ASSIGNMENT AND ASSUMPTION OF WARRANTIES AND INTANGIBLE PROPERTY

THIS ASSIGNMENT AND ASSUMPTION OF INTANGIBLE PROPERTY AND WARRANTIES (this "**Assignment**"), made as of this ___day of _____ 2022, by and between **MAIN STREET RANCHLANDS, LLLP,** a Florida limited liability limited partnership ("**MSR**"); **WELLEN PARK CONSTRUCTION, LLLP**, a Florida limited liability limited partnership ("**Wellen Park**"); the **CITY OF NORTH PORT, FLORIDA,** a political subdivision of the State of Florida ("**Assignee**"); and **WILLIS A. SMITH CONSTRUCTION, INC.**, a Florida corporation ("**Contractor**").

RECITALS:

A. Contractor has provided construction services to Wellen Park pursuant to a contract for the provision of such services, attached hereto as Exhibit A (the **"Construction Contract"**), as amended from time to time, in connection with its construction of a public safety building consisting of a fire station and police substation (the **"Improvements"**) on that certain real property owned by MSR and located in Sarasota County, Florida, more particularly described in Exhibit B (the "**Property**").

B. As of the date set forth above, MSR intends to convey to Assignee, and Assignee intends to accept, the Property and Improvements.

C. As part of that acquisition, MSR and Wellen Park (collectively "**Assignors**") intend to assign all warranties, including those provided in the Construction Contract, to Assignee. Assignors further intend to assign all rights to the engineering and architectural plans, specifications and agency permits.

D. Contractor acknowledges that the warranties are freely assignable and has no objection to the assignment of the warranties to Assignee.

NOW THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Assignors and Assignee agree, and Contractor acknowledges, as follows:

1. **ACQUISITION OF IMPROVEMENTS**. Contractor acknowledges that Assignee is acquiring or has acquired the Improvements constructed by Contractor pursuant to the Construction Contract, from Assignors. Contractor acknowledges and agrees that, based upon its consent herein, all warranties, whether statutory or contractual, are assignable to Assignee and has no objection to Assignors assigning to Assignee such warranties.

2. **ASSIGNMENT AND ASSUMPTION.**

(a) Assignment of Construction Warranties. Assignors hereby assign and transfer to Assignee all of Assignors' right, title and interest, if any, in, to, and under any

guaranties or warranties issued with respect to the Property by Contractor under the Construction Contract and as set forth in the warranties and guarantees attached as Exhibit C. Contractor hereby agrees to fulfill such warranties pursuant to the terms of Exhibit C and Florida law. Assignee hereby acknowledges that Contractor's consent to the assignment of such warranties does not create any new or additional warranty obligations on the part of Contractor or otherwise expand the scope of the warranties given to Assignor by Contractor.

(b) Assignment of Permits and Licenses. Assignors hereby assign and transfer to Assignee all of Assignors' right, title and interest, if any, in, to, and under licenses, approvals, certificates, consents, authorizations, variances, waivers, permits, and entitlements relating to the Property; and

(c) Assignment of Plans and Drawings. Assignors hereby assign and transfer to Assignee all of Assignor's right, title and interest, if any, in, to, and under the plans and specifications, drawings, and prints describing the Property, prepared by AM Engineering, LLC, Plunkett Raysich Architects, LLP, and Kimley-Horn and Associates, Inc., as set forth in Exhibit D (collectively, the "**Intangible Property**"), to the extent assignable and relating to the Property.

(d) Assumption. Assignee hereby accepts the foregoing assignments.

(e) Mutual Cooperation. Assignors and Assignee will each cooperate with each other, their employees, and agents to facilitate the purpose and intent of this Assignment including, without limitation, providing of information and documentation that may be reasonably required for the enforcement of the rights and interests assigned hereby—all without the obligation to expend any more than nominal funds in doing so.

3. **AUTHORITY TO EXECUTE AGREEMENT**. Assignors warrant that the person signing this Agreement has full power and authority to bind any corporation, partnership, or any other business or governmental entity for which the person purports to act hereunder.

4. **GOVERNING LAW AND VENUE.** This Assignment shall be construed under and enforced in accordance with the laws of the State of Florida. The venue for any action pertaining to this Agreement shall be in Sarasota County, Florida.

5. **BINDING EFFECT/COUNTERPARTS.** By the signatures affixed hereto, the Parties intend to be bound by the terms and conditions hereof. This Agreement is binding upon and shall inure to the benefit of the Parties and their respective heirs, executors, administrators, successors and assigns. This Assignment may contain more than one counterpart of the signature page, and this Assignment may be executed by the affixing of the parties' signatures to one or more of such counterpart signature pages; all such counterpart signature pages will be read as though one, and they will have the same force and effect as though all of the signatories have signed a single signature page.

6. **AMENDMENT**. No amendment, change, or addendum to this Agreement is enforceable unless agreed to in writing by both parties and incorporated into this Agreement.

7. **SEVERABILITY**. In the event any court shall hold any provision of this Agreement to be illegal, invalid, or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any breach of any provision, term, condition or covenant shall not be construed as a waiver of a subsequent breach by the other party.

8. **COMPLETE AGREEMENT**. This Agreement incorporates and includes all prior negotiations, correspondence, agreements, or understandings between the parties, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. This Agreement supersedes all other agreements between the parties, whether oral or written, with respect to the subject matter.

9. **ASSIGNMENT**. Assignors shall not assign this Agreement or any right or responsibility herein unless with the written consent of the City.

10. **NON-DISCRIMINATION**. The City of North Port, Florida does not discriminate on the basis of race, color, national origin, sex, age, disability, family, or religious status in administration of its programs, activities, or services.

[*Signature pages follow*]

IN WITNESS WHEREOF, Contractor has caused this Assignment to be executed as of the date indicated.

CONTRACTOR:

WILLIS A. SMITH CONSTRUCTION, INC., a Florida corporation

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____ 2022, by _____ (name), as _____ (title) for Willis A. Smith Construction, Inc., a Florida corporation, on behalf of the corporation.

_____
Notary Public

___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

IN WITNESS WHEREOF, MSR has caused this Assignment to be executed as of the date indicated.

MSR:

MAIN STREET RANCHLANDS, LLLP,
a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

By:_____
Richard P. Severance,
as its Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____ 2022, by Richard P. Severance, as Vice President for Thomas Ranch Manager, LLC, a Delaware limited liability company and the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and the General Partner of MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the companies and the partnership.

_____
Notary Public

___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

IN WITNESS WHEREOF, Wellen Park has caused this Assignment to be executed as of the date indicated.

WELLEN PARK:

WELLEN PARK CONSTRUCTION, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

By:_____
Richard P. Severance,
as its Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____ 2022, by Richard P. Severance, as Vice President for Thomas Ranch Manager, LLC a Delaware limited liability company and the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and the General Partner of WELLEN PARK CONSTRUCTION, LLLP, a Florida limited liability limited partnership, on behalf of the companies and the partnership.

_____
Notary Public

___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

APPROVED by the City Commission of the City of North Port, Florida on _____, 2022.

ASSIGNEE:

THE CITY OF NORTH PORT, FLORIDA

_____
A. JEROME FLETCHER II
CITY MANAGER

ATTEST

_____
HEATHER TAYLOR, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

_____
AMBER L. SLAYTON
CITY ATTORNEY

EXHIBIT A

Construction Contract between Main Street Ranchlands, LLLP and Willis Smith Construction, Inc. for the Improvements

[See attached]

AIA® Document A133™ – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the __1st___ day of January in the year 2021
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

Wellen Park Construction, LLLP, a Florida limited partnership
4901 Vineland Road, Suite 450
Orlando, FL 32811

and the Construction Manager:
(Name, legal status, address, and other information)

Willis A. Smith Construction of Sarasota, Inc., a Florida corporation
935 N. Beneva Road, Suite 609 #1023
Sarasota, FL 34232

for the following Project:
(Name, location, and detailed description)

The Project, or "Projects" will be determined by one or more separate Project Specific Addenda (individually the "Project Specific Addendum" or collectively the "Project Specific Addenda"). Each Project Specific Addendum shall be executed in connection with this Agreement and shall concern its own Project and shall not be blended with other Projects or other Project Specific Addenda, if any. If a Project is awarded to the Construction Manager, the name, location and detailed description of the Project shall be identified on the Project Specific Addendum. Owner makes no representation as to the number of Projects that will be awarded to the Construction Manager. This Agreement shall serve as a master agreement between the parties for all future Projects that may be awarded by the Owner to the Construction Manager pursuant to one or more Project Specific Addenda.

The Architect:
(Name, legal status, address, and other information)

See Project Specific Addendum for the name, and address of the Architect for the specific Project.

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

See Project Specific Addendum

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

The Owner shall provide necessary surveys and a legal description of the site upon written request of the Construction Manager.

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:
(Provide total and, if known, a line item breakdown.)

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See Project Specific Addendum

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

See Project Specific Addendum

.2 Construction commencement date:

See Project Specific Addendum

.3 Substantial Completion date or dates:

See Project Specific Addendum

.4 Other milestone dates:

See Project Specific Addendum

§ 1.1.5
(Paragraphs deleted)
Intentionally deleted.

§ 1.1.6
(Paragraphs deleted)
Intentionally deleted.

(Paragraph deleted)
§ 1.1.7
(Paragraphs deleted)
Intentionally deleted.

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

See Project Specific Addendum

§ 1.1.9
(Paragraphs deleted)
Intentionally deleted.

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

See Project Specific Addendum

.2 Civil Engineer:

(Paragraphs deleted)
See Project Specific Addendum

§ 1.1.11 The Architect's representative:

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See Project Specific Addendum

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:

See Project Specific Addendum

§ 1.1.13
(Paragraphs deleted)
Intentionally deleted.

§ 1.1.14
(Paragraphs deleted)
Intentionally deleted.

§ 1.1.15 Intentionally deleted.

§ 1.2 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

(Paragraph deleted)

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, General Conditions, Drawings, Specifications, Project Specific Addenda, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Construction Manager by the date of Substantial Completion. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern and control over the exhibits to the Agreement. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Construction Manager represents that it has the expertise and experience required for the Project and handling the bidding, negotiating, scheduling, cost control and contracting procedures in connection with the same. The Construction Manager further acknowledges that it has visited the Project site, examined all conditions affecting the Work and is fully familiar with all of the conditions thereon and affecting the same. All persons employed by the Construction Manager for the performance of the Work shall be employees of the Construction Manager and neither the Construction Manager nor any such employees shall be deemed employees of the Owner for any purpose whatsoever; the Construction Manager being at all times, acting as an independent contractor hereunder, responsible as an independent contractor to the Owner. Owner is only interested in the results obtained specific to Construction Manager's Work. Construction Manager shall be responsible for withholding and payment of income, social security, and unemployment taxes to its employees. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for Construction, as modified and agreed upon by Owner and Construction Manager, shall apply as follows: Section 1.5,

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Ownership and Use of Documents; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in the revised A201–2017, as modified and agreed upon by Owner and Construction Manager, which document is incorporated herein by reference. The term "Contractor" as used in the revised A201–2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

Construction Manager shall commence Preconstruction Services on the execution of the Project Specific Addendum, and will perform those services promptly and so as not to delay the design process.

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 The Construction Manager shall provide an evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other. The Construction Manager will consult and collaborate with the Owner and Architect during each phase of the design process, to bring its perspective and expertise as a Construction Manager to the design process with the goal of achieving a design that meets the Owner's requirements and is within the Owner's budget. At all times during the Preconstruction phase, the Construction Manager will oversee the Project schedule and advise the Owner and the Architect of any circumstances affecting the Project schedule.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work. In addition to providing the assistance described in this section and its subparts, the Construction Manager will advise the Owner regarding the purchase of long lead time items, and regarding the purchase of materials likely to be affected by price escalations. Throughout the Preconstruction phase, Construction Manager will also advise the Owner and the Architect regarding actions that can be taken to reduce the impact of material shortages or labor disputes on the Project, and will provide cost estimates for alternate design and material choices, as well as recommendations of other cost reduction strategies. Construction Manager's consultation and collaboration in the design process shall not give Construction Manager any ownership, copyright or right to use design or any design documents except as necessary to complete the Work. The Owner may require the Construction Manager to, or the Construction Manager may at its option, engage Subcontractors and/or consultants in the Preconstruction Phase in order to improve the quality of the cost estimating process and/or broaden the insights into the design from the construction perspective. If such Subcontractors/consultants are so engaged, the fees for their services will be included in the Preconstruction compensation paid by the Owner to the Construction Manager, and each Subcontractor/consultant will be paid by the Construction Manager from the Preconstruction compensation.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be

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provided by the Construction Manager during the Construction Phase. The Construction Manager will work with the Architect and the Owner to identify any issues regarding constructability or code compliance that Construction Manager believes arise during the Preconstruction phase. Construction Manager will also offer its suggestions as to value engineering, will provide on-going cost estimating, will work with the Architect and the Owner to create a proposed schedule. There will be complete transparency with respect to the ongoing cost estimating, including the overhead and profit included in the estimates.

(Paragraph deleted)

§ 3.1.3.3.1 ***Schematic Design Documents***. Schematic Design Documents are drawings and other documents, including engineering narratives, illustrating the scope, scale and relationships of Project components including consideration of alternate materials and systems and development of conceptual design solutions. If the Construction Manager has been engaged at this phase of the design process, the Construction Manager will consult and collaborate with the Architect during the development of the Schematic Design Documents and advise the Owner and Architect as to any issues regarding constructability or code compliance that Construction Manager believes arise during this phase of the design process. Construction Manager will also offer its suggestions as to value engineering, will provide ongoing cost estimating (particularly as compared to the Owner's budget) and will work with the Architect and the Owner to revise the Project schedule, as appropriate. There will be complete transparency with respect to the ongoing cost estimating, including the overhead and profit included in the estimates.

§ 3.1.3.3.2 ***Design Development Documents***. Design Development Documents are documents, including engineering narratives, that illustrate and describe the refinement of the design of the Project, or portion thereof, establishing the forms, size and appearance of the Project, or portion thereof, through plans, sections and elevations, typical construction details, riser diagrams, and equipment layouts, and through specifications that identify major materials, equipment and systems and establish their quality. If the Construction Manager has been engaged at this phase of the design process, the Construction Manager will consult and collaborate with the Architect and the Owner during the development of the Design Development Documents and advise the Owner and Architect as to any issues regarding constructability or code compliance that Construction Manager believes arise during this phase of the design process. Construction Manager will also offer its suggestions as to value engineering, will provide ongoing cost estimating (particularly as compared to the Owner's budget) and will work with the Architect and the Owner to revise the Project schedule, as appropriate. There will be complete transparency with respect to the ongoing cost estimating, including the overhead and profit included in the estimates.

§ 3.1.3.3.3 ***Construction Documents***. Construction Documents are Drawings and Specifications that set forth in detail the requirements for the construction of the Project, or portion thereof. The Construction Manager will consult and collaborate with the Architect and the Owner in the development of the Construction Documents and advise the Owner and Architect as to any issues regarding constructability, budget alignment or code compliance that Construction Manager believes arise during this phase of the design process. Construction Manager will also offer its suggestions as to value engineering, will provide ongoing cost estimating (particularly as compared to the Owner's budget) and work with the Architect and the Owner to revise the Project schedule, as appropriate. There will be complete transparency with respect to the ongoing cost estimating, including the associated overhead and profit. The Construction Manager shall seek to develop Subcontractor interest in the Project and shall furnish to the Owner and Architect for their information a list of possible Subcontractors, including suppliers who are to furnish materials or equipment fabricated to a special design, from whom proposals will be requested for each principal portion of the Work. The Owner or the Architect will promptly reply in writing to the Construction Manager if either know of any objection to such Subcontractor or supplier. The receipt of such list shall not require the Owner or Architect to investigate the qualifications of proposed Subcontractors or suppliers, nor shall it waive the right of the Owner or Architect later to object to or reject any proposed Subcontractor or supplier.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

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§ 3.1.5 Phased Construction
The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates
§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

(Paragraph deleted)
§ 3.1.11 Subcontractors and Suppliers
§ 3.1.11.1 Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval. The Construction Manager shall be solely responsible for the performance of each of the Subcontractors contracted with the Construction Manager, and shall indemnify and hold harmless the Owner from and against any and all additional costs and liability in excess of the Guaranteed Maximum Price incurred as a result of failure of any Subcontractor to perform in accordance with the applicable subcontract. In no event will any cost or expense resulting in any manner from the negligence, fault, breach or failure of any Subcontractor to perform be a Cost of the Work as defined in this Agreement.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement
The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the

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Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

(Paragraphs deleted)

§ 3.2 Guaranteed Maximum Price Proposal or GMP Proposal

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

§ 3.2.1.1 The submission of the GMP proposal shall be a representation that the Contract Documents are sufficient to have enabled the Construction Manager to determine the Cost of the Work in order to enter into the Guaranteed Maximum Price Amendment and that the Drawings, the Specifications and all Addenda will be sufficient to enable it to construct the Work outlined herein. Construction Manager specifically represents and warrants to Owner that it has, by careful examination, satisfied itself as to: (1) the nature, location and character of the Project and the site, and all structures and obstructions thereon, both natural and man-made; (2) the nature, location and character of the general area in which the Project is located, including without limitation, its climatic conditions, available labor supply and labor costs; and (3) the quality and quantity of all materials, supplies, tools, equipment, labor and professional services necessary to complete the Work in the manner and within the cost and time frame required by the Contract Documents. The Construction Manager shall in a timely manner require that each Subcontractor carefully examine and become familiar with the Contract Documents, the site and all reasonable, observable conditions affecting the Work.

§ 3.2.2 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

.1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;

.2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2;

.3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;

.4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based;

.5 A date by which the Owner must accept the Guaranteed Maximum Price; and

.6 proposed dates for Substantial Completion and final completion.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order. The GMP proposal shall identify all allowance items and the amount allowed for each, and shall specify the amount of the Construction Manager's contingency. Construction Manager certifies that all allowances will be sufficient to provide function and appearance consistent with industry standards and the Contract Documents.

§ 3.2.4.1 For the purpose of this Section, a contingency is a predetermined amount or percentage of the contract held for unpredictable changes in the Project. Construction Manager's contingencies pay for unknown conditions such as price

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escalation of a product, design changes in scope or due to errors and omissions, or necessary construction changes that are realized on site during construction.

§ 3.2.4.2 The Construction Manager has full control over the use of the contingency, and is able to use it as needed. The Construction Manager will, at Owner's request, provide Owner with a monthly report of how much of the contingency has been used and for what purpose.

§ 3.2.4.3 Any remaining contingency shall be returned 100% to the Owner.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both, provided, however, that Owner shall have no obligation to identify inconsistencies or inaccuracies and Owner's failure to identify any inconsistency or inaccuracy shall not entitle Construction Manager to a change in the Guaranteed Maximum Price after the Guaranteed Maximum Price proposal has been accepted by Owner. The Owner has no obligation to accept the Construction Manager's GMP proposal. If the Owner does not accept the GMP proposal, this Agreement will be concluded, and the Construction Manager will be paid only its compensation for the Preconstruction phase services. If the Owner accepts the GMP proposal for all or a portion of the Work, the parties will execute the GMP Amendment for all or the agreed upon portion of the Work, and the GMP Amendment will become part of the Contract Documents.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 Preliminary Construction. At Owner's sole option, Owner may direct Construction Manager to perform preliminary construction work prior to the execution of the GMP Amendment if in Owner's sole judgment the commencement of such preliminary construction work is appropriate to take advantage of the scheduling and cost savings opportunities provided by the Construction Management delivery system. If Owner elects to do so, Owner and Construction Manager will enter into a Preliminary Construction Change Orders, for the work in question, the performance of which shall be governed by the Construction Services portion of this Agreement. The execution of such a Preliminary Construction Change Order shall not alter any of the parties' rights and obligations under this Agreement, including the Owner's right to reject the GMP Amendment and terminate the remainder of the Agreement. Any materials required for the performance of the Preliminary Construction shall be purchased at Owner's written request. Preliminary Construction Change Orders are entered into with the understanding that they will be consistent with the Project budget and other Project goals. Should the scope or cost of any proposed Preliminary Construction Change Order (either individually, or in combination with prior Amendments) create a question as to whether the Project can be completed within the Project budget or schedule, Construction Manager shall advise the Owner of that fact prior to the execution of the proposed Preliminary Construction Change Order. Other than as expressly provided herein, the Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

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§ 3.3 Construction Phase
§ 3.3.1 General
§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.1.3 In addition to the other obligations of the Construction Manager set forth in the Contract Documents, the Construction Manager shall perform the following services during the Construction Phase:

.1 Consult with and advise Owner concerning all major materials and/or construction elements to be used, taking into consideration speed of construction and delivery date;

.2 Review the Specifications and make recommendations, where necessary, as to safety and health regulations for the construction of the Project, compliance with the Americans with Disabilities Act and the establishment and implementation of a comprehensive safety program for the Project;

.3 Comply with all applicable laws, ordinances, codes, rules, regulations and lawful orders of any public authority having jurisdiction over the safety of persons or property and to pay any fines or penalties imposed for violation thereof (the costs of which shall be the sole responsibility of, and shall not be recoverable from Owner by Construction Manager, unless Construction Manager was specifically directed by Owner in writing);

.4 Use all reasonable efforts to minimize labor conflicts, work stoppages and jurisdictional disputes involving the Project, including, but not limited to, conflicts arising from the use by Owner of separate contractors with non-union employees;

.5 Arrange for all required code inspections by the appropriate governmental agencies having jurisdiction, all required control inspections and all required laboratory testing in a timely manner in accordance with the Project Progress Schedule, the plans and Specifications or as may reasonably be required by Owner.

.6 Transmit to Owner guaranties, affidavits, releases, bonds and waivers, as set forth in the Contract Documents, concurrent within 30 days of the date of Substantial Completion of all phases of Work.

.7 Not display on or about the Project site any sign, trademark or other advertisement, without obtaining the prior written consent of Owner; and

.8 Conduct all operations in a manner to minimize the risk of loss, theft or damage by vandalism, sabotage, weather or any other means to any work, materials, equipment or other property at the site.

§ 3.3.2 Administration
§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017 (as modified). No changes in the date of Substantial Completion shall be made without the Owner's prior approval. Time is of the essence of all deadlines in the schedule, including, but not limited to, the time set for Substantial Completion and final completion of the Project.

§ 3.3.2.3 The Construction Manager shall perform, or cause to be performed, all of the Work associated with the Project as detailed in the Contract Documents and shall be responsible for the performance of all Work subcontracted by the Construction Manager. The Construction Manager shall perform, or cause to be performed through Subcontractors, all of

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the Work described in, and reasonably inferable from, the Contract Documents in a good and workmanlike manner, and in accordance with all applicable laws and regulations, and in accordance with the construction schedule. The Construction Manager will provide the Owner with monthly reports detailing the progress of the Project, and identifying any deviations from the construction schedule and any costs of the Work that exceed the Construction Manager's prior estimates.

§ 3.3.2.4 Should Construction Manager self-perform any portion of the Work in excess of $50,000, then Construction Manager will obtain three (3) bids from Subcontractors and from suppliers of materials or equipment fabricated to a special design for the Work from a list mutually agreed to by Owner. If obtaining three (3) bids is not practical, the Construction Manager, upon approval by the Owner, may proceed on lesser number of bids. After analyzing such bids, the Construction Manager shall deliver such bids to the Owner and Architect. The Construction Manager's bid for any portion of the Work that it proposes to self-perform shall be submitted to the Owner at least 48 hours before the Construction Manager receives bids from Subcontractors for that portion of the Work. Such bidding requirements shall also apply to material and equipment suppliers where the Construction Manager proposes to do self-performed work. The Owner will then determine, with the advice of the Construction Manager and subject to the reasonable objection of the Architect, which bids will be accepted. The Owner may designate specific persons or entities from whom the Construction Manager shall obtain bids; however, if the Guaranteed Maximum Price has been established, the Owner may not prohibit Construction Manager from obtaining bids from other qualified bidders for materials, equipment or services covered by the Guaranteed Maximum Price. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 3.3.2.5 The Construction Manager is expected to provide overall project coordination, generic site support and minor construction (*i.e.,* work not routinely performed by Subcontractors, and which is supervised by Construction Manager's onsite personnel). The use of the Construction Manager's own work force for other efforts outside of this must align with the Owner's best interests which normally are supported within a competitive environment. In the event Construction Manager does self-performed Subcontractor work within this Agreement, the Construction Manager shall maintain accounting files for self-performed work separate and apart from Construction Manager performed work, such that the cost of self-performed work can be readily distinguished from cost of work performed as Construction Manager.

§ 3.3.2.6 Subcontracts and agreements with suppliers furnishing the materials or equipment fabricated to a special design shall not be awarded on the basis of cost plus a fee without the prior consent of the Owner.

§ 3.3.2.7 Monthly Report
The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner.

§ 3.3.2.8 Daily Logs and Weekly Progress Meetings
The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner. The Owner and Construction Manager shall also hold weekly progress meetings at the job site or at such other times and places approved by Owner. Progress of the Work shall be reported in detail with reference to construction schedules. Each subcontractor, if requested by Owner or Construction Manager, shall have present a competent representative to report the condition of its work and to receive information or instructions.

§ 3.3.2.9 Cost Control
The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

§ 3.3.2.9.1 The Construction Manager shall create and maintain the following cost control tools: 1) Change Order log, which itemizes each Change Order by request; 2) contingency log; 3) allowance log; 4) Project logs, which include but are not limited to all proposed value engineering, back-charges, and construction change directives/scope revisions. The Construction Manager shall provide a copy of these logs to the Owner with either the pay application or in a separate monthly report, to be determined between Owner and Construction Manager.

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§ 3.3.2.9.2 The Construction Manager will provide regular monitoring of the approved Guaranteed Maximum Price, showing actual costs for activities in progress and estimates for uncompleted tasks, and will provide periodic reports to the Owner, which will include specific notations of any circumstances that the Construction Manager has reason to believe could result in a material impact on the Contract Sum or the Contract Time.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide necessary surveys and legal description of the site.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports.

§ 4.1.4.1 The Owner shall furnish reports, as agreed to by the parties,

§ 4.1.4.2 The surveys and legal information furnished by the Owner shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

(Paragraph deleted)

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201–2017, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 4.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B133™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, as modified between Owner and Architect including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner

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shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

(Paragraph deleted)

See Project Specific Addendum

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See Project Specific Addendum

Individual or Position	Rate
See Project Specific Addendum	*See* Project Specific Addendum

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

(Paragraph deleted)

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid thirty (30) days after receipt of the invoice shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.

(Insert rate of monthly or annual interest agreed upon.)

3 % three percent per annum

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum which is the lesser of (a) the Cost of the Work (as defined in Article 7), plus the Construction Manager's Fee, or (b) the Guaranteed Maximum Price as set forth in the GMP Amendment in full and complete consideration for the performance of this Contract. The Construction Manager's Fee will be determined as set forth in the Project Specific Addendum. The box corresponding to the agreed upon option will be checked on the execution version of this Agreement. The compensation will be paid as part of the monthly payment application process in accordance with the percentage completion of the Work and the corresponding draw down on the Guaranteed Maximum Price.

§ 6.1.2 The Construction Manager's Fee:

(Paragraph deleted)

See Project Specific Addendum

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

See Project Specific Addendum

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

See Project Specific Addendum

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§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed one-hundred percent (100 %) of the standard rental rate paid at the place of the Project.

§ 6.1.6 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

See Project Specific Addendum

(Paragraphs deleted)

§ 6.2 Guaranteed Maximum Price

The Guaranteed Maximum Price is the maximum cost to Owner for completion of the Work and includes all labor and services and the total cost, including sales and use taxes, of all materials and equipment to be purchased or rented by the Construction Manager for the completion of the Work. The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. Construction Manager understands that unless Owner orders or approves changes in the Work, the Work is to be performed for the Contract Sum and by the Substantial Completion date. This payment amount and completion date shall only be adjusted by approved Change Orders executed by Owner.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to "cost" and "fee," and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Construction Manager's Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

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§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops that are necessarily incurred in the proper performance of the Work and paid by the Construction Manager, but such costs shall be at rates not higher than those customarily paid at the place of the Project, except with prior consent of the Owner. All such personnel and their associated wage rates will be listed on the GMP Amendment for Owner's review and potential approval and as provided in Exhibit C to this Agreement.

§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval. All such personnel and their associated wage rates will be listed on the GMP Amendment for Owner's review and potential approval.

(Paragraphs deleted)

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction, at the same cost to Owner as the Construction Manager pays. Prior to reimbursement by Owner, Construction Manager shall supply to Owner copies of all supplier and Subcontractor invoices. Readily available materials shall not be supplied from Construction Manager's stock. Items supplied from Construction Manager's stock will require invoices documenting costs of Construction Manager's stock and warehouse materials, supplies and equipment.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 General Conditions and General Requirements Costs

The cost of all anticipated project support, including the non-inclusive list of items such as job site trailer and storage, project personnel's automobiles and pick-up trucks (including fuel and maintenance), job site office furnishings / equipment / material, temporary toilets, temporary fencing, barricades, and drinking water, all collectively referred to as "general conditions costs", will be reimbursed as a Cost of the Work only if specified pursuant to the basis of compensation within the Project Specific Addendum. The General Conditions shall be itemized as a part of the GMP Amendment.

§ 7.5.1 Costs of the Construction Manager's site office, including general office equipment and supplies.

(Paragraphs deleted)

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

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§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The reasonable costs of defending suits for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments resulting from such suits, and payments of settlements made with Owner's written consent, unless the Construction Manager knew or should have known, or reason to believe that the required design, process, or product was an infringement of a copyright or patent, and the Construction Manager failed to promptly furnish such information to the Architect. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior written approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Costs of removal of debris from the site of the Work and its proper and legal disposal.

(Paragraphs deleted)

§ 7.7 Potential Escalation for Impacts of Pandemics, including COVID-19.

§ 7.7.1 As of the date of this Agreement, certain markets providing essential materials for, or equipment to be incorporated into, the Project (**"Materials or Equipment"**) may, during the performance of the Work, experience significant, industry-wide economic fluctuation resulting from generally prevailing unavailability of labor, material and/or equipment due to sickness or disease caused by a pandemic, including COVID-19, or governmental restrictions directed at reducing the spread of such pandemic (collectively, **"Pandemic-Related Increases"**) that may impact the price of such Materials or Equipment, including the price charged by manufacturers of such Materials or Equipment. The intent of this Section is to provide for a fair allocation between the Owner and the Contractor of the risk of such an increase in price to such Materials or Equipment. The method for establishing the market price as of the date of this Agreement (**"Baseline Price"**) of any Materials or Equipment affected by Pandemic-Related Increases (**"Affected Materials or Equipment"**) shall be approved by the Owner in writing based on actual invoices and such other information required by Owner to verify such Baseline Price.

(Paragraphs deleted)

§ 7.7.2 If, during the performance of the Work, Pandemic-Related Increases cause the Baseline Price of certain Material and Equipment to increase, then, no later than seven (7) days before the date Contractor orders or contracts for the purchase of such Affected Materials or Equipment at the price increased by the Pandemic-Related Increases (the **"Increased Price"**), the Contractor shall notify the Owner in writing of the increase in price and provide appropriate

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documentation, acceptable to the Owner, that substantiates: (1) the increase in price, including the method for establishing the Baseline Price, which must have been approved by the Owner in writing; and (2) that the increase in price was caused solely by Pandemic-Related Increases. In addition, if the Contractor has actual knowledge of a Pandemic-Related Increase that the Contractor anticipates will cause the Baseline Price of Materials or Equipment to increase, then the Contractor shall, as soon as reasonably possible (but in no event later than the earlier of the date that the Contractor proposes to purchase the Affected Materials or Equipment or 7 days after Contractor has actual knowledge of (a) the Pandemic-Related Increase and (b) that such Pandemic-Related Increase will cause the Baseline Price to increase): (1) notify the Owner of such anticipated increase in price, and (2) identify for the Owner any potential alternatives to avoid or mitigate the price increase, including finding alternative sources of supply and/or adjusting the sequence of procurement.

§7.7.3 The **"Materials or Equipment Price Increase"** means the cost of Affected Materials or Equipment that were procured for the Project at the Increased Price, less the Baseline Price for such Affected Materials or Equipment. The Guaranteed Maximum Price shall be increased by Change Order in accordance with this Section by the amount of the Materials or Equipment Price Increase for Affected Materials or Equipment purchased at the Increased Price, provided that the Contractor provides to the Owner appropriate documentation, reasonably acceptable to the Owner, that proves (1) the Baseline Price for the Affected Materials or Equipment included in the calculation of the Materials or Equipment Price Increase actually increased, including the method for establishing the Baseline Price for each Potentially Affected Materials or Equipment (which must have been approved by the Owner in writing); (2) that the increase in price was caused solely by Pandemic-Related Increases; and (3) there are no other reasonable alternatives to avoid or mitigate the Materials or Equipment Price Increase. No increase in the Guaranteed Maximum Price shall be made for any Affected Materials or Equipment for which prior written notice pursuant to this Section was not given to the Owner or for Pandemic-Related Increases that could have been avoided by the Contractor's timely procurement of the Affected Materials or Equipment in accordance with a procurement schedule approved by the Owner. Further, there shall be no markup for fee, profit or overhead on any Change Order issued pursuant to this Section.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

.1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;

.2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;

.3 Expenses of the Construction Manager's principal office and offices other than the site office;

.4 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;

.5 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;

.6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;

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.7 Any cost not specifically and expressly described in Sections 7.1 to 7.7;

.8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and

.9 Costs for services incurred during the Preconstruction Phase.

.10 Costs of self-insured losses (e.g., losses within the deductible limits maintained by the Construction Manager or any direct or indirect subcontractor), costs covered by any insurance carried by the Construction Manager, a contractor or a direct or lower tier subcontractor, costs which would have been covered by insurance but for failure of the Construction Manager or direct or lower tier subcontractor to properly submit, process or give notice of the occurrence or claim;

.11 Costs associated with Construction Manager's failure to: (i) obtain any and all applicable permits that are Construction Manager's responsibility under the Contract Documents in a timely manner; or (ii) coordinate and schedule inspections and commissioning, as required.

.12 Penalties, extensions or fines imposed by any governmental authority caused by or arising out of conduct of the Construction Manager, Subcontractor, any sub-subcontractor, any direct or lower tier supplier, or any other party for whom the Construction Manager is responsible;

.13 Any costs or expenses in connection with any indemnity provided by Construction Manager pursuant to the Contract Documents; and

.14 Costs incurred or paid for recruiting employees (whether to third party recruiters or to employees).

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10. Subcontracts awarded on the basis of a stipulated sum shall (1) be itemized as a separate line item, by specification section, on monthly billings, and (2) be subject to the provisions of this Agreement insofar as applicable.

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ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be Sage Timberline satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three (3) years after final payment, or for such longer period as may be required by law. Records subject to audit, examination, and copying shall include but not be limited to accounting records (hard copy as well as computer readable data if it can be made available), written policies and procedures, subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.), original estimates, estimating worksheets, correspondence (including, without limitation, emails and other electronic communications), change order files (including documentation covering negotiated settlements), back-charge logs and supporting documentation, general ledger entries detailing cash and trade discounts earned, insurance information including rebates and dividends, books, papers, documents, subscriptions, recordings, agreements, purchase orders, leases, contracts, commitments, arrangements, notes, daily diaries, superintendent reports, drawings, receipts, vouchers and memoranda, and any and all other agreements, sources of information and matter that may in the Owner's judgment have any bearing on or pertain to any matters, rights, duties or obligations under or covered by any Contract Documents (both in tangible and electronic formats of any kind). If any inspection or audit by the Owner reveals an overcharge, the Construction Manager shall pay the Owner upon demand an amount equal to such overcharge as reimbursement for said overcharge, and shall also: (i) reimburse the Owner for the expense incurred by the Owner in determining the overcharge(s); and (ii) pay the Owner interest on the amount of the overcharge(s) from the date any such overcharge was paid by the Owner through the date such overcharge is reimbursed by the Construction Manager at a rate of three percent (3%) per annum. Owner's right to audit will be limited to three years after completion of the Project. The Owner will only perform one complete audit of the Construction Manager. Notwithstanding the foregoing, Construction Manager shall cooperate with Owner in any audits or financial reviews instituted or performed by any third parties (*e.g.* governmental entities or lenders for the Project) during the six year document retention period).

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Architect by the Construction Manager, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month

§ 11.1.3 Provided that an Application for Payment is received and approved by the Architect not later than the 25th day of a month, the Owner shall make payment of the amount certified to the Construction Manager and approved by Owner not later than the 25th day of the following month. If an Application for Payment is received by the Architect and approved after the application date fixed above, the application will be revised and processed in the following month's payment request. There will be no variance in the required dates for submission of an Application for Payment.

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.4.1 Construction Manager shall submit each Application for Payment on an AIA G702 and supporting continuation schedules. Each Application for Payment shall be accompanied by the following: (1) schedule of values; (2) waivers and lien releases as required by Section 11.1.13 and progress payment affidavits; (3) submission of a schedule update in accordance with the Contract Documents. In the absence of such waivers, verification, affidavits or documentation, the Owner at its sole option, may withhold all or any portion of funds otherwise due Construction Manager to protect Owner from loss.

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§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee. Construction Manager shall not change the cost allocated to any item of Work on the schedule of values without first obtaining the Owner's written consent.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Architect.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

.1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

.2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and

.4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;

.5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 Retainage withheld pursuant to Section 11.1.8.

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§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Ten percent (10%) No retainage shall be required for those portions of the Work related to Construction Manager's costs for insurance, paid by Construction Manager, for fees directly paid by Construction Manager, preconstruction expenses or for payment and performance bond.

Upon Construction Manager's and Architect's joint certification of the Project being fifty percent (50%) complete, retainage, as set forth above, shall be reduced to five percent (5%) in lieu of ten percent (10%);

Upon recommendation of the Construction Manager, and subject to the Owner's approval, retainage may be reduced or paid in full for Subcontractor's prior to the substantial completion of the Project.

(Paragraphs deleted)

§ 11.1.8.2 Except as set forth in this Section, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Paragraph deleted)
Upon Substantial Completion, the Owner shall withhold an amount equal to one hundred fifty percent (150%) of the cost of the portion of the Work described on the punch list attached to the Architect's Certificate of Substantial Completion that is not finally complete.

(Paragraphs deleted)

§ 11.1.9 If final completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner's prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.1.13 Progress Payment Waivers and Releases of Lien. Construction Manager shall provide copies of conditional and unconditional releases as follows:

.1 With the first Application for Payment: Conditional waiver and release from the Construction Manager covering the total amount requested in the first Application for Payment.

.2 With all subsequent Applications for Payment:

a) Conditional waiver and release from the Construction Manager covering the total amount requested in the current Application for Payment.

b) Unconditional waiver and release from the Construction Manager covering the amount paid to the Construction Manager from the previous Application for Payment.

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c) Copies of Unconditional waiver and release from all potential lienors (as that term is defined in Chapter 713, *Florida Statutes*) who served a Notice to Owner and have been requisitioned on the previous Application for Payment. As for example, if a roofer filed a Notice to Owner but no roofing work was billed on the previous month's Application for Payment, a waiver and release from the roofer will not be provided.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when:

.1 the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;

.2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment;

.3 a final Certificate for Payment has been issued by the Architect in accordance with Section 11.2.2.2.;

.4 Construction Manager certifies to the Owner that the Project, to the best of its knowledge, has been constructed in accordance with the Construction Documents. The certificate shall be in a form which is acceptable to the Owner and Construction Manager, signed by an officer of the Construction Manager and properly notarized;

.5 a Final Waiver and Releases of Lien have been submitted, signed and certified from Construction Manager and all lienors relative to the Work stating that all payments due and owing to them have been paid, if payment covering such Work has been made by the Owner to the Construction Manager;

.6 a Final affidavit is duly notarized and executed in accordance with Section 713.06, *Florida Statutes*;

.7 the Construction Manager has delivered close-out items to the Owner as required by Owner, including but not limited to: (1) all maintenance and operating manuals; (2) if changed from the Architect's construction drawings, drawings in electronic format reflecting the location of any concealed utilities, mechanical or electrical system components; (3) if changed from the Architect's construction drawings, as-built drawings; (4) any special guaranties or warranties required by the Contract Documents; (5) assignment of all guaranties and warranties from subcontractors, vendors, suppliers or manufacturers; (6) a list of the names, addresses and telephone numbers of all subcontractors and any other persons providing guaranties and warranties;

.8 all outstanding punch list item(s) are fully completed;

.9 Construction Manager has cleaned the site, and removed all excess materials and miscellaneous debris supplies, equipment and trailers;

.10 Construction Manager has delivered all governmental approvals required for use of the Project and the Work, including, without limitation, all certificates of occupancy, completion, or usage;

.11 No Uniform Commercial Code financing statements or fixture filings resulting from Construction Manager's, or any person claiming by or through Construction Manager, purchase or lease of materials or equipment are recorded or filed against the Owner's interest in the property or the Project;

.12 Construction Manager has submitted to Owner copies of all Project agreements, permits, Subcontracts, purchase orders, licenses, and all insurance policies or certificates required under this Agreement;

.13 all nonconforming, rejected and/or defective work is repaired and/or remediated; and

.14 all keys and/or necessary re-keying has been performed and delivered to the Owner.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner may conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

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§ 11.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Construction Manager's final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

§ 11.2.3 The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment and approval thereof by the Owner following completion of the items provided in this Section 11.2.

§ 11.2.4 If, subsequent to final payment, and at the Owner's request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

3 % Three percent per annum

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager's Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.
(Paragraphs deleted)

§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[X] Litigation in a court of competent jurisdiction unless a different method of dispute resolution is required between Owner and Architect (*e.g.,* an arbitration covenant in the agreement between Owner and Architect) and, in which case, such method of dispute resolution shall govern so that all interested parties may be joined.

[ ] Other: *(Specify)*

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If the Owner and Construction Manager do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 13 TERMINATION OR SUSPENSION

COVID-19 Termination. Notwithstanding anything contained in the Agreement to the contrary, Construction Manager understands, acknowledges, and agrees to the following: (a) the United States and the remainder of the world has been affected by a pandemic known as the "Coronavirus" or "COVID-19", (b) as a result of such pandemic, market conditions that supported the transaction contemplated by the Agreement may deteriorate, and (c) in the event that as a result of such pandemic and deterioration in such market conditions, Owner reasonably determines that the transaction no longer will allow for Owner to obtain the benefits of the transaction as originally intended purely from a financial standpoint, Owner shall have the right to terminate the Agreement by providing notice of such termination to Construction Manager, and in case of such termination, Construction Manager shall (x) cease operations, (y) take all actions for the protection and preservation of the Work, and (z) terminate any existing contracts and purchase orders. Owner shall pay Construction Manager the amount actually performed and incorporated into the Work as of the date of such termination, any and all work required for the protection and preservation of the Work, and for materials ordered and received or in transit to be stored on-site or in warehouses designated by Owner as well as costs for engineering, shop drawings, materials currently being fabricated materials that cannot be returned as well as Construction Manager's fee associated with all of the preceding, and following which, neither party shall have any further rights or obligations under the Agreement, except for those matters that expressly survive termination of the Agreement. In no event shall Owner be liable to Construction Manager for any unabsorbed home office overhead, direct, indirect, consequential, impact or other costs, expenses or damages including lost profits, labor or material escalation, or deterioration of materials in the event of such termination in accordance with this Section. Construction Manager shall include a similar provision in each of its subcontracts and material orders for the Project.

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated only for those Preconstruction Phase services and Work actually performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be compensated (as it sole and exclusive remedy) for those Preconstruction Phase services and Work actually performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager (as its sole and exclusive remedy) an amount calculated as follows:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;

.2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and

.3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

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§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse the Construction Manager for costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment
§ 13.2.1 Termination
The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause
§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
.2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager' Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
.3 Subtract the aggregate of previous payments made by the Owner; and
.4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience
If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager
(Paragraphs deleted)
as its sole and exclusive remedy, a termination fee in the amount of Ten Thousand and No/100 U.S. Dollars ($10,000) per Project.

§ 13.3 Suspension
The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

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ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 The Owner may, without consent of the Construction Manager, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Construction Manager shall execute all consents reasonably required to facilitate the assignment.

§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than One Million ($ 1,000,000) for each occurrence and Two Million ($ 2,000,000) in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than One Million ($ 1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than Five Hundred Thousand ($ 500,000) each accident, Five Hundred Thousand ($ 500,000) each employee, and Five Hundred Thousand ($ 500,000) policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than One Million ($ 1,000,000) per claim and One Million ($ 1,000,000) in the aggregate.

(Table deleted)

(Paragraphs deleted)

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella polices for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

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§ 14.3.2 Construction Phase
After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™–2019 Exhibit B, and elsewhere in the Contract Documents.

(Paragraphs deleted)
§ 14.5 Other provisions:

§ 14.5.1 The Construction Manager represents the following to the Owner (in addition to any other representations contained in the Contract Documents): (1) the Construction Manager is financially solvent, able to pay all debts as they mature and possessed of sufficient working capital to complete the Work and perform all obligations hereunder; (2) the Construction Manager is able to furnish the plant, tools, materials (except the Construction Manager does not represent its ability to obtain Owner designated materials), supplies, equipment and labor required to complete the Work and perform its obligations hereunder and has sufficient experience and competence to do so; (3) the Construction Manager is authorized to do business in the state where the Project is located and is properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over the Construction Manager, the Work and the Project; (4) the Construction Manager's execution of this Contract and performance thereof is within the Construction Manager's duly authorized powers; (5) there are no pending or threatened lawsuits against Construction Manager that could prevent Construction Manager from performing its obligations hereunder; (6) that all materials furnished and used in connection therewith shall be new and meet the criteria provided in the Contract Documents; and (7) the Construction Manager possesses a high level of experience and expertise in the business administration, construction, construction management and superintendence of projects of the size and complexity of this particular Project and will perform the Work and with the care, skill and diligence of such a contractor. The Construction Manager shall promptly advise the Owner of any occurrence, event, fact or other matter that has had, will have or might reasonably be predicted to have a material adverse effect upon the completion of the Project in accordance with the Contract Documents.

§ 14.5.2 The Construction Manager shall not change its project manager or superintendent without the written consent of the Owner, unless such person becomes unable to perform his or her duties.

§ 14.5.3 LIENS
In the event that any Subcontractor, subsubcontractor, supplier, laborer or other lienor for whom the Construction Manager is responsible records a lien against the Project and/or the Project site, and the lien is for amounts that the Owner has already paid to the Construction Manager, the Construction Manager shall, within ten (10) business days of receipt of notice regarding such lien, cause the lien to be discharged (either by obtaining and recording a lien discharge bond from a surety and in a form acceptable to the Owner or otherwise) at no cost to the Owner. To the extent that any such lien is attributable to Owner's failure to pay undisputed amounts as and when due under the Contract Documents (other than amounts for which withholding is permitted under the Contract Documents), or to the extent that such lien is a result of a disputed claim then, subject to prior approval by the Owner (which approval shall not be unreasonably withheld) the cost of discharging the lien will be cost of the Work and will be added to the Guaranteed Maximum Price via Change Order. The Owner shall have the right to withhold sufficient funds to cover the lien from payments to the Construction Manager until the lien is discharged. The Owner may either: (a) apply amounts so withheld to discharging such lien; or (b) retain such amounts until such lien is discharged or released by the Construction Manager or the lien or, and shall thereafter credit to the Construction Manager any amounts remaining after payment of the costs, fees, and expenses the Owner incurs in connection with such lien.

§ 14.5.4 In performing its obligations under this Agreement, the Construction Manager shall be deemed an independent contractor and not an agent or employee of Owner.

§ 14.5.5 The obligations of the Construction Manager and Owner under the Contract Documents shall survive the expiration or termination of Agreement and shall be binding upon the Construction Manager and Owner until any action thereunder is barred by the applicable statute of limitations or statute of repose.

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§ 14.5.6 Force Majeure. Notwithstanding anything to the contrary in the General Conditions, the term Force Majeure shall mean extraordinary events beyond the control of the parties and independent of the parties' will that cannot be foreseen or averted even with due diligence, and which prevent the party or parties from fulfilling the obligations undertaken in this Agreement. Force Majeure shall be limited to the following events (1) an act of God that could not be foreseen or anticipated; this shall include, but not be limited to, severe tropical weather associated with any named storm affecting the Work; (2) war; (3) contamination by nuclear fuel, radio-active toxic explosive; (4) riot; (5) strikes unless restricted to employees of Construction Manager; or (6) action by any federal, state or local government that prevents Construction Manager from performing the Work.

§ 14.5.7 Waivers. Construction Manager hereby waives and releases any and all claims against Owner for either delay, default, or for any cause hereunder, arising in whole or in part by the acts or omissions of the Owner, its representatives, or any other contractor on the Project, unless the claim shall be made in writing set forth the notice of the claim and received by Owner within twenty-one (21) days of the date (or the last date of a continuing situation) when the event occurred or the Construction Manager having knowledge of the occurrence for which the claim shall be made.

§ 14.5.8 Construction Delays.

.1 If the Contractor is delayed at any time in the progress of the critical path of the Work solely due to: (1) an act or neglect of the Owner or Architect, of an employee of either, or of a separate contractor; (2) changes ordered in the Work; (3) labor disputes (affecting the local labor market generally), fire, unusual delay in deliveries, an act of God, unavoidable casualties, or adverse weather conditions as described in, and that are documented in accordance with, Section 7.5.3; (4) delay authorized by the Owner pending mediation and binding dispute resolution; (5) issuance of rules, regulations, or an order by a court or other governmental authority having jurisdiction over the Project which impacts inhibit the ability of Contractor or its Subcontractors to work at the Project, through no act or fault of the Contractor or a Subcontractor; (6) generally prevailing unavailability of labor, material and/or equipment due to sickness or disease caused by a pandemic, or governmental restrictions directed at reducing the spread of such pandemic; or (7) other causes beyond the Contractor's control that the Contractor asserts, and the Owner reasonably determines, justify delay, then as Contractor's sole and exclusive remedy, the Contract Time shall be extended by Change Order or Construction Change Directive to the extent such delay will prevent the Contractor from achieving Substantial Completion within the Contract Time. However, adjustments in the Contract Time will be permitted for a delay only to the extent such delay (a) is not caused in whole or in part by the acts, omissions, or other fault of the Contractor, any Subcontractors or vendors of any tier, any of their employees, or anyone else for whom any of them is responsible, (b) cannot be prevented overcome or mitigated by the Contractor's exercise of reasonably diligent effort, and (c) written notice is provided to the Owner and the Architect in writing within ten (10) days after commencement, or the Contractor's recognition of the commencement, if later, of each such delay. The Contractor shall not be entitled to a separate increase in the Contract Time for each one of the number of causes of delay which may have concurrent or interrelated effects on the progress of the Work. To the extent the Contractor is entitled under the Contract Documents to an extension of time due to a delay, but the performance of the Work is independently suspended, delayed, or interrupted by a delay for which the Contractor is not entitled to an extension of time, the delay shall be deemed to be a "Concurrent Delay." In the case of a Concurrent Delay, the Contractor shall be entitled to an extension of the Contract Time but the Contractor shall not be entitled to any additional compensation whatsoever during the period of Concurrent Delay.

§ 14.5.9 Entire Agreement. This Agreement, including any exhibits referred to herein and attached hereto, each of which is incorporated herein for all purposes, constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and there are no representations, understandings or agreements relative hereto which are not fully expressed herein. This Agreement and such exhibits are intended to be the exclusive statement of the agreement between the parties hereto and that said parties agree that any other terms or conditions included in any quotes, acknowledgements, estimates or other forms utilized or exchanged by the parties hereto shall not be incorporated herein or be binding unless expressly agreed to in writing by both parties hereto. No change, modification or amendment hereto or to any exhibit shall be valid unless in writing and signed by an authorized representative of the party against which such change, modification or amendment is sought to be enforced.

§ 14.5.10 In the event of a dispute between the Owner and the Construction Manager, the Construction Manager shall continue to perform its obligations under this Agreement without interruption or delay pending the resolution or settlement of such dispute, and the Construction Manager shall not directly or indirectly stop or delay the performance of Work. The Owner shall continue to make payments on undisputed amounts in accordance with the terms of the Agreement.

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§ 14.5.11 Provided Owner has made all payments required hereunder, Construction Manager will, at its sole expense, promptly following notice, bond the lien of any subcontractor, sub-subcontractor, labor or materialman who may have filed or recorded any notice, statement or other claim for a lien under the laws of the state where the Project is located, and shall forthwith cause such notice, statement or other claim to be discharged so as to remove the same as an encumbrance affecting title to the Project. If Construction Manager fails to discharge such notice, statement or other claim within ten (10) business days after Owner's written request, Owner may take any action which deems appropriate to clear title to the Project Site at Construction Manager's expense.

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

- .1 AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price (as modified)
- .2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment (as modified), if executed
- .3 AIA Document A133™–2019, Exhibit B, Insurance and Bonds (as modified)
- .4 AIA Document A201™–2017, General Conditions of the Contract for Construction (as modified)
- .5 Project Specific Addendum
- .6 Exhibit C, Construction Manager's wage rates

This Agreement is entered into as of the day and year first written above.

CONSTRUCTION MANAGER:

WILLIS A. SMITH CONSTRUCTION OF SARASOTA, INC., a Florida Profit Corporation

By: _____
Name: **F. John LaCivita**
Title: **Executive Vice President**
Date: **December 18, 2020**
State License No. CGC 057210

OWNER:

WELLEN PARK VILLAGES CONSTRUCTION, LLLP, a Florida limited liability limited partnership

(Table deleted)

By: THOMAS RANCH VILLAGES GP, LLC, a Delaware limited liability company
Its: General Partner

By: THOMAS RANCH MANAGER, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: John Luczynski
Title: Vice President

(Table deleted)

Date: Jan. 6th, 2021

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AIA® Document A133™ – 2019 Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Construction Manager, dated the 1st day of January in the year 2021
(In words, indicate day, month and year.)

for the following **PROJECT**:
(Name and location or address)

See Project Specific Addendum

THE OWNER:
(Name, legal status, and address)

Wellen Park Construction, LLLP, a Florida limited partnership
4901 Vineland Road, Suite 450
Orlando, FL 32811

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Willis A. Smith Construction of Sarasota, Inc., a Florida corporation
935 N. Beneva Road, Suite 609 #1023
Sarasota, FL 34232

TABLE OF ARTICLES

B.1 GENERAL

B.2 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

B.3 SPECIAL TERMS AND CONDITIONS

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201™–2017, General Conditions of the Contract for Construction. Article 11 of A201™–2017 contains additional insurance provisions.

ARTICLE B.1 GENERAL

The Construction Manager shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction, as modified.

ARTICLE B.2 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

§ B.2.1 General

(Paragraph deleted)

§ B.2.1.1 Certificates of Insurance. The Construction Manager shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article B.2 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by the Agreement and this Exhibit. The certificates and endorsements shall show the Owner and any of its affiliates, officers,

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managers and partners as an additional insured on the Construction Manager's Commercial General Liability and excess or umbrella liability policy or policies.

§ B.2.1.2 Deductibles and Self-Insured Retentions. The Construction Manager shall disclose to the Owner any deductible or self- insured retentions applicable to any insurance required to be provided by the Construction Manager.

§ B.2.1.3 Additional Insured Obligations. In addition to the additional insured obligations required by Section B.2.2.5.4.1 or the Contract Documents, the Construction Manager shall cause the commercial general liability coverage to include (1) the Owner, the Owner's affiliates, subsidiaries, managers, members, successors, and assigns, managers and partners, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Construction Manager's negligent acts or omissions during the Construction Manager's operations; and (2) the Owner, the Owner's affiliates, subsidiaries, managers, members, successors, and assigns, managers and partners, as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 11 85 or equivalent, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ B.2.2
(Paragraphs deleted)
Construction Manager's Required Insurance Coverage
§ B.2.2.1 The Construction Manager shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Construction Manager and Owner from claims set forth below which may arise out of or result from the Construction Manager's ongoing and completed operations under the Contract and for which the Construction Manager may be legally liable, whether such operations be by the Construction Manager or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

.1 claims under worker's compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
.2 claims for damages because of bodily injury, occupational sickness, virus, or disease, or death of the Construction Manager's employees;
.3 claims for damages because of bodily injury, sickness, virus, or disease, or death of any person other than the Construction Manager's employees;
.4 claims for damages insured by usual personal injury liability coverage;
.5 claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
.6 claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
.7 claims for bodily injury or property damage arising out of completed operations;
.8 claims involving contractual liability insurance applicable to the Construction Manager's obligations under this Contract;
.9 claims arising out of any sudden and/or non-sudden pollution or impairment of the environment, including clean-up costs and defense; and
.10 claims founded on professional negligence associated with the preparation and sealing of shop drawings.

Such insurance must be placed with an insurance company or companies and in a form acceptable to Owner. Certificates of Insurance evidencing these coverages shall include the activities and operations conducted by the Contractor under this Agreement, and any other person performing work on behalf of the Contractor shall be maintained from the commencement of the performance of the Work by the Contractor until the end of the applicable warranty period; and must be submitted to Owner prior to Contractor entering upon the Project to perform the Work.

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§ B.2.2.2 Contractor shall procure and maintain, in force throughout the period of time it is performing any Work for Owner, and for three years thereafter, at its sole cost and expense, Commercial Umbrella Liability Insurance to provide excess coverage above the Commercial General Liability, Commercial Business Automobile Liability and the Workers' Compensation and Employer's Liability to satisfy the minimum limits set forth in this section.

§ B.2.2.3 Requirements for All of Construction Manager's Insurance.

§ B.2.2.3.1 AM Best rating at least A-VIII

§ B.2.2.3.2 Thirty (30) day notice to Owner for non-renewal, cancellation and/or material change in coverage (ten (10) days for non-payment of premium) required.

§ B.2.2.3 Occurrence basis (except professional liability)

§ B.2.2.4 Worker's Compensation – Contractor shall procure and maintain, in force throughout the period of time it is performing any work for Owner, at its sole cost and expense, workers compensation and; unemployment insurance coverage and Occupational Disease Coverage (if applicable) in such amounts and upon such terms as is required by Owner and/or all applicable laws of the state where the Work is being performed, whichever is greater. Such insurance coverage shall be in accordance with the policy requirements established in this section and shall fully comply with all applicable state and federal requirements and which shall also include broad form all states and voluntary compensation endorsements. Employers Liability limits shall be at least Five Hundred Thousand Dollars ($500,000) per accident per disease any policy limit.

§ B.2.2.4.1 Workers Compensation – Statutory Amount of Coverage with waiver of subrogation in favor of the additional insureds. If the services of a company are used to insure its worker's compensation exposure, the following documents must be delivered to Owner before any work can be performed on the Project:

.1 Certificate of insurance evidencing that the Contractor's employees at the Project are covered through the leasing company.

.2 If applicable, a second certificate of insurance evidencing that the Contractor has purchased its own separate worker's compensation insurance policy for any employees not covered by the leasing company's insurance. It is imperative that this second policy be insured through the same insurance company as the leasing company and that the second policy has a different policy number from that of the leasing company.

.3 A declaration sheet (the cover page of the policy) from the Contractor's own policy.

§ B.2.2.4.2 Employers' Liability:

Bodily Injury by Accident: One Million and No/100 Dollars ($1,000,000.00) each accident
Bodily Injury by Disease: One Million and No/100 Dollars ($1,000,000.00) each employee

.1 When Using Leased Employees: Presentment of a certificate of insurance evidencing worker's compensation insurance which demonstrates that the employees are covered through the leasing company. A second certificate of insurance evidencing a separate worker's compensation policy for any employee not covered by the leasing company's insurance. The policies must be through the same insurance company and must have different policy numbers. A declaration page for the contractor's own policy is required.

§ B.2.2.5 Contractor's Liability.

§ B.2.2.5.1 Commercial General Liability – The limits of liability shall not be less than:

Two Million and No/100 Dollars ($2,000,000.00) Annual General Aggregate Limit

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One Million and No/100 Dollars ($1,000,000.00) Each Occurrence
Two Million and No/100 Dollars ($2,000,000.00) Contractual Liability
Two Million and No/100 Dollars ($2,000,000.00) Completed Operations / Aggregate
The Commercial General Liability policy shall contain an endorsement or clause amending the policy limit to per project limits or per location limits. This Commercial General Liability Policy shall contain an endorsement providing coverage for all damages associated with defective work, errors or omissions by Construction Manager's Subcontractors, and their sub-subcontractors.

.1 Coverage must include a waiver of subrogation endorsement. The proprietor, partners, employees, agents, officers, and executive officers of the Contractor must be included under the coverage.

.2 ISO or comparable Occurrence Form (modified occurrence and claims made forms are not acceptable).

.3 Bodily injury and property damage coverage including but not limited to products/completed operations coverage (including any product manufactured or assembled), premises operations, blanket contractual liability (for this Agreement), broad form property damage, personal and advertising injury, independent contractor's liability, mobile equipment, elevators, owners and contractors protective liability, damage from explosion, collapse and underground hazards, and cross-liability and severability of interest clauses.

.4 CG 2010 (11/85) or equivalent, Additional Insured Endorsement or a substitute form or similar coverage providing coverage equal to or greater than said form which would at a minimum provide additional insured status with respect to "bodily injury" or "property damage" arising out of Contractor's Work pursuant to the Contract Documents and which provides coverage both during operations and during the products completed operations hazard period in favor of Owner, its affiliates and subsidiaries, on a primary and non-contributory basis. General liability coverage will continue to apply to "bodily injury" and to "property damage" occurring after all work or operations on the Project of the covered operations to be performed by or on behalf of the additional insureds has been completed and will continue after that portion of "your work" out of which the injury or damage arises has been put to its intended use. Additional Insured Endorsements must be attached to the certificate evidencing all coverage requirements. Additional Insured Endorsements for Completed Operations are not necessary for engineering, geotechnical, surveying and architectural consulting services.

.5 Subsidence coverage (not applicable to engineering, geotechnical, surveying, sanitary services and similar consulting services).

.6 Two Million and No/100 Dollars ($2,000,000.00) blasting collapse and underground (for contractors that perform excavation and blasting related services).

.7 No exclusionary language or limitations relating to residential, condominiums, multi-family or multi-unit dwellings.

.8 No exclusionary language or limitations relating to the scope of coverage for liability arising from pollution, mold or fungus, or arising from the use of EIFS, DEIFS or similar products.

.9 A provision that defense costs are paid in excess of limits and do not deplete any policy limits.

.10 The Owner shall be specifically endorsed as a named Additional Insured in addition to the following other parties: "West Villages Construction LLLP and its subsidiaries, affiliated and successor companies, members, managers, partners, officers, managers, directors, agents, servants, employees, partners and stockholders and Mattamy Homes" (collectively the "**Additional Insureds**").

.11 A waiver of subrogation in favor of the additional insureds shall apply.

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.12 A deductible or self-insured retention of no more than Five Thousand and No/100 Dollars ($5,000.00) as to Contractor and no deductible or self-insured retention as to any additional insured.

.13 Coverage will not be limited to vicarious liability and will extend to (and there will be no endorsement limiting coverage for) the negligent acts, errors or omissions of Contractor in connection with or relating to the Work.

.14 A per project aggregate must be shown on the certificate of insurance.

.15 Two Million and No/100 Dollars ($2,000,000.00) Umbrella policy to provide excess coverage over the auto liability, general liability and employer's liability.

§ B.2.2.5.3 Commercial Auto Coverage –Auto liability in a combined amount of not less than One Million Dollars ($1,000,000.00) per accident for bodily injury, including death, and property damage on each vehicle that the Contractor and its servants, agents, assignees or employees may use at any time in connection with the performance of the Work, including, but not limited to, owned autos, hired and non-owned autos, or operated by the Contractor and its servants, agents, assignees or employees. (Auto insurance applies to personal vehicles used by Contractor or Contractor's agents.) The certificate of insurance must reflect that the auto insurance insures a vehicle driven by the Contractor and Contractor's agents.

§ B.2.2.5.4 Business Auto Liability – covering any automobile, including hired and non-owned autos.

.1 Additional Insureds to be named as (*See* Project Specific Addendum), and its subsidiaries, affiliated and successor companies, members, officers, managers, directors, agents, servants, employees, partners and stockholders".

.2 In the event that Contractor's employees use non-owned autos which cause damage or are damaged on the Project, then Contractor's employees shall look solely to their own auto liability insurance to cover such claims and thereafter Contractor will be responsible for any additional liability or costs incurred due to such damage. Further, if Contractor's employees do not have auto liability insurance, or the claim exceeds such employee's insurance limits, Contractor shall be responsible for any additional liability or costs incurred due to such damage. In the event that a claim for damage to an automobile is brought against Owner, then Contractor hereby agrees to indemnify, defend and hold Owner harmless from any such damages, costs, or claims.

§ B.2.2.5.5 Contractor's Equipment: Contractor will, at all times, maintain a contractor's equipment all-risk policy insuring inventories, tools, equipment, products, supplies, etc., owned, rented or leased and will assume full responsibility for loss or damage by any cause whatsoever while on the Project. Such insurance shall include a waiver of subrogation against Owner.

§ B.2.2.5.6 Riggers Liability: If required, Riggers Liability insurance to insure against physical loss or damage to the Project and surrounding property or equipment involving rigging, hoisting, lowering, raising or moving of property or equipment of others.

§ B.2.2.5.7 Contractual Liability Coverage: Insurance covering contractual liability, specifically, all indemnity obligations imposed on Construction Manager by this Contract. Limits of One Million ($1,000,000) combined single limit for bodily injury and property damage per occurrence and Two Million ($2,000,000) Dollar's annual aggregate.

§ B.2.2.5.8 Mold/Mildew/Fungus Damage and Remediation: Insurance covering all damages and costs associated with mold, mildew, fungal or bacterial growth as well as the cost of the remediation thereof. The policy limits applicable to such damages and costs shall be the same as the limits set forth herein.

§ B.2.2.5.9 Construction Manager's Pollution Liability: Insurance covering liability of the Construction Manager arising out of any sudden and/or non-sudden pollution or impairment of the environment, including clean-up costs and defense, which arise from the operations under Contract. Coverage under this policy shall have limits of liability of not less than $1,000,000.

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§ B.2.2.5.10 Umbrella Excess Liability: Limits of Five Million Dollars ($5,000,000) per occurrence in excess of the liability insurance set forth herein.

§ B.2.2.5.11 Primary or Combination: Construction Manager may provide the coverage required herein through the use of a primary liability policy or through a combination of primary liability and umbrella excess liability policies.

§ B.2.2.5.12 Coverage Form: Coverages, whether written on an occurrence or claims made basis, shall be maintained without interruption from date of commencement of the work until date of final payment. Additionally, if coverage is on a claims made basis, coverage shall be maintained in full force and effect for the duration of the applicable statute of limitations.

§ B.2.2.5.13 Miscellaneous:

.1 All policies (where allowed by law) must contain an endorsement affording Owner an unqualified thirty (30) days' notice of cancellation, nonrenewal, expiration or reduction in coverage. Not less than thirty (30) days prior to expiration, cancellation or termination of any such policy, the Contractor shall supply Owner with a new and replacement Certificate of Insurance and Additional Insured endorsement as proof of renewal and said original policy. Said new and replacement endorsements shall be endorsed in favor of Contractor as set forth above.

.2 All policies shall stipulate that such insurance is primary and is not additional to, or contributing with, any other insurance carried by, or for the benefit of the Additional Insured. At the time of a loss, Contractor shall promptly provide Owner with a written report of the loss.

.3 In the event of any reduction or exhaustion of any aggregate annual limit of liability or any general aggregate policy limit of liability, Contractor shall then obtain additional insurance to replenish the limits of liability herein provided.

.4 Contractor shall require that each of its subcontractors, materialman or laborers to also separately maintain all insurance coverages that Contractor is required to maintain herein. Any and all other Commercial General Liability policies or coverages obtained, maintained or otherwise available to Contractor which include or are applicable to Owner as an additional insured shall also cover liability arising out of or related to the Work and the labor and materials provided for under this Agreement and shall be primary and non-contributory.

.5 Contractor's obligation to carry insurance as herein provided shall not limit or modify in any way any other obligation of Contractor under this Agreement, including, without limitation, the obligations of Contractor under this Agreement or Contractor's indemnification, warranty obligations or other liability in any manner. The requirements merely represent the minimum amounts of insurance coverage required to be maintained by Contractor.

.6 Owner reserves the right, in its sole discretion, to require higher limits of liability coverage if, in Owner's opinion, operations by or on behalf of Contractor create higher than normal hazards and to require Contractor to name additional parties in interest to be additional insureds.

.7 In the event that rental of equipment is undertaken to complete and/or perform the Work, Contractor agrees that it shall be solely responsible for such rental equipment. Such responsibility shall include, but not be limited to, theft, fire, vandalism and use by unauthorized persons.

.8 Contractor shall maintain "all risk" insurance on a replacement cost basis, covering loss or damage to property (for which it has title and/or risk of loss) which becomes a final part of the Project during its off-Project sites, in transit and while stored or worked upon away from the Project site.

.9 All required insurance policies shall contain no endorsements that restrict limits of liability to additional insureds and shall have coverage forms which are acceptable to Owner. Nor shall there be any limitation or exclusions as respects to the additional insured coverage for claims involving Bodily

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Injury of a Contractor's employees or of any other third party. If requested, Contractor shall provide certified copies of all such policies to Owner within thirty (30) days of such request.

.10 If Contractor fails to secure and maintain the required insurance, Owner shall have the right (without any obligation to do so, however) to secure same in the name and for the account of the Contractor, in which event the Contractor shall pay the costs thereof and furnish upon demand all information that may be required in connection therewith.

.11 Certificates of Insurance, including copies of policy endorsements listed below, evidencing required coverage shall be delivered to Owner prior to the Contractor commencing any Work or services.

.12 All coverage shall be afforded to the Additional Insureds whether or not a claim is in litigation.

.13 All insurance shall be issued by a company with an A.M. Best rating of at least A-/VIII.

.14 There shall be no endorsement, exclusion or modification relating to pollution, explosion, collapse, underground property damage, Blanket Contractual Liability, or Broad Form Property Damage coverage or work performed by Contractor. All coverage shall be placed with an insurance company duly admitted in the State where the Project is located and shall be reasonably acceptable to Owner.

§ B.2.2.5.14 Waiver of Subrogation: Contractor shall obtain from each of its insurers a waiver of subrogation on Commercial General Liability and Workers Compensation in favor of Owner with respect to Losses arising out of, or in connection with, the Work.

§ B.2.2.5.15 Occurrence form shall not be modified. Contractual liability coverage shall be included. Coverage shall be provided for all residential attached and unattached buildings.

§ B.2.2.5.16 Insurance from Subcontractors: Construction Manager shall require its Subcontractors to procure and maintain insurance reasonably satisfactory to the Owner that names the Owner as an additional insured. Such insurance shall meet the requirements set forth herein.

§ B.2.2.6 The following must be attached to this Agreement prior to the start of Work and shall become part of the Documents which constitute the Agreement in whole:

.1 Certificate of Worker's Compensation and Employers Liability Insurance;

.2 Business Automobile Insurance;

.3 Certificate of Commercial General Liability Insurance;

.4 W-9; and

.5 Independent Contractor Exemption Certificate (if not incorporated) or Documentation of Incorporation.

.6 If any obligation found in this Agreement is invalid, the parties hereto agree to allow a court to reduce the amount as authorized by applicable state law.

.7 As used in this Agreement, the term "business day(s)" shall mean any day other than a Saturday, Sunday or legal holiday in the state in which the Project is located.

Owner reserves the right, in its sole discretion, to require higher limits of liability coverage if, in Owner's opinion, operations by or on behalf of Contractor create higher than normal hazards and to require Contractor to name additional parties in interest to be additional insured.

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§ B.2.3 Performance Bond and Payment Bond
The Construction Manager shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum ($0.00)
Payment Bond	*See* Project Specific Addendum
Performance Bond	*See* Project Specific Addendum

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

(Paragraphs deleted)
ARTICLE B.3 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

(Paragraphs deleted)(Table deleted)(Paragraphs deleted)(Table deleted)(Paragraphs deleted)(Table deleted)

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Exhibit "C"

WILLIS SMITH CONSTRUCTION

2021 Contractor's Rate Schedule *

Position	Hourly Rate (Including Burden)
Project Executive	$141.00
Project Manager Consultant	$144.00
Senior Project Manager	$123.00
Preconstruction Director	$140.00
Preconstruction Project Manager	$94.00
Project Manager	$94.00
Assistant Project Manager/QC	$71.00
Project Engineer	$48.00
Senior Superintendent	$104.00
Superintendent	$94.00
Assistant Superintendent	$67.00
Rough Carpentry	$48.00
Project/Preconstruction Administrator	$43.00
Project Accountant	$46.00

* Note: Rates are subject to change annually, with a maximum allowable increase of no more than 5% per year.

2021 Rates

Page 1 of 1

AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:
(Name and location or address)

See Project Specific Addendum

THE OWNER:
(Name, legal status and address)

Wellen Park Construction, LLLP, a Florida limited partnership
4901 Vineland Road, Suite 450
Orlando, FL 32811

THE ARCHITECT:
(Name, legal status and address)

See Project Specific Addendum

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements. In the event of conflict between or among the Contract Documents, the greatest quantity or quality of Work or other requirements shall be provided and the Agreement shall control over the Exhibits.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as

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binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.2.4 If Work is required in a manner to make it impossible to produce Work of the quality required by the Contract Documents, or should discrepancies appear among the Contract Documents, the Contractor shall timely request, in writing, an interpretation from the Architect before proceeding with the Work. If the Contractor fails to make such request, no excuse will thereafter be entertained for failure to carry out Work in the required manner or provide required guarantees, warranties or bonds, and the Contractor shall not be entitled to any change in the GMP or the Contract Time on account of such failures.

§ 1.2.5 All Work shall conform to the Contract Documents. No change shall be made without review and written acceptance by Architect and Owner.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights and ownership by others in the Instruments of Service.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified

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or registered mail, or by courier providing proof of delivery. Notice of Claims may also be initiated by service of such notice in accordance with the methods prescribed in Section 1.6.1.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, or equivalent, to establish the protocols for the development, use, transmission, and exchange of digital data.

(Paragraphs deleted)

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information. Contractor shall not be liable to Owner as the result of any disclosure of such "confidential" information by any consultants, sureties, Subcontractors and their employees, Sub-subcontractors, or any others not directly employed by Contractor unless Contractor specifically authorized such disclosure.

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§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect who is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 If the employment of the Architect terminates, the Owner shall retain a successor and whose status under the Contract Documents shall be that of the Architect.

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, or fails to provide a sufficient amount of properly supervised and coordinated labor, materials or equipment so as to be able to complete the Work within the Contract Time, or disregards the instruction of Architect or Owner when based on the requirements of the Contract Documents, or fails to remove and discharge any lien recorded on the Owner's property by anyone claiming by, under or through Contractor with exception of any lien filed by a subcontractor or materialman arising from non-payment to the Contractor by the Owner unless such non-payment is otherwise permitted by the Contract, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity. In the event that the Owner stops the Work as a result of acts and/or omissions of Contractor, Owner will give Contractor seven (7) calendar days' written notice specifically identifying the acts and/or omissions that are causing Owner to stop the Work and to give Contractor the opportunity to commence and to continue to cure any deficiencies within such seven (7) day period set forth in the notice prior to actually stopping the Work.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies and may deduct the reasonable cost thereof, including Owner's expenses made necessary thereby, from the payment then or thereafter due Contractor. The Architect may further, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

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ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents and that the Contract Documents are (1) sufficient to have enabled the Contractor to determine the Guaranteed Maximum Price or Contract Sum for the Work shown therein; and (2) sufficient to enable the Contractor to construct the Work shown therein within the Contract Time, and otherwise to fulfill all its obligations provided in the Contract Documents. Contractor has examined and satisfied itself as to:

.1 the nature and character of the area in which the Project is located, including, without limitation, layout, physical conditions, and surrounding areas, surface and subsurface conditions (as identified by Owner's geotechnical consultant and provided to Contractor) of the site and all structures and obstructions pertaining thereto, both natural and manmade, of the site and the surrounding area;

.2 site access, available labor supply costs, available equipment supply and costs, transportation, disposal, handling and storage of materials and water and roads;

.3 the quality and quantity of all materials, supplies, tools equipment, labor and services of any kind necessary to complete the Work within the cost and Contract Time specified within the Contract Documents;

.4 climatic and weather particulars in the Project location by analyzing published documentation available through the National Oceanic Atmospheric Association ("NOAA");

.5 regulatory, permitting and inspection requirement of the governmental agency having jurisdiction over the Project; and

.6 the size of the Project site and the available use of adjacent properties for staging and other purposes.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 Contractor accepts the relationship of trust and confidence established by the Contract Documents and covenants with the Owner to cooperate with Owner and Architect, to exercise Contractor's skill and judgment in furthering the best interests of Owner in achieving timely completion of the Project and delivering a well-constructed

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Project; to furnish efficient business administration and supervision; to furnish at all times a sufficient supply of workers and materials; and to perform the Work in a first-class manner and in the most expeditious and economical manner consistent with the Owner's best interests. If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work. Contractor shall ensure that the Work complies with all applicable laws, rules, regulations, codes, and ordinances and manufacturers' instructions and recommendations, and industry standards, including without limitation, the Americans with Disabilities Act.

§ 3.3.4 Contractor shall maintain a daily report that shall record the date, weather conditions, deliveries received, Subcontractors on site, manpower counts, general description of Work accomplished and problems or conflicts in the field. Said reports shall be maintained at the Project in an orderly manner and shall be delivered to the Owner at least once a week. Copies of all daily reports shall also be available to Owner and/or its designated representative for review at any time.

§ 3.3.5 The Contractor shall establish and maintain benchmarks and all other grades, lines and levels necessary for the Work, report errors, or inconsistencies to the Owner and Architect before commencing Work, maintain drawings of the work as-built and review the placement of the building(s) and permanent facilities on the site with the Owner and Architect after all lines are staked out and before foundation Work is started. Any encroachments made by Contractor or its Subcontractors (of any tier) on adjacent properties due to construction revealed by any improvement survey (or as soon thereafter as reasonably possible), at Contractor's sole cost and expense, either by the removal of the encroachment (and subsequent reconstruction of the Project site) or agreement with the adjacent property owner(s) (in form and substance satisfactory to Owner in its sole discretion) allowing the encroachments to remain.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. The word "provide" as used herein, shall mean furnish and install complete, including all connections unless otherwise specified.

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§ 3.4.1.1 Unless otherwise provided in the Contract Documents, all equipment, material, and articles incorporated into the Work shall be new and of the most suitable grades for the intended purpose. Materials shall conform to manufacturer's standards in effect at the date of execution of the Agreement and shall be installed in strict accordance with the manufacturer's latest directions. All package materials shall be shipped to the Project in the original containers, clearly labeled, and delivery slips shall be submitted with bulk materials, identifying thereon the source and warranting quality and compliance with the Contract Documents.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive. By making a request for substitutions, Contractor represents and warrants the following: (1) that Contractor has investigated the proposed product or material and determined that it is equal or superior in all respects to that specified; (2) that Contractor shall provide an equal or greater warranty for the substitution that the Contractor would for that specified; (3) that Contractor certifies that the cost data presented is complete and includes all related costs under the Contract, except the Architect's redesign costs, and waives all claims for additional costs related to the substitution which subsequently become apparent; and (4) that Contractor will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them, or persons not licensed to perform the Work, where applicable. Contractor shall be responsible for labor peace on the Project and shall at all times make its best efforts and judgment as an experienced contractor to adopt and implement policies and practices designed to avoid Work stoppages, slowdowns, disputes, or strikes where reasonably possible and practical under the circumstances and shall at all times maintain Project-wide labor harmony. Contractor shall take all reasonable efforts to prevent any damage to Owner as a result of Work stoppages, slowdowns, disputes or strikes.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that (i) all labor, services, supplies, parts, components, materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise; and (ii) the Work will conform to the requirements of the Contract Documents, will function for the purposes intended and will be free from defects and faults, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor hereby further provides a return and repair warranty on the Work including workmanship, labor, services, supplies, parts, components, equipment and materials for one (1) year from the date of Final Completion. In addition to its return and repair warranty, the Contractor shall also provide all warranties as specified in, and for the length of time required by, the Contract Documents and otherwise required by Florida law. Contractor shall also obtain manufacturer, equipment, and supplier warranties, if any, in the name of Owner on all supplies, parts, equipment, and materials used in the Work and Contractor shall ensure that Owner and any assignee is a direct beneficiary of all such manufacturer, equipment and supplier warranties. Contractor shall perform the Work, and cause its Subcontractors and sub-subcontractors to perform the Work, in such manner as to preserve all Subcontractor, manufacturer, equipment, and supplier warranties. If a Subcontractor, manufacturer or supplier fails to honor its warranty due to improper installation or workmanship by the Contractor or a Subcontractor for any other reason, Contractor shall (i) pursue the manufacturer's or supplier's warranty on Owner's behalf and (ii) if that fails, Contractor shall be obligated to honor the manufacturer, equipment or supplier warranty. All warranties included in this Section shall be freely assignable by Owner to any assignee, as set forth in the Project Specific Addendum. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 The Contractor's warranty obligations set forth in this Section 3.5 are intended to and shall survive final payment, and the termination or expiration of the Agreement. The warranty periods herein relate only to the specific obligation of the Contractor to correct the Work, and have no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

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§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work. If the Contractor performs Work contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

(Paragraph deleted)

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

.1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2. Contractor shall submit the Change Order to the Owner prior to incurring any costs greater than the allowance. Under no circumstances shall Contractor incur any costs greater than an allowance on

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behalf of Owner without prior written authorization of Owner. Notwithstanding anything to the contrary, and notwithstanding if Contractor incurs costs greater than allowances, unless a Change Order is executed by Contractor and Owner prior to commencement of allowances, Contractor shall not be entitled to, and waives any right to receive, additional consideration, or any other compensation with respect to such allowance, whether based on implied consent, quantum meruit or otherwise.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 Pursuant to the Agreement, Contractor shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. Contractor shall include in the schedule all holidays when the Contractor will not be working. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project. The schedule shall be in time scaled precedence format with the critical path clearly indicated and in such electronic format to ensure that the Owner can electronically access, understand the logic and all aspects of the schedule. Contractor shall give notice to the Owner of any change in the logic of the schedule or any part thereof, or the removal of any restraints, or the deduction of any duration. The schedule shall cover field tasks, significant material deliveries, and other off-site restraints such as permits, inspections, approvals, start dates, completion dates and availability dates as required. Tasks shall be broken down into activities that allowing monitoring monthly progress. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work. At the time of submitting Contractor's Application for Payment, Contractor shall update the construction schedule and submit the updated construction schedule to the Owner. The schedule shall set forth dates that are critical in ensuring the timely and orderly completion of the Work in accordance with the requirements of the Contract Documents. Owner's receipt and review of Contractor's construction schedule shall not constitute an acceptance by Owner of any changes in Contractor's construction schedule or logic without written approval of the Owner.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect 14 calendar days to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, or if the Contractor does not alert the Owner to any date by which any Work, decision, or approvals must be made or completed, or if the schedule does not provide the Owner with sufficient time to provide input and make decisions without delaying the schedule, and the Project is delayed as a result, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals. Neither Contractor's preparation nor the Architect's review shall modify the Contractor's responsibility to make required submittal or to do so in a timely manner to provide for review in accordance with the Contract Documents. The

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sequence of the Contractor's submittal shall permit an orderly review by the Architect and his consultants, and the schedule shall allow reasonable added time according to the number or complexity of drawings in each submittal and for the checking, correction and rechecking or corrections, as well as for return of approved or rejected shop drawings and samples to the Contractor and, in turn, to any Subcontractor. The submittal schedule shall be coordinated with the Owner's overall construction schedule. The Contractor is responsible for further coordinating document packages and deliveries from the Owner and Architect. Contractor shall coordinate and clearly identify on a separate schedule all delivery dates of equipment and materials directly purchased by the Owner. Unless otherwise provided in the Contract Documents, Owner will provide Contractor a list of items to be incorporated into the submittal schedule.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.10.4 In the event any progress report indicates delays that have a material adverse impact on the Substantial Completion date, and provided that the Owner is not the sole cause of the delay, the Contractor shall propose in written form an affirmative plan (the "Corrective Plan") to correct the delay, including overtime and/or additional labor, if necessary, which Corrective Plan shall indicate the date by which the progress of the Work will comply with the construction schedule. The Corrective Plan shall be subject to the approval of the Owner and the Architect. In no event shall any progress report or Corrective Plan constitute an adjustment in the Contract Time unless any such adjustment is agreed to by the Owner and authorized pursuant to a Change Order.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.11.1 Contractor shall furnish with each Application for Payment, and upon Substantial Completion and as a condition precedent to Final Payment, record drawings showing the field changes and selection (all changes and selections to be approved by the Owner and the Architect in advance) affecting the general construction, mechanical, electrical, plumbing and all other Work, and indicating the Work was actually installed. These shall consist of carefully drawn markings on a set of reproducible prints of the Architect's Drawings obtained and paid for by the Contractor. The Contractor shall maintain at the job site one (1) set of Architect's Drawings and indicate thereon each field change as it occurs.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal

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schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment. The right of possession of the Project and the improvements made thereon by the Contractor shall remain at all times with the Owner. The Contractor's right to entry and use thereof arises solely from the permitted granted by the Owner under the Contract Documents.

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§ 3.13.1 Any damages to any area of the site or adjacent to the site, caused by the Contractor or any of the Contractor's Subcontractors shall be corrected and returned to its original condition subject to Contractor's rights with respect to Owner's property insurance.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall, on a daily basis, keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner, any person designated by Owner, Architect, and the municipal, county, and/or state inspectors or other inspectors having jurisdiction over the Work with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the Owner (and Owner's affiliates, officers, directors, parents, successors, members, managers and partners), Architect, Architect's consultants, and agents and employees of any of them (collectively, the "Indemnified Parties") from and against any and all liabilities, claims, damages, losses, fines, debts, penalties and expenses, including but not limited to attorneys' fees, costs, and other litigation or arbitration expenses (collectively, the "Losses" and each a "Loss") arising out of, relating to, or connected with, any and all claims, actions, obligations, judgments, demands, liens, cause or causes of action, lawsuits, and liabilities of whatever kind or nature whether at law or equity, whether known or unknown, foreseen or unforeseen, asserted against Owner or the other Indemnified Parties provided that such Loss is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use or damage of or to property; or (ii) Contractor use or introduction of hazardous materials to the Project site. Contractor's obligation to defend, indemnify and hold Owner and the other Indemnified Parties harmless from and against a Loss is limited to the portion of the Loss that is caused by an act, omission or default of the Contractor, a Subcontractor, or sub-subcontractor (of any tier), or anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by an Indemnified Party. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18. Pursuant to Section 725.06, *Florida Statutes*, Contractor's indemnity obligation in accordance with this section 3.18.1 is limited to, and shall be

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the greater of the Contract Sum, GMP or One Million and No/100 Dollars ($1,000,000.00). Contractor and Owner understand and agree that this indemnification obligation complies with the provisions of 725.06, *Florida Statutes*, bears a reasonable commercial relationship to the Contract Documents, and is part of the Project specifications or bid documents. Owner and Contractor agree that neither shall challenge Contractor's indemnification obligations on the basis that the terms of Section 725.06, *Florida Statutes*, have not been satisfied.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

§ 3.18.3 Contractor's obligation to defend the Indemnified Parties is separate and independent of Contractor's obligations to indemnify. This Section 3.18 is intended to and shall survive final payment, and the termination or expiration of the Agreement.

§ 3.18.4 If any indemnification provision or portion of any indemnification provision in this Contract is interpreted in a manner which would cause a violation of any part of Florida law, the indemnification provision or portion of any such indemnification provision which is deemed to be in violation of Florida law shall be severed and the remaining indemnification and defense terms and provisions of this Agreement shall be unimpaired and shall remain in full force and effect.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and

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with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor provided, however, that Contractor is not in default and/or Owner has not exercised its right to carry out the Work or otherwise acting in accordance with Article 5 or other provisions of these General Conditions. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions, unless otherwise specifically stated by the Architect, or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

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§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

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.1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and

.2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

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§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents. It is understood however, that unless Owner orders or approves written changes in the Work, the Work is to be performed for the Contract Sum and within the Contract Time. This payment amount and completion date shall only be adjusted by approved Change Orders signed by Owner subject to the limitation stated in this Article and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone with Owner's prior written consent.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

.1 The change in the Work;
.2 The amount of the adjustment, if any, in the Contract Sum; and
.3 The extent of the adjustment, if any, in the Contract Time.

§ 7.2.2 A Change Order is conclusively and irrefutably presumed to include all adjustments in Contract Time and the GMP necessary to complete the change to the Work and related parts of the Work once executed by both Parties. Unless expressly reserved therein, an executed Change Order shall constitute a final settlement of all matters and pending Claims relating to the change in the Work which is the subject of the Change Order including, but not limited to, all direct and indirect costs associated with such change, any adjustments to the Contract Sum, and any and all adjustments to the construction schedule.

§ 7.2.3 Contractor's Change Order shall provide (i) a lump sum; (ii) unit price or (iii) a not-to-exceed amount properly itemized and supported by sufficient substantiating data to permit evaluation by Owner and Architect. If Owner and Contractor fail to agree on a lump sum, unit price or not-to-exceed amount, and Contractor is nonetheless directed by Change Order to proceed with performance of the changes to the Work pursuant to a Change Order, then the adjustment to the Contract Sum, if any, shall be subject to the provisions of this Article 7.

§ 7.2.4 Failure of Contractor and Owner to agree on an adjustment of the Contract Sum or extension of the Contract Time for performance under this Contract shall not excuse Contractor from proceeding with the prosecution and performance of the Work as changed and ordered in writing by Owner.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in

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the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
.2 Unit prices stated in the Contract Documents or subsequently agreed upon;
.3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
.4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
.5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

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§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents, to the extent such damages have not been waived and are otherwise recoverable under the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

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§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and unconditional releases and waivers of liens from Subcontractors and suppliers and other lienors from the preceding Application for Payment, and shall reflect retainage if provided for in the Contract Documents. No Application for Payment shall become due or be certified by the Architect until the Contractor submits to the Owner and Architect all documents required by Article 12 of the Agreement.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the

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Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

.1 defective Work not remedied;

.2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;

.3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;

.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;

.5 damage to the Owner or a Separate Contractor;

.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or

.7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

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§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law, including but not limited to the provisions prescribed under Chapter 713 of the *Florida Statutes*.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

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§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment. Final Completion is the stage in the progress of the Work that occurs when all obligations under the Agreement are fully performed including, without limitation, all punch list work, and any obligation or deliverables within Section 9.10.2 are received or achieved.

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is finally complete and ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.1.1 Owner in its sole discretion may correct any punch list work not completed by Contractor within thirty (30) calendar days pursuant to 9.8 of the General Conditions without jeopardizing any Contractor warranty. The cost of the Work by others shall be deducted from Final Payment.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied or will be promptly made upon receipt of final payment from Owner, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties as

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required in the Contract Documents, (6) other data establishing payment or satisfaction of obligations, such as receipts and releases and unconditional final waivers of liens, claims, security interests, or encumbrances arising out of the Contract, and (7) evidence of compliance with all applicable requirements of the Contract Documents including (a) all requirements specified in Article 12 of the Agreement; (b) all notices, certificates, affidavits, other requirements to complete obligations under the Contract Documents, including, without limitation: (i) delivery to Architect all warranties described in Paragraph 3.5, and each written warranty and assignment thereof prepared in duplicate, certificates of inspections for Architect's review and delivery to Owner, (ii) delivery to Architect of specified Project record documents; and (iii) delivery to Owner of a Final Waiver of Liens contingent upon payment (AIA Document G-706 or other form satisfactory to Owner), covering all Work including that of all Subcontractors, vendors, labor, materials and services, executed by an authorized officer and duly notarized. In addition to the forgoing, all other submissions required by other articles shall be submitted to the Architect before approval of final payment. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 Unless otherwise specified by Owner, the making of final payment shall constitute a waiver of Claims by the Owner except those arising from

.1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
.2 failure of the Work to comply with the requirements of the Contract Documents;
.3 terms of special warranties required by the Contract Documents; or
.4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment. Contractor shall take and observe all necessary measures and precautions for the safety and protection of all property and persons in connection with performance of the Work.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

.1 employees on the Work and other persons who may be affected thereby;
.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss. Contractor and its subcontractors shall provide all facilities and shall follow

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all procedures required by the Occupational Safety and Health Act (OSHA) including, but not limited to providing and posting all required posters and notices and shall otherwise be responsible for all other mandatory safety laws.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.7.1 When required by law or for the safety of the Work, Contractor shall shore-up, brace, underpin, and protect foundations and other portions of existing structures which are in any way affected by the Work. Contractor, before commencement of any part of the Work, shall be required to give notices to adjoining landowners and other parties.

§ 10.2.7.2 The Contractor shall comply with all reasonable recommendations regarding fire protection made by the representative of the fire insurance company carrying insurance on the Work or by the local fire chief or fire marshal. The area within the site limits shall be kept orderly and clean, and all combustible rubbish shall be promptly removed from the site.

§ 10.2.8 Injury or Damage to Person or Property
If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances
§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), or any other hazardous substance as that term is defined in 42 U.S.C. see 9601(14), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons

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or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall defend, indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity. The monetary limitation on the extent of this indemnification provided hereunder shall be in the amount of twice the Contract Price or $1 million, whichever is greater. The parties agree that the foregoing limitation of indemnity liability bears a reasonable commercial relationship to the Contract Documents and is part of the project specifications or bid documents. The provisions of Florida Statute §725.06 shall apply and to the extent that this paragraph is in any way inconsistent with that provision, said statute shall govern. The duty to defend under this paragraph is independent and separate from the duty to indemnify, and the duty to defend exists regardless of any ultimate liability of any party indemnified hereunder. The duty to defend arises immediately upon presentation of a claim by any party and written notice of such claim being provided to Owner. This indemnification is in addition to any common law indemnification to which Owner is entitled.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability provided in the Agreement, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds

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from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain the Owner's usual liability insurance including Builder's Risk insurance.

(Paragraphs deleted)

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.1.1 The corrective work performed shall be warranted to be free from defects for a period equal to the contractual warranty or as otherwise required by law.

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§ 12.2.2.1.2 Contractor shall provide all labor, engineering, supervision, equipment, tools, and material necessary to effect the remedy and shall bear all the Contractor's expenses in connection therewith. The cost of all Work incidentals to such remedy, including the removal, replacement, or installation of conforming work if required to effectuate the repairs or material or equipment, and the cost of transporting repaired items to and from the site, shall be borne solely by Contractor. Contractor shall also, at no cost to Owner, perform such tests as Owner may require to verify that corrected or re-performed Work or the repaired, replaced or modified item or material or equipment conforms to the above warranty.

§ 12.2.2.1.3 Contractor shall perform such Work in a timely manner consistent with the terms of the Contract and the warranties.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4. Any litigation arising from or related to the Project or Contract Documents shall be filed and maintained exclusively in the county where the Project is located and Contractor agrees that special consideration was provided to confirm the exclusive venue for litigating any disputes between the parties.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

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§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate provided in the Agreement.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

.2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;

.3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or

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.4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

.1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

.2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;

.3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or

.4 otherwise commits a material breach of a provision of the Contract Documents;

.5 takes action evidencing insolvency;

.6 fails or refuses to provide insurance as required by the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

.1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;

.2 Accept assignment of subcontracts pursuant to Section 5.4; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract. Owner shall withhold payments to Contractor until the Work is completed and shall thereafter pay Contractor for the Work satisfactorily completed, less any costs or damages incurred as a result of the breach. Nothing herein shall be deemed to affect Owner's rights at law or in equity.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

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§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

.1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or

.2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

.1 cease operations as directed by the Owner in the notice;

.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work;

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders;

.4 tender possession of the Work completed as of the date of termination.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor, as its exclusive damages, payment for Work properly executed; materials ordered and costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

§ 14.4.4 In no event shall Owner be liable to Contractor for any unabsorbed home office overhead, direct, indirect, consequential, special, incidental, impact or other costs, expenses or damages including lost profits, labor or material escalation, deterioration of materials. Contractor's invoice for compensation in the event of termination must be supported by sufficient records and documentation to enable Owner to verify all amounts claimed by Contractor. Upon termination pursuant to this section and payment to Contractor, Owner shall have no further obligation to Contractor respecting the terminated portions of the Work, except for its obligation as described above.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law..

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated, in addition to the methods prescribed under Section 1.6.1 of this Agreement, by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

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§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. The Contractor's Claim shall include the following information in the Claim: (a) written specificity as to the nature of the time delay; (b) an explanation as to how the delay was caused by an event beyond Contractor's control; (c) a description of the actions taken to minimize the damage or delay; (d) a statement of how further damage or delay can be avoided; (e) a statement as to the anticipated length of the delay and effect the delay will have upon the performance of the Work; (f) an explanation of why the circumstances could not have been foreseen by Contractor. The information will be provided to the extent the information is reasonably available to the Contractor at the time of the notice. Notwithstanding any other provisions to the contrary, if any delay is solely caused by the Contractor, Subcontractors or their employees or agents Contractor shall bear the cost of the additional Work and time necessitated by the event which caused the delay in the performance of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction. Contractor's failure to notify the Owner within the time specified in the Contract of its Claim shall result in the complete waiver of the Claim and the Claim shall not be considered and shall be forever barred and irrevocably waived by Contractor.

§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, or actual damages for construction related delays, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker

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and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. **§ 15.3.3** Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in

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writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

ARTICLE 16 NOTICE OF CONSTRUCTION DEFECTS UNDER FLORIDA STATUTES

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

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AIA® Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 6th day of January in the year 2021 , is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 18th day of December in the year 2020 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

North Port Public Safety Building
19955 Preto Blvd
Venice, FL 34293

THE OWNER:
(Name, legal status, and address)

Wellen Park Construction, LLLP., a Florida limited Partnership
4901 Vineland Road, Suite 450
Orlando, FL 32811

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Willis A. Smith Construction of Sarasota, Inc., a Florida Corporation
935 N. Beneva Road, Suite 609 #1023
Sarasota, FL 34232

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Ten Million, Four Hundred Ninety Seven Thousand Nine Hundred Twenty-two and no/100

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Dollars ($ 10,497,922.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See attached Exhibit A-2 - GMP

§ A.1.1.3 The Construction Manager's Fee is 3.95%.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is 3.95%.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
See attached Exhibit A-4 – Alternates	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
See attached Exhibit A-4 -Alternates		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
See attached Exhibit C – Master Staffing Rate Schedule		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[ ] The date of execution of this Amendment.

[X] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Commencement shall be after the latter of the following:
a. Approval of this GMP Amendment by Wellen Park Construction, LLLP
b. Issuance of building permit by the governing municipality

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

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§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[X] Not later than Four Hundred and Ten (410) calendar days from the date of commencement of the Work.

[ ] By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Exhibit A-2	GMP	December 18th, 2020	1
Exhibit A-3	Scope, Clarifications & Exclusions	December 18th, 2020	2
Exhibit A-4	Alternates	December 18th, 2020	2
Exhibit A-5	Plans & Specifications	December 18th, 2020	7
Exhibit A-6	Schedule	December 18th, 2020	5
Exhibit A-7	Site Work/Landscape Clarifications	January 5th, 2021	8

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See A.3.1.1

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See A.3.1.1

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles

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User Notes: (859197782)

and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See A.3.1.1	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See A.3.1.1

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See A.3.1.1

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

N/A

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

John E. Luzynski, Vice President
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

F. John LaCivita Vice President
(Printed name and title)

OWNER *(Signature)*

(Printed name and title)

Init. /

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User Notes: (859197782)

WILLIS SMITH CONSTRUCTION

North Port Public Safety Building
West Villages Construction, LLLP

Exhibit A-2
GMP Estimate
December 18, 2020

Schedule — 14 Months
Project Area (Square Feet) — 26,000

Division	Scope of Work	Total		Comments
01A	General Conditions	790,517		
02A	Surveys	21,750		
02B	Testing	40,000		
02C	Commissioning	16,130		
03A	Cast-In-Place Concrete/Masonry	942,147		
03C	Concrete Polishing	99,275		
05A	Structural Steel	86,160		
05B	Cold Formed Metal Framing/Trusses	543,283		
06A	Carpentry and Installations	105,094		
06E	Architectural Woodwork/Casework	249,625		
07C	Roofing	466,651		
07D	Siding and Wall Panels	184,838		
08A	Doors/Frames/Hardware	224,464		
08B	Overhead Doors	220,781		
08E	Glass/Glazing/Storefront	315,736		
09A	Framing and Drywall	264,514		
09B	Cement Plastering	174,094		
09D	Ceilings	89,850		
09E	Flooring	75,275		
09I	Painting and Coatings	131,019		
10A	Specialties	33,155		
10B	Signage	53,003		
10D	Exterior Protection and Covers	98,179		
10F	Partitions	23,100		
11D	Commercial Equipment	153,854		
11E	Residential Equipment/Appliances	22,238		
11F	Foodservice Equipment	76,012		
11H	Entertainment and Recreational Equipment	22,449		
12A	Window Treatments	19,093		
12B	Furnishings and Accessories	312,170		Sales tax NIC
21A	Fire Suppression	71,040		
22A	Plumbing	314,430		
23A	HVAC	582,650		
26A	Electrical	1,688,810		
31A	Earthwork/Paving/Utilities	1,076,752		
32C	Fences and Gates	150,298		
32F	Landscape/Irrigation	373,968		
	SUBTOTAL	10,112,402		
	Construction Contingency	303,372	3.00%	
	SUBTOTAL	$ 10,415,774		
	Insurance/Risk Management	93,742	0.90%	
	Builder's Risk Insurance	0	0.60%	Provided by Owner
	SUBTOTAL	$ 10,509,516		
	Contractor Fee/Overhead	415,126	3.95%	
	SUBTOTAL	$ 10,924,642		
	Payment/Performance Bond	0	0.81%	Excluded per Owner
	GRAND TOTAL	$ 10,924,642		
	Potential Alternates	$ (426,720)		See alternates tab for detail
	GRAND TOTAL with ALTERNATES	$ 10,497,922	$ 403.77	

Exhibit A-2
Page 1 of 1

WILLIS SMITH CONSTRUCTION

North Port Public Safety Building
West Villages Construction, LLLP

Exhibit A-3
GMP Estimate
December 18, 2020

Scope of Work

- Complete Construction Management (CM) services for your project.
- All work to be per drawings and specifications prepared by the following design teams except as noted in the clarifications and exclusions listed below.
  - Plunkett Raysich Architects, LLP dated October 23, 2020
  - AM Engineering, LLC dated July 16, 2020
  - Kimley-Horn and Associates, Inc. dated October 29, 2020
- Pre-bid RFI responses: Seventy-One (71) prebid RFI's have been answered to date.
- Pricing includes ASI 01 and ASI 02.
- The Project Schedule shall be fourteen (14) months based on the attached Project Schedule. Construction to commence after issuance of building permit and receipt of executed contract or Purchase Order.
- Proposal is good until January 6, 2021. Approval after this date is subject to repricing.

Guaranteed Maximum Price

• The Guaranteed Maximum Price (GMP) estimate for your project is	$	10,497,922

Clarifications

General

- Estimate based on normal working hours (Monday - Friday 7:00am - 3:30pm).
- Includes sales tax on all materials provided to the project. If tax exempt, owner may elect to purchase materials over $5,000 directly for tax savings.
- Includes all Occupational Safety and Health Administration (OSHA) requirements for Construction (29 CFR Part 1926).
- The total amount for General Conditions included in this GMP Estimate is a lump sum value and will be billed in fourteen (14) monthly payments of $56,465. If this project is completed early, the balance left unbilled for the General Conditions will be returned to the owner at a rate of $1,857 per calendar day.
- Should the Project Schedule be extended due to no fault of the Construction Manager, the General Conditions shall be added to the GMP Estimate at a rate of $1,857 per calendar day.
- The amount for Insurance/Risk Management included in this GMP Estimate shall be billed as a lump sum value upon approval of this GMP on the first pay application.
- Any deductible required for Builder's Risk coverage shall be funded by the contingency.
- The Contractor Fee/Overhead included in this GMP Estimate is a lump sum value.
- Retainage shall not be held on "soft cost" portions of the work such as General Conditions, Insurance, Bonds, and Fee/Overhead.
- This GMP Estimate is not a line item GMP and the Construction Manager, at it's own and sole discretion, may transfer funds between Division/Scope of Work line items in order to properly execute the Work.
- Use of contingency funds administered by AIA 133-2019 dated January 1, 2021 - Sections 3.2.4.1, 3.2.4.2, & 3.2.4.3.
- Various allowances have been included as listed below or on the Division Tabs for each trade, which are made a part of this GMP Estimate.
- Mock-ups are included as built-in-place and will remain as part of the project if accepted.

Architectural Millwork/Casework/Finish Carpentry

- All cabinets are priced as flush faced, although some elevations indicate a 'shaker' style face. See alternate options for cost to add 'shaker' style cabinets in specific areas as shown on elevations.

Roofing

- Round downspouts will be furnished by a different manufacturer as the roof panels and gutters and therefore may not match color of the roof panels and gutters exactly.

Doors/Frames/Hardware

- Mullions in double doors are not fully welded as specified as this type of construction is not available.
- All doors will be the same species and color as specified with consideration that wood is a natural product and cannot be perfectly matched.

Overhead Doors

- Raynor provides a 5 year finish and 3 year component warranty. Extended finish warranty is not available with the specified manufacturer.
- Doors are included with colors from full RAL palate of 187 colors, custom colors are not included.

WILLIS SMITH CONSTRUCTION

Exhibit A-3

Glass and Glazing

- We have included a five year warranty for laminated glass as this is industry standard per all storefront bidders. Specifications call for a ten year warranty which cannot be provided.
- Bituminous paint is called for on the backs of storefront in specifications. We have excluded as this is not industry standard and not advised for use on aluminum per manufacturer.

Exterior Protection and Covers

- The decorative pike poles are finished with powder coating from manufacturer's standard color selection.

Electrical

- Intercom System manufacturer/products are not specified and has therefore been carried as a design build.
- Intercom System not included in Police Garage
- Surveillance Cameras System manufacturer/products are not specified. Avigilon products have been included in this GMP as they are compatible with the specified Delta Controls System.

Sitework/Utilities

- Please see attached exhibit indicating limits of work between Wellen Park Construction, LLLP (WPC) and Willis Smith Construction (WSC).
- Specific items of Work to be performed by WPC include but are not limited to the following:
  - Full extent of the diversion pond, including sodding banks and associated stormwater conveyance.
  - Full extent of Preto Lake 4, including littoral shelf plantings, sodding banks and associated stormwater conveyance (ST-30 to 10' beyond sanitary and ST-24 to just beyond top of bank and 6'x10' conc flume)
  - Draft fire hydrant
  - Sanitary line between MH#4 and 10' beyond 24" RCP storm line (headed toward MH#1).

Landscaping

- Please see attached exhibit indicating limits of work between WPC and WSC.
- Specific items of Work to be performed by WPC include but are not limited to the following:
  - Sodding of pond and lake banks (top of bank).
  - Retoration of disturbed areas between the north sidewalk and Tamiami Trail
  - Any landscape items to be salvaged within Preto Blvd ROW to be performed by WVID.

Allowances

• FPL Initial Connection & Temp Service off of Permanent Power	$12,000

Alternates

- See Alternates Tab...

Exclusions

- Building, Fire Department and Site Permit Application and Fees, including Impact Fees
- SWFWMD (ERP), Gopher Tortoise Survey, FDEP Water, Wastewater and City Utility Permit Application and Fees
- Utility; Power, Cable, Internet, Telephone, Water, Sewer, etc. Connection Fees, Meters and Service
- Monument Signs
- Hazardous Materials Testing
- Landscape boulders - Furnished by Owner - located on the east side of Preto Blvd. and installed by Contractor
- All associated sitework and sodding identified as by others in the addendum Exhibit "A-7"

WILLIS SMITH CONSTRUCTION

North Port Public Safety Building
West Villages Construction, LLLP

Exhibit A-4
Proposed Alternates
December 18, 2020

Number	Description	Direct Costs	Total Markup	Total Amount	Accepted (Y/N)	Accepted Amount	Comments
	Contractual Alternates					-$28,380	
1	STO Powerwall NExT DrainScreen direct apply to exterior walls in lieu of (ILO) metal wall panel system	34,483	2,770	37,252	N	-	Cannot take this alternate if voluntary alternate 1 is selected.
2	Painted drywall ceiling system (sim. E5/A810) ILO stained cypress T&G wood ceiling in the Kitchen/Dining.	(10,218)	(821)	(11,039)	Y	(11,039)	
3	Provide one of the listed alternate paint manufacturers for interior latex eggshell ILO SW Paint Shield anit-microbial.	(13,817)	(1,110)	(14,927)	Y	(14,927)	
4	Delete the pre-engineered covered parking structure in its' entirety; footings, structure, lighting, accessories, etc.	(63,405)	(5,093)	(68,498)	N	-	
5	Delete the conduit run for the "future addition" west of the Police station from the main electrical room.	(5,597)	(450)	(6,047)	N	-	Review shorter run to just inside the parking area
5a	Shorten conduit runs for the "future addition" Police station to the grassy area just south of the shell space	(2,235)	(180)	(2,415)	Y	(2,415)	Cannot take this alternate if Contractual Alternate 5 is selected.
6	Provide BG Glass Total Security Solution: UL Standard 752 Level 3 ILO Level 6 of the same system.		0	0	N	-	No change - Level 3 and Level 6 glazing are the same material.
	Voluntary Alternates					-$398,340	
1	Painted plaster cement direct apply to CMU ILO metal wall panel system.	(111,533)	(8,958)	(120,492)	N	-	Alternate 1 and 1a cannot be taken together.
1a	Integral Colored STO System ILO of metal wall panel system.	(66,267.78)	(5,323)	(71,590)	Y	(71,590)	Alternate 1 and 1a cannot be taken together.
2	Painted plaster cement direct apply to CMU ILO brick rainscreen system.	(102,080)	(8,199)	(110,279)	N	-	Alternate 2 and 2a cannot be taken together.
2a	Integral Colored STO System ILO of brick rainscreen system.	(81,728.50)	(6,565)	(88,293)	Y	(88,293)	Alternate 2 and 2a cannot be taken together.
3	Police Garage and dumpster enclosure: provide painted plaster cement (standard stucco) ILO STO Extraseal.	(27,632)	(2,219)	(29,851)	N	-	Alternate 3 and 3a cannot be taken together.
3a	Provide standard STO sysem in lieu of STO Extrasel at dumpster enclosure & Police Garage (integral color)	(18,187)	(1,461)	(19,647)	Y	(19,647)	Alternate 3 and 3a cannot be taken together.
4	Deduct Standard STO system from just stair tower	(3,570.00)	(287)	(3,857)	Y	(3,857)	If decorative block is used this alternate can be used with alternates 2/2a/3/3a
5	Deduct Standard STO system from stair tower and Seagrave garage	(6,660.60)	(535)	(7,196)	N	-	If decorative block is used this alternate can be used with alternates 2/2a/3/3a
6	Decorative 8" ground face block at training tower	19,120.05	1,536	20,656	N	-	Contractor recomends 12" block ILO 8" block to reduce structural conflicts with beams
7	Decorative 12" ground face block at training tower	24,841.69	1,995	26,837	Y	26,837	Contractor recomends 12" block ILO 8" block to reduce structural conflicts with beams
8	Decorative 8" ground face block at Seagrave garage	16,858.13	1,354	18,212	N	-	Contractor recomends 12" block ILO 8" block to reduce structural conflicts with beams
9	Decorative 12" ground face block at Seagrave garage	21,667.50	1,740	23,408	N	-	Contractor recomends 12" block ILO 8" block to reduce structural conflicts with beams
10	App bay doors - west elevation - to have (2) rows of glazing ILO all rows of (full) glazing.	(15,000)	(1,205)	(16,205)	Y	(16,205)	Doors to be SteelForm ILO Alumaview Optima.
11	Water-Repellent Admixture: Liquid water-repellent mortar admixture intended for use with CMUs, containing integral water repellent by same manufacturer	(5,500)	(442)	(5,942)	Y	(5,942)	
12	Add enhanced landscape and irrigation to the base LA/IRR design.	72,105	5,792	77,896	Y	77,896	
13	Replace Toro irrigation products with Hunter	(22,225)	(1,785)	(24,010)	Y	(24,010)	
14	Aluminum perimeter fencing material ILO steel as specified.	(52,727)	(4,235)	(56,962)	Y	(56,962)	
15	Replace decorative columns at entry with framing and painted stucco direct apply to dens glass.	(22,387)	(1,798)	(24,186)	N	-	
16	Replace decorative columns at entry with framing and Standard STO (Integral)	(21,653)	(1,739)	(23,392)	Y	(23,392)	

Exhibit A-4
Page 1 of 2

WILLIS SMITH CONSTRUCTION

North Port Public Safety Building
West Villages Construction, LLLP

Exhibit A-4
Proposed Alternates
December 18, 2020

Number	Description	Direct Costs	Total Markup	Total Amount	Accepted (Y/N)	Accepted Amount	Comments
17	Alternate Furniture Package from OFDC.	(96,377)	(7,741)	(104,118)	Y	(104,118)	
18	Manual roller shades ILO motorized at all locations.	(5,000)	(402)	(5,402)	Y	(5,402)	
19	Alternate Evidence Lockers (SMS-37-3680DSE & SMS-61-FC542484DSVE) ILO Specified (Includes allowance for Handgun Locker)	(13,903)	(1,117)	(15,020)	N	-	
20	Overhead Storage Racks at Police Garage - 500lbs capacity ILO 1,000lbs (600lbs specified)	(7,058)	(567)	(7,625)	Y	(7,625)	
21	Air Module Compressor BAM08HE3 (27 CFM, 20HP) ILO BAM09HE3 (33.2 CFM, 25HP)	(2,000)	(161)	(2,161)	N	-	
22	Hallowell 18" deep Gear Rack System with doors ILO Gear Grid 20" deep	(7,360)	(591)	(7,951)	Y	(7,951)	
23	Removing WD-1 wood wall paneling, painted GWB to remain.	(16,835)	(1,352)	(18,188)	Y	(18,188)	PRA to look at installing vintage wood siding/fence panels.
24	Remove acoustical wall paneling, painted GWB to remain.	(13,980)	(1,123)	(15,103)	N	-	Can not be combined with alternate 25
25	Remove acoustical wall paneling in Roll Call room only	(5,900)	(474)	(6,374)	Y	(6,374)	Can not be combined with alternate 24
26	Remove decorative (vinyl) wall covering, painted GWB to remain.	(3,000)	(241)	(3,241)	Y	(3,241)	
27	Remove tackable wall covering, painted GWB to remain.	(6,660)	(535)	(7,195)	Y	(7,195)	
28	Corian level 2 countertops ILO quartz in all areas except the Kitchen.	(10,203)	(819)	(11,022)	Y	(11,022)	
29	Flush panel barn door in lieu of custom assembly shown in construction drawings.	(2,237)	(180)	(2,417)	Y	(2,417)	
30	Moveable Partition: 45 STC ILO 56 STC	(3,150)	(253)	(3,403)	N	-	
31	Moveable Partition: Delete the ADA inset pass door with exit sign and panic hardware.	(1,550)	(124)	(1,674)	N	-	Required for 2nd means of egress
32	Delete the exhaust hood and fan at the Screened Porch for the outdoor grille.	(15,216)	(1,222)	(16,439)	Y	(16,439)	This may require grilling outside of the screened porch.
33	Delete requirement to provide one (1) year supply of cleaning products for polished concrete floor.	(22,000)	(1,767)	(23,767)	Y	(23,767)	
34	Install shaker style cabinets where shown on elevations	17,050	1,369	18,419	N	-	Can not be combined with alternate 34a
34a	Install shaker style cabinets at Kitchen and Conference Room only	9,900	795	10,695	Y	10,695	Can not be combined with alternate 34
35	Jackshaft operators and high radius track on sectional overhead doors	9,135	734	9,869	Y	9,869	
	ALTERNATES TOTAL					**-$426,720**	
	BREAKOUT PRICING						
	POLICE GARAGE, CANOPY AND PARKING AREA	530,098	42,578	**572,676**	N	-	
	HELIPAD	68,840	5,529	**74,369**	N	-	
	PRETO BLVD. - MEDIAN, SHOULDER AND UTILITY WORK	46,370	3,724	**50,094**	N	-	
				10,497,922	GMP	-	
				9,800,782	Building and Site	-	
				5,951,035	Fire	-	
				3,849,747	Police	-	

Exhibit A-4
Page 2 of 2

North Port Fire Station 86 + Police Substation
Owner: The City of North Port
19955 Preto Blvd
Venice, FL 34293

WILLIS SMITH CONSTRUCTION

Station 86 Building + Police Department Garage Plans Log (Exhibit A-5)

Architect: Plunkett Raysich Architects, LLP
Plans Development Stage: Bid Set
Date: 12/18/2020

Sheet Number & Title	Issuance Date	Revision Date	Revision Date	Revision Date
GENERAL				
000 TITLE SHEET - FIRE STATION No 86 & POLICE SUBSTATION	10/23/2020			
ARCHITECTURAL				
A050 CODE PLANS	10/23/2020			
A051 CODE WORKSHEETS AND PRODUCT APPROVALS	10/23/2020			
A052 UL DETAILS	10/23/2020			
A075 ARCHITECTURAL SITE PLAN	10/23/2020			
A076 SITE ELEMENTS	10/23/2020			
A200 FLOOR PLAN	10/23/2020			
A201 EQUIPMENT PLAN	10/23/2020			
A202 EQUIPMENT SCHEDULES	10/23/2020	11/19/20		
A220 ROOF & MEZZANINE PLANS	10/23/2020			
A230 WALL & FLOOR FINISHES PLAN	10/23/2020			
A300 REFLECTED CEILING PLAN	10/23/2020			
A400 EXTERIOR ELEVATIONS	10/23/2020			
A401 EXTERIOR ELEVATIONS	10/23/2020			
A500 BUILDING SECTIONS	10/23/2020			
A501 BUILDING SECTIONS	10/23/2020			
A502 WALL SECTIONS	10/23/2020			
A503 WALL SECTIONS	10/23/2020			
A600 EXTERIOR DOOR & WINDOW DETAILS	10/23/2020			
A601 EXTERIOR DOOR & WINDOW DETAILS	10/23/2020			
A602 EXTERIOR ROOF DETAILS	10/23/2020			
A603 EXTERIOR DETAILS	10/23/2020			
A700 STAIR PLANS, SECTIONS, & DETAILS	10/23/2020			
A800 ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	10/23/2020	11/19/20		
A801 ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	10/23/2020			
A802 INTERIOR ELEVATIONS	10/23/2020			
A803 INTERIOR ELEVATIONS	10/23/2020			
A804 INTERIOR ELEVATIONS	10/23/2020			
A810 INTERIOR DETAILS	10/23/2020			
A811 INTERIOR DETAILS	10/23/2020			
A890 ABBREVIATIONS, ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE	10/23/2020	11/19/20		
A891 DOOR SCHEDULE AND DOOR & FRAME TYPES	10/23/2020			
A892 EXTERIOR FRAME AND SCREEN ELEVATIONS	10/23/2020			
STRUCTURAL				
S-001 STRUCTURAL NOTES	10/23/2020			
S-100 FOUNDATION/ GROUND FLOOR PLAN	10/23/2020			
S-101 MEZZANINE FRAMING PLAN	10/23/2020			
S-102 ROOF FRAMING PLAN	10/23/2020			
S-200 SCHEDULES	10/23/2020			
S-300 TYPICAL DETAILS	10/23/2020			
S-301 TYPICAL DETAILS	10/23/2020			
S-400 BUILDING SECTIONS	10/23/2020			
S-401 BUILDING SECTIONS	10/23/2020			
S-402 BUILDING SECTIONS	10/23/2020			
S-410 SECTIONS	10/23/2020			
S-411 SECTIONS	10/23/2020			
FIRE PROTECTION				
FP100 FIRE PROTECTION SITE PLAN	10/23/2020			
FP101 FIRE PROTECT PLAN	10/23/2020			
FP200 FIRE PROTECTION PERFORMANCE SPECIFICATION	10/23/2020			
FP201 FIRE PROTECTION PERFORMANCE SPECIFICATION CONTINUED AND DETAILS	10/23/2020			
PLUMBING				
P100 PLUMBING SANITARY WASTE AND VENT PLAN	10/23/2020			
P101 PLUMBING DOMESTIC WATER AND GAS PLAN	10/23/2020			
P102 PLUMBING MEZZANINE PLANS	10/23/2020			
P200 SANITARY AND WASTE VENT ISOMETRICS	10/23/2020			

North Port Fire Station 86 + Police Substation
Owner: The City of North Port
19955 Preto Blvd
Venice, FL 34293

WILLIS SMITH CONSTRUCTION

Station 86 Building + Police Department Garage Plans Log (Exhibit A-5)

Architect: Plunkett Raysich Architects, LLP
Plans Development Stage: Bid Set
Date: 12/18/2020

Sheet Number & Title	Issuance Date	Revision Date	Revision Date	Revision Date
P201 DOMESTIC WATER AND GAS ISOMETRICS	10/23/2020			
P300 PLUMBING DETAILS	10/23/2020			
P301 PLUMBING NOTES, DETAILS AND SCHEDULES	10/23/2020			
MECHANICAL				
M100 MECHANICAL PLAN	10/23/2020			
M200 MECHANICAL NOTES AND DETAILS	10/23/2020			
M201 MECHANICAL NOTES AND DETAILS	10/23/2020			
M202 MECHANICAL VENTILATION TABLES	10/23/2020			
M203 VRF PIPING LAYOUT	10/23/2020			
M300 MECHANICAL NOTES AND SCHEDULES	10/23/2020	10/27/20		
ELECTRICAL				
E100 ELECTRICAL LIGHTING PLAN	10/23/2020			
E101 ELECTRICAL POWER PLAN	10/23/2020			
E102 ELECTRICAL HVAC AND PLUMBING SYSTEMS POWER PLAN	10/23/2020			
E103 ELECTRICAL MEZZANINE PLANS	10/23/2020			
E104 LOW VOLTAGE PLAN	10/23/2020			
E200 ELECTRICAL NOTES AND LEGENDS	10/23/2020			
E201 ELECTRICAL DETAILS	10/23/2020			
E202 ELECTRICAL RISER AND SCHEDULES	10/23/2020			
E203 ELECTRICAL PANELBOARD SCHEDULES	10/23/2020			
E300 FIRE ALARM DETAILS	10/23/2020			
E301 FIRE ALARM NOTES AND LEGEND	10/23/2020			
ES100 ELECTRICAL SITE PLAN	10/23/2020			
CIVIL				
C-101COVER SHEET	07/16/2020	09/21/20	11/02/20	12/01/20
C-201AERIAL & EXISTING CONDITIONS PLAN	07/16/2020	09/21/20		
C-202AERIAL & EXISTING CONDITIONS PLAN	07/16/2020	09/21/20		
C-301DEMOLITION PLAN	07/16/2020			
C-302DEMOLITION PLAN	07/16/2020	09/21/20		
C-401MASTER SITE PLAN	07/16/2020	09/21/20	11/02/20	
C-402MASTER SITE PLAN	07/16/2020	09/21/20	11/02/20	
C-403TURNING MOVEMENT PLAN	07/16/2020	11/02/20		
C-501PAVING, GRADING & DRAINAGE PLAN	07/16/2020	09/21/20	11/02/20	
C-502PAVING, GRADING & DRAINAGE PLAN	07/16/2020	09/21/20		
C-601PAVING, GRADING & DRAINAGE DETAILS	07/16/2020	09/21/20	11/02/20	12/01/20
C-602PAVING, GRADING & DRAINAGE DETAILS	07/16/2020	11/02/20		
C-603PAVING, GRADING & DRAINAGE DETAILS	07/16/2020	09/21/20	11/02/20	
C-604PAVING, GRADING & DRAINAGE DETAILS	07/16/2020	09/21/20	11/02/20	
C-701STORMWATER POLLUTION PREVENTION PLAN	07/16/2020	09/21/20	11/02/20	
C-702STORMWATER POLLUTION PREVENTION PLAN	07/16/2020	09/21/20		
C-703STORMWATER POLLUTION PREVENTION PLAN	07/16/2020			
C-801MASTER UTILITY PLAN	07/16/2020	09/21/20	11/02/20	
C-901UTILITY DETAILS	07/16/2020			
LANDSCAPE & IRRIGATION (BASE)				
L-100 OVERALL LANDSCAPE PLAN	10/29/2020	11/09/20		
L-101 LANDSCAPE PLAN	10/29/2020			
L-102 LANDSCAPE PLAN	10/29/2020			
L-103 LANDSCAPE PLAN	10/29/2020			
L-104 LANDSCAPE PLAN	11/09/2020	11/9/2020		
L-105 LANDSCAPE PLAN	11/09/2020			
L-150 LANDSCAPE NOTES	10/29/2020			
L-151 LANDSCAPE DETAILS	10/29/2020			
IR-101 SCHEMATIC IRRIGATION PLAN	10/29/2020			
IR-102 SCHEMATIC IRRIGATION PLAN	10/29/2020			
IR-103 SCHEMATIC IRRIGATION PLAN	10/29/2020			
IR-104 SCHEMATIC IRRIGATION PLAN	11/09/2020	11/9/2020		

North Port Fire Station 86 + Police Substation
Owner: The City of North Port
19955 Preto Blvd
Venice, FL 34293

WILLIS SMITH CONSTRUCTION

Station 86 Building + Police Department Garage Plans Log (Exhibit A-5)

Architect: Plunkett Raysich Architects, LLP
Plans Development Stage: Bid Set
Date: 12/18/2020

Sheet Number & Title	Issuance Date	Revision Date	Revision Date	Revision Date
IR-104 SCHEMATIC IRRIGATION PLAN	11/09/2020	11/9/2020		
IR-150 IRRIGATION SPECIFICATIONS	10/29/2020			
IR-151 IRRIGATION DETAILS	10/29/2020			
LANDSCAPE & IRRIGATION (ENHANCED)	10/29/2020			
L-110 ENHANCED LANDSCAPE PLAN	10/29/2020			
L-111 ENHANCED LANDSCAPE PLAN	10/29/2020			
L-112 ENHANCED LANDSCAPE PLAN	10/29/2020			
IR-110 ENHANCED IRRIGATION PLAN	10/29/2020			
IR-111 ENHANCED IRRIGATION PLAN	10/29/2020			
IR-112 ENHANCED IRRIGATION PLAN	10/29/2020			
POLICE GARAGE				
GENERAL				
000 TITLE SHEET	10/23/2020			
ARCHITECTURAL				
A075 ARCHITECTURAL SITE PLAN	10/23/2020			
A200 ELEVATIONS, FLOOR PLAN, ROOF PLAN, & REFLECTED CEILING PLAN	10/23/2020			
A890 ABBREVIATIONS, ROOM FINISH AND MATERIAL SCHEDULES, DOOR TYPES AND SCHEDULE, AND DETAILS	10/23/2020			
STRUCTURAL				
S-1 STRUCTURAL NOTES	10/23/2020			
S-2 FLOOR PLANS	10/23/2020			
S-3 TYPICAL DETAILS	10/23/2020			
S-4 BUILDING SECTIONS	10/23/2020			
FIRE PROTECTION				
FP110 FIRE PROTECTION SITE PLAN	10/23/2020			
FP111 FIRE PROTECTION PLAN	10/23/2020			
FP210 FIRE PROTECTION PERFORMANCE SPECIFICATION AND DETAILS	10/23/2020			
PLUMBING				
P110 PLUMBING PLAN	10/23/2020			
MECHANICAL	10/23/2020			
M110 MECHANICAL PLAN	10/23/2020			
ELECTRICAL				
E110 ELECTRICAL PLAN	10/23/2020			
E210 ELECTRICAL NOTES AND LEGENDS	10/23/2020			
E211 ELECTRICAL DETAILS	10/23/2020			
E212 ELECTRICAL RISER AND SCHEDULES	10/23/2020			
E310 FIRE ALARM DETAILS	10/23/2020			
E311 FIRE ALARM NOTES AND LEGEND	10/23/2020			

North Port Public Safety Building

WILLIS SMITH CONSTRUCTION

Specifications Log (Exhibit A-5)

Architect: Plunkett Raysich
Plans Development Stage: Construction Documents

Division	Section	Specification Title	Issuance Date	Revision Date	Revision Date
		Table of Contents			
	00 01 01	Title Page			
	00 01 10	Table of Contents			
	00 01 11	Disclaimer			
00		**Division 00 - Procurement and Contracting Requirements**			
	00 31 32	Geotechnical Data			
	00 63 13	Request for Information			
	00 63 25	Substitution Request			
	00 72 00	General Conditions			
01		**Division 01 - General Requirements**			
	01 10 00	Summary			
	01 14 00	Work Restrictions			
	01 23 00	Alternates			
	01 25 00	Substitution Procedures			
	01 26 00	Contract Modification Procedures			
	01 29 00	Payment Procedures			
	01 31 00	Project Management and Coordination			
	01 32 00	Construction Progress Documentation			
	01 33 00	Submittal Procedures			
	01 40 00	Quality Requirements			
	01 42 00	References			
	01 42 15	Standatd Architectural Drawing Abbreviations			
	01 50 00	Temporary Facilities and Controls			
	01 60 00	Product Requirements			
	01 73 00	Execution			
	01 77 00	Closeout Procedures			
	01 91 13	General Commissioning Requirements			
03		**Division 03 - Concrete**			
	03 30 00	Cast-in-Place Concrete			
	03 35 25	Polished Concrete Floor Finish			
	03 41 00	Precast Structural Concrete			
04		**Division 04 - Masonry**			
	04 20 00	Unit Masonry			
	04 72 00	Cast Stone Masonry			
05		**Division 05 - Metals**			
	05 12 00	Structural Steel Framing			
	05 31 00	Steel Decking			
	05 40 00	Cold-Formed Metal Framing			
	05 44 00	Cold-Formed Metal Trusses			

North Port Public Safety Building

WILLIS SMITH CONSTRUCTION

Specifications Log (Exhibit A-5)

Architect: Plunkett Raysich
Plans Development Stage: Construction Documents

Division	Section	Specification Title	Issuance Date	Revision Date	Revision Date
	05 51 00	Metal Stairs			
	05 52 00	Metal Railings			
	05 75 00	Decorative Formed Metal			
06		**Division 06 - Wood, Plastics and Composites**			
	06 10 55	Miscellaneous Carpentry			
	06 16 00	Sheathing			
	06 40 00	Architectural Woodwork			
07		**Division 07 - Thermal and Moisture Protection**			
	07 21 00	Thermal Insulation			
	07 27 25	Air nad Vapor Barrier			
	07 42 14	Lap-Seam Metal Wall Panels			
	07 61 00	Sheet Metal Roofing			
	07 62 00	Sheet Metal Flashing and Trim			
	07 84 00	Firestopping			
	07 92 00	Joint Sealants			
08		**Division 08 - Openings**			
	08 11 13	Hollow Metal Doors and Frames			
	08 14 15	Architectgural Flush Wood Doors			
	08 31 13	Access Doors and Frames			
	08 33 23	Overhead Coiling Doors			
	08 36 13	Sectional Doors			
	08 41 13	Aluminum-Framed Entrances and Storefronts			
	08 71 00	Door Hardware			
	08 80 00	Glazing			
09		**Division 09 - Finishes**			
	09 21 16	Gypsum Board Assemblies			
	09 24 23	Portland Cement Stucco			
	09 30 00	Tiling			
	09 51 00	Acoustical Ceilings			
	09 65 00	Resilient Flooring			
	09 65 66	Resilient Athletic Flooring			
	09 68 00	Carpeting			
	09 72 50	Digital Wall Covering			
	09 84 15	Acoustical Wall Panels			
	09 91 00	Painting			
10		**Division 10 - Specialties**			
	10 00 10	Miscellaneous Specialties			
	10 22 25	Operable Panel Partitions			
	10 28 13	Toiler Accessories			
	10 51 26	Solid Plastic Lockers			

North Port Public Safety Building

WILLIS SMITH CONSTRUCTION

Specifications Log (Exhibit A-5)

Architect: Plunkett Raysich
Plans Development Stage: Construction Documents

Division	Section	Specification Title	Issuance Date	Revision Date	Revision Date
11		**Division 11 - Equipment**			
	11 31 00	Residental Appliances			
12		**Division 12 - Furnishings**			
	12 24 00	Window Shades			
	12 34 16	Manufactured Solid Plastic Casework			
22		**Division 22 - Plumbing**			
	22 05 00	Common Work Results for Plumbing			
	22 05 23	General-Duty Valves for Plumbing Piping			
	22 05 29	Hangers and Supports for Plumbing Piping and Equipment			
	22 08 00	Commissioning of Plumbing '			
	22 11 16	Domestic Water Piping			
	22 11 19	Domestic Water Piping Specialties			
	22 13 16	Sanitary Waste and Vent Piping			
	22 40 00	Plumbing Fixtures			
23		**Division 23 - Heating, Ventilating, Air-Conditioning**			
	23 05 00	Basic Mechanical Requirements			
	23 05 12	Mechanical Related Work			
	23 05 93	Testing, Adjusting and Balancing			
	23 08 00	Direct Digital Controls (DDC)			
	23 31 13	Metal Ductwork			
	23 37 00	Air Outlets and Inlets			
26		**Division 26 - Electrical**			
	26 05 00	Basic Electrical Requirements			
	26 05 19	Wires and Cables			
	26 05 26	Grounding			
	26 05 33	Raceways			
	26 05 34	Electrical Boxes and Fitting			
	26 05 53	Electrical Identification			
	26 07 26	Wiring Devices			
	26 08 00	Commissioning of Electrical			
	26 09 23	Lighitng Controls			
	26 24 10	Service Entrance			
	26 24 16	Panelboards			
	26 28 16	Overcurrent Protective Devices			
	26 28 17	Circuit and Motor Disconnects			
	26 41 14	Early Steamer Emission Lightning Protection System			
	26 43 13	Surge Suppression Equipment			
	26 51 00	Interior Lighting Fixtures			
	26 53 00	Exterior Lighting Fixtures			

North Port Public Safety Building

WILLIS SMITH CONSTRUCTION

Specifications Log (Exhibit A-5)

Architect: Plunkett Raysich
Plans Development Stage: Construction Documents

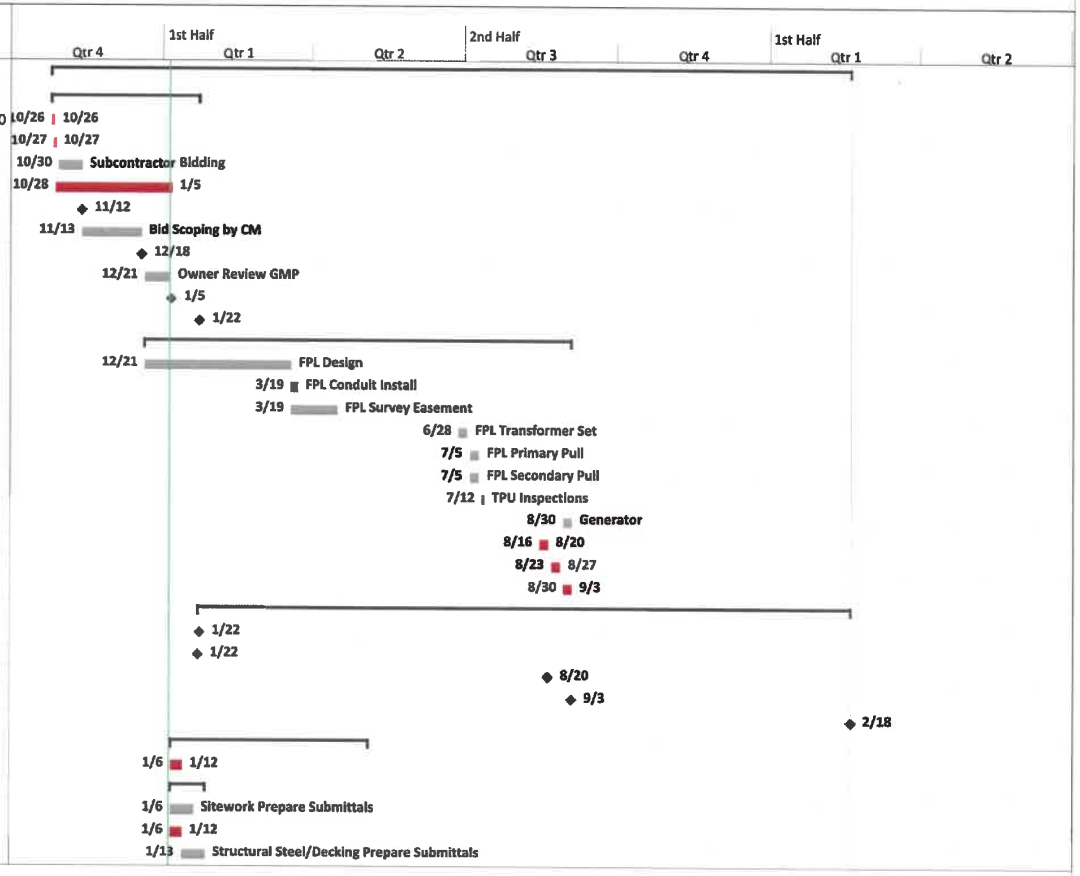
Division	Section	Specification Title	Issuance Date	Revision Date	Revision Date
27		**Division 27 - Communications**			
	27 05 53	Computer Netwokring			
28		**Division 28 - Electronic Safety and Security**			
	28 13 00	Access Controls			
	28 31 11	Fire Alarm and Detection Systems			

City of North Port - Public Safety Building Master Schedule

Exhibit A-6

WILLIS SMITH CONSTRUCTION

ID	Task Name	Duration	Start	Finish
1	**City of North Port - Public Safety Building**	**333 days**	**Mon 10/26/20**	**Fri 2/18/22**
2	**Preconstruction**	**59 days**	**Mon 10/26/20**	**Fri 1/22/21**
3	CDs to CM	1 day	Mon 10/26/20	Mon 10/26/20
4	Submit for Bldg Permit	1 day	Tue 10/27/20	Tue 10/27/20
5	Subcontractor Bidding	10 days	Fri 10/30/20	Thu 11/12/20
6	Bldg Permit Review	44 days	Wed 10/28/20	Tue 1/5/21
7	Bids Due from Subcontractors	0 days	Thu 11/12/20	Thu 11/12/20
8	Bid Scoping by CM	24 days	Fri 11/13/20	Fri 12/18/20
9	GMP Due to Owner	0 days	Fri 12/18/20	Fri 12/18/20
10	Owner Review GMP	7 days	Mon 12/21/20	Mon 1/4/21
11	NTP	0 days	Tue 1/5/21	Tue 1/5/21
12	Start of Construction	0 days	Fri 1/22/21	Fri 1/22/21
13	**Temp/Perm Power / HVAC Startup**	**180 days**	**Mon 12/21/20**	**Fri 9/3/21**
14	FPL Design	60 days	Mon 12/21/20	Thu 3/18/21
15	FPL Conduit Install	2 days	Fri 3/19/21	Mon 3/22/21
16	FPL Survey Easement	20 days	Fri 3/19/21	Thu 4/15/21
17	FPL Transformer Set	5 days	Mon 6/28/21	Fri 7/2/21
18	FPL Primary Pull	5 days	Mon 7/5/21	Fri 7/9/21
19	FPL Secondary Pull	5 days	Mon 7/5/21	Fri 7/9/21
20	TPU Inspections	1 day	Mon 7/12/21	Mon 7/12/21
21	Generator	5 days	Mon 8/30/21	Fri 9/3/21
22	AHU Install and Rough In	5 days	Mon 8/16/21	Fri 8/20/21
23	CU Install and Rough In	5 days	Mon 8/23/21	Fri 8/27/21
24	Startup HVAC	5 days	Mon 8/30/21	Fri 9/3/21
25	**Milestones**	**275 days**	**Fri 1/22/21**	**Fri 2/18/22**
26	Start of Construction	0 days	Fri 1/22/21	Fri 1/22/21
27	Mobilize on Site	0 days	Fri 1/22/21	Fri 1/22/21
28	Building Dry In	0 days	Fri 8/20/21	Fri 8/20/21
29	Startup HVAC	0 days	Fri 9/3/21	Fri 9/3/21
30	Substantial Completion/CO	0 days	Fri 2/18/22	Fri 2/18/22
31	**Contracts-Submittals**	**85 days**	**Wed 1/6/21**	**Tue 5/4/21**
32	Issue Subcontracts	5 days	Wed 1/6/21	Tue 1/12/21
33	**Prepare Submittals**	**15 days**	**Wed 1/6/21**	**Tue 1/26/21**
34	Sitework Prepare Submittals	10 days	Wed 1/6/21	Tue 1/19/21
35	Concrete/Masonry Prepare Submittals	5 days	Wed 1/6/21	Tue 1/12/21
36	Structural Steel/Decking Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21



Project: City of North Port - Public Safety
Date: 12/18/2020

Task	External Tasks	Manual Task	Finish-only	Baseline Milestone
Split	External Milestone	Duration-only	Deadline	Baseline Summary
Milestone	Inactive Task	Manual Summary Rollup	Critical	Progress
Summary	Inactive Milestone	Manual Summary	Critical Split	
Project Summary	Inactive Summary	Start-only	Baseline	

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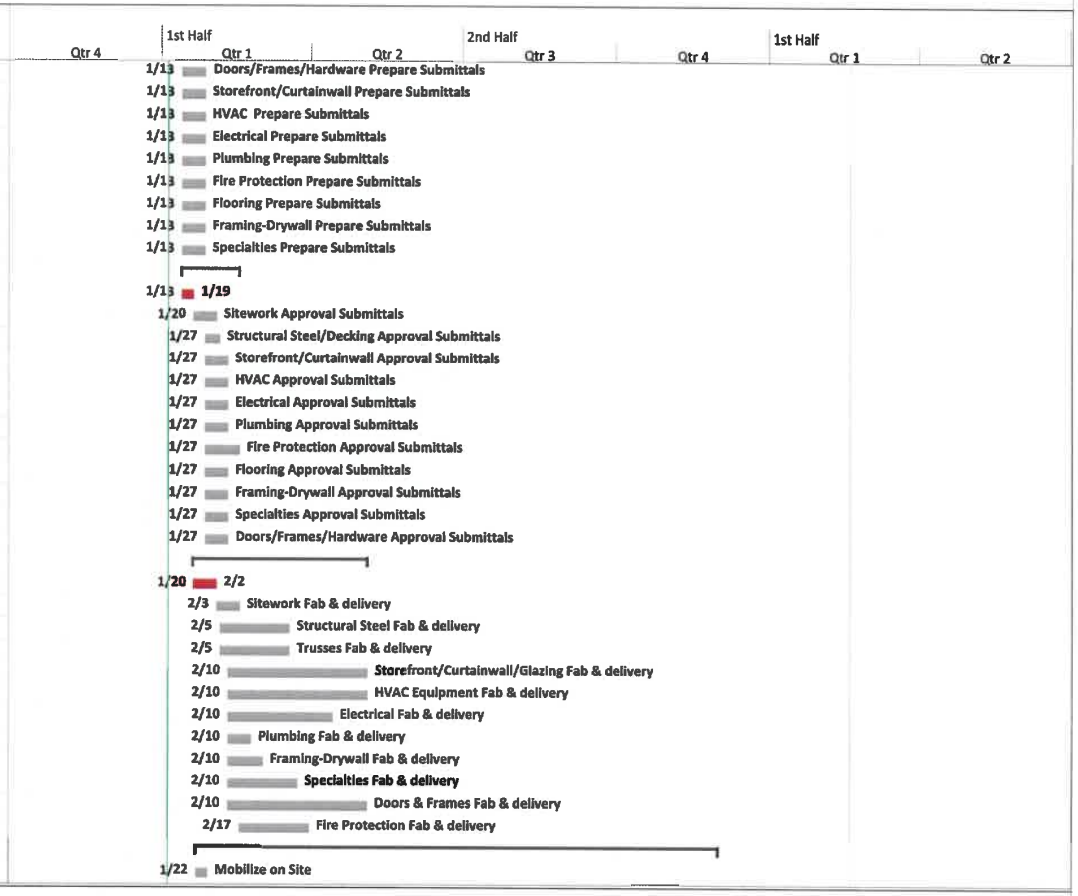
City of North Port - Public Safety Building Master Schedule

Exhibit A-6

WILLIS SMITH CONSTRUCTION

ID	Task Name	Duration	Start	Finish
37	Doors/Frames/Hardware Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
38	Storefront/Curtainwall Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
39	HVAC Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
40	Electrical Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
41	Plumbing Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
42	Fire Protection Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
43	Flooring Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
44	Framing-Drywall Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
45	Specialties Prepare Submittals	10 days	Wed 1/13/21	Tue 1/26/21
46	**Approve Submittals**	**25 days**	**Wed 1/13/21**	**Tue 2/16/21**
48	Concrete/Masonry Approval Submittals	5 days	Wed 1/13/21	Tue 1/19/21
47	Sitework Approval Submittals	10 days	Wed 1/20/21	Tue 2/2/21
49	Structural Steel/Decking Approval Submittals	7 days	Wed 1/27/21	Thu 2/4/21
50	Storefront/Curtainwall Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
51	HVAC Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
52	Electrical Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
53	Plumbing Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
54	Fire Protection Approval Submittals	15 days	Wed 1/27/21	Tue 2/16/21
55	Flooring Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
56	Framing-Drywall Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
57	Specialties Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
58	Doors/Frames/Hardware Approval Submittals	10 days	Wed 1/27/21	Tue 2/9/21
59	**Fab & Deliver**	**75 days**	**Wed 1/20/21**	**Tue 5/4/21**
60	Concrete/Masonry/Rebar Fab & delivery	10 days	Wed 1/20/21	Tue 2/2/21
63	Sitework Fab & delivery	10 days	Wed 2/3/21	Tue 2/16/21
61	Structural Steel Fab & delivery	30 days	Fri 2/5/21	Thu 3/18/21
62	Trusses Fab & delivery	30 days	Fri 2/5/21	Thu 3/18/21
64	Storefront/Curtainwall/Glazing Fab & delivery	60 days	Wed 2/10/21	Tue 5/4/21
65	HVAC Equipment Fab & delivery	60 days	Wed 2/10/21	Tue 5/4/21
66	Electrical Fab & delivery	45 days	Wed 2/10/21	Tue 4/13/21
67	Plumbing Fab & delivery	10 days	Wed 2/10/21	Tue 2/23/21
68	Framing-Drywall Fab & delivery	15 days	Wed 2/10/21	Tue 3/2/21
69	Specialties Fab & delivery	30 days	Wed 2/10/21	Tue 3/23/21
70	Doors & Frames Fab & delivery	60 days	Wed 2/10/21	Tue 5/4/21
71	Fire Protection Fab & delivery	30 days	Wed 2/17/21	Tue 3/30/21
72	**Sitework**	**220 days**	**Fri 1/22/21**	**Wed 12/1/21**
73	Mobilize on Site	5 days	Fri 1/22/21	Thu 1/28/21



Project: City of North Port - Public Safety
Date: 12/18/2020

Task	External Tasks	Manual Task	Finish-only	Baseline Milestone
Split	External Milestone	Duration-only	Deadline	Baseline Summary
Milestone	Inactive Task	Manual Summary Rollup	Critical	Progress
Summary	Inactive Milestone	Manual Summary	Critical Split	
Project Summary	Inactive Summary	Start-only	Baseline	

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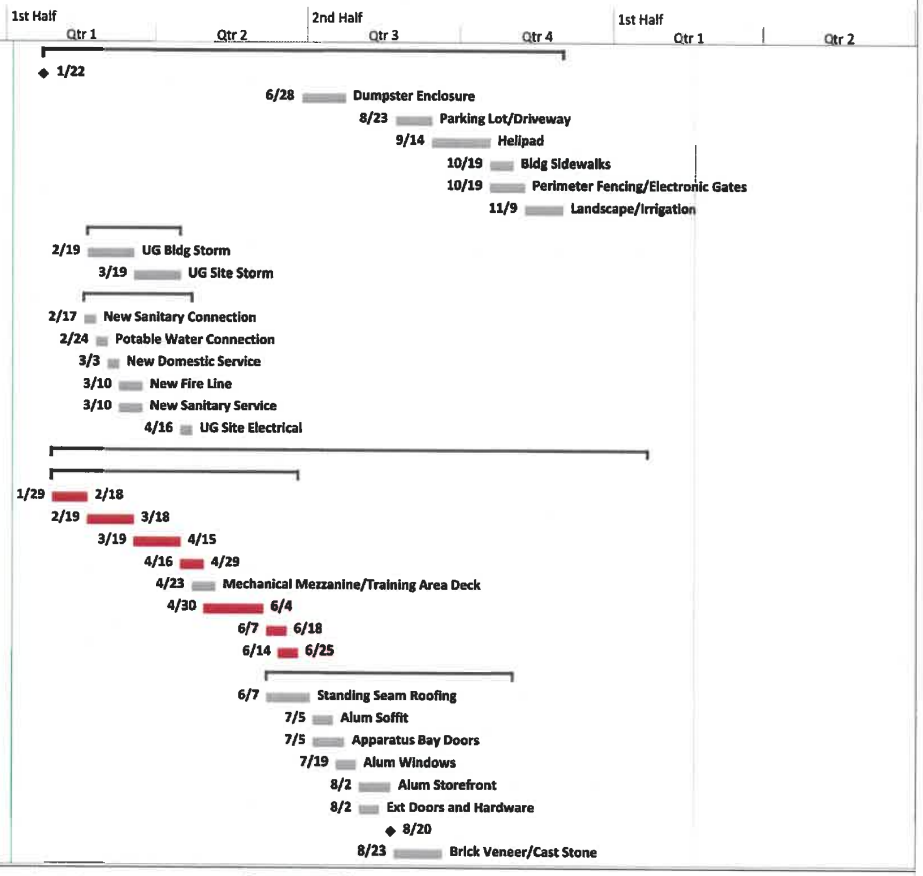
City of North Port - Public Safety Building Master Schedule

Exhibit A-6

WILLIS SMITH CONSTRUCTION

ID	Task Name	Duration	Start	Finish
74	**Earthwork, Parking, Concrete**	**219 days**	**Fri 1/22/21**	**Wed 12/1/21**
75	Prep for Pad (By Owner)	0 days	Fri 1/22/21	Fri 1/22/21
76	Dumpster Enclosure	20 days	Mon 6/28/21	Fri 7/23/21
77	Parking Lot/Driveway	15 days	Mon 8/23/21	Mon 9/13/21
79	Helipad	25 days	Tue 9/14/21	Mon 10/18/21
78	Bldg Sidewalks	10 days	Tue 10/19/21	Mon 11/1/21
80	Perimeter Fencing/Electronic Gates	15 days	Tue 10/19/21	Mon 11/8/21
81	Landscape/Irrigation	15 days	Tue 11/9/21	Wed 12/1/21
89	**Storm**	**40 days**	**Fri 2/19/21**	**Thu 4/15/21**
90	UG Bldg Storm	20 days	Fri 2/19/21	Thu 3/18/21
91	UG Site Storm	20 days	Fri 3/19/21	Thu 4/15/21
82	**Utilities**	**47 days**	**Wed 2/17/21**	**Thu 4/22/21**
83	New Sanitary Connection	5 days	Wed 2/17/21	Tue 2/23/21
84	Potable Water Connection	5 days	Wed 2/24/21	Tue 3/2/21
85	New Domestic Service	5 days	Wed 3/3/21	Tue 3/9/21
86	New Fire Line	10 days	Wed 3/10/21	Tue 3/23/21
87	New Sanitary Service	10 days	Wed 3/10/21	Tue 3/23/21
88	UG Site Electrical	5 days	Fri 4/16/21	Thu 4/22/21
92	**Fire House/Police Substation**	**250 days**	**Fri 1/29/21**	**Fri 1/21/22**
93	**Structure - FH/PS**	**105 days**	**Fri 1/29/21**	**Fri 6/25/21**
94	Foundations	15 days	Fri 1/29/21	Thu 2/18/21
95	CIP Columns and Beams at App Bay	20 days	Fri 2/19/21	Thu 3/18/21
96	Stem and Masonry Walls	20 days	Fri 3/19/21	Thu 4/15/21
97	CIP Beams	10 days	Fri 4/16/21	Thu 4/29/21
98	Mechanical Mezzanine/Training Area Deck	10 days	Fri 4/23/21	Thu 5/6/21
99	Roof Trusses	25 days	Fri 4/30/21	Fri 6/4/21
100	Slab on Grade - Bays	10 days	Mon 6/7/21	Fri 6/18/21
101	Slab on Grade - Inter	10 days	Mon 6/14/21	Fri 6/25/21
102	**Envelope Enclosure - FH/PS**	**105 days**	**Mon 6/7/21**	**Mon 11/1/21**
103	Standing Seam Roofing	20 days	Mon 6/7/21	Fri 7/2/21
104	Alum Soffit	10 days	Mon 7/5/21	Fri 7/16/21
105	Apparatus Bay Doors	15 days	Mon 7/5/21	Fri 7/23/21
106	Alum Windows	10 days	Mon 7/19/21	Fri 7/30/21
107	Alum Storefront	15 days	Mon 8/2/21	Fri 8/20/21
108	Ext Doors and Hardware	10 days	Mon 8/2/21	Fri 8/13/21
109	Building Dry In	0 days	Fri 8/20/21	Fri 8/20/21
110	Brick Veneer/Cast Stone	20 days	Mon 8/23/21	Mon 9/20/21



Project: City of North Port - Public Safety
Date: 12/18/2020

Task	External Tasks	Manual Task	Finish-only	Baseline Milestone
Split	External Milestone	Duration-only	Deadline	Baseline Summary
Milestone	Inactive Task	Manual Summary Rollup	Critical	Progress
Summary	Inactive Milestone	Manual Summary	Critical Split	
Project Summary	Inactive Summary	Start-only	Baseline	

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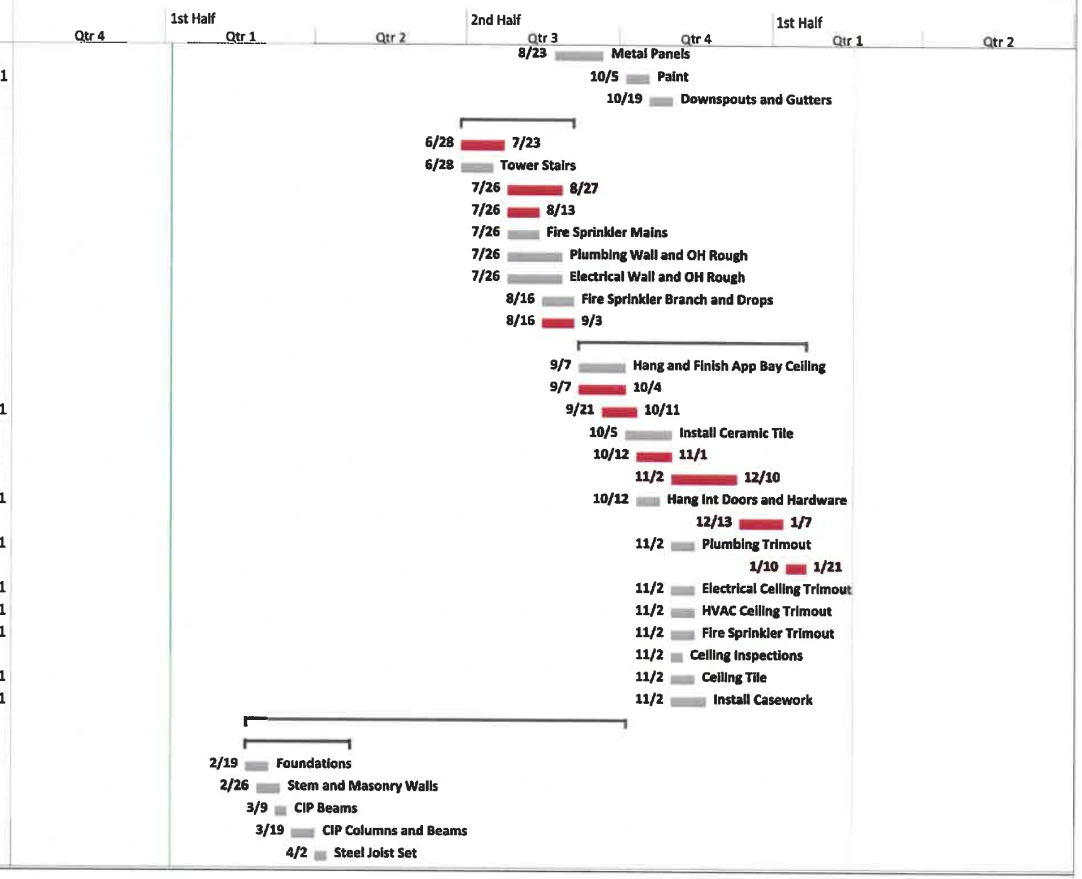
City of North Port - Public Safety Building Master Schedule

Exhibit A-6

WILLIS SMITH CONSTRUCTION

ID	Task Name	Duration	Start	Finish
111	Metal Panels	20 days	Mon 8/23/21	Mon 9/20/21
112	Paint	10 days	Tue 10/5/21	Mon 10/18/21
113	Downspouts and Gutters	10 days	Tue 10/19/21	Mon 11/1/21
114	**Interior Rough In - FH/PS**	**50 days**	**Mon 6/28/21**	**Fri 9/3/21**
115	Concrete Floor Polishing	20 days	Mon 6/28/21	Fri 7/23/21
116	Tower Stairs	15 days	Mon 6/28/21	Fri 7/16/21
117	Metal Framing	25 days	Mon 7/26/21	Fri 8/27/21
118	HVAC Trunk Duct	15 days	Mon 7/26/21	Fri 8/13/21
119	Fire Sprinkler Mains	15 days	Mon 7/26/21	Fri 8/13/21
120	Plumbing Wall and OH Rough	25 days	Mon 7/26/21	Fri 8/27/21
121	Electrical Wall and OH Rough	25 days	Mon 7/26/21	Fri 8/27/21
122	Fire Sprinkler Branch and Drops	15 days	Mon 8/16/21	Fri 9/3/21
123	HVAC Branch Duct	15 days	Mon 8/16/21	Fri 9/3/21
124	**Interior Finishes - FH/PS**	**95 days**	**Tue 9/7/21**	**Fri 1/21/22**
125	Hang and Finish App Bay Ceiling	20 days	Tue 9/7/21	Mon 10/4/21
126	Hang and Finish Drywall	20 days	Tue 9/7/21	Mon 10/4/21
127	Prime and First Coat Walls	15 days	Tue 9/21/21	Mon 10/11/21
128	Install Ceramic Tile	20 days	Tue 10/5/21	Mon 11/1/21
129	Install Ceiling Grid	15 days	Tue 10/12/21	Mon 11/1/21
130	Flooring	27 days	Tue 11/2/21	Fri 12/10/21
131	Hang Int Doors and Hardware	10 days	Tue 10/12/21	Mon 10/25/21
132	Final Paint	18 days	Mon 12/13/21	Fri 1/7/22
133	Plumbing Trimout	10 days	Tue 11/2/21	Mon 11/15/21
134	Electrical Wall Trimout	10 days	Mon 1/10/22	Fri 1/21/22
135	Electrical Ceiling Trimout	10 days	Tue 11/2/21	Mon 11/15/21
136	HVAC Ceiling Trimout	10 days	Tue 11/2/21	Mon 11/15/21
137	Fire Sprinkler Trimout	10 days	Tue 11/2/21	Mon 11/15/21
138	Ceiling Inspections	5 days	Tue 11/2/21	Mon 11/8/21
139	Ceiling Tile	10 days	Tue 11/2/21	Mon 11/15/21
140	Install Casework	15 days	Tue 11/2/21	Mon 11/22/21
141	**Police Garage**	**161 days**	**Fri 2/19/21**	**Tue 10/5/21**
142	**Structure - Police Garage**	**45 days**	**Fri 2/19/21**	**Thu 4/22/21**
143	Foundations	10 days	Fri 2/19/21	Thu 3/4/21
144	Stem and Masonry Walls	10 days	Fri 2/26/21	Thu 3/11/21
145	CIP Beams	5 days	Tue 3/9/21	Mon 3/15/21
146	CIP Columns and Beams	10 days	Fri 3/19/21	Thu 4/1/21
147	Steel Joist Set	5 days	Fri 4/2/21	Thu 4/8/21



Project: City of North Port - Public Safety
Date: 12/18/2020

Task	External Tasks	Manual Task	Finish-only	Baseline Milestone
Split	External Milestone	Duration-only	Deadline	Baseline Summary
Milestone	Inactive Task	Manual Summary Rollup	Critical	Progress
Summary	Inactive Milestone	Manual Summary	Critical Split	
Project Summary	Inactive Summary	Start-only	Baseline	

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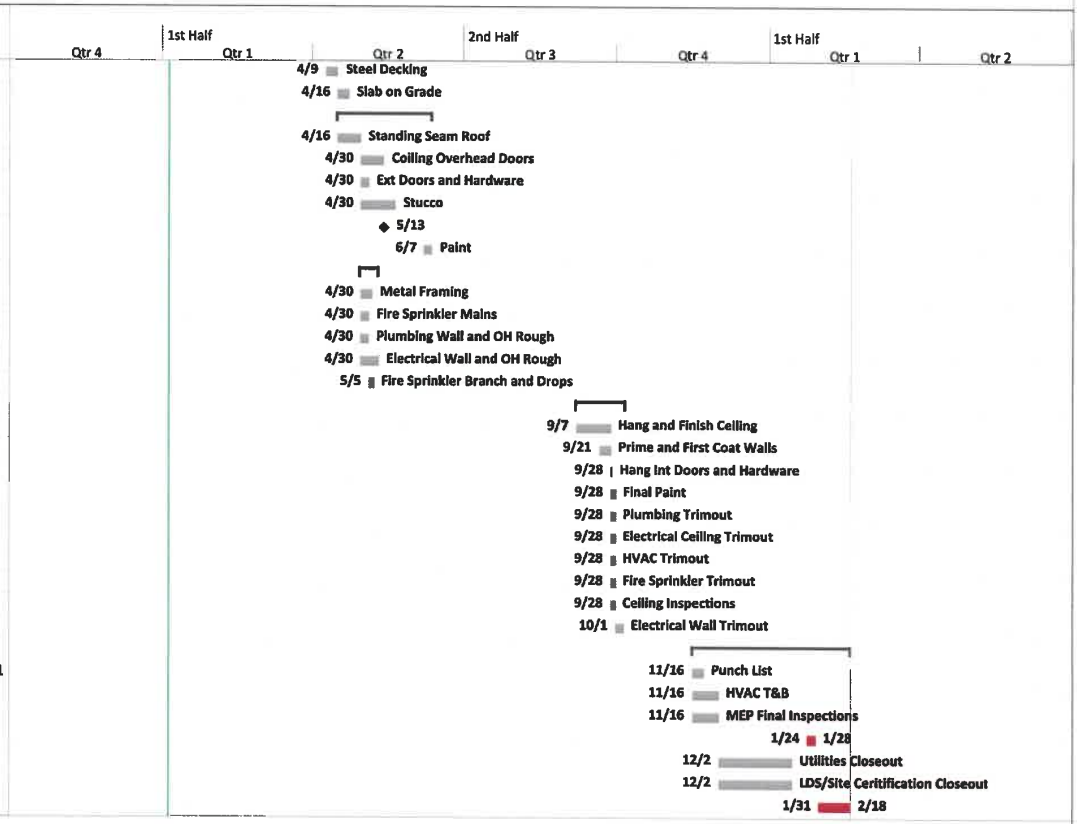
City of North Port - Public Safety Building Master Schedule

Exhibit A-6

WILLIS SMITH CONSTRUCTION

ID	Task Name	Duration	Start	Finish
148	Steel Decking	5 days	Fri 4/9/21	Thu 4/15/21
149	Slab on Grade	5 days	Fri 4/16/21	Thu 4/22/21
150	**Envelope Enclosure - Police Garage**	**40 days**	**Fri 4/16/21**	**Fri 6/11/21**
151	Standing Seam Roof	10 days	Fri 4/16/21	Thu 4/29/21
152	Coiling Overhead Doors	10 days	Fri 4/30/21	Thu 5/13/21
153	Ext Doors and Hardware	3 days	Fri 4/30/21	Tue 5/4/21
154	Stucco	15 days	Fri 4/30/21	Thu 5/20/21
155	Building Dry In	0 days	Thu 5/13/21	Thu 5/13/21
156	Paint	5 days	Mon 6/7/21	Fri 6/11/21
157	**Interior Rough In - Police Garage**	**7 days**	**Fri 4/30/21**	**Mon 5/10/21**
158	Metal Framing	5 days	Fri 4/30/21	Thu 5/6/21
159	Fire Sprinkler Mains	3 days	Fri 4/30/21	Tue 5/4/21
160	Plumbing Wall and OH Rough	3 days	Fri 4/30/21	Tue 5/4/21
161	Electrical Wall and OH Rough	7 days	Fri 4/30/21	Mon 5/10/21
162	Fire Sprinkler Branch and Drops	3 days	Wed 5/5/21	Fri 5/7/21
163	**Interior Finishes - Police Garage**	**21 days**	**Tue 9/7/21**	**Tue 10/5/21**
164	Hang and Finish Ceiling	15 days	Tue 9/7/21	Mon 9/27/21
165	Prime and First Coat Walls	5 days	Tue 9/21/21	Mon 9/27/21
166	Hang Int Doors and Hardware	1 day	Tue 9/28/21	Tue 9/28/21
167	Final Paint	3 days	Tue 9/28/21	Thu 9/30/21
168	Plumbing Trimout	3 days	Tue 9/28/21	Thu 9/30/21
169	Electrical Ceiling Trimout	3 days	Tue 9/28/21	Thu 9/30/21
170	HVAC Trimout	3 days	Tue 9/28/21	Thu 9/30/21
171	Fire Sprinkler Trimout	3 days	Tue 9/28/21	Thu 9/30/21
172	Ceiling Inspections	3 days	Tue 9/28/21	Thu 9/30/21
173	Electrical Wall Trimout	3 days	Fri 10/1/21	Tue 10/5/21
174	**Closeout**	**65 days**	**Tue 11/16/21**	**Fri 2/18/22**
175	Punch List	5 days	Tue 11/16/21	Mon 11/22/21
176	HVAC T&B	10 days	Tue 11/16/21	Wed 12/1/21
177	MEP Final Inspections	10 days	Tue 11/16/21	Wed 12/1/21
178	FA and Sprinkler Inspection	5 days	Mon 1/24/22	Fri 1/28/22
179	Utilities Closeout	30 days	Thu 12/2/21	Fri 1/14/22
180	LDS/Site Certification Closeout	30 days	Thu 12/2/21	Fri 1/14/22
181	Substantial Completion/CO	15 days	Mon 1/31/22	Fri 2/18/22



Project: City of North Port - Public Safety
Date: 12/18/2020

Task	External Tasks	Manual Task	Finish-only	Baseline Milestone
Split	External Milestone	Duration-only	Deadline	Baseline Summary
Milestone	Inactive Task	Manual Summary Rollup	Critical	Progress
Summary	Inactive Milestone	Manual Summary	Critical Split	
Project Summary	Inactive Summary	Start-only	Baseline	

Page 5

EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS - Project Limits

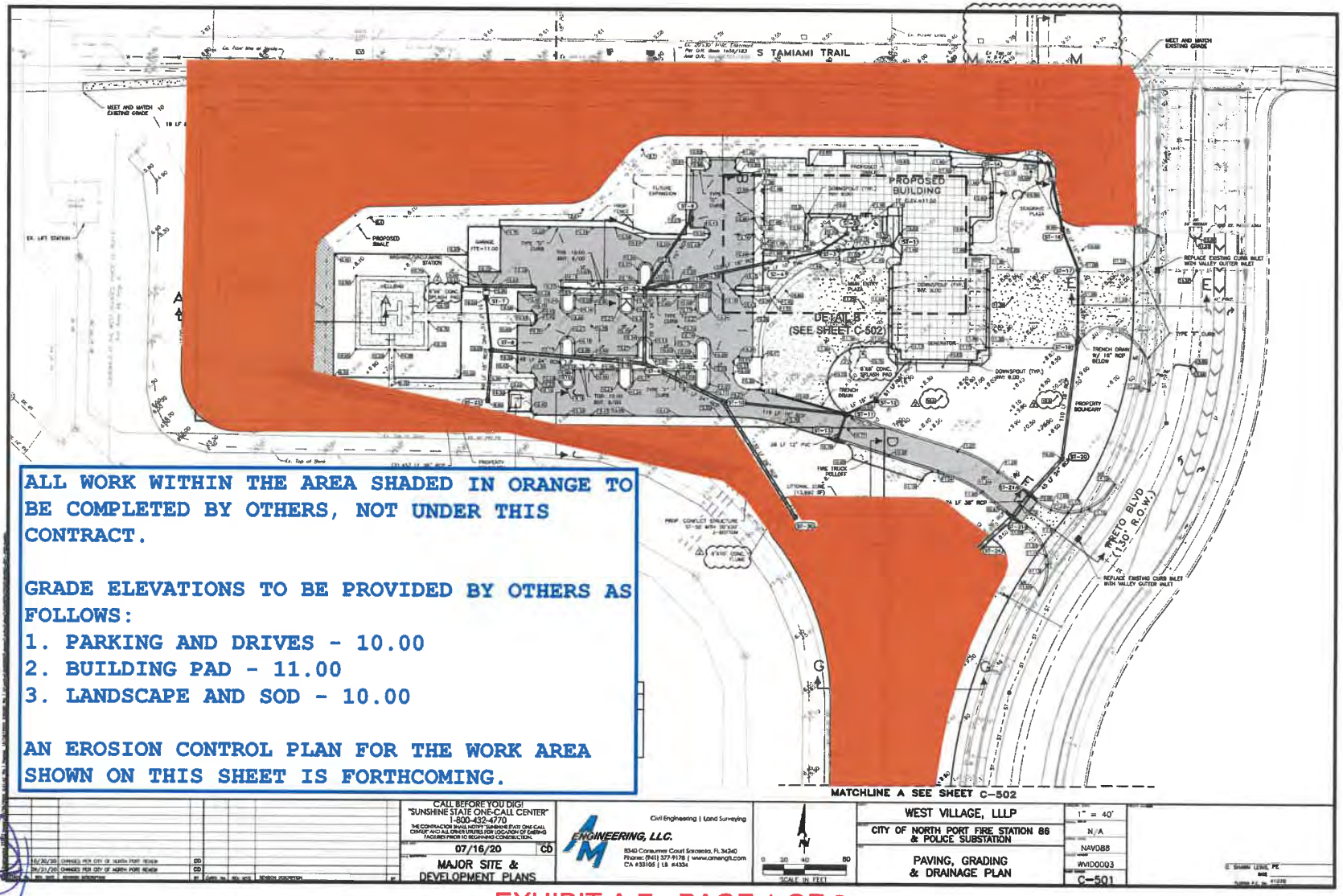


EXHIBIT A-7 - PAGE 1 OF 8

EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS - Project Limits

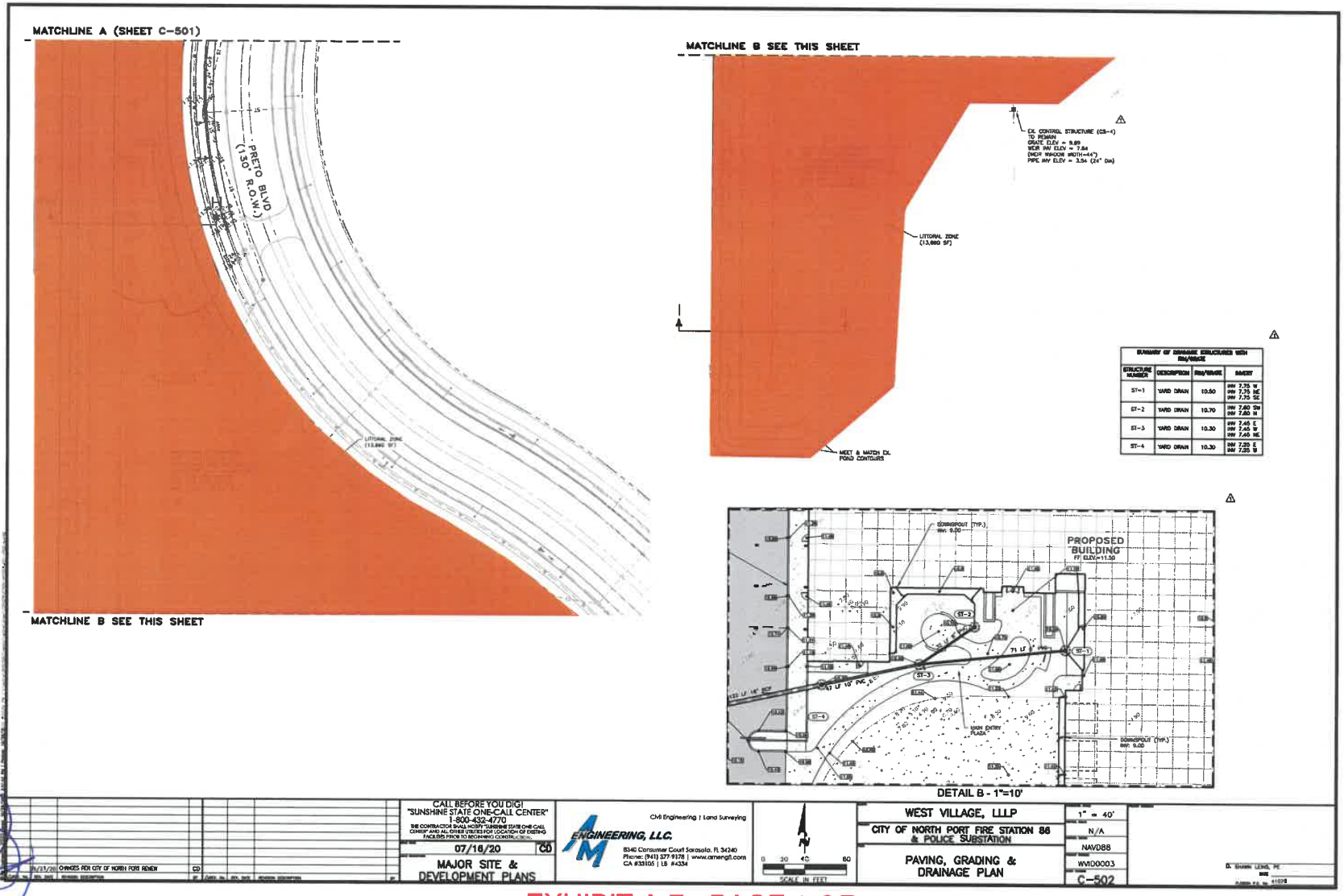


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EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS - Sitework Scope Limits

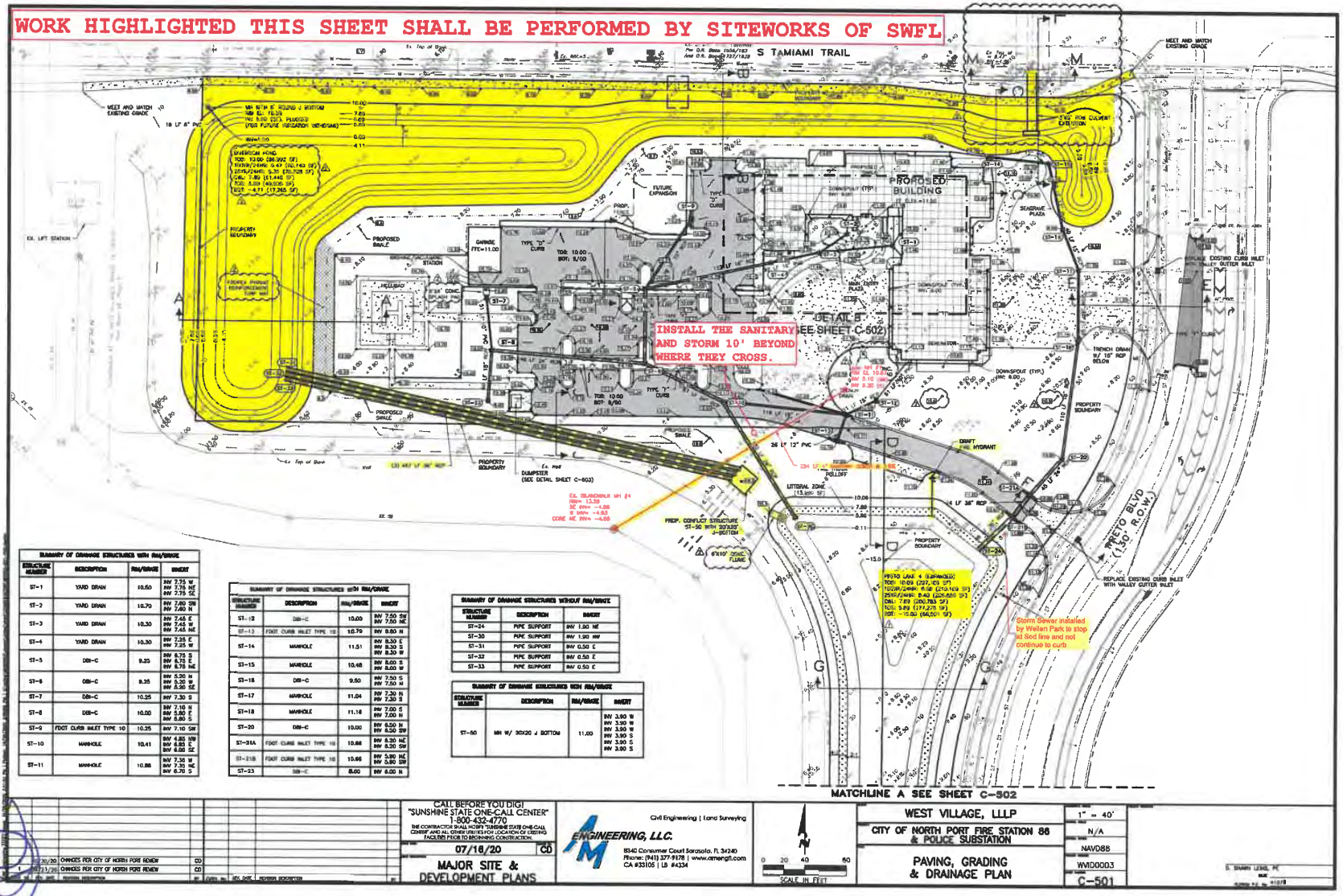


EXHIBIT A-7 - PAGE 3 OF 8

EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS - Sod Plan Limits

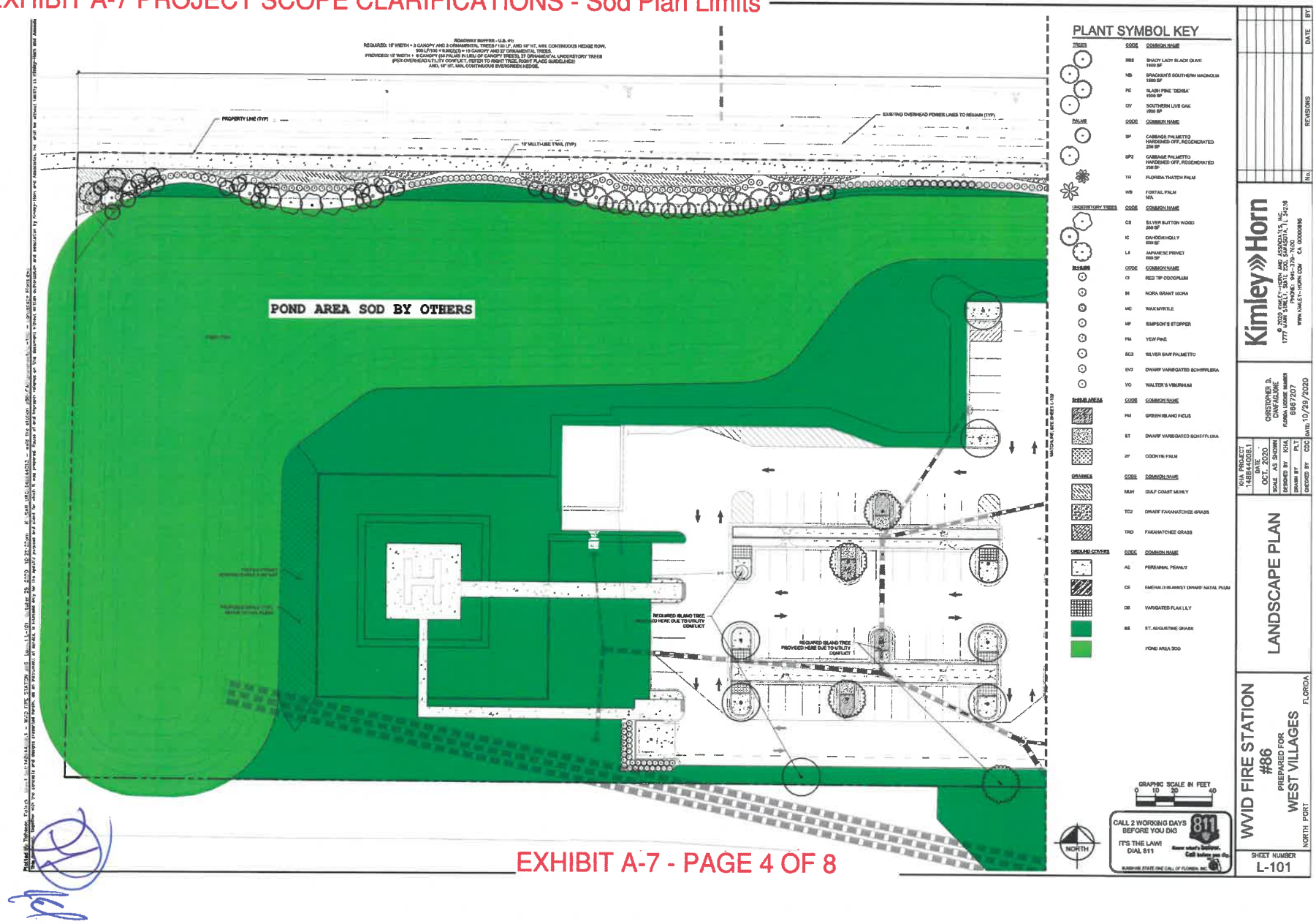


EXHIBIT A-7 - PAGE 4 OF 8

EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS - Sod Plan Limits

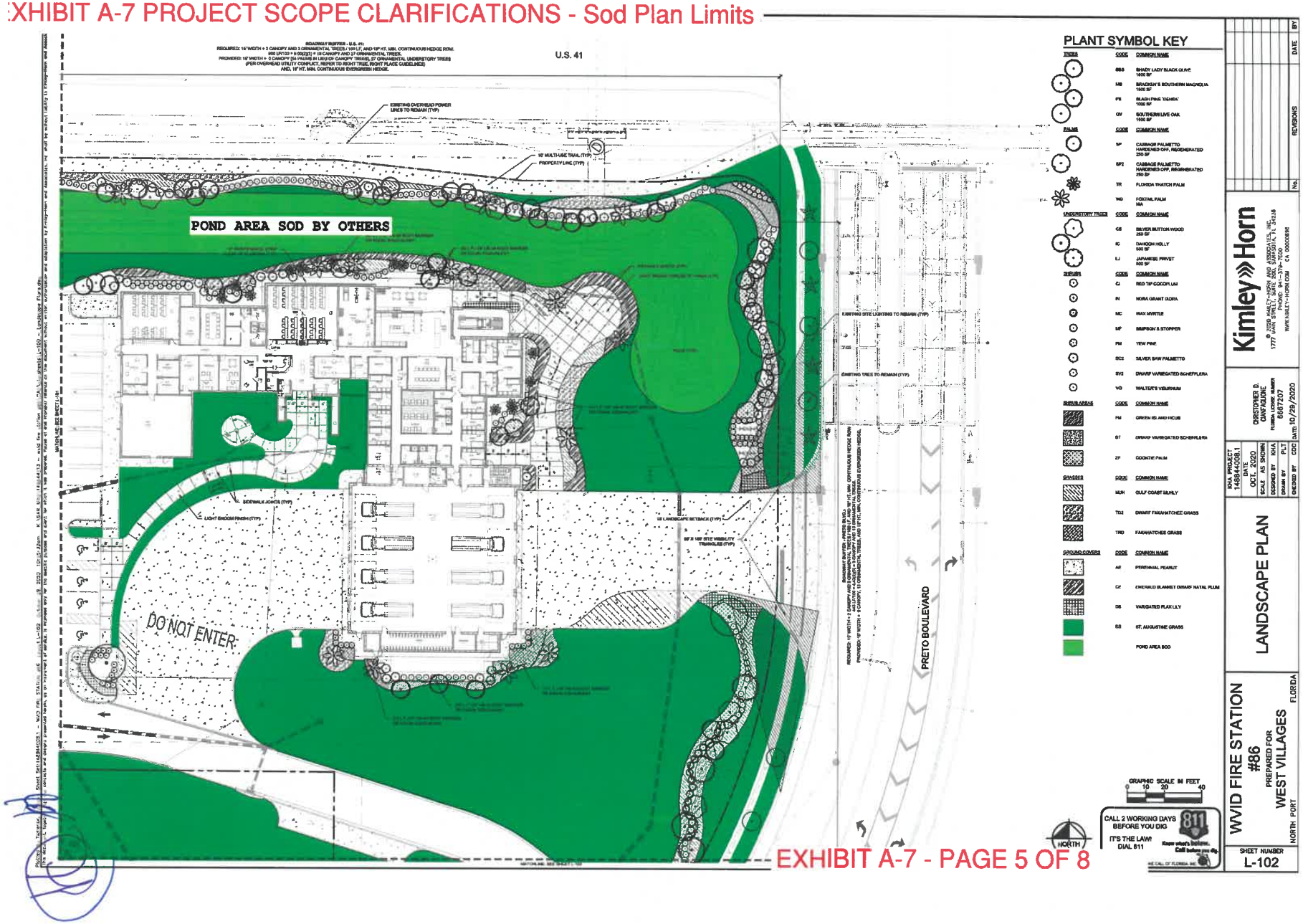


EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS
Sod Plan Limits

EXHIBIT A-7 - PAGE 6 OF 8

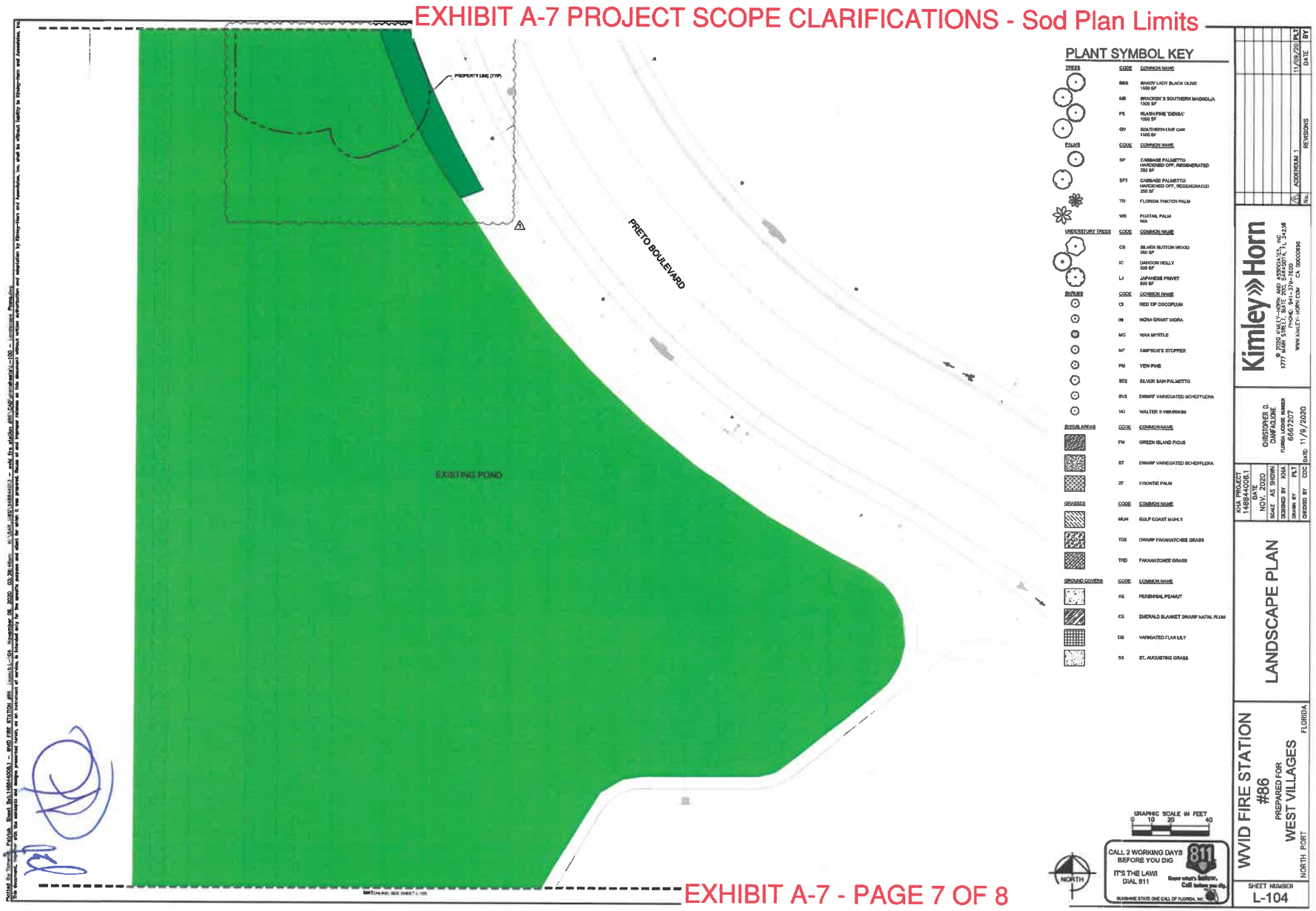
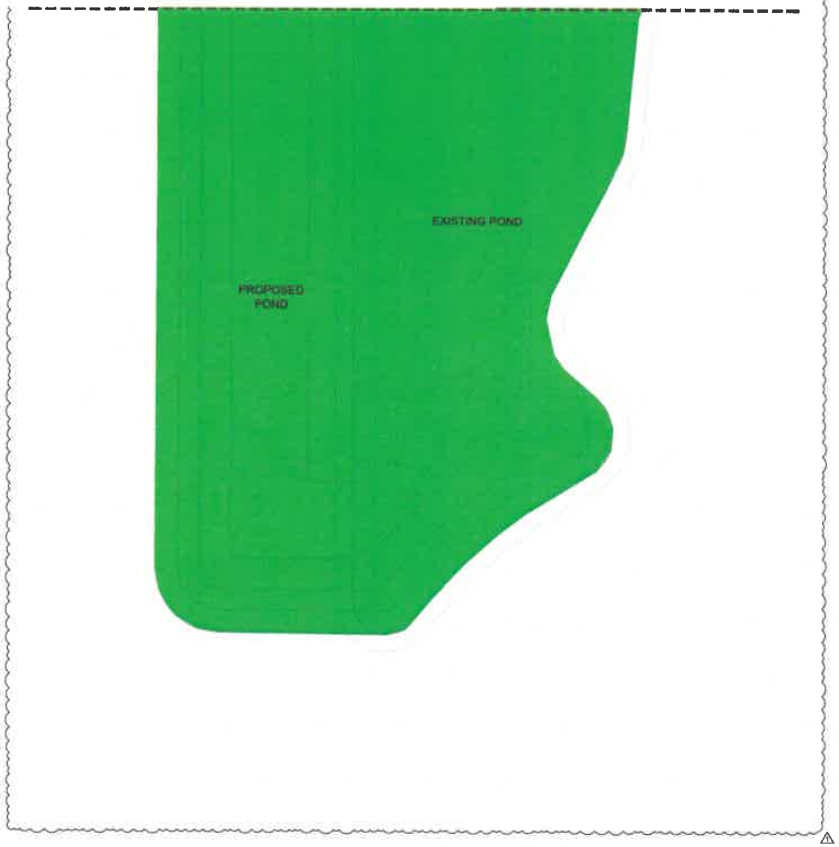


EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS - Sod Plan Limits
PROPERTY LINE (TYP)
PRETO BOULEVARD
EXISTING POND
PLANT SYMBOL KEY
TREES
UNDERSTORY TREES
SHRUBS
GRASSES
GROUND COVERS
GRAPHIC SCALE IN FEET
0 10 20 40
NORTH
CALL 2 WORKING DAYS BEFORE YOU DIG
811
IT'S THE LAW! DIAL 811
Kimley»Horn
WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT
FLORIDA
LANDSCAPE PLAN
SHEET NUMBER
L-104
EXHIBIT A-7 - PAGE 7 OF 8

EXHIBIT A-7 PROJECT SCOPE CLARIFICATIONS - Sod Plan Limits



PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	BAS	SHADY LADY BLACK OLIVE 1000 SF
	MB	BRACKEN'S SOUTHERN MAGNOLIA 1000 SF
	PE	SLASH PINE 'DENSA' 1000 SF
	QV	SOUTHERN LIVE OAK 1000 SF

PALMS	CODE	COMMON NAME
	SP	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	SP2	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	TR	FLORIDA THATCH PALM
	WB	FOXTAIL PALM NA

UNDERSTORY TREES	CODE	COMMON NAME
	CB	SILVER BUTTON WOOD 250 SF
	IC	DAHOON HOLLY 500 SF
	LJ	JAPANESE PRIVET 500 SF

SHRUBS	CODE	COMMON NAME
	CI	RED TIP COCOPLUM
	HI	HORA GRANT HORA
	MC	VIAN MYRTLE
	MF	SIMPSON'S STOPPER
	PM	VEIN PINE
	SCJ	SILVER SAW PALMETTO
	SVZ	DWARF VARIEGATED SCHEFFLERA
	VO	WALTER'S VIBURNAM

SHRUB AREAS	CODE	COMMON NAME
	FM	GREEN ISLAND FICUS
	SV	DWARF VARIEGATED SCHEFFLERA
	ZF	COONTIE PALM

GRASSES	CODE	COMMON NAME
	MUH	GULF COAST MUHLY
	TD2	DWARF PAHAHATCHEE GRASS
	TRD	PAHAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
	AE	PERENNIAL PEANUT
	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	SS	ST. AUGUSTINE GRASS

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811

NO.	REVISIONS	DATE	BY
1	ADDENDUM 1	11/09/20	PLT

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: (941) 906-9386
WWW.KIMLEY-HORN.COM CA 00000698

CHRISTOPHER D. CAMPAGLIONE
FLORIDA LICENSE NUMBER 66672207
DATE: 11/9/2020

KHA PROJECT 148844008.1
DATE NOV. 2020
SCALE AS SHOWN
DESIGNED BY KHA PLT
DRAWN BY CDC
CHECKED BY

LANDSCAPE PLAN

WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-105

EXHIBIT A-7 - PAGE 8 OF 8

EXHIBIT B

Property Description

Lot 1, WELLEN PARK PUBLIC SAFETY COMPLEX, a subdivision, recorded in Plat Book 55, Page 324, Public Records of Sarasota County, Florida (instrument no. 2021126677).

EXHIBIT C

Construction Warranties and Guarantees by Willis A. Smith Construction, Inc.

[See attached]

Table of Contents

Division 1: General Conditions
a. **Willis A. Smith Construction Warranty Letter**
b. Subcontractor List
Division 3: Concrete & Masonry - Southwest Construction
a. Warranty
Division 3: Concrete Polishing - Southland Concrete Creations
a. Warranty
Division 5: Metal Framing & Trusses - United Structures
a. Warranty
Division 5: Structural Steel - Capstone Contractors
a. Warranty
Division 5: Exterior Protection & Covers - Perfection Architectural
a. Warranty
Division 6: Architectural Casework & Millwork - Adams Group
a. Warranty
Division 7: Thermal Protection - Southern Foam
a. Warranty
Division 7: Roofng - Crowther Roofing
a. Warranty
Division 8: Doors/Frames/Hardware - Suncoast Commercial Door
a. Warranty
Division 8: Overhead Doors - Overhead Doors of Tampa
a. Warranty
Division 8: Glass/Glazing/Storefront - Bay Glass
a. Warranty
Division 9: Metal Framing & Drywall - Wal Mark Contracting
a. Warranty
Division 9: Cement Plastering - CCS of Sarasota
a. Warranty
Division 9: Flooring - Spectra Contract Flooring
a. Warranty
Division 9: Ceilings - RJ Walker Acoustical
a. Warranty
Division 9: Painting & Coatings - Service Contracting Solutions
a. Warranty
Division 10: Specialties - Harbor Point Construction
a. Warranty
Division 10: Flag Pole - All American Flag & Pennant
a. Warranty
Division 10: Signage - Gulf Coast Signs
a. Warranty
Division 10: Partitions - Acousti Doors & Specialties
a. Warranty

Division 11: **Air Breathing Equipment - Channel Innovations Corporation**
a. Warranty

Division 11: **Residential Equipment/Appliances - Jessup's**
a. Warranty

Division 11: **Foord Service Equipment - Fishman & Assocaites**
a. Warranty

Division 12: **Window Treatments - Hile's Curtains**
a. Warranty

Division 21: **Fire Suppression - Babe's Plumbing**
a. Warranty

Division 22: **Plumbing - American Plumbing**
a. Warranty

Division 23: **HVAC - Energy Air**
a. Warranty

Division 26: **Electrical - NCN Electric**
a. Warranty

Division 26: **Station Alerting System - Bryx**
a. Warranty

Division 31: **Earthwork/Pvaing/Utilities - Unlimited Fill**
a. Warranty

Division 32: **Fences & Gates - Florida Fence**
a. Warranty

Division 32: **Landscape & Irrigation - Juniper Landscaping**
a. Warranty

WILLIS SMITH
CONSTRUCTION

February 23rd, 2022

Wellen Park Construction, LLP
4901 Vineland Rd, Ste. 450
Orlando, FL 32811

RE: Warranty Letter

To whom it may concern:

Willis A. Smith Construction, Inc. warrants all labor and materials furnished on the **North Port Public Safety Building** project located in Venice, Florida. This is in conjunction with the scope of work as defined by the contract documents and certifies it is of good quality and free from defects in materials and workmanship. All work has been performed and all materials have been applied in accordance with the contract documents, the manufacturers' specifications, and generally accepted construction practices.

This warranty will remain in effect for one (1) year from the date the Certificate of Occupancy is issued. Within the warranty period, WASC will, at its own expense, make any repairs necessary as a result of defects in workmanship or materials supplied by WASC, excluding normal wear and tear by elements and damage due to neglect or abuse.

This guarantee is in effect only if WASC is notified in writing of any defects in materials or workmanship within thirty (30) days after it occurs. WASC must be afforded the opportunity to inspect and/or repair such areas within a reasonable time frame as requested. WASC shall not be liable for consequential damages and its liability is expressly limited to its repair or replacement of materials and shall not exceed the cost of the original material supplied. WASC shall have no responsibility with respect to damage caused by structural failure or any other causes beyond its control.

Sincerely,

Rick Scherzer
Project Manager

GENERAL CONTRACTORS www.willissmith.com CONSTRUCTION MANAGERS
5001 Lakewood Ranch Blvd., Sarasota, Florida 34239 Tel (941) 366-3116 Fax (941) 954-5509

Southwest
Construction Services, Inc.

212 Wallace Avenue
Lehigh Acres, FL 33971
Voice: 239.768.9963
Fax: 239.768.9964

Florida State License #CBC 1250758

Email: john@southwestconstruction.comcastbiz.net

February 16, 2022

To: Willis A. Smith Construction, Inc.
5001 Lakewood Ranch Blvd.
Sarasota, FL 34240

Re: WARRANTY
North Port Public Safety

Southwest Construction Services, Inc. warrants all Concrete and Masonry labor and materials furnished on the North Port Public Safety Building project located in the City of North Port, Florida. This is in conjunction with the scope of work as defined by the contract documents and certifies it is of good quality and free from defects in materials and workmanship. All work has been performed and all materials have been applied in accordance with the contract documents, the manufacturers' specifications, and generally accepted construction practices.

This warranty will remain in effect for one **(1) Year** from the date the Certificate of Occupancy is issed for the work described above with the said completion date being Within the warranty period, Southwest Construction Services, Inc. will, at its own expense, make any repairs necessary as a result of defects in workmanship or materials supplied by Southwest Construction Services, Inc., excluding normal wear and tear by elements and damage due to neglect or abuse.

This guarantee is in effect only if Southwest Construction Services, Inc. is notified in writing of any defects in materials or workmanship within thirty (30) days after it occurs. Southwest Construction Services, Inc. must be afforded the opportunity to inspect and/or repair such areas within a reasonable time frame as requested. Southwest Construction Services, Inc.shall not be liable for consequential damages and its liability is expressly limited to its repair or replacement of materials and shall not exceed the cost of the original material supplied. Southwest Construction Services, Inc.shall have no responsibility with respect to damage caused by structural failure or any other causes beyond its control.

Sincerely,

John A. Curcio, President
Southwest Construction Services, Inc.

SOUTHLAND
Concrete Creations

PO Box 290 – Terra Ceia, FL 34250
Office: 941.721.4900 – Fax: 941.721.4988
www.southlandcreations.com

Polished Concrete Warranty

PROJECT: 1-21005 – North Port Safety
19955 Petro Blvd
North Port, FL

1- The undersigned hereby guarantees that all work executed under agreement between the above will be free from defects of material and workmanship for a period of one (1) year starting from issuance of Certificate of Occupancy

2- Southland shall not be responsible for damage resulting from natural causes or neglect: including hurricanes, ground swells, sinkholes, cracks or heaves, natural causes, hydrostatic pressure, lack of or improper maintenance, staining, wear and tear.

3- Floor finish results will vary due to variations in the concrete. Variations in slump, cement type and brand, texture, curing, weather and humidity, color variations in cement or aggregates and choice of release agents or surface treatments will each produce distinct, though in most cases slight, variations in apparent finish and color. There is no warranty implied concerning variations that are natural or inherent to concrete this includes vapor transmission problems and color fading.

Travis Hall
Travis Hall – Sec / Treas

AFFIDAVIT OF GUARANTEE OR WARRANTY

I (We) hereby guarantee or warranty the following contracted work at **Northport Fire Station and Police Station (US Job # 0200-21)** for a period of **One (1) year** from the date the Certificate of Occupancy is issued by Owner against failures of workmanship, materials, and scope of work.

Company Name UNITED STRUCTURES, LLC

Signature _____
Nurian Vivas

Address 153 WIGHT ROAD

City, State, Zip CAIRO, GEORGIA 39828

State of Georgia
County of Thomas

The foregoing instrument was acknowledged before me this 21st day of February 2022 by Nurian Vivas as Accounting Manager for United Structures, LLC.

Notary: _____

BRAD STEPHENSON NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 11/30/2025 THOMAS COUNTY, GEORGIA

My Commission Expires: 11/30/2025

Form #207b (Revised 02/14/01)

Capstone Contractors, LLC.
1901 17th Street, Sarasota, FL 34234
Tel (941)371-3321
www.CapstoneSteelContractors.com

CAPSTONE CONTRACTORS, LLC

FEBRUARY 15, 2022

Willis Smith Construction
5001 Lakewood Ranch Blvd.
Sarasota, FL 34240

Re: **NP Public Safety Bldg.**

The Undersigned Parties do hereby Warranty and/or Guarantee the scope of work included by the Subcontractor on the NP Public Safety Bldg. as completed per Subcontract 1.21005.02 to be free from defects of material and workmanship for a period of One (1) year in accordance with Florida Statutes from the date the Certificate of Occupancy is issued.

The Undersigned Parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged thereby during the term of their Warranty/Guarantee.

This Warranty/Guarantee does not apply to work which has been abused or neglected by the Owner, or its assignees.

Sincerely,

Nicholas G. Kominos
CAPSTONE CONTRACTORS, LLC
VICE PRESIDENT

PERFECTION
ARCHITECTURAL SYSTEMS, LLC
an AVAdek company

SUBCONTRACTOR'S WARRANTY
MANUFACTURER'S GUARANTEE

PROJECT:	North Port Public Safety Building
LOCATION:	19955 Preto Blvd Venice, FL 34293
OWNER:	Wallen Park Construction, LLLP
ARCHITECT:	Plunkett Raysich Architects, LLP
GENERAL CONTRACTOR:	Willis A. Smith Construction, Inc.
SUBCONTRACTOR:	Perfection Architectural Systems, LLC
SCOPE OF WORK:	Exterior Protection and Covers

We, Perfection Architectural Systems, LLC, as Manufacturer and Installer for the Aluminum Canopy on the above project hereby warrants and guarantees all canopy workmanship/material furnished at the above project to be in accordance with the project drawings and specifications, including modifications by the Owner, Architect and General Contractor, shall be of good quality and be free from improper workmanship, and be free from defects in materials, and we do hereby agree to replace or correct without cost to owner and/or General Contractor, such work as may be found to be improper or imperfect, and to make good all materials due to such required replacement or correction including moisture leaks, metal failure, excessive deflection, fastener failure and sealants for a period of One (1) year from the date the Certificate of Occupancy is issued.

This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Subcontractor or improper operation. This warranty does not cover work that has been deemed abuse or neglect by the owner.

Katie Grezy
Signature

February 23, 2022
Date

PERFECTION ARCHITECTURAL SYSTEMS, LLC
an AVAdek company

MAINTENANCE INSTRUCTIONS

PROJECT:	North Port Public Safety Building
LOCATION:	19955 Preto Blvd Venice, FL 34293
OWNER:	Wallen Park Construction, LLLP
ARCHITECT:	Plunkett Raysich Architects, LLP
GENERAL CONTRACTOR:	Willis A. Smith Construction, Inc.
SUBCONTRACTOR:	Perfection Architectural Systems, LLC
SCOPE OF WORK:	Exterior Protection and Covers

In order for the Aluminum Canopy to function properly and maintain their finish, scheduled maintenance must be performed. Cleaning of the Canopy system is to include: Rinsing of all scum and dirt, Removal of all debris and leaves that accumulate on the Canopy, Scrubbing with a soapy water mixture containing a mild detergent.

The use of abrasive detergents or abrasive mechanical methods may scratch the surface and void the warranty. Canopy maintenance must be performed annually. Routine maintenance must be documented and reported to Perfection in order for the warranty to remain in effect.

Address Warranty issues to:

Perfection Architectural Systems, LLC
Juan Martinez
jmartinez@perfectionarch.com
(407) 335-7500

ADAMS GROUP™
Discover. Experience. Remember.

WARRANTY

The undersigned parties do hereby warranty and/or guaranty all work executed by the sub-contractor on:

North Port Public Safety

to be free from defects of materials and workmanship for a period of **one (1) year** an in accordance with Florida Statutes from **the date of execution of certificate of substantial completion.**

The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged thereby during the term of this warranty/guaranty.

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement of the general conditions and specifications under which the contract or sub-contract was let, that such warranty and/or guaranty would be give

This warranty/guaranty does not apply to work which has been abused or neglected by the owner or its assignees.

Dated: 02/15/2022

Adams Group

By: Susan J Adams

Susan J. Adams, CAO

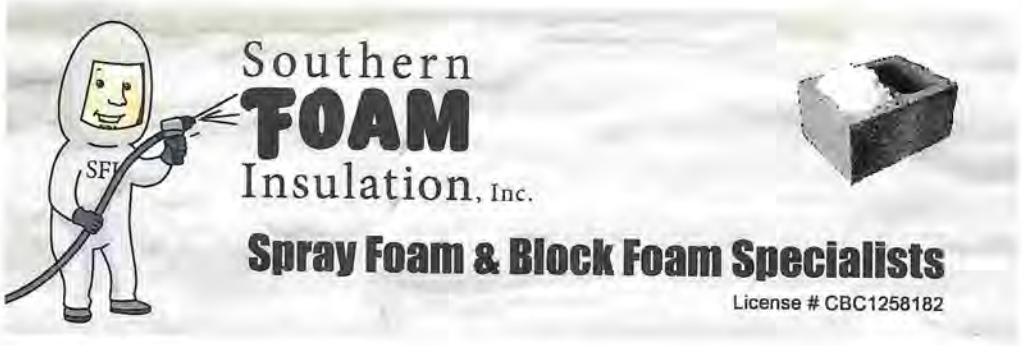
State of Florida
County of Sarasota

Susan J. Adams, CAO of Adams Group, personally appeared before me on this 15th day of February 2022. She is personally known to me.

Notary: Jodi L Mann

Notary Public State of Florida
Jodi L Mann
My Commission HH 079173
Expires 01/10/2025

2221 Murphy Court • North Port, Florida 34289
Toll Free: 800.455.5536 • P: 941.639.7188 • F: 941.575.2832 • info@discoveradams.com • www.discoveradams.com



WARRANTY

PROJECT: **NP Public Safety Building**

ADDRESS: **199555 Preto Blvd**
Venice, FL 34293

CONTRACTOR: **Willis Smith Construction**

We, **Southern Foam Insulation, Inc**., as the Subcontractor/Supplier for **Spray Foam Insulation and Injected Masonry Foam Insulation,** do hereby warrant that all labor and materials furnished, and work performed in conjunction with the above referenced project are in accord with the Contract documents and authorized modifications thereto and will be free from defects due to defective materials or workmanship for a period of:

ONE (1) year from the Date of Substantial Completion

Should any defect develop during the warranty period due to improper materials, Workmanship, or arrangement, the same shall, upon written notice by the Owner or General Contractor, be made good by the undersigned at no expense to the Owner.

Nothing in the above shall be deemed to apply to work which has been abused or neglected by the Owner, to damage caused by Acts of God or to normal wear and tear. This does not preclude or replace additional Warranties that may be required by the Contract Documents.

DATE: **August 18, 2021**

FOR: **SOUTHERN FOAM INSULATION, INC.**

BY: Terri Brown
TERRI BROWN

TITLE: VICE - PRESIDENT

CONTACT NUMBER FOR WARRANTY CLAIMS
407-654-1251

P.O. Box 85 Osteen, FL 32764-0085 • Phone: 407-654-1251 • Email: estimating@southernfoaminsulation.com

Crowther Roofing Guarantee

Whereas Crowther Roofing & Sheet Metal of Florida, Inc. of 2543 Rockfill Road, Fort Myers, Florida 33916
Herein called "the contractor", has completed application of the following roof:

Project Name: North Port Public Safety, Fire Station #86 & Police Substation , Police Garage Guarantee #: OO 5354

Project Address: 19955 Preto Blvd City: Venice State: FL Zip Code: 34293

Owner: Wellen Park Construction, LLP

Owner Address: 19503 S. West Villages Parkway City: Venice State: FL Zip Code: 34293

Total Area: 311 Squares

Term: 5 yrs Warranty Start Date: 2/18/2022 Warranty End Date: 2/17/2027

Whereas at the inception of such work the contractor agreed to guarantee the aforesaid roof against faulty materials or workmanship for a limited period and subject to the conditions forth; Now, Therefore, the Contractor hereby Guarantees, subject to the conditions herein set forth, that during a period of 5 years from the date of completion of said roof, it will at its own cost and expense, make or cause to be made such repairs to said roof and composition flashing resulting solely from faults or defects in materials or workmanship applied by or through the Contractor as may be necessary to maintain said roof in watertight conditions.

This guarantee is made subject to the following conditions:

1. Specifically excluded from this guarantee is any and all damage to said roof, the building or content caused by the acts or omissions of other trades or contractors; lightning, hailstorm, or other unusual phenomena or the elements; foundation settlement; failure or cracking of the roof deck; defects or failure of material used as a roof base over which roof is applied, faulty construction of parapet walls, copings, chimneys, skylights, vents, supports, or other parts of the building; vapor condensation beneath the roof; penetrations for pitch boxes; or fire. If the roof is damaged by reason of any of the foregoing this guarantee shall thereupon become null and void for the balance of the guarantee unless such damage is repaired by the Contractor at the expense of the party requesting such repairs.
2. The Contractor is not liable for consequential damage to the building or contents resulting from any defects in said roof or composition flashing.
3. No work shall be done on said roof, including, but without limitations, work in connection with flues, vents, drains, sign braces, railings, platforms, or other equipment fastened to or set on the roof and no repairs or alterations shall be made to said roof, unless the Contractor shall be first notified, shall be given the opportunity to make necessary roofing application recommendations with respect thereto, and such recommendations are complied with. Failure to observe this condition shall render this guarantee null and void. The contractor shall be paid for time and material expended in making recommendations or repairs occasioned by the work of others on said roof.
4. This guarantee shall become null and void if roof is used as a promenade or work deck or is sprayed or flooded, unless such use was originally specified and the specification is noted in paragraph 8 below. Areas that pond to water shall not be covered by this guarantee.
5. This guarantee shall not be or become effective unless and until the Contractor has been paid in full for said roof in accordance with the agreement pursuant to which such roof was applied.
6. The guarantee shall become null and void unless the Contractor is promptly notified of any alleged defect in materials or workmanship and provided an opportunity to inspect the roof.
7. This guarantee is in lieu of all other guarantees and warranties, express or implied. THERE ARE NO WARRANTIES OR GUARANTEES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF.
8. Additional conditions or exclusions _____
_____
_____

In Witness Whereof, this instrument has been duly executed this 16 Day of February, 2022

Crowther Roofing & Sheet Metal of Florida, Inc.

By

Lee S Crowther - Chief Executive Officer

MEMBER
FORT MYERS CHAMBER OF COMMERCE
NATIONAL ROOFING CONTRACTORS ASSOC.
FLORIDA ROOFING AND SHEET METAL ASSOCIATION
Florida Contractors License # CCC 039822

Suncoast Commercial Door & Hardware, Inc.
1862 Apex Rd.
Sarasota, FL 34240

Subcontractor's Warranty Form

Project: NORTH PORT PUBLIC SAFETY BUILDING

Contractor: WILLIS A. SMITH CONSTRUCTION OF SARASOTA

Project # 2-20003

Date of Substantial Completion:

To Whom It May Concern:

Suncoast Commercial Door & Hardware, Inc. does hereby warrant all labor and materials to be free from defect in material and workmanship for the period of One (1) year from the Date the Certificate of Occupancy is issued

This warranty is only intended to include labor and material supplied and installed fully by Suncoast Commercial Door & Hardware, Inc. This warranty does not replace, extend or modify original manufacturer's warranty or warranties. If warranty reasons arise, it is at the discretion of Suncoast Commercial Door & Hardware, Inc. and Original Contractor to decide between defect and abuse by Owner

Suncoast Commercial Door & Hardware, Inc.

By: Dan Cornelius
Title: President
Date: 2/16/2022

Phone: 941-927-1080 Fax: 941-927-1090
Email: sales@suncoastcommercialdoor.com

The Genuine. The Original.

OVERHEAD DOOR®

Overhead Door Company of Tampa Bay
7701 Ann Ballard Rd
Tampa, FL 33634
Phone: 813-885-3667 Fax: 813-887-5341
Email: info@overheadtampa.com

WARRANTY LETTER

February 22, 2022

Contractor: Willis A. Smith Construction, Inc.
5001 Lakewood Ranch Blvd. N.
Sarasota, FL 34240

Project: North Port Public Safety Building
19955 Preto Boulevard
Venice, FL 34293

We guarantee all phases of the work under the Contract plans and specifications for the above project to be free from defects of materials and workmanship for a period of

One (1) Year Warranty From Substantial Date of Completion.

All defects occurring within that period shall be replaced or repaired at no cost to the owner.

Where guarantees for longer periods of time are specifically called for in any section of the specifications, such longer terms shall apply.

Nothing in the above shall be deemed to imply that this guarantee shall apply to damage which has been caused by abuse or neglect, or is due to normal wear.

Description of work:
Installation of (4) Four Series AV300 14'2x14' Doors, (1) One Series AV300 10'2x10' Door, (9) Nine Model COT243 Operators, (2) Two Series FF 18x14 Rolling Steel Doors with (2) Two Model COH Operators and (4) Four Series 520 14'2x14' Steelform Doors.

Joshua Briesacher
Vice President
Overhead Door Company of Tampa Bay

Bay Glass & Window

Lic. #CGC-1508378

February 23, 2022

Bay Glass & Window, Inc.
3150 39th Avenue N.
St. Petersburg, FL 33714

Warranty: North Port Public Safety Building, 19955 Preto Blvd., Venice, FL 34293

Installation of Glass/Glazing is warranted by Bay Glass & Window, Inc. for a period of (1) year from the date the Certificate of Occupancy is issued.

Glass breakage is excluded from all warranties.

Please contact our office if you have any questions or if you need additional information.

Sincerely,

Robert Marshall
Co-President

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 23rd day of February 2022 by Robert Marshall the Co-President of Bay Glass & Window, Inc. He is personally known to me and did not take an oath.

Notary Public State of Florida

JOAN IREDELL
MY COMMISSION EXPIRES
MARCH 16, 2024
#GG 950795
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

3150 39th Avenue North St. Petersburg, FL 33714
Phone: 727.525.3828 Fax:727.525.3447

WAL-MARK CONTRACTING GROUP, LLC

6222 Tower Lane, Suite B-11 ♦ Sarasota, FL 34240-7848
(941) 342-6900 ♦ (941) 342-1414 FAX

LIMITED WARRANTY

Project: NP Public Safety Building
19955 Preto Blvd.
Venice, FL 34293
WMCG Project #218013-00

Scope of Work: Metal Framing & Drywall

We guarantee all work performed and material furnished by our company under our portion of the contract only against defects in material and workmanship for the period of one (1) year measured from the date of the Certificate of Occupancy.

Our obligation under this warranty is limited to repair and replacement of any defective work or materials at our expense and cost within a reasonable time after receipt of written notice or defect received by us during said one (1) year period. There will be no liability under this warranty for consequential damages of any type. Owner agrees to accept this as his exclusive remedy.

Sincerely,

WAL-MARK CONTRACTING GROUP, LLC

Adam Peggs
President

CCS

OF SARASOTA, INC.

Stucco • EIFS • Metal Framing • Exterior Sheathing • Air/ Water Barriers

WARRANTY

Project: **NP PUBLIC SAFETY BUILDING**
19955 Preto Blvd
Venice, FL 34293

Owner: **WELLEN PARK CONSTRUCTION, LLLP**
19503 S. West Villages Pkwy, #14
Venice, FL 34293

Contractor: **WILLIS A. SMITH CONSTRUCTION, INC.**
5001 Lakewood Ranch Blvd., Suite 100
Sarasota, FL 34240

CCS of Sarasota, Inc. warrants that all labor and materials furnished on the subject project, in conjunction with the Cement Plastering scope of work, as defined in the contract documents, are of good quality and free from defects in workmanship and materials for a period of one year from the date the Certificate of Occupancy is issued.

Within the warranty period, CCS of Sarasota, Inc. will, at its own expense, make or cause to be made, any repairs necessary as a result of defects in workmanship or materials supplied by CCS of Sarasota, Inc.

The Warranty does not apply to normal wear and tear by the elements or damage due to neglect or abuse by the Owner or their assignees.

Joe Otto

Date: 2-15-2022

By: Joe Otto, President

CCS OF SARASOTA, INC.
11045 Gatewood Drive
Bradenton, FL 34211

11045 Gatewood Drive, Bradenton, FL 34211
Phone (941) 747-9800 • otto@ccsofsarasota.com • www.ccsofsarasota.com

SPECTRA™ CONTRACT FLOORING | RESULTS YOU CAN STAND ON™

WARRANTY

DATE: **15 February 2022**

Willis Smith
5001 Lakewood Ranch Blvd.
Sarasota, FL 34240

PROJECT: NP Public Safety Bldg

TYPE OF WORK: Floor Covering

The Contractor hereby guarantees that all workmanship installed under the above referenced contract is of the quality that will comply with all specific requirements of the contract documents and hereby insures the Owner against all defects of workmanship for a period of one (1) year from the date of "Final Substantial Completion".

All defects occurring within that period shall be repaired at no labor cost to the Owner.

Where guarantees for a longer period than one year are specifically called for in any section of the specifications, such longer terms shall apply.

Nothing in the above shall be deemed to imply that this guarantee shall apply to work, which has been abused or neglected by the Owner, or due to normal wear.

SPECTRA CONTRACT FLOORING (Tampa Bay)

NAME: Ryan Avery

TITLE: Vice President

SIGNATURE: Ryan Avery

1920 NORTHGATE BLVD • SUITE A1 & A2
SARASOTA, FL 34234
(P) 941-351-7710 • (F) 941-351-7740

1802 GRANT STREET #200
TAMPA, FL 33605
(P) 813-254-7278 • (F) 813-254-4331

4030 NORTHWEST PASSAGE
TALLAHASSEE, FL 32303
(P) 850-386-5172 • (F) 850-386-5182

R. J. Walker Acoustical, LLC
2335 63rd Ave. East Suite L
Bradenton, FL 34203

WARRANTY

PROJECT—North Port Public Safety
CONTRACTOR- Willis Smith Construction

The undersigned parties do hereby warranty and/or guarantee the acoustical ceiling work included on this project to be free from defects of material and workmanship for a period of 1 year in accordance with Florida Statutes One year from the date the Certificate of Occupancy is issued.

The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged during the term of their warranty/guarantee.

It is furthermore understood that the consideration for giving this warranty and or/guarantee is the requirement by the general conditions and specifications under the contract or subcontract was let that such warranty and/or guarantee would be given.

The warranty/guarantee does not apply to work which has been abused or neglected by the owner or its assignees.

Date:02/18/22

By: Sharon Strandell/ Office Manager

SERVICE CONTRACTING
SOLUTIONS

TO: **NP Public Safety Building**
19955 Preto Blvd
Venice, FL 34293

G/C: **Willis Smith Construction**
5001 Lakewood Ranch Blvd., Ste 100
Sarasota, FL 34240

WARRANTY

The undersigned parties do hereby warranty and/or guaranty all work on **NP Public Safety Building** executed by the Subcontractor at **19955 Preto Blvd. Venice, FL 34293** to be free from defects of materials and workmanship on **Painting, Joint Sealants, & Air Barrier** for a period of **One (1) Year** from the date of the **Certificate of Occupancy is Issued.**

The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all work damaged thereby during the term of this warranty/guaranty. The subcontractor shall not be liable for any direct, indirect or consequential cost, loss or damage however incurred or caused, including but not limited to damages for personal injury or death, damage to property or loss of profits.

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the general conditions and specifications under which the contract or subcontract was let that such warranty and/or guaranty would be given.

This warranty/guaranty does not apply to work that has been abused or neglected by the Owner, or its assignees or damages caused by Acts of God.

SUBCONTRACTOR: FLORIDA SERVICE PAINTING, INC. dba SERVICE CONTRACTING SOLUTIONS

BY: _____
Kathy Ragland, Controller

SCS Project: 17-9113-SA

STATE OF **Florida**
COUNTY OF **Lee**

SIGNED AND SWORN to before me on this **17th day** of **February 2022**, personally appeared **Kathy Ragland** of **Florida Service Painting, Inc. dba Service Contracting Solutions**. She is personally known to me.

ALICE MAREUS
Notary Public - State of Florida
Commission # HH 022677
My Comm. Expires Jul 22, 2024
Bonded through National Notary Assn.

_____
NOTARY

FORT MYERS
12140 Metro Parkway, Suite K
Fort Myers, FL 33966
O 239.939.7622 - F 239.939.1543

SARASOTA
6215 Clarity Court
Sarasota, FL 34240
O 941.371.8182 - F 941.371.0563

EAST COAST
15461 SW 12th, Unit 105
Sunrise, FL 33326
O 305.364.5092 - F 239.939.1543

HARBOR POINT CONSTRUCTION LLC.

LETTER OF GUARANTEE FOR WORK PERFORMED

I/We hereby guarantee the work performed and materials supplied to **Willis Smith Construction,** for **North Port Public Safety Building, 19955 Preto BLVD, Venice FL 34293.** to be as follows:

The Contractor guarantees to the Owner, and the Architect that all materials furnished under this contract are new and free from defects. All work performed will be of first-class quality, free from faults and defects and in conformance with the Contract Documents.

Scope of Work: Corner Guards, Washroom Accessories, Fire Extinguishers and its Cabinets

Harbor Point Construction LLC., guarantees all Work performed and Materials furnished, against defects and deficiencies for a period of **one year,** from the date of Substantial Completion, which is **February 18, 2022.**

Firm Name: Harbor Point Construction

Signature:

Print Name: Michael Wideman

Title: Manager

Date of Substantial Completion: February 18, 2022

State of Florida
County of Sarasota ss:

This foregoing instrument was acknowledged before me on this 18 day of February 20 22 by who is or are personally known to me or who has or have produced Drivers License as identification and who did/did not take an oath.

SEAL

COURTNEY RENEE SPEAKMAN
Notary Public - State of Florida
Commission # HH 221898
My Comm. Expires Jan 30, 2026
Bonded through National Notary Assn.

Courtney Speakman
Notary Public

My Commission Expires: Jan 30 2026

Eder Flag Manufacturing Co.
1000 West Rawson Ave.
Oak Creek, WI 53154

All American Flag and Pennant Inc.
5391 Park Boulevard
Pinellas Park, FL 33781
Phone: 727-546-4776
Fax: 727-546-2046

DATE : One year from the date the Certificate of Occupancy is issued

JOB: North Port Public Safety Building

We warrant that the flagpole or flagpoles and accessories that we manufacture are made free of defects, using the best materials possible and of the best workmanship.

When materials furnished on this job are used for the purpose intended, we hereby guarantee all items with exception of flags, snaps, and rope or cable for a period of one year from the date of shipment.

Defective parts only will be replaced. No claim for labor, dismantling, transportation, or re-erection will be honored. Material that needs to be returned will require a written authorization form from our firm, which will include correct shipping instructions. Material returned without return authorization will not be accepted.

Items damaged by improper installation, overloading by incorrect flag size, accident, or neglect by owner are not covered by this guarantee.

Guarantee will not be honored if any alterations, modifications, or additions are made to our product unless the latter is approved in writing by, Eder Flagpole Company.

Sincerely,

Eder Flag Manufacturing Co.

COMPANY	WILLIS A. SMITH CONSTRUCTION
PROJECT	NPPS 1.21005.30 - EXTERIOR AND ADA SIGNS
COMPLETION DATE	2/25/2022

Gulf Coast Signs of Sarasota, Inc. (GCS) is a UL approved Electric Sign Company serving Florida and United States since 1976. Our products include illuminated and non-illuminated signs, both exterior and interior including ADA as well as high-end digital printing applications. We strive for customer satisfaction and will make every attempt to ensure that your experience is a positive one.

GCS provides a one-year limited warranty on parts and labor for all signs manufactured and installed by GCS. Our products are warranted to be free from functional defects in materials and workmanship at the time of original delivery and/or installation. The Warranty for this project will be for one (1) year.

During the warranty period GCS encourages customers to contact the GCS service department should the product fail for any reason. GCS will assess the issue and determine the warranty status. Based on the specific warranty issue, GCS will provide resolution consistent with the limitations and exclusions stated below.

Limitations and Exclusions

- (GCS) provides a parts and labor warranty for all products manufactured and installed by GCS for one (1) year from the project completion date or delivery date whichever is later. This project will be warranted for one (1) year.
- The Original Equipment Manufacturer's (OEM) warranty applies to all products and equipment not manufactured by GCS. Generally the OEM warranty is a period of one year or less. Including, but not limited to: neon, ballasts, transformers, power supplies, electrical and LED components, etc.
- Lamps and bulbs are considered consumables and are not covered under warranty.
- Electronic Message Boards are warranted by GCS based on the Original Equipment Manufacturer's (OEM) warranty.
    - Watch Fire Brand Electronic Message Boards have an Original Equipment Manufacturer's (OEM) warranty of 5 years. The manufacturer's warranty applies to parts only including: All LED Board Assemblies; All power supplies; All embedded electronic controls; All Watchfire-manufactured electronic products. GCS provides a one year parts and labor warranty for all Watch Fire brand Electronic Message Boards with the parts covered under the OEM warranty. After one year, labor is billed at the standard service rate. Parts are covered by the OEM Warranty for 5 years.
    - Non Watch Fire brand Electronic Message Boards are subject to the original equipment manufacturer's (OEM) warranty. Please refer to the Manufacturer's warranty.
    - Support for the use of the electronic message board product is provided directly by the manufacturer.
    - GCS provides a one year labor warranty from the project completion date or delivery date whichever is later. GCS warrants the parts in conjunction with the OEM warranty provided.
- The GCS warrants all manufactured products to be free from functional defects and workmanship. Improper installation of the product by other than GCS personnel or approved subcontractors will void the warranty. Products that are properly installed by qualified professionals will be warranted under the provisions of the standard limited warranty. If upon inspection by GCS, the product is improperly installed, the warranty is null and void.
- The GCS warranty shall be void if the equipment has been repaired, other than by GCS or a service facility designated by GCS, or altered by anyone other than GCS, qualified or unqualified persons /

entities, or if the equipment has been subject to abuse, misuse, negligence, accident, vandalism, or natural disasters beyond GCS's control. GCS shall not be liable for any such damages or losses.

- All products must be maintained in accordance with the specifics in the GCS Operating and Maintenance manual. Failure to maintain the product properly will void the warranty agreement.
- All funds for the purchase/sale must be received by GCS before the customer is eligible for warranty repairs. Failure to pay for the product/sale in full voids the warranty.
- In cases where GCS determines that a "Warranty Service Call" or site visit is required, based on customer needs and GCS scheduling, GCS will initially be on site within one (1) week.
- Whenever there are any circumstances on which a claim might be based, GCS must be informed immediately or the provisions of this warranty may be voided.
- Should any legal action arise from the warranty or work performed by GCS, the venue shall remain Sarasota County, FL.
- GCS will provide detailed cleaning instructions; failure to follow the best practices on cleaning may result in void of this warranty, thereby triggering repairs / refurbishment for a fee.

Beyond the 1- year warranty for this project GCS also offers extended warranty; if the Extended Warranty Agreement (EWA) is exercised, GCS will continue to service as well as clean the sign annually based on the specific options selected by the customer. The monthly fee for EWA service is determined by the complexity of the sign and its proximity to the GCS facility.

The Extended Warranty Agreement (EWA) program, if executed at the time of contract execution or project completion, will assure continued warranty coverage at an approximate 10% lower price than if the EWA was to be executed at a later date. The EWA for this project will starts on the thirteenth (13th)month after the project is completed and is a commitment for twelve (12) months for both parties. The monthly EWA fees are determined based on the electronic complexity of the sign as well as its accessibility and distance from the GCS shop. After one (1) year, either party may cancel by giving one (1) month notice. There is a separate EWA document that summarizes the terms of EWA agreement.

No express or implied warranties, whether of merchantability or fitness for any particular use, or otherwise, except as set forth in the warranty statement (which is made expressly in lieu of all other warranties) shall apply to products sold or manufactured by Gulf Coast Signs of Sarasota, Inc. (GCS). GCS specifically disclaims and excludes all other such warranties. No waiver, alteration, addition or modification of the foregoing conditions shall be valid unless made in writing and signed by an executive officer of GCS. No other representative may give guarantee, warranty or make any representation contrary to the above.

Gulf Coast Signs of Sarasota, Inc.
1713 Northgate Blvd.
Sarasota, FL 34234
Office: (941) 355-8841
Fax: (941) 351-3154
Toll Free: 800 741-1916
E-Mail info.GCS@GulfCoastSigns.com

Hidayet L. Kutat, President / CEO

Hidayet L. Kutat

Kwik-Wall

Job # K28193

Date of Completion: One year from Certificate of Occupancy

KWIK-WALL Company warrants each operable wall panel and its component parts to be free from defects in material and workmanship for a period of five (5) years from date of delivery to the original purchaser, when installed by an authorized KWIK-WALL distributor. KWIK-WALL also warrants the fixed top seals, track, carriers, and its component parts to be free from defects in material and workmanship for a period of ten (10) years. The Model 3050/2050 electric wall because of its special track and carrier system will continue to carry the standard five (5) year warranty for all components. KWIK-WALL Company reserves the rights to have authorized personnel inspect any part alleged to be defective and to refuse any returned material unless the return was previously authorized by KWIK-WALL.

This warranty does not apply to any damage or deterioration caused by abuse or failure to provide reasonable and necessary maintenance. All field applied finishes, accessories or product modifications are specifically excluded under this warranty. KWIK-WALL's liability hereunder is limited to the replacement of any panel or component part found to be defective. Labor charges are the responsibility of the customer.

In order to keep the warranty valid, routine maintenance must be performed in accordance with manufacturer's specifications on the operable wall system. A maintenance log must be maintained indicating dates, type of service performed and the certified Kwik-Wall distributor who performed the service.

KWIK-WALL SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES. ALL OTHER WARRANTIES EXPRESSED OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY ARE HEREBY EXPRESSLY EXCLUDED.

Some states do not allow the exclusion or limitation of consequential or incidental damages, so the above limitation or exclusion may not apply to you.

This warranty gives you specific legal rights, and you may have other rights, which vary from state to state.

Kwik-Wall
4650 Industrial Ave.
Springfield, IL
P.217.522.5553
F.217.522.1170

For Service or Maintenance Contact:

Acousti Doors & Specialties

3506 Saint Valentine Way Unit #2
Orlando, FL 32811
(407) 440-2200

CHANNEL INNOVATIONS CORPORATION

PMB422
3101 SW 34th Ave #905
Ocala, FL 34474-7447
352-694-7006
352-694-7226 (fax)
info@channel-innovations.com

February 21, 2022

Warranty Information

To whom it may concern:

Channel Innovations is a distributor of Mako Breathing Air Compressors. We will stand behind and support their standard warranty.

When the issue is outside of the Mako warranty and is in relation to the installation of the equipment, then CIC will warranty this for one year from the date the Certificate of Occupancy is issued.

Sincerely,

Jason Lowe
Channel Innovations

Fishman & Associates
"Food Service Consultants For The Food Service Industry"
143 East Miami Avenue, Venice, FL 34285
(941) 484-8800 • Fax (941) 484-8811

North Port Public Safety Building
19955 Preto Blvd
Venice, FL 34293

Fishman & Associates is pleased to provide you with our warranty service.
We facilitate the warranty services as offered by the equipment manufacturers.

Our service covers the coordination of all service calls for the duration of the manufacturers' standard warranties for your equipment.

Our service covers the coordination and procurement of replacement compressors for five years.
The cost of the freight and labor to install is the responsibility of your facility.

Our service ***does not*** cover repairs/service due to defective conditions caused by abnormal use or misuse, lack of or improper maintenance, damage or alterations by third parties, or acts of God.

Our service ***does not*** include any compensation for product loss. We recommend a morning and afternoon routine of monitoring refrigeration temperature, so we may be alerted to any potential discrepancies immediately.

To arrange service please call us Monday through Friday, 8:30 am to 5 pm, Eastern Time
Fishman & Associates 941-484-8800

If emergency service is needed over the weekend or after hours, please call the authorized service agent listed in your manual for that piece of equipment. Please note that labor outside of normal business hours will not be covered under warranty. If a service call is initiated over the weekend, please call Fishman & Associates the next business day so that we may follow up with the service agent and update your service history.

Your one-year warranty period begins at certificate of occupancy - 2/21/2022**.**

- **Overtime costs are *not covered* under your standard warranty.**
  You will be billed directly for any overtime incurred during these hours.

- ***Please check that your power and/or water are functioning properly before calling for service*.**

2701 Success Drive
Odessa, FL 33556
(727) 753-0600 phone
(727) 753-0603 fax

Hile's Curtain Specialties, Inc.

TO: Willis Smith Construction

Project: North Port Public Safety - Window Treatments

Gentlemen:

We, *Hile's Curtain Specialties, Inc.*, do hereby guarantee, for a period of one **(1)** year, (Draper Manual Roller Shade) warranty per contractual date of substantial completion, all labor and material furnished by us for the above referenced project according to the contract plans, specifications and documents. We will, within a reasonable period of time, upon written notice thereof, make good on any defects in material and/or workmanship which may develop during the said one year period.

Nothing in the above shall be deemed to imply that this guarantee will apply to work that has been abused or neglected by the owner, or due to normal wear and tear.

Cindy Smith, Office Manager / Corporate Secretary
Hile's Curtain Specialties, Inc.

105 Bluegrass Court
Nokomis, Florida 34275
State Lic# CFC021502
State Lic.# 22596700011988

Babe's PLUMBING INC.
FIRE SPRINKLERS

Phone: 941-488-2402
Fax: 941-488-4693
www.babesplumbing.com

Good work is not cheap...Cheap work is not good

Willis Smith Construction
5001 Lakewood Ranch Blvd
Sarasota, Fl 34240

Feb 16, 2022

G U A R A N T E E

Babe's Plumbing Inc. warrants that all labor and materials furnished at **NP Public Safety Building, 19955 Preto Blvd, Venice, Fl 34293, Sarasota County, FL,** in conjunction with the scope of work **(Fire Sprinklers)** as defined in the contract proposal, is of good quality and is free from defects in materials and workmanship. Babe's Plumbing Inc. further warrants that all work has been performed and all materials applied in accordance with, the contract documents, the material manufacturer's specifications, recommendations and instructions, and generally accepted construction practices.

This warranty will remain in effect for **One (1) year from the date of Certificate of Occupancy is issued.** Within the warranty period, Babe's Plumbing Inc. will, at its own expense, make or cause to be made, any repairs necessary because of defects in workmanship or materials supplied by Babe's Plumbing Inc., excluding normal wear and tear by the elements and damage due to neglect or abuse.

This guarantee is in effect only if Babe's Plumbing Inc. is notified in writing of any defects in materials or workmanship within thirty (30) days after it occurs, and Babe's Plumbing Inc. is afforded opportunities to inspect and/or repair such areas at such time as Babe's Plumbing Inc. may reasonably request. Babe's Plumbing Inc. shall not be liable for consequential damages and its liability is expressly limited to its repair or replacement of materials and shall not exceed the cost of the original material supplied. Babe's Plumbing Inc. shall have no responsibility with respect to damage caused by structural failure or any other causes beyond its control.

Sincerely,
BABE'S PLUMBING INC.

Ryan Dalton
Vice President/Babe's Plumbing, Inc.

AMERICAN PLUMBING

American Plumbing of Sarasota, Inc.
1901-A Cattlemen Road, Sarasota, FL 34232
(941) 377-4010 Office • (941) 378-2998 Fax
www.americanplumbing.us
#CF-C029733

WARRANTY

The Undersigned Parties do hereby Warranty and/or Guarantee all work executed by the Subcontractor/Supplier on the NORTH PORT PUBLIC SAFETY BUILDING, to be free from defects of materials and workmanship for a period of "one year from the date the Certificate of Occupancy is issued"

The Undersigned Parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged thereby during the term of their Warranty/Guarantee.

It is further understood that the consideration for giving this Warranty and/or Guarantee is the requirement by the General Conditions and Specifications under the contract or subcontract was let that such Warranty and/or Guarantee would be given.

The Warranty/Guarantee does not apply to work, which has been abused or neglected by the Owner, or its assignees.

Date: 2 / 22 / 2022 .

AMERICAN PLUMBING OF SARASOTA, INC.

BY: _____
James Tille, President

SUBCONTRACTOR WARRANTY

PROJECT:	**NORTH PORT PUBLIC SAFETY BUILDING**
LOCATION:	**19955 PRETO BLVD., NORTH PORT, FL 34293**
OWNER:	**WELLEN PARK CONSTRUCTION LLLP**
GENERAL CONTRACTOR:	**WILLIS A. SMITH CONSTRUCTION, INC.**

We, **Energy Air, Inc.**, Subcontractor for HVAC, as described do hereby warrant that all labor and materials furnished and work performed in conjunction with the above referenced project are in accordance with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective materials or workmanship for a period of **"One (1) year from the date the Certificate of Occupancy is issued."**

Should any defects develop during the warranty period due to improper materials, workmanship or arrangement, the same shall, upon written notice by the Owner, be made good by the undersigned at no expense to the Owner.

Nothing in the above shall be deemed to apply to work which has been abused or neglected by the Owner. **The owner is required to do routine maintenance which includes but is not limited to the cleaning of filters and drains as well as tightening and/or replacing belts.**

DATE: February 18, 2022

BY: John Bartkovich
TITLE: President
ENERGY AIR, INC.

For Warranty Work, Contact:

Person/Department: Commercial Service / Walter Bealke
Phone (Normal Hours): 407.886.3729 (After Hours): 407.886.3729, follow prompts

NCN ELECTRIC, INC.
261 BLUE JUNIPER BLVD.
VENICE, FL 34292
(941) 488-0005
(941) 484-3872 FAX

February 17, 2022

Willis Smith Construction
5001 Lakewood Ranch Blvd. N
Sarasota, FL 34240

RE: North Port Public Safety Bldg.
NCN Job #202101

WARRANTY

The undersigned parties do hereby warranty and/or guarantee all work executed by the subcontractor on **WELLEN PARK CONSTRUCTION, LLLC, NORTH PORT PUBLIC SAFETY BLDG., 19955 PRETO BLVD., NORTH PORT, FL 34293**, to be free from defects of materials and workmanship for a period of ONE (1) year and in accordance with Florida Statutes from substantial completion on year from the date the Certificate of Occupancy is issued.

The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged thereby during the term of their Warranty-Guaranty.

It is furthermore understood that the consideration for giving this warranty and/or guaranty is the requirement by the general condition and specifications under the contract was let that such warranty and/or guaranty would be given.

The warranty - guaranty does not apply to work which has been abused or neglected by the Owner, or its assignees.

Very truly yours,

Mike West

Mike West,
President

Unlimited Fill, Inc.
3208 Whitfield Ave.
Sarasota, FL 34243
941-756-7721 O
941-751-3135 F
unlimitedfill.com
CGC1522525 CUC1225308 FPC17-000131

WARRANTY

GUARANTEE-WARRANTY FOR: Northport Public Safety Building

The undersigned party does hereby guarantee and/or warranty that all work executed and/or materials supplied on:

Northport Public Safety Building

19955 Preto Blvd, Venice, FL 34293

Has been done in accordance with the drawings and specifications and that the work as installed or materials as supplied, will fulfill the requirements of the Guarantee-Warranty included in the specifications. We agree to repair or replace any of our work that may prove to be defective in its workmanship or materials within a period of one (1) year from the date the certificate of occupancy is issued of the above named project, without any expense to the Owner, ordinary wear and tear and/or abuse or neglect excepted. The warranty in non-transferable.

In the event of failure to comply with the above mentioned conditions within fourteen (14) days after being notified in writing by the Owner and being in agreement that the defect is caused by our materials and/or workmanship, we collectively or separately do hereby authorize the Owner in interest to proceed to have said defects repaired and made good at our expense, and we will honor and pay the costs and charges therefore upon demand.

Substantial Completion Date: Day certificate of occupancy is issued

Dated: 2/22/22

Subcontractor: Unlimited Fill, Inc

By: _____

Its: CEO

Florida Fence Workmanship Certificate

02/18/22

Owner:

Contractor: Willis Smith Construction
5001 Lakewood Ranch Blvd
Sarasota, FL 34240

Project: North Port Public Safety
19955 Preto Blvd
Venice, FL 34293

Ladies/Gentlemen:

We, the undersigned subcontractor, do hereby guarantee the workmanship into the installation of the Aluminum Fence of the above-referenced project for a period extending until twelve (12) months from the date the Certificate of Occupancy is issued as required by Florida Statute under Chapter 718.

By: Theresa Dermody
Subcontractor

Theresa Dermody, Member
Name and Title

9219 Delft Rd
Address

Sarasota FL 34240
City/State/Zip

SWORN to and Subscribed to before me on this 18 day of February, 2022

My commission expires:
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
DAWN R. POTTER
Commission # HH 050726
Expires October 5, 2024
Bonded Thru Budget Notary Services

Juniper Landscaping of Florida, LLC
5880 Staley Road
Fort Myers, FL 33905
OFFICE: 239-561-5980
FAX: 239-561-5595

Project: **North Port Public Safety Building**
19955 Preto Blvd
Venice, FL 34293

Contractor: **Willis Smith Construction**

We Juniper Landscaping, Inc., subcontractor for landscape & irrigation, as per project plans and specifications, do hereby warrant that all labor and materials furnished and work performed in conjunction with the above referenced project are in accordance with the Contract Documents and authorized modifications thereto, and will be free from defects and faulty workmanship for a period of one (1) year from the date the Certificate of Occupancy is issued.

Should any defect develop during the warranty period due to improper materials or workmanship, the same shall be made good by the undersigned at no expense to the Owner.

This guaranty/warranty does not apply to work that has been abused or neglected by the Owner, or its assignees, acts of God or failure to maintain the irrigation system.

Juniper Landscaping of Florida, LLC

Company Name

Regional Contract Administrator

Title

Kellie Brijbus

Signature

2/16/2022

Date

EXHIBIT D

Plans and Specifications, drawings, and prints prepared by AM Engineering, LLC, Plunkett Raysich Architects, LLP, and Kimley-Horn and Associates, Inc.

[See attached]

PERMIT CARDS

* * * * * * * * * * * BUILDING PERMIT * * * * * * * * * * *
C I T Y O F N O R T H P O R T
4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Application Number	20-00012398	Date	2/17/21
Application pin number . . .	611594		
Property Address	19955 PRETO BLVD		
Parcel ID:	0781001000		
Tenant nbr, name	EPERMIT		
Application type description	GARAGES (DET/ATCHED OR CARPORT)		
Subdivision Name	NO NAME		
Application valuation	430000		

Application Description
Police Garage

Owner	Contractor
MAIN STREET RANCHLANDS LLLP	WILLIS A SMITH CONSTRUCTION(CG
19503 S WEST VILLAGES PARKWAY	5001 LAKEWOOD RANCH BLVD
VENICE FL 34293	SARASOTA FL 34240
	(941) 366-3116

---------- Structure Information 000 000 ----------

Construction Type	TYPE II B NONCOMBUSTIBLE	
Occupancy Type	UTILITY	
Flood Zone	FLOOD ZONE B 500 YR	
Other struct info	SETBACK FRONT	139.00
	SETBACK REAR	300.00
	SETBACK SIDE LEFT	1.00
	SETBACK SIDE RIGHT	265.00

Permit	GAR (DET/ATCH - CARPORT)PERMIT		
Additional desc . .			
Phone Access Code .	2542520		
Permit Fee	1563.78		
Issue Date	2/17/21	Valuation	430000
Expiration Date . .	8/16/21		

Special Notes and Comments
"WARNING TO OWNER:YOUR FAILURE TO
RECORD A NOTICE OF COMMENCEMENT MAY
RESULT IN YOUR PAYING TWICE FOR
IMPROVEMENTS TO YOUR PROPERTY. A NOTICE
OF COMMENCEMENT MUST BE RECORDED AND
POSTED ON THE JOB SITE BEFORE THE
FIRST INSPECTION."
THIS PERMIT MUST BE POSTED IN A
CONSPICUOUS LOCATION BEFORE WORK IS
STARTED AND REMAIN POSTED UNTIL
INSPECTIONS ARE COMPLETED.
*
NOTICE: IN ADDITION TO THE REQUIREMENTS
OF THIS PERMIT, THERE MAY BE ADDITIONAL
RESTRICTIONS APPLICABLE TO THIS

* * * * * * * * * * * BUILDING PERMIT * * * * * * * * * * *
C I T Y O F N O R T H P O R T
4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Page 3
Date 2/17/21

Application Number 20-00012398
Property Address . . . . . 19955 PRETO BLVD
Parcel ID: 0781001000
Tenant nbr, name . . . . . EPERMIT
Application description . . . GARAGES (DET/ATCHED OR CARPORT)
Subdivision Name . . . . . NO NAME

Permit . . . . . GAR (DET/ATCH - CARPORT)PERMIT

Additional desc . .
Phone Access Code . 2542520

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10	129	129	BUILDING-COURTESY	_____	__/__/__
20	807	807	ZONING-ARBZONROUGH	_____	__/__/__
20	905	905	PW-SOIL EROSION CONTROL	_____	__/__/__
30	126	126	BUILDING-MONO SLAB	_____	__/__/__
30	207	207	ELECTRIC-UFER CONN/ELECTRODE	_____	__/__/__
40		819	ZONING-SPOT SURVEY	_____	__/__/__
50	103	103	BUILDING-TIE BEAM OR WALL SLAB	_____	__/__/__
50	154	154	BUILDING-BAR JOIST/STRUCTURAL	_____	__/__/__
60	122	122	BUILDING-ROOF SHEATHING	_____	__/__/__
70	128	128	BUILDING-DRY IN/BUCK	_____	__/__/__
70	201	201	ELECTRIC-ROUGH	_____	__/__/__
80	104	104	BUILDING-FRAMING	_____	__/__/__
80	177	177	BUILDING-SOFFIT INSP	_____	__/__/__
80	211	211	ELECTRIC-NEW SERVICE	_____	__/__/__
90	299	299	ELECTRIC-FINAL	_____	__/__/__
90	808	808	ZONING-ARBOZONFINAL	_____	__/__/__
100	902	902	PW-FINAL	_____	__/__/__
999		198	ADMIN TERMITE VERIFICATION	_____	__/__/__
999	916	916	ADMIN - PW AS BUILT SURVEY	_____	__/__/__
999	810	810	ADMIN ZNG AS BUILT SURVEY	_____	__/__/__
1000	199	199	BUILDING-FINAL	_____	__/__/__

* * * * * * * * * * * BUILDING PERMIT * * * * * * * * * * *
C I T Y O F N O R T H P O R T
4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Page 3

Application Number . . . . . 20-00012398 Date 2/17/21
Property Address . . . . . 19955 PRETO BLVD
Parcel ID: 0781001000
Tenant nbr, name . . . . . EPERMIT
Application description . . . GARAGES (DET/ATCHED OR CARPORT)
Subdivision Name . . . . . NO NAME

Permit . . . . . GAR (DET/ATCH - CARPORT)PERMIT

Additional desc . .
Phone Access Code . 2542520

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10	129	129	BUILDING-COURTESY	_____	__/__/__
20	807	807	ZONING-ARBZONROUGH	_____	__/__/__
20	905	905	PW-SOIL EROSION CONTROL	_____	__/__/__
30	126	126	BUILDING-MONO SLAB	_____	__/__/__
30	207	207	ELECTRIC-UFER CONN/ELECTRODE	_____	__/__/__
40		819	ZONING-SPOT SURVEY	_____	__/__/__
50	103	103	BUILDING-TIE BEAM OR WALL SLAB	_____	__/__/__
50	154	154	BUILDING-BAR JOIST/STRUCTURAL	_____	__/__/__
60	122	122	BUILDING-ROOF SHEATHING	_____	__/__/__
70	128	128	BUILDING-DRY IN/BUCK	_____	__/__/__
70	201	201	ELECTRIC-ROUGH	_____	__/__/__
80	104	104	BUILDING-FRAMING	_____	__/__/__
80	177	177	BUILDING-SOFFIT INSP	_____	__/__/__
80	211	211	ELECTRIC-NEW SERVICE	_____	__/__/__
90	299	299	ELECTRIC-FINAL	_____	__/__/__
90	808	808	ZONING-ARBOZONFINAL	_____	__/__/__
100	902	902	PW-FINAL	_____	__/__/__
999		198	ADMIN TERMITE VERIFICATION	_____	__/__/__
999	916	916	ADMIN - PW AS BUILT SURVEY	_____	__/__/__
999	810	810	ADMIN ZNG AS BUILT SURVEY	_____	__/__/__
1000	199	199	BUILDING-FINAL	_____	__/__/__

* * * * * * * * * * * BUILDING PERMIT * * * * * * * * * * *

C I T Y O F N O R T H P O R T

4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Application Number . . . . . 20-00012090 Date 2/17/21
Application pin number . . . 519900
Property Address . . . . . 19955 PRETO BLVD
Parcel ID: 0781001000
Tenant nbr, name . . . . . EPERMIT
Application type description OFFICES, BANKS, & PROFESSIONAL / NEW
Subdivision Name . . . . . NO NAME
Application valuation 3151854

Application Description
Fire Station 86

Owner	Contractor
MAIN STREET RANCHLANDS LLLP	WILLIS A SMITH CONSTRUCTION(CG
19503 S WEST VILLAGES PARKWAY	5001 LAKEWOOD RANCH BLVD
VENICE FL 34293	SARASOTA FL 34240
	(941) 366-3116

---------- Structure Information 000 000 ----------

Construction Type	TYPE II B NONCOMBUSTIBLE	
Occupancy Type	BUSINESS	
Roof Type	METAL	
Flood Zone	FLOOD ZONE B 500 YR	
Other struct info	NUMBER OF FULL BATHS	10.00
	MEAN ROOF HEIGHT	1.00
	OCCUPANCY LOAD	252.00
	NUMBER OF PARKING SPACES	75.00
	NUMBER OF HNCP PKG SPACES	4.00
	SETBACK FRONT	64.10
	SETBACK REAR	77.00
	SETBACK SIDE LEFT	140.80
	SETBACK SIDE RIGHT	200.00
	SPRINKLER PROVIDED	yes
	SPRINKLER REQUIRED	yes
	STRUCTURE TOTAL SQ FT	24288.00
	TYPE OF SEWER	Central
	TYPE OF WATER	Central

Permit . . . . . COMMERCIAL NEW CONSTR PERMIT
Additional desc . .
Phone Access Code . 2542058
Permit Fee 10189.08
Issue Date . . . . 2/17/21 Valuation 3151854
Expiration Date . . 8/16/21

Special Notes and Comments
"WARNING TO OWNER:YOUR FAILURE TO
RECORD A NOTICE OF COMMENCEMENT MAY
RESULT IN YOUR PAYING TWICE FOR
IMPROVEMENTS TO YOUR PROPERTY. A NOTICE

* * * * * * * * * * * BUILDING PERMIT * * * * * * * * * * *
C I T Y O F N O R T H P O R T
4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Page 2
Application Number . . . . . 20-00012090 Date 2/17/21
Application pin number . . . 519900

Special Notes and Comments
OF COMMENCEMENT MUST BE RECORDED AND
POSTED ON THE JOB SITE BEFORE THE
FIRST INSPECTION."
THIS PERMIT MUST BE POSTED IN A
CONSPICUOUS LOCATION BEFORE WORK IS
STARTED AND REMAIN POSTED UNTIL
INSPECTIONS ARE COMPLETED.
*
NOTICE: IN ADDITION TO THE REQUIREMENTS
OF THIS PERMIT, THERE MAY BE ADDITIONAL
RESTRICTIONS APPLICABLE TO THIS
PROPERTY THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF SARASOTA COUNTY, AND
THERE MAY BE ADDITIONAL PERMITS
REQUIRED FROM OTHER GOVERNMENTAL
ENTITIES SUCH AS THE SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT, STATE
AGENCIES, OR FEDERAL AGENCIES.
No development order issued.
11/23/2020, 9:37:15 AM KGUILBAU

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	10189.08	10189.08	.00	.00
Grand Total	10189.08	10189.08	.00	.00

Credits
A COMMERCIAL PL .00

* * * * * * * * * * * BUILDING PERMIT * * * * * * * * * * *
C I T Y O F N O R T H P O R T
4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Page 3
Application Number . . . . . 20-00012090 Date 2/17/21
Property Address . . . . . 19955 PRETO BLVD
Parcel ID: 0781001000
Tenant nbr, name . . . . . EPERMIT
Application description . . . OFFICES, BANKS, & PROFESSIONAL / NEW
Subdivision Name . . . . . NO NAME

Permit . . . . . COMMERCIAL NEW CONSTR PERMIT

Additional desc . .
Phone Access Code . 2542058

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10	129	129	BUILDING-COURTESY	_____	__/__/__
20	101	101	BUILDING-STEMWALL/FOOTING	_____	__/__/__
20	401	401	PLUMBING-ROUGH/UNDERGROUND 1ST	_____	__/__/__
20	807	807	ZONING-ARBZONROUGH	_____	__/__/__
20-70	213	213	ELECTRIC-SITE LIGHTING & UG	_____	__/__/__
20	140	140	BUILDING-FOOTING PAD	_____	__/__/__
20-40		168	ADMIN PX-TRUSS LAYOUT REVIEW	_____	__/__/__
20	207	207	ELECTRIC-UFER CONN/ELECTRODE	_____	__/__/__
20-20		819	ZONING-SPOT SURVEY	_____	__/__/__
20	205	205	ELECTRIC-UNDER SLAB	_____	__/__/__
20	905	905	PW-SOIL EROSION CONTROL	_____	__/__/__
30	102	102	BUILDING-FLOOR SLAB	_____	__/__/__
30	126	126	BUILDING-MONO SLAB	_____	__/__/__
40	103	103	BUILDING-TIE BEAM OR WALL SLAB	_____	__/__/__
50	201	201	ELECTRIC-ROUGH	_____	__/__/__
50	301	301	HVAC-ROUGH	_____	__/__/__
50	403	403	PLUMBING-TUB SET/2ND ROUGH	_____	__/__/__
50	128	128	BUILDING-DRY IN/BUCK	_____	__/__/__
50-50	154	154	BUILDING-BAR JOIST/STRUCTURAL	_____	__/__/__
50-50	303	303	HVAC-STRUCTURAL ROOF TOP CURB	_____	__/__/__
50	149	149	BUILDING-ROOF / IN PROGRESS	_____	__/__/__
50	117	117	BUILDING-ROOF INSULATION	_____	__/__/__
50-50	121	121	BUILDING-ROOF FINAL INSPECT	_____	__/__/__
50-60	161	161	BUILDING-FIREPROOFING APPLIC	_____	__/__/__
50-60	152	152	BUILDING-STORE FRONT ALUMINUM	_____	__/__/__
50-60	169	169	BUILDING-STORE FRONT GLAZING	_____	__/__/__
50	144	144	BUILDING-TYPE X SCREW PATTERN	_____	__/__/__
60	104	104	BUILDING-FRAMING	_____	__/__/__
60	118	118	BUILDING-FIREWALL	_____	__/__/__
70	106	106	BUILDING-INSULATION	_____	__/__/__
70	212	212	ELECTRIC-ABOVE CEILING	_____	__/__/__
70	304	304	HVAC-ABOVE CEILING	_____	__/__/__

* * * * * * * * * * * BUILDING PERMIT * * * * * * * * * * *
C I T Y O F N O R T H P O R T
4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Page 4
Application Number . . . . . 20-00012090 Date 2/17/21
Application pin number . . . 519900

Page 5
Application Number . . . . . 20-00012090 Date 2/17/21
Property Address . . . . . 19955 PRETO BLVD
Parcel ID: 0781001000
Tenant nbr, name . . . . . EPERMIT
Application description . . . OFFICES, BANKS, & PROFESSIONAL / NEW
Subdivision Name . . . . . NO NAME

Permit . . . . . COMMERCIAL NEW CONSTR PERMIT

Additional desc . .
Phone Access Code . 2542058

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
80	299	299	ELECTRIC-FINAL	_____	__/__/__
80	399	399	HVAC-FINAL	_____	__/__/__
80	499	499	PLUMBING-FINAL	_____	__/__/__
80	808	808	ZONING-ARBOZONFINAL	_____	__/__/__
80	826	826	P&Z / SRC FINAL INSPECTION	_____	__/__/__
80	120	120	BUILDING-ACCESSIBILITY	_____	__/__/__
80	498	498	UTILITY - FINAL	_____	__/__/__
80	199	199	BUILDING-FINAL	_____	__/__/__
80	801	801	ZONING-FINAL	_____	__/__/__
90	599	599	FIRE-FINAL FOR TCO OR CC	_____	__/__/__
100	598	598	FIRE-FINAL FOR CO	_____	__/__/__
999	404	404	PLUMBING-SEWER	_____	__/__/__
999	202	202	ELECTRIC-T-POLE/TEMP POWER	_____	__/__/__
999	402	402	PLUMBING-WATER SERVICE	_____	__/__/__
999		198	ADMIN TERMITE VERIFICATION	_____	__/__/__
999	211	211	ELECTRIC-NEW SERVICE	_____	__/__/__
999	428	428	PLUMBING-GREASE TRAP	_____	__/__/__
999		197	ADMIN BUSINESS TAX-POLICE INFO	_____	__/__/__
999	172	172	BUILDING-MISC FOOTERS/SLABS	_____	__/__/__
999	810	810	ADMIN ZNG AS BUILT SURVEY	_____	__/__/__
999	916	916	ADMIN - PW AS BUILT SURVEY	_____	__/__/__
1000		175	ADMIN CO FINAL	_____	__/__/__

POLICE GARAGE PLANS

THE CITY OF NORTH PORT

POLICE GARAGE

19955 PRETO BLVD | VENICE | FL 34293

PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 t 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1900 main street suite 309 sarasota, florida 34236 t 941 348 3618
florida license : AR96377

intelligent designs. inspired results. | www.prarch.com

STATE OF FLORIDA
JOHN J. HOLZ
10-23-2020
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

SHEET INDEX

GENERAL
000 TITLE SHEET

ARCHITECTURAL
A075 ARCHITECTURAL SITE PLAN
A200 ELEVATIONS, FLOOR PLAN, ROOF PLAN, & REFLECTED CEILING PLAN
A890 ABBREVIATIONS, ROOM FINISH AND MATERIAL SCHEDULES, DOOR TYPES AND SCHEDULE, AND DETAILS

STRUCTURAL
S-1 STRUCTURAL NOTES
S-2 FLOOR PLANS
S-3 TYPICAL DETAILS
S-4 BUILDING SECTIONS

FIRE PROTECTION
FP110 FIRE PROTECTION SITE PLAN
FP111 FIRE PROTECTION PLAN
FP210 FIRE PROTECTION PERFORMANCE SPECIFICATION AND DETAILS

PLUMBING
P110 PLUMBING PLAN

MECHANICAL
M110 MECHANICAL PLAN

ELECTRICAL
E110 ELECTRICAL PLAN
E210 ELECTRICAL NOTES AND LEGENDS
E211 ELECTRICAL DETAILS
E212 ELECTRICAL RISER AND SCHEDULES
E310 FIRE ALARM DETAILS
E311 FIRE ALARM NOTES AND LEGEND

PROJECT INFORMATION

PROJECT DATE: 10-23-2020
PRA PROJECT NUMBER: 190291-01
DRAWING SET: CONSTRUCTION DOCUMENTS

APPLICABLE CODES AND ZONING

2017 FLORIDA BUILDING CODE (6TH EDITION)
LOW HAZARD STORAGE, GROUP S-2 (FBC 311)

2017 FLORIDA PLUMBING CODE (6TH EDITION)
2017 FLORIDA MECHANICAL CODE (6TH EDITION)
2017 FLORIDA ACCESSIBILITY CODE (6TH EDITION)
2017 FLORIDA ENERGY CODE (6TH EDITION)
2017 FLORIDA FIRE PREVENTION CODE
NFPA 101

ZONING: CITY OF NORTH PORT AND WEST VILLAGES ORDINANCES

CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IIB - FULLY-SPRINKLERED

BUILDING AREA

CONDITIONED	1,626 SF
UNCONDITIONED	577 SF
OVERALL FOOTPRINT	**2,203 SF**

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	0 HR	FBC 2017 601, TABLE 601; FFPC TABLES A.8.2.1.2
BEARING WALLS:		
EXTERIOR	0 HR	FBC 2017 601, TABLE 601; FFPC TABLES A.8.2.1.2
INTERIOR	0 HR	FBC 2017 601, TABLE 601; FFPC TABLES A.8.2.1.2
NON-BEARING WALLS:		
EXTERIOR	0 HR	FBC 2017 602, TABLE 602; FFPC TABLES A.8.2.1.2
INTERIOR	0 HR	FBC 2017 601, TABLE 601; FFPC TABLES A.8.2.1.2
FLOOR CONSTRUCTION	0 HR	FBC 2017 601, TABLE 601; FFPC TABLES A.8.2.1.2
ROOF CONSTRUCTION	0 HR	FBC 2017 601, TABLE 601; FFPC TABLES A.8.2.1.2
ROOF CLASSIFICATION	CLASS C	FBC 2017 1505, TABLE 1505.1; FFPC TABLES A.8.2.1.2

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS
BASED ON FIRE SEPARATION DISTANCE (FBC TABLE 602; FFPC 8.2.1)

X < 5'	1 HR.
5' ≤ X < 10'	1 HR.
10' ≤ X < 30'	0 HR.
X ≥ 30'	0 HR.

FIRE PROTECTION

AUTOMATIC SPRINKLER SYSTEM PER FBC 903.3.1.1, NFPA 13 , AND FFPC CH. 9
(**EXEMPT LOCATIONS: TRANSFORMER AND ELECTRICAL ROOMS SEPARATED FROM THE REMAINDER OF THE BUILDING BY WALLS AND FLOOR/CEILING OR ROOF CEILING ASSEMBLIES WITH A FIRE-RESISTANCE RATING OF 2 HOURS**)
FIRE ALARM SYSTEM
AUTOMATIC FIRE DETECTION SYSTEM

EXIT EGRESS

EXIT AISLES SERVING MEP EQUIPMENT (PER 2017 FBC TABLE 1020.2):
24"

DEAD END CORRIDORS (FULLY SPRINKLED) (PER 2017 FBC SECTION 1020.4):
50' MAX.

COMMON PATH OF TRAVEL (PER 2017 FBC TABLE 1006.2.1):
100' MAX.

MAXIMUM TRAVEL DISTANCE TO AN EXIT (PER 2017 FBC SECTION 1017.2):
400' MAX. FROM THE REMOTEST POINT IN A ROOM

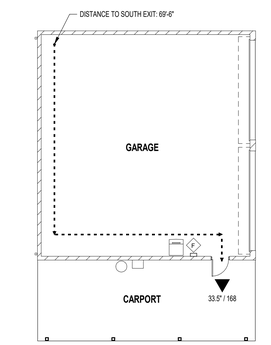
PRODUCT APPROVALS

CATEGORY	SUBCATEGORY	MANUFACTURER / PRODUCT NUMBER	APPROVAL
EXTERIOR DOORS	HOLLOW METAL	MFR: CECO	FL# 16355.2
		MODEL:	
	OVERHEAD DOOR	MFR:RAYNOR	FL# 15211.1
		MODEL: DURACOIL FF	
ROOFING	STANDING SEAM METAL PANEL	MFR: BERRIDGE	FL# 15471.2
		MODEL: DOUBLE-LOCK ZEE-LOCK PANEL	
	SOFFIT	MFR: BERRIDGE	FL# 17217.2
		MODEL: FW-10S	
STRUCTURAL COMPONETS		N/A	

LIFE SAFETY LEGEND

SYMBOLS

EXIT WIDTH / MAXIMUM OCCUPANTS SERVED AT EXIT — 33.5" / 167
EXIT DISCHARGE
EXIT ACCESS TRAVEL DISTANCE
FIRE EXTINGUISHER / CABINET — F



LIFE SAFETY PLAN
3/32" = 1'-0"

PROJECT LOCATION

PROJECT TEAM

CONSTRUCTION MANAGER
WILLIS A SMITH CONSTRUCTION — TEL(941) 366-3116
50001 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

CIVIL
AM ENGINEERING INC — (UNDER SEPARATE CONTRACT) TEL(941) 377-9178
8340 CONSUMER CIR
SARASOTA, FL 34240

LANDSCAPE
KIMLEY-HORN — (UNDER SEPARATE CONTRACT) TEL(727) 547-3999
100 2ND AVE S #105N
ST PETERSBURG, FL 33701

STRUCTURAL
SNELL ENGINEERING CONSULTANTS — TEL(941) 954-0681
1517 STATE STREET, SUITE 202
SARASOTA, FL 34236

FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL
QUEST DESIGN GROUP — TEL(941) 351-9996
1859 NORTHGATE BLVD, #1
SARASOTA, FL 34234

AUDIO VISUAL
ADVANCED AUTOMATION SYSTEMS, INC. — TEL(813) 621-8257
3802 N 40TH STREET, #8015
TAMPA, FL 33610

10/23/2020 10:43:47 AM BIM 360://R\190291-01 North Port Fire Station 86/190291-01_Garage.rvt

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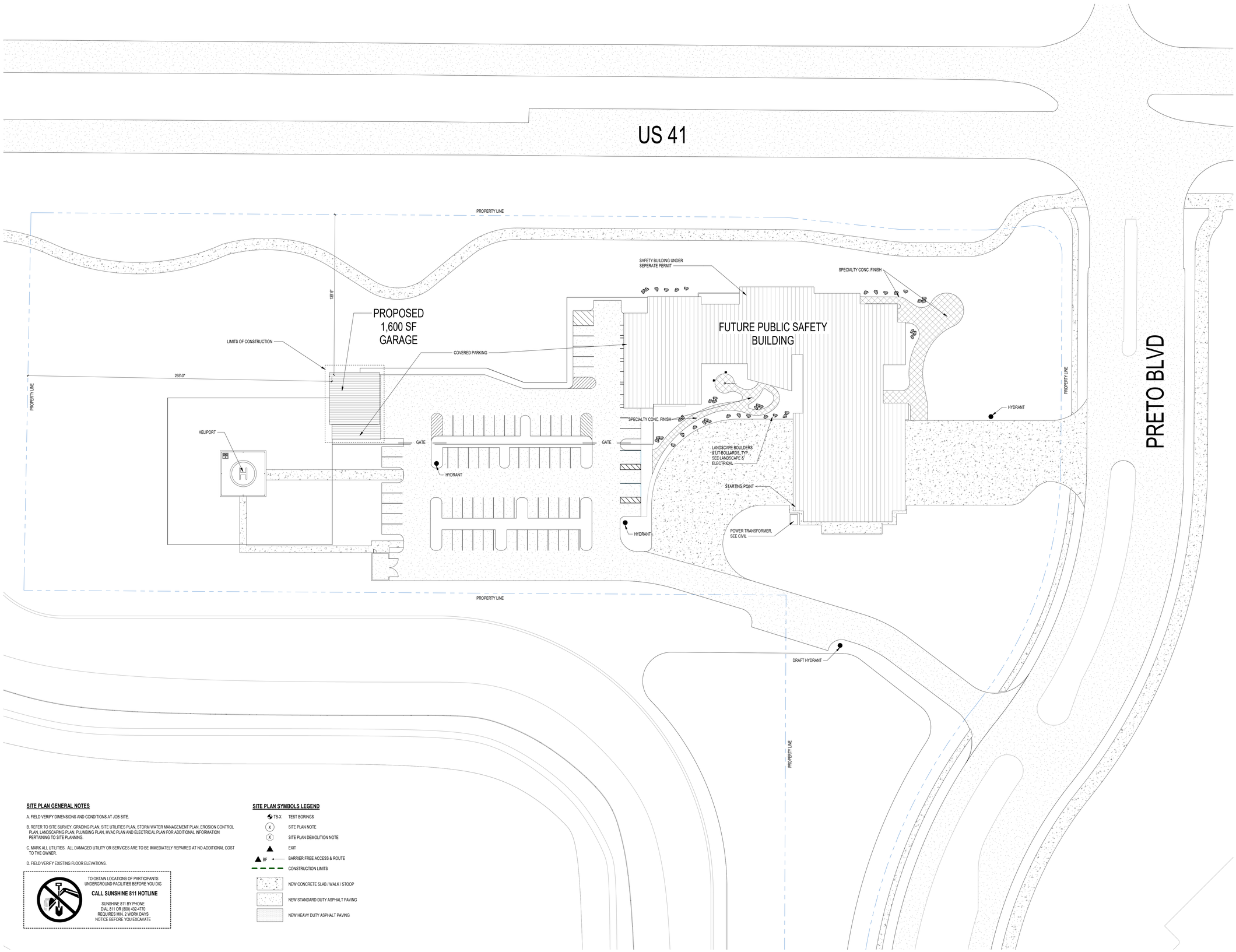
PRA PROJECT # 190291-01



SITE PLAN GENERAL NOTES

A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.

B. REFER TO SITE SURVEY, GRADING PLAN, SITE UTILITIES PLAN, STORM WATER MANAGEMENT PLAN, EROSION CONTROL PLAN, LANDSCAPING PLAN, PLUMBING PLAN, HVAC PLAN AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING.

C. MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

D. FIELD VERIFY EXISTING FLOOR ELEVATIONS.

TO OBTAIN LOCATIONS OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU DIG
CALL SUNSHINE 811 HOTLINE
SUNSHINE 811 BY PHONE
DIAL 811 OR (800) 432-4770
REQUIRES MIN. 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

SITE PLAN SYMBOLS LEGEND

- TB-X — TEST BORINGS
- (X) — SITE PLAN NOTE
- (X) — SITE PLAN DEMOLITION NOTE
- EXIT
- BF — BARRIER FREE ACCESS & ROUTE
- CONSTRUCTION LIMITS
- NEW CONCRETE SLAB / WALK / STOOP
- NEW STANDARD DUTY ASPHALT PAVING
- NEW HEAVY DUTY ASPHALT PAVING

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NORTH

ARCHITECTURAL SITE PLAN
1" = 30'-0"

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED HEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND PROVIDES THIS INFORMATION ONLY AS A CONVENIENCE TO THE CONTRACTOR.

STATE OF FLORIDA
JOHN J. HOLT
10-23-2020
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 633 of Florida Statutes."

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POLICE GARAGE
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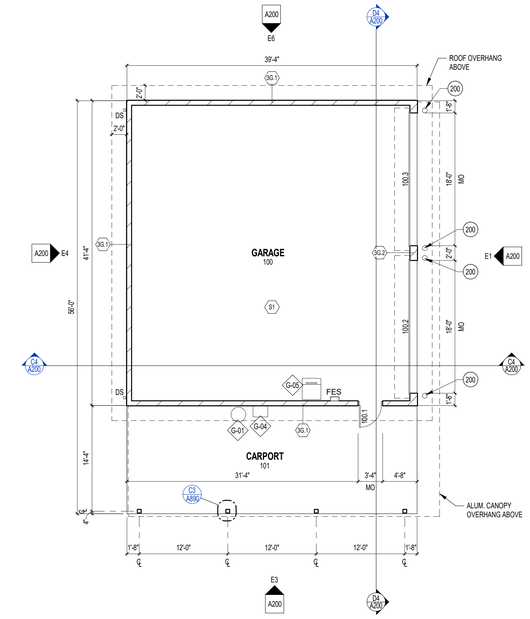
REVISIONS:

ARCHITECTURAL SITE PLAN

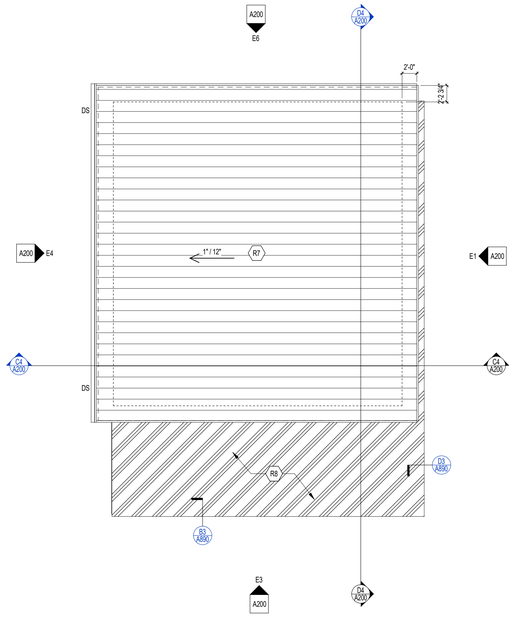
CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 19029I-01
SHEET NO: A075



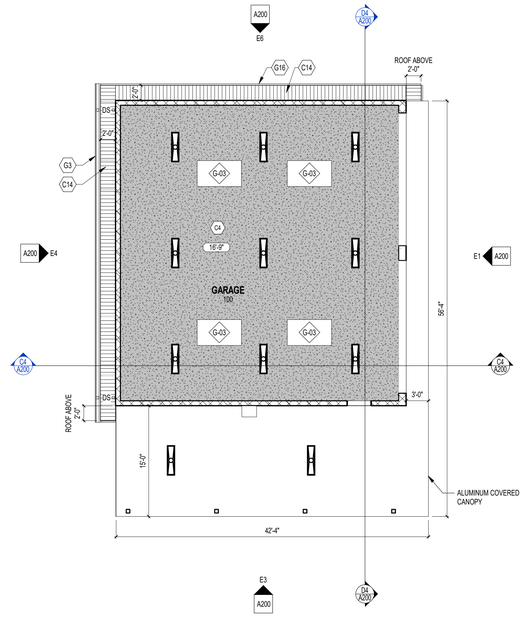
NORTH

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



NORTH

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



NORTH

REFLECTED CEILING PLAN
1/8" = 1'-0"

GARAGE EQUIPMENT

	PRODUCT DESCRIPTION	PRODUCT MFG	MODEL #	QUANTITY	COMMENTS
100 GARAGE					
G-01	VACUUM	J.E. ADAMS	9420-1CG H	1	AIR & VAC
G-02	PRESSURE WASHER	CAM SPRAY	1000MASS	1	
G-03	OVERHEAD STORAGE RACKS	POWER RAX	4' X 8'	4	
G-04	HOSE REEL	COXREELS	1125 SERIES	1	
G-05	ICE MACHINE	HOSHIZAKI	KM-340MAH	1	

FLOOR PLAN SYMBOLS LEGEND

- SECTION REFERENCE (1 / A101)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (X)
- SEMI-RECESSED FIRE EXTINGUISHER (FESR)
- NEW WALL/PARTITION
- NEW DOOR (10)
- DETAIL REFERENCE (1 / A101)
- EQUIPMENT (E213)
- WINDOW TYPE (AL01)
- WALL/PARTITION TYPE (BG0)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD)

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF CMU TO FACE OF CMU WALL (NOMINAL).

EXTERIOR WALL TYPES

MARK	ASSEMBLY DESCRIPTION
3G.1	PAINTED STUCCO OVER 8" CONCRETE MASONRY UNIT W/ INSULATED FOAM FILLED CELLS. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING), WEEPS @ 16" OC, FLASHING, EXPANSION AND CONTROL JOINTS.
3G.2	PAINTED STUCCO OVER 12" CONCRETE MASONRY UNIT W/ INSULATED FOAM FILLED CELLS. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING), WEEPS @ 16" OC, FLASHING, EXPANSION AND CONTROL JOINTS.

CONSTRUCTION ASSEMBLIES

MARK	CONSTRUCTION DESCRIPTION
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.

CONSTRUCTION TYPES

MARK	DESCRIPTION
G3	METAL GUTTER, 6" X 6"
G14	METAL DOWNSPOUT, 4" X 4"
G16	METAL WRAPPED FASCIA: METAL FASCIA ON 1x WOOD BLOCKING

FLOOR PLAN NOTES

MARK	DESCRIPTION
200	8" CONCRETE FILLED BOLLARD

ROOF PLAN SYMBOLS LEGEND

- DIRECTION OF STRUCTURAL SLOPE (X" / 12")
- DETAIL REFERENCE (1 / A101)
- ROOF PLAN NOTE (X)

ROOF PLAN GENERAL NOTES

A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.

B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

REFLECTED CEILING PLAN SYMBOLS LEGEND

- DETAIL REFERENCE (1 / A101)
- CEILING HEIGHT (8' - 0")
- REFLECTED CEILING PLAN NOTE

REFLECTED CEILING PLAN GENERAL NOTES

A. MEP CEILING MOUNTED EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO MEP DRAWINGS FOR SPECIFIC SYMBOLS AND LEGENDS.

EXTERIOR ELEVATIONS SYMBOLS LEGEND

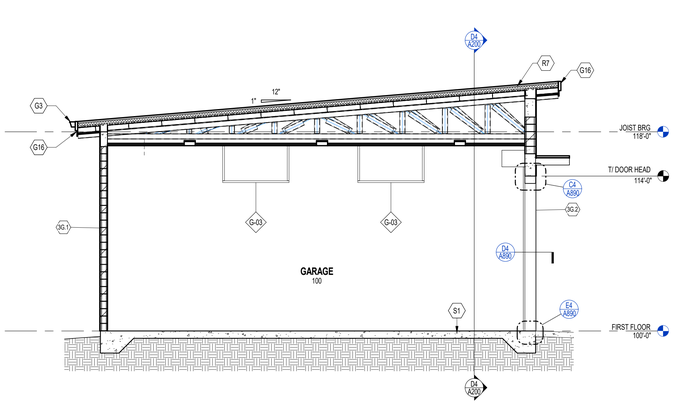
- SECTION REFERENCE (1 / A101)
- ELEVATION NOTE (X)
- DETAIL REFERENCE (1 / A101)
- WINDOW TYPE (AL01)
- CONSTRUCTION KEYNOTE (X)

EXTERIOR FINISH PATTERNS

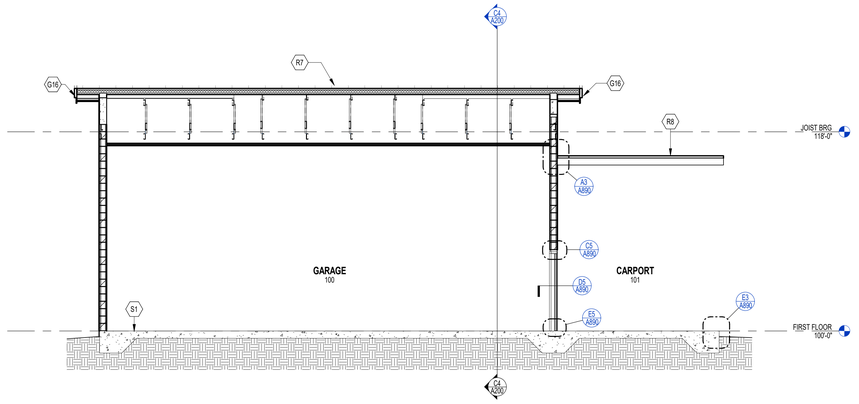
- STUCCO
- STANDING SEAM METAL ROOF

EXTERIOR ELEVATIONS GENERAL NOTES

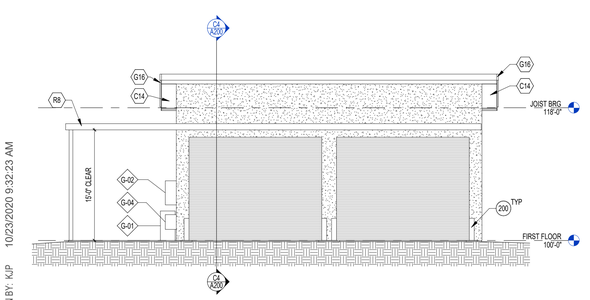
A. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.



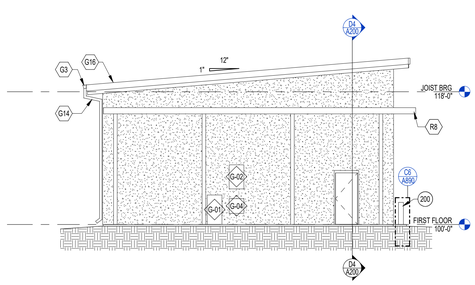
BUILDING SECTION EAST - WEST
3/16" = 1'-0"



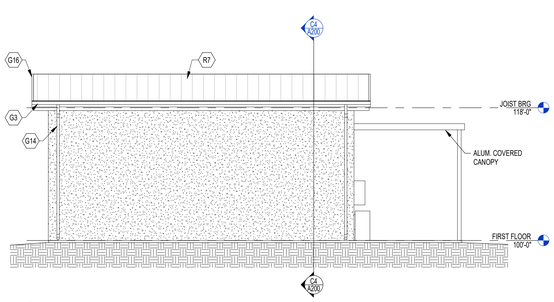
BUILDING SECTION NORTH - SOUTH
3/16" = 1'-0"



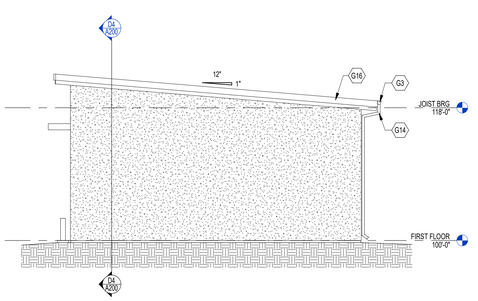
EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

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STATE OF FLORIDA
JOHN J. HOLM
10-23-2020
AR96377
REGISTERED ARCHITECT

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REVISIONS:

ELEVATIONS, FLOOR PLAN, ROOF PLAN, & REFLECTED CEILING PLAN

CONSTRUCTION DOCUMENTS

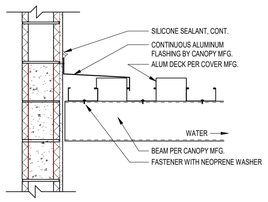
DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A200

STANDARD ABBREVIATIONS

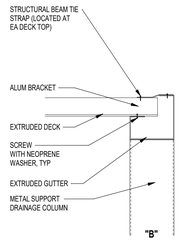
[	CHANNEL
A	AIR (MEDICAL)
AC	ACOUSTICAL CEILING
ACM	ALUMINUM COMPOSITE MATERIAL, ASBESTOS CONTAINING MATERIAL
ADA	AMERICANS WITH DISABILITIES ACT
ADH	ADHESIVE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ATTD	ATTACHED
AWP	ACOUSTICAL WALL PANEL
B	BASE
BI	BOTTOM OF
BB	BULLETIN BOARD
BD	BOARD
BF	BARRIER FREE
BL	BLINDS, BORROWED LITE
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM OR BENCH MARK
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
C	CARPET
CAB	CABINET
CB	CATCH BASIN
CBD	CHALK BOARD
CC	CUBICLE CURTAIN
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMPT	COMPARTMENT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CR	CRASH RAIL, CARD READER
CRK	CORK (FLOORING)
CS	COMPUTER STATION
CT	CERAMIC TILE
CTR	CENTER OR COUNTER
CTSK	COUNTERSUNK
CUB	CUBICLE
CUH	CABINET UNIT HEATER
CURT	CURTAIN
DBL	DOUBLE
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DP	DEPTH OR DEEP
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBD	ELECTRONIC MARKER BOARD
EP	ELECTRICAL PANEL
EQ	EQUAL
ETR	EXISTING TO REMAIN
EW	EYE WASH
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WALL HEATER
EXP	EXPOSED
EXT	EXTERIOR
EXTG	EXISTING
F	FILLER
FAB	FABRIC
FB	FACE BRICK
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER (BRACKET MTD.)
FER	FIRE EXTINGUISHER IN (RECESSED CAB.)
FES	FIRE EXTINGUISHER IN (SURFACE MTD. CAB.)
FESR	FIRE EXTINGUISHER IN (SEMI-RECESSED CAB.)
FF	FACTORY FINISH, FINISH FLOOR
FG	FIRE RATED SAFETY GLASS
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FL	FLUSH
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FM	FLOOR MAT
FND	FOUNDATION
FR	FRAME
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
FV	FILM VIEWER, FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GR	GROUT
GRAN	GRANITE
GYP	GYPSUM
H	HEIGHT (HIGH)
HB	HOSE BIBB
HD	HAIR DRYER, HAND DRYER, HEAD OR HARD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IG	INSULATING GLASS
INSUL	INSULATION
INT	INTERIOR
IRWC	IMPACT RESISTANT WALL COVERING
JAN	JANITOR
JST	JOIST
JT	JOINT
KD	KNOCKED-DOWN
KO	KNOCK(ED)-OUT
KS	KNEE SPACE
KT	KEYBOARD TRAY
L	ANGLE
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LG	LONG, LAMINATED GLASS
LIN	LINOLEUM
LKR	LOCKER
LL	LEAD LINED
LSJ	LONG SPAN JOIST
LT	LIGHT
MAS	MASONRY
MAX	MAXIMUM
MBD	MARKER BOARD

STANDARD ABBREVIATIONS

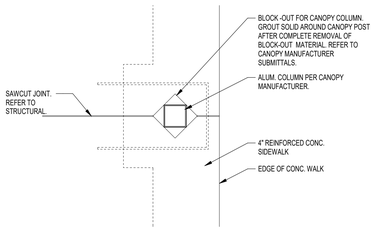
MBL	MARBLE
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MG	MONOLITHIC FLOAT GLASS
MICRO	MICROWAVE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MJT	MOVEMENT JOINT
MLAM	METAL LAMINATE
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NA	NOT APPLICABLE
NC	NURSE CALL STATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	OXYGEN
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHD	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
PA	PAINT
PAD	PAINT, DRYFALL
PAE	PAINT WITH EGGSHELL FINISH
PAF	PAINT WITH FLAT FINISH
PART	PARTITION
PAS	PAINT WITH SEMI-GLOSS FINISH
PASS	PASSAGE
PAT	PAINT WITH SATIN FINISH
PAX	PAINT, EPOXY
PBD	PARTICLE BOARD
PC	PRE-CAST
PE	POURED EPOXY
PERP	PERPENDICULAR
PG	PATTERNED GLASS
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PP	PUSH PLATE (BARRIER FREE DOOR ACTIVATOR)
PPT	PARAPET
PS	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FOOT
PT	PRESERVATIVE TREATED OR PORCELAIN TILE
PTD	PAPER TOWEL DISPENSER
PTM	PATCH TO MATCH
PTS	PNEUMATIC TUBE STATION
PU	POURED URETHANE
QT	QUARRY TILE
QTZ	QUARTZ SURFACING MATERIAL
R	RISER, RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RBR	RUBBER, RUBBER FLOORING
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING, REVERSE OSMOSIS
RST	RESILIENT STAIR TREAD
RT	RESILIENT TILE
RTU	ROOFTOP UNIT
S	SWITCH
SC	SPECIAL COATING
SCHD	SCHEDULE
SCONC	SEALED CONCRETE
SD	SOAP DISPENSER
SG	SPANDREL GLASS
SGT	STRUCTURAL GLAZED TILE
SHT	SHEET
SIM	SIMILAR
SL	SLATE
SLD	SOLID SURFACING MATERIAL
SM	SHEET METAL
SND/D	SANITARY NAPKIN DISPENSER/DISPOSAL UNIT
SPF	SPRAY POLYURETHANE FOAM
SPG	SPECIALTY GLASS
SQ	SQUARE
SS	STAINLESS STEEL
ST	STONE
STC	STORAGE CABINET
STCONC	STAINED CONCRETE
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURE OR STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
T	TREAD
T & G	TONGUE AND GROOVE
TF	TOP OF
TBD	TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERED OR TEMPORARY
TER	TERRAZZO
TH	THICK(NESS)
TLT	TOILET
TOB	TOP OF BEAM
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF SLAB OR TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TPG	TOPPING
TPH	TOILET PAPER HOLDER
TS	TUBING, STRUCTURAL OR TRANSITION STRIP
TV	TELEVISION OR TV OUTLET
TWC	TACKABLE WALL COVERING
TYP	TYPICAL
UC	UNDER COUNTER OR CABINET
UCD	UNDERCUT DOOR
UCL	UNDER CABINET LIGHT
UH	UNIT HEATER
UNEXC	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	VINYL
VAC	VACUUM
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VENT	VENTILATOR
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WIDTH OR WIDE
W	WITH
W/O	WITHOUT
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WDWK	WOOD WORK
WF	WIDE FLANGE
W/HG	WALL HUNG
WRC	WARDROBE CABINET
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCEMENT

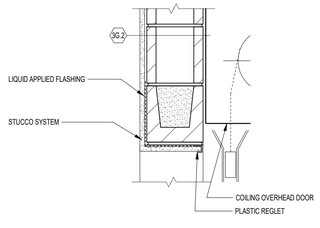


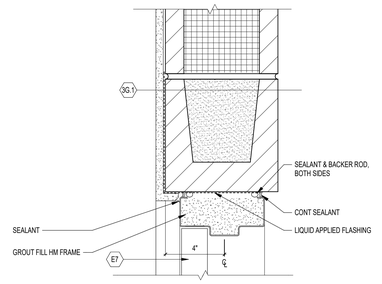
A3 **PRE-ENGINEERED ALUMINUM COVERED PARKING WALL FLASHING DETAIL**
1" = 1'-0"

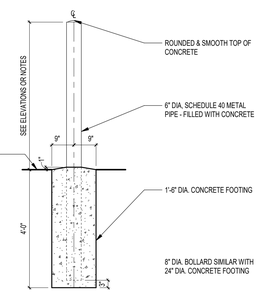


B3 **PRE-ENGINEERED ALUMINUM COVERED PARKING BEAM DETAIL**
1 1/2" = 1'-0"

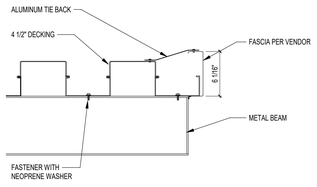




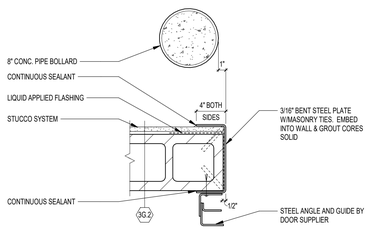




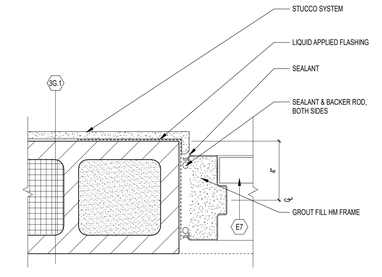
C3 **PRE-ENGINEERED ALUMINUM COVERED PARKING FOUNDATION PLAN**
3/4" = 1'-0"



C4 **(3G.2) COILING OVERHEAD DOOR HEAD**
1 1/2" = 1'-0"

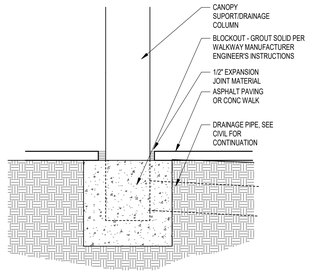


C5 **(3G.1) HOLLOW METAL DOOR HEAD**
3" = 1'-0"

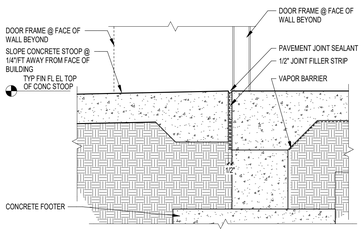


C6 **CONCRETE FILLED PIPE BOLLARD**
1/2" = 1'-0"

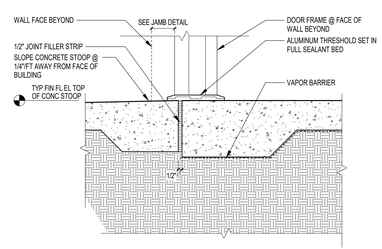
D3 **PRE-ENGINEERED ALUMINUM COVERED PARKING DETAIL**
1 1/2" = 1'-0"



D4 **(3G.2) COILING OVERHEAD DOOR JAMB**
1 1/2" = 1'-0"



D5 **(3G.1) HOLLOW METAL DOOR JAMB**
3" = 1'-0"



E3 **PRE-ENGINEERED ALUMINUM COVERED PARKING DRAIN DETAIL**
1 1/2" = 1'-0"

E4 **OVERHEAD DOOR THRESHOLD/CONC STOOP**
1 1/2" = 1'-0"

E5 **DOOR THRESHOLD/CONC STOOP**
1 1/2" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR GLASS	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	ASSEMBLY RATING	HARDWARE GROUP	COMMENTS	REV
FIRST FLOOR														
100.1	100	GARAGE	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	6	1.2	
100.2	100	GARAGE	18'-0"W x 14'-0"H	OC : 1	PER MFG	PER MFG	-	PER MFR	PER MFG	PER MFG	-	-		
100.3	100	GARAGE	18'-0"W x 14'-0"H	OC : 1	PER MFG	PER MFG	-	PER MFR	PER MFG	PER MFG	-	-		

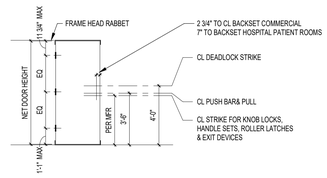
GENERAL DOOR NOTES:

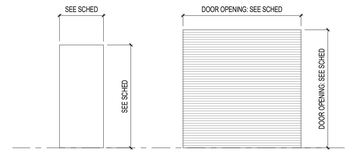
A. ALL METAL DOORS, FRAMES AND MISC. METAL TO BE PAINTED XXX-XX.
B. DOOR NUMBER IS IDENTICAL TO NUMBER OF ROOM IN WHICH DOOR OCCURS. IN CASES OF MULTIPLE DOORS IN ONE ROOM, SUFFIXES ARE ADDED TO DOOR NUMBER.
C. ALL DOORS ARE 1-3/4" THICK, UNLESS NOTED OTHERWISE.
D. ALL DOORS RECEIVING PANIC HARDWARE - LITES TO BE 3'-6" AFF MINIMUM FOR HARDWARE CLEARANCE BELOW LITE.

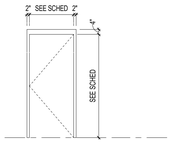
DOOR SCHEDULE COMMENTS:

1. ELECTRIC STRIKE OR LOCK
2. CARD ACCESS

DOOR HARDWARE GRAPHIC







DOOR TYPES

FRAME TYPES

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH NORTH	WALL FINISH EAST	WALL FINISH SOUTH	WALL FINISH WEST	CEILING TYPE	CEILING FINISH	COMMENTS	REV
FIRST FLOOR											
100	GARAGE	DCONC-1	-	PA	PA	PA	PA	EXPOSED	-		
101	CARPORT	EXT CONC	-	-	-	-	-	-	-		

ROOM FINISH GENERAL NOTES:

A. PAINT ALL MISC. METAL/GRILLES, ETC. TO MATCH PAINT OF ADJACENT WALL.

ROOM FINISH SCHEDULE COMMENTS:

1. PROVIDE XXX

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POLICE GARAGE
19955 PRETO BLVD | VENICE | FL 34293

REVISIONS:

ABBREVIATIONS, ROOM FINISH AND MATERIAL SCHEDULES, DOOR TYPES AND SCHEDULE, AND DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A890

DRAWN BY: AJP 10/23/2020 9:32:23 AM

STATE OF FLORIDA
JOHN J. HOLS
10-23-2020
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

ELECTRONIC VERSIONS OF THE STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF SNELL ENGINEERING AND ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF SNELL ENGINEERING.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 6TH EDITION (2017). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:

LIVE LOAD	-	20 PSF.
DEAD LOAD	-	35 PSF.
DEAD LOAD	-	10 PSF. (AVAILABLE TO RESIST UPLIFT)

WIND:

ASCE 7-16

ULTIMATE WIND SPEED	-	170 MPH
ALLOWABLE WIND SPEED	-	132 MPH

EXPOSURE C
ENCLOSED STRUCTURE
RISK FACTOR IV

SEISMIC:
SITE CLASS D
SEISMIC DESIGN CATEGORY A

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED. EVERY EFFORT WILL BE MADE TO RETURN THE SHOP DRAWINGS WITHIN TEN BUSINESS DAYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SHOP DRAWINGS ALLOWING FOR AN ADEQUATE REVIEW PERIOD.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT, THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER. EVERY EFFORT WILL BE MADE TO RETURN THE RFIS WITHIN TWO BUSINESS DAYS. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT, APPLICABLE CODES AND DESIGN CRITERIA, AND DETAILING OF ALL COMPONENTS NECESSARY TO ENSURE PROPER INSTALLATION OF THE COMPONENTS AND SYSTEM.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
MASONRY BLOCK
MASONRY BLOCK ACCESSORIES
MASONRY REINFORCING
CONCRETE REINFORCEMENT
STRUCTURAL STEEL (INCLUDING ANCHOR BOLTS)
PRE-ENGINEERED METAL TRUSSES
ALUMINUM FRAMING
PRE-ENGINEERED ALUMINUM FRAMING
PRECAST CONCRETE COMPONENTS
METAL ROOF DECK
ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL TRADES AND CONSULTANTS, CROSS REFERENCE THEIR DRAWINGS WITH THE OVERALL DESIGN, AND PROVIDE TO EACH A COMPLETE SET OF DRAWINGS AND SUBMITTALS TO ENSURE COMPATIBILITY OF CONSTRUCTION PER DESIGN INTENT.

FOUNDATIONS:

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES. SITE PREPARATION AND FOUNDATION INSTALLATION SHALL COMPLY WITH
REPORT NO.: 1130.2000109.0000 - 14758
DATED: MAY 13, 2020
PREPARED BY: UNIVERSAL ENGINEERING SCIENCES
TITLED: GEOTECHNICAL EXPLORATION: PROPOSED FIRE STATION 86
WEST VILLAGES, SWC S. TAMIAMI TRAIL AND PRETO BLVD
VENICE, SARASOTA COUNTY, FL

THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.

SHALLOW FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,500 PSF.

SOIL COMPACTION:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE AS SPECIFIED ABOVE. SOIL COMPACTION SHALL MEET THE MORE STRINGENT OF THE CRITERIA LISTED BELOW OR AS SPECIFIED IN THE GEOTECHNICAL REPORT. REMOVE TOP-SOIL TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. COMPACT SUB-GRADE USING A VIBRATORY COMPACTER SUCH AS "VIBRATOW II" OR EQUIVALENT WITH A MINIMUM OF FOUR PASSES. PLACE AND COMPACT FILL MATERIAL TO FINISHED GRADE LEVEL IN LIFTS NOT EXCEEDING 12" THICK. SUB-GRADE AND EACH LIFT SHALL BE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM. D-1557. VERIFICATION THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY AN INDEPENDENT GEOTECHNICAL CONSULTANT EMPLOYED BY THE OWNER AND APPROVED BY THE ENGINEER. LOCATIONS FAILING TO MEET THE REQUIREMENTS SHALL BE RECOMPACTED AND RETESTED AT THE CONTRACTORS EXPENSE AND AS DIRECTED BY THE INDEPENDENT GEOTECHNICAL CONSULTANT.

PENETRATIONS:

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS WITHOUT PREVIOUS APPROVAL OF THE EOR, EXCEPT THOSE PENETRATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHOULD SUBMIT DRAWINGS SHOWING: ANY LOCATION WHERE OPENINGS, PENETRATIONS, OR ANY PLACE MORE THAN 3 PIPES OR CONDUITS ARE LOCATED IN A SLAB SYSTEM; ANY LOCATION IN A BEAM OR COLUMN WHERE MORE THAN 4% OF THE MEMBER SECTION IS REMOVED IN ANY ORIENTATION.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE.
4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

NOTIFY ENGINEER OF RECORD WITHIN 48 HOURS OF ALL CONCRETE POURS VIA EMAIL OR WRITTEN CORRESPONDENCE.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

GENERAL CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD A MINIMUM OF 48 HOURS PRIOR PLACEMENT OF ANY STRUCTURAL CONCRETE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318-14.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000PSI MINIMUM COMPRESSIVE CAPACITY.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"
BEAMS AND COLUMNS:	ALL BARS	-	1 1/2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION.

NON-SHRINK GROUT:

NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASEPLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 2000 PSI ON THE NET AREA (F'M = 2000 PSI). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS. SEE PLAN NOTES FOR BAR SIZE AND SPACING. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED. CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.

PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, BEGINNING 8" ABOVE FOOTINGS AND FLOOR LEVELS. MASONRY WALLS ABOVE OPENINGS SHALL BE REINFORCED AT THE SAME SPACING AS THE WALL WITH DOWELS HOOKED INTO THE BEAM OR LINTEL ABOVE THE OPENING.

GROUT LIFT: AN INCREMENT OF GROUT HEIGHT WITHIN A TOTAL GROUT POUR.
GROUT POUR: THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY. A GROUT POUR CONSISTS OF ONE OR MORE GROUT LIFTS. GROUT POURS SHALL SET FOR A MINIMUM OF 4 HOURS BEFORE ANY ADDITIONAL GROUT PLACEMENT.

GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 INCHES, EXCEPT SELF-CONSOLIDATING GROUT. JOB-SITE PROPORTIONING OF SELF-CONSOLIDATING GROUT IS NOT PERMITTED.

MASONRY GROUTING REQUIREMENTS:
1. FIELD-MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET.

2. GROUT SLUMP REQUIREMENTS:
a. FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET.
b. FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.67 FEET.
c. FOR SELF-CONSOLIDATING GROUT, THE GROUT LIFT HEIGHT SHALL NOT EXCEED THE GROUT POUR HEIGHT (24 FEET MAX.).

3. GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS:
a. MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS.
b. GROUT SLUMP IS BETWEEN 10 AND 11 INCHES.
c. NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT.

4. EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
5. EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
6. THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR.
7. THE MAXIMUM POUR HEIGHT IS 24 FEET.
8. A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.

MASONRY WALLS MARKED AS "LOAD-BEARING" ARE DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED TO SUPPORT THE FLOOR SYSTEM, CONCURRENTLY WITH ALL OTHER LOAD-BEARING CONCRETE AND STEEL COLUMNS.

MASONRY WALLS MARKED AS "INFILL" ARE NOT DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED AFTER THE FLOOR SYSTEM, WITH ALL LOAD-BEARING COMPONENTS, HAVE BEEN INSTALLED AND THE FLOOR SYSTEM UNSHORED.

AT SILLS OF MASONRY OPENINGS IN LOAD-BEARING MASONRY WALLS, PROVIDE AN 8" KNOCKOUT COURSE, GROUTED SOLID AND REINFORCED WITH 1 #5 CONTINUOUS HORIZONTAL BAR, TYPICAL UNLESS NOTED OTHERWISE ON PLAN OR DETAILS.

ALL WALLS EXCEEDING 16 FEET TALL SHALL HAVE A MID-HEIGHT DOUBLE-KNOCK OUT BLOCK, GROUTED SOLID WITH (2)#5 BARS CONT. IN EACH COURSE, UNLESS A CONCRETE TIE-BEAM OR BEAM IS NOTED.

LIGHT GAUGE STRUCTURAL STEEL:

ROOF DECK: SHALL HAVE A MINIMUM YIELD STRENGTH OF 50,000 PSI. THE PANELS SHALL BE GALVANIZED WITH 1.25 OUNCES OF COMMERCIAL ZINC COATING. ATTACHMENTS, CLOSURES ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. SUBMIT MANUFACTURERS DATA AND LOAD TABLES FOR REVIEW.

ROOF PURLINS: SHALL BE COLD FORMED STEEL WITH A MINIMUM YIELD STRENGTH OF 55,000 PSI AS MANUFACTURED BY AMERICAN BUILDINGS OR EQUAL. ATTACHMENTS / HARDWARE SHALL BE AS SHOWN AND/OR IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

METAL STUDS: ALL STEEL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" 1996 EDITION. ALL STUDS AND JOISTS SHALL BE GALVANIZED AND FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE 1996 AISI STANDARDS. STEEL STUDS, LINTELS, AND RUNNER TRACK MEMBERS SHALL BE OF TYPE SHOWN ON THE DRAWINGS AND SPECIFICATIONS CONFORMING TO ASTM A1008 SS (STRUCTURAL STEEL) GRADE 33 (MINIMUM YIELD POINT 33,000 PSI) WITH HOT DIPPED GALVANIZED COATING CONFORMING TO ASTM A653 (CLASS G90). GALVANIZED STEEL RUNNER TRACK SHALL BE FORMED WITH MATERIAL MEETING REQUIREMENTS OF ASTM A1008 SS (STRUCTURAL STEEL) GRADE 33 (MINIMUM YIELD POINT 33,000 PSI) WITH HOT DIPPED GALVANIZED COATING CONFORMING ASTM A653 (CLASS G90). ALL PRODUCTS TO BE MANUFACTURED BY THE CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION, OR ENGINEER APPROVED ALTERNATIVE.

STUDS WITH 33 AND 43 MIL THICKNESSES SHALL BE GRADE 33 (33,000 PSI YIELD POINT); UNLESS NOTED OTHERWISE. STUDS WITH 54, 68 AND 97 MIL THICKNESSES SHALL BE GRADE 50 (50,000 PSI YIELD POINT), UNLESS NOTED OTHERWISE.

ASSEMBLY: ALL FRAMING MEMBERS SHALL BE CUT SQUARELY OR AT AN ANGLE AS REQUIRED TO FIT SQUARELY AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN PLACE UNTIL PROPERLY JOINED. JOINING OF STRUCTURAL MEMBERS SHALL BE MADE WITH SELF DRILLING SCREWS OR WELDING. WIRE TYING OF FRAMING MEMBERS IN STRUCTURAL APPLICATIONS SHALL NOT BE PERMITTED. ATTACHMENT OF COLLATERAL MATERIALS TO STEEL MEMBERS SHALL BE MADE WITH SELF DRILLING SCREWS OR HARDENED SCREW SHANK NAILS. METAL LATH MAY ALSO BE CONNECTED TO STEEL BY STAPLES OR OTHER FASTENERS, IF APPROVED BY LOCAL BUILDING CODE.

INSTALLATION: STUDS SHALL SIT SQUARELY IN THE TOP AND BOTTOM RUNNER TRACK WITH FIRM ABUTMENT AGAINST TRACK WEBS. STUDS SHALL BE ALIGNED OR PLUMBED AND SECURELY FASTENED TO THE FLANGES OF BOTH TOP AND BOTTOM RUNNER TRACK.

SHOP DRAWINGS: ENGINEERED LIGHT GAUGE FRAMING FOR EXTERIOR WALLS AND ALL CONNECTIONS OF SAME TO THIS STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS BEARING THE EMBOSSED SEAL AND THE SIGNATURE OF THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. LIGHT GAUGE FRAMING SYSTEM AND ALL CONNECTIONS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS AS INDICATED ON THE PLANS AND IN THE BUILDING CODE. THE LOADS SHALL BE CLEARLY INDICATED ON ALL SHOP DRAWINGS

PRE-ENGINEERED LIGHT GAUGE METAL TRUSSES: ENGINEERED TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD-CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALL INDIVIDUAL TRUSS MEMBERS, TRUSS PLATE CONNECTIONS, TRUSS-TO-TRUSS CONNECTIONS, COMMON TRUSSES AND GIRDER TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADING, EXCEPT THOSE TRUSSES EXCEEDING 700 SQUARE FEET IN TRIBUTARY AREA. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY THE ENGINEER OF RECORD. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE SUPERIMPOSED DEAD LOAD, AS SPECIFIED IN THE DESIGN LOADS SECTION ABOVE, INCLUDES THE OVERALL WEIGHT OF THE FIRE SPRINKLER SYSTEM PIPES. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER WITH THE LOCATIONS OF THE PIPE SUPPORTS AND THE LOADS FROM ALL SPRINKLER LINES GREATER THAN 2" DIAMETER.

ALUMINUM:

SHALL CONFORM TO ASTM B308, ALUMINUM ALLOY 6061-T6, UNLESS NOTED OTHERWISE ON DRAWINGS. OTHER ALLOYS SHALL CONFORM TO ASTM B221 AND ASTM B429. ALL ALUMINUM SECTIONS SHALL BE FABRICATED AND DESIGNED PER THE ALUMINUM DESIGN MANUAL, 2005, SPECIFICATIONS AND GUIDELINES FOR ALUMINUM STRUCTURES, BY THE ALUMINUM ASSOCIATION. ALLOWABLE STRESSES SHALL BE REDUCED WITHIN ALL WELD-AFFECTED ZONES; THE ALUMINUM DESIGN MANUAL SECTION 7 DEFINES THE WELD-AFFECTED ZONE AS 1" TO EACH SIDE OF THE CENTERLINE OF A WELD.

ALL WELDING OF MEMBERS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY D1.2 – STRUCTURAL WELDING CODE - ALUMINUM. UNLESS NOTED OTHERWISE, ALL SHOP CONNECTIONS SHALL BE WELDED WITH 5183 FILLER STRENGTH AND ALL FIELD CONNECTIONS SHALL BE BOLTED. NO WELDING OF MEMBERS IS PERMITTED EXCEPT THOSE SHOWN ON DRAWINGS. ALL PAINT SHALL CONFORM TO U.S. FEDERAL SPECIFICATION TT-P-645 – PAINT, FOR ALUMINUM AND HEAT-RESISTING.

ALL BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM ½" DIAMETER BOLTS, ALLOY 6061-T6. CONNECTIONS SHALL NOT HAVE LESS THAN 2 ROWS OF BOLTS. ALL FLAT WASHERS SHALL BE ALCLAD 2024-T4. ALL ALUMINUM MEMBERS SHALL BE SHOP POWDER-COATED. ALL DISSIMILAR METALS IN CONTACT WITH ALUMINUM SHALL BE STAINLESS-STEEL. ALUMINUM SHALL NOT BE EMBEDDED IN CONCRETE EXCEPT IN EPOXY-GROUT, UNLESS SPECIFIED ON DRAWINGS.

ABBREVIATIONS

MARK	DESCRIPTION
#	POUND(S)
&	AND
DIA	DIAMETER
ARCH	ARCHITECTURAL
B OR BOT	BOTTOM
B/ OR B.O.	BOTTOM OF
BP	BASEPLATE
CANT	CANTILEVER
CJ	CONTROL JOINT
CLR	CLEAR
CONT	CONTINUOUS
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EMBED	EMBEDMENT
EOR	(STRUCTURAL) ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FC	28 DAY COMPRESSIVE STRENGTH
FFE	FINISHED FLOOR ELEVATION
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
GC	GENERAL CONTRACTOR
GA	GAUGE
GALV	GALVANIZED
H OR HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
KJ	CONSTRUCTION JOINT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LW	LONG WAY
MAX	MAXIMUM
MIN	MINIMUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
OC	ON CENTER
OH OR OPP. HAND	OPPOSITE HAND
PLF	POUNDS PER LINEAR FOOT
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
RTF	RIPPED TO FIT
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
SW	SHORT WAY/SHEARWALL
T	TOP
T.O. OR T/	TOP OF
TEMP	TEMPERATURE
THR	THREADED
THRU	THROUGH
TRANS	TRANSVERSE
TYP	TYPICAL
V OR VERT	VERTICAL
W/	WITH
WD	WOOD
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

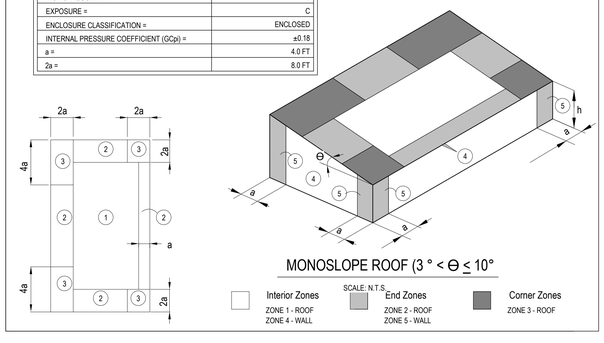
WIND LOAD SCHEDULE

SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	16.3	63.8
		20 - 100	15.3	60.4
		MORE THAN 100	12.9	50.3
2	ROOF EDGE ZONE	LESS THAN 20	16.3	84.2
		20 - 100	15.3	79.1
		MORE THAN 100	12.9	67.2
2	ROOF OVERHANG ZONE	LESS THAN 20		84.2
		20 - 100		77.4
		MORE THAN 100		60.4
3	ROOF CORNER ZONE	LESS THAN 20	16.3	114.8
		20 - 100	15.3	104.6
		MORE THAN 100	12.9	79.1
3	ROOF OVERHANG ZONE	LESS THAN 20		114.8
		20 - 100		101.2
		MORE THAN 100		74.0
4	WALL INTERIOR ZONE	LESS THAN 20	36.7	39.7
		20 - 50	35.1	38.2
		50 - 100	33.0	36.1
		MORE THAN 100	31.2	35.1
5	WALL EDGE ZONE	LESS THAN 20	36.7	48.9
		20 - 50	35.1	45.8
		50 - 100	33.0	41.3
		MORE THAN 100	31.2	38.2

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult =	170 MPH
ALLOWABLE WIND SPEED Vasd =	132 MPH
RISK CATEGORY =	4
EXPOSURE =	C
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	4.0 FT
2a =	8.0 FT



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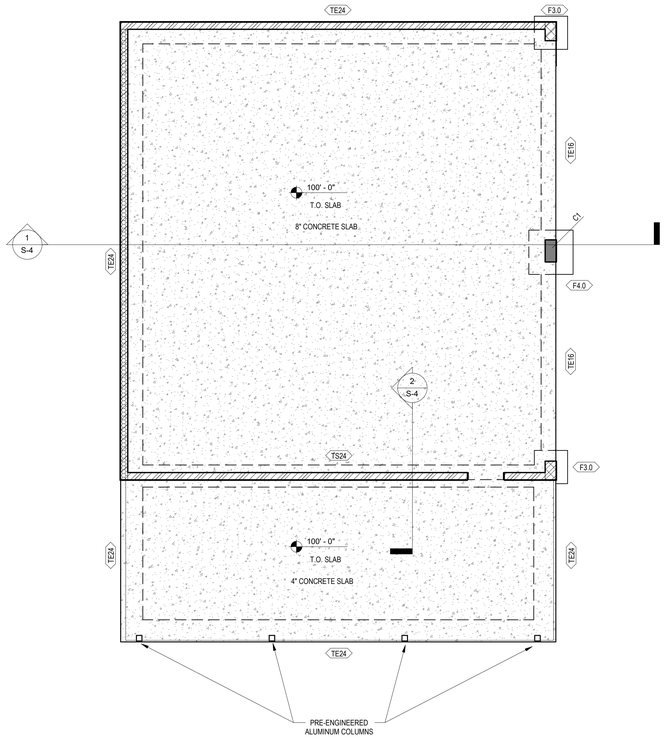


FOUNDATION AND GROUND FLOOR PLAN
3/16" = 1'-0"

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB.
3. APARATUS BAY AT GARAGE SHALL BE 8" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ #4 BARS AT 12" O.C. EACH WAY, TOP AND BOTTOM. PROVIDE 24" LAP LENGTHS FOR ALL BARS.
4. EXTERIOR SLAB SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W2.0XW2.0 W.W.F. AT MID-DEPTH.
5. MAINTAIN 8" MINIMUM SLAB DEPTH WITHIN GARAGE. TRANSITION TOP AND BOTTOM BARS AT ALL STEP LOCATIONS TO PROVIDE 24" LAP LENGTHS; MAINTAIN 4" MINIMUM SLAB DEPTH AT EXTERIOR SLAB.
6. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.
7. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE SET AT 101'-0" (REF.).
8. SEE THIS SHEET FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
9. TOF INDICATES TOP OF FOOTING ELEVATION. TOP OF FOOTING ELEVATION SET AT TOP OF SLAB, UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH FOOTINGS, THICKENED SLABS, OR THICKENED EDGES. FOOTINGS MAY STEP AS SHOWN IN THE TYPICAL DETAIL. NOTIFY ENGINEER OF STEP LOCATIONS BEFORE PROCEEDING WITH WORK.

PLAN LEGEND

- INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
- INDICATES MASONRY CONTROL JOINT.
- ABOVE THRU BELOW — INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

WALL LEGEND:

- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#6 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 16" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 12" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 16" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

CONCRETE COLUMN SCHEDULE

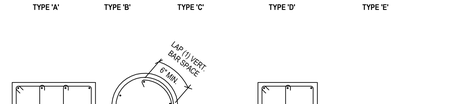
MARK	SIZE	TIE CONFIG.	TIE SIZE/ SPACING	VERT. REINF.	REMARKS
C1	11 5/8 x 24	TYPE B	#3 @ 12" O.C.	6 #7	

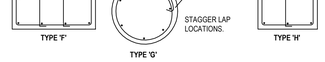
FOUNDATION SCHEDULE

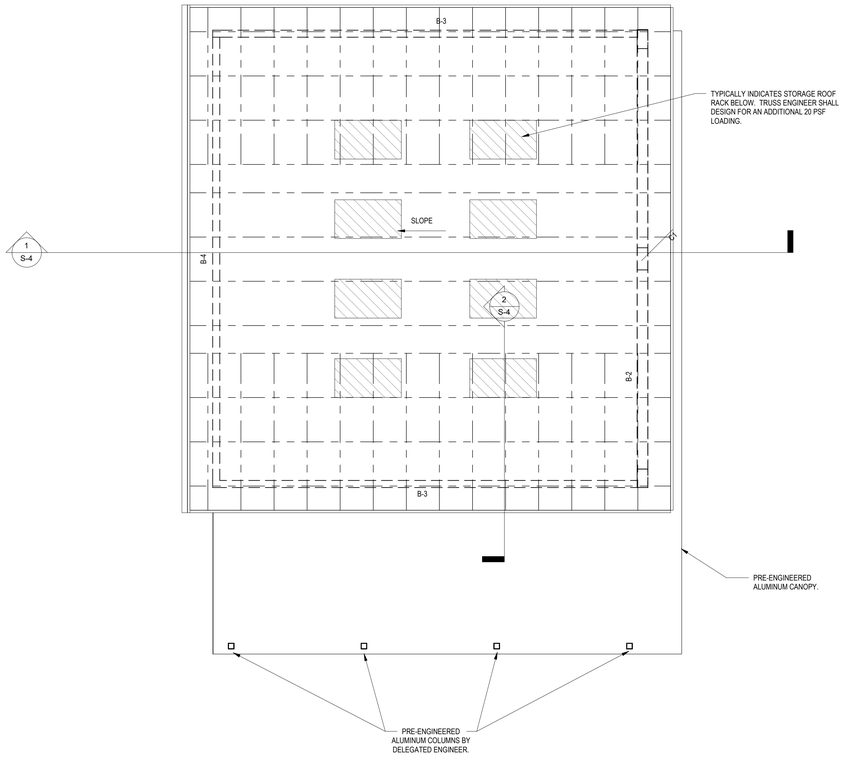
MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
F3.0	3' - 0"	3' - 0"	1' - 0"	4#5 B.E.W.	
F4.0	4' - 0"	4' - 0"	1' - 0"	4#5 B.E.W.	
TE16	1' - 4"	CONT.	1' - 6"	2#5 BOT. CONT.	
TE24	2' - 0"	CONT.	2' - 0"	4#5 BOT. CONT.	
TS24	2' - 0"	CONT.	2' - 0"	2#5 BOT. CONT.	

CONCRETE COLUMN SCHEDULE

NOTES:
1. ✳ INDICATES PROVIDE CLASS 'B' LAP SPLICES FOR ALL BARS.







ROOF FRAMING PLAN
3/16" = 1'-0"

CONCRETE BEAM SCHEDULE

MARK	ELEV.	SIZE	REINF. BOT.	REINF. MID.	REINF. TOP.	TIE SIZE/ SPACING	REMARKS
		60DS152-54					
B-2	111' - 4"	11 5/8 X 48	2#8		2#8	#3 @ 10" O.C.	
B-3	111' - 4"	7 5/8X16	2#7		2#7	#3 @ 10" O.C.	
B-4	111' - 4"	7 5/8X16	2#7		2#7	#3 @ 10" O.C.	

BEAM SCHEDULE NOTES:

1. TOP STEEL CONTINUOUS UNLESS OTHERWISE NOTED.
2. IF BEAM OCCURS ACROSS A STEP LOCATION, DROP TOP STEEL FOR SMALLER BEAM HEIGHT.
3. TOP OF BEAM ELEVATION IS IN REFERENCE TO DEEPEST PORTION OF BEAM.
4. SEE MULTISTIRRUP DETAIL ON THIS SHEET MULTIPLE STIRRUPS ARE REQUIRED.
5. TOP STEEL IN CONTINUOUS BEAMS SHALL TAKE PRECEDENT OVER INTERSECTING SINGLE-SPAN BEAMS AT INTERSECTIONS.
6. PROVIDE CORNER BARS FOR ALL TIE BEAMS AND BOND BEAMS.
7. FOR BEAMS GREATER THAN 36" DEEP, PROVIDE #4 BARS @ 6" O.C. ON EACH FACE OF BEAM U.N.O. PROVIDE CLASS "B" LAP SPLICES FOR ALL BARS.

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE SET AT 0'-0" (REF.).
3. SEE THIS SHEET FOR ALL SCHEDULES.
4. ROOF FRAMING SHALL BE PRE-ENGINEERED LIGHT-GAUGE MONO-PITCHED TRUSSES AT 4'-0" O.C. MAX. PROVIDE 1.5B22 GALVANIZED METAL DECK. DECK SHALL BE CONNECTED WITH #10 TEK SCREWS AT 36/4 PATTERN. PROVIDE 2#10 TEK SCREW SIDELAP FASTENERS PER SPAN.
5. ALL MASONRY WALLS HAVE A 16" (MIN.) DEEP CONCRETE TIE BEAM WITH 2#5 BAR CONT. TOP AND BOTTOM. PROVIDE #3 STIRRUPS AT 24" O.C. PROVIDE CORNER BARS.

N

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SHEET NO: S-2

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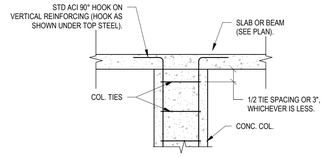
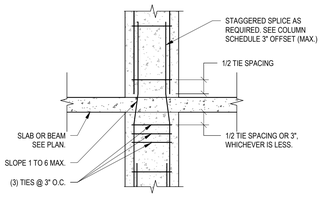
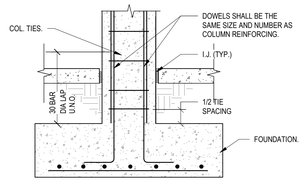


CONCRETE COL TERMINATION AT SLAB OR BEAM



CONCRETE COL SPLICE AT SLAB OR BEAM

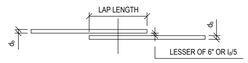


CONCRETE COLUMN BASE

TYPICAL COLUMN REINFORCEMENT DETAIL

SCALE: NTS

BAR SIZE	TENSION (CLASS "B") LAP SPLICE LENGTH				COMPRESSION LAP / SPLICE LENGTH
	TOP BARS		OTHER BARS		ALL BARS
	3000 PSI	4000 PSI	3000 PSI	4000 PSI	ALL CONCRETE WITH f_c' 3000 psi
#3	28	24	22	19	12
#4	37	32	29	25	15
#5	47	40	36	31	19
#6	56	48	43	37	23
#7	81	70	63	54	27
#8	93	80	72	62	30
#9	105	91	81	70	34
#10	118	102	91	79	38
#11	131	113	101	87	43
#14	121	105	93	81	-
#18	161	139	124	107	-



NOTES:

1. REFER TO "HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE" WHEN THE STRAIGHT DEVELOPMENT LENGTH IN TENSION CANNOT BE ACCOMMODATED IN THE CONCRETE SECTION.
2. ALWAYS USE TENSION LAP SPLICE LENGTH VALUES, UNLESS THE PLANS OR DETAILS NOTE OTHERWISE.
3. TABULATED DEVELOPMENT AND LAP SPLICE LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH F_y=60 KSI, NORMAL WEIGHT CONCRETE, AND CLASS B LAPS.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.
5. WHEN DIFFERENT BAR DIAMETERS ARE SPLICED, USE SMALLER BAR LAP SPLICE LENGTH.
6. ALL TABULATED VALUES ARE MINIMUM LENGTH, IN CASE OF CONFLICT WITH PLANS, SECTIONS, OR DETAILS USE LONGER LENGTH.
7. d$_b$ = BAR DIAMETER
8. l/d = DEVELOPMENT, LAP OR SPLICE LENGTH.
9. ADJUST TABULATED LENGTH BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT FACTORS ARE CUMULATIVE (E.G. 1.30x1.50 = 1.95)

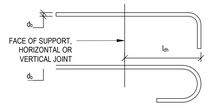
A.	LIGHT WEIGHT CONCRETE:	1.30
B.	3 OR LESS BUNDLED BARS:	1.20
C.	4 OR MORE BUNDLED BARS:	1.33
D.	CLEAR SPACING LESS THAN 2d$_b$ AND CLEAR COVER LESS THAN d$_b$	1.50
E.	CLASS A LAP SPLICE	0.77
F.	EPOXY COATED BARS	1.50

10. WELDED AND/OR MECHANICAL SPLICES MAY BE USED AT THE GENERAL CONTRACTOR'S OPTION PROVIDED THAT THE SPLICE IS CAPABLE OF DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH OF THE LARGER BAR IN TENSION. WHERE WELDED AND/OR MECHANICAL SPLICES ARE TO BE USED, THE GENERAL CONTRACTOR SHALL SUBMIT FULL DATA OF THE PROPOSED MATERIAL, PROCEDURES, AND INSTALLATION INSTRUCTIONS TO THE ENGINEER FOR REVIEW AS A SHOP DRAWING SUBMISSION.
11. USE MECHANICAL COUPLERS FOR #14 AND LARGER BARS.
12. LAP SPLICES IN CONCRETE MASONRY SHALL BE AS SPECIFIED IN STRUCTURAL NOTES.

TYP. STRAIGHT REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE

SCALE: NTS

BAR SIZE	HOOKED TENSION DEVELOPMENT LENGTH (l_{dh}) INCHES	
	3000 PSI	4000 PSI
#3	9	7
#4	11	10
#5	14	12
#6	17	15
#7	19	17
#8	22	19
#9	25	22
#10	28	24
#11	31	27
#14	37	32
#18	50	43



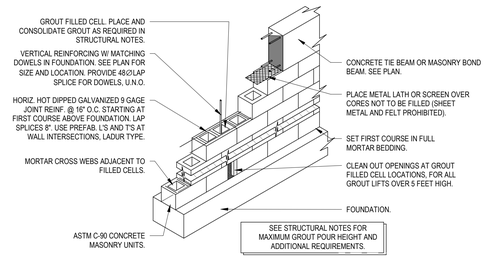
NOTES:

1. SEE TYPICAL TIE AND STIRRUP HOOKS DETAIL FOR ADDITIONAL INFORMATION.
2. TABULATED DEVELOPMENT LENGTH ARE BASED ON REINFORCING STEEL YIELD STRENGTH F_y = 60 KSI AND NORMAL WEIGHT CONCRETE.
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
4. d$_b$ = BAR DIAMETER
5. l$_{dh}$ = DEVELOPMENT LENGTH
6. ADJUST TABULATED LENGTHS BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE.

A.	REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_y/60 KSI)	
B.	LIGHT WEIGHT CONCRETE:	1.30
C.	EPOXY COATED BARS	1.20

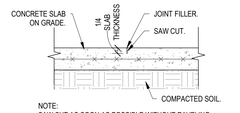
TYP. HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE

SCALE: NTS



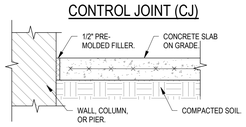
TYPICAL MASONRY WALL CONSTRUCTION

SCALE: NTS

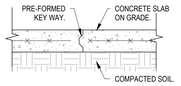


NOTE:
SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE (4 TO 16 HOURS AFTER POURING CONCRETE).

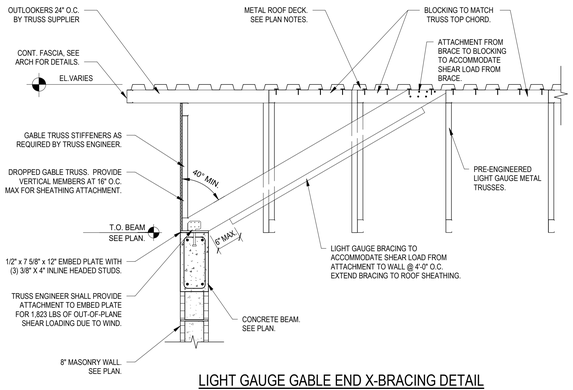
CONTROL JOINT (CJ)



ISOLATION JOINT (IJ)



CONSTRUCTION JOINT (KJ)



LIGHT GAUGE GABLE END X-BRACING DETAIL

SCALE: NTS

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TYPICAL DETAILS

CONTRACT DOCUMENTS QC

DATE: 10-26-2020
JOB NO: 190291-01
SHEET NO: S-3

ENGINEER OF RECORD
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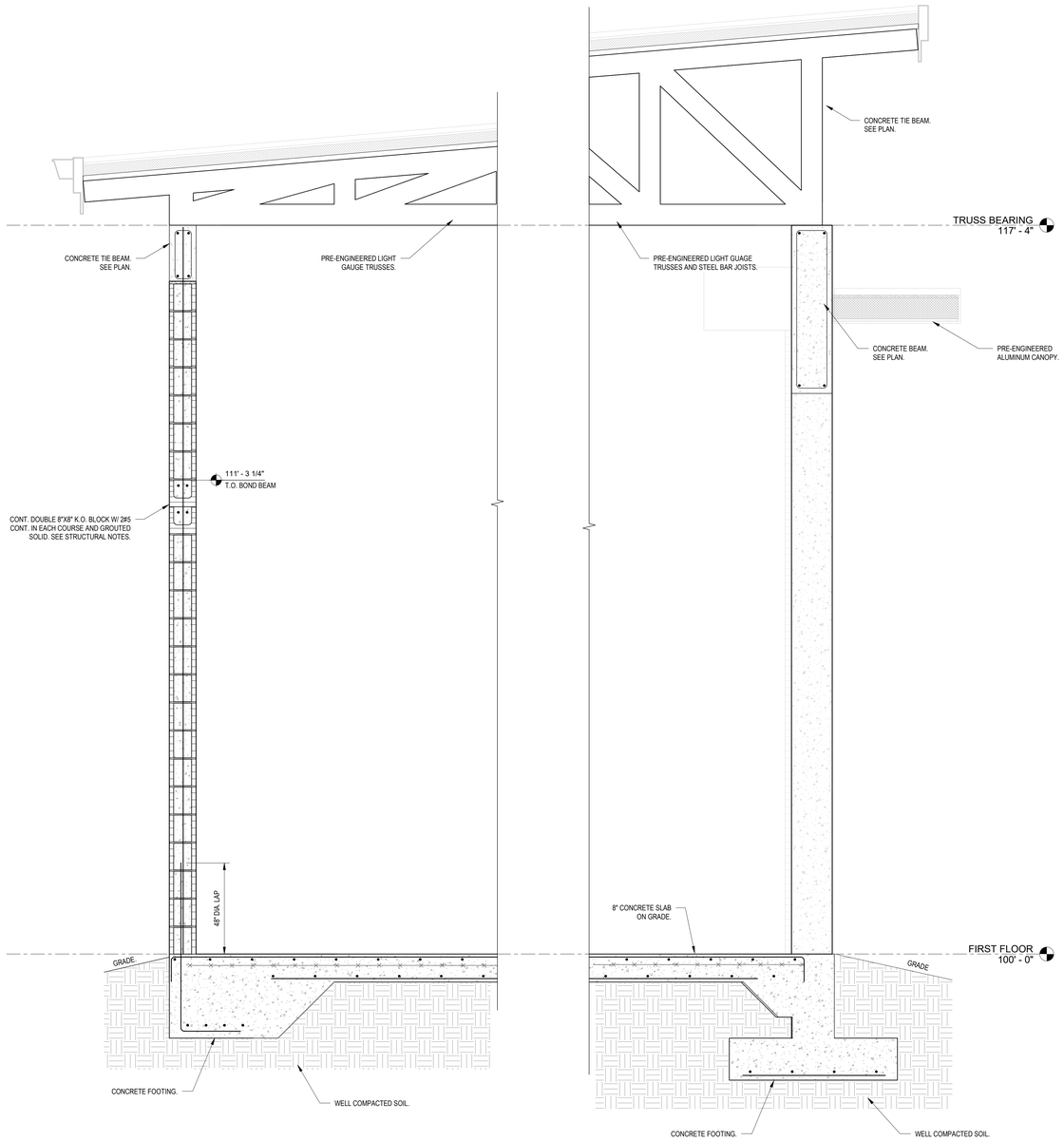
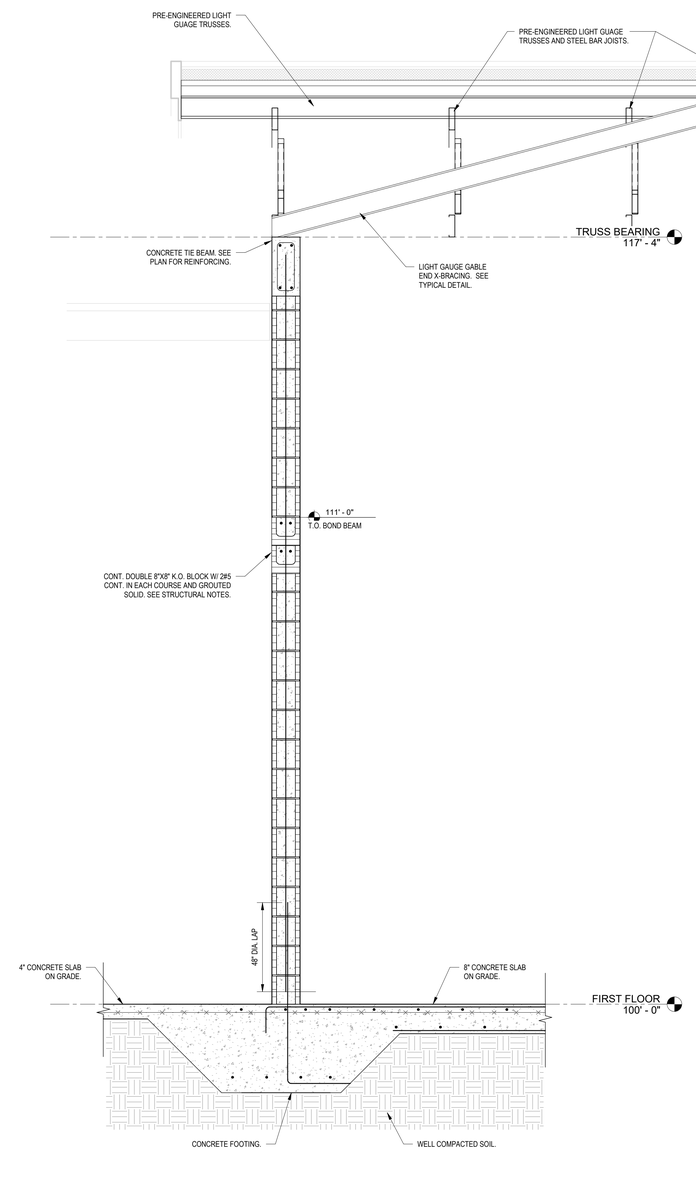


1 S-4 BUILDING SECTION
3/4" = 1'-0"



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

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THE CITY OF NORTH PORT
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US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:

BUILDING SECTIONS

CONTRACT DOCUMENTS QC

DATE: 10-26-2020
JOB NO: 190291-01
SHEET NO: S-4

ENGINEER OF RECORD
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FIRE PROTECTION SITE PLAN

CONSTRUCTION DOCUMENTS
DATE: 10-23-2020
JOB NO: 19029-01
SHEET NO: FP110

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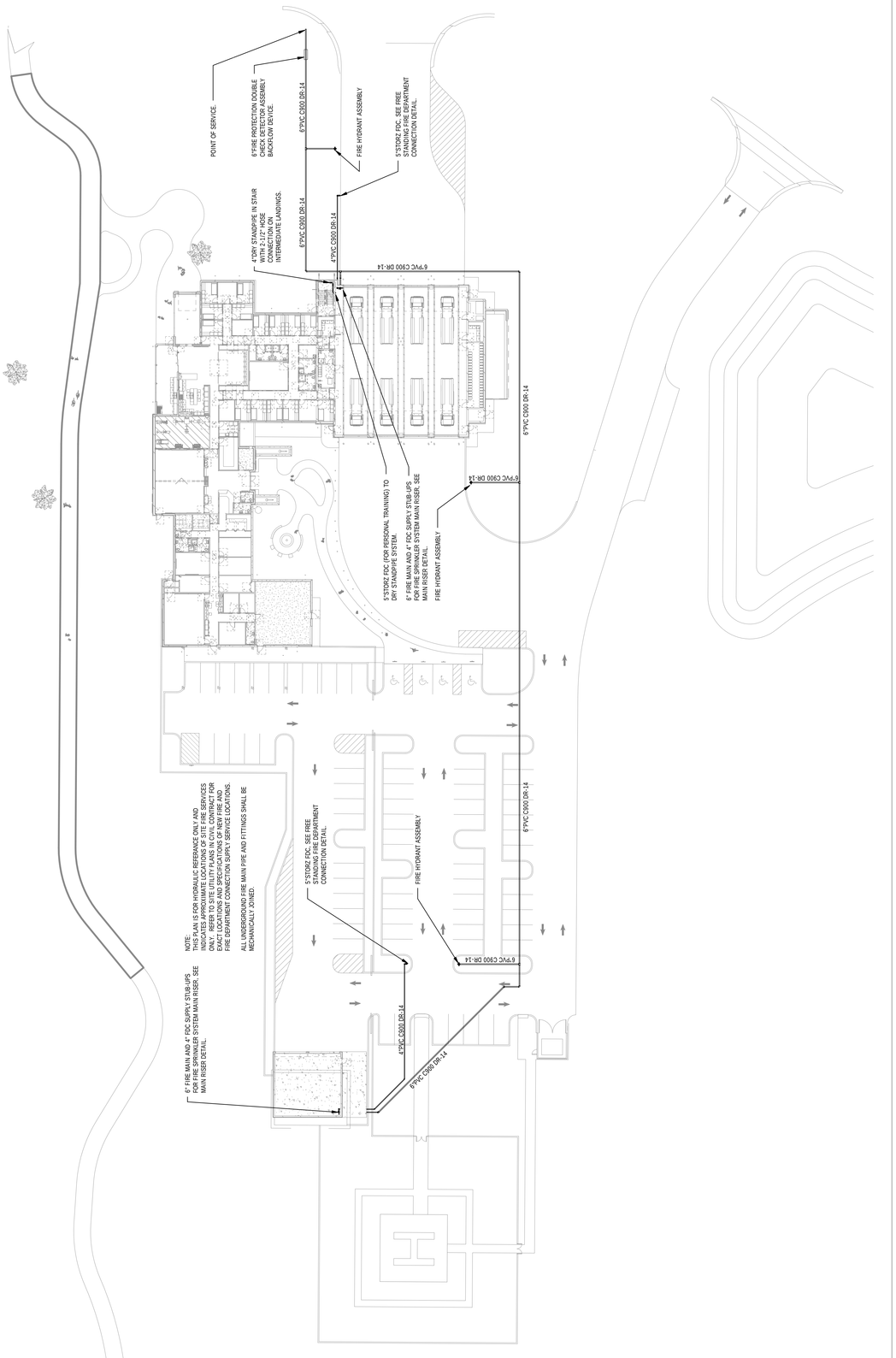

TRUE NORTH
PLAN NORTH

GARAGE BUILDING FIRE PROTECTION SITE PLAN
1" = 30'-0"

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FIRE PROTECTION PLAN

CONSTRUCTION DOCUMENTS
DATE: 10-23-2020
JOB NO: 19029-01
SHEET NO: FP111

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FAC 61G15 REQUIREMENTS AND SPECIFICATIONS
61G15-32.003 (1)
NATURE AND SCOPE OF WORK:
THE BUILDING DESIGNATED AS NORTH PORT FIRE STATION No. 86 GARAGE IS LOCATED WEST OF THE PROPOSED FIRE STATION WHICH IS AT THE SOUTEWEST CORNER OF U.S. 41 AND PRETO BLVD., NORTH PORT, FLORIDA, ZIP CODE 34293. THE PROPOSED BUILDING IS DESCRIBED AS FOLLOWS:

A NEW SINGLE STORY BUILDING OF TYPE IIB CONSTRUCTION, FIRE SPRINKLE PROTECTED THROUGHOUT AND ENCOMPASSING APPROXIMATELY 1,418 SQUARE FEET GROSS AREA. THE OCCUPANCY PER FBC CHAPTER 3 IS STORAGE GROUP S-2. THE OCCUPANCY PER NFPA 101 IS STORAGE.

THE OBJECTIVE IS TO PROVIDE A COMPLETE AND FUNCTIONAL FIRE PROTECTION SYSTEM IN ACCORDANCE WITH THE STATUTES OF FLORIDA AND THE FLORIDA BUILDING CODE. THE SYSTEM SHALL BE AN AUTOMATIC WET PIPE HYDRAULICALLY CALCULATED SYSTEM. THE DESIGN APPROACH EMPLOYED SHALL BE THE AREA DENSITY METHOD. SPRINKLERS USED THROUGHOUT THIS PROJECT SHALL BE QUICK RESPONSE TYPE ORDINARY TEMPERATURE CHARACTERISTIC (155°F PREFERRED) (EXCEPT WHERE A SPECIFIC HAZARD REQUIRES SPECIAL PROTECTION).

61G15-32.003 (2)
APPLICABLE CODES FOR ACCEPTANCE TESTING:
THE SYSTEM TESTING AND ACCEPTANCE SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING CODES AS WELL AS THE REQUIREMENTS OF LOCAL ORDINANCES AND THE AUTHORITY HAVING JURISDICTION.
A. NFPA 13 (2013), CHAPTER 10 UNDERGROUND PIPING TESTING AND ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING.
B. NFPA 13 (2013), CHAPTER 25 SYSTEMS ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TESTING CERTIFICATE FOR ABOVEGROUND PIPING.
C. THIS SPECIFICATION "PIPING SYSTEM LEAK TEST"

61G15-32.003 (3)
OCCUPANCY OF BUILDING IS INDICATED IN SECTION "NATURE AND SCOPE OF WORK" WITH DESCRIPTIONS FOR SPECIFIC HAZARDS AS FOLLOWS:
A. CONCEALED COMBUSTIBLE SPACES:
CONCEALED COMBUSTIBLE SPACES SHALL BE PROTECTED IN ACCORDANCE WITH NFPA 13 CHAPTER 8-14.1 "INSTALLATION REQUIREMENTS".

B. ELECTRICAL ROOMS:
SPRINKLERS SHALL NOT BE REQUIRED IN ELECTRICAL EQUIPMENT ROOMS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE ROOM IS DEDICATED TO ELECTRICAL EQUIPMENT ONLY.
2. ONLY DRY-TYPE ELECTRICAL EQUIPMENT IS USED.
3. EQUIPMENT IS INSTALLED IN A 2-HOUR FIRE-RATED ENCLOSURE INCLUDING PROTECTION FOR PENETRATIONS.
4. NO COMBUSTIBLE STORAGE IS PERMITTED TO BE STORED IN THE ROOM.

C. MECHANICAL ROOMS:
SHALL BE SPRINKLED IN ACCORDANCE WITH THE REQUIREMENTS OF ORDINARY HAZARD GROUP I OCCUPANCY. THESE ROOMS SHALL NOT BE USED FOR STORAGE PURPOSES.

D. WATER CURTAIN:
PROVIDE WATER CURTAIN FOR WINDOW OPENINGS (AS INDICATED ON PLAN) BETWEEN DINNING ROOM, BUNK 1, BUNK 2, AND SEAGRAVE ROOM AS PER NFPA 13 SECTION 8.14.4.4. WATER CURTAIN SPRINKLERS SHALL BE HYDRAULICALLY CALCULATED AS PER NFPA 13 11.2.3.1.8 (5).

E. SAFEGUARDING DURING CONSTRUCTION:
SAFEGUARDING FIRE PROTECTION DURING CONSTRUCTION SHALL BE PROVIDED WITH IN ACCORDANCE WITH NFPA 1 UNIFORM FIRE CODE SECTION 16.4.3. AND NFPA CHAPTER NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

61G15-32.003 (4)
APPLICABLE CODES:
A. THE FLORIDA BUILDING CODE 6TH EDITION (2017)
B. FLORIDA FIRE PREVENTION CODE 5TH EDITION (2014)
C. NFPA 1 UNIFORM FIRE CODE (2015)
D. NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2013)
E. NFPA 25 STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (2014)
F. NFPA 101 LIFE SAFETY CODE (2015)
G. LOCAL FIRE PREVENTION REQUIREMENTS

61G15-32.003 (5)
STRUCTURAL SUPPORT AND STRUCTURAL OPENING:
A. PIPING STRUCTURAL SUPPORT SHALL BE IN ACCORDANCE WITH NFPA 13 CH. 9 "HANGING, BRACING, AND RESTRAINT OF SYSTEM PIPING".
B. IT IS NOT ANTICIPATED THAT ANY ENGINEERED STRUCTURAL OPENINGS ARE TO BE REQUIRED TO FACILITATE THE SYSTEM DESCRIBED IN THESE DOCUMENTS. SHOULD THE FINAL SYSTEM LAYOUT DOCUMENTS REQUIRE ANY ENGINEERED OPENINGS THEY SHALL BE COORDINATED THROUGH THE ARCHITECT AT THAT TIME.
C. A COLLATERAL LOAD OF NO LESS THAN 5 PSF HAS BEEN PROVIDED FOR BUT NOT LIMITED TO HVAC, PLUMBING, ELECTRICAL AND FIRE SPRINKLER SYSTEMS HAS BEEN COORDINATED WITH THE STRUCTURAL ENGINEER, REFER TO STRUCTURAL ENGINEER PLANS FOR FURTHER INFORMATION AND INSTRUCTION.

61G15-32.003 (6)
DEVIATIONS FROM THESE DOCUMENTS:
IF THE CONTRACTOR DEVIATES FROM ANY OF THE REQUIREMENTS PROVIDED HEREIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION. CHANGES REQUIRED TO THESE DOCUMENTS AS A RESULT OF THE CONTRACTOR DEVIATIONS MAY BE CHARGED TO THE CONTRACTOR AT THE DISCRETION OF THE ENGINEER OF RECORD WITH NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL FULLY COORDINATE THE SYSTEM INSTALLATION WITH ALL OTHER TRADES. THE CONTRACTOR MUST TAKE ALL PROFESSIONAL AND LEGAL RESPONSIBILITY FOR THE DOCUMENTS, WHICH HE PREPARES AND IN NO WAY MAY EXEMPT HIMSELF FROM SUCH FULL RESPONSIBILITY.

61G15-32.003 (7)
SPRINKLER SYSTEM OPERATION:
THE FIRE SPRINKLER HEAD SHALL CONTAIN A GLASS BULB FILLED WITH FLUID THAT EXPANDS WHEN EXPOSED TO HEAT. WHEN THE RATED TEMPERATURE IS REACHED, THE FLUID EXPANDS SUFFICIENTLY TO SHATTER THE GLASS BULB, WHICH THEN ALLOWS THE SPRINKLER TO ACTIVATE AND FLOW WATER. THE FLOW SWITCH ON SYSTEM RISER SENSES THE FLOW OF WATER SENDING A SIGNAL TO THE FIRE ALARM CONTROL PANEL WHICH TRIGGERS THE GENERAL ALARM AND INITIATES THE NOTIFICATION PROCESS.

61G15-32.003 (8)
OWNER'S INTENDED USE AND FIRE SUPPRESSION:
REFER TO INFORMATION INDICATED ABOVE UNDER 61G15-32.003 (1), "NATURE AND SCOPE OF WORK" SECTION.

61G15-32.003 (9)
SPRINKLER SYSTEM ELECTRICAL:
THE FIRE SPRINKLER CONTRACTOR SHALL TAKE A PROACTIVE ROLE IN COORDINATING POWER REQUIREMENTS AND CONNECTION LOCATIONS OF ALL ELECTRICAL COMPONENTS OF THE FIRE SPRINKLER SYSTEM WITH RESPECTIVE TRADES.

61G15-32.004 (1)
WATER BASED FIRE SPRINKLER SYSTEM SHALL BE AN AUTOMATIC WET SPRINKLER SYSTEM AS SPECIFIED HEREIN.

61G15-32.004 (2)
DESIGN INFORMATION:
A. THE POINT OF SERVICE IS THE POINT AT WHICH THE UNDERGROUND PIPING FOR THE SPRINKLER SYSTEM, USING WATER AS THE EXTINGUISHING AGENT, IS USED EXCLUSIVELY FOR THE SPRINKLER SYSTEM, SEE LOCATION INDICATED ON THE FIRE PROTECTION SITE PLAN.

B. REFER TO 61G15-32.003 (4), "APPLICABLE CODES" SECTION ABOVE FOR STANDARDS TO BE APPLIED AND ANALYSIS INDICATED BELOW:

C. REFER TO "NATURE AND SCOPE OF WORK" SECTION ABOVE AND DESIGN APPROACH ANALYSIS BELOW FOR CLASSIFICATIONS OF OCCUPANCY HAZARD.

D. BUILDING DESIGN APPROACH ANALYSIS:
BUILDING ANALYSIS (GARAGE):
BUILDING DESIGN CRITERIA: SHALL BE DESIGNED ACCORDING TO NFPA 13
1. CLASSIFICATION OF OCCUPANCIES AND COMMODITIES: ORDINARY HAZARD GROUP 1
2. SYSTEM COMPONENTS AND HARDWARE:
a. TEMPERATURE CLASSIFICATION: ORDINARY
b. SPRINKLER DISCHARGE CHARACTERISTICS: 8.0 K-FACTOR
3. INSTALLATION REQUIREMENTS: STANDARD COVERAGE UPRIGHT AND PENDENT SPRINKLERS
a. MINIMUM DISTANCE BETWEEN SPRINKLERS 6'
b. MAXIMUM DISTANCE BETWEEN SPRINKLERS 15'
c. MAXIMUM PROTECTION AREA 130 SQUARE FEET
4. DESIGN APPROACHES:
a. DESIGN METHOD: ROOM DESIGN, DENSITY/AREA
b. OCCUPANCY CLASSIFICATION: ORDINARY HAZARD
c. MINIMUM DENSITY (GPM/FT^2): 0.15
d. AREA OF SPRINKLER OPERATION (FT^2): 1,500
e. HOSE STREAM ALLOWANCE (GPM): 250

A. CHARACTERISTIC OF WATER SUPPLY:
A NEW 6" UNDERGROUND FIRE MAIN SHALL BE STUBBED INTO THE GARAGE ON THE SOUTHWEST SIDE OF THE BUILDING. THE BUILDING FIRE SERVICE SHALL CONNECT TO A NEW 6" SITE FIRE MAIN WHICH IS SUPPLIED THROUGH A 6" SITE FIRE BACKFLOW PREVENTION DEVICE. THE NEW 6" FIRE SERVICE IS SUPPLIED BY AN EXISTING 12" CIRCULATING WATER MAIN LOCATED ON PRETO BLVD., EAST OF THE SITE.

UNDERGROUND FIRE SERVICE MAIN:
ALL UNDERGROUND FIRE PIPING SHALL BE INSTALLED AND TESTED PER NFPA 13 AND 24 BY A CONTRACTOR (REFERRED TO HEREIN AS "SITE CONTRACTOR") THAT IS LICENSED AND INSURED FOR THE INSTALLATION OF UNDERGROUND FIRE MAINS (CLASS 1, 2, OR 5 LICENSE). IF THE UNDERGROUND FIRE MAIN IS INSTALLED BY A SITE CONTRACTOR THAT IS NOT THE FIRE SPRINKLER SYSTEM CONTRACTOR FOR THIS PROJECT, THAN IT SHALL BE THE RESPONSIBILITY OF THE FIRE SPRINKLER CONTRACTOR TO COORDINATE WITH THE SITE CONTRACTOR FOR THE FINAL LOCATION OF THE FIRE SPRINKLER RISER STUB-UP SERVICING THE BUILDING. THE FIRE SPRINKLER CONTRACTOR SHALL INCLUDE IN HIS BID THE COST RELATED TO THE SITE CONTRACTOR EXTENDING THE UNDERGROUND FIRE MAIN FROM THE POINT SHOWN ON THE CIVIL PLANS TO THE FINAL STUB-UP LOCATION AS COORDINATED BETWEEN THE FIRE SPRINKLER CONTRACTOR AND SITE CONTRACTOR. THE TESTING OF THE UNDERGROUND PIPING SYSTEM TO THE STUB-UP FLANGE (SEE DETAIL ON SHEET FP104) SHALL BE ACCOMPLISHED BY THE SITE CONTRACTOR.

WATER SUPPLY ANALYSIS:
ESTIMATED VOLUME REQUIRED FOR PROPER SYSTEM OPERATION IN GARAGE

ESTIMATED MAXIMUM PROTECTION AREA PER SPRINKLER (SQ FT):	130
ASSUMING A K-FACTOR OF:	8.0
MINIMUM OPERATING PRESSURE OF HMD SPRINKLER (PSI):	7.0 MIN.
REQUIRED NUMBER OF CALCULATED SPRINKLERS:	12
MINIMUM SPRINKLER FLOW (GPM):	225
HOSE STREAM ALLOWANCE (GPM):	250
ESTIMATED TOTAL FIRE FLOW (GPM):	475

ESTIMATED REQUIRED PRESSURE:

LOSS OF PSI FROM HEIGHT OF HMD (PSI):	10.4 (21' + 3')
BACKFLOW LOSS (PSI):	15
HMD REQ. RESIDUAL (PSI):	7 MIN.
SAFETY MARGIN:	10%
REQUIRED MIN. PRESSURE (PSI):	36.0
PRESSURE AVAILABLE AT TOTAL FIRE FLOW (PSI):	XX.X
EXCESS UTILITY PRESSURE AVAILABLE (PSI):	XX.X

B. FIRE HYDRANT FLOW DATA:
FIRE FLOW CALCULATIONS HAVE BEEN BASED UPON A STATIC PRESSURE OF 50 PSI AND A RESIDUAL PRESSURE OF 20 PSI AT A FLOW OF 1,000 GPM. FIRE FLOW DATA SHALL BE REQUESTED AND RECEIVED BY THE FIRE SPRINKLER CONTRACTOR PRIOR TO PROCEEDING WITH THE SHOP DRAWING DESIGN AND INSTALLATION. FLOW TEST SHALL BE PERFORMED PER THE REQUIREMENTS OF NFPA 291, NOTIFY THE ENGINEER IMMEDIATELY IF FLOW AND PRESSURES OBTAINED ARE BELOW THOSE CONTAINED IN THIS PARAGRAPH.

C. REFER TO FIRE SPRINKLER SYSTEM MAIN RISER DETAIL FOR SYSTEM CHECK VALVE(S), ZONE VALVE(S), AND FLOW SWITCH(ES).

D. MICROBIAL INDUCED CORROSION (MIC) PREVENTION:
THE LOCAL AUTHORITY AND REPRESENTATIVES OF THE LOCAL UTILITY DEPARTMENT HAVE NOT INDICATED THAT MICROBIAL INDUCED CORROSION (MIC) IS A PROBLEM ASSOCIATED WITH THE LOCAL WATER SUPPLIES. OWNER SHOULD HAVE PUBLIC WATER SERVICE TO THE SITE TESTED BY A QUALIFIED WATER TREATMENT COMPANY AND / OR LABORATORY FAMILIAR MICROBIAL INDUCED CORROSION (MIC) CAUSING ORGANISMS PRIOR CONNECTING THE BUILDING FIRE SPRINKLER SYSTEM TO THE PUBLIC UTILITY SERVICE. SHOULD ANY EVIDENCE OF MIC BE DISCOVERED THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY AND THE FIRE SPRINKLER CONTRACTOR SHALL PROVIDE MONITORING STATIONS WITH SHUT-OFF VALVES AND CORROSION COUPONS ON THE SYSTEM MAIN RISER DOWNSTREAM OF THE SYSTEM MAIN CHECK VALVE AND DOWNSTREAM OF EACH ZONE (FLOOR) CONTROL STATION AND / OR WHERE REQUIRED BY MONITORING STATION MANUFACTURER. SPRINKLER SYSTEM PIPING SHALL BE MONITORED MONTHLY FOR THE FIRST YEAR FOLLOWING THE CONNECTION OF THE SPRINKLER SYSTEM TO THE LOCAL UTILITY SERVICE. WHERE MONITORING OF THE SYSTEM SHOWS NO SIGNS OF MIC THE OWNER MAY CHOOSE TO ADJUST THE MONITORING SCHEDULE NO MORE THEN EVERY SIX (6) MONTHS. THE OWNER MAY ALSO CHOOSE TO ADJUST THE MONITORING SCHEDULE WHEN WATER SAMPLE TESTING HAS BEEN PERFORMED BY A LABORATORY FAMILIAR WITH MIC DETECTION, TREATMENT AND MONITORING AND THE TESTING LABORATORY PROVIDES WRITTEN DIRECTION BASED ON SAID TESTING.

E. BACKFLOW PREVENTOR AND METERING:
REFER TO BACKFLOW PREVENTOR DETAIL AND SPECIFICATION IN THIS DOCUMENT.

F. FIRE PROTECTION SYSTEM COMPONENTS:
THE SPRINKLER SYSTEM SHALL CONSIST OF, BUT MAY NOT BE LIMITED TO THE FOLLOWING:
1. A NEW SITE BACKFLOW PREVENTION DEVICE OF THE TYPE APPROVED BY THE LOCAL PUBLIC UTILITY (DOUBLE CHECK VALVE AND DETECTOR ASSEMBLY).
2. A NEW CONNECTION TO CITY OF NORTH PORT PUBLIC UTILITY WATER MAIN, ASSOCIATED UNDERGROUND PIPING TO CONNECT THE SITE BACKFLOW PREVENTION DEVICE AND BUILDING SYSTEM RISER(S).
3. A NEW FREE STANDING FIRE DEPARTMENT CONNECTION PROVIDED ON SITE IN ACCORDANCE WITH NFPA 13.
4. A NEW FIRE SPRINKLER SYSTEM RISER AS DESCRIBED IN THE NFPA CHAPTER 13 INCLUDING PRESSURE GAUGES, TEST AND DRAIN VALVE, CHECK VALVE, WATER FLOW ALARM DEVICE AND CONTROL VALVE(S).
5. INSPECTORS' TEST STATION(S) AND SYSTEM DRAIN(S) AS REQUIRED TO COMPLETE THE SYSTEM.
6. ASSOCIATED MAIN, CROSS MAIN, BRANCH, AND OTHER PIPING AND FITTINGS.
7. NECESSARY FLOW ALARMS AND TAMPER SWITCH(ES) TO MONITOR AND ALARM A FIRE OR OTHER EMERGENCY CONDITION.
8. SYSTEM CONTROL VALVE, CHECK VALVES, RELIEF VALVES, PRESSURE GAGES AND ALL REQUIRED DEVICES FOR FULLY FUNCTIONAL WET PIPE SYSTEM CONFORMING TO NFPA 13 CHAPTER 7.

K. FIRE PUMP:
NOT REQUIRED FOR THIS PROJECT.

L. STORAGE TANK:
NOT REQUIRED FOR THIS PROJECT.

M. OWNER'S CERTIFICATE:
NOT REQUIRED FOR THIS PROJECT.

61G15-32.004 (3)
REFER TO 61G15-32.003 (6), "DEVIATIONS FROM THESE DOCUMENTS" INDICATED AS PART OF THIS DOCUMENT.

FIRE PROTECTION SYSTEMS SPECIFICATION:
PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ARCHITECTURAL DIVISION SPECIFICATION SECTIONS, APPLY TO WORK OF THIS SECTION.

B. THIS SECTION IS A DIVISION-22 PLUMBING SECTION, AND IS A PART OF EACH DIVISION-22 SECTION MAKING REFERENCE TO PLUMBING SYSTEM VALVE SPECIFIED HEREIN.

1.2 SUMMARY
A. EXTENT OF FIRE PROTECTION WORK IS INDICATED ON DRAWINGS, SCHEDULES, AND BY THE REQUIREMENTS OF THIS SECTION.

B. THE PURPOSE OF THIS PLAN IS TO IMPLEMENT THE REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE (FAC) 61G15-32.003 AND 61G15-32.004.

C. THIS PLAN CONSTITUTES THE "FIRE PROTECTION SYSTEM ENGINEERING DOCUMENT" MANDATED BY F.A.C. 61G15-32.002(5) TO BE SUBMITTED WITH THE GENERAL CONSTRUCTION DOCUMENTS. THIS DOCUMENT CONTAINS PERFORMANCE CRITERIA, WATER SUPPLY ANALYSIS AND OTHER MATERIAL OR REPRESENTATIONS THAT SET FORTH THE OVERALL DESIGN REQUIREMENTS AND DIRECTION FOR THE CONTRACTOR TO PROVIDE LAYOUT/WORKING DRAWINGS FOR SEPARATE PERMIT SUBMISSION FOR PUBLIC OR PRIVATE FIRE PROTECTION SYSTEMS.

D. REFER THE CIVIL ENGINEER SPECIFICATIONS FOR FIRE PROTECTION PIPNG AND APPURTENANCES EXTERIOR TO BUILDING; NOT WORK OF THIS SECTION.

E. REFER TO ARCHITECTURAL SPECIFICATION SECTIONS FOR FIRE EXTINGUISHERS, FIRE EXTINGUISHER CABINETS, AND ACCESSORIES; NOT WORK OF THIS SECTION.

1.3 SUBMITTALS
A. SHOP DRAWINGS:
1. THE CONTRACTOR SHALL PREPARE WORKING PLAN DRAWINGS MEETING THE MINIMUM REQUIREMENTS AS STIPULATED IN NFPA 13 FOR WORKING PLANS. THE CONTRACTOR'S WORKING PLANS, INCLUDING HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO REVIEW BY THE AGENCIES HAVING JURISDICTION.

2. THE SELECTED FIRE PROTECTION CONTRACTOR (REFERRED TO HEREIN AS THE "CONTRACTOR") SHALL PREPARE AND PROVIDE "FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS" AS MANDATED BY F.A.C. 61G15-32.002(6) (I.E. WORKING DRAWINGS) AND IN ACCORDANCE WITH NFPA-13 REQUIREMENTS. THE LAYOUT/WORKING DRAWINGS SHALL INCLUDE HYDRAULIC CALCULATIONS, CATALOG INFORMATION ON STANDARD PRODUCTS, AND OTHER CONSTRUCTION DATA PREPARED BY THE LICENSED CONTRACTOR THAT PROVIDE DETAILS ON THE LOCATION OF RISERS, CROSS MAINS, BRANCH LINES, SPRINKLER HEADS, SIZING OF PIPE, HANGER LOCATIONS, AND ALSO SHALL SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION OF THE FIRE PROTECTION SYSTEM. THE LAYOUT/WORKING DOCUMENTS SHALL BE BASED UPON THE ENGINEERING DIRECTION PROVIDED HEREIN AND SHALL REQUIRE NO ADDITIONAL ENGINEERING INPUT.

3. IF THE CONTRACTOR DEVIATES FROM ANY OF THE REQUIREMENTS PROVIDED HEREIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION. THE CONTRACTOR SHALL FULLY COORDINATE THE SYSTEM INSTALLATION WITH ALL OTHER TRADES. THE CONTRACTOR MUST TAKE ALL PROFESSIONAL AND LEGAL RESPONSIBILITY FOR THE DOCUMENTS, WHICH HE PREPARES AND IN NO WAY MAY EXEMPT HIMSELF FROM SUCH FULL RESPONSIBILITY. THE WORKING DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW. THE ENGINEER OF RECORD SHALL SHOP STAMP THE WORKING DRAWINGS INDICATING THE FIRE SYSTEM DESIGN MEETS THE INTENT OF THE ORIGINAL DESIGN. THE CONTRACTOR SHALL SUBMIT THE REVIEWED SHOP DRAWINGS TO THE APPROPRIATE AUTHORITIES HAVING JURISDICTION FOR SEPARATE PERMIT AND TO BE USED BY THE AUTHORITY FOR SUBSEQUENT INSPECTIONS. IF THE LOCAL AUTHORITY HAVING JURISDICTION REQUIRES THE WORKING DRAWINGS TO BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND INCLUDE THE ESTIMATED TIME AND COST FOR PRODUCTION OF SAID DOCUMENTS IN HIS CONSTRUCTION BID.

4. ALTERNATELY:
THE LICENSED CONTRACTOR MAY REQUEST A CHANGE TO THE "ENGINEER OF RECORD" BY WRITING A CERTIFIED LETTER TO THIS OFFICE REQUESTING A CHANGE TO THE ENGINEER OF HIS CHOICE TO SERVE AS A SUCCESSOR PROFESSIONAL ENGINEER, IN ACCORDANCE WITH F.A.C. 61G15-27.001. IF THE CONTRACTOR DEVIATES FROM ANY OF THE REQUIREMENTS PROVIDED HEREIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION. THE SUCCESSOR ENGINEER MUST TAKE ALL PROFESSIONAL AND LEGAL RESPONSIBILITY FOR THE DOCUMENTS, WHICH HE PREPARES AND IN NO WAY MAY EXEMPT HIMSELF FROM SUCH FULL RESPONSIBILITY. NO REVIEW OF THE SUCCESSOR ENGINEER'S DOCUMENTS WILL BE REVIEWED BY THIS OFFICE.

5. WORKING PLAN DRAWINGS SHALL BE TO A SCALE NO LESS THAN THE DRAWING SCALE OF THE ORIGINAL FIRE PROTECTION CONTRACT DOCUMENTS.

B. PRODUCT DATA: INCLUDING BODY MATERIAL, VALVE DESIGN, PRESSURE AND TEMPERATURE CLASSIFICATION, END CONNECTION DETAILS, SEATING MATERIALS, TRIM MATERIAL AND ARRANGEMENT, DIMENSIONS AND REQUIRED CLEARANCES, AND INSTALLATION INSTRUCTIONS.

C. CONTRACT CLOSEOUT INFORMATION:
1. OPERATING AND MAINTENANCE DATA.
2. OWNER INSTRUCTION REPORT.
3. TEST REPORTS:
a. CERTIFICATION THAT TEST AS INDICATED IN THE SECTIONS PART 3 PARAGRAPH "FIELD QUALITY CONTROL" HAVE BEEN SUCCESSFULLY COMPLETED AND APPROVED BY AUTHORITIES HAVING JURISDICTION.
4. RECORD DRAWINGS.
5. EXTRA MATERIALS.

1.4 QUALITY ASSURANCE
A. SINGLE SOURCE RESPONSIBILITY: WHEN TWO OR MORE ITEMS OF SAME MATERIAL OR EQUIPMENT ARE REQUIRED THEY SHALL BE OF THE SAME MANUFACTURER. PROVIDE PRODUCTS WHICH ARE COMPATIBLE WITHIN SYSTEMS AND OTHER CONNECTED ITEMS.

B. SYSTEM STANDARDS:
1. REFER TO L61G15-32.003 (4), "APPLICABLE CODES" SECTION.

C. DESIGN CRITERIA:
1. USE ONLY NEW MATERIAL, FREE OF DEFECTS, RUST AND SCALE, AND MEETING THE LATEST REVISION OF ASTM SPECIFICATIONS AS LISTED IN THIS SPECIFICATION.
2. CONSTRUCT ALL PIPING SYSTEMS FOR THE HIGHEST PRESSURES AND TEMPERATURES IN THE RESPECTIVE SYSTEM BUT NOT LESS THAN 175 PSIG.
3. WHERE WELD FITTINGS OR MECHANICAL GROOVED FITTINGS ARE USED, USE ONLY LONG RADIUS ELBOWS HAVING A CENTERLINE RADIUS OF 1.5 PIPE DIAMETERS.
4. PROVIDE COMPLETE FIRE PROTECTION SYSTEMS AS INDICATED AND AS REQUIRED BY LOCAL AUTHORITIES.
5. WHERE THERE IS CONFLICT BETWEEN LOCAL AUTHORITY REQUIREMENTS OR OTHER STANDARDS AGENCY REQUIREMENTS AND THESE DRAWINGS AND SPECIFICATIONS, REQUIREMENTS OF STANDARDS AGENCIES OF LOCAL AUTHORITIES SHALL GOVERN.
6. DESIGN AND INSTALL ENTIRE SYSTEM IN ACCORDANCE WITH INDICATED CODES, STANDARDS AND REGULATIONS.
7. CONTRACTOR SHALL HYDRAULICALLY CALCULATE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, BASED ON HAZARD(S) ENCOUNTERED.
8. DRAWINGS ARE DIAGRAMMATIC ONLY TO INDICATE ROOM/AREAS OF SPRINKLER PROTECTION AND PIPING CLEARANCES WHEN APPROPRIATE.
9. REROUTING OF PIPE AND ADDITION, DELETION OR RELOCATION OF SPRINKLERS MAY BE NECESSARY.
10.SUBMIT PROPOSED LAYOUT AND FLOW CALCULATIONS FOR LOCAL FIRE AUTHORITY'S APPROVAL PRIOR TO SHOP (WORKING) DRAWINGS SUBMITTAL.
11. COORDINATE SPRINKLER LOCATIONS WITH CEILING LAYOUTS. SPRINKLERS SHALL BE INSTALLED IN THE CENTER OF CEILING TILES.

D. HAZARD CLASS:
1. MAJOR PORTION OF BUILDING IS CLASSIFIED ORDINARY HAZARD GROUP 1 FOR SPRINKLER PROTECTION.

E. MANUFACTURER'S QUALIFICATIONS:
1. FIRMS REGULARLY ENGAGED IN THE MANUFACTURER OF FIRE PROTECTION PRODUCTS, OF TYPES, MATERIALS, AND SIZES REQUIRED, WHOSE PRODUCTS HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR NOT LESS THAN 5 YEARS.

F. INSTALLER QUALIFICATIONS:
1. FIRM WITH AT LEAST 3 YEARS OF SUCCESSFUL INSTALLATION EXPERIENCE ON PROJECTS WITH FIRE PROTECTION WORK SIMILAR TO THAT REQUIRED FOR PROJECT.
2. USE WORKMEN SKILLED IN THIS TRADE.

G. DELIVERY, STORAGE, AND HANDLING:
1. PROMPTLY INSPECT SHIPMENTS TO INSURE THAT THE MATERIAL IS UNDAMAGED AND COMPLIES WITH SPECIFICATIONS.
2. COVER PIPE TO PREVENT CORROSION OR DETERIORATION WHILE ALLOWING SUFFICIENT VENTILATION TO AVOID CONDENSATION. DO NOT STORE MATERIALS DIRECTLY ON GRADE. PROTECT PIPE, TUBE, AND FITTING ENDS SO THEY ARE NOT DAMAGED. WHEN END CAPS ARE PROVIDED OR SPECIFIED, TAKE PRECAUTIONS SO THE CAPS REMAIN IN PLACE. PROTECT FITTINGS, FLANGES, AND UNITS BY STORAGE INSIDE OR BY DURABLE, WATERPROOF, AND ABOVE GROUND PACKAGING.
3. OFF-SITE STORAGE AGREEMENTS WILL NOT RELIEVE THE CONTRACTOR FROM USING PROPER STORAGE TECHNIQUES.
4. STORAGE AND PROTECTION METHODS MUST ALLOW INSPECTION TO VERIFY PRODUCTS.

H. WELDER QUALIFICATIONS:
1. WELDING PROCEDURES, WELDERS, AND WELDING OPERATORS FOR ALL BUILDING SERVICE PIPING TO BE IN ACCORDANCE WITH CERTIFIED WELDING PROCEDURES OF THE NATIONAL CERTIFIED PIPE WELDING BUREAU AND SECTION 927.5 OF ASME B31.9 BUILDING SERVICES PIPING OR AWS 10.9 QUALIFICATION OF WELDING PROCEDURES AND WELDERS FOR PIPING AND TUBING. BEFORE ANY METALLIC WELDING IS PERFORMED, CONTRACTOR TO SUBMIT HIS STANDARD WELDING PROCEDURE SPECIFICATION TOGETHER WITH THE PROCEDURE QUALIFICATION RECORD AS REQUIRED BY SECTION 927.6 OF ASME B31.9 BUILDING SERVICES PIPING.

2. THE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO TEST THE WORK OF ANY WELDER EMPLOYED ON THE PROJECT, AT THE OWNER'S EXPENSE. IF THE WORK OF THE WELDER IS FOUND TO BE UNSATISFACTORY, THE WELDER SHALL BE PREVENTED FROM DOING FURTHER WELDING ON THE PROJECT AND ALL DEFECTIVE WELDS REPLACED.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING FIRE SPRINKLER SYSTEM PIPING, SPRINKLERS, FITTINGS, VALVES, COMPONENTS, AND ACCESSORIES WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
1. RELIABLE
2. VIKING CORP.
3. TYCO FIRE
4. GRINNELL CORP.
5. GLOBE FIRE EQUIPMENT CO.
6. STAR SPRINKLER CORP.

2.2 FIRE PROTECTION PIPING

A. BLACK STEEL PIPE: WELDED AND SEAMLESS, TYPE F, GRADE A, ASTM A53; BLACK WELDED AND SEAMLESS STEEL PIPE FOR FIRE PROTECTION USE, TYPE F, ASTM A795; ELECTRIC RESISTANCE WELDED STEEL PIPE, GRADE A, ASTM A135.

B. FITTINGS: 2" AND UNDER - CAST IRON THREADED FITTINGS, CLASS 125 OR 250, ASTM A126/ANSI B16.4. MALLEABLE IRON THREADED FITTINGS, CLASS 150 OR 300, ASTM A197/ANSI B16.3. STANDARD WEIGHT SEAMLESS CARBON STEEL WELD FITTINGS, ASTM A234 GRADE, ANSI B16.9. MECHANICAL GROOVED FITTINGS WITH EPDM GASKETS, ASTM A536 DUCTILE IRON, ASTM A47 MALLEABLE IRON OR ASTM A53 FABRICATED STEEL.

C. WELDING MATERIALS: COMPLY WITH SECTION II, PART C, ASME BOILER AND PRESSURE VESSEL CODE FOR WELDING MATERIALS.

D. FINISH: HOT DIPPED ZINC COATED (GALVANIZED) FINISH ON PIPING AND FITTINGS SHALL BE USED IN DRY SPRINKLER OR COMBINED PIPE SYSTEMS, PRE-ACTION SYSTEMS, PIPING EXPOSED TO WEATHER AND PIPING EXPOSED TO CORROSIVE ENVIRONMENTS WHERE INDICATED. THREAD OR CUT GROOVE HOT DIPPED ZINC COATED PIPE ENDS FOR FITTING CONNECTIONS. INDOOR DRY STANDPIPE SYSTEMS SUPPLIED BY A FIRE DEPT. CONNECTION ONLY MAY BE BLACK STEEL PIPING AND FITTINGS.

E. COPPER PIPE: TYPE L COPPER WATER TUBE, H (DRAWN) TEMPER, ASTM B88; WITH CAST COPPER PRESSURE FITTINGS, ANSI B16.18; WROUGHT COPPER PRESSURE FITTINGS, ANSI B16.22; COPPER PHOSPHOROUS BRAZING ALLOY, AWS A5.8 BCUP. MECHANICALLY FORMED BRAZED TEE CONNECTIONS MAY BE USED IN LIEU OF SPECIFIED TEE FITTINGS FOR BRANCH TAKEOFFS UP TO ONE-HALF (1/2) THE DIAMETER OF THE MAIN.

2.3 UNIONS AND FLANGES

A. 2" AND SMALLER STEEL: ASTM A197/ANSI B16.3 MALLEABLE IRON UNIONS WITH BRASS SEATS. USE BLACK MALLEABLE IRON ON BLACK STEEL PIPING AND GALVANIZED MALLEABLE IRON ON GALVANIZED STEEL PIPING.

B. 2" AND SMALLER COPPER: ANSI B16.18 CAST BRONZE UNION COUPLING OR ANSI B15.24 CLASS 150 CAST BRONZE FLANGES.

C. 2½" AND LARGER STEEL: ASTM A181 OR A105, CLASS 150, GRADE 1 HOT FORGED STEEL FLANGES OF THREADED, WELDING NECK, OR SLIP-ON PATTERN ON BLACK STEEL AND THREADED ONLY ON GALVANIZED STEEL. ANSI B16.1 OR ANSI B16.5, CLASS 150 CAST IRON THREADED FLANGES. USE RAISED FACE FLANGES ANSI B16.5 FOR MATING WITH OTHER RAISED FACE FLANGES OR EQUIPMENT WITH FLAT RING OR FULL FACE GASKETS. USE ANSI B16.1 FLAT FACE FLANGES WITH FULL FACE GASKETS FOR MATING WITH OTHER FLAT FACE FLANGES ON EQUIPMENT.

D. 2½" AND LARGER COPPER: ANSI B16.24, CLASS 150 CAST BRONZE FLANGES WITH RAISED FACE.

2.4 MECHANICAL GROOVED PIPE CONNECTIONS
A. MECHANICAL GROOVED PIPE COUPLINGS AND FITTINGS, ASTM F1476, AS MANUFACTURED BY VICTAULIC, ANVIL OR STAR FITTINGS MAY BE USED WITH STEEL PIPE. MECHANICAL GROOVED COMPONENTS AND ASSEMBLIES TO BE RATED FOR MINIMUM 175 PSI WORKING PRESSURE UNLESS NOTED OTHERWISE.

B. ALL MECHANICAL GROOVED PIPE MATERIAL INCLUDING GASKETS, COUPLINGS, FITTINGS AND FLANGE ADAPTERS TO BE FROM THE SAME MANUFACTURER.

C. COUPLINGS AND FITTINGS TO BE MALLEABLE IRON, ASTM A47, OR DUCTILE IRON A536 WITH PAINTED FINISH. FITTINGS USED ON GALVANIZED STEEL PIPE TO HAVE GALVANIZED FINISH, ASTM A153.

D. GASKETS TO BE EPDM, ASTM D2000. GASKETS FOR DRY SYSTEMS TO BE FLUSH SEAL DESIGN. HEAT TREATED CARBON STEEL OVAL NECK TRACK BOLTS AND NUTS, ASTM A-183, WITH ZINC ELECTROPLATED FINISH.

E. FLANGE ADAPTERS TO BE DUCTILE IRON, ASTM A536; EXCEPT AT LUG TYPE BUTTERFLY VALVES WHERE STANDARD THREADED FLANGES SHALL BE USED.

2.5 SPRINKLER HEADS
A. MANUFACTURER: SPRINKLER HEAD MODEL NUMBERS ESTABLISH TYPE AND STYLE OF HEAD. PRODUCTS OF THE FOLLOWING MANUFACTURERS DETERMINED TO BE EQUAL BY THE ARCHITECT/ENGINEER WILL BE ACCEPTED: CENTRAL SPRINKLER CORPORATION, TYCO, RELIABLE, STAR SPRINKLER, VICTAULIC AND VIKING.

B. FUSIBLE LINK OR GLASS BULB TYPE, CAST BRASS OR BRONZE CONSTRUCTION. PROVIDE HEADS WITH NOMINAL 1/2" DISCHARGE ORIFICE EXCEPT WHERE GREATER THAN NORMAL DENSITY REQUIRES LARGE ORIFICE.

C. SELECT FUSIBLE LINK OR GLASS BULB TEMPERATURE RATING TO NOT EXCEED MAXIMUM AMBIENT TEMPERATURE RATING ALLOWED UNDER NORMAL CONDITIONS AT INSTALLED LOCATION. PROVIDE ORDINARY TEMPERATURE (155 DEGREE) FUSIBLE LINK OR GLASS BULB TYPE EXCEPT AT SKYLIGHTS, SEALED DISPLAY WINDOWS, UNVENTILATED ATTICS AND ROOF SPACES, OVER COOKING EQUIPMENT, ADJACENT TO DIFFUSERS, UNIT HEATERS, UNINSULATED HEATING PIPES OR DUCTS, MECHANICAL ROOMS, STORAGE ROOMS, OR WHERE OTHERWISE INDICATED.

D. PROVIDE QUANTITY OF SPARE HEADS AS NOTED BELOW AND 1 WRENCH FOR EACH TYPE OF HEAD AND EACH TEMPERATURE RANGE INSTALLED. PROVIDE 6 SPARE HEADS PER 300 OR LESS INSTALLED HEADS, 12 PER 1000 OR LESS AND 24 FOR MORE THAN 1000. PROVIDE STEEL CABINET FOR STORAGE OF HEADS AND WRENCHES.

2.6 FLOW SWITCHES
A. VANE TYPE WATERFLOW SWITCH WITH METAL ENCLOSURE, ADJUSTABLE PNEUMATIC RETARD AND ELECTRICAL CHARACTERISTICS COMPATIBLE WITH ALARM SYSTEM.

2.7 LOCAL ALARM BELL
A. WEATHERPROOF ELECTRIC ALARM BELL WITH RED PAINTED METAL HOUSING, MOUNTING BASE AND GONG; SOLENOID OPERATOR; WEATHERPROOFING O-RING SEAL AND ELECTRICAL CHARACTERISTICS COMPATIBLE WITH ALARM SYSTEM.

2.8 PRESSURE GAUGES
A. MANUFACTURER: AMETEK/U. S. GAUGE DIVISION, ASHCROFT, MARSH, TAYLOR, H. O. TRERICE, WEISS, WEKSLER.

B. CAST ALUMINUM, STAINLESS STEEL OR BRASS CASE OF NOT LESS THAN 3.5 INCHES IN DIAMETER, DOUBLE STRENGTH GLASS WINDOW, BLACK LETTERING ON A WHITE BACKGROUND, PHOSPHOR BRONZE BOURDON TUBE WITH BRONZE BUSHINGS, RECALIBRATION FROM THE FRONT OF THE DIAL, 99% ACCURACY OVER THE MIDDLE HALF OF THE SCALE, 98.5% ACCURACY OVER THE REMAINDER OF THE SCALE. INCLUDE BRONZE 3-WAY GLOBE VALVE WITH PLUGGED OUTLET FOR FIRE INSPECTOR'S TEST GAUGE.

2.9 VALVES
A. MANUFACTURERS: KENNEDY, MILWAUKEE, NIBCO, STOCKHAM, VICTAULIC, VIKING, AND WATTS.
1. BALL VALVES:
a. 2" AND SMALLER: BRONZE, 2-PIECE, THREADED OR SWEAT ENDS, STANDARD PORT, BLOWOUT PROOF STEM, CHROME PLATED BALL, GLASS REINFORCED SEATS, UL APPROVED @ 250 PSI. WATTS NO. B-6000 UL.

2. GATE VALVES:
a. 2" AND SMALLER: OUTSIDE SCREW AND YOKE GATE VALVES, 175 PSIG, BRONZE BODY, BRONZE MOUNTED, SCREWED BONNET, RISING STEM, SOLID WEDGE, WITH NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS.

b. 2-1/2" AND LARGER: OUTSIDE SCREW AND YOKE GATE VALVES, 175 PSIG, CAST IRON BODY, BRONZE MOUNTED, BOLTED BONNET, RISING STEM, SOLID WEDGE, WITH NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS.

3. BUTTERFLY VALVES:
a. 2" AND SMALLER: BRONZE BODY BUTTERFLY VALVE, 175 PSIG, GEARED OPERATOR, VISIBLE POSITION INDICATOR, NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS, BUNA OR VITON SEAT, STAINLESS STEEL DISC AND STEM.

b. 2" AND LARGER: CAST OR DUCTILE IRON BODY BUTTERFLY VALVE, LUG STYLE OR GROOVED, 175 PSIG, GEARED OPERATOR, VISIBLE POSITION INDICATOR, NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS, EPDM RESILIENT SEAT, EPDM SEALS, NICKEL PLATED DUCTILE IRON DISC. VALVE ASSEMBLY TO BE BUBBLE TIGHT TO 175 PSIG WITH NO DOWNSTREAM FLANGE/PIPE ATTACHED. USE CAP SCREWS FOR REMOVAL OF DOWNSTREAM PIPING WHILE USING THE VALVE FOR SYSTEM SHUTOFF.

4. SUPERVISORY/TAMPER SWITCHES:
a. FOR O S & Y VALVE OR BUTTERFLY VALVE INSTALLATIONS, UL/FM LISTED/APPROVED, TO MONITOR POSITION OF VALVE, TAMPER RESISTANT COVER SCREWS, SINGLE OR DOUBLE SPDT SWITCH CONTACTS, CORROSION RESISTANT, FOR INDOOR OR OUTDOOR USE, NEMA 4 & 6P ENCLOSURES.

5. CHECK VALVES:
a. 3" AND SMALLER: BRONZE BODY, THREADED END, Y-PATTERN, REGRINDABLE BRONZE SEAT, RENEWABLE BRONZE DISC, 175 PSIG, SUITABLE FOR INSTALLATION IN A HORIZONTAL OR VERTICAL LINE WITH FLOW UPWARD.

b. 2-1/2" AND LARGER: CAST OR DUCTILE IRON BODY, FLANGED OR GROOVED ENDS, BRONZE TRIM, BOLTED CAP, RENEWABLE BRONZE SEAT AND DISC, 175 PSIG, SUITABLE FOR INSTALLATION IN A HORIZONTAL OR VERTICAL LINE WITH FLOW UPWARD.

c. PROVIDE 1/2" AUTOMATIC DRIP DRAIN ON INLET OF FIRE DEPT. CONNECTION CHECK VALVE.

6. SPRING LOADED CHECK VALVES:
a. 2" AND SMALLER: BRONZE BODY, THREADED ENDS, BRONZE TRIM, STAINLESS STEEL SPRING, STAINLESS STEEL CENTER GUIDE PIN, 175 PSIG, TEFLON SEAT UNLESS ONLY BRONZE AVAILABLE.

b. 2-1/2" AND LARGER: CAST OR DUCTILE IRON BODY, WAFER OR GLOBE TYPE, BRONZE TRIM, BRONZE OR EPDM SEAT, STAINLESS STEEL SPRING, STAINLESS STEEL STEM IF STEM IS REQUIRED, 175 PSIG.

7. DRAIN VALVES:
a. 3/4" MIN. TWO OR THREE PIECE BRONZE BODY BALL VALVE; THREADED ENDS, CHROME PLATED BRONZE BALL; GLASS FILLED TEFLON SEAT; TEFLON PACKING AND THREADED PACKING NUT; BLOWOUT-PROOF STEM; 400 PSIG WOG, WITH HOSE THREAD OUTLET AND CAP.

8. DOUBLE CHECK DETECTOR ASSEMBLIES:
a. MANUFACTURERS: BEECO, CLA-VAL, CONBRACO, FEBCO, WATTS, AND WILKINSON.

b. ASSE 1048, AWWA C551-92 AND APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTHERN CALIFORNIA. DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER WITH 2 INDEPENDENT SPRING LOADED CHECK VALVES, 2 ISOLATION BALL OR GATE VALVES WITH NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS, 4 VALVED TEST PORTS. SIZE FOR MAXIMUM PRESSURE DROP OF 8 PSIG AT 600 GPM. CONSTRUCTED OF BRONZE OR EPOXY COATED CAST IRON OR STAINLESS STEEL BODY WITH BRONZE AND PLASTIC INTERNAL PARTS, STAINLESS STEEL SPRINGS, SILICONE RUBBER VALVE DISCS, BRONZE SEATS, RATED FOR 175 PSIG.

2.10 SPECIALTY VALVES
1. ALARM CHECK VALVES:
a. CAST OR DUCTILE IRON BODY, FLANGED OR GROOVED ENDS, 175 PSIG, BRONZE GROOVED SEAT WITH O-RING SEAL, SINGLE HITCH PIN AND LATCH DESIGN. PROVIDE TRIM FOR BYPASS, DRAIN, ELECTRIC SPRINKLER ALARM SWITCH, PRESSURE GAGES, PRECISION RETARDING CHAMBER, DRIP CUP ASSEMBLY PIPED TO FLOOR OR HUB DRAIN, FILL LINE ATTACHMENT WITH STRAINER.

2.11 FIRE DEPARTMENT CONNECTION
A. MANUFACTURER: BADGER-POWHATAN, CROKER, ELKHART BRASS, J.W. MOON, POTTER-ROEMER, AND W.D. ALLEN
1. EXPOSED:
a. HARD COATED ALUMINUM (CHROME PLATED) EXPOSED FIRE DEPARTMENT INLET, STORZ INLET BODY, SWING CLAPPER, PIN-LUG SWIVEL AND PLUG WITH CHAIN, 5" NATIONAL STANDARD FEMALE HOSE THREAD INLET, 6" (4") OUTLET, CAST BRASS (CHROME PLATED) LETTERED IDENTIFICATION BACKPLATE.

PART 3 - EXECUTION

3.1 GENERAL
A. INSTALL PIPE AND FITTINGS IN ACCORDANCE WITH REFERENCE STANDARDS, MANUFACTURERS RECOMMENDATIONS AND RECOGNIZED INDUSTRY PRACTICES.

3.2 PREPARATION
A. CUT PIPE ENDS SQUARE. REAM ENDS OF PIPING TO REMOVE BURRS. CLEAN SCALE AND DIRT FROM INTERIOR AND EXTERIOR OF EACH SECTION OF PIPE AND FITTING PRIOR TO ASSEMBLY.

3.3 ERECTION
A. INSTALL ALL PIPING PARALLEL TO BUILDING WALLS AND CEILINGS AND AT HEIGHTS WHICH DO NOT OBSTRUCT ANY PORTION OF A WINDOW, DOORWAY, STAIRWAY, OR PASSAGEWAY. WHERE INTERFERENCES DEVELOP IN THE FIELD, OFFSET OR REROUTE PIPING AS REQUIRED TO CLEAR SUCH INTERFERENCES. COORDINATE LOCATIONS OF FIRE PROTECTION PIPING WITH PIPING, DUCTWORK, CONDUIT AND EQUIPMENT OF OTHER TRADES TO ALLOW SUFFICIENT CLEARANCES. IN ALL CASES, CONSULT DRAWINGS FOR EXACT LOCATION OF PIPE SPACES, CEILING HEIGHTS, CEILING GRID LAYOUT, LIGHT FIXTURES AND GRILLES BEFORE INSTALLING PIPING.

B. WHERE COPPER OR STEEL PIPING IS EMBEDDED IN MASONRY OR CONCRETE, PROVIDE PROTECTIVE SLEEVE COVERING OF ELASTOMERIC PIPE INSULATION.

C. PROVIDE 3/32" MIN. THICKNESS STEEL NAILING PLATES BEHIND OR ON EITHER SIDE OF PIPING WHERE THE POSSIBILITY OF PENETRATION FROM NAILS OR DRYWALL SCREWS EXISTS.

D. MAINTAIN PIPING IN CLEAN CONDITION INTERNALLY DURING CONSTRUCTION.

E. PROVIDE CLEARANCE FOR ACCESS TO VALVES AND PIPING SPECIALTIES.

F. PROVIDE ANCHORS, EXPANSION JOINTS, SWING JOINTS AND/OR EXPANSION LOOPS SO THAT PIPING MAY EXPAND AND CONTRACT WITHOUT DAMAGE TO ITSELF, EQUIPMENT, OR BUILDING.

G. INSTALL PIPING SO THAT SYSTEM CAN BE DRAINED. WHERE POSSIBLE, SLOPE TO MAIN DRAIN VALVE. SLOPE DRY PIPE AND PRE-ACTION SYSTEMS SUBJECT TO FREEZING AT MINIMUM 1/4"/10' ON MAINS AND 1/2"/10' ON BRANCHES. WHERE PIPING NOT SUSCEPTIBLE TO FREEZING CANNOT BE FULLY DRAINED, INSTALL NIPPLE AND CAP FOR DRAINAGE OF LESS THAN 5 GALLONS OR BALL VALVE WITH HOSE THREAD OUTLET AND CAP FOR DRAINAGE OVER 5 GALLONS. PIPE MAIN DRAIN VALVE TO GRADE OR TO AIR GAP SEWER RECEPTOR.

H. MITERED ELLS, NOTCHED TEES, AND ORANGE PEEL REDUCERS ARE NOT ACCEPTABLE. ON THREADED PIPING, BUSHINGS ARE NOT ACCEPTABLE.

I. DO NOT ROUTE PIPING WITHIN EXTERIOR WALLS.

J. DO NOT ROUTE PIPING THROUGH TRANSFORMER VAULTS OR ABOVE TRANSFORMERS, PANELBOARDS, OR SWITCHBOARDS, INCLUDING THE REQUIRED SERVICE SPACE FOR THIS EQUIPMENT, UNLESS THE PIPING IS SERVING THIS EQUIPMENT. THIS REQUIREMENT IS BASED ON NFPA 70, 384-4 AND 450-47.

K. INSTALL ALL VALVES AND PIPING SPECIALTIES, INCLUDING ITEMS FURNISHED BY OTHERS, AS SPECIFIED AND/OR DETAILED. PROVIDE ACCESS TO VALVES AND SPECIALTIES FOR MAINTENANCE. MAKE CONNECTIONS TO ALL EQUIPMENT, FIXTURES AND SYSTEMS INSTALLED BY OTHERS WHERE SAME REQUIRES THE PIPING SERVICES INDICATED IN THIS SECTION.

3.4 COPPER PIPE JOINTS
A. REMOVE ALL SLIVERS AND BURRS REMAINING FROM THE CUTTING OPERATION BY REAMING AND FILING BOTH PIPE SURFACES. CLEAN FITTING AND TUBE WITH METAL BRUSH, EMERY CLOTH OR SANDPAPER. REMOVE RESIDUE FROM THE CLEANING OPERATION AND ASSEMBLE JOINT TO SOCKET STOP. APPLY FLAME TO FITTING UNTIL BRAZING ALLOY MELTS WHEN PLACED AT JOINT. WIPE EXCESS ALLOY FROM JOINT.

3.5 WELDED PIPE JOINTS
A. MAKE ALL WELDED JOINTS BY FUSION WELDING IN ACCORDANCE WITH ASME CODES, ANSI B31, AND STATE CODES WHERE APPLICABLE. "WELDOLETS" AND "THREADOLETS" MAY BE USED FOR BRANCH TAKEOFFS UP TO ONE-HALF (1/2) THE DIAMETER OF THE MAIN.

3.6 THREADED PIPE JOINTS
A. USE A THREAD LUBRICANT OR TEFLON TAPE WHEN MAKING JOINTS; NO HARD SETTING PIPE THREAD CEMENT OR CAULKING WILL BE ALLOWED.

3.7 MECHANICAL GROOVED PIPE CONNECTIONS
A. USE PIPE FACTORY GROOVED IN ACCORDANCE WITH THE COUPLING MANUFACTURER'S SPECIFICATIONS OR FIELD GROOVED PIPE IN ACCORDANCE WITH THE SAME SPECIFICATIONS USING SPECIALLY DESIGNED TOOLS AVAILABLE FOR THE APPLICATION. LUBRICATE PIPE AND COUPLING GASKET, ALIGN PIPE, AND SECURE JOINT IN ACCORDANCE WITH THE COUPLING MANUFACTURER'S SPECIFICATIONS.

3.8 MECHANICALLY FORMED TEE FITTINGS
A. FORM MECHANICALLY EXTRACTED COLLARS IN A CONTINUOUS OPERATION, CONSISTING OF DRILLING A PILOT HOLE AND DRAWING OUT THE TUBE SURFACE TO FORM A COLLAR HAVING A HEIGHT OF NOT LESS THAN THREE TIMES THE THICKNESS OF THE TUBE WALL. USE AN ADJUSTABLE COLLARING DEVICE. NOTCH AND DIMPLE THE BRANCH TUBE. BRAZE THE JOINT WITH NEUTRAL FLAME OXY-ACETYLENE TORCH, APPLYING HEAT PROPERLY SO THAT PIPE AND TEE DO NOT DISTORT; REMOVE DISTORTED CONNECTIONS.

3.9 UNIONS AND FLANGES
A. INSTALL A UNION, FLANGE OR GROOVED COUPLING COMBINATION AT EACH CONNECTION TO EACH PIECE OF EQUIPMENT AND AT OTHER ITEMS WHICH MAY REQUIRE REMOVAL FOR MAINTENANCE, REPAIR, OR REPLACEMENT. WHERE A VALVE IS LOCATED AT A PIECE OF EQUIPMENT, LOCATE THE FLANGE OR UNION OR GROOVED COUPLING COMBINATION CONNECTIONS ON THE EQUIPMENT SIDE OF THE VALVE. CONCEALED UNIONS, FLANGES OR COUPLINGS ARE NOT ACCEPTABLE.

3.10 PIPING SYSTEM LEAK TESTS
A. CONDUCT PRESSURE TEST WITH TEST MEDIUM OF WATER. IF LEAKS ARE FOUND, REPAIR THE AREA WITH NEW MATERIALS AND REPEAT THE TEST; CAULKING WILL NOT BE ACCEPTABLE.

B. TEST PIPING IN SECTIONS OR ENTIRE SYSTEM AS REQUIRED BY SEQUENCE OF CONSTRUCTION. DO NOT CONCEAL PIPE UNTIL IT HAS BEEN SUCCESSFULLY TESTED. IF REQUIRED FOR THE ADDITIONAL PRESSURE LOAD UNDER TEST, PROVIDE TEMPORARY RESTRAINTS AT FITTINGS OR EXPANSION JOINTS. ENTIRE TEST MUST BE WITNESSED BY THE DIVISION'S REPRESENTATIVE.

C. USE CLEAN WATER AND REMOVE AIR FROM THE PIPING BEING TESTED WHERE POSSIBLE. MEASURE AND RECORD TEST PRESSURE AT THE HIGH POINT IN THE SYSTEM.

D. TEST SYSTEM AT 200 PSI FOR 2 HOURS SHOWING NO LEAKAGE. WHERE SYSTEM DESIGN IS IN EXCESS OF 150 PSIG, TEST AT A PRESSURE 50 PSIG ABOVE SYSTEM DESIGN PRESSURE.

E. ALL PRESSURE TESTS ARE TO BE DOCUMENTED ON NFPA CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FORMS.

3.11 INSTALLATION
A. INSTALL FIRE PROTECTION SYSTEM COMPONENTS IN ACCORDANCE WITH NFPA RULINGS, LISTINGS AND MANUFACTURERS RECOMMENDATIONS. LOCATE WHERE ACCESSIBLE FOR SERVICING AND REPLACEMENT.

B. SPRINKLER HEADS: LOCATE SPRINKLER HEADS AS INDICATED ON FIRE PROTECTION PLAN AND REFLECTED CEILING PLAN MAINTAINING MINIMUM CLEARANCES FROM OBSTRUCTIONS, CEILINGS AND WALLS. INSTALL SPRINKLER HEADS LEVEL IN LOCATIONS NOT SUBJECT TO SPRAY PATTERN INTERFERENCE. PROVIDE FIRE SPRINKLER HEAD INSTALLATIONS BELOW DUCTWORK, SOFFITS, ETC.

C. SWITCHES: LOCATE FLOW AND PRESSURE SWITCHES WHERE INDICATED AND WHERE REQUIRED TO OBTAIN SPECIFIED ZONING TO ISOLATE FLOORS AND MAJOR AREAS OF FLOORS. PROVIDE VALVED TEST CONNECTION FOR FLOW SWITCH ADJACENT TO FLOW SWITCH. PIPE TO FLOOR DRAIN. TEST FLOW SWITCH TO VERIFY PROPER OPERATION.

D. GAUGES: PROVIDE A VALVED PRESSURE GAUGE IN MAIN FIRE PROTECTION RISER, AT THE TOP OF EACH PIPING RISER, AT INLET AND OUTLET OF PUMP AND ELSEWHERE AS INDICATED.

E. VALVES: PROPERLY ALIGN PIPING BEFORE INSTALLATION OF VALVES. DO NOT SUPPORT WEIGHT OF PIPING SYSTEM ON VALVE ENDS. MOUNT VALVES IN LOCATIONS WHICH ALLOW ACCESS FOR OPERATION, SERVICING AND REPLACEMENT. INSTALL ALL VALVES WITH THE STEM IN THE UPRIGHT OR HORIZONTAL POSITION. VALVES INSTALLED WITH THE STEMS DOWN WILL NOT BE ACCEPTED. PROVIDE A RISER SHUTOFF VALVE AND A CAPPED HOSE THREAD DRAIN VALVE AT THE BOTTOM OF EACH RISER. PROVIDE CAPPED HOSE THREAD DRAIN VALVES TO ALLOW DRAINING OF EACH PORTION OF PIPING.

F. SPECIALTY VALVES: INSTALL IN VERTICAL POSITION FIRE PROTECTION RISER. INSTALL TRIM RECOMMENDED BY MANUFACTURER INCLUDING DRAIN AND TEST VALVES. PIPE DRAINS TO HUB OR FLOOR DRAINS. TEST AND ADJUST OPERATION OF VALVES, ALARMS, PRESSURE MAINTENANCE DEVICES, EMERGENCY PULL BOXES AND DELUGE/PREACTION CONTROLS.

G. HOSE OUTLET VALVES: INSTALL AT EACH STANDPIPE OUTLET AND ELSEWHERE WHERE INDICATED APPROXIMATELY 4' ABOVE FLOOR.

H. FIRE DEPARTMENT CONNECTIONS: MOUNT ON WALL WHERE INDICATED. SUPPORT FROM STRUCTURE INDEPENDENT OF PIPING. LOCATE BETWEEN 2' TO 3' ABOVE GRADE. FILL WALL PENETRATION WITH INSULATION AND CAULK EXTERIOR AND INTERIOR FACE OF WALL OPENING WEATHER-TIGHT.

3.12. FIELD QUALITY CONTROL
A. THE SYSTEM TESTING AND ACCEPTANCE SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING CODES AS WELL AS THE REQUIREMENTS OF LOCAL ORDINANCES AND THE AUTHORITY HAVING JURISDICTION.
4. NFPA 13 CHAPTER. 10 UNDERGROUND PIPING TESTING AND ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING.
5. NFPA 13 CHAPTER. 25 SYSTEMS ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TESTING CERTIFICATE FOR ABOVEGROUND PIPING.

B. SPRINKLER PIPING FLUSHING: PRIOR TO CONNECTING SPRINKLER RISERS FOR FLUSHING, FLUSH WATER FEED MAINS, LEAD-IN CONNECTIONS AND CONTROL PORTIONS OF SPRINKLER PIPING. AFTER FIRE SPRINKLER PIPING INSTALLATION HAS BEEN COMPLETED AND BEFORE PIPING IS PLACES IN SERVICE, FLUSH ENTIRE SPRINKLER SYSTEM, AS REQUIRED TO REMOVE FOREIGN SUBSTANCES, UNDER PRESSURE AS SPECIFIED IN NFPA 13. CONTINUE FLUSHING UNTIL WATER IS CLEAR, AND CHECK TO ENSURE THAT DEBRIS HAS NOT CLOGGED SPRINKLERS.

C. HYDROSTATIC TESTING: AFTER FLUSHING SYSTEM, TEST FIRE SPRINKLER PIPING HYDROSTATICALLY, FOR PERIOD OF 2 HOURS, AT NOT LESS THAN 200 PSI OR AT 50 PSI IN EXCESS OF MAXIMUM STATIC PRESSURE WHEN MAXIMUM STATIC PRESSURE IS IN EXCESS OF 150 PSI. CHECK SYSTEM FOR LEAKAGE OF JOINTS. MEASURE HYDROSTATIC PRESSURE AT LOW POINT OF EACH SYSTEM OR ZONE BEING TESTED.

D. REPAIR OR REPLACE PIPING SYSTEM AS REQUIRED TO ELIMINATE LEAKAGE IN ACCORDANCE WITH ANSI/NFPA STANDARDS FOR "LITTLE OR NO LEAKAGE", AND RETEST AS SPECIFIED TO DEMONSTRATE COMPLIANCE.

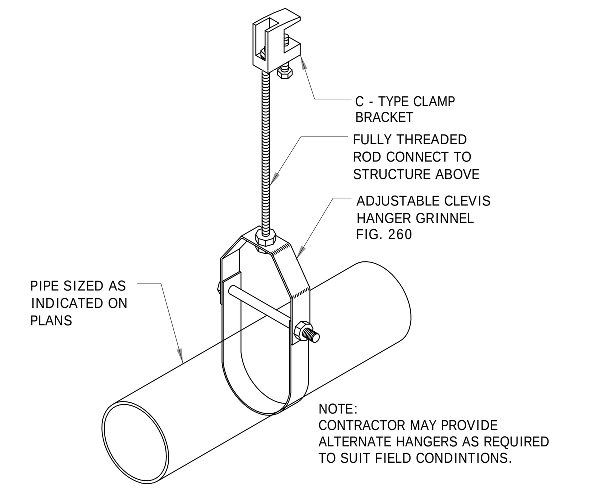
3.13. ADJUSTING AND CLEANING:
A. CLEANING AND INSPECTING: CLEAN AND INSPECT FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH REQUIREMENTS OF DIVISION-15 BASIC MECHANICAL MATERIALS AND METHODS SECTION "PIPES AND PIPE FITTINGS".

3.14. EXTRA STOCK:
A. HEADS: FOR EACH STYLE AND TEMPERATURE RANGE REQUIRED, FURNISH ADDITIONAL SPRINKLER HEADS, AMOUNTING TO ONE UNIT FOR EVERY 100 INSTALLED UNITS, BUT NOT LESS THAN 5 UNITS OF EACH.

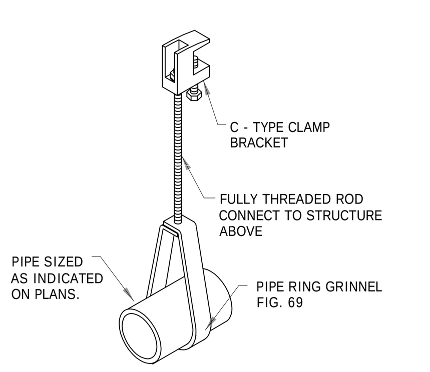
B. WRENCHES: FURNISH 2 SPANNER WRENCHES FOR EACH TYPE AND SIZE OF VALVE CONNECTION AND FIRE HOSE COUPLING.

C. OBTAIN RECEIPT FROM OWNER THAT EXTRA STOCK HAS BEEN RECEIVED.

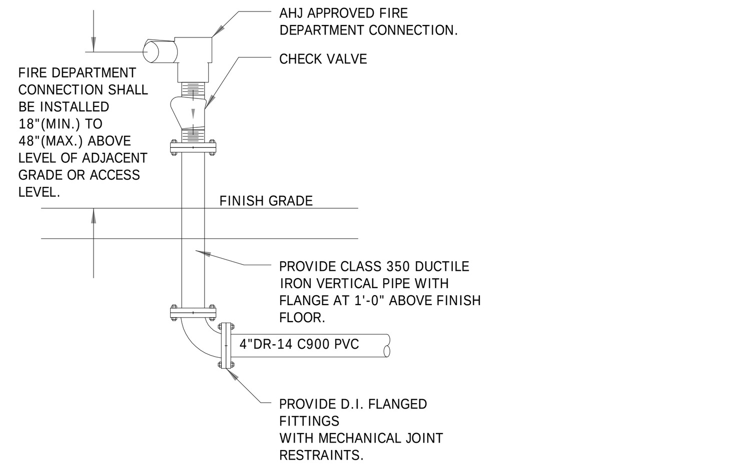
END OF SECTION



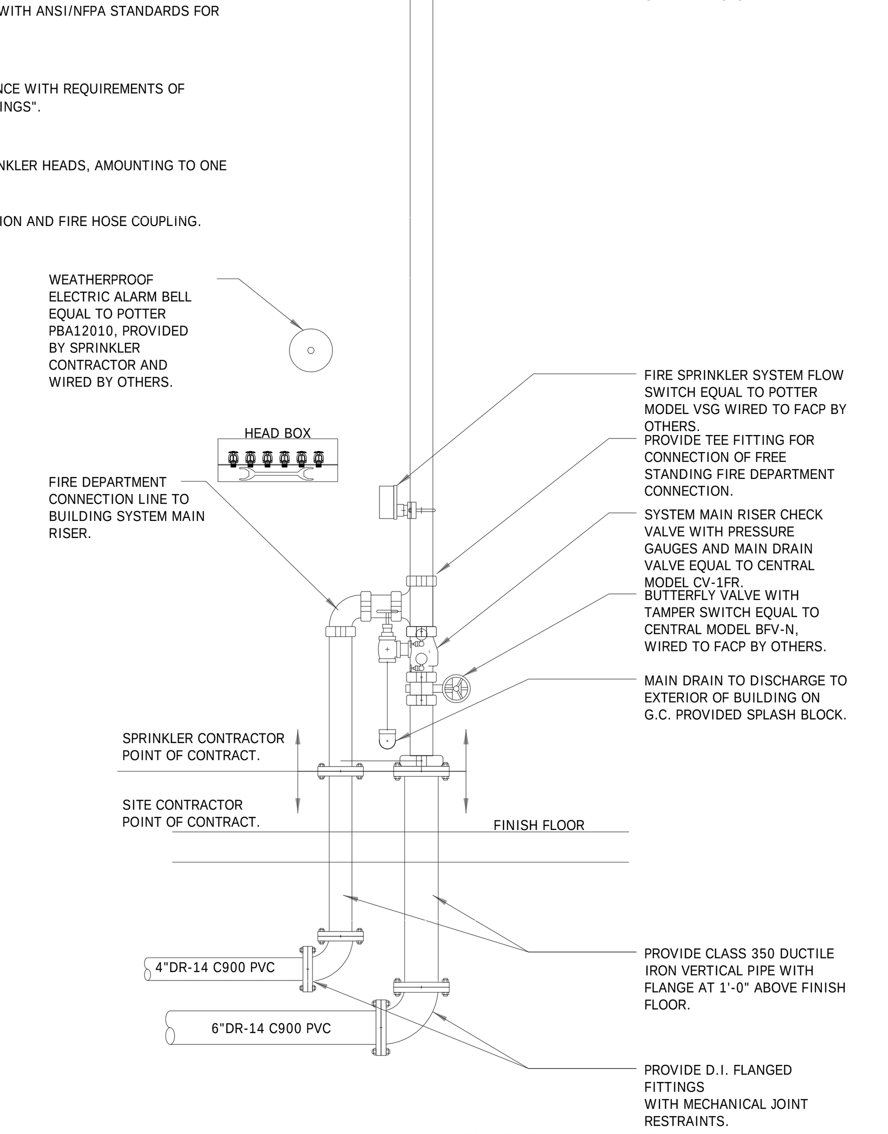
TYPICAL HANGER FOR 3" AND LARGER PIPE
SCALE: NONE



TYPICAL HANGER FOR 2 1/2" AND SMALLER PIPE
SCALE: NONE



FREE STANDING FIRE DEPARTMENT CONNECTION DETAIL
SCALE: NONE

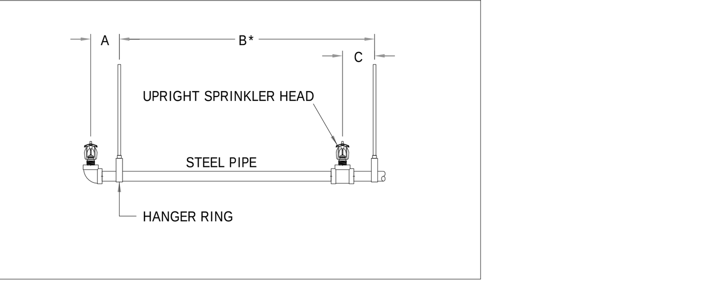


FIRE SPRINKLER SYSTEM MAIN RISER DETAIL
SCALE: NONE

UPRIGHT SPRINKLER HANGER LOCATION CHART

PIPE SIZE	A	B*	C
1"	3'-0" MAX.	12'-0" MAX.	3" MIN.
1¼"	4'-0" MAX.	12'-0" MAX.	3" MIN.
1½" - 8"	5'-0" MAX.	15'-0" MAX.	3" MIN.

* MAXIMUM HANGER SPACING FOR THREADED LIGHTWALL STEEL PIPE IS 12'-0" FOR ALL PIPE SIZES.



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Mechanical Electrical Plumbing Fire Protection

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM QUEST DESIGN GROUP © COPYRIGHT 2020.

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pra
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REVISIONS:

FIRE PROTECTION PERFORMANCE SPECIFICATION AND DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO:
FP210

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DRAWN BY: Author 10/26/2020 8:49:39 AM

PLUMBING GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE ARCHITECTURAL DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. SYSTEMS SHALL INCLUDE ALL APPURTENANCES AS REQUIRED TO ACHIEVE THE OPERATING CONDITIONS AS SHOWN AND SPECIFIED AND SHALL RESULT IN A SUPERIOR INSTALLATION. INFORMATION CONTAINED ON THE DRAWINGS BUT NOT IN THE SPECIFICATIONS OR IN THE SPECIFICATIONS BUT NOT ON THE DRAWINGS ARE INTENDED TO BE IN BOTH. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP WILL BE INCLUDED IN THE ESTIMATE, THE SAME AS IF SHOWN ON THE DRAWINGS. ANY CONFLICT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIAL, LABOR, ETC. NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED PLUMBING SYSTEM. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.
3. THE PLUMBING CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL GOVERNMENT FEES, SALES TAXES AND OTHER COSTS IN CONNECTION WITH HIS WORK; FILE ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION; OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK, AND DELIVER TO THE ARCHITECT THE SAME CERTIFICATES BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.
4. ALL WORK SHALL BE GUARANTEED, BOTH MATERIAL AND INSTALLATION, FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE BY OWNER.
5. FURNISH SIX (6) COPIES OF SHOP DRAWINGS OF EQUIPMENT OR FIXTURES FOR APPROVAL PRIOR TO PURCHASING.
6. CONTRACTOR SHALL KEEP A RECORD OF THE LOCATIONS OF ALL CONCEALED WORK AND UPON COMPLETION OF THE JOB, SHALL SUPPLY ACAD QUALITY AS-BUILT DRAWINGS SHOWING ANY DEVIATION FROM THE ORIGINAL DRAWINGS. THESE DRAWINGS SHALL INDICATE DIMENSIONS OF BURIED UTILITY LINES FROM BUILDING WALLS.
7. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR PIPE ROUTING AND INSTALLATION OF EQUIPMENT AND SYSTEMS TO PROVIDE FOR REQUIRED CLEARANCES.
8. ALL OPENINGS THROUGH FIRE RATED WALLS OR FLOORS SHALL BE SEALED WITH A U.L. LISTED PENETRATION AND SHALL MAINTAIN THE FIRE RATED INTEGRITY OF THE WALL OR FLOOR. THE CONTRACTOR SHALL VERIFY FIRE RATINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
9. PIPE PASSING THROUGH PIT WALLS, BUILDING WALLS, AND BUILDING FLOORS BELOW GRADE SHALL BE PROVIDED WITH SLEEVES OF STANDARD WEIGHT GALVANIZED STEEL PIPE. THE ANNULAR SPACES BETWEEN PIPE AND SLEEVES SHALL BE SEALED WITH LINK SEAL HYDROSTATIC PIPE WALL SEAL. SLEEVES SHALL BE SIZED AS FOLLOWS:

   3" PIPE - 6" ID SLEEVE
   4" PIPE - 8" ID SLEEVE
   6" PIPE - 10" ID SLEEVE
   8" PIPE - 12" ID SLEEVE
   10" PIPE - 12" ID SLEEVE
10. BREAKAGE AND CORROSION: PIPES PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. PIPES PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID OF CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL IS TO BE 0.025 INCH.
11. THE PLUMBING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WITH THE WORK.
12. CONTRACTOR SHALL EXTEND AS NECESSARY AND CONNECT BUILDING DRAIN AND POTABLE WATER LINES TO EXISTING SERVICE LINES AT LOCATION ON SITE OR IN BUILDING AS REQUIRED. VERIFY EXACT LOCATION AND INVERT ELEVATION OF SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THE DISTANCE TO SITE SERVICES EXCEED TEN (10) LINEAR FEET FROM THE BUILDING.

POTABLE WATER PIPING:

13. BELOW GROUND WATER PIPING SHALL BE TYPE "K" COPPER WITH VINYL SLEEVE FOR CORROSION PROTECTION WITH WROUGHT COPPER FITTINGS AND 95-5 SOLDERED JOINTS .
14. ABOVE GROUND WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT COPPER FITTINGS AND 95-5 SOLDERED JOINTS.
15. INTERIOR ABOVE AND BELOW GROUND WATER PIPING SHALL BE (CPVC) CHLORINATE POLYVINYL CHLORIDE PLASTIC PIPE AND TUBING (ASTM D-2846) FLOWGUARD OR EQUIVALENT WITH APPROVED CPVC SOLVENT WELDED FITTINGS. CPVC WATER PIPING SHALL NOT BE RUN IN RETURN AIR PLENUM OR FIRE RATED ASSEMBLIES UNLESS ALLOWED BY LOCAL JURISDICTION.
16. EXTERIOR BUILDING SERVICE SHALL BE SCHEDULE 40 PVC (ASTM D-1785) WITH APPROVED PVC SOLVENT WELDED FITTINGS.
17. INTERIOR ABOVE AND BELOW GRADE HIGH TEMPERATURE HOT WATER (140°F OR GREATER) PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBE WITH COPPER FITTINGS AND 95-5 SOLDERED JOINTS.
18. THE SITE SUBCONTRACTOR SHALL PROVIDE THE BACKFLOW PREVENTOR AND THE WATER METER.
19. PROVIDE WATER HAMMER ARRESTORS ON HOT AND COLD WATER LINES ON ALL QUICK CLOSING DEVICES PER CHAPTER 6 OF FLORIDA BUILDING CODE PLUMBING.
20. PROVIDE VACUUM BREAKERS AS REQUIRED BY CODE.
21. TEST ALL WATER PIPING AT 100 PSIG FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY CODE.
22. STERILIZE ALL WATER PIPING IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS AND AMERICAN WATER WORKS SPECIFICATIONS.
23. SUPPORT ALL WATER PIPING WITH PIPE HANGERS BY GRINNELL OR EQUAL.
24. PROVIDE ACCESS DOORS WHERE NECESSARY TO SERVICE SEALS, VALVES, TRAPS, CLEAN-OUTS, AIR CHAMBERS/WATER HAMMER ARRESTORS, ETC. ALL ACCESS DOORS IN TOILET ROOMS SHALL BE STAINLESS STEEL.
25. PROVIDE DIELECTRIC UNIONS OR FITTINGS WHENEVER FERROUS AND NON-FERROUS PIPES ARE JOINED.
26. THIS SYSTEM WAS DESIGNED TO 50 PSI STATIC PRESSURE WITH RESIDUAL PRESSURE OF 20 PSI AT 1000 GPM FROM THE NEAREST FIRE HYDRANT. THESE CONDITIONS SHALL BE VERIFIED BY THE PLUMBING CONTRACTOR PRIOR TO PROCEEDING WITH THE INSTALLATION. NOTIFY THE ENGINEER IMMEDIATELY IF FLOW AND PRESSURES OBTAINED ARE BELOW THOSE CONTAINED IN THIS PARAGRAPH.

SANITARY WASTE AND VENT PIPING

27. SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC (ASTM D-2665) WITH APPROVED PVC SOLVENT WELDED FITTINGS. COMPLY WITH 2017 FLORIDA BUILDING CODE. PVC PIPING SHALL NOT BE RUN IN RETURN AIR PLENUM OR FIRE RATED ASSEMBLIES.
28. ALL SOIL AND WASTE PIPING, 2-1/2" AND SMALLER, SHALL BE SLOPED AT 1/4" PER FOOT. LARGER WASTE PIPING SHALL BE SLOPED AT 1/8" PER FOOT.
29. TEST SANITARY WASTE AND VENT PIPING BY A 10' WATER COLUMN FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.
30. ALL VENTS THROUGH ROOF SHALL BE A MINIMUM OF 10'-0" OR AS REQUIRED BY CODE AWAY FROM FRESH AIR INTAKES.
31. ALL VENTS THROUGH ROOF SHALL BE PROVIDED WITH FOUR (4) POUND SHEET LEAD FLASHING EXTENDING UPWARD AROUND THE PIPE AND TURNED DOWN INSIDE THE PIPE.
32. FLOOR DRAINS TO HAVE 4-INCH DEEP SEAL TRAPS. EXACT DRAIN LOCATION SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH IN.
33. PROVIDE TRAP SEALS OR PRIMERS FOR ALL FLOOR DRAINS AND HUB DRAINS THAT ARE NOT CONTINUOUSLY WASHED BY AN APPLIANCE OR FIXTURE.

MISCELLANEOUS

34. PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS, AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF PIPE TO AVOID OBSTRUCTIONS. COORDINATION WITH UTILITY SERVICES, INCLUDING THOSE OF OTHER TRADES IS REQUIRED. MAINTAIN HEADROOM AND SPACE LOCATIONS.
35. INSTALL WORK AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE, AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
36. THE LOCATIONS OF THE UTILITY SERVICES ARE BELIEVED TO BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATIONS OF THESE SERVICES PRIOR TO COMMENCING ANY WORK.
37. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS. ALL MATERIALS AND EQUIPMENT ON SITE SHALL BE PROPERLY STORED SUCH THAT IT IS PROTECTED FROM DAMAGE AND EXPOSURE.
38. THE FINAL ACCEPTANCE WILL BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS EQUIPMENT, TESTED THE VARIOUS SYSTEMS, DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, HAS FURNISHED ALL THE REQUIRED CERTIFICATIONS OF INSPECTION AND APPROVAL, AND SUBMITTED ALL THE NECESSARY CLOSE-OUT DOCUMENTS.
39. UPON COMPLETION AND ACCEPTANCE OF WORK, CONTRACTOR SHALL FURNISH WRITTEN INSTRUCTIONS AND EQUIPMENT MANUALS AND DEMONSTRATE TO THE OWNER THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND APPARATUS FURNISHED UNDER THIS CONTRACT.

    THESE INSTRUCTIONS SHALL BE TYPED ON 8-1/2 IN. X 11 IN. PAPER AND BOUND IN THREE RING BINDERS WITH CLEAR ACETATE COVERS. CONTRACTOR SHALL GIVE THREE COPIES OF THE INSTRUCTIONS TO THE OWNER AND ONE COPY TO THE ENGINEER.

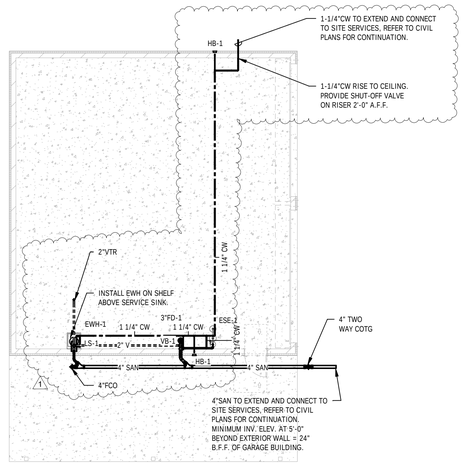
    THE INSTRUCTION BOOKLET SHALL BEAR THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR, PLUMBING CONTRACTOR, ARCHITECT, AND ENGINEER.

    REPRODUCIBLE "AS-BUILT" DRAWINGS SHALL BE PROVIDED INDICATING THE AS INSTALLED CONDITIONS OF THE WORK. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AFTER COMPLETION OF THE INSTALLATION.
40. ALL VALVES AND SPECIALTY ITEMS MAY NOT BE SHOWN IN EVERY INSTANCE ON THE DRAWINGS, BUT ARE TO BE PROVIDED WHETHER SHOWN OR NOT WHEN NECESSARY FOR PROPER OPERATION AND MAINTENANCE OF THE SYSTEM.

    UNLESS OTHERWISE NOTED, VALVES AND SPECIALTY ITEMS ARE TO BE RATED AT 125 PSIG. DEVICES AND VALVES 2-1/2" AND SMALLER ARE TO HAVE SOLDERED OR SCREWED CONNECTION AND 3" AND LARGER ARE TO HAVE FLANGED CONNECTIONS.
41. CONCEAL ALL PIPING IN BUILDING CONSTRUCTION OR UNDERGROUND. INSTALL SUCH PIPING IN TIME SO AS NOT TO CAUSE DELAY TO WORK OF OTHER TRADES AND TO ALLOW AMPLE TIME FOR TESTS AND APPROVAL; DO NOT COVER BEFORE APPROVAL IS OBTAINED.

    KEEP FIXTURE BRANCHES CONCEALED TO POINTS ABOVE FLOOR CLOSE TO FIXTURES; EXPOSE ONLY AS MUCH AS NECESSARY FOR FINAL CONNECTIONS.

    WHERE FURRED SPACES ARE INDICATED, KEEP PIPES AS CLOSE TO STRUCTURAL MEMBERS AS POSSIBLE SO AS TO REQUIRE MINIMUM FURRINGS.
42. THE PLUMBING CONTRACTOR SHALL PROVIDE ESCUTCHEONS AT EACH POINT WHERE AN UNINSULATED PIPE, CONDUIT, OR TUBING PASSES THROUGH A FINISHED SURFACE. ESCUTCHEONS WILL NOT GENERALLY BE REQUIRED FOR INSULATED PIPE AND CONDUIT OR TUBING PASSING THROUGH EQUIPMENT ROOM WALLS UNLESS, IN THE OPINION OF THE ENGINEER, THE INSTALLATION OF SUCH PIPE, CONDUIT, OR TUBING HAS NOT BEEN INSTALLED IN A NEAT AND ACCEPTABLE. ESCUTCHEONS SHALL BE CONSTRUCTED OF CHROME -PLATED BRASS UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE ARCHITECT. EACH ESCUTCHEON SHALL FIT FLUSH WITH THE WALL OR FLOOR AND SHALL FIT SNUGLY AROUND THE PIPE.



NORTH

PLUMBING PLAN

1/8" = 1'-0"

PLUMBING FIXTURE AND CONNECTION SCHEDULE - GARAGE BUILDING

TAG	DESCRIPTION	TYPE	FIXTURE TYPE VALVE	FAUCET	MATERIAL	REMARKS	FIXTURE CONNECTION WASTE TRAP	WASTE DIRECT	WASTE INDIRECT	VENT (INCHES)	DOMESTIC SUPPLY COLD	DOMESTIC SUPPLY HOT
ESE-1	EMERGENCY DRENCH SHOWER/EYE WASH UNIT	SPEAKMAN MODEL #SE-626-SPV	FULL FLOW STAY-OPEN BALL VALVES	-	300 SERIES STAINLESS STEEL	3.3-GPM AT 30-PSI EYE/WASH STATION FLOW, STAINLESS STEEL PUSH HANDLE ACTIVATOR AND UNIVERSAL EMERGENCY SIGN INCLUDED. 9-INCH DIAMETER STAINLESS STEEL SHOWERHEAD, 20-GPM AT 30-PSI REGULATOR FLOW CONTROL, STAINLESS STEEL TRIANGULAR PULL ROD ACTIVATION. ANSI/ISEA Z358.1 CERTIFIED WITH 3-YEAR LIMITED WARRANTY. PROVIDE MIXING VALVE AND SET TEMPERTURE NOT TO EXCEED 90° F.	2"	-	2"	1 1/2"	1-1/4"	1/2"
EWH-1	ELECTRIC WATER HEATER	A.O. SMITH MODEL #DEL-6S-3	-	-	-	6-GALLON CAPACITY, THREE YEAR LIMITED WARANTY. SINGLE 3 KW ELEMENT AT 208 VOLTS, AND SINGLE PHASE. MEETS THE REQUIRMENTS OF ASHRAE 90.1-1999 STANDARD FOR ENERGY EFFICIENCIES. T&P VALVE SHALL DISCHARGE INDIRECTLY TO WATER HEATER DRAIN PAN. PROVIDE WITH EXPANSION TANK EQUAL TO AMTROL MODEL #ST-5. PROVIDE HOLDRITE® MODEL MOUNTED 6" A.F.F. (MINIMUM), DRAIN PAN TO INDIRECTLY DISCHARGE TO SERVICE (MOP) SINK BELOW.	-	-	-	-	3/4"	3/4"
FD-1	FLOOR DRAIN	ZURN MODEL #Z-415-BB	-	-	CAST IRON BODY, BRONZE STRAINER	ROUND STRAINER WITH SECURED HEEL PROOF MEDIUM DUTY GRATE AND TRAP PRIMER CONNECTION.	SEE PLAN	SEE PLAN		1 1/2"	-	-
HB-1	HOSE BIB	WOODFORD MODEL #865	-	-	LEAD FREE BRASS	ASSE 1019-B APPROVED, IAPMO AND MEETS WWP-5418 GOVERNMENT SPECIFICATION HOSE BIB ENCLOSED IN A FLUSH MOUNTED WALL BOX, WITH ANTI-SIPHON VACUUM BREAKER MODEL #34HA, ASSE 1011 APPROVED, IAPMO LISTED. PROVIDED WITH LOOSE TEE KEY TO BE PROVIDED TO OWNER WITH CLOSEOUT DOCUMENTS. MOUNTED AT 24" ABOVE FINISH GRADE.	-	-	-	-	3/4"	-
LS-1	LAUNDRY SINK	ZURN MODEL #MS2620-DF1	-	TWO HANDLE DECK FAUCET PROVIDED WITH SINK	POLYPROPYLENE COMPOSITE	26" LENGTH X 22-3/8" WIDTH X14" DEEP LAUNDRY SINK WITH COATED STEEL SELF-LEVELING LEGS, AND CHROME PLATED 4" CENTERSET DECK FAUCET WITH SWING SPOUT AND ANGLED END. PROVIDE ASSE 1070 CERTIFIED POINT-OF-USE MIXING VALVE EQUAL TO BRADLEY MODEL #589-400BPJ AND SET TEMPERATURE NOT TO EXCEED 120°F.	1-1/2"	1-1/2"	-	1-1/2"	1/2"	1/2"
VB-1	VALVE BOX	WATER TITE MODEL #9701	QUARTER TURN BALL	-	LEAD FREE BRASS	PROVIDED WITH WALL BOX, FRAME, VALVE AND WATER HAMMER ARRESTER.	-	-	-	-	1/2"	-

NOTES:

1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND DIAGRAMS.
2. ADA ACCESSIBLE WATER CLOSETS SHALL BE INSTALLED WITH FLUSING CONTROLS LOCATED ON THE WIDE SIDE OF ACCESSIBLE FLOOR SPACE WITHIN RESTROOM(S) OR STALL(S).
3. ALL FIXTURES SHALL MEET ADA AND LOCAL CODES.
4. INSTALL BACKING AND SUPPORTS AS REQUIRED TO PROPERLY ANCHOR ALL FIXTURES AND ACCESSORIES.
5. PLUMBING FIXTURE SUPPORTS AND CARRIERS SHALL BE EQUAL TO ZURN, WATTS, JOSAM, WADE AND J.R. SMITH
6. SUPPLY PIPING AND FITTING FOR ALL FIXTURES SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW
7. ALL FIXTURES SHALL BE PROVIDED WITH ACCESSIBLE SHUT OFF VALVES AT COLD AND HOT WATER PIPING CONNECTIONS
8. PROVIDE INSULATION FOR ALL PIPING IN EXTERIOR WALLS.
9. ALL PLUMBING FIXTURES SHALL BE COORDINATED AND APPROVED BY ARCHITECT PRIOR TO PURCHASE.
10. PLUMBING FIXTURES / EQUIPMENT SUBSTITUTIONS ALLOWED ONLY THROUGH APPROVAL OF ENGINEER.
11. PROVIDE BRASS CRAFT OR EQUAL SUPPLY STOPS ON ALL NON-FLUSH VALVE FIXTURES.
12. PROVIDE FLOOR DRAIN AND ROOF DRAIN STRAINERS WITH FREE SPACE AREA PER CURRENT BUILDING CODE AND MANUFACTURERS INSTRUCTIONS.
13. HOT WATER TO ALL LAVATORIES AND HAND SINKS SHALL NOT EXCEED 110 DEGREES.
14. COORDINATE ADA HEIGHT REQUIREMENTS WITH ARCHITECT DRAWINGS.
15. ALL LAVATORIES, HAND SINKS, BATH AND SHOWER VALVES SHALL BE PROVIDED WITH APPROVED AUTOMATIC SAFETY WATER MIXING DEVICE AND PRESSURE BALANCE
16. PROVIDE CHROME PLATED SUPPLIES ON ALL LAVATORIES AND SINKS WHICH ARE EXPOSED TO VIEW. AT CONTRACTOR'S OPTION SUPPLIES CONCEALED FROM VIEW MAY BE TYPE "L" SOFT DRAWN COPPER. "PX" AND POLYBUTYLENE ARE NOT APPROVED.
17. PROVIDE PVC TRAPS ON ALL FIXTURES CONCEALED FROM VIEW REQUIRING P-TRAPS. THIN WALL "MASTER P-TRAPS" OR SIMILAR PVC TRAPS ARE NOT APPROVED.

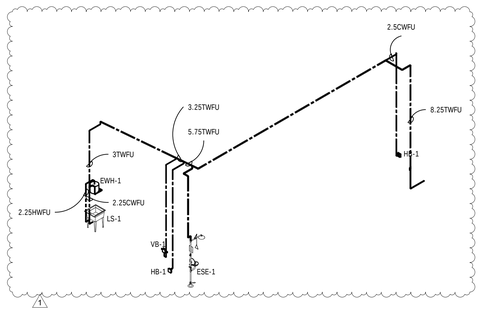
DRAINAGE FIXTURE UNIT SCHEDULE - GARAGE BUILDING

QUANTITY	FIXTURE TYPE	D.F.U.	MIN. TRAP SIZE (IN.)	TOTAL DFU.
1	EMERGENCY FLOOR DRAIN	0	2"	0
1	SERVICE SINK	2	2"	2
	TOTAL DRAINAGE FIXTURE UNITS FOR BUILDING	=		2
	MIN DRAIN SIZE BEYOND FOOTER	=	**4 INCH**	
	MAIN DRAIN SLOPE	=	1/8	IN/FT
	BUILDING DRAIN SIZE :	=	**4 INCH**	

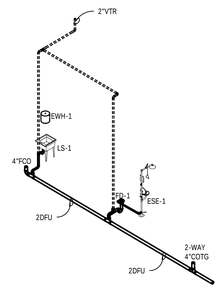
WATER FIXTURE UNITS SCHEDULE - GARAGE BUILDING

QUANTITY	FIXTURE	OCCUPANCY	SUPPLY CONTROL	COLD	COLD TOTAL	HOT	HOT TOTAL	TOTAL	COMBINED
1	ICE MAKER BOX	PRIVATE / RESIDENTIAL	FAUCET	0.25	0.25	0.0	0	0.25	0.25
1	SERVICE SINK	OFFICES, ETC.	FAUCET	2.25	2.25	2.25	2.25	3.0	3
2	HOSE BIB OR WALL FAUCET	PUBLIC OR PRIVATE	3/4" VALVE	2.5	5	0	0	2.5	5
				CW TOTAL	7.5	HW TOTAL	2.25	WATER TOTAL	8.25

FLUSH TANK WATER SUPPLY DEMAND:	13.7	GALLONS PER MINUTE	
WATER METER SIZE PER A.W.W.A.:	#N/A	RECOMMENDED	
MINIMUM WATER SERVICE SIZE:	1"	DIAMETER PIPING	VELOCITY= 5.028 F.P.S.
RECOMMENDED SERVICE SIZE	1"		



DOMESTIC WATER RISER DIAGRAM



SANITARY WASTE AND VENT RISER DIAGRAM

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Mechanical Electrical Plumbing Fire Protection
CONTRACTOR'S REVIEW: ALL DRAWINGS, NOTES AND SPECIFICATIONS SHALL BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION. WHERE ANY ISSUES, CONFLICTS OR INFORMATION REQUIRE CLARIFICATION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ENGINEER BEFORE PROCEEDING. DO NOT SCALE DRAWINGS. CONTRACTOR IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS WITHOUT DELAY.
THESE PLANS ARE THE PROPERTY OF QUEST DESIGN GROUP, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT PERMISSION AND THE REMOVAL FROM QUEST DESIGN GROUP'S OFFICE IS PROHIBITED.
THE ARCHITECT HAS PERFORMED SERVICES ONLY AS HAVE BEEN AUTHORIZED BY THE OWNER. THE ARCHITECT HAS NOT PERFORMED SERVICES IN ANY MANNER THAT MAY RESULT IN OVERSIGHT OR LIABILITY ASSIGNED TO THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSON OR ENTITY, OTHER THAN THE ARCHITECT. THE ARCHITECT HAS NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEE IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND FOR ITS OWN PERFORMANCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH ALL LEGAL REQUIREMENTS APPLICABLE TO THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ARCHITECT.

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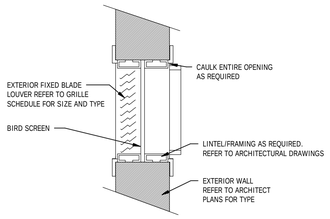
Rev 3 2/19/21

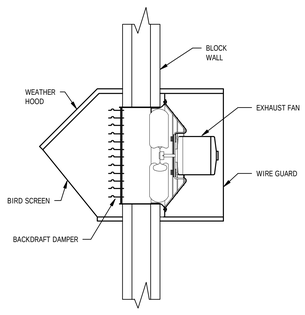
PLUMBING PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: P110



LOUVER DETAIL
SCALE: NONE



SIDEWALL PROPELLER FAN
SCALE: NONE

EXHAUST FAN SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG #	CFM	EX.S.P.	VOLT/Ø/HZ	AMP/WATTS	FAN SPEED / SONES	NOTES
EF-G1	PROPELLER	GREENHECK	SBE-1H20	1200	0.25	115/1	1/4 HP	820/11.8	1 THRU 5

NOTES:
1. BIRD SCREEN
2. BACKDRAFT DAMPER
3. WEATHER HOOD
4. WIRING PIGTAIL
5. SPARE BELT

AIR DEVICE SCHEDULE

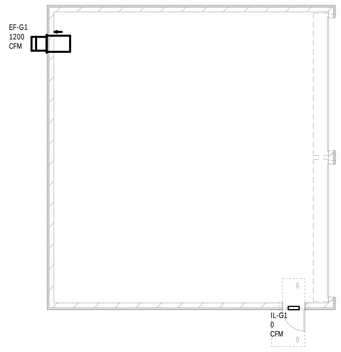
SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG #	C.F.M.	NECK SIZE	NOTES
IL-G1	LOUVER	GREENHECK	EVH-501D	1200	18 X 18	1

NOTES:
1. BIRDSCREEN

SEQUENCE OF OPERATIONS:

EXHAUST FANS

GARAGE EXHAUST FAN (EF-G1) SHALL BE CONNECTED TO AN INDEPENDENT SWITCH.



NORTH

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

HVAC - NOTES

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. ANYTHING MENTIONED IN THE SPECIFICATION WILL BE INTERPRETED AS BEING IN BOTH. ANY CONFLICT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE HVAC CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIAL, LABOR, ETC. NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED AIR CONDITIONING SYSTEM. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.
3. THE HVAC CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL GOVERNMENT FEES, SALES TAXES AND OTHER COSTS IN CONNECTION WITH HIS WORK; FILE ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION; OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK; AND DELIVER TO THE OWNER THE SAME CERTIFICATES BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.
4. THE HVAC CONTRACTOR SHALL GIVE FULL COOPERATION TO OTHER TRADES AND SHALL FURNISH IN WRITING TO THE ARCHITECT, ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY.
5. THE CONTRACTOR SHALL EXAMINE THE DUCTWORK ROUTING ON THESE PLANS WITH RESPECT TO THE FINAL STRUCTURAL TRUSS ARRANGEMENT. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INDICATING THE FINAL DUCT ROUTING FOR REVIEW BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLING ANY MATERIAL ON THIS PROJECT. THIS MAY REQUIRE DUCTWORK ROUTING WITHIN STRUCTURAL TRUSS SPACE AND SHALL BE COORDINATED WITH FINAL STRUCTURAL ARRANGEMENT. THE SHOP DRAWING SHALL BE OF THE SAME SCALE AS THE ORIGINAL CONTRACT DOCUMENT. FINAL DUCT ROUTING SHALL BE PROVIDED WITHOUT ADDITIONAL COST TO THE PROJECT.
6. CLEARANCES AROUND APPLIANCES TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION.
7. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED IN THE ESTIMATE, THE SAME AS IF SHOWN ON DRAWINGS.
8. ALL DUCTWORK IS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA MANUALS AND THE FOLLOWING SCHEDULE:
   A. RECTANGULAR DUCTS - GALVANIZED SHEET METAL WITH EXTERNAL DUCT WRAP. SEE RECTANGULAR DUCT SCHEDULE FOR DUCT GAGE. ALL DUCTS WITH 24 INCH WIDTH OR GREATER SHALL HAVE MECHANICAL FASTENERS AT A MAXIMUM OF 10 INCH CENTERS. DUCTBOARD SUCH AS 'SUPERDUCT' AS MANUFACTURED BY JOHNS MANVILLE, INTERNALLY LINED FIBERBOARD MAY BE SUBMITTED AS AN ALTERNATE. THE DUCTBOARD JOINTS SHALL BE TAPED AND MASTICED.
   B. EXHAUST AIR DUCT - INSULATED IN UNCONDITIONED SPACES WITH EXTERNAL DUCT WRAP. UP TO 7", FLEXIBLE ALUMINUM, ALL LARGER SHALL BE GALVANIZED SHEET METAL.
9. ALL DUCT SIZES INDICATE 'FREE AREA' DIMENSIONS, ALL TAKE-OFFS AND DIVIDED FLOWS SHALL HAVE VOLUME DAMPERS. PROVIDE SPIN-IN COLLARS WITH INTEGRAL SCOOPS AND DAMPERS FOR ALL BRANCH TAKE- OFFS. PROVIDE TURNING VANES FOR ALL ELBOWS AND SPLITTERS.
10. FURNISH AND INSTALL ALL GRILLES, DIFFUSERS AND REGISTERS OF THE TYPE AND AT THE LOCATIONS SHOWN ON THE PLANS. ALL GRILLES, DIFFUSERS, LOUVERS, ETC. SHALL BE EXTRUDED ALUMINUM WITH BAKED WHITE ENAMEL FINISH. SPONGE RUBBER GASKETS SHALL BE INSTALLED BEHIND FLANGES OF ALL GRILLES, DIFFUSERS AND REGISTERS TO PREVENT LEAKAGE AND STREAKING. ALL GRILLES, DIFFUSERS, REGISTERS, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH FACTORY DETAILS.
11. THE HVAC CONTRACTOR IS RESPONSIBLE FOR ALL CONTROLS AND CONTROL WIRING. SEE SEQUENCE OF OPERATION.
12. WORK SHALL INCLUDE STARTUP OF ALL SYSTEMS, FURNISHING OF OPERATING AND MAINTENANCE INSTRUCTIONS, WALK THROUGH WITH MAINTENANCE CREW, AND ONE YEAR GUARANTEE, COMMENCING ON DATE OF ACCEPTANCE BY OWNER.
13. THE VENTILATION RATE PROCEDURE OF ASHRAE STANDARD 62.1.2004 HAS BEEN USED TO DETERMINE THE AMOUNT OF OUTSIDE AIR FOR THIS SPACE. ANY CHANGE IN SPACE USE, CONTAMINANTS, OR OPERATION MAY REQUIRE A REEVALUATION OF THE DESIGN AND IMPLEMENTATION OF NEEDED CHANGES.
14. MECHANICAL EQUIPMENT IDENTIFICATION: PROVIDE ENGRAVED PLASTIC LAMINATE SIGN, PLASTIC EQUIPMENT MARKER, OR STENCILED SIGNS FOR THE FOLLOWING EQUIPMENT AND OPERATIONAL DEVICES. FREE HAND LETTERING SHALL NOT BE ACCEPTED.
   A. AIR HANDLERS, CONDENSERS AND SIMILAR MOTOR DRIVEN UNITS

   LETTERING SIZE SHALL BE 1" HEIGHT (MINIMUM) AS NEEDED FOR PROPER IDENTIFICATION TEXT FOR EQUIPMENT IDENTIFICATION SIGNS SHALL INCLUDE, UNIT NAME AND NUMBER AS PROVIDED ON THE CONTRACT DRAWINGS (IE: AHU-1, CU-1, HEX-1 ETC.). IF NOT IDENTIFIED BY THE MANUFACTURER, THE CONTRACTOR SHALL PROVIDE A SIGN TO INDICATE THE LOCATION OF FILTER ACCESS ON AHU'S.

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CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INFORMATION THAT PROVIDE CONFLICT WITH THE INTENT OF THE DESIGN TO THE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. DRAWINGS ARE NOT TO BE SCALED. ANY CONSTRUCTION PERFORMED WITHOUT CONSTRUCTION DOCUMENTS OR CONSTRUCTION PERFORMED CONTRARY TO APPROVED CONSTRUCTION DOCUMENTS SHALL BE AT THE CONTRACTOR'S RISK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE TO THE CONSTRUCTION DOCUMENTS WITHOUT THE ARCHITECT'S KNOWLEDGE AND CONSENT. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.

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REVISIONS:

MECHANICAL PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: M110

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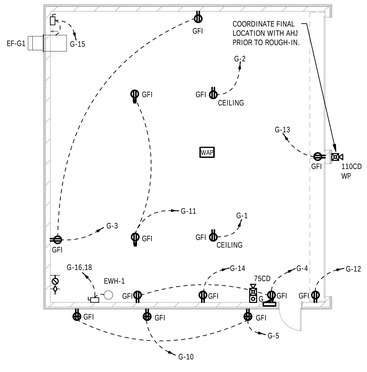
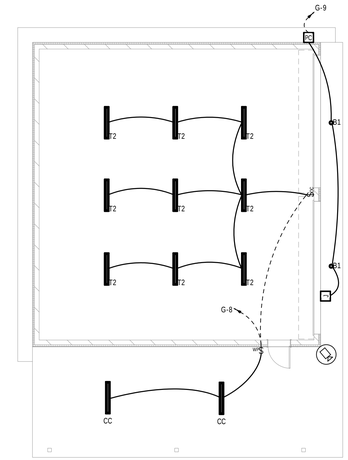


NORTH

ELECTRICAL POWER PLAN - GARAGE

1/8" = 1'-0"



NORTH

ELECTRICAL LIGHTING PLAN - GARAGE

1/8" = 1'-0"

LIGHTING FIXTURE SCHEDULE

LTR	MANUFACTURER	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	DESCRIPTION	WATTAGE
B1	ACULUX	AX3SQAG4-12LM-35K-80CRI-50D-GZ1-MVOLT-3SQABV-BS-WHSF-WET-**	120	LED	CEILING	3" SQUARE LED DOWNLIGHT	12W
CC	OCL	TB3-P1CB-**-MW-WTP-LED1-35K-ND-UNV-48-DM1-ULD	120	LED	PENDANT	ARCHITECTURAL PENDANT	TBD
T2	KENNAL	MLHA12-48-F-MW-CP-45L40K-DCC-1-DV	120	LED	SURFACE	VAPORTITE	49W

NOTES:
1. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER, FOURTEEN (14) DAYS PRIOR TO BID DATE.
2. VERIFY LIGHTING FIXTURE COLOR/FINISH WITH ARCHITECT PRIOR TO ORDERING.
3. ADJUST MOUNTING HEIGHTS/LOCATIONS TO SUIT FIELD CONDITIONS.
4. PROVIDE POWER TRANSFER RELAY (PTR) WITH FIXTURE "EM". REFER TO PLANS FOR QUANTITY & LOCATION.
5. ALL FIXTURES TO HAVE 0-10V DIMMING.
6. PROVIDE SLOPED CEILING ADAPTER WHERE NECESSARY. REFER TO ARCHITECTS PLANS FOR CEILING SLOPES.

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Cert. of Authorization# C431201
Mechanical Electrical Plumbing Fire Protection

CONTRACTOR to submit shop drawings, product data and samples for all items listed on the drawings to the ENGINEER for review and approval before ordering any materials or beginning any work. Submittals shall be made in a timely manner to cause no delay in the work or in the work of any other CONTRACTORS. Review and approval of submittals by the ENGINEER shall not relieve the CONTRACTOR from responsibility for any deviations from the requirements of the Contract Documents unless the CONTRACTOR has in writing called the ENGINEER's attention to such deviations at the time of submission and the ENGINEER has given written approval to the specific deviation. Review and approval by the ENGINEER shall not relieve the CONTRACTOR from responsibility for errors or omissions in the submittals. CONTRACTOR shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the ENGINEER's approval of shop drawings, product data or samples unless the CONTRACTOR has specifically informed the ENGINEER in writing of such deviation at the time of submission and the ENGINEER has given written approval to the specific deviation. CONTRACTOR shall not be relieved of responsibility for errors or omissions in shop drawings, product data or samples by the ENGINEER's approval thereof.

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US 41 & PRIETO BLVD, NORTH PORT, FL 34293

REVISIONS:

ELECTRICAL PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E110

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ELECTRICAL IDENTIFICATION NOTES

PRODUCTS AND MATERIALS
ALL LABELS SHALL BE PERMANENT AND MACHINE-PRODUCED. HANDWRITTEN LABELS SHALL NOT BE ACCEPTABLE, UNLESS OTHERWISE INDICATED.

CONDUCTOR/CABLING LABELS: ALL CONDUCTOR/CABLING LABELS SHALL BE CONSTRUCTED OF TRANSPARENT VINYL OR VINYL CLOTH, SELF-LAMINATING TAPE. FLAG-TYPE LABELS SHALL NOT BE ACCEPTABLE. LABELS SHALL BE SIZED TO ACCOMMODATE THAT CIRCUMFERENCE OF THE CONDUCTOR/CABLE.

CONDUCTOR/CABLING IDENTIFICATION TAPE: CONDUCTOR/CABLING IDENTIFICATION TAPE SHALL BE SCOTCH #35 VINYL ELECTRICAL TAPE, COLORED IN ACCORDANCE WITH THE SYSTEM VOLTAGE AND TYPE OF CONDUCTOR.

NAMEPLATES: NAMEPLATES SHALL BE PHENOLIC, ENGRAVED TYPE. EMBOSSED TAPE SHALL NOT BE ACCEPTABLE. NORMAL SYSTEMS SHALL UTILIZE WHITE LETTERS ON A BLACK BACKGROUND. EMERGENCY SYSTEMS SHALL UTILIZE WHITE LETTERS ON A RED BACKGROUND. LEGALLY-REQUIRED STANDBY SYSTEMS SHALL UTILIZE WHITE LETTERS ON A BLUE BACKGROUND. OPTIONAL STANDBY SYSTEMS SHALL UTILIZE WHITE LETTERS ON A YELLOW BACKGROUND.

ADHESIVE LABELS: ADHESIVE LABELS SHALL NOT BE ACCEPTABLE, EXCEPT FOR THE IDENTIFICATION OF CONDUCTORS/CABLING, DEVICE FACEPLATES, AND JUNCTION BOXES SIZED 8" SQ. OR SMALLER.

GENERAL
WHERE MULTIPLE SYSTEM VOLTAGES (E.G. 480/277V, 208/120V, ETC.) ARE UTILIZED IN THE SAME BUILDING, ALL DISCONNECT SWITCHES, JUNCTION BOXES, PANELBOARDS, SWITCHBOARDS, TRANSFORMERS, AND MISCELLANEOUS EQUIPMENT SHALL BE LABELED TO INDICATE THE SYSTEM VOLTAGE, IN ADDITION TO THE REQUIREMENTS LISTED BELOW.

CLEAN ALL MOUNTING SURFACES PRIOR TO AFFIXING LABELS. UTILIZE THE LABEL MANUFACTURER'S RECOMMENDED CLEANING AGENT. INSTALL LABELS NEATLY AND FIRMLY AND IN ACCORDANCE WITH THE LABEL MANUFACTURER'S RECOMMENDATIONS.

AFFIX NAMEPLATES TO EQUIPMENT UTILIZING SCREWS, RIVETS, OR OTHER MATERIALS APPROVED BY THE MANUFACTURER.

PROVIDE A PLACARD AT EACH SERVICE DISCONNECT WITH THE WORDS "SERVICE DISCONNECT." LOCATE ABOVE THE MAIN DISCONNECT SWITCH OR CIRCUIT BREAKER.

JUNCTION BOX AND PULL BOX IDENTIFICATION
JUNCTION BOXES AND PULL BOXES SHALL BE IDENTIFIED UTILIZING SPRAY-PAINTED COVERS AS FOLLOWS:

SECONDARY POWER - 480Y/277V	BROWN
SECONDARY POWER - 208Y/120V, 240/120V	WHITE
EMERGENCY SYSTEM - LIFE SAFETY BRANCH (NEC 700) - 480Y/277V	BROWN/RED
EMERGENCY SYSTEM - LIFE SAFETY BRANCH (NEC 700) - 208Y/120V	WHITE/RED
LEGALLY REQUIRED STANDBY SYSTEM (NEC 701) - 480Y/277V	BROWN/BLUE
LEGALLY REQUIRED STANDBY SYSTEM (NEC 701) - 208Y/120V	WHITE/BLUE
OPTIONAL STANDBY SYSTEM (NEC 702) - 480Y/277V	BROWN/YELLOW
OPTIONAL STANDBY SYSTEM (NEC 702) - 208Y/120V	WHITE/YELLOW
FIRE ALARM	RED
TEMPERATURE CONTROL	GREEN
DOOR CONTROL AND DOOR MONITORING SYSTEM	ORANGE
SOUND AND INTERCOM SYSTEMS	GRAY
VIDEO SURVEILLANCE SYSTEM/MATV	YELLOW
DATA	BLUE JUNCTION

BOXES AND PULL BOXES FOR POWER CONDUCTORS SHALL BE LABELED WITH CIRCUIT NUMBERS AND SOURCE PANELBOARD DESIGNATIONS. JUNCTION BOXES AND PULL BOXES FOR OTHER SYSTEMS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE SHOP DRAWINGS FOR THEIR RESPECTIVE SYSTEMS.

EXPOSED JUNCTION BOXES EXCEEDING A SIZE OF 8" SQ. SHALL BE IDENTIFIED WITH PHENOLIC, ENGRAVED PLACARDS. LETTERING HEIGHT SHALL BE A MINIMUM OF 1/2". IDENTIFY THE SYSTEM SOURCE(S) AND LOAD(S) SERVED.

EXPOSED JUNCTION BOXES 8" SQ. AND SMALLER SHALL BE IDENTIFIED WITH ADHESIVE LABELS.

JUNCTION BOXES INSTALLED ABOVE AN ACCESSIBLE CEILING SHALL BE PERMITTED TO BE IDENTIFIED VIA PERMANENT MARKER. LETTERING SHALL BE NEAT AND LEGIBLE.

COMMUNICATIONS CONDUIT LABELING
ALL CONDUITS INSTALLED BETWEEN ELECTRICAL AND/OR INFORMATION TECHNOLOGY (I.T.) ROOMS SHALL BE LABELED IN ACCORDANCE WITH ANSI/TIA/EIA-606. BOTH TERMINATION POINTS OF THE CONDUITS SHALL BE IDENTIFIED.

ALL LABELS SHALL BE MACHINE-PRODUCED. HANDWRITTEN LABELS SHALL NOT BE ACCEPTABLE.

THE LABEL SHALL INDICATE THE LOCATION OF THE TERMINATION POINT OF THE CONDUIT AND A UNIQUE IDENTIFICATION NUMBER.

POWER AND LOW-VOLTAGE CONDUCTOR/CABLE IDENTIFICATION
PROVIDE CONDUCTOR/CABLE LABELS ON EACH CONDUCTOR IN PANELBOARD GUTTERS, JUNCTION BOXES, PULL BOXES, AND OUTLET BOXES AT LOAD CONNECTIONS. IDENTIFY THE BRANCH CIRCUIT OR FEEDER NUMBER FOR ALL POWER AND LIGHTING BRANCH CIRCUITS. FOR LOW-VOLTAGE SYSTEMS, INDICATE THE WIRE NUMBER IN ACCORDANCE WITH SHOP DRAWINGS.

ALL CONDUCTORS/CABLING SHALL BE LABELED WITHIN 2 TO 4 INCHES OF TERMINATION. EACH END OF A CONDUCTOR/CABLE SHALL BE LABELED IMMEDIATELY UPON TERMINATION.

WIRING DEVICE IDENTIFICATION
WALL SWITCHES, RECEPTACLES, OCCUPANCY SENSORS, DEVICE PLATES, BOX COVERS, POKE-THROUGH FITTINGS, ACCESS FLOOR BOXES, PHOTOCELLS, AND TIME CLOCKS SHALL BE IDENTIFIED WITH CIRCUIT NUMBERS AND SOURCE. IN EXPOSED SPACES, IDENTIFICATION SHALL BE MADE INSIDE OF DEVICE COVERS. USE MACHINE-PRODUCED ADHESIVE LABELS OR PERMANENT MARKER. HANDWRITTEN LABELS SHALL BE NEAT AND LEGIBLE.

NAMEPLATES FOR ELECTRICAL EQUIPMENT
PROVIDE NAMEPLATES OF THE MINIMUM LETTER HEIGHT AS LISTED BELOW.

DISTRIBUTION PANELBOARDS, SUBPANELS, AND SWITCHBOARDS: 1 INCH NAME PLATE MIN. IDENTIFY THE SYSTEM VOLTAGE, SOURCE, AND LOCATION OF THE SOURCE. FOR 240V/3PH SYSTEMS: PROVIDE PANELBOARD IDENTIFICATION AS REQUIRED BY 2014 NEC SECTION 408.3; PANELS SHALL BE MARKED "CAUTION B PHASE HAS 208 VOLTS TO GROUND" WITH PHENOLIC ENGRAVED LABEL.

ENCLOSED CIRCUIT BREAKERS AND DISCONNECT SWITCHES: 1/2 INCH NAME PLATE MIN. IDENTIFY THE SOURCE CIRCUIT, LOAD SERVED, AND LOCATION.

TRANSFORMERS: 1 INCH NAME PLATE MIN. IDENTIFY PRIMARY AND SECONDARY VOLTAGES, PRIMARY SOURCE AND LOCATION, SECONDARY LOAD AND LOCATION.

PANELBOARD/SWITCHBOARD DIRECTORIES
SHALL BE TYPEWRITTEN AND COVERED WITH CLEAR PLASTIC WITH METAL FRAMING.

ELECTRICAL COMMISIONING

BUILDING COMMISSIONING
GENERAL REQUIREMENTS:

THE 2017 FLORIDA BUILDING CODE - "ENERGY CONSERVATION" PROVIDES THE REQUIREMENTS FOR COMMERCIAL BUILDING EFFICIENCY. THE CODE DEFINES THE ENERGY EFFICIENCY REQUIREMENTS FOR THE ELECTRICAL POWER AND LIGHTING SYSTEM, TOTAL BUILDING PERFORMANCE, AND COMMISSIONING. THIS CODE CHAPTER REQUIRES A CERTAIN SET OF ACTIVITIES AND PROCESSES TO BE ADMINISTERED AND DOCUMENTED IN ACCORDANCE WITH DEFINED STANDARDS. THIS SPECIFICATION IS THE OWNER'S MEANS OF VERIFYING THAT THE PLANNING, DESIGN, CONSTRUCTION AND OPERATION OF ELECTRICAL SYSTEMS ACHIEVE THEIR GOALS AND DELIVER A HIGH QUALITY BUILDING WITH MAXIMUM ASSET VALUES.

COMMISSIONING OF THE BUILDING ELECTRICAL POWER AND LIGHTING SYSTEMS AS PER SECTION 408 SHALL BE AS DEFINED HEREIN. PRIOR TO PASSING THE FINAL ELECTRICAL INSPECTION, THE CONTRACTOR SHALL PROVIDE EVIDENCE OF SYSTEM COMMISSIONING AND COMPLETION IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE DOCUMENTED PERFORMANCE CRITERIA OF SECTION C405 AND SUBMIT TO THE REGISTERED DESIGN PROFESSIONAL (ENGINEER OF RECORD) FOR APPROVAL, AND TO THE BUILDING OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATION OF OCCUPANCY.

ELECTRICAL SYSTEMS TO BE COMMISSIONED INCLUDE:
ALL AUTOMATIC CONTROLS FOR INTERIOR AND EXTERIOR LIGHTING/ELECTRICAL SYSTEMS SHALL BE SUBJECT TO THESE REQUIREMENTS.

SCOPE:
FUNCTIONAL TESTING PRIOR TO PASSING FINAL INSPECTION, THE REGISTERED DESIGN PROFESSIONAL SHALL PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURE'S INSTRUCTIONS. FUNCTIONAL TESTING SHALL BE IN ACCORDANCE WITH SECTIONS C408.3.1.1 THRU C408.3.1.3 FOR THE APPLICABLE CONTROL TYPE.

THE PROJECT GENERAL CONTRACTOR SHALL HIRE A FIRM QUALIFIED IN THE TESTING OF LIGHTING AND ELECTRICAL SYSTEM PERFORMANCE FUNCTIONALITY OF THE SYSTEMS LISTED IN THIS SPECIFICATION. THE TESTING FIRM SHALL DETERMINE THE EXTENT AND SCOPE OF THE SYSTEMS REQUIRING COMMISSIONING NEEDED ON A PROJECT BASIS.

ALL TEST DATA SHALL BE PROVIDED TO THE REGISTERED DESIGN PROFESSIONAL FOR FINAL REVIEW AND APPROVAL PRIOR TO THE FINAL INSPECTION AND WALK THROUGH OF THE ARCHITECTURAL AND/OR ENGINEERING TEAM.

A FUNCTIONAL PERFORMANCE TEST SHALL BE CONDUCTED TO DEMONSTRATE THE INSTALLATION AND OPERATION OF COMPONENTS, SYSTEMS, AND SYSTEM-TO-SYSTEM INTERFACING RELATIONSHIPS IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS SUCH THAT OPERATION, FUNCTION, AND MAINTENANCE SERVICEABILITY FOR EACH OF THE COMMISSIONED SYSTEMS IS CONFIRMED. TESTING SHALL INCLUDE ALL MODES AND SEQUENCE OF OPERATION, INCLUDING UNDER FULL-LOAD, PART-LOAD AND THE FOLLOWING EMERGENCY CONDITIONS:
1. ALL MODES AS DESCRIBED IN THE SEQUENCE OF OPERATION OR MANUFACTURES OPERATING INSTRUCTIONS
2. REDUNDANT OR AUTOMATIC BACK-UP MODE
3. PERFORMANCE OF LIGHTING OVERRIDE
4. MODE OF OPERATION UPON A LOSS OF POWER AND RESTORATION OF POWER.

THE GENERAL CONTRACTOR SHALL:
1. INCORPORATE COMMISSIONING ACTIVITIES INTO THE CONSTRUCTION SCHEDULE.
2. FACILITATE COOPERATION OF SUB-CONTRACTORS IN COMMISSIONING WORK.
3. PROVIDE SUB-CONTRACTOR ASSISTANCE IN OPERATING EQUIPMENT TO BE COMMISSIONED.
4. INSURE EQUIPMENT START-UP IS COMPLETE PRIOR TO BEGINNING THE COMMISSIONING PROCESS.
5. WORK WITH SUB-CONTRACTORS IN DEVELOPING A TRAINING SCHEDULE AND PLAN FOR APPROVAL BY THE OWNER.
6. VERIFY THE PRE-FUNCTIONAL CHECKLISTS ARE COMPLETED PRIOR TO SYSTEM TESTING.
7. VERIFY THE EQUIPMENT START-UP AND CONTROLS VERIFICATIONS ARE COMPLETE.
8. INSURE RESOLUTION OF NON-COMPLIANT AND DEFICIENT CONSTRUCTION RELATED ITEMS IDENTIFIED BY THE COMMISSIONING TEAM.
9. ASSIST IN WARRANTY REVIEW OF SYSTEM AND EQUIPMENT PERFORMANCE.

THE SUB-CONTRACTORS SHALL:
1. PREPARE OWNER TRAINING PLAN FOR INSTALLED EQUIPMENT AND CONTROLS.
2. PROVIDE NECESSARY PERSONNEL TO ASSIST THE ELECTRICAL TESTING AGENT IN HIS RESPONSIBILITIES AS DESCRIBED LATER IN THIS SPECIFICATION.
3. PREPARE AND SCHEDULE EQUIPMENT START-UP WITH THE GENERAL CONTRACTOR AND ELECTRICAL TESTING AGENT.
4. EXECUTE ALL REQUIRED EQUIPMENT AND SYSTEM TESTING AS MANDATED BY 2017 FLORIDA BUILDING CODE, PROJECT PLANS AND SPECIFICATIONS.
5. ENSURE INSTALLATION WORK IS COMPLETE AND IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND READY FOR FUNCTION PERFORMANCE TESTING.
6. PROVIDE CERTIFIED AND CALIBRATED INSTRUMENTATION REQUIRED TO TAKE MEASUREMENTS OF SYSTEM AND EQUIPMENT PERFORMANCE DURING THE FUNCTIONAL PERFORMANCE TESTING.
7. PREPARE CLOSEOUT DOCUMENTS INCLUDING BUT NOT LIMITED TO:
   a. AS-BUILT DRAWINGS
   b. WARRANTIES.
   c. OPERATIONAL AND MAINTENANCE MANUALS FOR INSTALLED EQUIPMENT.
   d. DELIVERY OF ANY SPARE PARTS REQUIRED BY THE PROJECT SPECIFICATION.

THE CODE OFFICIAL SHALL BE PERMITTED TO REQUIRE THAT A COPY OF THE FINAL COMMISSIONING REPORT BE MADE AVAILABLE FOR HIS/HER REVIEW.

CONSTRUCTION DOCUMENTS SHALL INCLUDE THE LOCATION ON EACH PIECE OF EQUIPMENT.

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED AND INCLUDE ALL OF THE FOLLOWING:
1. SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
2. MANUFACTURER'S OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.

A REPORT OF TEST PROCEDURES AND RESULTS IDENTIFIED AS “FINAL COMMISSIONING REPORT” SHALL BE DELIVERED TO THE BUILDING OWNER AND SHALL INCLUDE:
1. RESULTS OF FUNCTIONAL PERFORMANCE TESTS.
2. DISPOSITION OF DEFICIENCIES FOUND DURING TESTING, INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED.
3. FUNCTIONAL PERFORMANCE TEST PROCEDURES USED DURING THE COMMISSIONING PROCESS INCLUDING MEASURABLE CRITERIA FOR TEST ACCEPTANCE, PROVIDED HEREIN FOR REPEATABILITY.

CONTROLS FOR AUTOMATIC LIGHTING SYSTEMS SHALL COMPLY AS FOLLOWS:
1. TESTING SHALL ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. AN APPROVED THIRD PARTY INDEPENDENT FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR THE FUNCTIONAL TESTING AND SHALL PROVIDE DOCUMENTATION TO THE OWNER, REGISTERED DESIGN PROFESSIONAL AND CODE OFFICIAL CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE PROVISIONS OF SECTION C405. WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTOSENSORS OR DAYLIGHTING CONTROLS ARE INSTALLED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
   a. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE AS PER FBC-C408.3.
   b. CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF AS PER THE OWNER SCHEDULE AND FBC-C408.3.1.2.
   c. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOSENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED AND PER C408.3.

LOW VOLTAGE LIGHTING CONTROL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
$LV	WALL SWITCH nLIGHT: nPODM XX, MOUNT 48" AFF U.O.N.	MS1	DUAL TECHNOLOGY CEILING MOUNTED MOTION SENSOR. nLIGHT: nCM PDT 10 (360° ≈ 24FT AT 9'AFF)
$LV2	WALL SWITCH 2 BUTTON nLIGHT: nPODM 2P XX, MOUNT 48" AFF	MS2	WALL/CEILING MOUNTED MOTION SENSOR. nLIGHT: nCM PDT 16 KIT (120° ≈ 40FT AT 9'AFF)
$LV3	WALL SWITCH 2 BUTTON nLIGHT: nPODM XX + nPODM 2P XX, MOUNT 48" AFF	MS3	WALL/CEILING MOUNTED MOTION SENSOR. nLIGHT: nHW 13 (LONG-RANGE NARROW BEAM 90' AT 9' AFF)
$LV4	WALL SWITCH 2 BUTTON nLIGHT: nPODM 4P XX, MOUNT 48" AFF	DS	CEILING MOUNTED DAYLIGHT SENSOR. nLIGHT: nCM ADCX
$LV8	WALL SWITCH 2 BUTTON nLIGHT: nPODM 4P XX (2X), MOUNT 48" AFF	RC1	0-10V ROOM DIMMING CONTROLLER (1 SWITCHLEG). nLIGHT: nPP16D
$DM	WALL SWITCH 2 BUTTON nLIGHT: nPODM DX XX, MOUNT 48" AFF	RC2	0-10V ROOM DIMMING CONTROLLER (2 SWITCHLEGS). nLIGHT: nPP16D (2X)
$LP	WALL SWITCH OCCUPANCY SENSOR, nLIGHT: nWSX LV XX, MOUNT 48" AFF U.O.N.	RC3	ON/OFF ROOM CONTROLLER (1 SWITCHLEG). nLIGHT: nPP16
$LD	WALL SWITCH DUAL TECH. OCCUPANCY SENSOR, nLIGHT: nWSX PDT LV XX, MOUNT 48" AFF U.O.N.	RC4	ON/OFF ROOM CONTROLLER (2 SWITCHLEGS). nLIGHT: nPP16 (2X)
$DC	LOW VOLTAGE DIMMING CONTROL STATION, TACTOUCH TT-L6 SERIES, MANUAL ON/AUTO OFF. PROVIDE WITH COMPATIBLE POWERPACK	RC5	FORWARD PHASE DIMMING CONTROLLER (1 SWITCHLEG). nLIGHT: nSP5 PCD XX (DIMMING TYPE TO BE SPECIFIED)
		RC6	FORWARD PHASE DIMMING CONTROLLER (2 SWITCHLEGS). nLIGHT: nSP5 PCD XX (2X) (DIMMING TYPE TO BE SPECIFIED)
		LC1	ON/OFF LOAD CONTROLLER (1 SWITCHED) nLIGHT: nPP20 PL

NOTES:
1. CONTROLS ARE INDICATED SCHEMATICALLY AND DIAGRAMMATICALLY, ELECTRICAL CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS & MOUNTING HEIGHTS OF ALL LIGHTING CONTROLS PRIOR TO ROUGH-IN WITH MANUFACTURERS WRITTEN INSTALLATION MANUALS AND INSTRUCTIONS.
2. COORDINATE AND PROVIDE MOTION SENSOR MINIMUM DISTANCE FROM HVAC REGISTERS WITH MANUFACTURERS LITERATURE.
3. ALL ROOM CONTROLLERS SHALL BE MOUNTED IN AN ACCESSIBLE CEILING SPACE AS REQUIRED, UNLESS OTHERWISE NOTED.
4. MANUFACTURERS SHOWN IN THIS LEGEND ARE "BASIS OF DESIGN" AND "OR EQUAL" DEVICES MAY BE SUBMITTED FOR APPROVAL.

CONTRACTOR SHALL COORDINATE WITH THE LIGHTING CONTROLS VENDOR THE TYPE, NUMBER, AND PLACEMENT OF SENSORS TO PROVIDE A SATISFACTORY OPERATIONAL SYSTEM AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE ALL PROPER ADJUSTMENTS TO ASSURE OWNER'S SATISFACTION WITH THE OCCUPANCY SENSOR SYSTEM. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS AS REQUIRED TO PROPERLY AND COMPLETELY COVER THE RESPECTIVE AREA.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
$	SINGLE POLE SWITCH, MOUNT 48" AFF U.O.N.
$3, $4	THREE-WAY/FOUR-WAY SWITCH RESPECTIVELY, MOUNT 48" AFF U.O.N.
$M	MOTOR-RATED SWITCH, SINGLE/DOUBLE POLE AS INDICATED ON PLANS
$D	SLIDE DIMMER W/PRESET ON/OFF SWITCH, MATCH DIMMER RATING WITH ASSOCIATED LOAD, MOUNT 48" AFF U.O.N.
$T	SPRINGWOUND TIMER SWITCH, INTERMATIC "F"-SERIES, MOUNT 48" AFF U.O.N.
$OC	WALL SWITCH OCCUPANCY SENSOR (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$OC3	WALL SWITCH OCCUPANCY SENSOR 3-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$OC4	WALL SWITCH OCCUPANCY SENSOR 4-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$VC	WALL SWITCH VACANCY SENSOR (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$VC3	WALL SWITCH VACANCY SENSOR 3-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$VC4	WALL SWITCH VACANCY SENSOR 4-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$DV	WALL SWITCH DIMMING VACANCY SENSOR (DUAL), LEGRAND "DW-311", MOUNT 48" AFF U.O.N.
OC1	CEILING MOUNT OCCUPANCY SENSOR (120-277V), LEGRAND "DT-355" (360 DEG 25'W), MOUNT 8' AFF U.O.N.
$K	KEY SWITCH, MOUNT 48" AFF U.O.N.
$C	FAN SPEED CONTROL, MOUNT 48" U.O.N.
	SIMPLEX RECEPTACLE, MOUNT 18'' AFF U.O.N.
	DUPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	DUPLEX RECEPTACLE, MOUNT 42" AFF (48" AFF IN TOILETS/UTILITY CLOSETS) U.O.N.
	SWITCHED SPLIT-WIRE DUPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	FLOOR MOUNTED DUPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	FLOOR MOUNTED SWITCHED SPLIT-WIRE DUPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	QUADRAPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	QUADRAPLEX RECEPTACLE, MOUNT 42" AFF U.O.N.
	SWITCHED SPLIT-WIRE QUADRAPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	FLOOR MOUNTED QUADRAPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	FLOOR MOUNTED SWITCHED SPLIT-WIRE QUADRAPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	1Ø, 208/240-VOLT RECEPTACLE, MOUNT 18" AFF U.O.N.
	SPECIAL PURPOSE RECEPTACLE, MOUNT 18" AFF U.O.N.
	BUILDING EXTERIOR/ROOF-MOUNTED WEATHER-RESISTANT DUPLEX RECEPTACLE, MOUNT 18" AFF U.O.N. DEVICE SHALL INCLUDE WEATHERPROOF BACK-BOX WITH DIE-CAST, WEATHERPROOF IN-USE LOCKING COVER - INTERMATIC WP3110MXD. RECEPTACLE SHALL BE G.F.I. PROTECTED EITHER AT THE RECEPTACLE OR FROM THE CIRCUIT BREAKER IN THE PANELBOARD SERVING CKT. IF TOTAL BRANCH CIRCUIT ONE-WAY LENGTH IS GREATER THAN 200', UTILIZE GFCI RECEPTACLES IN PLACE OF GFCI BREAKER (PER MANUFACTURER RECOMMENDATIONS).
RCR	RECEPTACLE CONTROL RELAY
	TELEPHONE OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	DATA OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	TELECOM OUTLET(DATA/TELEPHONE) - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	FLOOR/CEILING-MOUNTED TELECOM OUTLET. REFER TO PLANS FOR BOX TYPE, CONDUIT SIZE/QUANTITY & CONFIGURATION.
TV	COMBINATION CABLE TELEVISION/CCTV OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESS. CLG.
TTB	TTB (TELEPHONE TERMINAL BOARD) MARINE PLYWOOD BACKBOARD 3/4"x4'x4' PAINTED W/FIRE RETARDANT GRAY PAINT. PROVIDE (2)4" CONDUITS TO PROPERTY LINE. COORDINATE FINAL CONDUIT SIZES AND LOCATIONS W/UTILITY. PROVIDE SOLID COPPER GROUND BAR WITH INSULATED STAND-OFFS.
J	JUNCTION BOX(4"X4"X2"), MOUNT 18" AFF U.O.N.
LC	LIGHTING CONTROLLER
TC	TIMECLOCK WITH INTEGRAL MANUAL OVERRIDE USE INTERMATIC ET90000 SERIES OR EQUAL.
PTD	POWER TRANSFER DEVICE/RELAY.
PC	STEM AND SWIVEL MOUNT PHOTOCELL USE INTERMATIC SERIES K4221C FOR 120V AND K4223C FOR 277V OR EQUAL.
	ELECTRICAL PANELBOARD (SURFACE OR FLUSH-MOUNTED AS SHOWN). REFER TO SCHEDULES/RISER FOR INFO.
	ENCLOSED CIRCUIT BREAKER. PROVIDE WEATHERPROOF ENCLOSURE FOR EXTERIOR APPLICATIONS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
	HP RATED SWITCH AS DISC. PROVIDE WEATHERPROOF ENCLOSURE FOR EXTERIOR APPLICATIONS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
	HP RATED COMBINATION MOTOR STARTER DISC. PROVIDE WP ENCLOSURE FOR EXT. APPS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
	HP RATED MOTOR STARTER. PROVIDE WP ENCLOSURE FOR EXT. APPS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
T	TRANSFORMER
	HOMERUN TO PANEL NOTED (DASHED LINE INDICATES CIRCUIT)
	SWITCHLEG (SOLID LINE) INDICATING A GROUP OF LIGHTS OPERATED BY A COMMON SWITCH
	LOW-VOLTAGE (DOUBLE-DASHED LINE)
AFF/AFG	ABOVE FINISHED FLOOR / ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
CU	CONDENSING UNIT
EF	EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER
ETR	EXISTING TO REMAIN.
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
LC	LOCKING COVER
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
TR	TAMPER RESISTANT
UON	UNLESS OTHERWISE NOTED
WP	WEATHER PROOF
SS	SINGLE/MULTI-STATION, NON-SYSTEM TYPE, RESIDENTIAL STYLE, LINE-POWERED, COMBINATION CARBON MONOXIDE/SMOKE DETECTOR WITH BATTERY BACKUP. ACTIVATION SHALL SOUND ALL DEVICES WITHIN EACH UNIT. CONNECT TO NEAREST ARC-FAULT PROTECTED CIRCUIT WITHIN UNIT. MAINTAIN A MINIMUM DISTANCE OF 3'-0" FROM ALL CEILING-MOUNTED HVAC SUPPLY/RETURN REGISTERS, 3'-0" FROM THE OUTER EDGE OF PADDLE FAN BLADES, AND 10'-0" FROM ALL WALL-MOUNTED HVAC SUPPLY/RETURN REGISTERS.
	EMERGENCY GENERATOR SHUTOFF PUSH-BUTTON
	EXIT SIGN - FACES AS REQUIRED - WITH BATTERY BACKUP
	EXIT SIGN W/DIRECTION ARROW - FACES AS REQUIRED - WITH BATTERY BACKUP
EM	EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP (CONNECT TO LINE SIDE OF NEAREST SWITCH SERVING THAT AREA OR ON THE LINE SIDE OF LIGHTING CONTROL PANEL THAT CONTROLS THE LIGHTING CIRCUIT IN THAT AREA).
	EMERGENCY LIGHT REMOTE HEAD.
X Y	"X"= HP" Y"= PHASE

NOTES:
1. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS & MOUNTING HEIGHTS OF ALL ELECTRICAL DEVICES WITH OWNER/ARCHITECT BEFORE ROUGH-IN. MOUNTING HEIGHTS ARE MEASURED TO CENTER OF BOX.
2. ALL RECEPTACLES & SWITCHES SHALL BE ARCH/DECORA TYPE WITH MATCHING FACE PLATES. COOR. FINAL COLOR WITH ARCH. PRIOR TO ORDERING
3. ALL SYMBOLS AND ABBREVIATIONS DO NOT NECESSARILY APPEAR ON THIS PROJECT.
4. MANUFACTURERS SHOWN IN THIS LEGEND ARE "BASIS OF DESIGN" AND "OR EQUAL" DEVICES MAY BE SUBMITTED FOR APPROVAL.

ELECTRICAL NOTES AND SPECIFICATIONS:

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE DRAWINGS AND DETAILS WILL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. ANYTHING MENTIONED IN THE SPECIFICATION AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS BUT NOT IN THE SPECIFICATIONS WILL BE INTERPRETED AS BEING IN BOTH. CONFLICTS WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

2. THE ELECTRICAL CONTRACTOR TO FURNISH ALL EQUIPMENT, MATERIAL, LABOR, ETC. NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED ELECTRICAL POWER DISTRIBUTION SYSTEM. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.

3. THE ELECTRICAL CONTRACTOR WILL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL GOVERNMENT FEES, SALES TAXES AND OTHER COSTS IN CONNECTION WITH HIS WORK, FILE ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION, OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK, AND DELIVER TO THE GENERAL CONTRACTOR THE SAME CERTIFICATES BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.

4. THE ELECTRICAL CONTRACTOR (E.C.) WILL GIVE FULL COOPERATION TO OTHER TRADES AND WILL FURNISH IN WRITING TO THE GENERAL CONTRACTOR, ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY. THE E.C. MUST COORDINATE ALL CONDUIT RUNS AND EQUIPMENT MOUNTING LOCATIONS WITH OTHER TRADES PRIOR TO ROUGH-IN.

5. THE ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL ELECTRICAL DEVICES AS SHOWN, VERIFYING ALL MOUNTING HEIGHTS AND EXACT LOCATIONS OF ALL WALL-MOUNTED ELECTRICAL DEVICES WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN. IN THE EVENT OF A CODE CONFLICT, THE CONTRACTOR WILL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO COMMENCING THE WORK.

6. ALL SPARE CONDUITS TO BE INSTALLED FOR FUTURE USE WILL BE CAPPED WITH PULL WIRE INSTALLED. UNDERGROUND SPARE CONDUITS WILL BE STUBBED UP 12" A.F.F. WHERE INDICATED AND CAPPED WITH PULL WIRE. ALL CAPPED CONDUIT WILL BE LABELED WITH ITS PURPOSE.

7. THE ELECTRICAL CONTRACTOR WILL PROVIDE A COMPLETE GROUNDING SYSTEM PER APPLICABLE SECTIONS OF THE N.E.C. BOND SERVICE ENTRANCE GROUND TO BUILDING STEEL, METAL WATER MAINS, MADE ELECTRODES, ETC. AS NECESSARY.

8. ALL ELECTRICAL DISTRIBUTION EQUIPMENT TO HAVE ONLY COPPER BUSING. ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE RAIN-PROOF TYPE NEMA 3R. ALL DISCONNECTS TO BE GENERAL DUTY TYPE. ALL EXTERIOR DISCONNECTS TO BE RAIN-PROOF TYPE NEMA 3R. ALL CIRCUIT BREAKERS TO BE 20A MINIMUM OR AS SHOWN ON THE PANEL SCHEDULES.

9. ALL DISCONNECTS SHALL BE HEAVY DUTY TYPE AND INSTALLED AS REQUIRED FOR CONDENSING AND AIR HANDLING UNITS, EXHAUST FANS, KITCHEN EQUIPMENT, WATER HEATERS, ETC. SUPPLIED BY MECHANICAL, PLUMBING AND FOOD SERVICE CONTRACTOR(S). SUPPLY AND INSTALL ALL REQUIRED CONDUIT AND DEVICE BOXES FOR HVAC TEMPERATURE CONTROLS.

10. ELECTRICAL CONTRACTOR TO SUPPLY ALL REQUIRED DISCONNECTS AND WIRE ALL EXHAUST FANS, AIR HANDLER UNITS, CONDENSING UNITS, SMOKE DAMPERS, ETC. PROVIDED BY THE MECHANICAL E.C. WILL VERIFY NAMEPLATE RATINGS OF ALL MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN. E.C. TO PROVIDE DISCONNECTS AND CIRCUIT BREAKERS PER NAMEPLATE RATING. THE E.C. SHALL PROVIDE ALL HARDWARE(CONTROL RELAYS, LOW VOLTAGE TRANSFORMER POWER SUPPLIES, & ENCLOSURES) FOR THE PROPER OPERATION OF MECH. UNITS, EXHAUST FANS & SMOKE DAMPERS PER THE "SEQUENCE OF OPERATIONS" AS DETAILED ON THE MECHANICAL PLANS. THE E.C. WILL NOTIFY THE ARCHITECT/ENGINEER OF ANY CHANGES REQUIRED TO CIRCUITING PRIOR TO COMMENCING THE WORK.

11. ALL INTERIOR POWER/LIGHTING CIRCUITS TO BE 2-#12, 1-#12 G. IN MINIMUM 1/2" C. W/MAXIMUM 30% FILL, UNLESS SHOWN OTHERWISE ON THE PLANS. INTERIOR HOME RUNS TO BE A MINIMUM OF 3/4" C. W/MAXIMUM 40% FILL. ALL EXTERIOR LIGHTING CIRCUITS TO BE A MINIMUM OF 2-#10 W/#10G TO THE FIRST JUNCTION BOX OR LIGHT FIXTURE AND 2-#12 W/#10G TO THE REMAINING FIXTURES OR AS INDICATED ON PLANS. ALL UNDERGROUND CONDUIT TO BE A MINIMUM OF 1". TYPE MC CABLE HAVING STRANDED COPPER CONDUCTORS SHALL BE ACCEPTABLE FOR BRANCH CIRCUITS IN CONDITIONED SPACES ONLY. ALL FEEDER CONDUCTORS SHALL BE COPPER WITH TYPE THHN INSULATION. TYPE XHHW-2 OR THWN-2 SHALL BE USED FOR CONDUCTORS INSTALLED IN WET AND DAMP LOCATIONS. SPECIFIC EQUIPMENT CIRCUITS (HVAC, PUMPS, WATER HEATERS, ETC.) SHALL BE AS REQUIRED PER NAMEPLATE RATING(S).

12. THE ELECTRICAL CONTRACTOR SHALL PROPERLY AND PERMANENTLY IDENTIFY ALL BOXES, ENCLOSURES, ETC. FOR EMERGENCY CIRCUITS IN ACCORDANCE WITH NEC 700.10. LABEL ALL PANEL CIRCUITS TO IDENTIFY UNIT EQUIPMENT CONNECTED IN ACCORDANCE WITH NEC 700.12(F).

13. ELECTRICAL CONTRACTOR WILL CONTACT LOCAL ELECTRICAL UTILITY AND COORDINATE EXACT LOCATION OF ELECTRICAL SERVICE SOURCE. THE CONTRACTOR SHALL COORDINATE SHORT CIRCUIT RATING (A.I.C.) WITH UTILITY PRIOR TO BID AND PROVIDE THE APPROPRIATE SHORT CIRCUIT RATINGS FOR ALL ELECTRICAL EQUIPMENT. COORDINATE USE OF HAND HOLE / UTILITY POLE / PAD MOUNT TRANSFORMER PRIOR TO BID AND/OR ROUGH-IN.

14. MINOR DETAILS, NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP, WILL BE INCLUDED IN THE ESTIMATE, THE SAME AS IF SHOWN ON DRAWINGS.

15. PROVIDE CONDUIT STUBS, BACK BOXES AND PULL STRINGS ETC. FOR ALL LOW VOLTAGE SYSTEMS PROVIDED BY OTHERS TO DEVICES LOCATED IN ALL SPACES. PROVIDE SEPARATE PERMITS FOR ALL LOW VOLTAGE SYSTEMS.

- ALL MATERIALS FURNISHED AND ALL WORK INSTALLED UNDER THIS SECTION SHALL COMPLY WITH THE FOLLOWING:

- LIFE SAFETY CODE NFPA 101-2015
- APPLICABLE NFPA FIRE CODES
- APPLICABLE STATE AND LOCAL CODES
- NATIONAL BUREAU OF FIRE UNDERWRITERS
- ACCESSIBILITY FOR THE HANDICAPPED ANSI A117
- AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
- FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS ACCESSIBILITY REQUIREMENTS MANUAL
- NATIONAL ELECTRICAL CODE NFPA 70-2014
- THE SERVING UTILITY COMPANIES
- FLORIDA BUILDING CODE 2017, SIXTH EDITION
- FLORIDA BUILDING CODE - ENERGY CONSERVATION 2017
- FLORIDA BUILDING CODE - MECHANICAL 2017

17. FLORIDA BUILDING CODE - PLUMBING 2017

18. ALL ELECTRICAL SYSTEM COMPONENTS AND INSTALLATIONS SHALL BE WARRANTED TO BE FREE OF DEFECTS (MATERIALS AND LABOR) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM RECEIPT OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL PROVIDE FOR OWNER'S OPTION A MAINTENANCE CONTRACT AND/OR AN EXTENDED WARRANTY

19. CONTRACTOR TO PROVIDE MANUFACTURER CERTIFICATION, WITH SHOP DRAWING SUBMITTALS, THAT POLE ASSEMBLY WITH SPECIFIED HEADS AND ALL SPECIFIED OPTIONS MEETS WIND LOAD REQUIREMENTS PER 2017 FLORIDA BUILDING CODE FIGURE 1609.3. ELECTRICAL CONTRACTOR TO SUBMIT MANUFACTURER RECOMMENDED CHANGES FOR A CODE COMPLYING INSTALLATION TO OWNER/ENGINEER FOR APPROVAL. ADDITIONALLY, CONTRACTOR SHALL PROVIDE CERTIFICATION THAT POLE MOUNTING METHOD; I.E., DIRECT BURY/ANCHOR BASE MEETS THE ABOVE REQUIREMENTS. POLE MOUNTING CERTIFICATION SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

20. ELEVATOR SIZE IS BASED ON A XX HORSEPOWER MOTOR. ELECTRICAL CONTRACTOR WILL VERIFY WITH ELEVATOR MANUFACTURER FOR EXACT SIZE OF ELEVATOR PRIOR TO BID. E.C. TO PROVIDE CIRCUIT BREAKER AND DISCONNECT SIZES RECOMMENDED BY ELEVATOR SHOP DRAWINGS. THE ELEVATOR CIRCUIT BREAKER WILL BE SHUNT-TRIP. E.C. WILL NOTIFY ARCHITECT/ENGINEER OF MOTOR SIZE CHANGES PRIOR TO COMMENCING THE WORK.

21. PROVIDE LIGHTNING PROTECTION IN ACCORDANCE WITH SPECIFICATION SECTION 264114. LIGHTNING SYSTEM GROUND SYSTEM SHALL BE BONDED TO THE BUILDING GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.106.

22. ELECTRICAL CONTRACTOR TO PROVIDE AS-BUILT DOCUMENTS, OPERATION MANUALS, MAINTENANCE MANUALS TO THE OWNER WITHIN 30 DAYS OF ACCEPTANCE OF SYSTEMS AS PER FBC C405.6.4.2.

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CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM QUEST DESIGN GROUP © COPYRIGHT 2020.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.

pra PLUNKETT RAYSICH ARCHITECTS, LLP
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ELECTRICAL NOTES AND LEGENDS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E210

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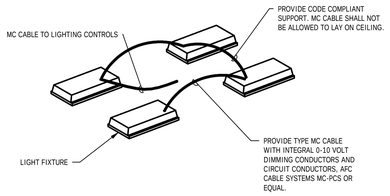
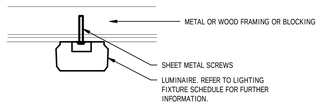


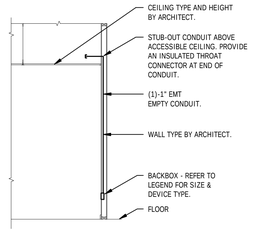
TYPICAL RECESSED LIGHTING FIXTURE WIRING TAP DETAIL

SCALE: NONE



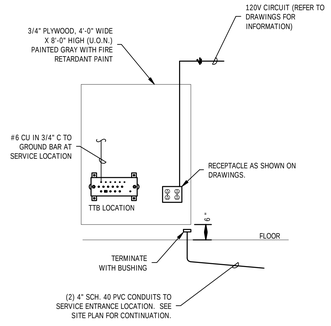
SURFACE-MOUNTED STRIP DETAIL

SCALE: NONE



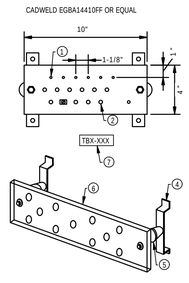
TYPICAL TELEPHONE/DATA OUTLET DETAIL

SCALE: NONE



TELEPHONE EQUIPMENT BACKBOARD DETAIL

SCALE: NONE



GENERAL

1. ALL HARDWARE (BOLTS, NUTS, WASHERS, ETC.) SHALL BE SOLID COPPER OR BRONZE OR STAINLESS STEEL. COPPER PLATING SHALL NOT BE ACCEPTABLE.
2. BUSBAR SHALL BE 1/4" THICK (MINIMUM).
3. INCREASE LENGTH OF BUSBAR, FOR NUMBER OF CONNECTIONS, AS REQUIRED TO MAINTAIN CORRECT SPACING BETWEEN LUGS.

NOTE

1. #6/32 (TYPICAL)
2. #9/32 (TYPICAL)
3. PROVIDE COPPER CABLE CLAMPS FOR CABLE CONNECTIONS (BY DIV.16)
4. STANDOFF BRACKET
5. INSULATOR
6. COPPER BUSBAR
7. PROVIDE WHITE CORE BAKELITE NAMEPLATE FASTENED TO A WALL/SURFACE BELOW BUSBAR AT EACH FLOOR, WITH DESIGNATION ENGRAVED THEREON IN 1/2" HIGH LETTERS.

TYPICAL GROUND BUS BAR DETAIL

SCALE: NONE

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CONTRACTOR to submit ALL SHOP DRAWINGS, MATERIALS, SAMPLES, and MANUFACTURER'S CERTIFICATES to the ARCHITECT for review and approval BEFORE ORDERING any materials. DO NOT SCALE DRAWINGS. Work shall be installed as shown and detailed on the drawings. Any discrepancies, omissions, or conflicts between the various elements of the drawings and specifications shall be brought to the attention of the ARCHITECT before proceeding with the work. Any work installed prior to approval of shop drawings shall be removed and replaced at the CONTRACTOR'S own expense. CONTRACTOR shall verify all dimensions in the field. Any deviations from the drawings must be approved by the ARCHITECT. CONTRACTOR shall coordinate all work with that of all other trades and shall provide all necessary openings and holes required. Refer to Architectural drawings for all openings not shown on Mechanical drawings. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall examine all of the Architectural, Structural, and other Mechanical, Electrical, Plumbing and Fire Protection drawings and specifications for openings required in their work and shall verify openings before any work is performed. No extra charges or compensation will be allowed for cutting, fitting or patching required to properly install openings. CONTRACTOR shall visit the premises and thoroughly familiarize himself with all conditions affecting the work before submitting his proposal. Failure to do so will not relieve him of the necessity of furnishing materials or performing work required to complete the building in accordance with the intent of the drawings and specifications. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall coordinate their work with that of all other trades affecting their work. Cooperate fully with other trades to facilitate the execution of the work in general. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall furnish and install all items required by the drawings and specifications, whether or not each item is mentioned in each trade section. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall guarantee all work and materials furnished by them for a period of one year from the date of substantial completion, unless otherwise noted. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall clean up all debris resulting from their work at completion of the project. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary services required for their work, unless otherwise noted. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all permits, inspections, and certificates required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all scaffolding required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all rigging required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all hoisting required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary protection required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary heat required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary lighting required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary power required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary water required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary sanitary facilities required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary enclosures required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary barricades required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary fencing required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary signs required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary roads required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary parking required for their work. Mechanical, Electrical, Plumbing and Fire Protection CONTRACTORS shall provide all temporary storage required for their work. 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REVISIONS:

ELECTRICAL DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E211

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COPPER CONDUCTOR AND CONDUIT SCHEDULE

O.C.P.D.** AMPERE RATING	SYMBOL*	4 WIRE WITH GROUND (3P W/ NEUTRAL)	O.C.P.D.** AMPERE RATING	SYMBOL*	4 WIRE WITH GROUND (3P W/ NEUTRAL)
20A	B20	4-#12, #12G. IN 3/4"C.	225A	B225	4-#4/0, #4G. IN 3"C.
25A	B25	4-#10, #10G. IN 3/4"C.	250A	B250	4-#250MCM, #4G. IN 3"C.
30A	B30	4-#10, #10G. IN 3/4"C.	300A	B300	4-#350MCM, #4G. IN 3 1/2"C.
35A	B35	4-#8, #10G. IN 1"C.	350A	B350	4-#400MCM, #3G. IN 3 1/2"C.
40A	B40	4-#8, #10G. IN 1"C.	400A	B400	4-#500MCM, #3G IN 4"C.
45A	B45	4-#8, #10G. IN 1"C.	450A	B450	2 SETS: 4-#4/0, #2G. EACH IN 2 1/2"C.
50A	B50	4-#8, #10G. IN 1"C.	500A	B500	2 SETS: 4-#250MCM, #2G. EACH IN 3"C.
60A	B60	4-#6, #10G. IN 1 1/4"C.	600A	B600	2 SETS: 4-#350MCM, #1G. EACH IN 3"C.
70A	B70	4-#4, #8G. IN 1 1/4"C.	700A	B700	2 SETS: 4-#400MCM, #1/0G. EACH IN 3 1/2"C.
80A	B80	4-#4, #8G. IN 1 1/4"C.	800A	B800	2 SETS: 4-#500MCM, #1/0G. EACH IN 4"C.
90A	B90	4-#3, #8G. IN 1 1/2"C.	1000A	B1000	3 SETS: 4-#400MCM, #2/0G. EACH IN 3 1/2"C.
100A	B100	4-#3, #8G. IN 1 1/2"C.	1200A	B1200	4 SETS: 4-#350MCM, #3/0G. EACH IN 3 1/2"C.
110A	B110	4-#2, #6G. IN 1 1/2"C.	1600A	B1600	5 SETS: 4-#400MCM, #4/0G. EACH IN 3 1/2"C.
125A	B125	4-#1, #6G. IN 2"C.	2000A	B2000	6 SETS: 4-#400MCM, #250MCM G. EACH IN 3 1/2"C.
150A	B150	4-#1/0, #6G. IN 2"C.	2200A	B2200	6 SETS: 4-#500MCM, #350MCM G. EACH IN 4"C.
175A	B175	4-#2/0, #6G. IN 2 1/2"C.	2500A	B2500	7 SETS: 4-#500MCM, #350MCM G. EACH IN 4"C.
200A	B200	4-#3/0, #6G. IN 2 1/2"C.	3000A	B3000	8 SETS: 4-#500MCM, #400MCM G. EACH IN 4"C.

G1/0	1-#1/0 G IN 1"C.	G2/0	1-#2/0 G IN 1"C.	G3/0	1-#3/0 G IN 1"C.

* UNDERLINED TEXT WITHIN A SYMBOL INDICATES NO GROUND WIRE FOR SVC. FEEDER OR NO NEUTRAL FOR MOTOR LOAD.

** OVER CURRENT PROTECTIVE DEVICE

NOTES:

1. FOR SINGLE PHASE CIRCUITS, INCREASE WIRE ONE SIZE FOR EACH 100' OF CIRCUIT LENGTH. FOR THREE PHASE CIRCUITS, INCREASE WIRE ONE SIZE FOR EACH 200' OF CIRCUIT LENGTH. (ADJUST CONDUIT AS REQ'D).
2. VOLTAGE DROP: THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5 PERCENT VOLTAGE DROP TOTAL, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ENERGY CONSERVATION, SECTION C405.6.3. CALCULATIONS SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR BASED ON ACTUAL FIELD INSTALLATIONS AND DISTANCES PRIOR TO ROUGH-IN.
3. ALL UNDERGROUND AND ROOFTOP CONDUCTORS TO BE 90° C CONDUCTORS, TYPE XHHW-2 OR THWN-2. ALLOWABLE AMPACITY PER 75°C COLUMN, NEC 70 (2014) TABLE 310.15(B)(16).
4. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN INSULATION UNLESS OTHERWISE NOTED.

BRANCH CIRCUIT WIRING SCHEDULE

C/B SIZE	WIRE	CONDUIT	REMARKS
SINGLE POLE (1P)			
20a.	2-#12, 1-#12G.	3/4"	1Ø,2W
25a.	2-#10, 1-#10G.	3/4"	1Ø,2W
30a.	2-#10, 1-#10G.	3/4"	1Ø,2W
35a.	2-#8, 1-#10G.	3/4"	1Ø,2W
40a.	2-#8, 1-#10G.	3/4"	1Ø,2W
45a.	2-#8, 1-#10G.	3/4"	1Ø,2W
50a.	2-#8, 1-#10G.	3/4"	1Ø,2W
60a.	2-#6, 1-#10G.	3/4"	1Ø,2W
TWO POLE (2P)			
20a.	2-#12, 1-#12G.	3/4"	1Ø,2W
25a.	2-#10, 1-#10G.	3/4"	1Ø,2W
30a.	2-#10, 1-#10G.	3/4"	1Ø,2W
40a.	2-#8, 1-#10G.	1"	1Ø,2W
45a.	2-#8, 1-#10G.	1"	1Ø,2W
50a.	2-#8, 1-#10G.	1"	1Ø,2W
60a.	2-#6, 1-#10G.	1"	1Ø,2W
70a.	2-#4, 1-#8G.	1 1/4"	1Ø,2W
80a.	2-#4, 1-#8G.	1 1/4"	1Ø,2W
90a.	2-#3, 1-#8G.	1 1/4"	1Ø,2W
100a.	2-#3, 1-#8G.	1 1/4"	1Ø,2W
THREE POLE (3P)			
20a.	3-#12, 1-#12G.	3/4"	3Ø, 3W
25a.	3-#10, 1-#10G.	3/4"	3Ø, 3W
30a.	3-#10, 1-#10G.	3/4"	3Ø, 3W
30a.	3-#10, 1-#10N, 1-#10G.	3/4"	3Ø, 4W
35a.	3-#8, 1-#10G.	1"	3Ø, 3W
35a.	3-#8, 1-#8, 1-#10G.	1"	3Ø, 4W
40a.	3-#8, 1-#10G.	1"	3Ø, 3W
40a.	3-#8, 1-#8N, 1-#10G.	1"	3Ø, 4W
45a.	3-#8, 1-#10G.	1"	3Ø, 3W
45a.	3-#8, 1-#8N, 1-10G.	1"	3Ø, 4W
50a.	3-#8, 1-#10G.	1"	3Ø, 3W
50a.	3-#8, 1-#8N, 1-10G.	1"	3Ø, 4W
60a.	3-#6, 1-#10G.	1"	3Ø, 3W
60a.	3-#6, 1-#6N, 1-#10G.	1 1/4"	3Ø, 4W
100a.	3-#3, 1-#3N, 1-#8G.	1 1/2"	3Ø, 4W
125a.	3-#1, 1-#1N, 1-#6G.	2"	3Ø, 4W
150a.	3-#1/0, 1-#1/0N, 1-#6G.	2"	3Ø, 4W
175a.	3-#2/0, 1-#2/0N, 1-#6G.	2"	3Ø, 4W
200a.	3-#3/0, 1-#3/0N, 1-#6G.	2 1/2"	3Ø, 4W

NOTE: VOLTAGE DROP: THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5 PERCENT VOLTAGE DROP TOTAL, IN ACCORDANCE WITH THE FBC, SECTION C405.6.3. CALCULATIONS SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR BASED ON ACTUAL FIELD INSTALLATIONS AND DISTANCES PRIOR TO ROUGH-IN.

Panelboard: G

Location:
Supply From: P1
Mounting: FLUSH
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10000
Mains Type: MCB
Mains Rating: 100 A
MCB Rating: 100 A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	POWER FOR STORAGE RACKS	20 A	1	0.18	0.18					1	20 A	POWER FOR STORAGE RACKS	2
3	GARAGE RECEP.	20 A	1			0.36	0.36			1	20 A	GARAGE RECEP.	4
5	EXTERIOR RECEP.	20 A	1					0.36	1.50	1	20 A	WEST GATE OPENER	6
7	EAST GATE OPENER	20 A	1	1.50	0.51					1	20 A	GARAGE LIGHTING	8
9	BUILDING SIGN/RECESSED CANS	20 A	1			0.62	0.50			1	20 A	VACUUM POWER	10
11	PULL DOWN CORD REELS	20 A	1					0.36	1.20	1	20 A	GARAGE OVERHEAD DOOR	12
13	GARAGE OVERHEAD DOOR	20 A	1	1.20	1.00					1	20 A	ICE MAKER RECEP.	14
15	EF-G1	15 A	1			0.70	1.50			2	20 A	EWH-1	16
17	SPACE	--	--					0.00	1.50	--	--	--	18
19	"	--	--	0.00	0.00					--	--	SPACE	20
21	"	--	--			0.00	0.00			--	--	"	22
23	"	--	--					0.00	0.00	--	--	"	24
25	"	--	--	0.00	0.00					3	30 A	SURGE PROTECTIVE DEVICE	26
27	"	--	--			0.00	0.00			--	--	--	28
29	"	--	--					0.00	0.00	--	--	--	30
		Total Load:		4.57		4.04		4.92		kVA			
		Total Amps:		38.75		33.67		41.68		AMPS			

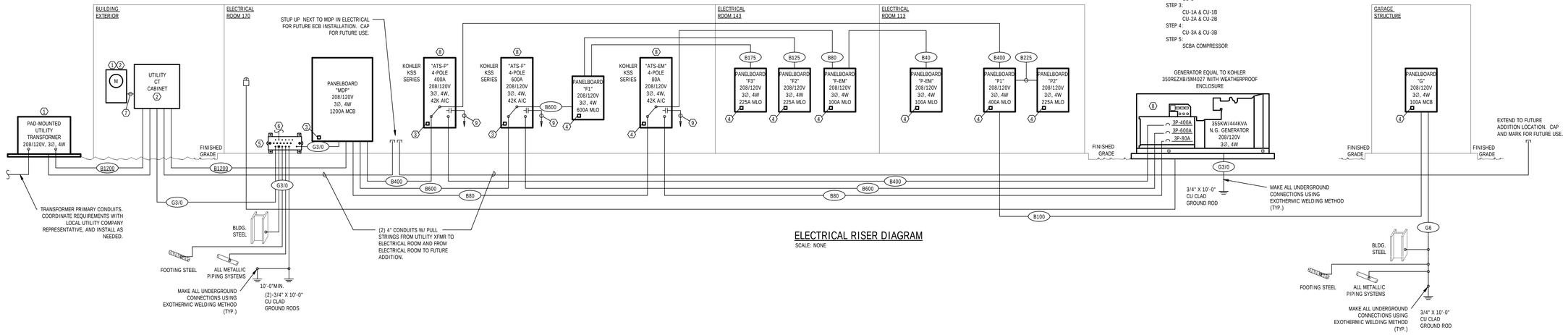
Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	1132 VA	125.00%	1415 VA		
Motor	3696 VA	110.15%	4071 VA	**Total Conn. Load:**	13.53 kVA
Power	3000 VA	100.00%	3000 VA	**Total Est. Demand:**	14.19 kVA
Receptacle	5700 VA	100.00%	5700 VA	**Total Conn.:**	37.55 A
				Total Est. Demand:	39.38 A

Notes:

THE ELECTRICAL ROOM AND ELECTRICAL EQUIPMENT HAVE BEEN LOCATED AND DIMENSIONED BASED UPON "SQUARE D" EQUIPMENT. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE CLEARANCE AND COORDINATION OF ELECTRICAL EQUIPMENT HAVING DIFFERING DIMENSIONS FROM OTHER MANUFACTURERS.

SERVICE EQUIPMENT SHALL BE MARKED TO INDICATED THE MAXIMUM AVAILABLE FAULT CURRENT AS REQUIRED BY 2014 NEC SECTION 110.24. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. ELECTRICAL CONTRACTOR SHALL REQUEST A DATED LETTER WITH FAULT CURRENT INFORMATION FROM THE LOCAL UTILITY.



ELECTRICAL RISER DIAGRAM

SCALE: NONE

(#) KEYED NOTES - ELECTRICAL RISER DIAGRAM:

1. COORDINATE LOCATION AND REQUIREMENTS WITH LOCAL UTILITY PRIOR TO ROUGH-IN.
2. UTILITY METER AND CT CABINET MOUNTED TO BUILDING EXTERIOR. COORDINATE LOCATION AND REQUIREMENTS WITH LOCAL UTILITY PRIOR TO ROUGH-IN.
3. SURGE PROTECTIVE DEVICE: PQ PROTECTION "PQM200" (OR APPROVED EQUAL)
4. SURGE PROTECTIVE DEVICE: PQ PROTECTION "PQC100" (OR APPROVED EQUAL)
5. PROVIDE SOLID COPPER GROUND BUS BAR SIZED AS REQUIRED FOR THE SERVICE AND TTB LOCATIONS.
6. (1) #6 CU. TO TTB GROUND BUS BAR.
7. PROVIDE (1) 1-1/2" CONDUIT.
8. GENERATOR AND TRANSFER SWITCHES TO BE PROVIDED WITH BACNET CARDS TO INTERFACE WITH BUILDING MANAGEMENT SYSTEM. COORDINATE REQUIREMENTS WITH BUILDING CONTROLS MANUFACTURER.
9. CONDUIT & WIRE TO ENGINE-GENERATOR SET ENGINE START CONTROL CIRCUIT.
10. PROVIDE EMERGENCY POWER DELAYED START RELAYS FOR HVAC AND SCBA EQUIPMENT TO PROVIDE THE FOLLOWING LOAD STEPS:
    - STEP 1: ALL LOADS NOT NOTED IN THE FOLLOWING STEPS.
    - STEP 2: OAU-1 & OACU-1, CU-4, CU-5
    - STEP 3: CU-1A & CU-1B, CU-2A & CU-2B
    - STEP 4: CU-3A & CU-3B
    - STEP 5: SCBA COMPRESSOR

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REVISIONS:

ELECTRICAL RISER AND SCHEDULES

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E212

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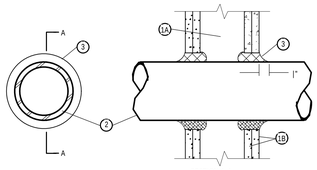
SYSTEM NO. WL1001
F RATINGS-1, 2, 3, AND 4 HR (SEE ITEMS 2 AND 3)
T RATINGS-0, 1, 2, 3, AND 4 HR (SEE ITEM 3)
L RATING AT AMBIENT-LESS THAN 1 CFM/SQ FT (SEE ITEM 3)
L RATING AT 400 F-LESS THAN 1 CFM/SQ FT (SEE ITEM 3)



SECTION A-A

STEEL PIPE THRU GYPSUM BOARD

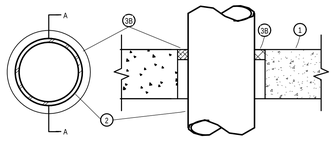
1. WALL ASSEMBLY - - THE 1, 2, 3 OR 4 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS - - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX 2 H FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 X 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER AND PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN OC.

B. WALLBOARD, GYPSUM* - - NOM 1/2 OR 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 13-1/2 IN.

2. PIPE OR CONDUIT - - NOM 12 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 12 IN. DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN. DIAM (OR SMALLER) CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE, NOM 6 IN. DIAM (OR SMALLER) STEEL CONDUIT, NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR TYPE-L OR (OR HEAVIER) COPPER TUBING OR NOM 1 IN. DIAM (OR SMALLER) FLEXIBLE STEEL CONDUIT. WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED, MAX F RATING OF FIRE STOP SYSTEM (ITEM 3) IS 2 H. STEEL PIPES OR CONDUITS LARGER THAN NOM 4 IN. DIAM MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS. A MAX OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRE STOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

SYSTEM NO. CAJ1016
F RATING-3
T RATINGS-0 AND 1 HR (SEE ITEM 4)



SECTION A-A

METAL PIPE THRU CONCRETE

1. FLOOR OR WALL ASSEMBLY - - MIN 4 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE, WALL AMY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS. MAX DIAM OF OPENING IS 8IN. SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. METALLIC PIPE - - NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE OR RIGID GALV STEEL CONDUIT, OR MAX 1/2 IN. DIAM (OR SMALLER) STEEL EMT CONDUIT CENTERED IN THE OPENING. THE ANNULAR SPACE SHALL BE AS TABULATED IN ITEM 4.2 IN. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

3. FORMING MATERIAL - - (NOT SHOWN, OPTIONAL)- NOM 1 IN. THICK POLYURETHANE BAKER ROD FRICTION FITTED INTO THE OPENING TO PREVENT THE LEAKAGE OF FILL MATERIAL WHILE IN ITS LIQUID STATE. FORMING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WELL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

4. FILL, VOID OR CAVITY MATERIAL* - CAULK - - MIN 1/2 IN. THICKNESS OF FILL THE MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL. THE T RATING OF THE SYSTEM IS DEPENDENT ON THE PENETRATING ITEM AND ANNULAR SPACES AS SHOWN IN THE TABLE BELOW:

MAX SIZE OF PENETRATING ITEM	NORMINAL ANNULAR ANNULAR SPACE, IN	T RATING, HR
6 IN DIAM STEAL PIPE OR CONDUIT	3/4	0
1/2IN. DIAM STEEL EMT	11/16	1

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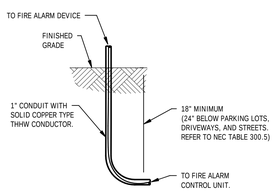
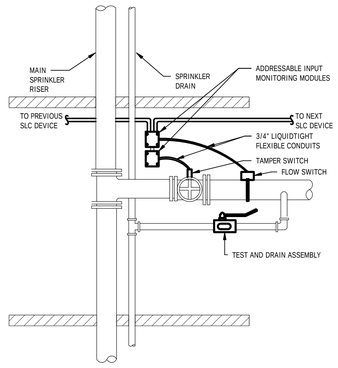
* BEARING THE UL CLASSIFICATION MARKING



FIRE ALARM WIRE BURIAL DETAIL

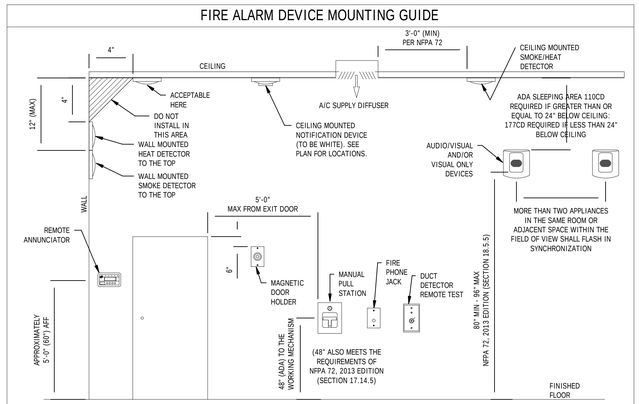
SCALE: NONE



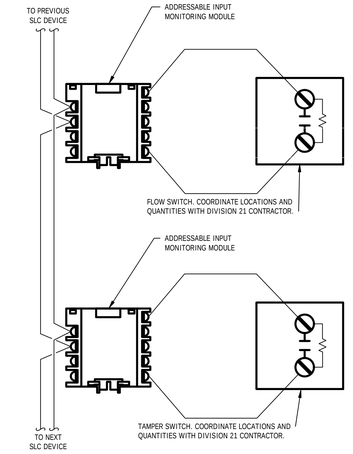
FIRE SPRINKLER CONTROL VALVE AND DRAIN ASSEMBLY DETAIL

SCALE: NONE

FIRE ALARM DEVICE MOUNTING GUIDE



NOTE	IMPORTANT NOTE
CHECK WITH MANUFACTURER'S INSTALLATION SHEET FOR THE EXACT ROUGH-IN HEIGHTS, LOCATION OF BACK BOXES, AND WIRING REQUIREMENTS.	NOT ALL DEVICES SHOWN ON THIS DETAIL APPLY TO THIS PROJECT. SEE THE PLAN VIEW LAYOUT OF THE FIRE ALARM SYSTEM TO VERIFY WHICH DEVICES APPLY, AND WHICH DO NOT.

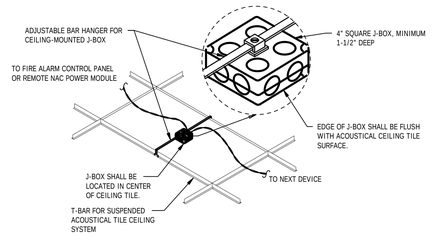


FLOW AND TAMPER SWITCH CONNECTIONS

SCALE: NONE

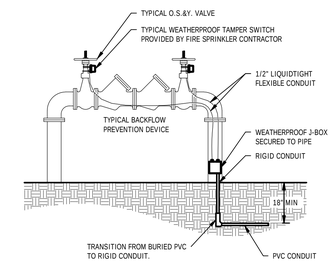
HORN/STROBE WIRING DIAGRAM (CLASS B)

SCALE: NONE



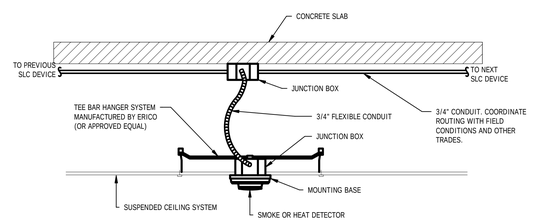
CEILING-MOUNTED NOTIFICATION APPLIANCE BACKBOX DETAIL

SCALE: NONE



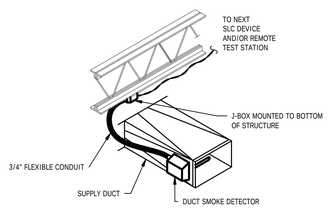
BACKFLOW PREVENTION DEVICE SUPERVISION DETAIL

SCALE: NONE



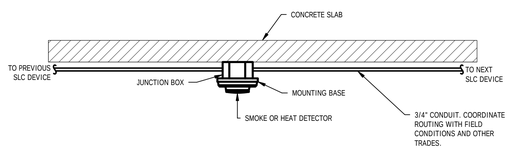
SMOKE/HEAT DETECTOR MOUNTED ON SUSPENDED CEILING SYSTEM

SCALE: NONE



DUCT SMOKE DETECTOR DETAIL

SCALE: NONE



SMOKE/HEAT DETECTOR MOUNTED ON CONCRETE SLAB OR HARD CEILING

SCALE: NONE

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CONTRACTOR IS HEREBY ALL NOTICED, AND ARE RESPONSIBLE FOR, ALL CONDITIONS AT THE JOB SITE AND SHALL COMPARE ALL DRAWINGS AND VERIFY ALL DIMENSIONS AND CONDITIONS. CONTRACTOR SHALL REPORT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HEREIN TO THE ARCHITECT BEFORE COMMENCING WORK. ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS AND CONDITIONS AT THE JOB SITE SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IN ADDITION, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION OR FABRICATION PERFORMED WITHOUT SUCH INFORMATION WHICH COULD HAVE BEEN OBTAINED. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO CONVEY THE SCOPE OF WORK. THEY DO NOT INDICATE EVERY DETAIL REQUIRED FOR THE INSTALLATION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SUCH DETAILS AS ARE REQUIRED TO PRODUCE A COMPLETE AND OPERATIONAL SYSTEM IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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FIRE ALARM DETAILS

CONSTRUCTION DOCUMENTS

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SHEET NO: E310

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LOW VOLTAGE LEGEND

SYMBOL	DESCRIPTION
AFF/AFG	ABOVE FINISHED FLOOR / ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
ETR	EXISTING TO REMAIN.
NIC	NOT IN CONTRACT
TR	TAMPER RESISTANT
UON	UNLESS OTHERWISE NOTED
WP	WEATHER PROOF
NAC	NOTIFICATION APPLIANCE CIRCUIT
SLC	SIGNALING LINE CIRCUIT CLASS B (ADDRESSABLE LOOP)
SLC (A)	SIGNALING LINE CIRCUIT CLASS A (ADDRESSABLE LOOP)
IDC	INITIATING DEVICE CIRCUIT (CONVENTIONAL LOOP)
CD	CANDELA RATING
W	WALL MOUNTED DEVICE
C	CEILING MOUNTED DEVICE
	CCTV CAMERA, CEILING-MOUNTED "C" OR WALL-MOUNTED "W" AS INDICATED
SC	SECURITY CONTACT DOOR/WINDOW ECT.
ML	MAGNETIC LOCK
DSL	DOOR STRIKE LOCK
PR	PROX READER
PDR	PROX READER LIGHTED EXIT PUSH BUTTON FOR DOOR RELEASE.
PB	PANIC BUTTON
R	SECURITY SYSTEM RELAY
KP	SECURITY SYSTEM KEYPAD
EXT	EXIT PUSH BUTTON FOR DOOR RELEASE.
	HANDICAP EXIT PUSH PLATE DOOR OPENER.
SR	SIREN
MD	SECURITY SYSTEM MOTION DETECTOR
MD	MOTION DETECTOR FOR DOOR RELEASE
SECC	SECURITY CONTROL PANEL.
	TELEPHONE OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	DATA OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	TELECOM OUTLET(DATA/TELEPHONE) - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	FLOOR/CEILING-MOUNTED TELECOM OUTLET. REFER TO PLANS FOR BOX TYPE, CONDUIT SIZE/QUANTITY & CONFIGURATION.
H	HDMI CABLE OUTLET, PROVIDE 4" SQ. J-BOX w/1-GANG PLASTER RING AND COVER PLATE.
TV	CABLE TELEVISION OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESS. CLG. PROVIDE PULLSTRING.
TTB	TTB (TELEPHONE TERMINAL BOARD) MARINE PLYWOOD BACKBOARD 3/4"x4'x4' PAINTED W/FIRE RETARDANT GRAY PAINT. PROVIDE (2)4" CONDUITS TO PROPERTY LINE. COORDINATE FINAL CONDUIT SIZES AND LOCATIONS W/UTILITY. PROVIDE SOLID COPPER GROUND BAR WITH INSULATED STAND-OFFS.
J	JUNCTION BOX
	FIRE ALARM PULL STATION, MOUNT 48" AFF U.O.N.
	HEAT DETECTOR (THERMAL DETECTOR)
	SYSTEM TYPE, ADDRESSABLE SMOKE DETECTOR FOR FIRE ALARM &/OR SMOKE CONTROL. MAINTAIN A MINIMUM DISTANCE OF 3'-0" FROM ALL CEILING-MOUNTED HVAC SUPPLY/RETURN REGISTERS.
	PHOTOELECTRIC TYPE SMOKE DETECTOR MOUNTED IN HVAC DUCT FOR MECHANICAL UNIT SHUT DOWN AND/OR SMOKE DAMPER OPERATION, COORDINATE FINAL LOCATION AND QUANTITY WITH MECHANICAL PLANS AND MECHANICAL CONTRACTOR.
RMT	DUCT DETECTOR REMOTE TEST SWITCH.
	ELECTRIC HORN, MOUNT 90" A.F.F. OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
	LOW FREQUENCY ALARM APPLIANCE, 520 HZ MOUNT BETWEEN 80" AND 96" AFF.
	COMBINATION LOW FREQUENCY/STROBE ALARM APPLIANCE, 520 HZ MOUNT AS PER ADA REQUIREMENTS.
	STROBE LIGHT, MOUNT BETWEEN 80" AND 96" AFF. FINAL MOUNTING HEIGHT W/ARCH.
	COMBINATION FIRE ALARM HORN/STROBE, MOUNT BETWEEN 80" AND 96" AFF. COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECT.
	STROBE LIGHT, CEILING MOUNT.
	COMBINATION FIRE ALARM HORN/STROBE, CEILING MOUNT.
SPK	VOICE EVACUATION SPEAKER, MOUNT 90" A.F.F. OR 6" BELOW THE CEILING, WHICHEVER IS LOWER. CONTRACTOR SHALL ADJUST TAPS IN FIELD FOR AUDIBILITY/INTELLIGIBILITY.
SPK-V	VOICE EVACUATION SPEAKER/STROBE MOUNT 90" A.F.F. OR 6" BELOW THE CEILING, WHICHEVER IS LOWER. CONTRACTOR SHALL ADJUST TAPS IN THE FIELD FOR AUDIBILITY/INTELLIGIBILITY.
SPK	VOICE EVACUATION SPEAKER, CEILING MOUNT, CONTRACTOR SHALL ADJUST TAPS IN FIELD FOR AUDIBILITY/INTELLIGIBILITY.
SPK-V	VOICE EVACUATION SPEAKER/STROBE CEILING MOUNT, CONTRACTOR SHALL ADJUST TAPS IN THE FIELD FOR AUDIBILITY/INTELLIGIBILITY.
	DOOR HOLDER
	FLOW SWITCH
	TAMPER SWITCH
	FIRE ALARM MONITORING MODULE.
FAR	FIRE ALARM CONTROL RELAY. LOCATE WITHIN 3'-0" OF CONTROLLED EQUIPMENT.
ILM	FIRE ALARM LINE ISOLATION MODULE, USED IN CLASS A CIRCUITS ONLY.
SPK	SURGE PROTECTION DEVICE, INCLUDE GROUNDING AS PER MANUFACTURERS INSTRUCTIONS.
FAS	FIRE ALARM TELEPHONE STATION.
FACP	FIRE ALARM CONTROL PANEL.
FPS	FIRE ALARM BOOSTER POWER SUPPLY.
FACS	FIRE ALARM COMMAND SYSTEM.
AMP	VOICE EVAC AMPLIFIER PANEL
ANN	FIRE ALARM ANNUNCIATOR. PROVIDE FLUSH MOUNTING TRIM FOR DEVICE RECESS MOUNTING.
DACT	DIGITAL ALARM COMMUNICATION TRANSMITTER
FATC	FIRE ALARM TERMINAL CABINET.
KNOX	KNOX BOX
EOL	END-OF-LINE RESISTOR.
ARP	AREA OF RESCUE POWER SUPPLY.
ARS	AREA OF RESCUE PHONE BASE.
ACS	AREA OF RESCUE CALL BOX.
ADR	AREA OF RESCUE DIRECTIONAL SIGNAGE.

NOTES:
1. LOW VOLTAGE/ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS & MOUNTING HEIGHTS OF ALL LOW VOLTAGE DEVICES WITH OWNER/ARCHITECT BEFORE ROUGH-IN.
2. ALL SYMBOLS AND ABBREVIATIONS DO NOT NECESSARILY APPEAR ON THIS PROJECT.

SEQUENCE OF OPERATION MATRIX:

SYSTEM OPERATION NARRATIVE:
1. SEQUENCE OF OPERATION:
 A. ACTIVATION OF BUILDING MANUAL OR AUTOMATIC ALARM INITIATING DEVICES SHALL PERFORM THE FOLLOWING OPERATION:
  1) GENERAL ALARM STATUS SIGNALS SHALL BE TRANSMITTED TO AN U.L. LISTED 24HR/7 DAY REMOTE STATION.
  2) THE CORRESPONDING ALARM DEVICE SHALL SHOW THE EXACT DESCRIPTION, POINT, TIME AND DATE OF ALARM AND DEFINED MESSAGES ON THE FIRE ALARM CONTROL PANEL DISPLAY (FACP). THE LOBBY ANNUNCIATOR PANEL IF INSTALLED SHALL ALSO SHOW THE EXACT DESCRIPTION, POINT, TIME AND DATE OF THE ALARM AND DEFINED MESSAGES ON THE DISPLAY.
  3) SOUND AN AUDIBLE ALARM SIGNAL AT THE FACP.
  4) ALL HORNS SHALL SOUND AND ALL STROBES SHALL FLASH.
 B. FIRE ALARM SYSTEM FUNCTIONS WHEN A SUPERVISORY CONDITION(S) DEVELOPS:
  1) SUPERVISORY CONDITION'S SHALL BE TRANSMITTED TO AN U.L. LISTED 24HR/7 DAY REMOTE STATION.
  2) AN ALARM CONDITION SHALL OVERRIDE THE SUPERVISORY CONDITION BY EXTINGUISHING ALL SUPERVISORY CONDITIONS. WHEN THE ALARM CONDITION HAS BEEN ENDED BY RESETTING THE CONTROL PANEL, SUPERVISORY INDICATIONS SHALL REAPPEAR.
  3) IF THE SUPERVISORY CONDITION HAS BEEN SILENCED AND NOT CORRECTED WITH IN 24 HRS AN AUDIBLE NOTIFICATION AT THE FIRE ALARM PANEL AND REMOTE ANNUNCIATOR SHALL BE REACTIVATED.
 C. FIRE ALARM SYSTEM FUNCTIONS WHEN A TROUBLE CONDITION(S) DEVELOPS:
  1) TROUBLE STATUS SIGNALS ARE TRANSMITTED TO AN U.L. LISTED 24HR/7 DAY REMOTE STATION.
  2) AN ALARM CONDITION SHALL OVERRIDE THE TROUBLE CONDITION BY EXTINGUISHING ALL TROUBLE CONDITIONS. WHEN THE ALARM CONDITION HAS BEEN ENDED BY RESETTING THE CONTROL PANEL, TROUBLE INDICATIONS SHALL REAPPEAR.
  3) IF A GROUND FAULT DEVELOPS ON EITHER THE POSITIVE (+) OR NEGATIVE (-) OF ANY ADDRESSABLE OR NOTIFICATION APPLIANCE CIRCUIT, AN AUDIBLE AND VISUAL, TROUBLE SIGNAL WILL BE INDICATED AT THE FIRE ALARM CONTROL PANEL AND REMOTE ANNUNCIATOR PANEL.
  4) IF THE TROUBLE CONDITION HAS BEEN SILENCED AND NOT CORRECTED WITH IN 24 HRS AN AUDIBLE NOTIFICATION AT THE FIRE ALARM PANEL AND REMOTE ANNUNCIATOR SHALL BE REACTIVATED.

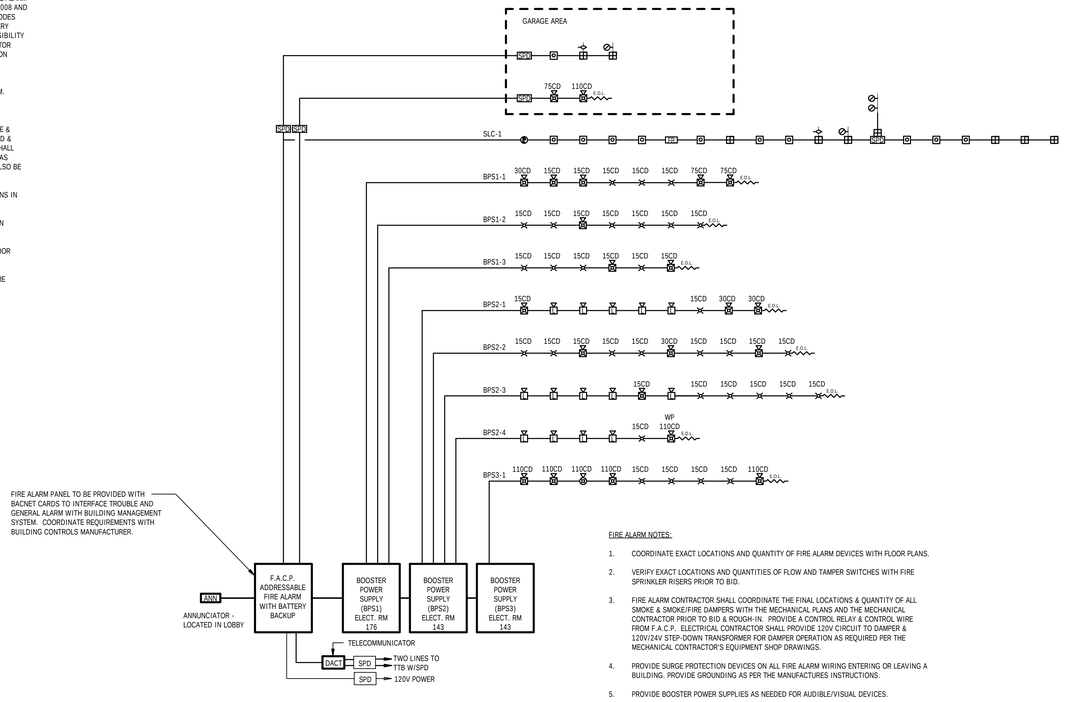
FIRE ALARM DEVICE	GENERAL ALARM	ANNUNCIATE & AT FACP	RELEASE SMOKE/FIRE DAMPERS	ANNUNCIATE @ 24 HR U.L. REMOTE STATION	SHUTDOWN AIR HANDLER
DEDICATED DUCT DETECTORS	N/A	YES	N/A	YES	YES
SMOKE DETECTORS	YES	YES	N/A	YES	YES
PULL STATIONS	YES	YES	N/A	YES	YES
POWER FAILURE	NO	YES	N/A	YES	N/A
WATERFLOW SW	YES	YES	N/A	YES	N/A
TAMPER SW	NO	YES	N/A	YES	N/A
ANSUL SYSTEM	N/A	N/A	N/A	N/A	N/A

FIRE ALARM AND DETECTION SYSTEM NOTES:

1. PROVIDE AN ADDRESSABLE FIRE ALARM SYSTEM IN ACCORDANCE WITH THE FIRE ALARM RISER DIAGRAM.
2. UNDERGROUND FIRE ALARM CONDUCTORS SHALL BE TYPE FPL AND LISTED FOR DIRECT BURIAL AND WET LOCATIONS. FIRE ALARM CONDUCTORS IN SPACES UTILIZED AS RETURN AIR PLENUMS SHALL BE TYPE FPLP. FIRE ALARM RISER CONDUCTORS SHALL BE TYPE FPLR. ALL OTHER FIRE ALARM CONDUCTORS SHALL BE TYPE FPL.
3. ALL CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS BUT IN NO CASE SMALLER THAN 14 AWG FOR NOTIFICATION APPLIANCE CIRCUITS AND 18 AWG FOR SIGNALING LINE CIRCUITS.
4. ALL UNDERGROUND FIRE ALARM CONDUCTORS SHALL BE INSTALLED IN MINIMUM 3/4" CONDUIT. ALL FIRE CONDUCTORS CONCEALED IN WALLS SHALL BE IN MINIMUM 1/2" CONDUIT STUBBED 6" ABOVE CEILING W/90° BEND. (CONDUITS SHALL NOT EXCEED 30% FILL) TIE WRAP ALL EXPOSED FIRE ALARM WIRES TIGHT TO CEILING.
5. ALL VISUAL ALARMS SHALL BE RATED PER NFPA 72, 101, AND ANSI A117.1.4.26 AND ADA REQUIREMENTS. AUDIBLE AND VISUAL DEVICES FOR FIRE ALARM SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE. FIRE ALARM SYSTEM SHALL BE AS REQUIRED PER FLORIDA BUILDING CODE 2017, NFPA 101-2015, NFPA 72-2013, AND LOCAL CODES.
6. ALL NOTIFICATION APPLIANCE CIRCUITS SHALL BE CLASS B AND ALL SIGNALING LINE CIRCUITS SHALL BE CLASS B STYLE 4, UNLESS OTHERWISE INDICATED.
7. ALL FIRE ALARM WIRING TO BE SOLID COPPER CONDUCTOR OF THE MINIMUM SIZE RECOMMENDED BY THE FIRE ALARM SYSTEM MANUFACTURER AND INSTALLED IN CONDUIT WHERE CONCEALED OR ABOVE STORAGE SPACES. ALL WIRING TO BE COLOR COORDINATED AND PROPERLY IDENTIFIED. INSTALLATION WILL BE BY A STATE LICENSED AND APPROVED INSTALLER AND COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
8. ALL FIRE ALARM COMPONENTS SHALL BE COMPATIBLE AND SHALL BE UL LISTED FOR FIRE ALARM SERVICE.
9. VERIFY ALL REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
10. FIRE ALARM AND FIRE SPRINKLER CONTRACTORS SHALL OBTAIN SEPARATE PERMITS.
11. BATTERY CALCULATIONS SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS AND PERMIT DOCUMENTS AS REQUIRED.
12. FIRE ALARM PLANS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE FIRE ALARM SYSTEM AND MEETS REQUIREMENTS IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-32.008 AND 33.006. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH ALL APPLICABLE CODES THAT SHALL INCLUDE, BUT NOT BE LIMITED TO, POINT TO POINT WIRING DIAGRAM, WIRE SIZES, BATTERY CALCULATIONS, EQUIPMENT SUBMITTALS AND INSTALLATION DETAILS. IT SHALL ALSO BE THE RESPONSIBILITY OF SAID CONTRACTOR TO PROVIDE DOCUMENTS AS REQUIRED FOR THE FIRE ALARM PERMIT. CONTRACTOR SHALL PROVIDE ADDITIONAL ITEMS AS REQUIRED FOR A COMPLETE AND CODE COMPLYING INSTALLATION BASED ON THE LOCAL REQUIREMENTS AND THE AHJ.
13. FIRE ALARM CONTRACTOR SHALL SUPPLY TO THE OWNER AND OWNERS OPERATING PERSONNEL TRAINING AS REQUIRED FOR THE PROPER OPERATION AND MAINTENANCE OF THEIR FIRE ALARM SYSTEM. PROVIDE MANUALS, SYSTEM DOCUMENTATION AND A COPY OF THE PROGRAMMING WITHIN 30 DAYS OF ACCEPTANCE OF THE FIRE ALARM SYSTEM TO THE OWNER.
14. FIRE ALARM CONTRACTOR SHALL COORDINATE THE FINAL LOCATIONS & QUANTITY OF ALL SMOKE & SMOKE/FIRE DAMPERS WITH THE MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR PRIOR TO BID & ROUGH-IN. PROVIDE A CONTROL RELAY & CONTROL WIRE FROM THE FACP. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V CIRCUIT TO DAMPERS & 120V/24V STEP-DOWN TRANSFORMER FOR DAMPER OPERATION AS REQUIRED PER THE MECHANICAL CONTRACTOR'S SUBMITTALS AND INSTALLATION DETAILS. IT SHALL ALSO BE THE EQUIPMENT SHOP DRAWINGS.
15. PROVIDE FIRE ALARM PANEL WITH ADEQUATE SPARE CAPACITY FOR FUTURE DEVICE CONNECTIONS IN FINAL BUILD-OUT BASED UPON LISTED OCCUPANCY AND SQUARE FOOTAGE.
16. A VOICE EVAC. SYSTEM WITH THE APPROVAL OF THE AHJ MAY BE USED AS A MASS NOTIFICATION SYSTEM AS PER NFPA 72 2013.
17. COORDINATE THE EXACT LOCATIONS AND QUANTITY OF THE FIRE ALARM DEVICES WITH THE FLOOR PLANS.
18. VERIFY THE EXACT LOCATIONS AND QUANTITIES OF FLOW AND TAMPER SWITCHES WITH THE FIRE SPRINKLER RISER PRIOR TO BID.
19. FIRE ALARM SYSTEM TESTING SHALL BE AS PER NFPA 72 CHAPTER 14 REQUIREMENTS.
20. FIRE ALARM SYSTEM TO PROVIDE A GENERAL EVACUATION SIGNAL.
21. FIRE ALARM SYSTEM IS TO BE REMOTE MONITORED.
22. BUILDING OCCUPANCY TYPE IS "S-1".

EMS COMMUNICATION ENHANCEMENT REQUIREMENTS

FIELD VERIFY WITH LOCAL FIRE MARSHALL/AHJ THAT MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS WILL BE PROVIDED ON PROJECT SITE TO DETERMINE IF CONTRACTOR PROVIDED ENHANCEMENTS WILL BE REQUIRED TO COMPLY WITH NFPA 1:11.10.1



FIRE ALARM NOTES:

1. COORDINATE EXACT LOCATIONS AND QUANTITY OF FIRE ALARM DEVICES WITH FLOOR PLANS.
2. VERIFY EXACT LOCATIONS AND QUANTITIES OF FLOW AND TAMPER SWITCHES WITH FIRE SPRINKLER RISERS PRIOR TO BID.
3. FIRE ALARM CONTRACTOR SHALL COORDINATE THE FINAL LOCATIONS & QUANTITY OF ALL SMOKE & SMOKE/FIRE DAMPERS WITH THE MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR PRIOR TO BID & ROUGH-IN. PROVIDE A CONTROL RELAY & CONTROL WIRE FROM F.A.C.P. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V CIRCUIT TO DAMPER & 120V/24V STEP-DOWN TRANSFORMER FOR DAMPER OPERATION AS REQUIRED PER THE MECHANICAL CONTRACTOR'S EQUIPMENT SHOP DRAWINGS.
4. PROVIDE SURGE PROTECTION DEVICES ON ALL FIRE ALARM WIRING ENTERING OR LEAVING A BUILDING. PROVIDE GROUNDING AS PER THE MANUFACTURES INSTRUCTIONS.
5. PROVIDE BOOSTER POWER SUPPLIES AS NEEDED FOR AUDIBLE/VISUAL DEVICES.
6. REFER TO ELECTRICAL DRAWINGS FOR DEVICE LOCATIONS.

FIRE ALARM RISER DIAGRAM

SCALE: NONE

Quest Design Group, Inc.
1859 Northgate Blvd.
Sarasota, FL 34234
941.351.9756
www.questdg.com
Cert. of Authorization# C4A1701
Mechanical Electrical Plumbing Fire Protection

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR INFORMATION NOT PROVIDED, BUT DEEMED NECESSARY FOR CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE ARCHITECT'S PROPERTY. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PLUNKETT RAYSICH ARCHITECTS, LLP.

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THE CITY OF NORTH PORT
POLICE GARAGE
US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:

FIRE ALARM NOTES AND LEGEND

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E311

DRAWN BY: Author 10/26/2020 8:46:37 AM

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PUBLIC SAFETY BUILDING PLANS

THE CITY OF NORTH PORT

FIRE STATION NO. 86 & POLICE SUBSTATION

19955 PRETO BLVD, VENICE, FL 34293

pra

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STATE OF FLORIDA
JOHN J. HOLZ
10-23-2020
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

SHEET INDEX

GENERAL

000 TITLE SHEET

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A051 CODE WORKSHEETS AND PRODUCT APPROVALS
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A075 ARCHITECTURAL SITE PLAN
A076 SITE ELEMENTS
A200 FLOOR PLAN
A201 EQUIPMENT PLAN
A202 EQUIPMENT SCHEDULES
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A230 WALL & FLOOR FINISHES PLAN
A300 REFLECTED CEILING PLAN
A400 EXTERIOR ELEVATIONS
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PROJECT INFORMATION

PROJECT DATE: 10-23-2020
PRA PROJECT NUMBER: 190291-01
DRAWING SET: CONSTRUCTION DOCUMENTS

PROJECT NARRATIVE

THE WORK CONSISTS OF A NEW FIRE & POLICE STATION OF APPROXIMATELY 24,300 SQUARE FEET GROSS FLOOR AREA. THE BUILDING IS PRIMARILY OF CMU WALL CONSTRUCTION WITH FACE BRICK AND METAL CLADDING. THE BUILDING INCLUDES OFFICE SPACE, FIREFIGHTER BUNKS, AND VEHICLE STORAGE.

THE WORK INCLUDES SITE DEVELOPMENT, HARDSCAPE, LANDSCAPE, NEW BUILDING, NEW GARAGE, NEW HELI-STOP PAD, PARKING AND STORM WATER RETENTION.

APPLICABLE CODES AND ZONING

2017 FLORIDA BUILDING CODE (6TH EDITION)
BUSINESS GROUP B (FBC 304, FFPC CHAPTER 38)
RESIDENTIAL, GROUP R-2 (FBC 310.4, FFPC CHAPTER 26)
LOW HAZARD STORAGE, GROUP S-2 (FBC 311, FFPC CHAPTER 42)

2017 FLORIDA PLUMBING CODE (6TH EDITION)
2017 FLORIDA MECHANICAL CODE (6TH EDITION)
2017 FLORIDA ACCESSIBILITY CODE (6TH EDITION)
2017 FLORIDA ENERGY CODE (6TH EDITION)
2017 FLORIDA FIRE PREVENTION CODE (6TH EDITION)
NFPA 101

ZONING: CITY OF NORTH PORT AND WEST VILLAGES ORDINANCES

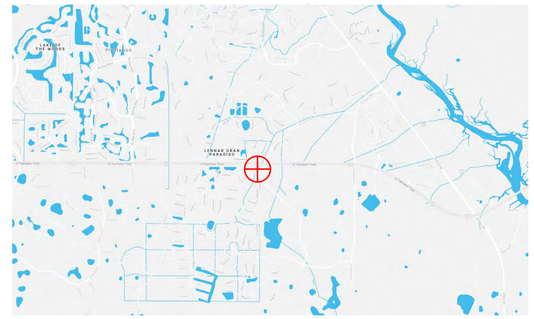
CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IIB - FULLY-SPRINKLERED

BUILDING AREA

OVERALL FOOTPRINT 24,288 SF

PROJECT LOCATION



PROJECT TEAM

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SARASOTA, FL 34240

CIVIL
AM ENGINEERING INC (UNDER SEPARATE CONTRACT)
8340 CONSUMER CIR TEL(941) 377-9178
SARASOTA, FL 34240

LANDSCAPE
KIMLEY-HORN (UNDER SEPARATE CONTRACT)
100 2ND AVE S #105N TEL(727) 547-3999
ST PETERSBURG, FL 33701

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1517 STATE STREET, SUITE 202
SARASOTA, FL 34236

FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL
QUEST DESIGN GROUP TEL(941) 351-9996
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3802 N 40TH STREET, #8015
TAMPA, FL 33610

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PRA PROJECT # 190291-01

LIFE SAFETY LEGEND

FIRE BARRIERS
2 HOUR RATED FIRE BARRIER, 90 MINUTE DOORS — 2B 2B 2B

FIRE PARTITIONS
1 HOUR RATED FIRE PARTITION, 45 MINUTE DOORS, 20 MINUTE DOORS AT CORRIDORS — 1P 1P 1P

1/2 HOUR RATED FIRE PARTITION — 0.5P 0.5P 0.5P

SYMBOLS

- EXIT WIDTH / MAXIMUM OCCUPANTS SERVED AT EXIT — 33.5" / 167
- EXIT DISCHARGE
- COMMON PATH OF EGRESS TRAVEL (FEET) — XX
- POINT IN WHICH 2 EXITS BECOME AVAILABLE
- EXIT ACCESS TRAVEL DISTANCE
- FIRE EXTINGUISHER / CABINET
- KITCHEN FIRE EXTINGUISHER
- DRINKING FOUNTAIN
- MEANS OF EGRESS
- KNOX BOX — KNOX
- EGRESS SIGN

CODE ANALYSIS

2017 FLORIDA BUILDING CODE (6TH EDITION)
BUSINESS GROUP B (FBC 304, FFPC CHAPTER 38)
RESIDENTIAL, GROUP R-2 (FBC 310.4, FFPC CHAPTER 26)
LOW HAZARD STORAGE, GROUP S-2 (FBC 311, FFPC CHAPTER 42)

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NFPA 101

ZONING: CITY OF NORTH PORT AND WEST VILLAGES ORDINANCES

CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IIB - FULLY-SPRINKLERED

SEE NEXT PAGE FOR CODE ANALYSIS

OCCUPANCY GROUP B
OCCUPANCY GROUP R-2
OCCUPANCY GROUP S-2
OCCUPANCY GROUP U

NORTH

FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:

CODE PLANS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 19029101
SHEET NO: A050

STATE OF FLORIDA
JOHN J. HOLM
10-23-2020
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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PRODUCT APPROVALS

CATEGORY	SUBCATEGORY	MANUFACTURER / PRODUCT NUMBER	APPROVAL
WINDOWS	STOREFRONT	MFR: YKK	FL#: 14218.5
		MODEL: YHS 50 FI	
EXTERIOR DOORS	STOREFRONT ENTRY SYSTEM	MFR: YKK	FL#: 16554.2
		MODEL: 35H	
	HOLLOW METAL	MFR: CECO	FL#: 16356.2
		MODEL:	
	OVERHEAD SECTIONAL DOOR	MFR:RAYNOR	FL#:21372.1
		MODEL: AVI300	
ROOFING	STANDING SEAM METAL PANEL	MFR: BERRIDGE	FL#: 15471.2
		MODEL: DOUBLE-LOCK ZEE-LOCK PANEL	
	SOFFIT	MFR: BERRIDGE	FL#: 17217.2
		MODEL: FW-10DS	
METAL WALL PANEL		MFR: ATAS	FL#:16083.1
		MODEL: OPALINE	
STRUCTURAL COMPONETS		N/A	

REQUIRED PLUMBING FIXTURES

PER FBC TABLE 2902.1

BUSINESS "B" OCCUPANCY: 252.26		
MEN & WOMEN		REQUIRED
W.C.	1 PER 25 FOR FIRST 50 1 PER 50 FOR REMAINDER	6.05
LAV	1 PER 40 FOR FIRST 80 1 PER 80 FOR REMAINDER	4.15
		REQUIRED
DRINKING FOUNTAINS	1 PER 100	2.52

TOTAL FIXTURES PROVIDED FOR COMBINED OCCUPANICES

MEN & WOMEN	REQUIRED	PROVIDED
W.C.	7	10
LAVS	5	10
	REQUIRED	PROVIDED
DRINKING FOUNTAINS	3	3
	REQUIRED	PROVIDED
SERVICE SINKS	1	2

MULTIPLE OCCUPANCIES WORKSHEET

I AM USING SEPERATED USES IN MY DESIGN. (2017 FBC 508.4)

SEPERATED USES		
LOCATION	OCCUPANCIES SEPARATED	FIRE RATING
FIRST FLOOR	BUSINESS B / RESIDENTIAL R-2	FBC: 1 HR | FFPC: 1 HR
	RESIDENTIAL R-2 / STORAGE S-2	FBC: 1 HR | FFPC: 2 HR
	RESIDENTIAL R-2 / UTILITY U	FBC: 1 HR | FFPC: 1 HR

FIRE RATING REQUIREMENTS

BUILDING COMPONETS	FLORIDA BUILDING CODE 2017 TABLE 601	FLORIDA FIRE PREVENTION CODE FFPC TABLES A.8.2.1.2	PROVIDED
STRUCTURAL FRAME	0	0	0
BEARING WALLS - EXTERIOR	0	0	0
BEARING WALLS - INTERIOR	0	0	0
NON-BEARING WALLS - EXTERIOR	0	0	0
NON-BEARING WALLS - INTERIOR	0	0	0
FLOOR CONSTRUCTION	0	0	0
ROOF CONSTRUCTION	0	0	0
OCCUPANCY SEPERATION	TABLE 508.4 (SPRINKLERED) (FIRE BARRIERS) S | R = 1 HR, B | R = 1 HR, B | S = 1 HR	TABLE 6.1.14.4.1 S | R = 2 HR*, B | R = 2 HR*, B | S = 2 HR*	1 HR * (-1)HR IF SPRINKLERED
CORRIDORS	SECTION 1020 (FIRE PARTITION) 0 HRS @ B & S, 0.5 HRS @ R	NR @ B & S, SMOKE @ R	0.5 HR @ R-2

BUILDING ELEMENTS

	FLORIDA BUILDING CODE 2017			FLORIDA FIRE PREVENTION CODE	PROVIDED
WIND LOADS *ULTIMATE DESIGN WIND SPEEDS CORRELATED TO RISK CATEGORY LISTED AT RIGHT	CHAPTER 16	RISK CATGORY TABLE	EXPOSURE	N/A	REFER TO APPROVED PRODUCTS
	170 MPH*	IV	C		
BUILDING PHYSICAL PROPERTIES	CHAPTER 5 TABLES 504.3, 504.4, 506.2		NFPA 101, PER OCCUPANCY TYPE (CHAPTERS 12-43)		PROVIDED
MAXIMUM HEIGHT IN FEET	55 FOR B AND S-2; 75 FOR R-2		–		26'-5"
MAXIMUM NUMBER OF STORIES	3 FOR B AND S-2; 5 FOR R-2		–		1
ALLOWABLE BUILDING AREA	92,000 SQ. FT. PER FLOOR @ B 104,000 SQ. FT. PER FLOOR @ S-2 64,000 SQ. FT. PER FLOOR @ R-2		N/A		7,340 SQ. FT. @ B 7,588 SQ. FT. @ S-2 7,585SQ. FT. @ R-2
SPRINKLER SYSTEM	YES		YES		YES

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

BASED ON FIRE SEPERATION DISTANCE (TABLE 602)	
< 5'	2 HR
> 5' & < 10'	1 HR
>10' & < 30'	0 HR
>30'	0 HR

EXITING REQUIREMENTS

EXITING COMPONENT	FLORIDA BUILDING CODE 2017	FLORIDA FIRE PREVENTION CODE NFPA 101 - LIFE SAFETY CODE	PROVIDED
NUMBER OF EXITS REQUIRED	TABLE 1006.2.1 1 EXIT < 49 @ B & R-2,1 EXIT < 29 @ S 2 EXITS>500	R: 24.2.2.1,2.62, 1 EXIT W/ SPRINKLER B: 39.2.4.3, 1 EXIT <100ppl, <100' TO DUSTIDE S.	> 2 EXITS
		FFPC TABLE A7.6	
COMMON PATH OF TRAVEL TO AN EXIT	SECTION 1006.2.1 125' @ R-2, 100' @ B & S-2	125' @ R-2, 100' @ B & S	SEE LIFE SAFETY PLAN
MAXIMUM DEAD END CORRIDOR	SECTION 1020.4 50'-0" @ B, S & R	NR @ R, 50' @ B & S	SEE LIFE SAFETY PLAN
MAXIMUM TRAVEL DISTANCE TO EXIT	SECTION 1017.2 300' @ B, 400' S-2, 250' @ R	NR @ R, 300' @ B, 400' @ S OR 200' @ PARKING STRUCTURE	SEE LIFE SAFETY PLAN
MINIMUM CORRIDOR WIDTH	SECTION 1020.2 44" @ B, S & R	R: 39.2.3.2 = 44"	SEE LIFE SAFETY PLAN
MINIMUM CLEAR OPENING OF EXIT DOORS	SECTION 1005.3.2 0.2" X 252.26 =50.45	TABLE 7.3.3.1 0.2" X 252.26 =50.45	256"(TOTAL)
MINIMUM STAIR WIDTH (MEZZ)	SECTION 1005.3.1 0.3" X 1.7 = 0.5"	TABLE 7.3.3.1 0.3" X 1.7 = 0.5"	48"

OCCUPANCY LOAD AND EGRESS WIDTH CALCULATIONS

ROOM NAME	AREA (SF)	FBC 2017 10 - TABLE			NON- STAIR EGRESS		
		OCCUPANT USE	AREA PER OCCUPANT (SF)	OCCUPANT LOAD	EGRESS WIDTH PER PERSON	REQUIRED EGRESS WIDTH	EGRESS WIDTH PROVIDED
POLICE SUBSTATION	5,522	BUSINESS	100	55.22	0.20	11.04	64
FIRE STATION	7,580	RESIDENTIAL	200	37.90	0.20	7.58	64
VEHICLE STORAGE	7,588	PARKING GARAGE	200	37.94	0.20	7.59	64
ROLL CALL AND TRAINING	1,818	ASSEMBLY (UNCONCENTRATED)	15	121.20	0.20	24.24	64
TOTAL				252.26		50.45	256

FIRE EXTINGUISHER REQUIREMENTS

FIRE EXTINGUISHER COMPONENT	FLORIDA BUILDING CODE 2017, CHAPTER 9	NATIONAL FIRE PROTECTION ASSOCIATION NFPA 10, TABLE 6.2.1 PER HAZARD OCCUPANCY	PROVIDED
MAXIMUM FLOOR AREA PER UNIT OF A	3000	3,000	<3,000
MAXIMUM FLOOR AREA PER EXTINGUISHER	11250	11,250	<11,250
MAXIMUM TRAVEL DISTANCE	75'	75'	<75'

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REVISIONS:

CODE WORKSHEETS AND PRODUCT APPROVALS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020

JOB NO: 19029I-01

SHEET NO: A051

DRAWN BY: KJP 10/23/2020 8:44:24 AM

STATE OF FLORIDA
JOHN J. HOLZ
10-23-2020
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 633 of Florida Statutes."

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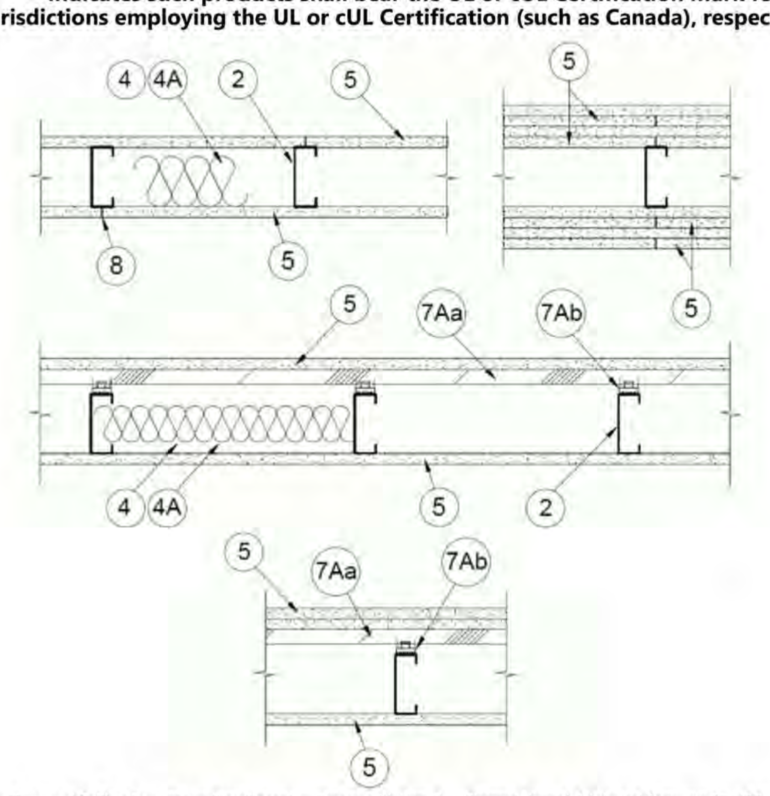
Design No. U419

August 05, 2020

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5J)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartTrack25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

FUSION BUILDING PRODUCTS — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

1B. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

FUSION BUILDING PRODUCTS — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1C. **Framing Members* — Floor and Ceiling Runners —** (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

1D. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1E. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1F. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
SUPER STUD BUILDING PRODUCTS — The Edge

1G. **Framing Members* — Floor and Ceiling Runner —** For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.
STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. **Floor and Ceiling Runners —** (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

FUSION BUILDING PRODUCTS — Viper20™ Track VT100

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100

1I. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
TELLING INDUSTRIES L L C — TRUE-TRACK™

1J. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
TELLING INDUSTRIES L L C — Viper25™ Track

1K. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
TELLING INDUSTRIES L L C — Viper20™ Track

1L. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RESCUE METAL FRAMING, L L C — AlphaTRAK

1M. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track

1N. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Track

1O. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X Track

2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Steel Studs —** (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J or Type ULIX) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2B. **Framing Members* - Steel Studs —** (As an alternate to Item 2, For use with Items 5C, 5I or Type ULIX) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

FUSION BUILDING PRODUCTS — Viper25™

IMPERIAL MANUFACTURING GROUP INC — Viper25™

2C. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

FUSION BUILDING PRODUCTS — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

2D. **Framing Members* — Steel Studs —** In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

2E. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or 5I or Type ULIX only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2F. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.
SUPER STUD BUILDING PRODUCTS — The Edge

2G. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.
STUDCO BUILDING SYSTEMS — CROCSTUD

2H. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2I. **Framing Members* — Steel Studs —** (As an alternate to Item 2, For use with Items 5C or 5L or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.
TELLING INDUSTRIES L L C — Viper25™

2J. **Framing Members* — Metal Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights
TELLING INDUSTRIES L L C — Viper20™

2K. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
EB METAL INC — NITROSTUD

2L. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
OLMAR SUPPLY INC — PRIMESTUD

2M. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2N. **Framing Members*— Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.
RESCUE METAL FRAMING, L L C — AlphaSTUD

2O. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Lipped Wall Stud

2P. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Stud

2Q. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X

3. **Wood Structural Panel Sheathing —** (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. **Batts and Blankets* —** (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4A. **Batts and Blankets* —** (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4B. **Fiber, Sprayed* —** (Optional, for use with Type ULIX) Where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULIX need not be staggered. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Type C and 5/8 in. thick Type SCX

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, ULIX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, **Steel Framing Members***, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.
CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

USG MEXICO S A DE C V — Type SHX.

5B. **Gypsum Board* —** (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).
RAY-BAR ENGINEERING CORP — Type RB-LBG

5C. **Gypsum Board* —** (For Use With Item 2B) — Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.
CGC INC — Type SCX, ULIX.

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type SCX

UNITED STATES GYPSUM CO — Type SCX, SGX, ULIX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.
CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type SCX

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX, ULIX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

5G. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR;, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX or 3/4 in. thick Types IP-X3 or ULTRACODE

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Types C and 5/8 in. thick SCX

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

5H. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. **Gypsum Board* —** (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.
CGC INC — Type ULIX, ULX

UNITED STATES GYPSUM CO — Type ULIX, ULX

USG MEXICO S A DE C V — Type ULX

5J. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

6. **Fasteners —** (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Single layer system with Type ULIX:** 1 in. long, spaced 12 in. OC in the field and perimeter, when panels are applied horizontally or vertically.**Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer.**Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. **Furring Channels —** (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A.

7A. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. **Framing Members* —** (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax

7C. **Framing Members* —** (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

7D. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7E. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7F. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7G. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ga) to studs (Item 2). Clips spaced max. 48 in. OC. Clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

9. **Siding, Brick or Stucco —** (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

10. **Caulking and Sealants* —** (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO — Type AS

11. **Lead Batten Strips —** (Not Shown, For Use With Item 5B) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind vertical joints.

11A. **Lead Batten Strips —** (Not Shown, For Use With Item 5H) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.

12. **Lead Discs or Tabs —** (Not Shown, For Use With Item 5B) — Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

12A. **Lead Discs —** (Not Shown, for use with Item 5H) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

13. **Lead Batten Strips —** (Not Shown, For Use With Item 5E) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5E) and optional at remaining stud locations.

14. **Lead Tabs —** (Not Shown, For Use With Item 5E) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5E) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

15. **Barrier Mesh —** (Optional, Not Shown) - Attached to steel studs on one or both sides of the wall using Barrier Mesh Clips spaced at maximum 12 inches on center vertically, using a flat head type screw penetrating through the steel at least 3/8 of an inch. For Steel Studs less than 0.033 inches in thickness, use self-piercing screws. For Steel Studs equal to or greater than 0.033 inches in thickness, use steel drill screws (self-tapping). Gypsum Board (Item 5) to be installed directly over the Barrier Mesh using prescribed screw patterns with lengths increased by a minimum 1/8 in. Barrier Mesh may be installed with the long dimension of the diamond pattern positioned vertically or horizontally. Barrier Mesh joints may occur as butt joints at the framing members and secured using the Barrier Mesh Clips or occur in between framing members as overlapping joints secured using 18 SWG wire ties spaced a maximum 12 in. on center.
CLARKDIETRICH BUILDING SYSTEMS — Barrier Mesh, Barrier Mesh Clips

Last Updated on 2020-08-05

Design No. U906

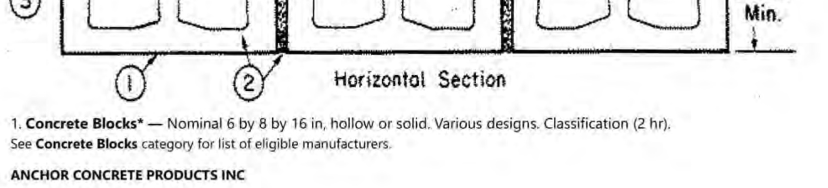
March 02, 2020

Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Concrete Blocks* —** Nominal 6 by 8 by 16 in, hollow or solid. Various designs. Classification (2 hr).
See **Concrete Blocks** category for list of eligible manufacturers.

ANCHOR CONCRETE PRODUCTS INC

GAGNE & SON CONCRETE BLOCK INC

GLENWOOD MASONRY PRODUCTS

Allowable compressive stress of 57% of max allowable compressive stress in accordance with the empirical design method.

OLDCASTLE APG SOUTH INC, DBA ADAMS PRODUCTS

WESTBROOK CONCRETE BLOCK CO INC

Allowable compressive stress of 75.6% of max allowable compressive stress in accordance with the empirical design method.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to Classification if used. Attached to concrete blocks (Item 1).

4. **Foamed Plastic* —** (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci 286", "Xci Foil (Class A)"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath", "Thermasheath-3", "Durasheath-3".

4A. **Building Units —** As an alternate to Item 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply"

Last Updated on 2020-03-02

Design No. G534

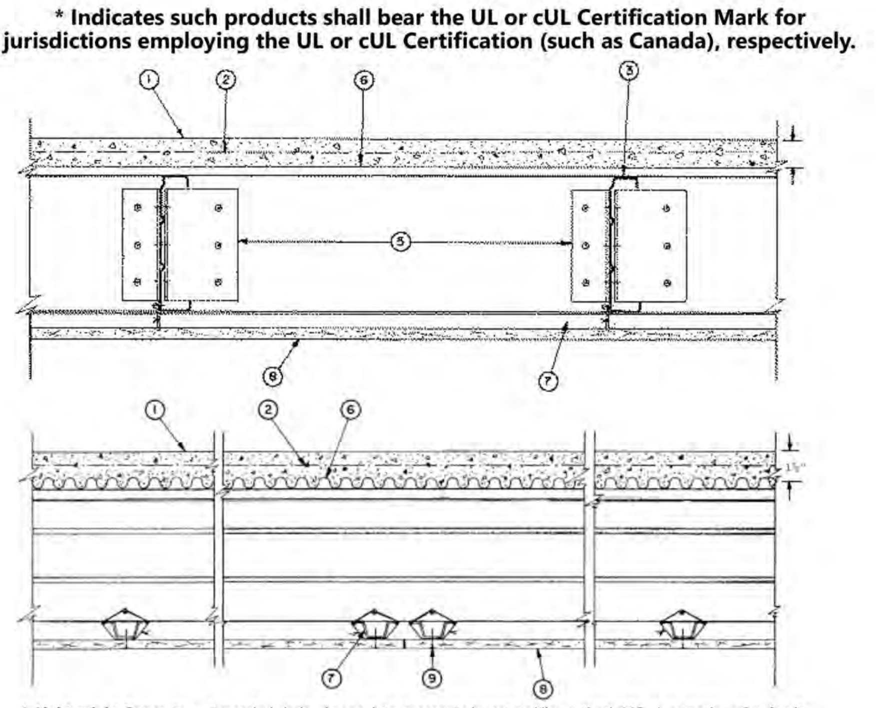
March 10, 2020

Restrained Assembly Rating — 1 Hr

Unrestrained Assembly Rating — 1 Hr

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Lightweight Concrete —** Expanded shale, clay or slate aggregate by rotary kiln method, 115 plus or minus 6 pcf unit weight, 3400 psi compressive strength, 5 to 7 percent entrained air. Min 1-1/2 in. thick.

2. **Welded Wire Fabric —** 6x6, 10/10 SWG.

3. **Steel Joist —** Non-Composite Design — Spaced 24 in. O.C. Channel-shaped, 7-3/16 in. deep with min 1-5/8 in. flanges and 9/16 in. stiffening flanges. Fabricated from min No. 18 MSG galv steel. Min yield strength of steel is 33,000 psi with corresponding max working stress of 20,000 psi.

4. **Bridging (not shown) —** Same as steel joints (Item 3). Located 8 ft max O.C. perpendicular to the joists, 2x2x4 in. angle clips used to connect web back to web back, 2x4x6 in. angle clips used to connect web back to web inside. Six 1/2 in. Type S-12 self-drilling, self-tapping screws used with each angle clip.

5. **Angle Clips —** 2x2x6 in., No. 15 ga (0.075 in. thick) clips used to fasten joists to joist headers and bridging to joists with clip located on the web side opposite the flanges. 2x4x6 in. No. 20 ga (0.034 in. thick) clips used to fasten bridging to joists on the flange side of the bridging.

6. **Steel Form Units —** Min 19/32 in. deep, 30 in. wide corrugated steel deck. Crests 1/2 in. wide, pitch 2-9/16 in., No. 28 MSG (0.018 in. thick) galv steel. Overlapped one corrugation at each side and attached to each joist with 5/8 in. long Type S-12 steel screws at each side joint and not more than 12-3/8 in. O.C. between sides. Concrete thickness measured at crests.

7. **Furring Channels —** No. 26 MSG galv steel 1-1/4 in. wide with two 15/32 in. flanges, (overall width approximately 2-3/16 in. or 2-9/16 in. or 2-23/32 in.) spaced 24 in. O.C. perpendicular to joists and supported at each joist by a double strand of No. 18 SWG galv. Wire is twist-tied to 1 in. long Type S-12 bugle head screws with steel washers that are secured to web of joists spaced as required for support of furring channel.
Adjoining lengths of channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire at each end of overlap. Two courses of channels used at each end joint of gypsum wallboard located 1-5/8 in. on each side of each end joint.

7A. **Steel Framing Members* —** (optional, not shown) — alternate method to attach furring channels (Item 7) to joists (Item 3). Clips spaced 48 in. OC., RSIC-1 and RSIC-1 (2.75) clips secured to alternating joists with 1-5/8 in. wafer or hex head Type S steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating joists with 5/8 in. wafer or hex head Type S steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in Item 8.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. **Steel Framing Members* —** (optional, not shown) — alternate method to attach 2-3/8 in. wide furring channels (Item 7) to joists (Item 3). Clips spaced 48 in. OC., GenieClips secured to alternating joists with 1-5/8 in. wafer or hex head Type S steel screw through the center grommet. Furring channels are friction fitted into clips. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in Item 8.
PLITEQ INC — Type GENIECLIP

7C. **Steel Framing Members* —** (Optional, Not Shown) - Used as an alternate method to attach furring channels (Item 7) to joists (Item 3). Clips spaced at 48" OC and secured to the bottom of the joists with 1-5/8 in. wafer or hex head Type S steel screw through the center grommet. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 8.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

8. **Gypsum Board* —** 1/2 in. thick, 4 ft wide, installed with the long dimension perpendicular to the furring channels. End joints of boards staggered or in line, to occur between channels spaced 3-1/4 in. OC. Attached to each channel with wallboard screws spaced 8 in. OC and 1 in. from each edge of board.
When **Steel Framing Members** (Item 7A or 7B) are used, wallboard butt joints shall be staggered min. 2 ft. within the assembly, and occur between the main furring channels. Edge joints may occur beneath the joists. At the wallboard butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one clip at each end of the channel. Gypsum board attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Wallboard joints covered with fiber tape and joint compound.

When Steel Framing Members (Item 7C) are used, gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two supporting furring channels shall be spaced approximately 3 in. in from end joint. Screw spacing along the gypsum board butt joint and along both additional furring channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.

AMERICAN GYPSUM CO — Types AG-C.
CABOT MANUFACTURING ULC — Type C
CERTAINTEED GYPSUM INC — Type C
CGC INC — Type C.
CONTINENTAL BUILDING PRODUCTS OPERATING CC
GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C.
NATIONAL GYPSUM CO — Types FSK-C, FSW-C.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.
THAI GYPSUM PRODUCTS PCL — Type C .
UNITED STATES GYPSUM CO — Type C.
USG BORAL DRYWALL SFZ LLC — Type C
USG MEXICO S A DE C V — Type C.

8A. **Gypsum Board* —** (Not Shown)- As an alternate to Item 8. Two layers of nom 5/8 in. thick by 48 in. wide boards installed as described in Item 8.
CGC INC — Type ULIX
UNITED STATES GYPSUM CO — Type ULIX

9. **Screw, Wallboard —** Type S, self-drilling and self-tapping, 1 in. long with bugle head.

10. **Finishing System —** (not shown) — Paper tape embedded in compound over joints and covered with additional compound. Exposed screw heads covered with compound. Edges of compound feathered out.

Last Updated on 2020-03-10

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:

UL DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A052

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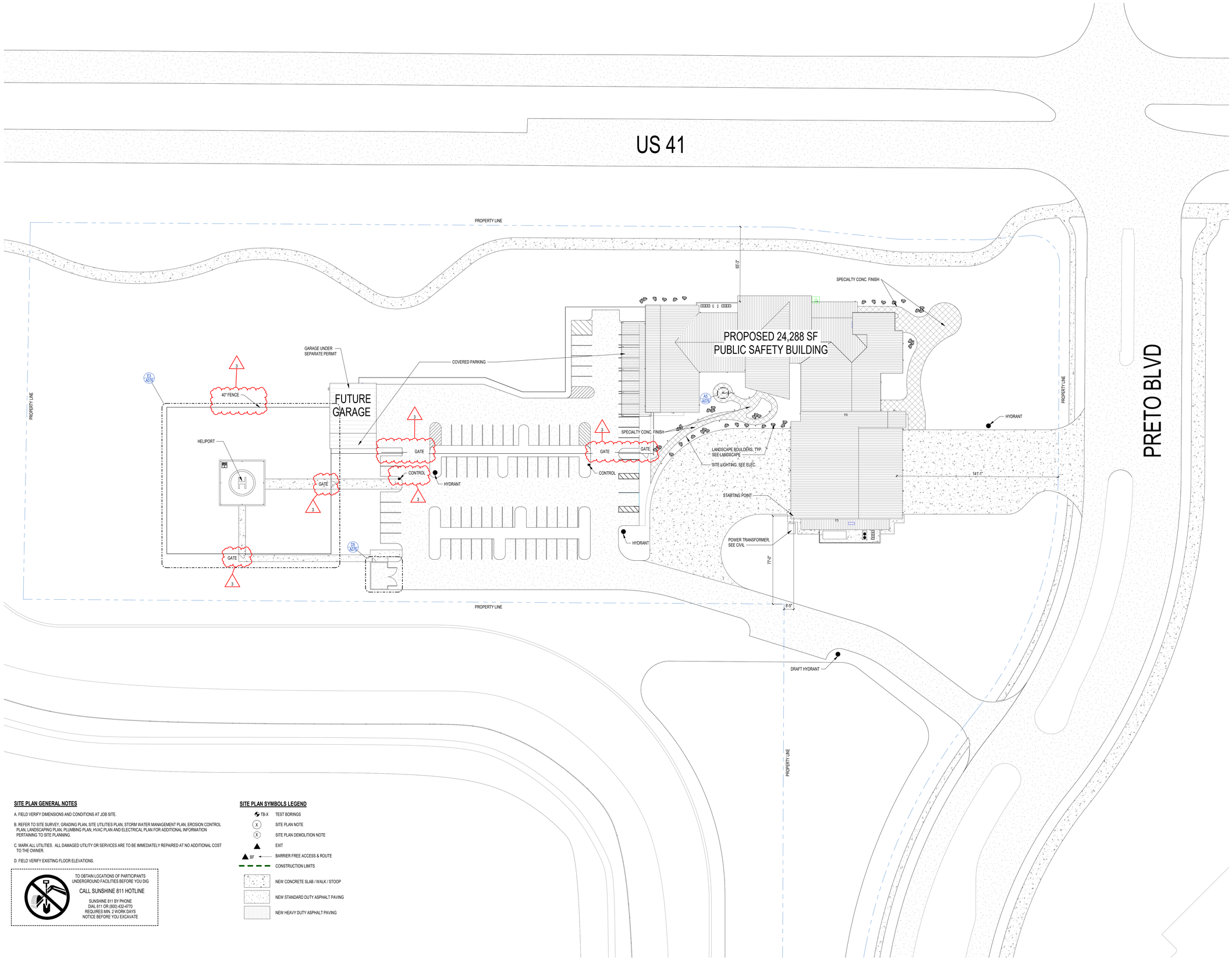

SITE PLAN GENERAL NOTES

A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.

B. REFER TO SITE SURVEY, GRADING PLAN, SITE UTILITIES PLAN, STORM WATER MANAGEMENT PLAN, EROSION CONTROL PLAN, LANDSCAPING PLAN, PLUMBING PLAN, HVAC PLAN AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING.

C. MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

D. FIELD VERIFY EXISTING FLOOR ELEVATIONS.

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UNDERGROUND FACILITIES BEFORE YOU DIG
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SUNSHINE 811 BY PHONE
DIAL 811 OR (800) 432-4770
REQUIRES MIN. 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

SITE PLAN SYMBOLS LEGEND

- TB-X — TEST BORINGS
- (X) — SITE PLAN NOTE
- (X) — SITE PLAN DEMOLITION NOTE
- EXIT
- BF — BARRIER FREE ACCESS & ROUTE
- CONSTRUCTION LIMITS
- NEW CONCRETE SLAB / WALK / STOOP
- NEW STANDARD DUTY ASPHALT PAVING
- NEW HEAVY DUTY ASPHALT PAVING

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NORTH

ARCHITECTURAL SITE PLAN
1" = 30'-0"

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED HEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND PROVIDES THIS INFORMATION ONLY AS A CONVENIENCE TO THE CONTRACTOR.

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and fire-safety standards as determined by the local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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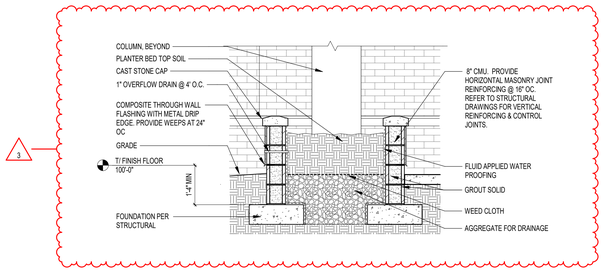
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
3 CONFORMED 02-19-21

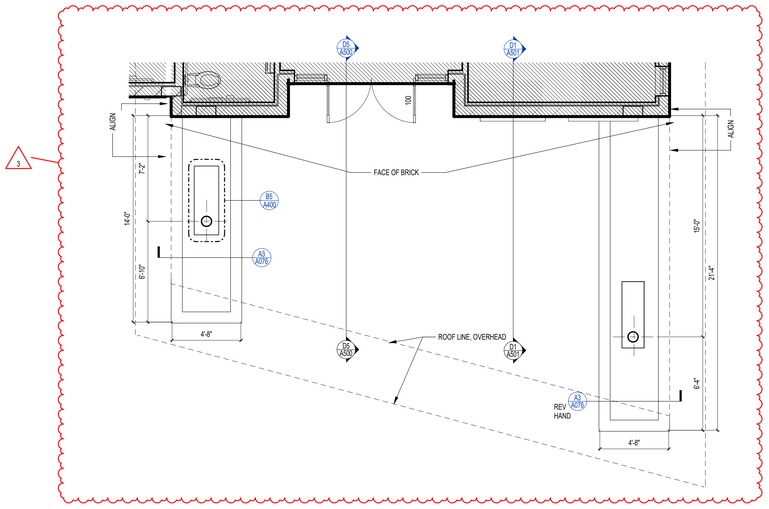
ARCHITECTURAL SITE PLAN

CONSTRUCTION DOCUMENTS

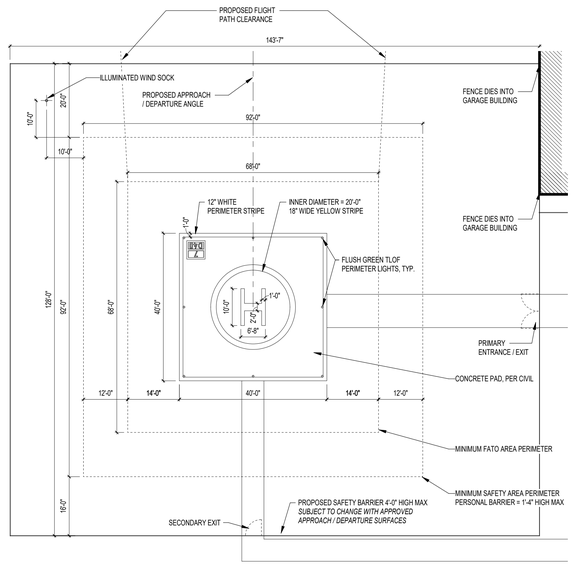
DATE: 10-23-2020
JOB NO: 19029I-01
SHEET NO: A075



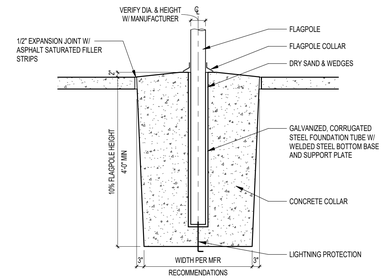
A3 **MASONRY SCREEN WALL ON CMU FDN**
1/2" = 1'-0"



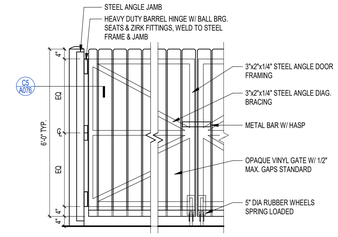
C3 **ENTRY PLANTER ENLARGED PLANS**
1/4" = 1'-0"



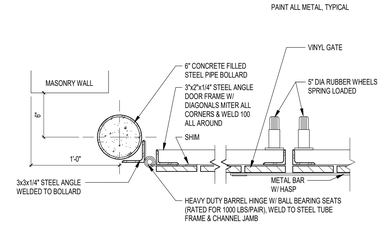
E3 **HELI STOP PLAN**
1/16" = 1'-0"



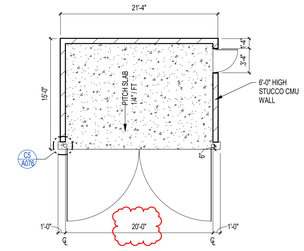
A5 **FLAGPOLE FOUNDATION**
1/2" = 1'-0"



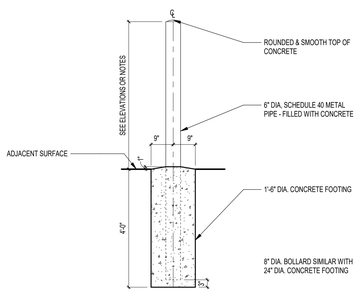
B5 **ENCLOSURE GATE ELEVATION**
1/2" = 1'-0"



C5 **ENCLOSURE GATE JAMB**
1 1/2" = 1'-0"



D5 **MASONRY ENCLOSURE PLAN**
1/8" = 1'-0"



E5 **CONCRETE FILLED PIPE BOLLARD**
1/2" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- A101 — SECTION REFERENCE
- DTL / SHT — EXTERIOR ELEVATION
- DTL / SHT — INTERIOR ELEVATION
- X — FLOOR PLAN NOTE
- 0.5P — HALF HOUR RATED FIRE PARTITION
- 1W — ONE HOUR RATED FIRE WALL
- 2B — TWO HOUR RATED FIRE BARRIER
- 1B — ONE HOUR RATED FIRE BARRIER
- 101 — NEW WALL/PARTITION
- 101 — NEW DOOR
- A101 — DETAIL REFERENCE
- E213 — EQUIPMENT
- ALO1 — WINDOW TYPE
- BG0 — WALL/PARTITION TYPE
- FD FD — FLOOR DRAIN - PITCH FLOOR TO DRAIN
- FESR — SEMI-RECESSED FIRE EXTINGUISHER
- FES — SURFACE MOUNTED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

A. EXTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF MASONRY BACK-UP WALL.

B. INTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

C. ALL EXTERIOR WALLS SHALL BE (30.8) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

NOT USED

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REVISIONS:
1 RFIs 12-02-20
3 CONFORMED 02-19-21

SITE ELEMENTS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A076

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

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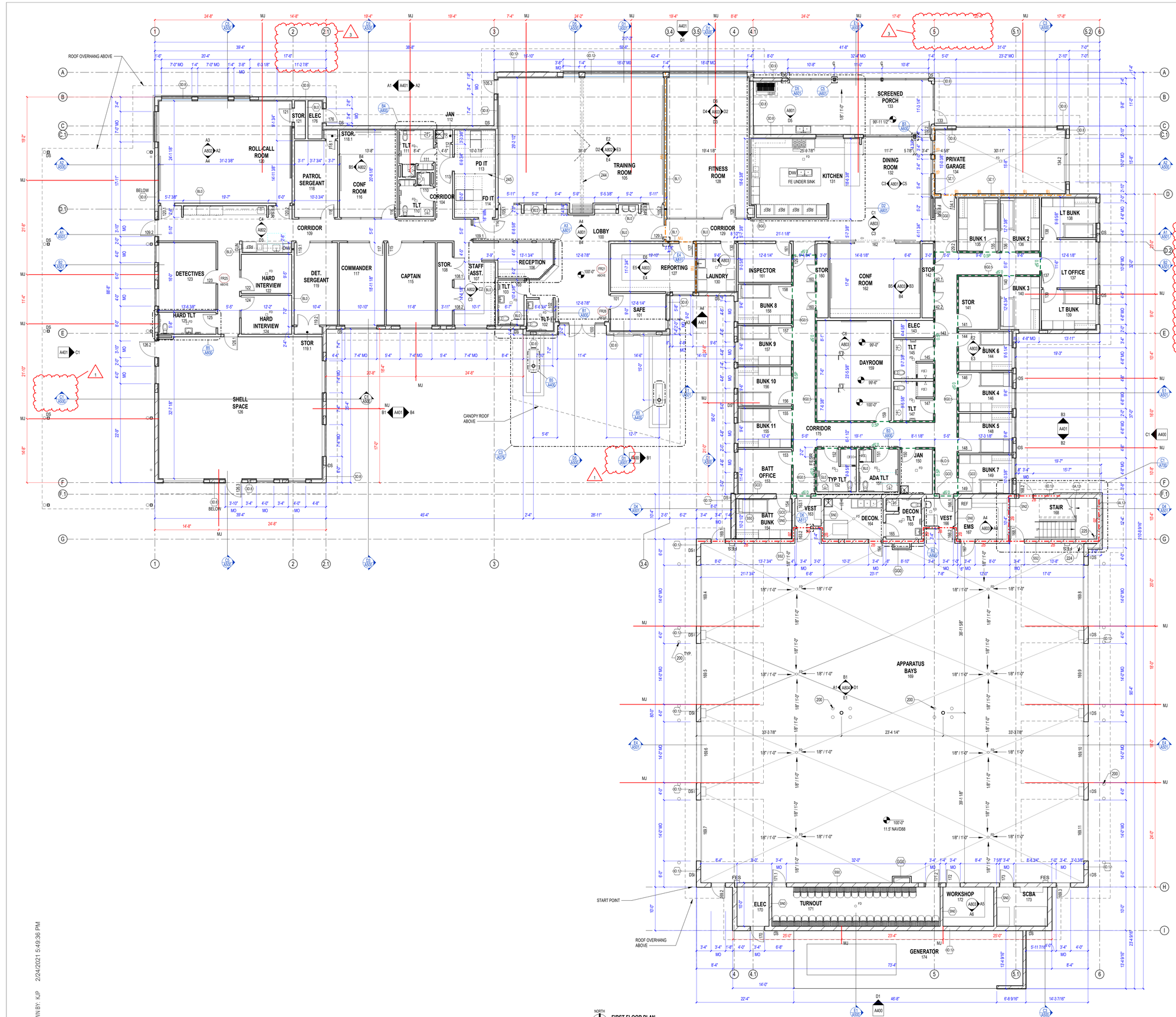

FLOOR PLAN SYMBOLS LEGEND

- SECTION REFERENCE
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- INTERIOR ELEVATION
- FLOOR PLAN NOTE
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- ONE HOUR RATED FIRE WALL
- TWO HOUR RATED FIRE BARRIER
- ONE HOUR RATED FIRE BARRIER
- NEW WALL/PARTITION
- NEW DOOR
- DETAIL REFERENCE
- EQUIPMENT
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FLOOR PLAN GENERAL NOTES

A. EXTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF MASONRY BACK-UP WALL.

B. INTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

C. ALL EXTERIOR WALLS SHALL BE (3D.8) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

EXTERIOR WALL TYPES

MARK	ASSEMBLY DESCRIPTION
1D.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
3A.12	MASONRY CAVITY WALL CONSISTING OF 4" GROUND FACE CMU VENEER,1/4" AIR SPACE W/ DRAINAGE PLANE MATERIAL, WEATHER BARRIER SYSTEM ON MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
3D.8	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.9	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON BOTH SIDES OF SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.12	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
3Z.1	8" CONCRETE MASONRY UNITS ONE LAYER 5/8" GYPSUM BOARD OVER 1-5/8" STEEL STUDS AND 1" RIGID INSULATION @ INTERIOR FACE DECORATIVE WOOD PANELING OVER 7/8" FURRING @ EXTERIOR FACE	1 HR	--	--
BD0	1-5/8" STEEL STUDS @ 16" OC 5/8" GYPSUM BOARD @ EACH FACE.	--	--	--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BG0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
BG1	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
BL1	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
GD0	7/8" STEEL FURRING CHANNELS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--
SN2	8" CONCRETE MASONRY UNITS	2 HR	U906	--
SS0	12" CONCRETE MASONRY UNITS	--	--	--
SS2	12" CONCRETE MASONRY UNITS	2 HR	U906	--

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE (BG0) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND GYPSUM BOARD PARTITIONS 6" ABOVE FINISH CEILING. REFER TO REFLECTED CEILING PLAN FOR PARTITIONS THAT EXTEND TO UNDERSIDE OF DECK ABOVE INDICATED WITH SHADED WALLS. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF WALL AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE.

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTES

MARK	DESCRIPTION
200	CONCRETE FILLED 8" PIPE BOLLARD
224	FIRE RISER, PER ENGINEER
225	DRY FIRE STANDPIPE, FOR TRAINING ONLY. DO NOT CONNECT TO FIRE PROTECTION SYSTEM.
244	MOVEABLE PARTITION, SEE SPEC
245	FENCE

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
1 RFIs 12-02-20
3 CONFORMED 02-19-21

FLOOR PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A200

STATE OF FLORIDA · JOHN J. HOLZ · AR96377 · REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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NORTH

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

FLOOR PLAN SYMBOLS LEGEND

- SECTION REFERENCE (A101)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (X)
- HALF HOUR RATED FIRE PARTITION (0.5P)
- ONE HOUR RATED FIRE WALL (1W)
- TWO HOUR RATED FIRE BARRIER (2B)
- ONE HOUR RATED FIRE BARRIER (1B)
- NEW WALL/PARTITION
- NEW DOOR (10)
- DETAIL REFERENCE (A101)
- EQUIPMENT (E213)
- WINDOW TYPE (AL01)
- WALL/PARTITION TYPE (BG0)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD)
- SEMI-RECESSED FIRE EXTINGUISHER (FESR)
- SURFACE MOUNTED FIRE EXTINGUISHER (FES)

FLOOR PLAN GENERAL NOTES

A. EXTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF MASONRY BACK-UP WALL.

B. INTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

C. ALL EXTERIOR WALLS SHALL BE (3D.®) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

KEYNOTES

MARK	DESCRIPTION
207	THREE COMPARTMENT STAINLESS STEEL SINK, WITH STAINLESS BACKSPLASH
208	EYE WASH STATION WITH SHOWER
237	MOP HOOK
247	POWER/DATA FLOOR BOX, PER ELECTRICAL

SEE EQUIPMENT LIST, RCP,AND INTERIOR ELEVATIONS FOR ADDITIONAL EQUIPMENT

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FIRE STATION NO. 86 & POLICE SUBSTATION

19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
5 RFI 92 03-10-21

EQUIPMENT PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
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STATE OF FLORIDA
JOHN J. NOLAN
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POLICE STATION EQUIPMENT

	PRODUCT DESCRIPTION	PRODUCT MFG	MODEL #	QUANTITY	REV	COMMENTS
100 LOBBY / 101 SAFE						
M-01	TELEVISION	TLC	75S431	1		75 INCH
	HDMI TO ETHERNET	TRIPP LITE	B126-1A1	1		
	TV WALL MOUNT	MOUNT IT	MI-518L	1		
M-02	TACK BOARD			1		
LOBBY	GUEST CHAIRS	CONFIDE		4		PER FURNITURE PACKAGE
LOBBY	TABLE	CONFIDE	END TABLE	1		PER FURNITURE PACKAGE
SAFE	LOUNGE	MONTEREY	ONE SEAT	1		PER FURNITURE PACKAGE
SAFE	LOUNGE	MONTEREY	TWO SEAT	1		PER FURNITURE PACKAGE
SAFE	TABLE	FRINGE	END TABLE	1		PER FURNITURE PACKAGE
106, 107, 115-119, & 123 PD OFFICES						
Q-01	DOCKING STATION	DELL	WD19TB	10		
	MONITOR	HP	22H9AAAABA	10		
	KEYBOARD	LOGITECH	MK550	10		
Q-02	PRINTER	Brother	MFC-L3770CDW	1		ONLY IN RECEPTION
Q-03	TELEVISION	TLC	65S421	5		65"
	HDMI TO ETHERNET	TRIPP LITE	B126-1A1	5		
	TV WALL MOUNT	MOUNT IT	MI-392	5		
Q-04	WEBCAM	LOGITECH	960-001101	1		ONLY IN CAPTAIN
Q-05	USB EXTENDER	ULINK	Dual USB 2.0 over Cat5 Extender Balun	1	1	USB FOR WEBCAMS
RECEPTION	PD HIGH BACK TASH CHAIR			2		PER FURNITURE PACKAGE
CAPTAIN	GUEST CHAIRS (ARMLESS)			6		PER FURNITURE PACKAGE
CAPTAIN	LATERAL FILE	WAVEWORKS	23X63	1		PER FURNITURE PACKAGE
CAPTAIN	DESK	WAVEWORKS	24X84	1		PER FURNITURE PACKAGE
CAPTAIN	CONFERENCE TABLE	WAVEWORKS	36X36	1		PER FURNITURE PACKAGE
CAPTAIN	PD HIGH BACK TASH CHAIR			2		PER FURNITURE PACKAGE
COMMANDER	GUEST CHAIRS (ARMLESS)			2		PER FURNITURE PACKAGE
COMMANDER	LATERAL FILE	WAVEWORKS	23X63	1		PER FURNITURE PACKAGE
COMMANDER	DESK	WAVEWORKS	24X84	1		PER FURNITURE PACKAGE
COMMANDER	PD HIGH BACK TASH CHAIR			1		PER FURNITURE PACKAGE
DETECTIVE SARGENT	GUEST CHAIRS (ARMLESS)			2		PER FURNITURE PACKAGE
DETECTIVE SARGENT	LATERAL FILE	WAVEWORKS	23X30	1		PER FURNITURE PACKAGE
DETECTIVE SARGENT	DESK	WAVEWORKS	24X66	1		PER FURNITURE PACKAGE
DETECTIVE SARGENT	PD HIGH BACK TASH CHAIR			1		PER FURNITURE PACKAGE
DETECTIVE	HUTCH		72"	4		PER FURNITURE PACKAGE
DETECTIVE	CENTER DRAW		25X15	4		PER FURNITURE PACKAGE
DETECTIVE	PED		28X24	6		PER FURNITURE PACKAGE
DETECTIVE	DESK		30X72	4		PER FURNITURE PACKAGE
DETECTIVE	PD HIGH BACK TASH CHAIR			4		PER FURNITURE PACKAGE
PATROL SARGENT	GUEST CHAIRS (ARMLESS)			2		PER FURNITURE PACKAGE
PATROL SARGENT	LATERAL FILE	WAVEWORKS	23X30	1		PER FURNITURE PACKAGE
PATROL SARGENT	DESK	WAVEWORKS	24X66	1		PER FURNITURE PACKAGE
PATROL SARGENT	PD HIGH BACK TASH CHAIR			1		PER FURNITURE PACKAGE
STAFF ASSISTANT	PD HIGH BACK TASH CHAIR			2		PER FURNITURE PACKAGE
113 PD IT						
R-01	ACCESS POINT	UNI-FI	UAP-AC-PRO-US	5	1	
	EXTERIOR MESH WIFI	UBIQUITI NETWORKS	UAP-AC-M-PRO-US	2		
	NAS	TrueNAS	X20 Storage Server	-	1	1 EXISTING
	NAS	TrueNAS	X10 Storage Server	-	1	2 EXISTING
	SEVER	DELL	PowerEdge R630	-	1	2 EXISTING
	SWITCH	CISCO	SG550XG-24F	-	1	2 EXISTING
	SWITCH	HPE	Aruba 2930F 48G POE	2		
	ROUTER	FORTIGATE	200E	1	1	
116 PD CONF ROOM						
S-01	TELEVISION	TLC	75S431	1		75"
	HDMI TO ETHERNET	TRIPP LITE	B126-1A1	1		
	WEBCAM	LOGITECH	960-001101	1		
	TV WALL MOUNT	MOUNT IT	MI-518L	1		
S-02	DOCKING STATION	DELL	WD19TB	1		
S-03	MARKERBOARD	DEKO	STANDARD SERIES 5' X 8'	1	1	
S-04	USB EXTENDER	ULINK	Dual USB 2.0 over Cat5 Extender Balun	1	1	USB FOR WEBCAMS
CONF ROOM	CONFERENCE TABLE	WAVEWORKS	48X168	1		PER FURNITURE PACKAGE
CONF ROOM	PD HIGH BACK TASH CHAIR			10		PER FURNITURE PACKAGE
120 ROLL-CALL ROOM						
T-01	PROJECTOR	EPSON	POWERLITE 5530U	1		CEILING MOUNTED
	PROJECTOR CEILING MOUNT	EPSON	ELPMBPJG	1		UNIVERSAL CEILING MOUNT
T-02	HDMI TO ETHERNET	TRIPP LITE	B126-1A1	3		
T-03	WEBCAM	LOGITECH	960-001101	1		
T-04	MULTIPLEXER			1		
T-05	DOCKING STATION	DELL	WD19TB	1		
T-06	TELEVISION	TLC	75S431	3		75"
	TV WALL MOUNT	MOUNT IT	MI-392	3		
T-07	PROJECTOR SCREEN	DRAPER, INC.	ACUMEN M 236006	1		
T-08	MARKERBOARD	DEKO	STANDARD SERIES 5' X 8'	1	1	
T-09	USB EXTENDER	ULINK	Dual USB 2.0 over Cat5 Extender Balun	1	1	USB FOR WEBCAMS
ROLL CALL	STACKING CHAIR	MOTIVATE	NEST	24		PER FURNITURE PACKAGE
ROLL CALL	TABLE	MOTIVATE	18X72	12		PER FURNITURE PACKAGE
ROLL CALL	LECTERN	MARSHALL	MI-392	1		PER FURNITURE PACKAGE
109 BAG & TAG						
U-01	HANDGUN LOCKER	PATERSONPOPE	ED/HGF04	1		
U-02	EVIDENCE LOCKER	PATERSONPOPE	ED2IN01F3	1		
U-03	EVIDENCE LOCKER	PATERSONPOPE	ED3IN02	1		
U-04	EVIDENCE LOCKER	PATERSONPOPE	ED3IN10	1		
109 BREAK						
V-01	MICROWAVE	WHIRLPOOL	WMC30522HZ	1		
V-02	WATER DISPENSER	AVALON	A8	1		
V-03	COMMERCIAL COFFEE MAKER	ADCRAFT	CBS-2	1		
V-04	DISHWASHER	WHIRLPOOL	WDF560SAFM	1		
V-05	REFRIGERATOR	WHIRLPOOL	WRB322DMBM	1		
105 TRAINING ROOM (SHARED)						
W-01	TELEVISION	PLANAR	Clarity Matrix G3 MX 65"	4		65"
	TV WALL MOUNT	PLANAR	EasyAvos Video Wall Mounting Sys.	4		
W-02	WEBCAM	LOGITECH	960-001101	2		
W-03	MULTIPLEXER	PLANAR	WallDirector Video Controller	1		
W-04	PROJECTOR	EPSON	POWERLITE 5530U	1		CEILING MOUNTED
	PROJECTOR CEILING MOUNT	EPSON	ELPMBPJG	1		UNIVERSAL CEILING MOUNT
W-05	WHITE BOARD	CLARIDGE	C-CP-0304-MB	2	3	
W-06	PROJECTOR SCREEN	DRAPER, INC.	ACUMEN M 236006	1		
W-07	MARKERBOARD	DEKO	STANDARD SERIES 5' X 8'	1	1	
W-08	USB EXTENDER	ULINK	Dual USB 2.0 over Cat5 Extender Balun	2	1	USB FOR WEBCAMS
W-09	ROOM MICROPHONE	CLEARONE	DM360	2	1	CEILING MOUNTED MIC
W-10	UPS	APC 650V BACK-UP	BN650M1	2	1	
W-11	DOCKING STATION	DELL	WD19TB	2	1	
TRAINING	STACKING CHAIR	MOTIVATE	NEST	52		PER FURNITURE PACKAGE
TRAINING	TABLE	MOTIVATE	18X72	26		PER FURNITURE PACKAGE
TRAINING	LECTERN	MARSHALL		2		PER FURNITURE PACKAGE
SITE						
X-01	45' FLAGPOLE	AMERICAN FLAGPOLE	CONTINENTAL	1		
122, 123 HARD INTERVIEW						
Y-01	CHAIR			8		PER FURNITURE PACKAGE
Y-02	TABLE		72X30	2		PER FURNITURE PACKAGE

FIRE STATION EQUIPMENT

	PRODUCT DESCRIPTION	PRODUCT MFG	MODEL #	QUANTITY	REV	COMMENTS
131 KITCHEN, & 132 DINING						
A-01	MICROWAVE	WHIRLPOOL	WMC30522HZ	1		
A-02	WATER DISPENSER	AVALON	A8	1		
A-03	COMMERCIAL COFFEE MAKER	ADCRAFT	CBS-2	1		
A-04	DISHWASHER	WHIRLPOOL	WDF560SAFM..	1		
A-05	REFRIGERATOR	WHIRLPOOL	WRB322DMBM	4		
A-06	OVEN	Vulcan	S60DF-6B24GN	1	3	
A-07	RANGE HOOD			2		PER MECHANICAL
A-08	BBQ	WEBER SPIRIT	E-330	1		PORCH
A-09	DINNER BELL			0	1	REMOVED PER RFI #41
A-10	PAPER TOWEL DISPENSER			1		
A-11	GARBAGE			1		
A-12	CLOCK			1		
A-13	TELEVISION	SONY	HKDSX75OH	2		55 INCH
	TV WALL MOUNT	MOUNT IT	MI-13550XL	2		
	COMPUTER	DELL OptiPlex 5080 - MICRO	HKDXY	1	1	i5 10500T - 8 GB - SSD 128 GB
	"	"	SYR SERVICE	1	1	
	PC MOUNT	DELL	MNT-DDD-MFF-D9	1	1	
	KEYBOARD W/ TOUCHPAD	LOGITECH	K400	1	1	
	UPS	CYBERPOWER	SI750u	1	1	
A-14	CABLE BOX			1		BY CABLE COMPANY
A-15	TIME CLOCK	TYLER TECH. TOUCHTIME III	TOUCHSCREEN 10	1		
A-16	TELEPHONE			1		SEE MITEL QUOTE
A-17	NINJA BLENDER	NINJA	BN801	1	1	
A-18	FOOD PROCESSOR	NINJA	BN601	1	1	
A-19	EXTREME BLENDER	WARING	MX1000XTX	1	1	
A-20	TOASTER	CUISINART	CPT-140BK	1	1	
A-21	KEURIG	KEURIG	K-ELITE SLATE	1	1	
A-22	TOASTER OVEN	CUISINART	TOB-1010MB	1	1	
A-23	CAN OPENER	CUISINART	CCO-50BKN	1	1	
A-24	CROCKPOT	NINJA	PC101	1	1	
A-25	GEORGE FOREMAN GRILL	GEORGE FOREMAN	GRP472P	1	1	
A-26	FOOD SLICER	KWS	MS-6RS	1	1	
A-27	ELECTRIC MIXER	CUISINART	SM-70BC	1	1	
DINING	DINING CHAIRS	CAPE CONTRACT	CALI 953	14		PER FURNITURE PACKAGE
DINING	DINNING TABLE W/ LOGO	DREAMSEAT	30X83	2		PER FURNITURE PACKAGE
KITCHEN	STOOLS	CAPE CONTRACT	CALI 956	6		PER FURNITURE PACKAGE
PORCH	TABLE	SEDONA	36X36	3		PER FURNITURE PACKAGE
PORCH	CHAIR	NAPA	SIDE CHAIR	6		PER FURNITURE PACKAGE
PORCH	CHAIR	NAPA	ARM CHAIR	6		PER FURNITURE PACKAGE
PORCH	TABLE	LUCAYA	COFFEE TABLE	1		PER FURNITURE PACKAGE
137, 133, & 161 FD OFFICES						
B-01	COMPUTER	DELL OptiPlex 5080 - MICRO	HKDXY	3	1	i5 10500T - 8 GB - SSD 128 GB
	"	"	SYR SERVICE	3	2	
	MONITOR	DELL	P2217H	3	1	
	KEYBOARD	LOGITECH	920-008671	3	1	
	UPS	APC 650V BACK-UP	BN650M1	3	1	
	SOFTWARE LIC.	MICROSOFT	OFFICE 365	3	1	
	SPEAKER	DELL	AX510	3	1	
B-02	CLOCK	ULINE	H-1436	3	1	
B-03	WHITE-BOARD	CLARIDGE	C-CP-0304-MB	4	1.3	
B-04	CITY MAP	-	-	-		BY OWNER
B-05	WALL FAN	MinkaAire	F307-MBK	4	1	
B-06	DESK	WAVEWORKS	36X72	4	1	PER FURNITURE PACKAGE
B-07	TASK CHAIR	NATIONAL	LAVORO	4	1	PER FURNITURE PACKAGE
B-08	INFO BOARD	ULINE	H-3947	4	1	
B-09	FAX/COPIER	Brother	MFC-J2740DW	3		
B-10	MOTOROLA STATION SYSTEM	VENDOR: WITEC	CHUCK DUKES	1	1	863-559-5942
B-11	LOCK BOX	ULINE	H-1447	1	1	
B-12	PAPER SHREDDER	Fellows	60C	1		
127 REPORTING						
C-01	COMPUTER	DELL OptiPlex 5080 - MICRO	HKDXY	2	1	i5 10500T - 8 GB - SSD 128 GB
	"	"	SYR SERVICE	2	1	
	MONITOR	DELL	P2217H	2	1	
	KEYBOARD	LOGITECH	920-008671	2	1	
	UPS	APC 650V BACK-UP	BN650M1	2	1	
	SOFTWARE LIC.	MICROSOFT	OFFICE 365	2	1	
	SPEAKER	DELL	AX510	2	1	
C-02	WEATHER SYSTEM	Davis Vantage Pro 2	#6152	1		
C-03	TELEVISION	SONY	HKDSX75OH	1		
C-04	CLOCK	ULINE	H-1436	1	1	
C-05	BULLETIN BOARD	ULINE	H-3947	1	1	
C-06	WHITE-BOARD	CLARIDGE	C-CP-0304-MB	2	3	
C-07	WALL MOUNTED FAN	MinkaAire	F307-MBK	1	1	
C-08	TASK CHAIR	NATIONAL	LAVORO	4		PER FURNITURE PACKAGE
C-09	TRASH CAN	ULINE	S-14491	4	1	
135, 136, 138, 139, 140, 144, 146, 148, 149, & 154-158 BUNKS						
D-01	MATTRESS	DYNASTY MATTRESS	10" COOL BREEZE Twin XL	28		
D-02	TASK CHAIR	LAVORO	TASK CAHIR	14		PER FURNITURE PACKAGE
	HEADBOARD	TITAN		14		PER FURNITURE PACKAGE
ALTERNATE PRICING FOR BUNK	FOOTBOARD	TITAN		14		PER FURNITURE PACKAGE
	BUNK FRAME	TITAN		14		PER FURNITURE PACKAGE
	CHEST	TITAN		14		PER FURNITURE PACKAGE
159 DAYROOM						
E-01	RECLINERS	DREAM SEAT	RELAX	10		PER FURNITURE PACKAGE
E-02	TELEVISION	SONY	KD75X750H	1		75 INCH
	BLU-RAY PLAYER	SONY	UPS-X800	1		
	SOUND BAR	SONY	HTGT00	1		
	TV WALL MOUNT	MOUNT IT	MI-392	1		
	UPS	APC 650V BACK-UP	BN650M1	2	2	
	CABINET	WAVEWORKS	17X36	2		PER FURNITURE PACKAGE
130 LAUNDRY						
F-01	WASHER	WHIRLPOOL	CHW9160GW	2		
F-02	DRYER	WHIRLPOOL	CED9160GW	2		
F-03	MOP BUCKET	ULINE	H-7401	1	1	
F-04	VACUUM	ULINE	H-2665	1	1	
F-05	DETERGENT DISPENSER	HYDRO SYSTEMS	TAURUS CP-300	2		
F-06	BROOM HOLDER	ULINE	H-6090	1	1	
F-07	GARBAGE CAN	ULINE	S-13627	1	1	
F-08	PUSH BROOM	ULINE	H-7202 / H-7203	1	1	
F-09	LAUNDRY BASKET	ULINE	H-2446	4	1	
172 WORKSHOP						
G-01	ELECTRIC BLOWER	ECHO USA	PB-2620	1		
G-02	AIR COMPRESSOR	HUSKEY	C202H	1		
G-03	SHOP VAC	RIGID	HD1600	1		
G-04	PRESSURE WASHER	DEWALT	DXPW3625	1		
G-05	GARBAGE CAN	ULINE	S-13527	1	1	
G-06	PICNIC TABLES	ULINE	H-6102	1	1	
167 EMS						
H-01	REFRIGERATOR	WHIRLPOOL	WRB322DMBM	1		
H-02	SHELVES					SEE ELEV FOR QTY
	BLUE BINS	ULINE	S-13399BLU	24	1	
	BLUE BINS	ULINE	S-13400BLU	20	1	
	BLUE BINS	ULINE	S-19945BLU	9	1	
164 DECON						
I-01	GEAR EXTRACTOR	Speed Queen	SCN040NFWV2001	1		
I-02	DETERGENT DISPENSER	HYDRO SYSTEMS	TAURUS CP-300	1		
I-03	MOP BUCKET	ULINE	H-7401	1	1	
I-04	TRUCK BRUSH	ADAMS	TRUCK BRUSH COMBO	4	1	adamspolishes.com
I-05	FLOOR BRUSHES	ULINE	H-7203	4	1	
I-06	CLEANER DETERGENT DISPENSER	HYDRO SYSTEMS	35411	1		
169 APPARATUS BAYS						
J-01	WHITE BOARD	CLARIDGE	C-CP-0304-MB	4	3	
J-02	ICE MACHINE	Hoshizaki	KM-340MAH	00001		
J-03	TIME CLOCK	TYLER TECH. TOUCHTIME III	TOUCHSCREEN 10	1		
J-04	DISPATCH PRINTER	Okidata Microline 320 Turbo	62415401	1		
J-05	HOSE REEL	COXREELS	1125 SERIES	6		
J-06	INDUSTRIAL CORD REEL	HUBBELL	M-9577	8		
J-07	WALL MOUNTED FAN	BIG ASS FANS	YELLOW JACKET	4		WALL MOUNT KIT
J-08	RAPPELLING ANCHOR	PELICAN ROPE	CT-SWY-100C	3		
J-09	TELEVISION	SONY	W600D-32	4		
	TV WALL MOUNT	MOUNT IT	MI-217TL	4		

FIRE STATION EQUIPMENT

	PRODUCT DESCRIPTION	PRODUCT MFG	MODEL #	QUANTITY	REV	COMMENTS
173 SCBA						
K-01	AIR MODULE	MAKO	BAM39HE3	1		
K-02	FILLING STATION	MAKO	SSCFS3-4HP	1		
K-03	BOTTLE STORAGE	MAKO	TM600ACIC	1		
171 TURNOUT						
L-01	NOT USED			-	1	
L-02	GEAR RACK SYSTEM	HALLOWELL	18" DEEP	40	3	
162 FD CONF ROOM						
N-01	TELEVISION	TLC	75S431	1		75 INCH
	TV WALL MOUNT	MOUNT IT	MI-518L	1		
	COMPUTER	DELL OptiPlex 5080 - MICRO	HKDXY	1	1	i5 10500T - 8 GB - SSD 128 GB
	"	"	SYR SERVICE	1	1	
	KEYBOARD	LOGITECH	920-008671	1	1	
	UPS	CYBERPOWER	SI750u	1	1	
	PC MOUNT	DELL	MNT-DDD-MFF-D9	1	1	
N-02	MARKERBOARD	DEKO	STANDARD SERIES 5' X 8'	1		
N-03	USB-C DOCK	DELL	WD19TB	1	1	
N-04	LAPTOP	DELL	Latitude 5501	1	1	USE IN TRAINING ROOM
N-05	WEBCAM	LOGITECH MEETUP 4K	960-001101	1	1	
N-06	PRESENTATION SERVER	LIFESIZE	1000-0000-0693	1	1	
N-07	SOFTWARE LIC.	LIFESIZE	1000-2100-0922	1	1	
N-08	WEBCAM MOUNT	LOGITECH	939-001656	1	1	
N-09	USB EXTENDER	ULINK	Dual USB 2.0 over Cat5 Extender Balun	1	1	USB FOR WEBCAMS
	CHAIRS	LAVORO	CONF RM CHAIRS	12		PER FURNITURE PROVIDER
	CONF TABLE W/ LOGO	WAVEWORKS	48X168	1		PER FD QUOTE
114 FD IT						
O-01	CABLE BOX	EXTREME NETWORKS	10311	3		
	MODULE	EXTREME NETWORKS	97004-V-IM6-2Y	3		
	NAS	EXTREME NETWORKS	VIM5-2Y	3		
	POWER CORD	TRIPP LITE	NEMA 5-15 C15	3		
	SWITCH	EXTREME NETWORKS	97004-H3S321	3		
	SWITCH	EXTREME NETWORKS	X465-48W-B2	3		
	ACCESS POINT	AEROHIVE	AP305C-FCC	6		
	ACCESS POINT	AEROHIVE	XIQ-PIL-S-C-EW	6		
	ACCESS POINT	AEROHIVE	97004-AP305C-FCC	6		
	ALERTING SYSTEM	BRYX	BSCP-01	3		PER FD QUOTE
	INTERCOM SYSTEM			0	2	NOT USED
126 FITNESS ROOM						
P-01	TELEVISION	TLC	75S431	2		75"
	TV WALL MOUNT	MOUNT IT	MI-392	2		
P-02	BENCH-FLAT/INCDEC PS/BLK	HOIST	HOIST-HF-5765/PS	1		
	COMMERCIAL TRX TRXCLUB4	HOIST	TRX-STRAPS/CLUB4	1		
	KETTLEBELL 10/G-50/G KIT NO RACK	HOIST	KETTLEBELL-USA/K-G	1		
	EXERTUBE-VERY LIGHT-YELLOW XTVL	HOIST	SPR-XT-VL	1		
	EXERTUBE-LIGHT RESISTANCE-GREEN XTL	HOIST	SPR-XT-L	1		
	EXERTUBE-MEDIUM RESISTANCE-RED XTM	HOIST	SPR-XT-M	1		
	EXERTUBE-HVY RESISTANCE-BLUE XTH	HOIST	SPR-XT-H	1		
	EXERTUBE-XTRA HVY RESIS BLACK/PURP XTUHP	HOIST	SPR-XT-UH	1		
	KIT-HAMPTON MEDBALLS WITH 5 BALL RACK	HOIST	HAM-MED/05	1		
	RACK-SFT HEX RACK 2 TIER PLATINUM SPAR	HOIST	HOIST-HF-5461/60-P	1		
	RACK-3HF TIER OPT FOR 5461/60 PLAT SPARK	HOIST	HOIST-HF-5461/603P	1		
	20LB HEX BELL/EA	HOIST	DB-HEX-S020	2		
	35LB HEX BELL/EA	HOIST	DB-HEX-S035	2		
	50LB HEX BELL/EA	HOIST	DB-HEX-S050	2		
	60LB HEX BELL/EA	HOIST	DB-HEX-S060	2		
	70LB HEX BELL/EA	HOIST	DB-HEX-S070	2		
	90LB HEX BELL/EA	HOIST	DB-HEX-S090	2		
	80LB HEX BELL/SEA	HOIST	DB-HEX-S080	2		
	BUMPER GBO-10LB BLACK NON-INTERLOCK	HOIST	PL-OLY-TROY/BV/10	2		
	BUMPER GBO-25LB BLACK NON-INTERLOCK	HOIST	PL-OLY-TROY/BV/25	2		
	BUMPER GBO-45LB BLACK NON-INTERLOCK	HOIST	PL-OLY-TROY/BV/45	2		
	RACK-INT'L BUMPER PLATE W/2 BAR HLDRS	HOIST	HAM-IPT-BP	1		
	PREACHER CURL ATT 5165/5170 PS/BLACK	HOIST	HOIST-HF-OPT4002PS	1		
	7'OLY BAR HAM IB-86-7CE	HOIST	BARS-OLY-7-HAM	1		
	TRICEP ROPE	HOIST	BARS-H-MTR	1		
	TRICEP PRESS DOWN/URETHANE GRIPS	HOIST	BARS-H-MTP/R	1		
	DOUBLE ROW HANDLE/URETHANE GRIPS	HOIST	BARS-H-MDN/R	1		
	OCTANE RO DUAL RESISTANCE ROWER 10087	HOIST	OCTANE-ROW	1		
	2.5#DONUT MAGNET-EACH	HOIST	PLATE-D/2.5	4		
	PALISADES CLIMBER BASE ONLY VC900-19	HOIST	TRU-B/PAL.19	1		
	EMERGE CONSOLE FOR PALISADE CNLED/VC-19	HOIST	TRU-C/EMG-PAL.19	1		
	DUAL LAT PULLMID ROW/ V-PLATINUM	HOIST	HOIST-HD-3200	1		
	MI-SMITH-PL DUAL ACTION	HOIST	HOIST-MI-SMITH	1		
	STAND ALONE ADJ HI/LO PULLEY FOR JUNGLE	HOIST	HOIST-CMS-6175	2		
	CROSSBAR FOR CMS-6175	HOIST	HOIST-CMJ-OPT-1	1		

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19955 PRETO BLVD, VENICE, FL 34293

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1 RFIs 12-02-20

EQUIPMENT SCHEDULES

CONSTRUCTION DOCUMENTS

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STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

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REFLECTED CEILING PLAN SYMBOLS LEGEND

- 2'-0" x 2'-0" SUSPENDED EXPOSED GRID ACOUSTIC CEILING TILE (TEGULAR)
- 2'-0" x 4'-0" SUSPENDED EXPOSED GRID ACOUSTIC CEILING TILE (CONCEALED)
- GYPSUM BOARD CEILING OR BULKHEAD
- EXTERIOR SPECIALTY METAL SOFFIT PANEL
- GYPSUM CEILING WITH BLACK EPOXY, OR SIM
- EXTERIOR METAL SOFFIT

- 8' - 0" — CEILING HEIGHT
- REFLECTED CEILING PLAN NOTE
- 0.5P — HALF HOUR RATED FIRE PARTITION
- 1P — ONE HOUR RATED FIRE PARTITION
- 2B — TWO HOUR RATED FIRE BARRIER
- A101 — DETAIL REFERENCE

REFLECTED CEILING PLAN GENERAL NOTES

A. PERIMETER CEILING TILES SHALL NOT BE LESS THAN 4".

B. ALL CEILINGS TO BE C1A UNLESS OTHERWISE NOTED.

C. LOCATE ALL SPRINKLER HEADS, SMOKE DETECTORS, AUDIO SPEAKERS, HEAT SENSORS IN THE CENTER OF CEILING TILE (OR IN THE CENTER OF THE RAISED/RECESSED FIELD OF A PATTERNED TILE).

D. CEILING HEIGHTS SHALL BE 9'-4" UNLESS NOTED OTHERWISE ON THE REFLECTED CEILING PLANS.

E. MEP CEILING MOUNTED EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO MEP DRAWINGS FOR SPECIFIC SYMBOLS AND LEGENDS.

CONSTRUCTION ASSEMBLIES

MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C1B	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING.
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

SHELL SPACE DOOR SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR GLASS	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	ASSEMBLY RATING	HARDWARE GROUP	COMMENTS	REV
FIRST FLOOR														
S100	S100	TRAINING	3'-0"W x 7'-0"H	FG : 6	WD	STN	-	FR1 : A	HM	PA	-	24		
S102	S102	STORAGE	3'-0"W / 3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	18		

FLOOR PLAN SYMBOLS LEGEND

- A101 — SECTION REFERENCE
- DTL / SHT — EXTERIOR ELEVATION
- DTL / SHT — INTERIOR ELEVATION
- X — FLOOR PLAN NOTE
- 0.5P — HALF HOUR RATED FIRE PARTITION
- 1W — ONE HOUR RATED FIRE WALL
- 2B — TWO HOUR RATED FIRE BARRIER
- 1B — ONE HOUR RATED FIRE BARRIER
- NEW WALL/PARTITION
- 10 — NEW DOOR
- 1 / A101 — DETAIL REFERENCE
- E213 — EQUIPMENT
- AL01 — WINDOW TYPE
- BG0 — WALL/PARTITION TYPE
- FD FD — FLOOR DRAIN - PITCH FLOOR TO DRAIN
- FESR — SEMI-RECESSED FIRE EXTINGUISHER
- FES — SURFACE MOUNTED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

A. EXTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF MASONRY BACK-UP WALL.

B. INTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

C. ALL EXTERIOR WALLS SHALL BE 3D.8 UNLESS OTHERWISE NOTED ON FLOOR PLAN.

KEYNOTES

MARK	DESCRIPTION
248	PROJECTOR SCREEN

SEE EQUIPMENT LIST, RCP,AND INTERIOR ELEVATIONS FOR ADDITIONAL EQUIPMENT

EXTERIOR WALL TYPES

MARK	ASSEMBLY DESCRIPTION
1D.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
3A.12	MASONRY CAVITY WALL CONSISTING OF 4" GROUND FACE CMU VENEER,1/4" AIR SPACE W/ DRAINAGE PLANE MATERIAL, WEATHER BARRIER SYSTEM ON MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
3D.8	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.9	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON BOTH SIDES OF SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.12	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
3Z.1	8" CONCRETE MASONRY UNITS ONE LAYER 5/8" GYPSUM BOARD OVER 1-5/8" STEEL STUDS AND 1" RIGID INSULATION @ INTERIOR FACE. DECORATIVE WOOD PANELING OVER 7/8" FURRING @ EXTERIOR FACE	1 HR	--	--
BD0	1-5/8" STEEL STUDS @ 16" OC 5/8" GYPSUM BOARD @ EACH FACE.	-		--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BG0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
BG1	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
BL1	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
GC0	7/8" STEEL FURRING CHANNELS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--
SN2	8" CONCRETE MASONRY UNITS	2 HR	U906	--
SS0	12" CONCRETE MASONRY UNITS	--	--	--
SS2	12" CONCRETE MASONRY UNITS	2 HR	U906	--

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE BG0 UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND GYPSUM BOARD PARTITIONS 6" ABOVE FINISH CEILING. REFER TO REFLECTED CEILING PLAN FOR PARTITIONS THAT EXTEND TO UNDERSIDE OF DECK ABOVE INDICATED WITH SHADED WALLS. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF WALL AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE.

MASONRY PARTITIONS GENERAL NOTES

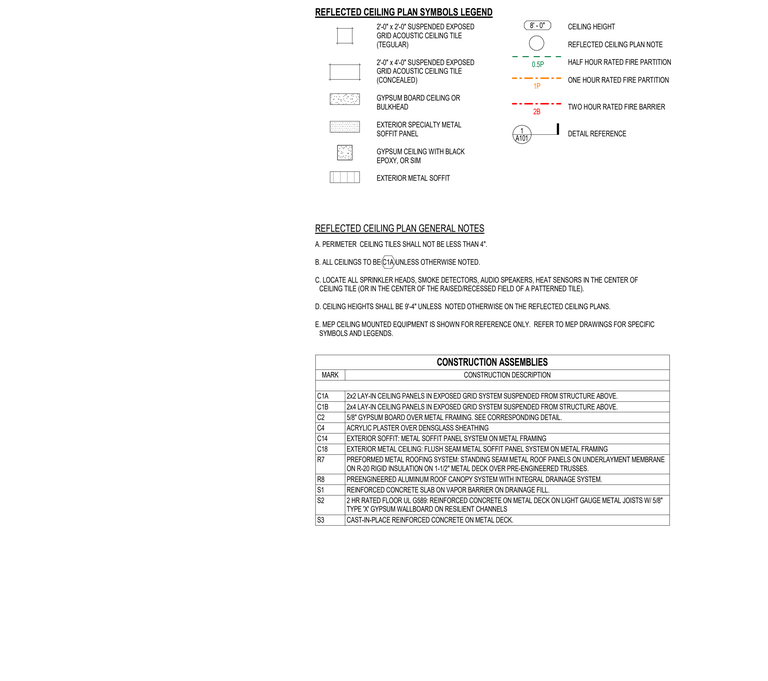
A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

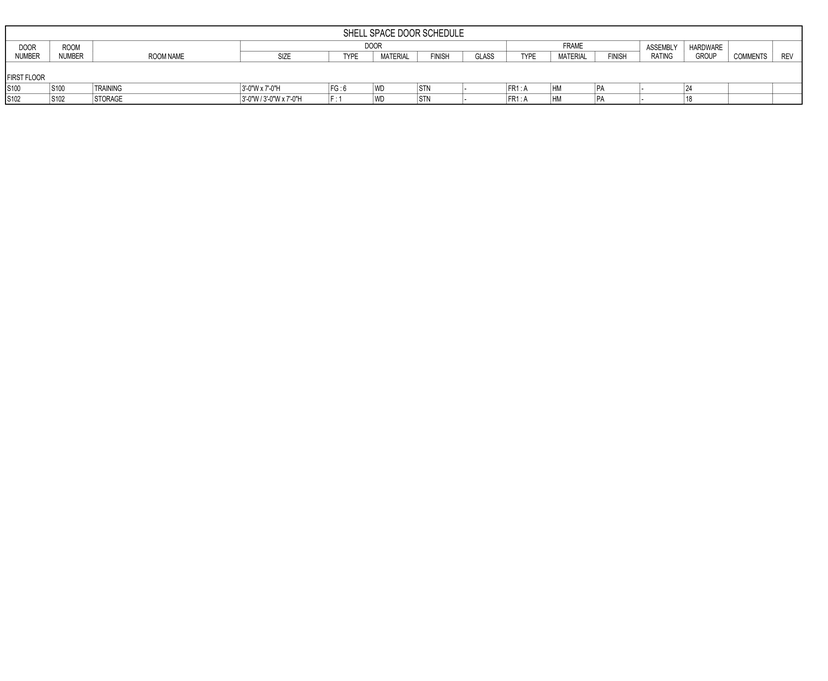
D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



NORTH

ROOM #126 BUILD-OUT CEILING PLAN
1/4" = 1'-0"



NORTH

ROOM #126 BUILD-OUT PLAN
1/4" = 1'-0"

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REVISIONS:
9 SHELL BUILD-OUT 06-22-21

SHELL BUILD OUT PLAN

CONSTRUCTION DOCUMENTS
DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A203

STATE OF FLORIDA
JOHN J. HOLZ
REGISTERED ARCHITECT
AR96377

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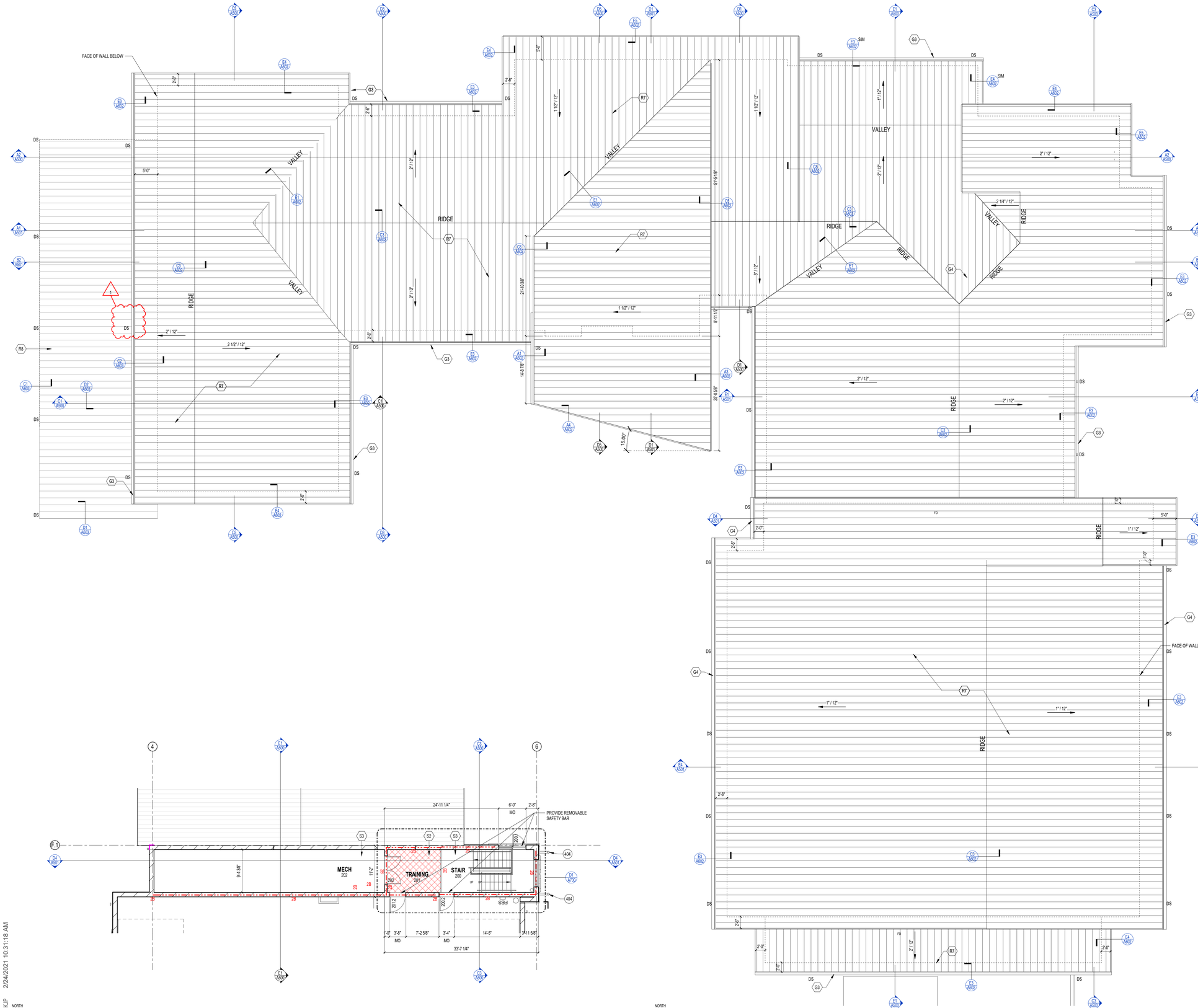

MEZZANINE PLAN
1/8" = 1'-0"

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

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ROOF PLAN SYMBOLS LEGEND

- X" / 12" — DIRECTION OF STRUCTURAL SLOPE TO DRAIN
- DETAIL REFERENCE
- X — ROOF PLAN NOTE

ROOF PLAN GENERAL NOTES

A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.

B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

KEYNOTES

MARK	DESCRIPTION
404	DECORATIVE PIKE POLE BRACKET. SEE DETAIL A5/A400
G3	METAL GUTTER. 6" X 6" SQUARE
G4	METAL GUTTER. 8" X 8" SQUARE

CONSTRUCTION ASSEMBLIES

MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

FLOOR PLAN SYMBOLS LEGEND

- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN NOTE
- HALF HOUR RATED FIRE PARTITION (0.5P)
- ONE HOUR RATED FIRE WALL (1W)
- TWO HOUR RATED FIRE BARRIER (2B)
- ONE HOUR RATED FIRE BARRIER (1B)
- NEW WALL/PARTITION
- NEW DOOR
- DETAIL REFERENCE
- EQUIPMENT
- WINDOW TYPE
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- SEMI-RECESSED FIRE EXTINGUISHER
- SURFACE MOUNTED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

A. EXTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF MASONRY BACK-UP WALL.

B. INTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

C. ALL EXTERIOR WALLS SHALL BE 3D.B UNLESS OTHERWISE NOTED ON FLOOR PLAN.

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1 RFIs 12-02-20

ROOF & MEZZANINE PLANS

CONSTRUCTION DOCUMENTS

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SHEET NO: A220

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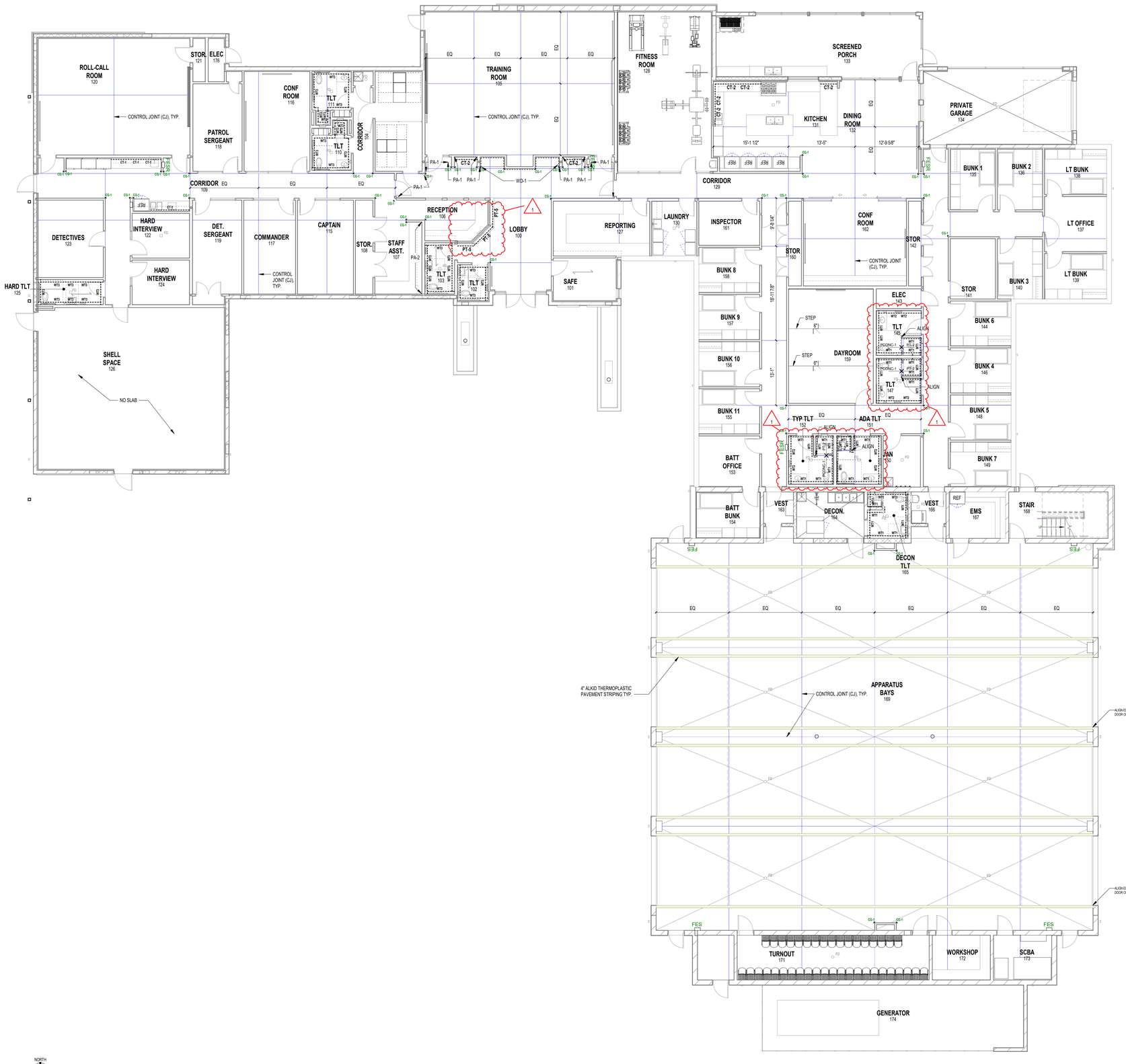

NORTH

FIRST FLOOR FINISH PLAN

1/8" = 1'-0"

FLOOR PATTERN PLAN - SYMBOLS LEGEND

- FLOOR PATTERN/GRAIN DIRECTION
- FLOORING TRANSITION
- CG-1 CORNER GUARD REFER TO DETAILS:
- (X) FLOOR PATTERN PLAN NOTE
- PA1 ACCENT PAINT/SPECIALTY FINISH EXTENTS
- CT-2 CT-X WALL TILE EXTENTS
- WT1 TYPICAL FIRE WALL TILE PATTERN WT-X
- WD-1 WD-1 EXTENTS

FLOOR PATTERN PLAN - GENERAL NOTES

A. PRIOR TO FLOORING INSTALLATION, SCHEDULE A PRE-INSTALLATION CONFERENCE ON SITE WITH INTERIOR DESIGNER TO COORDINATE FLOORING LAYOUT.

B. PROVIDE A FLUSH TRANSITION BETWEEN FLOORING MATERIALS OF VARYING HEIGHTS. PROVIDE FEATHERING OF LEVELING COMPOUND OR SUBFLOOR LEVELING STRIPS BY JOHNSONITE AS NECESSARY.

C. PROVIDE A FLUSH TRANSITION BETWEEN FLOORING MATERIALS OF VARYING HEIGHTS. PROVIDE TRANSITION STRIPS AND REDUCERS AS NECESSARY. PRIOR TO FLOORING INSTALLATION, SUBMIT SAMPLES OF PROFILE TO INTERIOR DESIGNER FOR APPROVAL AND COLOR SELECTION.

D. FOR EACH HEAT WELDED RESILIENT FLOOR SPECIFIED, PROVIDE MANUFACTURER'S RECOMMENDED MATCHING WELD ROD. PRIOR TO FLOORING INSTALLATION, PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL.

E. CARPET C-1,2 TO BE INSTALLED IN A VERTICAL ASHLAR INSTALLATION PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REFER TO FLOOR PATTERN PLAN FOR PATTERN INSTALLATION DIRECTION.

F. PT-1 TO BE INSTALLED IN A STACK BOND INSTALLATION.

G. AT AREAS WHERE TILE IS SCHEDULED TO CONTINUE UP ON TO THE WALL FROM THE FLOOR, GROUT LINES BETWEEN FLOOR AND WALL TILES ARE TO ALIGN, UNLESS OTHERWISE NOTED.

H. PROVIDE RESILIENT BASE WITH A COVE PROFILE AT HARD SURFACE FLOORING AND A STRAIGHT PROFILE AT CARPET.

I. PROVIDE GROUT GR-1 WITH PT-1,2,3,4 AND 5.

J. PROVIDE GROUT GR-2 WITH CT-2 UNLESS NOTED OTHERWISE.

K. PROVIDE GROUT GR-3 WITH CT-1.

L. AT AREAS WHERE FLOORING IS INDICATED TO ALIGN WITH AN ARCHITECTURAL ELEMENT SUCH AS COLUMN OR PILASTER, ETC., EDGE OF FLOORING TO ALIGN WITH EDGE OF FINISHED INSTALLED BASE.

SEE A/890 FOR FINISH SCHEDULE

CONTROL JOINTS SHOWN IN POLISHED CONCRETE FLOOR AREAS, ALL OTHER AREAS SHALL HAVE CONTROL JOINTS AS REQUIRED

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
1 RFIs 12-02-20

WALL & FLOOR FINISHES PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A230

STATE OF FLORIDA
JOHN J. NOLAN
AR96377
REGISTERED ARCHITECT

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REFLECTED CEILING PLAN SYMBOLS LEGEND

- 2'-0" x 2'-0" SUSPENDED EXPOSED GRID ACOUSTIC CEILING TILE (TEGULAR)
- 2'-0" x 4'-0" SUSPENDED EXPOSED GRID ACOUSTIC CEILING TILE (CONCEALED)
- GYPSUM BOARD CEILING OR BULKHEAD
- EXTERIOR SPECIALTY METAL SOFFIT PANEL
- GYPSUM CEILING WITH BLACK EPOXY, OR SIM
- EXTERIOR METAL SOFFIT

- 8' - 0" CEILING HEIGHT
- REFLECTED CEILING PLAN NOTE
- 0.5P HALF HOUR RATED FIRE PARTITION
- 1P ONE HOUR RATED FIRE PARTITION
- 2B TWO HOUR RATED FIRE BARRIER
- 1 / A101 DETAIL REFERENCE

REFLECTED CEILING PLAN GENERAL NOTES

A. PERIMETER CEILING TILES SHALL NOT BE LESS THAN 4".

B. ALL CEILINGS TO BE C1A UNLESS OTHERWISE NOTED.

C. LOCATE ALL SPRINKLER HEADS, SMOKE DETECTORS, AUDIO SPEAKERS, HEAT SENSORS IN THE CENTER OF CEILING TILE (OR IN THE CENTER OF THE RAISED/RECESSED FIELD OF A PATTERNED TILE).

D. CEILING HEIGHTS SHALL BE 9'-4" UNLESS NOTED OTHERWISE ON THE REFLECTED CEILING PLANS.

E. MEP CEILING MOUNTED EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO MEP DRAWINGS FOR SPECIFIC SYMBOLS AND LEGENDS.

CONSTRUCTION ASSEMBLIES

MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT, METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING. FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R1	PREFINISHED METAL ROOFING SYSTEM. 24 GAUGE STANDING SEAM PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G569: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

CEILING SYMBOLS

- 2' X 2' DROP IN LIGHT
- PENDANT LIGHT
- RECESSED CAN
- LINEAR RECESSED LIGHT
- VANITY LIGHT
- LINEAR PENDANT
- CEILING FAN
- DIFFUSER
- RETURN
- WALL MOUNT FAN
- EXIT SIGN

NORTH

FIRST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

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REVISIONS:
3 CONFORMED 02-19-21

REFLECTED CEILING PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020

JOB NO: 19029101

SHEET NO: A300

STATE OF FLORIDA
JOHN J. HOLZ
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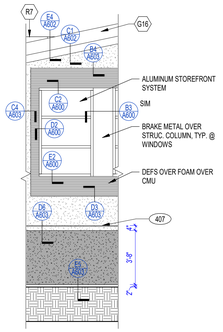
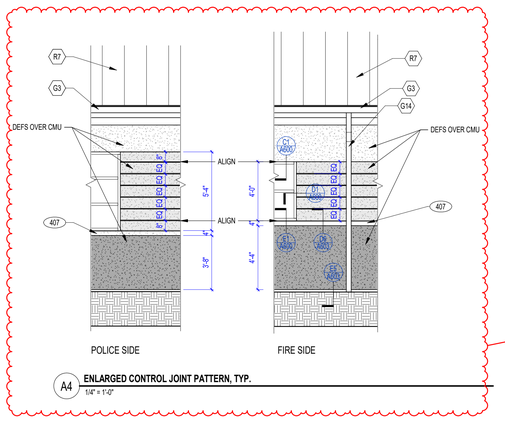
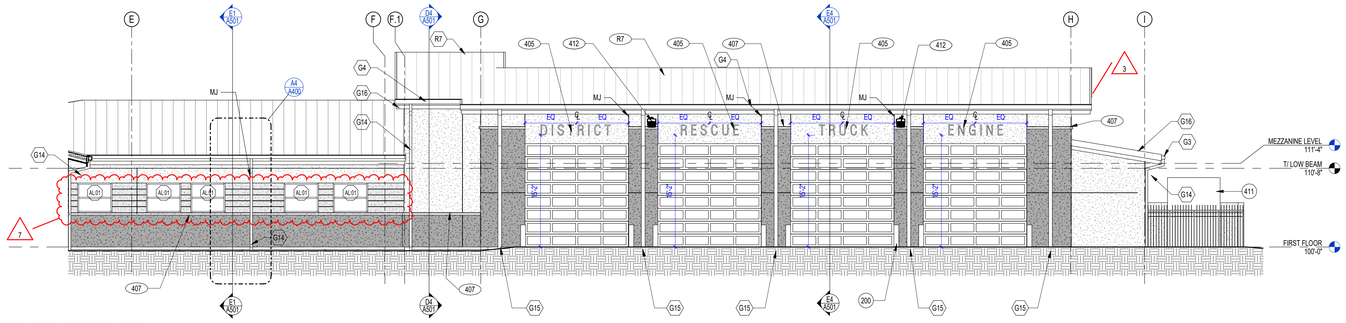


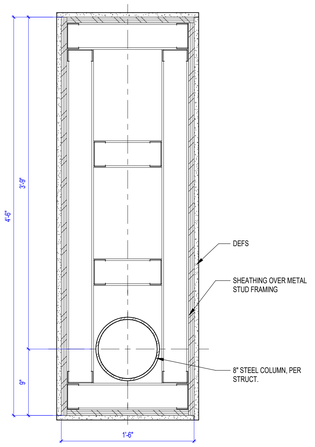
A3 **ENLARGED DEFS ELEVATION, TYP. (MOCK UP LOCATION)**
1/4" = 1'-0"



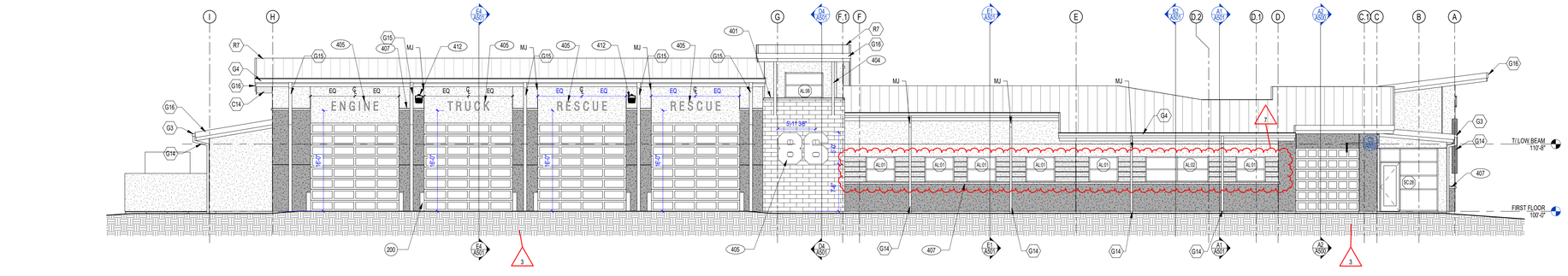
A4 **ENLARGED CONTROL JOINT PATTERN, TYP.**
1/4" = 1'-0"



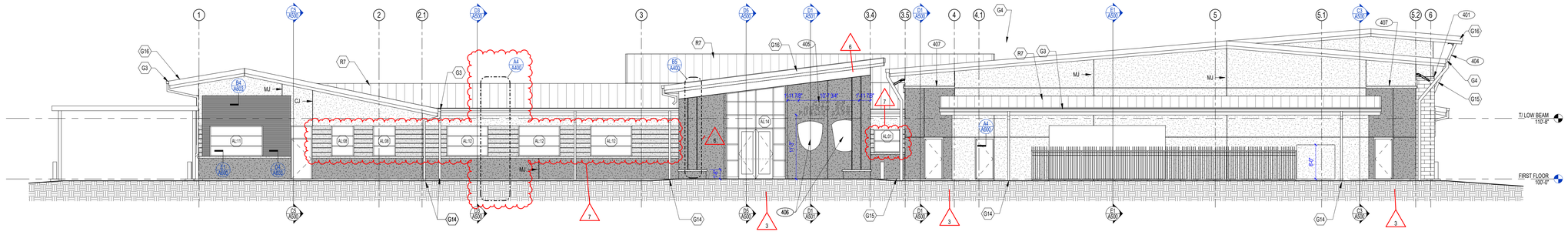
B1 **PARTIAL WEST COURTYARD ELEVATION**
1/8" = 1'-0"



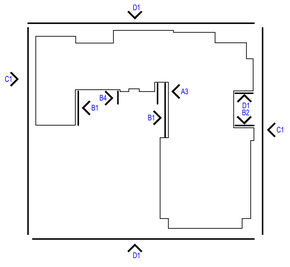
B5 **ENTRY COLUMN DETAIL**
1 1/2" = 1'-0"



C1 **EAST ELEVATION**
1/8" = 1'-0"



D1 **SOUTH ELEVATION**
1/8" = 1'-0"



KEY PLAN

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE
- ELEVATION NOTE
- DETAIL REFERENCE
- WINDOW TYPE
- CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

- DEFS - (COLOR 1)
- DEFS - (COLOR 2)
- DEFS OVER FOAM - (COLOR 2)
- DEFS - (COLOR 3)
- STANDING SEAM METAL ROOF
- GROUND FACE CMU

EXTERIOR ELEVATIONS GENERAL NOTES

A. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)

B. REFER TO SHEET A892 FOR WINDOW FRAME ELEVATIONS

C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

KEYNOTES

MARK	DESCRIPTION
200	CONCRETE FILLED 8" PIPE BOLLARD
401	4" X 2" CAST STONE
404	DECORATIVE PIKE POLE BRACKET. SEE DETAIL A5/A400
405	EXTERIOR SIGNAGE. COORDINATE LOGO WITH OWNER
406	EXTERIOR SIGN LOGOS. COORDINATE LOGO WITH OWNER
407	4" X 2" BAND. SEE DETAIL D6/803
411	GENERATOR
412	WALL MOUNTED FLOOD LIGHT, PER ELECTRICAL
G3	METAL GUTTER. 6" X 6" SQUARE
G4	METAL GUTTER. 8" X 8" SQUARE
G14	METAL DOWNSPOUT. 4" X 4" SQUARE
G15	METAL DOWNSPOUT. 6" ROUND
G16	METAL WRAPPED FASCIA: METAL FASCIA ON 1x WOOD BLOCKING

CONSTRUCTION ASSEMBLIES

MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G509: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

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REVISIONS:

3	CONFORMED	02-19-21
6	RFI 94	3-16-21
7	Stucco CJs	04-13-21

EXTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A400

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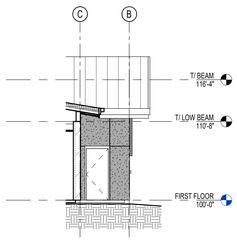
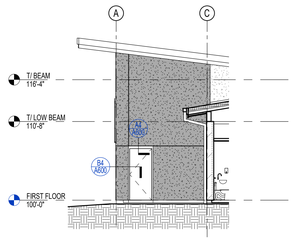
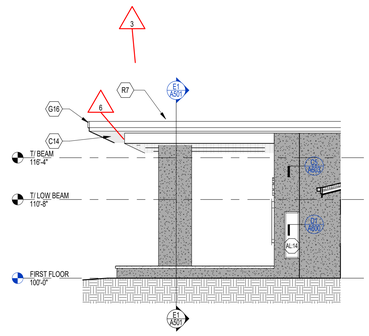


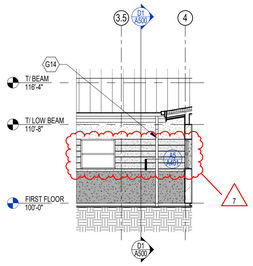
A1 **PARTIAL EAST ELEVATION**
1/8" = 1'-0"



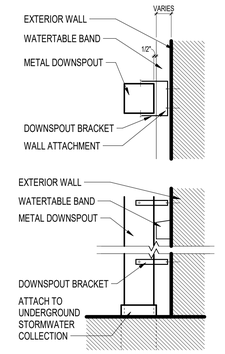
A2 **PARTIAL WEST ELEVATION**
1/8" = 1'-0"



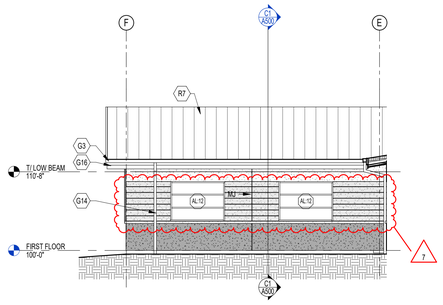
A3 **ENTRY CANOPY EAST ELEVATION**
1/8" = 1'-0"



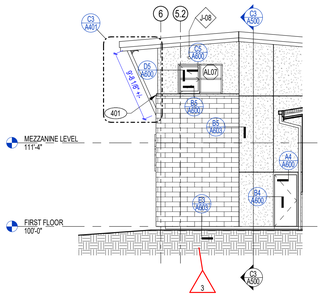
A4 **PARTIAL SOUTH COURTYARD ELEVATION**
1/8" = 1'-0"



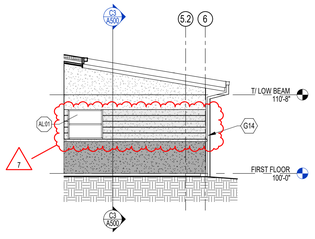
A5 **DOWNSPOUT DETAIL**
1" = 1'-0"



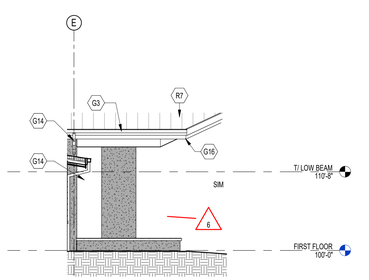
B1 **PARTIAL EAST COURTYARD ELEVATION**
1/8" = 1'-0"



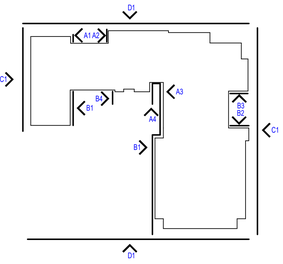
B2 **PARTIAL SOUTH ELEVATION**
1/8" = 1'-0"



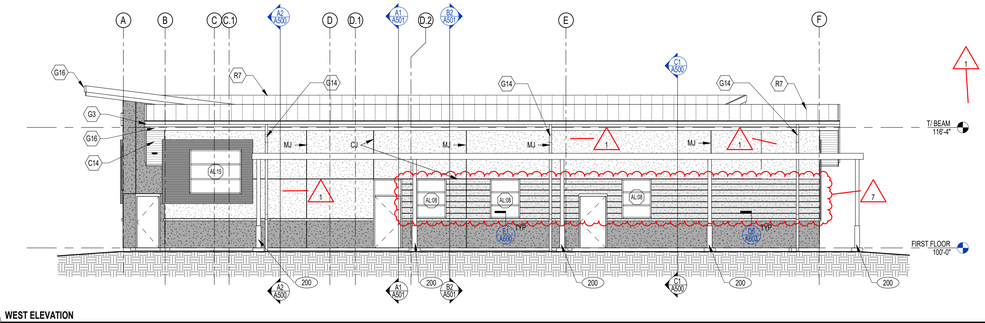
B3 **PARTIAL NORTH ELEVATION**
1/8" = 1'-0"



B4 **ENTRY CANOPY WEST ELEVATION**
1/8" = 1'-0"

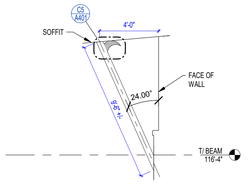


KEY PLAN

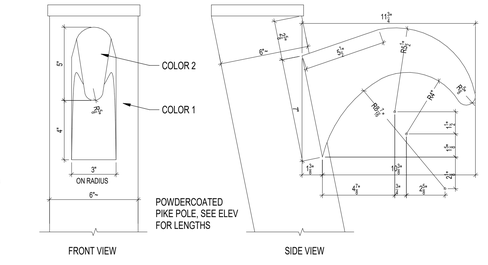


C1 **WEST ELEVATION**
1/8" = 1'-0"

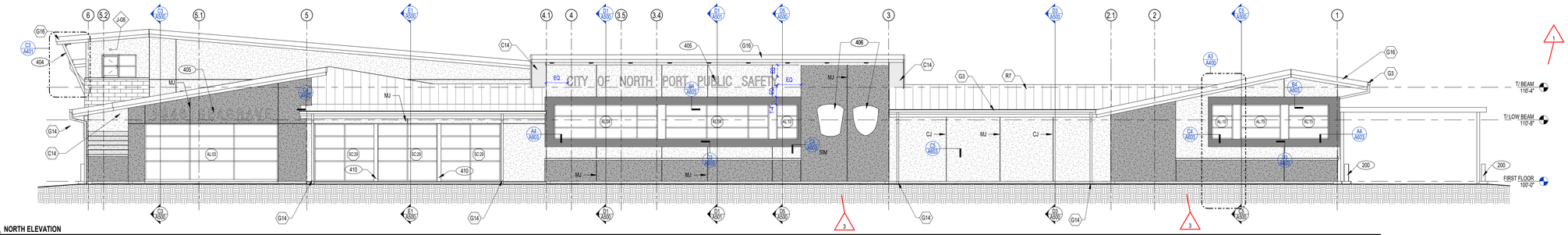
NOT USED



C3 **TRAINING TOWER PIKE POLE DETAIL**
1/4" = 1'-0"



C5 **PIKE POLE HOOK**
3" = 1'-0"



D1 **NORTH ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- A101 — SECTION REFERENCE
- 1 A101 — DETAIL REFERENCE
- X — ELEVATION NOTE
- AL01 — WINDOW TYPE
- X — CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

- DEFS - (COLOR 1)
- DEFS - (COLOR 2)
- DEFS OVER FOAM - (COLOR 2)
- DEFS - (COLOR 3)
- STANDING SEAM METAL ROOF
- GROUND FACE CMU

EXTERIOR ELEVATIONS GENERAL NOTES

A. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)

B. REFER TO SHEET A892 FOR WINDOW FRAME ELEVATIONS

C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

CONSTRUCTION ASSEMBLIES

MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

KEYNOTES

MARK	DESCRIPTION
200	CONCRETE FILLED 8" PIPE BOLLARD
401	4" X 2" CAST STONE
404	DECORATIVE PIKE POLE BRACKET. SEE DETAIL A6/A400
405	EXTERIOR SIGNAGE, COORDINATE LOGO WITH OWNER
406	EXTERIOR SIGN LOGOS, COORDINATE LOGO WITH OWNER
410	BRAKE METAL ENCLOSURE
G3	METAL GUTTER, 6" X 6" SQUARE
G14	METAL DOWNSPOUT, 4"X 4" SQUARE
G16	METAL WRAPPED FASCIA: METAL FASCIA ON 1x WOOD BLOCKING

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7	Stucco CJs	04-13-21

EXTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A401

STATE OF FLORIDA
JOHN J. HOLZ
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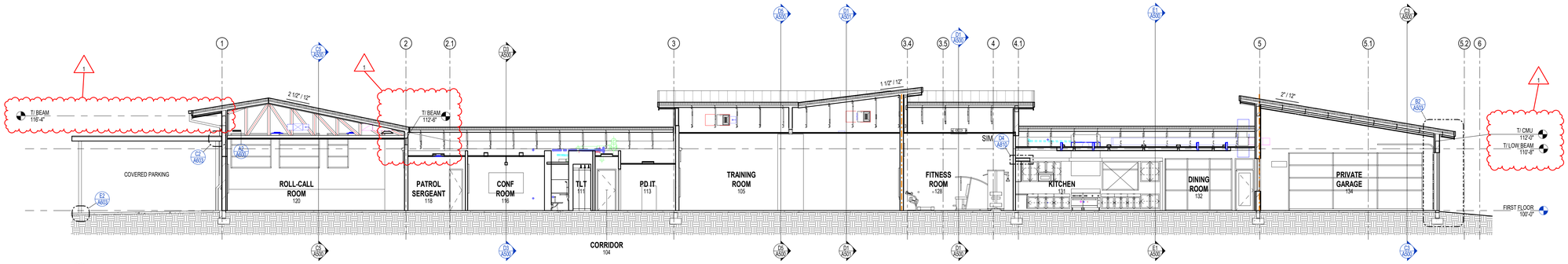
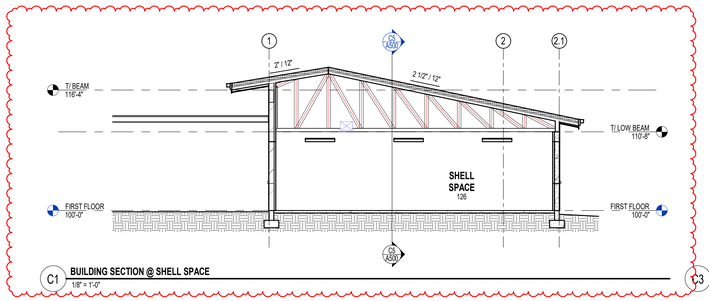
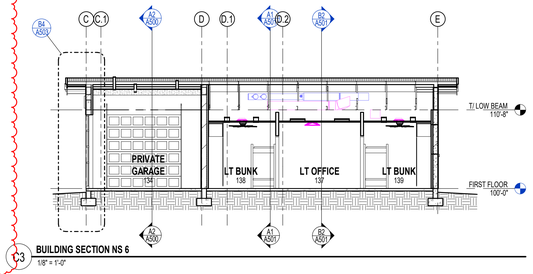


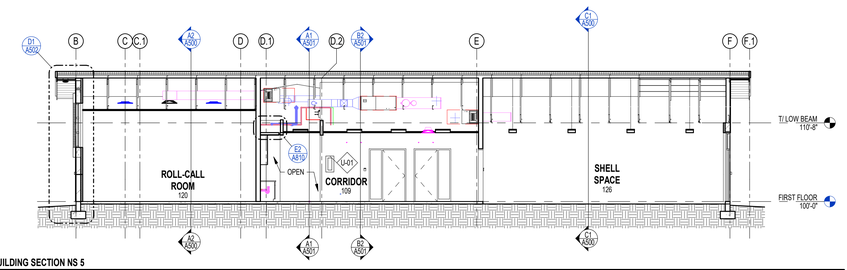
A2 BUILDING SECTION EW 6
1/8" = 1'-0"



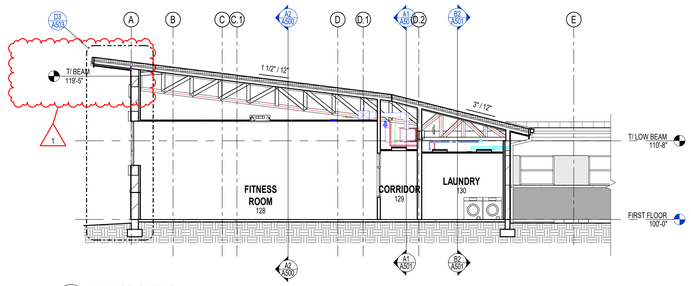
C1 BUILDING SECTION @ SHELL SPACE
1/8" = 1'-0"



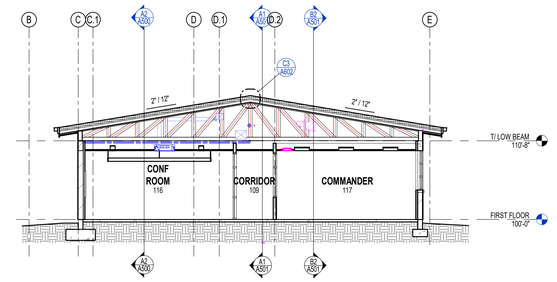
C3 BUILDING SECTION NS 6
1/8" = 1'-0"



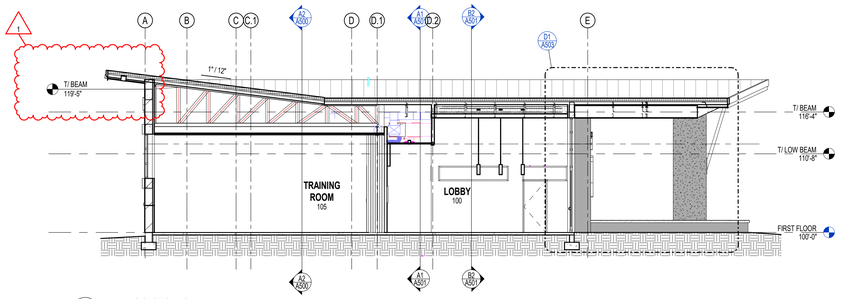
C5 BUILDING SECTION NS 5
1/8" = 1'-0"



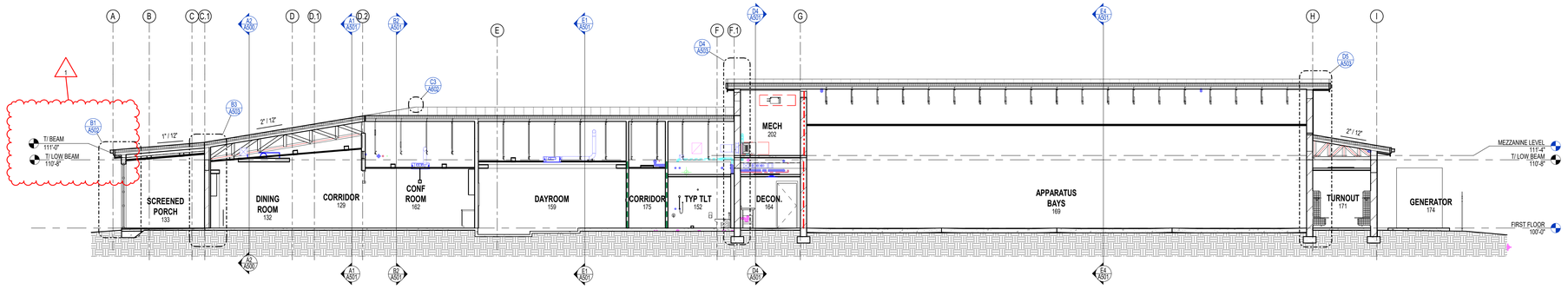
D1 BUILDING SECTION NS 4
1/8" = 1'-0"



D3 BUILDING SECTION NS 3
1/8" = 1'-0"



D5 BUILDING SECTION NS 2
1/8" = 1'-0"



E1 BUILDING SECTION NS 1
1/8" = 1'-0"

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION

19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
1 RFIs 12-02-20

BUILDING SECTIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A500

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

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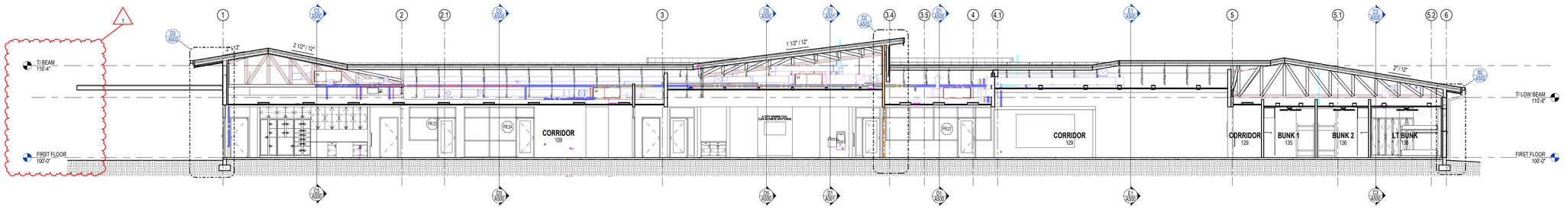
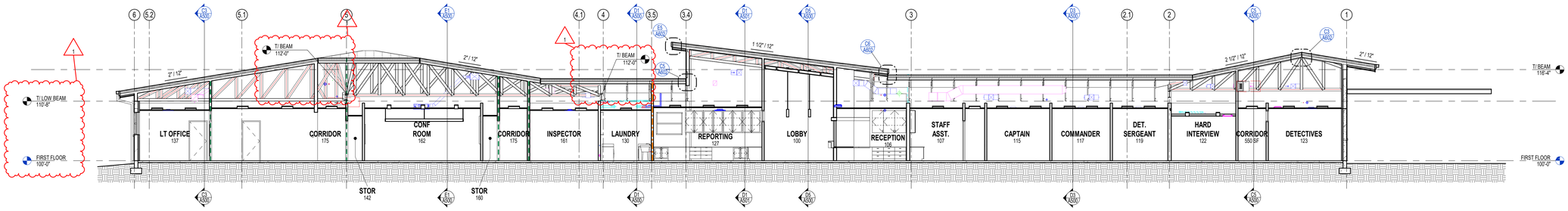
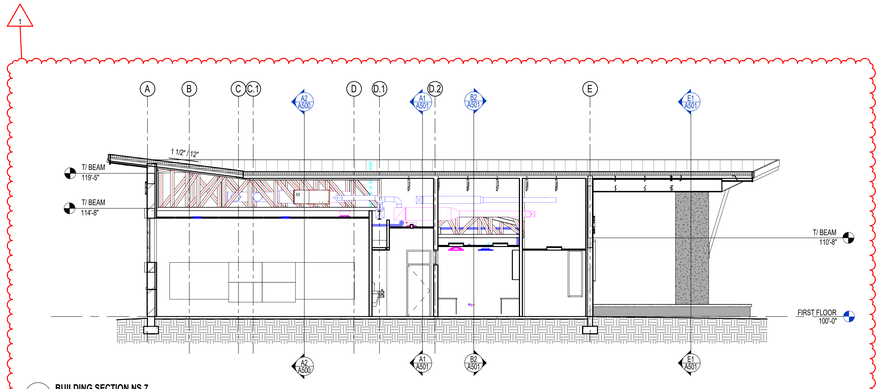


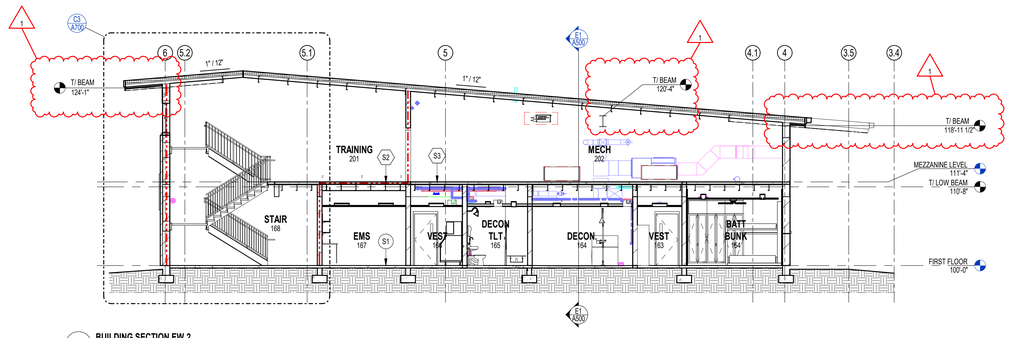
A1 **BUILDING SECTION EW 5**
1/8" = 1'-0"



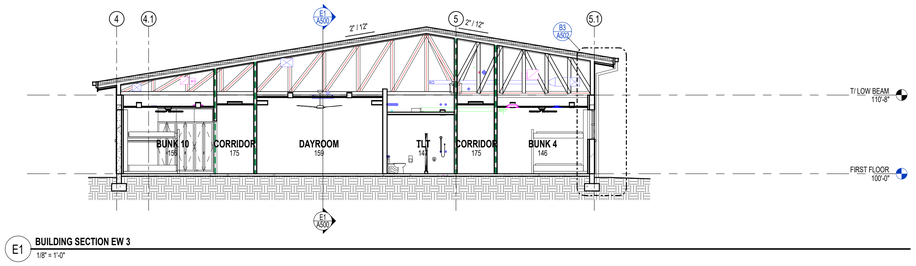
B2 **BUILDING SECTION EW 4**
1/8" = 1'-0"



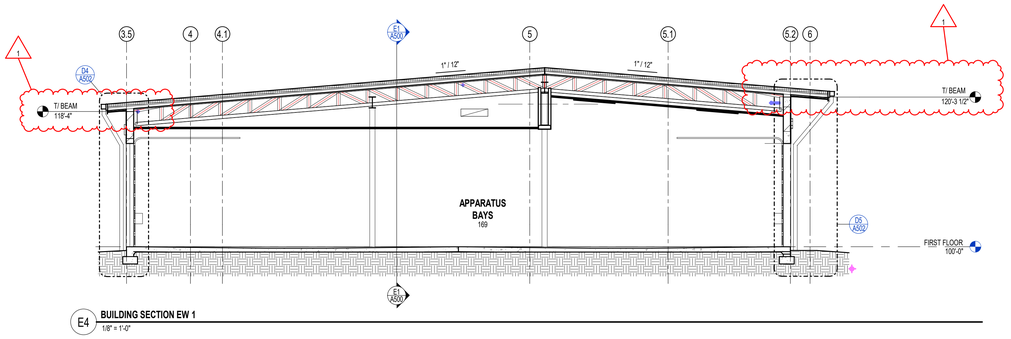
D1 **BUILDING SECTION NS 7**
1/8" = 1'-0"



D4 **BUILDING SECTION EW 2**
1/8" = 1'-0"



E1 **BUILDING SECTION EW 3**
1/8" = 1'-0"



E4 **BUILDING SECTION EW 1**
1/8" = 1'-0"

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FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
1 RFIs 12-02-20

BUILDING SECTIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A501

STATE OF FLORIDA
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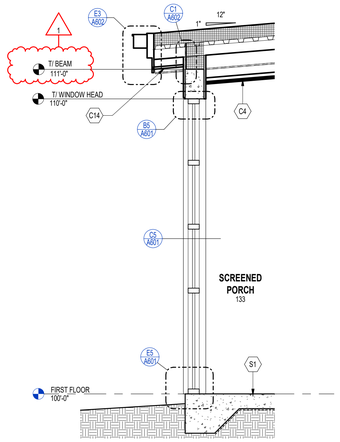
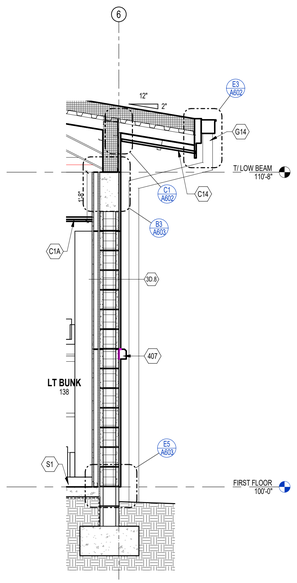
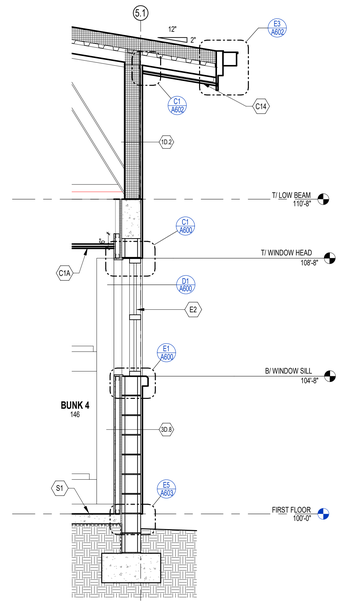


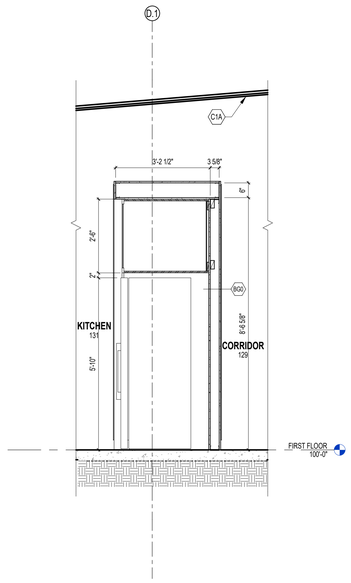
B1 **WALL SECTION @ PORCH**
1/2" = 1'-0"



B2 **WALL SECTION @ LT BUNK**
1/2" = 1'-0"



B3 **WALL SECTION @ BUNKS**
1/2" = 1'-0"

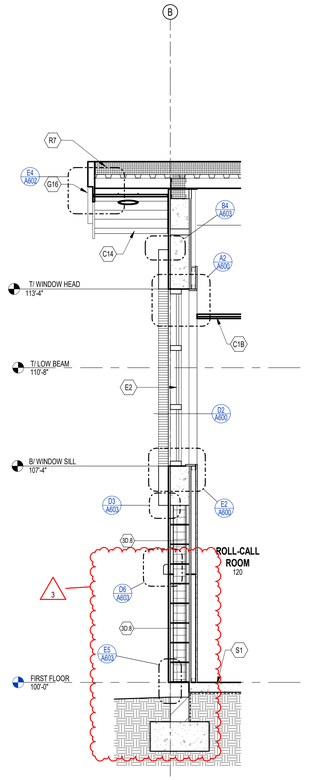


B4 **WALL SECTION @ KITCHEN**
1/2" = 1'-0"

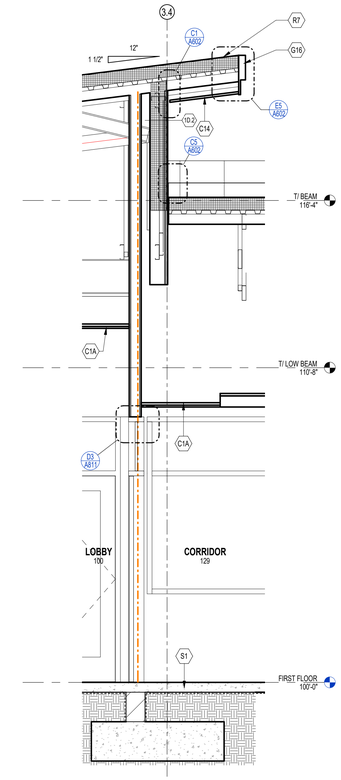
EXTERIOR WALL TYPES	
MARK	ASSEMBLY DESCRIPTION
10.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
3A.12	MASONRY CAVITY WALL CONSISTING OF 4" GROUND FACE CMU VENEER,1/4" AIR SPACE W/ DRAINAGE PLANE MATERIAL, WEATHER BARRIER SYSTEM ON MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
30.8	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
30.9	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON BOTH SIDES OF SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
30.12	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.

CONSTRUCTION ASSEMBLIES	
MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2-HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

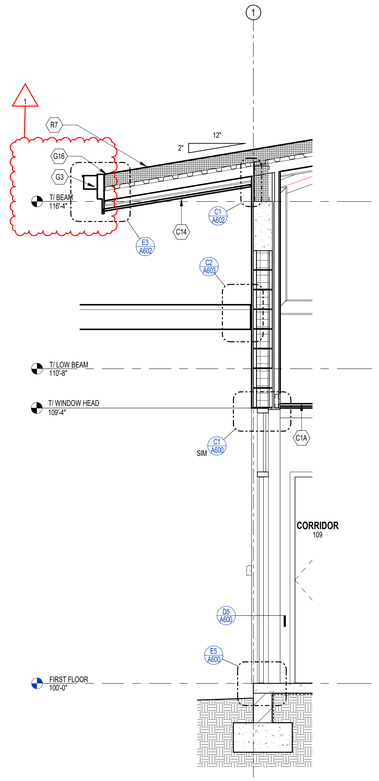
KEYNOTES	
MARK	DESCRIPTION
405	EXTERIOR SIGNAGE. COORDINATE LOGO WITH OWNER
407	4" X 2" BAND. SEE DETAIL D6/603
E2	ALUMINUM STOREFRONT SYSTEM.
G3	METAL GUTTER. 6" X 6" SQUARE
G4	METAL GUTTER. 8" X 8" SQUARE
G14	METAL DOWNSPOUT. 4" X 4" SQUARE
G15	METAL DOWNSPOUT. 6" ROUND
G16	METAL WRAPPED FASCIA: METAL FASCIA ON 1x WOOD BLOCKING



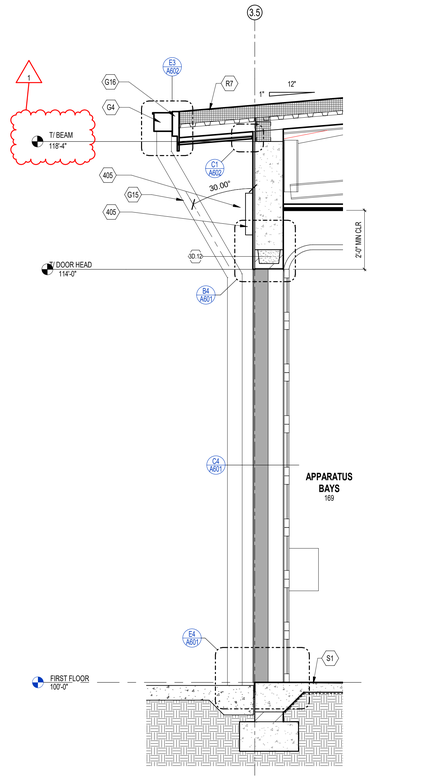
D1 **WALL SECTION @ ROLL CALL ROOM**
1/2" = 1'-0"



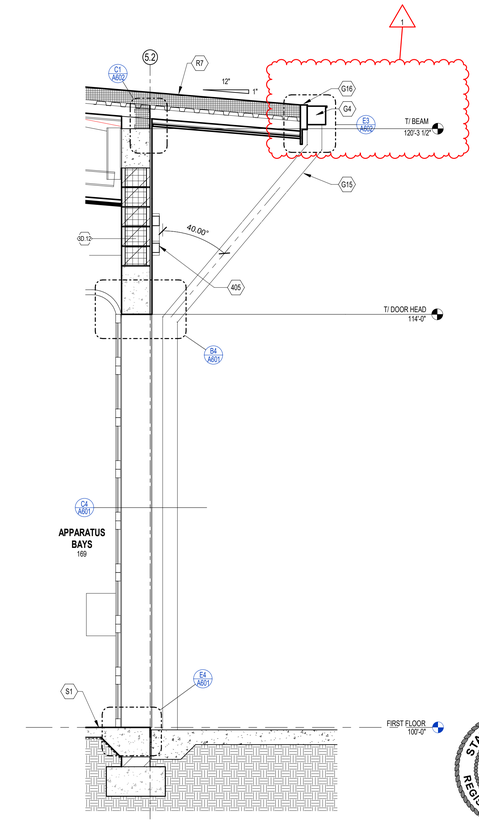
D2 **WALL SECTION @ LOBBY WALL**
1/2" = 1'-0"



D3 **WALL SECTION @ POLICE**
1/2" = 1'-0"



D4 **WALL SECTION @ LOW SIDE APP BAY**
1/2" = 1'-0"



D5 **WALL SECTION @ HIGH SIDE APP BAY**
1/2" = 1'-0"

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19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
1 RFIs 12-02-20
3 CONFORMED 02-19-21

WALL SECTIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A502

STATE OF FLORIDA
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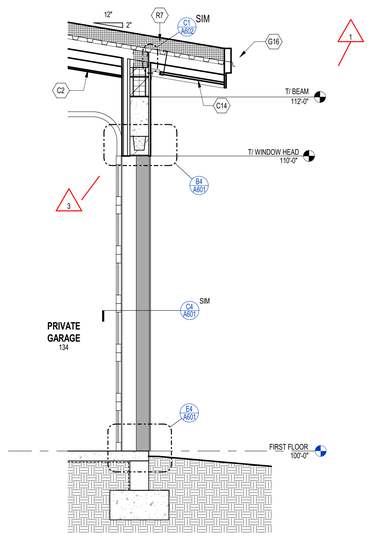
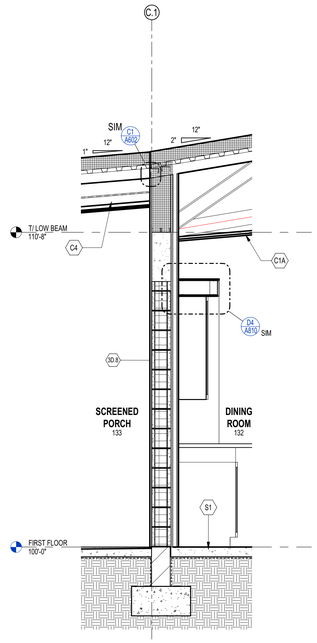
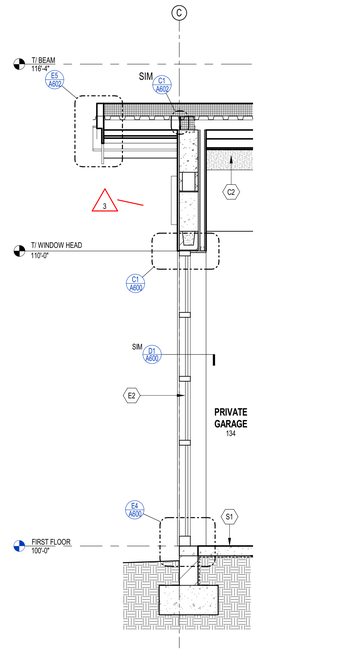


B2 **WALL SECTION @ PRIVATE GARAGE**
1/2" = 1'-0"



B3 **WALL SECTION @ DINING ROOM**
1/2" = 1'-0"



B4 **WALL SECTION @ PRIVATE GARAGE**
1/2" = 1'-0"

EXTERIOR WALL TYPES

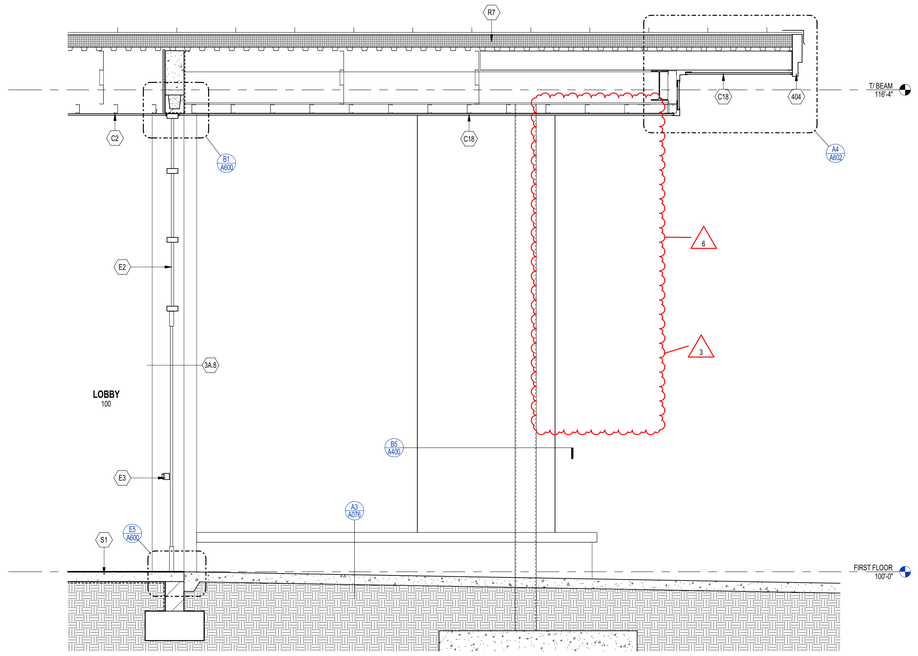
MARK	ASSEMBLY DESCRIPTION
10.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
3A.12	MASONRY CAVITY WALL CONSISTING OF 4" GROUND FACE CMU VENEER,1/4" AIR SPACE W/ DRAINAGE PLANE MATERIAL, WEATHER BARRIER SYSTEM ON MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
3D.8	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.9	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON BOTH SIDES OF SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.12	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.

CONSTRUCTION ASSEMBLIES

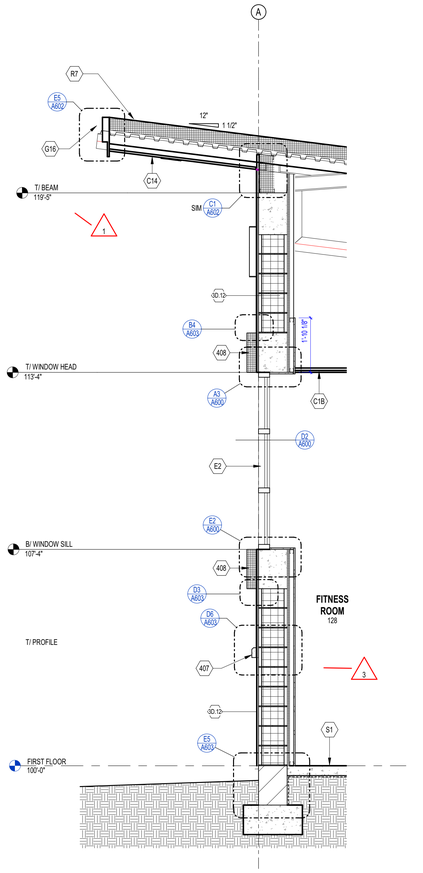
MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

KEYNOTES

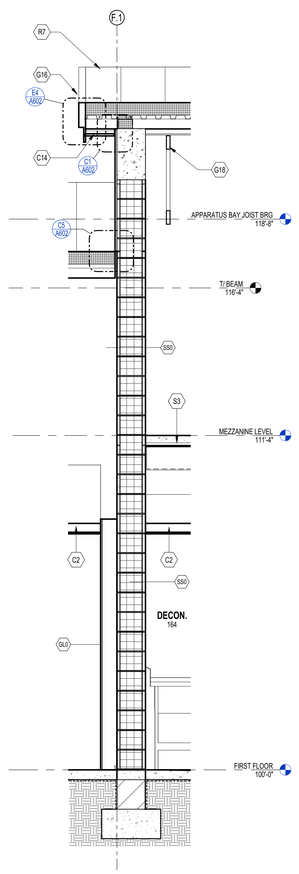
MARK	DESCRIPTION
204	TURNOUT GEAR RACKS
404	DECORATIVE PIKE POLE BRACKET. SEE DETAIL A5/A400
405	EXTERIOR SIGNAGE, COORDINATE LOGO WITH OWNER
407	4" X 2" BAND. SEE DETAIL D6/603
408	CEMENTITIOUS FINISH OVER 4" FOAM.
E2	ALUMINUM STOREFRONT SYSTEM.
E3	ALUMINUM ENTRANCE SYSTEM.
G16	METAL WRAPPED FASCIA: METAL FASCIA ON 1x WOOD BLOCKING
G18	LIGHT GAUGE METAL TRUSS, PER STRUCTURAL



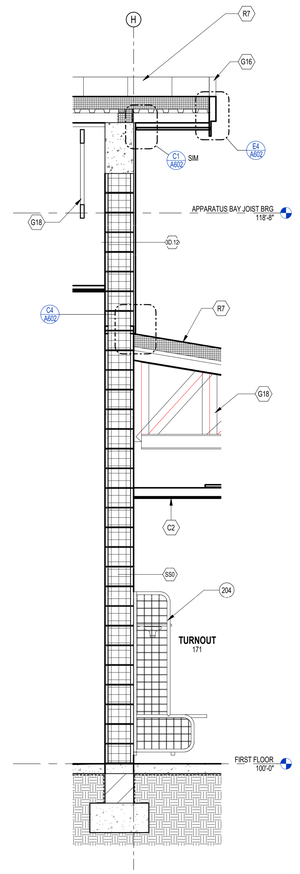
D1 **WALL SECTION @ LOBBY ENTRANCE**
1/2" = 1'-0"



D3 **WALL SECTION @ FITNESS ROOM**
1/2" = 1'-0"



D4 **WALL SECTION @ STAIR TOWER**
1/2" = 1'-0"



D5 **WALL SECTION @ APPARATUS BAYS**
1/2" = 1'-0"

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REVISIONS:

1	RFIs	12-02-20
3	CONFORMED	02-19-21
6	RFI 94	3-16-21

WALL SECTIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
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SHEET NO: A503

STATE OF FLORIDA JOHN J. HOLZ AR96377 REGISTERED ARCHITECT

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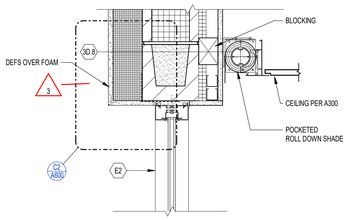
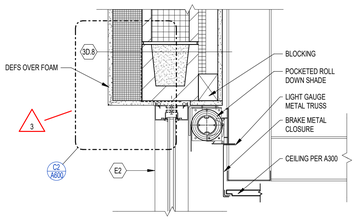
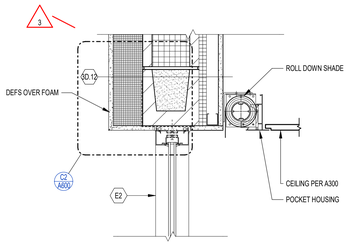


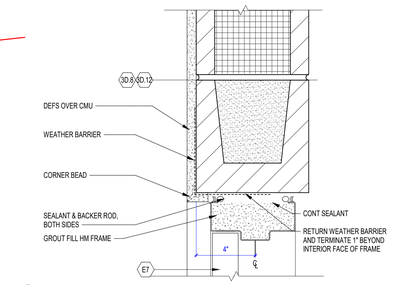
A1 **TYPICAL STOREFRONT HEAD ROLLER SHADE DETAIL**
1 1/2" = 1'-0"



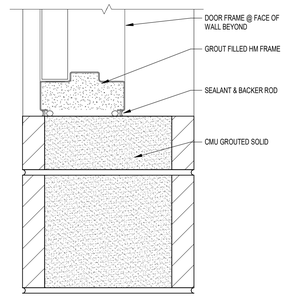
A2 **STOREFRONT HEAD ROLLER SHADE DETAIL @ ROLL CALL**
1 1/2" = 1'-0"



A3 **STOREFRONT HEAD ROLLER SHADE DETAIL @ TRAINING & FITNESS**
1 1/2" = 1'-0"



A4 **(3D.8/3D.12) HOLLOW METAL DOOR HEAD**
3" = 1'-0"

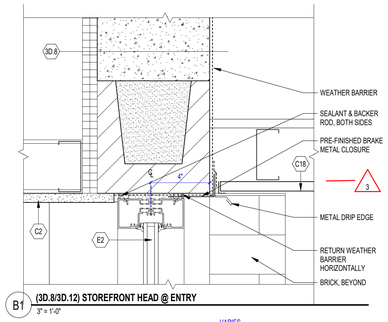


A5 **(3A.12) RATED HM SILL/HEAD/JAMB @ TRAINING WINDOW**
3" = 1'-0"

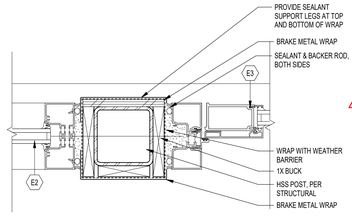
EXTERIOR WALL TYPES	
MARK	ASSEMBLY DESCRIPTION
1D.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
3A.12	MASONRY CAVITY WALL CONSISTING OF 4" GROUND FACE CMU VENEER,1/4" AIR SPACE W/ DRAINAGE PLANE MATERIAL, WEATHER BARRIER SYSTEM ON MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
3D.8	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.9	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON BOTH SIDES OF SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.12	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.

CONSTRUCTION ASSEMBLIES	
MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

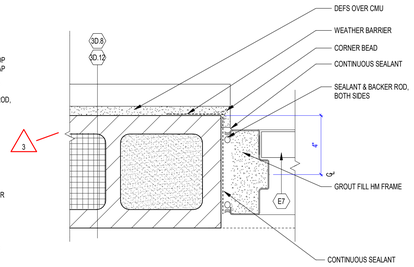
KEYNOTES	
MARK	DESCRIPTION
E2	ALUMINUM STOREFRONT SYSTEM.
E3	ALUMINUM ENTRANCE SYSTEM.
E7	INSULATED STEEL DOOR WITH INSULATING GLASS.



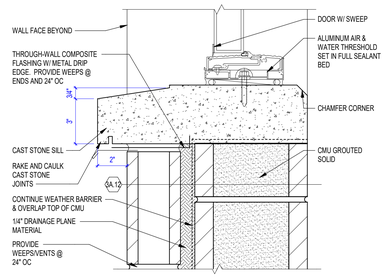
B1 **(3D.8/3D.12) STOREFRONT HEAD @ ENTRY**
3" = 1'-0"



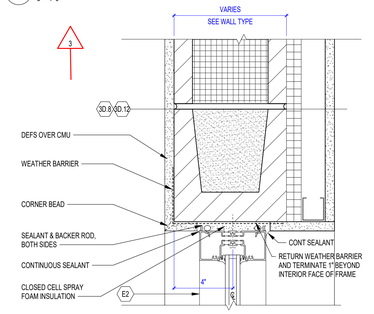
B3 **(3D.8) STOREFRONT JAMB AT COLUMN**
3" = 1'-0"



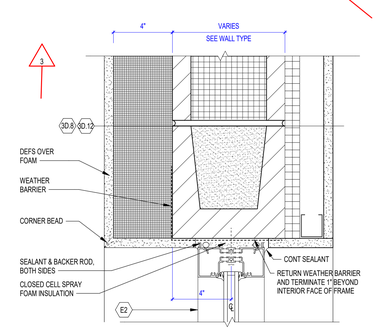
B4 **(3D.8/3D.12) HOLLOW METAL DOOR JAMB**
3" = 1'-0"



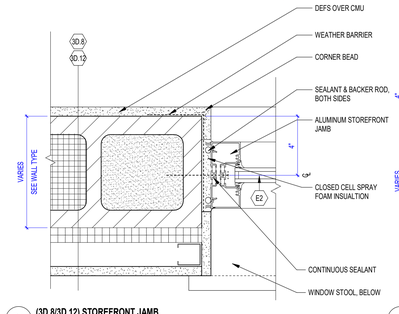
B5 **(3A.12) STOREFRONT DOOR SILL @ TRAINING WINDOW**
3" = 1'-0"



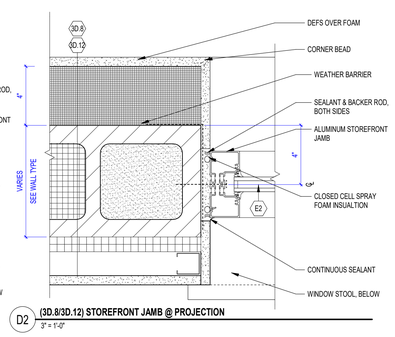
C1 **(3D.8/3D.12) STOREFRONT HEAD**
3" = 1'-0"



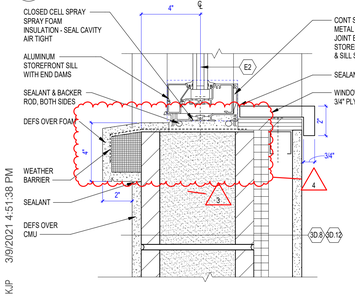
C2 **(3D.8/3D.12) STOREFRONT HEAD @ PROJECTION**
3" = 1'-0"



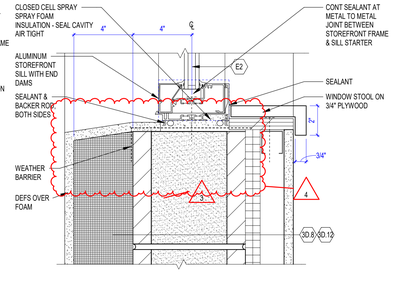
D1 **(3D.8/3D.12) STOREFRONT JAMB**
3" = 1'-0"



D2 **(3D.8/3D.12) STOREFRONT JAMB @ PROJECTION**
3" = 1'-0"

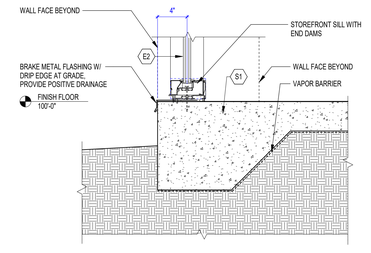


E1 **(3D.8/3D.12) STOREFRONT SILL**
3" = 1'-0"

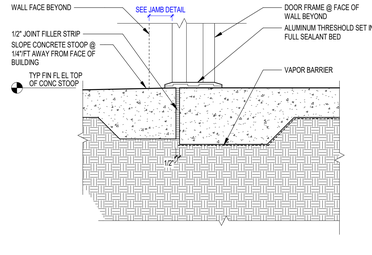


E2 **(3D.8/3D.12) STOREFRONT SILL DEEP PANEL**
3" = 1'-0"

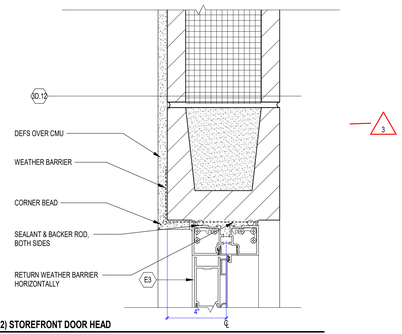
NOT USED



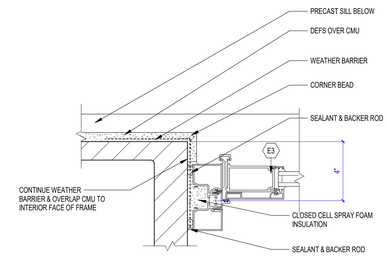
E4 **STOREFRONT @ GRADE**
1 1/2" = 1'-0"



E5 **DOOR THRESHOLD/CONC STOOP**
1 1/2" = 1'-0"



C5 **(3D.12) STOREFRONT DOOR HEAD**
3" = 1'-0"



D5 **(3D.12) STOREFRONT DOOR JAMB**
3" = 1'-0"

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FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
3 CONFORMED 02-19-21
4 RFI 93 03-09-21

EXTERIOR DOOR & WINDOW DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A600

STATE OF FLORIDA · JOHN J. KOLP · AR96377 · REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by the local authority in accordance with Chapter 553 and 633 of Florida Statutes."

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NOT USED

EXTERIOR WALL TYPES	
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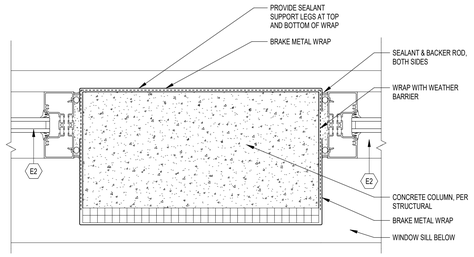
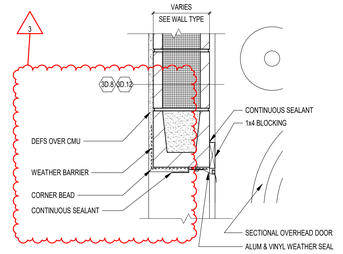
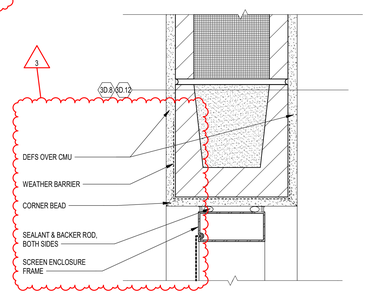
S2	2-HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.



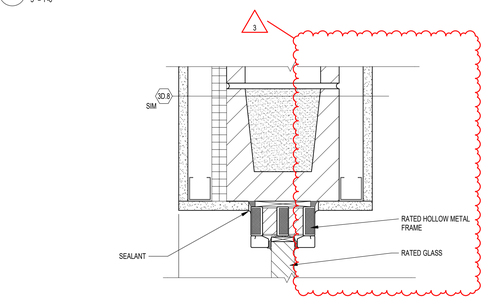
B3 **(3D.8) STOREFRONT JAMB AT CONCRETE COLUMN**
3" = 1'-0"



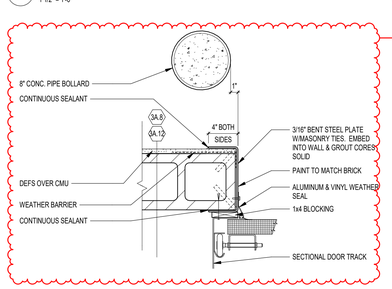
B4 **(3D.8/3D.12) OVERHEAD DOOR HEAD DOOR HEAD**
1 1/2" = 1'-0"



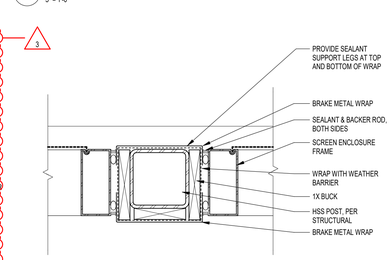
B5 **(3D.8/3D.12) SCREEN PORCH HEAD**
3" = 1'-0"



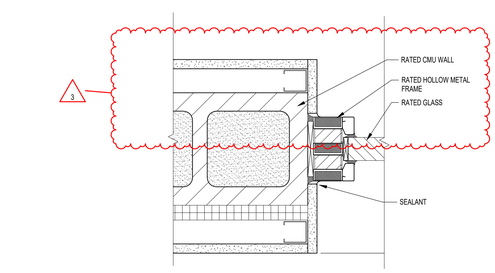
C3 **RATED FRAME FIXED GLAZING HEAD @ FIRE WALL**
3" = 1'-0"



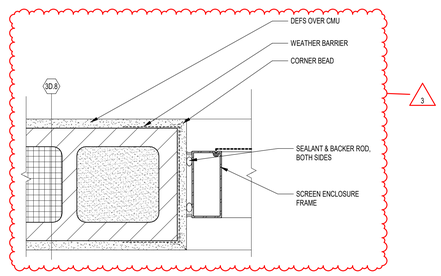
C4 **(3A.8/3A.12) OVERHEAD DOOR JAMB**
1 1/2" = 1'-0"



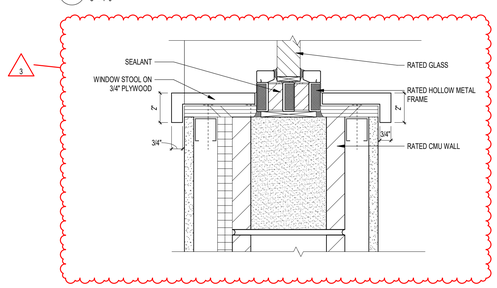
C5 **(3D.8) SCREEN PORCH JAMB @ COLUMN**
3" = 1'-0"



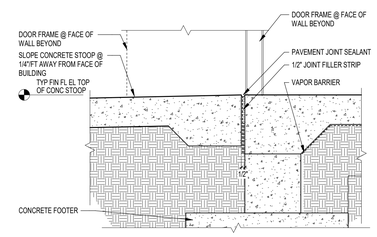
D3 **RATED FRAME FIXED GLAZING JAMB @ FIRE WALL**
3" = 1'-0"



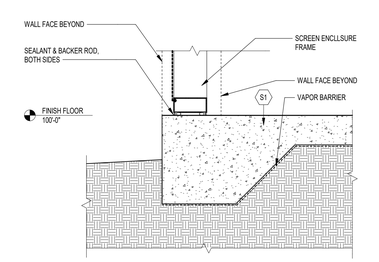
D5 **(3D.8) SCREEN PORCH JAMB @ CMU**
3" = 1'-0"



E3 **RATED FRAME FIXED GLAZING SILL @ FIRE WALL**
3" = 1'-0"



E4 **OVERHEAD DOOR THRESHOLD/CONC STOOP**
1 1/2" = 1'-0"



E5 **SCREEN PORCH @ GRADE**
1 1/2" = 1'-0"

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REVISIONS:
3 CONFORMED 02-19-21

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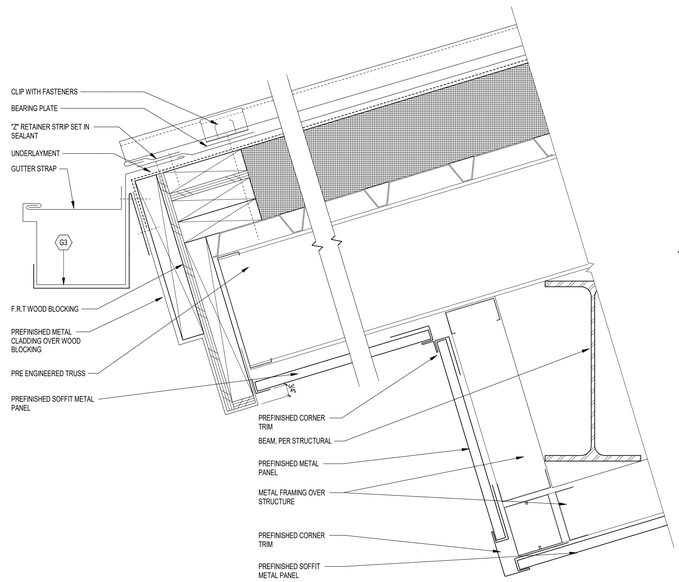
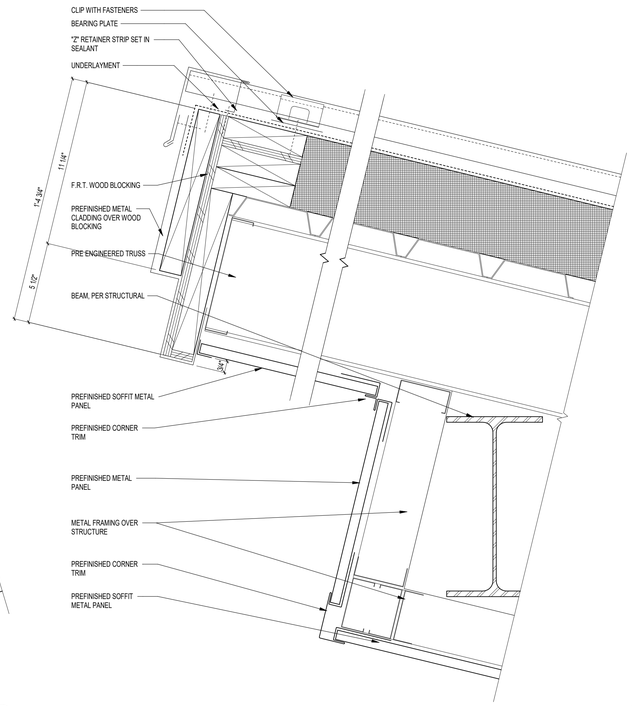
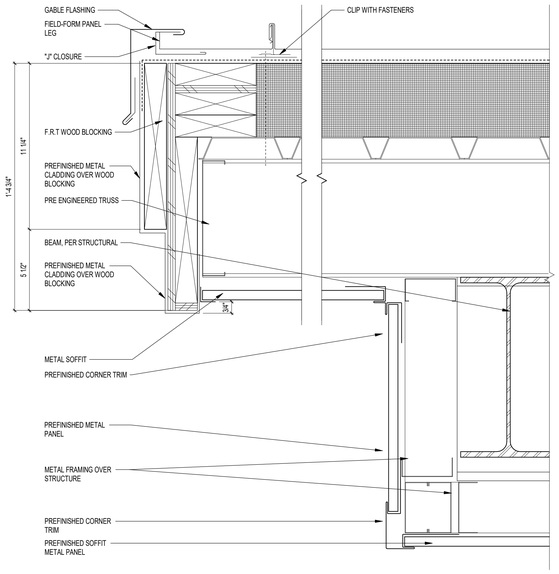


A1 **(R7) GUTTER @ ENTRY CANOPY**
3" = 1'-0"



A3 **(R7) SHED ENTRY CANOPY EDGE**
3" = 1'-0"



A4 **(R7) ENTRY CANOPY GABLE EDGE**
3" = 1'-0"

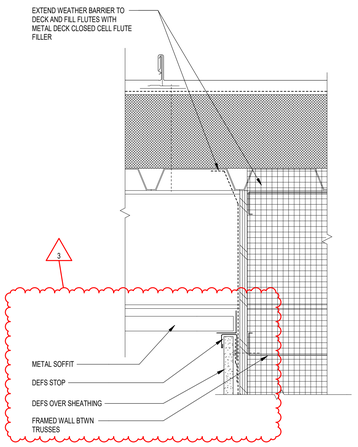
EXTERIOR WALL TYPES	
MARK	ASSEMBLY DESCRIPTION
1O.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
3A.12	MASONRY CAVITY WALL CONSISTING OF 4" GROUND FACE CMU VENEER,1/4" AIR SPACE W/ DRAINAGE PLANE MATERIAL, WEATHER BARRIER SYSTEM ON MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
3D.8	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.9	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON BOTH SIDES OF SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.12	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.

CONSTRUCTION ASSEMBLIES	
MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2-HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

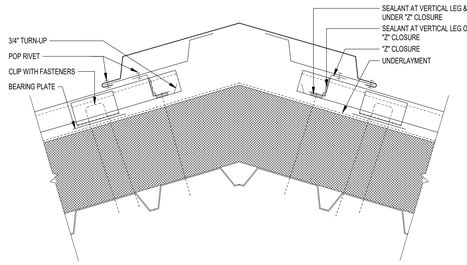
KEYNOTES	
MARK	DESCRIPTION
G3	METAL GUTTER. 6" X 6" SQUARE

NOT USED

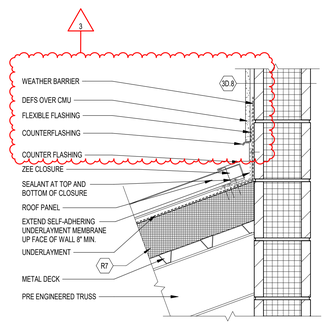
3



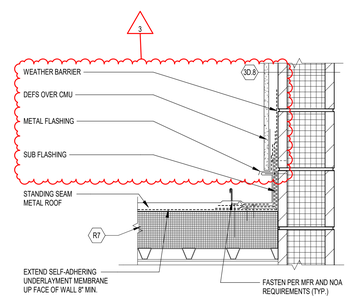
C1 **(R7) METAL ROOF EAVE**
3" = 1'-0"



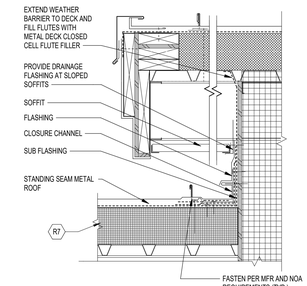
C3 **(R7) RIDGE**
3" = 1'-0"



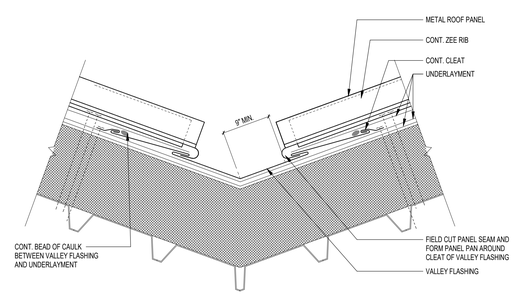
C4 **(R7) METAL ROOF TO WALL FLASHING @ METAL PANEL**
1 1/2" = 1'-0"



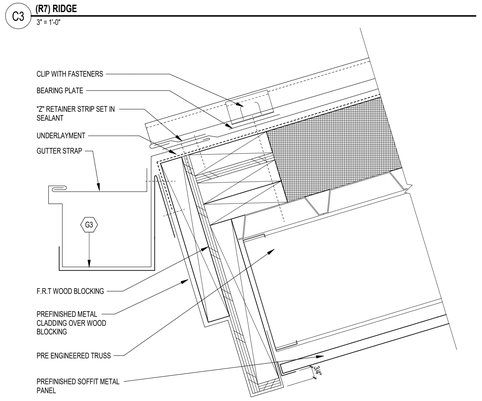
C5 **(R7) METAL ROOF TO WALL FLASHING @ DEFS**
1 1/2" = 1'-0"



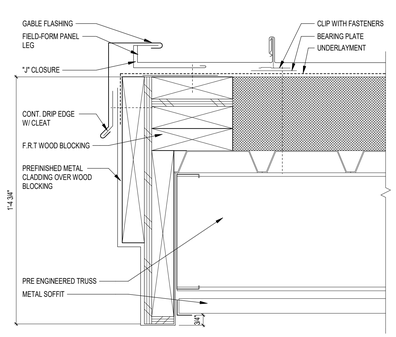
C6 **(R7) METAL ROOF INTERSECTION**
1 1/2" = 1'-0"



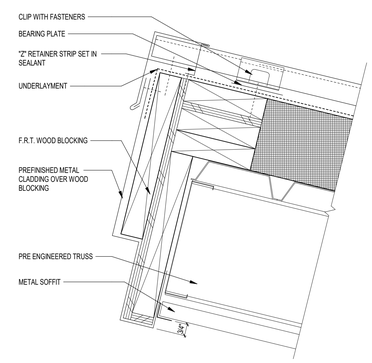
E1 **(R7) VALLEY**
3" = 1'-0"



E3 **(R7) GUTTER @ METAL ROOF**
3" = 1'-0"



E4 **(R7) METAL ROOF GABLE EDGE**
3" = 1'-0"



E5 **(R7) SHED METAL ROOF EDGE**
3" = 1'-0"

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REVISIONS:
3 CONFORMED 02-19-21

EXTERIOR ROOF DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A602

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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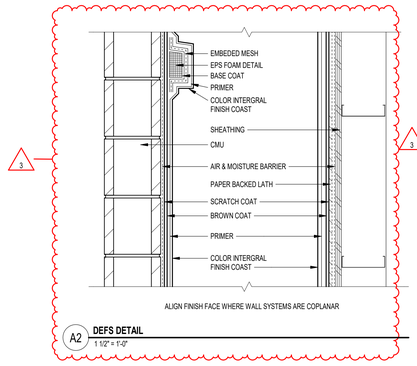
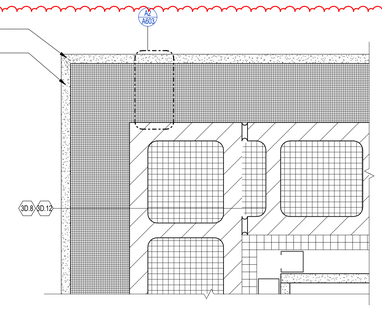


A2 **DEFS DETAIL**
1 1/2" = 1'-0"

NOT USED



A4 **(3D.8/3D.12) DEFS DEEP OUTSIDE CORNER**
3" = 1'-0"

NOT USED

EXTERIOR WALL TYPES	
MARK	ASSEMBLY DESCRIPTION
1D.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
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CONSTRUCTION ASSEMBLIES	
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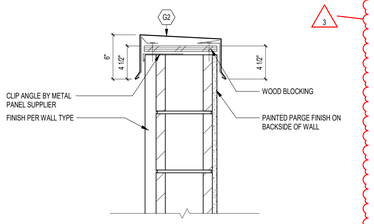
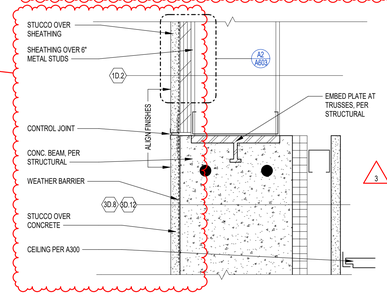
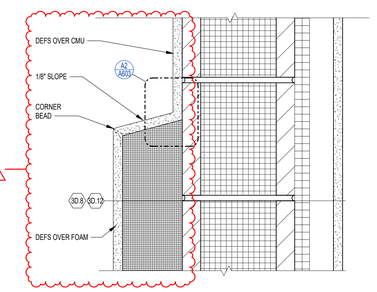
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C16	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.



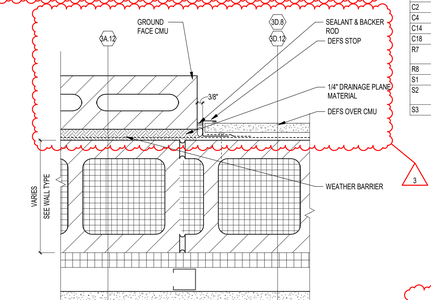
B2 **EXTERIOR WALL CAP FLASHING DETAIL**
1 1/2" = 1'-0"



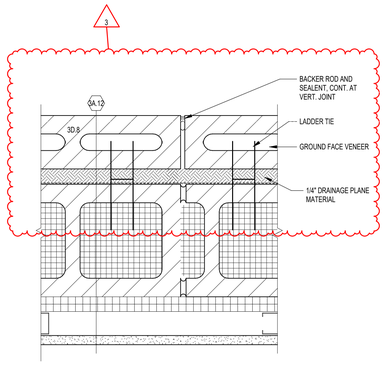
B3 **(3D.8/1D.2) DEFS TRANSITION TO STUD**
3" = 1'-0"



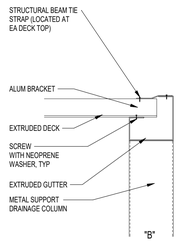
B4 **(3D.8/3D.12) DEFS DEPTH TRANSITION TOP**
3" = 1'-0"



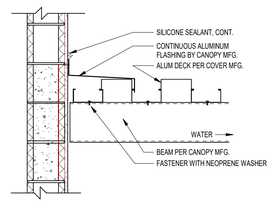
B5 **DEFS JOINT @ GROUND FACE**
3" = 1'-0"



C6 **(3A.12) GROUND FACE CMU VERTICAL JOINT**
3" = 1'-0"

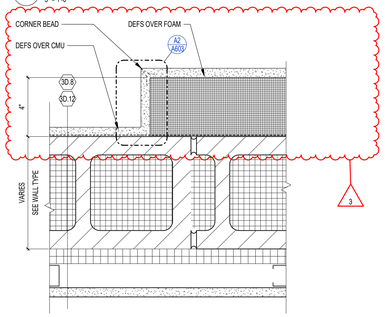


C1 **PRE-ENGINEERED ALUMINUM COVERED PARKING BEAM DETAIL**
1 1/2" = 1'-0"

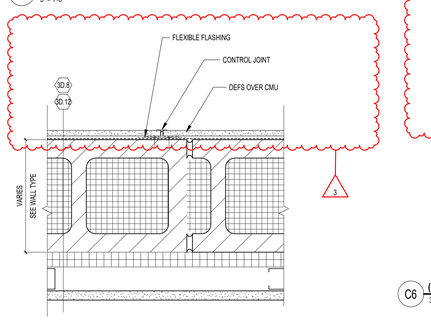


C2 **PRE-ENGINEERED ALUMINUM COVERED PARKING WALL FLASHING DETAIL**
1" = 1'-0"

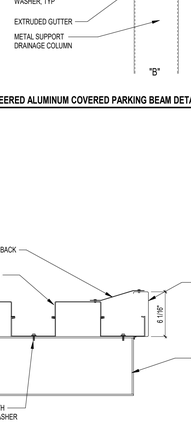
NOT USED



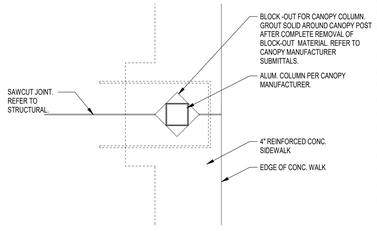
C4 **(3D.8/3D.12) DEFS DEPTH TRANSITION 4" SIDE**
3" = 1'-0"



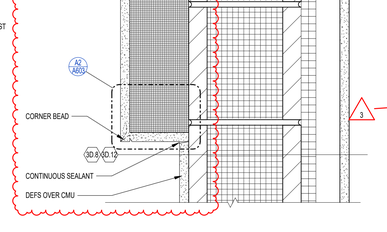
C5 **(3D.8/3D.12) DEFS VERTICAL JOINT**
3" = 1'-0"



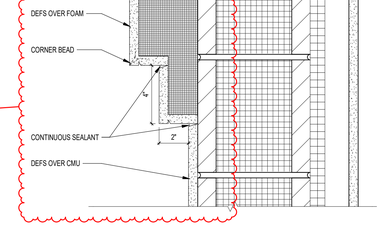
D1 **PRE-ENGINEERED ALUMINUM COVERED PARKING DETAIL**
1 1/2" = 1'-0"



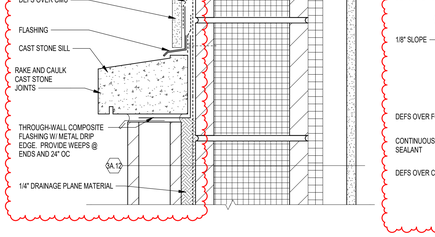
D2 **PRE-ENGINEERED ALUMINUM COVERED PARKING FOUNDATION PLAN**
3/4" = 1'-0"



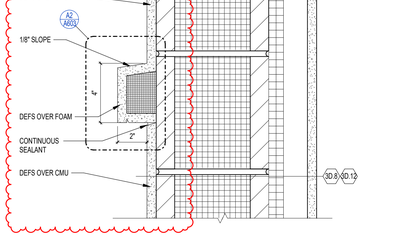
D3 **(3D.8/3D.12) DEFS DEPTH TRANSITION BOTTOM**
3" = 1'-0"



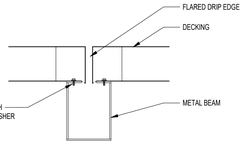
D4 **(3D.8) DEFS DEEP AT SILL**
3" = 1'-0"



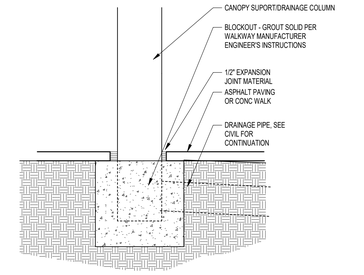
D5 **(3A.12/3D.12) DEFS TO GROUND FACE**
3" = 1'-0"



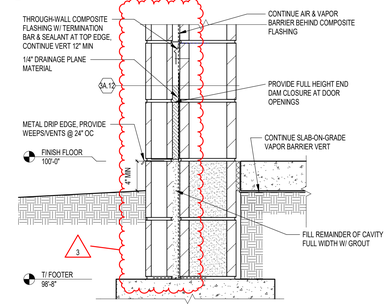
D6 **(3D.8/3D.12) DEFS SILL**
3" = 1'-0"



E1 **PRE-ENGINEERED ALUMINUM COVERED PARKING DETAIL**
1 1/2" = 1'-0"

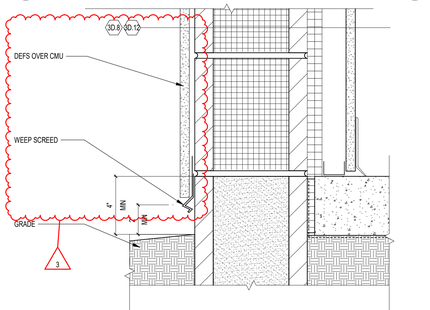


E2 **PRE-ENGINEERED ALUMINUM COVERED PARKING DRAIN DETAIL**
1 1/2" = 1'-0"



E3 **(3A.12) STEPPED THRU-WALL FLSHG @ GRADE**
1 1/2" = 1'-0"

NOT USED



E5 **(3D.8/3D.12) DEFS TO GRADE**
3" = 1'-0"

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REVISIONS:
3 CONFORMED 02-19-21

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DATE: 10-23-2020
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SHEET NO: A603

STATE OF FLORIDA
JOHN J. NOVAK
AR96377
REGISTERED ARCHITECT

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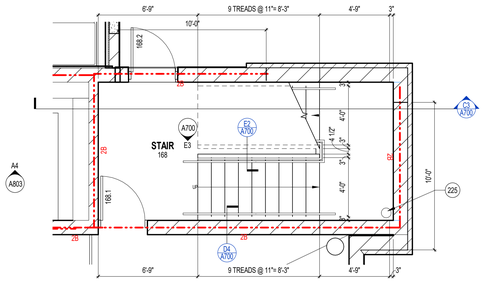
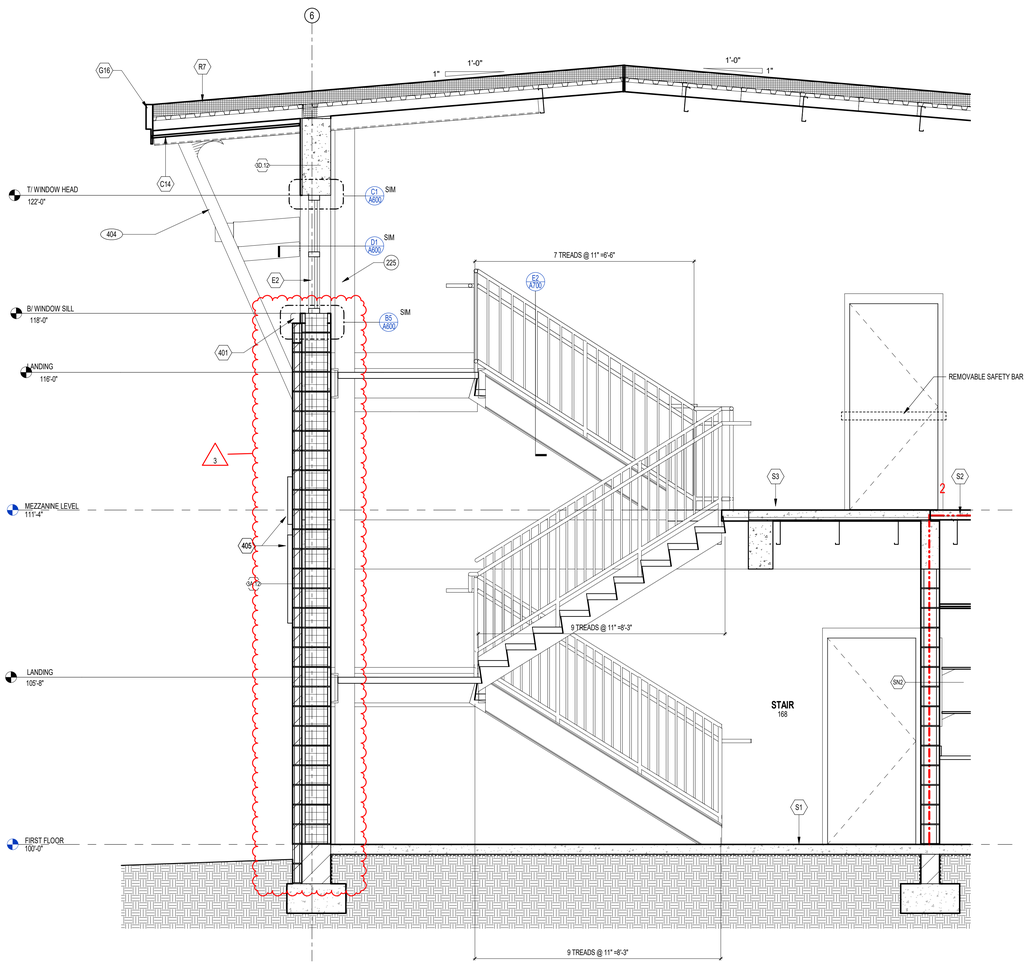
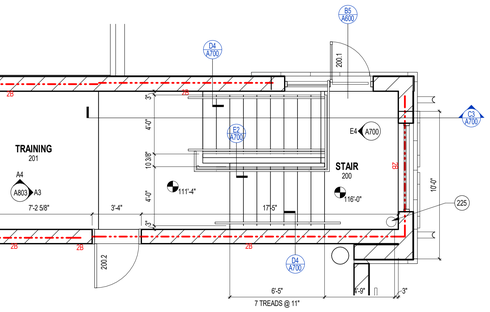


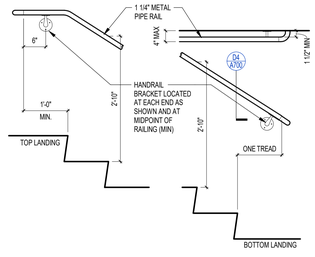
C1 **01-ENLARGED STAIR PLAN**
1/4" = 1'-0"



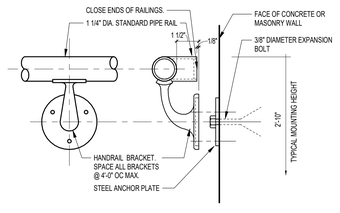
C3 **SECTION @ STAIRS**
1/2" = 1'-0"



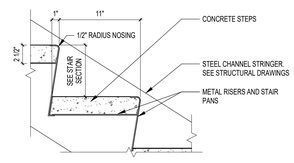
D1 **02-ENLARGED STAIR PLAN**
1/4" = 1'-0"



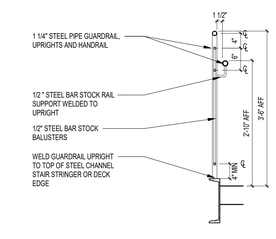
D3 **WALL MOUNTED HANDRAIL EXTENSIONS**
3/4" = 1'-0"



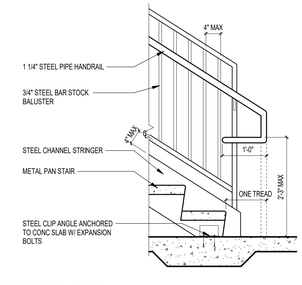
D4 **METAL HANDRAIL WALL BRACKET (MASONRY)**
3" = 1'-0"



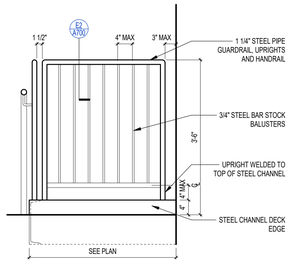
D5 **METAL PAN TREAD & RISER_1**
1 1/2" = 1'-0"



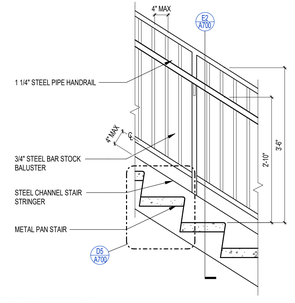
E2 **GUARDRAIL/HANDRAIL SECTION @ STAIR_2**
3/4" = 1'-0"



E3 **STAIR BOTTOM LANDING**
3/4" = 1'-0"



E4 **END RAIL @ TOP LANDING**
3/4" = 1'-0"



E5 **TYPICAL RAILING ELEVATION_1**
3/4" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- SECTION REFERENCE (1 / A101)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (X)
- HALF HOUR RATED FIRE PARTITION (0.5P)
- ONE HOUR RATED FIRE WALL (1W)
- TWO HOUR RATED FIRE BARRIER (2B)
- ONE HOUR RATED FIRE BARRIER (1B)
- NEW WALL/PARTITION
- NEW DOOR (10)
- DETAIL REFERENCE (1 / A101)
- EQUIPMENT (E213)
- WINDOW TYPE (AL01)
- WALL/PARTITION TYPE (BG0)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD FD)
- SEMI-RECESSED FIRE EXTINGUISHER (FESR)
- SURFACE MOUNTED FIRE EXTINGUISHER (FES)

FLOOR PLAN GENERAL NOTES

A. EXTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF MASONRY BACK-UP WALL.

B. INTERIOR DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

C. ALL EXTERIOR WALLS SHALL BE (3D.8) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

KEYNOTES

MARK	DESCRIPTION
225	DRY FIRE STANDPIPE. FOR TRAINING ONLY. DO NOT CONNECT TO FIRE PROTECTION SYSTEM.
401	4" X 2" CAST STONE
404	DECORATIVE PIKE POLE BRACKET. SEE DETAIL A5/A400
405	EXTERIOR SIGNAGE. COORDINATE LOGO WITH OWNER
E2	ALUMINUM STOREFRONT SYSTEM
G16	METAL WRAPPED FASCIA. METAL FASCIA ON 1x WOOD BLOCKING

EXTERIOR WALL TYPES

MARK	ASSEMBLY DESCRIPTION
1D.2	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON WEATHER RESISTIVE BARRIER OVER SHEATHING, 6" STEEL STUDS W/ FULL DEPTH OPEN CELL SPRAY INSULATION, AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE IF BELOW CEILING.
3A.12	MASONRY CAVITY WALL CONSISTING OF 4" GROUND FACE CMU VENEER,1/4" AIR SPACE W/ DRAINAGE PLANE MATERIAL, WEATHER BARRIER SYSTEM ON MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
3D.8	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.9	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON BOTH SIDES OF SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNIT. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.
3D.12	DIRECT EXTERIOR APPLIED FINISH SYSTEM (DEFS) ON SINGLE WYTHE MASONRY WALL CONSISTING OF 12" CONCRETE MASONRY UNIT WITH INSULATED CORES. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCING, FLASHING, EXPANSION AND CONTROL JOINTS.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
3Z.1	8" CONCRETE MASONRY UNITS ONE LAYER 5/8" GYPSUM BOARD OVER 1-5/8" STEEL STUDS AND 1" RIGID INSULATION @ INTERIOR FACE DECORATIVE WOOD PANELING OVER 7/8" FURRING @ EXTERIOR FACE	1 HR	--	--
BD0	1-5/8" STEEL STUDS @ 16" OC 5/8" GYPSUM BOARD @ EACH FACE.	-		--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BG0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
BG1	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
BL1	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BLO.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
GC0	7/8" STEEL FURRING CHANNELS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--
SN2	8" CONCRETE MASONRY UNITS	2 HR	U906	--
SS0	12" CONCRETE MASONRY UNITS	--	--	--
SS2	12" CONCRETE MASONRY UNITS	2 HR	U906	--

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
3 CONFORMED 02-19-21

STAIR PLANS, SECTIONS, & DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 19029101
SHEET NO: A700

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and with the fire safety standards as determined by the local authority having jurisdiction in accordance with Chapter 553 and 663 of Florida Statutes."

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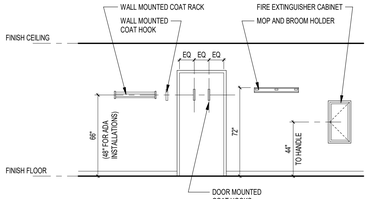
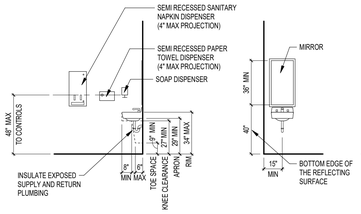
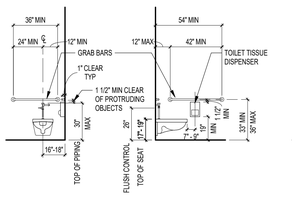
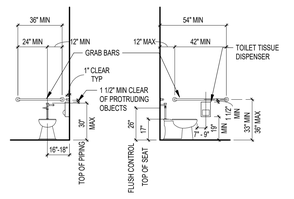
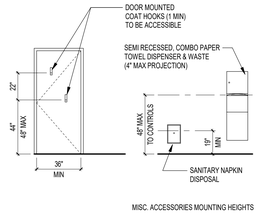


FOR REFERENCE ONLY - THIS DOES NOT INDICATE EQUIPMENT OR FIXTURES TO BE PROVIDED

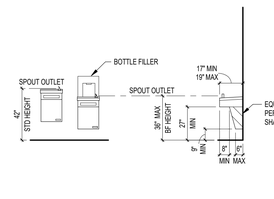








MISC. ACCESSORIES MOUNTING HEIGHTS



FLOOR PLAN SYMBOLS LEGEND

- A101 — SECTION REFERENCE
- DTL / SHT — EXTERIOR ELEVATION
- DTL / SHT — INTERIOR ELEVATION
- X — FLOOR PLAN NOTE
- 0.5P — HALF HOUR RATED FIRE PARTITION
- 1W — ONE HOUR RATED FIRE WALL
- 2B — TWO HOUR RATED FIRE BARRIER
- 1B — ONE HOUR RATED FIRE BARRIER
- 10 — NEW WALL/PARTITION
- NEW DOOR
- A101 — DETAIL REFERENCE
- E213 — EQUIPMENT
- AL01 — WINDOW TYPE
- BG0 — WALL/PARTITION TYPE
- FD — FLOOR DRAIN - PITCH FLOOR TO DRAIN
- FESR — SEMI-RECESSED FIRE EXTINGUISHER
- FES — SURFACE MOUNTED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

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EXTERIOR WALL TYPES

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INTERIOR PARTITION SCHEDULE

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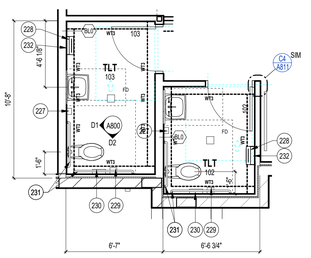
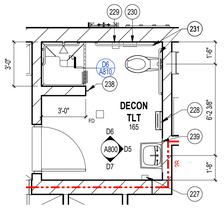
BD0	1-5/8" STEEL STUDS @ 16" OC 5/8" GYPSUM BOARD @ EACH FACE.	-		--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BG0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
BG1	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
BL1	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
GD0	7/8" STEEL FURRING CHANNELS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GS0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--
SN2	8" CONCRETE MASONRY UNITS	2 HR	U906	--
SS0	12" CONCRETE MASONRY UNITS	--	--	--
SS2	12" CONCRETE MASONRY UNITS	2 HR	U906	--

KEYNOTES

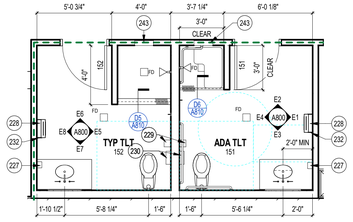
MARK	DESCRIPTION
227	SOAP DISPENSER
228	PAPER TOWEL DISPENSER
229	TOILET TISSUE DISPENSER
230	SANITARY NAPKIN DISPOSAL
231	GRAB BARS
232	SEMI-RECESSED WASTE RECEPTACLE
238	TOWEL HOOK
239	MIRROR
240	ADJUSTABLE SHOWER HEAD
241	CONTROL VALVE
242	WALL MOUNTED FOLDING ADA SEAT
243	18" X 16" X 4" SHOWER NICHE, 3'-0" AFF
246	LOCKER, PER SPEC



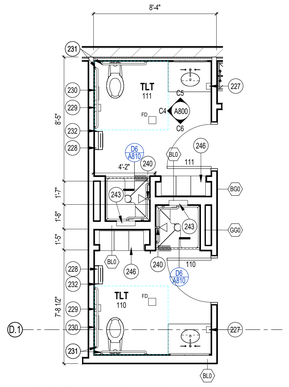
B1 ENLARGED RESTROOM PLAN - TLT 102 & TLT 103
1/4" = 1'-0"



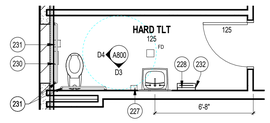
B2 ENLARGED RESTROOM PLAN - DECON TLT 165
1/4" = 1'-0"



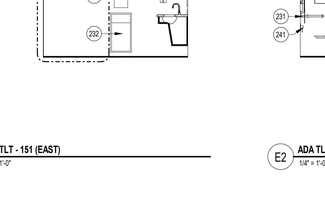
B3 ENLARGED RESTROOM PLAN - TYP TLT 151 & ADA TLT 152
1/4" = 1'-0"



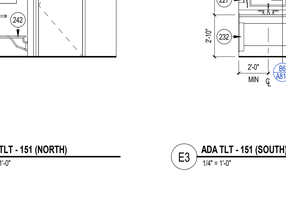
B4 ENLARGED RESTROOM PLAN - TLT 110 & TLT 111
1/4" = 1'-0"



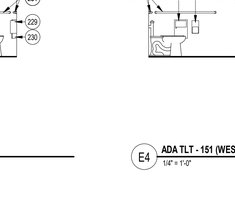
B5 ENLARGED RESTROOM PLAN - HARD TLT 125
1/4" = 1'-0"



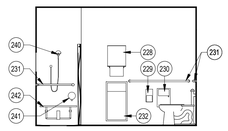
C1 TYPICAL FIRE STATION WALL TILE PATTERNS (WT1)
1/2" = 1'-0"



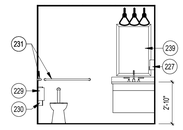
C2 FIRE STATION WALL TILE PATTERNS (WT2)
1/2" = 1'-0"



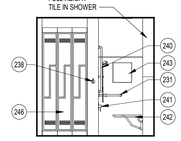
C3 TILE PATTERN (WT3)
1/2" = 1'-0"



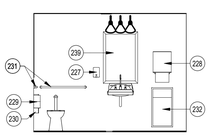
C4 TLT - 111 (EAST), TYP
1/4" = 1'-0"



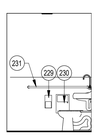
C5 TLT - 111 (NORTH), TYP.
1/4" = 1'-0"



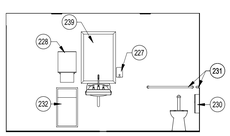
C6 TLT - 111 (SOUTH), TYP
1/4" = 1'-0"



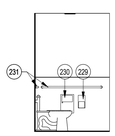
D1 LOBBY TLT, TYP.
1/4" = 1'-0"



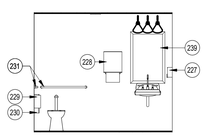
D2 LOBBY TLT, TYP.
1/4" = 1'-0"



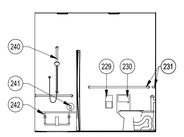
D3 HARD TLT - 125 (SOUTH)
1/4" = 1'-0"



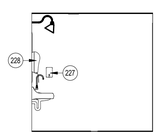
D4 HARD TLT - 125 (WEST)
1/4" = 1'-0"



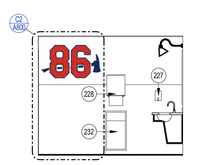
D5 DECON - TLT (EAST)
1/4" = 1'-0"



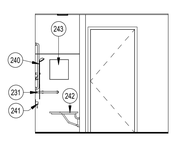
D6 DECON TLT - 165 (NORTH)
1/4" = 1'-0"



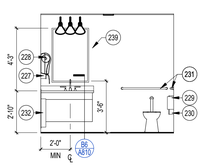
D7 DECON TLT - 165 (SOUTH)
1/4" = 1'-0"



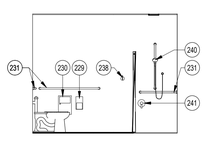
E1 ADA TLT - 151 (EAST)
1/4" = 1'-0"



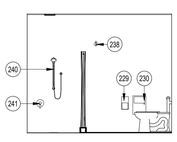
E2 ADA TLT - 151 (NORTH)
1/4" = 1'-0"



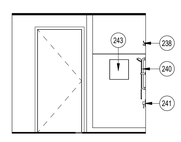
E3 ADA TLT - 151 (SOUTH)
1/4" = 1'-0"



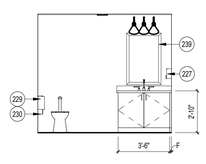
E4 ADA TLT - 151 (WEST)
1/4" = 1'-0"



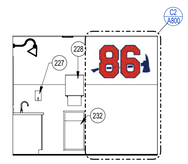
E5 TLT - 152 (EAST)
1/4" = 1'-0"



E6 TLT - 152 (NORTH)
1/4" = 1'-0"



E7 TLT - 152 (SOUTH)
1/4" = 1'-0"



E8 TLT - 152 (WEST)
1/4" = 1'-0"

DRAWN BY: KJP 2/24/2021 10:32:52 AM

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 633 of Florida Statutes."

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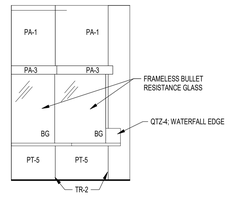
REVISIONS:
1 RFIs 12-02-20

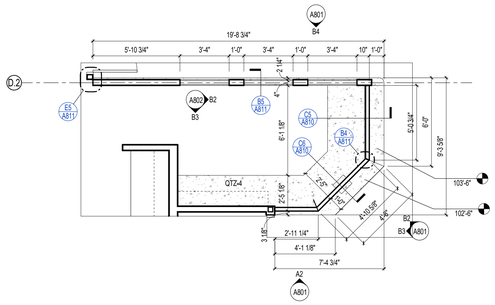
ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

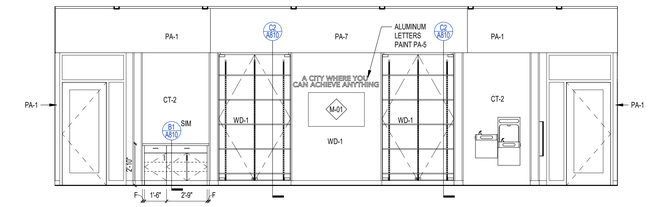
DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A800



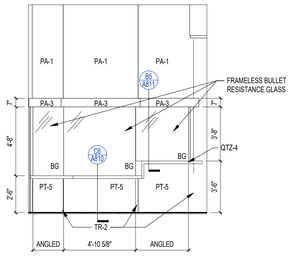
A2 **RECEPTION DESK - NORTH**
1/4" = 1'-0"



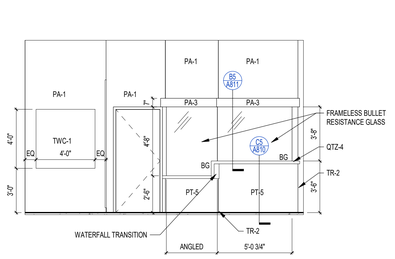
A3 **SECURITY DESK ENLARGED PLAN**
1/4" = 1'-0"



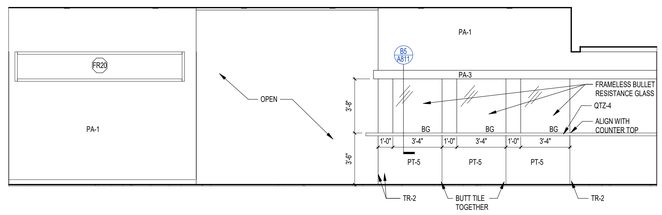
A4 **CORRIDOR - 104 (NORTH)**
1/4" = 1'-0"



B2 **RECEPTION DESK - NORTHEAST**
1/4" = 1'-0"



B3 **LOBBY - 100 (WEST)**
1/4" = 1'-0"



B4 **CORRIDOR - 104 (SOUTH)**
1/4" = 1'-0"

D2 **ENLARGED KITCHEN PLAN**
1/4" = 1'-0"

C3 **DINING - 132 (WEST)**
1/4" = 1'-0"

C4 **KITCHEN -131 (EAST)**
1/4" = 1'-0"

C5 **DINING - 132 (EAST)**
1/4" = 1'-0"

D3 **KITCHEN ISLAND (NORTH)**
1/4" = 1'-0"

D4 **KITCHEN ISLAND (SOUTH)**
1/4" = 1'-0"

D5 **SCREENED PORCH-133 (SOUTH)**
1/4" = 1'-0"

E2 **KITCHEN -131 (SOUTH)**
1/4" = 1'-0"

E3 **KITCHEN - 131 (WEST)**
1/4" = 1'-0"

E4 **KITCHEN - 131 (NORTH)**
1/4" = 1'-0"

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INTERIOR ELEVATION SYMBOLS LEGEND

1 / A101 — INTERIOR DETAIL REFERENCE

X — INTERIOR ELEVATION NOTE

INTERIOR ELEVATION GENERAL NOTES

A. INTERIOR ELEVATION DIMENSIONS ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL.

CASEWORK GENERAL NOTES

A. REFER TO ROOM FINISH AND MATERIAL SCHEDULES FOR PLASTIC LAMINATE SELECTIONS.

B. PROVIDE BASE, AS LISTED IN ROOM FINISH SCHEDULE, AT ALL CASEWORK.

C. PROVIDE GROMMETS IN CASEWORK COUNTERTOPS WHEREVER ELECTRICAL OR COMMUNICATIONS OUTLETS ARE INDICATED IN KNEE SPACE BELOW. VERIFY LOCATION IN FIELD.

D. ROUND ALL OUTSIDE CORNERS OF COUNTERTOPS WITH MINIMUM 1-1/2" RADIUS UNLESS NOTED OTHERWISE.

E. PROVIDE 1-1/2" (MINIMUM) FILLERS AT PERPENDICULAR JUNCTION OF ALL CABINETS AND AT PERPENDICULAR JUNCTURE WITH ADJACENT WALL(S), UNLESS NOTED OTHERWISE. SCRIBE ALL EDGES AND APPLY SEALANT TO JOINTS.

F. PROVIDE SEALANT BETWEEN BACKSPLASH / SIDE SPLASH OR COUNTERTOP AND WALL.

G. ALL SHELVING IN CASEWORK TO BE ADJUSTABLE UNLESS NOTED OTHERWISE.

H. SEE KEY TO ABBREVIATIONS FOR ADDITIONAL CASEWORK AND EQUIPMENT ABBREVIATIONS.

I. ALL FILE CABINETS TO ACCOMMODATE PENDAFLEX FILE SYSTEM.

THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION

19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:

ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020

JOB NO: 190291-01

SHEET NO: A801

DRAWN BY: AJP 10/23/2020 8:46:49 AM

STATE OF FLORIDA
JOHN J. HOLZ
10-23-2020
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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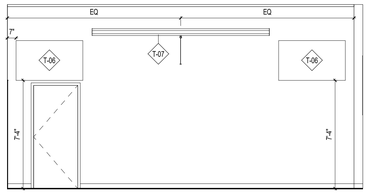
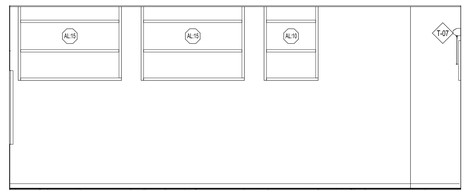
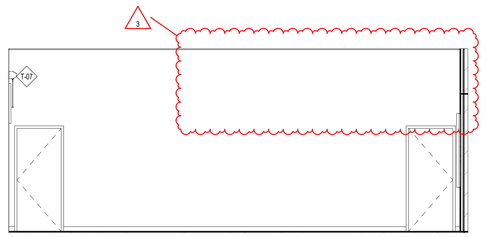


A2 ROLL CALL - 120 (EAST)
1/4" = 1'-0"



A3 ROLL CALL - 120 (NORTH)
1/4" = 1'-0"



A4 ROLL CALL - 120 (SOUTH)
1/4" = 1'-0"

INTERIOR ELEVATION SYMBOLS LEGEND

1 / A101 — INTERIOR DETAIL REFERENCE

X — INTERIOR ELEVATION NOTE

INTERIOR ELEVATION GENERAL NOTES

A. INTERIOR ELEVATION DIMENSIONS ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL.

CASEWORK GENERAL NOTES

A. REFER TO ROOM FINISH AND MATERIAL SCHEDULES FOR PLASTIC LAMINATE SELECTIONS.

B. PROVIDE BASE, AS LISTED IN ROOM FINISH SCHEDULE, AT ALL CASEWORK.

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E. PROVIDE 1-1/2" (MINIMUM) FILLERS AT PERPENDICULAR JUNCTION OF ALL CABINETS AND AT PERPENDICULAR JUNCTURE WITH ADJACENT WALL(S), UNLESS NOTED OTHERWISE. SCRIBE ALL EDGES AND APPLY SEALANT TO JOINTS.

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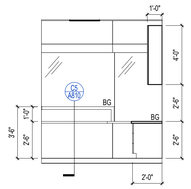
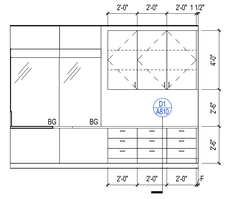
H. SEE KEY TO ABBREVIATIONS FOR ADDITIONAL CASEWORK AND EQUIPMENT ABBREVIATIONS.

I. ALL FILE CABINETS TO ACCOMMODATE PENDAFLEX FILE SYSTEM.

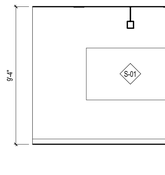
KEYNOTES	
MARK	DESCRIPTION



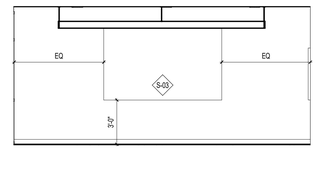
B2 RECEPTION -106 (EAST)
1/4" = 1'-0"



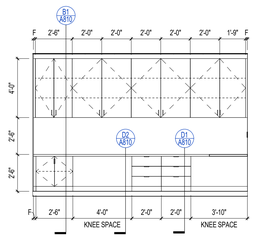
B3 RECEPTION - 106 (SOUTH)
1/4" = 1'-0"



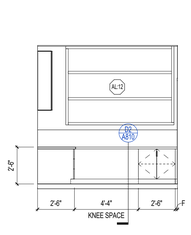
B4 CONF ROOM - 116 (NORTH)
1/4" = 1'-0"



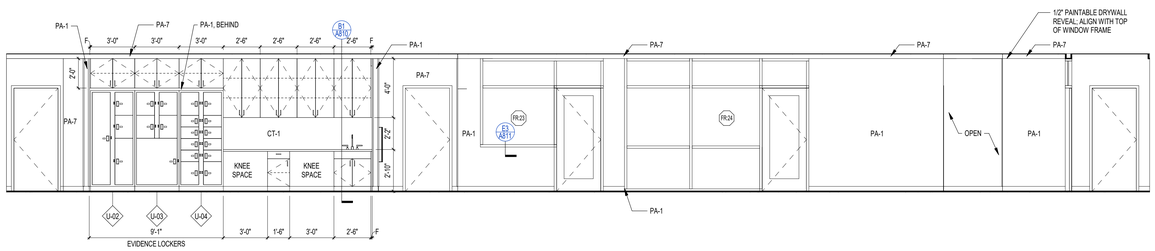
B5 CONF ROOM - 116 (WEST)
1/4" = 1'-0"



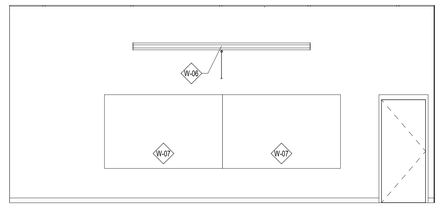
C2 STAFF ASST - 107 (EAST)
1/4" = 1'-0"



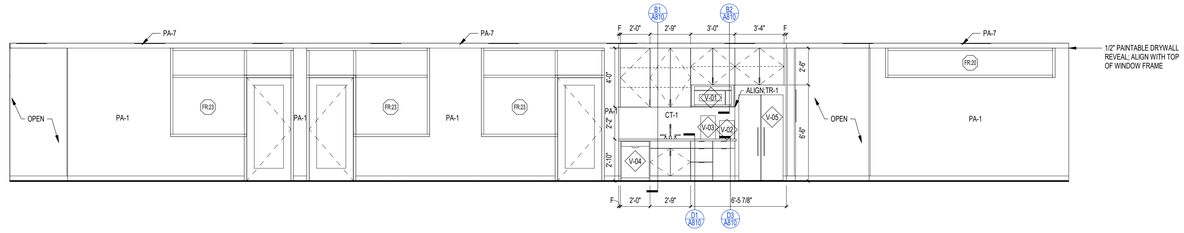
C3 STAFF ASST - 107 (SOUTH)
1/4" = 1'-0"



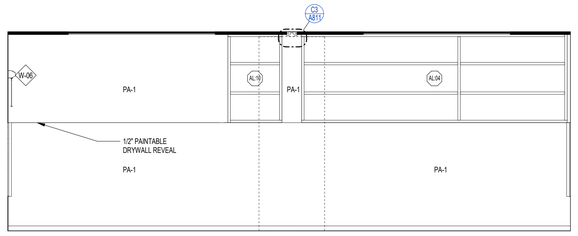
C4 CORRIDOR - 109 (NORTH)
1/4" = 1'-0"



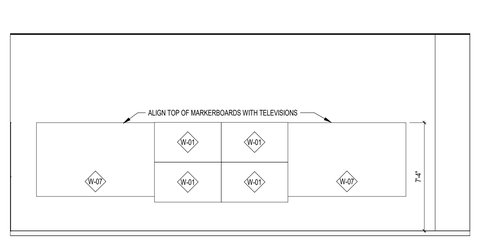
D2 TRAINING ROOM - 105 (WEST)
1/4" = 1'-0"



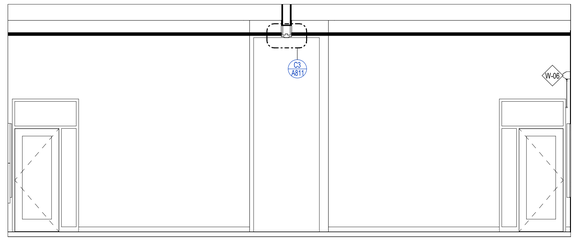
D3 CORRIDOR - 109 (SOUTH)
1/4" = 1'-0"



E2 TRAINING ROOM - 105 (NORTH)
1/4" = 1'-0"



E3 TRAINING ROOM - 105 (EAST)
1/4" = 1'-0"



E4 TRAINING ROOM - 105 (SOUTH)
1/4" = 1'-0"

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
3 CONFORMED 02-19-21

INTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A802

DRAWN BY: KJP 2/24/2021 10:33:00 AM

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by the local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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INTERIOR ELEVATION SYMBOLS LEGEND

1/A101 — INTERIOR DETAIL REFERENCE

X — INTERIOR ELEVATION NOTE

INTERIOR ELEVATION GENERAL NOTES

A. INTERIOR ELEVATION DIMENSIONS ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL.

CASEWORK GENERAL NOTES

A. REFER TO ROOM FINISH AND MATERIAL SCHEDULES FOR PLASTIC LAMINATE SELECTIONS.

B. PROVIDE BASE, AS LISTED IN ROOM FINISH SCHEDULE, AT ALL CASEWORK.

C. PROVIDE GROMMETS IN CASEWORK COUNTERTOPS WHEREVER ELECTRICAL OR COMMUNICATIONS OUTLETS ARE INDICATED IN KNEE SPACE BELOW. VERIFY LOCATION IN FIELD.

D. ROUND ALL OUTSIDE CORNERS OF COUNTERTOPS WITH MINIMUM 1-1/2" RADIUS UNLESS NOTED OTHERWISE.

E. PROVIDE 1-1/2" (MINIMUM) FILLERS AT PERPENDICULAR JUNCTION OF ALL CABINETS AND AT PERPENDICULAR JUNCTURE WITH ADJACENT WALL(S), UNLESS NOTED OTHERWISE. SCRIBE ALL EDGES AND APPLY SEALANT TO JOINTS.

F. PROVIDE SEALANT BETWEEN BACKSPLASH / SIDE SPLASH OR COUNTERTOP AND WALL.

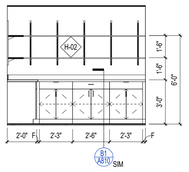
G. ALL SHELVING IN CASEWORK TO BE ADJUSTABLE UNLESS NOTED OTHERWISE.

H. SEE KEY TO ABBREVIATIONS FOR ADDITIONAL CASEWORK AND EQUIPMENT ABBREVIATIONS.

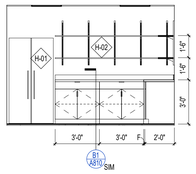
I. ALL FILE CABINETS TO ACCOMMODATE PENDAFLEX FILE SYSTEM.

KEYNOTES

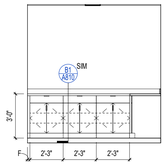
MARK	DESCRIPTION



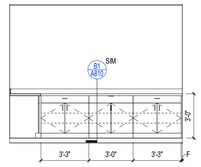
A3 **EMS - 167 (EAST)** 1/4" = 1'-0"



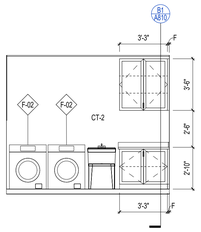
A4 **EMS - 167 (NORTH)** 1/4" = 1'-0"

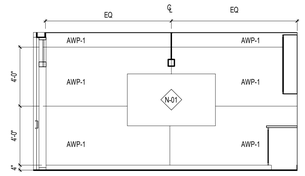


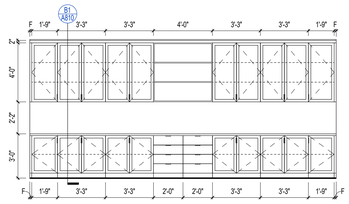
A5 **WORKSHOP - 172 (EAST)** 1/4" = 1'-0"

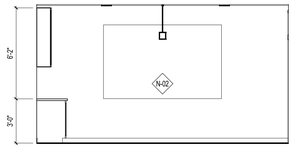


A6 **WORKSHOP - 172 (SOUTH)** 1/4" = 1'-0"







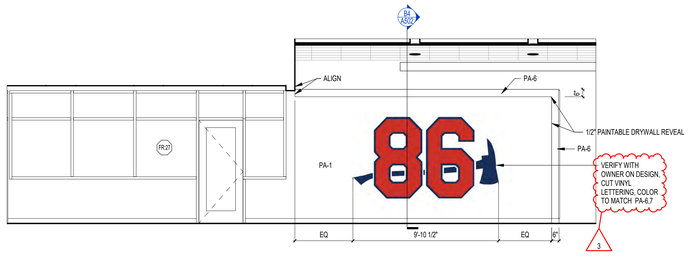


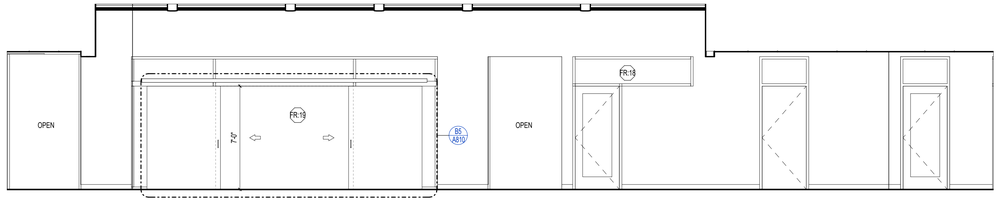
B2 **LAUNDRY - 130 (WEST)** 1/4" = 1'-0"

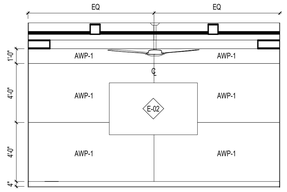
B3 **CONF ROOM - 162 (EAST)** 1/4" = 1'-0"

B4 **CONF ROOM - 162 (SOUTH)** 1/4" = 1'-0"

B5 **CONF ROOM - 162 (WEST)** 1/4" = 1'-0"



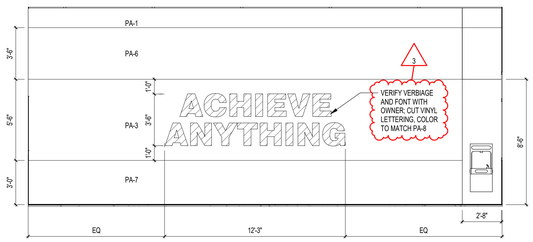


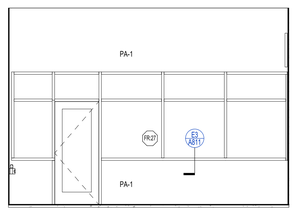


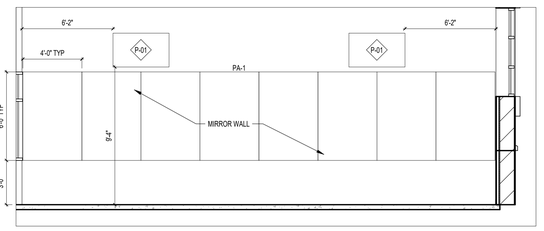
C1 **CORRIDOR - 129 (NORTH)** 1/4" = 1'-0"

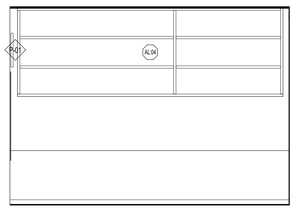
C3 **CORRIDOR - 129 (SOUTH)** 1/4" = 1'-0"

C6 **DAYROOM - 159 (NORTH)** 1/4" = 1'-0"







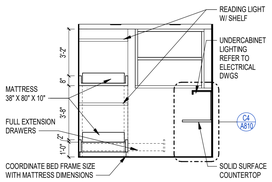


D2 **FITNESS ROOM - 128 (EAST)** 1/4" = 1'-0"

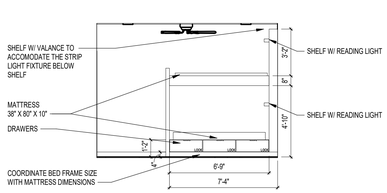
D3 **FITNESS ROOM - 128 (SOUTH)** 1/4" = 1'-0"

D4 **FITNESS ROOM - 128 (WEST)** 1/4" = 1'-0"

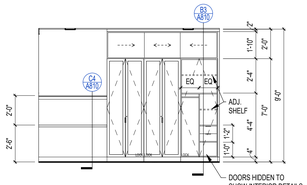
D6 **FITNESS ROOM - 128 (NORTH)** 1/4" = 1'-0"



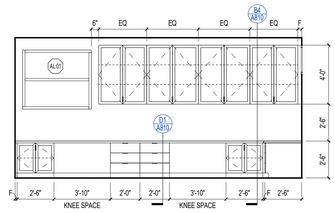
1 **Elevation 2 - b** 1/4" = 1'-0"



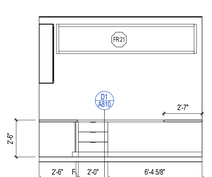
E2 **BUNK ROOM BED, TYP.** 1/4" = 1'-0"



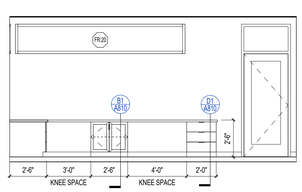
E3 **BUNK ROOM STORAGE, TYP.** 1/4" = 1'-0"



E4 **REPORTING -127 (SOUTH)** 1/4" = 1'-0"



E5 **REPORTING - 127 (WEST)** 1/4" = 1'-0"



E6 **REPORTING - 127 (NORTH)** 1/4" = 1'-0"

209 south water street milwaukee, wisconsin 53204 t 414 319 3500
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1900 main street suite 309 sarasota, florida 34236 t 941 444 8845
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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
3 CONFORMED 02-19-21

INTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 19029101
SHEET NO: A803

STATE OF FLORIDA — JOHN J. HOLZ — AR96377 — REGISTERED ARCHITECT

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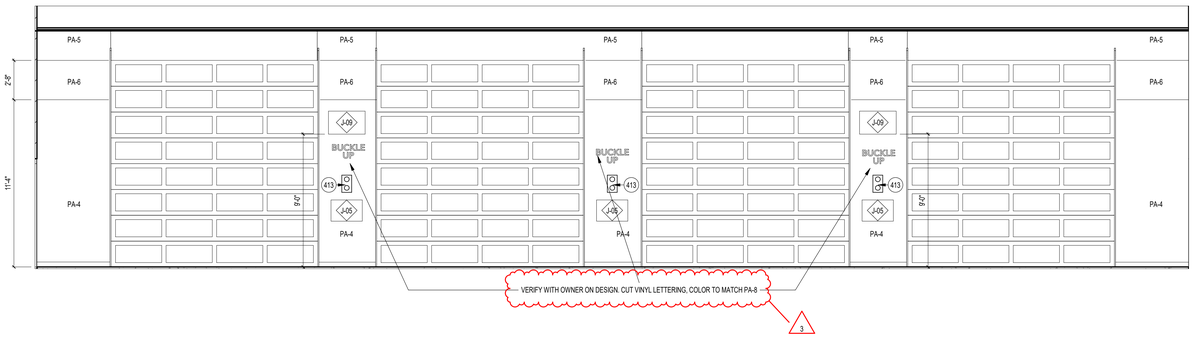
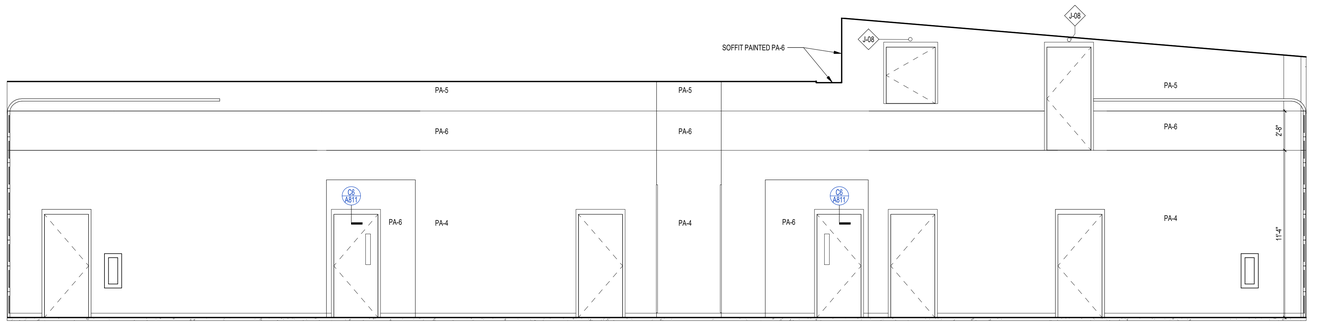
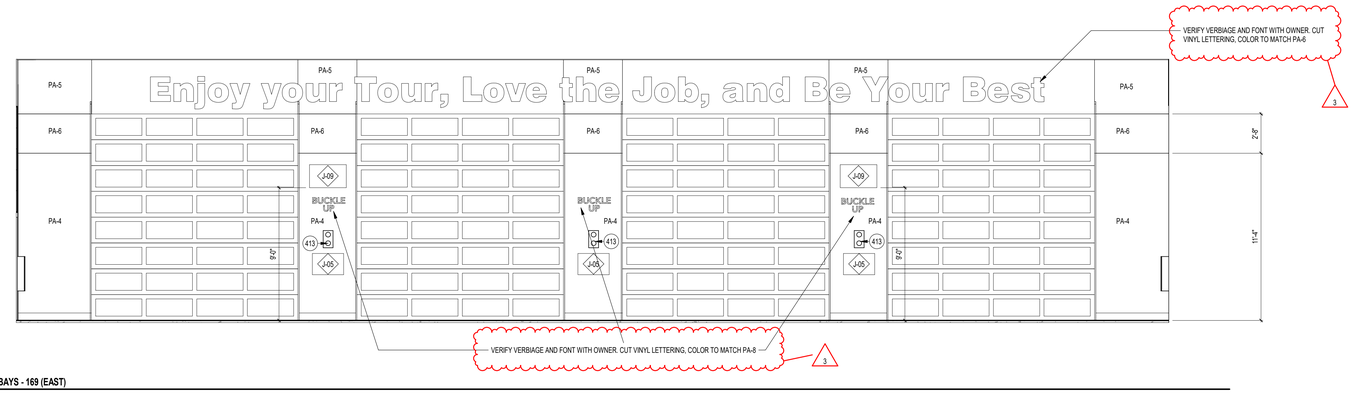


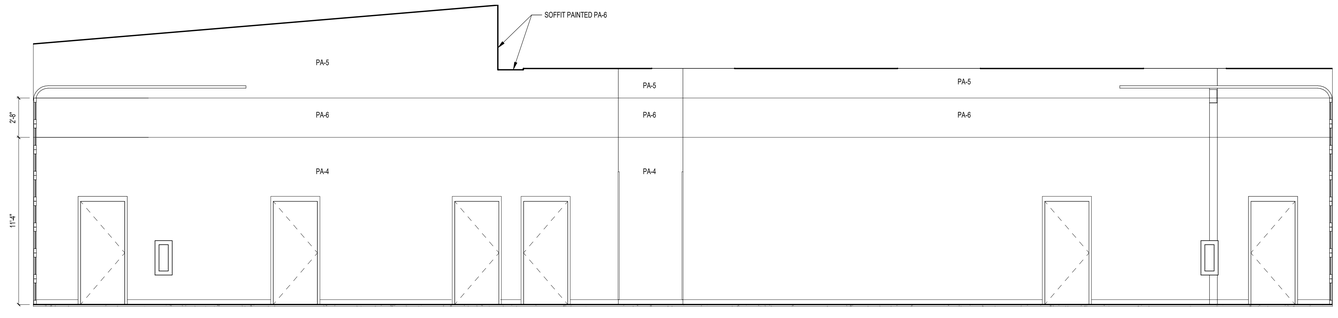
A1 **APPARATUS BAYS - 169 (WEST)**
1/4" = 1'-0"



B1 **APPARATUS BAYS - 169 (NORTH)**
1/4" = 1'-0"



D1 **APPARATUS BAYS - 169 (EAST)**
1/4" = 1'-0"



E1 **APPARATUS BAYS - 169 (SOUTH)**
1/4" = 1'-0"

INTERIOR ELEVATION SYMBOLS LEGEND

1 / A101 — INTERIOR DETAIL REFERENCE

X — INTERIOR ELEVATION NOTE

INTERIOR ELEVATION GENERAL NOTES

A. INTERIOR ELEVATION DIMENSIONS ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL.

CASEWORK GENERAL NOTES

A. REFER TO ROOM FINISH AND MATERIAL SCHEDULES FOR PLASTIC LAMINATE SELECTIONS.

B. PROVIDE BASE, AS LISTED IN ROOM FINISH SCHEDULE, AT ALL CASEWORK.

C. PROVIDE GROMMETS IN CASEWORK COUNTERTOPS WHEREVER ELECTRICAL OR COMMUNICATIONS OUTLETS ARE INDICATED IN KNEE SPACE BELOW. VERIFY LOCATION IN FIELD.

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E. PROVIDE 1-1/2" (MINIMUM) FILLERS AT PERPENDICULAR JUNCTION OF ALL CABINETS AND AT PERPENDICULAR JUNCTURE WITH ADJACENT WALL(S), UNLESS NOTED OTHERWISE. SCRIBE ALL EDGES AND APPLY SEALANT TO JOINTS.

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G. ALL SHELVING IN CASEWORK TO BE ADJUSTABLE UNLESS NOTED OTHERWISE.

H. SEE KEY TO ABBREVIATIONS FOR ADDITIONAL CASEWORK AND EQUIPMENT ABBREVIATIONS.

I. ALL FILE CABINETS TO ACCOMMODATE PENDAFLEX FILE SYSTEM.

KEYNOTES

MARK	DESCRIPTION
413	RED / GREEN LIGHT

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2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
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REVISIONS:
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INTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

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SHEET NO: A804

STATE OF FLORIDA — JOHN J. HOLZ — AR96377 — REGISTERED ARCHITECT

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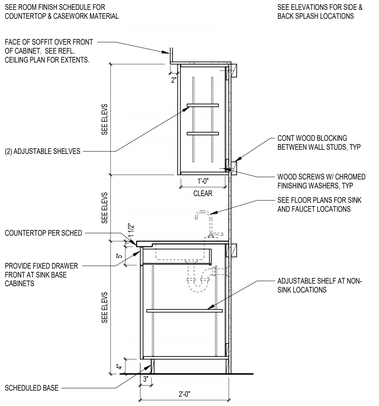
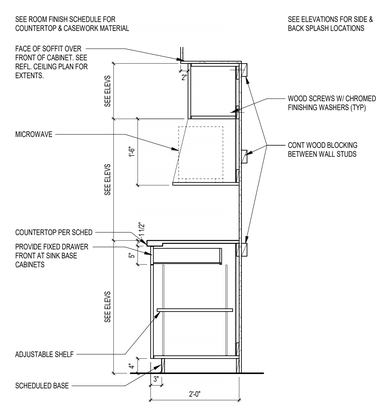
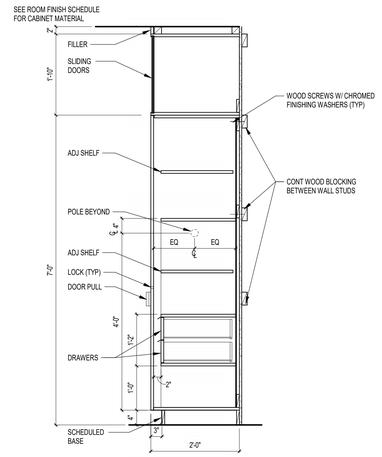


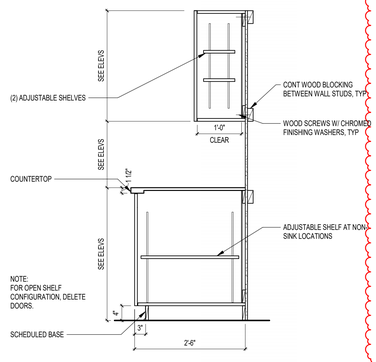
B1 **BASE & UPPER CABINET (243630)**
3/4" = 1'-0"



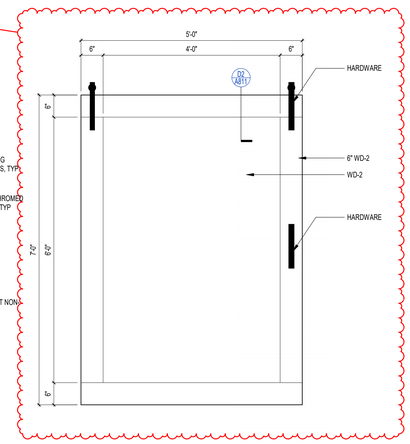
B2 **BASE & UPPER CABINET W/MICROWAVE**
3/4" = 1'-0"



B3 **BUNK ROOM WARDROBE (TYP.)**
3/4" = 1'-0"



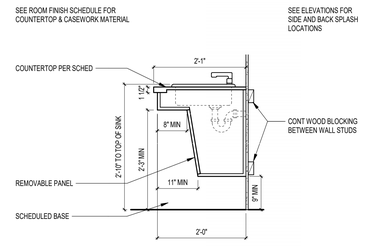
B4 **BASE & UPPER CABINET (303630)**
3/4" = 1'-0"



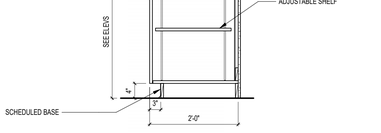
B5 **BARN DOOR DETAIL**
3/4" = 1'-0"

CONSTRUCTION ASSEMBLIES

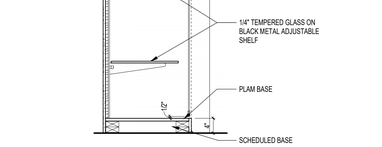
MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G589: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.



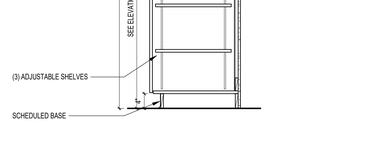
B6 **ADA COMPLIANT VANITY (ENCLOSED)**
3/4" = 1'-0"



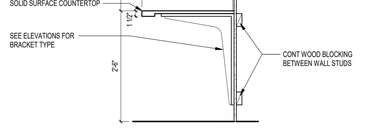
C1 **BASE CABINET FULL DOOR**
3/4" = 1'-0"



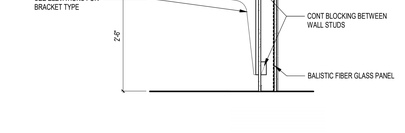
C2 **DISPLAY CABINET**
3/4" = 1'-0"



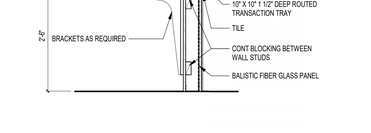
C3 **TWO DOOR FULL HEIGHT CABINET**
3/4" = 1'-0"



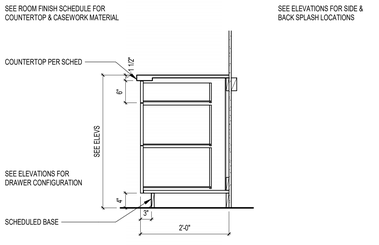
C4 **BUNK ROOM DESK AND SHELF**
3/4" = 1'-0"



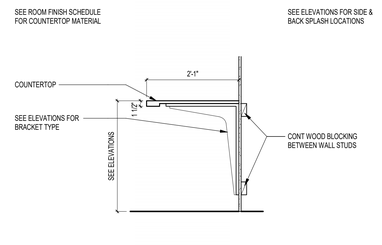
C5 **RECEPTION DESK AND TRANSACTION COUNTER**
3/4" = 1'-0"



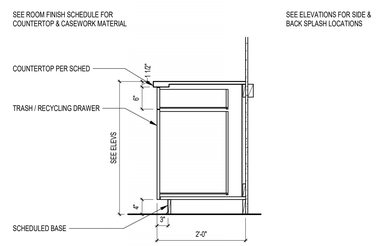
C6 **RECEPTION DESK PASS THROUGH TRAY**
3/4" = 1'-0"



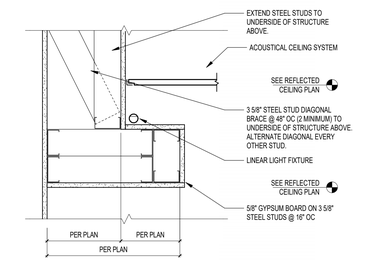
D1 **BASE CABINET DRAWERS (2436)**
3/4" = 1'-0"



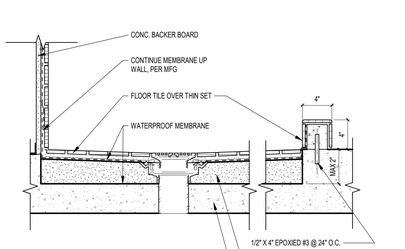
D2 **WRITING SURFACE**
3/4" = 1'-0"



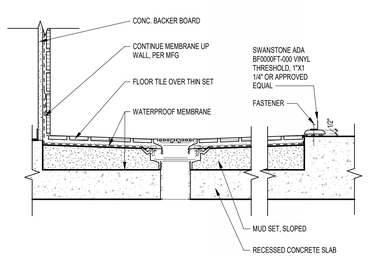
D3 **BASE CABINET TRASH/RECYCLING (2436)**
3/4" = 1'-0"



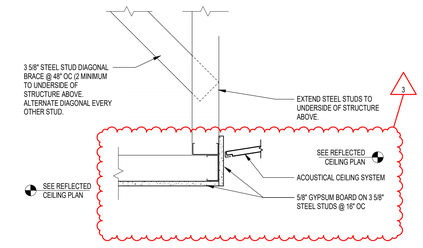
D4 **SOFFIT AT WALL W/ COVE LIGHT**
1 1/2" = 1'-0"



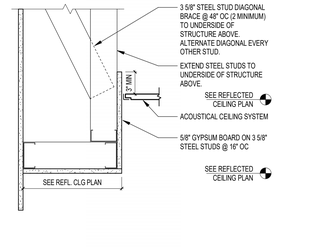
D5 **SHOWER FLOOR CURB DETAIL**
1 1/2" = 1'-0"



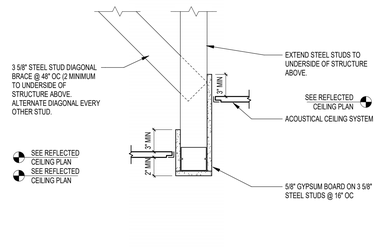
D6 **ADA SHOWER FLOOR DETAIL**
1 1/2" = 1'-0"



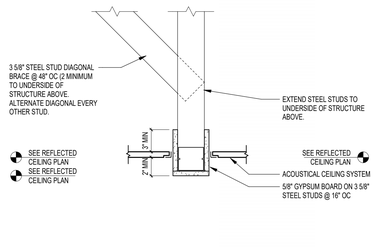
E1 **GWB CEILNG DETAIL**
1 1/2" = 1'-0"



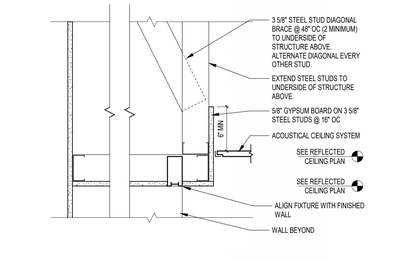
E2 **SOFFIT AT WALL**
1 1/2" = 1'-0"



E3 **NARROW BULKHEAD (UNEVEN CLG)**
1 1/2" = 1'-0"



E4 **NARROW BULKHEAD (EVEN CLG)**
1 1/2" = 1'-0"



E5 **SOFFIT AT WALL W/ RECESSED DOWN LIGHT**
1 1/2" = 1'-0"

pra
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FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
3 CONFORMED 02-19-21

INTERIOR DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A810

STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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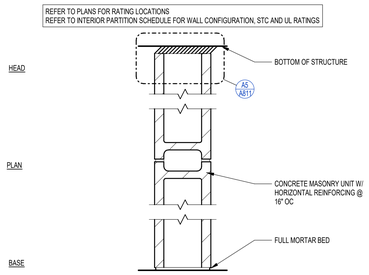
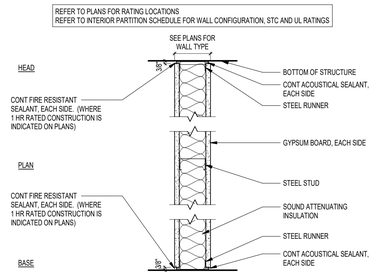
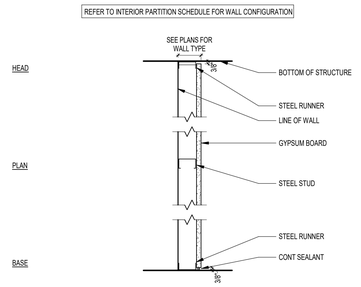


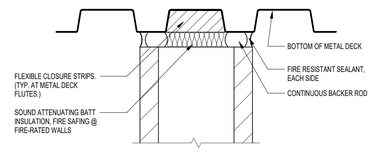
A2 **(S SERIES) MASONRY PARTITION**
1 1/2" = 1'-0"



A3 **(B SERIES) INTERIOR PARTITION**
1 1/2" = 1'-0"



A4 **(G SERIES) INTERIOR FURRING**
1 1/2" = 1'-0"



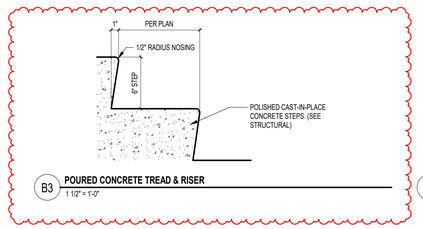
A5 **MASONRY PART CLOSURE @ MTL DECK**
3" = 1'-0"

CONSTRUCTION ASSEMBLIES

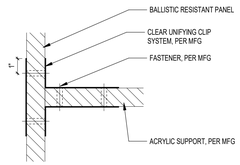
MARK	CONSTRUCTION DESCRIPTION
C1A	2x2 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C1B	2x4 LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD OVER METAL FRAMING. SEE CORRESPONDING DETAIL.
C4	ACRYLIC PLASTER OVER DENSGLASS SHEATHING
C14	EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
C18	EXTERIOR METAL CEILING: FLUSH SEAM METAL SOFFIT PANEL SYSTEM ON METAL FRAMING
R7	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON UNDERLAYMENT MEMBRANE ON R-20 RIGID INSULATION ON 1-1/2" METAL DECK OVER PRE-ENGINEERED TRUSSES.
R8	PREENGINEERED ALUMINUM ROOF CANOPY SYSTEM WITH INTEGRAL DRAINAGE SYSTEM.
S1	REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON DRAINAGE FILL.
S2	2 HR RATED FLOOR UL G689: REINFORCED CONCRETE ON METAL DECK ON LIGHT GAUGE METAL JOISTS W/ 5/8" TYPE 'X' GYPSUM WALLBOARD ON RESILIENT CHANNELS
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.

INTERIOR PARTITION SCHEDULE

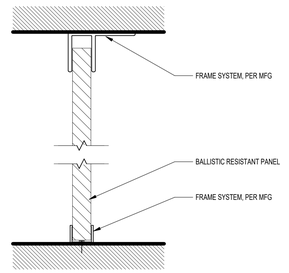
MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
SZ.1	8" CONCRETE MASONRY UNITS ONE LAYER 5/8" GYPSUM BOARD OVER 1-5/8" STEEL STUDS AND 1" RIGID INSULATION @ INTERIOR FACE DECORATIVE WOOD PANELING OVER 7/8" FURRING @ EXTERIOR FACE	1 HR	--	--
BD0	1-5/8" STEEL STUDS @ 16" OC 5/8" GYPSUM BOARD @ EACH FACE.	-		--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BG0.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
BG1	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
BL1	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	U419	3" MINERAL WOOL BATT
BLO.5	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	0.5 HR	U419	3-1/2" SOUND
GC0	7/8" STEEL FURRING CHANNELS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--
SN2	8" CONCRETE MASONRY UNITS	2 HR	U906	--
SS0	12" CONCRETE MASONRY UNITS	--	--	--
SS2	12" CONCRETE MASONRY UNITS	2 HR	U906	--



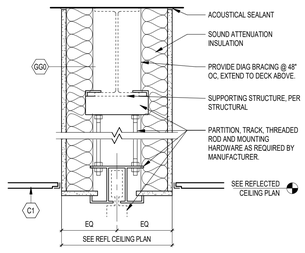
B3 **POURED CONCRETE TREAD & RISER**
1 1/2" = 1'-0"



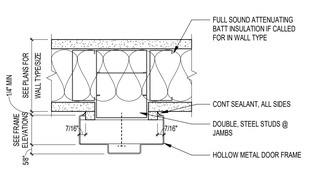
B4 **BALLISTIC PANEL SUPPORT**
3" = 1'-0"



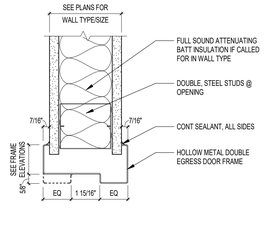
B5 **BALLISTIC PANEL DETAILS**
3" = 1'-0"



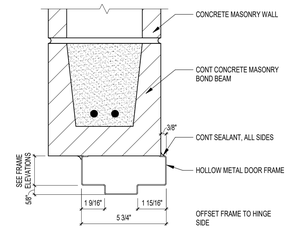
C3 **OPERABLE PARTITION HEAD**
1 1/2" = 1'-0"



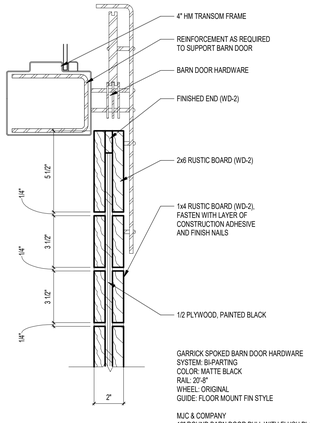
C4 **HM DOOR FRAME JAMB @ STL STUD PARTITION, FLUSH**
3" = 1'-0"



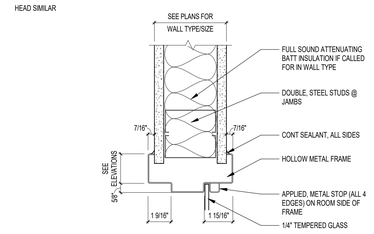
C5 **DOUBLE EGRESS HM FRAME HEAD**
3" = 1'-0"



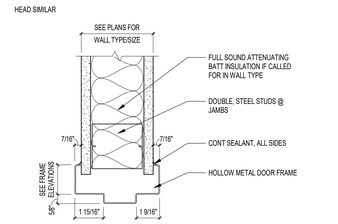
C6 **HM FRAME HEAD @ CMU PARTITION (BB)**
3" = 1'-0"



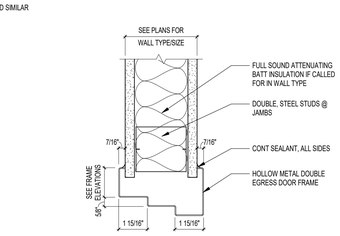
D2 **BARN DOOR & HARDWARE DETAIL**
3" = 1'-0"



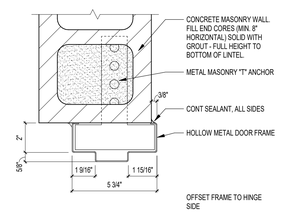
D3 **HM FRAME FIXED GLAZING HEAD/JAMB @ STL STUD PARTITION**
3" = 1'-0"



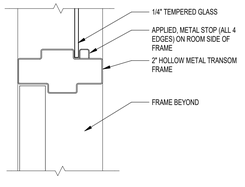
D4 **HM DOOR FRAME HEAD/JAMB @ STL STUD PARTITION**
3" = 1'-0"



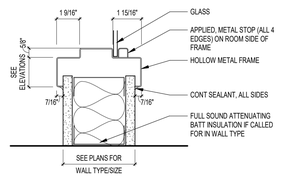
D5 **DOUBLE EGRESS HM FRAME JAMB**
3" = 1'-0"



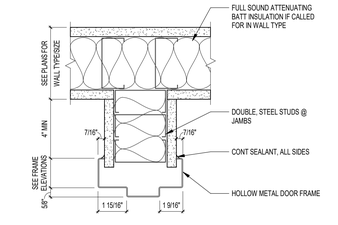
D6 **HM FRAME JAMB @ CMU PARTITION_1**
3" = 1'-0"



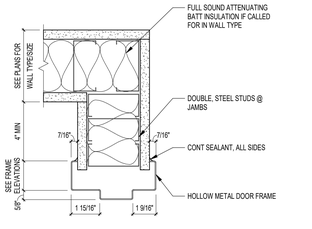
E2 **HM TRANSOM FRAME FIXED GLAZING W/ DOOR HEAD/JAMB, TYP**
3" = 1'-0"



E3 **HM FRAME FIXED GLAZING SILL @ STL STUD PARTITION**
3" = 1'-0"



E4 **HM DOOR FRAME JAMB @ STL STUD PARTITION, TYPICAL**
3" = 1'-0"



E5 **HM DOOR FRAME JAMB @ STL STUD PARTITION CORNER**
3" = 1'-0"

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STANDARD ABBREVIATIONS

[	CHANNEL
A	AIR (MEDICAL)
AC	ACOUSTICAL CEILING
ACM	ALUMINUM COMPOSITE MATERIAL, ASBESTOS CONTAINING MATERIAL
ADA	AMERICANS WITH DISABILITIES ACT
ADH	ADHESIVE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ATTD	ATTACHED
AWP	ACOUSTICAL WALL PANEL
B	BASE
B/	BOTTOM OF
BB	BULLETIN BOARD
BD	BOARD
BF	BARRIER FREE
BL	BLINDS, BORROWED LITE
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM OR BENCH MARK
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
C	CARPET
CAB	CABINET
CB	CATCH BASIN
CBD	CHALK BOARD
CC	CUBICLE CURTAIN
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMPT	COMPARTMENT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CR	CRASH RAIL, CARD READER
CRK	CORK (FLOORING)
CS	COMPUTER STATION
CT	CERAMIC TILE
CTR	CENTER OR COUNTER
CTSK	COUNTERSUNK
CUB	CUBICLE
CUH	CABINET UNIT HEATER
CURT	CURTAIN
DBL	DOUBLE
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DP	DEPTH OR DEEP
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBD	ELECTRONIC MARKER BOARD
EP	ELECTRICAL PANEL
EQ	EQUAL
ETR	EXISTING TO REMAIN
EW	EYE WASH
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WALL HEATER
EXP	EXPOSED
EXT	EXTERIOR
EXTG	EXISTING
F	FILLER
FAB	FABRIC
FB	FACE BRICK
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER (BRACKET MTD.)
FER	FIRE EXTINGUISHER IN (RECESSED CAB.)
FES	FIRE EXTINGUISHER IN (SURFACE MTD. CAB.)
FESR	FIRE EXTINGUISHER IN (SEMI-RECESSED CAB.)
FF	FACTORY FINISH, FINISH FLOOR
FG	FIRE RATED SAFETY GLASS
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FL	FLUSH
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FM	FLOOR MAT
FND	FOUNDATION
FR	FRAME
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
FV	FILM VIEWER, FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GR	GROUT
GRAN	GRANITE
GYP	GYPSUM
H	HEIGHT (HIGH)
HB	HOSE BIBB
HD	HAIR DRYER, HAND DRYER, HEAD OR HARD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IG	INSULATING GLASS
INSUL	INSULATION
INT	INTERIOR
IRWC	IMPACT RESISTANT WALL COVERING
JAN	JANITOR
JST	JOIST
JT	JOINT
KD	KNOCKED-DOWN
KO	KNOCK(ED)-OUT
KS	KNEE SPACE
KT	KEYBOARD TRAY
L	ANGLE
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LG	LONG, LAMINATED GLASS
LIN	LINOLEUM
LKR	LOCKER
LL	LEAD LINED
LSJ	LONG SPAN JOIST
LT	LIGHT
MAS	MASONRY
MAX	MAXIMUM
MBD	MARKER BOARD
MBL	MARBLE
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MG	MONOLITHIC FLOAT GLASS
MICRO	MICROWAVE
MIN	MINIMUM, MINUTE

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STANDARD ABBREVIATIONS

MISC	MISCELLANEOUS
MJT	MOVEMENT JOINT
MLAM	METAL LAMINATE
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NA	NOT APPLICABLE
NC	NURSE CALL STATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	OXYGEN
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHD	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
PA	PAINT
PAD	PAINT, DRYFALL
PAE	PAINT WITH EGGSHELL FINISH
PAF	PAINT WITH FLAT FINISH
PART	PARTITION
PAS	PAINT WITH SEMI-GLOSS FINISH
PASS	PASSAGE
PAT	PAINT WITH SATIN FINISH
PAX	PAINT, EPOXY
PBD	PARTICLE BOARD
PC	PRE-CAST
PE	POURED EPOXY
PERP	PERPENDICULAR
PG	PATTERNED GLASS
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PP	PUSH PLATE (BARRIER FREE DOOR ACTIVATOR)
PPT	PARAPET
PS	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FOOT
PT	PRESERVATIVE TREATED OR PORCELAIN TILE
PTD	PAPER TOWEL DISPENSER
PTM	PATCH TO MATCH
PTS	PNEUMATIC TUBE STATION
PU	POURED URETHANE
QT	QUARRY TILE
QTZ	QUARTZ SURFACING MATERIAL
R	RISER, RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RBR	RUBBER, RUBBER FLOORING
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING, REVERSE OSMOSIS
RST	RESILIENT STAIR TREAD
RT	RESILIENT TILE
RTU	ROOFTOP UNIT
S	SWITCH
SC	SPECIAL COATING
SCHD	SCHEDULE
SCONC	SEALED CONCRETE
SD	SOAP DISPENSER
SG	SPANDREL GLASS
SGT	STRUCTURAL GLAZED TILE
SHT	SHEET
SIM	SIMILAR
SL	SLATE
SLD	SOLID SURFACING MATERIAL
SM	SHEET METAL
SND/D	SANITARY NAPKIN DISPENSER/DISPOSAL UNIT
SPF	SPRAY POLYURETHANE FOAM
SPG	SPECIALTY GLASS
SQ	SQUARE
SS	STAINLESS STEEL
ST	STONE
STC	STORAGE CABINET
STCONC	STAINED CONCRETE
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURE OR STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
T	TREAD
T & G	TONGUE AND GROOVE
T/	TOP OF
TBD	TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERED OR TEMPORARY
TER	TERRAZZO
TH	THICK(NESS)
TLT	TOILET
TOB	TOP OF BEAM
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF SLAB OR TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TPG	TOPPING
TPH	TOILET PAPER HOLDER
TS	TUBING, STRUCTURAL OR TRANSITION STRIP
TV	TELEVISION OR TV OUTLET
TWC	TACKABLE WALL COVERING
TYP	TYPICAL
UC	UNDER COUNTER OR CABINET
UCD	UNDERCUT DOOR
UCL	UNDER CABINET LIGHT
UH	UNIT HEATER
UNEXC	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	VINYL
VAC	VACUUM
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VENT	VENTILATOR
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WIDTH OR WIDE
W/	WITH
W/O	WITHOUT
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WDWK	WOOD WORK
WF	WIDE FLANGE
WLHG	WALL HUNG
WRC	WARDROBE CABINET
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCEMENT

MATERIAL SCHEDULE

CODE	MATERIAL	NAME & NUMBER	MANUFACTURER	REV
SEALED CONCRETE - DIVISION 3				
SCONC-1	SEALED CONCRETE (CLEAR EPOXY)	SEE PROJECT MANUAL	--	
PCONC-1	POLISHED CONCRETE (GROUND AND POLISHED)	SALT AND PEPPER GRIND	--	
HANDRAILS AND RAILINGS - DIVISION 5				
PHR-1	PHOTOLUMINESCENT HAND RAIL COVER	STAIR SAFE-T-FIRST VINYL HAND RAIL COVER	TARKETT	
INTERIOR ARCHITECTURAL WOODWORK - DIVISION 6				
PLAM-1	PLASTIC LAMINATE	PINNACLE WALNUT 7992-38; FINE VELVET FINISH	WILSONART	
PLAM-2	PLASTIC LAMINATE	TWILIGHT ZEPHYR 4845-60; MATTE FINISH	WILSONART	
QTZ-1	QUARTZ	VIATERA, EQUINOX	LG HAUSYS	
QTZ-2	QUARTZ (FIRE)	CLASSIC COLLECTION, WILSHIRE RED	CAMBRIA	
QTZ-3	QUARTZ (POLICE)	LAZIO Q1018	WILSONART	
QTZ-4	QUARTZ (LOBBY)	UPPER WOLF JAW	WILSONART	
SLD-1	SOLID SURFACE	KIMBERLITE 9215CE	WILSONART	
SS-1	STAINLESS STEEL COUNTERTOP	STAINLESS STEEL COUNTERTOP	--	
WD-1	WOOD CLADDING	SPECIES CYPRESS STAIN GRADE, TONGUE AND GROOVE, 1/2" THICK X 3 1/2" WIDE RANDOM LENGTHS 2'-8'; PROVIDE CLASS A FIRE RATING, STAINED TO MATCH PLAM-1	--	
WD-2	WOOD CLADDING (RECLAMINED WOOD)	LEAN LINE, FADED RED-MIXED HARDWOOD COLLECTION	URBAN EVOLUTION	
*	PVC EDGE BANDING	TO BE DETERMINED	TO BE DETERMINED	
TILE - DIVISION 9				
CT-1	CERAMIC TILE (POLICE BAG AND TAG)	RETRO ACTIVE 2.0, VCO RARN412P, ROYAL NAVY 4 X 12 POLISHED	VIRGINA TILE - ANDREA SAVAGE 414-698-6168	
CT-2	CERAMIC TILE (POLICE BATHROOMS/ FIRE KITCHEN)	MYTHOLOGY UNDULATED SANTORINI 4" X 12" GLOSSY MY90	DALTILE	
CT-3	CERAMIC TILE (FIRE BATHROOMS)	SWITCHES, VCO SWCTG312 COTTON GLOSS 3" X 12"	VIRGINA TILE - ANDREA SAVAGE 414-698-6168	
CT-4	CERAMIC TILE (FIRE BATHROOMS)	SWITCHES, VCO SWCG312 COAL GLOSS 3" X 12"	VIRGINA TILE - ANDREA SAVAGE 414-698-6168	
CT-5	CERAMIC TILE (FIRE BATHROOMS)	SWITCHES, VCO SWLR312 LIPSTICK RED 3" X 12"	VIRGINA TILE - ANDREA SAVAGE 414-698-6168	
PT-1	PORCELAIN TILE (FLOOR)	PORFOLIO PF09 CHARCOAL 12" X 24" MATTE FINISH	DALTILE	
PT-2	PORCELAIN TILE (FLOOR MOSAIC)	PORFOLIO PF09 CHARCOAL 2" X 2" MATTE FINISH	DALTILE	
PT-3	PORCELAIN TILE (BASE)	PORFOLIO PF09 CHARCOAL 6" X 12" COVE BASE	DALTILE	
PT-4	PORCELAIN TILE (BASE)	PORFOLIO PF09 CHARCOAL 6" X 24" MATTE FINISH	DALTILE	
PT-5	PORCELAIN TILE (RECEPTION DESK)	PANORAMIC, METALIC SELECTION, OBSIDIAN 63" X 126", MATTE	DALTILE	
TR-1	TRIM	JOLLY, BRUSHED CHROME ANODIZED ALUMINUM	SCHLUTER	
TR-2	TRIM	FINEC, MGS MATTE BLACK	SCHLUTER	
GR-1	GROUT	FUSION PRO CHARCOAL #60	CUSTOM BUILDING PRODUCTS	
GR-2	GROUT	FUSION PRO DELOREAN GRAY #165	CUSTOM BUILDING PRODUCTS	
GR-3	GROUT	FUSION PRO PLATINUM #115	CUSTOM BUILDING PRODUCTS	
ACOUSTICAL CEILING - DIVISION 9				
AC-1	ACOUSTICAL CEILING	OPTIMA 9/16" SQUARE TEGULAR #3251, 24" X 24" X 1" WITH 9/16" PRELUDE WHITE GRID	ARMSTRONG	3
AC-2	ACOUSTICAL CEILING	OPTIMA CONCEALED #8537 BEVELED CONCEALED 15/16, 24" X 48" X 1" WITH 15/16" PRELUDE WHITE GRID	ARMSTRONG	
LINEAR WOOD CEILING - DIVISION 9				
DEFS-1	ACRYLIC CEILING OVER SHEATHING	TO BE DETERMINED	--	3
ATHLETIC FLOORING - DIVISION 9				
RUAF-1	RUBBER-POLYURETHANE ATHLETIC FLOORING	RALLY ES503 RAIDERS	ECORE	
RESILIENT FLOORING - DIVISION 9				
RB-1	RESILIENT BASE	4" RUBBER BASE; 63 BURNT UMBER	TARKETT	
SDT-1	STATIC DISSPATIVE TILE	IQ GRANIT SD 710 FULL MOON, 24" X 24"	TARKETT	
RST-1	RESILIENT STAIR TREAD	RUBBER TREAD WITH INTEGRATED RISER FOR THE VISUALLY IMPAIRED. RAINSTORM LB9 HAMMERED TEXTURED WITH PHOTO LUMINESCENTS VINYL INSERT	TARKETT	
RBR-1	RUBBER TILE (STAIR LANDING)	24" X 24" RUBBER TILE, HAMMERED TEXTURE COLOR RAINSTORM LB9	TARKETT	
TS-1	TRANSITION STRIP (FOR STD TO CONCRETE)	VINPRO-U BRUSHED CHROME ANODIZED ALUMINUM	SCHLUTER	
CARPET - DIVISION 9				
C-1	CARPET (POLICE)	11471 BLOCKADE COLOR 54607 FRENCH NAVY, 24" X 24" WITH ER3 BACKING	TARKETT	
C-2	CARPET (TRAINING ROOM)	11471 BLOCKADE COLOR 54605 BASE GREY, 24" X 24" WITH ER3 BACKING	TARKETT	
TS-2	TRANSITION STRIP (FROM TILE TO CONC AND CARPET TO CONC)	RENO-U SATIN ANODIZED ALUMINUM	SCHLUTER	
WALL COVERING - DIVISION 9				
WC-1	WALLCOVERING	TYPE 2 WALLCOVERING, GRAPHIC BY OTHERS	MDC	
ACOUSTICAL WALL PANEL - DIVISION 9				
AWP-1	ACOUSTICAL WALL PANEL	ZINTRA ACOUSTIC PANEL, OCHRE, 9' X 4' X 2", TO BE INSATLLED WITH Z-CLIPS	MDC	
AWP-2	ACOUSTICAL WALL PANEL	ZINTRA ACOUSTIC PANEL, PEWTER, 9' X 4' X 2", TO BE INSATLLED WITH Z-CLIPS	MDC	
PAINTING / STAINING - DIVISION 9 (REFER TO ROOM FINISH SCHEDULE FOR FINISH DESIGNATION) PAD, PAE, PAF, PAS, PAT or PAX				
PA-1	PAINT	1597 PEBBLE BEACH	BENJAMIN MOORE	
PA-2	PAINT	1600 TIMBER WOLF	BENJAMIN MOORE	
PA-3	PAINT	1601 HEARTHSTONE	BENJAMIN MOORE	
PA-4	PAINT	1602 GUNMETAL	BENJAMIN MOORE	
PA-5	PAINT	SW7069 IRON ORE	SHERWIN WILLIAMS	
PA-6	PAINT	SW7588 SHOW STOPPER	SHERWIN WILLIAMS	
PA-7	PAINT	SW7602 INDIGO BATIK	SHERWIN WILLIAMS	
PA-8	PAINT	SW7006 EXTRA WHITE	SHERWIN WILLIAMS	
STN-1	STAIN	WHITE MAPLE PLAIN SLICED - COCOA BEAN	MASONITE	
MISC SPECIALTIES - DIVISION 10				
SC-1	SHOWER CURTAIN	FOLLOW ME, COLOR OYSTER 72" WIDE	INPRO	
CG-1	CORNER GUARD	1" WING STAINLESS STEEL CORNER GUARD - FULL HEIGHT	INPRO	
FRP-1	FIBERGLASS REINFORCED PLASTIC	CLASS A PEBBLE TEXTURE, WHITE	MARLITE	
MBD-1	MARKERBOARD	5' X 8' C-MGMI-58	CLARIDGE	3
MBD-2	MARKERBOARD	HUDDLE SERIES 5' X 4' EXECUTIVE COLOR DIAMOND	DEKO	
*	TOP & END CAPS	TO BE DETERMINED	TO BE DETERMINED	
LOCKERS - DIVISION 10				
LKR-1	PLASTIC Z-LOCKERS	CHARCOAL GRAY S215	BRADLEY	
PRE MANUFACTURED CABINETS - DIVISION 12				
CAB-1	SOLID PLASTIC CABINETS	STARBOARD, COLOR TO BE SELECTED DURING SHOP DRAWINGS	KING PLASTIC	
WINDOW TREATMENT - DIVISION 12				
RS-1	ROLLER SHADE	TRUE PERFORMANCE MANUAL SOLAR SHADE, 3% OPEN; FABRIC CROSSHATCH R300 WHITE/PLATINUM, FASCIA TO BE BLACK	SWF	
RS-2	ROLLER SHADE	TRUE PERFORMANCE DUAL MANUAL SOLAR SHADE, 3% OPEN; FABRIC CROSSHATCH R300 WHITE/PLATINUM AND ENTERPRISE BLACKOUT LIGHT GRAY, FASCIA TO BE BLACK	SWF	

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH				CEILING		CASEWORK		COMMENTS	REV
				NORTH	EAST	SOUTH	WEST	TYPE	FINISH	CABINET	COUNTERTOP		
FIRST FLOOR													
100	LOBBY	PCONC-1	RB-1	PAT-1,3,7/PT-7/CT-2/WD-1	PAT-1	PAT-1,3/PT-5	PAT-1,3/PT-5	SUSP/GYP/MTL	AC-1/PAF-1,7	PLAM-1	SLD-1	1,2,3,21	1
101	SAFE	C-2	RB-1	PAT-2	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--	19	1
102	TLT	PT-1	PT-3	WT-3	WT-3	WT-3	WT-3	GYP	PAX-1	--	--	25	1
103	TLT	PT-1	PT-3	WT-3	WT-3	WT-3	WT-3	GYP	PAX-1	--	--	25	1
104	CORRIDOR	PCONC-1	RB-1	PAT-1	PAT-1	--	PAT-1	SUSP/GYP	AC-1/PAF-7	--	--		1
105	TRAINING ROOM	C-2	RB-1	PAT-1/WC-1	PAT-2	PAT-1	PAT-2	SUSP	AC-2	--	--	1,19	1
106	RECEPTION	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1	SLD-1	4	1,3
107	STAFF ASST.	PCONC-1	RB-1	PAT-1	PAT-1,2	PAT-1	PAT-1	SUSP	AC-1	PLAM-1	PLAM-2	3,20	1
108	STOR.	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
109	CORRIDOR	PCONC-1	RB-1	PAT-1,7/CT-1	PAT-1	PAT-1,7/CT-1	PAT-1	SUSP/GYP	AC-1/PAF-7	PLAM-1	SLD-1/SS-1	1,5,6	1,3
110	TLT	PT-2	PT-3	WT-3	WT-3	WT-3	WT-3	GYP	PAX-1	PLAM-1	SLD-1	7,8,9	1
111	TLT	PT-2	PT-3	WT-3	WT-3	WT-3	WT-3	GYP	PAX-1	PLAM-1	SLD-1	7,8,9	1
112	JAN	SCONC-1	RB-1	FRP-1/PAX-1	PAX-1	PAX-1	FRP-1/PAX-1	SUSP	AC-1	--	--	10	1
113	PD IT	SDT-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
114	FD IT	SDT-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
115	CAPTAIN	C-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-7	SUSP	AC-1	--	--	20	1
116	CONF ROOM	C-1	RB-1	PAT-7	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--	18	1
117	COMMANDER	C-1	RB-1	PAT-1	PAT-7	PAT-1	PAT-1	SUSP	AC-1	--	--	20	1
118	PATROL SERGEANT	C-1	RB-1	PAT-1	PAT-7	PAT-1	PAT-1	SUSP	AC-1	--	--		1
118.1	STOR.	C-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
119	DET. SERGEANT	C-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-7	SUSP	AC-1	--	--		1
119.1	STOR												
120	ROLL-CALL ROOM	PCONC-1	RB-1	PAT-1	PAT-7	PAT-1/AWP-2	PAT-1	SUSP	AC-2	--	--	1,19	1
121	STOR.	VT-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
122	HARD INTERVIEW	PCONC-1	RB-1	PAT-1	PAT-1	PAT-2	PAT-1	GYP	PAF-1	--	--		1
123	DETECTIVES	C-1	RB-1	PAT-1	PAT-2	PAT-1	PAT-1	SUSP	AC-1	--	--	20	1
124	HARD INTERVIEW	PCONC-1	RB-1	PAT-2	PAT-1	PAT-1	PAT-1	GYP	PAF-1	--	--		1
125	HARD TLT	PT-1	PT-3	WT-3	WT-3	WT-3	WT-3	GYP	PAX-1	--	--	8	1
126	SHELL SPACE	--	--	--	--	--	--	--	--	--	--		
127	REPORTING	PCONC-1	RB-1	PAT-1	PAT-6	PAT-1	PAT-1	SUSP	AC-1	PLAM-1	PLAM-2	20	1
128	FITNESS ROOM	RAUF-1	RB-1	PAT-1	PAT-1,3,6,7,8	PAT-1	PAT-1	SUSP	AC-1	--	--	1,20	1
129	CORRIDOR	PCONC-1	RB-1	PAT-1,6,7	PAT-1	PAT-2	PAT-1	SUSP	AC-1	--	--	1	1
130	LAUNDRY	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	CT-2	SUSP	AC-1	PLAM-1	SLD-1	8	1
131	KITCHEN	PCONC-1	RB-1	PAT-1,6/CT-2	PAT-6	PAT-1,6	PAT-1,6	SUSP/GYP	AC-1/LWC-1/PAF-6	PLAM-1/WD-2	QTZ-1,2	1,11,12,13,18,20,22	1
132	DINING ROOM	PCONC-1	RB-1	PAT-1	PAT-1,6	PAT-2	PAT-6	SUSP	AC-1/LWC-1	--	--	1,13,20	1
133	SCREENED PORCH	PCONC-1	RB-1	--	--	--	--	--	--	CAB-1	SLD-1		3
134	PRIVATE GARAGE	PCONC-1	RB-1	PAT-9	PAT-9	WD-1	WD-1	GYP	PAF-1	--	--		1
135	BUNK 1	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14	1
136	BUNK 2	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14	1
137	LT OFFICE	PCONC-1	RB-1	PAT-1	PAT-6	PAT-1	PAT-1	SUSP	AC-1	--	--	20	1
138	LT BUNK	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
139	LT BUNK	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
140	BUNK 3	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
141	STOR	SCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
142	STOR	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
143	ELEC	SCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
144	BUNK 6	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
145	TLT	PCONC-1/PT-2	PT-3,4	WT-2, PAX-2	WT-1,PAX-2	WT-1,PAX-2	WT-1,PAX-2	GYP	PAX-2	PLAM-1	SLD-1	3,9,15,16,17	1
146	BUNK 4	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
147	TLT	PCONC-1/PT-2	PT-3,4	WT-1,PAX-2	WT-1,PAX-2	WT-2,PAX-2	WT-1,PAX-2	GYP	PAX-2	PLAM-1	SLD-1	3,9,15,16,17	1
148	BUNK 5	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
149	BUNK 7	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
150	JAN	SCONC-1	RB-1	PAX-1	PAX-1	PAX-1/FRP-1	PAX-1/FRP-1	SUSP	AC-1	--	--	10	1
151	ADA TLT	PCONC-1/PT-2	PT-3,4	WT-1,PAX-2	WT-2,PAX-2	WT-1,PAX-2	WT-1,PAX-2	GYP	PAX-2	PLAM-1	SLD-1	3,9,15,16,17	1
152	TYP TLT	PCONC-1/PT-2	PT-3,4	WT-1,PAX-2	WT-1,PAX-2	WT-1,PAX-2	WT-2,PAX-2	GYP	PAX-2	PLAM-1	SLD-1	3,9,15,16,17	1
153	BATT OFFICE	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-6	SUSP	AC-1	--	--	20	1
154	BATT BUNK	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14	1
155	BUNK 11	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
156	BUNK 10	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
157	BUNK 9	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
158	BUNK 8	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1/PLAM-1 SHELF	SLD-1	14,19	1
159	DAYROOM	PCONC-1	RB-1	AWP-1	PAT-2	PAT-2	PAT-2	SUSP/GYP	AC-1/PAF-1	--	--	1	1
160	STOR	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
161	INSPECTOR	PCONC-1	RB-1	PAT-1	PAT-6	PAT-1	PAT-1	SUSP	AC-1	--	--		1
162	CONF ROOM	PCONC-1	RB-1	PAT-1	AWP-1	PAT-1	PAT-1	SUSP	AC-1	PLAM-1	SLD-1		1,3
163	VEST	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
164	DECON.	PCONC-1	RB-1	FRP-1	FRP-1	FRP-1	FRP-1	GYP	PAX-1	--	--		
165	DECON TLT	PT-2	PT-3	CT-3,4,5	CT-3,4,5	CT-3,4,5	CT-3,4,5	GYP	PAX-1	--	--	3,9,15,16,17	1
166	VEST	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
167	EMS	PSCONC-1	RB-1	PAS-1	PAS-1	PAS-1	PAS-1	SUSP	AC-1	PLAM-2	PLAM-1		
168	STAIR	RBR-1/RST-1	RB-1	PAS-1	PAS-1	PAS-1	PAS-1	--	--	--	--	23,24	
169	APPARATUS BAYS	PCONC-1	RB-1	PA-1,4,5,6	PA-1,4,5,6	PA-1,4,5,6	PA-1,4,5,6	DEFS-1	PAF-5	--	--	1	1,3
170	ELEC	SCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	EXP	--	--	--		1
171	TURNOUT	PCONC-1	RB-1	PA-1	PA-1	PA-1	PA-1	GYP	PAF-1	--	--		1
172	WORKSHOP	SCONC-1	RB-1	PAS-1	PAS-1	PAS-1	PAS-1	GYP	PAF-1	PLAM-1	BUTCHER BLOCK		1
173	SCBA	SCONC-1	RB-1	PAS-1	PAS-1	PAS-1	PAS-1	GYP	PAF-1	--	--		1
174	GENERATOR	--	--	--	--	--	--	--	--	--	--		
175	CORRIDOR	PCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
176	ELEC	SCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	SUSP	AC-1	--	--		1
MEZZANINE LEVEL													
200	STAIR	RBR-1/RST-1	RB-1	PAS-1	PAS-1	PAS-1	PAS-1	--	--	--	--	23,24	
201	TRAINING	RBR-1	RB-1	PAS-1	PAS-1	PAS-1	PAS-1	EXP	PAF-5	--	--		
202	MECH	SCONC-1	RB-1	PAT-1	PAT-1	PAT-1	PAT-1	EXP	PAF-5	--	--		1

REVISED MATERIAL/ROOM FINISH SCHEDULE INFORMATION IS INDICATED AS 1, 3 IN THE "REV" COLUMN OF THE MATERIAL/ROOM FINISH SCHEDULES. INDICATED MATERIAL/ROOM FINISHES ARE SUBJECT TO MODIFICATIONS OR ADDITIONAL INFORMATION APPLICABLE TO THE ISSUANCE. PLEASE REVIEW ALL INFORMATION OF INDICATED MATERIAL/ROOM FINISHES THOROUGHLY.

3

ROOM FINISH GENERAL NOTES:

A. ALL SILLS TO BE SLD-1.
B. ALL FACES AND UNDERSIDES OF SOFFITS TO BE PAINTED ADJACENT WALL COLOR.
C. PAINT ALL MISC. METAL/GRILLES, ETC. TO MATCH PAINT OF ADJACENT WALL.
D. CT-1,2,3,4,5 TO BE INSTALLED IN A 1/3 OFFSET.
E. PT-1 TO BE INSTALLED IN A 1/2 OFFSET.
F. REFER TO FLOOR FINISH PLANS FOR CORNER GUARDS LOCATIONS.

3

ROOM FINISH SCHEDULE COMMENTS:

1. REFER TO ELEVATIONS FOR DETAILS.
2. **NOT USED**
3. REFER TO FLOOR FINISH PLANS FOR DETAIL.
4. WORK SURFACE AND TRANSACTION COUNTER TO BE QTZ-1.
5. PROVIDE SS-1 AT THE NORTH CORRIDOR COUNTER; PROVIDE QTZ-3 AT THE SOUTH CORRIDOR COUNTER.
6. PROVIDE CT-1 BETWEEN COUNTER AND UPPER CABINETS.
7. PROVIDE LOCKERS LKR-1.
8. CT-2 TO BE INSTALLED FULL HEIGHT.
9. PROVIDE SC-1.
10. PROVDIE FRP-1 AT MOP SINK 4'-0" AFF WITH PA-1 ABOVE.
11. PROVIDE CT-2 BETWEEN COUNTER AND UPPER CABINETS.
12. CASEWORK TO BE PLAM-1 WITH QTZ-2 TOPS.
13. REFER TO THE REFLECTED CEILING PLAN FOR DETAILS.
14. PROVIDE TWC-1 BETWEEN WORKSUREFACE AND SHELF.
15. REFER TO TYPICAL FIRE STATION WALL TILE PATTERN FOR DETAILS.
16. PROVIDE PT-2 AT SHOWERS AND PCONC-1 IN BATHROOMS. REFER TO THE FLOOR FINISH PLANS.
17. PROVIDE PT-4 BASE AT PCONC-1 FLOOR AND PT-3 BASE WITH PT-2 FLOOR.
18. PROVIDE WD-2 ON DRAWER, DOORS AND END PANELS OF ISLAND, WITH QTZ-1.
19. PROVIDE RS-2 AT EXTERIOR WINDOWS.
20. PROVIDE RS-1 AT EXTERIOR WINDOWS.
21. PROVIDE TR-2 AT OUT SIDE CORNERS OF PT-7.
22. PROVIDE GR-1 WITH CT-2 BACKSPLASH.
23. PROVIDE PHR-1 CAP AT HANDRAIL.
24. PROVIDE RBR-1 AT LANDINGS AND RST-1 ON STAIRS.
25. CT-2 TO STOP AT 4'-8" OR FULL TILE, PAINT ABOVE

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"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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THE CITY OF NORTH PORT FIRE STATION NO. 86 & POLICE SUBSTATION

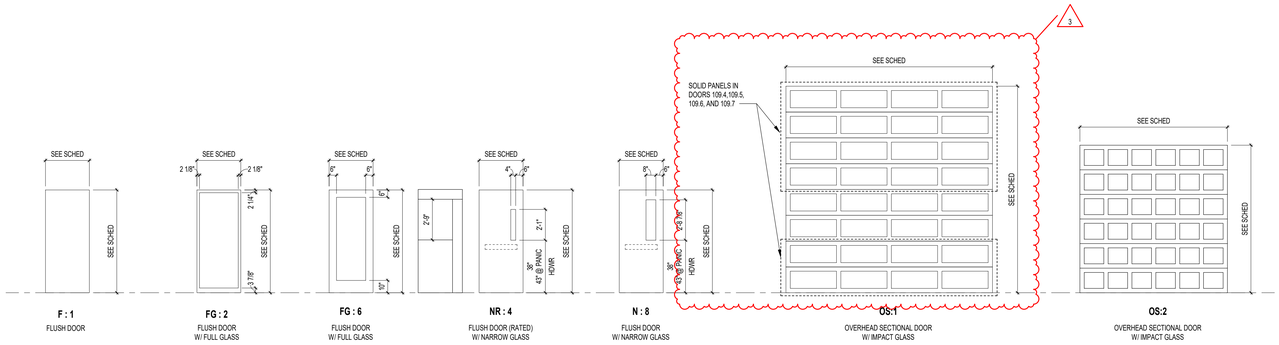
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:
1 RFIs 12-02-20
3 CONFORMED 02-19-21

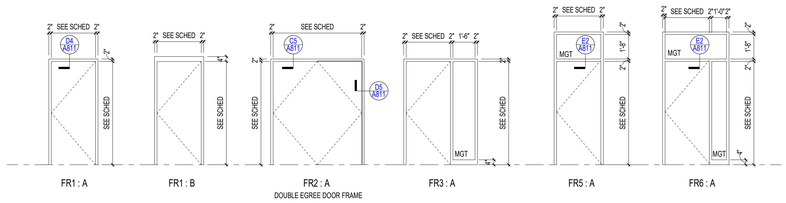
ABBREVIATIONS, ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE

CONSTRUCTION DOCUMENTS

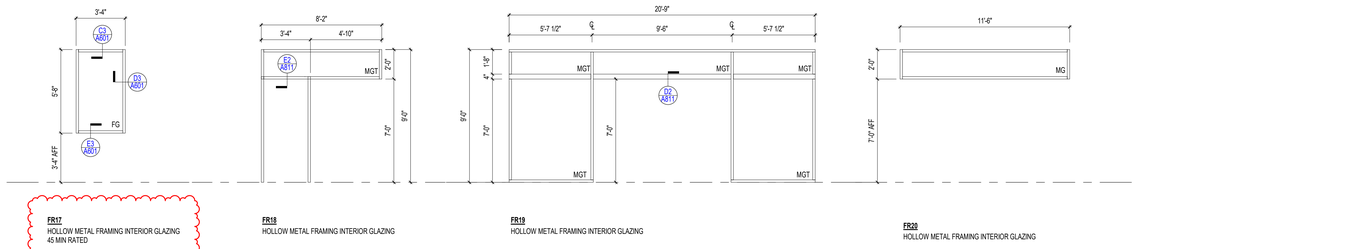
DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A890

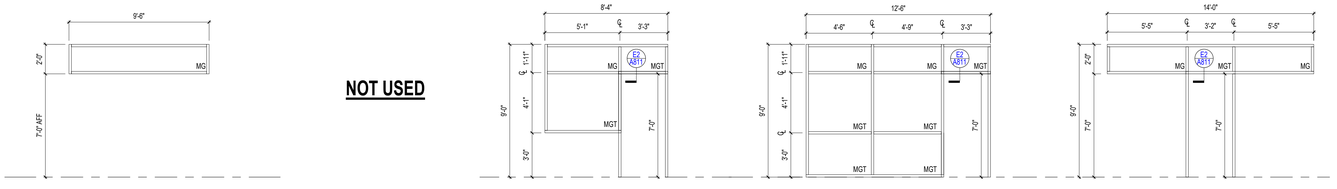


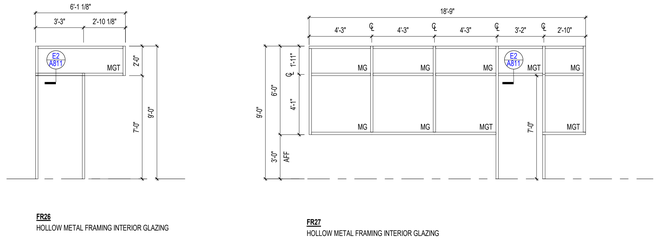
DOOR TYPES



FRAME TYPES







HOLLOW METAL FRAME ELEVATIONS

DRAWN BY: KJP 2/24/2021 10:33:23 AM

DOOR SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR GLASS	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	ASSEMBLY RATING	HARDWARE GROUP	COMMENTS	REV
FIRST FLOOR														
100	100	LOBBY	3'-0"W x 3'-0"W x 8'-10"H	FG : 6	ALUM	ANOD	IGT	AL : 14	ALUM	ANOD	-	1	2,3	
101	101	SAFE	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR : 26	HM	PA	-	21		
102	102	TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	33	5	
103	103	TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	33	5	
105.1	105	TRAINING ROOM	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR6 : A	HM	PA	-	10		
105.2	105	TRAINING ROOM	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR6 : A	HM	PA	-	10		
105.3	105	TRAINING ROOM	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	5		3
108.1	108	STOR.	2'-6"W / 2'-6"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	18		
108.2	108	STOR.	2'-6"W / 2'-6"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	18		
109.1	109	CORRIDOR	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR5 : A	HM	PA	-	14	2,3	
109.2	109	CORRIDOR	3'-6"W x 7'-0"H	F : 1	HM	PA	-	AL : 09	ALUM	ANOD	-	2	2,3	
110	110	TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	33		
111	111	TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	33		
112	112	JAN	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	20		
113	113	PD IT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	15	2,3	
114	114	FD IT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	15	2,3	
115	115	CAPTAIN	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 23	HM	PA	-	24		
116	116	CONF ROOM	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 24	HM	PA	-	26		
117	117	COMMANDER	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 23	HM	PA	-	24		
118	118	PATROL SERGEANT	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 23	HM	PA	-	24		
118.1	118	PATROL SERGEANT	2'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	26		
119.1	119	DET. SERGEANT	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 23	HM	PA	-	24		
119.2	119	DET. SERGEANT	2'-6"W / 2'-6"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	18		
120.1	120	ROLL-CALL ROOM	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	10		
120.2	120	ROLL-CALL ROOM	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	2		
121	121	STOR.	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	20		
122	122	HARD INTERVIEW	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR3 : A	HM	PA	-	24		
123	123	DETECTIVES	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 25	HM	PA	-	24		
124	124	HARD INTERVIEW	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR3 : A	HM	PA	-	24		
125	125	HARD TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	33		
126.1	126	SHELL SPACE	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	15	2,3	
126.2	126	SHELL SPACE	3'-6"W x 7'-0"H	F : 1	STL	PA	-	FR1 : B	HM	PA	-	2	2,3	3
126.3	126	SHELL SPACE	3'-6"W x 7'-0"H	F : 1	HM	PA	-	AL : 09	ALUM	ANOD	-	2	2,3	
127	127	REPORTING	3'-0"W x 7'-0"H	FG : 6	WD	STN	FG	FR5 : A	HM	PA	45 MIN	22		
128	128	FITNESS ROOM	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 27	HM	PA	-	27		
129.1	129	CORRIDOR	2'-6"W / 2'-6"W x 9'-2"H	F : 1	WD	STN	-	FR2 : A	HM	PA	20 MIN	12	1	
129.2	129	CORRIDOR	2'-6"W / 2'-6"W x 9'-2"H	F : 1	WD	STN	-	FR2 : A	HM	PA	20 MIN	12	1	
129.3	129	CORRIDOR	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR5 : A	HM	PA	45 MIN	16	2,3	
130	130	LAUNDRY	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR5 : A	HM	PA	-	30		
132.2	132	DINING ROOM	3'-0"W x 7'-0"H	FG : 6	ALUM	ANOD	IGT	FR5 : A	ALUM	ANOD	-	8	2,3	
133	133	SCREENED PORCH	3'-0"W x 7'-9"H	FG : 6	ALUM	ANOD	-	SC : 28	ALUM	ANOD	-	3		
134.1	134	PRIVATE GARAGE	3'-0"W x 7'-0"H	FG : 6	HM	PA	FG	FR5 : A	HM	PA	45 MIN	16		
134.2	134	PRIVATE GARAGE	10'-0"W x 10'-0"H	OS : 2	MFG	MFG, RED	IGT	PER MFR	MFG	MFG	-	-		
135	135	BUNK 1	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
136	136	BUNK 2	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
137	137	LT OFFICE	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR5 : A	HM	PA	20 MIN	25		
138	138	LT BUNK	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	32		
139	139	LT BUNK	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	-	32		
140	140	BUNK 3	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
141	141	STOR	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	17	2,3	
142.1	142	STOR	2'-0"W / 2'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	19		
142.2	142	STOR	2'-0"W / 2'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	19		
143	143	ELEC	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	23		
144	144	BUNK 6	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
145	145	TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	35		
146	146	BUNK 4	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
147	147	TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	35		
148	148	BUNK 5	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
149	149	BUNK 7	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
150	150	JAN	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	22		
151	151	ADA TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	35		
152	152	TYP TLT	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	35		
153	153	BATT OFFICE	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR1 : A	HM	PA	20 MIN	25		
154	154	BATT BUNK	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : B	HM	PA	-	32		
155	155	BUNK 11	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
156	156	BUNK 10	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
157	157	BUNK 9	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
158	158	BUNK 8	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	34		
159	159	DAYROOM	3'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : B	HM	PA	20 MIN	31		
160.1	160	STOR	2'-0"W / 2'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	19		
160.2	160	STOR	2'-0"W / 2'-0"W x 7'-0"H	F : 1	WD	STN	-	FR1 : A	HM	PA	20 MIN	19		
161	161	INSPECTOR	3'-0"W x 7'-0"H	FG : 6	WD	STN	MGT	FR : 18	HM	PA	-	24		
162	162	CONF ROOM	5'-0"W / 5'-0"W x 7'-0"H	F : 1	WD	WD-2	-	-	-	-	-	36	4	
163.1	163	VEST	3'-0"W x 7'-0"H	N : 8	WD	STN	MGT	FR1 : B	HM	PA	20 MIN	11		
163.2	163	VEST	3'-0"W x 7'-0"H	NR : 4	HM	PA	FG	FR1 : B	HM	PA	90 MIN	9		
164	164	DECON	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	29		
165	165	DECON TLT	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	33		
166.1	166	VEST	3'-0"W x 7'-0"H	N : 8	WD	STN	MGT	FR1 : B	HM	PA	20 MIN	11		
166.2	166	VEST	3'-0"W x 7'-0"H	NR : 4	HM	PA	FG	FR1 : B	HM	PA	90 MIN	9		
167	167	EMS	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	17	2,3	
168.1	168	STAIR	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	13		
168.2	168	STAIR	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	4	2,3	3
169.1	169	APPARATUS BAYS	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	6	2,3	3
169.2	169	APPARATUS BAYS	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	6	2,3	
169.3	169	APPARATUS BAYS	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	7		
169.4	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
169.5	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
169.6	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
169.7	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
169.8	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
169.9	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
169.10	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
169.11	169	APPARATUS BAYS	14'-0"W x 14'-0"H	OS : 1	ALUM	MFR, RED	IGT	PER MFR	MFR	MFR	-	-		
170	170	ELEC	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	5		
171.1	171	TURNOUT	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	28		
171.2	171	TURNOUT	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	28		
172	172	WORKSHOP	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	28		
173	173	SCBA	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	-	28		
176	176	ELEC	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : A	HM	PA	-	7		
MEZZANINE LEVEL														
200.1	200	STAIR	2'-9"W x 3'-10"H	FG : 2	ALUM	ANOD	IGT	AL : 07	ALUM	ANOD	-	8		
200.2	200	STAIR	3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	7		
201.2	201	TRAINING	3'-4"W x 3'-10"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	7		
202	202	MECH	3'-0"W / 3'-0"W x 7'-0"H	F : 1	HM	PA	-	FR1 : B	HM	PA	90 MIN	18		

DOOR SCHEDULE COMMENTS:

1. MAGNETIC HOLD-OPEN
2. ELECTRIC STRIKE OR LOCK
3. CARD ACCESS
4. BARN DOOR
5. NO CLOSER

GENERAL DOOR NOTES:

A. ALL METAL DOORS, FRAMES AND MISC. METAL TO BE PAINTED PAS-5.
B. ALL WOOD DOORS TO BE STAINED STN-1. UNLESS NOTED OTHERWISE.
C. DOOR NUMBER IS IDENTICAL TO NUMBER OF ROOM IN WHICH DOOR OCCURS. IN CASES OF MULTIPLE DOORS IN ONE ROOM, SUFFIXES ARE ADDED TO DOOR NUMBER.
D. ALL DOORS ARE 1-3/4" THICK, UNLESS NOTED OTHERWISE.
E. ALL DOORS RECEIVING PANIC HARDWARE - LITES TO BE 3'-6" AFF MINIMUM FOR HARDWARE CLEARANCE BELOW LITE.

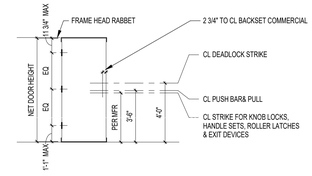
GLAZING SCHEDULE:

FG FIRE-RATED SAFETY GLASS
IG IMPACT INSULATING GLASS
MG MONOLITHIC FLOAT GLASS
MGT MONOLITHIC FLOAT GLASS - FULLY TEMPERED
BG BULLET-RESISTANT SECURITY GLASS
SG SAFETY GLASS

REVISED DOOR SCHEDULE INFORMATION IS INDICATED AS 3 IN THE "REV" COLUMN OF THE DOOR SCHEDULE. INDICATED DOORS ARE SUBJECT TO MODIFICATIONS OR ADDITIONAL INFORMATION APPLICABLE TO THE ISSUANCE. PLEASE REVIEW ALL INFORMATION OF INDICATED DOORS THOROUGHLY.

3

DOOR HARDWARE GRAPHIC



STATE OF FLORIDA
JOHN J. HOLZ
AR96377
REGISTERED ARCHITECT

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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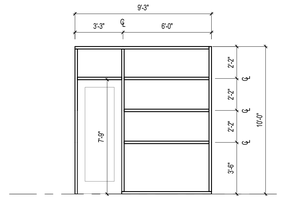
THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

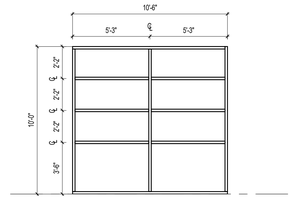
REVISIONS:
3 CONFORMED 02-19-21

DOOR SCHEDULE AND DOOR & FRAME TYPES

CONSTRUCTION DOCUMENTS
DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A891



SC28
ALUMINUM FRAMED SCREEN ENCLOSURE



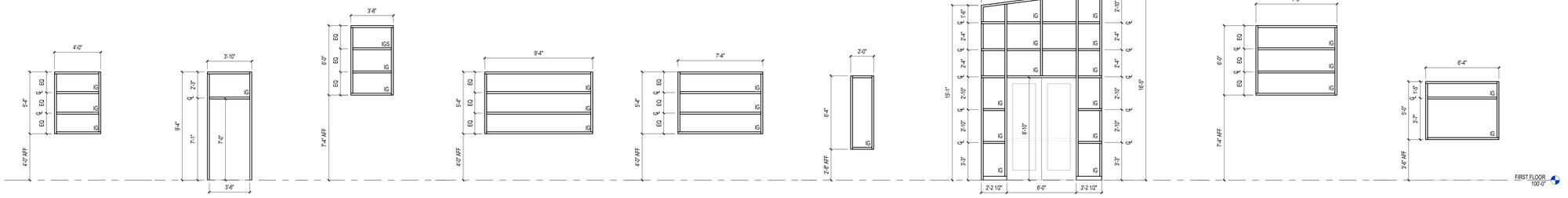
SC29
ALUMINUM FRAMED SCREEN ENCLOSURE

GLAZING SCHEDULE:

FG FIRE-RATED SAFETY GLASS
IG IMPACT INSULATING GLASS

MG MONOLITHIC FLOAT GLASS
MGT MONOLITHIC FLOAT GLASS - FULLY TEMPERED
BG BULLET-RESISTANT SECURITY GLASS
SG SAFETY GLASS

SCREENED PORCH ALUMINUM FRAME ELEVATIONS



AL08
ALUMINUM EXTERIOR STOREFRONT

AL09
ALUMINUM EXTERIOR STOREFRONT

AL10
ALUMINUM EXTERIOR STOREFRONT

AL11
ALUMINUM EXTERIOR STOREFRONT

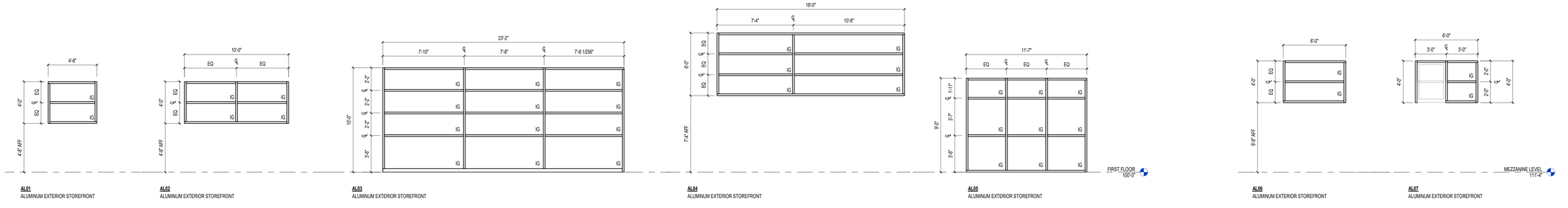
AL12
ALUMINUM EXTERIOR STOREFRONT

AL13
ALUMINUM EXTERIOR STOREFRONT

AL14
ALUMINUM EXTERIOR STOREFRONT

AL15
ALUMINUM EXTERIOR STOREFRONT

AL16
ALUMINUM EXTERIOR STOREFRONT



AL01
ALUMINUM EXTERIOR STOREFRONT

AL02
ALUMINUM EXTERIOR STOREFRONT

AL03
ALUMINUM EXTERIOR STOREFRONT

AL04
ALUMINUM EXTERIOR STOREFRONT

AL05
ALUMINUM EXTERIOR STOREFRONT

AL06
ALUMINUM EXTERIOR STOREFRONT

AL07
ALUMINUM EXTERIOR STOREFRONT

ALUMINUM STOREFRONT FRAME ELEVATIONS

DRAWN BY: KJP 10/23/2020 8:47:24 AM

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
19955 PRETO BLVD, VENICE, FL 34293

REVISIONS:

EXTERIOR FRAME AND SCREEN ELEVATIONS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: A892

STSTRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

ELECTRONIC VERSIONS OF THE STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF SNELL ENGINEERING AND ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF SNELL ENGINEERING.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 6TH EDITION (2017). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:
- LIVE LOAD - 20 PSF.
- DEAD LOAD - 35 PSF.
- DEAD LOAD - 10 PSF. (AVAILABLE TO RESIST UPLIFT)

STAIRWAYS:
- LIVE LOAD - 100 PSF.
- DEAD LOAD - 10 PSF.

ELEVATED FLOOR AREAS:
- LIVE LOAD - 100 PSF.
- DEAD LOAD - 25 PSF.

WIND:
- ASCE 7-16
- ULTIMATE WIND SPEED - 170 MPH
- ALLOWABLE WIND SPEED - 132 MPH
- EXPOSURE C
- ENCLOSED STRUCTURE
- RISK FACTOR IV

SEISMIC:
- SITE CLASS D
- SEISMIC DESIGN CATEGORY A

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED. EVERY EFFORT WILL BE MADE TO RETURN THE SHOP DRAWINGS WITHIN TEN BUSINESS DAYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SHOP DRAWINGS ALLOWING FOR AN ADEQUATE REVIEW PERIOD.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT, THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER. EVERY EFFORT WILL BE MADE TO RETURN THE RFIS WITHIN TWO BUSINESS DAYS. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT, APPLICABLE CODES AND DESIGN CRITERIA, AND DETAILING OF ALL COMPONENTS NECESSARY TO ENSURE PROPER INSTALLATION OF THE COMPONENTS AND SYSTEM.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
MASONRY BLOCK
MASONRY BLOCK ACCESSORIES
MASONRY REINFORCING
CONCRETE REINFORCEMENT
STRUCTURAL STEEL (INCLUDING ANCHOR BOLTS)
PRE-ENGINEERED METAL TRUSSES
PRE-ENGINEERED LIGHT GAUGE METAL FRAMING
LIGHT GAUGE METAL FRAMING
PRE-ENGINEERED STEEL STAIRS
PRECAST CONCRETE COMPONENTS
METAL FLOOR DECK
ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL TRADES AND CONSULTANTS, CROSS REFERENCE THEIR DRAWINGS WITH THE OVERALL DESIGN, AND PROVIDE TO EACH A COMPLETE SET OF DRAWINGS AND SUBMITTALS TO ENSURE COMPATIBILITY OF CONSTRUCTION PER DESIGN INTENT.

FOUNDATIONS:

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES. SITE PREPARATION AND FOUNDATION INSTALLATION SHALL COMPLY WITH
REPORT NO.: 1130.2000109.0000 - 14758
DATED: MAY 13, 2020
PREPARED BY: UNIVERSAL ENGINEERING SCIENCES
TITLED: GEOTECHNICAL EXPLORATION: PROPOSED FIRE STATION 86
WEST VILLAGES, SWC S. TAMIAMI TRAIL AND PRETO BLVD
VENICE, SARASOTA COUNTY, FL

THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.

SHALLOW FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,500 PSF.

SOIL COMPACTION:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE AS SPECIFIED ABOVE. SOIL COMPACTION SHALL MEET THE MORE STRINGENT OF THE CRITERIA LISTED BELOW OR AS SPECIFIED IN THE GEOTECHNICAL REPORT. REMOVE TOP-SOIL TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. COMPACT SUB-GRADE USING A VIBRATORY COMPACTER SUCH AS "VIBRATOW II" OR EQUIVALENT WITH A MINIMUM OF FOUR PASSES. PLACE AND COMPACT FILL MATERIAL TO FINISHED GRADE LEVEL IN LIFTS NOT EXCEEDING 12" THICK. SUB-GRADE AND EACH LIFT SHALL BE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM. D-1557. VERIFICATION THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY AN INDEPENDENT GEOTECHNICAL CONSULTANT EMPLOYED BY THE OWNER AND APPROVED BY THE ENGINEER. LOCATIONS FAILING TO MEET THE REQUIREMENTS SHALL BE RECOMPACTED AND RETESTED AT THE CONTRACTORS EXPENSE AND AS DIRECTED BY THE INDEPENDENT GEOTECHNICAL CONSULTANT.

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PENETRATIONS:

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS WITHOUT PREVIOUS APPROVAL OF THE EOR, EXCEPT THOSE PENETRATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHOULD SUBMIT DRAWINGS SHOWING: ANY LOCATION WHERE OPENINGS, PENETRATIONS, OR ANY PLACE MORE THAN 3 PIPES OR CONDUITS ARE LOCATED IN A SLAB SYSTEM; ANY LOCATION IN A BEAM OR COLUMN WHERE MORE THAN 4% OF THE MEMBER SECTION IS REMOVED IN ANY ORIENTATION.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER. CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH ACI 318 6.3.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

REINFORCING BARS SHOWN IN SECTIONS ARE NOT-SPECIFIC TO THE CONCRETE MEMBER SHOWN; SEE PLAN AND SCHEDULES FOR ALL BAR SIZE AND QUANTITIES. WHERE HOOKS, LAP LENGTHS, ETC. ARE SHOWN IN SECTIONS, ALL LENGTHS AND DETAILS SHALL MEET ACI REQUIREMENTS FOR REINFORCING DETAILING. HOOKS SHOULD BE ORIENTED AS REQUIRED TO FIT WITHIN THE CONCRETE MEMBER.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE.
4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

NOTIFY ENGINEER OF RECORD WITHIN 48 HOURS OF ALL CONCRETE POURS VIA EMAIL OR WRITTEN CORRESPONDENCE.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

GENERAL CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD A MINIMUM OF 48 HOURS PRIOR PLACEMENT OF ANY STRUCTURAL CONCRETE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318-14.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000PSI MINIMUM COMPRESSIVE CAPACITY.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"
BEAMS AND COLUMNS:	ALL BARS	-	1 1/2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION.

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER.
B) ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

POUR STRUCTURAL CONCRETE WITHIN THE FOLLOWING TOLERANCES:
- VARIATION FROM PLUMB: 1/4" IN 10'-0"
- VARIATION FROM LEVEL IN TOPS OF PILASTERS: 1/8" IN 10'-0"
- VARIATION FOOTINGS:
  - PLAN DIMENSIONS: +2", - 1/2"
  - THICKNESS: - 0"

NON-SHRINK GROUT:

NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASEPLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE", HILTI HIT-HY 200 OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 2000 PSI ON THE NET AREA (F'M = 2000 PSI). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS. SEE PLAN NOTES FOR BAR SIZE AND SPACING. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED. CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.

PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, BEGINNING 8" ABOVE FOOTINGS AND FLOOR LEVELS. MASONRY WALLS ABOVE OPENINGS SHALL BE REINFORCED AT THE SAME SPACING AS THE WALL WITH DOWELS HOOKED INTO THE BEAM OR LINTEL ABOVE THE OPENING.

GROUT LIFT: AN INCREMENT OF GROUT HEIGHT WITHIN A TOTAL GROUT POUR.
GROUT POUR: THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY. A GROUT POUR CONSISTS OF ONE OR MORE GROUT LIFTS. GROUT POURS SHALL SET FOR A MINIMUM OF 4 HOURS BEFORE ANY ADDITIONAL GROUT PLACEMENT.

GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 INCHES, EXCEPT SELF-CONSOLIDATING GROUT. JOB-SITE PROPORTIONING OF SELF-CONSOLIDATING GROUT IS NOT PERMITTED.

MASONRY GROUTING REQUIREMENTS:
1. FIELD-MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET.

2. GROUT SLUMP REQUIREMENTS:
   a. FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET.
   b. FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.67 FEET.
   c. FOR SELF-CONSOLIDATING GROUT, THE GROUT LIFT HEIGHT SHALL NOT EXCEED THE GROUT POUR HEIGHT (24 FEET MAX.).

3. GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS:
   a. MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS.
   b. GROUT SLUMP IS BETWEEN 10 AND 11 INCHES.
   c. NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT.

4. EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
5. EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
6. THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR.
7. THE MAXIMUM POUR HEIGHT IS 24 FEET.
8. A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.

MASONRY WALLS MARKED AS "LOAD-BEARING" ARE DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED TO SUPPORT THE FLOOR SYSTEM, CONCURRENTLY WITH ALL OTHER LOAD-BEARING CONCRETE AND STEEL COLUMNS.

MASONRY WALLS MARKED AS "INFILL" ARE NOT DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED AFTER THE FLOOR SYSTEM, WITH ALL LOAD-BEARING COMPONENTS, HAVE BEEN INSTALLED AND THE FLOOR SYSTEM UNSHORED.

AT SILLS OF MASONRY OPENINGS IN LOAD-BEARING MASONRY WALLS, PROVIDE AN 8" KNOCKOUT COURSE, GROUTED SOLID AND REINFORCED WITH 1 #5 CONTINUOUS HORIZONTAL BAR, TYPICAL UNLESS NOTED OTHERWISE ON PLAN OR DETAILS.

ALL WALLS EXCEEDING 16 FEET TALL SHALL HAVE A MID-HEIGHT DOUBLE-KNOCK OUT BLOCK, GROUTED SOLID WITH (2)#5 BARS CONT. IN EACH COURSE, UNLESS A CONCRETE TIE-BEAM
OR BEAM IS NOTED.

TIE BEAMS:

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).

UNLESS NOTED ON PLAN OR SCHEDULED, AN 8"X16" CONCRETE TIE BEAM SHALL BE PROVIDED AT THE TOP OF ALL MASONRY WALLS. TOP OF TIE BEAM SHALL BE TOP OF WALL ELEVATION AND REINFORCED WITH (2)#5 BARS TOP AND BOTTOM, WITH #3 STIRRUPS AT 24" O.C. MAX.

TIE COLUMNS:

CONCRETE TIE COLUMNS SHALL BE PLACED AFTER THE MASONRY CMU WALLS. THE MASONRY UNIT FACE SHELL FACING THE TIE COLUMN SHALL BE REMOVED SO THAT WHEN THE CONCRETE TIE COLUMN IS PLACED, THE CONCRETE WILL FLOW INTO THE BLOCK CELL INTERLOCKING THE TIE COLUMN WITH THE BLOCK. THIS SHALL OCCUR AT THE TOP AND BOTTOM OF THE WALL AND AT 24" ON CENTER FOR THE FULL HEIGHT OF THE INTERFACE BETWEEN THE BLOCK AND THE TIE COLUMN.

LINTELS:

MASONRY OPENINGS LESS THAN 4 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

MASONRY OPENINGS BETWEEN 4 AND 8 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH 1#5 BAR CONTINUOUS. PRECAST LINTEL AND ALL CELLS ABOVE, TO THE BOTTOM OF THE TIE BEAM OR BOND BEAM, SHALL BE GROUTED SOLID. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

WHERE A CONCRETE COLUMN OR CONCRETE TIE COLUMN IS WITHIN 8" OF A MASONRY OPENING, THE LINTEL SHALL BE AN 8"X16" CONCRETE CAST-IN-PLACE BEAM WITH (2) #5 BARS TOP AND BOTTOM, AND #3 STIRRUPS AT 6" ON CENTER, UNLESS NOTED OTHERWISE ON THE PLAN.

STRUCTURAL STEEL

STRUCTURAL STEEL DESIGN, WORKMANSHIP, FABRICATIONS, AND ERECTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:

"MANUAL OF STEEL CONSTRUCTION", AMERICAN INSITUTE OF STEEL CONSTRUCTION (INCLUDING SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, SPECIFICATIONS FOR STRUCTURAL JOINTS, AND AISC CODE OF STANDARD PRACTICE).

"DETAILING FOR STEEL CONSTRUCTION", AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

"STRUCTURAL WELDING CODE ANSI/AWS D1.1-04", AMERICAN WELDING SOCIETY.

ALL STRUCTURAL STEEL SHALL BE NEW, CONFORMING TO THE FOLLOWING (UNLESS NOTED OTHERWISE IN THE DOCUMENTS):

WIDE FLANGE SHAPES	ASTM 992; FY = 50 KSI
HP SHAPES	ASTM 572; FY = 50 KSI
WT SHAPES	ASTM 992; FY = 50 KSI
CHANNELS, ANGLES, AND PLATES <1"	ASTM A36; FY = 36 KSI
PLATES = OR > 1"	ASTM 572; FY = 50 KSI
HSS RECTANGULAR TUBE	ASTM A500, GRADE C; FY = 50 KSI
HSS ROUND TUBE	ASTM A500, GRADE C; FY = 46 KSI
STRUCTURAL STEEL PIPE	ASTM A53, GRADE B; FY = 35 KSI
HIGH STRENGTH BOLTS	ASTM F3125 A325
THREADED RODS	ASTM A36 (FY = 36 KSI)
HEAVY HEX NUTS	ASTM A563
HARDENED STEEL WASHERS	ASTM F436
ANCHOR RODS	ASTM F1554 GR. 36; FY = 36 KSI UNLESS NOTED AS GR. 55; FY = 55 KSI
WELDING ELECTRODES	AWS A5.1 OR A5.5 E70XX

WHERE SHEAR, MOMENT, OR AXIAL LOADS ARE SHOWN ON THE DRAWINGS, THE STRUCTURAL STEEL CONNECTIONS SHALL BE DESIGNED BY A DELEGATED, LICENSED PROFESSIONAL STRUCTURAL ENGINEER WORKING FOR THE FABRICATOR, IN RESPONSIBLE CHARGE OF THE CONNECTION DESIGN, AND LICENSED IN THE STATE WHERE THE STRUCTURE IS LOCATED. THE REACTIONS PROVIDED ARE FOR THE LIMITING LOAD COMBINATION PER ASCE 7 AND DATA IS GIVEN AT SERVICE-LOAD LEVEL, ALLOWABLE STRESS DESIGN (ASD).

THE PORTION OF THE SHOP DRAWINGS DEPICTING THE CONNECTIONS DESIGNED BY THE DELEGATED STRUCTURAL ENGINEER SHALL BE SIGNED AND SEALED. IN ADDITION TO THE SHOP DRAWINGS, PROVIDE SUBSTANTIATING CONNECTION INFORMATION INCLUDING:
- ONE (1) DETAILED CALCULATION FOR EACH TYPE OF CONNECTION.
- A TABLE OF ALL CONNECTIONS CALCULATED. TABLE SHALL INCLUDE THE REQUIRED ASD LOAD AND THE ACTUAL CONNECTION CAPACITY.
- PROVIDE A MEANS BY WHICH THE SUBSTANTIATING CONNECTION INFORMATION IS REFERENCED TO THE RELATED CONNECTIONS ON THE SHOP AND ERECTION DRAWINGS FOR THE PURPOSE OF REVIEW.

ALL BEAMS SHALL HAVE A 1/4" FULL HEIGHT STIFFENER ON EACH SIDE OF THE BEAM CENTERED ON ALL SUPPORTS (COLUMNS OR OTHER BEAMS). SEE PLAN WHERE MOMENT CONNECTIONS APPLY FOR ADDITIONAL STIFFENER DETAILING.

ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS OR WELDS. ALL BOLTS AND NUTS SHALL BE CLEARLY MARKED AS REQUIRED BY AISC SPECIFICATIONS. ALL CONNECTIONS MADE WITH UNMARKED NUTS AND BOLTS WILL BE REJECTED.

HIGH STRENGTH BOLTS IN BEARING CONDITION SUPPORTING SIMPLE SPAN BEAMS NOT SUBJECT TO AXIAL LOADS MAY BE INSTALLED TO "SNUG TIGHT" CONDITION, IF NORMAL OR SHORT SLOTTED HOLES ARE USED. THE ENGINEER OF RECORD WILL BE THE ULTIMATE AUTHORITY IN THE USE OF "SNUG TIGHT" BOLTS. IF LONG SLOTTED OR OVERSIZED HOLES ARE USED, BOLTS MUST BE FULLY PRETENSIONED AND SLIP CRITICAL. PROPER SURFACE PREPARATION IS REQUIRED FOR SLIP CRITICAL BOLTS, INCLUDING OMISSION OF PRIMER OR FIRE PROOFING, AS APPROPRIATE.

ALL BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM 3/4 INCH DIAMETER, ASTM F3125 A325 HIGH STRENGTH BOLTS. ALL BOLTS SHALL BE PROVIDED WITH A THREAD CONDITION 'X', SUCH THAT THREADS ARE EXCLUDED FROM THE SHEAR PLANE. CONNECTIONS SHALL NOT HAVE LESS THAN 2 ROWS OF BOLTS AND SHALL EXTEND A MINIMUM OF 2/3 OF THE BEAM WEB DEPTH, REGARDLESS OF STRENGTH REQUIREMENT.
SLOTTED HOLES: WHEREVER LONG SLOTTED HOLES ARE USED 5/16" THICK WASHERS SHALL BE PROVIDED PER AISC REQUIREMENTS.

SHOP PRIME ALL STEEL WITH RUST-INHIBITIVE METAL PRIMER APPLIED AT A SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.0 MILS. AFTER ERECTION, CLEAN FIELD WELDS AND ABRADED AREAS AND APPLY PAINT USING SAME MATERIAL AS USED FOR SHOP PAINTING TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.0 MILS.

ALL STRUCTURAL STEEL EXTERIOR OF THE BUILDING ENVELOPE, OR WITHIN AN EXTERIOR WINDOW SYSTEM AND WITHIN 1000 FT OF A BODY OF SALT WATER, SHALL BE HOT-DIP GALVANIZED PER ASTM A123; WHEN A MEMBER IS HOT-DIP GALVANIZED, ALL BASE PLATES, CAP PLATES, FASTENERS, AND HARDWARE CONNECTING TO THAT MEMBER SHALL BE HOT-DIP GALVANIZED PER ASTM A153. BASE PLATES, CAP PLATES, AND HEADED ANCHOR BOLTS SHALL BE SHOP WELDED IN THEIR FINAL POSITION PRIOR TO THE ENTIRE ASSEMBLY BEING HOT-DIP GALVANIZED. NO FIELD WELDING WILL BE PERMITTED FOR ANY HOT DIP GALVANIZED MEMBERS.

THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE MADE.

THE FRAMING SHOWN ON THE COMPLETED DRAWINGS HAS BEEN DESIGNED FOR THE LOADS INDICATED ON THE DRAWINGS. THE FABRICATOR AND ERECTOR ARE SOLELY RESPONSIBLE FOR THE DESIGN OF TEMPORARY BRACING, RECOMMENDED ERECTION PROCEDURES, AND CONSTRUCTION MEANS AND METHODS.

GROUT UNDER BEARING PLATES SHALL BE NON-METALLIC, NON-SHRINK TYPE WITH A COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI IN 28 DAYS.

CUTTING OR BURNING OF STRUCTURAL STEEL IN THE FIELD IS NOT PERMITTED.

ANCHOR BOLTS:

SHALL CONFORM TO ASTM A-307 OR A-36 (THREADED ROD). EXTERIOR BOLTS AND THREADED RODS PROTECTED FROM MOISTURE AND WEATHER SHALL BE HOT-DIP GALVANIZED. EXPOSED EXTERIOR BOLTS AND THREADED RODS SHALL BE AISI 316 STAINLESS STEEL.

LIGHT GAUGE STRUCTURAL STEEL:

ROOF DECK: SHALL HAVE A MINIMUM YIELD STRENGTH OF 50,000 PSI. THE PANELS SHALL BE GALVANIZED WITH 1.25 OUNCES OF COMMERCIAL ZINC COATING. ATTACHMENTS, CLOSURES ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. SUBMIT MANUFACTURERS DATA AND LOAD TABLES FOR REVIEW.

ROOF PURLINS: SHALL BE COLD FORMED STEEL WITH A MINIMUM YIELD STRENGTH OF 55,000 PSI AS MANUFACTURED BY AMERICAN BUILDINGS OR EQUAL. ATTACHMENTS / HARDWARE SHALL BE AS SHOWN AND/OR IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

METAL STUDS: ALL STEEL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" 1996 EDITION. ALL STUDS AND JOISTS SHALL BE GALVANIZED AND FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE 1996 AISI STANDARDS. STEEL STUDS, LINTELS, AND RUNNER TRACK MEMBERS SHALL BE OF TYPE SHOWN ON THE DRAWINGS AND SPECIFICATIONS CONFORMING TO ASTM A1008 SS (STRUCTURAL STEEL) GRADE 33 (MINIMUM YIELD POINT 33,000 PSI) WITH HOT DIPPED GALVANIZED COATING CONFORMING TO ASTM A653 (CLASS G90). GALVANIZED STEEL RUNNER TRACK SHALL BE FORMED WITH MATERIAL MEETING REQUIREMENTS OF ASTM A1008 SS (STRUCTURAL STEEL) GRADE 33 (MINIMUM YIELD POINT 33,000 PSI) WITH HOT DIPPED GALVANIZED COATING CONFORMING ASTM A653 (CLASS G90). ALL PRODUCTS TO BE MANUFACTURED BY THE CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION, OR ENGINEER APPROVED ALTERNATIVE.

STUDS WITH 33 AND 43 MIL THICKNESSES SHALL BE GRADE 33 (33,000 PSI YIELD POINT), UNLESS NOTED OTHERWISE. STUDS WITH 54, 68 AND 97 MIL THICKNESSES SHALL BE GRADE 50 (50,000 PSI YIELD POINT), UNLESS NOTED OTHERWISE.

ASSEMBLY: ALL FRAMING MEMBERS SHALL BE CUT SQUARELY OR AT AN ANGLE AS REQUIRED TO FIT SQUARELY AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN PLACE UNTIL PROPERLY JOINED. JOINING OF STRUCTURAL MEMBERS SHALL BE MADE WITH SELF DRILLING SCREWS OR WELDING. WIRE TYING OF FRAMING MEMBERS IN STRUCTURAL APPLICATIONS SHALL NOT BE PERMITTED. ATTACHMENT OF COLLATERAL MATERIALS TO STEEL MEMBERS SHALL BE MADE WITH SELF DRILLING SCREWS OR HARDENED SCREW SHANK NAILS. METAL LATH MAY ALSO BE CONNECTED TO STEEL BY STAPLES OR OTHER FASTENERS, IF APPROVED BY LOCAL BUILDING CODE.

INSTALLATION: STUDS SHALL SIT SQUARELY IN THE TOP AND BOTTOM RUNNER TRACK WITH FIRM ABUTMENT AGAINST TRACK WEBS. STUDS SHALL BE ALIGNED OR PLUMBED AND SECURELY FASTENED TO THE FLANGES OF BOTH TOP AND BOTTOM RUNNER TRACK.

SHOP DRAWINGS: ENGINEERED LIGHT GAUGE FRAMING FOR EXTERIOR WALLS AND ALL CONNECTIONS OF SAME TO THIS STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS BEARING THE EMBOSSED SEAL AND THE SIGNATURE OF THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. LIGHT GAUGE FRAMING SYSTEM AND ALL CONNECTIONS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS AS INDICATED ON THE PLANS AND IN THE BUILDING CODE. THE LOADS SHALL BE CLEARLY INDICATED ON ALL SHOP DRAWINGS

PRE-ENGINEERED LIGHT GAUGE METAL TRUSSES: ENGINEERED TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD-CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALL INDIVIDUAL TRUSS MEMBERS, TRUSS PLATE CONNECTIONS, TRUSS-TO-TRUSS CONNECTIONS, COMMON TRUSSES AND GIRDER TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADING, EXCEPT THOSE TRUSSES EXCEEDING 700 SQUARE FEET IN TRIBUTARY AREA. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY THE ENGINEER OF RECORD. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE SUPERIMPOSED DEAD LOAD, AS SPECIFIED IN THE DESIGN LOADS SECTION ABOVE, INCLUDES THE OVERALL WEIGHT OF THE FIRE SPRINKLER SYSTEM PIPES. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER WITH THE LOCATIONS OF THE PIPE SUPPORTS AND THE LOADS FROM ALL SPRINKLER LINES GREATER THAN 2" DIAMETE

ABBREVIATIONS

MARK	DESCRIPTION
#	POUND(S)
&	AND
DIA	DIAMETER
ARCH	ARCHITECTURAL
B OR BOT	BOTTOM
B/ OR B.O.	BOTTOM OF
BP	BASEPLATE
CANT	CANTILEVER
CJ	CONTROL JOINT
CLR	CLEAR
CONT	CONTINUOUS
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EMBED	EMBEDMENT
EOR	(STRUCTURAL) ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
F'C	28 DAY COMPRESSIVE STRENGTH
FFE	FINISHED FLOOR ELEVATION
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
GC	GENERAL CONTRACTOR
GA	GAUGE
GALV	GALVANIZED
H OR HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
KJ	CONSTRUCTION JOINT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LW	LONG WAY
MAX	MAXIMUM
MIN	MINIMUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
OC	ON CENTER
OH OR OPP. HAND	OPPOSITE HAND
PLF	POUNDS PER LINEAR FOOT
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
RTF	RIPPED TO FIT
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
SW	SHORT WAY/SHEARWALL
T	TOP
T.O. OR T/	TOP OF
TEMP	TEMPERATURE
THR	THREADED
THRU	THROUGH
TRANS	TRANSVERSE
TYP	TYPICAL
V OR VERT	VERTICAL
W/	WITH
WD	WOOD
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

SHEET LIST

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STRUCTURAL NOTES

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DATE: 10-26-2020
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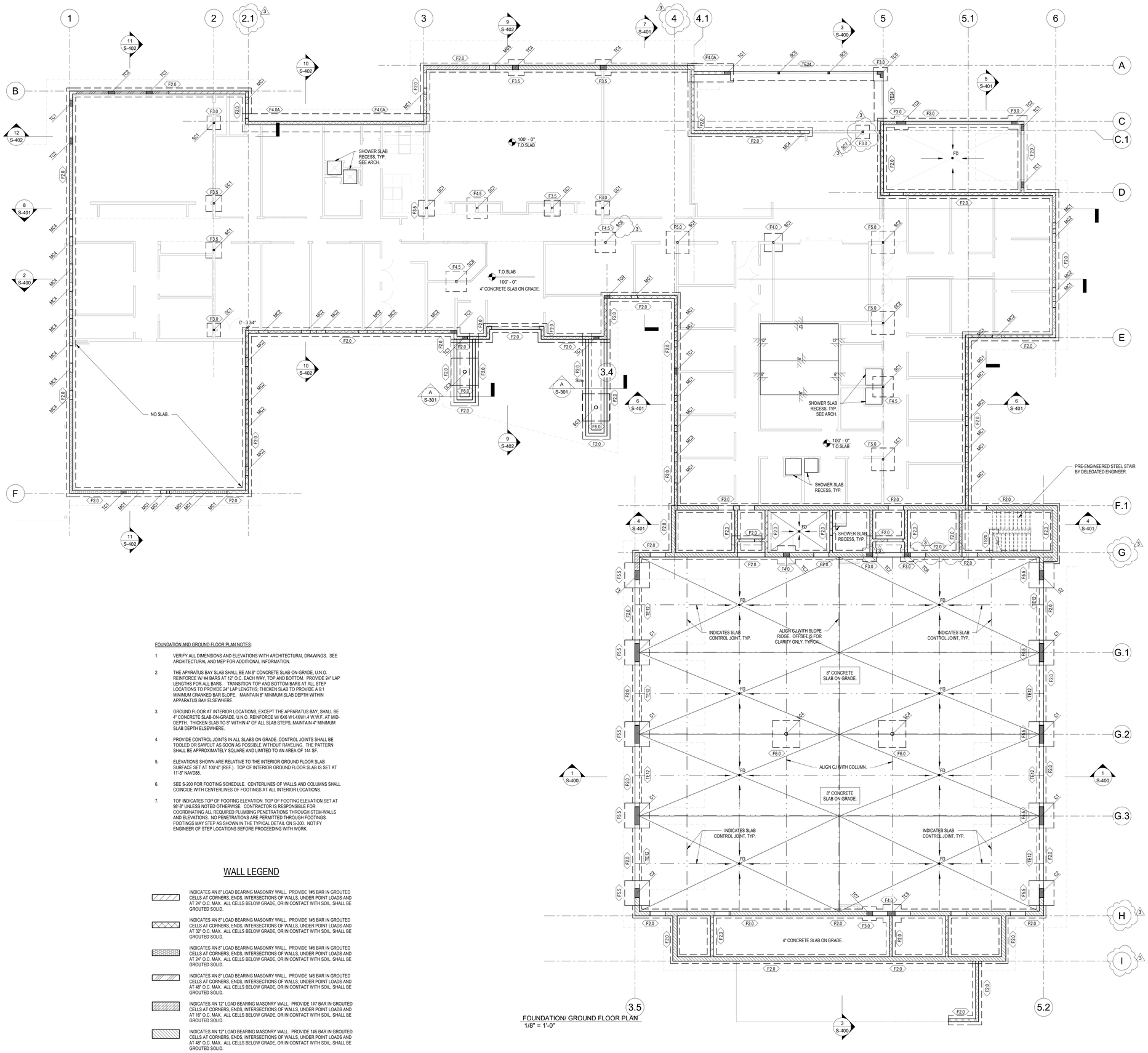

FOUNDATION/ GROUND FLOOR PLAN
1/8" = 1'-0"

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. THE APARATUS BAY SLAB SHALL BE AN 8" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ #4 BARS AT 12" O.C. EACH WAY, TOP AND BOTTOM. PROVIDE 24" LAP LENGTHS FOR ALL BARS. TRANSITION TOP AND BOTTOM BARS AT ALL STEP LOCATIONS TO PROVIDE 24" LAP LENGTHS; THICKEN SLAB TO PROVIDE A 6:1 MINIMUM CRANKED BAR SLOPE. MAINTAIN 8" MINIMUM SLAB DEPTH WITHIN APPARATUS BAY ELSEWHERE.
3. GROUND FLOOR AT INTERIOR LOCATIONS, EXCEPT THE APPARATUS BAY, SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH. THICKEN SLAB TO 8" WITHIN 4' OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
4. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.
5. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE SET AT 100'-0" (REF.). TOP OF INTERIOR GROUND FLOOR SLAB IS SET AT 11'-6" NAVD88.
6. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
7. TOF INDICATES TOP OF FOOTING ELEVATION. TOP OF FOOTING ELEVATION SET AT 98'-8" UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH FOOTINGS. FOOTINGS MAY STEP AS SHOWN IN THE TYPICAL DETAIL ON S-300. NOTIFY ENGINEER OF STEP LOCATIONS BEFORE PROCEEDING WITH WORK.

WALL LEGEND

- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 24" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#6 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 24" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 48" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 12" LOAD BEARING MASONRY WALL. PROVIDE 1#7 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 16" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 12" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 48" O.C. MAX. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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FOUNDATION/ GROUND FLOOR PLAN

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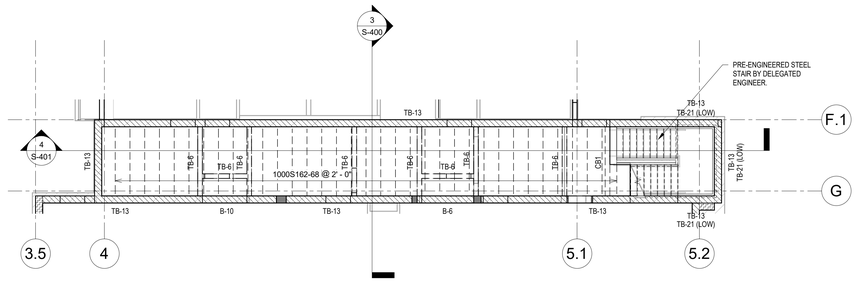

MEZZANINE FRAMING PLAN
1/8" = 1'-0"

MEZZANINE FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY MEZZANINE UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE SET AT 100'-0" (REF.). TOP OF INTERIOR GROUND FLOOR SLAB IS SET AT X'-X" N.G.V.D.
3. SEE S-200 FOR ALL SCHEDULES.
4. MEZZANINE FRAMING SHALL CONSIST OF 100S162-68 (50KSI) JOISTS AT 24" O.C. MAX. PROVIDE 0.6IC26 GALVANIZED METAL FORM DECK WITH 3-1/2" CONCRETE SLAB (T=5"). DECK SHALL BE CONNECTED WITH #10 TEK SCREWS AT 33/4 SPACING. REINFORCE THE FORM DECK SLAB WITH 4X4 W2.9XW2.9 WWF AT MID-DEPTH.
5. AT THE TOP OF METAL JOIST ELEVATION, ALL MASONRY WALLS SHALL HAVE A 16" DEEP CONCRETE TIE BEAM WITH 2#5 BAR CONT. TOP AND BOTTOM. PROVIDE #3 STIRRUPS AT 24" O.C. PROVIDE CORNER BARS.

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MEZZANINE FRAMING PLAN

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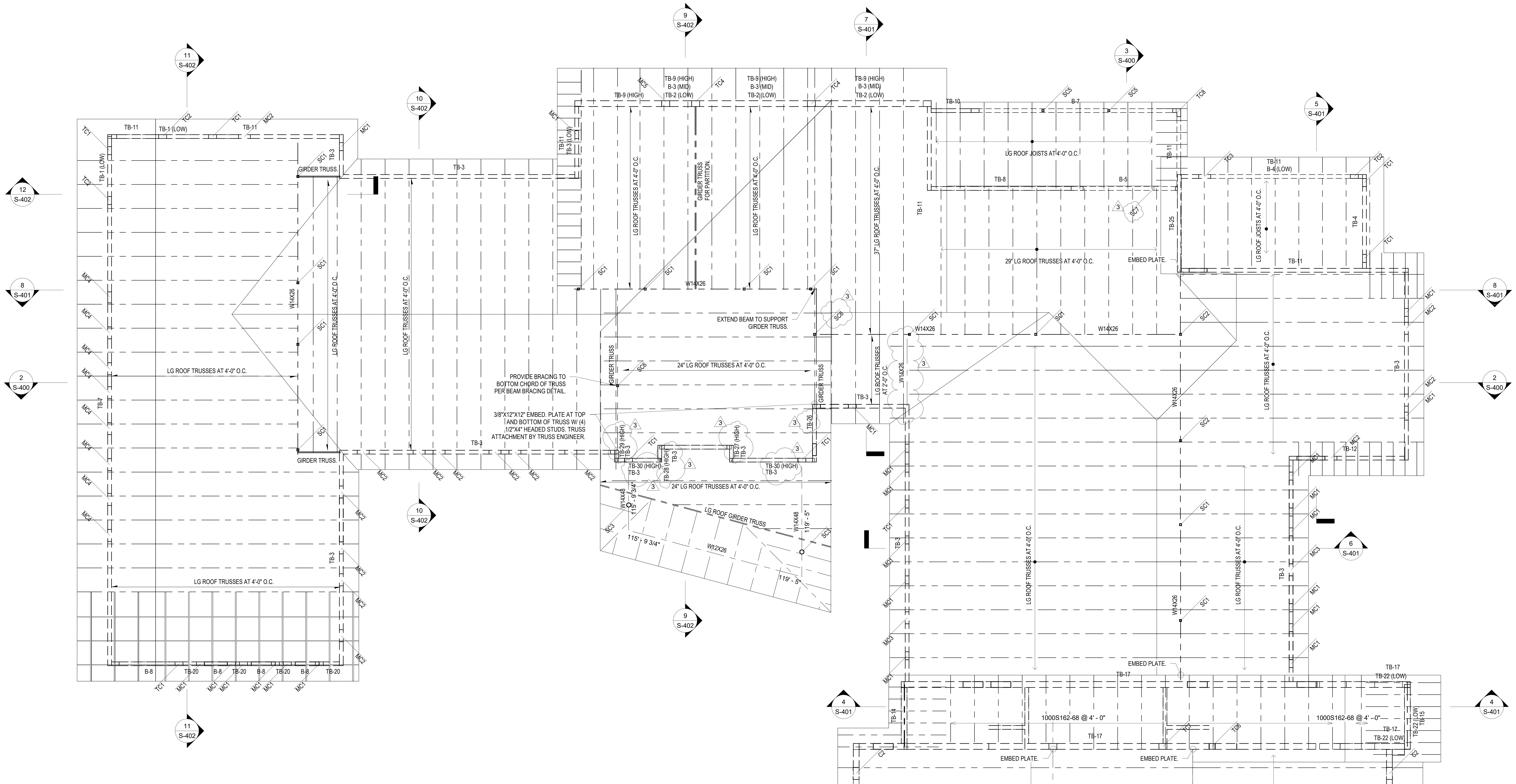
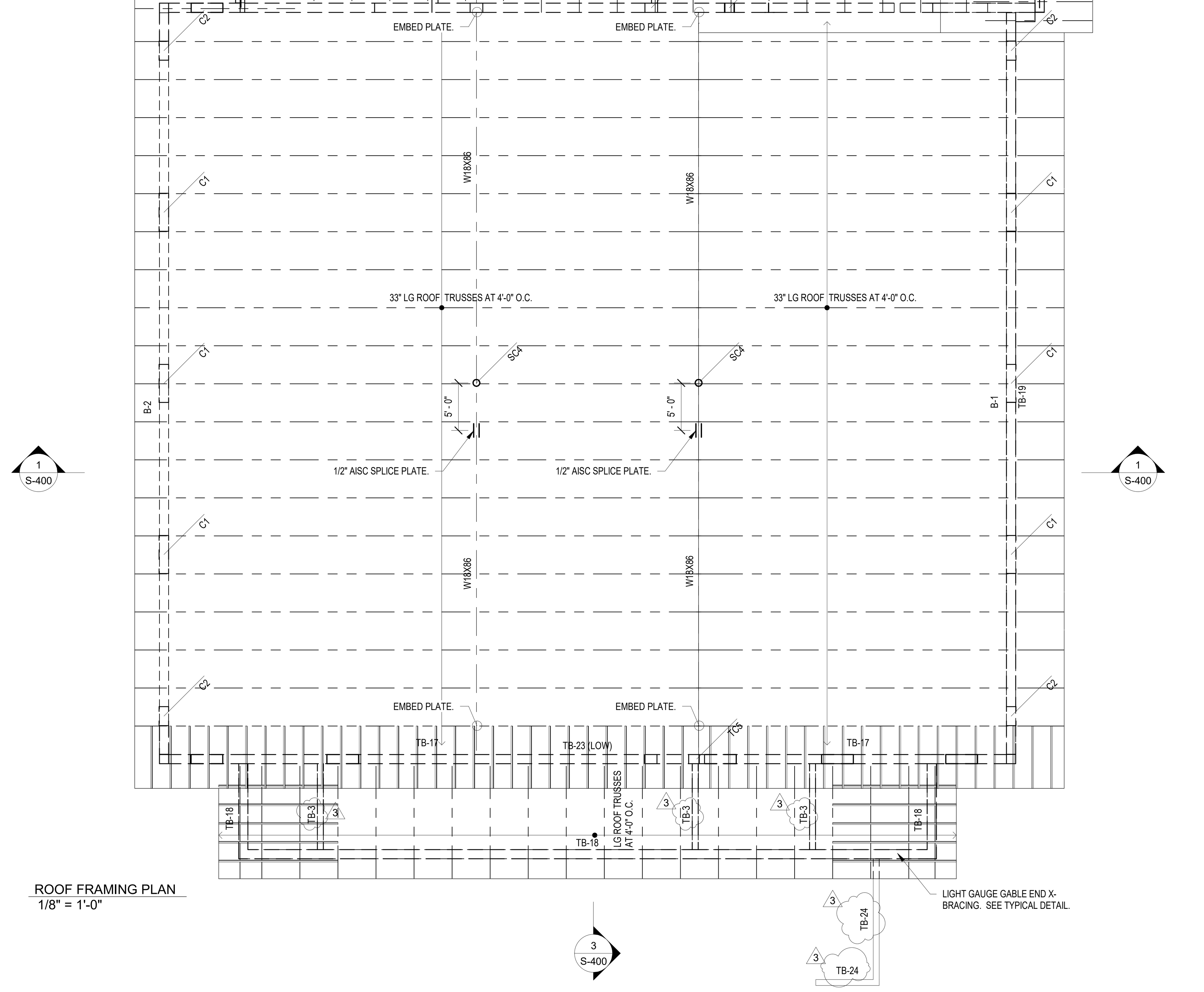
SHEET NO: S-101





ROOF FRAMING PLAN

1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE SET AT 100'-0" (REF.). TOP OF INTERIOR GROUND FLOOR SLAB IS SET AT 11'-6" NAVD88.
3. SEE S-200 FOR ALL SCHEDULES.
4. ROOF FRAMING CONSISTS OF PRE-ENGINEERED LIGHT-GAUGE METAL TRUSSES AT 4'-0" O.C. MAX. TRUSS ORIENTATION SHOWN ON PLAN. PROVIDE 1.5B20 GALV. METAL DECK ON METAL TRUSSES WITH #12 TEK SCREWS AT 36/5 SPACING WITH (1)#10 TEK SIDELAP FASTENER PER SPAN. TRUSSES STEP AT SOME SUPPORTS.
5. LIGHT-GAUGE TRUSS ENGINEER (DELEGATED) SHALL PROVIDE ATTACHMENT OF TRUSS TO STRUCTURE. EMBED PLATES, AS SHOWN IN THE SECTIONS, SHALL BE PROVIDED AT ALL TRUSS ATTACHMENT LOCATIONS TO THE MASONRY WALLS AND CONCRETE BEAMS. SEE SECTIONS FOR ADDITIONAL LOADING AND DETAIL REQUIREMENTS FOR THE LIGHT-GAUGE TRUSSES.
6. WHERE GIRDER TRUSS IS CALLED OUT AS SUPPORTING A PARTITION, TRUSS SHALL BE DESIGNED FOR A MOVING/STACKING LOAD OF 120 PLF. SEE ARCH. FOR STACKING LOCATION. TRUSS SHALL BE DESIGNED FOR A MAXIMUM DEFLECTION OF 1" UNDER FULL ROOF LIVE LOAD PLUS THE PARTITION LOAD.
7. STEEL BEAM TO BEAM CONNECTIONS SHALL BE 5/16" DOUBLE-ANGLE CONNECTION WITH THE MAXIMUM NUMBER OF 3/4" A325 THRU BOLTS TO EACH ANGLE.

N

ENGINEER OF RECORD
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ROOF FRAMING PLAN

CONTRACT DOCUMENTS QC

DATE: 10-28-2020
JOB NO: 190291-01
SHEET NO:

S-102

FOUNDATION SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
F2.0	2' - 0"	CONT.	1' - 0"	2#5 BOT. CONT.	
F3.0	3' - 0"	3' - 0"	1' - 0"	3#5 B.E.W.	
F3.5	3' - 6"	3' - 6"	1' - 0"	4#5 B.E.W.	
F4.0	4' - 0"	4' - 0"	1' - 0"	4#5 B.E.W.	
F4.0A	4' - 0"	CONT.	1' - 6"	4#5 BOT. CONT.	PROVIDE #5 TRANS. BOT. BARS AT 12" O.C.
F4.5	4' - 6"	4' - 6"	1' - 4"	6#5 TOP & BOTTOM E.W.	
F5.0	5' - 0"	5' - 0"	1' - 6"	7#5 TOP & BOTTOM E.W.	
F5.5	5' - 6"	5' - 6"	1' - 2"	6#5 TOP & BOTTOM E.W.	
F6.0	6' - 0"	6' - 0"	1' - 4"	7#5 TOP & BOTTOM E.W.	
TE12	1' - 0"	CONT.	1' - 0"	2#5 BOT. CONT.	
TE24	2' - 0"	CONT.	1' - 6"	2#5 BOT. CONT.	
TS24	2' - 0"	CONT.	2' - 0"	2#5 BOT. CONT.	

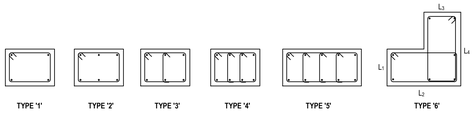
FOUNDATION SCHEDULE NOTES:

1. TOP OF FOOTING IS 98'-8" UNLESS NOTED OTHERWISE
2. PROVIDE CORNER BARS FOR ALL BARS.

CONCRETE COLUMN SCHEDULE

MARK	SIZE	TIE CONFIG.	TIE SIZE/ SPACING	VERT. REINF.	REMARKS
C1	12 x 48	TYPE 5	#3 @ 8" O.C.	10#7	
C2	12 x 24	TYPE 3	#3 @ 8" O.C.	6#7	
TC1	7 5/8" x 16"	TYPE 2	#3 @ 8" O.C.	6#5	
TC2	7 5/8" x 16"	TYPE 4	#3 @ 8" O.C.	8#6	
TC3	7 5/8" x 24"	TYPE 4	#3 @ 8" O.C.	8#7	
TC4	11 5/8 x 16	TYPE 2	#3 @ 12" O.C.	8#6	
TC5	11 5/8" X 20"	TYPE 1	#3 @ 12" O.C.	4#7	
TC6	11 5/8 X 12	TYPE 1	#3 @ 12" O.C.	4#5	
TC7	11 5/8 x 16	TYPE 1	#3 @ 12" O.C.	4#7	
TC8	7-5/8 X 16 X 7-5/8 X 16	TYPE 6	#3 @ 8" O.C.	7#5	
TC9	7 5/8" x 15 1/2"	TYPE 2	#3 @ 8" O.C.	6#5	

CONCRETE COLUMN SCHEDULE



TYPE '1' TYPE '2' TYPE '3' TYPE '4' TYPE '5' TYPE '6'

MASONRY COLUMN SCHEDULE

MARK	SIZE	VERT. REINF. IN EA. CELL	REMARKS
MC1	7 5/8" x 16"		
MC2	7 5/8" x 24"	2#5	
MC3	7 5/8" x 24"	2#5	
MC4	7 5/8" x 24"	2#6	PROVIDE 1#6 BAR ON EACH FACE WITH 1" CLEAR COVER TO SHELL. USE BAR POSITIONERS.
MC5	11 5/8" x 16"	2#7	

MASONRY COLUMN SCHEDULE NOTES:

1. MASONRY WALL SHALL BE LAID IN RUNNING BOND CONFIGURATION.
2. EACH CELL OF PILASTER SHALL BE GROUTED SOLID WITH REINFORCING AS SHOWN ABOVE.
3. PROVIDE DOWELS FOR ALL BARS IN EACH CELL.
4. WHERE MULTIPLE REINFORCING BARS ARE SHOWN, BARS SHALL BE BUNDLED AND CENTERED IN CELL, UNLESS NOTED OTHERWISE.
5. PILASTER WIDTH (W) SHALL MATCH WALL WIDTH, UNLESS NOTED OTHERWISE.

CONCRETE BEAM SCHEDULE

MARK	ELEV.	SIZE	REINF. BOT.	REINF. TOP.	TIE SIZE/ SPACING	REMARKS
B-1	115' - 7 1/2"	11 5/8 x 19 1/2	2#7	2#7	#3 @ 8" O.C.	
B-2	118' - 4"	11 5/8 x 44	2#7	2#7	#3 @ 12" O.C.	
B-3 (MID)	114' - 8"	11 5/8 x 16	2#5	2#5	#3 @ 6" O.C.	PROVIDE 1#5 BAR EACH FACE, EQUALLY SPACED.
B-4 (LOW)	112' - 0"	7 5/8X16	2#5	2#5	#3 @ 6" O.C.	
B-5	110' - 8"	7 5/8X20	2#5	2#5	#3 @ 8" O.C.	
B-6	110' - 0"	11 5/8 x 24	2#7	2#5	#3 @ 10" O.C.	
B-7	111' - 0"	7 5/8X12	2#5	2#5	#3 @ 4" O.C.	
B-8	110' - 8"	7 5/8X14	2#5	2#5	#3 @ 4" O.C.	
B-9	Varies	7 5/8X16	2#5	2#5	#3 @ 24" O.C.	
B-10	111' - 0"	11 5/8 x 20	2#5	2#5	#3 @ 24" O.C.	
CB1	111' - 0"	7 5/8X20	2#6	2#5	#3 @ 8" O.C.	
TB-1 (LOW)	107' - 4"	7 5/8X16	2#5	2#5	#3 @ 24" O.C.	
TB-2 (LOW)	107' - 4"	11 5/8 x 16	2#5	2#5	#3 @ 24" O.C.	PROVIDE 1#5 BAR EACH FACE, EQUALLY SPACED.
TB-3	110' - 8"	7 5/8X16	2#5	2#5	#3 @ 24" O.C.	
TB-3 (LOW)	110' - 8"	7 5/8X16	2#5	2#5	#3 @ 24" O.C.	
TB-4	112' - 0"	7 5/8X16	2#5	2#5	#3 @ 24" O.C.	
TB-6	111' - 0"	7 5/8X20	2#5	2#5	#3 @ 24" O.C.	
TB-7	116' - 4"	7 5/8X20	2#5	2#5	#3 @ 24" O.C.	
TB-8	110' - 8"	7 5/8X20	2#5	2#5	#3 @ 24" O.C.	
TB-9 (HIGH)	119' - 5"	11 5/8 x 17	2#5	2#5	#3 @ 24" O.C.	
TB-10	111' - 0"	7 5/8X12	2#5	2#5	#3 @ 24" O.C.	
TB-11	Varies	7 5/8X12 MIN	2#5	2#5	#3 @ 24" O.C.	TOP SLOPED RAKED TIE BEAM.
TB-12	Varies	7 5/8X15	2#5	2#5	#3 @ 24" O.C.	TOP SLOPED RAKED TIE BEAM.
TB-13	111' - 0"	11 5/8 x 20	2#5	2#5	#3 @ 24" O.C.	
TB-14	118' - 11 1/2"	11 5/8 x 19 1/2	2#5	2#5	#3 @ 24" O.C.	
TB-15	124' - 1"	11 5/8 x 21	3#5	3#5	#3 @ 24" O.C.	
TB-17	Varies	11 5/8 x 16	2#5	2#5	#3 @ 24" O.C.	TOP SLOPED RAKED TIE BEAM.
TB-18	110' - 8"	11 5/8 x 24	3#5	3#5	#3 @ 24" O.C.	
TB-19	120' - 3 1/2"	11 5/8 x 16	2#5	2#5	#3 @ 24" O.C.	
TB-20	110' - 8"	7 5/8X14	2#5	2#5	#3 @ 24" O.C.	
TB-21 (LOW)	106' - 0"	11 5/8 x 16	2#5	2#5	#3 @ 24" O.C.	
TB-22 (LOW)	116' - 8"	11 5/8 x 24	3#5	3#5	#3 @ 24" O.C.	
TB-23 (LOW)	112' - 0"	11 5/8 x 16	2#5	2#5	#3 @ 24" O.C.	
TB-24	106' - 0"	7 5/8X20	2#5	2#5	#3 @ 24" O.C.	
TB-25	118' - 0"	7 5/8X20	2#5	2#5	#3 @ 24" O.C.	
TB-26	120' - 3 3/4"	7 5/8X19 3/4	2#5	2#5	#3 @ 24" O.C.	
TB-27 (HIGH)	118' - 7 1/2"	7 5/8X15 1/2	2#5	2#5	#3 @ 24" O.C.	
TB-28 (HIGH)	117' - 1 1/2"	7 5/8X13 1/2	2#5	2#5	#3 @ 24" O.C.	
TB-29 (HIGH)	116' - 1 1/2"	7 5/8X17 1/2	2#5	2#5	#3 @ 24" O.C.	
TB-30 (HIGH)	Varies	7 5/8X16	2#5	2#5	#3 @ 24" O.C.	TOP SLOPED RAKED TIE BEAM.

3

BEAM SCHEDULE NOTES:

1. TOP STEEL CONTINUOUS UNLESS OTHERWISE NOTED.
2. IF BEAM OCCURS ACROSS A STEP LOCATION, DROP TOP STEEL FOR SMALLER BEAM HEIGHT.
3. TOP OF BEAM ELEVATION IS IN REFERENCE TO DEEPEST PORTION OF BEAM.
4. TOP STEEL IN CONTINUOUS BEAMS SHALL TAKE PRECEDENT OVER INTERSECTING SINGLE-SPAN BEAMS AT INTERSECTIONS.
5. PROVIDE CORNER BARS FOR ALL TIE BEAMS AND BOND BEAMS.
6. FOR BEAMS GREATER THAN 36" DEEP, PROVIDE #4 BARS @ 6" O.C. ON EACH FACE OF BEAM U.N.O. PROVIDE CLASS "B" LAP SPLICES FOR ALL BARS.

STEEL COLUMN SCHEDULE

MARK	TYPE	BOTTOM PLATE	TOP CAP	REMARKS
SC1	HSS4X4X1/4	3/4"X9"X9" (4) 3/4" THR. RODS WITH DOUBLE-NUT AND OVERSIZED WASHER (9" EMBED INTO FOOTING).	3/4"XWX9" WITH (4) 3/4" THRU BOLTS.	
SC2	HSS4X4X5/16	3/4"X9"X9" WITH (4) 3/4" THR. RODS WITH DOUBLE-NUT AND OVERSIZED WASHER (9" EMBED INTO FOOTING).	3/4"XWX9" WITH (4) 3/4" THRU BOLTS.	
SC3	8" STD. PIPE	3/4"X13"X13" WITH (4) 3/4" THR. RODS WITH DOUBLE-NUT AND OVERSIZED WASHER (9" EMBED INTO FOOTING).	3/4"XWX13" WITH (4) 3/4" THRU BOLTS.	COLUMN IS HOT-DIP GALVANIZED. COLUMN, BOTTOM PLATE, AND TOP CAP SHALL BE INSTALLED PRIOR TO HOT-DIP GALVANIZING.
SC4	8" STD. PIPE	7/8"X13"X13" WITH (4) 3/4" THR. RODS WITH DOUBLE-NUT AND OVERSIZED WASHER (9" EMBED INTO FOOTING).	7/8"XWX13" WITH (4) 3/4" THRU BOLTS.	
SC5	HSS4X4X1/4	3/4"X9"X9" (4) 3/4" THR. RODS WITH DOUBLE-NUT AND OVERSIZED WASHER (9" EMBED INTO FOOTING).	5/8"X7-5/8"X12" WITH (3) 1/2"X4" HEADED STUDS INLINE.	COLUMN IS HOT-DIP GALVANIZED. COLUMN, BOTTOM PLATE, AND TOP CAP SHALL BE INSTALLED PRIOR TO HOT-DIP GALVANIZING.
SC6	HSS4X4X1/4	3/4"X9"X9" (4) 3/4" THR. RODS WITH DOUBLE-NUT AND OVERSIZED WASHER (9" EMBED INTO FOOTING).	5/8"X8"X8" CAP PLATE FOR TRUSS ATTACHMENT.	FIELD WELD TRUSS TO CAP PLATE.
SC7	HSS4X4X1/4	3/4"X9"X9" (4) 3/4" THR. RODS WITH DOUBLE-NUT AND OVERSIZED WASHER (9" EMBED INTO FOOTING).	5/8"X7-5/8"X12" WITH (3) 1/2"X4" HEADED STUDS INLINE.	

3

STEEL COLUMN SCHEDULE NOTES:

1. ALL CAP PLATES ARE SHOP WELDED TO COLUMNS UNLESS NOTED OTHERWISE.
2. WHERE BOTTOM PLATE OR TOP CAP ARE SUPPORTED BY/SUPPORTING A CONCRETE OR STEEL BEAM, RESPECTIVELY, MATCH THE PLATE WIDTH "W" TO THE STEEL BEAM FLANGE OR CONCRETE BEAM WIDTH.

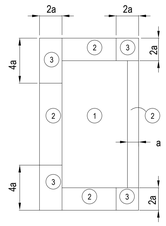
WIND LOAD SCHEDULE

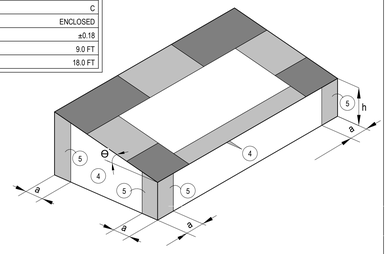
SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	16.8	66.0
		20 - 100	15.8	62.5
		MORE THAN 100	13.3	51.9
2	ROOF EDGE ZONE	LESS THAN 20	16.8	87.0
		20 - 100	15.8	81.8
		MORE THAN 100	13.3	69.5
3	ROOF CORNER ZONE	LESS THAN 20	16.8	118.6
		20 - 100	15.8	108.1
		MORE THAN 100	13.3	81.8
4	WALL INTERIOR ZONE	LESS THAN 20	37.9	41.1
		20 - 50	36.3	39.5
		20 - 100	34.1	37.3
		MORE THAN 100	32.2	36.3
5	WALL EDGE ZONE	LESS THAN 20	37.9	50.5
		20 - 50	36.3	47.4
		20 - 100	34.1	42.6
		MORE THAN 100	32.2	39.5

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult =	170 MPH
ALLOWABLE WIND SPEED Vasd =	132 MPH
RISK CATEGORY =	IV
EXPOSURE =	C
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GC_{pi}) =	±0.18
a =	9.0 FT
2a =	18.0 FT





MONOSLOPE ROOF (3 ° < Θ ≤ 10°

SCALE: N.T.S.

Interior Zones — ZONE 1 - ROOF, ZONE 4 - WALL
End Zones — ZONE 2 - ROOF, ZONE 5 - WALL
Corner Zones — ZONE 3 - ROOF

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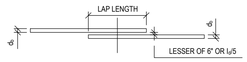
BAR SIZE	TENSION (CLASS 'B') LAP SPLICE LENGTH				COMPRESSION LAP / SPLICE LENGTH
	TOP BARS		OTHER BARS		ALL BARS
	3000 PSI	4000 PSI	3000 PSI	4000 PSI	ALL CONCRETE WITH f'_c 3000 psi
#3	28	24	22	19	12
#4	37	32	29	25	15
#5	47	40	36	31	19
#6	56	48	43	37	23
#7	81	70	63	54	27
#8	93	80	72	62	30
#9	105	91	81	70	34
#10	118	102	91	79	38
#11	131	113	101	87	43
#14	121	105	93	81	-
#18	161	139	124	107	-



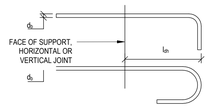
NOTES:

1. REFER TO "HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE" WHEN THE STRAIGHT DEVELOPMENT LENGTH IN TENSION CANNOT BE ACCOMMODATED IN THE CONCRETE SECTION.
2. ALWAYS USE TENSION LAP SPLICE LENGTH VALUES, UNLESS THE PLANS OR DETAILS NOTE OTHERWISE.
3. TABULATED DEVELOPMENT AND LAP SPLICE LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH Fy=60 KSI, NORMAL WEIGHT CONCRETE, AND CLASS B LAPS.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.
5. WHEN DIFFERENT BAR DIAMETERS ARE SPLICED, USE SMALLER BAR LAP SPLICE LENGTH.
6. ALL TABULATED VALUES ARE MINIMUM LENGTH, IN CASE OF CONFLICT WITH PLANS, SECTIONS, OR DETAILS USE LONGER LENGTH.
7. d/b = BAR DIAMETER.
8. l/d = DEVELOPMENT, LAP OR SPLICE LENGTH.
9. ADJUST TABULATED LENGTH BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT FACTORS ARE CUMULATIVE (E.G. 1.30x1.50 = 1.95)
   - A. LIGHT WEIGHT CONCRETE: 1.30
   - B. 3 OR LESS BUNDLED BARS: 1.20
   - C. 4 OR MORE BUNDLED BARS: 1.33
   - D. CLEAR SPACING LESS THAN 2d/b AND CLEAR COVER LESS THAN d/b 1.50
   - E. CLASS A LAP SPLICE 0.77
   - F. EPOXY COATED BARS 1.50
10. WELDED AND/OR MECHANICAL SPLICES MAY BE USED AT THE GENERAL CONTRACTOR'S OPTION PROVIDED THAT THE SPLICE IS CAPABLE OF DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH OF THE LARGER BAR IN TENSION. WHERE WELDED AND/OR MECHANICAL SPLICES ARE TO BE USED, THE GENERAL CONTRACTOR SHALL SUBMIT FULL DATA OF THE PROPOSED MATERIAL, PROCEDURES, AND INSTALLATION INSTRUCTIONS TO THE ENGINEER FOR REVIEW AS A SHOP DRAWING SUBMISSION.
11. USE MECHANICAL COUPLERS FOR #14 AND LARGER BARS.
12. LAP SPLICES IN CONCRETE MASONRY SHALL BE AS SPECIFIED IN STRUCTURAL NOTES.

TYP. STRAIGHT REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE

SCALE: NTS

BAR SIZE	HOOKED TENSION DEVELOPMENT LENGTH (l_{dh}) INCHES	
	3000 PSI	4000 PSI
#3	9	7
#4	11	10
#5	14	12
#6	17	15
#7	19	17
#8	22	19
#9	25	22
#10	28	24
#11	31	27
#14	37	32
#18	50	43

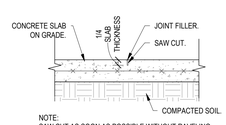


NOTES:

1. SEE TYPICAL TIE AND STIRRUP HOOKS DETAIL FOR ADDITIONAL INFORMATION.
2. TABULATED DEVELOPMENT LENGTH ARE BASED ON REINFORCING STEEL YIELD STRENGTH F/y = 60 KSI AND NORMAL WEIGHT CONCRETE.
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
4. d_b = BAR DIAMETER
5. l_{dh} = DEVELOPMENT LENGTH
6. ADJUST TABULATED LENGTHS BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE:
   - A. REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_y/60 KSI)
   - B. LIGHT WEIGHT CONCRETE: 1.30
   - C. EPOXY COATED BARS 1.20

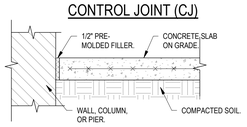
TYP. HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE

SCALE: NTS

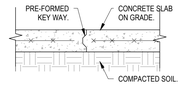


NOTE:
SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE (4 TO 16 HOURS AFTER POURING CONCRETE).

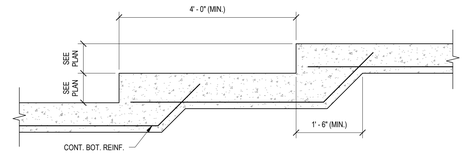
CONTROL JOINT (CJ)



ISOLATION JOINT (IJ)

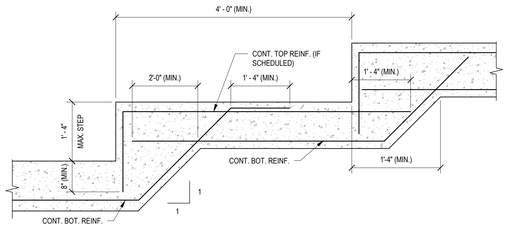


CONSTRUCTION JOINT (KJ)



8" STEP FOOTING DETAIL

SCALE: NTS



16" STEP FOOTING DETAIL

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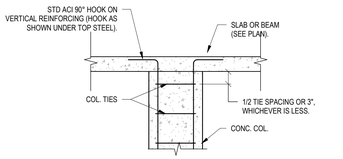
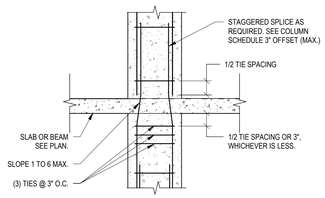
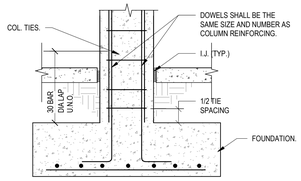


CONCRETE COL TERMINATION AT SLAB OR BEAM



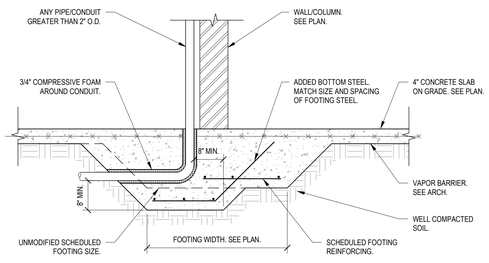
CONCRETE COL SPLICE AT SLAB OR BEAM



CONCRETE COLUMN BASE

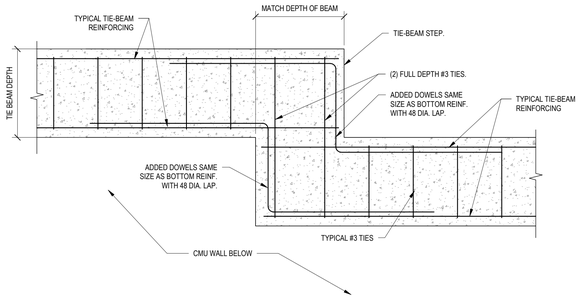
TYPICAL COLUMN REINFORCEMENT DETAIL

SCALE: NTS



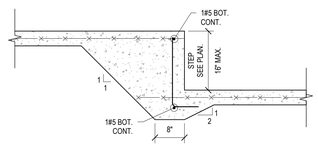
PLUMBING PENETRATION DETAIL IN CONCRETE FOOTINGS

SCALE: NTS

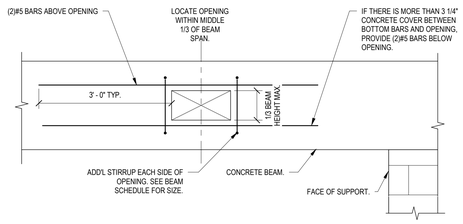


TYPICAL STEPPED TIE-BEAM REINFORCING

SCALE: N.T.S.



SLAB ON GRADE STEP TYPICAL DETAIL



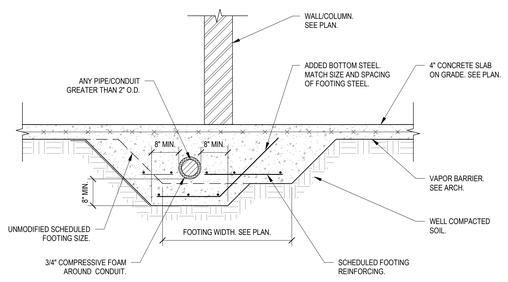
NOTES:

1. OPENINGS SHALL NOT BE MORE THAN 1" WIDER OR TALLER THAN REQUIRED FOR DUCTS, PIPES, ETC. NOR SHALL THE OPENING EXCEED THE SPECIFIED DIMENSIONS ON PLAN.
2. ALL OPENINGS SHAL BE MADE WITH A BLOCK OUT BEFORE THE BEAM IS POURED.
3. ALL REINFORCEMENT SHOWN IS IN ADDITION TO BEAM REINFORCEMENT. SEE PLAN AND BEAM SCHEDULE FOR BEAM REINF. MAINTAIN A MINIMUM OF 1 1/2" CLEAR COVER ON ALL LONGITUDINAL BARS.

- GET APPROVAL FROM EOR FOR ALL BEAM PENETRATIONS.
- PROVIDE PLAN SHOWING BEAM NOTATION, PENTRATION LOCATION, AND TOTAL OPENING SIZE.
- DETAIL AND NOTES ABOVE ARE GENERAL REQUIREMENTS AND DO NOT PERMIT ANY SPECIFIC PENETRATION IN A SPECIFIC BEAM, UNLESS NOTED ON PLAN.

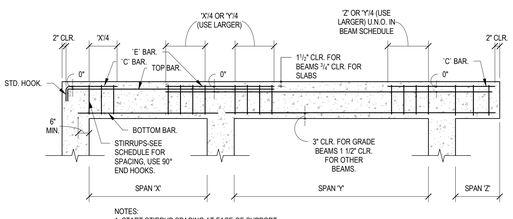
TYPICAL BEAM PENETRATION DETAIL

SCALE: N.T.S.



TRANSVERSE PLUMBING PENETRATION DETAIL IN CONCRETE FOOTINGS

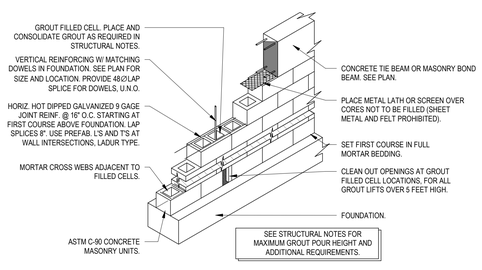
SCALE: NTS



NOTES:
1. START STIRRUP SPACING AT FACE OF SUPPORT.
2. ADD 1#4 LONGITUDINAL WHERE CORNER OF STIRRUP IS VACANT.

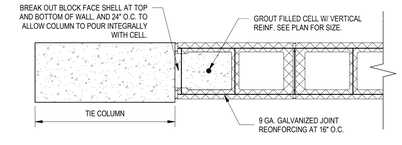
TYPICAL BENDING DIAGRAM FOR BEAMS AND ONE WAY SLABS

SCALE: NTS



TYPICAL MASONRY WALL CONSTRUCTION

SCALE: NTS



TIE COLUMN REINFORCING

SCALE: N.T.S.

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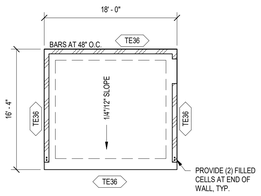
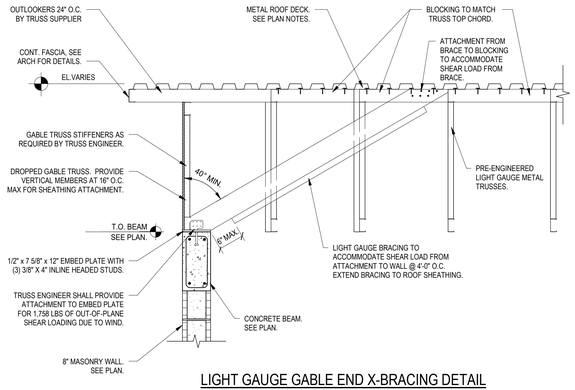


DUMPSTER FOUNDATION PLAN
1/8" = 1'-0"

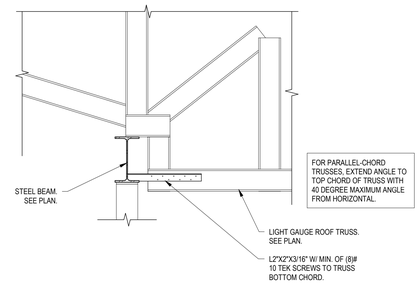
DUMPSTER FOUNDATION PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SLAB SHALL BE A 6" CONCRETE SLAB-ON-GRADE WITH W2.9X2.9 WELDED WIRE FABRIC AT MID-DEPTH. SLAB SHALL BE SLOPD FOR DRAINAGE. SLAB SLOPES TO MAINTAIN THICKNESS.
3. (TE36) INDICATES A CONTINUOUS 3'-0" WIDE X 18" (MINIMUM) DEEP CONCRETE THICKENED EDGE. BOTTOM OF THICKENED EDGE SHALL BE A MINIMUM OF 12" BELOW THE ADJACENT FINISHED GRADE. PROVIDE (4) #5 BOTTOM BARS CONTINUOUS.
4. INDICATES AN 8" MASONRY WALL. PROVIDE #5 BARS AT ENDS, CORNERS, AND AT 48" O.C. MAX. SPACING. PROVIDE SINGLE K.O. BLOCK AT TOP OF WALL, GROUTED SOLID WITH 1#5 BAR CONTINUOUS. PROVIDE CORNER BARS.



LIGHT GAUGE GABLE END X-BRACING DETAIL

SCALE: NTS



ROOF BEAM BOTTOM FLANGE BRACING TYPICAL DETAIL

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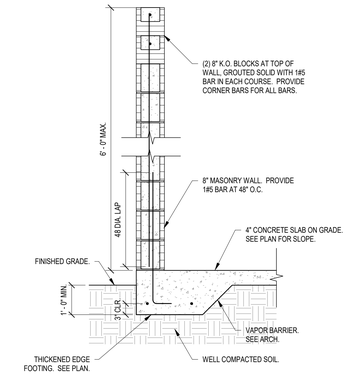
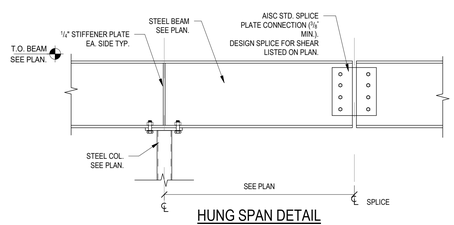


DUMPSTER WALL DETAIL

SCALE: NTS



HUNG SPAN DETAIL

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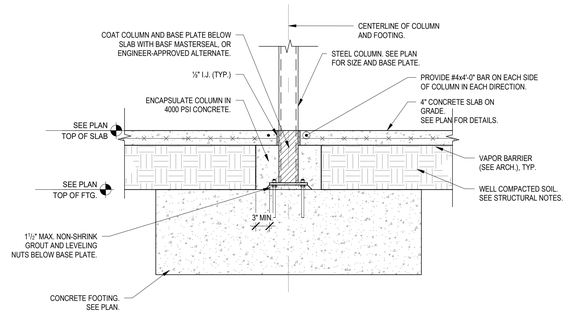
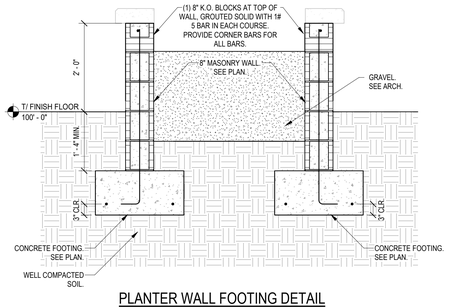
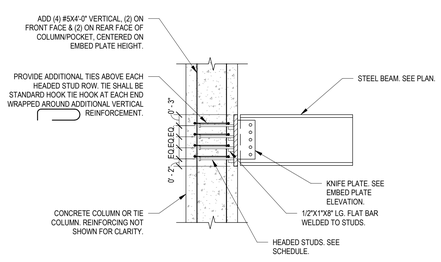


TYPICAL STEEL COLUMN ATTACHMENT



PLANTER WALL FOOTING DETAIL

A S-301 Section 28
3/4" = 1'-0"



EMBED PLATE SECTION

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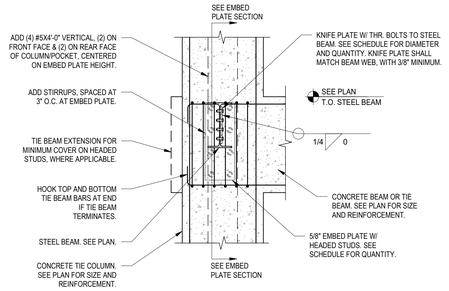

EMBED PLATE ELEVATION

SCALE: NTS

BEAM SIZE	EMBED SIZE W X H	TOTAL NO. OF STUDS	HEADED STUD DIAMETER	HEADED STUD LENGTH	TOTAL NO. OF THRU BOLTS	THRU BOLT DIAMETER
W14	9" X 16"	6	1/2"	5"	3	3/4"
W18	9" X 22"	8	5/8"	5"	4	3/4"

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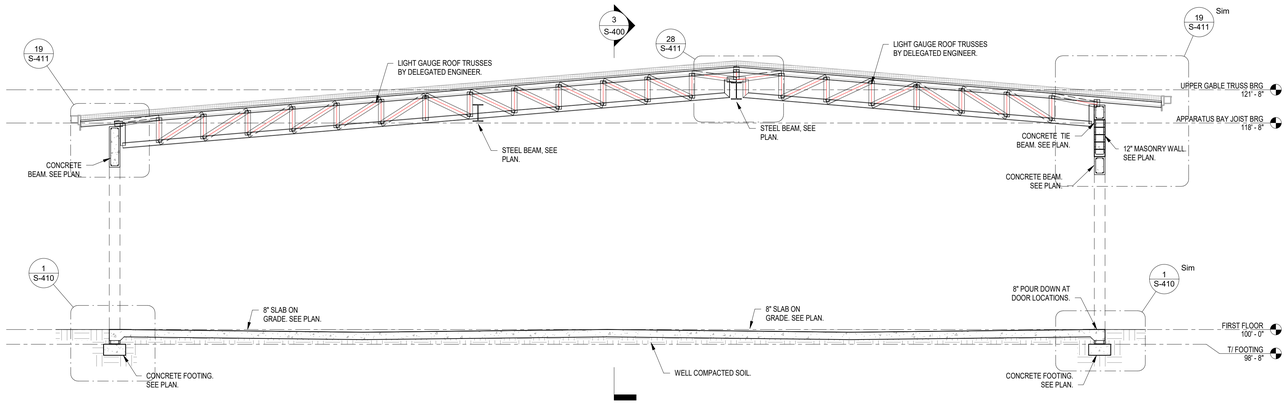
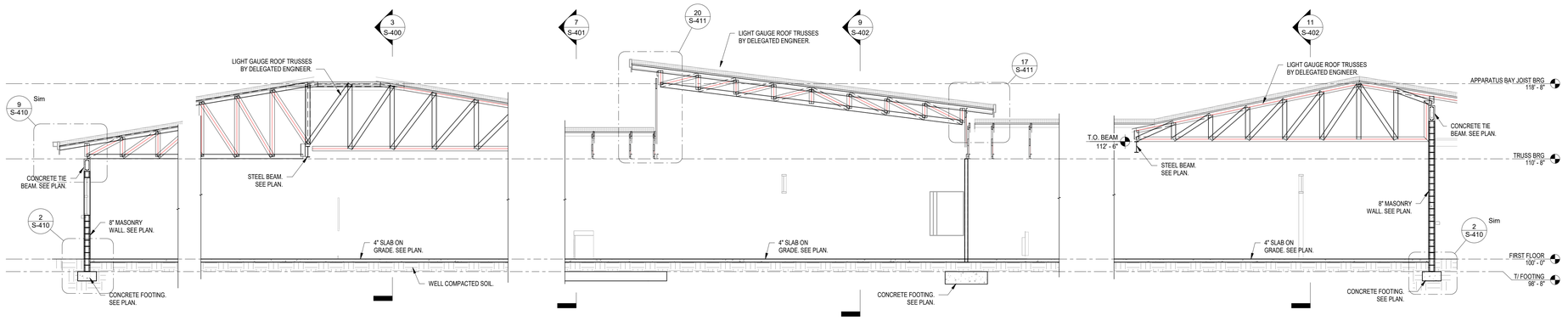


1 S-400 BUILDING SECTION 3/16" = 1'-0"



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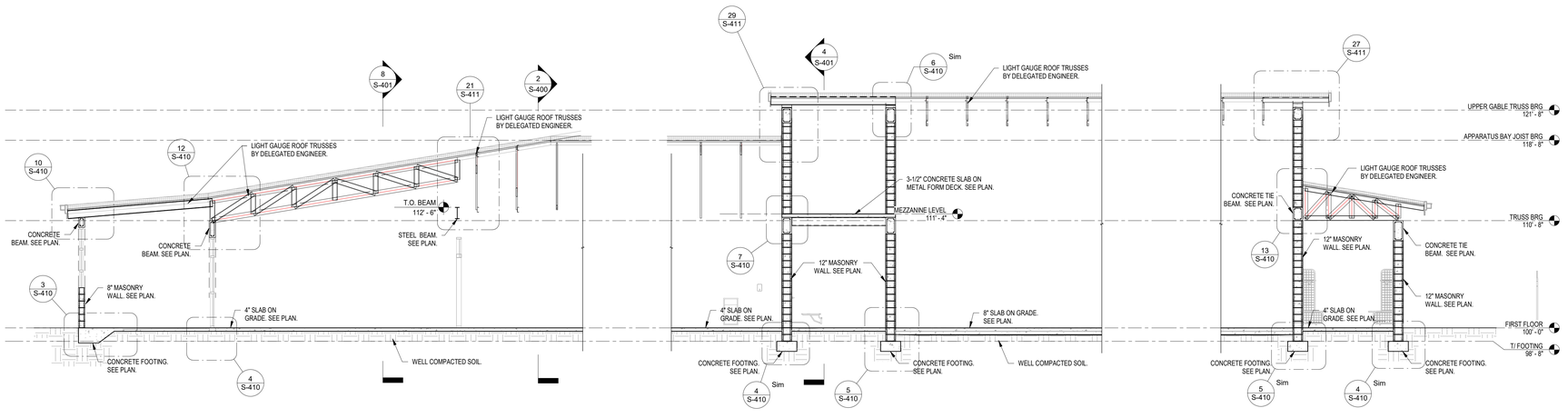

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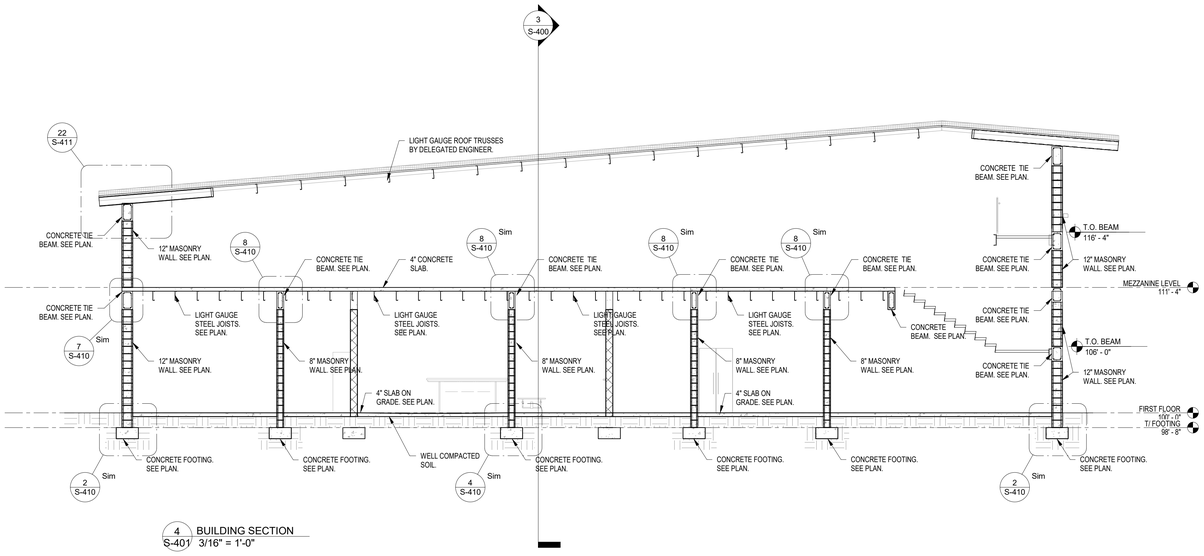

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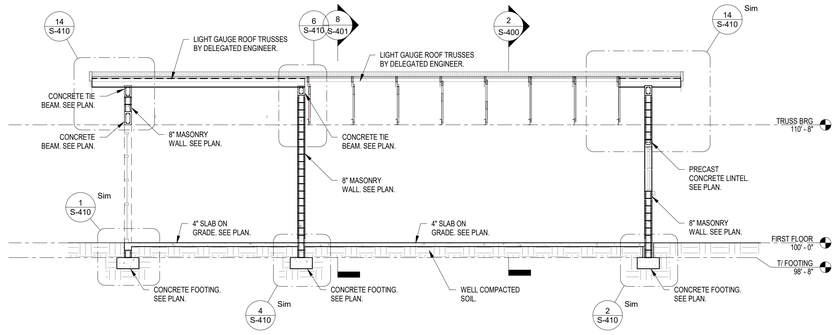

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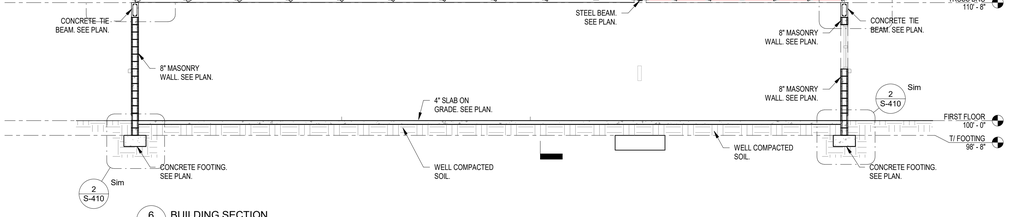

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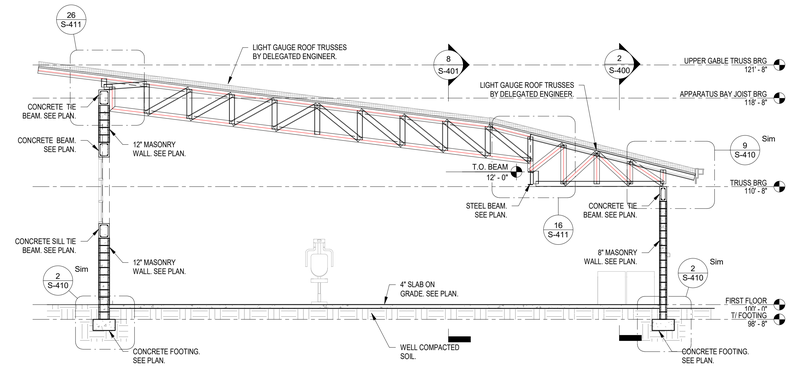

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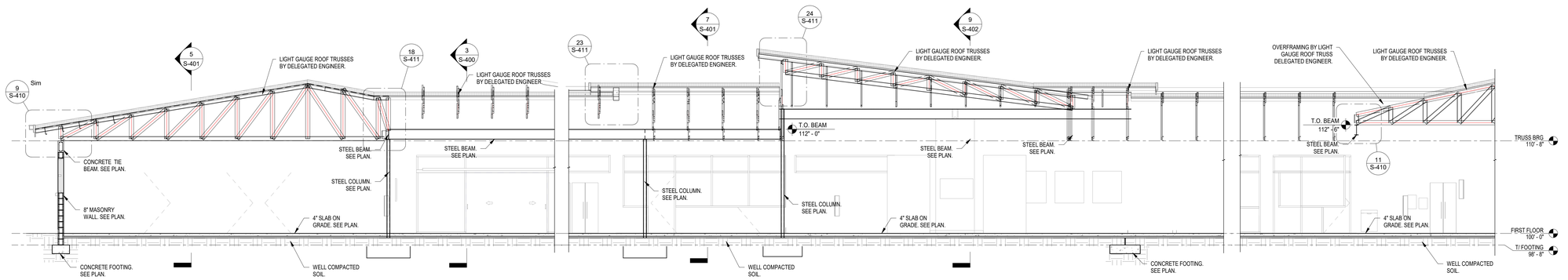

8 S-401 BUILDING SECTION 3/16" = 1'-0"

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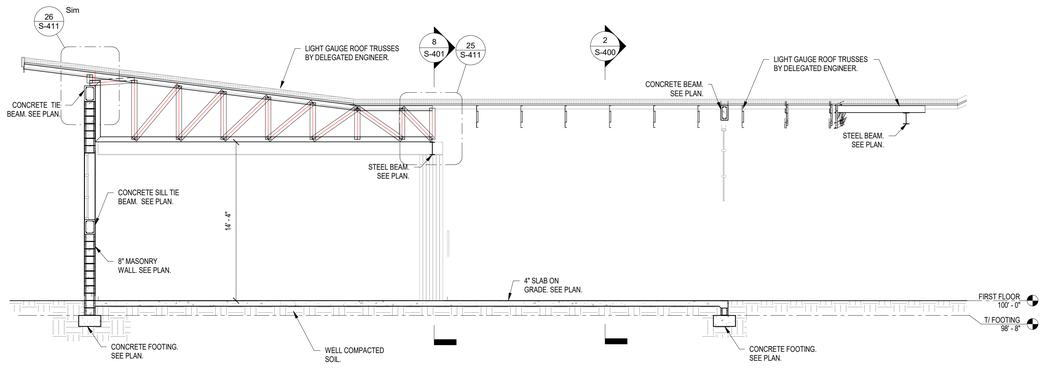

9 S-402 BUILDING SECTION
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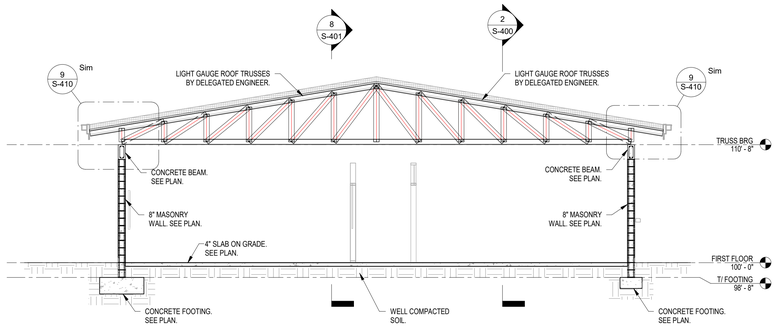

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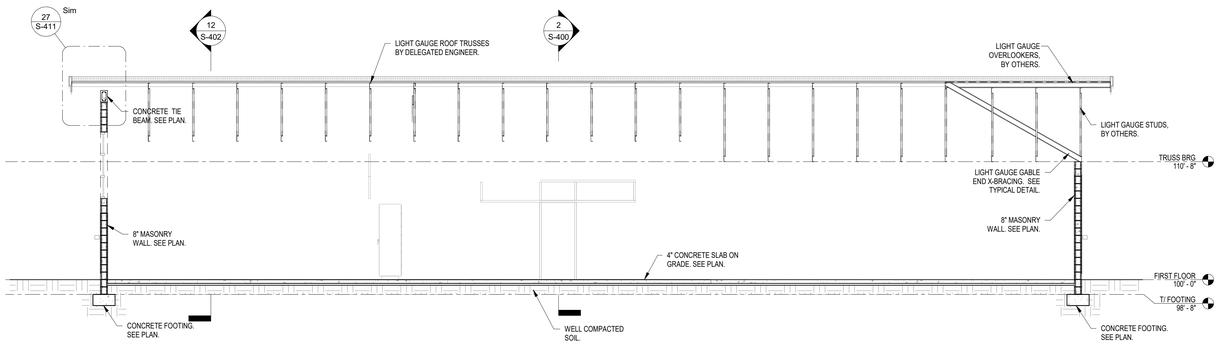

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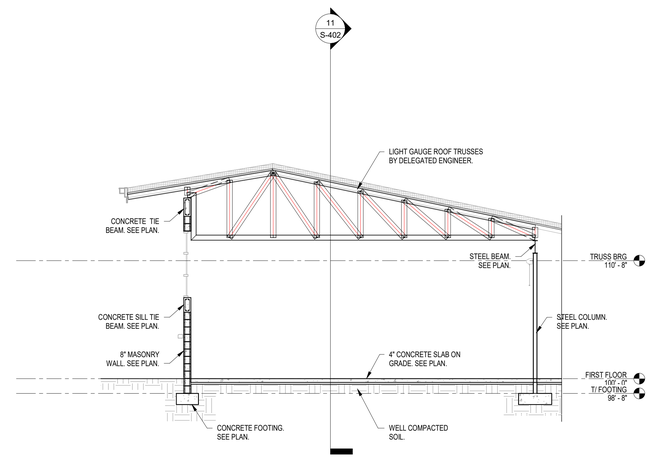

12 S-402 BUILDING SECTION
3/16" = 1'-0"

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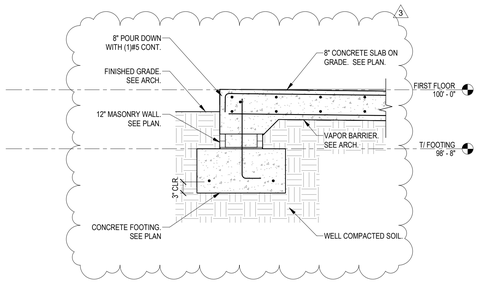
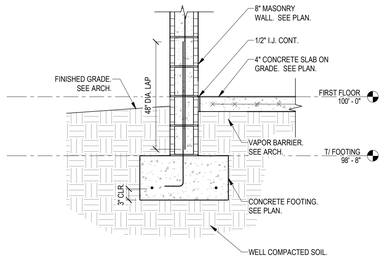


1 SECTION S-410 3/4" = 1'-0"



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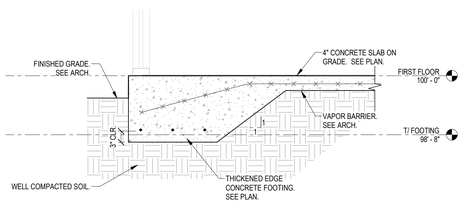

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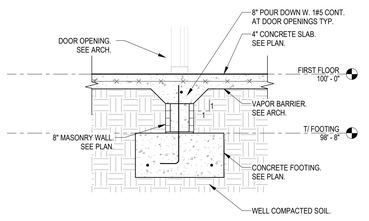

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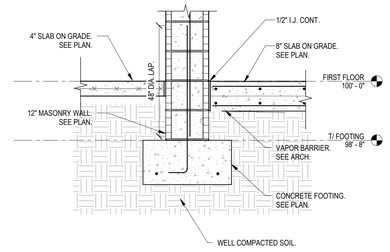

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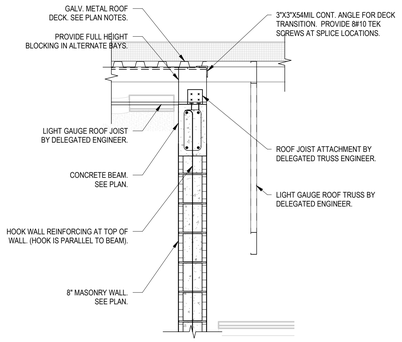

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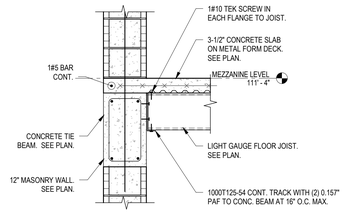

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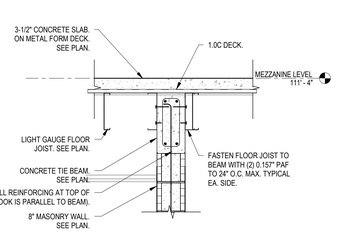

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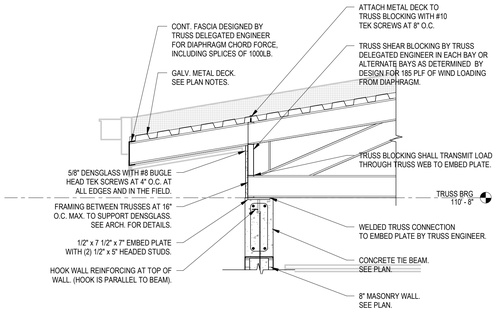

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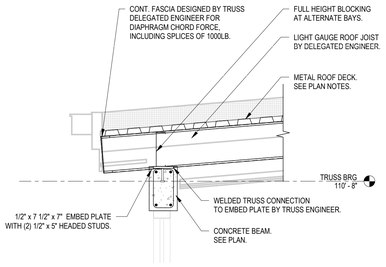

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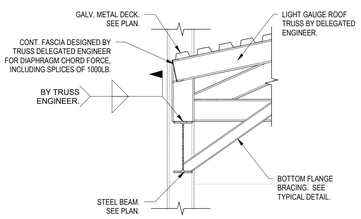

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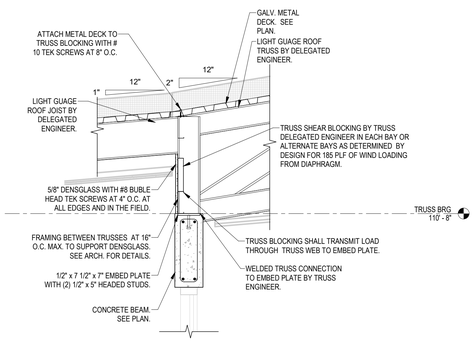

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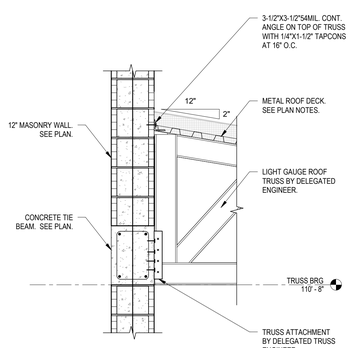

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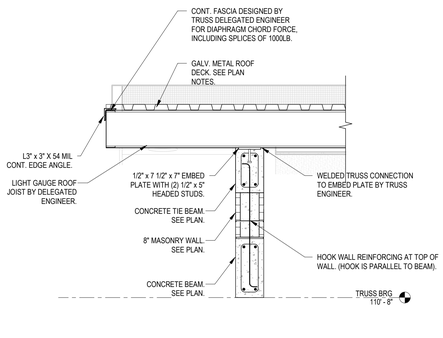

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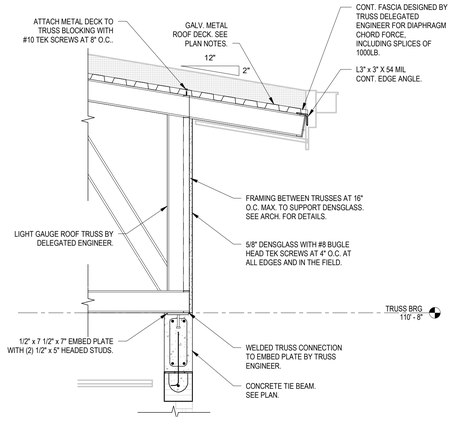

15 SECTION S-410 3/4" = 1'-0"

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REV 3 2/19/2021

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JOB NO: 190291-01
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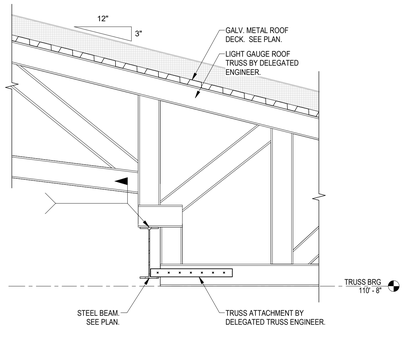

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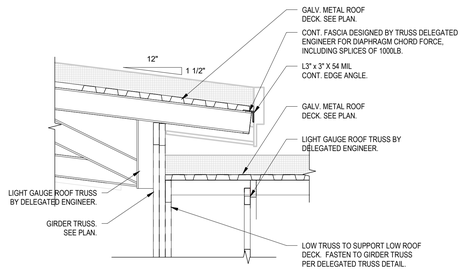

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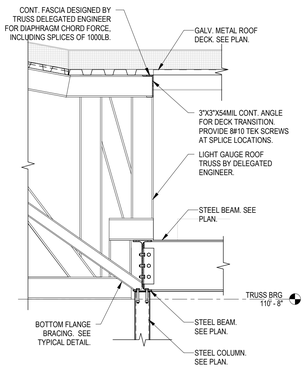

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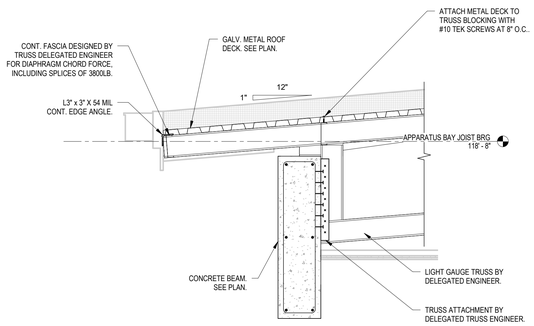

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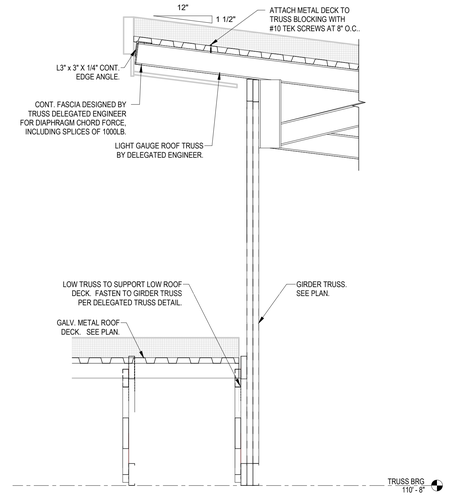

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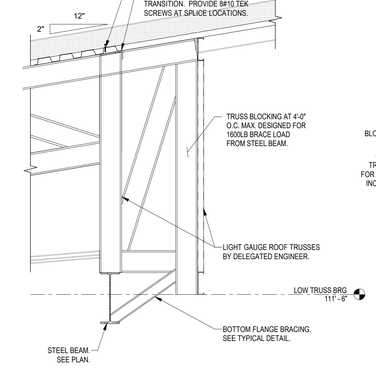

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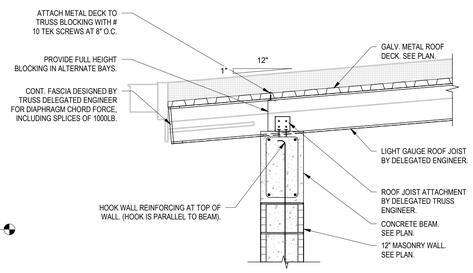

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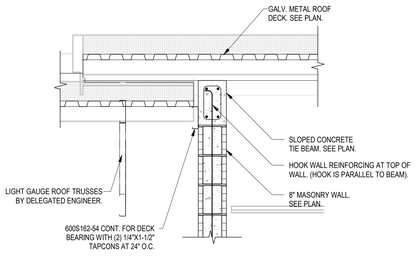

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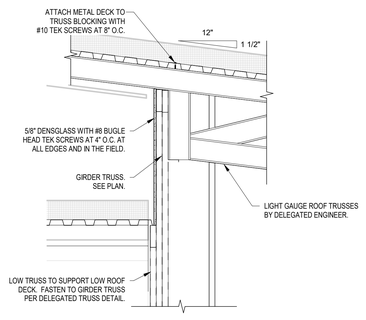

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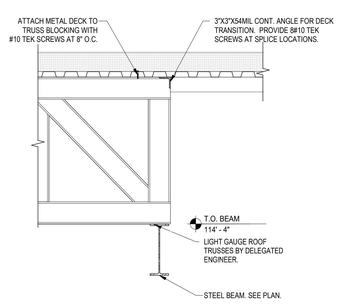

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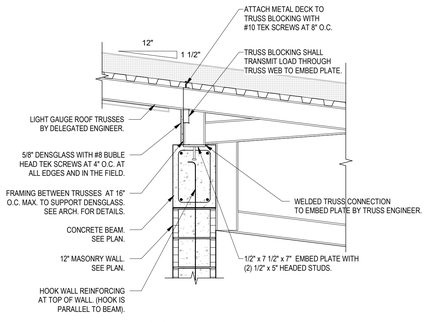

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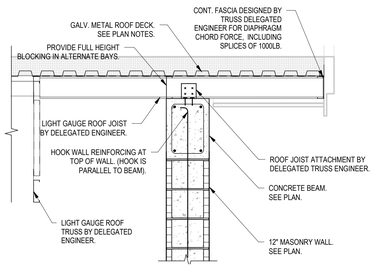

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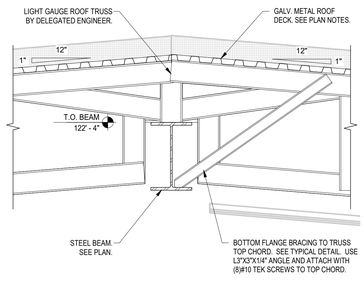

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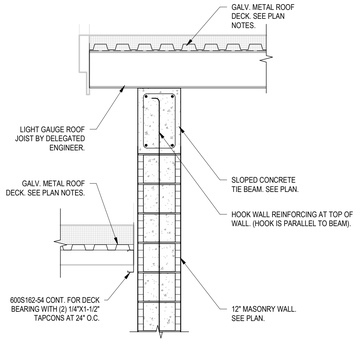

29 SECTION S-411 3/4" = 1'-0"

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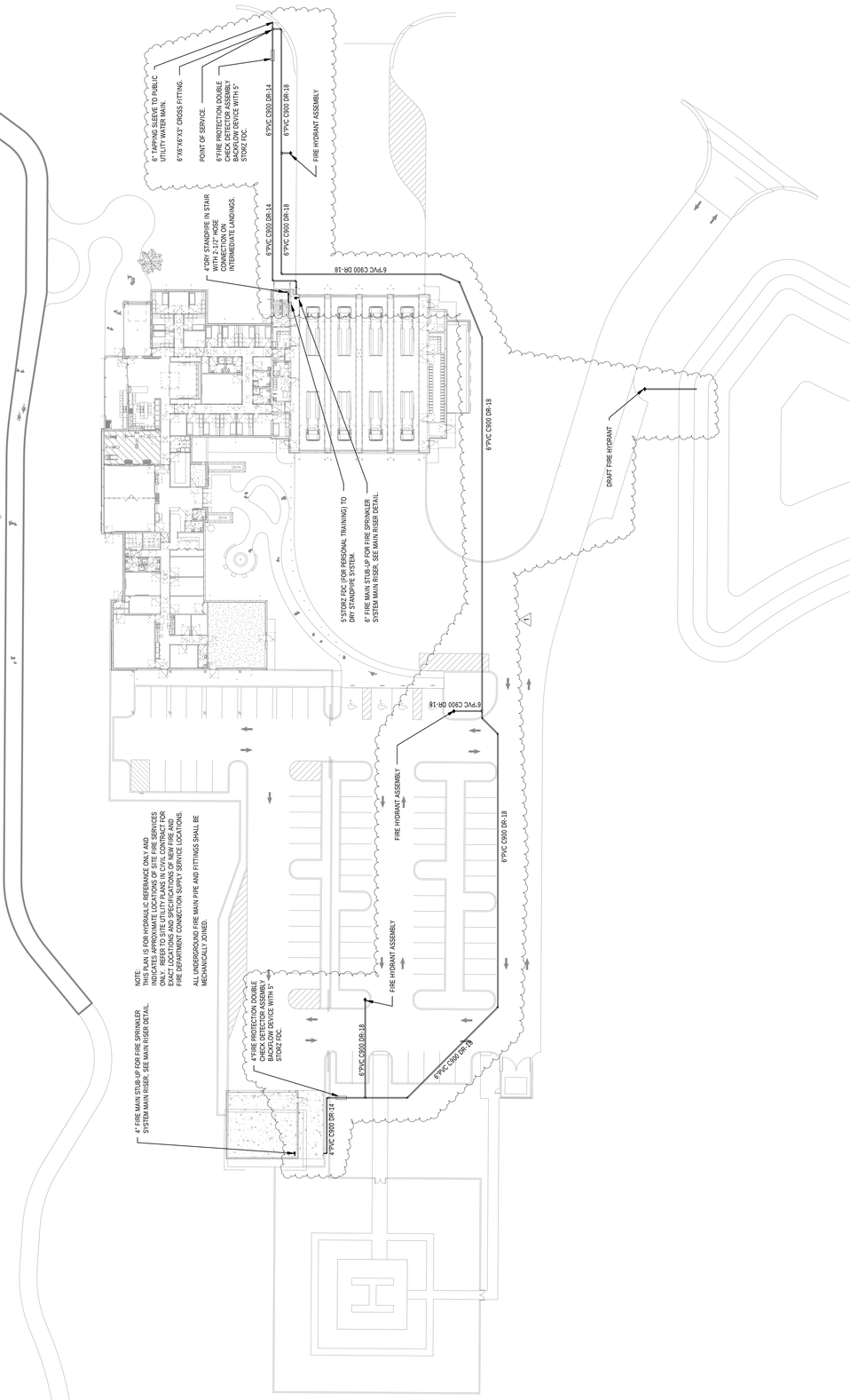

NORTH
FIRE PROTECTION SITE PLAN
1" = 30'-0"

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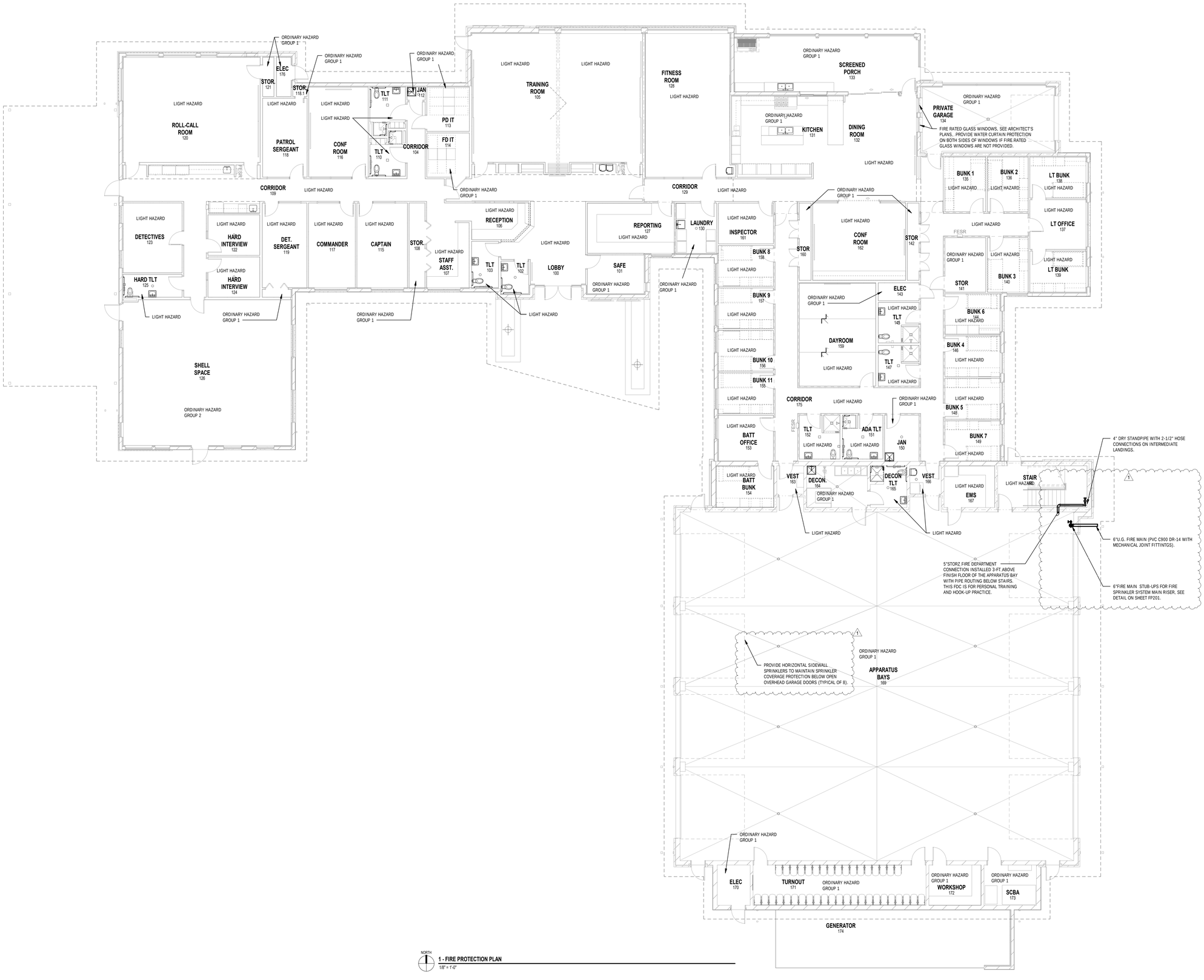

NORTH

1 - FIRE PROTECTION PLAN
1/8" = 1'-0"

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FIRE PROTECT PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: FP101

FAC 61G15 REQUIREMENTS AND SPECIFICATIONS

61G15-32.003 (1)
NATURE AND SCOPE OF WORK:
THE BUILDING DESIGNATED AS NORTH PORT FIRE STATION No. 86 IS LOCATED AT THE SOUTEWEST CORNER OF U.S. 41 AND PRETO BLVD., NORTH PORT, FLORIDA, ZIP CODE 34293. THE PROPOSED BUILDING IS DESCRIBED AS FOLLOWS:

A NEW SINGLE STORY BUILDING OF TYPE IIB CONSTRUCTION, FIRE SPRINKLE PROTECTED THROUGHOUT AND ENCOMPASSING APPROXIMATELY XX,XXX SQUARE FEET GROSS AREA. THE OCCUPANCY PER FBC CHAPTER 3 IS BUSINESS GROUP B AND STORAGE GROUP S-2. THE OCCUPANCY PER NFPA 101 IS BUSINESS AND STORAGE.

THE OBJECTIVE IS TO PROVIDE A COMPLETE AND FUNCTIONAL FIRE PROTECTION SYSTEM IN ACCORDANCE WITH THE STATUTES OF FLORIDA AND THE FLORIDA BUILDING CODE. THE SYSTEM SHALL BE AN AUTOMATIC WET PIPE HYDRAULICALLY CALCULATED SYSTEM. THE DESIGN APPROACH EMPLOYED SHALL BE THE AREA DENSITY METHOD. SPRINKLERS USED THROUGHOUT THIS PROJECT SHALL BE QUICK RESPONSE TYPE ORDINARY TEMPERATURE CHARACTERISTIC (155°F PREFERRED) (EXCEPT WHERE A SPECIFIC HAZARD REQUIRES SPECIAL PROTECTION).

61G15-32.003 (2)
APPLICABLE CODES FOR ACCEPTANCE TESTING:
THE SYSTEM TESTING AND ACCEPTANCE SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING CODES AS WELL AS THE REQUIREMENTS OF LOCAL ORDINANCES AND THE AUTHORITY HAVING JURISDICTION.
- A. NFPA 13 (2013), CHAPTER 10 UNDERGROUND PIPING TESTING AND ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING.
- B. NFPA 13 (2013), CHAPTER 25 SYSTEMS ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TESTING CERTIFICATE FOR ABOVEGROUND PIPING.
- C. THIS SPECIFICATION "PIPING SYSTEM LEAK TEST"

61G15-32.003 (3)
OCCUPANCY OF BUILDING IS INDICATED IN SECTION "NATURE AND SCOPE OF WORK" WITH DESCRIPTIONS FOR SPECIFIC HAZARDS AS FOLLOWS:
A. CONCEALED COMBUSTIBLE SPACES:
CONCEALED COMBUSTIBLE SPACES SHALL BE PROTECTED IN ACCORDANCE WITH NFPA 13 CHAPTER 8-14.1 "INSTALLATION REQUIREMENTS".

B. ELECTRICAL ROOMS:
SPRINKLERS SHALL NOT BE REQUIRED IN ELECTRICAL EQUIPMENT ROOMS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE ROOM IS DEDICATED TO ELECTRICAL EQUIPMENT ONLY.
2. ONLY DRY-TYPE ELECTRICAL EQUIPMENT IS USED.
3. EQUIPMENT IS INSTALLED IN A 2-HOUR FIRE-RATED ENCLOSURE INCLUDING PROTECTION FOR PENETRATIONS.
4. NO COMBUSTIBLE STORAGE IS PERMITTED TO BE STORED IN THE ROOM.

C. MECHANICAL ROOMS:
SHALL BE SPRINKLED IN ACCORDANCE WITH THE REQUIREMENTS OF ORDINARY HAZARD GROUP I OCCUPANCY. THESE ROOMS SHALL NOT BE USED FOR STORAGE PURPOSES.

D. WATER CURTAIN:
PROVIDE WATER CURTAIN FOR WINDOW OPENINGS (AS INDICATED ON PLAN) BETWEEN DINNING ROOM, BUNK 1, BUNK 2, AND SEAGRAVE ROOM AS PER NFPA 13 SECTION 8.14.4.4. WATER CURTAIN SPRINKLERS SHALL BE HYDRAULICALLY CALCULATED AS PER NFPA 13 11.2.3.1.8 (5).

E. SAFEGUARDING DURING CONSTRUCTION:
SAFEGUARDING FIRE PROTECTION DURING CONSTRUCTION SHALL BE PROVIDED WITH IN ACCORDANCE WITH NFPA 1 UNIFORM FIRE CODE SECTION 16.4.3. AND NFPA CHAPTER NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

61G15-32.003 (4)
APPLICABLE CODES: 1
- A. THE FLORIDA BUILDING CODE 6TH EDITION (2017)
- B. FLORIDA FIRE PREVENTION CODE 6TH EDITION (2017)
- C. NFPA 1 UNIFORM FIRE CODE (2015)
- D. NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2013)
- E. NFPA 25 STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (2014)
- F. NFPA 101 LIFE SAFETY CODE (2015)
- G. LOCAL FIRE PREVENTION REQUIREMENTS

61G15-32.003 (5)
STRUCTURAL SUPPORT AND STRUCTURAL OPENING:
- A. PIPING STRUCTURAL SUPPORT SHALL BE IN ACCORDANCE WITH NFPA 13 CH. 9 "HANGING, BRACING, AND RESTRAINT OF SYSTEM PIPING".
- B. IT IS NOT ANTICIPATED THAT ANY ENGINEERED STRUCTURAL OPENINGS ARE TO BE REQUIRED TO FACILITATE THE SYSTEM DESCRIBED IN THESE DOCUMENTS. SHOULD THE FINAL SYSTEM LAYOUT DOCUMENTS REQUIRE ANY ENGINEERED OPENINGS THEY SHALL BE COORDINATED THROUGH THE ARCHITECT AT THAT TIME.
- C. A COLLATERAL LOAD OF NO LESS THAN 5 PSF HAS BEEN PROVIDED FOR BUT NOT LIMITED TO HVAC, PLUMBING, ELECTRICAL AND FIRE SPRINKLER SYSTEMS HAS BEEN COORDINATED WITH THE STRUCTURAL ENGINEER, REFER TO STRUCTURAL ENGINEER PLANS FOR FURTHER INFORMATION AND INSTRUCTION.

61G15-32.003 (6)
DEVIATIONS FROM THESE DOCUMENTS:
IF THE CONTRACTOR DEVIATES FROM ANY OF THE REQUIREMENTS PROVIDED HEREIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION. CHANGES REQUIRED TO THESE DOCUMENTS AS A RESULT OF THE CONTRACTOR DEVIATIONS MAY BE CHARGED TO THE CONTRACTOR AT THE DISCRETION OF THE ENGINEER OF RECORD WITH NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL FULLY COORDINATE THE SYSTEM INSTALLATION WITH ALL OTHER TRADES. THE CONTRACTOR MUST TAKE ALL PROFESSIONAL AND LEGAL RESPONSIBILITY FOR THE DOCUMENTS, WHICH HE PREPARES AND IN NO WAY MAY EXEMPT HIMSELF FROM SUCH FULL RESPONSIBILITY.

61G15-32.003 (7)
SPRINKLER SYSTEM OPERATION:
THE FIRE SPRINKLER HEAD SHALL CONTAIN A GLASS BULB FILLED WITH FLUID THAT EXPANDS WHEN EXPOSED TO HEAT. WHEN THE RATED TEMPERATURE IS REACHED, THE FLUID EXPANDS SUFFICIENTLY TO SHATTER THE GLASS BULB, WHICH THEN ALLOWS THE SPRINKLER TO ACTIVATE AND FLOW WATER. THE FLOW SWITCH ON SYSTEM RISER SENSES THE FLOW OF WATER SENDING A SIGNAL TO THE FIRE ALARM CONTROL PANEL WHICH TRIGGERS THE GENERAL ALARM AND INITIATES THE NOTIFICATION PROCESS.

61G15-32.003 (8)
OWNER'S INTENDED USE AND FIRE SUPPRESSION:
REFER TO INFORMATION INDICATED ABOVE UNDER 61G15-32.003 (1), "NATURE AND SCOPE OF WORK" SECTION.

61G15-32.003 (9)
SPRINKLER SYSTEM ELECTRICAL:
THE FIRE SPRINKLER CONTRACTOR SHALL TAKE A PROACTIVE ROLE IN COORDINATING POWER REQUIREMENTS AND CONNECTION LOCATIONS OF ALL ELECTRICAL COMPONENTS OF THE FIRE SPRINKLER SYSTEM WITH RESPECTIVE TRADES.

61G15-32.004 (1)
WATER BASED FIRE SPRINKLER SYSTEM SHALL BE AN AUTOMATIC WET SPRINKLER SYSTEM AS SPECIFIED HEREIN.

61G15-32.004 (2)
DESIGN INFORMATION:
A. THE POINT OF SERVICE IS THE POINT AT WHICH THE UNDERGROUND PIPING FOR THE SPRINKLER SYSTEM, USING WATER AS THE EXTINGUISHING AGENT, IS USED EXCLUSIVELY FOR THE SPRINKLER SYSTEM, SEE LOCATION INDICATED ON THE FIRE PROTECTION SITE PLAN.

B. REFER TO 61G15-32.003 (4), "APPLICABLE CODES" SECTION ABOVE FOR STANDARDS TO BE APPLIED AND ANALYSIS INDICATED BELOW:

C. REFER TO "NATURE AND SCOPE OF WORK" SECTION ABOVE AND DESIGN APPROACH ANALYSIS BELOW FOR CLASSIFICATIONS OF OCCUPANCY HAZARD.

D. BUILDING DESIGN APPROACH ANALYSIS:
BUILDING ANALYSIS (APPARATUS BAY):
BUILDING DESIGN CRITERIA: SHALL BE DESIGNED ACCORDING TO NFPA 13
1. CLASSIFICATION OF OCCUPANCIES AND COMMODITIES: ORDINARY HAZARD GROUP 1
2. SYSTEM COMPONENTS AND HARDWARE:
   a. TEMPERATURE CLASSIFICATION: ORDINARY
   b. SPRINKLER DISCHARGE CHARACTERISTICS: 8.0 K-FACTOR
3. INSTALLATION REQUIREMENTS: STANDARD COVERAGE UPRIGHT AND PENDENT SPRINKLERS
   a. MINIMUM DISTANCE BETWEEN SPRINKLERS 6'
   b. MAXIMUM DISTANCE BETWEEN SPRINKLERS 15'
   c. MAXIMUM PROTECTION AREA 130 SQUARE FEET
4. DESIGN APPROACHES:
   a. DESIGN METHOD: ROOM DESIGN, DENSITY/AREA
   b. OCCUPANCY CLASSIFICATION: LIGHT HAZARD
   c. MINIMUM DENSITY (GPM/FT^2): 0.15
   d. AREA OF SPRINKLER OPERATION (FT^2): 1,500
   e. HOSE STREAM ALLOWANCE (GPM): 250

BUILDING ANALYSIS (SHELL SPACE):
BUILDING DESIGN CRITERIA: SHALL BE DESIGNED ACCORDING TO NFPA 13
1. CLASSIFICATION OF OCCUPANCIES AND COMMODITIES: LIGHT HAZARD
2. SYSTEM COMPONENTS AND HARDWARE:
   a. TEMPERATURE CLASSIFICATION: ORDINARY
   b. SPRINKLER DISCHARGE CHARACTERISTICS: 5.6 K-FACTOR
3. INSTALLATION REQUIREMENTS: STANDARD COVERAGE UPRIGHT AND PENDENT SPRINKLERS
   a. MINIMUM DISTANCE BETWEEN SPRINKLERS 6'
   b. MAXIMUM DISTANCE BETWEEN SPRINKLERS 15'
   c. MAXIMUM PROTECTION AREA 225 SQUARE FEET
4. DESIGN APPROACHES:
   a. DESIGN METHOD: ROOM DESIGN, DENSITY/AREA
   b. OCCUPANCY CLASSIFICATION: LIGHT HAZARD
   c. MINIMUM DENSITY (GPM/FT^2): 0.10
   d. AREA OF SPRINKLER OPERATION (FT^2): 1,500
   e. HOSE STREAM ALLOWANCE (GPM): 100

A. CHARACTERISTIC OF WATER SUPPLY:
A NEW 6" UNDERGROUND FIRE MAIN SHALL BE STUBBED INTO THE APPARATUS BAY ON THE EAST SIDE OF THE BUILDING. THE BUILDING FIRE SERVICE SHALL CONNECT TO A NEW 6" SITE FIRE MAIN WHICH IS SUPPLIED THROUGH A 6" SITE FIRE BACKFLOW PREVENTION DEVICE. THE NEW 6" FIRE SERVICE IS SUPPLIED BY AN EXISTING 12" CIRCULATING WATER MAIN LOCATED ON PRETO BLVD., EAST OF THE SITE.

UNDERGROUND FIRE SERVICE MAIN:
ALL UNDERGROUND FIRE PIPING SHALL BE INSTALLED AND TESTED PER NFPA 13 AND 24 BY A CONTRACTOR (REFERRED TO HEREIN AS "SITE CONTRACTOR") THAT IS LICENSED AND INSURED FOR THE INSTALLATION OF UNDERGROUND FIRE MAINS (CLASS 1, 2, OR 5 LICENSE). IF THE UNDERGROUND FIRE MAIN IS INSTALLED BY A SITE CONTRACTOR THAT IS NOT THE FIRE SPRINKLER SYSTEM CONTRACTOR FOR THIS PROJECT, THAN IT SHALL BE THE RESPONSIBILITY OF THE FIRE SPRINKLER CONTRACTOR TO COORDINATE WITH THE SITE CONTRACTOR FOR THE FINAL LOCATION OF THE FIRE SPRINKLER RISER STUB-UP SERVICING THE BUILDING. THE FIRE SPRINKLER CONTRACTOR SHALL INCLUDE IN HIS BID THE COST RELATED TO THE SITE CONTRACTOR EXTENDING THE UNDERGROUND FIRE MAIN FROM THE POINT SHOWN ON THE CIVIL PLANS TO THE FINAL STUB-UP LOCATION AS COORDINATED BETWEEN THE FIRE SPRINKLER CONTRACTOR AND SITE CONTRACTOR. THE TESTING OF THE UNDERGROUND PIPING SYSTEM TO THE STUB-UP FLANGE (SEE DETAIL ON SHEET FP104) SHALL BE ACCOMPLISHED BY THE SITE CONTRACTOR.

WATER SUPPLY ANALYSIS:

ESTIMATED VOLUME REQUIRED FOR PROPER SYSTEM OPERATION IN APPARATUS BAY	
ESTIMATED MAXIMUM PROTECTION AREA PER SPRINKLER (SQ FT):	130
ASSUMING A K-FACTOR OF:	8.0
MINIMUM OPERATING PRESSURE OF HMD SPRINKLER (PSI):	7.0 MIN.
REQUIRED NUMBER OF CALCULATED SPRINKLERS:	12
MINIMUM SPRINKLER FLOW (GPM):	225
HOSE STREAM ALLOWANCE (GPM):	250
ESTIMATED TOTAL FIRE FLOW (GPM):	475

ESTIMATED REQUIRED PRESSURE:	
LOSS OF PSI FROM HEIGHT OF HMD (PSI):	11.7 (24' + 3')
BACKFLOW LOSS (PSI):	15
HMD REQ. RESIDUAL (PSI):	7 MIN.
SAFETY MARGIN:	10%
REQUIRED MIN. PRESSURE (PSI):	37.0
PRESSURE AVAILABLE AT TOTAL FIRE FLOW (PSI):	42.3
EXCESS UTILITY PRESSURE AVAILABLE (PSI):	5.3

ESTIMATED VOLUME REQUIRED FOR PROPER SYSTEM OPERATION IN SHELL SPACE	
ESTIMATED MAXIMUM PROTECTION AREA PER SPRINKLER (SQ FT):	225
ASSUMING A K-FACTOR OF:	5.6
MINIMUM OPERATING PRESSURE OF HMD SPRINKLER (PSI):	16.1
REQUIRED NUMBER OF CALCULATED SPRINKLERS:	7 MIN.
MINIMUM SPRINKLER FLOW (GPM):	150
HOSE STREAM ALLOWANCE (GPM):	100
ESTIMATED TOTAL FIRE FLOW (GPM):	250

ESTIMATED REQUIRED PRESSURE:	
LOSS OF PSI FROM HEIGHT OF HMD (PSI):	6.5 (12' + 3')
BACKFLOW LOSS (PSI):	15
HMD REQ. RESIDUAL (PSI):	16.1
SAFETY MARGIN:	10%
REQUIRED MIN. PRESSURE (PSI):	41.4
PRESSURE AVAILABLE AT TOTAL FIRE FLOW (PSI):	47.6
EXCESS UTILITY PRESSURE AVAILABLE (PSI):	6.2

B. FIRE HYDRANT FLOW DATA:
FIRE FLOW CALCULATIONS HAVE BEEN BASED UPON A STATIC PRESSURE OF 50 PSI AND A RESIDUAL PRESSURE OF 20 PSI AT A FLOW OF 1,000 GPM. FIRE FLOW DATA SHALL BE REQUESTED AND RECEIVED BY THE FIRE SPRINKLER CONTRACTOR PRIOR TO PROCEEDING WITH THE SHOP DRAWING DESIGN AND INSTALLATION. FLOW TEST SHALL BE PERFORMED PER THE REQUIREMENTS OF NFPA 291, NOTIFY THE ENGINEER IMMEDIATELY IF FLOW AND PRESSURES OBTAINED ARE BELOW THOSE CONTAINED IN THIS PARAGRAPH.

C. REFER TO FIRE SPRINKLER SYSTEM MAIN RISER DETAIL FOR SYSTEM CHECK VALVE(S), ZONE VALVE(S), AND FLOW SWITCH(ES).

D. MICROBIAL INDUCED CORROSION (MIC) PREVENTION:
THE LOCAL AUTHORITY AND REPRESENTATIVES OF THE LOCAL UTILITY DEPARTMENT HAVE NOT INDICATED THAT MICROBIAL INDUCED CORROSION (MIC) IS A PROBLEM ASSOCIATED WITH THE LOCAL WATER SUPPLIES. OWNER SHOULD HAVE PUBLIC WATER SERVICE TO THE SITE TESTED BY A QUALIFIED WATER TREATMENT COMPANY AND / OR LABORATORY FAMILIAR MICROBIAL INDUCED CORROSION (MIC) CAUSING ORGANISMS PRIOR CONNECTING THE BUILDING FIRE SPRINKLER SYSTEM TO THE PUBLIC UTILITY SERVICE. SHOULD ANY EVIDENCE OF MIC BE DISCOVERED THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY AND THE FIRE SPRINKLER CONTRACTOR SHALL PROVIDE MONITORING STATIONS WITH SHUT-OFF VALVES AND CORROSION COUPONS ON THE SYSTEM MAIN RISER DOWNSTREAM OF THE SYSTEM MAIN CHECK VALVE AND DOWNSTREAM OF EACH ZONE (FLOOR) CONTROL STATION AND / OR WHERE REQUIRED BY MONITORING STATION MANUFACTURER. SPRINKLER SYSTEM PIPING SHALL BE MONITORED MONTHLY FOR THE FIRST YEAR FOLLOWING THE CONNECTION OF THE SPRINKLER SYSTEM TO THE LOCAL UTILITY SERVICE. WHERE MONITORING OF THE SYSTEM SHOWS NO SIGNS OF MIC THE OWNER MAY CHOOSE TO ADJUST THE MONITORING SCHEDULE NO MORE THEN EVERY SIX (6) MONTHS. THE OWNER MAY ALSO CHOOSE TO ADJUST THE MONITORING SCHEDULE WHEN WATER SAMPLE TESTING HAS BEEN PERFORMED BY A LABORATORY FAMILIAR WITH MIC DETECTION, TREATMENT AND MONITORING AND THE TESTING LABORATORY PROVIDES WRITTEN DIRECTION BASED ON SAID TESTING.

E. BACKFLOW PREVENTOR AND METERING:
REFER TO BACKFLOW PREVENTOR DETAIL AND SPECIFICATION IN THIS DOCUMENT.

F. FIRE PROTECTION SYSTEM COMPONENTS:
THE SPRINKLER SYSTEM SHALL CONSIST OF, BUT MAY NOT BE LIMITED TO THE FOLLOWING:
1. A NEW SITE BACKFLOW PREVENTION DEVICE OF THE TYPE APPROVED BY THE LOCAL PUBLIC UTILITY (DOUBLE CHECK VALVE AND DETECTOR ASSEMBLY).
2. A NEW CONNECTION TO CITY OF NORTH PORT PUBLIC UTILITY WATER MAIN, ASSOCIATED UNDERGROUND PIPING TO CONNECT THE SITE BACKFLOW PREVENTION DEVICE AND BUILDING SYSTEM RISER(S).
3. A NEW FREE STANDING FIRE DEPARTMENT CONNECTION PROVIDED ON SITE IN ACCORDANCE WITH NFPA 13.
4. A NEW FIRE SPRINKLER SYSTEM RISER AS DESCRIBED IN THE NFPA CHAPTER 13 INCLUDING PRESSURE GAUGES, TEST AND DRAIN VALVE, CHECK VALVE, WATER FLOW ALARM DEVICE AND CONTROL VALVE(S).
5. INSPECTORS' TEST STATION(S) AND SYSTEM DRAIN(S) AS REQUIRED TO COMPLETE THE SYSTEM.
6. ASSOCIATED MAIN, CROSS MAIN, BRANCH, AND OTHER PIPING AND FITTINGS.
7. NECESSARY FLOW ALARMS AND TAMPER SWITCH(ES) TO MONITOR AND ALARM A FIRE OR OTHER EMERGENCY CONDITION.
8. SYSTEM CONTROL VALVE, CHECK VALVES, RELIEF VALVES, PRESSURE GAGES AND ALL REQUIRED DEVICES FOR FULLY FUNCTIONAL WET PIPE SYSTEM CONFORMING TO NFPA 13 CHAPTER 7.

K. FIRE PUMP:
NOT REQUIRED FOR THIS PROJECT.

L. STORAGE TANK:
NOT REQUIRED FOR THIS PROJECT.

M. OWNER'S CERTIFICATE:
NOT REQUIRED FOR THIS PROJECT.

61G15-32.004 (3)
REFER TO 61G15-32.003 (6), "DEVIATIONS FROM THESE DOCUMENTS" INDICATED AS PART OF THIS DOCUMENT.

FIRE PROTECTION SYSTEMS SPECIFICATION:
PART 1 - GENERAL

1.1 RELATED DOCUMENTS
- A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ARCHITECTURAL DIVISION SPECIFICATION SECTIONS, APPLY TO WORK OF THIS SECTION.
- B. THIS SECTION IS A DIVISION-22 PLUMBING SECTION, AND IS A PART OF EACH DIVISION-22 SECTION MAKING REFERENCE TO PLUMBING SYSTEM VALVE SPECIFIED HEREIN.

1.2 SUMMARY
- A. EXTENT OF FIRE PROTECTION WORK IS INDICATED ON DRAWINGS, SCHEDULES, AND BY THE REQUIREMENTS OF THIS SECTION.
- B. THE PURPOSE OF THIS PLAN IS TO IMPLEMENT THE REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE (FAC) 61G15-32.003 AND 61G15-32.004.
- C. THIS PLAN CONSTITUTES THE "FIRE PROTECTION SYSTEM ENGINEERING DOCUMENT" MANDATED BY F.A.C. 61G15-32.002(5) TO BE SUBMITTED WITH THE GENERAL CONSTRUCTION DOCUMENTS. THIS DOCUMENT CONTAINS PERFORMANCE CRITERIA, WATER SUPPLY ANALYSIS AND OTHER MATERIAL OR REPRESENTATIONS THAT SET FORTH THE OVERALL DESIGN REQUIREMENTS AND DIRECTION FOR THE CONTRACTOR TO PROVIDE LAYOUT/WORKING DRAWINGS FOR SEPARATE PERMIT SUBMISSION FOR PUBLIC OR PRIVATE FIRE PROTECTION SYSTEMS.
- D. REFER THE CIVIL ENGINEER SPECIFICATIONS FOR FIRE PROTECTION PIPNG AND APPURTENANCES EXTERIOR TO BUILDING; NOT WORK OF THIS SECTION.
- E. REFER TO ARCHITECTURAL SPECIFICATION SECTIONS FOR FIRE EXTINGUISHERS, FIRE EXTINGUISHER CABINETS, AND ACCESSORIES; NOT WORK OF THIS SECTION.

1.3 SUBMITTALS
A. SHOP DRAWINGS:
1. THE CONTRACTOR SHALL PREPARE WORKING PLAN DRAWINGS MEETING THE MINIMUM REQUIREMENTS AS STIPULATED IN NFPA 13 FOR WORKING PLANS. THE CONTRACTOR'S WORKING PLANS, INCLUDING HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO REVIEW BY THE AGENCIES HAVING JURISDICTION.

2. THE SELECTED FIRE PROTECTION CONTRACTOR (REFERRED TO HEREIN AS THE "CONTRACTOR") SHALL PREPARE AND PROVIDE "FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS" AS MANDATED BY F.A.C. 61G15-32.002(6) (I.E. WORKING DRAWINGS) AND IN ACCORDANCE WITH NFPA-13 REQUIREMENTS. THE LAYOUT/WORKING DRAWINGS SHALL INCLUDE HYDRAULIC CALCULATIONS, CATALOG INFORMATION ON STANDARD PRODUCTS, AND OTHER CONSTRUCTION DATA PREPARED BY THE LICENSED CONTRACTOR THAT PROVIDE DETAILS ON THE LOCATION OF RISERS, CROSS MAINS, BRANCH LINES, SPRINKLER HEADS, SIZING OF PIPE, HANGER LOCATIONS, AND ALSO SHALL SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION OF THE FIRE PROTECTION SYSTEM. THE LAYOUT/WORKING DOCUMENTS SHALL BE BASED UPON THE ENGINEERING DIRECTION PROVIDED HEREIN AND SHALL REQUIRE NO ADDITIONAL ENGINEERING INPUT.

3. IF THE CONTRACTOR DEVIATES FROM ANY OF THE REQUIREMENTS PROVIDED HEREIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION. THE CONTRACTOR SHALL FULLY COORDINATE THE SYSTEM INSTALLATION WITH ALL OTHER TRADES. THE CONTRACTOR MUST TAKE ALL PROFESSIONAL AND LEGAL RESPONSIBILITY FOR THE DOCUMENTS, WHICH HE PREPARES AND IN NO WAY MAY EXEMPT HIMSELF FROM SUCH FULL RESPONSIBILITY. THE WORKING DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW. THE ENGINEER OF RECORD SHALL SHOP STAMP THE WORKING DRAWINGS INDICATING THE FIRE SYSTEM DESIGN MEETS THE INTENT OF THE ORIGINAL DESIGN. THE CONTRACTOR SHALL SUBMIT THE REVIEWED SHOP DRAWINGS TO THE APPROPRIATE AUTHORITIES HAVING JURISDICTION FOR SEPARATE PERMIT AND TO BE USED BY THE AUTHORITY FOR SUBSEQUENT INSPECTIONS. IF THE LOCAL AUTHORITY HAVING JURISDICTION REQUIRES THE WORKING DRAWINGS TO BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND INCLUDE THE ESTIMATED TIME AND COST FOR PRODUCTION OF SAID DOCUMENTS IN HIS CONSTRUCTION BID.

4. ALTERNATELY:
THE LICENSED CONTRACTOR MAY REQUEST A CHANGE TO THE "ENGINEER OF RECORD" BY WRITING A CERTIFIED LETTER TO THIS OFFICE REQUESTING A CHANGE TO THE ENGINEER OF HIS CHOICE TO SERVE AS A SUCCESSOR PROFESSIONAL ENGINEER, IN ACCORDANCE WITH F.A.C. 61G15-27.001. IF THE CONTRACTOR DEVIATES FROM ANY OF THE REQUIREMENTS PROVIDED HEREIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION. THE SUCCESSOR ENGINEER MUST TAKE ALL PROFESSIONAL AND LEGAL RESPONSIBILITY FOR THE DOCUMENTS, WHICH HE PREPARES AND IN NO WAY MAY EXEMPT HIMSELF FROM SUCH FULL RESPONSIBILITY. NO REVIEW OF THE SUCCESSOR ENGINEER'S DOCUMENTS WILL BE REVIEWED BY THIS OFFICE.

5. WORKING PLAN DRAWINGS SHALL BE TO A SCALE NO LESS THAN THE DRAWING SCALE OF THE ORIGINAL FIRE PROTECTION CONTRACT DOCUMENTS.

B. PRODUCT DATA: INCLUDING BODY MATERIAL, VALVE DESIGN, PRESSURE AND TEMPERATURE CLASSIFICATION, END CONNECTION DETAILS, SEATING MATERIALS, TRIM MATERIAL AND ARRANGEMENT, DIMENSIONS AND REQUIRED CLEARANCES, AND INSTALLATION INSTRUCTIONS.

C. CONTRACT CLOSEOUT INFORMATION:
1. OPERATING AND MAINTENANCE DATA.
2. OWNER INSTRUCTION REPORT.
3. TEST REPORTS:
   a. CERTIFICATION THAT TEST AS INDICATED IN THE SECTIONS PART 3 PARAGRAPH "FIELD QUALITY CONTROL" HAVE BEEN SUCCESSFULLY COMPLETED AND APPROVED BY AUTHORITIES HAVING JURISDICTION.
4. RECORD DRAWINGS.
5. EXTRA MATERIALS.

1.4 QUALITY ASSURANCE
A. SINGLE SOURCE RESPONSIBILITY: WHEN TWO OR MORE ITEMS OF SAME MATERIAL OR EQUIPMENT ARE REQUIRED THEY SHALL BE OF THE SAME MANUFACTURER. PROVIDE PRODUCTS WHICH ARE COMPATIBLE WITHIN SYSTEMS AND OTHER CONNECTED ITEMS.

B. SYSTEM STANDARDS:
1. REFER TO L61G15-32.003 (4), "APPLICABLE CODES" SECTION.

C. DESIGN CRITERIA:
1. USE ONLY NEW MATERIAL, FREE OF DEFECTS, RUST AND SCALE, AND MEETING THE LATEST REVISION OF ASTM SPECIFICATIONS AS LISTED IN THIS SPECIFICATION.
2. CONSTRUCT ALL PIPING SYSTEMS FOR THE HIGHEST PRESSURES AND TEMPERATURES IN THE RESPECTIVE SYSTEM BUT NOT LESS THAN 175 PSIG.
3. WHERE WELD FITTINGS OR MECHANICAL GROOVED FITTINGS ARE USED, USE ONLY LONG RADIUS ELBOWS HAVING A CENTERLINE RADIUS OF 1.5 PIPE DIAMETERS.
4. PROVIDE COMPLETE FIRE PROTECTION SYSTEMS AS INDICATED AND AS REQUIRED BY LOCAL AUTHORITIES.
5. WHERE THERE IS CONFLICT BETWEEN LOCAL AUTHORITY REQUIREMENTS OR OTHER STANDARDS AGENCY REQUIREMENTS AND THESE DRAWINGS AND SPECIFICATIONS, REQUIREMENTS OF STANDARDS AGENCIES OF LOCAL AUTHORITIES SHALL GOVERN.
6. DESIGN AND INSTALL ENTIRE SYSTEM IN ACCORDANCE WITH INDICATED CODES, STANDARDS AND REGULATIONS.
7. CONTRACTOR SHALL HYDRAULICALLY CALCULATE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, BASED ON HAZARD(S) ENCOUNTERED.
8. DRAWINGS ARE DIAGRAMMATIC ONLY TO INDICATE ROOM/AREAS OF SPRINKLER PROTECTION AND PIPING CLEARANCES WHEN APPROPRIATE.
9. REROUTING OF PIPE AND ADDITION, DELETION OR RELOCATION OF SPRINKLERS MAY BE NECESSARY.
10. SUBMIT PROPOSED LAYOUT AND FLOW CALCULATIONS FOR LOCAL FIRE AUTHORITY'S APPROVAL PRIOR TO SHOP (WORKING) DRAWINGS SUBMITTAL.
11. COORDINATE SPRINKLER LOCATIONS WITH CEILING LAYOUTS. SPRINKLERS SHALL BE INSTALLED IN THE CENTER OF CEILING TILES.

D. HAZARD CLASS:
1. MAJOR PORTION OF BUILDING IS CLASSIFIED LIGHT HAZARD FOR SPRINKLER PROTECTION.

E. MANUFACTURER'S QUALIFICATIONS:
1. FIRMS REGULARLY ENGAGED IN THE MANUFACTURER OF FIRE PROTECTION PRODUCTS, OF TYPES, MATERIALS, AND SIZES REQUIRED, WHOSE PRODUCTS HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR NOT LESS THAN 5 YEARS.

F. INSTALLER QUALIFICATIONS:
1. FIRM WITH AT LEAST 3 YEARS OF SUCCESSFUL INSTALLATION EXPERIENCE ON PROJECTS WITH FIRE PROTECTION WORK SIMILAR TO THAT REQUIRED FOR PROJECT.
2. USE WORKMEN SKILLED IN THIS TRADE.

G. DELIVERY, STORAGE, AND HANDLING:
1. PROMPTLY INSPECT SHIPMENTS TO INSURE THAT THE MATERIAL IS UNDAMAGED AND COMPLIES WITH SPECIFICATIONS.
2. COVER PIPE TO PREVENT CORROSION OR DETERIORATION WHILE ALLOWING SUFFICIENT VENTILATION TO AVOID CONDENSATION. DO NOT STORE MATERIALS DIRECTLY ON GRADE. PROTECT PIPE, TUBE, AND FITTING ENDS SO THEY ARE NOT DAMAGED. WHEN END CAPS ARE PROVIDED OR SPECIFIED, TAKE PRECAUTIONS SO THE CAPS REMAIN IN PLACE. PROTECT FITTINGS, FLANGES, AND UNITS BY STORAGE INSIDE OR BY DURABLE, WATERPROOF, AND ABOVE GROUND PACKAGING.
3. OFF-SITE STORAGE AGREEMENTS WILL NOT RELIEVE THE CONTRACTOR FROM USING PROPER STORAGE TECHNIQUES.
4. STORAGE AND PROTECTION METHODS MUST ALLOW INSPECTION TO VERIFY PRODUCTS.

H. WELDER QUALIFICATIONS:
1. WELDING PROCEDURES, WELDERS, AND WELDING OPERATORS FOR ALL BUILDING SERVICE PIPING TO BE IN ACCORDANCE WITH CERTIFIED WELDING PROCEDURES OF THE NATIONAL CERTIFIED PIPE WELDING BUREAU AND SECTION 927.5 OF ASME B31.9 BUILDING SERVICES PIPING OR AWS 10.9 QUALIFICATION OF WELDING PROCEDURES AND WELDERS FOR PIPING AND TUBING. BEFORE ANY METALLIC WELDING IS PERFORMED, CONTRACTOR TO SUBMIT HIS STANDARD WELDING PROCEDURE SPECIFICATION TOGETHER WITH THE PROCEDURE QUALIFICATION RECORD AS REQUIRED BY SECTION 927.6 OF ASME B31.9 BUILDING SERVICES PIPING.

2. THE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO TEST THE WORK OF ANY WELDER EMPLOYED ON THE PROJECT, AT THE OWNER'S EXPENSE. IF THE WORK OF THE WELDER IS FOUND TO BE UNSATISFACTORY, THE WELDER SHALL BE PREVENTED FROM DOING FURTHER WELDING ON THE PROJECT AND ALL DEFECTIVE WELDS REPLACED.

PART 2 - PRODUCTS

2.1 MANUFACTURERS
A. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING FIRE SPRINKLER SYSTEM PIPING, SPRINKLERS, FITTINGS, VALVES, COMPONENTS, AND ACCESSORIES WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
1. RELIABLE
2. VIKING CORP.
3. TYCO FIRE
4. GRINNELL CORP.
5. GLOBE FIRE EQUIPMENT CO.
6. STAR SPRINKLER CORP.

2.2 FIRE PROTECTION PIPING

A. BLACK STEEL PIPE: WELDED AND SEAMLESS, TYPE F, GRADE A, ASTM A53; BLACK WELDED AND SEAMLESS STEEL PIPE FOR FIRE PROTECTION USE, TYPE F, ASTM A795; ELECTRIC RESISTANCE WELDED STEEL PIPE, GRADE A, ASTM A135.

B. FITTINGS: 2" AND UNDER - CAST IRON THREADED FITTINGS, CLASS 125 OR 250, ASTM A126/ANSI B16.4. MALLEABLE IRON THREADED FITTINGS, CLASS 150 OR 300, ASTM A197/ANSI B16.3. STANDARD WEIGHT SEAMLESS CARBON STEEL WELD FITTINGS, ASTM A234 GRADE, ANSI B16.9. MECHANICAL GROOVED FITTINGS WITH EPDM GASKETS, ASTM A536 DUCTILE IRON, ASTM A47 MALLEABLE IRON OR ASTM A53 FABRICATED STEEL.

C. WELDING MATERIALS: COMPLY WITH SECTION II, PART C, ASME BOILER AND PRESSURE VESSEL CODE FOR WELDING MATERIALS.

D. FINISH: HOT DIPPED ZINC COATED (GALVANIZED) FINISH ON PIPING AND FITTINGS SHALL BE USED IN DRY SPRINKLER OR COMBINED PIPE SYSTEMS, PRE-ACTION SYSTEMS, PIPING EXPOSED TO WEATHER AND PIPING EXPOSED TO CORROSIVE ENVIRONMENTS WHERE INDICATED. THREAD OR CUT GROOVE HOT DIPPED ZINC COATED PIPE ENDS FOR FITTING CONNECTIONS. INDOOR DRY STANDPIPE SYSTEMS SUPPLIED BY A FIRE DEPT. CONNECTION ONLY MAY BE BLACK STEEL PIPING AND FITTINGS.

E. CPVC PIPE AND FITTINGS: PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F442 MATERIAL DESIGNATION CPVC 4120-06 IN STANDARD DIMENSION RATIO (SDR) 13.5. ADDITIONALLY, THE PIPE MUST BE MARKED WITH THE PRESSURE RATINGS: "320 PSI @ 73°F, 175 PSI @ 150°F, AND 100 PSI @ 180°F. FITTINGS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F437 (SCHEDULE 80 THREADED), ASTM F435 (SCHEDULE 40 SOCKET) OR ASTM F439 (SCHEDULE 80 SOCKET). BOTH PIPE AND FITTINGS SHALL BE LISTED BY UNDERWRITERS LABORATORIES FOR USE IN AUTOMATIC FIRE SPRINKLER SYSTEMS AND SHALL BEAR THE LOGO OF THE LISTING AGENCY. BOTH PIPES AND FITTINGS SHALL BE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER. ANCILLARY PRODUCTS (INCLUDING, BUT NOT LIMITED TO FIRE STOPS, THREAD SEALANTS, LEAK DETECTORS, ETC.) COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE WITH CPVC PIPE AND FITTINGS.

F. SOLVENT WELDING: ALL SOCKET TYPE JOINTS SHALL BE ASSEMBLED WITH SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF ASTM F493. SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM F402. SOLVENT CEMENT SHALL BE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED BY THE MANUFACTURERS. THE DOLVENT CEMENTS SHALL BE APPROVED FOR USE WITH RESPECTIVE CPVC PIPE AND FITTINGS.

G. COPPER PIPE: TYPE L COPPER WATER TUBE, H (DRAWN) TEMPER, ASTM B88; WITH CAST COPPER PRESSURE FITTINGS, ANSI B16.18; WROUGHT COPPER PRESSURE FITTINGS, ANSI B16.22; COPPER PHOSPHOROUS BRAZING ALLOY, AWS A5.8 BCUP. MECHANICALLY FORMED BRAZED TEE CONNECTIONS MAY BE USED IN LIEU OF SPECIFIED TEE FITTINGS FOR BRANCH TAKEOFFS UP TO ONE-HALF (1/2) THE DIAMETER OF THE MAIN.

2.3 UNIONS AND FLANGES

A. 2" AND SMALLER STEEL: ASTM A197/ANSI B16.3 MALLEABLE IRON UNIONS WITH BRASS SEATS. USE BLACK MALLEABLE IRON ON BLACK STEEL PIPING AND GALVANIZED MALLEABLE IRON ON GALVANIZED STEEL PIPING.

B. 2" AND SMALLER COPPER: ANSI B16.18 CAST BRONZE UNION COUPLING OR ANSI B15.24 CLASS 150 CAST BRONZE FLANGES.

C. 2½" AND LARGER STEEL: ASTM A181 OR A105, CLASS 150, GRADE 1 HOT FORGED STEEL FLANGES OF THREADED, WELDING NECK, OR SLIP-ON PATTERN ON BLACK STEEL AND THREADED ONLY ON GALVANIZED STEEL. ANSI B16.1 OR ANSI B16.5, CLASS 150 CAST IRON THREADED FLANGES. USE RAISED FACE FLANGES ANSI B16.5 FOR MATING WITH OTHER RAISED FACE FLANGES OR EQUIPMENT WITH FLAT RING OR FULL FACE GASKETS. USE ANSI B16.1 FLAT FACE FLANGES WITH FULL FACE GASKETS FOR MATING WITH OTHER FLAT FACE FLANGES ON EQUIPMENT.

D. 2½" AND LARGER COPPER: ANSI B16.24, CLASS 150 CAST BRONZE FLANGES WITH RAISED FACE.

2.4 MECHANICAL GROOVED PIPE CONNECTIONS
A. MECHANICAL GROOVED PIPE COUPLINGS AND FITTINGS, ASTM F1476, AS MANUFACTURED BY VICTAULIC, ANVIL OR STAR FITTINGS MAY BE USED WITH STEEL PIPE. MECHANICAL GROOVED COMPONENTS AND ASSEMBLIES TO BE RATED FOR MINIMUM 175 PSI WORKING PRESSURE UNLESS NOTED OTHERWISE.

B. ALL MECHANICAL GROOVED PIPE MATERIAL INCLUDING GASKETS, COUPLINGS, FITTINGS AND FLANGE ADAPTERS TO BE FROM THE SAME MANUFACTURER.

C. COUPLINGS AND FITTINGS TO BE MALLEABLE IRON, ASTM A47, OR DUCTILE IRON A536 WITH PAINTED FINISH. FITTINGS USED ON GALVANIZED STEEL PIPE TO HAVE GALVANIZED FINISH, ASTM A153.

D. GASKETS TO BE EPDM, ASTM D2000. GASKETS FOR DRY SYSTEMS TO BE FLUSH SEAL DESIGN. HEAT TREATED CARBON STEEL OVAL NECK TRACK BOLTS AND NUTS, ASTM A-183, WITH ZINC ELECTROPLATED FINISH.

E. FLANGE ADAPTERS TO BE DUCTILE IRON, ASTM A536; EXCEPT AT LUG TYPE BUTTERFLY VALVES WHERE STANDARD THREADED FLANGES SHALL BE USED.

2.5 SPRINKLER HEADS
A. MANUFACTURER: SPRINKLER HEAD MODEL NUMBERS ESTABLISH TYPE AND STYLE OF HEAD. PRODUCTS OF THE FOLLOWING MANUFACTURERS DETERMINED TO BE EQUAL BY THE ARCHITECT/ENGINEER WILL BE ACCEPTED: CENTRAL SPRINKLER CORPORATION, TYCO, RELIABLE, STAR SPRINKLER, VICTAULIC AND VIKING.

B. FUSIBLE LINK OR GLASS BULB TYPE, CAST BRASS OR BRONZE CONSTRUCTION. PROVIDE HEADS WITH NOMINAL 1/2" DISCHARGE ORIFICE EXCEPT WHERE GREATER THAN NORMAL DENSITY REQUIRES LARGE ORIFICE.

C. SELECT FUSIBLE LINK OR GLASS BULB TEMPERATURE RATING TO NOT EXCEED MAXIMUM AMBIENT TEMPERATURE RATING ALLOWED UNDER NORMAL CONDITIONS AT INSTALLED LOCATION. PROVIDE ORDINARY TEMPERATURE (155 DEGREE) FUSIBLE LINK OR GLASS BULB TYPE EXCEPT AT SKYLIGHTS, SEALED DISPLAY WINDOWS, UNVENTILATED ATTICS AND ROOF SPACES, OVER COOKING EQUIPMENT, ADJACENT TO DIFFUSERS, UNIT HEATERS, UNINSULATED HEATING PIPES OR DUCTS, MECHANICAL ROOMS, STORAGE ROOMS, OR WHERE OTHERWISE INDICATED.

D. PROVIDE QUANTITY OF SPARE HEADS AS NOTED BELOW AND 1 WRENCH FOR EACH TYPE OF HEAD AND EACH TEMPERATURE RANGE INSTALLED. PROVIDE 6 SPARE HEADS PER 300 OR LESS INSTALLED HEADS, 12 PER 1000 OR LESS AND 24 FOR MORE THAN 1000. PROVIDE STEEL CABINET FOR STORAGE OF HEADS AND WRENCHES.

2.6 FLOW SWITCHES
A. VANE TYPE WATERFLOW SWITCH WITH METAL ENCLOSURE, ADJUSTABLE PNEUMATIC RETARD AND ELECTRICAL CHARACTERISTICS COMPATIBLE WITH ALARM SYSTEM.

2.7 LOCAL ALARM BELL
A. WEATHERPROOF ELECTRIC ALARM BELL WITH RED PAINTED METAL HOUSING, MOUNTING BASE AND GONG; SOLENOID OPERATOR; WEATHERPROOFING O-RING SEAL AND ELECTRICAL CHARACTERISTICS COMPATIBLE WITH ALARM SYSTEM.

2.8 PRESSURE GAUGES
A. MANUFACTURER: AMETEK/U. S. GAUGE DIVISION, ASHCROFT, MARSH, TAYLOR, H. O. TRERICE, WEISS, WEKSLER.

B. CAST ALUMINUM, STAINLESS STEEL OR BRASS CASE OF NOT LESS THAN 3.5 INCHES IN DIAMETER, DOUBLE STRENGTH GLASS WINDOW, BLACK LETTERING ON A WHITE BACKGROUND, PHOSPHOR BRONZE BOURDON TUBE WITH BRONZE BUSHINGS, RECALIBRATION FROM THE FRONT OF THE DIAL, 99% ACCURACY OVER THE MIDDLE HALF OF THE SCALE, 98.5% ACCURACY OVER THE REMAINDER OF THE SCALE. INCLUDE BRONZE 3-WAY GLOBE VALVE WITH PLUGGED OUTLET FOR FIRE INSPECTOR'S TEST GAUGE.

2.9 VALVES
A. MANUFACTURERS: KENNEDY, MILWAUKEE, NIBCO, STOCKHAM, VICTAULIC, VIKING, AND WATTS.
1. BALL VALVES:
   a. 2" AND SMALLER: BRONZE, 2-PIECE, THREADED OR SWEAT ENDS, STANDARD PORT, BLOWOUT PROOF STEM, CHROME PLATED BALL, GLASS REINFORCED SEATS, UL APPROVED @ 250 PSI. WATTS NO. B-6000 UL.

2. GATE VALVES:
   a. 2" AND SMALLER: OUTSIDE SCREW AND YOKE GATE VALVES, 175 PSIG, BRONZE BODY, BRONZE MOUNTED, SCREWED BONNET, RISING STEM, SOLID WEDGE, WITH NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS.
   b. 2-1/2" AND LARGER: OUTSIDE SCREW AND YOKE GATE VALVES, 175 PSIG, CAST IRON BODY, BRONZE MOUNTED, BOLTED BONNET, RISING STEM, SOLID WEDGE, WITH NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS.

3. BUTTERFLY VALVES:
   a. 2" AND SMALLER: BRONZE BODY BUTTERFLY VALVE, 175 PSIG, GEARED OPERATOR, VISIBLE POSITION INDICATOR, NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS, BUNA OR VITON SEAT, STAINLESS STEEL DISC AND STEM.
   b. 2" AND LARGER: CAST OR DUCTILE IRON BODY BUTTERFLY VALVE, LUG STYLE OR GROOVED, 175 PSIG, GEARED OPERATOR, VISIBLE POSITION INDICATOR, NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS, EPDM RESILIENT SEAT, EPDM SEALS, NICKEL PLATED DUCTILE IRON DISC. VALVE ASSEMBLY TO BE BUBBLE TIGHT TO 175 PSIG WITH NO DOWNSTREAM FLANGE/PIPE ATTACHED. USE CAP SCREWS FOR REMOVAL OF DOWNSTREAM PIPING WHILE USING THE VALVE FOR SYSTEM SHUTOFF.

4. SUPERVISORY/TAMPER SWITCHES:
   a. FOR O S & Y VALVE OR BUTTERFLY VALVE INSTALLATIONS, UL/FM LISTED/APPROVED, TO MONITOR POSITION OF VALVE, TAMPER RESISTANT COVER SCREWS, SINGLE OR DOUBLE SPDT SWITCH CONTACTS, CORROSION RESISTANT, FOR INDOOR OR OUTDOOR USE, NEMA 4 & 6P ENCLOSURES.

5. CHECK VALVES:
   a. 3" AND SMALLER: BRONZE BODY, THREADED END, Y-PATTERN, REGRINDABLE BRONZE SEAT, RENEWABLE BRONZE DISC, 175 PSIG, SUITABLE FOR INSTALLATION IN A HORIZONTAL OR VERTICAL LINE WITH FLOW UPWARD.
   b. 2-1/2" AND LARGER: CAST OR DUCTILE IRON BODY, FLANGED OR GROOVED ENDS, BRONZE TRIM, BOLTED CAP, RENEWABLE BRONZE SEAT AND DISC, 175 PSIG, SUITABLE FOR INSTALLATION IN A HORIZONTAL OR VERTICAL LINE WITH FLOW UPWARD.
   c. PROVIDE 1/2" AUTOMATIC DRIP DRAIN ON INLET OF FIRE DEPT. CONNECTION CHECK VALVE.

6. SPRING LOADED CHECK VALVES:
   a. 2" AND SMALLER: BRONZE BODY, THREADED ENDS, BRONZE TRIM, STAINLESS STEEL SPRING, STAINLESS STEEL CENTER GUIDE PIN, 175 PSIG, TEFLON SEAT UNLESS ONLY BRONZE AVAILABLE.
   b. 2-1/2" AND LARGER: CAST OR DUCTILE IRON BODY, WAFER OR GLOBE TYPE, BRONZE TRIM, BRONZE OR EPDM SEAT, STAINLESS STEEL SPRING, STAINLESS STEEL STEM IF STEM IS REQUIRED, 175 PSIG.

7. DRAIN VALVES:
   a. 3/4" MIN. TWO OR THREE PIECE BRONZE BODY BALL VALVE; THREADED ENDS, CHROME PLATED BRONZE BALL; GLASS FILLED TEFLON SEAT; TEFLON PACKING AND THREADED PACKING NUT; BLOWOUT-PROOF STEM; 400 PSIG WOG, WITH HOSE THREAD OUTLET AND CAP.

8. DOUBLE CHECK DETECTOR ASSEMBLIES:
   a. MANUFACTURERS: BEECO, CLA-VAL, CONBRACO, FEBCO, WATTS, AND WILKINSON.
   b. ASSE 1048, AWWA C551-92 AND APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTHERN CALIFORNIA. DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER WITH 2 INDEPENDENT SPRING LOADED CHECK VALVES, 2 ISOLATION BALL OR GATE VALVES WITH NORMALLY OPEN TAMPER SWITCH WITH DOUBLE WIRE LEADS, 4 VALVED TEST PORTS. SIZE FOR MAXIMUM PRESSURE DROP OF 8 PSIG AT 600 GPM. CONSTRUCTED OF BRONZE OR EPOXY COATED CAST IRON OR STAINLESS STEEL BODY WITH BRONZE AND PLASTIC INTERNAL PARTS, STAINLESS STEEL SPRINGS, SILICONE RUBBER VALVE DISCS, BRONZE SEATS, RATED FOR 175 PSIG.

2.10 SPECIALTY VALVES
1. ALARM CHECK VALVES:
   a. CAST OR DUCTILE IRON BODY, FLANGED OR GROOVED ENDS, 175 PSIG, BRONZE GROOVED SEAT WITH O-RING SEAL, SINGLE HITCH PIN AND LATCH DESIGN. PROVIDE TRIM FOR BYPASS, DRAIN, ELECTRIC SPRINKLER ALARM SWITCH, PRESSURE GAGES, PRECISION RETARDING CHAMBER, DRIP CUP ASSEMBLY PIPED TO FLOOR OR HUB DRAIN, FILL LINE ATTACHMENT WITH STRAINER.

2.11 FIRE DEPARTMENT CONNECTION
A. MANUFACTURER: BADGER-POWHATAN, CROKER, ELKHART BRASS, J.W. MOON, POTTER-ROEMER, AND W.D. ALLEN
1. EXPOSED:
   a. HARD COATED ALUMINUM (CHROME PLATED) EXPOSED FIRE DEPARTMENT INLET, STORZ INLET BODY, SWING CLAPPER, PIN-LUG SWIVEL AND PLUG WITH CHAIN, 5" NATIONAL STANDARD FEMALE HOSE THREAD INLET, 6" (4") OUTLET, CAST BRASS (CHROME PLATED) LETTERED IDENTIFICATION BACKPLATE.

PART 3 - EXECUTION

TRUE NORTH PLAN NORTH
61G15 Fire Protection
1/8" = 1'-0"

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REVISIONS:
Rev 3 2/19/21

FIRE PROTECTION PERFORMANCE SPECIFICATION

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: FP200

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3.1 GENERAL
A. INSTALL PIPE AND FITTINGS IN ACCORDANCE WITH REFERENCE STANDARDS, MANUFACTURERS RECOMMENDATIONS AND RECOGNIZED INDUSTRY PRACTICES.

3.2 PREPARATION
A. CUT PIPE ENDS SQUARE. REAM ENDS OF PIPING TO REMOVE BURRS. CLEAN SCALE AND DIRT FROM INTERIOR AND EXTERIOR OF EACH SECTION OF PIPE AND FITTING PRIOR TO ASSEMBLY.

3.3 ERECTION
A. INSTALL ALL PIPING PARALLEL TO BUILDING WALLS AND CEILINGS AND AT HEIGHTS WHICH DO NOT OBSTRUCT ANY PORTION OF A WINDOW, DOORWAY, STAIRWAY, OR PASSAGEWAY. WHERE INTERFERENCES DEVELOP IN THE FIELD, OFFSET OR REROUTE PIPING AS REQUIRED TO CLEAR SUCH INTERFERENCES. COORDINATE LOCATIONS OF FIRE PROTECTION PIPING WITH PIPING, DUCTWORK, CONDUIT AND EQUIPMENT OF OTHER TRADES TO ALLOW SUFFICIENT CLEARANCES. IN ALL CASES, CONSULT DRAWINGS FOR EXACT LOCATION OF PIPE SPACES, CEILING HEIGHTS, CEILING GRID LAYOUT, LIGHT FIXTURES AND GRILLES BEFORE INSTALLING PIPING.

B. WHERE COPPER OR STEEL PIPING IS EMBEDDED IN MASONRY OR CONCRETE, PROVIDE PROTECTIVE SLEEVE COVERING OF ELASTOMERIC PIPE INSULATION.

C. PROVIDE 3/32" MIN. THICKNESS STEEL NAILING PLATES BEHIND OR ON EITHER SIDE OF PIPING WHERE THE POSSIBILITY OF PENETRATION FROM NAILS OR DRYWALL SCREWS EXISTS.

D. MAINTAIN PIPING IN CLEAN CONDITION INTERNALLY DURING CONSTRUCTION.

E. PROVIDE CLEARANCE FOR ACCESS TO VALVES AND PIPING SPECIALTIES.

F. PROVIDE ANCHORS, EXPANSION JOINTS, SWING JOINTS AND/OR EXPANSION LOOPS SO THAT PIPING MAY EXPAND AND CONTRACT WITHOUT DAMAGE TO ITSELF, EQUIPMENT, OR BUILDING.

G. INSTALL PIPING SO THAT SYSTEM CAN BE DRAINED. WHERE POSSIBLE, SLOPE TO MAIN DRAIN VALVE. SLOPE DRY PIPE AND PRE-ACTION SYSTEMS SUBJECT TO FREEZING AT MINIMUM 1/4"/10' ON MAINS AND 1/2"/10' ON BRANCHES. WHERE PIPING NOT SUSCEPTIBLE TO FREEZING CANNOT BE FULLY DRAINED, INSTALL NIPPLE AND CAP FOR DRAINAGE OF LESS THAN 5 GALLONS OR BALL VALVE WITH HOSE THREAD OUTLET AND CAP FOR DRAINAGE OVER 5 GALLONS. PIPE MAIN DRAIN VALVE TO GRADE OR TO AIR GAP SEWER RECEPTOR.

H. MITERED ELLS, NOTCHED TEES, AND ORANGE PEEL REDUCERS ARE NOT ACCEPTABLE. ON THREADED PIPING, BUSHINGS ARE NOT ACCEPTABLE.

I. DO NOT ROUTE PIPING WITHIN EXTERIOR WALLS.

J. DO NOT ROUTE PIPING THROUGH TRANSFORMER VAULTS OR ABOVE TRANSFORMERS, PANELBOARDS, OR SWITCHBOARDS, INCLUDING THE REQUIRED SERVICE SPACE FOR THIS EQUIPMENT, UNLESS THE PIPING IS SERVING THIS EQUIPMENT. THIS REQUIREMENT IS BASED ON NFPA 70, 384-4 AND 450-47.

K. INSTALL ALL VALVES AND PIPING SPECIALTIES, INCLUDING ITEMS FURNISHED BY OTHERS, AS SPECIFIED AND/OR DETAILED. PROVIDE ACCESS TO VALVES AND SPECIALTIES FOR MAINTENANCE. MAKE CONNECTIONS TO ALL EQUIPMENT, FIXTURES AND SYSTEMS INSTALLED BY OTHERS WHERE SAME REQUIRES THE PIPING SERVICES INDICATED IN THIS SECTION.

3.4 COPPER PIPE JOINTS
A. REMOVE ALL SLIVERS AND BURRS REMAINING FROM THE CUTTING OPERATION BY REAMING AND FILING BOTH PIPE SURFACES. CLEAN FITTING AND TUBE WITH METAL BRUSH, EMERY CLOTH OR SANDPAPER. REMOVE RESIDUE FROM THE CLEANING OPERATION AND ASSEMBLE JOINT TO SOCKET STOP. APPLY FLAME TO FITTING UNTIL BRAZING ALLOY MELTS WHEN PLACED AT JOINT. WIPE EXCESS ALLOY FROM JOINT.

3.5 WELDED PIPE JOINTS
A. MAKE ALL WELDED JOINTS BY FUSION WELDING IN ACCORDANCE WITH ASME CODES, ANSI B31, AND STATE CODES WHERE APPLICABLE. "WELDOLETS" AND "THREADOLETS" MAY BE USED FOR BRANCH TAKEOFFS UP TO ONE-HALF (1/2) THE DIAMETER OF THE MAIN.

3.6 THREADED PIPE JOINTS
A. USE A THREAD LUBRICANT OR TEFLON TAPE WHEN MAKING JOINTS; NO HARD SETTING PIPE THREAD CEMENT OR CAULKING WILL BE ALLOWED.

3.7 MECHANICAL GROOVED PIPE CONNECTIONS
A. USE PIPE FACTORY GROOVED IN ACCORDANCE WITH THE COUPLING MANUFACTURER'S SPECIFICATIONS OR FIELD GROOVED PIPE IN ACCORDANCE WITH THE SAME SPECIFICATIONS USING SPECIALLY DESIGNED TOOLS AVAILABLE FOR THE APPLICATION. LUBRICATE PIPE AND COUPLING GASKET, ALIGN PIPE, AND SECURE JOINT IN ACCORDANCE WITH THE COUPLING MANUFACTURER'S SPECIFICATIONS.

3.8 MECHANICALLY FORMED TEE FITTINGS
A. FORM MECHANICALLY EXTRACTED COLLARS IN A CONTINUOUS OPERATION, CONSISTING OF DRILLING A PILOT HOLE AND DRAWING OUT THE TUBE SURFACE TO FORM A COLLAR HAVING A HEIGHT OF NOT LESS THAN THREE TIMES THE THICKNESS OF THE TUBE WALL. USE AN ADJUSTABLE COLLARING DEVICE. NOTCH AND DIMPLE THE BRANCH TUBE. BRAZE THE JOINT WITH NEUTRAL FLAME OXY-ACETYLENE TORCH, APPLYING HEAT PROPERLY SO THAT PIPE AND TEE DO NOT DISTORT; REMOVE DISTORTED CONNECTIONS.

3.9 UNIONS AND FLANGES
A. INSTALL A UNION, FLANGE OR GROOVED COUPLING COMBINATION AT EACH CONNECTION TO EACH PIECE OF EQUIPMENT AND AT OTHER ITEMS WHICH MAY REQUIRE REMOVAL FOR MAINTENANCE, REPAIR, OR REPLACEMENT. WHERE A VALVE IS LOCATED AT A PIECE OF EQUIPMENT, LOCATE THE FLANGE OR UNION OR GROOVED COUPLING COMBINATION CONNECTIONS ON THE EQUIPMENT SIDE OF THE VALVE. CONCEALED UNIONS, FLANGES OR COUPLINGS ARE NOT ACCEPTABLE.

3.10 PIPING SYSTEM LEAK TESTS
A. CONDUCT PRESSURE TEST WITH TEST MEDIUM OF WATER. IF LEAKS ARE FOUND, REPAIR THE AREA WITH NEW MATERIALS AND REPEAT THE TEST; CAULKING WILL NOT BE ACCEPTABLE.

B. TEST PIPING IN SECTIONS OR ENTIRE SYSTEM AS REQUIRED BY SEQUENCE OF CONSTRUCTION. DO NOT CONCEAL PIPE UNTIL IT HAS BEEN SUCCESSFULLY TESTED. IF REQUIRED FOR THE ADDITIONAL PRESSURE LOAD UNDER TEST, PROVIDE TEMPORARY RESTRAINTS AT FITTINGS OR EXPANSION JOINTS. ENTIRE TEST MUST BE WITNESSED BY THE DIVISION'S REPRESENTATIVE.

C. USE CLEAN WATER AND REMOVE AIR FROM THE PIPING BEING TESTED WHERE POSSIBLE. MEASURE AND RECORD TEST PRESSURE AT THE HIGH POINT IN THE SYSTEM.

D. TEST SYSTEM AT 200 PSI FOR 2 HOURS SHOWING NO LEAKAGE. WHERE SYSTEM DESIGN IS IN EXCESS OF 150 PSIG, TEST AT A PRESSURE 50 PSIG ABOVE SYSTEM DESIGN PRESSURE.

E. ALL PRESSURE TESTS ARE TO BE DOCUMENTED ON NFPA CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FORMS.

3.11 INSTALLATION
A. INSTALL FIRE PROTECTION SYSTEM COMPONENTS IN ACCORDANCE WITH NFPA RULINGS, LISTINGS AND MANUFACTURERS RECOMMENDATIONS. LOCATE WHERE ACCESSIBLE FOR SERVICING AND REPLACEMENT.

B. SPRINKLER HEADS: LOCATE SPRINKLER HEADS AS INDICATED ON FIRE PROTECTION PLAN AND REFLECTED CEILING PLAN MAINTAINING MINIMUM CLEARANCES FROM OBSTRUCTIONS, CEILINGS AND WALLS. INSTALL SPRINKLER HEADS LEVEL IN LOCATIONS NOT SUBJECT TO SPRAY PATTERN INTERFERENCE. PROVIDE FIRE SPRINKLER HEAD INSTALLATIONS BELOW DUCTWORK, SOFFITS, ETC.

C. SWITCHES: LOCATE FLOW AND PRESSURE SWITCHES WHERE INDICATED AND WHERE REQUIRED TO OBTAIN SPECIFIED ZONING TO ISOLATE FLOORS AND MAJOR AREAS OF FLOORS. PROVIDE VALVED TEST CONNECTION FOR FLOW SWITCH ADJACENT TO FLOW SWITCH. PIPE TO FLOOR DRAIN. TEST FLOW SWITCH TO VERIFY PROPER OPERATION.

D. GAUGES: PROVIDE A VALVED PRESSURE GAUGE IN MAIN FIRE PROTECTION RISER, AT THE TOP OF EACH PIPING RISER, AT INLET AND OUTLET OF PUMP AND ELSEWHERE AS INDICATED.

E. VALVES: PROPERLY ALIGN PIPING BEFORE INSTALLATION OF VALVES. DO NOT SUPPORT WEIGHT OF PIPING SYSTEM ON VALVE ENDS. MOUNT VALVES IN LOCATIONS WHICH ALLOW ACCESS FOR OPERATION, SERVICING AND REPLACEMENT. INSTALL ALL VALVES WITH THE STEM IN THE UPRIGHT OR HORIZONTAL POSITION. VALVES INSTALLED WITH THE STEMS DOWN WILL NOT BE ACCEPTED. PROVIDE A RISER SHUTOFF VALVE AND A CAPPED HOSE THREAD DRAIN VALVE AT THE BOTTOM OF EACH RISER. PROVIDE CAPPED HOSE THREAD DRAIN VALVES TO ALLOW DRAINING OF EACH PORTION OF PIPING.

F. SPECIALTY VALVES: INSTALL IN VERTICAL POSITION FIRE PROTECTION RISER. INSTALL TRIM RECOMMENDED BY MANUFACTURER INCLUDING DRAIN AND TEST VALVES. PIPE DRAINS TO HUB OR FLOOR DRAINS. TEST AND ADJUST OPERATION OF VALVES, ALARMS, PRESSURE MAINTENANCE DEVICES, EMERGENCY PULL BOXES AND DELUGE/PREACTION CONTROLS.

G. HOSE OUTLET VALVES: INSTALL AT EACH STANDPIPE OUTLET AND ELSEWHERE WHERE INDICATED APPROXIMATELY 4' ABOVE FLOOR.

H. FIRE DEPARTMENT CONNECTIONS: MOUNT ON WALL WHERE INDICATED. SUPPORT FROM STRUCTURE INDEPENDENT OF PIPING. LOCATE BETWEEN 2' TO 3' ABOVE GRADE. FILL WALL PENETRATION WITH INSULATION AND CAULK EXTERIOR AND INTERIOR FACE OF WALL OPENING WEATHER-TIGHT.

3.12. FIELD QUALITY CONTROL
A. THE SYSTEM TESTING AND ACCEPTANCE SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING CODES AS WELL AS THE REQUIREMENTS OF LOCAL ORDINANCES AND THE AUTHORITY HAVING JURISDICTION.
4. NFPA 13 CHAPTER. 10 UNDERGROUND PIPING TESTING AND ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING.
5. NFPA 13 CHAPTER. 25 SYSTEMS ACCEPTANCE, COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TESTING CERTIFICATE FOR ABOVEGROUND PIPING.

B. SPRINKLER PIPING FLUSHING: PRIOR TO CONNECTING SPRINKLER RISERS FOR FLUSHING, FLUSH WATER FEED MAINS, LEAD-IN CONNECTIONS AND CONTROL PORTIONS OF SPRINKLER PIPING. AFTER FIRE SPRINKLER PIPING INSTALLATION HAS BEEN COMPLETED AND BEFORE PIPING IS PLACES IN SERVICE, FLUSH ENTIRE SPRINKLER SYSTEM, AS REQUIRED TO REMOVE FOREIGN SUBSTANCES, UNDER PRESSURE AS SPECIFIED IN NFPA 13. CONTINUE FLUSHING UNTIL WATER IS CLEAR, AND CHECK TO ENSURE THAT DEBRIS HAS NOT CLOGGED SPRINKLERS.

C. HYDROSTATIC TESTING: AFTER FLUSHING SYSTEM, TEST FIRE SPRINKLER PIPING HYDROSTATICALLY, FOR PERIOD OF 2 HOURS, AT NOT LESS THAN 200 PSI OR AT 50 PSI IN EXCESS OF MAXIMUM STATIC PRESSURE WHEN MAXIMUM STATIC PRESSURE IS IN EXCESS OF 150 PSI. CHECK SYSTEM FOR LEAKAGE OF JOINTS. MEASURE HYDROSTATIC PRESSURE AT LOW POINT OF EACH SYSTEM OR ZONE BEING TESTED.

D. REPAIR OR REPLACE PIPING SYSTEM AS REQUIRED TO ELIMINATE LEAKAGE IN ACCORDANCE WITH ANSI/NFPA STANDARDS FOR "LITTLE OR NO LEAKAGE", AND RETEST AS SPECIFIED TO DEMONSTRATE COMPLIANCE.

3.13. ADJUSTING AND CLEANING:
A. CLEANING AND INSPECTING: CLEAN AND INSPECT FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH REQUIREMENTS OF DIVISION-15 BASIC MECHANICAL MATERIALS AND METHODS SECTION "PIPES AND PIPE FITTINGS".

3.14. EXTRA STOCK:
A. HEADS: FOR EACH STYLE AND TEMPERATURE RANGE REQUIRED, FURNISH ADDITIONAL SPRINKLER HEADS, AMOUNTING TO ONE UNIT FOR EVERY 100 INSTALLED UNITS, BUT NOT LESS THAN 5 UNITS OF EACH.

B. WRENCHES: FURNISH 2 SPANNER WRENCHES FOR EACH TYPE AND SIZE OF VALVE CONNECTION AND FIRE HOSE COUPLING.

C. OBTAIN RECEIPT FROM OWNER THAT EXTRA STOCK HAS BEEN RECEIVED.

END OF SECTION

UPRIGHT SPRINKLER HANGER LOCATION CHART

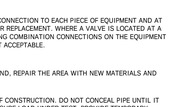
PIPE SIZE	A	B*	C
1"	3'-0" MAX.	12'-0" MAX.	3" MIN.
1 ¼"	4'-0" MAX.	12'-0" MAX.	3" MIN.
1 ½" & 2"	5'-0" MAX.	15'-0" MAX.	3" MIN.

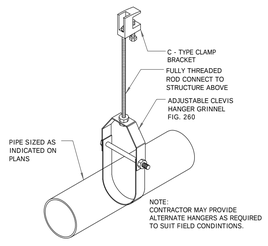
* MAXIMUM HANGER SPACING FOR THREADED LIGHTWALL STEEL PIPE IS 12'-0" FOR ALL PIPE SIZES.

PENDENT SPRINKLER HANGER LOCATION CHART

PIPE SIZE	A	B*	C
1"	2'-0" MAX.	6'-0" MAX.	3" MIN.
1 ¼"	2'-0" MAX.	6'-6" MAX.	3" MIN.
1 ½" & 2"	2'-0" MAX.	7'-0" MAX.	3" MIN.

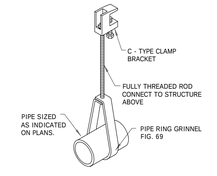
* MAXIMUM HANGER SPACING FOR THREADED LIGHTWALL STEEL PIPE IS 12'-0" FOR ALL PIPE SIZES.





TYPICAL HANGER FOR 3" AND LARGER PIPE

SCALE: NONE



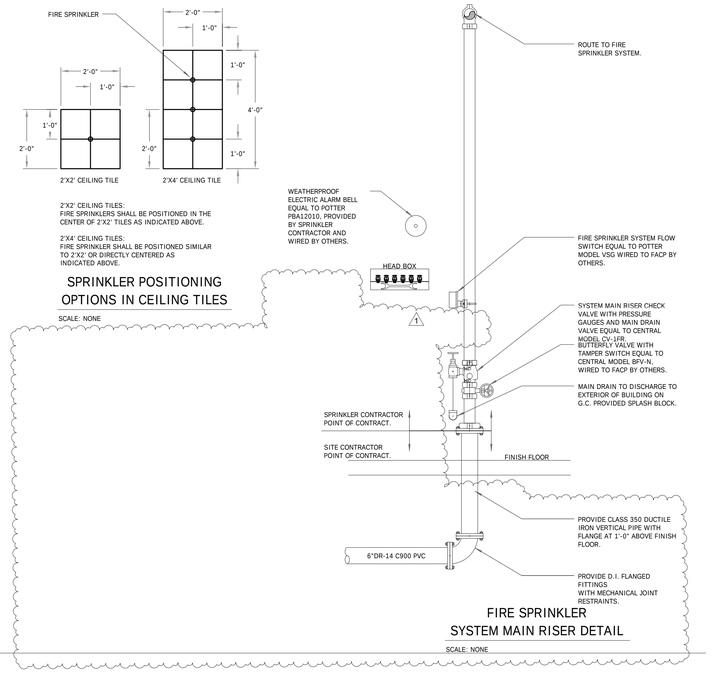
TYPICAL HANGER FOR 2 1/2" AND SMALLER PIPE

2'X2' CEILING TILES:
FIRE SPRINKLERS SHALL BE POSITIONED IN THE CENTER OF 2'X2' TILES AS INDICATED ABOVE.

2'X4' CEILING TILES:
FIRE SPRINKLER SHALL BE POSITIONED SIMILAR TO 2'X2' OR DIRECTLY CENTERED AS INDICATED ABOVE.

SPRINKLER POSITIONING OPTIONS IN CEILING TILES

SCALE: NONE



FIRE SPRINKLER SYSTEM MAIN RISER DETAIL

SCALE: NONE

TRUE NORTH
PLAN NORTH

61G15-2 Fire Protection

1/8" = 1'-0"

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FIRE PROTECTION PERFORMANCE SPECIFICATION
CONTINUED AND DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
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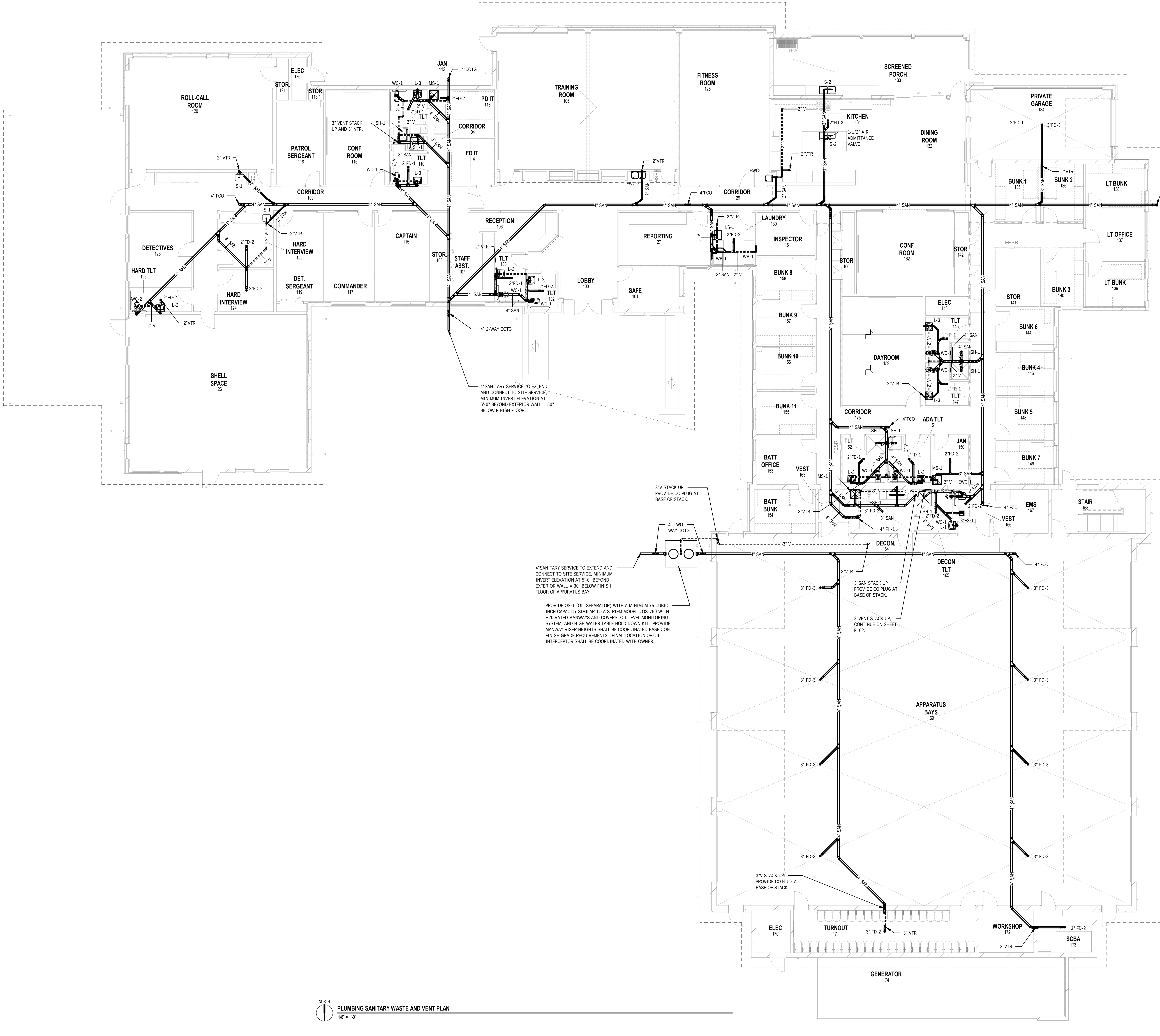

NORTH

PLUMBING SANITARY WASTE AND VENT PLAN
1/8" = 1'-0"

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PLUMBING SANITARY WASTE AND VENT PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: P100

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REVISIONS

PLUMBING DOMESTIC WATER AND GAS PLAN

CONSTRUCTION DOCUMENTS
DATE: 10-23-2020
JOB NO: 19029-101
SHEET NO: P101

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BUILDING GAS SERVICE SIZING BASED ON THE DEVELOPED LENGTH OF 450-FT AT A MAXIMUM CONNECTED LOAD OF 1,109,600 BTUH NATURAL GAS (1,109.6 CFH) PER FLORIDA BUILDING CODE 2017-FUEL GAS, TABLE 402.4(2) – UTILITY TO PROVIDE 2-PSI GAS PRESSURE AT THE METER. REGULATOR SET TO 11-INCH PRESSURES OF LESS THAN 2-PSI AND A PRESSURE DROP OF 0.5-INCH WATER COLUMN (BASED ON A 0.60 SPECIFIC GRAVITY GAS). FIVE (5) TOTAL GAS APPLIANCES WITH A TOTAL CONNECTED LOAD OF 1,109,600 BTUH WITH FUTURE CAPACITY NOT TO EXCEED 1,440,000 BTUH.

1" GAS DOWN TO ROUTE IN WALL CAVITY TO SERVICE GAS GRILL

1" GAS DOWN TO ROUTE IN WALL CAVITY TO SERVICE GAS RANGE.

1/2"CW AND 3/4"HW RISE TO SERVICE.
(1) S-2
(1) DISHWASHER [HW ONLY]

PUSH BUTTON GAS SHUT-OFF VALVE PROVIDED BY ELECTRICAL CONTRACTOR. PLUMBING CONTRACTOR SHALL FIELD COORDINATE CONNECTION TO GAS SOLENOID VALVE. COORDINATE INSTALLATION WITH FRAMING WALL WITH ELECTRICAL CONTRACTOR.

2" GAS

2" 120VAC GAS SOLENOID VALVE INSTALLED ABOVE ACCESSIBLE CEILING EQUAL TO AGS MODEL #FSV-200. VALVE SHALL BE NORMALLY CLOSED AND SHALL FAIL IN THE CLOSED POSITION.

3/4"CW DOWN TO ROUTE IN WALL CAVITY TO SERVICE:
(1) L-2
(4) VB-1

3/4"CW, 1"HW, AND 1/2"HWR DOWN TO ROUTE UNDERGROUND AS SHOWN.

3/4"CW DOWN TO SERVICE HOSE BIB (HB-1) BELOW, TYPICAL OF SIX.

1-1/2"CW DOWN TO SERVICE HOSE BIB BELOW.

3"CW RISE UP TO APPARATUS BAY CEILING AND DROP DOWN TO SERVICE HOSE BIB BELOW. RISE 36" TO 48" ABOVE FINISH FLOOR. CONTINUE ON PLUMBING MEZZANINE PLAN, SHEET P1102.

2-1/2"CW TO EXTEND AND CONNECT TO SITE SERVICES. REFER TO CIVIL PLANS FOR CONTINUATION.

2"GAS, 3/4"HWR, 1-1/2"HW, AND 2-1/2"CW UP TO MEZZANINE. CONTINUE ON SHEET P102.

3"GAS RISE TO ROUTE IN CEILING SPACE

3"GAS UP TO SHUT OFF VALVE AND STAGE 2 GAS PRESSURE REGULATOR SET TO A MAXIMUM 11" WATER COLUMN. PENETRATE WALL BELOW EAST GENERATOR AREA SCREENING WALL

3"GAS UP TO ROUTE IN CEILING SPACE.

3/4"CW DROP TO ROUTE IN CEILING SPACE TO TURNOUT ROOM TO SERVICE HOSE BIB BELOW.

GAS METER AND SERVICE BY GAS UTILITY. PLUMBING CONTRACTOR SHALL FIELD COORDINATE FINAL LOCATION WITH UTILITY. STAGE 1 BUILDING GAS PRESSURE REGULATOR SHALL BE SET TO A MAXIMUM 2-PSI.

GAS SERVICE FOR GENERATOR. SIZE GAS PIPING FOR GENERATOR INPUT TO GENERATOR CONNECTION PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

1/2"HWR UP TO CEILING CAVITY. DO NOT PROVIDE SWING CHECK AND BALANCE VALVE FOR THIS LAVATORY HWR LINE.

1-1/2"CW AND 1/2"HW DOWN TO ROUTE IN WALL CAVITY TO SERVICE:
(1) L-2
(1) WC-2 [DW ONLY]

3/4"CW DOWN TO SERVICE:
(1) HB-2 [CW ONLY]

1/2"HWR UP TO CEILING CAVITY. PROVIDE SWING CHECK AND BALANCE VALVE ON 1/2"HWR LINE. ADJUST TO FLOW TO 0.25-GPM TYPICAL OF 10 LAVATORIES AND SINKS.

1-1/2"CW DOWN TO SERVICE HOSE BIB BELOW.

1-1/2"CW AND 3/4"HW DOWN TO SERVICE:
(1) S-1
(1) DISHWASHER [HW ONLY]
(1) VB-1 [CW ONLY]

NORTH
1/8" = 1'-0"

PLUMBING DOMESTIC WATER AND GAS PLAN

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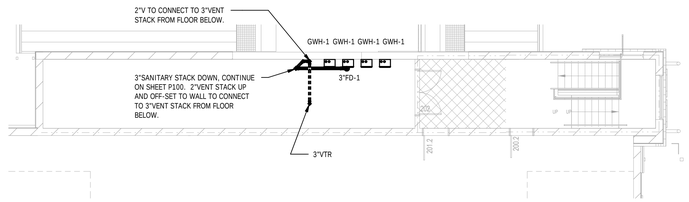
Exhibit D to Exhibit 5 to Resolution No. 2022-R-14

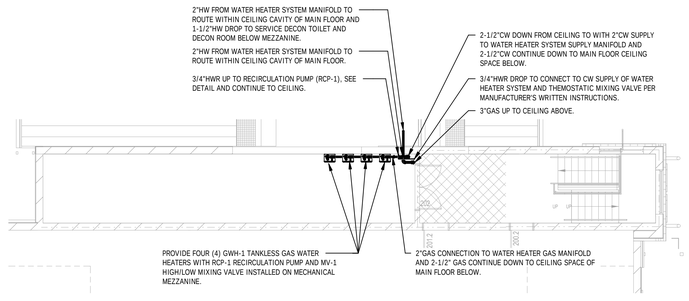
Assignment and Assumption of Warranties and Intangible Property



NORTH

MEZZANINE SANITARY WASTE AND VENT PLAN

1/8" = 1'-0"



NORTH

MEZZANINE DOMESTIC WATER PLAN

1/8" = 1'-0"

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PLUMBING MEZZANINE PLANS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: P102

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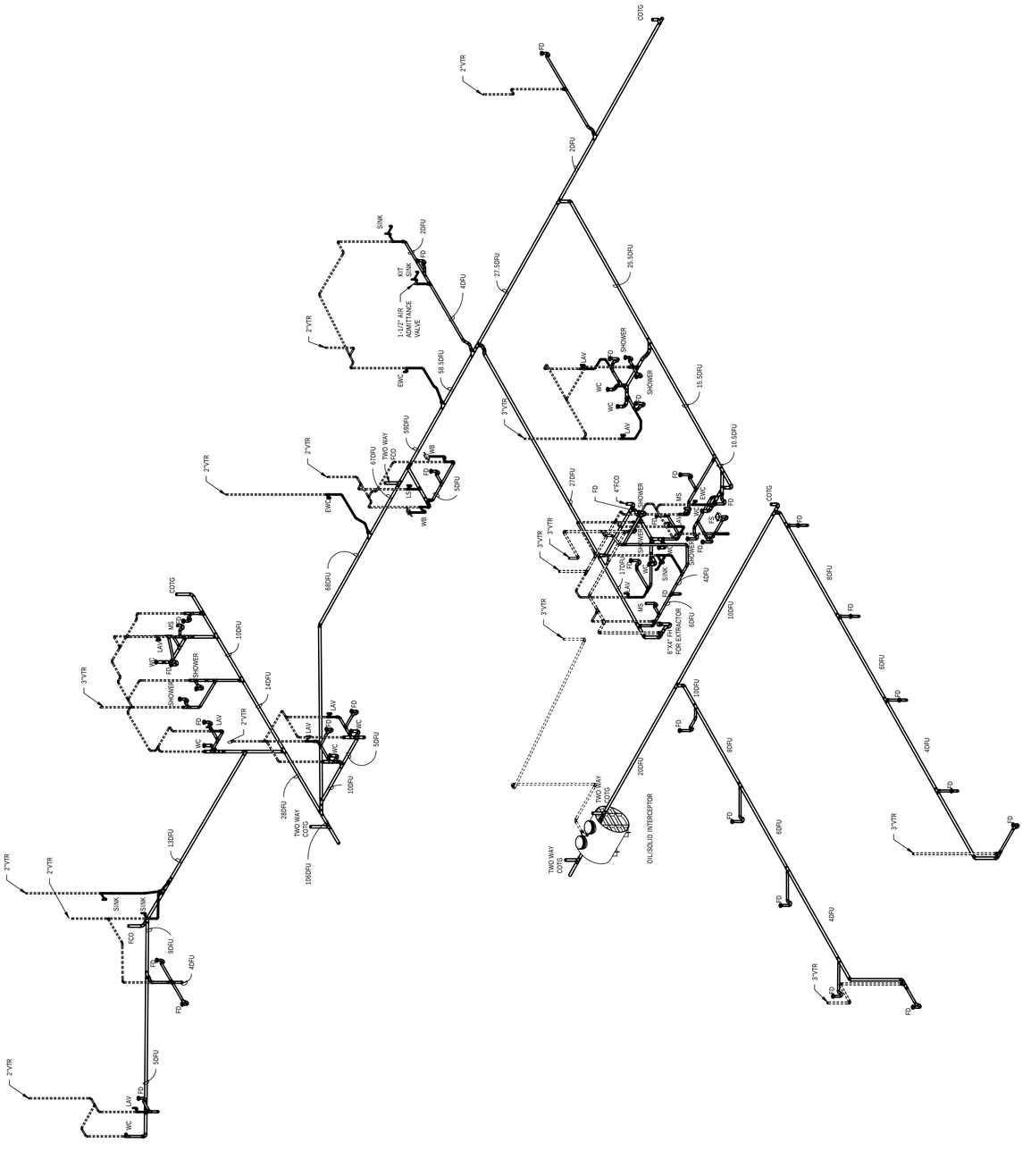

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SANITARY AND WASTE VENT ISOMETRICS

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SHEET NO: P200

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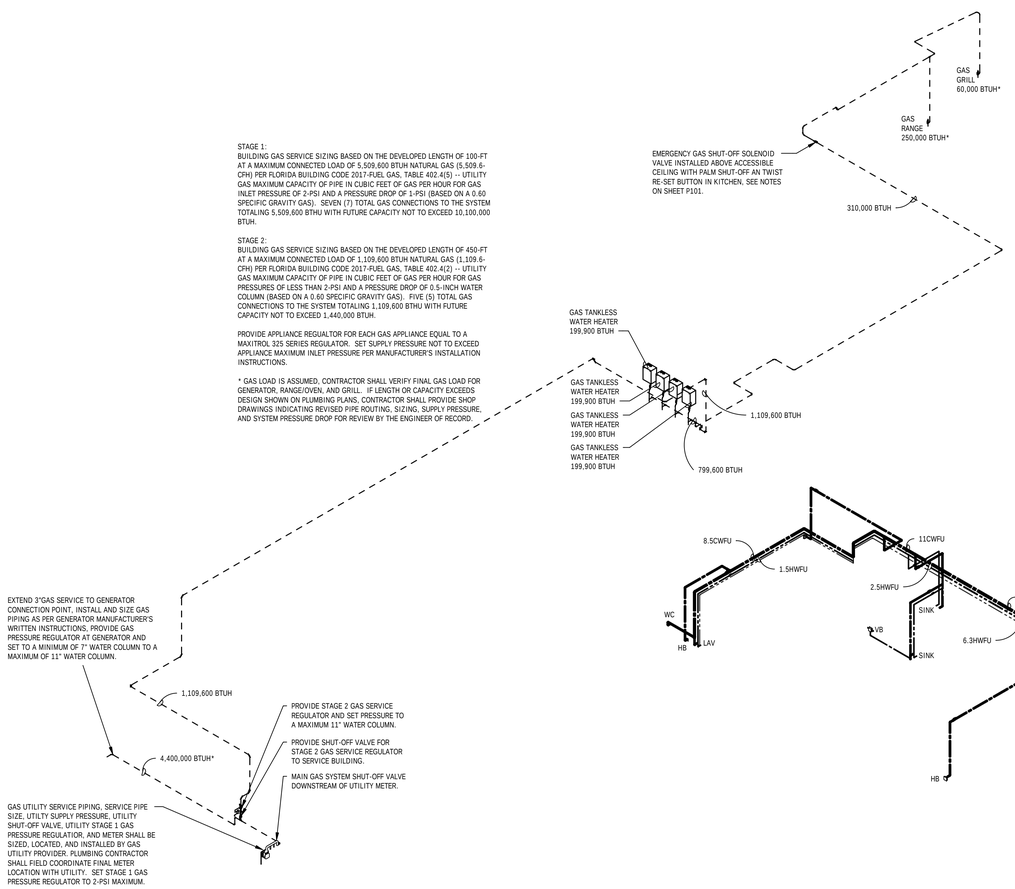
STAGE 1:
BUILDING GAS SERVICE SIZING BASED ON THE DEVELOPED LENGTH OF 100-FT AT A MAXIMUM CONNECTED LOAD OF 5,509,600 BTUH NATURAL GAS (5,509.6-CFH) PER FLORIDA BUILDING CODE 2017-FUEL GAS, TABLE 402.4(5) -- UTILITY GAS MAXIMUM CAPACITY OF PIPE IN CUBIC FEET OF GAS PER HOUR FOR GAS INLET PRESSURE OF 2-PSI AND A PRESSURE DROP OF 1-PSI (BASED ON A 0.60 SPECIFIC GRAVITY GAS). SEVEN (7) TOTAL GAS CONNECTIONS TO THE SYSTEM TOTALING 5,509,600 BTHU WITH FUTURE CAPACITY NOT TO EXCEED 10,100,000 BTUH.

STAGE 2:
BUILDING GAS SERVICE SIZING BASED ON THE DEVELOPED LENGTH OF 450-FT AT A MAXIMUM CONNECTED LOAD OF 1,109,600 BTUH NATURAL GAS (1,109.6-CFH) PER FLORIDA BUILDING CODE 2017-FUEL GAS, TABLE 402.4(2) -- UTILITY GAS MAXIMUM CAPACITY OF PIPE IN CUBIC FEET OF GAS PER HOUR FOR GAS PRESSURES OF LESS THAN 2-PSI AND A PRESSURE DROP OF 0.5-INCH WATER COLUMN (BASED ON A 0.60 SPECIFIC GRAVITY GAS). FIVE (5) TOTAL GAS CONNECTIONS TO THE SYSTEM TOTALING 1,109,600 BTHU WITH FUTURE CAPACITY NOT TO EXCEED 1,440,000 BTUH.

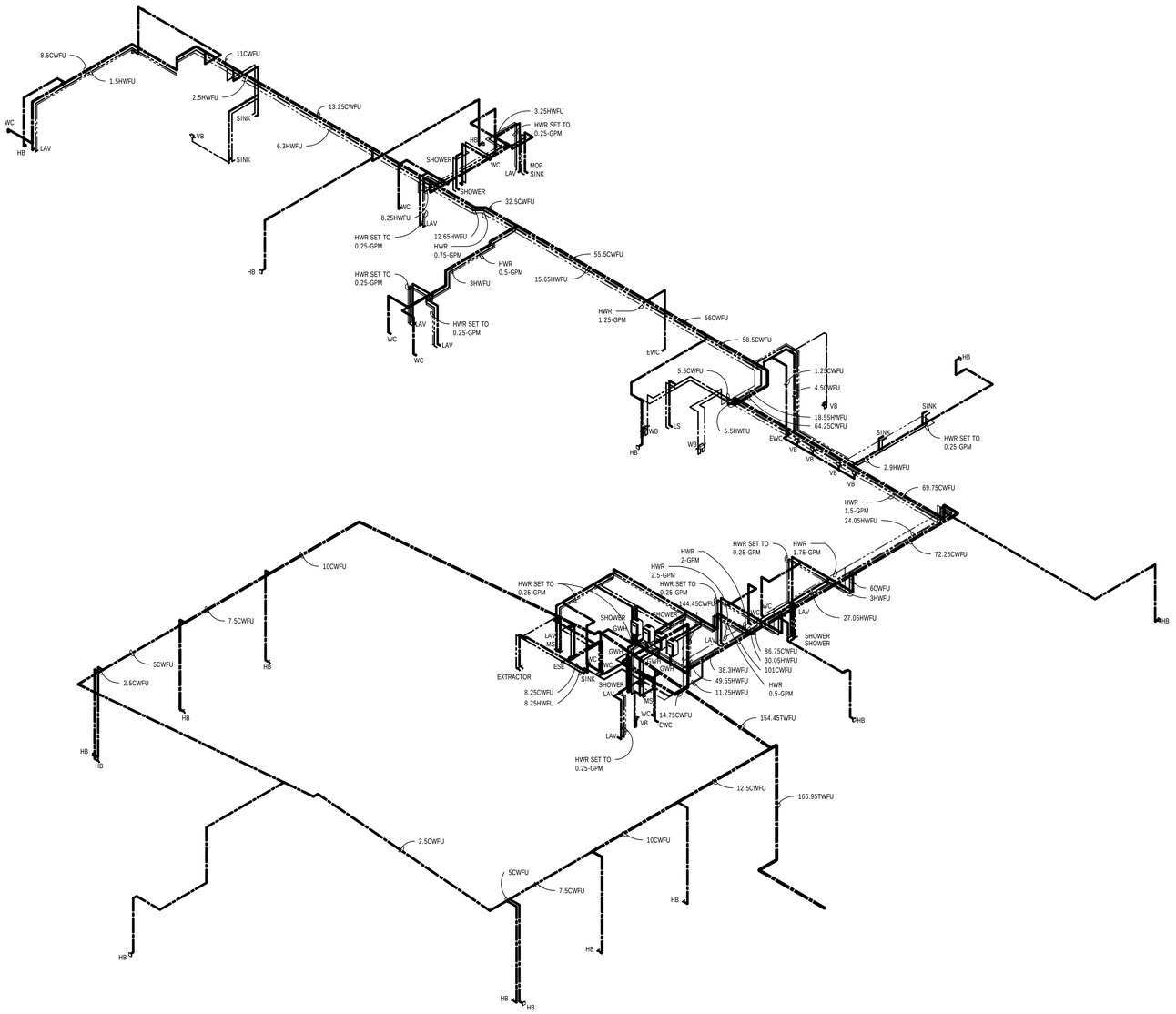
PROVIDE APPLIANCE REGUALTOR FOR EACH GAS APPLIANCE EQUAL TO A MAXITROL 325 SERIES REGULATOR. SET SUPPLY PRESSURE NOT TO EXCEED APPLIANCE MAXIMUM INLET PRESSURE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

* GAS LOAD IS ASSUMED, CONTRACTOR SHALL VERIFY FINAL GAS LOAD FOR GENERATOR, RANGE/OVEN, AND GRILL. IF LENGTH OR CAPACITY EXCEEDS DESIGN SHOWN ON PLUMBING PLANS, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INDICATING REVISED PIPE ROUTING, SIZING, SUPPLY PRESSURE, AND SYSTEM PRESSURE DROP FOR REVIEW BY THE ENGINEER OF RECORD.



TRUE NORTH PLAN NORTH

GAS SYSTEM ISOMETRIC



DOMESTIC WATER ISOMETRIC

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DOMESTIC WATER AND GAS ISOMETRICS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: P201

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Assignment and Assumption of Warranties and Intangible Property

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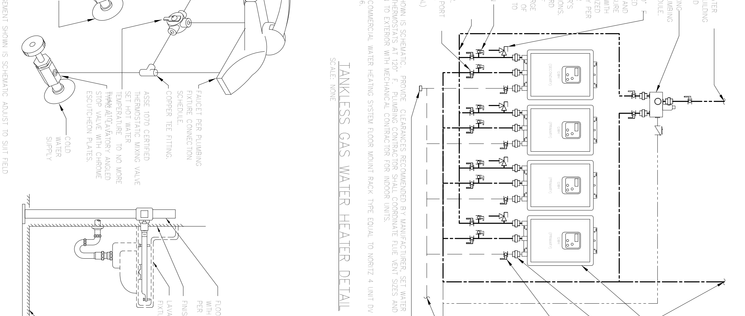
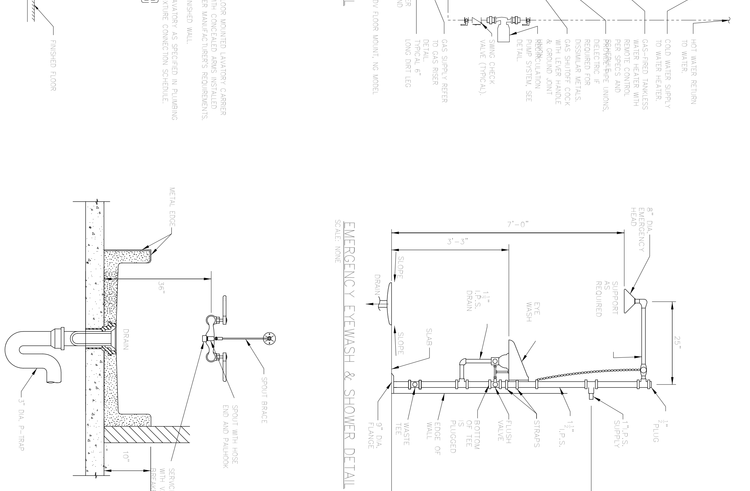
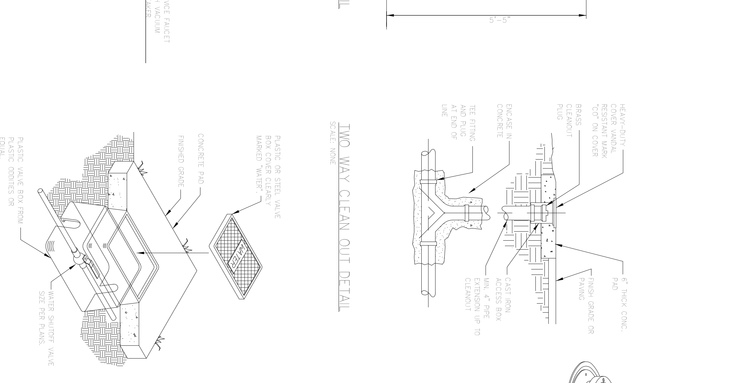
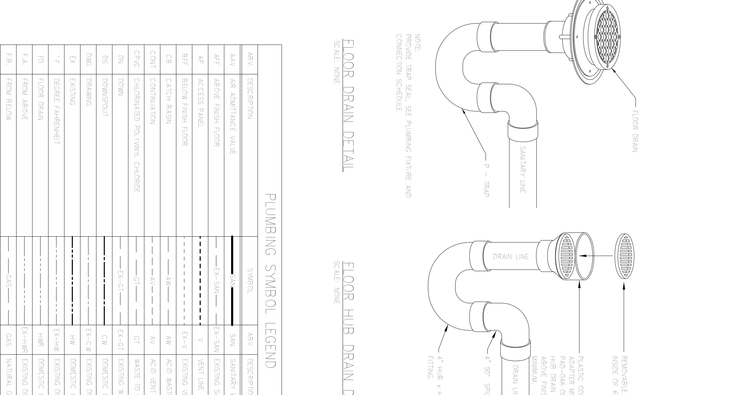
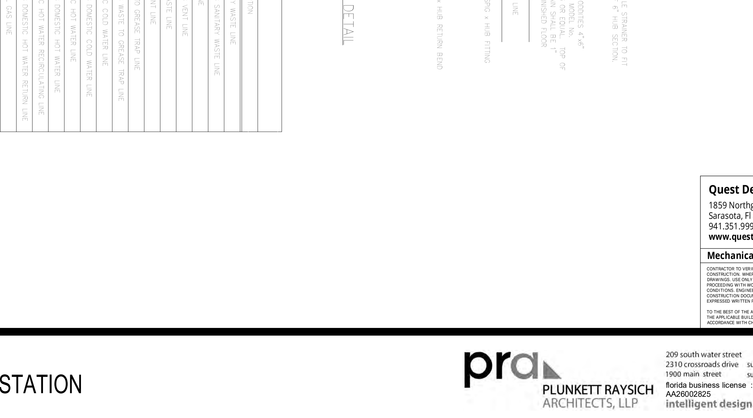
Exhibit D to Exhibit 5 to Resolution No. 2022-8-14











FIXTURE UNITS	SIZE (THREAD)	PART NUMBER
1-11	1/2"	650-A
12-33	3/4"	650-B
34-60	1"	650-C
61-113	1 1/4"	650-D
114-154	1 1/2"	650-E
155-330	2"	650-F

PIPE SIZING CHART

ABR	DESCRIPTION	SYMBOL	ABR	DESCRIPTION
AAV	AIR KNUCKLE VALVE		SAN	SANITARY WASTE LINE
AFF	ABOVE FINISH FLOOR		SAN	SANITARY WASTE LINE
AP	ACCESS PANEL		V	VENT LINE
BFF	BELOW FINISH FLOOR		EXV	EXISTING VENT LINE
CB	CATCH BASIN		EXW	EXISTING WASTE LINE
CONN	CONNECTION		AV	ACID VENT LINE
CPVC	CHLORINATED POLYVINYL CHLORIDE		AW	ACID WASTE LINE
DN	DOWN		GT	WASTE TO GREASE TRAP LINE
DS	DOWNSPOUT		EX-GT	EXISTING WASTE TO GREASE TRAP LINE
DWG	DRAWING		CW	DOMESTIC COLD WATER LINE
EA	EACH		EX-CW	EXISTING DOMESTIC COLD WATER LINE
EJ	EXPANSION JOINT		HW	DOMESTIC HOT WATER 140°
FF	FINISH FLOOR		EX-HW	EXISTING DOMESTIC HOT WATER LINE
F.A.	FROM ABOVE		HWR	DOMESTIC HOT WATER RECIRCULATING LINE
F.B.	FROM BELOW		EX-HWR	EXISTING DOMESTIC HOT WATER RETURN LINE
GPH	GALLONS PER HOUR		GAS	NATURAL GAS LINE
GPM	GALLONS PER MINUTE		EX-GAS	EXISTING NATURAL GAS LINE
HW.E.	MAXIMUM WATER ELEVATION		LP	LIQUID PETROLEUM GAS LINE
NW.E.	MINIMUM WATER ELEVATION		EX-LP	EXISTING LIQUID PETROLEUM GAS LINE
I.W.	INDIRECT WASTE		CO	CONDENSATION DRAIN LINE
K/W	KICKPATT		EX-CO	EXISTING CONDENSATION DRAIN LINE
LBS	POUNDS		SD	STORM DRAIN LINE
MH	MANHOLE		EX-SD	EXISTING STORM DRAIN LINE
NC	NORMALLY CLOSED		SHX	SLEEVE THROUGH EXTERIOR WALL
NIC	NOT IN CONTRACT		FW	2" DIA. P-TRAP W/ 4" DIA. CLEAN OUT
NO	NORMALLY OPEN		CO	CLEAN OUT
NTS	NOT TO SCALE		FCO	4" DIA. P-TRAP W/ CLEAN OUT TO GRADE
OD	OUTSIDE DIAMETER		WCO	WALL CLEAN OUT
OFCI	OVERFLOW STORM DRAIN		HB	HOSE BIBB
PRV	PRESSURE REDUCING VALVE		RW	PIPE RISE OR DROP
PSI	POUNDS PER SQUARE INCH		RW	PIPE RISE (ELBOW)
PVC	POLYVINYL CHLORIDE PIPE		DW	PIPE DROP (ELBOW)
RD	ROOF DRAIN			BRANCH - BOTTOM CONNECTION
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER			BRANCH - TOP CONNECTION
SF	SQUARE FEET		FD	FLOOR DRAIN
SH	SHEET		FS/CW	FLOOR SINK / CAN WASH DRAIN
UG	UNDER GROUND		FCO	FLOOR CLEAN OUT
VIF	VERIFY IN FIELD			GATE VALVE
WB	HOSE BIBB			CHECK VALVE
WH	WATER HEATER			PRESSURE REGULATING VALVE
	CONNECT TO EXISTING			BUTTERFLY VALVE
	REVISION, CLOUD			UNION
				BALANCING VALVE
			TPV	TEMPERATURE / PRESSURE RELIEF VALVE
				BALL VALVE
			RPBP	REDUCED PRESSURE BACKFLOW PREVENTER

PLUMBING SYMBOL LEGEND

ADD: ALL SYMBOLS AND ABBREVIATIONS TO NOT NECESSARILY APPLY TO THIS PROJECT

Quest Design Group, Inc.
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CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH WORK. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM QUEST DESIGN GROUP. © COPYRIGHT 2020.

TO THE BEST OF THE ARCHITECTS OR ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY W TH ALL APPLICABLE CHAPTERS 553, AND 633, FLORIDA STATUTES AND LATEST STANDARDS AS DETERMINED IN ACCORDANCE W TH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.

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CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 19029-01
SHEET NO: P300

PLUMBING DETAILS

REVISIONS

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PLUMBING GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE ARCHITECTURAL DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. SYSTEMS SHALL INCLUDE ALL APPURTENANCES AS REQUIRED TO ACHIEVE THE OPERATING CONDITIONS AS SHOWN AND SPECIFIED AND SHALL RESULT IN A SUPERIOR INSTALLATION. INFORMATION CONTAINED ON THE DRAWINGS BUT NOT IN THE SPECIFICATIONS OR IN THE SPECIFICATIONS BUT NOT ON THE DRAWINGS ARE INTENDED TO BE IN BOTH. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP WILL BE INCLUDED IN THE ESTIMATE, THE SAME AS IF SHOWN ON THE DRAWINGS. ANY CONFLICT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

2. THE PLUMBING CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIAL, LABOR, ETC. NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED PLUMBING SYSTEM. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.

3. THE PLUMBING CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL GOVERNMENT FEES, SALES TAXES AND OTHER COSTS IN CONNECTION WITH HIS WORK; FILE ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION; OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK; AND DELIVER TO THE ARCHITECT THE SAME CERTIFICATES BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.

4. ALL WORK SHALL BE GUARANTEED, BOTH MATERIAL AND INSTALLATION, FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE BY OWNER.

5. FURNISH SIX (6) COPIES OF SHOP DRAWINGS OF EQUIPMENT OR FIXTURES FOR APPROVAL PRIOR TO PURCHASING.

6. CONTRACTOR SHALL KEEP A RECORD OF THE LOCATIONS OF ALL CONCEALED WORK AND UPON COMPLETION OF THE JOB, SHALL SUPPLY ACAD QUALITY AS-BUILT DRAWINGS SHOWING ANY DEVIATION FROM THE ORIGINAL DRAWINGS. THESE DRAWINGS SHALL INDICATE DIMENSIONS OF BURIED UTILITY LINES FROM BUILDING WALLS.

7. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR PIPE ROUTING AND INSTALLATION OF EQUIPMENT AND SYSTEMS TO PROVIDE FOR REQUIRED CLEARANCES.

8. ALL OPENINGS THROUGH FIRE RATED WALLS OR FLOORS SHALL BE SEALED WITH A U.L. LISTED PENETRATION AND SHALL MAINTAIN THE FIRE RATED INTEGRITY OF THE WALL OR FLOOR. THE CONTRACTOR SHALL VERIFY FIRE RATINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.

9. PIPE PASSING THROUGH PIT WALLS, BUILDING WALLS, AND BUILDING FLOORS BELOW GRADE SHALL BE PROVIDED WITH SLEEVES OF STANDARD WEIGHT GALVANIZED STEEL PIPE. THE ANNULAR SPACES BETWEEN PIPE AND SLEEVES SHALL BE SEALED WITH LINK SEAL HYDROSTATIC PIPE WALL SEAL. SLEEVES SHALL BE SIZED AS FOLLOWS:

   3" PIPE - 6" ID SLEEVE
   4" PIPE - 8" ID SLEEVE
   6" PIPE - 10" ID SLEEVE
   8" PIPE - 12" ID SLEEVE
   10" PIPE - 12" ID SLEEVE

10. BREAKAGE AND CORROSION: PIPES PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. PIPES PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID OF CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL IS TO BE 0.025 INCH.

11. PROVIDE WALL CARRIERS FOR ALL WALL HUNG PLUMBING FIXTURES. ALL WALL HUNG PLUMBING FIXTURES SHALL BE CAPABLE OF SUPPORTING A 250 POUND VERTICAL LOAD.

12. THE PLUMBING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WITH THE WORK.

13. CONTRACTOR SHALL EXTEND AS NECESSARY AND CONNECT BUILDING DRAIN AND POTABLE WATER LINES TO EXISTING SERVICE LINES AT LOCATION ON SITE OR IN BUILDING AS REQUIRED. VERIFY EXACT LOCATION AND INVERT ELEVATION OF SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THE DISTANCE TO SITE SERVICES EXCEED TEN (10) LINEAR FEET FROM THE BUILDING.

14. OFFER REMOVED MATERIAL TO THE OWNER. REMOVE ALL MATERIAL REJECTED BY THE OWNER FROM THE WORK SITE AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND NATIONAL CODES. CONTRACTOR MUST CERTIFY TO OWNER THAT THE MATERIAL HAS BEEN LEGALLY DISPOSED OF.

POTABLE WATER PIPING:

15. BELOW GROUND WATER PIPING SHALL BE TYPE "K" COPPER WITH VINYL SLEEVE FOR CORROSION PROTECTION WITH WROUGHT COPPER FITTINGS AND 95-5 SOLDERED JOINTS.

16. ABOVE GROUND WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT COPPER FITTINGS AND 95-5 SOLDERED JOINTS.

17. INTERIOR ABOVE AND BELOW GROUND WATER PIPING SHALL BE (CPVC) CHLORINATE POLYVINYL CHLORIDE PLASTIC PIPE AND TUBING (ASTM D-2846) FLOWGUARD OR EQUIVALENT WITH APPROVED CPVC SOLVENT WELDED FITTINGS. CPVC WATER PIPING SHALL NOT BE RUN IN RETURN AIR PLENUM OR FIRE RATED ASSEMBLIES UNLESS ALLOWED BY LOCAL JURISDICTION.

18. EXTERIOR BUILDING SERVICE SHALL BE SCHEDULE 40 PVC (ASTM D-1785) WITH APPROVED PVC SOLVENT WELDED FITTINGS.

19. INTERIOR ABOVE AND BELOW GRADE HIGH TEMPERATURE HOT WATER (140°F OR GREATER) PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBE WITH COPPER FITTINGS AND 95-5 SOLDERED JOINTS.

20. THE SITE SUBCONTRACTOR SHALL PROVIDE THE BACKFLOW PREVENTOR AND THE WATER METER.

21. A SERVICE VALVE SHALL BE PROVIDED ON THE DOMESTIC WATER RISER AT 5'-0" ABOVE FINISHED FLOOR, WHERE WATER ENTERS THE BUILDING.

22. PROVIDE WATER HAMMER ARRESTORS ON HOT AND COLD WATER LINES ON ALL QUICK CLOSING DEVICES PER CHAPTER 6 OF FLORIDA BUILDING CODE PLUMBING.

23. PROVIDE VACUUM BREAKERS AS REQUIRED BY CODE.

24. TEST ALL WATER PIPING AT 100 PSIG FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY CODE.

25. STERILIZE ALL WATER PIPING IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS AND AMERICAN WATER WORKS SPECIFICATIONS.

26. SUPPORT ALL WATER PIPING WITH PIPE HANGERS BY GRINNELL OR EQUAL.

27. PROVIDE RISER CLAMPS AT EACH FLOOR FOR ALL VERTICAL PIPING INCLUDING SANITARY DRAINS, VENTS, AND WATER LINES. INSTALL RISERS SO AS TO ALLOW VERTICAL MOVEMENT OF PIPING, ANCHORING PIPES AT THE BASE OF ALL RISERS.

28. PROVIDE ACCESS DOORS WHERE NECESSARY TO SERVICE SEALS, VALVES, TRAPS, CLEAN-OUTS, AIR CHAMBERS/WATER HAMMER ARRESTORS, ETC. ALL ACCESS DOORS IN TOILET ROOMS SHALL BE STAINLESS STEEL.

29. PROVIDE DIELECTRIC UNIONS OR FITTINGS WHENEVER FERROUS AND NON-FERROUS PIPES ARE JOINED.

30. INSULATE HOT WATER PIPING WITH 1/2 INCH ARMSTRONG AP ARMAFLEX UP TO AND INCLUDING 1 1/4 INCH DIAMTER. SECURE WITH ADHESIVE.

31. INSULATE HOT WATER PIPING OVER 1 1/4 INCH WITH 1 INCH THICK INSULATION FINISHED WITH WHITE MASTIC. FITTINGS SHALL BE INSULATED WITH MITERED PIPE COVERING FINISHED WITH WHITE MASTIC OR PVC FITTING COVERS.

32. HANDICAPPED LAVATORIES: INSULATE WATER SUPPLIES AND WASTE PIPING REQUIRING ADA CONFORMANCE, WITH LAV-GUARD KITS, BY TRUEBRO OR EQUAL.

33. THIS SYSTEM WAS DESIGNED TO 50 PSI STATIC PRESSURE WITH RESIDUAL PRESSURE OF 20 PSI AT 1000 GPM FROM THE NEAREST FIRE HYDRANT. THESE CONDITIONS SHALL BE VERIFIED BY THE PLUMBING CONTRACTOR PRIOR TO PROCEEDING WITH THE INSTALLATION. NOTIFY THE ENGINEER IMMEDIATELY IF FLOW AND PRESSURES OBTAINED ARE BELOW THOSE CONTAINED IN THIS PARAGRAPH.

34. WATER HEATERS: WATER HEATERS MUST BEAR ASHRAE LABEL INDICATING COMPLIANCE WITH ASHRAE STANDARD 90 OR COMPLY WITH EFFICIENCY AND STANDBY LOSS REQUIREMENTS. SWITCH OR CLEARLY MARKED CIRCUIT BREAKER (ELECTRIC) OR CUT-OFF (GAS) MUST BE PROVIDED. HEAT TRAPS REQUIRED. MUST MEET MINIMUM WATER HEATING EQUIPMENT EFFICIENCIES AS ESTABLISHED BY THE FLORIDA MODEL ENERGY CODE.

SANITARY WASTE, VENT AND STORM WATER PIPING

35. SANITARY WASTE, VENT AND STORM PIPING SHALL BE SCHEDULE 40 PVC (ASTM D-2665) WITH APPROVED PVC SOLVENT WELDED FITTINGS. COMPLY WITH 2017 FLORIDA BUILDING CODE. PVC PIPING SHALL NOT BE RUN IN RETURN AIR PLENUM OR FIRE RATED ASSEMBLIES.

36. ALL SOIL AND WASTE PIPING, 2-1/2" AND SMALLER, SHALL BE SLOPED AT 1/4" PER FOOT. LARGER WASTE PIPING SHALL BE SLOPED AT 1/8" PER FOOT.

37. TEST SANITARY WASTE, VENT AND STORM PIPING BY A 10' WATER COLUMN FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.

38. INSULATE INTERIOR ABOVEGROUND STORM WATER PIPING, ALL HORIZONTAL AND ALL IN CONDITIONED SPACE WITH 1-INCH THICK FIBERGLASS INSULATION FINISHED WITH WHITE MASTIC OR PVC COVER.

39. ROOF SUMPS: INSULATE WITH 1-INCH THICK RIGID FIBERGLASS BOARD.

40. INSULATION FIT: INSULATION SHALL BE APPLIED TO PIPE AND EQUIPMENT WITH ALL JOINTS FITTED TO ELIMINATE VOIDS. VOIDS SHALL NOT BE FILLED WITH JOINT SEALANT, BUT SHALL BE ELIMINATED BY REFITTING OR REPLACING INSULATION.

41. ALL VENTS THROUGH ROOF SHALL BE A MINIMUM OF 10'-0" OR AS REQUIRED BY CODE AWAY FROM FRESH AIR INTAKES.

42. ALL VENTS THROUGH ROOF SHALL BE PROVIDED WITH FOUR (4) POUND SHEET LEAD FLASHING EXTENDING UPWARD AROUND THE PIPE AND TURNED DOWN INSIDE THE PIPE.

43. FLOOR DRAINS TO HAVE 4-INCH DEEP SEAL TRAPS. EXACT DRAIN LOCATION SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH IN.

44. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND HUB DRAINS THAT ARE NOT CONTINUOUSLY WASHED BY AN APPLIANCE OR FIXTURE.

GAS PIPING

45. GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE OR NFPA-54 WHERE REQUIREMENTS ARE MORE STRINGENT.

46. PIPE SIZE 2-INCH AND SMALLER: BLACK STEEL PIPE; SCHEDULE 40; MALLEABLE-IRON THREAD FITTINGS.

47. PIPE SIZE 2-1/2 INCH AND LARGER: BLACK STEEL PIPE, SCHEDULE 40, WROUGHT- STEEL BUTT WELDED FITTINGS.

48. ALL GAS EQUIPMENT SHALL BE AGA APPROVED

49. THE INSTALLATION SHALL BE FOR NATURAL GAS.

50. THE INSTALLING SUBCONTRACTOR SHALL BE LICENSED FOR THE INSTALLATION OF NATURAL GAS.

51. ANY GAS PIPING, WHICH IS EXPOSED, SHALL BE PAINTED WITH BLACK "RUSTOLEUM" PAINT. VERIFY COLOR WITH ARCHITECT.

52. GAS PIPING SHALL BE HUNG TIGHT TO THE ROOF STRUCTURE, SUPPORTED WITH HANGERS BY GRINNELL OR EQUAL.

53. BRANCH TAPS MUST BE MADE OFF OF THE TOP OF THE PIPING.

54. CONNECTION TO EACH PIECE OF EQUIPMENT SHALL INCLUDE AN INVERTED TRAP, A GAS COCK, A UNION AND A DIRT LEG. CONNECTIONS SHALL BE RIGID (NO FLEX).

55. ALL GAS FLUES SHALL BE A MINIMUM OF 10'-0", OR AS REQUIRED BY CODE, AWAY FROM FRESH AIR INTAKES.

MISCELLANEOUS

56. PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS, AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF PIPE TO AVOID OBSTRUCTIONS. COORDINATION WITH UTILITY SERVICES, INCLUDING THOSE OF OTHER TRADES IS REQUIRED. MAINTAIN HEADROOM AND SPACE LOCATIONS.

57. INSTALL WORK AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE, AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.

58. THE LOCATIONS OF THE UTILITY SERVICES ARE BELIEVED TO BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATIONS OF THESE SERVICES PRIOR TO COMMENCING ANY WORK.

59. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS. ALL MATERIALS AND EQUIPMENT ON SITE SHALL BE PROPERLY STORED SUCH THAT IT IS PROTECTED FROM DAMAGE AND EXPOSURE.

60. THE FINAL ACCEPTANCE WILL BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS EQUIPMENT, TESTED THE VARIOUS SYSTEMS, DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, HAS FURNISHED ALL THE REQUIRED CERTIFICATIONS OF INSPECTION AND APPROVAL, AND SUBMITTED ALL THE NECESSARY CLOSE-OUT DOCUMENTS.

61. UPON COMPLETION AND ACCEPTANCE OF WORK, CONTRACTOR SHALL FURNISH WRITTEN INSTRUCTIONS AND EQUIPMENT MANUALS AND DEMONSTRATE TO THE OWNER THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND APPARATUS FURNISHED UNDER THIS CONTRACT.

    THESE INSTRUCTIONS SHALL BE TYPED ON 8-1/2 IN. X 11 IN. PAPER AND BOUND IN THREE RING BINDERS WITH CLEAR ACETATE COVERS. CONTRACTOR SHALL GIVE THREE COPIES OF THE INSTRUCTIONS TO THE OWNER AND ONE COPY TO THE ENGINEER.

    THE INSTRUCTION BOOKLET SHALL BEAR THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR, PLUMBING CONTRACTOR, ARCHITECT, AND ENGINEER.

    REPRODUCIBLE "AS-BUILT" DRAWINGS SHALL BE PROVIDED INDICATING THE AS INSTALLED CONDITIONS OF THE WORK. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AFTER COMPLETION OF THE INSTALLATION.

62. ALL VALVES AND SPECIALTY ITEMS MAY NOT BE SHOWN IN EVERY INSTANCE ON THE DRAWINGS, BUT ARE TO BE PROVIDED WHETHER SHOWN OR NOT WHEN NECESSARY FOR PROPER OPERATION AND MAINTENANCE OF THE SYSTEM.

    UNLESS OTHERWISE NOTED, VALVES AND SPECIALTY ITEMS ARE TO BE RATED AT 125 PSIG. DEVICES AND VALVES 2-1/2" AND SMALLER ARE TO HAVE SOLDERED OR SCREWED CONNECTION AND 3" AND LARGER ARE TO HAVE FLANGED CONNECTIONS.

63. CONCEAL ALL PIPING IN BUILDING CONSTRUCTION OR UNDERGROUND. INSTALL SUCH PIPING IN TIME SO AS NOT TO CAUSE DELAY TO WORK OF OTHER TRADES AND TO ALLOW AMPLE TIME FOR TESTS AND APPROVAL; DO NOT COVER BEFORE APPROVAL IS OBTAINED.

    KEEP FIXTURE BRANCHES CONCEALED TO POINTS ABOVE FLOOR CLOSE TO FIXTURES; EXPOSE ONLY AS MUCH AS NECESSARY FOR FINAL CONNECTIONS.

    WHERE FURRED SPACES ARE INDICATED, KEEP PIPES AS CLOSE TO STRUCTURAL MEMBERS AS POSSIBLE SO AS TO REQUIRE MINIMUM FURRINGS.

64. THE PLUMBING CONTRACTOR SHALL PROVIDE ESCUTCHEONS AT EACH POINT WHERE AN UNINSULATED PIPE, CONDUIT, OR TUBING PASSES THROUGH A FINISHED SURFACE. ESCUTCHEONS WILL NOT GENERALLY BE REQUIRED FOR INSULATED PIPE AND CONDUIT OR TUBING PASSING THROUGH EQUIPMENT ROOM WALLS UNLESS, IN THE OPINION OF THE ENGINEER, THE INSTALLATION OF SUCH PIPE, CONDUIT, OR TUBING HAS NOT BEEN INSTALLED IN A NEAT AND ACCEPTABLE. ESCUTCHEONS SHALL BE CONSTRUCTED OF CHROME -PLATED BRASS UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE ARCHITECT. EACH ESCUTCHEON SHALL FIT FLUSH WITH THE WALL OR FLOOR AND SHALL FIT SNUGLY AROUND THE PIPE.

PLUMBING FIXTURE AND CONNECTION SCHEDULE - FIRE STATION No. 86 BUILDING

FIXTURE TYPE							FIXTURE CONNECTION					
							WASTE			VENT (INCHES)	DOMESTIC SUPPLY	
TAG	DESCRIPTION	TYPE	VALVE	FAUCET	MATERIAL	REMARKS	TRAP	DIRECT	INDIRECT		COLD	HOT
ESE-1	EMERGENCY DRENCH SHOWER/EYE WASH UNIT	SPEAKMAN MODEL #SE-626-SPV	FULL FLOW STAY-OPEN BALL VALVES	-	300 SERIES STAINLESS STEEL	3.2-GPM AT 30-PSI EYEWASH STATION FLOW, STAINLESS STELL PUSH HANDLE ACTIVATIOR AND UNIVERSAL EMERGENCY SIGN INCLUDED. 8-INCH DIAMETER STAINLESS STEEL SHOWERHEAD, 20-GPM AT 30-PSI REGULATOR FLOW CONTROL, STAINLESS STEEL TRIANGULAR PULL ROD ACTIVATION. ANSI/ISEA Z358.1 CERTIFIED WITH 3-YEAR LIMITED WARRANTY. PROVIDE MIXING VALVE AND SET TEMPERTURE NOT TO EXCEED 90° F.	2"	2"	-	1 1/2"	1-1/4"	1/2"
EWC-1	ELECTRIC WATER COOLER - SINGLE STATION WITH BOTTLE FILLING STATION- BARRIER FREE	ELKAY WALL MOUNTED MODEL #LZS8WSSP	-	-	STAINLESS STEEL	HANDS FREE, VISUAL FILTER MONITOR, AUTOMATIC FILTER STATUS RESET, FILTERED, ENGERGY SAVINGS, LAMINAR FLOW, ANTIMICROBIAL, 115-V/60, AND 5-FULL LOAD AMPS. COMPLIANT WITH ADA, ICC A117.1, CAN/CSA C22.2 NO. 120, GREEN SPEC, NSF/ANSI 42, 53, 61 AND 372, AS WELL AS UL 399. PROVIDE P-TRAP, STOP AND SUPPLY. REFER TO ARCHITECT'S DOCUMENTS FOR ORIFICE MOUNTING HEIGHT.	1 1/2"	1 1/2"	-	1 1/2"	1/2"	-
EWC-2	ELECTRIC WATER COOLER - DUAL LEVEL WITH BOTTLE FILLING STATION- BARRIER FREE	ELKAY WALL MOUNTED MODEL #LZSTL8WSSP	-	-	STAINLESS STEEL	HANDS FREE, VISUAL FILTER MONITOR, AUTOMATIC FILTER STATUS RESET, FILTERED, ENGERGY SAVINGS, LAMINAR FLOW, ANTIMICROBIAL, 115-V/60, AND 5-FULL LOAD AMPS. COMPLIANT WITH ADA, ICC A117.1, CAN/CSA C22.2 NO. 120, GREEN SPEC, NSF/ANSI 42, 53, 61 AND 372, AS WELL AS UL 399. PROVIDE P-TRAP, STOP AND SUPPLY. REFER TO ARCHITECT'S DOCUMENTS FOR ORIFICE MOUNTING HEIGHT FOR LOWER FOUNTAIN.	1 1/2"	1 1/2"	-	1 1/2"	1/2"	-
FD-1	FLOOR DRAIN	ZURN MODEL #Z-415-S	-	-	CAST IRON BODY, BRONZE STRAINER	6"X6" SQURE STRAINER, HEEL PROOF, LIGHT DUTY GRATE. PROVIDE ASSE 1072, IAPMO (UPC), AND ICC COMPLIANT TRAP SEAL DVICE EQUAL TO ZURN MODEL #Z1072.	SEE PLAN	SEE PLAN		1 1/2"	-	-
FD-2	FLOOR DRAIN	ZURN MODEL #Z-415-6B	-	-	CAST IRON BODY, BRONZE STRAINER	ROUND STRAINER WITH SECURED HEEL PROOF MEDIUM DUTY GRATE. PROVIDE ASSE 1072, IAPMO (UPC), AND ICC COMPLIANT TRAP SEAL DVICE EQUAL TO ZURN MODEL #Z1072.	SEE PLAN	SEE PLAN		1 1/2"	-	-
FD-3	FLOOR DRAIN	ZURN MODEL #Z-532-HP	-	-	CAST IRON BODY	HEAVY-DUTY 12-1/4" DIAMETER WIDE FLANGED FLOOR DRAIN, CAST IRON BODY, AND HEAVY-DUTY HEEL-PROOF SLOTTED GRATE GRATE WITH SUSPENDED SEDIMENT BUCKET. PROVIDE ASSE 1072, IAPMO (UPC), AND ICC COMPLIANT TRAP SEAL DVICE EQUAL TO ZURN MODEL #Z1072.	SEE PLAN	SEE PLAN		1 1/2"	-	-
GWH-1	GAS FIRED TANKLESS WATER HEATER	NORITZ MODEL #NCC1991-DV	-	-	STAINLESS STEEL	INDOOR WALL MOUNTED, ELECTRONIC IGNITION, 94% EFFICIENGY, 5.3 GPM @ 70˚F. RISE, 16,000BTU/H TO 199,900 BTU/H INPUT, 120VAC (60HZ). MEET REQUIREMENTS OF ASHRAE 90.1b-1992. SEE DETAILS. PROVIDE PRESSURE RELIEF VALVE & CONDENSATE NEUTRALIZER. SYSTEM CONTROLLER, ISOLATION VALVE. SET WATER HEATER TEMPERATURE TO 140˚F MAXIMUM. PROVIDE ASSE 1017 CERTIFIED HIGH-LOW MIXING VALVE, SEE MV-1 ON THIS SCHEDULE.	-	-	-	-	3/4"	3/4"
HB-1	HOSE BIB	WOODFORD MODEL #B65	-	-	LEAD FREE BRASS	ASSE 1019-B APPROVED, IAPMO AND MEETS WW-P-541B GOVERNMENT SPECIFICATION HOSE BIB ENCLOSED IN A FLUSH MOUNTED WALL BOX, WITH ANTI-SIPHON VACUUM BREAKER MODEL #34HA, ASSE 1011 APPROVED, IAPMO LISTED. PROVIDED WITH LOOSE TEE KEY TO BE PROVIDED TO OWNER WITH CLOSEOUT DOCUMENTS. MOUNTED AT 24" ABOVE FINISH GRADE.	-	-	-	-	3/4"	-
HB-2	HOSE BIB	WOODFORD MODEL #24P-3/4	-	-	LEAD FREE BRASS	HOSE BIB WITH ANTI-SIPHON VACUUM BREAKER MODEL #34HF, ASSE 1011 APPROVED, IAPMO LISTED, FURNISHED WITH POLYCARBONATE WHEEL HANDLE AND LOOSE TEE KEY, AND MOUNTED AT 24" ABOVE FINISH GRADE. PROVIDE OWNER WITH ALL TEE KEYS WITH CLOSEOUT DOCUMENTS.	-	-	-	-	3/4"	-
L-1	LAVATORY WALL-HUNG	AMERICAN STANDARD LUCERNE MODEL #0355.012	-	CHICAGO FAUCETS MODEL #802-VE2805-317ABCP	VITREOUS CHINA	WALL-HUNG SINK, SELF-DRAINING DECK AREA, FRONT OVERFLOW, FAUCET LEDGE, AND FAUCET HOLES 4" CENTERS. COMPLIANT WITH ASME A112.19.2/CSA B45.1, ADA, ICC/ANSI A117.1, AND CSA B651. VERIFY FINAL COLOR AND FINISH WITH ARCHTECT. FAUCET PROVIDED WITH VANDAL PROOF 4" WRISBLADE HANDLES AND 0.5-GPM NON-AERATED LAMINAR SPRAY RESTRICTOR. PROVIDE CHROME P-TRAP, GRID DRAIN, VALVE STOPS, SUPPLIES, AND PROVIDE ASSE 1070 CERTIFIED POINT-OF-USE MIXING VALVE EQUAL TO BRADLEY MODEL #S59-4000BY AND SET TEMPERATURE NOT TO EXCEED 110˚F.	1-1/2"	1-1/2"	-	1-1/2"	1/2"	1/2"
L-2	LAVATORY WALL-HUNG	AMERICAN STANDARD LUCERNE MODEL #0355.012	-	AMERICAN STANDARD ELECTRONIC FAUCETS MODEL #7059.105	VITREOUS CHINA	WALL-HUNG SINK, SELF-DRAINING DECK AREA, FRONT OVERFLOW, FAUCET LEDGE, AND FAUCET HOLES 4" CENTERS. COMPLIANT WITH ASME A112.19.2/CSA B45.1, ADA, ICC/ANSI A117.1, AND CSA B651. VERIFY FINAL COLOR AND FINISH WITH ARCHTECT. FAUCET PROVIDED WITH OPTIONAL 4" DECK PLATE MODEL #705P.4, HARD WIRED AC POWER, 0.5-GPM MULTI-LAMINAR SPRAY RESTRICTOR. PLUMBING CONTRACTOR SHALL COORDINATE POWER ROUGH-INS WITH GENERAL AND ELECTRICAL CONTRACTORS ON SITE. PROVIDE CHROME PLATED P-TRAP, GRID DRAIN, VALVE STOPS, SUPPLIES, AND ASSE 1070 MXING VALVE MODEL #605XTMV1070 FROM AMERICAN STANDARD WITH FAUCET AND SET TEMPERATURE NOT TO EXCEED 110˚F.	1-1/2"	1-1/2"	-	1-1/2"	1/2"	1/2"
L-3	LAVATORY UNDERMOUNT	WILSONART MODEL #AV1512	-	CHICAGO FAUCETS MODEL #802-VE2805-317ABCP	SOLID SURFACE	OVAL ADA COMPLIANT VANITY BOWL, UNDERMOUNT SINK, AND FRONT OVERFLOW. VERIFY FINAL COLOR AND FINISH WITH ARCHTECT. FAUCET PROVIDED WITH VANDAL PROOF 4" WRISBLADE HANDLES AND 0.5-GPM NON-AERATED LAMINAR SPRAY RESTRICTOR. PROVIDE CHROME PLATED P-TRAP, GRID DRAIN, VALVE STOPS, SUPPLIES, AND PROVIDE ASSE 1070 CERTIFIED POINT-OF-USE MIXING VALVE EQUAL TO BRADLEY MODEL #S59-4000BY AND SET TEMPERATURE NOT TO EXCEED 110˚F.	1-1/2"	1-1/2"	-	1-1/2"	1/2"	1/2"
LS-1	LAUNDRY SINK	ZURN MODEL #MS2620-DF1	-	TWO HANDLE DECK FAUCET PROVIDED WITH SINK	POLYPROPYLENE COMPOSITE	26" LENGTH X 22-3/8" WIDTH X14" DEEP LAUNDRY SINK WITH COATED STEEL SELF-LEVELING LEGS, AND CHROME PLATED 4" CENTERSET DECK FAUCET WITH SWING SPOUT AND ANGLED END.	1-1/2"	1-1/2"	-	1-1/2"	1/2"	1/2"
MS-1	MOP SINK	MUSTEE MODEL 63M, 10X24X24 DURASTONE®	-	MUSTEE MODEL 63.600A HEAVY DUTY W/ TOP REINFORCING / PAIL HOOK	-	PROVIDE WITH HOSE HOLDER MODEL #65.7OO, MOP HANGER MODEL #65.600, STAINLESS STEEL BUMPER GUARDS MODEL #63.403 AND WALL GUARDS MODEL #67.24C.	3"	3"	-	2"	1/2"	1/2"
MV-1	MIXING VALVE	BRADLEY MODEL #S59-3080 (HL80)	THERMOSTATIC	-	LEAD-FREE BRASS, STAINLESS INTERNALS	ASSE 1017 CERTIFIED WITH 2-GPM MINIMUM FLOW TO 36-GPM MAXIMUM FLOW AT 10-PSI PRESSURE DROP, INTREGRAL CHECK STOPS WITH WALL SUPPORT, POSITIVE SHUTOFF OF FLOW IN THE EVENT OF COLD SUPPLY LINE FAILURE OR THERMOSTAT FAILURE, DIAL THERMOMETER. SET TEMPERATURE TO HOT WATER DISTRIBUSTION SYSTEM ON THE OUTLET SIDE OF MIXING VALVE TO 120˚F MAXIMUM.	-	-	-	-	3/4"	3/4"
OS-1	OIL / SOLID INTERCEPTOR	STRIEM #OS-750	-	-	POLYETHYLENE	MAXIMUM FLOW RATE OF 314-GPM, 750-GALLON (100-CUBIT FEET) LIQUID CAPACITY, 401-GALLON OIL CAPACITY, AND 307-GALLON SOLIDS/SEDIMENT CAPCITY. PROVIDE WITH WATER/GAS-TIGHT H20 RATED CAST IRON COVERS, MANWAY RISERS SIZED AS REQUIRED TO BE LEVEL TO FINISH GRADE OR PAD LEVEL, SLICK STICK OIL LEVEL MONITORING SYSTEM AND COORDINATE POWER REQIREMENTS WITH ELECTRICAL CONTRACTOR. PROVIDE HIGH WATER TABLE HOLD DOWN KIT. UNIT SHALL COMPLY WITH IBC 2012 AND ASCE/SEI 7 FOR DIRECT BURIAL. COORDINATE FINAL INSTALLTION LOCATION WITH OWNER.	-	4"	-	2"	-	-
RCP-1	RECIRCULATION PUMP	BELL & GOSETT #NBF-22U	-	-	LOW LEAD BRASS	PUMP SHALL BE CAPABLE OF 5-GPM AT 12-FEET OF HEAD MINIMUM. 115 VOLTS, 92 WATTS, 60 Hz, SINGLE PHASE, 0.80 FULL LOAD AMPS, AND 2,940 RPM. SET RETURN FLOW TO 4-GPM. PROVIDE WITH AQUASTAT AND CONNECT SYSTEM TO BUILDING TIME CLOCK, COORDINATE WITH ELECTRICAL CONTRACTOR.	-	-	-	-	-	1/2"
RD-1	ROOF DRAIN	ZURN MODEL #ZC121-C	-	-	CAST IRON BODY, CAST IRON DOME STRAINER	12" DIAMETER ROOF DRAIN, SIZE DRAIN TO PIPE SIZE INDICATED ON PLANS.	-	-	-	-	-	-
RH-1	ROOF HYDRANT	WOODFORD MODEL #RHMC-MS	-	-	LEAD FREE BRASS	POST HYDRANT WITH 3/4" HOSE CONNECTION AND MODEL #50HF VACUUM BREAKER. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.	-	-	-	-	3/4"	-
S-1	SINGLE COMPARTMENT SINK UNDERMOUNT	ELKAY MODEL #ELUHAD141850PD	-	ELKAY FAUCET, MODEL# LKD2423BHC	STAINLESS STEEL	16-1/2"x20-1/2"x4-7/8" DEEP, 18 GAUGE-TYPE 304 WITH PERFECT DRAIN. HI-ARC SWING SPOUT, ELKAY MODEL #LKDS99 DRAIN. PROVIDE CHROME PLATED P-TRAP, VALVE STOPS, AND SUPPLIES.	2"	2"	-	2"	1/2"	1/2"
S-2	DOUBLE COMPARTMENT SINK	ELKAY MODEL #DLR432212-3	-	ELKAY MODEL #LKAV1061 AND ESCUTCHEON MODEL #LK134	STAINLESS STEEL	43"x22"x12-1/8" DEEP, 18 GAUGE-TYPE 304-SELF RIM SINK. HI-ARC SWING SPOUT, 1.8-GPM MAXIMUM FLOW RATE, TWO-FUNCTION WAND. ELKAY MODEL #LK99 DRAIN. PROVIDE CHROME PLATED P-TRAP, VALVE STOPS, AND SUPPLIES.	2"	2"	-	2"	1/2"	1/2"
SH-1	SHOWER VALVE AND TRIM KIT	AMERICAN STANDARD MODEL #TU662SG.213	AMERICAN STANDARD MODEL #RU101SS	-	BRUSHED CHROME	ADA COMPLIANT, RELIANT3 VALVE TRIM, PRESSURE BALANCE CARTRIDGE, 1.5-GPM 3-FUNCTION HAND SHOWER WITH NON-POSITIVE SHUT-OFF, IN-LINE VACUUM BREAKER, 59" METAL HOSE, WALL SUPPLY, FLOWISE SHOWERHEAD, 2-WAY DIVERTER, DIVERTER HANDLE, AND 36" SLIDE-GRAB BAR. COMPLIES WITH ASSE 1016, ASME A112.18.1016, CSA B125.16, ASME A112.18.1, AND CSA B125.1. DRAIN: PLASTIC ODDITIES MODEL #PBR-406 LOW PROFILE SHOWER DRAIN WITH STAINLESS STEEL STRAINER.	2"	2"	-	2"	1/2"	1/2"
SP-1	ELEVATOR SUMP PUMP	STANCOR SE50	-	-	-	1/2" HP, 120 VOLT, 8.0 AMPS, 3600 RPM, OIL-MINDER CONTROL SYSTEM, AND 25 FT. POWER CORD WITH UL/CSA LISTING. 50 GPM @ 13 FT. HEAD MIN.	3"	-	-	-	-	-
VB-1	VALVE BOX	WATER TITE MODEL #9701	QUARTER TURN BALL	-	LEAD FREE BRASS	PROVIDED WITH WALL BOX, FRAME, VALVE AND WATER HAMMER ARRESTER.	-	-	-	-	1/2"	-
WB-1	WASHER BOX	OATEY MODEL #38970	-	-	POLYSTYRENE	CLOTHES WASHER BOX, OFFSET DRAIN WITH 1/4 TURN MIP VALVE AND MOUNTED WATER HAMMER ARRESTOR, SNAP-ON FACEPLATE FRAM. 2" DRAIN. PROVIDE P-TRAP.	2"	-	-	2"	3/4"	3/4"
WC-1	WATER CLOSET FLOOR MOUNTED (FLUSH VALVE)	AMERICAN STANDARD MADERA™ MODEL #2854.128	AMERICAN STANDARD MODEL #6047.121 (MANUAL)	-	VITREOUS CHINA	1.28-GPF TOP SPUD 16-1/2" HEIGHT ELONGATED BOWL AND MANUAL FLUSH VALVE. 10" OR 12" ROUGHING-IN, SIPHON JET ACTION, 2-18" FULLY GLAZED TRAPWAY, 10" X 12" WATER SURFACE AREA, 1-1/2" TOP SPUD. COMPLIANT WITH ASME A112.19.2-2008 / CSA B45.1-08. SELF-CLEANING BRASS PISTON FLUSHOMETER VALVE COMPLIANT WITH ASSE 1037, ANSI/ASME A112.19.2, ADA COMPLIANT. TOILET SEAT: OLSONITE MODEL #95SSCT OPEN FRONT SEAT LESS COVER.	INTEGRAL	3"	-	2"	1"	-
WC-2	WATER CLOSET WALL-MOUNTED (FLUSH VALVE)	AMERICAN STANDARD AFWALL MODEL #2856.128	AMERICAN STANDARD MODEL #6047.121 (MANUAL)	-	VITREOUS CHINA	1.28-GPF TOP SPUD, REFER TO ACHITECT'S PLANS FOR MOUNTING HEIGHT ELONGATED BOWL AND MANUAL FLUSH VALVE. SIPHON JET ACTION, 2-18" FULLY GLAZED TRAPWAY, 10" X 12" WATER SURFACE AREA, 1-1/2" TOP SPUD. COMPLIANT WITH ASME A112.19.2-2008 / CSA B45.1-08. SELF-CLEANING BRASS PISTON FLUSHOMETER VALVE COMPLIANT WITH ASSE 1037, ANSI/ASME A112.19.2, ADA COMPLIANT. TOILET SEAT: OLSONITE MODEL #95SSCT OPEN FRONT SEAT LESS COVER.	INTEGRAL	3"	-	2"	1"	-

NOTES:

1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND DIAGRAMS.
2. ADA ACCESSIBLE WATER CLOSETS SHALL BE INSTALLED WITH FLUSING CONTROLS LOCATED ON THE WIDE SIDE OF ACCESSIBLE FLOOR SPACE WITHIN RESTROOM(S) OR STALL(S).
3. ALL FIXTURES SHALL MEET ADA AND LOCAL CODES.
4. INSTALL BACKING AND SUPPORTS AS REQUIRED TO PROPERLY ANCHOR ALL FIXTURES AND ACCESSORIES.
5. PLUMBING FIXTURE SUPPORTS AND CARRIERS SHALL BE EQUAL TO ZURN, WATTS, JOSAM, WADE AND J.R. SMITH
6. SUPPLY PIPING AND FITTING FOR ALL FIXTURES SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW
7. ALL FIXTURES SHALL BE PROVIDED WITH ACCESSIBLE SHUT OFF VALVES AT COLD AND HOT WATER PIPING CONNECTIONS
8. PROVIDE INSULATION FOR ALL PIPING IN EXTERIOR WALLS.
9. ALL PLUMBING FIXTURES SHALL BE COORDINATED AND APPROVED BY ARCHITECT PRIOR TO PURCHASE.
10. PLUMBING FIXTURES / EQUIPMENT SUBSTITUTIONS ALLOWED ONLY THROUGH APPROVAL OF ENGINEER.
11. PROVIDE BRASS CRAFT OR EQUAL SUPPLY STOPS ON ALL NON-FLUSH VALVE FIXTURES.
12. PROVIDE FLOOR DRAIN AND ROOF DRAIN STRAINERS WITH FREE SPACE AREA PER CURRENT BUILDING CODE AND MANUFACTURER'S INSTRUCTIONS.
13. HOT WATER TO ALL LAVATORIES AND HAND SINKS SHALL NOT EXCEED 110 DEGREES.
14. COORDINATE ADA HEIGHT REQUIREMENTS WITH ARCHITECT DRAWINGS.
15. ALL LAVATORIES, HAND SINKS, BATH AND SHOWER VALVES SHALL BE PROVIDED WITH APPROVED AUTOMATIC SAFETY WATER MIXING DEVICE AND PRESSURE BALANCE

WATER FIXTURE UNITS SCHEDULE - FIRE STATION No. 86 BUILDING

QUANTITY	FIXTURE	OCCUPANCY	SUPPLY CONTROL	COLD	COLD TOTAL	HOT	HOT TOTAL	TOTAL	COMBINED
7	BATH GROUP (FULL) WITH BATHTUB (WITH/WITHOUT SHOWER HEAD) OR SHOWER STALL	PRIVATE / RESIDENTIAL	FLUSHOMETER VALVE	6	42	3	21	8	56
4	DRINKING FOUNTAIN / ELECTRIC WATER COOLER	OFFICES, ETC.	3/8" VALVE	0.25	1	0.0	0	0.25	1
7	ICE MAKER BOX	PRIVATE / RESIDENTIAL	FAUCET	0.25	1.75	0.0	0	0.25	1.75
2	KITCHEN GROUP (DISHWASHER AND SINK WITH/WITHOUT GARBAGE GRINDER)	PRIVATE / RESIDENTIAL	FAUCET	1.0	2	1.9	3.8	2.5	5
2	KITCHEN SINK	PRIVATE / RESIDENTIAL	FAUCET	1.0	2	1.0	2	1.4	2.8
1	KITCHEN SINK (TRIPLE COMPARTMENT)	HOTEL, RESTAURANT	FAUCET	3.0	3	3.0	3	4.0	4
1	LAUNDRY TUB/TRAYS (1 TO 3)	PRIVATE / RESIDENTIAL	FAUCET	1.0	1	1.0	1	1.4	1.4
3	LAVATORY	PUBLIC	FAUCET	1.5	4.5	1.5	4.5	2.0	6
3	SERVICE SINK	OFFICES, ETC.	FAUCET	2.25	6.75	2.25	6.75	3.0	9
2	WASHING MACHINE (8 LBS.)	PRIVATE	AUTOMATIC	2.25	4.5	2.25	4.5	3.0	6
1	WASHING MACHINE (40 LBS.)	PRIVATE	AUTOMATIC	3.0	3	3.0	3	4.0	4
3	WATER CLOSET	PUBLIC	FLUSHOMETER VALVE	10.0	30	0.0	0	10.0	30
16	HOSE BIB OR WALL FAUCET	PUBLIC OR PRIVATE	3/4" VALVE	2.5	40	0	0	2.5	40
				CW TOTAL	141.5	HW TOTAL	49.55	WATER TOTAL	166.95

FLUSH VALVE WATER SUPPLY DEMAND: 85.5 GALLONS PER MINUTE
MINIMUM WATER SERVICE SIZE: 2-1/2" DIAMETER PIPING VELOCITY= 5.611 F.P.S.
RECOMMENDED SERVICE SIZE 2-1/2"

DRAINAGE FIXTURE UNIT SCHEDULE - FIRE STATION No. 86 BUILDING

QUANTITY	FIXTURE TYPE	D.F.U.	MIN. TRAP SIZE (IN.)	TOTAL DFU.
7	BATHROOM GROUP (FULL) [WITH 1.6 GALLON PER FLUSH WATER CLOSET, AND WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHEMENT ON THE BATHTUB OR SHOWER STALL)	5	-	35
4	DRINKING FOUNTAIN / ELECTRIC WATER COOLER	0.5	1 1/4"	2
16	EMERGENCY FLOOR DRAIN	0	2"	0
14	FLOOR DRAINS	2	2"	28
1	FLOOR SINKS	5	3"	5
3	KITCHEN GROUP (DISHWASHER AND SINK WITH OR WITHOUT FOOD-WASTE DISPOSER)	2	2"	6
2	KITCHEN SINK, DOMESTIC	2	1 1/2"	4
1	LAUNDRY TUB (1 OR 2 COMPARTMENTS)	2	1 1/2"	2
3	LAVATORY	1	1 1/4"	3
3	MOP SINK	5	3"	15
2	WASHING MACHINE STANDPIPE - COMMERCIAL	3	2"	6
3	WATER CLOSET, PUBLIC INSTALLATION (1.6 GPF OR LESS)	4	3"	12
1	EXTRACTOR DRAIN	6	4"	6
	TOTAL DRAINAGE FIXTURE UNITS FOR BUILDING	=		124
	MIN DRAIN SIZE BEYOND FOOTER	=	**4 INCH**	
	MAIN DRAIN SLOPE	=	1/8	IN/FT
	BUILDING DRAIN SIZE :	=	**4 INCH**	
	MULTIPLE BUILDING DRAIN SERVICES MAY BE REQUIRED.			

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THE CITY OF NORTH PORT
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REVISIONS:

PLUMBING NOTES, DETAILS AND SCHEDULES

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: P301

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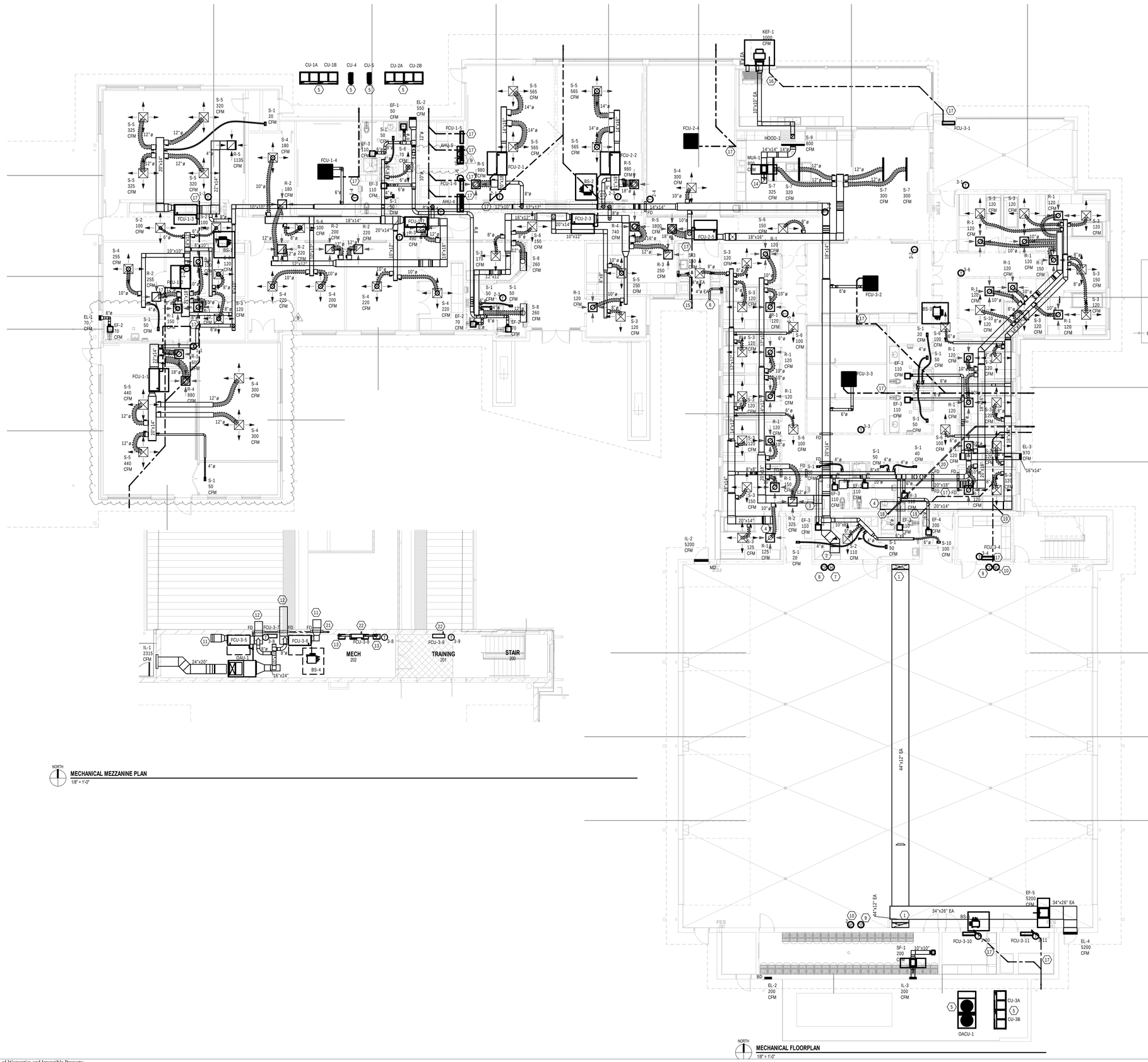

AIR BALANCE DIAGRAM

OAU-1	2580 CFM	EF-1	50 CFM
MUA-1	800 CFM	EF-2*3	210 CFM
		EF-3*9	990 CFM
		EF-4	120 CFM
		KEF-1	1000 CFM
SUPPLY	3380 CFM	EXHAUST	2450 CFM
PRESSURIZATION	930 CFM		

KEYED NOTES

1. 24 X 24 HEAVY DUTY WALL MOUNTED EXHAUST GRILLE. INSTALL 1'-0" ABOVE FINISHED FLOOR TO BOTTOM OF GRILLE. SEE AIR DEVICE SCHEDULE ON SHEET M300 FOR SPECIFICATION.
2. 24 X 16 OUTSIDE AIR DUCT DOWN FROM MEZZANINE LEVEL. REFER TO MEZZANINE PLAN ON THIS SHEET.
3. 20 X 18 RETURN DUCT CONTINUED TO MEZZANINE LEVEL. REFER TO MEZZANINE PLAN ON THIS SHEET.
4. 20 X 14 SUPPLY DUCT CONTINUED TO MEZZANINE LEVEL. REFER TO MEZZANINE PLAN ON THIS SHEET.
5. 4" THICK REINFORCED CONCRETE MAINTENANCE PAD EXTENDING 4" BEYOND ALL SIDES OF EQUIPMENT. SECURE UNITS TO PAD.
6. DRYERBOX MODEL DB-480. 4" DRYER DUCT UP TO STANDARD ROOF JACK WITH BACKDRAFT DAMPER.
7. HOA SWITCH FOR COMBUSTIBLE FUME SYSTEM CONTROL PANEL OVERRIDE.
8. COMBUSTIBLE FUMES SYSTEM CONTROL PANEL. REFER TO APPARATUS BAY TOXIC/COMBUSTIBLE GAS DETECTION PURGE SYSTEM SEQUENCE ON SHEET M201 FOR OPERATION DETAILS.
9. CARBON MONIXIDE GAS SENSORS. ROUTE WIRING BACK TO SYSTEM CONTROL PANEL. MOUNT AT 60" BELOW FINISHED CEILING. TYPICAL OF TWO(2).
10. NO2 GAS SENSORS. ROUTE WIRING BACK TO SYSTEM CONTROL PANEL. MOUNT AT 48" ABOVE FINISHED FLOOR. TYPICAL OF TWO(2).
11. 20 X 14 SUPPLY DUCT EXTENDED TO ADJACENT CEILING SPACE. REFER TO MECHANICAL FLOORPLAN ON THIS SHEET FOR CONTINUATION.
12. 20 X 18 RETURN DUCT EXTENDED TO ADJACENT CEILING SPACE. REFER TO MECHANICAL FLOORPLAN ON THIS SHEET FOR CONTINUATION.
13. 4" PVC WATER HEATER INTAKE AND EXHAUST PIPES UP TO ROOF TERMINATION IN ACCORDANCE WITH DETAIL ON SHEET M200.
14. 14 X 14 DUCT DOWN FROM STANDARD ROOF CAP WITH BIRDSCREEN.
15. DRYERBOX MODEL DB-480. 4" DRYER DUCT UP TO STANDARD ROOF JACK WITH BACKDRAFT DAMPER. INSTALL IN ACCORDANCE WITH UL LISTING NUMBER W-L-7129.
16. BLAZE OUTDOOR GRILL EXHAUST HOOD MODEL BLZ-WVH-42. EXTEND FULL CONNECTION SIZE EXHAUST DUCTS TO STANDARD WALL CAPS WITH BIRDSCREEN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
17. 3/4" PVC CONDENSATE LINE ROUTED BELOW SLAB AND ROUTED TO SERVICES ON SITE IN ACCORDANCE WITH NOTE #18 ON SHEET M300.
18. 2" PVC CONDENSATE LINE DOWN FROM MEZZANINE LEVEL. REFER TO MEZZANINE PLAN ON THIS SHEET FOR CONTINUATION.
19. 3/4" PVC CONDENSATE LINE DOWN FROM MEZZANINE LEVEL. REFER TO MEZZANINE PLAN ON THIS SHEET FOR CONTINUATION.
20. 2" PVC CONDENSATE LINE ROUTED BELOW SLAB AND ROUTED TO SERVICES ON SITE IN ACCORDANCE WITH NOTE #18 ON SHEET M300.
21. 2" PVC CONDENSATE LINE DOWN TO FLOOR BELOW. REFER TO MECHANICAL FLOORPLAN ON THIS SHEET FOR CONTINUATION.
22. 3/4" PVC CONDENSATE LINE DOWN TO FLOOR BELOW. REFER TO MECHANICAL FLOORPLAN ON THIS SHEET FOR CONTINUATION.

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REVISIONS:
Rev 9 07/07/21

MECHANICAL PLAN

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: M100

CHRISTOPHER R. BAKER LICENSE No 57962 STATE OF FLORIDA PROFESSIONAL ENGINEER
Christopher R. Baker
PE 0057962

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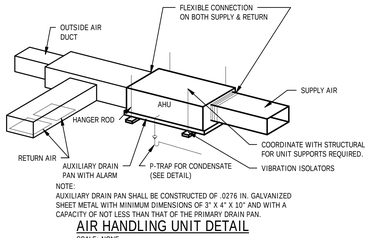
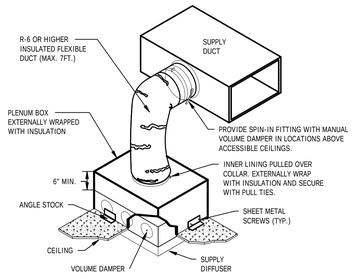
DRAWN BY: Author 7/7/2021 5:06:48 PM

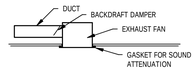


NOTE:
AUXILIARY DRAIN PAN SHALL BE CONSTRUCTED OF .0276 IN. GALVANIZED SHEET METAL WITH MINIMUM DIMENSIONS OF 3" X 4" X 10" AND WITH A CAPACITY OF NOT LESS THAN THAT OF THE PRIMARY DRAIN PAN.

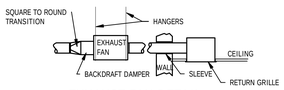
AIR HANDLING UNIT DETAIL
SCALE: NONE



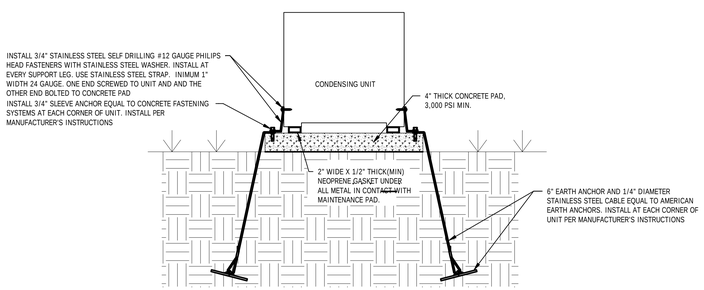
DUCTWORK CONNECTION TO SUPPLY DIFFUSER
SCALE: NONE



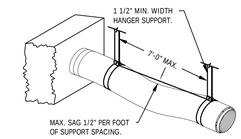
EXHAUST FAN DETAIL
SCALE: NONE



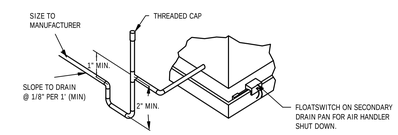
EXHAUST FAN DETAIL
SCALE: NONE



CONDENSING UNIT MOUNTING DETAIL
SCALE: NONE

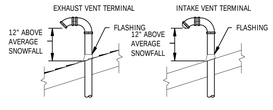


FLEXIBLE DUCT HANGER DETAIL
SCALE: NONE



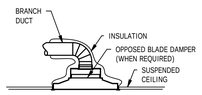
P-TRAP DETAIL
SCALE: NONE

BTH 150 AND 199

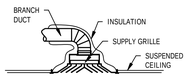


NOTE: INTAKE VENT TERMINAL WALL OR VERTICAL VENT
INSTALLATIONS ARE REQUIRED FOR DIRECT VENT UNITS.

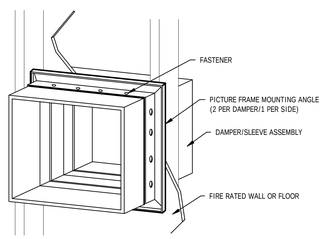
VERTICAL VENT THRU ROOF DETAIL
SCALE: NONE



RETURN GRILLE DETAIL
SCALE: NONE

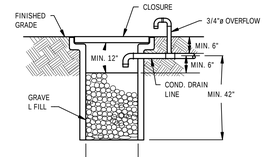


SUPPLY GRILLE DETAIL
SCALE: NONE



COMPLIES WITH UL SAFETY STANDARD 555

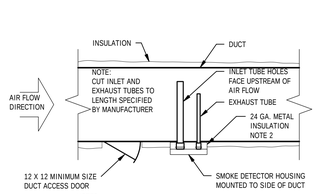
FIRE DAMPER DETAIL
SCALE: NONE



PERK TEST:
THE CONTRACTOR SHALL FILL THE DRYWELL TO THE LEVEL OF THE ROCKS. ADD TWO GALLONS TO THAT LEVEL. WATER SHOULD PERK FROM DRAIN WITHIN 15 MINUTES TO LEVEL OF ROCKS.
THE ENGINEER MUST BE NOTIFIED IF THE DRYWELL FAILS THIS TEST

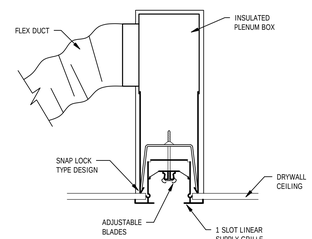
NOTE:
CONTRACTOR MAY SUBMIT ALTERNATE FOR CONSIDERATION BY THE ENGINEER.

DRYWELL DETAIL
SCALE: NONE

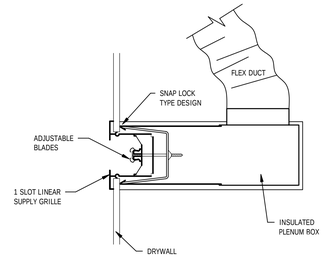


NOTES:
1. DETAIL SHOWS GENERAL INSTALLATION METHODS. REFER TO INDIVIDUAL MANUFACTURER FOR THEIR SPECIFIC INSTALLATION AND LOCATION INSTRUCTIONS.
2. STANDOFF BRACKET NOT REQUIRED ON NON-INSULATED DUCT.

DUCT MOUNTED SMOKE DETECTOR
SCALE: NONE



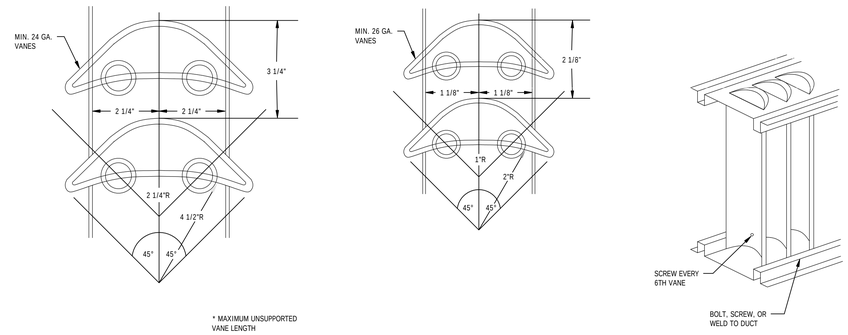
LINEAR SLOT DIFFUSER DETAIL
SCALE: NONE

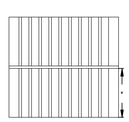


LINEAR SLOT DIFFUSER DETAIL
SCALE: NONE

ALL VANES SHALL BE SECURE AND STABLE IN INSTALLED OPERATING POSITION

VANES SHALL BE SECURELY FASTENED TO RUNNERS.



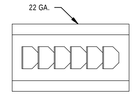


* MAXIMUM UNSUPPORTED VANE LENGTH

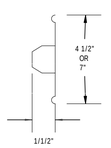
SMALL DOUBLE VANE 60"

LARGE DOUBLE VANE 72"

INSTALL VANES IN SECTIONS OR USE TIE RODS TO LIMIT THE UNBACKED VANE LENGTH.



RUNNER TYPES



TYPICAL TURNING VANES
SCALE: NONE

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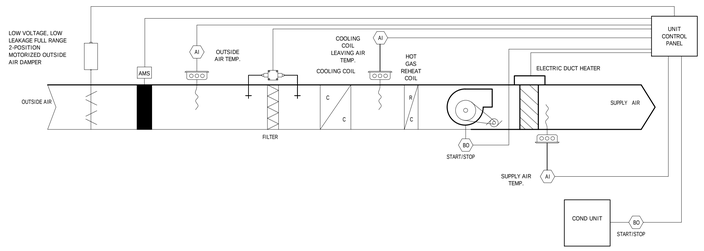


SEQUENCE OF OPERATIONS

START-UP OPERATION
THE SUPPLY FAN SHALL BE STARTED/STOPPED DURING OCCUPIED/UNOCCUPIED PERIODS BY THE UNIT CONTROLLER ACCORDING TO THE MENU DRIVEN, ADJUSTABLE WEEKLY SCHEDULING PROGRAM. UNIT SHALL NOT OPERATE DURING UNOCCUPIED HOURS.

UPON SYSTEM START-UP, THE OUTDOOR AIR DAMPER SHALL OPEN, THE SUPPLY FAN SHALL ENERGIZE, AND INTERLOCKED EXHAUST FANS SHALL START. OUTDOOR AIR DAMPER SHALL REMAIN FULLY OPEN TO MAINTAIN THE OUTDOOR AIR SETPOINT (REFER TO OAU SCHEDULE).

COOLING MODE
THE CORRESPONDING CONDENSING UNIT SHALL MODULATE TO MAINTAIN A COOLING COIL LEAVING AIR TEMPERATURE OF 54°F (ADJUSTABLE). THE COOLING COIL LEAVING AIR TEMPERATURE SHALL BE LIMITED TO A MINIMUM OF 52°F.

THE HOT-GAS REHEAT COIL SHALL MODULEATE AS REQUIRED TO MAINTAIN A CONSTANT SUPPLY AIR TEMPERATURE OF 72°F (ADJUSTABLE). THE SUPPLY AIR TEMPERATURE SHALL BE LIMITED TO A MINIMUM OF 70°F.

HEATING MODE
CORRESPONDING ELECTRIC RESISTANCE DUCT MOUNTED HEATING COIL SHALL CYCLE/STAGE ON/OFF BASED ON A SUPPLY AIR TEMPERATURE SET-POINT OF 70 DEG. F DURING HOURS OF NORMAL OCCUPANCY.

FILTER DIFFERENTIAL PRESSURE CONTROL:
FILTER DIFFERENTIAL PRESSURE CONTROLLER SHALL SIGNAL THE FAN VARIABLE FREQUENCY DRIVE (VFD) TO INCREASE FAN SPEED IN RESPONSE TO FILTER LOADING. INITIAL PRESSURE SETTING - 0.15" ESP; FINAL FILTER SETPOINT - 0.85" ESP. FILTER SHALL PROVIDE VISUAL ALARM TO INDICATE TIME FOR FILTER REPLACEMENT.

OUTDOOR AIR DELIVERY MONITORING
THE UNIT CONTROL PANEL SHALL MONITOR THE FLOW THROUGH THE AIRFLOW MEASURING STATION (AMS). WHEN THE FLOW SENSED IS 15% BELOW THE DESIGN OUTSIDE AIR SETPOINT, THE CONTROLLER WILL SEND A VISUAL ALARM.

SAFETIES
THE SUPPLY FAN AND OUTSIDE AIR DAMPER SHALL SHUT DOWN WHEN ANY AUTOMATIC OR MANUAL FIRE ALARM DEVICE IS PLACED INTO ALARM BY THE BUILDING FIRE ALARM CONTROL PANEL. UPON FIRE ALARM PANEL BEING RESET TO NORMAL OPERATION, THE UNIT CONTROL SYSTEM SHALL AUTOMATICALLY RESUME SCHEDULED OPERATION OF THE AIR HANDLING UNIT AND DAMPERS.

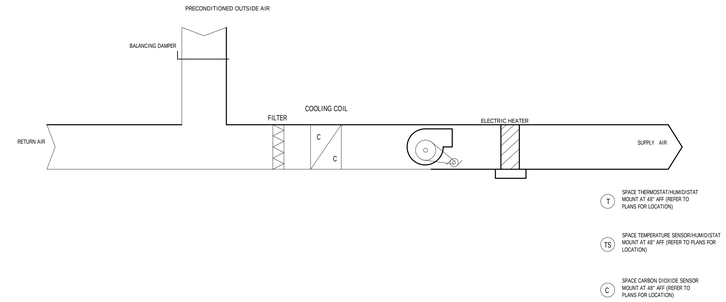
MOTORIZED OUTSIDE AIR DAMPER SHALL FAIL SHUT. PROVIDE VISUAL NOTIFICATION UPON FAILURE.

PROVIDE PANEL DISPLAY AND ALARMS FOR:

- SUPPLY FAN STATUS (START/STOP/RUN)
- CONDENSING UNIT STATUS (START/STOP)
- SUPPLY AIR TEMP (°F) AND SETPOINT
- COOLING COIL LEAVING AIR TEMP (°F) AND SETPOINT
- OUTSIDE AIR TEMPERATURE (°F)
- OUTSIDE AIR DAMPER POSITION (OPEN/CLOSED)
- FILTER STATUS (DP, IN. WG) - ALARM
- OUTSIDE AIRFLOW (CFM) - ALARM

CONTROL DIAGRAM FOR CONSTANT VOLUME SPLIT DX 100% OUTDOOR AIR HANDLING UNIT

SCALE: NONE



SEQUENCE OF OPERATION

CONTROL MODULE:
SYSTEM PERFORMANCE SHALL BE CONTROLLED BY AN AUTOMATIC CHANGEOVER PROGRAMMABLE THERMOSTAT WITH INTEGRAL HUMIDITY SENSOR, BASIS OF DESIGN TRANE OR JOHNSON CONTROLS EQUIVALENT. THE CONTROLLER SHALL START THE SUPPLY FAN IN ACCORDANCE WITH THE OWNER'S TIME SCHEDULE AND OCCUPIED/UNOCCUPIED SETPOINTS.

COOLING MODE:
AIR HANDLING UNIT FANS SHALL OPERATE CONTINUOUSLY DURING OCCUPIED HOURS. CORRESPONDING CONDENSING UNITS SHALL CYCLE ON/OFF TO MAINTAIN AVERAGED SPACE TEMPERATURE SET-POINT OF 74 DEG. F DURING HOURS OF NORMAL OCCUPANCY AND 80 DEG F. DURING UNOCCUPIED HOURS.

DEHUMIDIFICATION MODE:
AIR HANDLING UNITS SHALL BE PROVIDED WITH SPACE HUMIDISTAT. WHEN SPACE HUMIDITY EXCEEDS 65%, HUMIDISTAT SHALL ENERGIZE CORRESPONDING CONDENSING UNIT AND UNIT SHALL OPERATE AT FULL CAPACITY UNTIL SPACE HUMIDITY IS SATISFIED.

HEATING MODE:
AIR HANDLING UNITS SHALL OPERATE CONTINUOUSLY DURING OCCUPIED HOURS. OCCUPANCY SHALL BE PRESCRIBED BY AN AUTOMATIC CHANGEOVER PROGRAMMABLE THERMOSTAT. THERMOSTAT SHALL INITIATE HEAT PUMP CYCLE. CORRESPONDING CONDENSING UNIT SHALL CYCLE ON/OFF BASED ON A SPACE TEMPERATURE SET-POINT OF 70 DEG. F DURING HOURS OF NORMAL OCCUPANCY AND 62 DEG F. DURING UNOCCUPIED HOURS.

SAFETIES:
THE AIR HANDLING UNIT SUPPLY FANS SHALL SHUT DOWN WHEN ANY AUTOMATIC OR MANUAL FIRE ALARM DEVICE IS PLACED INTO ALARM BY THE BUILDING FIRE ALARM CONTROL PANEL. UPON FIRE ALARM PANEL BEING RESET TO NORMAL OPERATION, THE SCHEDULED OPERATION OF THE AIR HANDLING UNITS SHALL AUTOMATICALLY RESUME.

CONTROL DIAGRAM FOR CONSTANT VOLUME SPLIT DX FAN COIL UNITS

SCALE: NONE

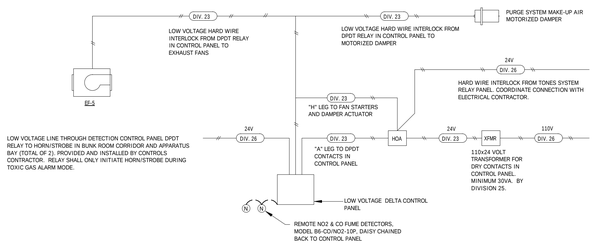
ALARM LIGHT FOR OAU-1

VISUAL NOTIFICATION - LOCATE ALARM LIGHT ADJACENT TO THERMOSTAT IN DAY ROOM 105.

PROVIDE AND INSTALL A PLACARD BELOW THE ALARM LIGHT THAT READS; "IF ALARM LIGHT IS ON CONTACT SARASOTA COUNTY FACILITIES MANAGEMENT TO INSPECT THE OUTSIDE AIR DELIVERY UNIT."

OUTDOOR AIR DELIVERY MONITOR ALARM

SCALE: NONE



COMBUSITIBLE GAS DETECTION/PURGE SYSTEM

CONTROL MODULE AND SENSORS:
PROVIDE ACI B6-CO/NO2-10P DETECTION CONTROL SENSOR LOCATED IN APPARATUS BAY AS SHOWN ON FLOOR PLAN. COORDINATE ELECTRICAL REQUIREMENTS WITH DIVISION 26.

EMERGENCY PURGE OPERATION:
WHEN REMOTE DETECTOR(S) SENSES NO2 LEVELS IN EXCESS OF 2 PPM, CONTROL PANEL "LOW ALARM" LIGHT IS ENERGIZED. WHEN REMOTE DETECTOR(S) SENSES NO2 LEVELS IN EXCESS OF 5 PPM, CONTROL PANEL SHALL OPEN MOTORIZED MAKE-UP AIR DAMPER. UPON SUCCESSFUL OPENING OF DAMPER, CONTROL PANEL SHALL ENERGIZE EXHAUST FAN EF-5. PANEL SHALL DE-ENERGIZE EXHAUST FANS AND SHALL CLOSE MAKE-UP AIR DAMPER WHEN SENSOR(S) READINGS RETURN TO NORMAL.

TONES SYSTEM INTERLOCK OPERATION:
WHEN TONES SYSTEM EMERGENCY CALL ALARMS, HARD WIRED INTERLOCK SHALL SIGNAL DELTA CONTROL PANEL TO OPEN MOTORIZED MAKE-UP AIR DAMPER. UPON SUCCESSFUL OPENING OF DAMPER, CONTROL PANEL SHALL ENERGIZE EXHAUST FAN EF-5. AN INTERNAL TIMER SHALL OPERATE PURGE SYSTEM FOR A MINIMUM OF 15 MINUTES AFTER INITIATION. AT THE END OF THE TIMER CYCLE, PANEL SHALL DE-ENERGIZE EXHAUST FAN AND SHALL CLOSE MAKE-UP AIR DAMPER WHEN SENSOR(S) READINGS RETURN TO NORMAL.

MANUAL OVERRIDE
AN INTERLOCKED H-O-A SWITCH SHALL BE PROVIDED FOR MANUAL OVERRIDE OF SYSTEM OERATION.

APPARATUS BAY TOXIC/COMBUSTIBLE GAS DETECTION PURGE SYSTEM

SCALE: NONE

NOTE:
DIV 26 IS RESPONSIBLE FOR ALL CONDUIT AND RACE WAYS IN APPARATUS BAY

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FLORIDA BUILDING CODE 2017 VENTILATION RATE PROCEDURE

	ZONE IDENTIFICATION										DESIGN CASE	
						BREATHING	ZONE	OUTDOOR	OUTDOOR	ZONE	PRIMARY	
	OCCUPANCY		OUTDOOR	OUTDOOR	OCCUPANT	ZONE	OUTDOOR	AIR	AIR	PRIMARY	OUTDOOR	MEETS
ZONES: SPACES	CATGORY	AREA	AIR RATE	AIR RATE	DENSITY	OUTDOOR	AIR FLOW	INTAKE	INTAKE	AIR FLOW	AIR	STANDARD?
						AIR FLOW		FLOW	FLOW	FRACTION	FRACTION	
		(Sq Ft)	(cfm/ person)	(cfm/ sf)	# of People	Vbz/ (cfm)	Vcz/ (cfm)	Voi/ (cfm)	(Cfm)	Vpz/ (cfm)	(Zp=Voz/Vpz)	
					FCU-1-1							
Shell Space 126	Office Space	1,221	5	0.06	25	198	198	198	200	1,375	0.14	Yes
	Totals:	**1,221**				**198**	**198**	**198**	**200**	**1,375**	**0.14**	**Yes**
					FCU-1-2							
Detective 123	Office Space	205	5	0.06	4	32	32	32	34	255	0.13	Yes
Hard Toilet 125	Restroom	67	0	0.00	27	0	0	0	7	50	0.00	Yes
Hard Interview 122	Office Space	104	5	0.06	2	16	16	16	16	120	0.14	Yes
Hard Interview 124	Office Space	104	5	0.06	2	16	16	16	16	120	0.14	Yes
Corridor	Corridor	386	0	0.06	0	23	23	23	27	200	0.12	Yes
	Totals:	**860**				**88**	**88**	**88**	**100**	**745**	**0.12**	**Yes**
					FCU-1-3							
Roll Call Room 120	Conference/ Meeting	746	5	0.06	25	170	170	170	172	1,290	0.13	Yes
Electrical 176	Electrical Equipment Room	28	0	0.06	27	2	2	2	3	20	0.08	Yes
	Totals:	**774**				**171**	**171**	**171**	**175**	**1,310**	**0.13**	**Yes**
					FCU-1-4							
Conference 116	Conference/ Meeting	267	5	0.06	12	76	76	76	80	515	0.15	Yes
	Totals:	**267**				**76**	**76**	**76**	**80**	**515**	**0.15**	**Yes**
					FCU-1-5							
FD IT 113	Electrical Equipment Room	94	0	0.00	0	0	0	0	0	635	0.00	Yes
	Totals:	**94**				**0**	**0**	**0**	**0**	**635**	**0.00**	**Yes**
					FCU-1-6							
FD IT 114	Electrical Equipment Room	93	0	0.00	0	0	0	0	0	635	0.00	Yes
	Totals:	**93**				**0**	**0**	**0**	**0**	**635**	**0.00**	**Yes**
					FCU-1-7							
Patrol Sergeant 118	Office Space	182	5	0.06	1	16	16	16	21	180	0.09	Yes
Det. Sergeant 119	Office Space	202	5	0.06	1	17	17	17	25	220	0.08	Yes
Commander 117	Office Space	197	5	0.06	1	17	17	17	23	200	0.08	Yes
Captain 115	Office Space	213	5	0.06	1	18	18	18	25	220	0.08	Yes
Staff Asst. 107	Office Space	213	5	0.06	1	18	18	18	25	220	0.08	Yes
Toilet 111	Restroom	77	0	0.00	0	0	0	0	6	50	0.00	Yes
Toilet 110	Restroom	71	0	0.00	0	0	0	0	6	50	0.00	Yes
Corridor 109	Corridor	289	0	0.06	0	17	17	17	19	170	0.10	Yes
	Totals:	**1,444**				**103**	**103**	**103**	**150**	**1,310**	**0.08**	**Yes**

FLORIDA BUILDING CODE 2017 VENTILATION RATE PROCEDURE

	ZONE IDENTIFICATION										DESIGN CASE	
						BREATHING	ZONE	OUTDOOR	OUTDOOR	ZONE	PRIMARY	
	OCCUPANCY		OUTDOOR	OUTDOOR	OCCUPANT	ZONE	OUTDOOR	AIR	AIR	PRIMARY	OUTDOOR	MEETS
ZONES: SPACES	CATGORY	AREA	AIR RATE	AIR RATE	DENSITY	OUTDOOR	AIR FLOW	INTAKE	INTAKE	AIR FLOW	AIR	STANDARD?
						AIR FLOW		FLOW	FLOW	FRACTION	FRACTION	
		(Sq Ft)	(cfm/ person)	(cfm/ sf)	# of People	Vbz/ (cfm)	Vcz/ (cfm)	Voi/ (cfm)	(Cfm)	Vpz/ (cfm)	(Zp=Voz/Vpz)	
					FCU-2-1, 2-2							
Training Room 105	Conference/ Meeting	1,113	5	0.06	45	292	292	292	300	2,260	0.13	Yes
	Totals:	**1,113**				**292**	**292**	**292**	**300**	**2,260**	**0.13**	**Yes**
					FCU-2-3							
Reception 106	Reception Areas	146	5	0.06	2	19	19	19	26	170	0.11	Yes
Toilet 103	Restroom	62	0	0.00	0	0	0	0	8	50	0.00	Yes
Toilet 102	Restroom	45	0	0.00	0	0	0	0	8	50	0.00	Yes
Lobby 100	Lobbies	264	5	0.06	8	56	56	56	79	520	0.11	Yes
Corridor 104	Corridor	332	0	0.06	0	20	20	20	23	150	0.13	Yes
Safe 101	Office Space	109	5	0.06	2	17	17	17	18	120	0.14	Yes
Reporting 127	Office Space	218	5	0.06	4	33	33	33	38	250	0.13	Yes
	Totals:	**1,176**				**144**	**144**	**144**	**200**	**1,310**	**0.11**	**Yes**
					FCU-2-4							
Fitness Room 128	Health Club/ Weight room	612	20	0.06	10	237	237	237	300	1,220	0.19	Yes
	Totals:	**612**				**237**	**237**	**237**	**300**	**1,220**	**0.19**	**Yes**
					FCU-2-5							
Kitchen 131	Kitchen	450	0	0.00	2	0	0	0	111	625	0.00	Yes
Dining Room 132	Lounge	300	5	0.06	14	88	88	88	107	600	0.15	Yes
Corridor 129	Corridor	393	0	0.06	0	24	24	24	27	150	0.16	Yes
	Totals:	**1,143**				**112**	**112**	**112**	**245**	**1,375**	**0.08**	**Yes**

FLORIDA BUILDING CODE 2017 VENTILATION RATE PROCEDURE

	ZONE IDENTIFICATION										DESIGN CASE	
						BREATHING	ZONE	OUTDOOR	OUTDOOR	ZONE	PRIMARY	
	OCCUPANCY		OUTDOOR	OUTDOOR	OCCUPANT	ZONE	OUTDOOR	AIR	AIR	PRIMARY	OUTDOOR	MEETS
ZONES: SPACES	CATGORY	AREA	AIR RATE	AIR RATE	DENSITY	OUTDOOR	AIR FLOW	INTAKE	INTAKE	AIR FLOW	AIR	STANDARD?
						AIR FLOW		FLOW	FLOW	FRACTION	FRACTION	
		(Sq Ft)	(cfm/ person)	(cfm/ sf)	# of People	Vbz/ (cfm)	Vcz/ (cfm)	Voi/ (cfm)	(Cfm)	Vpz/ (cfm)	(Zp=Voz/Vpz)	
					FCU-3-1							
Private Garage 134	Garage	433	0	0.00	0	0	0	0	0	635	0.00	Yes
	Totals:	**433**				**0**	**0**	**0**	**0**	**635**	**0.00**	**Yes**
					FCU-3-2							
Conference Room 162	Conference/ Meeting	357	5	0.06	12	81	81	81	85	355	0.23	Yes
	Totals:	**357**				**81**	**81**	**81**	**85**	**355**	**0.23**	**Yes**
					FCU-3-3							
Dayroom 159	Dayroom	394	5	0.06	11	79	79	79	80	355	0.22	Yes
	Totals:	**394**				**79**	**79**	**79**	**80**	**355**	**0.22**	**Yes**
					FCU-3-4							
EMS 167	Electrical Equipment Room	36	0	0.00	0	0	0	0	0	280	0.00	Yes
	Totals:	**36**				**0**	**0**	**0**	**0**	**280**	**0.00**	**Yes**
					FCU-3-5							
Inspector 161	Office Space	111	5	0.06	1	12	12	12	17	120	0.10	Yes
Left Corridor 175	Corridor	486	0	0.06	0	29	29	29	29	200	0.15	Yes
Bunk 158	Dwelling Unit	111	5	0.06	1	12	12	12	17	120	0.10	Yes
Bunk 157	Dwelling Unit	111	5	0.06	1	12	12	12	17	120	0.10	Yes
Bunk 156	Dwelling Unit	111	5	0.06	1	12	12	12	17	120	0.10	Yes
Bunk 155	Dwelling Unit	111	5	0.06	1	12	12	12	17	120	0.10	Yes
Batt Office 153	Office Space	125	5	0.06	1	13	13	13	22	150	0.08	Yes
Batt Bunk 154	Dwelling Unit	116	5	0.06	1	12	12	12	18	125	0.10	Yes
Toilet 152	Restroom	89	0	0.00	0	0	0	0	7	50	0.00	Yes
Toilet 151	Restroom	88	0	0.00	0	0	0	0	7	50	0.00	Yes
Janitor 150	Janitor's Closet	80	0	0.00	0	0	0	0	6	40	0.00	Yes
Laundry 130	Laundry Room , Central	102	5	0.12	0	12	12	12	23	160	0.08	Yes
	Totals:	**1,641**				**112**	**112**	**112**	**200**	**1,375**	**0.08**	**Yes**
					FCU-3-6							
Bunk 135	Dwelling Unit	111	5	0.06	1	12	12	12	13	120	0.10	Yes
Bunk 136	Dwelling Unit	111	5	0.06	1	12	12	12	13	120	0.10	Yes
Lt Bunk 138	Dwelling Unit	114	5	0.06	1	12	12	12	13	120	0.10	Yes
Lt Office 137	Dwelling Unit	139	5	0.06	1	13	13	13	16	150	0.09	Yes
Lt Bunk 139	Dwelling Unit	117	5	0.06	1	12	12	12	13	120	0.10	Yes
Bunk 140	Dwelling Unit	111	5	0.06	1	12	12	12	13	120	0.10	Yes
Storage 141	Storage Room	111	0	0.12	1	13	13	13	13	120	0.11	Yes
Right Corridor 175	Corridor	350	0	0.06	0	21	21	21	22	200	0.11	Yes
Toilet 147	Restroom	82	0	0.00	0	0	0	0	4	40	0.00	Yes
Toilet 145	Restroom	82	0	0.00	0	0	0	0	4	40	0.00	Yes
Bunk 144	Dwelling Unit	111	5	0.06	1	12	12	12	13	120	0.10	Yes
Bunk 146	Dwelling Unit	111	5	0.06	1	12	12	12	13	120	0.10	Yes
Bunk 148	Dwelling Unit	111	5	0.06	1	12	12	12	13	120	0.10	Yes
Bunk 149	Dwelling Unit	109	5	0.06	1	12	12	12	13	120	0.10	Yes
Electrical 143	Electrical Equipment Room	36	0	0.00	0	0	0	0	2	20	0.00	Yes
	Totals:	**1,806**				**153**	**153**	**153**	**180**	**1,650**	**0.09**	**Yes**

FLORIDA BUILDING CODE 2017 VENTILATION RATE PROCEDURE

	ZONE IDENTIFICATION										DESIGN CASE	
						BREATHING	ZONE	OUTDOOR	OUTDOOR	ZONE	PRIMARY	
	OCCUPANCY		OUTDOOR	OUTDOOR	OCCUPANT	ZONE	OUTDOOR	AIR	AIR	PRIMARY	OUTDOOR	MEETS
ZONES: SPACES	CATGORY	AREA	AIR RATE	AIR RATE	DENSITY	OUTDOOR	AIR FLOW	INTAKE	INTAKE	AIR FLOW	AIR	STANDARD?
						AIR FLOW		FLOW	FLOW	FRACTION	FRACTION	
		(Sq Ft)	(cfm/ person)	(cfm/ sf)	# of People	Vbz/ (cfm)	Vcz/ (cfm)	Voi/ (cfm)	(Cfm)	Vpz/ (cfm)	(Zp=Voz/Vpz)	
					OAU-1							
Decon 164	Janitor's Closet	128	0	0.00	0	0	0	0	110	110	0.00	Yes
Decon Tlt 165	Restroom	77	0	0.00	0	0	0	0	50	50	0.00	Yes
Vestibule 163	Corridor	38	0	0.06	1	2	2	2	20	20	0.11	Yes
Vestibule 166	Corridor	46	0	0.06	1	3	3	3	100	100	0.03	Yes
	Totals:	**289**				**5**	**5**	**5**	**280**	**280**	**0.02**	**Yes**

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MECHANICAL VENTILATION TABLES

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: M202

DRAWN BY: Author 10/26/2020 8:51:25 AM

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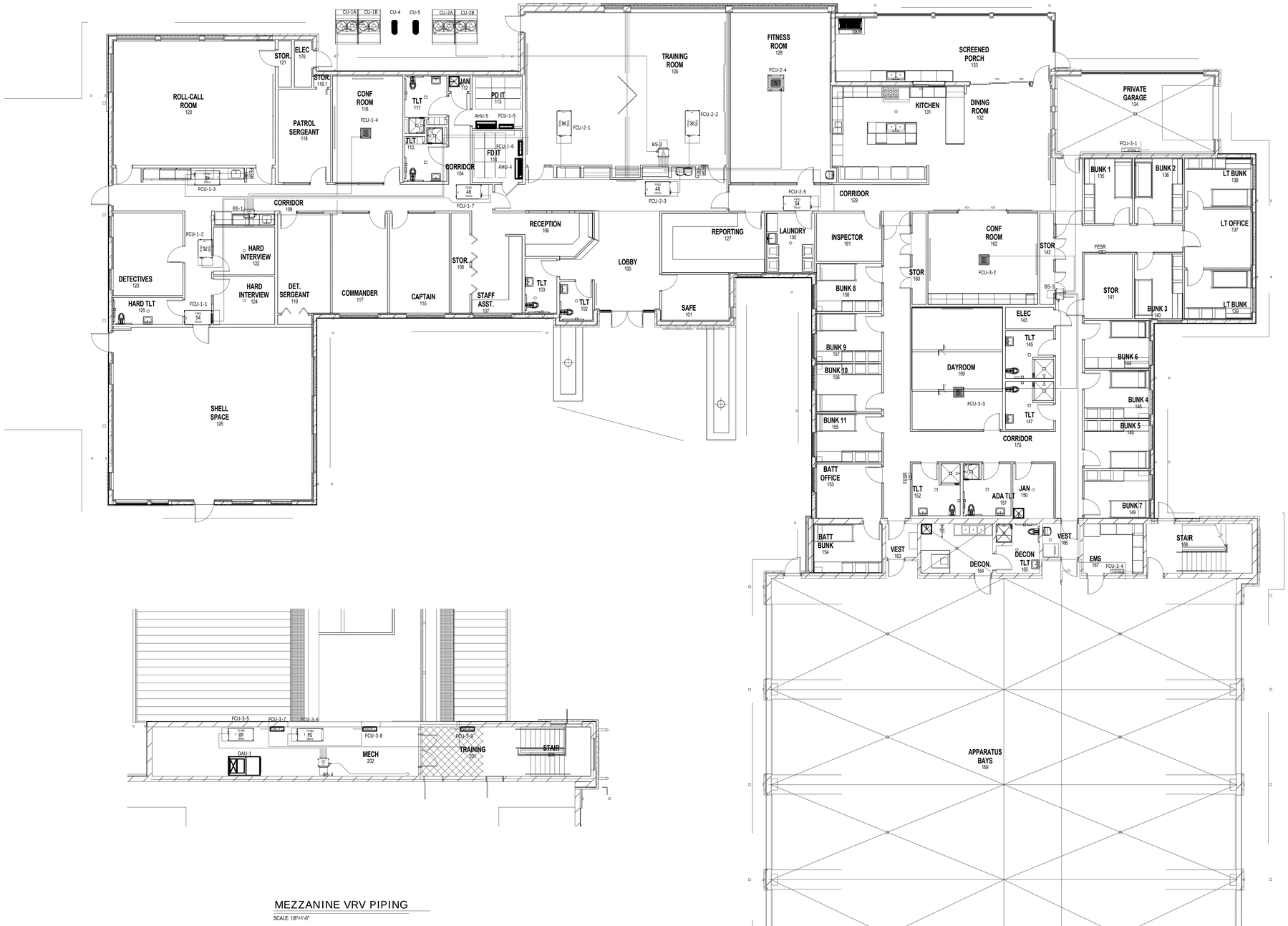

MEZZANINE VRV PIPING

SCALE: 1/8"=1'-0"

FIRST FLOOR VRV PIPING

SCALE: 1/8"=1'-0"

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REVISIONS:

VRF PIPING LAYOUT

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020

JOB NO: 190291-01

SHEET NO: M203

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RECTANGULAR DUCT HANGERS

MAX. HALF OF DUCT PERIMETER	PAIR AT 10' SPACING		PAIR AT 8' SPACING	
	STRAP	ROD	STRAP	ROD
P/2=30"	1" X 22 ga	10ga	1" X 22 ga	10ga
P/2=72"	1" X 18 ga	3/8"	1" X 20 ga	1/4"
P/2=96"	1" X 16 ga	3/8"	1" X 18 ga	3/8"

FLEXIBLE DUCT HANGERS

MINIMUM HANGER WIDTH 1 1/2"

ROUND DUCT HANGERS

DUCT DIAMETER	MAX 12' SPACING		
	STRAP	ROD	WIRE
10" DOWN	1" X 22 ga	1/4"	(1)12 ga.
11-18"	1" X 22 ga	1/4"	(2)12 ga. or (1)8 ga.
19-24"	1" X 22 ga	1/4"	(2)10 ga.
25-36"	1" X 20 ga	3/8"	(2)8 ga.

RECTANGULAR DUCT SCHEDULE

RECTANGULAR DUCT DIMENSION	NO REINFORCEMENT DUCT GAGE	REINFORCEMENT TYPE AND SPACING*		
		10'	8'	6'
18"-DN	26 GA.	NOT REQ.	→	→
19"-20"	24 GA.	B-26	→	→
21"-22"	22 GA.	B-26	→	→
23"-24"	22 GA.	C-26	→	→
25"-26"	20 GA.	C-26	→	→
27"-28"	18 GA.	C-24	C-26	→
29"-30"	18 GA.	C-24	C-26	→
31"-36"	18 GA.	D-22	D-24	C-26
37"-42"	16 GA.	E-20	E-24	D-24

* CONSULT SMACNA DESIGN CATALOG FOR REINFORCEMENT DETAILS
* TABLE TAKEN AT 1/2" STATIC WATER PER SMACNA RECOMMENDATIONS
* STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL; WIRE IS BLACK ANNEALED, BRIGHT BASIC OR GALVANIZED STEEL
* TABLE HANGERS ARE BASED ON CONVENTIONAL WALL THICKNESS AND JOINT SYSTEMS WITH ONE LB/SQ.FT OF INSULATION WEIGHT. ADJUST HANGER SIZED TO WITHIN LOAD LIMITS FOR INSTALLATION OF HEAVIER DUCT.

AIR DEVICE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG #	C.F.M.	NECK SIZE	NOTES
S-1	1-WAY	PRICE	ACVD	20-50	8 X 4	1
S-2	4-WAY	PRICE	AMD	100-110	6 X 6	1
S-3	4-WAY	PRICE	AMD	120-200	9 X 9	1
S-4	4-WAY	PRICE	AMD	230-300	12 X 12	1
S-5	4-WAY	PRICE	AMD	395-600	15 X 15	1
S-6	2-WAY	PRICE	AMD	100-150	9 X 9	1
S-7	LINEAR	PRICE	AS-15	400-425	12"	3
S-8	LINEAR	PRICE	JS-15	150	10"	4
S-9	LINEAR	PRICE	JS-20	800	14"	5
S-10	1-WAY	PRICE	ACVD	100	10 X 6	1
S-11	1-WAY	PRICE	ACVD	200	12 X 8	1
R-1	RECTANGULAR	PRICE	350	130-200	12 X 12	---
R-2	RECTANGULAR	PRICE	350	230-325	14 X 14	---
R-3	RECTANGULAR	PRICE	350	400	16 X 16	---
R-4	RECTANGULAR	PRICE	350	850	20 X 20	---
R-5	RECTANGULAR	PRICE	350	1200-1800	22 X 22	---
IL-1	LOUVERED	GREENHECK	EVH-501D	2315	24 X 24	2
IL-2	LOUVERED	GREENHECK	EVH-501D	5200	36 X 48	2,6
IL-3	LOUVERED	GREENHECK	EVH-501D	200	18 X 12	2
EL-1	LOUVERED	GREENHECK	EVH-501D	70	12 X 12	2
EL-2	LOUVERED	GREENHECK	EVH-501D	200-550	12 X 18	2
EL-3	LOUVERED	GREENHECK	EVH-501D	1010	18 X 18	2
EL-4	LOUVERED	GREENHECK	EVH-501D	5200	42 X 42	2

NOTES:
1. OPPOSED BLADE DAMPER
2. BIRDSCREEN
3. 5' LONG 1.5" SLOT - 1 SLOT DIFFUSER WITH HIGH THROW PATTERN AND FIELD FABRICATED PLENUM. REFER TO MECHANICAL PLAN FOR CONNECTION SIZE.
4. 5' LONG 1.5" SLOT - 1 SLOT DIFFUSER WITH JET THROW PATTERN AND FIELD FABRICATED PLENUM. REFER TO MECHANICAL PLAN FOR CONNECTION SIZE.
5. 5' LONG 2.0" SLOT - 2 SLOT DIFFUSER WITH JET THROW PATTERN AND FIELD FABRICATED PLENUM. REFER TO MECHANICAL PLAN FOR CONNECTION SIZE.
6. MOTORIZED DAMPER.

EXHAUST FAN SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG #	CFM	EX.S.P.	VOLT/Ø/HZ	AMP/WATTS	FAN SPEED / SONES	NOTES
EF-1	CEILING	GREENHECK	SP-B70	50	0.25	115/1	15 W	652/1.0	2
EF-2	CEILING	GREENHECK	SP-B90	70	0.25	115/1	20 W	688/1.3	2
EF-3	CEILING	GREENHECK	SP-A125	110	0.25	115/1	21 W	1100/0.6	2
EF-4	CEILING	GREENHECK	SP-A200	200	0.25	115/1	43 W	836/1.5	2
EF-5	IN-LINE	GREENHECK	BSQ-180	5200	0.5	208/3	2 HP	1435/21	1,2,3
SF-1	IN-LINE	GREENHECK	BSQ-70	200	0.25	115/1	1/4 HP	1799/9.9	1,2,3
MUA-1	IN-LINE	GREENHECK	BSQ-100	800	0.35	115/1	1/4 HP	1258/9.1	1,2,3,4

NOTES:
1. SPEED CONTROLLER
2. BACKDRAFT DAMPER
3. SPRING HANGING ISOLATORS
4. INTERCONNECTED WITH KEF-1

KITCHEN HOOD

HOOD NO.	MARK	MODEL	HOOD DIMENSIONS (IN.) LENGTH	WIDTH	HEIGHT	HOOD CONSTR	HOOD TEMP RATING	EXHAUST TOTAL CFM	COLLAR(S) WIDTH	LENGTH	DIA	CFM	S.P.	SUPPLY MUA CFM	AC CFM	TOTAL WEIGHT LBS.	SECTION LOCATION
1	HOOD-1	GHEP	60	TOP 35 BOT 17	FRT 6 BCK 24	STAINLESS STEEL	---	1000	9	10	---	1000	0.472	---	---	144.5	SINGLE

HOOD NO.	MARK	LIGHTING DETAILS FIXTURE TYPE BULB/ LAMP INFO	QTY	FOOT CANDLES	GREASE FILTRATION DETAILS TYPE/ MODEL MATERIAL	QTY	SIZE(IN.) L	H	UTILITY CABINET(S) LOCATION	FIRE SYSTEM TYPE	SIZE	CONTROLS MODEL	INTERFACE
1	HOOD-1	NONE	N/A	N/A	BAFFLE/ STAINLESS STEEL	3 ---	20 ---	16	WALL	ANSUL R-102	36 X 12 X 24	FSSC-2-1	LCD KEYPAD

ACCESSORIES:
1. 60 IN OFF FINISHED FLOOR
2. INTEGRAL AIR SPACE FACTORY MOUNTED ON BACK - 3" WIDE
3. UL LISTING 710 W/OUT EXHAUST FIRE DAMPER
4. PERFORMANCE ENHANCING LIP (PEL)
5. FACTORY MOUNTED EXHAUST COLLAR
6. STANDING SEAM CONSTRUCTION FOR SUPERIOR STRENGTH
7. 24 IN HIGH CEILING ENCLOSURES ON LEFT FRONT RIGHT
8. WALL UTILITY CABINET

FIRE SYSTEM INFORMATION

MARK	MODEL	LOCATION	FLOW POINTS HOODS	PCU	SUPPLY LINE	DETECTION	MARK(S) PROTECTED BY FIRE SYSTEM
FSSC-2-1	ANSUL R-102	WALL CABINET	2 UTILIZED 5 AVAILABLE	---	CONTINUOUS	MECHANICAL	HOOD-1

ACCESSORIES:
1. STANDARD CONSTRUCTION INCLUDES PREPIPING OF THE KITCHEN HOOD
2. FUEL SHUT OFF DEVICE
3. ONE DOUBLE-POLE, DOUBLE-THROW MICROSWITCH FOR ELECTRIC APPLIANCES
4. ALL DETECTORS, LINKS, RELEASE MECHANISM, TANK, AND FIRE SUPPRESSANT AGENT.
5. TWO MANUAL PULL STATIONS

EXHAUST FAN INFORMATION

MARK INFORMATION QTY	MARK	FAN INFORMATION MODEL	VOLUME (CFM)	EXTERNAL SP (IN WG)	TOTAL SP (IN WG)	FAN RPM	OPERATING POWER (HP)	WEIGHT (LB)	MOTOR INFORMATION SIZE (HP)	V/HZ/PH	ENCLOSURE	MOTOR RPM	WINDINGS	NEC FLA
1	KEF-1	CUBE-141-5	1,000	1.122	1.122	1326	0.4	109	0.5	208/60/3	ODP	1725	1	2.4

ACCESSORIES:
1. SIDEWALL MOUNTED
2. UL 762 LISTED
3. NEMA -1 SWITCH
4. HINGE BRACKET AND LATCH
5. HIGH TEMP CURB SEAL
6. GREASE TRAP
7. GREASE PAN KIT - CONFIGURED FOR WALL- MOUNTED APPLICATIONS

CONTROL INFORMATION

MARK	ELECTRICAL CONTROL PACKAGE MODEL	LOCATION	USER INTERFACE TYPE	LOCATION	FANS CONTROLLED MARK	TYPE	VOLT	PHASE	HP
VF	VARI-FLOW	REMOTE VAV CABINET	KEYPAD	SHIP LOOSE	KEF-1	EXHAUST	208	3	0.5

A/C SCHEDULE

UNIT	MAN'R	MODEL	MBTUH TOT/SEN.	CFM	SEER	VOLT/PH	HEAT(btuh)	AHU FAN HP	MCA / C/B	ENTERING AIR TEMP.	LEAVING AIR TEMP.	EXT. STATIC	O. A. CFM	REMARKS
OAU-1	COMPU-AIRE	MKE-1532	---	2,580	---	208/3	22.5	2(3KW)	88/120	86/82	52.5/52.1	0.5	2,580	1,2,3,4
OACU-1	COMPU-AIRE	ACC-2432	226/113	12.2 EER	---	208/3	---	---	18/20	92/77	---	---	---	---

ACCESSORIES:
1. 6 ROW EVAPORATOR COIL
2. SCR HEATER CONTROL
3. HOT GAS REHEAT
4. NEOPRENE ISOLATORS
5. MOTORIZED OUTSIDE AIR DAMPER

A/C SCHEDULE

UNIT	MAN'R	MODEL	MBTUH TOT/SEN.	CFM	SEER	VOLT/PH	HEAT(btuh)	AHU FAN HP	MCA / C/B	ENTERING AIR TEMP.	LEAVING AIR TEMP.	EXT. STATIC	O. A. CFM	REMARKS
FCU-1-1	DAIKIN	FXSQ54TAVJU	52,000	1,375	---	208/1	56,717	---	3.3/15	76.1/63.9	53.2/42.8	---	200	3,4
FCU-1-2	DAIKIN	FXSQ24TAVJU	22,000	745	---	208/1	15,445	---	1.8/15	76.1/63.9	54.8/42.8	---	100	3,4
FCU-1-3	DAIKIN	FXSQ48TAVJU	46,000	1,310	---	208/1	50,917	---	2.8/15	76.1/63.9	54.8/42.8	---	175	3,4
FCU-1-4	DAIKIN	FXZQ18TAVJU	16,000	515	---	208/1	18,747	---	0.6/15	76.1/63.9	55.6/42.8	---	80	3,4
FCU-1-5	DAIKIN	FXAQ24PVJU	22,000	635	---	208/1	25,011	---	0.6/15	80.0/67.3	55.7/42.8	---	---	4
FCU-1-6	DAIKIN	FXAQ24PVJU	22,000	635	---	208/1	25,011	---	0.6/15	80.0/67.3	55.7/42.8	---	---	4
FCU-1-7	DAIKIN	FXSQ48TAVJU	46,000	1,310	---	208/1	50,917	---	2.8/15	76.1/63.9	54.8/42.8	---	150	3,4
FCU-2-1	DAIKIN	FXSQ36TAVJU	30,000	1,130	---	208/1	37,728	---	2.5/15	76.1/63.9	57.6/42.8	---	150	3,4
FCU-2-2	DAIKIN	FXSQ36TAVJU	30,000	1,130	---	208/1	37,728	---	2.5/15	76.1/63.9	57.6/42.8	---	150	3,4
FCU-2-3	DAIKIN	FXSQ48TAVJU	46,000	1,310	---	208/1	50,917	---	2.8/15	76.1/63.9	54.8/42.8	---	200	3,4
FCU-2-4	DAIKIN	FXFQ48TVJU	42,000	1,220	---	208/1	51,023	---	1.8/15	76.1/63.9	53.5/42.8	---	---	4
FCU-2-5	DAIKIN	FXSQ54TAVJU	52,000	1,375	---	208/1	56,717	---	3.3/15	76.1/63.9	53.2/42.8	---	245	3,4
FCU-3-1	DAIKIN	FXAQ24PVJU	22,000	635	---	208/1	25,011	---	0.6/15	76.1/63.9	54.5/42.8	---	---	4
FCU-3-2	DAIKIN	FXZQ12TAVJU	10,000	355	---	208/1	12,725	---	0.4/15	76.1/63.9	57.5/42.8	---	85	3,4
FCU-3-3	DAIKIN	FXZQ12TAVJU	10,000	355	---	208/1	12,725	---	0.4/15	76.1/63.9	57.5/42.8	---	80	3,4
FCU-3-4	DAIKIN	FXAQ09PVJU	8,000	280	---	208/1	10,104	---	0.3/15	76.1/63.9	55.0/42.8	---	---	4
FCU-3-5	DAIKIN	FXMQ48PBVJU	42,000	1,375	---	208/1	50,958	---	3.4/15	76.1/63.9	55.9/42.8	---	200	3,4
FCU-3-6	DAIKIN	FXMQ54PBVJU	50,000	1,650	---	208/1	56,618	---	3.4/15	76.1/63.9	56.8/42.8	---	180	3,4
FCU-3-7	DAIKIN	FXAQ12PVJU	10,000	290	---	208/1	12,772	---	0.4/15	76.1/63.9	52.3/42.8	---	---	4
FCU-3-8	DAIKIN	FXAQ09PVJU	8,000	280	---	208/1	10,104	---	0.3/15	76.1/63.9	55.0/42.8	---	---	4
FCU-3-9	DAIKIN	FXAQ09PVJU	8,000	280	---	208/1	10,104	---	0.3/15	76.1/63.9	55.0/42.8	---	---	4
FCU-3-10	DAIKIN	FXAQ12PVJU	10,000	290	---	208/1	12,772	---	0.4/15	76.1/63.9	52.3/42.8	---	---	4
FCU-3-11	DAIKIN	FXAQ12PVJU	10,000	290	---	208/1	12,772	---	0.4/15	76.1/63.9	52.3/42.8	---	---	4
AHU-4	DAIKIN	FTXS30LVJU	---	770	---	208/1	---	---	0.4/15	76.1/63.9	52.3/42.8	---	---	1,4
AHU-5	DAIKIN	FTXS30LVJU	---	770	---	208/1	---	---	0.4/15	76.1/63.9	52.3/42.8	---	---	1,4
CU-1	DAIKIN	REYQ192XATJA	217,643	12.3 EER	---	208/3	252,778	---	---	92/77	---	---	---	4
A	DAIKIN	REYQ96XATJA	---	---	---	208/3	---	---	38.1/45	92/77	---	---	---	---
B	DAIKIN	REYQ96XATJA	---	---	---	208/3	---	---	38.1/45	92/77	---	---	---	---
CU-2	DAIKIN	REYQ192XATJA	201,595	12.3 EER	---	208/3	234,112	---	---	92/77	---	---	---	4
A	DAIKIN	REYQ96XATJA	---	---	---	208/3	---	---	38.1/45	92/77	---	---	---	---
B	DAIKIN	REYQ96XATJA	---	---	---	208/3	---	---	38.1/45	92/77	---	---	---	---
CU-3	DAIKIN	REYQ192XATJA	191,157	11.7 EER	---	208/3	226,667	---	---	92/77	---	---	---	4
A	DAIKIN	REYQ96XATJA	---	---	---	208/3	---	---	38.1/45	92/77	---	---	---	---
B	DAIKIN	REYQ96XATJA	---	---	---	208/3	---	---	38.1/45	92/77	---	---	---	---
BS-1	DAIKIN	BS8Q54TVJ	---	---	---	208/1	---	---	0.8/15	---	---	---	---	4
BS-2	DAIKIN	BS8Q54TVJ	---	---	---	208/1	---	---	0.8/15	---	---	---	---	4
BS-3	DAIKIN	BS4Q54TVJ	---	---	---	208/1	---	---	0.4/15	---	---	---	---	4
BS-4	DAIKIN	BS6Q54TVJ	---	---	---	208/1	---	---	0.6/15	---	---	---	---	4
BS-5	DAIKIN	BS4Q54TVJ	---	---	---	208/1	---	---	0.4/15	---	---	---	---	4
CU-4	DAIKIN	FTXS36LVJURKS36	36,000	17.9	---	208/1	---	---	19.5/20	92/77	---	---	---	2,4
CU-5	DAIKIN	FTXS36LVJURKS36	36,000	17.9	---	208/1	---	---	19.5/20	92/77	---	---	---	2,4

ACCESSORIES:
1. POWER PROVIDED BY OUTDOOR UNIT
2. INVERTER COMPRESSOR
3. OUTSIDE AIR PROVIDED BY OAU-1
4. REFRIGERANT SIZING AND ROUTING PER MANUFACTURER'S RECOMMENDATIONS.

SEQUENCE OF OPERATIONS:

AIR HANDLING UNITS(FCU-1-1 THRU FCU-3-13)
OCCUPIED MODE:

AIR HANDLING UNIT FAN SHALL OPERATE CONTINUOUSLY WHEN THE BUILDING IS OCCUPIED. UNIT OPERATION SHALL BE CONTROLLED BY WALL MOUNTED PROGRAMMABLE THERMOSTAT WITH AUTO CHANGEOVER TO HEAT (3-5 DEGREE DEADBAND) AND HUMIDISTAT (AS INDICATED). THERMOSTATS SHALL BE MODIFIED TO HAVE FAN ON AND OFF POSITIONS ONLY. (AUTO FAN OPERATION SHALL BE DISABLED). ALL THERMOSTATS SHALL TURN THE FAN "OFF" WHEN THE HEATING/COOLING SWITCH IS PLACED IN THE "OFF" POSITION. THERMOSTATS SHALL MAINTAIN SPACE TEMPERATURE AT 76°F (ADJUSTABLE).

THE HUMIDISTAT SHALL BE SET TO MAINTAIN 60% RELATIVE HUMIDITY. IF THE HUMIDISTAT SENSES HUMIDITY ABOVE 60%, THE HUMIDISTAT SHALL ACTIVATE THE UNITS PRIMARY COMPRESSOR. AS THE TEMPERATURE REACHES THE COOLING SETPOINT SETPOINT (72°F ADJUSTABLE), THE THERMOSTAT SHALL OVERRIDE THE HUMIDISTAT AND TURN THE COMPRESSOR SECTION OFF.

UNOCCUPIED MODE:

THERMOSTAT SHALL MAINTAIN COOLING AND HEATING SPACE TEMPERATURES AT 80°F AND 64°F RESPECTIVELY. (ADJUSTABLE.)

AIR HANDLING UNITS(AHU-4 AND AHU-5)

THERMOSTAT SHALL MAINTAIN COOLING AND HEATING SPACE TEMPERATURES AT 78°F. (ADJUSTABLE.)

EXHAUST FANS

RESTROOM EXHAUST FANS (EF-2 AND EF-3) SHALL BE CONTROLLED BY AN INDEPENDANT WALL SWITCH WITH HUMIDITY SENSOR.
JANITOR EXHAUST FANS (EF-1 AND EF-3) SHALL BE CONTROLLED BY AN INDEPENDANT WALL SWITCH.
DECON EXHAUST FAN (EF-3) SHALL BE CONTROLLED BY AN INDEPENDANT WALL SWITCH.
VESTIBULE 166 EXHAUST FAN (EF-4) SHALL BE CONTROLLED BY A TEMPERATURE SENSOR.
TURNOUT 171 SUPPLY FAN (SF-1) SHALL BE CONTROLLED BY A TEMPERATURE SENSOR.

HVAC - NOTES

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. ANYTHING MENTIONED IN THE SPECIFICATION WILL BE INTERPRETED AS BEING IN BOTH. ANY CONFLICT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE HVAC CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIAL, LABOR, ETC. NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED AIR CONDITIONING SYSTEM. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.
3. THE HVAC CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL GOVERNMENT FEES, SALES TAXES AND OTHER COSTS IN CONNECTION WITH HIS WORK; FILE ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION; OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK; AND DELIVER TO THE OWNER THE SAME CERTIFICATES BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.
4. THE HVAC CONTRACTOR SHALL GIVE FULL COOPERATION TO OTHER TRADES AND SHALL FURNISH IN WRITING TO THE ARCHITECT, ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY.
5. THE CONTRACTOR SHALL EXAMINE THE DUCTWORK ROUTING ON THESE PLANS WITH RESPECT TO THE FINAL STRUCTURAL TRUSS ARRANGEMENT. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INDICATING THE FINAL DUCT ROUTING FOR REVIEW BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLING ANY MATERIAL ON THIS PROJECT. THIS MAY REQUIRE DUCTWORK ROUTING WITHIN STRUCTURAL TRUSS SPACE AND SHALL BE COORDINATED WITH FINAL STRUCTURAL ARRANGEMENT. THE SHOP DRAWING SHALL BE OF THE SAME SCALE AS THE ORIGINAL CONTRACT DOCUMENT. FINAL DUCT ROUTING SHALL BE PROVIDED WITHOUT ADDITIONAL COST TO THE PROJECT.
6. CLEARANCES AROUND APPLIANCES TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION.
7. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED IN THE ESTIMATE, THE SAME AS IF SHOWN ON DRAWINGS.
8. ALL DUCTWORK IS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA MANUALS AND THE FOLLOWING SCHEDULE:
   A. RECTANGULAR DUCTS - GALVANIZED SHEET METAL WITH EXTERNAL DUCT WRAP. SEE RECTANGULAR DUCT SCHEDULE FOR DUCT GAGE. ALL DUCTS WITH 24 INCH WIDTH OR GREATER SHALL HAVE MECHANICAL FASTENERS AT A MAXIMUM OF 18 INCH CENTERS. DUCTBOARD SUCH AS 'SUPERDUCT' AS MANUFACTURED BY JOHNS MANVILLE, INTERNALLY LINED FIBERBOARD MAY BE SUBMITTED AS AN ALTERNATE. THE DUCTBOARD JOINTS SHALL BE TAPED AND MASTICED.
   B. RIGID ROUND DUCTS - GALVANIZED SHEET METAL WITH EXTERNAL INSULATION.
   C. FLEXIBLE ROUND DUCTS - FLEXIBLE, WIRE REINFORCED DUCT WITH EXTERNAL INSULATION WITH VAPOR BARRIER AND FOIL FACED. FLEX MUST BE STRETCHED TO REMOVE ACCORDION EFFECT. FLEX DUCT LENGTH SHALL NOT EXCEED 7' LENGTH.
   D. EXHAUST AIR DUCT - INSULATED IN UNCONDITIONED SPACES WITH EXTERNAL DUCT WRAP. UP TO 7", FLEXIBLE ALUMINUM, ALL LARGER SHALL BE GALVANIZED SHEET METAL.
   E. FRESH AIR DUCT - GALVANIZED SHEET METAL WITH EXTERNAL DUCT WRAP IN CONDITIONED SPACES.
9. MINIMUM INSULATION RESISTANCE FOR DUCTWORK SHALL BE AS FOLLOWS:
   A. CONDITIONED SPACES - R-4.2
   B. UNCONDITIONED SPACES - R-6.0
10. ALL DUCT SIZES INDICATE "FREE AREA" DIMENSIONS, ALL TAKE-OFFS AND DIVIDED FLOWS SHALL HAVE VOLUME DAMPERS. PROVIDE SPIN-IN COLLARS WITH INTEGRAL SCOOPS AND DAMPERS FOR ALL BRANCH TAKE- OFFS. PROVIDE TURNING VANES FOR ALL ELBOWS AND SPLITTERS.
11. FURNISH AND INSTALL ALL GRILLES, DIFFUSERS AND REGISTERS OF THE TYPE AND AT THE LOCATIONS SHOWN ON THE PLANS. ALL GRILLES, DIFFUSERS, LOUVERS, ETC. SHALL BE EXTRUDED ALUMINUM WITH BAKED WHITE ENAMEL FINISH. SPONGE RUBBER GASKETS SHALL BE INSTALLED BEHIND FLANGES OF ALL GRILLES, DIFFUSERS AND REGISTERS TO PREVENT LEAKAGE AND STREAKING. ALL GRILLES, DIFFUSERS, REGISTERS, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH FACTORY DETAILS.
12. FACTORY MADE OPPOSED BLADE DAMPERS WITH FRONT ACCESSIBLE OPERATOR AND DUCT RING SHALL BE FURNISHED FOR EACH NEW DIFFUSER.
13. PROVIDE FLEXIBLE CONNECTORS WHERE METAL DUCTWORK CONNECTS TO FANS OR AIR HANDLERS.
14. WHERE IT IS POSSIBLE TO SEE THROUGH DIFFUSERS, GRILLES OR REGISTERS TO DUCTWORK, LIGHT COLORED INSULATION OR PLENUMS, THE INTERIOR DUCTWORK OR PLENUM SHALL BE PAINTED FLAT BLACK.
15. THE REFRIGERANT LINES SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFRIGERANT LINE INSULATION SHALL BE 1" MINIMUM IN UNCONDITIONED ATTIC AREAS. COVER INSULATION AT BUILDING EXTERIOR WITH UV RESISTANT COATING. INSTALL INSULATION SECTIONS WITH COMPRESSION GLUE AT BUTT JOINTS.
16. THE HVAC CONTRACTOR IS RESPONSIBLE FOR ALL CONTROLS AND CONTROL WIRING. SEE SEQUENCE OF OPERATION.
17. ALL AIR HANDLERS TO HAVE SLOPED DRAIN PANS.
18. THE HVAC CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONDENSATE PIPING. CONDENSATE PIPING SHALL BE CONSTRUCTED OF PVC PIPING. EXTERIOR PVC PIPING SHALL BE COATED WITH UV PROTECTIVE PAINT. CONDENSATE PIPING LOCATED WITHIN RETURN AIR PLENUM SHALL BE CONSTRUCTED OF COPPER PIPING. ALL PIPING SHALL BE RUN TO THE BUILDING EXTERIOR TO A DRYWELL (MAXIMUM 10 TONS EACH), STORM DRAIN OR RETAINAGE AREA UNLESS OTHERWISE SHOWN ON THE PLAN. PROVIDE FULL LINE SIZE GOOSENECK MAX 5' FROM BUILDING. CONDENSATE LINES LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED.
19. WORK SHALL INCLUDE TESTING AND BALANCING OF THE HVAC SYSTEM. THE CONTRACTOR SHALL SUBMIT COPIES OF TEST AND BALANCE REPORTS SHOWING RESULTS OF BALANCING OF AIR QUANTITIES TO PLAN REQUIREMENTS. MAKE ALL ADJUSTMENTS REQUIRED TO PROVIDE ±10% DESIGN AIR FLOW.
20. WORK SHALL INCLUDE STARTUP OF ALL SYSTEMS, FURNISHING OF OPERATING AND MAINTENANCE INSTRUCTIONS, WALK THROUGH WITH MAINTENANCE CREW, AND ONE YEAR GUARANTEE, COMMENCING ON DATE OF ACCEPTANCE BY OWNER.
21. THE VENTILATION RATE PROCEDURE OF ASHRAE STANDARD 62.1 2004 HAS BEEN USED TO DETERMINE THE AMOUNT OF OUTSIDE AIR FOR THIS SPACE. ANY CHANGE IN SPACE USE, CONTAMINANTS, OR OPERATION MAY REQUIRE A REEVALUATION OF THE DESIGN AND IMPLEMENTATION OF NEEDED CHANGES.
22. THERMOSTATS, HUMIDISTATS AND CO2 SENSORS SHALL BE MOUNTED AT 54" ABOVE THE FLOOR.
23. EACH CONDITIONED SPACE SHALL BE PROVIDED WITH A MEANS OF RETURNING AIR TO THE AHU AS INDICATED ON THIS PLAN. WHERE NOT SHOWN, ACCEPTABLE METHODS INCLUDE:
   A. RETURN TRANSFER DUCT SHALL BE 1 1/2 TIMES THE CROSS SECTIONAL AREA OF THE SUPPLY DUCT ENTERING THE ROOM.
   B. TRANSFER GRILLES SHALL USE 50 SQUARE INCHES (OF GRILLE AREA) TO 100 CFM (OF SUPPLY AIR) FOR SIZING THROUGH THE WALL TRANSFER GRILLES.
   C. BOTH A. AND B. SHALL USE UNDERCUT ENTRY DOORS (MIN 1")
24. ALL EQUIPMENT EXTERIOR TO THE BUILDING SHALL BE SECURED TO WITHSTAND 150MPH WINDS.
25. MECHANICAL EQUIPMENT IDENTIFICATION: PROVIDE ENGRAVED PLASTIC LAMINATE SIGN, PLASTIC EQUIPMENT MARKER, OR STENCILED SIGNS FOR THE FOLLOWING EQUIPMENT AND OPERATIONAL DEVICES, FREE HAND LETTERING SHALL NOT BE ACCEPTED.
   A. AIR HANDLERS, CONDENSERS AND SIMILAR MOTOR DRIVEN UNITS

   LETTERING SIZE SHALL BE 1" HEIGHT (MINIMUM) AS NEEDED FOR PROPER IDENTIFICATION TEXT FOR EQUIPMENT IDENTIFICATION SIGNS SHALL INCLUDE, UNIT NAME AND NUMBER AS PROVIDED ON THE CONTRACT DRAWINGS (IE: AHU-1, CU-1, HEX-1 ETC.). IF NOT IDENTIFIED BY THE MANUFACTURER, THE CONTRACTOR SHALL PROVIDE A SIGN TO INDICATE THE LOCATION OF FILTER ACCESS ON AHU'S.
26. THE 2017 FLORIDA BUILDING CODE - "ENERGY CONSERVATION" PROVIDES THE REQUIREMENTS FOR COMMERCIAL BUILDING EFFICIENCY. THE CODE DEFINES THE ENERGY EFFICIENCY REQUIREMENTS FOR THE COMMERCIAL BUILDING ENVELOPE, MECHANICAL SYSTEMS, WATER HEATING, ELECTRICAL POWER AND LIGHTING, TOTAL BUILDING PERFORMANCE, AND COMMISSIONING,

   PRIOR TO PASSING THE FINAL MECHANICAL INSPECTION, THE CONTRACTOR(HIRED BY COUNTY OR PRA) SHALL PROVIDE EVIDENCE OF SYSTEM COMMISSIONING AND COMPLETION IN ACCORDANCE THE PROVISIONS OF THIS SECTION AND SUBMIT TO THE OWNER FOR HIS APPROVAL. COPIES OF ALL DOCUMENTATION SHALL BE MADE AVAILABLE TO THE BUILDING CODE OFFICIAL UPON REQUEST.

   MECHANICAL SYSTEMS IN BUILDINGS WHERE THE TOTAL MECHANICAL EQUIPMENT CAPACITY IS LESS THAN 480,000 BTU/H (140,690 W) COOLING CAPACITY AND 600,000 BTU/H (175,860 W) HEATING CAPACITY DO NOT FALL UNDER THE REQUIREMENTS OF THIS SECTION.

   COMMISSIONING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODED CHAPTER C4 - "COMMERCIAL ENERGY EFFICIENCY". THIS CODE CHAPTER REQUIRES A CERTAIN SET OF ACTIVITIES AND PROCESSES TO BE ADMINISTERED AND DOCUMENTED IN ACCORDANCE WITH DEFINED STANDARDS. THIS SPECIFICATION IS THE OWNER'S MEANS OF VERIFYING THAT THE PLANNING, DESIGN, CONSTRUCTION AND OPERATION OF MECHANICAL AND ELECTRICAL SYSTEMS ACHIEVE THEIR GOALS AND DELIVER A HIGH QUALITY BUILDING WITH MAXIMUM ASSET VALUES.

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CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM QUEST DESIGN GROUP © COPYRIGHT 2020.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION

US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:

MECHANICAL NOTES AND SCHEDULES

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: M300

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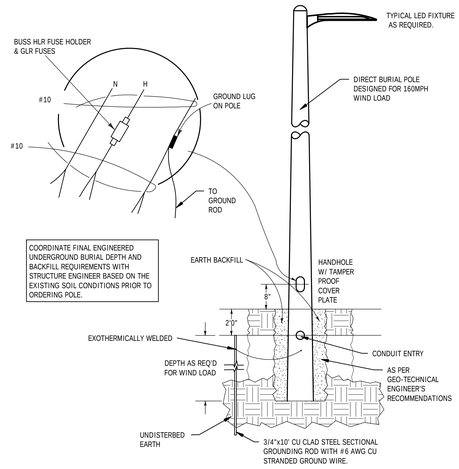


POLE MOUNTING DETAIL

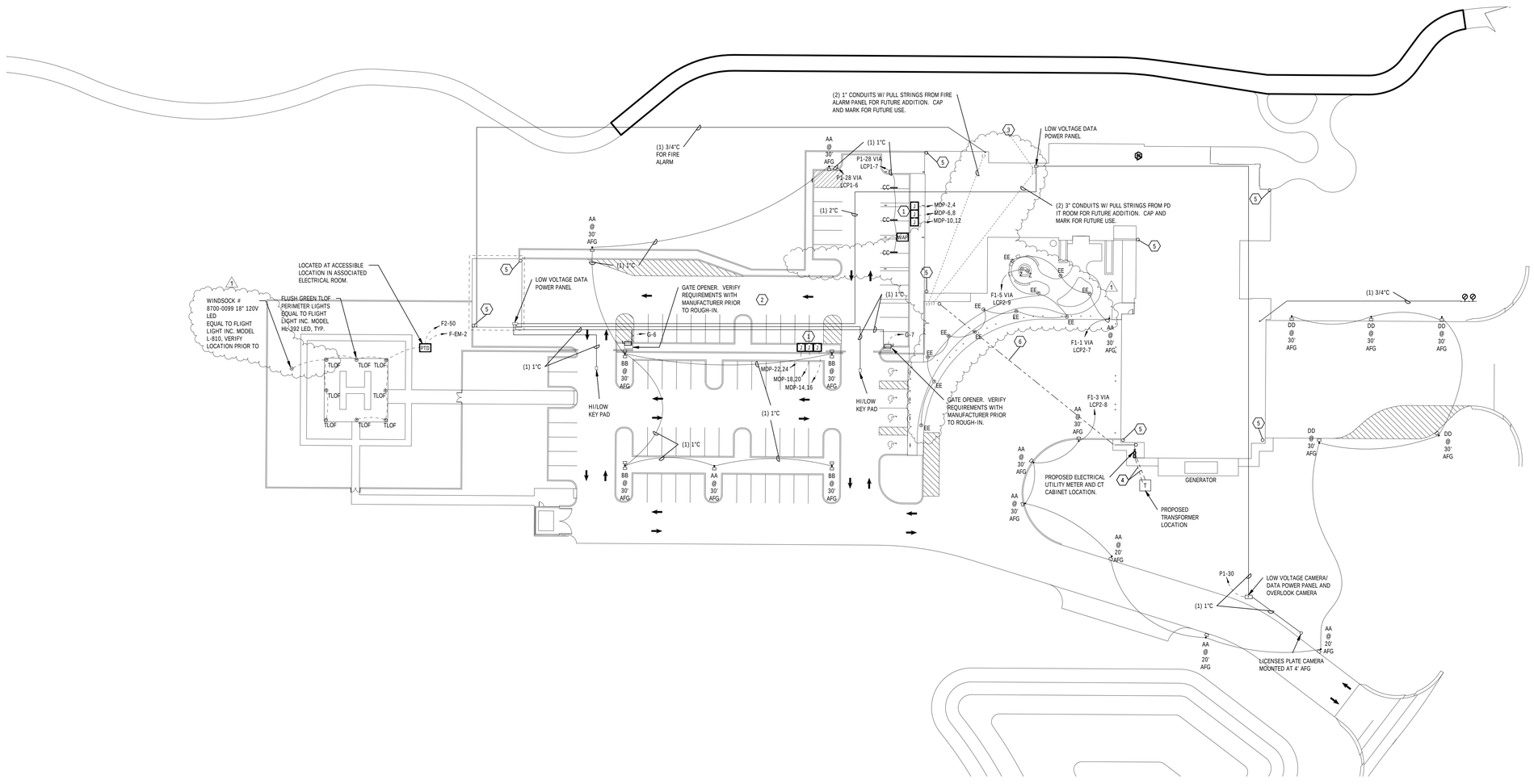
SCALE: NONE

Schedule							
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Lumens	Wattage
	AA	Lithonia Lighting	DSX0 LED P4 40K T4M MVOLT	POLE MOUNTED FIXTURE	LED	10335	92
	BB	Lithonia Lighting	DSX0 LED P4 40K T4M MVOLT	POLE MOUNTED FIXTURE	LED	10335	184
	CC	Lithonia Lighting	XVML L48 3500LM MVOLT 40K 80CRI	VAPOR-TIGHT	LED	3492	33.6
	DD	Lithonia Lighting	DSX0 LED P1 40K T4M MVOLT	POLE MOUNTED FIXTURE	LED	4611	38
	EE	BEGA	99058-K35-70895	BOLLARD	LED	1475	12
	FF	LUMENPULSE	LCRS-A-ADJ-120-R-L10-40K-80-MFR-**-SB-MWH-RD-**-NA	RECESSED CAN	LED	1000	10

SCHEDULE NOTES:
SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER, SITE LIGHTING SUBSTITUTIONS MUST BE PROVIDE WITH A SITE PHOTOMETRIC PLAN IN AUTOCAD CONFORMING TO THE REQUIREMENTS OF THE LOCAL AHJ.
VERIFY LIGHTING FIXTURE COLOR/FINISH WITH ARCHITECT PRIOR TO ORDERING.

KEYED NOTES

1 PROVIDE (3) 1-1/4" CONDUITS BACK TO MDP FOR FUTURE ELECTRIC VEHICLE CHARGERS, VERIFY LOCATION WITH OWNER
2 REFER TO DRAWING E202 ELECTRICAL RISER FOR ADDITIONAL INFORMATION FOR PANEL AND SERVICE RELATED UNDERGROUND CONDUITS
3 TO TELEPHONE/INTERNET SERVICE PROVIDER SERVICE ENTRANCE LOCATION, PROVIDE (4) 4" C FROM IT ROOM TO SERVICE PROVIDER
4 UNDERGROUND POWER CONDUITS TO UTILITY TRANSFORMER. COORDINATE FINAL ROUTING WITH CIVIL ENGINEERING PLANS AND SERVING UTILITY COMPANY. REFER TO ELECTRICAL RISER DIAGRAM ON DRAWING E202 FOR FURTHER INFORMATION.
5 PROVIDE CONCEALED CONDUITS FOR LPS DOWN CONDUCTORS. COORDINATE WITH LPS SHOP DRAWINGS PRIOR TO ROUGH-IN.
6 UNDERGROUND CONDUITS WITH PULL STRING TO LOCATION OF FUTURE EXPANSION. REFER TO ELECTRICAL RISER DIAGRAM ON DRAWING E202 FOR FURTHER INFORMATION.



NORTH

ELECTRICAL SITE PLAN
1" = 30'-0"

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ELECTRICAL SITE PLAN

CONSTRUCTION DOCUMENTS

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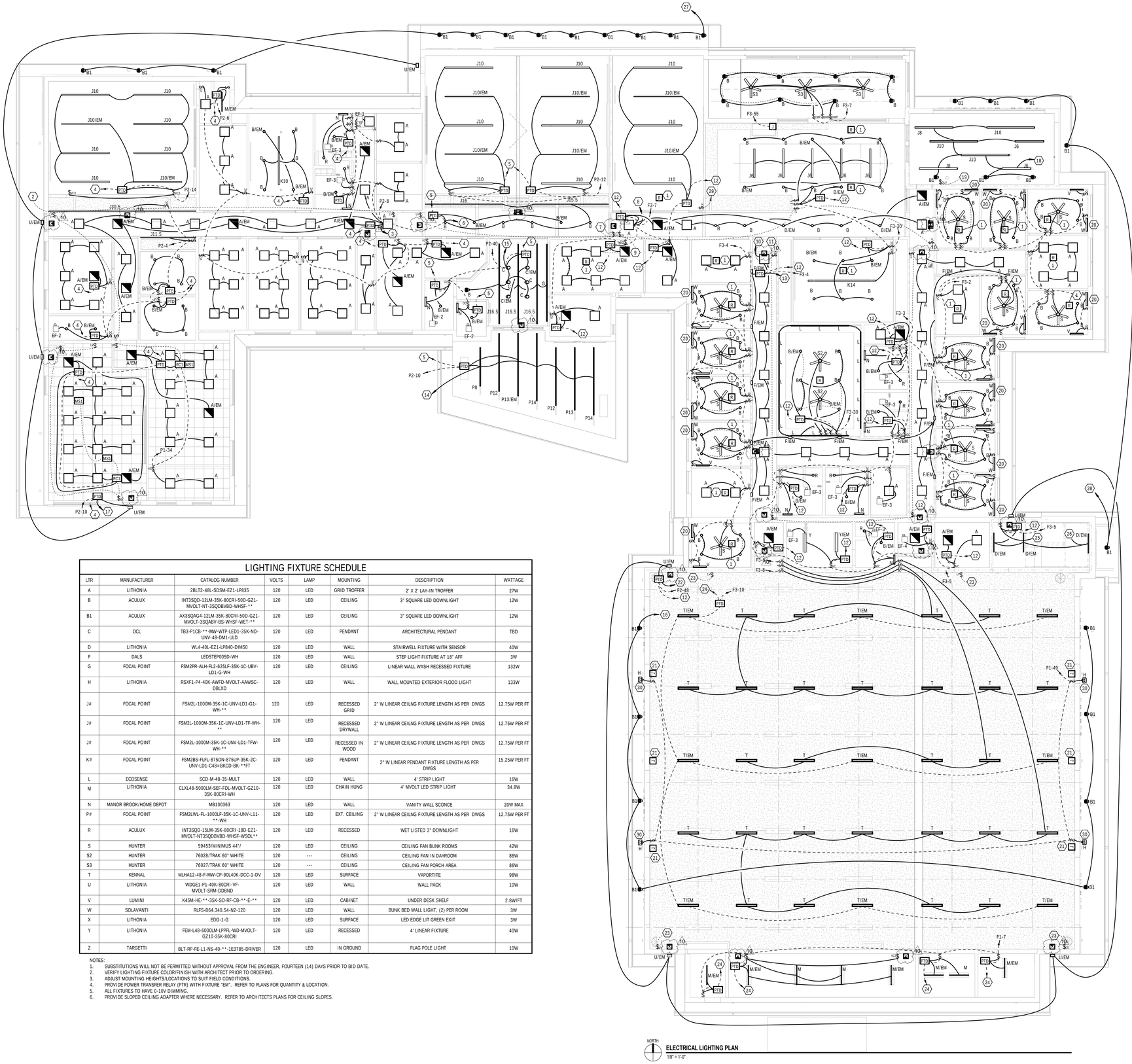

NORTH

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

EMERGENCY EXIT AND EGRESS LIGHTS SHALL BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT SERVING THE SPACE AND LOCATED AHEAD OF ANY LIGHTING CONTROL PANEL SWITCHING AND LOCAL WALL SWITCHES VIA GENERATOR TRANSFER DEVICE (GTD). BRANCH CIRCUITS FEEDING EMERGENCY LIGHTS SHALL BE CLEARLY MARKED AT THE DISTRIBUTION PANEL.

ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT IN ACCORDANCE WITH NEC(2014) 210.12(A).

KEYED NOTES

1 PROVIDE DOWNLIGHT WITH PHILLIPS HUE BULB "RED" FOR ALERT SYSTEM
2 CONNECT TO LCP1-1 RELAY CONTROLS
3 CONNECT TO LCP1-1 RELAY
4 CONNECT TO P-EM-1 CIRCUIT
5 CONNECT TO P-EM-3 CIRCUIT
6 CONNECT TO LCP1-2 RELAY
7 CONNECT TO LCP1-2 RELAY CONTROLS
8 CONNECT TO LCP2-1 RELAY
9 CONNECT TO LCP2-1 RELAY CONTROLS
10 CONNECT TO LCP2-2 RELAY
11 CONNECT TO LCP2-2 RELAY CONTROLS
12 CONNECT TO F-EM-3 CIRCUIT
13 CONNECT TO LCP2-3 RELAY
14 CONNECT TO LCP1-3 RELAY
15 CONNECT TO LCP1-4 RELAY
16 CONNECT TO LCP2-4 RELAY
17 CONNECT TO LCP1-5 RELAY
18 CONNECT TO LCP2-5 RELAY
19 CONNECT TO LCP2-5 RELAY CONTROLS, PROVIDE DIMMING AND NIGHT LIGHTING AT 25%
20 PROVIDE DIMMING SWITCH AND LIGHT FIXTURE FOR EACH BUNK BED, VERIFY LOCATION/MOUNTING HEIGHT PRIOR TO ROUGH-IN
21 PROVIDE RED/GREEN INDICATOR FOR OWNER EQUIPMENT LIGHTS TO BE CONTROLLED ON OVERHEAD DOORS (TRI LITE SG10B-24RG-LED), VERIFY MOUNTING HEIGHT, VOLTAGE AND CONTROL REQUIREMENTS WITH GARAGE DOOR MANUFACTURER. THE RED LIGHT WILL TURN OFF WHEN THE DOOR IS FULLY OPEN, THEN GREEN LIGHT WILL TURN ON. NEITHER LIGHT TO REMAIN ON WHILE THE DOORS ARE FULLY CLOSED
22 CONNECT TO LCP2-6 RELAY
23 CONNECT TO LCP2-4 RELAY CONTROLS
24 CONNECT TO F-EM-4 CIRCUIT
25 CONNECT TO 3-WAY SWITCH ABOVE
26 CONNECT TO D/EM FIXTURES ABOVE
27 CONNECT TO LCP1-8 RELAY
28 CONNECT TO LCP2-10 RELAY
29 CONNECT TO LCP2-11 RELAY CONTROLS
30 WALL MOUNTED FLOOD LIGHTS ARE FOR TRAINING AND TASK LIGHTING

LIGHTING CONTROL PANEL "LCP1"

RELAY No.	CIRCUIT No.	AREA CONTROLLED	WATTS	DIMMING
1	P2-8	CORRIDOR LIGHTS	378	NO
2	P2-8	LOBBY CORRIDOR LIGHTS	474	NO
3	P2-10	EXTERIOR CANOPY ENTRANCE LIGHTS	1098	NO
4	P2-40	LOBBY ENTRANCE LIGHTS	873	TBD
5	P2-10	EXTERIOR WALL PACKS AT EXITS	40	NO
6	P1-28	PARKING LOT LIGHTS	1104	NO
7	P1-28	COVERED PARKING AREA LIGHTS	101	NO
8	P2-10	EXTERIOR SOFFIT LIGHTS	144	NO
9	---	---	---	---
10	---	---	---	---
11	---	---	---	---
12	---	---	---	---

NOTES:
VERIFY DIMMING REQUIREMENTS WITH LIGHTING MANUFACTURER.

ELECTRICAL CONTRACTOR SHALL COORDINATE LIGHTING CTRL. SCHEDULE WITH OWNER: "NORMAL/AFTER BUSINESS HOURS" PROGRAMMING.

COORDINATE FINAL SPECIFICATION WITH LOCAL LIGHTING CONTROL REPRESENTATIVE PRIOR TO BID.

PROVIDE LOCAL ZONE WALL SWITCH INPUT AS INDICATED.

LIGHTING CONTROL PANEL "LCP2"

RELAY No.	CIRCUIT No.	AREA CONTROLLED	WATTS	DIMMING
1	F3-7	CORRIDOR LIGHTING	207	NO
2	F3-3	SLEEPING AREA CORRIDIR LIGHTS	513	NO
3	F3-4	SLEEPING AREA PATH OF EGRESS WALL LIGHTS	42	NO
4	F2-48	APPARATUS BAY EXTERIOR SOFFIT LIGHTS	80	NO
5	F3-36	PRIVATE GARAGE LIGHTS	778	YES
6	F2-48	EXTERIOR WALL PACKS AT EXITS	40	NO
7	F1-1	WALKWAY LIGHTS TO MAIN ENTRANCE	222	NO
8	F1-3	FIRE DEPT. ENTRANCE AND EXIT SITE LIGHTING	742	NO
9	F1-5	FLAG POLE LIGHTS	20	NO
10	F2-48	EXTERIOR SOFFIT LIGHTS	60	NO
11	F3-7	FITNESS ROOM	324	NO
12	---	---	---	---

NOTES:
VERIFY DIMMING REQUIREMENTS WITH LIGHTING MANUFACTURER.

ELECTRICAL CONTRACTOR SHALL COORDINATE LIGHTING CTRL. SCHEDULE WITH OWNER: "NORMAL/AFTER BUSINESS HOURS" PROGRAMMING.

COORDINATE FINAL SPECIFICATION WITH LOCAL LIGHTING CONTROL REPRESENTATIVE PRIOR TO BID.

PROVIDE LOCAL ZONE WALL SWITCH INPUT AS INDICATED.

LIGHTING FIXTURE SCHEDULE

LTR	MANUFACTURER	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	DESCRIPTION	WATTAGE
A	LITHONIA	2BLT2-4BL-SDSM-EZ1-LP83S	120	LED	GRID TROFFER	2' X 2' LAY-IN TROFFER	27W
B	ACULUX	INT3SQD-12LM-35K-80CRI-50D-GZ1-MVOLT-NT-3SQDBVBD-WHSF-**	120	LED	CEILING	3" SQUARE LED DOWNLIGHT	12W
B1	ACULUX	AX3SQAG4-12LM-35K-80CRI-50D-GZ1-MVOLT-3SQABV-BS-WHSF-WET-**	120	LED	CEILING	3" SQUARE LED DOWNLIGHT	12W
C	OCL	TB3-P1CB-**-MW-WTP-LED1-35K-ND-UNV-48-DM1-ULD	120	LED	PENDANT	ARCHITECTURAL PENDANT	TBD
D	LITHONIA	WL4-40L-EZ1-LP840-DIM50	120	LED	WALL	STAIRWELL FIXTURE WITH SENSOR	40W
F	DALS	LEDSTEP005D-WH	120	LED	WALL	STEP LIGHT FIXTURE AT 18" AFF	3W
G	FOCAL POINT	FSM2PR-ALH-FL2-625LF-35K-1C-UBV-LD1-G-WH	120	LED	CEILING	LINEAR WALL WASH RECESSED FIXTURE	132W
H	LITHONIA	RSXF1-P4-40K-AWFD-MVOLT-AAWSC-DBLXD	120	LED	WALL	WALL MOUNTED EXTERIOR FLOOD LIGHT	133W
J#	FOCAL POINT	FSM2L-1000M-35K-1C-UNV-LD1-G1-WH-**	120	LED	RECESSED GRID	2" W LINEAR CEILNG FIXTURE LENGTH AS PER DWGS	12.75W PER FT
J#	FOCAL POINT	FSM2L-1000M-35K-1C-UNV-LD1-TF-WH-**	120	LED	RECESSED DRYWALL	2" W LINEAR CEILNG FIXTURE LENGTH AS PER DWGS	12.75W PER FT
J#	FOCAL POINT	FSM2L-1000M-35K-1C-UNV-LD1-TFW-WH-**	120	LED	RECESSED IN WOOD	2" W LINEAR CEILNG FIXTURE LENGTH AS PER DWGS	12.75W PER FT
K#	FOCAL POINT	FSM2BS-FLFL-875DN-875UP-35K-2C-UNV-LD1-C48+BKCD-BK-**FT	120	LED	PENDANT	2" W LINEAR PENDANT FIXTURE LENGTH AS PER DWGS	15.25W PER FT
L	ECOSENSE	SCD-M-48-35-MULT	120	LED	WALL	4' STRIP LIGHT	16W
M	LITHONIA	CLXL48-5000LM-SEF-FDL-MVOLT-GZ10-35K-80CRI-WH	120	LED	CHAIN HUNG	4' MVOLT LED STRIP LIGHT	34.8W
N	MANOR BROOK/HOME DEPOT	MB100363	120	LED	WALL	VANITY WALL SCONCE	20W MAX
P#	FOCAL POINT	FSM2LWL-FL-1000LF-35K-1C-UNV-L11-**-WH	120	LED	EXT. CEILING	2" W LINEAR CEILNG FIXTURE LENGTH AS PER DWGS	12.75W PER FT
R	ACULUX	INT3SQD-15LM-35K-80CRI-18D-EZ1-MVOLT-NT3SQDBVBD-WHSF-WSDL**	120	LED	RECESSED	WET LISTED 3" DOWNLIGHT	16W
S	HUNTER	59453/MINIMUS 44"/	120	LED	CEILING	CEILING FAN BUNK ROOMS	42W
S2	HUNTER	76028/TRAK 60" WHITE	120	---	CEILING	CEILING FAN IN DAYROOM	86W
S3	HUNTER	76027/TRAK 60" WHITE	120	---	CEILING	CEILING FAN PORCH AREA	86W
T	KENNAL	MLHA12-48-F-MW-CP-90L40K-DCC-1-DV	120	LED	SURFACE	VAPORTITE	98W
U	LITHONIA	WDGE1-P1-40K-80CRI-VF-MVOLT-SRM-DDBND	120	LED	WALL	WALL PACK	10W
V	LUMINI	K45M-HE-**-35K-SO-RF-CB-**-E-**	120	LED	CABINET	UNDER DESK SHELF	2.8W/FT
W	SOLAVANTI	RLFS-B64.340.54-N2-120	120	LED	WALL	BUNK BED WALL LIGHT, (2) PER ROOM	3W
X	LITHONIA	EDG-1-G	120	LED	SURFACE	LED EDGE LIT GREEN EXIT	3W
Y	LITHONIA	FEM-L48-6000LM-LPFL-WD-MVOLT-GZ10-35K-80CRI	120	LED	RECESSED	4' LINEAR FIXTURE	40W
Z	TARGETTI	BLT-RP-FE-L1-NS-40-**-1E3785-DRIVER	120	LED	IN GROUND	FLAG POLE LIGHT	10W

NOTES:
1. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER, FOURTEEN (14) DAYS PRIOR TO BID DATE.
2. VERIFY LIGHTING FIXTURE COLOR/FINISH WITH ARCHITECT PRIOR TO ORDERING.
3. ADJUST MOUNTING HEIGHTS/LOCATIONS TO SUIT FIELD CONDITIONS.
4. PROVIDE POWER TRANSFER RELAY (PTR) WITH FIXTURE "EM". REFER TO PLANS FOR QUANTITY & LOCATION.
5. ALL FIXTURES TO HAVE 0-10V DIMMING.
6. PROVIDE SLOPED CEILING ADAPTER WHERE NECESSARY. REFER TO ARCHITECTS PLANS FOR CEILING SLOPES.

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ELECTRICAL LIGHTING PLAN

CONSTRUCTION DOCUMENTS

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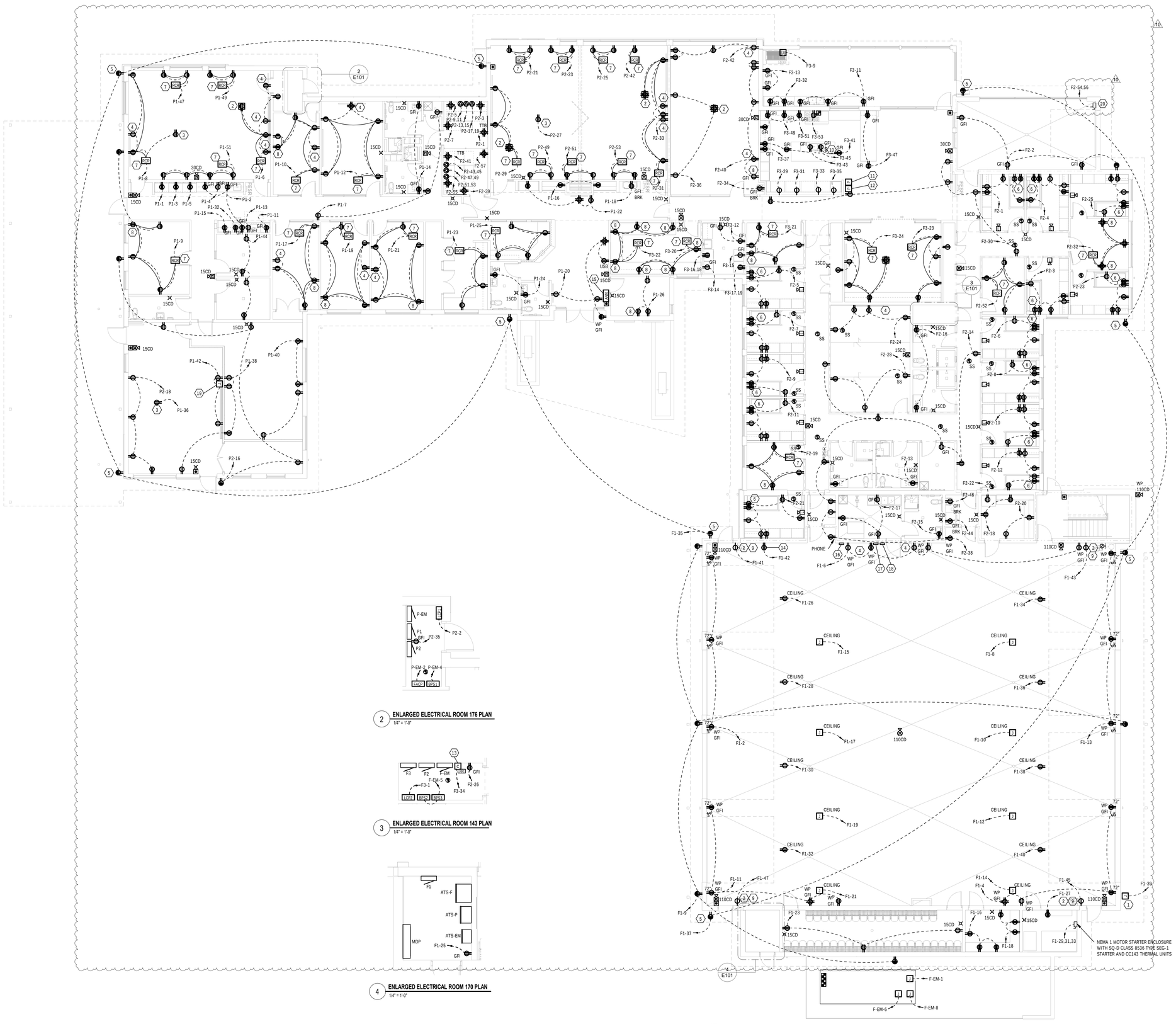

2 **ENLARGED ELECTRICAL ROOM 176 PLAN**
1/4" = 1'-0"

3 **ENLARGED ELECTRICAL ROOM 143 PLAN**
1/4" = 1'-0"

4 **ENLARGED ELECTRICAL ROOM 170 PLAN**
1/4" = 1'-0"

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

GFCI PROTECTION MAY BE PROVIDED VIA GFCI RECEPTACLES OR GFCI CIRCUIT BREAKERS WHERE RECEPTACLES ARE NOT READILY ACCESSIBLE.

BUILDING SHALL BE EQUIPPED WITH A LIGHTING PROTECTION SYSTEM. BOND TO THE GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.106. COORDINATE REQUIREMENTS WITH SPECIALTY CONTRACTOR PRIOR TO ROUGH-IN.

ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT IN ACCORDANCE WITH NEC(2014) 210.12(A).

KEYED NOTES

1 120V FIRE FLOW BELL BY OTHERS.
2 VERIFY LOCATION WITH ARCH/OWNER PRIOR TO ROUGH-IN.
3 CEILING MOUNTED RECEPTACLE FOR PROJECTOR, VERIFY LOCATION PRIOR TO ROUGH-IN.
4 VERIFY LOCATION/HEIGHT OF POWER TO TV/MONITORS WITH OWNER/ARCH PRIOR TO ROUGH-IN.
5 VERIFY LOCATION/HEIGHT OF WP GFI RECEP. FOR CHRISTMAS LIGHTING WITH ARCH/OWNER PRIOR TO ROUGH-IN.
6 PROVIDE RECEP. WITH USB PORTS FOR EACH BUNK BED.
7 CONNECT "ROP" TO LOCAL LIGHTING CIRCUIT SO LIGHTS TURN ON HALF SWITCHED RECEPTACLES IN THAT ROOM.
8 PROVIDE RECEP. WITH USB PORTS FOR DESK AREA. VERIFY LOCATION/MOUNTING HEIGHT PRIOR TO ROUGH-IN.
9 RECEP. FOR WALL FAN. VERIFY LOCATION/MOUNTING HEIGHT PRIOR TO ROUGH-IN.
10 PROVIDE GARBAGE DISPOSAL AIR SWITCH.
11 CONNECT TO KITCHEN EQUIPMENT CONTACTOR LOCATED IN THE ELECTRICAL ROOM SO PUSH BUTTON SHUTS OFF KITCHEN EQUIPMENT. REFER TO CONTACTOR CONTROL DETAIL ON SHEET E201 AND CONTACTOR CONTROL SCHEDULE ON SHEET E202. VERIFY LOCATION/HEIGHT WITH OWNER/ARCH PRIOR TO ROUGH-IN.
12 CONNECT MOMENTARY CONTACT PUSH BUTTON TO KITCHEN EQUIPMENT CONTACTOR LOCATED IN THE ELECTRICAL ROOM. MOMENTARY CONTACT PUSH BUTTON SHALL RESET CONTACTOR TURNING THE POWER BACK ON TO KITCHEN EQUIPMENT. REFER TO CONTACTOR CONTROL DETAIL ON SHEET E201 AND CONTACTOR CONTROL SCHEDULE ON SHEET E202. VERIFY LOCATION/HEIGHT WITH OWNER/ARCH PRIOR TO ROUGH-IN.
13 KITCHEN EQUIPMENT SHUT OFF CONTACTOR. REFER TO CONTACTOR CONTROL DETAIL ON SHEET E201 AND CONTACTOR CONTROL SCHEDULE ON SHEET E202.
14 COORDINATE FINAL LOCATION OF IRRIGATION CONTROLLER WITH OWNER.
15 FIRE ALARM ANNUNICATIOR.
16 GENERATOR ANNUNCIATOR PANEL. COORDINATE LOCATION, MOUNTING HEIGHT, AND CONNECTION REQUIREMENTS PRIOR TO ROUGH-IN.
17 TRAFFIC SIGNAL CONTROL STATION. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
18 DOOR OPENER MAIN CONTROL STATION. 12"X12"X4" SURFACE MOUNTED ENCLOSURE WITH HINGED COVER AND SCREW LATCH FOR DOOR OPENER CONTROL STATIONS.
19 PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO CEILING SPACE ABOVE DROP CEILING FOR ROLL DOWN SCREEN AND CONTROLS. COORDINATE LOCATION AND REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.
20 PROVIDE DISCONNECT OR LOCKABLE BREAKER FOR GARAGE DOOR OPENER. VERIFY VOLTAGE/REQUIREMENTS AND PROVIDE TRANSFORMER PER MANUFACTURERS RECOMMENDATION IF NECESSARY.

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ELECTRICAL POWER PLAN

CONSTRUCTION DOCUMENTS

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ELECTRICAL HVAC AND PLUMBING SYSTEMS POWER PLAN

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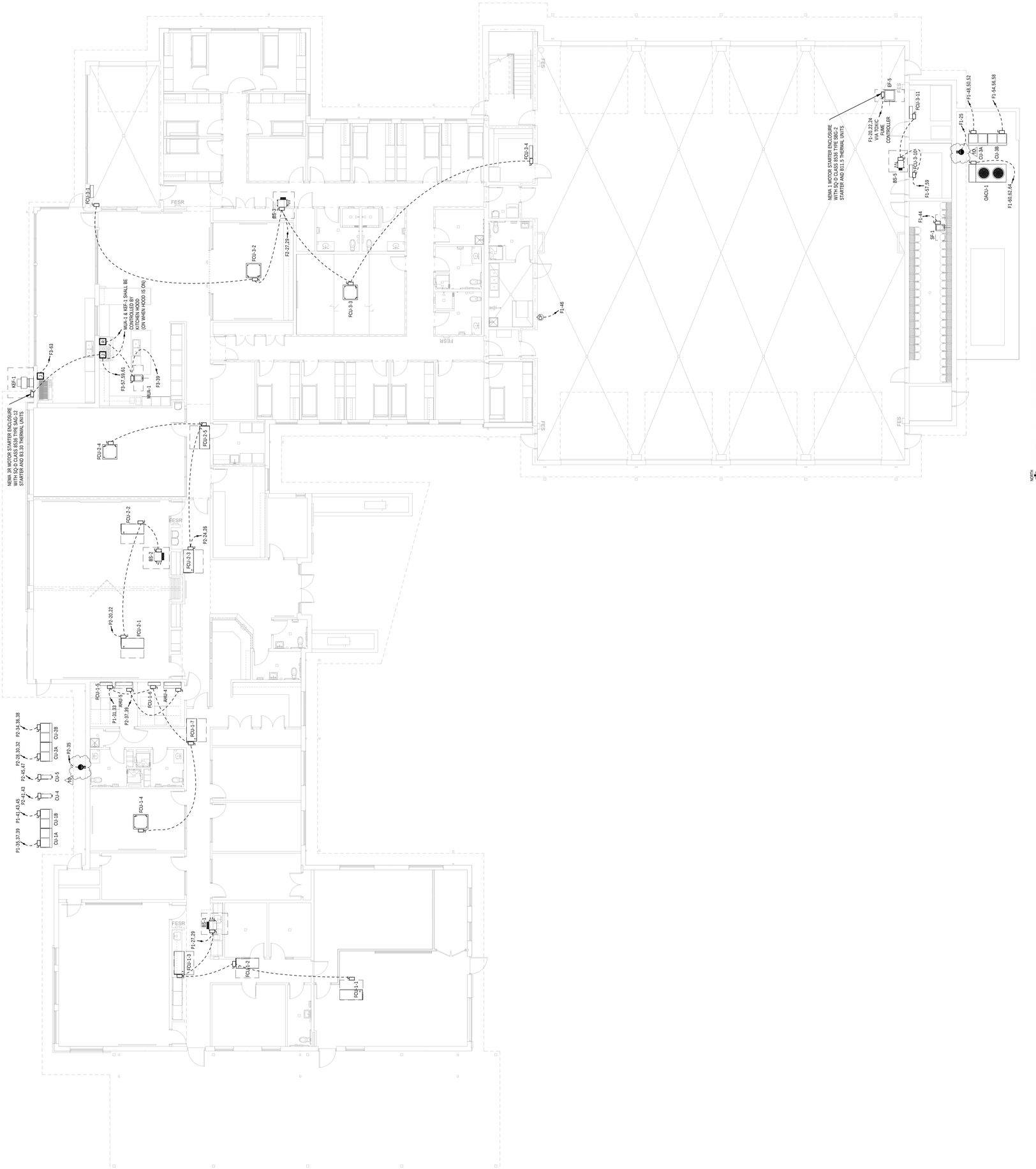

ELECTRICAL AND PLUMBING SYSTEMS POWER PLAN

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Exhibit D to Exhibit 5 to Resolution No. 2022-R-14
Assignment and Assumption of Warranties and Intangible Property

Exhibit D to Exhibit 5 to Resolution No. 2022-R-14

ELECTRICAL MEZZANINE PLANS

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Mechanical	Electrical	Plumbing	Fire Protection

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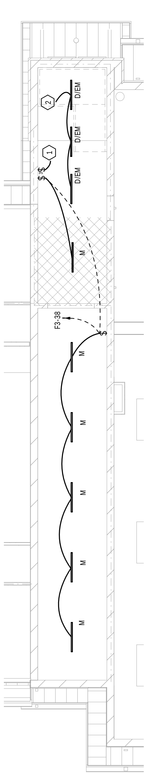
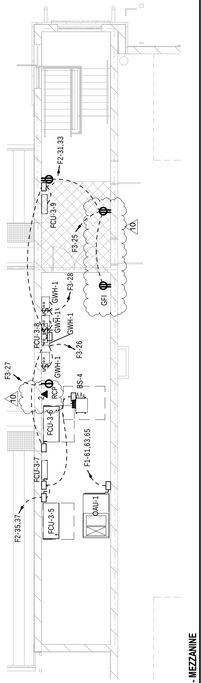
THE BEST OF THE NORTHSIDE KNOWLEDGE AND SPECIFICATIONS CONFLICT, IN THE MOST RESTRICTIVE SHALL APPLY. STATUTES AND LOCAL ORDINANCES. IN ACCORDANCE WITH CHAPTER 553, AND 633, FLORIDA

KEYED NOTES

1 CONNECT TO 3-WAY SWITCH BELOW
2 CONNECT TO D/EM FIXTURES BELOW



NORTH
1/8" = 1'-0"
ELECTRICAL LIGHTING PLAN - MEZZANINE



NORTH
1/8" = 1'-0"
ELECTRICAL POWER PLAN - MEZZANINE

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Assignment and Assumption of Warranties and Intangible Property

THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION

US 41 & PRETO BLVD, NORTH PORT, FL 34293

LOW VOLTAGE PLAN

REVISIONS	
Rev 3	2/19/21
Rev 9	07/07/21
Rev 10	07/27/21
13	

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 19029-101
SHEET NO.

E104

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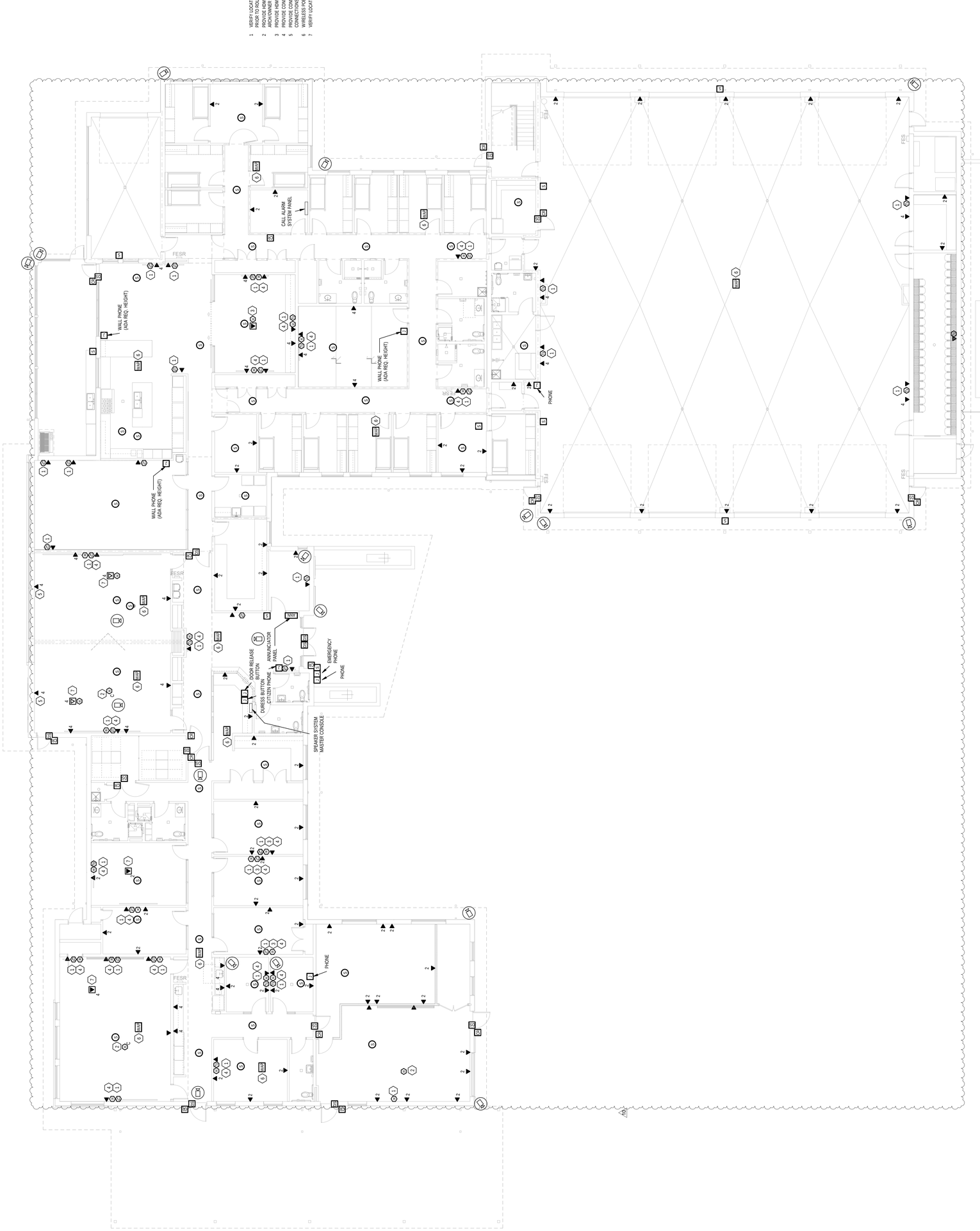
KEYED NOTES

1. VERIFY LOCATION/WEIGHT OF ALL CCTV/TV AND HDMI OUTLETS WITH ARCH/OWNER PRIOR TO ROUGH-IN
2. PROVIDE HDMI CONNECTION FROM PROJECTOR TO WALL OUTLET AS PER ARCH/OWNER
3. PROVIDE HDMI CONNECTION TO DESK.
4. PROVIDE CONNECTION FROM HDMI OUTLET TO TV/MONITOR
5. PROVIDE CONNECTION FOR TRAINING ROOM TABLES WITH INTEGRATED DATA
6. CONNECT TO FES
7. WIRELESS AP/E ACCESS POINT
8. VERIFY LOCATION WITH ARCH/OWNER PRIOR TO ROUGH-IN



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Mechanical Electrical Plumbing Fire Protection

CONTRACTOR TO VERIFY ALL DEVICES AND RISERS WITH ARCH/OWNER BEFORE ROUGH-IN
CONSTRUCTION NOTES: WHERE NOT CLEAR OR NOTED EXACT, HORIZONTAL ROW NUMBERS DO NOT SCALE DRAWINGS. USE DIM'S MOST ACCURATE DATED DRAWINGS OR AS DIRECTED BY THE ENGINEER/ARCHITECT. DOCUMENTS THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT CONSENT OF THE ARCHITECT. ALL REPRODUCTIONS, COPIES OR ASSIGNMENTS OF THIS PLAN SHALL BEAR THE STATUTORY COPYRIGHT NOTICE AND THE NAMES OF THE ARCHITECT. WRITTEN DIMENSION GOVERN OVER SCALED DRAW. © COPYRIGHT 2015

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Assignment and Assumption of Warranties and Intangible Property

ELECTRICAL IDENTIFICATION NOTES

PRODUCTS AND MATERIALS
ALL LABELS SHALL BE PERMANENT AND MACHINE-PRODUCED. HANDWRITTEN LABELS SHALL NOT BE ACCEPTABLE, UNLESS OTHERWISE INDICATED.

CONDUCTOR/CABLING LABELS: ALL CONDUCTOR/CABLING LABELS SHALL BE CONSTRUCTED OF TRANSPARENT VINYL OR VINYL CLOTH, SELF-LAMINATING TAPE. FLAG-TYPE LABELS SHALL NOT BE ACCEPTABLE. LABELS SHALL BE SIZED TO ACCOMMODATE THAT CIRCUMFERENCE OF THE CONDUCTOR/CABLE.

CONDUCTOR/CABLING IDENTIFICATION TAPE: CONDUCTOR/CABLING IDENTIFICATION TAPE SHALL BE SCOTCH #35 VINYL ELECTRICAL TAPE, COLORED IN ACCORDANCE WITH THE SYSTEM VOLTAGE AND TYPE OF CONDUCTOR.

NAMEPLATES: NAMEPLATES SHALL BE PHENOLIC, ENGRAVED TYPE. EMBOSSED TAPE SHALL NOT BE ACCEPTABLE. NORMAL SYSTEMS SHALL UTILIZE WHITE LETTERS ON A BLACK BACKGROUND. EMERGENCY SYSTEMS SHALL UTILIZE WHITE LETTERS ON A RED BACKGROUND. LEGALLY-REQUIRED STANDBY SYSTEMS SHALL UTILIZE WHITE LETTERS ON A BLUE BACKGROUND. OPTIONAL STANDBY SYSTEMS SHALL UTILIZE WHITE LETTERS ON A YELLOW BACKGROUND.

ADHESIVE LABELS: ADHESIVE LABELS SHALL NOT BE ACCEPTABLE, EXCEPT FOR THE IDENTIFICATION OF CONDUCTORS/CABLING, DEVICE FACEPLATES, AND JUNCTION BOXES SIZED 8" SQ. OR SMALLER.

GENERAL
WHERE MULTIPLE SYSTEM VOLTAGES (E.G. 480/277V, 208/120V, ETC.) ARE UTILIZED IN THE SAME BUILDING, ALL DISCONNECT SWITCHES, JUNCTION BOXES, PANELBOARDS, SWITCHBOARDS, TRANSFORMERS, AND MISCELLANEOUS EQUIPMENT SHALL BE LABELED TO INDICATE THE SYSTEM VOLTAGE, IN ADDITION TO THE REQUIREMENTS LISTED BELOW.

CLEAN ALL MOUNTING SURFACES PRIOR TO AFFIXING LABELS. UTILIZE THE LABEL MANUFACTURER'S RECOMMENDED CLEANING AGENT. INSTALL LABELS NEATLY AND FIRMLY AND IN ACCORDANCE WITH THE LABEL MANUFACTURER'S RECOMMENDATIONS.

AFFIX NAMEPLATES TO EQUIPMENT UTILIZING SCREWS, RIVETS, OR OTHER MATERIALS APPROVED BY THE MANUFACTURER.

PROVIDE A PLACARD AT EACH SERVICE DISCONNECT WITH THE WORDS "SERVICE DISCONNECT." LOCATE ABOVE THE MAIN DISCONNECT SWITCH OR CIRCUIT BREAKER.

JUNCTION BOX AND PULL BOX IDENTIFICATION
JUNCTION BOXES AND PULL BOXES SHALL BE IDENTIFIED UTILIZING SPRAY-PAINTED COVERS AS FOLLOWS:

SECONDARY POWER - 480Y/277V	BROWN
SECONDARY POWER - 208Y/120V, 240/120V	WHITE
EMERGENCY SYSTEM - LIFE SAFETY BRANCH (NEC 700) - 480Y/277V	BROWN/RED
EMERGENCY SYSTEM - LIFE SAFETY BRANCH (NEC 700) - 208Y/120V	WHITE/RED
LEGALLY REQUIRED STANDBY SYSTEM (NEC 701) - 480Y/277V	BROWN/BLUE
LEGALLY REQUIRED STANDBY SYSTEM (NEC 701) - 208Y/120V	WHITE/BLUE
OPTIONAL STANDBY SYSTEM (NEC 702) - 480Y/277V	BROWN/YELLOW
OPTIONAL STANDBY SYSTEM (NEC 702) - 208Y/120V	WHITE/YELLOW
FIRE ALARM	RED
TEMPERATURE CONTROL	GREEN
DOOR CONTROL AND DOOR MONITORING SYSTEM	ORANGE
SOUND AND INTERCOM SYSTEMS	GRAY
VIDEO SURVEILLANCE SYSTEM/MATV	YELLOW
DATA	BLUE JUNCTION

BOXES AND PULL BOXES FOR POWER CONDUCTORS SHALL BE LABELED WITH CIRCUIT NUMBERS AND SOURCE PANELBOARD DESIGNATIONS. JUNCTION BOXES AND PULL BOXES FOR OTHER SYSTEMS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE SHOP DRAWINGS FOR THEIR RESPECTIVE SYSTEMS.

EXPOSED JUNCTION BOXES EXCEEDING A SIZE OF 8" SQ. SHALL BE IDENTIFIED WITH PHENOLIC, ENGRAVED PLACARDS. LETTERING HEIGHT SHALL BE A MINIMUM OF 1/2". IDENTIFY THE SYSTEM SOURCE(S) AND LOAD(S) SERVED.

EXPOSED JUNCTION BOXES 8" SQ. AND SMALLER SHALL BE IDENTIFIED WITH ADHESIVE LABELS.

JUNCTION BOXES INSTALLED ABOVE AN ACCESSIBLE CEILING SHALL BE PERMITTED TO BE IDENTIFIED VIA PERMANENT MARKER. LETTERING SHALL BE NEAT AND LEGIBLE.

COMMUNICATIONS CONDUIT LABELING
ALL CONDUITS INSTALLED BETWEEN ELECTRICAL AND/OR INFORMATION TECHNOLOGY (I.T.) ROOMS SHALL BE LABELED IN ACCORDANCE WITH ANSI/TIA/EIA-606. BOTH TERMINATION POINTS OF THE CONDUITS SHALL BE IDENTIFIED.

ALL LABELS SHALL BE MACHINE-PRODUCED. HANDWRITTEN LABELS SHALL NOT BE ACCEPTABLE.

THE LABEL SHALL INDICATE THE LOCATION OF THE TERMINATION POINT OF THE CONDUIT AND A UNIQUE IDENTIFICATION NUMBER.

POWER AND LOW-VOLTAGE CONDUCTOR/CABLE IDENTIFICATION
PROVIDE CONDUCTOR/CABLE LABELS ON EACH CONDUCTOR IN PANELBOARD GUTTERS, JUNCTION BOXES, PULL BOXES, AND OUTLET BOXES AT LOAD CONNECTIONS. IDENTIFY THE BRANCH CIRCUIT OR FEEDER NUMBER FOR ALL POWER AND LIGHTING BRANCH CIRCUITS. FOR LOW-VOLTAGE SYSTEMS, INDICATE THE WIRE NUMBER IN ACCORDANCE WITH SHOP DRAWINGS.

ALL CONDUCTORS/CABLING SHALL BE LABELED WITHIN 2 TO 4 INCHES OF TERMINATION. EACH END OF A CONDUCTOR/CABLE SHALL BE LABELED IMMEDIATELY UPON TERMINATION.

WIRING DEVICE IDENTIFICATION
WALL SWITCHES, RECEPTACLES, OCCUPANCY SENSORS, DEVICE PLATES, BOX COVERS, POKE-THROUGH FITTINGS, ACCESS FLOOR BOXES, PHOTOCELLS, AND TIME CLOCKS SHALL BE IDENTIFIED WITH CIRCUIT NUMBERS AND SOURCE. IN EXPOSED SPACES, IDENTIFICATION SHALL BE MADE INSIDE OF DEVICE COVERS. USE MACHINE-PRODUCED ADHESIVE LABELS OR PERMANENT MARKER. HANDWRITTEN LABELS SHALL BE NEAT AND LEGIBLE.

NAMEPLATES FOR ELECTRICAL EQUIPMENT
PROVIDE NAMEPLATES OF THE MINIMUM LETTER HEIGHT AS LISTED BELOW.

DISTRIBUTION PANELBOARDS, SUBPANELS, AND SWITCHBOARDS: 1 INCH NAME PLATE MIN. IDENTIFY THE SYSTEM VOLTAGE, SOURCE, AND LOCATION OF THE SOURCE. FOR 240V/3PH SYSTEMS: PROVIDE PANELBOARD IDENTIFICATION AS REQUIRED BY 2014 NEC SECTION 408.3; PANELS SHALL BE MARKED "CAUTION B PHASE HAS 208 VOLTS TO GROUND" WITH PHENOLIC ENGRAVED LABEL.

ENCLOSED CIRCUIT BREAKERS AND DISCONNECT SWITCHES: 1/2 INCH NAME PLATE MIN. IDENTIFY THE SOURCE CIRCUIT, LOAD SERVED, AND LOCATION.

TRANSFORMERS: 1 INCH NAME PLATE MIN. IDENTIFY PRIMARY AND SECONDARY VOLTAGES, PRIMARY SOURCE AND LOCATION, SECONDARY LOAD AND LOCATION.

PANELBOARD/SWITCHBOARD DIRECTORIES
SHALL BE TYPEWRITTEN AND COVERED WITH CLEAR PLASTIC WITH METAL FRAMING.

ELECTRICAL COMMISIONING

BUILDING COMMISSIONING
GENERAL REQUIREMENTS:

THE 2017 FLORIDA BUILDING CODE - "ENERGY CONSERVATION" PROVIDES THE REQUIREMENTS FOR COMMERCIAL BUILDING EFFICIENCY. THE CODE DEFINES THE ENERGY EFFICIENCY REQUIREMENTS FOR THE ELECTRICAL POWER AND LIGHTING SYSTEM, TOTAL BUILDING PERFORMANCE, AND COMMISSIONING. THIS CODE CHAPTER REQUIRES A CERTAIN SET OF ACTIVITIES AND PROCESSES TO BE ADMINISTERED AND DOCUMENTED IN ACCORDANCE WITH DEFINED STANDARDS. THIS SPECIFICATION IS THE OWNER'S MEANS OF VERIFYING THAT THE PLANNING, DESIGN, CONSTRUCTION AND OPERATION OF ELECTRICAL SYSTEMS ACHIEVE THEIR GOALS AND DELIVER A HIGH QUALITY BUILDING WITH MAXIMUM ASSET VALUES.

COMMISSIONING OF THE BUILDING ELECTRICAL POWER AND LIGHTING SYSTEMS AS PER SECTION 408 SHALL BE AS DEFINED HEREIN. PRIOR TO PASSING THE FINAL ELECTRICAL INSPECTION, THE CONTRACTOR SHALL PROVIDE EVIDENCE OF SYSTEM COMMISSIONING AND COMPLETION IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE DOCUMENTED PERFORMANCE CRITERIA OF SECTION C405 AND SUBMIT TO THE REGISTERED DESIGN PROFESSIONAL (ENGINEER OF RECORD) FOR APPROVAL, AND TO THE BUILDING OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATION OF OCCUPANCY.

ELECTRICAL SYSTEMS TO BE COMMISSIONED INCLUDE:
ALL AUTOMATIC CONTROLS FOR INTERIOR AND EXTERIOR LIGHTING/ELECTRICAL SYSTEMS SHALL BE SUBJECT TO THESE REQUIREMENTS.

SCOPE:
FUNCTIONAL TESTING PRIOR TO PASSING FINAL INSPECTION, THE REGISTERED DESIGN PROFESSIONAL SHALL PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURE'S INSTRUCTIONS. FUNCTIONAL TESTING SHALL BE IN ACCORDANCE WITH SECTIONS C408.3.1.1 THRU C408.3.1.3 FOR THE APPLICABLE CONTROL TYPE.

THE PROJECT GENERAL CONTRACTOR SHALL HIRE A FIRM QUALIFIED IN THE TESTING OF LIGHTING AND ELECTRICAL SYSTEM PERFORMANCE FUNCTIONALITY OF THE SYSTEMS LISTED IN THIS SPECIFICATION. THE TESTING FIRM SHALL DETERMINE THE EXTENT AND SCOPE OF THE SYSTEMS REQUIRING COMMISSIONING NEEDED ON A PROJECT BASIS.

ALL TEST DATA SHALL BE PROVIDED TO THE REGISTERED DESIGN PROFESSIONAL FOR FINAL REVIEW AND APPROVAL PRIOR TO THE FINAL INSPECTION AND WALK THROUGH OF THE ARCHITECTURAL AND/OR ENGINEERING TEAM.

A FUNCTIONAL PERFORMANCE TEST SHALL BE CONDUCTED TO DEMONSTRATE THE INSTALLATION AND OPERATION OF COMPONENTS, SYSTEMS, AND SYSTEM-TO-SYSTEM INTERFACING RELATIONSHIPS IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS SUCH THAT OPERATION, FUNCTION, AND MAINTENANCE SERVICEABILITY FOR EACH OF THE COMMISSIONED SYSTEMS IS CONFIRMED. TESTING SHALL INCLUDE ALL MODES AND SEQUENCE OF OPERATION, INCLUDING UNDER FULL-LOAD, PART-LOAD AND THE FOLLOWING EMERGENCY CONDITIONS:

1. ALL MODES AS DESCRIBED IN THE SEQUENCE OF OPERATION OR MANUFACTURES OPERATING INSTRUCTIONS
2. REDUNDANT OR AUTOMATIC BACK-UP MODE
3. PERFORMANCE OF LIGHTING OVERRIDE
4. MODE OF OPERATION UPON A LOSS OF POWER AND RESTORATION OF POWER.

THE GENERAL CONTRACTOR SHALL:

1. INCORPORATE COMMISSIONING ACTIVITIES INTO THE CONSTRUCTION SCHEDULE.
2. FACILITATE COOPERATION OF SUB-CONTRACTORS IN COMMISSIONING WORK.
3. PROVIDE SUB-CONTRACTOR ASSISTANCE IN OPERATING EQUIPMENT TO BE COMMISSIONED.
4. INSURE EQUIPMENT START-UP IS COMPLETE PRIOR TO BEGINNING THE COMMISSIONING PROCESS.
5. WORK WITH SUB-CONTRACTORS IN DEVELOPING A TRAINING SCHEDULE AND PLAN FOR APPROVAL BY THE OWNER.
6. VERIFY THE PRE-FUNCTIONAL CHECKLISTS ARE COMPLETED PRIOR TO SYSTEM TESTING.
7. VERIFY THE EQUIPMENT START-UP AND CONTROLS VERIFICATIONS ARE COMPLETE.
8. INSURE RESOLUTION OF NON-COMPLIANT AND DEFICIENT CONSTRUCTION RELATED ITEMS IDENTIFIED BY THE COMMISSIONING TEAM.
9. ASSIST IN WARRANTY REVIEW OF SYSTEM AND EQUIPMENT PERFORMANCE.

THE SUB-CONTRACTORS SHALL:

1. PREPARE OWNER TRAINING PLAN FOR INSTALLED EQUIPMENT AND CONTROLS.
2. PROVIDE NECESSARY PERSONNEL TO ASSIST THE ELECTRICAL TESTING AGENT IN HIS RESPONSIBILITIES AS DESCRIBED LATER IN THIS SPECIFICATION.
3. PREPARE AND SCHEDULE EQUIPMENT START-UP WITH THE GENERAL CONTRACTOR AND ELECTRICAL TESTING AGENT.
4. EXECUTE ALL REQUIRED EQUIPMENT AND SYSTEM TESTING AS MANDATED BY 2017 FLORIDA BUILDING CODE, PROJECT PLANS AND SPECIFICATIONS.
5. ENSURE INSTALLATION WORK IS COMPLETE AND IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND READY FOR FUNCTION PERFORMANCE TESTING.
6. PROVIDE CERTIFIED AND CALIBRATED INSTRUMENTATION REQUIRED TO TAKE MEASUREMENTS OF SYSTEM AND EQUIPMENT PERFORMANCE DURING THE FUNCTIONAL PERFORMANCE TESTING.
7. PREPARE CLOSEOUT DOCUMENTS INCLUDING BUT NOT LIMITED TO:
   a. AS-BUILT DRAWINGS
   b. WARRANTIES.
   c. OPERATIONAL AND MAINTENANCE MANUALS FOR INSTALLED EQUIPMENT.
   d. DELIVERY OF ANY SPARE PARTS REQUIRED BY THE PROJECT SPECIFICATION.

THE CODE OFFICIAL SHALL BE PERMITTED TO REQUIRE THAT A COPY OF THE FINAL COMMISSIONING REPORT BE MADE AVAILABLE FOR HIS/HER REVIEW.

CONSTRUCTION DOCUMENTS SHALL INCLUDE THE LOCATION ON EACH PIECE OF EQUIPMENT.

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED AND INCLUDE ALL OF THE FOLLOWING:

1. SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
2. MANUFACTURER'S OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.

A REPORT OF TEST PROCEDURES AND RESULTS IDENTIFIED AS “FINAL COMMISSIONING REPORT” SHALL BE DELIVERED TO THE BUILDING OWNER AND SHALL INCLUDE:

1. RESULTS OF FUNCTIONAL PERFORMANCE TESTS.
2. DISPOSITION OF DEFICIENCIES FOUND DURING TESTING, INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED.
3. FUNCTIONAL PERFORMANCE TEST PROCEDURES USED DURING THE COMMISSIONING PROCESS INCLUDING MEASURABLE CRITERIA FOR TEST ACCEPTANCE, PROVIDED HEREIN FOR REPEATABILITY.

CONTROLS FOR AUTOMATIC LIGHTING SYSTEMS SHALL COMPLY AS FOLLOWS:

1. TESTING SHALL ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. AN APPROVED THIRD PARTY INDEPENDENT FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR THE FUNCTIONAL TESTING AND SHALL PROVIDE DOCUMENTATION TO THE OWNER, REGISTERED DESIGN PROFESSIONAL AND CODE OFFICIAL CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE PROVISIONS OF SECTION C405. WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTOSENSORS OR DAYLIGHTING CONTROLS ARE INSTALLED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
   a. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE AS PER FBC-C408.3.
   b. CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF AS PER THE OWNER SCHEDULE AND FBC-C408.3.1.2.
   c. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOSENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED AND PER C408.3.

LOW VOLTAGE LIGHTING CONTROL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
$LV	WALL SWITCH nLIGHT: nPODM XX, MOUNT 48" AFF U.O.N.	MS1	DUAL TECHNOLOGY CEILING MOUNTED MOTION SENSOR. nLIGHT: nCM PDT 10 (360° ≈ 24FT AT 9'AFF)
$LV2	WALL SWITCH 2 BUTTON nLIGHT: nPODM 2P XX, MOUNT 48" AFF	MS2	WALL/CEILING MOUNTED MOTION SENSOR. nLIGHT: nCM PDT 16 KIT (120° ≈ 40FT AT 9'AFF)
$LV3	WALL SWITCH 2 BUTTON nLIGHT: nPODM XX + nPODM 2P XX, MOUNT 48" AFF	MS3	WALL/CEILING MOUNTED MOTION SENSOR. nLIGHT: nHW 13 (LONG-RANGE NARROW BEAM 90' AT 9' AFF)
$LV4	WALL SWITCH 2 BUTTON nLIGHT: nPODM 4P XX, MOUNT 48" AFF	DS	CEILING MOUNTED DAYLIGHT SENSOR. nLIGHT: nCM ADCX
$LV8	WALL SWITCH 2 BUTTON nLIGHT: nPODM 4P XX (2X), MOUNT 48" AFF	RC1	0-10V ROOM DIMMING CONTROLLER (1 SWITCHLEG). nLIGHT: nPP16D
$DM	WALL SWITCH 2 BUTTON nLIGHT: nPODM DX XX, MOUNT 48" AFF	RC2	0-10V ROOM DIMMING CONTROLLER (2 SWITCHLEGS). nLIGHT: nPP16D (2X)
$LP	WALL SWITCH OCCUPANCY SENSOR, nLIGHT: nWSX LV XX, MOUNT 48" AFF U.O.N.	RC3	ON/OFF ROOM CONTROLLER (1 SWITCHLEG). nLIGHT: nPP16
$LD	WALL SWITCH DUAL TECH. OCCUPANCY SENSOR, nLIGHT: nWSX PDT LV XX, MOUNT 48" AFF U.O.N.	RC4	ON/OFF ROOM CONTROLLER (2 SWITCHLEGS). nLIGHT: nPP16 (2X)
$DC	LOW VOLTAGE DIMMING CONTROL STATION, TACTOUCH TT-L6 SERIES, MANUAL ON/AUTO OFF. PROVIDE WITH COMPATIBLE POWERPACK	RC5	FORWARD PHASE DIMMING CONTROLLER (1 SWITCHLEG). nLIGHT: nSP5 PCD XX (DIMMING TYPE TO BE SPECIFIED)
		RC6	FORWARD PHASE DIMMING CONTROLLER (2 SWITCHLEGS). nLIGHT: nSP5 PCD XX (2X) (DIMMING TYPE TO BE SPECIFIED)
		LC1	ON/OFF LOAD CONTROLLER (1 SWITCHED) nLIGHT: nPP20 PL

NOTES:

1. CONTROLS ARE INDICATED SCHEMATICALLY AND DIAGRAMMATICALLY, ELECTRICAL CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS & MOUNTING HEIGHTS OF ALL LIGHTING CONTROLS PRIOR TO ROUGH-IN WITH MANUFACTURERS WRITTEN INSTALLATION MANUALS AND INSTRUCTIONS.
2. COORDINATE AND PROVIDE MOTION SENSOR MINIMUM DISTANCE FROM HVAC REGISTERS WITH MANUFACTURERS LITERATURE.
3. ALL ROOM CONTROLLERS SHALL BE MOUNTED IN AN ACCESSIBLE CEILING SPACE AS REQUIRED, UNLESS OTHERWISE NOTED.
4. MANUFACTURERS SHOWN IN THIS LEGEND ARE "BASIS OF DESIGN" AND "OR EQUAL" DEVICES MAY BE SUBMITTED FOR APPROVAL.

CONTRACTOR SHALL COORDINATE WITH THE LIGHTING CONTROLS VENDOR THE TYPE, NUMBER, AND PLACEMENT OF SENSORS TO PROVIDE A SATISFACTORY OPERATIONAL SYSTEM AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE ALL PROPER ADJUSTMENTS TO ASSURE OWNER'S SATISFACTION WITH THE OCCUPANCY SENSOR SYSTEM. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS AS REQUIRED TO PROPERLY AND COMPLETELY COVER THE RESPECTIVE AREA.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
$	SINGLE POLE SWITCH, MOUNT 48" AFF U.O.N.
$3, $4	THREE-WAY/FOUR-WAY SWITCH RESPECTIVELY, MOUNT 48" AFF U.O.N.
$M	MOTOR-RATED SWITCH, SINGLE/DOUBLE POLE AS INDICATED ON PLANS
$D	SLIDE DIMMER W/PRESET ON/OFF SWITCH, MATCH DIMMER RATING WITH ASSOCIATED LOAD, MOUNT 48" AFF U.O.N.
$T	SPRINGWOUND TIMER SWITCH, INTERMATIC "F"-SERIES, MOUNT 48" AFF U.O.N.
$OC	WALL SWITCH OCCUPANCY SENSOR (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$OC3	WALL SWITCH OCCUPANCY SENSOR 3-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$OC4	WALL SWITCH OCCUPANCY SENSOR 4-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$VC	WALL SWITCH VACANCY SENSOR (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$VC3	WALL SWITCH VACANCY SENSOR 3-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$VC4	WALL SWITCH VACANCY SENSOR 4-WAY (DUAL), LEGRAND "RW3U600" (24'W X 25'L), MOUNT 48" AFF U.O.N.
$DV	WALL SWITCH DIMMING VACANCY SENSOR (DUAL), LEGRAND "DW-311", MOUNT 48" AFF U.O.N.
OC1	CEILING MOUNT OCCUPANCY SENSOR (120-277V), LEGRAND "DT-355" (360 DEG 25'W), MOUNT 8' AFF U.O.N.
$K	KEY SWITCH, MOUNT 48" AFF U.O.N.
$C	FAN SPEED CONTROL, MOUNT 48" U.O.N.
	SIMPLEX RECEPTACLE, MOUNT 18'' AFF U.O.N.
	DUPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	DUPLEX RECEPTACLE, MOUNT 42" AFF (48" AFF IN TOILETS/UTILITY CLOSETS) U.O.N.
	SWITCHED SPLIT-WIRE DUPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	FLOOR MOUNTED DUPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	FLOOR MOUNTED SWITCHED SPLIT-WIRE DUPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	QUADRAPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	QUADRAPLEX RECEPTACLE, MOUNT 42" AFF U.O.N.
	SWITCHED SPLIT-WIRE QUADRAPLEX RECEPTACLE, MOUNT 18" AFF U.O.N.
	FLOOR MOUNTED QUADRAPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	FLOOR MOUNTED SWITCHED SPLIT-WIRE QUADRAPLEX RECEPTACLE. REFER TO PLANS FOR SIZE & CONFIGURATION.
	1Ø, 208/240-VOLT RECEPTACLE, MOUNT 18" AFF U.O.N.
	SPECIAL PURPOSE RECEPTACLE, MOUNT 18" AFF U.O.N.
10	BUILDING EXTERIOR/ROOF-MOUNTED WEATHER-RESISTANT DUPLEX RECEPTACLE, MOUNT 18" AFF U.O.N. DEVICE SHALL INCLUDE WEATHERPROOF BACK-BOX WITH DIE-CAST, WEATHERPROOF IN-USE LOCKING COVER - INTERMATIC WP3110MXD. RECEPTACLE SHALL BE G.F.I. PROTECTED EITHER AT THE RECEPTACLE OR FROM THE CIRCUIT BREAKER IN THE PANELBOARD SERVING CKT. IF TOTAL BRANCH CIRCUIT ONE-WAY LENGTH IS GREATER THAN 200', UTILIZE GFCI RECEPTACLES IN PLACE OF GFCI BREAKER (PER MANUFACTURER RECOMMENDATIONS).
RCR	RECEPTACLE CONTROL RELAY
	TELEPHONE OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	DATA OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
10	TELECOM OUTLET(DATA/TELEPHONE) - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	FLOOR/CEILING-MOUNTED TELECOM OUTLET. REFER TO PLANS FOR BOX TYPE, CONDUIT SIZE/QUANTITY & CONFIGURATION.
TV	COMBINATION CABLE TELEVISION/CCTV OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESS. CLG.
S	CELING MOUNTED SPEAKER
S	WALL MOUNTED SPEAKER
	CAMERA
TTB	TTB (TELEPHONE TERMINAL BOARD) MARINE PLYWOOD BACKBOARD 3/4"x4'x4' PAINTED W/FIRE RETARDANT GRAY PAINT. PROVIDE (2) 4" CONDUITS TO PROPERTY LINE. COORDINATE FINAL CONDUIT SIZES AND LOCATIONS W/UTILITY. PROVIDE SOLID COPPER GROUND BAR WITH INSULATED STAND-OFFS.
J	JUNCTION BOX(4"X4"X2"), MOUNT 18" AFF U.O.N.
LC	LIGHTING CONTROLLER
TC	TIMECLOCK WITH INTEGRAL MANUAL OVERRIDE USE INTERMATIC ET90000 SERIES OR EQUAL.
PTD	POWER TRANSFER DEVICE/RELAY.
PC	STEM AND SWIVEL MOUNT PHOTOCELL USE INTERMATIC SERIES K4221C FOR 120V AND K4223C FOR 277V OR EQUAL.
	ELECTRICAL PANELBOARD (SURFACE OR FLUSH-MOUNTED AS SHOWN). REFER TO SCHEDULES/RISER FOR INFO.
	ENCLOSED CIRCUIT BREAKER. PROVIDE WEATHERPROOF ENCLOSURE FOR EXTERIOR APPLICATIONS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
	HP RATED SWITCH AS DISC. PROVIDE WEATHERPROOF ENCLOSURE FOR EXTERIOR APPLICATIONS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
	HP RATED COMBINATION MOTOR STARTER DISC. PROVIDE WP ENCLOSURE FOR EXT. APPS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
	HP RATED MOTOR STARTER. PROVIDE WP ENCLOSURE FOR EXT. APPS. VERIFY SIZE W/EQUIP. NAMEPLATE RATING.
T	TRANSFORMER
	HOMERUN TO PANEL NOTED (DASHED LINE INDICATES CIRCUIT)
	SWITCHLEG (SOLID LINE) INDICATING A GROUP OF LIGHTS OPERATED BY A COMMON SWITCH
	LOW-VOLTAGE (DOUBLE-DASHED LINE)
AFF/AFG	ABOVE FINISHED FLOOR / ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
CU	CONDENSING UNIT
EF	EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER
ETR	EXISTING TO REMAIN.
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
LC	LOCKING COVER
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
TR	TAMPER RESISTANT
UON	UNLESS OTHERWISE NOTED
WP	WEATHER PROOF
SS	SINGLE/MULTI-STATION, NON-SYSTEM TYPE, RESIDENTIAL STYLE, LINE-POWERED, COMBINATION CARBON MONOXIDE/SMOKE DETECTOR WITH BATTERY BACKUP. ACTIVATION SHALL SOUND ALL DEVICES WITHIN EACH UNIT. CONNECT TO NEAREST ARC-FAULT PROTECTED CIRCUIT WITHIN UNIT. MAINTAIN A MINIMUM DISTANCE OF 3'-0" FROM ALL CEILING-MOUNTED HVAC SUPPLY/RETURN REGISTERS, 3'-0" FROM THE OUTER EDGE OF PADDLE FAN BLADES, AND 10'-0" FROM ALL WALL-MOUNTED HVAC SUPPLY/RETURN REGISTERS.
	EMERGENCY GENERATOR SHUTOFF PUSH-BUTTON
10	EXIT SIGN - FACES AS REQUIRED - WITH BATTERY BACKUP
	EXIT SIGN W/DIRECTION ARROW - FACES AS REQUIRED - WITH BATTERY BACKUP
EM	EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP (CONNECT TO LINE SIDE OF NEAREST SWITCH SERVING THAT AREA OR ON THE LINE SIDE OF LIGHTING CONTROL PANEL THAT CONTROLS THE LIGHTING CIRCUIT IN THAT AREA).
	EMERGENCY LIGHT REMOTE HEAD.
X Y	"X"= HP" Y"= PHASE

NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS & MOUNTING HEIGHTS OF ALL ELECTRICAL DEVICES WITH OWNER/ARCHITECT BEFORE ROUGH-IN. MOUNTING HEIGHTS ARE MEASURED TO CENTER OF BOX.
2. ALL RECEPTACLES & SWITCHES SHALL BE ARCH/DECORA TYPE WITH MATCHING FACE PLATES. COOR. FINAL COLOR WITH ARCH. PRIOR TO ORDERING
3. ALL SYMBOLS AND ABBREVIATIONS DO NOT NECESSARILY APPEAR ON THIS PROJECT.
4. MANUFACTURERS SHOWN IN THIS LEGEND ARE "BASIS OF DESIGN" AND "OR EQUAL" DEVICES MAY BE SUBMITTED FOR APPROVAL.

ELECTRICAL NOTES AND SPECIFICATIONS:

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE DRAWINGS AND DETAILS WILL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. ANYTHING MENTIONED IN THE SPECIFICATION AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS BUT NOT IN THE SPECIFICATIONS WILL BE INTERPRETED AS BEING IN BOTH. CONFLICTS WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR TO FURNISH ALL EQUIPMENT, MATERIAL, LABOR, ETC. NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED ELECTRICAL POWER DISTRIBUTION SYSTEM. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.
3. THE ELECTRICAL CONTRACTOR WILL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL GOVERNMENT FEES, SALES TAXES AND OTHER COSTS IN CONNECTION WITH HIS WORK, FILE ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION, OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK, AND DELIVER TO THE GENERAL CONTRACTOR THE SAME CERTIFICATES BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.
4. THE ELECTRICAL CONTRACTOR (E.C.) WILL GIVE FULL COOPERATION TO OTHER TRADES AND WILL FURNISH IN WRITING TO THE GENERAL CONTRACTOR, ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY. THE E.C. MUST COORDINATE ALL CONDUIT RUNS AND EQUIPMENT MOUNTING LOCATIONS WITH OTHER TRADES PRIOR TO ROUGH-IN.
5. THE ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL ELECTRICAL DEVICES AS SHOWN, VERIFYING ALL MOUNTING HEIGHTS AND EXACT LOCATIONS OF ALL WALL-MOUNTED ELECTRICAL DEVICES WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN. IN THE EVENT OF A CODE CONFLICT, THE CONTRACTOR WILL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO COMMENCING THE WORK.
6. ALL SPARE CONDUITS TO BE INSTALLED FOR FUTURE USE WILL BE CAPPED WITH PULL WIRE INSTALLED. UNDERGROUND SPARE CONDUITS WILL BE STUBBED UP 12" A.F.F. WHERE INDICATED AND CAPPED WITH PULL WIRE. ALL CAPPED CONDUIT WILL BE LABELED WITH ITS PURPOSE.
7. THE ELECTRICAL CONTRACTOR WILL PROVIDE A COMPLETE GROUNDING SYSTEM PER APPLICABLE SECTIONS OF THE N.E.C. BOND SERVICE ENTRANCE GROUND TO BUILDING STEEL, METAL WATER MAINS, MADE ELECTRODES, ETC. AS NECESSARY.
8. ALL ELECTRICAL DISTRIBUTION EQUIPMENT TO HAVE ONLY COPPER BUSING. ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE RAIN-PROOF TYPE NEMA 3R. ALL DISCONNECTS TO BE GENERAL DUTY TYPE. ALL EXTERIOR DISCONNECTS TO BE RAIN-PROOF TYPE NEMA 3R. ALL CIRCUIT BREAKERS TO BE 20A MINIMUM OR AS SHOWN ON THE PANEL SCHEDULES.
9. ALL DISCONNECTS SHALL BE HEAVY DUTY TYPE AND INSTALLED AS REQUIRED FOR CONDENSING AND AIR HANDLING UNITS, EXHAUST FANS, KITCHEN EQUIPMENT, WATER HEATERS, ETC. SUPPLIED BY MECHANICAL, PLUMBING AND FOOD SERVICE CONTRACTOR(S). SUPPLY AND INSTALL ALL REQUIRED CONDUIT AND DEVICE BOXES FOR HVAC TEMPERATURE CONTROLS.
10. ELECTRICAL CONTRACTOR TO SUPPLY ALL REQUIRED DISCONNECTS AND WIRE ALL EXHAUST FANS, AIR HANDLER UNITS, CONDENSING UNITS, SMOKE DAMPERS, ETC. PROVIDED BY THE MECHANICAL E.C. WILL VERIFY NAMEPLATE RATINGS OF ALL MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN. E.C. TO PROVIDE DISCONNECTS AND CIRCUIT BREAKERS PER NAMEPLATE RATING. THE E.C. SHALL PROVIDE ALL HARDWARE(CONTROL RELAYS, LOW VOLTAGE TRANSFORMER POWER SUPPLIES, & ENCLOSURES) FOR THE PROPER OPERATION OF MECH. UNITS, EXHAUST FANS & SMOKE DAMPERS PER THE "SEQUENCE OF OPERATIONS" AS DETAILED ON THE MECHANICAL PLANS. THE E.C. WILL NOTIFY THE ARCHITECT/ENGINEER OF ANY CHANGES REQUIRED TO CIRCUITING PRIOR TO COMMENCING THE WORK.
11. ALL INTERIOR POWER/LIGHTING CIRCUITS TO BE 2-#12, 1-#12 G. IN MINIMUM 1/2" C. W/MAXIMUM 30% FILL, UNLESS SHOWN OTHERWISE ON THE PLANS. INTERIOR HOME RUNS TO BE A MINIMUM OF 3/4" C. W/MAXIMUM 40% FILL. ALL EXTERIOR LIGHTING CIRCUITS TO BE A MINIMUM OF 2-#10 W/#10G TO THE FIRST JUNCTION BOX OR LIGHT FIXTURE AND 2-#12 W/# 10G TO THE REMAINING FIXTURES OR AS INDICATED ON PLANS. ALL UNDERGROUND CONDUIT TO BE A MINIMUM OF 1". TYPE MC CABLE HAVING STRANDED COPPER CONDUCTORS SHALL BE ACCEPTABLE FOR BRANCH CIRCUITS IN CONDITIONED SPACES ONLY. ALL FEEDER CONDUCTORS SHALL BE COPPER WITH TYPE THHN INSULATION. TYPE XHHW-2 OR THWN-2 SHALL BE USED FOR CONDUCTORS INSTALLED IN WET AND DAMP LOCATIONS. SPECIFIC EQUIPMENT CIRCUITS (HVAC, PUMPS, WATER HEATERS, ETC.) SHALL BE AS REQUIRED PER NAMEPLATE RATING(S).
12. THE ELECTRICAL CONTRACTOR SHALL PROPERLY AND PERMANENTLY IDENTIFY ALL BOXES, ENCLOSURES, ETC. FOR EMERGENCY CIRCUITS IN ACCORDANCE WITH NEC 700.10. LABEL ALL PANEL CIRCUITS TO IDENTIFY UNIT EQUIPMENT CONNECTED IN ACCORDANCE WITH NEC 700.12 (F).
13. ELECTRICAL CONTRACTOR WILL CONTACT LOCAL ELECTRICAL UTILITY AND COORDINATE EXACT LOCATION OF ELECTRICAL SERVICE SOURCE. THE CONTRACTOR SHALL COORDINATE SHORT CIRCUIT RATING (A.I.C.) WITH UTILITY PRIOR TO BID AND PROVIDE THE APPROPRIATE SHORT CIRCUIT RATINGS FOR ALL ELECTRICAL EQUIPMENT. COORDINATE USE OF HAND HOLE / UTILITY POLE / PAD MOUNT TRANSFORMER PRIOR TO BID AND/OR ROUGH-IN.
14. MINOR DETAILS, NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP, WILL BE INCLUDED IN THE ESTIMATE, THE SAME AS IF SHOWN ON DRAWINGS.
15. PROVIDE CONDUIT STUBS, BACK BOXES AND PULL STRINGS ETC. FOR ALL LOW VOLTAGE SYSTEMS PROVIDED BY OTHERS TO DEVICES LOCATED IN ALL SPACES. PROVIDE SEPARATE PERMITS FOR ALL LOW VOLTAGE SYSTEMS.
16. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED UNDER THIS SECTION SHALL COMPLY WITH THE FOLLOWING:
    - LIFE SAFETY CODE NFPA 101-2015
    - APPLICABLE NFPA FIRE CODES
    - APPLICABLE STATE AND LOCAL CODES
    - NATIONAL BUREAU OF FIRE UNDERWRITERS
    - ACCESSIBILITY FOR THE HANDICAPPED ANSI A117
    - AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
    - FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS ACCESSIBILITY REQUIREMENTS MANUAL
    - NATIONAL ELECTRICAL CODE NFPA 70-2014
    - THE SERVING UTILITY COMPANIES
    - FLORIDA BUILDING CODE 2017, SIXTH EDITION
    - FLORIDA BUILDING CODE - ENERGY CONSERVATION 2017
    - FLORIDA BUILDING CODE - MECHANICAL 2017
    - FLORIDA BUILDING CODE - PLUMBING 2017
17. ALL ELECTRICAL SYSTEM COMPONENTS AND INSTALLATIONS SHALL BE WARRANTED TO BE FREE OF DEFECTS (MATERIALS AND LABOR) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM RECEIPT OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL PROVIDE FOR OWNER'S OPTION A MAINTENANCE CONTRACT AND/OR AN EXTENDED WARRANTY
18. CONTRACTOR TO PROVIDE MANUFACTURER CERTIFICATION, WITH SHOP DRAWING SUBMITTALS, THAT POLE ASSEMBLY WITH SPECIFIED HEADS AND ALL SPECIFIED OPTIONS MEETS WIND LOAD REQUIREMENTS PER 2017 FLORIDA BUILDING CODE FIGURE 1609.3. ELECTRICAL CONTRACTOR TO SUBMIT MANUFACTURER RECOMMENDED CHANGES FOR A CODE COMPLYING INSTALLATION TO OWNER/ENGINEER FOR APPROVAL. ADDITIONALLY, CONTRACTOR SHALL PROVIDE CERTIFICATION THAT POLE MOUNTING METHOD; I.E., DIRECT BURY/ANCHOR BASE MEETS THE ABOVE REQUIREMENTS. POLE MOUNTING CERTIFICATION SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
19. ELEVATOR SIZE IS BASED ON A XX HORSEPOWER MOTOR. ELECTRICAL CONTRACTOR WILL VERIFY WITH ELEVATOR MANUFACTURER FOR EXACT SIZE OF ELEVATOR PRIOR TO BID. E.C. TO PROVIDE CIRCUIT BREAKER AND DISCONNECT SIZES RECOMMENDED BY ELEVATOR SHOP DRAWINGS. THE ELEVATOR CIRCUIT BREAKER WILL BE SHUNT-TRIP. E.C. WILL NOTIFY ARCHITECT/ENGINEER OF MOTOR SIZE CHANGES PRIOR TO COMMENCING THE WORK.
20. PROVIDE LIGHTNING PROTECTION IN ACCORDANCE WITH SPECIFICATION SECTION 264114. LIGHTNING SYSTEM GROUND SYSTEM SHALL BE BONDED TO THE BUILDING GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.106.
21. ELECTRICAL CONTRACTOR TO PROVIDE AS-BUILT DOCUMENTS, OPERATION MANUALS, MAINTENANCE MANUALS TO THE OWNER WITHIN 30 DAYS OF ACCEPTANCE OF SYSTEMS AS PER FBC C405.6.4.2.

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CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM QUEST DESIGN GROUP © COPYRIGHT 2020.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION

US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:
Rev 10 07/27/21

ELECTRICAL NOTES AND LEGENDS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E200

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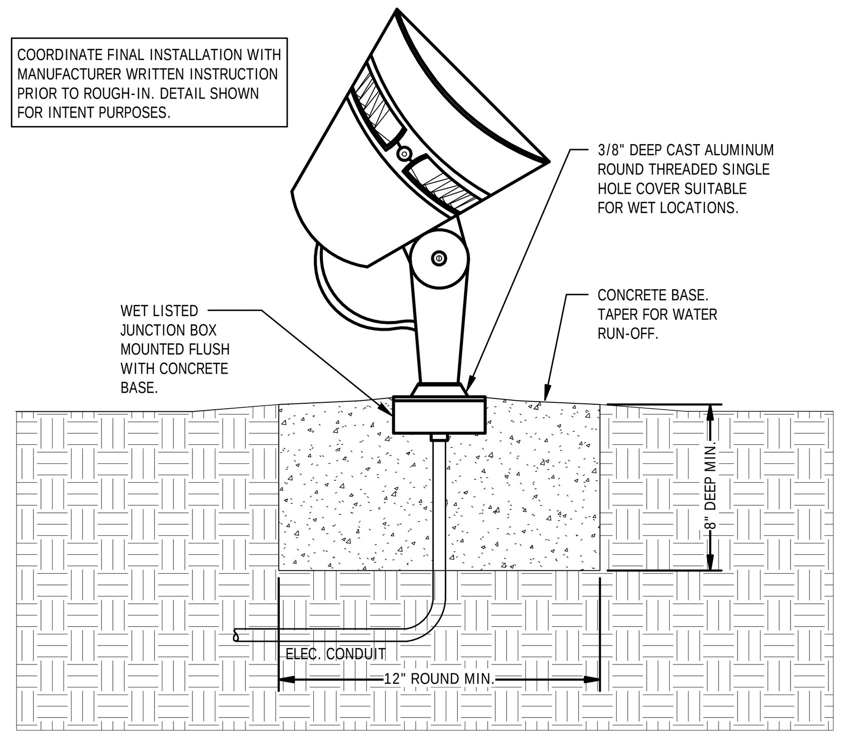
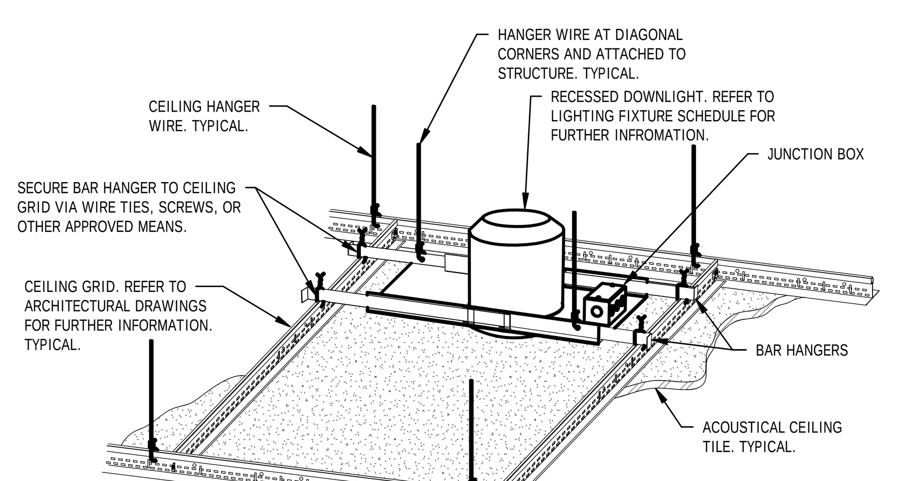


TYPICAL GROUND MOUNTED UP-LIGHT DETAIL

SCALE: NONE

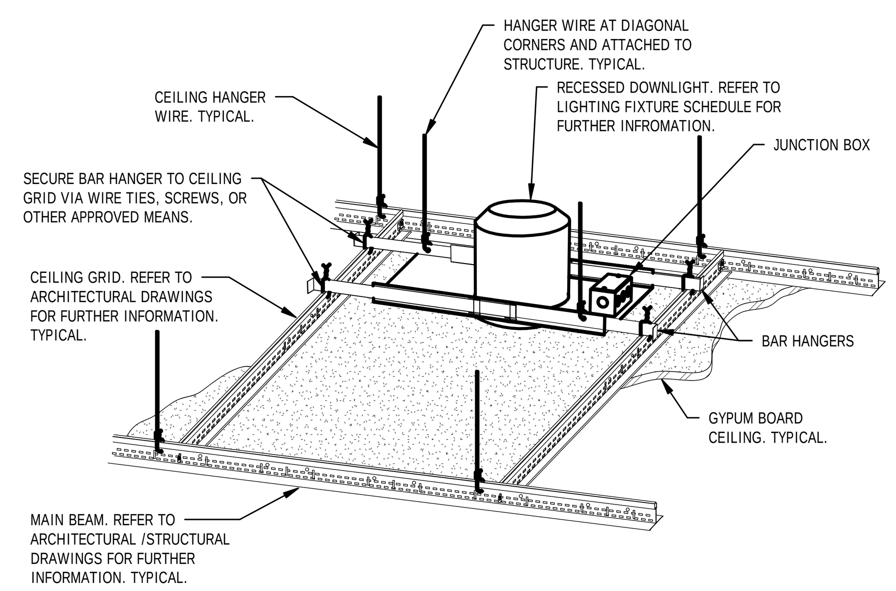


NOTES:

1. FIXTURE SUPPORTS SHALL BE IN ACCORDANCE WITH N.E.C.
2. PROVIDE INDEPENDENT SUPPORTS TO THE STRUCTURE AS REQUIRED BY LOCAL ORDINANCES.
3. FIXTURES RECESSED IN FIRE-RATED ASSESMBLIES SHALL BE PROVIDED WITH LISTED, PREFABRICATED, FIRE-RATED ENCLOSURES. SITE-FABRICATED ENCLOSURES SHALL NOT BE AN ACCEPTABLE METHOD OF MAINTAINING THE RATING OF THE CEILING ASSEMBLY.

DOWNLIGHT IN ACOUSTICAL TILE CEILING

SCALE: NONE



NOTES:
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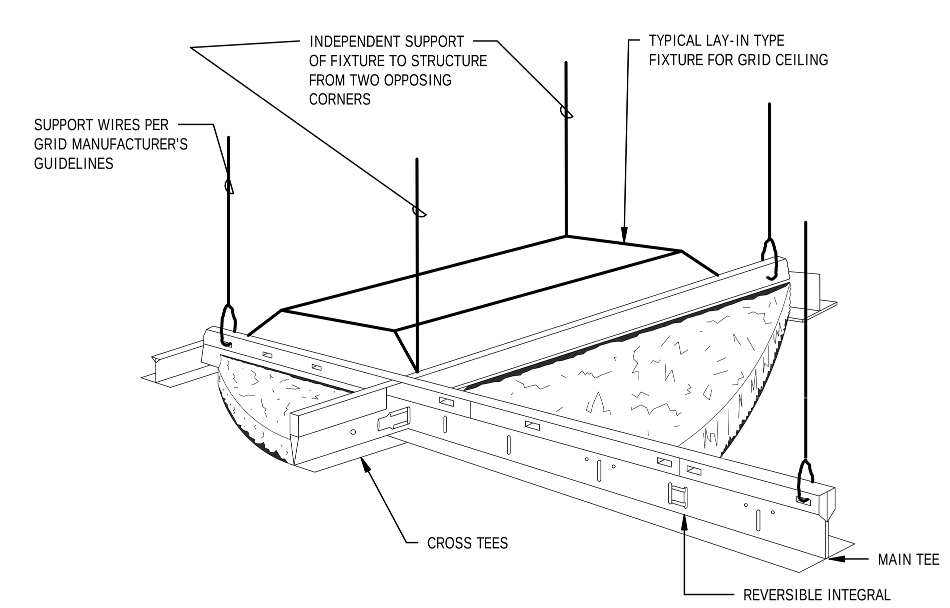
3. FIXTURES RECESSED IN FIRE-RATED ASSESMBLIES SHALL BE PROVIDED WITH LISTED, PREFABRICATED, FIRE-RATED ENCLOSURES. SITE-FABRICATED ENCLOSURES SHALL NOT BE AN ACCEPTABLE METHOD OF MAINTAINING THE RATING OF THE CEILING ASSEMBLY.

DOWNLIGHT IN GYPSUM BOARD CEILING

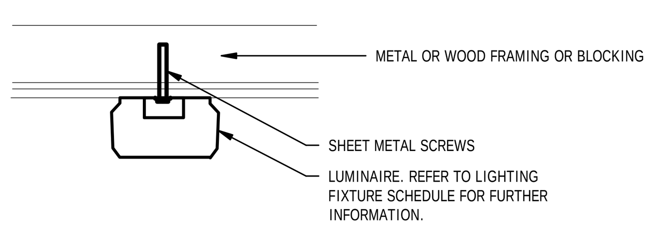
SCALE: NONE



NOTES:
1. FIXTURE SUPPORTS SHALL BE IN ACCORDANCE WITH N.E.C.
2. INDEPENDENT SUPPORT TO THE STRUCTURE

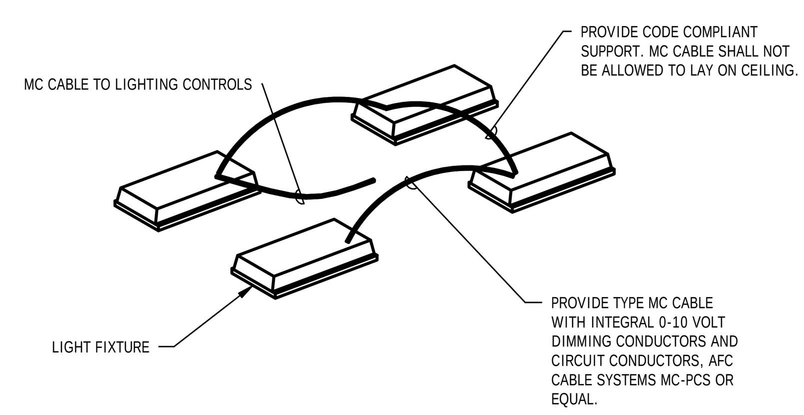
LUMINAIRE MOUNTING - ACOUSTICAL TILE CEILING

SCALE: NONE



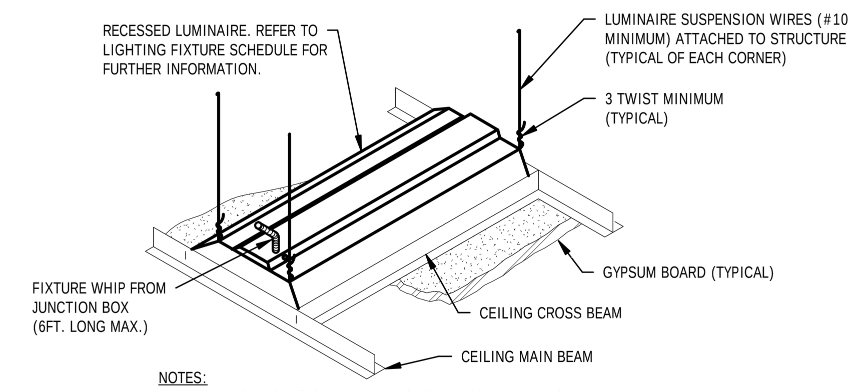
SURFACE-MOUNTED STRIP DETAIL

SCALE: NONE



TYPICAL RECESSED LIGHTING FIXTURE WIRING TAP DETAIL

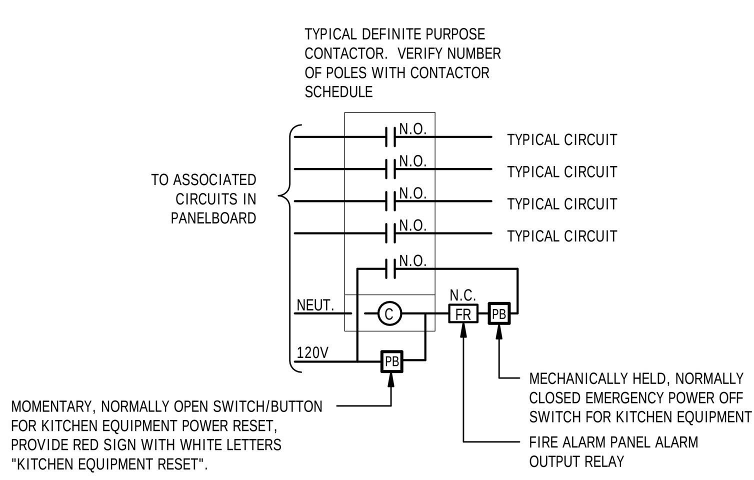
SCALE: NONE



NOTES:
1. FIXTURE SUPPORTS SHALL BE IN ACCORDANCE WITH N.E.C.
2. PROVIDE INDEPENDENT SUPPORTS TO THE STRUCTURE AS REQUIRED BY LOCAL ORDINANCES.
3. FIXTURES RECESSED IN FIRE-RATED ASSEMBLIES SHALL BE PROVIDED WITH LISTED, PREFABRICATED, FIRE-RATED ENCLOSURES. SITE-FABRICATED ENCLOSURES SHALL NOT BE AN ACCEPTABLE METHOD OF MAINTAINING THE RATING OF THE CEILING ASSEMBLY.

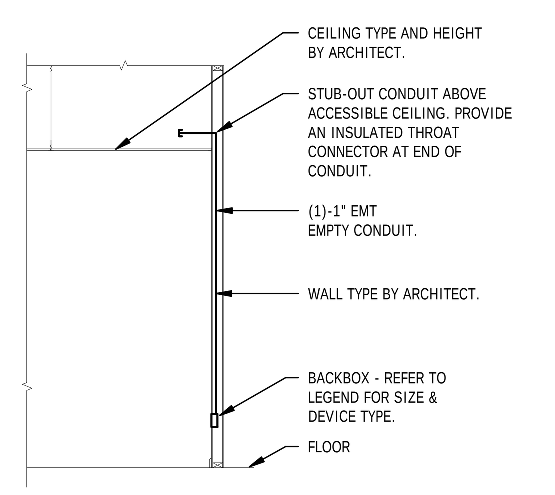
LUMINAIRE MOUNTING - GYPSUM BOARD CEILING

SCALE: NONE



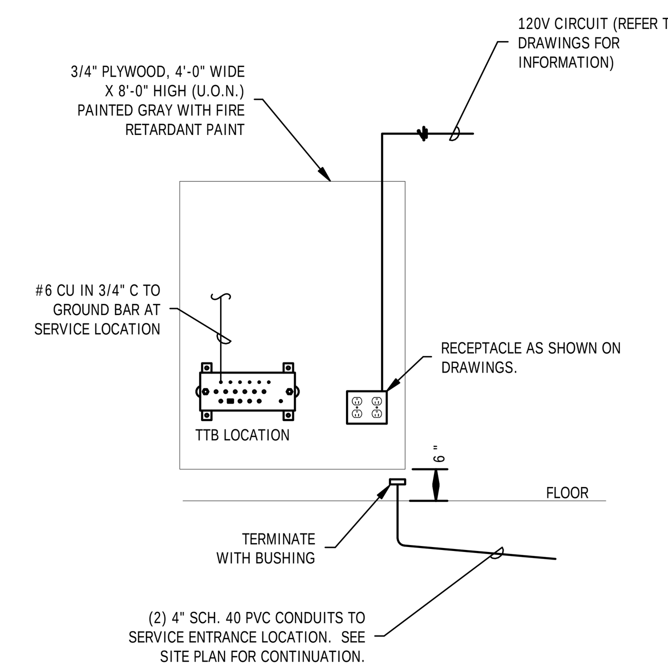
CONTACTOR CONTROL DETAIL

SCALE: NONE



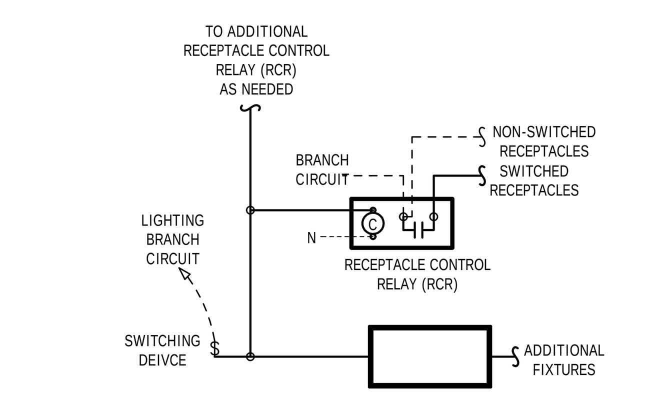
TYPICAL TELEPHONE/DATA OUTLET DETAIL

SCALE: NONE



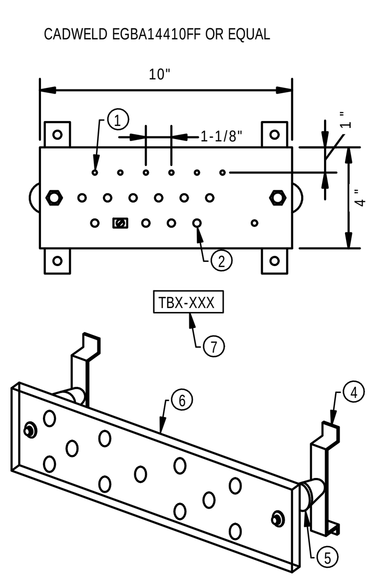
TELEPHONE EQUIPMENT BACKBOARD DETAIL

SCALE: NONE



SWITCHED RECEPTACLE CONTROL DETAIL

SCALE: NONE

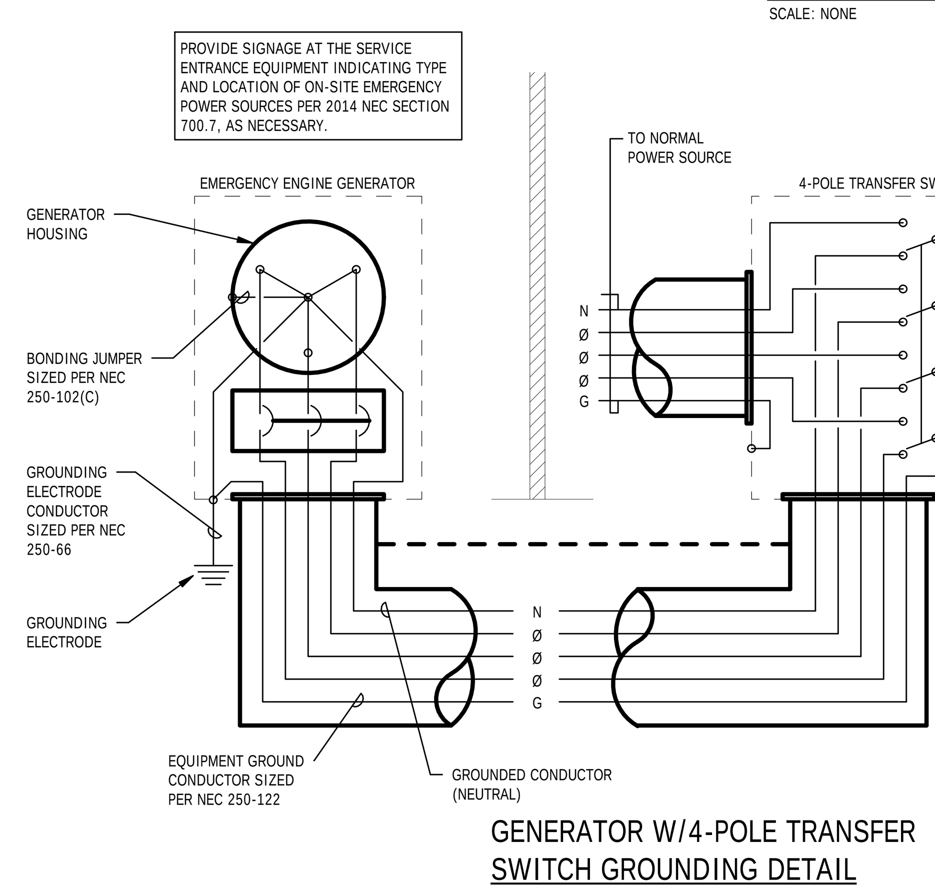


GENERAL
1. ALL HARDWARE (BOLTS, NUTS, WASHERS, ETC.) SHALL BE SOLID COPPER OR BRONZE OR STAINLESS STEEL. COPPER PLATING SHALL NOT BE ACCEPTABLE.
2. BUSBAR SHALL BE 1/4" THICK (MINIMUM).
3. INCREASE LENGTH OF BUSBAR, FOR NUMBER OF CONNECTIONS, AS REQUIRED TO MAINTAIN CORRECT SPACING BETWEEN LUGS.

NOTE
1. #6/32 (TYPICAL)
2. #9/32 (TYPICAL)
3. PROVIDE COPPER CABLE CLAMPS FOR CABLE CONNECTIONS (BY DIV.16)
4. STANDOFF BRACKET
5. INSULATOR
6. COPPER BUSBAR
7. PROVIDE WHITE CORE BAKELITE NAMEPLATE FASTENED TO A WALL/SURFACE BELOW BUSBAR AT EACH FLOOR, WITH DESIGNATION ENGRAVED THEREON IN 1/2" HIGH LETTERS.

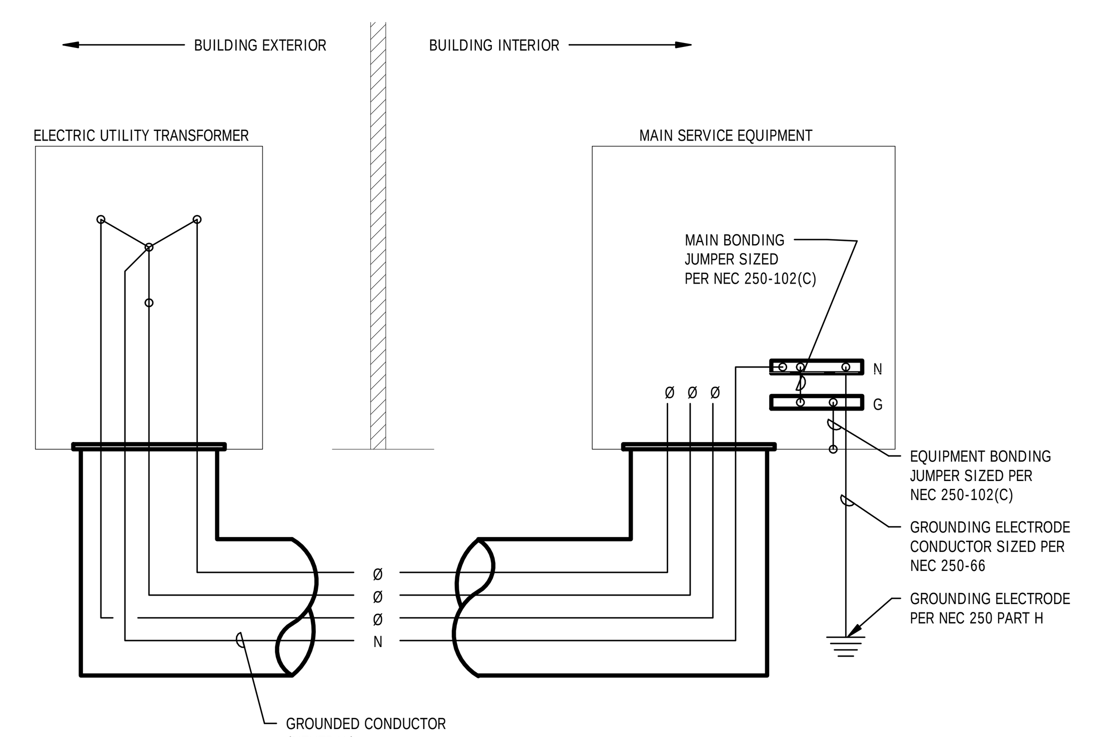
TYPICAL GROUND BUS BAR DETAIL

SCALE: NONE



GENERATOR W/4-POLE TRANSFER SWITCH GROUNDING DETAIL

SCALE: NONE



SERVICE ENTRANCE (MAIN SWITCHBOARD) GROUNDING DETAIL

SCALE: NONE

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CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM QUEST DESIGN GROUP © COPYRIGHT 2020.

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:

ELECTRICAL DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E201

DRAWN BY: Author 10/26/2020 8:43:49 AM

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COPPER CONDUCTOR AND CONDUIT SCHEDULE

O.C.P.D.** AMPERE RATING	SYMBOL*	4 WIRE WITH GROUND (3P W/ NEUTRAL)	O.C.P.D.** AMPERE RATING	SYMBOL*	4 WIRE WITH GROUND (3P W/ NEUTRAL)
20A	B20	4-#12, #12G. IN 3/4"C.	225A	B225	4-#4/0, #4G. IN 3"C.
25A	B25	4-#10, #10G. IN 3/4"C.	250A	B250	4-#250MCM, #4G. IN 3"C.
30A	B30	4-#10, #10G. IN 3/4"C.	300A	B300	4-#350MCM, #4G. IN 3 1/2"C.
35A	B35	4-#8, #10G. IN 1"C.	350A	B350	4-#400MCM, #3G. IN 3 1/2"C.
40A	B40	4-#8, #10G. IN 1"C.	400A	B400	4-#500MCM, #3G IN 4"C.
45A	B45	4-#8, #10G. IN 1"C.	450A	B450	2 SETS: 4-#4/0, #2G. EACH IN 2 1/2"C.
50A	B50	4-#8, #10G. IN 1"C.	500A	B500	2 SETS: 4-#250MCM, #2G. EACH IN 3"C.
60A	B60	4-#6, #10G. IN 1 1/4"C.	600A	B600	2 SETS: 4-#350MCM, #1G. EACH IN 3"C.
70A	B70	4-#4, #8G. IN 1 1/4"C.	700A	B700	2 SETS: 4-#400MCM, #1/0G. EACH IN 3 1/2"C.
80A	B80	4-#4, #8G. IN 1 1/4"C.	800A	B800	2 SETS: 4-#500MCM, #1/0G. EACH IN 4"C.
90A	B90	4-#3, #8G. IN 1 1/2"C.	1000A	B1000	3 SETS: 4-#400MCM, #2/0G. EACH IN 3 1/2"C.
100A	B100	4-#3, #8G. IN 1 1/2"C.	1200A	B1200	4 SETS: 4-#350MCM, #3/0G. EACH IN 3 1/2"C.
110A	B110	4-#2, #6G. IN 1 1/2"C.	1600A	B1600	5 SETS: 4-#400MCM, #4/0G. EACH IN 3 1/2"C.
125A	B125	4-#1, #6G. IN 2"C.	2000A	B2000	6 SETS: 4-#400MCM, #250MCM G. EACH IN 3 1/2"C.
150A	B150	4-#1/0, #6G. IN 2"C.	2200A	B2200	6 SETS: 4-#500MCM, #350MCM G. EACH IN 4"C.
175A	B175	4-#2/0, #6G. IN 2 1/2"C.	2500A	B2500	7 SETS: 4-#500MCM, #350MCM G. EACH IN 4"C.
200A	B200	4-#3/0, #6G. IN 2 1/2"C.	3000A	B3000	8 SETS: 4-#500MCM, #400MCM G. EACH IN 4"C.

G1/0	1-#1/0 G IN 1"C.	G2/0	1-#2/0 G IN 1"C.	G3/0	1-#3/0 G IN 1"C.

* UNDERLINED TEXT WITHIN A SYMBOL INDICATES NO GROUND WIRE FOR SVC. FEEDER OR NO NEUTRAL FOR MOTOR LOAD.

** OVER CURRENT PROTECTIVE DEVICE

NOTES:

1. FOR SINGLE PHASE CIRCUITS, INCREASE WIRE ONE SIZE FOR EACH 100' OF CIRCUIT LENGTH. FOR THREE PHASE CIRCUITS, INCREASE WIRE ONE SIZE FOR EACH 200' OF CIRCUIT LENGTH. (ADJUST CONDUIT AS REQ'D).
2. VOLTAGE DROP: THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5 PERCENT VOLTAGE DROP TOTAL, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ENERGY CONSERVATION, SECTION C405.6.3. CALCULATIONS SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR BASED ON ACTUAL FIELD INSTALLATIONS AND DISTANCES PRIOR TO ROUGH-IN.
3. ALL UNDERGROUND AND ROOFTOP CONDUCTORS TO BE 90° C CONDUCTORS, TYPE XHHW-2 OR THWN-2. ALLOWABLE AMPACITY PER 75°C COLUMN, NEC 70 (2014) TABLE 310.15(B)(16).
4. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN INSULATION UNLESS OTHERWISE NOTED.

BRANCH CIRCUIT WIRING SCHEDULE

C/B SIZE	WIRE	CONDUIT	REMARKS
SINGLE POLE (1P)			
20a.	2-#12, 1-#12G.	3/4"	1Ø,2W
25a.	2-#10, 1-#10G.	3/4"	1Ø,2W
30a.	2-#10, 1-#10G.	3/4"	1Ø,2W
35a.	2-#8, 1-#10G.	3/4"	1Ø,2W
40a.	2-#8, 1-#10G.	3/4"	1Ø,2W
45a.	2-#8, 1-#10G.	3/4"	1Ø,2W
50a.	2-#8, 1-#10G.	3/4"	1Ø,2W
60a.	2-#6, 1-#10G.	3/4"	1Ø,2W
TWO POLE (2P)			
20a.	2-#12, 1-#12G.	3/4"	1Ø,2W
25a.	2-#10, 1-#10G.	3/4"	1Ø,2W
30a.	2-#10, 1-#10G.	3/4"	1Ø,2W
40a.	2-#8, 1-#10G.	1"	1Ø,2W
45a.	2-#8, 1-#10G.	1"	1Ø,2W
50a.	2-#8, 1-#10G.	1"	1Ø,2W
60a.	2-#6, 1-#10G.	1"	1Ø,2W
70a.	2-#4, 1-#8G.	1 1/4"	1Ø,2W
80a.	2-#4, 1-#8G.	1 1/4"	1Ø,2W
90a.	2-#3, 1-#8G.	1 1/4"	1Ø,2W
100a.	2-#3, 1-#8G.	1 1/4"	1Ø,2W
THREE POLE (3P)			
20a.	3-#12, 1-#12G.	3/4"	3Ø, 3W
25a.	3-#10, 1-#10G.	3/4"	3Ø, 3W
30a.	3-#10, 1-#10G.	3/4"	3Ø, 3W
30a.	3-#10, 1-#10N, 1-#10G.	3/4"	3Ø, 4W
35a.	3-#8, 1-#10G.	1"	3Ø, 3W
35a.	3-#8, 1-#8, 1-#10G.	1"	3Ø, 4W
40a.	3-#8, 1-#10G.	1"	3Ø, 3W
40a.	3-#8, 1-#8N, 1-#10G.	1"	3Ø, 4W
45a.	3-#8, 1-#10G.	1"	3Ø, 3W
45a.	3-#8, 1-#8N, 1-10G.	1"	3Ø, 4W
50a.	3-#8, 1-#10G.	1"	3Ø, 3W
50a.	3-#8, 1-#8N, 1-10G.	1"	3Ø, 4W
60a.	3-#6, 1-#10G.	1"	3Ø, 3W
60a.	3-#6, 1-#6N, 1-#10G.	1 1/4"	3Ø, 4W
100a.	3-#3, 1-#3N, 1-#8G.	1 1/2"	3Ø, 4W
125a.	3-#1, 1-#1N, 1-#6G.	2"	3Ø, 4W
150a.	3-#1/0, 1-#1/0N, 1-#6G.	2"	3Ø, 4W
175a.	3-#2/0, 1-#2/0N, 1-#6G.	2"	3Ø, 4W
200a.	3-#3/0, 1-#3/0N, 1-#6G.	2 1/2"	3Ø, 4W

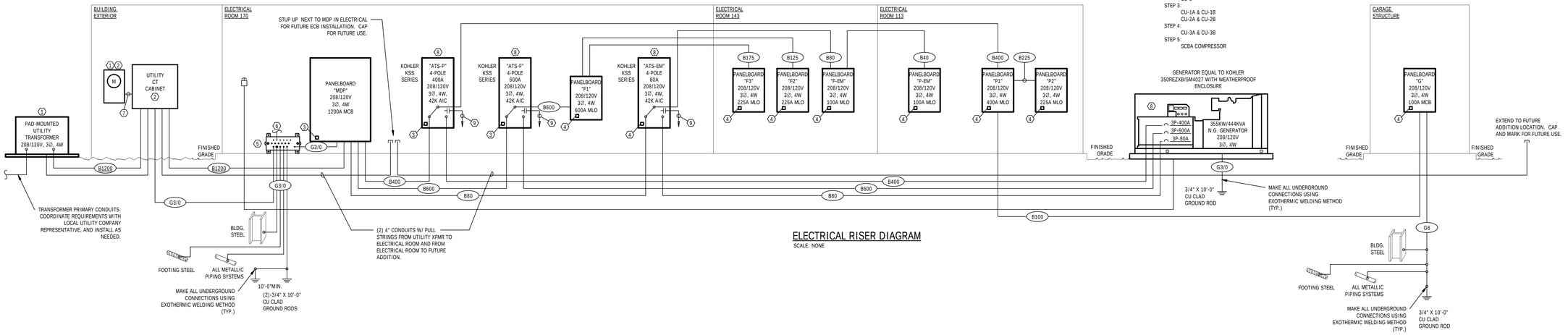
NOTE: VOLTAGE DROP: THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5 PERCENT VOLTAGE DROP TOTAL, IN ACCORDANCE WITH THE FBC, SECTION C405.6.3. CALCULATIONS SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR BASED ON ACTUAL FIELD INSTALLATIONS AND DISTANCES PRIOR TO ROUGH-IN.

CONTACTOR CONTROL SCHEDULE

POLE DESIGNATION	AREAS CONTROLLED	CONTROL TYPE	CIRCUIT BREAKERS
#1	GAS GRILL	F/A RELAY/POWER OFF SWITCH	F3-9
#2	PORCH COUNTER RECEPTACLES	F/A RELAY/POWER OFF SWITCH	F3-11
#3	PORCH COUNTER RECEPTACLES	F/A RELAY/POWER OFF SWITCH	F3-32
#4	KITCHEN COUNTER RECEPTACLE	F/A RELAY/POWER OFF SWITCH	F3-47
#5	KITCHEN COUNTER RECEPTACLE	F/A RELAY/POWER OFF SWITCH	F3-41
#6	KITCHEN COUNTER RECEPTACLE	F/A RELAY/POWER OFF SWITCH	F3-51
#7	MIRCOWAVE	F/A RELAY/POWER OFF SWITCH	F3-49
#8	DISPOSAL	F/A RELAY/POWER OFF SWITCH	F3-45
#9	GAS OVEN/RANGE POWER AND GAS SOLENOID VALVE	F/A RELAY/POWER OFF SWITCH	F3-53
#10	CONTACTOR CONTROL	F/A RELAY/POWER OFF SWITCH	F3-34
#11	SPARE	---	---
#12	SPARE	---	---

THE ELECTRICAL ROOM AND ELECTRICAL EQUIPMENT HAVE BEEN LOCATED AND DIMENSIONED BASED UPON "SQUARE D" EQUIPMENT. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE CLEARANCE AND COORDINATION OF ELECTRICAL EQUIPMENT HAVING DIFFERING DIMENSIONS FROM OTHER MANUFACTURERS.

SERVICE EQUIPMENT SHALL BE MARKED TO INDICATED THE MAXIMUM AVAILABLE FAULT CURRENT AS REQUIRED BY 2014 NEC SECTION 110.24. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. ELECTRICAL CONTRACTOR SHALL REQUEST A DATED LETTER WITH FAULT CURRENT INFORMATION FROM THE LOCAL UTILITY.



ELECTRICAL RISER DIAGRAM

SCALE: NONE

KEYED NOTES - ELECTRICAL RISER DIAGRAM:

1. COORDINATE LOCATION AND REQUIREMENTS WITH LOCAL UTILITY PRIOR TO ROUGH-IN.
2. UTILITY METER AND CT CABINET MOUNTED TO BUILDING EXTERIOR, COORDINATE LOCATION AND REQUIREMENTS WITH LOCAL UTILITY PRIOR TO ROUGH-IN.
3. SURGE PROTECTIVE DEVICE: PQ PROTECTION "PQM200" (OR APPROVED EQUAL)
4. SURGE PROTECTIVE DEVICE: PQ PROTECTION "PQC100" (OR APPROVED EQUAL)
5. PROVIDE SOLID COPPER GROUND BUS BAR SIZED AS REQUIRED FOR THE SERVICE AND TTB LOCATIONS.
6. (1) #6 CU. TO TTB GROUND BUS BAR.
7. PROVIDE (1) 1-1/2" CONDUIT.
8. GENERATOR AND TRANSFER SWITCHES TO BE PROVIDED WITH BACNET CARDS TO INTERFACE WITH BUILDING MANAGEMENT SYSTEM. COORDINATE REQUIREMENTS WITH BUILDING CONTROLS MANUFACTURER.
9. CONDUIT & WIRE TO ENGINE-GENERATOR SET ENGINE START CONTROL CIRCUIT.
10. PROVIDE EMERGENCY POWER DELAYED START RELAYS FOR HVAC AND SCBA EQUIPMENT TO PROVIDE THE FOLLOWING LOAD STEPS:
    - STEP 1: ALL LOADS NOT NOTED IN THE FOLLOWING STEPS.
    - STEP 2: OAU-1 & OACU-1, CU-4, CU-5
    - STEP 3: CU-1A & CU-1B, CU-2A & CU-2B
    - STEP 4: CU-3A & CU-3B
    - STEP 5: SCBA COMPRESSOR

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FIRE STATION NO. 86 & POLICE SUBSTATION
US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:

ELECTRICAL RISER AND SCHEDULES

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E202

Panelboard: MDP

Location: ELEC 170 | Supply From: | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 42,000 | Mains Type: MCB | Mains Rating: 1200 A | MCB Rating: 1200 A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	PANEL P1 VIA ATS-P	400 A	3	49.80	4.16					2	50 A	FUTURE EV CHARGER	2
3	--	--	--			45.06	4.16			--	--	--	4
5	--	--	--					45.91	4.16	2	50 A	FUTURE EV CHARGER	6
7	PANEL F1 VIA ATS-F	600 A	3	75.09	4.16					--	--	--	8
9	--	--	--			71.53	4.16			2	50 A	FUTURE EV CHARGER	10
11	--	--	--					73.93	4.16	--	--	--	12
13	PANEL F-EM VIA ATS-EM	80 A	3	3.72	4.16					2	50 A	FUTURE EV CHARGER	14
15	--	--	--			3.44	4.16			--	--	--	16
17	--	--	--					2.50	4.16	2	50 A	FUTURE EV CHARGER	18
19	SPACE	--	--	0.00	4.16					--	--	--	20
21	"	--	--			0.00	4.16			2	50 A	FUTURE EV CHARGER	22
23	"	--	--					0.00	4.16	--	--	--	24
25	"	--	--	0.00	0.00					--	--	SPACE	26
27	"	--	--			0.00	0.00			--	--	"	28
29	"	--	--					0.00	0.00	--	--	"	30
31	"	--	--	0.00	0.00					--	--	"	32
33	"	--	--			0.00	0.00			--	--	"	34
35	"	--	--					0.00	0.00	--	--	"	36
37	"...	--	--	0.00	0.00					3	30 A	SURGE PROTECTIVE DEVICE	38
39	"	--	--			0.00	0.00			--	--	--	40
41	"	--	--					0.00	0.00	--	--	--	42
		Total Load:		145.25		136.67		138.98		kVA			
		Total Amps:		1213.36		1138.91		1161.16		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	115406 VA	100.00%	115406 VA		
Lighting	27948 VA	125.00%	34935 VA	Total Conn. Load:	420.90 kVA
Motor	38171 VA	118.45%	45214 VA	Total Est. Demand:	364.75 kVA
Power	10526 VA	100.00%	10526 VA	Total Conn.:	1168.30 A
Receptacle	175330 VA	52.85%	92665 VA	Total Est. Demand:	1012.43 A
Computer	3600 VA	100.00%	3600 VA		
Continuous	49920 VA	125.00%	62400 VA		

Notes:

Panelboard: F1

Location: ELEC 170 | Supply From: MDP | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 22,000 | Mains Type: MLO | Mains Rating: 600 A | MCB Rating: N/A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	SITE LIGHTING	20 A	1	0.21	0.54					1	20 A	APPARATUS BAY RECEP.	2
3	SITE LIGHTING	20 A	1			0.74	0.90			1	20 A	APPARATUS BAY RECEP.	4
5	FLAG POLE LIGHTS	20 A	1					0.02	0.90	1	20 A	APPARATUS BAY RECEP.	6
7	SCBA/WORK SHOP/TURNOUT/ELEC RM LTS	20 A	1	0.28	1.50					1	20 A	APPARATUS BAY TRUCK CHARGER	8
9	APPARATUS BAY EXTERIOR RECEP.	20 A	1			0.90	1.50			1	20 A	APPARATUS BAY TRUCK CHARGER	10
11	APPARATUS BAY RECEP.	20 A	1					0.90	1.50	1	20 A	APPARATUS BAY TRUCK CHARGER	12
13	APPARATUS BAY RECEP.	20 A	1	0.54	1.50					1	20 A	APPARATUS BAY TRUCK CHARGER	14
15	APPARATUS BAY TRUCK CHARGER	20 A	1			1.50	0.54			1	20 A	WORKSHOP RECEP.	16
17	APPARATUS BAY TRUCK CHARGER	20 A	1					1.50	0.54	1	20 A	WORKSHOP RECEP.	18
19	APPARATUS BAY TRUCK CHARGER	20 A	1	1.50	0.94					3	15 A	EF-5	20
21	APPARATUS BAY TRUCK CHARGER	20 A	1			1.50	0.94			--	--	--	22
23	TURNOUT RM. RECEP.	20 A	1					0.54	0.94	--	--	--	24
25	MAINTENANCE RECEPTACLES	20 A	1	0.36	1.20					1	20 A	APPARATUS BAY DOOR OPENER	26
27	SCBA RM RECEP.	20 A	1			0.18	1.20			1	20 A	APPARATUS BAY DOOR OPENER	28
29	SCBA UNIT	100 A	3					9.39	1.20	1	20 A	APPARATUS BAY DOOR OPENER	30
31	--	--	--	9.39	1.20					1	20 A	APPARATUS BAY DOOR OPENER	32
33	--	--	--			9.39	1.20			1	20 A	APPARATUS BAY DOOR OPENER	34
35	EXTERIOR RECEP. FOR CHRISTMAS LIGHTS	20 A	1					0.90	1.20	1	20 A	APPARATUS BAY DOOR OPENER	36
37	EXTERIOR RECEP. FOR CHRISTMAS LIGHTS	20 A	1	0.72	1.20					1	20 A	APPARATUS BAY DOOR OPENER	38
39	FIRE FLOW BELL (1)	20 A	1			0.20	1.20			1	20 A	APPARATUS BAY DOOR OPENER	40
41	APPARATUS BAY WALL MOUNTED FAN	20 A	1					1.20	0.18	1	20 A	IRRIGATION CONTROLLER	42
43	APPARATUS BAY WALL MOUNTED FAN	20 A	1	1.20	0.70					1	15 A	SF-1	44
45	APPARATUS BAY WALL MOUNTED FAN	20 A	1			1.20	0.10			1	20 A	TOXIC FUME CONTROLLER	46
47	APPARATUS BAY WALL MOUNTED FAN	20 A	1					1.20	4.13	3	50 A	CU-3A	48
49	APPARATUS EXT. WALL FLOOD LIGHTS	20 A	1	0.59	4.13					--	--	--	50
51	SPACE	--	--			0.00	4.13			--	--	--	52
53	"	--	--					0.00	4.13	3	50 A	CU-3B	54
55	"	--	--	0.00	4.13					--	--	--	56
57	FCU-3-11, FCU-3-12, FCU-3-13, BS5	15 A	2			0.10	4.13			--	--	--	58
59	--	--	--					0.10	1.73	3	20 A	OACU-1	60
61	OAU-1	125 A	3	8.45	1.73					--	--	--	62
63	--	--	--			8.45	1.73			--	--	--	64
65	--	--	--					8.45	0.00	--	--	SPACE	66
67	--	--	--	0.00	0.00					3	30 A	SURGE PROTECTIVE DEVICE	68
69	--	--	--			0.00	0.00			--	--	--	70
71	--	--	--					0.00	0.00	--	--	--	72
73	PANEL F2 SUB-FEED	125 A	3	14.58	18.50					3	175 A	PANEL F3 SUB-FEED	74
75	--	--	--			13.67	16.12			--	--	--	76
77	--	--	--					13.26	20.02	--	--	--	78
		Total Load:		75.09		71.53		73.93		kVA			
		Total Amps:		628.80		596.07		619.16		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	57464 VA	100.00%	57464 VA		
Lighting	13491 VA	125.00%	16863 VA	Total Conn. Load:	220.55 kVA
Motor	34475 VA	120.43%	41518 VA	Total Est. Demand:	180.42 kVA
Power	3526 VA	100.00%	3526 VA	Total Conn.:	612.17 A
Receptacle	111090 VA	54.50%	60545 VA	Total Est. Demand:	500.78 A
Computer	500 VA	100.00%	500 VA		

Notes:
(1) PROVIDE RED CIRCUIT BREAKER WITH LOCK ON HANDLE.

Panelboard: P1

Location: ELEC 176 | Supply From: MDP | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 22,000 | Mains Type: MLO | Mains Rating: 400 A | MCB Rating: N/A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	REFRIGERATOR	20 A	1	1.40	1.50					1	20 A	COORIDOR COUNTER RECEP.	2
3	REFRIGERATOR	20 A	1			1.40	1.20			1	20 A	UNDER COUNTER DISHWASHER	4
5	REFRIGERATOR	20 A	1					1.40	1.08	1	20 A	ROLL CALL ROOM RECEP.	6
7	CORRIDOR/JANITORS CLOSET RECEP.	20 A	1	0.54	0.72					1	20 A	ROLL CALL ROOM RECEP.	8
9	DETECTIVE OFFICE RECEP.	20 A	1			0.90	1.08			1	20 A	PATROL SERGENT ROOM RECEP.	10
11	COFFEE MAKER	20 A	1					1.65	1.08	1	20 A	CONF ROOM RECEP.	12
13	UNDER COUNTER DISHWASHER	20 A	1	1.20	0.36					1	20 A	RESTROOM RECEP.	14
15	REFRIGERATOR	20 A	1			1.40	0.36			1	20 A	COUNTER RECEP. CORRIDOR	16
17	DET. SERGEANT OFFICE RECEP.	20 A	1					0.90	0.37	1	20 A	LOBBY CORRIDOR WATER COOLER (2)	18
19	COMMANDER OFFICE RECEP.	20 A	1	1.08	1.08					1	20 A	LOBBY RECEP.	20
21	CAPTAIN OFFICE RECEP.	20 A	1			1.08	0.72			1	20 A	LOBBY CORRIDOR RECEP.	22
23	STAFF ASST. RECEP.	20 A	1					0.54	0.36	1	20 A	LOBBY RESTROOM RECEP.	24
25	RECEPTION AREA RECEP.	20 A	1	0.72	0.54					1	20 A	SAFE ROOM RECEP.	26
27	FCU-1-1, FCU-1-2, FCU-1-3, BS-1	15 A	2			0.72	1.11			1	20 A	PARKING LOT LIGHTS	28
29	--	--	--					0.72	0.50	1	20 A	CAMERA POWER AT ENTRANCE	30
31	FCU-1-4, FCU-1-5, FCU-1-6, FCU-1-7	15 A	2	0.36	1.20					1	20 A	MICROWAVE	32
33	--	--	--			0.36	0.68			1	20 A	TRAINING 9/OFFICES 8 LIGHTING	34
35	CU-1A	50 A	3					4.13	0.50	1	20 A	TRAINING 9 PROJECTOR	36
37	--	--	--	4.13	0.72					1	20 A	TRAINING 9/OFFICES 8 RECEPTACLES	38
39	--	--	--			4.13	0.72			1	20 A	OFFICES 8 RECEPTACLES	40
41	CU-1B	45 A	3					3.66	0.86	1	20 A	TRAINING 9 RECEPTACLES	42
43	--	--	--	3.66	4.80					1	20 A	HARD INTERVIEW RECEPTACLES	44
45	--	--	--			3.66	0.00			--	--	SPACE	46
47	ROLL-CALL ROOM TABLE RECEPTACLES	20 A	1					1.44	0.00	--	--	"	48
49	ROLL-CALL ROOM TABLE RECEPTACLES	20 A	1	1.44	0.00					--	--	"	50
51	ROLL-CALL ROOM TABLE RECEPTACLES	20 A	1			1.44	0.00			--	--	"	52
53	SPACE	--	--					0.00	0.00	--	--	"	54
55	"	--	--	0.00	0.00					--	--	"	56
57	"	--	--			0.00	0.00			--	--	"	58
59	"	--	--					0.00	0.00	--	--	"	60
61	"	--	--	0.00	0.00					--	--	"	62
63	"	--	--			0.00	0.00			--	--	"	64
65	"	--	--					0.00	0.00	--	--	"	66
67	PANEL G	100 A	3	4.57	0.00					3	30 A	SURGE PROTECTIVE DEVICE	68
69	--	--	--			4.04	0.00			--	--	--	70
71	--	--	--					4.92	0.00	--	--	--	72
73		--	--	0.00	19.79					3	225 A	PANEL P2 SUB-FEED	74
75		--	--			0.00	20.06			--	--	--	76
77		--	--					0.00	21.80	--	--	--	78
		Total Load:		49.80		45.06		45.91		kVA			
		Total Amps:		416.12		375.52		383.70		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	57942 VA	100.00%	57942 VA		
Lighting	10402 VA	125.00%	13002 VA	Total Conn. Load:	140.78 kVA
Motor	3696 VA	110.15%	4071 VA	Total Est. Demand:	116.64 kVA
Power	4000 VA	100.00%	4000 VA	Total Conn.:	390.77 A
Receptacle	64240 VA	57.78%	37120 VA	Total Est. Demand:	323.75 A
Computer	500 VA	100.00%	500 VA		

Notes:
(1) PROVIDE RED CIRCUIT BREAKER WITH LOCK ON HANDLE.
(2) PROVIDE GFI CIRCUIT BREAKER.

Panelboard: F2

Location: ELEC 143 | Supply From: F1 | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 22,000 | Mains Type: MLO | Mains Rating: 225 A | MCB Rating: N/A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	BUNK RM #1 RECEP.	20 A	1	1.08	0.72					1	20 A	PRIVATE GARAGE RECEP.	2
3	BUNK RM #3 RECEP.	20 A	1			1.08	1.08			1	20 A	BUNK RM #2 RECEP.	4
5	BUNK RM #8 RECEP.	20 A	1					1.08	1.08	1	20 A	BUNK RM #6 RECEP.	6
7	BUNK RM #9 RECEP.	20 A	1	1.08	1.08					1	20 A	BUNK RM #4 RECEP.	8
9	BUNK RM #10 RECEP.	20 A	1			1.08	1.08			1	20 A	BUNK RM #5 RECEP.	10
11	BUNK RM #11 RECEP.	20 A	1					1.08	1.08	1	20 A	BUNK RM #7 RECEP.	12
13	RESTROOM RECEP.	20 A	1	0.36	1.26					1	20 A	CORRIDOR/JANITOR RECEP.	14
15	DECON RESTROOM RECEP.	20 A	1			0.18	0.36			1	20 A	RESTROOM RECEP.	16
17	DECON RECEP.	20 A	1					0.54	0.36	1	20 A	EMS ROOM RECEP.	18
19	BATT OFFICE RECEPTACLES	20 A	1	0.72	0.36					1	20 A	EMS ROOM RECEP.	20
21	BATT. BUNK RM. RECEP.	20 A	1			1.26	1.40			1	20 A	EMS REFRIGERATOR	22
23	LT. BUNK RM RECEP.	20 A	1					1.08	0.72	1	20 A	DAYROOM RECEP.	24
25	LT. BUNK RM RECEP.	20 A	1	1.08	0.18					1	20 A	ELECTRICAL ROOM RECEP.	26
27	FCU-3-1 - FCU-3-4, BS-3	15 A	2			0.20	0.54			1	20 A	DAYROOM RECEP.	28
29	--	--	--					0.20	1.08	1	20 A	CORRIDOR/ DINING RM RECEP.	30
31	FCU-3-7, FCU-3-9, FCU-3-10	15 A	2	0.33	1.08					1	20 A	LT. OFFICE RECEP.	32
33	--	--	--			0.33	0.37			1	20 A	FITNESS ROOM WATER COOLER (1)	34
35	FCU-3-6, FCU-3-8, BS-4	15 A	2					0.37	0.72	1	20 A	FITNESS ROOM RECEP.	36
37	--	--	--	0.37	0.54					1	20 A	SLIP PRINTER RECEP.	38
39	TTB QUAD RECEP.	20 A	1			0.36	0.90			1	20 A	FITNESS ROOM RECEP.	40
41	IT RM. QUAD RECEP.	20 A	1					0.36	0.72	1	20 A	FITNESS ROOM RECEP.	42
43	IT RM. UPS RECEP.	30 A	2	1.00	1.20					1	20 A	ICE MACH. RECEP. (1)	44
45	--	--	--			1.00	0.37			1	20 A	VESTIBULE EWC (1)	46
47	IT RM. UPS RECEP.	30 A	2					1.00	0.20	1	20 A	EXTERIOR SOFFIT LIGHTS	48
49	--	--	--	1.00	0.18					1	20 A	HELIPAD LIGHTS	50
51	IT RM. UPS RECEP.	30 A	2			1.00	0.72			1	20 A	STOR 141 RECEPTACLES	52
53	--	--	--					1.00	0.60	2	15 A	GARAGE DOOR OPENER	54
55	IT RM. QUAD RECEP.	20 A	1	0.36	0.60					--	--	--	56
57	IT RM. QUAD RECEP.	20 A	1			0.36	0.00			--	--	SPACE	58
59	SPACE	--	--					0.00	0.00	--	--	"	60
61	"	--	--	0.00	0.00					--	--	"	62
63	"	--	--			0.00	0.00			--	--	"	64
65	"	--	--					0.00	0.00	--	--	"	66
67	"	--	--	0.00	0.00					3	30 A	SURGE PROTECTIVE DEVICE	68
69	"	--	--			0.00	0.00			--	--	--	70
71	"	--	--					0.00	0.00	--	--	--	72
		Total Load:		14.58		13.67		13.26		kVA			
		Total Amps:		122.02		114.45		110.50		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	1758 VA	100.00%	1758 VA		
Lighting	376 VA	125.00%	470 VA	Total Conn. Load:	41.51 kVA
Power	1236 VA	100.00%	1236 VA	Total Est. Demand:	27.53 kVA
Receptacle	38140 VA	63.11%	24070 VA	Total Conn.:	115.22 A
				Total Est. Demand:	76.43 A

Notes:
(1) PROVIDE GFI CIRCUIT BREAKER

Panelboard: P-EM

Location: ELEC 176 | Supply From: F-EM | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 22000 | Mains Type: MLO | Mains Rating: 100 A | MCB Rating: N/A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	EMERGENCY LIGHTING	20 A	1	0.74	0.80					1	20 A	FACP (1)	2
3	EMERGENCY LIGHTING	20 A	1			0.76	0.80			1	20 A	BPS (1)	4
5	SPACE	--	--					0.00	0.00	--	--	SPACE	6
7	"	--	--	0.00	0.00					--	--	"	8
9	"	--	--			0.00	0.00			--	--	"	10
11	"	--	--					0.00	0.00	--	--	"	12
13	"	--	--	0.00	0.00					3	30 A	SURGE PROTECTIVE DEVICE	14
15	"	--	--			0.00	0.00			--	--	--	16
17	"	--	--					0.00	0.00	--	--	--	18
		Total Load:		1.54		1.56		0.00		kVA			
		Total Amps:		14.78		14.94		0.00		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	1493 VA	125.00%	1866 VA		
Computer	1600 VA	100.00%	1600 VA	Total Conn. Load:	3.09 kVA
				Total Est. Demand:	3.47 kVA
				Total Conn.:	8.59 A
				Total Est. Demand:	9.62 A

Notes:
(1) PROVIDE RED CIRCUIT BREAKER WITH LOCK ON HANDLE.

Panelboard: P2

Location: ELEC 176 | Supply From: P1 | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 22,000 | Mains Type: MLO | Mains Rating: 225 A | MCB Rating: N/A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	TTB QUAD RECEP.	20 A	1	0.36	0.50					1	20 A	LCP1	2
3	IT RM. QUAD RECEP.	20 A	1			0.36	0.84			1	20 A	LIGHTING	4
5	IT RM. QUAD RECEP.	20 A	1					0.36	1.07	1	20 A	LIGHTING	6
7	IT RM. QUAD RECEP.	20 A	1	0.36	1.15					1	20 A	LIGHTING	8
9	IT RM UPS RECEP.	30 A	2			1.00	1.28			1	20 A	EXTERIOR ENTRY/SOFFIT/WALL LIGHTS	10
11	--	--	--					1.00	1.28	1	20 A	TRAINING RM 105 LIGHTING	12
13	IT RM UPS RECEP.	30 A	2	1.00	1.02					1	20 A	LIGHTING	14
15	--	--	--			1.00	0.90			1	20 A	EXTERIOR/TRAINING RECEPTACLES	16
17	IT RM UPS RECEP.	30 A	2					1.00	0.72	1	20 A	TRAINING 9 RECEPTACLES	18
19	--	--	--	1.00	0.48					2	15 A	FCU-2-1, FCU-2-2, BS-2	20
21	TRAINING TABLE RECEPTACLES	20 A	1			1.44	0.48			--	--	--	22
23	TRAINING TABLE RECEPTACLES	20 A	1					1.44	0.66	2	15 A	FCU-2-3, FCU-2-4, FCU-2-5	24
25	TRAINING TABLE RECEPTACLES	20 A	1	1.44	0.66					--	--	--	26
27	TRAINING RM PROJECTOR RECEP.	20 A	1			0.50	4.13			3	50 A	CU-2A	28
29	TRAINING RM RECEP.	20 A	1					0.72	4.13	--	--	--	30
31	TRAINING RM RECEP.	20 A	1	0.90	4.13					--	--	--	32
33	TRAINING RM TV RECEP.	20 A	1			0.36	3.66			3	45 A	CU-2B	34
35	MAINT. RECEP.	20 A	1					0.36	3.66	--	--	--	36
37	AHU-4, AHU-5	15 A	2	0.07	3.66					--	--	--	38
39	--	--	--			0.07	0.98			1	20 A	LIGHTING	40
41	CU-4	20 A	2					1.62	0.72	1	20 A	TRAINING TABLE RECEPTACLES	42
43	--	--	--	1.62	0.00					--	--	SPACE	44
45	CU-5	20 A	2			1.62	0.00			--	--	"	46
47	--	--	--					1.62	0.00	--	--	"	48
49	TRAINING TABLE RECEPTACLES	20 A	1	1.44	0.00					3	30 A	SURGE PROTECTIVE DEVICE	50
51	TRAINING TABLE RECEPTACLES	20 A	1			1.44	0.00			--	--	--	52
53	TRAINING TABLE RECEPTACLES	20 A	1					1.44	0.00	--	--	--	54
		Total Load:		19.79		20.06		21.80		kVA			
		Total Amps:		164.89		167.53		182.00		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	32404 VA	100.00%	32404 VA		
Lighting	7482 VA	125.00%	9352 VA	Total Conn. Load:	61.65 kVA
Receptacle	21260 VA	73.52%	15630 VA	Total Est. Demand:	57.89 kVA
Computer	500 VA	100.00%	500 VA	Total Conn.:	171.11 A
				Total Est. Demand:	160.68 A

Notes:

Panelboard: F3

Location: ELEC 143 | Supply From: F1 | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 22,000 | Mains Type: MLO | Mains Rating: 225 A | MCB Rating: N/A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	LCP2	20 A	1	0.50	1.03					1	20 A	LIGHTING	2
3	LIGHTING	20 A	1			1.00	0.87			1	20 A	LIGHTING	4
5	LIGHTING	20 A	1					0.86	1.47	1	20 A	APPARATUS BAY LIGHTS	6
7	LIGHTING	20 A	1	1.47	1.08					1	20 A	APPARATUS BAY LIGHTS	8
9	SCREENED PORCH GAS GRILL	20 A	1			0.50	0.88			1	20 A	APPARATUS BAY LIGHTS	10
11	SCREENED PORCH COUNTER RECEP.	20 A	1					1.50	0.36	1	20 A	LAUNDRY ROOM RECEP.	12
13	SCREENED PORCH RECEP.	20 A	1	0.36	1.50					1	20 A	LAUNDRY RM WASHER RECEP.	14
15	LAUNDRY RM WASHER RECEP.	20 A	1			1.50	2.50			2	30 A	LAUNDRY RM DRYER RECEP.	16
17	LAUNDRY RM DRYER RECEP	30 A	2					2.50	2.50	--	--	--	18
19	--	--	--	2.50	0.54					1	20 A	REPORTING RM. RECEPTACLES	20
21	INSPECTOR RM. RECEP.	20 A	1			0.90	0.72			1	20 A	REPORTING RM. RECEPTACLES	22
23	CONF. RM. RECEP.	20 A	1					0.90	1.26	1	20 A	CONF. RM. RECEP.	24
25	RECEPTACLE MEZZANINE	20 A	1	0.54	0.72					1	20 A	2 GAS WATER HEATERS (GWH-1)	26
27	RCP RECEP.	20 A	1			0.18	0.72			1	20 A	2 GAS WATER HEATERS (GWH-1)	28
29	KITCHEN REFRIGERATOR	20 A	1					1.40	1.29	1	20 A	LIGHTING	30
31	KITCHEN REFRIGERATOR	20 A	1	1.40	1.50					1	20 A	SCREENED PORCH COUNTER RECEP.	32
33	KITCHEN REFRIGERATOR	20 A	1			1.40	0.05			1	20 A	CONTACTOR CONTROL	34
35	KITCHEN REFRIGERATOR	20 A	1					1.40	0.78	1	20 A	PRIVATE GARAGE LIGHTING	36
37	COFFEE MAKER	20 A	1	1.65	0.21					1	20 A	MEZZANINE LIGHTING	38
39	MUA-1	15 A	1			0.70	0.00			--	--	SPACE	40
41	KITCHEN ISLAND RECEP.	20 A	1					1.50	0.00	--	--	"	42
43	DISHWASHER	20 A	1	1.50	0.00					--	--	"	44
45	DISPOSAL RECEP.	20 A	1			1.20	0.00			--	--	"	46
47	KITCHEN COUNTER RECEP.	20 A	1					1.50	0.00	--	--	"	48
49	KITCHEN COUNTER MICROWAVE	20 A	1	1.20	0.00					--	--	"	50
51	KITCHEN COUNTER RECEP	20 A	1			1.50	0.00			--	--	"	52
53	GAS RANGE	20 A	1					0.50	0.00	--	--	"	54
55	RANGE HOOD LIGHTS/CONTROLS	20 A	1	0.50	0.00					--	--	"	56
57	KEF-1	15 A	3			0.30	0.00			--	--	"	58
59	--	--	--					0.30	0.00	--	--	"	60
61	--	--	--	0.30	0.00					--	--	"	62
63	BBQ GRILL HOOD	15 A	1			1.20	0.00			--	--	"	64
65	SPACE	--	--					0.00	0.00	--	--	"	66
67	"	--	--	0.00	0.00					3	30 A	SURGE PROTECTIVE DEVICE	68
69	"	--	--			0.00	0.00			--	--	--	70
71	"	--	--					0.00	0.00	--	--	--	72
		Total Load:		18.50		16.12		20.02		kVA			
		Total Amps:		157.17		134.35		169.85		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	168 VA	100.00%	168 VA		
Lighting	11270 VA	125.00%	14088 VA	Total Conn. Load:	54.63 kVA
Motor	2796 VA	110.73%	3096 VA	Total Est. Demand:	43.80 kVA
Power	1990 VA	100.00%	1990 VA	Total Conn.:	151.65 A
Receptacle	37910 VA	63.19%	23955 VA	Total Est. Demand:	121.57 A
Computer	500 VA	100.00%	500 VA		

Notes:

Panelboard: F-EM

Location: ELEC 143 | Supply From: MDP | Mounting: SURFACE | Enclosure: NEMA 1
Volts: 120/208 Wye | Phases: 3 | Wires: 4
A.I.C. Rating: 22000 | Mains Type: MLO | Mains Rating: 100 A | MCB Rating: N/A

Notes:

CKT	Load Name	Trip	Pole	A		B		C		Pole	Trip	Load Name	CKT
1	GENERATOR LIGHTS	20 A	1	0.50	0.18					1	20 A	HELIPAD LIGHTS	2
3	EMERGENCY LIGHTING	20 A	1			0.83	1.06			1	20 A	EMERGENCY LIGHTING	4
5	FIRE ALARM BPS2 & BPS3	20 A	1					1.00	1.50	1	20 A	GENERATOR BATTERY CHARGER	6
7	SPACE	--	--	0.00	1.50					1	20 A	GENERATOR BLOCK HEATER	8
9	"	--	--			0.00	0.00			--	--	SPACE	10
11	"	--	--					0.00	0.00	--	--	"	12
13	"	--	--	0.00	0.00					--	--	"	14
15	"	--	--			0.00	0.00			--	--	"	16
17	"	--	--					0.00	0.00	--	--	"	18
19	"	--	--	0.00	0.00					--	--	"	20
21	"	--	--			0.00	0.00			--	--	"	22
23	"	--	--					0.00	0.00	--	--	"	24
25	"	--	--	0.00	0.00					--	--	"	26
27	"	--	--			0.00	0.00			--	--	"	28
29	"	--	--					0.00	0.00	--	--	"	30
31	"	--	--	0.00	0.00					--	--	"	32
33	"	--	--			0.00	0.00			--	--	"	34
35	"	--	--					0.00	0.00	--	--	"	36
37	P-EM	40 A	3	1.54	0.00					3	30 A	SURGE PROTECTIVE DEVICE	38
39	--	--	--			1.56	0.00			--	--	--	40
41	--	--	--					0.00	0.00	--	--	--	42
		Total Load:		3.72		3.44		2.50		kVA			
		Total Amps:		32.18		29.86		20.83		AMPS			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	4056 VA	125.00%	5070 VA		
Power	3000 VA	100.00%	3000 VA	Total Conn. Load:	9.66 kVA
Computer	2600 VA	100.00%	2600 VA	Total Est. Demand:	10.67 kVA
				Total Conn.:	26.80 A
				Total Est. Demand:	29.62 A

Notes:

MDP	P1	P2
F1	F2	F3
	P-EM	F-EM

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION

US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:
Rev 9 07/07/21
Rev 10 07/27/21

ELECTRICAL PANELBOARD SCHEDULES

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E203

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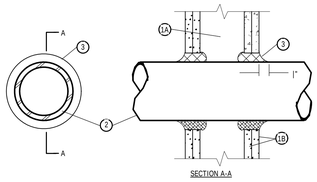
SYSTEM NO. WL1001
F RATINGS-1, 2, 3, AND 4 HR (SEE ITEMS 2 AND 3)
T RATINGS-0, 1, 2, 3, AND 4 HR (SEE ITEM 3)
L RATING AT AMBIENT-LESS THAN 1 CFM/SQ FT (SEE ITEM 3)
L RATING AT 400 F-LESS THAN 1 CFM/SQ FT (SEE ITEM 3)



SECTION A-A

STEEL PIPE THRU GYPSUM BOARD

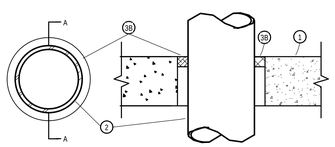
1. WALL ASSEMBLY - - THE 1, 2, 3 OR 4 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS - - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX 2 H FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 X 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER AND PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN OC.

B. WALLBOARD, GYPSUM* - - NOM 1/2 OR 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 FOR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 13-1/2 IN.

2. PIPE OR CONDUIT - - NOM 12 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 12 IN. DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN. DIAM (OR SMALLER) CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE, NOM 6 IN. DIAM (OR SMALLER) STEEL CONDUIT, NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR TYPE L OR (OR HEAVIER) COPPER TUBING OR NOM 1 IN. DIAM (OR SMALLER) FLEXIBLE STEEL CONDUIT. WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED, MAX F RATING OF FIRE STOP SYSTEM (ITEM 3) IS 2 H. STEEL PIPES OR CONDUITS LARGER THAN NOM 4 IN. DIAM MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS. A MAX OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRE STOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

SYSTEM NO. CAJ1016
F RATING-3
T RATINGS-0 AND 1 HR (SEE ITEM 4)



SECTION A-A

METAL PIPE THRU CONCRETE

1. FLOOR OR WALL ASSEMBLY - - MIN 4 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL AMY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS. MAX DIAM OF OPENING IS 8IN. SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

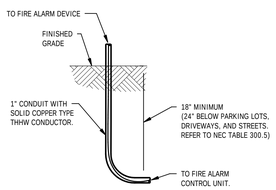
2. METALLIC PIPE - - NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE OR RIGID GALV STEEL CONDUIT, OR MAX 1/2 IN. DIAM (OR SMALLER) STEEL EMT CONDUIT CENTERED IN THE OPENING. THE ANNULAR SPACE SHALL BE AS TABULATED IN ITEM 4.2 IN. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

3. FORMING MATERIAL - - (NOT SHOWN, OPTIONAL)- NOM 1 IN. THICK POLYURETHANE BAKER ROD FRICTION FITTED INTO THE OPENING TO PREVENT THE LEAKAGE OF FILL MATERIAL WHILE IN ITS LIQUID STATE. FORMING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WELL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

4. FILL, VOID OR CAVITY MATERIAL* - CAULK - - MIN 1/2 IN. THICKNESS OF FILL THE MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL. THE T RATING OF THE SYSTEM IS DEPENDENT ON THE PENETRATING ITEM AND ANNULAR SPACES AS SHOWN IN THE TABLE BELOW:

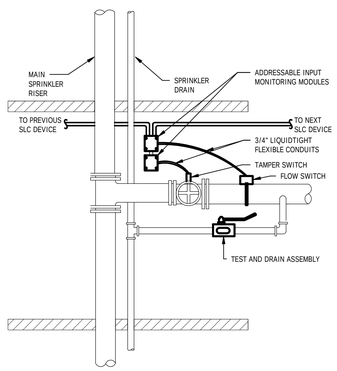
MAX SIZE OF PENETRATING ITEM	NORMINAL ANNULAR ANNULAR SPACE, IN	T RATING, HR
6 IN DIAM STEAL PIPE OR CONDUIT	3/4	0
1/2IN. DIAM STEEL EMT	11/16	1

THE CARBORUNDUM COMPANY- -FRYRE PUTTY
* BEARING THE UL CLASSIFICATION MARKING



FIRE ALARM WIRE BURIAL DETAIL

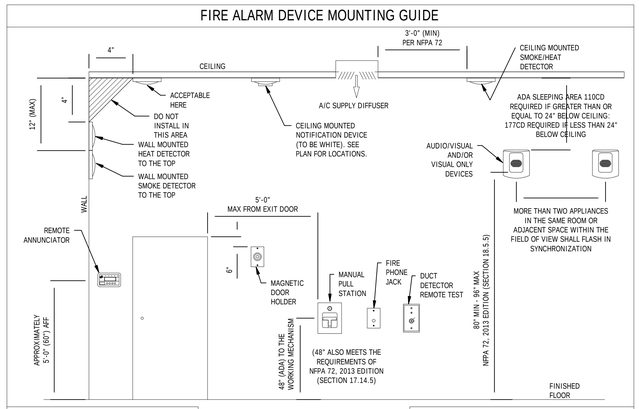
SCALE: NONE



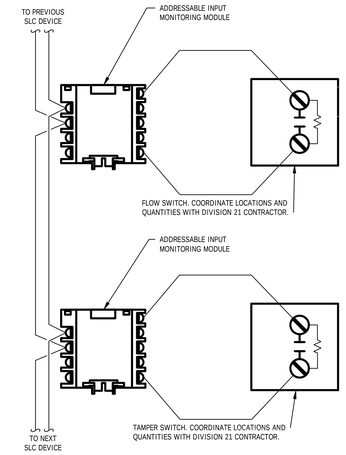
FIRE SPRINKLER CONTROL VALVE AND DRAIN ASSEMBLY DETAIL

SCALE: NONE

FIRE ALARM DEVICE MOUNTING GUIDE



NOTE	IMPORTANT NOTE
CHECK WITH MANUFACTURER'S INSTALLATION SHEET FOR THE EXACT ROUGH-IN HEIGHTS, LOCATION OF BACK BOXES, AND WIRING REQUIREMENTS.	NOT ALL DEVICES SHOWN ON THIS DETAIL APPLY TO THIS PROJECT. SEE THE PLAN VIEW LAYOUT OF THE FIRE ALARM SYSTEM TO VERIFY WHICH DEVICES APPLY, AND WHICH DO NOT.

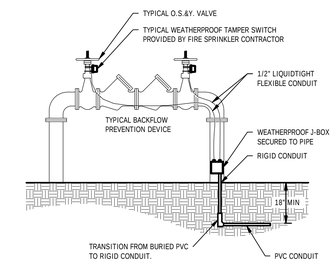


FLOW AND TAMPER SWITCH CONNECTIONS

SCALE: NONE

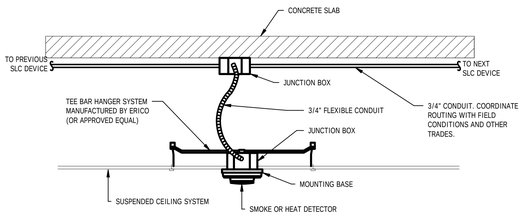
HORN/STROBE WIRING DIAGRAM (CLASS B)

SCALE: NONE



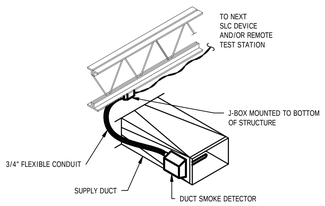
BACKFLOW PREVENTION DEVICE SUPERVISION DETAIL

SCALE: NONE



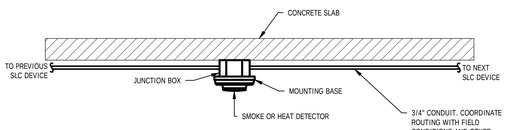
SMOKE/HEAT DETECTOR MOUNTED ON SUSPENDED CEILING SYSTEM

SCALE: NONE



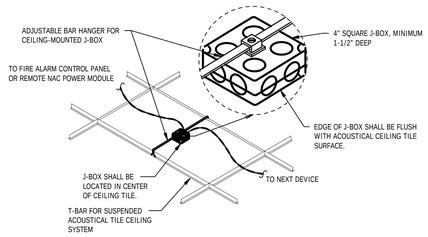
DUCT SMOKE DETECTOR DETAIL

SCALE: NONE



SMOKE/HEAT DETECTOR MOUNTED ON CONCRETE SLAB OR HARD CEILING

SCALE: NONE



CEILING-MOUNTED NOTIFICATION APPLIANCE BACKBOX DETAIL

SCALE: NONE

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1859 Northgate Blvd.
Sarasota, FL 34234
941.351.9956
www.questdg.com
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Mechanical Electrical Plumbing Fire Protection

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:

FIRE ALARM DETAILS

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E300

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LOW VOLTAGE LEGEND

SYMBOL	DESCRIPTION
AFF/AFG	ABOVE FINISHED FLOOR / ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
ETR	EXISTING TO REMAIN.
NIC	NOT IN CONTRACT
TR	TAMPER RESISTANT
UON	UNLESS OTHERWISE NOTED
WP	WEATHER PROOF
NAC	NOTIFICATION APPLIANCE CIRCUIT
SLC	SIGNALING LINE CIRCUIT CLASS B (ADDRESSABLE LOOP)
SLC (A)	SIGNALING LINE CIRCUIT CLASS A (ADDRESSABLE LOOP)
IDC	INITIATING DEVICE CIRCUIT (CONVENTIONAL LOOP)
CD	CANDELA RATING
W	WALL MOUNTED DEVICE
C	CEILING MOUNTED DEVICE
	CCTV CAMERA, CEILING-MOUNTED "C" OR WALL-MOUNTED "W" AS INDICATED
SC	SECURITY CONTACT DOOR/WINDOW ECT.
ML	MAGNETIC LOCK
DSL	DOOR STRIKE LOCK
PR	PROX READER
PRB	PROX READER LIGHTED EXIT PUSH BUTTON FOR DOOR RELEASE.
PB	PANIC BUTTON
R	SECURITY SYSTEM RELAY
KP	SECURITY SYSTEM KEYPAD
DR	EXIT PUSH BUTTON FOR DOOR RELEASE.
	HANDICAP EXIT PUSH PLATE DOOR OPENER.
S	SIREN
M	SECURITY SYSTEM MOTION DETECTOR
M	MOTION DETECTOR FOR DOOR RELEASE
SEC	SECURITY CONTROL PANEL.
10	TELEPHONE OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	DATA OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	TELECOM OUTLET(DATA/TELEPHONE) - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESSIBLE CEILING. PROVIDE PULLSTRING.
	FLOOR/CEILING-MOUNTED TELECOM OUTLET. REFER TO PLANS FOR BOX TYPE, CONDUIT SIZE/QUANTITY & CONFIGURATION.
H	HDMI CABLE OUTLET, PROVIDE 4" SQ. J-BOX w/1-GANG PLASTER RING AND COVER PLATE.
TV	CABLE TELEVISION OUTLET - MOUNT 18" AFF U.O.N., 4" SQ. J-BOX w/1-GANG PLASTER RING, 1"C TO ACCESS. CLG. PROVIDE PULLSTRING.
TTB	TTB (TELEPHONE TERMINAL BOARD) MARINE PLYWOOD BACKBOARD 3/4"x4'x4' PAINTED W/FIRE RETARDANT GRAY PAINT. PROVIDE (2)4" CONDUITS TO PROPERTY LINE. COORDINATE FINAL CONDUIT SIZES AND LOCATIONS W/UTILITY. PROVIDE SOLID COPPER GROUND BAR WITH INSULATED STAND-OFFS.
J	JUNCTION BOX
	FIRE ALARM PULL STATION, MOUNT 48" AFF U.O.N.
	HEAT DETECTOR (THERMAL DETECTOR)
	SYSTEM TYPE, ADDRESSABLE SMOKE DETECTOR FOR FIRE ALARM &/OR SMOKE CONTROL. MAINTAIN A MINIMUM DISTANCE OF 3'-0" FROM ALL CEILING-MOUNTED HVAC SUPPLY/RETURN REGISTERS.
	PHOTOELECTRIC TYPE SMOKE DETECTOR MOUNTED IN HVAC DUCT FOR MECHANICAL UNIT SHUT DOWN AND/OR SMOKE DAMPER OPERATION. COORDINATE FINAL LOCATION AND QUANTITY WITH MECHANICAL PLANS AND MECHANICAL CONTRACTOR.
RTS	DUCT DETECTOR REMOTE TEST SWITCH.
	ELECTRIC HORN, MOUNT 90" A.F.F. OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
	LOW FREQUENCY ALARM APPLIANCE, 520 HZ MOUNT BETWEEN 80" AND 96" AFF.
	COMBINATION LOW FREQUENCY/STROBE ALARM APPLIANCE, 520 HZ MOUNT AS PER ADA REQUIREMENTS.
	STROBE LIGHT, MOUNT BETWEEN 80" AND 96" AFF. FINAL MOUNTING HEIGHT W/ARCH.
	COMBINATION FIRE ALARM HORN/STROBE, MOUNT BETWEEN 80" AND 96" AFF. COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECT.
	STROBE LIGHT, CEILING MOUNT.
	COMBINATION FIRE ALARM HORN/STROBE, CEILING MOUNT.
	VOICE EVACUATION SPEAKER, MOUNT 90" A.F.F. OR 6" BELOW THE CEILING, WHICHEVER IS LOWER. CONTRACTOR SHALL ADJUST TAPS IN FIELD FOR AUDIBILITY/INTELLIGIBILITY.
	VOICE EVACUATION SPEAKER/STROBE MOUNT 90" A.F.F. OR 6" BELOW THE CEILING, WHICHEVER IS LOWER. CONTRACTOR SHALL ADJUST TAPS IN THE FIELD FOR AUDIBILITY/INTELLIGIBILITY.
	VOICE EVACUATION SPEAKER, CEILING MOUNT, CONTRACTOR SHALL ADJUST TAPS IN FIELD FOR AUDIBILITY/INTELLIGIBILITY.
	VOICE EVACUATION SPEAKER/STROBE CEILING MOUNT, CONTRACTOR SHALL ADJUST TAPS IN THE FIELD FOR AUDIBILITY/INTELLIGIBILITY.
	DOOR HOLDER
	FLOW SWITCH
	TAMPER SWITCH
10	FIRE ALARM MONITORING MODULE.
FRR	FIRE ALARM CONTROL RELAY. LOCATE WITHIN 3'-0" OF CONTROLLED EQUIPMENT.
ILM	FIRE ALARM LINE ISOLATION MODULE, USED IN CLASS A CIRCUITS ONLY.
SPD	SURGE PROTECTION DEVICE, INCLUDE GROUNDING AS PER MANUFACTURERS INSTRUCTIONS.
TS	FIRE ALARM TELEPHONE STATION.
FACP	FIRE ALARM CONTROL PANEL.
BPS	FIRE ALARM BOOSTER POWER SUPPLY.
FACS	FIRE ALARM COMMAND SYSTEM.
AMP	VOICE EVAC AMPLIFIER PANEL.
ANN	FIRE ALARM ANNUNCIATOR. PROVIDE FLUSH MOUNTING TRIM FOR DEVICE RECESS MOUNTING.
DACT	DIGITAL ALARM COMMUNICATION TRANSMITTER
FATC	FIRE ALARM TERMINAL CABINET.
KNOX	KNOX BOX
EOL	END-OF-LINE RESISTOR.
ARP	AREA OF RESCUE POWER SUPPLY.
ARS	AREA OF RESCUE PHONE BASE.
ARB	AREA OF RESCUE CALL BOX.
ADR	AREA OF RESCUE DIRECTIONAL SIGNAGE.

NOTES:
1. LOW VOLTAGE/ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS & MOUNTING HEIGHTS OF ALL LOW VOLTAGE DEVICES WITH OWNER/ARCHITECT BEFORE ROUGH-IN.
2. ALL SYMBOLS AND ABBREVIATIONS DO NOT NECESSARILY APPEAR ON THIS PROJECT.

SEQUENCE OF OPERATION MATRIX:

SYSTEM OPERATION NARRATIVE:
1. SEQUENCE OF OPERATION:
 A. ACTIVATION OF BUILDING MANUAL OR AUTOMATIC ALARM INITIATING DEVICES SHALL PERFORM THE FOLLOWING OPERATION:
  1) GENERAL ALARM STATUS SIGNALS SHALL BE TRANSMITTED TO AN U.L. LISTED 24HR/7 DAY REMOTE STATION.
  2) THE CORRESPONDING ALARM DEVICE SHALL SHOW THE EXACT DESCRIPTION, POINT, TIME AND DATE OF ALARM AND DEFINED MESSAGES ON THE FIRE ALARM CONTROL PANEL DISPLAY (FACP). THE LOBBY ANNUNCIATOR PANEL IF INSTALLED SHALL ALSO SHOW THE EXACT DESCRIPTION, POINT, TIME AND DATE OF THE ALARM AND DEFINED MESSAGES ON THE DISPLAY.
  3) SOUND AN AUDIBLE ALARM SIGNAL AT THE FACP.
  4) ALL HORNS SHALL SOUND AND ALL STROBES SHALL FLASH.
 B. FIRE ALARM SYSTEM FUNCTIONS WHEN A SUPERVISORY CONDITION(S) DEVELOPS:
  1) SUPERVISORY CONDITION'S SHALL BE TRANSMITTED TO AN U.L. LISTED 24HR/7 DAY REMOTE STATION.
  2) AN ALARM CONDITION SHALL OVERRIDE THE SUPERVISORY CONDITION BY EXTINGUISHING ALL SUPERVISORY CONDITIONS. WHEN THE ALARM CONDITION HAS BEEN ENDED BY RESETTING THE CONTROL PANEL, SUPERVISORY INDICATIONS SHALL REAPPEAR.
  3) IF THE SUPERVISORY CONDITION HAS BEEN SILENCED AND NOT CORRECTED WITH IN 24 HRS AN AUDIBLE NOTIFICATION AT THE FIRE ALARM PANEL AND REMOTE ANNUNCIATOR SHALL BE REACTIVATED.
 C. FIRE ALARM SYSTEM FUNCTIONS WHEN A TROUBLE CONDITION(S) DEVELOPS:
  1) TROUBLE STATUS SIGNALS ARE TRANSMITTED TO AN U.L. LISTED 24HR/7 DAY REMOTE STATION.
  2) AN ALARM CONDITION SHALL OVERRIDE THE TROUBLE CONDITION BY EXTINGUISHING ALL TROUBLE CONDITIONS. WHEN THE ALARM CONDITION HAS BEEN ENDED BY RESETTING THE CONTROL PANEL, TROUBLE INDICATIONS SHALL REAPPEAR.
  3) IF A GROUND FAULT DEVELOPS ON EITHER THE POSITIVE (+) OR NEGATIVE (-) OF ANY ADDRESSABLE OR NOTIFICATION APPLIANCE CIRCUIT, AN AUDIBLE AND VISUAL, TROUBLE SIGNAL WILL BE INDICATED AT THE FIRE ALARM CONTROL PANEL AND REMOTE ANNUNCIATOR PANEL.
  4) IF THE TROUBLE CONDITION HAS BEEN SILENCED AND NOT CORRECTED WITH IN 24 HRS AN AUDIBLE NOTIFICATION AT THE FIRE ALARM PANEL AND REMOTE ANNUNCIATOR SHALL BE REACTIVATED.

FIRE ALARM DEVICE	GENERAL ALARM	ANNUNCIATE & AT FACP	RELEASE SMOKE/FIRE DAMPERS	ANNUNCIATE @ 24 HR U.L. REMOTE STATION	SHUTDOWN AIR HANDLER
DEDICATED DUCT DETECTORS	N/A	YES	N/A	YES	YES
SMOKE DETECTORS	YES	YES	N/A	YES	YES
PULL STATIONS	YES	YES	N/A	YES	YES
POWER FAILURE	NO	YES	N/A	YES	N/A
WATERFLOW SW	YES	YES	N/A	YES	N/A
TAMPER SW	NO	YES	N/A	YES	N/A
ANSUL SYSTEM	N/A	N/A	N/A	N/A	N/A

FIRE ALARM AND DETECTION SYSTEM NOTES:

1. PROVIDE AN ADDRESSABLE FIRE ALARM SYSTEM IN ACCORDANCE WITH THE FIRE ALARM RISER DIAGRAM.

2. UNDERGROUND FIRE ALARM CONDUCTORS SHALL BE TYPE FPL AND LISTED FOR DIRECT BURIAL AND WET LOCATIONS. FIRE ALARM CONDUCTORS IN SPACES UTILIZED AS RETURN AIR PLENUMS SHALL BE TYPE FPLP. FIRE ALARM RISER CONDUCTORS SHALL BE TYPE FPLR. ALL OTHER FIRE ALARM CONDUCTORS SHALL BE TYPE FPL.

3. ALL CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS BUT IN NO CASE SMALLER THAN 14 AWG FOR NOTIFICATION APPLIANCE CIRCUITS AND 18 AWG FOR SIGNALING LINE CIRCUITS.

4. ALL UNDERGROUND FIRE ALARM CONDUCTORS SHALL BE INSTALLED IN MINIMUM 3/4" CONDUIT. ALL FIRE CONDUCTORS CONCEALED IN WALLS SHALL BE IN MINIMUM 1/2" CONDUIT STUBBED 6" ABOVE CEILING W/90° BEND. (CONDUITS SHALL NOT EXCEED 30% FILL) TIE WRAP ALL EXPOSED FIRE ALARM WIRES TIGHT TO CEILING.

5. ALL VISUAL ALARMS SHALL BE RATED PER NFPA 72, 101, AND ANSI A117.1.4.26 AND ADA REQUIREMENTS. AUDIBLE AND VISUAL DEVICES FOR FIRE ALARM SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE. FIRE ALARM SYSTEM SHALL BE AS REQUIRED PER FLORIDA BUILDING CODE 2017, NFPA 101-2015, NFPA 72-2013, AND LOCAL CODES.

6. ALL NOTIFICATION APPLIANCE CIRCUITS SHALL BE CLASS B AND ALL SIGNALING LINE CIRCUITS SHALL BE CLASS B STYLE 4, UNLESS OTHERWISE INDICATED.

7. ALL FIRE ALARM WIRING TO BE SOLID COPPER CONDUCTOR OF THE MINIMUM SIZE RECOMMENDED BY THE FIRE ALARM SYSTEM MANUFACTURER AND INSTALLED IN CONDUIT WHERE CONCEALED OR ABOVE STORAGE SPACES. ALL WIRING TO BE COLOR COORDINATED AND PROPERLY IDENTIFIED. INSTALLATION WILL BE BY A STATE LICENSED AND APPROVED INSTALLER AND COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

8. ALL FIRE ALARM COMPONENTS SHALL BE COMPATIBLE AND SHALL BE UL LISTED FOR FIRE ALARM SERVICE.

9. VERIFY ALL REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION (AHJ).

10. FIRE ALARM AND FIRE SPRINKLER CONTRACTORS SHALL OBTAIN SEPARATE PERMITS.

11. BATTERY CALCULATIONS SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS AND PERMIT DOCUMENTS AS REQUIRED.

12. FIRE ALARM PLANS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE FIRE ALARM SYSTEM AND MEETS REQUIREMENTS IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-32.008 AND 33.006. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH ALL APPLICABLE CODES THAT SHALL INCLUDE, BUT NOT BE LIMITED TO, POINT TO POINT WIRING DIAGRAM, WIRE SIZES, BATTERY CALCULATIONS, EQUIPMENT SUBMITTALS AND INSTALLATION DETAILS. IT SHALL ALSO BE THE RESPONSIBILITY OF SAID CONTRACTOR TO PROVIDE DOCUMENTS AS REQUIRED FOR THE FIRE ALARM PERMIT. CONTRACTOR SHALL PROVIDE ADDITIONAL ITEMS AS REQUIRED FOR A COMPLETE AND CODE COMPLYING INSTALLATION BASED ON THE LOCAL REQUIREMENTS AND THE AHJ.

13. FIRE ALARM CONTRACTOR SHALL SUPPLY TO THE OWNER AND OWNERS OPERATING PERSONNEL TRAINING AS REQUIRED FOR THE PROPER OPERATION AND MAINTENANCE OF THEIR FIRE ALARM SYSTEM. PROVIDE MANUALS, SYSTEM DOCUMENTATION AND A COPY OF THE PROGRAMMING WITHIN 30 DAYS OF ACCEPTANCE OF THE FIRE ALARM SYSTEM TO THE OWNER.

14. FIRE ALARM CONTRACTOR SHALL COORDINATE THE FINAL LOCATIONS & QUANTITY OF ALL SMOKE & SMOKE/FIRE DAMPERS WITH THE MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR PRIOR TO BID & ROUGH-IN. PROVIDE A CONTROL RELAY & CONTROL WIRE FROM THE FACP. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V CIRCUIT TO DAMPERS & 120V/24V STEP-DOWN TRANSFORMER FOR DAMPER OPERATION AS REQUIRED PER THE MECHANICAL CONTRACTOR'S SUBMITTALS AND INSTALLATION DETAILS. IT SHALL ALSO BE THE EQUIPMENT SHOP DRAWINGS.

15. PROVIDE FIRE ALARM PANEL WITH ADEQUATE SPARE CAPACITY FOR FUTURE DEVICE CONNECTIONS IN FINAL BUILD-OUT BASED UPON LISTED OCCUPANCY AND SQUARE FOOTAGE.

16. A VOICE EVAC. SYSTEM WITH THE APPROVAL OF THE AHJ MAY BE USED AS A MASS NOTIFICATION SYSTEM AS PER NFPA 72 2013.

17. COORDINATE THE EXACT LOCATIONS AND QUANTITY OF THE FIRE ALARM DEVICES WITH THE FLOOR PLANS.

18. VERIFY THE EXACT LOCATIONS AND QUANTITIES OF FLOW AND TAMPER SWITCHES WITH THE FIRE SPRINKLER RISER PRIOR TO BID.

19. FIRE ALARM SYSTEM TESTING SHALL BE AS PER NFPA 72 CHAPTER 14 REQUIREMENTS.

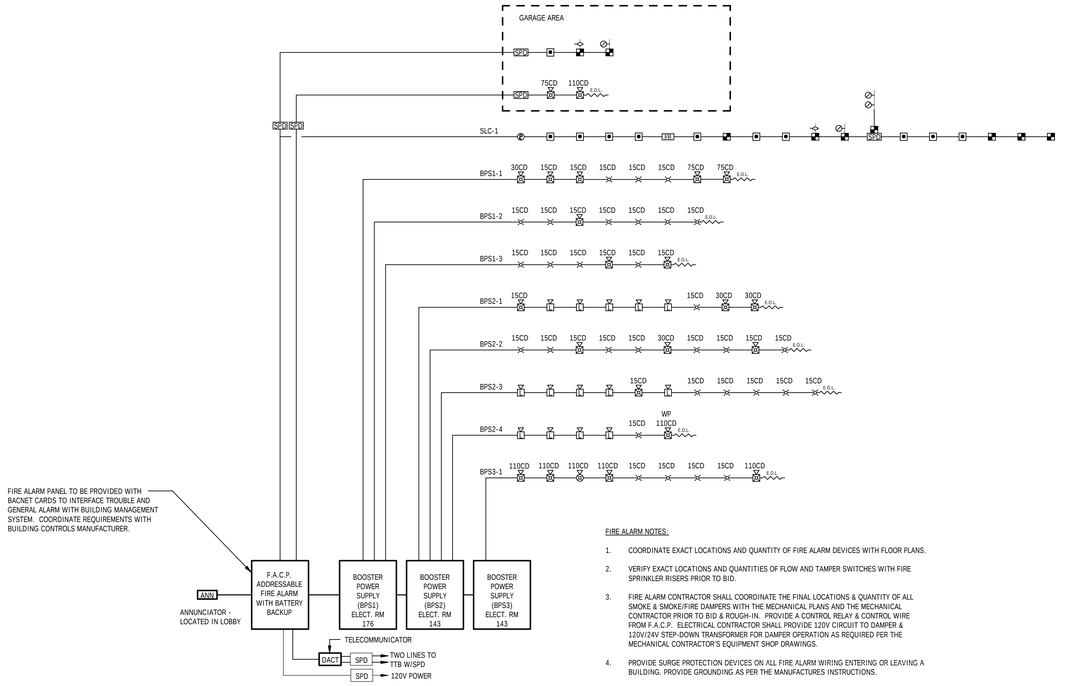
20. FIRE ALARM SYSTEM TO PROVIDE A GENERAL EVACUATION SIGNAL.

21. FIRE ALARM SYSTEM IS TO BE REMOTE MONITORED.

22. BUILDING OCCUPANCY TYPE IS "S-1".

EMS COMMUNICATION ENHANCEMENT REQUIREMENTS

FIELD VERIFY WITH LOCAL FIRE MARSHALL/AHJ THAT MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS WILL BE PROVIDED ON PROJECT SITE TO DETERMINE IF CONTRACTOR PROVIDED ENHANCEMENTS WILL BE REQUIRED TO COMPLY WITH NFPA 1:11.10.1



FIRE ALARM NOTES:

1. COORDINATE EXACT LOCATIONS AND QUANTITY OF FIRE ALARM DEVICES WITH FLOOR PLANS.
2. VERIFY EXACT LOCATIONS AND QUANTITIES OF FLOW AND TAMPER SWITCHES WITH FIRE SPRINKLER RISERS PRIOR TO BID.
3. FIRE ALARM CONTRACTOR SHALL COORDINATE THE FINAL LOCATIONS & QUANTITY OF ALL SMOKE & SMOKE/FIRE DAMPERS WITH THE MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR PRIOR TO BID & ROUGH-IN. PROVIDE A CONTROL RELAY & CONTROL WIRE FROM F.A.C.P. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V CIRCUIT TO DAMPER & 120V/24V STEP-DOWN TRANSFORMER FOR DAMPER OPERATION AS REQUIRED PER THE MECHANICAL CONTRACTOR'S EQUIPMENT SHOP DRAWINGS.
4. PROVIDE SURGE PROTECTION DEVICES ON ALL FIRE ALARM WIRING ENTERING OR LEAVING A BUILDING. PROVIDE GROUNDING AS PER THE MANUFACTURES INSTRUCTIONS.
5. PROVIDE BOOSTER POWER SUPPLIES AS NEEDED FOR AUDIBLE/VISUAL DEVICES.
6. REFER TO ELECTRICAL DRAWINGS FOR DEVICE LOCATIONS.

FIRE ALARM RISER DIAGRAM

SCALE: NONE

Quest Design Group, Inc.
1859 Northgate Blvd.
Sarasota, FL 34234
941.351.9750
www.questdg.com
Cert.of Authorization# C4317201
Mechanical | Electrical | Plumbing | Fire Protection

CONTRACTOR IS HEREBY ALERTED TO THE FACT THAT THE ENGINEER'S DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO BE SCALED FOR CONSTRUCTION. WHERE ANY DIMENSIONS OR INFORMATION THAT PROVIDED, DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BEAR ALL COSTS ARISING THEREFROM. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGE IN THE WORK BEFORE PROCEEDING WITH THE CHANGE. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGE MADE IN THE WORK WITHOUT HIS KNOWLEDGE AND CONSENT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS. ANY CONSTRUCTION PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE CONTRACTOR'S SUBMITTALS IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER. ANY ELEMENTS INTRODUCED BY THE CONTRACTOR THAT AFFECT THE DESIGN INTENT SHALL BE REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGE IN THE WORK BEFORE PROCEEDING WITH THE CHANGE. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGE MADE IN THE WORK WITHOUT HIS KNOWLEDGE AND CONSENT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS. ANY CONSTRUCTION PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE CONTRACTOR'S SUBMITTALS IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.

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THE CITY OF NORTH PORT
FIRE STATION NO. 86 & POLICE SUBSTATION
US 41 & PRETO BLVD, NORTH PORT, FL 34293

REVISIONS:
Rev 10 07/27/21

FIRE ALARM NOTES AND LEGEND

CONSTRUCTION DOCUMENTS

DATE: 10-23-2020
JOB NO: 190291-01
SHEET NO: E301

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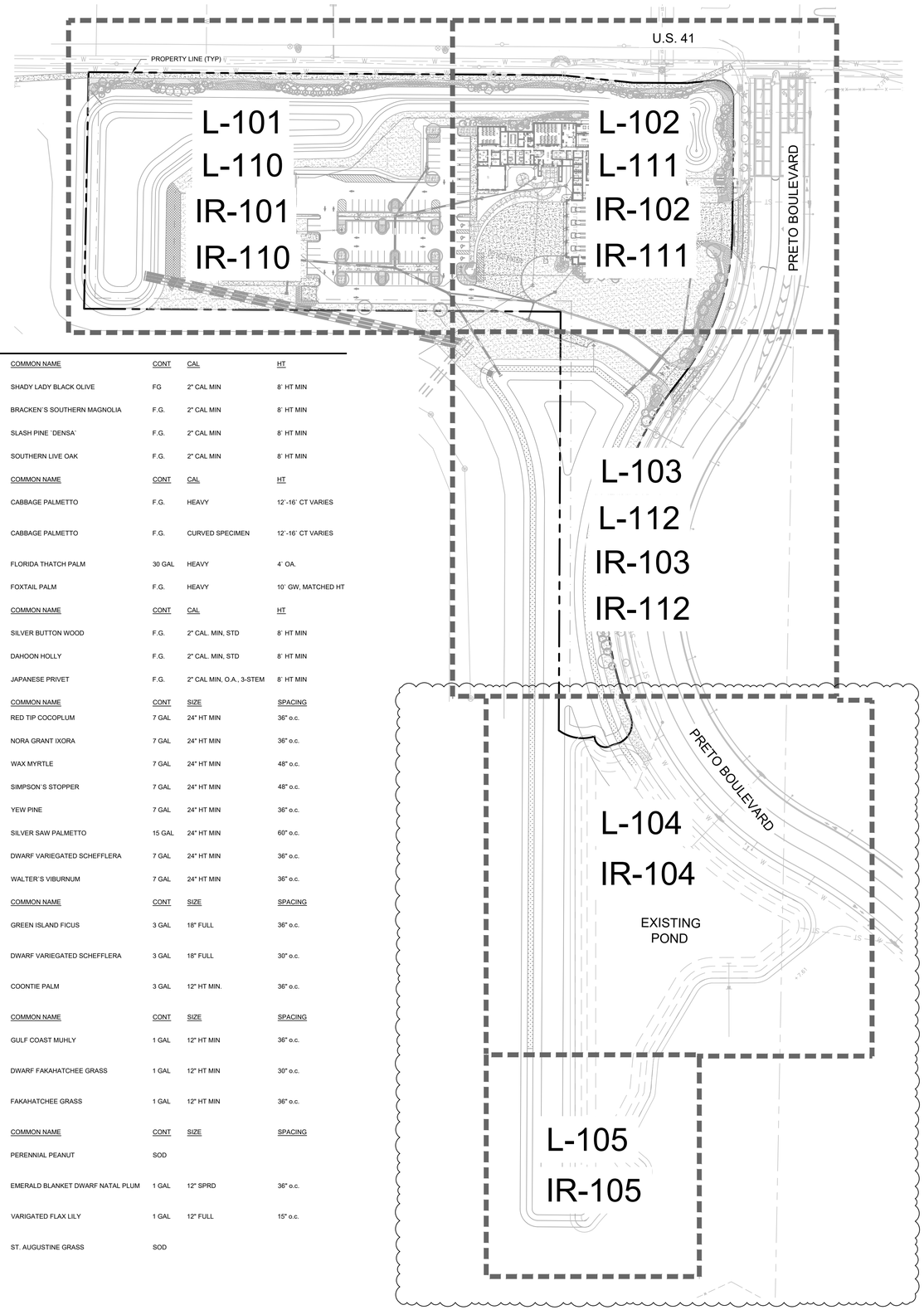

CODE MINIMUM SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	BBS	4	BUCIDA BUCERAS `SHADY LADY` 1500 SF	SHADY LADY BLACK OLIVE	FG	2" CAL MIN	8` HT MIN
	MB	2	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` 1500 SF	BRACKEN`S SOUTHERN MAGNOLIA	F.G.	2" CAL MIN	8` HT MIN
	PE	12	PINUS ELLIOTTI `DENSA` 1000 SF	SLASH PINE `DENSA`	F.G.	2" CAL MIN	8` HT MIN
	QV	13	QUERCUS VIRGINIANA 1500 SF	SOUTHERN LIVE OAK	F.G.	2" CAL MIN	8` HT MIN
PALMS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**HT**
	SP	80	SABAL PALMETTO HARDENED OFF, REGENERATED 250 SF	CABBAGE PALMETTO	F.G.	HEAVY	12`-16` CT VARIES
	SP2	8	SABAL PALMETTO HARDENED OFF, REGENERATED 250 SF	CABBAGE PALMETTO	F.G.	CURVED SPECIMEN	12`-16` CT VARIES
	TR	13	THRINAX RADIATA	FLORIDA THATCH PALM	30 GAL	HEAVY	4` OA.
	WB	13	WODYETIA BIFURCATA N/A	FOXTAIL PALM	F.G.	HEAVY	10` GW, MATCHED HT
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**HT**
	CS	22	CONOCARPUS ERECTUS SERICEUS 250 SF	SILVER BUTTON WOOD	F.G.	2" CAL. MIN, STD	8` HT MIN
	IC	8	ILEX CASSINE 500 SF	DAHOON HOLLY	F.G.	2" CAL. MIN, STD	8` HT MIN
	LJ	3	LIGUSTRUM JAPONICUM 500 SF	JAPANESE PRIVET	F.G.	2" CAL MIN, O.A., 3-STEM	8` HT MIN
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	CI	232	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	24" HT MIN	36" o.c.
	IN	12	IXORA X `NORA GRANT`	NORA GRANT IXORA	7 GAL	24" HT MIN	36" o.c.
	MC	23	MYRICA CERIFERA	WAX MYRTLE	7 GAL	24" HT MIN	48" o.c.
	MF	11	MYRCIANTHES FRAGRANS	SIMPSON`S STOPPER	7 GAL	24" HT MIN	48" o.c.
	PM	24	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL	24" HT MIN	36" o.c.
	SC2	75	SERENOA REPENS `CINEREA`	SILVER SAW PALMETTO	15 GAL	24" HT MIN	60" o.c.
	SV2	25	SCHEFFLERA ARBORICOLA `VARIEGATA`	DWARF VARIEGATED SCHEFFLERA	7 GAL	24" HT MIN	36" o.c.
	VO	87	VIBURNUM OBOVATUM	WALTER`S VIBURNUM	7 GAL	24" HT MIN	36" o.c.
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	FM	109	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	18" FULL	36" o.c.
	ST	36	SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" FULL	30" o.c.
	ZF	108	ZAMIA FLORIDANA	COONTIE PALM	3 GAL	12" HT MIN.	36" o.c.
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	MUH	356	MUHLENBERGIA CAPILLARIS `GULF COAST`	GULF COAST MUHLY	1 GAL	12" HT MIN	36" o.c.
	TD2	516	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1 GAL	12" HT MIN	30" o.c.
	TRD	75	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL	12" HT MIN	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	AE	1,720 SF	ARACHIS GLABRATA `ECOTURF`	PERENNIAL PEANUT	SOD		
	CE	229	CARISSA MACROCARPA `EMERALD BLANKET`	EMERALD BLANKET DWARF NATAL PLUM	1 GAL	12" SPRD	36" o.c.
	DB	819	DIANELLA TASMANICA `BLUSHY`	VARIGATED FLAX LILY	1 GAL	12" FULL	15" o.c.
	SS		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD		

LANDSCAPE CALCULATIONS

PER "WEST VILLAGES - VILLAGE D" PATTERN PLAN

	REQUIRED	PROVIDED
MAJOR ROAD AND PARKWAYS BUFFER *SECTION 3.13.8.1.a*	**U.S. 41 ROADWAY BUFFER** 900' / 100 LF = 9.00 15' WIDTH 9.00 X 2 CANOPY TREES = **18 CANOPY TREES** 9.00 X 3 ORNAMENTAL TREES = **27 ORNAMENTAL TREES** **18" HT MIN. CONTINUOUS HEDGE ROW** **PRETO BLVD. ROADWAY BUFFER** 443' / 100 LF = 4.43 15' WIDTH 4.43 X 2 CANOPY TREES = **9 CANOPY TREES** 4.43 X 3 ORNAMENTAL TREES = **13 ORNAMENTAL TREES** **18" HT MIN. CONTINUOUS HEDGE ROW**	15' WIDTH *54 PALMS @ 3 PALMS = 1 CANOPY TREE (18 x 3 = 54)* 27 ORNAMENTAL TREES *(PER OVERHEAD UTILITY CONFLICT)* 18" HT MIN. CONTINUOUS HEDGE ROW 15' WIDTH 9 CANOPY TREES 13 ORNAMENTAL TREES 18" HT MIN. CONTINUOUS HEDGE ROW
INTERIOR LANDSCAPING *SECTION 3.13.8.3*	13 PARKING ISLAND = **13 CANOPY/PALMS** 1 CANOPY OR PALM TREE PER PARKING ISLAND SHRUBS GROUNDCOVER	13 CANOPY TREES SHRUBS AND GROUNDCOVER PER PARKING ISLAND
BUILDING PERIMETER LANDSCAPING *SECTION 3.13.8.4*	30% MIN. BUILDING PERIMETER 1 PALM/ORNAMENTAL PER 30 LF.	1 SHRUB EVERY 36" O.C. TOTAL BUILDING FACADE LENGTH = 995 LF 995 LF X 30% = **299 LF MIN** 299 LF / 30 LF = **10 TREES**	18 TREES (2 CANOPY, 3 ORNAMENTALS AND 12 PALMS) 299 LF OR 30% HEDGE ROW PROVIDED AT MINIMUM 36" O.C.
35% CANOPY COVERAGE *SECTION 45-8*	233,462 SF OF DEVELOPMENT AREA 124,448 POND SF 357,910 - 124,448 = 233,462 SF 233,462 X .35 = **81,712 SF CANOPY COVERAGE REQUIRED**	27 TREES X 1,500 SF = 40,500 SF 31 TREES X 1,000 SF = 31,000 SF 35 TREES X 500 SF = 17,500 SF 172 TREES X 250 SF = 43,000 SF **TOTAL: 132,000 SF CANOPY COVERAGE** (81,712 / 132,000 *100) = 62%

NOTES:

1. REFER TO SHEETS L-150 AND L-151 FOR LANDSCAPE NOTES AND DETAILS.
2. REFER TO SHEETS IR-150 AND IR-151 FOR IRRIGATION NOTES AND DETAILS.
3. ALL EXISTING CANOPY, UNDERSTORY, AND PALM TREES REMAINING ON SITE TO BE PROVIDED TREE PROTECTION FENCING (TPF). SEE L-152 FOR TREE PROTECTION NOTES AND DETAILS.
4. AREAS OF DISTURBANCE TO BE SODDED WITH ST. AUGUSTINE SOD (STENOTAPHRUM SECUNDATUM).
5. PLANT LEVEL TO OR A HIGHER THAN GRADE. DO NOT PLANT DEEPER THAT GRADE. MULCH MUST BE AT LEAST 3" IN DIAMETER AND 3" DEEP, PULLED AT LEAST 3" AWAY FROM THE TREE'S TRUNK TO PREVENT DECAY.
6. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE.
7. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
8. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
9. WHERE A TREE(S) ARE PLANTED CLOSER THAN 5 FEET FROM A STREET, SIDEWALK, DRIVEWAY, OR STRUCTURE A ROOT BARRIER SHALL BE INSTALLED. ROOT BARRIERS FOR TREES SHALL BE INSTALLED ALONG THE EDGE OF THE STRUCTURE OR PAVING OR CURB. THE ROOT BARRIER SHALL BE A MINIMUM OF 24" IN DEPTH, BUT DEPENDING ON THE SIZE, LOCATION, AND SPECIES OF THE TREE, A LARGER BARRIER MAY BE REQUIRED.

NORTH

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 11/9/2020

KHA PROJECT 148844008.1
DATE NOV. 2020
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DESIGNED BY KHA
DRAWN BY PLT
CHECKED BY CDC

OVERALL LANDSCAPE PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-100

Plotted By:Tichenor, Patrick Sheet Set:148844008.1 — WVID FIRE STATION #86 Layout:L-100 November 09, 2020 03:39:31pm K:\SAR_URG\148844013 — wvid fire station #86\CAD\plansheets\L-100 — Landscape Plans.dwg
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ROADWAY BUFFER - U.S. 41:
REQUIRED: 15' WIDTH + 2 CANOPY AND 3 ORNAMENTAL TREES / 100 LF, AND 18" HT. MIN. CONTINUOUS HEDGE ROW.
900 LF/100 = 9.00(2)(3) = 18 CANOPY AND 27 ORNAMENTAL TREES.
PROVIDED: 15' WIDTH + 0 CANOPY (54 PALMS IN LIEU OF CANOPY TREES), 27 ORNAMENTAL UNDERSTORY TREES
(PER OVERHEAD UTILITY CONFLICT, REFER TO RIGHT TREE, RIGHT PLACE GUIDELINES)
AND, 18" HT. MIN. CONTINUOUS EVERGREEN HEDGE.

PROPERTY LINE (TYP)

EXISTING OVERHEAD POWER LINES TO REMAIN (TYP)

10' MULTI-USE TRAIL (TYP)

POND (TYP)

PROPEX PYRMAT
REINFORCEMENT TURF MAT

PROPOSED SWALE (TYP)
REFER TO CIVIL PLANS

REQUIRED ISLAND TREE
PROVIDED HERE DUE TO UTILITY
CONFLICT

REQUIRED ISLAND TREE
PROVIDED HERE DUE TO UTILITY
CONFLICT

MATCHLINE SEE SHEET L-102

PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	BBS	SHADY LADY BLACK OLIVE 1500 SF
	MB	BRACKEN`S SOUTHERN MAGNOLIA 1500 SF
	PE	SLASH PINE `DENSA` 1000 SF
	QV	SOUTHERN LIVE OAK 1500 SF

PALMS	CODE	COMMON NAME
	SP	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	SP2	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	TR	FLORIDA THATCH PALM
	WB	FOXTAIL PALM N/A

UNDERSTORY TREES	CODE	COMMON NAME
	CS	SILVER BUTTON WOOD 250 SF
	IC	DAHOON HOLLY 500 SF
	LJ	JAPANESE PRIVET 500 SF

SHRUBS	CODE	COMMON NAME
	CI	RED TIP COCOPLUM
	IN	NORA GRANT IXORA
	MC	WAX MYRTLE
	MF	SIMPSON`S STOPPER
	PM	YEW PINE
	SC2	SILVER SAW PALMETTO
	SV2	DWARF VARIEGATED SCHEFFLERA
	VO	WALTER`S VIBURNUM

SHRUB AREAS	CODE	COMMON NAME
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	ST	DWARF VARIEGATED SCHEFFLERA
	ZF	COONTIE PALM

GRASSES	CODE	COMMON NAME
	MUH	GULF COAST MUHLY
	TD2	DWARF FAKAHATCHEE GRASS
	TRD	FAKAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
	AE	PERENNIAL PEANUT
	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	SS	ST. AUGUSTINE GRASS

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CHRISTOPHER D. CINFAGLIONE
FLORIDA LICENSE NUMBER 6667207
DATE: 10/29/2020

KHA PROJECT 148844008.1
DATE OCT. 2020
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY PLT
CHECKED BY CDC

LANDSCAPE PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-101

Plotted By:Tichenor, Patrick Sheet Set:148844008.1 – WVID FIRE STATION #86 Layout:L-101 October 29, 2020 10:25:22am K:\SAR_LRO\148844013 – wvid fire station #86\CAD\plansheets\L-100 – Landscape Plans.dwg
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REQUIRED: 15' WIDTH + 2 CANOPY AND 3 ORNAMENTAL TREES / 100 LF, AND 18" HT. MIN. CONTINUOUS HEDGE ROW.
900 LF/100 = 9.00(2)(3) = 18 CANOPY AND 27 ORNAMENTAL TREES.
PROVIDED: 15' WIDTH + 0 CANOPY (54 PALMS IN LIEU OF CANOPY TREES), 27 ORNAMENTAL UNDERSTORY TREES (PER OVERHEAD UTILITY CONFLICT, REFER TO RIGHT TREE, RIGHT PLACE GUIDELINES) AND, 18" HT. MIN. CONTINUOUS EVERGREEN HEDGE.

U.S. 41

EXISTING OVERHEAD POWER LINES TO REMAIN (TYP)
10' MULTI-USE TRAIL (TYP)
PROPERTY LINE (TYP)
POND (TYP)
(48 L.F.) OF UB-48 ROOT BARRIER OR EQUAL EQUIVALENT.
18" MAINTENANCE STRIP CLEAR OF PLANTING (TYP)
(60 L.F.) OF UB-48 ROOT BARRIER OR EQUAL EQUIVALENT.
SIDEWALK JOINTS (TYP)
LIGHT BROOM CONCRETE FINISH (TYP)
EXISTING SITE LIGHTING TO REMAIN (TYP)
EXISTING TREE TO REMAIN (TYP)
(40 L.F.) OF UB-48 ROOT BARRIER OR EQUAL EQUIVALENT.
SIDEWALK JOINTS (TYP)
LIGHT BROOM FINISH (TYP)
15' LANDSCAPE SETBACK (TYP)
50' X 100' SITE VISIBILITY TRIANGLES (TYP)
DO NOT ENTER
(17 L.F.) OF UB-48 ROOT BARRIER OR EQUAL EQUIVALENT.
(20 L.F.) OF UB-48 ROOT BARRIER OR EQUAL EQUIVALENT.
(12 L.F.) OF UB-48 ROOT BARRIER OR EQUAL EQUIVALENT.

ROADWAY BUFFER - PRETO BLVD.:
REQUIRED: 15' WIDTH + 2 CANOPY AND 3 ORNAMENTAL TREES / 100 LF, AND 18" HT. MIN. CONTINUOUS HEDGE ROW.
443 LF/100 = 4.43(2)(3) = 8 CANOPY AND 13 ORNAMENTAL TREES
PROVIDED: 15' WIDTH + 9 CANOPY, 13 ORNAMENTAL TREES, AND 18" HT. MIN. CONTINUOUS EVERGREEN HEDGE.

PRETO BOULEVARD

MATCHLINE; SEE SHEET L-101

MATCHLINE; SEE SHEET L-103

PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	BBS	SHADY LADY BLACK OLIVE 1500 SF
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	PE	SLASH PINE `DENSA` 1000 SF
	QV	SOUTHERN LIVE OAK 1500 SF

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	ZF	COONTIE PALM

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	TD2	DWARF FAKAHATCHEE GRASS
	TRD	FAKAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
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	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	SS	ST. AUGUSTINE GRASS

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WVID FIRE STATION #86
PREPARED FOR WEST VILLAGES
NORTH PORT FLORIDA

LANDSCAPE PLAN

SHEET NUMBER L-102

Plotted By:Tichenor, Patrick Sheet Set:148844008.1 – WVID FIRE STATION #86 Layout:L-102 October 29, 2020 10:25:32am K:\SAR_URO\148844013 – wvid fire station #86\CAD\plansheets\L-100 – Landscape Plans.dwg
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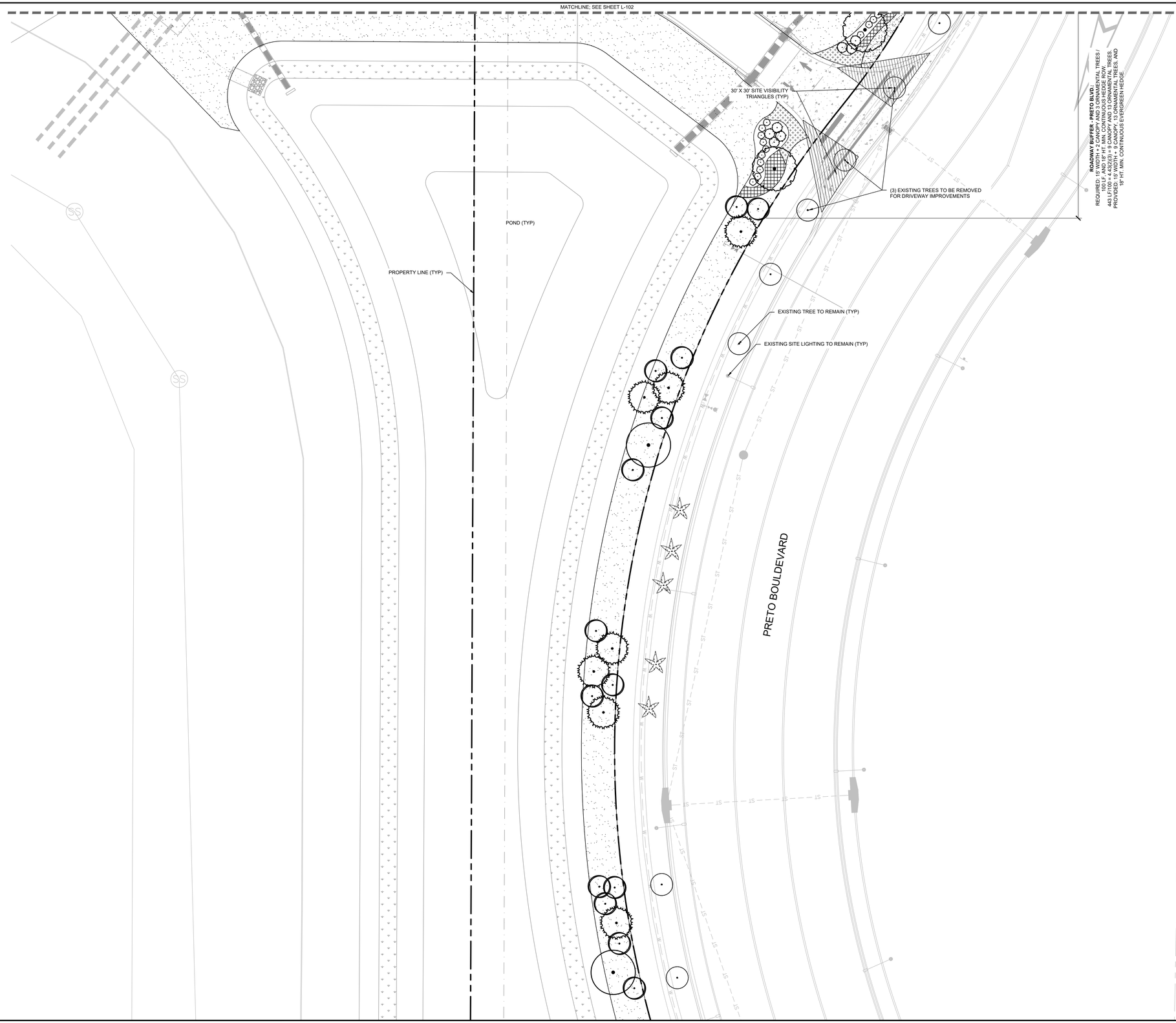

PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	BBS	SHADY LADY BLACK OLIVE 1500 SF
	MB	BRACKEN`S SOUTHERN MAGNOLIA 1500 SF
	PE	SLASH PINE `DENSA` 1000 SF
	QV	SOUTHERN LIVE OAK 1500 SF

PALMS	CODE	COMMON NAME
	SP	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	SP2	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	TR	FLORIDA THATCH PALM
	WB	FOXTAIL PALM N/A

UNDERSTORY TREES	CODE	COMMON NAME
	CS	SILVER BUTTON WOOD 250 SF
	IC	DAHOON HOLLY 500 SF
	LJ	JAPANESE PRIVET 500 SF

SHRUBS	CODE	COMMON NAME
	CI	RED TIP COCOPLUM
	IN	NORA GRANT IXORA
	MC	WAX MYRTLE
	MF	SIMPSON`S STOPPER
	PM	YEW PINE
	SC2	SILVER SAW PALMETTO
	SV2	DWARF VARIEGATED SCHEFFLERA
	VO	WALTER`S VIBURNUM

SHRUB AREAS	CODE	COMMON NAME
	FM	GREEN ISLAND FICUS
	ST	DWARF VARIEGATED SCHEFFLERA
	ZF	COONTIE PALM

GRASSES	CODE	COMMON NAME
	MUH	GULF COAST MUHLY
	TD2	DWARF FAKAHATCHEE GRASS
	TRD	FAKAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
	AE	PERENNIAL PEANUT
	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	SS	ST. AUGUSTINE GRASS

GRAPHIC SCALE IN FEET
0 10 20 40

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No.	REVISIONS	DATE	BY

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 10/29/2020

KHA PROJECT	148844008.1
DATE	OCT. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

LANDSCAPE PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-103

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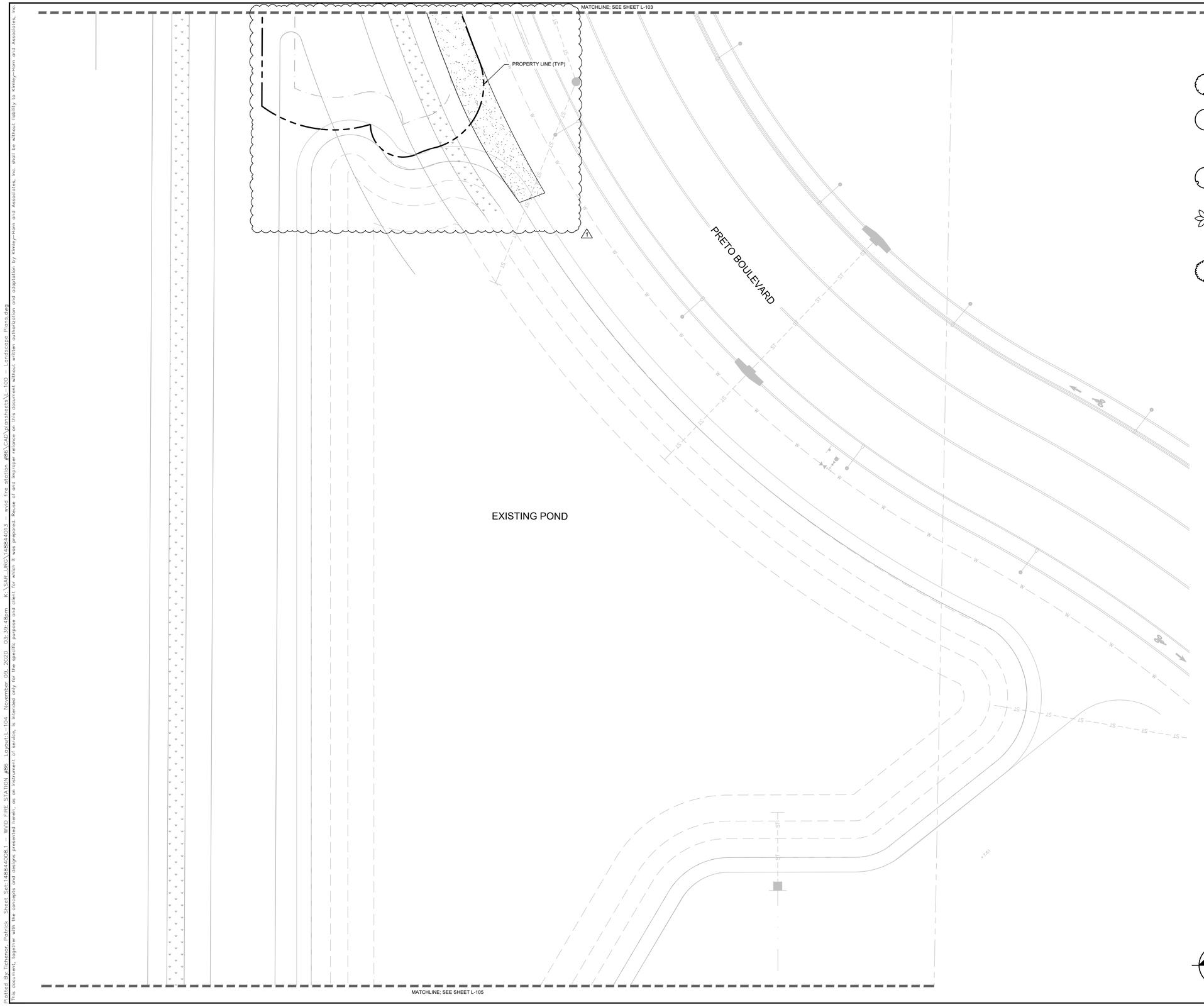

PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	BBS	SHADY LADY BLACK OLIVE 1500 SF
	MB	BRACKEN'S SOUTHERN MAGNOLIA 1500 SF
	PE	SLASH PINE `DENSA` 1000 SF
	QV	SOUTHERN LIVE OAK 1500 SF

PALMS	CODE	COMMON NAME
	SP	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	SP2	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	TR	FLORIDA THATCH PALM
	WB	FOXTAIL PALM N/A

UNDERSTORY TREES	CODE	COMMON NAME
	CS	SILVER BUTTON WOOD 250 SF
	IC	DAHOON HOLLY 500 SF
	LJ	JAPANESE PRIVET 500 SF

SHRUBS	CODE	COMMON NAME
	CI	RED TIP COCOPLUM
	IN	NORA GRANT IXORA
	MC	WAX MYRTLE
	MF	SIMPSON`S STOPPER
	PM	YEW PINE
	SC2	SILVER SAW PALMETTO
	SV2	DWARF VARIEGATED SCHEFFLERA
	VO	WALTER`S VIBURNUM

SHRUB AREAS	CODE	COMMON NAME
	FM	GREEN ISLAND FICUS
	ST	DWARF VARIEGATED SCHEFFLERA
	ZF	COONTIE PALM

GRASSES	CODE	COMMON NAME
	MUH	GULF COAST MUHLY
	TD2	DWARF FAKAHATCHEE GRASS
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GROUND COVERS	CODE	COMMON NAME
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	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	SS	ST. AUGUSTINE GRASS

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REVISIONS: ADDENDUM 1

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 11/9/2020

KHA PROJECT 148844008.1
DATE NOV. 2020
SCALE AS SHOWN
DESIGNED BY KHA
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LANDSCAPE PLAN

WVID FIRE STATION #86

PREPARED FOR
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NORTH PORT FLORIDA

SHEET NUMBER
L-104

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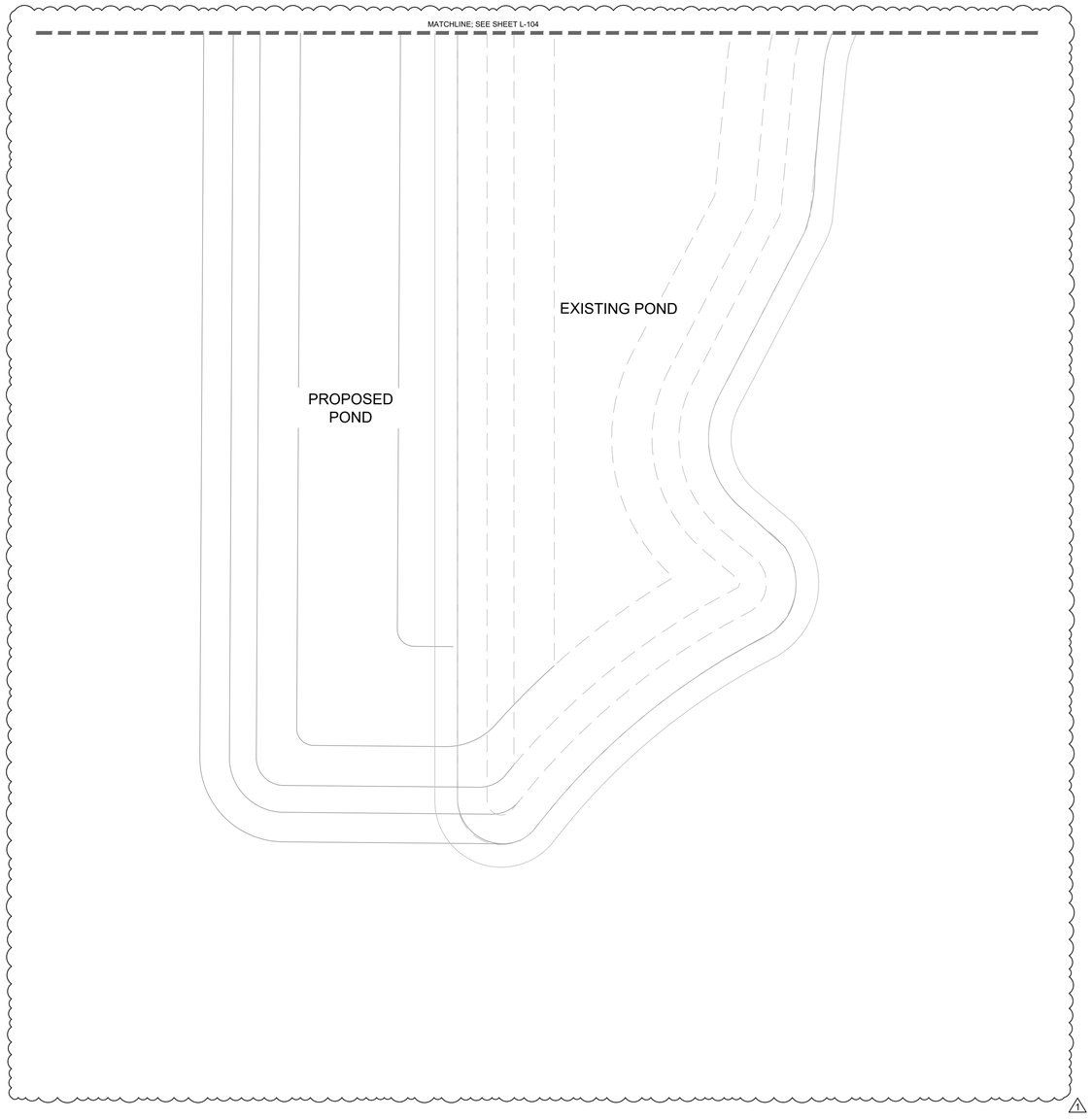

PLANT SYMBOL KEY

	CODE	COMMON NAME
TREES		
	BBS	SHADY LADY BLACK OLIVE 1500 SF
	MB	BRACKEN`S SOUTHERN MAGNOLIA 1500 SF
	PE	SLASH PINE `DENSA` 1000 SF
	QV	SOUTHERN LIVE OAK 1500 SF
PALMS	CODE	COMMON NAME
	SP	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	SP2	CABBAGE PALMETTO HARDENED OFF, REGENERATED 250 SF
	TR	FLORIDA THATCH PALM
	WB	FOXTAIL PALM N/A
UNDERSTORY TREES	CODE	COMMON NAME
	CS	SILVER BUTTON WOOD 250 SF
	IC	DAHOON HOLLY 500 SF
	LJ	JAPANESE PRIVET 500 SF
SHRUBS	CODE	COMMON NAME
	CI	RED TIP COCOPLUM
	IN	NORA GRANT IXORA
	MC	WAX MYRTLE
	MF	SIMPSON`S STOPPER
	PM	YEW PINE
	SC2	SILVER SAW PALMETTO
	SV2	DWARF VARIEGATED SCHEFFLERA
	VO	WALTER`S VIBURNUM
SHRUB AREAS	CODE	COMMON NAME
	FM	GREEN ISLAND FICUS
	ST	DWARF VARIEGATED SCHEFFLERA
	ZF	COONTIE PALM
GRASSES	CODE	COMMON NAME
	MUH	GULF COAST MUHLY
	TD2	DWARF FAKAHATCHEE GRASS
	TRD	FAKAHATCHEE GRASS
GROUND COVERS	CODE	COMMON NAME
	AE	PERENNIAL PEANUT
	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	SS	ST. AUGUSTINE GRASS

GRAPHIC SCALE IN FEET
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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 6667207
DATE: 11/9/2020

KHA PROJECT 148844008.1
DATE NOV. 2020
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY PLT
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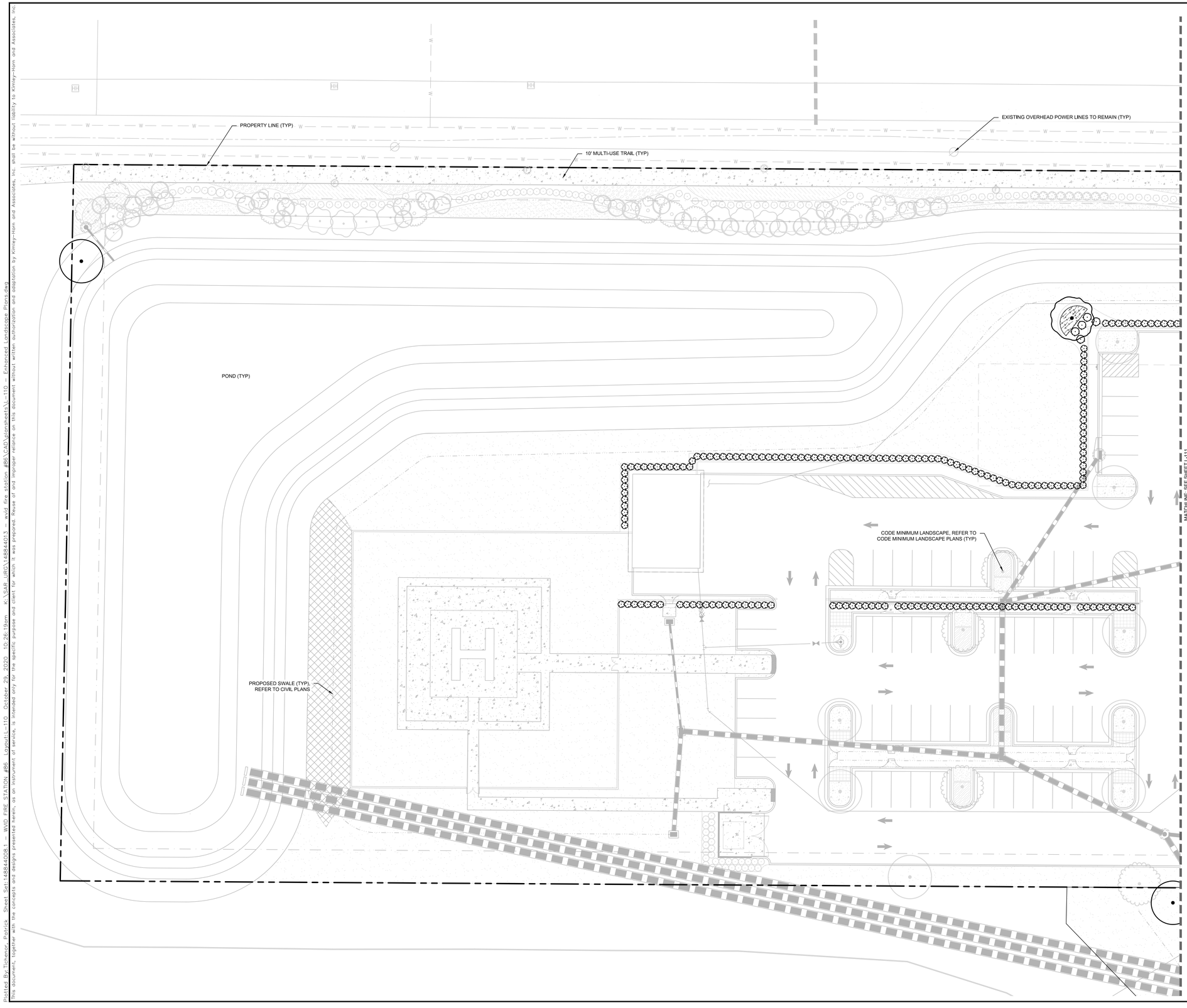
LANDSCAPE PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-105



PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	CC	CASSIA
	HI	PINK TRUMPET TREE
	PE	SLASH PINE `DENSA`
	QV	SOUTHERN LIVE OAK
PALMS	**CODE**	**COMMON NAME**
	SP	CABBAGE PALMETTO
	SP2	CABBAGE PALMETTO
	TR	FLORIDA THATCH PALM
	WB	FOXTAIL PALM
SHRUBS	**CODE**	**COMMON NAME**
	IM	MAUI IXORA
	LP	LANTANA
	NA	SWORD FERN
	NG	GREEN FIREBALL BROMELIAD
	PB	CUT LEAF PHILODENDRON
	PM	YEW PINE
	SC2	SILVER SAW PALMETTO
SHRUB AREAS	**CODE**	**COMMON NAME**
	ZAC	COONTIE PALM
GRASSES	**CODE**	**COMMON NAME**
	MUH	GULF COAST MUHLY
	SB	SAND CORDGRASS
	TD2	DWARF FAKAHATCHEE GRASS
	TRD	FAKAHATCHEE GRASS
GROUND COVERS	**CODE**	**COMMON NAME**
	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	LN	CREEPING JENNY
	SS	ST. AUGUSTINE GRASS

GRAPHIC SCALE IN FEET
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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 6667207
DATE: 10/29/2020

KHA PROJECT 148844008.1
DATE OCT., 2020
SCALE AS SHOWN
DESIGNED BY KHA
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WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

ENHANCED LANDSCAPE PLAN

SHEET NUMBER
L-110

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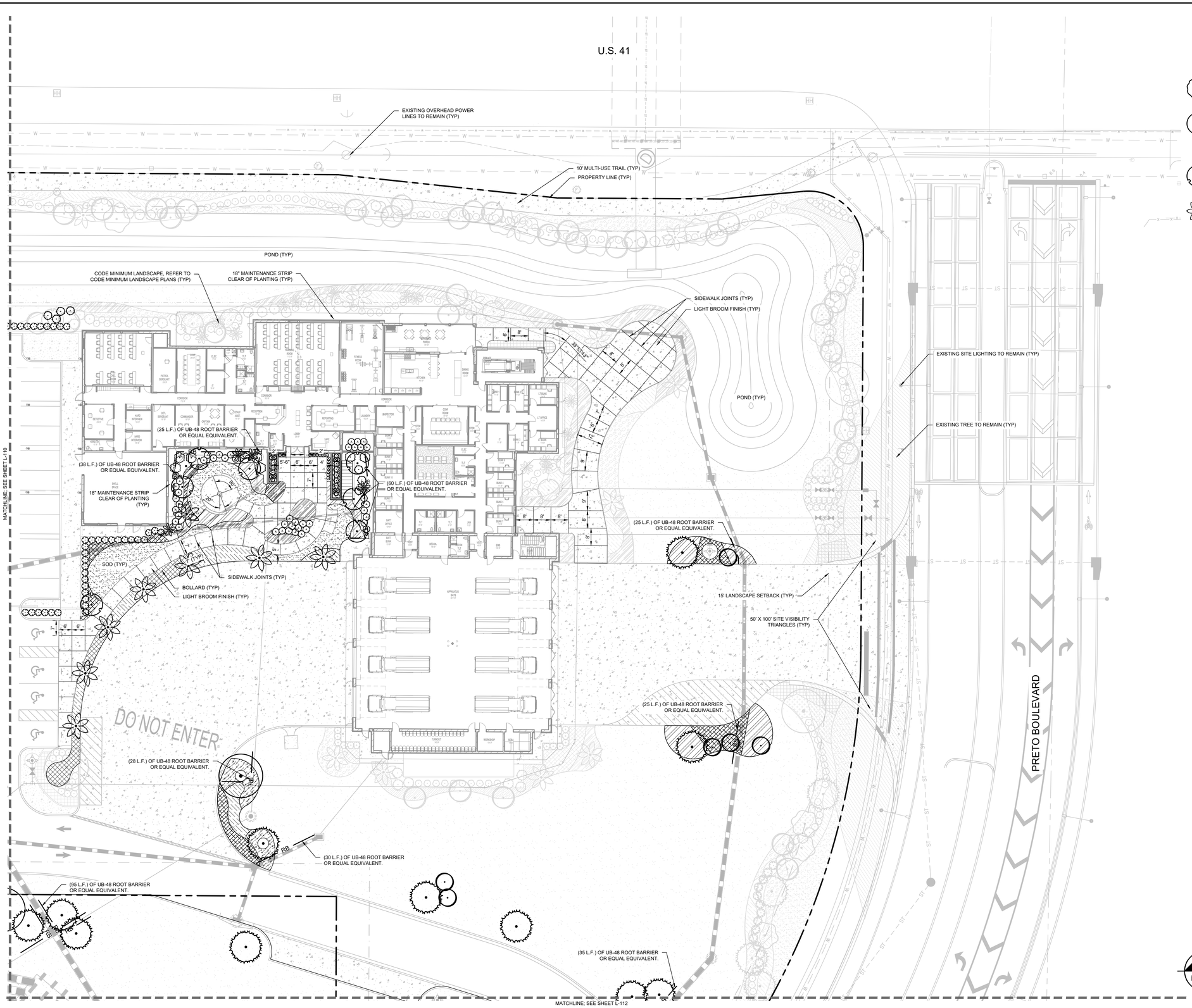

PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	CC	CASSIA
	HI	PINK TRUMPET TREE
	PE	SLASH PINE `DENSA`
	QV	SOUTHERN LIVE OAK
PALMS	**CODE**	**COMMON NAME**
	SP	CABBAGE PALMETTO
	SP2	CABBAGE PALMETTO
	TR	FLORIDA THATCH PALM
	WB	FOXTAIL PALM
SHRUBS	**CODE**	**COMMON NAME**
	IM	MAUI IXORA
	LP	LANTANA
	NA	SWORD FERN
	NG	GREEN FIREBALL BROMELIAD
	PB	CUT LEAF PHILODENDRON
	PM	YEW PINE
	SC2	SILVER SAW PALMETTO
SHRUB AREAS	**CODE**	**COMMON NAME**
	ZAC	COONTIE PALM
GRASSES	**CODE**	**COMMON NAME**
	MUH	GULF COAST MUHLY
	SB	SAND CORDGRASS
	TD2	DWARF FAKAHATCHEE GRASS
	TRD	FAKAHATCHEE GRASS
GROUND COVERS	**CODE**	**COMMON NAME**
	CE	EMERALD BLANKET DWARF NATAL PLUM
	DB	VARIGATED FLAX LILY
	LN	CREEPING JENNY
	SS	ST. AUGUSTINE GRASS

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CHRISTOPHER D. CINFAGLIONE
FLORIDA LICENSE NUMBER 6667207
DATE: 10/29/2020

KHA PROJECT	148844008.1
DATE	OCT. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

ENHANCED LANDSCAPE PLAN

WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-111

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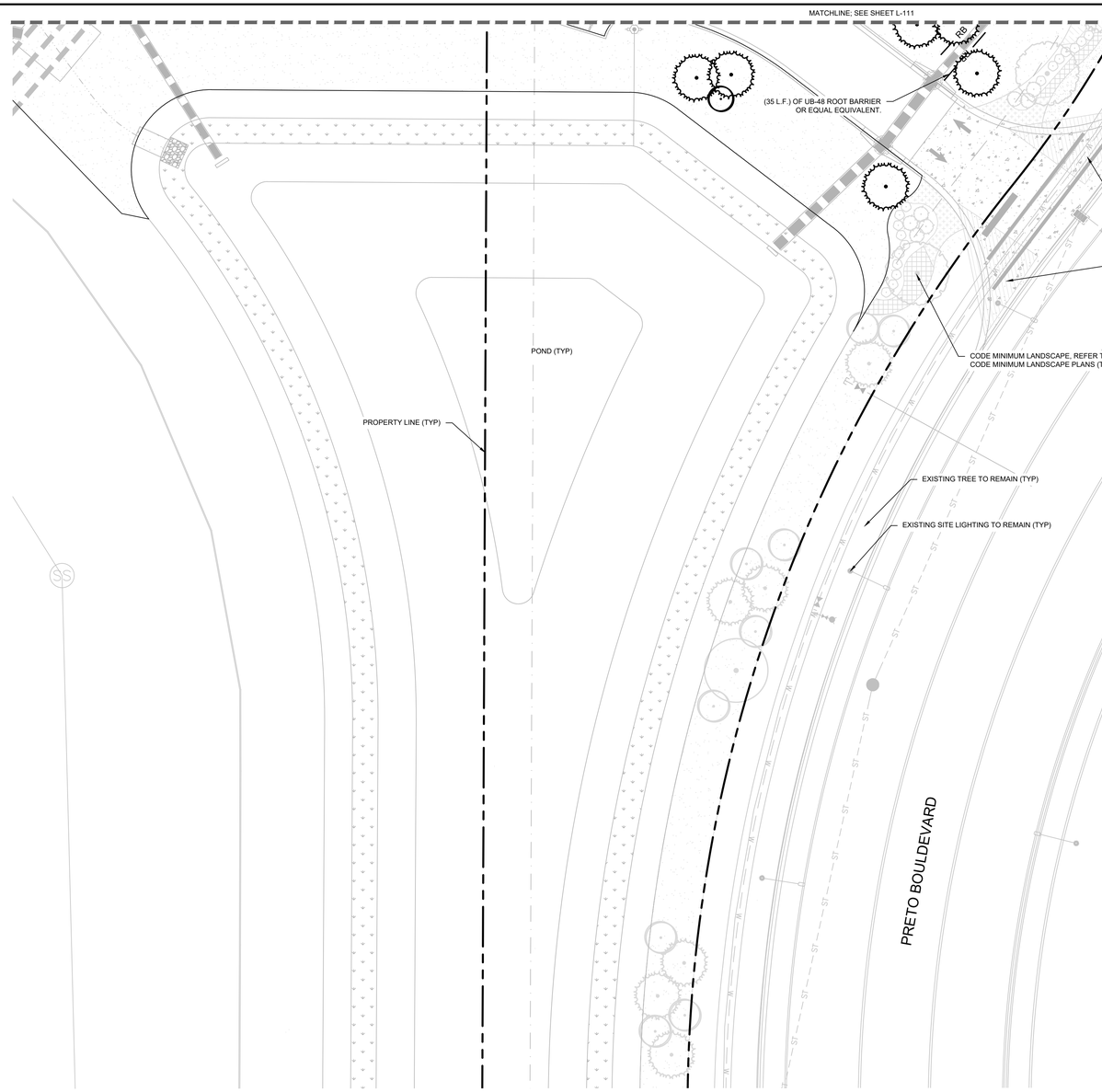

ENHANCED PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	CC	1	CASSIA SURATTENSIS	CASSIA	F.G.	2" DBH MIN.	6` - 8` HT MIN
	HI	1	HANDROANTHUS IMPETIGINOSUS 500 SF	PINK TRUMPET TREE	F.G.	2" CAL MIN	8` HT MIN
	PE	15	PINUS ELLIOTTI `DENSA` 1000 SF	SLASH PINE `DENSA`	F.G.	2" CAL MIN	8` HT MIN
	QV	3	QUERCUS VIRGINIANA 1500 SF	SOUTHERN LIVE OAK	F.G.	2" CAL MIN	8` HT MIN
PALMS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**HT**
	SP	7	SABAL PALMETTO HARDENED OFF, REGENERATED 250 SF	CABBAGE PALMETTO	F.G.	HEAVY	12`-16` CT VARIES
	SP2	7	SABAL PALMETTO HARDENED OFF, REGENERATED 250 SF	CABBAGE PALMETTO	F.G.	CURVED SPECIMEN	12`-16` CT VARIES
	TR	4	THRINAX RADIATA	FLORIDA THATCH PALM	30 GAL	HEAVY	4` OA.
	WB	8	WODYETIA BIFURCATA N/A	FOXTAIL PALM	F.G.	HEAVY	10` GW, MATCHED HT
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	IM	43	IXORA X `MAUI`	MAUI IXORA	3 GAL	12" HT MIN.	36" o.c.
	LP	12	LANTANA CAMARA `DWARF PINK`	LANTANA	1 GAL	12" FULL	24" o.c.
	NA	15	NEPHROLEPIS EXALTA	SWORD FERN	1 GAL	12" FULL	18" o.c.
	NG	8	NEOREGELIA X `GREEN FIREBALL`	GREEN FIREBALL BROMELIAD	1 GAL	12" HT MIN.	36" o.c.
	PB	8	PHILODENDRON BIPINNATIFIDUM	CUT LEAF PHILODENDRON	7 GAL	5` OC	60" o.c.
	PM	221	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL	24" HT MIN	36" o.c.
	SC2	12	SERENOA REPENS `CINEREA`	SILVER SAW PALMETTO	15 GAL	24" HT MIN	60" o.c.
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	ZAC	44	ZAMIA FLORIDANA	COONTIE PALM	3 GAL	12" HT MIN	36" o.c.
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	MUH	94	MUHLENBERGIA CAPILLARIS `GULF COAST`	GULF COAST MUHLY	1 GAL	12" HT MIN	36" o.c.
	SB	11	SPARTINA BAKERI	SAND CORDGRASS	1 GAL	12" HT MIN	36" o.c.
	TD2	178	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1 GAL	12" HT MIN	30" o.c.
	TRD	47	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL	12" HT MIN	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	CE	46	CARISSA MACROCARPA `EMERALD BLANKET`	EMERALD BLANKET DWARF NATAL PLUM	1 GAL	12" SPRD	36" o.c.
	DB	444	DIANELLA TASMANICA `BLUSHY`	VARIGATED FLAX LILY	1 GAL	12" FULL	15" o.c.
	LN	68	LYSIMACHIA NUMMULARIA	CREEPING JENNY	3 GAL		12" o.c.
	SS		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD		

GRAPHIC SCALE IN FEET
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NORTH

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 6667207
DATE: 10/29/2020

KHA PROJECT	148844008.1
DATE	OCT. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

ENHANCED LANDSCAPE PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-112

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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

1.4. THE SCOPE OF WORK SHALL CONSIST OF:

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600.

2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.

2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.

2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. SUBMITTALS

3.1. MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

3.2. CONTRACTOR TO SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.

4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.

4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

6.1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

6.5. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

7. WATER

7.1. CONTRACTOR SHALL PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.

7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

8. FERTILIZER

8.1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

8.2. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

9. MULCH

9.1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN IT'S CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

12.1. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

13. PLANTING PROCEDURES

13.1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

13.3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.

13.4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.

13.5. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.

13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.

13.8. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.

13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.

13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.

13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.

13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

14.4. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

14.5. HAND THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.

14.7. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.

14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.

14.10. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

17.2. CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

18. WARRANTY

18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.

18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

19. ABBREVIATIONS

B&B -	BALLED AND BURLAPPED
BR -	BARE ROOT
CAL -	CALIPER
CT -	CLEAR TRUNK
DBH -	DIAMETER AT BREAST HEIGHT
FG -	FIELD GROWN
FTG -	FULL TO GROUND
GW -	GREY WOOD
HO -	HARDENED OFF
OA -	OVERALL HEIGHT
RPG -	ROOTS PLUS GROWER

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811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 10/29/2020

KHA PROJECT 148844008.1
DATE OCT. 2020
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY PLT
CHECKED BY CDC

LANDSCAPE NOTES

WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
L-150

Plotted By: Tichenor, Patrick Sheet Set: 148844008 - WVID FIRE STATION #86 Layout: L-150 October 29, 2020 10:27:13am K:\SAR_LRD\148844013 - wvid fire station #86\CAD\sheets\L-100 - Landscape Plans.dwg
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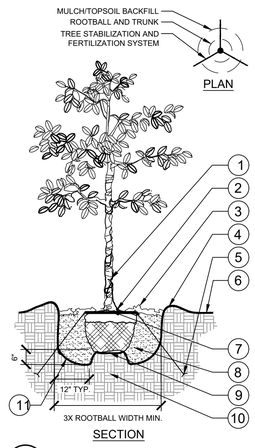


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

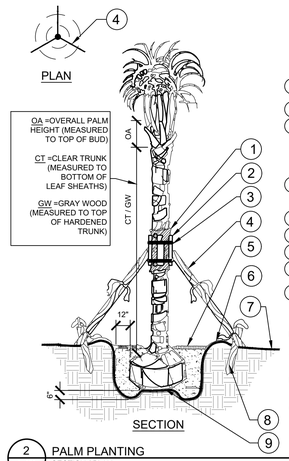
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
L-151 SECTION / PLAN — NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

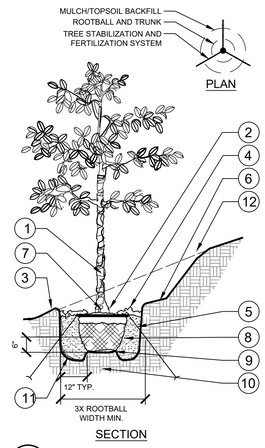
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

2 PALM PLANTING
L-151 SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

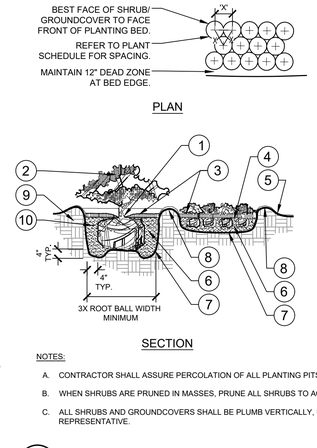
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

3 TREE PLANTING ON A SLOPE
L-151 SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES). NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

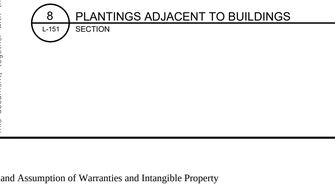
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

4 SHRUB/GROUNDCOVER PLANTING
L-151 SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

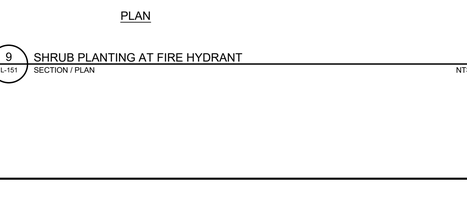
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
L-151 SECTION — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

6 PLANTED PARKING LOT ISLANDS/MEDIANS
L-151 SECTION — NTS

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 PARKING SPACE/CURB PLANTING
L-151 SECTION — NTS

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P., 81 Langton St, #4, San Francisco, CA (800-458-7668),or approved equal. The barrier shall be Black, Injection Molded Panels, of .080" (2.03mm) wall thickness in modules 24" (61cm) long by 24" (46cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.06"(1.52mm) thickness protruding 1/2"(12.7mm) at 90° from interior of the barrier panel, spaced 6"(15.24mm) apart, (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.06"(1.52mm) thickness 3/8"(9.53mm) wide and 1/4"(6.35mm) apart with the lower rib attached to the vertical root deflecting ribs, (See Detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.06"(1.52mm) thickness in the shape of a segment of a circle, the 2 1/4"(57mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another, (See Detail "C")

2. The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield - Wall	D638	2,383 PSI
Tensile strength @ yield - Hinge	D638	2,483 PSI
Yield Elongation - Wall	D638	7.71%
Yield Elongation - Hinge	D638	7.58%
Flexural Modulus	D790B	120,785 PSI
Notched Izod Impact - Wall	D256A	2.54 (ft-lbs)
Rockwell Hardness r. scale - Wall	D785A	84.1

U.S., Patents: 5,070,642 , 5,305,549 and 5,528,857.
Other Patents Pending.

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the top of the double edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings

11 24" ROOT BARRIER (UB24)
L-151 DETAIL PROVIDED BY DEEPROOT — NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

8 PLANTINGS ADJACENT TO BUILDINGS
L-151 SECTION — NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

9 SHRUB PLANTING AT FIRE HYDRANT
L-151 SECTION / PLAN — NTS

1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

10 POOR DRAINAGE CONDITION
L-151 SECTION / PLAN — NTS

Plotted By:Tichenor, Patrick Sheet Set:148844008.1 — WVID FIRE STATION #86 Layout:L-151 October 29, 2020 10:27:15am K:\SAR_LRG\148844013 — wvid fire station #86\CAD\plansheets\L-100 — Landscape Plans.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
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CHRISTOPHER D. CINFAGLIONE
FLORIDA LICENSE NUMBER 6667207
DATE: 10/29/2020

KHA PROJECT 148844008.1
DATE OCT. 2020
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY PLT
CHECKED BY CDC

WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

LANDSCAPE DETAILS

SHEET NUMBER
L-151

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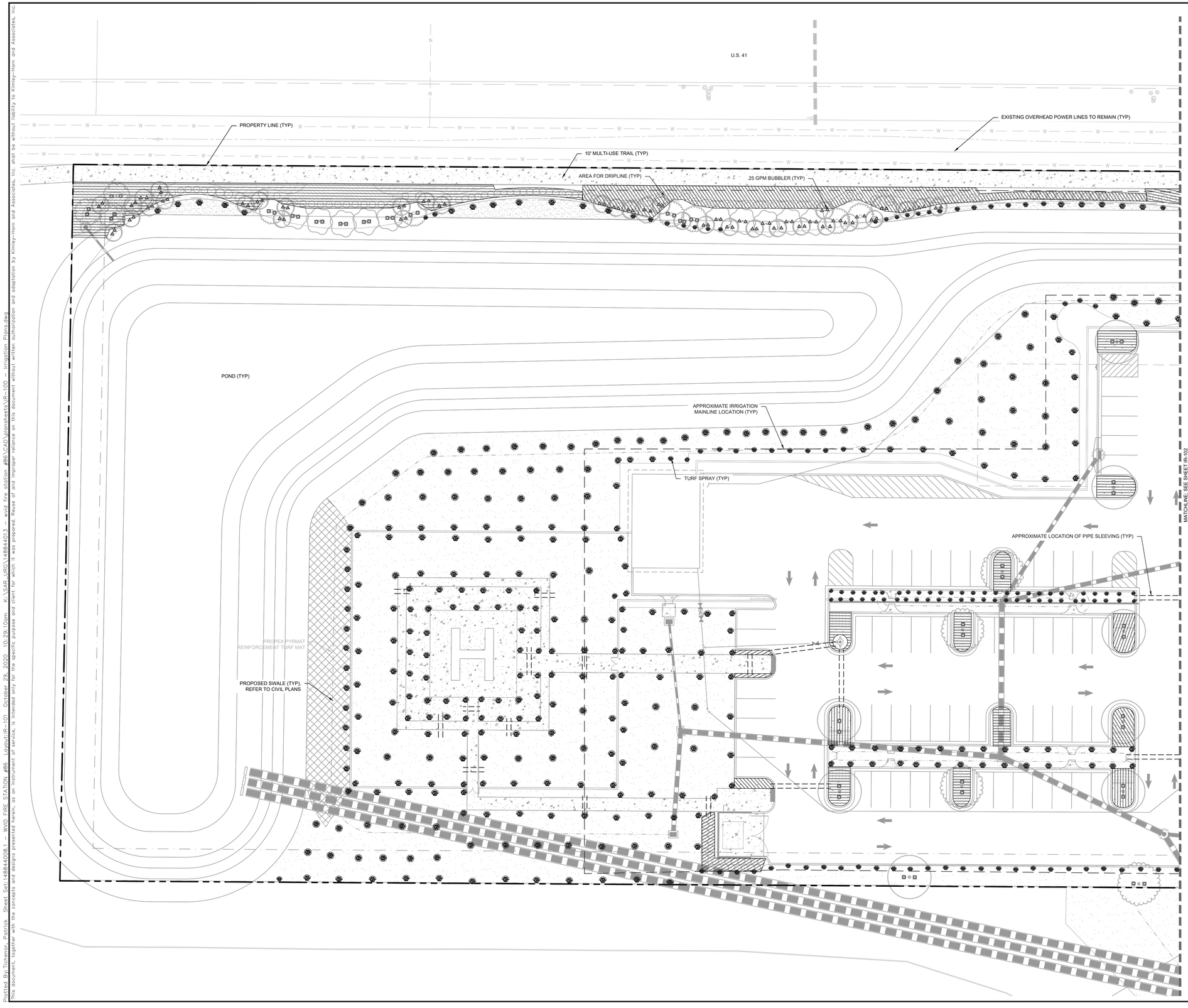

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	TORO 570Z-6P-XF-SI-E-PC 5 SERIES
	TORO 570Z-6P-XF-SI-E-PC 8 SERIES
	TORO 570Z-6P-XF-SI-E-PC 10 SERIES
	TORO 570Z-6P-XF-SI-E-PC 12 SERIES
	TORO 570Z-6P-XF-SI-E-PC 15 SERIES
18SSQ 18SSH 18SSF 35SSQ 35SSH 35SSF 25 50 10 20	TORO 570Z-6P-XF-SI-E-PC TURF STREAM SPRAY
	TORO 570Z-6-COM-FB-PC

SYMBOL	MANUFACTURER/MODEL
Ø7	TORO T7P-02-E 7.0

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18

SYMBOL	MANUFACTURER/MODEL
MV	TORO P220S-26-04 GLOBE 1"
C	TORO CC-M24-PED
RS	TORO TRS
FS	TORO TFS
PVC 1"	TIE INTO EXISTING RECLAIM
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout

NOTES:

1. IRRIGATION PLANS ARE SCHEMATIC IN NATURE AND REPRESENT DESIGN INTENT. CONTRACTOR TO PROVIDE IRRIGATION SHOP DRAWINGS FOR OWNER REVIEW PRIOR TO INSTALLATION. DESIGN SHALL PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL LANDSCAPED AREAS BASED ON THE EQUIPMENT AND SCHEMATIC LAYOUT OF THESE PLANS ALONG WITH PROVIDED IRRIGATION SPECIFICATIONS AND DETAILS.
2. SEE SHEET IR-150 FOR FULL SCHEMATIC IRRIGATION SCHEDULE.
3. SEE IR-150 FOR IRRIGATION SPECIFICATIONS.
4. SEE IR-151 FOR IRRIGATION DETAILS.

NORTH

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 10/29/2020

KHA PROJECT	148844008.1
DATE	OCT. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

SCHEMATIC IRRIGATION PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-101

Plotted By: Tichenor, Patrick Sheet Set: 148844008.1 – WVID FIRE STATION #86 Layout: IR-101 October 29, 2020 10:29:10am K:\SAR_JAX\148844013 – wvid fire station #86\CAD\plansheets\IR-100 – irrigation Plans.dwg
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SYMBOL KEY

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	TORO 570Z-6P-XF-SI-E-PC 10 SERIES
	TORO 570Z-6P-XF-SI-E-PC 12 SERIES
	TORO 570Z-6P-XF-SI-E-PC 15 SERIES
18SSQ 18SSH 18SSF 35SSQ 35SSH 35SSF	TORO 570Z-6P-XF-SI-E-PC TURF STREAM SPRAY
25 50 10 20	TORO 570Z-6-COM-FB-PC

SYMBOL	MANUFACTURER/MODEL
Ø7	TORO T7P-02-E 7.0

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18

SYMBOL	MANUFACTURER/MODEL
MV	TORO P220S-26-04 GLOBE 1"
C	TORO CC-M24-PED
RS	TORO TRS
FS	TORO TFS
P.O.C. 1"	TIE INTO EXISTING RECLAIM
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:

1. IRRIGATION PLANS ARE SCHEMATIC IN NATURE AND REPRESENT DESIGN INTENT. CONTRACTOR TO PROVIDE IRRIGATION SHOP DRAWINGS FOR OWNER REVIEW PRIOR TO INSTALLATION. DESIGN SHALL PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL LANDSCAPED AREAS BASED ON THE EQUIPMENT AND SCHEMATIC LAYOUT OF THESE PLANS ALONG WITH PROVIDED IRRIGATION SPECIFICATIONS AND DETAILS.
2. SEE SHEET IR-150 FOR FULL SCHEMATIC IRRIGATION SCHEDULE.
3. SEE IR-150 FOR IRRIGATION SPECIFICATIONS.
4. SEE IR-151 FOR IRRIGATION DETAILS.

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672
DATE: 10/29/2020

KHA PROJECT	148844008.1
DATE	OCT. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

SCHEMATIC IRRIGATION PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-102

Plotted By:Tichenor, Patrick Sheet Set:148844008.1 – WVID FIRE STATION #86 Layout:IR-102 October 29, 2020 10:29:39am K:\SAR_URG\148844013 – wvid fire station #86\CAD\plansheets\IR-100 – Irrigation Plans.dwg
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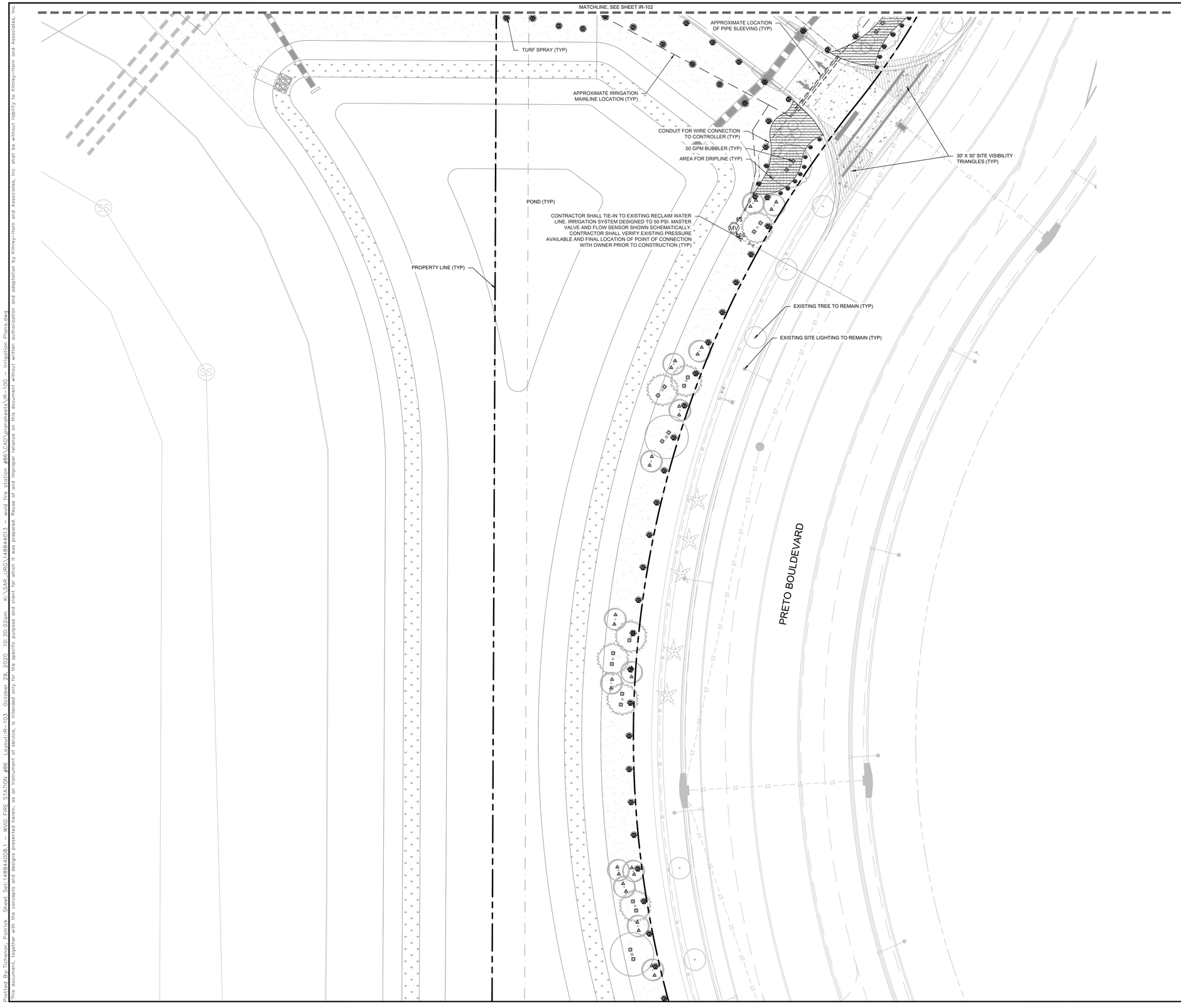

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	TORO 570Z-6-COM-FB-PC

SYMBOL	MANUFACTURER/MODEL
Ø7	TORO T7P-02-E 7.0

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18

SYMBOL	MANUFACTURER/MODEL
MV	TORO P220S-26-04 GLOBE 1"
C	TORO CC-M24-PED
RS	TORO TRS
FS	TORO TFS
P.O.C. T+	TIE INTO EXISTING RECLAIM
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout

NOTES:

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3. SEE IR-150 FOR IRRIGATION SPECIFICATIONS.
4. SEE IR-151 FOR IRRIGATION DETAILS.

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 10/29/2020

KHA PROJECT	148844008.1
DATE	OCT. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

SCHEMATIC IRRIGATION PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-103

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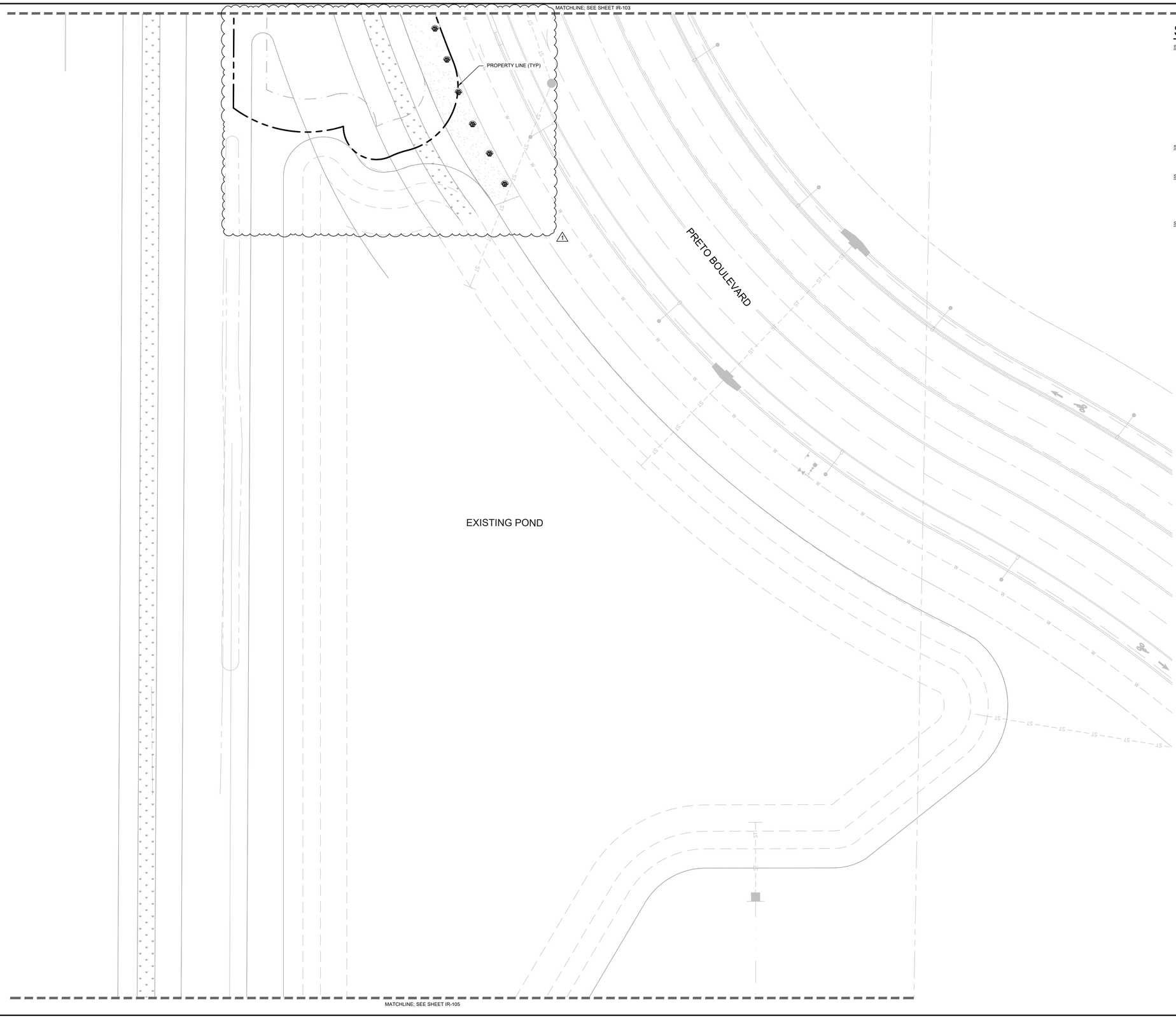

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	TORO 570Z-6-COM-FB-PC

SYMBOL	MANUFACTURER/MODEL
07	TORO T7P-02-E 7.0

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18

SYMBOL	MANUFACTURER/MODEL
MV	TORO P220S-26-04 GLOBE 1"
C	TORO CC-M24-PED
RS	TORO TRS
FS	TORO TFS
P.O.C. 1"	TIE INTO EXISTING RECLAIM
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout

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3. SEE IR-150 FOR IRRIGATION SPECIFICATIONS.
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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 11/9/2020

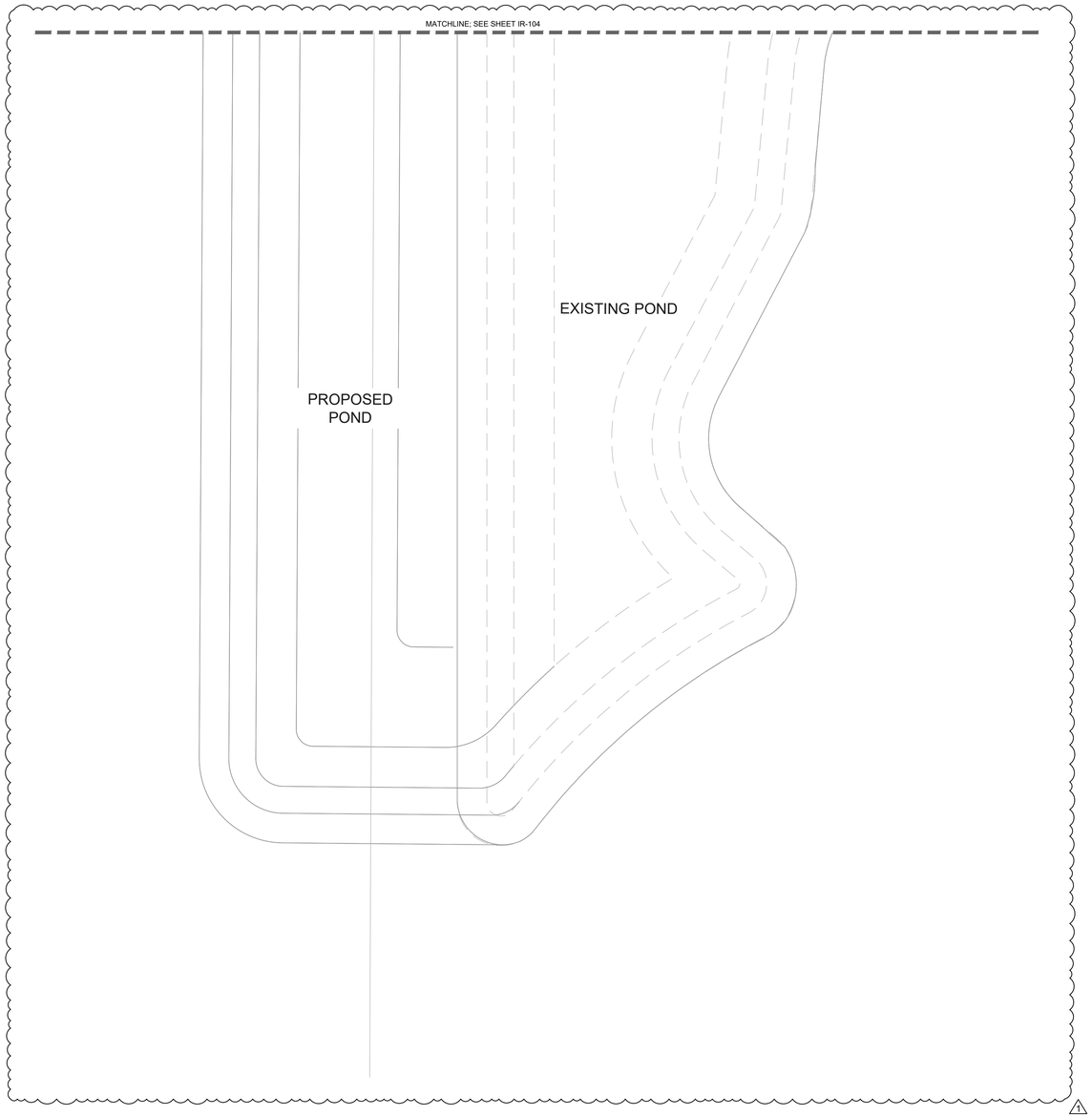
KHA PROJECT	148844008.1
DATE	NOV. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

SCHEMATIC IRRIGATION PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-104



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SYMBOL	MANUFACTURER/MODEL
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SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18

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FS	TORO TFS
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	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:

1. IRRIGATION PLANS ARE SCHEMATIC IN NATURE AND REPRESENT DESIGN INTENT. CONTRACTOR TO PROVIDE IRRIGATION SHOP DRAWINGS FOR OWNER REVIEW PRIOR TO INSTALLATION. DESIGN SHALL PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL LANDSCAPED AREAS BASED ON THE EQUIPMENT AND SCHEMATIC LAYOUT OF THESE PLANS ALONG WITH PROVIDED IRRIGATION SPECIFICATIONS AND DETAILS.
2. SEE SHEET IR-150 FOR FULL SCHEMATIC IRRIGATION SCHEDULE.
3. SEE IR-150 FOR IRRIGATION SPECIFICATIONS.
4. SEE IR-151 FOR IRRIGATION DETAILS.

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1777 MAIN STREET, SUITE 200 SARASOTA, FL 34236
PHONE: 941-379-7600
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CHRISTOPHER D. CANFAGLIONE
FLORIDA LICENSE NUMBER
6667207
DATE: 11/9/2020

KHA PROJECT	148844008.1
DATE	NOV. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

SCHEMATIC IRRIGATION PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-105

Plotted By: Tichenor, Patrick Sheet Set: 148844008.1 — WVID FIRE STATION #86 Layout: IR-105 November 09, 2020 03:44:25pm K:\SAR_LRG\148844013 — wvid fire station #86\CAD\sheets\IR-100 — Irrigation Plans.dwg
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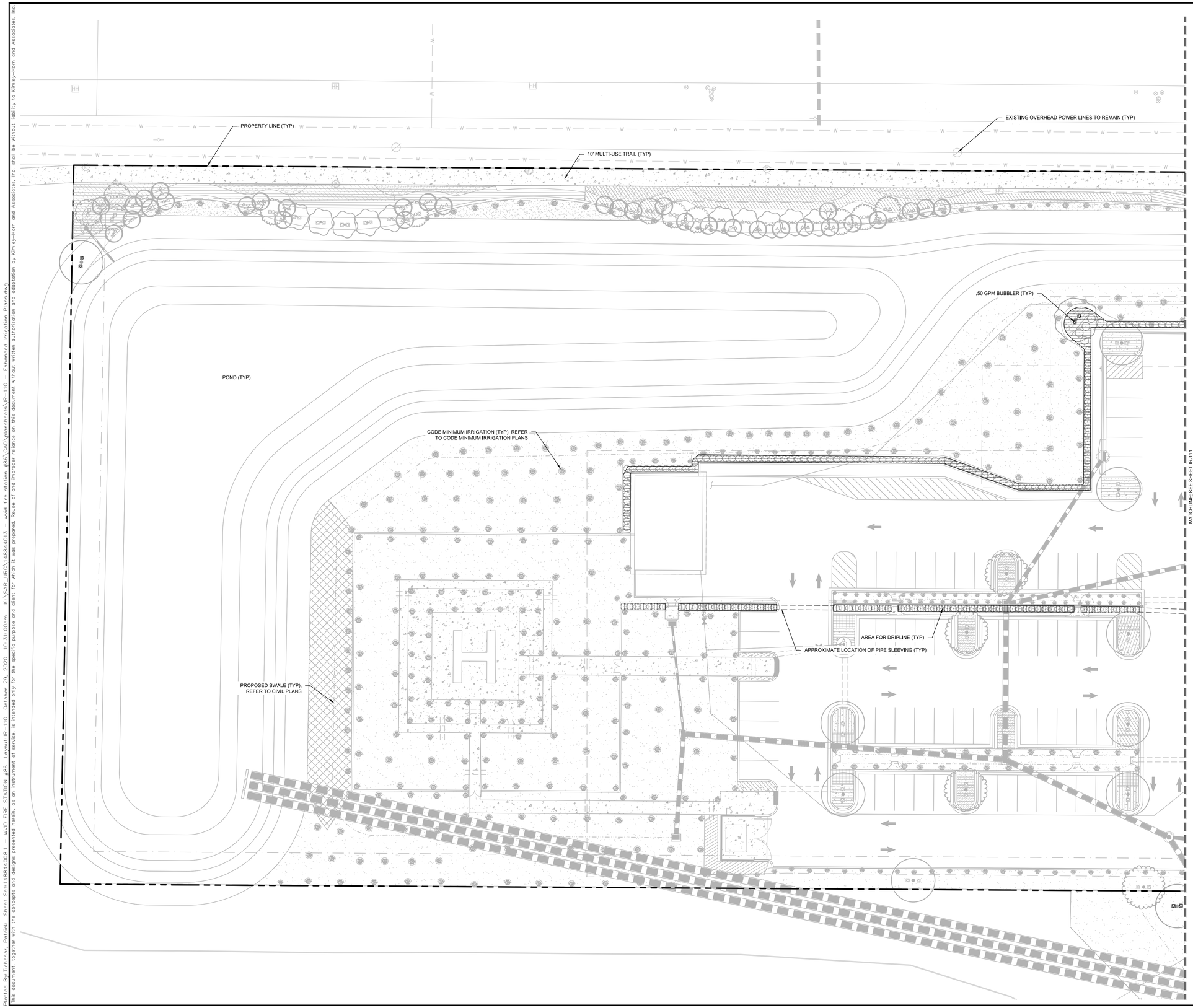

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
Q T H TT TQ F 25 50 10 20	TORO 570Z-6P-XF-SI-E-PC 5 SERIES
Q T H TT TQ F 25 50 10 20	TORO 570Z-6P-XF-SI-E-PC 8 SERIES
Q T H TT TQ F 25 50 10 20	TORO 570Z-6P-XF-SI-E-PC 12 SERIES
Q T H TT TQ F 25 50 10 20	TORO 570Z-6P-XF-SI-E-PC 15 SERIES
Q T H TT TQ F 25 50 10 20	TORO 570Z-6-COM-FB-PC

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18

SYMBOL	MANUFACTURER/MODEL
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout

NOTES:

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2. SEE SHEET IR-112 FOR FULL SCHEMATIC IRRIGATION SCHEDULE.
3. SEE IR-150 FOR IRRIGATION SPECIFICATIONS.
4. SEE IR-151 FOR IRRIGATION DETAILS.

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No.	REVISIONS	DATE	BY

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 10/29/2020

KHA PROJECT 148844008.1
DATE OCT. 2020
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY PLT
CHECKED BY CDC

ENHANCED IRRIGATION PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-110

Plotted By: Tichenor, Patrick, Sheet Set: 148844008.1 - WVID FIRE STATION #86, Layout: IR-110, October 29, 2020, 10:31:00am K:\SAR_URG\148844013 - wvid fire station #86\CAD\sheets\IR-110 - Enhanced Irrigation Plans.dwg
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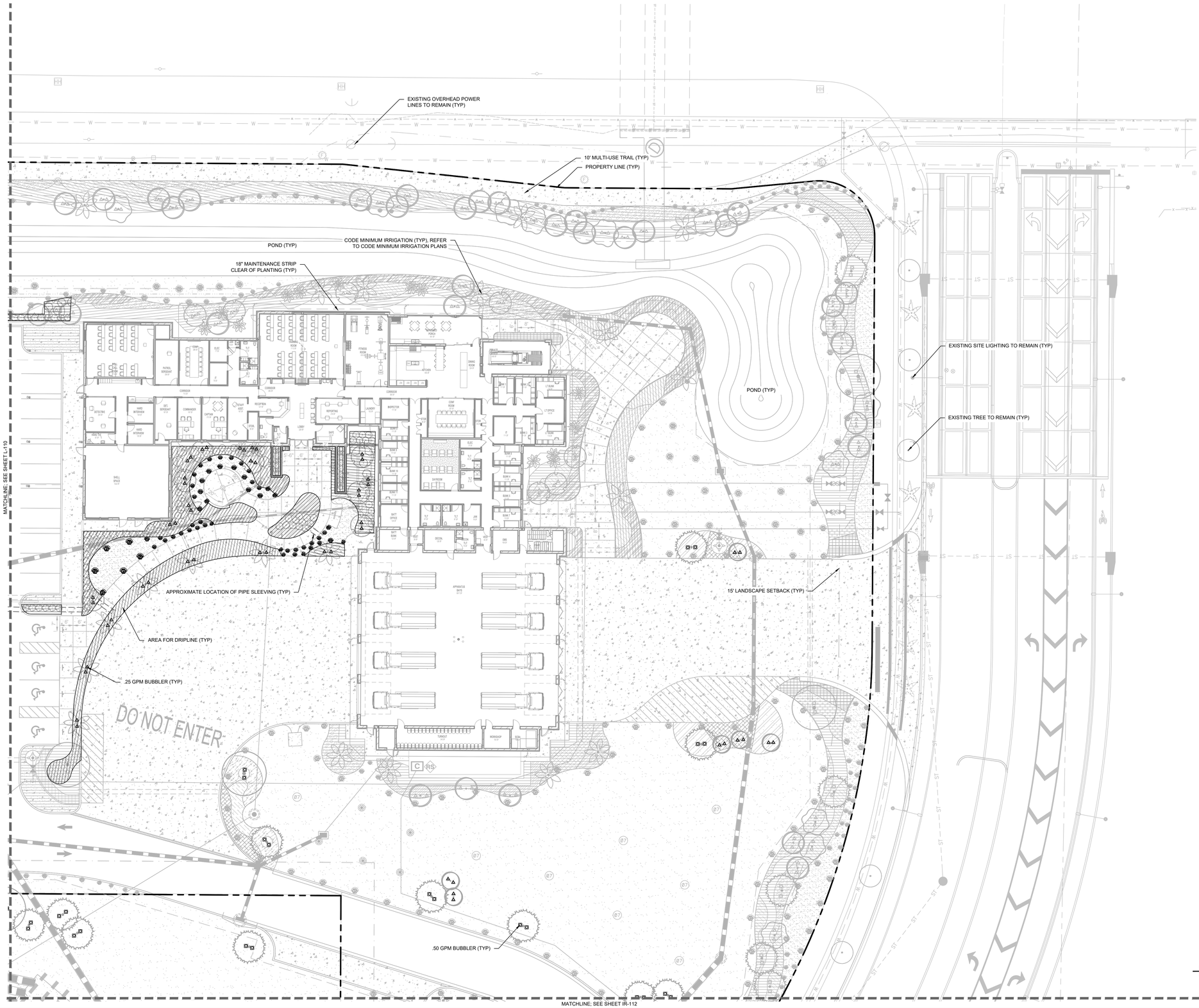

SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	TORO 570Z-6P-XF-SI-E-PC 5 SERIES
	TORO 570Z-6P-XF-SI-E-PC 8 SERIES
	TORO 570Z-6P-XF-SI-E-PC 12 SERIES
	TORO 570Z-6P-XF-SI-E-PC 15 SERIES
	TORO 570Z-6-COM-FB-PC

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18

SYMBOL	MANUFACTURER/MODEL
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER
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DATE: 10/29/2020

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CHECKED BY	CDC

ENHANCED IRRIGATION PLAN

WVID FIRE STATION #86

PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-111

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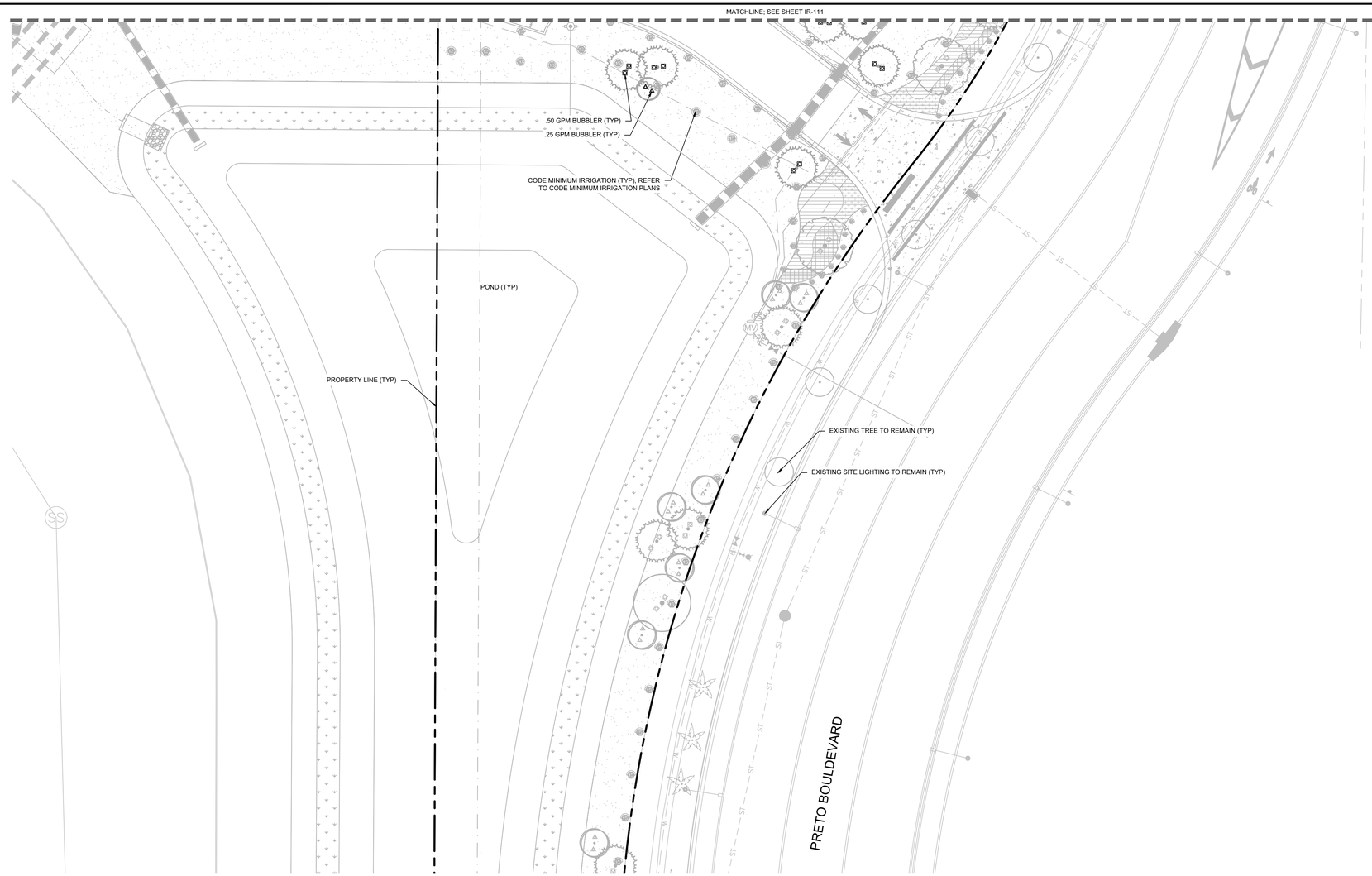

ENHANCED IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 5 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	35
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 8 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	15
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 12 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	3
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 15 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	3
25 50 10 20	TORO 570Z-6-COM-FB-PC PRESSURE-COMPENSATING FLOOD BUBBLER NOZZLE ON 570Z 6.0" POP-UP. WITH CHECK VALVE. 0.25GPM, 0.5GPM, 1.0GPM, AND 2.0GPM.	92

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18 FULLY PRESSURE-COMPENSATING AGRICULTURAL DRIPLINE. 1.06 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART.	3,611 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	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 FOR CONSTRUCTION.	93.9 L.F.

Valve Callout

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CHRISTOPHER D. CINFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 10/29/2020

KHA PROJECT	148844008.1
DATE	OCT. 2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	PLT
CHECKED BY	CDC

ENHANCED IRRIGATION PLAN

WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-112

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IRRIGATION SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% UNIFORM COVERAGE INCLUDING ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS. ALL FIELD CHANGES SHALL BE IN ACCORDANCE WITH THESE PLANS. ANY SYSTEMS THAT REQUIRE FIELD ADJUSTMENT TO PROVIDE FULL AND UNIFORM COVERAGE SHALL BE MADE PRIOR TO FINAL ACCEPTANCE AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

1.3. SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. SEND COPIES OF THE PERMIT(S) TO THE OWNER'S REPRESENTATIVE. FOR WORK LOCATED IN THE R.O.W., CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.

1.4. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.

2.4. LOCATE ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO INSTALLATION.

3. SUBMITTALS

3.1. SUBMIT FULL AND COMPLETE SHOP DRAWINGS OF ALL IRRIGATION EQUIPMENT AS SHOWN ON THESE PLANS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

3.2. SUBMIT PRODUCT DATA SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE INSTALLED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM, AS SHOWN ON THESE PLANS, HAS BEEN DESIGNED AND CALCULATED WITH THE EQUIPMENT AS SPECIFIED. SUBMIT ANY REQUEST FOR PRODUCT SUBSTITUTION(S) IN WRITING. IF APPROVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY MODIFICATION(S) AS A RESULT OF PRODUCT SUBSTITUTIONS TO THE IRRIGATION SYSTEM IN THE SHOP DRAWINGS TO MEET THE DESIGN INTENT OF THESE PLANS.

4. EQUIPMENT LIST

4.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

5. POINT OF CONNECTION

5.1. FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING STATIC PSI AND GPM AVAILABLE PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IN WRITING IF DISCREPANCIES BETWEEN THE FLOW AND PRESSURE AS LISTED IN THE CRITICAL ANALYSIS AND THE FIELD CONDITIONS EXIST.

5.2. COORDINATE INSTALLATION OF ANY METERS AND BACKFLOW ASSEMBLIES WITH THE AGENCY HAVING JURISDICTION AND OWNER'S REPRESENTATIVE.

6. MAINLINE INSTALLATION

6.1. INSTALL ALL MAINLINES AND LATERALS UNDER PAVEMENT WITHIN SLEEVES. WHERE VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES, CONTAIN WIRES WITHIN A SEPARATE, SMALLER CONDUIT.

6.2. INSTALL COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW" ABOVE THE FULL LENGTH OF THE IRRIGATION MAINLINE.

6.3. WHERE MAINLINE RUNS PARALLEL TO PAVEMENT OR CURBING, OFFSET THE MAINLINE 24" FROM THE EDGE OF PAVEMENT OR CURB.

6.4. PERFORM HYDROSTATIC PRESSURE TESTING AS FOLLOWS:

6.4.1. AFTER FLUSHING, AND THE INSTALLATION OF VALVES CONDUCT THE FOLLOWING TESTS IN THE SEQUENCE LISTED BELOW. FURNISH ALL EQUIPMENT; MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS. CONDUCT ALL TESTS IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING.

6.4.2. PERFORM WATER PRESSURE TESTS ON ALL PRESSURE MAIN LINES BEFORE ANY COUPLINGS, FITTINGS, VALVES AND THE LIKE ARE CONCEALED.

6.4.3. IMMEDIATELY PRIOR TO TESTING, PURGE ALL IRRIGATION LINES OF ALL ENTRAPPED AIR OR DEBRIS BY ADJUSTING CONTROL VALVES AND INSTALLING TEMPORARY CAPS FORCING WATER AND DEBRIS TO BE DISCHARGED FROM A SINGLE OUTLET.

6.4.4. TEST ALL PRESSURE MAIN LINE AT 150 PSI FOR A MINIMUM OF FOUR (4) HOURS WITH AN ALLOWABLE LOSS OF 5 PSI. PRESSURE AND GAUGES SHALL BE READ IN PSI, AND CALIBRATED SUCH THAT ACCURATE DETERMINATION OF POTENTIAL PRESSURE LOSS CAN BE ASCERTAINED.

6.4.5. RE-TEST AS REQUIRED UNTIL THE SYSTEM MEETS THE REQUIREMENTS. REPAIR ANY LEAKS, WHICH OCCUR DURING TEST PERIOD, IMMEDIATELY FOLLOWING THE TEST.

6.4.6. PROVIDE DOCUMENTATION STATING THE WEATHER CONDITIONS, DATE, THE START TIME AND INITIAL WATER PRESSURE READINGS, THE FINISH TIME AND FINAL WATER PRESSURE READINGS AND THE TYPE OF EQUIPMENT USED TO PERFORM THE TEST. THE DOCUMENTATION MUST BE SIGNED BY A WITNESS ACCEPTABLE TO THE OWNER, VERIFYING ALL OF THE ABOVE-MENTIONED CONDITIONS.

6.4.7. SUBMIT A WRITTEN REPORT OF THE PRESSURE TESTING RESULTS WITH THE OTHER ABOVE REQUIRED INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

7. IRRIGATION VALVES AND WIRING

7.1. LOCATE ALL VALVES, SPLICES WITHIN CONTROL LINES, QUICK COUPLERS, AND HOSE BIBBS WITHIN VALVE BOXES. PROVIDE PURPLE VALVE BOX LIDS FOR SYSTEMS UTILIZING A NON-POTABLE WATER SOURCE.

7.2. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO THE VALVE DESIGNATIONS.

7.3. WHEN POSSIBLE, LOCATE ALL VALVES IN PLANTING BEDS A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

7.4. SEPARATE IRRIGATION ZONES FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE UNLESS NOTED OTHERWISE.

7.5. INSTALL ALL DRIP ZONES WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE.

7.6. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER. ALL WIRE RUNS SHALL BE CONTINUOUS WITH SPLICING OCCURRING IN VALVE BOXES ONLY. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTIONS OR APPROVED EQUAL.

7.7. INSTALL VALVE CONTROL WIRING IN THE SAME TRENCH AS THE MAINLINE WHERE PRACTICAL.

7.8. FOR NON TWO-WIRE SYSTEMS, RUN TWO (2) SPARE VALVE CONTROL WIRES FROM THE CONTROLLER ALONG THE ENTIRE MAINLINE TO LAST REMOTE CONTROLLED VALVE ON EACH AND EVERY LEG OF MAINLINE.

8. PIPES AND SLEEVING

8.1. DO NOT INSTALL IRRIGATION SYSTEM THROUGH PRESERVED PLANT COMMUNITIES, DRIPLINE OF EXISTING TREES, OR WITHIN WETLANDS UNLESS SPECIFICALLY NOTED OTHERWISE.

8.2. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED.

8.3. SIZE ALL PIPE SLEEVES TWO PIPE SIZES GREATER THAN THE PIPE / CUMULATIVE SUM OF THE PIPES IT CARRIES.

8.4. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE UNLESS APPROVED BY OWNER IN WRITING.

8.5. SOLVENT CEMENTS SHALL COMPLY WITH ASTM D2564.

9. CONTROLLER AND SENSORS

9.1. COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)

9.2. LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

10. CLEANUP

10.1. UPON COMPLETION OF ALL WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

11. AS-BUILT IRRIGATION PLANS

11.1. PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE OF WORK. INCLUDE THE FOLLOWING ON THE AS-BUILT DRAWINGS AT A MINIMUM:
- CONTROLLER LOCATION
- CONNECTION ASSEMBLY
- MAINLINE ROUTING
- PIPE SLEEVING
- VALVE(S)
- COLORIZED ZONING DIAGRAM

11.2. LOCATE ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY THE IRRIGATION CONTRACTOR OR NOT ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.

12. FINAL INSPECTION AND ACCEPTANCE OF WORK

12.1. MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.

12.2. PROGRAM CONTROLLER TO IRRIGATE ALL ZONES WITHIN APPLICABLE WATERING WINDOWS AND PROVIDE WATERING SCHEDULE TO OWNER'S REPRESENTATIVE.

12.3. EQUIPMENT TO BE FURNISHED TO OWNER PRIOR TO ACCEPTANCE OF WORK:

- TWO (2) SETS OF KEYS FOR EACH AUTOMATIC CONTROLLER.
- TWO (2) 48 INCH TEE WRENCHES FOR OPERATING GATE VALVES (WHEN INSTALLED AS PART OF WORK).
- THREE (3) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF - SPRINKLER AND VALVE SUPPLIED ON THIS PROJECT.
- FIVE (5) EXTRA SPRINKLER HEADS, NOZZLES, SHRUB ADAPTERS, NOZZLE FILTER SCREENS, FOR EACH TYPE USED ON THE PROJECT.
- TWO (2) QUICK COUPLER KEYS TO MATCH MANUFACTURER TYPE OF QUICK COUPLER.

12.4. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE IRRIGATION SYSTEM, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT NO COST TO THE OWNER.

13. WARRANTY

13.1. THE CONTRACTOR SHALL WARRANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FOLLOWING THE ACCEPTANCE OF THE WORK.

13.2. ANY PART OF THE IRRIGATION WORK THAT FAILS OR IS DEFECTIVE SHALL BE REPLACED OR RECONSTRUCTED AT NO COST TO THE OWNER INCLUDING BUT NOT LIMITED TO RESTORING GRADES THAT HAVE SETTLED IN TRENCHES AND EXCAVATIONS RELATED TO THE WORK. RECONSTRUCTION SHALL INCLUDE ANY PLANTINGS, SOIL, MULCH OR OTHER PARTS OF THE CONSTRUCTED LANDSCAPE THAT MAY BE DAMAGED DURING THE REPAIR OR THAT RESULTS FROM SOIL SETTLEMENT.

13.3. THE DATE OF ACCEPTANCE OF THE WORK AND START OF THE GUARANTEE PERIOD SHALL BE DETERMINED BY THE OWNER, UPON THE FINDING THAT THE ENTIRE IRRIGATION SYSTEM IS INSTALLED AS DESIGNED AND SPECIFIED, AND FOUND TO BE OPERATING CORRECTLY, SUPPLYING WATER EVENLY TO ALL PLANTING AND/OR LAWN AREAS.

13.4. NEITHER THE FINAL ACCEPTANCE NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP. REMEDY ANY DEFECTS WITHIN A PERIOD OF 7 DAYS (S) FROM THE DATE OF NOTIFICATION OF A DEFECT.

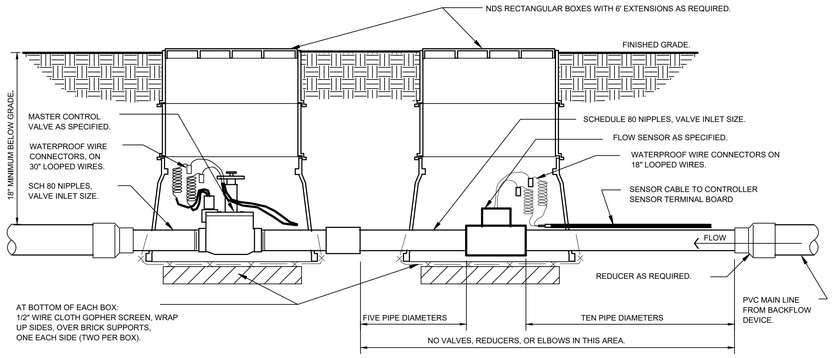
14. ABBREVIATIONS

GPM - GALLONS PER MINUTE
GPH - GALLONS PER HOUR
PSI - POUNDS PER SQUARE INCH

LATERAL PIPE SIZING REQUIREMENTS

MAXIMUM FLOW	MINIMUM PIPE SIZE
10 GPM	3/4"
16 GPM	1"
26 GPM	1-1/4"
35 GPM	1-1/2"
55 GPM	2"
80 GPM	2-1/2"
120 GPM	3"

PIPE SIZES ILLUSTRATED IN THE ABOVE CHART ARE MINIMUM ACCEPTABLE SIZES. PIPE SIZES INDICATED ON PLAN ARE FOR CONVENIENCE ONLY. FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSS VELOCITIES BELOW 5.0 FPS.



1 IR-150 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
SECTION NTS

SCHEMATIC IRRIGATION SCHEDULE

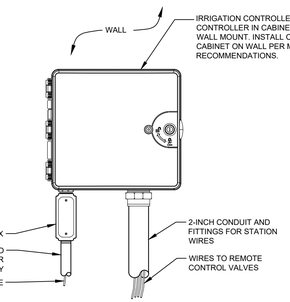
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 5 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	152
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 8 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	92
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 10 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	116
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 12 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	88
Q T H TT TQ F	TORO 570Z-6P-XF-SI-E-PC 15 SERIES TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	284
18SSQ 18SSH 18SSF 35SSQ 35SSH 35SSF	TORO 570Z-6P-XF-SI-E-PC TURF STREAM SPRAY TURF SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL, AND PATENTED X-FLOW WATER SHUT-OFF DEVICE TO MINIMIZE WATER WASTE. 1/2" FEMALE-THREADED INLET. WITH SIDE INLET BODY, AND EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE.	5
25 50 10 20	TORO 570Z-6-COM-FB-PC PRESSURE-COMPENSATING FLOOD BUBBLER NOZZLE ON 570Z 6.0" POP-UP. WITH CHECK VALVE. 0.25GPM, 0.5GPM, 1.0GPM, AND 2.0GPM.	356

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Ø7	TORO T7P-02-E 7.0 TURF SPORTS ROTOR, 5" POP-UP, ADJUSTABLE ARC FROM 45-360, VANDAL AND ABUSE RESISTANCE. WITH CHECK VALVE AND RUGGED DURABILITY FEATURES. 1" INLET SIZE, NPT. EFFLUENT PURPLE CAP FOR NON-POTABLE WATER USE. NOZZLE FLOW 6.6-30.6 GPM	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE TORO BP-55-106-18 FULLY PRESSURE-COMPENSATING AGRICULTURAL DRIPLINE. 1.06 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART.	14,617 L.F.

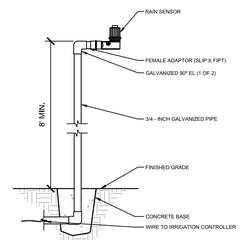
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MV	TORO P220S-26-04 GLOBE 1" PLASTIC ELECTRIC MASTER VALVE, 1", WITH A STANDARD SOLENOID. USED FOR RECLAIMED WATER AND OTHER NON-POTABLE WATER SYSTEMS. GLOBE BODY CONFIGURATION.	1
C	TORO CC-M24-PED 24-STATION IRRIGATION CONTROLLER WITH METAL PEDESTAL MOUNT. COMES WITH INTERNAL TRANSFORMER AND HIGH-SURGE PROTECTION.	1
RS	TORO TRS WIRED RAIN SENSOR. MOUNT AS NOTED OR APPROVED, USE CONTROLLER POWER OR OPTIONAL TRANSFORMER. ADJUST RAIN SHUTOFF INDEX. NORMALLY-OPEN OR NORMALLY-CLOSED. COMPATIBLE WITH MOST CONTROLLERS.	1
FS	TORO TFS 1/2", 3/4", 1", 1-1/2", 2", 3", AND 4" PLASTIC TEE SIZES. EFFECTIVE FLOW MONITORING, EVEN IN FLOWS LESS THAN 5 GPM. COMPATIBLE WITH TORO AND COMPETITIVE CONTROLLERS. IMPELLER-BASED, PVC DESIGN.	1
P.O.C.	TIE INTO EXISTING RECLAIM	1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP	3,405 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 FOR CONSTRUCTION.	556.1 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size



NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 IR-150 IRRIGATION CONTROLLER - WALL MOUNT
ELEVATION NTS



3 IR-150 RAIN SENSOR - POLE MOUNT
SECTION NTS

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

CHRISTOPHER D. CINFAGLIONE
FLORIDA LICENSE NUMBER 66672
DATE: 10/29/2020

KHA PROJECT 148844008.1
DATE OCT., 2020
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY PLT
CHECKED BY CDC

IRRIGATION SPECIFICATIONS

WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-150

Plotted By:Tichenor, Patrick Sheet Set:148844008.1 - WVID FIRE STATION #86 Layout:IR-150 October 29, 2020 10:32:26am K:\SAR_URG\148844013 - wvid fire station #86\CAD\plansheets\IR-100 - Irrigation Plans.dwg
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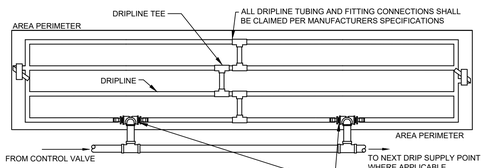
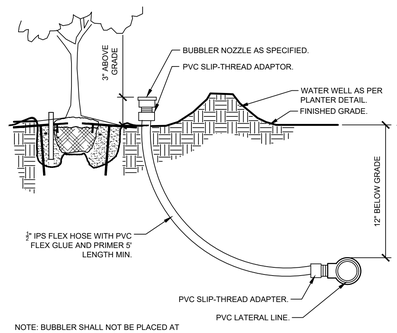


NOTE:

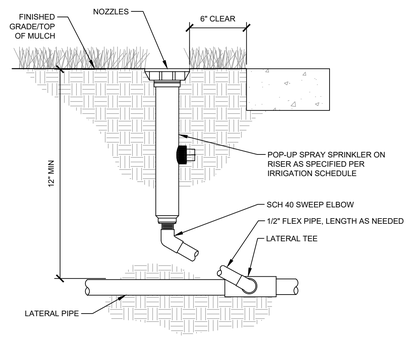
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS.

1 IR-151 TYPICAL DRIPLINE
PLAN NTS

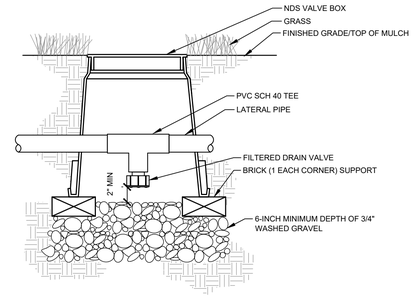


NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

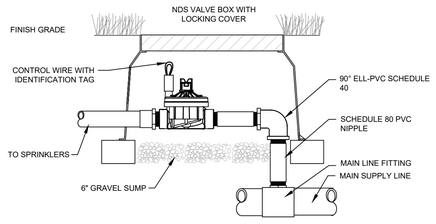
2 IR-151 TYPICAL BUBBLER
SECTION NTS



3 IR-151 TYPICAL SPRAY / ROTAR HEAD
SECTION NTS

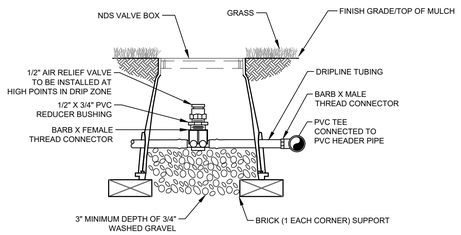


4 IR-151 TYPICAL DRAIN VALVE
SECTION NTS

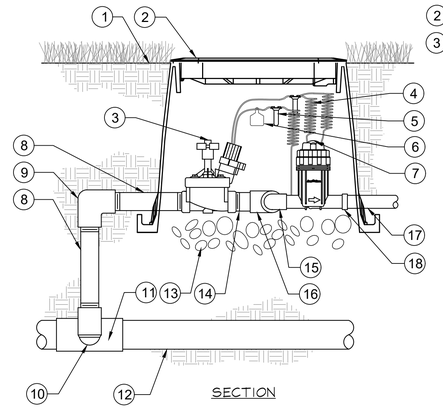


LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

5 IR-151 TYPICAL CONTROL VALVE
SECTION NTS

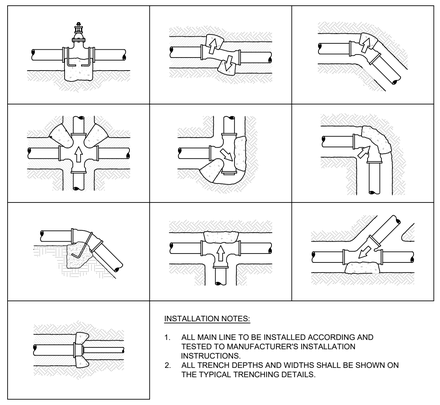


6 IR-151 AIR RELIEF VALVE IN DRIPLINE
SECTION NTS



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

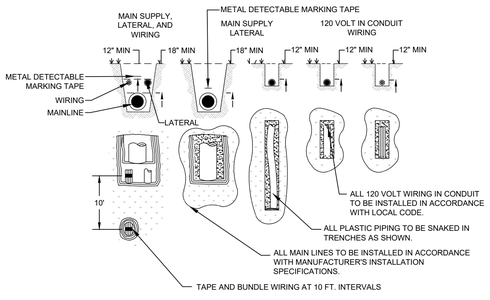
7 IR-151 DRIP ZONE VALVE KIT
SECTION / PLAN NTS



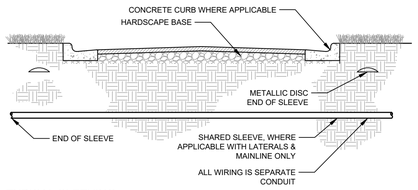
INSTALLATION NOTES:

1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

8 IR-151 TYPICAL THRUST BLOCK
SECTION NTS



9 IR-151 TYPICAL TRENCHING
SECTION NTS



10 IR-151 TYPICAL SLEEVING
SECTION NTS

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IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

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CHRISTOPHER D. CIANFAGLIONE
FLORIDA LICENSE NUMBER 66672O7
DATE: 10/29/2020

KHA PROJECT 148844008.1
DATE OCT. 2020
SCALE AS SHOWN
DESIGNED BY KHA
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IRRIGATION DETAILS

WVID FIRE STATION #86
PREPARED FOR
WEST VILLAGES
NORTH PORT FLORIDA

SHEET NUMBER
IR-151

Plotted By:Tichenor, Patrick Sheet Set:148844008.1 — WVID FIRE STATION #86 Layout:IR-151 October 29, 2020 10:32:27am K:\SAR_LRG\148844013 — wvid fire station #86\CAD\plansheets\IR-100 — Irrigation Plans.dwg
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MAJOR SITE & DEVELOPMENT PLANS
FOR

CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION (VILLAGE D)

LOCATED IN: SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST

GENERAL NOTES:

1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:
   THE PROPOSED PROJECT IS OWNED BY MAIN STREET RANCHLANDS, LLLP
2. CHARACTER AND INTENDED USE STATEMENT:
   THE PROPOSED USE IS A FIRE STATION AND POLICE SUB-STATION
3. EXISTING LAND USE:
   6200 – AG – GRAZING LAND
4. ZONING/PROPERTY ID:
   VILLAGE (V) / 078100000
5. FLOOD ZONE:
   THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" PER FIRM #12115C0365F, REVISED NOVEMBER 4, 2016.
7. SITE INFORMATION:
   TOTAL SITE AREA: 8.23 AC
   IMPERVIOUS AREA: 6.8 AC
   POND AREA @ CWL: 4.6 AC
   PERVIOUS AREA: 1.43 AC
8. CONSTRUCTION NOTES:
   A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.
   B. THE PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
   C. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.
   D. ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE", FAC 1997 EDITION, (FLORIDA STATUTES, SECTION 553.501 – 553.513).
   E. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE ALKYD THERMOPLASTIC 90 MILS IN THICKNESS, OTHER THAN THE EDGE LINES, WHICH ARE 60 MILS AND THE BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS.
   F. A MINIMUM OF 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS AND RETENTION AREAS SHALL BE SODDED TO THE NORMAL WATER LEVEL.
   G. ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304 WITH TRUNCATED DOMED DETECTABLE WARNINGS.
   H. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.
   I. ALL DRAINAGE STRUCTURES SHALL HAVE POURED CONCRETE INVERTS TO PRECLUDE PONDED WATER.
   J. ALL ROADWAY STRUCTURES AND DRAINAGE STRUCTURES SHALL BE 3,000 PSI CONCRETE.
   K. VEGETATION REMOVED DURING CLEARING AND GRUBBING SHOULD BE DISPOSED OFF-SITE TO AN APPROVED LANDFILL, LICENSED YARD DEBRIS FACILITY OR BURNED ONSITE (IF APPLICABLE PERMITS ARE ISSUED). MATERIAL MAY BE USED ONSITE IF IT IS MULCHED AND MIXED TO A 75% SOIL/25% MULCH RATIO. THIS MATERIAL MAY BE USED IN LAKE BANKS, AND LANDSCAPE AREAS OUTSIDE OF LOTS, PROVIDED IT IS PLACED ABOVE THE SEASONAL HIGH WATER LEVEL. THIS MATERIAL CANNOT BE PLACED ON LOTS, IF THE MATERIAL MEETS THE 75% SOIL/25% MULCH RATIO, THE MATERIAL MAY BE PLACED BELOW THE SEASONAL HIGH WATER LEVEL IN THE LITTORAL SHELF AND LAKE BANK.
   L. IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION AND VEGETATIVE DEBRIS BEFORE FINAL PAYMENT IS RECEIVED. ANY FILL REMAINING ONSITE SHALL BE STOCKPILED IN ACCORDANCE WITH CITY OF NORTH PORT REQUIREMENTS INCLUDING HEIGHT, SLOPE AND SILT FENCES.
   M. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING ETC.
9. STORMWATER MANAGEMENT:
   THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED PER THE REQUIREMENTS OF THE CITY OF NORTH PORT AND SWFWMD.
10. UTILITY NOTES:
   A. FDEP WATER, WASTEWATER, AND CITY OF NORTH PORT UTILITIES CONSTRUCTION AND R/W USE PERMITS ARE REQUIRED.
   B. WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH PORT UTILITY REQUIREMENTS.
   C. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
   D. WATER SERVICE PROVIDED BY THE CITY OF NORTH PORT UTILITIES.
   E. SANITARY SEWER SERVICE PROVIDED BY THE CITY OF NORTH PORT UTILITIES.
   F. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.
   G. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
   H. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE
   I. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
11. STORMWATER/ENVIRONMENTAL NOTES ⚠
   A. THE PRELIMINARY (NON 100%) GOPHER TORTOISE BURROW SURVEY CONDUCTED ON AUGUST 2, 2019 FOUND NO BURROWS. AND NO BURROWS WERE FOUND. NO MORE THAN 90-DAYS PRIOR TO COMMENCEMENT OF LAND CLEARING ACTIVES, ANOTHER GOPHER TORTOISE SURVEY MUST BE PERFORMED PER FWC GOPHER TORTOISE PERMITTING GUIDELINES FOR THE SITE. THE GOPHER TORTOISE SURVEY MUST BE COMPLETED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING OR APPLYING FOR A LAND CLEARING PERMIT. ALL GOPHER TORTOISE BURROWS FOUND ON-SITE MUST BE AVOIDED WITH THE REQUIRED 25 FT RADIUS. IF GOPHER TORTOISE RELOCATION IS PROPOSED, AN FWC RELOCATION PERMIT IS REQUIRED, AND A COPY OF SAID PERMIT SHALL BE PROVIDED TO THE CITY. UPONCOMPLETION OF THE RELOCATION ACTIONS, SUBMIT A SUMMARY AFTER ACTION REPORT SHALL BE SUBMITTED TO THE CITY, IDENTIFYING THE TOTAL NUMBER OF TORTOISES RELOCATED TO THE DESIGNATED PROPERTY.
   B. A SWFWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) MUST BE OBTAINED AND SUBMITTED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING. A SWFWMD STAMPED PERMIT PLANS MUST ALSO BE PROVIDED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING.
   C. CONTRACTOR SHALL PROVIDE THE CITY WITH A COPY OF THE RESPONSE LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVING THE NOTICE OF INTENT (NOI) TO USE THE CONSTRUCTION GENERAL PERMIT (CGP). THIS SHALL BE PROVIDED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING.
   D. IF DEWATERING IS REQUIRED DURING CONSTRUCTION ACTIVITIES, A DEWTERING PLAN SHALL BE PROVIDED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN WRITTEN APPROVAL FROM SWFWMD ON THIS DEWATERING PLAN. THE PLAN SHOULD INCLUDE THE LOCATION OF THE DEWATERING SITES, THE DEWATERING PUMP, SEDIMENT SUMP AND SIZING CALCULATION, METHODS TO RETAIN OR DETAIN DISCHARGE, METHODS OF ISOLATING THE DEWATERING AREAS, FLOW PATH AND POINTS OF DISCHARGE OF THE WATER. INCLUDE A NOTE THAT REQUIRES TURBIDITY REDUCTION TO NO MORE THAN 29 NTUS ABOVE BACKGROUND LEVEL (INDICATE BACKGROUND LEVEL MONITORING LOCATION) PRIOR TO DISCHARGE OFF SITE. PLEASE NOTE THAT FLOW OVER ON-SITE UNDISTURBED VEGETATION IS A GOOD BEST MANAGEMENT PRACTICE (BMP) TO REDUCE TURBIDITY. USE OF WELL-POINT METHOD OF DEWATERING IS ENCOURAGED.
   E. LAKE EXCAVATION DEPTH MUST NOT PENETRATE ANY AQUICLUDE IF ENCOUNTERED DURING CONSTRUCTION.
12. VERTICAL DATUM: CONTOURS AND ELEVATIONS SHOWN ARE IN NAVD 1988 DATUM.
   1. THE ELEVATIONS SHOWN HEREON REFER TO NAVD 1988. REFERENCE BENCH MARK = FLDEP BENCH MARK SAR 068, PUBLISHED ELEVATION = 7.83 NAVD88.
   2. TO CONVERT SURVEY DATA FROM NAVD 1988, TO NGVD 1929 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.prl), BASED ON LATITUDE: 27°02'55.9", AND LONGITUDE: 82°20'12.1", USE A VERTICAL SHIFT OF +1.109 FT.
13. FDOT NOTES (FOR CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY)
   A. SAFETY OFFICER IS REQUIRED FOR AL NIGHT TIME CONSTRUCTION ACTIVITIES ON HIGH SPEED ROADWAYS PER THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
   B. ALL DISTURBED AREAS WITHIN THE FDOT RIGH-OF-WAY SHALL BE SODDED.

©AM Engineering 2021 Scale: 4/7/2021, 1:59:08 AM | Revised: 4/7/2021, 10:02:39 AM | C:\Users\AMDesign\Desktop\Work\Construction Plans\Cover Sheet.dwg

DEVELOPER:
MAIN STREET RANCHLANDS, LLLP
19503 S. WEST VILLAGES PARKWAY
VENICE, FL 34293

ENGINEER:
AM ENGINEERING, LLC.
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
(941) 377-9178
CERTIFICATE OF AUTHORIZATION No. 33105

ARCHITECT:
PLUNKETT RAYSICH ARCHITECTS, LLP
1900 MAIN ST
SUITE 309
SARASOTA, FL 34236

SURVEYOR:
BRITT SURVEYING, INC.
606 CYPRESS AVENUE
VENICE, FLORIDA 34285
(941) 493-1396

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
C-101	COVER SHEET
C-201-C-202	AERIAL & EXISTING CONDITIONS PLAN
C-301-C-302	DEMOLITION PLAN
C-401-C-402	MASTER SITE PLAN
C-403	TURNING MOVEMENT PLAN
C-501-C-502	PAVING, GRADING & DRAINAGE PLAN
C-601-C-604	PAVING, GRADING & DRAINAGE DETAILS
C-701-C-703	STORMWATER POLLUTION PREVENTION PLAN
C-801	MASTER UTILITY PLAN
C-901	UTILITY DETAILS

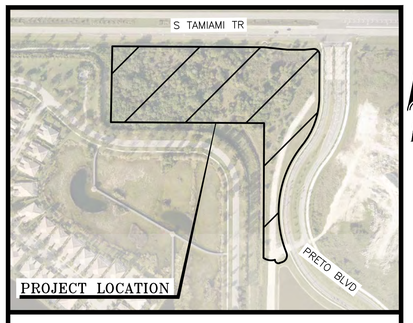
AM ENGINEERING, LLC.

⚠

SITE DATA:

PID #:	0781001000	IMPERVIOUS AREA	3.3 ACRES
PROJECT LOCATION:	SW CORNER OF PRETO BLVD & US 41, VENICE	PERVIOUS AREA	7.1 ACRES
		STORMWATER MGMT AREA (AT CWL)	4.0 ACRES
TOTAL PID AREA:	34.3 ACRES		
ISLANDWALK EASEMENT AREA:	2.8 ACRES	GROSS FLOOR AREA:	25,407 SF
TOTAL PROJECT AREA: (LIMIT OF DISTURBANCE)	14.4 ACRES	(INCLUDES DETACHED GARAGE)	
		FAR (PUBLIC SAFETY SITE):	0.11
ZONING:	V - VILLAGE	TOTAL # BLDG LEVELS:	1
PROPOSED USE:	PUBLIC SAFETY BUILDING (FIRE & POLICE) AND STORMWATER MANAGEMENT	PROPOSED FF ELEV:	11.50 FT (NAVD88)
		PARKING PROVIDED:	
		REGULAR PARKING	43
		POLICE PARKING (FENCED)	28
		HANDICAP PARKING	4
		TOTAL PARKING	75

REVISIONS			
BY	DATE		DESCRIPTION
CD	09/21/20	1	CHANGES PER CITY OF NORTH PORT REVIEW
CD	11/02/20	2	CHANGES PER CITY OF NORTH PORT REVIEW
CD	12/01/20	3	CHANGES PER CONTRACTOR REQUESTS FOR INFORMATION
BRC	12/04/20	4	CHANGES PER CITY OF NORTH PORT REVIEW & CONTRACTOR RFI
BRC	12/16/20	5	CHANGES PER CONTRACTOR RFI
BRC	01/12/21	6	CHANGES PER OWNER AND FDEP
CD	02/22/21	7	CHANGES PER FDOT PERMITTING
BRC	03/05/21	8	CHANGES PER CONTRACTOR RFI
BRC	04/01/21	9	CHANGES PER FDOT & SWFWMD PERMITTING AND CONTRACTOR RFI



LOCATION MAP

LATITUDE: N027°02'55.9" LONGITUDE: W082°20'12.1"

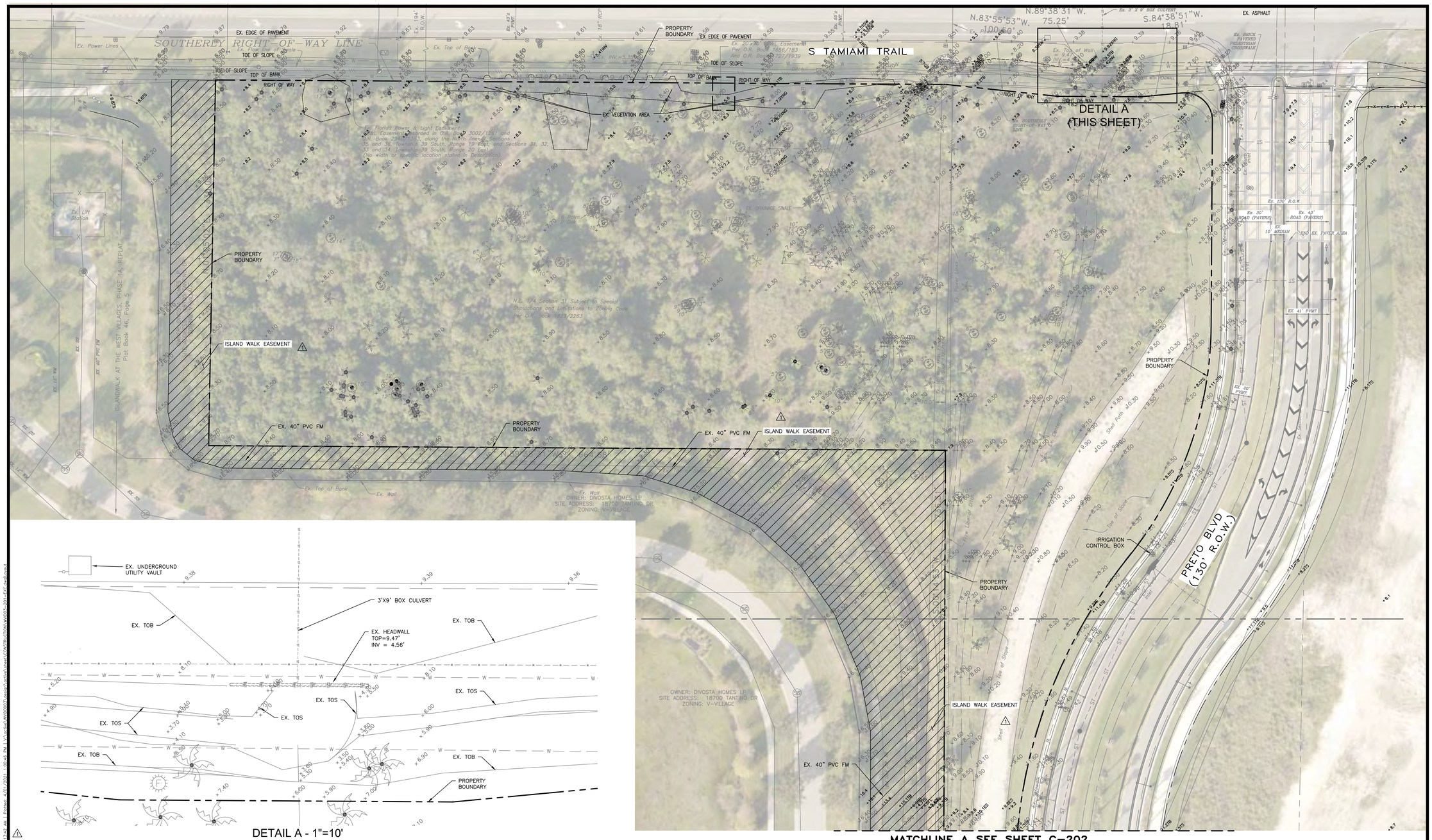
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF ISLANDWALK AT THE WEST VILLAGES, PHASE 1–A REPLAT, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (TAMIAMI TRAIL)PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 17110–2506; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) S.89°38'31"E., A DISTANCE OF 659.40 FEET; (2) THENCE S.83°55'53"E., A DISTANCE OF 100.50 FEET; (3) THENCE S.89°38'31"E., A DISTANCE OF 75.25 FEET; (4) THENCE N.84°38'51"E., A DISTANCE OF 37.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PRETO BOULEVARD, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2020005361, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°42'29", A CHORD BEARING OF S.47°29'54"E., AND A CHORD LENGTH OF 37.07 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.76 FEET; (2) THENCE S.00°21'21"W., A DISTANCE OF 185.01 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'09", A CHORD BEARING OF S.19°35'25"W., AND A CHORD LENGTH OF 220.72 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 224.92 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 61°00'45", A CHORD BEARING OF S.08°19'03"W., AND A CHORD LENGTH OF 472.10 FEET; (4) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 495.16 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 99°25'10", A CHORD BEARING OF S.27°06'19"W., AND A CHORD LENGTH OF 45.48 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.62 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 11°46'34", A CHORD BEARING OF S.70°30'37"W., AND A CHORD LENGTH OF 8.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 8.22 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 115°37'17", A CHORD BEARING OF N.57°34'05"W., AND A CHORD LENGTH OF 25.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.27 FEET TO A POINT ON A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.88 FEET, A CENTRAL ANGLE OF 53°53'57", A CHORD BEARING OF N.80°28'44"W., AND A CHORD LENGTH OF 50.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 52.57 FEET TO A POINT ON THE BOUNDARY LINE OF SAID REPLAT OF ISLANDWALK AT THE WEST VILLAGES, PHASE 1–A; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) N.00°14'53"E., A DISTANCE OF 583.97 FEET; (2) THENCE N.89°38'31"W., A DISTANCE OF 664.68 FEET; (3) THENCE N.01°05'02"E., A DISTANCE OF 330.03 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 358474 SQUARE FEET, OR 8.2294 ACRES MORE OR LESS.

D. SHAWN LEINS, P.E.
DATE
FLORIDA P.E. No. 41078



DETAIL A - 1"=10'

MATCHLINE A SEE SHEET C-202

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 07/16/20 ISSUED BY: CD

ISSUE DESCRIPTION: MAJOR SITE & DEVELOPMENT PLANS

AM ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: AERIAL & EXISTING CONDITIONS PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-201

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

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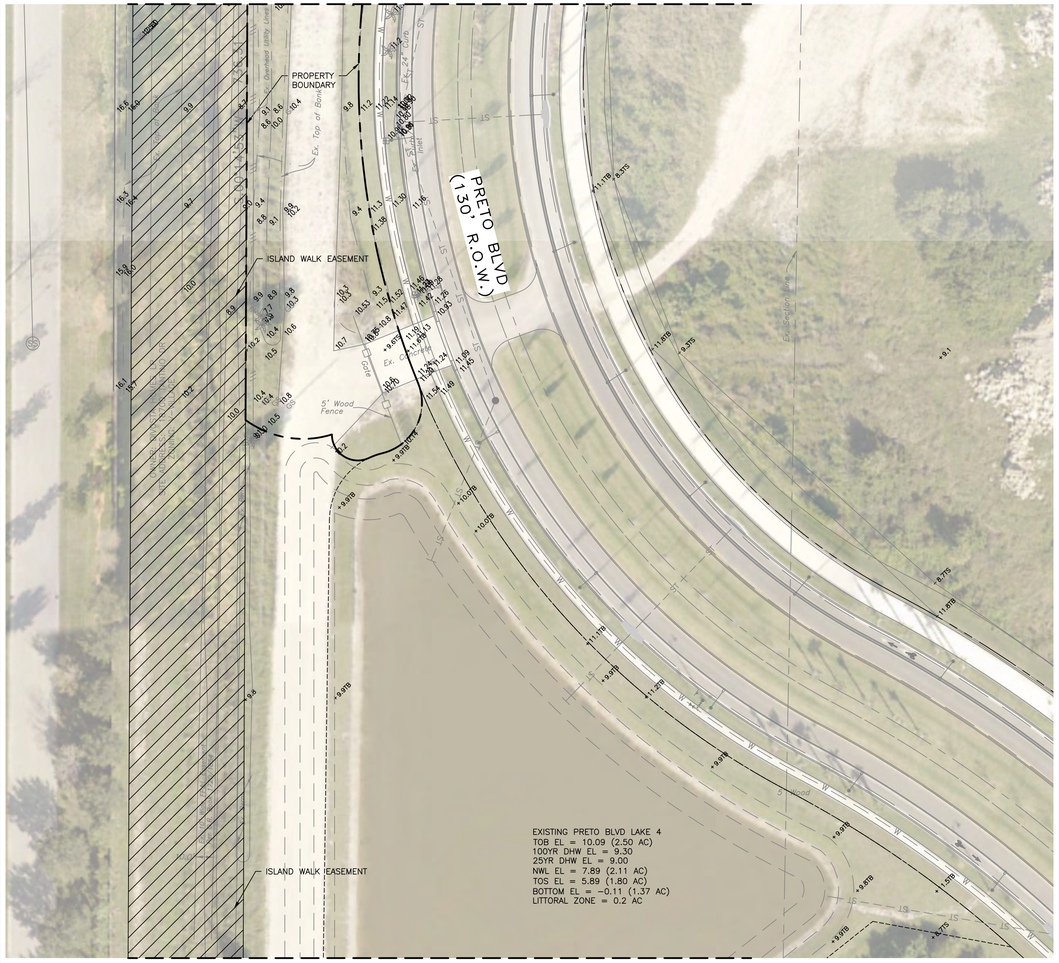
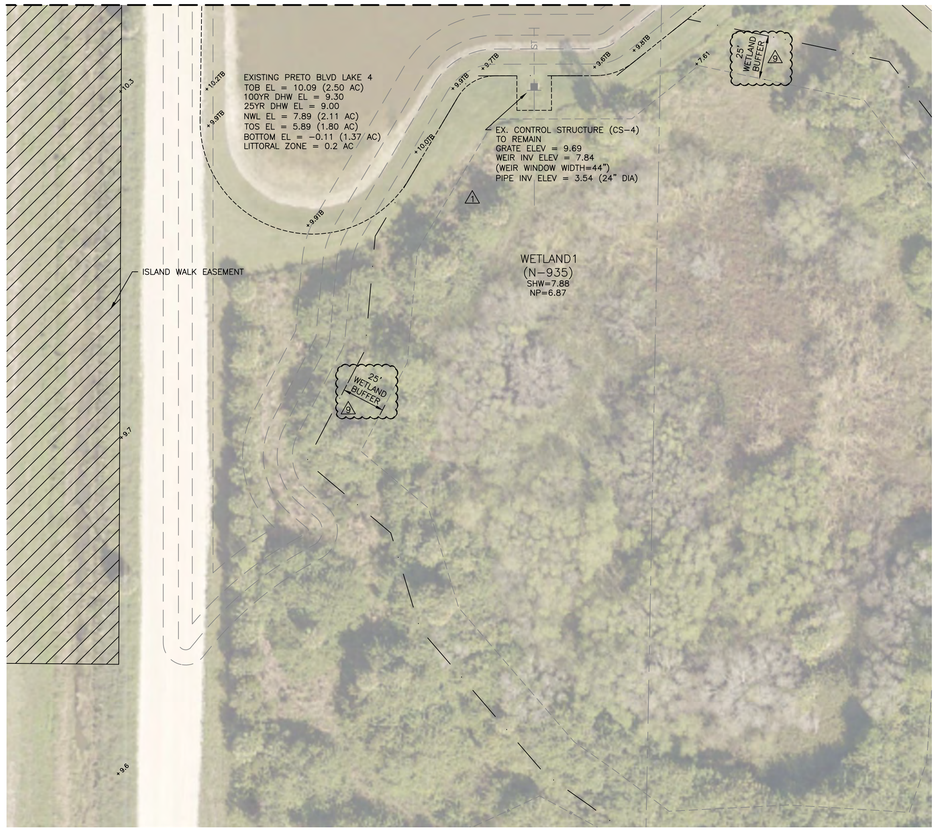
MATCHLINE A SEE SHEET C-201



MATCHLINE B SEE THIS SHEET

MATCHLINE B SEE THIS SHEET



⚠REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SWFWMD PERMITTING & CNTRCTR. RFI	BRC
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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CA #33105 | LB #4334

N
0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: AERIAL & EXISTING CONDITIONS PLAN

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-202

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

bobjohnske
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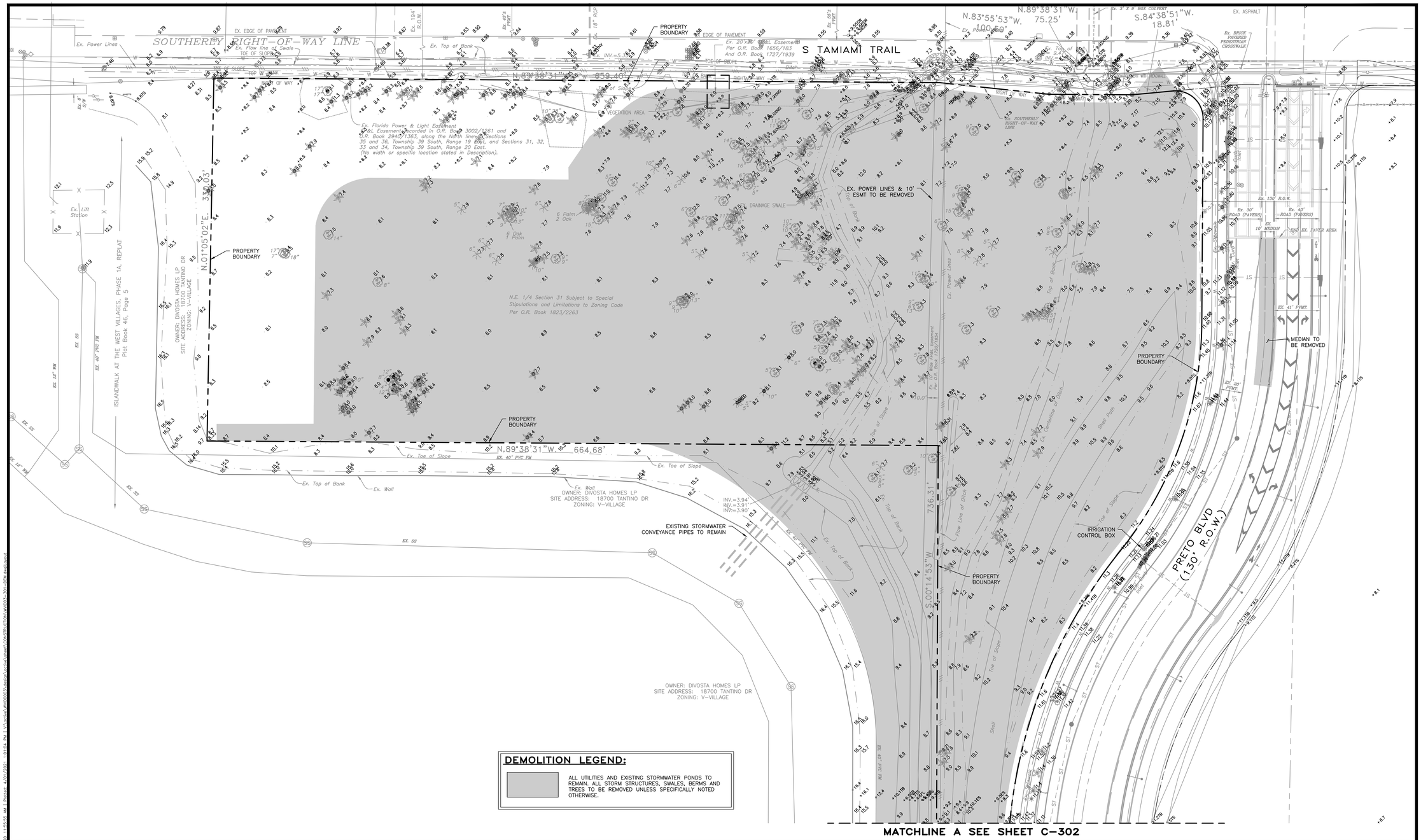

DEMOLITION LEGEND:

ALL UTILITIES AND EXISTING STORMWATER PONDS TO REMAIN. ALL STORM STRUCTURES, SWALES, BERMS AND TREES TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.

△REV. No.	REV. DATE	REVISION DESCRIPTION	BY

△REV. No.	REV. DATE	REVISION DESCRIPTION	BY

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ISSUE DATE: 07/16/20 ISSUED BY: CD

ISSUE DESCRIPTION: MAJOR SITE & DEVELOPMENT PLANS

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Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: DEMOLITION PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-301

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

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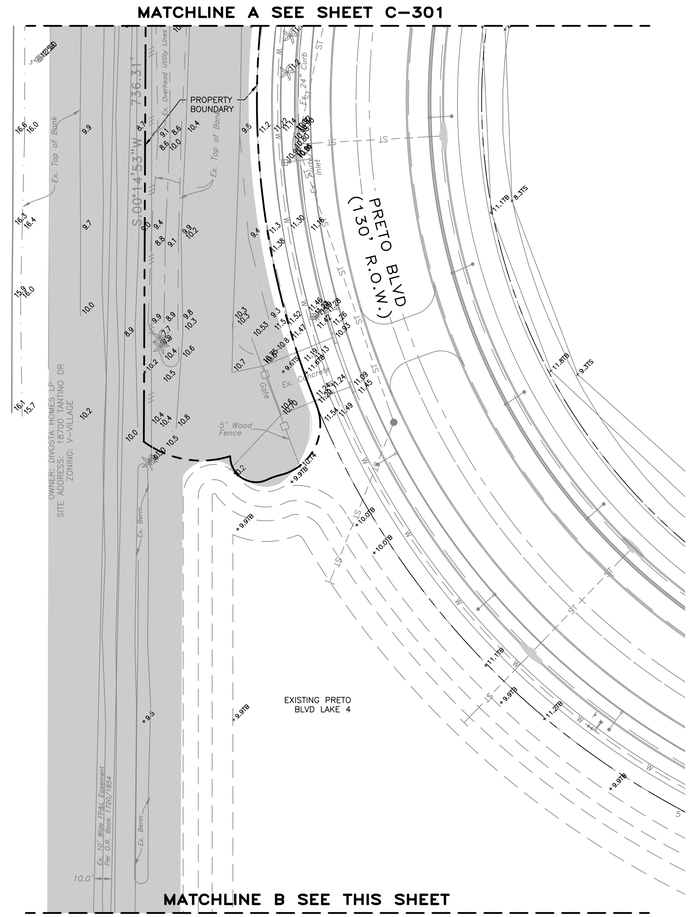

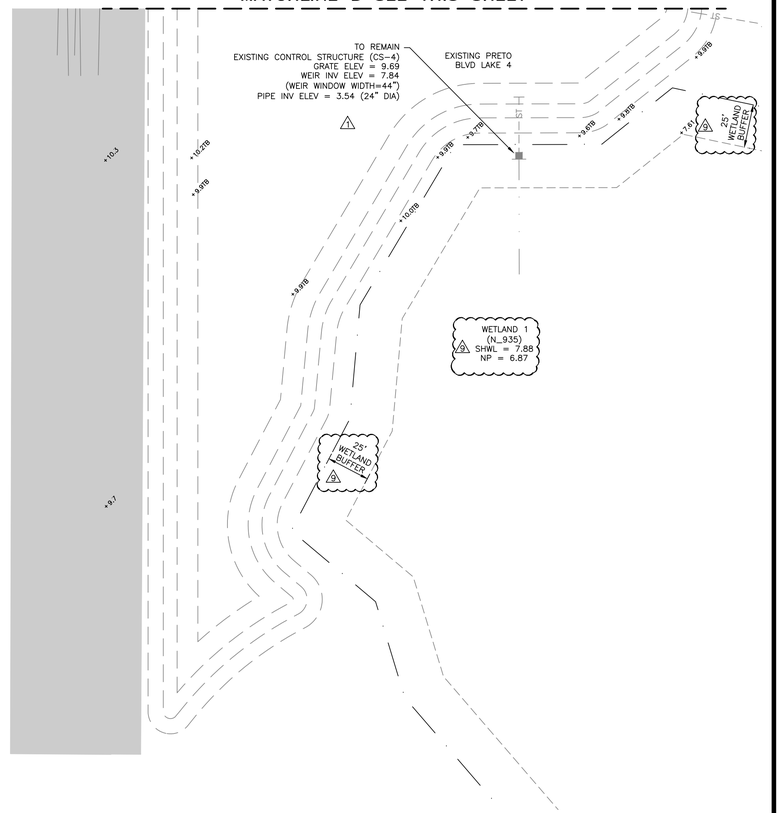

DEMOLITION LEGEND:

ALL UTILITIES AND EXISTING STORMWATER PONDS TO REMAIN. ALL STORM STRUCTURES, SWALES, BERMS AND TREES TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE

△REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SWFWMD PERMITTING & CNTRCTR. RFI	BRC
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: DEMOLITION PLAN

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-302

PROJECT ENGINEER: D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

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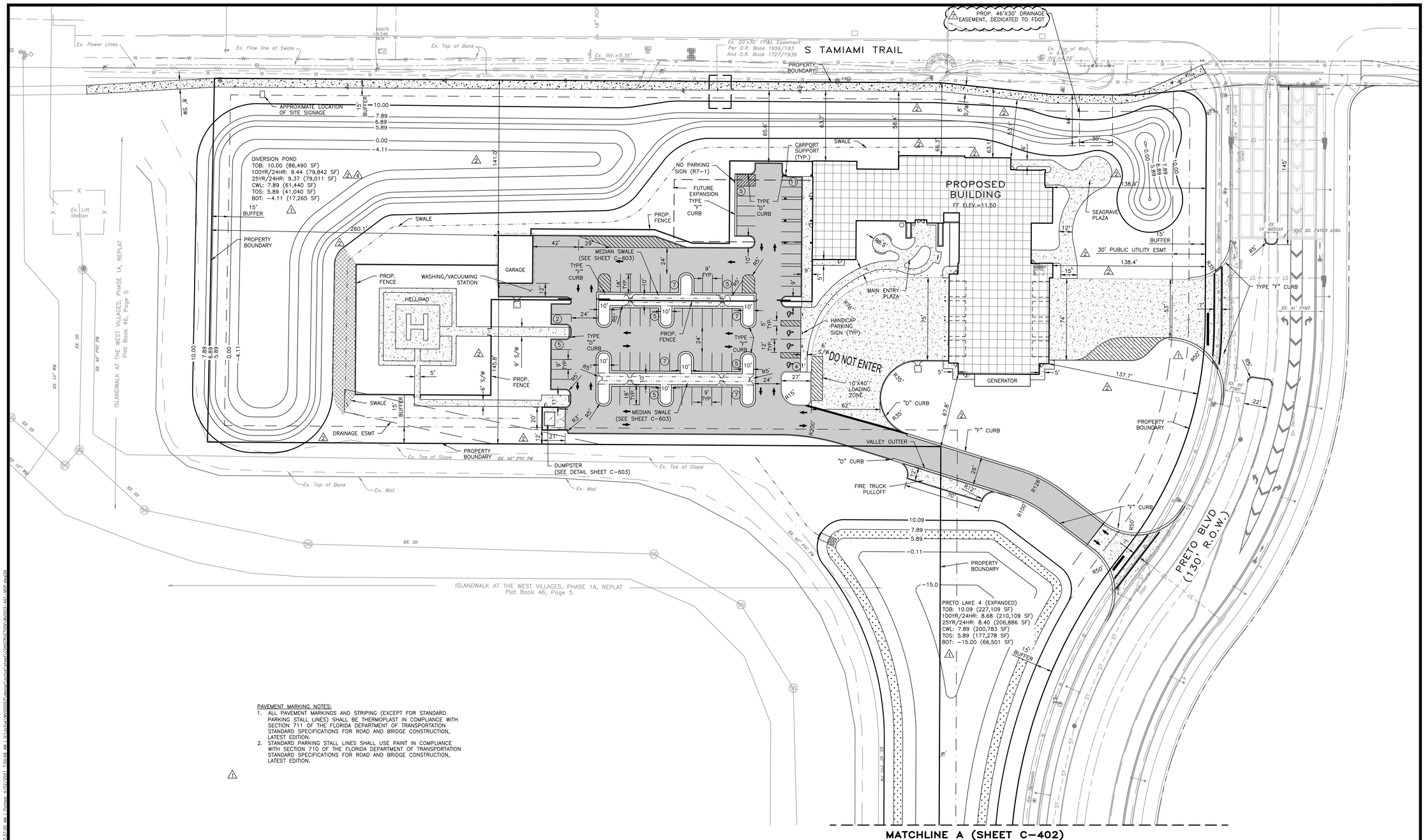

PAVEMENT MARKING NOTES:

1. ALL PAVEMENT MARKINGS AND STRIPING (EXCEPT FOR STANDARD PARKING STALL LINES) SHALL BE THERMOPLAST IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. STANDARD PARKING STALL LINES SHALL USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

△REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SWFWMD PERMITTING & CNTRCTR. RFI	BRC
4	12/04/20	CHANGES PER CITY OF NORTH PORT REV & CNTR RFI	BRC
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: MASTER SITE PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-401

PROJECT ENGINEER: D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

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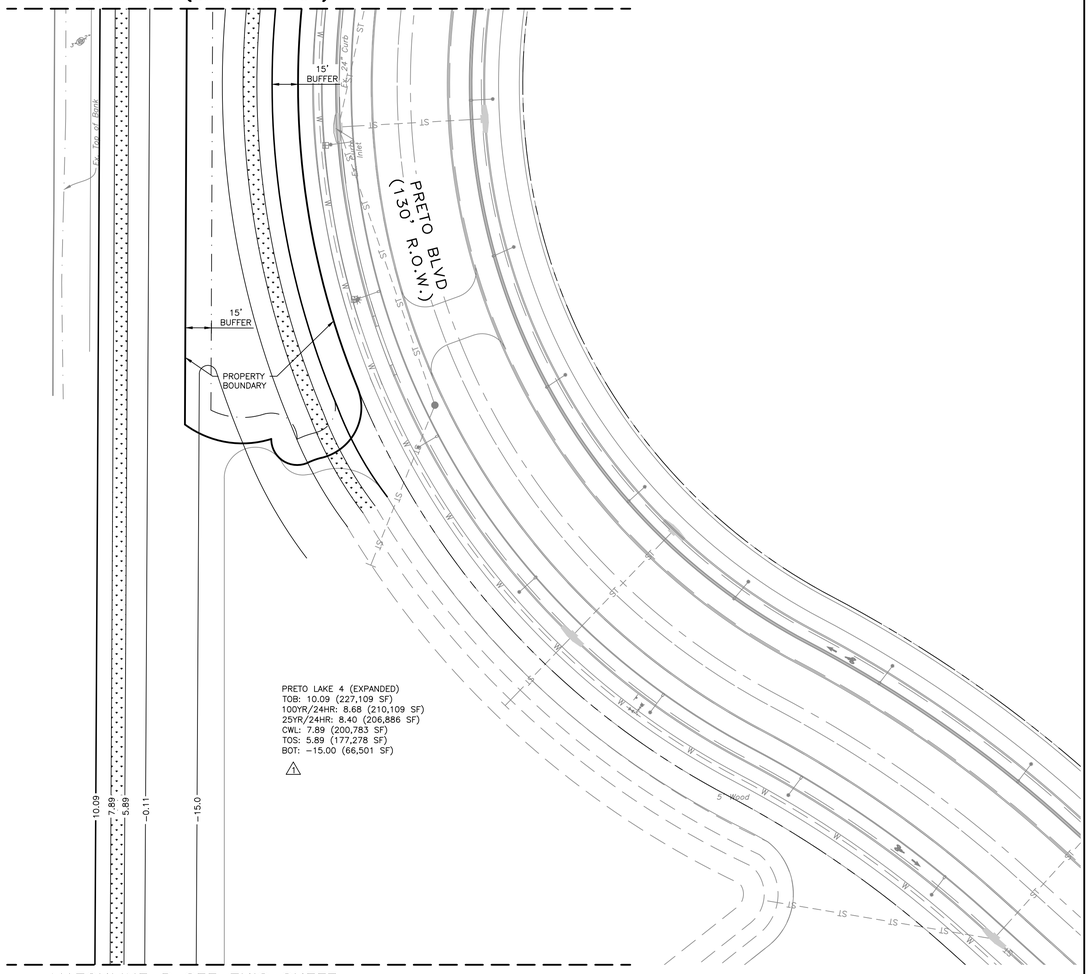

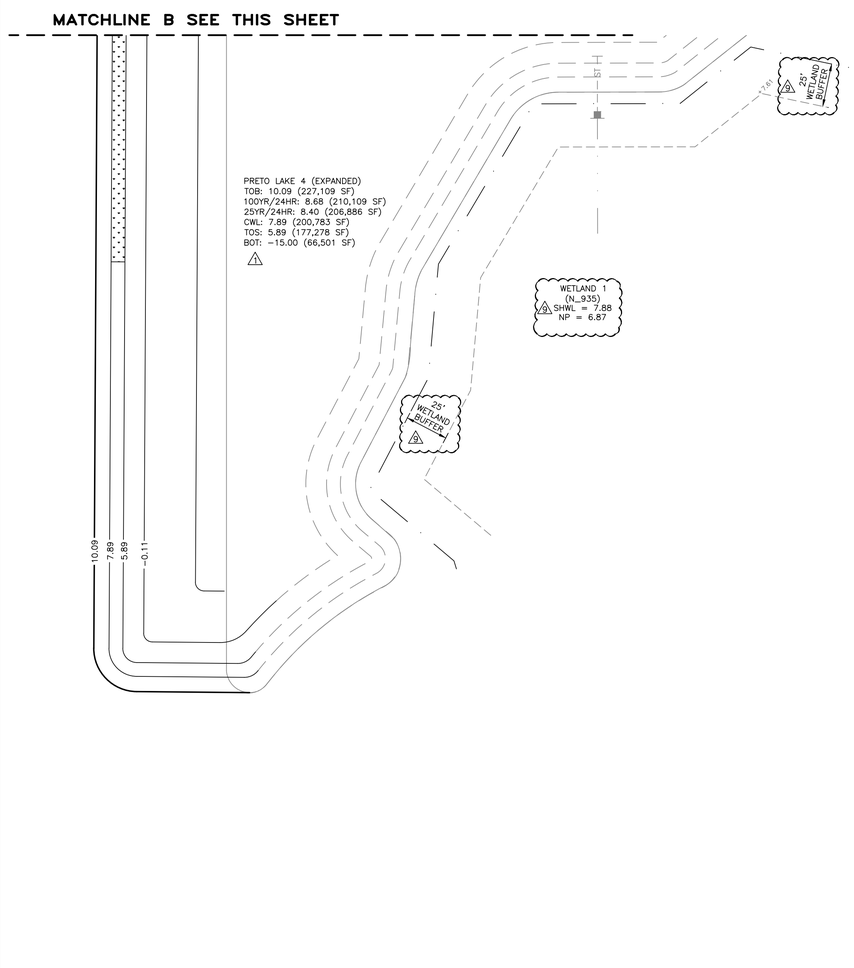

⚠REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SWFWMD PERMITTING & CNTRCTR. RFI	BRC
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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ISSUE DATE: 07/16/20 | ISSUED BY: CD

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CA #33105 | LB #4334

N
0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: MASTER SITE PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-402

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

bobpincoke
Date: Tuesday, April 06, 2021 - 9:35:14 AM
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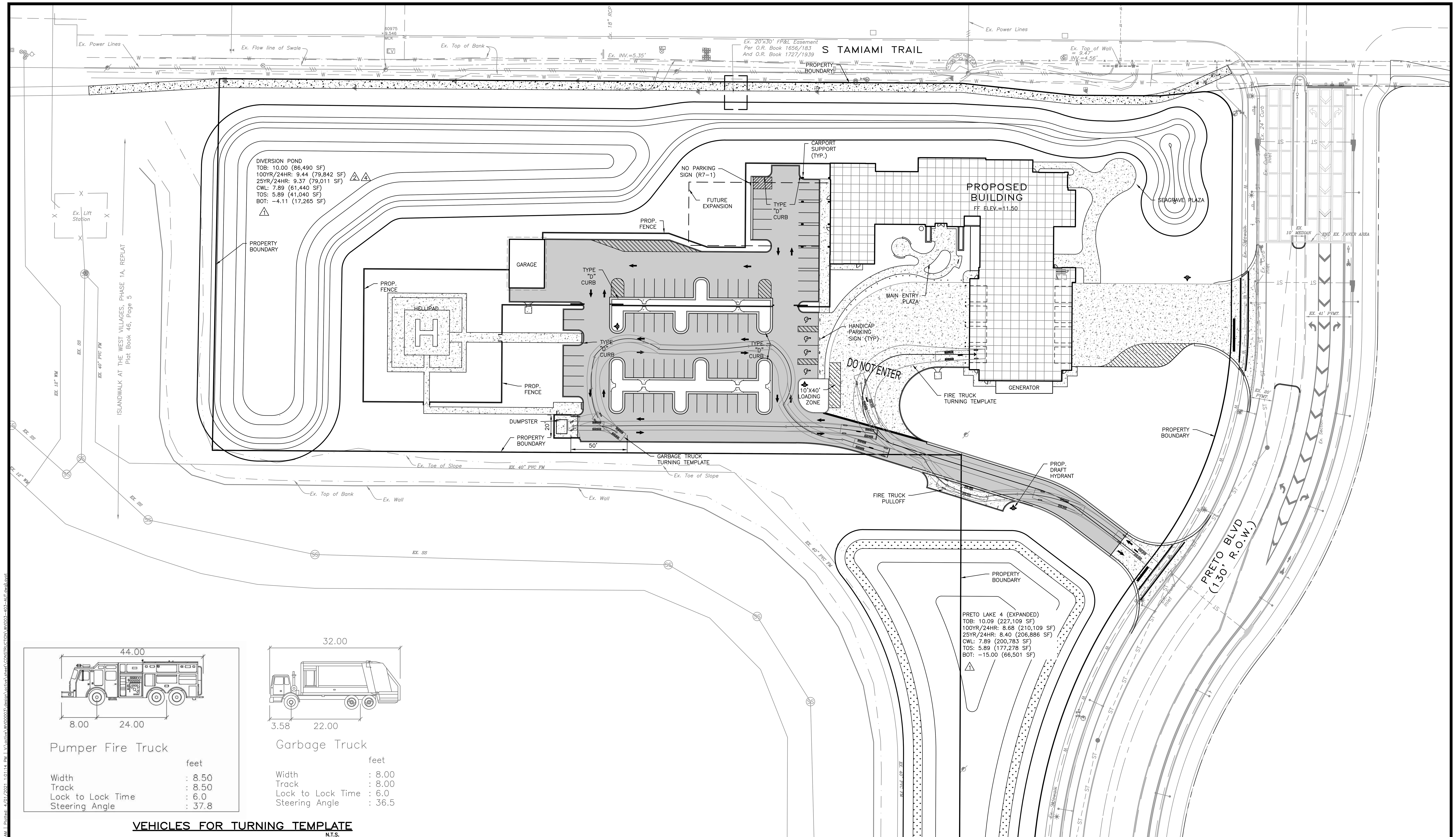

△REV. No.	REV. DATE	REVISION DESCRIPTION	BY
4	12/04/20	CHANGES PER CITY OF NORTH PORT REV & CNTR RFI	BRC
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 07/16/20 ISSUED BY: CD

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8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP

PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION

TITLE: TURNING MOVEMENT PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-403

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

cdillon
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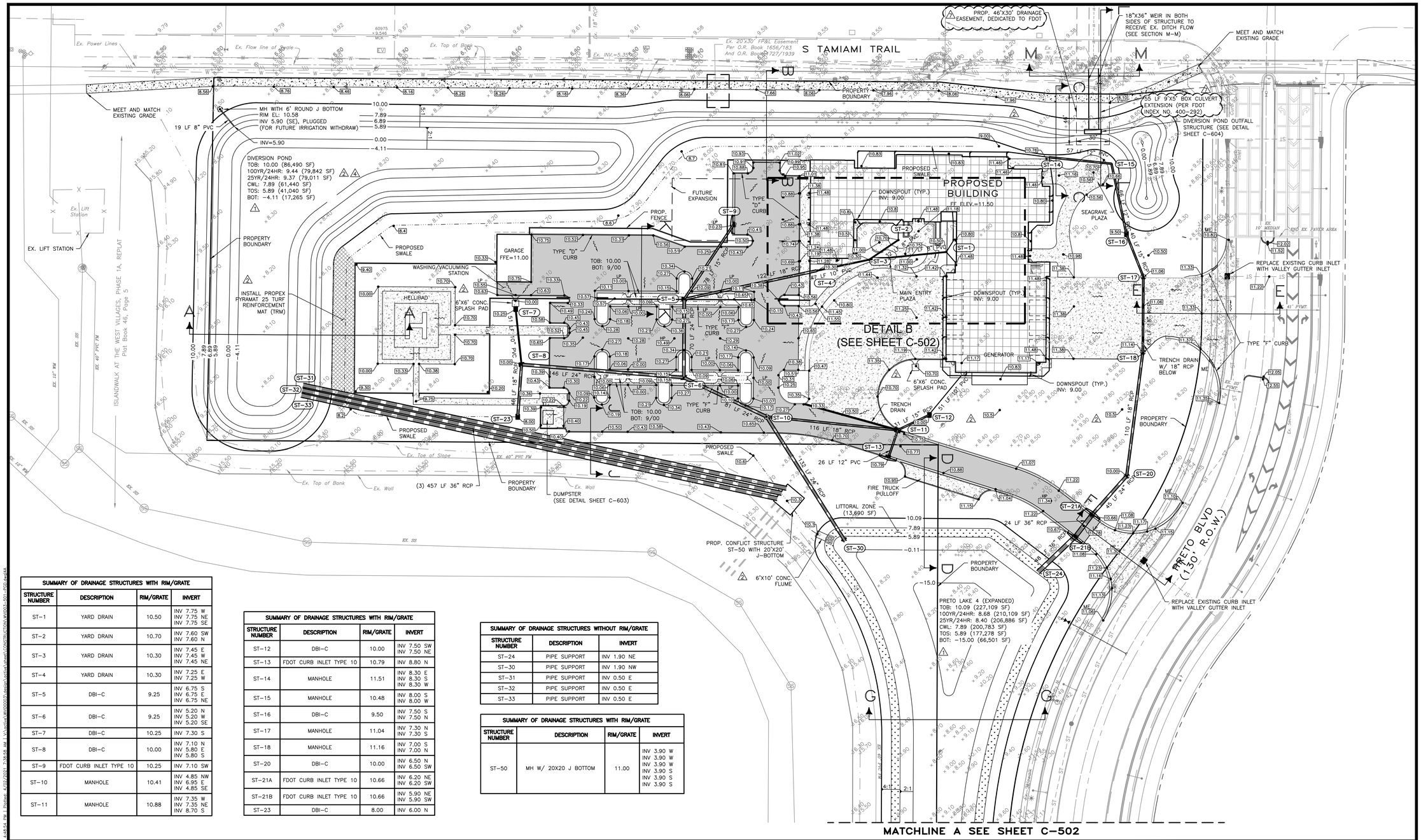

SUMMARY OF DRAINAGE STRUCTURES WITH RIM/GRATE			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
ST-1	YARD DRAIN	10.50	INV 7.75 W INV 7.75 NE INV 7.75 SE
ST-2	YARD DRAIN	10.70	INV 7.60 SW INV 7.60 N
ST-3	YARD DRAIN	10.30	INV 7.45 E INV 7.45 W INV 7.45 NE
ST-4	YARD DRAIN	10.30	INV 7.25 E INV 7.25 W
ST-5	DBI-C	9.25	INV 6.75 S INV 6.75 E INV 6.75 NE
ST-6	DBI-C	9.25	INV 5.20 N INV 5.20 W INV 5.20 SE
ST-7	DBI-C	10.25	INV 7.30 S
ST-8	DBI-C	10.00	INV 7.10 N INV 5.80 E INV 5.80 S
ST-9	FDOT CURB INLET TYPE 10	10.25	INV 7.10 SW
ST-10	MANHOLE	10.41	INV 4.85 NW INV 6.95 E INV 4.85 SE
ST-11	MANHOLE	10.88	INV 7.35 W INV 7.35 NE INV 8.70 S

SUMMARY OF DRAINAGE STRUCTURES WITH RIM/GRATE			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
ST-12	DBI-C	10.00	INV 7.50 SW INV 7.50 NE
ST-13	FDOT CURB INLET TYPE 10	10.79	INV 8.80 N
ST-14	MANHOLE	11.51	INV 8.30 E INV 8.30 S INV 8.30 W
ST-15	MANHOLE	10.48	INV 8.00 S INV 8.00 W
ST-16	DBI-C	9.50	INV 7.50 S INV 7.50 N
ST-17	MANHOLE	11.04	INV 7.30 N INV 7.30 S
ST-18	MANHOLE	11.16	INV 7.00 S INV 7.00 N
ST-20	DBI-C	10.00	INV 6.50 N INV 6.50 SW
ST-21A	FDOT CURB INLET TYPE 10	10.66	INV 6.20 NE INV 6.20 SW
ST-21B	FDOT CURB INLET TYPE 10	10.66	INV 5.90 NE INV 5.90 SW
ST-23	DBI-C	8.00	INV 6.00 N

SUMMARY OF DRAINAGE STRUCTURES WITHOUT RIM/GRATE		
STRUCTURE NUMBER	DESCRIPTION	INVERT
ST-24	PIPE SUPPORT	INV 1.90 NE
ST-30	PIPE SUPPORT	INV 1.90 NW
ST-31	PIPE SUPPORT	INV 0.50 E
ST-32	PIPE SUPPORT	INV 0.50 E
ST-33	PIPE SUPPORT	INV 0.50 E

SUMMARY OF DRAINAGE STRUCTURES WITH RIM/GRATE			
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE	INVERT
ST-50	MH W/ 20X20 J BOTTOM	11.00	INV 3.90 W INV 3.90 W INV 3.90 W INV 3.90 S INV 3.90 S INV 3.90 S

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
7	02/22/21	CHANGES PER FDOT PERMITTING	CD
4	12/04/20	CHANGES PER CITY OF NORTH PORT REV & CNTR RFI	BRC
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 07/16/20 ISSUED BY: CD

ISSUE DESCRIPTION: MAJOR SITE & DEVELOPMENT PLANS

Civil Engineering | Land Surveying
ENGINEERING, LLC.
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: PAVING, GRADING & DRAINAGE PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-501

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

bridgetrask
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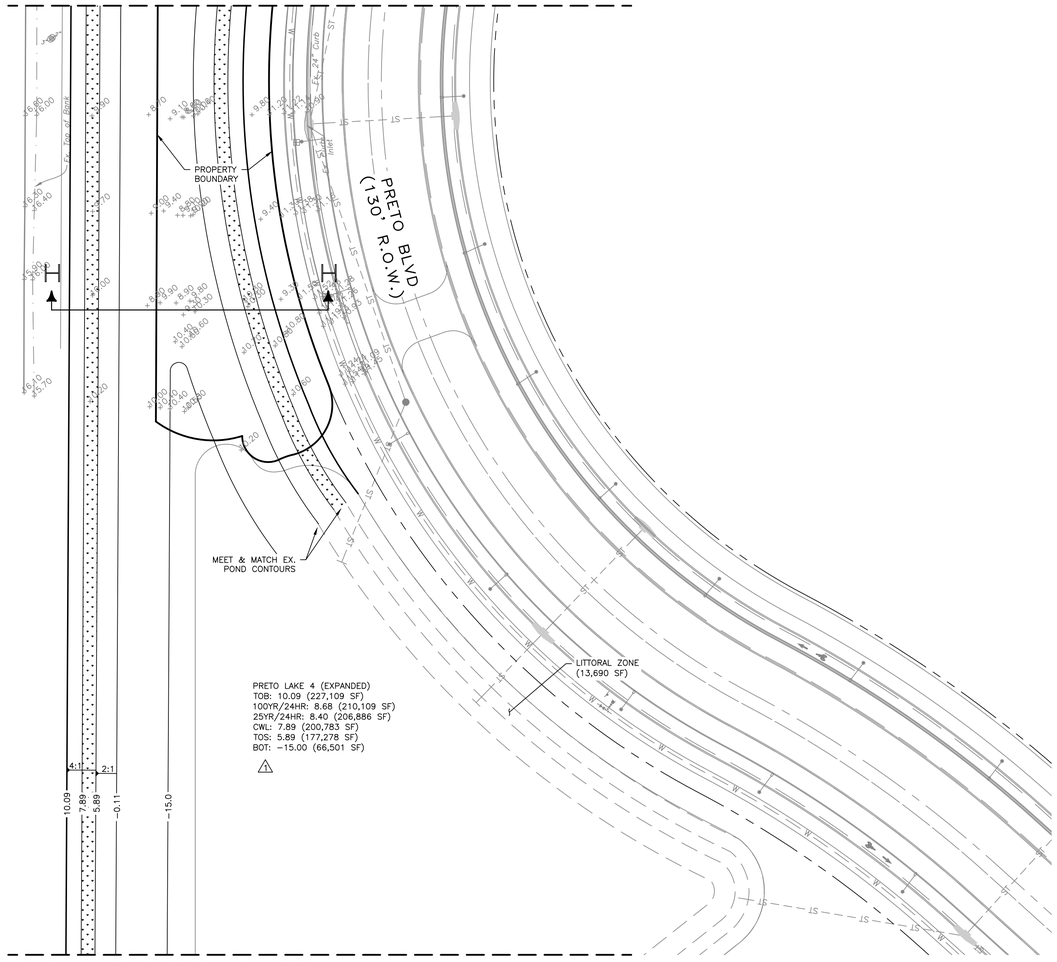

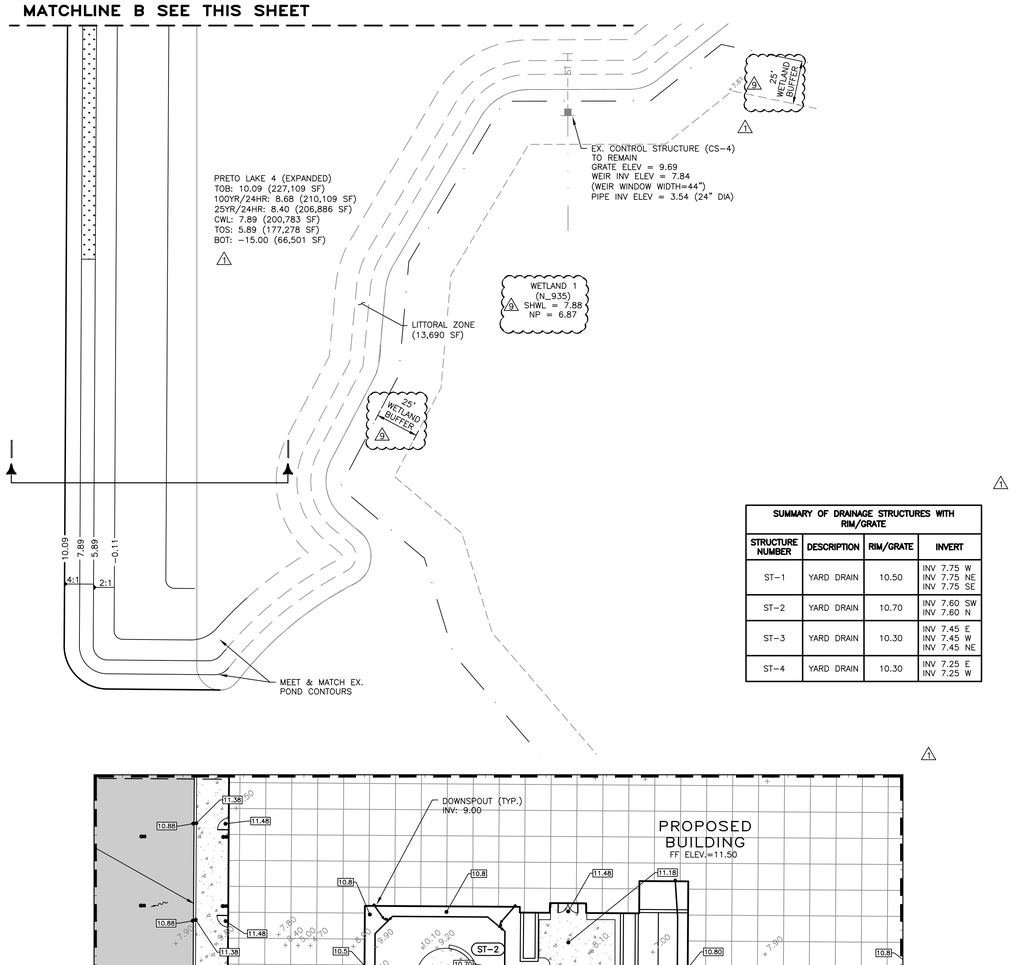

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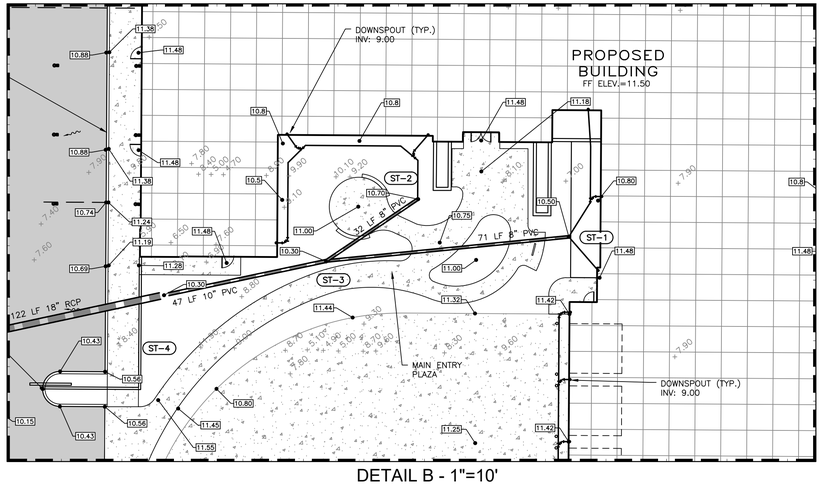

DETAIL B - 1"=10'

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SWFWMD PERMITTING & CNTRCTR. RFI	BRC
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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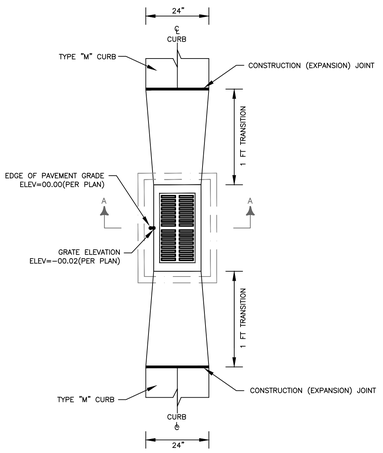
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: PAVING, GRADING & DRAINAGE PLAN

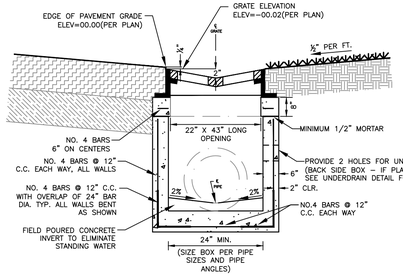
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-502

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

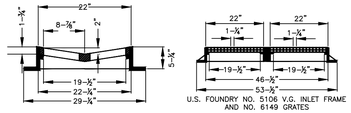
bobpancake
Date Published: 4/2/2021 9:30:24 AM | Plotted: 4/01/2021 10:10:15 AM | N:\Active\WVID0003\Design\Civil\Construction\WVID03_C501-C505.dgn



PLAN VIEW

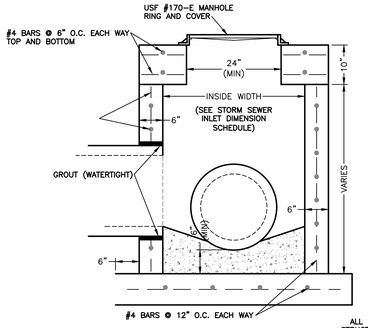


VALLEY GUTTER INLET DETAIL
(V.G. INLET)
(FOR USE WITH TYPE "M" CURB)
ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS

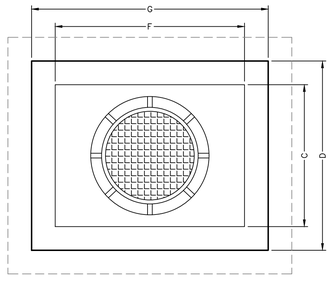


U.S. FOUNDRY NO. 5106 V.G. INLET FRAME AND NO. 6149 GRATES

FRAME AND GRATES
COAT GRATES AND FRAME WITH ASPHALTIC PAINT



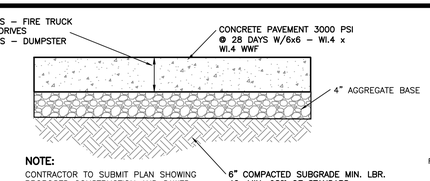
JUNCTION MANHOLE DETAIL
ALL INVERTS TO BE POURED CONCRETE IN DRAINAGE STRUCTURES ALL DRAINAGE STRUCTURES SHALL HAVE PAVED INVERTS. ALL ROADWAY CONCRETE TO BE 3000 PSI.



* STORM SEWER INLET DIMENSION SCHEDULE:

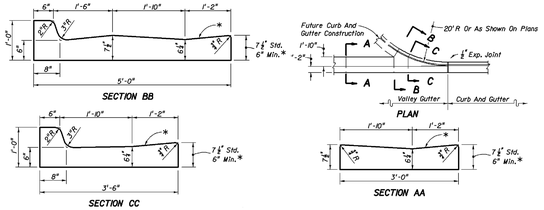
	C	D	F	G
1	3'-0"	4'-0"	4'-0"	5'-0"
2	3'-6"	4'-6"	4'-0"	5'-0"
3	4'-0"	5'-0"	4'-0"	5'-0"
4	4'-0"	5'-0"	5'-0"	6'-0"
5	4'-0"	5'-0"	6'-0"	7'-0"
6	4'-0"	5'-0"	7'-0"	8'-0"
7	4'-0"	5'-0"	8'-0"	9'-0"
8	5'-0"	6'-0"	5'-0"	6'-0"
9	5'-0"	6'-0"	6'-0"	7'-0"
10	6'-0"	7'-0"	6'-0"	7'-0"
11	6'-0"	7'-0"	7'-0"	8'-0"
12	6'-0"	7'-0"	8'-0"	9'-0"
13	7'-0"	8'-0"	7'-0"	8'-0"
14	7'-0"	8'-0"	8'-0"	9'-0"
15	8'-0"	9'-0"	8'-0"	9'-0"

*BASED ON PRECAST STRUCTURES

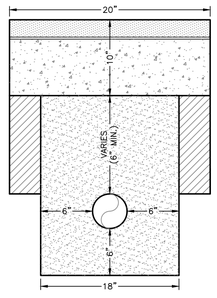


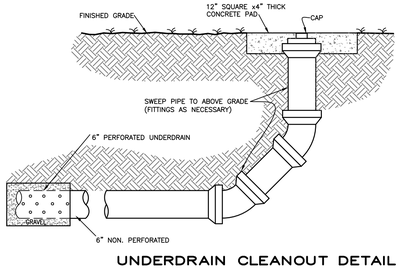
NOTE:
CONTRACTOR TO SUBMIT PLAN SHOWING PROPOSED CONSTRUCTION AND SAWED JOINTS FOR CONCRETE PAVEMENT TO ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

CONCRETE PAVEMENT DETAIL
FOR APPARATUS DRIVE & DUMPSTER CORRAL
(NTS)



DROP CURB & VALLEY GUTTER DETAIL





UNDERDRAIN CLEANOUT DETAIL

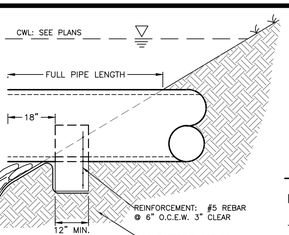
NOTES:

1. UNDERDRAIN PIPE SHALL BE 6" SLOTTED AND PREWRAPPED AS MANUFACTURED BY ADS (ADVANCED DRAINAGE SYSTEM) OR EQUAL APPROVED BY ENGINEER. THE PIPE SHALL BE HIGHWAY HEAVY DUTY TYPE MEETING THE REQUIREMENT OF ASTM F 405-77 OR AASHTO M 252-78.2.
2. THE FABRIC SHALL BE FACTORY INSTALLED AND SHALL CONSIST OF A SPUNBONDED NON-WOVEN SYNTHETIC FABRIC EQUAL TO TYPAR 3401 OR MIRAFI 140N OR EQUAL APPROVED BY THE ENGINEER.
3. SLOT AREA SHOULD BE MINIMUM 1 SQUARE INCH PER FOOT.
4. BACKFILLING MATERIAL SHOULD HAVE GRAIN SIZE DISTRIBUTION MEETING THE FOLLOWING GRADATION:

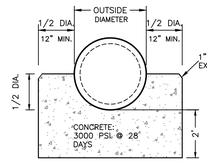
SIEVE SIZE:	% PASSING (BY WEIGHT)
3/8"	90 TO 100
#4	60 TO 100
#10	20 TO 80
#20	10 TO 50
#100	0 TO 10
#200	0 TO 5

5. A CURRENT SIEVE ANALYSES FROM THE SOURCE MINE SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION TO CONFIRM COMPLIANCE WITH THESE REQUIREMENTS.
6. THE FILTER MATERIAL SHALL BE SILICA SAND COMPRISED ONLY OF NATURALLY OCCURRING HARD, DURABLE, UNCOATED GRAINS OF QUARTZ.
7. TRENCH SHALL BE BACKFILLED IN SUCH A MANNER AS TO AVOID DAMAGE TO PIPE OR BARRIER TO AVOID DISPLACEMENT OF THE FILTER MATERIAL. THE BACKFILL SHALL BE COMPACTED TO A DENSITY EQUAL TO THE ADJACENT SOILS.
8. THE UNDERDRAIN SHALL BE PLACED 100 FT. FROM EACH LOW-POINT STRUCTURE IN EACH LONGITUDINAL PAVEMENT DIRECTION FROM THE TIE-IN STRUCTURE.

TYPICAL ROADSIDE UNDERDRAIN DETAIL
NTS



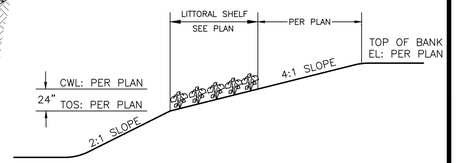
SIDE VIEW



END VIEW

PIPE SUPPORT DETAIL

MINIMUM COMPACTION SHALL BE ACCOMPLISHED BY USE OF A MOTORIZED DEVICE, IN 12" LIFTS. THE MINIMUM COMPACTION SHALL BE 95% IN ACCORDANCE WITH AASHTO T-180 STANDARDS.



LITTORAL SHELF NOTES

THE FOLLOWING PLANTS ARE PROPOSED ALONG WITH ESTIMATES OF THE NUMBER TO BE PLANTED:

LITTORAL SHELF AREA	% COMPOSITION	LAKE 400 ADDITIONAL AREA (13,690 SF)
SPECIES		
PICKEREL WEED	45	685
ARROWHEAD	45	685
GIANT SPIKE-RUSH	10	152
	100	1,522

PROPOSED SPECIES ARE SUITABLE FOR ALL DESIGNATED LITTORAL ZONE DEPTHS.
PLANTS SHALL BE A 2" MINIMUM IN SIZE, OBTAINED FROM NURSERY STOCK, HEALTHY AND FREE OF DISEASE AT TIME OF PLANTING.

A PLANT SPACING OF 3' O.C. WILL BE USED FOR EMERGENTS (AND 5' O.C. FOR ANY FUTURE APPROVED SUPPLEMENTAL PLANTING OF NATIVE WATER LILIES)

ANY REQUESTED CHANGES TO SPECIES LIST FOR INITIAL AND/OR SUPPLEMENTAL PLANTING WILL BE SUBMITTED TO RESOURCE PROTECTION FOR APPROVAL. RESOURCE PROTECTION SHALL BE NOTIFIED WITHIN 7 DAYS OF PLANTING.

PLANTING WILL OCCUR DURING THE MONTHS OF APRIL THROUGH SEPTEMBER.

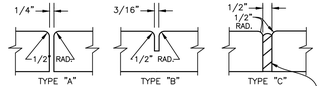
THE LITTORAL ZONES SHALL BE MONITORED SEMI-ANNUALLY FOR TWO YEARS (OR LESS IF DETERMINED SUCCESSFUL BY RESOURCE PROTECTION). REPORTS SHALL BE SUBMITTED TO RESOURCE PROTECTION WITHIN 30 DAYS OF DATA COLLECTION. MONITORING DATA SHALL INCLUDE PERCENT SURVIVAL OF PLANTED SPECIES, PERCENT COVERAGE OF PLANTED SPECIES, PERCENT COVERAGE OF NATURALLY RECRUITED DESIRABLE SPECIES, PERCENT COVERAGE OF NATURALLY RECRUITED UNDESIRABLE SPECIES, AND PHOTO-DOCUMENTATION FROM FIXED POINTS. THE DEVELOPER OR ASSIGNED (i.e. HOMEOWNERS ASSOCIATION) WILL BE RESPONSIBLE FOR CONTRACTING A QUALIFIED ENVIRONMENTAL CONSULTANT TO PERFORM MONITORING OF LITTORAL ZONES.

MAINTENANCE OF EXOTIC AND/OR NUISANCE SPECIES (i.e. TYPHA SUPP., LUDWIGIA PERUVIANA, PANCIUM REPENS) WITHIN LITTORAL ZONES WILL BE PERFORMED TO LIMIT SUCH UNDESIRABLES TO LESS THAN FIFTEEN PERCENT COVERAGE. SUPPLEMENTAL PLANTING WILL OCCUR AT THE END OF THE FIRST AND SECOND YEARS FOLLOWING INITIAL PLANTING IF SURVIVAL OF INDIVIDUAL SPECIES FALLS BELOW EIGHTY-FIVE PERCENT OR IF COVERAGE IS LESS THAN EIGHTY-FIVE PERCENT AND CONSTITUTES FEWER THAN THREE SPECIES. THE LITTORAL ZONES SHALL BE MAINTAINED IN PERPETUITY. THE DEVELOPER OR ASSIGNED (i.e. HOMEOWNERS ASSOCIATION) WILL BE RESPONSIBLE FOR CONTRACTING A QUALIFIED AND EXPERIENCED PLANT/VEGETATIVE MAINTENANCE CONTRACTOR TO PERFORM VEGETATIVE MAINTENANCE WITHIN LITTORAL ZONES.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

THE LITTORAL ZONE PLANTINGS SHALL HAVE A GUARANTEED SURVIVAL RATE OF AT LEAST 85% FOR THE PLANTED NON-INVASIVE AQUATIC PLANTS ON THE LITTORAL ZONE THE INVASIVE SPECIES, CATTAILS (TYPHA SPP.1) IS PROHIBITED.

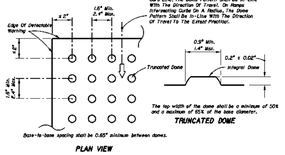
LITTORAL SHELF DETAIL



STANDARD SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
A	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
B	5'-0" CENTER TO CENTER ON SIDEWALKS.
C	ANYWHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. CONTINUOUS SIDEWALKS — INTERVALS NOT EXCEED 100 FEET.

TABLE OF SIDEWALK THICKNESS	
THICKNESS	LOCATION
4"	RESIDENTIAL AREAS
6"	AT DRIVEWAYS AND OTHER AREAS

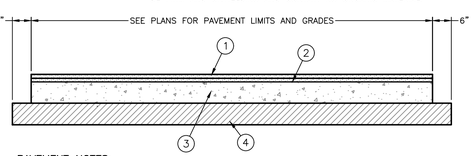


SIDEWALK NOTES:

1. INSURE OFFSET FROM PROPERTY LINES MEET WITH THE APPROVED PLAN.
2. THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS.
3. CONTRACTION JOINT CONSTRUCTION: SECTIONS SHALL HAVE JOINT SPACING MATCH SIDEWALK WIDTH.
4. EXPANSION MATERIAL TO BE PLACED AT ALL DRIVEWAYS AND SIDEWALK INTERSECTIONS AND WHEN OPERATIONS CEASE FOR ANY CONSIDERABLE TIME. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT A MAXIMUM OF 100 FEET.
5. THE TOP OF THE SIDEWALK SHALL BE NO MORE THAN ONE QUARTER INCH PER FOOT TOWARDS THE ROAD, OR AS THE APPROVED PLAN SHOWS. THE INCLINE WILL NOT BE GREATER THAN 12:1.
6. SIDE SLOPES ADJACENT TO SIDEWALKS SHALL NOT EXCEED 4:1.
7. SOD SHALL BE PLACED WITHIN THE COUNTY RIGHT-OF-WAY FROM BACK OF CURB TO THE FACE OF THE SIDEWALK.
8. ALL ORGANIC MATERIAL AND DEBRIS SHALL BE REMOVED, AREA GRADED AND COMPACTED PRIOR TO CONCRETE PLACEMENT.

ASPHALT PAVEMENT LEGEND

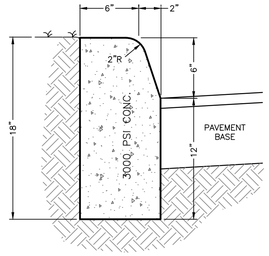
1. ASPHALTIC CONCRETE WEARING SURFACE — 1.00" THICK, TYPE S-III (2ND LIFT) 1.25" THICK, TYPE SP-9.5 (1ST LIFT)
2. BITUMINOUS PRIME COAT
3. BASE — 7" SHELLROCK B-11 (MINIMUM LBR 100)
4. STABILIZED SUBGRADE— 8" THICK (MINIMUM LBR 40) COMPACTED TO 98% DENSITY, AASHTO T-180, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL.



PAVEMENT NOTES:

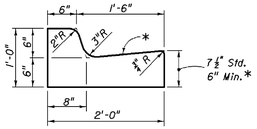
1. THE ENGINEER OF RECORD HAS DETERMINED THAT THE SUBGRADE, BASE AND SURFACE COURSE COURSE SPECIFIED FOR ON-SITE PAVING IS SATISFACTORY FOR THE USE INTENDED)
2. ALL PAVEMENT MARKINGS, SHALL BE "ALKYD THERMOPLASTIC" 90 MILS IN THICKNESS, EXCEPT FOR STRIPING OF PARKING SPACES WHICH SHALL BE PAINTED.
3. A TWO FOOT WIDE STRIP OF SOD IS TO BE PROVIDED BEHIND ALL CURBS AND PAVEMENT EDGES. SOD OR GRASSING/MULCHING SHALL BE PROVIDED FOR ALL OTHER OPEN AREAS UNLESS NOTED OTHERWISE ON LANDSCAPE PLANS.

ASPHALT PAVEMENT DETAIL
NTS

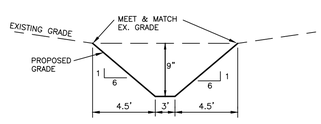


CURB SHALL BE POURED IN ONE HOMOGENEOUS/MONOLITHIC POUR. FOR CURB, GUTTER AND CURB AND GUTTER PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.) PER FDOT INDEX 300 CURB, GUTTER AND CURB AND GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE SECTION 520 OF THE FDOT "STANDARD SPECIFICATIONS". INDEX NO. 300 OF THE "ROADWAY AND TRAFFIC DESIGN STANDARDS". FOR ADDITIONAL DETAILS, REFER TO FDOT.

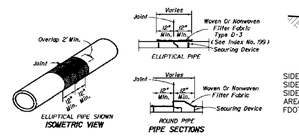
TYPE "D" CURB DETAIL
NTS

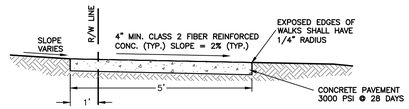


TYPE F
CONCRETE CURB & GUTTER



TYPICAL CONVEYANCE SWALE SECTION
NTS





SIDEWALK BASE SHALL COMPACT ALL FILL AREAS INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK TO A MINIMUM OF 95% OF AASHTO T 99 DENSITY. AREA TO BE COMPACTED IS AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF SIDEWALK. FDOT STANDARD SPECIFICATION 522, LATEST EDITION.

STANDARD SIDEWALK DETAIL — ONSITE
SEE FDOT INDEX #304 FOR SIDEWALK/CURB TRANSITION W/HANDICAP ACCESSIBILITY

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
3	12/01/20	CHANGES PER CONTRACTOR REQUESTS FOR INFORMATION	CD
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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ISSUE DATE: 07/16/20 ISSUE BY: CD
ISSUE DESCRIPTION: MAJOR SITE & DEVELOPMENT PLANS

Civil Engineering | Land Surveying
ENGINEERING, LLC.
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

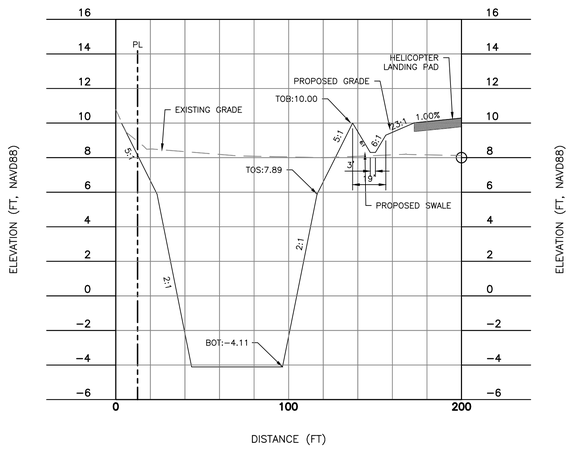
0 100 200 400
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: PAVING, GRADING & DRAINAGE DETAILS

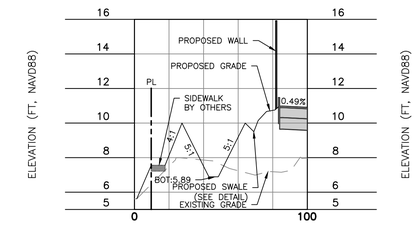
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-601

PROJECT ENGINEER: D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

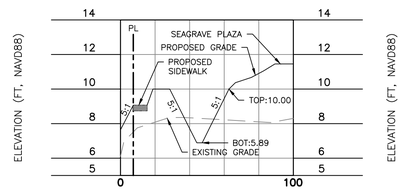
©Am Engineering, 2020 Created: 12/1/2020, 2:13:55 PM | Plotted: 4/01/2021, 1:20:41 PM | \\Client\WVID0003\Version\Latest\CONSTRUCTION\WVID03-601-00 Detail.dwg



A 501 CROSS SECTION
1"=40' HORIZ, 1"=4' VERT



B 501 CROSS SECTION
1"=40' HORIZ, 1"=4' VERT



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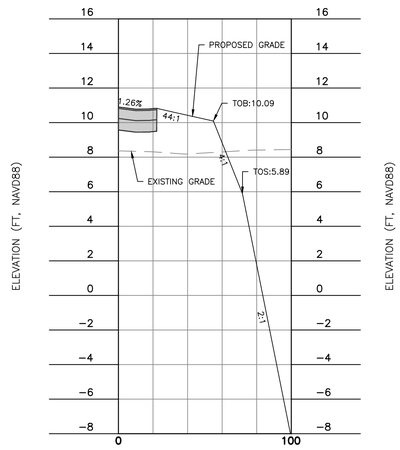

D 501 CROSS SECTION
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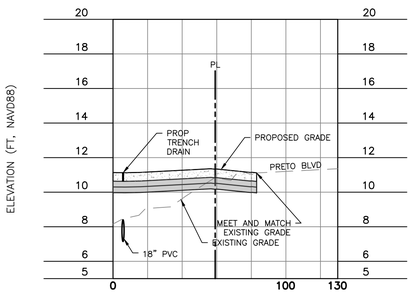
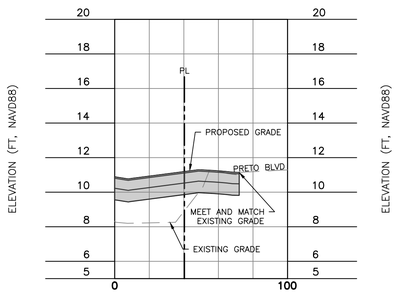


E 501 CROSS SECTION
1"=40' HORIZ, 1"=4' VERT



F 501 CROSS SECTION
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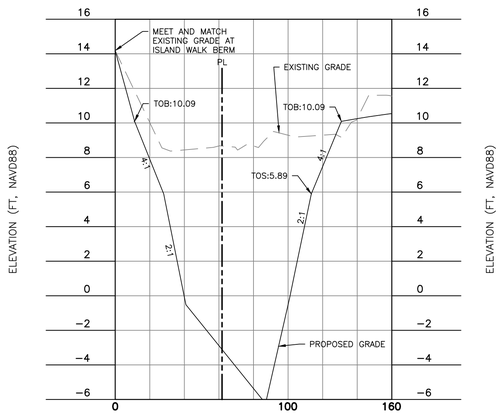

G 501 CROSS SECTION
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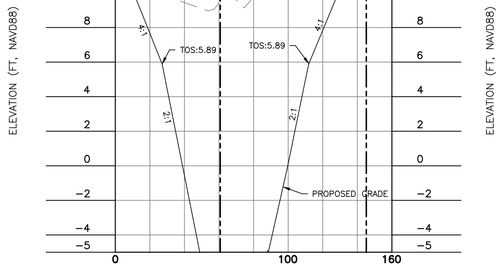

H 501 CROSS SECTION
1"=40' HORIZ, 1"=4' VERT

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 100 200 400
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: PAVING, GRADING & DRAINAGE DETAILS

HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-602

PROJECT ENGINEER: D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

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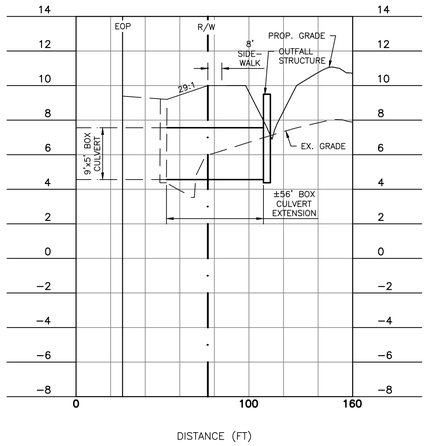
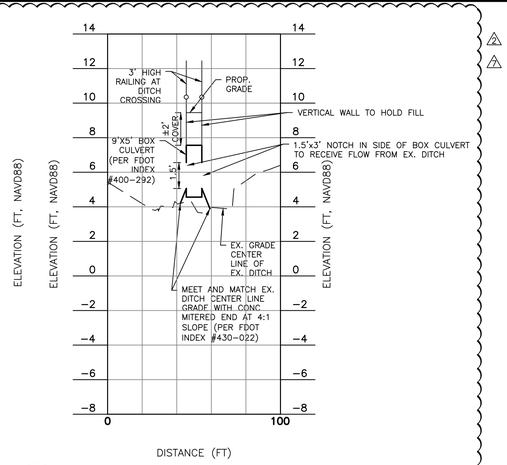


L 501 CROSS SECTION
1'=40' HORIZ, 1"=4' VERT



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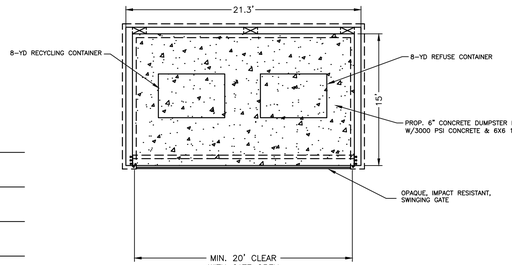
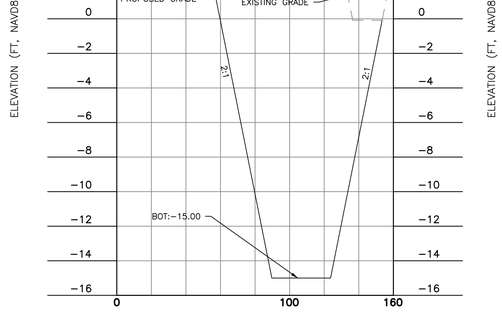
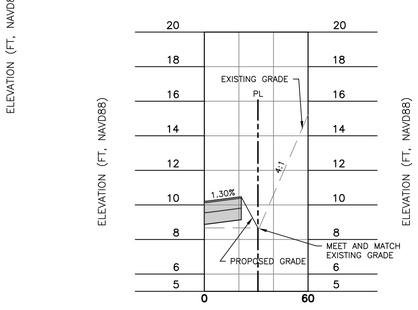
1'=40' HORIZ, 1"=4' VERT



REFUSE AND RECYCLABLES STORAGE AREA
NTS



I 501 CROSS SECTION
1'=40' HORIZ, 1"=4' VERT



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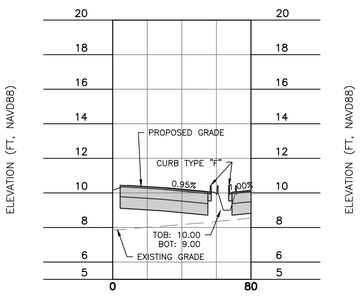

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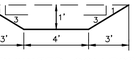

MEDIAN STORMWATER COLLECTION AREA
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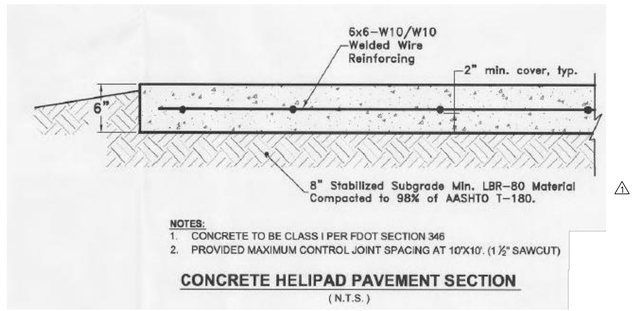
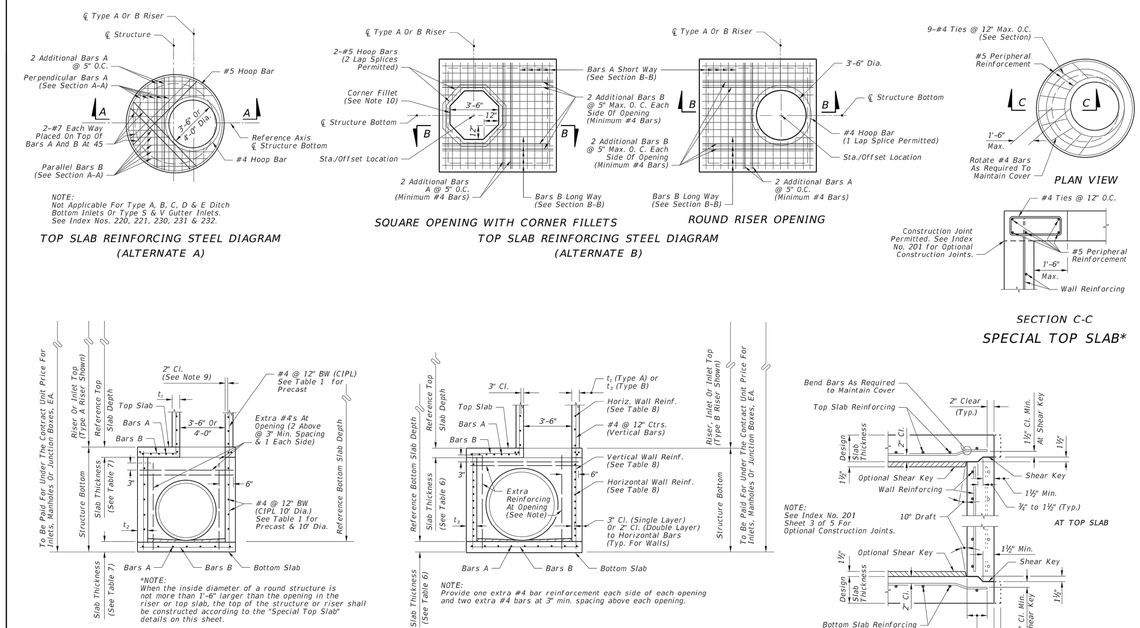


NOTES:
1. CONCRETE TO BE CLASS I PER FDOT SECTION 346
2. PROVIDED MAXIMUM CONTROL JOINT SPACING AT 10'X10'. (1 ½" SAWCUT)

CONCRETE HELIPAD PAVEMENT SECTION
(N.T.S.)



LAST REVISION	REVISION	DESCRIPTION:
11/01/16		

FDOT FY 2017-18 DESIGN STANDARDS

STRUCTURE BOTTOMS TYPE J AND P

INDEX NO. 200 | SHEET NO. 1 of 5

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
7	02/22/21	CHANGES PER FDOT PERMITTING	CD
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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ISSUE DATE: 07/16/20 | ISSUE BY: CD

ISSUE DESCRIPTION: MAJOR SITE & DEVELOPMENT PLANS

ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: PAVING, GRADING & DRAINAGE DETAILS

HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C–603

PROJECT ENGINEER: D. SHAWN LEINS, PE
DATE:
FLORIDA P.E. No. 41078

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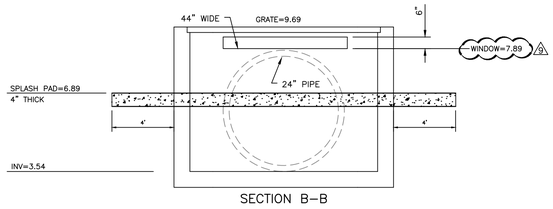
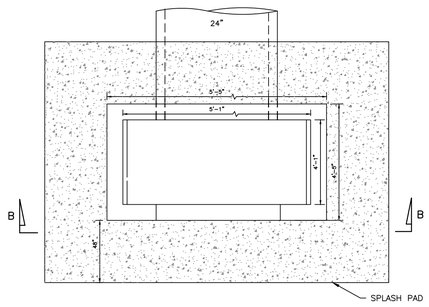


SECTION B–B



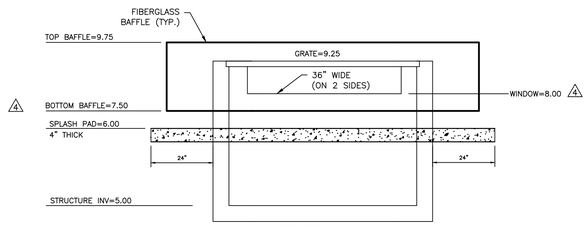
PLAN

EXISTING PRETO LAKE 4 CONTROL STRUCTURE

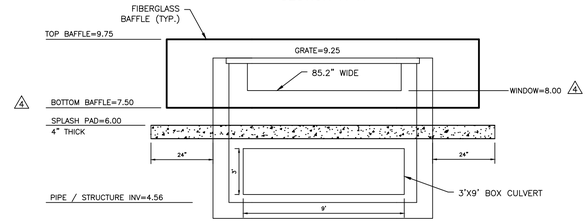
N.T.S.

FDOT TYPE "D" (FDOT INDEX # 425–052)

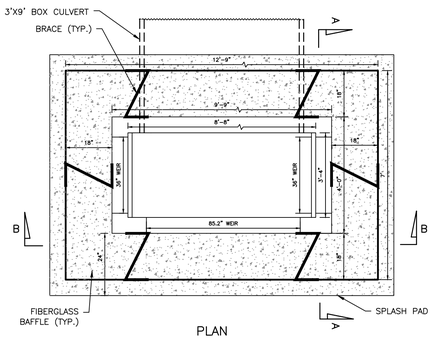
ALL INVERTS TO BE POURED CONCRETE IN DRAINAGE STRUCTURES



SECTION A–A



SECTION B–B



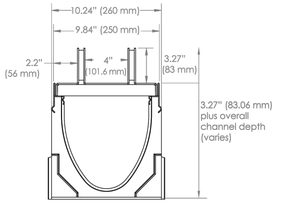
PLAN

DIVERSION POND CONTROL STRUCTURE

N.T.S.

FDOT TYPE "H" 4–GRATE MODIFIED
(FDOT INDEX # 425–052)

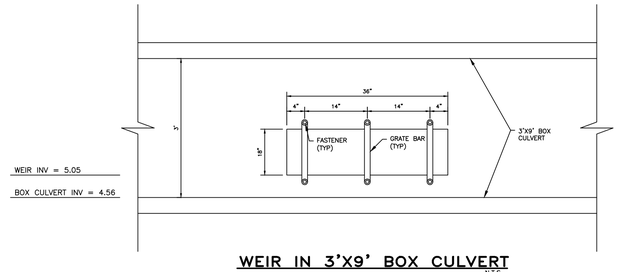
ALL INVERTS TO BE POURED CONCRETE IN DRAINAGE STRUCTURES



NOTES:
1. ACO DRAIN, TYPE 643/644 STAINLESS STEEL TWIN SLOT 200, OR APPROVED EQUAL.
2. TRENCH DRAIN MUST BE ABLE TO ACCEPT H20 LOADING.

TRENCH DRAIN CHANNEL DETAIL

N.T.S.



WEIR IN 3'X9' BOX CULVERT

N.T.S.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	03/29/21	CHANGES PER FDOT PERMITTING	BRC
4	12/04/20	CHANGES PER CITY OF NORTH PORT REV & CNTR RFI	BRC
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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ISSUE DESCRIPTION: MAJOR SITE & DEVELOPMENT PLANS

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Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

CLIENT: WEST VILLAGE, LLLP

PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION

TITLE: PAVING, GRADING & DRAINAGE DETAILS

HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C–604

PROJECT ENGINEER: D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

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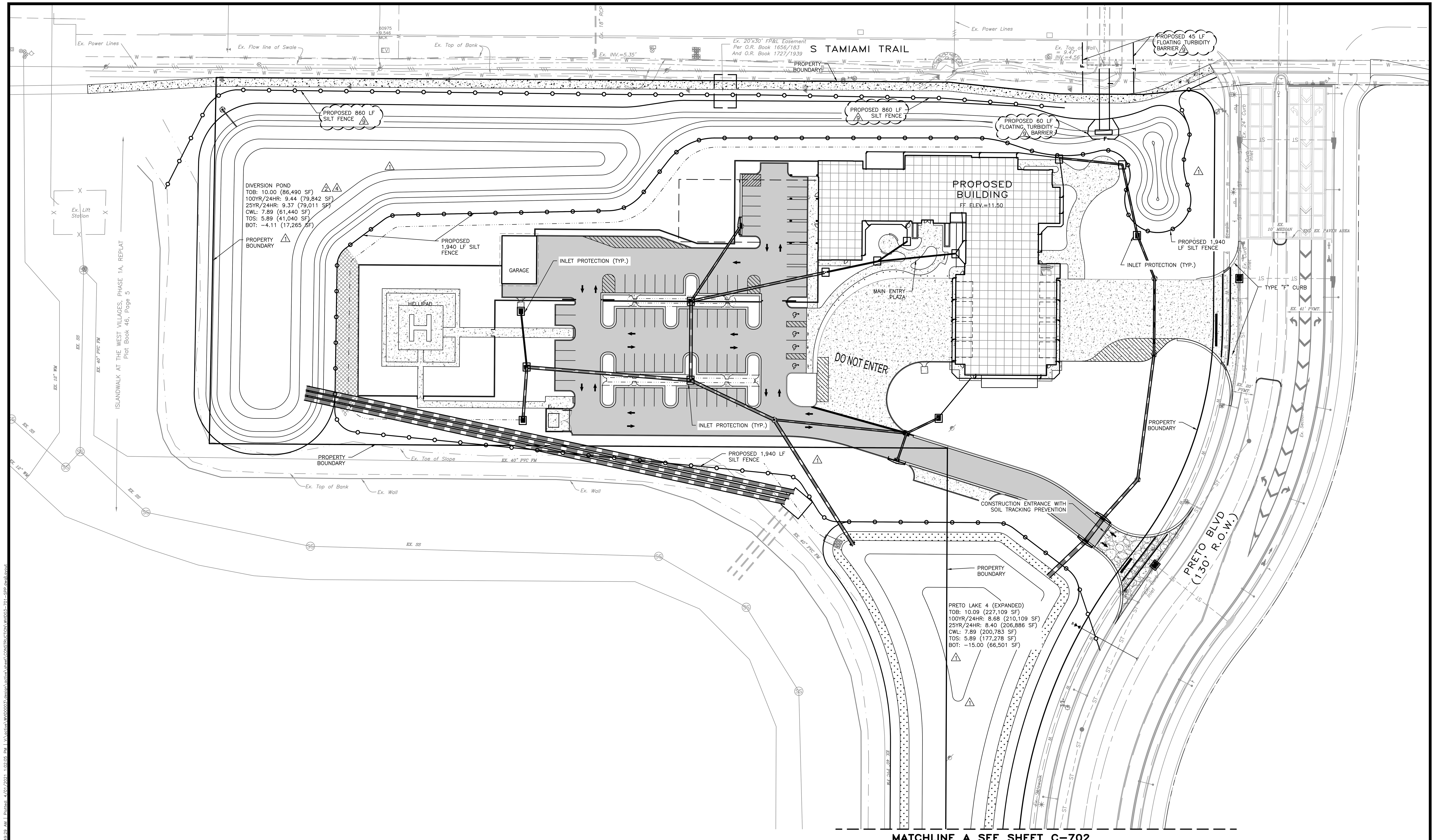

△REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SWFWMD PERMITTING & CNTRCTR. RFI	BRC
4	12/04/20	CHANGES PER CITY OF NORTH PORT REV & CNTR RFI	BRC
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP

PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION

TITLE: STORMWATER POLLUTION PREVENTION PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C−701

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

bclaybrooke
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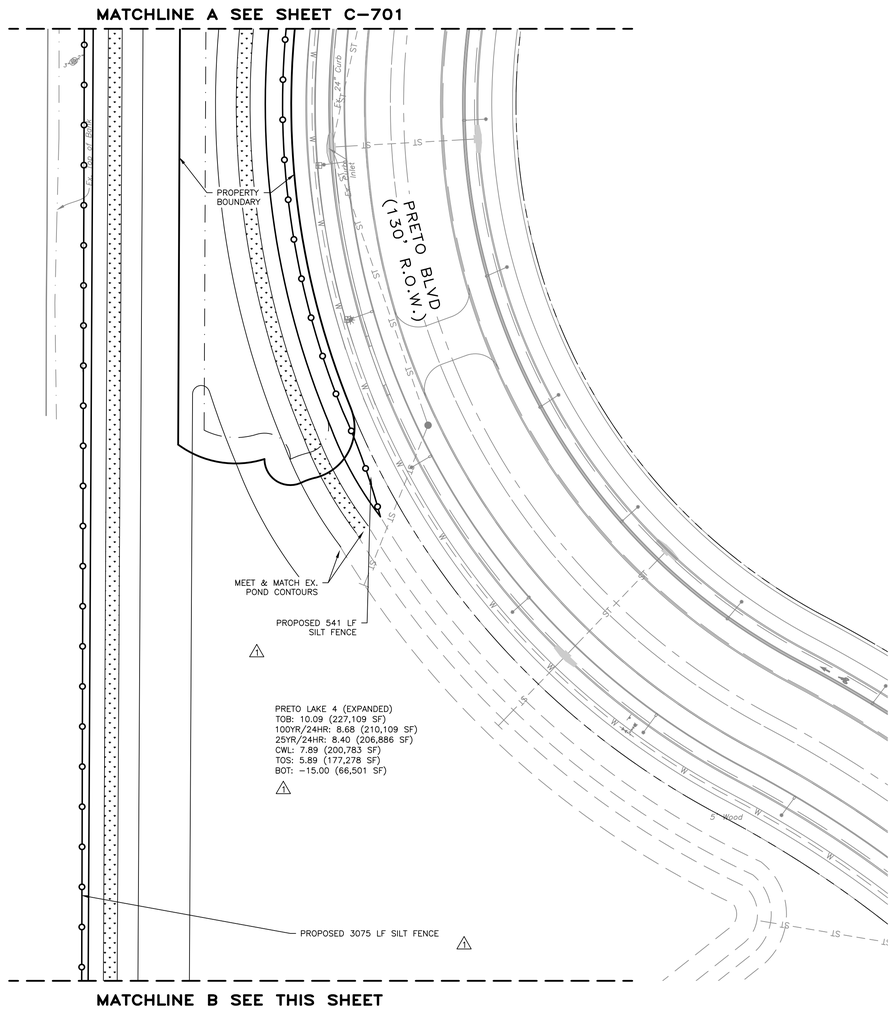

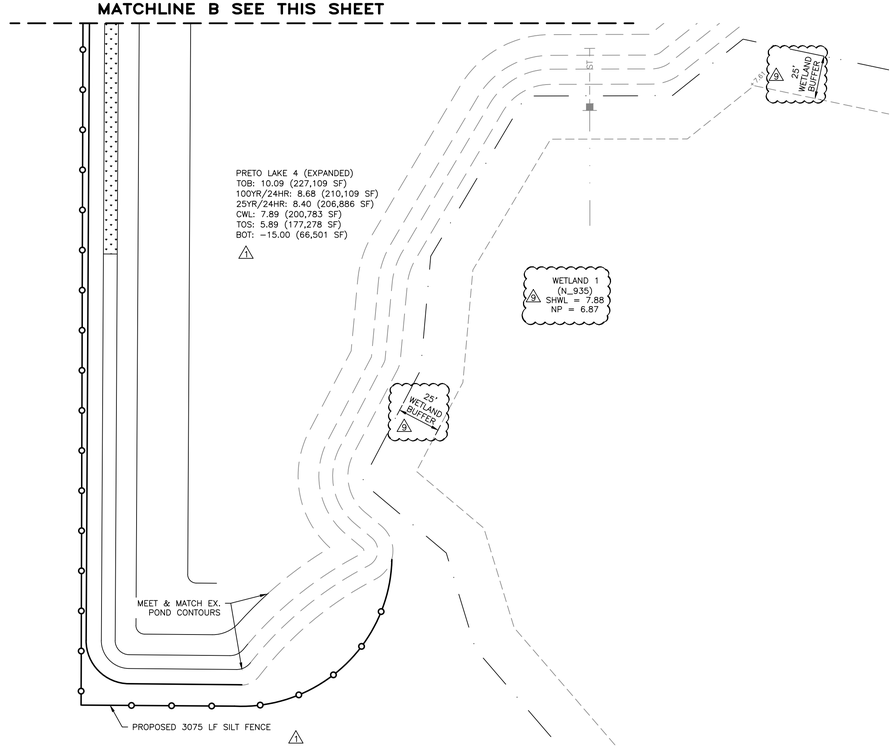

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SWFWMD PERMITTING & CNTRCTR. RFI	BRC
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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ISSUE DATE: 07/16/20 ISSUED BY: CD

ISSUE DESCRIPTION: MAJOR SITE & DEVELOPMENT PLANS

ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: STORMWATER POLLUTION PREVENTION PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-702

PROJECT ENGINEER: D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

bcbybrooke
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NPDES REQUIREMENTS:

FEDERAL LAW PROHIBITS ALL POINT SOURCE DISCHARGE OR POLLUTANTS, WHICH INCLUDES THE DISCHARGE OF STORMWATER ASSOCIATED WITH LARGE (GREATER THAN 5 ACRES) CONSTRUCTION ACTIVITIES OR SMALL (LESS THAN 5 ACRES AND GREATER THAN 1 ACRES) CONSTRUCTION ACTIVITIES, TO WATERS OF THE UNITED STATES WITHOUT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. UNDER THE STATE OF FLORIDA'S AUTHORITY TO ADMINISTER THE NPDES STORMWATER PROGRAM, OPERATORS THAT HAVE STORMWATER DISCHARGE ASSOCIATED WITH LARGE OR SMALL CONSTRUCTION ACTIVITIES TO SURFACE WATERS OF THE STATE, INCLUDING THROUGH A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4, i.e. TOWN, CITY OR COUNTY), SHALL OBTAIN COVERAGE EITHER UNDER A GENERIC PERMIT OR AN INDIVIDUAL PERMIT.

THE NPDES PERMIT REQUIRES INSPECTIONS ONE (1) TIME PER WEEK AND WITHIN 24 HOURS FOLLOWING A 0.5-INCH RAINFALL EVENT OF ALL BEST MANAGEMENT PRACTICES (BMP's) AND EROSION CONTROL MEASURES. AS AUTHORIZED BY THE OWNER, THE ENGINEER OF RECORD WILL MAKE PERIODIC INSPECTIONS AND DOCUMENT COMPLIANCE IN ACCORDANCE WITH THE NPDES PERMIT. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE WEEKLY INSPECTIONS AND REQUIRED MAINTENANCE OF THE BMP's AND EROSION CONTROL MEASURES AND THE POST-RAINFALL EVENT INSPECTIONS . THE INSPECTIONS MUST DOCUMENT COMPLIANCE WITH THE NPDES PERMIT OR CORRECTION ACTIONS NEEDED AND/OR TAKEN AND BE RECORDED ON THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM. THE CONTRACTOR CAN CONTACT FDEP AT 850-245-7522 OR VISIT THE FDEP WEBSITE AT WWW.DEP.STATE.FL.US FOR ADDITIONAL INFORMATION RELATING TO THE SWPPP AND THE NPDES PERMIT.

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FROM THE ENGINEER OR RECORD (EOR) PRIOR TO SUBMITTING A CONSTRUCTION BID AND SHALL INCLUDE ALL MONIES NECESSARY TO ENSURE THAT THE SWPPP IS FOLLOWED DURING THE CONSTRUCTION DURATION. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL REQUIREMENTS OF THE SWPPP AND HAVE IT POSTED ON-SITE ALONG WITH THE EROSION CONTROL PLAN, THE NPDES PERMIT, AND THE COMPLETED INSPECTION REPORT FORMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL PRACTICES DEFINED IN THE SWPPP AND ASSOCIATED FINES THAT MAY BE IMPOSED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY (FDEP) FOR NOT COMPLYING WITH THE NPDES REQUIREMENTS CONTAINED IN THE SWPPP AND THE NPDES REGULATIONS. THE COSTS FOR COMPLYING WITH THE SWPPP AND THE NPDES PERMIT SHALL BE INCLUDED IN THE CONTRACTORS CONSTRUCTION BID.

SWPPP SEQUENCE OF EVENTS

1. SURVEYORS STAKEOUT SILT SCREEN LOCATION
2. SILT SCREEN INSTALLED
3. CLEARING AND GRUBBING OPERATIONS
4. REPAIR ALL SILT SCREEN DAMAGED DURING CLEARING AND GRUBBING
5. CONSTRUCT SEDIMENTATION BASINS FOR DEWATERING
6. EARTH MOVING-CONSTRUCT LAKES, FILL LOTS, ROADS, SWALES, AND BERMS
7. FINAL GRADING OF SLOPES
8. INSTALL SWALES OR BERMS TO PROTECT SLOPES
9. SOD OR SEED SLOPES
10. BMP'S TO BE MAINTAINED THROUGHOUT ALL CONSTRUCTION ON THE SITE
11. MAINTENANCE AND INSPECTIONS

GENERAL NOTES

1. MEANS OF VEGETATION, EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED AS DESCRIBED IN THE CONTROLS SECTION OF THE POLLUTION PREVENTION PLAN AND WILL BE MAINTAINED TO ENSURE THAT THEY ARE EFFECTIVE. IF ANY ADDITIONAL MEASURES ARE NEEDED, THEY WILL BE IMPLEMENTED PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES.

2. A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; AREAS USED FOR STORAGE OF MATERIAL THAT ARE EXPOSED TO PRECIPITATION; STRUCTURAL CONTROLS; AND, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER.

3. MAINTENANCE OF EROSION AND SILTATION CONTROL DEVICES: SILT FENCE, HAY BALES AND OTHER SILTATION AND EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY BY THE CONTRACTOR DURING CONSTRUCTION. ANY INSTALLATION THAT HAS BEEN DAMAGED OR DISPLACED COMPONENTS, SHALL BE REPLACED OR REPAIRED IMMEDIATELY.

4. MAINTENANCE OF EROSION AND SILTATION CONTROL DEVICES: DURING DEWATERING: PRIOR TO COMMENCING DEWATERING THE CONTRACTOR SHALL INSPECT THE TEMPORARY SEDIMENT, SUMP, SILT FENCE, HAY BALES AND OTHER COMPONENTS OF THE SILTATION AND EROSION CONTROL SYSTEM. DAMAGED OR DISPLACED COMPONENTS SHALL BE REPLACED OR REPAIRED PRIOR TO STARTING DEWATERING.

CONTRACTOR NOTES:

1. A DETAILED DEWATERING PLAN MUST BE PROVIDED TO THE CITY FOR APPROVAL PRIOR TO OR AT THE MADATORY PRECONSTRUCTION MEETING. PROVIDE ALSO PROOF OF DEWATERING PLAN ACCETANCE BY SWFWMD. THE PLAN SHOULD INCLUDE THE LOCATION OF THE DEWATERING SITES, THE DEWATERING PUMP, SEDIMENT SUMP AND SIZING CALCULATION, METHODS TO RETAIN OR DETAIN DISCHARGE, METHDS OF ISOLATING THE DEWATERING AREAS, FLOW PATHS AND POINTS OF DISCHARGE OF THE WATER.

2. A SECTIONAL DEAIL OF THE DEWAERING SUMP SHOULD BE PROVIDED TO INCLUDE THE DEWATERING PUMP (INCLUDE PUMP RATE IN CFS ON THE PLANS), A SEDIMENT SUMP (INDLUCE DIMENSIONS), PIPING, TEMPORARY BERM, AND TURBIDITY BARRIERS.

3. INCLUDE A NOTE THAT REQUIRES TURBIDITY REDUCTION TO NO MORE THAN 29 NTUs ABOVE BACKGROUND LEVEL (INDICATE BACKGROUND LEVEL MONITORING LOCATION) PRIOR TO DISCHARGE OFF SITE.

4. NOTE THAT FLOW OVER ON-SITE UNDISTURBED VEGETATION IS A GOOD BEST MANAGEMENT PRACTICE (BMP) TO REDUCE TURBIDITY.

5. THE USE OF WELL-POINT METHOD OF DEWATERING IS ENCOURAGED.

EROSION AND SILTATION CONTROL:

THE PROPOSED SILT FENCE WILL BE PLACED AT THE SITE PERIMETER PRIOR TO BEGINNING CLEARING OR DEMOLITION. THE SILT FENCE WILL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION WHICH IS ESTIMATED TO BE NINE MONTHS. ADDITIONAL EROSION CONTROL MEASURES SUCH AS FILTER CLOTH OVER INLET GRATES AND HAY BALES AT INLETS WILL BE IMPLEMENTED AS REQUIRED DURING CONSTRUCTION. FINAL STABILIZATION OF THE SITE WILL OCCUR AT THE END OF CONSTRUCTION WITH THE INSTALLATION OF THE LANDSCAPING. INTERIM STABILIZATION IN SELECT AREAS SUCH AS THE FILL SLOPE WILL BE IMPLEMENTED AS CONSTRUCTION ALLOWS.

A GRAVEL AREA LOCATED INSIDE THE PROPERTY AT THE CONSTRUCTION ENTRANCE WILL BE USED TO REDUCE SOIL TRACKING FROM THE SITE.

THE MAINTENANCE SCHEDULE FOR THE EROSION AND SILTATION CONTROL SYSTEM SHALL BE AS FOLLOWS:

1. DAILY INSPECTION OF THE PERIMETER SILT FENCE FOR DAMAGE OR BREACHES. REPAIR AS NECESSARY.

2. WEEKLY INSPECTION OF GRAVEL AREA AT CONSTRUCTION ENTRANCE. ADD GRAVEL AS REQUIRED TO MAINTAIN EFFECTIVENESS.

3. STABILIZE SLOPES WITH SOD AS SOON AS FINISHED GRADING IS COMPLETE. WEEKLY INSPECTION OF SODDED SLOPES AND
REPAIR OF ANY WASHOUTS OR ERODED AREAS.

4. DAILY INSPECTION OF ADJOINING ROADWAY. SWEEP PAVEMENT AND GUTTERS AS REQUIRED TO REMOVE TRACKED SOIL.

5. BMPS SHALL BE INSPECTED WEEKLY OR AFTER 0.5IN OF RAINFALL.

6. SOLID WASTE INCLUDING CONSTRUCTION DEBRIS WILL BE PLACED IN ROLL ON CONTAINERS. IT IS ESTIMATED THAT THE DEBRIS WILL HAVE TO BE REMOVED AT ONE TO TWO WEEK INTERVALS DURING BUILDING CONSTRUCTION. SOLID WASTE MANAGEMENT, EROSION AND SILTATION CONTROL DEVICES SHALL BE INSTALLED, INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTES:

A) NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.

B) A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.C.2, F.A.C.

C) A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO THE CITY OF NORTH PORT IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.D.1, F.A.C.

D) THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO THE CITY OF NORTH PORT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

E) A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO CITY OR STATE INSPECTORS.

F) THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION PER SEC 54-187(C)(1) OF HTE SARASOTA COUNTY CODE.

G) CONTRACTOR TO FILE FDEP NOTICE OF INTENT (NOI) FOR CONSTRUCTION GENERAL PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION (NOT) NOTICE OF INTENT WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

POLLUTION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL BMP's IN ADDITION TO THOSE PRESENTED ON THE PLANS AND SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP's SHALL BE DESIGNED, INSTALLED AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS, (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)

2. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NUT's) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE CITY OF NORTH PORT WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.

3. TURBIDITY DISCHARGE SHALL BE NO MORE THAN 29 NTU'S ABOVE BACKGROUND LEVEL.

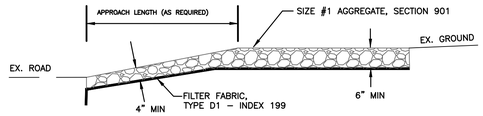
4. A MINIMUM DISTURBANCE OF NATURAL VEGETATION IS TO BE OBSERVED AS A BMP TO REDUCE TURBIDITY.

5. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296-320 (4)(c)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.

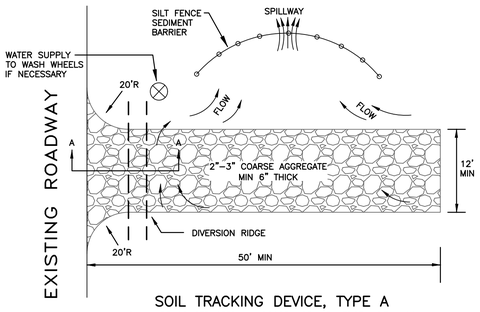
6. FUEL OR OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORM WATER DRAINS OR WATER BODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP AND IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD AND THE CITY OF NORTH PORT. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.

7. IF CONTAMINATED SOIL AND /OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND THE ENGINEER OF RECORD AND THE CITY OF NORTH PORT SHALL BE CONTACTED.

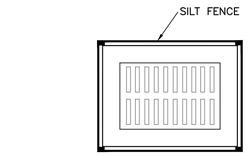
8. THE DISCHARGE OF GROUNDWATER PRODUCE THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO THE CITY OF NORTH PORT AND THE ENGINEER OF RECORD.

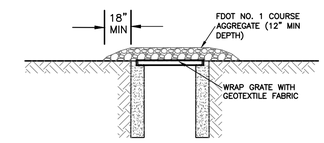


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R/W OR OFF-SITE. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTP PUBLIC R/W OR OFF-SITE.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ROCK RIPRAP SHALL BE PER FDOT STANDARD SPECIFICATION 530-2.2.

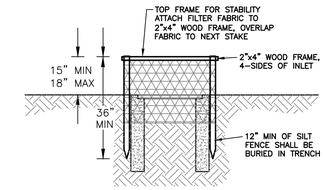


SOIL TRACKING DEVICE, TYPE A
SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 106



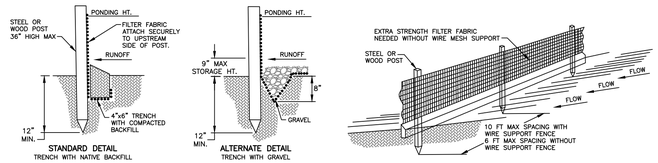


OPTION 2: GRAVEL AND GEOTEXTILE FABRIC



OPTION 1: FILT FENCE

INLET SEDIMENT FILTER DETAIL
ROCK RIPRAP SHALL BE PER FDOT STANDARD SPECIFICATION 530-2.2.



SILT FENCE DETAIL

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. INSPECT WEEKLY AT A MINIMUM.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY

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Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: STORMWATER POLLUTION PREVENTION PLAN

HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-703

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No.: 41078

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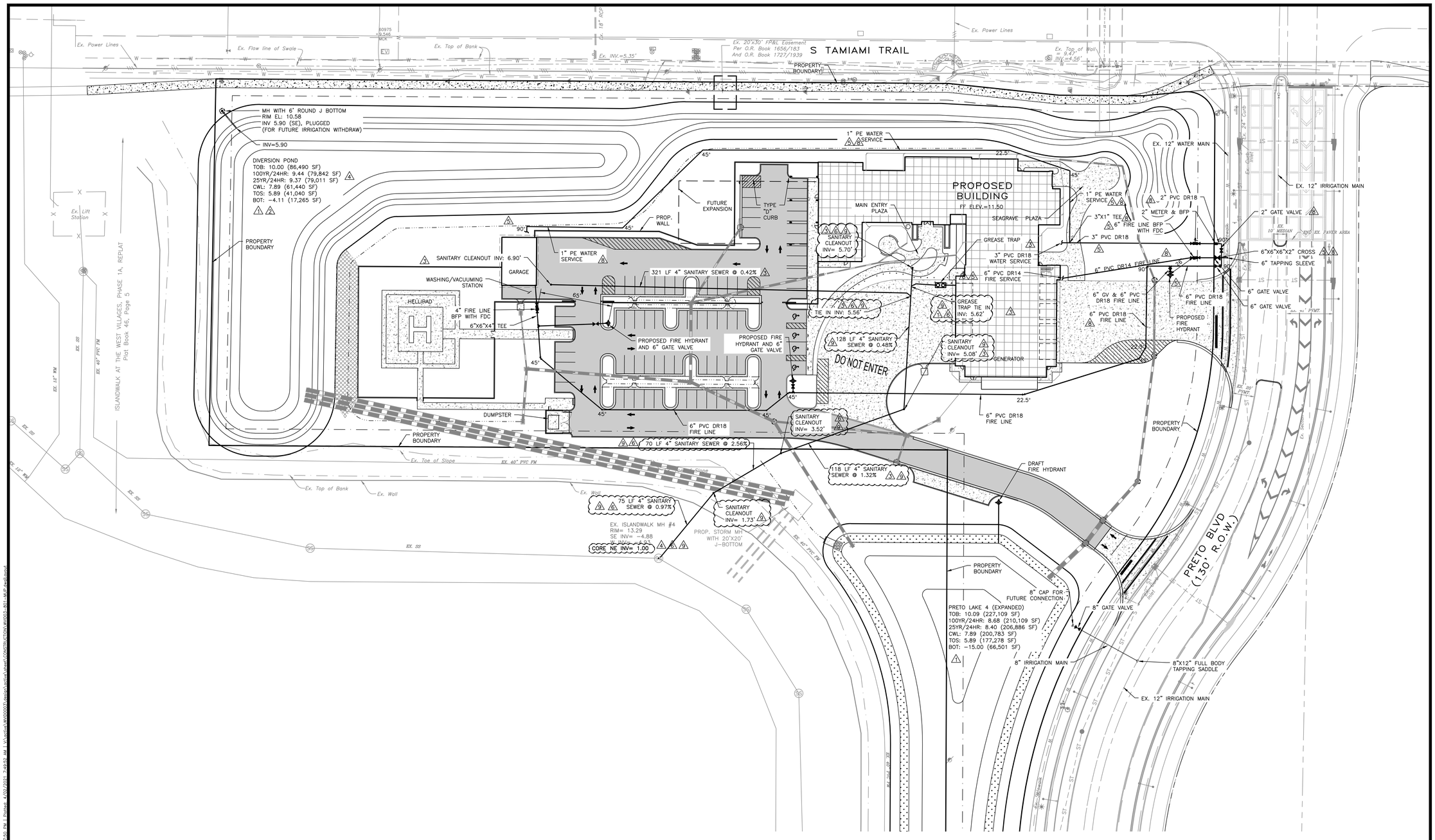

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
9	04/01/21	CHANGES PER FDOT/SMFWMD PERMITTING & CNTRCTR. RFI	BRC
8	03/03/21	CHANGES PER CNTR RFI	BRC
6	01/12/21	CHANGES PER OWNER AND FDEP	BRC
5	12/16/20	CHANGES PER CNTR RFI	BRC
4	12/04/20	CHANGES PER CITY OF NORTH PORT REV & CNTR RFI	BRC
2	11/02/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD
1	09/21/20	CHANGES PER CITY OF NORTH PORT REVIEW	CD

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CA #33105 | LB #4334

0 20 40 80
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: MASTER UTILITY PLAN

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-801

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

Bobby Brooke
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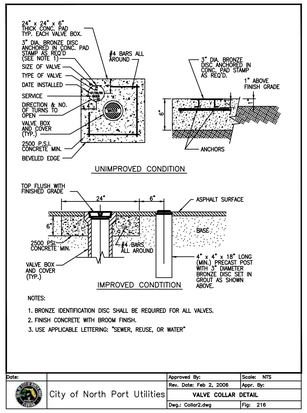

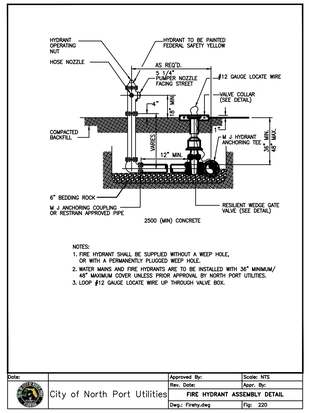

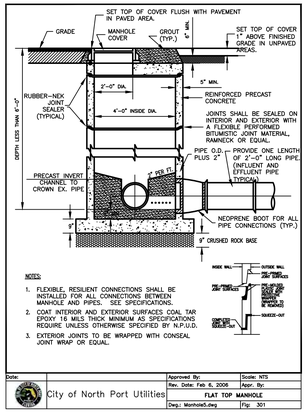

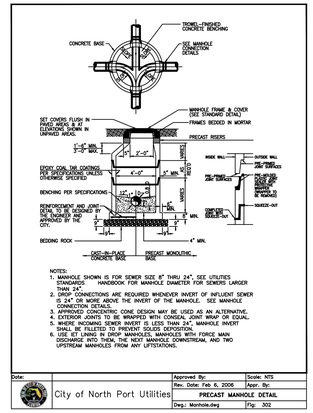

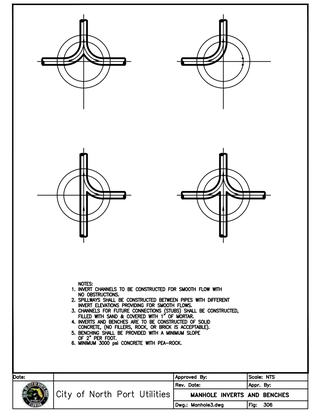

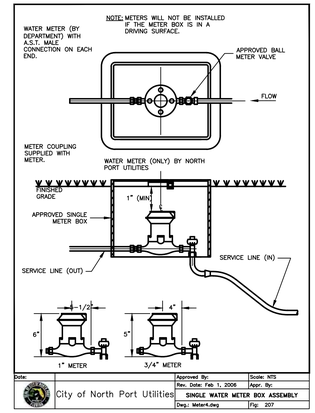

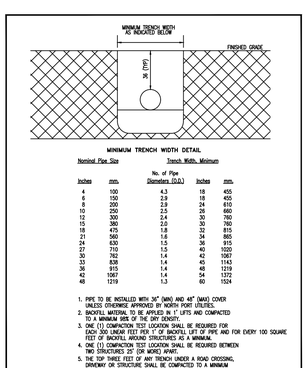

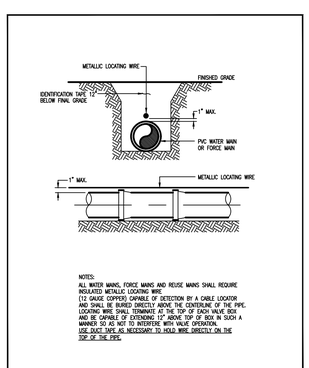

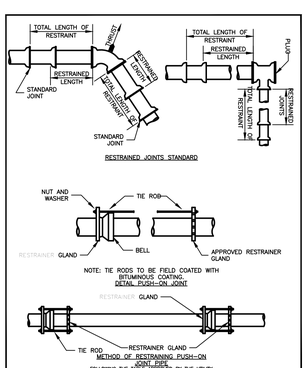

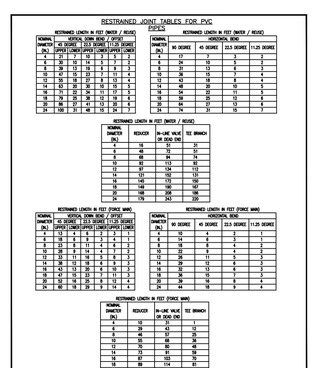

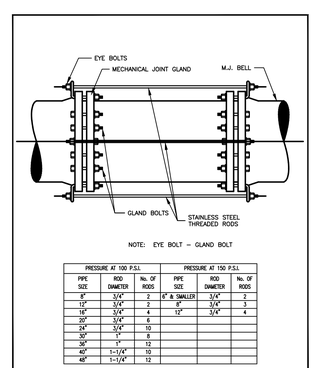

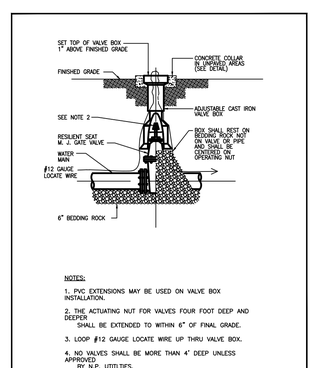

RESTRAINED JOINT TABLES FOR PVC PIPES

RESTRAINED LENGTH IN FEET (WATER / REUSE)

NOMINAL DIAMETER (IN.)	45 DEGREE VERTICAL DOWN BEND / OFFSET		22.5 DEGREE VERTICAL DOWN BEND / OFFSET	
	UPPER	LOWER	UPPER	LOWER
4	21	7	10	3
6	30	10	14	5
8	39	13	19	6
10	47	15	23	7
12	56	18	27	9
14	63	20	30	10
16	71	23	34	11
18	79	25	38	12
20	86	27	41	13
24	100	31	48	15

RESTRAINED LENGTH IN FEET (WATER / REUSE)

NOMINAL DIAMETER (IN.)	HORIZONTAL BEND		
	90 DEGREE	45 DEGREE	22.5 DEGREE	11.25 DEGREE
4	24	10	5	2
6	34	13	6	3
8	44	18	8	4
10	54	22	10	5
12	64	26	12	6
14	70	29	13	6
16	80	33	15	7
18	90	37	17	8
20	100	41	18	9
24	120	49	22	11

RESTRAINED LENGTH IN FEET (FORCE MAIN)

NOMINAL DIAMETER (IN.)	REDUCER	IN-LINE VALVE OR GRAB BAG	TEE BRANCH OR GRAB BAG
4	18	53	30
6	48	72	54
8	80	111	84
10	93	129	96
12	87	124	113
14	131	152	139
16	145	173	156
18	148	186	167
20	166	205	186
24	178	243	208

RESTRAINED LENGTH IN FEET (FORCE MAIN)

NOMINAL DIAMETER (IN.)	45 DEGREE VERTICAL DOWN BEND / OFFSET		22.5 DEGREE VERTICAL DOWN BEND / OFFSET		11.25 DEGREE VERTICAL DOWN BEND / OFFSET	
	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER
4	10	4	5	2	2	1
6	15	5	7	3	4	1
8	23	8	11	4	6	2
10	28	9	14	5	7	2
12	33	11	16	5	8	3
14	38	12	18	6	9	3
16	42	14	20	7	10	3
18	47	15	23	8	11	4
20	51	16	25	9	12	4
24	60	18	29	9	14	4

RESTRAINED LENGTH IN FEET (FORCE MAIN)

NOMINAL DIAMETER (IN.)	HORIZONTAL BEND			
	90 DEGREE	45 DEGREE	22.5 DEGREE	11.25 DEGREE
4	10	4	2	1
6	14	6	3	1
8	18	8	4	2
10	22	9	5	2
12	26	11	5	3
14	29	12	6	3
16	33	13	6	3
18	36	15	7	4
20	41	16	8	4
24	49	19	9	4

RESTRAINED LENGTH IN FEET (FORCE MAIN)

NOMINAL DIAMETER (IN.)	REDUCER	IN-LINE VALVE OR GRAB BAG	TEE BRANCH OR GRAB BAG
4	18	53	30
6	48	72	54
8	80	111	84
10	93	129	96
12	87	124	113
14	131	152	139
16	145	173	156
18	148	186	167
20	166	205	186
24	178	243	208

Date:
Approved By:
Scale: NTS
Rev. Date:
Appr. By:
City of North Port Utilities
RESTRAINED JOINTS TABLE
Dwg.: Joints2.dwg
Fig:

PRESSURE AT 100 P.S.I.			PRESSURE AT 150 P.S.I.		
PIPE SIZE	ROD DIAMETER	No. OF RODS	PIPE SIZE	ROD DIAMETER	No. OF RODS
6"	3/4"	2	6" & SMALLER	3/4"	2
12"	3/4"	2		3/4"	3
16"	3/4"	4	12"	3/4"	4
20"	3/4"	6			
24"	3/4"	10			
30"	1"	8			
36"	1"	12			
42"	1-1/4"	10			
48"	1-1/4"	12			

Date:
Approved By:
Scale: NTS
Rev. Date:
Appr. By:
City of North Port Utilities
TYPICAL TIE ROD DETAIL
Dwg.: TieRod.dwg
Fig:

REV. No.	REV. DATE	REVISION DESCRIPTION	BY

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ISSUE DATE: 07/16/20
ISSUED BY: CD

ISSUE DESCRIPTION:
MAJOR SITE & DEVELOPMENT PLANS

ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 100 200 400
SCALE IN FEET

CLIENT: WEST VILLAGE, LLLP
PROJECT: CITY OF NORTH PORT FIRE STATION 86 & POLICE SUBSTATION
TITLE: UTILITY DETAILS

HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD88
PROJECT NUMBER: WVID0003
SHEET NUMBER: C-901

PROJECT ENGINEER:
D. SHAWN LEINS, PE
DATE
FLORIDA P.E. No. 41078

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