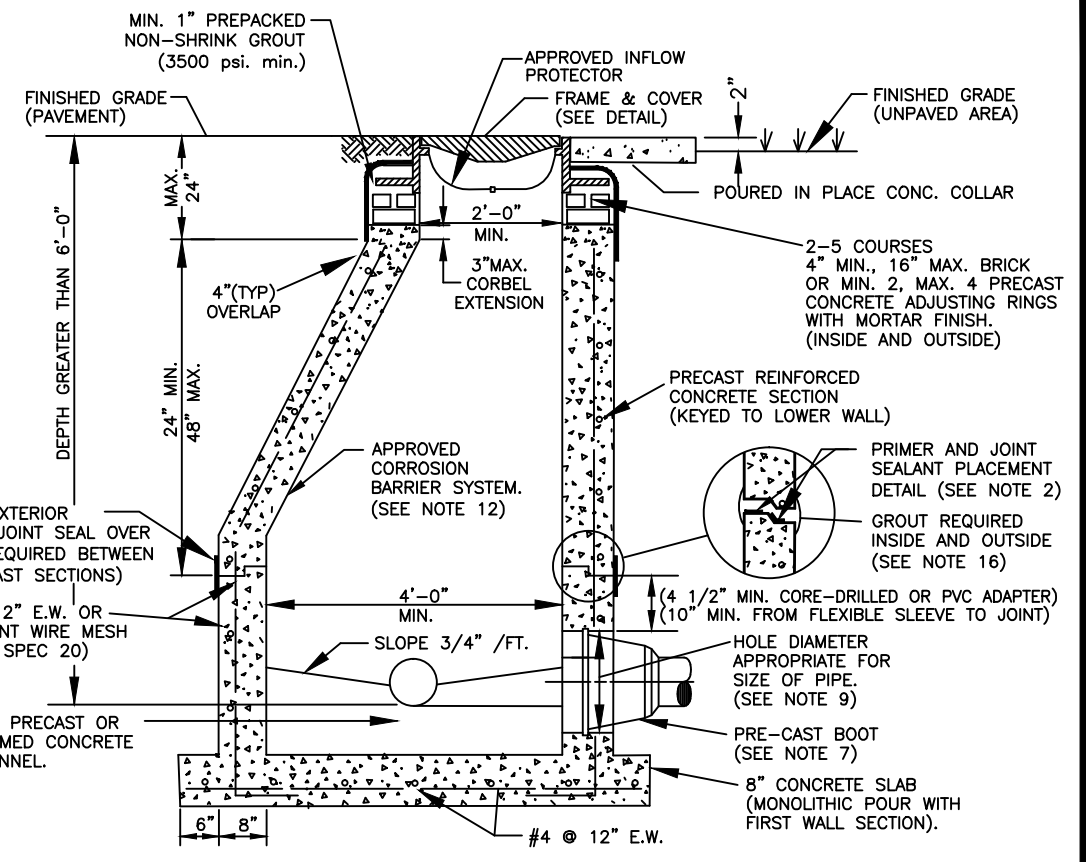
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DRAWN		ACS	
PROJECT ENGINEER		ACS	
PROJECT MANAGER			
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JOB NO.	16035.01		



- NOTES:**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING, UNSATURABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSATURABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 - DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM. MINIMUM 1 SET OF TESTS FOR EACH WASTEWATER GRAVITY MAIN RUN OR AS DIRECTED BY THE INSPECTOR.
 - THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 - SEE SEPARATE DETAILS FOR "PIPE INSTALLATION UNDER PAVEMENT - OPEN CUT."
 - THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 - APPROVED MAGNETIC TAPE IS REQUIRED FOR DIP/PCO WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
 - ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCO WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
 - PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.
 - FOR PIPE INSTALLATIONS IN ROAD RIGHTS-OF-WAY, ROAD OWNER'S PERMIT SPECIFICATIONS SHALL APPLY.

TYPICAL TRENCH DETAIL
ROOT BARRIER INSTALLATION

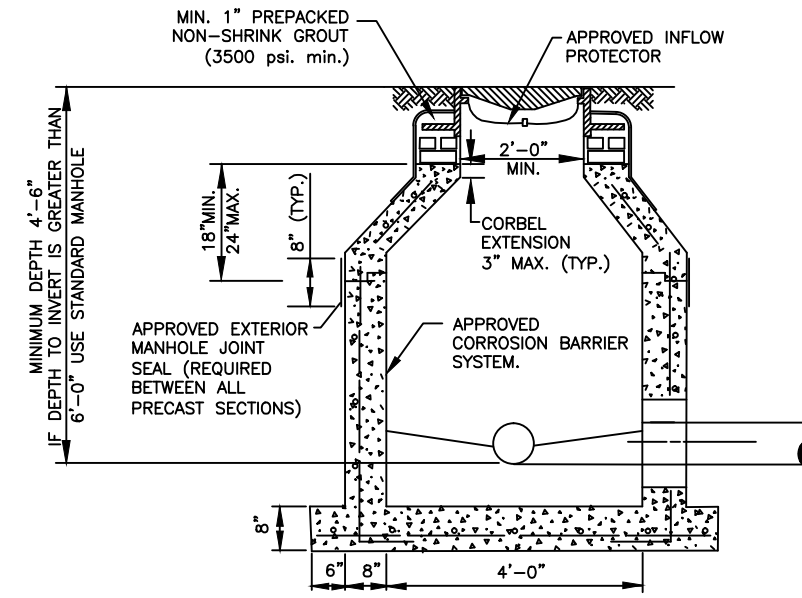
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- NOTES:**
- PRECAST CONCRETE TYPE II 4000 P.S.I. CALCEAREOUS AGGREGATE REQUIRED (MIN. C603 CONTENT: 65% IN LARGE AGGREGATE, 35% IN CONCRETE SCREENINGS).
 - INSTALL APPROVED JOINT SEALANT AT ALL RISER JOINTS WITH GROUT ON INSIDE AND OUTSIDE. MANHOLE SHOP DRAWINGS SHALL INCLUDE THE SIZE AND PLACEMENT OF JOINT SEALANT. AN APPROVED JOINT PRIMER SHALL BE APPLIED BY THE PRECASTER (CONTOUR SECTION ONLY).
 - ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
 - FLOW CHANNELS SHALL BE PRECAST OR FIELD CONSTRUCTED TO DIRECT INFLOW INTO FLOW STREAM. (SEE DETAIL).
 - LIFT HOLES ARE PERMITTED.
 - ALL PIPE HOLES SHALL BE PRECAST OR CORE - DRILLED.
 - A. FOR PVC PIPE ENTERING MANHOLE WITH PRECAST HOLES USE THE APPROVED, PRECASTED FLEXIBLE MANHOLE SLEEVE FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. DOUBLE BANDING IS REQUIRED FOR FLEXIBLE MANHOLE SLEEVE.
 - B. CONNECTION TO A MANHOLE WITH A CORE DRILLED HOLE SHALL BE MADE USING A 2" MIN. PVC C900 DR 18 AND THE APPROVED PVC-MANHOLE ADAPTER. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE.
 - C. THE INSIDE AND OUTSIDE SPACE BETWEEN PIPE AND MANHOLE WALL SHALL BE FILLED WITH GROUT.
 - INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FT. MAX. 6" INSIDE DROP IS PERMITTED FOR MANHOLES WITH 3 OR MORE INVERTS AND MANHOLES WITH A CHANGE IN FLOW DIRECTION OF MORE THAN 45 DEGREES.
 - 8" DIAMETER PIPE 15" HOLE FOR PVC - 10" DIAMETER PIPE 17" HOLE FOR PVC.
 - MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
 - MINIMUM 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND A SERVICE WYE.
 - MANHOLES TO BE COATED INSIDE WITH AN APPROVED CORROSION BARRIER SYSTEM. SOLID THERMOPLASTIC CAST-IN LINER IS REQUIRED FOR LAST MANHOLE PRIOR TO LEFT STATION. MANHOLES DEEPER THAN 14 FT., MANHOLES WITH OUTSIDE DROP, AND MANHOLES WITH A FORCE MAIN CONNECTION. (SEE APPROPRIATE DETAILS).
 - APPROVED INFLOW PROTECTORS ARE REQUIRED.
 - MANHOLES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS.
 - SPECIAL PRE-APPROVED GROUT IS REQUIRED FOR PRECAST STRUCTURES WITH ANTIMICROBIAL ADJUNCTURE.

STANDARD MANHOLE

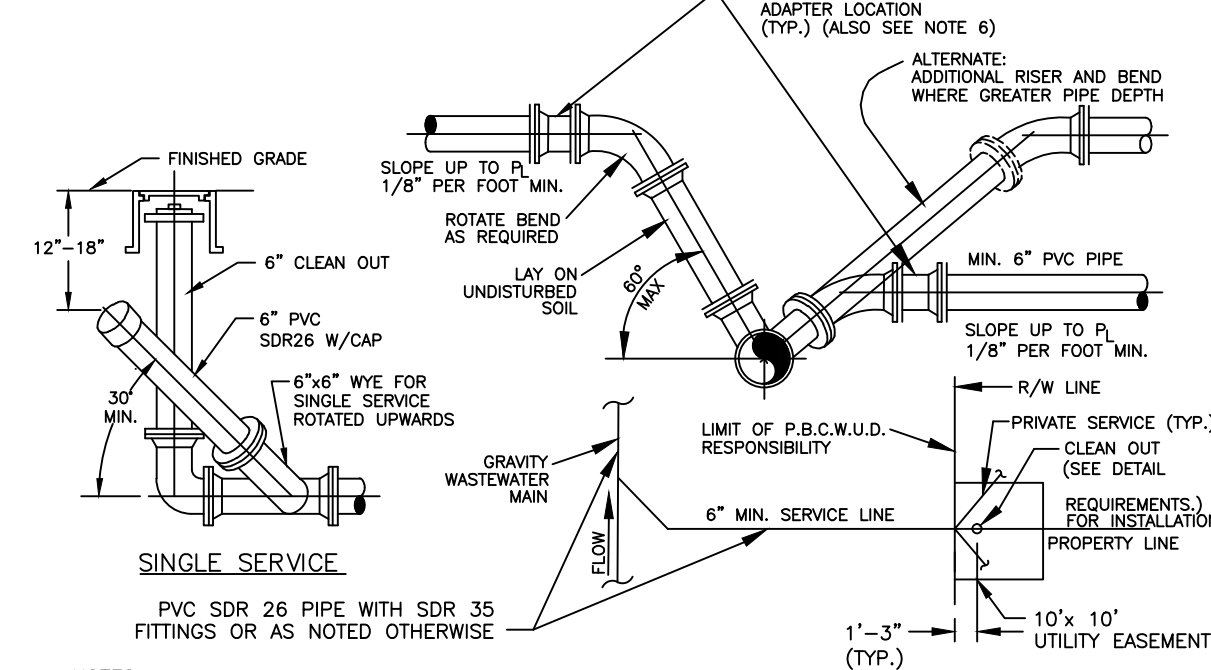
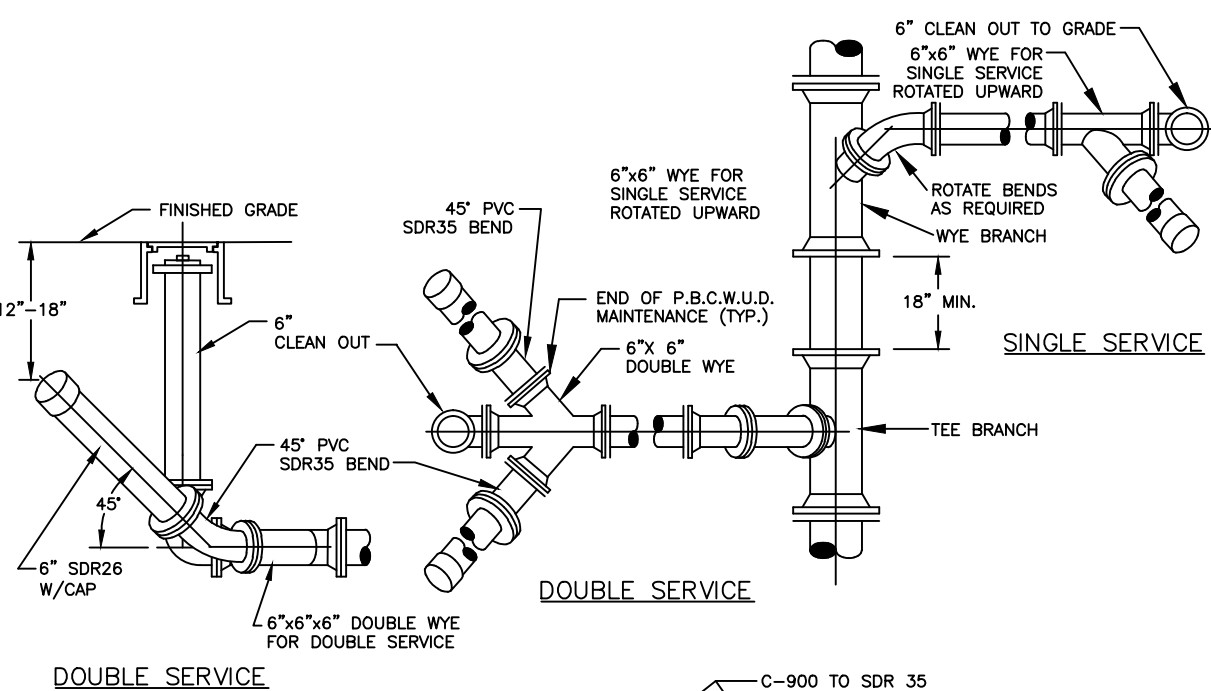
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ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

SHALLOW MANHOLE

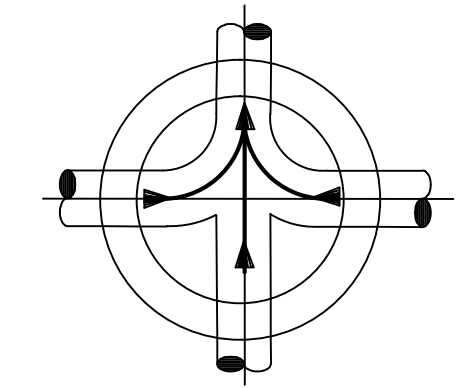
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- NOTES:**
- CLEANOUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE, MIN. 3' FROM EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHT POLES, TRANSFORMERS, OR POWER POLES.
 - CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
 - THE COVER TO BE MARKED "CS".
 - CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
 - THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
 - A CONCRETE COLLAR MAY BE REQUIRED IF CLEANOUT IS LOCATED BETWEEN DRIVEWAYS. A SPECIAL CONSTRUCTION DETAIL WILL BE REQUIRED.
 - ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUTS ENDING PROWD MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED MIN. 12" MAX. 18" INTO THE EASEMENT.

TYPICAL CLEANOUT INSTALLATION

11S



- NOTES:**
- PROPERLY SHAPED INVERT CHANNELS AND SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
 - SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
 - APPROVED PRECAST POLYPROPYLENE OR FIBER REINFORCED POLYMER (FRP) FLOW CHANNELS WITH INTEGRATED PIPE INVERTS (SEE SEPARATE DETAILS), PRECAST CONCRETE FLOW CHANNELS, OR FIELD INSTALLED CONCRETE FLOW CHANNELS ARE REQUIRED.
 - SIDEWALLS OF FLOW CHANNELS SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
 - NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WITH 3 OR 4 INVERTS AND MANHOLES WITH A CHANGE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.
 - THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION UNLESS PRECAST THERMOPLASTIC BASELINER IS USED. THE FIELD APPLIED CORROSION BARRIER MAY NOT BE APPLIED TO THE FLOW CHANNEL.

INVERT FLOW CHANNELS

16S

DEFINITIONS

- DEPARTMENT - THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT.
- CONTRACTOR - UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.
- ENGINEER - ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION.

PROCEDURE

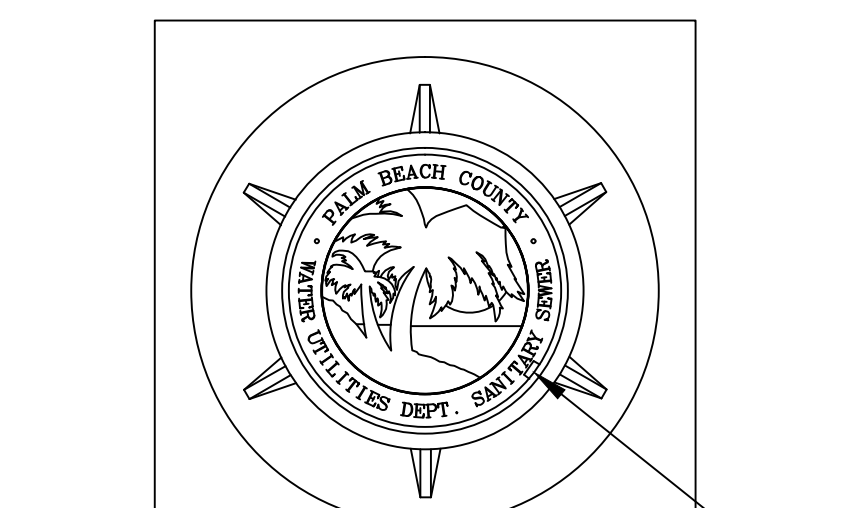
- A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER SYSTEM CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEPARTMENT, CONTRACTOR, ENGINEER AND OTHER INTERESTED PARTIES. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
- ANY REVISIONS TO THE APPROVED PLANS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION MEETING. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
- FIVE (5) COPIES OF THE CURRENT APPROVED MATERIAL LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
- ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO PRECONSTRUCTION MEETING. (DOT, HEALTH DEPARTMENT, COUNTY ENGINEER, ETC.).
- THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON JOB SITE.
- ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED PRIOR TO CONSTRUCTION. SUBSTITUTE MATERIALS SHALL NOT BE APPROVED AFTER DELIVERY TO THE JOB SITE. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. APPROVAL OF DEVELOPMENT PLANS BY THE DEPARTMENT IN NO WAY IMPLIES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES DEPICTED THEREON. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE DEPARTMENT BY THE ENGINEER AND CONTRACTOR. THE CONTRACTOR SHALL CONFER AND INSTALL (IF NECESSARY) ADEQUATE MECHANICAL PIPE / JOINT RESTRAINT ON EXISTING PIPES PRIOR TO CONNECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FROM ALL OTHER UTILITY FACILITIES.
- THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24-48 HOURS IN ADVANCE.
- NO CONNECTION TO OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING DEPARTMENT OWNED OR MAINTAINED MAIN OR STRUCTURE WITHOUT THE PRESENCE OF A DEPARTMENT INSPECTOR.
- FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS. CONFLICTS BETWEEN THE PRECEDING DOCUMENTS SHOULD BE CALLED TO THE ATTENTION OF THE DEPARTMENT FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE DEPARTMENT.
- UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

PRESSURE PIPE NOTES

- THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
- DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S APPROVED MATERIAL LIST. POTABLE WATER AND RECLAIMED WATER MAINS DIP SHALL BE CEMENT LINED. FORCE MAIN DIP SHALL BE CERAMIC GROUT LINED.
- PVC PRESSURE PIPE SHALL BE C-900, SDR-18, 150 PSI.
- ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR APPROVED EPOXY LINGING.
- POTABLE WATER, RECLAIMED WATER AND WASTEWATER FORCE MAIN VALVES 10 INCHES AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. TWELVE-INCH (12") OR LARGER FORCE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES OR ECCENTRIC FLUG VALVES (IF APPROVED IN ADVANCE BY DEPARTMENT). POTABLE WATER AND RECLAIMED WATER MAIN VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES.
- ALL TRENCHING, PIPE-LAYING, BACKFILLING, PRESSURE TESTING AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT STANDARDS AND REGULATIONS.

GRAVITY SEWER NOTES

- MANHOLES AND OTHER CASTINGS SHALL BE INSPECTED BY THE DEPARTMENT BEFORE PLACEMENT AND BEFORE APPLICATION OF THE CORROSION BARRIER SYSTEM (IF APPLICABLE).
- ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE OR CORED IN FIELD.
- ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE, AND SHALL REST ON A FIRM, CAREFULLY GRADED SUBGRADE, WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.
- PVC WASTEWATER GRAVITY PIPE SHALL CONFORM TO ASTM D-3034, SDR 26 WITH PVC SDR 35 FITTINGS, OR PVC C-900 SDR 18, PIPE AND FITTINGS, WITH PUSH-ON RUBBER GASKET JOINTS.
- D.I.P. GRAVITY SEWER PIPE SHALL BE PRESSURE CLASS 350, EPOXY LINED.
- THE COMPLETED GRAVITY WASTEWATER SYSTEM SHALL BE INSPECTED BY THE DEPARTMENT TO VERIFY ALIGNMENT AND INTEGRITY. THERE SHALL BE NO LEAKAGE. ALL MAINS SHALL BE LAID, SHOWING A FULL CIRCLE OF LIGHT, DURING THESE INSPECTIONS. THE MAIN SHALL BE CLEAN AND DRY.



- NOTES:**
- COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
 - STANDARD FRAME AND COVER SIZE SHALL BE SEVEN INCHES (7"). A 4" FRAME MAY ONLY BE USED WITH PRIOR APPROVAL.
 - A STEEL MANHOLE RISER, APPROVED PRECAST CONCRETE ADJUSTING RINGS OR ADDITIONAL BRICKS MAY BE USED TO ELLEVATE EXISTING MANHOLE COVERS TO RESURFACED GRADE (MAX. 4" HEIGHT).
 - COVER SHALL FIT FLUSH WITH THE FRAME WITH THE INFLOW PROTECTOR INSTALLED.

GRAVITY SEWER MANHOLE FRAME & COVER

17S

WATER SYSTEM NOTES

- WATER SERVICE PIPING SHALL BE POLYETHYLENE (P.E. 3406). WATER SERVICE TUBING (C.T.S.) CONFORMING TO ASTM D1248 AND D2737 WITH SDR OF 9.
- ALL WATER METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE TO PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- ALL TRENCHING, PIPE LAYING, BACKFILLING, PRESSURE TESTING AND DISINFECTION MUST COMPLY WITH THE TECHNICAL SPECIFICATIONS OF THE UTILITY DEPARTMENT OF THE VILLAGE OF ROYAL PALM BEACH.
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE UTILITY DEPARTMENT.
- ALL PIPE, ETC. SHALL BE TESTED UNDER A CONSTANT PRESSURE OF 150 PSI FOR A MINIMUM TEST PERIOD OF 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS PER AWWA SPECIFICATIONS OF C800-82 LEAKAGE FORMULA:
 $Q = SD P$
133,200
Q = ALLOWABLE LEAKAGE IN GALLONS PER HOUR
S = TOTAL LENGTH OF PIPE TESTED IN FEET
D = DIAMETER OF THE PIPE TESTED IN INCHES
P = AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH
- THE MINIMUM DEPTH OF COVER FOR WATER MAINS IS 30" EXCEPT IN THE CASE OF PVC PIPE WHICH REQUIRES A MINIMUM DEPTH OF COVER OF 36".
- DISINFECTION OF MAINS SHALL COMPLY WITH AWWA C801-81 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS.
- MARKER TAPE:
MARKER TAPE SHALL BE INSTALLED WITH ALL NEW WATER MAINS CONTINUOUSLY, FOR THE ENTIRE LENGTH OF THE LINE. THE TAPE SHALL BE METALLIZED AND SHALL BE IMPRINTED WITH THE CONTINUOUS MESSAGE "CAUTION-WATER MAIN BURIED BELOW". THE TAPE MUST CONFORM TO ALLEN SYSTEMS, INC. DETECTATAPE OR AN APPROVED EQUAL. MINIMUM WIDTH SHALL BE 3" AND MAXIMUM DEPTH OF BURIAL SHALL BE 18".

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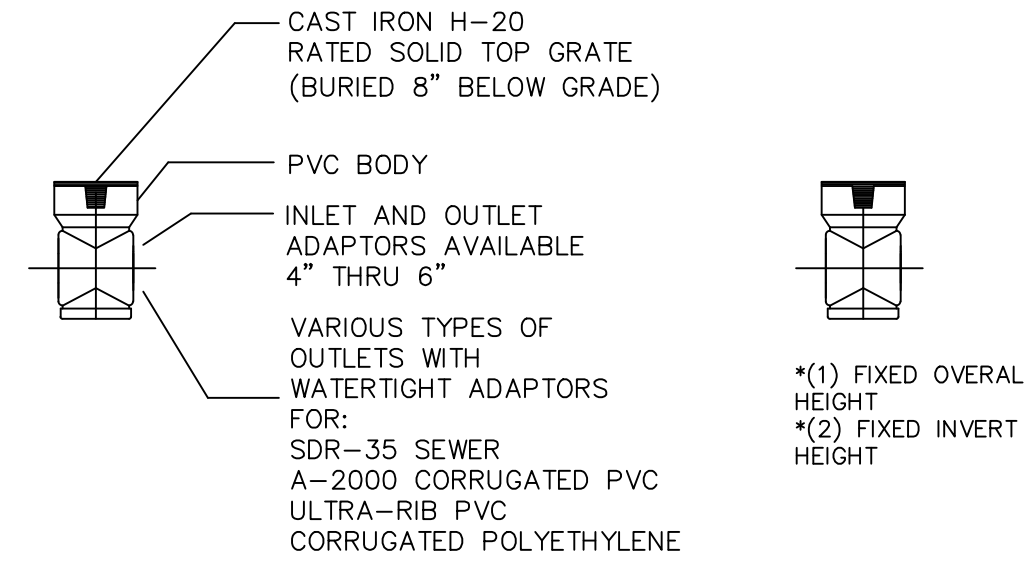
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ROYAL PALM BEACH AMPHITHEATRE
ROYAL PALM BEACH COMMONS PARK
WATER AND SEWER DETAILS

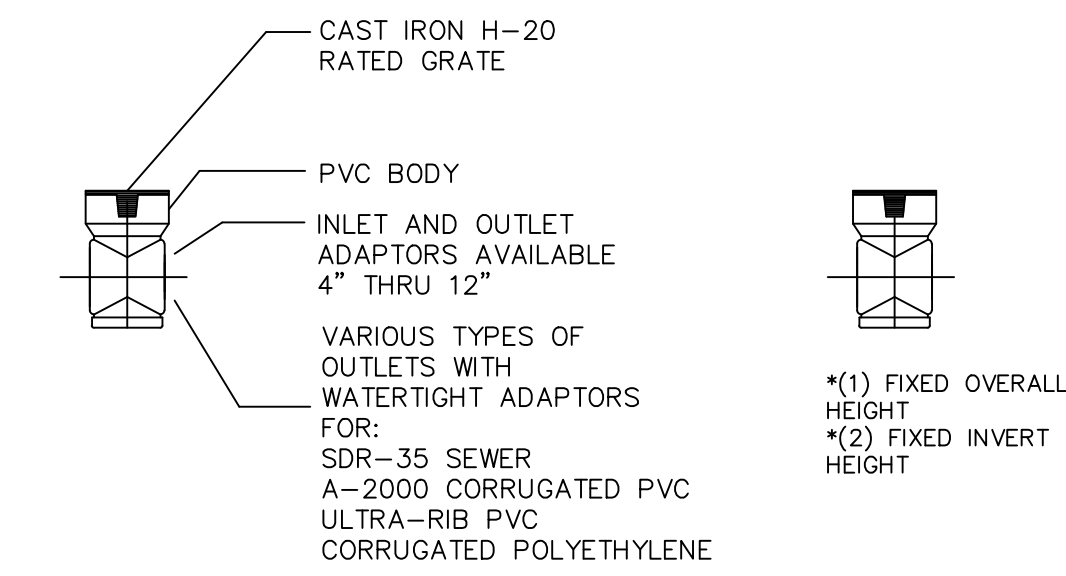
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ENGINEER	ACS	PROJECT	ACS
MANAGER	ACS	CHECKED	

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JOB NO. 16035.01

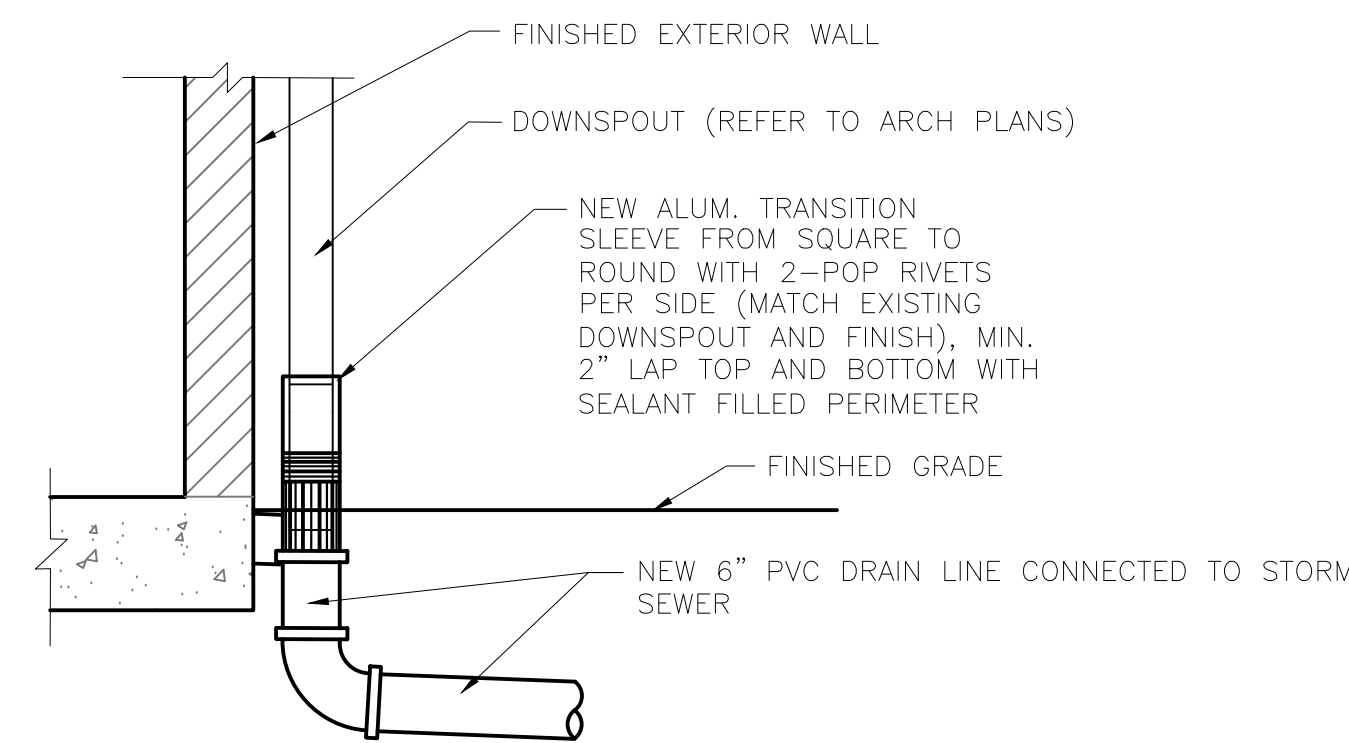


8" DRAIN BASIN

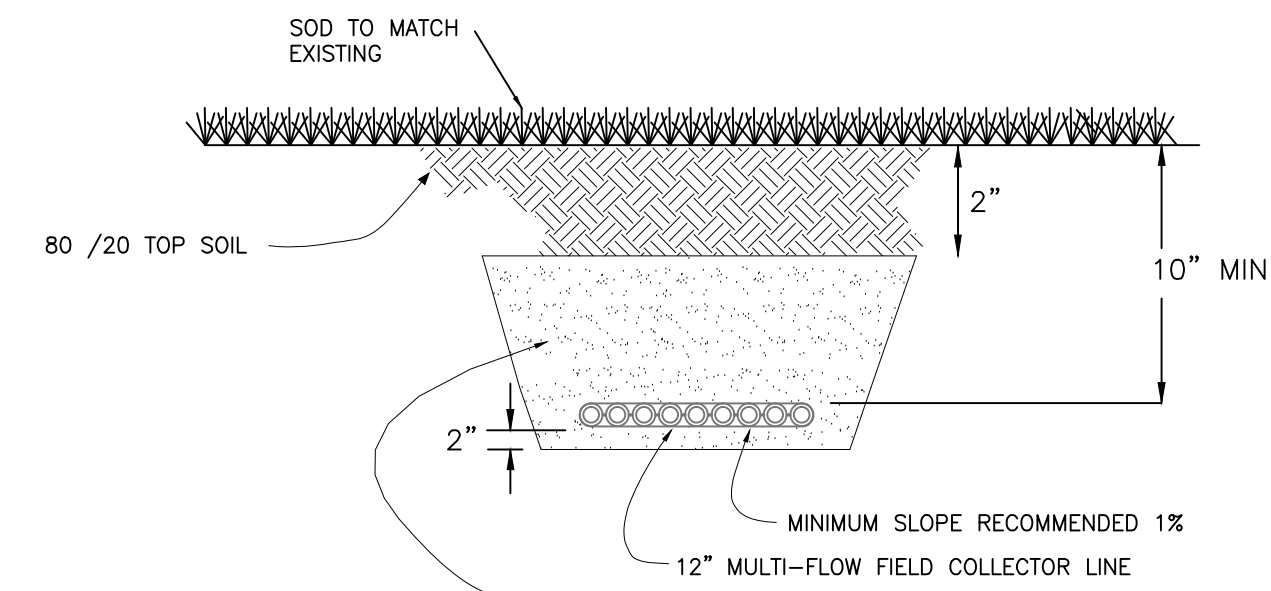


15" DRAIN BASIN

NYLOPLAST DETAILS

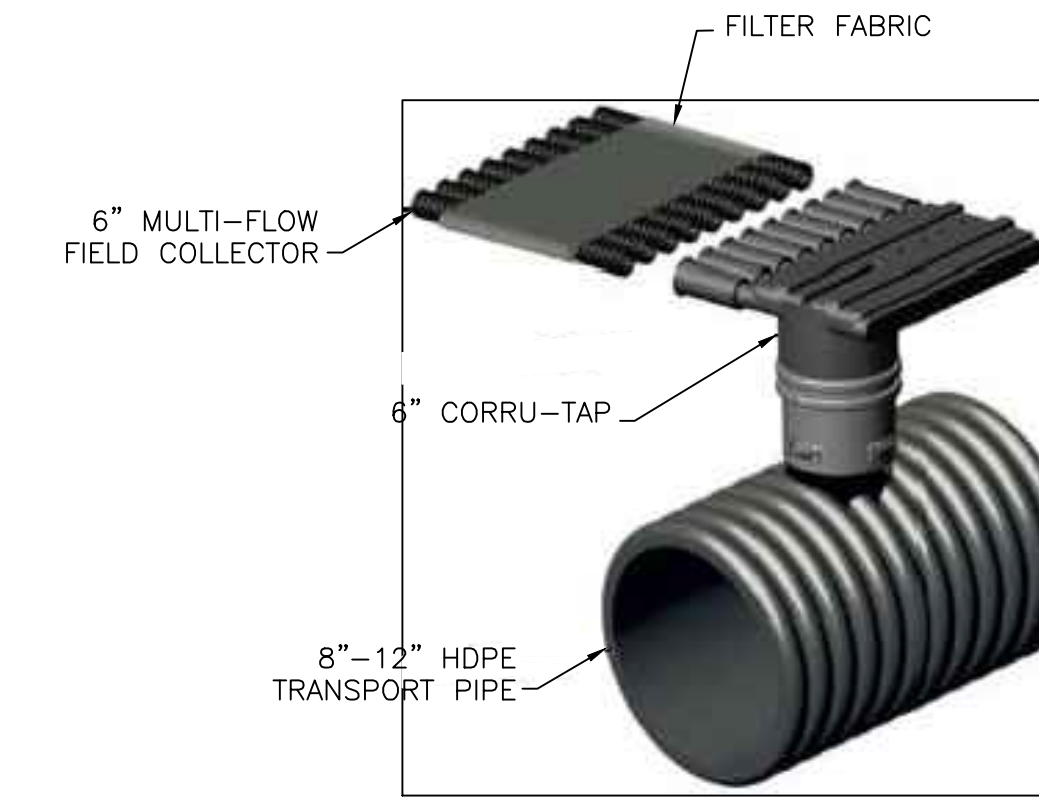


DOWNSPOUT CONNECTION DETAIL



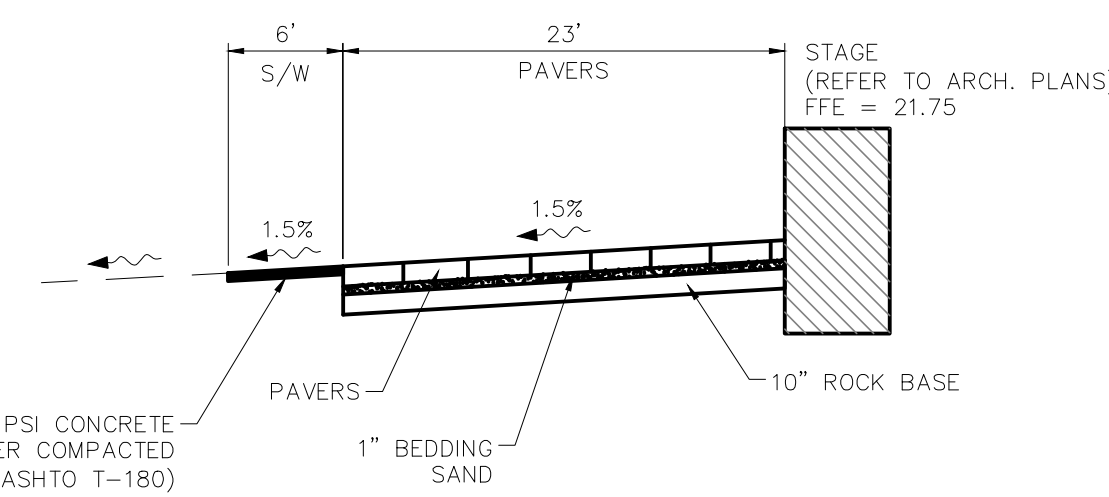
NOTE:
 1. THE MULTI-FLOW WILL JOIN TOGETHER, USING THE APPROPRIATE COUPLER. AT EACH OF THE COUPLED LOCATIONS, 2" PVC TAPE SHALL BE USED TO SECURE THE GEOTEXTILE, TO THE CONNECTION.
 2. 6" MULTI-FLOW MODEL #06001 AS MANUFACTURED BY VARICORE TECHNOLOGIES, OR APPROVED EQUAL.
 USDA 'VERY COARSE' SAND BACKFILL, LESS THAN 5% RETAINED ON A #10 US STANDARD SIEVE, LESS THAN 5% PASSING A #30 US STANDARD SIEVE. NO MORE THAN 1% SHOULD PASS THROUGH A #50 US STANDARD SIEVE.

MULTI-FLOW TRENCH DETAILS

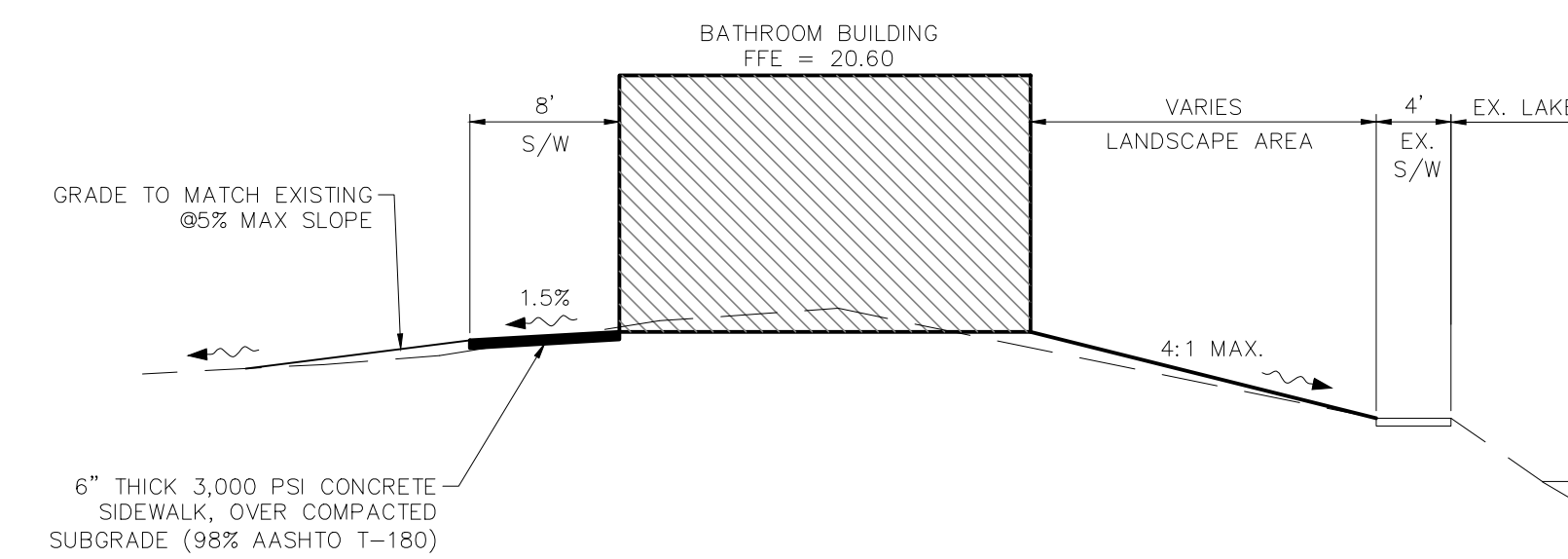


MULTI-FLOW CONNECTION DETAILS

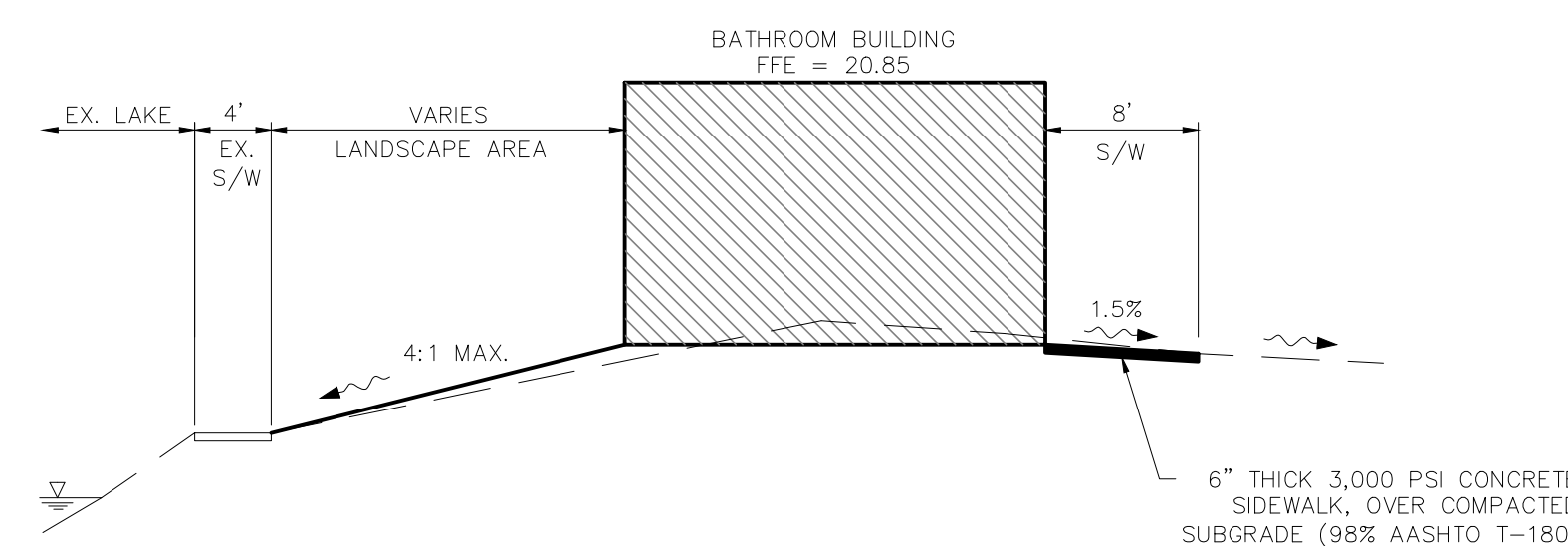
NOTES:
 1. THE CONNECTORS USED WITH THE COLLECTION SYSTEM SHALL BE OF A SNAP TOGETHER DESIGN. IN NO CASE SHALL ANY PRODUCT BE JOINED WITHOUT THE USE OF THE MANUFACTURER'S CONNECTOR DESIGNED SPECIFICALLY FOR THE PURPOSE.
 2. SYSTEM WILL BE COMPRISED OF 6" LINES ON PLAYING SURFACE, SPACED 20 FT. (FITTING-TO-FITTING).
 3. THE MULTI-FLOW WILL JOIN TOGETHER, USING THE APPROPRIATE COUPLER. AT EACH OF THE COUPLED LOCATIONS, 2" PVC TAPE SHALL BE USED TO SECURE THE GEOTEXTILE, TO THE CONNECTION.



SECTION A-A



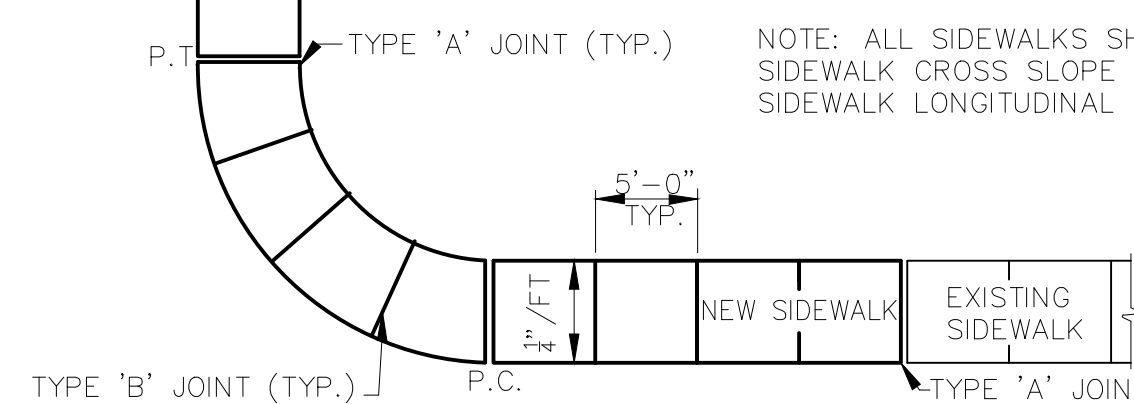
SECTION B-B



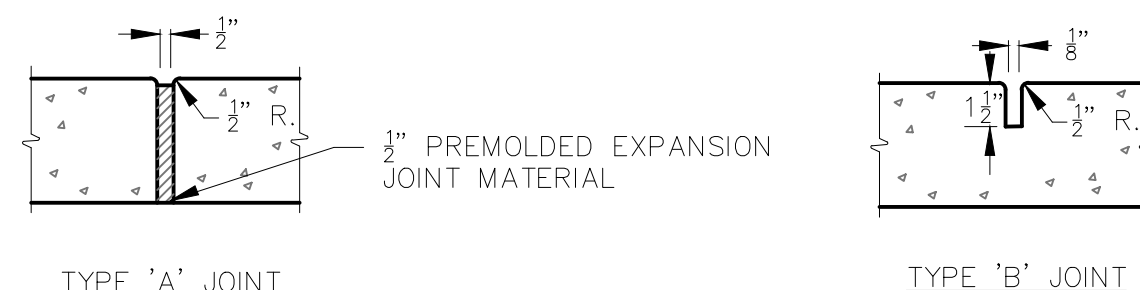
SECTION C-C

TABLE OF SIDEWALK THICKNESS	
LOCATION	
ALL SIDEWALK AREAS	6"

NOTE: ALL SIDEWALKS SHALL MEET ADA STANDARDS. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%. SIDEWALK LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.



PLAN



CONCRETE SIDEWALK

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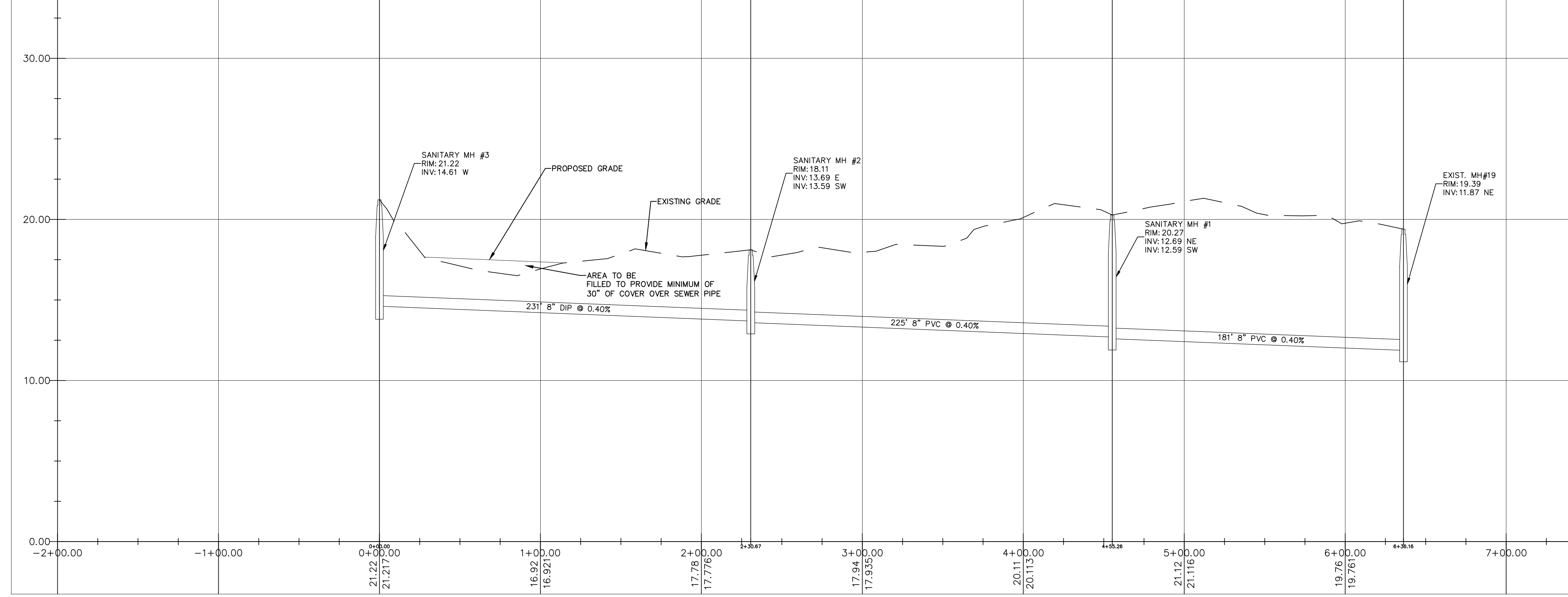
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ROYAL PALM BEACH AMPHITHEATRE
 ROYAL PALM BEACH COMMONS PARK
 ENGINEERING DETAILS

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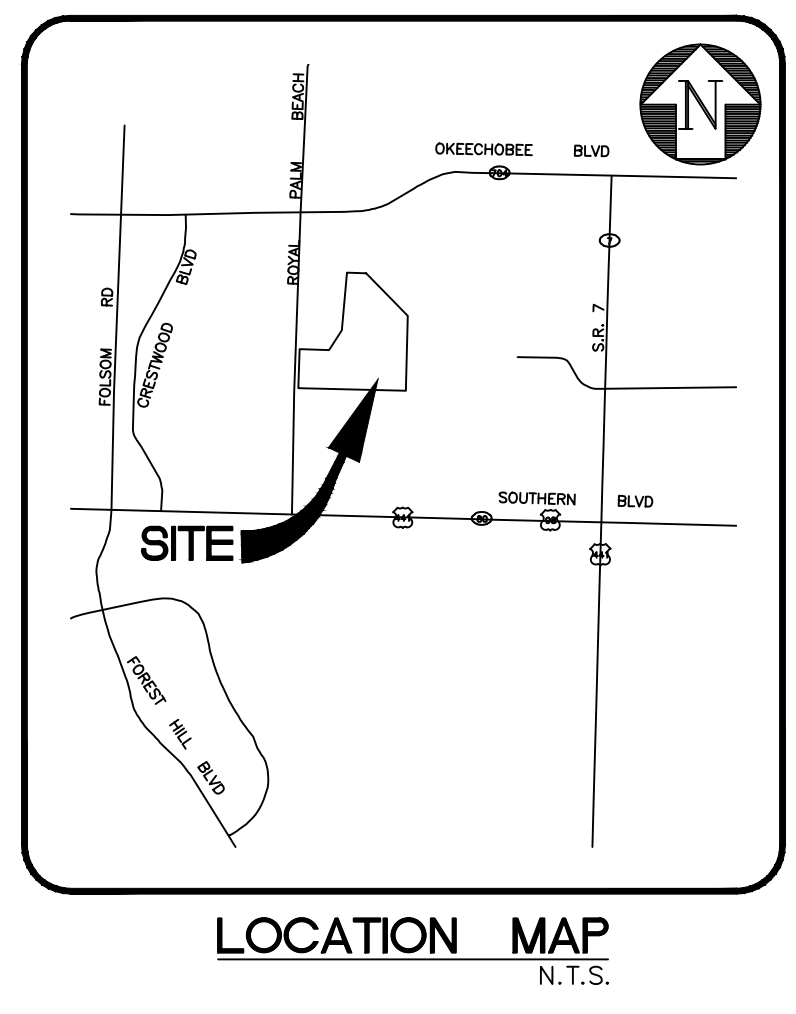
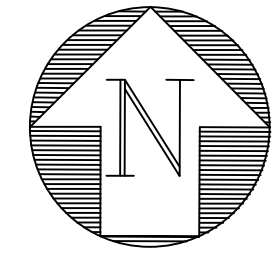
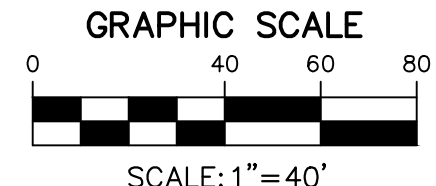
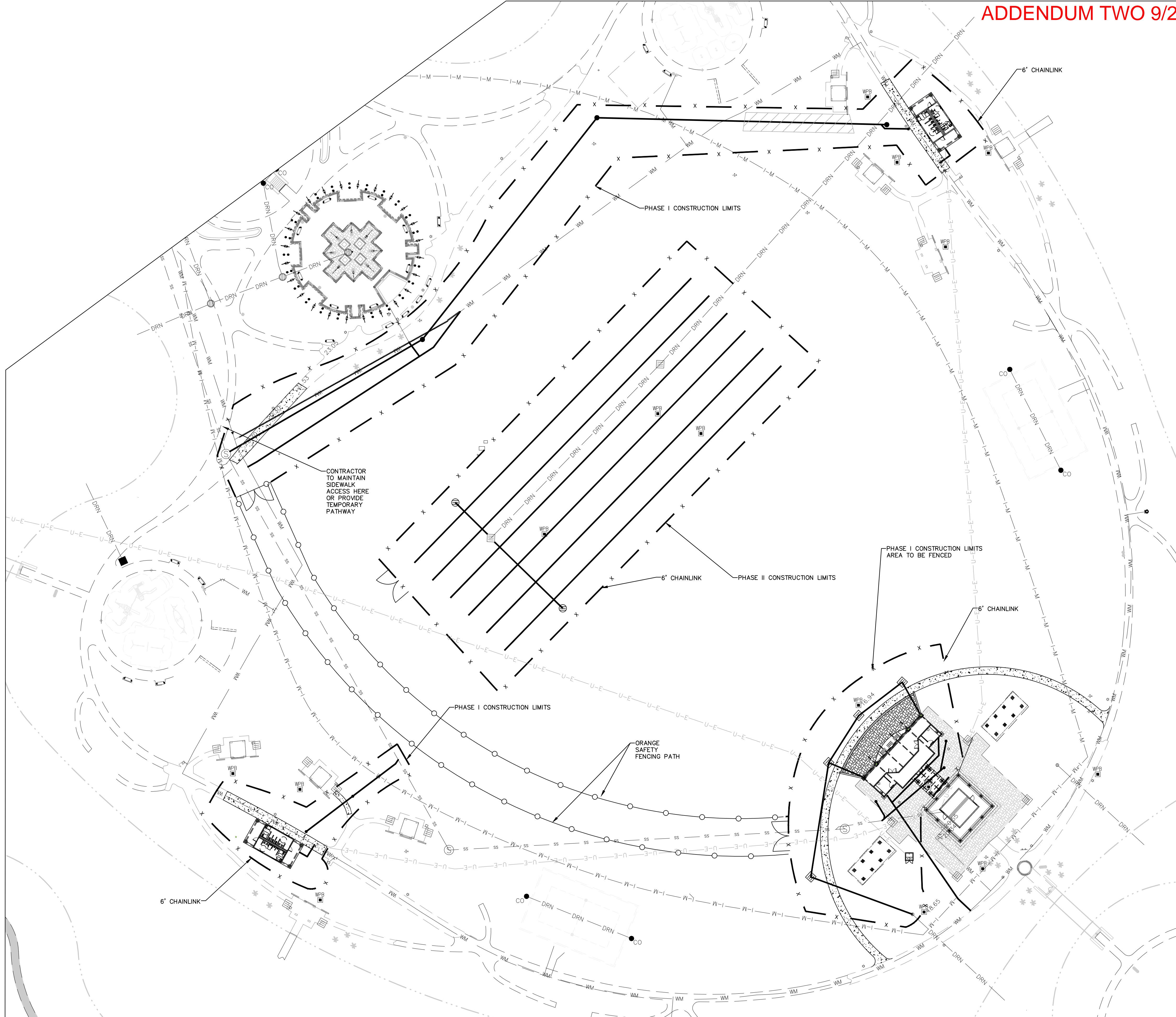
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ROYAL PALM BEACH AMPHITHEATRE
ROYAL PALM BEACH COMMONS PARK
SANITARY SEWER PROFILE



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PROJECT MANAGER	ACS
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ROYAL PALM BEACH AMPHITHEATRE
ROYAL PALM BEACH COMMONS PARK
PHASING AND SAFETY PLAN

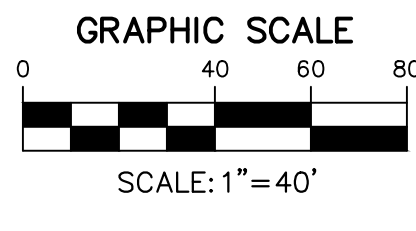
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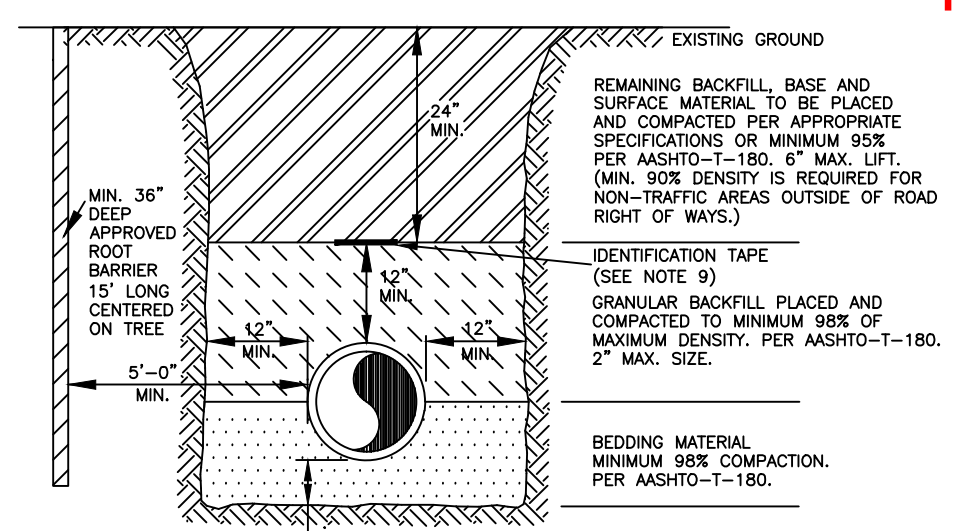
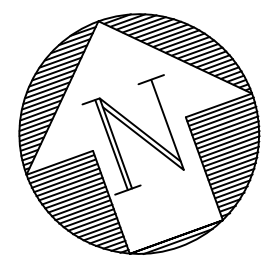
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ELEV. N S E W RCP LF TBM	ELEVATION NORTH SOUTH EAST WEST REINFORCED CONCRETE PIPE LINEAR FEET TEMPORARY BENCHMARK	MEASURED ELEV. DRAINAGE MANHOLE DRAINAGE INLET DRAINAGE PIPE
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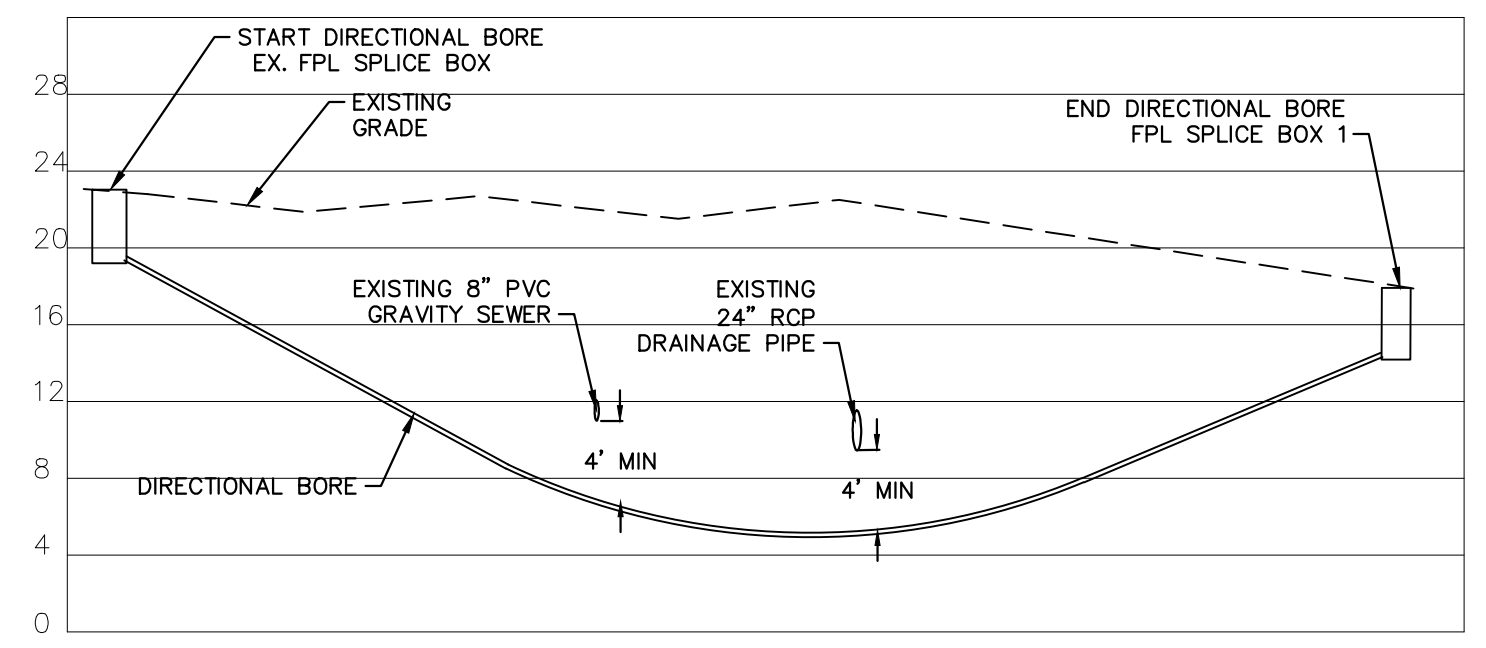
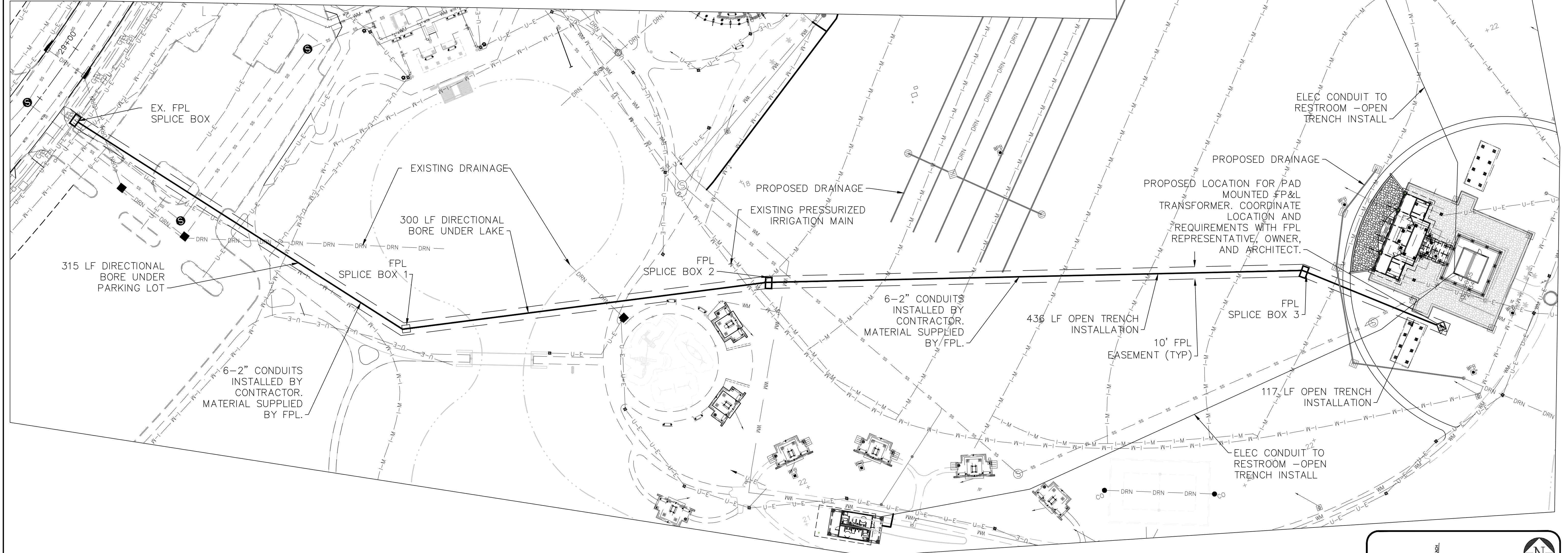


- NOTES:
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 - DENSITY TESTS ARE REQUIRED IN 1' FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 - THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION.
 - ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.

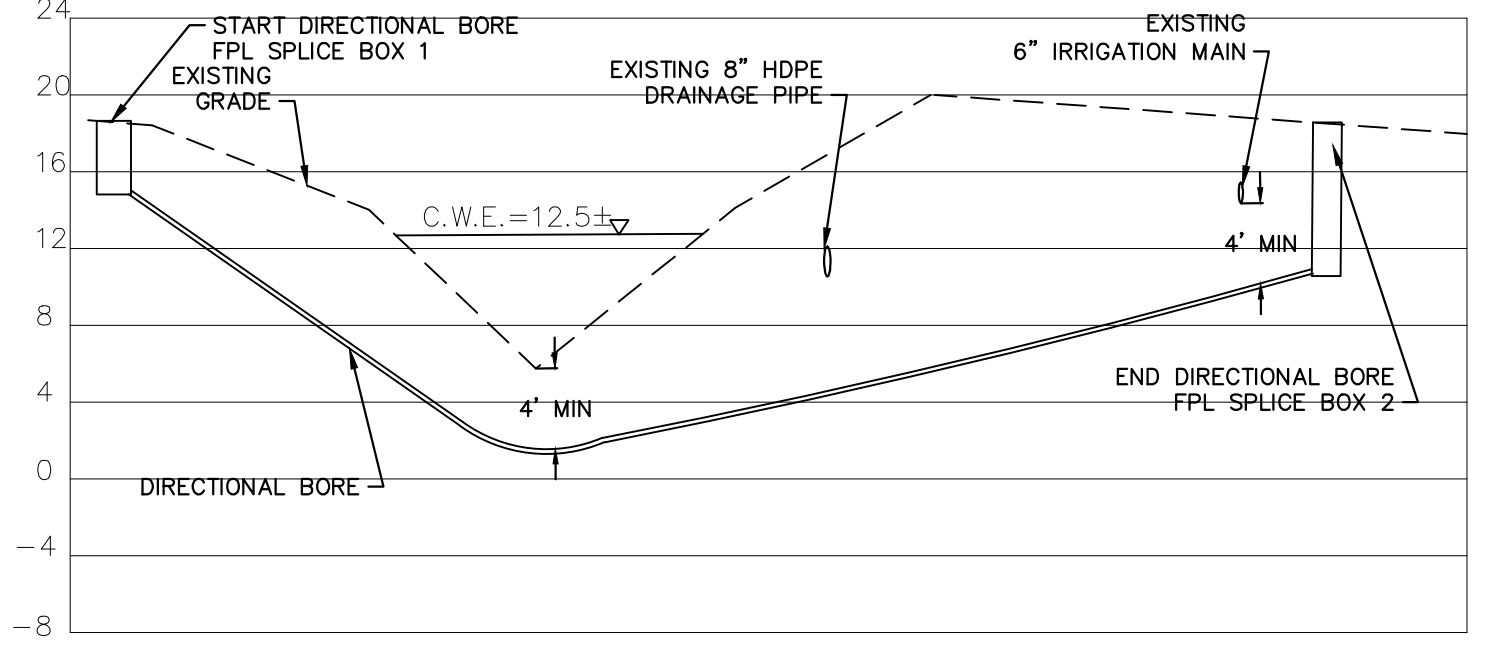
TYPICAL TRENCH DETAIL/
ROOT BARRIER INSTALLATION DETAIL



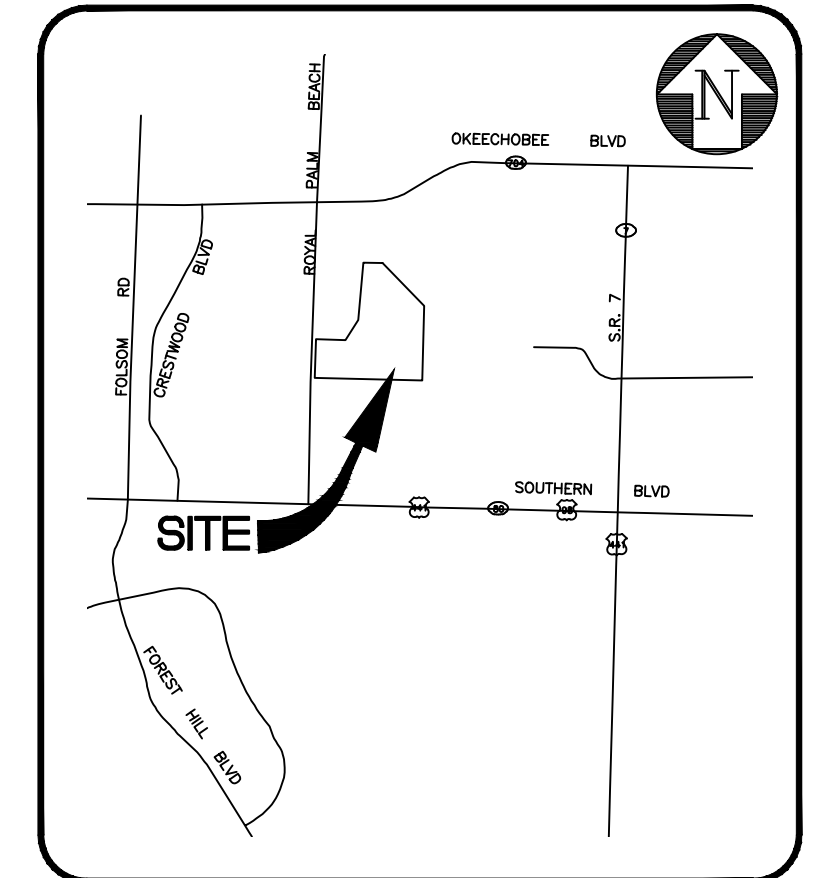
- NOTES**
- IRRIGATION MAIN IS PRESSURIZED.
 - CONTRACTOR TO POTHOLE LOCATE IRRIGATION MAIN PRIOR TO CONSTRUCTION.
 - ALL ELEVATIONS ARE REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD).
 - BENCHMARKS: "AUD PBC BM"
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - TOPOGRAPHIC SURVEY PERFORMED BY ENGENUITY GROUP ON 7/12/2016.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FDOT AND RPB STANDARDS.
 - GRASS AREAS DISTURBED SHALL BE RE-SODDED WITH CELEBRATION BERMUDA SOD TO MATCH EXISTING. ANY IRRIGATION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR.
 - CONTRACTOR TO COORDINATE ALL WORK WITH FPL.
 - CONTRACTOR TO POTHOLE ALL UTILITIES IN WORK AREA PRIOR TO STARTING CONSTRUCTION.



DIRECTION BORE UNDER
PARKING LOT
NTS



DIRECTION BORE UNDER
LAKE
NTS



LOCATION MAP
N.T.S.

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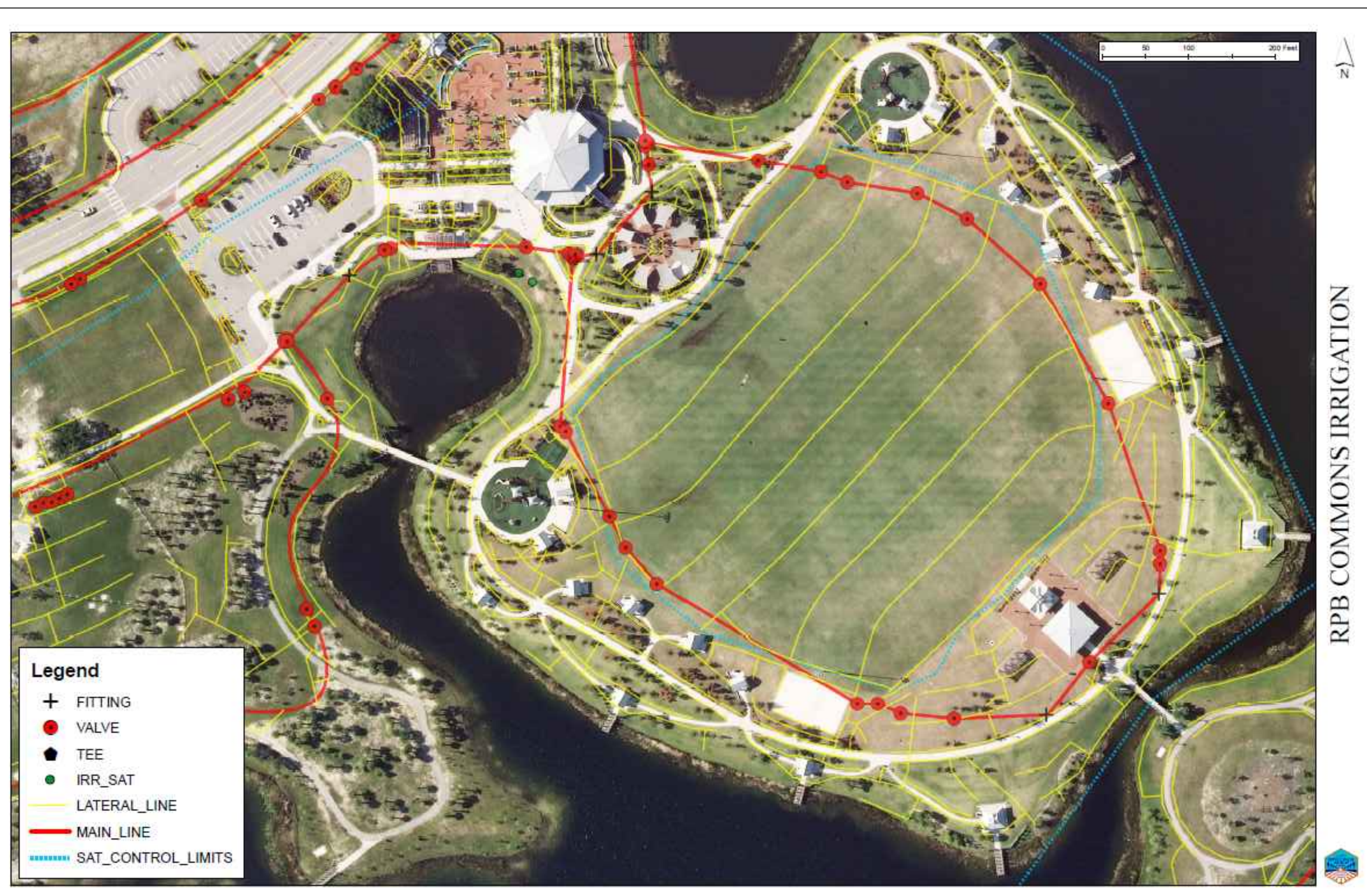
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ROYAL PALM BEACH AMPHITHEATRE
ROYAL PALM BEACH COMMONS PARK
ELECTRICAL CONDUIT PLAN

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ROYAL PALM BEACH AMPHITHEATRE
ROYAL PALM BEACH COMMONS PARK
AS-BUILT EXHIBITS

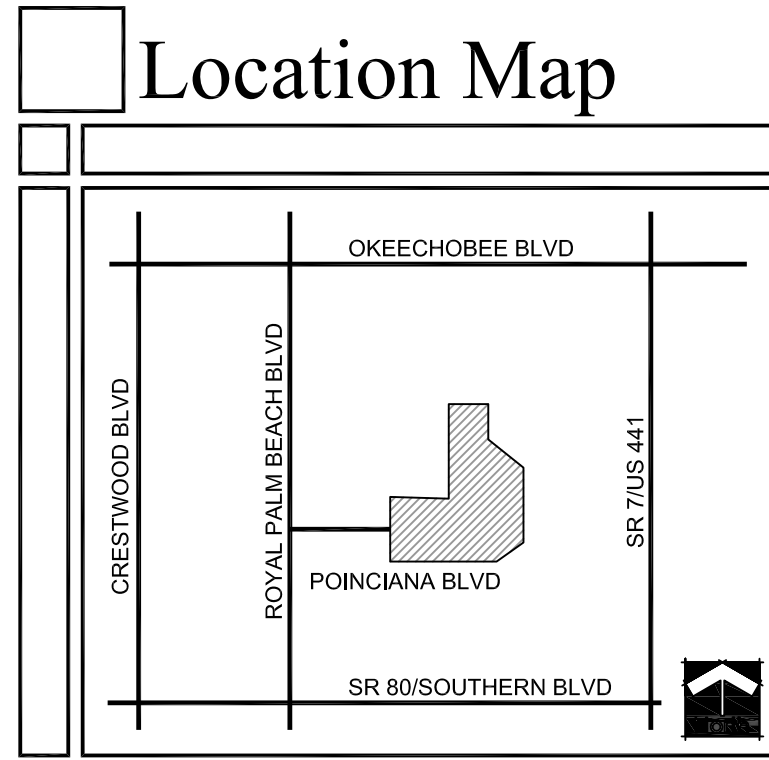
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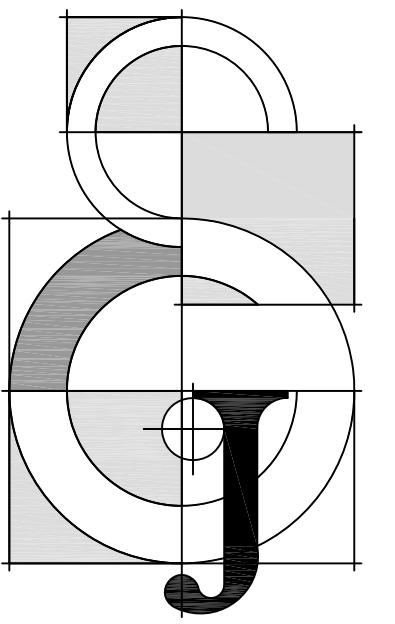
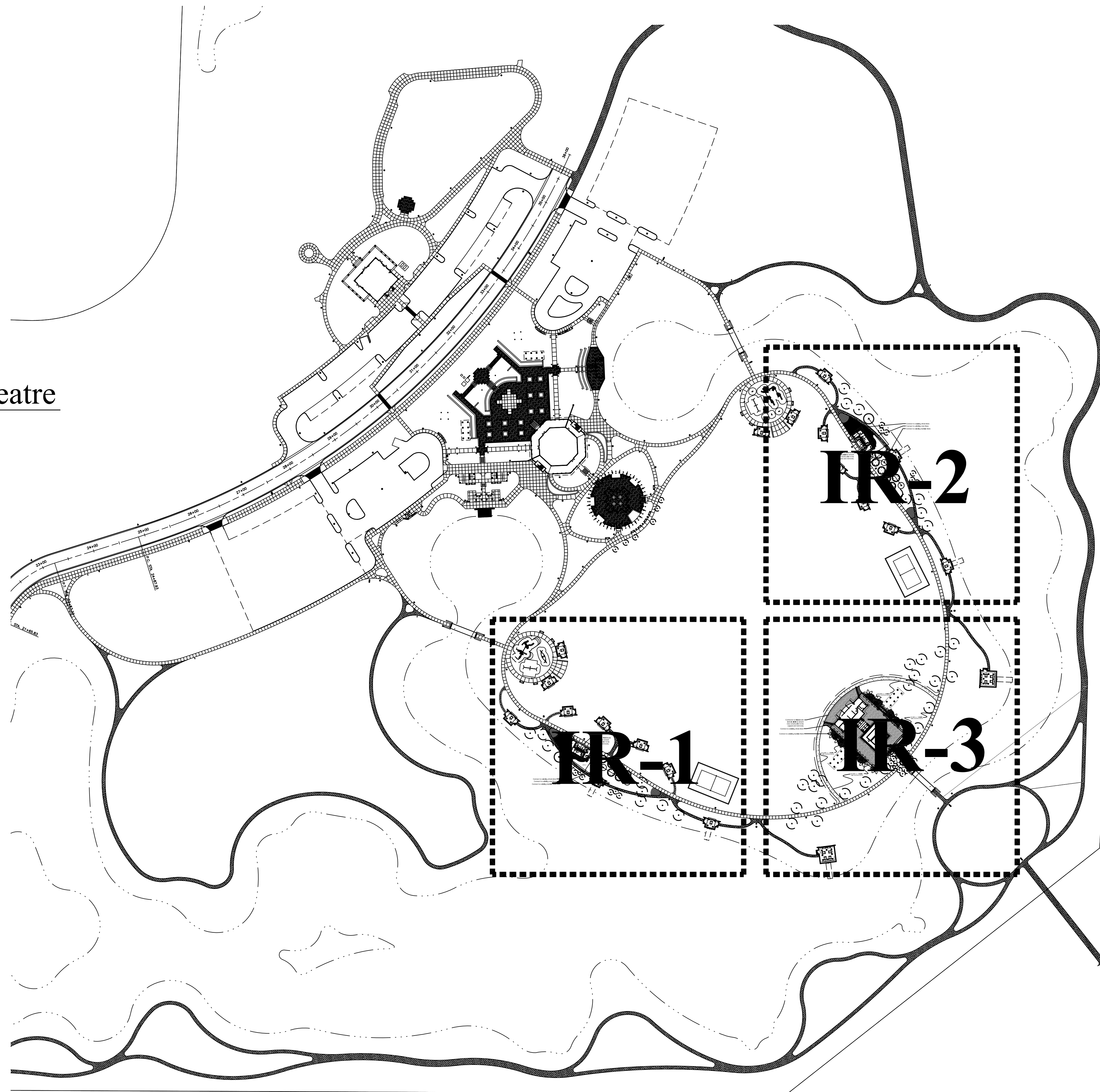
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JOB NO. 16035.01



Royal Palm Beach Amphitheatre

- II-1 Irrigation Plan Index
- IR-1 South Restroom Irrigation Plan
- IR-2 North Restroom Irrigation Plan
- IR-3 Amphitheatre Irrigation Plan



Jon E. Schmidt and Associates
 Irrigation Architecture & Site Planning
 2247 Palm Beach Lakes Blvd., Suite 101
 West Palm Beach, Florida 33409
 Tel. (561) 684-6141 • Fax. (561) 684-6142
 E-mail: jschmidt@jesla.com
 Website: www.jesla.com
 License No.: LC26000232

Royal Palm Beach Amphitheatre

The Village of Royal Palm Beach, Florida

Date: 08/18/16
 Scale: 1" = 100'-0"
 Design By: CWP
 Drawn By: CWP
 Checked By: Jes
 File No. 119.33
 Job No. 16-51

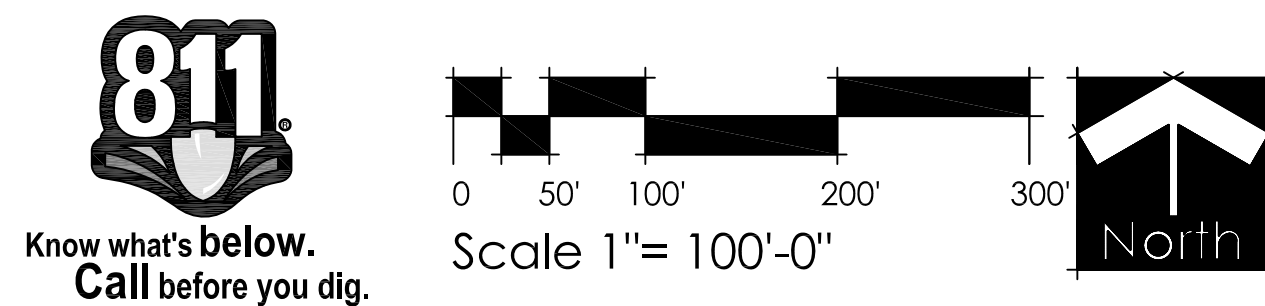
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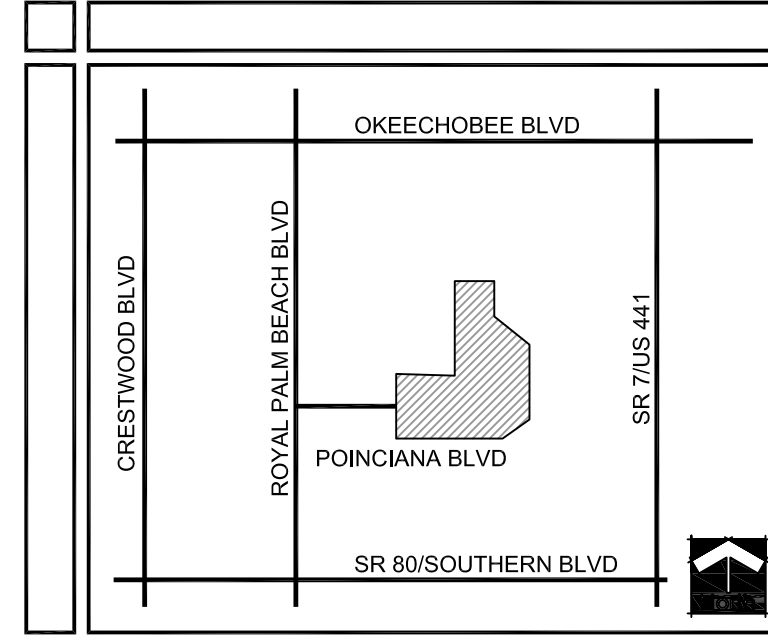
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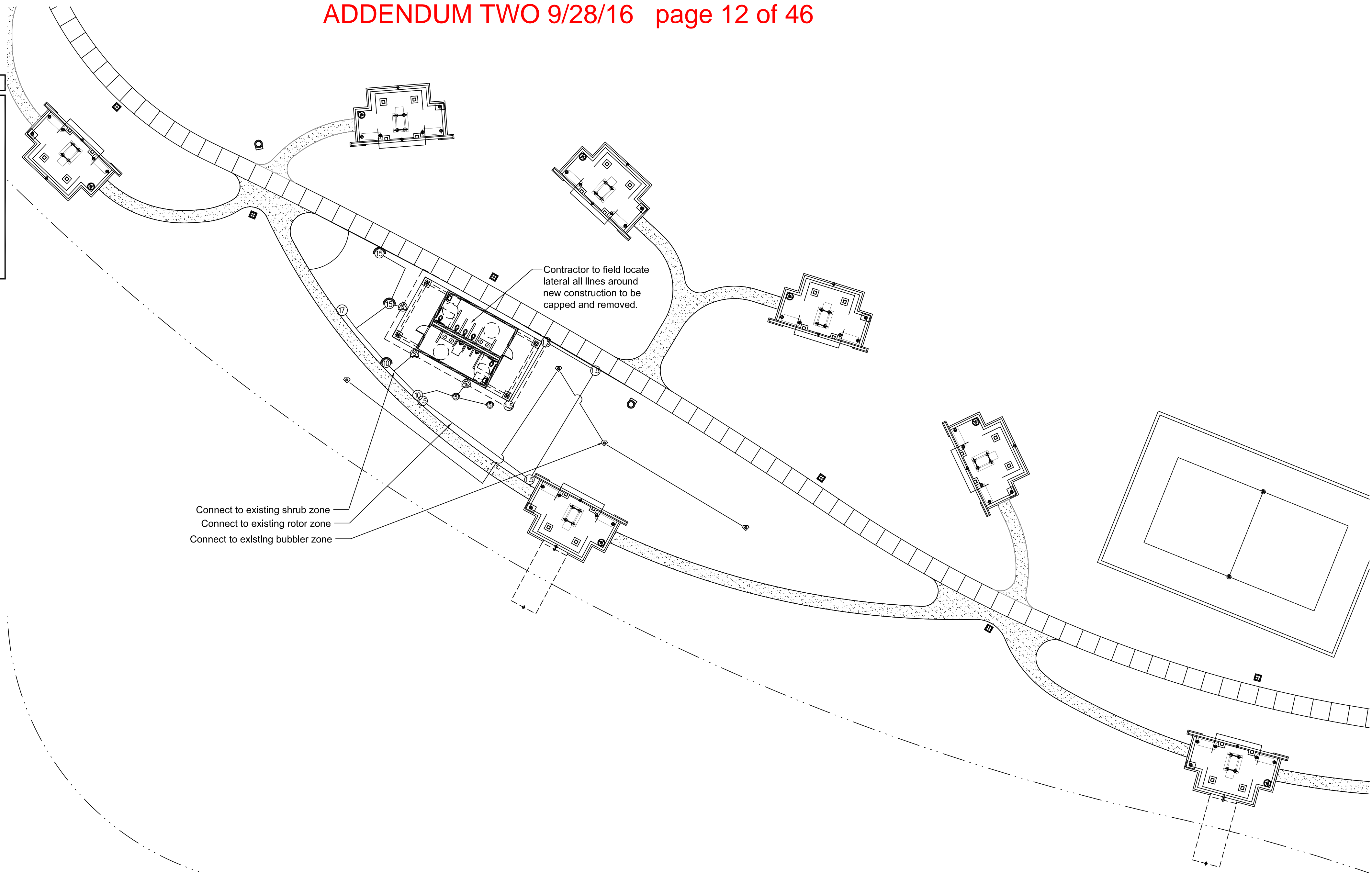
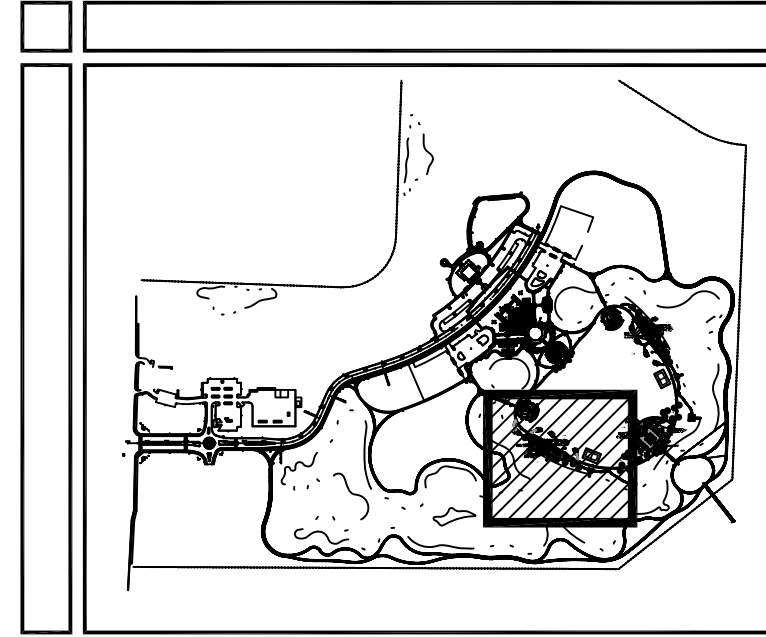
Irrigation Index



Location Map



Site Map



IRRIGATION SCHEDULE

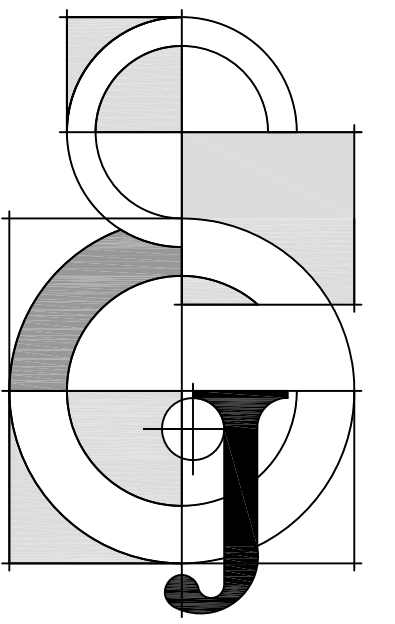
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Toro 570S-PC 5 Series Shrub Spray, Fixed Riser, with a Zero Flush Seal. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
	Toro 570S-PC 8 Series Shrub Spray, Fixed Riser, with a Zero Flush Seal. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
	Toro 570S-PC 10 Series Shrub Spray, Fixed Riser, with a Zero Flush Seal. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
	Toro 570S-PC 12 Series Shrub Spray, Fixed Riser, with a Zero Flush Seal. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
	Toro 570S-PC 15 Series Shrub Spray, Fixed Riser, with a Zero Flush Seal. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
	Toro 570S-PC ADJ Shrub Spray, Fixed Riser, with a Zero Flush Seal. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	22	30
	Toro 570S-PC Shrub Strip Spray Shrub Spray, Fixed Riser, with a Zero Flush Seal. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	6	30
	Toro 570S-SB-PC Pressure Compensating Shrub Stream Spray Bubbler on Fixed Riser.	24	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter PGP-04 Turf Rotor, 4.0" Pop-Up. Adjustable to Full Circle.	10	35

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Irrigation Lateral Line: PVC Schedule 40	1,575 l.f.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	78.9 l.f.

Irrigation Notes

- IRRIGATION SYSTEM TO UTILIZE EXISTING EQUIPMENT.
- ALL IRRIGATION LINES AFFECTED BY NEW CONSTRUCTION WILL BE CAPPED AND REMOVED BY CONTRACTOR.
- EXISTING IRRIGATION SHALL REMAIN FULLY FUNCTIONAL THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IRRIGATION SYSTEM.
- ALL SLEEVING TO BE DONE BY IRRIGATION CONTRACTOR.
- LANDSCAPED AREAS MAY UTILIZE 1/2" P.V.C. RISERS TO INSURE 100% COVERAGE. ALL RISERS INSTALLED ARE TO BE PAINTED BLACK.
- NO LATERAL LINES LESS THAN 3/4" DIAMETER MAY BE USED.
- THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE AS WELL AS ELIMINATE ANY POTENTIAL OVERSPRAY.
- DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
- ALL MATERIALS SPECIFIED ON THIS PLAN CAN BE REPLACED WITH EQUAL MATERIAL UPON OWNERS APPROVAL.
- CONTRACTOR TO UTILIZE EXISTING FUNCTIONAL EQUIPMENT TO THE GREATEST EXTENT POSSIBLE.



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Royal Palm Beach
Amphitheatre

The Village of Royal Palm Beach, Florida

Date:	08/18/16
Scale:	1" = 20'-0"
Design By:	CWP
Drawn By:	CWP
Checked By:	Jes
File No.	119.33
Job No.	16-51

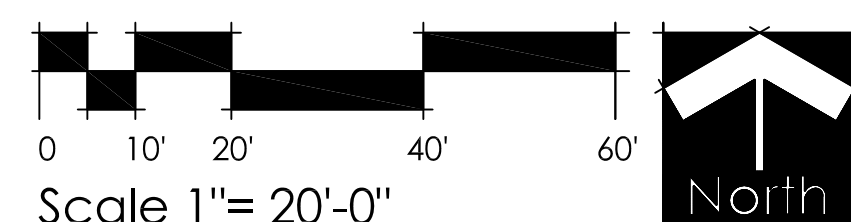
REVISIONS / SUBMISSIONS

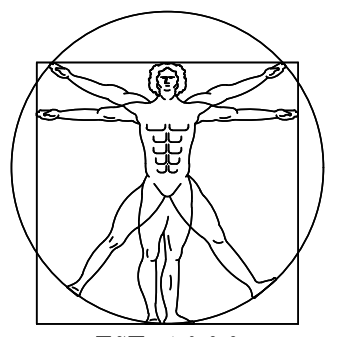
No.	Description

Irrigation
Plan



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EST. 1988

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at
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ROYAL PALM BEACH, FL 33411

REVISIONS	NO.
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DATE 06-30-16

SCALE

DRAWN

CHECKED

REG No. 15048

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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

NOT FOR CONSTRUCTION

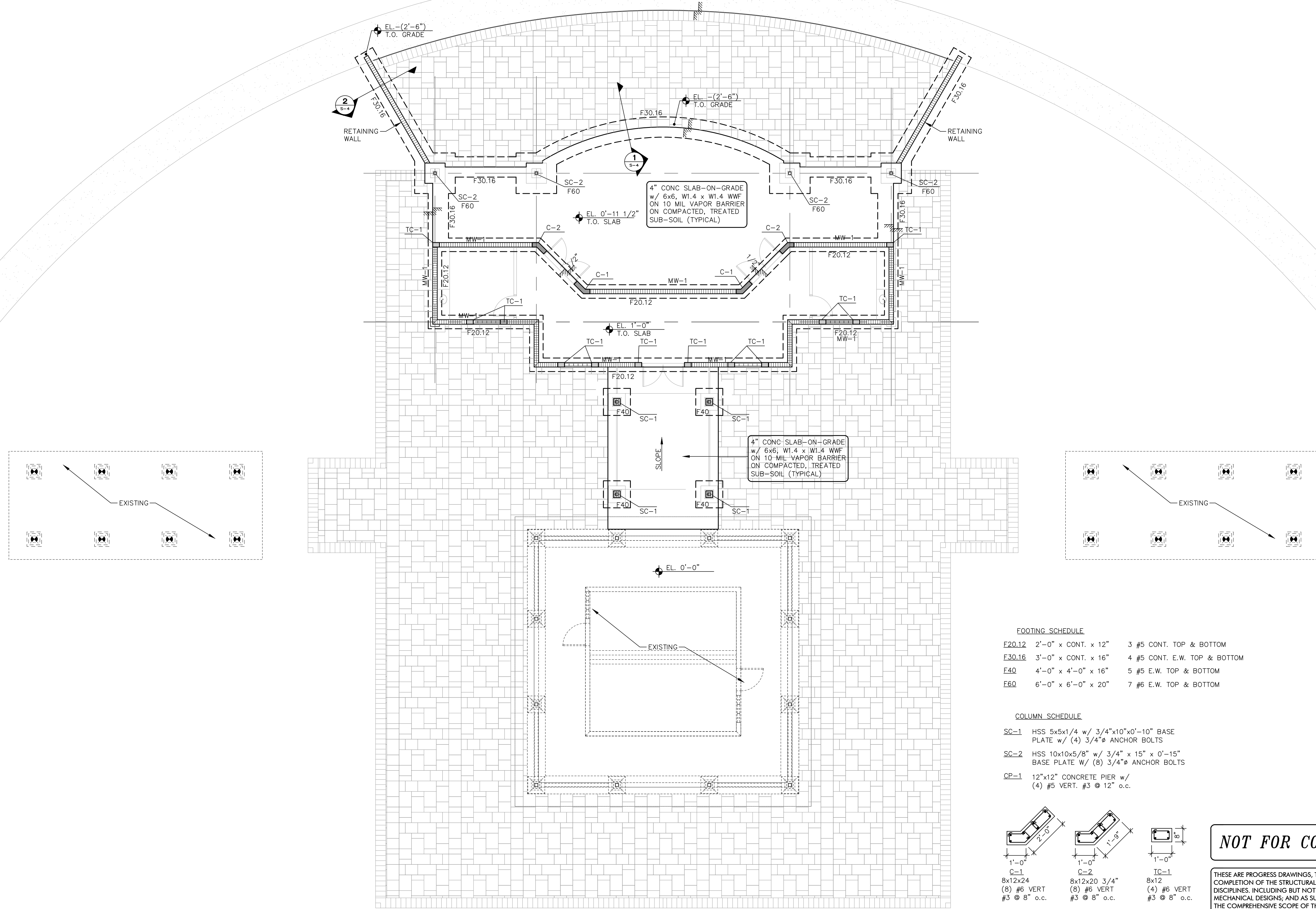
THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

ONM&J
O'Donnell, Naccarato, Mignogna Jackson
STRUCTURAL ENGINEERS

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(561) 835-9994 FAX (561) 835-8255

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JOB # 341.110

S-1

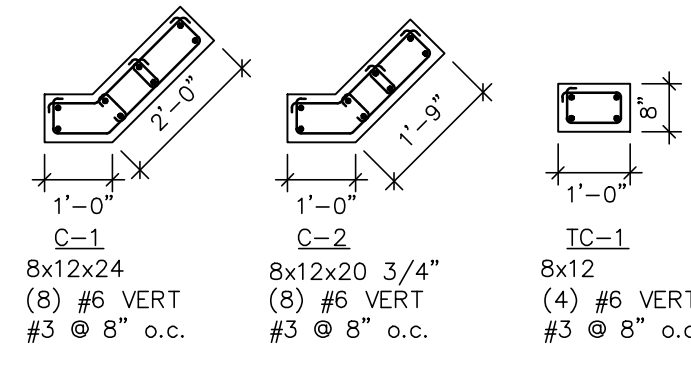


FOOTING SCHEDULE

F20.12	2'-0" x CONT. x 12"	3 #5 CONT. TOP & BOTTOM
F30.16	3'-0" x CONT. x 16"	4 #5 CONT. E.W. TOP & BOTTOM
F40	4'-0" x 4'-0" x 16"	5 #5 E.W. TOP & BOTTOM
F60	6'-0" x 6'-0" x 20"	7 #6 E.W. TOP & BOTTOM

COLUMN SCHEDULE

SC-1	HSS 6x5x1/4 w/ 3/4"x10"x0'-10" BASE PLATE w/ (4) 3/4" ANCHOR BOLTS
SC-2	HSS 10x10x5/8" w/ 3/4" x 15" x 0'-15" BASE PLATE W/ (8) 3/4" ANCHOR BOLTS
CP-1	12"x12" CONCRETE PIER w/ (4) #5 VERT. #3 @ 12" o.c.



- MASONRY WALL NOTES:**
1. WALL SEGMENTS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16" O.C. HORIZ. EXTEND REINFORCING 6" INTO POURED ELEMENTS AND AROUND ENCASED STEEL.
 2. ADJACENT TO ANY EXTERIOR/INTERIOR WALL OPENING, PLACE (1) MATCHING VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT.
 3. ALL MASONRY REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI GROUT MIX.
 4. AT END, CORNERS, AND INTERSECTION OF WALLS PLACE (1) MATCHING VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT.
 5. ALL CMU MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.

FOUNDATION PLAN
1/8"=1'-0"

- FOUNDATION NOTES:**
1. MW-1 MASONRY WALLS SHALL BE 8" CMU w/ #6 @ 8" o.c. U.N.O.
 2. ● DENOTES ADDITIONAL #6 VERTICAL BAR.
 3. PROVIDE #6 VERTICAL @ ALL JAMBS, CORNERS AND WALL INTERSECTIONS.
 4. TOP OF ALL ISOLATED FOOTINGS SHALL BE A MINIMUM OF 16" BELOW GRADE.

Structural Drawing Updated
Based on Architectural Backgrounds Dated 7-20-16

PHILIP J. RIZZO
P.E. FLORIDA
REG. #60998

STRUCTURAL NOTES
 CONTRACTOR NOTE:
 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. O'DONNELL, NACCARATO, MIGNONNA & JACKSON, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

- CODES AND STANDARDS
 1. WIND LOADS AS PER:
 A. SECTION 1609 OF THE FLORIDA BUILDING CODE 5TH EDITION (2014) WITH AN ULTIMATE WIND SPEED $V_{ULT} = 170$ MPH (NOMINAL WIND SPEED $V_{WD} = 132$ MPH) FOR WIND CATEGORY II, EXPOSURE C AND INTERNAL PRESSURE COEFFICIENT $+/- 0.18$.
 B. THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING.

2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
 A. FLORIDA BUILDING CODE 5TH EDITION (2014).
 B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ LATEST EDITION).
 C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
 D. SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC 310/ 9TH EDITION OR AISC 360/ 10TH EDITION.
 E. SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301/LATEST EDITION.
 F. NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/LATEST EDITION.
 G. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530, 530.1/ASCE 5, 6/7MS 402, 602/LATEST EDITIONS).

3. ARCHITECTURAL AND MECHANICAL DRAWINGS:
 A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES CONSTITUTE THE ENTIRE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
 B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, RECEPTS, ETC.
 C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
 D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
 E. ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURE. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETE. THE GENERAL CONTRACTOR SHALL ALSO ENSURE THAT ITS OPERATIONS AND PROCEDURES DO NOT IMPOSE LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.

4. SECTIONS AND DETAILS:
 ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

5. THRESHOLD INSPECTIONS SHALL BE PERFORMED DURING CONSTRUCTION OF THIS BUILDING AS REQUIRED BY SECTION 110.8 OF FBC.

6. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
 A. EXTERIOR WINDOWS, SLIDING AND PATIO CLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED TESTING MANUFACTURER'S PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:
 ANSI/AMA/NWMA 101/1.5, 2-97 OR TAS 202 (HVHC SHALL COMPLY WITH TAS 202)
 B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E530 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HVHC SHALL COMPLY WITH TAS 202. APPROVED TESTING MANUFACTURER'S PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:
 ANSI/AMA/NWMA 101/1.5, 2-97 OR TAS 202 (HVHC SHALL COMPLY WITH TAS 202)
 C. CUSTOM (ONE OF A KIND) EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.

7. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICES.

8. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICES.

9. ALL FASTENERS DESIGNATED, AS STAINLESS STEEL SHALL CONFORM TO AISI 316 STAINLESS STEEL.

10. SPECIALTY ENGINEERED PRODUCTS
 THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PROPER SUBMISSION OF SPECIALTY ENGINEERED SHOP DRAWINGS WHICH SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE SPECIALTY ENGINEERED SHOP DRAWINGS ARE SUBMITTED IN A TIMELY MANNER SO AS TO ALLOW REVIEWS AND RESUBMISSIONS AS REQUIRED. ALL SPECIALTY ENGINEERED PRODUCTS SHALL BE DESIGNED FOR THE APPROPRIATE GRAVITY LOADS AND WIND LOADS INCLUDING UPLIFT AND LATERAL LOADS. INTERIOR SPECIALTY PRODUCTS SHALL BE DESIGNED FOR LATERAL LOADS TO ASSURE STABILITY. SPECIALTY ENGINEERED PRODUCTS SHALL BE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 A. LIGHT GAUGE METAL, INCLUDING BUT NOT LIMITED TO, SOFFITS, CLADDING, CEILING, ETC.
 B. MISCELLANEOUS HANGERS, CHANDELIERS, CABINETS, METAL FRAMES, LADDERS, RIGGING, HANGING WALLS, RAILINGS, GLAZING FRAMES, CLADDING SUCH AS STONE, PRECAST, ALUMINUM METAL PANELS, CABLE BARRIER SYSTEMS, ETC. OR ANY OTHER MISCELLANEOUS PRODUCT REQUIRED BY ANY OF THE CONSTRUCTION DOCUMENTS.
 C. IN ADDITION TO THE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE, THE SPECIALTY ENGINEER SHALL DESIGN FOR THE WEIGHT OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELLIER FIXTURES, BAR CABINETS, AND ART WORK / MOBILES.

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

- SHORING AND RESHORING
 1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION. SUBMIT SHORING AND RESHORING SHOP DRAWINGS PREPARED BY A DELEGATED ENGINEER EXPERIENCED IN SUCH WORK AND LICENSED IN THE STATE OF FLORIDA. SUBMIT DRAWINGS TO ARCHITECT, DELEGATED ENGINEER, SPECIAL INSPECTOR, AND BUILDING OFFICIAL FOR RECORD ONLY. SHORING AND RESHORING DESIGN AND CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE ENGINEER IN HIS EMPLOY.
 THE DELEGATED ENGINEER WHO PREPARES THE SHORING AND RESHORING DRAWINGS SHALL INSPECT THE SHORING AND RESHORING. HE SHALL PROVIDE A FIELD REPORT OF EACH INSPECTION TO THE CONTRACTOR AND ARCHITECT.

2. THE BRACING DETAILS OF THE EXTERIOR WALLS OF WHICH IN SOME CASES, THE ROOF DECK DIAPHRAGM AND ROOFING MEMBERS WILL BE REMOVED LEAVING THE EXTERIOR WALLS UNBRACED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HIRE A SPECIALTY SHORING AND BRACING ENGINEER TO PROVIDE THE REQUIRED DOCUMENTS FOR THIS EFFORT.

- FOUNDATION
 1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:
 A. RECOMMENDATIONS ON SOILS AND FOUNDATIONS INVESTIGATION PREPARED BY AN APPROVED TESTING LABORATORY FOR FOUNDATION WORK.
 2. BOTTOM OF FOOTINGS TO BEAR ON:
 A. BOTTOM OF FOOTINGS TO BE ASSUMED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 2500 P.S.F.
 3. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE CONCRETE OR ORDERING MATERIALS, OR MOVING FORWARD IN ANY WAY. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.

4. TOP OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 16" BELOW EXTERIOR FINISH GRADE.

5. EXCAVATION & BACKFILL:
 A. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
 B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
 6. CENTERLINE OF FOOTINGS: SHALL COINCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
 7. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.

- CONCRETE
 1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
 A. FOUNDATIONS 3000 PSI
 B. SLAB-ON-GRADE 3000 PSI
 C. COLUMNS 4000 PSI
 D. WALLS 4000 PSI
 E. BEAMS 4000 PSI
 F. THE BEAMS 4000 PSI
 G. STRUCTURAL SLABS 4000 PSI
 H. MASONRY GROUT 3000 PSI
 ALL OTHER CONCRETE TO BE 4000 PSI UNLESS NOTED OTHERWISE.

2. ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
 A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
 B. A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS
 C. SLUMPS SHALL BE 4" MINIMUM AND 6" MAXIMUM.
 D. CONCRETE SHALL HAVE 3 +/- 1.5 PERCENT AIR ENTRAINMENT.
 E. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
 F. JOBSITE WATER SHALL NOT BE ADDED.
 G. CEMENT SHALL CONFORM WITH ASTM C150 TYPE 1, SLAG, ASTM C898 SHALL BE LIMITED TO 50% (BY WEIGHT OF CEMENTITIOUS MATERIAL AND FLY ASH, ASTM C618, CLASS F, SHALL BE LIMITED TO 25% (BY WEIGHT) OF CEMENTITIOUS MATERIAL.

3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ LATEST EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
 4. SUBMIT REINFORCING STEEL SHOP DRAWINGS PRIOR TO ANY FABRICATION.
 5. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
 6. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.

7. REQUIREMENTS:
 A. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
 B. WWF SHALL COMPLY WITH ASTM A 185.

8. LAP ALL BARS WITH CLASS B TENSION LAP SPICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 12 INCHES UNLESS OTHERWISE NOTED.

9. REINFORCING BARS:
 A. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE MATCHING HORIZONTAL BARS X 4" DIA. BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
 B. WHERE COLUMNS ARE AN INTEGRAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.
 C. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.
 D. FOR BALCONIES, SLABS AND WALKWAYS EXPOSED TO WEATHER ALL REINFORCING STEEL (TOP AND BOTTOM) AS WELL AS SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING AND FASTENING REINFORCING SHALL BE GALVANIZED CONFORM TO ASTM A653. ALL BOLTS AND SCREWS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT-DIPPED GALVANIZED AND TO CONFORM TO ASTM A153 CLASS D. ELECTROLYTICALLY FASTENERS SHALL HAVE A CLASS RATING OF AT LEAST 2.5. ALUMINUM NOT TO BE USED IN DIRECT CONTACT WITH AC TREATED LUMBER.

10. CONCRETE COUNTS:
 A. DROP BOTTOM OF BEAM OR SLAB AT WINDOWS, DOORS AND MASONRY OPENINGS AS REQUIRED TO PROVIDE A CONCRETE CLOSURE BETWEEN THE BOTTOM OF THE BEAM AND WINDOW AND/OR DOOR HEADER OR PROVIDE A PRECAST CONCRETE LINTEL BY CAST-IN-PLACE IF NOT NEXT TO A POURED CONCRETE COLUMN.
 B. MAXIMUM DROP SHALL BE 16" (TWO BLOCK COURSES) AND SPAN EQUAL TO MASONRY OPENING WIDTH. PROVIDE 2 #5 AT BOTTOM OF DROP INCLUDING #3 TIES @ 24" O.C. EXTENDING TO TOP OF BEAM REINFORCING. IF THE LINTEL EXCEEDS THE ABOVE LIMIT OF DROP, A SEPARATED LINTEL SHALL BE PROVIDED AS FOLLOWS:
 1. OPENING LESS THAN 60" WIDE 8" X 8" W/2 #5 BOTTOM BARS.
 2. OPENING BETWEEN 60" AND 120" WIDE 8" X 12" W/2 #6 BOTTOM BARS.
 C. LINTELS TO HAVE 8" MINIMUM BEARING AT EACH END.
 D. IF THE MASONRY OPENING HAS AN END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 OR #6 DOWELS, AS THE CASE MAY BE, IN THE CONCRETE COLUMN WITH SHEAR KEY 1-1/2" INCH DEPTH BY LINTEL'S DEPTH AND WIDTH FOR ITS SUBSEQUENT CONSTRUCTION.

11. CONCRETE COUNTS:
 A. DROP BOTTOM OF BEAM OR SLAB AT WINDOWS, DOORS AND MASONRY OPENINGS AS REQUIRED TO PROVIDE A CONCRETE CLOSURE BETWEEN THE BOTTOM OF THE BEAM AND WINDOW AND/OR DOOR HEADER OR PROVIDE A PRECAST CONCRETE LINTEL BY CAST-IN-PLACE IF NOT NEXT TO A POURED CONCRETE COLUMN.
 B. MAXIMUM DROP SHALL BE 16" (TWO BLOCK COURSES) AND SPAN EQUAL TO MASONRY OPENING WIDTH. PROVIDE 2 #5 AT BOTTOM OF DROP INCLUDING #3 TIES @ 24" O.C. EXTENDING TO TOP OF BEAM REINFORCING. IF THE LINTEL EXCEEDS THE ABOVE LIMIT OF DROP, A SEPARATED LINTEL SHALL BE PROVIDED AS FOLLOWS:
 1. OPENING LESS THAN 60" WIDE 8" X 8" W/2 #5 BOTTOM BARS.
 2. OPENING BETWEEN 60" AND 120" WIDE 8" X 12" W/2 #6 BOTTOM BARS.
 C. LINTELS TO HAVE 8" MINIMUM BEARING AT EACH END.
 D. IF THE MASONRY OPENING HAS AN END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 OR #6 DOWELS, AS THE CASE MAY BE, IN THE CONCRETE COLUMN WITH SHEAR KEY 1-1/2" INCH DEPTH BY LINTEL'S DEPTH AND WIDTH FOR ITS SUBSEQUENT CONSTRUCTION.

12. CONCRETE COUNTS:
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 B. MAXIMUM DROP SHALL BE 16" (TWO BLOCK COURSES) AND SPAN EQUAL TO MASONRY OPENING WIDTH. PROVIDE 2 #5 AT BOTTOM OF DROP INCLUDING #3 TIES @ 24" O.C. EXTENDING TO TOP OF BEAM REINFORCING. IF THE LINTEL EXCEEDS THE ABOVE LIMIT OF DROP, A SEPARATED LINTEL SHALL BE PROVIDED AS FOLLOWS:
 1. OPENING LESS THAN 60" WIDE 8" X 8" W/2 #5 BOTTOM BARS.
 2. OPENING BETWEEN 60" AND 120" WIDE 8" X 12" W/2 #6 BOTTOM BARS.
 C. LINTELS TO HAVE 8" MINIMUM BEARING AT EACH END.
 D. IF THE MASONRY OPENING HAS AN END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 OR #6 DOWELS, AS THE CASE MAY BE, IN THE CONCRETE COLUMN WITH SHEAR KEY 1-1/2" INCH DEPTH BY LINTEL'S DEPTH AND WIDTH FOR ITS SUBSEQUENT CONSTRUCTION.

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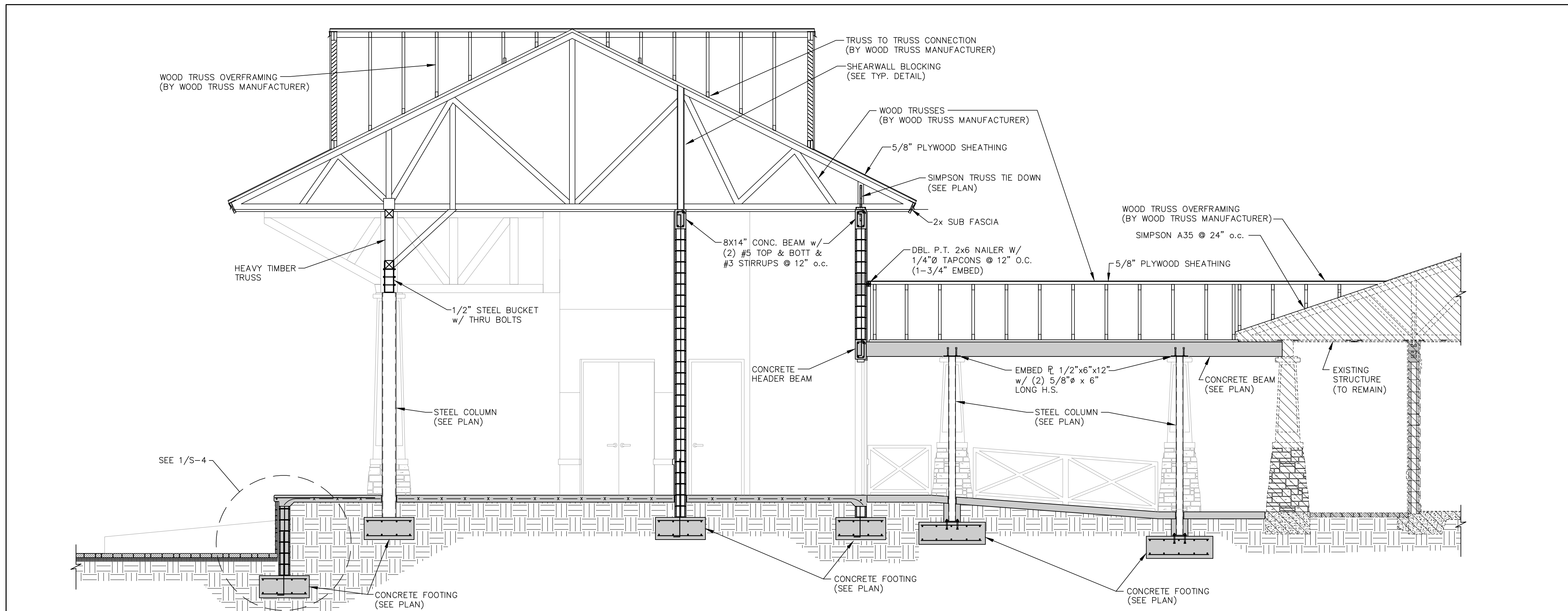
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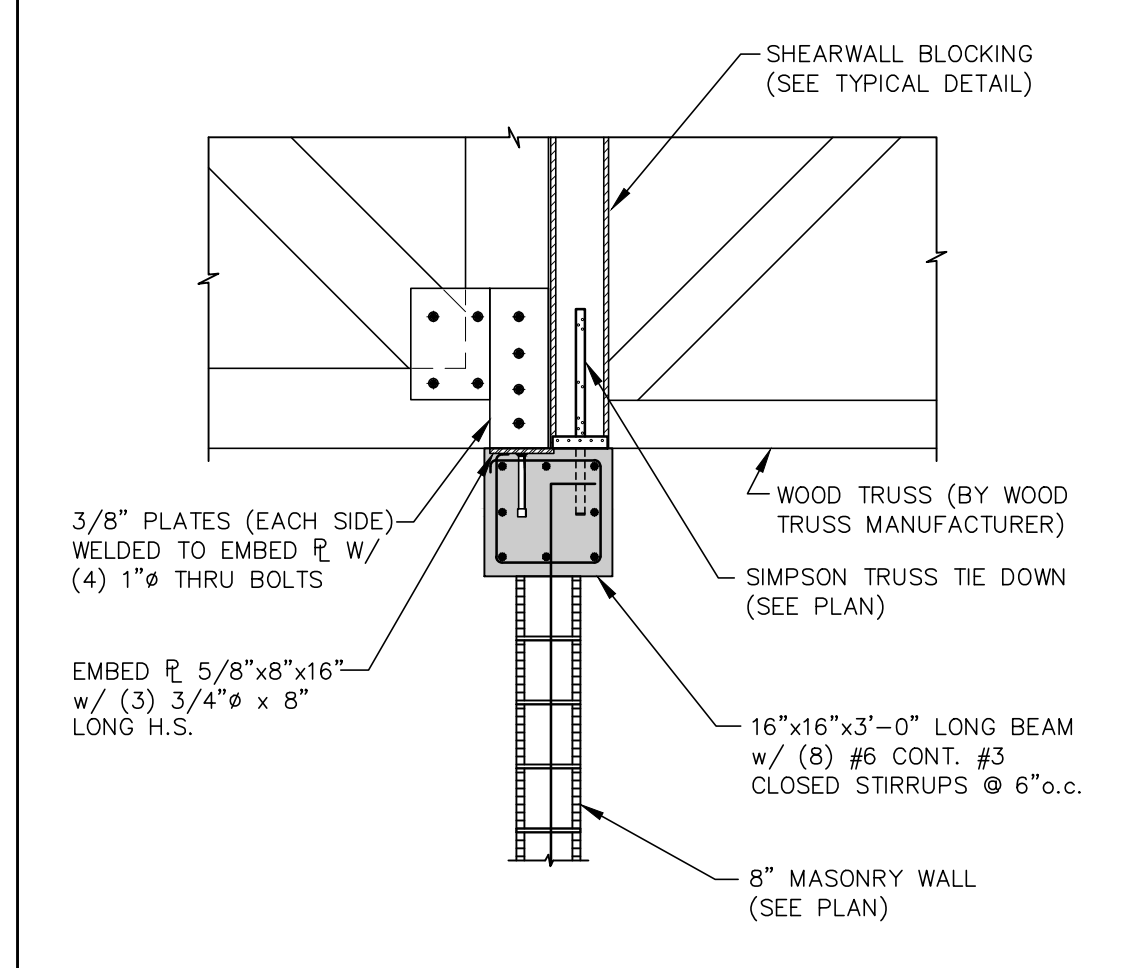
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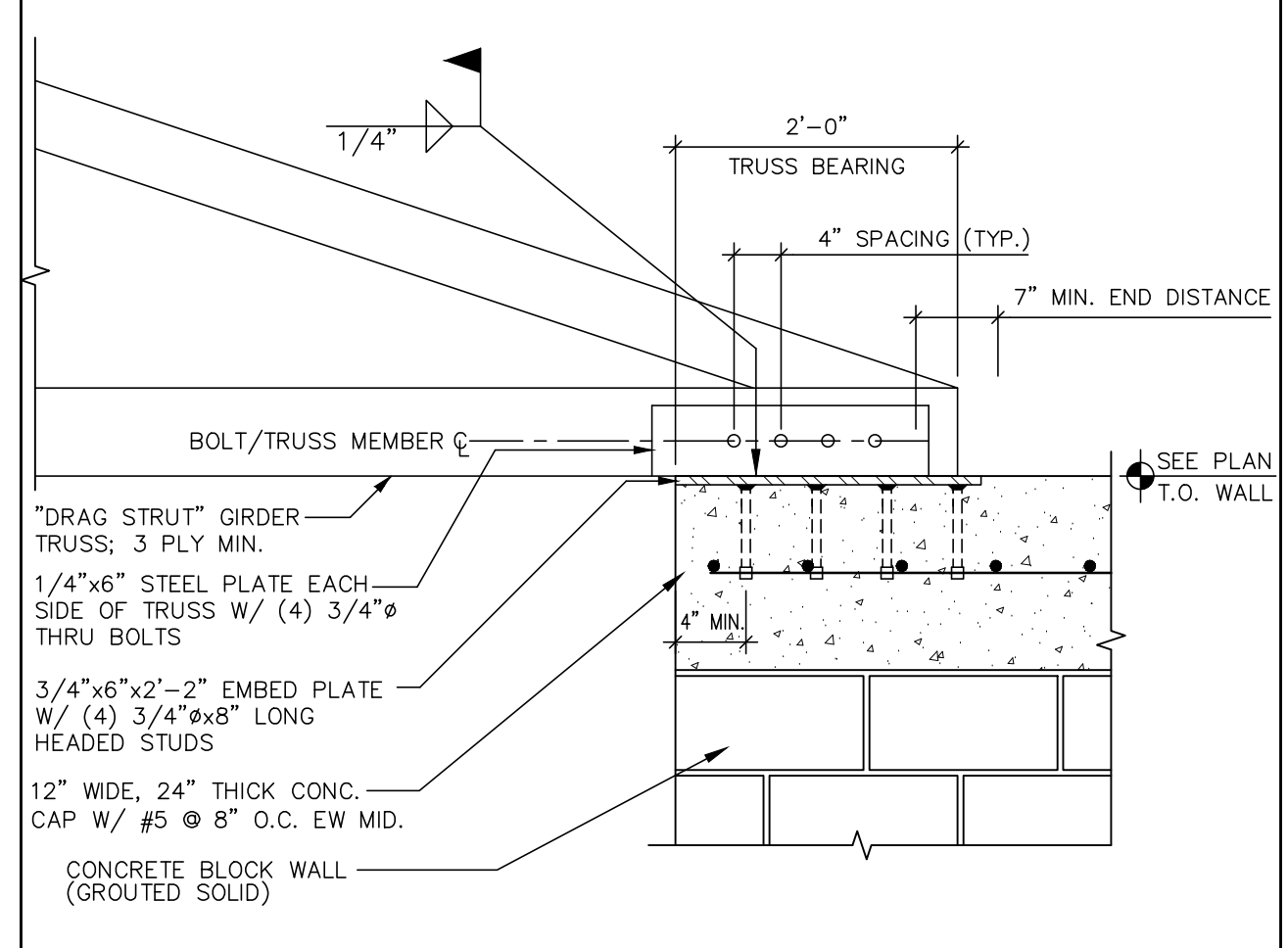
29. CONCRETE COUNTS:<



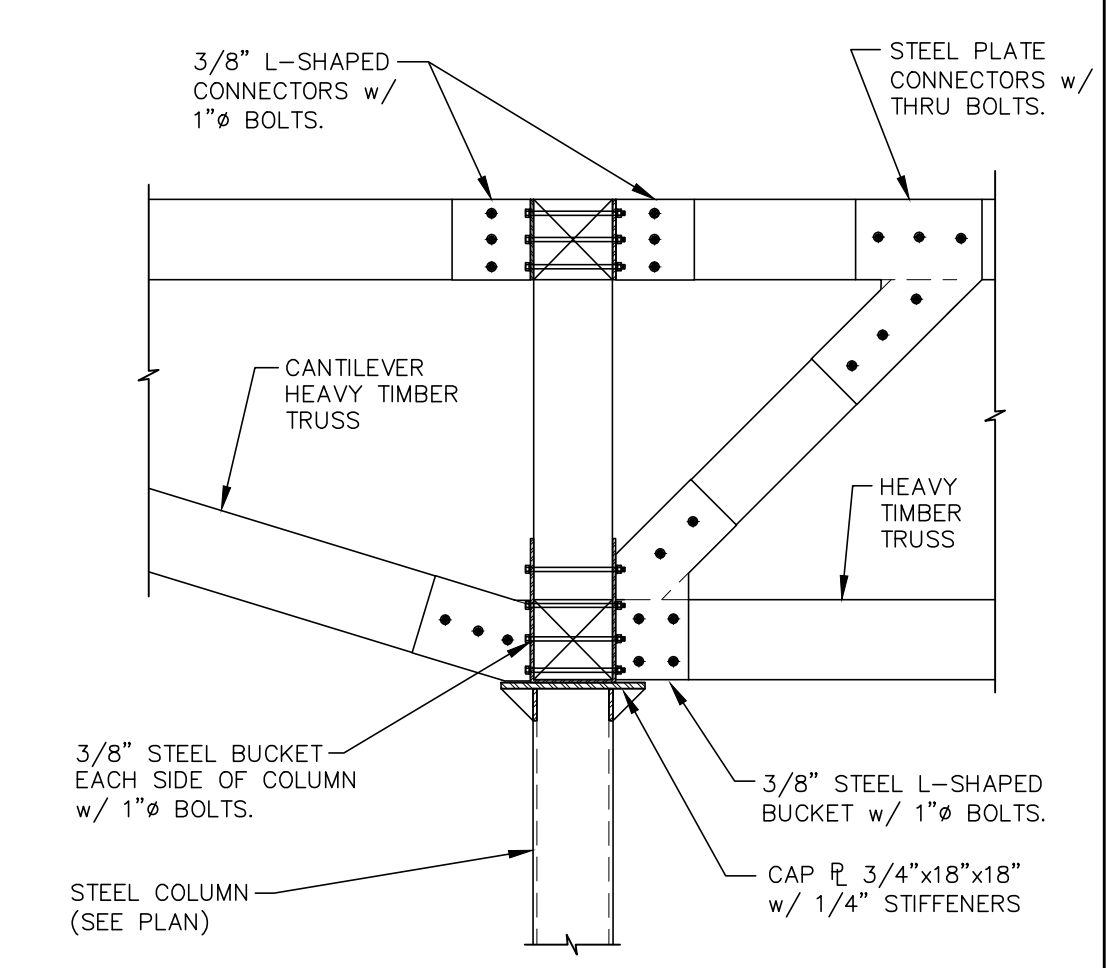
3 SECTION 1/4" = 1'-0"



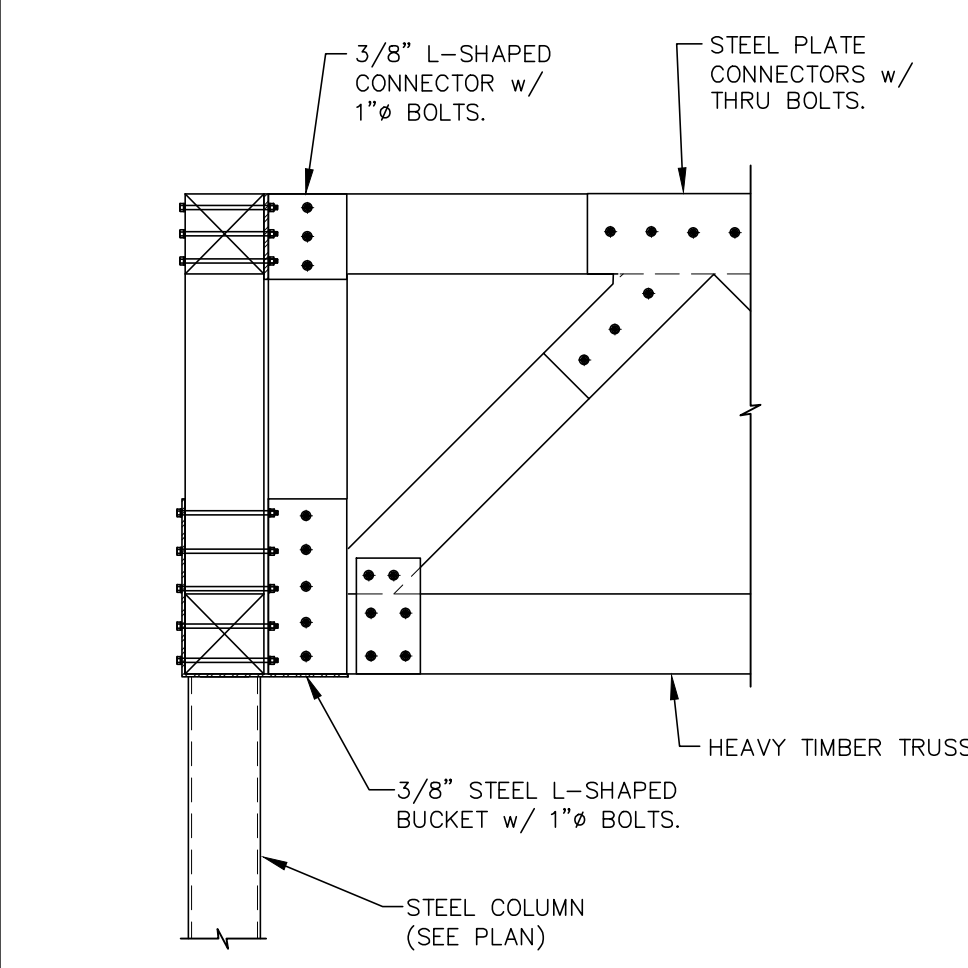
8 SECTION 1/2" = 1'-0"



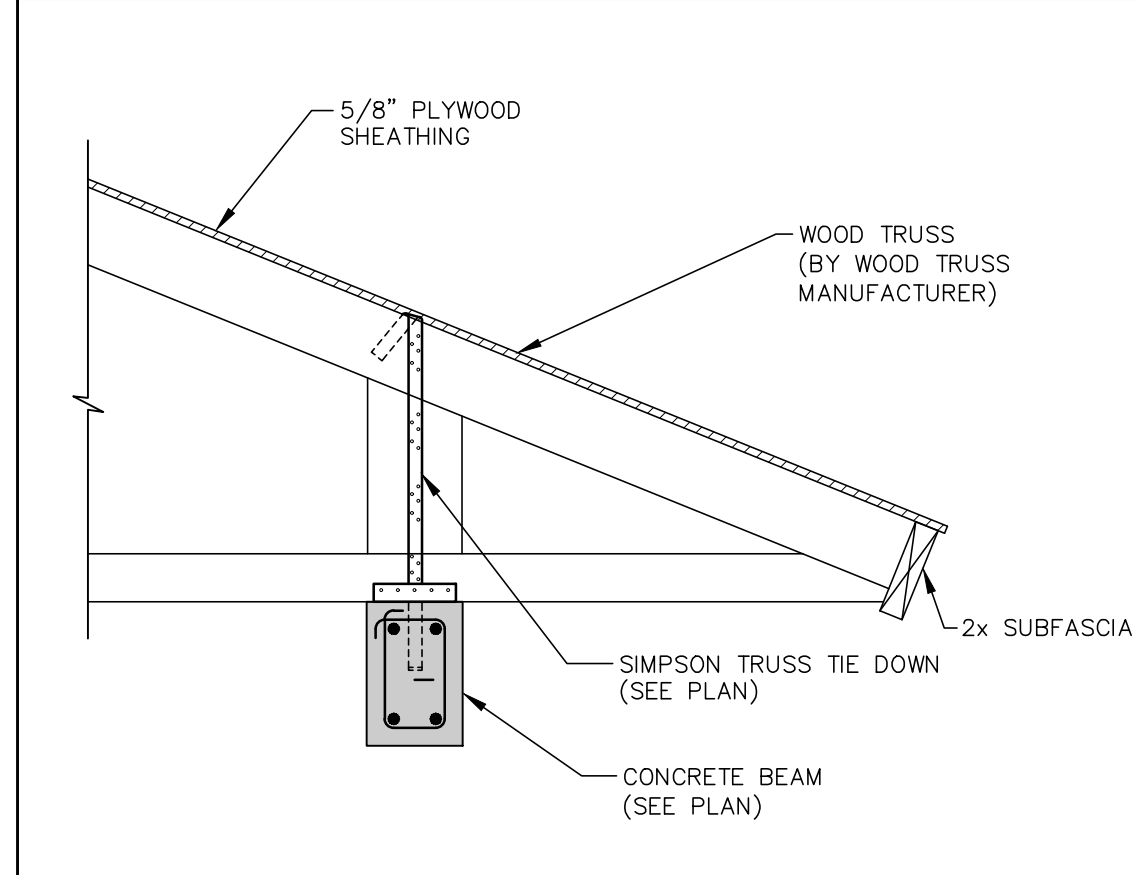
7 SECTION 1/2" = 1'-0"



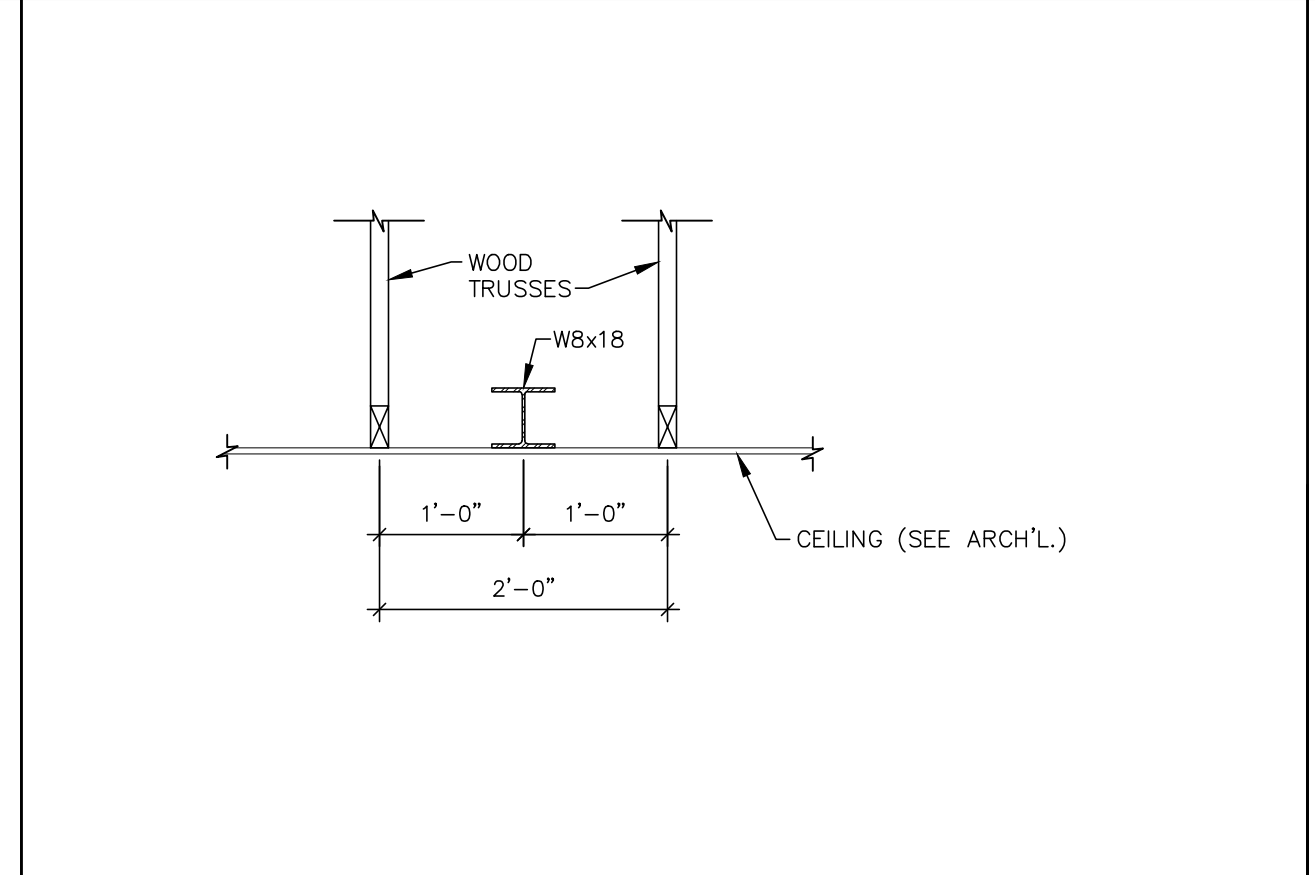
6 SECTION 1/2" = 1'-0"



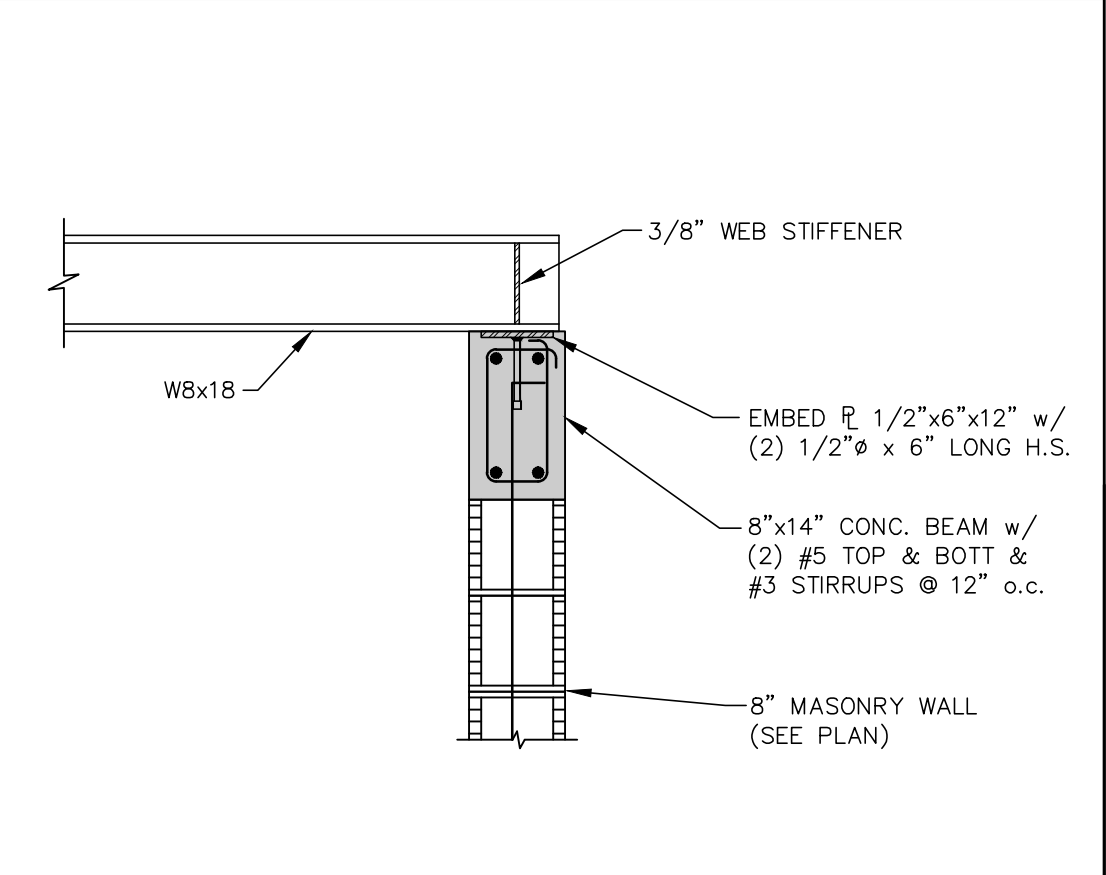
5 SECTION 1/2" = 1'-0"



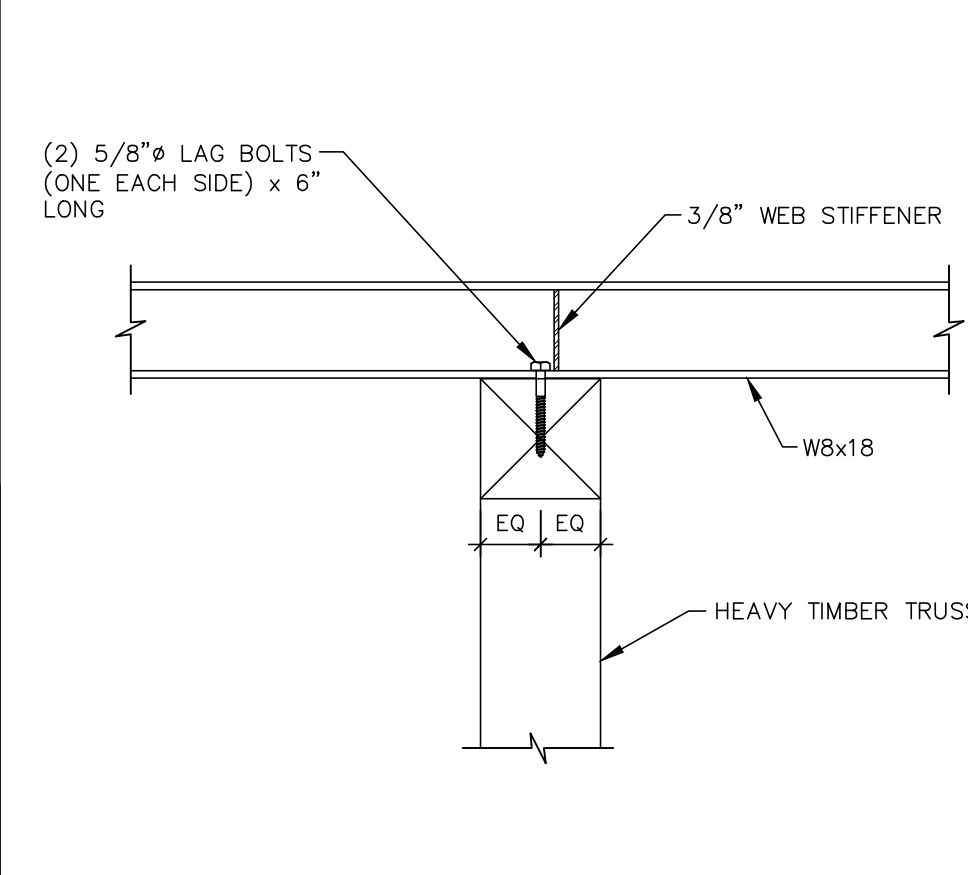
12 SECTION 3/4" = 1'-0"



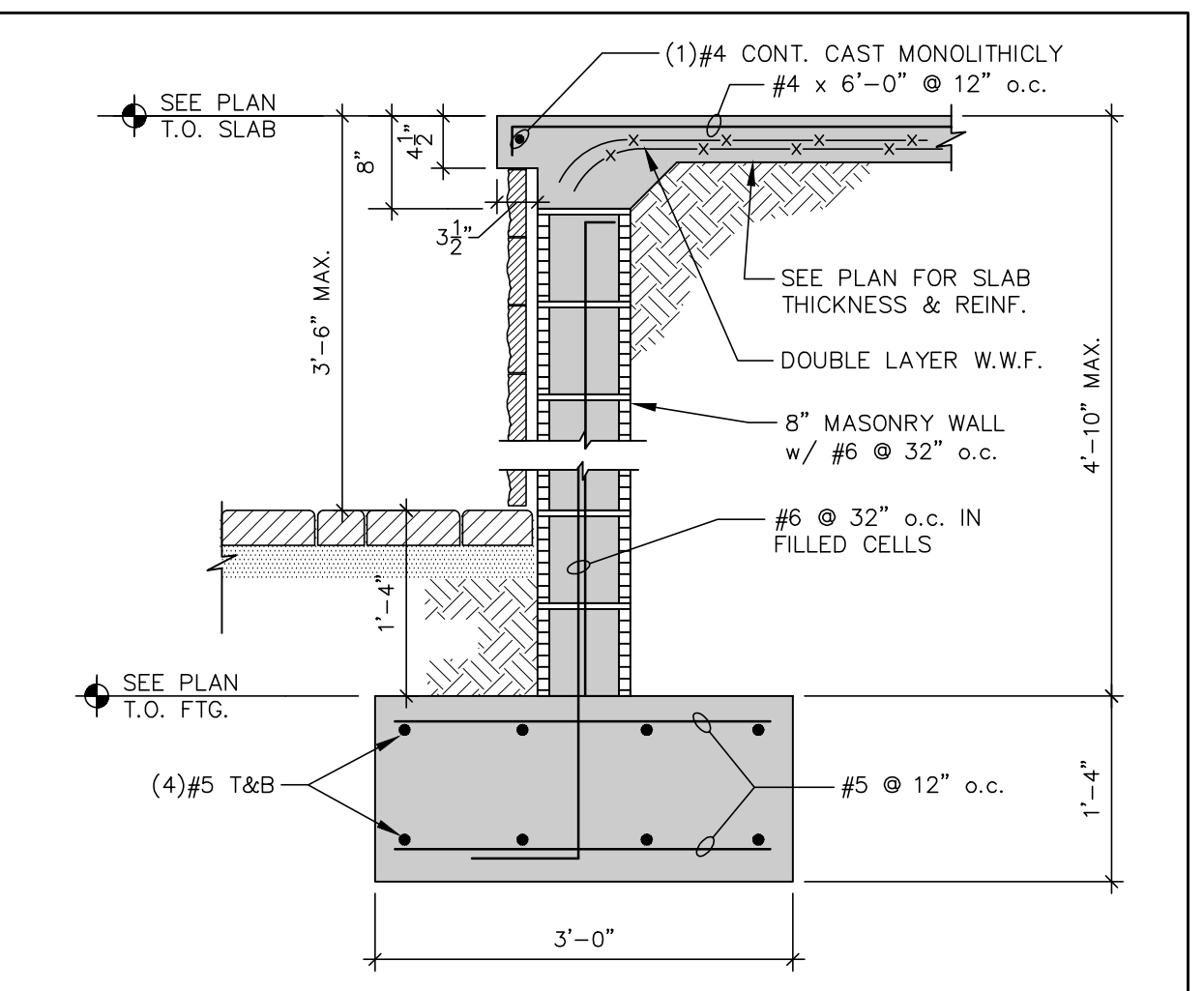
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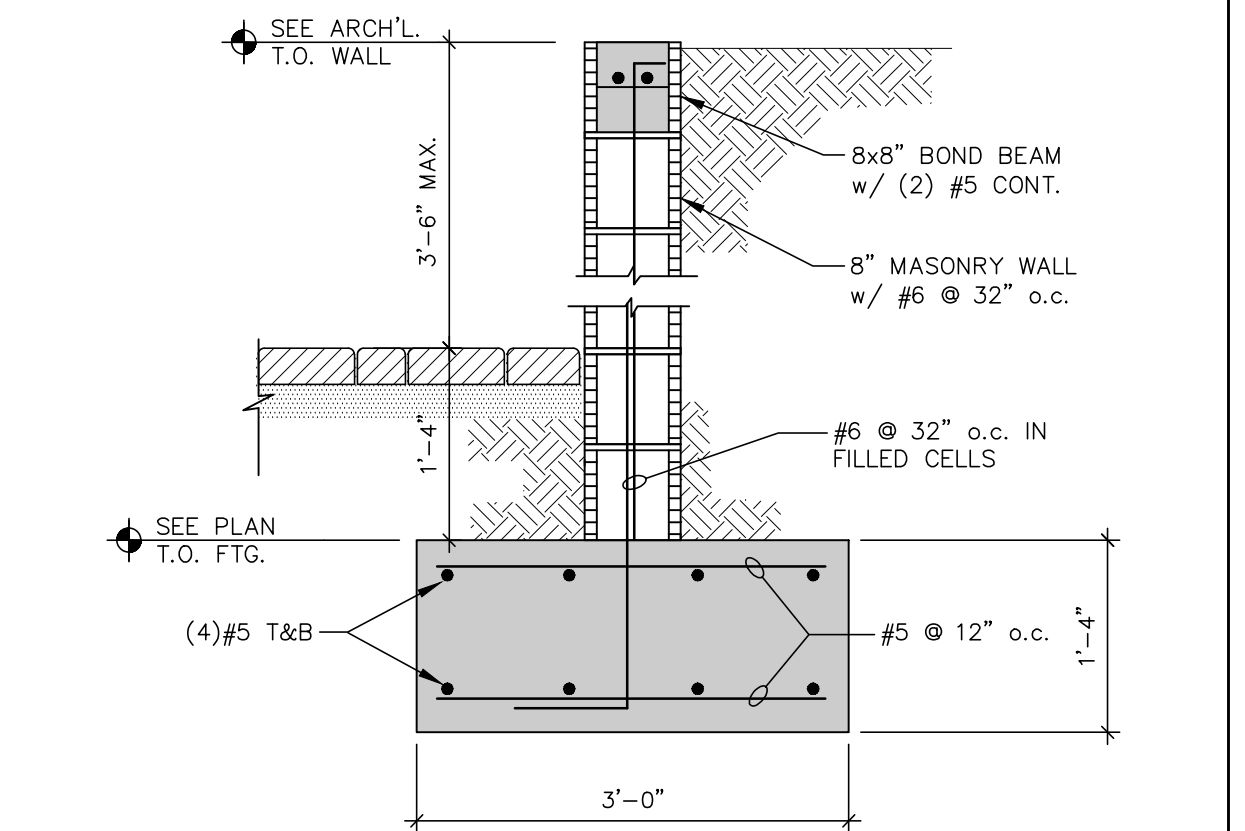
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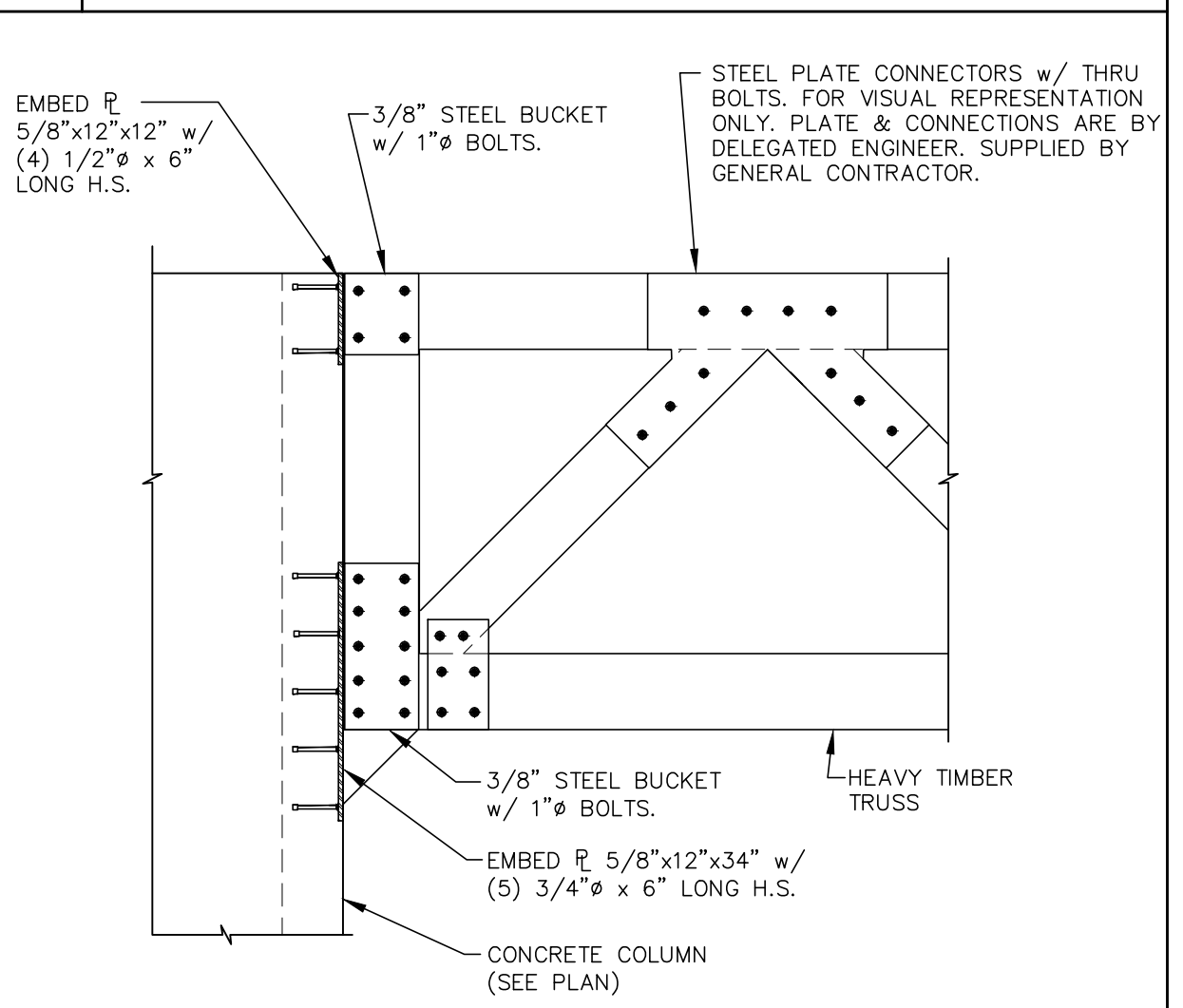
9 SECTION 3/4" = 1'-0"



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



4 SECTION 1/2" = 1'-0"

NOT FOR CONSTRUCTION

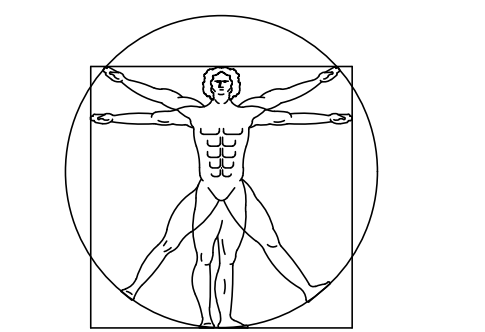
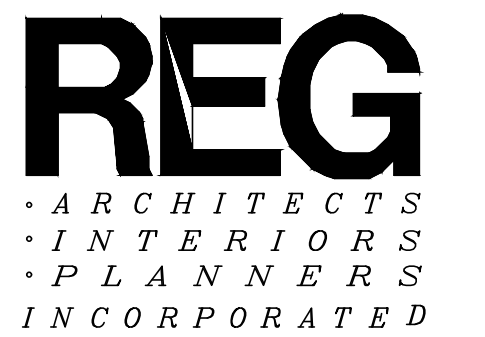
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PHILIP J. RIZZO
 P.E., FLORIDA
 REG. #60998

LIC. #0004386
 JOB # 341.110



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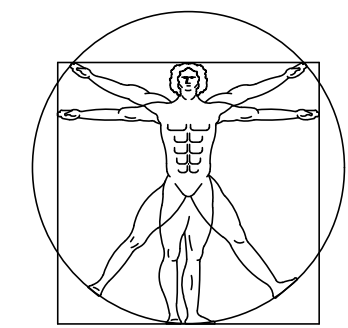
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S-4

Structural Drawing Updated
 Based on Architectural Backgrounds Dated 7-20-16

			<p>GIRDER DEPTH = 60" DISTRIBUTED WIND UPLIFT LOAD = -85 LB/FT TOP CHORD AXIAL LOAD: = 3.6K</p>				<p>GIRDER DEPTH = 60" DISTRIBUTED WIND UPLIFT LOAD = -360 LB/FT</p>			<p>CONCENTRATED L.L. @ 29' = 1.6K D.L. @ 29' = 2.4K L.L. @ 35' = 1.6K D.L. @ 35' = 2.5K</p> <p>GIRDER DEPTH = 60" DISTRIBUTED L.L. = 660 LB/FT DISTRIBUTED D.L. = 440 LB/FT TOP CHORD AXIAL LOAD:</p> <p>CONCENTRATED L.L. @ 3' = 1.6K CONCENTRATED D.L. @ 3' = 2.5K CONCENTRATED L.L. @ 9' = 1.6K CONCENTRATED D.L. @ 9' = 2.4K CONCENTRATED L.L. @ 19' = 1.6K CONCENTRATED D.L. @ 19' = 2.4K</p> <p>NOTE: ALL LOADING SHALL BE VERIFIED BY DELEGATED ENGINEER PRIOR TO FABRICATION.</p>	
12	SECTION	3/4" = 1'-0"	8	SECTION	3/4" = 1'-0"	4	HTT2	N.T.S.	1	HTT1	N.T.S.
							<p>GIRDER DEPTH = 60" DISTRIBUTED L.L. = 250 LB/FT DISTRIBUTED D.L. = 160 LB/FT TOP CHORD AXIAL LOAD:</p>			<p>GIRDER DEPTH = 60" DISTRIBUTED WIND UPLIFT LOAD = -840 LB/FT</p>	
13	SECTION	3/4" = 1'-0"	9	SECTION	3/4" = 1'-0"	5	HTT3	N.T.S.	2	HTT1	N.T.S.
							<p>GIRDER DEPTH = 60" DISTRIBUTED WIND UPLIFT LOAD = -305 LB/FT</p>			<p>GIRDER DEPTH = 60" CONCENTRATED D.L. @ 7'-6" = 2K CONCENTRATED L.L. @ 7'-6" = 1.3K DISTRIBUTED L.L. = 300 LB/FT DISTRIBUTED D.L. = 200 LB/FT TOP CHORD AXIAL LOAD:</p>	
14	SECTION	3/4" = 1'-0"	10	SECTION	3/4" = 1'-0"	6	HTT3	N.T.S.	3	HTT2	N.T.S.
							<p>GIRDER DEPTH = 60" DISTRIBUTED L.L. = 60 LB/FT DISTRIBUTED D.L. = 50 LB/FT TOP CHORD AXIAL LOAD: = 3.6K</p>				
15	SECTION	3/4" = 1'-0"	11	SECTION	3/4" = 1'-0"	7	HTT4	N.T.S.			

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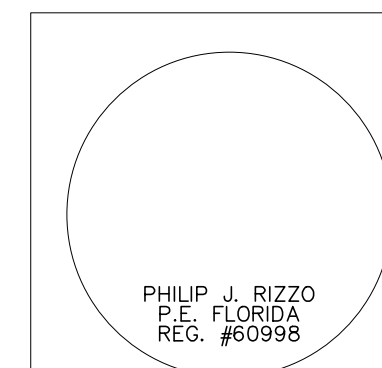
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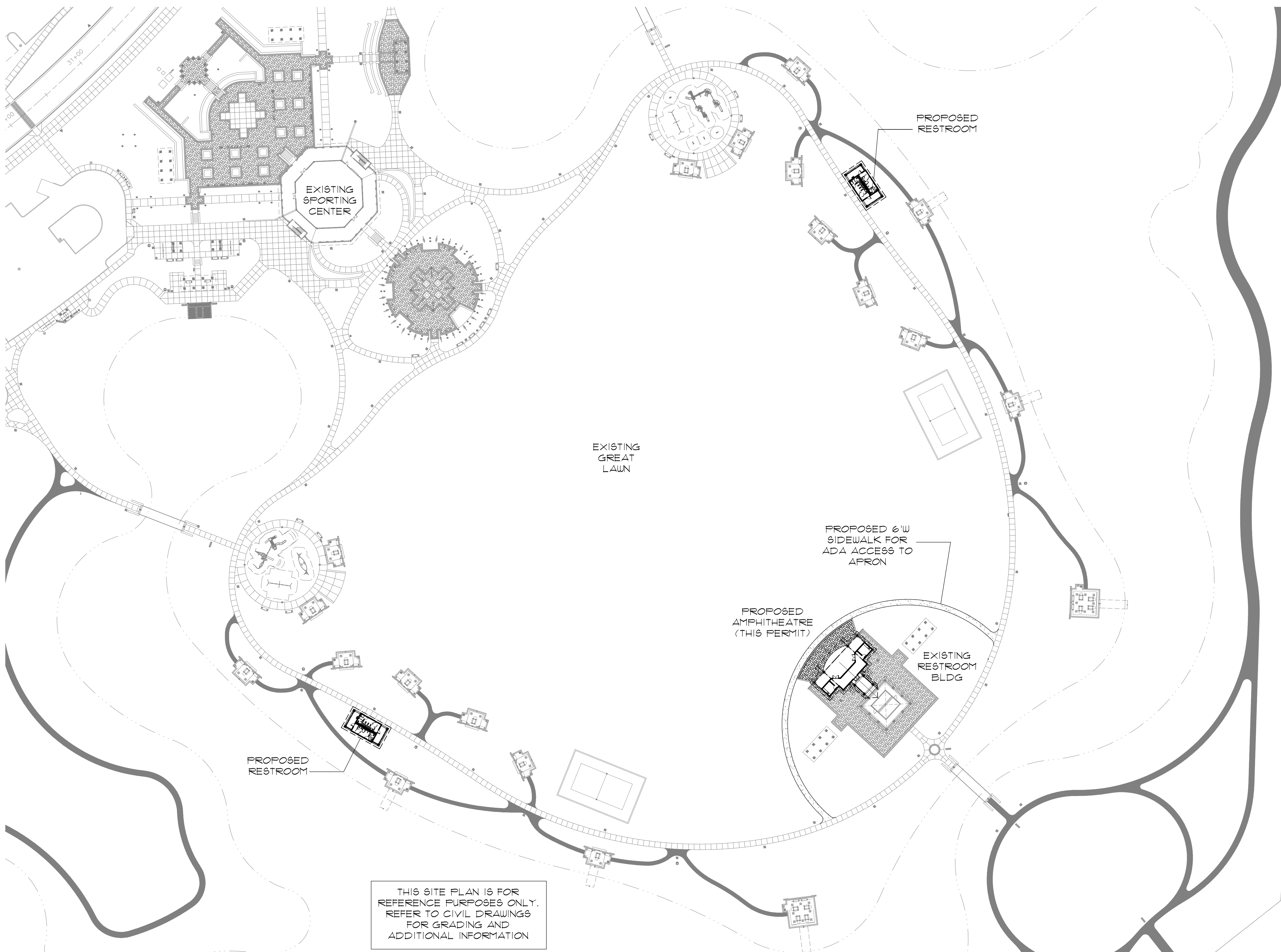
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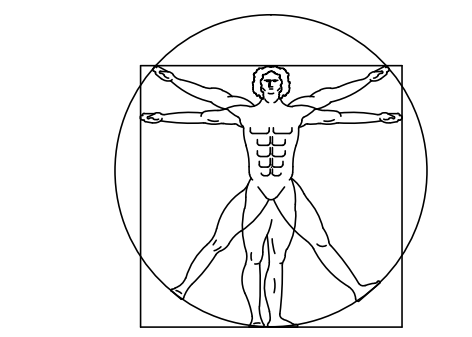
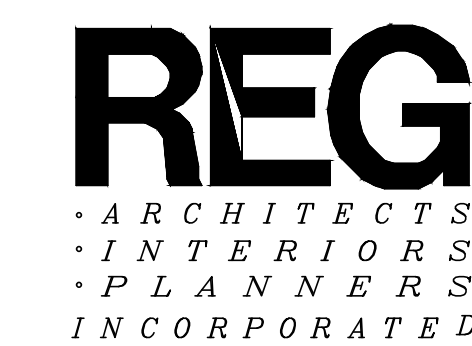
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S-5

Structural Drawing Updated
Based on Architectural Backgrounds Dated 7-20-16



THIS SITE PLAN IS FOR REFERENCE PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR GRADING AND ADDITIONAL INFORMATION



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DATE 08-30-16

SCALE 1"=50'-0"

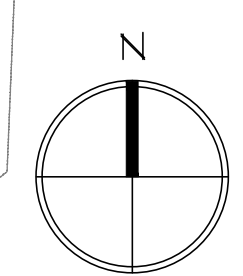
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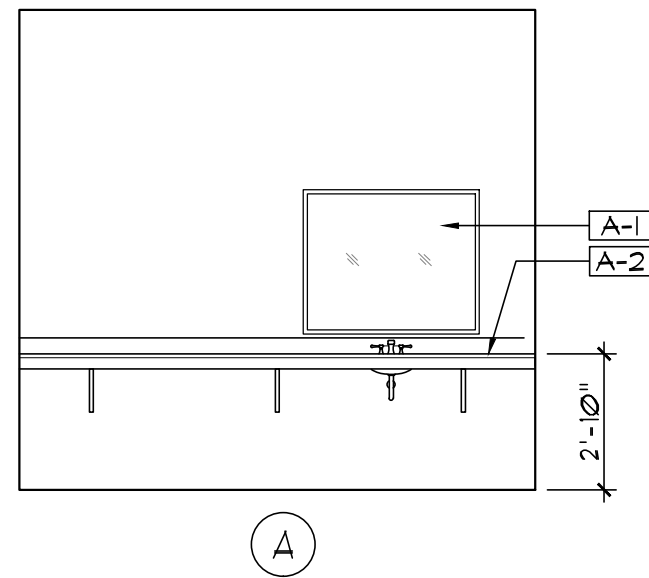
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SITE PLAN

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2 TYPICAL GREEN ROOM COUNTER
1/4" = 1'-0"

DOOR HARDWARE:		DOOR AND FRAME SCHEDULE												
1.	CYLINDER LOCK (HAGER 3100, U526D)	MARK	LOCATION	DOOR			FRAME			DETAILS			FIRE RTNG.	REMARKS
2.	HINGES (3 TYP) (HAGER BB181, U526D)			TYPE	MAT.	SIZE (V.I.F.)	TYPE	MAT.	SILL	JAMB	HEAD			
3.	DOOR CLOSER (LCN 1010, ALUM)	102-1	BACKSTAGE/ STORAGE	B	HM	12" x 84"	1	MTL	IS	1H	1H			
4.	THRESHOLD (ADA) (HAGER 5205, MILL FIN)	102-2	BACKSTAGE/ STORAGE	B	HM	12" x 84"	1	MTL	IS	1H	1H	45 MIN		
5.	PUSH/PULL PLATES (HAGER 31E 4 305, U526D)	102-3	BACKSTAGE/ STORAGE	B	HM	12" x 84"	1	MTL	IS	1H	1H	45 MIN		
6.	KICK PLATE (HAGER 1905, U532D)	103	GREEN ROOM	A	HM	36" x 84"	1	MTL	IS	1H	1H			
		104	GREEN ROOM	A	HM	36" x 84"	1	MTL	IS	1H	1H			

DOORS AND FRAMES TYPES		DOORS GENERAL NOTES	
NOTE: SEE SCHEDULE FOR DOOR WIDTH AND HEIGHT BASIS OF DESIGN - CEKO DOORS HURRICANE RESISTANT 1/2 GAUGE, 1-3/4" THICK, A60, W/ FULLY WELDED FRAMES	1. PROVIDE IMPACT RESISTANT ASSEMBLIES AT ALL OPENINGS THAT COMPLY WITH STATE OF FLORIDA OR MIAMI-DADE COUNTY PRODUCT APPROVAL (AS REQUIRED BY LOCAL BLDG. DEPT.)	2. EXTERIOR OPENING ASSEMBLIES SHALL MEET THE MINIMUM WIND LOAD PRESSURE DESIGNS SPECIFIED ON STRUCTURAL DUGS.	3. PROVIDE ANSI/BHMA STANDARDS, GRADE 1 (COMMERCIAL) HARDWARE ON ALL EXTERIOR DOORS. FINISH SHALL BE STAINLESS STEEL, SATIN FINISH. COORDINATE KEYING WITH OWNER.
2. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO PURCHASE ORDER WINDOWS, DOORS, HARDWARE & CONNECTIONS. PRODUCT APPROVALS SHALL BE INCLUDED IN SHOP DRAWING SUBMITTAL.			

WALL TYPES NOTES			
- ALL WALLS ARE STANDARD 8" CMU BLOCK UNLESS OTHERWISE NOTED. SEE ELEVATIONS FOR EXTERIOR FINISHES. SEE FINISH SCHEDULE FOR INTERIOR FINISHES.			
- PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEM AND THROUGH PENETRATION FIRESTOP DEVICES, SEALANTS, AND RELATED PRODUCTS FOR FIRE-RATED FLOOR AND WALL PENETRATIONS (AND SEALING TOP OF RATED WALLS TO DECK OR BOTTOM OF EX. CONC. SLAB). THIS WORK ALSO INCLUDES FIRESTOPPING AT PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS. ALL RATED WALL PENETRATIONS SHALL MAINTAIN THE INTEGRITY OF THE WALL ASSEMBLY.			
- PROVIDE CONSTRUCTION IN ACCORDANCE WITH THE UL DESIGN NUMBER INDICATED.			
- ALL INTERIOR SIDES OF BLOCK WALLS SHALL BE SKIM COATED WITH STUCCO, READY TO RECEIVE PAINT FINISH.			
- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TAKEN FROM FACE OF CMU OR CONCRETE TO FACE OF CMU OR CONCRETE.			
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE 8" FROM FACE OF ADJACENT CMU OR CONCRETE WALL TO ROUGH DOOR OPENING AND 4" FROM FACE OF ADJACENT STUD WALL TO ROUGH DOOR OPENING.			

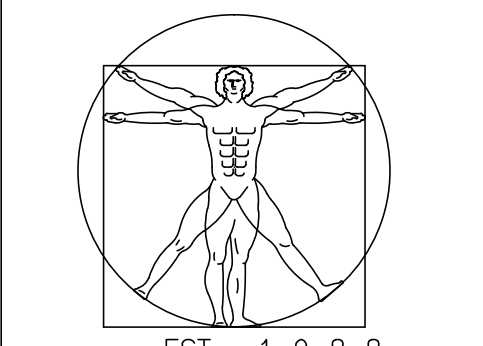
WALL TYPES			
MARK	DETAIL	DESCRIPTION	FIRE UL
51		CMU 8" BLOCK WALL, R-11 RIGID INSULATION BOARD, 1x3 P.T. WD. FURRING STRIPS, 4 1/2" GYP. BD.	N/A
52		SAME AS 51 FINISH ON BOTH SIDES	N/A

FLOOR FINISH SCHEDULE				
TAG	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
F-1	EPOXY W/ CHEM. RESIST. TOP COAT	TRAFFIC TUFF	GRAY	NEOGARD
F-2	CONCRETE	LIGHT BROOM FINISH		

WALL BASE FINISH SCHEDULE				
TAG	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
B-1	EPOXY W/ CHEM. RESIST. TOP COAT	TRAFFIC TUFF	GRAY	NEOGARD

WALL FINISH SCHEDULE				
TAG	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
W-1	EPOXY PAINT	SU008	ALABASTER	SHER WILLIAMS

ACCESSORY SCHEDULE			
TAG	DESCRIPTION	REFERENCE	MANUFACTURER
A-1	STAINLESS STEEL FRAME MIRROR	B-293-2436	BOBRICK
A-2	VANITY TOPS (SOLID SURFACE)	9032ML	WILSONART
FE	FIRE EXTINGUISHER		



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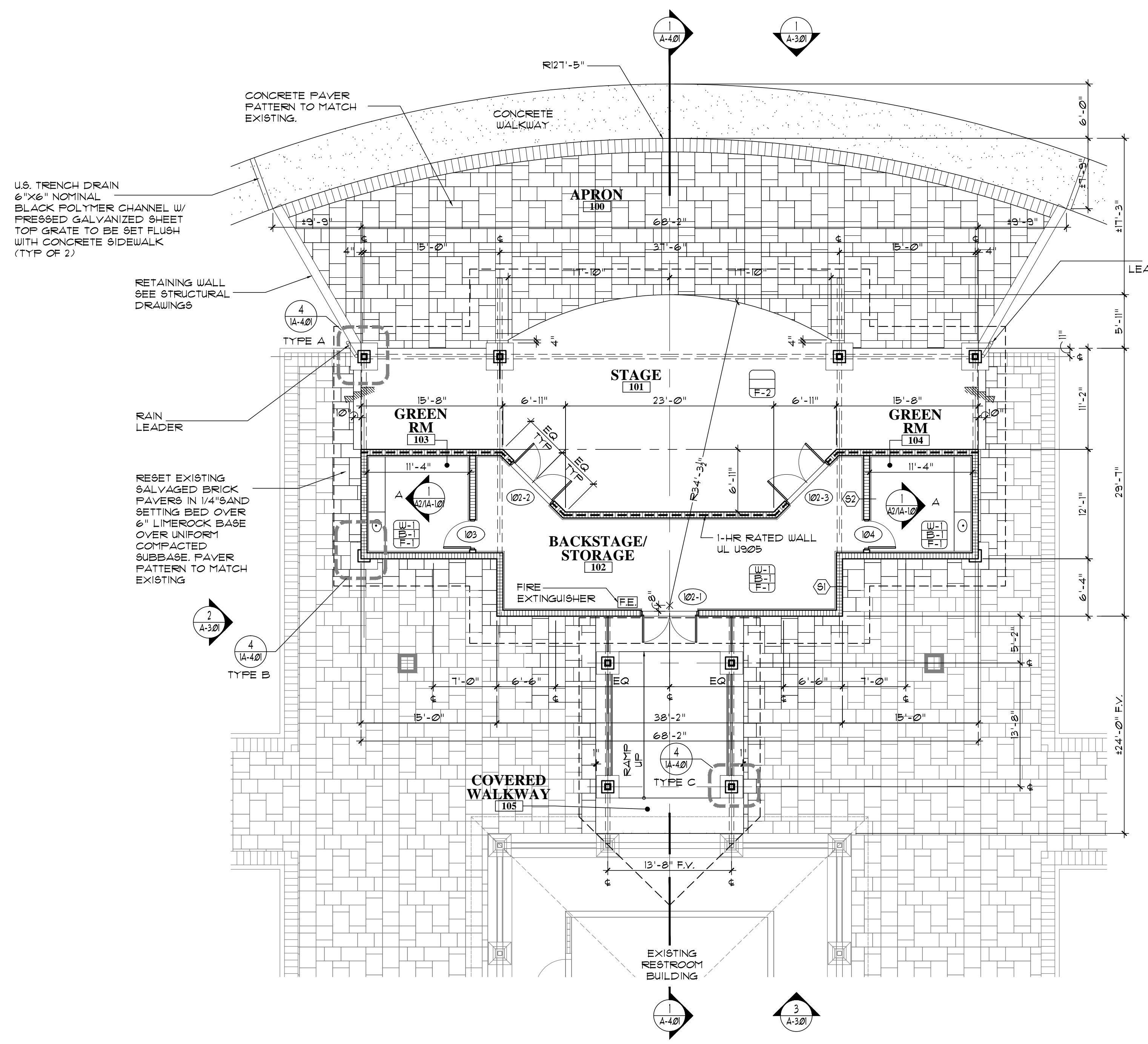
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 SCALE 1/8"=1'-0"
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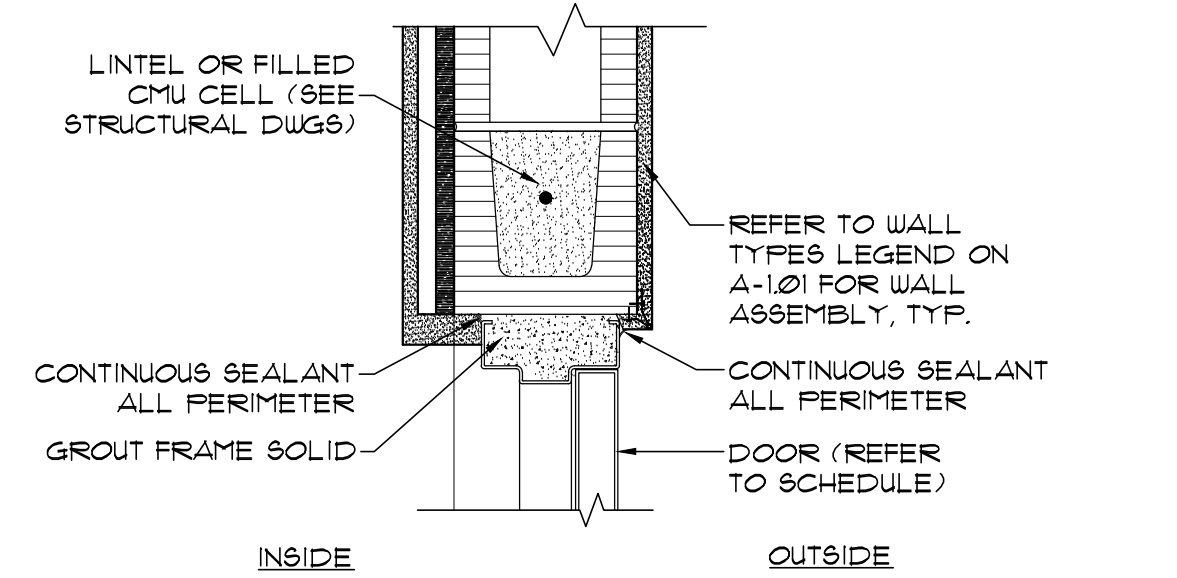
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FLOOR PLAN

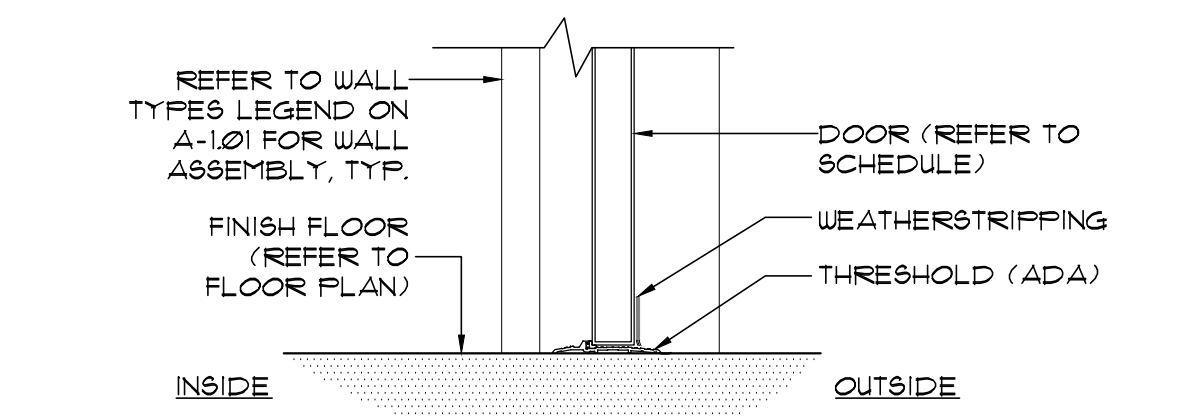
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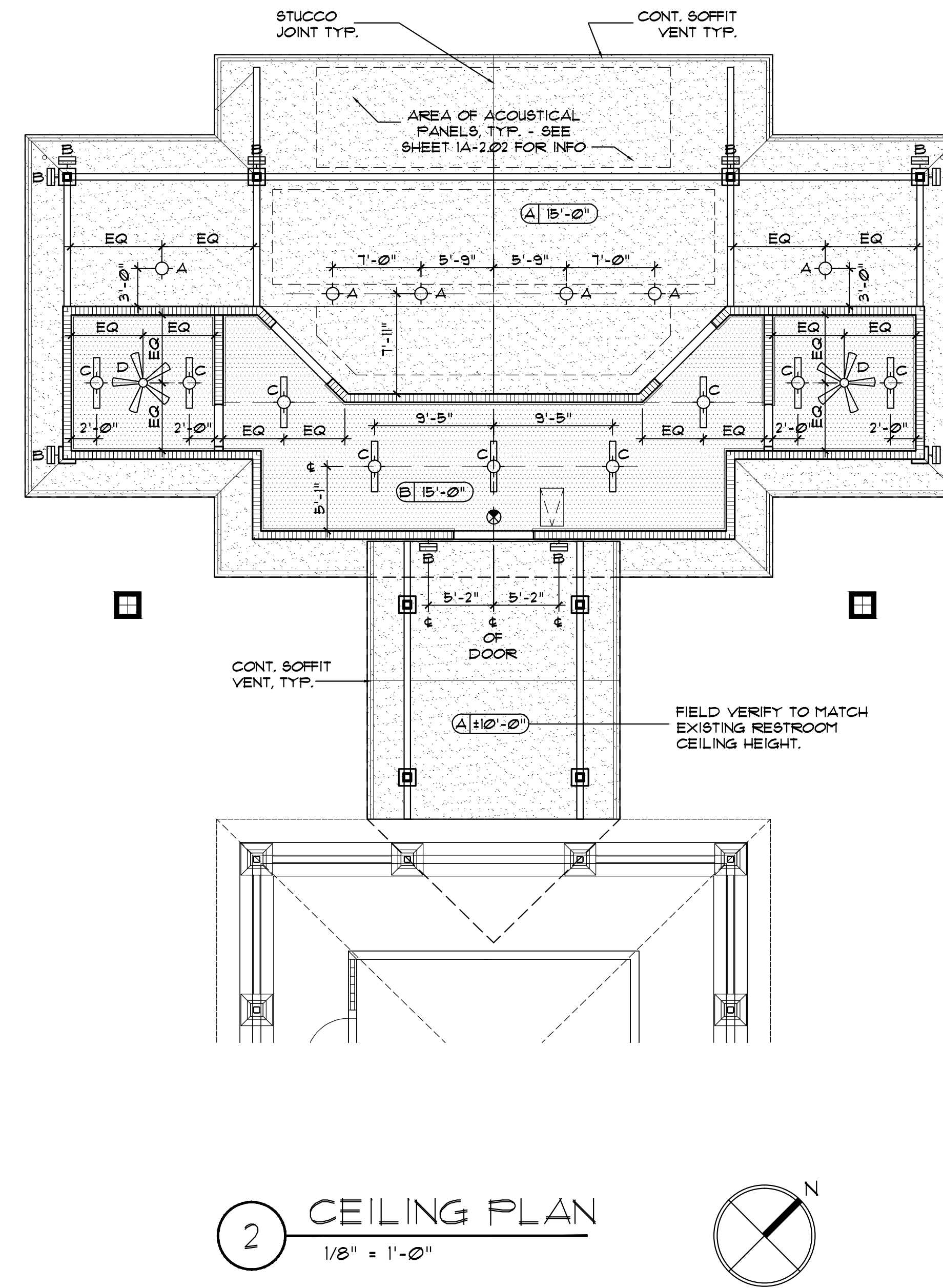
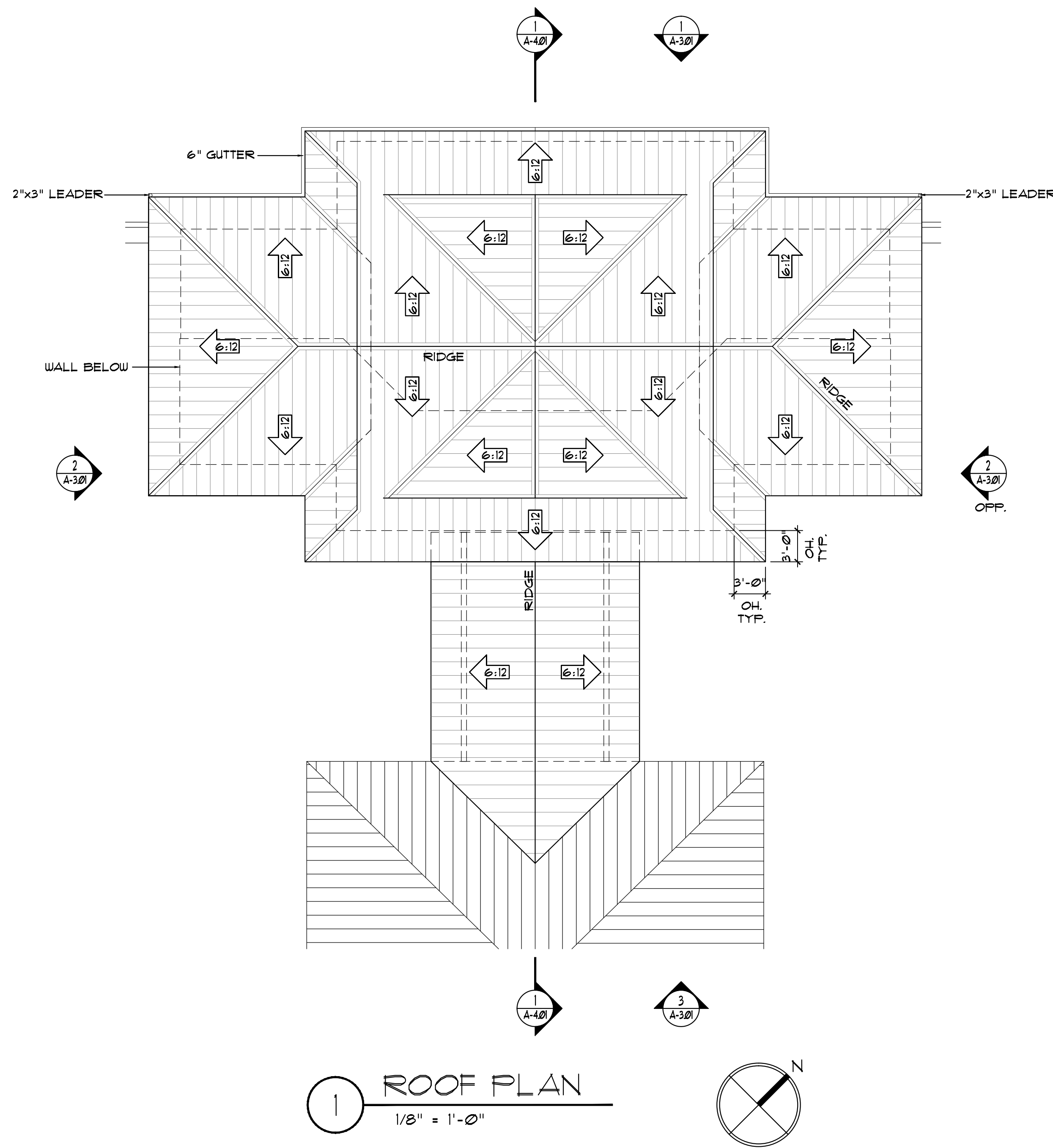
1 FLOOR PLAN
 1/8" = 1'-0"



1H DOOR HEAD/JAMB
 1 1/2" = 1'-0"



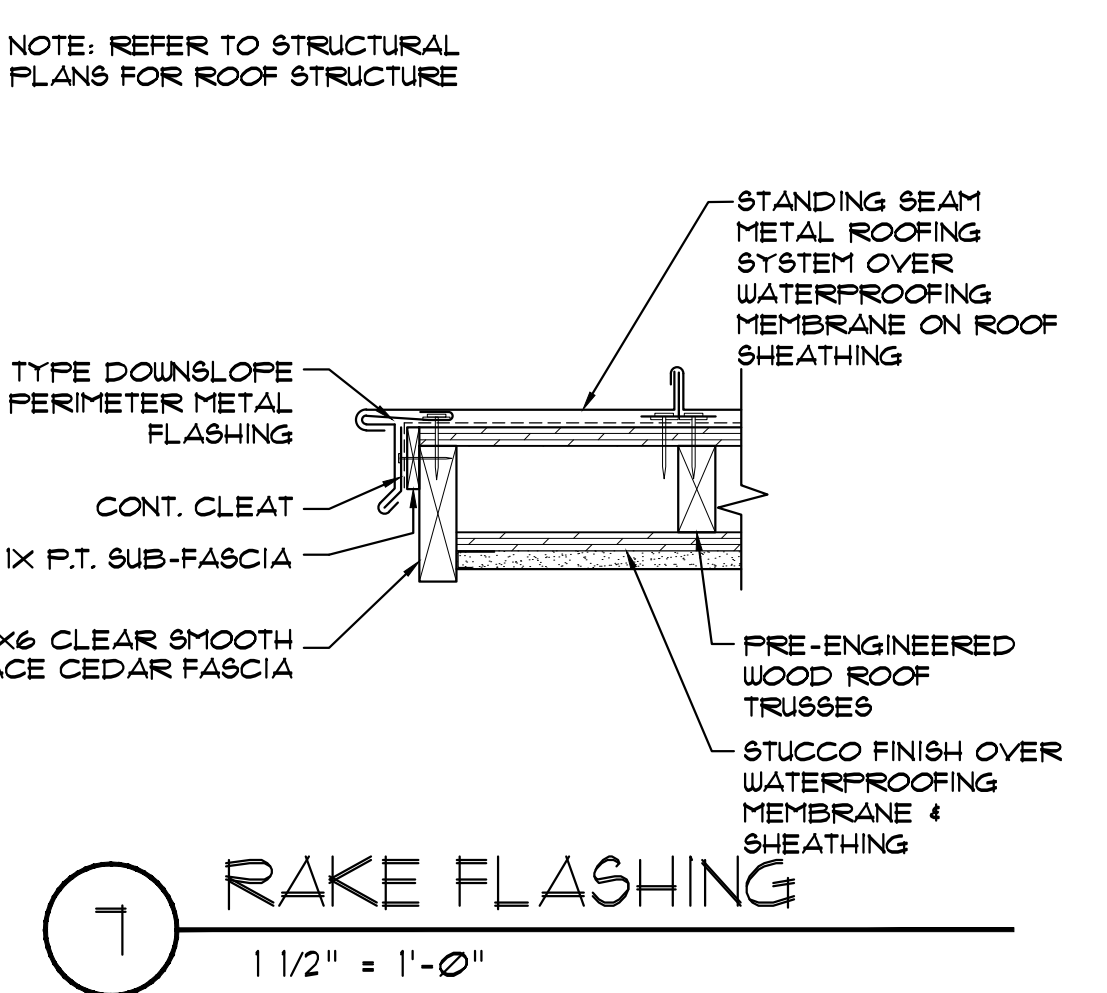
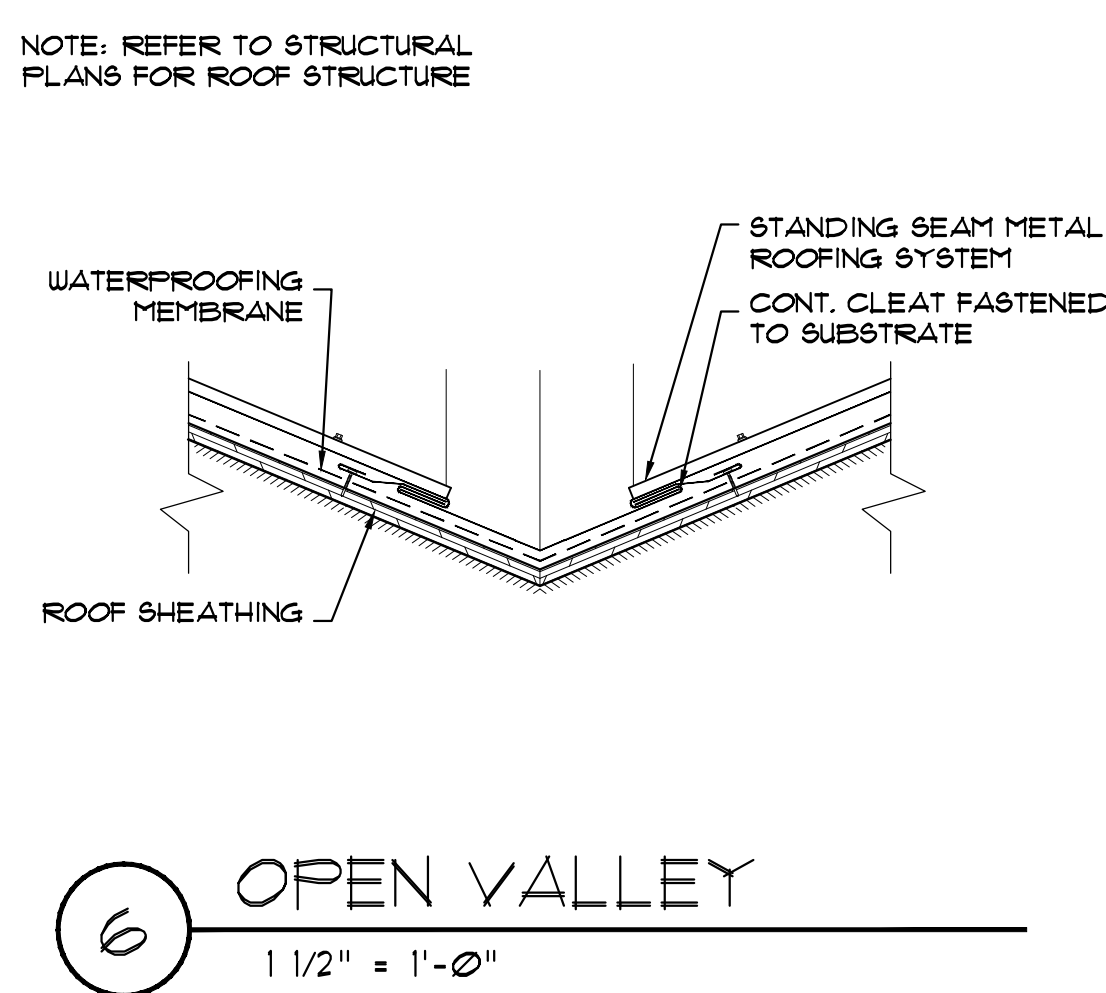
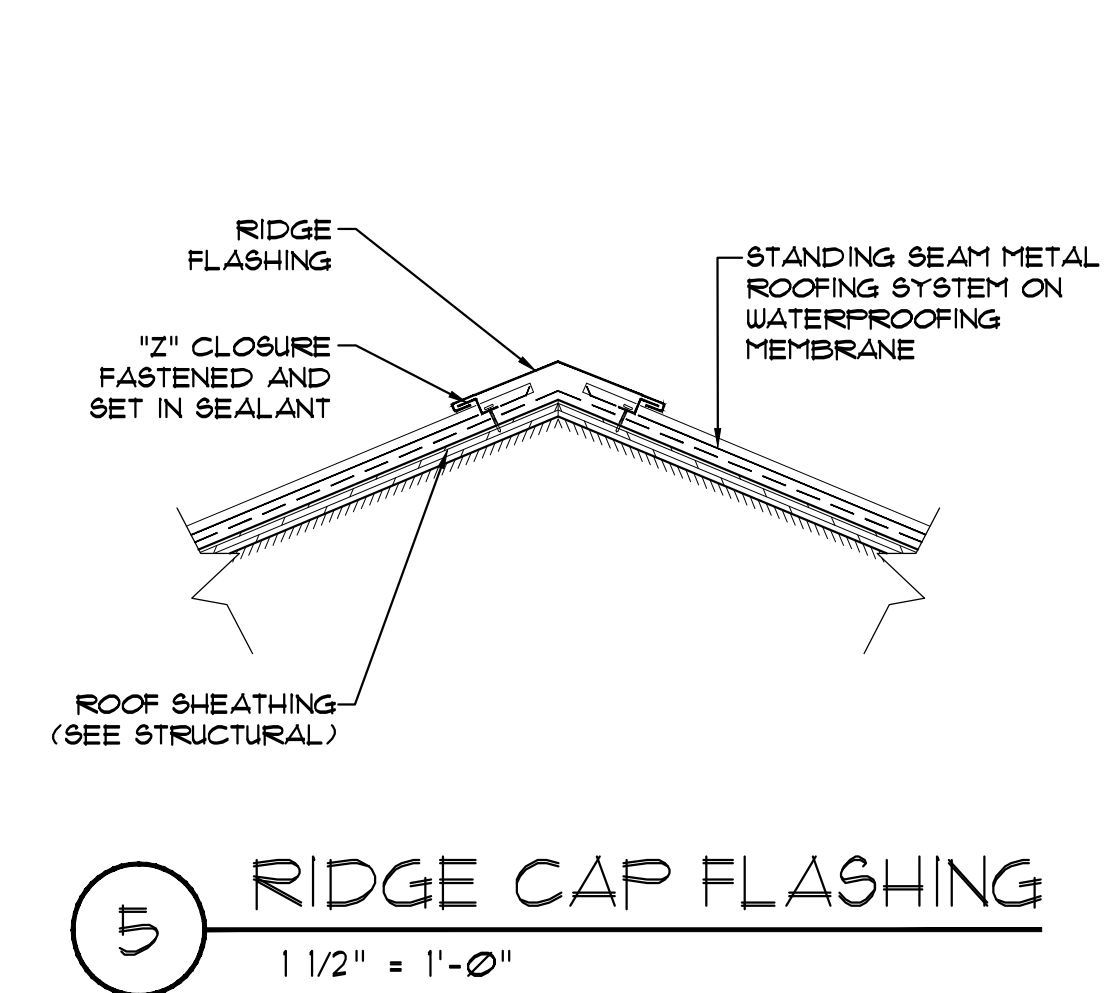
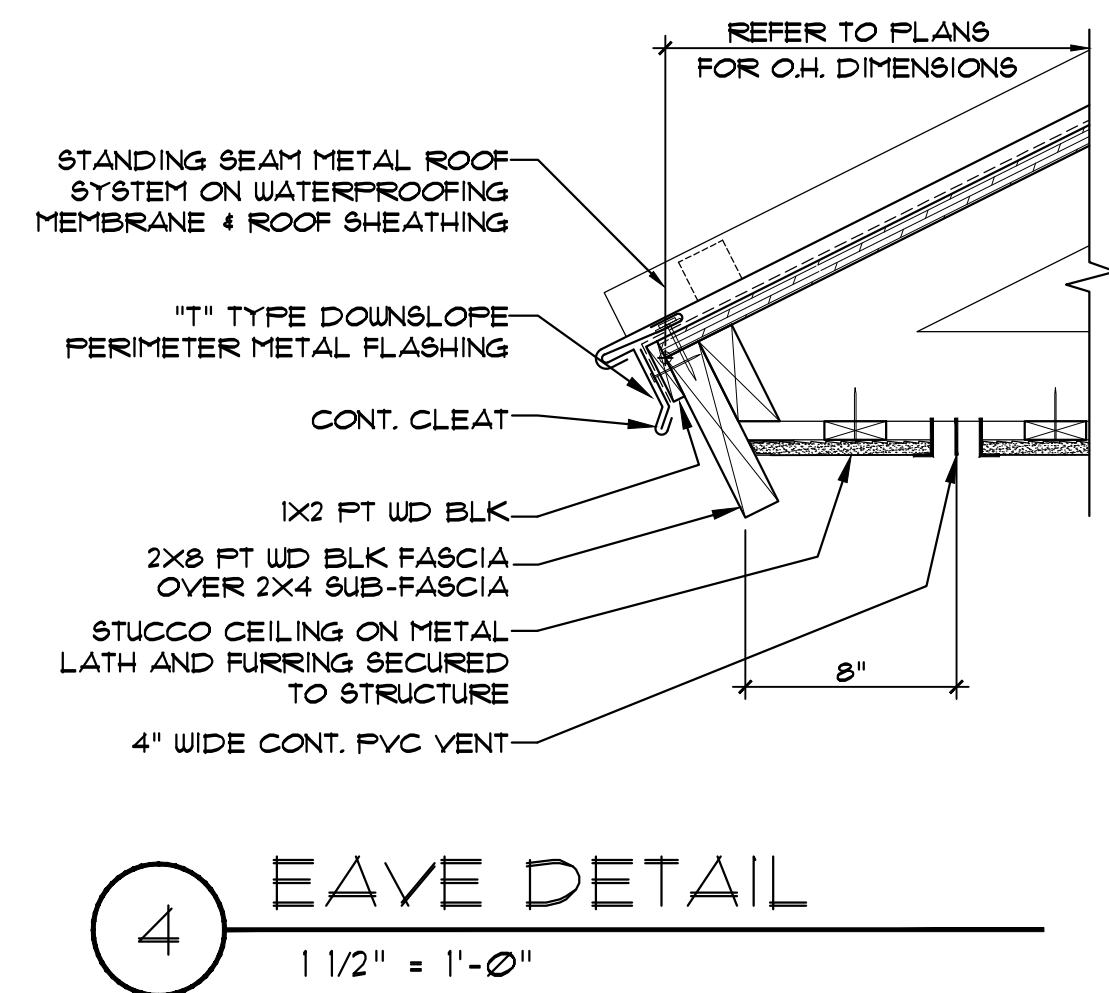
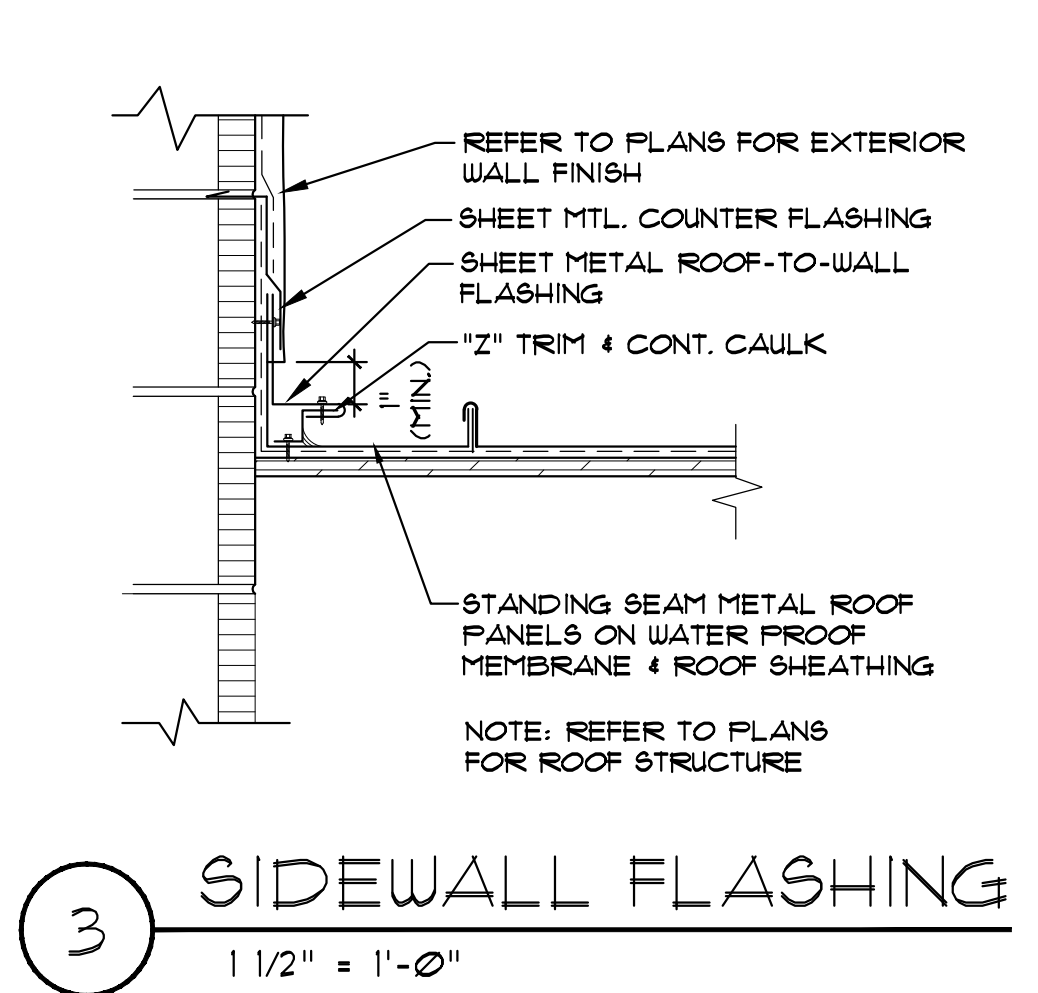
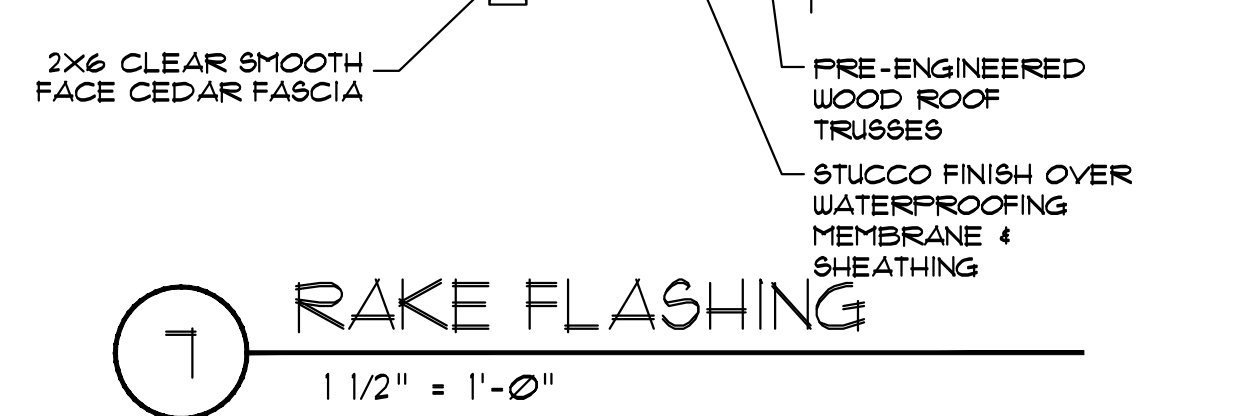
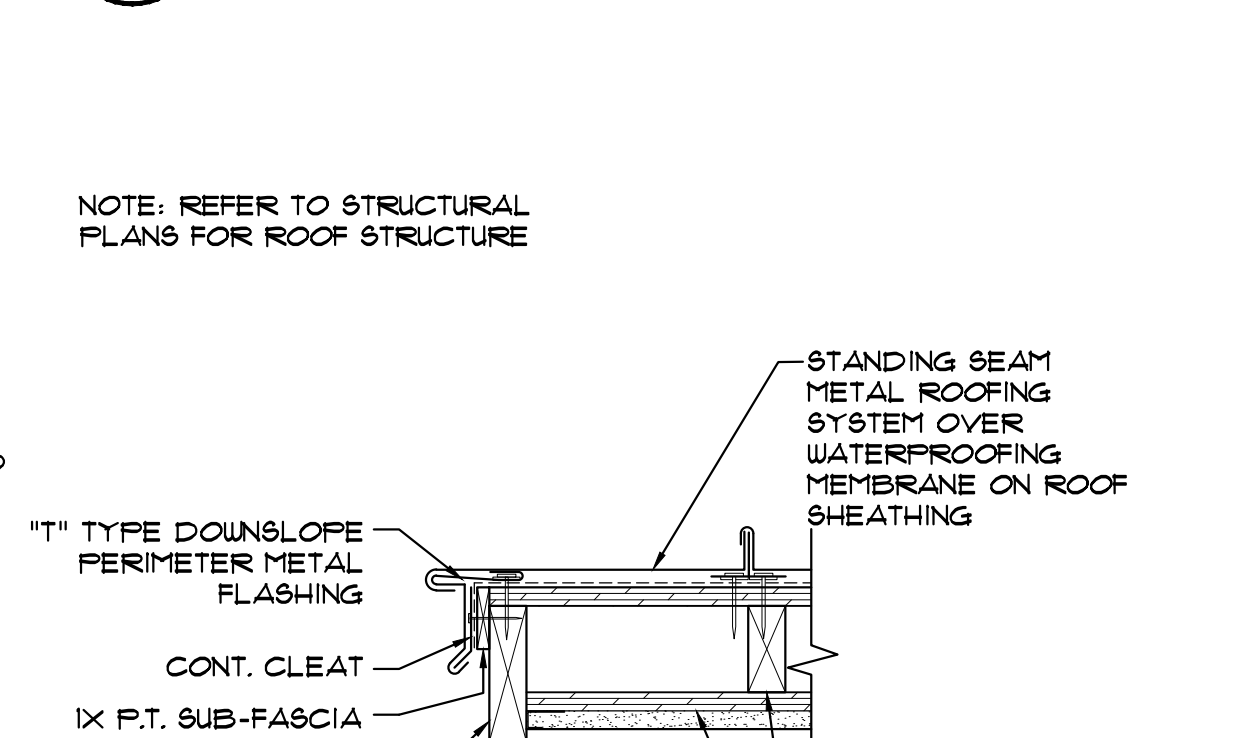
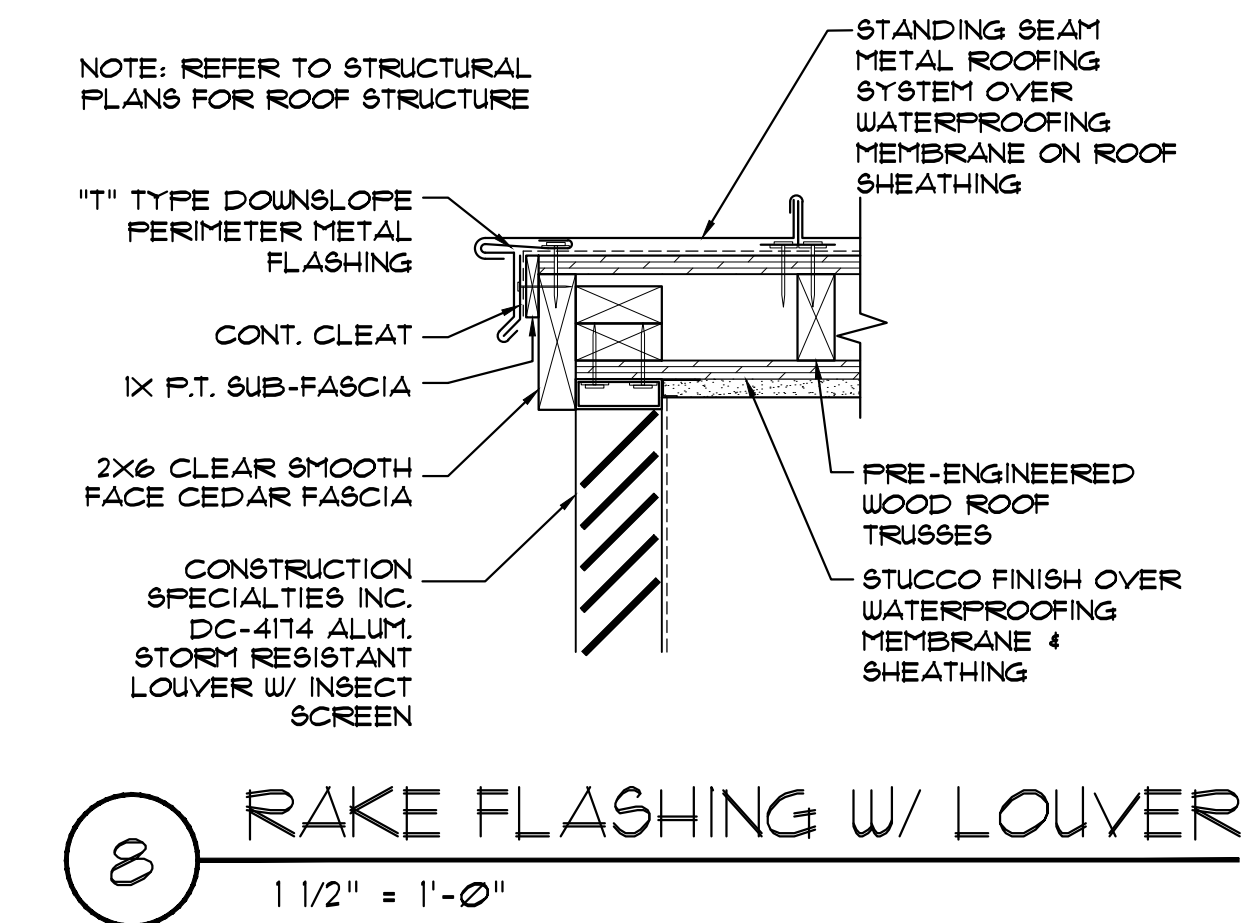
1S DOOR SILL
 1 1/2" = 1'-0"



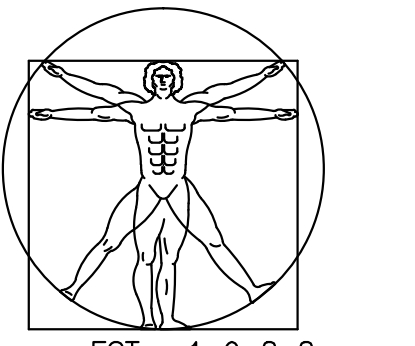
CEILING FINISHES	
TYPE	DESCRIPTION
A	STUCCO CEILING: 5/8" STUCCO SOFFIT OVER HIGH RIBBED METAL LATH ON 1"x4" FT FURRING STRIPS @ 16" O.C.
B	DRYWALL CEILING: 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD ON 1"x4" FT FURRING STRIPS @ 16" O.C. EPOXY PAINT FINISH TO MATCH WALLS.

CEILING FIXTURE LEGEND	
TYPE	DESCRIPTION
⊙ A	RECESSED CANLIGHT
⊥ B	WALL SCONCE (VANDAL RESISTANT)
— C	SURFACE MOUNTED LINEAR
⊙ D	PADDLE FAN 59121 HUNTER MARINER 52" OUTDOOR - WHITE
⊙ EF	EXHAUST FAN
⊡	22"x36" ATTIC ACCESS PANEL
⊙	EMERGENCY EXIT SIGN
⊡ 9'-0"	CEILING FINISH TYPE AND HEIGHT IDENTIFICATION TAG

ROOF LEGEND	
▨	STANDING SEAM METAL ROOFING SYSTEM, FIRESTONE UNA-CLAD UC-3 232" ALUM. PANEL SYSTEM OR PETERSON ALUM. SNAP CLAD 22 GA. PANEL SYSTEM W/ KYNAR 500 FINISH OVER 30# FELT WATERPROOFING MEMBRANE OVER PLYWOOD SHEATHING (SEE STRUCTURAL) OVER PRE-ENGINEERED WOOD TRUSSES (SEE STRUCTURAL DWGS)
➔	ROOF SLOPE DIRECTION.



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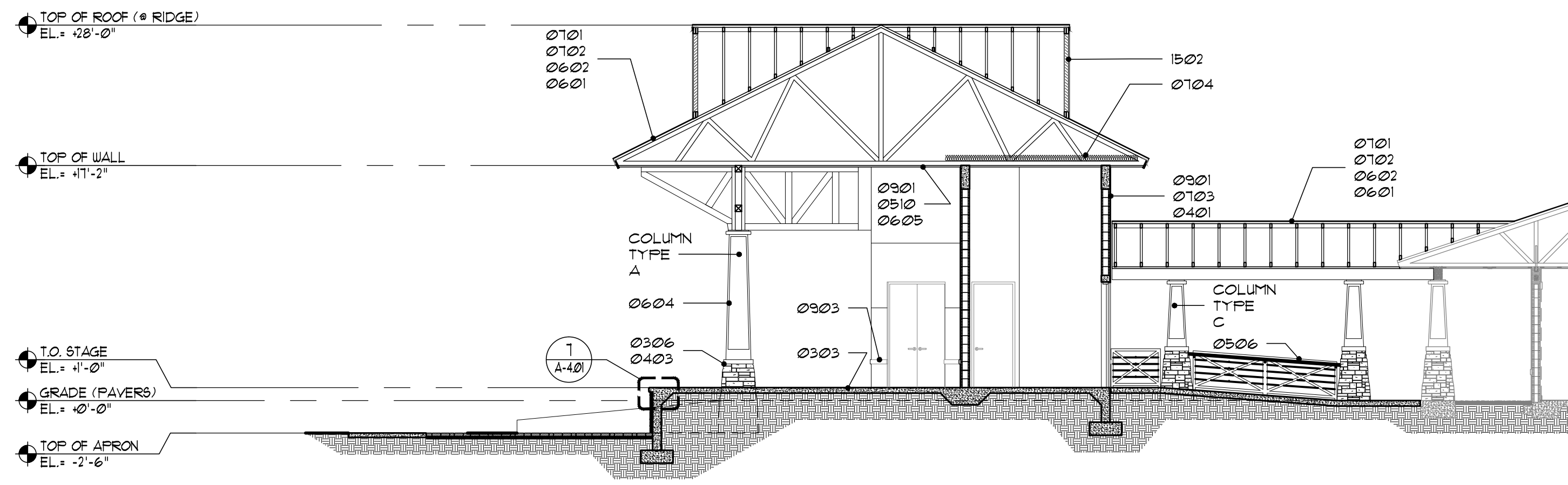
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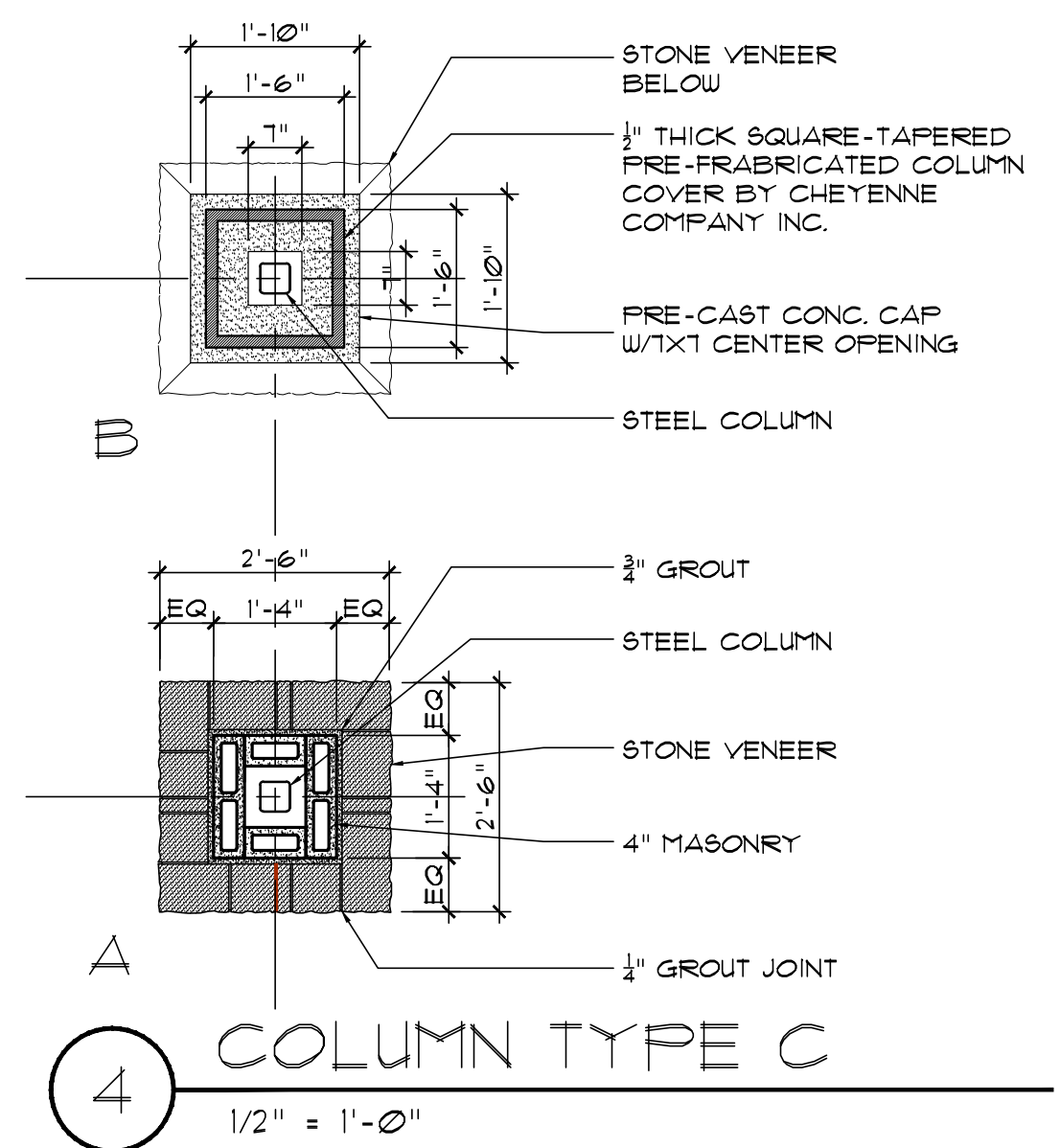
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ROOF PLAN
&
CEILING PLAN

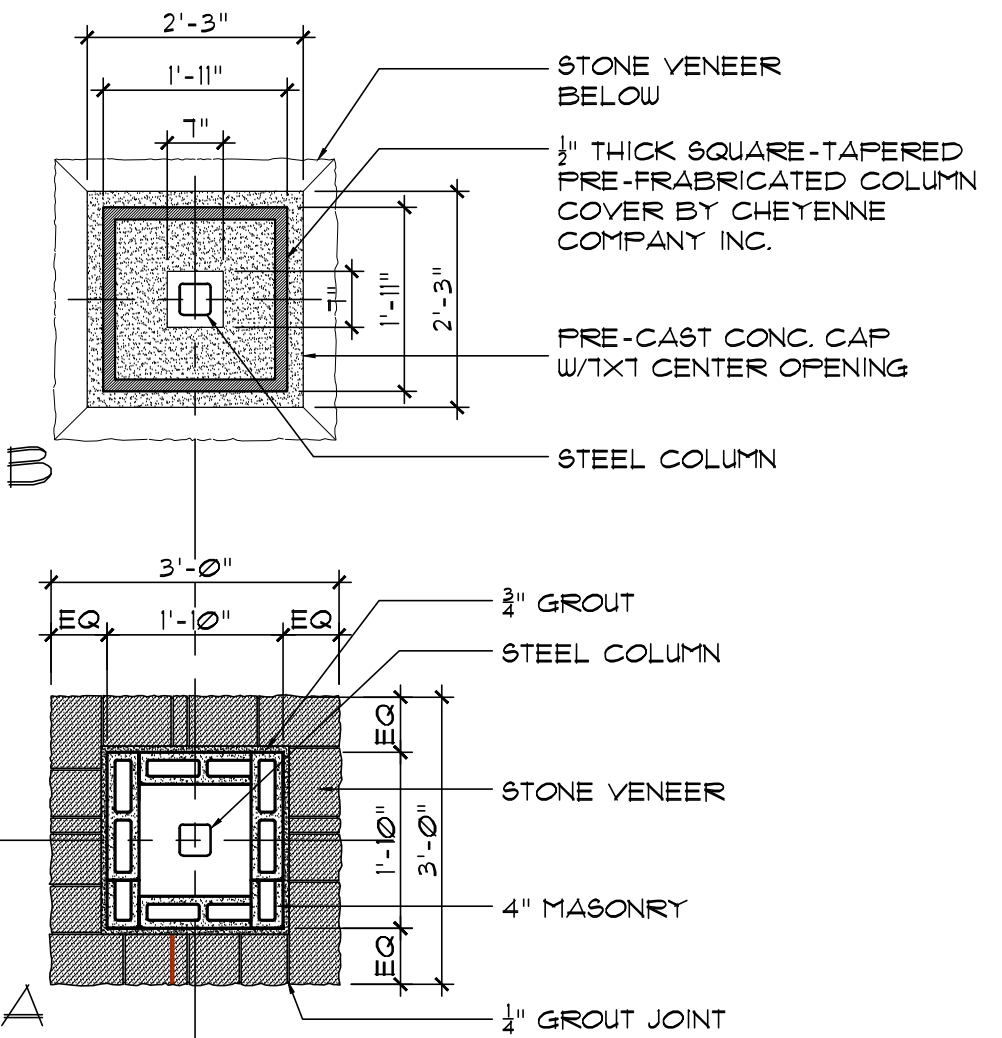
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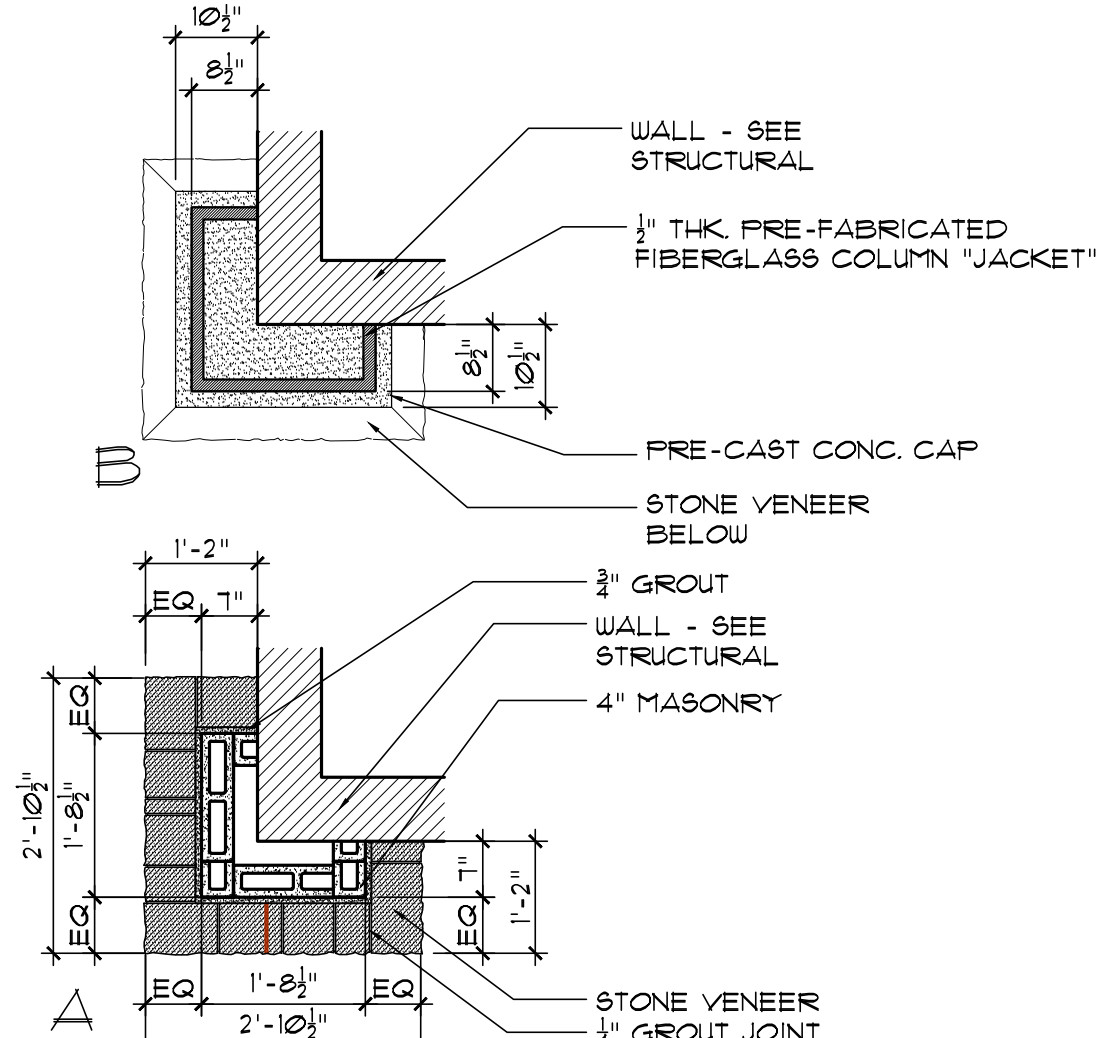
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1/8" = 1'-0"



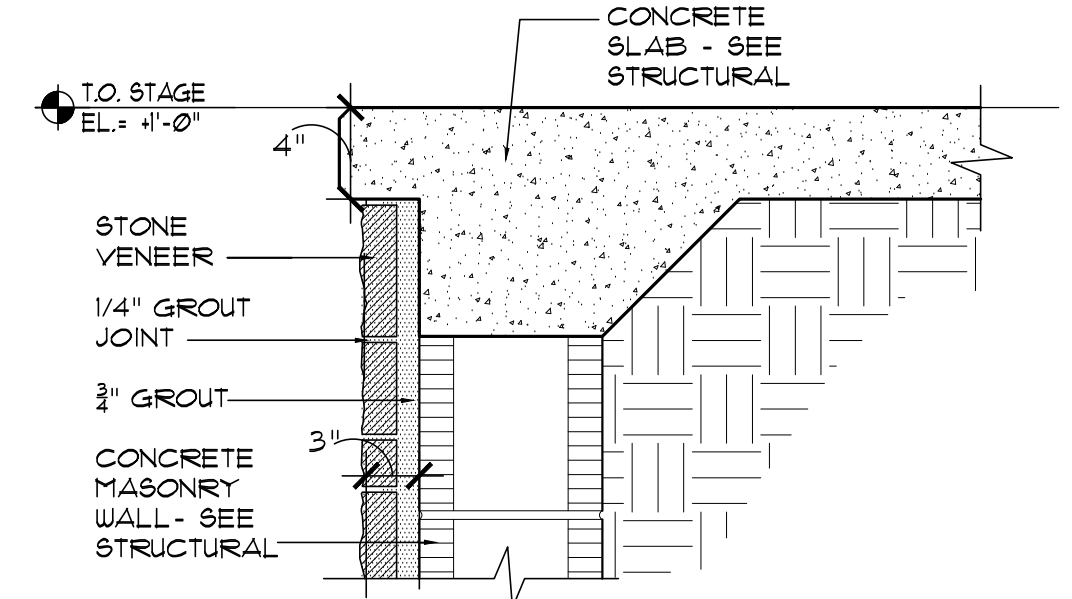
4 COLUMN TYPE C
1/2" = 1'-0"



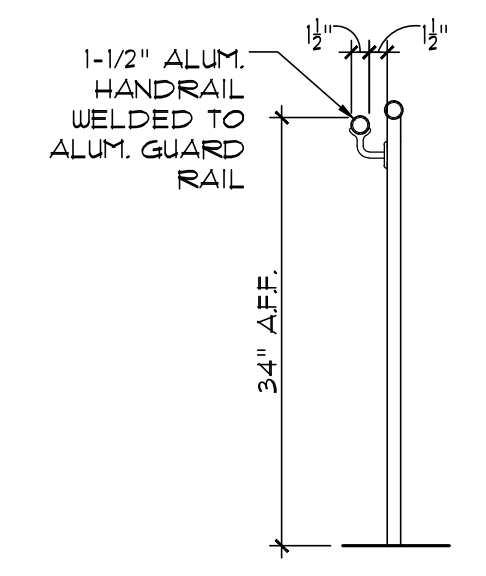
6 COLUMN TYPE A
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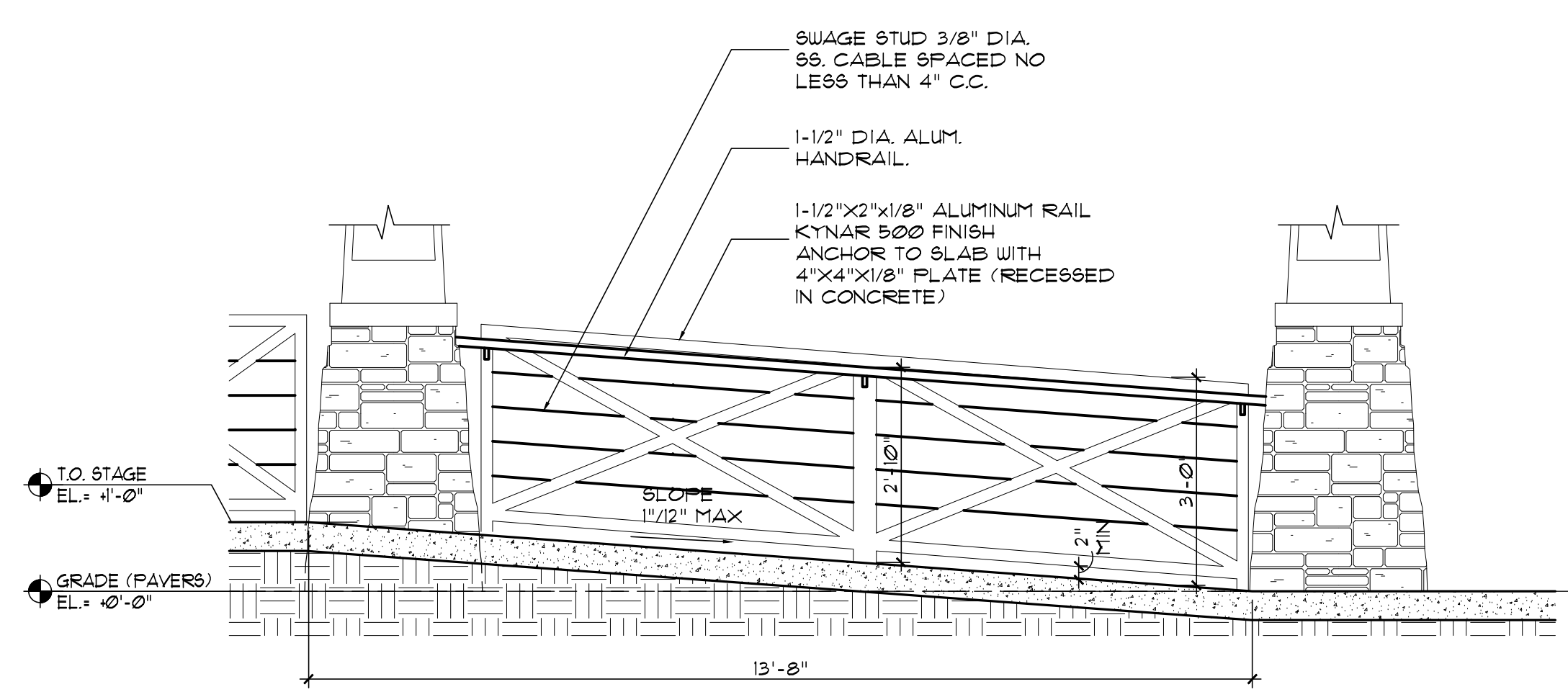
5 COLUMN TYPE B
1/2" = 1'-0"



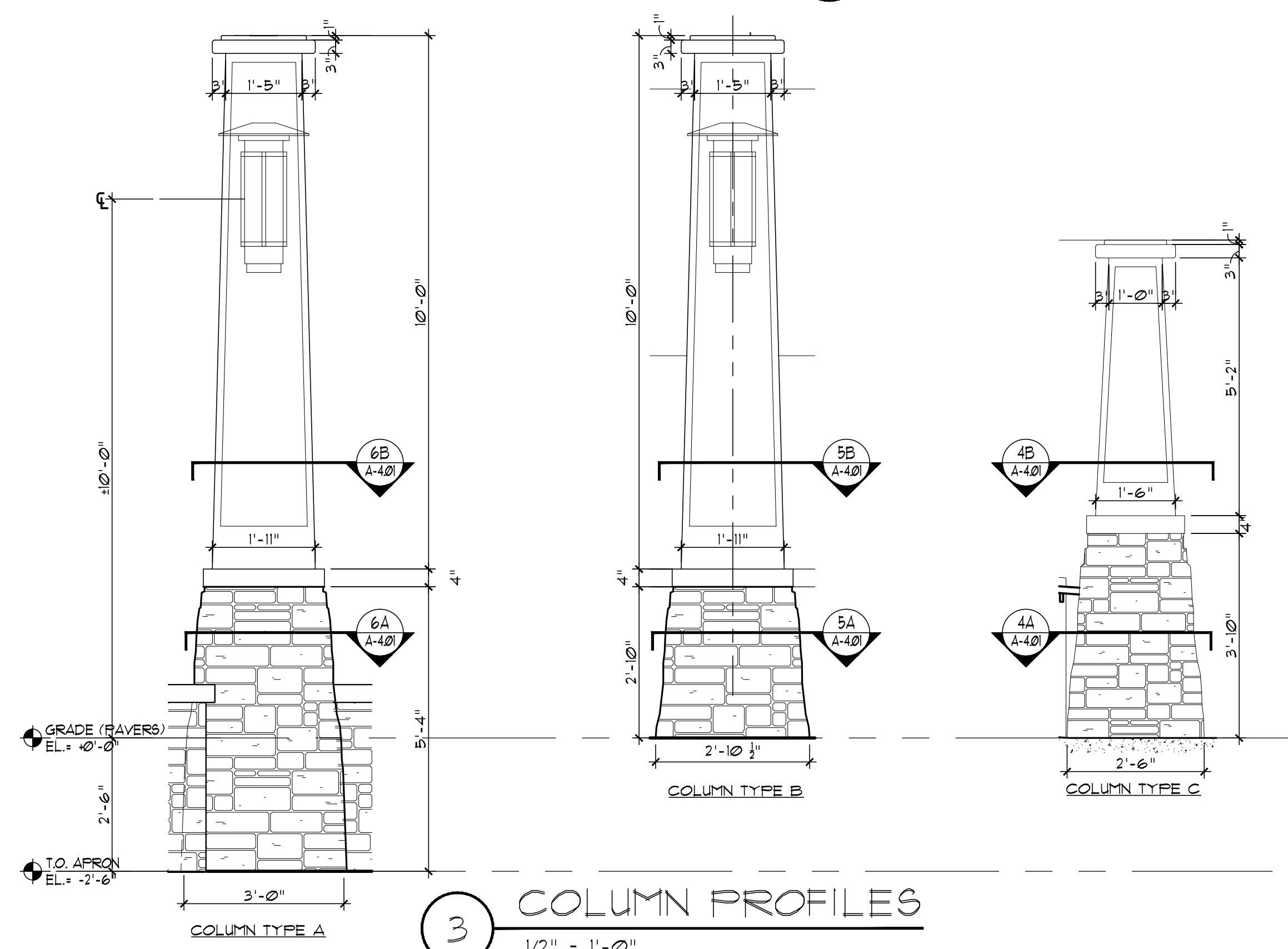
7 COLUMN TYPE B
1-1/2" = 1'-0"



8 HANDRAIL
3/4" = 1'-0"



2 RAMP DETAIL
1/2" = 1'-0"



3 COLUMN PROFILES
1/2" = 1'-0"

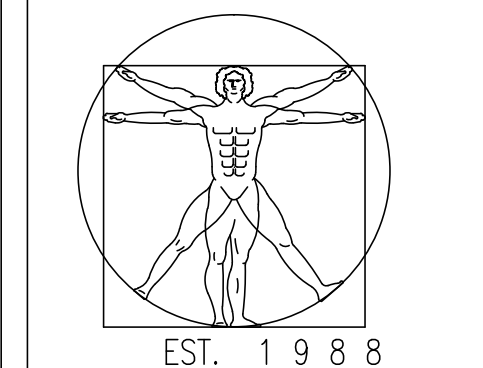
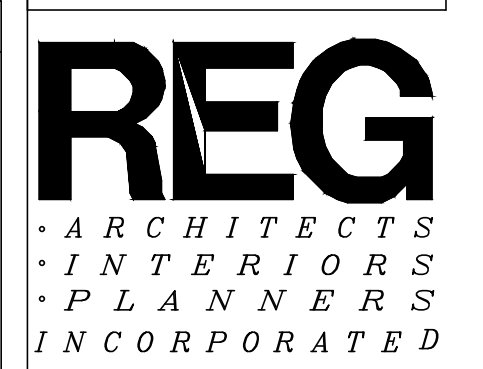
- ELEVATIONS/SECTIONS/DETAILS KEY NOTES**
- DIVISION 01 - GENERAL NOTES**
GENERAL NOTES 01
- 0101
- DIVISION 02 - SITE CONSTRUCTION (REFER TO CIVIL)**
0201 - GRADE
0202 - CONCRETE SIDEWALK
0203 - CONCRETE PAVERS
- DIVISION 03 - CONCRETE (REFER TO STRUCTURAL)**
0301 - CONCRETE FOOTING
0302 - CONCRETE COLUMN
0303 - CONCRETE SLAB
0304 - CONCRETE BEAM
0305 - PRE-CAST CONCRETE CAP
0306 - CAST-IN-PLACE CONCRETE STAIR (REFER TO STRUCTURAL)
- DIVISION 04 - MASONRY**
0401 - CONCRETE MASONRY WALL (REFER TO STRUCTURAL)
0402 - CONCRETE MASONRY COLUMN (REFER TO STRUCTURAL)
0403 - STONE VENEER
0404 - CONCRETE BLOCK LOUVERS
0405 - 4" CONCRETE BLOCK
- DIVISION 05 - METALS**
0501 - STEEL JOIST (REFER TO STRUCTURAL)
0502 - STEEL BEAM (REFER TO STRUCTURAL)
0503 - STEEL COLUMN (REFER TO STRUCTURAL)
0504 - METAL DECKING (REFER TO STRUCTURAL)
0505 - METAL ANGLE (REFER TO STRUCTURAL)
0506 - PRE-FINISHED ALUMINUM RAILING/ GUARDRAIL (REFER TO DETAILS)
0507 - 3 5/8" METAL STUDS
0508 - 1 1/2" METAL FURRING
0509 - 6" METAL STUDS
0510 - METAL LATH
0511 - ALUMINUM GUTTER
- DIVISION 06 - WOOD AND PLASTICS**
0601 - PRE-ENGINEERED WOOD ROOF TRUSSES (REFER TO STRUCTURAL)
0602 - SHEATHING (REFER TO STRUCTURAL)
0603 - PAINTED CEDAR FASCIA (REFER TO ROOF DETAILS)
0604 - PRE-FABRICATED FIBERGLASS COLUMN "JACKET"
0605 - WOOD FURRING/BLOCKING
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION**
0701 - STANDING BEAM METAL ROOFING SYSTEM
0702 - WATERPROOFING ROOF MEMBRANE
0703 - GENUINE TICS WATERPROOFING MEMBRANE (THOROSEAL OR EQ.)
0704 - BATT INSULATION (R-30)
0705 - SPRAY APPLIED FOAM INSULATION
0706 - METAL FLASHING (REFER TO ROOF DETAILS)
0707 - EXTERIOR ACOUSTICAL PANELS
- DIVISION 08 - DOORS AND WINDOWS (REFER TO SCHEDULE)**
0801 - EXTERIOR IMPACT RESISTANT WINDOW
0802 - EXTERIOR IMPACT RESISTANT DOOR
0803 - INTERIOR DOOR AND FRAME
0804 - PRE-FINISHED ALUMINUM FRAMED SCREEN
- DIVISION 09 - FINISHES**
0901 - 5/8" SMOOTH STUCCO, PAINTED
0902 - 5/8" TEXTURED STUCCO, PAINTED
0903 - STUCCO TRIM / MOLDING / BAND
0904 - CONTROL JOINT
0905 - 4" WIDE SCREEN VENT
0906 - PRE-FINISHED FAUX WOOD OUTLOOKER / BRACKET
0907 - METAL FRAME SCREEN ENCLOSURE
0908 - METAL LOUVER ARCHITECTURAL
0909 - DRIP EDGE
0910 - WEEP SCREED
0911 - 5/8" GYPSUM BOARD (REFER TO WALL TYPES SCHEDULE)
0912 - STUD PARTITION (REFER TO WALL TYPES SCHEDULE)
0913 - FINISH CEILING (SEE CEILING PLAN)
0914 - FLOOR FINISH (SEE FINISH PLAN)
0915 - MILLWORK (SEE INTERIOR ELEVATIONS)
- DIVISION 10 SPECIALTIES**
1001 - IDENTITY SIGNAGE
- DIVISION 15 - MECHANICAL**
1501 - AC UNIT (REFER TO MECHANICAL)
1502 - LOUVER (REFER TO MECHANICAL)
- DIVISION 16 ELECTRICAL**
1601 - EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO LIGHTING)
- GENERAL NOTE: THE KEY NOTES SHOWN ARE FOR REFERENCE ONLY AND DO NOT REFLECT SPECIFICATIONS SECTIONS

COLOR / MATERIAL SCHEME

SYMBL	COLOR / MATERIAL	MANUFACTURER	NOTES
A	NAVYJO WHITE SW6126	SHERWIN WILLIAMS	FLAT FINISH
B	ALABASTER SUT028	SHERWIN WILLIAMS	FLAT FINISH
C	MOUNTAIN STRIP STONE S220 CITYSCAPE	CORONADO	
D	FIRESTONE UNA-CLAD		KYNAR 500
E	BURGUNDY RAL #3004 PAC-CLAD OR MATCH EXISTING		KYNAR 500
F	SOUTHERN PINE		NO STAIN

NOTES

1. -



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DATE 08-30-16

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SECTIONS

NOT FOR PERMIT
1A-4.01

HVAC GENERAL NOTES

- HVAC DRAWINGS ARE DIAGRAMMATICAL IN NATURE. DO NOT SCALE FOR EXACT LOCATIONS. THE AIR CONDITIONING CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS AS REQUIRED TO PROVIDE A COMPLETE AND FULLY OPERATIVE SYSTEM.
- DUE TO DRAWINGS BEING DIAGRAMMATICAL IN NATURE, RISERS AND DROPS ARE NOT SHOWN - CONTRACTOR SHALL INCLUDE THESE IN THE BID. WHERE POSSIBLE ALL RISERS AND DROPS SHALL BE CONSTRUCTED USING 45 DEGREE OR LONG RADIUS ELBOWS.
- PROVIDE AND INSTALL NECESSARY DUCTWORK TRANSITIONS AND PIPING INCREASERS/REDUCERS AS REQUIRED FOR EQUIPMENT CONNECTIONS. CONSULT MANUFACTURER'S DATA FOR ACTUAL DUCTWORK AND PIPING CONNECTIONS SIZES, INCLUDING, BUT NOT LIMITED TO THOSE SHOWN.
- IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS SO THAT DELIVERY WILL NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS.
- ALL DIMENSIONS ARE IN PHYSICAL UNITS OF INCHES UNLESS OTHERWISE NOTED.
- ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF DUCT SIZE CHANGES ARE REQUIRED BECAUSE OF EXISTING CONDITIONS.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, TESTS, AND ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- AFTER BID SELECTION AND PRIOR TO COMMENCEMENT OF WORK, THE AIR CONDITIONING CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DUCT WORK, EXHAUST FANS, AIR DEVICES, AND EQUIPMENT AS STATED ON SCHEDULES AND OR NOTES. AHRH CERTIFICATES FOR ALL EQUIPMENT SHALL BE INCLUDED IN THE SUBMITTAL PACKAGE. IF THE CONTRACTOR PROPOSES TO USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIAL WHICH IS NOT AS SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL AND WILL FIT ALLOCATED SPACE.
- LOCATION OF AIR CONDITIONING DUCTS AND AIR DEVICES MAY CHANGE. VERIFY EXACT LOCATION WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION. DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, ETC. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF AIR DEVICES.
- PROVIDE MANUAL VOLUME DAMPERS AT ALL LOW PRESSURE BRANCH DUCTS TO INDIVIDUAL DIFFUSERS AND GRILLES AND TO ALL LOW PRESSURE BRANCH DUCTS TO REHEAT COILS. PROVIDE DAMPERS AS CLOSE AS POSSIBLE TO BRANCH CONNECTION TO MAIN. SEE DIFFUSER AND GRILLE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PIPING, DUCTWORK, OR CONDUIT SHALL BE INSTALLED UNTIL IT IS COORDINATED WITH ALL OTHER TRADES AFFECTED. PROVIDE ALL OFFSETS REQUIRED TO AVOID INTERFERENCE WITH OTHER TRADES; EXISTING CONDITIONS AND WITH THE STRUCTURE, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN.
- DO NOT BLOCK TUBE PULL OR SERVICE SPACE ON EQUIPMENT WITH PIPING, DUCTWORK, ETC. (FLANGED OR REMOVABLE SECTIONS MAY BE USED IN SOME INSTANCES WHERE TIGHT CLEARANCES EXISTS).
- IF NO SIZE IS SHOWN FOR DUCT SERVING DIFFUSER OR GRILLES, USE SIZE SHOWN ON DIFFUSER AND GRILLE SCHEDULE.
- DUCTWORK ROUTED PARALLEL TO A WALL, RATED OR CORRIDOR SHALL BE INSTALLED WITH MINIMUM 6" CLEARANCE TO ALLOW FOR INSPECTION OF WALL PENETRATIONS. CONTRACTOR SHALL PROVIDE 12" CLEARANCE WHERE POSSIBLE, COORDINATE.
- REFER TO DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- PROVIDE TEMPORARY FILTERS ON ALL RETURN AIR GRILLES AND TRANSFER OPENINGS IN THE WORK AREA.
- INSTALL AHU CONTROL PANELS TO PROVIDE FOR 3'-0" MIN. CLEARANCE IN FRONT OF PANEL.
- UNLESS OTHERWISE NOTED ON PLANS, LOW RETURN AIR GRILLES AND LOW EXHAUST GRILLES SHALL BE 6" TO 8" A.F.F. TO BOTTOM OF GRILLE.
- ALL DIFFUSERS IN SAME SPACE SHALL HAVE THE SAME FULL FACE SIZE USING LARGEST SIZE REQUIRED FROM DIFFUSER AND GRILLE SCHEDULE.
- PROVIDE CLEAR ACCESS TO FIRE DAMPERS, SMOKE DAMPERS, AND VALVES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED AIR CONDITIONING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
- THE AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS CAUSED BY THE CONTRACTOR DURING THE PERFORMANCE OF WORK.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THE PLUMBING CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS PER PLUMBING SPECIFICATIONS. (SEE PLUMBING SHEETS)
- COMBUSTIBLE PIPING IS NOT PERMITTED IN RETURN AIR PLENUMS OR CEILING SPACES USED FOR RETURN AIR.
- THE AIR CONDITIONING CONTRACTOR SHALL USE RADIUS TURNS WITH A 1:5 CENTERLINE TO WIDTH RATIO (1:5 R/W), VANED ELBOWS, SPLITTER DAMPERS WHERE INDICATED, VOLUME CONTROLS IN ALL BRANCH LINES AND SUPPLY AND RETURN AIR DEVICES UNLESS OTHERWISE NOTED IN AIR DEVICE SCHEDULE.
- THE AIR CONDITIONING CONTRACTOR SHALL SEAL ALL DUCTS IN AN APPROVED MANNER TO INSURE AGAINST LEAKAGE.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY CONFLICTS IN LOCATIONS FOR DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, ETC. IN ORDER TO NOT INTERFERE WITH THE PROGRESS OF CONSTRUCTION.
- THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE FLEXIBLE DUCT CONNECTIONS TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT, EXCEPT FOR EXHAUST HOODS.
- UNLESS NOTED AS EXISTING TO BE REUSED (E) OR RELOCATED (RE), ALL EQUIPMENT, PIPING, DUCTS, REGISTERS, ETC. SHALL BE NEW.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL (UL) WHERE APPLICABLE.
- THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE ALL CONTRACTORS, STARTERS, RELAYS, AND THERMOSTATS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, POWER WIRING AND CONTROL WIRING, UNLESS NOTED OTHERWISE.
- THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE 1" THICK MERV 8 (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT (UOIN).
- ALL PENETRATIONS OF FIRE-RATED WALLS, FLOORS OR CEILINGS SHALL BE FIREPROOFED BY A SEALING METHOD AND RATING AS SPECIFIED ON THE DRAWINGS OR AS REQUIRED BY THE LOCAL OR STATE CODES.
- AIR HANDLING DEVICES IN EXCESS OF 2000 CFM WILL HAVE A DUCT SMOKE DETECTOR TO STOP THE FAN AND ACTIVATE A HORN AND STROBE LIGHT. ALL EQUIPMENT SHALL BE INTERLOCKED AS REQUIRED BY LOCAL CODES OR FIRE SAFETY OFFICIALS.
- ALL WORK SHALL COMPLY WITH BASE BUILDING LIFE SAFETY/SMOKE CONTROL SYSTEM REQUIREMENTS. PROVIDE ALL NECESSARY WIRING, CONTRACTORS, RELAYS, ETC., AS REQUIRED FOR INTERFACE WITH BASE BUILDING SYSTEM.
- THE AIR CONDITIONING CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE ENGINEER UPON COMPLETION OF INSTALLATION. IF FIELD CHANGES ARE MADE WHICH DEVIATE FROM ENGINEERING DRAWINGS TO THE EXTENT THAT THE BUILDING DEPARTMENT REQUIRES THESE CHANGES BE INCORPORATED PRIOR TO INSPECTION, THE CONTRACTOR SHALL PROVIDE SKETCHES TO THE ENGINEER FOR INCORPORATION INTO THE BUILDING PLANS. ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
- AIR CONDITIONING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, AND ALL GUARANTEES AND WARRANTIES SHALL BE DELIVERED TO THE OWNER. COMPRESSORS SHALL HAVE EXTENDED FIVE YEAR WARRANTIES.
- PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL EQUIPMENT WITH THE OWNER'S REPRESENTATIVE AND THE ACTUAL EQUIPMENT BEING FURNISHED.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE HVHZ WIND-LOAD RATED WITH SIGNED AND SEALED DOCUMENTS / DRAWINGS FROM AN INDEPENDENT LICENSED FLORIDA PROFESSIONAL ENGINEER.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE MOUNTED ON CURBS OR STANDS. CURBS AND STANDS SHALL BE FLORIDA PRODUCT APPROVED OR MANUFACTURER'S PRODUCT APPROVED WITH CURRENT NOTICE OF ACCEPTANCE (NOA). CURBS AND STANDS SHALL BE ATTACHED TO THE ROOF STRUCTURE AND THE EQUIPMENT SHALL BE ATTACHED TO THE CURB OR STAND IN ACCORDANCE WITH THE NOA DOCUMENTS.
- IF ANY CONFLICTS OR DISCREPANCIES APPEAR IN THESE DOCUMENTS, THE MORE STRINGENT OF THE REQUIREMENTS ARE TO BE TAKEN.

CONTRACTOR GENERAL CONDITIONS NOTES

- RFI'S: CONTRACTOR SHALL SUBMIT RFIS WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
- SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL PERFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
- DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
- SUBSTITUTIONS:
 - CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.
 - PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.
 - PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME.
 - PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.
 - CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
- AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
- INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.

MECHANICAL SHEET INDEX

SHEET#	DESCRIPTION
M0.1	MECHANICAL GENERAL NOTES & LEGENDS
M0.2	MECHANICAL SCHEDULES
M1.1	MECHANICAL PLAN
M5.1	MECHANICAL DETAILS
M6.1	MECHANICAL SPECIFICATIONS

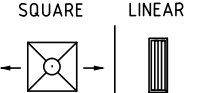


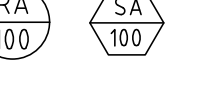
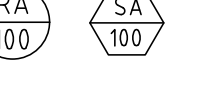


SCOPE OF PROJECT

THIS PROJECT CONSISTS OF A RENOVATION OF AN EXISTING OPEN-AIR AMPHITHEATRE WITH CONDITIONED BACK-OF-HOUSE SPACES.

DESIGN CRITERIA

ROOF INSULATION R-VALUE	30
WALL INSULATION R-VALUE	11
FLOOR INSULATION R-VALUE	-
WINDOW U-VALUE	-
WINDOW SHGC	-

HVAC LEGEND

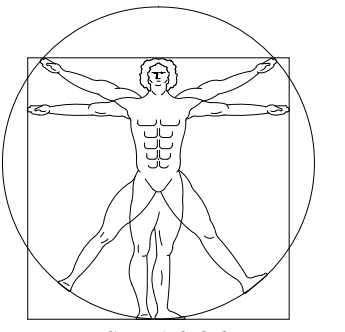
DUCTWORK	SYMBOLS	ABBREVIATIONS
 SUPPLY DIFFUSER ARROWS INDICATE 1-WAY, 2-WAY, OR 3-WAY. NO ARROWS INDICATES 4-WAY	 CEILING EXHAUST FAN	AHU AIR HANDLING UNIT AVD AUTOMATED VOLUME DAMPER BTU BRITISH THERMAL UNIT CFM CUBIC FEET PER MINUTE CU CONDENSING UNIT DB DRY BULB DN DOWN E/A, EA EXHAUST AIR EAT ENTERING AIR TEMPERATURE EF EXHAUST FAN FLA FULL LOAD AMPS HP HORSE POWER KW KILOWATT LAT LEAVING AIR TEMPERATURE MBH THOUSAND BTU PER HOUR MCA MINIMUM CURRENT AMPACITY MOCP MAXIMUM OVERCURRENT PROTECTION MD MOTORIZED DAMPER O/A, OA OUTSIDE AIR OAI OUTSIDE AIR INTAKE OBD OPPOSED BLADE DAMPER R/A, RA RETURN AIR RC ROOF CAP
 THERMOSTAT	 DIFFUSER TYPE, CFM OR SIZE	RPM REVOLUTIONS PER MINUTE RTU ROOFTOP UNIT S/A, SA SUPPLY AIR TE TOILET EXHAUST TEF TOILET EXHAUST FAN WB WET BULB WC WALL CAP NI NEW IEI EXISTING TO REMAIN / REUSED IDI EXISTING TO BE DEMOLISH IREI EXISTING TO BE RELOCATED IRP EXISTING TO BE REPLACED
 DIFFUSER TYPE, CFM OR SIZE	 FLEX DUCT - DIAMETER	NOTE: ALL ITEMS MAY NOT BE USED IN THIS PROJECT
 REFRIGERANT PIPING		

FLOOD PLAIN NOTES

- ALL CONSTRUCTION BELOW FLOOD ELEVATION SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2-2008 (I.E. WALLS, FINISHES, DOORS, FRAMES, BASE BOARD FOR GARAGE, STORAGE AREAS).
- ALL BUILDING OPENINGS FOR AIR INTAKE OR EXHAUST SHALL BE ABOVE THE BASE FLOOD ELEVATION (BFE) PER FEMA RECORD AT TIME OF PERMIT APPROVAL.
- ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE BFE. (ASCE 24-05 CH. 7.0).

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

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




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DATE 06-30-16

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CHECKED DA/SR

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MECHANICAL
GENERAL
NOTES & LEGENDS

M0.1

100% CD SET: 09/27/16

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DESIGNED BY: RB/SK/JS PM: BJ P/N 16028

MINI-SPLIT AIR HANDLING UNIT SCHEDULE																	
INDOOR UNIT NO.	OUTDOOR UNIT NO.	MFG.	CONDENSING UNIT MODEL NO.	AIR HANDLER UNIT MODEL NO.	RATED CAPACITY	MINIMUM CAPACITY	HEATING RATED CAPACITY	HEATING MINIMUM CAPACITY	TOTAL CFM L/M/H	OUTDOOR AIR CFM	SEER/ HSPF	SUCTION & LIQUID LINES	V/P/HZ	CONDENSING UNIT		INDOOR UNIT	
														MCA	MCCP	MCA	MCCP
AHU-1	CU-1	MITSUBISHI	PUZ-A24NHA3	PEAD-A24AA	24.0	24.0	26.0	12.0	512/636/742	135	16/10.2	5/8" & 3/8"	208/1/60	18	20	2.63	20

A/C EQUIPMENT NOTES:

- VERIFY ALL A/C ELECTRICAL REQUIREMENTS WITH MANUFACTURERS SPEC. PRIOR TO INSTALLATION.
- PROVIDE R-410A REFRIGERANT
- PROVIDE DISCONNECTING MEANS AT AHUs.
- PROVIDE 7 DAY DIGITAL PROGRAMMABLE T-STAT WITH NIGHT SET-BACK.
- REFRIGERANT LINE SIZE BASED ON 6-100 FT. TOTAL EQUIVALENT LENGTH. SEE MANUFACTURER FOR LONGER LENGTHS.
- COOLING CAPACITY BASED ON 75°F DB, 63°F WB.
- INCLUDE HIGH-EFFICIENCY, VARIABLE SPEED FAN MOTOR.
- CONTRACTOR TO PROVIDE QUOTES FOR EQUIVALENT EQUIPMENT.
- PROVIDE RETURN AIR PLENUM AND MERV-8 FILTER.
- CONTRACTOR SHALL COORDINATE WITH ACOUSTICAL REQUIREMENTS PER THEATER AND/OR ACOUSTICAL CONSULTANT

FAN SCHEDULE													
① FAN TO BE INTERLOCKED WITH LIGHTING TIME CLOCK, COORDINATE WITH ELECTRICAL FOR LOCATION AND SPECIFICATIONS				② FAN TO BE INTERLOCKED WITH LIGHT SWITCH, COORDINATE WITH ELECTRICAL				③ EXISTING FAN TO REMAIN					
TAG	MANUFACTURER	MODEL	LOCATION	CFM	E.S.P. (IN W.C.)	VOLTAGE (V/PH/Hz)	OPERATING POWER (W)	RPM	WHEEL SIZE	dB(A)	DRIVE TYPE	DUCT SIZE CONNECTION	REMARKS
EF-1	GREENHECK	SP-B50	CEILING	34	0.25	115/1/60	38	625	-	-	DIRECT W/ SPEED CONTROL	6"φ	②
EF-2	GREENHECK	SP-B50	CEILING	34	0.25	115/1/60	38	625	-	-	DIRECT W/ SPEED CONTROL	6"φ	②
EF-3	GREENHECK	SP-A250	CEILING	250	0.25	115/1/60	67	1000	-	-	DIRECT W/ SPEED CONTROL	8"φ	①
EF-4	-	-	-	-	-	-	-	-	-	-	-	-	③
EF-5	-	-	-	-	-	-	-	-	-	-	-	-	③
EF-6	GREENHECK	SP-A250	CEILING	250	0.25	115/1/60	67	1000	-	-	DIRECT W/ SPEED CONTROL	8"φ	①

OUTDOOR AIR CALCULATIONS									
UNIT	SPACE NAME	SPACE TYPE	SOFT	OCCUPANCY DENSITY PER 1000 SOFT	ESTIMATED OCCUPANCY	VENTILATION RATE CFM/PERSON	VENTILATION RATE CFM/SOFT	MINIMUM OUTDOOR AIR REQUIRED (CFM)	OUTDOOR AIR PROVIDED (CFM)
AHU-1	BACKSTAGE /STORAGE	STORAGE ROOMS	534	-	-	-	12	65	135
TOTALS							-	-	135

A. OCCUPANT DENSITIES AND VENTILATION RATES BASED ON TABLE 403.3 OF THE 2014 FLORIDA MECHANICAL CODE. ACTUAL OCCUPANCY BASED ON INFORMATION PROVIDED BY OWNER AND/OR ARCHITECT.

B. ALL DUCTWORK SHALL BE KEPT SEALED TO PREVENT CONTAMINATION BY DUST OR OTHER DEBRIS DURING CONSTRUCTION. SEAL THE END OF DUCTWORK WITH PLASTIC SHEETING AND DUCT TAPE. PROTECT ALL DUCTWORK STORED ON-SITE PRIOR TO FABRICATION AND INSTALLATION IN A SIMILAR FASHION.

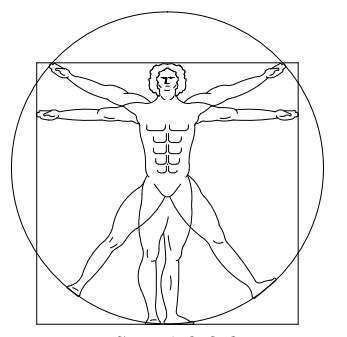
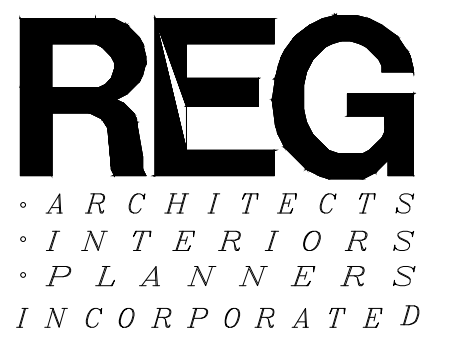
C. ALL EQUIPMENT SHALL BE SUPPLIED AND INSTALLED WITH PROVISIONS FOR IN-PLACE CLEANING AND MAINTENANCE TASKS IN ACCORDANCE WITH THE REQUIREMENTS OF ASHRAE STANDARD 62.

D. CHANGE IN SPACE USE, CONTAMINANTS, OR OPERATION MAY REQUIRE A RE-EVALUATION OF THE DESIGN AND IMPLEMENTATION OF NEEDED CHANGES.

AIR DEVICE SCHEDULE								
UNIT TAG	MFR & MODEL	CFM RANGE	FACE SIZE /MODULE	NECK	FRAME	DAMPER TYPE	THROW	REMARKS
SA	TITUS 300F	0-185	12x12	-	SURFACE	-	13-16-22	-
RA	TITUS 350F	0-185	12x12	SEE RETURN DUCT DETAILS	LAY-IN	-	-	-

AIR TERMINAL NOTES:

- AIR DEVICE SIZES & SCHEDULE AIRFLOW ARE AT THIS SCHEDULE UNLESS OTHERWISE NOTED ON HVAC FLOOR PLANS.
- BRANCH & OPTIONAL BRANCH DUCT SIZES ARE AT THIS SCHEDULE UNLESS OTHERWISE NOTED ON HVAC FLOOR PLANS. PROVIDE INCREASER OR REDUCER FITTING AS REQUIRED.
- ALL AIR DEVICES INSTALLED SHALL BE PROVIDED WITH MANUAL OPPOSED BLADE DAMPERS.
- MAXIMUM PRESSURE DROP FOR ALL AIR DEVICES SHALL NOT EXCEED 0.10 IN. W.C.
- ALL AIR DEVICES SHALL BE WHITE UNLESS OTHERWISE NOTICED. COORDINATE WITH ARCHITECT.
- MAXIMUM MC FOR ALL DEVICES SHALL NOT EXCEED 25.
- ALL AIR DEVICES SHALL BE ALUMINUM CONSTRUCTION UNLESS OTHERWISE NOTICED.
- THROW VALUES ARE GIVEN FOR TERMINALS VELOCITIES OF 150, 100 & 50 FPM RESPECTIVELY.
- COORDINATE BORDER TYPE FOR LINEAR GRILLES WITH OWNER/ARCHITECT.
- UNLESS INDICATED OTHERWISE, LAY-IN TYPE REGISTERS & DIFFUSERS INSTALLED IN GYPSUM BOARD CEILINGS SHALL BE PROVIDED WITH RAPID MOUNT FRAME, MODEL TITUS TRM OR EQUAL.



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MECHANICAL
SCHEDULES

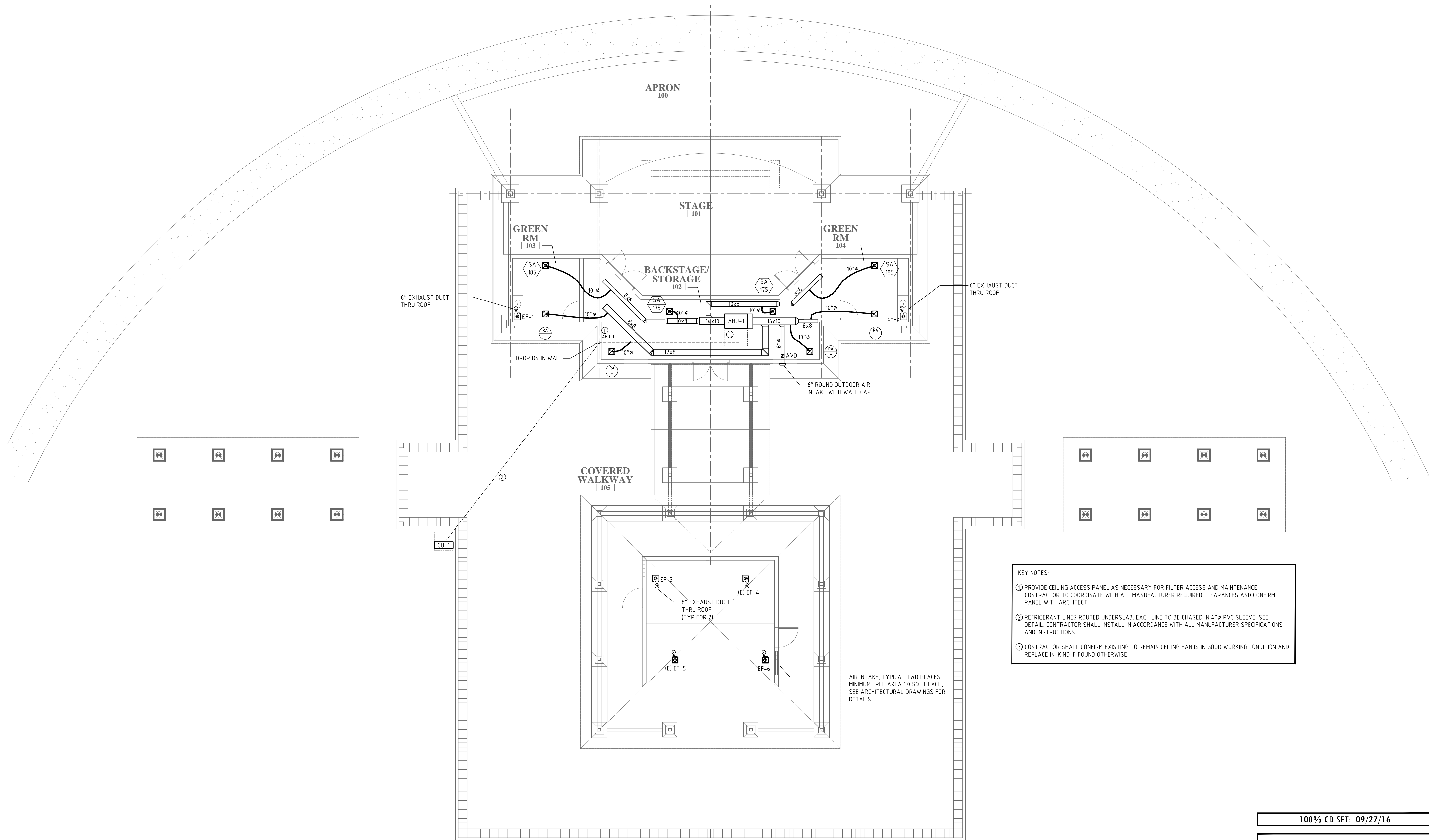
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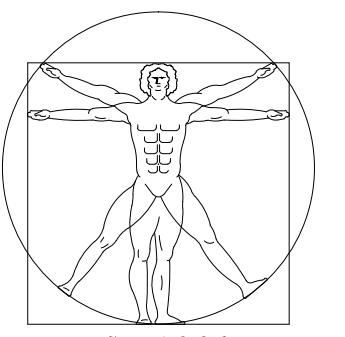
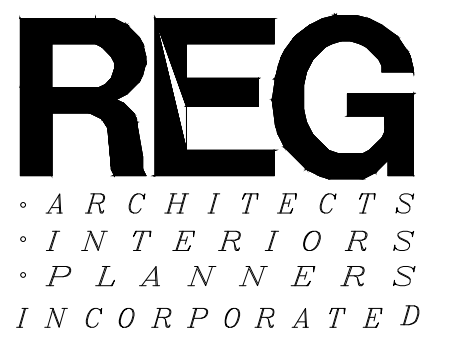
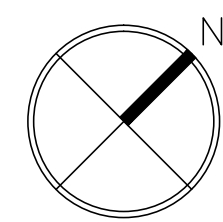
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KEY NOTES:

- 1 PROVIDE CEILING ACCESS PANEL AS NECESSARY FOR FILTER ACCESS AND MAINTENANCE. CONTRACTOR TO COORDINATE WITH ALL MANUFACTURER REQUIRED CLEARANCES AND CONFIRM PANEL WITH ARCHITECT.
- 2 REFRIGERANT LINES ROUTED UNDERSLAB. EACH LINE TO BE CHASED IN 4" PVC SLEEVE. SEE DETAIL. CONTRACTOR SHALL INSTALL IN ACCORDANCE WITH ALL MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.
- 3 CONTRACTOR SHALL CONFIRM EXISTING TO REMAIN CEILING FAN IS IN GOOD WORKING CONDITION AND REPLACE IN-KIND IF FOUND OTHERWISE.

1 MECHANICAL PLAN
1/8" = 1'-0"



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MECHANICAL PLAN

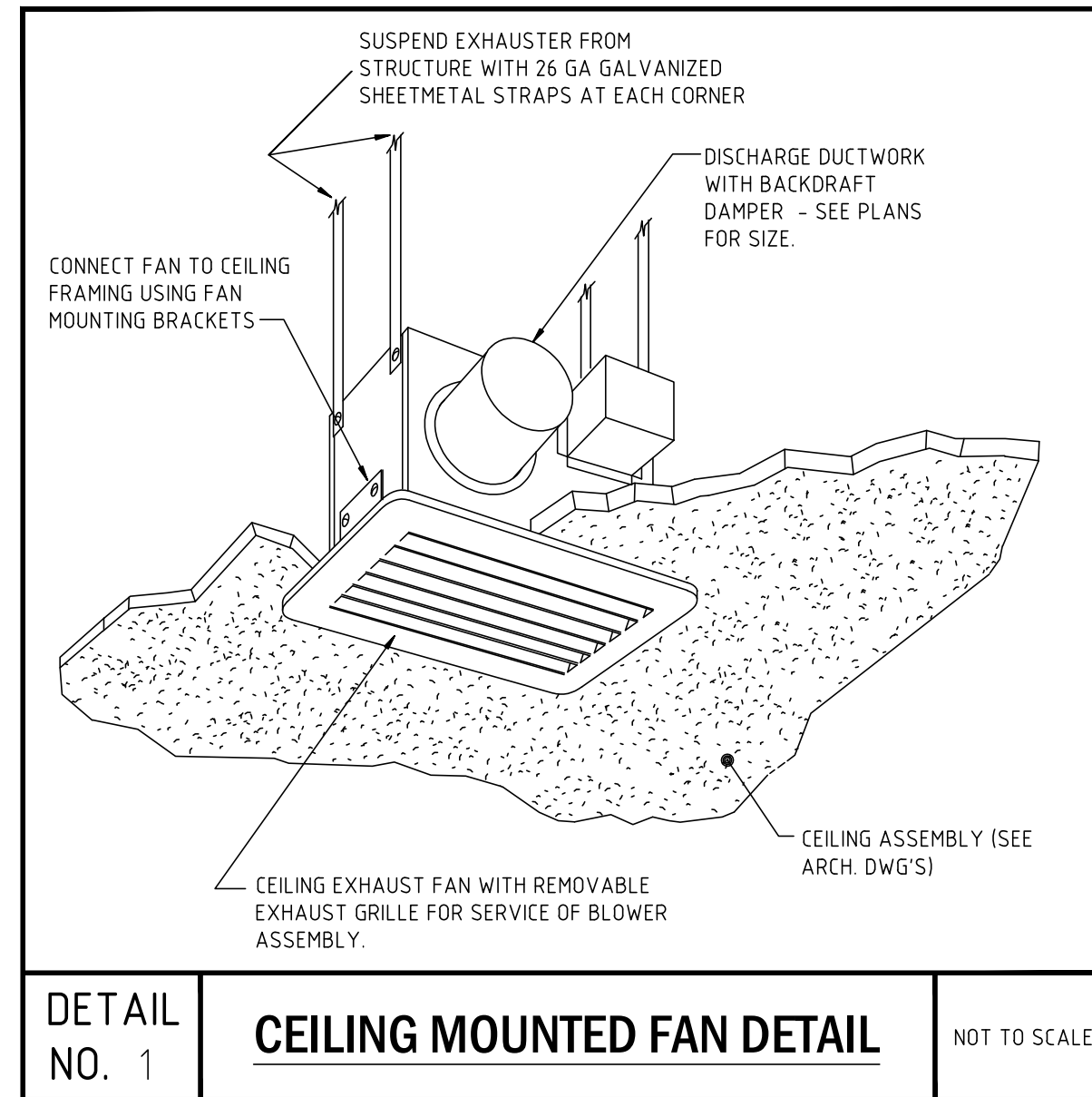
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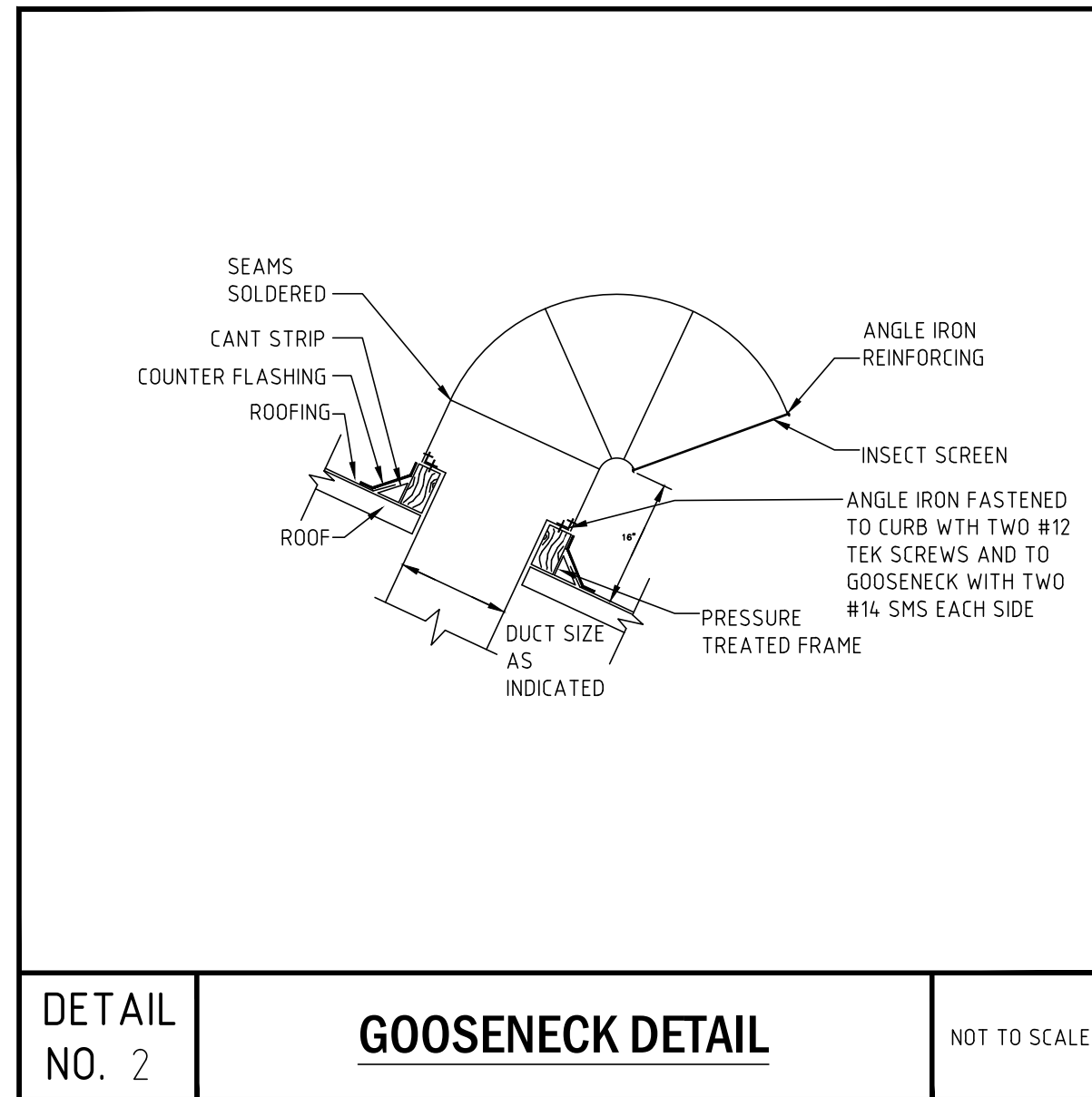


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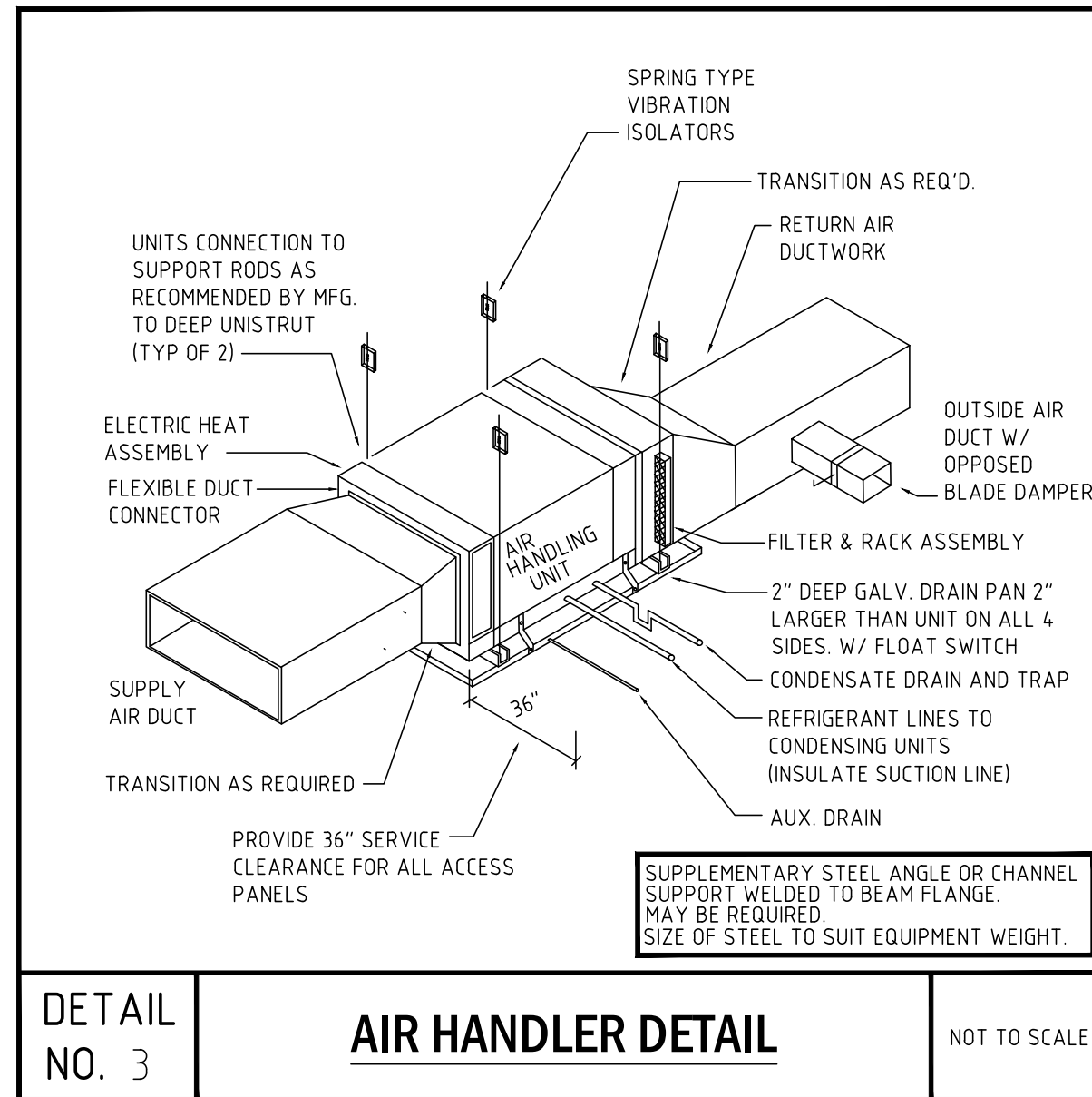
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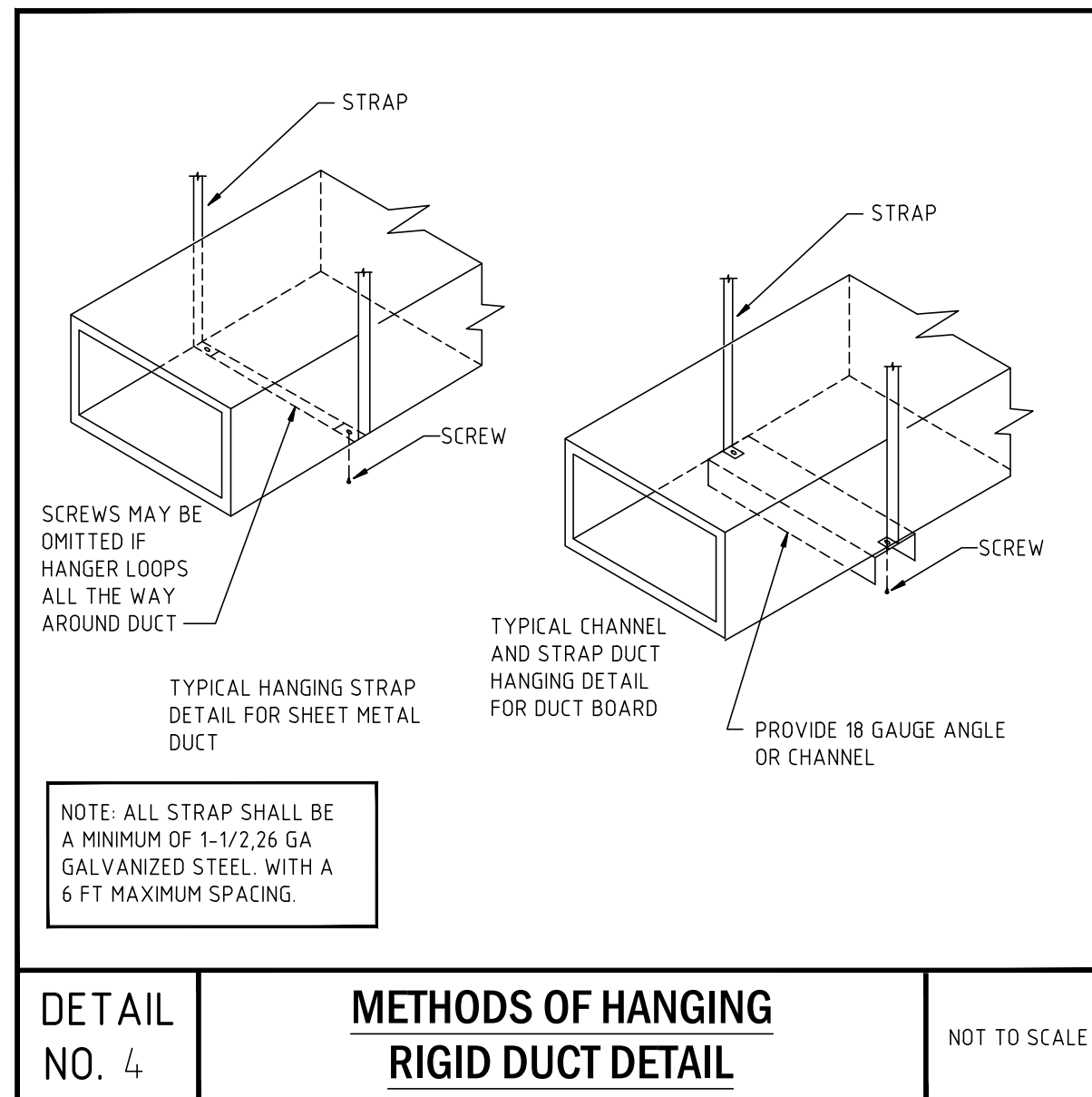
DETAIL NO. 1 **CEILING MOUNTED FAN DETAIL** NOT TO SCALE



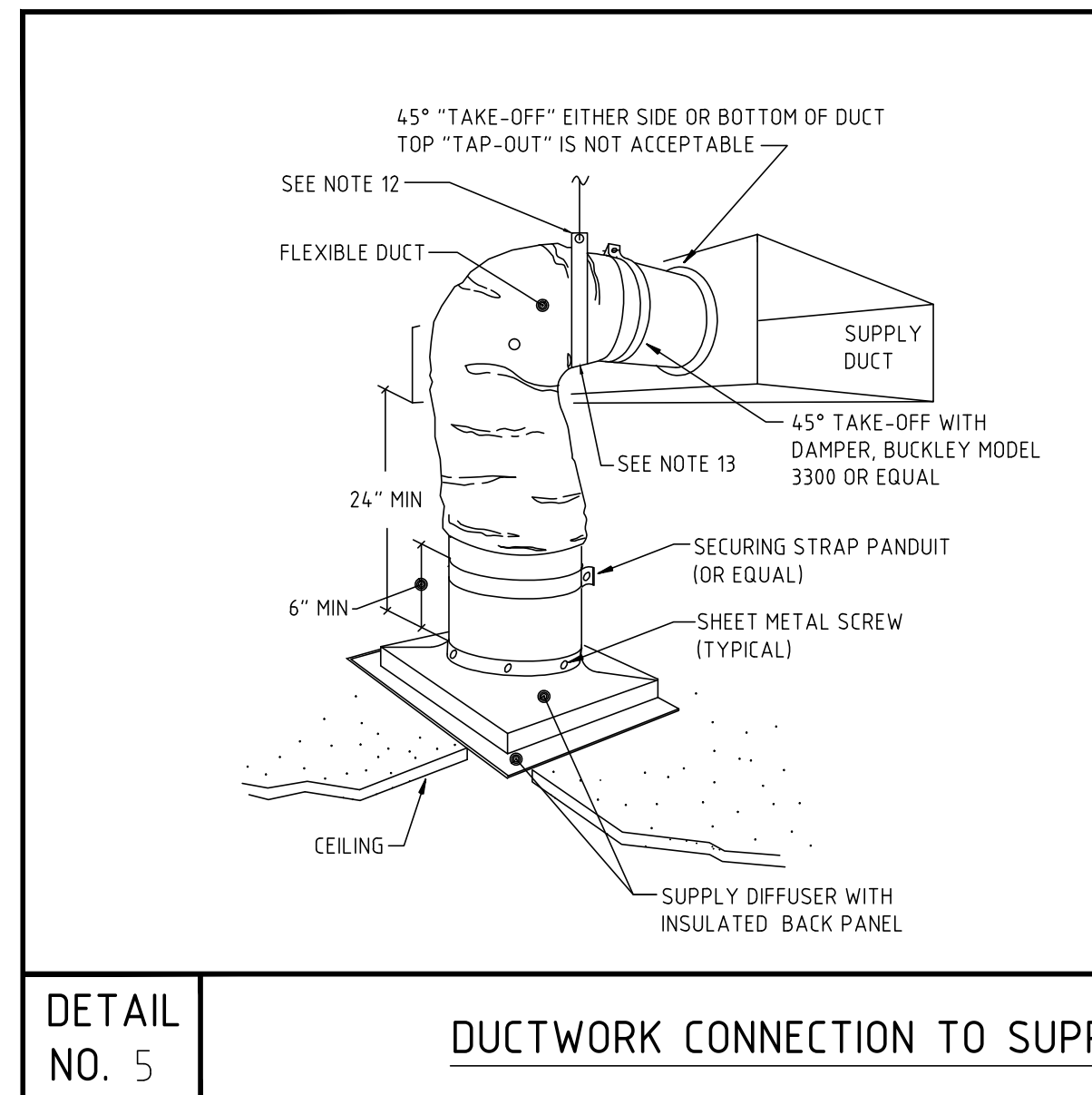
DETAIL NO. 2 **GOOSENECK DETAIL** NOT TO SCALE



DETAIL NO. 3 **AIR HANDLER DETAIL** NOT TO SCALE

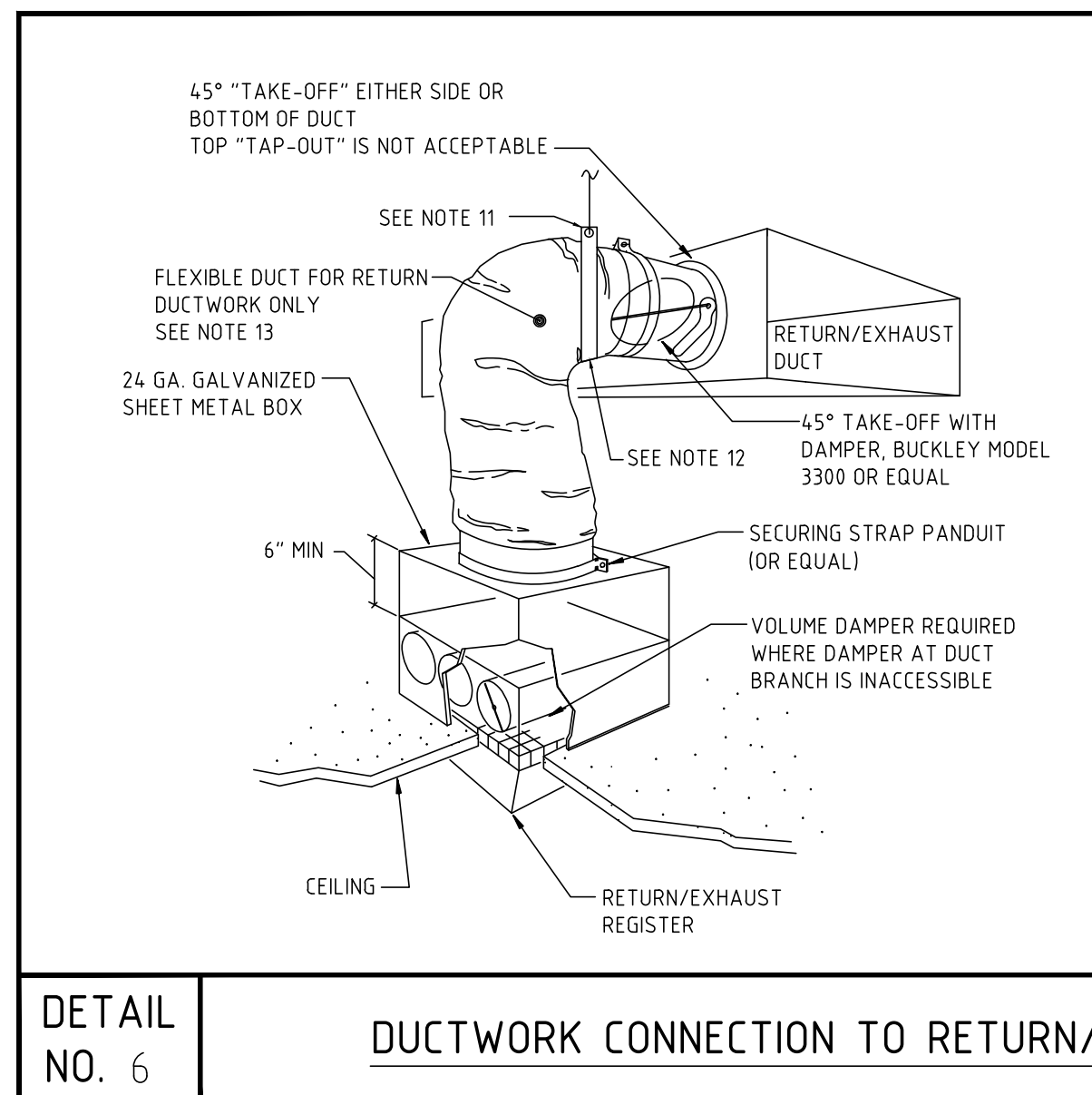


DETAIL NO. 4 **METHODS OF HANGING RIGID DUCT DETAIL** NOT TO SCALE



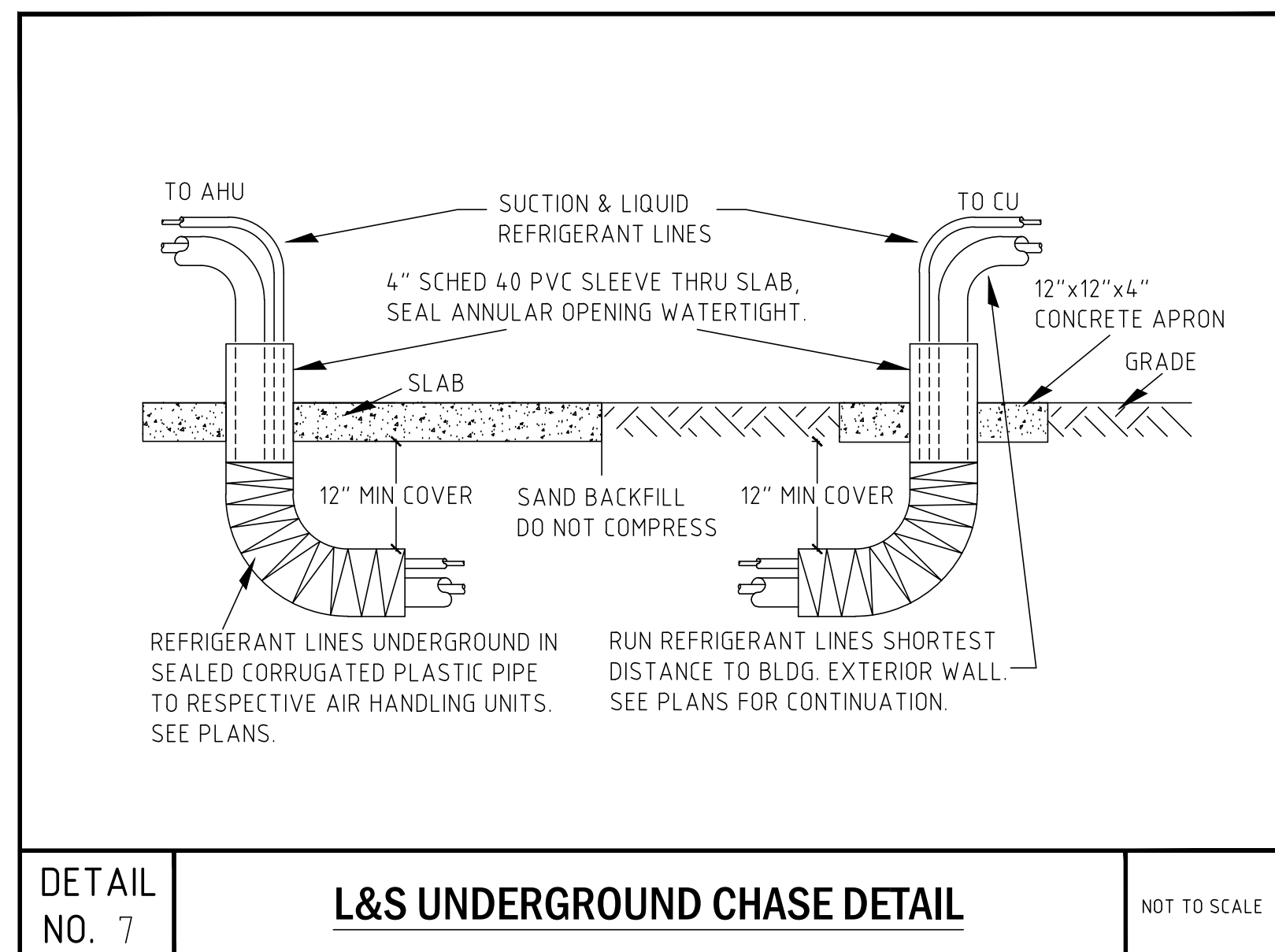
- NOTES:
1. FOLLOW MFG'S INSTRUCTIONS FOR INSTALLATION OF SUPPLY DIFFUSER IN CEILING.
 2. SHEET METAL DUCTS SHALL BE FABRICATED & INSTALLED PER THE LATEST EDITION OF SMACNA AND THE FLORIDA ENERGY CONSERVATION CODE.
 3. ALTERNATE INTERPRETATIONS OF SMACNA DUCT MATERIAL, HANGERS, AND REINFORCEMENTS ARE SUBJECT TO ENGINEER APPROVAL, AND REQUIRE SEPARATE SUBMITTAL OF THE ALTERNATES.
 4. FLEXIBLE DUCT CONNECTORS SHALL BE PROVIDED AT CONNECTIONS TO ALL EQUIPMENT.
 5. RECTANGULAR ELBOWS SHALL BE SQUARE NECK (SAME IN & OUT DIMENSIONS) WITH 2" DOUBLE THICKNESS TURNING VANES.
 6. OFFSETS SHALL NOT REDUCE THE FREE AREA AND SHALL NOT EXCEED 30° UNLESS OTHERWISE SPECIFIED.
 7. TRANSITIONS SHALL NOT EXCEED 1:3 RATIO (4" TRANSITION PER FOOT SINGLE SIDED TRANSITION AND 8" PER FOOT DOUBLE SIDED TRANSITION).
 8. ROUND DUCT CONNECTIONS SHALL BE 45° TAKE-OFF.
 9. FLEXIBLE DUCT SHALL INCLUDE AN INNER POLYETHYLENE LINER, A SPRING HELIX, 1-1/2" BLANKET INSULATION WITH A MINIMUM INSTALLED R-VALUE OF 6.0, A FOIL OUTER VAPOR BARRIER, AND BE UL-181 APPROVED.
 10. ALL TAPE SHALL BE FASSON 0810, SMACNA APPROVED.
 11. COMPLETELY SEAL ALL SUPPLY, RETURN AND OUTSIDE AIR DUCTS WITH RED #6 MASTIC OR "HARDCAST" MASTIC TAPE.
 12. HANGER WIRE OR STRAPS SHALL BE 5'-0" MAX DISTANCE BETWEEN SUPPORTS. MAX SAG SHALL BE 1/2" PER FOOT OF SUPPORT SPACING. SUPPORTS SHALL BE PROVIDED WITHIN 18" OF INTERMEDIATE FITTING AND BETWEEN INTERMEDIATE FITTINGS AND BENDS.
 13. 1-1/2" GALV STEEL BAND CLAMP TO MATCH DUCT.

DETAIL NO. 5 **DUCTWORK CONNECTION TO SUPPLY DIFFUSER (FLEX DUCT) DETAIL** NOT TO SCALE

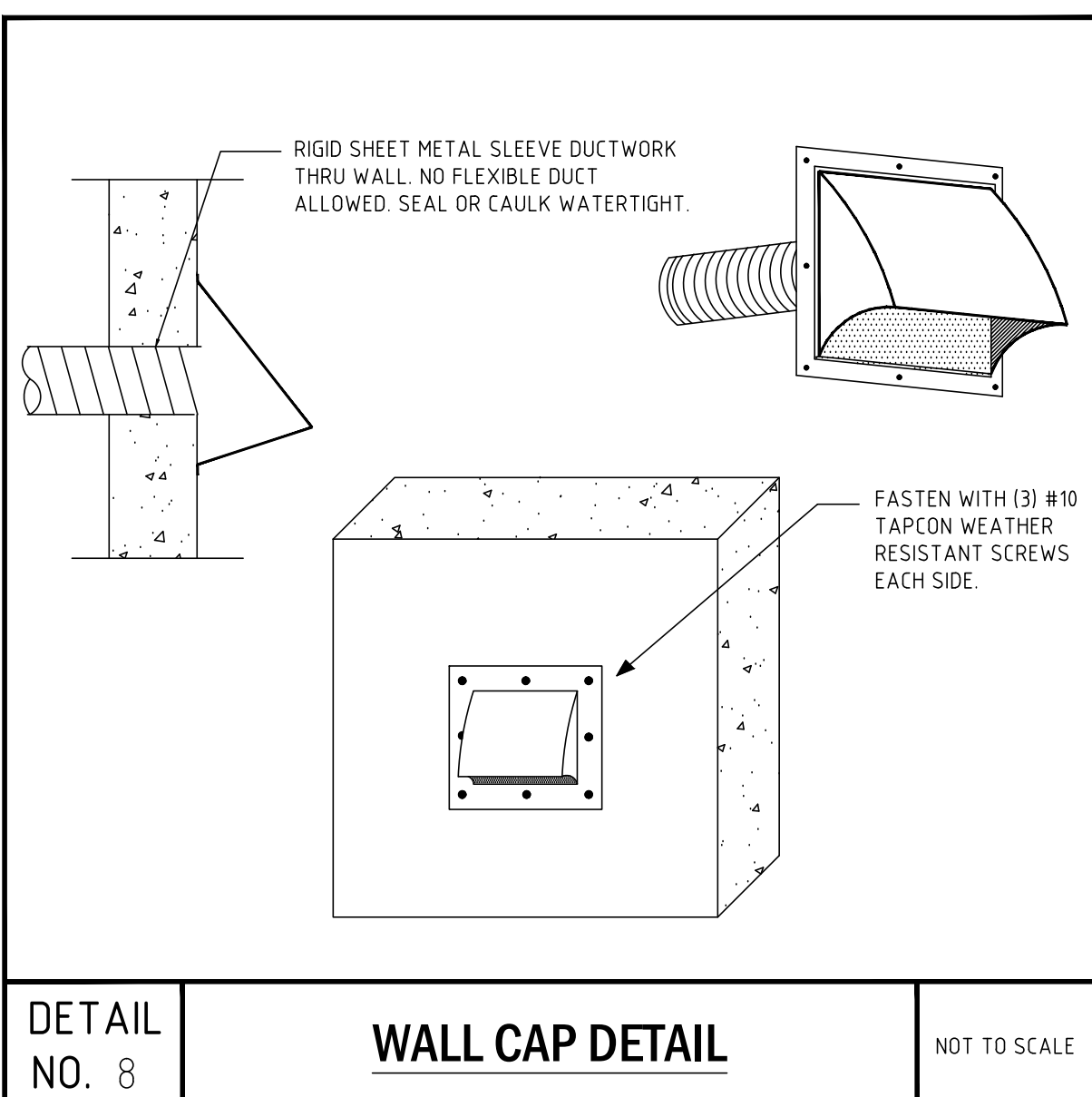


- NOTES:
1. SHEET METAL DUCTS SHALL BE FABRICATED & INSTALLED PER THE LATEST EDITION OF SMACNA AND THE FLORIDA ENERGY CONSERVATION CODE.
 2. ALTERNATE INTERPRETATIONS OF SMACNA DUCT MATERIAL, HANGERS, AND REINFORCEMENTS ARE SUBJECT TO ENGINEER APPROVAL, AND REQUIRE SEPARATE SUBMITTAL OF THE ALTERNATES.
 3. FLEXIBLE DUCT CONNECTORS SHALL BE PROVIDED AT CONNECTIONS TO ALL EQUIPMENT.
 4. RECTANGULAR ELBOWS SHALL BE SQUARE NECK (SAME IN & OUT DIMENSIONS) WITH 2" DOUBLE THICKNESS TURNING VANES.
 5. OFFSETS SHALL NOT REDUCE THE FREE AREA AND SHALL NOT EXCEED 30° UNLESS OTHERWISE SPECIFIED.
 6. TRANSITIONS SHALL NOT EXCEED 1:3 RATIO (4" TRANSITION PER FOOT SINGLE SIDED TRANSITION AND 8" PER FOOT DOUBLE SIDED TRANSITION).
 7. ROUND DUCT CONNECTIONS SHALL BE 45° TAKE-OFF, WITH DAMPER AND HANDLE. SPRAY PAINT OR THE RED RIBBONS TO MARK LOCATIONS OF HANDLES.
 8. FLEXIBLE DUCT SHALL INCLUDE AN INNER POLYETHYLENE LINER, A SPRING HELIX, 1-1/2" BLANKET INSULATION WITH A MINIMUM INSTALLED R-VALUE OF 6.0, A FOIL OUTER VAPOR BARRIER, AND BE UL-181 APPROVED.
 9. ALL TAPE SHALL BE FASSON 0810, SMACNA APPROVED.
 10. COMPLETELY SEAL ALL SUPPLY, RETURN, AND OUTSIDE AIR DUCTS WITH RED #6 MASTIC OR "HARDCAST" MASTIC TAPE.
 11. HANGER WIRE OR STRAPS SHALL BE 5'-0" MAX DISTANCE BETWEEN SUPPORTS. MAX SAG SHALL BE 1/2" PER FOOT OF SUPPORT SPACING. SUPPORTS SHALL BE PROVIDED WITHIN 18" OF INTERMEDIATE FITTING AND BETWEEN INTERMEDIATE FITTINGS AND BENDS.
 12. 1-1/2" GALV STEEL BAND CLAMP TO MATCH DUCT.
 13. NO FLEXIBLE DUCT ALLOWED FOR EXHAUST GRILLE/REGISTER. USE RIGID SHEET METAL DUCT FOR EXHAUST GRILLE/REGISTER.

DETAIL NO. 6 **DUCTWORK CONNECTION TO RETURN/EXHAUST GRILLE (FLEX DUCT) DETAIL** NOT TO SCALE

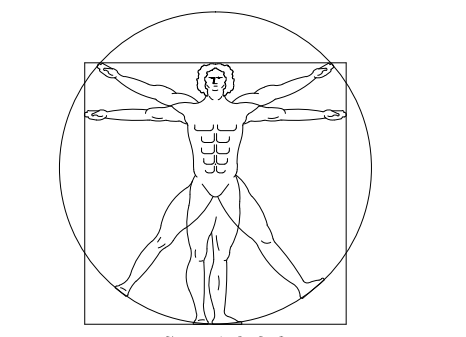
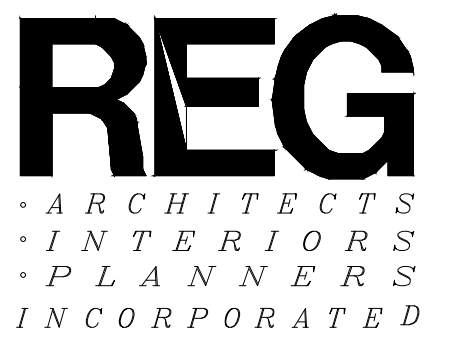


DETAIL NO. 7 **L&S UNDERGROUND CHASE DETAIL** NOT TO SCALE



DETAIL NO. 8 **WALL CAP DETAIL** NOT TO SCALE

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MECHANICAL DETAILS



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M5.1

15100 - BASIC MECHANICAL REQUIREMENTS

A. CODES & REFERENCES

1. FLORIDA BUILDING CODE 2014 (WITH AMENDMENTS)
2. SMACNA
3. NFPA 101
4. NFPA 90A
5. NFPA 99

B. SCOPE OF WORK

1. PROVIDE ALL REQUIRED PERMITS, LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THE SCOPE OF THE PROJECT SHOWN ON THE DRAWINGS AND READY FOR OCCUPANCY AND USE BY OWNER. THE WORK SHALL INCLUDE BUT IS NOT LIMITED TO:
 - a. REMOVAL, RELOCATION AND RE-INSTALLATION OF EXISTING EQUIPMENT AND SYSTEM
 - b. CONNECTIONS TO EXISTING OR NEW EQUIPMENT AND SYSTEMS
 - c. MODIFICATION OF EXISTING CHILLED OR HOT WATER SYSTEMS, STEAM SYSTEMS, CONDENSATE DRAINAGE, DUCTWORK, TEMPERATURE CONTROLS AND LIFE-SAFETY SYSTEMS
 - d. CUTTING AND PATCHING TO REMOVE EXISTING OR INSTALL NEW WORK
 - e. CLEANING AND TESTING
 - f. INSTRUCTION TO OWNER'S PERSONNEL
2. ALL REMOVAL WORK AND DISRUPTIONS OF EXISTING SERVICES SHALL BE COORDINATED AND SCHEDULED IN ADVANCE WITH OWNER'S REPRESENTATIVES.
3. PROVIDE ALL BUILDING PENETRATIONS REQUIRED TO COMPLETE PROJECT. ALL PENETRATIONS TO BE PATCHED AND SEALED TO BE WATERTIGHT. MAINTAIN FIRE RATINGS OF EXISTING STRUCTURE.
4. PROVIDE ALL NECESSARY DUCT, EQUIPMENT AND PIPE SUPPORTS AND MATERIALS REQUIRED FOR INSTALLATION. PER THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL CODES.
5. NOT ALL COMPONENTS REQUIRED ARE INDICATED ON THESE DRAWINGS. REFER TO MANUFACTURERS INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS INCLUDING CONNECTION LOCATIONS, TYPES AND SIZES. PROVIDE ISOLATING VALVES AND UNIONS AT ALL EQUIPMENT CONNECTIONS.

C. REQUIRED SHOP DRAWINGS:

1. INSULATION
2. AIR DEVICES
3. VALVES
4. DUCTWORK COORDINATION DRAWINGS
5. CONTROLS
6. AIR HANDLING EQUIPMENT
7. THERMOSTATS
8. FANS
9. FILTERS

D. MAINTENANCE MANUALS

1. PROVIDE MAINTENANCE MANUALS TO OWNER(S) FOR ALL NEW EQUIPMENT CONTAINING ALL OPERATING AND MAINTENANCE DATA, SUBMITTALS, WARRANTIES, DIAGRAMS, AHI CERTIFICATES, INSPECTION REPORTS AND VALVE LISTS IN A 3 RING BINDER WITH POCKETS FOR DRAWINGS. PROVIDE OWNER WITH 2 COPIES.
2. PROVIDE AN INDEX INSIDE THE BINDER COVER WITH A LIST OF EACH EQUIPMENT ITEM. EACH ITEM SHALL BE INDIVIDUALLY TABBED.
3. PROVIDE A LIST OF ALL REQUIRED REGULAR MAINTENANCE ACTIONS.
4. MAINTENANCE LIST SHALL REFERENCE TABULATED ITEM AND SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.

E. AS-BUILT DRAWINGS

1. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE TO THE CONTRACT DOCUMENTS (AS-BUILT).
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER 2 SETS OF COMPLETED AS-BUILT DRAWINGS.
3. THE PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL ACCURATE AS-BUILTS ARE DELIVERED.

F. SUBSTITUTIONS

1. EQUIPMENT AND DESIGN OF SYSTEMS INDICATED ON THE DESIGN DRAWINGS AND WITHIN THESE SPECIFICATIONS SHALL BE CONSIDERED AS "SPECIFIED STANDARD" OF QUALITY. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER 10 DAYS PRIOR TO BID DATE.
2. ANY DEVIATION FROM SPECIFIED EQUIPMENT THAT AFFECTS THE ELECTRICAL REQUIREMENTS SHALL BE COORDINATED BY THE MECHANICAL CONTRACTOR AND EQUIPMENT VENDOR WITH THE ELECTRICAL CONTRACTOR PRIOR TO SUBMITTING BIDS.

G. WIND LOADS

1. ALL EQUIPMENT TO BE MOUNTED OUTSIDE SHALL BE FURNISHED WITH A NDA (NOTICE OF ACCEPTANCE) FOR WINDSTORM OR BE FURNISHED WITH AN ENGINEERED DETAIL GOOD FOR THE LOCAL WIND RATE.

15050 - BASIC MATERIALS AND METHODS

A. ACCESS PANELS - FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY GENERAL CONTRACTOR

1. PROVIDE FOR ACCESS TO ALL SERVICEABLE EQUIPMENT IN WALLS AND CEILINGS
2. MICOR STYLE M FOR DRYWALL
3. MICOR STYLE K FOR PLASTER
4. MINIMUM SIZE 16"x16"
5. NYSTROM, KARP, J.L. INDUSTRIES OR WILLIAMS PAINT

B. LABELING

1. PROVIDE RIGID PLASTIC EMBOSSED EQUIPMENT NAMETAGS FOR ALL NEW EQUIPMENT AND DISCONNECTS. SETON NAMEPLATE CORPORATION.
2. PAINT ALL MECHANICAL PIPING IN EQUIPMENT ROOMS, BOILER ROOMS AND WHERE EXPOSED OR OUTDOORS. MATCH EXISTING COLOR CODES USED ON SIMILAR SYSTEMS.
3. PROVIDE VALVE TAGS ON ALL NEW AND RELOCATED VALVES. VALVE TAGS SHALL MATCH TAGS USED AT THE EXISTING FACILITY. TAGS TO BE SECURED TO VALVES WITH BRASS CHAINS. PROVIDE UPDATED INFORMATION ON ALL NEW VALVES TO THE EXISTING VALVE CHART.
4. PROVIDE PIPE LABELS ON ALL NEW PIPING. PIPE LABELS TO MATCH SIZE, COLOR AND TYPE USED AT THE EXISTING FACILITY AND COMPLY WITH ANSI A13.1. LABELS SHALL BE APPLIED CLOSE TO VALVES, CHANGES IN PIPE DIRECTIONS, BRANCHES, PIPES PASSING THRU WALLS OR FLOORS AND EVERY 20 FEET IN STRAIGHT RUNS OF PIPING AND AT LEAST ONE TIME PER ROOM.

C. FLASHING AND COUNTER FLASHING

1. FURNISH MATERIALS AND COORDINATE INSTALLATION FOR ALL PENETRATIONS OF ROOF BY ALL DUCT AND PIPE
2. SHEET METAL - 24ga. ASTM A525
3. SHEET LEAD 6 lbs. PER SQ. FT. (WHERE ALLOWED)
4. STAINLESS STEEL 20 ga.
5. SHEET COPPER 24 oz. PER SQ. FT.

D. MECHANICAL SYSTEMS CLEANING

1. CLEAN AND TOUCH UP ALL FACTORY FINISHES
2. FLUSH ALL HVAC SYSTEMS BEFORE CONNECTION TO EQUIPMENT
3. CLEAN ALL CLOSED HVAC SYSTEMS WITH ALKALINE CLEANER CIRCULATED FOR 72 HOURS
4. PRESSURE TEST ALL MECHANICAL PIPING SYSTEMS
 - a. STEAM SYSTEMS 150 psi FOR SIX HOURS
 - b. WATER SYSTEMS 150 psi FOR SIX HOURS

E. CLEANING TESTING AND ADJUSTING

1. THE MECHANICAL CONTRACTOR, AT HIS EXPENSE, SHALL CLEAN, REPAIR, ADJUST, CHECK, BALANCE AND PLACE IN SERVICE THE VARIOUS SYSTEMS HEREIN SPECIFIED WITH THE RESPECTIVE EQUIPMENT, ACCESSORIES AND PIPING. HE/SHE SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TOOLS REQUIRED TO PERFORM TESTS REQUIRED BY THESE SPECIFICATIONS AND BY THE GOVERNING AUTHORITIES.
2. NO WORK SHALL BE COVERED OR CONCEALED UNTIL PROPERLY INSPECTED AND TESTED.

F. HANGERS AND SUPPORTS

1. PROVIDE ALL NECESSARY DUCTWORK, PIPE SUPPORTS, HANGERS, RODS, CLAMPS AND ATTACHMENTS TO PROPERLY INSTALL AND SUPPORT DUCTWORK, PIPING AND EQUIPMENT FROM THE BUILDING STRUCTURE.
2. PROVIDE ANY ANGLE IRON OR UNISTRUT AND SUSPENSION RODS REQUIRED TO INSTALL EQUIPMENT, PIPING AND DUCTWORK.
3. ALL SUPPORTS EXPOSED TO OUTDOORS SHALL BE CLEANED, PRIMED AND PAINTED TO PREVENT RUSTING. FINISH COLOR AS SELECTED BY OWNER.
4. THE USE OF BALING WIRE OR PERFORATED METAL STRAPPING IS NOT PERMITTED FOR SUPPORTS.

G. WARRANTY/GUARANTE

1. THE CONTRACTOR SHALL WARRANTY/GUARANTEE AND MAINTAIN THE STABILITY OF WORK AND MATERIALS AND KEEP SAME IN PERFECT REPAIR AND CONDITION OF THE PERIOD OF ONE YEAR.
2. DEFECTS OF ANY KIND DUE TO THE FAULTY WORK OR MATERIALS APPEARING DURING THE ABOVE MENTIONED PERIOD MUST BE IMMEDIATELY MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE ENTIRE SATISFACTION OF THE OWNER AND ENGINEER. SUCH RECONSTRUCTION AND REPAIRS SHALL INCLUDE DAMAGE TO THE FINISH OR FURNISHING OF THE BUILDING RESULTING FROM THE ORIGINAL DEFECT OR REPAIR THERETO.

15250 - INSULATION

- A. INSULATION, ADHESIVES, COATINGS, SEALERS, TAPES, ETC. SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPMENT OF 50 OR LESS IN ACCORDANCE WITH ASTM E-84, NFPA 225, UL 723 AND MEET THE REQUIREMENTS OF NFPA 90A. ALL INSULATING R-VALUES TO MEET THE REQUIREMENTS OF THE FLORIDA ENERGY CODE.
- B. FIBERGLASS PIPE INSULATION, JOHNS MANVILLE MICRO-LOK 850, CERTIANTEED, KNAUF, OWENS CORNING. JACKET: ASJ KRAFT PAPER WITH ALUMINUM FOIL.
 1. HEATING HOT WATER 2" AND UNDER - 1 1/2" THICK
 2. HEATING HOT WATER 2 1/2" AND OVER 2" THICK
 3. STEAM 4" AND UNDER - 2 1/2" THICK
 4. STEAM OVER 5" - 3 1/2" THICK
 5. STEAM CONVERTER - 2" THICK
 6. STEAM CONVERTER - 1 1/2" THICK
- C. BLANKET TYPE DUCT INSULATION, JOHNS MANVILLE, CERTIANTEED, KNAUF, OWENS CORNING, MINIMUM R=6.0, FOIL FACED KRAFT VAPOR BARRIER.

1. ALL SUPPLY, OUTSIDE AIR AND RETURN WHERE CONCEALED FROM VIEW, R-6

15890 - SHEETMETAL DUCTWORK

- A. ALL DUCT TO BE INSTALLED ACCORDING TO LATEST SMACNA STANDARDS
- B. ALL DUCT EXCEPT THAT SPECIFICALLY SHOWN IS TO BE GALVANIZED. RETURN, EXHAUST AND DUCT DOWNSTREAM OF CV BOXES TO BE 0-2" PRESSURE CLASS. SUPPLY DUCT FROM FAN TO CV OR VAV BOX TO BE 4" CLASS.
- C. ALL SYSTEMS TO BE LEAKAGE TESTED

15910 - SHEETMETAL ACCESSORIES

- A. AIR INLETS AND OUTLET
 1. REFER TO SCHEDULE
 2. ALL ALUMINUM CONSTRUCTION
 3. ACCEPTABLE MANUFACTURERS: TITUS, PRICE, METAL-AIRE, CARNES, ANEMOSTAT, NAILOR

B. FLEXIBLE DUCTWORK

1. TO BE FLEXMASTER TYPE 3, WIREMOLD TYPE WCK OMNIAIR 1200, OR THERMAFLEX
2. FLEXIBLE DUCTWORK SHALL BE ACOUSTICAL LOW PRESSURE TYPE WITH INTERIOR LINER, METAL HELIX, FIBERGLASS INSULATION WITH AN R VALUE OF 6.0 OR GREATER AND COPOLYMER SEAMLESS OUTSIDE SLEEVE. THE ENTIRE FLEXIBLE DUCT ASSEMBLY SHALL BE LISTED IN ACCORDANCE WITH UL-181 CLASS 1 AIR DUCT MATERIAL. THE MAXIMUM LENGTH OF ANY FLEX DUCT SHALL BE 6'-0". FLEXIBLE DUCTWORK SHALL MEET THE FLORIDA MODEL ENERGY EFFICIENCY CODE. ALL JOINTS AT CONNECTIONS TO DIFFUSERS AND DUCTWORK SHALL BE SEALED WITH GLASS, FABRIC AND PASTE.
3. FLEXIBLE NON-INSULATED DUCT SHALL BE FLEXMASTER ALUMINUM TRIPLE-LOCK METAL DUCT, MODEL NI-TL OR APPROVED EQUAL, ETL CLASS 0, MAXIMUM LENGTH USED SHALL BE 6 FT.

E. FLEXIBLE INSULATED DUCT FOR SUPPLY AND RETURN AIR.

1. FLEXIBLE DUCT: UL 181, CLASS 1, MULTIPLE LAYERS OF ALUMINUM LAMINATE SUPPORTED BY HELICALLY WOUND, SPRING-STEEL WIRE, FIBROUS-GLASS INSULATION, POLYETHYLENE OR ALUMINIZED VAPOR-BARRIER FILM. FLEXMASTER, MASTERDUCT TYPE SM LOW PRESSURE INSULATED OR EQUAL.
 - a. PRESSURE RATING: 10-INCH WG POSITIVE AND 1.0-INCH WG NEGATIVE
 - b. MAXIMUM AIR VELOCITY: 4000 FPM
 - c. TEMPERATURE RANGE: MINUS 20 TO PLUS 210 DEG F
 - d. INSULATION R-VALUE: COMPLY WITH ASHRAE/IESNA 90.1, R-6 MINIMUM
 - e. FLAME SPREAD: LESS THAN 25
 - f. SMOKE DEVELOPED: LESS THAN 50
2. CONNECT FLEXIBLE DUCTS TO METAL DUCTS, DIFFUSERS, OR TAKE-OFFS WITH DRAW BANDS AND PRESSURE SENSITIVE TAPE.

3. COMPLY WITH FMC SECTION 603, DUCT CONSTRUCTION AND INSTALLATION
4. SPLICING OF TWO OR MORE SECTIONS SHALL NOT BE PERMITTED. DO NOT EXCEED CENTERLINE BEND RADIUS OF 15 X DIAMETER. TRIM DUCTS TO PROPER LENGTHS AND DO NOT ALLOW DUCTS TO SAG.
5. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS IN ACCORDANCE WITH THE REQUIREMENTS OF FMC SECTIONS 603.10.1 THROUGH 603.10.3, OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE, AND PREVENT CONSTRICTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - a. DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
 - b. BENDS SHALL MAINTAIN A CENTER LINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
 - c. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
 - d. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH (12.7 MM) PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1-1/2 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS.
 - e. VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.
 - f. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER. IN NO CASE SHALL THE MATERIAL SUPPORTING FLEXIBLE DUCT THAT IS IN DIRECT CONTACT WITH IT BE LESS THAN 1-1/2 INCHES WIDE.

15970 - TEMPERATURE CONTROLS

A. AIR HANDLING UNIT AND CONSTANT VOLUME REHEAT BOXES.

1. CONTROL CONTRACTOR SHALL PROVIDE ALL WIRING REQUIRED FOR THE CONTROL SYSTEM TO OPERATE.
2. MOUNT THERMOSTATS 48" A.F.F. ALIGN WITH LIGHT/SWITCHES, DOOR SWINGS AND OTHER WALL MOUNTED DEVICES. COORDINATE LOCATION WITH ARCHITECT.
3. PROGRAMMABLE TYPE THERMOSTATS SHALL BE HONEYWELL "7300" SERIES OR AS RECOMMENDED BY EQUIPMENT MANUFACTURER. THERMOSTAT SHALL BE COOLING-HEATING COMBINATION OF STAGES MATCHING THE AIR CONDITIONING EQUIPMENT, WITH "COOL-AUTO-HEAT-OFF" AND FAN "AUTO-ON-OFF" SELECTOR SWITCHES. PROVIDE TAMPERPROOF COVER.

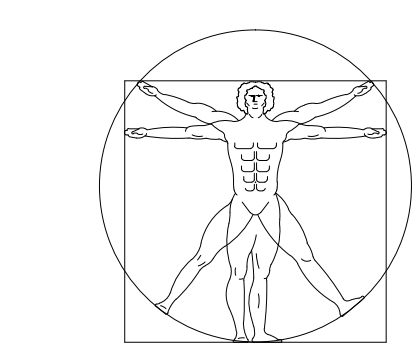
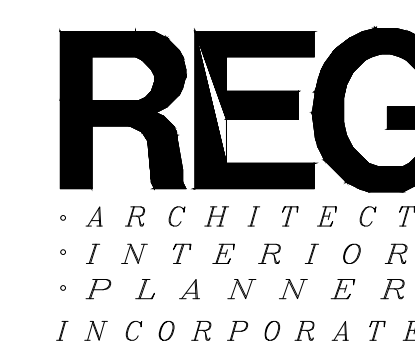
15990 - TEST AND BALANCE

- A. PROVIDE COMPLETE TEST AND BALANCE OF ALL WATER AND AIR SYSTEMS IN ACCORDANCE WITH NEBB (NATIONAL ENVIRONMENTAL BALANCING BUREAU) OR ABC (ASSOCIATED AIR BALANCE COUNCIL) STANDARDS.
- B. TEST AND BALANCE FIRM TO BE:

1. CERTIFIED TEST & BALANCE - (561) 961-5068, OR (954) 532-4772.
2. DADE TEST AND BALANCE, INC. - (954) 791-3194.
3. TOTAL DYNAMIC BALANCE - (954) 425-0764.
4. EARL HAGOOD, INC. - (305) 266-7070.
5. OR APPROVED EQUAL.

C. CONTRACTOR SHALL:

1. VISIT SITE AT START OF PROJECT AND COORDINATE REQUIRED BALANCING EQUIPMENT AND DAMPERS WITH MECHANICAL CONTRACTOR.
2. AIR SYSTEMS:
 - a. MAKE CHANGES TO BELTS, PULLEYS, DAMPERS, VOLUME BOXES, ETC. TO OBTAIN DESIGN CONDITIONS AS REQUIRED BY TAB PROCEDURES.
 - b. BALANCE SUPPLY, RETURN AND EXHAUST AIR OUTLETS WITHIN 10% OF DESIGN WHILE MAINTAINING REQUIRED PRESSURE RELATIONSHIPS. RECORD DESIGN AND ACTUAL TOTALS.
 - c. MEASURE AND REPORT FAN RPM, FAN SUCTION PRESSURE, FAN DISCHARGE PRESSURE, FAN TOTAL PRESSURE AND PRESSURE DROP ACROSS COMPONENTS, DESIGN AND ACTUAL SUPPLY, RETURN, OUTSIDE AND EXHAUST AIR.
 - d. ACTUAL AND DESIGN NAMEPLATE AMPERAGE ON FAN MOTORS.
 - e. PRESSURE DIFFERENTIAL ACROSS DUCT SMOKE DETECTORS.
 - f. ADJUST FANS FOR LOWEST STATIC PRESSURE REQUIRED TO DELIVER TO OUTLETS AS NOTED IN NEBB OR AABC PROCEDURES.
 - g. MEASURE SUPPLY AND RETURN ENTERING AND LEAVING TEMPERATURES (DB/WB) ACROSS EACH COIL AND AT EACH SUPPLY DISCHARGE AND RETURN INLET AT UNIT.
3. CONFIRM OPERATION AND PROPER CALIBRATION OF ALL CONTROLS, THERMOMETERS AND SENSING DEVICES.
4. PROVIDE WRITTEN REPORT AT LEAST ONE WEEK BEFORE FINAL INSPECTION AND A TECHNICIAN DURING FINAL INSPECTION OF PROJECT.



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MECHANICAL
 SPECIFICATIONS

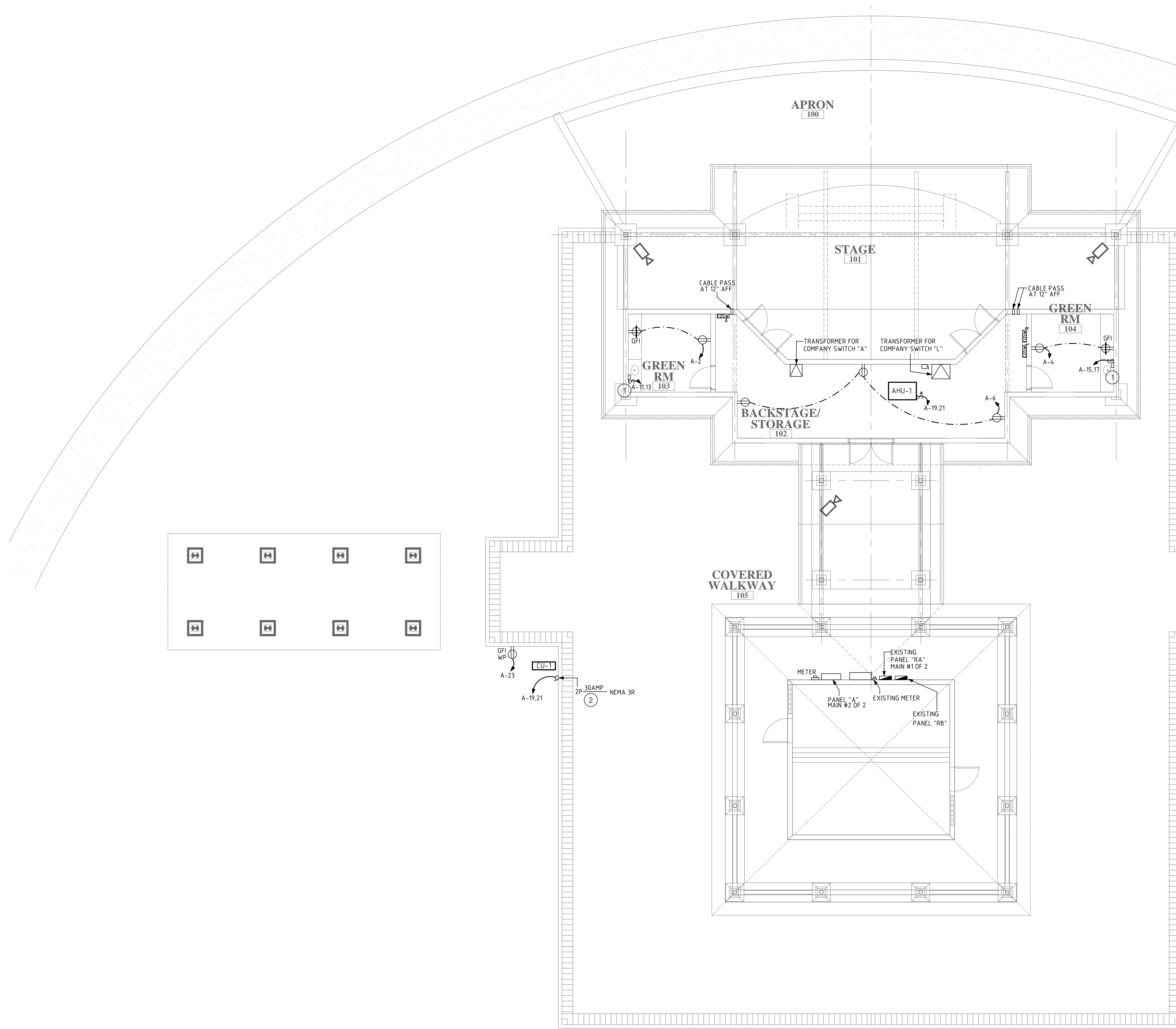
M6.1

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PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.



PERFORMANCE LIGHTING SYSTEM

1. Lighting system power:

- A dedicated 1125VA transformer to feed only the performance lighting company switch is required.
- The transformer shall be 4:1/3 rated.
- The transformer shall be located backstage.
- All neutral feed conductors shall be sized at 200% of the phase conductors.
- For conductor sizing and consult all neutral feed conductors are considered current carrying conductors.
- The lighting transformer will feed the following:
 - There is one performance lighting company switch (COSW-L) back stage left.
 - The company switch requires a 200 amps per phase, three phase, 120/208 Volt 5 wire feed.

3. Company switch data:

- The company switch will be provided by the electrical contractor.
- The panel will be located in the stage area.
- The panel shall be a NEMA-type 1 enclosure suitable for outdoor use.
- The company switch will have a main breaker which is rated at 200 amps +65% etc.
- The panel is wall mounted.
- The panel is 21" wide, 10" deep and 37" high.
- The panel is configured for bottom access of feeder power.

AUDIO SYSTEM

1. Audio Video Power:

- A dedicated 45VA transformer to feed only the theatre sound company switch is required.
- The transformer shall be 4:1/3 rated.
- The transformer shall be located backstage.
- All neutral feed conductors shall be sized at 200% of the phase conductors.
- For conductor sizing and consult all neutral feed conductors are considered current carrying conductors.
- The lighting transformer will feed the following:
 - There is one theatrical lighting company switch (COSW-A) back stage left.
 - The company switch requires a 100 amps per phase, three phase, 120/208 Volt 5 wire feed.

3. Company switch data:

- The company switch will be provided by the electrical contractor.
- The panel will be located in the stage area.
- The panel shall be a NEMA-type 1 enclosure suitable for outdoor use.
- The company switch will have a main breaker which is rated at 100 amps +65% etc.
- The panel is wall mounted.
- The panel is 21" wide, 10" deep and 37" high.
- The panel is configured for bottom access of feeder power.

PERFORMANCE RIGGING

1. Rigging Power:

- A dedicated company switch to feed only the performance rigging is required.
- There is one performance rigging company switch (COSW-R) back stage left.

3. Company switch data:

- The company switch will be provided by the electrical contractor.
- The panel will be located in the back stage area.
- The panel shall be a NEMA-type 1 enclosure suitable for outdoor use.
- The company switch will have a main breaker which is rated at 100 amps +65% etc.
- The panel is wall mounted.
- The panel is 21" wide, 10" deep and 37" high.
- The panel is configured for bottom access of feeder power.

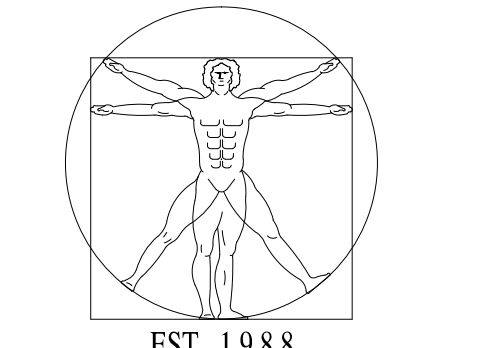
THEATRICAL DEVICE LEGEND

COSW A	- COMPANY SWITCH AUDIO (LEX POWERGATE)- - PROVIDED BY ELECTRICAL CONTRACTOR, - SURFACE MOUNT ON WALL - DIMENSIONS D10" X W21" X 37"
COSW L	- COMPANY SWITCH AUDIO (LEX POWERGATE)- - PROVIDED BY ELECTRICAL CONTRACTOR, - SURFACE MOUNT ON WALL - DIMENSIONS D10" X W21" X 37"
COSW R	- COMPANY SWITCH AUDIO (LEX POWERGATE)- THEATRICAL RIGGING - PROVIDED BY ELECTRICAL CONTRACTOR, - SURFACE MOUNT ON WALL - DIMENSIONS D10" X W21" X 37"

KEY NOTES

1	PROVIDE DISCONNECT SWITCH FOR INSTAHOOT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SUPPLIER AND OWNER PRIOR TO ROUGH-IN.
2	PROVIDE FUSES PER MANUFACTURER RECOMMENDATIONS.

CONTRACTOR SHALL VERIFY ALL REQUIREMENTS, LOCATION OF EQUIPMENT, WATTAGE, AMPERAGE, MOUNTING, ETC. WITH AUDIOVISUAL EQUIPMENT SUPPLIER, OWNER, AND ARCHITECT PRIOR TO ROUGH-IN.



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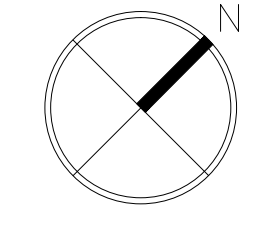
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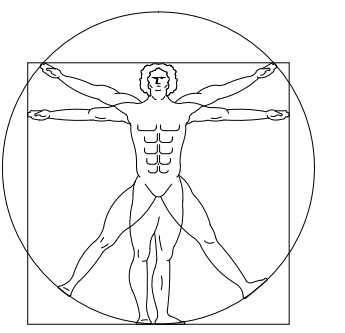
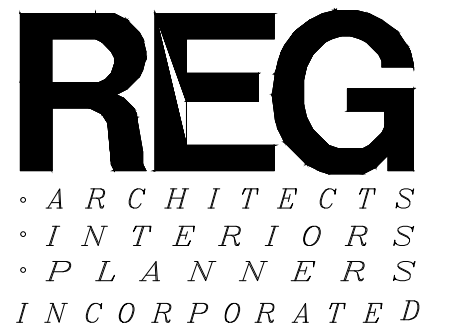
POWER PLAN

E1.1

1 POWER PLAN
 1/8" = 1'-0"



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LIGHTING PLAN

E2.1

LIGHTING CONTROL SYMBOL LEGEND	
	7-DAY FULL YEAR LIGHTING CONTROL WITH ASTRONOMICAL TIME CLOCK
	WALL MOUNTED OCCUPANCY SENSOR SENSOR SWITCH WSD-PDT
	WALL MOUNTED OCCUPANCY SENSOR 2-POLE MODEL - SENSOR SWITCH WSD-PDT-2P CAPABLE OF SWITCHING SEPARATE VOLTAGES ON EACH POLE
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	OVERRIDE SWITCH WITH PILOT LIGHT; 2 HOUR MAX TIME DELAY MODEL (CH-# (OF BUTTONS))
	CEILING MOUNTED OCCUPANCY SENSOR SENSOR SWITCH CMBR_PDT LINE VOLTAGE
NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT.	

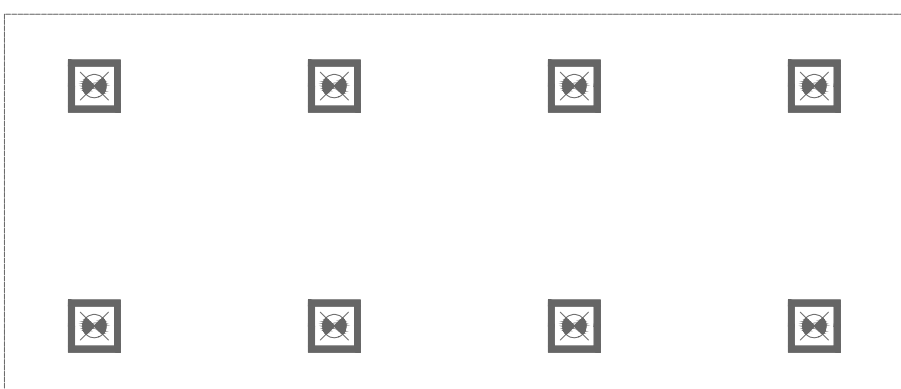
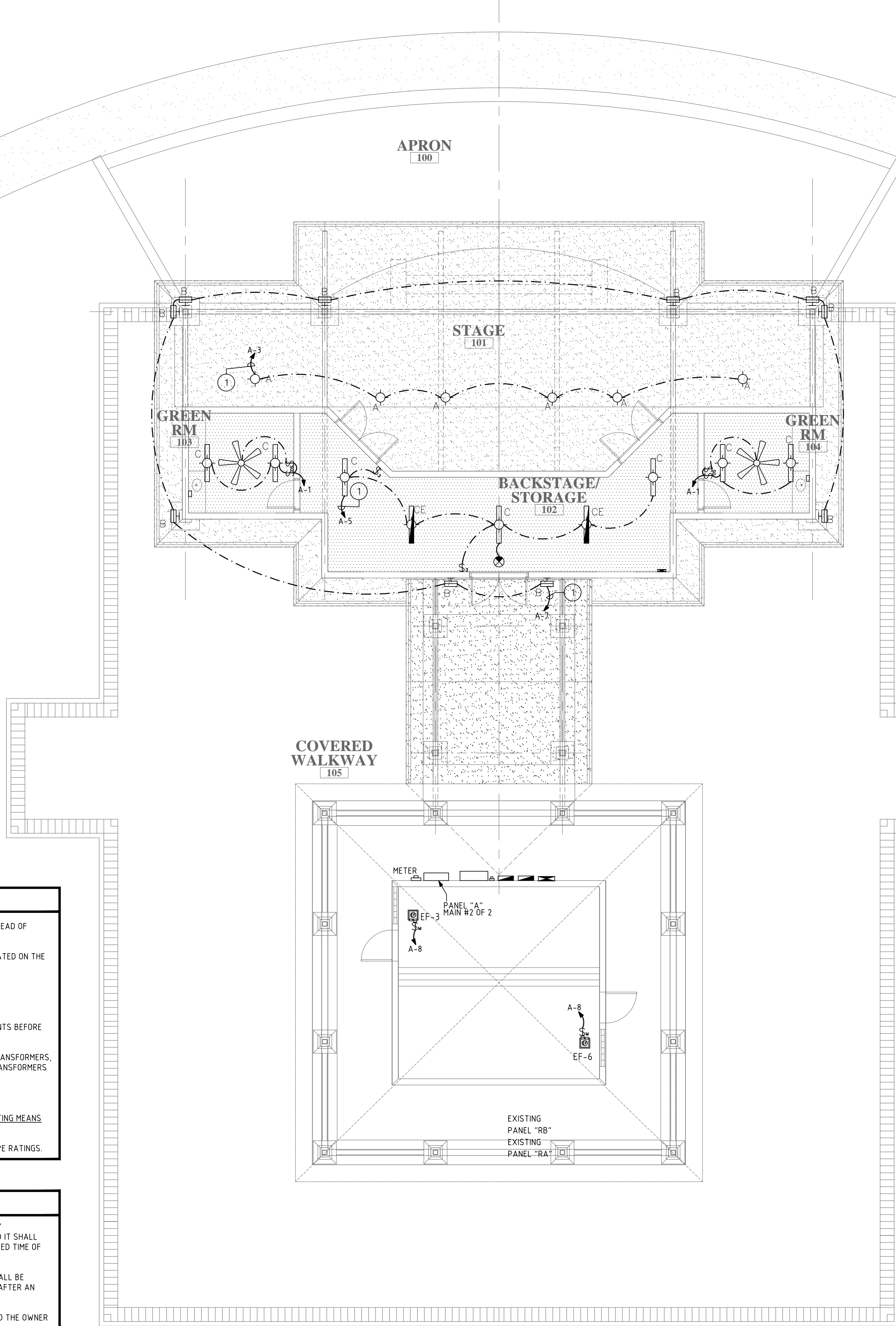
KEY NOTES

1. CIRCUIT CONTROLLED THROUGH AN ASTRONOMICAL TIME CLOCK, FOR COMPLIANCE WITH FBC ENERGY CONSERVATION SECTION. TIME CLOCK MOUNTED AT EXISTING AMPHITHEATRE.

LIGHTING CONTROL SYMBOL LEGEND							
TYPE	DESCRIPTION	MFG	CATALOG NUMBER	VOLTS	LAMPS	WATTS	MOUNTING
A	LED DOWNLIGHT	LITHONIA LIGHTING	LDN4-SERIES	120	25W LED	25	CEILING
B	WALL MOUNTED FIXTURE	LUMINAIRE LIGHTING	SPC 8 SERIES	120	25W LED	25	WALL
C	LED FIXTURE	BEGHELLI LIGHTING	BS 100 LED SERIES	120	80W LED	80	CEILING
CE	SAME AS TYPE "C" EXCEPT WITH 90 MIN EMERGENCY BACKUP	BEGHELLI LIGHTING	BS 100 LED SERIES	120	80W LED	80	CEILING
X	EXIT SIGN	WITH MINIMUM 90 MINUTE BATTERY EVENLITE	TEX SERIES	120	LED		

NOTES:

- PROVIDE ELECTRONIC BALLAST FOR ALL FLUORESCENT LAMPED FIXTURES.
- MINIMUM FLUORESCENT LAMP COLOR TEMPERATURE SHALL BE 3500K.
- VERIFY BALLAST REQUIREMENTS FOR ALL FLUORESCENT FIXTURES. PROVIDE ELECTRONIC DIMMING BALLASTS FOR SPECIFIC FIXTURES INDICATED WITH DIMMER CONTROL.
- VERIFY ALL FIXTURE SELECTIONS PRIOR TO PURCHASE WITH OWNER/ARCHITECT.



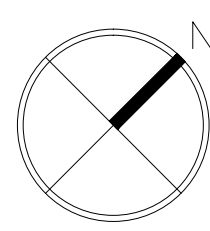
LIGHTING NOTES

- ALL EXIT, EMERGENCY, AND BATTERY PACKS IN FLUORESCENT FIXTURES TO BE WIRED AHEAD OF CONTROL SWITCH.
- ALL WALL MOUNTED EMERGENCY LIGHT FIXTURES SHALL BE MOUNTED AT HEIGHTS INDICATED ON THE PLANS.
- ALL DIMMER SWITCHES SHALL HAVE A PRESET MINIMUM RATING OF 10 KW.
- ALL FIXTURE COUNTS, SELECTIONS, AND EXACT LOCATIONS MUST BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO PURCHASE. CONFIRM ALL LIGHT FIXTURE MODEL NUMBERS, FINISH COLORS AND ELECTRICAL REQUIREMENTS BEFORE ORDERING AND INSTALLATION.
- CONTRACTOR TO VERIFY IF ANY LOW VOLTAGE LIGHT FIXTURES REQUIRE STEP-DOWN TRANSFORMERS, QUANTITY AND LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID.
- ALL FIXTURES TO HAVE U.L. CERTIFICATION.
- ALL EXISTING AND NEW LUMINAIRES SHALL COMPLY WITH SECTION 4.10.130(G) DISCONNECTING MEANS OF THE NEC.
- CONTRACTOR TO PROVIDE LUMINAIRES TO CONFORM TO ENERGY CODE, THERMAL ENVELOPE RATINGS.

ENERGY COMPLIANCE NOTE

- AN AUTOMATIC TIME CLOCK SHALL BE THE MEANS OF LIGHTING SHUTOFF PER FBC ENERGY CONSERVATION SECTION FOR ALL AREAS WHERE OCCUPANCY SENSORS ARE NOT USED, AND IT SHALL CONTAIN AN ASTRONOMICAL TIMECLOCK TO SHUT THE TENANT SPACE DOWN AT A SCHEDULED TIME OF DAY.
- ALL LIGHT CIRCUITS THAT ARE NOT WIRED THROUGH THE ASTRONOMICAL TIME CLOCK SHALL BE CONTROLLED BY OCCUPANCY SENSORS WHICH MUST TURN LIGHTS OFF WITHIN 30 MINUTES AFTER AN OCCUPANT LEAVES THE SPACE.
- RECORD DRAWINGS OF INSTALLATION AND OPERATION MANUALS ARE TO BE PROVIDED TO THE OWNER AS SPECIFIED IN FLORIDA BUILDING CODE ENERGY CONSERVATION SECTION.

LIGHTING PLAN
 1/8" = 1'-0"

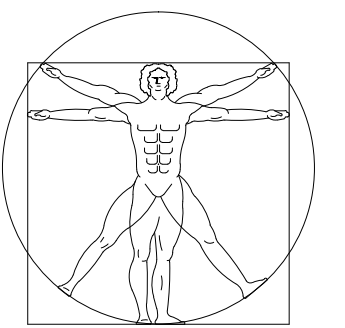
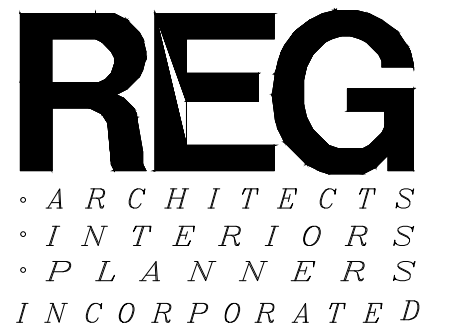


PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

100% CD SET: 09/27/16

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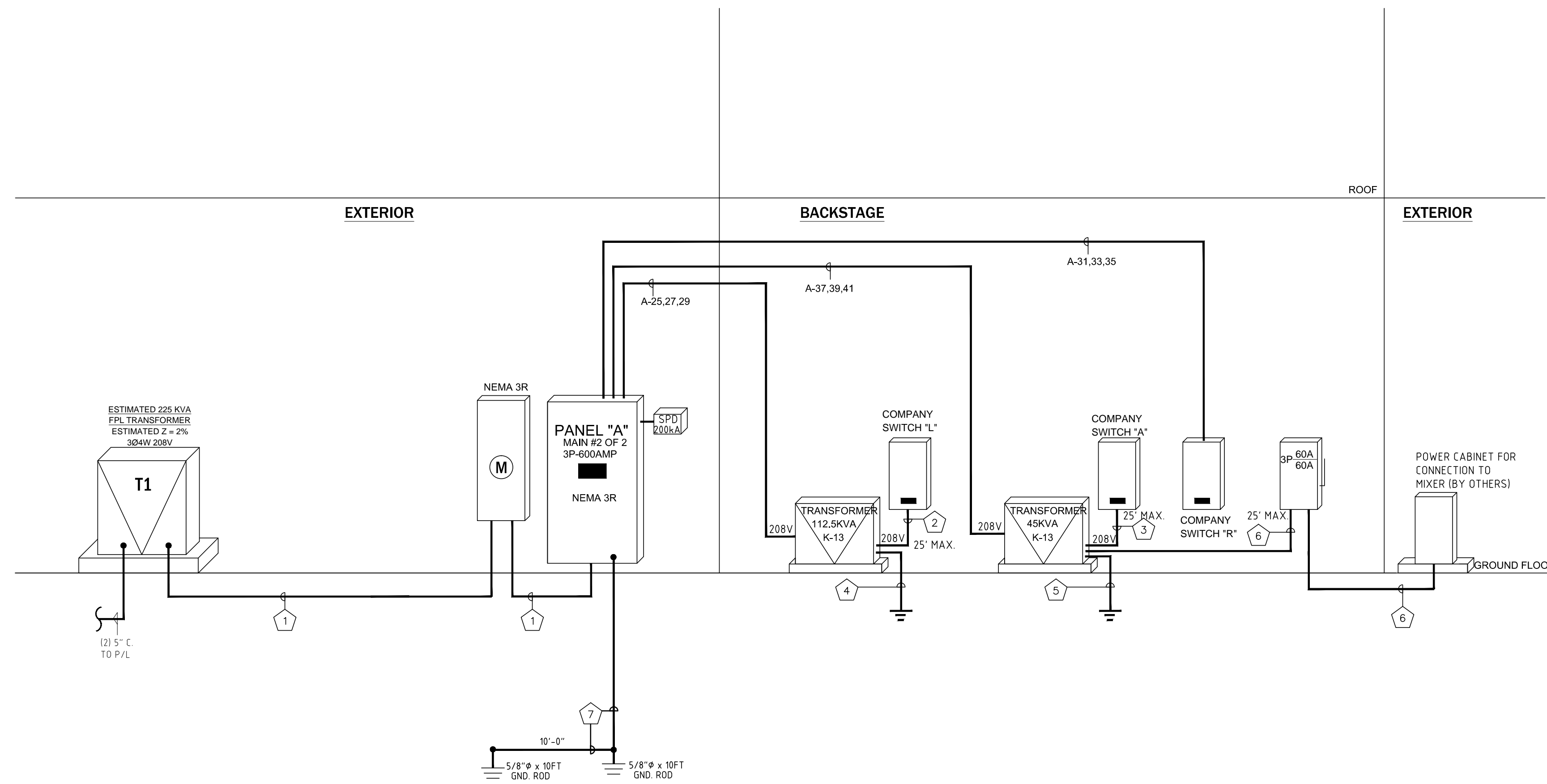
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ELECTRICAL SERVICE & PANEL NOTES

- ALL ELECTRICAL SERVICE EQUIPMENT SHALL HAVE MIN A.I.C. RATING OF 22,000 AMPS. ALL EQUIPMENT LOCATED ON EXTERIOR OF BUILDING SHALL BE NEMA-3R RATED.
- ALL ELECTRICAL EQUIPMENT AND WIRE SHALL BE RATED @ 75°C CONTINUOUS DUTY.
- PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:
 - VERIFY ALL EXISTING CONDITIONS IN FIELD
 - COORDINATE THE ELECTRICAL SERVICE WITH FP&L REPRESENTATIVE
 - NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION.
- ALL ELECTRICAL EQUIPMENT SHALL BE FIELD MARKED TO WARN OF POTENTIAL ELECTRICAL ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE BEFORE ANY EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
- EACH DISCONNECT SHALL BE LEGIBLY MARKED TO INDICATE THE UNIT IT IS FEEDING. THE MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.

ALUMINUM NOTES(OWNER/CONTRACTOR BID OPTION)

- ALL EQUIPMENT USED WITH ALUMINUM CONDUCTORS MUST BE LISTED FOR THE PURPOSE.
- ALL ALUMINUM CONDUCTORS SHALL BE TERMINATED WITH HARDWARE AND COMPRESSION LUGS APPROVED FOR THE PURPOSE.
- ALL COMPRESSION LUGS SHALL BE CHECKED 3, 6, & 11 MONTHS AFTER C.D. AND EVERY THREE YEARS THEREAFTER. BUILDING OWNER SHALL HAVE A MAINTENANCE CONTRACT WITH ELECTRICAL CONTRACTOR OF CHOICE. CONTRACTOR SHALL DOCUMENT ALL MEASUREMENTS AND VERIFICATION IN TABULAR FORM. PROVIDE CORRECTIVE RECOMMENDATIONS, ACTIONS TAKEN, AND TESTING EQUIPMENT UTILIZED.
- THE ELECTRICAL CONTRACTOR MUST TORQUE ALL ALUMINUM TERMINATIONS IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- PRIOR TO TERMINATING ALUMINUM CONDUCTORS, THE CONTRACTOR MUST CLEAN WIRE THOROUGHLY WITH WIRE BRUSH AND APPLY AN ANTI-OXIDANT COMPOUND.
- ALL BRANCH CIRCUITS FROM PANELS MUST BE COPPER.
- ALL GROUNDING SHALL BE COPPER.
- UL LISTED LUGS SHALL BE RATED FOR 90°C WHERE ALUMINUM WIRE IS USED.
- THE ELECTRICAL CONTRACTOR SHALL PERFORM MEGGER TEST ON ALL ALUMINUM FEEDERS AND PROVIDE RESULTS TO ENGINEER.
- PIN CONNECTORS ARE NOT ACCEPTABLE FOR USE.
- ALL ALUMINUM FEEDERS SHALL BE ALUMA FLEX COMPACT STRANDED THWN-2.



RISER
NO.1

PROPOSED ELECTRICAL RISER DIAGRAM

NOT TO
SCALE

MFG. SQUARE D OR EQUAL		TYPE I-LINE		PANEL RATING		AMPS	
VOLTS 120/208V 3Ø4W		"A"		600			
A	B	C	LOAD	COND.	WIRE SIZE	GND	AMPS
0.5	0.8	0.6	LIGHTING - GREEN ROOMS	1/2"	#12	#12	20
			LIGHTING - STAGE	1/2"	#12	#12	3
			LIGHTING - BACKSTAGE	1/2"	#12	#12	5
0.6	0.4	0.4	LIGHTING - EXTERIOR	1/2"	#12	#12	7
			LIGHTING - RESTROOM LTS	1"	#8	#8	20
			INSTAHDOT	3/4"	#10	#10	25
1.8	1.8	1.8	INSTAHDOT	3/4"	#10	#10	25
15	15	15	AHU-1 & CU-1	1/2"	#12	#12	20
15	15	15	RECEPTACLE	1/2"	#12	#12	20
19.2	19.2	19.2	TRANSFORMER	2-1/2"	#3	#6	200
9.6	9.6	9.6	COMPANY SWITCH (LTG)	1-1/4"	#3	#8	100
9.6	9.6	9.6	TRANSFORMER	1-1/4"	#3	#8	100
9.6	9.6	9.6	COMPANY SWITCH (AUDIO)	1-1/4"	#3	#8	100
9.6	9.6	9.6	TRANSFORMER	1-1/4"	#3	#8	100

REMARKS & KEY NOTES:

- 3P-400AMP M.C.B. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ACCURATE PER FIELD CONDITIONS, TYPED UP PANEL SCHEDULE UPON COMPLETION OF THE PROJECT.
- VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PRIOR TO CONSTRUCTION. ALL EQUIPMENT'S ELECTRICAL REQUIREMENTS SHALL BE CONFIRMED WITH MFG SPECS. VERIFY VOLTAGE, AMPERAGE, AND BREAKER SIZES.
- PER MANUFACTURER RECOMMENDATIONS

*SEE RISER DIAGRAM FOR INFO

MOUNT SURFACE MIN. A.I.C. 22,000 AMPS

FEEDER SIZE KEY NOTES

- 2 SETS OF 4#350MM THWN CU IN 3" CONDUIT BASED ON 150 FEET DISTANCE - 2% MAX VOLTAGE DROP) CONTRACTOR TO VERIFY DISTANCE IN FIELD AND UPGRADE FEEDER IF REQUIRED.
- 3#3/0 PH, 2#3/0 NU, 1#2 EG, THWN CU IN 2-1/2" CONDUIT
- 3#3 PH, 2#3 NU, 1#6 EG, THWN CU IN 1-1/2" CONDUIT
- 1 # 1/0 CU GROUNDING CONDUCTOR IN 3/4" SCHEDULE 40 PVC CONDUIT TO NEAREST EFFECTIVELY GROUNDED BUILDING STRUCTURAL STEEL MEMBER.
- # 6 CU GROUNDING CONDUCTOR IN 3/4" SCHEDULE 40 PVC CONDUIT TO NEAREST EFFECTIVELY GROUNDED BUILDING STRUCTURAL STEEL MEMBER.
- 4#4 & 1# 6 GND THWN CU IN 2" CONDUIT (BASED ON 100 FEET DISTANCE - 2% MAX VOLTAGE DROP) CONTRACTOR TO VERIFY DISTANCE IN FIELD AND UPGRADE FEEDER IF REQUIRED.
- 1#2/0 CU GND.

Calculation of Fault Current
 Fault SCA Source = TA Primary Infinite
 SCA Available = Infinite
 Length Units = Feet
 Motor Load = None
 Motor SCA = None
 Motor SCA Treatment = Motor SCA Not Included
 System Voltage = 208
 Conductors per Phase = 2
 System Phase = 3 Phase
 Transformers
 Name PH Size Pri/V Sec/V %Z SCA,3PH
 TA 3-PH 225 208 2 31,228
 S/F SVS PVC, ABS 3/c, CU 350 2 156 17,211
 Source: EDR, Electrical Designer's Reference Software Version: 8.2 (Build 2012). Based on the 2011 NEC.

AC Calculation for Wire Length
 Voltage 208
 Load 500 Amperes
 Load Circuit 3-Ph, 4-W, Wye
 Power Factor: 0.9
 Insulation Temp: 75°C/167°F
 Conductor: Copper
 Conductor: PVC/ABS
 Voltage Drop: 2 %
 Conductor Gauge: 350
 Results:
 Cable Length: 185.56 Feet
 Source: EDR, Electrical Designer's Reference Software Version: 8.2 (Build 2012). Based on the 2011 NEC. Copyright © 2000-2007 C-E Electronic Publishing, Inc. All Rights Reserved.

REVISIONS	NO.
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DATE 06-30-16
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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. IT SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

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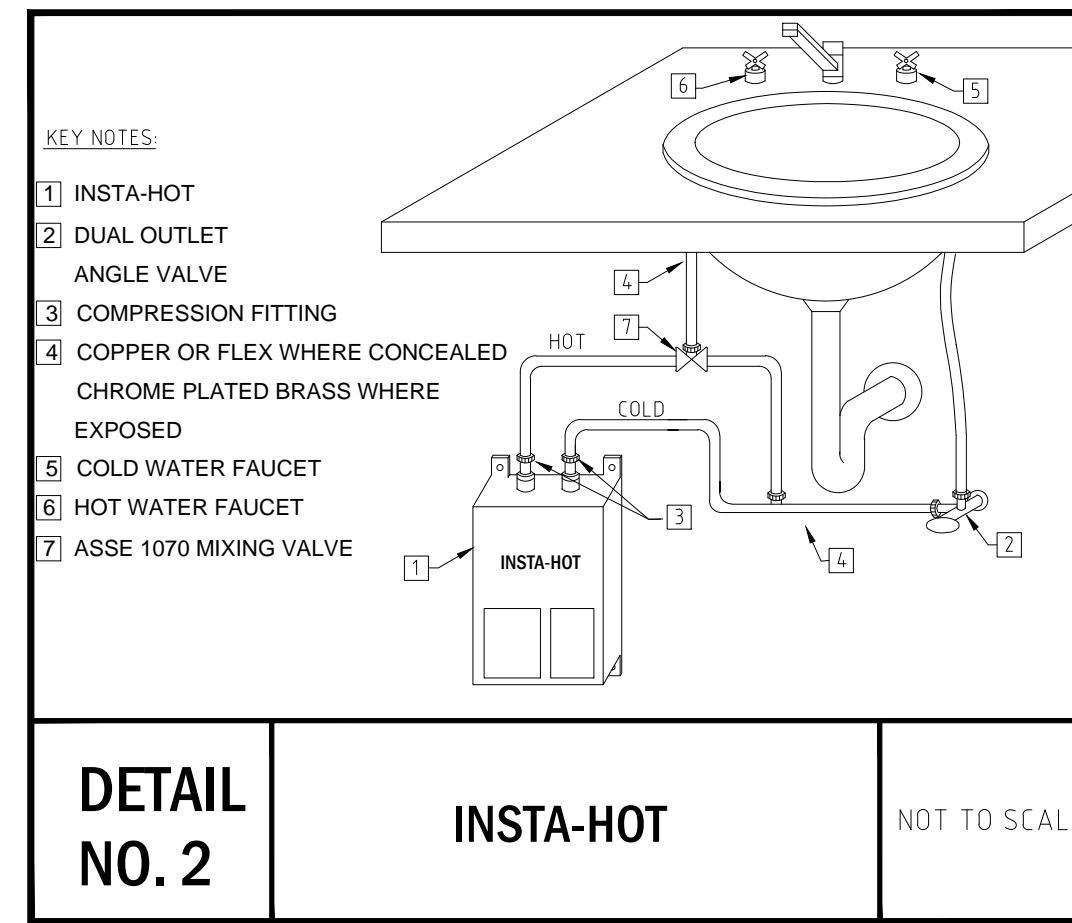
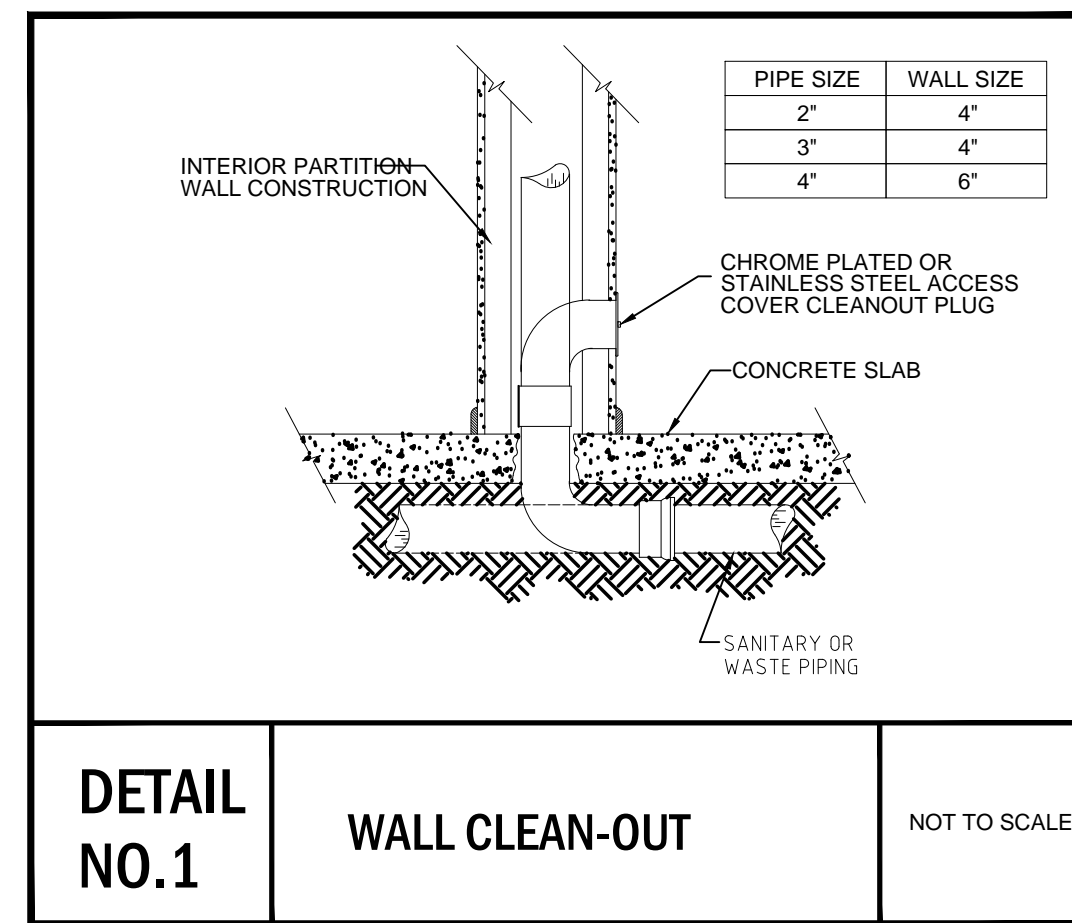
ELECTRICAL
RISER DIAGRAM

E3.1

CONTRACTOR GENERAL CONDITIONS NOTES	
1.	RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
2.	SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
3.	SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
4.	LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
5.	DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
6.	SUBSTITUTIONS: A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS. B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN. C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME. D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
7.	AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
8.	INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS, DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.

SCOPE OF WORK	
THIS PROJECT IS RENOVATION OF EXISTING AMPHITHEATRE FOR TWO NEW SINKS. PLUMBING WORK INCLUDES SANITARY AND WATER DESIGN.	

PLUMBING SPECIFICATIONS	
ALL WORK TO BE DONE IN ACCORDANCE WITH THE DISTRICT MASTER SPECIFICATIONS (DMS) AND THE FLORIDA BUILDING CODE 2014, FIFTH EDITION OF THE PLUMBING SECTION AND TO COMPLY WITH ALL LOCAL RULES AND ORDINANCES.	
1.	ALL WORKMANSHIP & MATERIALS TO BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
2.	CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3.	ALL MATERIALS TO BE NEW.
4.	ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORK MAN LIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
5.	ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
6.	REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK.
7.	CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS & TEST. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE PRIOR APPROVAL. ANY CHANGES MADE WITHOUT APPROVAL WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.
8.	EXISTING PIPE SIZES TO BE VERIFIED BY THE PLUMBER AND UPGRADED IF NOT LARGE ENOUGH TO ACCOMMODATE LOAD.
9.	ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
10.	THE CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS, AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
11.	DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. FIELD VERIFY FINAL LOCATIONS FOR EQUIPMENT. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
12.	DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
13.	VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
14.	INSTALL SIOUX CHIEF 650 SERIES WATER HAMMER ARRESTORS IN PIPING TO QUICK-CLOSING VALVES AS DEFINED IN FLORIDA PLUMBING CODE.
15.	PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
16.	ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
17.	CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
18.	SANITARY PIPE 2 1/2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT. SANITARY PIPE 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT. CONDENSATE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT.
19.	WHERE SOIL CONDITIONS REQUIRE THE USE OF PIER OR PILING SUPPORTED GRADE BEAM CONSTRUCTION OR IN FILLED GROUND WHERE THE SOIL COMPACTION IS LESS THAN 95% THE SANITARY PIPING TO BE INSTALLED BY TRENCHING INTO THE FILL, AND THEN PUTTING HANGERS WITH SUPPORT RODS ON THE PIPES AS THEY ARE INSTALLED. THE HANGER RODS EXTENDING UPWARD TO BE EMBEDDED IN AND ANCHORED ON THE CONCRETE PER ASTM F2536-06B AND UNDERGROUND PIPE TO CONFORM TO ASTM STANDARD D2665.
20.	DO NOT ROUTE ANY WET PIPING OVER ELECTRICAL EQUIPMENT.
21.	WATER PIPING TO BE TYPE "L" COPPER ABOVE AND TYPE "K" COPPER BELOW GRADE.
22.	SOIL, WASTE, VENT AND STORM PIPING TO BE PVC SCHEDULE #40 DWV CONFORMING TO ASTM D2665 FOR UNDERGROUND AND AS PER FLORIDA BUILDING CODE PLUMBING 2014 TABLE 70.2 & 702.3. CAST IRON SHALL BE USED IN COMMON PLENUM AREAS.
23.	RAINWATER/STORMWATER TO BE SCHEDULE #40 DWV, INSULATE WITH ARMAFLEX INSULATION WHEN IN COMMON PLENUM.
24.	HOT WATER, TEMPERED WATER AND HOT WATER RETURN PIPES TO BE INSULATED WITH ARMAFLEX INSULATION FROM THE WATER HEATER TO THE FURTHEST FIXTURE PER 2014 FBC PLUMBING 607.2.1.
25.	THE DISCHARGE WATER TEMPERATURE FROM LAVATORIES, BIDETS & GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 110°F (43°C) BY A WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 OR CSA B125.3.
26.	WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
27.	ALL PLUMBING PIPES PENETRATING FIRE RATED WALLS, CEILINGS AND/OR FLOORS SHALL BE PROVIDED WITH U.L. APPROVED FIRE RATED ASSEMBLY. (EQUAL TO WALL FIRE RATING - SEE ARCHITECTURAL DRAWINGS).
28.	HOT WATER EXPANSION LOOPS SHALL BE INSTALLED AS REQUIRED TO PARTLY ABSORB TENSION OR COMPRESSION PRODUCED DURING ANTICIPATED CHANGE IN TEMPERATURE. INSTALL EXPANSION JOINTS OF SIZES OF PIPING IN WHICH THEY ARE INSTALLED. INSTALL ALIGNMENT GUIDES TO GUIDE EXPANSION AND TO AVOID LOADING STRESS.
29.	NO PVC PIPING TO BE USED IN COMMON PLENUM AREAS.
30.	WHERE CEILING SPACE IS A COMMON PLENUM NO COMBUSTIBLE MATERIALS ALLOWED.
31.	CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS. INSULATE WITH ARMAFLEX INSULATION
32.	FLUSH OUT EXISTING WATER PIPING, STERILIZE THE NEW WATER PIPING LINES BY INTRODUCING IN THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORIDE OF LIME. OPEN AND CLOSE ALL NEW VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZING AGENT HAS BEEN APPLIED FOR 24 HOURS, TEST FOR RESIDUAL CHLORINE AT THE ENDS OF LINES. IF LESS THAN 10 PARTS PER MILLION IS INDICATED, REPEAT THE PROCESS. WHEN TESTS SHOW AT LEAST 10 PARTS PER MILLION OF RESIDUAL CHLORINE, FLUSH OUT THE SYSTEM UNTIL ALL TRACES OF THE CHEMICAL USED ARE REMOVED. MAKE NECESSARY CONNECTIONS TO STERILIZE PIPING.
33.	AFTER STERILIZATION HAS BEEN ACCOMPLISHED INITIATE A BACTERIOLOGICAL TEST PERFORMED BY AN APPROVED TESTING LABORATORY. WATER SHALL BE DRAWN FROM THE SYSTEM AT A POINT FURTHEST FROM THE WATER ENTRANCE TO THE BUILDING. A CERTIFIED TEST REPORT OF THESE TESTS RESULTS INDICATING SATISFACTORY COLIFORM COUNT, COLOR AND CHLORINE RESIDUAL SHALL BE PRESENTED TO THE ARCHITECT AND OWNER WHEN THE WATER SUPPLY PIPING SYSTEM IS SUBSTANTIALLY COMPLETED DURING CONSTRUCTION. ANOTHER SIMILAR TEST SHALL BE PERFORMED AT THE TIME OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WITH ANOTHER CERTIFIED TEST REPORT PRESENTED TO THE ARCHITECT AND OWNER AT THAT TIME.
34.	FEDERAL LAW MANDATES AS OF JANUARY 4, 2014 THE WETTED SURFACE OF EVERY PIPE, FIXTURE AND FITTING INSTALLED IN POTABLE WATER APPLICATIONS SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT. SOLDER AND FLUX SHALL NOT CONTAIN MORE THAN 0.2% LEAD. NON-COMPLIANCE MAY RESULT IN FINES, INSTALLED PRODUCT REMOVAL COSTS, LAWSUITS BY PRIVATE PARTIES OR GOVERNMENT AGENCY.
35.	CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
36.	CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND INSTALLATION. INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND THESE CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER THE CONTRACT HAS BEEN AWARDED.
37.	CONTRACTOR SHALL KEEP AS-BUILTS AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF (2) WEEKS PRIOR TO FINAL INSPECTION. ANY EXPENSES, SUCH AS REVISIONS OR AS-BUILTS, NECESSARY FOR FINAL C.O. SHALL BE AT THE EXPENSE OF THE OWNER.



PLUMBING FIXTURE SPECIFICATIONS	
SINK (HANDICAP)	ELKAY "LUSTERTONE" - SINGLE BOWL SINK MODEL #LRAD01918 COLOR STAINLESS STEEL, 6" DEPTH (3) HOLES (PLUMBER TO VERIFY MOUNTING SYSTEM.) FAUCET ELKAY COLOR CHROME MODEL #LKD2438BH. MCGUIRE P.O. PLUG MODEL#75806200235 MCGUIRE P-TRAP MODEL#75806201011 MCGUIRE WATER SUPPLY LINE MODEL#75806204157

PLUMBING SHEET INDEX	
SHEET#	DESCRIPTION
P0.1	PLUMBING NOTES, DETAILS, & SPECS.
P1.1	RESTROOM PLUMBING PLAN & RISER DIAGRAMS



EST. 1988
 RICK GONZALEZ, A.I.A.
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 CORPORATION NUMBER
 AA-0002447

AMPHITHEATRE
 at
 COMMONS
 PARK

11600 POINCIANA BLVD.
 ROYAL PALM BEACH, FL 33411

REVISIONS	NO.
	▲
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	▲
	▲

DATE 06-30-16
 SCALE AS NOTED
 DRAWN RB/FR/JS
 CHECKED DA/SR
 REG No. 16028
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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

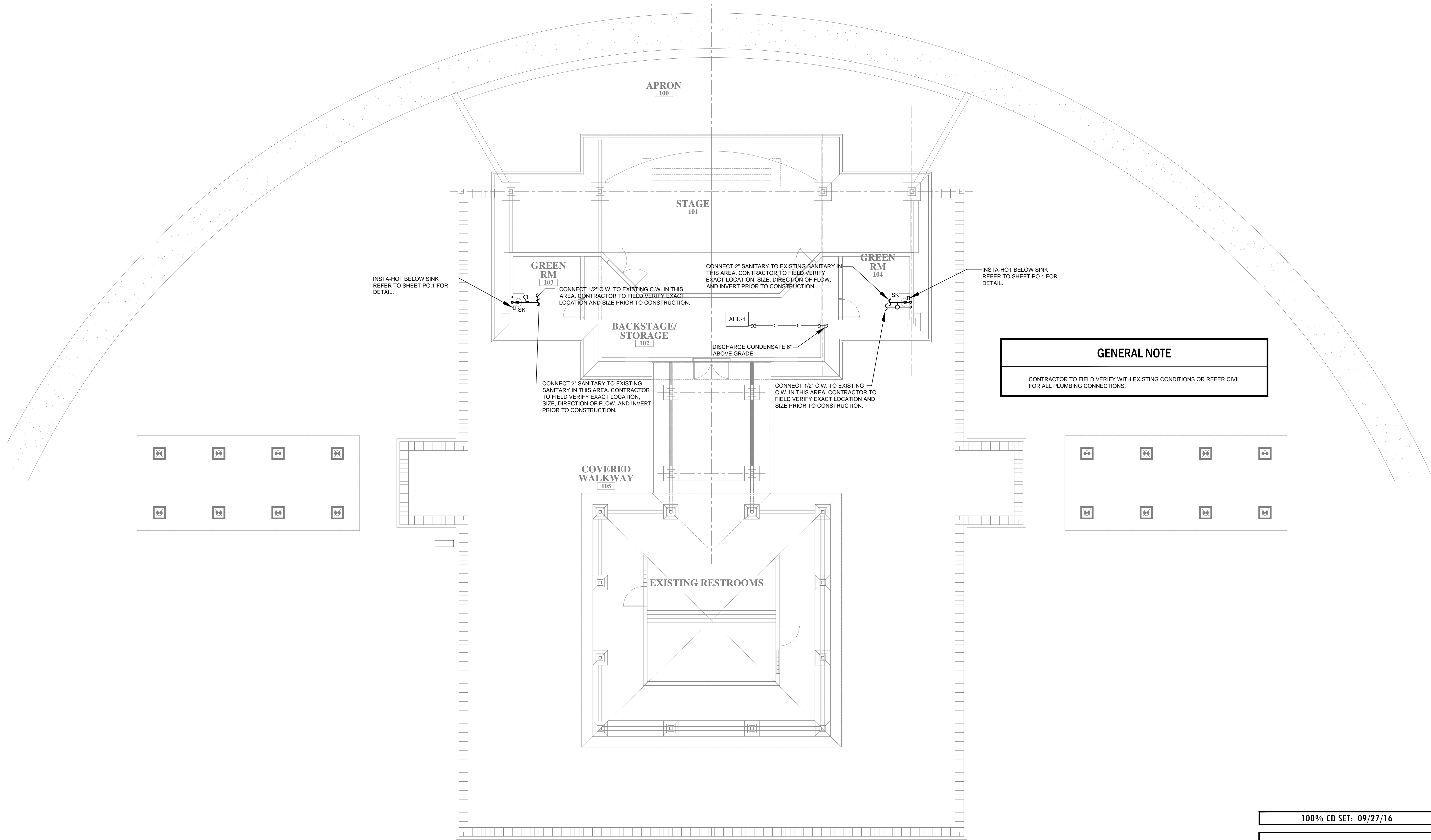
AMPHITHEATRE
 SCHEDULES & SPECS.

P0.1

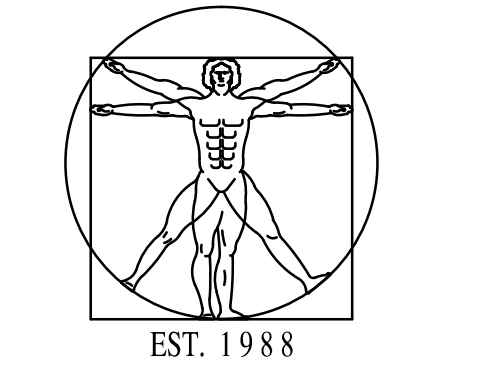
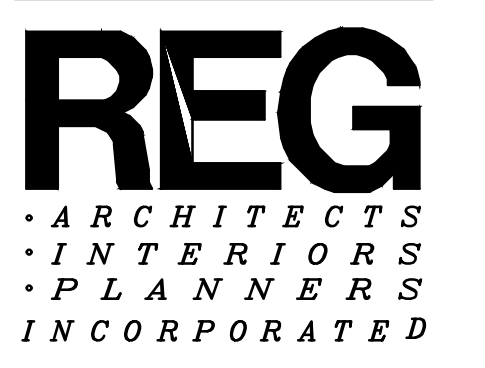
100% CD SET: 09/27/16

700 WEST HILLSBORO BLVD. - BLDG. #1, SUITE 204
 DEERFIELD BEACH, FLORIDA 33441
 TEL: (561) 391-9292 FAX: (561) 391-9898
 CERTIFICATE OF AUTHORIZATION NO. 28107
 URSULA IAFRATE, P.E. LICENSE #73122
 STEPHEN F. ROLLIN, P.E. LICENSE #36428
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 JASON BARBER, P.E. LICENSE #73050
 EMAIL: INFO@FIRECONSULTING.COM
 DESIGNED BY: RB/SK/JS PM: BJ P/N 16028

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.



GENERAL NOTE
 CONTRACTOR TO FIELD VERIFY WITH EXISTING CONDITIONS OR REFER CIVIL FOR ALL PLUMBING CONNECTIONS.



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**AMPHITHEATRE
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REVISIONS	NO.
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DATE 06-30-16

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100% CD SET: 09/27/16

FAE CONSULTING
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 DESIGNED BY: RB/SK/JS PM: BJ P/N 16028

**AMPHITHEATRE
 PLUMBING PLAN**

P1.1

1 AMPHITHEATRE PLUMBING PLAN
 1/8" = 1'-0"

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

STRUCTURAL NOTES

CONTRACTOR NOTE: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK...

CODES AND STANDARDS

- 1. WIND LOADS AS PER: A. SECTION 1609 OF THE FLORIDA BUILDING CODE 5TH EDITION (2014) WITH AN ULTIMATE WIND SPEED VULT = 170 MPH...

CONCRETE

- 1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS: A. FOUNDATIONS 3000 PSI, B. SLAB-ON-GRADE 3000 PSI, C. COLUMNS 4000 PSI...

REINFORCING BARS

- A. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE MATCHING HORIZONTAL BARS X 4" SPACING...

CONCRETE LINTELS

- A. DROP BOTTOM OF BEAM OR SLAB AT WINDOWS, DOORS AND MASONRY OPENINGS AS REQUIRED TO PROVIDE A CONCRETE CLOSURE BETWEEN THE BOTTOM OF THE BEAM AND WINDOW AND/OR DOOR HEADER OR PROVIDE A PRECAST CONCRETE LINTEL BY CAST-IN-PLACE...

MASONRY

- 1. MASONRY UNITS SHALL BE: A. LOAD BEARING ASTM C90, B. TYPE II NON-MOISTURE CONTROLLED, C. NORMAL WEIGHT...

SHORING AND RESHORING

- 1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION...

FOUNDATION

- 1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE: A. RECOMMENDATIONS ON SOILS AND FOUNDATIONS INVESTIGATION PREPARED BY AN APPROVED TESTING LABORATORY...

EXCAVATION & BACKFILL

- A. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.

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LAP SPICES THAT OCCUR AT CANTILEVERED WALLS SUCH AS: PARAPETS, RETAINING WALLS, ETC.

- A. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.

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SHOP DRAWINGS

- 1. THE SHOP DRAWINGS SHALL BE SUBMITTED IN COMPLETE PACKAGES, WITH THE GENERAL CONTRACTOR'S REVIEW STAMP FOR THE FOLLOWING: A. CONCRETE MIX DESIGNS, B. CONCRETE REINFORCING STEEL AND WELDED WIRE FABRIC...

STEEL

- 1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO: A. ASTM SPECIFICATION A 992 GRADE 50 FOR ALL WIDE FLANGE BEAMS...

WOOD

- 1. ALL STRUCTURAL WOOD MEMBERS ARE DESIGNED AS "DRY-USE". MOISTURE CONTENT MUST BE 10% OR LESS. STORE WOOD FRAMING ABOVE GROUND AND UNDER TARPS WITH PROPER AIR CIRCULATION.

WOOD TRUSSES SYSTEM

- A. ROOF TRUSSES SHALL BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL DELEGATED ENGINEER REGISTERED IN THE STATE OF FLORIDA, SEALED CALCULATIONS AND LAYOUT DRAWINGS DESIGNED IN ACCORDANCE WITH 2015.3.1.003 FLORIDA ADMINISTRATIVE CODE...

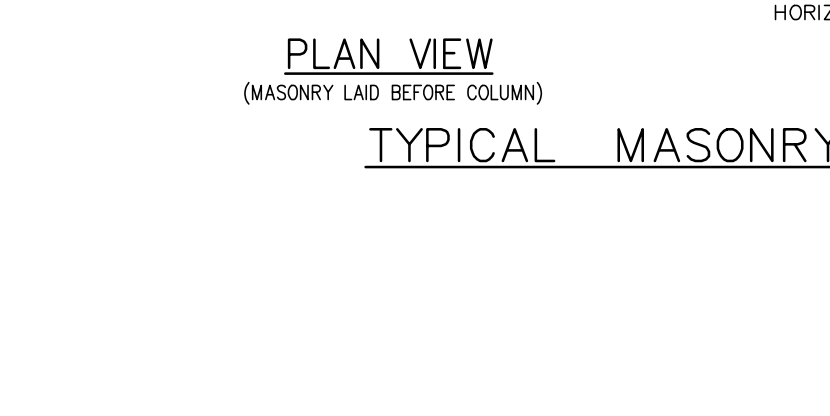
WOOD TRUSSES SYSTEM

- 1. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING PANELS, BRACING MEMBERS AS REQUIRED TO BE CONSTRUCTED.

WOOD TRUSSES SYSTEM

- 1. EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2014 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.

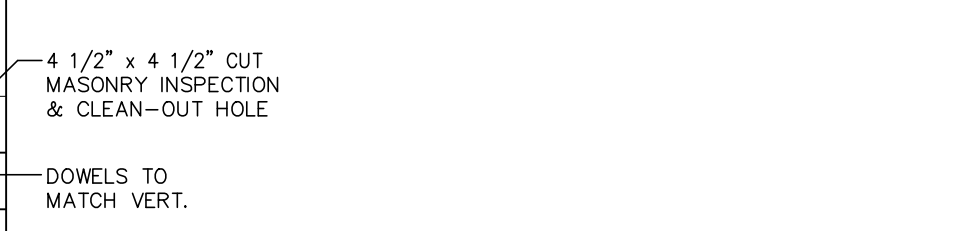
TYPICAL MASONRY DETAILS



DESIGN LOAD SCHEDULE

Table with columns for Component, System, MEP, Misc, Total Dead Load, Total Live Load, Total Load.

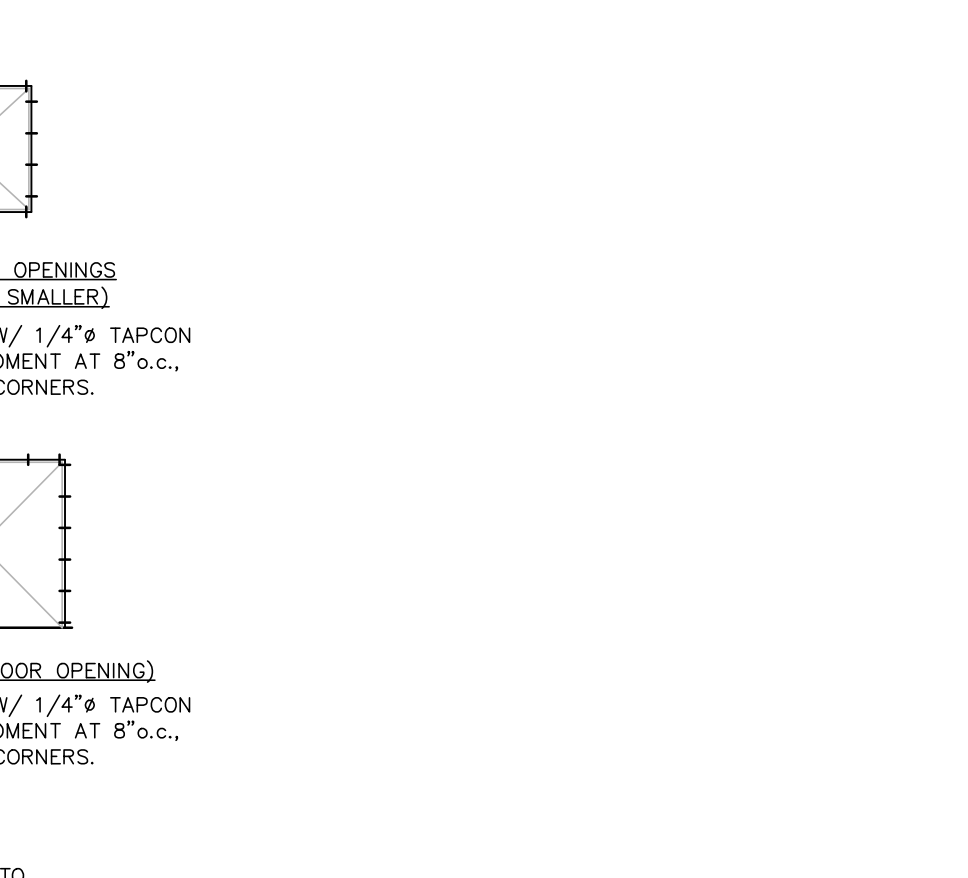
TYPICAL MASONRY FILLED CELL DETAIL



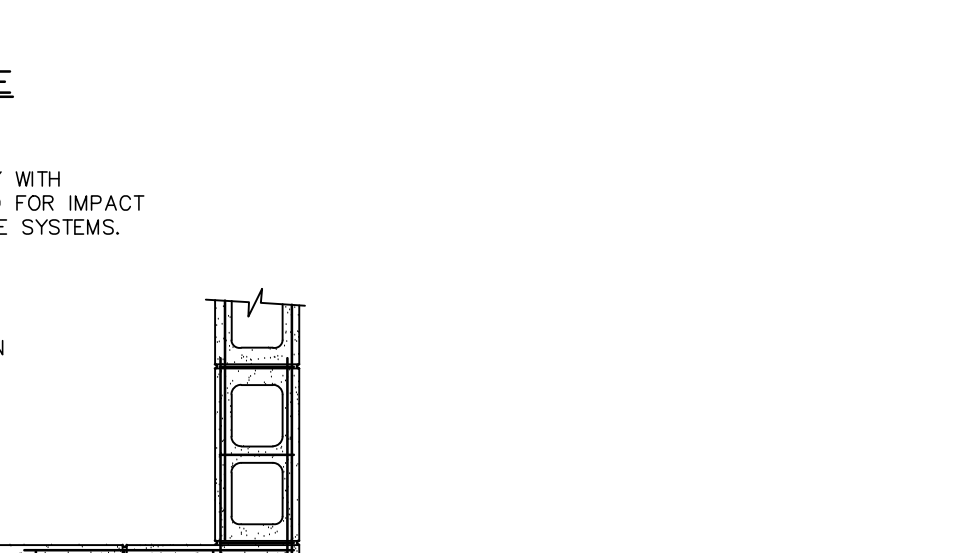
TYPICAL SLAB-ON-GRADE



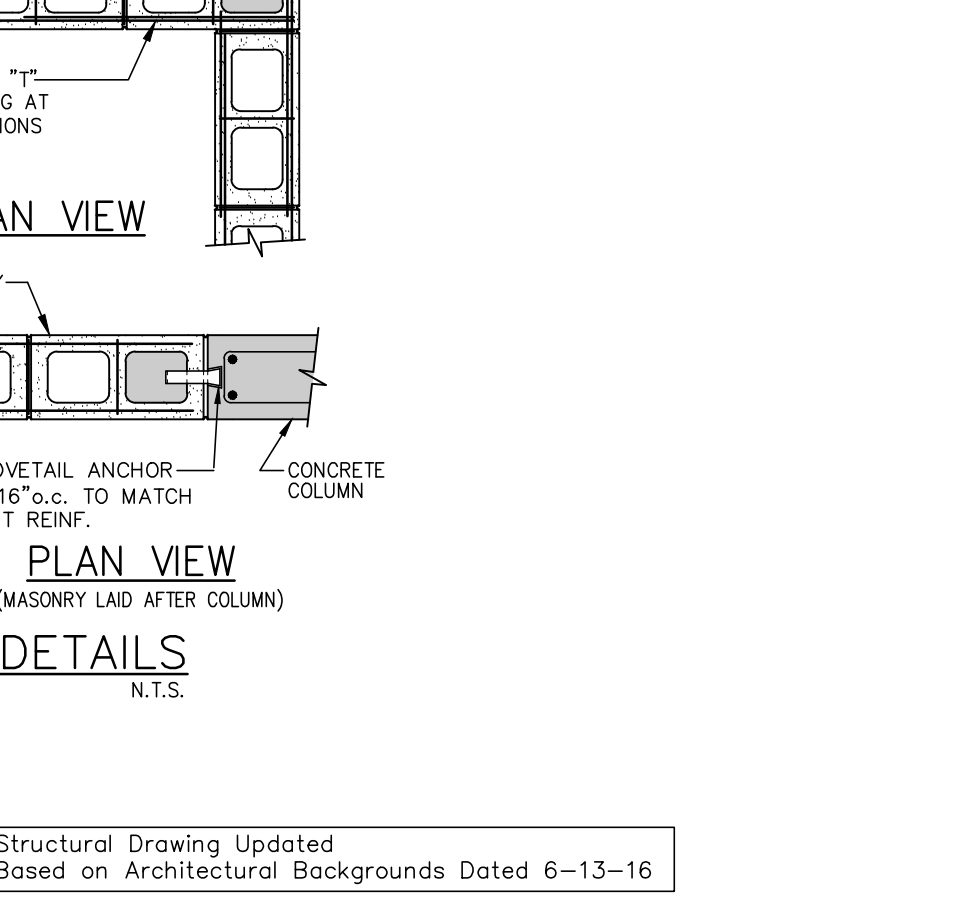
TYPICAL WOOD BUCK TO CONCRETE CONNECTION DETAIL



TYPICAL BEAM BAR PLACEMENT DIAGRAM



TYPICAL MASONRY DETAILS



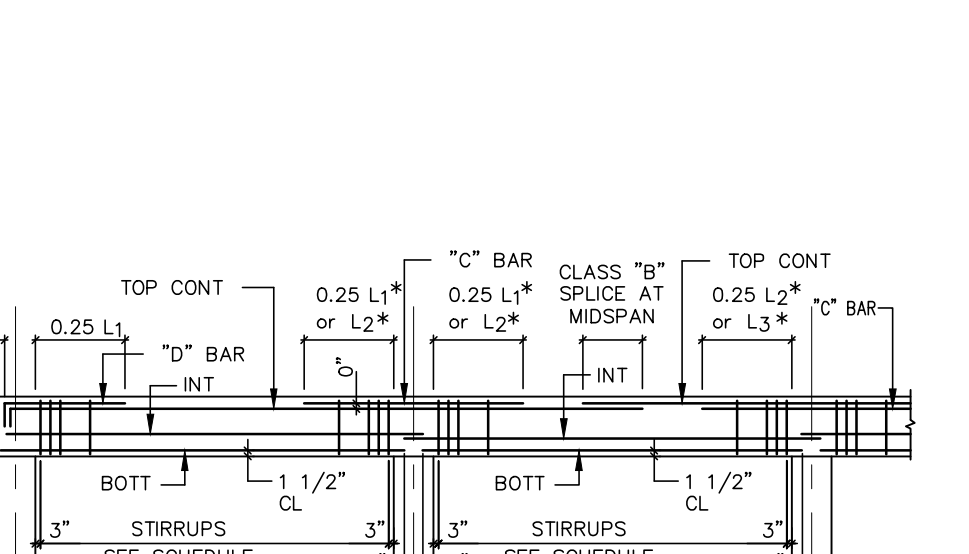
DESIGN LOAD SCHEDULE

Table with columns for Component, System, MEP, Misc, Total Dead Load, Total Live Load, Total Load.

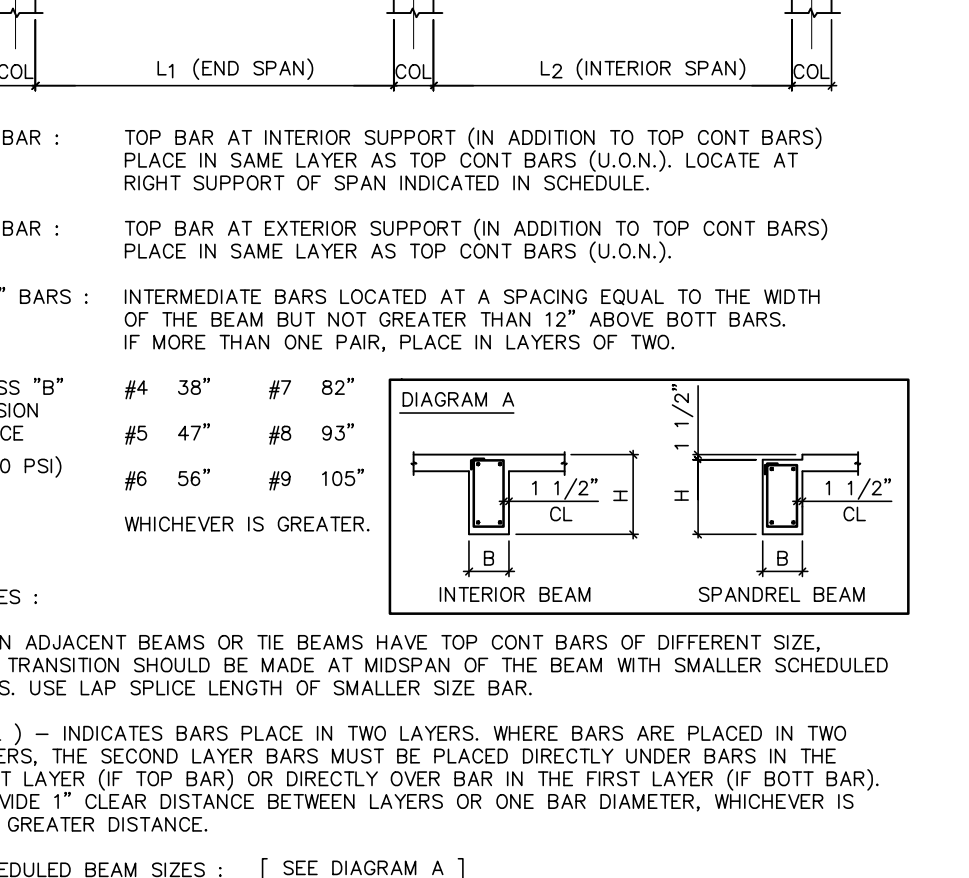
TYPICAL MASONRY FILLED CELL DETAIL



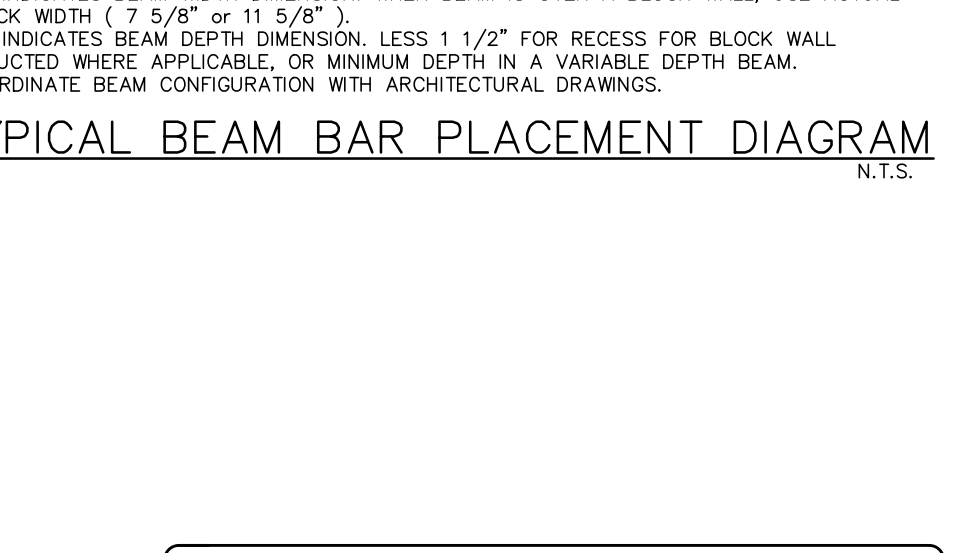
TYPICAL SLAB-ON-GRADE



TYPICAL WOOD BUCK TO CONCRETE CONNECTION DETAIL



TYPICAL BEAM BAR PLACEMENT DIAGRAM



TYPICAL MASONRY DETAILS



REG ARCHITECTS INTERIORS PLANNERS INCORPORATED. EST. 1988. RICK GONZALEZ, AIA, PRESIDENT AR 001472. 300 CLEMATIS STREET WEST PALM BEACH FLORIDA 33401.

RESTROOM FACILITIES at COMMONS PARK. 11600 POINCIANA BLVD. ROYAL PALM BEACH, FL 33411.

Table with columns for Revisions and No. showing revision history.

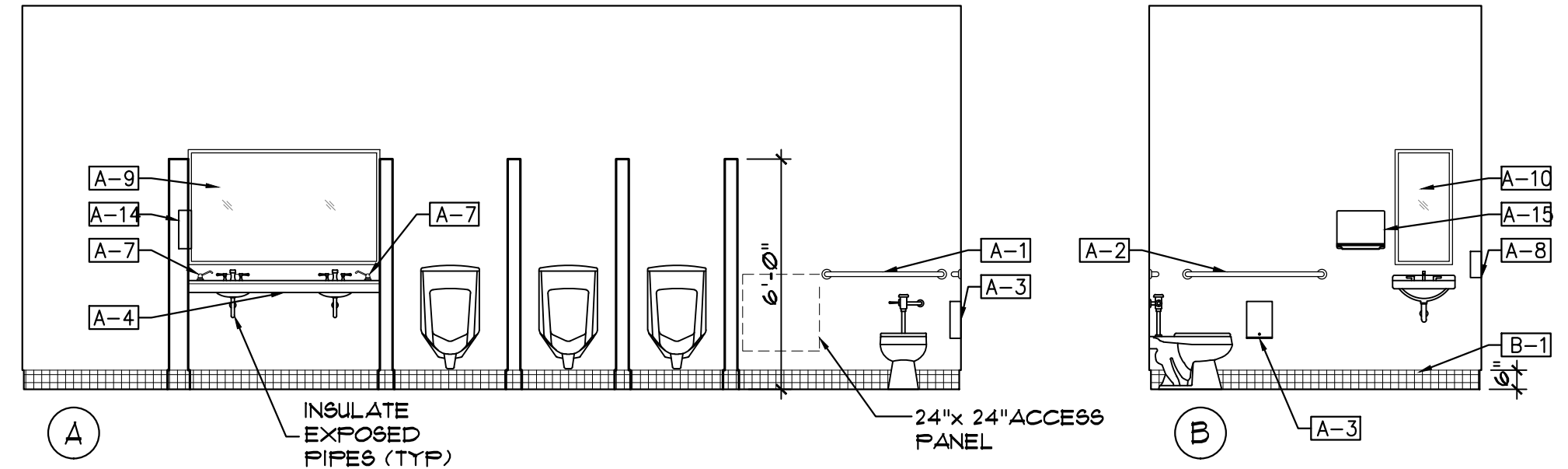
DATE 06-30-16, SCALE, DRAWN, CHECKED.

REG No. 15048, © 2016.

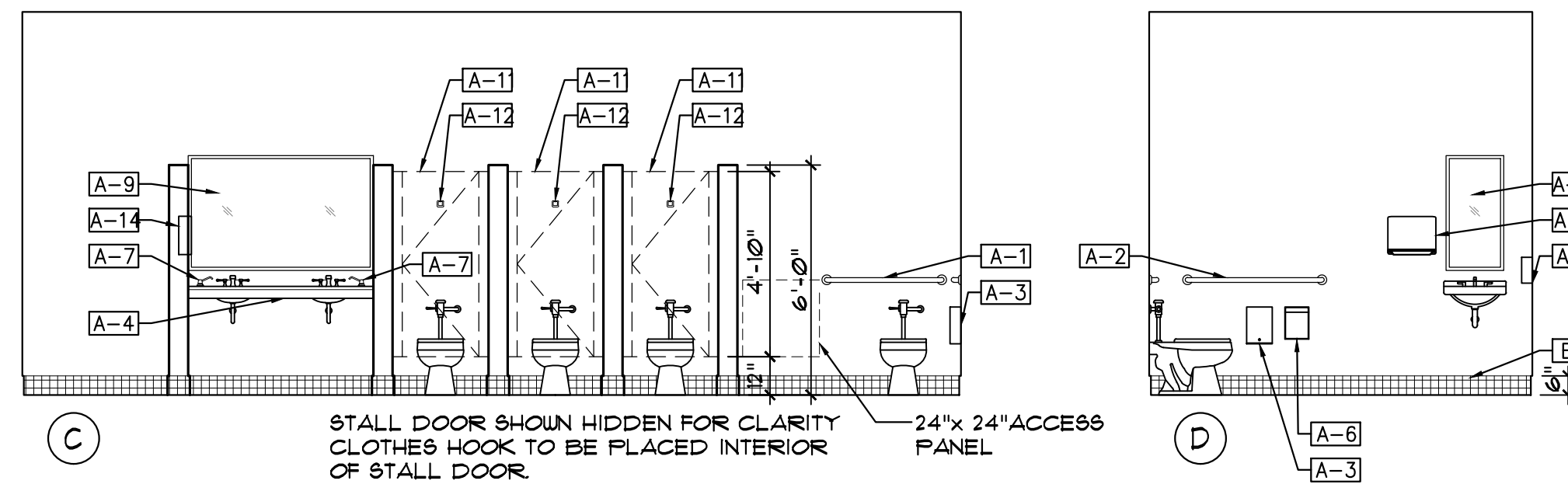
NOT FOR CONSTRUCTION, PROGRESS PRINT, 9/27/16.

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE DESIGN AND OTHER DESIGN DISCIPLINES...

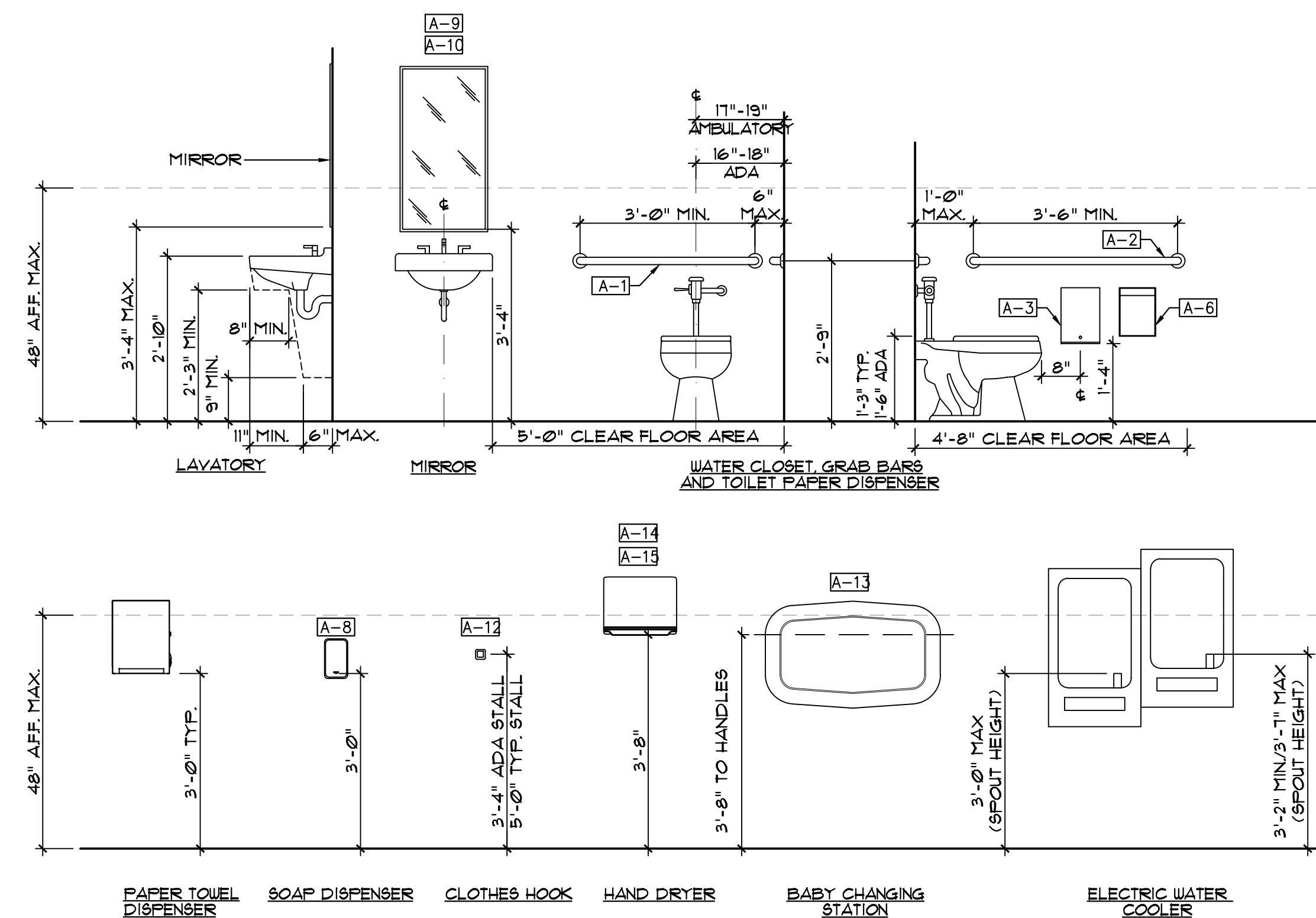
ONM & JACKSON STRUCTURAL ENGINEERS. 321 15TH STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401. LIC #0004386, J08 # 341.110.



3 MEN'S RESTROOM INTERIOR ELEVATIONS
1/4" = 1'-0"



2 WOMEN'S RESTROOM INTERIOR ELEVATIONS
1/4" = 1'-0"



A ADA ACCESSORIES MOUNTING DETAILS
1/2" = 1'-0"

DOOR HARDWARE:

- CYLINDER LOCK (HAGER 3100, US26D)
- HINGES (3 MIN) (HAGER BB191, US26D)
- DOOR CLOSER (LON 1070, ALUM)
- THRESHOLD (ADA) (HAGER 5208, MILL FIN)
- PUSH/FULL PLATES (HAGER 31E & 308, US26D)
- KICK PLATE (HAGER 1908, US32D)

DOOR AND FRAME SCHEDULE

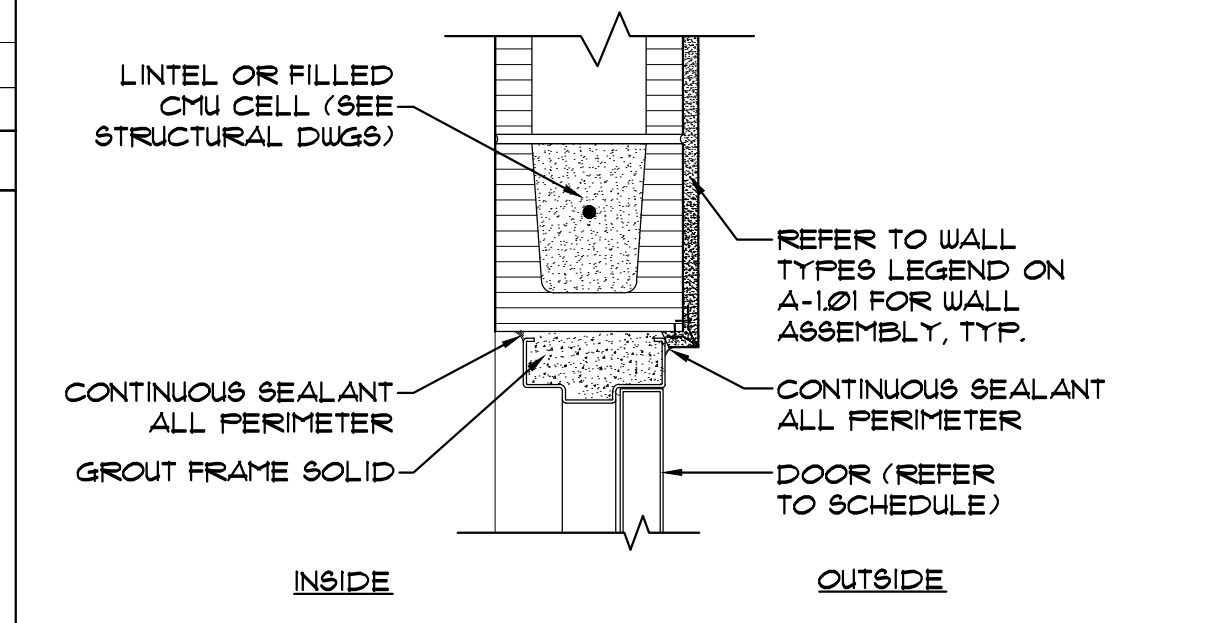
MARK	LOCATION	DOOR		FRAME		DETAILS			FIRE RTNG.	REMARKS
		TYPE	MAT. SIZE (V.I.F.)	TYPE	MAT.	SILL	JAMB	HEAD		
101	RESTROOM MEN	A	HM 36" x 84"	1	MTL	18	14	14		
102	RESTROOM WOMEN	A	HM 36" x 84"	1	MTL	18	14	14		

DOORS AND FRAMES TYPES

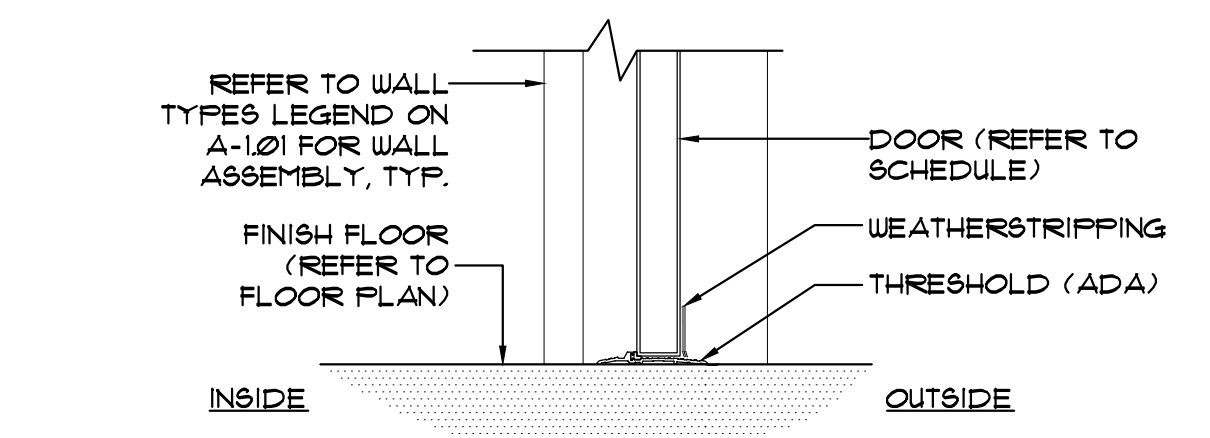
NOTE: SEE SCHEDULE FOR DOOR WIDTH AND HEIGHT BASIS OF DESIGN - CEKO DOORS HURRICANE RESISTANT 16 GAUGE, 1-3/4" THICK, A60, W/ FULLY WELDED FRAMES

DOORS GENERAL NOTES

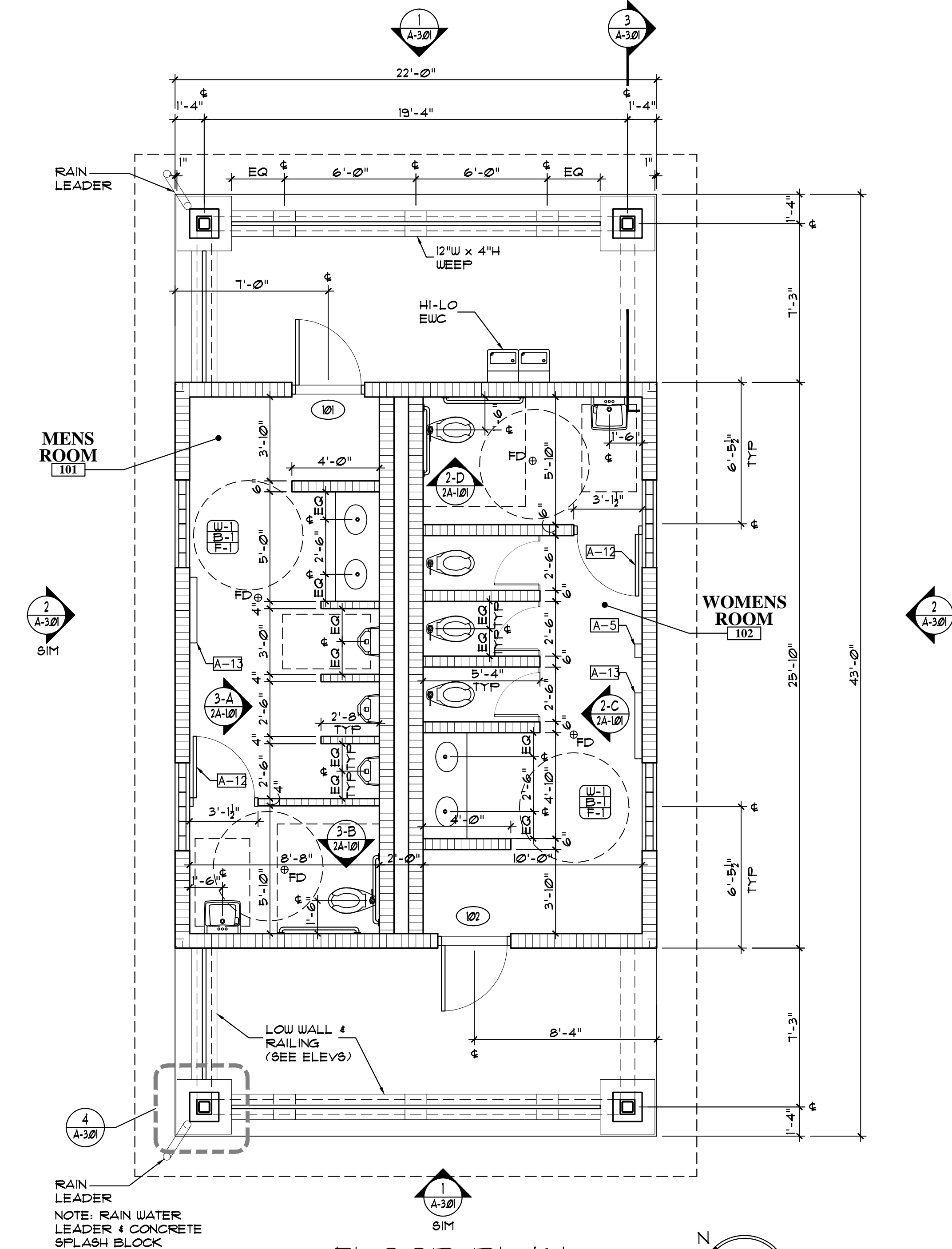
- PROVIDE IMPACT RESISTANT ASSEMBLIES AT ALL OPENINGS THAT COMPLY WITH STATE OF FLORIDA OR MIAMI-DADE COUNTY PRODUCT APPROVAL (AS REQUIRED BY LOCAL BLDG. DEPT.)
- EXTERIOR OPENING ASSEMBLIES SHALL MEET THE MINIMUM WIND LOAD PRESSURE DESIGNS SPECIFIED ON STRUCTURAL DWGS.
- PROVIDE ANSIBHMA STANDARDS, GRADE 1 (COMMERCIAL) HARDWARE ON ALL EXTERIOR DOORS. COORDINATE KEYING WITH OWNER.
- PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO PURCHASE ORDERS. WINDOWS, DOORS, HARDWARE & CONNECTIONS. PRODUCT APPROVALS SHALL BE INCLUDED IN SHOP DRAWING SUBMITTAL.



14 DOOR HEAD/JAMB
1 1/2" = 1'-0"



15 DOOR SILL
1 1/2" = 1'-0"



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

WALL TYPES NOTES

- ALL WALLS ARE STANDARD 8" CMU BLOCK UNLESS OTHERWISE NOTED. SEE ELEVATIONS FOR EXTERIOR FINISHES. SEE FINISH SCHEDULE FOR INTERIOR FINISHES.
- ALL INTERIOR SIDES OF BLOCK WALLS SHALL BE SKIM COATED WITH STUCCO, READY TO RECEIVE PAINT FINISH.
- UNLESS OTHERWISE NOTED, FLAN DIMENSIONS ARE TAKEN FROM FACE OF CMU OR CONCRETE TO FACE OF FINISH, OR FACE OF FINISH TO FACE OF FINISH.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE 8" FROM FACE OF ADJACENT CMU OR CONCRETE WALL TO ROUGH DOOR OPENING AND 4" FROM FACE OF ADJACENT STUD WALL TO ROUGH DOOR OPENING.

FLOOR FINISH SCHEDULE

TAG	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
F-1	EPOXY W/ CHEM. RESIST. TOP COAT	TRAFFIC TUFF	GRAY	NEOGARD

WALL BASE FINISH SCHEDULE

TAG	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
B-1	EPOXY W/ CHEM. RESIST. TOP COAT	TRAFFIC TUFF	GRAY	NEOGARD

WALL FINISH SCHEDULE

TAG	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
W-1	EPOXY PAINT	SUIT008	ALABASTER	SHER WILLIAMS
W-2				

ACCESSORY SCHEDULE

TAG	DESCRIPTION	REFERENCE	MANUFACTURER
A-1	36" GRAB BAR	B-6806-36	BOBRICK
A-2	42" GRAB BAR	B-6806-42	BOBRICK
A-3	TISSUE DISPENSER	B-2888	BOBRICK
A-4	VANITY TOPS (SOLID SURFACE)	9032ML	WILSONART
A-5	FEMININE NAPKIN DISPENSER	B-2106-25	BOBRICK
A-6	FEMININE NAPKIN DISPOSAL	B-210	BOBRICK
A-7	LIQUID SOAP DISPENSER	B-8226	BOBRICK
A-8	LIQUID SOAP DISPENSER (ADA)	B-2112	BOBRICK
A-9	MIRROR (VANITY WIDTH X 36" H)	STAINLESS STEEL FRAME	
A-10	MIRROR (18" X 30")	B-293-1030	BOBRICK
A-11	STALL DOOR	SOLID (HDPE)	AMPSCO
A-12	HOOK	B-212	BOBRICK
A-13	BABY CHANGING STATION	KB200-00	KOALA KARE
A-14	HAND DRYER (RECESSED)	B-1750	BOBRICK
A-15	HAND DRYER (SURFACE)	B-1708	BOBRICK

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED

EST. 1988

RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172

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CORPORATION NUMBER
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RESTROOM FACILITIES
at
COMMONS PARK

11600 POINCIANA BLVD.
ROYAL PALM BEACH, FL 33411



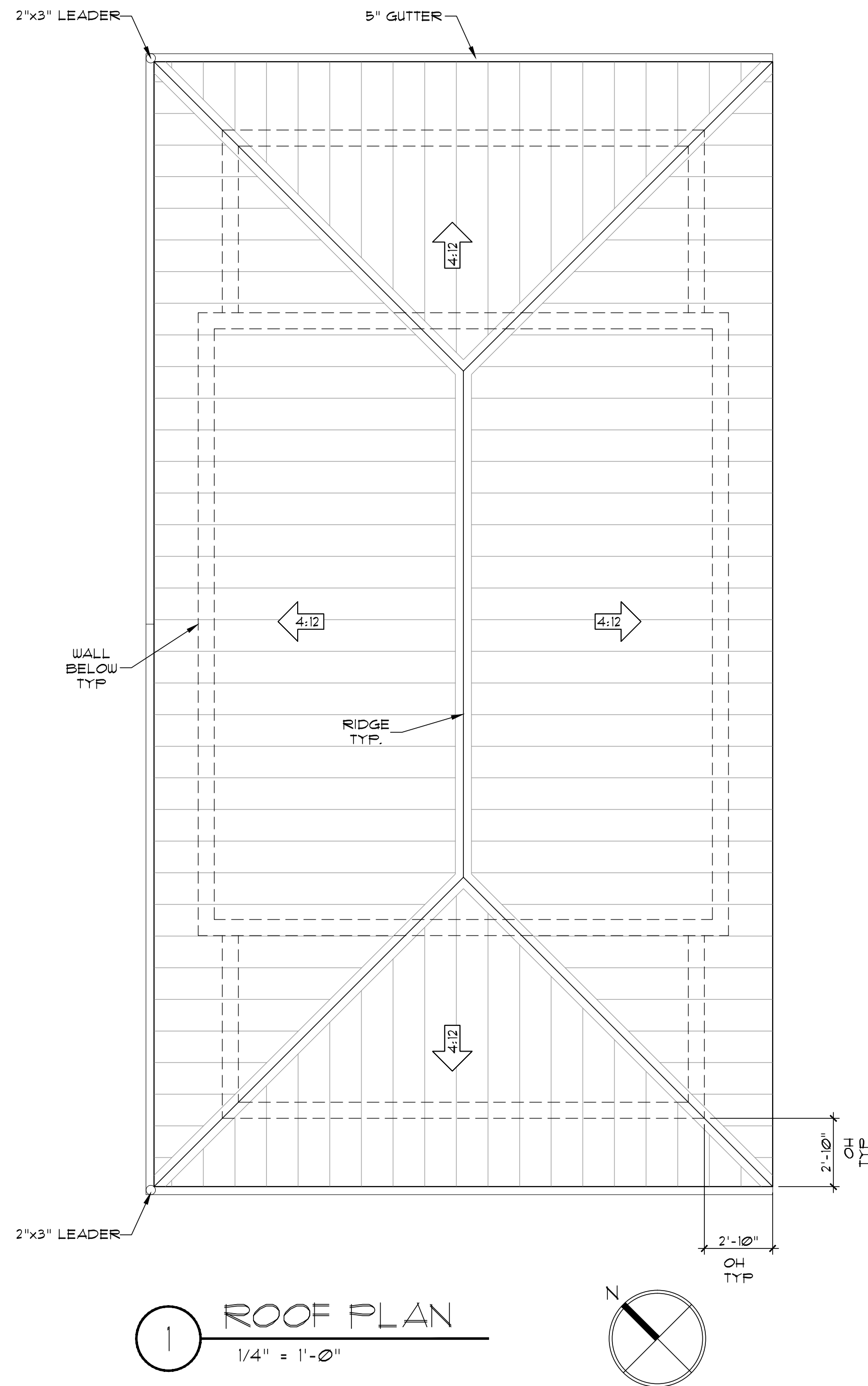
REVISIONS

NO.	REVISIONS
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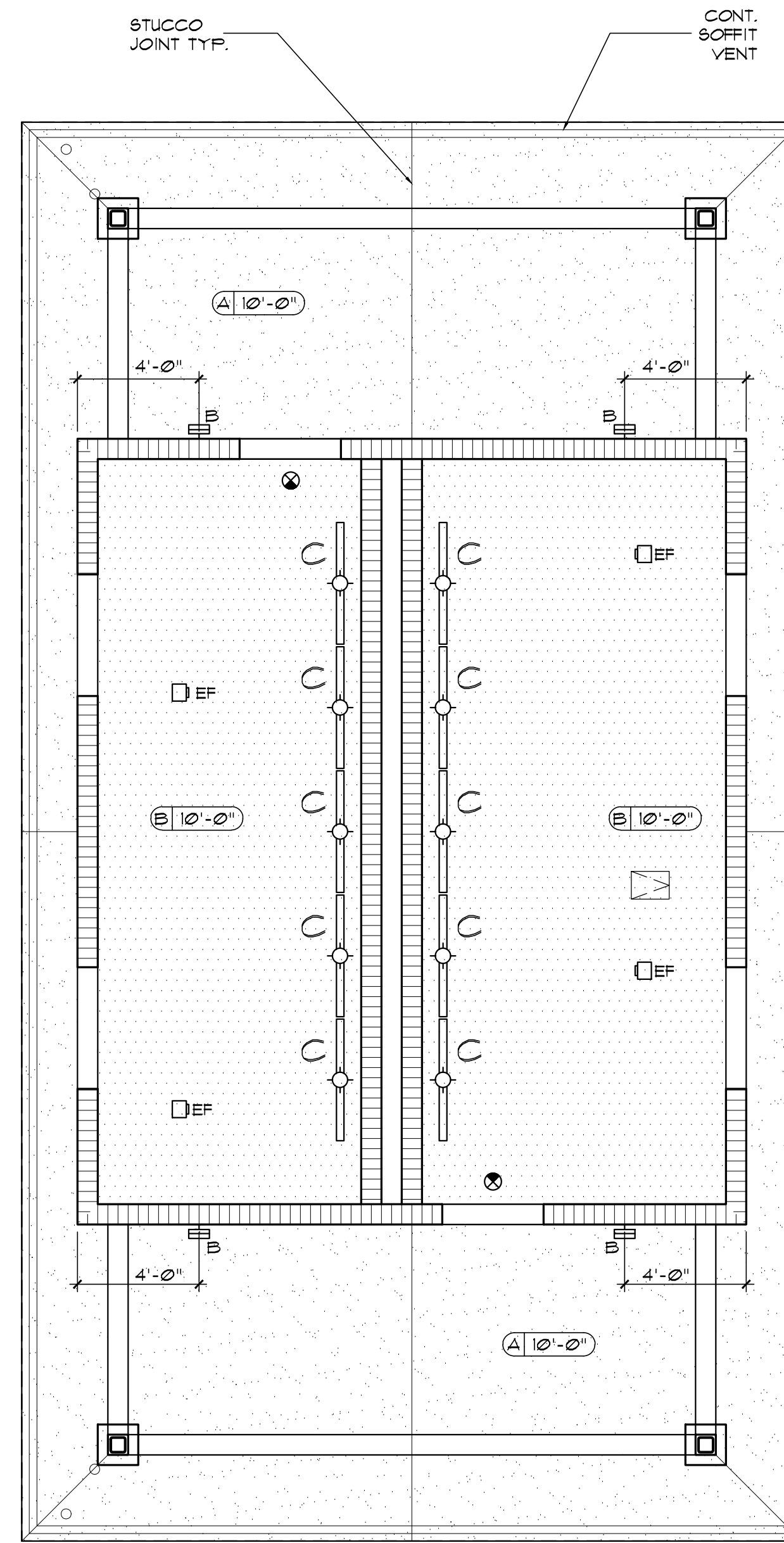
DATE 08-30-16
SCALE 1/4"=1'-0"
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FLOOR PLAN
NOT FOR PERMIT
2A-1.01



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

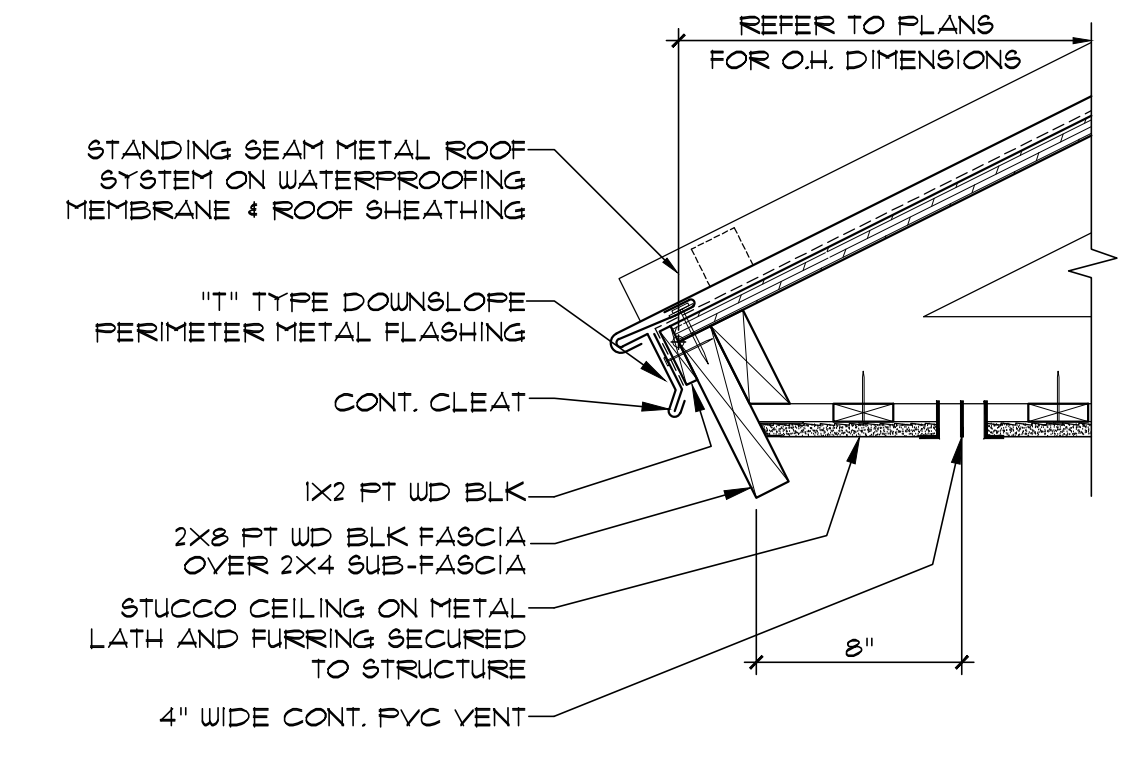


2 CEILING PLAN
1/4" = 1'-0"

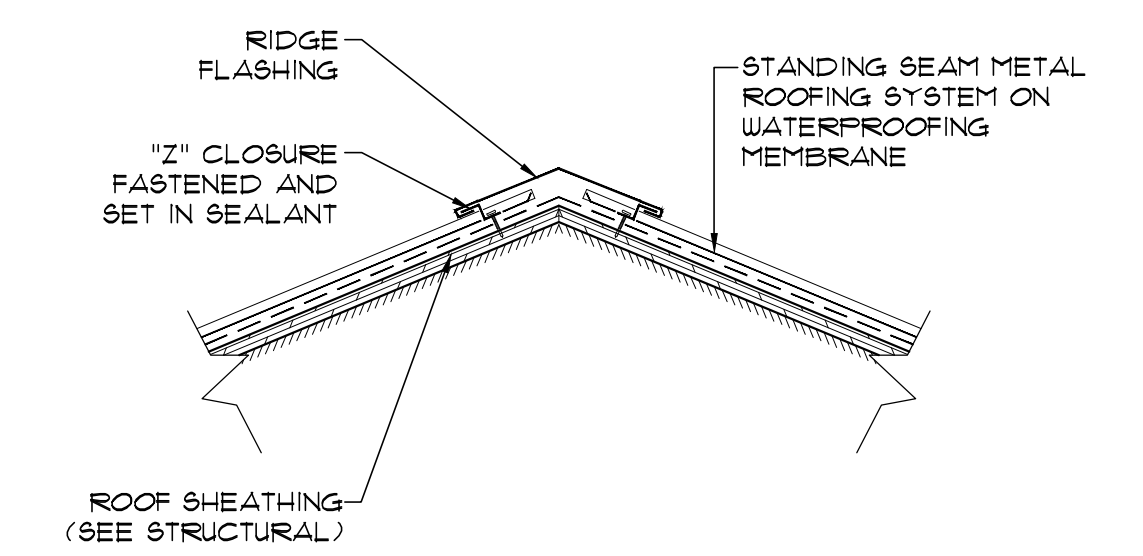
CEILING FINISHES	
TYPE	DESCRIPTION
A	STUCCO CEILING: 5/8" STUCCO SOFFIT OVER HIGH RIBBED METAL LATH ON 1"x4" PT FURRING STRIPS @ 16" O.C.
B	DRYWALL CEILING: 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD ON 1"x4" PT FURRING STRIPS @ 16" O.C. EPOXY PAINT FINISH TO MATCH WALLS.

CEILING FIXTURE LEGEND	
TYPE	DESCRIPTION
B	WALL SCONCE (VANDAL RESISTANT)
— C	SURFACE MOUNTED LINEAR
□ EF	EXHAUST FAN
⊠	22"x30" ATTIC ACCESS PANEL
⊗	EMERGENCY EXIT SIGN
(B 9'-0")	CEILING FINISH TYPE AND HEIGHT IDENTIFICATION TAG

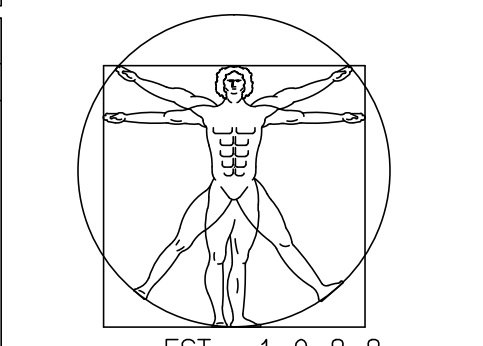
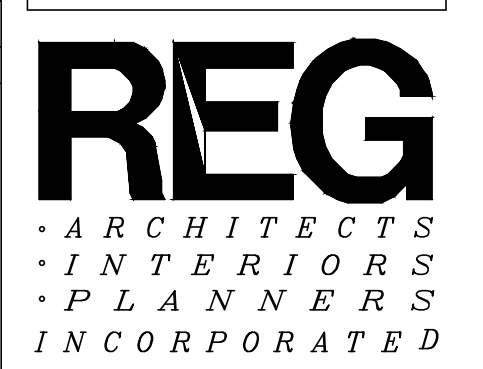
ROOF LEGEND	
	STANDING SEAM METAL ROOFING SYSTEM: FIRESTONE UNA-CLAD UC-3 @32" ALUM. PANEL SYSTEM OR PETERSON ALUM. SNAP CLAD 22 GA. PANEL SYSTEM W/ KYNAR 500 FINISH OVER 30" FELT WATERPROOFING MEMBRANE OVER PLYWOOD SHEATHING (SEE STRUCTURAL) OVER PRE-ENGINEERED WOOD TRUSSES (SEE STRUCTURAL DUGS)
→	ROOF SLOPE DIRECTION.



4 EAVE DETAIL
1 1/2" = 1'-0"



3 RIDGE CAP FLASHING
1 1/2" = 1'-0"



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SCALE 1/4"=1'-0"

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CHECKED MHA/REG

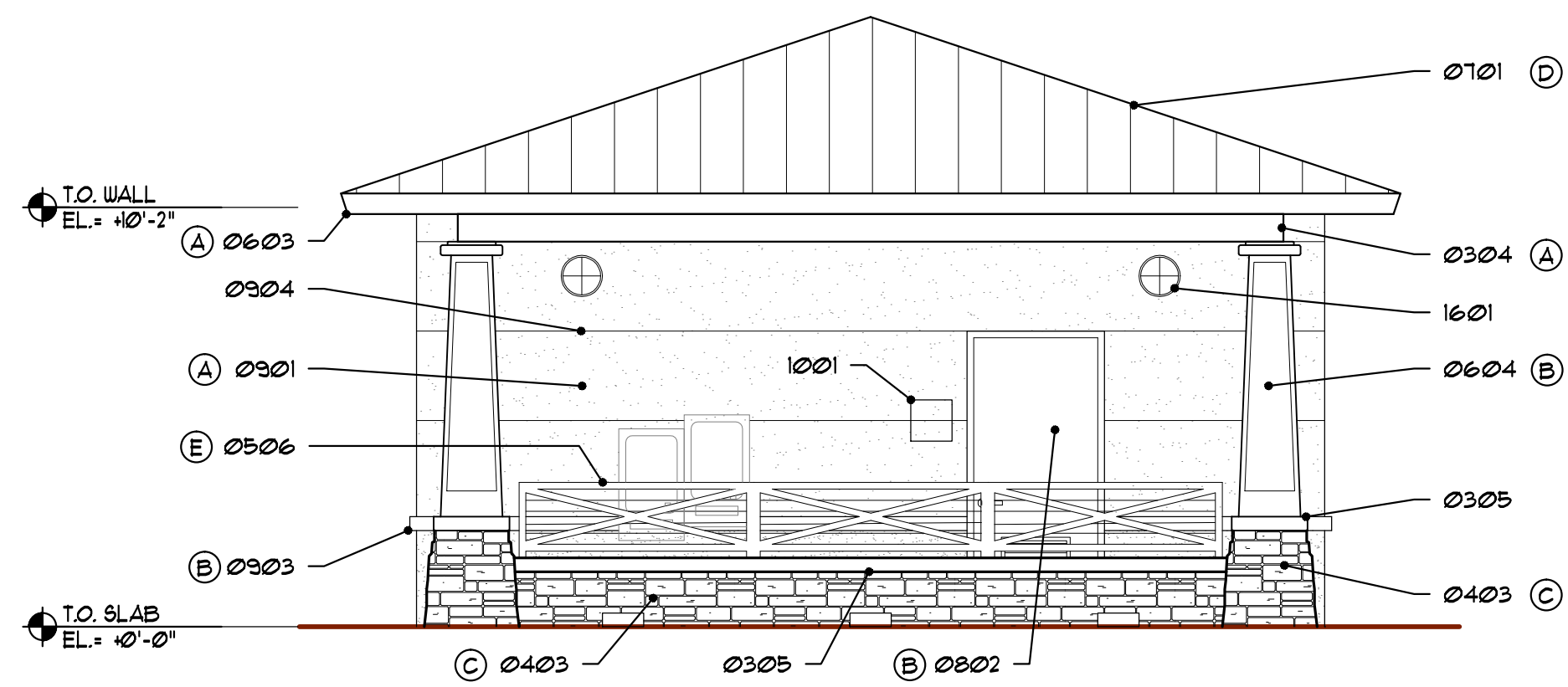
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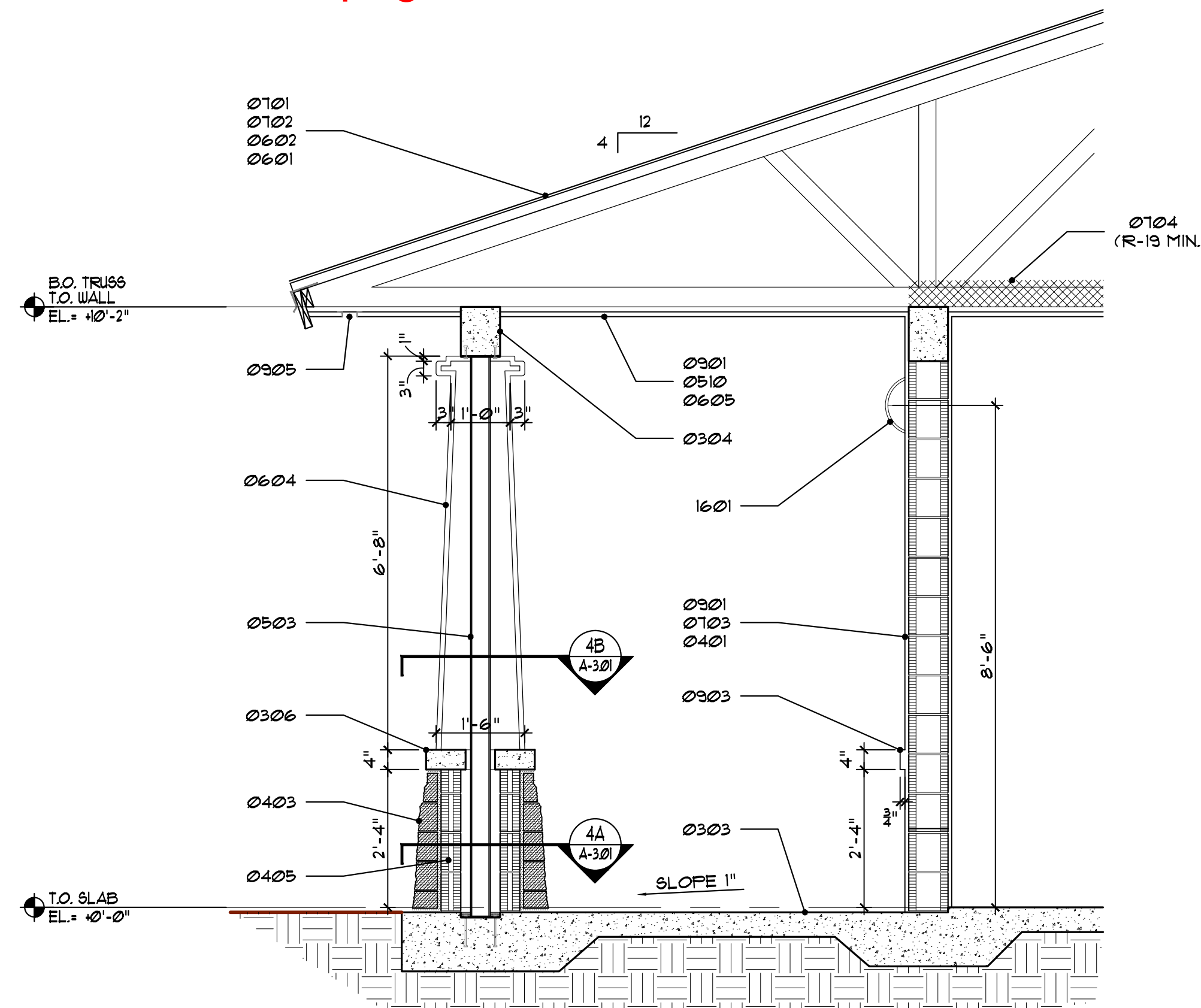
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ROOF PLAN & CEILING PLAN

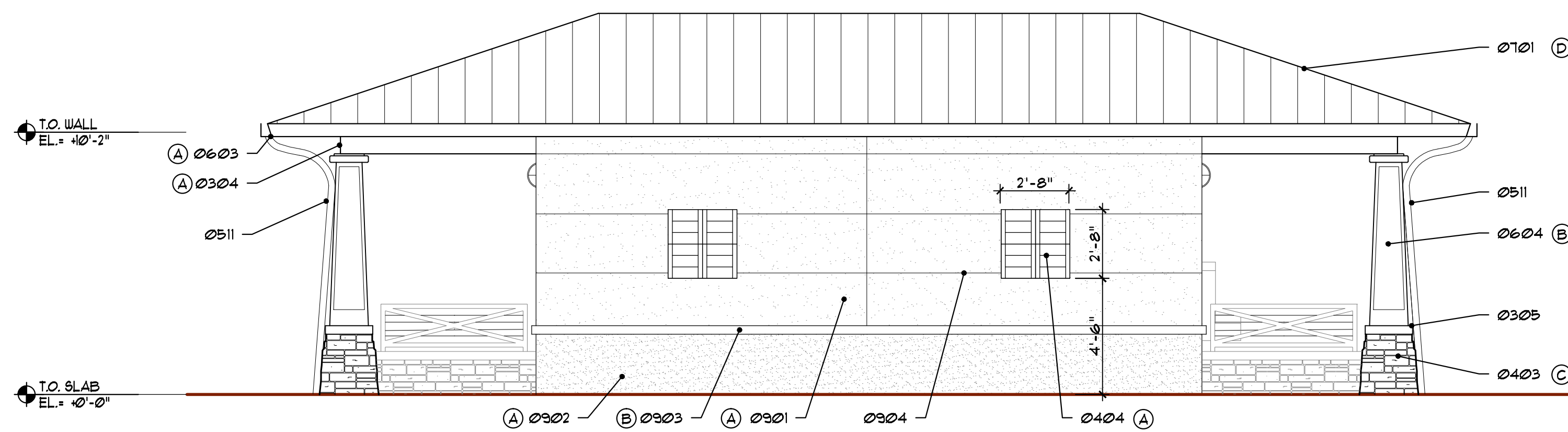
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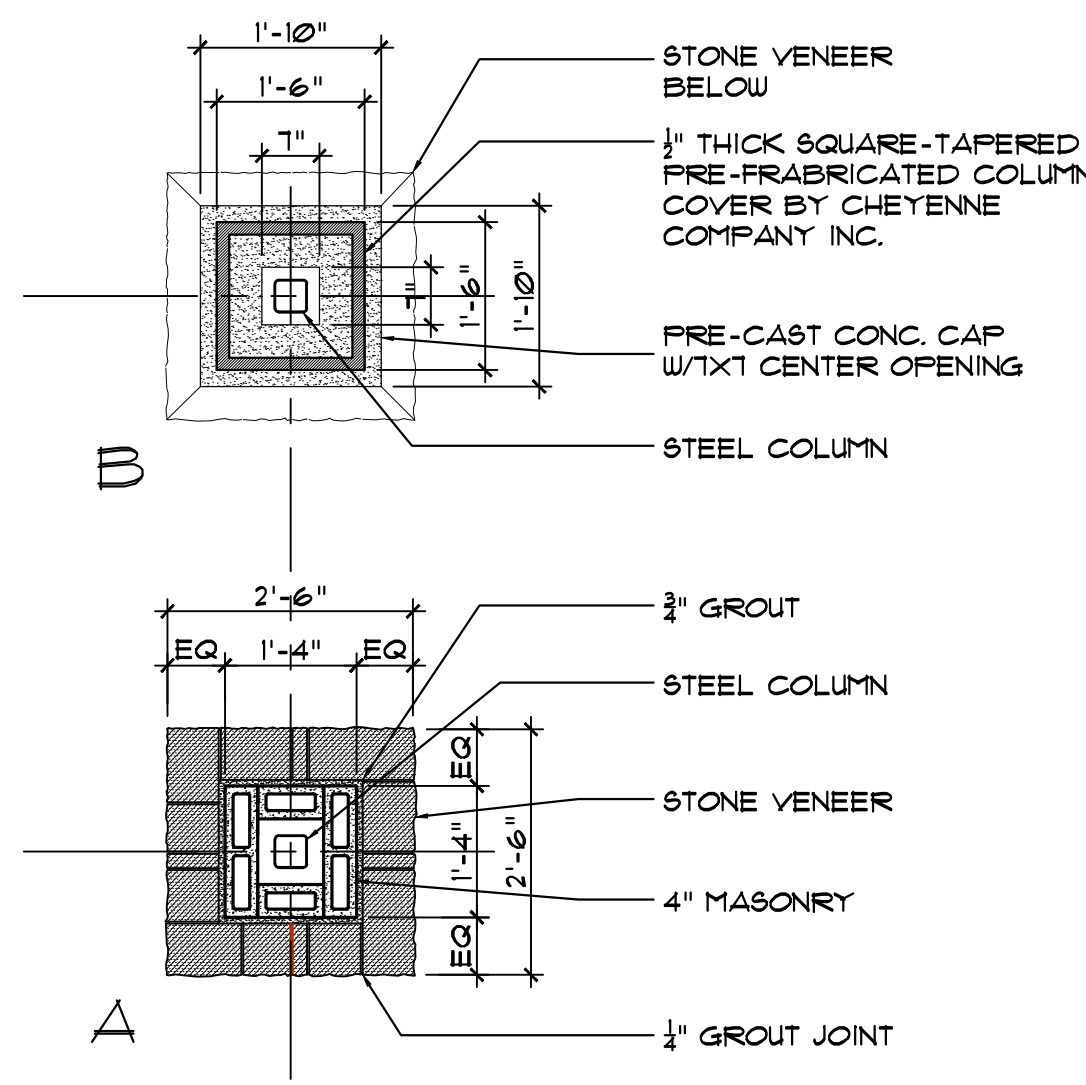
1 FRONT ELEVATION
1/4" = 1'-0" (OPPOSITE SIDE IS A MIRROR)



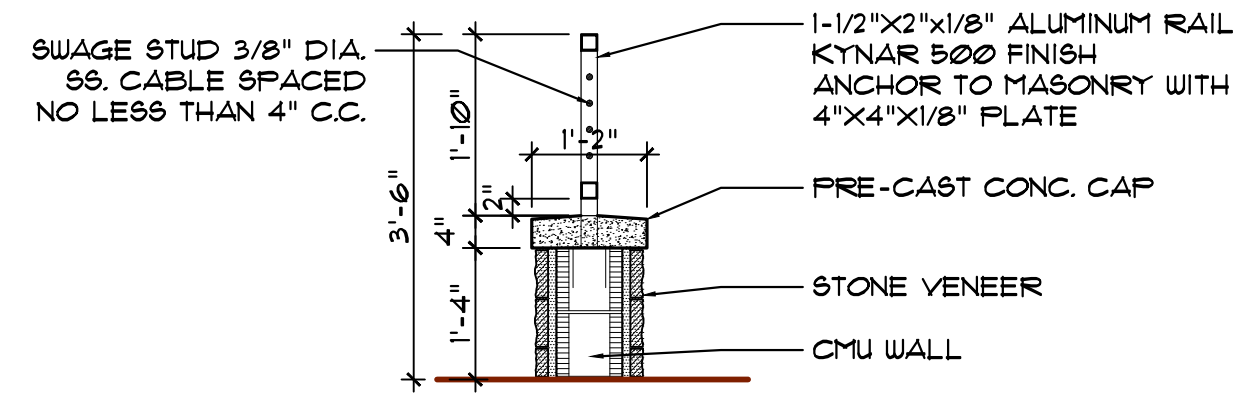
3 WALL SECTION (TYP)
1/2" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0" (OPPOSITE SIDE IS A MIRROR)



4 COLUMN SECTION (TYP)
1/2" = 1'-0"



5 WALL/RAIL DETAIL
1/2" = 1'-0"

ELEVATIONS/SECTIONS/DETAILS KEY NOTES

DIVISION 01 - GENERAL NOTES
GENERAL NOTES 01
0101
0102

DIVISION 02 - SITE CONSTRUCTION (REFER TO CIVIL)
0201 - GRADE
0202 - CONCRETE SIDEWALK
0203 - CONCRETE PAVERS

DIVISION 03 - CONCRETE (REFER TO STRUCTURAL)
0301 - CONCRETE FOOTING
0302 - CONCRETE COLUMN
0303 - CONCRETE SLAB
0304 - CONCRETE BEAM
0305 - PRE-CAST CONCRETE CAP
0306 - CAST-IN-PLACE CONCRETE STAIR (REFER TO STRUCTURAL)

DIVISION 04 - MASONRY
0401 - CONCRETE MASONRY WALL (REFER TO STRUCTURAL)
0402 - CONCRETE MASONRY COLUMN (REFER TO STRUCTURAL)
0403 - STONE VENEER
0404 - CONCRETE BLOCK LOUVERS
0405 - 4" CONCRETE BLOCK

DIVISION 05 - METALS
0501 - STEEL JOIST (REFER TO STRUCTURAL)
0502 - STEEL BEAM (REFER TO STRUCTURAL)
0503 - STEEL COLUMN (REFER TO STRUCTURAL)
0504 - METAL DECKING (REFER TO STRUCTURAL)
0505 - METAL ANGLE (REFER TO STRUCTURAL)
0506 - PRE-FINISHED ALUMINUM RAILING/GUARDRAIL (REFER TO DETAILS)
0507 - 3 5/8" METAL STUDS
0508 - 1 1/2" METAL FURRING
0509 - 6" METAL STUDS
0510 - METAL LATH
0511 - ALUMINUM GUTTER

DIVISION 06 - WOOD AND PLASTICS
0601 - PRE-ENGINEERED WOOD ROOF TRUSSES (REFER TO STRUCTURAL)
0602 - SHEATHING (REFER TO STRUCTURAL)
0603 - PAINTED CEDAR FASCIA (REFER TO ROOF DETAILS)
0604 - PRE-FABRICATED FIBERGLASS COLUMN "JACKET"
0605 - WOOD FURRING/BLOCKING

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
0701 - STANDING BEAM METAL ROOFING SYSTEM
0702 - WATERPROOFING ROOF MEMBRANE
0703 - CEMENTITIOUS WATERPROOFING MEMBRANE (THOROSEAL OR EQ.)
0704 - BATT INSULATION
0705 - SPRAY APPLIED FOAM INSULATION
0706 - METAL FLASHING (REFER TO ROOF DETAILS)

DIVISION 08 - DOORS AND WINDOWS (REFER TO SCHEDULE)
0801 - EXTERIOR IMPACT RESISTANT WINDOW
0802 - EXTERIOR IMPACT RESISTANT DOOR
0803 - INTERIOR DOOR AND FRAME
0804 - PRE-FINISHED ALUMINUM FRAMED SCREEN

DIVISION 09 - FINISHES
0901 - 5/8" SMOOTH STUCCO, PAINTED
0902 - 5/8" TEXTURED STUCCO, PAINTED
0903 - STUCCO TRIM / MOLDING / BAND
0904 - CONTROL JOINT
0905 - 4" WIDE SCREEN VENT
0906 - PRE-FINISHED FAUX WOOD OUTLOOKER / BRACKET
0907 - METAL FRAME SCREEN ENCLOSURE
0908 - METAL LOUVER PRIVACY PANEL
0909 - DRIP EDGE
0910 - WEEP SCREED
0911 - 5/8" GYPSUM BOARD (REFER TO WALL TYPES SCHEDULE)
0912 - STUD PARTITION (REFER TO WALL TYPES SCHEDULE)
0913 - FINISH CEILING (SEE CEILING PLAN)
0914 - FLOOR FINISH (SEE FINISH PLAN)
0915 - MILLWORK (SEE INTERIOR ELEVATIONS)

DIVISION 10 SPECIALTIES
1001 - IDENTITY SIGNAGE

DIVISION 15 - MECHANICAL
1501 - AC UNIT (REFER TO MECHANICAL)
1502 - LOUVER (REFER TO MECHANICAL)

DIVISION 16 ELECTRICAL
1601 - EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO LIGHTING)

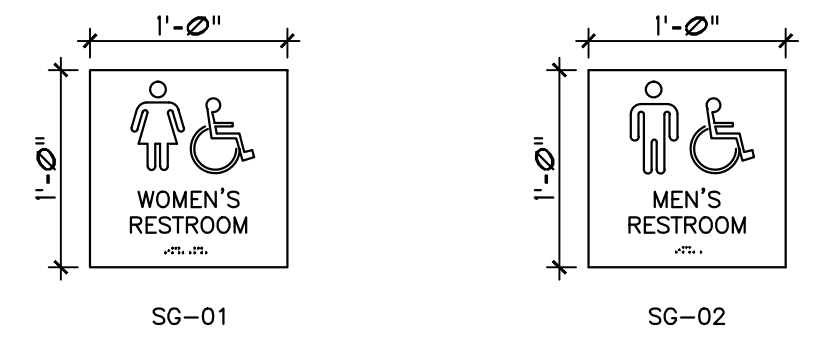
GENERAL NOTE: THE KEY NOTES SHOWN ARE FOR REFERENCE ONLY AND DO NOT REFLECT SPECIFICATIONS SECTIONS

COLOR / MATERIAL SCHEME

SYMB.	COLOR / MATERIAL	MANUFACTURER	NOTES
(A)	NAVAJO WHITE SW6126	SHERWIN WILLIAMS	FLAT FINISH
(B)	ALABASTER SW1028	SHERWIN WILLIAMS	FLAT FINISH
(C)	MOUNTAIN STRIP STONE S220	CORONADO	
(D)	CITYSCAPE	FIRESTONE	KYNAR 500
(E)	BURGUNDY RAL 3004	UNA-CLAD OR PAC-CLAD	KYNAR 500
(F)	-	-	-

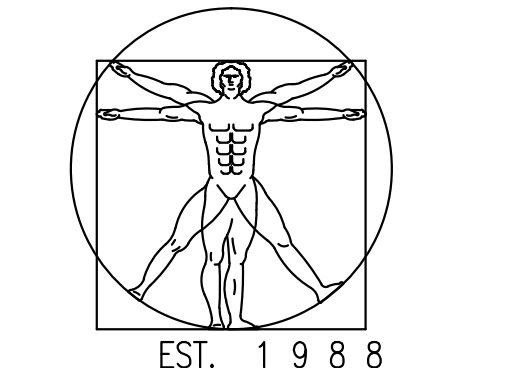
NOTES

1 -



RAISED LETTER, BRAILLE & SYMBOLS IN ACCORDANCE WITH ADA. WHITE BACKGROUND WITH CONTRASTING LETTERS (MATCH EXISTING) VINYL TAPE MOUNTING. HEIGHT TO BE 60" AFF. TO CENTER OF SIGN. LOCATION ADJACENT TO DOOR OPENING SIDE (SEE ELEVATIONS) SUBMIT SHOP DRAWINGS FOR ARCHITECT/OWNER APPROVAL.

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



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BUILDING
ELEVATIONS
& SECTIONS

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HVAC GENERAL NOTES	
1. HVAC DRAWINGS ARE DIAGRAMMATICAL IN NATURE. DO NOT SCALE FOR EXACT LOCATIONS. THE AIR CONDITIONING CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS AS REQUIRED TO PROVIDE A COMPLETE AND FULLY OPERATIVE SYSTEM.	24. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
2. DUE TO DRAWINGS BEING DIAGRAMMATICAL IN NATURE, RISERS AND DROPS ARE NOT SHOWN - CONTRACTOR SHALL INCLUDE THESE IN THE BID WHERE POSSIBLE. ALL RISERS AND DROPS SHALL BE CONSTRUCTED USING 45 DEGREE OR LONG RADIUS ELBOWS.	25. THE PLUMBING CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS PER PLUMBING SPECIFICATIONS. (SEE PLUMBING SHEETS)
3. PROVIDE AND INSTALL NECESSARY DUCTWORK TRANSITIONS AND PIPING INCREASERS/REDUCERS AS REQUIRED FOR EQUIPMENT CONNECTIONS. CONSULT MANUFACTURER'S DATA FOR ACTUAL DUCTWORK AND PIPING CONNECTIONS SIZES, INCLUDING, BUT NOT LIMITED TO THOSE SHOWN.	26. COMBUSTIBLE PIPING IS NOT PERMITTED IN RETURN AIR PLENUMS OR CEILING SPACES USED FOR RETURN AIR.
4. IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS SO THAT DELIVERY WILL NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.	27. THE AIR CONDITIONING CONTRACTOR SHALL USE RADIUS TURNS WITH A 15 CENTERLINE TO WIDTH RATIO (15 R/W). VANED ELBOWS, SPLITTER DAMPERS WHERE INDICATED, VOLUME CONTROLS IN ALL BRANCH LINES AND SUPPLY AND RETURN AIR DEVICES UNLESS OTHERWISE NOTED IN AIR DEVICE SCHEDULE.)
5. IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS.	28. THE AIR CONDITIONING CONTRACTOR SHALL SEAL ALL DUCTS IN AN APPROVED MANNER TO INSURE AGAINST LEAKAGE.
6. ALL DIMENSIONS ARE IN PHYSICAL UNITS OF INCHES UNLESS OTHERWISE NOTED.	29. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY CONFLICTS IN LOCATIONS FOR DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, ETC., IN ORDER TO NOT INTERFERE WITH THE PROGRESS OF CONSTRUCTION.
7. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF DUCT SIZE CHANGES ARE REQUIRED BECAUSE OF EXISTING CONDITIONS.	30. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE FLEXIBLE DUCT CONNECTIONS TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT, EXCEPT FOR EXHAUST HOODS.
8. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, TESTS, AND ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.	31. UNLESS NOTED AS EXISTING TO BE REUSED (E) OR RELOCATED (RE), ALL EQUIPMENT, PIPING, DUCTS, REGISTERS, ETC., SHALL BE NEW.
9. AFTER BID SELECTION AND PRIOR TO COMMENCEMENT OF WORK, THE AIR CONDITIONING CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DUCT WORK, EXHAUST FANS, AIR DEVICES, AND EQUIPMENT AS STATED ON SCHEDULES AND OR NOTES. AHR CERTIFICATES FOR ALL EQUIPMENT SHALL BE INCLUDED IN THE SUBMITTAL PACKAGE. IF THE CONTRACTOR PROPOSES TO USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIAL WHICH IS NOT AS SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL AND WILL FIT ALLOCATED SPACE.	32. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL (UL) WHERE APPLICABLE.
10. LOCATION OF AIR CONDITIONING DUCTS AND AIR DEVICES MAY CHANGE. VERIFY EXACT LOCATION WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION. DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, ETC. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF AIR DEVICES.	33. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE ALL CONTRACTORS, STARTERS, RELAYS, AND THERMOSTATS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, POWER WIRING AND CONTROL WIRING, UNLESS NOTED OTHERWISE.
11. PROVIDE MANUAL VOLUME DAMPERS AT ALL LOW PRESSURE BRANCH DUCTS TO INDIVIDUAL DIFFUSERS AND GRILLES AND TO ALL LOW PRESSURE BRANCH DUCTS TO REHEAT COILS. PROVIDE DAMPERS AS CLOSE AS POSSIBLE TO BRANCH CONNECTION TO MAIN. SEE DIFFUSER AND GRILLE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.	34. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE 1" THICK MERV 8 (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT (UO).
12. NO PIPING, DUCTWORK, OR CONDUIT SHALL BE INSTALLED UNTIL IT IS COORDINATED WITH ALL OTHER TRADES AFFECTED. PROVIDE ALL OFFSETS REQUIRED TO AVOID INTERFERENCE WITH OTHER TRADES, EXISTING CONDITIONS AND WITH THE STRUCTURE, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN.	35. ALL PENETRATIONS OF FIRE-RATED WALLS, FLOORS OR CEILINGS SHALL BE FIREPROOFED BY A SEALING METHOD AND RATING AS SPECIFIED ON THE DRAWINGS OR AS REQUIRED BY THE LOCAL OR STATE CODES.
13. DO NOT BLOCK TUBE PULL OR SERVICE SPACE ON EQUIPMENT WITH PIPING, DUCTWORK, ETC. (FLANGED OR REMOVABLE SECTIONS MAY BE USED IN SOME INSTANCES WHERE TIGHT CLEARANCES EXISTS).	36. AIR HANDLING DEVICES IN EXCESS OF 2000 CFM WILL HAVE A DUCT SMOKE DETECTOR TO STOP THE FAN AND ACTIVATE A HORN AND STROBE LIGHT. ALL EQUIPMENT SHALL BE INTERLOCKED AS REQUIRED BY LOCAL CODES OR FIRE SAFETY OFFICIALS.
14. IF NO SIZE IS SHOWN FOR DUCT SERVING DIFFUSER OR GRILLES, USE SIZE SHOWN ON DIFFUSER AND GRILLE SCHEDULE.	37. ALL WORK SHALL COMPLY WITH BASE BUILDING LIFE SAFETY/SMOKE CONTROL SYSTEM REQUIREMENTS. PROVIDE ALL NECESSARY WIRING, CONTRACTORS, RELAYS, ETC., AS REQUIRED FOR INTERFACE WITH BASE BUILDING SYSTEM.
15. DUCTWORK ROUTED PARALLEL TO A WALL, RATED OR CORRIDOR SHALL BE INSTALLED WITH MINIMUM 6" CLEARANCE TO ALLOW FOR INSPECTION OF WALL PENETRATIONS. CONTRACTOR SHALL PROVIDE 12" CLEARANCE WHERE POSSIBLE, COORDINATE.	38. THE AIR CONDITIONING CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
16. REFER TO DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.	39. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE ENGINEER UPON COMPLETION OF INSTALLATION. IF FIELD CHANGES ARE MADE WHICH DEVIATE FROM ENGINEERING DRAWINGS TO THE EXTENT THAT THE BUILDING DEPARTMENT REQUIRES THESE CHANGES BE INCORPORATED PRIOR TO INSPECTION, THE CONTRACTOR SHALL PROVIDE SKETCHES TO THE ENGINEER FOR INCORPORATION INTO THE BUILDING PLANS. ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
17. PROVIDE TEMPORARY FILTERS ON ALL RETURN AIR GRILLES AND TRANSFER OPENINGS IN THE WORK AREA.	40. AIR CONDITIONING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, AND ALL GUARANTEES AND WARRANTIES SHALL BE DELIVERED TO THE OWNER. COMPRESSORS SHALL HAVE EXTENDED FIVE YEAR WARRANTIES.
18. INSTALL AHU CONTROL PANELS TO PROVIDE FOR 3'-0" MIN. CLEARANCE IN FRONT OF PANEL.	41. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL EQUIPMENT WITH THE OWNER'S REPRESENTATIVE AND THE ACTUAL EQUIPMENT BEING FURNISHED.
19. UNLESS OTHERWISE NOTED ON PLANS, LOW RETURN AIR GRILLES AND LOW EXHAUST GRILLES SHALL BE 6" TO 8" A.F.F. TO BOTTOM OF GRILLE.	42. ALL ROOF MOUNTED EQUIPMENT SHALL BE HVHZ WIND-LOAD RATED WITH SIGNED AND SEALED DOCUMENTS / DRAWINGS FROM AN INDEPENDENT LICENSED FLORIDA PROFESSIONAL ENGINEER.
20. ALL DIFFUSERS IN SAME SPACE SHALL HAVE THE SAME FULL FACE SIZE USING LARGEST SIZE REQUIRED FROM DIFFUSER AND GRILLE SCHEDULE.	43. ALL ROOF MOUNTED EQUIPMENT SHALL BE MOUNTED ON CURBS OR STANDS. CURBS AND STANDS SHALL BE FLORIDA PRODUCT APPROVED OR MIAMI DADE PRODUCT APPROVED WITH CURRENT NOTICE OF ACCEPTANCE (NOA). CURBS AND STANDS SHALL BE ATTACHED TO THE ROOF STRUCTURE AND THE EQUIPMENT SHALL BE ATTACHED TO THE CURB OR STAND IN ACCORDANCE WITH THE NOA DOCUMENTS.
21. PROVIDE CLEAR ACCESS TO FIRE DAMPERS, SMOKE DAMPERS, AND VALVES.	44. IF ANY CONFLICTS OR DISCREPANCIES APPEAR IN THESE DOCUMENTS, THE MORE STRINGENT OF THE REQUIREMENTS ARE TO BE TAKEN.
22. ALL WORK SHALL BE PERFORMED BY A LICENSED AIR CONDITIONING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.	
23. THE AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS CAUSED BY THE CONTRACTOR DURING THE PERFORMANCE OF WORK.	

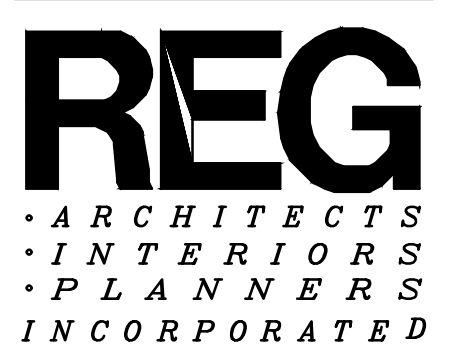
CONTRACTOR GENERAL CONDITIONS NOTES	
1. RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.	
2. SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.	
3. SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.	
4. LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS. PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.	
5. DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.	
6. SUBSTITUTIONS:	
<p>A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.</p> <p>B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.</p> <p>C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME.</p> <p>D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.</p> <p>E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.</p>	
7. AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.	
8. INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.	

SCOPE OF WORK
THIS PROJECT CONSISTS OF TWO NEW CONSTRUCTION PUBLIC RESTROOMS. MECHANICAL WORK INCLUDING BUT NOT LIMITED TO NEW VENTILATION.

FAN SCHEDULE													
① FAN TO BE INTERLOCKED WITH LIGHTING TIME CLOCK, COORDINATE WITH ELECTRICAL FOR LOCATION AND SPECIFICATIONS													
TAG	MANUFACTURER	MODEL	LOCATION	CFM	E.S.P. (IN W.C.)	VOLTAGE (V/PH/Hz)	OPERATING POWER (W)	RPM	WHEEL SIZE	dBa	DRIVE TYPE	DUCT SIZE CONNECTION	REMARKS
EF-1	GREENHECK	SP-A250	CEILING	250	0.25	115/1/60	67	1000	-	-	DIRECT W/ SPEED CONTROL	8"φ	①
EF-2	GREENHECK	SP-A250	CEILING	250	0.25	115/1/60	67	1000	-	-	DIRECT W/ SPEED CONTROL	8"φ	①
EF-3	GREENHECK	SP-A250	CEILING	250	0.25	115/1/60	67	1000	-	-	DIRECT W/ SPEED CONTROL	8"φ	①
EF-4	GREENHECK	SP-A250	CEILING	250	0.25	115/1/60	67	1000	-	-	DIRECT W/ SPEED CONTROL	8"φ	①

FLOOD PLAIN NOTES	
1.	ALL CONSTRUCTION BELOW FLOOD ELEVATION SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2-2008 (I.E. WALLS, FINISHES, DOORS, FRAMES, BASE BOARD FOR GARAGE, STORAGE AREAS).
2.	ALL BUILDING OPENINGS FOR AIR INTAKE OR EXHAUST SHALL BE ABOVE THE BASE FLOOD ELEVATION (BFE) PER FEMA RECORD AT TIME OF PERMIT APPROVAL.
3.	ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE BFE. (ASCE 24-05 CH. 7.0).

MECHANICAL SHEET INDEX	
SHEET#	DESCRIPTION
M0.1	MECHANICAL SCHEDULES, GENERAL NOTES & LEGENDS
M1.2	RESTROOM MECHANICAL PLAN
M5.1	MECHANICAL DETAILS AND SPECIFICATIONS



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 COMMONS
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11600 POINCIANA BLVD.
 ROYAL PALM BEACH, FL 33411

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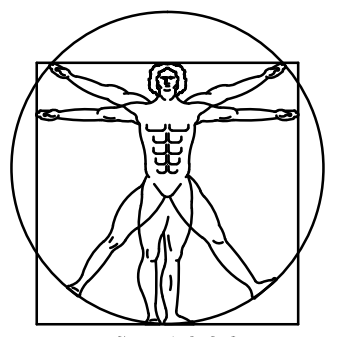
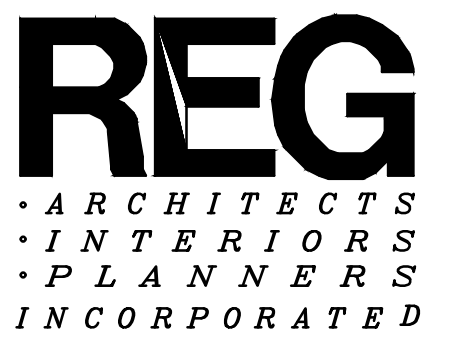
RESTROOM
 MECHANICAL PLAN

M0.1

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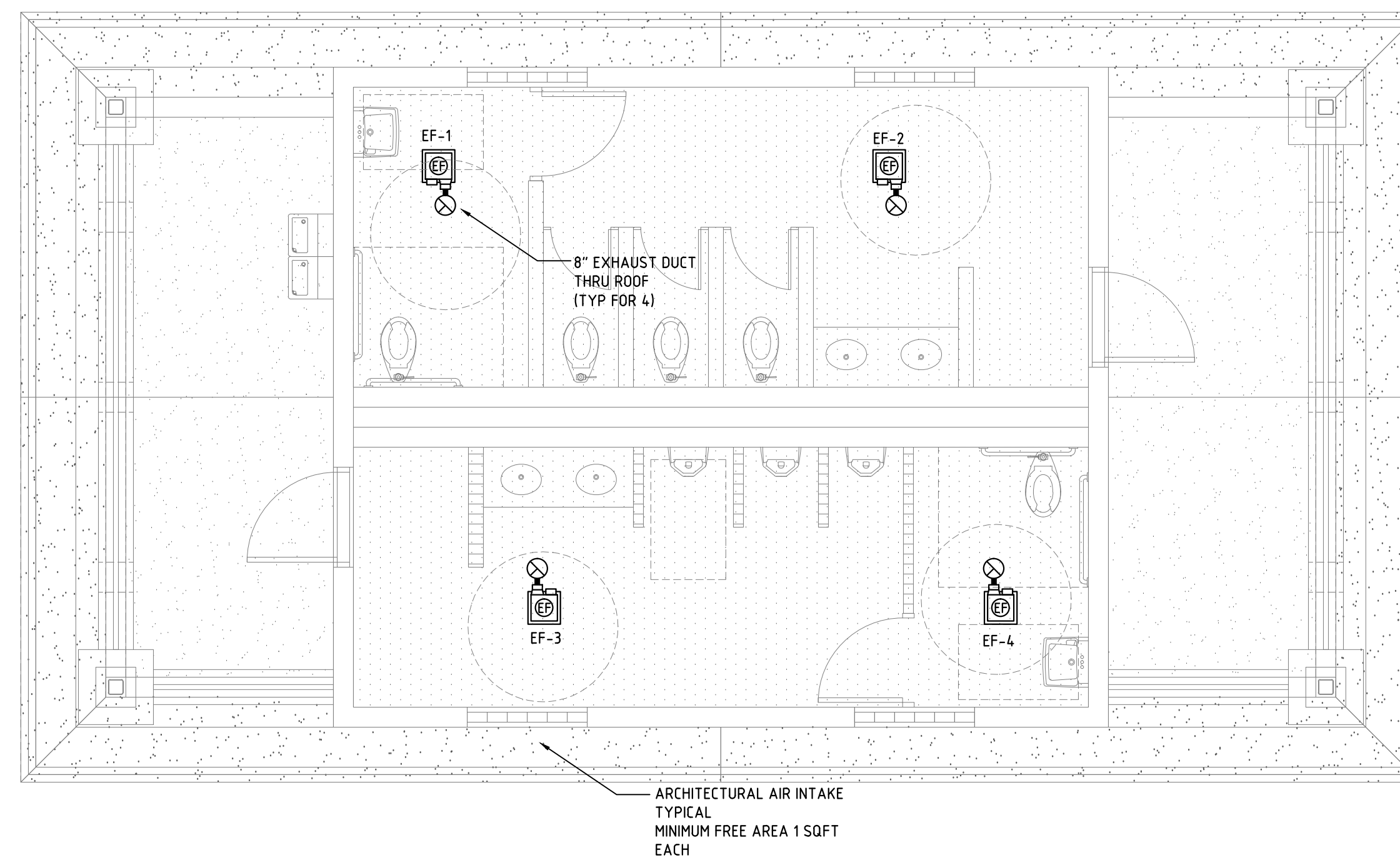
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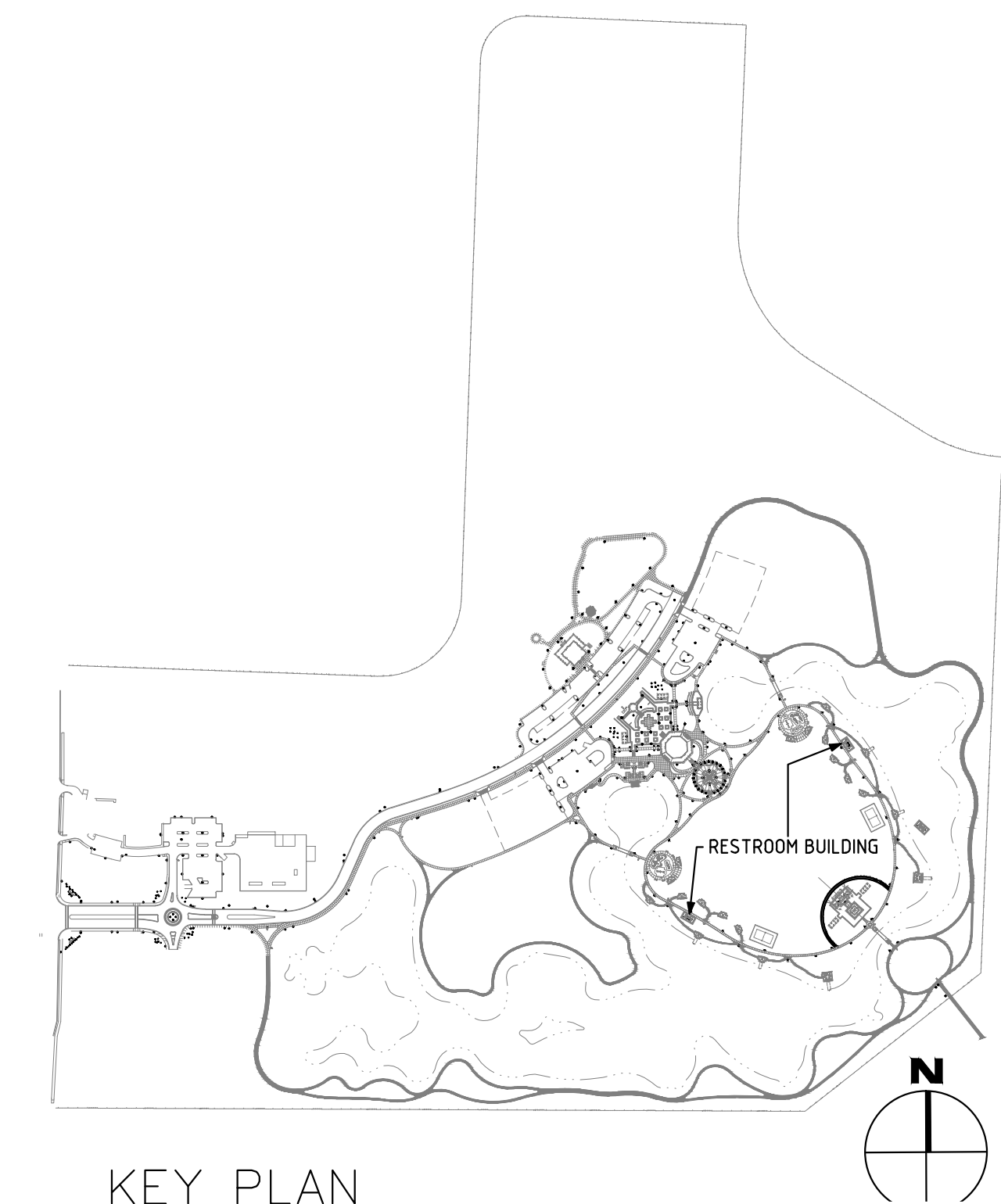
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1 RESTROOM MECHANICAL PLAN
 1/4" = 1'-0"



KEY PLAN

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RESTROOM MECHANICAL PLAN

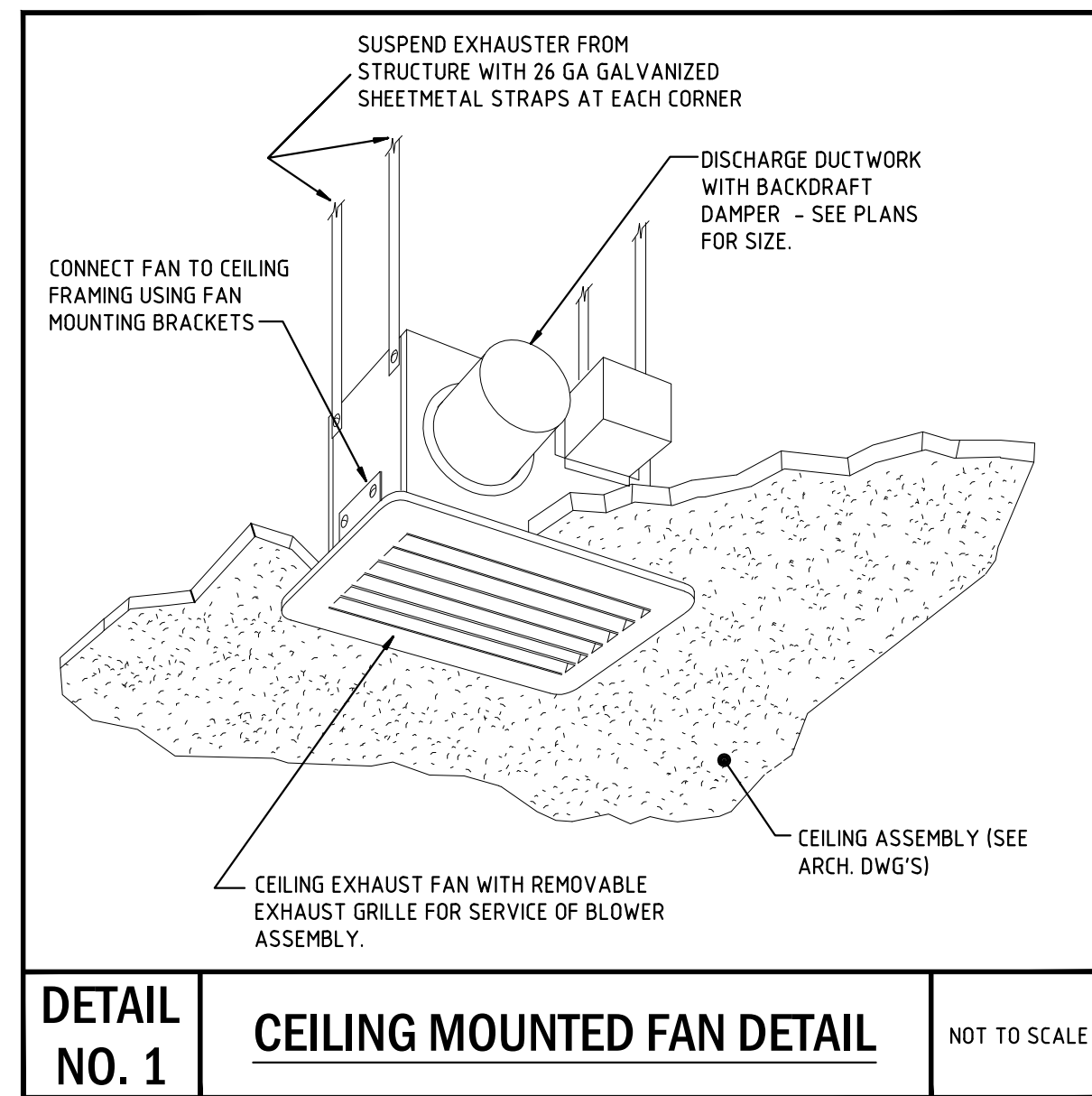
M1.2

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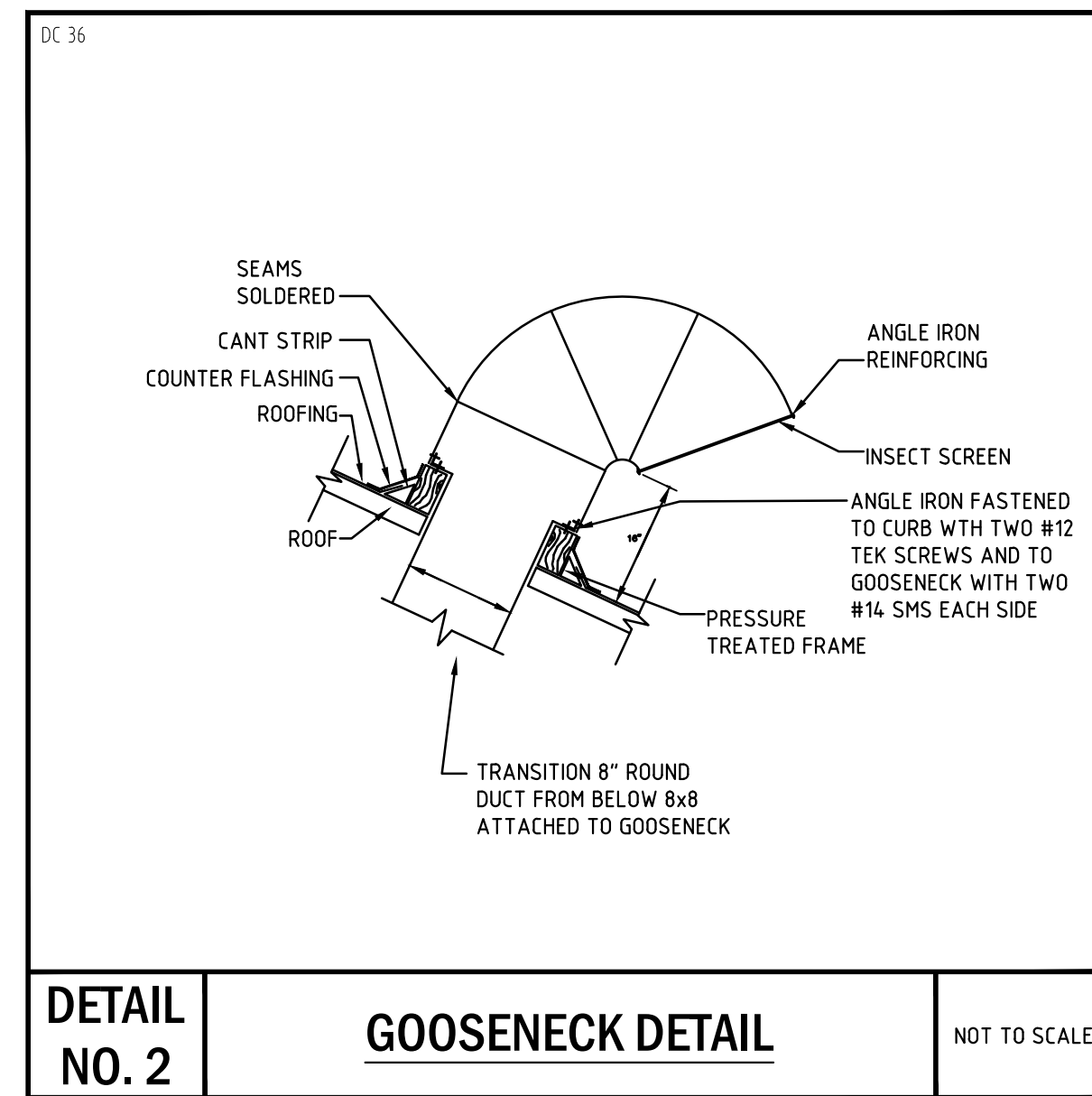
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DETAIL NO. 1 **CEILING MOUNTED FAN DETAIL** NOT TO SCALE



DETAIL NO. 2 **GOOSENECK DETAIL** NOT TO SCALE

15010 - BASIC MECHANICAL REQUIREMENTS
A. CODES & REFERENCES

1. FLORIDA BUILDING CODE 2014 (WITH AMENDMENTS)
2. SMACNA
3. NFPA 101
4. NFPA 90A
5. NFPA 99

B. SCOPE OF WORK

1. PROVIDE ALL REQUIRED PERMITS, LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THE SCOPE OF THE PROJECT SHOWN ON THE DRAWINGS AND READY FOR OCCUPANCY AND USE BY OWNER. THE WORK SHALL INCLUDE BUT IS NOT LIMITED TO:
 - a. REMOVAL, RELOCATION AND RE-INSTALLATION OF EXISTING EQUIPMENT AND SYSTEM
 - b. CONNECTIONS TO EXISTING OR NEW EQUIPMENT AND SYSTEMS
 - c. MODIFICATION OF EXISTING CHILLED OR HOT WATER SYSTEMS, STEAM SYSTEMS, CONDENSATE DRAINAGE, DUCTWORK, TEMPERATURE CONTROLS AND LIFE-SAFETY SYSTEMS
 - d. CUTTING AND PATCHING TO REMOVE EXISTING OR INSTALL NEW WORK
 - e. CLEANING AND TESTING
 - f. INSTRUCTION TO OWNER'S PERSONNEL
2. ALL REMOVAL WORK AND DISRUPTIONS OF EXISTING SERVICES SHALL BE COORDINATED AND SCHEDULED IN ADVANCE WITH OWNER'S REPRESENTATIVES.
3. PROVIDE ALL BUILDING PENETRATIONS REQUIRED TO COMPLETE PROJECT. ALL PENETRATIONS TO BE PATCHED AND SEALED TO BE WATERTIGHT. MAINTAIN FIRE RATINGS OF EXISTING STRUCTURE.
4. PROVIDE ALL NECESSARY DUCT, EQUIPMENT AND PIPE SUPPORTS AND MATERIALS REQUIRED FOR INSTALLATION. PER THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL CODES.
5. NOT ALL COMPONENTS REQUIRED ARE INDICATED ON THESE DRAWINGS. REFER TO MANUFACTURERS INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS INCLUDING CONNECTION LOCATIONS, TYPES AND SIZES. PROVIDE ISOLATING VALVES AND UNIONS AT ALL EQUIPMENT CONNECTIONS.

C. REQUIRED SHOP DRAWINGS:

1. AIR DEVICES
2. DUCTWORK COORDINATION DRAWINGS
3. CONTROLS
4. FANS

D. MAINTENANCE MANUALS

1. PROVIDE MAINTENANCE MANUALS TO OWNER(S) FOR ALL NEW EQUIPMENT CONTAINING ALL OPERATING AND MAINTENANCE DATA, SUBMITTALS, WARRANTIES, DIAGRAMS, AHRI CERTIFICATES, INSPECTION REPORTS AND VALVE LISTS IN A 3 RING BINDER WITH POCKETS FOR DRAWINGS. PROVIDE OWNER WITH 2 COPIES.
2. PROVIDE AN INDEX INSIDE THE BINDER COVER WITH A LIST OF EACH EQUIPMENT ITEM. EACH ITEM SHALL BE INDIVIDUALLY TABBED.
3. PROVIDE A LIST OF ALL REQUIRED REGULAR MAINTENANCE ACTIONS.
4. MAINTENANCE LIST SHALL REFERENCE TABULATED ITEM AND SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.

E. AS-BUILT DRAWINGS

1. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE TO THE CONTRACT DOCUMENTS (AS-BUILT).
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER 2 SETS OF COMPLETED AS-BUILT DRAWINGS.
3. THE PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL ACCURATE AS-BUILTS ARE DELIVERED.

F. SUBSTITUTIONS

1. EQUIPMENT AND DESIGN OF SYSTEMS INDICATED ON THE DESIGN DRAWINGS AND WITHIN THESE SPECIFICATIONS SHALL BE CONSIDERED AS "SPECIFIED STANDARD" OF QUALITY. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER 10 DAYS PRIOR TO BID DATE.
2. ANY DEVIATION FROM SPECIFIED EQUIPMENT THAT AFFECTS THE ELECTRICAL REQUIREMENTS SHALL BE COORDINATED BY THE MECHANICAL CONTRACTOR AND EQUIPMENT VENDOR WITH THE ELECTRICAL CONTRACTOR PRIOR TO SUBMITTING BIDS.

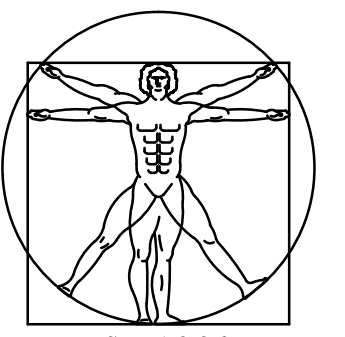
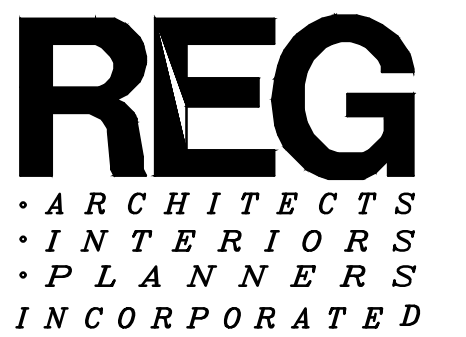
G. WIND LOADS

1. ALL EQUIPMENT TO BE MOUNTED OUTSIDE SHALL BE FURNISHED WITH A NOA (NOTICE OF ACCEPTANCE) FOR WINDSTORM OR BE FURNISHED WITH AN ENGINEERED DETAIL GOOD FOR THE LOCAL WIND RATE.

15890 - SHEETMETAL DUCTWORK

- A. ALL DUCT TO BE INSTALLED ACCORDING TO LATEST SMACNA STANDARDS
- B. ALL DUCT EXCEPT THAT SPECIFICALLY SHOWN IS TO BE GALVANIZED. RETURN, EXHAUST AND DUCT DOWNSTREAM OF CV BOXES TO BE 0-2" PRESSURE CLASS. SUPPLY DUCT FROM FAN TO CV OR VAV BOX TO BE 4" CLASS
- C. ALL SYSTEMS TO BE LEAKAGE TESTED

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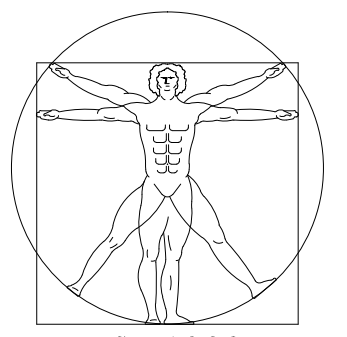
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RESTROOM MECHANICAL PLAN

M5.1



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RESTROOM ELECTRICAL PLAN

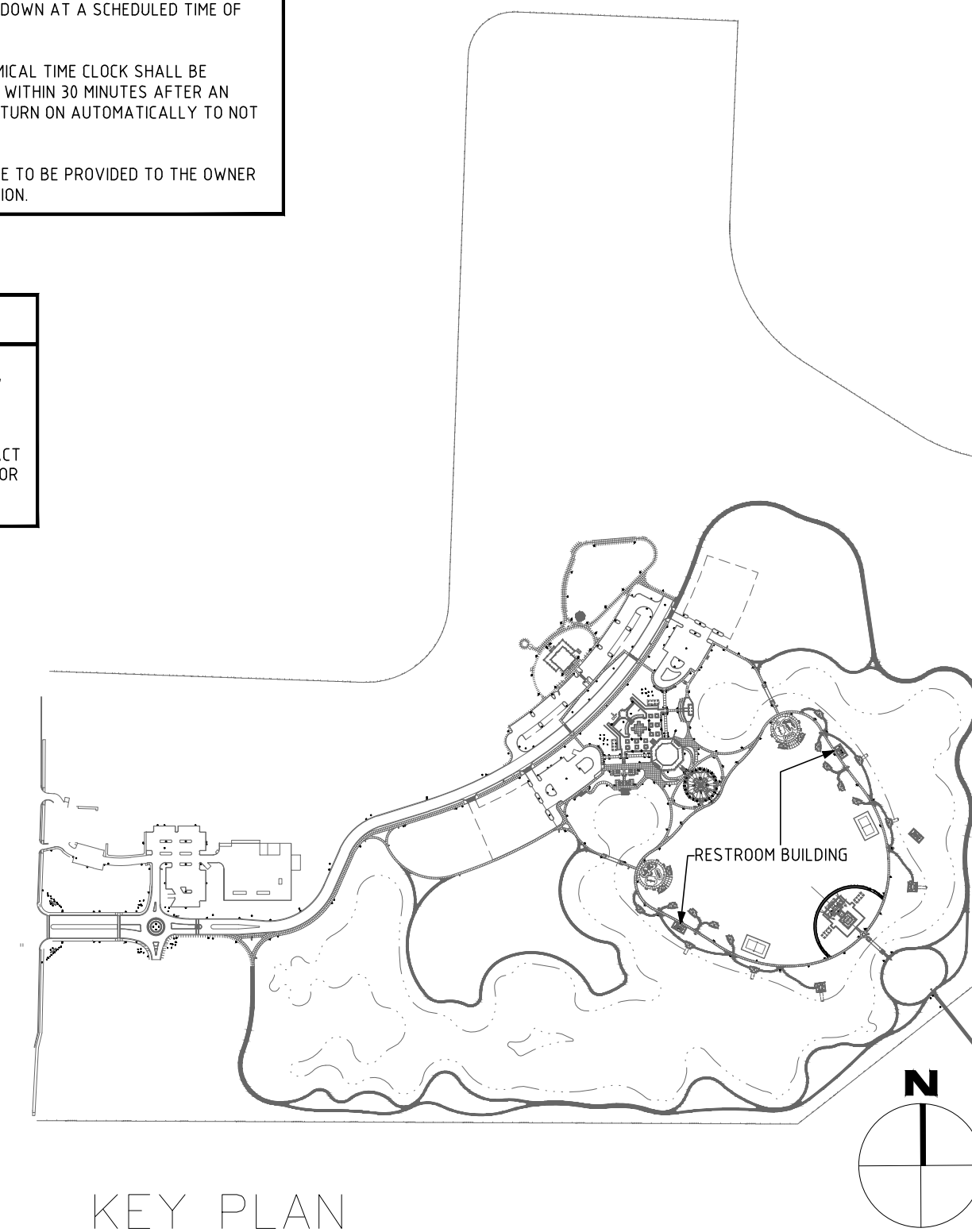
E1.1

LIGHTING NOTES
1. ALL EXIT, EMERGENCY, AND BATTERY PACKS IN FLUORESCENT FIXTURES TO BE WIRED AHEAD OF CONTROL SWITCH.
2. ALL WALL MOUNTED EMERGENCY LIGHT FIXTURES SHALL BE MOUNTED AT HEIGHTS INDICATED ON THE PLANS.
3. ALL DIMMER SWITCHES SHALL HAVE A PRESET MINIMUM RATING OF 10 KW.
4. ALL FIXTURE COUNTS, SELECTIONS, AND EXACT LOCATIONS MUST BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO PURCHASE. CONFIRM ALL LIGHT FIXTURE MODEL NUMBERS, FINISH COLORS AND ELECTRICAL REQUIREMENTS BEFORE ORDERING AND INSTALLATION.
5. CONTRACTOR TO VERIFY IF ANY LOW VOLTAGE LIGHT FIXTURES REQUIRE STEP-DOWN TRANSFORMERS, QUANTITY AND LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID.
6. ALL FIXTURES TO HAVE UL CERTIFICATION.
7. ALL EXISTING AND NEW LUMINAIRES SHALL COMPLY WITH SECTION 4.10.130(G) DISCONNECTING MEANS OF THE NEC.
8. CONTRACTOR TO PROVIDE LUMINAIRES TO CONFORM TO ENERGY CODE, THERMAL ENVELOPE RATINGS.

ENERGY COMPLIANCE NOTE
1. AN AUTOMATIC TIME CLOCK SHALL BE THE MEANS OF LIGHTING SHUTOFF PER FBC ENERGY CONSERVATION SECTION FOR ALL AREAS WHERE OCCUPANCY SENSORS ARE NOT USED, AND IT SHALL CONTAIN AN ASTRONOMICAL TIMECLOCK TO SHUT THE TENANT SPACE DOWN AT A SCHEDULED TIME OF DAY.
2. ALL LIGHT CIRCUITS THAT ARE NOT WIRED THROUGH THE ASTRONOMICAL TIME CLOCK SHALL BE CONTROLLED BY OCCUPANCY SENSORS WHICH MUST TURN LIGHTS OFF WITHIN 30 MINUTES AFTER AN OCCUPANT LEAVES THE SPACE.
3. RECORD DRAWINGS OF INSTALLATION AND OPERATION MANUALS ARE TO BE PROVIDED TO THE OWNER AS SPECIFIED IN FLORIDA BUILDING CODE ENERGY CONSERVATION SECTION.

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3. RECORD DRAWINGS OF INSTALLATION AND OPERATION MANUALS ARE TO BE PROVIDED TO THE OWNER AS SPECIFIED IN FLORIDA BUILDING CODE ENERGY CONSERVATION SECTION.

KEY NOTES
1. CIRCUIT CONTROLLED THROUGH AN ASTRONOMICAL TIME CLOCK, FOR COMPLIANCE WITH FBC FBC ENERGY CONSERVATION SECTION. TIME CLOCK MOUNTED AT EXISTING AMPHITHEATRE.
2. PROVIDE DISCONNECT SWITCH FOR INSTAHOT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SUPPLIER AND OWNER PRIOR TO ROUGH-IN.



KEY PLAN
N.T.S.

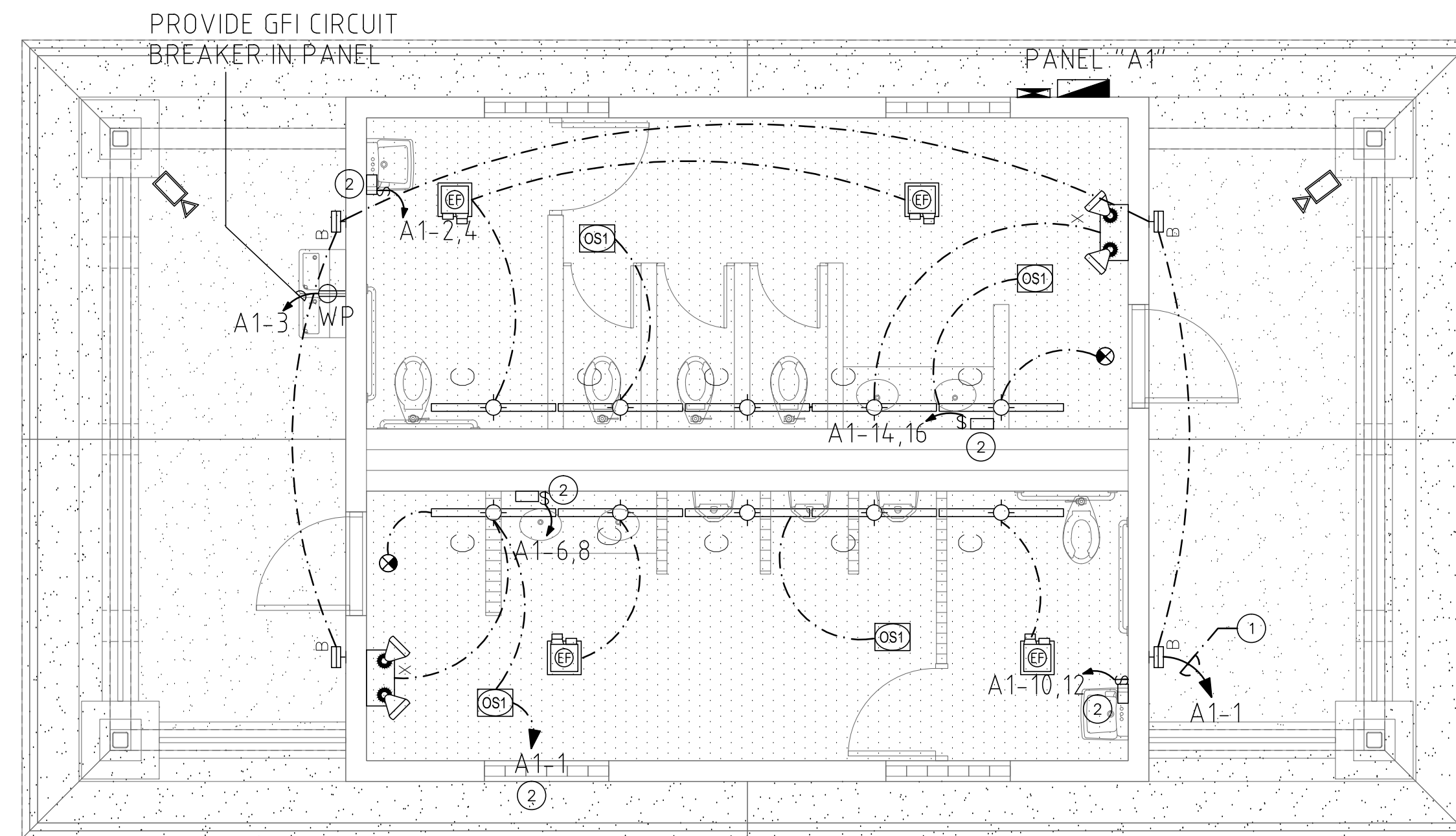
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LIGHTING CONTROL SYMBOL LEGEND	
	7-DAY FULL YEAR LIGHTING CONTROL WITH ASTRONOMICAL TIME CLOCK LCD BLUE BOX
	WALL MOUNTED OCCUPANCY SENSOR "SENSOR SWITCH" WSD-PDT
	WALL MOUNTED OCCUPANCY SENSOR 2-POLE MODEL - "SENSOR SWITCH" WSD-PDT-2P CAPABLE OF SWITCHING SEPARATE VOLTAGES ON EACH POLE
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	LCD OVERRIDE SWITCH WITH PILOT LIGHT, 4 HOUR MAX TIME DELAY MODEL: CH-W (OF BUTTONS)
	CEILING MOUNTED OCCUPANCY SENSOR SWITCH CMR PDT 9 LINE VOLTAGE
	CEILING MOUNTED OCCUPANCY SENSOR SWITCH CMR PDT 10 LINE VOLTAGE
NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT.	



RESTROOM (TYPICAL OF 2) ELECTRICAL PLAN
1/4" = 1'-0"

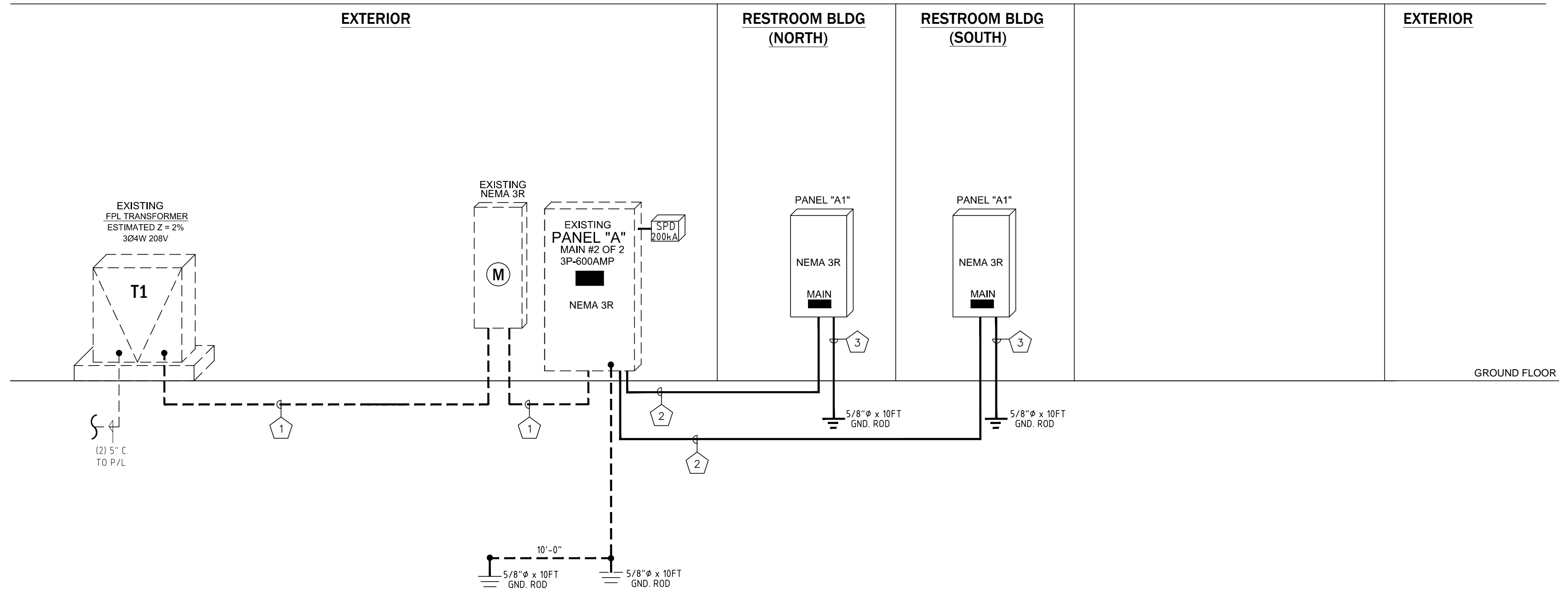
LIGHTING CONTROL SYMBOL LEGEND							
TYPE	DESCRIPTION	MFG	CATALOG NUMBER	VOLTS	LAMPS	WATTS	MOUNTING
(B)	WALL MOUNTED FIXTURE	LUMINAIRE LED	NRV13 SERIES	120	(1) 25W LED	25	WALL
(C)	WALL MOUNTED FIXTURE	EATON	FCC SERIES	120	(1) 45.2W LED	45.2	WALL
(X)	EMERGENCY UNIT	WITH MINIMUM 90 MINUTE BATTERY	TO BE SPECIFIED BY OWNER, FURNISHED AND AND INSTALLED BY CONTRACTOR	120	LED		
NOTES: 1. PROVIDE ELECTRONIC BALLAST FOR ALL FLUORESCENT LAMPED FIXTURES. 2. MINIMUM FLUORESCENT LAMP COLOR TEMPERATURE SHALL BE 3500K. 3. VERIFY BALLAST REQUIREMENTS FOR ALL FLUORESCENT FIXTURES. PROVIDE ELECTRONIC DIMMING BALLASTS FOR SPECIFIC FIXTURES INDICATED WITH DIMMER CONTROL. 4. VERIFY ALL FIXTURE SELECTIONS PRIOR TO PURCHASE WITH OWNER/ARCHITECT.							

ELECTRICAL SERVICE & PANEL NOTES

- ALL ELECTRICAL SERVICE EQUIPMENT SHALL HAVE MIN A.I.C. RATING OF 22,000 AMPS. ALL EQUIPMENT LOCATED ON EXTERIOR OF BUILDING SHALL BE NEMA-3R RATED.
- ALL ELECTRICAL EQUIPMENT AND WIRE SHALL BE RATED @ 75°C CONTINUOUS DUTY.
- PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:
 - VERIFY ALL EXISTING CONDITIONS IN FIELD
 - COORDINATE THE ELECTRICAL SERVICE WITH FP&L REPRESENTATIVE
 - NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION.
- ALL ELECTRICAL EQUIPMENT SHALL BE FIELD MARKED TO WARN OF POTENTIAL ELECTRICAL ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE BEFORE ANY EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
- EACH DISCONNECT SHALL BE LEGIBLY MARKED TO INDICATE THE UNIT IT IS FEEDING. THE MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.

ALUMINUM NOTES(OWNER/CONTRACTOR BID OPTION)

- ALL EQUIPMENT USED WITH ALUMINUM CONDUCTORS MUST BE LISTED FOR THE PURPOSE.
- ALL ALUMINUM CONDUCTORS SHALL BE TERMINATED WITH HARDWARE AND COMPRESSION LUGS APPROVED FOR THE PURPOSE.
- ALL COMPRESSION LUGS SHALL BE CHECKED 3, 6, & 11 MONTHS AFTER C.O. AND EVERY THREE YEARS THEREAFTER. BUILDING OWNER SHALL HAVE A MAINTENANCE CONTRACT WITH ELECTRICAL CONTRACTOR OF CHOICE. CONTRACTOR SHALL DOCUMENT ALL MEASUREMENTS AND VERIFICATION IN TABULAR FORM. PROVIDE CORRECTIVE RECOMMENDATIONS, ACTIONS TAKEN, AND TESTING EQUIPMENT UTILIZED.
- THE ELECTRICAL CONTRACTOR MUST TORQUE ALL ALUMINUM TERMINATIONS IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- PRIOR TO TERMINATING ALUMINUM CONDUCTORS, THE CONTRACTOR MUST CLEAN WIRE THOROUGHLY WITH WIRE BRUSH AND APPLY AN ANTI-OXIDANT COMPOUND.
- ALL BRANCH CIRCUITS FROM PANELS MUST BE COPPER.
- ALL GROUNDING SHALL BE COPPER.
- UL LISTED LUGS SHALL BE RATED FOR 90°C WHERE ALUMINUM WIRE IS USED.
- THE ELECTRICAL CONTRACTOR SHALL PERFORM MEGGER TEST ON ALL ALUMINUM FEEDERS AND PROVIDE RESULTS TO ENGINEER.
- PIN CONNECTORS ARE NOT ACCEPTABLE FOR USE.
- ALL ALUMINUM FEEDERS SHALL BE: ALUMA FLEX COMPACT STRANDED THWN-2.



RISER NO.1 **PROPOSED ELECTRICAL RISER DIAGRAM** **NOT TO SCALE**

MFG. SQUARE D [®] OR EQUAL		TYPE NG (1)(2)		PANEL RATING 100		AMPS	
VOLTS 120/208V 3Ø4W		PANEL "A1" (TYPICAL OF 2)					
A	B	C	LOAD	COND.	WIRE SIZE	GND	AMPS
0.5			LIGHTING - RESTROOM	1/2"	#12	#12	1
	0.8		DRINKING FOUNTAIN	1/2"	#12	#12	3
			SPACE	-	-	-	5
			SPACE	-	-	-	7
			SPACE	-	-	-	9
			SPACE	-	-	-	11
			SPACE	-	-	-	13
			SPACE	-	-	-	15
			SPACE	-	-	-	17

REMARKS & KEY NOTES:
 ① 3P-100AMP M.C.B. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ACCURATE PER FIELD CONDITIONS, TYPED UP PANEL SCHEDULE UPON COMPLETION OF THE PROJECT.
 ② VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PRIOR TO CONSTRUCTION. ALL EQUIPMENT'S ELECTRICAL REQUIREMENTS SHALL BE CONFIRMED WITH MFG SPECS. VERIFY VOLTAGE, AMPERAGE, AND BREAKER SIZES.
 ③ PER MANUFACTURER RECOMMENDATIONS

MOUNT SURFACE MIN. A.I.C. 22,000 AMPS

MFG. EXISTING		TYPE EXISTING (1)(2)		PANEL RATING 600		AMPS	
VOLTS 120/208V 3Ø4W		PANEL "A"					
A	B	C	LOAD	COND.	WIRE SIZE	GND	AMPS
0.5			LIGHTING - GREEN ROOMS	1/2"	#12	#12	1
	0.8		LIGHTING - STAGE	1/2"	#12	#12	3
			LIGHTING - BACKSTAGE	1/2"	#12	#12	5
			LIGHTING - EXTERIOR	1/2"	#12	#12	7
			SPACE	-	-	-	9
			SPACE	-	-	-	11
			SPACE	-	-	-	13
			SPACE	-	-	-	15
			SPACE	-	-	-	17
			SPACE	-	-	-	19
			SPACE	-	-	-	21
			SPACE	-	-	-	23
			SPACE	-	-	-	25
19.2			TRANSFORMER COMPANY SWITCH (LTG)	2-1/2"	#3	#6	200
	19.2						27
			COMPANY SWITCH	1-1/4"	#3	#8	100
							31
							33
							35
9.6			TRANSFORMER COMPANY SWITCH (AUDIO)	1-1/4"	#3	#8	100
							37
							39
							41

REMARKS & KEY NOTES:
 ① 3P-600AMP M.C.B. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ACCURATE PER FIELD CONDITIONS, TYPED UP PANEL SCHEDULE UPON COMPLETION OF THE PROJECT.
 ② VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PRIOR TO CONSTRUCTION. ALL EQUIPMENT'S ELECTRICAL REQUIREMENTS SHALL BE CONFIRMED WITH MFG SPECS. VERIFY VOLTAGE, AMPERAGE, AND BREAKER SIZES.
 ③ PER MANUFACTURER RECOMMENDATIONS
 ④ EXISTING CIRCUIT BREAKER AND BRANCH CIRCUIT TO REMAIN
 ⑤ CONNECT FEEDER TO EXISTING SPARE BREAKER AS INDICATED

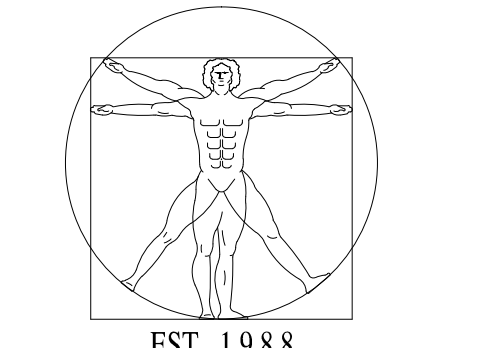
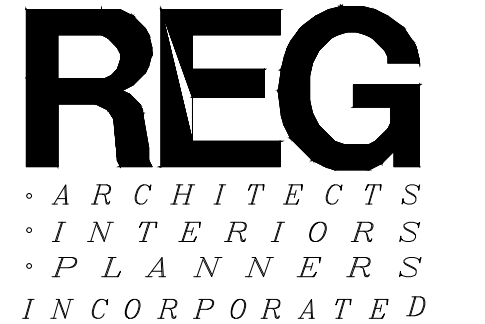
*SEE RISER DIAGRAM FOR INFO MOUNT SURFACE MIN. A.I.C. 22,000 AMPS

FEEDER SIZE KEY NOTES

- EXISTING 600AMP FEEDER
- 4#3/0 & 1#6 GND THWN CU IN 2-1/2" I.BASED ON 500 FEET AND Vd=22% MAX
- 1#6 CU

LEGEND

NEW _____
 EXISTING - - - - -



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CORPORATION NUMBER
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RESTROOM FACILITIES
 at
 COMMONS PARK

11600 POINCIANA BLVD.
 ROYAL PALM BEACH, FL 33411

REVISIONS	NO.
	1
	2
	3
	4
	5

DATE 06-30-16
 SCALE AS NOTED
 DRAWN RB/FR/JS
 CHECKED DA/SR
 REG No. 16028
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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

100% CD SET: 09/27/16

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 DESIGNED BY: RB/FR/JS PM: BJ P/N 16028

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFYABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

ELECTRICAL
 RISER,
 PANEL SCHEDULES

E3.1

CONTRACTOR GENERAL CONDITIONS NOTES

- RFIS: CONTRACTOR SHALL SUBMIT RFIS WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
- SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
- LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION, SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
- DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
- SUBSTITUTIONS:
 - CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.
 - PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.
 - PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME.
 - PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.
 - CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
- AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
- INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS: CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.

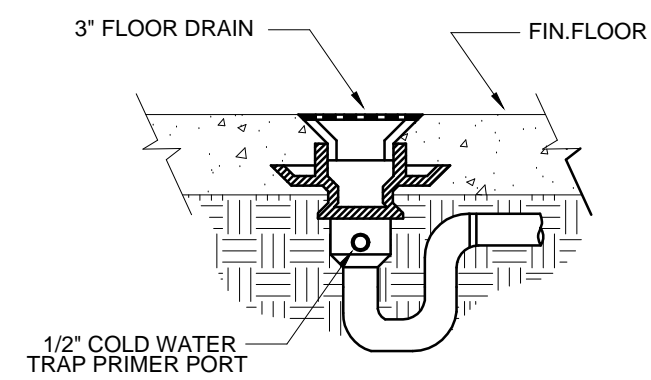
SCOPE OF WORK

THIS PROJECT IS NEW CONSTRUCTION OF RESTROOMS. PLUMBING WORK INCLUDES SANITARY AND WATER DESIGN OF NEW BATHROOMS.

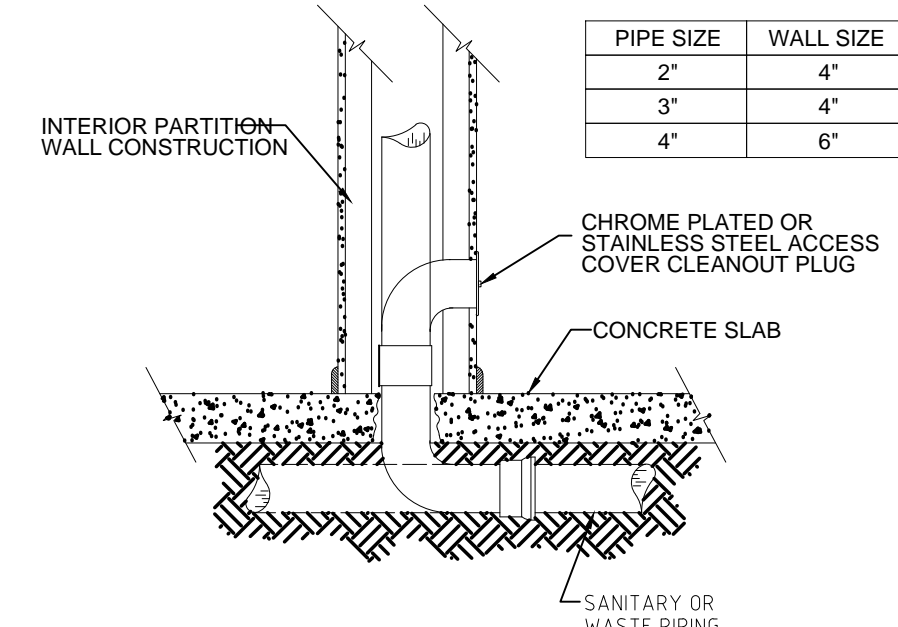
PLUMBING SPECIFICATIONS

ALL WORK TO BE DONE IN ACCORDANCE WITH THE DISTRICT MASTER SPECIFICATIONS (DMS) AND THE FLORIDA BUILDING CODE 2014, FIFTH EDITION OF THE PLUMBING SECTION AND TO COMPLY WITH ALL LOCAL RULES AND ORDINANCES.

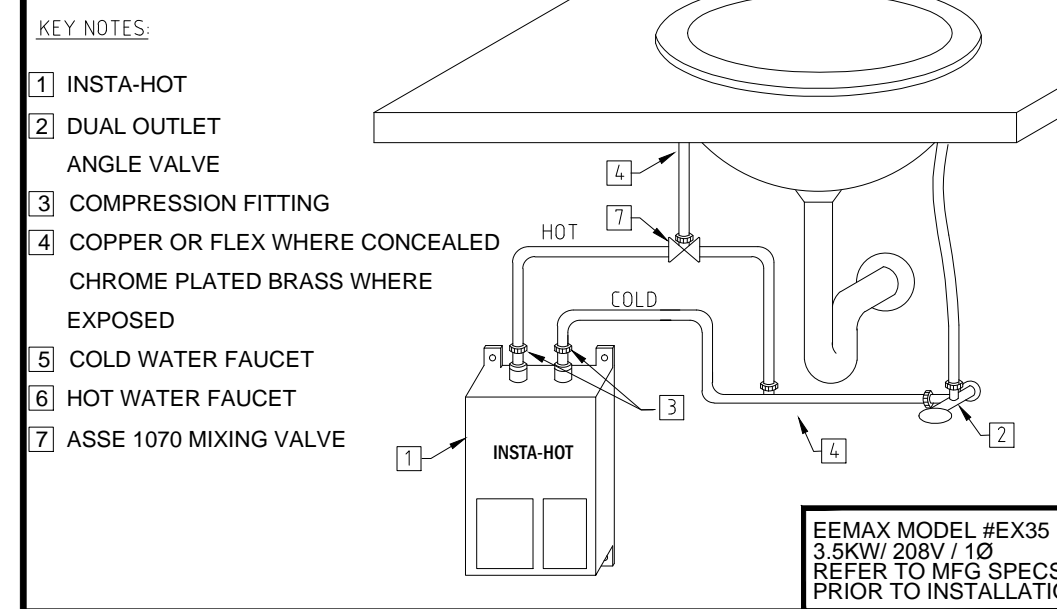
- ALL WORKMANSHIP & MATERIALS TO BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
- CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIALS TO BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMAN LIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
- ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS & TEST. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE PRIOR APPROVAL. ANY CHANGES MADE WITHOUT APPROVAL WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.
- EXISTING PIPE SIZES TO BE VERIFIED BY THE PLUMBER AND UPGRADED IF NOT LARGE ENOUGH TO ACCOMMODATE LOAD.
- ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- THE CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS, AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
- DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. FIELD VERIFY FINAL LOCATIONS FOR EQUIPMENT. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
- DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
- VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
- INSTALL SIOUX CHIEF 850 SERIES WATER HAMMER ARRESTORS IN PIPING TO QUICK-CLOSING VALVES AS DEFINED IN FLORIDA PLUMBING CODE.
- PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
- CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
- SANITARY PIPE 2 1/2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT. SANITARY PIPE 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT. CONDENSATE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT.
- WHERE SOIL CONDITIONS REQUIRE THE USE OF PIER OR PILING SUPPORTED GRADE BEAM CONSTRUCTION OR IN FILLED GROUND WHERE THE SOIL COMPACTION IS LESS THAN 95% THE SANITARY PIPING TO BE INSTALLED BY TRENCHING INTO THE FILL, AND THEN PUTTING HANGERS WITH SUPPORT RODS ON THE PIPES AS THEY ARE INSTALLED. THE HANGER RODS EXTENDING UPWARD TO BE EMBEDDED IN AND ANCHORED IN THE CONCRETE PER ASTM F2536-06B AND UNDERGROUND PIPE TO CONFORM TO ASTM STANDARD D2865.
- DO NOT ROUTE ANY WET PIPING OVER ELECTRICAL EQUIPMENT.
- WATER PIPING TO BE TYPE "L" COPPER ABOVE AND TYPE "K" COPPER BELOW GRADE.
- SOIL, WASTE, VENT AND STORM PIPING TO BE PVC SCHEDULE #40 DWV CONFORMING TO ASTM D2665 FOR UNDERGROUND AND AS PER FLORIDA BUILDING CODE PLUMBING 2014 TABLE 702.2 & 702.3. CAST IRON SHALL BE USED IN COMMON PLENUM AREAS.
- RAINWATER/STORMWATER TO BE SCHEDULE #40 DWV, INSULATE WITH ARMAFLEX INSULATION WHEN IN COMMON PLENUM.
- HOT WATER, TEMPERED WATER AND HOT WATER RETURN PIPES TO BE INSULATED WITH ARMAFLEX INSULATION FROM THE WATER HEATER TO THE FURTHEST FIXTURE PER 2014 FBC PLUMBING 607.2.1.
- THE DISCHARGE WATER TEMPERATURE FROM LAVATORIES, BIDETS & GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 110°F (43°C) BY A WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 OR CSA B125.3.
- WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
- ALL PLUMBING PIPES PENETRATING FIRE RATED WALLS, CEILINGS AND/OR FLOORS SHALL BE PROVIDED WITH U.L. APPROVED FIRE RATED ASSEMBLY. (EQUAL TO WALL FIRE RATING - SEE ARCHITECTURAL DRAWINGS).
- HOT WATER EXPANSION LOOPS SHALL BE INSTALLED AS REQUIRED TO PARTLY ABSORB TENSION OR COMPRESSION PRODUCED DURING ANTICIPATED CHANGE IN TEMPERATURE. INSTALL EXPANSION JOINTS OF SIZES OF PIPING IN WHICH THEY ARE INSTALLED. INSTALL ALIGNMENT GUIDES TO GUIDE EXPANSION AND TO AVOID LOADING STRESS.
- NO PVC PIPING TO BE USED IN COMMON PLENUM AREAS.
- WHERE CEILING SPACE IS A COMMON PLENUM NO COMBUSTIBLE MATERIALS ALLOWED.
- CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS. INSULATE WITH ARMAFLEX INSULATION
- FLUSH OUT EXISTING WATER PIPING. STERILIZE THE NEW WATER PIPING LINES BY INTRODUCING IN THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORIDE OF LIME. OPEN AND CLOSE ALL NEW VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZING AGENT HAS BEEN APPLIED FOR 24 HOURS, TEST FOR RESIDUAL CHLORINE AT THE ENDS OF LINES. IF LESS THAN 10 PARTS PER MILLION IS INDICATED, REPEAT THE PROCESS. WHEN TESTS SHOW AT LEAST 10 PARTS PER MILLION OF RESIDUAL CHLORINE, FLUSH OUT THE SYSTEM UNTIL ALL TRACES OF THE CHEMICAL USED ARE REMOVED. MAKE NECESSARY CONNECTIONS TO STERILIZE PIPING.
- AFTER STERILIZATION HAS BEEN ACCOMPLISHED INITIATE A BACTERIOLOGICAL TEST PERFORMED BY AN APPROVED TESTING LABORATORY. WATER SHALL BE DRAWN FROM THE SYSTEM AT A POINT FURTHEST FROM THE WATER ENTRANCE TO THE BUILDING. A CERTIFIED TEST REPORT OF THESE TESTS RESULTS INDICATING SATISFACTORY COLIFORM COUNT, COLOR AND CHLORINE RESIDUAL SHALL BE PRESENTED TO THE ARCHITECT AND OWNER WHEN THE WATER SUPPLY PIPING SYSTEM IS SUBSTANTIALLY COMPLETED DURING CONSTRUCTION. ANOTHER SIMILAR TEST SHALL BE PERFORMED AT THE TIME OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WITH ANOTHER CERTIFIED TEST REPORT PRESENTED TO THE ARCHITECT AND OWNER AT THAT TIME.
- FEDERAL LAW MANDATES AS OF JANUARY 4, 2014 THE WETTED SURFACE OF EVERY PIPE, FIXTURE AND FITTING INSTALLED IN POTABLE WATER APPLICATIONS SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT. SOLDER AND FLUX SHALL NOT CONTAIN MORE THAN 0.2% LEAD. NON-COMPLIANCE MAY RESULT IN FINES, INSTALLED PRODUCT REMOVAL COSTS, LAWSUITS BY PRIVATE PARTIES OR GOVERNMENT AGENCY.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND INSTALLATION. INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND THESE CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER THE CONTRACT HAS BEEN AWARDED.
- CONTRACTOR SHALL KEEP AS-BUILTS AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF (2) WEEKS PRIOR TO FINAL INSPECTION. ANY EXPENSES, SUCH AS REVISIONS OR AS-BUILTS, NECESSARY FOR FINAL C.O. SHALL BE AT THE EXPENSE OF THE OWNER.



DETAIL NO. 1 FLOOR DRAIN WITH TRAP PRIMER NOT TO SCALE



DETAIL NO.2 WALL CLEAN-OUT NOT TO SCALE



DETAIL NO. 3 INSTA-HOT NOT TO SCALE

PLUMBING SHEET INDEX

SHEET#	DESCRIPTION
P0.1	PLUMBING NOTES, DETAILS, & SPECS.
P1.2	RESTROOM PLUMBING PLAN & RISER DIAGRAMS

PLUMBING FIXTURE UNIT CALCULATION

SANITARY SIZING FIXTURE TYPE	NO.	F.U./EACH	TOTAL	MIN. TRAP SIZE
WATER CLOSET	5	4.0	20	3"
LAVATORY	6	1.0	6	1 1/4"
FLOOR DRAIN	2	2.0	4	2"
URNAL	3	4.0	12	
TOTAL	33		42	

TOTAL SANITARY FIXTURE UNITS= 42
MINIMUM SIZE SANITARY LINE @ 1/8" SLOPE= 4"

HOT & COLD WATER SIZING PER TABLE E103.3(2) F.B.C. 2014 (PLUMBING)

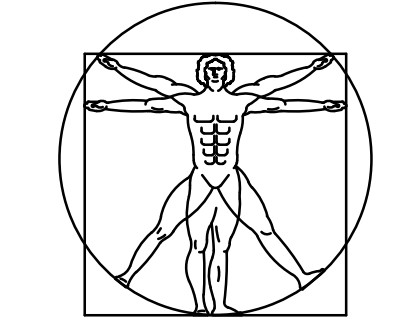
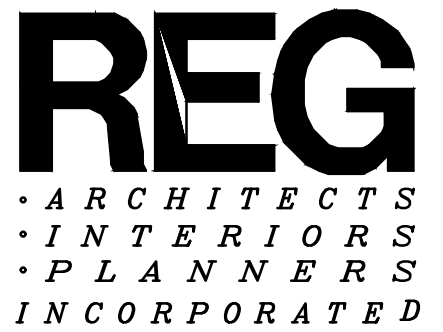
FIXTURE TYPE	NO.	C.W.F.U./EA.	H.W.F.U./EA.	PER FIXTURE TOTAL	MULTIPLIED TOTAL
WATER CLOSET	5	10.0		10.0	50
LAVATORY	6	1.5	1.5	2.0	12
URNAL	3	5.0	5.0	5.0	15
TOTAL	14				77

TOTAL C.W.F.U. = 77 / 61 GPM.
MINIMUM SIZE WATER SERVICE= 2"

PLUMBING FIXTURE SPECIFICATIONS

- WATER CLOSET (HANDICAP) AMERICAN STANDARD "MADERA" FLO WISE WITH FLUSHOEMETER SLOAN CHROME MODEL#111-1.28 HET
- URNAL (HANDICAP) AMERICAN STANDARD WASHBROOK WALL HUNG URNAL WHITE MODEL #6590.001 W/ SLOAN FLUSHOEMETER CHROME MODEL#111-1.28 HET
- LAVATORY (HANDICAP) AMERICAN STANDARD "OHIO OVAL" COUNTER TOP LAVATORY MODEL #0439.004US. COLOR WHITE. ELECTRONIC FAUCET SET SLOAN ETR80-4-B-ADM. MCGUIRE OFFSET GRID STRAINER WITH TAIL PIECE MODEL #155WC. MCGUIRE 17 GAUGE CAST BRASS P-TRAP MODEL #8972. MCGUIRE WATER SUPPLY/STOP MODEL #170LK
- LAVATORY (HANDICAP) AMERICAN STANDARD LUCERNE WALL HUNG LAVATORY WHITE MODEL #0356.015 W/ ELECTRONIC FAUCET SET SLOAN ETR80-4-B-ADM MODEL#655.015
- DRINKING FOUNTAIN (HANDICAP) ELECTRIC WATER COOLER HALSEY TAYLOR MODEL #HWRS-ADM. PROVIDE PERMANENT FLAT BOTTOM CUP DISPENSER.

- NOTES:
- OR APPROVED EQUAL TO BE SELECTED BY OWNER
 - MOUNTING HEIGHT PER ADA STANDARD. INSULATE WATER AND DRAIN LINE.
 - PLUMBING CONTRACTOR TO PROVIDE AND INSTALL ALL PLUMBING FIXTURES COMPLETELY. PROVIDE CUT SHEETS FOR REVIEW PRIOR TO PURCHASE.
 - PLUMBING FIXTURES TO COMPLY WITH TABLE 604.4 F.B.C
 - ALL WALL HUNG PLUMBING FIXTURES SHALL COMPLY WITH F.B.C. 2517.5.1.1, 2517.5.1.2 AND 2517.5.1.3
 - ALL EXPOSED PIPING AND SURFACES UNDER LAVATORIES SHALL COMPLY WITH FBC.



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CORPORATION NUMBER
AA-0002447

RESTROOM FACILITIES at COMMONS PARK

11600 POINCIANA BLVD.
ROYAL PALM BEACH, FL 33411

REVISIONS	NO.
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	▲
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DATE 06-30-16

SCALE AS NOTED

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RESTROOM SCHEDULES & SPECS.

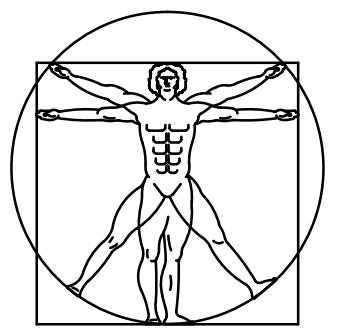
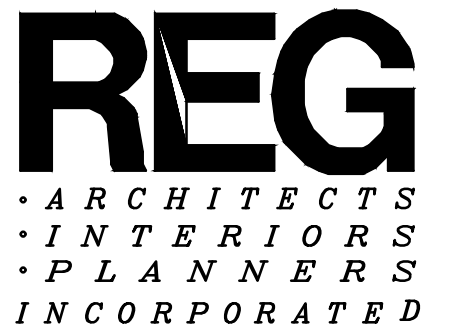
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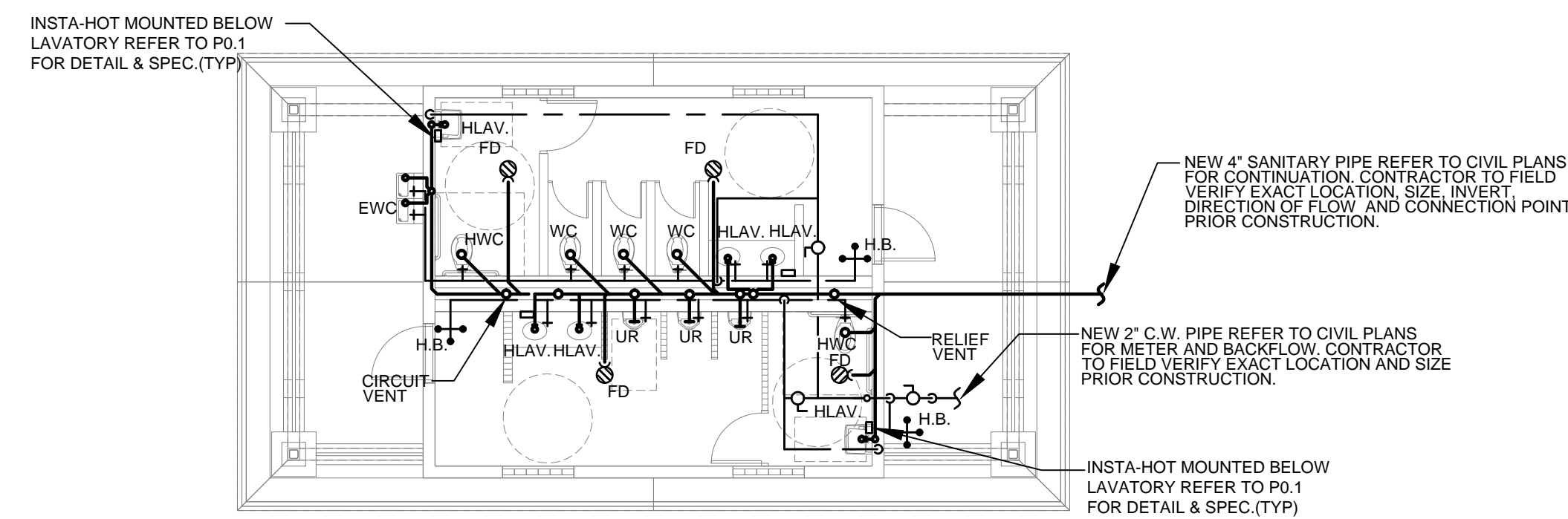
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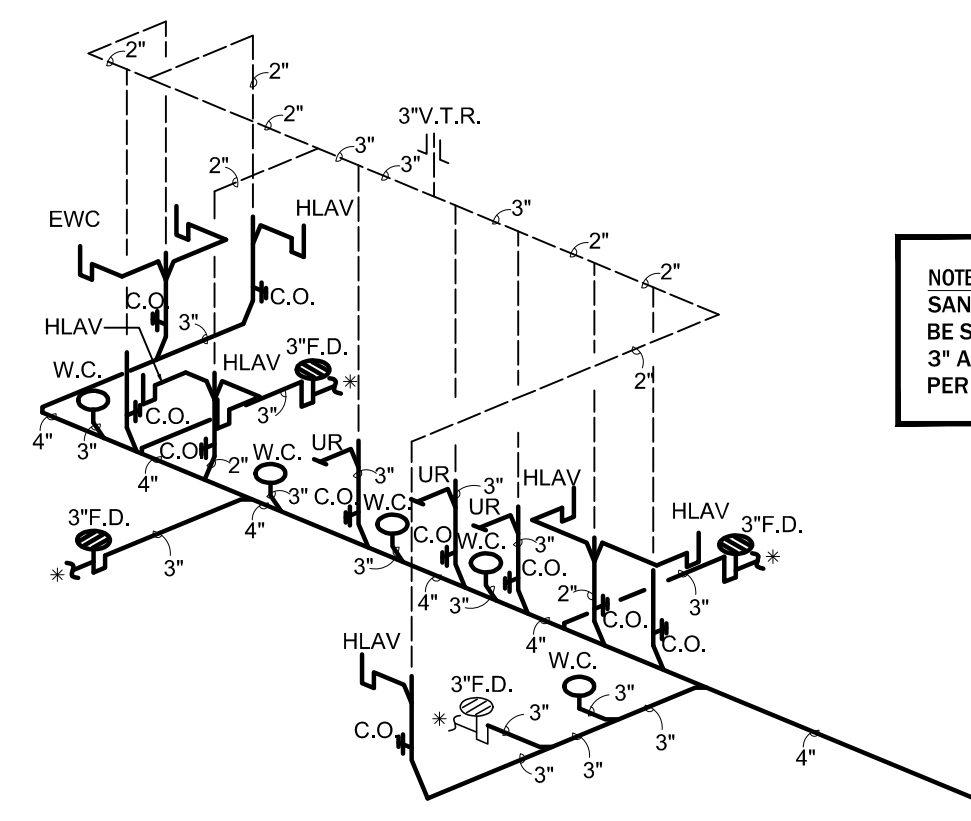
RESTROOM FACILITIES
 at
 COMMONS PARK

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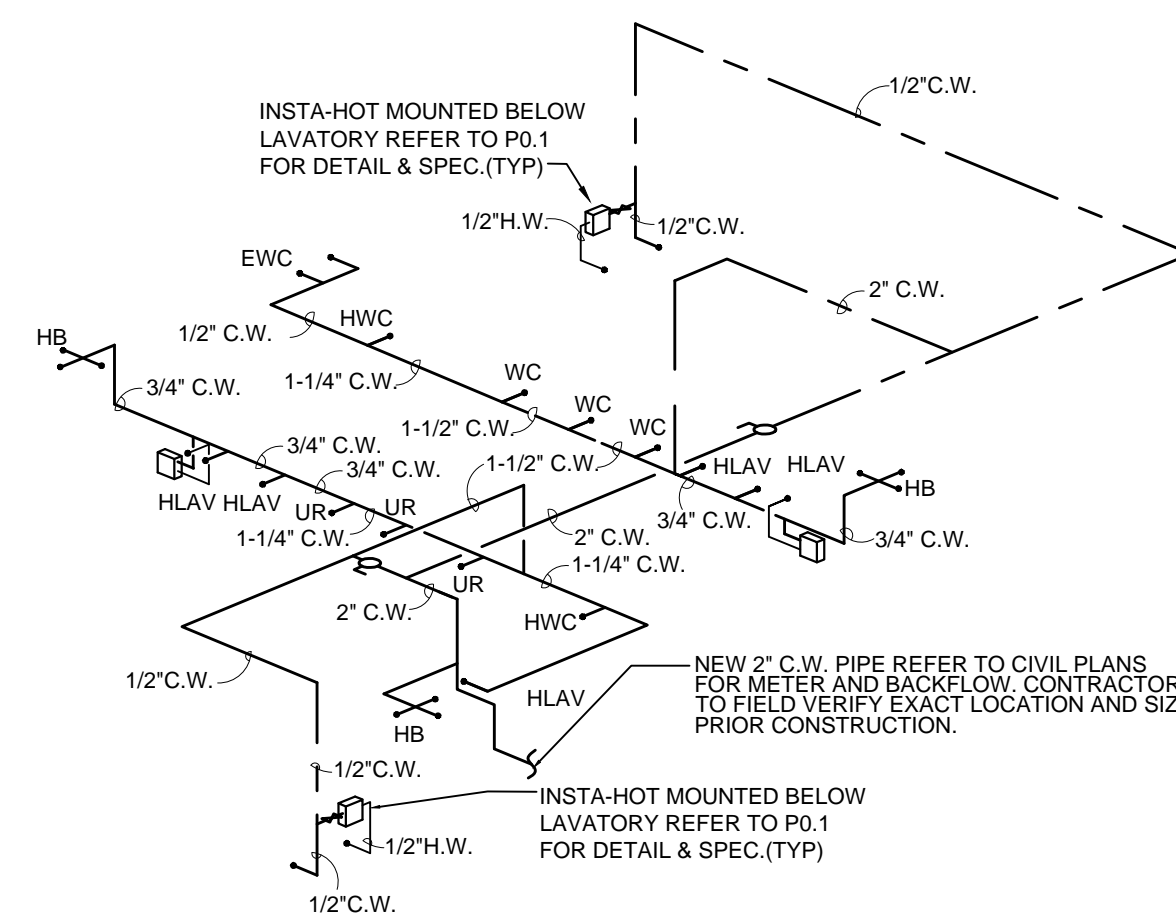


① RESTROOM PLUMBING PLAN
 1/8" = 1'-0"

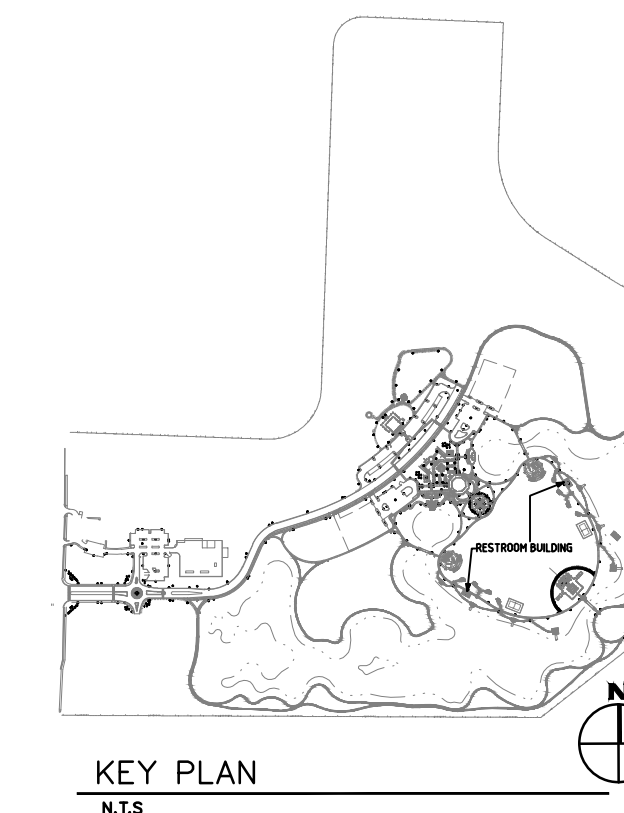
PLUMBING LEGEND	
---	COLD WATER PIPING(C.W.)
---	SANITARY PIPING
---	VENT PIPING
→	PIPE TURN DOWN
←	PIPE TURN UP
— —	STOP VALVE(SO)
—+—	STOP VALVE(FLOOR PLAN)
⊗	TRAP
⊙	BALL VALVE
⊥	SHOCK ARRESTOR
⊗	FLOOR DRAIN (F.D.)
⊕	CONNECTION POINT
⊖	EWC ELECTRIC WATER COOLER(HI-LO)
⊖	H.W.C. HANDICAP WATER CLOSET
HLAV	HANDICAP LAVATORY
C.O.	CLEAN OUT
WC	WATER CLOSET
UR	URINAL



SANITARY RISER
 N.T.S.



WATER RISER
 N.T.S.



KEY PLAN
 N.T.S.

REVISIONS	NO.
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RESTROOM
 PLUMBING PLAN
 & RISER DIAGRAMS

P1.2

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