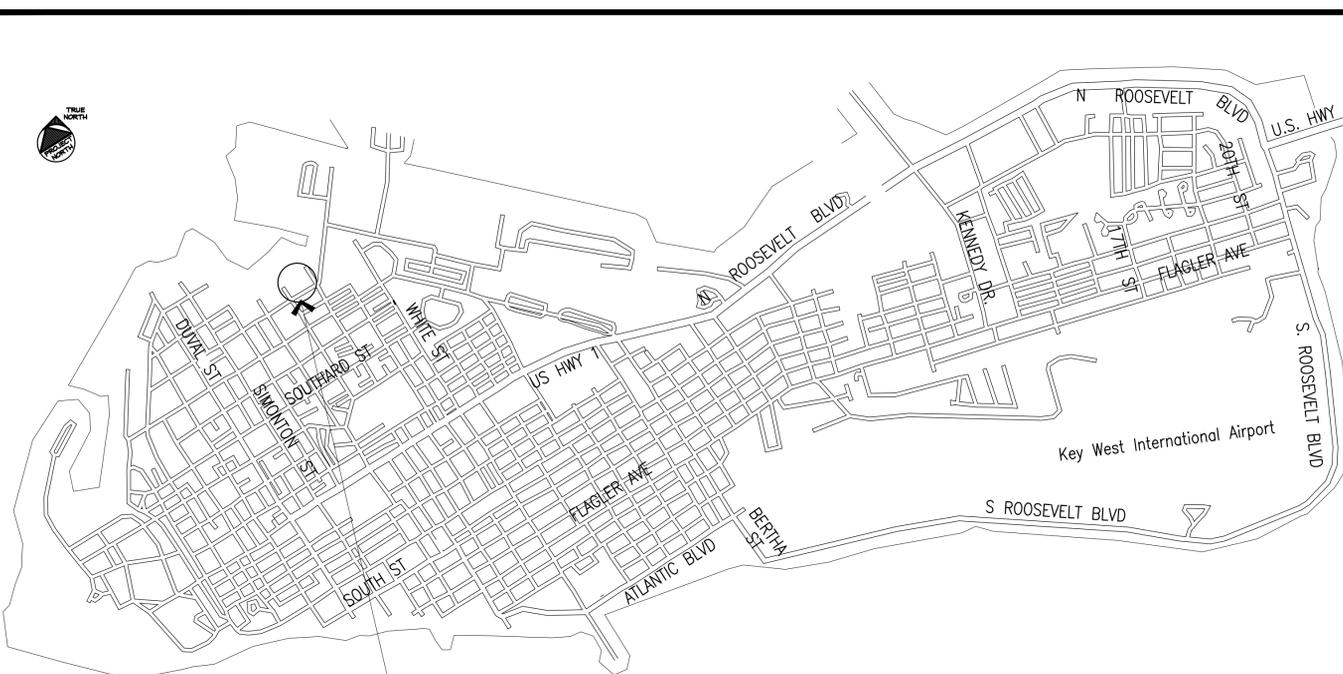


907 CAROLINE STREET

Key West Florida 33040

100% SUBMITTAL - BIDDING ONLY - NOT FOR CONSTRUCTION

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SITE MAP - KEY WEST	PROJECT DIRECTORY	GENERAL NOTES																																																																																																																																																																																																																																																																																																													
 <p style="text-align: center;">Not to Scale</p>	<p>PROJECT: 907 CAROLINE ST. ARCHITECT'S PROJECT No.: 2205</p> <p>CONTACT: Steven McAlearney Address: 1300 White St. Key West Florida, 33040</p> <p>Tel: -- Email: --</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burkee Designer Associate: Ana Catalina Alvarez</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: <small>FLORIDA BUILDING CODE - Building 2023 EDITION FLORIDA BUILDING CODE - Existing 2023 EDITION FLORIDA BUILDING CODE - Residential 2023 EDITION FLORIDA BUILDING CODE - Plumbing 2023 EDITION FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION FLORIDA BUILDING CODE - Mechanical 2023 EDITION FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION NATIONAL ELECTRICAL CODE 2023 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION NFPA 1 2023 EDITION</small> This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. 																																																																																																																																																																																																																																																																																																													
<p>SITE LOCATION: 907 CAROLINE STREET KEY WEST, FL 33040</p>	<p>DESCRIPTION OF WORK: NEW MIXED USE BUILDING: COMMERCIAL FIRST FLOOR & RESIDENTIAL SECOND FLOOR.</p>	<p>FLORIDA ADMINISTRATIVE CODE</p> <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. <small>Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</small></p>																																																																																																																																																																																																																																																																																																													
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A8</p> <p>INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN)</p> <p>FIRST # INDICATES FLOOR</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>NUMBERS → 23 LETTERS → A</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY)</p> <p>LETTERS → E</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>MATERIAL DESIGNATIONS</p> <p>CONCRETE MASONRY UNITS IN PLAN</p> <p>CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN</p> <p>METAL IN ELEVATION</p> <p>METAL IN SECTION</p> <p>FINISH WOOD IN ELEV. & IN SECTION</p> <p>DIMENSION LUMBER IN SECTION (DISCONTINUOUS)</p> <p>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</p> <p>GYPSUM WALL BOARD IN SECTION (LARGE SCALE)</p> <p>EARTH, NATURAL SUBSTRATE</p> <p>GRAVEL, AGGREGATE BASE COURSE, FILL</p> <p>FIBERGLASS BATT INSULATION</p> <p>RIGID INSULATION</p> <p>PARTITIONS & WALLS</p> <p>CONCRETE MASONRY UNITS</p> <p>POURED CONCRETE</p> <p>WOOD FRAME</p> <p>METAL STUDS</p> <p>EXISTING CONSTRUCTION TO REMAIN</p> <p>EXISTING CONSTRUCTION TO BE DEMOLISHED</p>	<p>SHEET INDEX</p> <table border="1"> <tr><td>C</td><td>COVER</td><td>M5</td><td>MECHANICAL DETAILS</td></tr> <tr><td>S</td><td>SURVEY</td><td>P1</td><td>FIRST FLOOR PLUMBING PLAN</td></tr> <tr><td>C-100</td><td>EROSION CONTROL PLAN</td><td>P2</td><td>SECOND FLOOR PLUMBING PLAN - RESIDENTIAL</td></tr> <tr><td>C-200</td><td>CONCEPTUAL GRADING AND DRAINAGE PLAN</td><td>P3</td><td>SECOND FLOOR PLUMBING PLAN - RESIDENTIAL (WATER)</td></tr> <tr><td>C-300</td><td>DETAILS</td><td>P4</td><td>PLUMBING ROOF PLAN</td></tr> <tr><td>A0</td><td>EXISTING & PROPOSED SITE PLAN</td><td>P5</td><td>PLUMBING SCHEDULE, NOTES AND DETAILS</td></tr> <tr><td>A1</td><td>PROPOSED FIRST FLOOR PLAN (COMMERCIAL SPACE)</td><td>P6</td><td>PLUMBING ISOMETRIC DIAGRAMS-SANITARY</td></tr> <tr><td>A2</td><td>PROPOSED SECOND FLOOR PLAN (RESIDENTIAL SPACE)</td><td>P7</td><td>DOMESTIC WATER ISOMETRIC</td></tr> <tr><td>A3</td><td>PROPOSED RCP COMMERCIAL SPACE</td><td>E0</td><td>ELECTRICAL NOTES</td></tr> <tr><td>A4</td><td>PROPOSED RCP RESIDENTIAL UNITS</td><td>E1</td><td>FIRST FLOOR ELECTRICAL PLAN</td></tr> <tr><td>A5</td><td>PROPOSED SOUTH & WEST ELEVATIONS, RAILING DETAIL</td><td>E2</td><td>SECOND FLOOR ELECTRICAL PLAN - 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C	COVER	M5	MECHANICAL DETAILS																																																																																																																																																																																																																																																																																																												
S	SURVEY	P1	FIRST FLOOR PLUMBING PLAN																																																																																																																																																																																																																																																																																																												
C-100	EROSION CONTROL PLAN	P2	SECOND FLOOR PLUMBING PLAN - RESIDENTIAL																																																																																																																																																																																																																																																																																																												
C-200	CONCEPTUAL GRADING AND DRAINAGE PLAN	P3	SECOND FLOOR PLUMBING PLAN - RESIDENTIAL (WATER)																																																																																																																																																																																																																																																																																																												
C-300	DETAILS	P4	PLUMBING ROOF PLAN																																																																																																																																																																																																																																																																																																												
A0	EXISTING & PROPOSED SITE PLAN	P5	PLUMBING SCHEDULE, NOTES AND DETAILS																																																																																																																																																																																																																																																																																																												
A1	PROPOSED FIRST FLOOR PLAN (COMMERCIAL SPACE)	P6	PLUMBING ISOMETRIC DIAGRAMS-SANITARY																																																																																																																																																																																																																																																																																																												
A2	PROPOSED SECOND FLOOR PLAN (RESIDENTIAL SPACE)	P7	DOMESTIC WATER ISOMETRIC																																																																																																																																																																																																																																																																																																												
A3	PROPOSED RCP COMMERCIAL SPACE	E0	ELECTRICAL NOTES																																																																																																																																																																																																																																																																																																												
A4	PROPOSED RCP RESIDENTIAL UNITS	E1	FIRST FLOOR ELECTRICAL PLAN																																																																																																																																																																																																																																																																																																												
A5	PROPOSED SOUTH & WEST ELEVATIONS, RAILING DETAIL	E2	SECOND FLOOR ELECTRICAL PLAN - RESIDENTIAL UNITS																																																																																																																																																																																																																																																																																																												
A6	PROPOSED NORTH & EAST ELEVATIONS	E3	ELECTRICAL ROOF PLAN																																																																																																																																																																																																																																																																																																												
A7	PROPOSED BUILDING SECTIONS	E4	ELECTRICAL SCHEDULE, NOTES AND DETAILS																																																																																																																																																																																																																																																																																																												
A8	PROPOSED WALL SECTIONS	E5	ELECTRICAL SCHEDULES AND CALCULATION																																																																																																																																																																																																																																																																																																												
A9	DOOR & WINDOW DETAIL, FENCE DETAILS, BIKE PARKING	E6	ELECTRICAL DETAILS																																																																																																																																																																																																																																																																																																												
A9.1	ROOF DETAILS	FP1	FIRST FLOOR FIRE PROTECTION PLAN																																																																																																																																																																																																																																																																																																												
A9.2	ROOF DETAILS	FP2	SECOND FLOOR FIRE PROTECTION PLAN																																																																																																																																																																																																																																																																																																												
A10	PROPOSED INTERIOR ELEVATIONS	FP3	FIRE PROTECTION SCHEDULES, NOTES, DETAILS																																																																																																																																																																																																																																																																																																												
A11	DOOR SCHEDULE	FP4	FIRE PROTECTION DETAILS																																																																																																																																																																																																																																																																																																												
A12	WINDOW & FINISH SCHEDULE	LR.01	LANDSCAPE REMOVAL																																																																																																																																																																																																																																																																																																												
A13	PLUMBING, LIGHTING & FINISH SCHEDULE	LD.01	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																												
L5	LIFE SAFETY FIRST AND SECOND FLOOR PLAN	LI.01	IRRIGATION PLAN																																																																																																																																																																																																																																																																																																												
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S0.1	STRUCTURAL NOTES																																																																																																																																																																																																																																																																																																														
S1.1	FOUNDATION AND SLAB PLAN																																																																																																																																																																																																																																																																																																														
S1.2	SECOND FLOOR FRAMING PLAN																																																																																																																																																																																																																																																																																																														
S1.3	ROOM FRAMING PLAN																																																																																																																																																																																																																																																																																																														
S2.1	STRUCTURAL WALL SECTIONS																																																																																																																																																																																																																																																																																																														
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S3.1	STRUCTURAL STAIR SECTION																																																																																																																																																																																																																																																																																																														
S5.1	FOUNDATION DETAILS																																																																																																																																																																																																																																																																																																														
S5.2	MASONRY DETAILS																																																																																																																																																																																																																																																																																																														
S5.3	CONCRETE BEAM DETAILS																																																																																																																																																																																																																																																																																																														
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907 CAROLINE STREET
KEY WEST, FLORIDA

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Florida License AAC002022

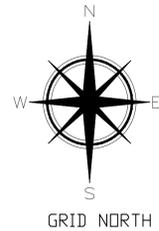
Bender & Associates
ARCHITECTS
p.c.

Project No.: 2205

SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 10/22/2025

C



PROJECT SITE

LOCATION MAP - NTS
SEC. 31-T67S-R25E

SPECIFIC PURPOSE SURVEY DATA REPORT

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY AND/OR RIGHT OF WAY LINES AND/OR DEED LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETTIC SURVEY NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS), WITH TIES TO NATIONAL GEODETTIC SURVEY CONTROL NETWORK.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETTIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: U.S. ARMY CORE OF ENGINEERS, MONUMENT KH-17, ELEVATION 6.06' (NGVD 1929).

- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=5'.
- THIS MAP OR COPIES OF THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE SURVEY AND MAP REPORT, WHICH REFERENCES THIS DIGITAL FILE.
- THIS REPORT OR COPIES OF THIS REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS MAP ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE.
- THE SIGNING PARTY IS NOT RESPONSIBLE FOR ADDITIONS, DELETION OR MANIPULATION OF THE DATA CONTAINED IN THIS DIGITAL FILE OR SURVEY AND MAP REPORT.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

STREET ADDRESS: AN AREA RUNNING ALONG THE NORTHERLY SIDE OF CAROLINE STREET FROM TRUMBO ROAD, GRINNELL STREET, MARGARET STREET AND WILLIAM STREET, ALONG WITH A PORTION OF PROPERTY ON BOTH SIDES OF A ASPHALT ROAD KNOWN AS LAZY WAY LANE FROM WILLIAM STREET TO ELIZABETH STREET AND THE EASTERLY SIDE OF ELIZABETH STREET NORTHERLY OF LAZY WAY LANE TO AND ALONG THE NORTHERLY SIDE OF GREEN STREET TO A POINT OF TERMINUS FOR CITY OF KEY WEST PROPERTY, ALSO KNOWN AS KEY WEST SEAPORT.

ALL FIELD DATA WAS ACQUIRED FROM 07/04/2022 - 09/06/2022.

THIS DIGITAL DATA CONTAINS THE PREVIOUSLY SURVEYED KEY WEST BIGHT SUBMERGED LAND LEASE AREA, FIELD WORK DATE: 10/05/2021

SYMBOL LEGEND

	ROUND CONCRETE UTILITY POLE		TELEPHONE MANHOLE
	CATCH BASIN		WATER VALVE
	DRAINAGE MANHOLE		WATER METER
	CONCRETE UTILITY POLE		MONITORING WELL
	ELECTRIC MANHOLE		VDD UTILITY POLE
	FIRE HYDRANT		SEWER VALVE
	GUY WIRE		OVERHEAD UTILITY LINES
	IRRIGATION CONTROL VALVE		LIGHT POLE
	MAILBOX		ELECTRIC TRANSFORMER BOX
	SANITARY CLEANOUT		LIGHT ATTACHED TO BUILDING
	SANITARY MANHOLE		BOLLARD
	SIGN		SPOT GRADE ELEVATION (TYPICAL)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN, MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GLW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = Z CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	R = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TOB = TOP OF BANK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF SLOPE
CVRD = COVERED	NGVD = NATIONAL GEODETTIC VERTICAL DATUM (1929)	TS = TRAFFIC SIGN
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TYP = TYPICAL
SEAS = SEWER EASEMENT	OH = ROOF OVERHANG	UNR = UNREASURABLE
EL = ELEVATION	OW = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METEER	WL = WOOD LANDING
FF = FINISHED FLOOR ELEVATION	POC = POINT OF COMMENCEMENT	WM = WATER METER
FH = FIRE HYDRANT	PK = PARKER SALON HALL	WPP = WOOD POWER POLE
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FND = FOUND	PI = POINT OF INTERSECTION	WV = WATER VALVE
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

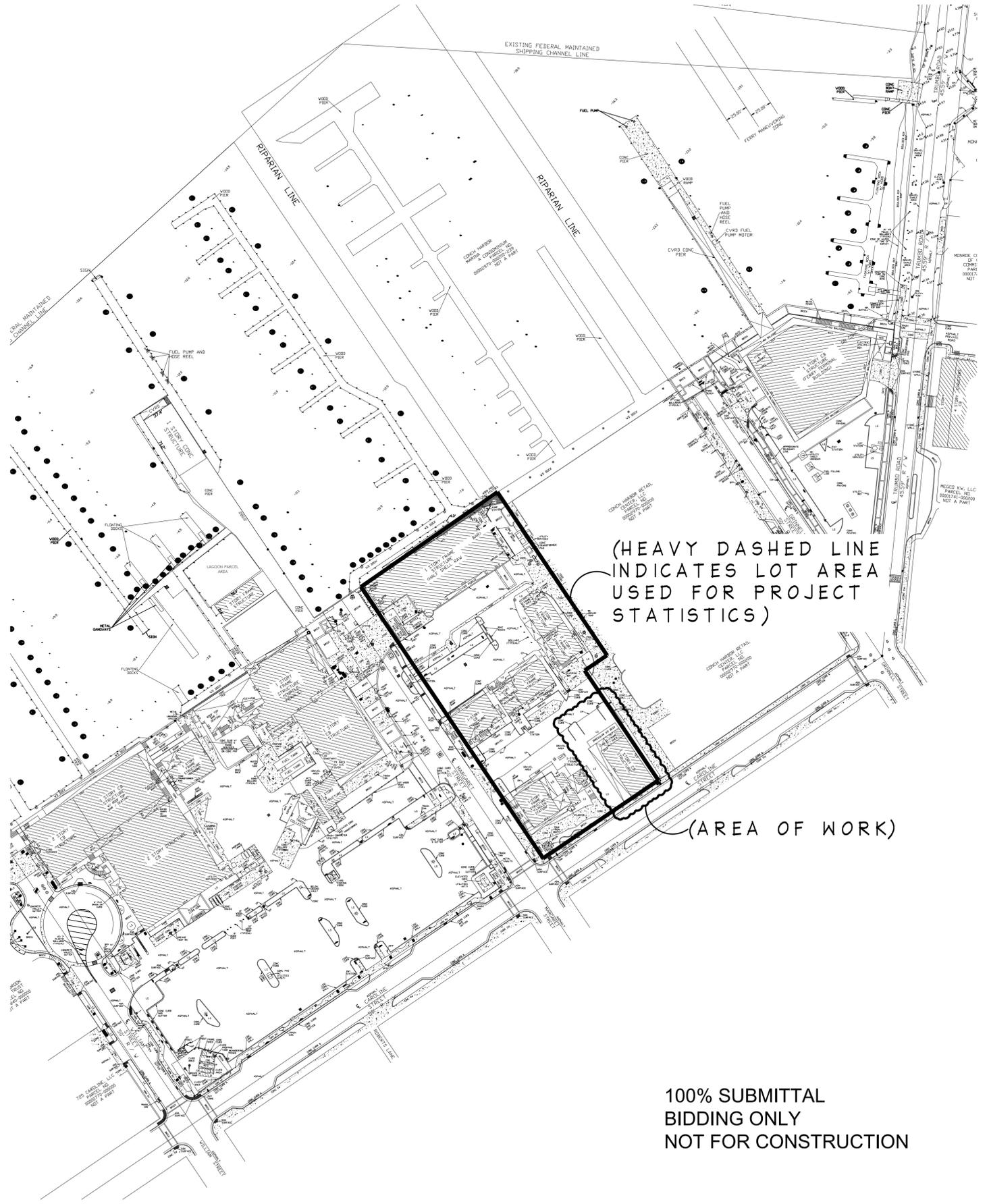
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: **DIGITALLY SIGNED**
ERIC A. ISAACS, PSM #6785, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

SPECIFIC PURPOSE SURVEY
A PORTION OF THE
KEY WEST SEAPORT PROPERTY
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/16/2022	SURVEY BY: EAI	PROJECT: KM SEAPORT
CKW PC#: 095828	DRAWN BY: MPB	H. SCALE: 1"=5'
BOOK:	CHECKED BY:	DIGITAL ONLY



(HEAVY DASHED LINE INDICATES LOT AREA USED FOR PROJECT STATISTICS)

(AREA OF WORK)



907 CAROLINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-3727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 2205
Date: 10/22/2025

100% SUBMITTAL
BIDDING ONLY
NOT FOR CONSTRUCTION

S

GENERAL NOTES

- THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND ADVISE THE ENGINEER OF ANY CONFLICTS OF REPRESENTATION BETWEEN DRAWINGS AND/OR SPECIFICATIONS PRIOR TO COMMENCING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL REVIEW THE SURVEY AND SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK UNDER THIS CONTRACT AND NOTIFY THE ENGINEER IN WRITING OF ANY DIFFERENCES BEFORE COMMENCING WITH ANY CONSTRUCTION.
- HORIZONTAL COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM. VERTICAL ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
- THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN. CONTRACTOR SHALL ALSO CONTACT KEYS ENERGY TO LOCATE SECONDARY ELECTRIC LINES.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- ALL EXCAVATION, TRENCHING, SHEETING, SHORING AND BRACING SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING OSHA (29 CFR 1926).
- ALL ITEMS INDICATED TO BE REMOVED OR DEMOLISHED SHALL BE REVIEWED WITH THE OWNER TO DETERMINE IF THE ITEM IS TO BE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS OTHERWISE NOTED. NO SALVAGE VALUE IS EXPRESSED OR IMPLIED BY THESE CONTRACT DOCUMENTS FOR ANY ITEMS TO BE REMOVED OR DEMOLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND PERSONNEL, AND SHALL PROVIDE ADEQUATE BARRIERS TO PREVENT RISK TO OTHERS FROM THE CONTRACTOR'S ACTIVITIES.
- WHERE ACTUAL DIMENSIONS AND SIZES ARE PROVIDED IN THE DRAWINGS, THEY SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- THE CONTRACTOR SHALL SEQUENCE HIS OPERATIONS SUCH THAT ORANGE MESH SAFETY FENCING IS PROVIDED ALONG ALL AREAS BEING TRENCHED AND NO TRENCH IS LEFT OPEN AT THE END OF THE WORK DAY.
- NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITH OUT FIRST OBTAINING A CONSTRUCTION METER FROM THE FLORIDA KEYS AQUEDUCT AUTHORITY.
- IF UNSATISFACTORY MATERIAL FOR ADEQUATE BEARING IS ENCOUNTERED AT THE NORMAL SUBGRADE, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE FOUNDATION STABILIZATION MATERIAL AS SPECIFIED. REMOVE SOILS AND OTHER MATERIALS THAT ARE NOT SUITABLE MATERIALS FOR TRENCH BOTTOM TO SIX INCHES UNDER PIPE, MINIMUM.

REMOVE WET, YIELDING, OR MUCKY SOILS. REMOVE THE FOLLOWING SOILS:

- TYPE CH AND TYPE MH CLASS IV SOILS.
- ALL CLASS V SOILS.

REMOVE ORGANIC MATERIAL INCLUDING ROOTS, MULCH, OR OTHER VEGETABLE MATTER, WHICH IN THE OPINION OF THE ENGINEER, WILL RESULT IN UNSATISFACTORY FOUNDATION CONDITIONS.

REMOVE SOILS CONTAINING COBBLES, BOULDERS OR STONES LARGER THAN ONE AND ONE-HALF INCHES (1-1/2") IN DIAMETER.

REMOVE LEDGE ROCK AND HARDPAN. REMOVE ROCK AND HARDPAN TO PROVIDE BEDDING WIDTH 24 INCHES WIDER THAN PIPE.

REMOVE SOILS CONTAINING RUBBISH, TRASH, OR OTHER FOREIGN MATERIALS.

- IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN LIGHT LINE WEIGHT. NEW CONSTRUCTION IS SHOWN IN HEAVY LINE WEIGHT.
- ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE, UNDER THE DIRECTION OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

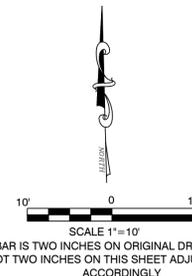
DEMOLITION NOTES:

- DEMOLITION SHALL BE IN ACCORDANCE WITH PROJECT DRAWINGS AND NOTES.
- CONTRACTOR TO INSTALL TEMPORARY CHAIN LINK FENCE AND SCREENING AS NEEDED TO PROVIDE AN ENCLOSED AND SECURE CONSTRUCTION SITE.
- COORDINATE THE SHUT OFF AND DEMOLITION OF WATER LINES AND SANITARY SEWER LINES WITH THE APPROPRIATE AGENCIES.
- REMOVE SUBSURFACE UTILITY LINES IN THE AREAS INDICATED ON THE DRAWINGS. LINES NOT REQUIRED TO BE REMOVED SHALL BE ABANDONED. ABANDONED LINES LARGER THAN 4" SHALL BE GROUTED WITH A FLOWABLE FILL.

100% SUBMITTAL
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NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.



PEREZ ENGINEERING & DEVELOPMENT, INC.
Committed To Your Success
Civil Engineering, Regulatory Permitting, Construction Administration
1010 Kennedy Drive Suite 202
Key West, Florida 33040
Tel: 305.293.9440 Fax: 305.296.0243
Email: aperez@perezeng.com www.perezeng.com

Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

907 CAROLINE STREET
907 Caroline Street, Key West, Florida
NEW COMMERCIAL BUILDING

Consultants:

Submissions:

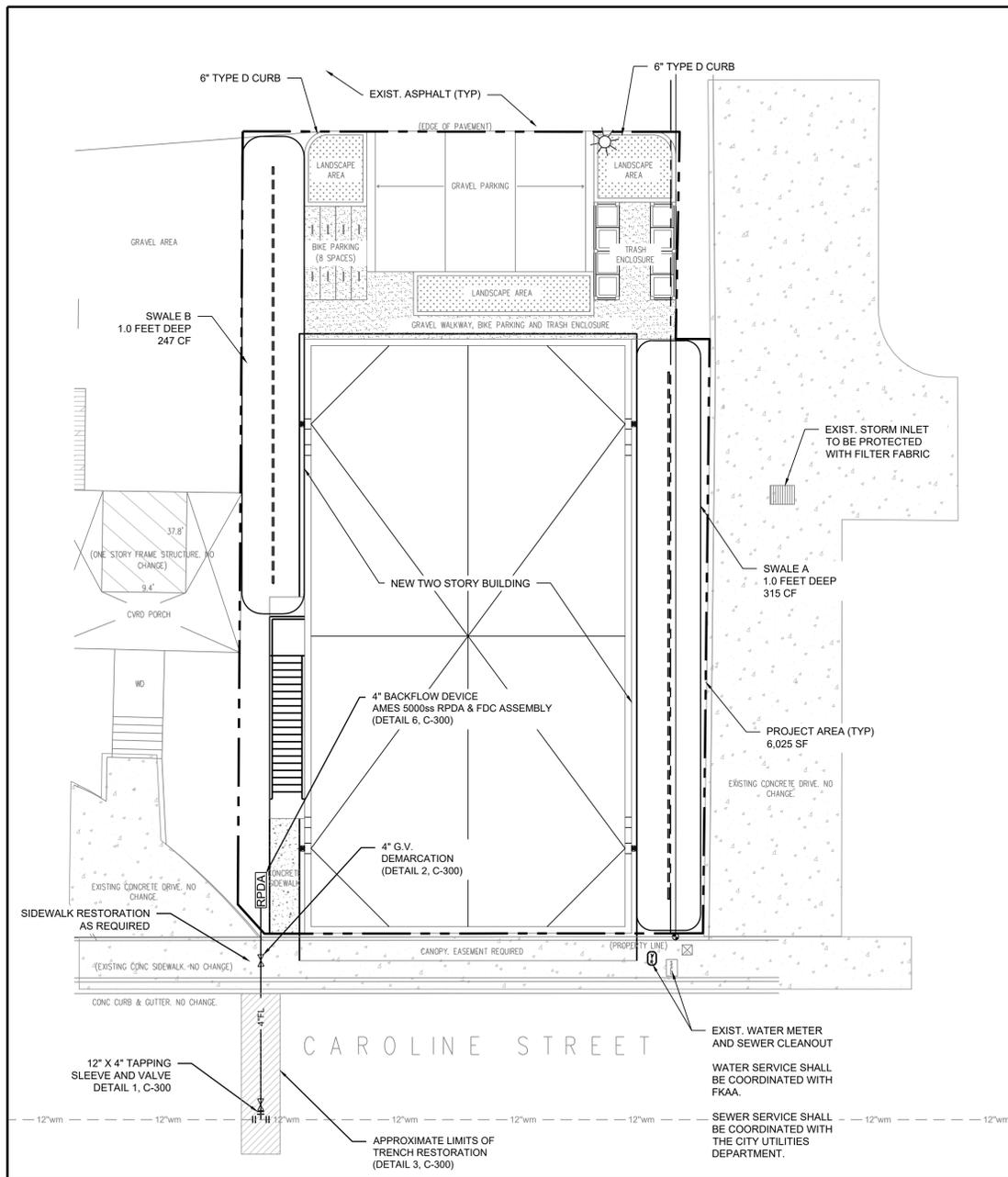
Job #: 241019
Drawn By: AEP Checked By: AEP

Title: GRADING AND DRAINAGE PLAN

Sheet Number:

C-200

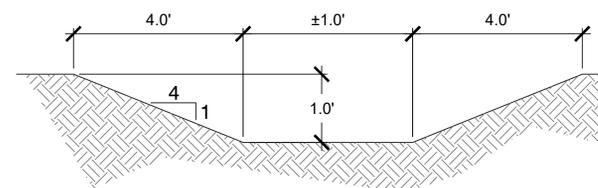
Date: September 10, 2025



GRADING AND DRAINAGE PLAN

DRAINAGE CALCULATIONS

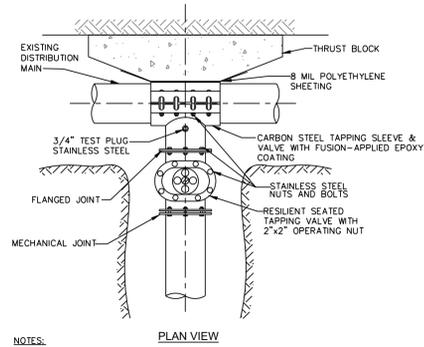
Water Quality Calculations				
<i>Water Quality</i>				
Project Area	0.138	ac	6,025	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.076	ac	3,322	sf
Pavement/Walkways	0.000	ac	0	sf
Pervious area	0.062	ac	2,703	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.000	ac	0	sf
% Impervious for Water Quality				
A) One inch of runoff from project area	0.138	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.000	ac-in		
Total Treatment Volume Required	0.138	ac-in	502	cf
Swale Volume Provided	0.155	ac-in	562	cf
Exfiltration Volume Provided	0.000	ac-in	0	cf
Total Volume Provided	0.155	ac-in	562	cf



A Typical Swale Section
NOT TO SCALE

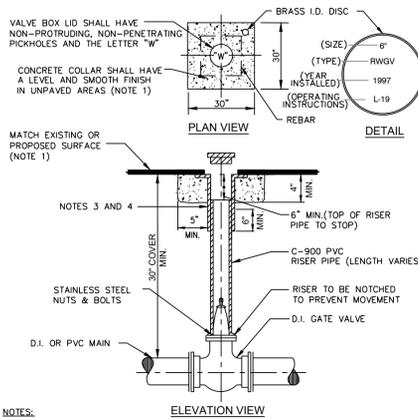
UTILITY NOTES

- THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- ALL SEWER WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST'S STANDARDS AND SPECIFICATIONS.
- ALL WATER WORK SHALL BE IN ACCORDANCE WITH THE FCAA'S LATEST STANDARDS AND SPECIFICATIONS.



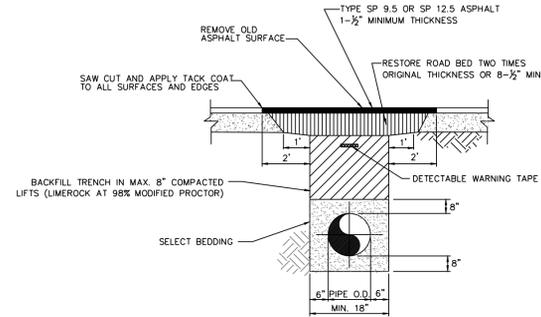
- NOTES:
1. PRESSURE TEST INSTALLED TAPPING SLEEVE AND VALVE ASSEMBLY BEFORE TAPPING EXISTING MAIN. SEE FCAA MINIMUM CONSTRUCTION STANDARDS & SPECIFICATIONS.
 2. SEE FCAA MINIMUM CONSTRUCTION STANDARDS & SPECIFICATIONS FOR LIST OF APPROVED TAPPING SLEEVES AND VALVES.
 3. ALL TAPS SHALL BE MADE WITH AN APPROVED TAPPING DEVICE.

1 TAPPING SLEEVE AND VALVE
Not to Scale



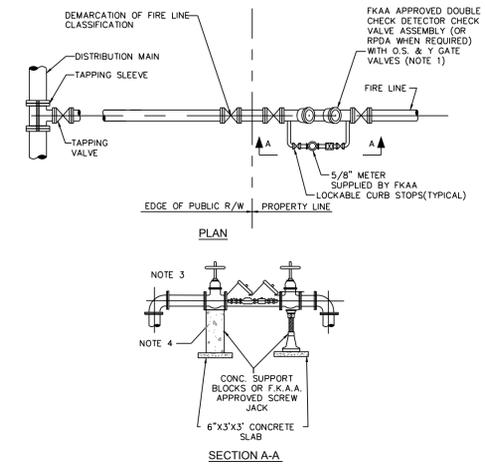
- NOTES:
1. CONCRETE COLLAR ALSO MAY BE FORMED AS A 30\"/>
 - 2. IN UNPAVED AREA INSTALL VALVE BOX LID 1/2\"/>
 - 3. U.S.F. No. 7615 OR APPROVED EQUAL WITH 6\"/>
 - 4. U.S.F. No. 7630 OR APPROVED EQUAL WITH 10\"/>
 - 5. RESTRAIN AS REQUIRED PER DETAIL NO. 3.

2 GATE VALVE AND BOX
Not to Scale



- NOTE:
- ASPHALT MIX AND THICKNESS SHALL BE PER MUNICIPALITY STANDARD REQUIREMENTS IF IT EXCEEDS FCAA MIN. STANDARDS.

3 PAVEMENT RESTORATION WITH BACKFILL
Not to Scale



- NOTES:
1. REFER TO FCAA CROSS-CONNECTION CONTROL, MANUAL AND FIRE PROTECTION SERVICE REQUIREMENTS IN FCAA MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 2. 1\"/>
 - 3. REFER TO STANDARD DETAIL DRAWING No. 20, 21 or 22 FOR INSTALLATION DETAILS.
 - 4. CONCRETE SUPPORT BLOCKS REQUIRED ON 2-1/2\"/>

4 SEPARATE FIRE LINE INSTALLATION
Not to Scale

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Committed To Your Success
Civil Engineering, Regulatory Permitting, Construction Administration
1010 Kennedy Drive Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com

Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

907 CAROLINE STREET
907 Caroline Street, Key West, Florida
NEW COMMERCIAL BUILDING

Consultants:

Submissions:

Job #: 241019
Drawn By: AEP
Checked By: AEP

Title:

DETAILS

Sheet Number:

C-300

Date: September 10, 2025

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PVC PIPE RESTRAINT JOINT SCHEDULE

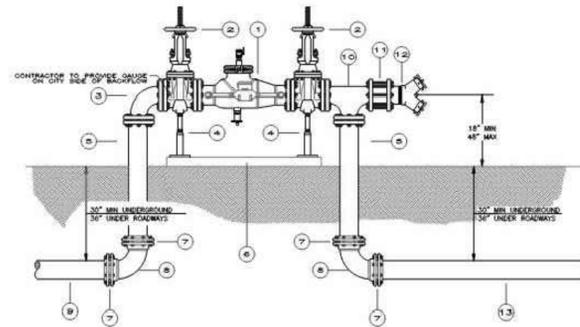
NOMINAL PIPE SIZE (IN.)	VERTICAL OFFSETS (SEE NOTE 4)				REDUCERS (SIZE) FT.	TEES (SIZE) FT.
	90° BENDS (LIFT)	45° BENDS (LIFT)	11.25° BENDS (LIFT)	11.25° BENDS (LIFT)		
4	20	8	4	2	20	3
6	28	10	5	2	28	4
8	36	14	6	3	36	5
10	40	16	8	4	40	6
12	50	20	9	4	52	8
14	56	23	10	5	60	9
16	60	26	11	6	67	10
18	68	29	12	6	74	12
20	75	32	13	7	80	13
24	76	33	15	7	81	14
30	88	36	18	9	97	16
36	100	40	20	10	110	20
42	115	48	23	11	125	24
48	125	52	25	12	140	30

PVC PIPE RESTRAINT NOTES

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR = 1.5, TEST PRESSURE = 150 PSI, SOIL = GM OR SM, TRENCH TYPE 3, DEPTH OF COVER = 36\"/>
- 3. BENDS AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
- 4. VERTICAL OFFSETS ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 9 FEET COVER ON BOTTOM PER THE DETAILS. L1 IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. L2 IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPEN) LEVEL. ASSUME 45 DEGREE BENDS.
- 5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN) SEE SCHEDULE ABOVE FOR RESTRAINED LENGTH ON TEE BRANCH LINE.
- 6. HOPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FEET (MIN.).

F.O. - FITTING ONLY

5 RESTRAINED JOINT DISTANCES
Not to Scale



- SCHEDULE
1. AMES 5000ss RPZ DOUBLE CHECK DETECTOR ASSEMBLY
 2. OS&Y VALVE W/TAMPER (WIRING BY OTHERS)
 3. FLANGED 90° ELL
 4. 2\"/>
 - 5. FLANGED SPOOT(G.I.F.)
 - 6. CONCRETE PAD(BY OTHERS)
 - 7. MECHANICAL JOINT RESTRAINTS PER NFPA 24
 - 8. M.J. 90° BEND
 - 9. C900 PIPE FROM CITY
 - 10. FLANGED TEE
 - 11. WAFER CHECK VALVE
 - 12. DUPLEX 2\"/>
 - 13. C900 PIPE TO BUILDING

6 AMES 5000ss REDUCED PRESSURE DETECTOR & FDC ASSEMBLY DETAIL

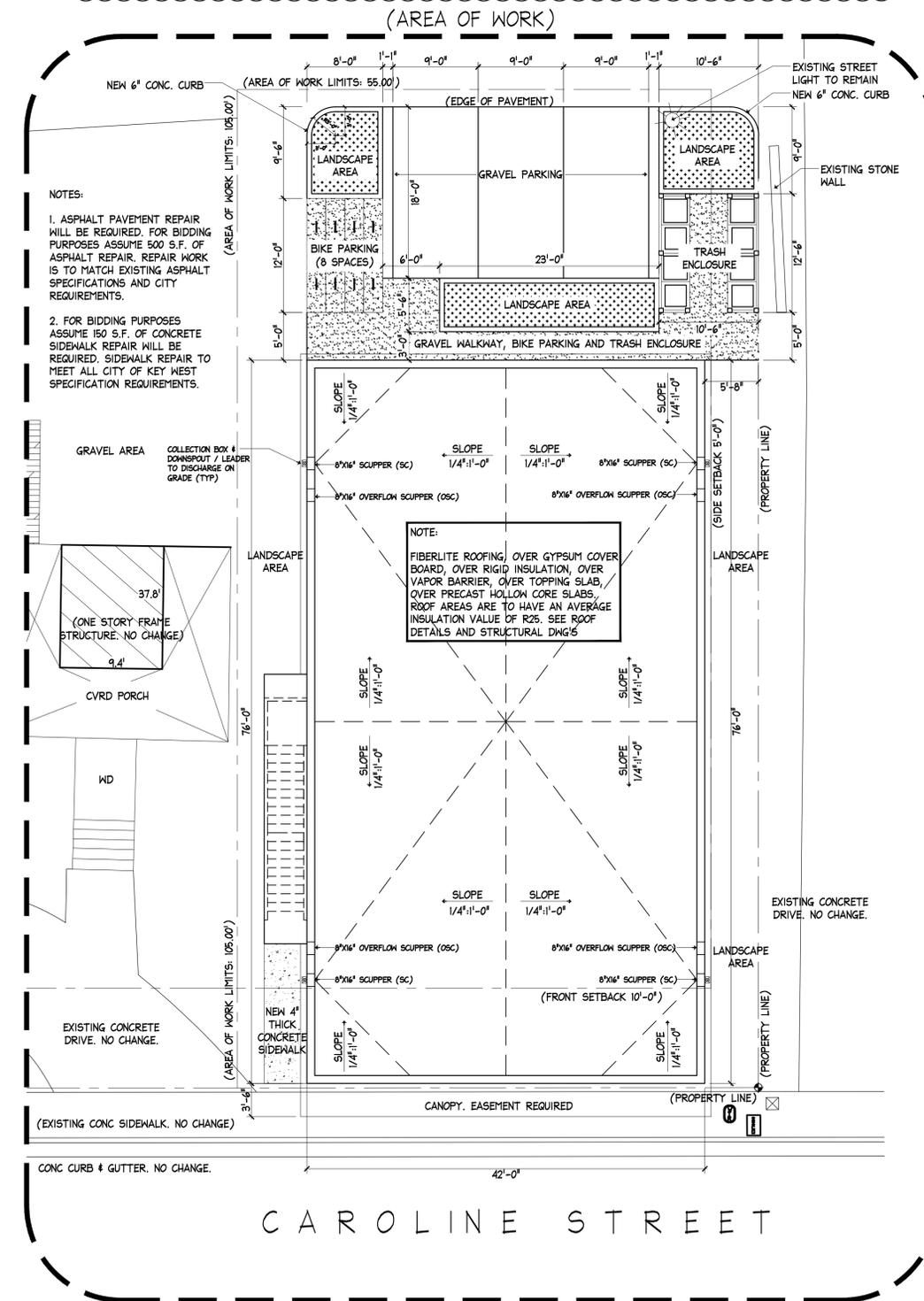
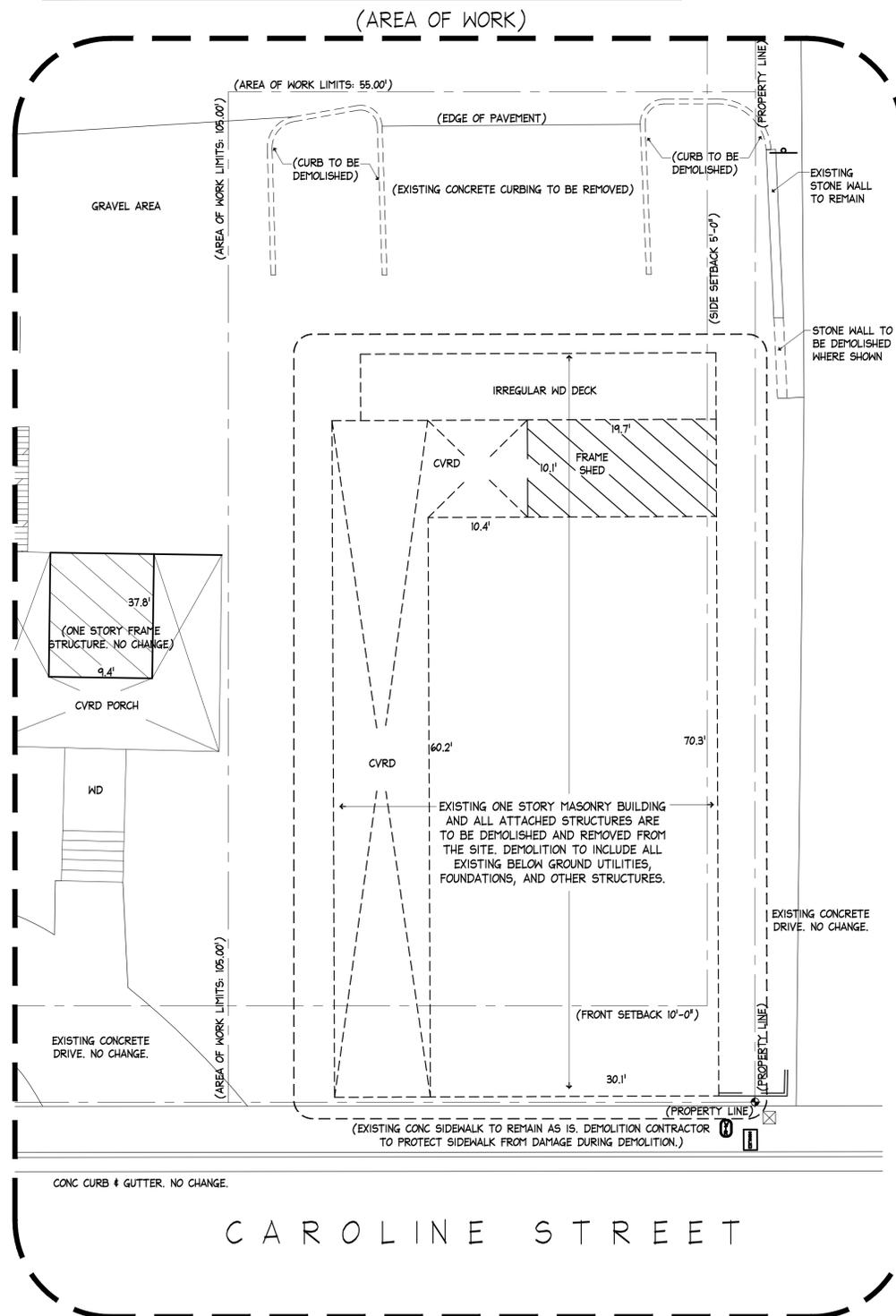
AMES 5000ss REDUCED PRESSURE DETECTOR ASSEMBLY DETAIL TO BE CHANGED & LOCKED (BY OTHERS)

6 REDUCED PRESSURE DETECTOR
NTS

PROJECT STATISTICS			
FEMA FLOOD ZONE (PROJECT AREA)	CURRENT ZONE 'AE-1' NGVD 29 / PROPOSED MAP 'AE-8' NAVD 88		
ZONING DESIGNATION	HRCC2		
LOT SIZE	59,761 S.F.		
OCCUPANCY	COMMERCIAL		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	29,881 S.F. MAX.	21,538 S.F.	21,760 S.F.
IMPERVIOUS SURFACE	35,857 S.F. MAX.	50,867 S.F.	51,388 S.F. (1% INCREASE)
FRONT SETBACK (CAROLINE)	10'-0" MIN.	0'-7"	0'-7" (NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	N/A	N/A
SIDE SETBACK (EAST)	5'-0" MIN.	4'-1"	5'-0"
REAR SETBACK (NORTH)	18'-0" MIN.	N/A	N/A
MAXIMUM HEIGHT (FROM CROWN OF ROAD)	35'-0" MAX.	12'-0"	23'-2"
OPEN SPACE (20%)	11,952 S.F. MIN.	8,139 S.F.	7,840 S.F. (LESS THAN 0.5 % CHANGE)
F.A.R. (5)	29,881 S.F. MAX.	22,578 S.F.	22,800 S.F.

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NOTE: A GEOTECHNICAL INVESTIGATION IS TO BE UNDERTAKEN BY OTHERS AT THE SITE, AFTER THE DEMOLITION OF EXISTING STRUCTURES, TO VERIFY THAT THE 16" DIAMETER AUGERED PIERS WILL HAVE A CAPACITY OF 40 TONS WHEN SOCKETTED INTO THE CAPROCK. THE REPORT OF THAT INVESTIGATION WILL BE PROVIDED TO KEISTER WEBB STRUCTURAL ENGINEERS LLC (KWB) FOR THEIR USE IN THE ANALYSIS AND CONFIRMATION OF THE DESIGN OF THE STRUCTURE. IT SHALL INCLUDE RECOMMENDATIONS FOR FOUNDATION SYSTEMS, ALLOWABLE BEARING PRESSURES, SITE PREPARATION RECOMMENDATIONS ALONG WITH ESTIMATIONS OF ANTICIPATED TOTAL AND RELATIVE SETTLEMENT, AND SHALL IDENTIFY OTHER POTENTIALLY PROBLEMATIC CONDITIONS SUCH AS A HIGH OR FLUCTUATING WATER TABLE. THIS WORK IS TO BE DONE AFTER DEMOLITION TO ENSURE SAMPLE LOCATIONS ARE DONE WITHIN THE PROPOSED BUILDING ENVELOPE.



11/08/2024
BUILDING HEIGHT FROM
CROWN OF ROAD.
09/25/2025
GEOTECHNICAL REPORT
NOTE

907 CAROLINE STREET
KEY WEST, FLORIDA

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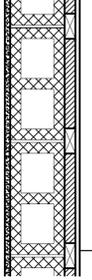
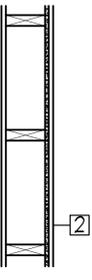
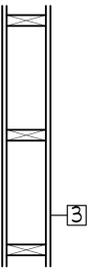
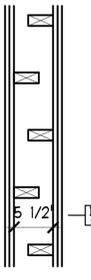
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p.c.

Project No: 2205
Date: 10/22/2025

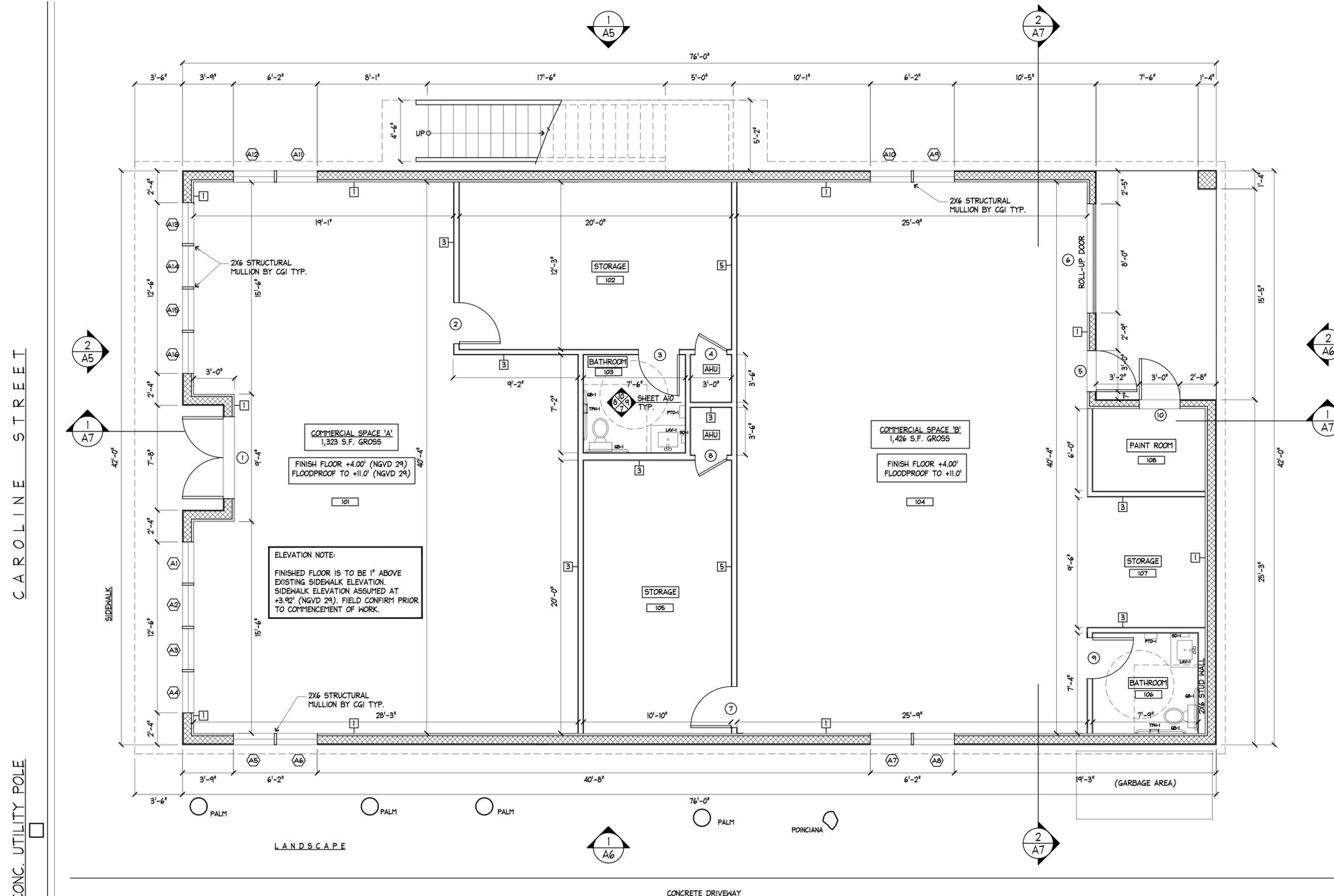
A0

WALL TYPE SCHEDULE

NOTES: INSTALL ROCKWOOL INSULATION AT ALL INTERIOR FRAMED WALLS. FURRING ON 'INTERIOR' MASONRY WALLS IS TO BE P.T. 3/4" MATERIAL.

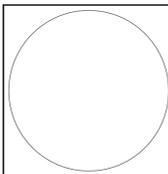
1	NEW EXTERIOR WALL	2	SHOWER WALL W/ TILE	3	INTERIOR FRAMED WALL	4	EXTERIOR FRAMED WALL	5	DWELLING WALL
	<p>EXTERIOR WALL: 8" MASONRY BLOCK WALL WITH (3) COAT EXTERIOR STUCCO. AT INTERIOR INSTALL 1-1/2" P.T. FURRING STRIPS, 1-1/2" RIGID POLYISO INSULATION, AND 5/8" PAINTED DRYWALL. NOTE: ALL EXTERIOR PARAPETS, WALLS AND COLUMNS ARE TO BE FINISHED WITH (3) COAT EXTERIOR STUCCO.</p>		<p>INTERIOR TILED WALL AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 5/8" PAINTED DRYWALL FRAMING: 2X4 STUDS AT 1'-4" O.C. (2X6 STUDS AT PLUMBING WALLS, MASONRY AT LOAD BEARING WALL).</p>		<p>INTERIOR PARTITION WALL 5/8" PAINTED DRYWALL OVER 2X4 STUDS AT 1'-4" O.C. 2X6 STUDS AT 1'-4" O.C. AT PLUMBING WALLS.</p>		<p>EXTERIOR FRAMED WALL 2X6 STUDS AT 1'-4" O.C. (3) COAT EXTERIOR STUCCO OVER PLASTIC LATH OVER TYVEK BUILDING WRAP OVER 3/4" P.T. PLYWOOD. INTERIOR INSTALL 5/8" PAINTED DRYWALL.</p>		<p>DWELLING WALL (2) 5/8" PAINTED TYPE X GYPBOARD OVER 1/2" PLYWOOD, OVER 2X4 STUDS STAGGERED AT 8" O.C. EACH SIDE OF 5-1/2" WIDTH WALL.</p>

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1 A1 PROPOSED FIRST FLOOR PLAN (COMMERCIAL & UTILITY SPACE)
SCALE: 1/4"=1'-0"

907 CAROLINE STREET
KEY WEST, FLORIDA



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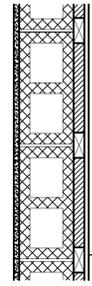
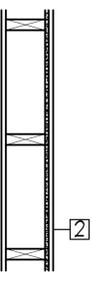
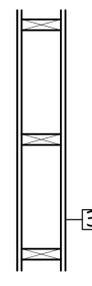
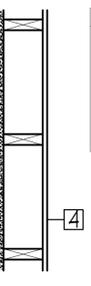
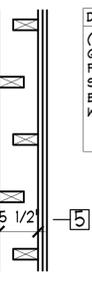
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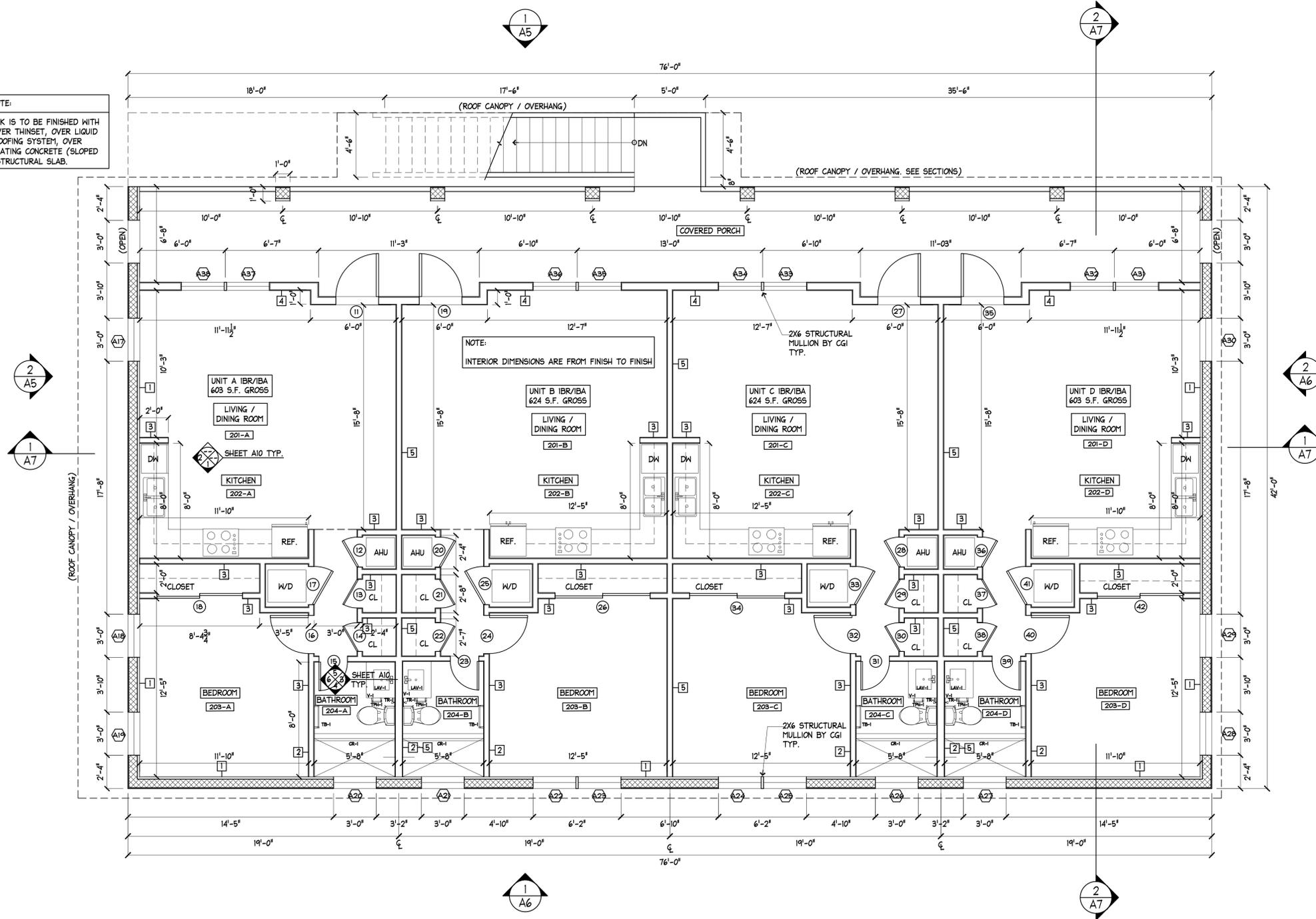
WALLTYPE SCHEDULE

NOTES: INSTALL ROCKWOOL INSULATION AT ALL INTERIOR FRAMED WALLS. WALLS: FURRING ON INTERIOR MASONRY WALLS IS TO BE P.T. 3/4" MATERIAL.

1	NEW EXTERIOR WALL	2	SHOWER WALL W/ TILE	3	INTERIOR FRAMED WALL	4	EXTERIOR FRAMED WALL	5	DWELLING WALL
	<p>EXTERIOR WALL: 8" MASONRY BLOCK WALL WITH (3) COAT EXTERIOR STUCCO. AT INTERIOR INSTALL 1-1/2" P.T. FURRING STRIPS, 1-1/2" RIGID POLYISO INSULATION, AND 5/8" PAINTED DRYWALL. NOTE: ALL EXTERIOR PARAPETS, WALLS AND COLUMNS ARE TO BE FINISHED WITH (3) COAT EXTERIOR STUCCO.</p>		<p>INTERIOR TILED WALL AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 5/8" PAINTED DRYWALL FRAMING: 2X4 STUDS AT 1'-4" O.C. (2X6 STUDS AT PLUMBING WALLS, MASONRY AT LOAD BEARING WALL).</p>		<p>INTERIOR PARTITION WALL 5/8" PAINTED DRYWALL OVER 2X4 STUDS AT 1'-4" O.C. 2X6 STUDS AT 1'-4" O.C. AT PLUMBING WALLS.</p>		<p>EXTERIOR FRAMED WALL 2X6 STUDS AT 1'-4" O.C. (3) COAT EXTERIOR STUCCO OVER PLASTIC LATH OVER TYVEK BUILDING WRAP, OVER 3/4" P.T. PLYWOOD. INTERIOR INSTALL 5/8" PAINTED DRYWALL.</p>		<p>DWELLING WALL (2) 5/8" PAINTED TYPE X GYPBOARD OVER 1/2" PLYWOOD, OVER 2X4 STUDS STAGGERED AT 8" O.C. EACH SIDE OF 5-1/2" WIDTH WALL.</p>

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EXTERIOR DECK NOTE:
THE EXTERIOR DECK IS TO BE FINISHED WITH PORCELAIN TILE OVER THINSET, OVER LIQUID APPLIED WATERPROOFING SYSTEM, OVER LIGHTWEIGHT INSULATING CONCRETE (SLOPED TO DRAIN) OVER STRUCTURAL SLAB.



1 PROPOSED FLOOR PLAN (RESIDENTIAL UNITS)
A2 SCALE: 1/4"=1'-0"

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KEY WEST, FLORIDA

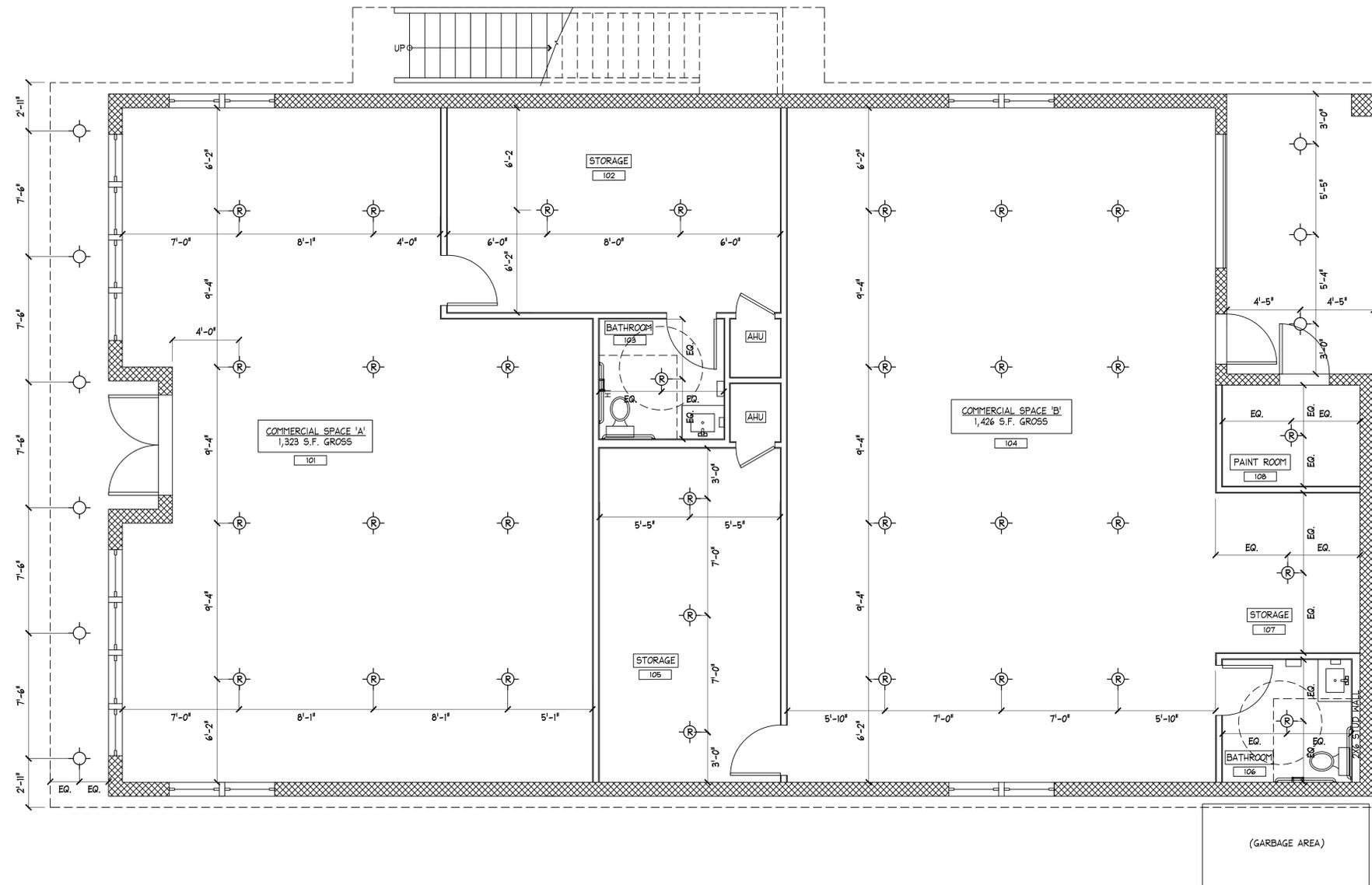
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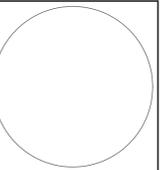
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A2

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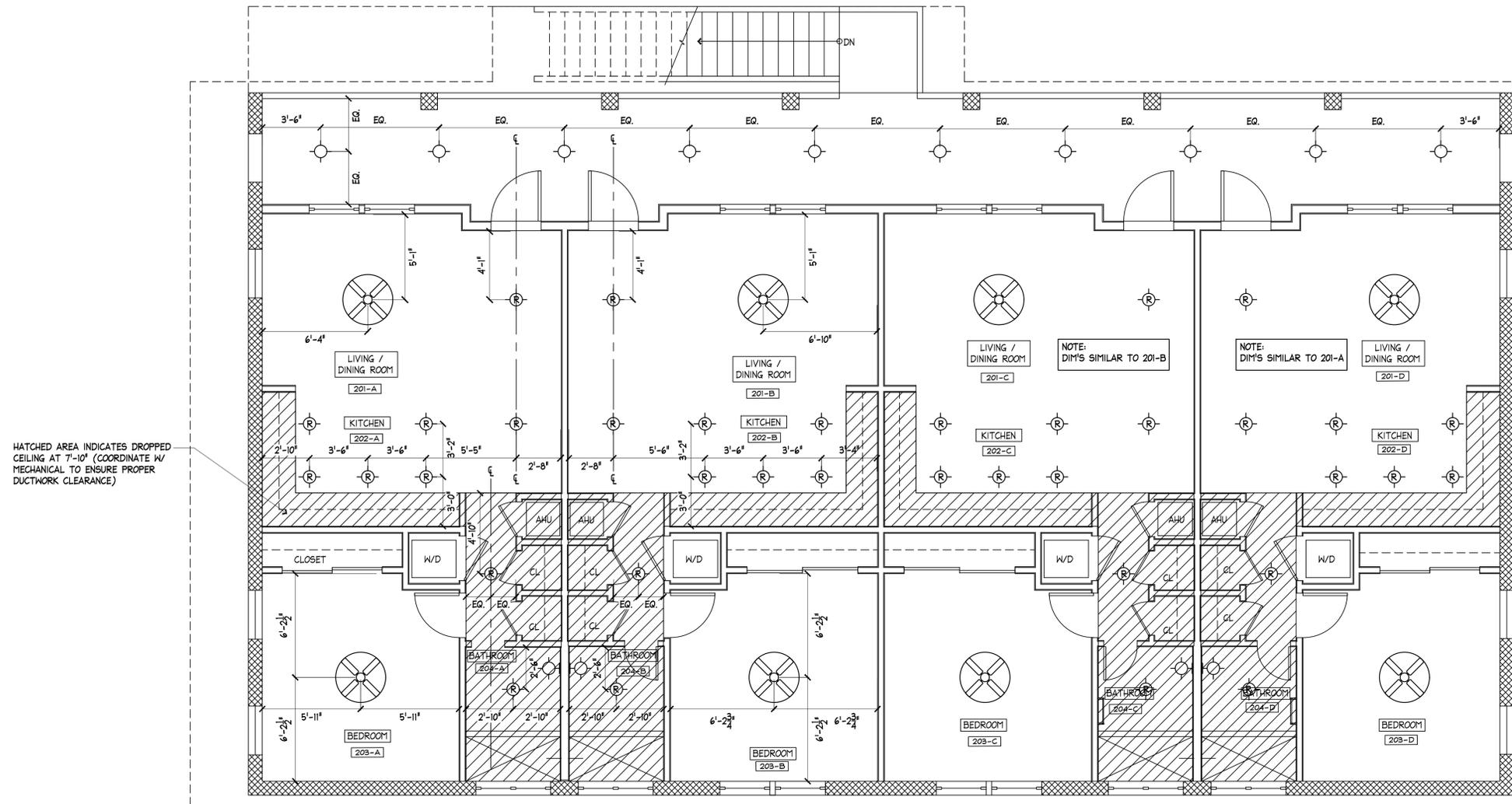
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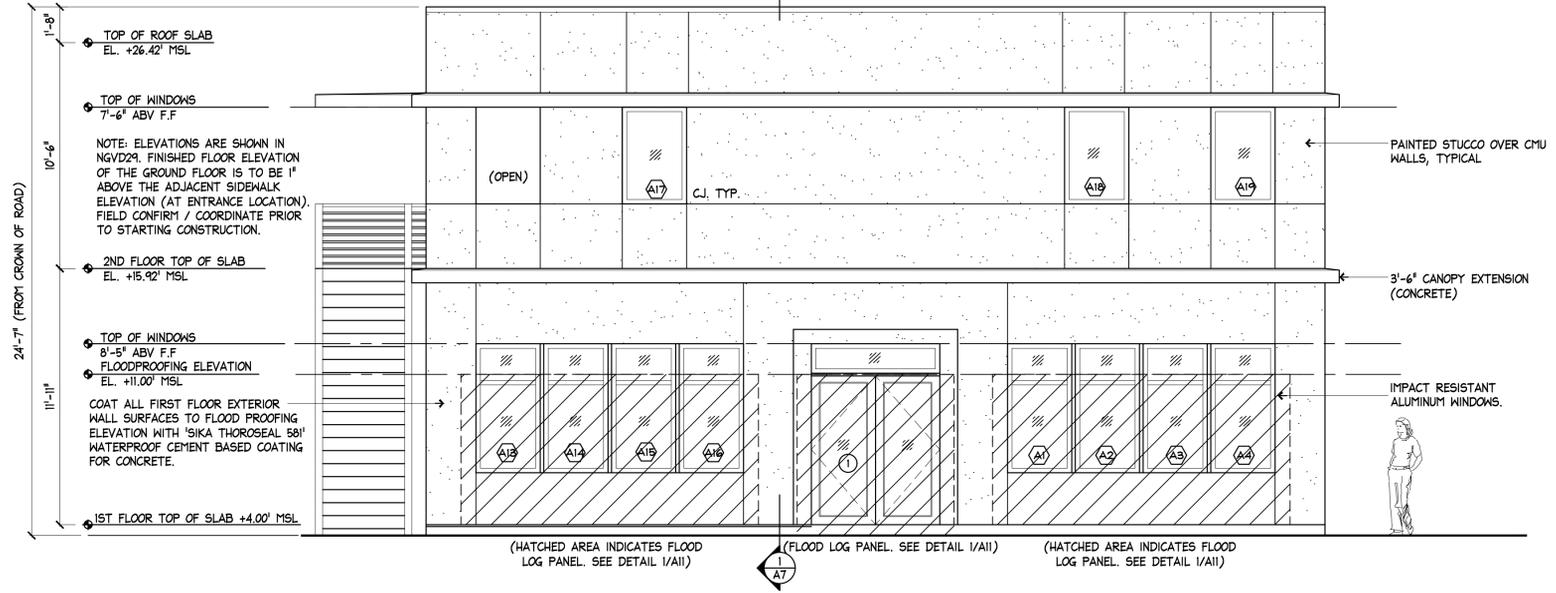
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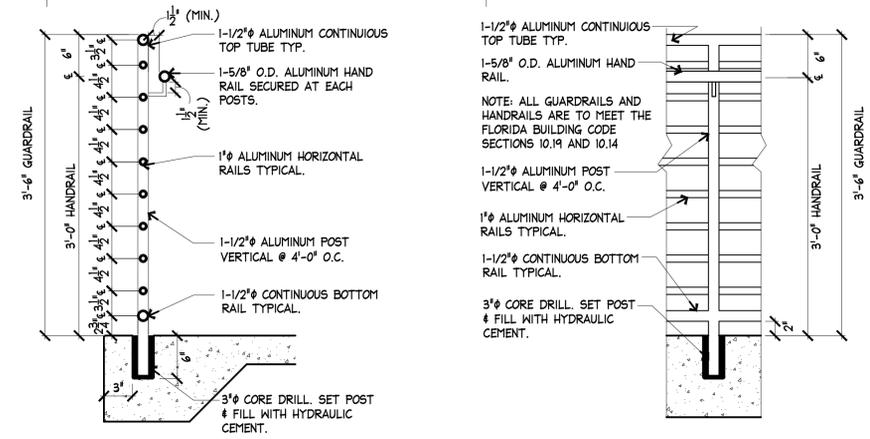
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A4

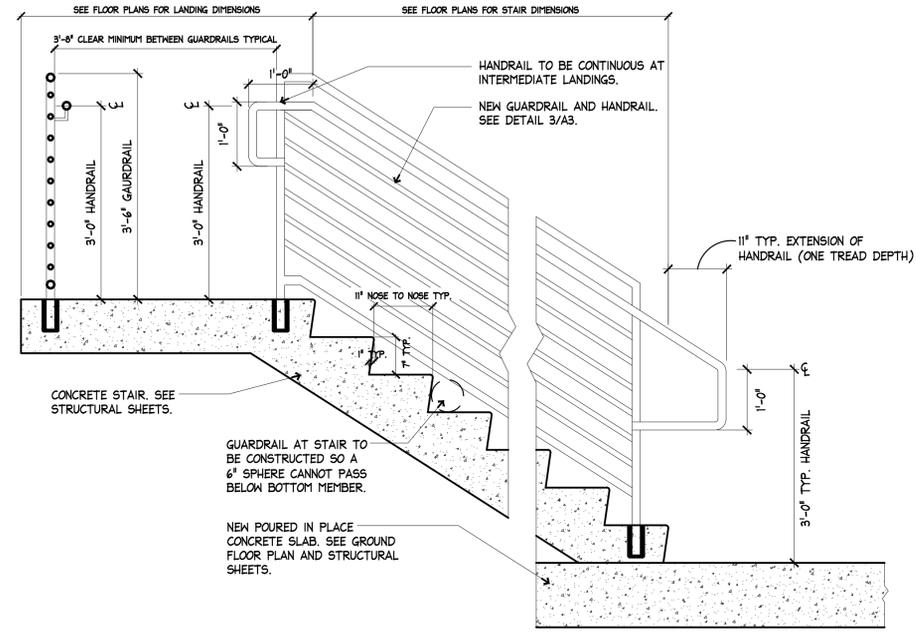
ELEVATION NOTE:
 FINISHED FLOOR IS TO BE 1" ABOVE
 EXISTING SIDEWALK ELEVATION.
 SIDEWALK ELEVATION ASSUMED AT
 +3.92' (NGVD 24). FIELD CONFIRM PRIOR
 TO COMMENCEMENT OF WORK.



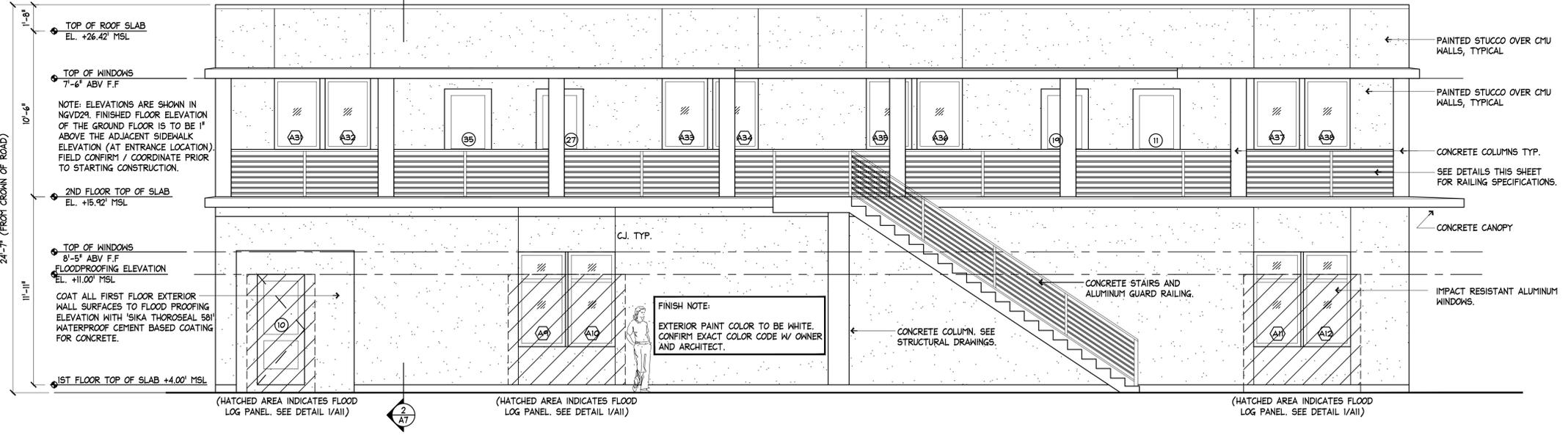
2 PROPOSED SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



4 RAILING DETAIL
 SCALE: 3/4"=1'-0"



3 RAILING DETAIL
 SCALE: 3/4"=1'-0"



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

**100% SUBMITTAL
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11/08/2024
 BUILDING HEIGHT FROM
 CROWN OF ROAD.

907 CAROLINE STREET
 KEY WEST, FLORIDA

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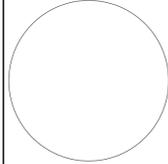
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11/08/2024
 BUILDING HEIGHT FROM
 CROWN OF ROAD.

907 CAROLINE STREET
 KEY WEST, FLORIDA



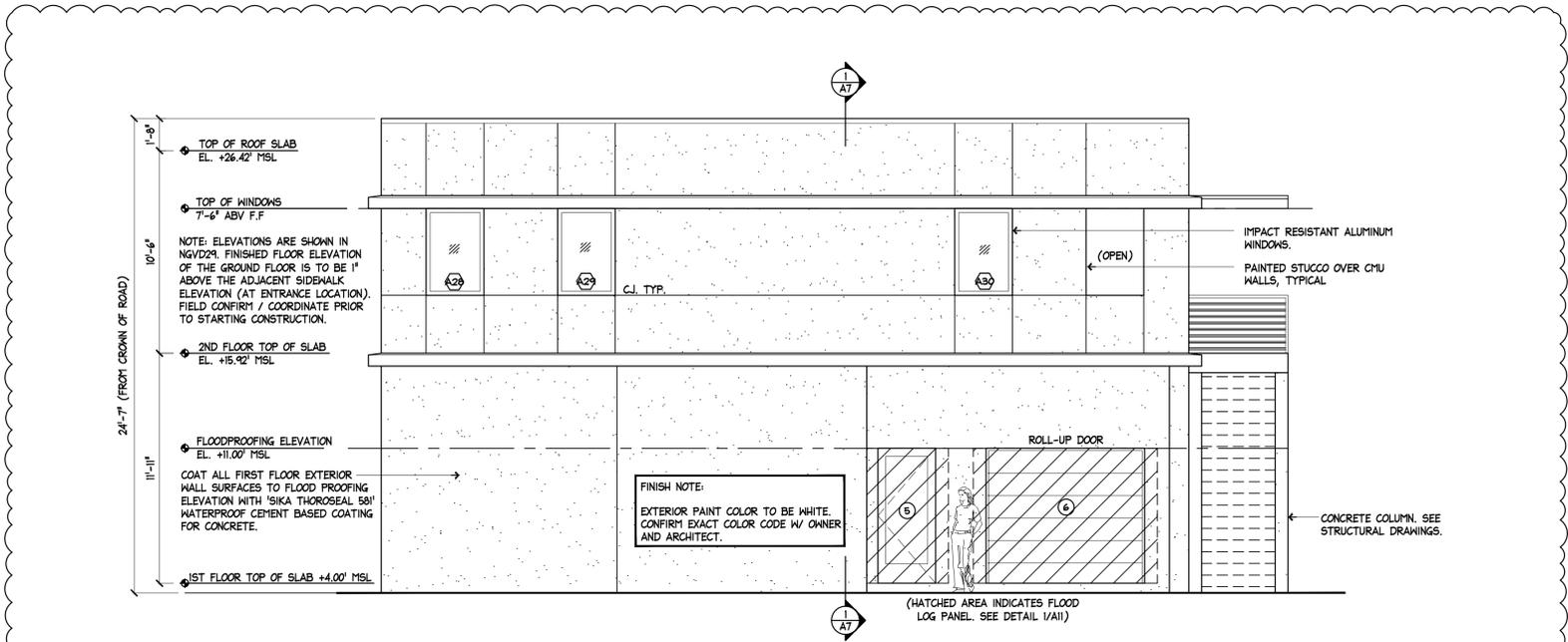
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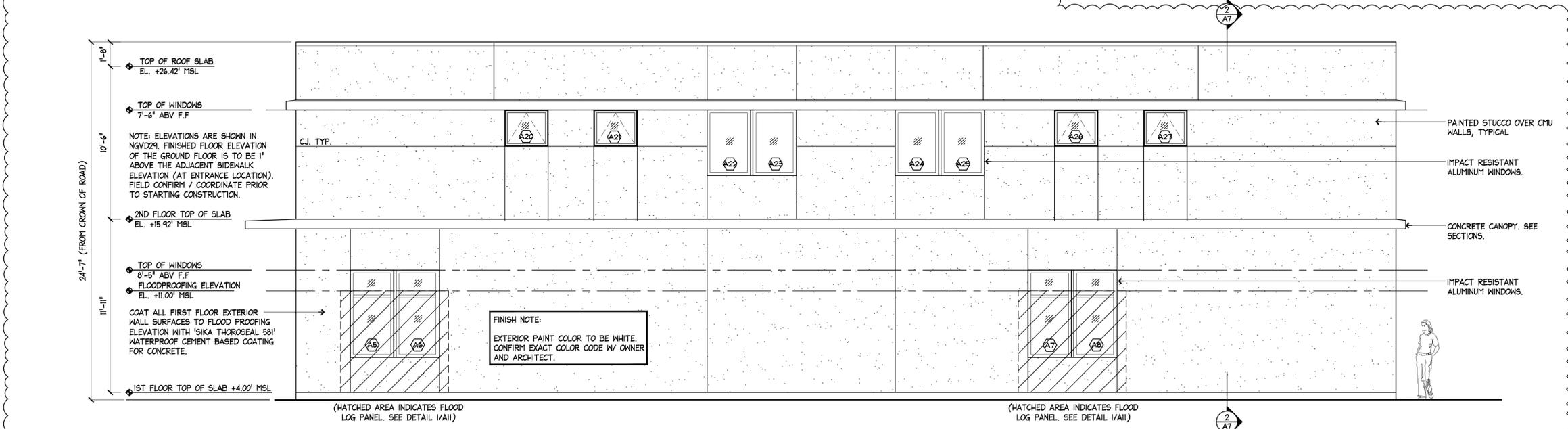
Project No: 2205
 Date: 10/22/2025

A6

ELEVATION NOTE:
 FINISHED FLOOR IS TO BE 1" ABOVE
 EXISTING SIDEWALK ELEVATION.
 SIDEWALK ELEVATION ASSUMED AT
 +3.92' (NGVD 29). FIELD CONFIRM PRIOR
 TO COMMENCEMENT OF WORK.



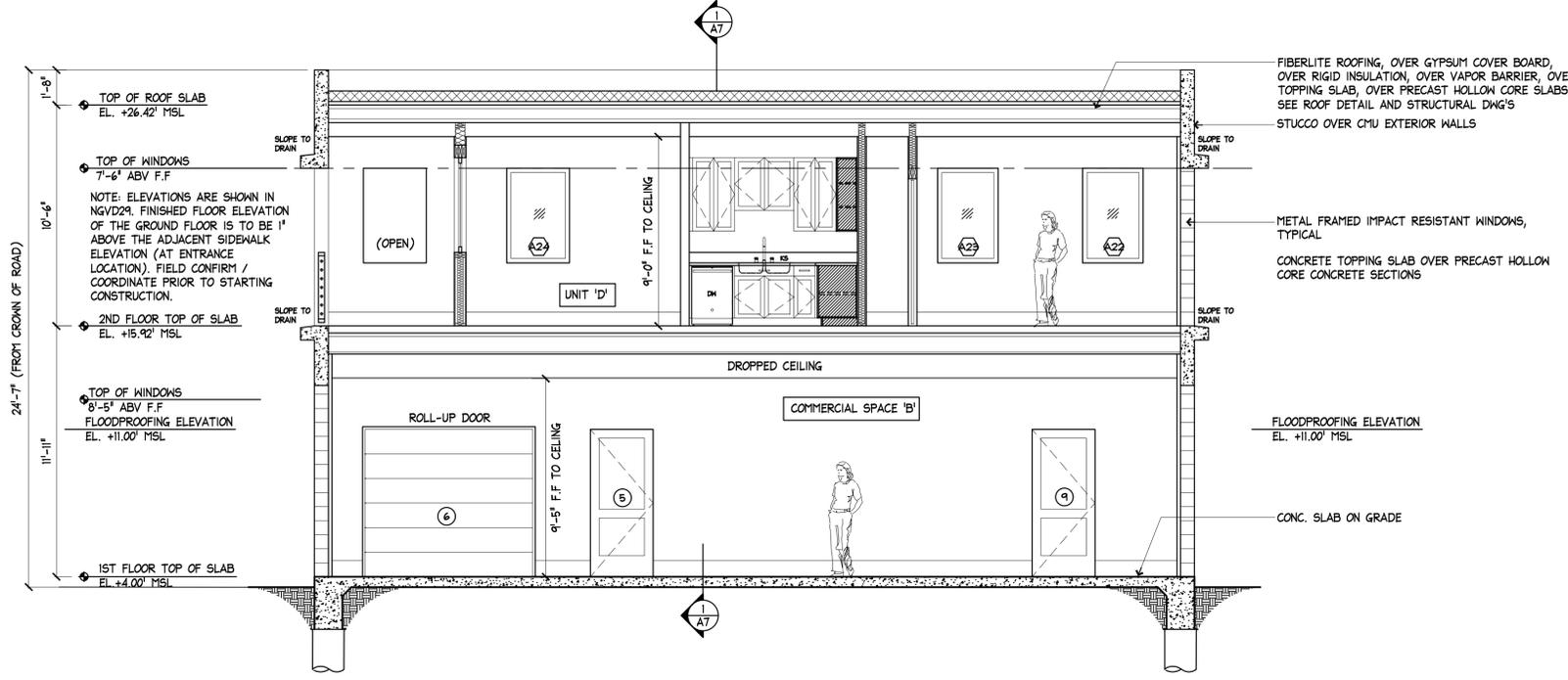
2 PROPOSED NORTH ELEVATION - TWO STORY BUILDING
 SCALE: 1/4"=1'-0"



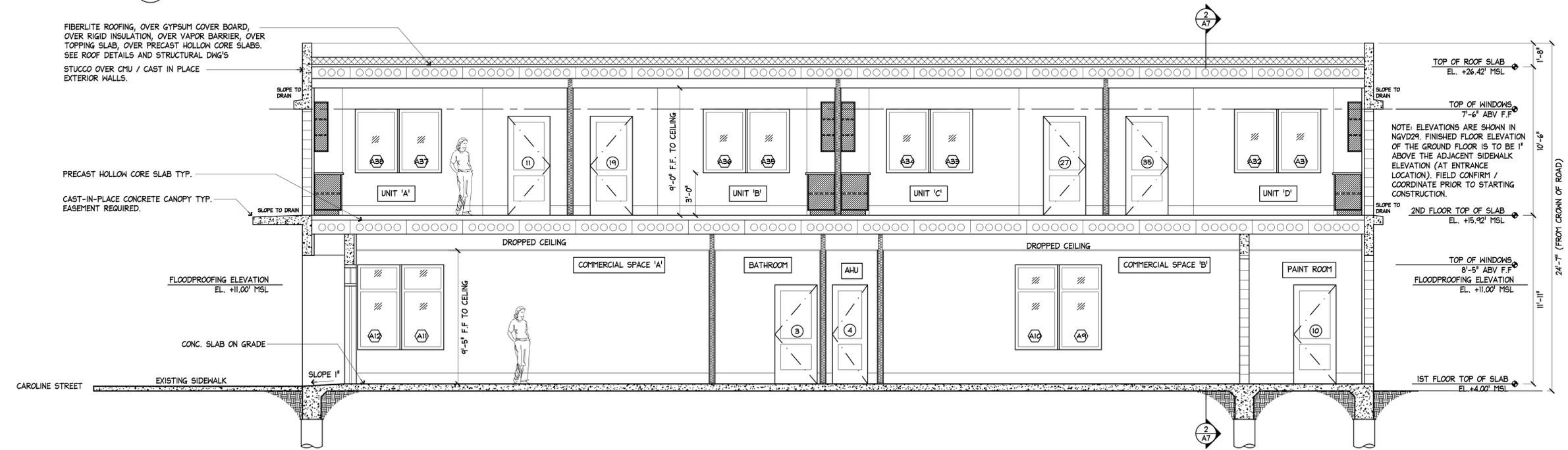
1 PROPOSED EAST ELEVATION
 SCALE: 1/4"=1'-0"

100% SUBMITTAL
 BIDDING ONLY
 NOT FOR CONSTRUCTION

907 CAROLINE STREET
 KEY WEST, FLORIDA



2 PROPOSED CROSS SECTION
 A7 SCALE: 1/4"=1'-0"



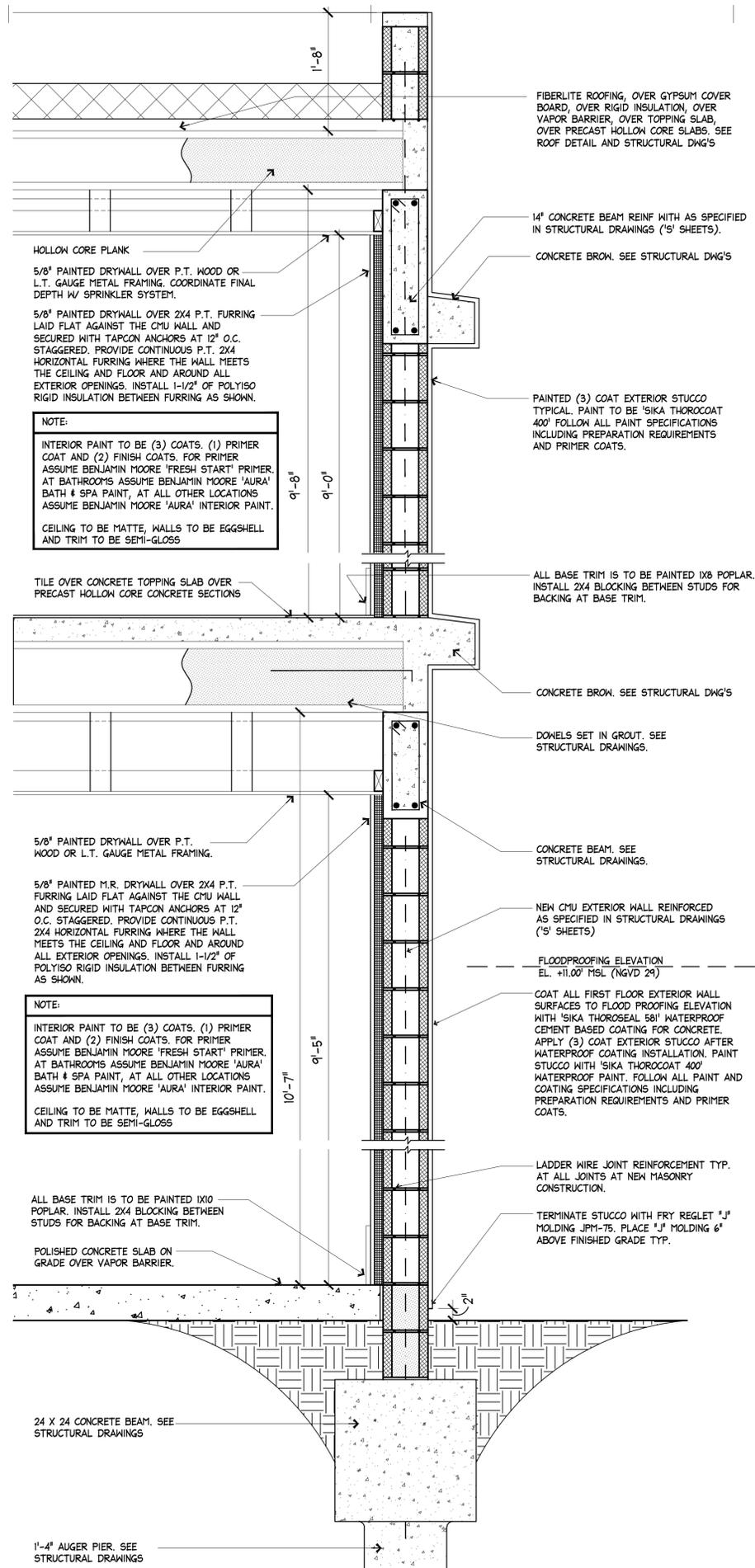
1 PROPOSED LONGITUDINAL SECTION
 A7 SCALE: 1/4"=1'-0"

410 Angela Street
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 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No: 2205
 Date: 10/22/2025

A7



FIBERLITE ROOFING, OVER GYPSUM COVER BOARD, OVER RIGID INSULATION, OVER VAPOR BARRIER, OVER TOPPING SLAB, OVER PRECAST HOLLOW CORE SLABS. SEE ROOF DETAIL AND STRUCTURAL DWG'S

14" CONCRETE BEAM REINF WITH AS SPECIFIED IN STRUCTURAL DRAWINGS ('S' SHEETS).

CONCRETE BROWN. SEE STRUCTURAL DWG'S

HOLLOW CORE PLANK

5/8" PAINTED DRYWALL OVER P.T. WOOD OR L.T. GAUGE METAL FRAMING. COORDINATE FINAL DEPTH W/ SPRINKLER SYSTEM.

5/8" PAINTED DRYWALL OVER 2X4 P.T. FURRING LAID FLAT AGAINST THE CMU WALL AND SECURED WITH TAPCON ANCHORS AT 12" O.C. STAGGERED. PROVIDE CONTINUOUS P.T. 2X4 HORIZONTAL FURRING WHERE THE WALL MEETS THE CEILING AND FLOOR AND AROUND ALL EXTERIOR OPENINGS. INSTALL 1-1/2" OF POLYISO RIGID INSULATION BETWEEN FURRING AS SHOWN.

NOTE:
 INTERIOR PAINT TO BE (3) COATS. (1) PRIMER COAT AND (2) FINISH COATS. FOR PRIMER ASSUME BENJAMIN MOORE 'FRESH START' PRIMER. AT BATHROOMS ASSUME BENJAMIN MOORE 'AURA' BATH & SPA PAINT, AT ALL OTHER LOCATIONS ASSUME BENJAMIN MOORE 'AURA' INTERIOR PAINT.
 CEILING TO BE MATTE, WALLS TO BE EGGSHELL AND TRIM TO BE SEMI-GLOSS

9'-8"

9'-0"

9'-5"

10'-7"

24 X 24 CONCRETE BEAM. SEE STRUCTURAL DRAWINGS

1"-4" AUGER PIER. SEE STRUCTURAL DRAWINGS

PAINTED (3) COAT EXTERIOR STUCCO TYPICAL. PAINT TO BE 'SIKA THOROCOAT 400' FOLLOW ALL PAINT SPECIFICATIONS INCLUDING PREPARATION REQUIREMENTS AND PRIMER COATS.

ALL BASE TRIM IS TO BE PAINTED 1X8 POPLAR. INSTALL 2X4 BLOCKING BETWEEN STUDS FOR BACKING AT BASE TRIM.

CONCRETE BROWN. SEE STRUCTURAL DWG'S

DOWELS SET IN GROUT. SEE STRUCTURAL DRAWINGS.

CONCRETE BEAM. SEE STRUCTURAL DRAWINGS.

NEW CMU EXTERIOR WALL REINFORCED AS SPECIFIED IN STRUCTURAL DRAWINGS ('S' SHEETS)

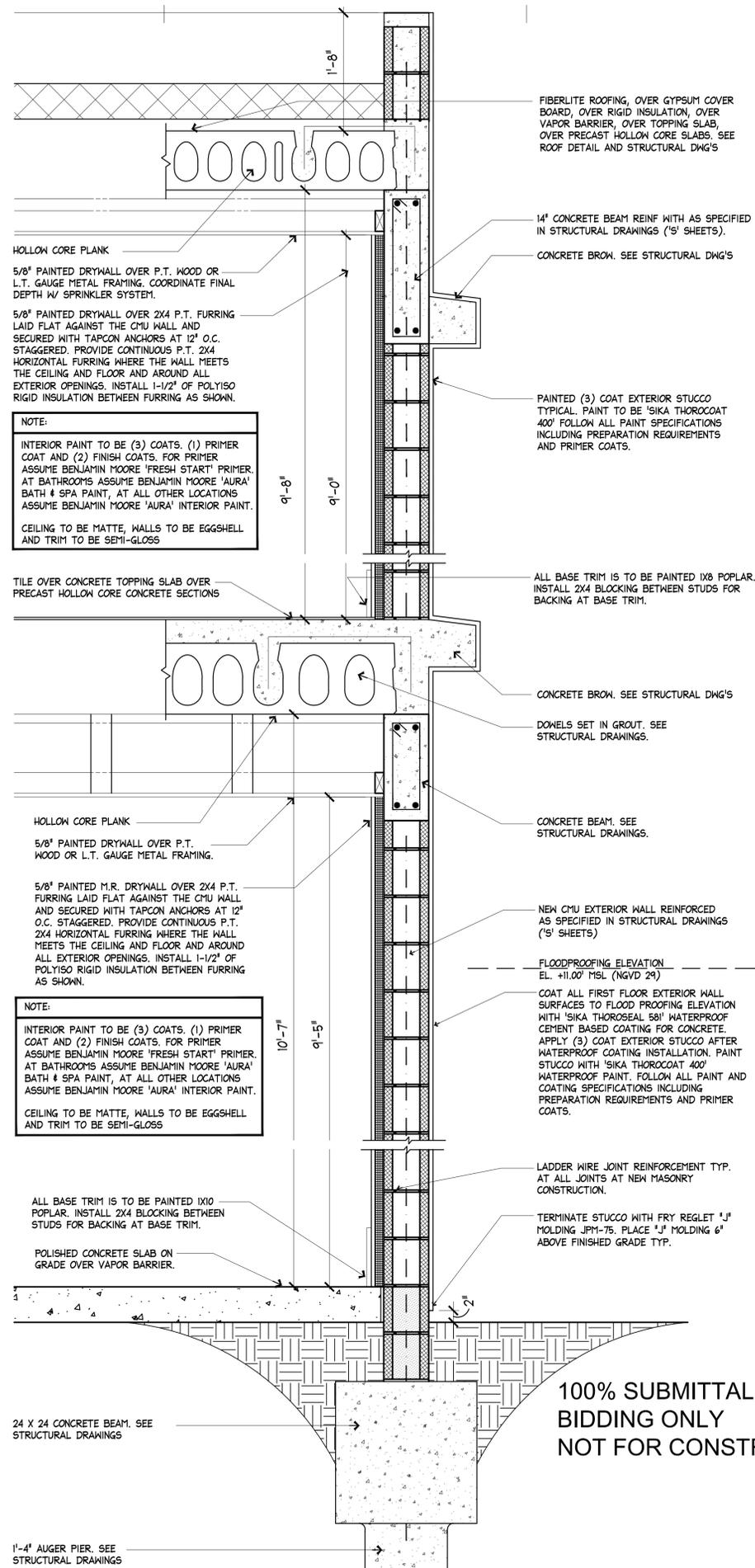
FLOODPROOFING ELEVATION EL. +11.00' MSL (NGVD 29)

COAT ALL FIRST FLOOR EXTERIOR WALL SURFACES TO FLOOD PROOFING ELEVATION WITH 'SIKA THOROSEAL 581' WATERPROOF CEMENT BASED COATING FOR CONCRETE. APPLY (3) COAT EXTERIOR STUCCO AFTER WATERPROOF COATING INSTALLATION. PAINT STUCCO WITH 'SIKA THOROCOAT 400' WATERPROOF PAINT. FOLLOW ALL PAINT AND COATING SPECIFICATIONS INCLUDING PREPARATION REQUIREMENTS AND PRIMER COATS.

LADDER WIRE JOINT REINFORCEMENT TYP. AT ALL JOINTS AT NEW MASONRY CONSTRUCTION.

TERMINATE STUCCO WITH FRY REGLET "J" MOLDING JPM-75. PLACE "J" MOLDING 6" ABOVE FINISHED GRADE TYP.

2 PROPOSED WALL SECTION
 SCALE: 1/4"=1'-0"



FIBERLITE ROOFING, OVER GYPSUM COVER BOARD, OVER RIGID INSULATION, OVER VAPOR BARRIER, OVER TOPPING SLAB, OVER PRECAST HOLLOW CORE SLABS. SEE ROOF DETAIL AND STRUCTURAL DWG'S

14" CONCRETE BEAM REINF WITH AS SPECIFIED IN STRUCTURAL DRAWINGS ('S' SHEETS).

CONCRETE BROWN. SEE STRUCTURAL DWG'S

HOLLOW CORE PLANK

5/8" PAINTED DRYWALL OVER P.T. WOOD OR L.T. GAUGE METAL FRAMING. COORDINATE FINAL DEPTH W/ SPRINKLER SYSTEM.

5/8" PAINTED DRYWALL OVER 2X4 P.T. FURRING LAID FLAT AGAINST THE CMU WALL AND SECURED WITH TAPCON ANCHORS AT 12" O.C. STAGGERED. PROVIDE CONTINUOUS P.T. 2X4 HORIZONTAL FURRING WHERE THE WALL MEETS THE CEILING AND FLOOR AND AROUND ALL EXTERIOR OPENINGS. INSTALL 1-1/2" OF POLYISO RIGID INSULATION BETWEEN FURRING AS SHOWN.

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 CEILING TO BE MATTE, WALLS TO BE EGGSHELL AND TRIM TO BE SEMI-GLOSS

9'-8"

9'-0"

9'-5"

10'-7"

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CONCRETE BROWN. SEE STRUCTURAL DWG'S

DOWELS SET IN GROUT. SEE STRUCTURAL DRAWINGS.

CONCRETE BEAM. SEE STRUCTURAL DRAWINGS.

NEW CMU EXTERIOR WALL REINFORCED AS SPECIFIED IN STRUCTURAL DRAWINGS ('S' SHEETS)

FLOODPROOFING ELEVATION EL. +11.00' MSL (NGVD 29)

COAT ALL FIRST FLOOR EXTERIOR WALL SURFACES TO FLOOD PROOFING ELEVATION WITH 'SIKA THOROSEAL 581' WATERPROOF CEMENT BASED COATING FOR CONCRETE. APPLY (3) COAT EXTERIOR STUCCO AFTER WATERPROOF COATING INSTALLATION. PAINT STUCCO WITH 'SIKA THOROCOAT 400' WATERPROOF PAINT. FOLLOW ALL PAINT AND COATING SPECIFICATIONS INCLUDING PREPARATION REQUIREMENTS AND PRIMER COATS.

LADDER WIRE JOINT REINFORCEMENT TYP. AT ALL JOINTS AT NEW MASONRY CONSTRUCTION.

TERMINATE STUCCO WITH FRY REGLET "J" MOLDING JPM-75. PLACE "J" MOLDING 6" ABOVE FINISHED GRADE TYP.

1 PROPOSED WALL SECTION
 SCALE: 1/4"=1'-0"

100% SUBMITTAL BIDDING ONLY NOT FOR CONSTRUCTION

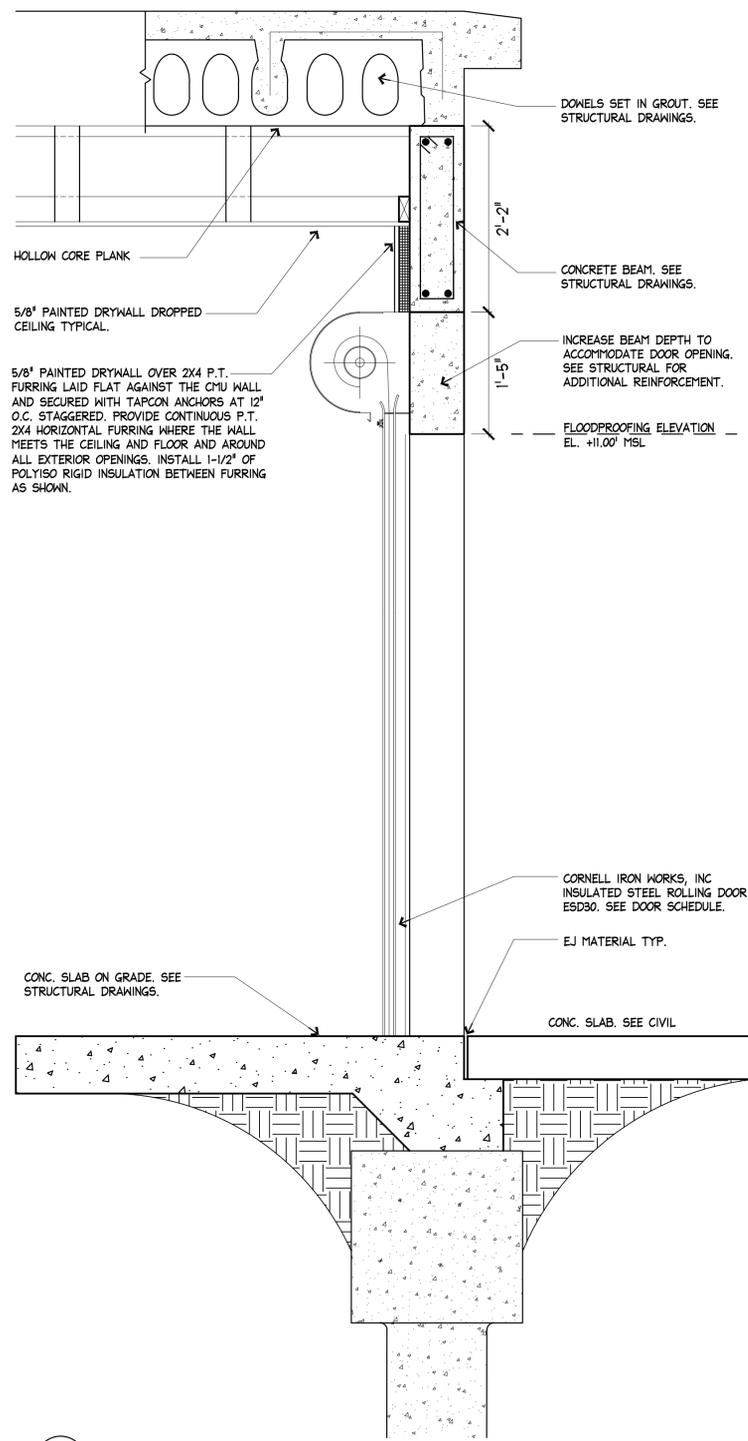
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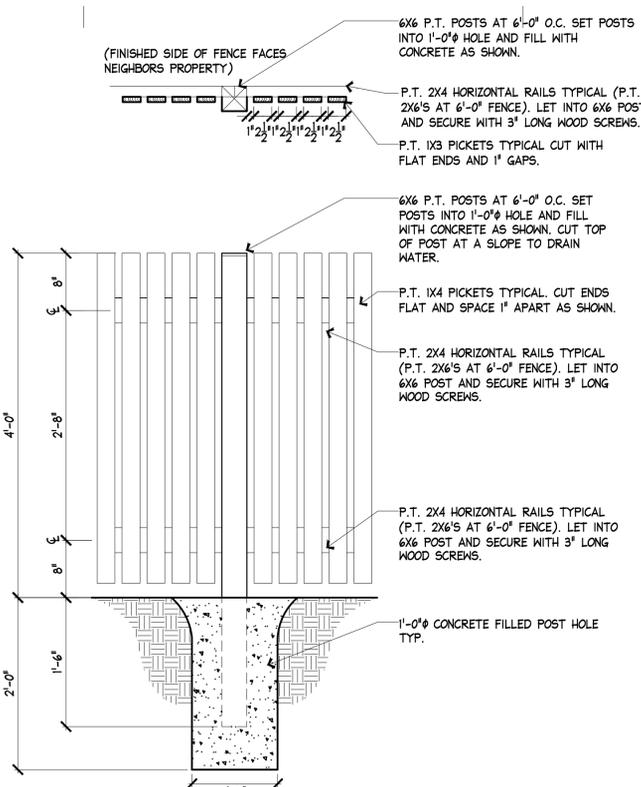
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Project No: 2205
 Date: 10/22/2025

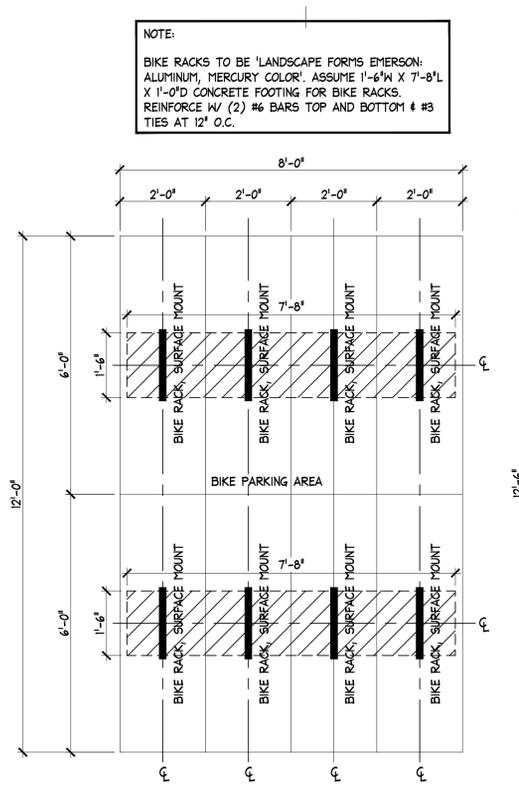
A8



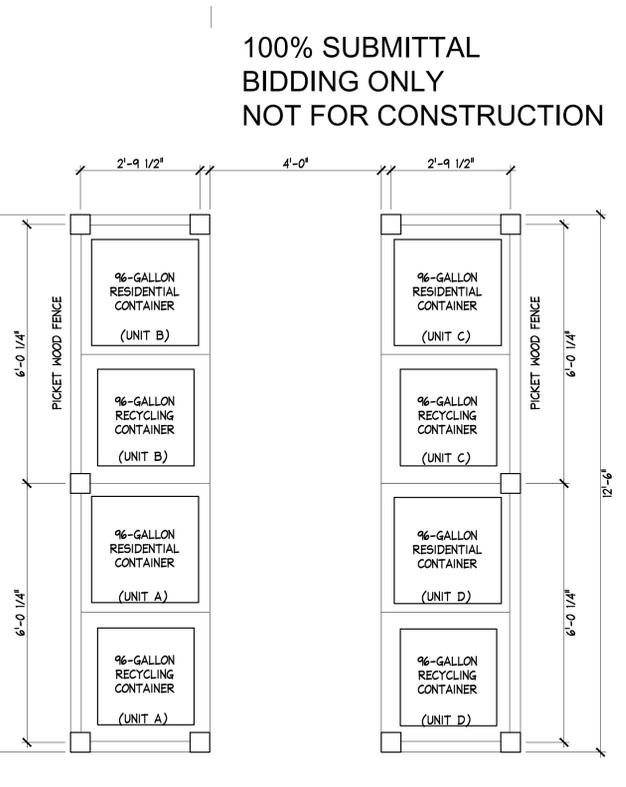
3 ROLLING DOOR DETAIL
 A9 SCALE: 1"=1'-0"



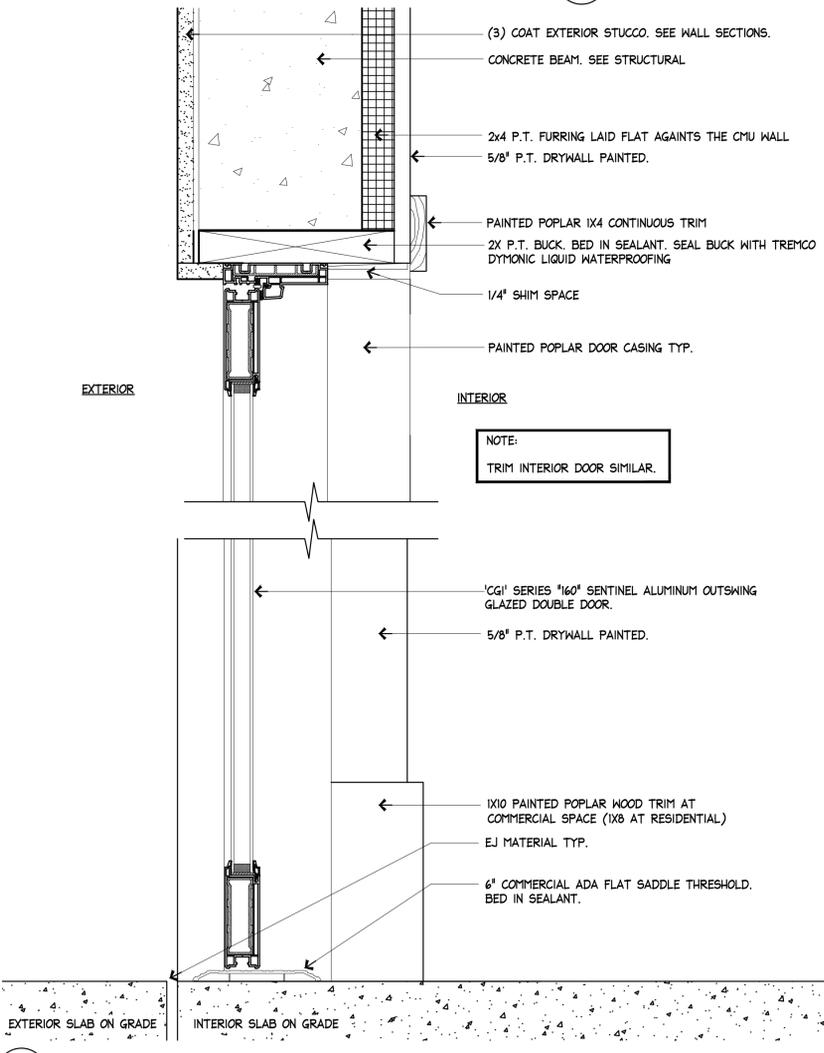
6 WOOD FENCE DETAIL
 A9 SCALE: 1"=1'-0"



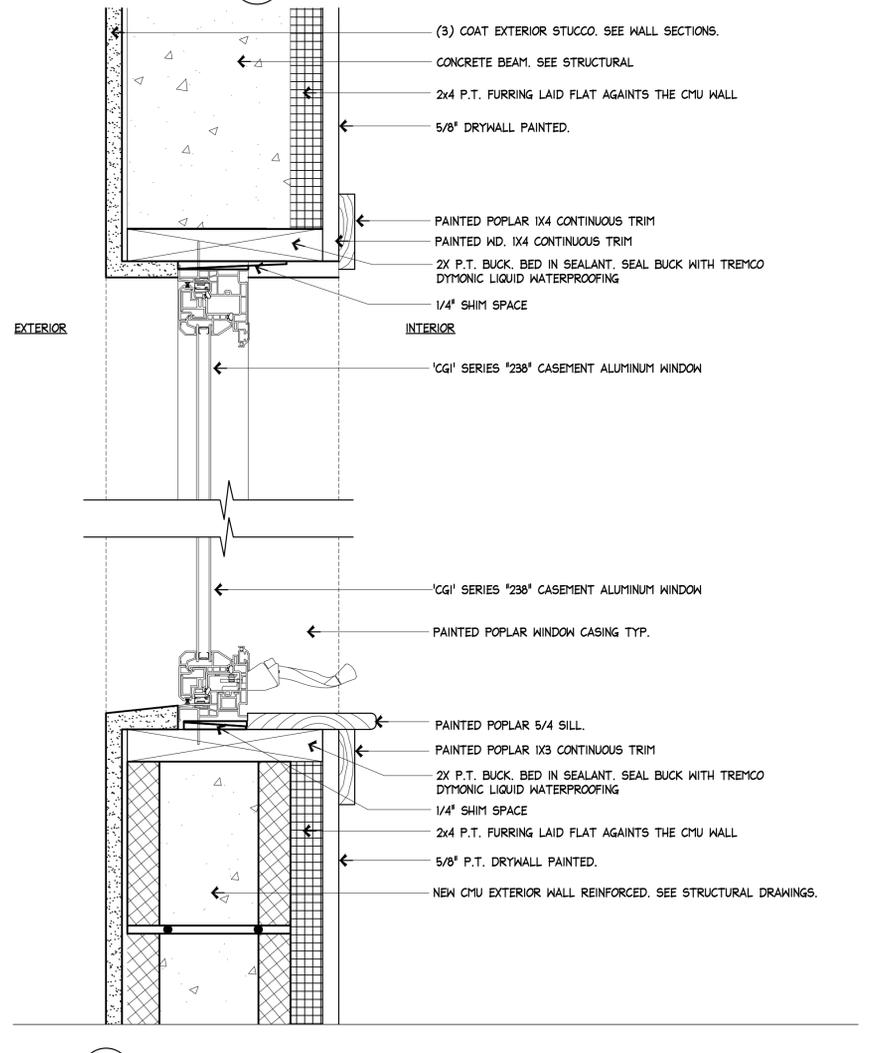
5 BIKE PARKING AREA
 A9 SCALE: 1/2"=1'-0"



4 TRASH CONTAINER AREA
 A9 SCALE: 1/2"=1'-0"



2 DOOR DETAIL
 A9 SCALE: 3/4"=1'-0"



1 WINDOW DETAIL
 A9 SCALE: 3/4"=1'-0"

NOTE:
 BIKE RACKS TO BE 'LANDSCAPE FORMS EMERSON: ALUMINUM, MERCURY COLOR'. ASSUME 1'-6" X 7'-8" X 1'-0" CONCRETE FOOTING FOR BIKE RACKS. REINFORCE W/ (2) #6 BARS TOP AND BOTTOM # 3 TIES AT 12" O.C.

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 Date: 10/22/2025

A9

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NOTE:
30 YEAR ROOF WARRANTY REQUIRED.

FTR-601 ECO to replace all references listed as FTR-601

FIELD - APPLICATION RATE
4 X 4 INSULATION BOARD

PERIMETERS - APPLICATION RATE
4 X 4 INSULATION BOARD

CORNER - APPLICATION RATE
4 X 4 INSULATION BOARD

GENERAL REFERENCE: "FTR GS 02/13"			
FTR-601 INSULATION ADHESIVE APPLICATION			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	02-10-14	FTR-D601	

NOTE:
BOTTOM LAYER OF INSULATION SHALL BE LAID DOWN IN A STAGGERED PROFILE. STAGGER AND OFFSET TOP LAYER OF INSULATION FROM BOTTOM LAYER TO PREVENT ALIGNED EDGES.

FULLY ADHERED KEE ROOF SYSTEM
CROSS SECTION WITH VAPOR BARRIER

GENERAL REFERENCE: "FTR GS 01/21"			
FTR-601 INSULATION ADHESIVE APPLICATION			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	8-19-25	FTR-DAS2a	

TYPICAL SCUPPER FLASHING

GENERAL REFERENCE: "FTR GS 01/21"			
TYPICAL SCUPPER FLASHING			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	8-19-25	FTR-DD2	

TYPICAL WOOD OR SKYLIGHT CURB FLASHING
(BLOCKING ALTERNATE) T-BAR RESTRAINT

GENERAL REFERENCE: "FTR GS 01/21"			
TYPICAL WOOD OR SKYLIGHT CURB FLASHING (BLOCKING ALTERNATE) T-BAR RESTRAINT			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	02-23-21	FTR-DP1a	

PRE-MOLDED PIPE FLASHING

GENERAL REFERENCE: "FTR GS 01/21"			
PRE-MOLDED PIPE FLASHING			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	02-23-21	FTR-DP3	

FIELD FABRICATED PIPE FLASHING

GENERAL REFERENCE: "FTR GS 01/21"			
FIELD FABRICATED PIPE FLASHING			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	02-23-21	FTR-DP4	

PITCH PAN FLASHING
SEE FTR SPECIFICATION(S) FOR CONDITIONS ON USE

GENERAL REFERENCE: "FTR GS 01/21"			
PITCH PAN FLASHING SEE FTR SPECIFICATION(S) FOR CONDITIONS ON USE			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	02-23-21	FTR-DP5j	

WALL FLASHING (BLOCKING ALTERNATE)
T-BAR BASE RESTRAINT

GENERAL REFERENCE: "FTR GS 01/21"			
WALL FLASHING (BLOCKING ALTERNATE) T-BAR BASE RESTRAINT			
REVISES DETAIL	ISSUE DATE	DRAWING NUMBER	
ALL PREVIOUS	01-26-21	FTR-DW1a	

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p.c.

Project No: 2205
Date: 10/22/2025

A9.1

NOTE:
30 YEAR ROOF WARRANTY REQUIRED.

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INDUSTRIAL DOWNSPOUT CLOSED FACE VERSION

FTR #101 SEALANT (TOOLED)
EPDM WASHERED FASTENERS (12" O.C.)
FTR #101 SEALANT (TOOLED)
FTR ALUMINUM TERMINATION BAR, FASTEN WITH APPROVED FASTENERS (8" O.C.)
METAL COUNTER FLASHING
FTR MEMBRANE FLASHING
FTR #190e OR Alpha-Tite BONDING ADHESIVE

EXISTING METAL COUNTER FLASHING
METAL COUNTER FLASHING
EPDM WASHERED FASTENERS (12" O.C.)
FTR MEMBRANE FLASHING
FTR #190e OR Alpha-Tite BONDING ADHESIVE

Fiberlite INTELLIGENT ROOFING SOLUTIONS	GENERAL REFERENCE: "FTR GS 01/21"	WALL FLASHING ALTERNATE TERMINATION'S
	APPLICABLE SYSTEMS: "FTR MA 01/21" "FTR AD 01/21" "FTR BA 01/21"	REVISES DETAIL ISSUE DATE DRAWING NUMBER ALL PREVIOUS 01-26-21 FTR-DW4

INDUSTRIAL DOWNSPOUT CLOSED FACE VERSION

DOUBLE SEAM LOCK
12'-0"

DOWNSPOUT STRAPS
(SELECT STYLE BELOW, IF STYLE IS NOT SELECTED STYLE 2 WILL BE PROVIDED)

STYLE 1
 STYLE 2

Fabrication will proceed only after receipt of signed print approval.

Print Approval:
Architect and/or contractor shall verify all dimensions, sizes and quantities. All products to be installed in strict accordance with FiberTite's printed instructions.

Approved by: _____
Date: _____

MATERIAL:
 24 GA. GALVANIZED STEEL
 040" ALUMINUM
 050" ALUMINUM
 063" ALUMINUM
 OTHER _____
COLOR: _____ FINISH: _____

QUANTITIES:
LINEAL FEET 12'-0" LENGTHS SIZE "x"
OUTLETS _____
STANDARD ELBOWS () STYLE: A B
STANDARD ELBOWS () STYLE: A B

PROJECT: _____ ARCHITECT: _____
ROOFING CONTRACTOR: _____ REPRESENTATIVE/DISTRIBUTOR: _____
DATE: 02/06/19 SHT.# ____ OF ____
DRN BY: JJC DWG# 23013-30543 A
CKD BY: SAK

Customer Service
1-800-355-6416

CUSTOM THRU-WALL SCUPPER NOTE: WELDED

3" WIDE BACKSIDE PICTURE FRAME (SHIPPED LOOSE)
3" WIDE PICTURE FRAME
WELD LINE
90°

NOTE: WELDED SCUPPER
Fabrication will proceed only after receipt of signed print approval.

Print Approval:
Architect and/or contractor shall verify all dimensions, sizes and quantities. All products to be installed in strict accordance with Metal-Era's printed instructions.

Approved by: _____
Date: _____

MATERIAL:
.063" ALUMINUM
COLOR: _____
FINISH: _____

QUANTITIES:
____ AMOUNT REQUIRED*
*QUANTITIES OVER 15 REQUIRE AN EXTENDED LEAD TIME DUE TO POST COATING PROCESS.

PROJECT: _____ ARCHITECT: _____
ROOFING CONTRACTOR: _____ REPRESENTATIVE/DISTRIBUTOR: _____
DATE: 03/15/16 SHT.# ____ OF ____
DRN BY: JJC DWG# 11318-5816 B
CKD BY: SAK

Corporate Offices, Manufacturing
1600 Airport Road, Waukesha, WI 53188
Phone: 800-558-2162
Fax: 800-373-9156
www.metalera.com

THRU-WALL SCUPPER WELDED, DROPPED COLLECTOR BOX VERSION STYLE 3

3" WIDE BACKSIDE PICTURE FRAME (PROVIDED LOOSE)
2" WIDE PICTURE FRAME (TYP)
1" LIP (TYP)
THRU WALL SCUPPER ISOMETRIC

WELDED
Fabrication will proceed only after receipt of signed print approval.

Print Approval:
Architect and/or contractor shall verify all dimensions, sizes and quantities. All products to be installed in strict accordance with Metal-Era's printed instructions.

Approved by: _____
Date: _____

MATERIAL:
.063" ALUMINUM
COLOR: _____
FINISH: _____

QUANTITIES:
____ AMOUNT REQUIRED*
DOWNSPOUT SIZE "x"
*QUANTITIES OVER 15 REQUIRE AN EXTENDED LEAD TIME DUE TO POST COATING PROCESS.

PROJECT: _____ ARCHITECT: _____
ROOFING CONTRACTOR: _____ REPRESENTATIVE/DISTRIBUTOR: _____
DATE: 03/15/16 SHT.# ____ OF ____
DRN BY: JJC DWG# 11018-1513 F
CKD BY: SAK

Corporate Offices, Manufacturing
1600 Airport Road, Waukesha, WI 53188
Phone: 800-558-2162
Fax: 800-373-9156
www.metalera.com

FTR #201 ADHESIVE OR COMPATIBLE SEALANT WITH REINFORCING MESH
FTR MEMBRANE FLASHING STRIP
FTR FASTENER & STRESS PLATE (18" O.C. MAXIMUM)
HOT AIR WELD

EXISTING ROOF SYSTEM
INSULATION ATTACHED PER SPECIFICATIONS
FTR OR FTR-FB MEMBRANE

Fiberlite INTELLIGENT ROOFING SOLUTIONS	GENERAL REFERENCE: "FTR GS 02/13"	TEMPORARY "Over Night Seal" TO EXISTING ROOF SYSTEM
	APPLICABLE SYSTEMS: "FTR MA 02/13" "FTR AD 02/13" "FTR BA 02/13"	REVISES DETAIL ISSUE DATE DRAWING NUMBER ALL PREVIOUS 02-10-14 FTR-DT4

OUTSIDE FACE 3" MIN./6" MAX. OR 6" MIN./12" MAX.
INSIDE FACE 2-1/4" MIN./6" MAX.
3/8" SPACE PROVIDED FOR WALL VARIATIONS
TAPERED COPING
VERIFY

Fiberlite INTELLIGENT ROOFING SOLUTIONS	GENERAL REFERENCE: "FTR GS 01/21"	WALL WITH METAL CAP FLASHING
	APPLICABLE SYSTEMS: "FTR MA 01/21" "FTR AD 01/21" "FTR BA 01/21"	REVISES DETAIL ISSUE DATE DRAWING NUMBER ALL PREVIOUS 7-30-25 FTR-DW5a

STAINLESS STEEL FASTENERS
FTR 190e BONDING ADHESIVE
FTR 101 SEALANT
FIBERCLAD METAL SCUPPER
FTR MEMBRANE FLASHING IN 190e BONDING ADHESIVE
FTR 1/8" x 1" ALUMINUM BAR ATTACHED (8" O.C.)
HOT AIR WELD (TYP.)
FTR 50MIL XT ADHERED IN 190e BONDING ADHESIVE
TAPERED INSULATION SYSTEM WITH COVERBOARD
VAPOR BARRIER
STRUCTURAL CONCRETE DECK

Fiberlite INTELLIGENT ROOFING SOLUTIONS	GENERAL REFERENCE: "FTR GS08-17"	OVERFLOW SCUPPER WITH TAPERED INSULATION OVER STRUCTURAL CONCRETE
	APPLICABLE SYSTEMS: "FTR AD08-17"	REVISES DETAIL ISSUE DATE DRAWING NUMBER ALL PREVIOUS 08-19-25 FTR-ET1

FIELD MEMBRANE LAP
HOT AIR WELD 4" X 4" COVERS AT ALL T-LAPS
FIELD MEMBRANE LAP
HOT AIR WELD 4" X 4" COVERS AT ALL T-LAPS
FIELD MEMBRANE LAP
FIELD MEMBRANE LAP

Fiberlite INTELLIGENT ROOFING SOLUTIONS	GENERAL REFERENCE: "FTR GS 02/13"	TYPICAL COVERS AT MEMBRANE T-LAPS
	APPLICABLE SYSTEMS: "FTR MA 02/13" "FTR AD 02/13" "FTR BA 02/13"	REVISES DETAIL ISSUE DATE DRAWING NUMBER ALL PREVIOUS 02-10-14 FTR-TLAP

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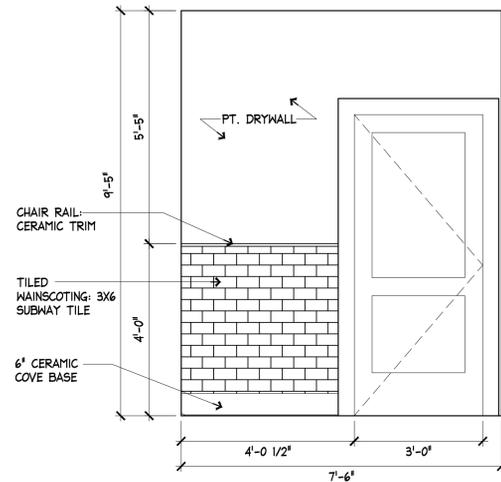
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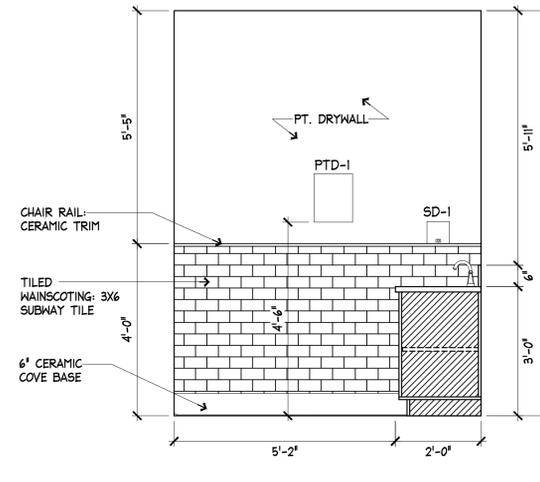
Project No: 2205
Date: 10/22/2025

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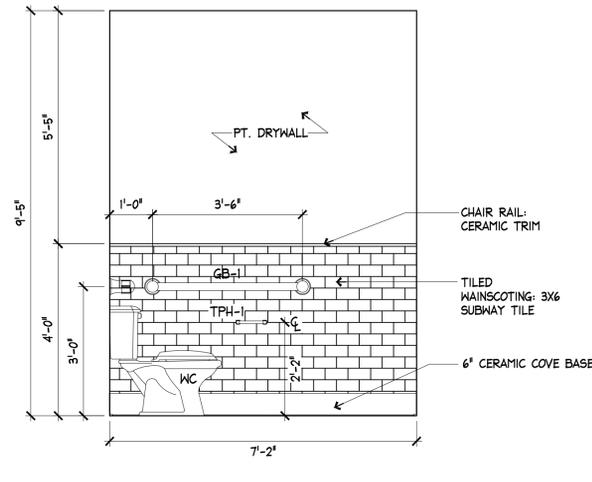
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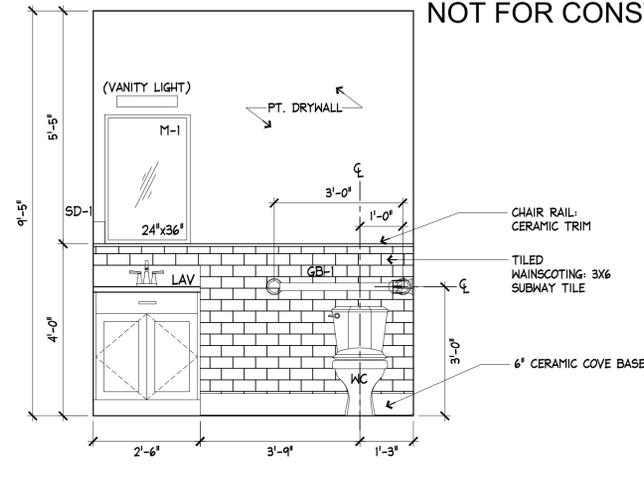
10 COMMERCIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



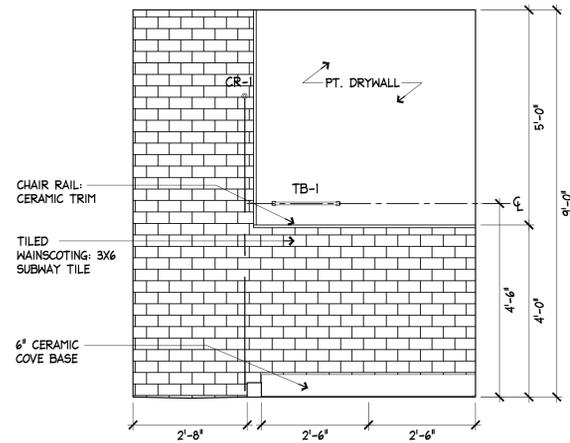
9 COMMERCIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



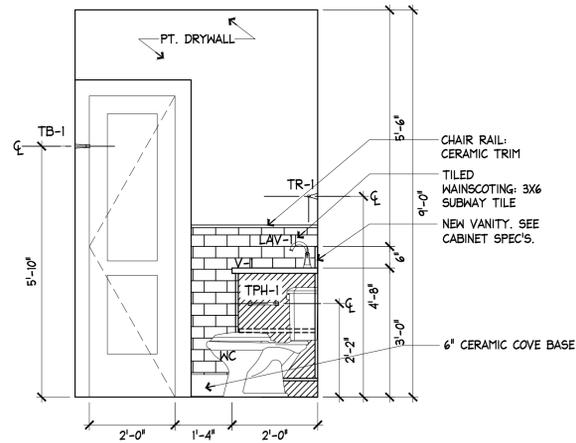
8 COMMERCIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



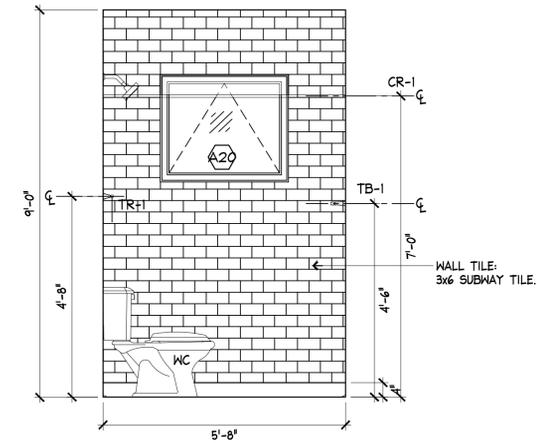
7 COMMERCIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



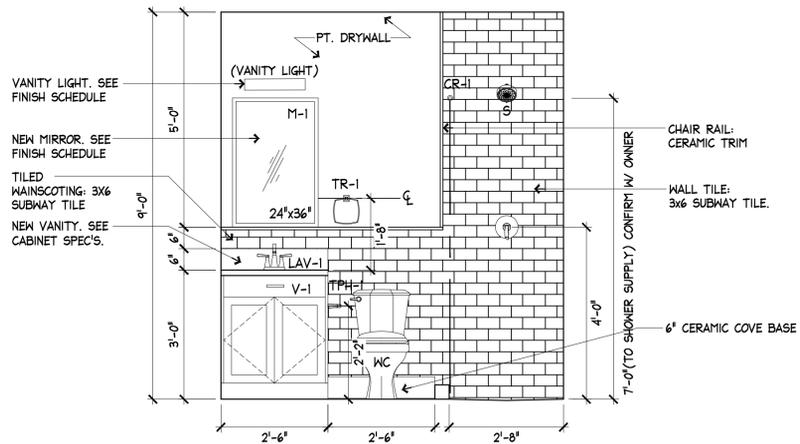
6 RESIDENTIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



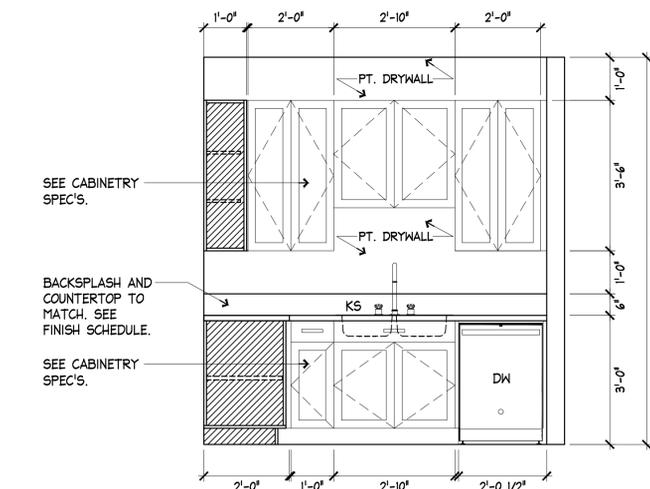
5 RESIDENTIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



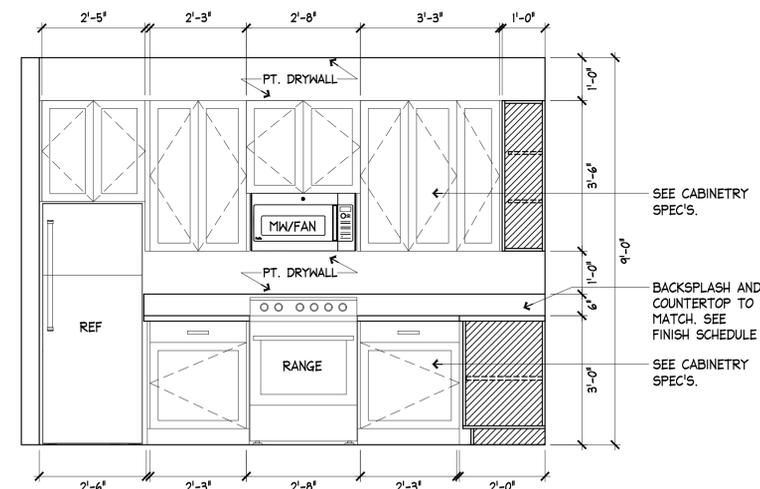
4 RESIDENTIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



3 RESIDENTIAL BATH ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"

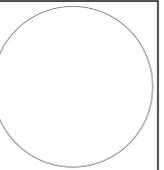


2 KITCHEN INT. ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"



1 KITCHEN INT. ELEVATION (TYP)
A10 SCALE: 1/2"=1'-0"

907 CAROLINE STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-3727
Florida License AAC002022

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p.a.

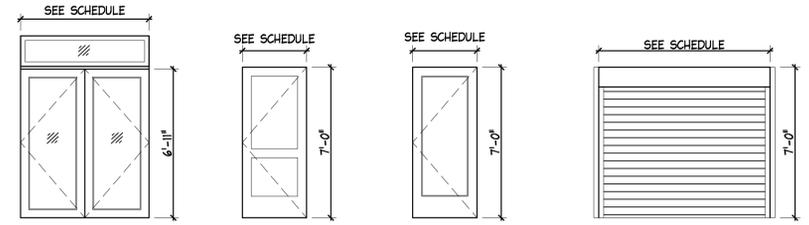
Project No: 2205

Date: 10/22/2025

A10

DOOR SCHEDULE

NO.	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FRAMES		DETAILS	REMARKS	HARDWARE SETS
		W.	H.	T.				MATERIAL	FINISH			
1	A	6'-0"	6'-11"	1-3/4"	ALUMINUM	PAINTED	IMPACT	ALUMINUM	PAINTED	--	17" TRANSOM	
2	B	3'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
3	B	3'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
4	B	2'-4"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
5	C	3'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	IMPACT	ALUMINUM	PAINTED	--	ENTRY DOOR COMMERCIAL SPACE	
6	D	8'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	ROLLING DOOR	
7	B	3'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
8	B	2'-4"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
9	B	3'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
10	C	3'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	IMPACT	ALUMINUM	PAINTED	--	PAINT ROOM	
11	C	3'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	ENTRY DOOR	
12	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
13	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
14	B	4'-6"	2'-10"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
15	B	4'-6"	2'-10"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
16	B	2'-8"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
17	B	2'-8"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
18	E	6'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	CLOSET	
19	C	2'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	ENTRY DOOR	
20	B	4'-6"	2'-10"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
21	B	4'-6"	2'-10"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
22	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
23	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
24	B	2'-8"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
25	B	2'-8"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
26	E	6'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	CLOSET	
27	C	5'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	ENTRY DOOR	
28	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
29	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
30	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
31	B	2'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
32	B	2'-8"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
33	B	2'-8"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
34	E	6'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	CLOSET	
35	C	3'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	ENTRY DOOR	
36	B	2'-8"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
37	B	5'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
38	B	5'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
39	B	5'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
40	B	5'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
41	B	5'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	--	
42	E	5'-0"	7'-0"	1-3/4"	WOOD	PAINTED	NONE	WOOD	PAINTED	--	CLOSET	

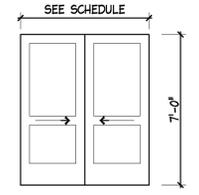


TYPE 'A'
 'CGI' SERIES #160 SENTINEL® ALUMINUM OUTSWING GLAZED DOUBLE DOOR W/FIXED TRANSOM. PAINTED WHITE. NOA #20-0722.16 DESIGN PRESSURE RATING = +70/-70

TYPE 'B'
 (2) PANEL SOLID WOOD DOOR PAINTED WHITE.

TYPE 'C'
 'CGI' SERIES #160 SENTINEL® ALUMINUM OUTSWING GLAZED SINGLE DOOR. PAINTED WHITE. NOA #20-0722.16 DESIGN PRESSURE RATING = +70/-70

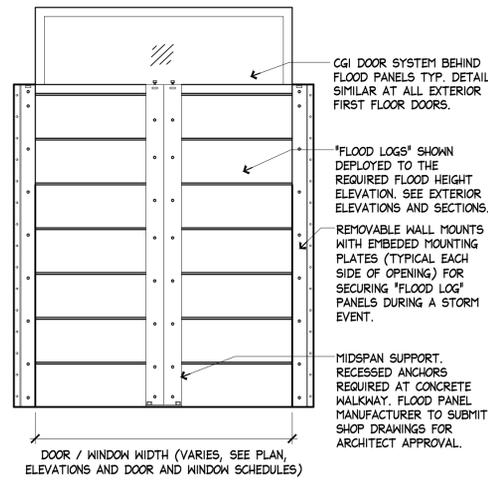
TYPE 'D'
 CORNELL IRON WORKS, INC INSULATED STEEL ROLLING DOOR ESD30 UP TO 14'-5" WIDE (80 FPS IMPACT) DESIGN PRESSURE: +120/-120 PAINTED FINISH. TO BE INSTALLED WITH ELECTRIC MOTOR OPTION NOA# 18-0125.12.



TYPE 'E'
 (2) (2) PANEL SOLID WOOD SLIDING DOOR PAINTED WHITE.

- DOOR NOTES:**
1. CONFIRM DOOR ORDER WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
 2. CONFIRM ALL EXISTING ROUGH OPENING SIZES PRIOR TO ORDERING.
 3. OWNER TO SELECT ALL HARDWARE.
 4. ALL DOOR FRAMES TO HAVE A PVDF KYNAR PAINT FINISH.
 5. COMPLY WITH ALL FLORIDA PRODUCT APPROVAL AND NOA INSTALLATION SPECIFICATIONS. INSTALL 'WINDOW/DOOR WRAP' AT ALL EXTERIOR OPENINGS PRIOR TO INSTALLATION.
 6. FOR BIDDING PURPOSES ASSUME A \$250 HARDWARE ALLOWANCE FOR ALL INTERIOR WOOD DOORS (LEVERS, HINGES, ETC.). ALL EXTERIOR DOORS ARE TO BE INSTALLED WITH MANUFACTURE SUPPLIED HARDWARE MEETING NOA REQUIREMENTS.

***FLOOD LOG* PANELS BY:**
 FLOOD PANEL
 5500 MILITARY TRAIL #22-220
 JUPITER, FL 33458
 1-888-744-2607
<http://www.flood-barriers.com/flood-log.html>
 INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL.



1 FLOOD LOG PANEL DETAIL (TYP.)
 A11 SCALE: 1/2"=1'-0"

100% SUBMITTAL BIDDING ONLY NOT FOR CONSTRUCTION

907 CAROLINE STREET
 KEY WEST, FLORIDA

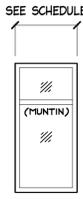
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Project No: 2205
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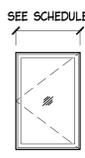
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WINDOW SCHEDULE								
MARK	TYPE	SIZE		MANUFACTURER	CATALOG NO.	MATERIAL	FINISH	REMARKS
		WIDTH	HEIGHT					
A1	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A2	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A3	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A4	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A5	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A6	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A7	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A8	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A9	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A10	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A11	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A12	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A13	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A14	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A15	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A16	A	3'-0"	6'-0"	CGI (FIXED)	--	ALUMINUM	WHITE	
A17	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A18	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A19	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A20	C	3'-0"	2'-6"	CGI (AWNING)	--	ALUMINUM	WHITE	
A21	C	3'-0"	2'-6"	CGI (AWNING)	--	ALUMINUM	WHITE	
A22	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A23	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A24	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A25	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A26	C	3'-0"	2'-6"	CGI (AWNING)	--	ALUMINUM	WHITE	
A27	C	3'-0"	2'-6"	CGI (AWNING)	--	ALUMINUM	WHITE	
A28	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A29	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A30	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A31	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A32	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A33	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A34	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A35	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A36	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A37	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	
A38	B	3'-0"	4'-6"	CGI (CASEMENT)	--	ALUMINUM	WHITE	



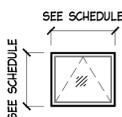
TYPE 'A'

'CGI' SERIES #130 SENTINEL® ALUMINUM FIXED WINDOW W/ STRUCTURAL MULLIONS. PAINTED WHITE. NOA #20-0519.08 DESIGN PRESSURE RATING = +100/-120



TYPE 'B'

'CGI' SERIES #238 ALUMINUM CASEMENT WINDOW. PAINTED WHITE. NOA #20-0528.03 DESIGN PRESSURE RATING = +100/-120



TYPE 'C'

'CGI' SERIES 238 ALUMINUM AWNING WINDOW. PAINTED WHITE. NOA #20.0528.03 RATED DESIGN PRESSURE OF +80/-130

- WINDOW NOTES:**
- COMPLY WITH ALL FLORIDA PRODUCT APPROVAL AND NOA INSTALLATION SPECIFICATIONS. INSTALL 'WINDOW/DOOR WRAP' AT ALL EXTERIOR OPENINGS PRIOR TO INSTALLATION.
 - CONFIRM ALL SELECTIONS WITH OWNER & ARCHITECT PRIOR TO ORDERING.
 - SEE LINTEL SCHEDULE.
 - ALL WINDOW FRAMES TO HAVE A PVDF KYNAR PAINT FINISH.
 - CONFIRM ALL EXISTING ROUGH OPENING SIZES PRIOR TO ORDERING.

ROOM FINISH SCHEDULE (COMMERCIAL SPACE)										(CONFIRM ALL SELECTION W/ OWNER PRIOR TO ORDERING)
NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG. HT.	REMARKS
				NORTH	EAST	SOUTH	WEST			
101	COMMERCIAL SPACE 'A'	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	SEE ROOM FINISH NOTES
102	STORAGE	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	
103	BATHROOM	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	NOTE # 2 & 3
104	COMMERCIAL SPACE 'B'	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	
105	STORAGE	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	
106	BATHROOM	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	NOTE # 2 & 3
107	STORAGE	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	
108	PAINT ROOM	POLISHED CONCRETE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-5'	↓

ROOM FINISH SCHEDULE (UNIT #A TYP)										
201	LIVING ROOM	PORCELAIN TILE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-7"	NOTE # 1
202	KITCHEN	PORCELAIN TILE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-7"	NOTE # 1
203	BEDROOM	PORCELAIN TILE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-7"	NOTE # 4
204	BATHROOM	PORCELAIN TILE	PAINTED WOOD	TILE/PTD. DRYWALL	TILE	TILE/PTD. DRYWALL	TILE/PTD. DRYWALL	PAINTED GYP. BD.	9'-7"	NOTE # 2 & 3 ↓

- ROOM FINISH NOTES**
- FLOORS ARE TO BE FINISHED WITH PORCELAIN TILE (12X24) OVER THINSET OVER TOPPING SLAB. FOR TILE USE A \$15 PER SF MATERIAL ALLOWANCE (TILE ONLY) ALL REQUIRED INSTALLATION MATERIAL TO BE IN ADDITION TO TILE ALLOWANCE.
 - FLOOR AT BATHROOM AND SHOWER LOCATION TO BE TILE. HEXAGON MESH MOSAIC 2". WHITE. FOR TILE USE A \$15 PER SF MATERIAL ALLOWANCE (TILE ONLY) ALL REQUIRED INSTALLATION MATERIAL TO BE IN ADDITION TO TILE ALLOWANCE.
- SHOWER WALLS, FLOOR TO CEILING IN BATHROOMS TO BE: TILE (3X6 SUBWAY TILE) OVER 1/2" CEMENTITIOUS BOARD. FOR TILE USE A \$15 PER SF MATERIAL ALLOWANCE (TILE ONLY) ALL REQUIRED INSTALLATION MATERIAL TO BE IN ADDITION TO TILE ALLOWANCE.
- ALL 4'-0" TILED MAINSCOTING TO BE 3X6 SUBWAY TILE, OVER 1/2" CEMENTITIOUS BOARD. CHAIR RAIL TO BE CERAMIC TRIM. FOR TILE USE A \$15 PER SF MATERIAL ALLOWANCE (TILE ONLY) ALL REQUIRED INSTALLATION MATERIAL TO BE IN ADDITION TO TILE ALLOWANCE.
 - ALL WALLS AT BATHROOMS ARE TO BE 3X6 SUBWAY TILE TO 4'-0". PAINTED DRYWALL ABOVE 4'-0" TO CEILING.
 - SEE CABINETRY SPECIFICATIONS TABLE FOR ALL CABINETRY (KITCHEN & LAVATORIES). ALL COUNTERS TO BE 'CAESARSTONE 4600 ORGANIC WHITE' WITH BUILT-UP EDGE AND 6" BACKSPLASH.
 - ALL BASE TRIM IS TO BE AS SHOWN IN WALL SECTIONS.

APPLIANCE SCHEDULE										(CONFIRM ALL SELECTION W/ OWNER PRIOR TO ORDERING)
MARK	APPLIANCE	MANUFACTURER	MODEL	QUANTITY	DIMENSIONS			COLOR	REMARKS	
					H	W	D			
REF	TOP-FREEZER REFRIGERATOR	GE	GTS18HYNRF5	4	67-3/8"	30-5/8"	57"	STAIN STEEL	--	
RO	30" RANGE	GE	GRF600AV55	4	35-3/8"	30"	27-7/8"	STAIN STEEL	--	
DW	24" DISHWASHER	GE	GDT650SYV/SMV	4	29-7/8"	23-3/4"	24"	STAIN STEEL	--	
MW	MICROWAVE FAN COMBO	GE	PVM191795K	4	16-5/16"	29-7/8"	15-9/16"	STAIN STEEL	--	
GD	GARBAGE DISPOSAL 1/3 HP CONTINUOUS FEED DISPOSER	GE	GFC365W	4	--	--	--	STAIN STEEL	--	
WASHER-DRYER-1	WASHER/DRYER	GE	GUD24ESSM	4	74-7/8"	27-3/8"	23-3/4"	STAIN STEEL	--	

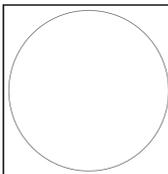
- NOTE: CONTRACTOR TO INCLUDE INSTALLATION COSTS OF ALL APPLIANCES, INCLUDING COORDINATION WITH SUB- CONTRACTORS.
- NOTES:
- REFER TO CUT SHEETS FOR ELECTRICAL, VENTILATION AND PLUMBING REQUIREMENTS.
 - CONTRACTOR TO PROVIDE AND INSTALL ALL ELECTRICAL, VENTILATION AND PLUMBING CONNECTIONS AS REQUIRED FOR COMPLETE FUNCTIONAL SYSTEMS.
 - ASSUME NOTHING. IF YOU HAVE ANY QUESTIONS ABOUT OWNER PREFERENCES FOR THE STYLE, SIZE, COLOR, WIDTH, ETC. ETC. OF ANY OF THESE APPLIANCES CONSULT WITH OWNER.
 - CONFIRM ALL APPLIANCES WITH OWNER BEFORE PURCHASE.

100% SUBMITTAL
BIDDING ONLY
NOT FOR CONSTRUCTION

BATHROOM ACCESSORY SCHEDULE (COMMERCIAL SPACE TYP)						
MARK	ROOM	FIXTURE	QUANTITY	MFR./CATALOG NO.	MOUNT	REMARKS
M-1	BATHROOM (TYPICAL)	MIRROR	1	BOBRICK, WELDED-FRAME TEMPERED GLASS MIRROR, SATIN FINISH. 24036. MODEL B-2908	--	
V-1		VANITY	1	SEE CABINETRY GENERAL SPEC'S		
TR-1		TOWEL RING	1	AMERICAN STANDARD, EDGEIERE, TOWEL RING		
TPH-1		TOILET PAPER HOLDER	1	AMERICAN STANDARD, EDGEIERE, TOILET PAPER HOLDER.		
GB-1		GRAB BAR	1 (36"), 1 (42")	BOBRICK, B-6806 SERIES, ADA COMPLIANT STAINLESS STEEL GRAB BARS		
PTD-1		PAPER TOWEL DISPENSER	1	BOBRICK B-4262 SURFACE-MOUNTED PAPER TOWEL DISPENSER, SATIN FINISH.		
SD-1		SOAP DISPENSER	1	BOBRICK 818615 CONTURA SERIES SURFACE MOUNTED SOAP DISPENSER		

BATHROOM ACCESSORY SCHEDULE (RESIDENTIAL SPACE TYP)						
MARK	ROOM	FIXTURE	QUANTITY	MFR./CATALOG NO.	MOUNT	REMARKS
M-1	BATHROOM (TYPICAL)	MIRROR	1	BOBRICK, WELDED-FRAME TEMPERED GLASS MIRROR, SATIN FINISH. 24036. MODEL B-2908	--	
V-1		VANITY	1	SEE CABINETRY GENERAL SPEC'S		
TR-1		TOWEL RING	1	AMERICAN STANDARD, EDGEIERE, TOWEL RING		
TB-1		TOWEL BAR	1	AMERICAN STANDARD, EDGEIERE, 18" TOWEL BAR.		
TPH-1		TOILET PAPER HOLDER	1	AMERICAN STANDARD, EDGEIERE, TOILET PAPER HOLDER.		
CR-1		CURTAIN ROD	1	BOBRICK, HEAVY-DUTY SHOWER CURTAIN ROD W/ CONCEALED MOUNTING		

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Bender & Associates
ARCHITECTS
p.c.

Project No: 2205
Date: 10/22/2025

A12

PLUMBING GENERAL NOTES

- UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, AS-BUILT RECORDS AND FIELD INVESTIGATIONS. UNFORSEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING, AS DETERMINED DURING CONSTRUCTION WILL BE NECESSARY.
- FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
- NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIE-INS TO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NON-NORMAL CONTRACTOR WORKING HOURS.
- PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING AND ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATION AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
- CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT AS SPECIFICALLY NOTED.
- SLEEVE AND FIRE STOP PENETRATIONS OF RATED WALLS, FLOORS, CEILING AND ROOFS.
- PROVIDE ACCESS PANELS TO ALL VALVES AND WATER HAMMER ARRESTERS THAT CAN BE TURNED BY HAND, LOCATED WITHIN CHASES OR NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
- ALL WATER PIPING INSIDE BUILDINGS SHALL BE TYPE "L" COPPER PIPE WITH SOLDERED (95/5) JOINTS, CPVC OR PEX.
- SCHEDULE 40 PVC PIPE & FITTINGS: ASTM D2665-86. JOINTS: ASTM D2855-83, SOLVENT WELD.
- ESCUTCHEONS SHALL BE PROVIDED FOR ALL PIPING THRU WALLS, FLOORS AND CEILINGS WHERE PIPE IS EXPOSED TO VIEW.
- SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
- PROVIDE, WHEN REQUIRED BY CODE, AN AIR GAP SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
- SIZE AND LOCATION OF ANY REQUIRED CLEANOUTS SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE (PLUMBING), CURRENT ADDITION, AND ALL JURISDICTIONAL REGULATIONS.
- ALL WALL MOUNTED LAVATORIES AND HAND WASHING FACILITIES SHALL BE ATTACHED TO A FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
- PLUMBING CONTRACTOR SHALL PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC., ROUGH-IN AND MAKE FINAL CONNECTIONS (INCLUDING SUPPLYING AND/OR INSTALLING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
- INSULATE HOT WATER PIPING WITH FACTORY FORMED, FIBERGLASS PIPE INSULATION FACTORY JACKETED SYSTEM 1" THICK EQUAL TO OWENS-CORNING FIBERGLASS 25/ASJ/SSL.

PLUMBING FIXTURE SCHEDULE (COMMERCIAL SPACE)

NOTES: CONTRACTOR TO INSTALL ALL OWNER PROVIDED FIXTURES. PLUMBING CONTRACTOR TO PROVIDE REQ'D VALVES.

MARK	FIXTURE	MFR./CATALOG NO.	QUANTITY	REMARKS
LAV	UNDERMOUNT SINK	AMERICAN STANDARD, BOULEVARD UNDER COUNTER SINK	2	--
LAV-1	BATHROOM FAUCET SINK	AMERICAN STANDARD, EDGEHIERE, 4" CENTERSET 2 HANDLE BATH FAUCET, CHROME	2	--
WC	WATER CLOSET	AMERICAN STANDARD, CADET, PRO TWO-PIECE, STANDARD HEIGHT ROUND FRONT TOILET LESS SEAT.	2	--

PLUMBING FIXTURE SCHEDULE (RESIDENTIAL TYP)

NOTES: CONTRACTOR TO INSTALL ALL OWNER PROVIDED FIXTURES. PLUMBING CONTRACTOR TO PROVIDE REQ'D VALVES.

MARK	FIXTURE	MFR./CATALOG NO.	QUANTITY	REMARKS
SH	SHOWER	AMERICAN STANDARD, EDGEHIERE 1.8 GPM/6.8 L/MIN SHOWER TRIM KIT W/ WATER SAVING SHOWERHEAD.	4	--
LAV	UNDERMOUNT SINK	AMERICAN STANDARD, BOULEVARD UNDER COUNTER SINK	4	--
LAV-1	BATHROOM FAUCET SINK	AMERICAN STANDARD, EDGEHIERE, 4" CENTERSET 2 HANDLE BATH FAUCET, POLISHED CHROME	4	--
WC	WATER CLOSET	AMERICAN STANDARD, CADET, PRO TWO-PIECE, STANDARD HEIGHT ROUND FRONT TOILET LESS SEAT.	4	--
KS	KITCHEN SINK	AMERICAN STANDARD, EDGEWATER 33X22 DOUBLE BOWL, S.S. KITCHEN SINK.	4	--
KS-1	SINK FAUCET	AMERICAN STANDARD, RAVIV, 1-HANDLE PULL-DOWN KITCHEN FAUCET, POLISHED CHROME	4	--

CABINETRY GENERAL SPECIFICATIONS

STYLE	SHAKER
FACE FRAME	3/4" X 1-1/2" SOLID WOOD
DOOR FRAME	HDF
DOOR CENTER	HDF
DOOR FRAME WIDTH	3"
CENTER PANEL BEVELED EDGE	YES
SIDES	1/2" PLYWOOD
TOP & BOTTOM (HALL)	1/2" PLYWOOD
BOTTOM (BASE)	1/2" PLYWOOD
BACK PANEL	3" WIDE X 3/4" THICK PICTURE FRAME BACK WITH 1/4" PLYWOOD CENTER
SHELVES	3/4" PLYWOOD, ADJUSTABLE, METAL SHELF RESTS
BASE CABINET SHELF DEPTH	18"
DRAWER FRONT	5-PIECE
DRAWER BOX	DOVETAIL DRAWER BOXES, 1/2" THICK SOLID WOOD SIDE PANELS, 3/8" THICK PLYWOOD BOTTOM
DRAWER GLIDES	3/4" EXTENSION, SOFT CLOSING, UNDERMOUNT GLIDES
BASE CORNER SUPPORTS	METAL BRACKET REINFORCED CORNERS
OVERLAY	FULL
HINGES	SOFT-CLOSE
CABINET INTERIOR	MELAMINE NATURAL MAPLE INTERIOR
CENTER STILE	NONE
ASSEMBLY METHOD	SCREW, GLUE & STAPLE ASSEMBLY
FINISH	POLYURETHANE UV RESISTANT FINISH
TOE KICK	1/2" THICK, EDGE BANDED
INSTALLATION RAIL	PICTURE FRAME BACK
CABINET PULL	RECTANGULAR METAL PULL 6" CENTER TO CENTER, CHROME

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND/OR ANY LOCAL CODES AND ORDINANCES.
- THE ELECTRICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL EQUIPMENT. CONTRACTOR SHALL NOT SCALE PLANS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY AND ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AS TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION WITH ALL EQUIPMENT IN PROPER WORKING ORDER.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE GENERAL CONTRACTOR.
- IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE SO BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER.
- ALL ELECTRICAL WORK AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR OF DATE OF ISSUE OF SUBSTANTIAL COMPLETION.
- ALL POWER AND CONTROL WIRING SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
- ALL PANELS SHALL HAVE TYPENRITTEN DIRECTORIES INDICATING ALL CIRCUITS.
- LIGHTING FIXTURES INCLUDING LAMPS SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL WIRES AND CABLES SHALL BE COPPER EXCEPT AS INDICATED. WIRES SHALL BE #12 MINIMUM SIZE (CONTROL WIRING SHALL BE #14AWG). WIRE SIZES #10 AND SMALLER SHALL BE THIN SOLID. WIRE SIZES #8 AND LARGER SHALL BE THIN STRANDED.
- CONTRACTOR SHALL PROVIDE TEMPORARY POWER FOR ALL TRADES.
- CONTRACTOR SHALL INSTALL LIGHTING FIXTURES PROVIDED BY OWNER.
- ALL COPPER WATER PIPE SHALL BE ELECTRICAL BONDED AND GROUNDED.
- BALANCE LOADS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ADEQUATE CIRCUITRY AND BREAKER SIZES WHICH ARE REQUIRED BY THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH AND INSTALL APPROVED HARD-WIRED SMOKE DETECTORS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THIS PROJECT.

LIGHTING FIXTURE SCHEDULE (COMMERCIAL SPACE TYP)

CONFIRM SELECTIONS WITH OWNER / ARCHITECT PRIOR TO ORDERING.

TYPE	DESCRIPTION	QUANTITY	LAMPS	REMARKS
A	RECESSED LED (INTERIOR)	32		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$50 PER FIXTURE. MAX. FIXTURE DEPTH 1"
C	EXTERIOR CEILING MOUNTED LIGHT FIXTURE	9		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$200 PER FIXTURE.
EH	EXHAUST FAN	2		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$250 PER FIXTURE.

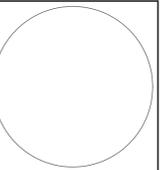
LIGHTING FIXTURE SCHEDULE (RESIDENTIAL TYP SECOND FLOOR)

CONFIRM SELECTIONS WITH OWNER / ARCHITECT PRIOR TO ORDERING.

TYPE	DESCRIPTION	QUANTITY	LAMPS	REMARKS
A	RECESSED LED (INTERIOR W/ REMOTE TRANSFORMER)	36		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$50 PER FIXTURE. MAX. FIXTURE DEPTH 1"
B	CEILING FAN W/ LIGHT	8		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$500 PER FIXTURE.
C	BATHROOM WALL MOUNTED	4		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$200 PER FIXTURE.
D	EXTERIOR CEILING MOUNTED LIGHT FIXTURE	10		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$200 PER FIXTURE.
EH	EXHAUST FAN	4		FOR BIDDING PURPOSES ASSUME AN ALLOWANCE OF \$250 PER FIXTURE.

100% SUBMITTAL
BIDDING ONLY
NOT FOR CONSTRUCTION

907 CAROLINE STREET
KEY WEST, FLORIDA



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Telephone (305) 296-1347
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Bender & Associates
ARCHITECTS
p.c.

Project No: 2205

Date: 10/22/2025

A13

100% SUBMITTAL
BIDDING ONLY
NOT FOR CONSTRUCTION

907 CAROLINE ST LIFE SAFETY CODE CALCULATIONS:
FLORIDA BUILDING CODE 2023, BUILDING

Section 304 Occupancy Classification:
 BUSINESS: Group 'B' (1st floor)
 RESIDENTIAL: Group 'R-2' Residential (2nd floor)
Building Area:
 1st Floor: 2,826 s.f.
 2nd Floor: 2,497 s.f.
 Total: 5,323 s.f.

Table 601 Construction Type: Type V-B construction, sprinklered.
 Primary structural frame: 0 hours.
 Exterior / Interior Bearing walls: 0 hours.
 Exterior Non-bearing walls: 0 hours.
 Interior Non-bearing walls: 0 hours.
 Floor construction / Secondary members: 0 hours.
 Roof construction / secondary members: 0 hours.

Table 503 Allowable Building Heights & Areas (Type V-B sprinklered):

Group	# Stories Allowed	Area Allowed	Bldg. Height
B	3	27,000 sf/floor	60'
R-2	3	21,000 sf/floor	60'

Table 1004.1.2 Occupancy Loads:
 1st Floor: B
 2,826 s.f. / 150 gross = 19 persons
 2nd Floor: R-2
 2,497 s.f. / 200 gross = 12 persons
 TOTAL = 31 persons

Section 707 & 708 Fire Resistant Separations:
 Group: B Separation: Separation between B & R-2 occupancy to be 1-hour.
 R-2 1/2-hour fire resistance rating between units.

Table 1006.2.1 Number of Exits: (sprinklered)
 1st floor: BUSINESS OCCUPANCY = 1 Exit required per space
 Maximum travel distance (100' sprinklered)
 1 Exit provided (each space) 78' travel distance (worst case)
 2nd floor: RESIDENTIAL OCCUPANCY = 1 Exit required per space
 Maximum travel distance (125' sprinklered)
 1 Exit provided (each space) 96' travel distance (worst case)

Table 1006.3.3(2) Number of Exits Required:
 1st floor: BUSINESS OCCUPANCY = 1 Exit required per story
 Maximum travel distance (100' sprinklered)
 2 Exits provided, 78' travel distance (worst case)

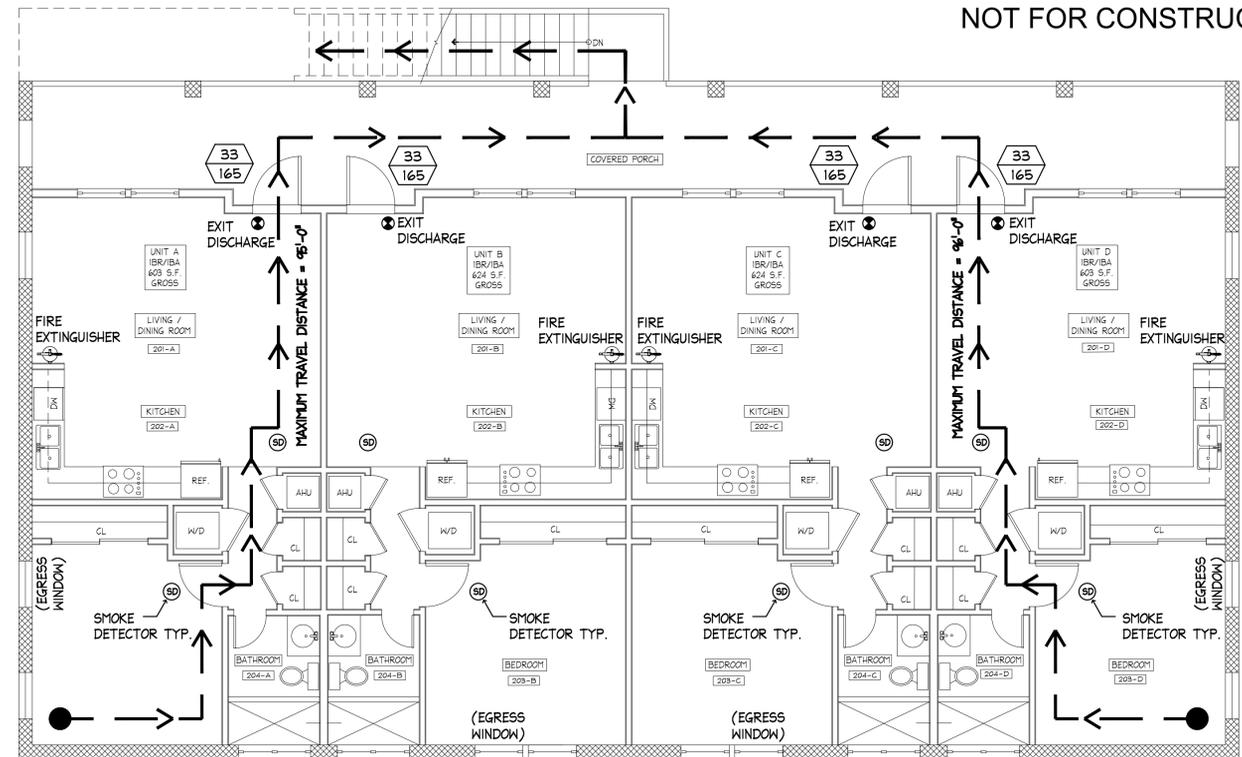
Table 1006.3.3(1) Number of Exits Required:
 2nd floor: RESIDENTIAL OCCUPANCY = 1 Exit required per story
 Maximum travel distance (125' sprinklered)
 1 Exit provided, 96' travel distance (worst case)

Section 1005.1 Egress Width:
 1st Floor: 19 persons x .2" = 4" (33" provided)
 2nd Floor: 12 persons x .2" = 2" (33" provided)

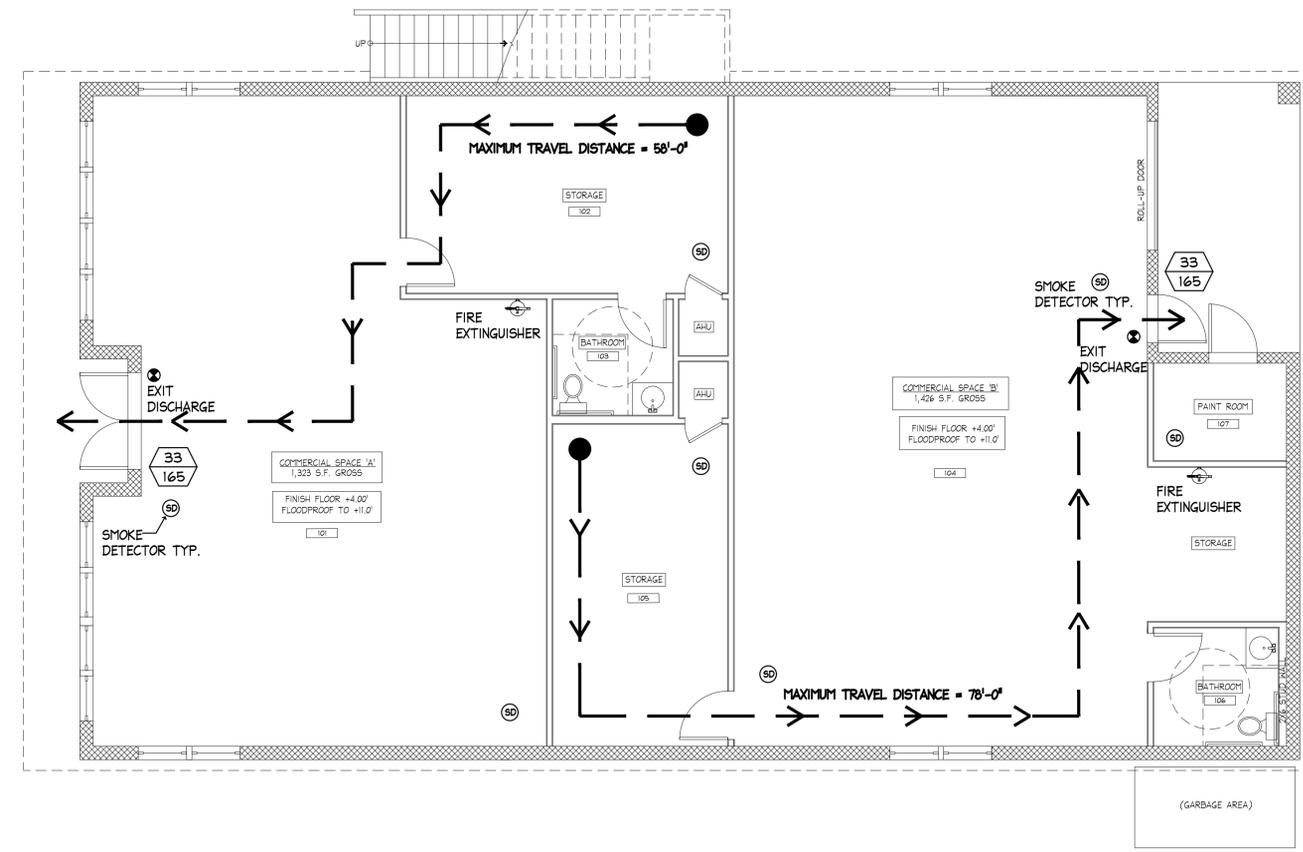
Section 1011 Minimum Stair Width: 36" required. (Exception 1) 44 provided.

LIFE SAFETY SYMBOL LEGEND

SYMBOL	DESCRIPTION
⊕	EMERGENCY EXIT SIGN
33 ←	CLR EGRESS WIDTH (INCHES)
165 ←	EGRESS CAPACITY (# OF PERSONS)
🔥	FIRE EXTINGUISHER (LARSEN MP5-A OR EQUAL).
→	PATH OF EXIT ACCESS



2 PROPOSED LIFE SAFETY SECOND FLOOR PLAN (RESIDENTIAL UNITS)
 LS SCALE: 3/16"=1'-0"



1 PROPOSED LIFE SAFETY FIRST FLOOR PLAN (COMMERCIAL & UTILITY SPACE)
 LS SCALE: 3/16"=1'-0"

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LS

DIVISION 1 - GENERAL REQUIREMENTS

1. The general conditions of the Contract for Construction, AIA Document A201, are a part of this project. Contractors who are not familiar with this document may obtain copies from the Architect, or the office of the American Institute of Architects, Miami, Florida.

2. All work shall be in strict conformity with the Florida Building Code, latest edition, and with all applicable laws, codes, and ordinances of the City, County, State, utility companies and any other governing agencies.

3. The Contract work includes all material, equipment, tools, labor and services necessary for the completion of the project. The Owner has the right to, and expects all work to be completed as expeditiously as quality workmanship shall allow.

4. The Contractor shall procure and pay for all necessary building permits and for inspection services of local authorities where required by law. Meter and impact fees will be paid by the Owner.

5. Notify all utility companies prior to excavation for location of underground utilities, and/or protection or removal of overhead power lines and poles.

6. Provide safety barricades, signals, fences, etc., as required for the safe execution of the work and compliance with local laws.

7. The observation of the Contract work shall be done by the person listed in the Contract agreement as the Architect. In the case that no observation by the Architect is provided in the Contract, the functions of the Architect, wherever called for in the Specifications, shall be exercised by the Owner.

8. The Contractor shall provide a temporary installation of electric service if such service is not available on site. Water service shall be provided for during construction by the Owner, when existing meters are to be used.

9. Materials and Labor

9.1 Submit samples to the Architect for approval of color where required.
9.2 All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.
9.3 Where brand names or manufacturers names appear, they are used to establish a quality of material and/or process. Substitutions will be approved by the Architect if, in his judgment, they constitute an equal material or process.

9.4 All trades shall guarantee all work to be free of defects in materials or workmanship for a period of one (1) year from the date of final acceptance.
9.5 Apply, install, connect, erect, clean, condition, and use all manufactured articles in accordance with the manufacturer's instructions and as shown on the drawings. Provide Owner with all guarantees and maintenance manuals for all appliances and pieces of equipment installed as a part of the Work.

9.6 Provide submittals for Architect approval of any product that is requested to be a substitution or that differs from the specified materials in the contract documents.

9.7 Provide product submittals and relevant shop drawings for Architect approval of all finishes, fixtures, doors, windows, appliances, hardware, casework / cabinetry, paint color, guardrails, handrails, flood panels and accessories.

10. Performance

10.1 By submitting a bid, the bidder agrees and warrants that he has examined the drawings and specifications and found that they are adequate for the proper completion of the project.
10.2 No claims for any extra charges will be allowed because of alleged impossibilities due to inadequate drawings or specifications.

10.3 The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made as per the decision of the Architect.

13. Completion

13.1 All work shall be substantially completed at a time stipulated in the Contract Agreement or in time extended for justifiable delays, if any.
13.2 A building or any other work shall be considered substantially completed when ninety-five percent (95%) of the work is done and the building is ready for occupancy or the premises for use.

DIVISION 2 - SITE WORK

1. Scope: Demolition, excavation, filling and back filling, base course for building slabs and sidewalks, finish grading, and plantings.

2. Related Work Specified Elsewhere: Concrete, masonry, moisture protection.

3. Demolition:

3.01 SCOPE
A. Building Demolition: Items as shown on Demolition drawings.
B. Remove paving and curbs as required to accomplish new work.
C. Within area of new construction, remove foundation walls and footings to a minimum of 2 feet below finished grade.
D. Outside area of new construction, remove foundation walls and footings to a minimum of 2 feet below finished grade.
E. Remove concrete slabs on grade as indicated on drawings.
F. Remove other items indicated, for salvage, relocation, and recycling.
G. Fill excavations, open pits, and holes in ground areas generated as result of removals, using specified fill; compact fill as required so that required rough grade elevations do not subside within one year after completion.

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Comply with applicable requirements of NFPA 241.

3. Use of explosives is not permitted.
4. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
5. Provide, erect, and maintain temporary barriers and security devices.
6. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
7. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
8. Do not close or obstruct roadways or sidewalks without permit.
9. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
10. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.

B. Do not begin removal until receipt of notification to proceed from Architect or Owner's Representative.
C. Do not begin removal until built elements to be salvaged or relocated have been removed.
D. Do not begin removal until vegetation to be relocated has been removed and specified measures have been taken to protect vegetation to remain.

E. Protect existing structures and other elements that are not to be removed.
1. Provide bracing and shoring.
2. Prevent movement or settlement of adjacent structures.
3. Stop work immediately if adjacent structures appear to be in danger.

F. Minimize production of dust due to demolition operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.
G. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.

3.03 SALVAGED ITEMS

A. Salvage items shall include items designated for careful removal, and:
a. storage and reinstallation in the Finished Work; or
b. transportation and delivery to storage location as directed by Owner's Representative.
B. Prior to any demolition work, designated salvage items shall be removed from the existing structure.
C. Removal of salvageable items shall be accomplished by hand labor to the maximum extent possible. Care shall be taken to not damage portions of the existing structure to remain or items identified for salvage.
D. Maintain a complete recording of all salvaged materials including the condition of such materials before, and after, salvage operations.

3.04 EXISTING UTILITIES
A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
B. Protect existing utilities to remain from damage.

C. Do not disrupt public utilities without permit from authority having jurisdiction.
D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Architect, Owner's Representative and Authorities Having Jurisdiction.
E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Architect, Owner's Representative.

F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone; identify and mark utilities to be subsequently reconnected, in same manner as other utilities to remain.

3.05 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
1. Verify that construction and utility arrangements are as shown.
2. Report discrepancies to Architect and Owner before disturbing existing installation.
3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.

B. Remove existing work as indicated and as required to accomplish new work.
1. Remove items indicated on drawings.
2. Protect existing work to remain.
1. Prevent movement of structure; provide shoring and bracing if necessary.
2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
3. Repair adjacent construction and finishes damaged during removal work.
4. Patch as specified for patching new work.

3.06 DEBRIS AND WASTE REMOVAL
A. Remove debris, junk, and trash from site.
B. Remove from site all materials not to be reused on site, unless otherwise indicated on drawings or directed by Architect.
C. Leave site in clean condition, ready for subsequent work.
D. Clean up spillage and wind-blown debris from public and private lands.

4. Excavation:
4.1 Excavate for footings, slabs, etc. as indicated on the drawings and as required for completion of the project.
4.2 All work shall be done in a safe and cautious manner in order to avoid accidents and property damage. The Contractor shall repair or replace property damaged during this or any other phase of the work.

5. Filling and Backfilling:
5.1 Fill all areas as indicated on the drawings or as necessitated in the normal course of the work.
5.2 Backfill against foundations and slab edges with native soils free of organic material or debris. Care shall be taken not to damage waterproofing membranes, insulation, foundation, etc.
5.3 Utility trenches shall be proper width for laying pipe. Avoid sharp breaks or changes in direction. Unstable soil shall be removed and replaced with approved material.
5.4 Compact all backfill to 95% of existing maximum density in 12" lifts.
5.5 Excavated material not suitable or required for back filling shall be redistributed on site or removed, as directed by the Architect.

6. Backfilling for Slabs and Walks:
6.1 Aggregate base material of 1" or less in size uniformly distributed with coarse and fines. Aggregate base shall conform to the following requirements:

Table with 3 columns: Sieve Size (square openings), % passing by weight, and values for 1 inch, 3/4 inch, 1/4 inch, and no. 200.

6.2 All aggregate base courses shall be 4" minimum thickness unless otherwise specified.
6.3 Provide 4" aggregate base course under all concrete slabs on grade.

7. Finish Grading:
7.1 Slope all grades away from the buildings.
7.2 All graded areas to be graded in uniform slopes, free from ridges and mounds.
8. Asphalt concrete paving.
8.1 Type 5-3 asphalt per D.O.T. specifications.
8.2 Type compacted base as appropriate to site and local conditions; Lime Rock or other D.O.T. acceptable material compacted to 95% of ASTM D-1557.

DIVISION 6 - CARPENTRY AND MILLWORK:
1. Scope: All rough and finish carpentry work and millwork as indicated on drawings and specified. The installation of all rough and finish hardware, shelving and trim, hangers and all material necessary to complete all the framing and finish work as shown. Install all blocking, firestops, backing, bridging, etc., for the proper installation of all applied items.

2. Related Work Specified Elsewhere: Toilet room accessories, specialties, finishes.
3. Materials:
3.0 Protection against decay and termites: All wood in this section shall be a naturally durable species resistant to termites or pressure treated. Even when not specifically indicated on the drawings, all framing lumber, sheathing, fascias, casings, and any other lumber used on the exterior of the building shall be pressure treated or naturally decay resistant. Lumber used for framing, plates, etc. on the interior shall also meet this requirement.
3.1 Air dry all dimension and board lumber to maximum 19% moisture content. All lumber to bear association mark, grade, and mill mark per WCLB rules.
3.2 All joists, rafters, ledgers and beams to be pressure treated Southern yellow pine #1 dense. All repetitive framing members and joists shall be minimum 1200 P.S.I. stress graded lumber, after pressure treating. Main roof rafters and beams where shown shall be microlam as manufactured by Truss-Joist Mammilan. Microlam members to be pressure treated.
3.3 Studs, blocking and plates: Southern yellow pine #1 Standard or better, dense, pressure treated.
3.4 Floor sheathing: 3/4" T&G P.T. plywood, unless otherwise noted.
3.5 Wall sheathing: 3/4" C-DX P.T. (Under standard siding), 3/4" CDX P.T. (Under stucco)
3.6 Roof sheathing: 3/4" C-DX exterior APA P.T. plywood.
3.7 Siding: #2 pine 1/2" x 6", pressure treated and kiln dried.
3.8 Exterior trim: 5/4" P.T. Southern Yellow Pine, unless otherwise noted.
3.9 Interior trim: clear fir or as called for on the drawings.
3.10 Shelving may be 3/4" plywood with a 1/8" x 3/4" hardwood glued and nailed to ends and edges exposed to view with all ends and edges sanded and finished.
3.11 Built-in cabinets shall be plastic laminate and/or wood as shown and detailed on drawings. Plastic laminate shall be Formica, Wilsonart, Plonite, or equal.
3.12 Connectors, supports, joist hangers, etc., shall be Simpson, of types as indicated on drawings, all items galvanized.

4. Construction and Workmanship:
4.1 All work shall be braced, plumbed and leveled. All joints shall be true and tight. A sufficient number of nails, screws, and bolts shall be used to insure the rigidity of the construction.
4.2 All millwork shall be carefully erected with tight fitting joints, carefully cut and secured. Exposed nails shall be set and puttied. All work shall be thoroughly cleaned and sanded to receive finish.
4.3 All carpentry work shall conform to Chapter 17 of the Standard Building Code, latest edition.
4.4 Frame grounds, stripping, furring, etc., to receive finish materials as required.
4.5 Provide x-bracing or solid blocking at center line of all framing members over eight feet in length.
4.6 Install all plywood with edges over framing members. Nail plywood siding at 6" O.C. at edges and 12" O.C. at intermediate framing members. Stagger plywood joints.

DIVISION 7 - MOISTURE PROTECTION
1. Scope: Roofing, sheet metal, caulking, insulation.

2. Related Work Specified Elsewhere: Concrete, masonry, filling and backfilling, doors and windows.

3. Materials:
3.1 The Contractor shall submit samples of materials for approval to the Architect as called for.
3.2 All materials shall be delivered bearing the manufacturer's name and brand.
3.3 All single ply membrane roofing shall be of the same manufacturer. Single ply roof shall be as manufactured by Fibertite, or equal single-ply membrane, with a minimum 30 year warranty.
3.4 All flashing, counter-flashing, reglets, etc., shall be galvalume with factory applied paint, or stainless steel where shown on drawings. All flashing, drips, etc., as detailed.
3.5 Subgrade waterproofing shall be black asphaltic emulsion painted onto walls, two coats minimum, or as shown on drawings.
3.6 Caulking or sealant shall be DAP Gold Label Butyl-Flex caulking compound or equal. All caulking shall contain no VOC's (Volatile Organic Compounds) in no case shall caulking or sealant be less than is required for its intended use. Submit manufacturer's data to the Architect when requested. Colors to match adjacent construction.
3.7 Batt insulation shall be minimum R-30 (or as called for in the drawings) at ceilings and R-19 at walls on vertical planes (except as shown on drawings). Batt insulation shall be rock wool or similar NATURAL material. Masonry fill insulation, when required, shall be Vermiculite, Perlite, or equal; min. R-5. All Batt insulations shall. Rigid insulation shall be equal to Celotex Brand Polyisocyanurate closed cell foam insul with aluminum foil facing on one side. Thickness as called for on drawings.

ROOFING:
PART 1 GENERAL
1.1 SECTION INCLUDES
A. Adhered Roofing Systems.

1.2 REFERENCES
A. ASTM International (ASTM):
1. ASTM D6754 - Standard Specification for Ketone Ethylene Ester Based Sheet Roofing.
2. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.
B. American Society of Civil Engineers (ASCE):
1. ASCE 7 - Minimum Design Loads for Buildings and Other Structures.
C. FM Approvals (FM):
1. FM Standard 4470 - Single-Ply, Polymer-Modified Bitumen Deck, Built-Up Roof (BUR) and Liquid Applied Roof Assemblies for use in Class I and Noncombustible Roof Deck Construction.
2. Loss Prevention Data Sheets 1-28, 1-29.
D. FBC - Florida Building Code, Non-High Velocity Hurricane Zone.
E. UL - Fire Resistant Directory.
1. UL-790 - Standard Test Method for Fire Tests of Roof Coverings.
F. Submit under provisions of Project Administrative Requirements.
G. Product Data
1. Storage and handling requirements and recommendations by roofing Manufacturer.
2. Dimensioned shop drawings, including roof plan detailing perimeter enhancement, flashing methods, terminations and acceptance by roofing manufacturer.
3. Safety Data Sheets (SDS) relating to all products, chemicals and solvents.
H. Shop Drawings: Include details of materials, construction and finish. Include relationship with adjacent construction.
I. Warranty: Specimen warranty from roofing manufacturer with building name and street address included on the document.

1.3 SUBMITTALS
A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
B. Product Data:
1. Most recent published technical literature and guide specifications issued by Manufacturer.
2. Preparation instructions and recommendations.
3. Storage and handling requirements and recommendations.
4. Dimensioned shop drawings, including roof plan detailing perimeter enhancement, flashing methods, terminations, and acceptance by Manufacturer.
5. Written approval from Manufacturer confirming any accessories submitted, not manufactured or expressly approved in Fibertite literature are acceptable and compatible with the proposed roofing system.
6. Safety Data Sheets (SDS) relating to all products, chemicals and solvents.
7. Certification that the system specified complies with identifiable building code requirements.

C. Verification Samples: Two representative units of each type, size, pattern and color.
1.4 QUALITY ASSURANCE
A. The roofing systems shall be installed only by a roofing contractor authorized by the specified roofing manufacturer.
B. Roofing contractor's key personnel shall have received specialized training by the roofing manufacturer.
C. Fibertite Roofing Systems shall be installed in accordance with the most current guide specifications and details as amended or authorized by the roofing manufacturer for specific project requirements.
D. A quality assurance inspection of the roof system shall be performed by the roofing manufacturer for acceptance and approval. This inspection shall be performed upon completion and certification by the Contractor that the roofing system has reached one hundred (100) percent completion.

1.5 COORDINATION
A. Prior to installation of materials, a pre-roofing conference shall be held with the roofing contractor and Owner or Owner's Representatives to discuss the specified roofing system, coordinate its proper application and the expectations of all parties involved. The authorized roofing contractor and the Owner's representative shall notify all parties prior to the meeting.
1.6 DELIVERY, STORAGE, AND HANDLING
A. Deliver all materials to the job site in manufacturer's original, unopened containers, with legible labels and in sufficient quantity to allow for continuity of work.
B. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
C. Materials, having been determined by the Owner's representative to be damaged, shall be immediately removed from the construction site and replaced at no cost to the Owner.

1.7 JOB CONDITIONS
A. Safety:
1. Take necessary precautions regarding worker health and safety when using solvents, adhesives.
2. Worker safety is paramount.
3. Comply with OSHA requirements for roof construction and fall protection.
B. Protection:
1. Provide proper protection on newly completed roofing.
2. Protect walls, rooftop units, windows and other components during installation.
C. Additional Precautions:
1. Daily production schedules shall be limited to what can be made one hundred (100) percent watertight at the end of each day, including flashing and night seals.

1.8 DESIGN CONDITIONS
A. Concrete Deck - Florida Building Code Non-IMVZ Approvals (FBC)
1. KEE Single Ply Membrane with Rigid Insulation and Cover Board
a. Fibertite FBC FL#B0-R25, System C-14, C-VB-10.
B. Florida Building Code, Non-High Velocity Hurricane Zone.
C. Energy Star: Roof System shall comply with the initial and aged reflectivity required by the U.S. Federal Government's Energy Star program.
D. LEED: Roof system shall meet the reflectivity and emissivity criteria to qualify for one point under the LEED credit category, SS7.2, Heat Island Effect - Roof.

1.9 WARRANTY
A. Upon Inspection and Acceptance by the roofing manufacturer will issue the preauthorized warranty, subject to the terms and conditions of the specimen warranty and contract documents.
** NOTE TO SPECIFIER ** SELECT APPROPRIATE WARRANTY FOR THE WORK. Delete warranty options not required.

1. Warranty Type:
a. Full System Unlimited/NDL Material and Labor Warranty
b. Capping Cap, Suckers and Overflow Suckers included in Manufacturer Warranty.
2. Time Period:
a. Twenty (20) year warranty.
3. Maintenance Requirements: Provide a set of instructions included detailing preventative maintenance requirements on the part of the building Owner and noting a list of harmful substances that may damage the Fibertite membrane.

1.10 MANUFACTURERS
A. Basis of Design: Fibertite, Seaman Corporation, Web: https://www.fibertite.com

B. Substitutions: Roofing manufacturer must comply in all respects to the specified roofing membrane compliance standards to be considered for equivalency.
C. Requests for substitutions will be considered in accordance with provisions of this Section and Product Requirements.

2.2 MEMBRANE
A. Standards Compliance: ASTM D6754, Current Edition, Standard Specification for Ketone Ethylene Ester (KEE) Sheet Roofing.
B. Field Membrane:
1. Fibertite 50-mil XT Membrane: Nominal fifty (50) mil ketone ethylene ester (KEE) membrane reinforced with six and one-half (6 1/2) ounces per square yard knitted polyester fabric.
C. Flashing Membrane:
1. Fibertite 50-mil XT Membrane: Nominal fifty (50) mil ketone ethylene ester (KEE) membrane reinforced with six and one-half (6 1/2) ounces per square yard knitted polyester fabric.

2.3 ACCESSORY MATERIALS
A. Flashing Adhesive:
Provide FTR-190e adhesive on bareback (non-fleeceback) membranes.
1. 190e Bonding Adhesive: VOC compliant solvent borne, contact (two-sided) bonding adhesive, for bonding non-fleece back Fibertite membranes to properly prepared and preauthorized horizontal and vertical substrates.
B. Fasteners:
Delete ALL fastener types not required.
1. Securing membranes at terminations to structural concrete decks.
a. Fibertite MAGNUM Series: No. 14, buttress threaded, No. 3 Phillips head fastener constructed of case-hardened carbon steel with a reduced diameter drill point and corrosion resistant coating.
C. FTR Stress Plates: Used to anchor membranes at penetrations.
Delete ALL stress plate types not required.
1. FTR Magnum 25: 2.375-inch Barbed Round Stress Plate; 20 gauge galvanized steel.
D. Additional Accessory Components:
1. Flashing Terminations Sealant: FTR-101 Single-component gun-grade polyether.
2. Fabricated Metal Flashing: FiberClad Metal 48 x 120-inch sheets, .040 Aluminum.
3. FTR Non-Reinforced Membrane: Field fabrication membrane, 60 mil non-reinforced vinyl membrane.
4. Walkway and Protection Pads: FTR Trifit Tuff walkway and protection material with slip-resistant design.
5. FTR-Termination Bar Membrane: Flashings resistant and termination seals. 0.125 x 1 x 120 inch 6060-T5 extruded aluminum bar with pre-punched slots, 8 inches on center.
6. Fibertite Seam Cleaner: Fibertite Seam Cleaner is to be used with clean white cotton cloths to clean contamination from the seam areas of the membrane prior to installing.
7. Corners: Fibertite Pre-molded 60mil non-reinforced universal corners.
8. T Joint Covers: Fibertite pre-cut 4 x 4 inches, 60 mil non-reinforced membrane to reinforce areas where three overlapping sheets of membrane intersect.
9. Fort-Lock PMMA Flashing System by Fibertite, Seaman Corporation.
10. Capping Cap: Fibertite Fabricated .050 Aluminum Tapered Capping Cap, standard color
11. Suckers and Overflow Suckers: Fibertite Fabricated .040 Aluminum or FiberClad .040 Aluminum slab fabricated.
12. Collector Heads and Dounspouts: Fibertite Fabricated .050 Aluminum with Kynar 500 Finish, standard color.

2.4 VAPOR RETARDERS
A. Vapor Retarder - Concrete Decks:
1. Modified SBS Base Sheet:
a. FTR SBS Poly 3.7 by Seaman Corporation.
1) ASTM D6164, Type I, Grade 5, Fibertite SBS Membrane.
2. Primer: Fibertite Blackhawk ASTM D41 asphalt primer.
3. Roof Cement: Fibertite Blackhawk asphalt roof cement.

2.5 RELATED MATERIALS
A. Wood Nails: No. 2 or better construction grade lumber.
1. Installation of other types of treated lumber should be verified with a design professional and manufacturer representative.

2.6 INSULATION - CONCRETE DECK
A. Products must be pre-approved in writing by Manufacturer and comply with minimal characteristics and classification listed for the products below:
1. Polyisocyanurate Rigid Insulation: ASTM C1289, Type II, Class I, Grade 2
a. FTR-Value H or FTR-Value A Polyisocyanurate Rigid Insulation.
1) Minimum thickness three and one and one-half (3 1/2) inches
2) Forty-eight (48) by Forty-eight (48) inches in dimension
3) Finished tapered slope at roof line of one-quarter (1/4) inch per foot
4) Tapered crickets slope at one-half inch per foot
5) Compressive Strength: 20psi
6) Standard Reinforced Facer
2. Gypsum Cover Board: ASTM C475
a. Field of Roof
1) USG Securock Gypsum Fiber
2) Minimum thickness five-eighths (5/8) inch
3) Maximum Forty-eight (48) by Forty-eight (48) inches in dimension
b. Parapet Walls for Capping Cap Detail and Surface Mount Counterflashing
1) USG Securock Gypsum Fiber
2) Minimum thickness one-quarter (1/4) inch
3) Maximum Forty-eight (48) by Forty-eight (48) inches in dimension

-- Solvent borne adhesives are not compatible with polystyrene insulation
--

B. Adhesives for Insulation Attachment:
1. Approved Insulation Adhesives:
DELETE Insulation adhesive IF NOT REQUIRED
Select NONE if insulation is being mechanically fastened or loose laid.
a. Polyurethane Adhesive: Either a dual or single component polyurethane, dispensed from a portable pressurized container or traditional foam equipment.
1) Approved Products:
a) FTR-601 ECO Luo (2) part polyurethane foam

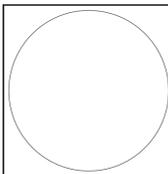
PART 3 EXECUTION
3.1 GENERAL
A. Authorized Roofing Contractor: Ensure strict compliance with manufacturer guide specifications for installation of roofing membrane systems.
1. Provide suitable substrate for proper installation of roofing system, roof insulation and specified components.
2. Coordinate installation ensuring system remains watertight at end of each working day.
B. Application of roofing materials constitutes an agreement that roofing contractor inspected and found the substrate suitable for installation of roofing system.

3.2 SUBSTRATE PREPARATION
A. Roofing Contractor: Verify the deck condition or existing roof construction is suitable for the specified installation.
B. Examine surfaces for inadequate anchorage, low areas that will not drain properly, foreign material, wet insulation, unevenness, or any other defect which would prevent the proper execution and quality application roofing system as specified.
C. Prepared substrate shall be smooth, dry, and free of debris or any other irregularities which would interfere with proper installation.
D. Adhesives will not bond to wet, damp or inadequately cured materials.
E. Do not proceed with any part of the application until all defects and preparation work have been corrected and complete.
F. Structural Concrete:

All Structural Concrete deck assemblies are required to include an approved vapor barrier installed directly to the structural concrete deck.
1. Deteriorated decking shall be repaired or replaced with appropriate materials according to standard industry regulations and practices.
2. Repair any depressions or areas where reinforcing has become exposed.
3. The application of adhesives directly to structural concrete or temporary roofing requires priming prior to application.

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Bender & Associates ARCHITECTS p.c.
Project No: 2205 Date: 10/22/2025
SP1

100% SUBMITTAL BIDDING ONLY NOT FOR CONSTRUCTION



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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 2205
Date: 10/22/2025

SP2

4.1 All windows in exterior walls to be as shown on the window schedule. All windows to be aluminum units, manufactured by CGI, types as shown.

- 4.1.1 Finish: All windows to have factory applied PVDF Kynar finish.
- 4.1.2 Provide all windows with factory-installed screens in aluminum frame with white finish.
- 4.1.3 Glazing: All windows, except as shown, shall be furnished with clear single glazing. Windows 'F' to be furnished with clear impact resistant glazing.

- 5. Glass and Glazing:
 - 5.1 All fixed glass frames shall be as detailed.
 - 5.2 All fixed glass in exterior walls shall be as indicated on drawings, 1/4" min., to withstand impact and wind loads shown on the drawings, but in no case less than required by code.
 - 5.3 Florida Building Code, 2023 edition, shall be the minimum requirement for glass and glazing. Where discrepancies between drawings, specifications, or the code appear, the Contractor shall adhere to the most stringent requirement.
 - 5.4 Florida Building Code, 2023 edition, shall be the governing standard for wind and impact loading of glass, glazing and all related components. Where discrepancies between drawings, specifications, or the code appear, the contractor shall adhere to the most stringent requirement.
 - 5.5 Impact resistant glazing may be laminated glass or lexan, unless specifically detailed or otherwise required by other provisions or the documents.

- 6. Finish Hardware:
 - 6.1 Provide hardware in all cases adequate for the service to which it will be subjected in the course of normal use. Unless otherwise noted herein, all locks shall be keyed as directed by the Owner.
 - 6.2 Submit samples of hardware finishes to the Architect for selection when requested in the drawings.
 - 6.3 In the absence of a hardware schedule, the Contract shall include a bid allowance for the purchase of hardware items of for all openings.
 - 6.4 Install all hardware and related items required for a complete and functioning system.
 - 6.5 For each of the required items of finish hardware, provide from the specified manufacturer or from one of the indicated acceptable substitutes.

Item	Acceptable Manufacturer	Substitute
Butts	Stanley, Taco, National McKinney or Equal	
Locks	Schlage	None
Closers	Sargent	LCN or Norton
Floor Closers	Rixon	None
Panic Bolts	Sargent	Van Duprin
Thresholds	Pernko	Reese
Miscellaneous	Builders Brass	Trimco, Ives

Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

- 7. General Requirements:
 - 7.1 Provide P.T. wood thresholds for exterior doors, as detailed, or premanufactured units when hardware schedules do not specify thresholds.
 - 7.2 Furnish and install weatherstripping at all exterior doors for weathertight seal.
 - 7.3 Leave all labels on glass in place until inspected. After inspection remove all labels and thoroughly clean all glass.
 - 7.4 Protect all aluminum frames and glass from damage. The general Contractor shall be responsible for the removal of protective materials and cleaning with water, or water with soap or household detergent. The general Contractor shall be held responsible for damage resulting from use of other cleaning materials.

- 8. Finish Hardware Schedule:
 - A. Furnish the hardware groups in the amounts indicated on the drawings.

D. Upon completion of all punch list items and final acceptance of the installation, a warranty as authorized by the roofing manufacturer will be issued.
END OF SECTION

DIVISION 9 - FINISHES
1. Scope: Furnish and install all gypsum drywall at partitions and ceilings, painting and ceramic tile as indicated on drawings or specified.
2. Related Work Specified Elsewhere: Carpentry, Plastic Laminat

- 3. Materials, Construction and Workmanship:
 - 3.1 Gypsum Board:
 - 3.1.1 Gypsum board shall be 5/8" type "X" taped and finished. Gypsum board shall have finish facing to receive paint.
 - 3.1.2 Use water resistant gypsum board at toilet rooms and as called for on drawings.
 - 3.1.3 Drywall shall be screw fastened to framing. Drywall screws shall be self-tapping flathead, shielded and designed for use with power driven tools; not less than 1" long.
 - 3.1.4 Furnish and install all gypsum board corner beads, edge guards, trim and metal accessories as required for a complete job, of types as indicated on drawings.
 - 3.1.5 Apply board with edges over framing member.
 - 3.1.6 Soffits and ceilings to be smooth finish or other texture as approved by the Architect. All walls to be light smooth finish or other texture as directed by the Architect.
 - 3.2 Ceramic tile:
 - 3.2.1 Ceramic tile shall be manufacturer's standard glazed tile, unless noted otherwise, with all base, trim, etc., for a complete job. Sizes shall be as called for on the drawings.
 - 3.2.2 Tile shall be as selected by the Architect, and as manufactured by American Clean, Florida Tile, Dallas Ceramic Company, Interpace Corporation or equivalent. Submit samples for approval when requested by the Architect.
 - 3.2.3 Grout shall be white, unless otherwise noted, conforming to the highest quality industry standards.
 - 3.2.4 Ceramic tile shall be thin set, mastic applied or mud set, at the Contractor's option.
 - 3.2.5 Clean tile before final inspection.
 - 3.2.6 All ceramic tile substrate shall be cementitious backer board, Wonderboard or equal.

- 3.3 Painting:
 - 3.3.1 Work covered in this section includes:
 - a. Painting all interior surfaces as called for in the finish schedule.
 - b. Painting all exterior clapboard, trim and soffits.
 - c. Painting all doors, windows and trim.
 - d. Finishing wood flooring with urethane finish.
 - e. Painting exterior gutters and downspouts and any other exposed metal surfaces.
 - f. Painting all interior millwork.
 - g. Painting and finishing any other work requiring finishing, but left unfinished by other people.
 - 3.3.2 Painting materials as manufactured by Benjamin Moore, Sherwin Williams, Dunn-Edwards, Deer-O, or Pittsburgh Paints. Stains as manufactured by Olympic, U.S. Plywood and Moodlife.
 - 3.3.3 Mask as required, lay drop cloths, and generally protect all adjacent surfaces. Properly protect or remove light fixtures, hardware, etc., during painting.
 - 3.3.4 Finish tops, bottoms and edges of doors the same as door faces.
 - 3.3.5 Materials for painting and finishing are based on products of the Benjamin Moore Co., unless noted otherwise.

- 3.4 Flashing:
 - A. Clean vents, pipes, conduits, tubes, walls, and stacks to bare metal. Protrusions must be properly secured to roof deck with approved fasteners.
 - B. Remove and discard lead, pipes and drain flashing. Flash penetrations according to approved details.
 - C. Remove loose or deteriorated cant strips and flashings.
 - D. Flash curbs, parapets and interior walls in strict accordance with approved details.
 - E. All flashings shall be adhered to properly prepared, approved substrates with bonding adhesive or mastic applied in sufficient quantity to ensure total adhesion.
 - F. The base flange of all membrane flashing shall extend out on to the plane of the deck, beyond the wood nailers to a maximum width of eight (8) inches.
 - G. Vertical flashing shall be terminated no less than eight (8) inches above the plane of the deck with approved termination bar and counter-flashings or metal cap flashing.
 - H. Complete all inside and outside corner flashing details with preformed corners or an approved field fabrication detail.
 - I. Probe all seams with a dull, pointed probe to ensure the weld has created a homogeneous bond.
 - J. Install penetration accessories in strict accordance with approved details. Ensure penetration accessories have not impeded in any way the working specification. Refer to the related trade for the technical specification.

- 3.5 METAL FLASHING:
 - A. All perimeter edge details, surface mounted counterflashings are to be a prefabricated counterflashing system supplied by the roofing system manufacturer providing the warranty.
 - B. Enlarge existing or add new overflow scuppers with sizes and quantities required according to the drainage calculations submitted for the roofing permit.
 - C. Ensure all details extend a minimum of two (2) inches lower than the bottom of the wood nailers.
 - D. Fasten all metal flashing to wood nailers or approved substrate with approved fasteners eight (8) inches on center.
 - E. Forti-Lock Liquid Flashing:
 - 1. For aberrant penetrations and pitch pan avoidance, follow Fiber-Tile Forti-Lock guidelines and details for substrate preparation and installation of Forti-Lock liquid flashing on pre-authorized aberrant penetrations.
 - 2. Forti-Lock Metal Primer: is required for all metal tie-ins and applications with high mechanical stresses, on detail work with small contact areas, metal components with large linear thermal expansion or edge metal terminations.
 - F. Pitch Pans:
 - 1. Every reasonable effort shall be made to eliminate the need for pitch pans including the removal of existing pans.
 - 2. In the event of no alternative, fabricate metal pans from clad metal, installed in accordance with roofing manufacturer details, ensuring proper attachment, maintaining a minimum of two (2) inch clearance around the penetration.
 - 3. In the event a minimum of two (2) inch clearance cannot be achieved around the penetration or distance from a wall then a PPHIA flashing system detail needs to be installed instead of a pitch pan.
 - 4. All details with less than a minimum of two (2) inch clearance requires a shop drawing to be approved by the Owner's Representative and approved in writing by the roofing manufacturer that all details comply with the specified warranty.
 - 5. Pitch Pans shall be filled with non-shrinking grout to within one (1) inch of the top of the pan. Allow the grout to dry and fill remainder of the pan with pourable urethane sealant.
 - 6. Pitch Pans and the sealant will require periodic maintenance by the building Owner's maintenance personnel.

Interior Drywall (to be painted):
Primer (1) Coat B.M. Fresh Start 100% Acrylic Primer
Topcoat (2) Coats. Nails - B.M. AURA Premium Acrylic Latex Semi-Gloss (or as shown on drawings), Ceilings - B.M. AURA Matte Finish

Interior Wood Trim & Millwork (to be painted):
Primer (1) Coat B.M. Fresh Start 100% Acrylic Primer
Topcoat (2) Coats. B.M. AURA Acrylic Semi-Gloss (or as shown on drawings)
3.3.6 Undercoats and Thinners:

- 1. Provide undercoat paint produced by the same manufacturer and use only as the finish paint.
- 2. Use only the thinners recommended by the paint manufacturer and use only to the recommended limits.
- 3. Insofar as practicable, use undercoat, finish coat and thinner materials as parts of a unified system of paint finish.

- 3.3.7 Acceptance of bases: The Painting Contractor shall be responsible for the finish of his work and shall not start painting until the surfaces are in proper condition to receive paint. If the Contractor considers any surfaces unsuitable to a degree that they cannot be corrected by scraping or sanding, he shall report this to the Architect or the Owner before applying any materials to same. Starting his own work shall be considered an acceptance of the surface.
3.3.8 Preparation of surfaces: Prepare wood surfaces by sealing all knots with QD 30 knot sealer. Putty nailholes, cracks, and blemishes and sand rough areas before applying second coat of paint. Clean oily or greasy surfaces. Remove rust by scraping or sanding.
3.3.9 All surfaces to be painted must be free of dirt and dust before painting.
3.3.10 All workmanship shall be of a professional quality with paint spread evenly without runs. Colors shall be as selected by the Architect or the Owner, and shall conform to the approved sample.
3.3.11 Nailholes and imperfections shall be neatly puttied after the first coat. Putty shall be colored to match the color of the surface to which it is applied.
3.3.12 Enamels, varnishes and exterior oil paints shall be allowed to dry at least 48 hours between coats. Interior paints shall be allowed to dry at least 24 hours between coats.
3.3.13 Paint shall be applied in the following number of coats:
(See schedule above)
3.4.3 All tile shall be installed in accordance with the manufacturer's recommendations, using an adhesive recommended for the particular floor condition.
3.4.4 After the floor is laid and prior to final acceptance, the floor shall be cleaned, waxed and machine buffed.

- 5. General Requirements:
 - 5.1 Furnish and install all work for this section as indicated.
 - 5.2 Furnish and install flashing wherever indicated on drawings and wherever required to maintain the integrity of the roof.
 - 5.3 Furnish and install caulking wherever indicated and as required for weather tight seal.
 - 5.4 After completing the roofing installation, the roofing and sheet metal contractor shall remove all excess materials and all trash and debris caused by his work.
 - 5.5 The roofing subcontractor shall inspect all work in place for compatibility with specified roofing systems and materials, and for any defects of the deck, and state his findings to the Architect.
 - 5.6 Roofing systems shall use the products of the same manufacturer unless specifically allowed by the roofing manufacturer in writing.

DIVISION 8 - DOORS, WINDOWS AND GLAZING, HARDWARE
1. Scope: Furnish and install all doors, windows, glass and glazing, hardware, frames and miscellaneous items as required for a complete project, as indicated on drawings, specified or otherwise necessitated by the work.
2. Related Work Specified elsewhere: Caulking

- 3. Doors and Frames:
 - 3.1 Wood doors shall be solid core, or panel, as indicated on drawings, of sizes and types as indicated.
 - 3.2 Wood frames shall be pine or Douglas fir, appearance grade, as detailed.
 - 3.3 Aluminum metal doors are to be as specified in the door schedule, manufactured by CGI Windows.
 - 3.4 Finish: All doors to have factory applied PVDF Kynar finish.
 - 4. Windows

- e. Welding shall be performed only by qualified personnel to ensure the quality and continuity of the weld. Contaminated areas within a seam will inhibit proper welding and will require a membrane patch or strip.
- 2. Hot Air Hand Welding:
 - a. The lap or seam area of the membrane may be intermittently tack welded to hold the membrane in place.
 - b. The back interior edge of the membrane shall be welded first, with a thin, continuous weld to concentrate heat along the exterior edge of the lap during the final welding pass.
 - c. The nozzle of the hand-held hot air welder shall be inserted into the lap at a forty-five (45) degree angle to the lap. Once the polymer on the material begins to flow, a hand roller shall be used to apply pressure at a right angle to the tip of the hand welder. Properly welded seams shall utilize a one and one-half (1.5) inch wide nozzle, to create a homogeneous weld, a minimum of one and one-half (1.5) inch in width.
 - d. Smaller nozzles may be used for corners, and other field detailing, maintaining a minimum one (1) inch weld.
- 3. Automatic Hot Air Machine Welding:
 - a. Proper welding of the Fiber-Tile Membrane can be achieved with a variety of automatic welding equipment.
 - b. Follow all manufacturers' instructions for the safe operation of the automatic welder.
 - c. Follow local code requirements for electric supply, grounding and surge protection.
 - d. The use of a dedicated, portable generator is highly recommended to ensure a consistent electrical supply, without fluctuations that can interfere with weld consistency.
 - e. Properly welded seams shall utilize a one and one-half (1.5) inch wide nozzle, to create a homogeneous weld, a minimum of one and one-half (1.5) inch in width.

- E. Inspection:
 - 1. The Job Foreman or supervisor shall initiate daily inspections of all completed work which shall include but not limited to, the probing of all field welding with a dull pointed instrument to assure the quality of the application and ensure that any equipment or operator deficiencies are immediately resolved.
 - 2. Ensure all aspects of installation including sheet layout, attachment, welding and flashing details are in strict accordance with the most current manufacturer recommendations.
 - 3. Excessive patching of field seams because of inexperienced or poor workmanship will not be accepted at time of final inspection for warranty acceptance.
 - 4. Any deviation from pre-approved specifications or details requires written authorization from the roofing manufacturer prior to application to avoid any warranty disqualification.
 - 5. It is the Contractor, job foreman, supervisor, or quality control personnel's responsibility to perform a final self-inspection on all seams prior to requesting the inspection for warranty issuance by the roofing manufacturer.
- F. T-Joint Cover Installation:
 - 1. Installation of T-Joint Covers is mandatory on roofing systems nominal 50 mill or greater.
 - 2. Install T-Joint Covers, centered and aligned so edges are parallel to roof system seams.
 - 3. The T-Joint Cover shall be one hundred (100) percent welded.

- 3.7 FLASHING:
 - A. Clean vents, pipes, conduits, tubes, walls, and stacks to bare metal. Protrusions must be properly secured to roof deck with approved fasteners.
 - B. Remove and discard lead, pipes and drain flashing. Flash penetrations according to approved details.
 - C. Remove loose or deteriorated cant strips and flashings.
 - D. Flash curbs, parapets and interior walls in strict accordance with approved details.
 - E. All flashings shall be adhered to properly prepared, approved substrates with bonding adhesive or mastic applied in sufficient quantity to ensure total adhesion.
 - F. The base flange of all membrane flashing shall extend out on to the plane of the deck, beyond the wood nailers to a maximum width of eight (8) inches.
 - G. Vertical flashing shall be terminated no less than eight (8) inches above the plane of the deck with approved termination bar and counter-flashings or metal cap flashing.
 - H. Complete all inside and outside corner flashing details with preformed corners or an approved field fabrication detail.
 - I. Probe all seams with a dull, pointed probe to ensure the weld has created a homogeneous bond.
 - J. Install penetration accessories in strict accordance with approved details. Ensure penetration accessories have not impeded in any way the working specification. Refer to the related trade for the technical specification.

- 3.8 METAL FLASHING:
 - A. All perimeter edge details, surface mounted counterflashings are to be a prefabricated counterflashing system supplied by the roofing system manufacturer providing the warranty.
 - B. Enlarge existing or add new overflow scuppers with sizes and quantities required according to the drainage calculations submitted for the roofing permit.
 - C. Ensure all details extend a minimum of two (2) inches lower than the bottom of the wood nailers.
 - D. Fasten all metal flashing to wood nailers or approved substrate with approved fasteners eight (8) inches on center.
 - E. Forti-Lock Liquid Flashing:
 - 1. For aberrant penetrations and pitch pan avoidance, follow Fiber-Tile Forti-Lock guidelines and details for substrate preparation and installation of Forti-Lock liquid flashing on pre-authorized aberrant penetrations.
 - 2. Forti-Lock Metal Primer: is required for all metal tie-ins and applications with high mechanical stresses, on detail work with small contact areas, metal components with large linear thermal expansion or edge metal terminations.
 - F. Pitch Pans:
 - 1. Every reasonable effort shall be made to eliminate the need for pitch pans including the removal of existing pans.
 - 2. In the event of no alternative, fabricate metal pans from clad metal, installed in accordance with roofing manufacturer details, ensuring proper attachment, maintaining a minimum of two (2) inch clearance around the penetration.
 - 3. In the event a minimum of two (2) inch clearance cannot be achieved around the penetration or distance from a wall then a PPHIA flashing system detail needs to be installed instead of a pitch pan.
 - 4. All details with less than a minimum of two (2) inch clearance requires a shop drawing to be approved by the Owner's Representative and approved in writing by the roofing manufacturer that all details comply with the specified warranty.
 - 5. Pitch Pans shall be filled with non-shrinking grout to within one (1) inch of the top of the pan. Allow the grout to dry and fill remainder of the pan with pourable urethane sealant.
 - 6. Pitch Pans and the sealant will require periodic maintenance by the building Owner's maintenance personnel.

- 3.9 EXPANSION JOINTS:
 - A. Flash all expansion joints in accordance with authorized details. Fasten all expansion joint material according to Fiber-Tile specifications. Ensure the expansion material has sufficient material to expand to the widest point in expansion without causing undue stress on the expansion joint material.
 - B. If the expansion joint is a preformed system, the manufacturer, description and a drawing illustrating the method of installation must be included when the (FTR-PIN) is submitted.
- 3.10 SEALANTS:
 - A. Apply authorized sealants to all surface mounted counterflashings and per project requirements. Sealants are to shed water while following all manufacturer installation guidelines.
 - B. Use primer when recommended by the roofing system manufacturer.

- 3.11 TEMPORARY SEALS:
 - A. At the end of each working day or at the sign of rain, install temporary, one hundred (100) percent watertight seals where the completed new roofing adjoins the uncovered deck or existing roof surface.
 - B. The authorized roofing Contractor shall create and maintain the temporary seal in such a
 - C. If water is allowed to enter beneath the newly completed roofing, the affected areas shall be removed and replaced at no additional expense to the building Owner.
 - D. Prior to the commencement of work, cut out and remove all contaminated membrane, insulation, roof cement or sealant and properly dispose of offsite.
- 3.12 WALKWAYS:
 - A. Walkways and protection pads shall be installed in identical locations to the layout in the approved shop drawings based on the Bid Document roof plan.
 - B. Walkway Installation:
 - 1. Roofing membrane to receive walkway material shall be clean and dry.
 - 2. Cut and position the walkway material as directed by the specifications or agreement.
 - 3. Hot air weld the entire perimeter of the walkway to the previously cleaned roofing membrane. Avoid excessive heating of the walkway material to prevent scorching the underlying roofing membrane.

- 3.13 COMPLETION:
 - A. Remove all debris, excess materials and scrap of any kind from the roof and surrounding premises prior to demobilization.
 - B. Inspect all field welds, detailing and terminations to ensure a one hundred (100) percent watertight installation.
- 3.14 FINAL INSPECTION FOR WARRANTY:
 - A. Upon completion of the project, the authorized roofing contractor shall complete and submit the manufacturer required completion and inspection reports.
 - B. Upon receipt of the notice of completion, a roofing manufacturer technical representative will schedule an inspection with a representative of the authorized roofing contractor to thoroughly review the installation and verify compliance with specifications.
 - C. Any corrections or modifications necessary for compliance with the specifications and acceptance for warranty will be noted on the final inspection.

- 4. When insulation system is to be installed using an approved adhesive.
 - a. Cracks and or corner differentials greater than 3/16 inch shall be repaired using an appropriate cementitious grout or fill and feathered to promote a smooth transition.
 - b. All surface irregularities shall be leveled to ensure complete contact with the decking for insulation bonded in approved adhesives.

- 3.3 WOOD NAILERS:
 - A. Install pressure treated lumber at same heights as insulation layer or adjacent construction plus or minus one-quarter (1/4) inch. Install continuous treated wood nailers at all perimeters, around roof projections and penetrations as shown in approved details.
 - B. Wood Nailers Installed Directly on the Substrate: Carefully examine substrates to confirm the entire area provides a suitable fastening surface.
 - C. Nailers to be installed and anchored in such a manner to resist a force of two hundred fifty (250) pounds per linear foot, of wood blocking in any direction.
 - D. Nailers along parapets, curbs and expansion joints are required.

- 3.4 VAPOR RETARDERS:
 - A. General:
 - 1. Approved vapor retarder, when required or specified, shall be applied only to properly prepared and preapproved substrates.
 - 2. Install no more than can be covered or made one hundred (100) percent watertight during the same working day.
 - 3. Vapor retarders to be installed starting at the low point of the roof deck.
 - 4. Vapor retarder shall be side lapped, a minimum of three (3) inches and properly shingled to shed water to the roof drains.
 - B. Vapor Barrier - Concrete Deck:
 - 1. Prime deck prior to the application according to manufacturer recommendations after the roof is removed.
 - 2. Install FTR Poly 3.7 SBS Base Sheet using a torch applied application to adhere one ply to the entire surface of the concrete deck and flashings.
 - 3. Shingle in direction of slope of roof to shed water on each area of roof to drains.

- 3.5 ROOF INSULATION INSTALLATION:
 - A. General:
 - 1. The finished tapered slope at the single ply membrane must be a minimum of one-quarter (1/4) inch per foot in all directions to the primary drainage.
 - 2. Insulation Boards: Maximum four (4) x four (4) feet.
 - 3. Gypsum Coverboards: Maximum four (4) x four (4) feet.
 - 4. Install insulation with minimum joint dimensions and tightly butted where possible.
 - a. Maximum joint widths: three-eighths (3/8) inch.
 - b. Damaged Corners: Cut out and replaced with an insulation piece a minimum of twelve (12) by twelve (12) inches. Pieces that are cut from larger panels and are smaller than one square foot are not acceptable.
 - 5. Install no more than can be covered during the same working day.
 - 6. Taper roof insulation to drain surges using tapered edge strips.
 - a. If insulation layer is one and one-half (1.5) inches or less, taper twelve (12) inches from primary scuppers.
 - b. If insulation thickness exceeds one and one-half (1.5) inches, taper eighteen (18) inches from drain bowl.
 - c. Taper boards or pieces must be adhered or mechanically fastened with a minimum of two fasteners per board.
 - 7. When a cover board or multiple layers are installed, each layer must be offset from the previous layer a minimum of twelve (12) inches on center.
 - 8. At the end of each working day, provide a watertight cover on all unused insulation as to avoid moisture penetration.
 - Edit the following paragraphs as required FOR SUBSTRATE:
 - A. Adhered Insulation and Cover Board - Concrete Deck:
 - 1. Polyurethane Foam Adhesive:
 - a. Adhesive shall be applied only to properly prepared and pre-approved substrates, free of any debris, dirt, grease, oil or moisture.
 - b. The minimum product temperature at time of application shall be seventy (70) degrees F.
 - c. Adhesives shall not be applied when surface or ambient temperatures are below forty (40) degrees F or above one hundred ten (110) degrees F.
 - d. Insulation shall be fully bonded to the substrate with a maximum board size of forty-eight (48) x forty-eight (48) inches.
 - e. Insulation shall be set into a continuous one-half (1/2) inch bead of adhesive at a minimum rate required by the manufacturer.
 - f. Adhesive rates are to be increased in roof perimeter and corner zones according to specific project requirements and manufacturer's design recommendations.
 - g. Place the boards onto the adhesive beads and walk on the boards, spreading the adhesive for maximum contact.
 - h. A second walking may be required after 10 minutes to ensure maximum contact and bond strength.

- 3.6 INSTALLATION OF MEMBRANES:
 - A. Quality Control:
 - 1. It is the responsibility of the roofing contractor to initiate and maintain a Quality Control program to govern all aspects of the installation.
 - 2. The project foreman or supervisor will be responsible for the daily execution of the Quality Control program which will include but is not limited to the supervision, inspection and probing of all heat welded seams incorporated within roofing system.
 - 3. If inconsistencies in quality of the application of the composite, membrane or welds are found, work shall cease until corrective actions are taken to ensure the continuity the installation.
 - B. General:
 - 1. Coordinate work ensuring that sequencing of installation promotes a one hundred (100) percent watertight installation at the end of each day.
 - 2. Roofing systems to be designed in accordance with ASCE Standard 7, current edition.
 - 3. Restrictions regarding outside ambient air temperature are relative only to the exposure limits of the workers or adhesives when necessary.
 - 4. Curing or drying time of the adhesive will be affected by ambient temperatures and must be taken into consideration.
 - 5. Humidity can affect the drying time of solvent borne adhesives or cause condensation to form on the newly applied adhesive.
 - 6. No moisture may be present on the adhesives prior to mating or application of membranes.
 - 7. Adhered membrane systems are to be broomed in place first and then completed by pressing the membrane into the adhesive with a weighted, foam-covered laun roller or fifty (50) lb linoleum roller. Laun rollers should be filled with between six (6) and eight (8) gallons of water.
 - 8. Roofing systems shall only be installed over properly prepared and sound substrates, free from excessive surface roughness, dirt, debris and moisture.
 - C. Roofing Membrane Fully Adhered to Insulation - Concrete Deck:
 - 1. Single Ply KEE Membrane Adhered with Bonding Adhesive:
 - a. Position the roofing membrane and fold the sheet to allow a workable exposure of the underside of the sheet.
 - b. Apply a one hundred (100) percent continuous coat of bonding adhesive to the exposed bottom side of the membrane and a mirrored area of the substrate.
 - c. The amount of membrane and substrate that can be coated with adhesive will be determined by application method, ambient temperature, humidity and available manpower.
 - d. Adhesive may be applied by spraying and back rolling or just rolling. Do not dump adhesive or pour from the cans.
 - e. Roller applied adhesive shall utilize a solvent resistant three-eighths (3/8) inch nap roller, spreading the adhesive to ensure a smooth, even one hundred (100) percent coverage of the substrate and membrane.
 - f. Spray applied adhesive must be spread out by roller to ensure a smooth, even one hundred (100) percent coverage of the substrate and membrane with no voids, skips, globs, puddles or similar irregularities.
 - g. Adhesive coverage should average one hundred (100) square feet per gallon of applied adhesive with a 50 sq. ft. per gallon, net coverage, plus or minus 10 percent, for the membrane and substrate combined.
 - h. Allow the adhesive to dry or cure to a point of being tacky, but not stringy to the touch on both surfaces. Do not allow adhesive to completely dry out on either surface.
 - i. When sufficiently cured, carefully maneuver the glued portion of the membrane onto the glued substrate surface, avoiding any wrinkles or air pockets.
 - j. Broom the adhered portion of the membrane to ensure full contact and complete the bonding process by firmly pressing the bonded membrane into place with a weighted, foam-covered, laun roller.
 - k. Repeat the process for the remaining unbonded portion of the membrane, lapping subsequent, adjacent rolls of membrane a minimum of 3 inches, ensuring proper shingling of the membrane to shed water along the laps.
 - 1. No adhesive shall be applied to the lap seam areas of the membrane. Areas contaminated with adhesive are difficult to clean, will impair proper welding of the seams and require a membrane patch or strip.
 - m. Do not use bad or marginal adhesives. Contact the Manufacturer if the quality of the adhesive is suspect.
 - D. Welding:
 - 1. General:
 - a. Field seams exceeding ten (10) feet in length shall be welded with an approved automatic welder.
 - b. Field seams must be clean and dry prior to initiating any field welding.
 - c. Remove foreign materials from the seams including dirt and oils with Acetone or authorized alternative.
 - d. Use clean white cotton cloths and allow approximately five (5) minutes for solvents to dissipate before initiating the automatic welder. Do not use denim or synthetic rags for cleaning.

GENERAL NOTES

- 100. DESIGN CRITERIA
100.1 DESIGN BUILDING CODE:
A. FLORIDA BUILDING CODE, EIGHTH EDITION (2023)
100.2 DESIGN LOADS:
A. LIVE LOAD
LIVING AREAS 40 PSF
CORRIDORS ABOVE FIRST FLOOR 60 PSF
PARTITIONS 15 PSF
GROUND FLOOR 100 PSF
MECHANICAL 150 PSF
STAIRS 100 PSF
B. HANDRAIL AND GUARD LOAD
UNIFORM LOAD (ANY DIRECTION) 50 PLF
CONCENTRATED LOAD (ANY DIRECTION) 200 LB.
100.3 WIND LOAD (ASCE/SEI 7-22)
ULTIMATE DESIGN WIND SPEED (Vult) 180 MPH
NOMINAL DESIGN WIND SPEED (Vasd) 140 MPH
RISK CATEGORY II
EXPOSURE CATEGORY C
ENCLOSURE CLASSIFICATION ENCLOSED
INTERNAL PRESSURE COEFFICIENT (Gcpi) +/- 0.18
USE COMPONENTS AND CLADDING DESIGN WIND PRESSURE TABLE AND DIAGRAM
110. GENERAL
110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON KEISTER WEBB STRUCTURAL ENGINEERS LLC CADD SYSTEM...
110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES...
110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS...
110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS...
110.5 THE METHOD AND FREQUENCY OF ATTACHING MECHANICAL EQUIPMENT UNITS...
110.6 UNLESS OTHERWISE INDICATED, STRUCTURAL COMPONENTS SUPPORTING MECHANICAL EQUIPMENT...
110.7 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC...
110.8 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES...
110.9 STRUCTURAL WORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL NOTES...
120. SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS
120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY KEISTER WEBB STRUCTURAL ENGINEERS LLC...
A. REINFORCING STEEL FOR CONCRETE AND MASONRY.
B. CONCRETE DESIGN.
C. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS.
D. PRECAST CONCRETE COMPONENTS.
E. CONCRETE FORMWORK FOR STRUCTURAL CONCRETE MEMBERS.
F. PRE-FABRICATED STAIRS, PLATFORMS, HANDRAILS AND GUARDS.
G. LADDERS.
120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED...
120.3 ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION...
120.4 THE CONTRACTOR SHALL DESIGN AND SUBMIT CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA...
A. CONCRETE FORMWORK FOR STRUCTURAL CONCRETE MEMBERS.
B. PREFABRICATED STAIRS, PLATFORMS, HANDRAILS AND GUARDS.
C. LADDERS.
D. PRECAST CONCRETE COMPONENTS.
120.5 THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS OR PORTIONS THEREOF INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC...

- 120.6 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED)...
120.7 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT...
200. FOUNDATIONS - GENERAL
200.1 FOUNDATIONS HAVE BEEN DESIGNED UTILIZING THE FOLLOWING "PRESUMPTIVE LOAD BEARING VALUES OF SOILS" INDICATED IN SECTION 1806 OF THE 2009 INTERNATIONAL BUILDING CODE:
A. ALLOWABLE FOUNDATION PRESSURE = 2000 PSF
200.2 NO BACKFILLING AGAINST FOUNDATION WALLS SHALL BE PERMITTED UNTIL SUPPORTING STRUCTURAL ELEMENTS HAVE BEEN PLACED...
200.3 THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS...
200.4 THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION...
200.5 CONCRETE SLABS ON GRADE HAVE BEEN DESIGNED TO BEAR ON COMPACTED SUBGRADE SOILS...
200.6 PROVIDE FLEXIBLE SHEET MEMBRANE VAPOR RETARDER BETWEEN THE CONCRETE FLOOR SLAB AND THE COMPACTED BEARING SOILS...
210. SHALLOW FOUNDATIONS
210.1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRITERIA ESTABLISHED IN NOTE 200.1.
210.2 SPREAD FOOTINGS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOILS OR PROPERLY COMPACTED FILL...
210.3 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE...
210.4 UNLESS OTHERWISE SHOWN ON DRAWINGS, STEP SHALLOW FOUNDATIONS BELOW ALL SANITARY AND WATER LINES...
210.5 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER...
230. AUGERED CONCRETE PIERS
230.1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRITERIA ESTABLISHED IN THE GEOTECHNICAL REPORT PER NOTE 200.1.
230.2 AUGER CAST GROUT PILES SHALL BE 16" DIAMETER 40-TON CAPACITY COMPRESSION AND 10 TON CAPACITY TENSION WITH 4-#7 VERTICAL AND #3 TIES AT 14" ON CENTER.
230.3 A HIGHER PILE CAPACITY MAY BE PERMITTED IF VERIFIED THROUGH FIELD TESTING AND DOCUMENTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE...
230.4 MINIMUM 6'-0" EMBEDMENT INTO CAP ROCK TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.
230.5 THE AUGERED CONCRETE PIER CONTRACTOR SHALL SUBMIT EVIDENCE TO THE ENGINEER THAT HE HAS BEEN ENGAGED IN THE SUCCESSFUL INSTALLATION OF AUGERED CONCRETE PIERS FOR AT LEAST FIVE YEARS.
230.6 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE...
300. REINFORCED CONCRETE
300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE...
300.2 MINIMUM DESIGN COMPRESSION STRENGTH (fc) REQUIRED AT 28 DAYS:
A. FOUNDATIONS 4000 PSI
B. WALLS AND BEAMS 5000 PSI
C. INTERIOR TOPPING 5000 PSI
D. EXTERIOR TOPPING 5000 PSI
E. EXTERIOR SLABS ON GRADE 4000 PSI
F. EXTERIOR ELEVATED SLABS AND STAIRS 5000 PSI
G. COLUMNS 5000 PSI
300.3 MAXIMUM WATER TO CEMENTITIOUS MATERIALS RATIO:
A. FOUNDATIONS 0.55
B. WALLS AND BEAMS 0.45
C. INTERIOR TOPPING 0.45
D. EXTERIOR TOPPING 0.45
E. EXTERIOR SLABS ON GRADE 0.55
F. EXTERIOR ELEVATED SLABS AND STAIRS 0.45
G. COLUMNS 0.45

- 300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I, II OR III...
300.5 THE CONTRACTOR SHALL BE PERMITTED TO FURNISH CONCRETE MIXES UTILIZING PORTLAND CEMENT OR BLENDED HYDRAULIC CEMENT SUPPLEMENTED WITH FLY ASH, NATURAL POZZOLAN, SLAG CEMENT AND/OR SILICA FUME...
300.6 MIXING WATER SHALL CONFORM TO ASTM C1602.
300.7 ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26.4.1.4.1 OF ACI 318.
300.8 ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE-CONTAINING COMPOUNDS AS A FUNCTIONAL INGREDIENT.
300.9 LIMIT WATER SOLUBLE CHLORIDE ION CONTENT IN CONCRETE FROM ALL SOURCES TO 0.15 PERCENT BY WEIGHT OF CEMENT FOR NONPRESTRESSED CONCRETE AND 0.06 PERCENT BY WEIGHT OF CEMENT FOR PRESTRESSED CONCRETE.
300.10 REINFORCEMENT
A. DEFORMED BARS (CHROMX0) ASTM A1035, GRADE 100
B. DEFORMED BARS STAINLESS STEEL ASTM A955, GRADE 60
C. DEFORMED BARS (WELDABLE) ASTM A706, GRADE 60
D. DEFORMED (HOT-DIP GALVANIZED) ASTM A767, GRADE 60
E. WELDED WIRE REINFORCING (HOT-DIP GALVANIZED) ASTM A1064
300.11 COVER FOR CAST-IN-PLACE CONCRETE REINF., UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS (REFER TO ACI 117 FOR ALLOWABLE CONSTRUCTION TOLERANCES):
A. FOUNDATIONS & GRADE BEAMS 3"
B. COLUMNS & PEDESTALS (OVER VERT. REINF.) 2"
C. BEAMS (OVER MAIN REINF.) 2"
D. SLABS CAST AGAINST EARTH 2" FOR 4" SLABS; DEPTH#3 FOR SLABS GREATER THAN 4".
E. ELEVATED SLABS AND STAIRS (TOP) 1-1/2"
F. ELEVATED SLABS AND STAIRS (BOTTOM) 1-1/2"
G. WALLS 1-1/2"
300.12 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:
A. WELDED WIRE REINFORCING 8"
B. ALL OTHERS CLASS "B" TENSION, CASE "1" MINIMUM, UNO
300.13 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:
SIZE 4000 PSI 5000 PSI
#3 (#10) 24 19 22 17
#4 (#13) 32 25 29 22
#5 (#16) 40 31 36 28
#6 (#19) 48 37 43 33
#7 (#22) 70 54 63 49
#8 (#25) 80 62 72 55
#9 (#29) 91 70 81 63
#10 (#32) 102 79 91 70
#11 (#36) 113 87 101 78
300.14 SPLICES IN TOP REINFORCEMENT SHALL BE LOCATED AT MIDSPAN AND SPLICES IN BOTTOM REINFORCEMENT SHALL BE LOCATED OVER SUPPORTS, UNLESS NOTED OTHERWISE.
300.15 TOP BARS IN BEAMS SHALL TERMINATE IN A CLASS "B" TENSION SPLICE OR HOOK AT DISCONTINUOUS END.
300.16 PARALLEL REINFORCEMENT PLACED IN TWO OR MORE LAYERS SHALL HAVE A CLEAR DISTANCE BETWEEN LAYERS OF 1" UPPER LAYER BARS SHALL BE PLACED DIRECTLY ABOVE BARS IN THE BOTTOM LAYER.
300.17 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE...
300.18 ALL TIES/SIRRUPS SHALL HAVE 135 DEGREE BENDS UNLESS OTHERWISE APPROVED BY ENGINEER.
300.19 PROVIDE 1/2" PREMOULDED EXPANSION MATERIAL WHERE SLAB ON GRADE IS POURED AROUND COLUMNS AND AGAINST WALLS UNLESS OTHERWISE SHOWN ON DRAWINGS.
300.20 CONTRACTION JOINTS FOR SLABS-ON-GRADE SHALL BE SPACED AS INDICATED ON THE SLAB PLAN OR NO MORE THAN 16'-0" ON CENTER WHEN NOT INDICATED ON DRAWINGS...
300.21 CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED...
300.22 PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS...
300.23 THE CONTRACTOR SHALL SUBMIT A CONCRETE POUR SCHEDULE SHOWING LOCATION OF ALL PROPOSED CONSTRUCTION JOINTS FOR REVIEW BY STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.
300.24 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI 301 TO THE STRUCTURAL ENGINEER FOR REVIEW.
300.25 ALL EXTERIOR ELEVATED CONCRETE, INTERIOR SLAB ON GRADE CONCRETE AND CONCRETE TOPPING SHALL CONTAIN CRYSTALLINE WATERPROOFING ADMIXTURE AT MANUFACTURER'S RECOMMENDED DOSAGE...
350. CONCRETE/MASONRY ANCHORS
350.1 ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).
350.2 THE "HAS-E THREADED ROD" SHALL CONFORM TO ISO 898 CLASS 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI...
350.3 ALL SCREW ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HILTI KWIK HUS-EZ" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

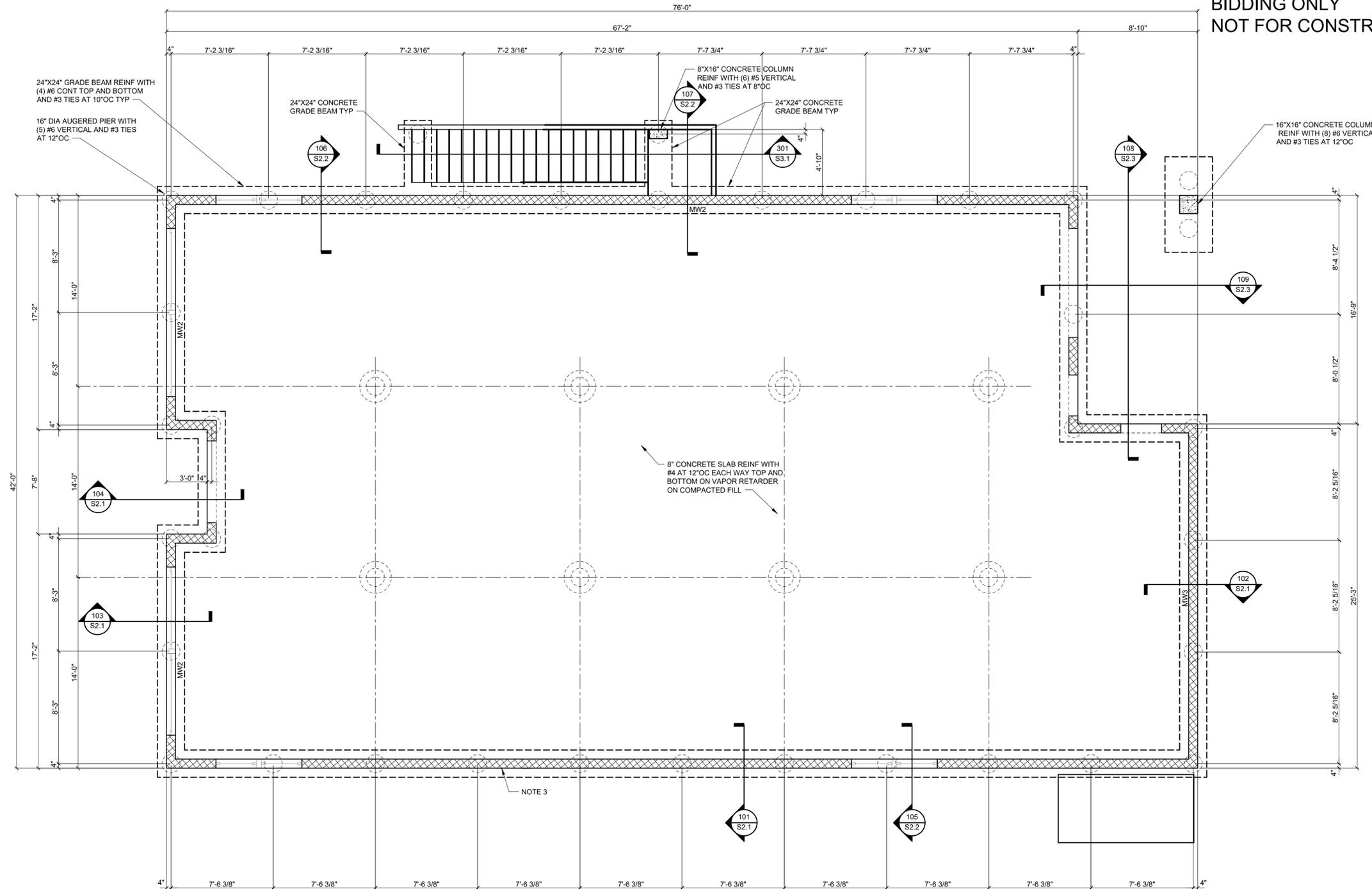
- 300.26 THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING LABORATORY, SUBJECT TO THE APPROVAL OF THE OWNER, TO SAMPLE AND TEST CONCRETE AT THE POINT OF PLACEMENT PER ACI 301...
A. RECORD THE TEMPERATURE AND PERFORM ONE SLUMP TEST PER ASTM C 143 FOR EACH 10 CY OF CONCRETE PLACED.
B. CAST AND LABORATORY CURE SIX (6) CONCRETE COMPRESSIVE STRENGTH TEST CYLINDERS IN ACCORDANCE WITH ASTM C 31 FOR EACH 50 CY OF EACH CLASS OF CONCRETE OR FRACTION THEREOF PLACED PER DAY...
340. PRECAST CONCRETE
340.1 ALL STRUCTURAL PRECAST CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318, LATEST EDITION) AND COMMENTARY (ACI 318R, LATEST EDITION)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE...
340.2 PRECAST HOLLOW CORE ROOF SLABS SHALL BE CAPABLE OF SUPPORTING THE FOLLOWING SUPERIMPOSED LOADS AT THE SPANS SHOWN ON THE DRAWINGS:
A. DEAD LOADS 25 PSF
B. ROOF LIVE AND SNOW LOADS PER DESIGN CRITERIA GENERAL NOTES
340.3 PRECAST HOLLOW CORE FLOOR SLABS SHALL BE CAPABLE OF SUPPORTING THE FOLLOWING SUPERIMPOSED LOADS AT THE SPANS SHOWN ON THE DRAWINGS:
A. DEAD LOADS (INCLUDING TOPPING) 60 PSF
B. PARTITIONS PER DESIGN CRITERIA GENERAL NOTES
340.4 PROVIDE 1/8" CONTINUOUS HARDBOARD STRIPS AT ALL LOCATIONS WHERE PRECAST MEMBERS BEAR DIRECTLY ON CONCRETE OR MASONRY SURFACES.
340.5 PROVIDE 1" COMPRESSIBLE MATERIAL AT THE TOP OF ALL NON-BEARING WALLS UNDER PERPENDICULAR PRECAST UNITS.
340.6 STRUCTURAL PRECAST CONCRETE MEMBERS SHALL BE DESIGNED FOR THE LOADS INDICATED ABOVE AND IN "DESIGN CRITERIA" SECTION OF THE GENERAL NOTES AND SHALL BE SUBJECT TO THE FOLLOWING DEFLECTION CRITERIA:
A. ROOF MEMBER IMMEDIATE DEFLECTION DUE TO LIVE LOAD SHALL NOT EXCEED 1/160 OF THE SPAN.
B. FLOOR MEMBER IMMEDIATE DEFLECTION DUE TO LIVE LOAD SHALL NOT EXCEED THE SPAN/360.
C. THE SUM OF THE LONG-TERM DEFLECTION (INCLUDING THE EFFECTS OF CAMBER AND CREEP/SHRINKAGE) DUE TO SUSTAINED LOADS PLUS THE IMMEDIATE DEFLECTION DUE TO ADDITIONAL LIVE LOADS APPLIED AFTER ATTACHMENT OF NON-STRUCTURAL ELEMENTS SHALL NOT EXCEED THE SPAN/360.
D. THE LONG-TERM DEFLECTION MULTIPLIERS USED IN ESTIMATING THE LONG-TERM DEFLECTIONS OF STRUCTURAL PRESTRESSED PRECAST CONCRETE MEMBERS SHALL CONFORM TO THOSE PROVIDED IN CHAPTER 4 OF THE "PCI DESIGN HANDBOOK (MNL 120, LATEST EDITION)" PUBLISHED BY THE PRECAST/PRESTRESSED CONCRETE INSTITUTE.
E. THE LONG-TERM DEFLECTION MULTIPLIERS USED IN ESTIMATING THE LONG-TERM DEFLECTIONS OF STRUCTURAL NON-PRESTRESSED PRECAST CONCRETE MEMBERS SHALL CONFORM TO THOSE PROVIDED IN CHAPTER 9 OF "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318, LATEST EDITION) AND COMMENTARY (ACI 318R, LATEST EDITION)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.
340.7 STRUCTURAL PRECAST CONCRETE MEMBERS AND THEIR CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA...
A. DISTRIBUTION OF DESIGN LOADS AND HANDLING FORCES.
B. COMPLIANCE WITH DEFLECTION CRITERIA.
C. COMPLIANCE WITH THE MINIMUM STRUCTURAL INTEGRITY PROVISIONS OF ACI 318/ACI 318R AND ANY OTHER MORE STRINGENT DESIGN PROVISIONS REQUIRED BY THE CONTRACT DOCUMENTS.
D. CONNECTION AND BEARING DESIGN, INCLUDING PROVISIONS FOR MEMBER INSTALLATION, MEMBER TOLERANCES, AND MEMBER RESTRAINT.
340.8 UNLESS OTHERWISE NOTED OR SPECIFIED, ERECTION AND PRODUCT TOLERANCES FOR STRUCTURAL PRECAST CONCRETE MEMBERS SHALL CONFORM TO THOSE PROVIDED IN THE "PCI DESIGN HANDBOOK (MNL 120, LATEST EDITION)" PUBLISHED BY THE PRECAST/PRESTRESSED CONCRETE INSTITUTE.
340.9 THE JOINTS OF ADJACENT PRECAST HOLLOW CORE FLOOR AND ROOF SLABS SHALL BE CAPABLE OF TRANSFERRING 1000 LBFT OF DIAPHRAGM SHEAR PARALLEL TO THE SLABS...
340.10 THE GROUT KEY BETWEEN ADJACENT SLAB UNITS SHALL HAVE SUFFICIENT SURFACE AREA TO DEVELOP 5400 LB OF ULTIMATE FORCE...
340.11 AT LOCATIONS WHERE RIGID BEARING PADS ARE INDICATED, PROVIDE 1/8" CONTINUOUS TEMPERED HARDBOARD STRIPS...
340.12 PROVIDE 1" COMPRESSIBLE MATERIAL AT THE TOP OF ALL NON-BEARING WALLS UNDER STRUCTURAL PRECAST CONCRETE UNITS.
340.13 PRECAST CONCRETE MANUFACTURING PLANT SHALL BE CERTIFIED BY THE PRESTRESSED CONCRETE INSTITUTE PLANT CERTIFICATION PROGRAM...
350. CONCRETE/MASONRY ANCHORS
350.1 ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).
350.2 THE "HAS-E THREADED ROD" SHALL CONFORM TO ISO 898 CLASS 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI...
350.3 ALL SCREW ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HILTI KWIK HUS-EZ" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

- 350.4 ALL ADHESIVE ANCHORS FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HILTI HIT-HY 270 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).
350.5 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS...
420. MASONRY
420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 602/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY.
420.2 ALL MASONRY WORK TO BE EXECUTED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS FOR COLD WEATHER CONSTRUCTION OF THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 602/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY WITH THE FOLLOWING ADDITION TO THE REQUIREMENTS OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.8-C: FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F, THE TEMPERATURE OF THE NEWLY LAID MASONRY OR NEWLY GROUTED MASONRY SHALL BE MAINTAINED ABOVE 32 DEGREES F FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN TMS 602/ACI 530.1/ASCE 6.
420.3 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE M OR S...
420.4 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:
A. COMPRESSIVE STRENGTH (Fc) OF GROUT = Fm AS INDICATED BELOW BUT NOT LESS THAN 2,000 PSI.
B. SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.
C. MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404).
420.5 LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO PORTLAND CEMENT CONFORMING TO ASTM C90, TYPE I LIME CONFORMING TO ASTM C207, MORTAR CEMENT CONFORMING TO ASTM C1329, AND MASONRY CEMENT CONFORMING TO ASTM C91.
420.6 PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM C90...
420.7 MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF MASONRY: Fm 2000 PSI
420.8 HORIZONTAL JOINT REINFORCING FOR ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE GALVANIZED TRUSS OR LADDER TYPE DUR-O-WAL, OR EQUIVALENT AS APPROVED BY THE ENGINEER...
420.9 FULL BED AND HEAD JOINTS SHALL BE USED.
420.10 ALL MASONRY WALLS SHALL BE SECURELY BRACED UNTIL FLOOR OR ROOF SYSTEM HAS BEEN INSTALLED AND HAS BECOME CAPABLE OF STABILIZING THE WALLS.
420.11 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.
420.12 GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.
420.13 PROVIDE FINE GROUT PER ASTM C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2".
420.14 PROVIDE CONTROL JOINTS IN MASONRY CONSTRUCTION PER THE TYPICAL DETAILS...
A. ALIGN CONTROL JOINTS IN CONCRETE MASONRY BACKUP FOR MULTI-WYTHE AND CAVITY WALLS TO MATCH LOCATIONS IN MASONRY VENEER...
B. CONTROL JOINTS SHALL BE AT A MAXIMUM SPACING OF 24 FEET ON CENTER...
C. LOCATE CONTROL JOINTS AT MAJOR HEIGHT CHANGES...
D. CONTROL JOINTS IN PARAPETS SHALL BE SPACED AT 15 FEET ON CENTER...
E. CONTROL JOINTS SHALL BE A MINIMUM WIDTH OF 3/8" AND SHALL UTILIZE COMPRESSIBLE MATERIAL...
420.15 PROVIDE CLEAN OUT AND INSPECTION HOLES AT BOTTOM OF MASONRY WALL...
420.16 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60...
420.17 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60...
#3 (#10) 15"
#4 (#13) 20"
#5 (#16) 25"
#6 (#19) 30"
420.18 MASONRY COURSING SHOWN IN SECTION IS APPROXIMATE...
420.19 BRICK VENEER ANCHORS SHALL BE PROVIDED PER ACI 530 AND SHALL BE SPACED NOT MORE THAN 16" O.C. HORIZONTALLY OR VERTICALLY WITH ADDITIONAL ANCHORS PROVIDED WITHIN 8" OF OPENINGS AND SPACED NOT MORE THAN 16" AROUND PERIMETER.

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FOUNDATION AND SLAB PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. FINISH FLOOR EL 0'-0" = +4.00'.
 2. TOP OF GRADE BEAM EL -1'-4".
 3. 8" CMU WITH #5 AT 16" OC AT WALL END AND CORNERS. FILL ALL CELLS WITH 3000 PSI GROUT.

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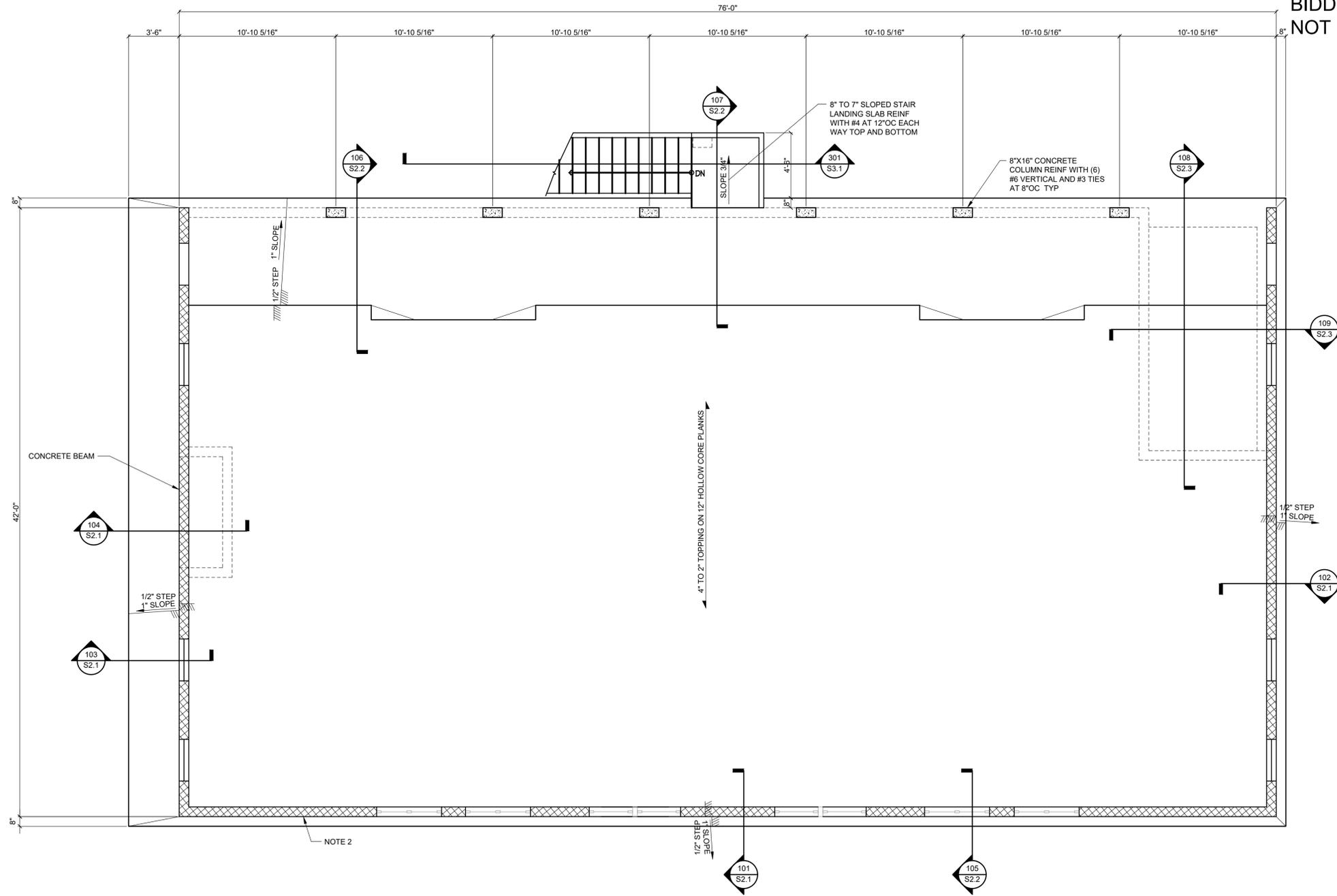
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SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- NOTES:
1. FINISH FLOOR EL +11'-6".
 2. 8" CMU WITH #5 AT 16" OC AT WALL END AND CORNERS. FILL REINFORCED CELLS WITH 3000 PSI GROUT.

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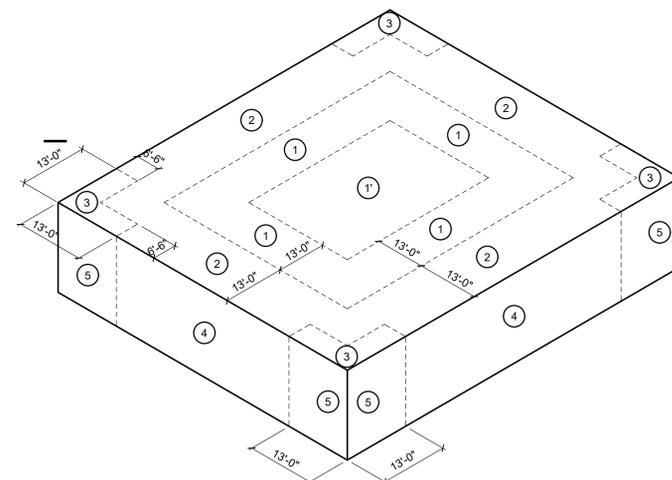
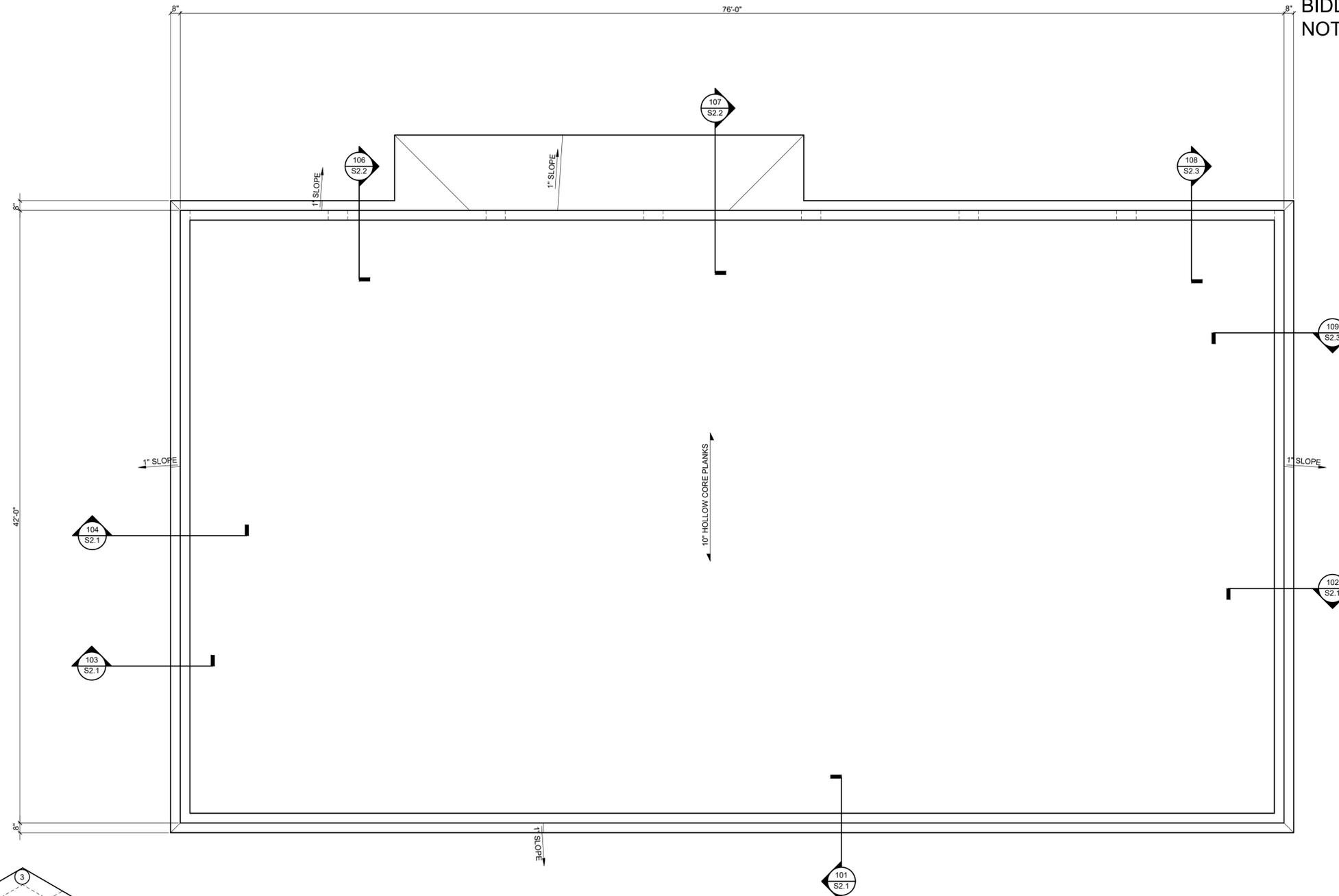
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**COMPONENTS AND CLADDING
ZONE DIAGRAM**



ROOF FRAMING PLAN

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

NOTES:

1. TOP OF HOLLOW CORE AT BEARING EL +21'-6".
2. TOP OF PARAPET EL +23'-6".

EFFECTIVE AREA (SF)	ROOF ZONE					WALL ZONE			PARAPET ZONE	
	ALL ZONES	1	2	3	4	5	4	5		
10	+31	-70	-121	-160	-218	+70	-76	-93	-237	-295
20	+29	-70	-113	-150	-198	+67	-73	-87	-224	-272
50	+27	-70	-103	-136	-170	+63	-69	-79	-205	-239
100	+25	-70	-95	-126	-150	+60	-66	-73	-192	-230

NOTES:

1. POSITIVE WIND PRESSURES ACT TOWARDS THE BUILDING SURFACE. NEGATIVE WIND PRESSURES ACT AWAY FROM THE BUILDING SURFACE.
2. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN, THE PRESSURE ASSOCIATED WITH THE LOWER EFFECTIVE AREA SHALL BE USED.
3. TABULATED COMPONENT AND CLADDING PRESSURES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DESIGN BUILDING CODE PER NOTE 100.1 BASED ON THE ULTIMATE DESIGN WIND SPEED (V_U) PER NOTE 100.3A AND SHOULD BE USED IN CONJUNCTION WITH ASCE 7-16 LOAD COMBINATIONS. TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPLYING BY 0.5.
4. WALL ZONE 5 APPLIES TO THE WALL AREA WITHIN 13 FEET OF BUILDING CORNERS. WALL ZONE 4 APPLIES TO THE REMAINING WALL AREA BETWEEN THE LIMITS OF ZONE 5.

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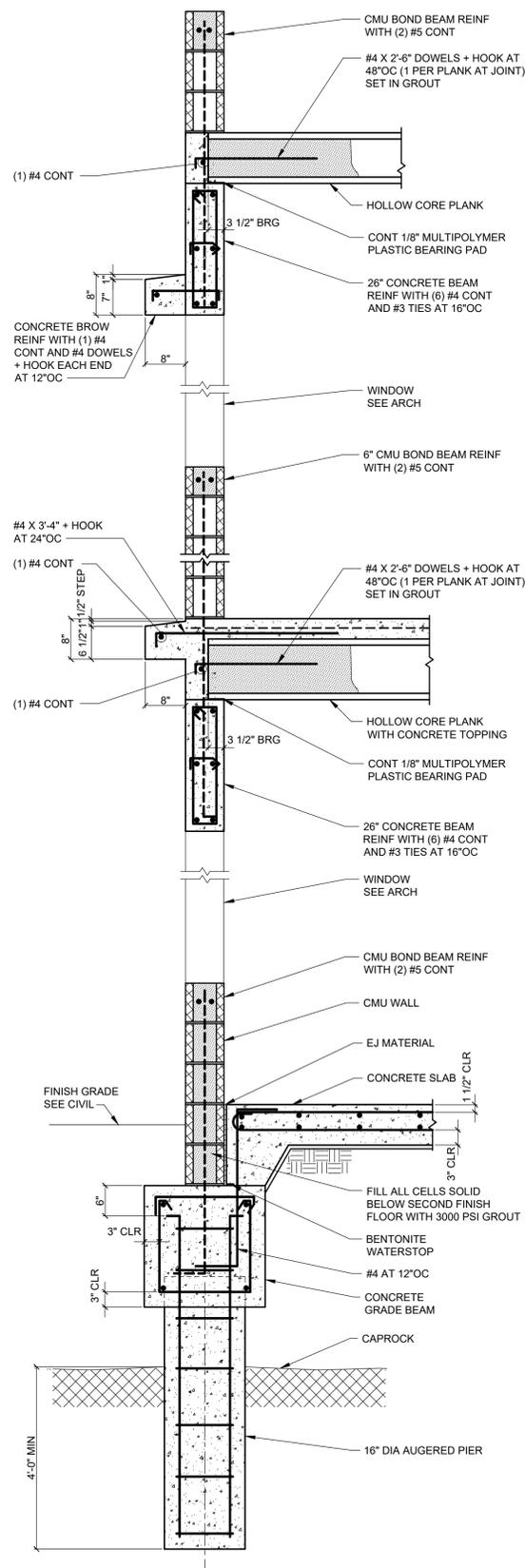
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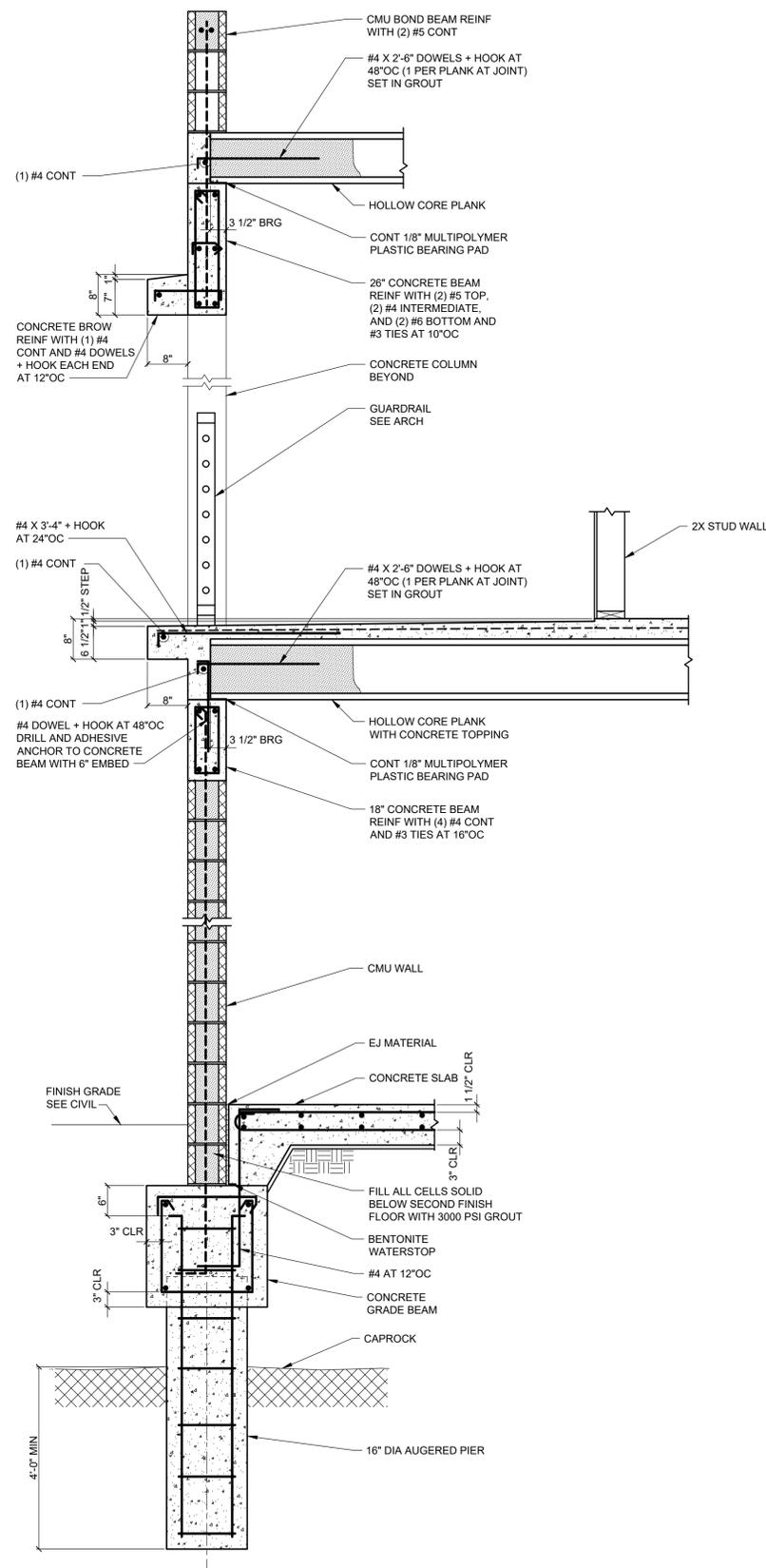
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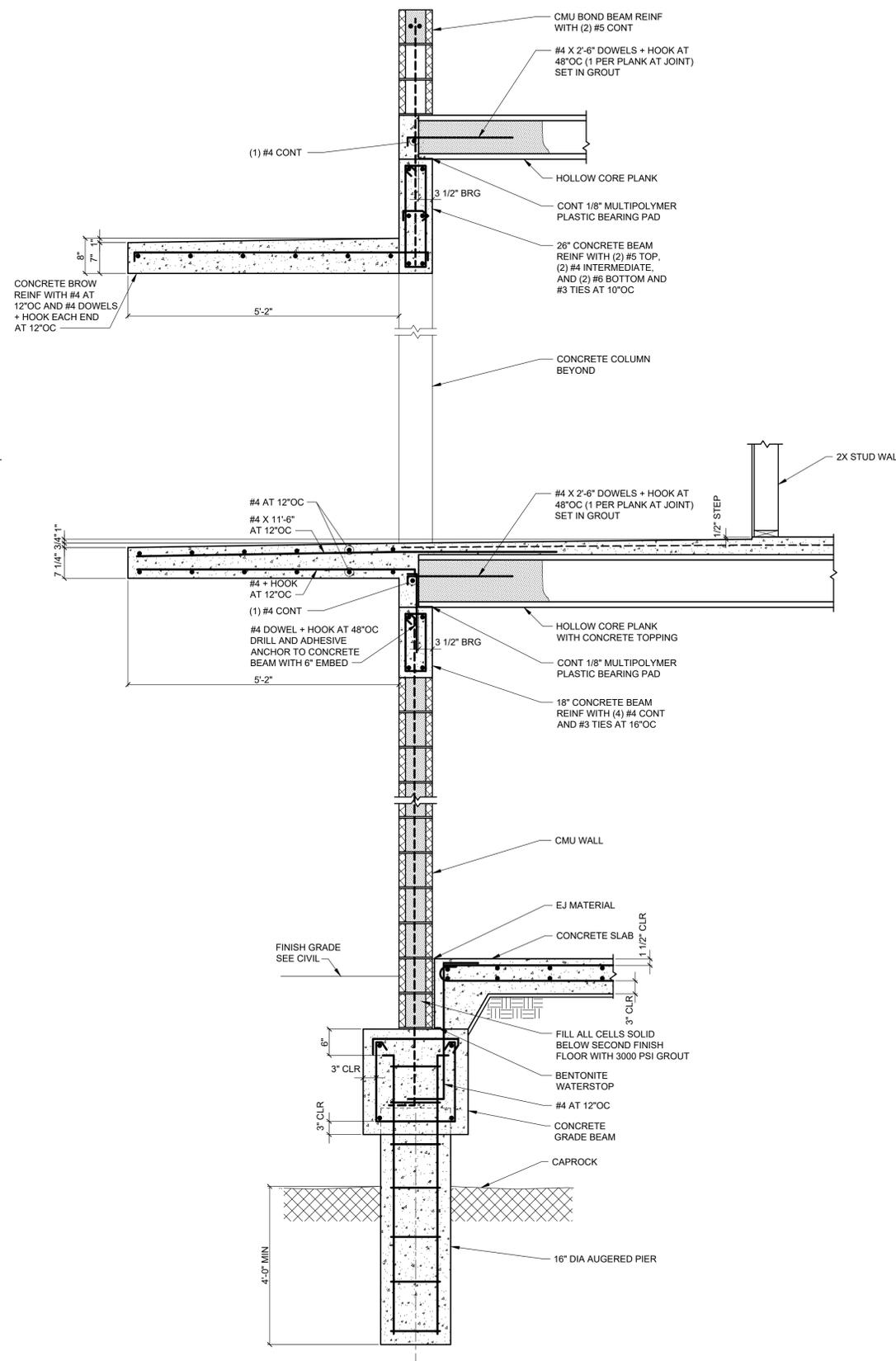
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SECTION 105
 SCALE: 3/4" = 1'-0"



SECTION 106
 SCALE: 3/4" = 1'-0"



SECTION 107
 SCALE: 3/4" = 1'-0"

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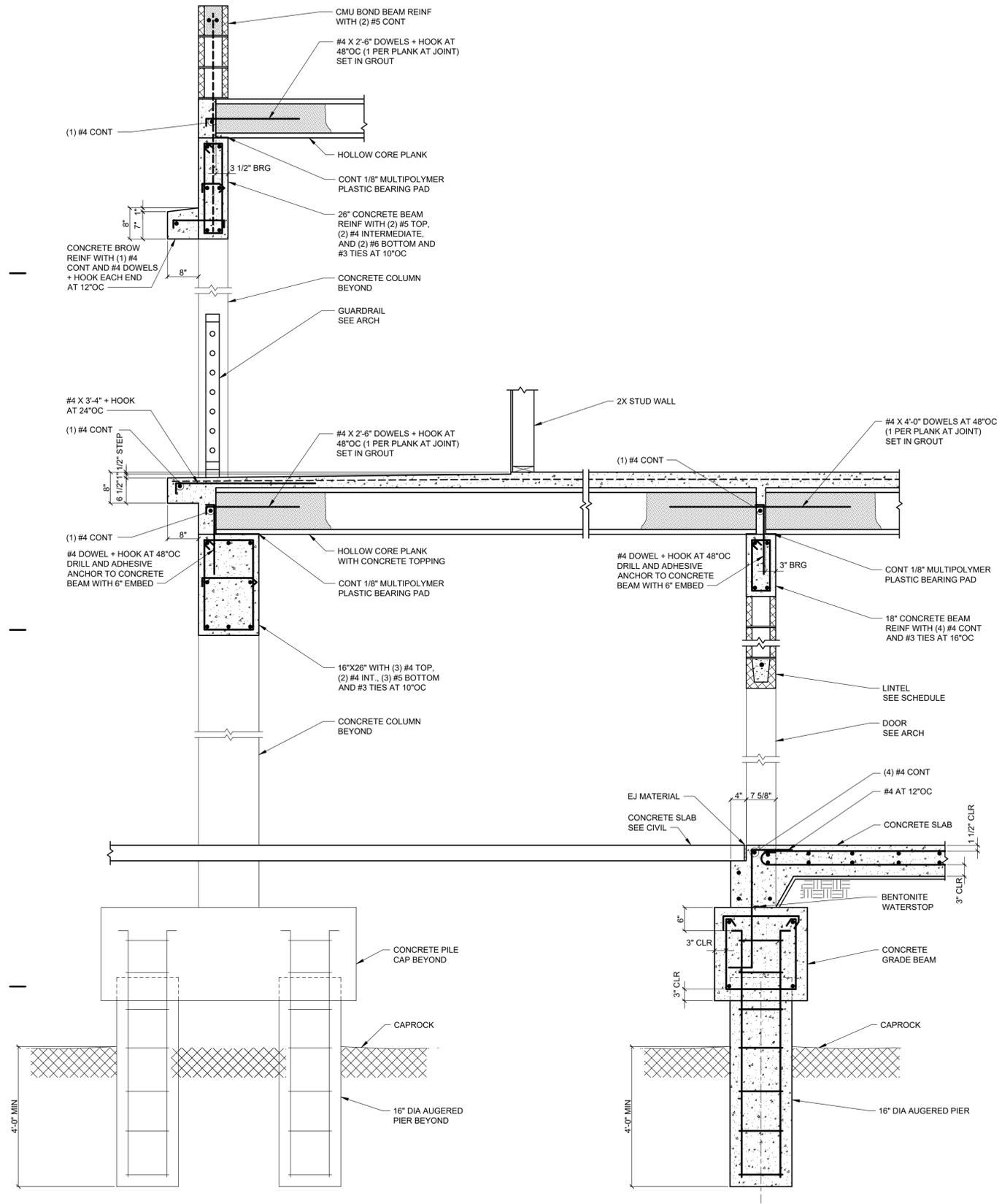
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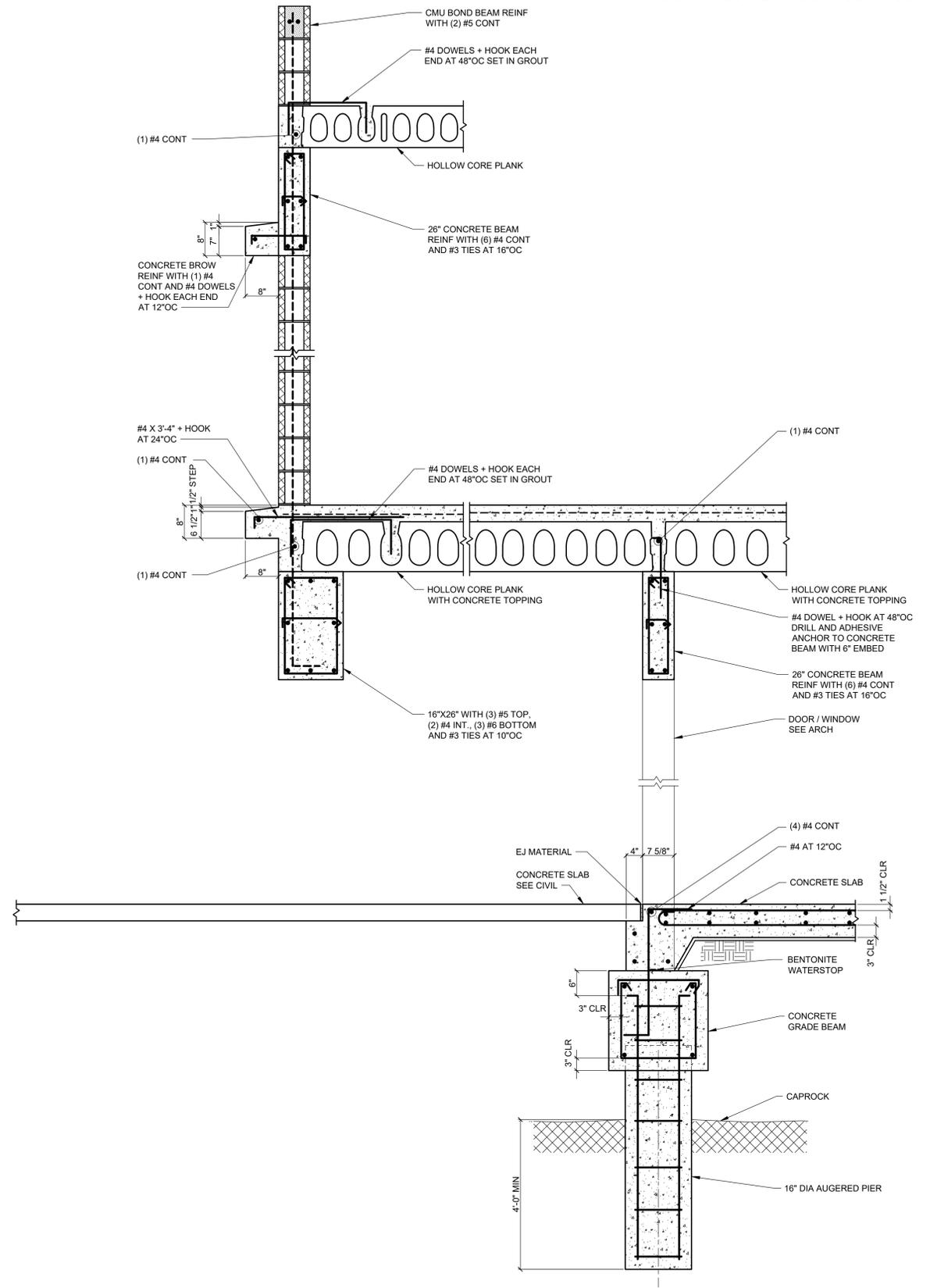
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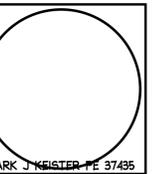


SECTION 108
SCALE: 3/4" = 1'-0"
S2.3



SECTION 109
SCALE: 3/4" = 1'-0"
S2.3

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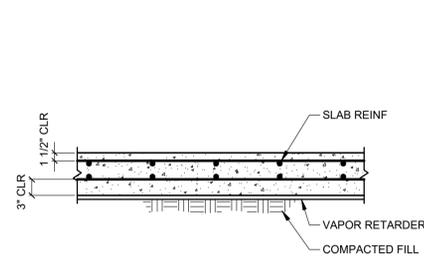
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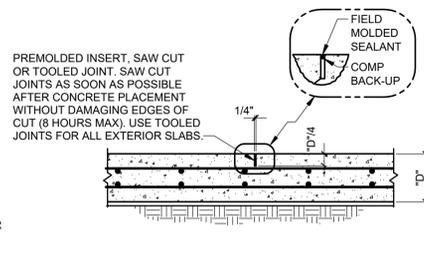
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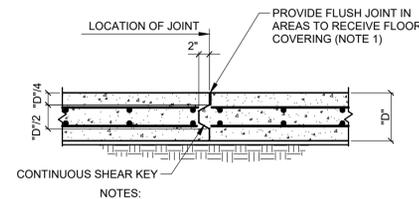
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TYPICAL CONCRETE SLAB ON GRADE DETAIL

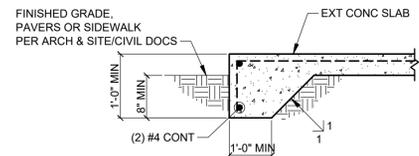


TYPICAL CONTRACTION JOINT IN SLAB ON GRADE DETAIL



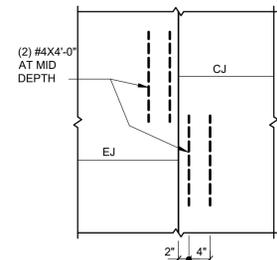
TYPICAL CONSTRUCTION JOINT IN SLAB ON GRADE DETAIL

NOTES:
1. PROVIDE 1/8" TOOLED EDGE WITH SEALANT AT EXPOSED OR EXTERIOR JOINTS OR WHERE REQUIRED PER ARCH DOCS

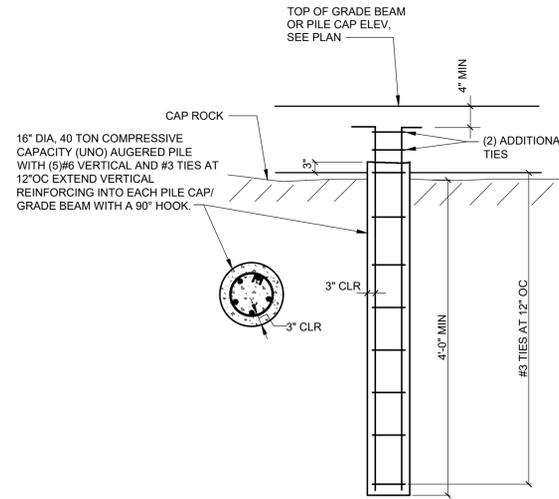


NOTES:
1. INDICATED BY TD ON PLAN.

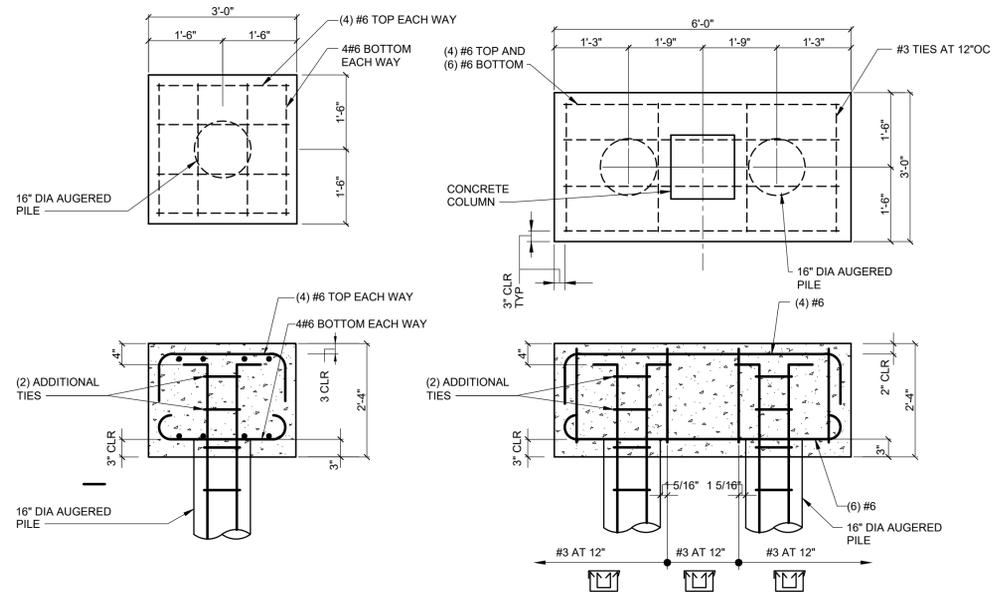
TYPICAL TURNDOWN SLAB DETAIL



TYPICAL DETAIL AT STAGGERED JOINTS



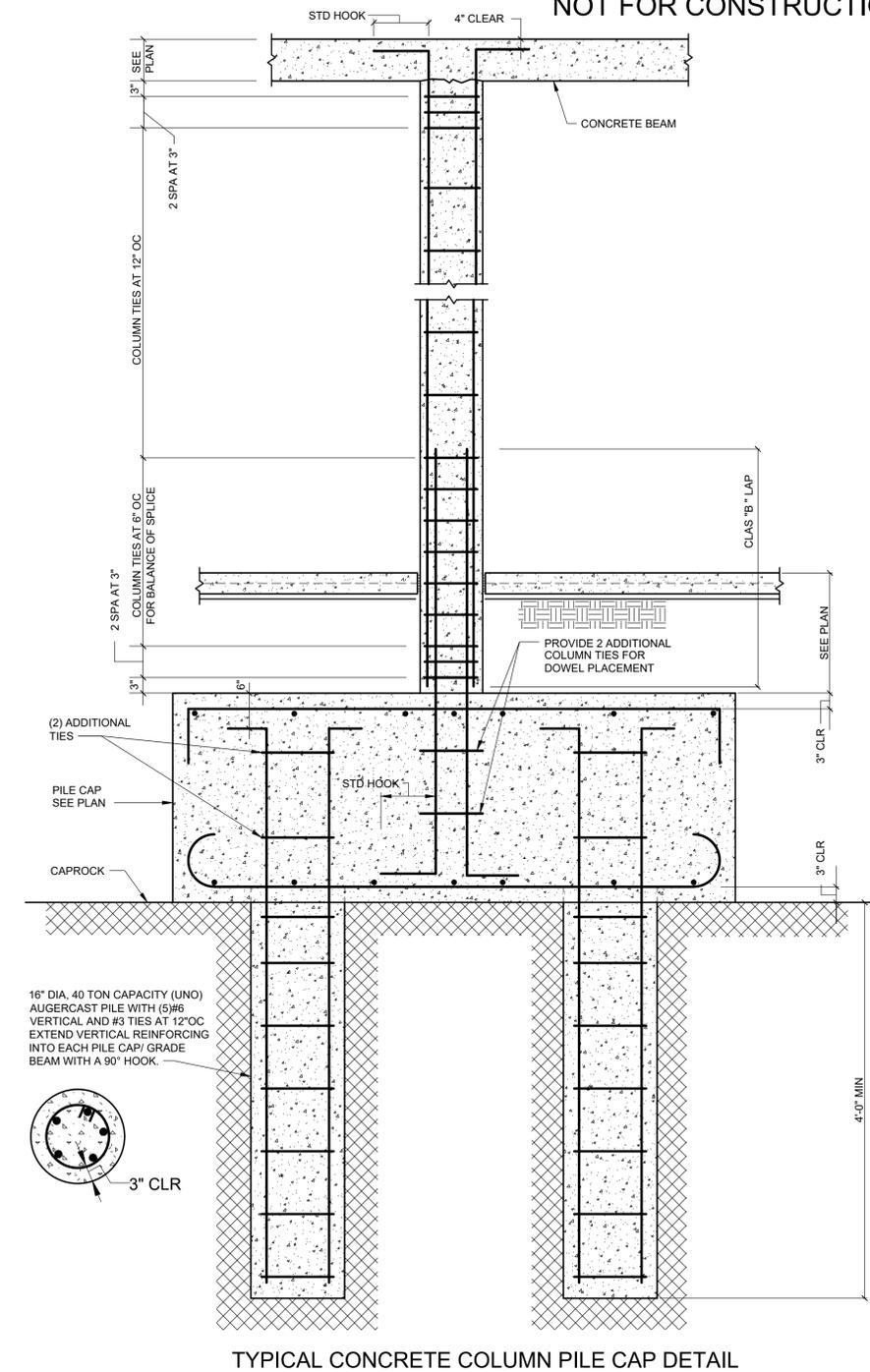
TYPICAL AUGERED PILE



1 PILE CAP

2 PILE CAP

TYPICAL AUGERED PILE AT CONCRETE SLAB



TYPICAL CONCRETE COLUMN PILE CAP DETAIL

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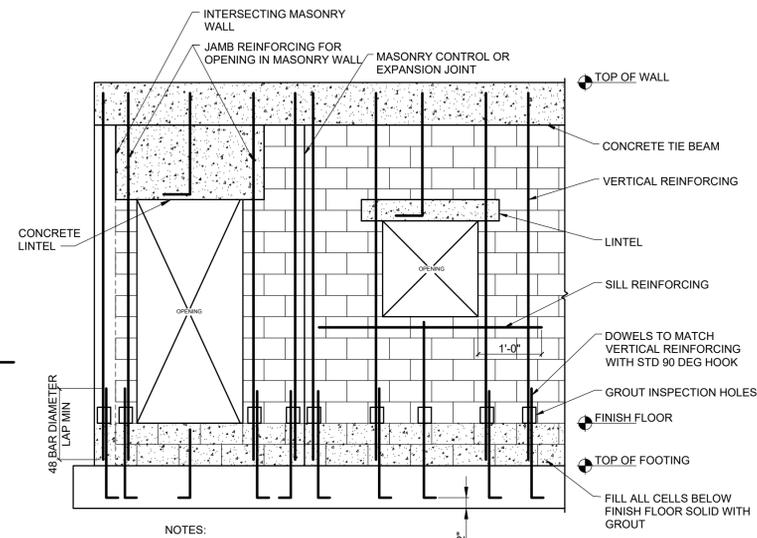
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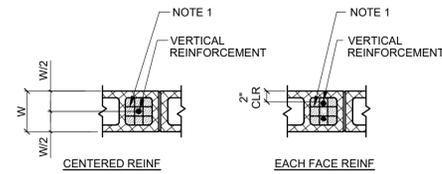
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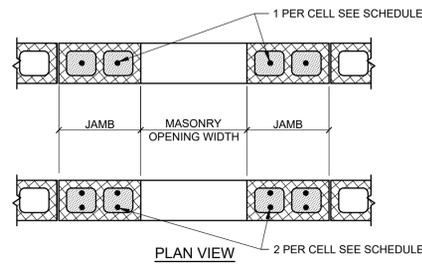


- NOTES:
- SEE PLAN AND SCHEDULE FOR REINFORCING REQUIREMENTS
 - SEE ASSOCIATED TYPICAL MASONRY DETAILS
 - PROVIDE MASONRY JOINT REINF AT 16" OC (NOT SHOWN FOR CLARITY)
- TYPICAL MASONRY WALL REINFORCING ELEVATION**



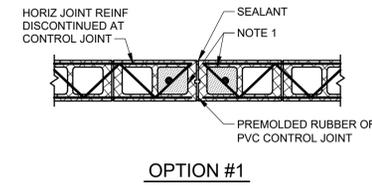
- NOTES:
- VERTICAL BAR POSITIONERS LOCATE AT TOP OF FIRST COURSE, ONE COURSE BELOW TOP OF WALL, AND AT 192 BAR DIAMETERS WHEN USING HIGH LIFT GROUTING
 - WHERE REINFORCEMENT IN MASONRY WALL SCHEDULE IS DESIGNATED AS INSIDE FACE OR OUTSIDE FACE, INSIDE FACE SHALL REPRESENT BUILDING INTERIOR FACE OF WALL AND OUTSIDE FACE SHALL REPRESENT BUILDING EXTERIOR OR RETAINED SOIL FACE OF WALL.

TYPICAL CONCRETE MASONRY WALL REINFORCEMENT DETAIL

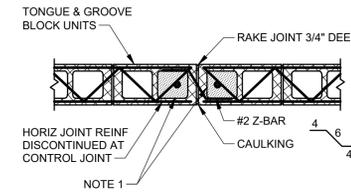


JAMB REINFORCING SCHEDULE			
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH	OPENING IN EXTERIOR WALL	OPENING IN INTERIOR WALL
UP TO 4'-6"	8"	(2) #5 PER CELL IN (1) CELL	(1) #5 PER CELL IN (1) CELL
UP TO 8'-0"	8"	(1) #5 PER CELL IN (2) CELLS	(1) #5 PER CELL IN (2) CELLS
UP TO 12'-6"	8"	(2) #5 PER CELL IN (2) CELLS	(1) #5 PER CELL IN (2) CELLS

TYPICAL JAMB REINFORCING FOR OPENING IN LOAD BEARING MASONRY WALL DETAIL



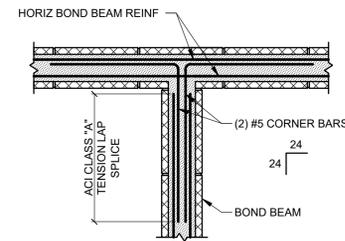
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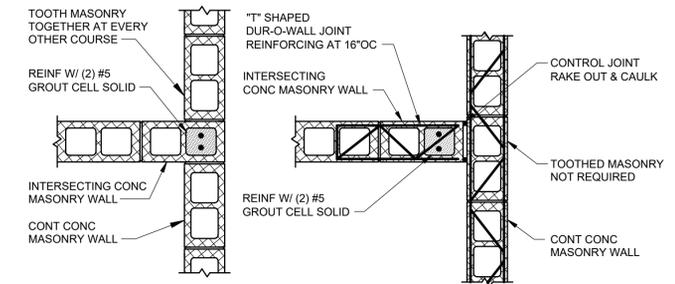
OPTION #2

- NOTES:
- REINFORCEMENT PER PLAN AND SCHEDULE PROVIDE MIN (1) #5 BAR AT END CELL OF WALL. GROUT CELL SOLID.
 - SUBMIT CONTROL JOINT PLAN TO ARCH FOR REVIEW.

TYPICAL MASONRY VERTICAL CONTROL JOINT DETAIL



TYPICAL BOND BEAM INTERSECTION DETAIL

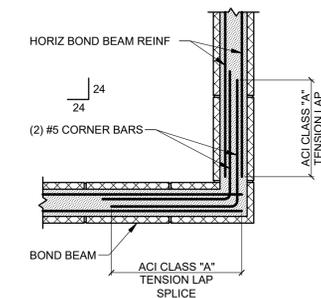


OPTION #1

OPTION #2

- NOTES:
- TYPICAL AT ENDS, INTERSECTIONS AND CORNERS OF WALLS AND SIDES OF ALL OPENINGS.
 - GROUT ONLY THOSE CELLS CONTAINING VERT REINF UNO.
 - PROVIDE REBAR LAP AT EACH FLOOR PER GENERALL NOTES.
 - PROVIDE LADDER TYPE PREFABRICATED CORNER AND TEE SECTIONS OF STEEL REINFORCING AT 16" OC TO BE LAPPED 24" MINIMUM WITH HORIZONTAL JOINT REINFORCEMENT.
 - FOR WALLS WITH #6 REBAR, PROVIDE (2) #6 IN LIEU OF (2) #5 UNO.

TYPICAL INTERSECTING MASONRY WALL DETAILS



TYPICAL BOND BEAM CORNER DETAIL

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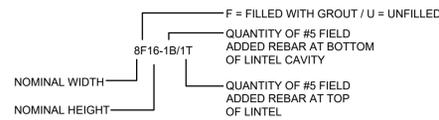
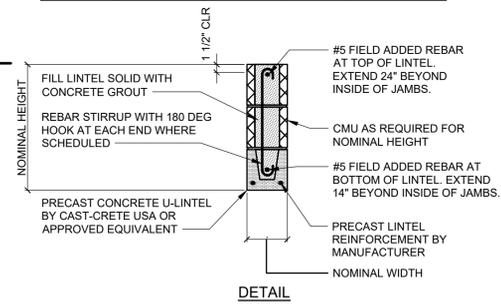
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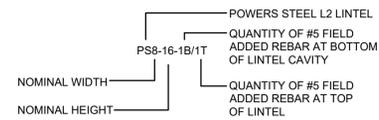
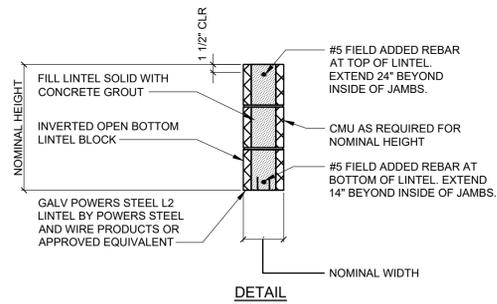
Project No: 2205
Date: 10/22/2025

S5.2

PRECAST CONCRETE LINTEL SCHEDULE				
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH		MINIMUM END BEARING	STIRRUP SIZE AND SPACING
	8"	12"		
UP TO 2'-0"	8U8	12U8	8"	N/A
UP TO 4'-0"	8F8-1B/0T	12F8-2B/0T	8"	N/A
UP TO 6'-0"	8F16-1B/1T	12F8-2B/0T	8"	N/A
UP TO 8'-0"	8F16-1B/1T	12F16-2B/2T	8"	N/A
UP TO 10'-0"	8F24-1B/1T	12F24-2B/2T	16"	N/A
UP TO 12'-0"	8F24-1B/1T	12F24-2B/2T	16"	#3 AT 8" OC
UP TO 14'-0"	8F24-1B/1T	12F24-2B/2T	16"	#3 AT 8" OC
UP TO 16'-0"	8F32-1B/1T	12F32-2B/2T	16"	#3 AT 12" OC



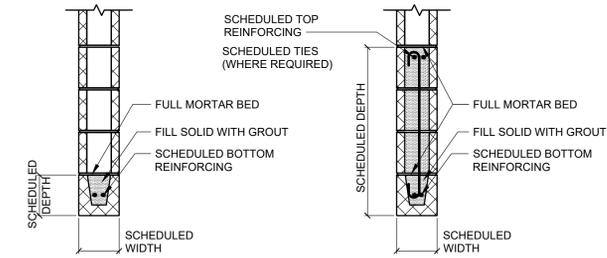
POWERS STEEL LINTEL SCHEDULE				
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH		MINIMUM END BEARING	STIRRUP SIZE AND SPACING
	8"			
UP TO 2'-0"	PS8-8-1B/0T	3" +/- 1/2"	N/A	
UP TO 4'-0"	PS8-8-1B/0T	3" +/- 1/2"	N/A	
UP TO 6'-0"	PS8-16-1B/1T	3" +/- 1/2"	N/A	
UP TO 8'-0"	PS8-24-1B/1T	3" +/- 1/2"	N/A	
UP TO 10'-0"	PS8-32-1B/1T	3" +/- 1/2"	N/A	



MASONRY WALL LINTEL NOTES:

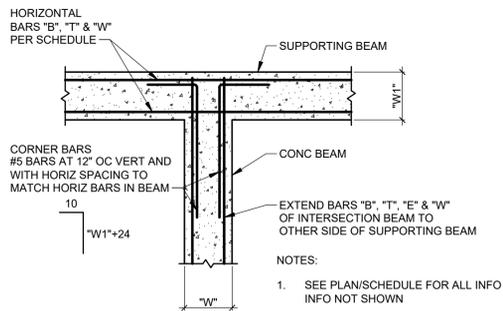
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS IN MASONRY WALLS. INSTALL LINTELS ABOVE ALL OPENINGS.
- LINTEL DIMENSIONS INDICATED ARE NOMINAL RATHER THAN ACTUAL DIMENSIONS.
- INSTALL LINTEL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SHORE LINTELS AS REQUIRED.
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS OR MEET ASTM C476.
- TYPICAL LINTELS SHOWN ARE TO BE USED WHERE NO SPECIFIC LINTEL OR CAST-IN-PLACE CONCRETE BEAM HAS BEEN DETAILED AND ARE FOR SUPPORT OF WALL LOADS ONLY UNO.
- HORIZONTAL WALL REINFORCING SHALL CONTINUE THROUGH LINTELS. WHERE BOTH HORIZONTAL WALL REINFORCING AND LINTEL REINFORCING WOULD OCCUR IN THE SAME COURSE, THE LARGER BARS SHALL BE USED.
- EXTEND VERTICAL REINFORCING CONTINUOUS THROUGH LINTEL AT BEARINGS WHERE END VERTICAL CELLS ARE REINFORCED.
- FOR CMU WALL ABOVE LINTEL, VERTICAL WALL REINFORCING SHALL TERMINATE IN BOTTOM COURSE OF LINTEL WITH 90 DEG HOOK.
- HORIZONTAL JOINT REINFORCING.
 - PROVIDE STANDARD LADDER REINFORCING AT 16" OC IN LINTEL SPANS UP TO 6'-0"
 - PROVIDE STANDARD LADDER REINFORCING AT 8" OC IN LINTEL SPANS UP TO 12'-0"
 - PROVIDE HEAVY (W2.8) LADDER REINFORCING AT 8" OC IN LINTEL SPANS OVER 12'-0"
- LINTEL REINFORCING SHALL BE CONTINUOUS. SPLICES SHALL NOT BE PERMITTED WITHOUT APPROVAL BY ENGINEER. FOR CONTINUOUS LINTEL REINFORCING WHERE SPLICES ARE APPROVED BY ENGINEER, SPLICE TOP BARS AT MID-SPAN OF OPENINGS AND BOTTOM BARS AT PIERS OR SUPPORT LOCATIONS WITH CLASS "B" LAP.
- GROUT LINTELS MONOLITHICALLY WITH THE SUPPORT WALL OR COLUMN AT EACH END.

MASONRY OPENING WIDTH	NOMINAL CMU WIDTH						MINIMUM END BEARING	STIRRUP SIZE AND SPACING
	6"		8"		12"			
	NOMINAL DEPTH	REINFORCING	NOMINAL DEPTH	REINFORCING	NOMINAL DEPTH	REINFORCING		
UP TO 4'-0"	8"	(1) #4 B	8"	(2) #4 B	8"	(2) #4 B	8"	N/A
UP TO 6'-0"	16"	(1) #5 B & T	16"	(2) #4 B & T	16"	(2) #4 B & T	8"	N/A
UP TO 8'-0"	16"	(1) #5 B & T	16"	(2) #4 B & T	16"	(2) #4 B & T	8"	N/A
UP TO 10'-0"	N/A	N/A	24"	(2) #5 B & T	24"	(2) #6 B & T	16"	N/A
UP TO 12'-0"	N/A	N/A	24"	(2) #5 B & T	24"	(2) #6 B & T	16"	#3 AT 8" OC
UP TO 14'-0"	N/A	N/A	32"	(2) #5 B & T	32"	(2) #6 B & T	16"	#3 AT 12" OC
UP TO 16'-0"	N/A	N/A	32"	(2) #5 B & T	32"	(2) #6 B & T	16"	#3 AT 12" OC

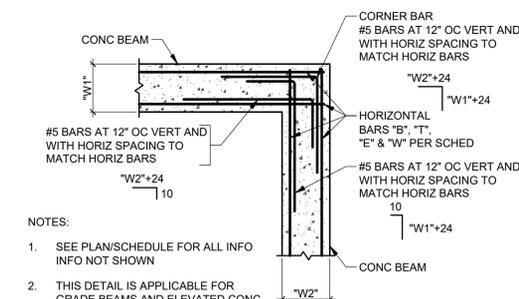


REINFORCED CMU SCHEDULE NOTES:

- MASONRY DIMENSIONS INDICATED ARE NOMINAL RATHER THAN ACTUAL DIMENSIONS.
- MINIMUM MASONRY STRENGTH SHALL BE 1500 PSI (UNO).
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS OR MEET ASTM C476
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS IN MASONRY WALLS REQUIRING LINTELS.
- TOP AND BOTTOM REINFORCING SHALL EXTEND A MINIMUM OF 14" OVER SUPPORT AT EACH END.
- HORIZONTAL WALL REINFORCING SHALL CONTINUE THROUGH MASONRY LINTELS. WHERE BOTH HORIZONTAL WALL REINFORCING AND LINTEL REINFORCING WOULD OCCUR IN THE SAME COURSE, THE LARGER BARS SHALL BE USED.
- EXTEND VERTICAL REINFORCING THROUGH LINTEL AT BEARINGS WHERE END VERTICAL CELL IS REINFORCED.
- FOR WALL ABOVE LINTEL, DOWEL VERTICAL REINFORCING INTO FULL DEPTH OF THE LINTEL OR 48 BAR DIAMETERS, WHICHEVER IS LESS, AND HOOK.
- HORIZONTAL JOINT REINFORCING.
 - PROVIDE STANDARD LADDER REINFORCING AT 16" OC IN LINTEL SPANS UP TO 6'-0"
 - PROVIDE STANDARD LADDER REINFORCING AT 8" OC IN LINTEL SPANS UP TO 12'-0"
 - PROVIDE HEAVY (W2.8) LADDER REINFORCING AT 8" OC IN LINTEL SPANS OVER 12'-0"
- FOR CONTINUOUS LINTEL REINFORCING WHERE SPLICES ARE REQUIRED, SPLICE TOP BARS AT MID-SPAN OF OPENINGS AND BOTTOM BARS AT PIERS OR SUPPORT LOCATIONS.
- GROUT MASONRY LINTELS MONOLITHICALLY WITH THE SUPPORT WALL OR COLUMN AT EACH END.
- TYPICAL LINTELS SHOWN ARE TO BE USED WHERE NO SPECIFIC LINTEL OR CAST-IN-PLACE CONCRETE BEAM HAS BEEN DETAILED AND ARE FOR SUPPORT OF WALL LOADS ONLY UNO.
- WHEN OPENING IS SHOWN ADJACENT TO CAST-IN-PLACE COLUMN, USE CAST IN PLACE CONCRETE LINTEL DETAILS AND SCHEDULE.



- NOTES:
- SEE PLAN/SCHEDULE FOR ALL INFO INFO NOT SHOWN
 - THIS DETAIL IS APPLICABLE FOR GRADE BEAMS AND ELEVATED CONC BEAMS



- NOTES:
- SEE PLAN/SCHEDULE FOR ALL INFO INFO NOT SHOWN
 - THIS DETAIL IS APPLICABLE FOR GRADE BEAMS AND ELEVATED CONC BEAMS
 - EXTEND HORIZ BARS OF EACH BEAM TO OTHER SIDE OF INTERSECTING BEAM

100% SUBMITTAL
BIDDING ONLY
NOT FOR CONSTRUCTION

907 CAROLINE STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

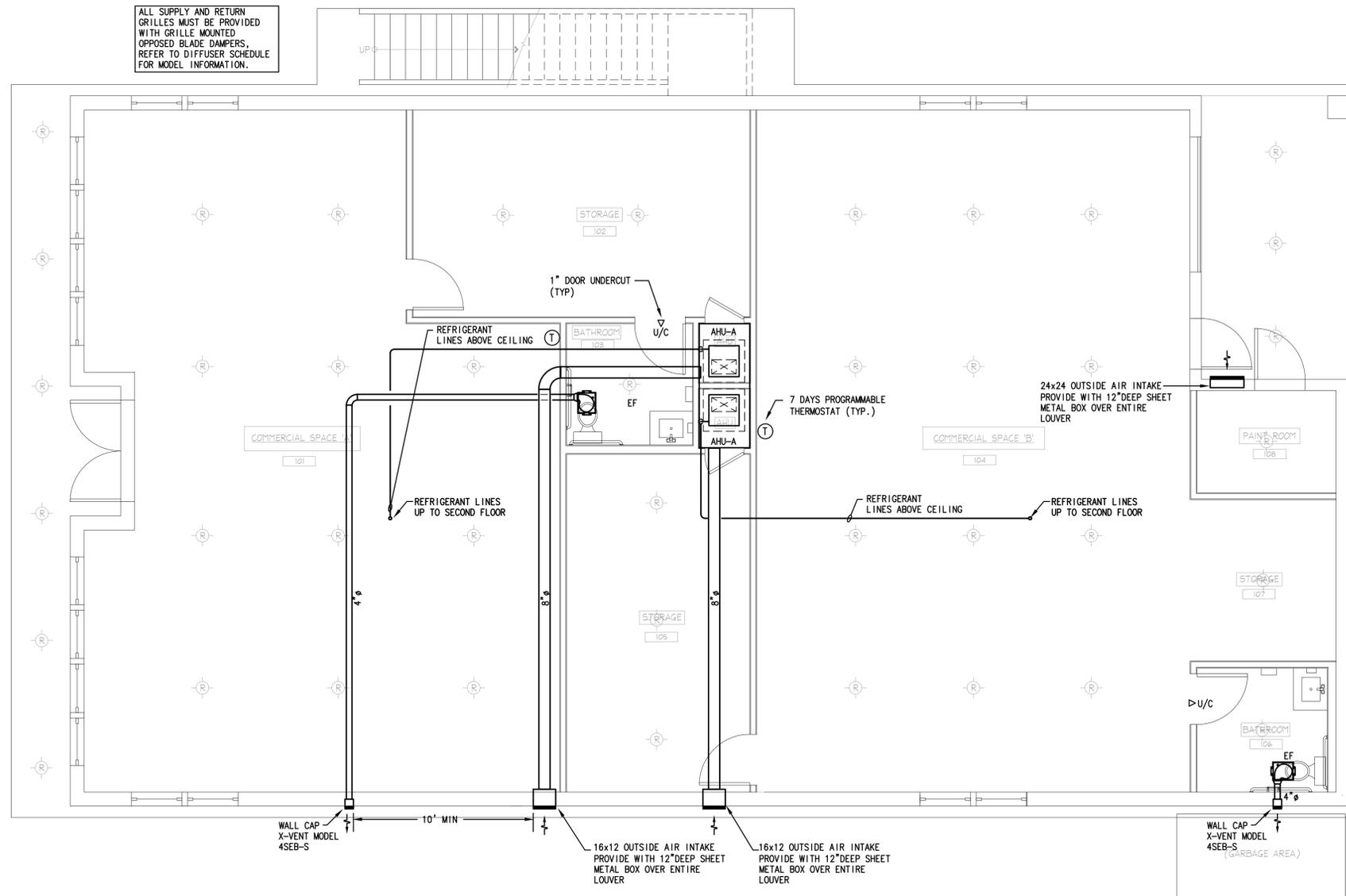
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Project No: 2205
Date: 10/22/2025

S5.3

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CAROLINE STREET



1 FIRST FLOOR MECHANICAL PLAN
 M1 SCALE: 1/4"=1'-0"



907 CAROLINE STREET
 KEY WEST, FLORIDA

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 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
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 FIRST FLOOR MECHANICAL PLAN
 Date: 10/22/2025

M1

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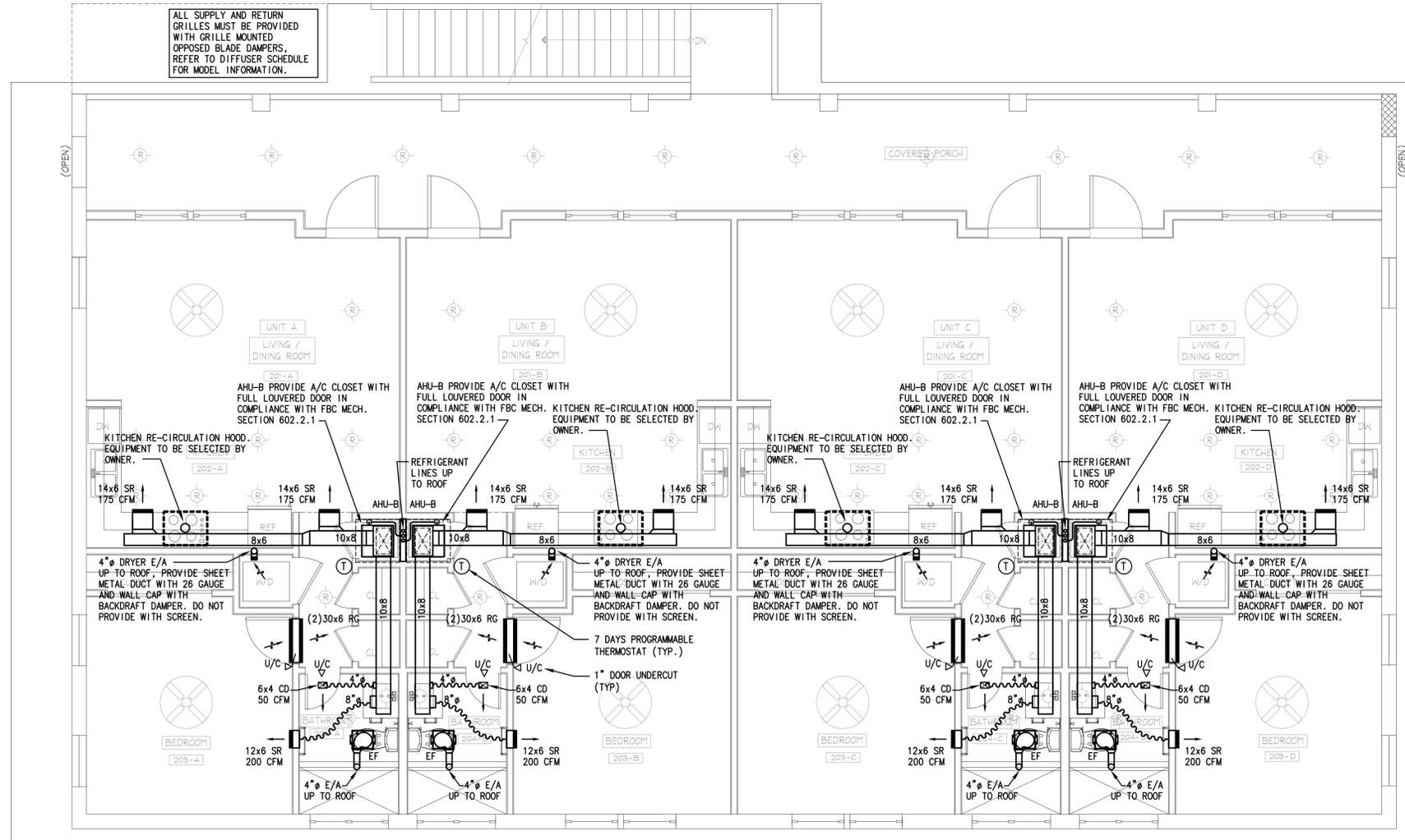
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Project No: 2205
 SECOND FLOOR
 MECHANICAL
 PLAN -
 RESIDENTIAL
 UNITS
 Date: 10/22/2025

M2

ALL APPLIANCES MUST BE LISTED AND LABELED FOR HOUSEHOLD USE AND SHALL BE INSTALLED ACCORDING TO INSTRUCTIONS FROM MANUFACTURER. MANUAL OF INSTRUCTIONS SHALL BE AVAILABLE DURING INSPECTION PER FBC-R M1901.2 REQUIREMENTS.

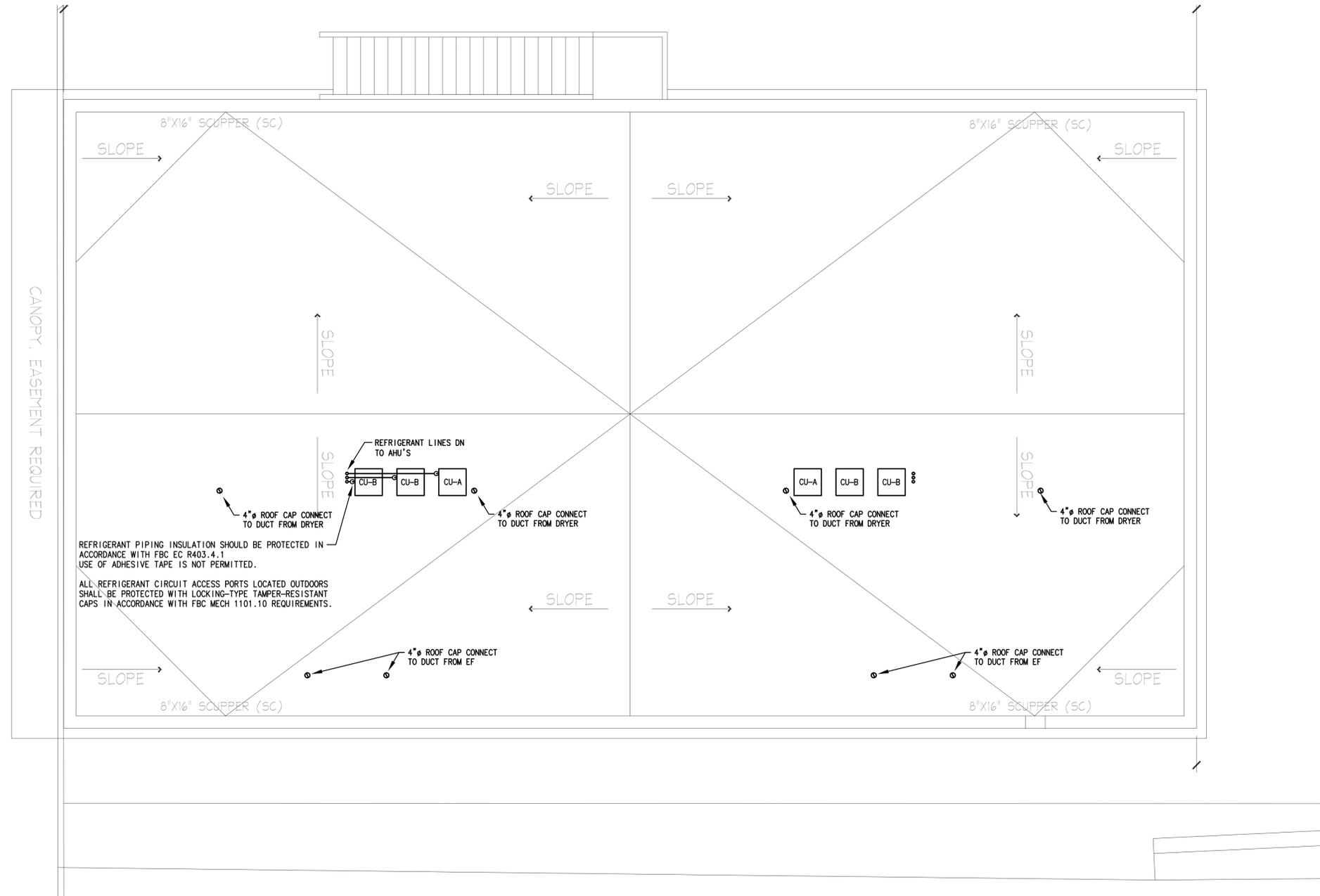
ALL SUPPLY AND RETURN GRILLES MUST BE PROVIDED WITH GRILLE MOUNTED OPPOSED BLADE DAMPERS. REFER TO DIFFUSER SCHEDULE FOR MODEL INFORMATION.



1 SECOND FLOOR MECHANICAL PLAN - RESIDENTIAL UNITS
 M2 SCALE: 1/4"=1'-0"



100% SUBMITTAL
 BIDDING ONLY
 NOT FOR CONSTRUCTION



CANOPY, EASEMENT REQUIRED

M3 MECHANICAL ROOF PLAN
 SCALE: 1/4"=1'-0"



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 KEY WEST, FLORIDA

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 ARCHITECTS
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Project No: 2205
 MECHANICAL
 ROOF PLAN
 Date: 10/22/2025

M3

A/C GENERAL NOTES

1. GENERAL:
 - A. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL A/C EQUIPMENT AND DUCTWORK FOR REVIEW BEFORE INSTALLATION.
 - B. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PROJECT BOOK SPECIFICATIONS.
 - C. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE JOB SITE.
 - D. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES AND FIELD CONDITIONS.
 - E. CONTRACTOR, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - A. FLORIDA BUILDING CODE, 8TH EDITION.(2023 ED.)
 - B. NFPA - 90A AIR CONDITIONING AND VENTILATION (2021 ED.)
 - C. NFPA - 91 BLOWER AND EXHAUST SYSTEMS (2020 ED.)
 - D. ASHRAE HANDBOOK HVAC SYSTEMS AND EQUIPMENT - (2020 ED.)
 - E. ASHRAE HANDBOOK - HVAC APPLICATIONS (2019 ED.)
 - F. SMACNA - FIBROUS GLASS DUCT CONSTRUCTION STANDARDS (2010 ED.)
 - G. SMACNA - HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE (2021 ED.)
 - H. NFPA-101 LIFE SAFETY CODE (2021 ED.)
 - I. FLORIDA FIRE PREVENTION CODE 7TH EDITION (2023 ED.)
 - J. 2022 GUIDELINES FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL HEALTH CARE AND SUPPORT FACILITIES.
3. MATERIALS:
 - A. DUCTWORK
 1. GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS. CORRIDOR SUPPLY RISERS SHALL BE CONSTRUCTED TO A MINIMUM OF 3" WG PRESSURE CLASS. RESIDENTIAL UNITS ONLY: FIBERGLASS RECTANGULAR GLASS DUCT WITH ALUMINUM FOIL CASING, LISTED U.L. AS CLASS 1 DUCT MEETING REQUIREMENTS OF NFPA, BULLETIN 90A AND FLORIDA EFFICIENCY CODE LATEST EDITION. FIBERGLASS DUCT SHALL BE PROVIDED WITH EPA REGISTERED BIOCIDES. REFER TO SPECIFICATIONS FOR DUCTWORK INSTALLATION.
 2. PROVIDE AIR EXTRACTORS IN ALL RECTANGULAR BRANCH TAPS.
 3. FLEXIBLE DUCTS: DUCT SHALL BE LIGHTWEIGHT CONSTRUCTED WITH CORROSION RESISTANT CORE AND REINFORCED WITH BONDED HELIX. DUCT TO BE INSULATED WITH 2" THICK, 1 LB. FIBERGLASS BLANKET INSULATION WITH ALUMINUM FILM VAPOR BARRIER. DUCT SHALL BE LISTED CLASS 1, U.L. STANDARD 181.
 4. ROUND BRANCH TAPS SHALL BE MADE WITH "SPIN-IN" TYPE FITTINGS WITH VOLUME DAMPER AND ADAPTER FOR CONNECTION TO FIBERGLASS DUCT.
 - B. INSULATION
 1. INSULATE ALL AIR CONDITIONING SUPPLY, RETURN AND OUTSIDE AIR DUCTWORK WITH MINIMUM R=6.0 BLANKET TYPE OF NOT LESS THAN 1 PCF DENSITY WITH FIRE RETARDANT FOIL FACING. MATERIAL SHALL BE UNDERWRITERS' LABORATORIES LABELED TO COMPLY WITH NFPA 90A. FASTEN WITH FLARE TYPE STAPLES ON 1" CENTERS ALONG OVERLAPS. SEAL ALL STAPLE HEADS, LAPS AND BREAKS IN INSULATION WITH FIRE RESISTANT MASTIC.
 2. INSULATE ALL AIR CONDITIONING DUCTWORK EXPOSED TO OUTDOORS AS FOLLOWS: COVER WITH 2" THICK DUCTBOARD, R=8.0, WITH FOIL COVER, APPLY 1 LAYER FOSTER 4500 MASTIC EMBEDDED WITH GLASSFIB INTO MASTIC, FINISH WITH 2ND LAYER OF FOSTER 4500 MASTIC THROUGHOUT.
 3. CORRIDOR AC DUCTWORK WITHIN SHAFT/CHASE TO BE INSULATED WITH 1" THICK, 2.25 POUND DENSITY DUCTBOARD INSULATION, R=4.3.
 4. INSULATE NECK, THROATS AND COLLARS OF SUPPLY OUTLET RUNOUTS ABOVE CEILINGS. ALL DUCTWORK INSULATION AS PER NAIMA STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 8. NO INSULATION SHALL BE INSTALLED UNTIL THE SYSTEM HAS BEEN CHECKED AND FREE OF ALL LEAKS.
 9. MISCELLANEOUS: CAP VALVES, DRAIN AND VENT LINES AND MISCELLANEOUS APPURTENANCES SUBJECT TO SWEATING WITH FOAM PLASTIC CAPS WITH APPROVED FLAME SPREAD 25 OR LESS AND SMOKE DEVELOPED RATING 50 OR LESS.
 10. PROTECT ALL PIPE INSULATION AT HANGERS WITH GALVANIZED SHEET METAL SHIELDS.
 - C. PIPING
 1. REFRIGERANT PIPING - USE COPPER TUBING TYPE "L" WITH WROUGHT SOLDER FITTINGS AND SILVER SOLDER. REFRIGERANT LINES AS SIZED BY MANUFACTURER. INSULATE REFRIGERANT SUCTION PIPING WITH 3/4" THICK ARMAFLEX SLIPPED UNSPLIT OVER PIPE, FLAME SPREAD 25 OR LESS, SMOKE DEVELOPED RATING 100 OR LESS. PAINT AS RECOMMENDED BY MANUFACTURER WHEN EXPOSED OUTDOORS.
 2. CONDENSATE PIPING:
 - A. PIPING: COPPER TYPE 'L' WITH SOLDERED FITTINGS.
 4. HANGERS - 4" AND SMALLER GRINNEL #115.
 5. EQUIPMENT AS SPECIFIED ON SCHEDULE.
 6. PROVIDE TURNING VANES IN ALL ELBOWS (EXCEPT ON GREASE DUCTS), AIR EXTRACTORS OR ADJUSTABLE TURNING VANES AT ALL BRANCH TAKEOFFS AND ALL REQUIRED DAMPERS TO PROPERLY BALANCE THE SYSTEM.
 7. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL DIFFUSERS, GRILLES, AND REGISTERS WITH INTERIOR DESIGNER'S DRAWINGS.
 8. PROVIDE APPROVED FIRE OR FIRE/SMOKE DAMPERS AT ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND CEILINGS AS REQUIRED BY CODE. FIRE/SMOKE DAMPERS SHALL BE CLASS 1, 350 DEG. LOW LEAKAGE TYPE, UL-555S LISTED AND INSTALLED PER MANUFACTURER'S DIRECTIONS.
 9. ALL MOTORIZED DAMPERS SHALL BE AIR FOIL INSULATED LOW LEAKAGE TYPE. UL-555S LISTED.
 10. SUPPLY, RETURN, OUTSIDE AND EXHAUST AIR DUCTS IN UNCONDITIONED AREAS MUST BE INSULATED WITH R-6.0 MINIMUM.
 11. NO PVC OR ANY COMBUSTIBLE MATERIALS ALLOWED IN AC CLOSET PLENUM/RETURN AIR PLENUM.
 12. PROVIDE ACCESS PANELS WHERE INDICATED OR REQUIRED FOR SERVICE AT ALL VALVES, MECHANICAL EQUIPMENT, FAN, AHU'S, CONTROL DEVICES AND DAMPERS WHICH REQUIRE ADJUSTMENT. USE MILCOR STYLE M FOR EXPOSED MASONRY APPLICATION. STYLE B FOR ACOUSTICAL PLASTER APPLICATION. PROVIDE U.L. LABELED FIRE RATED TYPE WHERE REQUIRED. FURNISH WITH FACTORY APPLIED, BAKED-ON PRIME COAT AND STANDARD FLUSH TYPE METAL CAM LOCK.
 13. PROVIDE ISOLATION DI-ELECTRIC FITTINGS BETWEEN STEEL AND COPPER.
 14. TEST ALL PIPING WITH WATER TO 250 PSIG BEFORE INSULATING.
 15. COAT ALL UNDERGROUND COPPER PIPING WITH 2 COATS OF BITUMASTIC PAINT.
 16. PROVIDE DUCT MTD. SMOKE DETECTORS IN THE SUPPLY AIR DUCT DOWNSTREAM OF ALL AIR HANDLERS/FCU'S 2000 CFM OR MORE AND AT THE DISCHARGE SIDE OF ALL SMOKE SUPPLY FANS (SSF.) UPON ACTIVATION OF DETECTOR, UNITS SHALL SHUT DOWN.
 17. ALL DUCTWORK CONNECTED TO LOUVERS AND GRILLES AT EXTERIOR WALLS SHALL HAVE BOTTOM OF DUCT CONSTRUCTED WITH MINIMUM 1/8 IN/FT. SLOPE FOR A DISTANCE OF FOUR FEET SLOPING BACK TOWARDS LOUVER TO ALLOW INCIDENTAL WATER INTRUSION TO DRAIN BACK OUT THROUGH LOUVER. CONNECTION TO LOUVER SHALL BE RENDERED WATER-TIGHT AND NO OBSTRUCTION SHALL OCCUR INSIDE DUCTWORK WHICH WOULD PREVENT PROPER DRAINAGE BACK TO LOUVER.
 18. COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.
 21. GENERAL: THE DESIGN DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFFSET, ELBOW OR OTHER FITTING WHICH MAY BE REQUIRED IN THE PIPING AND/OR DUCTWORK FOR INSTALLATION IN THE SPACES ALLOTTED. CAREFUL COORDINATION OF THE WORK OF THIS SECTION WITH THAT OTHER TRADES AND FIELD CONDITIONS IS NECESSARY TO AVOID CONFLICTS.

AIR DISTRIBUTION SCHEDULE		
SYMBOL	MANUFACTURER & MODEL NO.	DESCRIPTION
CD	TITUS #TDC-A	LOWER FACE CEILING DIFFUSER WITH SR ROUND NECK ADAPTOR, MANUAL VOLUME DAMPER, MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE OPPOSED BLADE VOLUME DAMPER.
(CD)	TITUS #250-AA	CURVED BLADE CEILING DIFFUSER WITH OPPOSED BLADE VOLUME DAMPER AND FLANGED FRAME.
RG	TITUS #4FL	ALUMINUM RETURN GRILLE, MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE WITH OPPOSED BLADE VOLUME DAMPER.
FRG	TITUS #4FFL	FILTER RETURN GRILLE, MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE OPPOSED BLADE VOLUME DAMPER.
ER	TITUS #4FL	ALUMINUM EXHAUST GRILLE, MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE OPPOSED BLADE VOLUME DAMPER.
SR	TITUS #272FS	SIDEWALL SUPPLY REGISTER/GRILLE, FOUR WAY DEFLECTION, FOR REGISTER, PROVIDE OPPOSED BLADE VOLUME DAMPER.
DG	TITUS #CT-700-B	DOOR GRILLE WITH FLANGED AND AUXILIARY FRAME. CLEAR ANODIZED ALUMINUM FINISH.
INTAKE/EXHAUST LOUVERS RUSKIN MODEL # ELF-6375DXD (FINISH AS DIRECTED BY ARCHITECT/OWNER)		
NOTES: ALL FINISHED TO BE OFF-WHITE BAKED ENAMEL EXCEPT AS OTHERWISE NOTED ABOVE OR AS SPECIFICALLY SHOWN ON THE DRAWINGS. ALL DUCTWORK CONNECTED TO LOUVERS AND GRILLES AT EXTERIOR WALLS SHALL HAVE BOTTOM OF DUCT CONSTRUCTED WITH MINIMUM 1/8 IN/FT SLOPE FOR A DISTANCE OF FOUR FEET SLOPING BACK TOWARDS LOUVER TO ALLOW INCIDENTAL WATER INTRUSION TO DRAIN BACK OUT THROUGH LOUVER. CONNECTION TO LOUVER SHALL BE RENDERED WATER-TIGHT AND NO OBSTRUCTION SHALL OCCUR INSIDE DUCTWORK WHICH WOULD PREVENT PROPER DRAINAGE BACK TO LOUVER.		

AIR CONDITIONING UNIT SCHEDULE			
Manufacturer	Trane	Trane	
CONDENSING UNIT TAG	CU-A	CU-B	
Nominal Tons	5	1.5	
SEER 2	16.5	16	
Condenser Model	5TTR7060AL	5TTR5018A1	
Total Capacity - MBH	54.6	18.2	
Sensible Capacity - MBH	41.8	13.5	
Compressor - Qty/Type	1-Climateuff	1-Climateuff	
Compressor - RLA-LRA	-	6.9 - 45.1	
Condenser Fan - HP-FLA	0.2-2.3	0.125 - 0.77	
Voltage	208/230/1/60	208/230/1/60	
MCA	43	9	
MOCF	60	20	
Dimensions - W x D x H (in.)	37.25x34.25x45.13	32.63x29.75x36.75	
Weight - lbs	226	184	
Liquid Line	0.3125	5/16	
Suction Line	0.875	3/4	
AIR HANDLER TAG	AHU-A	AHU-B	
AHU Model	STEM60D6AV41	STEM602AV21	
Entering Air - DB/WB	80/67	80/67	
CFM	1925	600	
FSP	0.4"	0.4"	
Leaving Air - DB/WB	59.6/57.8	58.8 / 57.10	
Blower Motor - HP/FLA	0.75/6.8	0.33 / 2.8	
Electric Heater kW	7.21/9.6	3.6/4.8	
Voltage	208 240/1/60	208 240/1/60	
MCA	59/52	29 / 25	
MOCF	60/60	30 / 25	
Dimensions - W x D x H (in.)	23.5x21.13x57.4	18.5x21.1x46.75	
Weight - lbs	174	117	
AHRI	210533247	215439302	

- AHU Notes:**
- 1) Provide field installed filtered return.
 - 2) Provide factory installed ECM blower motor.
 - 3) Provide factory installed noncorrosive vertical and horizontal drain pans.
 - 4) Provide factory installed aluminum evaporator coil with thermal expansion valve.
- CU Notes:**
- 1) Provide single stage condensing unit.
 - 2) Provide factory installed Aluminum condenser coil.
 - 3) Provide field installed OEM programmable thermostat.
 - 4) Provide factory installed composite base for outdoor unit.

AIR CONDITIONING LEGEND	
SYMBOL	DESCRIPTION
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
USS	UNDERSIDE OF STRUCTURE
	DUCT, SIZE SHOWN IN INCHES
	MANUAL OPERATED DAMPER
	MOTOR OPERATED DAMPER
	SPLITTER DAMPER
	SQUARE ELBOW W/ TURNING VANES
	AIR EXTRACTOR
	DUCT TRANSITION
	SQ. TO ROUND TRANSITION
	FLEXIBLE DUCT
	BRANCH TAP WITH CONICAL FITTING
	RADIUS ELBOW WITH HELP TAP
	RADIUS ELBOW, 5 PIECE IF AVAILABLE, 3PIECE OR SMOOTH OTHERWISE
	DIVIDED FLOW 'Y' TYPE FITTING
S/A	SUPPLY AIR
O/A	OUTSIDE AIR
E/A	EXHAUST AIR
EF	EXHAUST FAN
DH	ELECTRIC DUCT HEATER
	SMOKE DETECTOR
	COMBINATION SMOKE/FIRE DAMPER
	FIRE DAMPER
	THERMOSTAT WITH WARMER/COOLER DIAL AND TEMPERATURE SENSOR TO EMCS
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM
	MOTORIZED DAMPER
VD	VOLUME DAMPER
	FIRE DAMPER, HIGH TEMPERATURE.

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

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OUTSIDE AIR CALCULATIONS (per FBC 2020 - MECHANICAL)												
DRAWING	Description Areas served with Mechanical ventilation	O/A Mechanical ID system used for Ventilation	Area (A _z)	Area Outdoor Air Rate per ASHRAE 62.1 2007 (Table 6-1) (Ra)	Area Outdoor Air (RaAz)	Occupancy (Pz)	Occupant Outdoor Air Rate per ASHRAE 62.1 2007 (TABLE 6-1) (Rp)	Occupant Outdoor Air (RpPz)	Breathing Zone Outdoor Air (Vbz=RpPz + RaAz)	Zone Air Distribution Effectiveness ASHRAE 62.1 2007 Table 6-2 (Ez)	Required Outdoor Air (Voz = Vbz/Ez)	Provided Outside Air
M1	Tenant 1	AHU-A	1431	0.06	86	10	5	50	136	1	136	150
M1	Tenant 2	AHU-A	1427	0.06	86	10	5	50	136	1	136	150
TOTAL OUTSIDE AIR											136	150

GENERAL NOTES:
MECHANICAL VENTILATION IS PROVIDED BY AIR CONDITIONING UNIT SERVING ASSOCIATED ZONE.

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KEY WEST, FLORIDA

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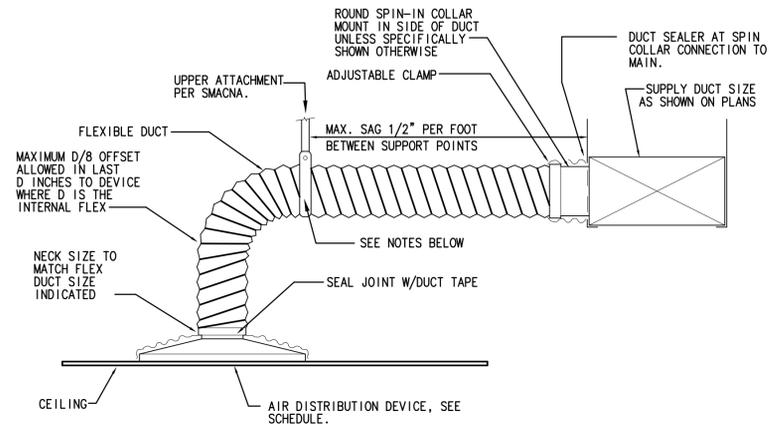
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Project No: 2205

MECHANICAL SCHEDULES, NOTES, AND DETAILS

Date: 10/22/2025

M4

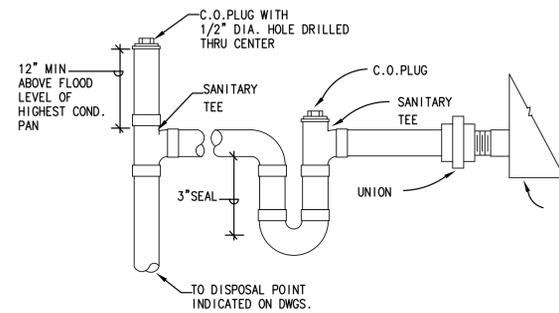


FLEXIBLE DUCT DETAIL AND STANDARD CEILING DIFFUSER

N.T.S.

FLEXIBLE DUCT NOTES

FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC. MINIMUM 1 1/2" WIDE 22 GALVANIZED STRAP HANGER WITH HEMMED EDGES PER SMACNA, 5 FT. SPACING MAX. FIGURE 3-10 FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED AND NOT COMPRESSED WITH ELBOW RADIUS NO LESS THAN R/D = 1.0.



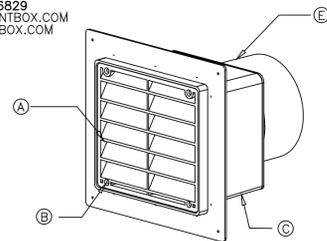
TYPICAL A/C UNIT CONDENSATE DRAIN CONNECTION

N.T.S.

MODEL # 4SEB-S MANUFACTURER: FSH INDUSTRIES, LLC

- NOTE:
- (A) REMOVABLE FRONT FACE LOUVER
 - (B) (4) STAINLESS STEEL AUGER TIP SCREWS (301)
 - (C) MONOLITHIC BOX CAVITY
 - (D) GRAVITY DAMPER
 - (E) DUCT PORT (UP TO 6" DIAMETER)
 - (F) OPTIONAL BIRDSCREEN AVAILABLE

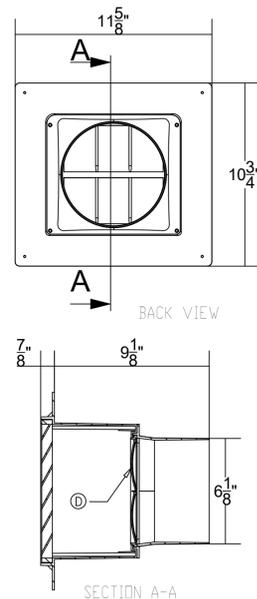
MANUFACTURER: FSH INDUSTRIES, LLC
866-983-6829
SALES@XVENTBOX.COM
WWW.XVENTBOX.COM



XVENT DETAILS

N.T.S.

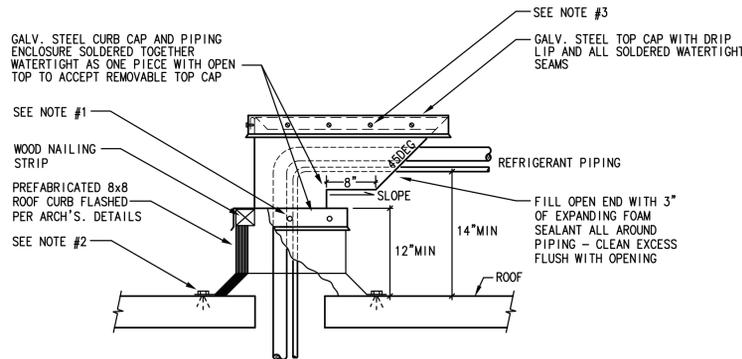
NOTE: MOUNTING TO EXTERIOR WALL AS PER MANUFACTURER RECOMMENDATIONS/DETAILS.



CEILING MOUNTED CABINET EXHAUST FAN DETAIL

SCALE: NTS

USE BUILDING PROVIDED STRUCTURAL SUPPORT SYSTEM FOR CONDENSING UNITS. FOR BUILDINGS WHERE SUPPORT FOR CONDENSING UNITS IS NOT AVAILABLE PROVIDE SUPPORT BY MIAMI TECH INTERNATIONAL ALUMINUM A/C STAND N.O.A 20-0720.09. CALCULATIONS AND SUPPORT DETAILS REQUIREMENT APPLICABLE TO CONDENSING UNIT FROM VENDOR ARE INCLUDED WITH THIS SUBMITTAL SUPPORT DOCUMENTATION. REFER TO STRUCTURAL DRAWINGS FOR PROJECT SPECIFIC WINDLOAD CALCULATIONS (IF REQUIRED).

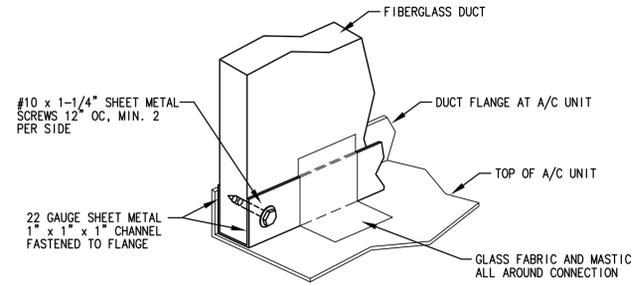


REFRIGERANT PIPING ROOF PENETRATION DETAIL

N.T.S.

MECHANICAL SCHEDULES AND NOTES

- NOTES:
1. SECURE CURB CAP TO WOOD NAILING STRIP WITH 1/4" HOT DIPPED GALV. STEEL LAG BOLTS NOT OVER 6" ON CENTER WITH NEOPRENE WASHER.
 2. SECURE ROOF CURB, DUCTWORK AND DAMPER TO ROOF WITH 3/8" EXPANSION BOLTS WITH 2" EMB., 6" O.C. (CONCRETE ROOF) OR HOT DIPPED GALV. STEEL LAG BOLTS (WOOD JOISTS/BEAMS)
 3. SECURE TOP CAP TO PIPING ENCLOSURE WITH STAINLESS STEEL SHEET METAL SCREWS ATTACHED THROUGH TURNED DOWN ENCLOSURE EDGE NOT OVER 8" ON CENTER.

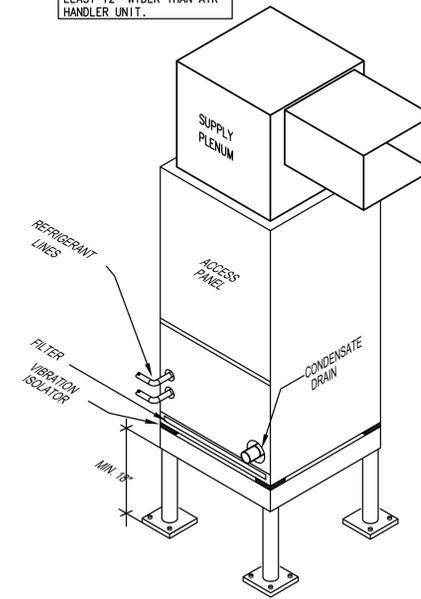


FIBERGLASS DUCT CONNECTION TO A/C UNIT DETAIL

SCALE: NTS

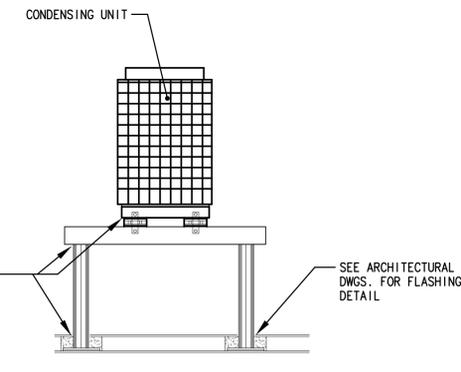
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NOTE: PROVIDE FLOAT SWITCH TO DISCONNECT AHU OPERATION IF THE CONDENSATE RISES TO A PREDETERMINED HEIGHT. A/C CLOSET SHOULD BE AT LEAST 12" WIDER THAN AIR HANDLER UNIT.



AIR HANDLER UNIT DETAIL

SCALE: NTS

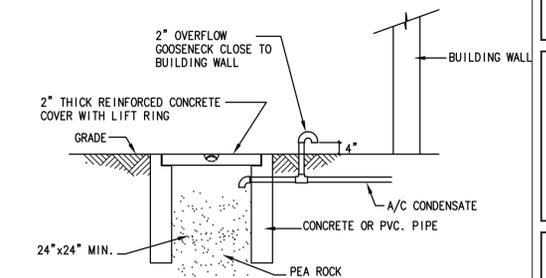


NOTE: UNIT & STAND SHALL BE ANCHORED TO WITHSTAND F.B.C. HURRICANE WIND FORCE REQUIREMENTS - HVHZ 1620.2 (175 MPH).

ANCHORING SYSTEMS MUST BE IN COMPLIANCE WITH FLORIDA BUILDING CODE 2020 SECTIONS 1522.3, 1620.6 AND 1621.

CONDENSING UNIT MOUNTING DETAIL

N.T.S.



A/C CONDENSATE DRYWELL DETAIL

SCALE: NTS

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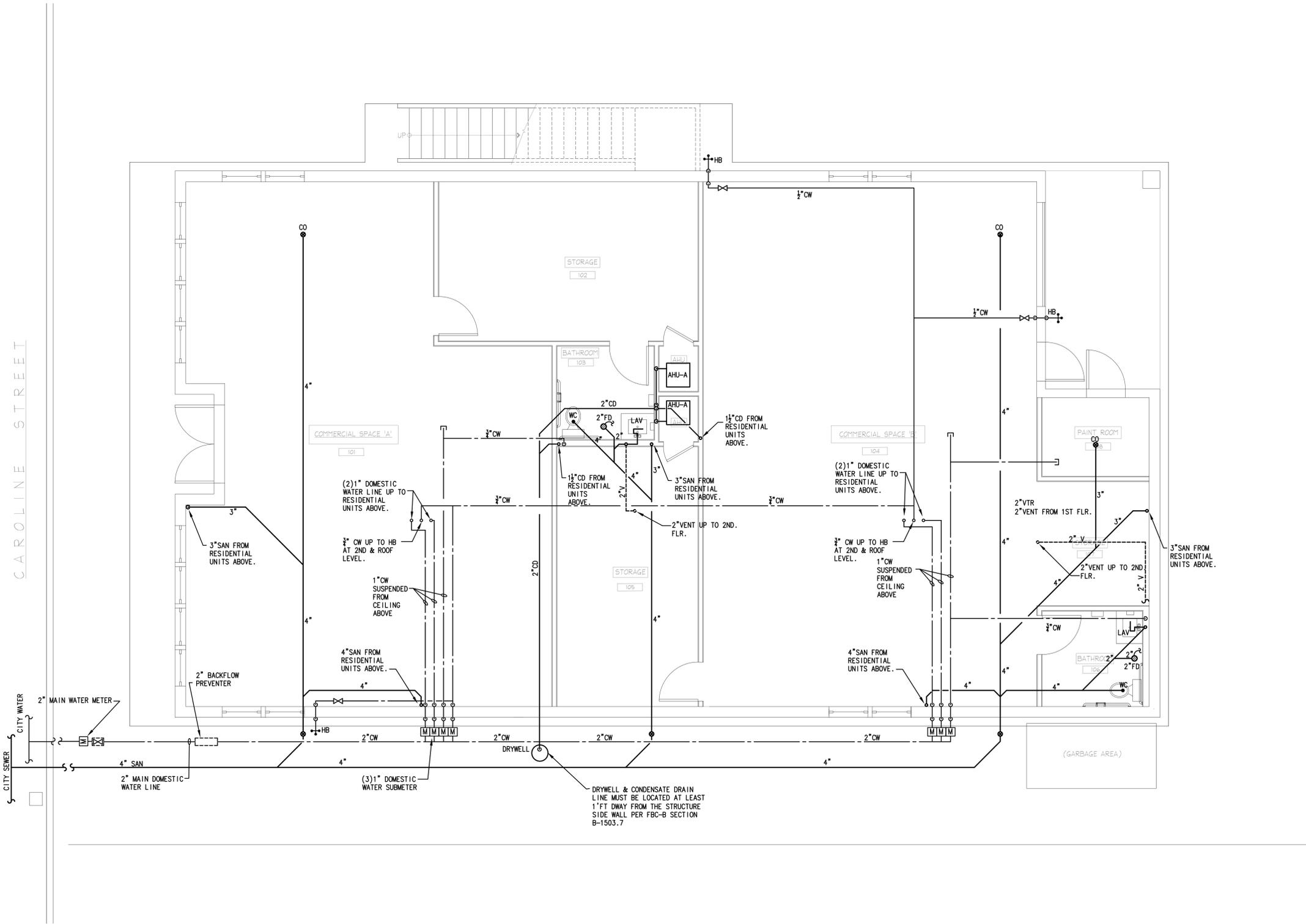
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Project No: 2205

MECHANICAL DETAILS

Date: 10/22/2025

M5



1 FIRST FLOOR PLUMBING PLAN
 PI SCALE: 1/4"=1'-0"

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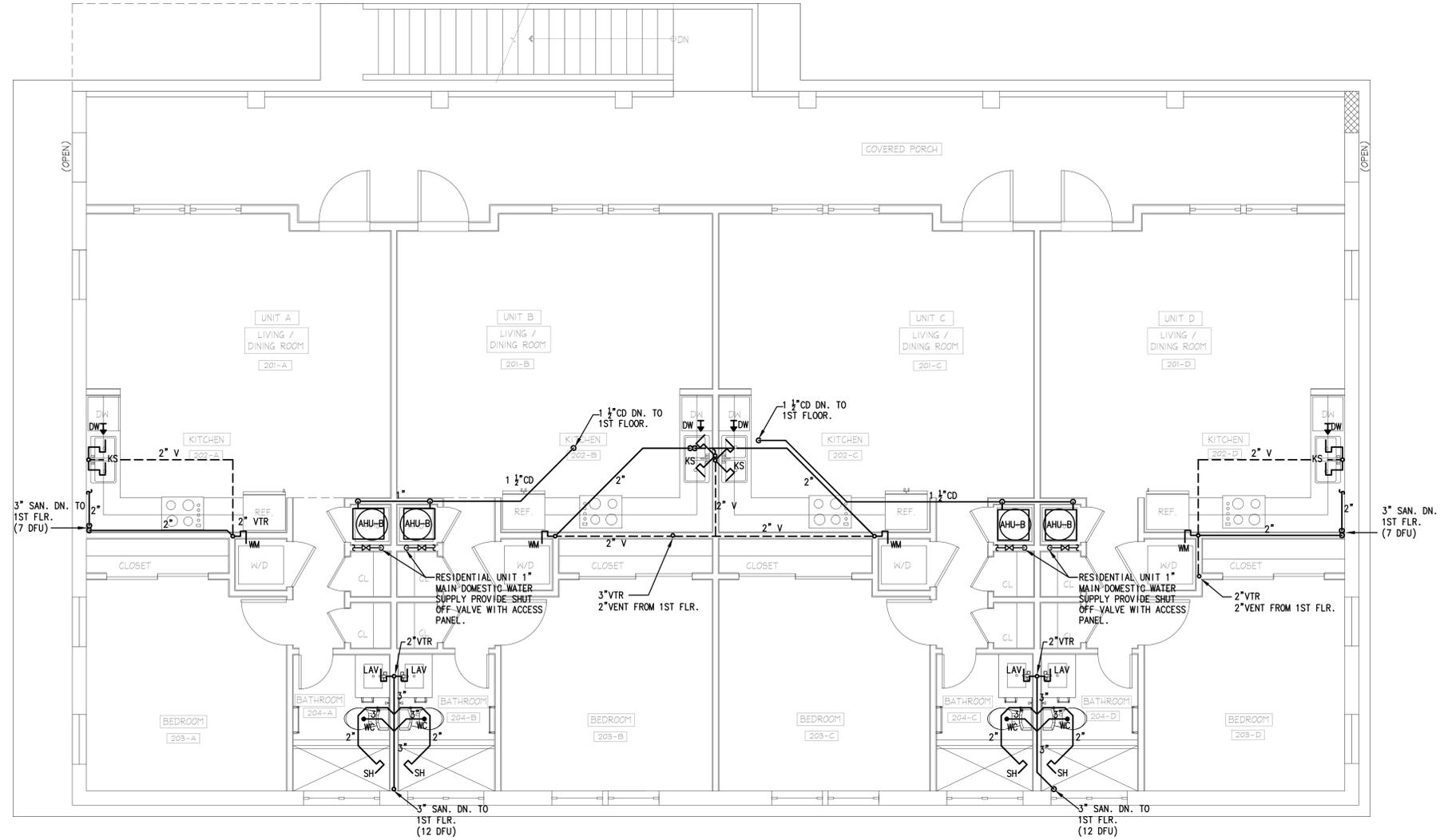
FIRST FLOOR
 PLUMBING PLAN

Date: 10/22/2025

P1

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1 SECOND FLOOR PLUMBING PLAN - RESIDENTIAL UNITS
 P2 SCALE: 1/4"=1'-0"

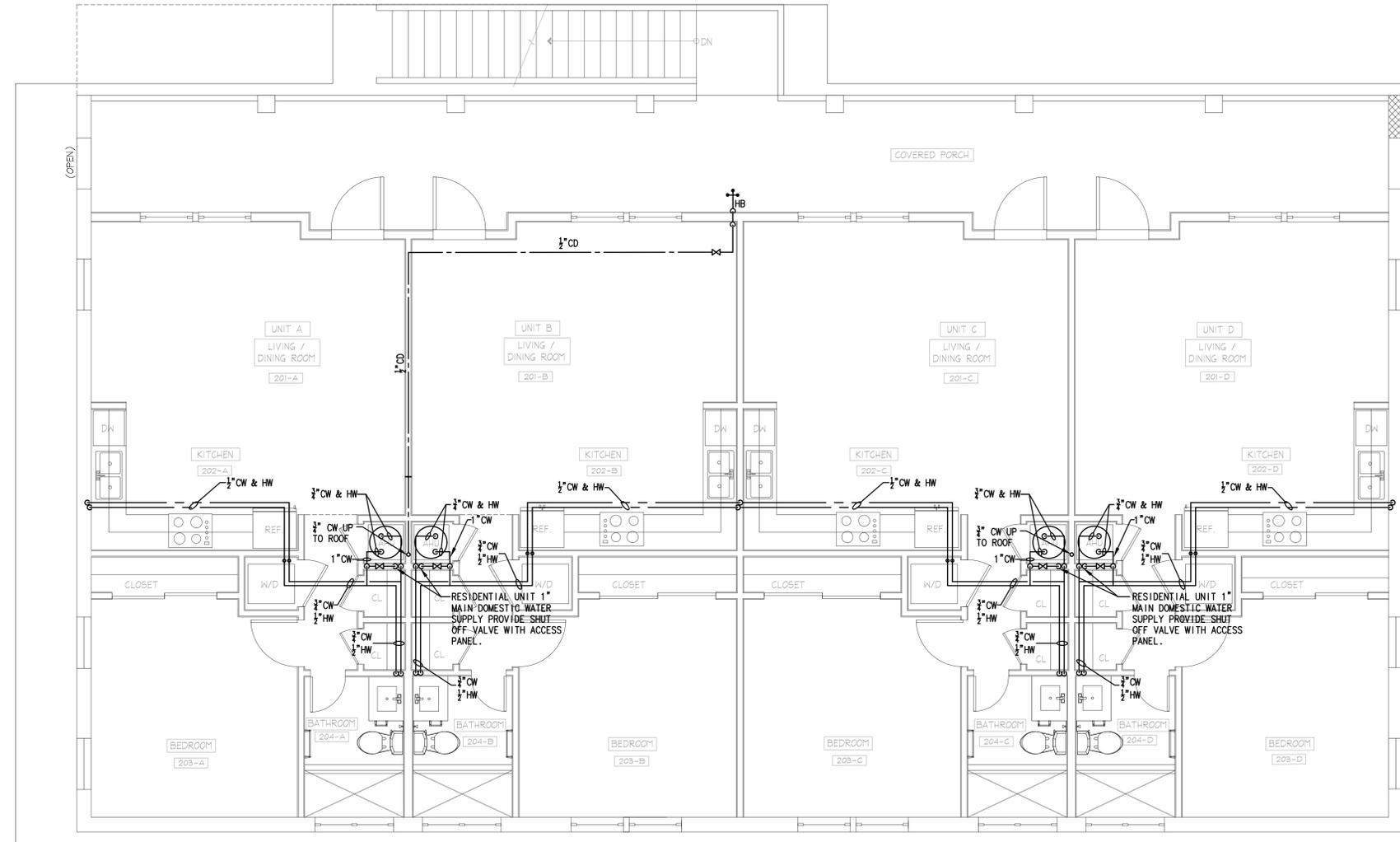
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Project No: 2205
 SECOND FLOOR
 PLUMBING PLAN-
 RESIDENTIAL
 UNITS
 Date: 10/22/2025



P2



1 SECOND FLOOR PLUMBING PLAN - RESIDENTIAL UNITS (WATER)
 P3 SCALE: 1/4"=1'-0"

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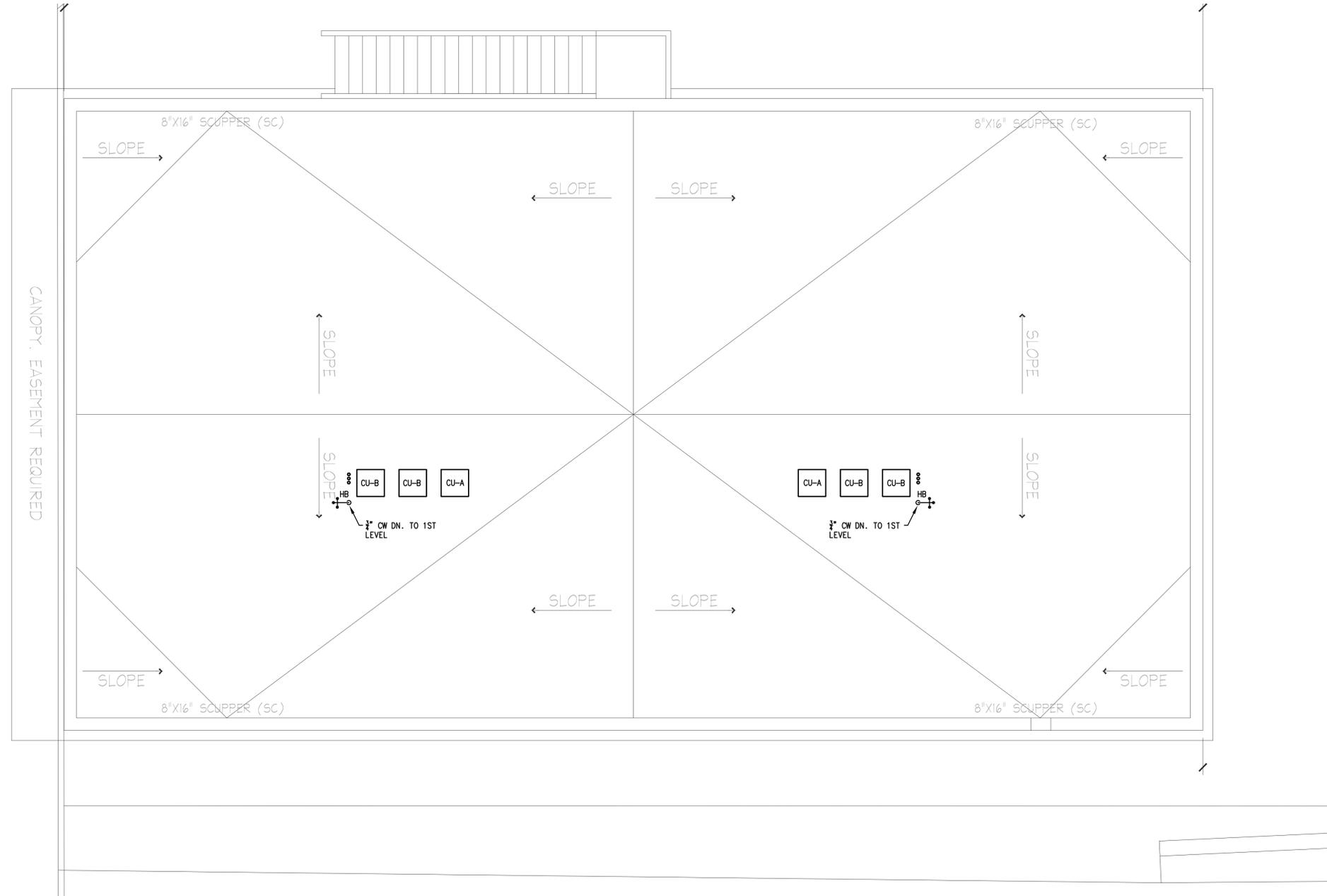
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 SECOND FLOOR
 PLUMBING PLAN-
 RESIDENTIAL
 UNITS
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P3

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PLUMBING ROOF PLAN
P4 SCALE: 1/4"=1'-0"



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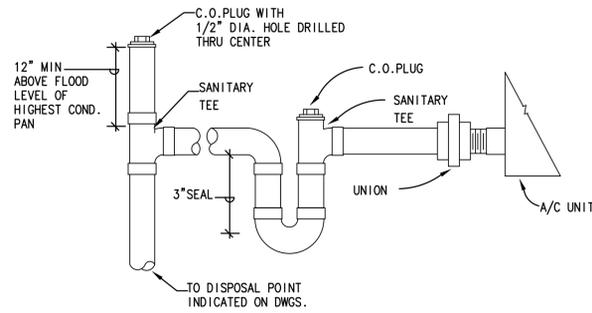
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Project No: 2205

PLUMBING
ROOF PLAN

Date: 10/22/2025

P4



TYPICAL A/C UNIT CONDENSATE DRAIN CONNECTION

N.T.S.

TABLE 604.4 (SEC. 8-31-MIAMI DADE CO. REGULATIONS)

PLUMBING FIXTURE OR FIXTURE FITTING	MAX FLOW RATE OR QUANTITY
LAVATORY, PRIVATE	1.5 GPM @ 60PSI
LAVATORY, PUBLIC (METERING)	0.25 GAL/CYCLE
LAVATORY, PUBLIC (OTHERS)	0.5 GPM @ 60PSI
SHOWER HEAD	1.5 GPM @ 80PSI
SINK FAUCET	1.5 GPM @ 60PSI
URINAL	WATERLESS OR (0.5 GAL/FLUSH)
WATER CLOSET	1.28 GAL/FLUSH

PLUMBING RENOVATION NOTES

- EXISTING PLUMBING LAYOUT INFORMATION IS BASED ON PROVIDED RECORD DRAWINGS, DIMENSIONS AND EXISTING PLUMBING LAYOUT SHALL BE FIELD-VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. COORDINATE THE WORK WITH OTHER TRADES INVOLVED. FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST. FOR PROJECTS INVOLVING RENOVATION, COORDINATE NEW WORK WITH EXISTING ELEMENTS SUCH AS THE BUILDING STRUCTURE AND ARCHITECTURAL FEATURES, SPRINKLER PIPING, LIGHTS, PLUMBING, AND ELECTRICAL CONDUIT.
- ALL CONCRETE SLAB PENETRATIONS TO MODIFY OR INSTALL NEW HVAC, PLUMBING, ELECTRICAL AND FIRE PROTECTION PIPING, HANGERS AND OR OTHER COMPONENTS THAT EXCEED 3/4" IN DEPTH MUST BE X-RAYED OR SCANNED WITH GROUND PENETRATING RADAR SYSTEMS TO DOCUMENT EXISTING CONDITIONS AND EXACT LOCATION OF AFFECTED COMPONENTS AND ANY IMPEDIMENT IN AREAS AFFECTED BY PROJECT SCOPE OF WORK. EXISTING CONDITIONS MUST BE FIELD-VERIFIED PRIOR TRENCHING OR PENETRATING TO INCORPORATE PROJECT SCOPE OF WORK.
- INTERRUPTIONS TO EXISTING SERVICES SHALL BE SCHEDULED FOR TIMES OTHER THAN NORMAL OPERATING HOURS (SUCH AS NIGHTS AND WEEKENDS). SUCH INTERRUPTIONS TO SERVICES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE AND PROPER COORDINATION WITH OTHER TRADES. PRE-WORK SHALL BE PERFORMED TO MAKE THE SHUTDOWN PERIOD AS BRIEF AS POSSIBLE.
- ALL EQUIPMENT TO BE REMOVED SHALL REMAIN PROPERTY OF THE OWNER OR DISPOSED LEGALLY, AS DIRECTED BY OWNER.
- VERIFY THAT ALL ELECTRICAL POWER WIRING FOR ELECTRICAL EQUIPMENT TO BE REMOVED HAS BEEN DISCONNECTED FROM UNIT PRIOR TO COMMENCING WORK.

PLUMBING SPECIFICATIONS

- A. RAINWATER, SANITARY WASTE AND VENT PIPING:**
- PVC SCHEDULE 40, DW/PW, PRESSURE RATED TYPE PIPING WHEN NOT IN A/C RETURN AIR PLENUM. (NO FOAM CORE ALLOWED).
 - ALL SANITARY HORIZONTAL PIPING SHALL BE SLOPED IN ACCORDANCE WITH FLORIDA BUILDING CODE REQUIREMENTS.
- B. DOMESTIC WATER PIPING:**
- CW PIPING SHALL BE COPPER TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS. JOINTS WITH 95/5 SOLDER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - ALTERNATE MATERIAL: CHLORINATED POLYVINYL CHLORIDE (CPVC) FLOWGUARD SOLDER.
 - INSTALL CAPPED AIR CHAMBER AND MECHANICAL SHOCK ABSORBERS WHERE SHOWN ON WATER RISERS. CHAMBERS SHALL NOT BE LESS THAN 1/4" AND 18" HIGH.
 - PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.
 - C.P. ESCUTCHEON PLATES REQUIRED ON ALL WALL PENETRATIONS.
 - PROVIDE SHUT-OFF VALVES AT EACH PLUMBING FIXTURE WATER SUPPLY.
- C. HOT WATER AND HOT WATER RETURN PIPING INSULATION:**
- 3/4" INCH THICK GLASS FIBER MOLDED INSULATION WITH FACTORY APPLIED FRJ JACKET WITH LONGITUDINAL LAP AND BUTT JOINT STRIPS WITH SELF SEALING ADHESIVE.
 - PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.
- D. CONDENSATE PIPING:**
- A/C CONDENSATE SHALL BE PVC SCHEDULE 40, WHEN NOT IN A RETURN AIR PLENUM, OR COPPER TYPE 'M' WHEN IN PLENUM. INSULATE ALL RUNS WITH 1/2" FIBERGLASS INSULATION WITH ALL SERVICE JACKET INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR 1/2" ARMAFLEX.
- E. PIPE HANGERS AND SUPPORTS:**
- PROVIDE ADJUSTABLE HANGERS, INSERTS AND SUPPLEMENTARY STEEL AS REQUIRED FOR PROPER SUPPORT OF PIPE LINES.
- F. CLEANOUTS:**
- CLEANOUTS SHALL BE PROVIDED AND INSTALLED AT POINTS INDICATED BY 'C.O.' AND 'F.C.O.' ON DRAWINGS.
 - CLEANOUT COVERS:
WALLS - JOSAM 8600-SS
RESILIENT FLOORS - JOSAM 8480 FERRULE WITH 8640.
CONCRETE FLOORS - JOSAM 8360
- G. MISCELLANEOUS PRODUCTS:**
- FLOOR DRAINS -
RESTROOMS - JOSAM 30003-5A WITH NIKALYOP TOP AND 1/4" PRIMER TAP.
EQUIPMENT ROOMS - JOSAM 30004-8A WITH NIKALYOP TOP AND 1/4" PRIMER TAP.
- H. EXECUTION:**
- ALL WATER PIPING SHALL BE TESTED AT 100 PSIG, STERILIZED AND FLUSHED BEFORE CONNECTION TO BUILDING SYSTEMS.

GENERAL PLUMBING NOTES

- READ THE SPECIFICATIONS.
- WORK UNDER THIS SECTION INCLUDES FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND COMPONENTS AS PERFORMING ALL OPERATIONS AS NECESSARY FOR THE INSTALLATION OF THE COMPLETE PLUMBING SYSTEM.
- UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, AS-BUILT RECORDS AND FIELD INVESTIGATIONS. UNFORESEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING AND BURIAL DEPTHS, AS DETERMINED DURING CONSTRUCTION WILL BE NECESSARY.
- FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
- THE CONTRACTOR PERFORMING THE WORK, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.
- NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIE-INS TO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NON-NORMAL CONTRACTOR WORKING HOURS.
- PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING AND ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATIONS AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE JOB SITE.
- PLUMBER SHALL NOT DEVIATE FROM THE SANITARY CONNECTION FORMAT WITHOUT ENGINEER'S APPROVAL.
- PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL EQUIPMENT FOR REVIEW BEFORE INSTALLATION.
- NO WATER LINES SHALL RUN INSIDE CONCRETE SLABS.
- CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED. PROVIDE ACCESS PANELS FOR ALL VALVES CONCEALED IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS.
- SLEEVE AND FIRE STOP PENETRATIONS OF RATED WALLS, FLOORS, CEILINGS AND ROOFS. FLASH AND COUNTERFLASH ROOF PENETRATIONS.
- WHEN BEAM SLEEVE PENETRATIONS ARE NECESSARY, COORDINATE PENETRATIONS WITH ALL TRADES, THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- PROVIDE FOUNDATION PAD PENETRATION SLEEVES. ALLOW 1" MINIMUM CLEARANCE BETWEEN SLEEVE INSIDE SURFACE AND PIPE EXTERIOR.
- SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- INSTALL CAPPED AIR CHAMBER AND MECHANICAL SHOCK ABSORBERS WHERE SHOWN ON WATER RISERS. CHAMBERS SHALL NOT BE LESS THAN 3/4" AND 18" HIGH.
- PROVIDE, WHEN REQUIRED BY CODE, AN AIR GAP SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
- ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED.
- MOUNT HOSE BIBBS 24" ABOVE FINISH GRADE.
- PROVIDE CLEANOUTS IN ACCORDANCE WITH APPROPRIATE CODES AND REGULATIONS.
- COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISH FLOOR TO ALLOW FOR FLOOR SLOPING TO THE DRAIN.
- PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
- COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY PIPING RUN OVER PANELS SHALL BE REROUTED AT NO ADDITIONAL COST.
- AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2" PER FBCR 303.5

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	C.W.	H.W.	WASTE	TRAP	FLOW RATE	REMARKS
WC	WATER CLOSET	1/2"	-	4"	INTEGRAL	1.28 GAL/FLUSH	SELECTED BY OWNER
LAV	LAVATORY	1/2"	1 1/2'	1 1/4"	1 1/4"	1.5 GPM	SELECTED BY OWNER
TUB	TUB	1/2"	1/2"	1 1/2"	1 1/2"	2.2 GPM	SELECTED BY OWNER
SH	SHOWER HEAD	1/2"	1/2"	1 1/2"	1 1/2"	1.5 GPM	SELECTED BY OWNER
WM	WASHING MACHINE	1/2"	1/2"	2"	2"	WATER FACTOR = 8 OR LESS	SELECTED BY OWNER PROVIDE WATER HAMMER ARRESTOR
DW	DISHWASHING MACHINE	-	1/2"	1 1/2"	1 1/2"	6.5 GAL/CYCLE MAX.	SELECTED BY OWNER PROVIDE WATER HAMMER ARRESTOR
KS	KITCHEN SINK	1/2"	1/2"	1 1/2"	1 1/2"	1.5 GPM	SELECTED BY OWNER
REF	REFRIGERATOR	1/2"	-	-	-	-	SELECTED BY OWNER
HB	HOSE BIBB	1/2"	-	-	-	-	SELECTED BY OWNER

GENERAL NOTES:

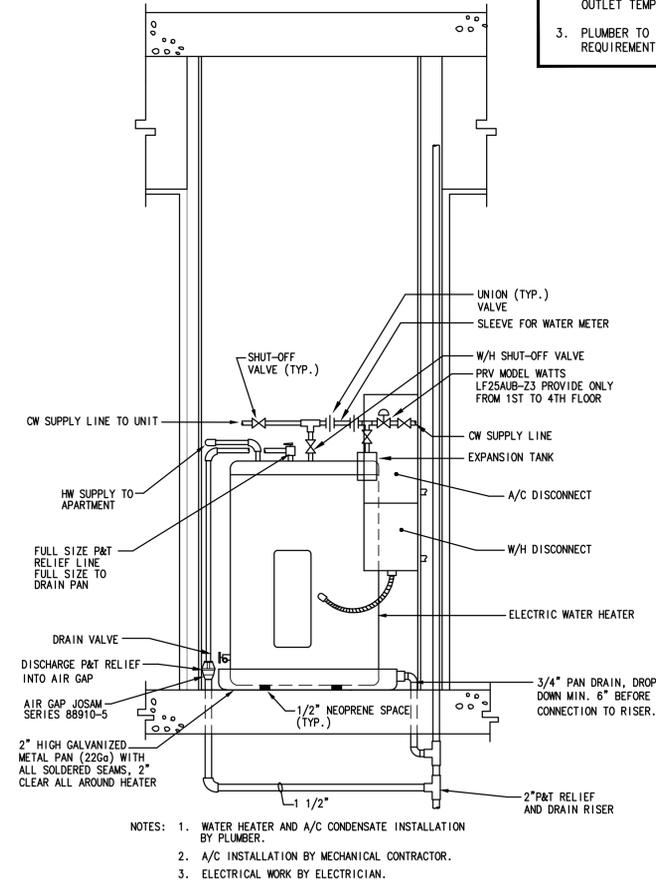
- FIXTURES TO COMPLY FBC-PLUMBING 2020 SECTIONS 406 THRU 425, 604 TABLES 604.4 AND 604.5, & FBC RESIDENTIAL 2020 CHAPTER 27. FOR PROJECTS IN MIAMI DADE COUNTY PLUMBING FIXTURES MUST ALSO COMPLY WITH ORDINANCE 8.31 REQUIREMENTS.
- ANTI-SCALD VALVE: ALL SHOWERS, BATH/SHOWER COMBINATIONS & WHIRLPOOL/JACUZZI, SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COMBINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAX MIXED WATER OUTLET TEMPERATURE OF 120° F.
- PLUMBER TO SUPPLY AND INSTALL BACK FLOW PREVENTER FOR HOT WATER, COFFEE, ESPRESSO & ICED TEA BREWERS. PER FLORIDA BUILDING PLUMBING CODE REQUIREMENTS.

WATER HAMMER ARRESTER SCHEDULE

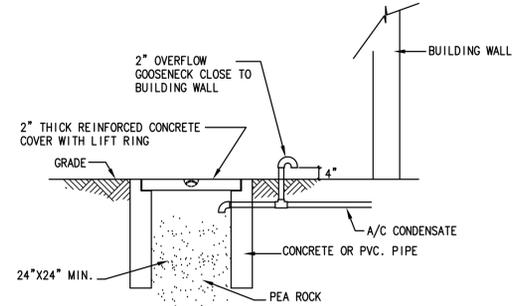
MARK	* P.D.I. SIZE	CONN. SIZE
(A)	SWA-500	1/2"
(B)	SWA-750	3/4"
(C)	SWA-1000	1"

* MODELS BASED ON PPP "SWEAT ON" FITTINGS

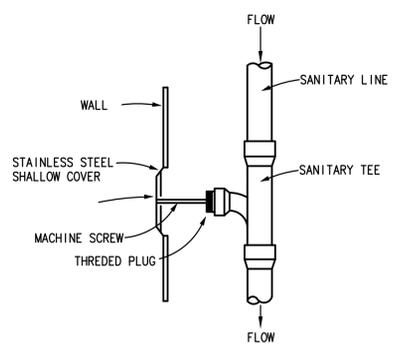
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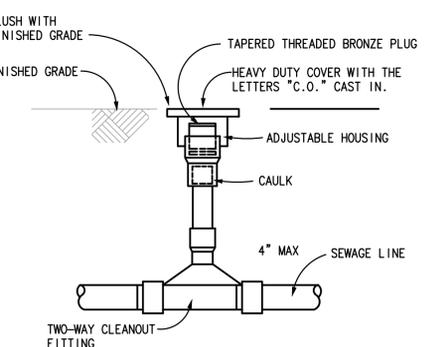
TYPICAL WATER HEATER APARTMENT UNITS DETAIL
N.T.S.



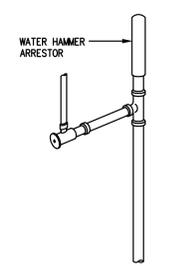
A/C CONDENSATE DRYWELL DETAIL
SCALE: NTS



WALL CLEANOUT DETAIL
SCALE: NTS



TWO WAY FLUSH CLEANOUT DETAIL
SCALE: NTS



TYPICAL WATER HAMMER ARRESTOR DETAIL
SCALE: NTS

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
---	SANITARY LINE
- - - -	VENT LINE
---	CONDENSATE LINE
---	COLD WATER LINE
---	HOT WATER LINE
---	HOT WATER RETURN LINE
FCO	FLUSH CLEAN OUT
FD	FLOOR DRAIN
G	GAS LINE
CO	CLEAN OUT
VTR	VENT THRU ROOF
H.B.	HOSE BIBB
TYP	TYPICAL
---	SHUT OFF VALVE
---	BALL SHUT OFF VALVE
U.G.	UNDERGROUND
CW	COLD WATER
HW	HOT WATER
HWR	HOT WATER RETURN
●	POINT OF CONNECTION

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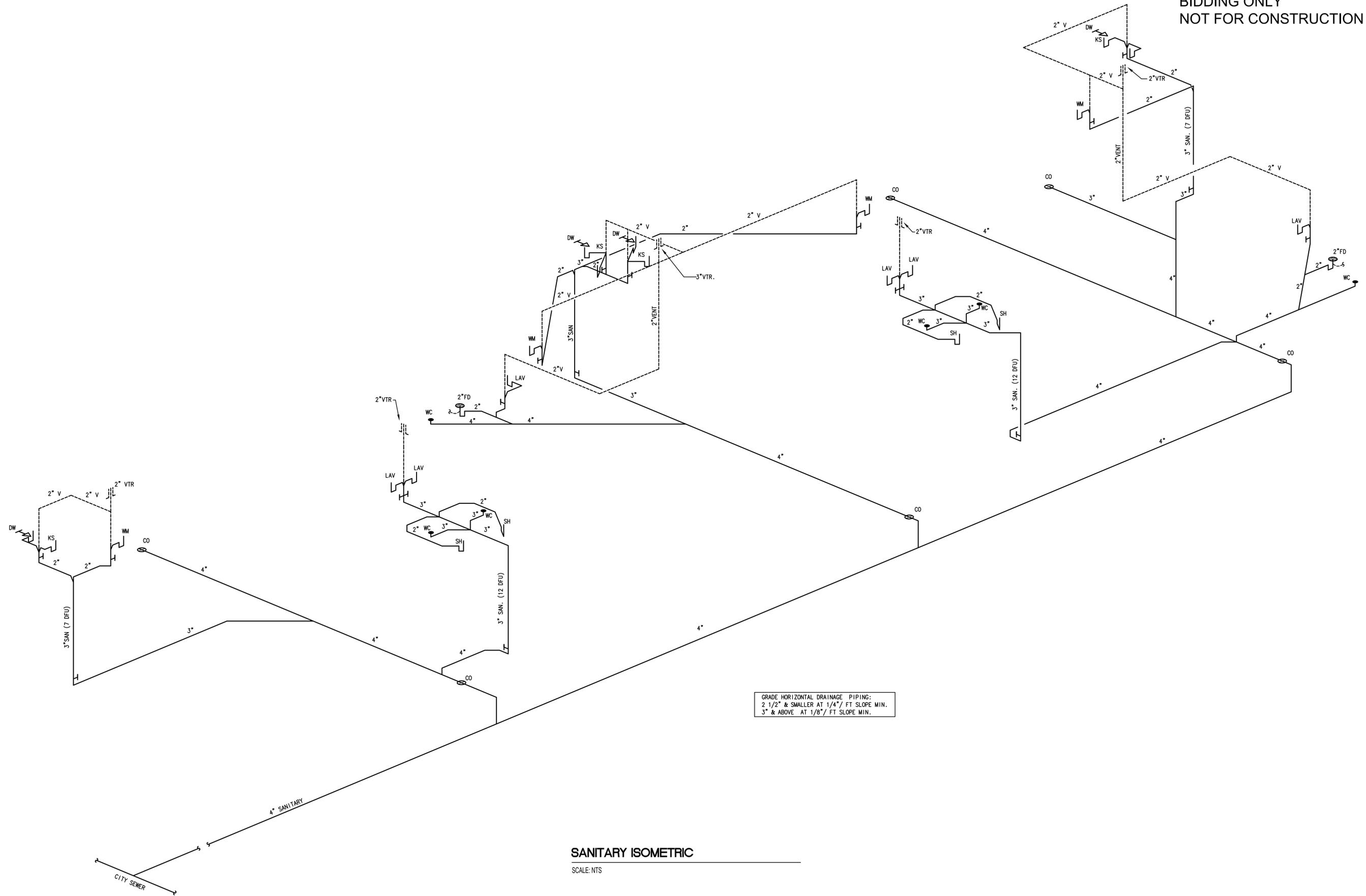
Project No: 2205

PLUMBING SCHEDULES, NOTES, AND DETAILS

Date: 10/22/2025

P5

100% SUBMITTAL
 BIDDING ONLY
 NOT FOR CONSTRUCTION



GRADE HORIZONTAL DRAINAGE PIPING:
 2 1/2" & SMALLER AT 1/4" / FT SLOPE MIN.
 3" & ABOVE AT 1/8" / FT SLOPE MIN.

SANITARY ISOMETRIC

SCALE: NTS

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PLUMBING
 ISOMETRIC
 DIAGRAMS

Date: 10/22/2025

P6

ELECTRICAL NOTES:

- UNLESS OTHERWISE NOTED ALL CONDUCTORS SHALL BE COPPER, RATED 75 C WET/DRY EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. UON. MINIMUM WIRE SIZE SHALL BE #14 AWG. EXCLUDING CONTROL WIRING. ALUMINUM CONDUCTORS SHALL BE PERMITTED FOR CONDUCTOR SIZES #3 AWG AND LARGER. PROVIDED THE SIZING AND INSTALLATION MEETS N.E.C.
- ALL CONDUIT RISERS SHALL BE RIGID GALVANIZED STEEL (RGS) WHERE CONDUIT BENDS UPWARD FROM UNDERGROUND TO ABOVE GROUND. USE AN APPROVED PVC TO RGS COUPLER, AS REQUIRED. RGS CONDUITS SHALL EXCEED A MINIMUM OF 18" BELOW GRADE. PVC CONDUIT IS PERMITTED WHERE ALLOWED BY CODE.
- INSTALL PULL WIRES IN EMPTY RACEWAYS. USE POLYPROPYLENE LINE WITH NOT LESS THAN 200 LB TENSILE STRENGTH.
- ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2023 FBC 8th Edition, NATIONAL ELECTRICAL CODE 2020, AND THE APPLICABLE EDITIONS OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.
- ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS OTHERWISE NOTED.
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES, SWITCHES SHALL BE HORSE POWER RATED AND SIZED FOR 1/2 HORSEPOWER MAX., HEAVY DUTY TYPE.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAIN-TIGHT WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUID TIGHT.
- WIRE WAYS SHALL BE SIZED AS REQUIRED PER NEC, UNLESS OTHERWISE NOTED.
- COORDINATE ALL ELECTRICAL SITE WORK WITH GENERAL CONTRACTOR.
- FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES, SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF FOUR 90 DEGREE BENDS. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE. WARNING TAPE WHICH SAYS "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ALL UNDERGROUND ELECTRICAL CONDUITS.
- FOR TELEPHONE SYSTEM:
 - PROVIDE GROUNDING FOR ALL TELEPHONE OUTLETS AND EQUIPMENT PER REQUIREMENTS OF TELEPHONE COMPANY.
 - COORDINATE INSTALLATION OF ALL TELEPHONE OUTLETS, RACEWAYS, ENCLOSURES AND BACKBOARDS WITH TELEPHONE COMPANY.
 - TELEPHONE CONDUITS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH POWER AND LIGHTING CONDUITS.
 - MARK TERMINATIONS OF TELEPHONE CONDUITS AS DIRECTED BY TELEPHONE COMPANY.
 - VERIFY LOCATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY, PRIOR TO SUBMITTING BID.
- ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. NO TIE HANDLES PERMITTED.
- ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, LIGHTING FIXTURES, ETC., SHALL BE LISTED, FOR THE INTENDED USE, WITH UNDERWRITER'S LABORATORIES, INC. (UL), WHERE STANDARDS HAVE BEEN ESTABLISHED BY UL.
- ALL CONDUCTORS SHALL BE IN CONDUITS. CONDUITS INSTALL BY CODE. ALL CONDUITS SHALL BE INTERMEDIATE (IMC) OR RIGID GALVANIZED STEEL (RGS):
 - POLY VINYL CHLORIDE (PVC) CONDUITS.
 - ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP CONDITIONS OR CORROSIVE CONDITIONS; EMT COULD BE USED FOR RISING CONDUCTOR AS LONG AS THEY ARE INSIDE THE ELECTRICAL ROOM.
 - LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED.
 - FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS.
 - CONDUITS IN HAZARDOUS AREAS PER NEC SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.
- PROVIDE LAMPS WITH FIXTURES, VERIFY LAMP TYPE WITH MANUFACTURER.
- COORDINATE ELECTRICAL SERVICE WITH POWER UTILITY COMPANY.
- ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS. FPL CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS. THIS SHALL INCLUDE ANY AND ALL FABRICATIONS PRIOR TO INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS, AS NOT TO INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE DRAWINGS.
- IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST-CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
- THE ELECTRICAL CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATION TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- WHERE CORE DRILLING OF FLOOR/WALLS IS REQUIRED, CONTRACTOR SHALL SEAL OPENINGS WATERTIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL BE COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER TO BE CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT AS SPECIFIED.
- ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO CONSTRUCTION.
- ALL FUSES SHALL BE CURRENT LIMITING, PER U.L., RATED 600V.,
 - NON-TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
 - TIME DELAY FUSES FOR MOTOR AND A/C CIRCUITS.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURE FOR OTHER CLASSIFIED AREAS.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.
- FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEM AS PER MANUFACTURER RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY AIR CONDITIONING CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE, UNLESS INDICATED OR SPECIFIED OTHERWISE.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - ILLUMINATING ENGINEERS SOCIETY (IES)
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
 - NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATES (NEMA)

NOTE: THESE STANDARDS ARE SUBORDINATE TO CODES AND STANDARDS SET BY U.L.
- ALL BALLASTS SHALL HAVE MINIMUM POWER FACTOR OF 0.90. ALL BALLASTS FOR MERCURY VAPOR, METAL HALIDE AND HIGH PRESSURE SODIUM FIXTURES SHALL BE CONSTANT WATTAGE TYPE WITH +/-5% LAMP WATTS FOR +/-10% NOMINAL LINE VOLTAGE VARIATION.
- ELECTRICAL CONTRACTOR SHALL SUBMIT (6 COPIES) EQUIPMENT LAYOUT OF ALL ELECTRICAL SPACES, ROOMS, ETC., TO ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSTALLING CONDUITS, ETC. LAYOUT SHALL CONSIST OF PLAN VIEWS (SCALED AT 1/2"=1'-0") AND ELEVATIONS (DIMENSIONED) FOR EACH SUCH SPACE, ROOM, ETC.
- ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH UL APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE.
- PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RING SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN ELECTRICAL SUBCONTRACTOR AND GENERAL CONTRACTOR FOR PLASTER RING INSTALLATION WILL BE REQUIRED. NO "GOOF" RINGS WILL BE ALLOWED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RINGS OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT CONTRACTOR'S EXPENSE. NO GANGLABLE BOXES WILL BE ACCEPTED.
- ALL OPENINGS FOR LIGHT FIXTURES IN CEILINGS SHALL BE PROTECTED IN A MANNER (PER ALL GOVERNING CODES) THAT WILL PROVIDE THE SAME RATING AS THE CEILING. (THIS APPLIES TO ALL FIRE RATED CEILINGS).
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY, PRIOR TO SUBMITTING BID, LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALL AND STRUCTURAL SLABS.
- ELECTRICAL CONTRACTOR SHALL SUBMIT (6 COPIES) EQUIPMENT CUTS FOR ALL SWITCH GEAR AND LIGHTING FIXTURES AS STATED IN LIGHTING FIXTURE AND EQUIPMENT SCHEDULES.
- USE 3/4" FIRE RESISTANT PLYWOOD BACKBOARDS FOR TELEPHONE TERMINAL BOARDS AND FOR SURFACE MOUNTING GROUNDED ELECTRICAL EQUIPMENT. PAINTED ON BOTH SIDES AND EDGES WITH TWO COATS OF FLAT BLACK ASPHALT PAINT, PAINTED BY G.C.
- PROVIDE A FUSE HOLDER AND FUSE IN THE PRIMARY SIDE OF EACH UNDERGROUND CONDUCTOR FOR ALL BALLASTS (BUSSMAN HEB AND FMO OR EQUAL), AT THE HAND HOLE OF EACH EXTERIOR POLE MOUNTED LIGHTING FIXTURE OR J BOX FOR WALL OR GROUND MOUNTED FIXTURE.
- PROVIDE WIND LOAD RATED LIGHT POLES WITH 175 MPH MINIMUM WIND SPEED (ASCE 7), EXPOSURE C WITH IMPORTANCE FACTOR OF 1.0, AND PROVIDE PHOTOMETRICS WITH ALL FIXTURE SUBMITTALS.
- CONTRACTOR TO VERIFY VOLTAGES OF ALL LIGHT FIXTURES PRIOR TO BIDDING RELATIVE TO THE IIR

- SPECIFIC APPLICATION ON FLOOR PLANS. CONTRACTOR TO COORDINATE FIXTURES WITH ARCHITECTURAL DRAWINGS AND VERIFY APPROPRIATE CLEARANCES AND APPLICATION WITH ALL ARCHITECTURAL FINISHES PRIOR TO BIDDING.
- A SEPARATELY DEDICATED AND SEPARATELY GROUNDED CIRCUIT WITH AN ISOLATED GROUNDED RECEPTACLE SHALL BE PROVIDED FOR ALL COMPUTER EQUIPMENT.
 - CONTRACTOR TO VERIFY AVAILABLE SERVICE VOLTAGE AND PHASES WITH F.P.& PRIOR TO BID.
 - METER CANS, HUBS, & LUGS FOR SAME ARE TO BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO VERIFY SPECIFIC TYPE OF METER CAN TO BE USED WITH F.P.L. PRIOR TO BID.
 - PROVIDE A 4" STEEL REINFORCED CONCRETE HOUSEKEEPING PAD UNDER ALL FLOOR MOUNTED SWITCHGEAR.
 - CONTRACTOR SHALL PROVIDE A TYPE WRITTEN DIRECTORY OF EACH PANEL SCHEDULE. INSIDE EACH PANELBOARD, HAND WRITTEN DIRECTORY IS NOT ACCEPTABLE.
 - SMOKE DETECTORS SHALL BE NO CLOSER THAN 36" FROM SUPPLY AIR DIFFUSERS OR RETURN OPENING.
 - SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED AN AREA OF EXCLUSION DETERMINED BY A 10 FT. (3.0m) RADIAL DISTANCE ALONG A HORIZONTAL FLOW PATH FROM A STATIONARY OR FIXED COOKING APPLIANCE, UNLESS LISTED FOR INSTALLATION IN CLOSE PROXIMITY TO COOKING APPLIANCES. SMOKE ALARMS AND SMOKE DETECTOR INSTALLED BETWEEN 10 FT. (3.0m) AND 20 FT. (6.1m) ALONG A HORIZONTAL FLOW PATH FROM A STATIONARY OR FIXED COOKING APPLIANCE SHALL BE EQUIPPED WITH AN ALARM-SILENCING MEANS OR USE PHOTOELECTRIC DETECTION.
 - SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN. (910mm) HORIZONTAL PATH FROM A DOOR TO A BATHROOM CONTAINING A SHOWER OR TUB.
 - SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN. (910mm) HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADBLE) FAN, AND TO AC RETURNS.
 - ALL TRIM & TRIM PLATES IN DWELLING UNITS & PUBLIC AREAS TO BE WHITE COLOR "DECORA" TYPE OR APPROVED EQUAL.
 - "MC" OR "AC" CABLE IS PERMITTED WHERE ALLOWED BY CODE & NOT IN EXPOSED AREAS.
 - ALL SMOKE DETECTORS WITHIN IN EACH DWELLING UNIT SHALL BE INTERCONNECTED SO THAT ALL SMOKE DETECTORS WITHIN EACH DWELLING UNIT GO IN TO ALARM WHEN ONE SMOKE DETECTOR SENSES SMOKE. EACH SMOKE DETECTOR SHALL BE TIED TO AN UNSWITCHED LIGHTING CIRCUIT THAT IS CONNECTED TO AN AFCI C.B.
 - ALL CIRCUITS INDICATED ON PANEL SCHEDULES AS 1 POLE CIRCUIT BREAKERS SHALL BE PROVIDED WITH A HOT AND A NEUTRAL CONDUCTOR. CIRCUITS INDICATED WITH A 2 POLE CIRCUIT BREAKER SHALL BE PROVIDED WITH 2 HOT CONDUCTORS (NEUTRAL SHALL BE INSTALLED IF REQUIRED BY MANUFACTURER'S SPECIFICATIONS). CIRCUITS THAT ARE INDICATED WITH A 3 POLE CIRCUIT BREAKER SHALL BE PROVIDED WITH 3 HOT CONDUCTORS AND 1 NEUTRAL CONDUCTOR. IF COMMON NEUTRALS ARE USED THE NEXT LARGER CONDUCTOR SIZE SHALL BE USED FOR THE NEUTRAL CONDUCTOR (APPLICABLE FOR MC CABLE).
 - ALL SUPPLY FANS AND AIR HANDLERS THAT ARE SHOWN ON THE MECHANICAL DRAWINGS, THAT ARE RATED 2000 CFM AND LARGER SHALL BE FURNISHED WITH A DUCT SMOKE DETECTOR THAT SHALL BE WIRED TO THE FIRE ALARM PANEL.
 - ALL FIRE SMOKE DAMPERS OR MOTORIZED DAMPERS SHOWN ON THE MECHANICAL DRAWINGS SHALL BE CONNECTED BOTH TO THE FIRE ALARM PANEL AND TO A 120V - 20 AMP EMERGENCY CIRCUIT IN THE NEAREST EMERGENCY PANEL.
 - ALL FLOW AND TAMPER SWITCHES SHOWN ON THE FIRE SPRINKLER DRAWINGS SHALL BE CONNECTED TO THE FIRE ALARM PANEL.
 - MOTOR STARTERS FOR POOL & FOUNTAINS TO BE INSTALLED BY ELECTRICAL CONTRACTOR & FURNISHED BY OTHERS.
 - PROVIDE ARC-FAULT INTERRUPTER CIRCUIT BREAKER FOR ALL FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS IN DWELLING UNITS.
 - THE CONTRACTOR SHALL PROVIDE AN INFRARED (THERMOGRAPH) SCAN TEST OF ALL LIFE SAFETY & LEGALLY REQUIRED (700 & 701) SWITCHBOARDS AND AT'S. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE ENGINEER OF RECORD PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE WRITTEN TEST RESULTS OF THE MEG-OHM READINGS OF ALL BUS-DUCT TO THE ENGINEER OF RECORD PRIOR TO ENERGIZING THE BUS-DUCT. THESE TEST RESULTS SHALL BE WRITTEN ON THE BUS-DUCT MANUFACTURER'S LETTER HEAD & SIGNED & SEALED BY THE MANUFACTURER'S ENGINEER.
 - ALL DISCONNECT SWITCHES INDICATED AS W.P. ARE NEMA 3R TYPE. ALL THE OTHER DISCONNECT SWITCHES LOCATED INSIDE THE BUILDING ARE NEMA 1 TYPE (TYP) FOR DRY LOCATION AND NEMA 3R FOR DAMP LOCATION. DISCONNECTS LOCATED IN COOLING TOWER AREA SHALL BE NEMA 4X.

COLOR CODING:

- 120/208V 277/480V
- PHASE: 'A' - BLACK 'A' - BROWN
 'B' - RED 'B' - YELLOW
 'C' - BLUE 'C' - PURPLE
 'N' - WHITE 'N' - GRAY
 'G' - GREEN 'G' - GREEN

- FURNISH AND INSTALL U.L. LISTED EXPANSION TYPE CONDUIT FITTING AT ALL EXPANSION JOINTS.
- PROVIDE TAMPER RESISTANT RECEPTACLES IN DWELLING UNIT AND AS PER NEC 406.11
- OUTLETS BOXES SHALL NOT BE INSTALLED BACK-TO BACK ON FIRE RATED WALL AS PER NEC 300.21 AND NFPA 101 SECTION 8.3.5.6.3
- PROVIDE PROTECTION FOR EMERGENCY POWERED EQUIPMENT AND DEVICES SUCH AS GARAGE EXHAUST FAN MOTOR STARTER AND DISCONNECTS WHICH ARE LOCATED IN AREA ACCESSIBLE TO NON-AUTHORIZED PERSONS AND WHERE POSSIBLY SUBJECT TO VANDALISM AS REQUIRED BY NEC 700.9(C), 700.12, 700.25, TYPE CAL FOR GARAGE.
- FBC 2023 ENERGY CONSERVATION SECTION 505.7.4.2 MANUAL. CONSTRUCTION DOCUMENT SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTION FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
 - OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
 - NAMES AND ADDRESSES OF AT LEAST ON QUALIFIED SERVICE AGENCY.
- ELECTRICAL CONTRACTOR SHOULD VERIFY THE REQUIRED FIRE RATING OF PENETRATIONS THRU FIRE RATED PENETRATIONS PRIOR TO BIDDING ON PROJECT IN ORDER TO DETERMINE TYPE OF CONDUITS REQUIRED.
- PROVIDE ARC FLASH WARNING LABELS AS PER NEC 110.16
- POOL PUMP MOTORS WITH A TOTAL HORSEPOWER (HP) OF GREATER THAN OR EQUAL TO 1 HP SHALL HAVE THE CAPABILITY OF OPERATING AT TWO OR MORE SPEEDS. THE LOW SPEED SHALL HAVE A ROTATION RATE OF NO MORE THAN 1/2 OF THE MOTOR'S MAXIMUM ROTATION RATE AS PER FBC ENERGY CODE 403.9.4.
- A FLOAT SWITCH AT THE BOTTOM OF EACH ELEVATOR SHAFT THAT DISCONNECTS POWER TO THE ELEVATOR MOTOR IF THE WATER IN THE PIT EXCEEDS 6" AFF. (TYPICAL FOR ALL ELEVATOR PIT) INSTALL BY ELECTRICAL CONTRACTOR SUPPLY BY OTHERS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR SWITCHGEAR TOGETHER WITH OVERCURRENT DEVICES SELECTIVITY STUDY FROM MANUFACTURER IN COMPLIANCE WITH NEC ART. 700.27 & 701.18. PROVIDE ELECTRONIC TRIP BREAKERS AT LEAST AT THE FIRST AND SECOND LEVELS OF PROTECTION.
- LED LIGHT FIXTURE DRIVERS SHALL BE NEMA 410. PROVIDE INRUSH CIRCUIT BREAKERS FOR BRANCH CIRCUITS SERVING LED LIGHT FIXTURES.
- WHERE EQUIPMENT RATED 1200A OR MORE ROOM SHALL BE PROVIDED WITH DOORS THAT OPENS IN THE EGRESS DIRECTION AND BE PROVIDED WITH PANIC BARS, PRESSURE PLATES OR OTHER DEVICES THAT ARE NORMALLY LATCHED BUT OPEN UNDER SIMPLE PRESSURE NEC110.26(C)(3).
- NEW SWITCH TO COMPLY WITH THE 2010 FBC SECT. 1006.1.3 / NFPA-101-7.8.1.3.1.
- ALL WORK SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE, 8th EDITION 2023; SECTION C405 ELECTRICAL POWER AND LIGHTING SYSTEM (MANDATORY). COMPLIANCE WITH THE FOLLOWING SECTIONS FOR LIGHTING CONTROLS: C405.1, GENERAL (MANDATORY); C405.2.1.1 INTERIOR LIGHTING CONTROLS; C405.2.1.2 LIGHT REDUCTION CONTROLS; C405.2.2 ADDITIONAL LIGHTING CONTROLS; C405.2.2.1 AUTOMATIC TIME SWITCH CONTROL DEVICES; C405.2.2.2 OCCUPANCY SENSORS; C405.2.2.3 DAYLIGHT ZONE CONTROL; C405.2.2.3.3 MULTI-LEVEL LIGHTING CONTROLS; C405.2.3 SPECIFIC APPLICATION CONTROLS; C405.2.4 EXTERIOR LIGHTING CONTROLS. SECTION C408 SYSTEM COMMISSIONING; C408.1 GENERAL; C408.3.1 FUNCTIONAL TESTING. FUNCTIONAL TESTING SHALL BE PERFORM BY THE LIGHTING CONTROL SYSTEM VENDOR (ex: LUTRON, CRESTRON, LEVITON, ETC.)
- CONTRACTOR SHALL PROVIDE LABEL ON ALL SERVICE EQUIPMENT TO SHOW THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED IN COMPLIANCE WITH NEC 110.24.
- PRIOR TO ROUGH-IN CONTRACTOR SHALL VERIFY AND REPORT TO THE ARCHITECT AND ENGINEER ANY CONFLICT RELATED TO NEC 210.52; 210.60; 210.62; 210.63; 210.70 (OUTLET LOCATIONS)
- CONTRACTOR TO PROVIDE LABEL ON ALL SWITCHBOARDS AND PANEL BOARDS SUPPLIED BY A FEEDER SHALL BE MARKED TO INDICATE THE DEVICE OR EQUIPMENT WHERE THE POWER SUPPLY ORIGINATES. (NEC 408.4(B)).
- CONTRACTOR SHALL PROVIDE AN INTELLIGENT INTERFACE DEVICE MODEL HTR-I-R SERIES MANUFACTURED BY SIEMENS TO ALLOW FSD SHOWN AT EACH UNIT OA DUCT PENETRATION WILL CLOSE IN THE EVENT OF SMOKE INSIDE UNITS. SMOKE DETECTORS INSIDE UNITS WILL TRIGGER THE ACTIVATION OF THE INTERFACE DEVICE AND WILL USED AS SYSTEM DETECTORS THRU THE HTR-I-R CONNECTED TO THE SINGLE STATION SD IN THE UNIT AND ALL SINGLE STATION SMOKE DETECTOR IN THE UNITS SHALL BE SPECIFIED WITH DRY CONTACT. FACP AND ANNUNCIATOR PANEL WILL PROVIDE AN ALARM (NOTIFICATION ONLY). COORDINATE WITH MECHANICAL CONTRACTOR TO ASCERTAIN THAT SYSTEM IS FULLY OPERATIONAL. TYPICAL FOR ALL UNITS UNDER THE SCOPE OF WORD OF THIS PROJECT.

ELECTRICAL SYMBOL LEGEND

POWER		LIGHTING		ABBREVIATIONS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION		
	DUPLEX RECEPTACLE, 20A, 125V, 3 WIRE (5-20R)		FLUORESCENT STRIP FIXTURE	AFF	ABOVE FINISHED FLOOR
	TWIST LOCK RECEPTACLE		FIXTURE DESIGNATION FLUORESCENT FIXTURE	ATS	AUTOMATIC TRANSFER SWITCH
	SURGE PROTECTION TYPE (TVSS)		LOWER CASE LETTER INDICATES CONTROL CIRCUIT SWITCH LEG	AWG	AMERICAN WIRE GAUGE
	DUPLEX RECEPTACLE		CIRCUIT NUMBER	C/COND	CONDUIT
	PEDESTAL MOUNTED RECEPTACLE		2x4 LIGHTING FIXTURE DIAGONAL SHADING INDICATES UNSWITCHED EMERGENCY POWER SOURCE.	CM	CEILING MOUNTED
	FLOOR OUTLET BOX AND DUPLEX RECEPTACLE WITH APPROPRIATE FLANGE(LEGRAND 880 UON)		1x4 WALL MOUNTED FIXTURE WITH WALL OUTLET BOX	CB	CIRCUIT BREAKER
	CEILING MOUNTED OUTLET		1x4 LIGHTING FIXTURE	CM	EMERGENCY
	FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE AND ONE COMBINATION W/ VOICE/DATA OUTLET		HID, FLUORESCENT, OR INCANDESCENT FIXTURE	ECB	EMPTY CONDUIT
	FLOOR OUTLET BOX WITH TWO DUPLEX RECEPTACLES AND ONE COMBINATION W/ VOICE/DATA OUTLET		ACCENT FLOOD LIGHTING - AIMING AS INDICATED	ECB	ENCLOSED CIRCUIT BREAKER
	POKE THRU		EXIT LIGHT FIXTURE	CL	CENTERLINE
	POWER POLE		DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACE(S) OF FIXTURE)	EW	ELECTRIC WATER COOLER
	DUPLEX RECEPTACLE WITH EACH HALF ON SEPARATE CIRCUIT (BREAKER SHALL BE TWO POLE WITH COMMON TRIP)		WALL MOUNTED EXIT LIGHT FIXTURE	FA	FIRE ALARM
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER OR HIGH MOUNTED COORDINATE W/ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT		EXTERIOR LIGHT FIXTURE WITH ARMS AS SHOWN ON DRAWINGS	FSD	FIRE SMOKE DAMPER
	DUPLEX SAFETY RECEPTACLE MOUNT COVERPLATES WITH SPANNER HEAD SCREWS		TRACK WITH TRACK LIGHT FIXTURE (TRIANGLES INDICATE QUANTITY OF LIGHT FIXTURES)	GRD/GND	GROUND
	DUPLEX RECEPTACLE WITH TOP HALF SWITCHED		BATTERY PACK WITH TWIN HEADS	HC	HUNG CEILING
	GFI RECEPTACLE. WP DENOTES WEATHERPROOF COVER.		SIMPLEX RECEPTACLE (EWC DENOTES ELECTRIC WATER COOLER. COORDINATE WITH EWC INSTALLER FOR MOUNTING HEIGHT)	MD	MOTORIZED DAMPER
	GFI RECEPTACLE MOUNTED ABOVE COUNTER		OCCUPANCY SENSOR	MER	MECHANICAL EQUIPMENT ROOM
	TWO DUPLEX RECEPTACLES WITH COMMON COVER MOUNTED ABOVE COUNTER		LIGHTING RELAY	NA	NON-AUTOMATIC
	ISOLATED GROUND DUPLEX RECEPTACLE		PHOTOCCELL, MOUNTED ON ROOF FACING NORTH	NF	NON-FUSED
	208 OR 240V, SPECIAL PURPOSE RECEPTACLE. RATING AS NOTED OR REQUIRED.		SINGLE POLE SWITCH (SUBSCRIPT INDICATES ITEM CONTROLLED)	NTS	NOT TO SCALE
	LIGHTING CONTROL TIME CLOCK		THREE-WAY SWITCH	OC	ON CENTER
	GROUND BAR		FOUR-WAY SWITCH	P	POLES
	JUNCTION BOX/ WP(WEATHER PROOF)/ EP(EXPLOSION PROOF)		SINGLE POLE SWITCH WITH PILOT LIGHT	PH	PHASE
	JUNCTION BOX- WALL MOUNTED-FURNITURE SYSTEM FEED		SINGLE POLE SWITCH WITH WEATHERPROOF COVER	GF	GROUND FAULT CIRCUIT INTERRUPTER
	CONDUIT SEAL-OFF FITTINGS		SINGLE POLE SWITCH WITH SECURITY LOCKING KEY	SWBD	SWITCHBOARD
	SURGE SUPPRESSOR		FAN SWITCH	SWGR	SWITCHGEAR
	SHUNT-TRIP BUTTON - FLUSH MOUNTED UNLESS OTHERWISE NOTED NEMA 3R FOR EXTERIOR LOCATIONS		MANUAL MOTOR STARTER WITH OVERLOAD HEATERS	U/G	UNDERGROUND
	MAGNETIC MOTOR STARTER OR CONTACTOR SIZE AS NOTED		MANUAL MOTOR STARTER WITH OVERLOAD HEATERS AND PILOT LIGHT	UNF	UNFUSED
	ELECTRIC DUCT HEATER		DIMMER SWITCH (1500 WATTS UNLESS OTHERWISE INDICATED) (FOR LED LIGHT MAX LOAD 600 WATTS)	XP	EXPLOSION PROOF
	MOTOR CONNECTION, NUMBER DENOTES HORSEPOWER		SINGLE POLE KEY SWITCH	WG	WIRE GUARD PROTECTION
	TRANSFORMER		THREE-WAY KEY SWITCH	UON	UNLESS OTHERWISE NOTED.
	AUTOMATIC TRANSFER SWITCH		FOUR-WAY KEY SWITCH	WP	WIRE
	SAFETY DISCONNECT SWITCH, SIZE & # OF POLES 3 - # OF POLES 30 - FRAME 15/NF/* - FUSE SIZE/ANON FUSE/PER MANUFACTURER RECOMMENDATION		LOW VOLTAGE SWITCH	W	WEATHERPROOF
	COMBINATION MAGNETIC MOTOR STARTER, SIZE & # OF POLES 3 POLE UNLESS OTHERWISE NOTED			WP	WEATHERPROOF
	J. BOX WITH MOTOR RATED SWITCH			CC	DENOTES SEC CIRCUIT CHART
	POWER/CONTROL J. BOX FOR DRAPERY SYSTEM			EP	ELECTRICAL PANEL IN UNIT
	EXHAUST FAN			MB	MEDIA BOX IN UNITS
	GROUND BAR			T	TRANSFORMER
	PLUG-IN STRIP WITH RECEPTACLES, 18" O.C. UNLESS OTHERWISE INDICATED			OS	OCCUPANCY SENSOR
	UNDER GROUND CONCRETE ENCASED DUCTBANK				
BASIC MATERIALS		FIRE ALARM (APT. UNITS)		TELEPHONE/DATA/CATV RACEWAY SYSTEM	
	BRANCH CIRCUIT CONDUIT		SINGLE STATION SMOKE DETECTOR		COMPUTER/TELEPHONE OUTLET/CATV WITH (2) 8-CONDUCTOR RJ-45 JACKS IN A SINGLE-GANG BOX, 18" A.F.F. UNLESS OTHERWISE NOTED C = ABOVE THE COUNTER W = WALL MOUNTED (54" A.F.F.) PP = PUBLIC PAY (48" A.F.F.)
	GROUND OR GROUND ROD AS NOTED		CARBON MONOXIDE DETECTOR		TELEPHONE/DATA OR CATV TERMINAL BOARD "TBB" OR "TVBB"
	CONDUIT TURNING UP		COMBO SMOKE/CARBON MONOXIDE DETECTOR		TELEVISION SIGNAL WALL OUTLET
	CONDUIT TURNING DOWN				
	CONDUIT STUB				
	CONDUIT CONTINUED				
	FLEXIBLE CONDUIT				
	SURVEILLANCE CAMERA				

NOT ALL SYMBOLS SHOWN ARE APPLICABLE. SOME SYMBOLS ARE SHOWN TO FACILITATE REVISIONS AND CHANGES IN THE SCOPE OF WORK.

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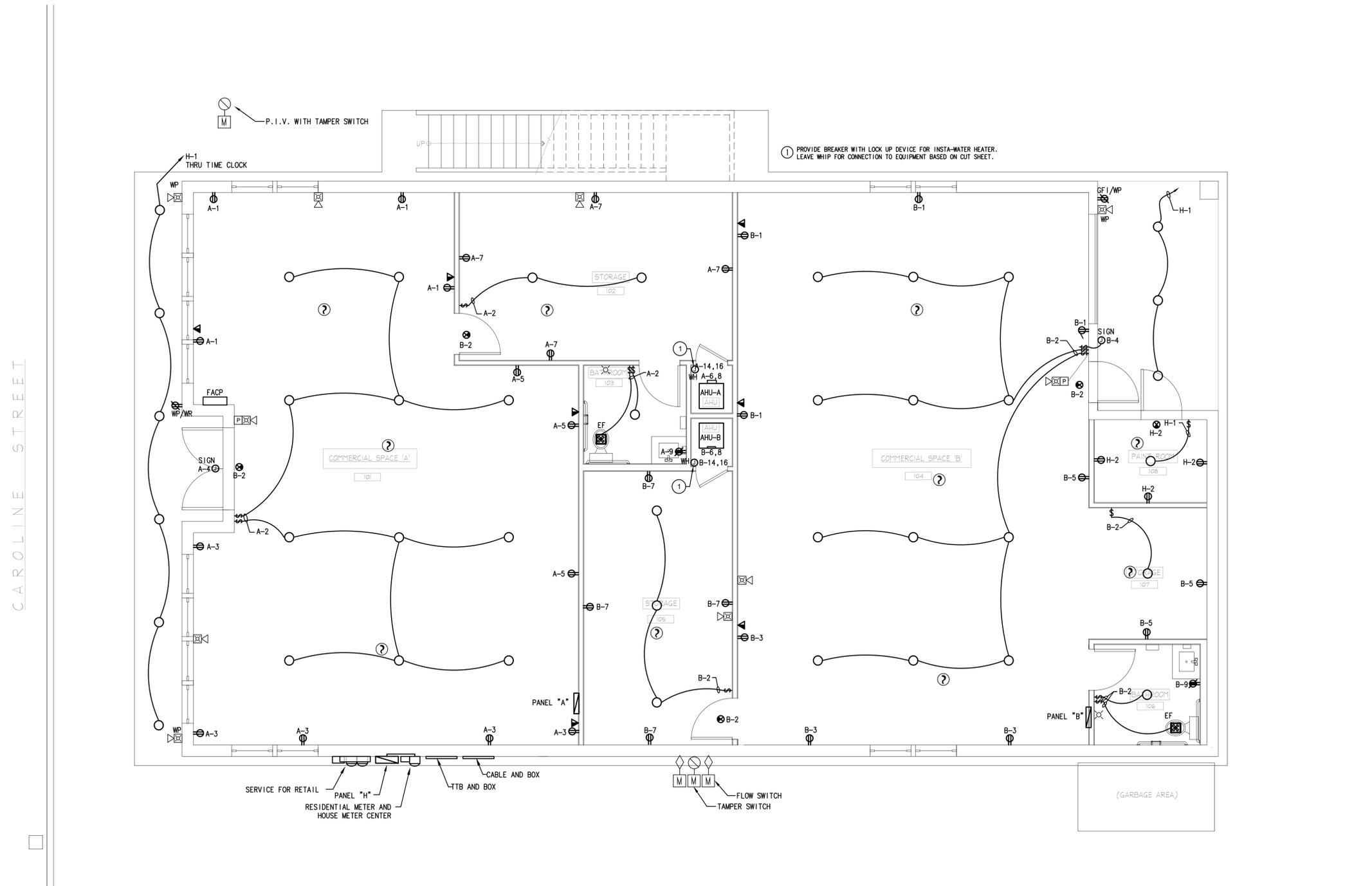
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Project No: 2205
ELECTRICAL SYMBOL LEGEND AND NOTES
Date: 10/22/2025

EO

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1 FIRST FLOOR ELECTRICAL PLAN
 EI SCALE: 1/4"=1'-0"

CAROLINE STREET

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Project No: 2205
 FIRST FLOOR
 ELECTRICAL
 PLAN
 Date: 10/22/2025

E1

CODED NOTES

- ① PROVIDE BREAKER WITH LOCK UP DEVICE FOR INSTA-WATER HEATER. LEAVE WHIP FOR CONNECTION TO EQUIPMENT BASED ON CUT SHEET.
- ② TV OUTLET CONNECTION. COORDINATE EXACT MOUNTING HEIGHT WITH THE OWNER/ARCHITECT, PRIOR TO ROUGH IN. (TYPICAL)

ILLUMINATION NOTES

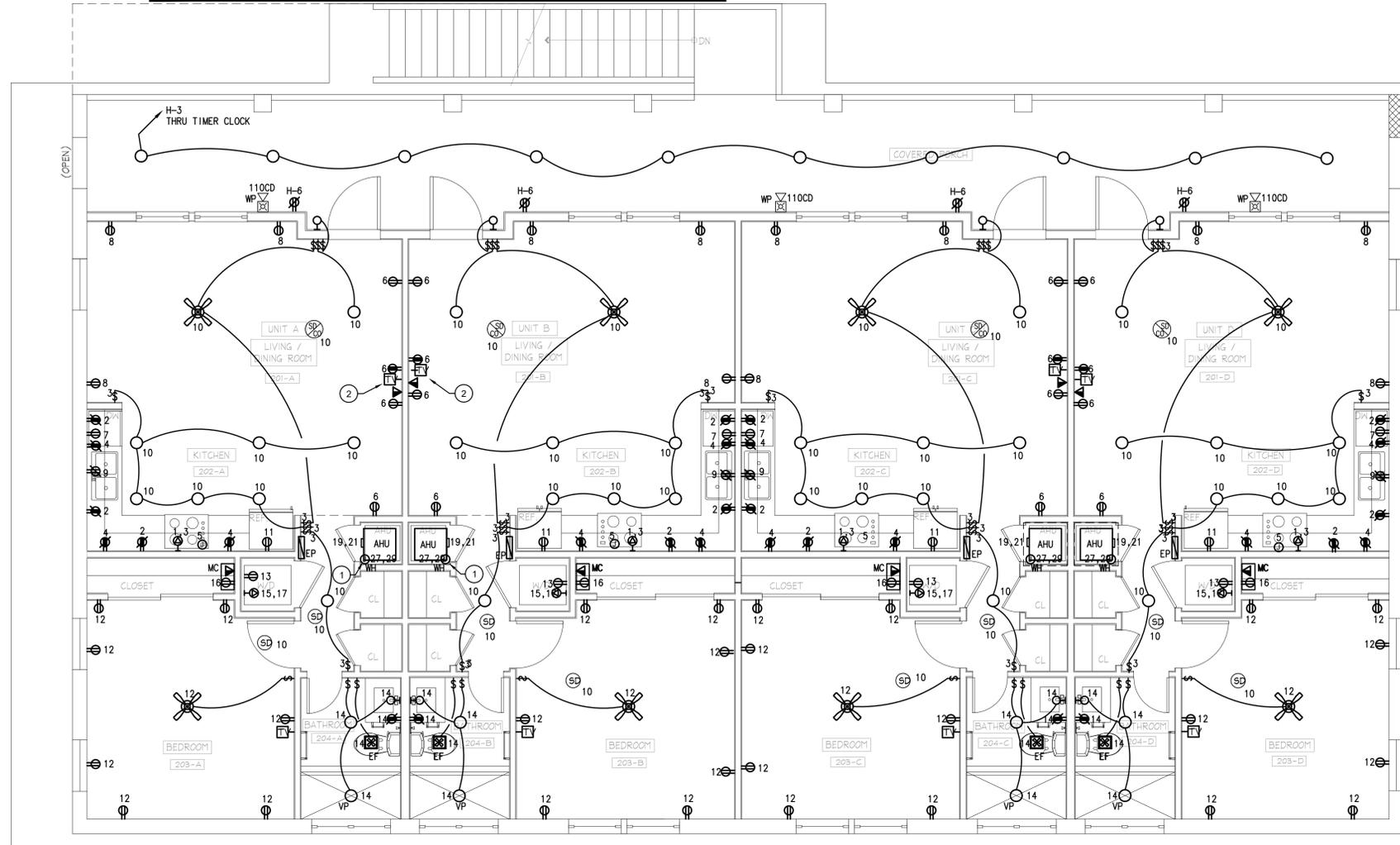
1. FOR EXACT LOCATION OF ALL LUMINARIES (LIGHT FIXTURES), LIGHT SWITCHES AND DEVICES SEE ARCHITECTURAL DRAWINGS.
2. LUMINARIES (LIGHT FIXTURES) IN CLOSETS SHALL BE INSTALLED IN COMPLIANCE W/ NEC-410.16. LUMINARIES (LIGHT FIXTURES) IN CLOSETS SHALL BE INSTALLED IN COMPLIANCE W/ NEC-410.16.
3. ALL EXTERIOR LUMINARIES (LIGHT FIXTURES) SHALL BE U.L. LABEL FOR DAMP & WET LOCATION COMPLY NEC-410.10(A).
4. ALL EXTERIOR LUMINARIES (LIGHT FIXTURES) SHALL BE U.L. LABEL FOR DAMP & WET LOCATION COMPLY NEC-410.10(A).
5. MANUFACTURER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER VENTILATION AND TEMPERATURE CONDITIONS OF F LUMINARIES (LIGHT FIXTURES).
6. LUMINARIES (LIGHT FIXTURES) ABOVE BATH TUB & SHOWER INSTALLED IN COMPLIANCE W/ N.E.C.-410.10(D).
7. ALL LIGHTING FIXTURES INSTALLATION SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS, OWNER AND CONTRACTOR SHALL VERIFY CEILING CONSTRUCTION FOR EACH LUMINARIES (LIGHT FIXTURE) ALL FIXTURES AS SELECTED CONTRACTOR SHALL VERIFY CEILING CONSTRUCTION FOR EACH LUMINARIES (LIGHT FIXTURE) ALL FIXTURES AS SELECTED BY OWNER. TYPE AND LOCATION.
8. PROVIDE 1 F.C. MINIMUM ILLUMINATION STAIR WAYS TO COMPLY WITH F.B.C. RES R303.7 PROVIDE 1 F.C. MINIMUM ILLUMINATION STAIR WAYS TO COMPLY WITH F.B.C. RES R303.7
9. ALL PERMANENTLY INSTALLED LUMINARIES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT. (FBC R404.1).
10. PROVIDE BOXES TO CEILING-SUSPENDED FAN OUTLET COMPLY NEC-314.27(C) & INSTALLATION SHALL BE COMPLY WITH NEC-422.19, 422.20, 422.21.
11. PROVIDE BOXES TO CEILING-SUSPENDED LUMINARIES OUTLET COMPLY NEC-314.27(A)(2).
12. ATTIC LTG & SWITCH TO BE MOUNTED @ ATTIC ENTRY AS PER NEC-210.70(A)(3).
13. ALL RECESSED LIGHTING MUST COMPLY WITH FBC EC R402.4.5 REGARDING A SEAL TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE "IC RATED".
14. PROVIDE BOXES TO LUMINARIES OUTLETS IN OR ON A VERTICAL SURFACE COMPLY NEC-314.27(A)(1).

KITCHEN NOTES:

1. ALL WIRING DEVICES SHOWN SHALL CONFORM WITH THE MALE PLUGS OF EQUIPMENT SUPPLIED BY VENDORS OF THE UNIT.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CORDS AND PLUGS DEEMED NECESSARY FOR THE PROPER FINAL INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND/OR APPLIANCES.
3. FOR EXACT LOCATION OF ALL KITCHEN EQUIPMENT (RANGES, REFRIGERATOR, FREEZER, OVEN, DISHWASHER ETC.), SEE ARCHITECTURAL DRAWINGS.
4. PRIOR TO ROUGH-IN OF ELECTRICAL DEVICES COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS.
5. EXH. HOOD/LIGHT-ON/OFF SWITCH MOUNTED IN ACCESSIBLE LOCATION. COORDINATE WITH ARCHITECT. (TYP) NEC-422.16(B)(4)(5)
6. ALL RECEPTACLE OUTLET FOR COUNTERTOP SPACES SHALL BE INSTALLED ACCORDING (NEC-210.52(C)(1) THROUGH (C)(5)).
7. INSTALL 4 CONDUCTORS TO ALL COOKING UNITS AND DRYERS.
8. CONTACT ARCH FOR MICROWAVE/HOOD OUTLET MOUNTING HEIGHT.

SMOKE ALARM NOTES

1. DO NOT CONNECT TO GFI CIRCUITS.
2. OPERATION OF A SWITCH (OTHER THAN A CIRCUIT BREAKER) OR A GROUND-FAULT OPERATION OF A SWITCH (OTHER THAN A CIRCUIT BREAKER) OR A GROUND-FAULT CIRCUIT-INTERRUPTER SHALL NOT CAUSE LOSS OF PRIMARY (MAIN) POWER. SMOKE ALARMS POWERED BY AFCI-PROTECTED CIRCUITS SHALL HAVE A SECONDARY POWER SOURCE. NFPA 72, CHAPTER 11.
3. INTERCONNECT ALL SMOKE DETECTORS OR CARBON MONOXIDE IN SUCH A WAY THAT THE OPERATION OF ANY SMOKE DETECTOR OR CARBON MONOXIDE WILL ACTIVATE ALL DETECTOR SOUNDING ALARM IN DWELLING UNIT.
4. EACH DETECTOR SHALL BE LOCATED A MINIMUM OF 36" AWAY FROM A BATHROOM OR ANY A/C SUPPLY DIFFUSER OR A/C RETURN AIR GRILL.
5. COMBINATION SMOKE DETECTOR-CARBON MONOXIDE. SHALL BE LOCATED A MAXIMUM OF 10'-0" OF EACH DOOR ROOM USED FOR SLEEPING PROPOSES. ISSUED AND HAVING A FOSSIL FUEL-BURNING HEATER OR APPLIANCE, A FIRE PLACE, AN ATTACHED GARAGE SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72 AND NEC-760.



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1 SECOND FLOOR ELECTRICAL PLAN - RESIDENTIAL UNITS
E2 SCALE: 1/4"=1'-0"



907 CAROLINE STREET
KEY WEST, FLORIDA

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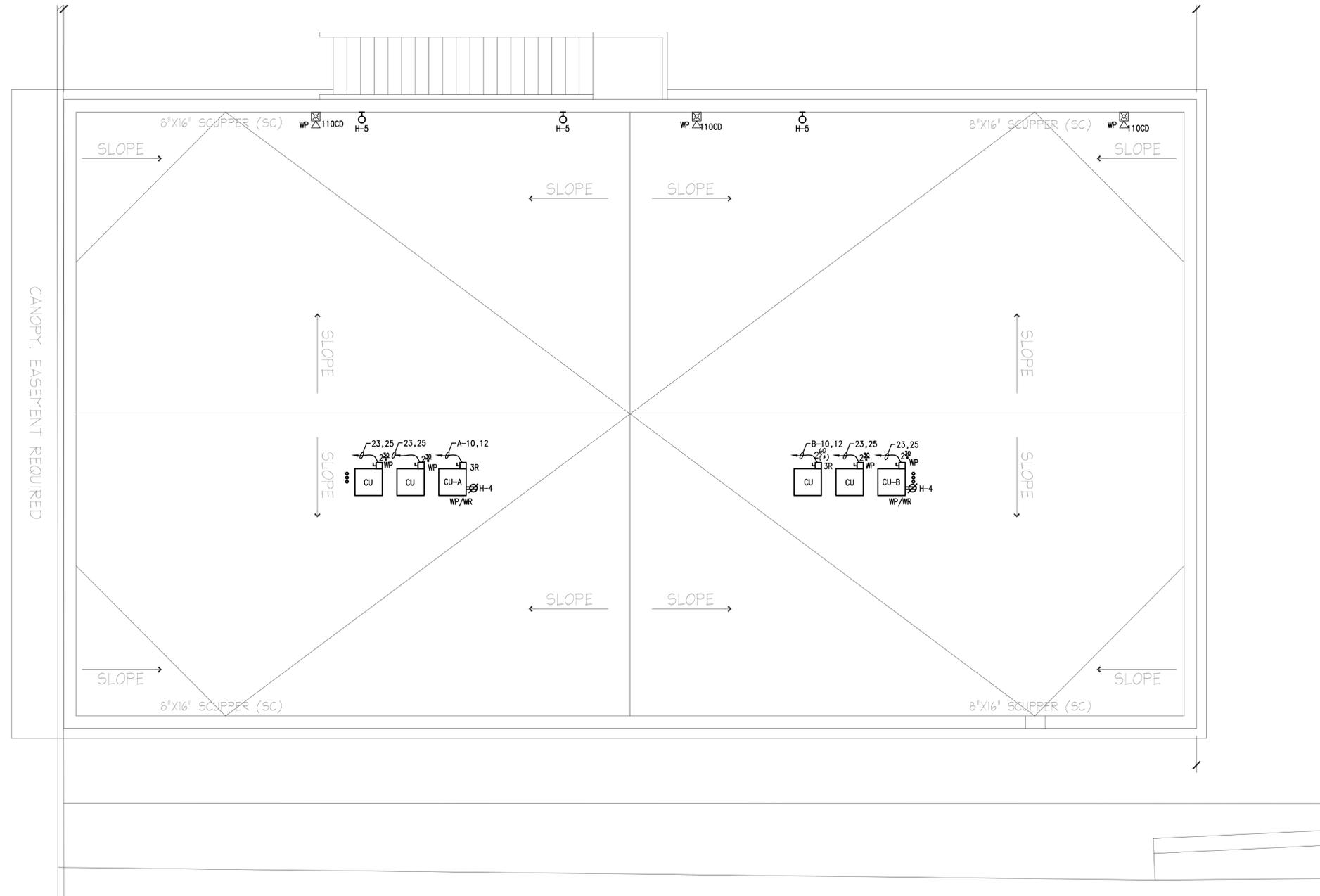
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Project No: 2205
SECOND FLOOR
ELECTRICAL
PLAN-
RESIDENTIAL
UNITS
Date: 10/22/2025

E2

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1 ELECTRICAL ROOF PLAN
E3 SCALE: 1/4"=1'-0"



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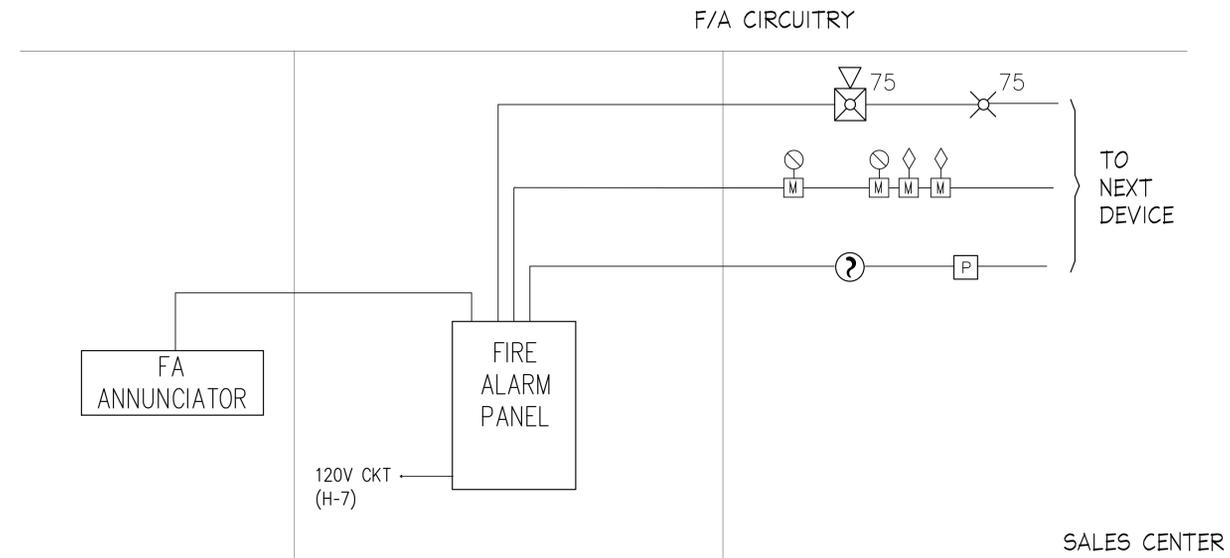
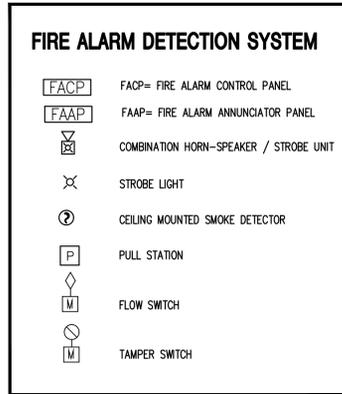
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Project No: 2205

ELECTRICAL
ROOF PLAN

Date: 10/22/2025

E3



- #### FIRE ALARM GENERAL NOTES
- ROUTE ALL NEW CONDUIT WITHIN THE BUILDING TIGHT TO THE UNDERSIDE OF THE STRUCTURE. CONTRACTOR SHALL COORDINATE EXACT ROUTING OF ALL CONDUIT WITH ALL OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
 - FIRE ALARM SYSTEM DESIGN IS FOR CONCEPTION ONLY, AND FOR COMPLIANCE WITH F.B.C 2014, NFPA 72, NFPA 101 AND LOCAL CODES AND ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS INDICATING ALL THE COMPONENTS OF THE FIRE ALARM SYSTEM FOR CONSTRUCTION SUCH AS DEVICE TYPE, CONDUIT SIZES, WIRES SIZE, BATTERY CALCULATIONS, SYSTEM TYPE AND MODEL NUMBER, ETC FOR A COMPLETE INSTALLATION.
 - FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR FIRE ALARM SYSTEM TO MONITOR ALL TAMPER & FLOW SWITCHES AS SPECIFIED HEREIN AND AS SHOWN ON ELECTRICAL DRAWINGS. THIS SYSTEM SHALL BE ZONED, ELECTRICALLY SUPERVISED, HAVE CLOSED CIRCUITS, AND SHALL BE CONNECTED, TESTED AND LEFT IN FIRST CLASS OPERATING CONDITION.
 - ALL WIRING AND CONDUIT SIZE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND REQUIREMENTS OF NEC, LOCAL CODES AND NFPA IN NO CASE, SHALL THE WIRING BE SMALLER THAN #16.
 - ALL CONDUCTORS SHALL BE COPPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 10%. MINIMUM WIRE SIZE SHALL BE AS REQUIRED BY MANUFACTURER. IN NO CASE SHALL THE WIRING BE SMALLER THAN #16 F.P.L. CU IN 3/4 CONDUIT.
 - SYSTEM TO BE POWER LIMITED.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIGNED & SEALED FIRE ALARM PERMIT DRAWINGS BY A FLORIDA REGISTERED ENGINEER. LOUIS AGUIRRE & ASSOC IS NOT RESPONSIBLE FOR F/A PERMIT DWGS.
 - CEILING SMOKE DETECTORS SHALL BE SO LOCATED AS TO NOT ALLOW SUPPLY AIR GRILLS TO IMPEDE THE EFFECTIVE OPERATION OF THE DETECTOR. POSITION DETECTOR A MINIMUM OF 3 FEET FROM SUPPLY AIR GRILLS.
 - FOR EXACT QUANTITY OF FIRE ALARM DEVICES REFER TO FLOOR PLANS.

FIRE ALARM SYSTEM MONITORY

1) FIRE ALARM SYSTEM AND SPRINKLER SYSTEM REQUIRING SUPERVISION, ELECTING TO PROVIDE SUPERVISION, OR PROVIDING SUPERVISION AS AN EQUIVALENCY SHALL MEET ALL THE REQUIREMENTS FOR CENTRAL STATION SERVICE OR PROPRIETARY SUPERVISING STATION FIRE ALARM SYSTEMS AND SHALL BE EITHER A CERTIFICATED OR PACARDED CENTRAL STATION FIRE ALARM SYSTEM OR A LISTED PROPRIETARY SUPERVISING FIRE ALARM SYSTEM IN COMPLIANCE WITH THE ADOPTED EDITION OF THE NFPA. 72 THAT IS IN EFFECT AT THE TIME OF PERMIT APPLICATION.

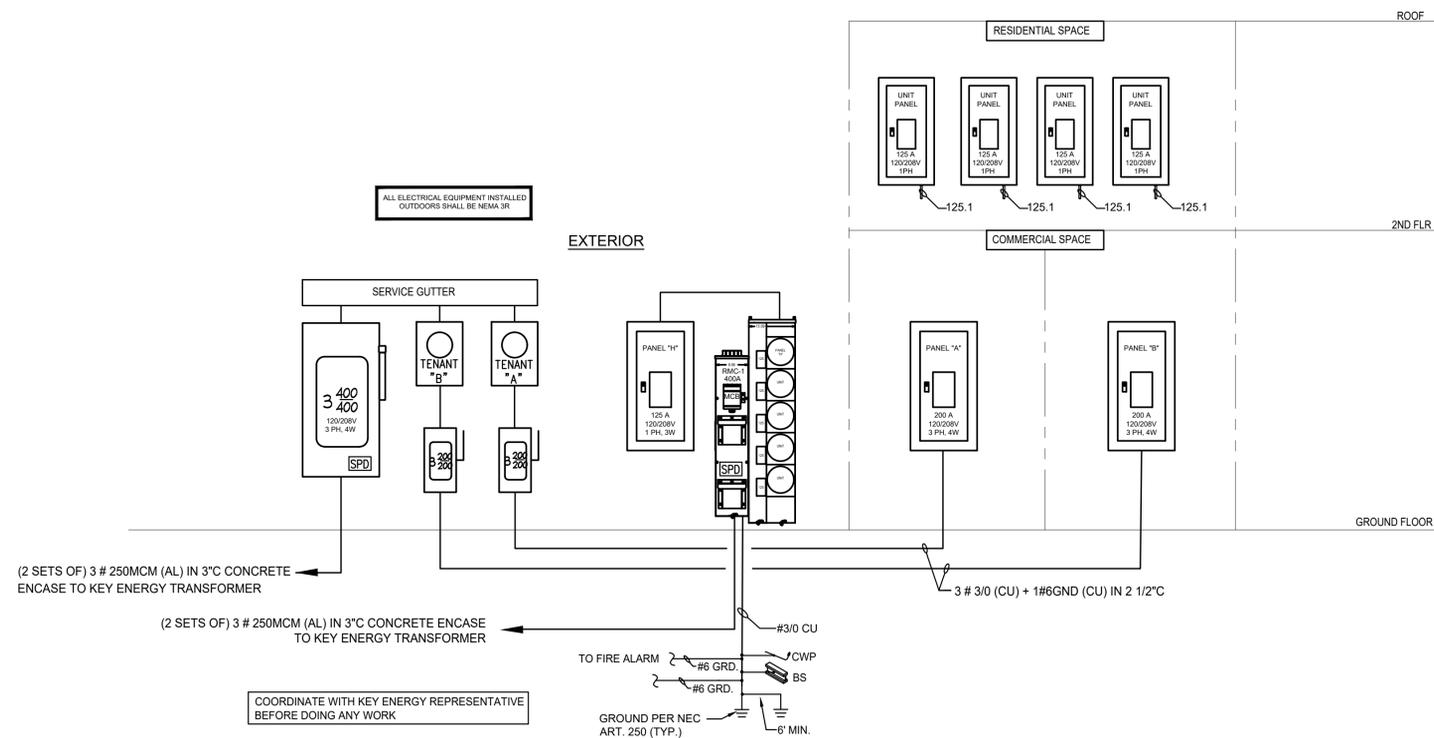
ADDITIONAL NOTE:

ALL (NAC) NOTIFICATION APPLIANCE CIRCUITS ARE TO BE WIRED CLASS A STYLE 4 PER AND (SLC) SIGNALLING LINE CIRCUITS AND (DC) INITIATING DEVICE CIRCUITS ARE TO BE WIRED CLASS B STYLE 4 PER NFPA 72.

NOTE: REFER FIRE ALARM SPECIFICATIONS FOR ADDITIONAL INFORMATION.

FIRE ALARM RISER DIAGRAM - SALES CENTER

N.T.S.



- #### RISER NOTES:
- ALL INTERRUPTING CAPACITIES HEREWITH SHALL COMPLY WITH NEC 110.9 & 110.10. THE ELECTRICAL CONTRACTOR SHALL VERIFY AIC RATING OF THE EQUIPMENT WITH FAULT CURRENT INFORMATION PROVIDED BY THE POWER COMPANY BEFORE DOING ANY WORK.
 - EQUIPMENT INSIDE ELECTRICAL ROOMS TO COMPLY WITH NEC 110.26.
 - PROVIDE PERMANENT PLAQUE FOR EACH SERVICE LOCATION AS PER NEC 230.2(E).
 - ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE FLOOD CRITERIA AND WILL BE LABELED TO INDICATE POTENTIAL ELECTRIC ARC FLASH HAZARDS IN FULL COMPLIANCE WITH NEC 110.16.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH FPL FIELD REPRESENTATIVE BEFORE DOING ANY WORK FOR THE LOCATION OF REQUIRED TRANSFORMER AND TOTAL NUMBER OF SETS OF WIRES PERMITTED, ASK FPL FOR AVAILABLE FAULT CURRENT AT THE SECONDARY OF THE TRANSFORMER TO VERIFY AIC RATING OF ELECTRICAL EQUIPMENT.
 - EXTERIOR SURGE PROTECTION DEVICE TO BE LOCATED NO MORE THAN 12" FROM PANEL OR MAIN CKT BKR.
 - BEFORE INSTALLING ALL OUTDOOR DISC SWITCHES SHALL BE PAINTED WITH 3 COATS OF EPOXY BASED ANTI-CORROSIVE PAINT.

- #### FEEDER NOTES:
- ALL SERVICE ENTRANCE FEEDER CONDUCTORS WILL NOT BE CARRYING A GROUND WIRE.
 - POWER GROUND SHALL BE (1) #3/0 CU IN 1" C, TO (2) -5/8" DIAMETER X 10'-0" LENGTH COPPER CLAD GROUND RODS, COLD WATER PIPE, AND STRUCTURAL STEEL.

CONTRACTOR SHALL EXERCISE EXTREME PRECAUTION DURING THE TRENCH EXCAVATION FOR THE NEW SERVICE FEEDERS TO PREVENT DAMAGE TO OTHER U/G PIPES AND/OR CABLES.

SINGLE PHASE FEEDER SCHEDULE

TYPE	WIRES	GROUND	CONDUIT
125.1	3#1/0 THWN (Al)	1#6 (Cu)	

100% SUBMITTAL BIDDING ONLY NOT FOR CONSTRUCTION

ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

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Project No: 2205
ELECTRICAL SCHEDULES, NOTES, AND DETAILS
Date: 10/22/2025

E4

PANEL "H"

MOUNTING: SURFACE
SHORT CIRCUIT RATING: 10K AIC
POLES: 42
FED FROM PANEL:

VOLT: 208/120V, 1Ø, 3W
MAIN BUS AMPS: 225
MAIN BREAKER AMPS: MLO
MANUFACTURER/TYPE: SIEMENS

CKT	LOAD SERVED	POLE	TRIP	WIRE	COND	LOAD	LOAD	COND	WIRE	TRIP	POLE	LOAD SERVED	CKT		
1	GRN FL EXTERIOR CORR. LTS	1	20	12	1/2"	L	200	S40	R	1/2"	12	20	1	PAINT ROOM RECPTACLES	2
3	2ND FL EXTERIOR CORR. LTS	1	20	12	1/2"	L	350	360	R	1/2"	12	20	1	ROOF RECPTACLES	4
5	ROOF LIGHTS	1	20	12	1/2"	L	500	720	R	1/2"	12	20	1	2ND FL RECPTACLES	6
7	FACP	1	20	12	1/2"	O	500		O	1/2"	12	20	1		8
9	COMMUN. BACK BOARD	1	20	12	1/2"	O	1,000		O	1/2"	12	20	1		10
11	CATV	1	20	12	1/2"	O	1,000		O	1/2"	12	20	1		12
13		1	20	12	1/2"	O			O	1/2"	12	20	1		14
15		1	20	12	1/2"	O			O	1/2"	12	20	1		16
17		1	20	12	1/2"	O			O	1/2"	12	20	1		18
19		1	20	12	1/2"	O			O	1/2"	12	20	1		20
21		1	20	12	1/2"	O			O	1/2"	12	20	1		22
23		1	20	12	1/2"	O			O	1/2"	12	20	1		24
25		1	20	12	1/2"	O			O	1/2"	12	20	1		26
27		1	20	12	1/2"	O			O	1/2"	12	20	1		28
29		1	20	12	1/2"	O			O	1/2"	12	20	1		30

CONNECTED LOAD 5,170 TOTAL DEMAND = 5,433 VA
CONNECTED AMPS 14 DEMAND AMPS = 27 AMP

DEMAND CALCULATION	L	1050	1.25	1,313
LIGHTING	L	1050	1.25	1,313
RECEPTACLE	R	1620	5010	1,620
MOTOR	M	0	1.25	0
KITCHEN EQUIPMENT	K	0	0.65	0
OTHERS	O	2500	1	2,500

Note: (1) MAX 3% VD ON BRANCH CIRCUITS AS PER FBC
(2) CORRIDOR LIGHTING CIRCUITS TO BE CONTROLLED THRU THRU LIGHTING CONTROL PANEL & CENTRAL B.A.S.

UNIT PANEL

MOUNTING: RECESSED
SHORT CIRCUIT RATING: 22K AIC
LOCATION: UTILITY ROOM

VOLT: 208/120V, 1Ø, 3W
MAIN BUS AMPS: 125
MAIN BREAKER AMPS: MLO
MANUFACTURER/TYPE: SIEMENS

CKT	LOAD SERVED	POLE	TRIP	WIRE	LOAD	LOAD	COND	WIRE	TRIP	POLE	LOAD SERVED	CKT	
1	RANGE	2	40	8	(1)	8000	1500	(***)	12	20	1	SMALL APPLIANCE	2
3	MICROWAVE/HOOD	1	20	12	(***)	1500	1500	(***)	12	20	1	SMALL APPLIANCE	4
5	DISHWASHER	1	20	12	(**)	1500	(*)	(***)	12	20	1	LIVING/DINING RESEP.	6
7	GARBAGE DISPOSAL	1	20	12	(***)	800	(*)	(***)	12	20	1	LIVING/DINING/KITCHEN LTS	8
9	REFRIGERATOR	1	20	12	(**)	1500	(*)	(***)	12	20	1	BEDROOM GRAL LIGHTING	10
11	WASHING MACHINE	1	20	12	(**)	1500	(*)	(***)	12	20	1	BATHROOM	12
13	DRYER	2	30	10	(1)	5000	200	(***)	14	15	1	MEDIA CABINET	14
15		2	30	10	AC	4658					1	SPACE	16
17		2	30	10	AC	4658					1	SPACE	18
19		2	30	10	AC	4658					1	SPACE	20
21		2	30	10	AC	4658					1	SPACE	22
23		2	30	10	AC	4658					1	SPACE	24
25		2	30	10	AC	4658					1	SPACE	26
27		2	30	10	AC	4658					1	SPACE	28
29		2	30	10	AC	4658					1	SPACE	30

CONNECTED LOAD = 34157
CONNECTED AMPS = 164
FIRST 10,000VA 10,000
40% REST LOAD 7,199
AC LOAD 4,658
DEMAND FACTOR 1

DEMAND LOAD 22,458
AMP LOAD 108

(1) DENOTE GFCI TYPE BREAKER
(*) PART OF 3W/3F
(**) DENOTE AFCI AND GFCI BREAKERS
(***) DENOTES AFCI TYPE BREAKERS
NON CONCURRENT

PROVIDE TAMPER PROOF OUTLET IN ALL AREAS (NEC)
MC CABLE IS ALLOWED

LOAD CALCULATION - RESIDENTIAL

CONNECTED LOAD	34.2 KVA
# DE UNITS	4
TOTAL LOAD	136.6 KVA
LOAD FACTOR	45%
TOTAL DEMAND	61.5 KVA
TOTAL AMP	170.7 AMP

LOAD CALCULATION - RETAIL

CONNECTED LOAD		
RETAILS AREAS (SF)	1338	1470
VA/SF	30.0	30.0
LOAD PER RETAIL	40.1	44.1
AMP	111.4	122.4
TOTAL AMP	233.8	AMP

LOAD TOTAL 208/120V, 3Ø

RESIDENTIAL	170.7 AMP
RETAILS	233.8 AMP
HOUSE	27 AMP
TOTAL	431.5 AMP

PANEL "A"

MOUNTING: SURFACE
SHORT CIRCUIT RATING: 42K AIC
POLES: 42
FED FROM PANEL:

VOLT: 208/120V, 3Ø, 4W
MAIN BUS AMPS: 225
MAIN BREAKER AMPS: MLO
MANUFACTURER/TYPE: SIEMENS

CKT	LOAD SERVED	POLE	TRIP	WIRE	COND	LOAD	LOAD	COND	WIRE	TRIP	POLE	LOAD SERVED	CKT		
1	OPEN SPACE RECEPTACLES	1	20	12	1/2"	R	720	350	L	1/2"	12	20	1	LIGHTS	2
3	OPEN SPACE RECEPTACLES	1	20	12	1/2"	R	900	1,200	L	1/2"	12	20	1	SIGN	4
5	OPEN SPACE RECEPTACLES	1	20	12	1/2"	R	540	9,818	M	1"	6	60	2	AHU-B	6
7	STORAGE RECEPTACLES	1	20	12	1/2"	R	720								8
9	BATHROOM RECEPTACLE	1	20	12	1/2"	R	200		O	1"	6	60	2	CU-B	10
11		1	20	12	1/2"	O			O	1/2"	12	20	1		12
13		1	20	12	1/2"	O		4,500	O	1/2"	10	30	2	WATER HEATER	14
15		1	20	12	1/2"	O			O	1/2"	12	20	1		16
17		1	20	12	1/2"	O			O	1/2"	12	20	1		18
19		1	20	12	1/2"	O			O	1/2"	12	20	1		20
21		1	20	12	1/2"	O			O	1/2"	12	20	1		22
23		1	20	12	1/2"	O			O	1/2"	12	20	1		24
25		1	20	12	1/2"	O			O	1/2"	12	20	1		26
27		1	20	12	1/2"	O			O	1/2"	12	20	1		28
29		1	20	12	1/2"	O			O	1/2"	12	20	1		30
31		1	20	12	1/2"	O			O	1/2"	12	20	1		32
33		1	20	12	1/2"	O			O	1/2"	12	20	1		34
35		1	20	12	1/2"	O			O	1/2"	12	20	1		36
37		1	20	12	1/2"	O			O	1/2"	12	20	1		38
39		1	20	12	1/2"	O			O	1/2"	12	20	1		40
41		1	20	12	1/2"	O			O	1/2"	12	20	1		42

CONNECTED LOAD 18,948 TOTAL DEMAND = 21,790 VA
CONNECTED AMPS 53 DEMAND AMPS = 61 AMP

DEMAND CALCULATION	L	1550	1.25	1,938
LIGHTING	L	1550	1.25	1,938
RECEPTACLE	R	3080	6540	3,080
MOTOR	M	9818	1.25	12,273
KITCHEN EQUIPMENT	K	0	0.65	0
OTHERS	O	4500	1	4,500

Note: (1) MAX 3% VD ON BRANCH CIRCUITS AS PER FBC
(2) CORRIDOR LIGHTING CIRCUITS TO BE CONTROLLED THRU THRU LIGHTING CONTROL PANEL & CENTRAL B.A.S.

PANEL "B"

MOUNTING: SURFACE
SHORT CIRCUIT RATING: 42K AIC
POLES: 42
FED FROM PANEL:

VOLT: 208/120V, 3Ø, 4W
MAIN BUS AMPS: 225
MAIN BREAKER AMPS: MLO
MANUFACTURER/TYPE: SIEMENS

CKT	LOAD SERVED	POLE	TRIP	WIRE	COND	LOAD	LOAD	COND	WIRE	TRIP	POLE	LOAD SERVED	CKT		
1	OPEN SPACE RECEPTACLES	1	20	12	1/2"	R	720	350	L	1/2"	12	20	1	LIGHTS	2
3	OPEN SPACE RECEPTACLES	1	20	12	1/2"	R	540	1,200	L	1/2"	12	20	1	SIGN	4
5	OPEN SPACE RECEPTACLES	1	20	12	1/2"	R	540	9,818	M	1"	6	60	2	AHU-A	6
7	STORAGE RECEPTACLES	1	20	12	1/2"	R	720								8
9	BATHROOM RECEPTACLE	1	20	12	1/2"	R	200		O	1"	6	60	2	CU-A	10
11		1	20	12	1/2"	O			O	1/2"	12	20	1		12
13		1	20	12	1/2"	O		4,500	O	1/2"	10	30	2	WATER HEATER	14
15		1	20	12	1/2"	O			O	1/2"	12	20	1		16
17		1	20	12	1/2"	O			O	1/2"	12	20	1		18
19		1	20	12	1/2"	O			O	1/2"	12	20	1		20
21		1	20	12	1/2"	O			O	1/2"	12	20	1		22
23		1	20	12	1/2"	O			O	1/2"	12	20	1		24
25		1	20	12	1/2"	O			O	1/2"	12	20	1		26
27		1	20	12	1/2"	O			O	1/2"	12	20	1		28
29		1	20	12	1/2"	O			O	1/2"	12	20	1		30
31		1	20	12	1/2"	O			O	1/2"	12	20	1		32
33		1	20	12	1/2"	O			O	1/2"	12	20	1		34
35		1	20	12	1/2"	O			O	1/2"	12	20	1		36
37		1	20	12	1/2"	O			O	1/2"	12	20	1		38
39		1	20	12	1/2"	O			O	1/2"	12	20	1		40
41		1	20	12	1/2"	O			O	1/2"	12	20	1		42

CONNECTED LOAD 18,588 TOTAL DEMAND = 21,430 VA
CONNECTED AMPS 52 DEMAND AMPS = 60 AMP

DEMAND CALCULATION	L	1550	1.25	1,938
LIGHTING	L	1550	1.25	1,938
RECEPTACLE	R	2720	6360	2,720
MOTOR	M	9818	1.25	12,273
KITCHEN EQUIPMENT	K	0	0.65	0
OTHERS	O	4500	1	4,500

Note: (1) MAX 3% VD ON BRANCH CIRCUITS AS PER FBC
(2) CORRIDOR LIGHTING CIRCUITS TO BE CONTROLLED THRU THRU LIGHTING CONTROL PANEL & CENTRAL B.A.S.

907 CAROLINE STREET
KEY WEST, FLORIDA

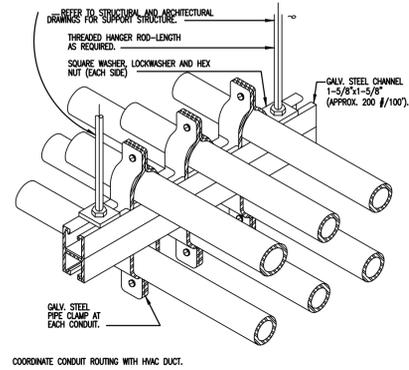
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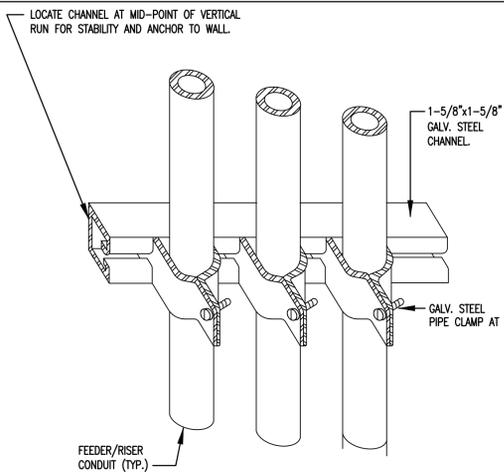
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Project No: 2205
ELECTRICAL
SCHEDULES
AND
CALCULATION
Date: 10/22/2025

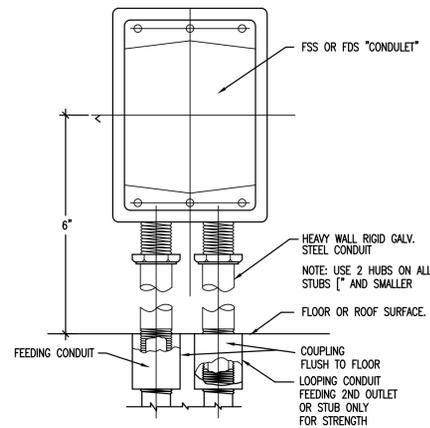
E5



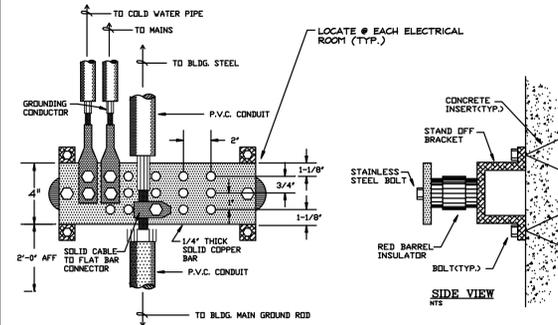
CEILING CONDUIT SUPPORT DETAIL
N.T.S.



WALL CONDUIT SUPPORT DETAIL
N.T.S.

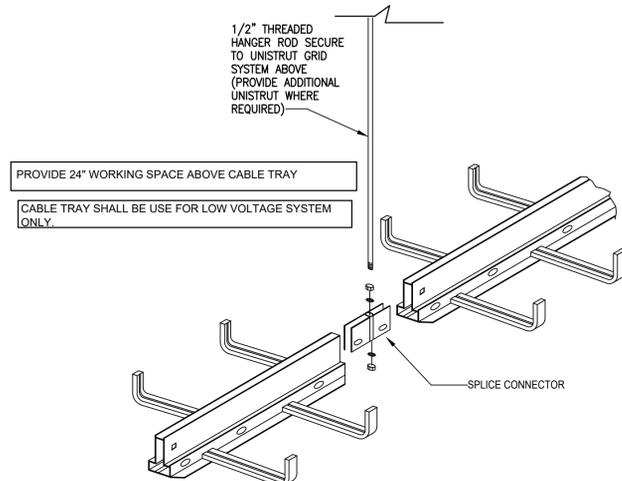


OUTLET STUB UP DETAIL
N.T.S.

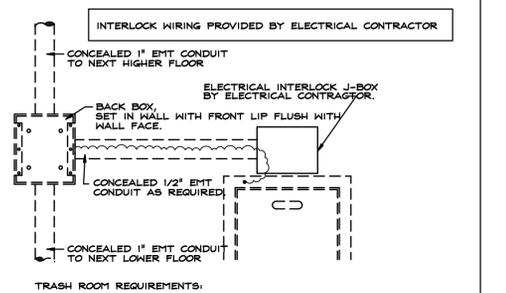


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MAIN GROUND BAR DETAIL
N.T.S.

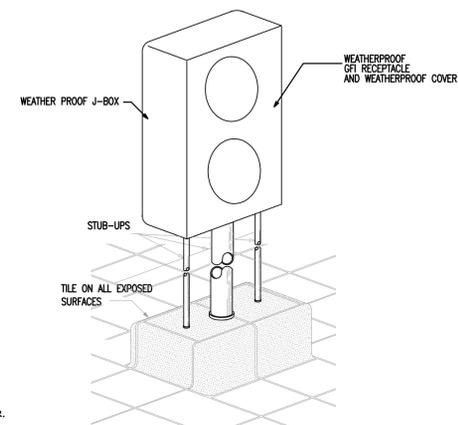


CABLE TRAY DETAIL
N.T.S.
CENTER HUNG CABLE TRAY "CABLOFIL" "CS SERVICE" 18" OVERALL TRAY WIDTH. (TYP.)

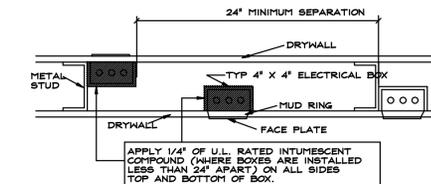


TRASH CHUTE DOOR INTERLOCK WIRING DETAIL
N.T.S.

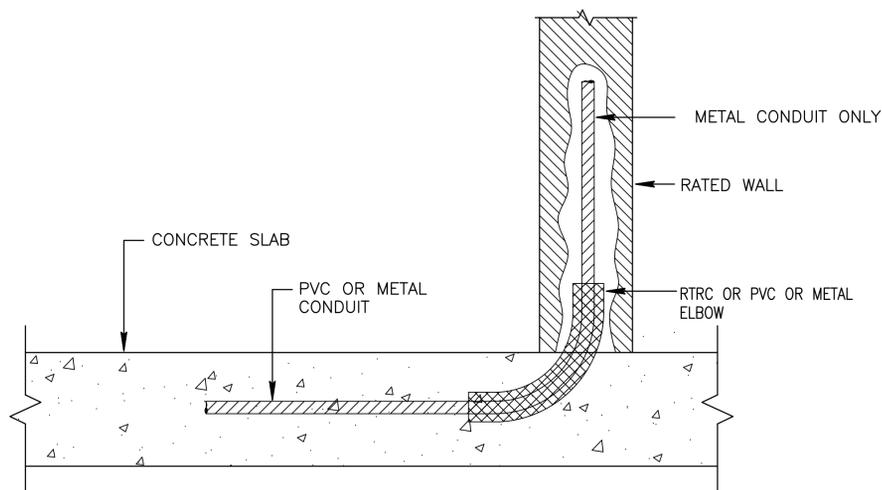
- TRASH ROOM REQUIREMENTS:
1. PROVIDE 1" EMT CONDUIT THRU TOWER
 2. CONDUITS, BACK-BOXES INSTALLED BY ELECTRICAL CONTRACTOR.
 3. CONTROL WIRES & STEP DOWN TRANSFORMERS BY ELECTRICAL CONTRACTOR.



GFI OUTLET (OUTDOOR INSTALLATION)
N.T.S.



BACK TO BACK ELECTRICAL BOX MOUNTING DETAIL FOR RATED WALLS
N.T.S.



CONDUIT IN SLAB DETAIL
N.T.S.

UL Classified System

1 Hour Fire Rated Through Penetration Firestop for Plastic Pipe through Concrete floors or walls using intumescent devices.

TREMCO
3735 Green Rd.
Beachwood, OH, 44122
Drawing not to scale

CAJ2060 F-rating = 1 Hr. T-rating = 1 Hr.

FLOOR ASSEMBLY WALL ASSEMBLY

- 1 Floor or Wall assembly = 4" thick concrete.
- 2 Plastic Pipe - 4" diam. (or smaller) Sch. 40 (or heavier) PVC pipe for use in closed (process or supply) systems.
- 3 A) TREMstop M - Nom. 1" thickness mortar applied within annulus. Nom. annular space is 1/8".
* B) TREMstop WS - wrap strips, wrapped around pipe 5 times.
* C) TREMstop MCR - Steel restricting collar.

*TREMstop D (pre-fabricated device) can be used instead of TREMstop WS/MCR (field-fabricated device).

FIRE SAFEING DETAIL
N.T.S.

UL Classified System

1, 2 or 3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using TREMstop WBM.

TREMCO
3735 Green Rd.
Beachwood, OH, 44122
Drawing not to scale

CAJ144 F-rating = 1, 2 and 3 Hr. T-rating = 0 and 1/2 Hr.

- 1 Floor or Wall assembly = 4" - 6" thick concrete.
- 2 Steel Pipe - 6" dia. (or smaller) Sch. 40 (or heavier) steel.
- 3

Max. Pipe Diam. (in.)	Min. Forming Mat. Thick. (in.)	Min. Fill Mat. Thick. (in.)	F Rating (HR.)	T Rating (HR.)
6	4	0.5	1	0
4	3.5	1	2	0.5
6	1.25	2.375	3	0

* Annular space is 3/4"

A) 4.0 pcf Min. density mineral wool insulation, friction fitted.
B) Min. fill thickness of TREMstop WBM.

NOTE: For walls apply TREMstop WBM to both surfaces of wall.

FIRE SAFEING DETAIL
N.T.S.

907 CAROLINE STREET
KEY WEST, FLORIDA

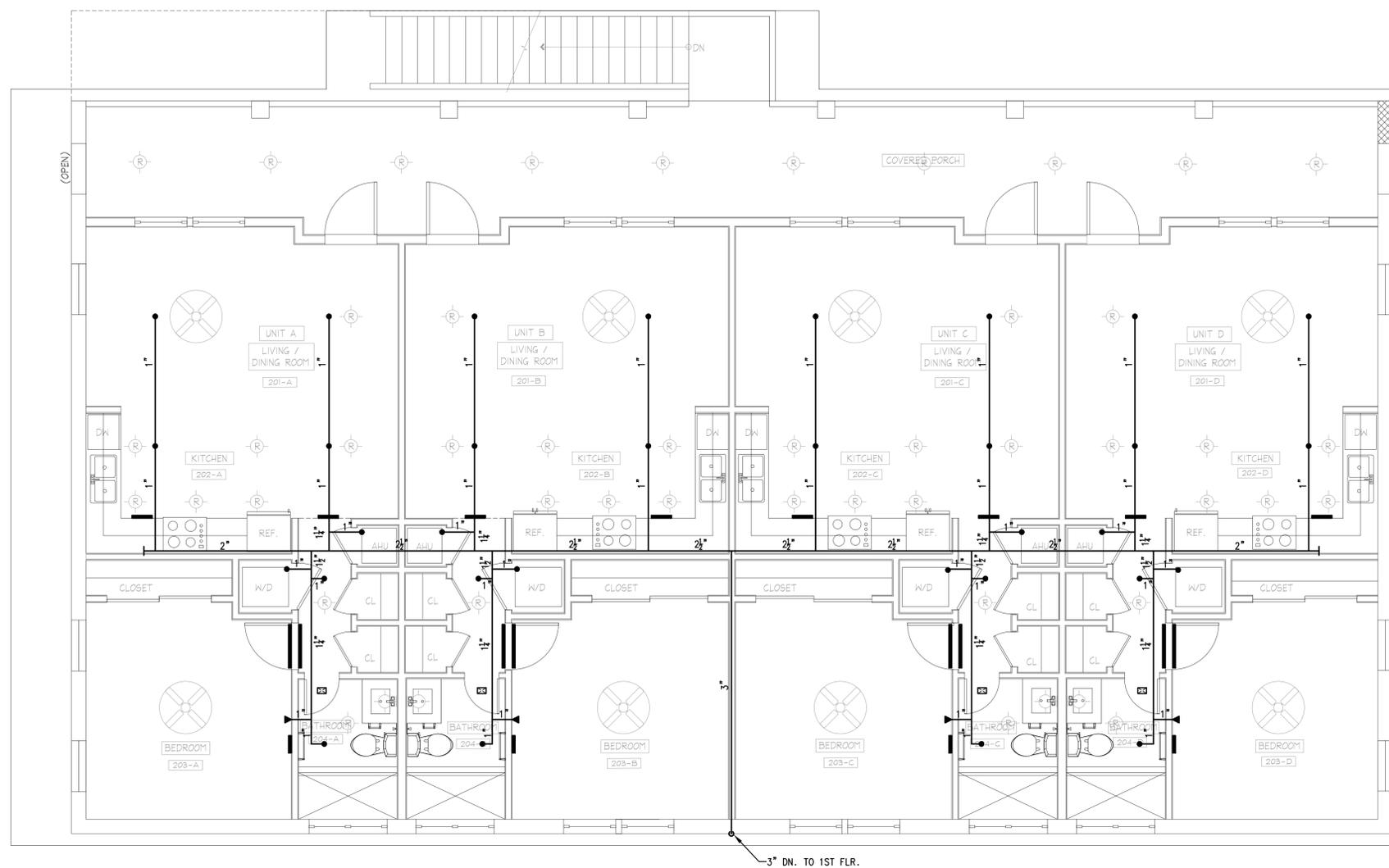
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ARCHITECTS
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Project No: 2205
ELECTRICAL DETAILS
Date: 10/22/2025

E6

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1 SECOND FLOOR FIRE PROTECTION PLAN - RESIDENTIAL UNITS
 FP2 SCALE: 1/4"=1'-0"



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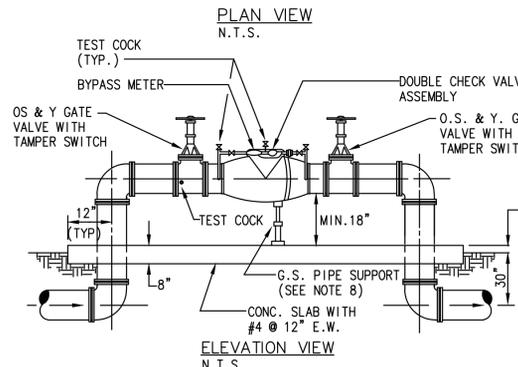
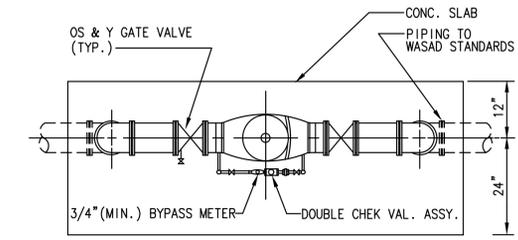
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 ARCHITECTS
 p.a.

Project No: 2205
 SECOND FLOOR
 FIRE PROTECTION
 PLAN -
 RESIDENTIAL
 UNITS
 Date: 10/22/2025

FP2

GENERAL NOTE

ALL VALVES ARE TO BE LABELED BY THE SPRINKLER CONTRACTOR. HYDRANTS, F.D.C. AND SIAMESE CONNECTIONS SHALL NOT HAVE OBSTRUCTIONS OR LANDSCAPING THAT WILL INTERFERE WITH OPERATIONS OF CONNECTIONS.



BACKFLOW PREVENTOR
N.T.S.

- NOTES:
- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
 - GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE WASD INSPECTOR.
 - THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE WASD INSPECTOR.
 - ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
 - ALL ABOVE GROUND PIPING AND EQUIPMENT SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 508 LEAD-FREE), IN ACCORDANCE WITH DEPARTMENT STANDARDS.
 - THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
 - FOR RETROFIT PROJECTS, REPLACE THE EXISTING BACKFLOW PREVENTION DEVICE WITH A SPOOL PIECE, AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY INSIDE OF PROPERTY LINE.
 - ADJUSTABLE PIPE SADDLE (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
 - THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
 - PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH WASAD *CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAINS.*

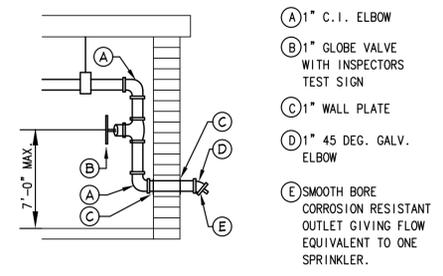
Table 9.2.2.1 Maximum Distance Between Hangers (ft-in.)

	Nominal Pipe Size (in.)											
	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8
Steel pipe except threaded lightwall	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0
Threaded lightwall steel pipe	N/A	12-0	12-0	12-0	12-0	12-0	12-0	N/A	N/A	N/A	N/A	N/A
Copper tube	8-0	8-0	10-0	10-0	12-0	12-0	12-0	15-0	15-0	15-0	15-0	15-0
CPVC	5-6	6-0	6-6	7-0	8-0	9-0	10-0	N/A	N/A	N/A	N/A	N/A
Polybutylene (IPS)	N/A	3-9	4-7	5-0	5-11	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Polybutylene (CTS)	2-11	3-4	3-11	4-5	5-5	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ductile iron pipe	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15-0	15-0	N/A	15-0	15-0

For SI units, 1 in. = 25.4 mm; 1 ft = 0.3048 m.
Note: IPS iron — pipe size; CTS — copper tube size.

SPRINKLER HEAD LEGEND							
MARK	TYPE	FINISH	MANUFACTURER	ORIFICE	TEMP.	K	REMARKS
○	PENDENT/UPRIGHT	BRASS	TYCO TY-FRB (TY3231/TY3131)	1/2"	155°	5.6	QUICK RESP. (PUBLIC AREAS)
⊙	CONCEALED PENDENT	WHITE	TYCO TY-RF11 (TY3531)	1/2"	155°	5.6	QUICK RESP. (PUBLIC AREAS)
●	CONCEALED PENDANT	WHITE	TYCO TY-LF11 (TY2596)	1/2"	162°	4.2	RESIDENTIAL UNITS
◀	SIDEWALL	WHITE	TYCO TY-FRB (TY3332)	1/2"	155°	5.6	QUICK RESP./EXT. THROW

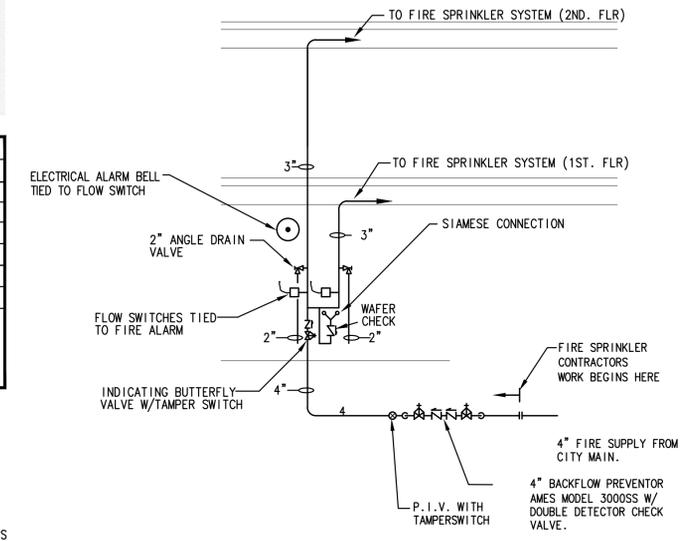
NOTES:
1. TEE'S SHALL BE MINIMUM 1" WITH REDUCING BUSHING AT HEADS.
2. SPRINKLERS AT EXTERIOR COVERED PATIOS, PORTE COCHERE AND WALKWAYS SHALL BE NICKEL TEFLON COATED OR OTHER APPROVED CORROSION INHIBITING FINISH.



SYSTEM TEST CONNECTION-WET PIPE SYSTEM
N.T.S.

GENERAL FIRE SPRINKLER NOTES

- THE ENTIRE SPACE SHALL BE FIRE SPRINKLERED IN ACCORDANCE WITH NFPA 13, (2019 EDITION), FLORIDA BUILDING CODE (2023 EDITION), FLORIDA FIRE PREVENTION (2023 EDITION) FLORIDA ADMINISTRATIVE CODE, CITY OF KEY WEST REQUIREMENTS, AND OWNER'S INSURANCE UNDERWRITERS. CURRENT EDITIONS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL SYSTEMS COMPONENTS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. PROVIDED INFORMATION SHOULD BE IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE SECT. 61G15-32.003 AND 61G15-32.004 AND ADDITIONAL REQUIREMENTS SET BY AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL PIPING AND SPRINKLER HEADS WITH OTHER TRADES.
- THE CONTRACTOR PERFORMING THE WORK, SHALL COORDINATE EXACT ROUTING AND ELEVATIONS OF ALL PIPING AND SPRINKLER HEADS WITH OTHER TRADES.
- DESIGN CRITERIA:
HAZARD CLASSIFICATION:
NEW BUILDING
1ST LEVEL: RETAIL.
HAZARD CLASSIFICATION: ORDINARY HAZARD GROUP I
DESIGN DENSITY OF 0.15 GPM/1500 SQ. FT
SPRINKLER SYSTEM: WET PIPE SPRINKLER SYSTEM.
FIRE SPRINKLERS TEMPERATURE RATING: 155°F.
MAXIMUM SPACING BETWEEN SPRINKLERS: 15 FEET.
MAXIMUM COVERAGE PER SPRINKLER: 130 SQ.FT
2ND LEVEL: RESIDENTIAL.
HAZARD CLASSIFICATION: LIGHT HAZARD.
DESIGN DENSITY OF 0.10 GPM/1500 SQ. FT
SPRINKLER SYSTEM: WET PIPE SPRINKLER SYSTEM.
FIRE SPRINKLERS TEMPERATURE RATING: 155°F.
MAXIMUM SPACING BETWEEN SPRINKLERS: 15 FEET.
MAXIMUM COVERAGE PER SPRINKLER: 225 SQ.FT
- THE CONTRACTOR PERFORMING THE WORK, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.
- PIPING SHALL BE BLACK STEEL. USE SCHEDULE 40 FOR 2" AND SMALLER. PIPING SHOULD BE UL & FM LISTED, AND PROVIDED WITH CORROSION TREATMENT TO PREVENT MICROBIAL INDUCED CORROSION. PIPING MANUFACTURER: WHEATLAND TUBE OR SIMILAR.
- PIPING 2" AND SMALLER SHALL BE THREADED SCHEDULE 40. ALL OTHER PIPING THREADED OR GROOVED ENDS FOR MECHANICAL COUPLINGS.
- CENTER SPRINKLER HEADS WHEN LOCATED ON 2 x 2 ACOUSTICAL TILES.
- PROVIDE CLEVIS TYPE HANGERS PER NFPA 13.
- ALL HEADS SHALL BE SPACED PER NFPA 13 AND MANUFACTURER'S RECOMMENDATIONS.
- ALL COMPONENTS SHALL BE MANUFACTURED IN U.S.A. ALL SPRINKLER HEADS, VALVES AND SWITCHES SHALL BE U. L. AND F. M. APPROVED.
- ALL AUTOMATIC FIRE SPRINKLER PIPING SHALL BE INSTALLED BY CERTIFIED CONTRACTOR PER FLORIDA ADMINISTRATIVE CODE RULE 4A-46



NEW FIRE LINE RISER DETAIL
N.T.S.

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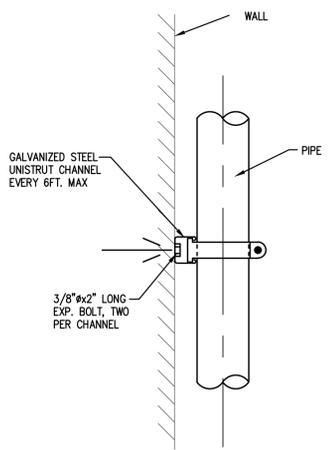
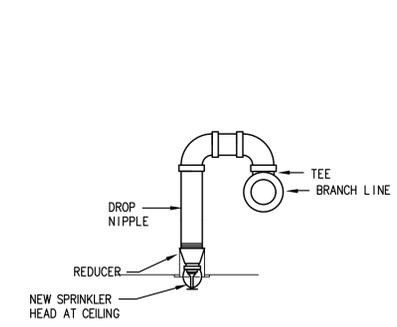
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Project No: 2205
FIRE PROTECTION SCHEDULES, NOTES, AND DETAILS
Date: 10/22/2025

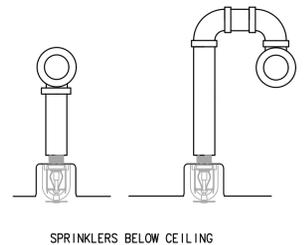
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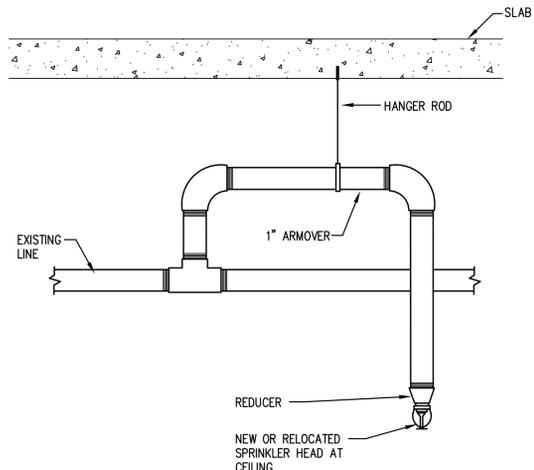
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 KEY WEST, FLORIDA



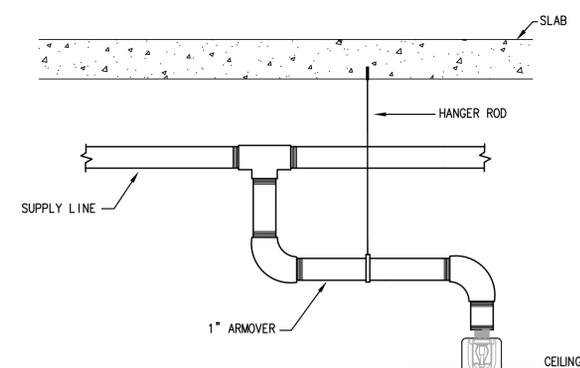
WALL MOUNTED DETAIL
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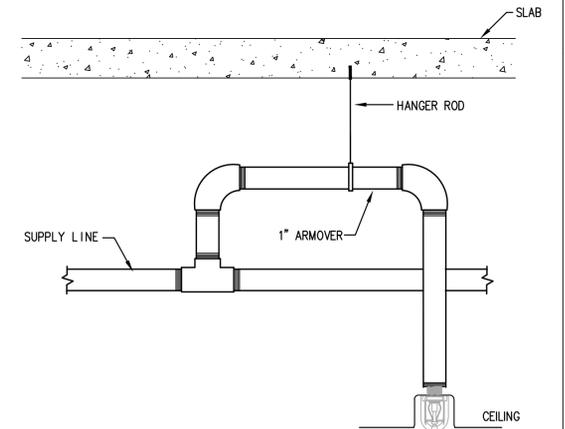
SPRINKLERS AT SUSPENDED CEILING
 N.T.S.



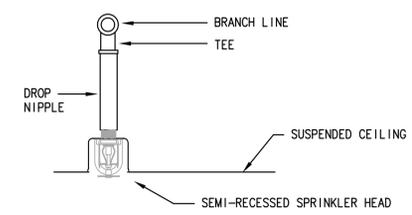
TYPICAL ARMOVERT DETAIL
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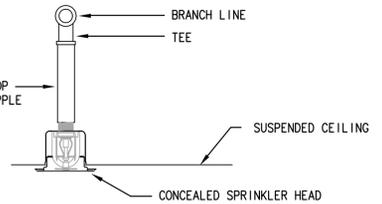
TYPICAL ARMOVERT DETAIL
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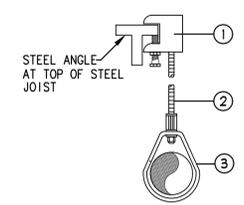
SEMI-RECESSED SPRINKLER DETAIL
 N.T.S.



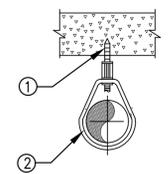
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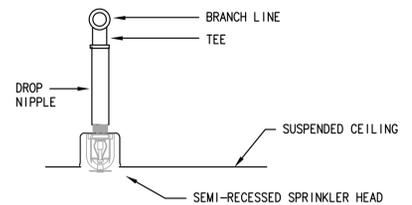
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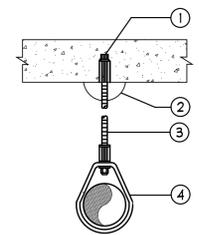
HANGER DETAIL
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HANGER DETAIL-BRANCH LINES
 N.T.S.



SEMI-RECESSED SPRINKLER DETAIL
 N.T.S.



HANGER DETAIL
 N.T.S.

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.a.

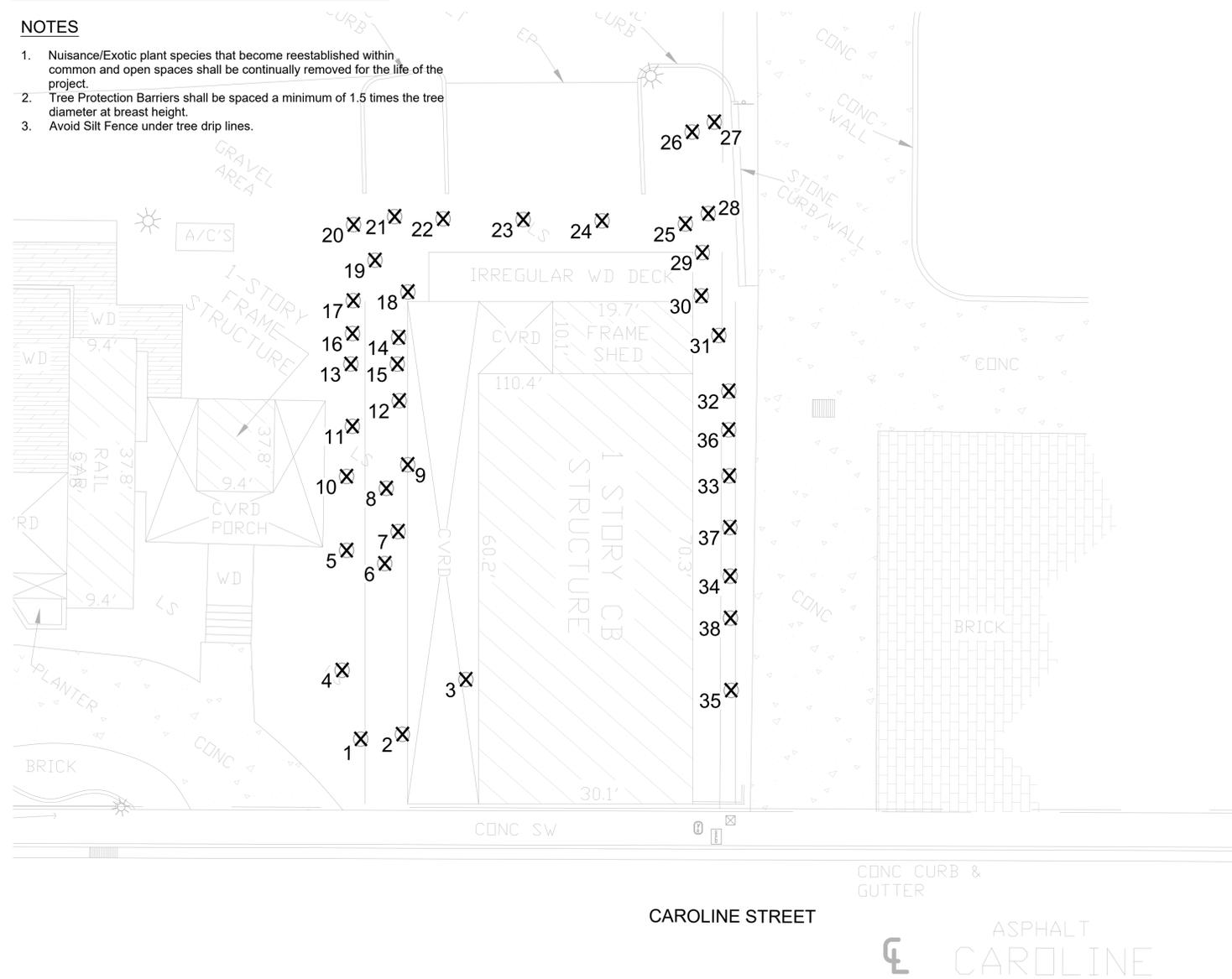
Project No: 2205
FIRE PROTECTION DETAILS
 Date: 10/22/2025

FP4

EXISTING LANDSCAPE TO REMAIN OR REMOVE:

NOTES

- Nuisance/Exotic plant species that become reestablished within common and open spaces shall be continually removed for the life of the project.
- Tree Protection Barriers shall be spaced a minimum of 1.5 times the tree diameter at breast height.
- Avoid Silt Fence under tree drip lines.



LEGEND

X = REMOVE

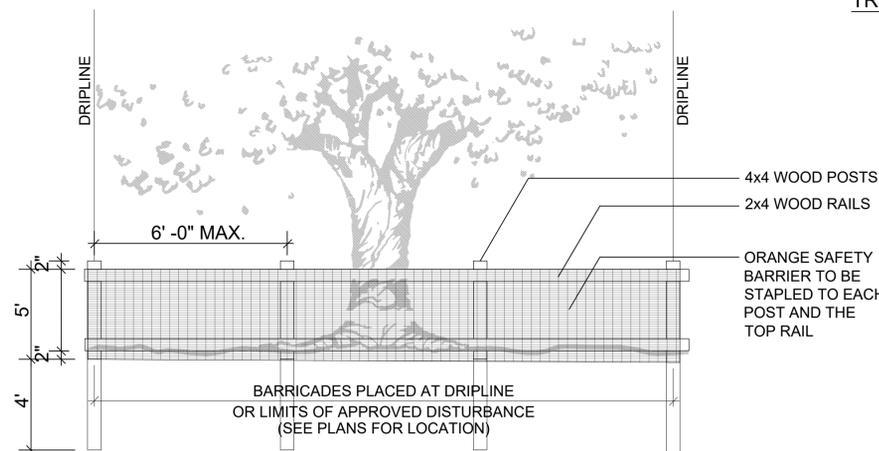
TREE INVENTORY

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	KW/Qty LDR	DISPOSITION	REQUIRED REPLACEMENT
1	Travelers Palm (clump)	Revenala madagascariensis	20 ft OH	Not Regulated	Remove	NA
2	Christmas Palm	Adonidia merrillii	3 ft CT	Not Regulated	Remove	NA
3	Tropical Almond	Terminalia catappa	10" dbh	Not Regulated	Remove	NA
4	Tropical Almond	Terminalia catappa	4" dbh	Not Regulated	Remove	NA
5	Umbrella Tree	Schefflera actinophylla	24" dbh	Not Regulated	Remove	NA
6	Christmas Palm	Adonidia merrillii	20 ft OH	Regulated	Remove	1-4ft tall native palm
7	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
8	Areca Palm	Dypsis lutescens	clump	Not Regulated	Remove	NA
9	Christmas Palm	Adonidia merrillii	20 ft OH	Regulated	Remove	1-4ft tall native palm
10	Coconut palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
11	Fiddlewood	Otharexylum spinosum	3.5" dbh	Protected	Remove	2.5 caliper inches
12	Christmas Palm	Adonidia merrillii	18 ft CT	Regulated	Remove	1-4ft tall native palm
13	Coconut Palm	Cocos nucifera	15 ft CT	Protected	Remove	1-4ft tall native palm
14	Christmas Palm	Adonidia merrillii	14 ft CT	Regulated	Remove	1-4ft tall native palm
15	Tropical Almond	Terminalia catappa	2" dbh	Not Regulated	Remove	NA
16	Silver Buttonwood	Conocarpus erectus	4.5" dbh	Protected	Remove	3.1 caliper inches
17	Fan Palm	Livistona sp.	20 ft OH	Regulated	Remove	1-4ft tall native palm
18	Alexander Palm	Archontophoenix alexandrae	15 ft CT	Regulated	Remove	1-4ft tall native palm
19	Non Native Palm	unidentified	5 ft CT	Not Regulated	Remove	NA
20	Alexander Palm	Archontophoenix alexandrae	15 ft CT	Regulated	Remove	1-4ft tall native palm
21	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
22	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
23	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
24	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
25	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
26	Pigeon Plum	Coccoloba diversifolia	5" dbh	Protected	Remove	3.6 caliper inches
27	Washingtonian Palm	Washingtonia robusta	1 ft CT	Not Regulated	Remove	NA
28	Bamboo	unidentified	clump	Not Regulated	Remove	NA
29	Areca Palm	Dypsis lutescens	clump	Not Regulated	Remove	NA
30	Washingtonian Palm	Washingtonia robusta	15 ft CT	Regulated	Remove	1-4ft tall native palm
31	Wild Tamarind	Lysiloma latisiliquum	14" dbh	Protected	Remove	9.8 caliper inches
32	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
33	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
34	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
35	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
36	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove	2.9 caliper inches
37	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove	2.9 caliper inches
38	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove	3 caliper inches

Sec. 110-327. - Approval criteria.
 (5) The tree will be replaced with an equivalent tree planted in a location suitable for healthy growth on the same lot or parcel. Sufficient space shall be provided on site to allow replacement tree(s) to establish a mature canopy spread, based on typical growth characteristics. The tree commission shall have the ability, at the request of the applicant, to allow the replacement of dicot trees with native palm trees and the replacement of palm trees with dicot trees in areas due to unique placement challenges or existing landscape without losing overall canopy where possible.

TREE PROTECTION AND PRESERVATION NOTES

- Protect designated existing trees scheduled to remain against:
 -Unnecessary cutting, breaking, or skinning of roots
 -Skinning and bruising of bark
 -Smothering of trees by stockpiling construction or excavation materials within protection barrier
- Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
- For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
- No grade changes shall be made within the protective barrier zones without prior approval.
- Protection barriers shall maintain the "Critical Root Zone" for the protected tree equal to or greater than 1.5 times the tree diameter at breast height.
- To facilitate "effective" preservation of trees silt fences shall not be trenched within drip lines of trees where avoidable. If unavoidable then install silt fence at grade (no trenching).



1 TREE PROTECTION DETAIL
 N.T.S.

100% SUBMITTAL
 BIDDING ONLY
 NOT FOR CONSTRUCTION

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group
 618 E. SOUTH STREET
 SUITE 700
 ORLANDO, FL 32801
 407.423.8398
 CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
 907 CAROLINE ST
 KEY WEST, FL

CLIENT
 CITY OF KEY WEST
 1300 WHITE ST.
 KEY WEST, FL 33040

REGISTRATION

ISSUED FOR:

100% CDS 22 OCT 2024

PROJECT NUMBER R240073.00

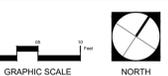
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DRAWING SCALE AND NORTH ARROW



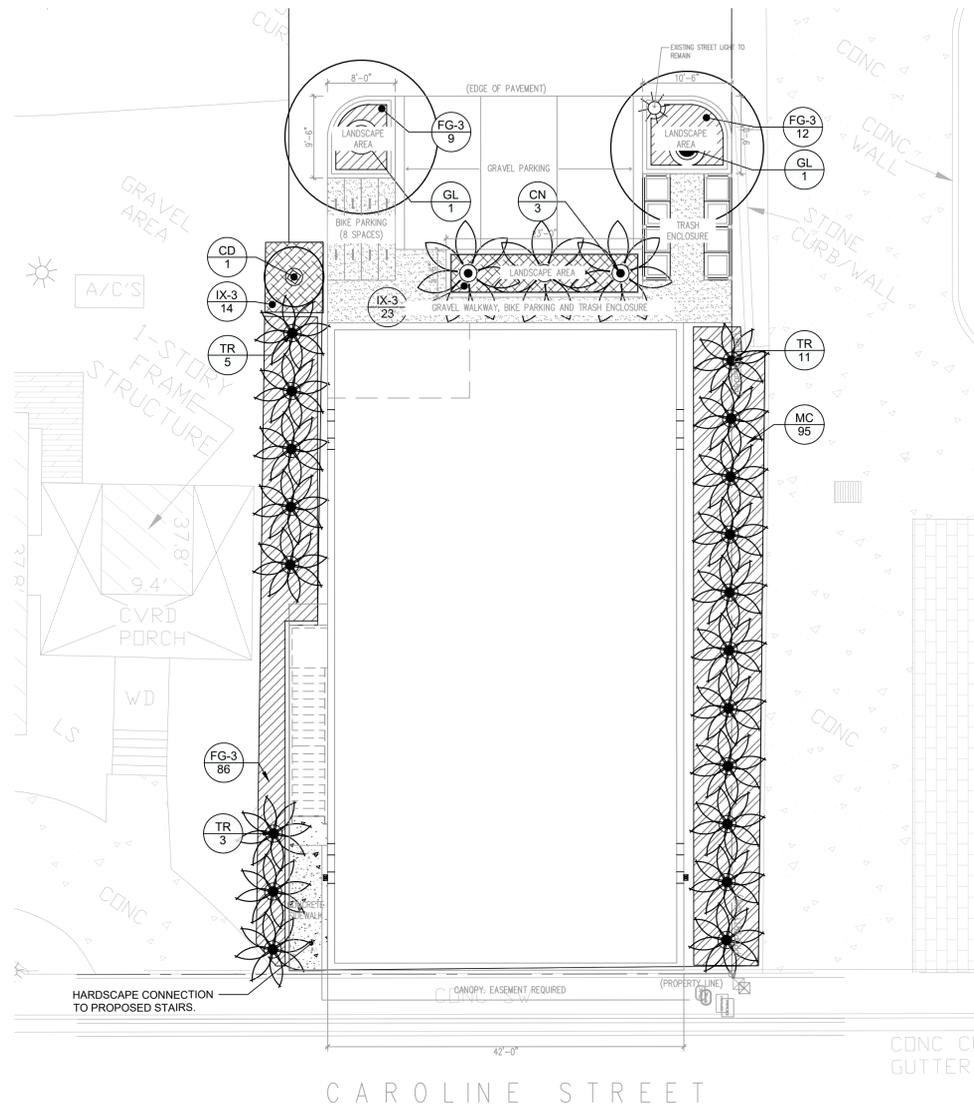
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 LR.01

SHEET NUMBER
 LANDSCAPE
 REMOVAL

SHEET OF

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REPLACEMENT LANDSCAPE:



REPLACEMENT PLANTING

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	SPACING
TREES							
	GL	2	BURSERA SIMARUBA / GUMBO LIMBO	F.G.	6" CAL., 16'-18' HT	NATIVE	
	CD	1	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	100 GAL.	4" CAL., 14' HT X 5' SPRD.	NATIVE	
	CN	3	COCOS NUCIFERA / COCONUT PALM	F.G.	12' GW	NATIVE	
	TR	19	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.	SINGLE, 8' GW	NATIVE	
SHRUB AREAS							
	FG-3	107	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
	IX-3	37	IXORA X 'NORA GRANT' / IXORA 'NORA GRANT	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
	MC	94	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.	18"-24" OA.	NATIVE	30" o.c.

Note: All landscape areas to have groundcover planting or mulch.

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PROJECT
907 CAROLINE ST
KEY WEST, FL

CLIENT
CITY OF KEY WEST
1300 WHITE ST.
KEY WEST, FL 33040

REGISTRATION

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100% CDS 22 OCT 2024

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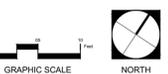
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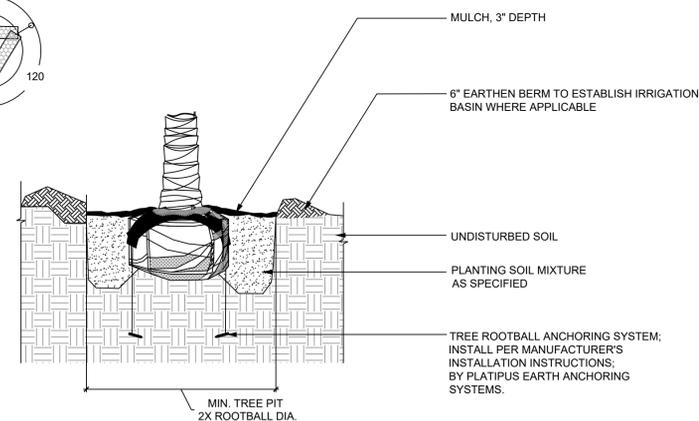
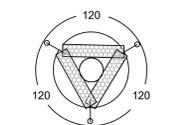


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LANDSCAPE PLAN

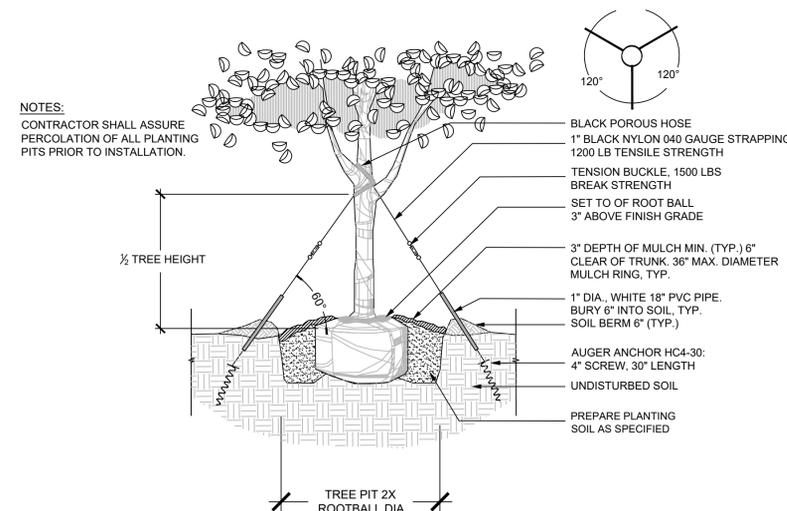
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PLAN VIEW OF ANCHORING SYSTEM



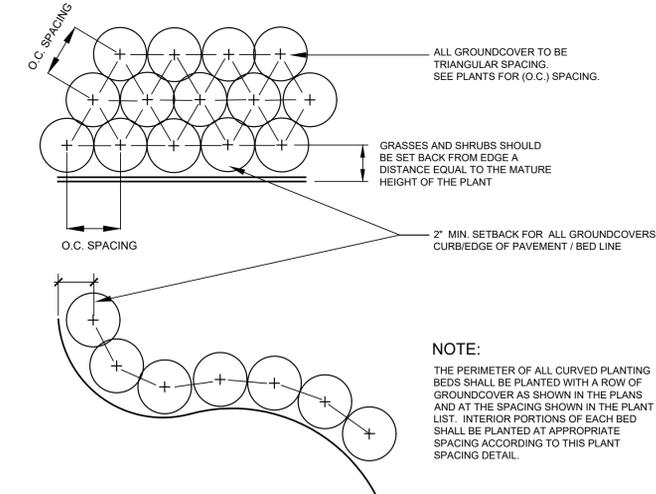
1 PALM PLANTING DETAIL

N.T.S.



2 TREE PLANTING DETAIL

N.T.S.



3 SHRUB PLANTING DETAIL

N.T.S.

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