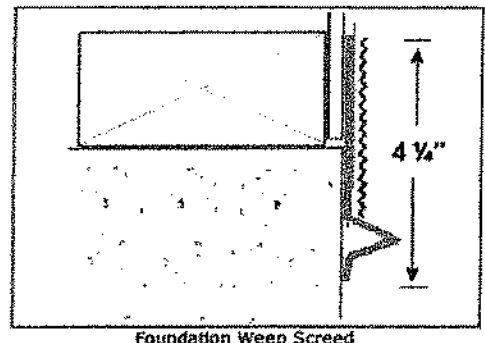
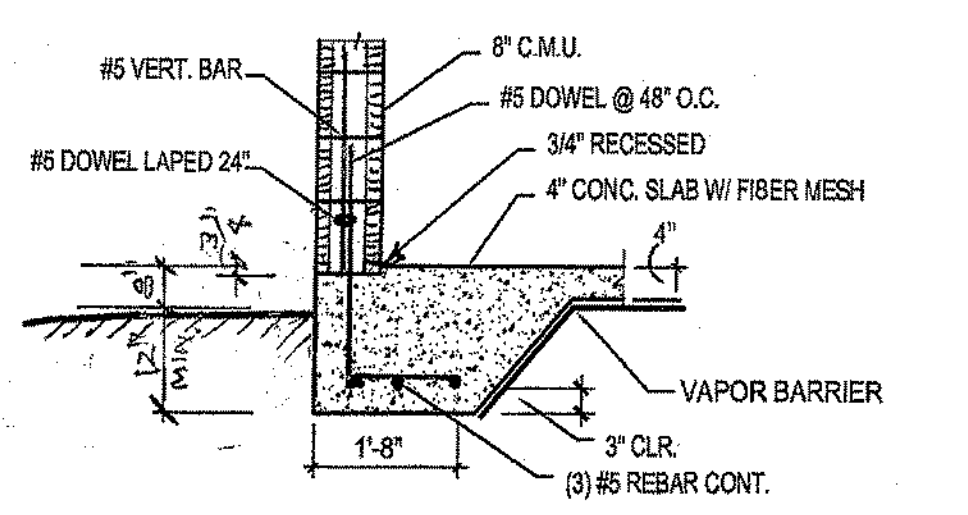


**AMCO Foundation Weep Screenshot**  
 provides a stable and true screed surface at the base of stucco walls, while allowing excess moisture to escape the back of the stucco membrane. It is important for the water-resistant backing paper and metal lath to overlap the nailing flange of the weep screed in order to guide the water to the exterior. Check with local building codes for the proper clearance above grade. This head is required by most building codes in the United States.  
 Note: Unpunched Foundation Weep Screenshot has only a slotted nail hole punchout.

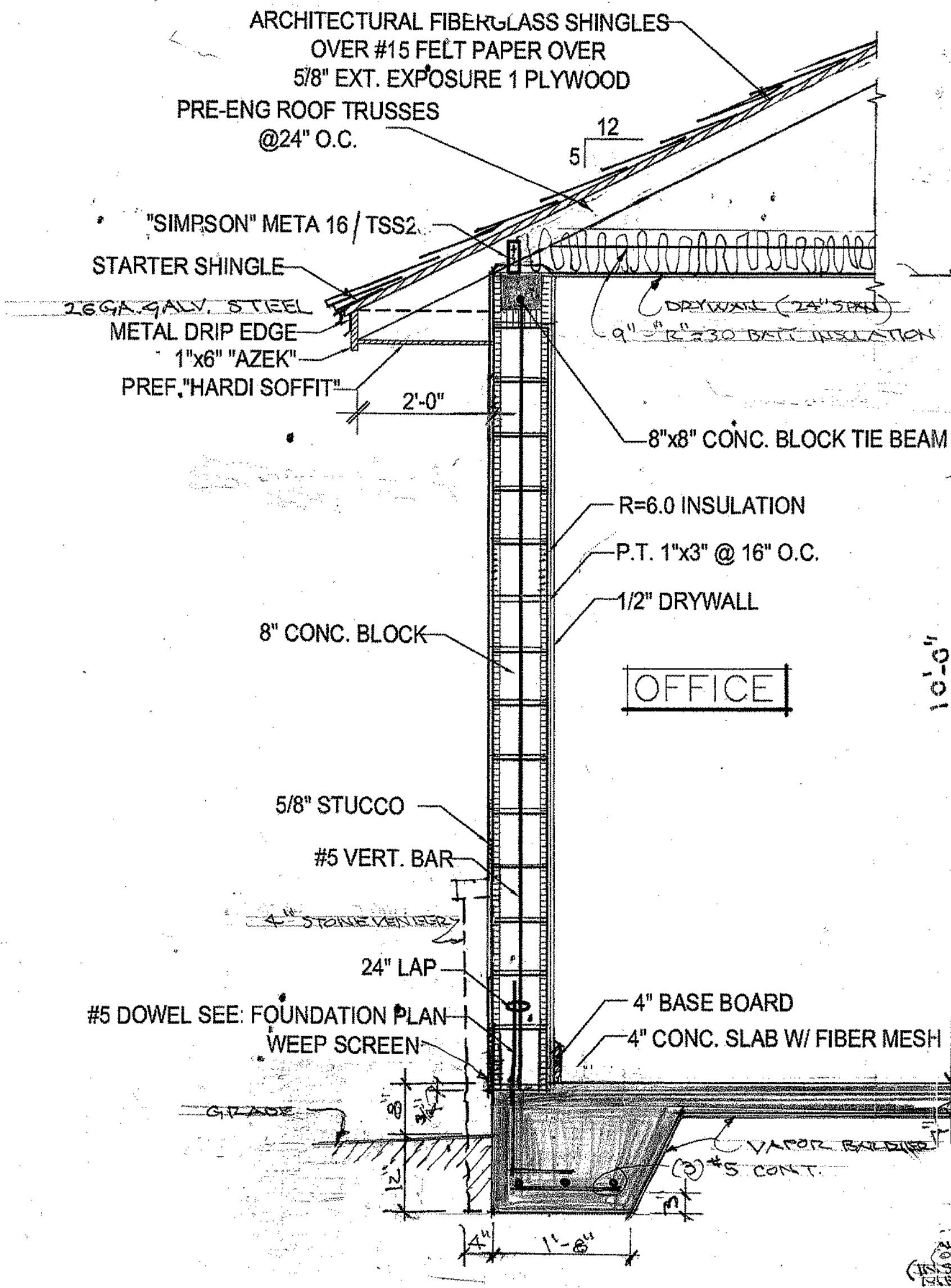


PRODUCT NO.	DIMENSIONS	GROUND	PCS PER BOX
FOUNDATION WEEP Screenshot AMFWS-425-380	4 1/4"	3/8"	30
FOUNDATION WEEP Screenshot AMFWS-425-500	4 1/4"	1/2"	30
FOUNDATION WEEP Screenshot AMFWS-425-500	4 1/4"	5/8"	30
FOUNDATION WEEP Screenshot AMFWS-425-750	4 1/4"	3/4"	30
FOUNDATION WEEP Screenshot AMFWS-425-750	4 1/4"	7/8"	30

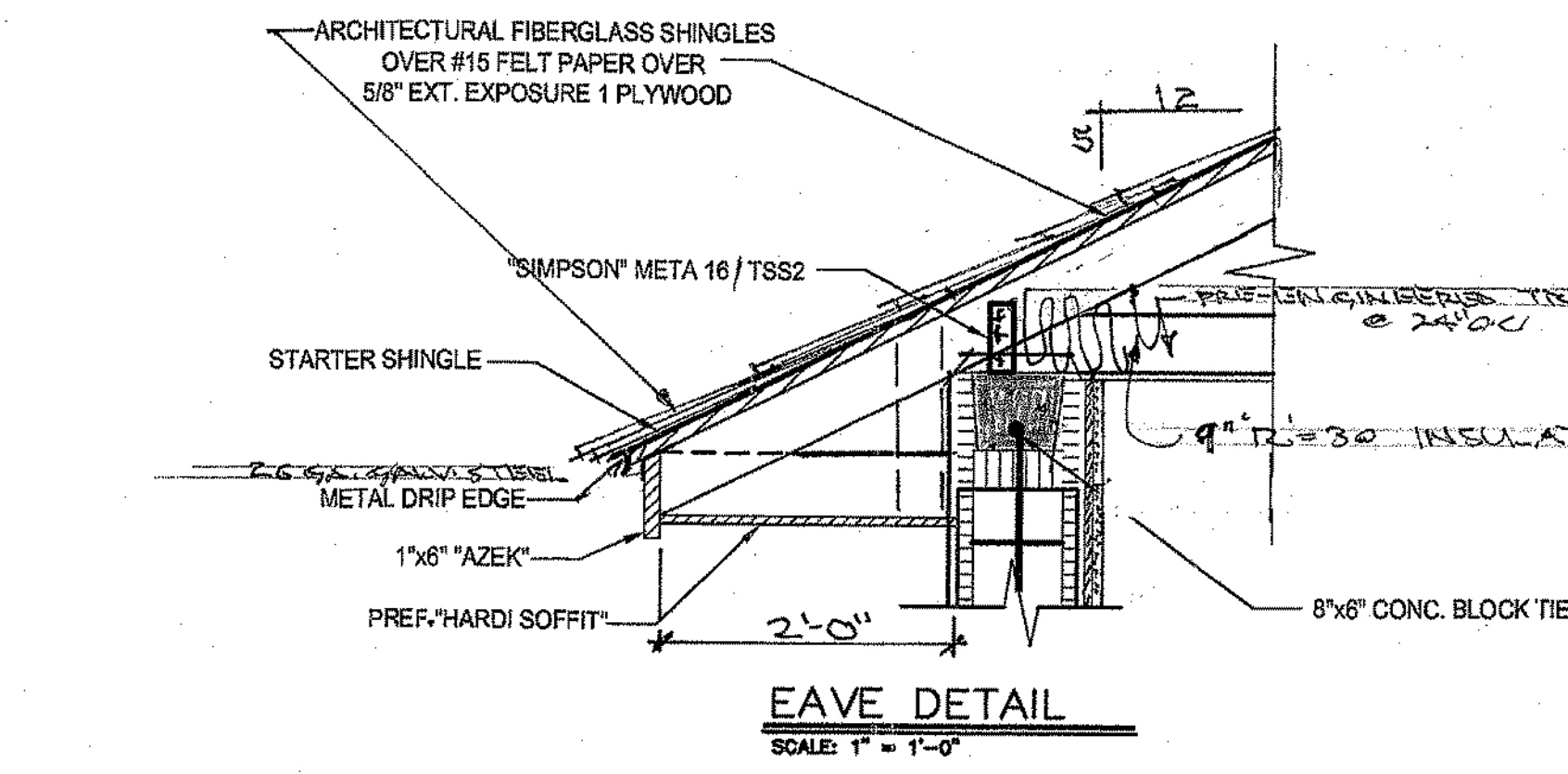
Standard Length: 10 feet



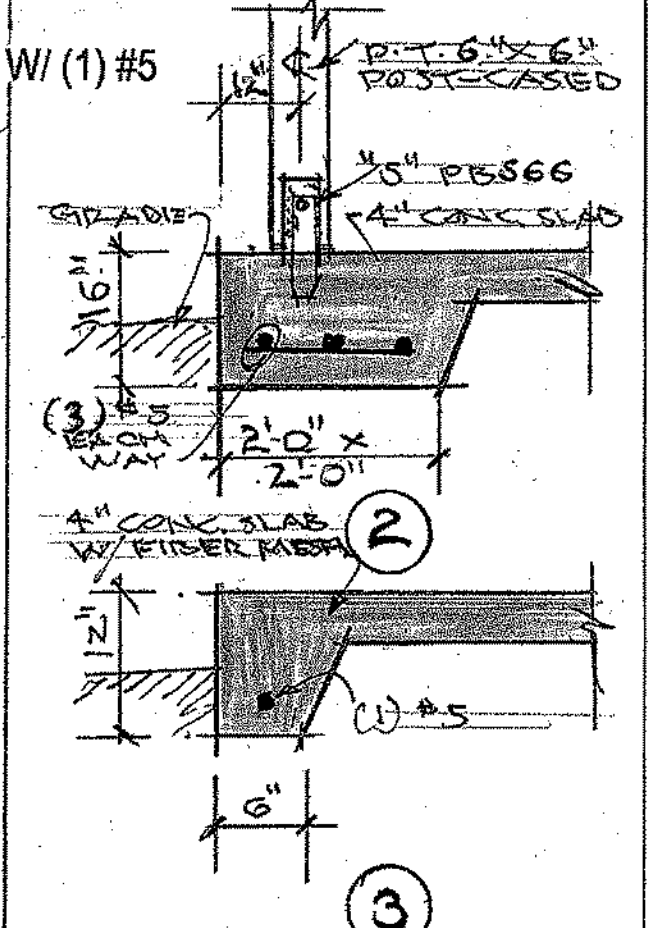
**FOOTER DETAIL** ①



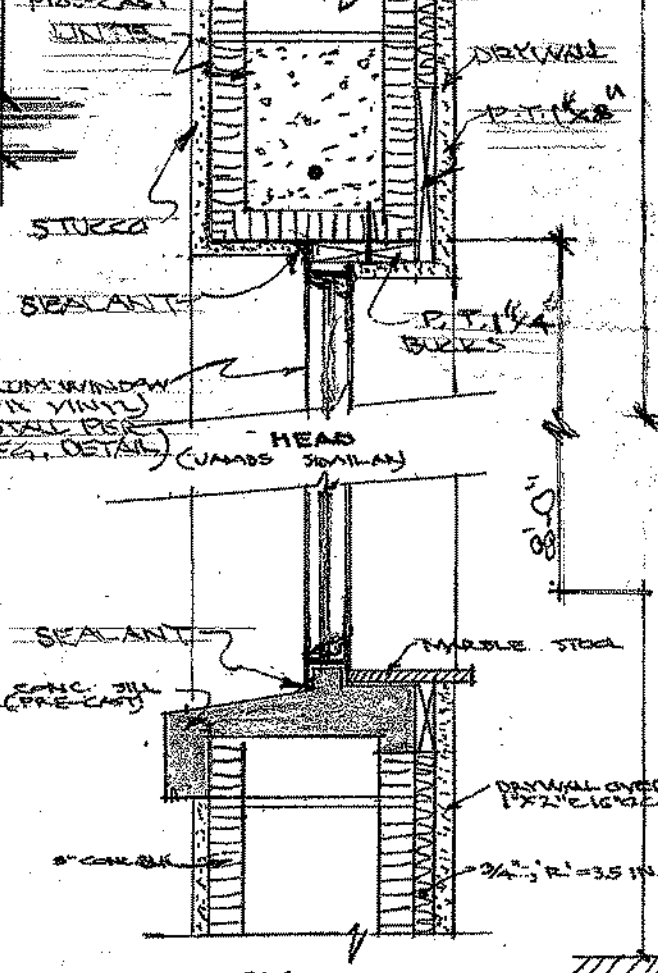
**TYPICAL WALL SECTION**  
 SCALE: 3/4" = 1'-0"



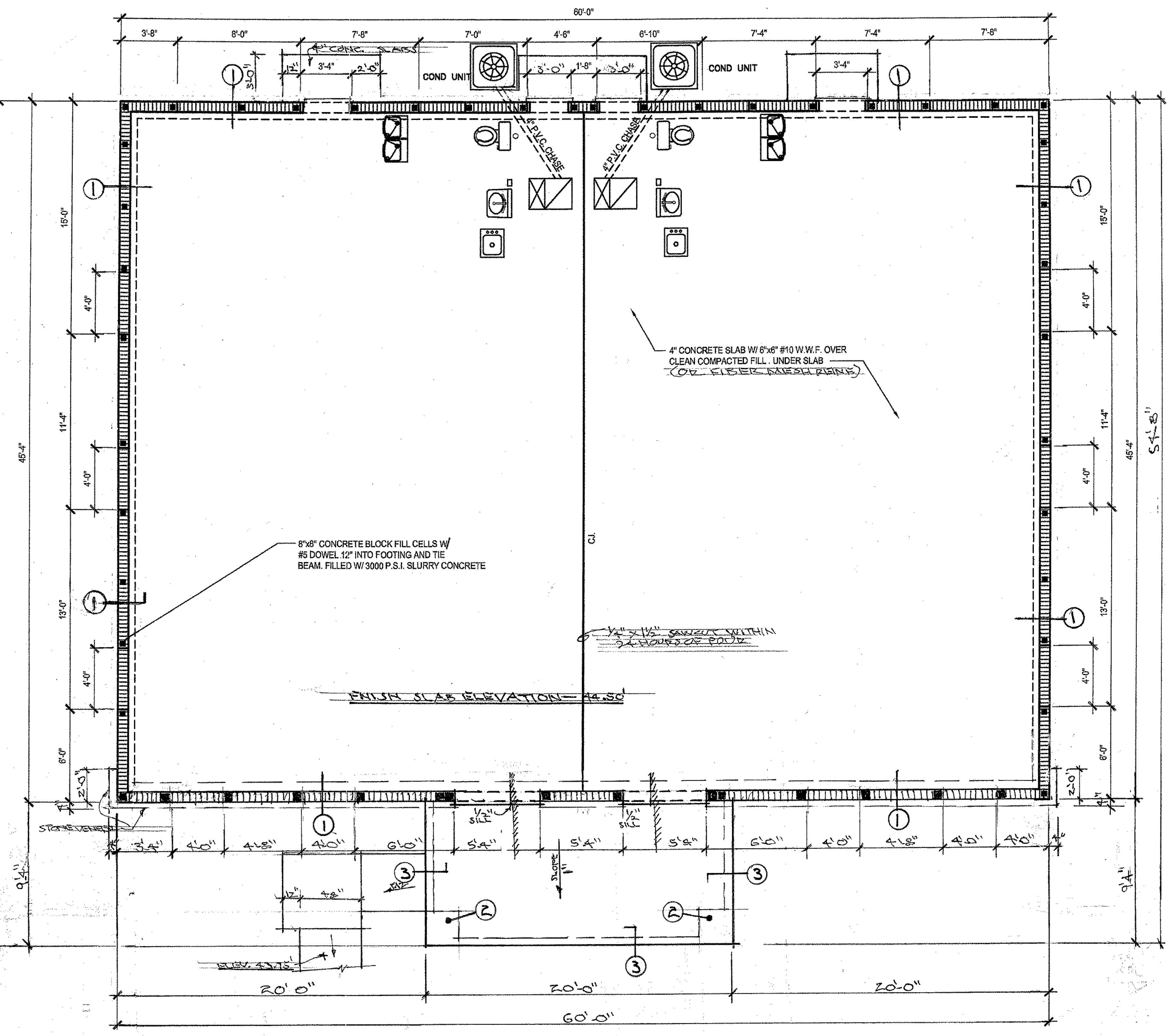
**EAVE DETAIL**  
 SCALE: 1" = 1'-0"



**FOOTING DETAILS** ②



**WINDOW DETAILS** ③



**FOUNDATION PLAN**  
 1/4" = 1'-0"

**PART ONE-GENERAL:**  
 Review drawings for extent of stucco work and finish texture.  
 All exterior stucco work shall comply with Chapter 25, 2010 Florida Building Code for Portland Cement Based Stucco and ASTM C 926; lathing shall comply with ASTM C 1063.

**PART TWO-MATERIALS:**  
 A. Portland cement shall comply with ASTM C 150, type I or II.  
 B. Exterior lathing and furring shall comply with ASTM C 1063.  
 C. Water shall be drinking quality.  
 D. Sand shall comply with ASTM C 35.  
 E. Metal lath shall comply with ASTM C 847, for G-60 grade.  
 F. Steel studs shall comply with ASTM C 645.  
 G. Screws and other accessories shall comply with Chapter 25, FBC for specific use.  
 H. Bonding agent for securing stucco to CMU's where required, shall equal "Lambo Primer" as mfg'd by Lambert Corp. and comply with ASTM C 932 for exterior bonding compound.  
 I. Weep screeds shall equal "Amico" # AMFWS-425-780 (PVC) for wood frame walls, or #AMFWS-425-580 (PVC) for masonry walls.

**PART THREE-EXECUTION:**  
 Application:  
 3.1. Examine CMU, concrete and wood surfaces to ensure surfaces are clean of foreign matter, voids are filled and a "breathable" type moisture barrier is applied to wood substrates.  
 3.2. Over CMU or concrete substrates apply a bonding agent/primer in a "dash-bond" manner per ASTM C 926.5.2.2.2.  
 3.3. Attach control joints, corner or edge bead per mfg's recommendations. Maximum wall area shall not exceed 144 sq. ft. between joints.  
 3.4. Provide Owner 18" x 18" sample finish textures for approval.  
 3.5. Apply Portland cement based stucco to CMU or concrete in two coats-scratch and finish coats per ASTM C 926. Stucco shall be a minimum 5/8" thick. Screed to control joints and edge beads. Moist cure each coat per minimum time per Chapter 25, FBC. In two coat work the second stucco coat may be doubled back when first coat is sufficiently rigid to receive it. Texture per approved samples or direction.  
 3.6. Install metal lath or paper backed lath to wood substrate over moisture barrier per ASTM C 1063.  
 3.7. Stucco shall be applied to wood framing per ASTM C 926 in three coats-scratch, base and finish. Stucco shall be a minimum 7/8" thick. Screed stucco to control joints and edge beads. Moist cure each coat per minimum time per Chapter 25, FBC. Texture per approved samples or direction.  
 3.8. Leave all stucco work clean free of defects and with a uniform thickness, texture or finish.

**CODE DATA**

WIND SPEED = 139 M.P.H.  
 DESIGN PER 2010 FLORIDA BUILDING CODE 101; FLORIDA FIRE PREVENTION CODE INCLUDING LIFE SAFETY CODE - 2009 ED.  
 2010 FLORIDA PLUMBING, MECHANICAL CODES  
 2008 NATIONAL ELECTRICAL CODE  
 EXPOSURE "B" RISK FACTOR II; ENCLOSED  
 "P" POSITIVE = +30.0PSF; NEGATIVE = -35PSF.  
 AREAS - OFFICE 2,720 SQ. FT. PORTICO = 188 SQ. FT.  
 OCCUPANCY = "BUSINESS" - OFFICES = 2,720 SQ. FT. x 60% = 2,200 SQ.FT. DIV. 100 = 22 PERSONS  
 TYPE VB CONSTRUCTION; ONE STORY; NON-SPRINKLED.  
 ALL FRAMING LUMBER SHALL EQUAL #2 S.Y. PINE OR "ENGINEERED" LUMBER.  
 ALL CONCRETE SHALL EQUAL MIN. 2,500 PSI  
 TERMITES TREAT BUILDING AREAS + 5' PER SECTION 1816, FBC 2010  
 SOIL BEARING VALUE SHALL BE MIN. 2,000 PSF. PER 95%  
 MODIFIED PROCTOR DENSITY.  
 ROOF LIVE LOAD = 16 PSF; WIND LOAD = -18.3 PSF;

**ALLEN ARTHUR ARCHITECT**  
 LIC. # AR0002831  
 301 N. Fern Creek Ave.  
 Orlando, Florida  
 32803  
 PHONE: 407-896-6711  
 FAX: 407-896-3770  
 a e a

**PROPOSED OFFICE BUILDING**  
 CIARA CREEK COVE  
 LONGWOOD, FLORIDA 32750

REVISIONS.


REV. DATE  
 BY  
 CHECKED


**FOUNDATION PLAN**  
**PROPOSED PLAN**  
 A-1/3

07-14-10

**WINDOW SCHEDULE**

I.D.	SIZE	TYPE	MATERIAL	FRAME	HARDWARE	REMARKS
A	3'-0" x 4'-0"	FIXED	ALUM.	ALUM.		"KAWNEER" TRI FAB SERIES 4000 SASH DUAL GLAZING INSUL. W/ ARGON FILLER
B	3'-0" x 3'-0"	SINGLE HUNG	ALUM.	ALUM.	SCREEN	"PGT" SERIES SH-4000 W/ LOW-E GLAZING

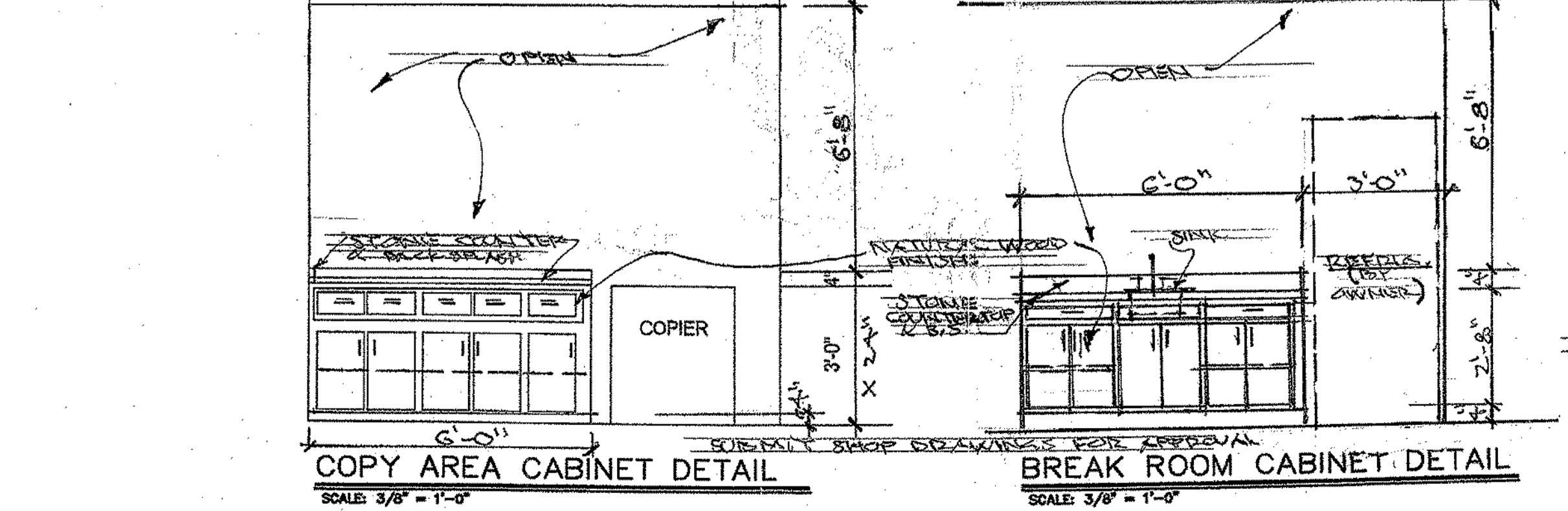
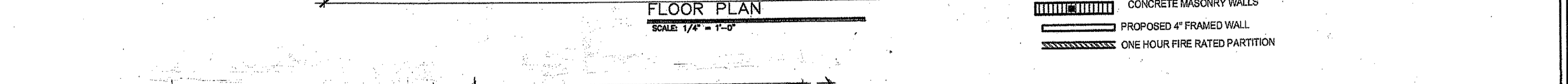
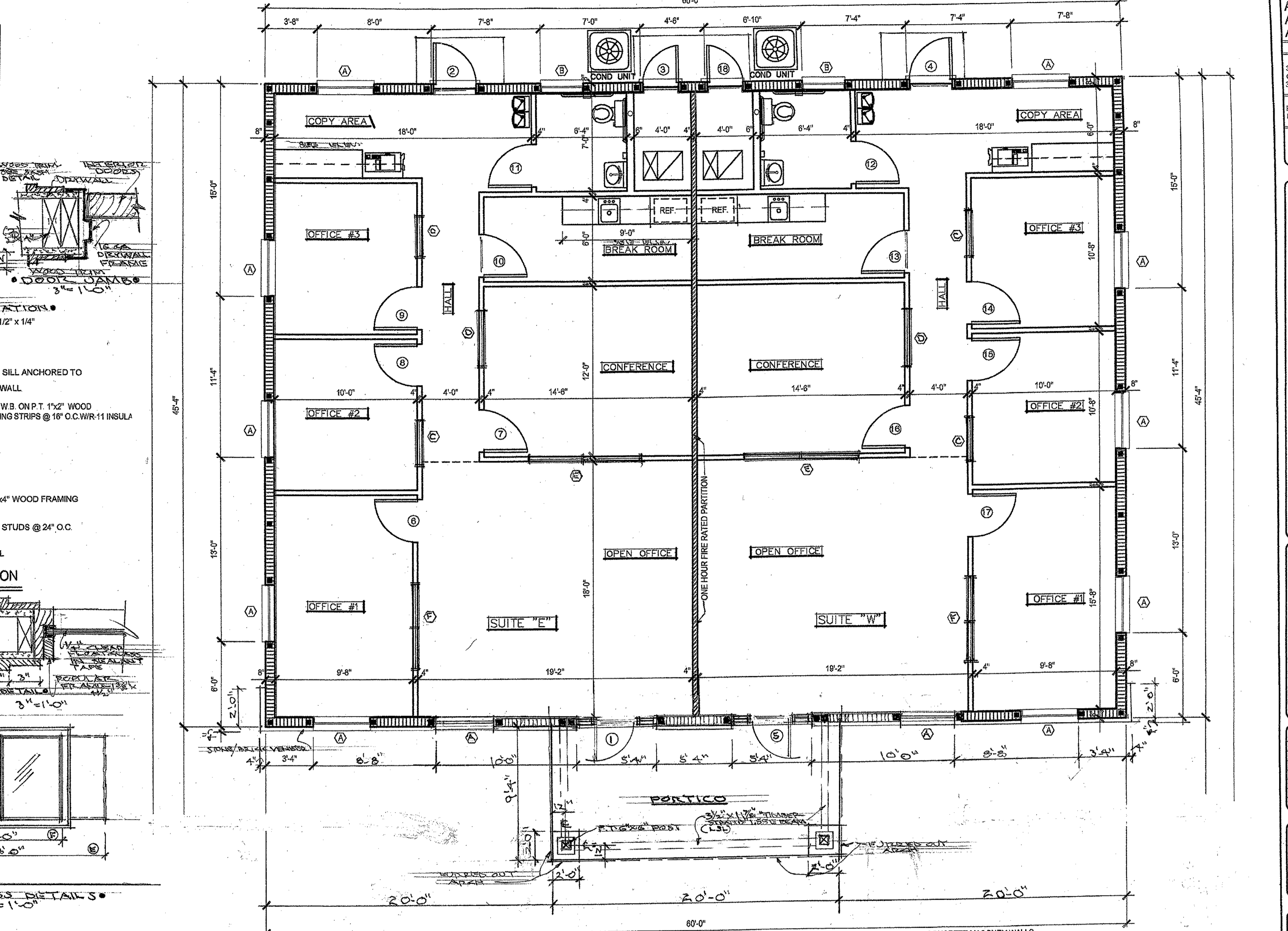
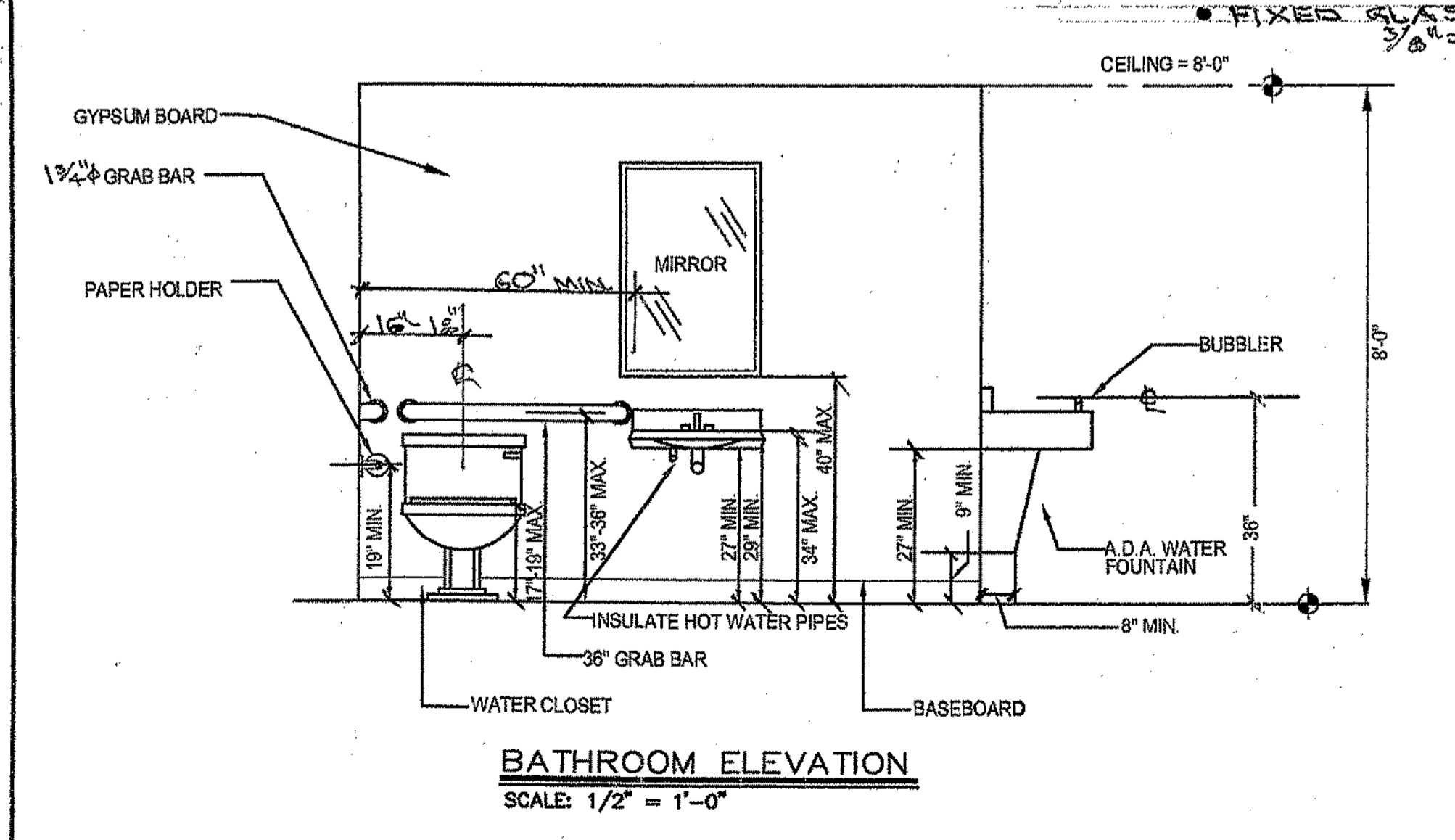
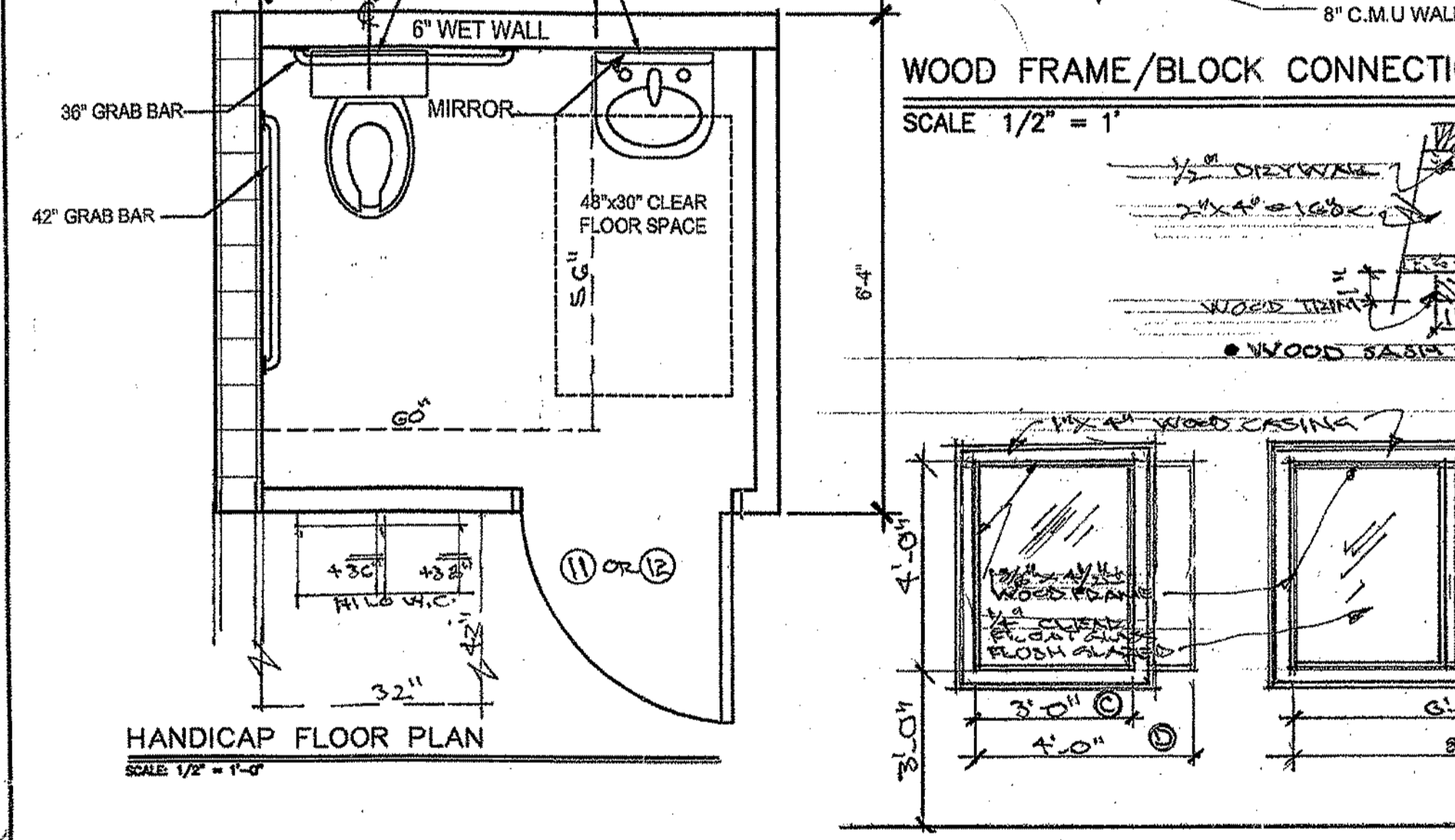
\* GLAZING SHALL BE "LOW-E" DUAL GLASS W/ ARGON GAS FILLER\*

**NOTE: WINDOWS \*A\* & DOORS \*1, 2, 3\* TO MATCH EXISTING BLDG.**

**DOOR SCHEDULE (SEE ELEVATIONS)**

I.D.	SIZE	TYPE	MATERIAL	FRAME	HARDWARE	REMARKS
1	3'-0" x 6'-0"	ENTRANCE	ALUMIN./GL.	ALUMIN.	MANF. STANDARD, E	(2) 12"x8'-0" SIDE LITES W/ 1/4 TEMP GLASS
2	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
3	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
4	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
5	3'-0" x 6'-0"	ENTRANCE	ALUMIN./GL.	ALUMIN.	MANF. STANDARD, E	(2) 12"x8'-0" SIDE LITES W/ 1/4 TEMP GLASS
6	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
7	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
8	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
9	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
10	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
11	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
12	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
13	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
14	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
15	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
16	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
17	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE
18	3'-0" x 6'-0"	FLUSH	22 GA. STL.	16 GA.	A,B,C,D,E	UPPER HALF GLASS LITE

- A 1 1/2 PAIR MEDIUM DUTY NON FERROUS BALL BEARING HINGES
- B LEVER HANDLE CYLINDRICAL LOCK SET W/ DEAD BOLT
- C ALUMINUM THRESHOLD
- D PERIMETER WEATHER STRIPING
- E CLOSER
- F STOP
- G 1 1/2 PAIR PLATED STEEL B.B. HINGES
- H LEVER HANDLE CYLINDRICAL LOCKSET INTERIOR DOORS



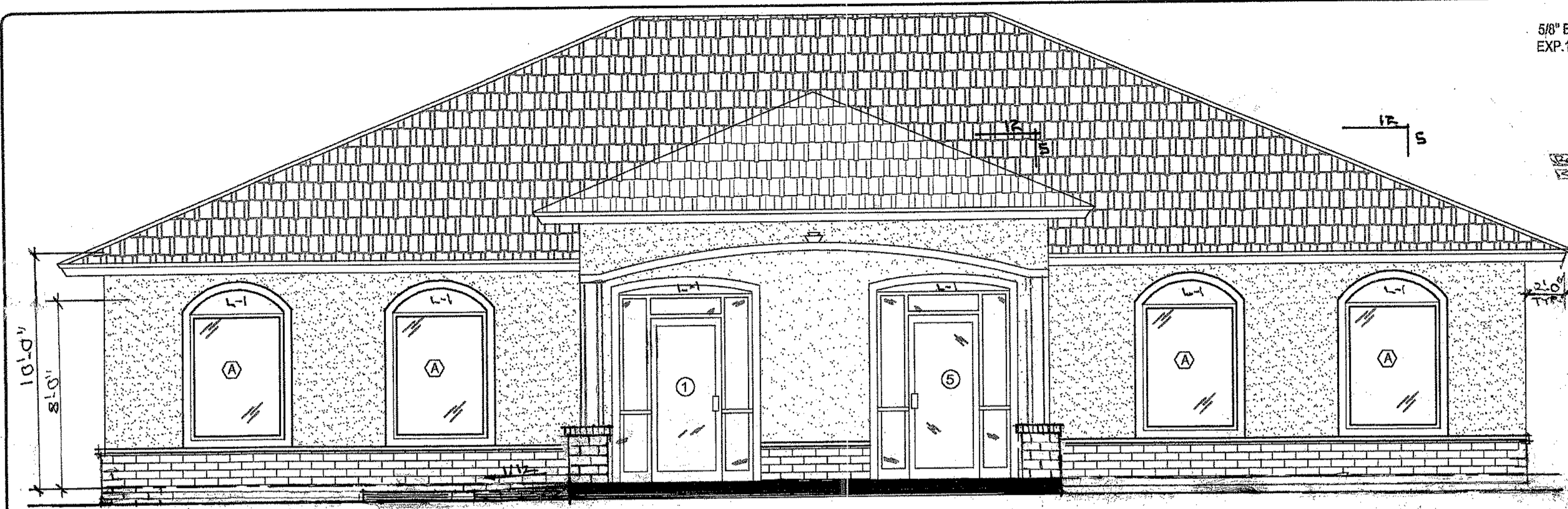
**ROOM FINISH SCHEDULE - SUITE "E" AND SUITE "W" TO MATCH**

SPACE	FLOOR	BASE	NORTH	EAST	WEST	SOUTH	CEILING	CEILING HT.	REMARKS
PORTICO	TEXT. CONC.	STUCCO					1"x8" TRIM	10'-0"	
OPEN OFFICE	CARPET	4" WOOD	DRYWALL	5/8" F.C. DRYWALL	DRYWALL	DRYWALL	DRYWALL	10'-0"	
CONF. ROOM	CARPET	4" WOOD	DRYWALL	5/8" F.C. DRYWALL	DRYWALL	DRYWALL	DRYWALL	10'-0"	
OFFICES 1,2,3	CARPET	4" WOOD	DRYWALL	5/8" F.C. DRYWALL	DRYWALL	DRYWALL	DRYWALL	10'-0"	
BREAK ROOM	CARPET	4" VINYL	DRYWALL	5/8" F.C. DRYWALL	DRYWALL	DRYWALL	DRYWALL	10'-0"	
BATHROOM	CARPET	4" VINYL	DRYWALL	5/8" F.C. DRYWALL	DRYWALL	DRYWALL	DRYWALL	8'-0"	D.W./B.O.
MECH. ROOM	CONC.	4" VINYL	DRYWALL	5/8" F.C. DRYWALL	DRYWALL	DRYWALL	DRYWALL	10'-0"	
COPY AREA	CARPET	4" VINYL	DRYWALL	5/8" F.C. DRYWALL	DRYWALL	DRYWALL	DRYWALL	10'-0"	

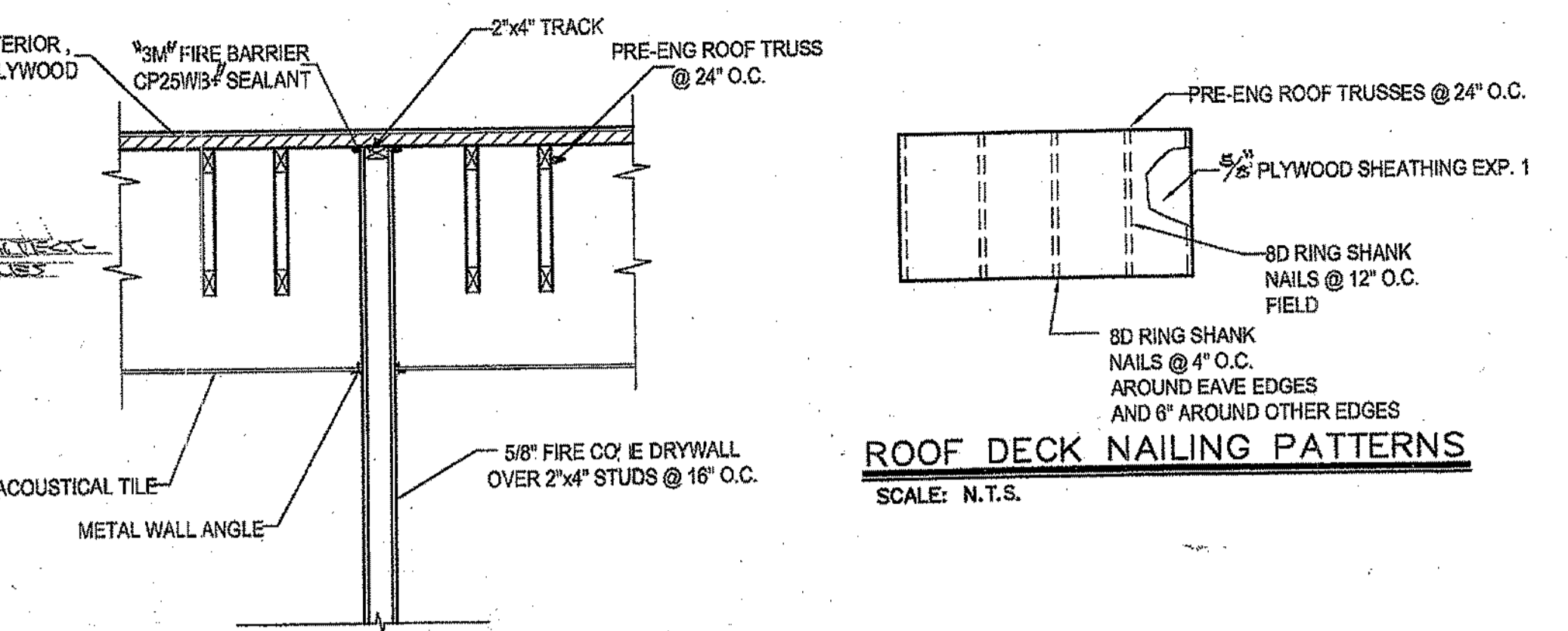
REVISIONS:

NO. 07/14/14	REVISED ELEVATIONS

DRAWN: L.A.  
 PROJECT NO: 10-14  
 DATE: 06-10-14  
 ISSUED FOR:  
 CHECKED: A.E.A.



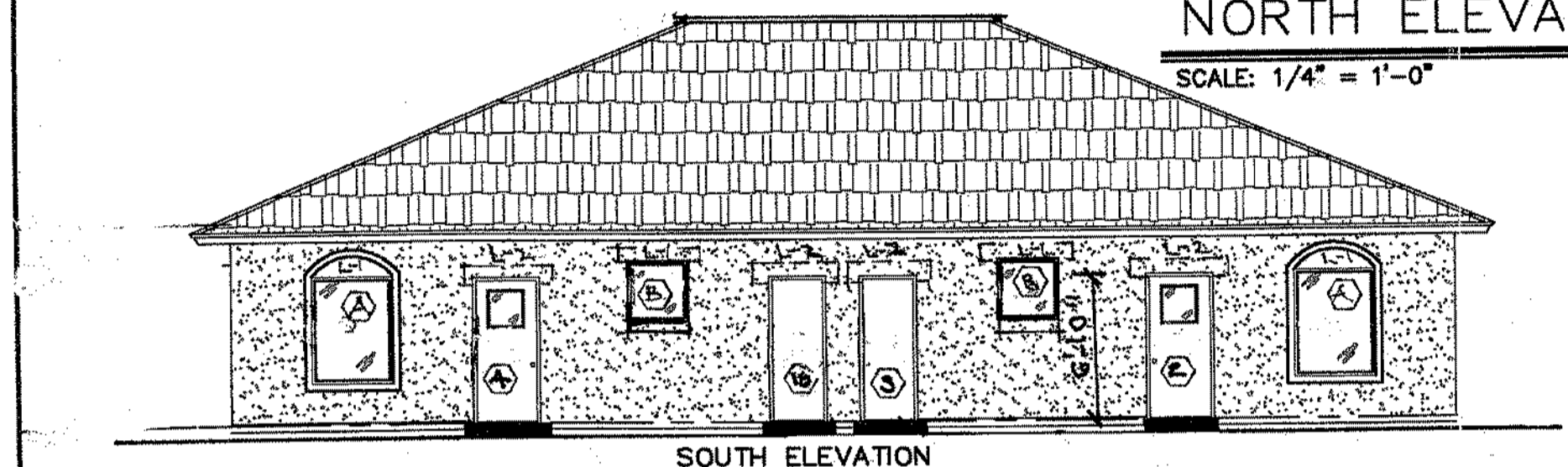
NOTE: BUILDING SHALL MATCH MATERIALS, COLOR, TEXTURE OF PAVED EXISTING BUILDING  
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



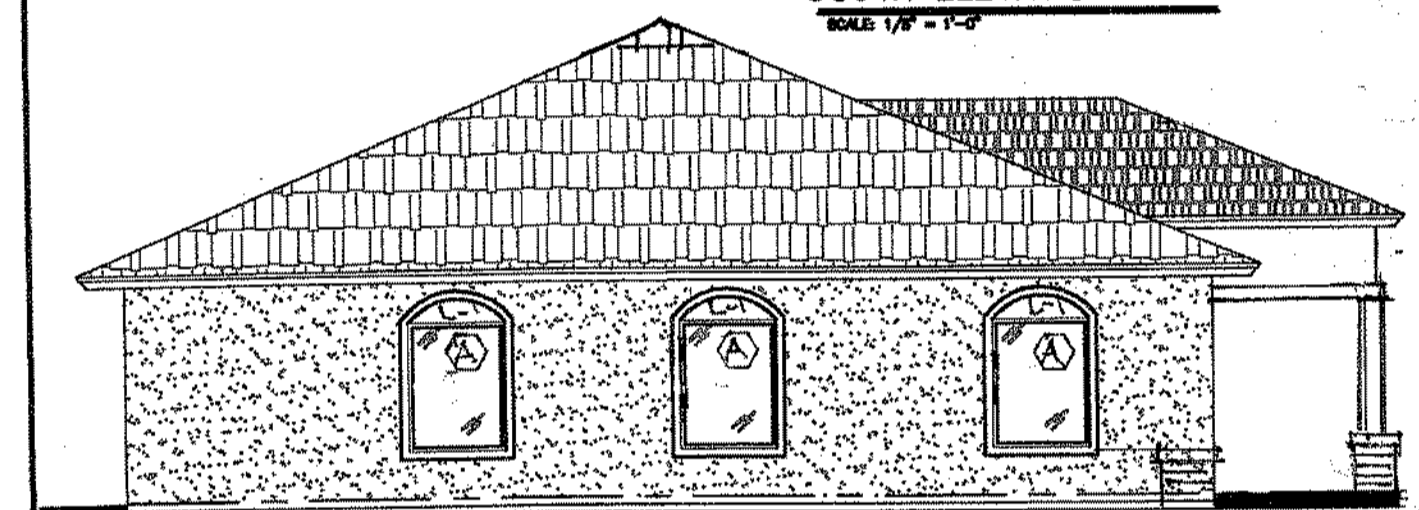
**1 HOUR FIRE RATED WALL SECTION**  
 SCALE: 1/2" = 1'-0"

**ROOF DECK NAILING PATTERNS**  
 SCALE: N.T.S.

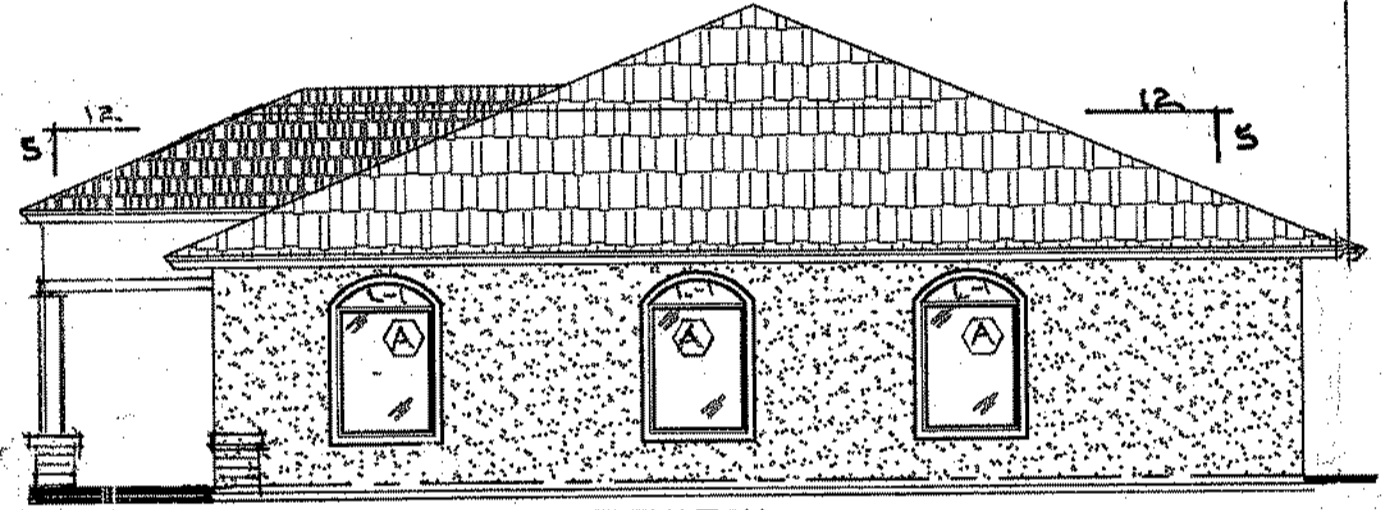
- **W/NTL SCHEDULE**
- L-1 "CAST-CONCRETE" BUS
  - L-2 " " BRUS
  - FLA. PRODUCT APPROVAL # EL-F158-R-E



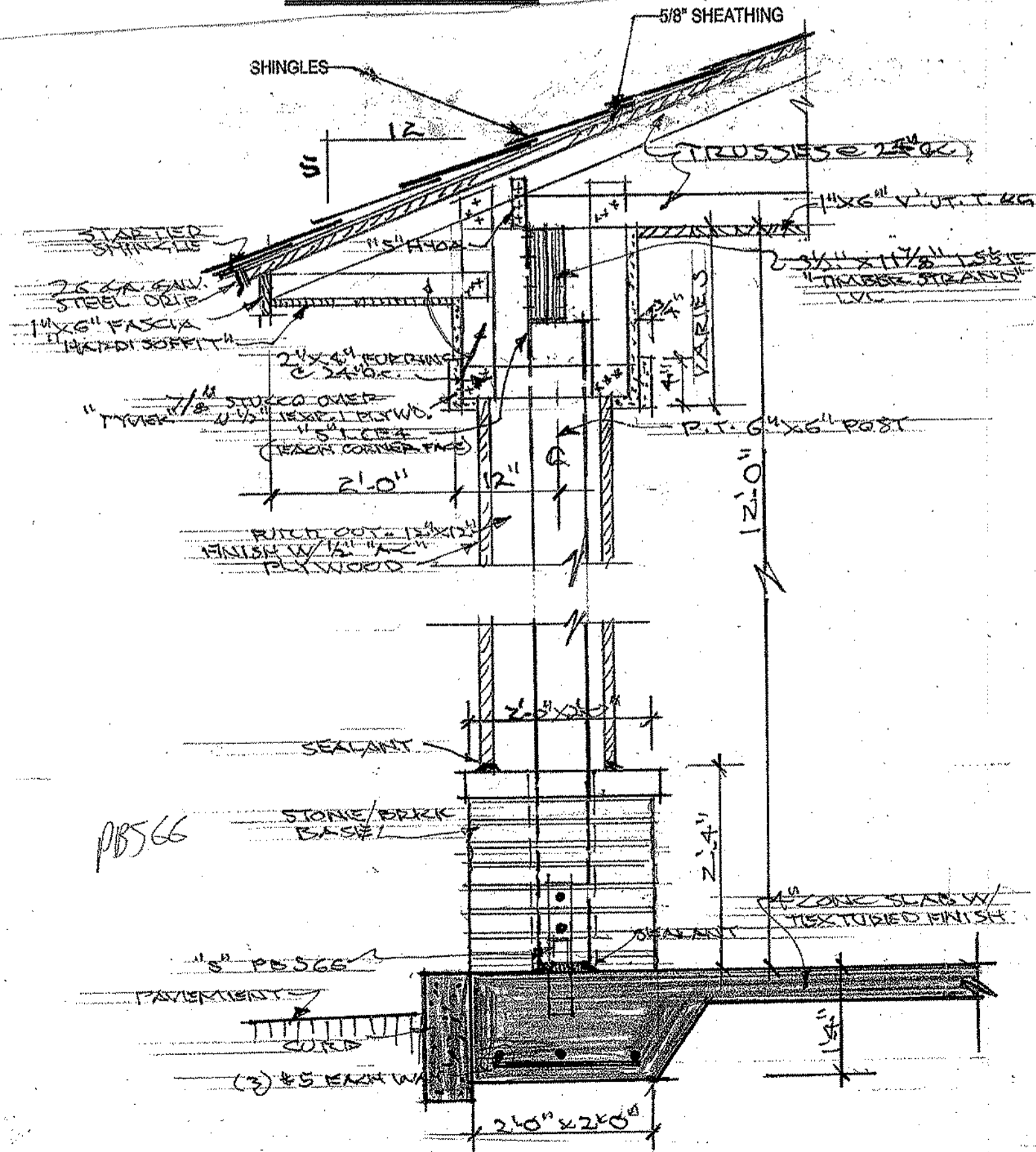
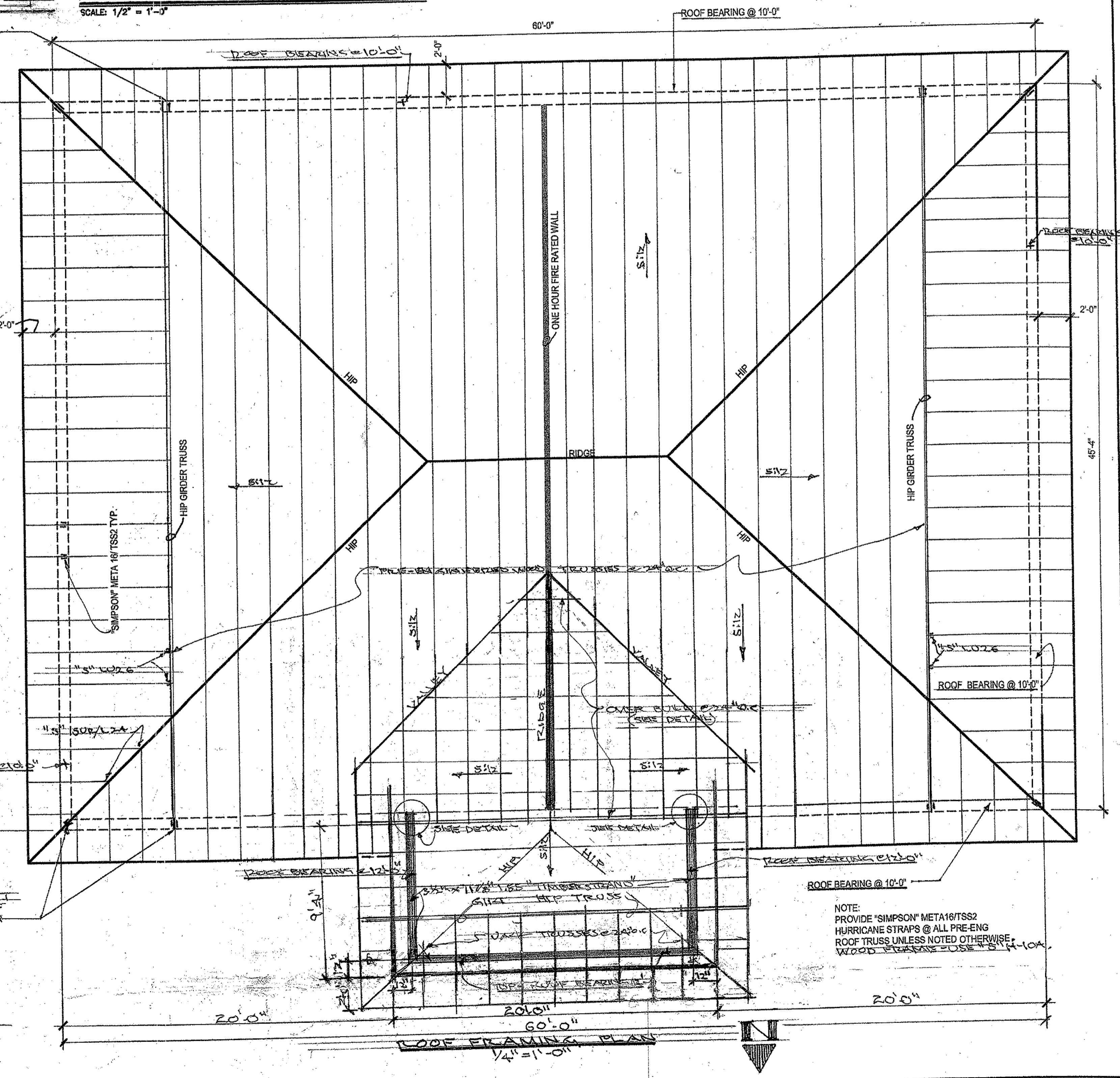
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



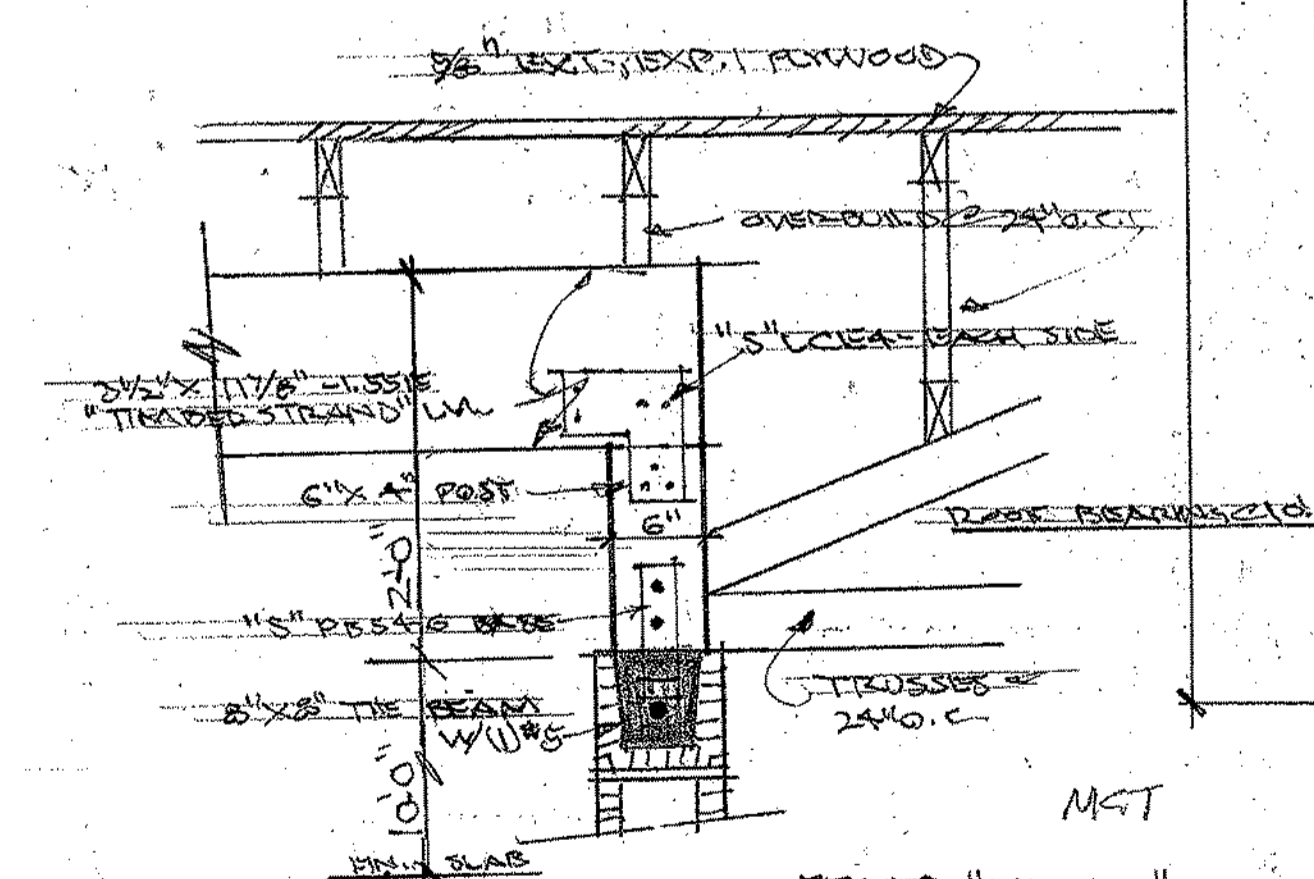
**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



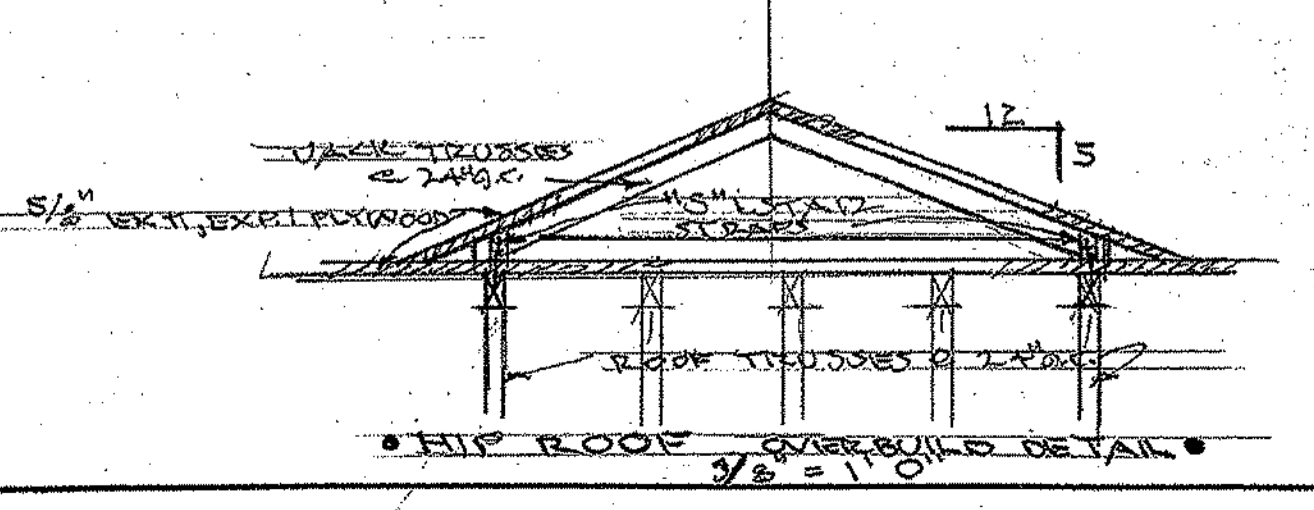
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PORTICO POST SECTION**  
 SCALE: 1/2" = 1'-0"

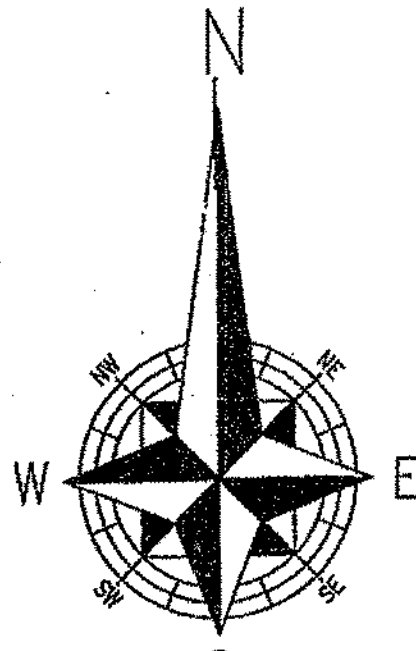


• **BEAM/POST ANCHOR DETAIL**  
 SIMPSON METAL ANCHOR @ EACH END OF HIP GIRDER

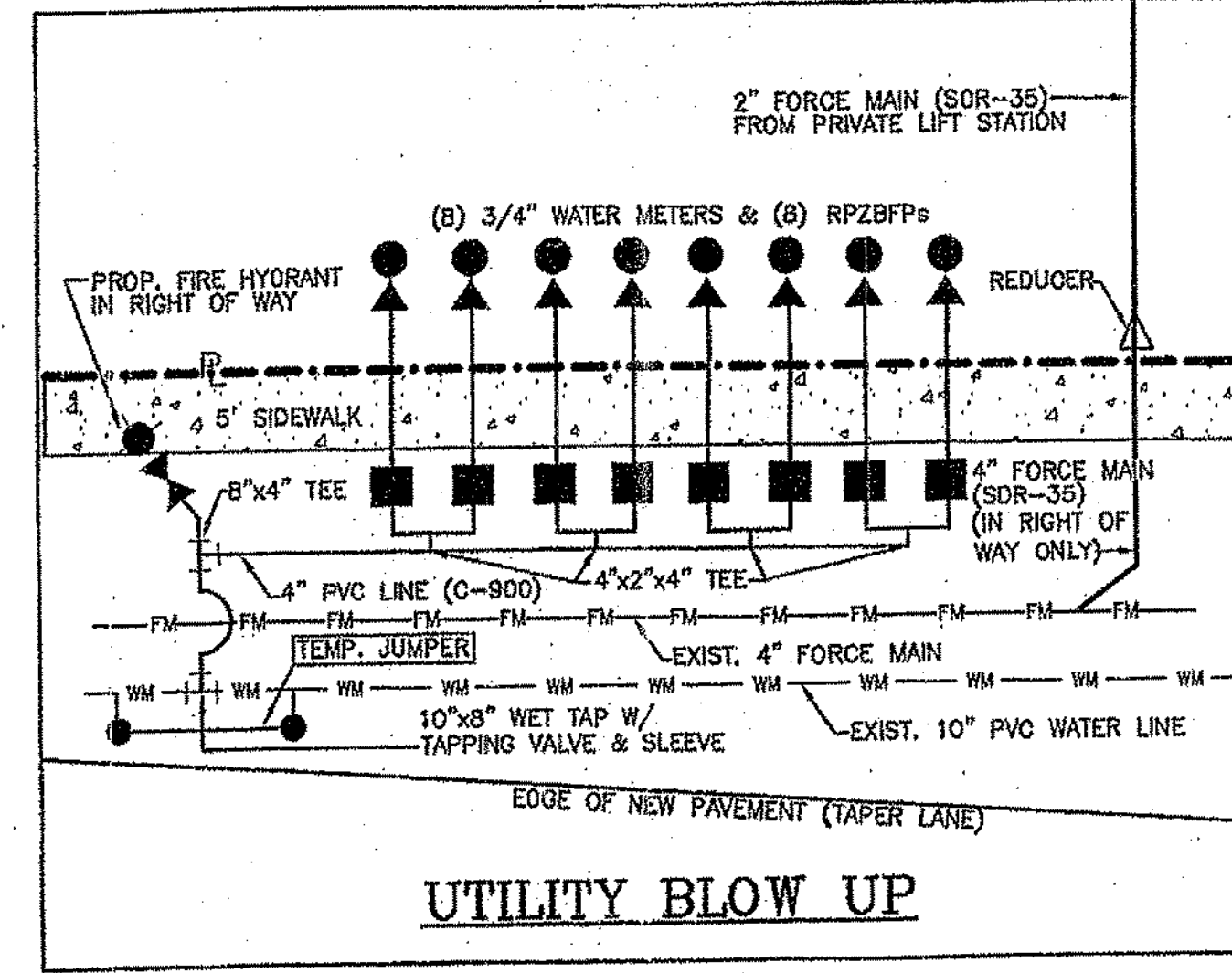
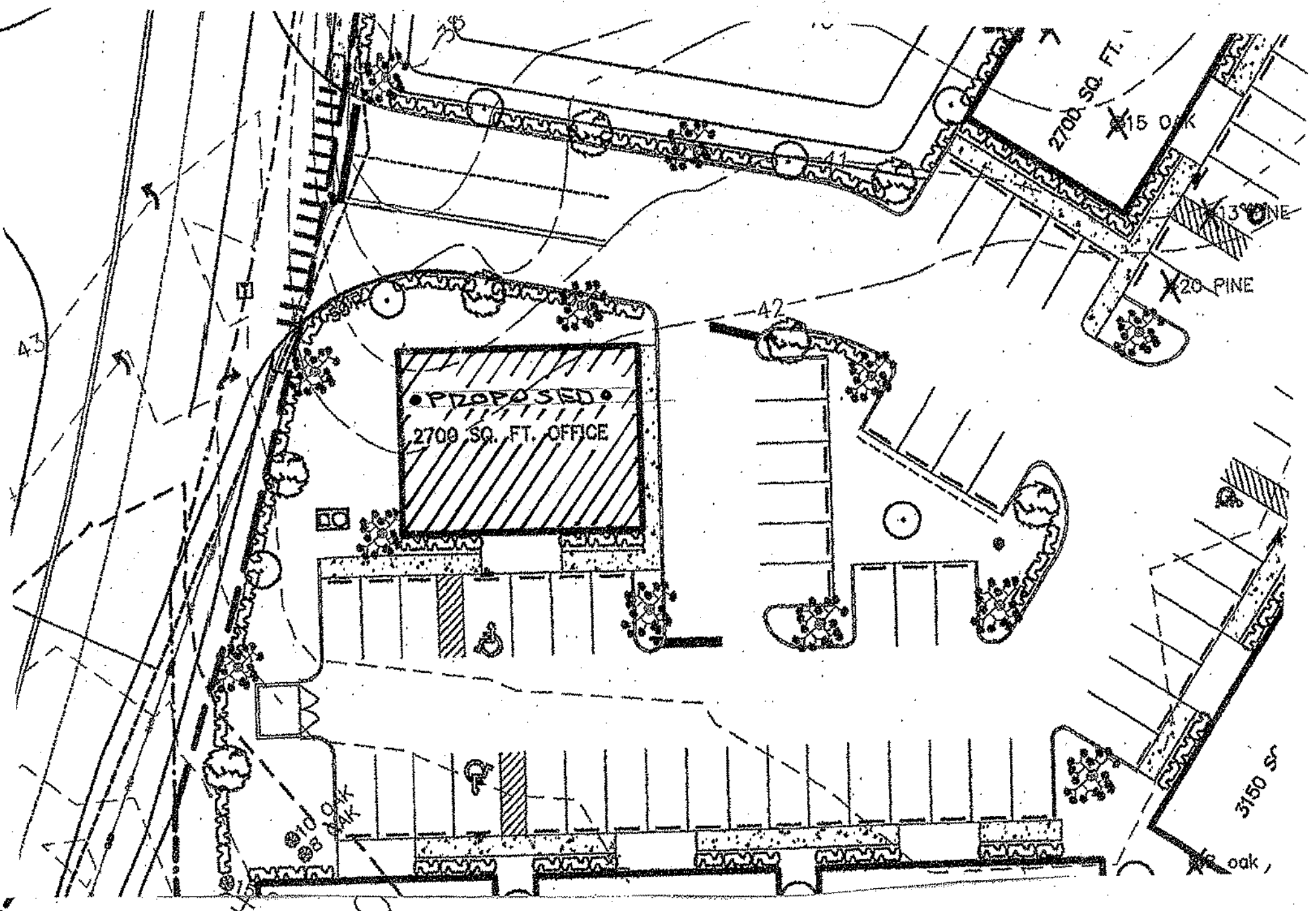
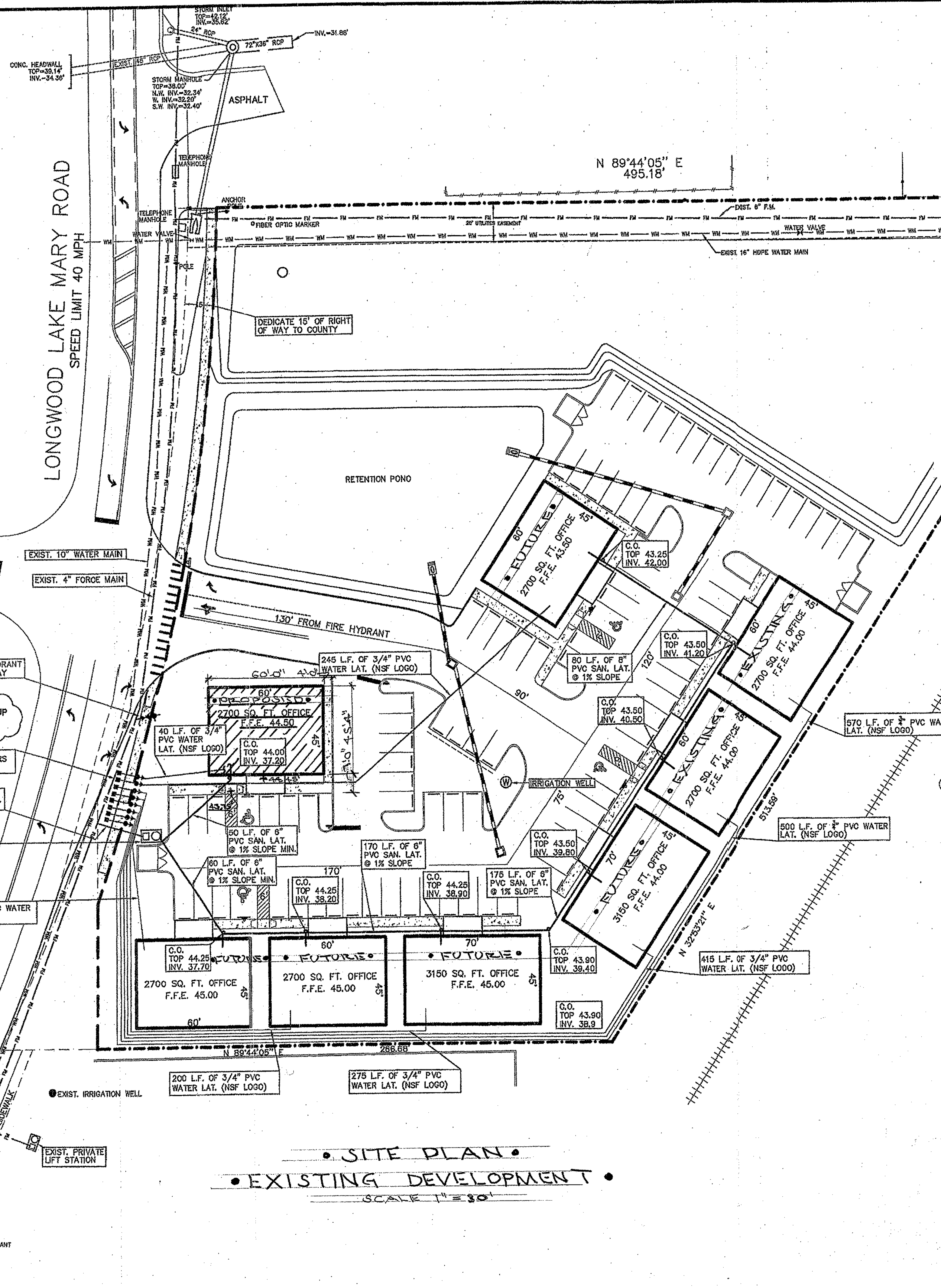


• **HIP ROOF OVERBUILD DETAIL**  
 SCALE: 1/2" = 1'-0"

NOTE:  
 PROVIDE "SIMPSON" META16/TSS2 HURRICANE STRAPS @ ALL PRE-ENG ROOF TRUSS UNLESS NOTED OTHERWISE. WOOD FRAMES JOIST 14-10A



SCALE: 1" = 30'



• SITE PLAN •  
• EXISTING DEVELOPMENT •  
SCALE 1" = 30'

ALLEN  
ARTHUR  
ARCHITECT  
LIC. # AR0002831  
301 N. Fern Creek Ave.  
Orlando, Florida  
32803  
PHONE: 407-886-8711  
FAX: 407-886-3770  
a e a

PROPOSED OFFICE BUILDING  
CIARA CREEK COVE  
LONGWOOD, FLORIDA 32750

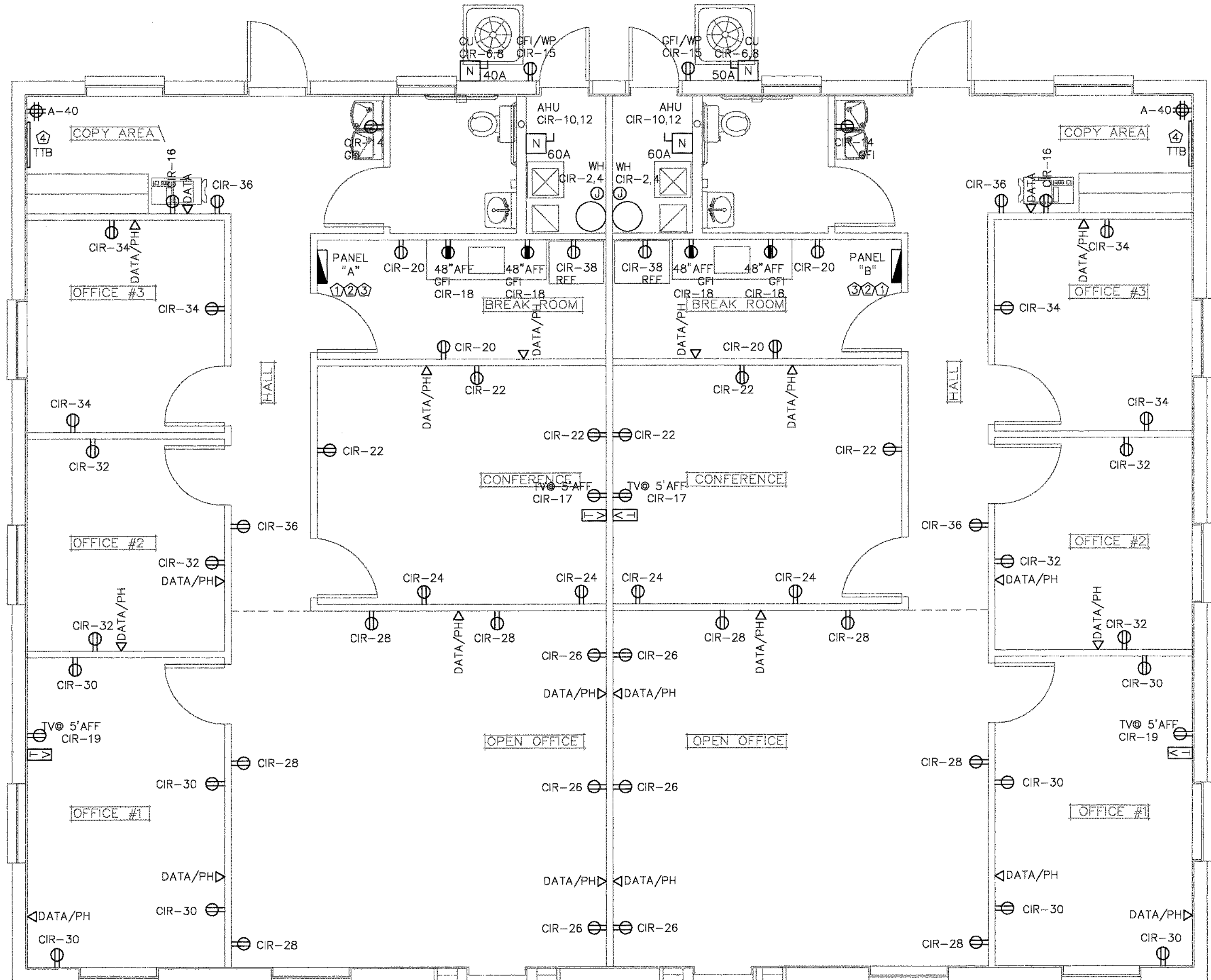
REVISIONS:

DRAWN: a.c.a.  
PROJECT NO: 10-14  
DATE: 06-09-14  
ISSUED FOR:  
CHECKED: a.c.a.

S-1/1

PANEL SCHEDULE										LOAD BALANCE DATA									
PANEL: "A"					BUS: 200 AMP					VOLTAGE: 120/240V, 1Ø, 3W					A = 174.0 AMPS = 20.9 KVA				
MOUNTING: SURFACE					POLES: 42					B = 172.3 AMPS = 20.7 KVA					TOTAL CONNECTED LOAD = 41.6 KVA				
LOCATION: SEE PLANS					REMARKS: 200 AMP MLO														
LOAD (AMPS)					LOAD (AMPS)					LOAD (AMPS)					LOAD (AMPS)				
DESCRIPTION	A	B	TRIP	POLES	CIRCUIT	LEG	CIRCUIT	POLES	TRIP	A	B	DESCRIPTION	A	B	DESCRIPTION	A	B		
LIGHTING OPEN OFFICE HALL	10				1	A	2	2	30	16		WATER HEATER 40 GAL							
LIGHTING OFFICES	7				3	B	4	2	30	16		WATER HEATER 40 GAL							
LIGHTING CONF/RESTRM	6				5	C	6	2	40	27.6		CONDENSING UNIT							
SHOW WINDOW OUTLETS	10				7	A	8	2	40	27.9		CONDENSING UNIT							
SHOW WINDOW OUTLETS	10				9	B	10	2	80	55.4		AIR HANDLER UNIT							
FRONT SIGN	10				11	C	12	2	60	55.4		AIR HANDLER UNIT							
LIGHTING PORTICA	2				13	A	14	1	20	12.5		DRINKING FOUNTAIN							
EXTERIOR RECEPTACLE	3				15	B	16	1	20	7		OUTLET PRINTER							
TV OUTLETS	5				17	C	18	1	20	3		COUNTER OUTLETS							
TV OUTLETS	5				19	A	20	1	20	3		BREAKROOM OUTLET							
	0				21	B	22	1	20	4.5		CONFERENCE RM OUTLETS							
	0				23	C	24	1	20	3		CONFERENCE RM OUTLETS							
	0				25	A	26	1	20	4.5		GEN PURP OUTLETS							
	0				27	B	28	1	20	6		GEN PURP OUTLETS							
	0				29	C	30	1	20	6		GEN PURP OUTLETS							
	0				31	A	32	1	20	4.5		GEN PURP OUTLETS							
	0				33	B	34	1	20	4.5		GEN PURP OUTLETS							
	0				35	C	36	1	20	4.5		GEN PURP OUTLETS							
	0				37	A	38	1	20	7		REFRIGERATOR							
	0				39	B	40	1	20	10		DEDICATED OUTLET SERVER							
	0				41	C	42	1	20	0									

PANEL SCHEDULE										LOAD BALANCE DATA									
PANEL: "B"					BUS: 200 AMP					VOLTAGE: 120/240V, 1Ø, 3W					A = 174.0 AMPS = 20.9 KVA				
MOUNTING: SURFACE					POLES: 42					B = 169.3 AMPS = 20.3 KVA					TOTAL CONNECTED LOAD = 41.2 KVA				
LOCATION: SEE PLANS					REMARKS: 200 AMP MLO														
LOAD (AMPS)					LOAD (AMPS)					LOAD (AMPS)					LOAD (AMPS)				
DESCRIPTION	A	B	TRIP	POLES	CIRCUIT	LEG	CIRCUIT	POLES	TRIP	A	B	DESCRIPTION	A	B	DESCRIPTION	A	B		
LIGHTING OPEN OFFICE HALL	10				1	A	2	2	30	16		WATER HEATER 40 GAL							
LIGHTING OFFICES	7				3	B	4	2	30	16		WATER HEATER 40 GAL							
LIGHTING CONF/RESTRM	6				5	C	6	2	40	27.8		CONDENSING UNIT							
SHOW WINDOW OUTLETS	10				7	A	8	2	40	27.9		CONDENSING UNIT							
SHOW WINDOW OUTLETS	10				9	B	10	2	60	55.4		AIR HANDLER UNIT							
FRONT SIGN	10				11	C	12	2	60	55.4		AIR HANDLER UNIT							
LIGHTING PORTICA	2				13	A	14	1	20	12.5		DRINKING FOUNTAIN							
EXTERIOR RECEPTACLE	3				15	B	16	1	20	7		OUTLET PRINTER							
TV OUTLETS	5				17	C	18	1	20	3		COUNTER OUTLETS							
TV OUTLETS	5				19	A	20	1	20	3		BREAKROOM OUTLET							
	0				21	B	22	1	20	4.5		CONFERENCE RM OUTLETS							
	0				23	C	24	1	20	3		CONFERENCE RM OUTLETS							
	0				25	A	26	1	20	4.5		GEN PURP OUTLETS							
	0				27	B	28	1	20	6		GEN PURP OUTLETS							
	0				29	C	30	1	20	6		GEN PURP OUTLETS							
	0				31	A	32	1	20	4.5		GEN PURP OUTLETS							
	0				33	B	34	1	20	4.5		GEN PURP OUTLETS							
	0				35	C	36	1	20	4.5		GEN PURP OUTLETS							
	0				37	A	38	1	20	7		REFRIGERATOR							
	0				39	B	40	1	20	10		DEDICATED OUTLET SERVER							
	0				41	C	42	1	20	0									



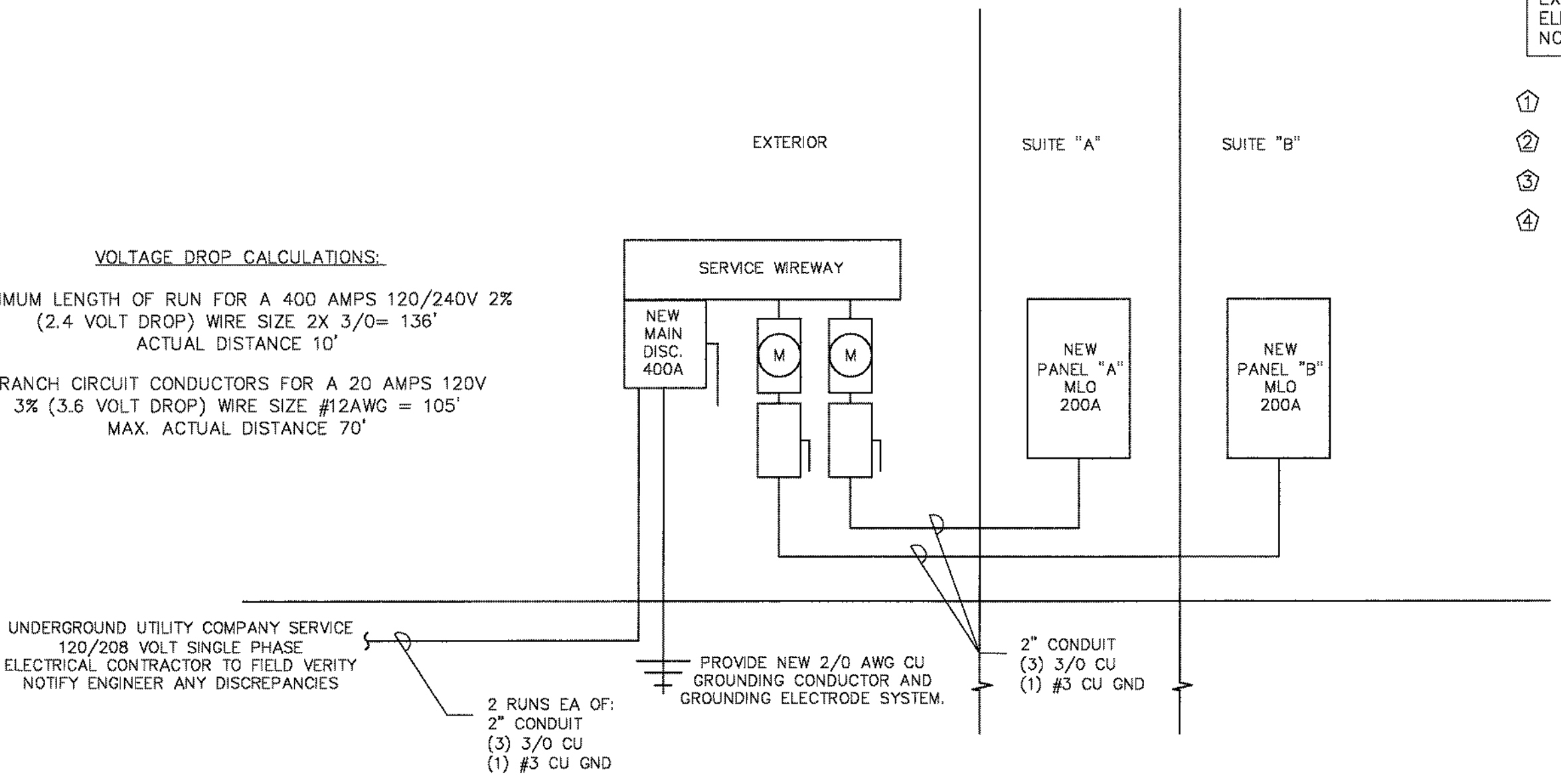
ELECTRICAL CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND COORDINATE WITH ELECTRIC COMPANY PRIOR BIDDING. NOTIFY ENGINEER ANY DISCREPANCIES.

ELECTRICAL CONTRACTOR TO VERIFY WITH OWNER/CONTRACTOR EXACT LOCATION OF JBOXES, SWITCHES, RECEPTACLES AND LIGHTING FIXTURES BEFORE ROUGH IN.

- ① FIELD VERIFY LOCATION OF ELECTRICAL STUB OUT.
- ② INSTALL NEW ELECTRICAL PANEL ON THIS WALL.
- ③ VERIFY EXACT LOCATION WITH GC/OWNER BEFORE ROUGH IN.
- ④ SERVER LOCATION. RUN ALL CAT6 DATA OUTLETS TO THIS CORNER.

1 POWER PLAN  
SCALE: 1/4"=1'-0"

VOLTAGE DROP CALCULATIONS:  
MAXIMUM LENGTH OF RUN FOR A 400 AMPS 120/240V 2% (2.4 VOLT DROP) WIRE SIZE 2X 3/0= 136' ACTUAL DISTANCE 10'  
BRANCH CIRCUIT CONDUCTORS FOR A 20 AMPS 120V 3% (3.6 VOLT DROP) WIRE SIZE #12AWG = 105' MAX. ACTUAL DISTANCE 70'



2 ELECTRICAL RISER  
SCALE: NTS

**Agile Engineering, Inc**  
John Sylvia, PE  
Lic. PE 60951  
17708 Sterling Pond Ln  
Orlando, FL 32820  
(407) 574-6350  
C.A. 26392  
Civil, Mechanical, Electrical, Plumbing

CLIENT:

PROJECT NAME:  
**PROPOSED OFFICE BUILDING**  
CIARA CREEK COVE  
LONGWOOD, FLORIDA 32750  
SHEET TITLE:  
**ELECTRICAL PLANS**

SCALE:

NOT FOR CONSTRUCTION  
7/14/2014

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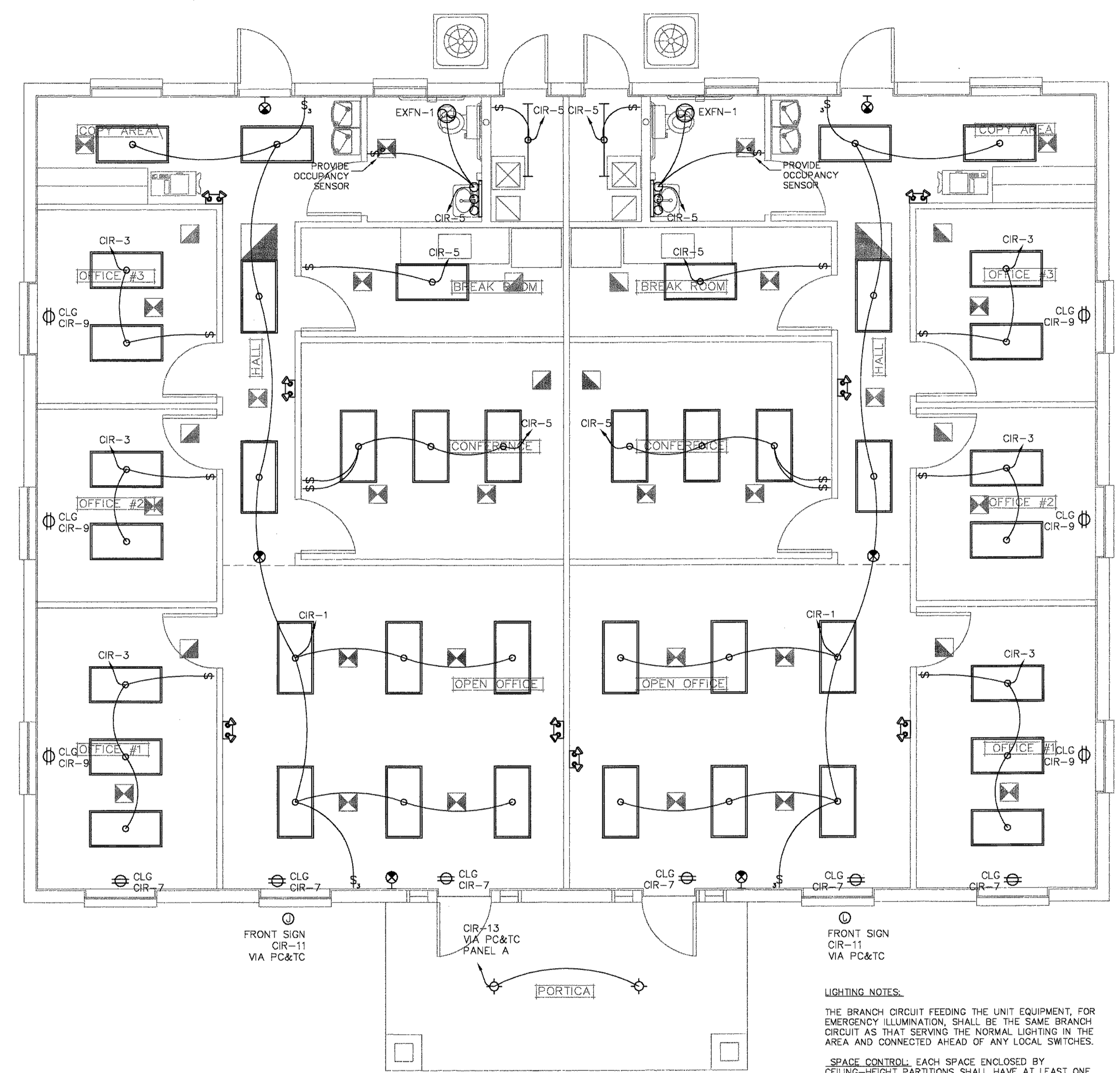
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DATE: 06-04-2014  
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**ELECTRICAL LEGEND**

[Symbol]	ELECTRIC PANEL
[Symbol]	TELEPHONE/COMPUTER LINE SERVICE OUTLET
[Symbol]	TELEPHONE LINE SERVICE OUTLET
[Symbol]	DUPLEX CONVENIENCE OUTLET, 18" AFF
[Symbol]	42" A.F.F. DUPLEX CONVENIENCE OUTLET.
[Symbol]	42" A.F.F. GROUND FAULT INTERSECTOR (GFI)
[Symbol]	DUPLEX CONVENIENCE OUTLET FOR EMERGENCY GENERATOR PURPOSE ONLY
[Symbol]	DUPLEX CONVENIENCE SPECIAL PURPOSE OUTLET
[Symbol]	CABLE/TELEVISION SPECIAL PURPOSE OUTLET
[Symbol]	EXHAUST FAN

**ELECTRICAL LEGEND**

[Symbol]	24" x 48" (2),(3) OR (4) LAMPS LAY-IN FLUORESCENT
[Symbol]	24" x 24" (2) OR (4) LAMPS LAY-IN FLUORESCENT
[Symbol]	CEILING-MOUNTED RECESSED LIGHT FIXTURE
[Symbol]	CEILING-MOUNTED CHANDELIER BY OWNER
[Symbol]	WALL-MOUNTED LIGHT FIXTURE
[Symbol]	EXIT LIGHTS AS PER CODE REQUIREMENTS W/BATTERY BACK-UP
[Symbol]	WALL-MOUNTED EMERGENCY LIGHT FIXTURE
[Symbol]	SINGLE POLE WALL MOUNTED SWITCH
[Symbol]	SINGLE POLE WALL MOUNTED DEAMER SWITCH
[Symbol]	SINGLE POLE WALL MOUNTED THREE WAY SWITCH
[Symbol]	ELECTRIC PANEL



Mark	Manufacturer / Model#	Description	Mount	Volts	Comments
[Symbol]	TBD / 3 CF LAMPS FIXTURE	VANITY LIGHT	CEILING	120	SELECTED BY OWNER
[Symbol]	COLUMBIA / 4PS22-314F	2x4 LED FIXTURE	CEILING	120	RECESSED
[Symbol]	COMPASS / CE SERIES	LED EXIT SIGN	C/W	120	LED EXIT SIGN
[Symbol]	COMPASS / CU2 SERIES	LED EMERGENCY LIGHT	C/W	120	EMERGENCY LIGHT

**LIGHTING NOTES:**

THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT, FOR EMERGENCY ILLUMINATION, SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

SPACE CONTROL: EACH SPACE ENCLOSED BY CEILING-HEIGHT PARTITIONS SHALL HAVE AT LEAST ONE CONTROL DEVICE TO INDEPENDENTLY CONTROL THE GENERAL LIGHTING WITHIN THE SPACE. A CONTROL DEVICE SHALL BE INSTALLED THAT AUTOMATICALLY TURNS LIGHTING OFF WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING A SPACE PER F.B.C. CHAPTER 13 ENERGY CODE, SUBCHAPTER 13-4, COMMERCIAL BUILDINGS SECTION 13-415.1.ABC.1.2

ILLUMINATION OF MEANS OF EGRESS SHALL BE CONTINUOUS DURING THE TIME THAT THE CONDITIONS OF OCCUPANCY REQUIRE THAT THE MEANS OF EGRESS BE AVAILABLE FOR USE PER F.B.C. CHAPTER 10, SECTION 1006.1.2 AND SECTION 1006.2.3.2

**1 LIGHTING PLAN**  
SCALE: 1/4"=1'-0"

CLIENT:

PROJECT NAME:  
**PROPOSED OFFICE BUILDING**  
CIARA CREEK COVE  
LONGWOOD, FLORIDA 32750

DESIGNER:  
SEAL:

NOT PRELIMINARY SET  
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MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	NEW RIGID FIBERGLASS DUCT BOARD
	NEW FLEXIBLE FIBERGLASS DUCT
	EXISTING RIGID FIBERGLASS DUCT BOARD
	EXISTING FLEXIBLE FIBERGLASS DUCT
	EXISTING FIRE DAMPER
	MARK OF AIR DISTRIBUTION DEVICE, AND CFM'S
	THERMOSTAT DIGITAL PROGRAMMABLE
	SUPPLY GRILL
	RETURN GRILL
	EXHAUST FAN
	EXISTING SMOKE DETECTOR

SPLIT SYSTEM AIR CONDITIONER SCHEDULE	
MARK	CU/AHU-1,2
AREA SERVED	SEE PLANS
NOMINAL TONS	4
TOTAL COOLING CAPACITY (MBH @ ARI)	46.5
SENSIBLE COOLING CAPACITY (MBH @ ARI)	35.97
TOTAL HEATING CAPACITY (MBH)	78.4
SUPPLY AIR (CFM)	1600
OUTSIDE AIR (CFM)	100
EXTERNAL STATIC PRESSURE (IN. WTR.)	0.4
LEAVING/ENTERING TEMPERATURE (°F)	67/95
MANUFACTURER	CARRIER OR EQUAL
CU MODEL	25HCB348
VOLT/PHASE	208-230/1
MINIMUM CIRCUIT AMPS (MCA)	27.6
MAX FUSE SIZE (HACR)	40
NUMBER OF COMPRESSORS	1
STAGING (%)	-
NUMBER OF CONDENSING FANS	1
HP EACH FAN	1/4
WEIGHT (Lbs)	229
AHU MODEL	FC4DN(F,B)048
ELECTRIC HEAT (KW/STAGES)	10
ELECTRIC HEAT MODEL NUMBER	MKFCEH0901N10
VOLT/PHASE	208-230/1
MCA	55.4
MAX FUSE SIZE /w HEAT (HACR)	60
EVAPORATOR FAN (#-HP)	3/4
WEIGHT (Lbs)	170
MINIMUM SEER/EER/COP	13.0/11.0/3.4

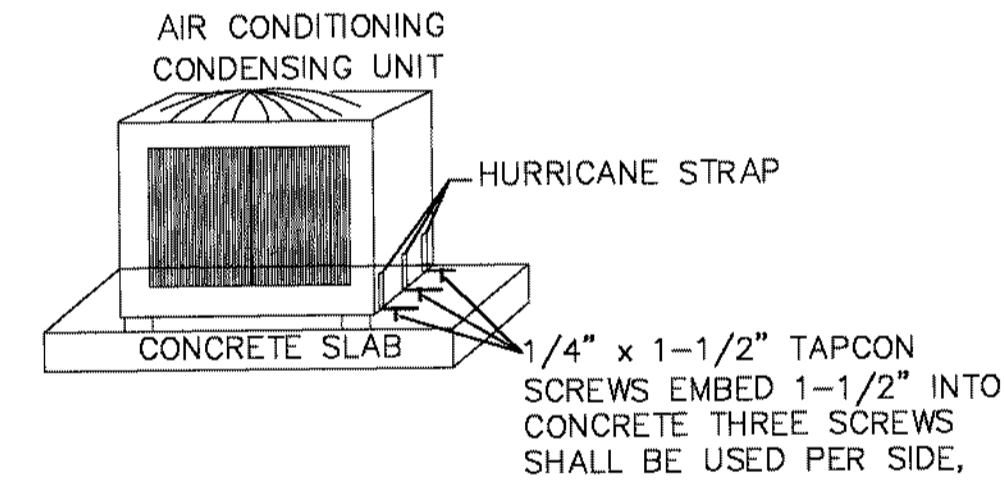
- NOTES:
- EXTERNAL STATIC PRESSURE AVAILABLE AFTER COIL FAN CASING, CLEAN FILTER, AND ELECTRIC HEATER.
  - COORDINATE WITH ELECTRICAL CONTRACTOR EXACT LOCATION AND ELECTRICAL REQUIREMENTS BEFORE ROUGH-IN.

OUTSIDE AIR CALCULATION:  
PER TABLE 403.3 FLORIDA BUILDING CODE-MECHANICAL.

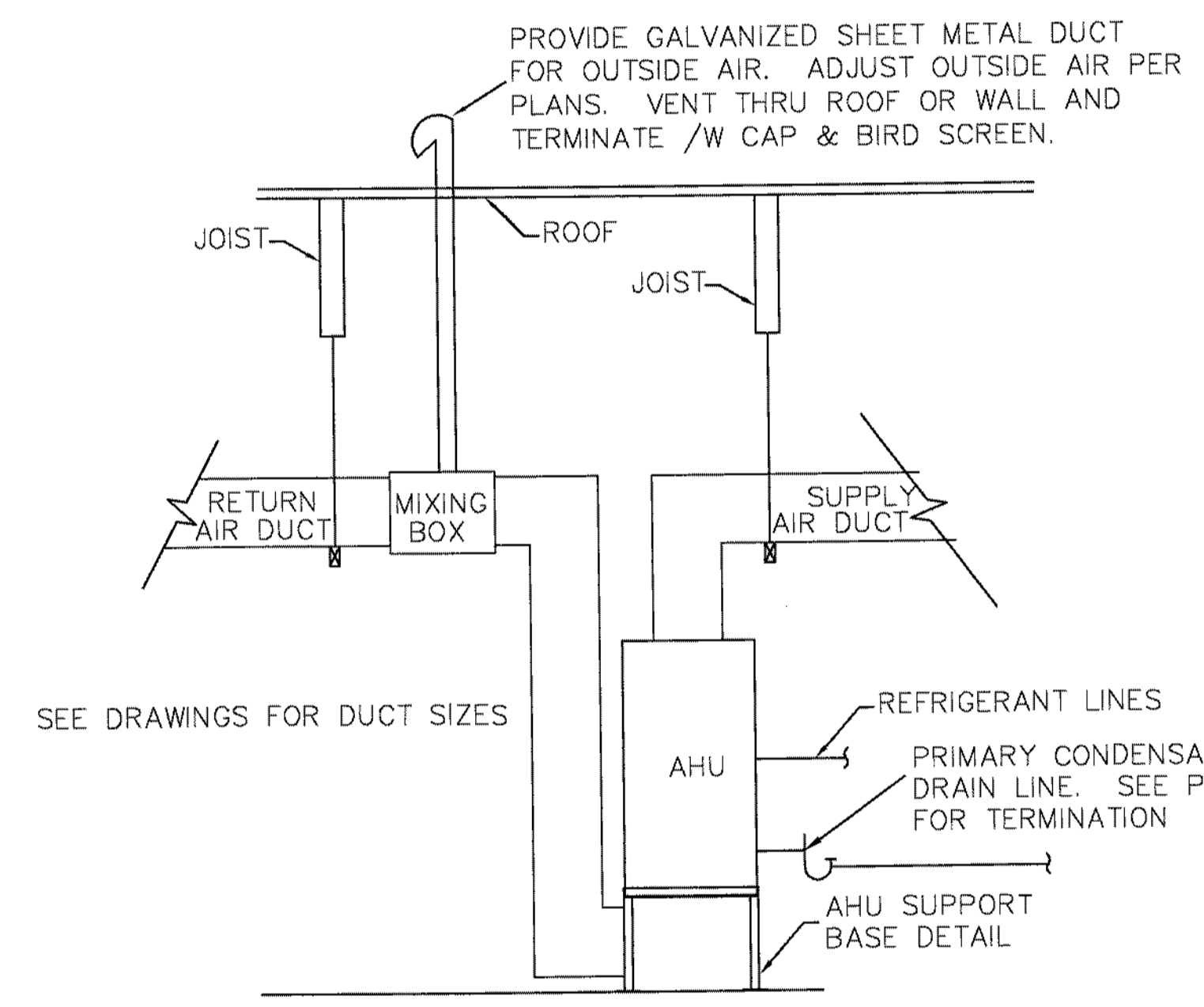
OFFICE SPACE:  
OFFICE: 0.06 CFM PER SQFT  
1365 X 0.06 CFM/SQFT = 81.9 CFM

AHU-1 = 100 CFM  
AHU-2 = 100 CFM

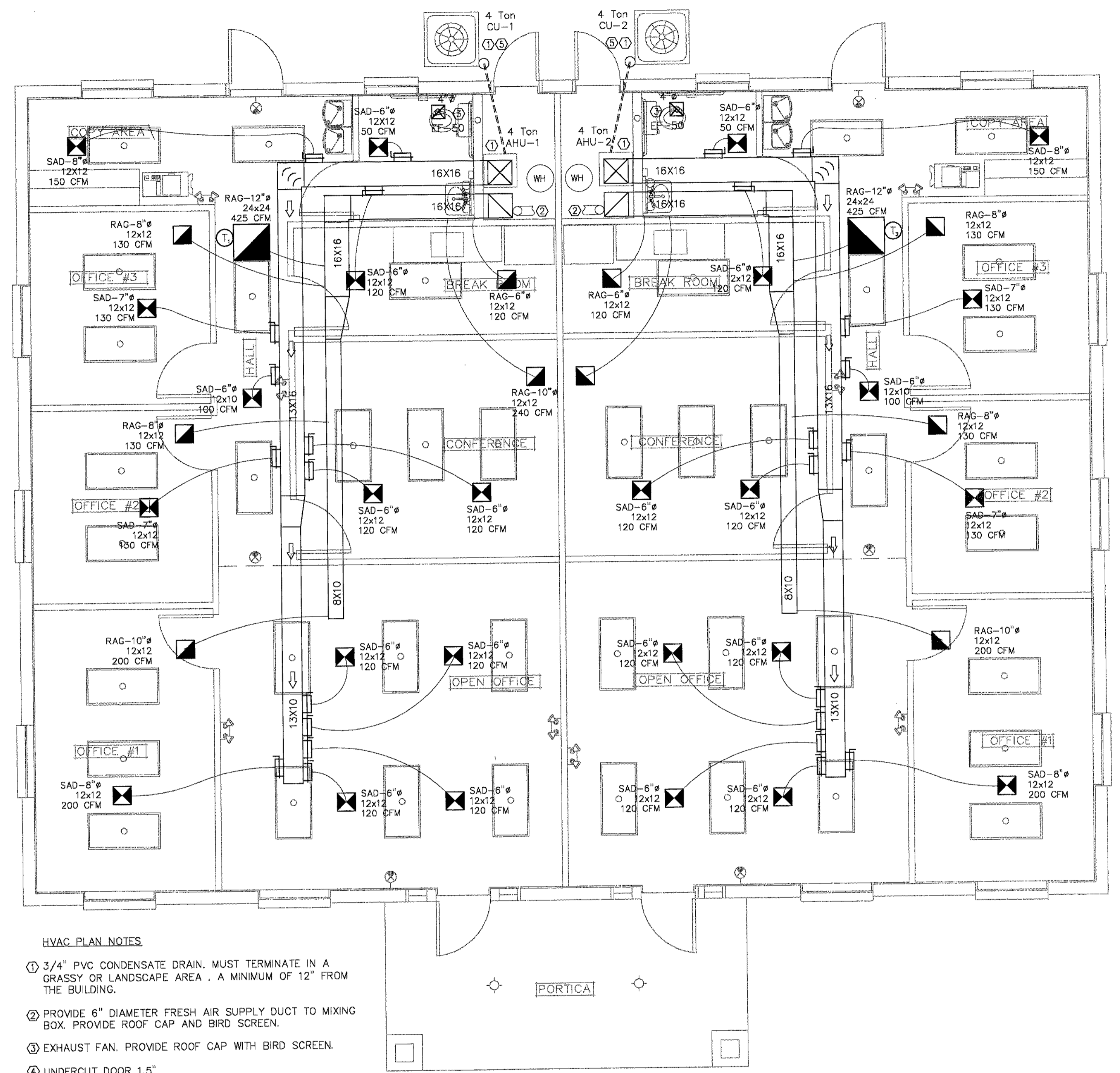
SECURE PER FLORIDA BUILDING CODE MECHANICAL M301.13.1:  
SECURE WITH 1/4" X 1-1/2" TAPCON SCREWS EMBEDDED 1-1/2" INTO CONCRETE. THREE SCREWS SHALL BE USED PER SIDE.



3 CONDENSING UNIT DETAIL  
SCALE: NTS



2 AIR HANDLER UNIT DETAIL  
SCALE: NTS



- HVAC PLAN NOTES:
- 3/4" PVC CONDENSATE DRAIN. MUST TERMINATE IN A GRASSY OR LANDSCAPE AREA, A MINIMUM OF 12" FROM THE BUILDING.
  - PROVIDE 6" DIAMETER FRESH AIR SUPPLY DUCT TO MIXING BOX. PROVIDE ROOF CAP AND BIRD SCREEN.
  - EXHAUST FAN. PROVIDE ROOF CAP WITH BIRD SCREEN.
  - UNDERCUT DOOR 1.5"
  - FLOOR MOUNTED CONDENSING UNIT.

MECHANICAL GENERAL NOTES:  
MECHANICAL CONTRACTOR SHALL VISIT THE JOBSITE AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING JOBSITE CONDITIONS AS IT RELATES TO CONSTRUCTABILITY AND CODE COMPLIANCE WITHIN THEIR RESPECTIVE TRADE AND SHALL BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO BID.

AIR DISTRIBUTION DEVICE SCHEDULE						
SYMBOL	DESCRIPTION	MODEL	FRAME TYPE	MATERIAL	FINISH	REMARKS
SAD	SUPPLY AIR DIFFUSER	TITUS OR EQUAL 250-AA	DRIWALL	ALUM	CEILING COLOR	PROVIDE DIFFUSER WITH ALUMINUM CONES AND FRAME, ADJUSTABLE VANE CONTROLLERS, AND ROUND INLET.
RAG	RETURN AIR GRILLE	TITUS OR EQUAL 301FS SERIES	DRIWALL	ALUM	CEILING COLOR	GRILLE SHALL BE 3/4" EXTRUDED ALUMINUM LOUVER FACED WITH ALUMINUM FRAME, AND REMOVABLE HIGH EFFICIENCY (ASHRAE 30%) FILTER.
	SPIN-IN TAKE OFF	JER-AIR DB-4	SPIN-IN	STEEL	GALVANIZED	FITTING WITH INTEGRAL SCOOP AND DAMPER.

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REVISION	DATE	BY	CHKD
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SHEET No:	



**AIR CONDITIONING HEATING AND VENTILATION SPECIFICATIONS**

**SCOPE OF WORK:**

1.) ALL WORK INCLUDED UNDER THIS SECTION CONSISTS OF FURNISHING ALL MATERIALS, EQUIPMENT AND LABOR, AND THE PERFORMING OF ALL FUNCTIONS, EXCEPT AS OTHERWISE SPECIFIED HEREIN OR SHOWN ON THE DRAWINGS TO BE PERFORMED BY OTHERS, FOR THE INSTALLATION OF ALL HEATING AND COOLING EQUIPMENT, PIPING AND ALL DUCTWORK, GRILLES, REGISTERS, ETS., INCLUDING ALL CONNECTIONS TO EACH SYSTEM AS SPECIFIED HEREIN AND SHOWN ON THE DRAWINGS. IT SHALL FURTHER INCLUDE FURNISHING AND INSTALLING ALL MISCELLANEOUS ITEMS REQUIRED FOR THE OPERATION OF THE SYSTEM, WHETHER SPECIFICALLY CALLED OUT OR NOT.

2.) INSTALL A COMPLETE AND WORKING MECHANICAL SYSTEM IN STRICT ACCORDANCE WITH THE FLORIDA MECHANICAL CODE AND SMACNA STANDARDS.

**COORDINATION:**

1.) ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES AFFECTED BY EACH OTHER'S WORK.

**CODES AND PERMITS:**

1.) ALL MATERIALS, EQUIPMENT AND INSTALLATION MUST COMPLY WITH ALL APPLICABLE LAWS, CODES, RULES AND REGULATIONS, REQUIRED BY CITY, COUNTY AND STATE, AS WELL AS FEDERAL REQUIREMENTS.

2.) PERMITS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND FEES.

3.) INSPECTIONS: FURNISH OWNER WITH CERTIFICATE OF INSPECTION AND APPROVAL BY LOCAL AUTHORITIES PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL WORK MUST BE INSPECTED.

**PRODUCTS:**

1.) ALL PRODUCTS SHALL BE NEW AND UNUSED, OF ESTABLISHED AND REPUTABLE AMERICAN MANUFACTURERS. ITEMS OF EQUIPMENT USED FOR THE SAME PURPOSE SHALL BE OF THE SAME MANUFACTURER.

2.) SYSTEMS SHALL BE COMPLETE AND OPERABLE. ANY ACCESSORIES REQUIRED FOR THE OPERATION OF THE SYSTEM SHALL BE INCLUDED AS THOUGH SPECIFICALLY INDICATED TO THE PROVIDED. SUCH ACCESSORIES WOULD INCLUDE FILTERS, CONDENSATE DRAINS, RELIEF VALVES, SERVICE VALVES, THERMOSTATS, VIBRATION INSULATORS, ETC. MOTOR STARTERS FOR PRE WIRED EQUIPMENT (AND OTHER PROTECTION AND CONTROL DEVICES) ARE ALSO INCLUDED IN THIS SPECIFICATION.

3.) SPECIFIC REFERENCE TO A MANUFACTURER'S PRODUCT IS ONLY TO ESTABLISH TYPE, QUALITY, AND PERFORMANCE REQUIRED. THESE QUALIFICATIONS ARE IN ADDITION TO THE REQUIREMENTS SHOWN ON THE DRAWINGS AND HEREIN THESE SPECIFICATIONS. LISTING OF ALTERNATE EQUIPMENT MANUFACTURERS SHALL NOT BE CONSTRUED AS AN UNCONDITIONAL APPROVAL OF THE PRODUCTS OF THOSE MANUFACTURERS.

**SUBSTITUTIONS:**

1.) SUBSTITUTIONS OF MATERIALS OR PRODUCTS SHOWN HEREIN SHALL BE AT THE OWNER'S, ARCHITECTS, OR ENGINEER'S WRITTEN APPROVAL ONLY WITH COPIES OF APPROVAL SENT TO THE PROJECT FILE. ANY DEVIATION FROM THESE DRAWINGS WILL NOT BE ALLOWED.

**TEMPERATURE CONTROLS AND WIRING:**

1.) ALL WIRING IS INCLUDED UNDER THE ELECTRICAL DIVISION OF THE SPECIFICATIONS. ALL INTEGRAL STARTERS, CONTROLS, RELAYS AND OTHER DEVICES ARE INCLUDED UNDER THE MECHANICAL DIVISION. ALL EQUIPMENT, DEVICES AND WIRING SHALL CONFORM TO THE NATIONAL ELECTRIC CODE. ALL CONTROLS SHALL BE FURNISHED AND PROPERLY IDENTIFIED WITH INSTRUCTIONS FOR PROPER CONNECTIONS. RESPONSIBILITY FOR PROPER CONNECTIONS AND OPERATION IS INCLIED UNDER THE MECHANICAL CONTRACTORS RESPONSIBILITY. VERIFY ALL VOLTAGES, PHASES AND ELECTRICAL CONNECTIONS WITH THE ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT, AND IF DISCREPANCIES OCCUR, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND GENERAL CONTRACTOR FOR THEIR DECISION.

**DUCTWORK:**

1.) ALL AIR CONDITIONING AND HEATING DUCT WORK SHALL BE CONSTRUCTED OF FIBERGLASS DUCT BOARD (R-6.0) IN ACCORDANCE WITH SMACNA STANDARDS. SEAMS SHALL BE STAPLED OR TAPED AND SEALED WITH GLASS FABRIC IMBEDDED IN MASTIC. USE OF PRESSURE SENSITIVE TAPES AS THE ONLY DUCT CLOSURE METHOD IS PROHIBITED. DUCT WORK SHALL BE SUPPORTED WITH 1-1/2" WIDE GALVANIZED CHANNEL, STRAPPED TO STRUCTURE WITH 1-1/2" WIDE, 18 GAUGE GALVANIZED STEEL BANDS. ETE WITH 4 BANDS SHALL BE SECURED DIRECTLY TO THE STRUCTURE USING SCREWS, RIVETS, OR BOLTS. MAXIMUM DISTANCE BETWEEN SUPPORTS SHALL BE 4 FEET.

2.) FLEXIBLE DUCT WORK SHALL BE CONSTRUCTED OF U.L. CLASS I POLYESTER LINED, METAL HELIX SUPPORTED, INSULATED FIBERGLASS FLEXIBLE DUCT (R-6.0). MAXIMUM DEVELOPED LENGTH INSTALLED ON THIS PROJECT IS LIMITED TO FIFTEEN (15) FEET. DUCT WORK SHALL BE SUPPORTED WITH 1-1/2" WIDE, 18 GAUGE GALVANIZED STEEL BANDS. BANDS SHALL BE SECURED DIRECTLY TO THE STRUCTURE USING SCREWS, RIVETS, OR BOLTS. MAXIMUM DISTANCE BETWEEN SUPPORTS SHALL BE 6 FEET. MAXIMUM ALLOWABLE DUCT DROOP IS 1 INCH IN 10 FEET.

3.) EACH DUCT SYSTEM SHALL BE COMPLETE WITH ALL REQUIRED DUCTWORK FITTINGS, TURNING VANES, SPUTTER DAMPERS AND SUPPORTS, AND EXTRACTORS AT ALL RIGHT ANGLE TAKEOFFS AND TEES.

4.) PROVIDE DOUBLE THICKNESS, FACTORY FABRICATED GALVANIZED SHEET STEEL TURNING VANES WITH AIRFOIL CONTOUR IN ALL RIGHT ANGLE ELBOWS, TEES, AND ELBOWS WITH RADIUS LESS THE 1-1/2 TIMES THE WIDTH OF THE DUCT.

5.) ALL ROUND DUCT BRANCH TAKEOFFS SHALL BE PROVIDED WITH SPIN-IN WITH AIRSCOOP AND BALANCING DAMPER.

6.) ALL FRESH AIR SUPPLY AND EXHAUST DUCT SHALL BE GALVANIZED SHEET METAL.

7.) DUCT SIZES SHOWN ON THE DRAWINGS ARE TO THE INSIDE OF ACOUSTICAL/INSULATION LININGS. INCREASE SIZES OF DUCTS AS REQUIRED TO ALLOW FOR CLEAR INSIDE DISTANCE.

8.) DUCTWORK SHALL CONFORM TO DIMENSIONS ON THE DRAWINGS, UNLESS LOCATION OF STRUCTURAL MEMBERS PROHIBITED. IN CASE OF CHANGE IN DIMENSIONS, CROSS SECTIONAL AREAS SHALL BE MAINTAINED.

**GRILLES, REGISTERS AND DIFFUSERS:**

1.) FURNISH AND INSTALL ALL GRILLES, REGISTERS, CEILING DIFFUSERS AND DOOR GRILLES WHERE INDICATED. THEY SHALL BE OF SIZE AND MODEL CALLED FOR ON THE DRAWINGS.

2.) ALL GRILLES, REGISTERS, AND CEILING DIFFUSERS MUST BE SET FLUSH AND TRUE TO WALL OR CEILING TO PREVENT AIR LEAKAGE AROUND EDGES. ALL UNITS SHALL BE PROVIDED WITH NEOPRENE GASKETING AROUND THE INSIDE OF THE FRAME.

3.) ALL UNITS SHALL BE FACTORY FINISHED, OF COLOR SELECTED BY THE ARCHITECT, OR AS OTHERWISE INDICATED.

4.) THE MECHANICAL CONTRACTOR SHALL PAINT ALL DUCTWORK, TURNING VANES, INSULATION, ETC. THAT IS VISIBLE THROUGH GRILLES, REGISTERS, OR CEILING DIFFUSERS FLAT BLACK.

**EQUIPMENT:**

1.) ALL EQUIPMENT SHALL BE LABELED WITH STEEL TAGS EMBOSSED WITH 1/4" HIGH LETTERS, PERMANENTLY ATTACHED. TAG SHALL CLEARLY INDICATE THE AREA SERVED BY THE EQUIPMENT.

**FINAL TESTS:**

1.) BEFORE ACCEPTANCE AND FINAL PAYMENT, IT SHALL BE DEMONSTRATED THAT ALL APPARATUS IS FUNCTIONING PROPERLY AND EFFICIENTLY.

2.) THE CONTRACTOR SHALL TEST AND BALANCE THE SYSTEM AND PROVIDED A REPORT. THIS SHALL INCLUDE A THOROUGH TEST OF EACH SUPPLY, RETURN, AND EXHAUST SYSTEMS TO ASSURE THAT EACH DIFFUSER AND REGISTER HAS THE PROPER QUANTITY OF AIR IN ACCORDANCE WITH AABC OR NEBB. BALANCED SYSTEM SHALL MEET THE OUTSIDE AIR MIX REQUIREMENTS OF ASRAE 62.

**GUARANTEE:**

1.) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FROM DEFECT OF WORKMANSHIP, AND SHALL REPLACE OR REPAIR WITHOUT ADDITIONAL COST TO THE OWNER ALL DEFECTIVE MATERIAL AND WORKMANSHIP, FOR A PERIOD OF (1) YEAR AFTER COMPLETION AND ACCEPTANCE.

**RECORD DRAWINGS:**

1.) PROVIDE TWO (2) SETS OF "RECORD" DRAWINGS AND TWO (2) BOUND SETS OF ALL OPERATIONS MANUALS, DIAGRAMS, SERVICE CONTRACTS, GUARANTEES, ETC., ONE FOR THE OWNER AND ONE FOR BUILDING OPERATIONS DEPARTMENT. OBTAIN A COMPLETE SET OF RECORD DRAWINGS OF EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS. INCORPORATE ANY EXISTING CONDITIONS ON NEW RECORD DRAWINGS REQUIRED TO SHOW THE "INSTALLED" INSTALLATION.

**MECHANICAL GENERAL NOTES**

1.) THE CONTRACTOR SHALL DO ALL THE NECESSARY CUTTING OF WALLS AND CEILING.

2.) NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT PERMISSION FROM THE ARCHITECT AND THE ENGINEER.

3.) PATCH AROUND ALL OPENINGS TO MATCH EXISTING CONSTRUCTION.

4.) DUCTWORK CONSTRUCTION AND INSTALLATION INCLUDING SHEET METAL GAUGES, REINFORCEMENT, JOINT SEALING, AIR LEAKAGE, AND DETAILS NOT SPECIFICALLY SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE-MECHANICAL, LOW VELOCITY DUCT CONSTRUCTION STANDARDS.

5.) COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, AIR DEVICES, PIPING, DUCTWORK, ETC. WITH PLUMBING, ELECTRICAL, STRUCTURAL, ARCHITECTURAL AND GENERAL CONTRACTORS DRAWINGS.

6.) WORKMANSHIP: ALL EQUIPMENT APPURTENANCES, DEVICES AND PIPING SHALL BE INSTALLED IN A WORKMANLIKE MANNER IN CONFORMITY WITH THE PROVISIONS AND INTENT OF THE LATEST APPROVED MECHANICAL CODE.

7.) LOCATE ALL EXHAUST AIR OUTLETS 10'-0" MIN. FROM MECHANICAL EQUIPMENT OUTSIDE AIR INTAKES.

8.) LIGHTING LOCATIONS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTORS SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT.

9.) PROVIDE ALL EXHAUST AIR DUCTS WITH BACK DRAFT DAMPER.

10.) PROVIDE VOLUME DAMPER AT EACH AND EVERY SUPPLY AIR BRANCH DUCT TAKE-OFF, EXCEPT OVER HARD CEILINGS.

11.) TAKE-OFF FITTING SHALL BE BELL MOUTH SPIN-IN TYPE WITH QUADRANT DAMPER.

12.) CONTRACTOR SHALL CLEAN AND INSPECT ALL EXISTING EQUIPMENT PRIOR TO COMMENCING WORK. NOTIFY BUILDING OWNER OF ANY DYSFUNCTIONAL EQUIPMENT IMMEDIATELY.

13.) CONTRACTOR SHALL INSURE THAT ALL EXISTING MECHANICAL EQUIPMENT IS IN SATISFACTORY WORKING CONDITION SO HE MAY MAKE PROVISIONS IN HIS BID TO ACCOMMODATE ANY REPLACEMENTS REQUIRED.

14.) VERIFY EXACT SIZE, LOCATION, ROUTING, ETC., OF ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK, AIR DEVICES, SENSORS, PIPING, ETC., WHICH ARE TO BE REMOVED REPLACED, ABANDONED, REWORKED, ETC., AS REQUIRED AND AS SHOWN ON DRAWINGS.

15.) ALL TEMPERATURE CONTROLS ARE TO BE TESTED, ADJUSTED AND CALIBRATED FOR PROPER OPERATION.

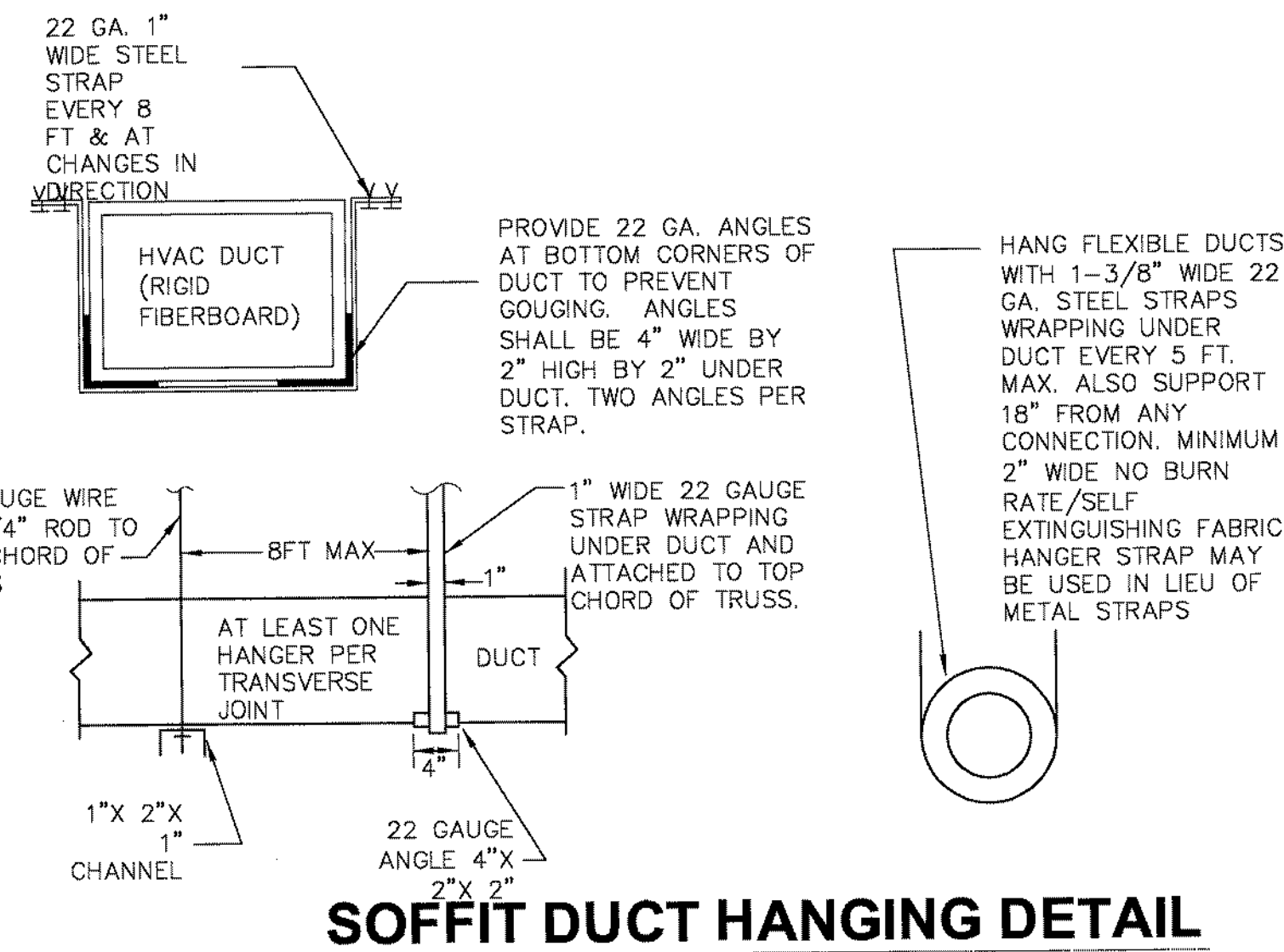
16.) THE GENERAL CONTRACTOR SHALL BRING ALL SURFACES (FLOOR, WALLS, AND CEILINGS) BACK TO ORIGINAL CONDITION AFTER MODIFICATIONS HAVE BEEN MADE.

17.) PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS.

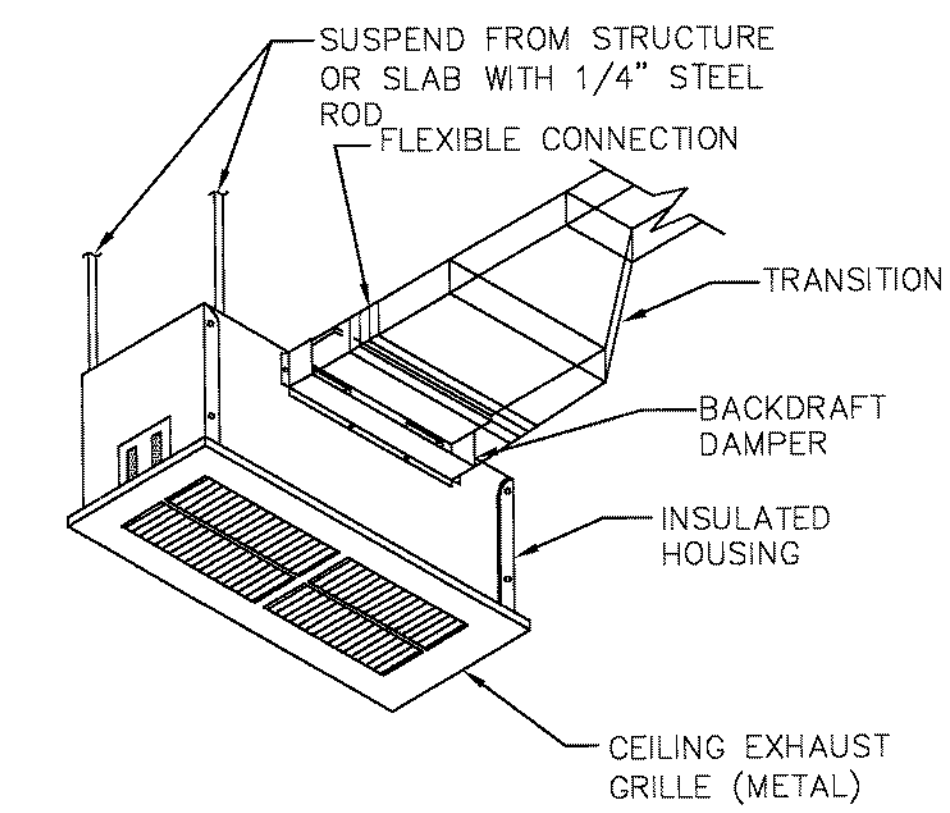
18.) PROVIDE EQUIPMENT IDENTIFICATION.

19.) INSTALL CLEANOUTS AT EVERY 90-DEGREE TURN ON AIR CONDITIONING CONDENSATE DRAIN LINES.

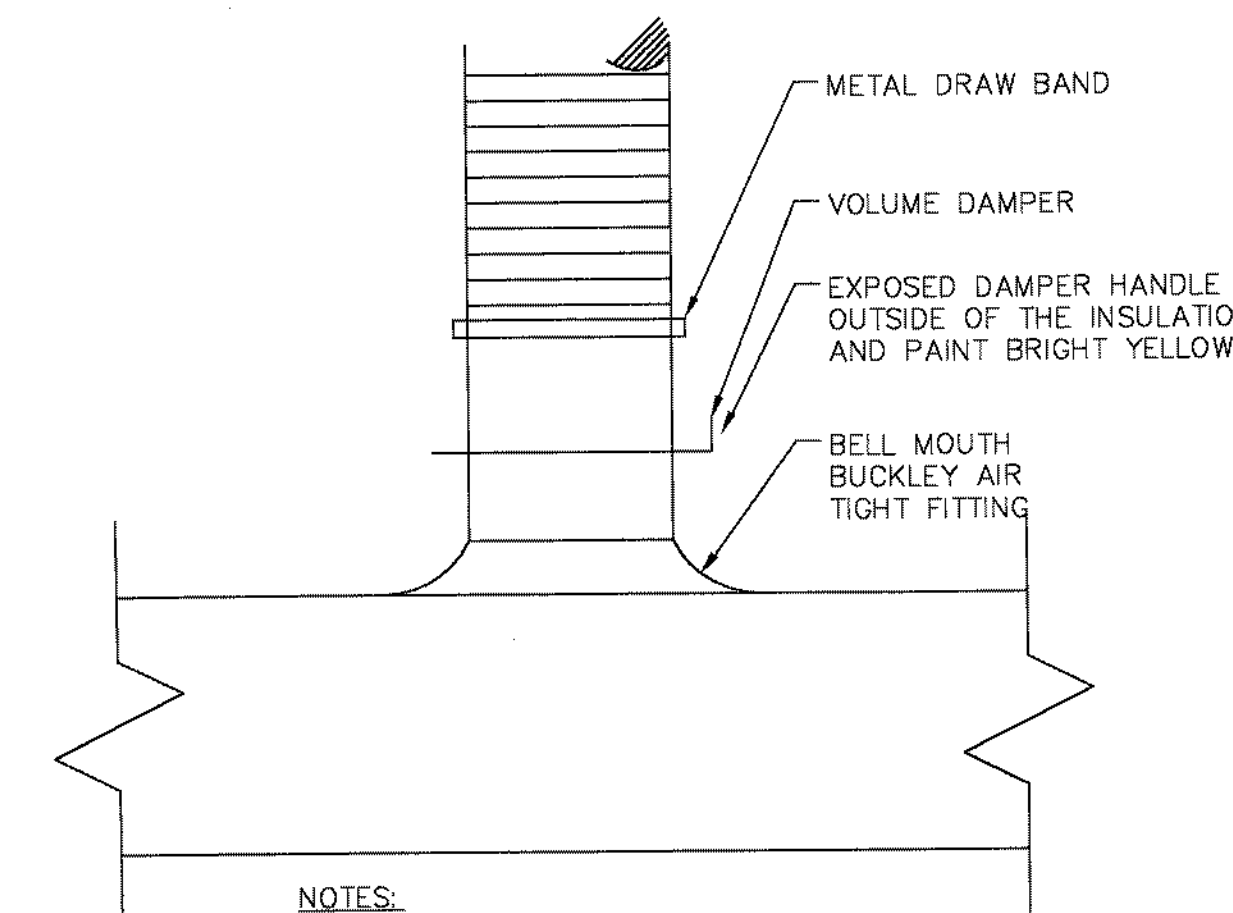
20.) MOUNT ALL SENSORS AT 54" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE, COORDINATE EXACT LOCATION WITH THE ARCHITECT.



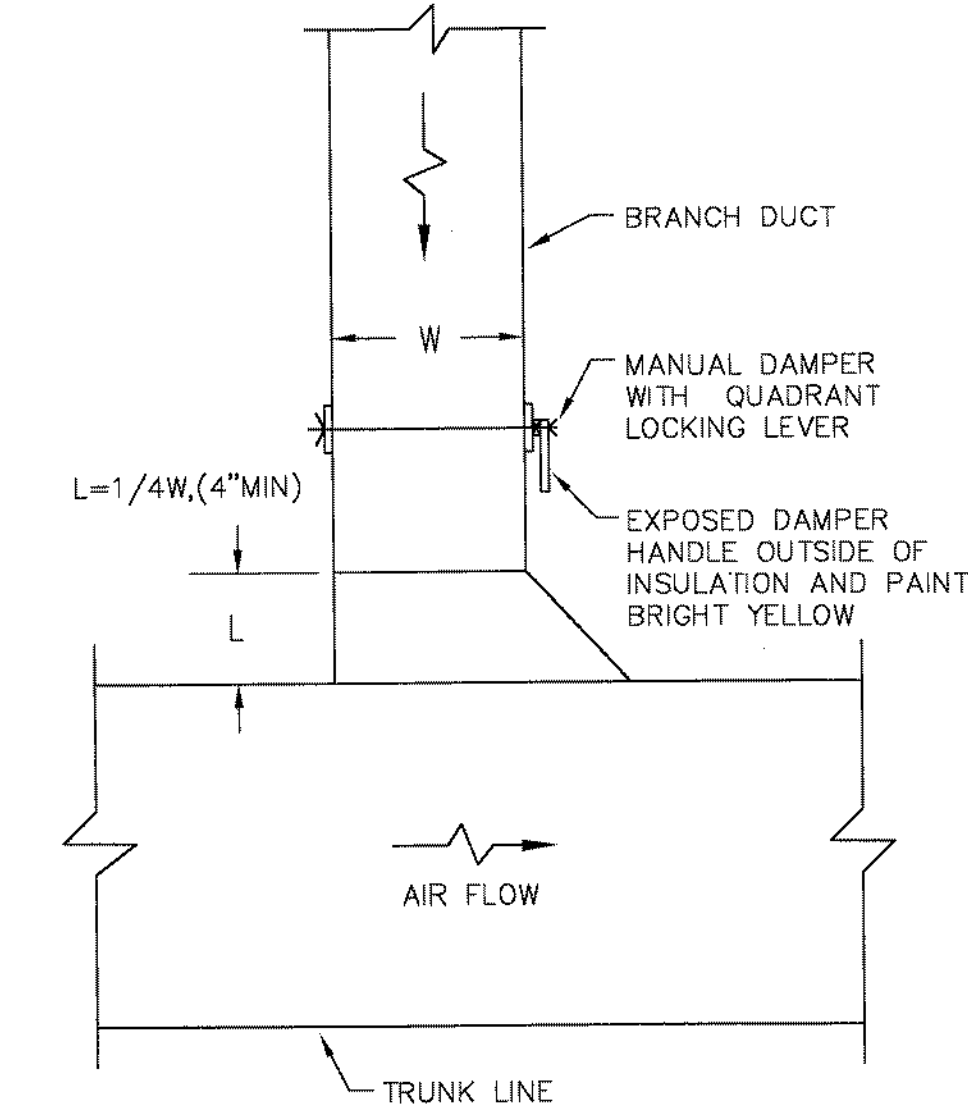
**SOFFIT DUCT HANGING DETAIL**  
SCALE: N.T.S.



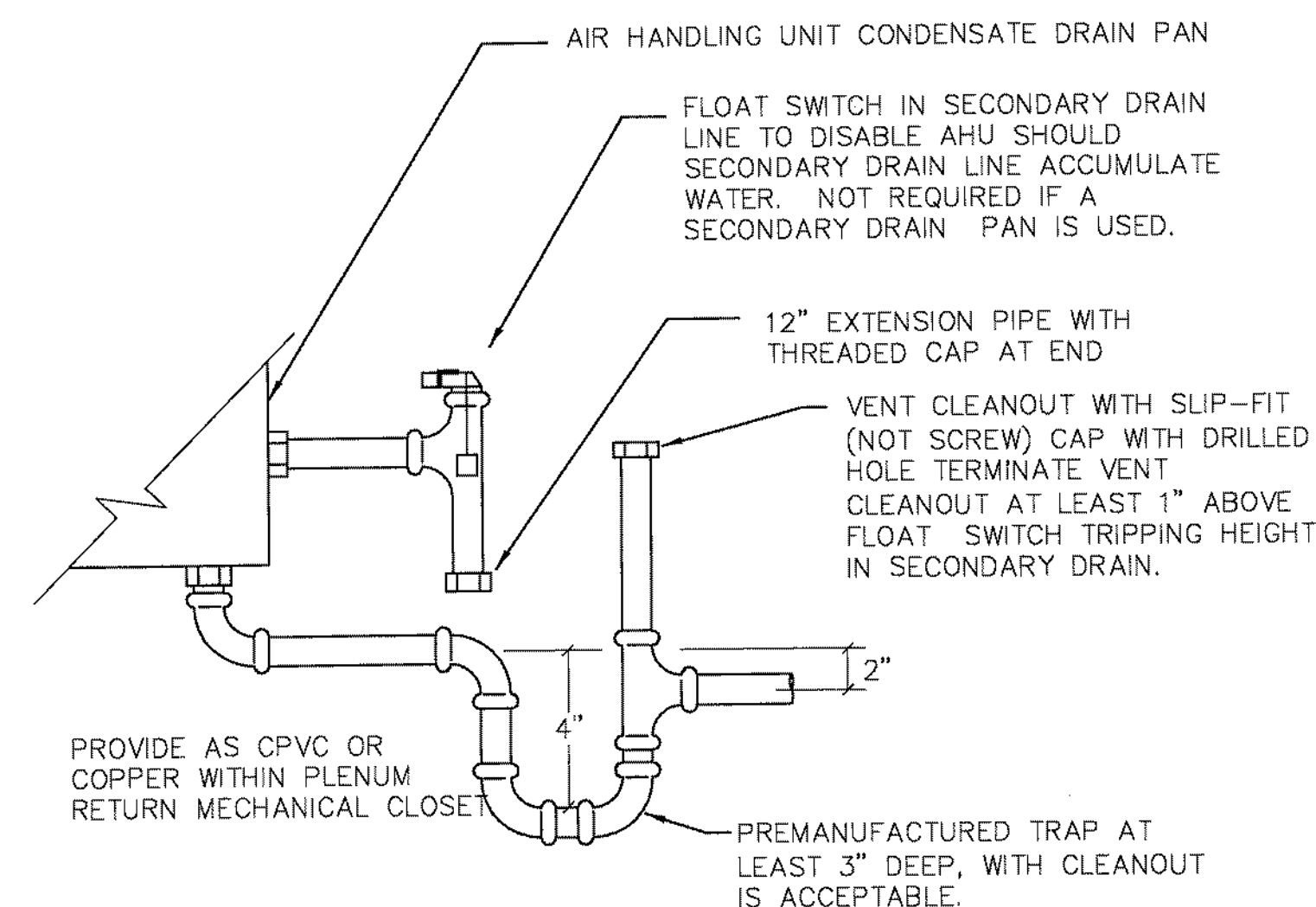
**CEILING MOUNTED EXHAUST FAN DETAIL**  
SCALE: N.T.S.



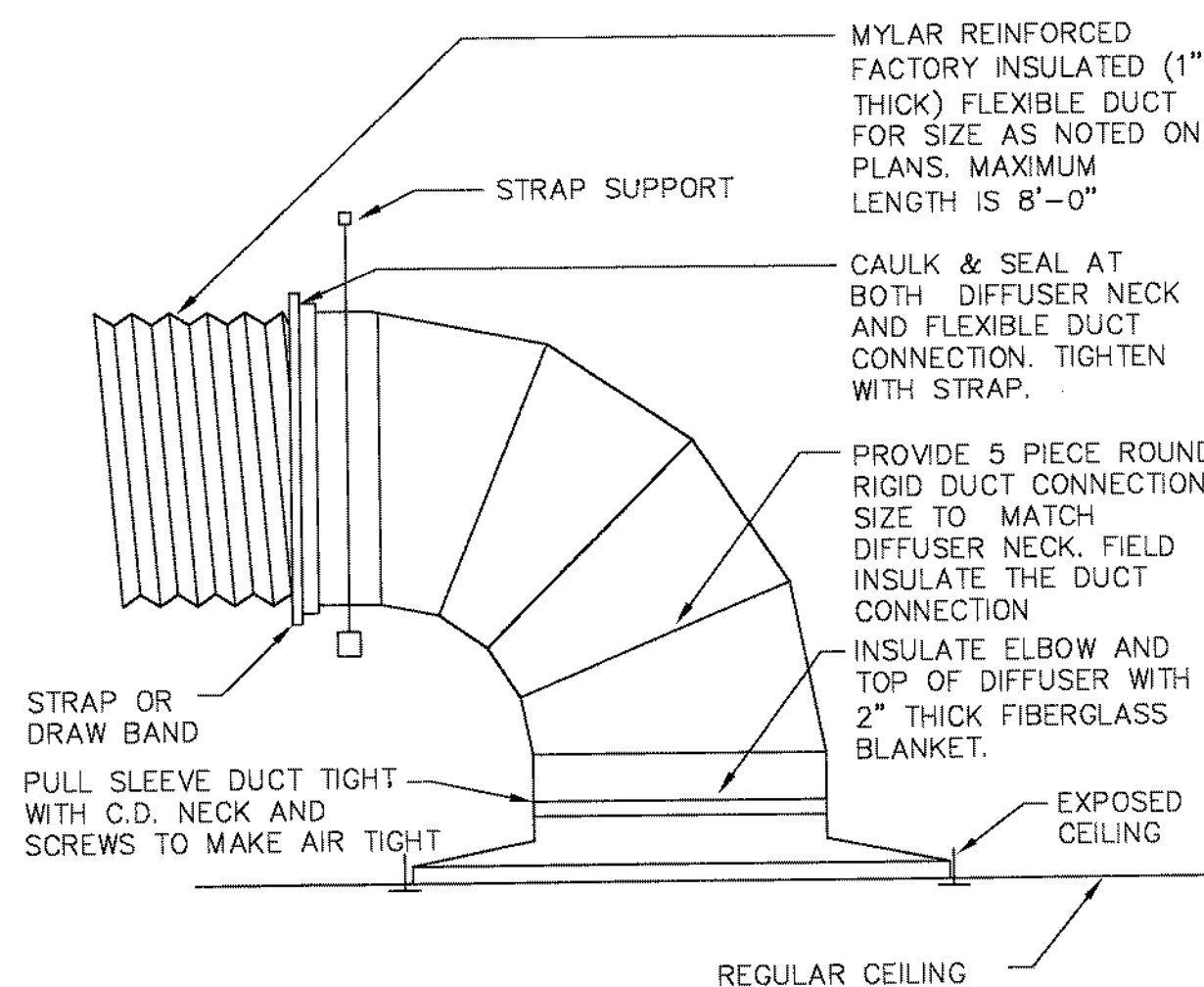
**TYPICAL DIFFUSER/GRILLE DUCT CONNECTION DETAIL**  
NOT TO SCALE



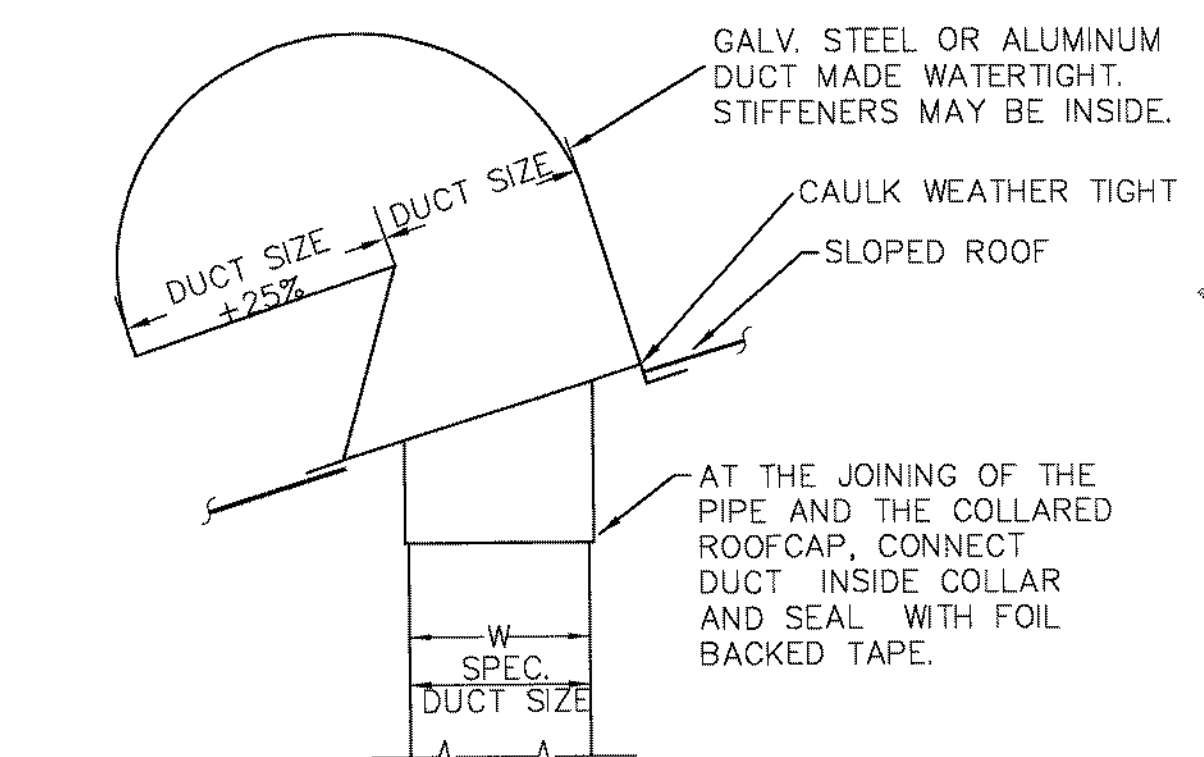
**TYPICAL RETURN AND EXHAUST DUCT CONNECTION DETAIL**  
NOT TO SCALE



**CONDENSATE TRAP DETAIL**  
SCALE: N.T.S.



**DIFFUSER CONNECTION DETAIL**  
NOT TO SCALE



**EXHAUST ROOF CAP DETAIL**  
SCALE: N.T.S.

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Civil Mechanical Electrical Plumbing

CLIENT:

PROJECT NAME: **PROPOSED OFFICE BUILDING**

CIARA CREEK COVE  
LONGWOOD, FLORIDA 32750

SHEET TITLE: **MECHANICAL NOTES AND SCHEDULE**

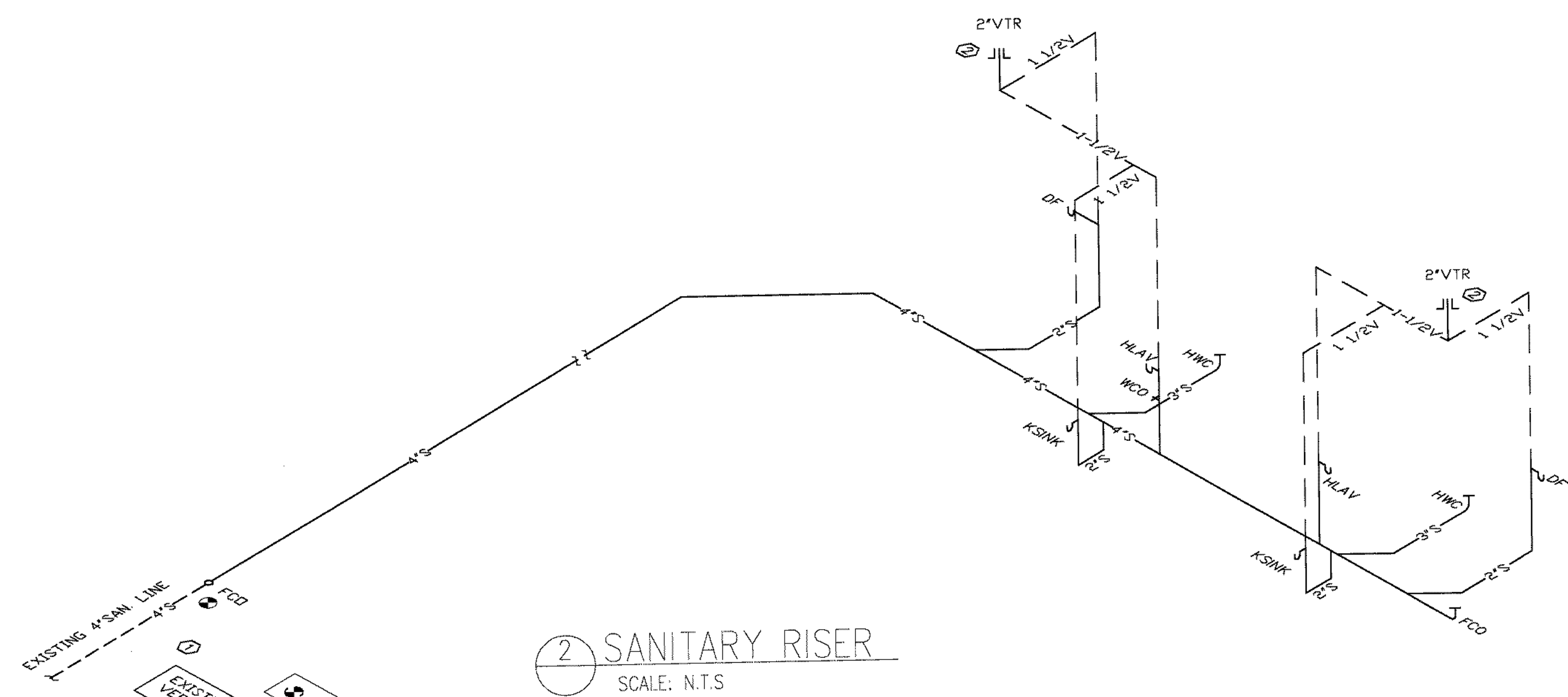
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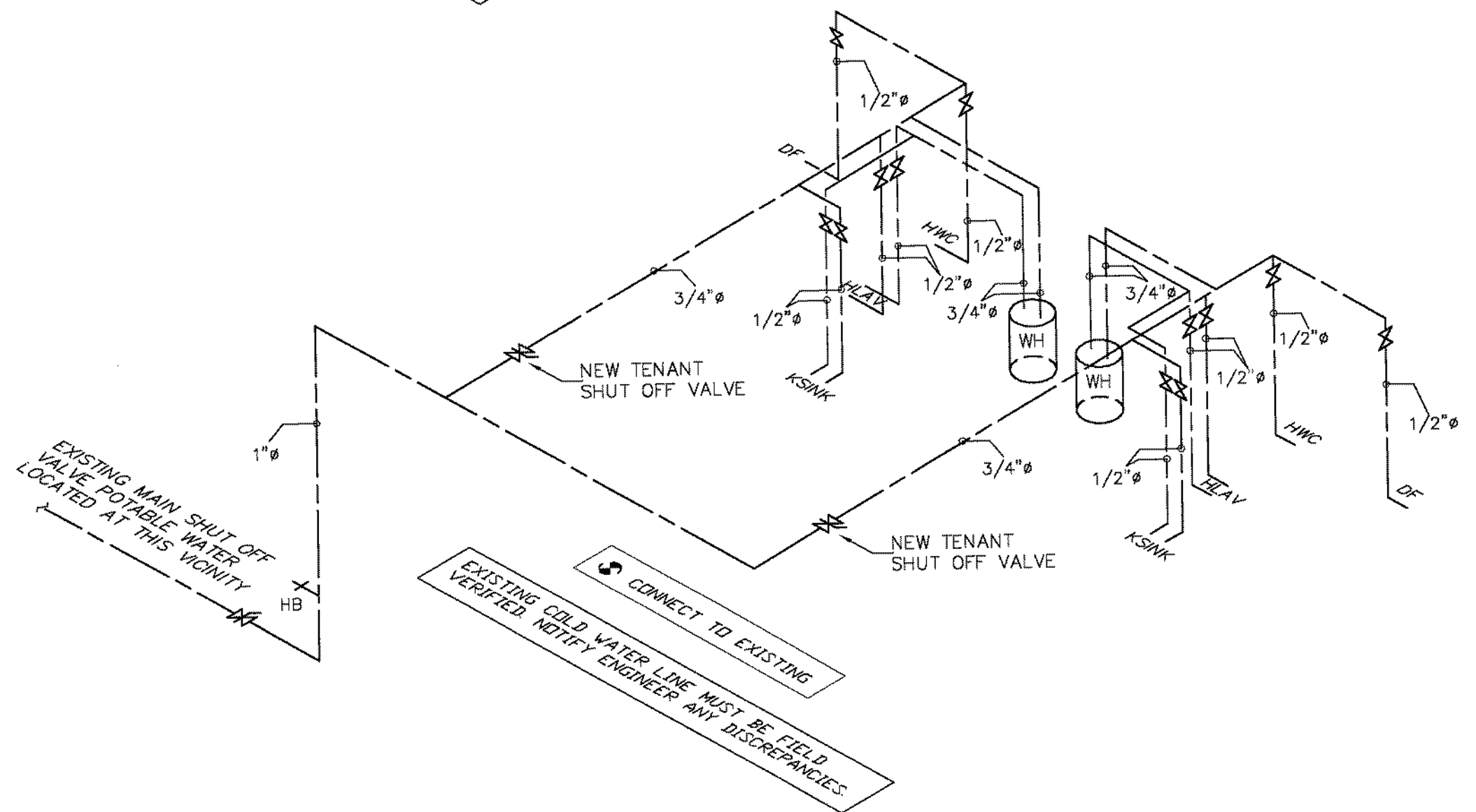
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**M-201**



2 SANITARY RISER  
SCALE: N.T.S.

CONNECT TO EXISTING  
EXISTING SANITARY LINES MUST BE FIELD VERIFIED. NOTIFY ENGINEER ANY DISCREPANCIES.

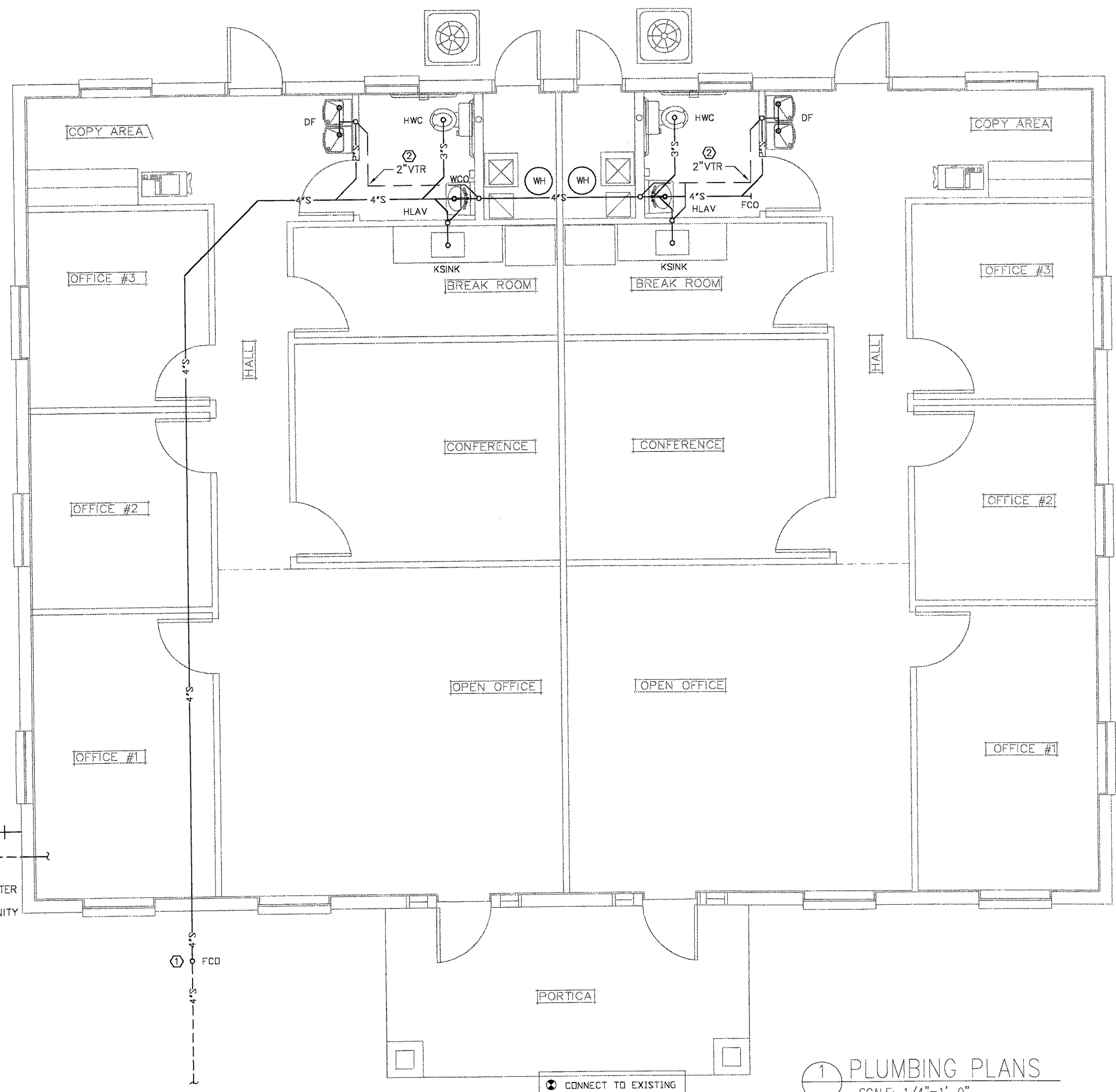


3 POTABLE RISER  
SCALE: N.T.S.

EXISTING MAIN SHUT OFF VALVE FOR COLD WATER LOCATED IN THIS VICINITY

CONNECT TO EXISTING  
EXISTING COLD WATER LINE MUST BE FIELD VERIFIED. NOTIFY ENGINEER ANY DISCREPANCIES.

**PLUMBING GENERAL NOTES:**  
 COORDINATE EXACT LOCATION OF ALL PLUMBING SYSTEMS & DEVICES IN CABINETS & FIXTURE LOCATION WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.  
 COORDINATE PLUMBING LOCATIONS WITH EXISTING EQUIPMENT. PIPE ROUTING SHOWN IS SCHEMATIC & IS INTENDED TO INDICATE GENERAL ROUTING. PLUMBING CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN FIELD.  
 SEE ARCHITECTURAL DRAWINGS FOR EXACT PLUMBING FIXTURE LOCATION, MOUNTING HEIGHTS, DIMENSIONS, AND HANDICAPPED REQUIREMENTS.  
 VERIFY INVERT ELEVATIONS AND EXACT LOCATION OF BUILDING SANITARY LINES TO WHICH NEW SANITARY LINES ARE TO BE CONNECTED BEFORE INSTALLATION.  
 ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED. INSTALL VACUUM BREAKERS WHERE REQUIRED BY CODE.  
 THE CONTRACTOR SHALL VISIT THE JOBSITE AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING JOBSITE CONDITIONS PRIOR TO BID. THE CONTRACTOR SHALL VERIFY ALL JOBSITE CONDITIONS AS IT RELATES TO CONSTRUCTABILITY AND COMPLIANCE WITH THEIR RESPECTIVE TRADE AND SHALL BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO BID.



1 PLUMBING PLANS  
SCALE: 1/4"=1'-0"

- PLUMBING NOTES:**
- 1 CONNECT TO EXISTING SANITARY LINE LOCATED ON THIS VICINITY.
  - 2 NEW VENT THRU ROOF. COORDINATE WITH ROOF CONTRACTOR.
  - 3 EXISTING 1" POTABLE WATER VALVE LOCATED ON THIS VICINITY.

EXISTING POTABLE WATER AND SHUT OFF VALVE LOCATED IN THIS VICINITY

CONNECT TO EXISTING

CLIENT:

PROJECT NAME: **PROPOSED OFFICE BUILDING**  
 CIARA CREEK COVE  
 LONGWOOD, FLORIDA 32750  
 SHEET TITLE: **PLUMBING PLAN**

PRELIMINARY SET  
 NOT FOR CONSTRUCTION  
 7/14/2014

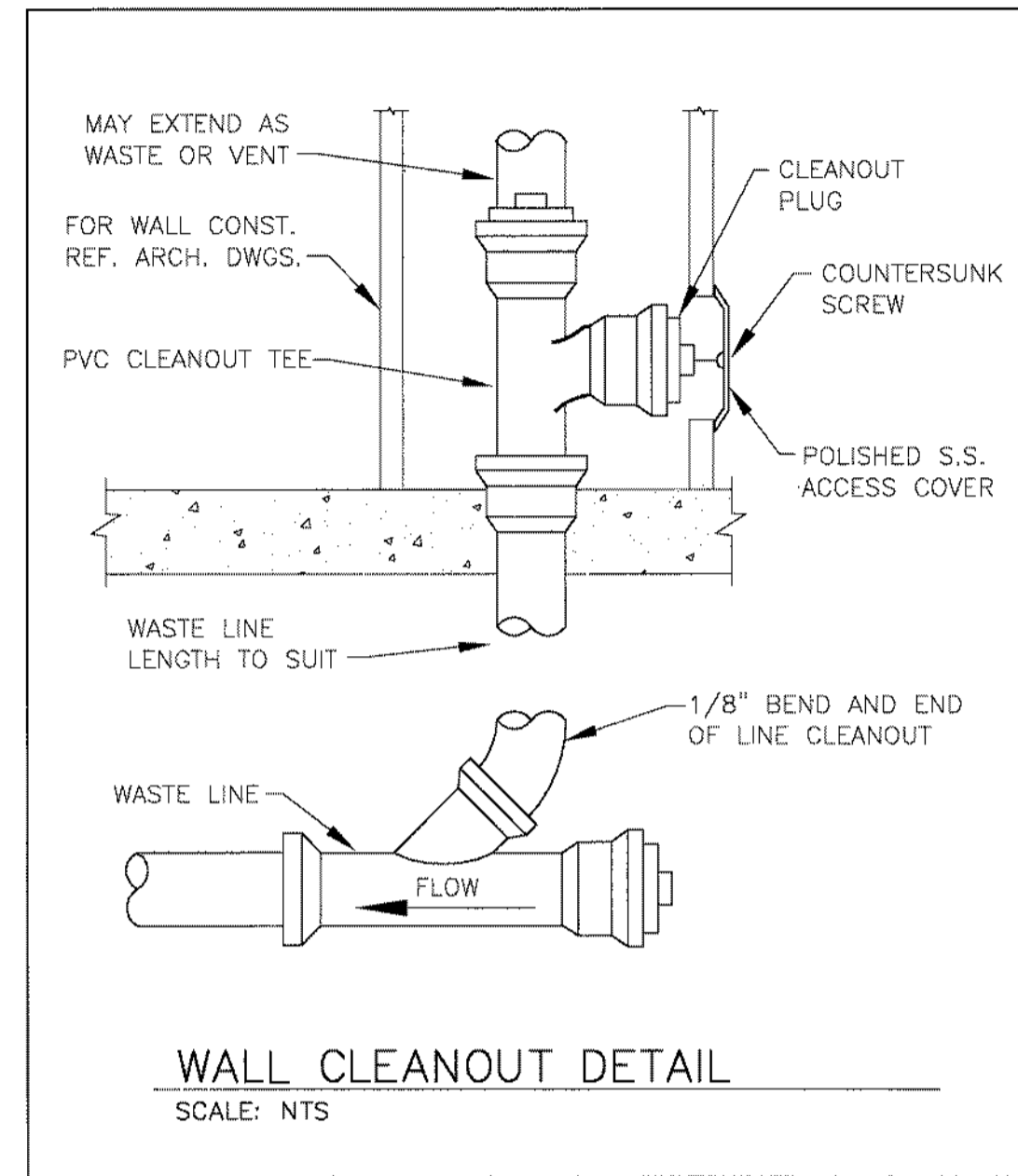
REVISION	DATE	BY	CHKD
1			
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PROJECT NO.  
 DATE: 06-04-2014  
 DRAWN: JA  
 CHECKED: JA  
 SCALE: AS SHOWN  
 SHEET No.

### GENERAL PLUMBING NOTES

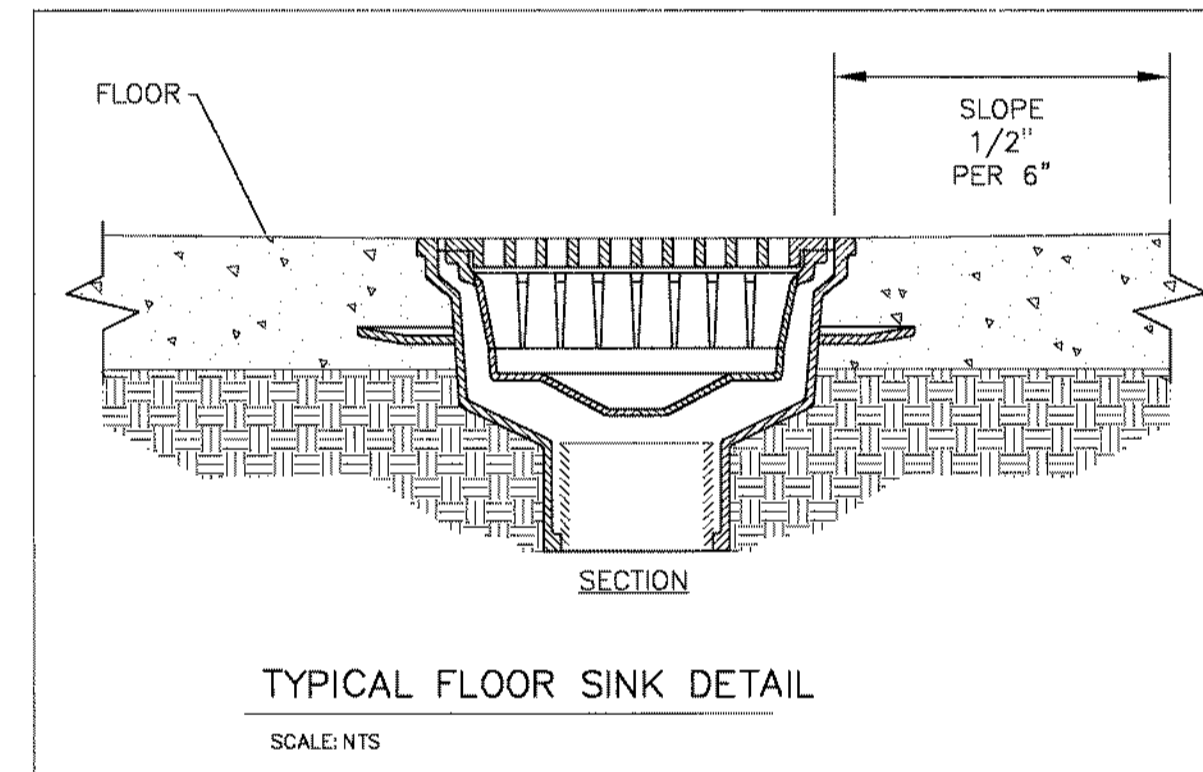
1. PLUMBING INSTALLATION SHALL COMPLY WITH ALL STATE LOCAL CODES, AND UTILITY COMPANY REGULATIONS.
2. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND PAY ALL FEES RELATIVE TO THE INSTALLATION OF HIS WORK.
3. PLUMBING CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS DURING PRE-BID SITE VISITS. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED DEMOLITION IN AREAS UNDERGOING MODIFICATION, WHETHER OR NOT SUCH WORK IS INDICATED ON THE DRAWINGS. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF WORK UNDER THE VARIOUS PHASES AND IN COORDINATION WITH THE WORK OF OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
4. THE PLUMBING CONTRACTOR SHALL OBTAIN A FULL SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT, AND SHALL BE AWARE OF THE WORK OF ALL OTHER TRADES WHICH MAY REQUIRE COORDINATION.
5. PLUMBING CONTRACTOR SHALL VERIFY POINT OF CONNECTION TO, AND ELEVATION OF EXISTING PIPING, PRIOR TO INSTALLATION OF NEW PIPING.
6. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER CONTRACTORS BEFORE INSTALLATION OF HIS WORK IN CHASES, CEILING SPACES AND OTHER AREAS WHERE CONFLICTS MAY OCCUR.
7. ALL PIPING SHOWN IS SCHEMATIC. IT IS NOT POSSIBLE TO INDICATE EVERY OFFSET, ELBOW, UNION, VALVE, TRAP, ACCESS PANEL, ETC. THAT IS REQUIRED FOR A PROPERLY WORKING SYSTEM. NO ADDITIONAL COST WILL BE ALLOWED FOR FITTINGS THAT ARE REQUIRED TO INSTALL THE PIPING SYSTEM WITHIN THE SPACE PROVIDED AND ARE REQUIRED FOR A COMPLETE WORKING SYSTEM IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE CODES AND REGULATIONS.
8. PERFORM ALL EXCAVATION REQUIRED FOR UNDERGROUND PLUMBING LINES. ALL EXCAVATION SHALL BE MADE IN A MANNER TO PROVIDE A UNIFORM BEARING FOR ALL PIPES. AFTER WORK HAS BEEN INSPECTED AND APPROVED, EXCAVATIONS SHALL BE BACKFILLED WITH CLEAN EARTH PLACED IN LAYERS NOT OVER SIX (6) INCHES DEEP AND THOROUGHLY COMPACTED TO PREVENT SETTLEMENT. EXCAVATION BELOW THE REQUIRED GRADE SHALL BE REFILLED WITH SAND OR GRAVEL. WHERE ROCK IS ENCOUNTERED, IT SHALL BE EXCAVATED TO THREE (3) INCHES BELOW THE REQUIRED GRADE AND FILLED WITH SAND AND FINE GRAVEL. EXCESS MATERIAL FROM EXCAVATIONS SHALL BE REMOVED FROM PROPERTY UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
9. SANITARY OR STORM DRAIN PIPE AND FITTINGS INSTALLED BELOW SLAB ON GRADE FLOOR SHALL BE SCHEDULE 40 PVC PIPE AND FITTINGS WITH SOLVENT WELD JOINTS.
10. SANITARY WASTE AND VENT PIPE, OR STORM DRAIN PIPE AND FITTINGS INSTALLED ABOVE GROUND SHALL BE SCHEDULE 40 PVC PIPE AND FITTINGS WITH SOLVENT WELD JOINTS.
11. SANITARY DRAINAGE SYSTEM SHALL BE WATER TESTED BEFORE FINAL CONNECTION TO THE SANITARY SEWER. ALL OPENINGS SHALL BE PLUGGED EXCEPT THE HIGHEST OPENING, WHICH SHALL PRODUCE A MINIMUM OF A 10 FOOT HEAD. THE SYSTEM SHALL RETAIN THE WATER LEVEL FOR AT LEAST FIFTEEN (15) MINUTES AT WHICH TIME ALL JOINTS SHALL BE INSPECTED AND ALL OBSERVED LEAKS CORRECTED.
12. DOMESTIC WATER PIPING SHALL MEET THE REQUIREMENTS OF THE LOCAL BUILDING CODE.
13. PROVIDE "WATTS" NO. 8A "VACUUM BREAKER ON ALL HOSE BIBS AND WALL HYDRANTS.
14. SOLDER SHALL BE LEAD FREE, HAVING A COMPOSITION SIMILAR TO 95.5% TIN, 4% COPPER, AND 0.5% SILVER AS MANUFACTURED BY ENGELHARD CORPORATION OR EQUAL.
15. VALVES IN DOMESTIC WATER PIPING, 2" AND SMALLER SHALL BE BRONZE BODY WITH FULL PORT STAINLESS STEEL BALL, AND LEVER HANDLE.
16. STERILIZE THE ENTIRE WATER DISTRIBUTION SYSTEM THOROUGHLY WITH A SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF AVAILABLE CHLORINE. USE EITHER LIQUID CHLORINE CONFORMING TO FEDERAL SPECIFICATION BB-C-120 OR CALCIUM HYPOCHLORITE OR CHLORINATED LIME CONFORMING TO FEDERAL SPECIFICATION, O-C-114. INTRODUCE INTO THE SYSTEM IN AN APPROVED MANNER. ALLOW THE STERILIZING SOLUTION TO REMAIN IN THE SYSTEM FOR 24 HOURS, DURING WHICH TIME ALL VALVES AND FAUCETS SHALL BE OPENED AND CLOSED SEVERAL TIMES. AFTER STERILIZATION, THE SOLUTION SHALL BE FLUSHED FROM THE SYSTEM WITH CLEAN WATER UNTIL THE RESIDUAL CHLORINE CONTENT IS NOT GREATER THAN 0.2 PARTS PER MILLION UNLESS OTHERWISE DIRECTED.
17. WATER PIPING SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST OF NOT LESS THAN 100 PSI FOR A PERIOD OF 24 HOURS WITH A PRESSURE LOSS NOT IN EXCESS OF 1 PSI.
18. INSULATION FOR DOMESTIC WATER PIPING SHALL BE 3/4" THICK, PREFORMED FIBERGLASS WITH VAPOR BARRIER JACKET. AT CONTRACTOR'S OPTION HE MAY USE 3/8" THICK PRE-MOLDED FOAM PLASTIC SIMILAR TO "ARMAFLEX" INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
19. THE CONTRACTOR SHALL FURNISH OWNER A CERTIFICATE STATING THAT ALL TESTS HAVE BEEN PERFORMED AND THAT ALL OF THE PIPING SYSTEMS ARE FREE OF DEFECTS, IN MATERIAL AND WORKMANSHIP AND ALL SYSTEMS HAVE SUCCESSFULLY PASSED THE TESTS. THIS CERTIFICATE SHALL BE SIGNED BY THIS CONTRACTOR.
20. FOR FACTORY-ASSEMBLED EQUIPMENT AND DEVICES ON WHICH THE MANUFACTURERS FURNISH STANDARD PUBLISHED GUARANTEES AS REGULAR TRADE PRACTICE, OBTAIN SUCH GUARANTEES AND REPLACE ANY SUCH EQUIPMENT WHICH PROVES DEFECTIVE DURING THE LIFE OF THESE GUARANTEES.
21. GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERRECTED BY THE CONTRACTOR. ALL FACTORY-ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURER'S GUARANTEE IS FURNISHED, AND ALL WORK IN CONNECTION WITH INSTALLING MANUFACTURER'S GUARANTEED EQUIPMENT. THIS PERSONAL GUARANTEE SHALL EXIST FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK AND SHALL APPLY TO DEFECTS IN MATERIAL AND TO DEFECTIVE WORKMANSHIP OF ANY KIND.
22. FABRICATED OR FIELD ERRECTED BY THE CONTRACTOR. ALL FACTORY-ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURER'S GUARANTEE IS FURNISHED, AND ALL WORK IN CONNECTION WITH INSTALLING MANUFACTURER'S GUARANTEED EQUIPMENT. THIS PERSONAL GUARANTEE SHALL EXIST FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK AND SHALL APPLY TO DEFECTS IN MATERIAL AND TO DEFECTIVE WORKMANSHIP OF ANY KIND.

ACCEPTANCE OF THE WORK AND SHALL APPLY TO DEFECTS IN MATERIAL AND TO DEFECTIVE WORKMANSHIP OF ANY KIND.



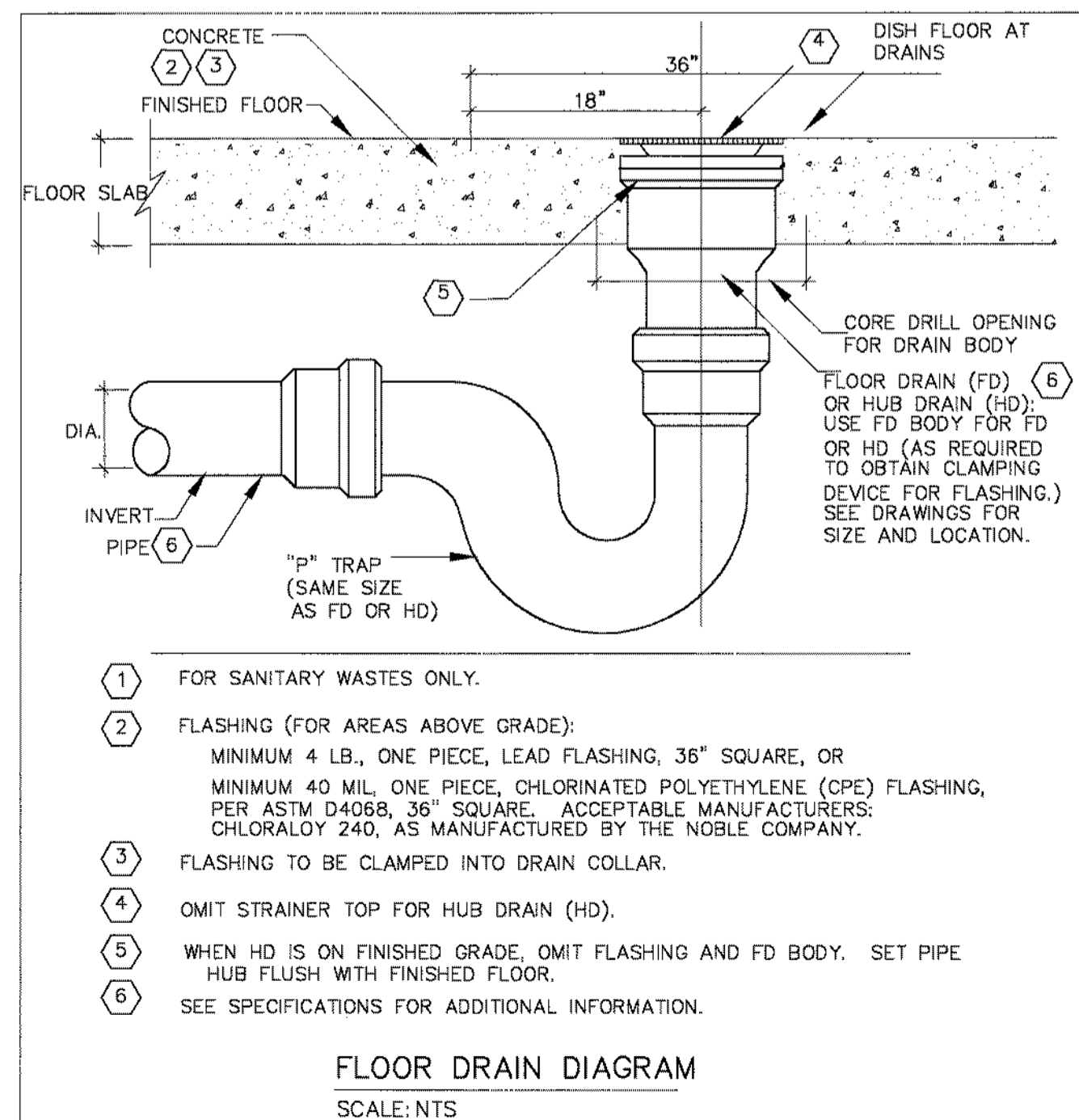
WALL CLEANOUT DETAIL

SCALE: NTS



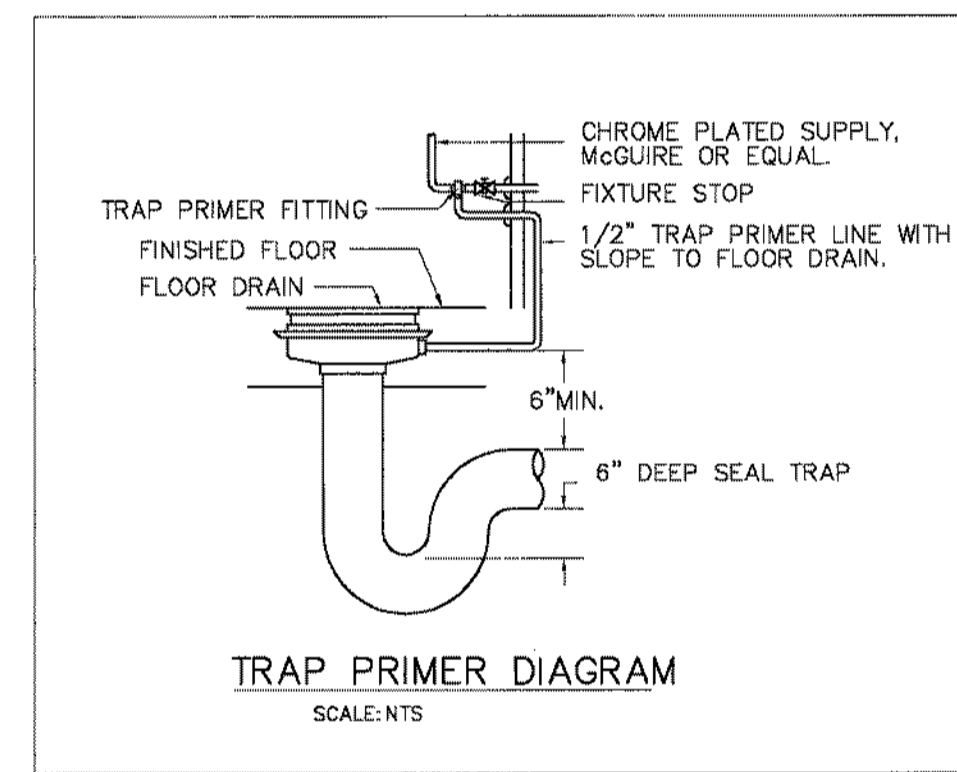
TYPICAL FLOOR SINK DETAIL

SCALE: NTS



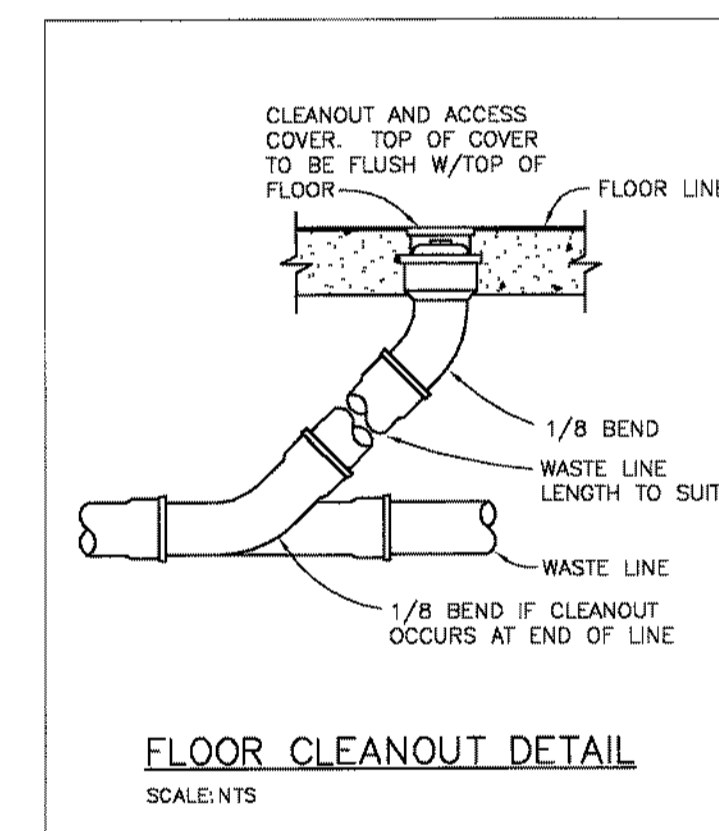
FLOOR DRAIN DIAGRAM

SCALE: NTS



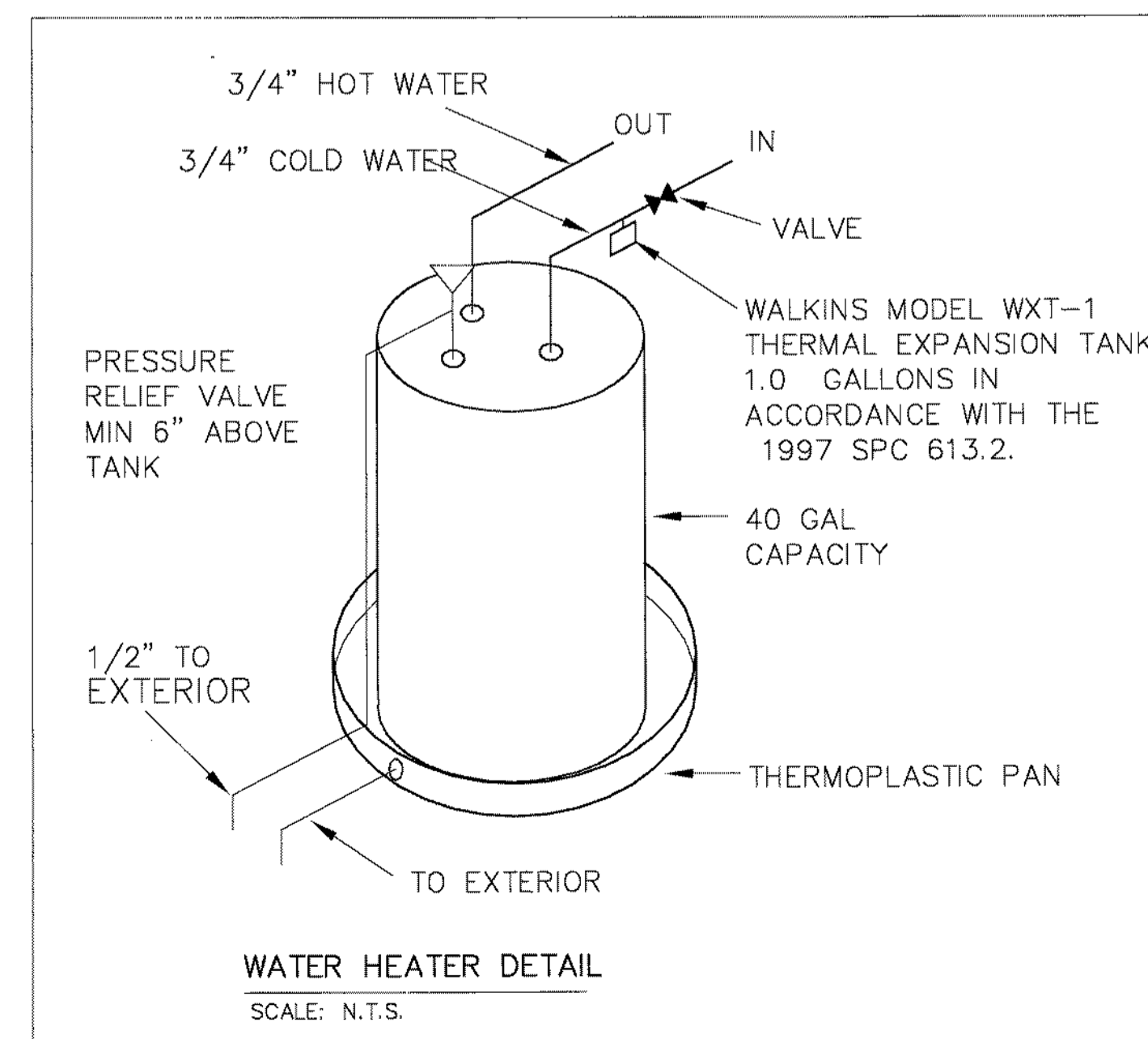
TRAP PRIMER DIAGRAM

SCALE: NTS



FLOOR CLEANOUT DETAIL

SCALE: NTS



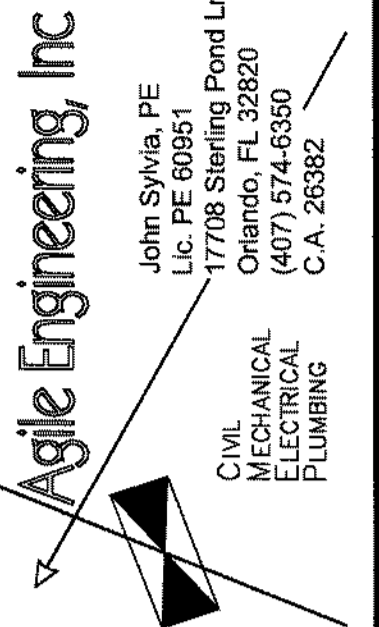
WATER HEATER DETAIL

SCALE: N.T.S.

### PLUMBING EQUIPMENT & FIXTURE SCHEDULE

ITEM NO.	ITEM	DESCRIPTION
HLAV	OVAL LAVATORY	AMERICAN STANDARD. MODEL RONDALYN 0491.019. 19" COUNTERTOP. VITREOUS CHINA, LAVATORY. AMERICAN STANDARD W/COLONY FAUCET # 2175.205 GRID DRAIN OR EQUAL.
TP	TRAP PRIMER	ZURN Z 1022 WATER SAVER TRAP PRIMER OR EQUAL.
KSINK	KITCHEN SINK	SINGLE BOWL. KITCHEN SINK WITH TWO HANDED ADA COMPLIANCE BAR FAUCET.
DF	DRINKING FOUNTAIN	ELKAY BI-LEVEL WATER COOLER - EZSTLBC - HIGH AND LOW DRINKING FOUNTAIN.
WH	WATER HEATER	40 GAL WATER HEATER 208/120 V 4.5 KW 30A 2 ELEMENTS.
AAV	AIR ADMITTANCE VALVE	STUDOR MINI-VENT FOR SIZES 1 1/4" THROUGH 2". MAXI-VENT FOR VENT SIZES 2" THROUGH 4". VALVES FOR INDIVIDUAL & BRANCH FITTINGS SHALL CONFORM TO ASSE 1051. VALVES FOR VENT STACKS AND STACK VENTS SHALL CONFORM TO ASSE 1050 OR EQUAL.
HWC	HANDICAP WATER CLOSET	AMERICAN STANDARD. 2377.100 CADETE/RIGHT HEIGHT 16.5"H. . PROV3109.016 BOWL, WITH TANK # 4409B.100, SEAT 5324.019. SUPPLY WITH STOP OR EQUAL.
FCO	FLOOR CLEANOUT	ZURN Z-1400 D.C.C.I. BODY ADJUSTABLE TO FINISH FLOOR.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— SAN —	SANITARY DRAIN PIPING
— — — —	SANITARY VENT PIPING
— — — —	POTABLE COLD WATER PIPING
— — — —	POTABLE HOT WATER PIPING
— o —	FLOOR DRAIN
— FCO	FLOOR CLEAN OUT



CLIENT:

PROJECT NAME:  
**PROPOSED OFFICE BUILDING**  
 CIARA CREEK COVE  
 LONGWOOD, FLORIDA 32750

SHEET TITLE:

**PLUMBING NOTES AND DETAILS**

SCALE:

NOT FOR CONSTRUCTION  
 7/14/2014

REVISION	DATE	BY
1		
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PROJECT NO.  
 DATE: 06-04-2014  
 DRAWN: JA  
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 SCALE: AS SHOWN  
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