907 CAROLINE STREET

Key West Florida 33040

(NOT FOR CONSTRUCTION. PRICING DOCUMENTS)

SITE MAP - KEY WEST

SITE LOCATION:
907 CAROLINE STREET
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 907 CAROLINE ST.

ARCHITECT'S PROJECT No.: 2205

CONTACT: Steven McAlearney
Address: 1300 White St.
Key West Florida, 33040

Tel: --
Email:

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

DESCRIPTION OF WORK:

NEW MIXED USE BUILDING: COMMERCIAL FIRST FLOOR & RESIDENTIAL SECOND FLOOR.

GENERAL NOTES

1. 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:
   - FLORIDA BUILDING CODE - Building 2020 EDITION
   - FLORIDA BUILDING CODE - Existing 2020 EDITION
   - FLORIDA BUILDING CODE - Residential 2020 EDITION
   - FLORIDA BUILDING CODE - Plumbing 2020 EDITION
   - FLORIDA BUILDING CODE - Fuel Gas 2020 EDITION
   - FLORIDA BUILDING CODE - Mechanical 2020 EDITION
   - FLORIDA BUILDING CODE - Energy Conservation 2020 EDITION
   - NATIONAL ELECTRICAL CODE 2020 EDITION
   - NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
   - 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
   - NFPA 1 2020 EDITION

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.

2. 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.
3. 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.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground.
7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
8. After completion of construction remove all debris and construction equipment. Restore site to original condition.
9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
10. 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.
11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

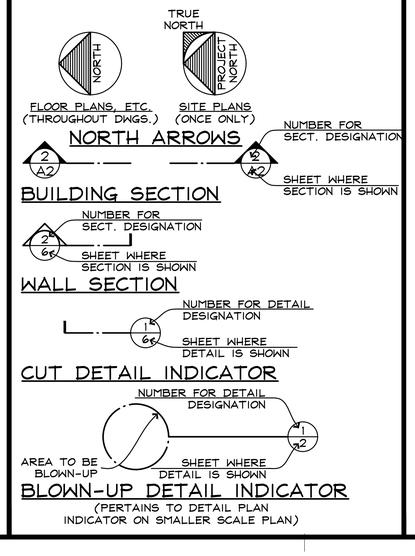
FLORIDA ADMINISTRATIVE CODE

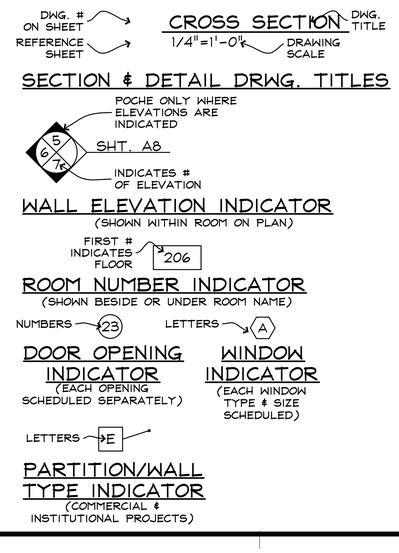
61G1-16.003 Use of Seal.The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. 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.
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.

ABBREVIATIONS

AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
A/C	AIR CONDITIONING
BLKG	BLOCKING
BUR	BUILT UP ROOF
CAB	CABINET
CER	CERAMIC
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
DBL	DOUBLE
DIAG	DIAGONAL
DS	DOWNSPOUT
DTL	DETAIL
DWR	DRAWER
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EXH	EXHAUST
FV	FIELD VERIFY
GALV	GALVANIZED
GI	GALVANIZED IRON
HORZ	HORIZONTAL
HDW	HARDWARE
HVAC	HEATING VENTILATING & AIR CONDITIONING
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FIN	FINISH
FE	FIRE EXTINGUISHER
FND	FOUNDATION
FTG	FOOTING
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCF	POUNDS PER CUBIC FOOT
PL	PROPETRY LINE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PT	CCA PRESSURE TREATED
PT	POINT
PVC	POLYVINYLCHLORIDE
R	RADIUS (OR) RISER
R/A	RETURN AIR
REBAR	STEEL REINF. BAR
REFR.	REFRIGERATOR
SF	SQUARE FOOT (FEET)
SS	STAINLESS STEEL
SPEC	SPECIFICATION
T	TREAD(S)
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WWF	WELDED WIRE FABRIC
WH	WATER HEATER
W/O	WITHOUT

SYMBOLS LEGEND





MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

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Telephone (305) 296-1347
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Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project №: 2205

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

Date: 09/14/2023

C

GRID NORTH

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 GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC 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
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GUY WIRE
- IRRIGATION CONTROL VALVE
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- MONITORING WELL
- WOOD UTILITY POLE
- SEWER VALVE
- OVERHEAD UTILITY LINES
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- LIGHT ATTACHED TO BUILDING
- BOLLARD
- 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
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

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 5J-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 #6783, 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	PROJECTKW SEAPORT
CKW PO#: 095828	DRAWN BY: MPB	H. SCALE: 1"=5'
BOOK:	CHECKED BY:	DIGITAL ONLY

1 SURVEY
SCALE: N.T.S.

PROJECT NORTH

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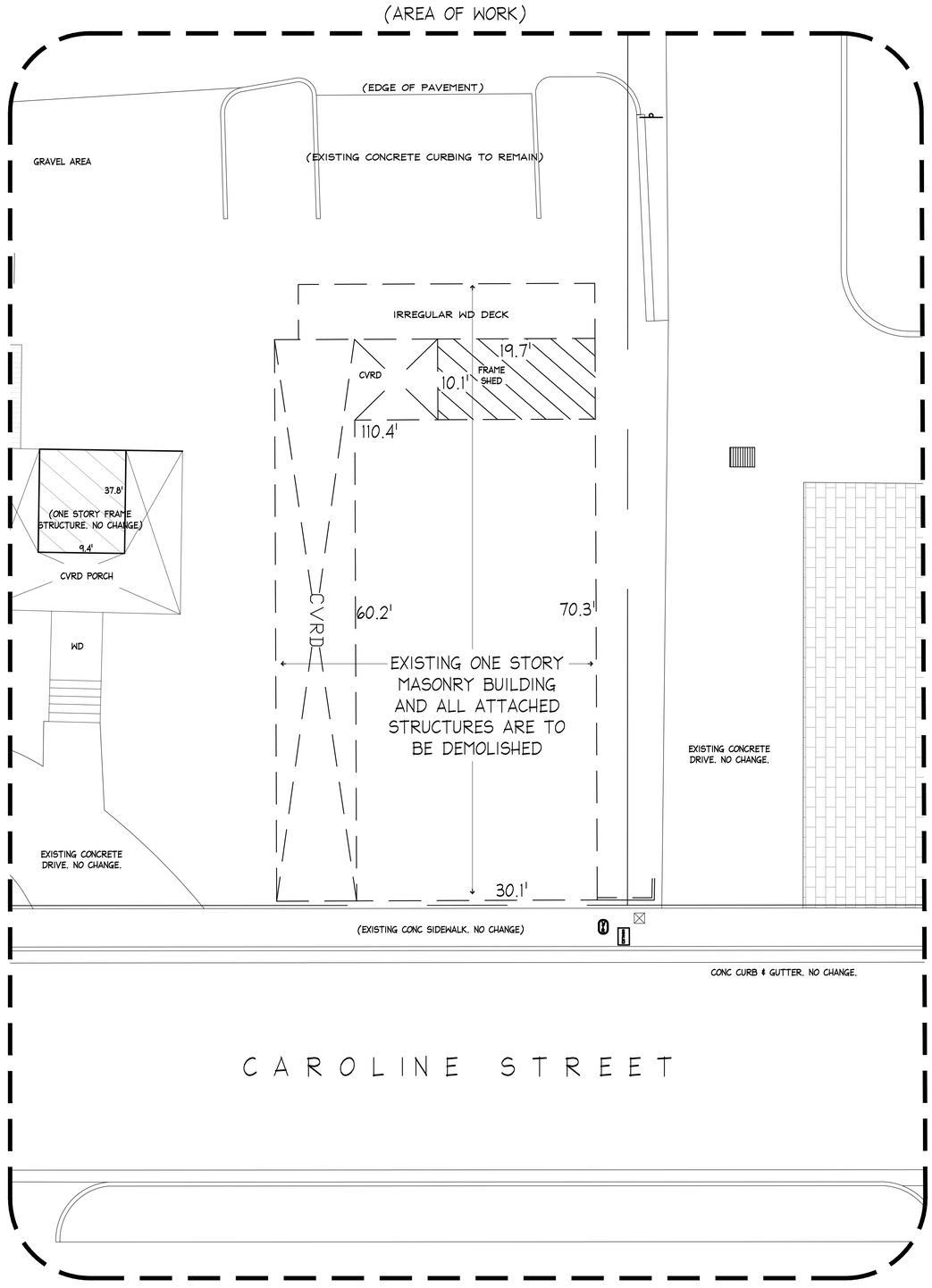
Bender & Associates ARCHITECTS p.a.

Project No: 2205

Date: 09/14/2023

S



1 EX EXISTING SITEPLAN / DEMO PLAN (AREA OF WORK)
SCALE: 1/8"=1'-0"

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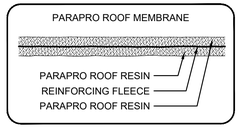
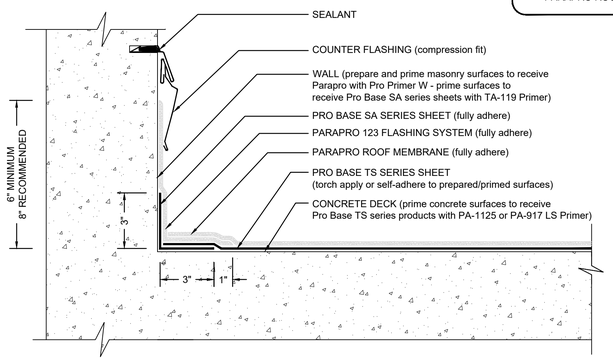
EX

WALL FLASHING

PARAPRO ROOF MEMBRANE - PRO BASE TS SERIES BASE PLY - CONCRETE





NOTES:
1. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO MATERIALS.
2. THE METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS AND APPROVALS.
3. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS AND THE PARAPRO ROOF SYSTEM INSTALLER'S GUIDE SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

CAUTION: SIPLAST RECOMMENDS THAT ALL PRACTICES PERTAINING TO NRCA CERTA GUIDELINES BE FOLLOWED WHEN TORCHING METHODS ARE EMPLOYED. THIS INCLUDES PERFORMING A FIRE WATCH FOLLOWING ANY TORCH APPLICATIONS. ALWAYS HAVE APPROVED FIRE-EXTINGUISHING EQUIPMENT NEARBY.

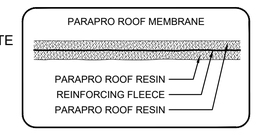
N.T.S

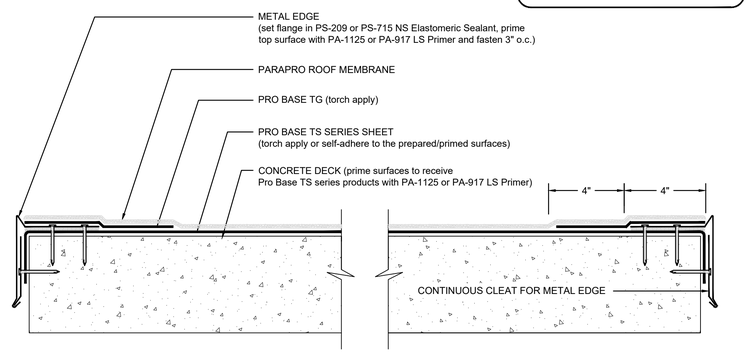
siplast	1000 Rochelle Boulevard - Irving, Texas - 75062 (800) 922-8800 www.siplast.com	Ref: Wall - ProBaseTS - Ppro - Concrete	Rev: 12.8.18

2 / A0 ROOF DETAIL
SCALE: N.T.S.

ROOF EDGE

PARAPRO ROOF MEMBRANE - PRO BASE TS SERIES BASE PLY - CONCRETE





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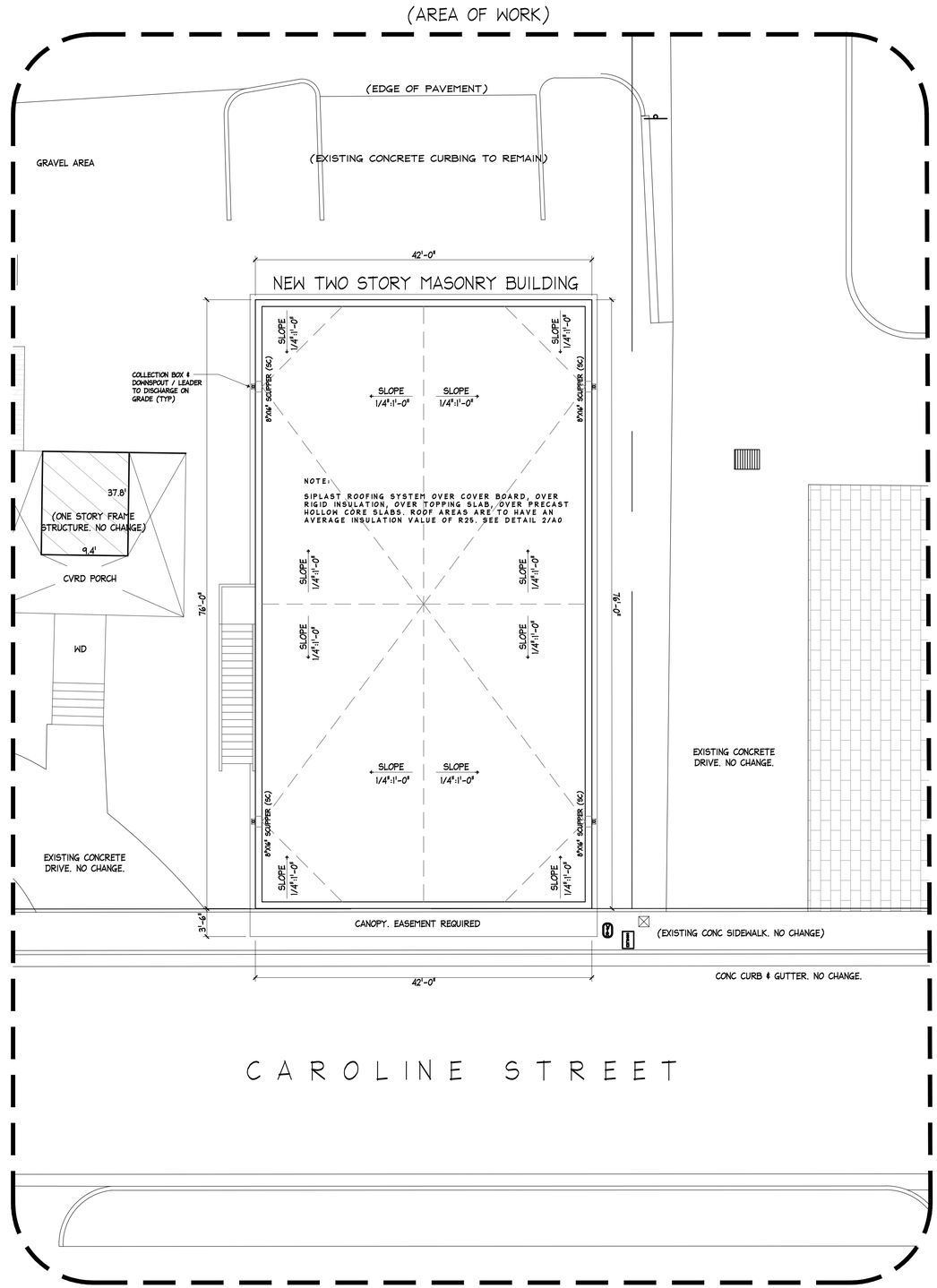
3 / A0 ROOF DETAIL
SCALE: N.T.S.



1 / A0 PROPOSED SITEPLAN (AREA OF WORK)
SCALE: 1/8"=1'-0"

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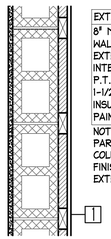
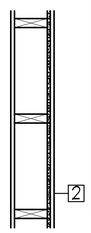
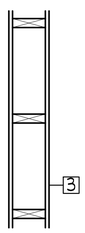
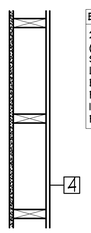
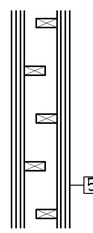
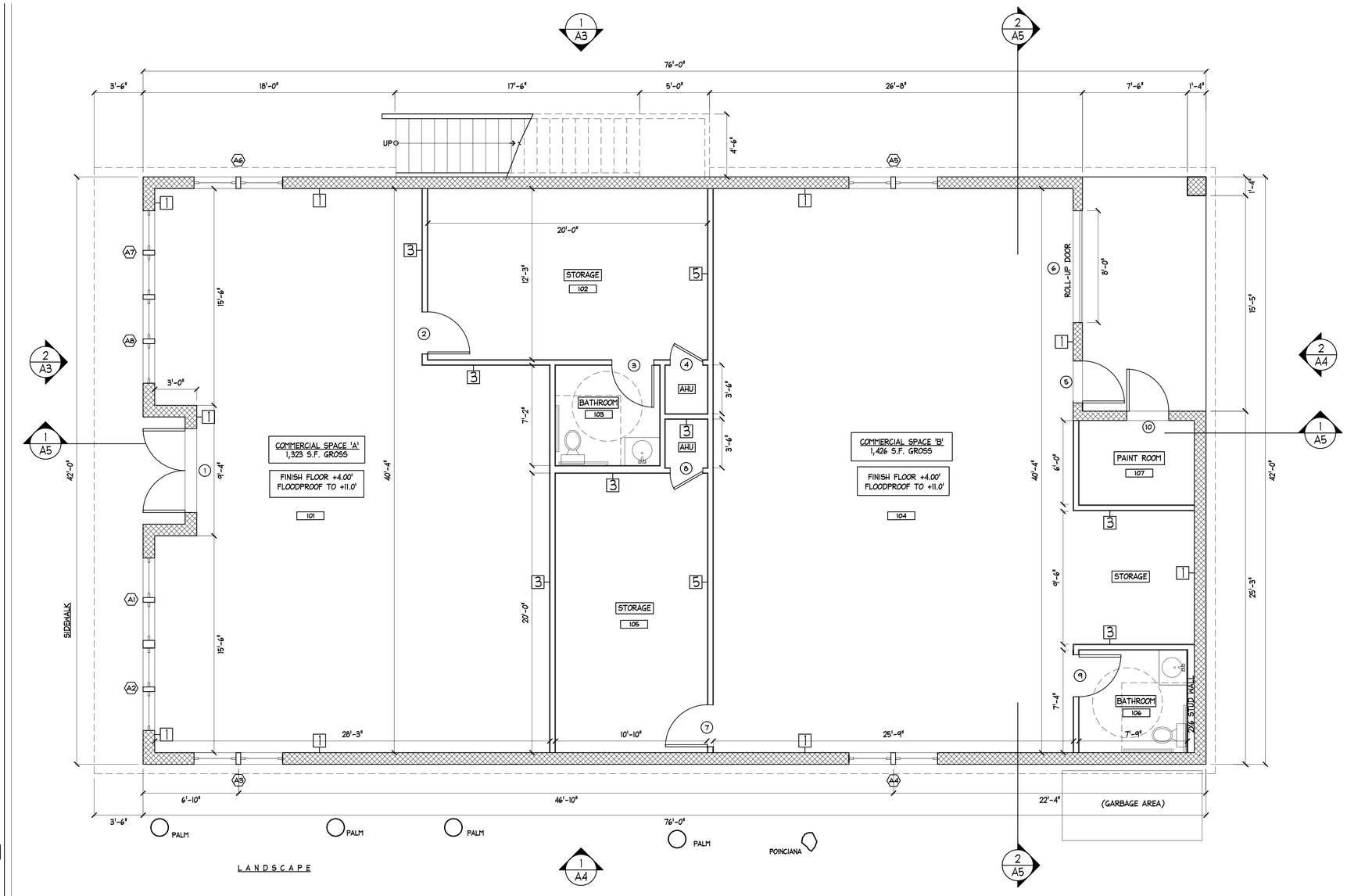
A0

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
				
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.	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).	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.	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.	DWELLING WALL (2) 5/8" PAINTED TYPE X GYPBOARD OVER 1/2" PLYWOOD, OVER 2X4 STUDS AT 1'-4" O.C. EACH SIDE OF 5-1/2" WIDTH WALL.



1 A1 PROPOSED FIRST FLOOR PLAN (COMMERCIAL & UTILITY SPACE)

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

907 CAROLINE STREET
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Bender & Associates ARCHITECTS p.a.

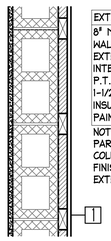
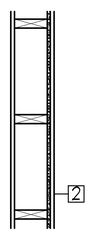
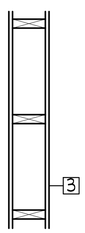
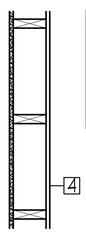
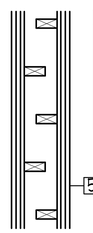
Project No: 2205

Date: 09/14/2023

A1

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
				
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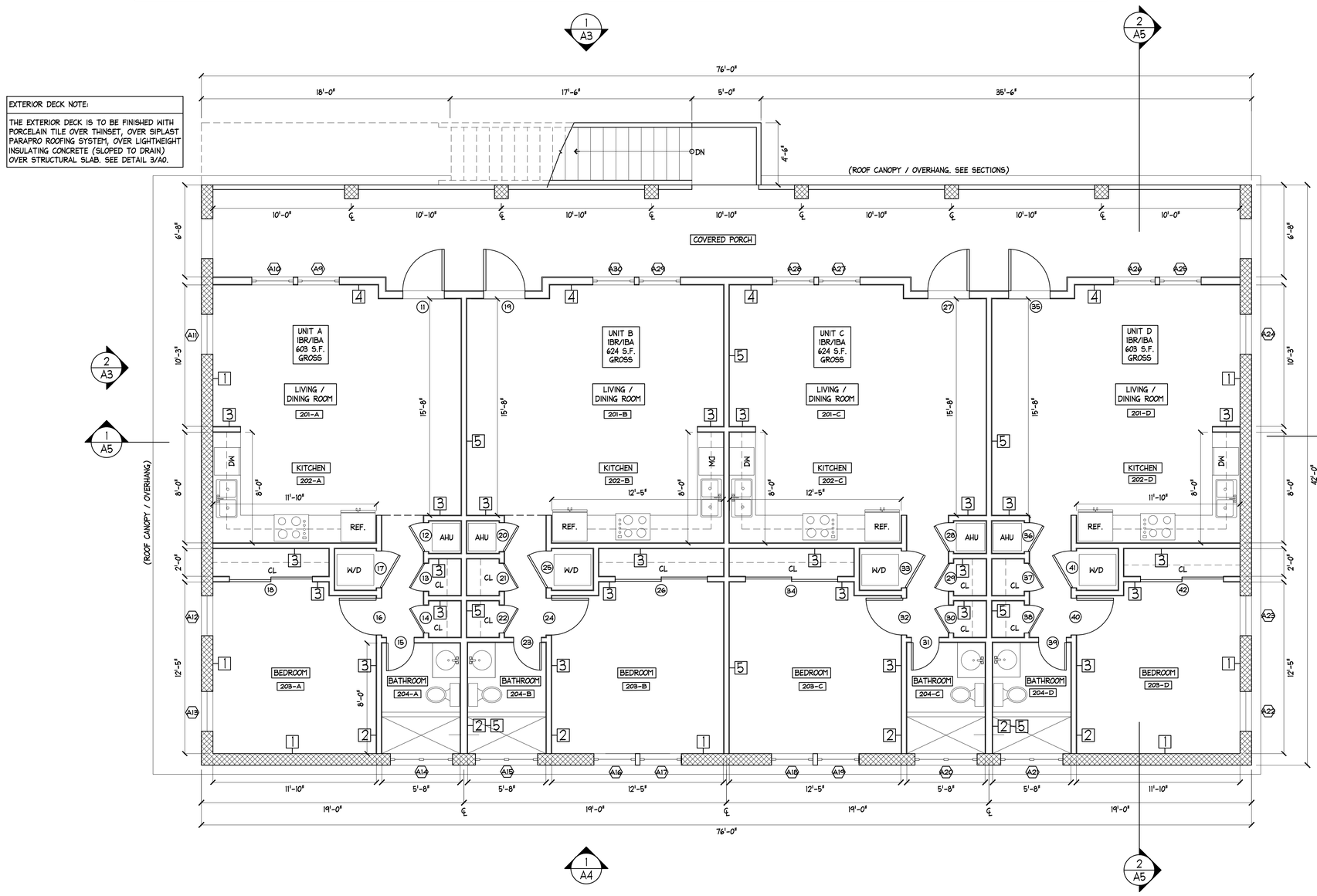
EXTERIOR DECK NOTE:

THE EXTERIOR DECK IS TO BE FINISHED WITH PORCELAIN TILE OVER THINSET, OVER SIPLAST PARAPRO ROOFING SYSTEM, OVER LIGHTWEIGHT INSULATING CONCRETE (SLOPED TO DRAIN) OVER STRUCTURAL SLAB. SEE DETAIL 3/A0.



1 A3 · 2 A5 · 2 A3 · 1 A5 · 2 A4 · 1 A5 · 1 A4 · 2 A5

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

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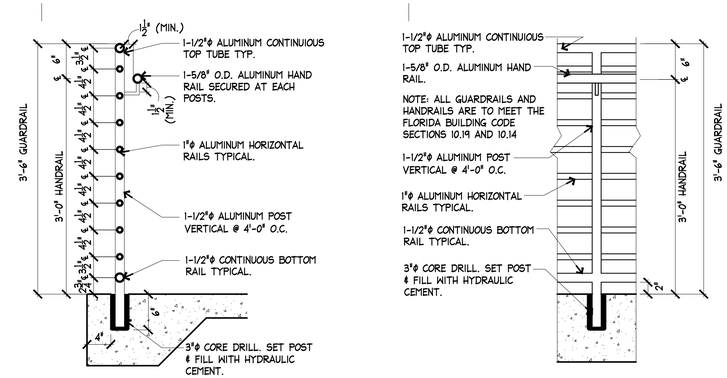
Project No: 2205

Date: 09/14/2023

A2

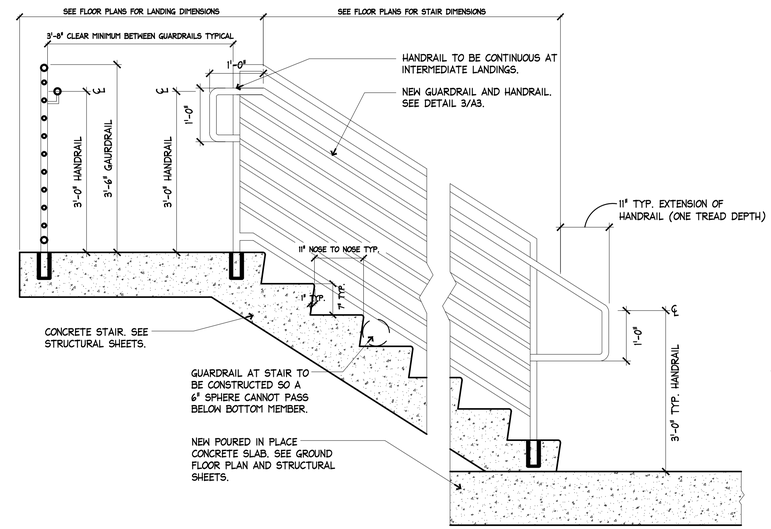
2 A3 PROPOSED SOUTH ELEVATION

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



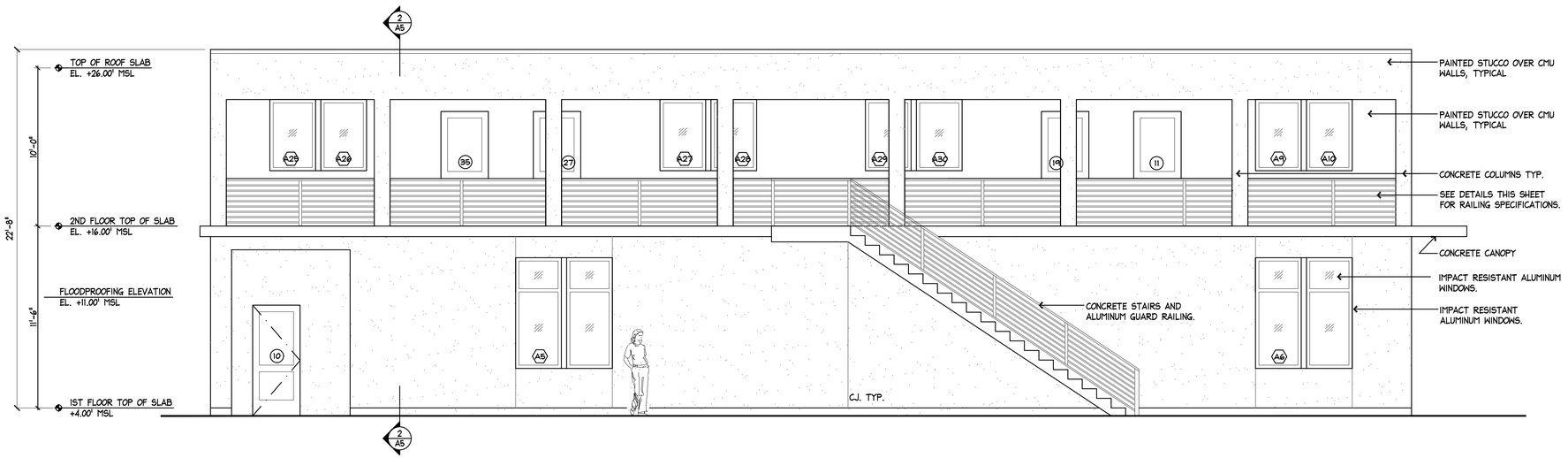
3 A3 RAILING DETAIL

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



4 A3 RAILING DETAIL

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



1 A3 PROPOSED WEST ELEVATION

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

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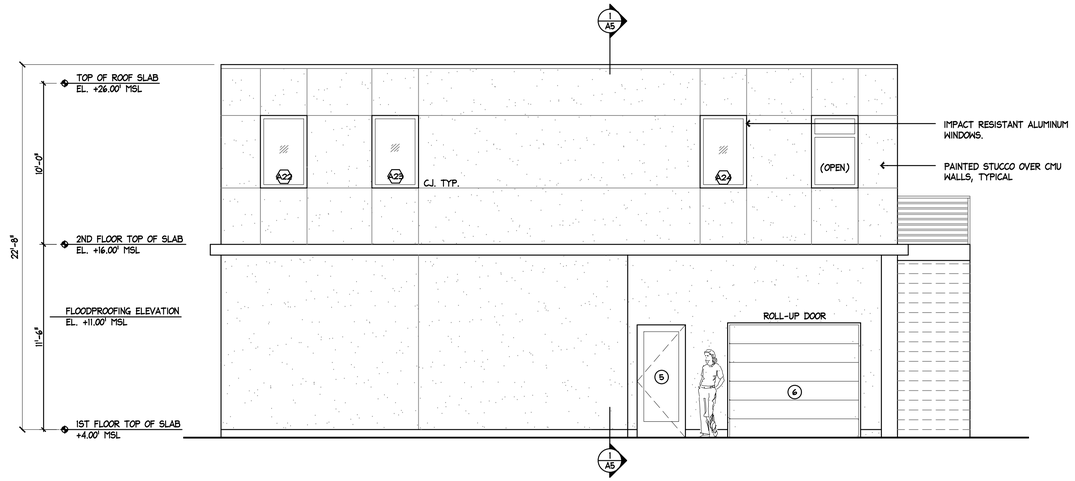
Project No: 2205

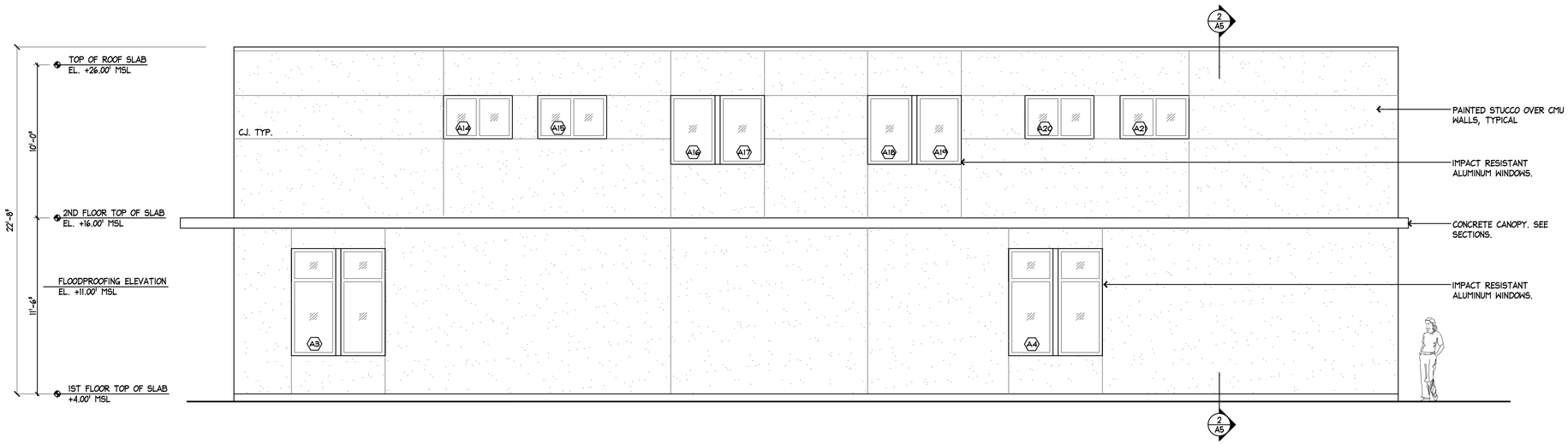
Date: 09/14/2023

A3



2 A4 PROPOSED NORTH ELEVATION - TWO STORY BUILDING

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



1 A4 PROPOSED EAST ELEVATION

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

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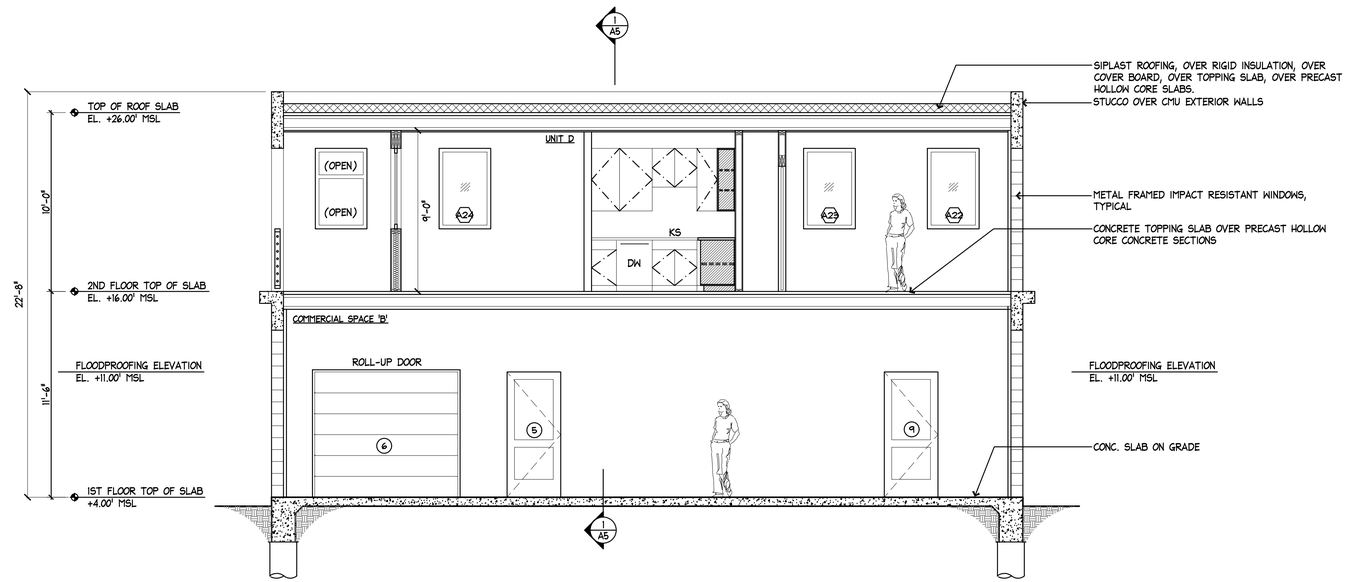
Project Nº: 2205

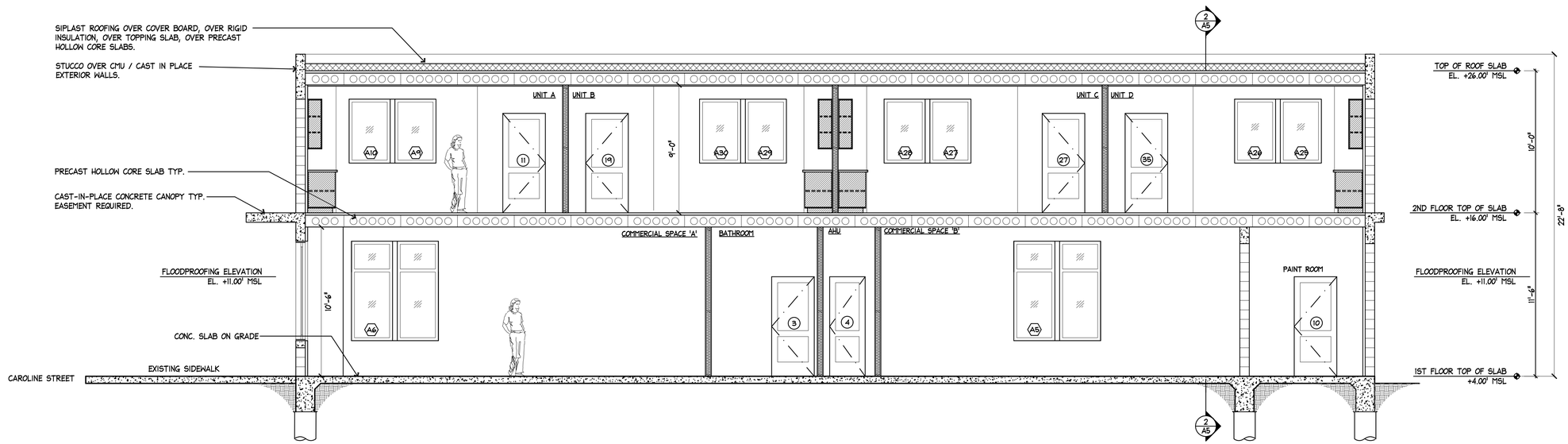
Date: 09/14/2023

A4



2 A5 PROPOSED CROSS SECTION - TWO STORY BUILDING

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



1 A5 PROPOSED LONGITUDINAL SECTION - TWO STORY BUILDING

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

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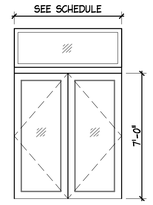
Project No: 2205

Date: 09/14/2023

A5

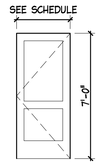
DOOR SCHEDULE

NO.	TYPE	SIZE W.	SIZE H.	SIZE T.	MATERIAL	FINISH	GLAZING	FRAMES MATERIAL	FRAMES FINISH	DETAILS	REMARKS	HARDWARE SETS
1	A	6'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	IMPACT	ALUMINUM	PAINTED	--	--	
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	--	ROLL UP 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	--	--	
11	C	3'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	WOOD	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	WOOD	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	WOOD	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	WOOD	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	



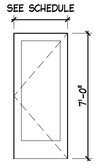
TYPE 'A'

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



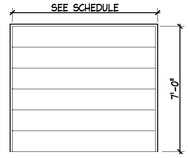
TYPE 'B'

(2) PANEL SOLID WOOD DOOR PAINTED WHITE.



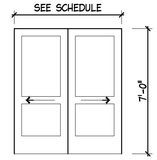
TYPE 'C'

'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.

ROOM FINISH SCHEDULE (COMMERCIAL SPACE)

(CONFIRM ALL SELECTION W/ OWNER PRIOR TO ORDERING)

NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING	CLG. HT.	REMARKS
101	COMMERCIAL SPACE 'A'	POLISHED CONCRETE		PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	UNFINISH CONCRETE	10'-6"	SEE ROOM FINISH NOTES
102	STORAGE	POLISHED CONCRETE		PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	UNFINISH CONCRETE	10'-6"	
103	BATHROOM	POLISHED CONCRETE		PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	UNFINISH CONCRETE	10'-6"	
104	COMMERCIAL SPACE 'B'	POLISHED CONCRETE		PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	UNFINISH CONCRETE	10'-6"	
105	STORAGE	POLISHED CONCRETE		PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	UNFINISH CONCRETE	10'-6"	
106	BATHROOM	POLISHED CONCRETE		PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	UNFINISH CONCRETE	10'-6"	
107	PAINT ROOM	POLISHED CONCRETE		PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	UNFINISH CONCRETE	10'-6"	

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'-0"	
202	KITCHEN	PORCELAIN TILE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-0"	
203	BEDROOM	PORCELAIN TILE	PAINTED WOOD	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-0"	
204	BATHROOM	PORCELAIN TILE	PAINTED WOOD	TILE/PTD. DRYWALL	TILE	TILE/PTD. DRYWALL	PTD. DRYWALL	PAINTED GYP. BD.	9'-0"	

ROOM FINISH NOTES

1	FLOORS ARE TO BE FINISHED WITH PORCELAIN TILE OVER THINSET OVER TOPPING SLAB. FOR TILE USE A $10 PER SQUARE FOOT MATERIAL ALLOWANCE (TILE ONLY) ALL REQUIRED INSTALLATION MATERIAL TO BE IN ADDITION TO TILE ALLOWANCE.
2	FLOOR AND WALLS AT SHOWER LOCATION TO BE TILE OVER 1/2" CEMENTITIOUS BOARD. FOR TILE USE A $15 PER SQUARE FOOT MATERIAL ALLOWANCE (TILE ONLY) ALL REQUIRED INSTALLATION MATERIAL TO BE IN ADDITION TO TILE ALLOWANCE.
3	ALL CABINETRY (KITCHEN & LAVATORIES) ARE TO BE KRAFTMADE, DOOR STYLE: SLAB, FINISH: WHITE THERMOFOIL, HARDWARE: KRAFTMADE STAINLESS STEEL BAR KNOB. ALL COUNTER MATERIAL TO BE CAESARSTONE 5140 WITH BUILT-UP EDGE AND 4" BACKSPLASH.

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Bender & Associates ARCHITECTS p.a.

Project No: 2205

Date: 09/14/2023

A6

WINDOW SCHEDULE

MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	MANUFACTURER	CATALOG NO.	MATERIAL	FINISH	REMARKS
A1	A	6'-0"	7'-0"	CGI	--	ALUMINUM	WHITE	1. COMPLY WITH ALL FLORIDA PRODUCT APPROVAL AND NOA INSTALLATION SPECIFICATIONS. INSTALL 'WINDOW/DOOR WRAP' AT ALL EXTERIOR OPENINGS PRIOR TO INSTALLATION. 2. CONFIRM ALL SELECTIONS WITH OWNER & ARCHITECT PRIOR TO ORDERING. 3. SEE LINTEL SCHEDULE.
A2	A	6'-0"	7'-0"		--	ALUMINUM	WHITE	
A3	A	6'-0"	7'-0"		--	ALUMINUM	WHITE	
A4	A	6'-0"	7'-0"		--	ALUMINUM	WHITE	
A5	A	6'-0"	7'-0"		--	ALUMINUM	WHITE	
A6	A	6'-0"	7'-0"		--	ALUMINUM	WHITE	
A7	A	6'-0"	7'-0"		--	ALUMINUM	WHITE	
A8	A	6'-0"	7'-0"		--	ALUMINUM	WHITE	
A9	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	
A10	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	
A11	B	2'-10"	4'-6"		--	ALUMINUM	WHITE	
A12	B	2'-10"	4'-6"		--	ALUMINUM	WHITE	
A13	B	2'-10"	4'-6"		--	ALUMINUM	WHITE	
A14	B	3'-0"	2'-6"		--	ALUMINUM	WHITE	
A15	B	2'-2"	2'-6"		--	ALUMINUM	WHITE	
A16	B	2'-6"	4'-3"		--	ALUMINUM	WHITE	
A17	B	2'-6"	4'-3"		--	ALUMINUM	WHITE	
A18	B	2'-6"	4'-3"		--	ALUMINUM	WHITE	
A19	B	2'-7"	4'-10"		--	ALUMINUM	WHITE	
A20	B	3'-0"	2'-0"		--	ALUMINUM	WHITE	
A21	B	3'-0"	2'-0"		--	ALUMINUM	WHITE	
A22	B	2'-10"	4'-6"		--	ALUMINUM	WHITE	
A23	B	2'-10"	4'-6"		--	ALUMINUM	WHITE	
A24	B	2'-10"	4'-6"		--	ALUMINUM	WHITE	
A25	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	
A26	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	
A27	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	
A28	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	
A29	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	
A30	B	6'-0"	4'-6"		--	ALUMINUM	WHITE	

TYPE 'A'

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

TYPE 'B'

'CGI' SERIES "238" ALUMINUM CASEMENT WINDOW. PAINTED WHITE. NOA #20-0528.04 DESIGN PRESSURE RATING = +100/-120

APPLIANCE SCHEDULE (CONFIRM ALL SELECTION W/ OWNER PRIOR TO ORDERING)

MARK	APPLIANCE	QUANTITY	DIMENSIONS H	DIMENSIONS W	DIMENSIONS D	COLOR	REMARKS
REF	REFRIGERATOR/ FREEZER	4	--	--	--	--	USE A $2,000 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
RO	30" RANGE	4	--	--	--	--	USE A $2,000 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
DW	DISHWASHER (KITCHEN)	4	--	--	--	--	USE A $1,500 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
MW	MICROWAVE	4	--	--	--	--	USE A $750 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
GD	GARBAGE DISPOSAL (KITCHEN)	4	--	--	--	--	USE A $250 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
WASHER/ DRYER-1	WASHER/DRYER	4	--	--	--	--	USE A $2,000 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION

NOTE: CONTRACTOR TO INCLUDE INSTALLATION COSTS OF ALL APPLIANCES. INCLUDING COORDINATION WITH SUB- CONTRACTORS.

NOTES:
1. REFER TO CUT SHEETS FOR ELECTRICAL, VENTILATION AND PLUMBING REQUIREMENTS.
2. CONTRACTOR TO PROVIDE AND INSTALL ALL ELECTRICAL, VENTILATION AND PLUMBING CONNECTIONS AS REQUIRED FOR COMPLETE FUNCTIONAL SYSTEMS.
3. 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.
4. CONFIRM ALL APPLIANCES WITH OWNER BEFORE PURCHASE.

LIGHTING FIXTURE SCHEDULE (COMMERCIAL SPACE TYP)

CONFIRM SELECTIONS WITH OWNER / ARCHITECT PRIOR TO ORDERING.

TYPE	DESCRIPTION	QUANTITY	LAMPS	REMARKS
A	CEILING MOUNTED LIGHT FIXTURE	44		USE A $200 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.
B	RECESSED LED (INTERIOR)	3		USE A $75 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.
C	EXTERIOR CEILING MOUNTED LIGHT FIXTURE	9		USE A $200 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.
EF	EXHAUST FAN	2		USE A $150 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.

LIGHTING FIXTURE SCHEDULE (RESIDENTIAL TYP SECOND FLOOR)

CONFIRM SELECTIONS WITH OWNER / ARCHITECT PRIOR TO ORDERING.

TYPE	DESCRIPTION	QUANTITY	LAMPS	REMARKS
A	RECESSED LED (INTERIOR)	36		USE A $75 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.
B	CEILING FAN W/ LIGHT	4		USE A $500 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.
C	EXTERIOR WALL MOUNTED	4		USE A $200 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.
D	EXTERIOR CEILING MOUNTED LIGHT FIXTURE	10		USE A $150 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.
EH	EXHAUST FAN	4		USE A $200 ALLOWANCE FOR FIXTURE. ALLOWANCE IS FOR FIXTURE ONLY, INCLUDE INSTALLATION COST IN ADDITION TO FIXTURE ALLOWANCE IN BASE BID.

PLUMBING FIXTURE SCHEDULE (COMMERCIAL SPACE)

NOTES:

MARK	FIXTURE	QUANTITY	REMARKS
LAV	UNDERMOUNT SINK	2	USE A $300 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
WC	WATER CLOSET	2	USE A $500 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION

PLUMBING FIXTURE SCHEDULE (RESIDENTIAL TYP)

NOTES:

MARK	FIXTURE	QUANTITY	REMARKS
SH	SHOWER	4	USE A $500 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
LAV	UNDERMOUNT SINK	4	USE A $250 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
WC	WATER CLOSET	4	USE A $500 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION
KS	KITCHEN SINK	4	USE A $250 ALLOWANCE FOR APPLIANCE. NOT INCLUDING INSTALLATION

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A7

GENERAL NOTES

100. DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:

A. FLORIDA BUILDING CODE, SEVENTH EDITION (2020)

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 7-16)

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

SEE 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. ANY OTHER LETTERING, LINES OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC AND ARE INVALID.

110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.

110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.

110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.

110.5 THE METHOD AND FREQUENCY OF ATTACHING MECHANICAL EQUIPMENT UNITS, ETC., TO THE STRUCTURAL ELEMENTS SHALL BE SUBJECT TO THE ENGINEER'S REVIEW AND APPROVAL.

110.6 UNLESS OTHERWISE INDICATED, STRUCTURAL COMPONENTS SUPPORTING MECHANICAL EQUIPMENT HAVE NOT BEEN DESIGNED FOR THE VIBRATIONAL EFFECTS OF THE EQUIPMENT. THE CONTRACTOR SHALL PROVIDE VIBRATION ISOLATORS FOR ANY MECHANICAL EQUIPMENT MOUNTED TO THE STRUCTURE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

110.7 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.

110.8 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED.

110.9 STRUCTURAL WORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS AND THE GENERAL NOTES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED TESTING AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL TESTING WORK, AS REQUIRED.

120. SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS

120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY KEISTER WEBB STRUCTURAL ENGINEERS LLC AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. REINFORCING STEEL FOR CONCRETE AND MASONRY.
B. CONCRETE MIX 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. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPES, AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.

120.3 ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION CLOUDED OR OTHERWISE IDENTIFIED ON THE RESUBMITTED SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.

120.4 THE CONTRACTOR SHALL DESIGN AND SUBMIT CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA, FOR ALL DELEGATED DESIGN COMPONENTS. DESIGN OF THESE COMPONENTS SHALL MEET ALL RELEVANT REQUIREMENTS OF THE APPLICABLE DESIGN BUILDING CODES. DELEGATED DESIGN COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

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. SUBMITTED SHOP DRAWINGS WHICH CONTAIN COPIES OR REPRODUCTIONS OF ANY PORTION OF THE STRUCTURAL DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC WILL BE RETURNED REJECTED. PERMISSION FOR A SPECIFIC CONTRACTOR OR SUB-CONTRACTOR TO USE PORTIONS OF THE STRUCTURAL DRAWINGS IN THEIR PREPARATION OF SHOP DRAWINGS REQUIRES THAT CONTRACTOR OR SUB-CONTRACTOR TO ENTER INTO A WRITTEN AGREEMENT WITH KEISTER WEBB STRUCTURAL ENGINEERS LLC AND TO PAY A SERVICE FEE. SUCH AGREEMENT IS NON-TRANSFERRABLE AND IS EXTENDED ONLY TO THAT CONTRACTOR FOR THE DURATION OF THIS PROJECT.

120.6 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO KEISTER WEBB STRUCTURAL ENGINEERS LLC IN PDF FILE FORMAT (ISO 32000-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. KEISTER WEBB STRUCTURAL ENGINEERS LLC WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.

120.7 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

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 AND HAVE BECOME CAPABLE OF FURNISHING THE NECESSARY SUPPORT FOR THE WALLS. PROVIDE TEMPORARY SHORING WHERE REQUIRED. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF THE WALL, BACKFILL BOTH SIDES SIMULTANEOUSLY WITH A GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME. CONTRACTOR SHALL USE EXTREME CAUTION DURING BACKFILLING TO PREVENT DAMAGE TO FOUNDATION WALLS. THE USE OF HEAVY EQUIPMENT FOR BACKFILLING IS NOT RECOMMENDED.

200.3 THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. PROVIDE FOR DEWATERING AS NECESSARY.

200.4 THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION. SUCH EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AS REQUIRED.

200.5 CONCRETE SLABS ON GRADE HAVE BEEN DESIGNED TO BEAR ON COMPACTED SUBGRADE SOILS OR PROPERLY COMPACTED FILL AS RECOMMENDED BY A LICENSED GEOTECHNICAL ENGINEER SUBJECT TO THE APPROVAL OF THE ARCHITECT AND ENGAGED BY THE CONTRACTOR.

200.6 PROVIDE FLEXIBLE SHEET MEMBRANE VAPOR RETARDER BETWEEN THE CONCRETE FLOOR SLAB AND THE COMPACTED BEARING SOILS. VAPOR RETARDER SHALL BE IN ACCORDANCE WITH ASTM E1745, CLASS A. INSTALL VAPOR RETARDER PER ASTM E1643. LAP JOINTS 6 INCHES AND SEAL WITH RECOMMENDED ADHESIVE TAPE.

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 HAVING AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF, AS PER NOTE 200.1.

210.3 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE. MATERIAL ON WHICH FOUNDATIONS ARE TO BEAR SHALL HAVE AT LEAST THE ABOVE NOTED CAPACITY. ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 1'-0" BELOW FINISHED GRADE.

210.4 UNLESS OTHERWISE SHOWN ON DRAWINGS, STEP SHALLOW FOUNDATIONS BELOW ALL SANITARY AND WATER LINES. PROVIDE FOUNDATION STEPS IN ACCORDANCE WITH THE TYPICAL DETAILS. COORDINATE THE EXACT LOCATION AND ELEVATION OF THE PLUMBING LINES WITH THE MECHANICAL AND PLUMBING DRAWINGS AND CONTRACTORS. PROVIDE SLEEVES IN THE FOUNDATION WALLS AS REQUIRED FOR PIPE PENETRATIONS.

210.5 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ARCHITECT, TO INSPECT THE FOUNDATIONS, BEARING LEVELS, ETC., AND VERIFY THAT THE MATERIAL ON WHICH FOUNDATIONS BEAR HAS AT LEAST THE ABOVE NOTED CAPACITY.

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, SECTION 1810.3.2.8 TO THE SATISFACTION OF THE BUILDING OFFICIAL. ANY PROPOSED CHANGE IN PILE CAPACITY, QUANTITY AND SIZE BASED ON SUCH TESTING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF KEISTER WEBB STRUCTURAL ENGINEERS LLC AND THE OWNER. IF FOUNDATION REDESIGN IS REQUIRED TO ACCOMMODATE AN APPROVED CHANGE, KEISTER WEBB STRUCTURAL ENGINEERS LLC SHALL SUBMIT APPROPRIATE DOCUMENTATION OF THE REDESIGN PRIOR TO CONSTRUCTION.

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. AUGERED CONCRETE PIERS SHALL BE EXTENDED TO THE DEPTH REQUIRED TO DEVELOP THE CAPACITY AS INDICATED IN 230.2.

300. REINFORCED CONCRETE

300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.

300.2 MINIMUM DESIGN COMPRESSION STRENGTH (f'c) 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 I/II OR BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C495, TYPE IP. MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 1-1/2" FOR FOUNDATIONS AND 3/4" FOR WALLS, SLABS AND TOPPINGS CONFORMING TO ASTM C33.

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 CONFORMING TO THE SPECIFICATION REQUIREMENTS OF TABLE 26.4.1.1.1 (a) IN ACI 318.

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	ASTM A615, GRADE 60
B. DEFORMED BARS (WELDABLE)	ASTM A706, GRADE 60
C. WELDED WIRE REINFORCING	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. SLABS ON METAL DECK (FROM TOP OF SLAB)	1"
F. ELEVATED SLABS AND STAIRS (TOP)	1-1/2"
G. ELEVATED SLABS AND STAIRS (BOTTOM)	3/4"
H. 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:

	4000 PSI		5000 PSI	
SIZE	TOP BARS	ALL OTHERS	TOP BARS	ALL OTHERS
#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. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE REINFORCING SHALL BE CHAIRED.

300.18 ALL TIES/STIRRUPS 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. PANELS FORMED BY JOINTS OR SLAB EDGES SHALL BE AS SQUARE AS POSSIBLE WITH A LENGTH-TO-WIDTH RATIO NOT TO EXCEED 1.5.

300.21 CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATIONS FOR ALL SLAB OPENINGS FOR REVIEW BY STRUCTURAL ENGINEER.

300.22 PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTERS. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLAB WITHIN 12" OF COLUMN FACE OR FACE OF BEARING WALL. NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS.

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 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 COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER. TESTING SHALL INCLUDE AT LEAST THE FOLLOWING:

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. TEST (IN ACCORDANCE WITH ASTM C 39) TWO (2) CYLINDERS AT 7 DAYS, TWO (2) CYLINDERS AT 28 DAYS AND RETAIN TWO (2) CYLINDERS FOR TESTING AT 56 DAYS IN THE EVENT THE 28 DAY CYLINDERS DO NOT MEET THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH.

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. AND THE DESIGN RECOMMENDATIONS OF PCI MNL 120, "PCI DESIGN HANDBOOK - PRECAST AND PRESTRESSED CONCRETE."

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
C. LIVE LOADS	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 THE SPAN/360.
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. DESIGN CALCULATIONS SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO KEISTER WEBB STRUCTURAL ENGINEERS LLC FOR REVIEW AND SHALL ADDRESS, AS A MINIMUM, THE FOLLOWING:

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 LB/FT OF DIAPHRAGM SHEAR PARALLEL TO THE SLABS. THE PRECAST CONCRETE MANUFACTURER SHALL PROVIDE ANY ADDITIONAL REINFORCEMENT OR ATTACHMENTS REQUIRED TO TRANSFER THE REQUIRED SHEAR.

340.10 THE GROUT KEY BETWEEN ADJACENT SLAB UNITS SHALL HAVE SUFFICIENT SURFACE AREA TO DEVELOP 5400 LB OF ULTIMATE FORCE OVER A 2'-0" LENGTH WITH A SHEAR STRESS OVER THE SURFACE AREA NOT EXCEEDING 80 PSI.

340.11 AT LOCATIONS WHERE RIGID BEARING PADS ARE INDICATED, PROVIDE 1/8" CONTINUOUS TEMPERED HARDBOARD STRIPS. ALTERNATE RIGID BEARING PADS INCLUDING MULTI MONOMER PLASTIC BEARING STRIPS MAY BE USED BY THE PRECAST CONCRETE SUPPLIER SUBJECT TO THE APPROVAL OF THE ENGINEER.

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, PRIOR TO THE START OF PRODUCTION.

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. THE NUT SHALL CONFORM TO SAE J995 GRADE 5.

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. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

420. MASONRY

420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY.

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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 402/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. PROVIDE TYPE M MORTAR AT ALL HIGH STRENGTH MASONRY NOTED AS F'm = 2500 PSI OR GREATER. PROVIDE TYPE S MORTAR AT ALL STRUCTURAL MASONRY AND REINFORCED MASONRY UNLESS NOTED OTHERWISE.

420.4 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:

A. COMPRESSIVE STRENGTH (F'c) OF GROUT = F'm AS INDICATED BELOW BUT NO 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 C150 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. FURNISH CONCRETE BLOCK WITH NET AREA COMPRESSIVE STRENGTH AS SPECIFIED BY TABLE 2 OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.4 B.2 BASED ON THE UNIT STRENGTH METHOD.

420.7 MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF MASONRY:

F'm ______ 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 WITH 2-9 GAUGE LONGITUDINAL WIRE AND 9 GAUGE CROSS WIRE, SPACED AT 16" CENTER TO CENTER, UNLESS NOTED OTHERWISE. PROVIDE ADDITIONAL LAYERS OF JOINT REINFORCEMENT IN THE FIRST TWO COURSES ABOVE AND BELOW A MASONRY OPENING. PROVIDE LAP AS RECOMMENDED BY MANUFACTURER WITH A MINIMUM OF 6". DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS. PROVIDE "L" SHAPE AND "T" SHAPE DUR-O-WAL AT ALL INTERSECTION CORNERS WITH 8" MINIMUM LAP. SEE TYPICAL DETAILS.

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". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.

420.14 PROVIDE CONTROL JOINTS IN MASONRY CONSTRUCTION PER THE TYPICAL DETAILS. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT WIDTH AND LOCATIONS. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CONTROL JOINT LAYOUT TO THE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE MASONRY CONTROL JOINTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES UNLESS OTHERWISE INDICATED ON DRAWINGS:

A. ALIGN CONTROL JOINTS IN CONCRETE MASONRY BACKUP FOR MULTI-WYTHE AND CAVITY WALLS TO MATCH LOCATIONS IN MASONRY VENEER UNLESS NOTED OTHERWISE.
B. CONTROL JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING OF 24 FEET ON CENTER IN THE WALL FIELD AND A MAXIMUM OF 10 FEET FROM BUILDING CORNERS
C. LOCATE CONTROL JOINTS AT MAJOR HEIGHT CHANGES, CHANGES IN WALL THICKNESS AND AT WALL OPENINGS.
D. CONTROL JOINTS IN PARAPETS SHALL BE SPACED AT 15 FEET ON CENTER MAXIMUM. WHERE JOINTS IN PARAPETS CAN NOT BE ALIGNED WITH JOINTS IN WALL FIELD, PROVIDE CONTROL JOINTS IN THE PARAPET ONLY AT HALF THE WALL FIELD SPACING.
E. CONTROL JOINTS SHALL BE A MINIMUM WIDTH OF 3/8" AND SHALL UTILIZE COMPRESSIBLE MATERIAL WITH A MINIMUM EXTENSIBILITY OF 60%.

420.15 PROVIDE CLEAN OUT AND INSPECTION HOLES AT BOTTOM OF MASONRY WALL IN ACCORDANCE WITH MASONRY CODE AT REINFORCING IF HIGH LIFT GROUTING (OVER 4 FEET HIGH) IS USED.

420.16 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES OF 72 BAR DIAMETERS MINIMUM UNLESS 40 BAR DIAMETERS IS PERMITTED PER TYPICAL DETAILS OR SECTIONS. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.

420.17 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES PER THE TABLE BELOW. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.

#3 (#10) 15"
#4 (#13) 20"
#5 (#16) 25"
#6 (#19) 39"

420.18 MASONRY COURSING SHOWN IN SECTION IS APPROXIMATE. REFER TO PLANS AND ELEVATIONS FOR ACTUAL COURSING. COORDINATE ACTUAL COURSING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

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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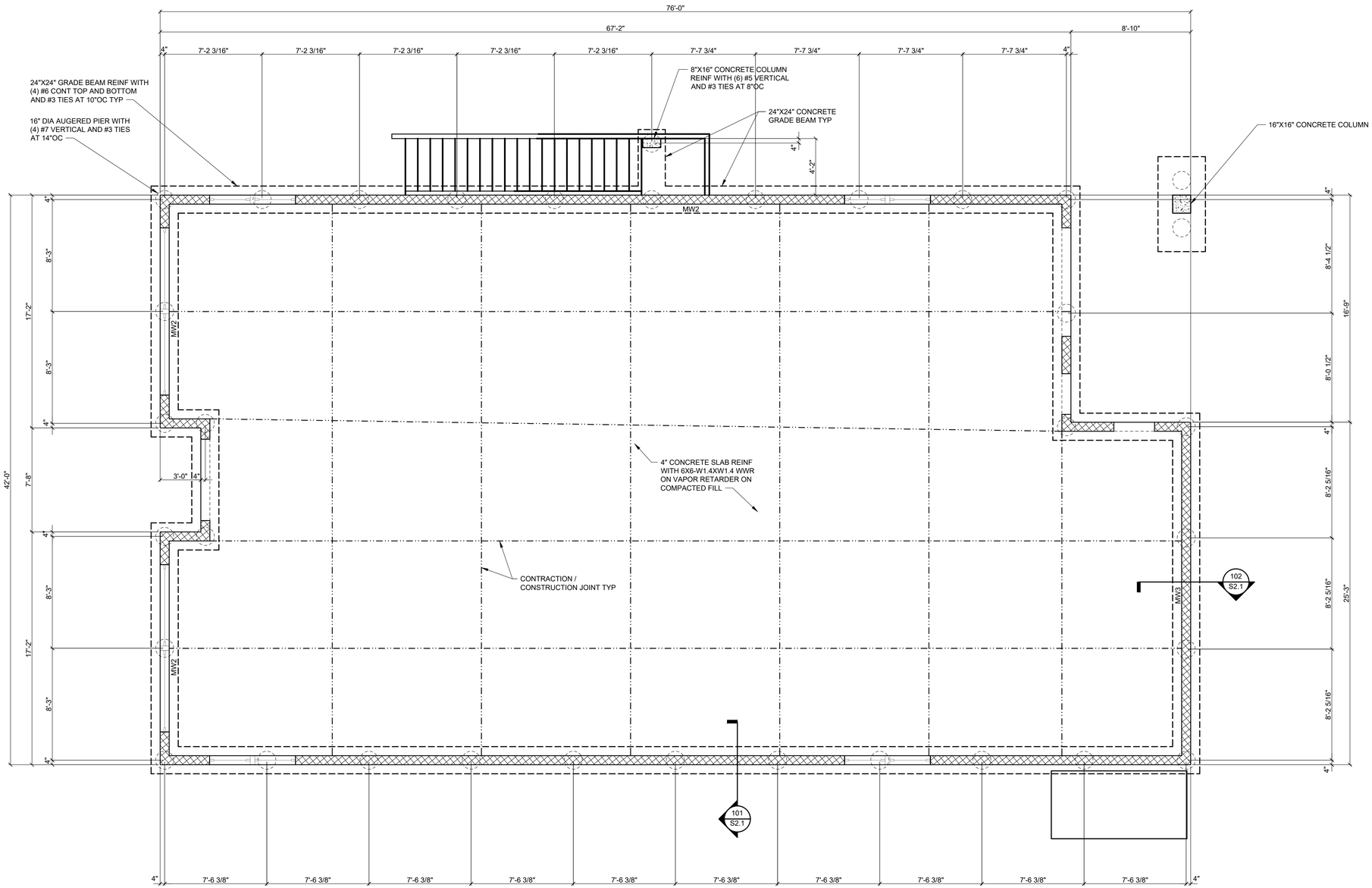
Project Nº: 2205

Date: 08/29/23

S0.1



FOUNDATION AND SLAB PLAN

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

MASONRY WALL SCHEDULE

MARK	WIDTH	VERTICAL REINFORCING	NOTES
MW1	7 5/8"	#5 AT 24"OC	(1) #5 IN (1) CELL EACH WALL END
MW2	7 5/8"	#5 AT 24"OC	(2) #5 IN (1) CELL EACH WALL END
MW3	7 5/8"	#5 AT 24"OC	(2) #5 IN (2) CELL EACH WALL END

NOTES:
1. ALL WALLS ARE MW1 UNO.

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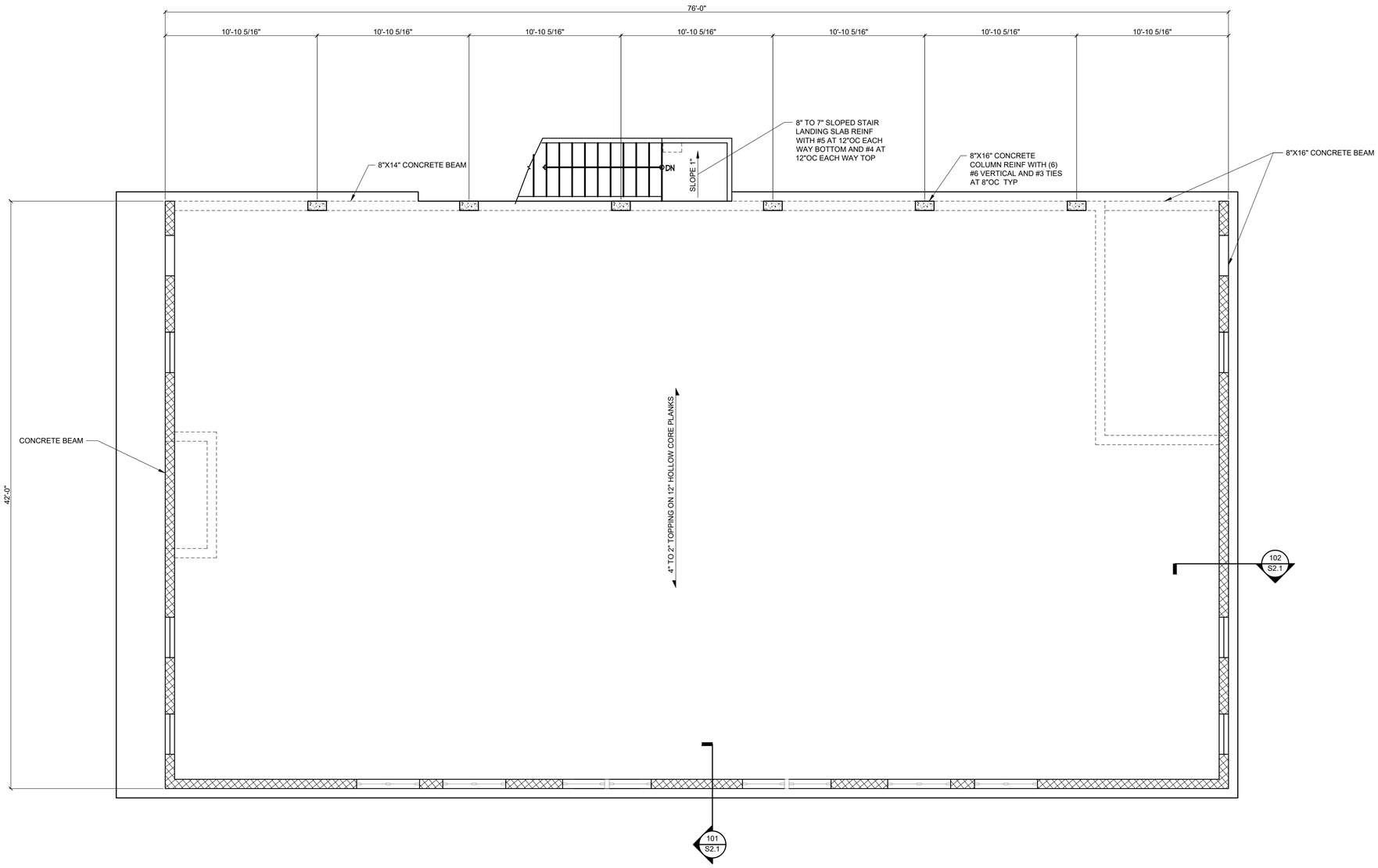
S1.1



SECOND FLOOR FRAMING PLAN

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

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S1.2

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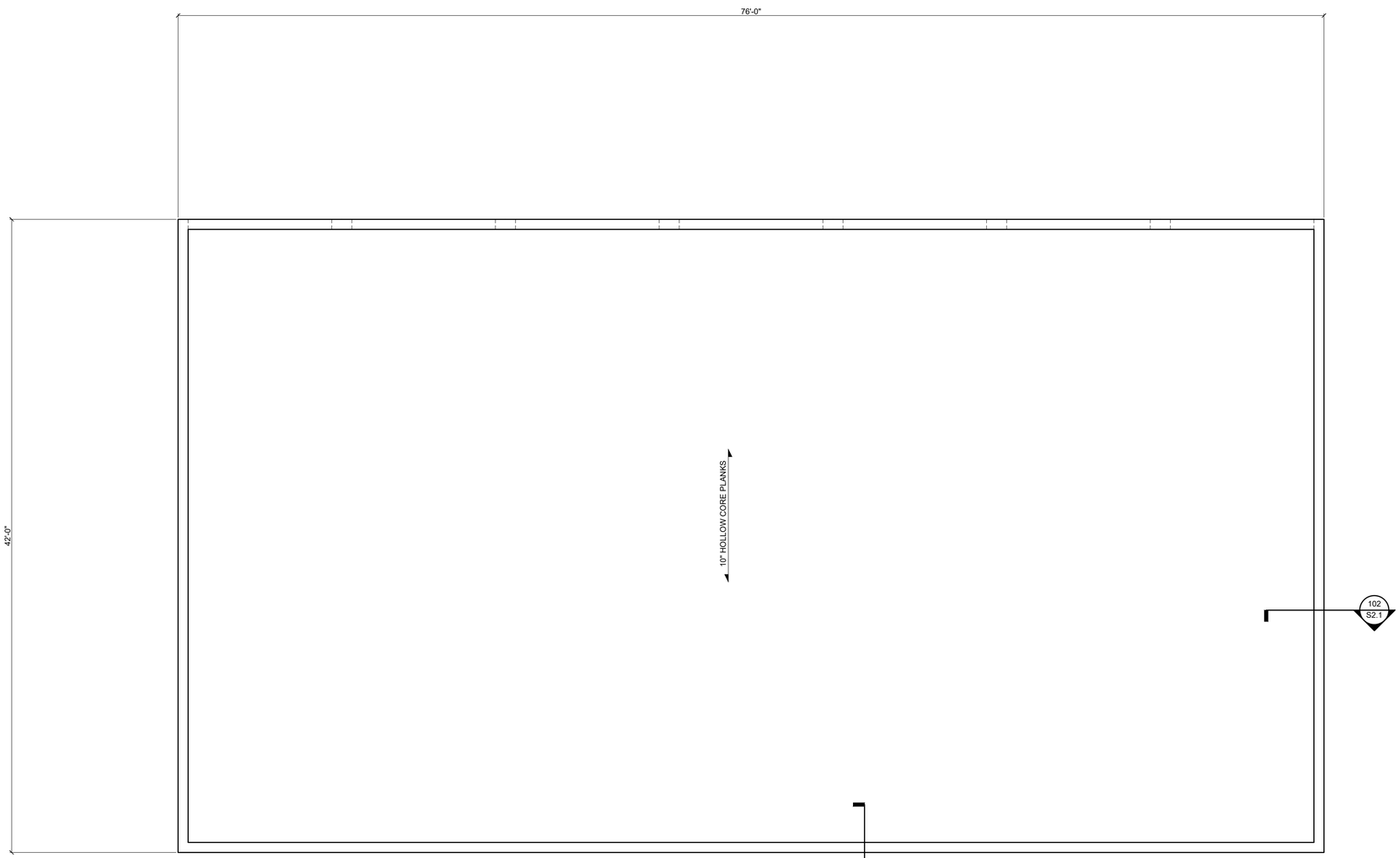
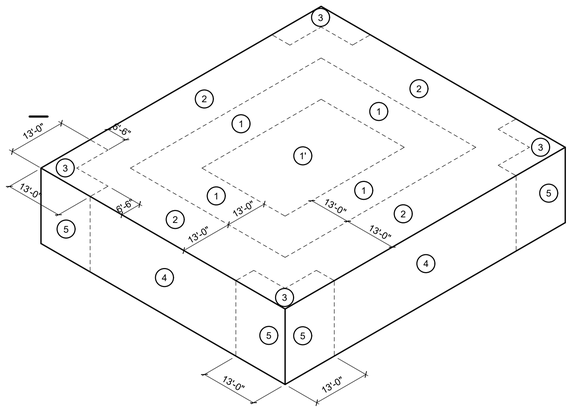


ROOF FRAMING PLAN

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



COMPONENTS AND CLADDING ZONE DIAGRAM

COMPONENTS AND CLADDING WIND PRESSURES										
EFFECTIVE AREA (SF)	ROOF ZONE					WALL ZONE			PARAPET ZONE	
	ALL ZONES	1'	1	2	3	ALL ZONES	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 (Vult) 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 0.6.
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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S1.3

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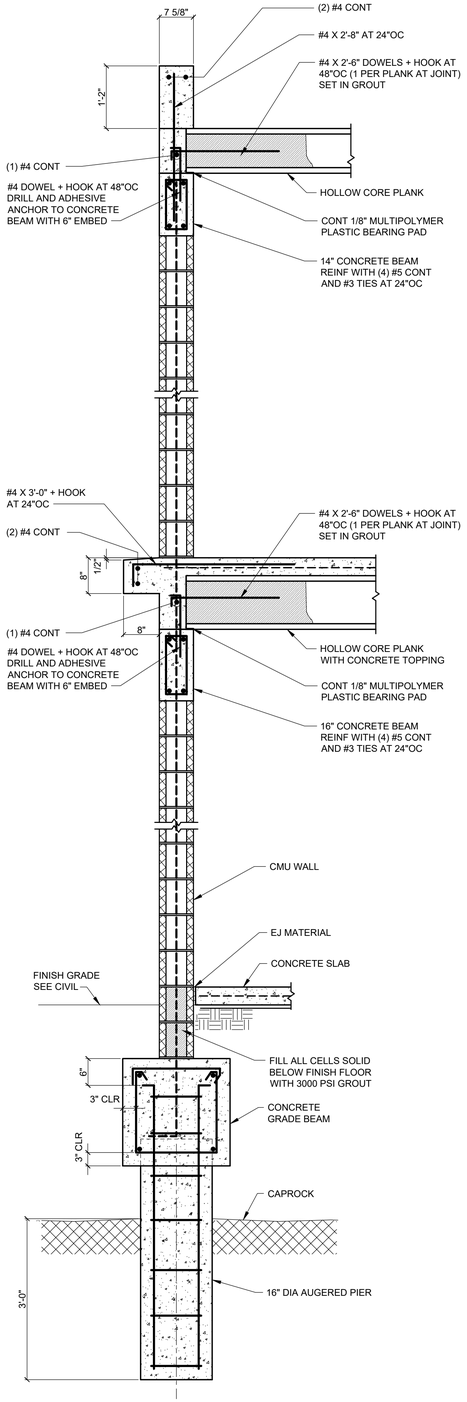
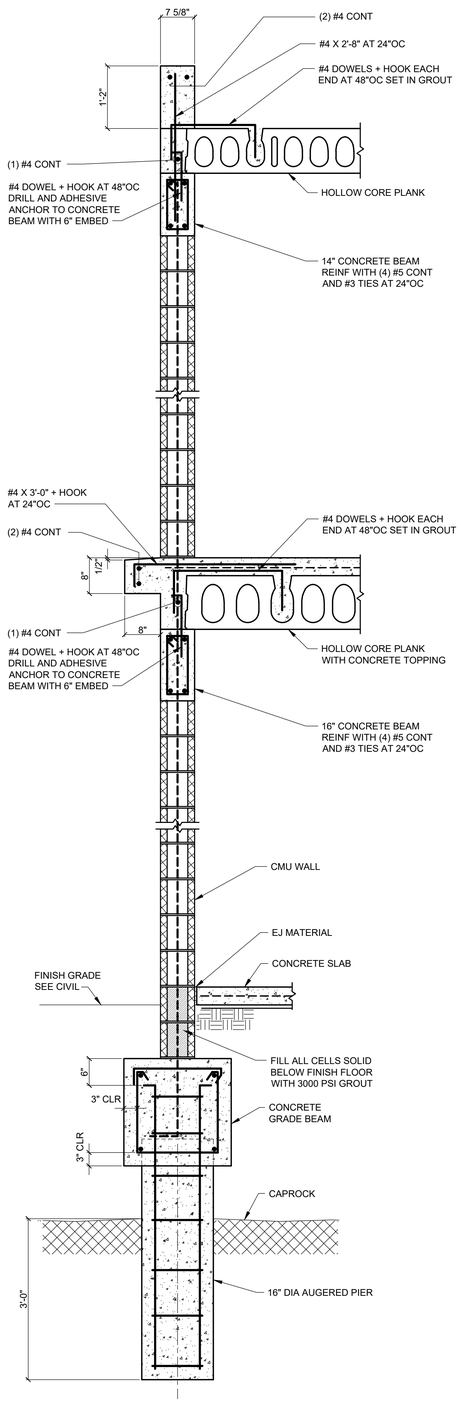


SECTION 101 S2.1
SCALE: 3/4" = 1'-0"



SECTION 102 S2.1
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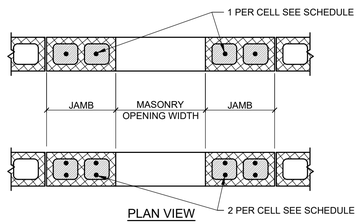

PLAN VIEW

JAMB REINFORCING SCHEDULE			
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH	OPENING IN EXTERIOR WALL	OPENING IN INTERIOR WALL
UP TO 4'-6"	8"	(1) #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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S2.1

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KW Project #23-029

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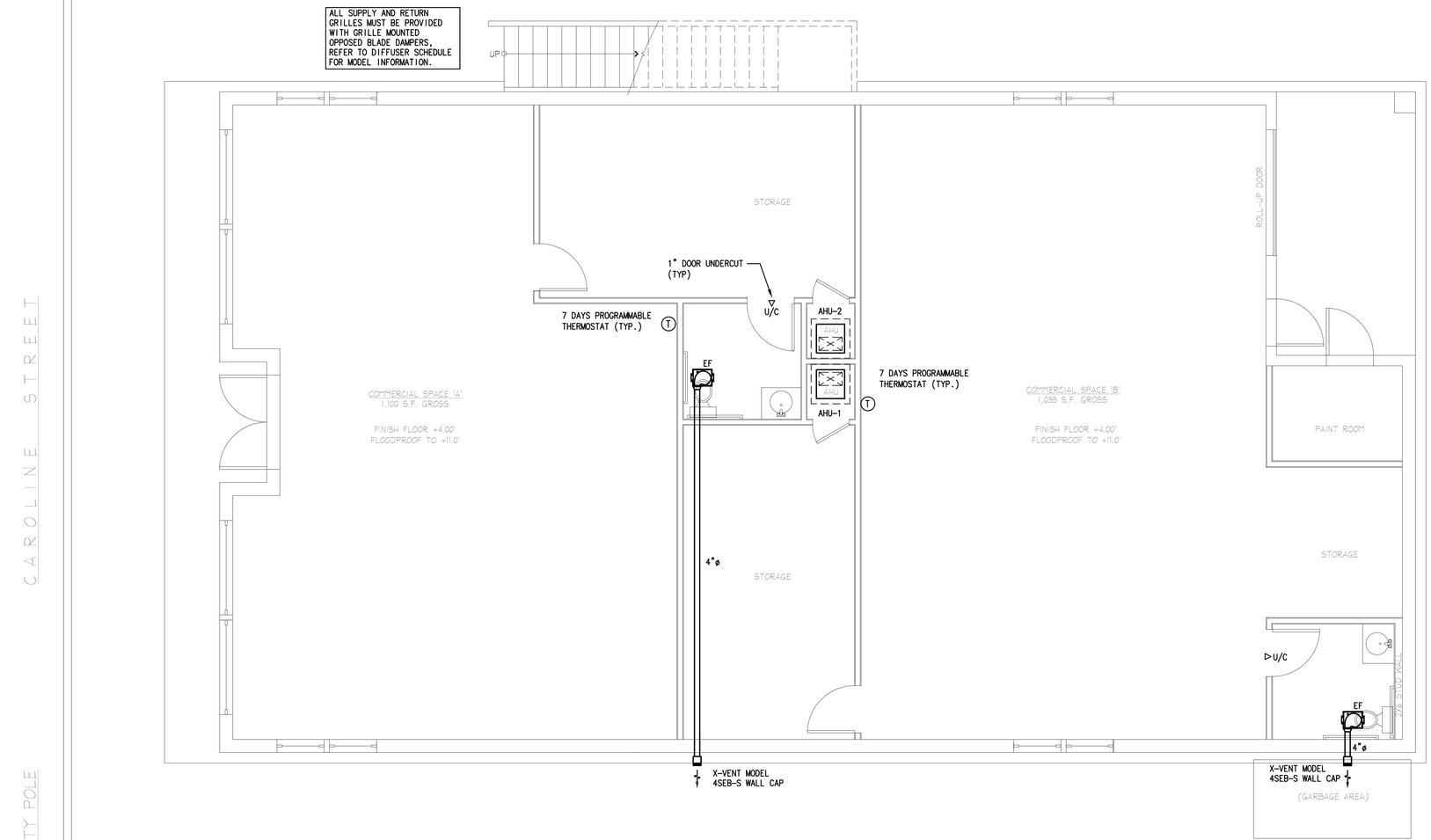

1 / M1 FIRST FLOOR MECHANICAL PLAN

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

PROJECT NORTH

907 CAROLINE STREET

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Bender & Associates ARCHITECTS *p.a.*

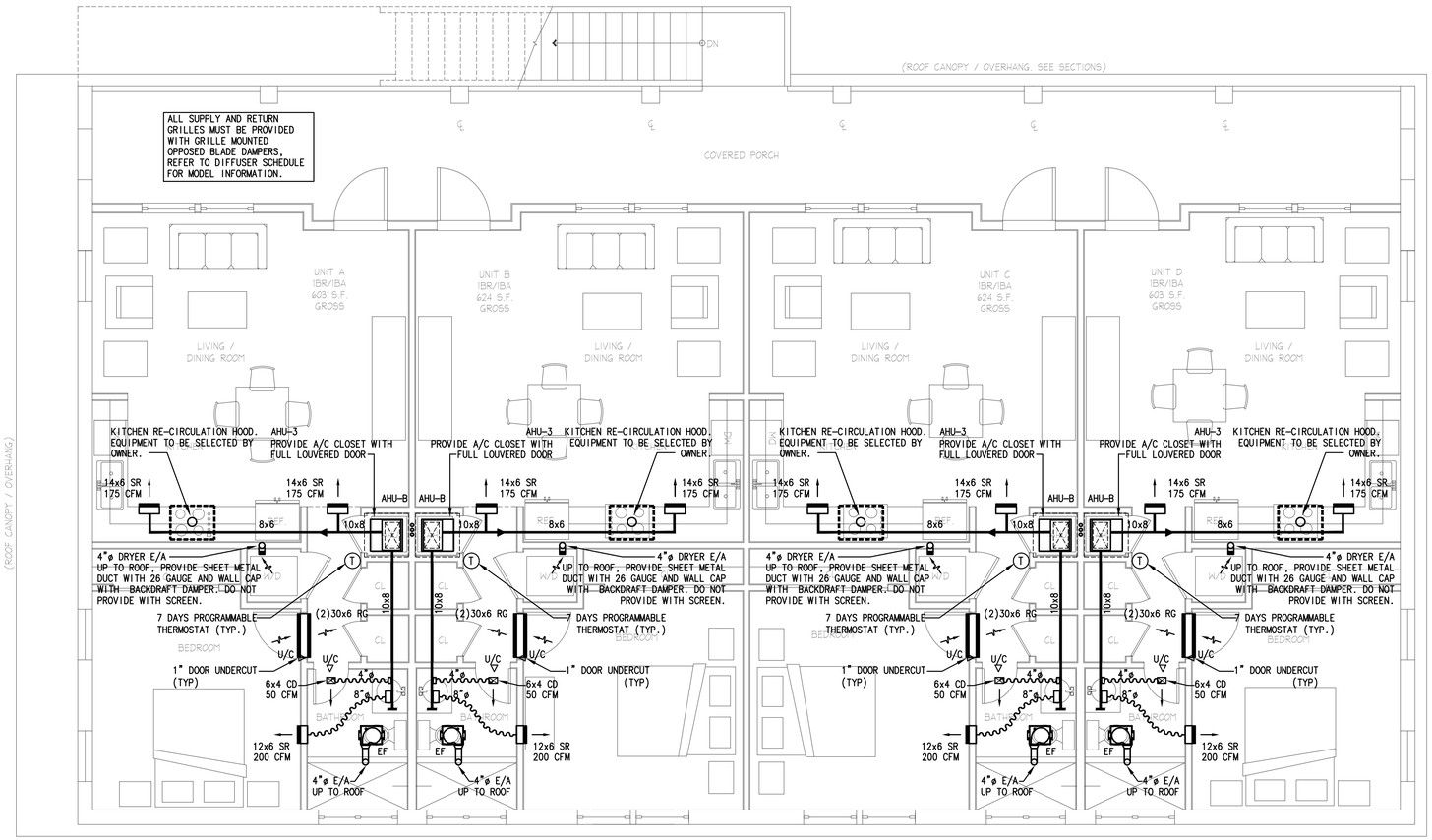
Project No: 2205

FIRST FLOOR MECHANICAL PLAN

Date: 07-20-2023

M1

7100 SW 99th Ave, Suite 202, Miami FL 33173
Phone (786) 246-4651, Fax: (305) 397-0354
E-mail: engineering@bauhausengineering.com
CA LIC# A30731,
PROJECT ID# 22-066



(ROOF CANOPY / OVERHANG)

1 M2 SECOND FLOOR MECHANICAL PLAN - RESIDENTIAL UNITS

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

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Bender & Associates ARCHITECTS p.a.

Project No: 2205

SECOND FLOOR MECHANICAL PLAN- RESIDENTIAL UNITS

Date: 07-20-2023

M2

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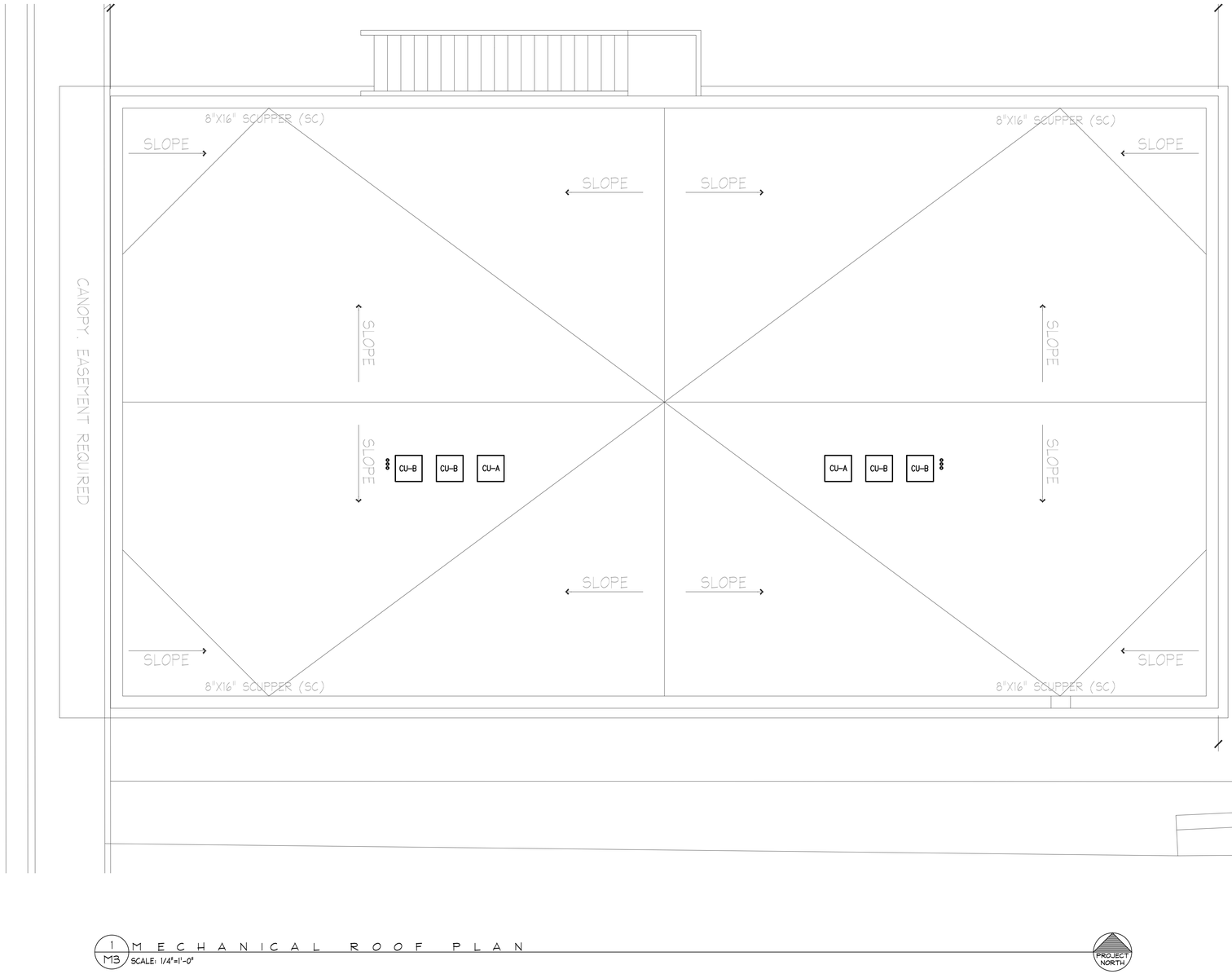
PROJECT ID# 22-066



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

PROJECT NORTH

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Project No: 2205

MECHANICAL ROOF PLAN

Date: 07-20-2023

M3

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PROJECT ID# 22-066

AIR CONDITIONING UNIT SCHEDULE

Manufacturer	**Trane**	**Trane**	
CONDENSING UNIT TAG	**CU-A**	**CU-B**	
Nominal Tons	5	1.5	
SEER 2	15.4	15.4	
Condenser Model	**4TTR5060N**	**4TTR5018N**	
Total Capacity - MBH	58	19	
Sensible Capacity - MBH	42	14	
Compressor - Qty-Type	1-Climatuff	1-Climatuff	
Compressor - RLA-LRA	21.9-118.7	9 - 47.5	
Condenser Fan - HP-FLA	1/5 - 0.97	1/8 - 0.64	
Voltage	208/230/1/60	208/230/1/60	
MCA	28	12	
MOCP	50	20	
Dimensions - W x D x H (in.)	37.25x34.25x45.13	32.63x29.75x28.75	
Weight - lbs	252	161	
Liquid Line	0.375	0.375	
Suction Line	1 - 1/8	0.75	
AIR HANDLER TAG	**AHU-A**	**AHU-B**	
AHU Model	**TEM6B0C60**	**TEM6A0B24**	
Entering Air - DB/WB	80/67	80/67	
CFM	1850	600	
ESP	0.4"	0.4"	
Leaving Air - DB/WB	58.5/56.8	58.5/56.8	
Blower Motor - HP/FLA	3/4 - 6.8	1/3 - 2.5	
Electric Heater kW	9.6	4.8	
Voltage	240/1/60	240/1/60	
MCA	59	28	
MOCP	60	30	
Dimensions - W x D x H (in.)	23.5x21.13x57.4	18.5x21.13x45.02	
Weight - lbs	174	117	
AHRI	208782749	208780723	

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.

OUTSIDE AIR CALCULATIONS
(per FBC 2020 - MECHANICAL)

DRAWING	Description Areas served with Mechanical ventilation	O/A Mechanical ID system used for Ventilation	Area (ft^2) (Az)	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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Project No: 2205

MECHANICAL SCHEDULES, NOTES, AND DETAILS

Date: 07-20-2023

M4

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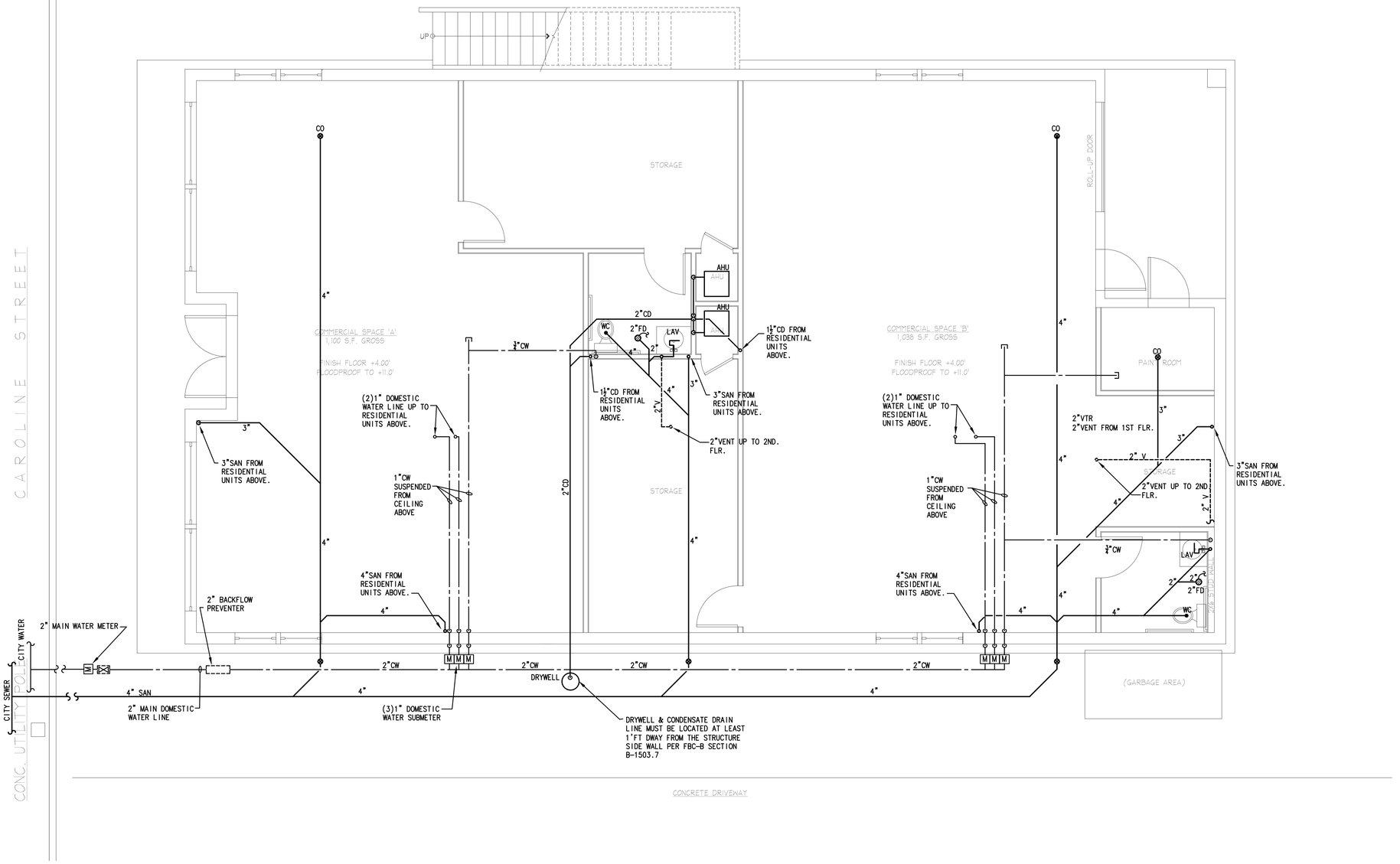

1 P1 FIRST FLOOR PLUMBING PLAN

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

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Project Nº: 2205

FIRST FLOOR PLUMBING PLAN

Date: 07-20-2023

P1

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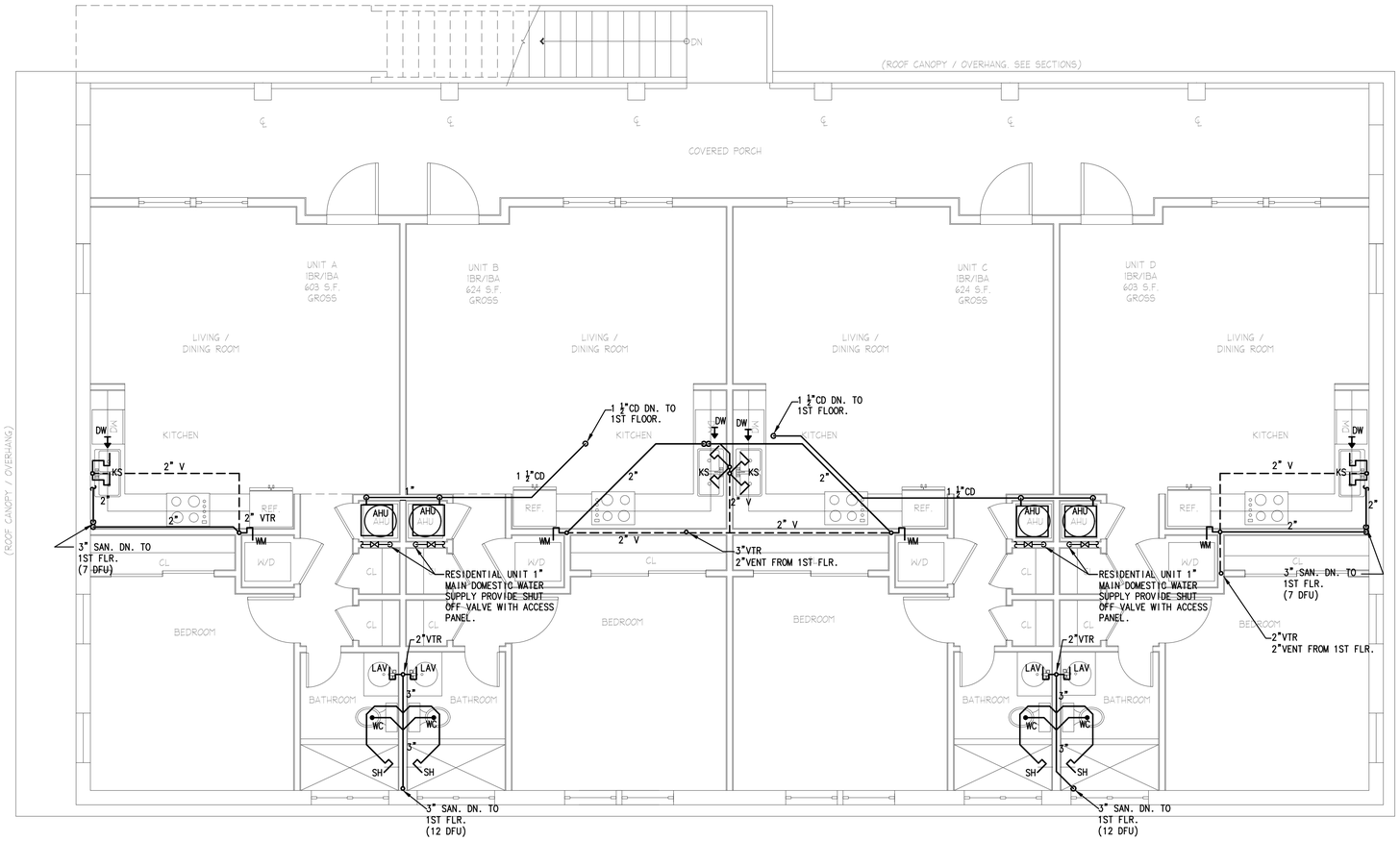

1 P2 SECOND FLOOR PLUMBING PLAN - RESIDENTIAL UNITS

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

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Project Nº: 2205

SECOND FLOOR PLUMBING PLAN- RESIDENTIAL UNITS

Date: 07-20-2023

P2

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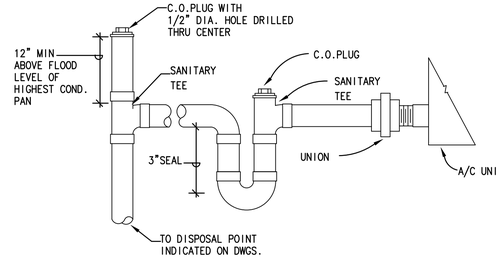


TYPICAL A/C UNIT CONDENSATE DRAIN CONNECTION

N.T.S.

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

MAX FLOW RATES AND CONSUMPTIONS FOR PLUMBING FIXTURES AND FITURE FITTINGS AND APPLIANCES	
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

1. 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.
2. ALL CONCRETE SLAB PENETRATIONS TO MODIFY OR INSTALL NEW HVAC, PLUMBING, ELECTRICAL AND FIRE PROTECTION PIPING, HANGERS AND OR OTHER COMPONENTS THAT EXCEED ¾" 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-VIRIFIED PRIOR TRENCHING OR PENETRATING TO INCORPORATE PROJECT SCOPE OF WORK.
3. 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.
4. ALL EQUIPMENT TO BE REMOVED SHALL REMAIN PROPERTY OF THE OWNER OR DISPOSED LEGALLY, AS DIRECTED BY OWNER.
5. 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:
1. SHALL BE SPUN SERVICE WEIGHT CAST IRON NO-HUB PIPE AND FITTINGS FOR ABOVE GROUND, AND PUSH-ON JOINT WITH NEOPRENE GASKET FOR UNDERGROUND.
2. ALTERNATE MATERIAL: PVC SCHEDULE 40, DWV/PW, PRESSURE RATED TYPE PIPING WHEN NOT IN A/C RETURN AIR PLENUM. (NO FOAM CORE ALLOWED).
3. ALL SANITARY HORIZONTAL PIPING SHALL BE SLOPED IN ACCORDANCE WITH FLORIDA BUILDING CODE REQUIREMENTS.

B. DOMESTIC WATER PIPING:
1. 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.
2. ALTERNATE MATERIAL: CHLORINATED POLYVINYL CHLORIDE (CPVC) FLOWGUARD GOLD.
3. INSTALL CAPPED AIR CHAMBER AND MECHANICAL SHOCK ABSORBERS WHERE SHOWN ON WATER RISERS. CHAMBERS SHALL NOT BE LESS THAN ¾ϕ AND 18ϕ HIGH.
4. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.
5. C.P. ESCUTCHEON PLATES REQUIRED ON ALL WALL PENETRATIONS.
6. PROVIDE SHUT-OFF VALVES AT EACH PLUMBING FIXTURE WATER SUPPLY.

C. HOT WATER AND HOT WATER RETURN PIPING INSULATION:
1. ½" INCH THICK GLASS FIBER MOLDED INSULATION WITH FACTORY APPLIED FRJ JACKET WITH LONGITUDINAL LAP AND BUTT JOINT STRIPS WITH SELF SEALING ADHESIVE.
2. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.

D. CONDENSATE PIPING:
1. 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 ½" FIBERGLASS INSULATION WITH ALL SERVICE JACKET INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR ½" ARMAFLEX.

E. PIPE HANGERS AND SUPPORTS:
1. PROVIDE ADJUSTABLE HANGERS, INSERTS AND SUPPLEMENTARY STEEL AS REQUIRED FOR PROPER SUPPORT OF PIPE LINES.

F. CLEANOUTS:
1. CLEANOUTS SHALL BE PROVIDED AND INSTALLED AT POINTS INDICATED BY 'C.O.' AND 'F.C.O.' ON DRAWINGS.
2. CLEANOUT COVERS:
WALLS – JOSAM 8600-SS
RESILIENT FLOORS – JOSAM 8480 FERRULE WITH 8640.
CONCRETE FLOORS – JOSAM 8360

G. MISCELLANEOUS PRODUCTS:
1. FLOOR DRAINS
RESTROOMS – JOSAM 30003-5A WITH NIKALOY TOP AND ¼ϕ PRIMER TAP.
EQUIPMENT ROOMS JOSAM 30004-8A WITH NIKALOY TOP AND ¼ϕ PRIMER TAP.

H. EXCECUTION:
1. ALL WATER PIPING SHALL BE TESTED AT 100 PSIG, STERILIZED AND FLUSHED BEFORE CONNECTION TO BUILDING SYSTEMS.

GENERAL PLUMBING NOTES

1. READ THE SPECIFICATIONS.
2. 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.
3. 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.
4. FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
5. 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.
6. 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.
7. 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.
8. PLUMBER SHALL NOT DEVIATE FROM THE SANITARY CONNECTION FORMAT WITHOUT ENGINEER'S APPROVAL.
9. PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
10. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
11. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL EQUIPMENT FOR REVIEW BEFORE INSTALLATION.
12. NO WATER LINES SHALL RUN INSIDE CONCRETE SLABS.
13. 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-ACCESSABLE CEILINGS.
14. SLEEVE AND FIRE STOP PENETRATIONS OF RATED WALLS, FLOORS, CEILINGS AND ROOFS. FLASH AND COUNTERFLASH ROOF PENETRATIONS.
15. WHEN BEAM SLEEVE PENETRATIONS ARE NECESSARY, COORDINATE PENETRATIONS WITH ALL TRADES, THE ARCHITECT AND THE STRUCTURAL ENGINEER.
16. PROVIDE FOUNDATION PAD PENETRATION SLEEVES. ALLOW 1" MINIMUM CLEARANCE BETWEEN SLEEVE INSIDE SURFACE AND PIPE EXTERIOR.
17. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
18. INSTALL CAPPED AIR CHAMBER AND MECHANICAL SHOCK ABSORBERS WHERE SHOWN ON WATER RISERS. CHAMBERS SHALL NOT BE LESS THAN 3/4" AND 18" HIGH.
19. PROVIDE, WHEN REQUIRED BY CODE, AN AIR GAP SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
20. ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED.
21. MOUNT HOSE BIBBS 24" ABOVE FINISH GRADE.
22. PROVIDE CLEANOUTS IN ACCORDANCE WITH APPROPRIATE CODES AND REGULATIONS.
23. COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISH FLOOR TO ALLOW FOR FLOOR SLOPING TO THE DRAIN.
24. PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
25. 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.
26. 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"	1/2'	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

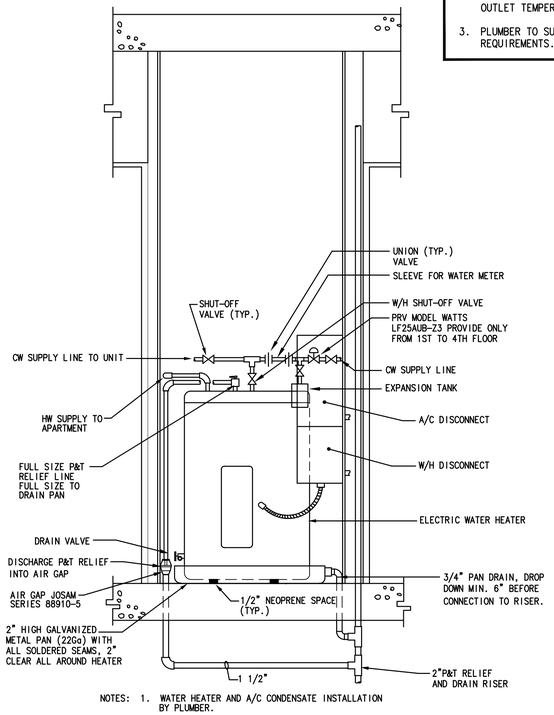
GENERAL NOTES:

1. 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.
2. 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.
3. 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
Ⓐ	SWA-500	1/2"
Ⓑ	SWA-750	3/4"
Ⓒ	SWA-1000	1"

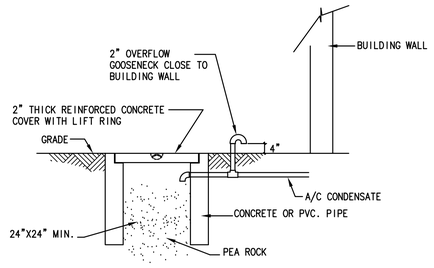
* MODELS BASED ON PPP "SWEAT ON" FITTINGS



NOTES:
1. WATER HEATER AND A/C CONDENSATE INSTALLATION BY PLUMBER.
2. A/C INSTALLATION BY MECHANICAL CONTRACTOR.
3. ELECTRICAL WORK BY ELECTRICIAN.

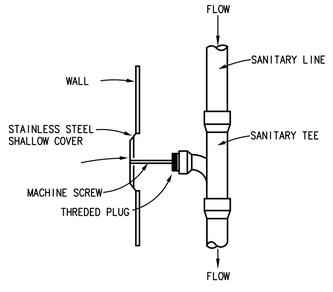
TYPICAL WATER HEATER APARTMENT UNITS DETAIL

N.T.S.



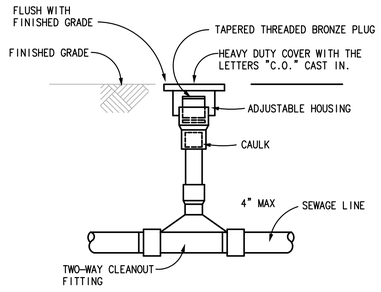
A/C CONDENSATE DRYWELL DETAIL

SCALE: NTS



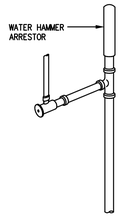
WALL CLEANOUT DETAIL

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
C	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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Bender & Associates ARCHITECTS p.a.

Project No: 2205

PLUMBING SCHEDULES, NOTES, AND DETAILS

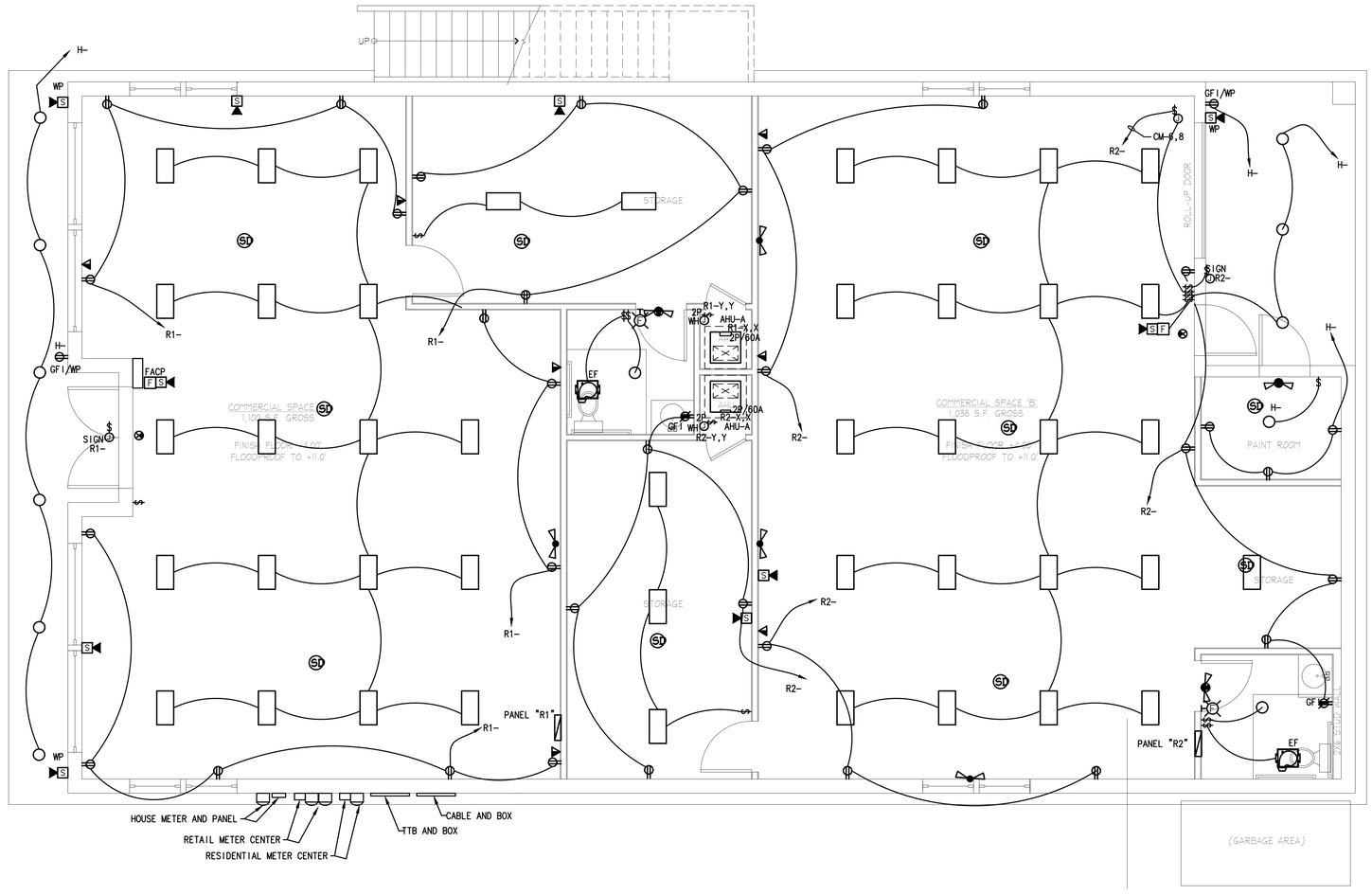
Date: 07-20-2023

P3

bauhaus ENGINEERING CA LIC# A30731
7100 SW 99th Ave, Suite 202, Miami FL 33173
Phone (786) 246-4651, Fax (305) 397-0354
E-mail: engineering@bauhausengineering.com
PROJECT ID# 22-066

CAROLINE STREET

CONC. UTILITY POLE



CONCRETE DRIVEWAY

1 / E1 FIRST FLOOR ELECTRICAL PLAN

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

PROJECT NORTH

907 CAROLINE STREET

KEY WEST, FLORIDA

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Project No: 2205

FIRST FLOOR ELECTRICAL PLAN

Date: 07-20-2023

E1

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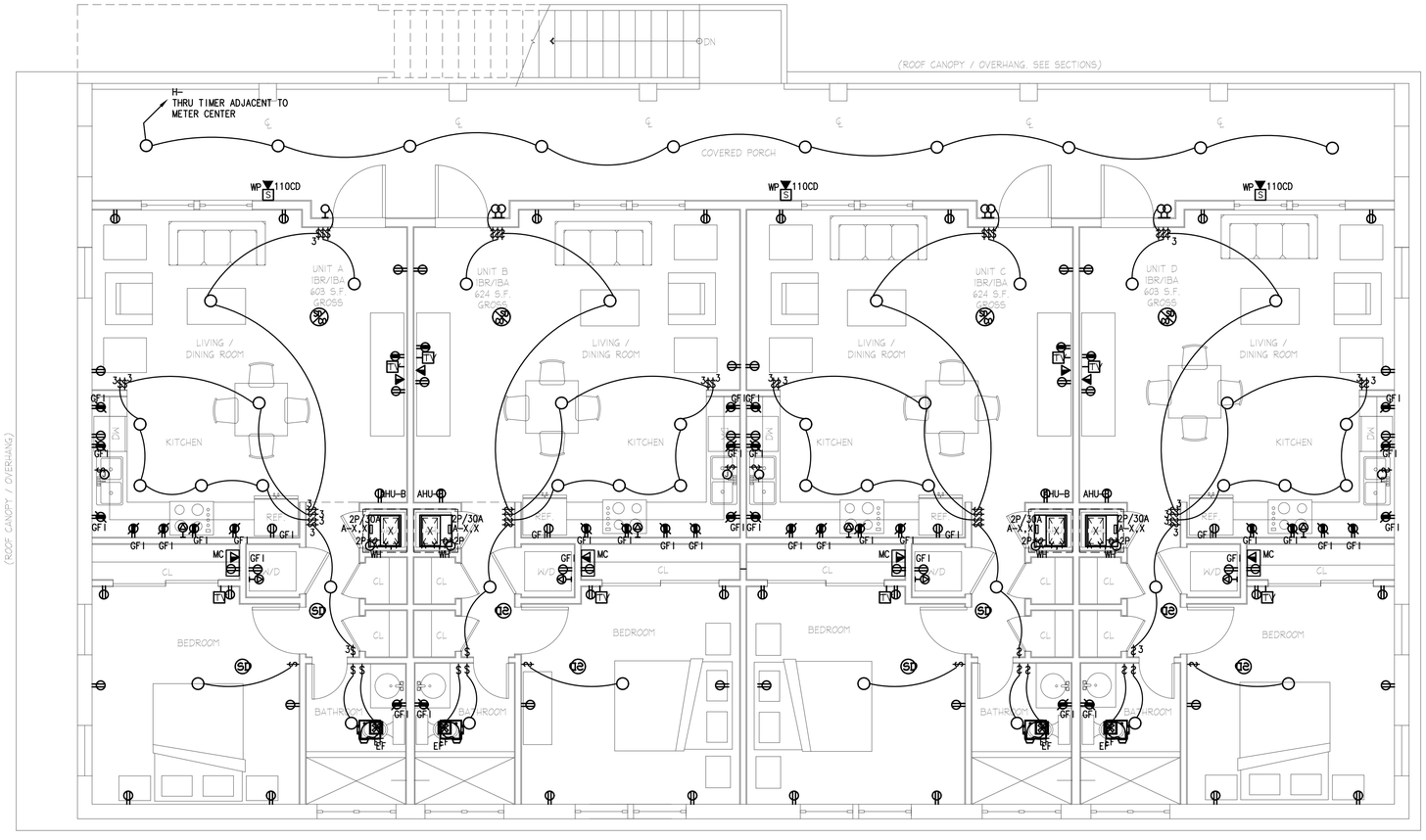
CA LIC# A30731.

PROJECT ID# 22-066

TV OUTLET CONNECTION.
COORDINATE EXACT MOUNTING
HEIGHT WITH THE
OWNER/ARCHITECT,
PRIOR TO ROUGH IN.
(TYPICAL)

CONTACT ARCH FOR
MICROWAVE/HOOD OUTLET
MOUNTING HEIGHT



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

PROJECT NORTH

907 CAROLINE STREET
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Project No: 2205

SECOND FLOOR ELECTRICAL PLAN- RESIDENTIAL UNITS

Date: 07-20-2023

E2

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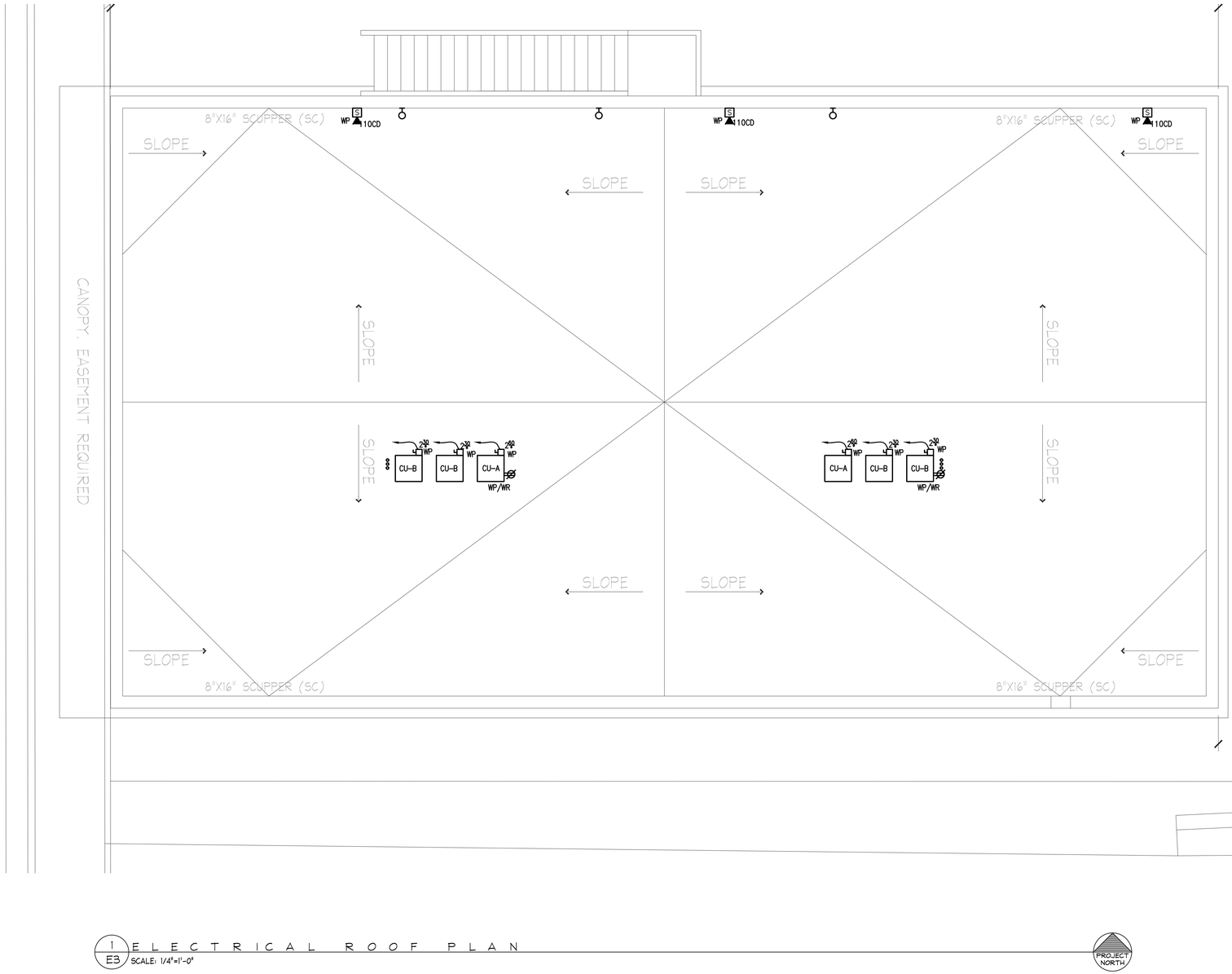
PROJECT ID# 22-066



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

PROJECT NORTH

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Project No: 2205

ELECTRICAL ROOF PLAN

Date: 07-20-2023

E3

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CA LIC# A30731.
PROJECT ID# 22-066

RISER NOTES:

1- 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.

2- EQUIPMENT INSIDE ELECTRICAL ROOMS TO COMPLY WITH NEC 110.26.

3- PROVIDE PERMANENT PLAQUE FOR EACH SERVICE LOCATION AS PER NEC 230.2(E).

4- 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.

5- 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.

6- EXTERIOR SURGE PROTECTION DEVICE TO BE LOCATED NO MORE THAN 12" FROM PANEL OR MAIN CKT BKR.

7- BEFORE INSTALLING ALL OUTDOOR DISC SWITCHES SHALL BE PAINTED WITH 3 COATS OF EPOXY BASED ANTI- CORROSIVE PAINT.

FEEDER NOTES:

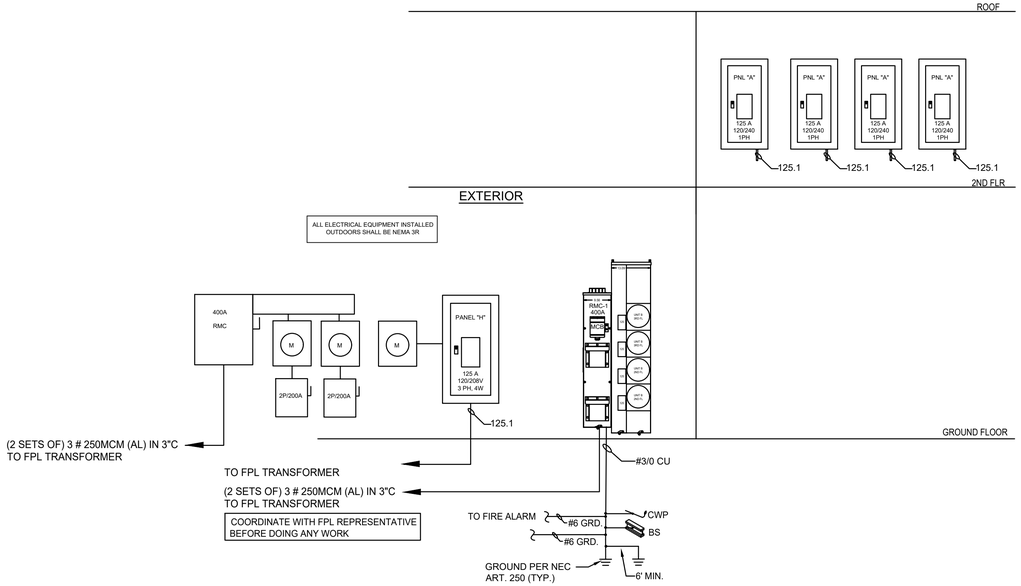
1- ALL SERVICE ENTRANCE FEEDER CONDUCTORS WILL NOT BE CARRYING A GROUND WIRE.

2- 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)	

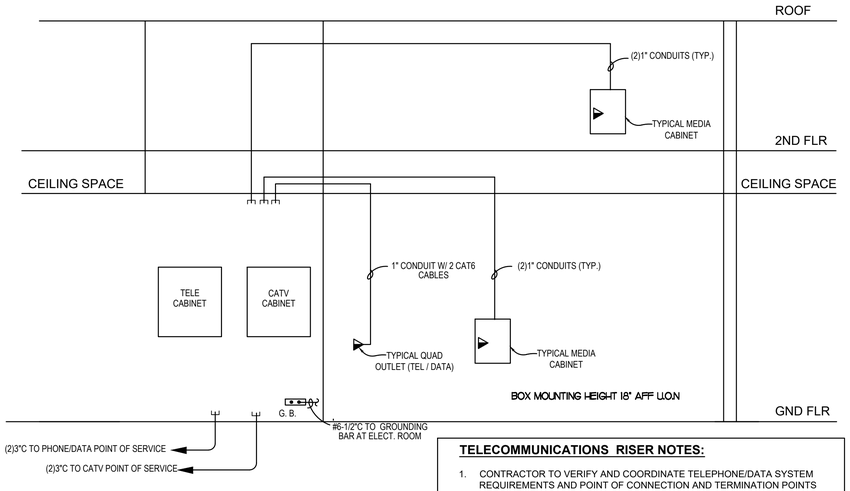


ELECTRICAL RISER DIAGRAM

SCALE:N.T.S.

RESIDENTIAL ELECTRICAL INSTALLATION NOTES

1. PROVIDE ALL FINAL CONNECTIONS TO ALL EQUIPMENT AND APPLIANCES.
3. PROVIDE ALL A/C CONTROL IN SEPARATE 3/4"C AS REQUIRED BY A/C DRAWINGS OR MANUFACTURER DIAGRAMS.
4. ALL LAVATORIES AND KITCHEN RECEPTACLES SHALL BE GFI TYPE.
5. TERRACE RECEPTACLES TO BE GFI AND WEATHER PROOF.
6. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES WITH OTHER TRADES TO ALLOW N.E.C. REQUIREMENT CLEARANCE.
7. CIRCUITS WIRING REQUIRED TO BE AS FOLLOWS: 120V-2 WIRE (L-N); 120/240V-3 WIRE (LL-N); 240V -2 WIRES (LL). WHEN EQUIPMENT GROUND IS REQUIRED INCREASE CONDUIT SIZE AS REQUIRED.
8. ALL COUNTERTOP RECEPTACLES AND SWITCHES TO BE MOUNTED +48" MAXIMUM FINISHED FLOOR (TO BOTTOM OF PLATE). UNLESS OTHERWISE NOTED. COORDINATE FINAL OUTLET MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH IN.
9. REFRIGERATOR RECEPTACLE TO BE MOUNTED +48" AFF.(UNLESS OTHERWISE NOTED) COORDINATE FINAL OUTLET MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH IN.
10. ALL LAVATORY RECEPTACLES TO BE MOUNTED + 48" AFF. MAXIMUM, COORDINATE FINAL OUTLET MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH IN.
11. COORDINATE LOCATION OF AIR CONDITIONER (INDOOR UNIT) DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP N.E.C. REQUIRED CLEARANCE.
12. ALL DUPLEX RECEPTACLES IN EXTERIOR AREAS TO BE OF GFI TYPE AND WEATHER PROOF.
13. MINIMUM WIRE SIZE SHALL BE # 12 THHN/THWN WITH THE EXCEPTION OF 15A GENERAL LTG. AND RECEPTACLE BRANCH CIRCUITS WHICH ARE #14 THHN/THWN.
14. ALL RECESSED LIGHTING SHALL BE 50W MAXIMUM.
16. PROVIDE TAMPER PROOF RECEPTACLE OUTLETS AS REQUIRED BY NEC 406.11.
17. ALL 120V CIRCUIT INSIDE THE RESIDENCE SHALL BE ARC FAULT PROTECTED.
18. ALL OUTDOOR INSTALLATION SHALL BE WEATHER PROOF AND IN COMPLIANCE WITH NEC 110.12, NEC 110.28 AND NEC 358.12.
19. SINGLE BREAKERS FEEDING APPLIANCES SHALL BE GFCI.
20. GFCI RECEPTACLE MUST BE READILY ACCESSIBLE.

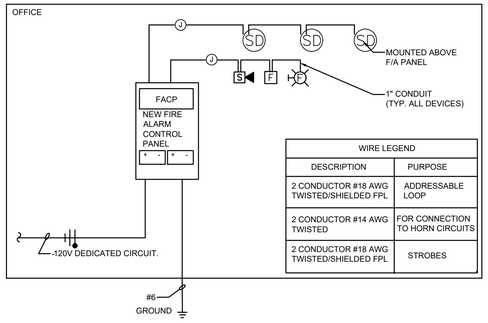


TELECOMMUNICATIONS RISER NOTES:

1. CONTRACTOR TO VERIFY AND COORDINATE TELEPHONE/DATA SYSTEM REQUIREMENTS AND POINT OF CONNECTION AND TERMINATION POINTS WITH TELEPHONE PROVIDER.
2. CONTRACTOR TO VERIFY AND COORDINATE CATV SYSTEM REQUIREMENTS AND POINT OF CONNECTION AND TERMINATION POINTS WITH CABLE PROVIDER.

TELECOM RISER DIAGRAM

SCALE:N.T.S.



WIRE LEGEND	
DESCRIPTION	PURPOSE
2 CONDUCTOR #18 AWG TWISTED/SHIELDED FPL	ADDRESSABLE LOOP
2 CONDUCTOR #14 AWG TWISTED	FOR CONNECTION TO HORN CIRCUITS
2 CONDUCTOR #18 AWG TWISTED/SHIELDED FPL	STROBES

3 E4 Fire Alarm Riser Diagram - Electrical
Scale: NTS

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.

VOLTAGE DROP NOTE

THE VOLTAGE DROP FOR ANY NOTIFICATION APPLIANCE DEVICE (NAC) SHALL NOT BE AS SUCH TO CAUSE THE VOLTAGE AT THE LAST DEVICE TO BE LESS THAN THE UL LISTED RANGE.

FIRE ALARM GENERAL NOTES

1. 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.
3. 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.
4. 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.
5. 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.
6. ALL CONDUCTORS SHALL BE COOPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 1dB. 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.
7. SYSTEM TO BE POWER LIMITED.
8. 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.
9. 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.
11. FOR EXACT QUANTITY OF FIRE ALARM DEVICES REFER TO FLOOR PLANS.

FIRE ALARM RISER DIAGRAM

SCALE:N.T.S.

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Project No: 2205

ELECTRICAL SCHEDULES, NOTES, AND DETAILS

Date: 07-20-2023

E4

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PROJECT ID# 22-066

PANEL "A"

MANUFACTURE: SIEMENS OR EQUAL
TYPE: 2 PHASE, 3W
VOLTAGE: 120/240V
MOUNTING: RECESSED
AREA: 666 SF
MAIN: 125AMP
NEUTRAL: 125AMP
INCOMING: -
LOCATION: SHOWN

CKT	LOAD SERVED	POLE	TRIP	WIRE	COND	LOAD	LOAD	COND	WIRE	TRIP	POLE	LOAD SERVED	CKT
1	Range	2	50	#6	1"	8000	5376	3/4"	#8	30	2	AC	2
3													4
5	Hood/Microwave	1	20	#12	1/2"	1600	500	1/2"	#12	20	1	Media Cabinet	6
7	Washer (GFI Brk)	1	20	#12	1/2"	1200	1500	1/2"	#12	20	1	Refrigerator	8
9	Dryer	2	30	#8	3/4"	5000	1500	1/2"	#12	20	1	Small Appliances	10
11							1500	1/2"	#12	20	1	Small Appliances	12
13	Bath GFI	1	20	#12	1/2"	*	1200	1/2"	#12	20	1	Disposal	14
15	General Lights	1	15	#14	1/2"	*	1200	1/2"	#12	20	1	Dishwasher (GFI Bkr)	16
17	General Lights	1	15	#14	1/2"	*	4500	3/4"	#8	30	2	Water Heater	18
19	General Lights	1	15	#14	1/2"	*							20
21	Spare	1	15										22
23	Spare	1	15										24
25	Spare	1	20										26
27	Spare	1	20										28
29	Spare	1	15										30

TOTAL CONNECTED LOAD: 5,376 VA, 22.4 AMP TOTAL DEMAND 22,935 VA, 95.6 AMP

(*) PART OF THE 3VA/SF. REFER TO HOUSE LOAD CALCULATIONS. FEED AHU AND CU FROM THE SAME BREAKER
AHU AND CU ARE NON CONCURRENT EQUIPMENT

PANEL LOAD CALCULATIONS

GENERAL LIGHTING	1,998 VA
REFRIGERATOR	1,200 VA
SMALL APPLIANCES	3000 VA
DISHWASHER	1200 VA
DISPOSAL	1200 VA
RANGE	8000 VA
WATER HEATER	4500 VA
WASHER/DRYR	6200 VA
HOOD	1600 VA
	28,898 VA
AC LOAD	5376 VA
10KVA @ 100%=	10000 VA,
REMINDER @40%=	7559.2 VA,
AC @ 100%=	5376 VA,
	22935.2 VA,

APARTMENT LOAD CALCULATION

DEMAND CALCULATION

UNIT	AREA	GENERAL LIGHTING	DRYER	WASHER	MICROWAVE /HOOD	REFRIGERATOR	SMALL APPLIANCES	RANGE	DISHWASHER	DISPOSAL	MEDIA CABINET	WATER HEATER	LOAD WITHOUT AC	10k VA	REMINDER AT 40%	AC LOAD	DEMAND (VA)	DEMAND (AMP)	No. OF UNITS	UNITS'S DEMAND
Type A	666	1998	5000	1200	1650	1500	3000	8000	1200	1200	200	4500	29448	10000	7779.2	5376.0	**23155.2**	**96.5**	4	92620.8

RESIDENTIAL METER CENTER: 41679.36
DF=45% 173.664

PANEL R1

TYPE: PANELBOARD
SERVICE: 1PH, 3W, 60HZ
VOLTAGE: 120 / 240V
MOUNTING: SURFACE
FULLY RATED EQUIPMENT SHORT CIRCUIT RATING:
TYPICAL FOR R2
MAIN BUS: 200 AMP
NEUTRAL: 200 AMP
MAINS: MLO
LOCATION: TOP

CONNECTD LOAD VA	COND	WIRE SIZE	TRIP AMP	POLES	TYPE	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A B C	CKT NO.	LOAD DESCRIPTION AND REMARKS	TYPE	POLES	TRIP AMP	WIRE SIZE	COND	CONNECTD LOAD VA
200	3/4	12	20	1-	L	LIGHTING	- 1	-A-|-|-	2 -	SPARE	R	-1	20	12	3/4	1000
600	3/4	12	20	1-	R	RECEPTACLES	- 3	-|-B-|-	4 -	SPARE	R	-1	20	12	3/4	1000
400	3/4	12	20	1-	R	RECEPTACLES	- 5	-|-|-C-	6 -	SPARE	N	-1	20	12	3/4	500
1000	3/4	12	20	1-	R	RECEPTACLES	- 7	-A-|-|-	8 -	SPARE	L	-1	20	12	3/4	1000
1000	3/4	12	20	1-	R	RECEPTACLES	- 9	-|-B-|-	10-	SPARE	L	-1	20	12	3/4	1000
1000	3/4	12	20	1-	N	TELE	-11	-|-|-C-	12-		R	-1	20	12	3/4	500
600	3/4	12	20	1-	R		-13	-A-|-|-	14-							
400	3/4	12	20	1-	R		-15	-|-B-|-	16-							
11328	1"	4	60	-1	A	AHU	-17	-|-|-C-	18-							
							-19	-A-|-|-	20-							
	3/4	8	30	-1		CU	-21	-|-B-|-	22-							
							-23	-|-|-C-	24-							
	1	8	40	-2		TVSS	-25	-A-|-|-	26-							
							-27		28-							
							-29	-|-B-|-	30-							
16528	= SUB-TOTAL														SUB-TOTAL =	5000

CONNECTED LOAD PER PHASE
15128 VA PHASE "A"
4000 VA PHASE "B"
#REFI VA PHASE "C"
#REFI VA: TOTAL

CU AND AHU ARE NON CONCURRENT

TYPE	LOADS	VA	DEMAND	NEC VA
L	LIGHTING	2200	125.00%	2750
R	RECEPTACLES	6500	(1)	6500
C	CONTINUOUS LOADS	0	125.00%	0
M	MOTORS	0	125.00%	0
A	AIR CONDITIONING	11328	100.00%	11328
H	HEATING	0	100.00%	0
N	NON-CONTINUOUS LOADS	1500	100.00%	1500
G	GUEST ROOMS	0	50.00%	0
K	KITCHEN EQUIPT. OVER (6)	0	65.00%	0
	SUB-TOTALS	21528		22078
			LESS SMALLEST AC/HEAT	0
			TOTAL NEC VA:	22078

PANELBOARD TOTAL CONNECTED LOAD (VA) = 21528
D TOTAL CONNECTED AMPS = 90
FEEDER.....: SEE E-400
FED FROM.....: RCM-1

NOTES:
(1) PROVIDE GROUNDING BAR KIT
(2). FIRST 10KVA AT 100% + REMAINDER OVER 10KVA AT 50%

NEC AMPS= 61

PANEL H

TYPE: PANELBOARD
SERVICE: 1PH, 3W, 60HZ
VOLTAGE: 120 / 240V
MOUNTING: SURFACE
FULLY RATED EQUIPMENT SHORT CIRCUIT RATING:
MAIN BUS: 150 AMP
NEUTRAL: 150 AMP
MAINS: MLO
LOCATION: TOP

CONNECTD LOAD VA	COND	WIRE SIZE	TRIP AMP	POLES	TYPE	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A B C	CKT NO.	LOAD DESCRIPTION AND REMARKS	TYPE	POLES	TRIP AMP	WIRE SIZE	COND	CONNECTD LOAD VA
200	3/4	12	20	1-	L	1ST FLR LIGHTING	- 1	-A-|-|-	2 -	1ST FLOOR RECEPTACLES	R	-1	20	12	3/4	1000
600	3/4	12	20	1-	L	2ND AND 3RD FLRS CORR LIGHTING	- 3	-|-B-|-	4 -	2ND FL RECEPTACLES	R	-1	20	12	3/4	1000
400	3/4	12	20	1-	L	GARAGE LIGHTING	- 5	-|-|-C-	6 -	IRRIGATION CONTROLLER	N	-1	20	12	3/4	500
1000	3/4	12	20	1-	N	CATV	- 7	-A-|-|-	8 -	SPARE	L	-1	20	12	3/4	1000
1000	3/4	12	20	1-	N	FACP	- 9	-|-B-|-	10-	SPARE	L	-1	20	12	3/4	1000
1000	3/4	12	20	1-	N	TELE	-11	-|-|-C-	12-	ROOF RECEPTACLES	R	-1	20	12	3/4	500
600	3/4	12	20	1-	R	2ND & 3RD FLRS CORR RECEPTACLES	-13	-A-|-|-	14-	SPACE						
400	3/4	12	20	1-	R	RECEPTACLES	-15	-|-B-|-	16-	SPACE						
6656	3/4	8	40	-1	C	EVC	-17	-|-|-C-	18-							
							-19	-A-|-|-	20-							
6656	3/4	8	40	-1	C	EVC	-21	-|-B-|-	22-							
							-23	-|-|-C-	24-							
	1	8	40	-2		TVSS	-25	-A-|-|-	26-							
							-27		28-							
							-29	-|-B-|-	30-							
18512	= SUB-TOTAL														SUB-TOTAL =	5000

CONNECTED LOAD PER PHASE
10456 VA PHASE "A"
10656 VA PHASE "B"
#REFI VA PHASE "C"
#REFI VA: TOTAL

TYPE	LOADS	VA	DEMAND	NEC VA
L	LIGHTING	3200	125.00%	4000
R	RECEPTACLES	3500	(1)	3500
C	CONTINUOUS LOADS	13312	125.00%	16640
M	MOTORS	0	125.00%	0
A	AIR CONDITIONING	0	100.00%	0
H	HEATING	0	100.00%	0
N	NON-CONTINUOUS LOADS	3500	100.00%	3500
G	GUEST ROOMS	0	50.00%	0
K	KITCHEN EQUIPT. OVER (6)	0	65.00%	0
	SUB-TOTALS	23512		27640
			LESS SMALLEST AC/HEAT	0
			TOTAL NEC VA:	27640

PANELBOARD TOTAL CONNECTED LOAD (VA) = 23512
RD TOTAL CONNECTED AMPS = 98
FEEDER.....: SEE E-400
FED FROM.....: RCM-1

NOTES:
(1) PROVIDE GROUNDING BAR KIT
(2). FIRST 10KVA AT 100% + REMAINDER OVER 10KVA AT 50%

NEC AMPS= 77

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ELECTRICAL SCHEDULES, NOTES, AND DETAILS

Date: 07-20-2023

E5

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