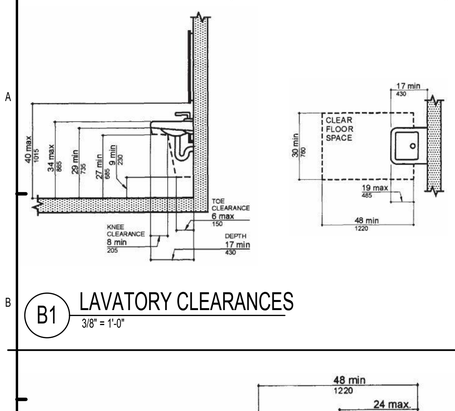


B1 LAVATORY CLEARANCES
3/8" = 1'-0"

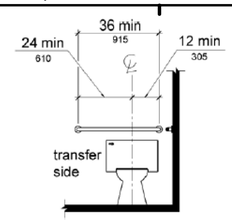


Figure 604.5.2
Rear Wall Grab Bar at Water Closets

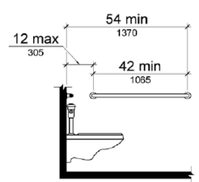


Figure 604.5.1
Side Wall Grab Bar at Water Closets

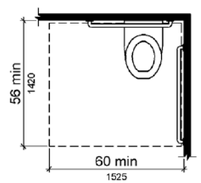
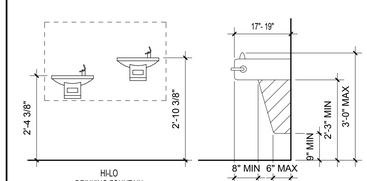


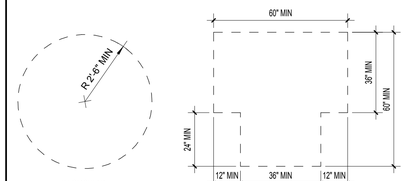
Figure 604.3.1
Size of Clearance at Water Closets

B3 TOILET CLEARANCES
3/8" = 1'-0"



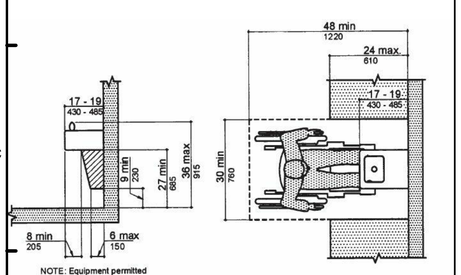
(a) SPOUT HEIGHT AND KNEE CLEARANCE

B7 DRINKING FOUNTAIN CLEARANCES
1/2" = 1'-0"



PER ANSI 117.1 FIGURE 3043

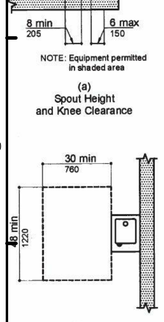
B9 SIZE OF TURNING SPACE
3/8" = 1'-0"



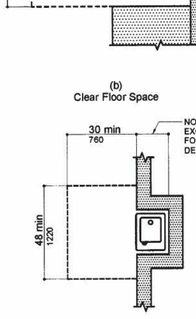
NOTE: Equipment permitted in shaded area

(a) Spout Height and Knee Clearance

(b) Clear Floor Space

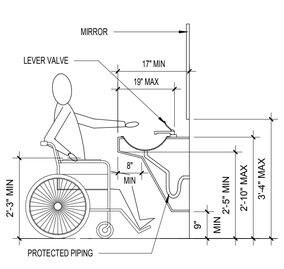


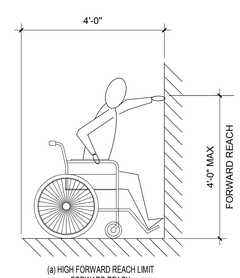
(c) Free-Standing Fountain or Cooler



(d) Built-in Fountain or Cooler

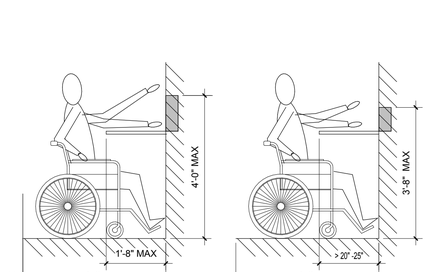
E1 WATER COOLER CLEARANCES
3/8" = 1'-0"





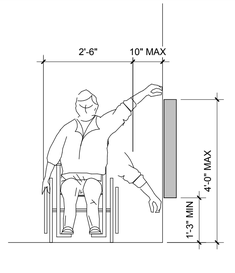
(a) HIGH FORWARD REACH LIMIT FORWARD REACH

FIG. 308.2.1
Unobstructed Forward Reach



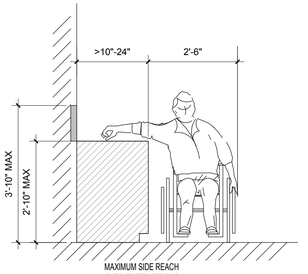
(b) MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

FIG. 308.2.2
Obstructed High Forward Reach



HIGH AND LOW SIDE REACH LIMITS

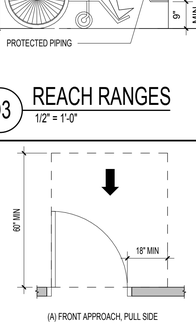
FIG. 308.3.1
Unobstructed High Side Reach



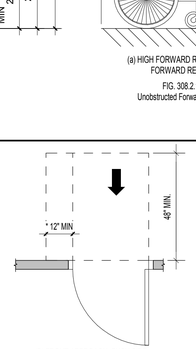
MAXIMUM SIDE REACH OVER OBSTRUCTIONS

FIG. 308.3.2
Obstructed Side High Reach

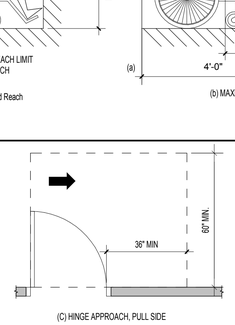
D3 REACH RANGES
1/2" = 1'-0"



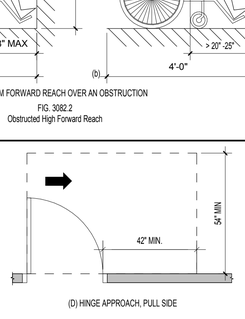
(A) FRONT APPROACH, PULL SIDE



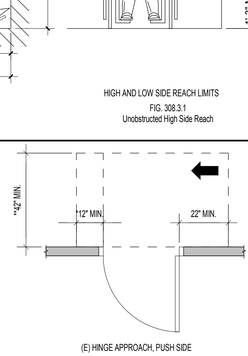
(B) FRONT APPROACH, PUSH SIDE



(C) HINGE APPROACH, PULL SIDE

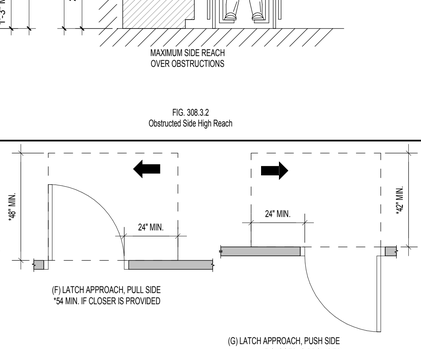


(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE

*IF BOTH CLOSER AND LATCH ARE PROVIDED
** 48 MIN. IF BOTH CLOSER AND LATCH ARE PROVIDED



(F) LATCH APPROACH, PULL SIDE
*54 MIN. IF CLOSER IS PROVIDED

(G) LATCH APPROACH, PUSH SIDE
*48 MIN. IF CLOSER IS PROVIDED

E3 MANEUVERING CLEARANCE AT SWING DOORS
3/8" = 1'-0"

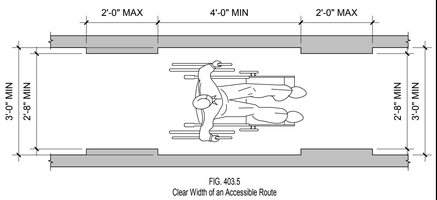


FIG. 403.5
Clear Width of an Accessible Route

G1 CLEAR SPACE OF AN ACCESSIBLE ROUTE
1/2" = 1'-0"

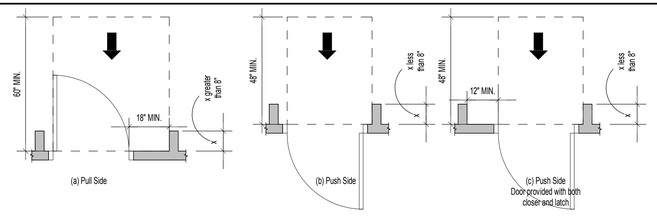


FIG. 404.2.3.4 Maneuvering Clearance at Recessed Doors

G3 MANEUVERING CLEARANCE AT RECESSED DOORS
3/8" = 1'-0"

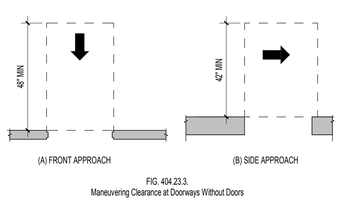
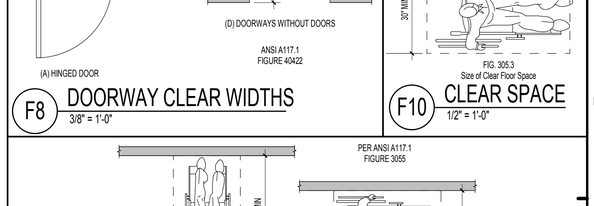


FIG. 404.23.3.
Maneuvering Clearance at Doorways Without Doors

G6 MANEUVERING CLEARANCE AT OPENINGS
3/8" = 1'-0"



F8 DOORWAY CLEAR WIDTHS
3/8" = 1'-0"

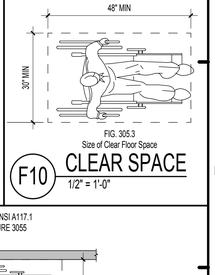
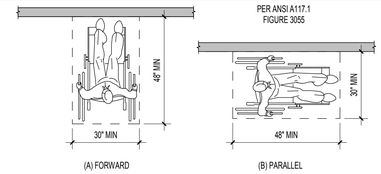
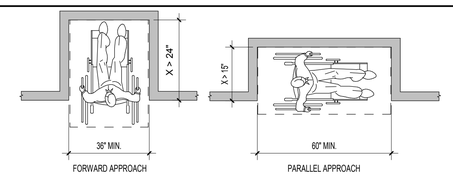


FIG. 305.3
Size of Clear Floor Space

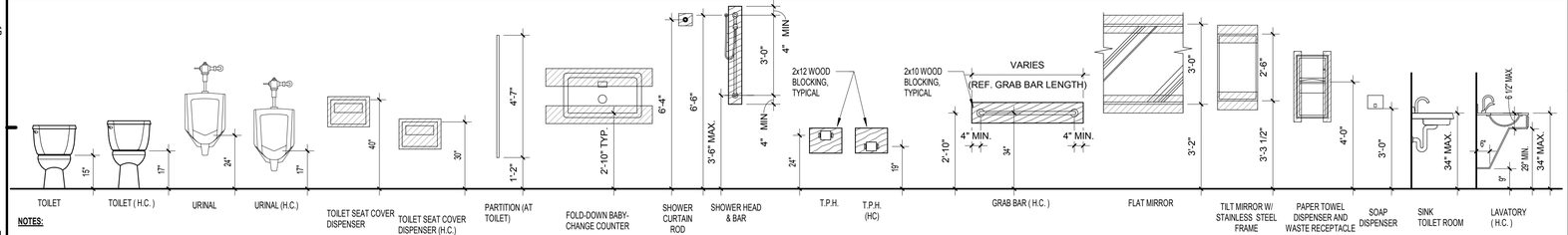
F10 CLEAR SPACE
1/2" = 1'-0"



G8 POSITION OF CLEAR FLOOR SPACE
3/8" = 1'-0"



H8 POSITION OF CLEAR FLOOR SPACE ALCOVE
3/8" = 1'-0"



NOTES:

1. HORIZONTAL BLOCKING DIMENSIONS ARE MINIMUM.
2. BLOCKING TO BE FRAMED
3. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL BLOCKING REQUIREMENTS NOT SHOWN.

H1 MOUNTING HEIGHTS
3/8" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	6/22/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR94111

SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

ACCESSIBLE DATA AND DETAILS

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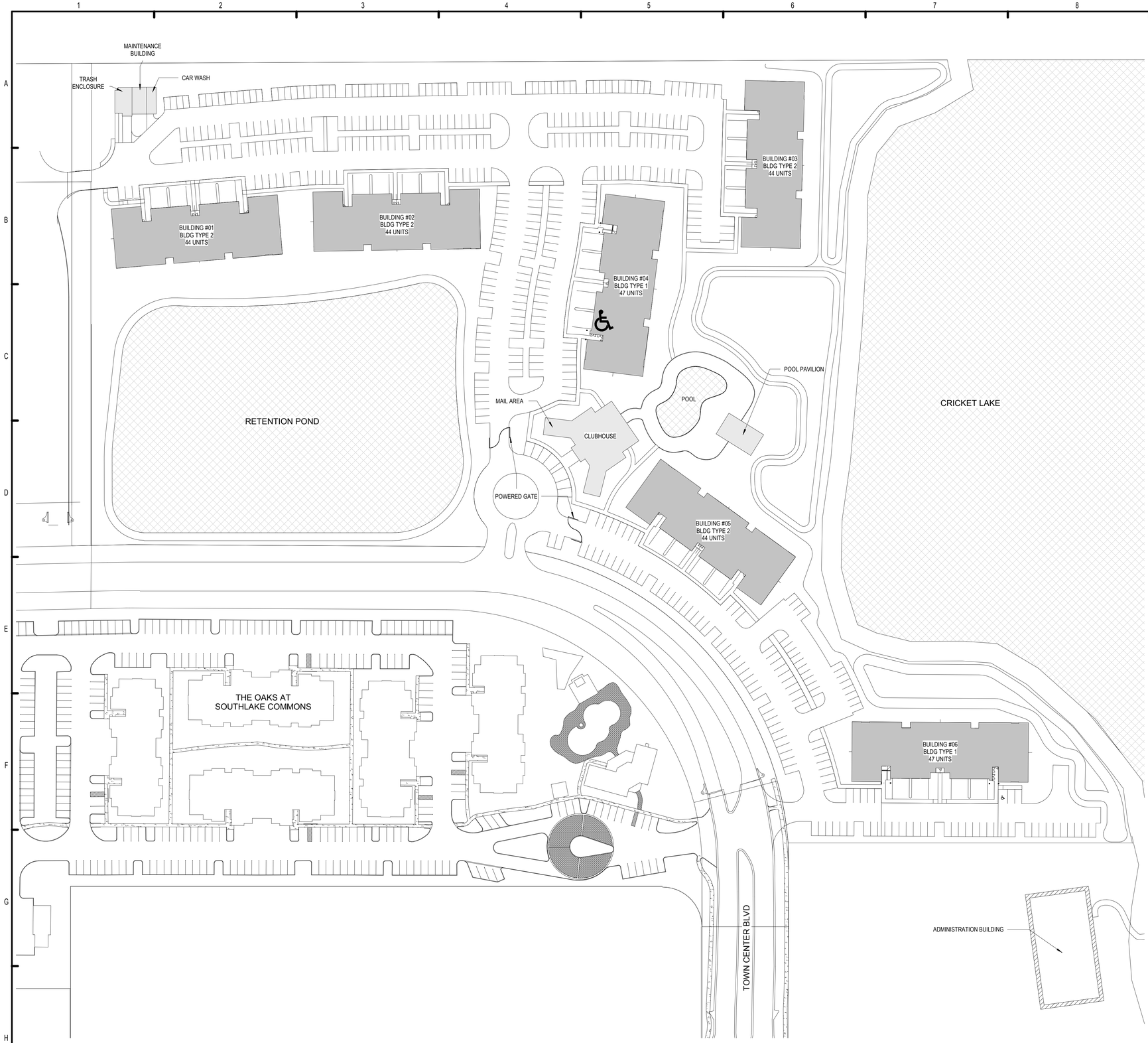

H1 ARCHITECTURAL SITE PLAN - 1-60
1" = 60'-0"

N

GENERAL NOTES:

1. SEE CIVIL PLAN FOR PARKING SUMMARY.
2. THIS SITE PLAN IS FOR ARCHITECTURAL INFORMATION ONLY. SEE CIVIL & LANDSCAPE DOCUMENTS FOR SPECIFIC BUILDING LOCATION & OTHER SITE REQUIREMENTS. SEE LANDSCAPE DRAWINGS UNDER SEPARATE COVER FOR SITE CONFIGURATION, LAYOUT, GRADING AND RELATED INFORMATION
3. THE SWIMMING POOL(S) SHOWN ON THE DRAWINGS ARE PROVIDED FOR GENERAL LOCATION AND SHAPE SUGGESTION PURPOSES ONLY. FUGLEBERG KOCH LLC IS NOT QUALIFIED TO PROVIDE SERVICES FOR POOLS AND MAKES NO ATTEMPT TO DO SO. POOL DESIGN DOCUMENTS FOR CONSTRUCTION, CODE COMPLIANCE, AGENCY APPROVALS, CONSTRUCTION CERTIFICATION AND OTHER SERVICES REQUIRED FOR THE POOL(S) SHALL BE PERFORMED BY OTHERS UNDER THE SEPARATE CONTRACT WITH THE OWNER

LEGEND:

M.C METER CENTER. APROX 2000 AMP LOAD PER NEC

DESIGNATED ACCESIBLE GARAGE

Area Schedule (Building Area)

Name	Building Type	Area
Not Placed		
Area		Not Placed
Area		Not Placed
Area		Not Placed
		0 SF
		0 SF
GRND. LEVEL		
CIRCULATION / UTILITY GROUND LEVEL	BUILDING TYPE 1	3,034 SF
GARAGE	BUILDING TYPE 1	1,321 SF
GARAGE	BUILDING TYPE 1	1,322 SF
RESIDENTIAL	BUILDING TYPE 1	9,880 SF
		15,557 SF
LEVEL 2		
CIRCIRCULATION & UTILITY	BUILDING TYPE 1	1,768 SF
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 1	9,884 SF
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 1	3,857 SF
		15,509 SF
LEVEL 3		
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 1	3,860 SF
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 1	9,886 SF
CIRCIRCULATION & UTILITY	BUILDING TYPE 1	1,764 SF
		15,510 SF
LEVEL 4		
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 1	9,885 SF
CIRCIRCULATION & UTILITY	BUILDING TYPE 1	1,763 SF
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 1	3,862 SF
		15,510 SF
		62,085 SF
GRND. LEVEL		
CIRCULATION / UTILITY GROUND LEVEL	BUILDING TYPE 2	2,773 SF
GARAGE	BUILDING TYPE 2	1,198 SF
GARAGE	BUILDING TYPE 2	1,198 SF
RESIDENTIAL	BUILDING TYPE 2	9,582 SF
		14,751 SF
LEVEL 2		
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 2	3,521 SF
CIRCIRCULATION & UTILITY	BUILDING TYPE 2	1,618 SF
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 2	9,581 SF
		14,720 SF
LEVEL 3		
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 2	9,583 SF
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 2	3,521 SF
CIRCIRCULATION & UTILITY	BUILDING TYPE 2	1,615 SF
		14,719 SF
LEVEL 4		
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 2	9,583 SF
CIRCIRCULATION & UTILITY	BUILDING TYPE 2	1,615 SF
RESIDENTIAL LEVELS 2-4	BUILDING TYPE 2	3,521 SF
		14,719 SF
		58,910 SF
GRND. LEVEL		
CLUBHOUSE	CLUBHOUSE	4,293 SF
		4,293 SF
		4,293 SF
GRND. LEVEL		
MAINTENANCE	MAINTENANCE	1,300 SF
		1,300 SF
		1,300 SF
GRND. LEVEL		
POOL PAVILION	POOL PAVILION	1,359 SF
		1,359 SF
		1,359 SF
GRND. LEVEL		
TRASH ENCLOSURE	TRASH ENCLOSURE	462 SF
		462 SF
		462 SF

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	6/22/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR94111

SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

ARCHITECTURAL SITE PLAN

A1.01

PLOTTED: 6/27/2018
3:12:51 PM

BUILDING CODE ANALYSIS - 2017 FLORIDA BUILDING CODE

CODE SUMMARY (APPLICABLE CODES)

1. BUILDING CODE:	2017 FLORIDA BUILDING CODE
2. PLUMBING CODE:	2017 PLUMBING CODE
3. ENERGY CODE:	2017 FLORIDA ENERGY CONSERVATION CODE AND AMMENDMENTS
4. MECH. CODE:	2017 FLORIDA MECHANICAL CODE
5. LIFE SAFETY:	2017 NFPA 101, 2015 EDITION
6. FIRE CODE:	2017 FLORIDA FIRE PREVENTION CODE
7. ELEC. CODE:	2011 NATIONAL ELECTRIC CODE
8. ACCESSIBILITY CODE REFERENCE:	2017 FLORIDA BUILDING CODE, ACCESSIBILITY FHA - FAIR HOUSING ACCESSIBILITY GUIDELINES ANSI A11.7.1, 2003 EDITION

9. NFPA 101, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2014 EDITION

GENERAL CODE PARAMETERS

CLUBHOUSE

DESCRIPTION	REQUIRED OR ALLOWABLE	THIS PROJECT	REFERENCE FBC 2014	REMARKS
CONSTRUCTION TYPE	TYPE V (B)	TYPE V (B)	TABLE 503	
USE / OCCUPANCY	A-3	A-3	CH. 3	
FIRE RATING OCCUPANCY SEPARATION	0	0	TABLE 601	
SPRINKLER	Y	Y	TABLE 508.4	
MIN NO. OF EXITS	NO	NO	SEC 903.2.1.3	
MIN. CORRIDOR WIDTH	2	2	TABLE 1021.2	
MAX. NO STORIES	44 INCHES	58 INCHES	SEC 1005.1 TABLE 1018.2	
HEIGHT LIMIT	1	1	TABLE 503	
MAX FLOOR AREA	40'	24' 7"	TABLE 503	
WIND SPEED	6,000 SF	4,229 SF	TABLE 503	
SEISMIC ZONE	130-140 MPH	130-140 MPH	SEC. 1609	
	-	-	-	SEE STRUCT.

GENERAL CODE PARAMETERS

POOL PAVILION

DESCRIPTION	REQUIRED OR ALLOWABLE	THIS PROJECT	REFERENCE FBC 2014	
CONSTRUCTION TYPE	TYPE V (B)	TYPE V (B)	TABLE 503	
USE / OCCUPANCY	A-3	A-3	CH. 3	
FIRE RATING OCCUPANCY SEPARATION	0	0	TABLE 601	
SPRINKLER	N	N	TABLE 508.4	
MIN NO. OF EXITS	NO	NO	SEC 903.2.1.3	
MIN. CORRIDOR WIDTH	-	-	TABLE 1021.2	
MAX. NO STORIES	-	-	SEC 1005.1 TABLE 1018.2	
HEIGHT LIMIT	1	1	TABLE 503	
MAX FLOOR AREA	40'	18' 11 1/2"	TABLE 503	
WIND SPEED	6,000 SF	1,359 SF	TABLE 503	
SEISMIC ZONE	130-140 MPH	130-140 MPH	SEC. 1609	
	-	-	-	SEE STRUCT.

EGRESS WIDTH

OCCUPANCY CLASSIFICATION	TOTAL OCCUPANTS (PER OCCUPANT LOAD CALC.)	EGRESS WIDTH PER PERSON SERVED (REQ'D.)		EGRESS WIDTH PROVIDED	
		STAIRWAYS (IN. PER OCCUPANT)	EXIT DOOR WIDTH (INCHES PER OCCUPANT)	STAIRWAYS	EXIT DOOR WIDTH
A-3	150 (WORST CASE)	0.3 (0 OCCUPANTS) =	0.2 (150 OCCUPANTS) = 30"	0	99"

MEANS OF EGRESS - [IBC TABLE 1016.1 & NFPA]

OCCUPANCY CLASSIFICATION	LOCATION	MAX. TRAVEL DISTANCE TO EXIT (ALLOWABLE)		MAX. TRAVEL DISTANCE (ACTUAL - WORST CASE)	REMARKS
		UNSPRINK.	SPRINK.		
A-3	CLUBHOUSE	200'	250'	38'-8"	

PLUMBING FIXTURES REQ'D - IBC 2012 TABLE 2902.1

OCCUPANCY CLASSIFICATION	LOCATION	WATER CLOSETS (URINALS 419.2)			LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
		MALE	FEMALE	URINALS	MALE	FEMALE		
A-3	CLUBHOUSE	1 PER 125	1 PER 65		1 PER 200	1 PER 200	1 PER 500	1
TOTAL OCCUPANTS = 151		75	75		75	75		
FIXTURES REQUIRED		1	2	-	1	1	1	1
FIXTURES PROVIDED		1	2	-	1	2	1 HI / 1 LOW	1

OCCUPANT LOAD TABLE 1004.1.1

CLUBHOUSE

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT
ENTRY	ASSEMBLY - UNCONCENTRATED	145 SF	5 NET	29
LEASE	BUSINESS	152 SF	100 GROSS	2
OFFICE	BUSINESS	127 SF	100 GROSS	1
OFFICE	BUSINESS	140 SF	100 GROSS	1
WORK	BUSINESS	185 SF	100 GROSS	2
GAME	ASSEMBLY - UNCONCENTRATED	272 SF	15 NET	18
GATHERING	ASSEMBLY - UNCONCENTRATED	630 SF	15 NET	42
CAFE	ASSEMBLY - UNCONCENTRATED	152 SF	15 NET	10
COVERED PATIO	ASSEMBLY - UNCONCENTRATED	446 SF	15 NET	30
MECHANICAL	MECHANICAL	22 SF	300 GROSS	1
FITNESS	EXERCISE ROOM	757 SF	50 GROSS	15
TOTAL				151

OCCUPANT LOAD TABLE 1004.1.1

POOL PAVILION

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT
COVERED UNENCLOSED AREA	DECK	1,016 SF	15 GROSS	73

ANCILLARY BUILDING GROSS AREA LEGEND

BUILDING	ENCLOSED AREA	COVERED UNENCLOSED AREA	TOTAL AREA
CLUBHOUSE	3,821 SF	472 SF	4,293 SF
POOL PAVILION	343	1,016 SF	1,359 SF

INTERIOR FINISH REQUIREMENTS

ALL INTERIOR FINISHES SHALL COMPLY W/ FBC 2017, CHAPTER 8. GROUP A-3 OCCUPANCY SHALL BE REQUIRED TO BE CLASS-C FOR ALL ROOMS & ENCLOSED SPACES PER FBC TABLE 803.9 & SHALL COMPLY W/ CLASS-C REQUIREMENTS AS DEFINED IN FBC SECTION 803.

FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 601)

CLUBHOUSE - TYPE V(B)

	REQUIRED	PROVIDED
STRUCTURAL FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	0	0
BEARING WALLS:		
EXTERIOR (PER TABLE 602)	0	0
INTERIOR	0	0
NONBEARING WALLS AND PARTITIONS:		
EXTERIOR (PER TABLE 601/602)	0	0
INTERIOR (PER SECTION 602)	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0	0
ROOF CONSTRUCTION	0	0
SEPARATION DISTANCE (PER TABLE 602) 10' ≤ X < 30' TYPE V(A)	0	0

MINIMUM FLAME SPREAD INTERIOR FINISHES

SPACE DESCRIPTION NONSPRINKLERED	WALLS AND CEILINGS	NOTE	FLOORS	NOTE
EXIT ENCLOSURES-EXIT PASSAGEWAYS	A	NONE IN PROJECT	CLASS II	NONE IN PROJECT
CORRIDORS	A	NONE IN PROJECT	CLASS II	NONE IN PROJECT
ROOMS AND ENCLOSED SPACES	C		DOCFF-1	"PILL TEST"

FROM TABLE 705.8 - IFBC 2014]

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:

FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
30' OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT
20' TO LESS THAN 25'	UNPROTECTED, SPRINKLERED	NOT REQUIRED

ENERGY CONSERVATION REQUIREMENTS

2017 F.B.C. - ENERGY CONSERVATION
CHAPTER 402.4

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

1- ALL JOINTS, SEAMS AND PENETRATIONS
2- SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
3- OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVES JAMBS AND FRAMING.
4- UTILITY PENETRATIONS.
5- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6- KNEE WALLS.
7- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
9- COMMON WALLS BETWEEN DWELLING UNITS.
10- ATTIC ACCESS OPENINGS.
11- RIM JOIST JUNCTION.
12- OTHER SOURCES OF INFILTRATION.

FLORIDA PRODUCT APPROVAL CHECKLIST - [FBC 2017] (CLUBHOUSE & POOL PAVILION)

CATEGORY / SUBCATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	DESIGN PRESSURE +/-	WIND BORNE DEBRIS PROTECTION	APPROVAL NUMBER(S)
A. EXTERIOR DOORS					
SWINGING	WINDSOR REPUBLIC DOORS	STEEL EXT. DOOR DL416	+65 / -65	NO	FL 14963
SWINGING FRENCH	MASONITE	GLASS	+43.0 / -45.0	NO	FL 4940.5
B. WINDOWS					
DOUBLE HUNG	JELD-WEN WINDOWS	DOUBLE HUNG V-4500	+50.0 / -50.0	NO	FL 16309.1
FIXED	JELD-WEN WINDOWS	FIXED V-4500	+50.0 / -50.0	NO	FL 14784.3
C. PANEL WALL					
SIDING	JAMES HARDIE	HARDIE PLANK LAP SIDING	N/A	NO	FL 13192.2-R2
METAL PANELS	BERRIDGE	THIN LINE WALL PANEL	+187 / -135	NO	FL 14669.9-R1
STOREFRONT	KAWNEER NA	TRIFAB 350 STOREFRONT	+30 / -30	NO	FL 10388.1
SOFFITS	JAMES HARDIE	HARDIE SOFFITS	N/A	NO	FL 13265-R1
SIDING	JAMES HARDIE	HARDIE PANEL SIDING	N/A	NO	FL 1322.2-R1
D. ROOFING PRODUCTS					
UNDERLAYMENTS	W.R. GRACE	ICE & WATER SHIELD HT	N/A	NO	FL 298.1
METAL SOFFITS	BERRIDGE	THIN LINE WALL PANEL	+187 / -135	NO	FL 14669.9-R1
ROOF VENT	OWENS CORNING	VENT SURE ROOF VENTILATION	N/A	NO	FL 10758.3 R-3
ROOF VENT	THOMPSON ARCH METAL	OFF RIDGE VENT	N/A	NO	FL 5219.1 R-2
ROOFING	OWENS CORNING	TRUE DEFINITION DURATION	N/A	NO	FL 10674.1 R-8
METAL ROOF	BERRIDGE	CEE-LEAK PANEL			

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ISSUE HISTORY

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REVISION HISTORY

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MICHAEL E. GOVE
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SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

CODE ANALYSIS - CLUBHOUSE

CH0.02

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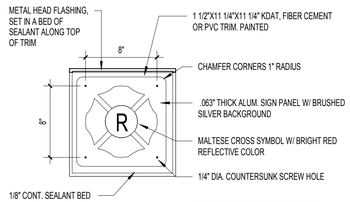


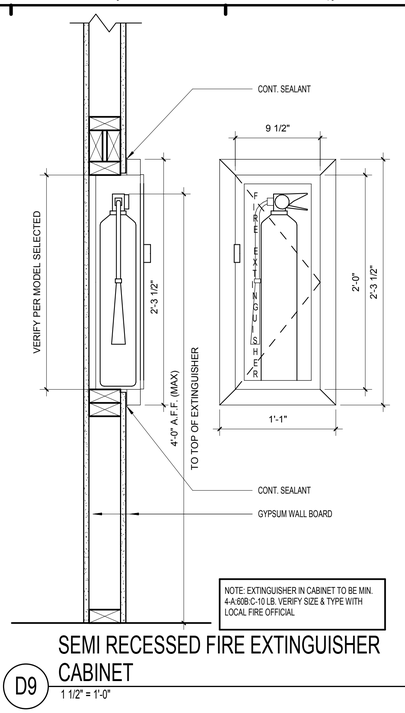
B3 FIRE SIGN DETAIL
1 1/2" = 1'-0"

LIFE SAFETY NOTES

1. PERMIT REQUIREMENTS BY CONTRACTOR: THE CONTRACTOR IS REQUIRED TO PROVIDE SIGNED & SEALED TRUSS DRAWING FOR THE ARCHITECTS REVIEW & ACCEPTANCE. THE CONTRACTOR WILL BE REQUIRED TO SUPPLY ACCEPTED SIGNED & SEALED COPY OF THE TRUSS SHOP DRAWING TO THE CITY OF LAKE COUNTY, FL BUILDING DEPARTMENT PRIOR TO THE FIRST INSPECTION.
2. SEE CH0.02 FOR CODE DATA COMPLYING WITH THE FBC BUILDING CODE 2014 (5TH EDITION) BUILDING & INTERNATIONAL FIRE PREVENTION CODE 2014 (5TH EDITION).
3. PROVIDE RECESSED PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10 STANDARDS FOR PORTABLE FIRE EXTINGUISHERS' 2012 EDITION. VERIFY EXACT LOCATION AND F.E. TYPE WITH FIRE OFFICIAL.
4. FIRE EXTINGUISHERS IN PUBLIC SPACES SHALL BE LOCATED WITHIN 75' TRAVEL DISTANCE.

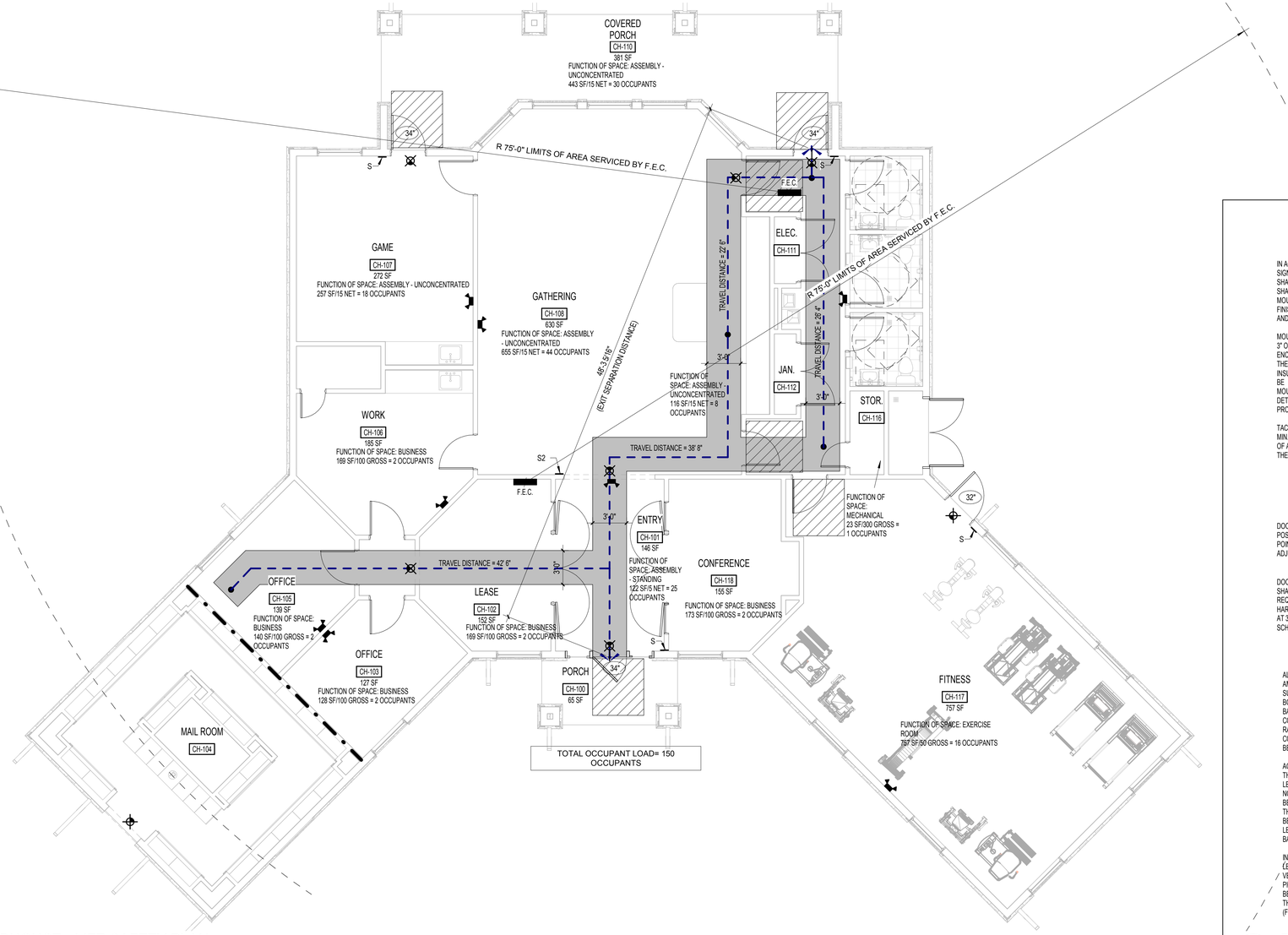
LIFE SAFETY LEGEND

- EMERGENCY LIGHT
- ILLUMINATED EXIT SIGN
- TRAVEL DISTANCE TO EXIT
- F.E.C. — FIRE EXTINGUISHER VERIFY EXACT LOCATIONS AND TYPES WITH LOCAL FIRE OFFICIALS
- 36" ACCESSIBLE ROUTE
- MANEUVERING CLEARANCE SPACE
- REQUIRED 1 HOUR FIRE SEPARATION
- XX — CLEAR WIDTH AT EXIT DOORS
- S — TACTILE EXIT SIGN. B.O. LETTERING AT 48" AFF.
- S2 — MAX. OCCUPANCY SIGN AT 48" AFF.



NOTE: EXTINGUISHER IN CABINET TO BE MIN. 4-A:60B:C-10 LB. VERIFY SIZE & TYPE WITH LOCAL FIRE OFFICIAL

D9 SEMI RECESSED FIRE EXTINGUISHER CABINET
1 1/2" = 1'-0"

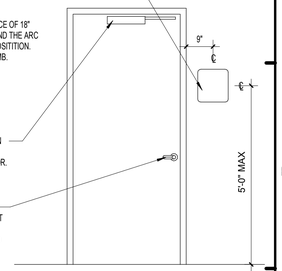


H1 CLUBHOUSE - LIFE SAFETY PLAN
3/16" = 1'-0"

IN ACCORDANCE WITH ADA REQUIREMENTS, ALL PERMANENT ROOM IDENTIFICATION SIGNS
SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, AND SHALL BE
MOUNTED WITH TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE FINISHED FLOOR, MEASURE FORM THE BASELINE OF THE LOWEST TACTILE CHARACTER, AND 60" MAX. ABOVE FINISHED FLOOR, MEASURED TO THE HIGHEST TACTILE CHARACTER.

MOUNTING LOCATION FOR SIGN SHALL BE SUCH THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGN WITHOUT
ENCOUNTERING PROTRUDING OBJECTS OR STANDING IN THE SWING OF THE DOOR. IF THERE IS
INSUFFICIENT WALL SPACE ADJACENT TO THE LATCH SIDE OF THE DOOR, THE SIGN SHALL BE
MOUNTED ON THE NEAREST ADJACENT WALL. ADA SIGNAGE SHALL COMPLY WITH THE DETAILS
PROVIDED AT THE RIGHT.

TACTILES SIGNS AT DOORS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. X 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN CLOSED POSITITION AND 45 DEGREE OPEN POSITITION. THEREFORE, THE CENTERLINE OF SIGN SHALL BE 9" MIN. FROM THE DOOR JAMB.



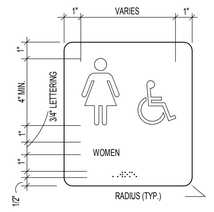
DOOR CLOSERS SWEEP PERIOD SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. ADJUST FOR 5 LB. MAX FORCE.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED AT 36" (n.) ABOVE FINISH FLOOR. PROVIDE LEVER HARDWARE EQUIV. TO SCHLAGE RHODES SERIES.

ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. SIGNS SHALL BE ADHERED TO SUPPORTING SURFACE BY ADHESIVE, SELECTED FOR HIGH STRENGTH AND DURABILITY OF BOND BETWEEN SIGN BACKING AND SUPPORTING SURFACE MATERIAL. SIGN BACKGROUND SHALL BE MINIMUM 1/8" THICK ACRYLIC PLATE. BACKGROUND COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS, AND SHALL PROVIDE AT LEAST 70% CONTRAST WITH WHITE FOREGROUND LETTERS. BACKGROUND FINISH SHALL BE NON-GLARE.

ACRYLIC LETTERING SHALL BE RAISED AT LEAST 1/32", AND MAY BE ACHIEVED THROUGH SURFACE APPLICATION, ETCHING OR INJECTION MOLDING. ALL LETTERS SHALL BE UPPER CASE. LETTER SIZE SHALL BE AS INDICATED, BUT IN NO CASE LESS THAT 5/8" HIGH OR GREATER THAN 2" HIGH. TYPE STYLE SHALL BE HELVETICA MEDIUM, AND COLOR SHALL BE NON-GLARE WHITE. WHERE MORE THAN ONE ROW OF LETTERING IS REQUIRED, THE LEADING (BLAND SPACE) BETWEEN ROWS SHALL BE APPROXIMATELY 80% OF THE HEIGHT OF THE LETTERING. GRADE 2 BRAILLE REQUIRED, COLOR TO BE SAME AS SIGN BACKGROUND.

INTERNATIONAL PICTOGRAM SYMBOLS, WHERE REQUIRED, SHALL BE RAISED AT (EAST 1/32" (SIMILAR TO LETTERS), AND SHALL HAVE A MINIMUM 6" HIGH VERTICAL FIELD. THE EQUIVALENT VERBAL DESCRIPTION (TEXT) OF THE PICTOGRAM SHALL BE PLACED DIRECTLY BELOW THE PICTOGRAM, AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE. PICTOGRAMS SHALL BE REQUIRED FOR THE FOLLOWING ROOM SIGNS: MEN (MALE ACCESSIBLE RESTROOM) WOMEN (FEMALE ACCESSIBLE RESTROOM)



H8 PERMANENT IDENTIFICATION SIGN
1/2" = 1'-0"

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SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

CLUBHOUSE LIFE SAFETY PLANS

CH0.05

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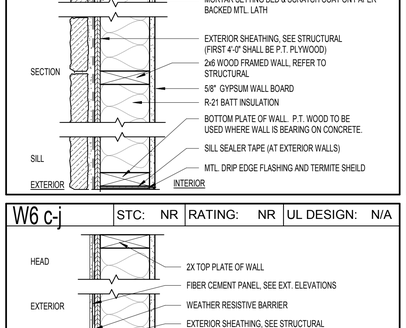
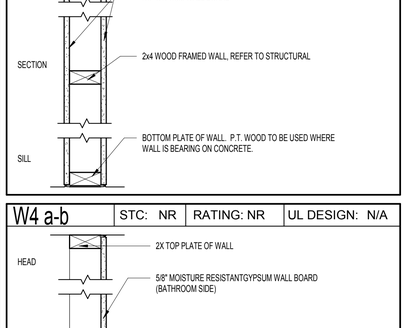
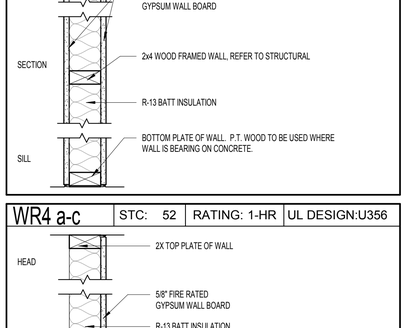
W6 c-l | STC: -- | RATING: NR | UL DESIGN: N/A



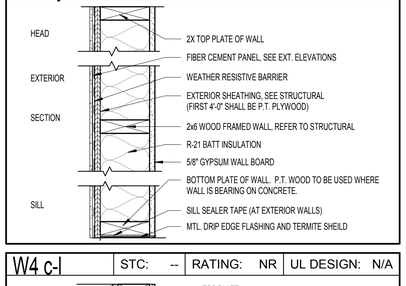
W4 b-b | STC: NR | RATING: NR | UL DESIGN: N/A



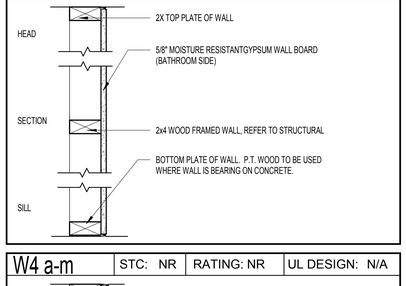
WR4 b-c | STC: 56 | RATING: 1-HR | UL DESIGN: U305



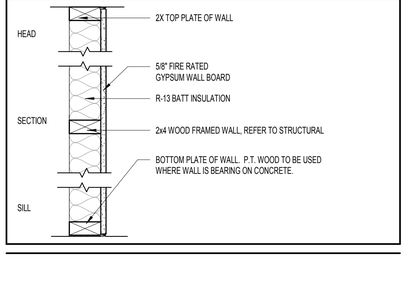
W6 c-j | STC: NR | RATING: NR | UL DESIGN: N/A



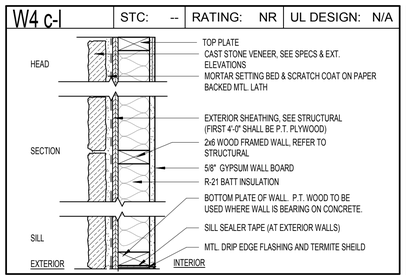
W4 a-b | STC: NR | RATING: NR | UL DESIGN: N/A



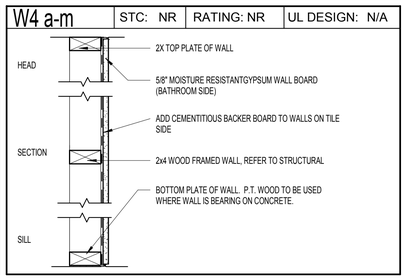
WR4 a-c | STC: 52 | RATING: 1-HR | UL DESIGN:U356



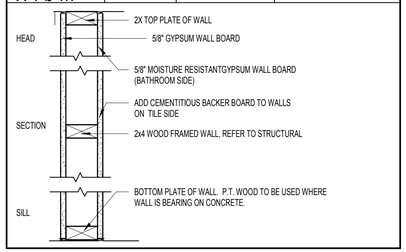
W4 c-l | STC: -- | RATING: NR | UL DESIGN: N/A



W4 a-m | STC: NR | RATING: NR | UL DESIGN: N/A



W4 b-m | STC: NR | RATING: NR | UL DESIGN: N/A



PARTITION LEGEND:

CONCRETE
- C8 = 6" CONCRETE
- C6 = 6" CONCRETE
- C5 = 5" CONCRETE
- C4 = 4" CONCRETE

EXISTING PARTITION
- E = EXISTING PARTITION. USE MODIFIER FOR FURRING OVER EXISTING WALL

FURRING
- F2 = 1-1/2" FURRING
- F4 = 3-1/2" FURRING
- F6 = 5-1/2" FURRING

MASONRY
- M12 = 12" CMU
- M10 = 10" CMU
- M8 = 8" CMU
- M4 = 4" CMU

PATCHING OR INFILL
- P = PATCHING OF WALL (OR INFILL) TO MATCH ADJACENT CONSTRUCTION IN EXISTING WALL

SHAFT WALL
- H4 = 4" C-H STUDS
- H2 = 2-1/2" C-H STUDS

STEEL STUD
- S6 = 6" METAL STUDS
- S4 = 3-5/8" METAL STUDS
- S2 = 2-1/2" METAL STUDS
- S1 = 1-5/8" METAL STUDS

WOOD STUD
- W8 = 1-1/2" X 7-1/4" WOOD STUDS
- W6 = 1-1/2" X 5-1/2" WOOD STUDS
- W4 = 1-1/2" X 3-1/2" WOOD STUDS

OTHER
- R = INDICATES RATED ASSEMBLY

W4 a-b

MODIFIERS
- a. UNFINISHED
- b. (1) LAYER SHEATHING
- c. (1) LAYER SHEATHING & INSULATION
- d. (2) LAYERS SHEATHING
- e. (2) LAYERS SHEATHING & INSULATION
- f. (1) LAYER SHEATHING WITH FURRING
- g. (1) LAYER SHEATHING WITH FURRING & INSULATION
- h. STUCCO
- i STUCCO, LATH, BUILDING PAPER, BUILDING WRAP, SHEATHING
- j SIDING, BUILDING PAPER, BUILDING WRAP, SHEATHING
- k. STONE VENEER
- l. STONE VENEER, LATH, BUILDING PAPER, BUILDING WRAP, SHEATHING
- m. (1) LAYER M.R. / CEMENTITIOUS SHEATHING
- n. (1) LAYER M.R. / CEMENTITIOUS SHEATHING & INSULATION
- o. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING
- p. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING & INSULATION
- q. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING
- r. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING & INSULATION
- s. SKIM COAT FINISH
- t. STONE VENEER, AIRSPACE, BUILDING PAPER, BUILDING WRAP, SHEATHING
- u. MASONRY
- v. (1) LAYER M.R. SHEATHING

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SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
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PARTITION TYPES

CH0.06

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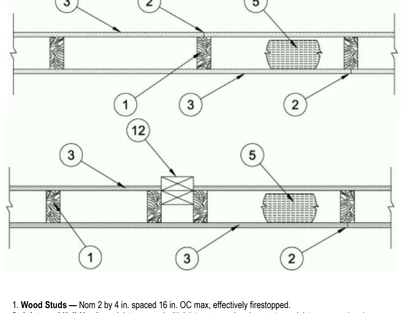

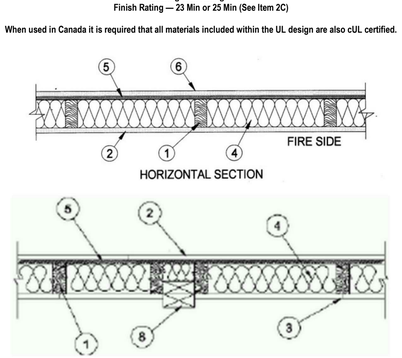

Design No. U305

February 04, 2015

Bearing Wall Rating **— 1 Hr**

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.
STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6, 6A or 6B, **Steel Framing Members***.

When Item 6 ,6B, or 6C **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing
AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type LightRoc (finish rating 22 min) or Type AG-C
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min).
CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC, Type C or Type X (finish rating 26 min), Type EGRG or GlasRoc (finish rating 23 min)
CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min).
GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min).
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 or Type PG-C.
PANEL REY S A — Type GREX, PRX; Types RHX, MDX, ETX (finish rating 22 min)
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)
THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)
UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min).
USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min).

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), Type AG-C (finish rating 25 min.).
CERTAINTEED GYPSUM INC — Type C or Type X (finish rating 26 min).
CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).
UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).
USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

3B. **Gypsum Board* —** (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR.
UNITED STATES GYPSUM CO — Types AR, IP-AR.
USG MEXICO S A DE C V — Types AR, IP-AR.

3C. **Gypsum Board* —** (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX.
UNITED STATES GYPSUM CO — Type SHX.
USG MEXICO S A DE C V — Type SHX.

3D. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, or 3C — not shown) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min).

3E. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlass Type X (finish rating 23 min).

3F. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) - 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.
UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

3G. **Gypsum Board* —** (As an alternate to Items 3 through 3F) - 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min).

3H. **Gypsum Board* —** (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

3I. **Gypsum Board * —** (As an alternate to Items 3 through 3H, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min).

3J. **Gypsum Board* —** (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
CERTAINTEED GYPSUM INC — Type SilentFX

3K. **Gypsum Board* —** (As an alternate to Item 3) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min).

3L. **Gypsum Board* —** (As an alternate to Item 3) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3M. **Gypsum Board* —** (As an alternate to Items 3) For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3.
CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 3, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min).

3P. **Gypsum Board* —** (As an alternate to Item 3, not shown) - Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same sidebetween face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

4. **Steel Corner Fasteners — (Optional) —** For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.
5. **Batts and Blankets* —** (Optional - Required when Item 6A is used (RC-1)) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

CERTAINTEED CORP
KNAUF INSULATION LLC
JOHNS MANVILLE INTERNATIONAL INC
KNAUF INSULATION LLC
MANSON INSULATION INC
OWENS CORNING HT INC, DIV OF OWENS CORNING — Corning Fiberglas Corp.
ROCK WOOL MANUFACTURING CO — Delta Board.
ROXUL INC — Acoustical Fire Batts
THERMAFIBER INC — Type SAFB.

5A. **Fiber, Sprayed* —** (Not shown - Not for use with Item 6) As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS765LD or INS770LD.
U S GREENFIBER L L C — INS735& INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.

5B. **Fiber, Sprayed* —** (Not shown - Not for use with Item 6) As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER INC — Type SAFB

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown - Not for use with Item 6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
TEXAS AMERROCK PARTNERS L P, DBA AMERROCK PRODUCTS — Rockwool

5G. **Fiber, Sprayed* —** (Optional, Not Shown - Not for use with Items6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

6. Steel Framing Members (Optional, Not Shown)* — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3. b. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

b. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6A. Steel Framing Members (Optional, Not Shown)* — Furring channels and Steel Framing Members on one side of studs as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. Steel Framing Members* — used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

6B. Steel Framing Members — (Optional, Not Shown)* — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. Steel Framing Members* — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6C. Steel Framing Members — (Optional, Not Shown)* — Furring channels and resilient sound isolation clip as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured together with four self-tapping No. 8x1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Gypsum board attached to furring channels as described in Item 3. Side joint furring channels shall be attached to studs with RESILMOUNT Sound Isolation Clips located approximately 2 in. from each end of length of channel. Both Gypsum Boards at side joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge.

b. Steel Framing Members* — Resilient sound isolation clip used to attach furring channels (Item 6Ca) to studs. Clips spaced 16 in. OC., and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7. Furring Channel — Optional - Not Shown - For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. Caulking and Sealants — (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above - Nailheads Shall be covered with joint compound.
B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.
C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 6, above - Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
E. Item 8, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. Wall and Partition Facings and Accessories* — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 510.

11. Cementitious Backer Units* — (Optional Item Not Shown - For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. Non-Bearing Wall Partition Intersection — (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. Mesh Netting — (Not shown) - Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. Mineral and Fiber Board* — (Optional, Not shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14A. Mineral and Fiber Board* — (Optional, Not shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14B. Glass Fiber Insulation — (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. Batts and Blankets* — (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC — Type SAFB

14D. Adhesive — (For use with Item 14A) - Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. Gypsum Board* — (For use with Item 14A) - 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C
CGC INC — Types C, IP-X2, IPC-AR
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A
GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C
NATIONAL GYPSUM CO — Types FSK-C, FSW-C
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.
PANEL REY S A — Type PRC
THAI GYPSUM PRODUCTS PCL — Type C
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR
USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2015-02-04

Design No. U356

June 27, 2014

(Exposed to Fire on Interior Face Only)
Bearing Wall Rating — 1 Hr
Finish Rating — 23 Min or 25 Min (See Item 2C)

When used in Canada it is required that all materials included within the UL design are also cUL certified.

HORIZONTAL SECTION

1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5) . When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.
2. Gypsum Board* —Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.
When Item 7, Steel Framing Members*, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
When Item 7A, 7B, or 7C Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in.
long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All
joints in face layers staggered with joints in base layers.
ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370
AMERICAN GYPSUM CO (View Classification) — CKNX.R14196
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) CKNX.R19374
CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660
CGC INC (View Classification) — CKNX.R19751
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482
GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717
LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809
NATIONAL GYPSUM CO (View Classification) — CKNX.R3501
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094
PANEL REY S A (View Classification) — CKNX.R21796
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262
THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517
UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319
USG MEXICO S A DE C V (View Classification) — CKNX.R16089
2A. Gypsum Board* — (As an alternate to Item 2, not shown) - Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the Gypsum Board* (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CGC INC
UNITED STATES GYPSUM CO
USG MEXICO S A DE C V
2B. Gypsum Board* — (As an alternate to Item 2, not shown) - 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
ACADIA DRYWALL SUPPLIES LTD — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C
CERTAINTEED GYPSUM INC — Type C or Type X
GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS.
THAI GYPSUM PRODUCTS PCL — Type C or Type X
2C. Gypsum Board* — (As an alternate to Item 2, not shown) - For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.
ACADIA DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing
GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X,Soffit-Type X
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS.
2D. Gypsum Board* — (As an alternate to Item 2) - Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board
2E Gypsum Board* — (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.
2F. Gypsum Board* — (As an alternate to Item 2) - Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
CERTAINTEED GYPSUM INC — Type SilentFX
2G. Wall and Partition Facings and Accessories* — (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.
3. Joints and Nailheads — (Not Shown) — Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. Batts and Blankets* — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and Batts and Blankets* (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.
4A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735& INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.
4B. Fiber, Sprayed* — As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft3.
NU-WOOL CO INC — Cellulose Insulation
4C. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity
in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL
5. Wood Structural Panel Sheathing — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.
5A. Mineral and Fiber Boards* — As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.
GEORGIA-PACIFIC PANEL PRODUCTS L L C — Types FiberBrace or QuietBrace
6. Exterior Facings — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
A. Vinyl Siding — Molded Plastic* — Contoured rigid vinyl siding having a flame spread value of 20 or less.
See Molded Plastic (BTAT) category in the Building Materials Directory for names of manufacturers.
B. Particle Board Siding — Hardboard exterior sidings including patterned panel or lap siding.
C. Wood Structural Panel or Lap Siding — APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.
D. Cementitious Stucco — Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.
E. Brick Veneer — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.
F. Exterior Insulation and Finish System (EIFS) — Nom 1 in. Foamed Plastic* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See Foamed Plastic (BRYX and CCVW) categories for names of Classified companies.
G. Siding — Aluminum or steel siding attached over sheathing to studs.
H. Fiber-Cement Siding — Fiber-cement exterior sidings including smooth and patterned panel or lap siding.
7. Steel Framing Members — (Optional, Not Shown)* — Furring Channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board
attached to furring channels as described in Item 2.
b. Steel Framing Members* — Used to attach furring channels (Item 7A) to studs . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL INC — Types RSIC-1, RSIC-1 (2.75).
7A. Steel Framing Members (Optional, Not Shown)* — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item
b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two
layers of gypsum board attached to furring channels as described in Item 2.
b. Steel Framing Members* — Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC., and secured to studs
with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.
7B. Steel Framing Members* — (Optional, Not Shown) - Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.
b. Steel Framing Members* — Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip
7C. Steel Framing Members — (Optional, Not Shown)* - Furring channels and resilient sound isolation clip as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item
b. Ends of adjoining channels overlapped 6 in. and secured together with four self-tapping No. 8x1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Gypsum board attached to furring channels as described in Item 2. Side joint furring channels shall be attached to studs with RESILMOUNT Sound Isolation Clips - Type A237R located approximately 2 in. from each end of length of channel. Both Gypsum Boards at side
joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge.
b. Steel Framing Members* — Resilient sound isolation clip used to attach furring channels (Item 7Ca) to studs. Clips spaced 16 in. OC., and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R
8. Non-Bearing Wall Partition Intersection — (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

Last Updated on 2014-06-27

*Bearing the UL Classification Mark

ASSEMBLY SOUND RATINGS

WALL ASSEMBLY (UL ASSEMBLY) SEE LS PLANS	STC RATING	IIC RATING	TEST NUMBER/STANDARD
U305	56	N/A	BW-35ST 1969/GEIGER AND HAMME
U356	52	N/A	BW-35ST 1969/GEIGER AND HAMME

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	6/22/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH

2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR94111

SUMMER BAY
APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

UL REFERENCE DIRECTORY - WALL SYSTEMS

CH0.07

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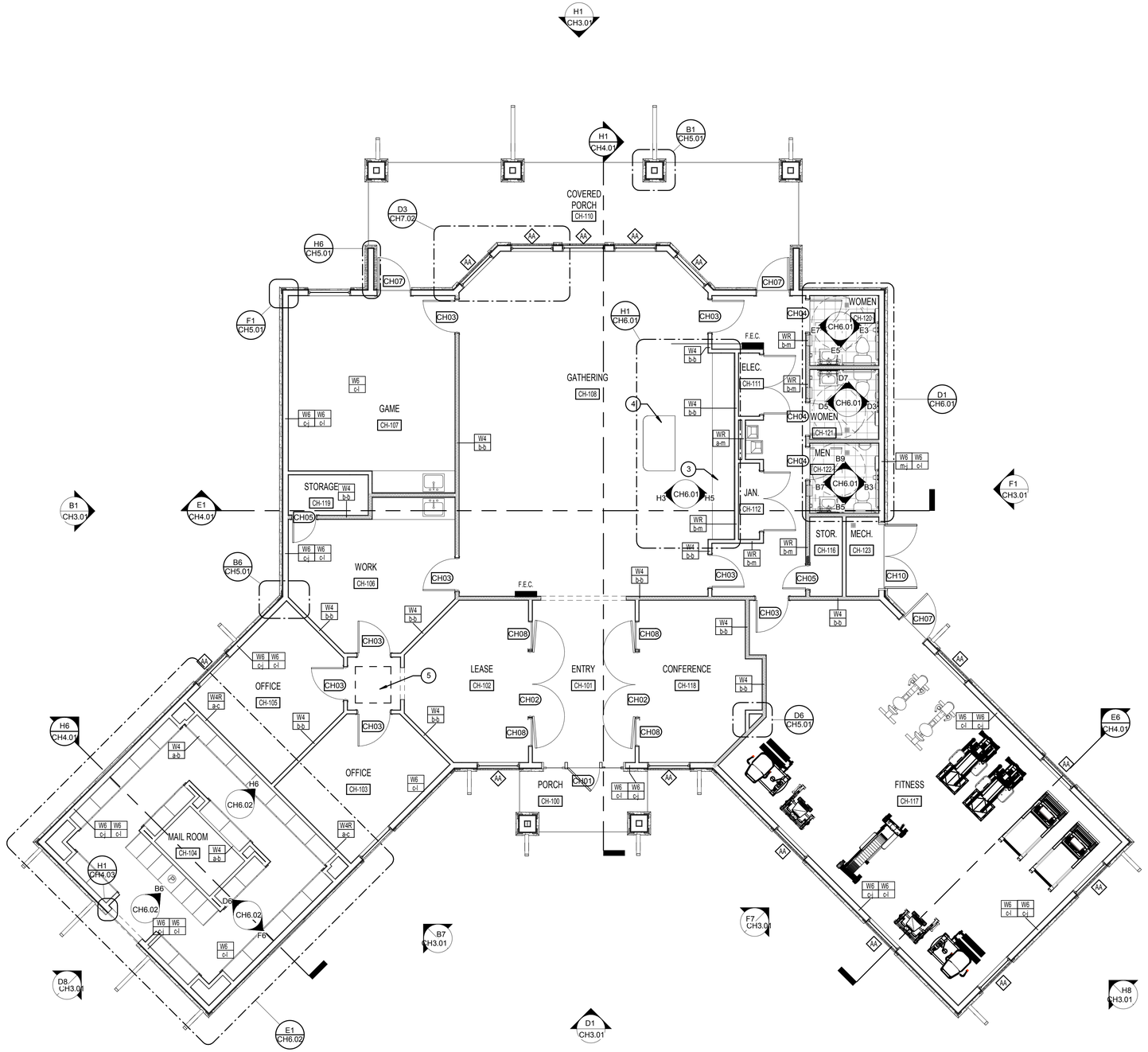

H1 CLUBHOUSE - REFERENCE PLAN

3/16" = 1'-0"

PARTITION LEGEND:

CONCRETE
- C8 = 8" CONCRETE
- C6 = 6" CONCRETE
- C5 = 5" CONCRETE
- C4 = 4" CONCRETE

EXISTING PARTITION
- E = EXISTING PARTITION. USE MODIFIER FOR FURRING OVER EXISTING WALL

FURRING
- F2 = 1-1/2" FURRING
- F4 = 3-1/2" FURRING
- F6 = 5-1/2" FURRING

MASONRY
- M12 = 12" CMU
- M10 = 10" CMU
- M8 = 8" CMU
- M4 = 4" CMU

PATCHING OR INFILL
- P = PATCHING OF WALL (OR INFILL) TO MATCH ADJACENT CONSTRUCTION IN EXISTING WALL

SHAFT WALL
- H4 = 4" C-H STUDS
- H2 = 2-1/2" C-H STUDS

STEEL STUD
- S6 = 6" METAL STUDS
- S4 = 3-5/8" METAL STUDS
- S2 = 2-1/2" METAL STUDS
- S1 = 1-5/8" METAL STUDS

WOOD STUD
- W8 = 1-1/2" X 7-1/4" WOOD STUDS
- W6 = 1-1/2" X 5-1/2" WOOD STUDS
- W4 = 1-1/2" X 3-1/2" WOOD STUDS

OTHER
- R = INDICATES RATED ASSEMBLY

W4 b-b

MODIFIERS
- a. UNFINISHED
- b. (1) LAYER SHEATHING
- c. (1) LAYER SHEATHING & INSULATION
- d. (2) LAYERS SHEATHING
- e. (2) LAYERS SHEATHING & INSULATION
- f. (1) LAYER SHEATHING WITH FURRING
- g. (1) LAYER SHEATHING WITH FURRING & INSULATION
- h. STUCCO
- i. STUCCO, LATH, BUILDING PAPER, BUILDING WRAP, SHEATHING
- j. SIDING, BUILDING PAPER, BUILDING WRAP, SHEATHING
- k. STONE VENEER
- l. STONE VENEER, LATH, BUILDING PAPER, BUILDING WRAP, SHEATHING
- m. (1) LAYER M.R. / CEMENTITIOUS SHEATHING
- n. (1) LAYER M.R. / CEMENTITIOUS SHEATHING & INSULATION
- o. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING
- p. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING & INSULATION
- q. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING
- r. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING & INSULATION
- s. SKIM COAT FINISH
- t. STONE VENEER, AIRSPACE, BUILDING PAPER, BUILDING WRAP, SHEATHING
- u. MASONRY
- v. (1) LAYER M.R. SHEATHING

LEGEND

F.E.C. — FIRE EXTINGUISHER VERIFY EXACT LOCATIONS AND TYPES WITH LOCAL FIRE OFFICIALS

REQUIRED 1 HOUR FIRE SEPARATION

BATT. INSULATION

NOTES

1. HIGH / LOW WATER FOUNTAIN - SEE PLUMBING
2. FLOOR DRAIN, SLOPE FLOOR TO DRAIN - SEE PLUMBING
3. GRANITE COUNTERTOP
4. MILLWORK ISLAND W/ CABINETS AND GRANITE TOP
5. IN-CEILING AIR HANDLER - SEE MECHANICAL

PERMIT REVIEW STAMP

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CONSULTANT

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SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

CLUBHOUSE REFERENCE PLAN

CH2.01

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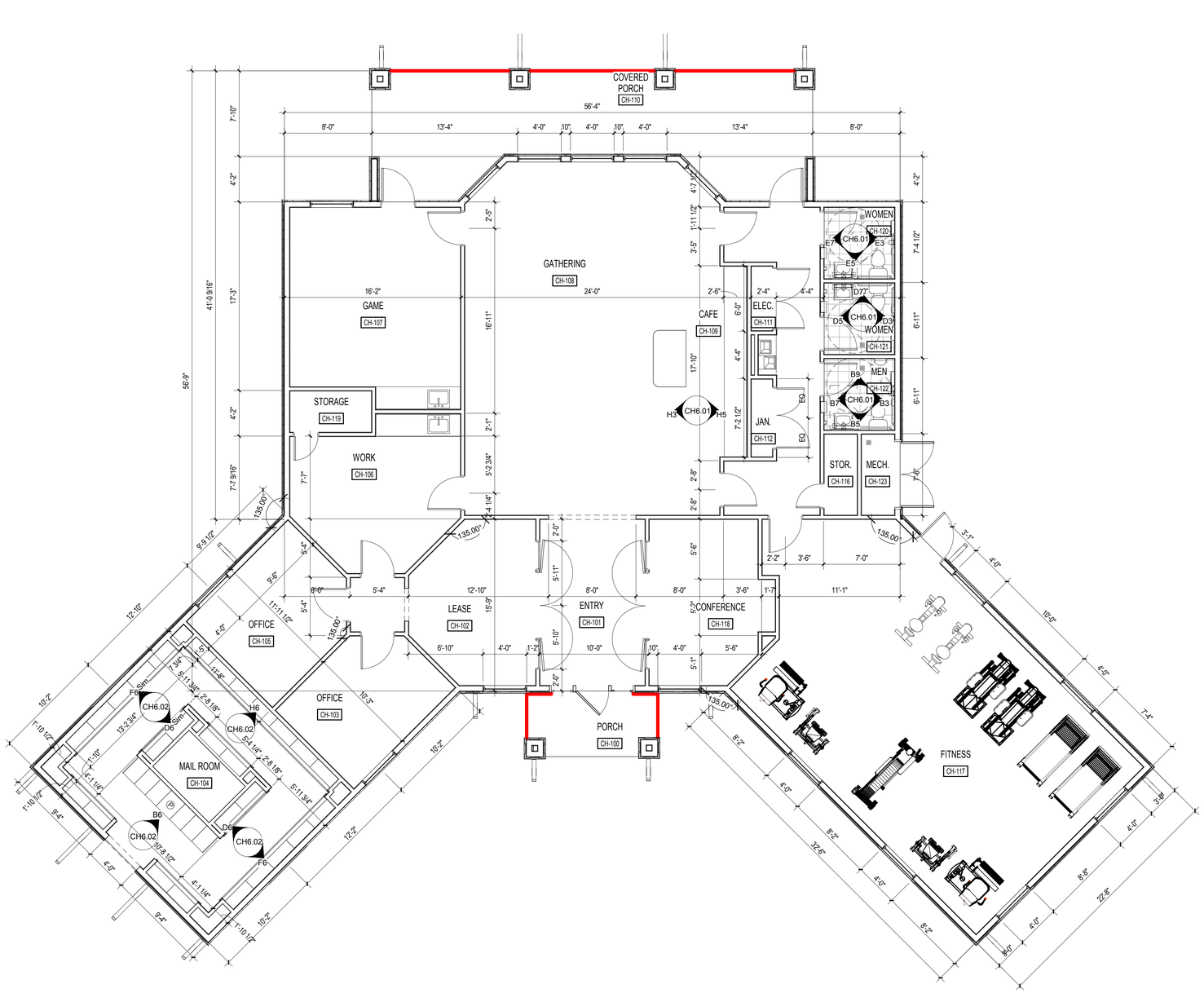
GENERAL NOTES:

1. OVERALL PLAN DIMENSIONS ARE FROM OUTSIDE FACE OF STUD OR FACE OF MASONRY. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING. UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
4. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
5. VERIFY EXACT LOCATION AND FIRE EXTIGUISHERS TYPE WITH FIRE OFFICIALS.
6. INSULATION - SEE SPECIFICATIONS FOR SCHEDULE OF INSULATION VALUES.
7. ALL VINYL, TILE, AND HARD SURFACE FLOORING AREAS TO HAVE 3/4" GYPSUM FLOOR TOPPING UNDERLAYMENT OVER 6mm SOUND INSULATION. WHERE CARPET AREAS ARE LOCATED, INCREASE GYPSUM FLOOR TOPPING TO 1" IN THICKNESS TO FLUSH OUT AT HARD SURFACE AREAS.
8. SEE A7.00 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
9. DOOR THRESHOLD TO MEET ADA ACCESSIBILITY REQUIREMENTS. GC. TO COORDINATE FINISH WALKWAY SURFACE W/ HARDFSCAPE/LANDSCAPE DWGS. TYPICAL.



H1 CLUBHOUSE - DIMENSION PLAN
3/16" = 1'-0"

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CONSULTANT

MICHAEL E. GOVE
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SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

CLUBHOUSE DIMENSION PLAN

CH2.02

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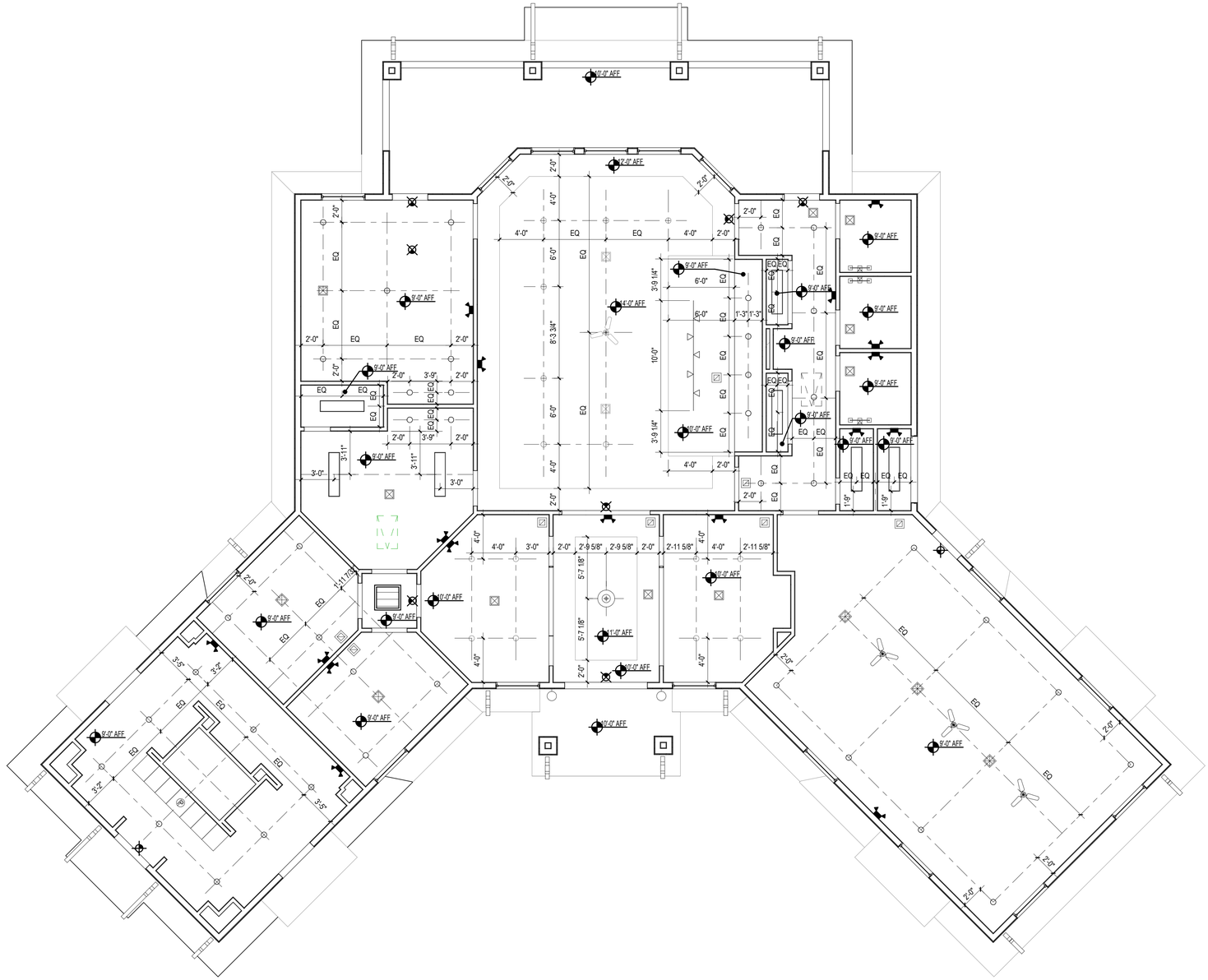

H1 CLUBHOUSE - RCP
3/16" = 1'-0"

LEGEND:

- 2' x 2' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (SEE ELECTRICAL)
- SUPPLY AIR GRILL (SEE MECHANICAL)
- RETURN AIR GRILL (SEE MECHANICAL)
- RECESSED CAN LIGHT FIXTURE (SEE ELECTRICAL)
- PENDANT LIGHT FIXTURE
- 52" TYP. SUSPENDED CEILING FAN (SEE ELECTRICAL)
- EXIT SIGN
- TRACK LIGHTING
- EMERGENCY LIGHT
- ATTIC ACCESS
- CEILING MOUNTED AIR HANDLER - SEE MECHANICAL
- WALL MOUNTED LAMP

PERMIT REVIEW STAMP

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LAKE COUNTY, FL

Drawn:	Author
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Date:	Issue Date
Project #:	5389

CLUBHOUSE RCP

CH2.03

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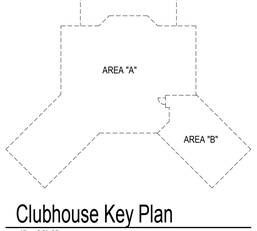


Clubhouse Key Plan

1" = 30'-0"

VENTILATION SCHEDULE			
SOFFIT VENT at EAVE	SINGLE LEG CONTINUOUS SOFFIT VENT BY "TAMLYN" OR SIMILAR	0.0625	net sq. ft./lin ft.
		9.0	net sq. in./lin ft.
RIDGE VENT	OFF RIDGE VENT (6'-0") BY "TAMCO" OR SIMILAR	1.46	net sq. ft.
		210	net sq. in.

ATTIC VENT CALCULATIONS AREA "A"		
	REQUIRED	PROVIDED
- TOTAL ROOF AREA - PER FBC 2014 (1/130) - VENTILATED AREA	3,860 S.F. X .00333 **12.86 S.F.**	
- TOTAL SOFFIT LINEAR FT - OPEN NET VENT (TAMLYN)	**YES**	206' LF X .0625
- NET FREE AREA REQ'D	**6.43 S.F. (50%)**	**12.875 S.F.**
- LINEAR FEET OF VENT - NET OFF RIDGE VENT AREA		1.46 S.F. X 5
- NET FREE AREA REQ'D	**6.43 S.F. (50%)**	**7.3 S.F.**
- TOTAL VENTILATED AREA	**12.86 S.F.**	**20.175 S.F.**

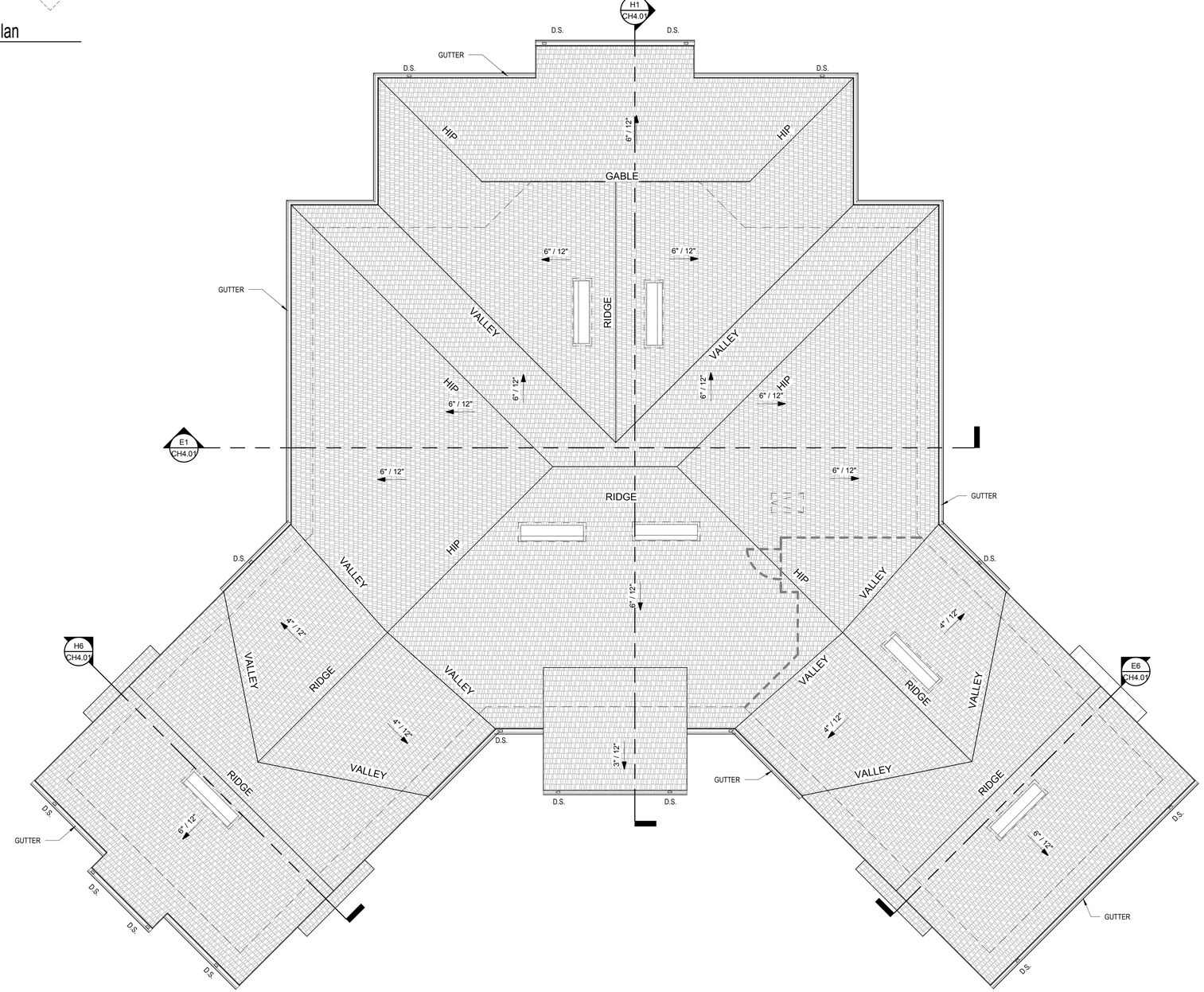
ATTIC VENT CALCULATIONS AREA "B"		
	REQUIRED	PROVIDED
- TOTAL ROOF AREA - PER FBC 2014 (1/130) - VENTILATED AREA	1,003 S.F. X .00333 **3.34 S.F.**	
- TOTAL SOFFIT LINEAR FT - OPEN NET VENT (TAMLYN)	**YES**	92' LF X .0625
- NET FREE AREA REQ'D	**1.67 S.F. (50%)**	**5.75 S.F.**
- LINEAR FEET OF VENT - NET OFF RIDGE VENT AREA		1.46 S.F. X 2
- NET FREE AREA REQ'D	**1.67 S.F. (50%)**	**2.92 S.F.**
- TOTAL VENTILATED AREA	**3.34 S.F.**	**8.67 S.F.**

ROOF NOTES:

1. PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF COLOR
2. COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
3. LEAVE OPENING IN MAIN ROOF SHEATHING FOR VENTILATION UNDERNEATH OVER BUILT AREAS.
4. DOWNSPOUTS AND GUTTERS SHOWN ARE MIN. REQUIREMENTS SUBJECT TO OWNER'S CONSIDERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO MEET MINIMUM ROOF VENT REQUIREMENTS.
6. GENERAL CONTRACTOR SHALL COORDINATE ALL ROOF ACCESSORIES INSTALLATION DETAILS PER MANUFACTURERS SPEC'S TO MAINTAIN THE WATERTIGHT SYSTEM & EXTENDED WATERPROOFING WARRANTY.
7. SEE CIVIL SITE PLAN FOR BUILDING ORIENTATION. CARDINAL DIRECTIONS SHOWN FOR REFERENCE ONLY.

LEGEND:

- ATTIC DRAFTSTOPPING PARTITION
- REMOVABLE ACCESS PANEL. MIN. 36" X 36". SEE DETAIL B1/A5.05
- OFF RIDGE VENT
- D.S. — DOWNSPOUT
- 1HR. FIRE RATED ATTIC ACCESS PANEL. MIN. 22"X36". COORDINATE WITH ROOF TRUSSES



H2 CLUBHOUSE - ROOF PLAN

3/16" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	6/22/2018	ISSUE FOR PERMIT

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR94111

SUMMER BAY APTS. II

LAKE COUNTY, FL

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CLUBHOUSE ROOF PLAN

CH2.04

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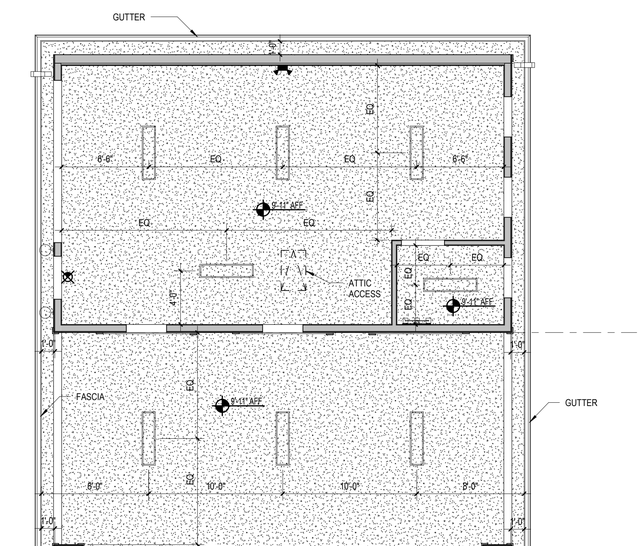
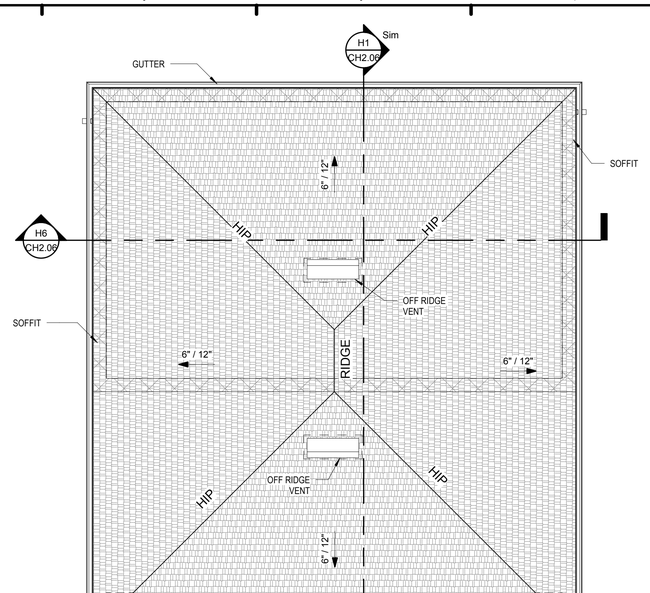


D1 MAINTENANCE- RCP
3/16" = 1'-0"



D5 MAINTENANCE -ROOF PLAN
3/16" = 1'-0"

VENTILATION SCHEDULE			
SOFFIT VENT at EAVE	SINGLE LEG CONTINUOUS SOFFIT VENT BY "TAMLYN" OR SIMILAR	0.0625 9.0	net sq. ft./lin ft. net sq. in./lin ft.
RIDGE VENT	OFF RIDGE VENT (6'-0") BY "TAMCO" OR SIMILAR	1.46 210	net sq. ft. net sq. in.

ATTIC VENT CALCULATIONS		
	REQUIRED	PROVIDED
- TOTAL ROOF AREA - PER FBC 2014 (1/130) - VENTILATED AREA	1,463 S.F. X .00333 **4.88 S.F.**	
- TOTAL SOFFIT LINEAR FT - OPEN NET VENT (TAMLYN)	**YES**	114' LF X .0625
- NET FREE AREA REQ'D	**2.44 S.F. (50%)**	**7.125 S.F.**
- LINEAR FEET OF VENT - NET OFF RIDGE VENT AREA		1.46 S.F. X 2
- NET FREE AREA REQ'D	**2.44 S.F. (50%)**	**2.92 S.F.**
- TOTAL VENTILATED AREA	**4.88 S.F.**	**10.045 S.F.**

ROOF NOTES:

1. PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF COLOR
2. COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
3. LEAVE OPENING IN MAIN ROOF SHEATHING FOR VENTILATION UNDERNEATH OVER BUILT AREAS.
4. DOWNSPOUTS AND GUTTERS SHOWN ARE MIN. REQUIREMENTS SUBJECT TO OWNER'S CONSIDERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO MEET MINIMUM ROOF VENT REQUIREMENTS.
6. GENERAL CONTRACTOR SHALL COORDINATE ALL ROOF ACCESSORIES INSTALLATION DETAILS PER MANUFACTURERS SPEC'S TO MAINTAIN THE WATERTIGHT SYSTEM & EXTENDED WATERPROOFING WARRANTY.
7. SEE CIVIL SITE PLAN FOR BUILDING ORIENTATION. CARDINAL DIRECTIONS SHOWN FOR REFERENCE ONLY.

GENERAL NOTES:

1. OVERALL PLAN DIMENSIONS ARE FROM OUTSIDE FACE OF STUD OR FACE OF MASONRY. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING. UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
4. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
5. VERIFY EXACT LOCATION AND FIRE EXTIGUISHERS TYPE WITH FIRE OFFICIALS.
6. INSULATION - SEE SPECIFICATIONS FOR SCHEDULE OF INSULATION VALUES.
7. ALL VINYL, TILE, AND HARD SURFACE FLOORING AREAS TO HAVE 3/4" GYPSUM FLOOR TOPPING UNDERLAYMENT OVER 6mm SOUND INSULATION. WHERE CARPET AREAS ARE LOCATED, INCREASE GYPSUM FLOOR TOPPING TO 1" IN THICKNESS TO FLUSH OUT AT HARD SURFACE AREAS.
8. SEE A7.00 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
9. DOOR THRESHOLD TO MEET ADA ACCESSIBILITY REQUIREMENTS. GC. TO COORDINATE FINISH WALKWAY SURFACE W/ HARDFSCAPE/LANDSCAPE DWGS. TYPICAL.

LEGEND:

- 2' x 2' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (SEE ELECTRICAL)
- SUPPLY AIR GRILL (SEE MECHANICAL)
- RETURN AIR GRILL (SEE MECHANICAL)
- RECESSED CAN LIGHT FIXTURE (SEE ELECTRICAL)
- PENDANT LIGHT FIXTURE
- 52" TYP. SUSPENDED CEILING FAN (SEE ELECTRICAL)
- EXIT SIGN
- TRACK LIGHTING
- EMERGENCY LIGHT
- ATTIC ACCESS
- CEILING MOUNTED AIR HANDLER - SEE MECHANICAL
- WALL MOUNTED LAMP

PARTITION LEGEND:

CONCRETE
C8 = 6" CONCRETE
C6 = 6" CONCRETE
C5 = 5" CONCRETE
C4 = 4" CONCRETE

EXISTING PARTITION
E = EXISTING PARTITION. USE MODIFIER FOR FURRING OVER EXISTING WALL

FURRING
F2 = 1-1/2" FURRING
F4 = 3-1/2" FURRING
F6 = 5-1/2" FURRING

MASONRY
M12 = 12" CMU
M10 = 10" CMU
M8 = 8" CMU
M4 = 4" CMU

PATCHING OR INFILL
P = PATCHING OF WALL (OR INFILL) TO MATCH ADJACENT CONSTRUCTION IN EXISTING WALL

SHAFT WALL
H4 = 4" C-H STUDS
H2 = 2-1/2" C-H STUDS

STEEL STUD
S6 = 6" METAL STUDS
S4 = 3-5/8" METAL STUDS
S2 = 2-1/2" METAL STUDS
S1 = 1-5/8" METAL STUDS

WOOD STUD
W8 = 1-1/2" X 7-1/4" WOOD STUDS
W6 = 1-1/2" X 5-1/2" WOOD STUDS
W4 = 1-1/2" X 3-1/2" WOOD STUDS

OTHER
R = INDICATES RATED ASSEMBLY

W4
a-b

MODIFIERS
a. UNFINISHED
b. (1) LAYER SHEATHING
c. (1) LAYER SHEATHING & INSULATION
d. (2) LAYERS SHEATHING
e. (2) LAYERS SHEATHING & INSULATION
f. (1) LAYER SHEATHING WITH FURRING
g. (1) LAYER SHEATHING WITH FURRING & INSULATION
h. STUCCO
i STUCCO, LATH, BUILDING PAPER, BUILDING WRAP, SHEATHING
j. SIDING, BUILDING PAPER, BUILDING WRAP, SHEATHING
k. STONE VENEER
l. STONE VENEER, LATH, BUILDING PAPER, BUILDING WRAP, SHEATHING
m. (1) LAYER M.R. / CEMENTITIOUS SHEATHING
n. (1) LAYER M.R. / CEMENTITIOUS SHEATHING & INSULATION
o. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING
p. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING & INSULATION
q. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING
r. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING & INSULATION
s. SKIM COAT FINISH
t. STONE VENEER, AIRSPACE, BUILDING PAPER, BUILDING WRAP, SHEATHING
u. MASONRY
v. (1) LAYER M.R. SHEATHING

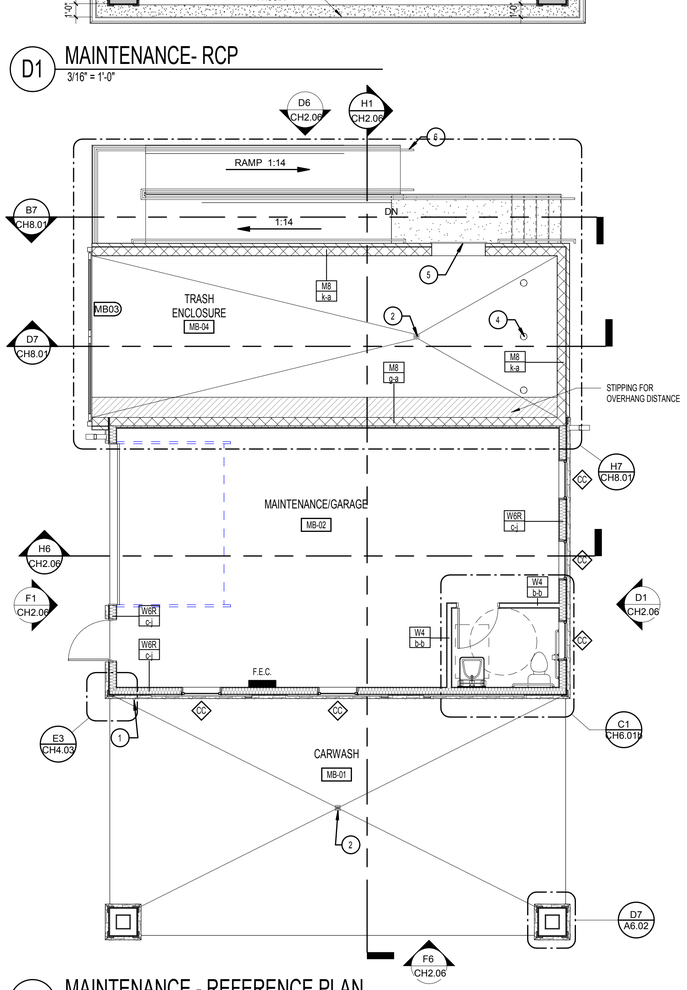
LEGEND

F.E.C. — FIRE EXTINGUISHER VERIFY EXACT LOCATIONS AND TYPES WITH LOCAL FIRE OFFICIALS

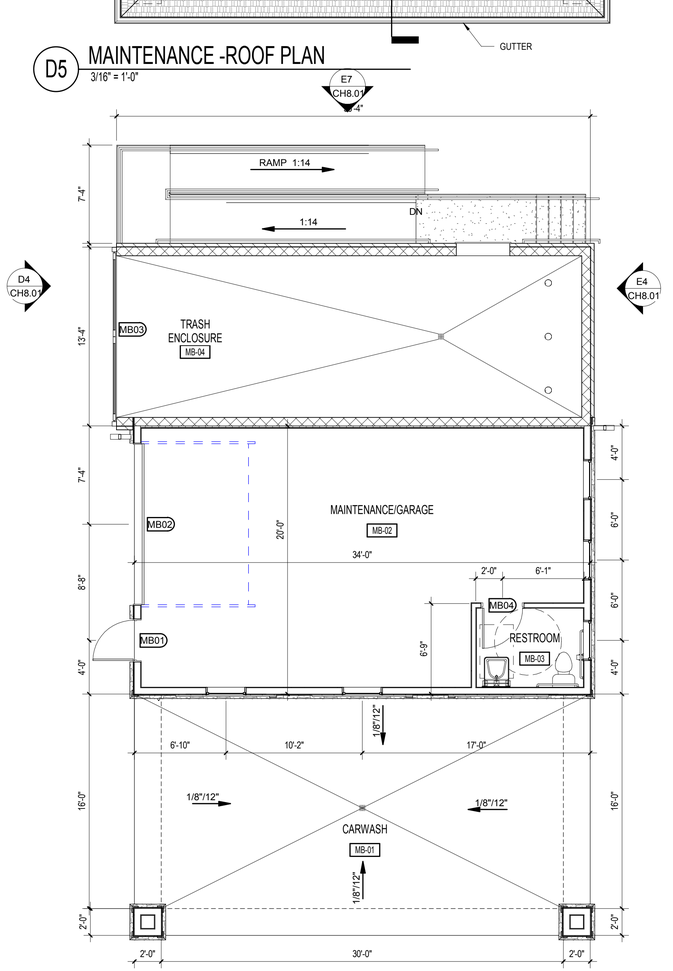
NOTES

1. HOSE BIB
2. FLOOR DRAIN
3. FEATHER CONCRETE TO FLAT SURFACE AT DOORWAY
4. BOLLARD
5. 40"X40" SECURITY DOOR W/ HANDLE AT 48" A.F.F.
6. STEEL HANDRAIL

NOTE: COORDINATE OPENINGS FOR COMPACTOR W/ COMPACTOR PROVIDER PRIOR TO INSTALLATION OF MASONRY.



H1 MAINTENANCE - REFERENCE PLAN
3/16" = 1'-0"



H5 MAINTENANCE - DIMENSION PLAN
3/16" = 1'-0"

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LAKE COUNTY, FL

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MAINTENANCE BUILDING PLANS

CH2.05

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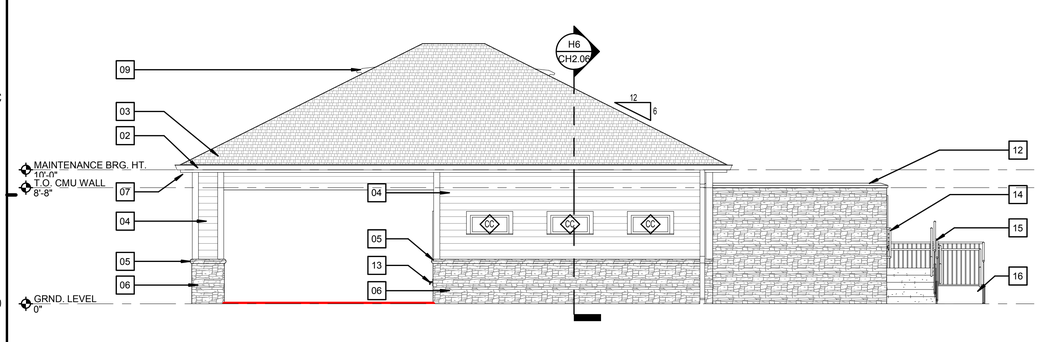
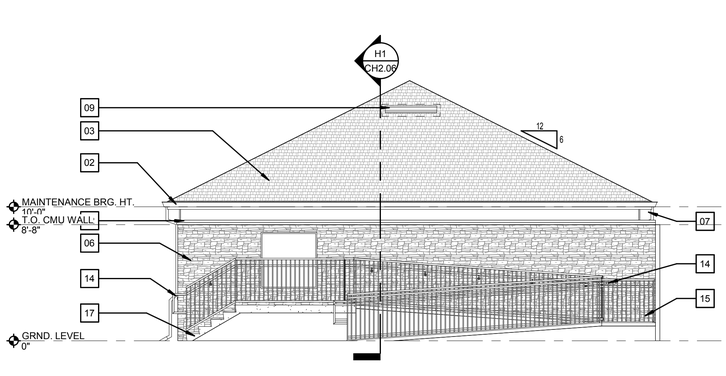


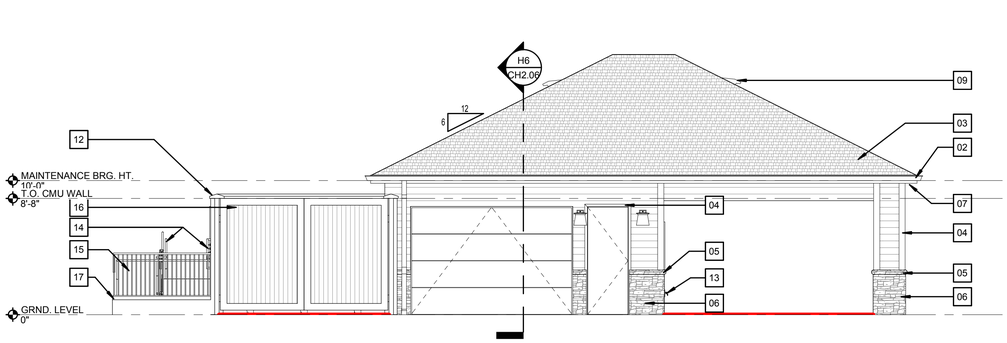
D1 MAINTENANCE BUILDING - NORTH ELEVATION

3/16" = 1'-0"



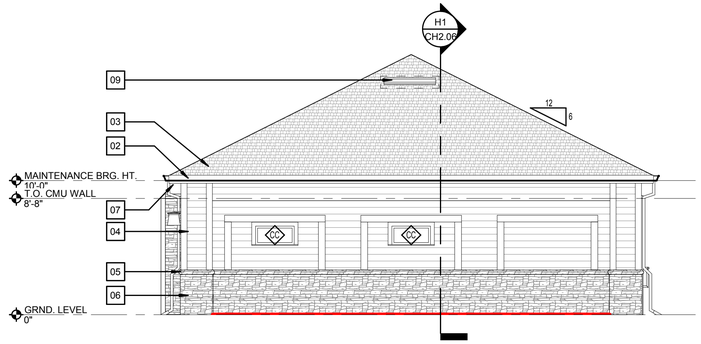
D6 MAINTENANCE BUILDING - WEST ELEVATION

3/16" = 1'-0"



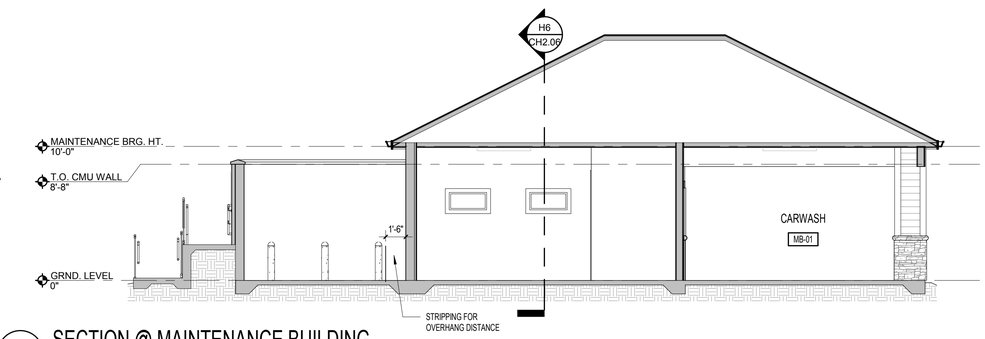
F1 MAINTENANCE BUILDING - SOUTH ELEVATION

3/16" = 1'-0"



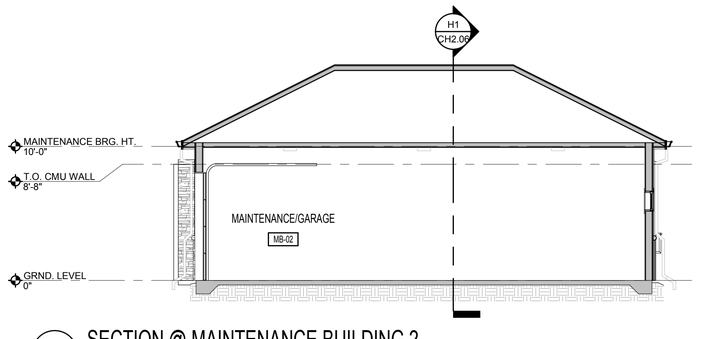
F6 MAINTENANCE BUILDING - EAST ELEVATION

3/16" = 1'-0"



H1 SECTION @ MAINTENANCE BUILDING

3/16" = 1'-0"



H6 SECTION @ MAINTENANCE BUILDING 2

3/16" = 1'-0"

XX EXTERIOR NOTES:

1. VERIFY IDENTIFICATION REQUIREMENTS WITH FIRE MARSHAL (SIGNAGE BY OTHERS). BUILDING ADDRESS SHALL BE VISIBLE FROM THE ROAD IN COLORS THAT ARE SUFFICIENT CONTRAST TO BE EASILY SEEN. THE NUMBERS SHALL BE ARABIC NUMERALS NOT LESS THAN 6" IN HEIGHT.
2. ALUMINUM GUTTERS AND DOWNSPOUTS REQUIRED AS INDICATED. PROVIDE SHOP DRAWINGS FOR APPROVAL ROOF DRAINAGE AT BUILDING ENTRANCES SHALL BE PIPED AWAY FROM PEDESTRIAN TRAFFIC AREAS, ALL OTHER DOWNSPOUT TO TERMINATE AT SPLASH BLOCKS ALL DOWN SPOUT AND GUTTER ATTACHMENTS TO BE SET IN SEALANT.
3. FIBERGLASS SHINGLES - REFER TO SPECS.
4. FIBER CEMENT SIDING.
5. PRECAST WATERTABLE.
6. STONE VENEER.
7. FIBER CEMENT FASCIA.
8. FIBER CEMENT TRIMBOARD PANEL.
9. ROOF RIDGE VENT, PAINT TO MATCH ROOF SHINGLES.
10. 1 X 6 FIBER CEMENT TRIM.
11. 5/16" FIBER CEMENT PANEL.
12. PRECAST WALL CAP.
13. HOSE BIB.
14. STEEL HANDRAIL - PAINTED.
15. STEEL GUARDRAIL - PAINTED.
16. ALUMINUM GATE - SEE DOOR SCHEDULE.
17. CAST-IN-PLACE CONCRETE.

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LAKE COUNTY, FL

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MAINTENANCE ELEVATIONS AND SECTIONS

CH2.06

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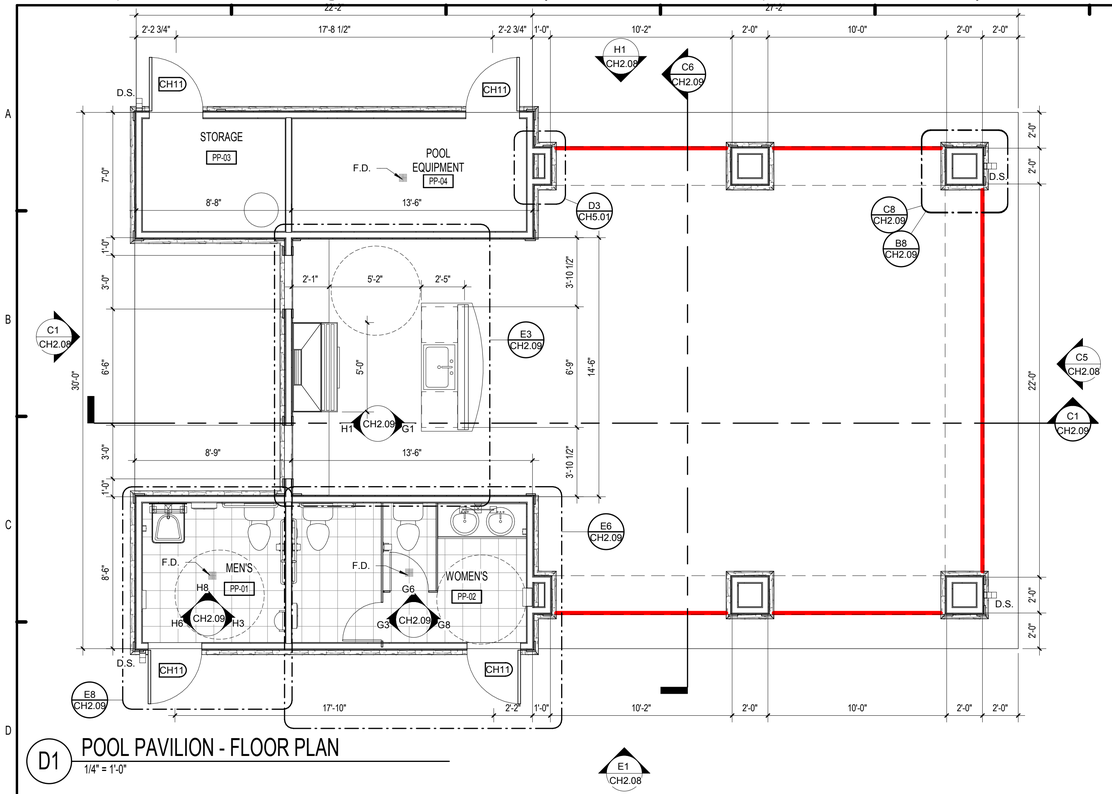
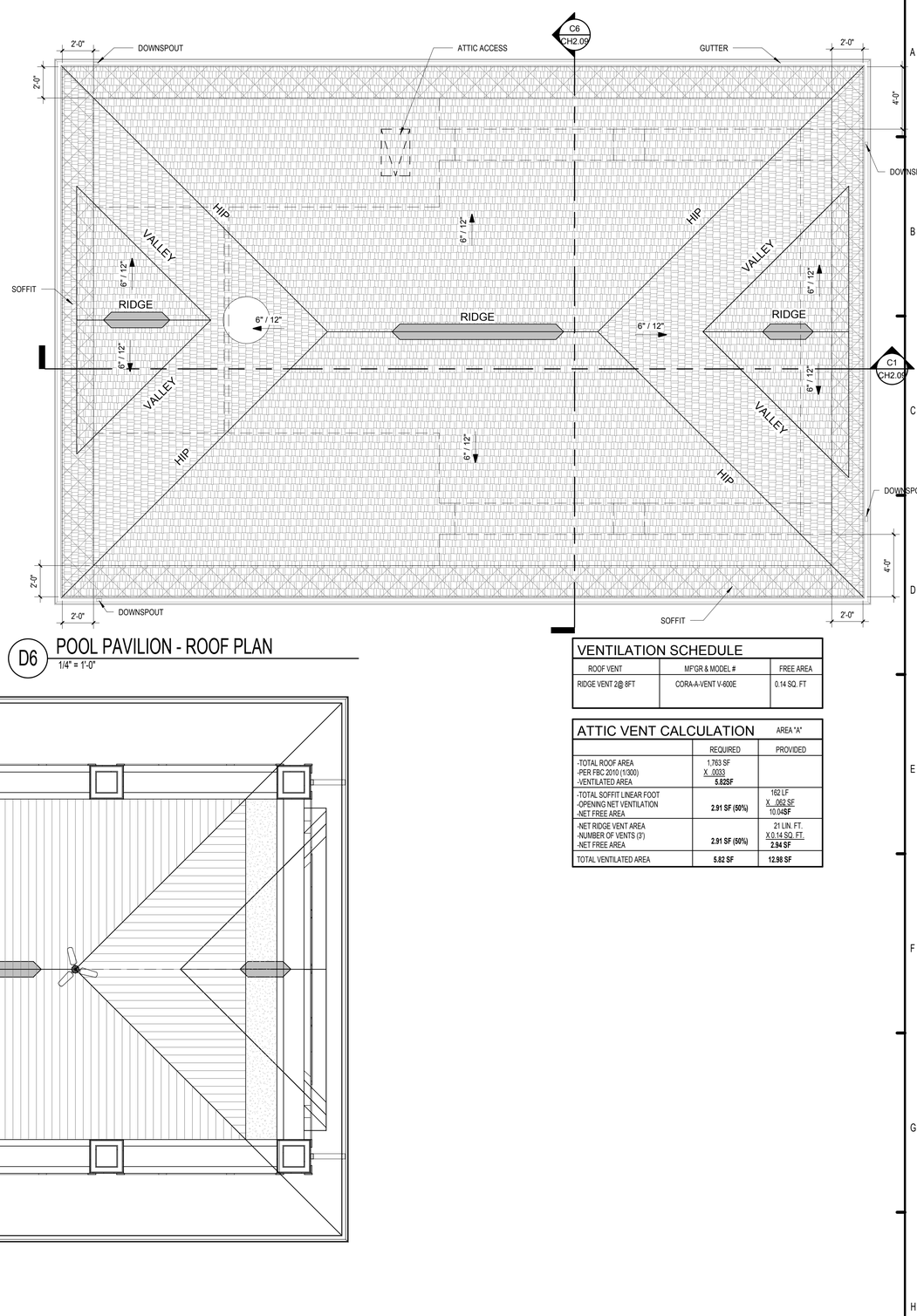
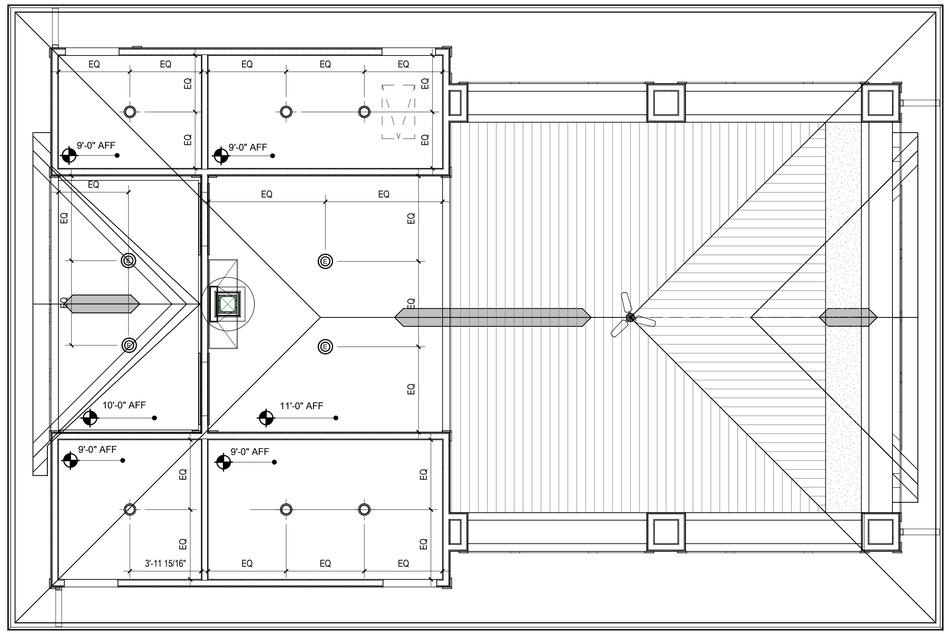


D1 POOL PAVILION - FLOOR PLAN
1/4" = 1'-0"



D6 POOL PAVILION - ROOF PLAN
1/4" = 1'-0"



H1 POOL PAVILLION - RCP
1/4" = 1'-0"

VENTILATION SCHEDULE		
ROOF VENT	MFGR & MODEL #	FREE AREA
RIDGE VENT 2@ 8FT	CORA-A-VENT V-600E	0.14 SQ. FT

ATTIC VENT CALCULATION	AREA "A"	
	REQUIRED	PROVIDED
-TOTAL ROOF AREA -PER FBC 2010 (1/300) -VENTILATED AREA	1,763 SF X .0033 **5.82SF**	
-TOTAL SOFFIT LINEAR FOOT -OPENING NET VENTILATION -NET FREE AREA	**2.91 SF (50%)**	162 LF X .062 SF 10.04**SF**
-NET RIDGE VENT AREA -NUMBER OF VENTS (3') -NET FREE AREA	**2.91 SF (50%)**	21 LIN. FT. X 0.14 SQ. FT. **2.94 SF**
TOTAL VENTILATED AREA	**5.82 SF**	**12.98 SF**

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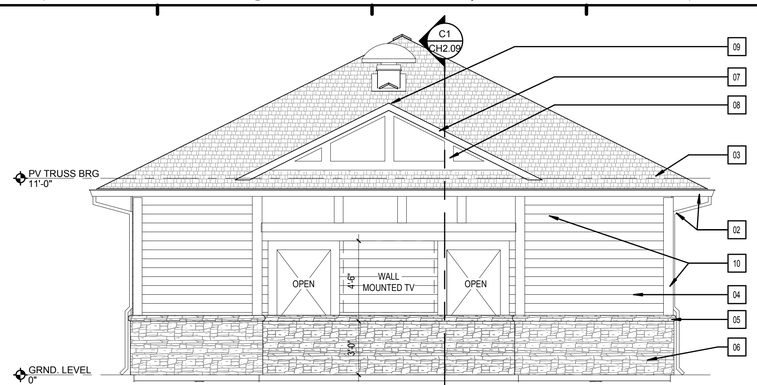
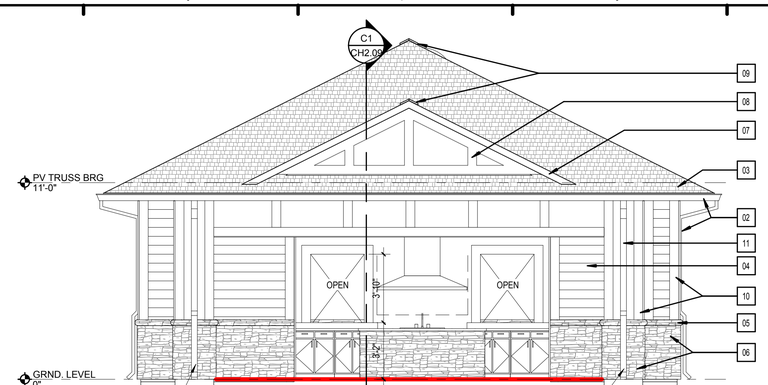
POOL PAVILION PLANS AND RCP

CH2.07

PLOTTED: 6/27/2018 3:14:23 PM



C1 POOL BUILDING - REAR ELEVATION
1/4" = 1'-0"

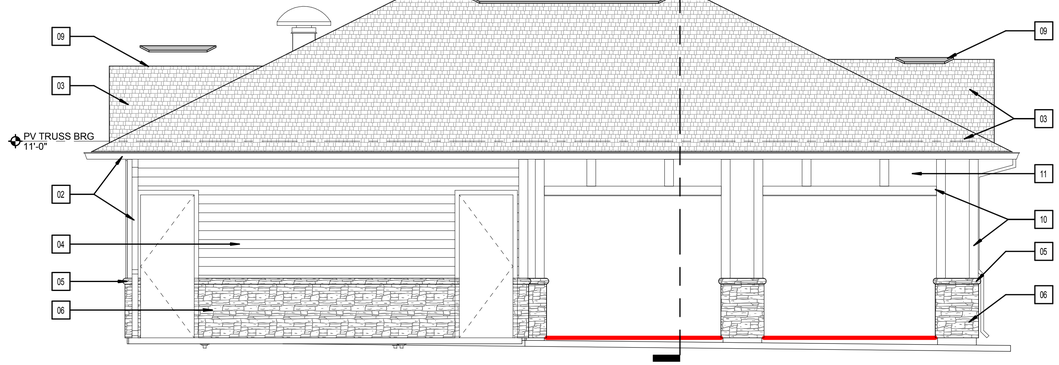


C5 POOL PAVILION - FRONT ELEVATION
1/4" = 1'-0"

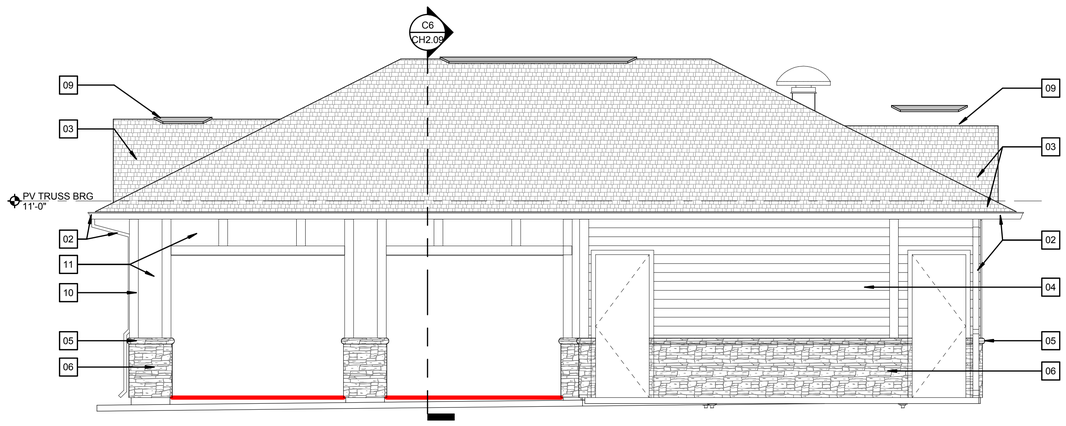
EXTERIOR NOTES:

1. VERIFY IDENTIFICATION REQUIREMENTS WITH FIRE MARSHAL (SIGNAGE BY OTHERS). BUILDING ADDRESS SHALL BE VISIBLE FROM THE ROAD IN COLORS THAT ARE SUFFICIENT CONTRAST TO BE EASILY SEEN. THE NUMBERS SHALL BE ARABIC NUMERALS NOT LESS THAN 6" IN HEIGHT.
2. ALUMINUM GUTTERS AND DOWNSPOUTS REQUIRED AS INDICATED. PROVIDE SHOP DRAWINGS FOR APPROVAL ROOF DRAINAGE AT BUILDING ENTRANCES SHALL BE PIPED AWAY FROM PEDESTRIAN TRAFFIC AREAS. ALL OTHER DOWNSPOUT TO TERMINATE AT SPLASH BLOCKS ALL DOWN SPOUT AND GUTTER ATTACHMENTS TO BE SET IN SEALANT.
3. FIBERGLASS SHINGLES - REFER TO SPECS.
4. FIBER CEMENT LAP SIDING.
5. PRECAST WATERTABLE.
6. STONE VENEER.
7. FIBER CEMENT FASCIA.
8. FIBER CEMENT TRIMBOARD PANEL.
9. ROOF RIDGE VENT, PAINT TO MATCH ROOF SHINGLES.
10. 1 X 6 FIBER CEMENT TRIM.
11. 5/16" FIBER CEMENT PANEL SIDING.

ELEVATION NOTES-POOL PAVILION
3/32" = 1'-0"



E1 POOL PAVILION - LEFT SIDE ELEVATION
1/4" = 1'-0"



H1 POOL PAVILION - RIGHT SIDE ELEVATION
1/4" = 1'-0"

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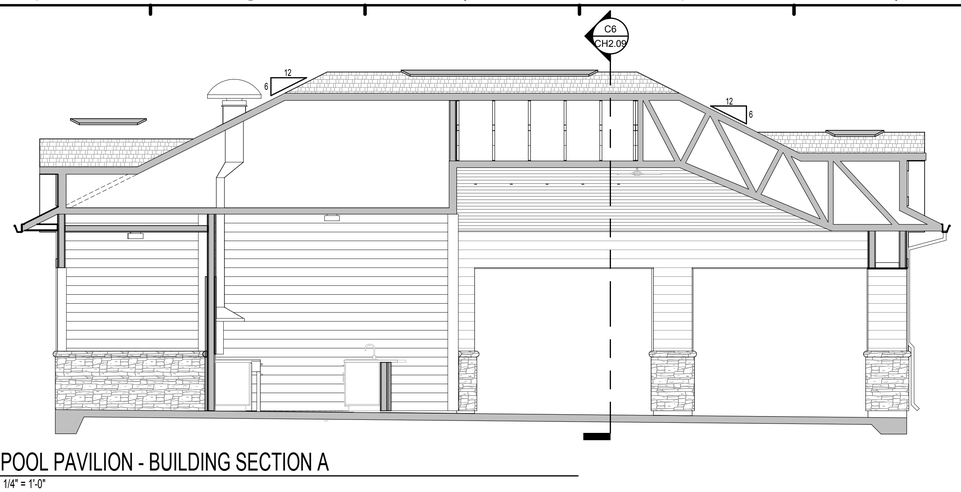
Approval:	Approver
Date:	Issue Date
Project #:	5389

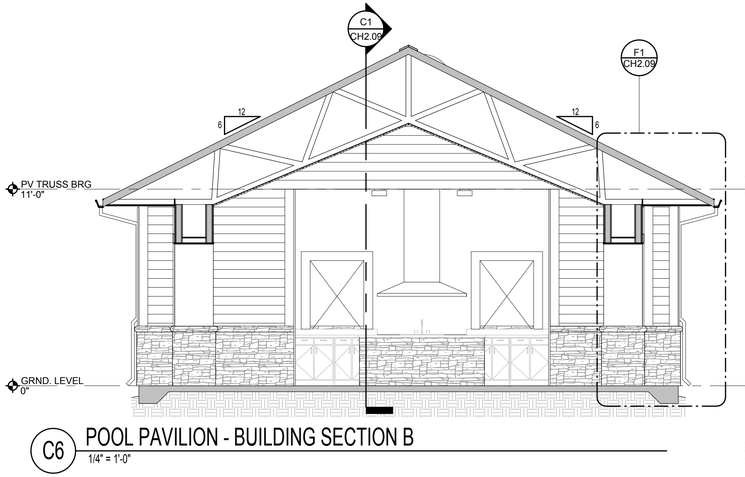
POOL PAVILION ELEVATIONS

CH2.08

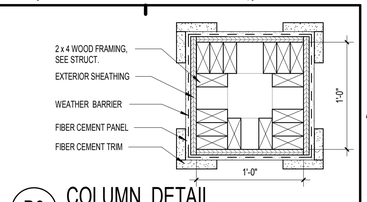
PLOTTED: 6/27/2018 3:14:32 PM



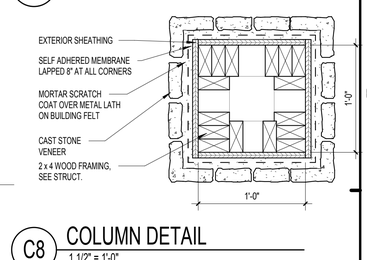
C1 POOL PAVILION - BUILDING SECTION A
1/4" = 1'-0"



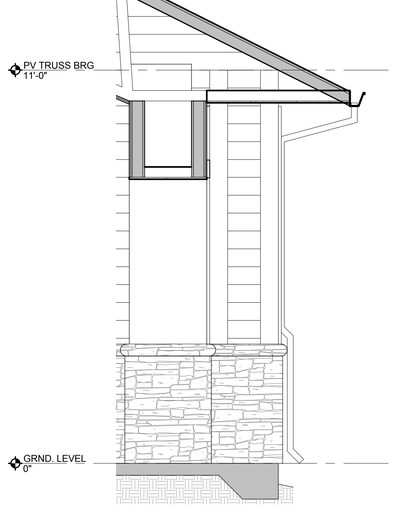
C6 POOL PAVILION - BUILDING SECTION B
1/4" = 1'-0"



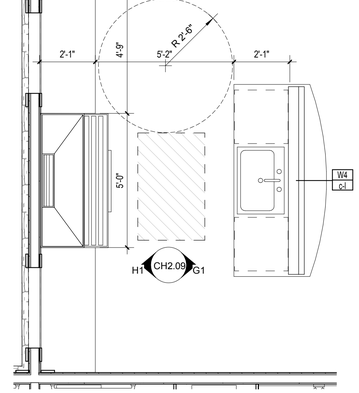
B8 COLUMN DETAIL
1 1/2" = 1'-0"



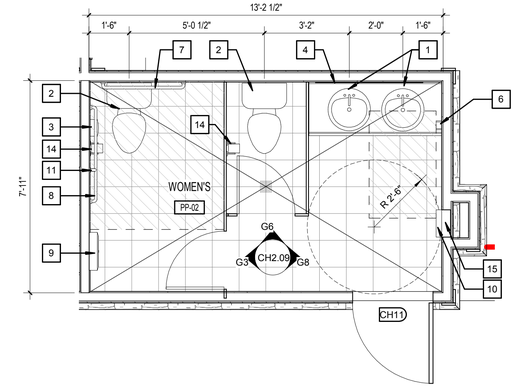
C8 COLUMN DETAIL
1 1/2" = 1'-0"



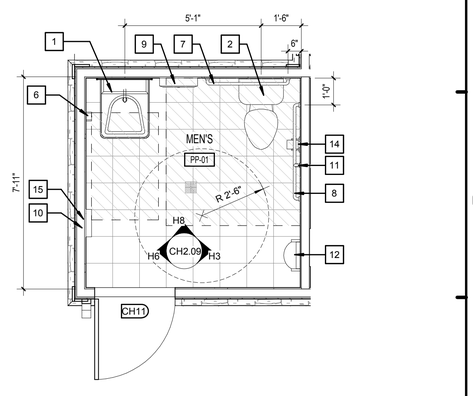
F1 POOL PAVILION - WALL SECTION
1/2" = 1'-0"



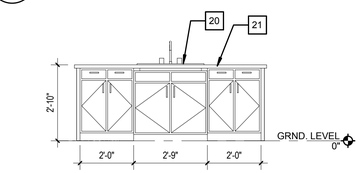
E3 ENLARGED KITCHEN PLAN
3/8" = 1'-0"



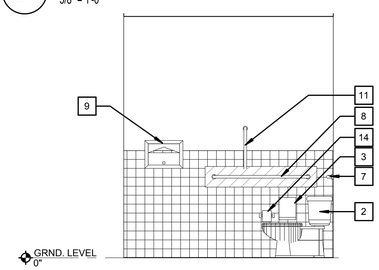
E6 POOL PAVILION ENLARGED WOMENS FLOOR PLAN
3/8" = 1'-0"



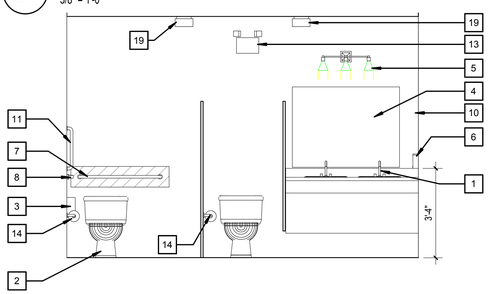
E8 POOL PAVILION ENLARGED MENS FLOOR PLAN
3/8" = 1'-0"



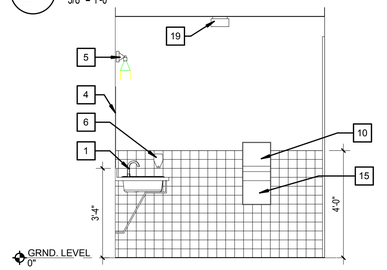
G1 POOL PAVILION - ISLAND ELEVATION
3/8" = 1'-0"



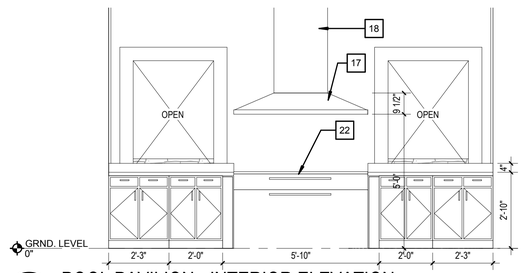
G3 WOMENS INTERIOR ELEVATION A
3/8" = 1'-0"



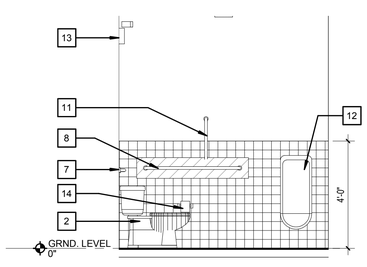
G6 WOMENS INTERIOR ELEVATION B
3/8" = 1'-0"



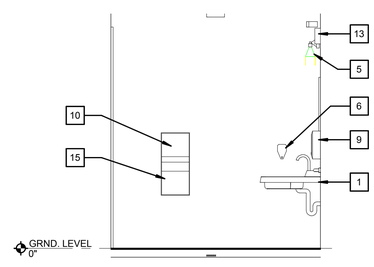
G8 WOMENS INTERIOR ELEVATION C
3/8" = 1'-0"



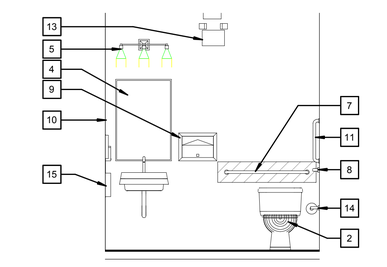
H1 POOL PAVILION - INTERIOR ELEVATION
3/8" = 1'-0"



H3 MENS INTERIOR ELEVATION A
3/8" = 1'-0"



H6 MENS INTERIOR ELEVATION B
3/8" = 1'-0"



H8 MENS INTERIOR ELEVATION C
3/8" = 1'-0"

LEGEND:

1. LAVATORY
2. WATER CLOSET
3. SANITARY NAPKIN DISPENSER
4. FRAMED MIRROR @ 40" A.F.F.
5. SURFACE MOUNTED LIGHT FIXTURE
6. SURFACE MOUNTED SOAP DISPENSER
7. 36" STAINLESS STEEL GRAB BAR
8. 42" STAINLESS STEEL GRAB BAR
9. SURFACE MOUNTED TOILET SEAT COVER
10. PAPER TOWEL DISPENSER
11. VERTICAL GRAB BAR
12. URINAL
13. WALL EMERGENCY LIGHT
14. TOILET PAPER DISPENSER
15. WASTE RECEPTACLE
16. FLOOR DRAIN
17. EXHAUST HOOD
18. EXHAUST STACK
19. CEILING MOUNTED LIGHT
20. SINK
21. GRANITE COUNTER
22. GRILL

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	6/22/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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MICHAEL E. GOVE
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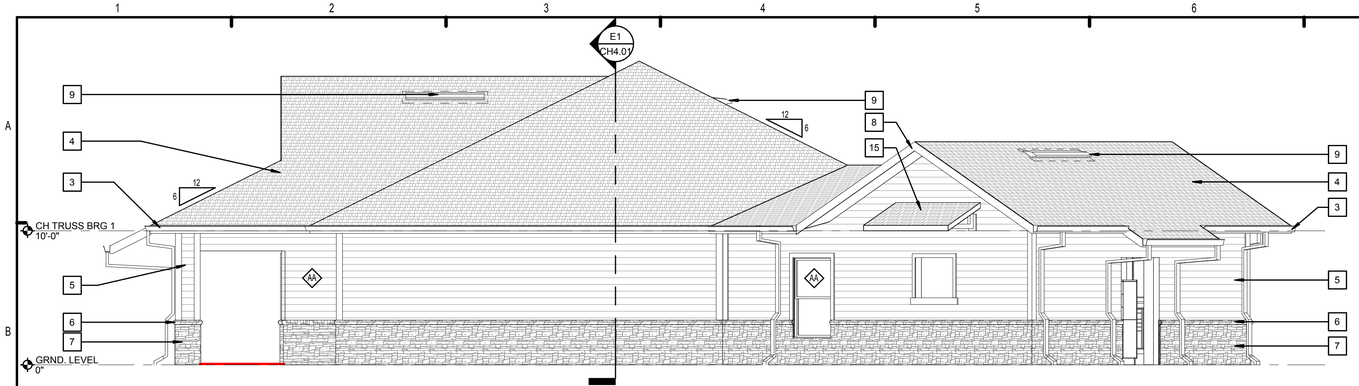
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

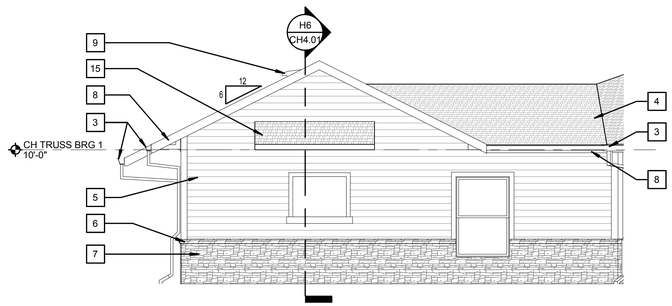
POOL PAVILION SECTIONS AND DETAILS

CH2.09

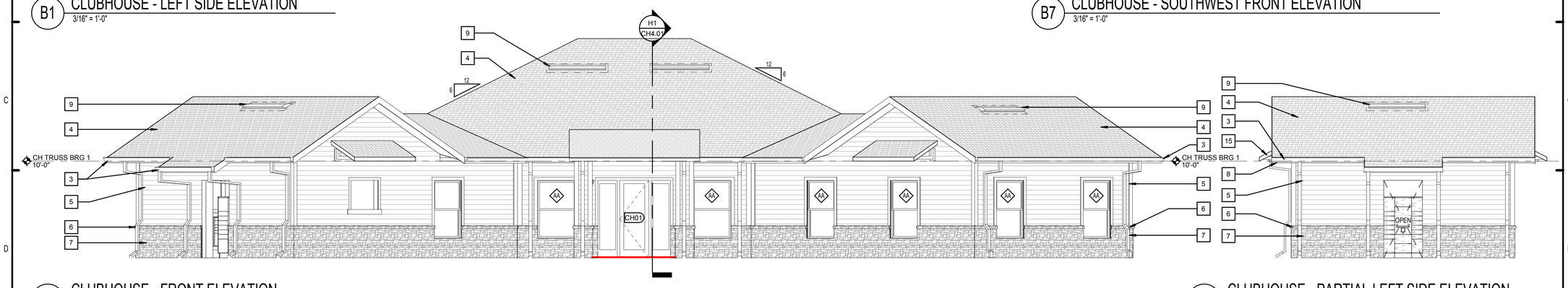
PLOTTED: 6/27/2018 3:14:45 PM



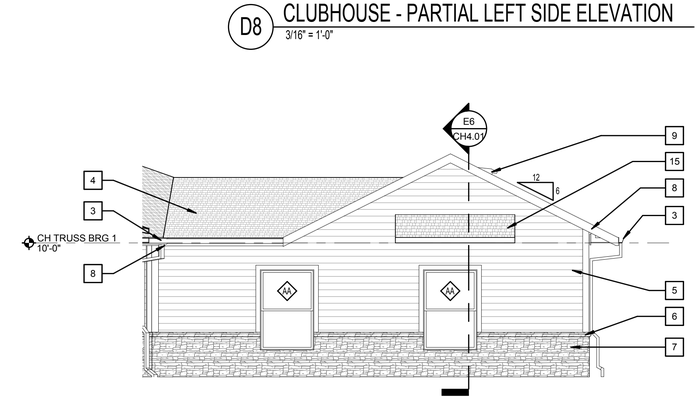
B1 CLUBHOUSE - LEFT SIDE ELEVATION
3/16" = 1'-0"



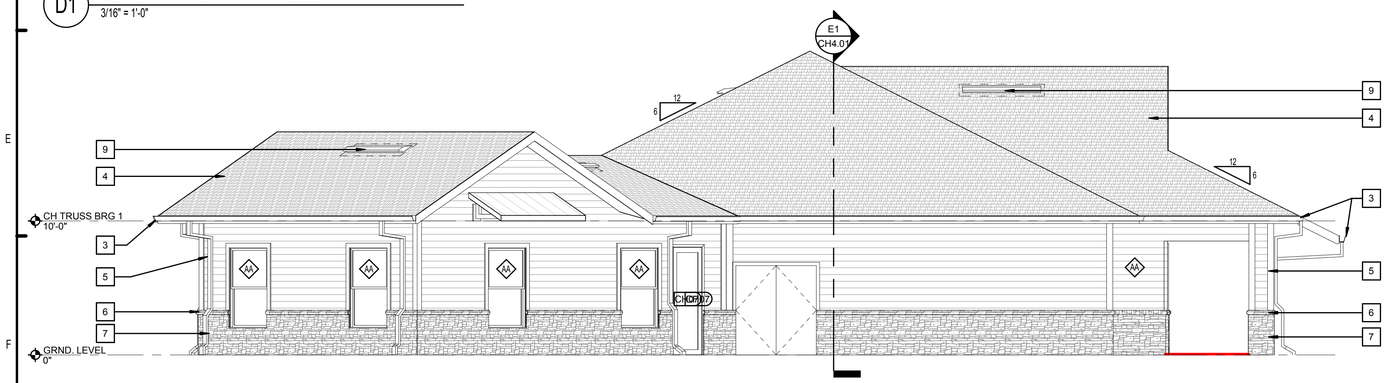
B7 CLUBHOUSE - SOUTHWEST FRONT ELEVATION
3/16" = 1'-0"



D1 CLUBHOUSE - FRONT ELEVATION
3/16" = 1'-0"

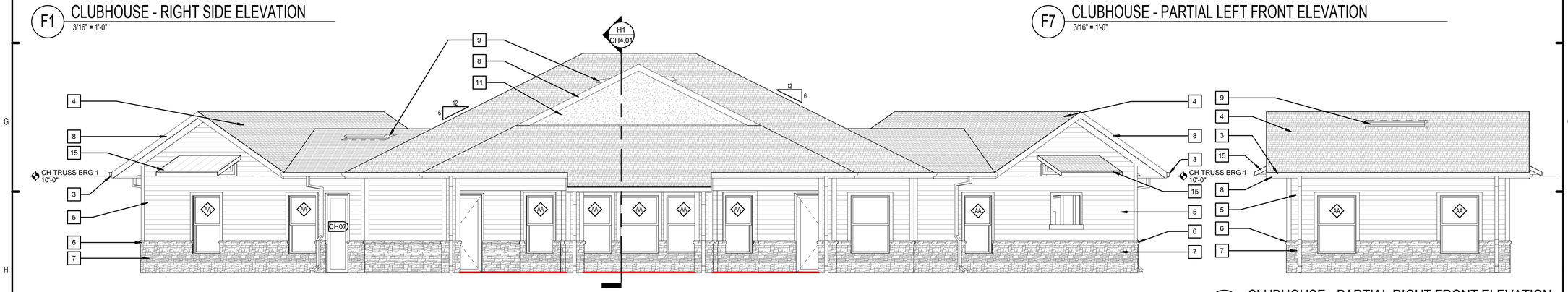


D8 CLUBHOUSE - PARTIAL LEFT SIDE ELEVATION
3/16" = 1'-0"



F1 CLUBHOUSE - RIGHT SIDE ELEVATION
3/16" = 1'-0"

F7 CLUBHOUSE - PARTIAL LEFT FRONT ELEVATION
3/16" = 1'-0"



H1 CLUBHOUSE - REAR ELEVATION
3/16" = 1'-0"

H8 CLUBHOUSE - PARTIAL RIGHT FRONT ELEVATION
3/16" = 1'-0"

ELEVATION NOTES: XX

1. BUILDING FIRE SIGN - SIGN TO BE LOCATED ON FRONT OF BUILDING ONLY - SEE SITE PLAN FOR BUILDING ORIENTATION.
2. VERIFY IDENTIFICATION REQUIREMENTS WITH FIRE MARSHAL (SIGNAGE BY OTHERS). BUILDING ADDRESS SHALL BE VISIBLE FROM THE ROAD IN COLORS THAT ARE SUFFICIENT CONTRAST TO BE EASILY SEEN. THE NUMBERS SHALL BE ARABIC NUMERALS NOT LESS THAN 6" IN HEIGHT.
3. ALUMINUM GUTTERS AND DOWNSPOUTS REQUIRED AS INDICATED. PROVIDE SHOP DRAWINGS FOR APPROVAL ROOF DRAINAGE AT BUILDING ENTRANCES SHALL BE PIPED AWAY FROM PEDESTRIAN TRAFFIC AREAS. ALL OTHER DOWNSPOUT TO TERMINATE AT SPLASH BLOCKS. ALL DOWN SPOUT AND GUTTER ATTACHMENTS TO BE SET IN SEALANT.
4. FIBERGLASS SHINGLES - REFER TO SPECS
5. FIBER CEMENT SIDING - 6" EXPOSURE
6. PRECAST WATERTABLE
7. STONE VENEER
8. FASCIA
9. ROOF RIDGE VENT, PAINT TO MATCH ROOF SHINGLES
10. 1 X 6 FIBER CEMENT TRIM
11. 5/16" FIBER CEMENT PANEL
12. PRECAST STONE CAP
13. FIBER CEMENT CORNER TRIM
14. DECORATIVE BRACKET
15. CANOPY
16. 1 X 4 FIBER CEMENT TRIM
17. MAIL BOXES
18. STONE COUNTER TOP
19. PARCEL DELIVERY STATION

PERMIT REVIEW STAMP

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LAKE COUNTY, FL

Drawn:	Author
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CLUBHOUSE ELEVATIONS

CH3.01

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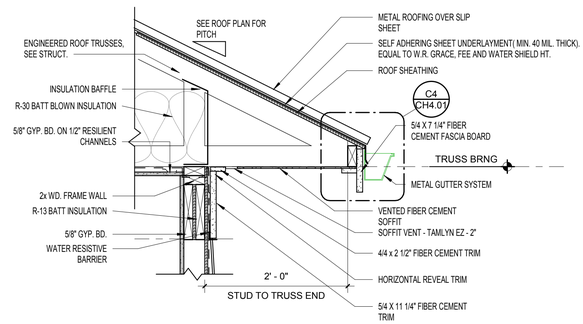
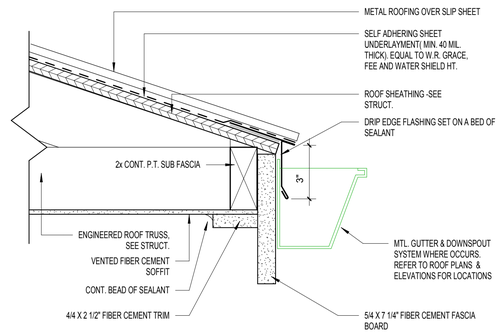
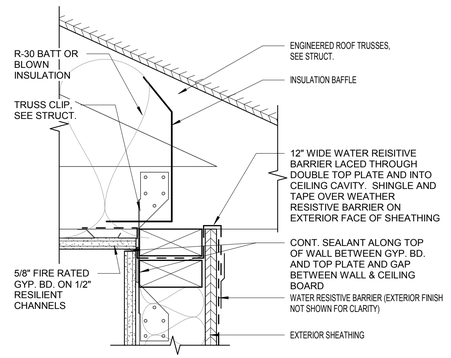


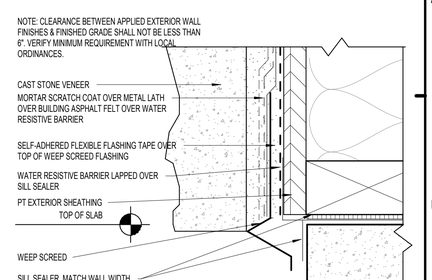
C1 ROOF EAVE SECTION-TYPICAL METAL
1" = 1'-0"



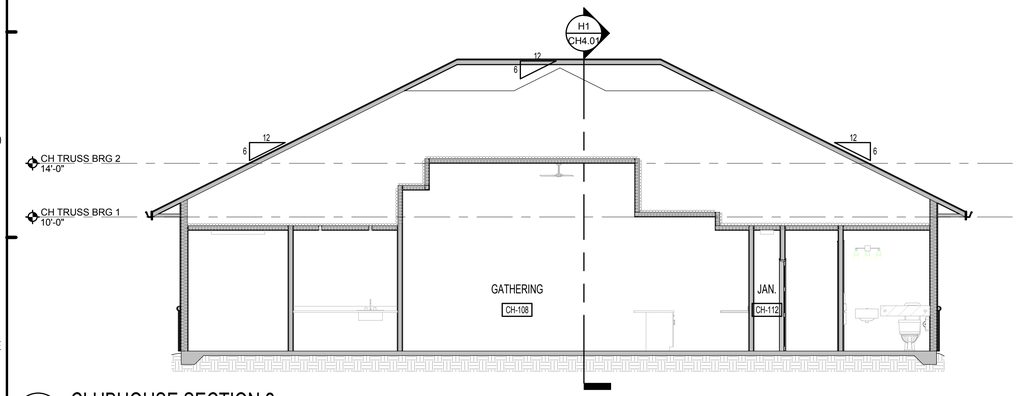
C4 DRIP EDGE FLASHING DETAIL - METAL
3" = 1'-0"



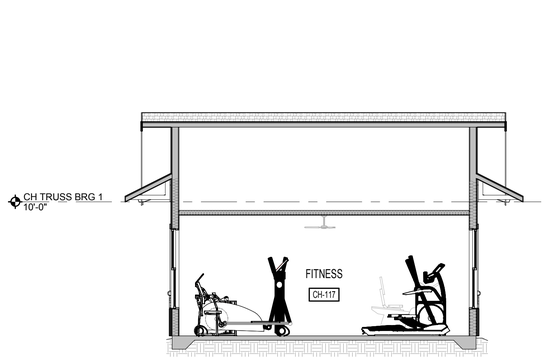
C6 TYP. WATER RESISTIVE DETAIL AT EAVE3
3" = 1'-0"



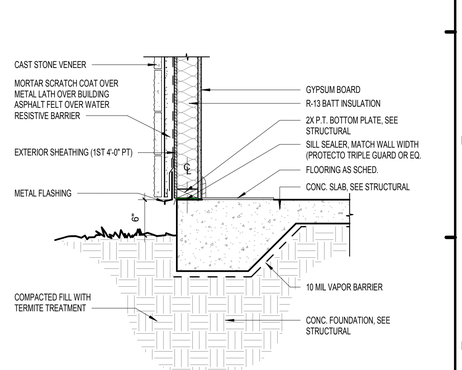
C9 FLASHING DETAIL
6" = 1'-0"



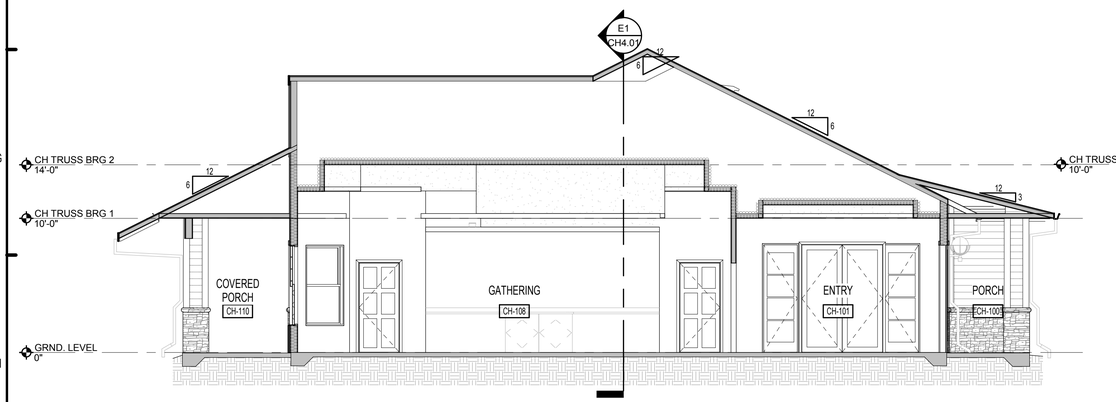
E1 CLUBHOUSE SECTION 2
3/16" = 1'-0"



E6 CLUBHOUSE SECTION @ FITNESS WING
3/16" = 1'-0"

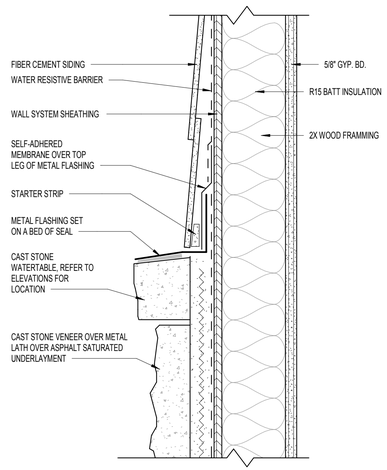


E9 WALL SECTION
1" = 1'-0"



H1 CLUBHOUSE SECTION 1
3/16" = 1'-0"

H6 CLUBHOUSE SECTION @ S.W. WING
1/4" = 1'-0"



H9 FLASHING DETAIL
3" = 1'-0"

PERMIT REVIEW STAMP

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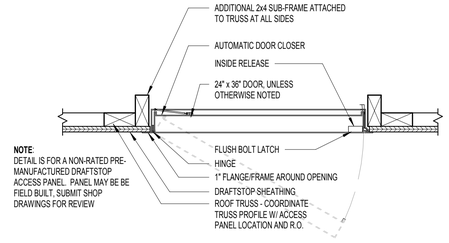
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

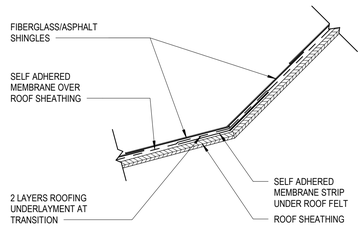
CLUBHOUSE BUILDING SECTIONS

CH4.01

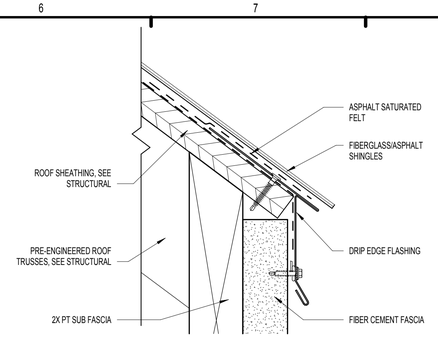
PLOTTED: 6/27/2018 3:15:10 PM



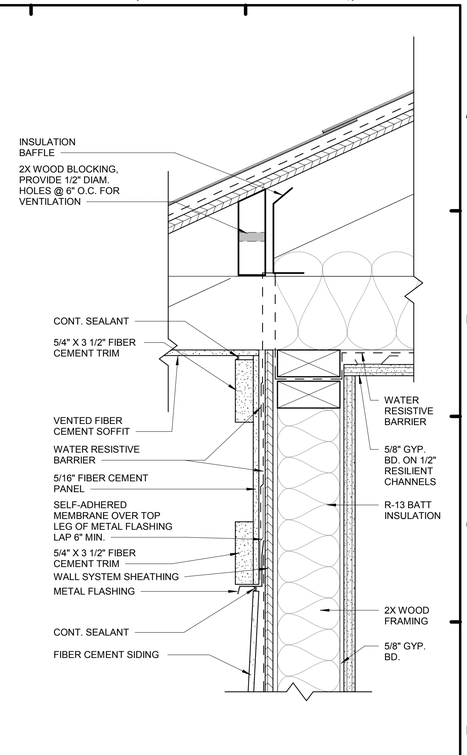
B1 DRAFTSTOP ACCESS DOOR
1 1/2" = 1'-0"



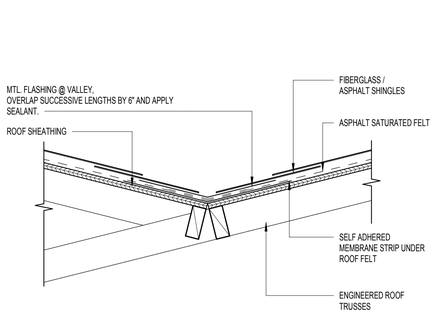
B3 ROOF DETAIL SLOPE TRANSITION (SHINGLES)
1 1/2" = 1'-0"



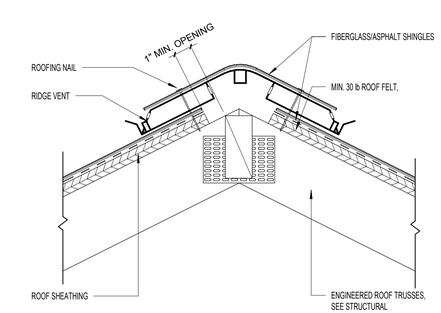
B6 DRIP EDGE FLASHING DETAIL
6" = 1'-0"



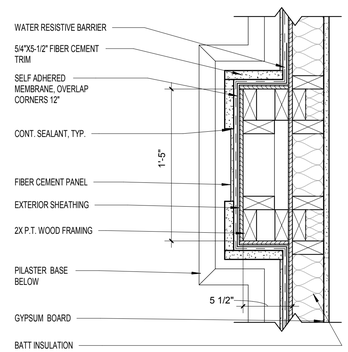
D9 TOP OF WALL TRIM
3" = 1'-0"



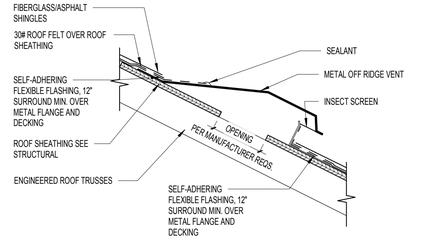
D1 ROOF VALLEY - SHINGLE ROOF
1 1/2" = 1'-0"



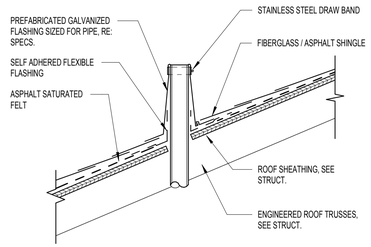
D3 RIDGE VENT DETAIL (SHINGLE)
3" = 1'-0"



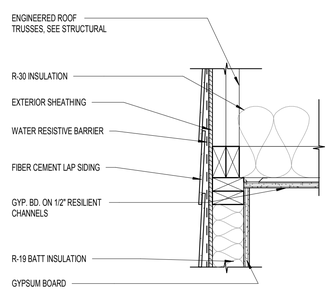
D6 PILASTER DETAIL
1 1/2" = 1'-0"



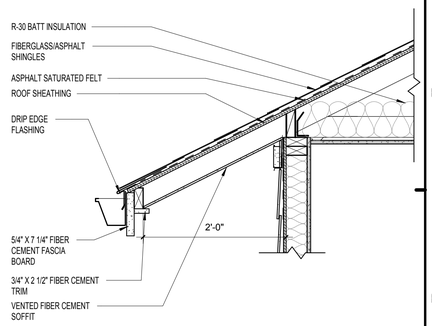
F1 OFF-RIDGE ROOF DET.
1 1/2" = 1'-0"



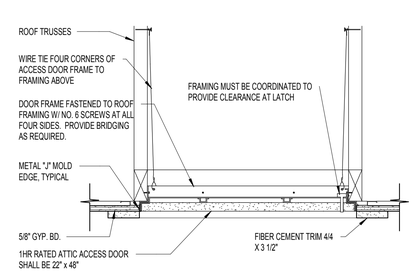
F3 ROOF DETAIL PIPE PENETRATION
1 1/2" = 1'-0"



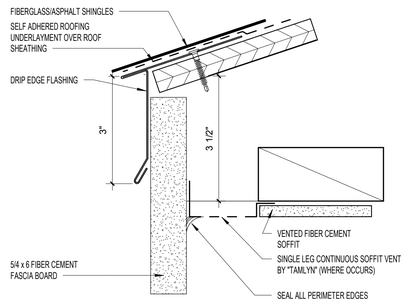
F6 CEILING DETAIL
1 1/2" = 1'-0"



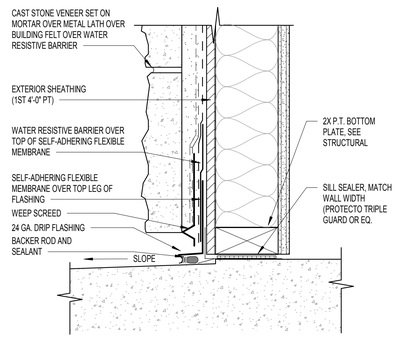
F9 EXTERIOR ROOF SECTION
1" = 1'-0"



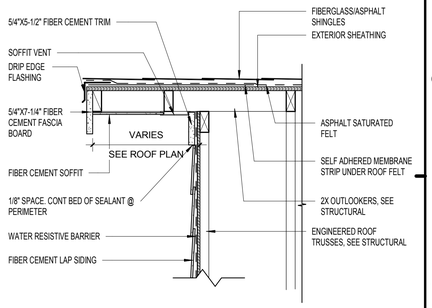
H1 ATTIC ACCESS DETAIL (RATED)
1 1/2" = 1'-0"



H3 EAVE FLASHING DETAIL (SHINGLES)
6" = 1'-0"



H6 FLASHING DETAIL @ FOUNDATION
3" = 1'-0"



H9 GABLE END DETAIL
1" = 1'-0"

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MICHAEL E. GOVE
FLORIDA LICENSE # AR94111

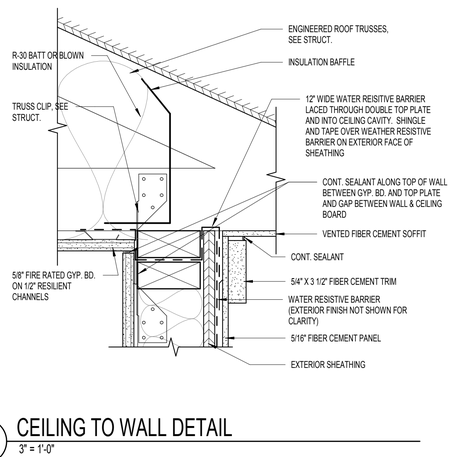
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

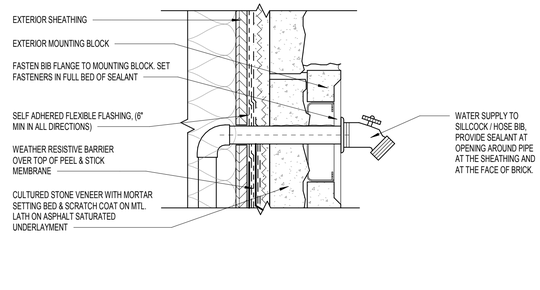
DETAILS

CH4.02

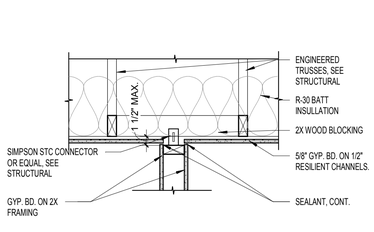
PLOTTED: 6/27/2018 3:15:16 PM



C1 CEILING TO WALL DETAIL
3" = 1'-0"

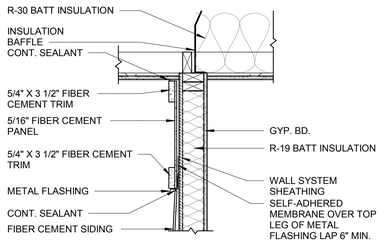


C3 HOSE BIB DETAIL (STONE)
3" = 1'-0"

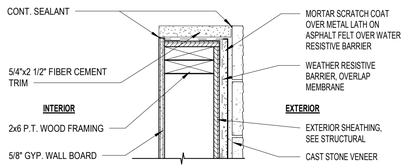


E1 TYPICAL INTERIOR WALL NON-BEARING
1" = 1'-0"

E3 OUTSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0"



F1 ENTRY SOFFIT DETAIL
1" = 1'-0"



H1 CORNER PLAN DETAIL AT OPENING (STONE)
1 1/2" = 1'-0"

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DETAILS

CH4.03

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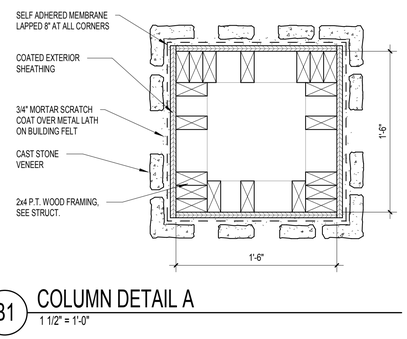
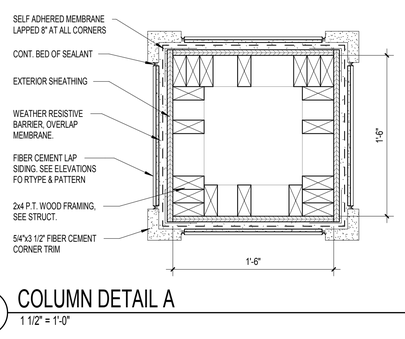
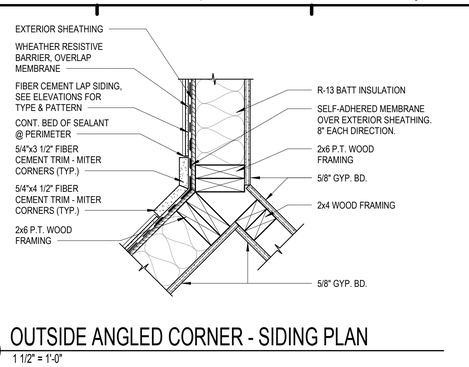


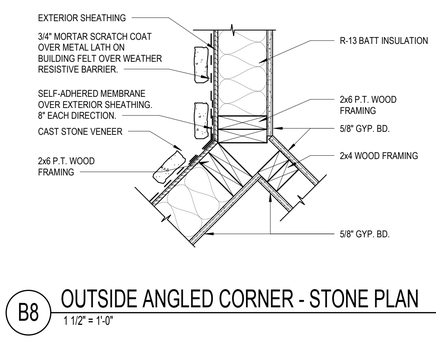
B1 COLUMN DETAIL A
1 1/2" = 1'-0"



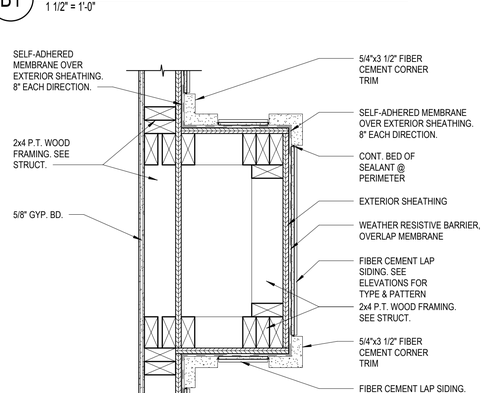
B3 COLUMN DETAIL A
1 1/2" = 1'-0"



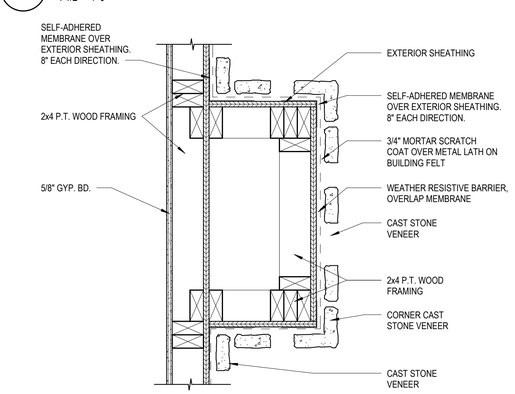
B6 OUTSIDE ANGLED CORNER - SIDING PLAN
1 1/2" = 1'-0"



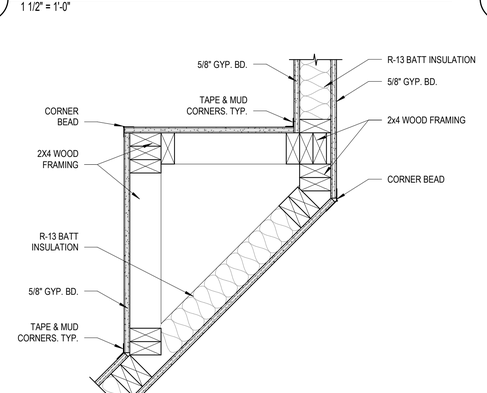
B8 OUTSIDE ANGLED CORNER - STONE PLAN
1 1/2" = 1'-0"



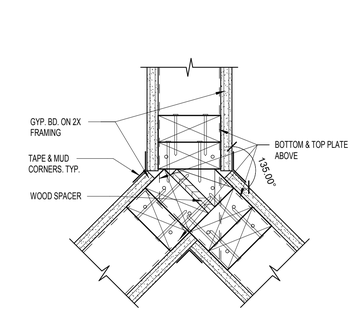
D1 POOL PAVILION SIDING COLUMN
1 1/2" = 1'-0"



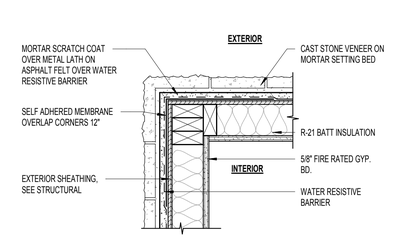
D3 POOL PAVILION STONE COLUMN
1 1/2" = 1'-0"



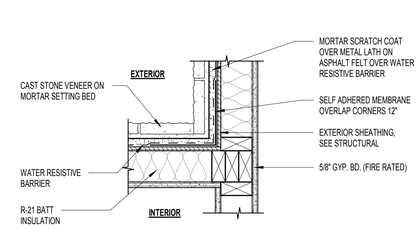
D6 INTERIOR WALL - DIAGONAL CORNER
1 1/2" = 1'-0"



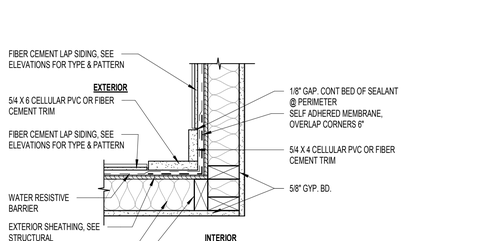
D8 INTERIOR WALL - "Y" INTERSECTION
3" = 1'-0"



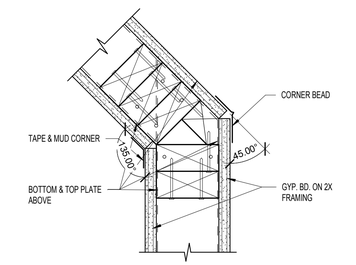
F1 OUTSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0"



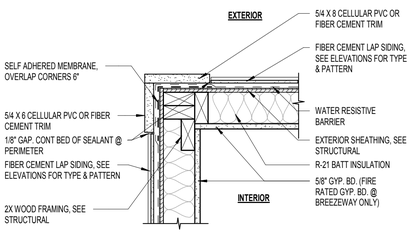
F3 INSIDE CORNER DETAIL
1 1/2" = 1'-0"



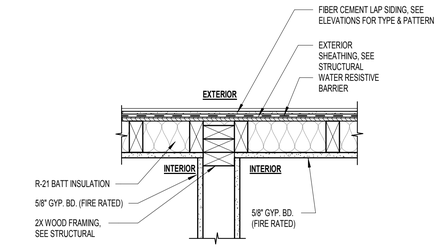
F6 INSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0"



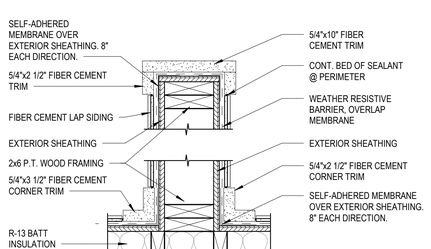
F8 INTERIOR WALL - 45 DEGREES CORNER
3" = 1'-0"



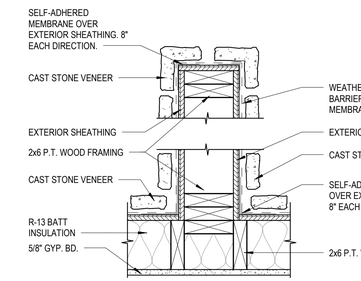
H1 OUTSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0"



H3 END WALL INTERSECTION PLAN DETAIL
1 1/2" = 1'-0"



H6 CORNER PLAN DETAIL-SIDING
1 1/2" = 1'-0"



H8 CORNER PLAN DETAIL-STONE
1 1/2" = 1'-0"

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LAKE COUNTY, FL

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Checked:	Checker
Approval:	Approver
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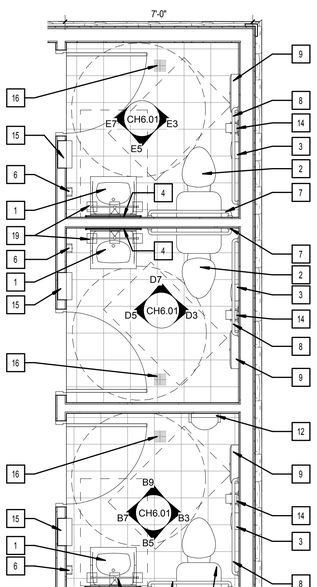
Project #:	5389

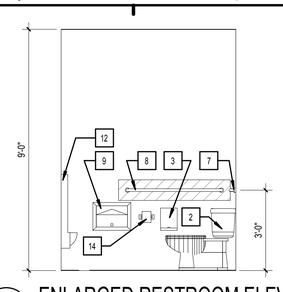
ENLARGED PLAN DETAILS

CH5.01

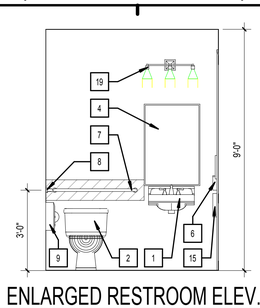
PLOTTED: 6/27/2018 3:15:25 PM



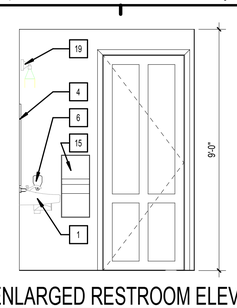
D1 CLUBHOUSE - ENLARGED RESTROOM PLAN
3/8" = 1'-0" H1/ CH2.01



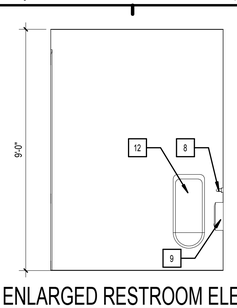
B3 ENLARGED RESTROOM ELEV. 1
3/8" = 1'-0"



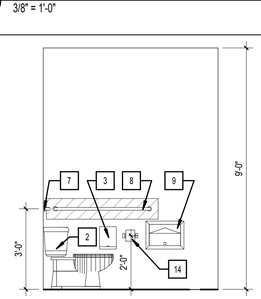
B5 ENLARGED RESTROOM ELEV. 2
3/8" = 1'-0"



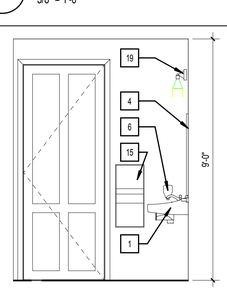
B7 ENLARGED RESTROOM ELEV. 3
3/8" = 1'-0"



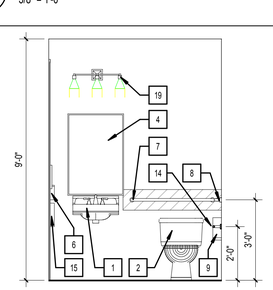
B9 ENLARGED RESTROOM ELEV. 4
3/8" = 1'-0"



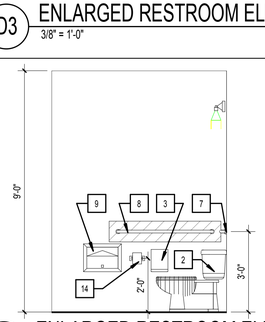
D3 ENLARGED RESTROOM ELEV. 5
3/8" = 1'-0"



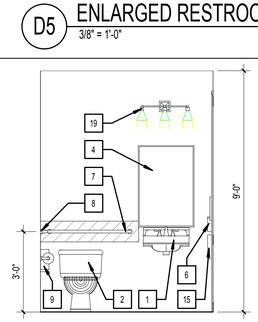
D5 ENLARGED RESTROOM ELEV. 6
3/8" = 1'-0"



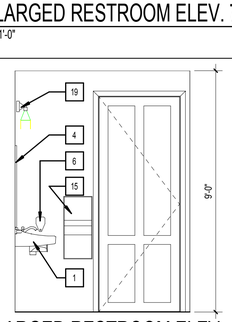
D7 ENLARGED RESTROOM ELEV. 7
3/8" = 1'-0"



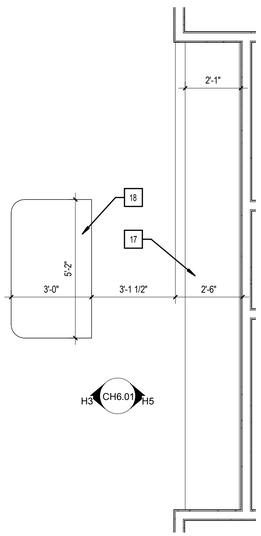
E3 ENLARGED RESTROOM ELEV. 8
3/8" = 1'-0"



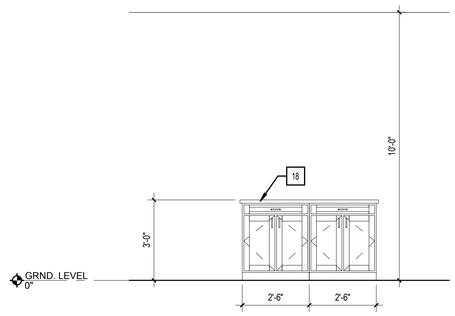
E5 ENLARGED RESTROOM ELEV. 9
3/8" = 1'-0"



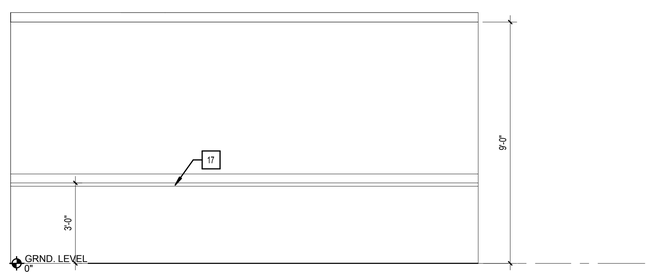
E7 ENLARGED RESTROOM ELEV. 10
3/8" = 1'-0"



H1 CLUBHOUSE - ENLARGED CAFE PLAN
3/8" = 1'-0"



H3 CLUBHOUSE - ENLARGED CAFE ELEVATION A
3/8" = 1'-0"



H5 CLUBHOUSE - ENLARGED CAFE ELEVATION B
3/8" = 1'-0"

NOTES:

1. LAVATORY
2. WATER CLOSET
3. SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL
4. FRAMED MIRROR @ 40" A.F.F.
5. SURFACE MOUNTED LIGHT FIXTURE
6. SURFACE MOUNTED SOAP DISPENSER
7. 36" STAINLESS STEEL GRAB BAR
8. 42" STAINLESS STEEL GRAB BAR
9. SURFACE-MOUNTED TOILET-SEAT-COVER DISPENSER
10. PAPER TOWEL DISPENSER
11. VERTICAL GRAB BAR
12. URINAL
13. WALL EMERGENCY LIGHT
14. TOILET PAPER DISPENSER
15. WASTE RECEPTACLE
16. FLOOR DRAIN
17. GRANITE COUNTERTOP
18. MILLWORK ISLAND W/ CABINETS AND GRANITE TOP
19. MULTI FIXTURE VANITY LIGHT - WALL MOUNTED

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LAKE COUNTY, FL

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Checked:	Checker
Approval:	Approver
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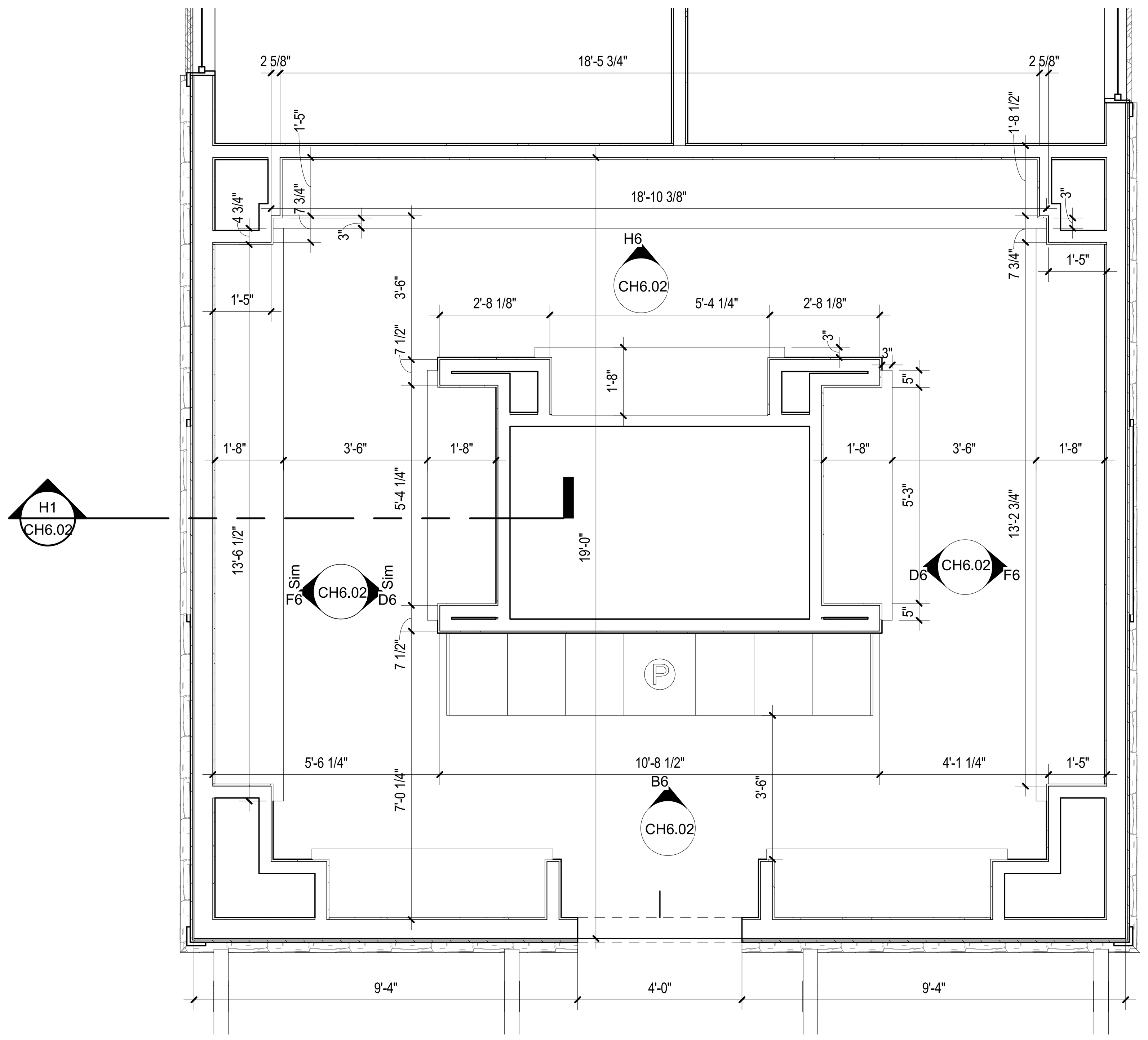
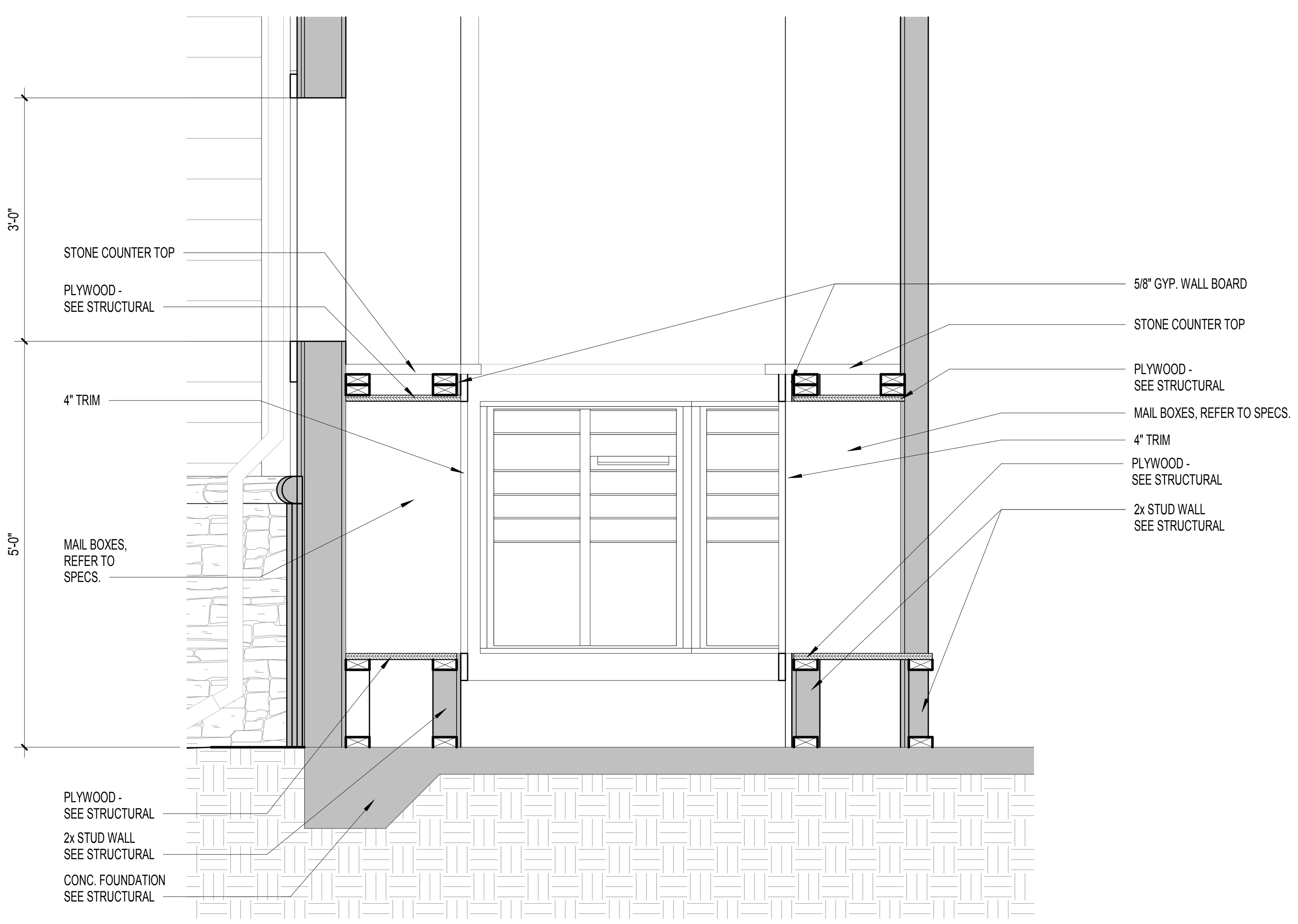
RESTROOM/CAFE PLANS & INTERIOR ELEVATIONS

CH6.01

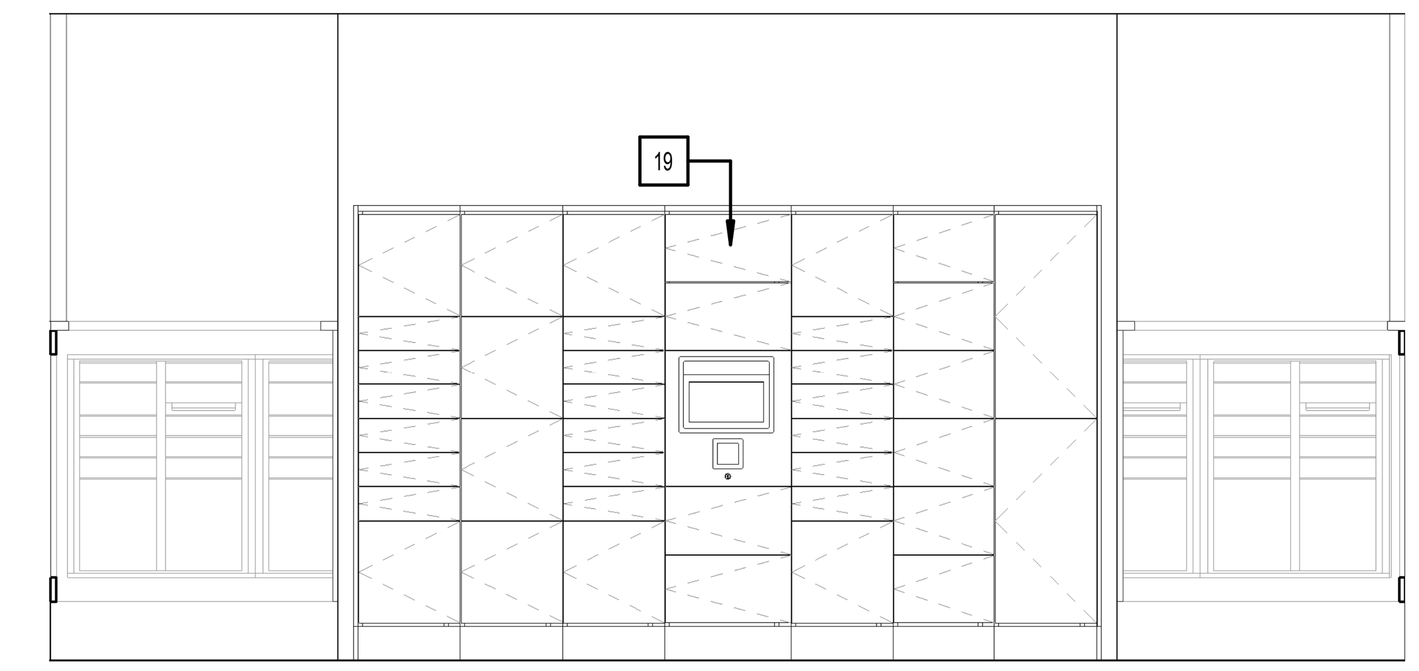
PLOTTED: 6/27/2018 3:15:36 PM



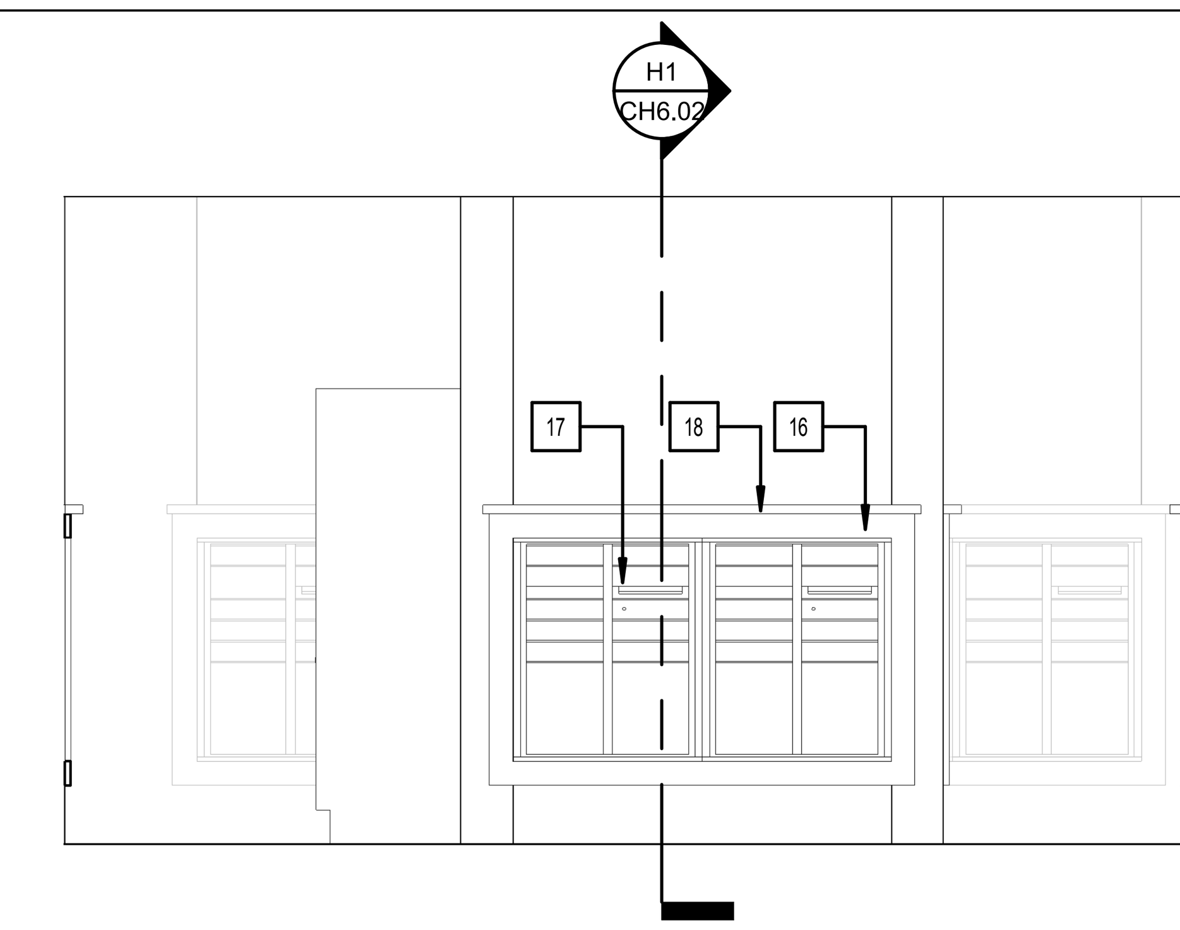
E1 CLUBHOUSE - ENLARGED MAIL ROOM PLAN
3/8" = 1'-0"



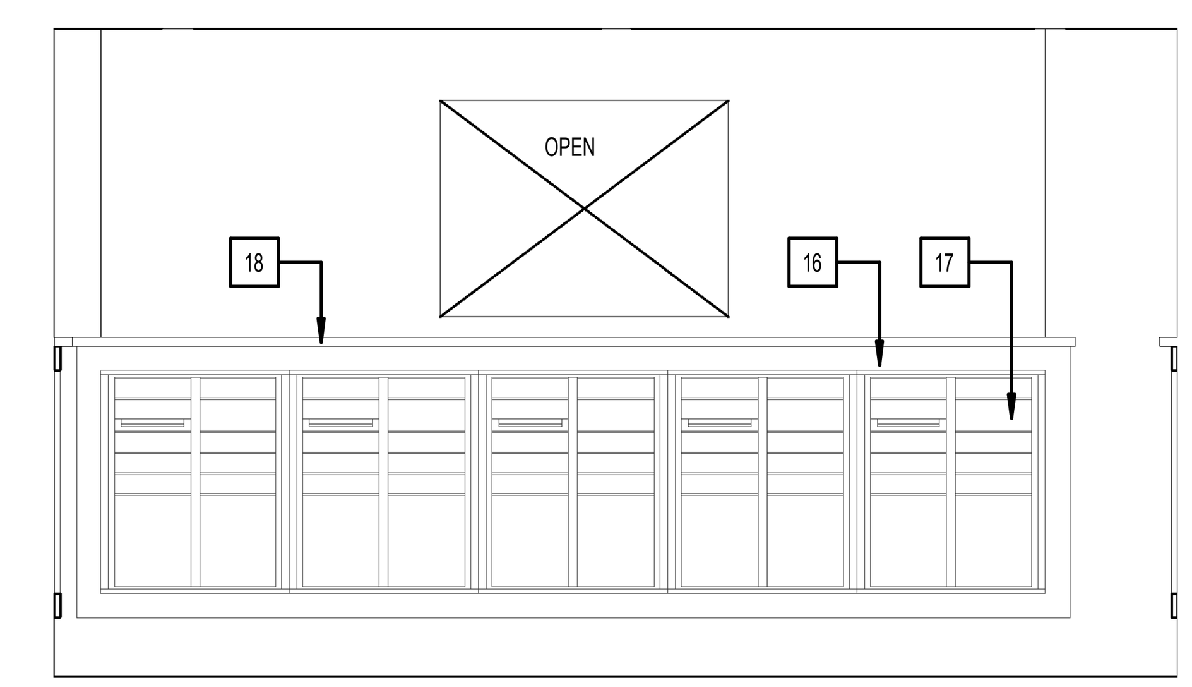
H1 MAIL ROOM - SECTION "A" AT MAIL BOXES
3/4" = 1'-0" D6/ CH6.02



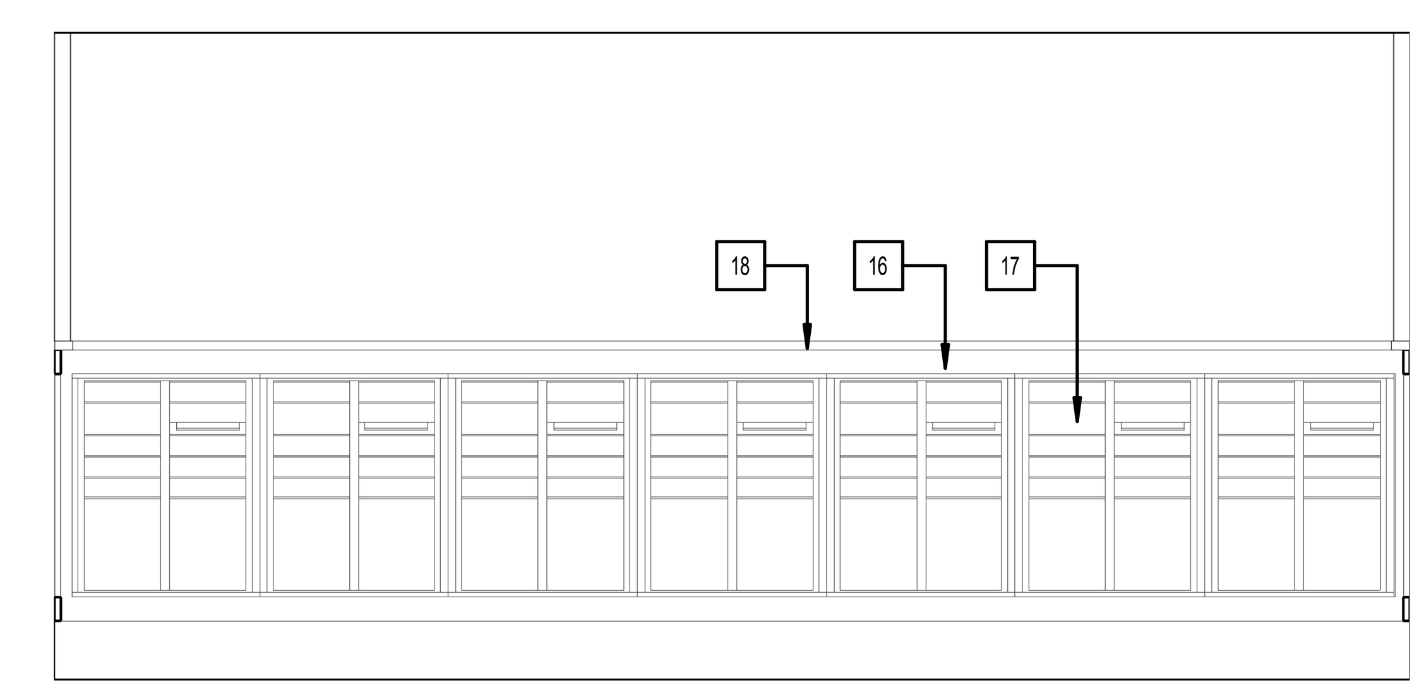
B6 MAIL ROOM - ENLARGED ELEVATION 1
3/8" = 1'-0"



D6 MAIL ROOM - ENLARGED ELEVATION 2
3/8" = 1'-0"



F6 MAIL ROOM - ENLARGED ELEVATION 3
3/8" = 1'-0"



H6 MAIL ROOM - ENLARGED ELEVATION 4
3/8" = 1'-0"

ELEVATION NOTES: XX

1. BUILDING FIRE SIGN - SIGN TO BE LOCATED ON FRONT OF BUILDING ONLY - SEE SITE PLAN FOR BUILDING ORIENTATION.
2. VERIFY IDENTIFICATION REQUIREMENTS WITH FIRE MARSHAL (SIGNAGE BY OTHERS). BUILDING ADDRESS SHALL BE VISIBLE FROM THE ROAD IN COLORS THAT ARE SUFFICIENT CONTRAST TO BE EASILY SEEN. THE NUMBERS SHALL BE ARABIC NUMERALS NOT LESS THAN 6" IN HEIGHT.
3. ALUMINUM GUTTERS AND DOWNSPOUTS REQUIRED AS INDICATED. PROVIDE SHOP DRAWINGS FOR APPROVAL ROOF DRAINAGE AT BUILDING ENTRANCES SHALL BE PIPED AWAY FROM PEDESTRIAN TRAFFIC AREAS, ALL OTHER DOWNSPOUT TO TERMINATE AT SPLASH BLOCKS ALL DOWN SPOUT AND GUTTER ATTACHMENTS TO BE SET IN SEALANT.
4. FIBERGLASS SHINGLES - REFER TO SPECS
5. FIBER CEMENT SIDING - 6" EXPOSURE
6. PRECAST WATERTABLE
7. STONE VENEER
8. FASCIA
9. ROOF RIDGE VENT, PAINT TO MATCH ROOF SHINGLES
10. 1 X 6 FIBER CEMENT TRIM
11. 5/16" FIBER CEMENT PANEL
12. PRECAST STONE CAP
13. FIBER CEMENT CORNER TRIM
14. DECORATIVE BRACKET
15. CANOPY
16. 1 X 4 FIBER CEMENT TRIM
17. MAIL BOXES
18. STONE COUNTER TOP
19. PARCEL DELIVERY STATION

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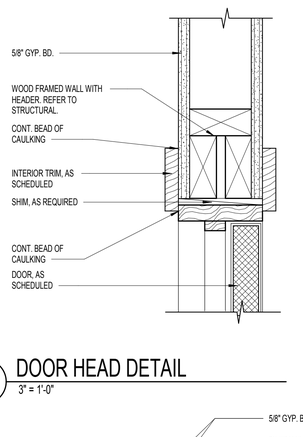
FLORIDA LICENSE # AR94111

SUMMER BAY APTS. II LAKE COUNTY, FL	
Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

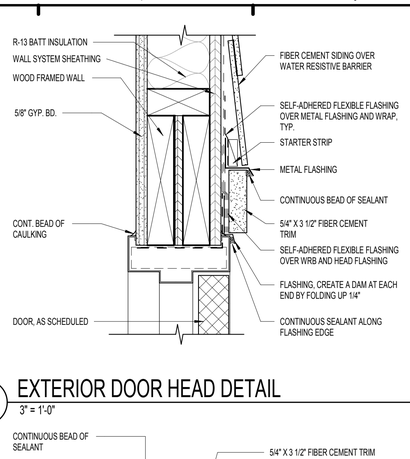
MAIL ROOM PLANS & INTERIOR ELEVATIONS

CH6.02

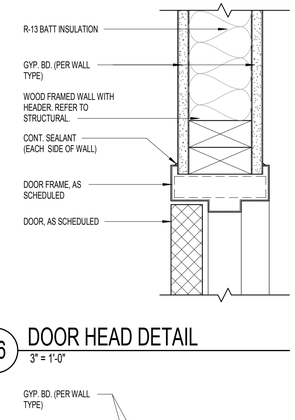
PLOTTED: 6/27/2018 3:15:47 PM



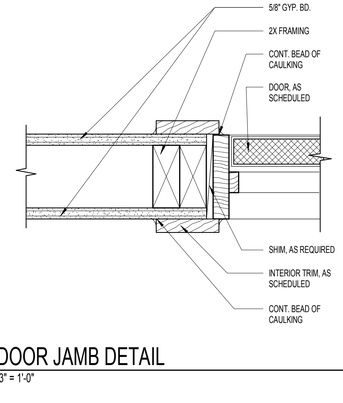
B1 DOOR HEAD DETAIL
3" = 1'-0"



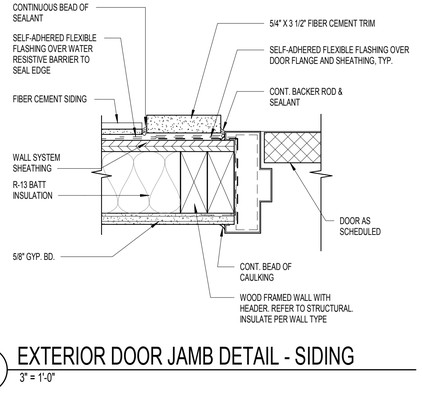
B3 EXTERIOR DOOR HEAD DETAIL
3" = 1'-0"



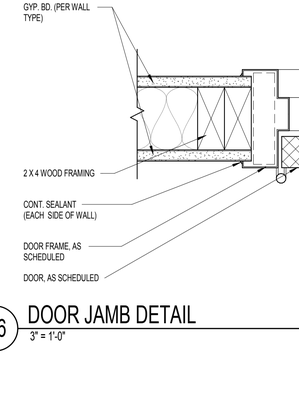
B6 DOOR HEAD DETAIL
3" = 1'-0"



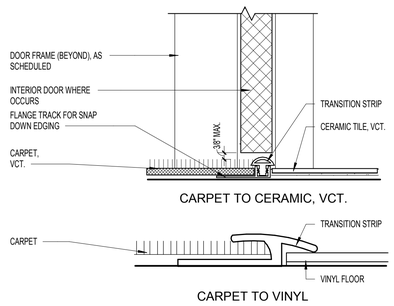
D1 DOOR JAMB DETAIL
3" = 1'-0"



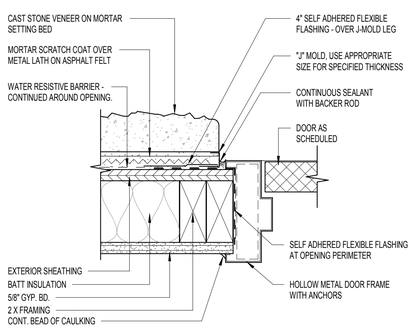
D3 EXTERIOR DOOR JAMB DETAIL - SIDING
3" = 1'-0"



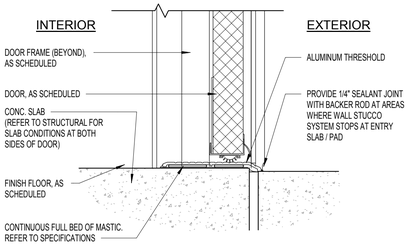
D6 DOOR JAMB DETAIL
3" = 1'-0"



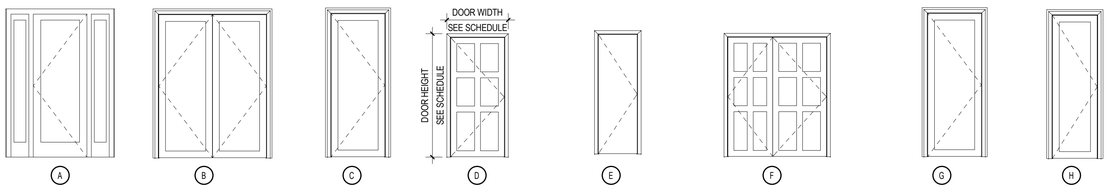
F1 DOOR THRESHOLD DETAIL
3" = 1'-0"



F3 EXTERIOR DOOR JAMB DETAIL - STONE
3" = 1'-0"



F6 DOOR THRESHOLD DETAIL
3" = 1'-0"



ANCILLARY DOOR TYPES
1/4" = 1'-0"

CLUBHOUSE DOOR SCHEDULE

	DOOR					FRAME				
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	HEAD	JAMB	THRESHOLD	DOOR RATING	REMARKS
CH01	A	3'-0"	8'-0"	1 3/4"						
CH02	B	6'-0"	8'-0"	1 3/4"						
CH03	C	3'-0"	6'-8"	1 3/8"	WD	B1/CH7.01	D1/CH7.01	F1/CH7.01		
CH04		3'-0"	8'-0"	1 3/8"	WD	B1/CH7.01B	D1/CH7.01B	F1/CH7.01B		
CH05		2'-2"	6'-8"	1 3/8"	WD	B1/CH7.01	D1/CH7.01	F1/CH7.01		
CH06		5'-6"	6'-8"	1 3/8"	WD	F5/A7.01	D5/A7.01	H5/A7.01		
CH07		3'-0"	8'-0"	1 3/4"						
CH08	H	2'-6"	8'-0"	1 3/8"	WD	B1/CH7.01	D1/CH7.01	F1/CH7.01		SIDELIGHTS
CH10		6'-0"	6'-8"	1 3/4"	HM	B3/CH7.01B	F3/CH7.01B	F5/CH7.01B		INSULATED
CH11	C	3'-0"	8'-0"	1 3/4"	HM	B5/CH7.01B	D5/CH7.01B	F5B/CH7.01B		

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	6/22/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

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CONSULTANT

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FLORIDA LICENSE # AR94111

SUMMER BAY APTS. II
LAKE COUNTY, FL

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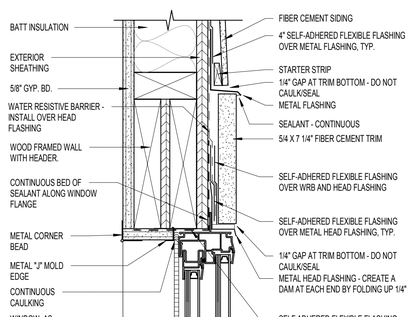
DOOR SCHEDULE

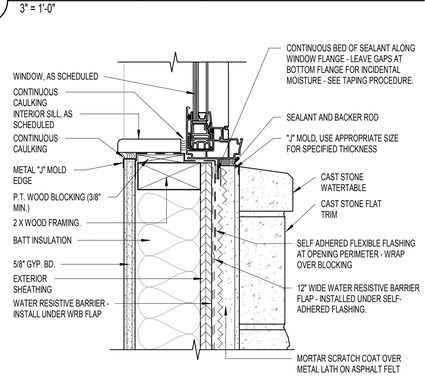
CH7.01

PLOTTED: 6/27/2018 3:15:55 PM



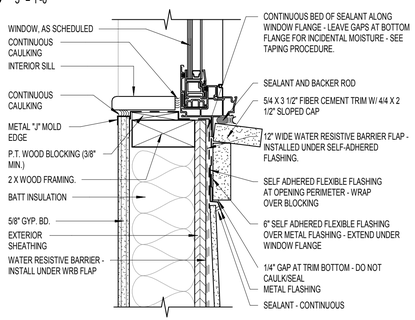
B1 WINDOW HEAD (SIDING)

3" = 1'-0"



D1 WINDOW JAMB (SIDING)

3" = 1'-0"



F1 WINDOW SILL (SIDING)

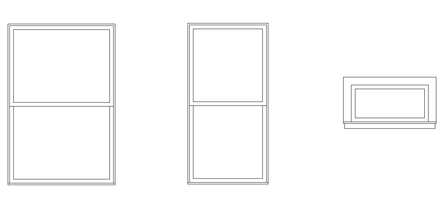
3" = 1'-0"

H1 WINDOW SILL (STONE)

3" = 1'-0"

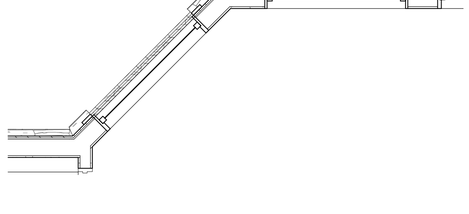
CLUBHOUSE WINDOW SCHEDULE

WINDOW TYPE	WINDOW UNIT				GLAZING				FRAME				REMARKS
	WIDTH	HEIGHT	HEAD HEIGHT	OPERATION	TYPE	THICKNESS	U VALUE	SHGC	MATERIAL	HEAD	JAMB	SILL	
AA	4'-0"	6'-0"	8'-0"	SINGLE HUNG	1	1/4" INSUL.	0.4	0.27	VINYL	B1/CH7.02	D1/CH7.02	F1/CH7.02	SINGLE HUNG
CC	3'-0"	1'-6"	6'-8"	FIXED	3	1/4" INSUL.	0.4	0.27	VINYL	B1/CH7.02	D1/CH7.02	F1/CH7.02	TRANSOM



ANCILLARY WINDOW SCHEDULES

3/8" = 1'-0"



D3 CLUBHOUSE - REFERENCE PLAN - Callout 2

1/2" = 1'-0"

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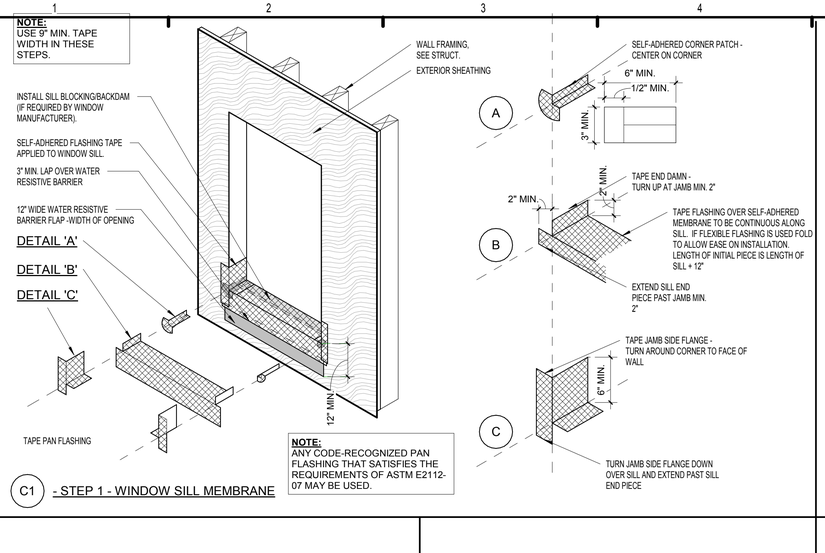
WINDOW SCHEDULE AND DETAILS

CH7.02

PLOTTED: 6/27/2018 3:16:02 PM

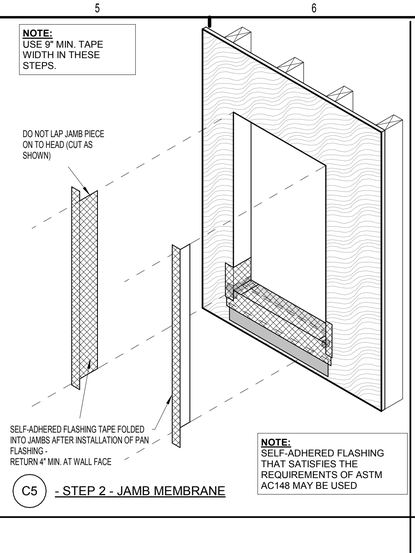
NOTE:
USE 9" MIN. TAPE WIDTH IN THESE STEPS.



NOTE:
ANY CODE-RECOGNIZED PAN FLASHING THAT SATISFIES THE REQUIREMENTS OF ASTM E2112-07 MAY BE USED.

C1 - STEP 1 - WINDOW SILL MEMBRANE

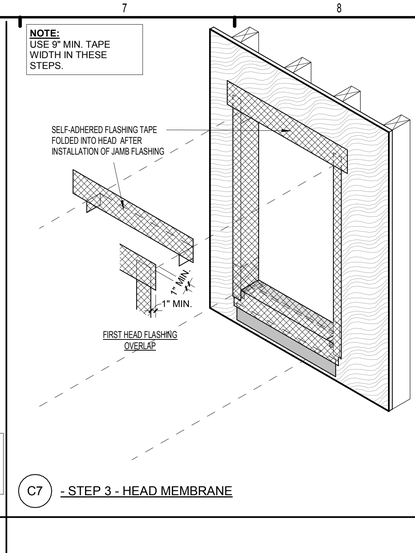
NOTE:
USE 9" MIN. TAPE WIDTH IN THESE STEPS.



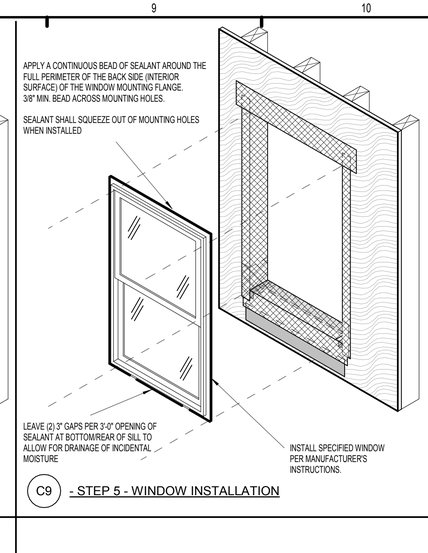
C5 - STEP 2 - JAMB MEMBRANE

NOTE:
SELF-ADHERED FLASHING THAT SATISFIES THE REQUIREMENTS OF ASTM AC148 MAY BE USED

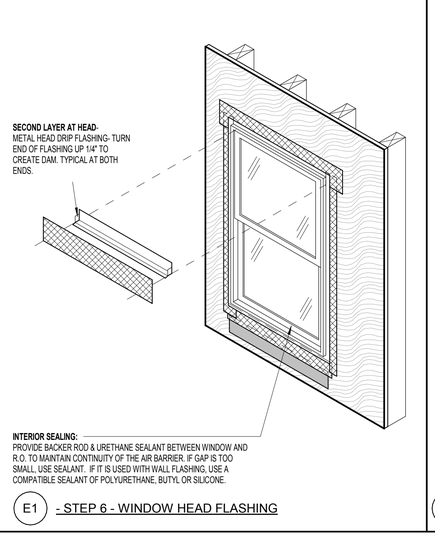
NOTE:
USE 9" MIN. TAPE WIDTH IN THESE STEPS.



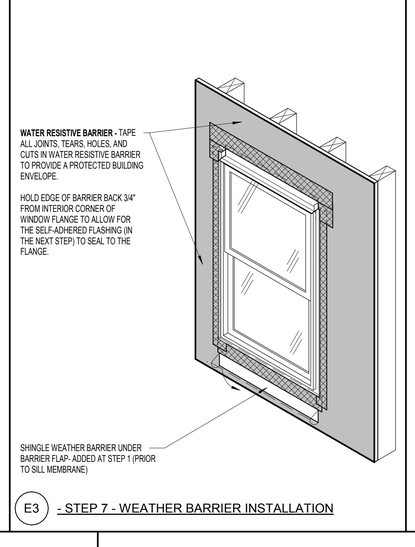
C7 - STEP 3 - HEAD MEMBRANE



C9 - STEP 5 - WINDOW INSTALLATION

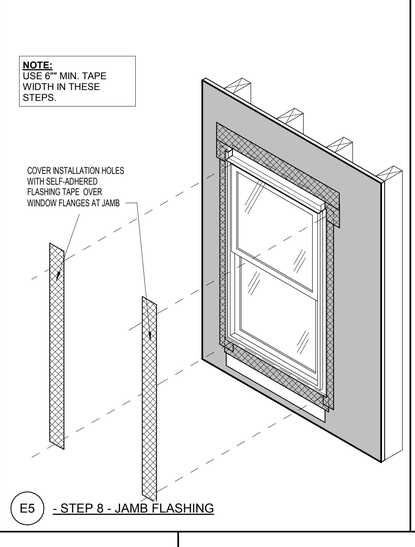


E1 - STEP 6 - WINDOW HEAD FLASHING



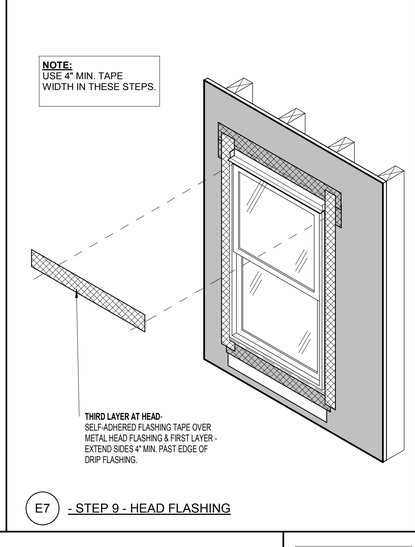
E3 - STEP 7 - WEATHER BARRIER INSTALLATION

NOTE:
USE 6"" MIN. TAPE WIDTH IN THESE STEPS.

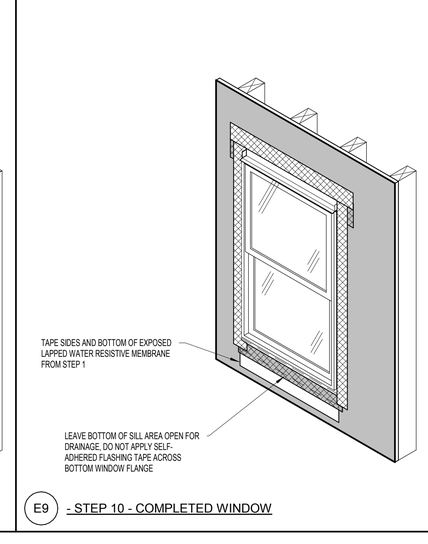


E5 - STEP 8 - JAMB FLASHING

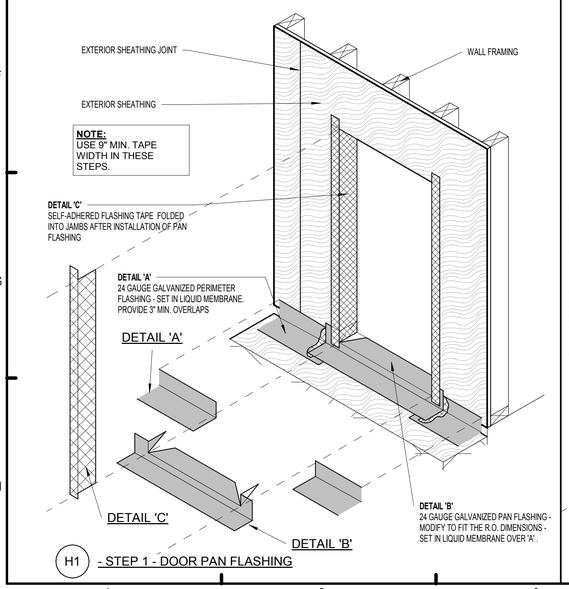
NOTE:
USE 4" MIN. TAPE WIDTH IN THESE STEPS.



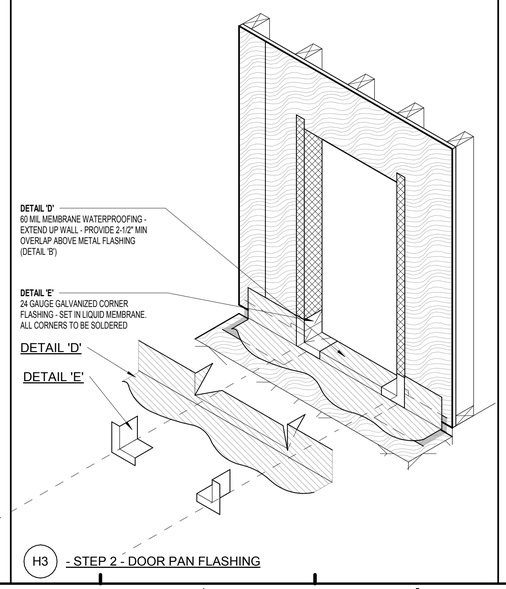
E7 - STEP 9 - HEAD FLASHING



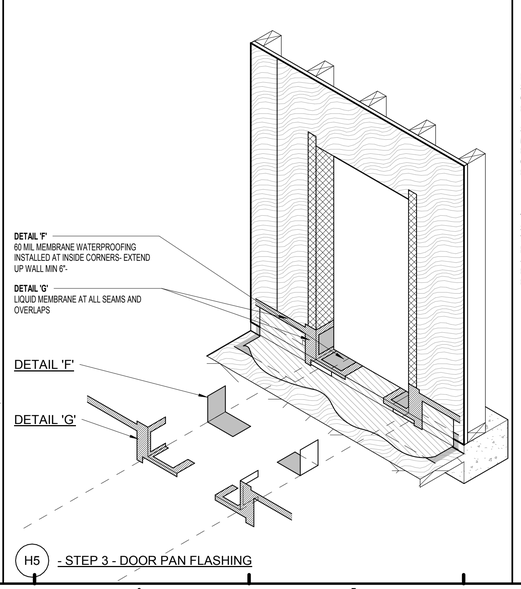
E9 - STEP 10 - COMPLETED WINDOW



H1 - STEP 1 - DOOR PAN FLASHING



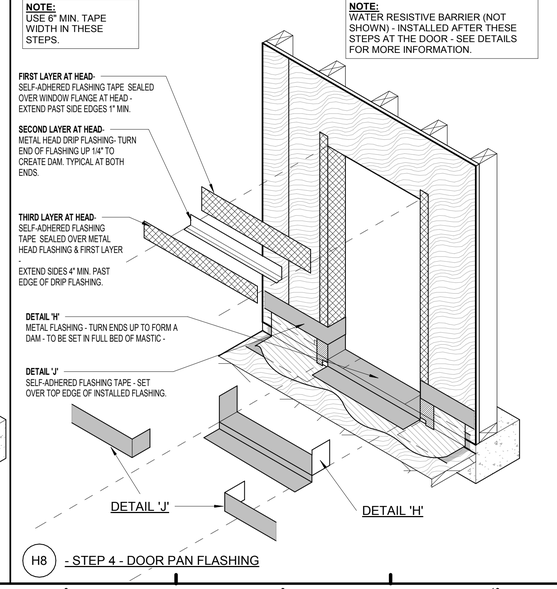
H3 - STEP 2 - DOOR PAN FLASHING



H5 - STEP 3 - DOOR PAN FLASHING

NOTE:
USE 6" MIN. TAPE WIDTH IN THESE STEPS.

NOTE:
WATER RESISTIVE BARRIER (NOT SHOWN) - INSTALLED AFTER THESE STEPS AT THE DOOR - SEE DETAILS FOR MORE INFORMATION.



H8 - STEP 4 - DOOR PAN FLASHING

PERMIT REVIEW STAMP

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WINDOW AND DOOR TAPING PROCEDURES

CH7.03

PLOTTED: 6/27/2018 3:16:07 PM

CLUBHOUSE FINISH SCHEDULE

MARK	SPACE DESIGNATION	FLOOR MATERIAL	BASE MATERIAL	CROWN MOLDING	WALLS								CEILING		REMARKS
					NORTH		EAST		SOUTH		WEST				
					MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
CH-100	PORCH	S. CONC.	-		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-101	ENTRY	LVT	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-102	LEASE	CARPET	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-103	OFFICE	CARPET	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-104	MAIL ROOM	CONC	FC		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-105	OFFICE	CARPET	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-106	WORK	VCT	VCT		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-107	GAME	LVT	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-108	GATHERING	LVT	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-109	CAFE														
CH-110	COVERED PORCH	CONC	-		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-111	ELEC.	CONC	VCT		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-112	JAN.	CONC	-		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-113	Room														
CH-116	STOR.	CONC	VCT		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-117	FITNESS	RUBBER	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-118	CONFERENCE	CARPET	WD		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-119	STORAGE														
CH-120	WOMEN	TILE	TILE		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-121	WOMEN	TILE	TILE		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-122	MEN	TILE	TILE		GWB	PT	GWD	PT	GWB	PT	GWB	PT	GWB	PT	
CH-123	MECH.														

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FINISH SCHEDULE - CLUBHOUSE

CH7.04

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STRUCTURAL NOTES

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. GUTHERMAN STRUCTURAL, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

CODES AND STANDARDS

1. WIND LOADS AS PER:
   A. FLORIDA BUILDING CODE 6TH EDITION (2017) WITH AN ULTIMATE DESIGN WIND SPEED OF 139 MPH, EXPOSURE B, NOMINAL DESIGN WIND SPEED OF 107 MPH, +/−0.18 INTERNAL PRESSURE COEFFICIENT, AND BUILDING RISK CATEGORY II.
   B. THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING.
2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
   A. FLORIDA BUILDING CODE 6TH EDITION (2017).
   B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ 2011 EDITION).
   C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
   D. NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/2012 EDITION.
3. ARCHITECTURAL AND MECHANICAL DRAWINGS:
   A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
   B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
   C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
   D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
   E. ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED. THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.
4. SECTIONS AND DETAILS:

   ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
5. THRESHOLD INSPECTIONS SHALL BE PERFORMED DURING CONSTRUCTION OF THIS BUILDING AS REQUIRED BY SECTION 110.8 OF FBC.
6. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
   A. EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:

      ANSI/AAMA/NWWDA 101/I.S. 2−97 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202)
   B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E330 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HVHZ SHALL COMPLY WITH TAS 202. AFTER EACH SPECIFIED LOADING, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, HARDWARE PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE INOPERABLE.
   C. SECTIONAL GARAGE DOORS SHALL BE TESTED FOR DETERMINATION OF STRUCTURAL PERFORMANCE UNDER UNIFORM STATIC AIR PRESSURE DIFFERENCE IN ACCORDANCE WITH ANSI/DASMA 115 OR TAS 201,202 AND 203.
   D. CUSTOM (ONE OF A KIND) EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.
   E. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE FENSTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.

SPECIALTY ENGINEERED PRODUCTS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PROPER SUBMISSION OF SPECIALTY ENGINEERED SHOP DRAWINGS WHICH SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE SPECIALTY ENGINEERED SHOP DRAWINGS ARE SUBMITTED IN A TIMELY MANNER SO AS TO ALLOW REVIEWS AND RESUBMISSIONS AS REQUIRED. ALL SPECIALTY ENGINEERED PRODUCTS SHALL BE DESIGNED FOR THE APPROPRIATE GRAVITY LOADS AND WIND LOADS INCLUDING UPLIFT AND LATERAL LOADS. INTERIOR SPECIALTY PRODUCTS SHALL BE DESIGNED FOR LATERAL LOADS TO ASSURE STABILITY. SPECIALTY ENGINEERED PRODUCTS SHALL BE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. LIGHT GAUGE METAL, INCLUDING BUT NOT LIMITED TO, SOFFITS, CLADDING, CEILINGS, ETC.
   B. MISCELLANEOUS METALS INCLUDING STEEL STAIRS, MECHANICAL EQUIPMENT SUPPORTS, FRAMES THAT SUPPORT MACHINES, PIPES OR OTHER STRUCTURAL METAL USED FOR SUPPORT OF MECHANICAL SYSTEMS.
   C. MISCELLANEOUS HANGERS, CHANDELIERS, CABINETS, METAL FRAMES, LADDERS, RIGGING, HANGING WALLS, RAILINGS, GLAZING FRAMES, CLADDING SUCH AS STONE, PRECAST, ALUMINUM, METAL PANELS, CABLE BARRIER SYSTEMS, ETC. OR ANY OTHER MISCELLANEOUS PRODUCT REQUIRED BY ANY OF THE CONSTRUCTION DOCUMENTS.

D. IN ADDITION TO THE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE, THE SPECIALTY ENGINEER SHALL DESIGN FOR THE WEIGHT OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELIER FIXTURES, BAR CABINETS, AND ART WORK / MOBILES.

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

FOUNDATION

1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:
   A. REPORT ON SOILS AND FOUNDATION INVESTIGATION PREPARED BY ECS FLORIDA, LLC REPORT NUMBER 24:6036, DATED APRIL 26, 2017
2. THE BUILDING SITE SHOULD BE EXCAVATED TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
3. BOTTOM OF FOOTINGS TO BEAR ON CONTROLLED COMPACTED FILL CAPABLE OF SAFELY SUPPORTING 2000 PSF.
4. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
5. BOTTOM OF ALL FOOTINGS SHALL BEAR 1'−0" BELOW ADJACENT GRADE TYP. MAKE ADJUSTMENTS AS NEEDED SO BOTTOM OF EXTERIOR FOOTINGS SHALL BE MINIMUM 12−INCHES BELOW EXTERIOR FINISH GRADE.
6. EXCAVATION & BACKFILL:
   A. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
   B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.

CONCRETE

1. ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
   A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
   B. SLUMPS SHALL BE 4−INCHES MINIMUM AND 6−INCHES MAXIMUM.
   C. CONCRETE SHALL HAVE 3 PERCENT AIR ENTRAINMENT.
   D. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
   E. JOBSITE WATER SHALL NOT BE ADDED.
2. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2011 EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
3. SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
4. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
5. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 1064, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'−0" O.C.
6. LAP ALL BARS WITH CLASS B TENSION LAP SPLICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).
7. REINFORCING BARS:
   A. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
   B. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE (1−#5 OR MATCHING) HORIZONTAL BARS X 5'−0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
   C. WHERE COLUMNS ARE AN INTEGRAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.
   D. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.
8. FOR GRADE BEAMS LAP ALL TOP STEEL AT MID−SPAN AND LAP BOTTOM STEEL OVER SUPPORT.
9. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE AT MID−SPAN AND KEY JOINTED WITH REINFORCING CONTINUOUS ACROSS JOINT AND ADDITIONAL SHEAR FRICTION REINFORCING. CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONSTRUCTION JOINTS IN POST−TENSION SLABS SHALL BE LOCATED AND DESIGNED BY SPECIALTY ENGINEER.

POST−TENSION CONCRETE

1. ENGAGE THE SERVICES OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA TO PREPARE AND SUBMIT COMPLETE SHOP DRAWINGS AND COMPLETE STRUCTURAL DESIGN COMPUTATIONS, INCLUDING STRESS LOSS CALCULATIONS AND DESIGN FOR ALL VERTICAL LOAD SUPPORT INCLUDING GRAVITY, AND UPLIFT FROM SHEAR WALLS. DRAWINGS SHALL BE SIGNED AND BEAR THE DELEGATED ENGINEER'S PROFESSIONAL SEAL. POST−TENSION SHOP DRAWINGS SHALL INCLUDE REBAR LAYOUT PLAN AND ANY ADDITIONAL REINFORCING NECESSARY FROM POST−TENSION SPECIALTY ENGINEER RESULTING FROM SPECIALTY ENGINEERS CALCULATIONS.
2. PRE−STRESSING SHALL CONFORM TO THE STANDARDS OF THE ACI BUILDING CODE 318/2011 EDITION.
3. POST TENSIONING CABLES SHALL HAVE A CORROSION PROTECTION SYSTEM, WHICH IS IN ACCORDANCE WITH THE RECOMMENDATION OF PRESTRESSED CONCRETE INSTITUTE FOR CABLES USED IN A CORROSIVE ENVIRONMENT.
4. TENDONS FOR PRE−STRESSING SHALL CONFORM TO THE ASTM SPECIFICATION A416 OR A421 AND SHALL BE 270K GRADE WITH A MINIMUM ULTIMATE STRENGTH OF 270,000 PSI AND A YIELD STRENGTH OF 240,000 PSI.
5. ALL TENDONS SHALL BE UNBONDED.
6. CONSTRUCTION JOINTS IN POST−TENSIONED MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER, PRIOR TO CONSTRUCTION.

WOOD

1. ALL STRUCTURAL WOOD MEMBERS ARE DESIGNED AS "DRY−USE". MOISTURE CONTENT MUST BE 19% OR LESS. STORE WOOD FRAMING ABOVE GROUND AND UNDER TARPS WITH PROPER AIR CIRCULATION.
2. ALL LUMBER SHALL BE SOUTHERN PINE SPECIES #2 GRADE OR APPROVED EQUAL. ALLOWABLE DESIGN STRESSES SHALL FOLLOW NATIONAL DESIGN SPECIFICATION (NDS) (LATEST EDITION).
3. HEADERS AT NON BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING SIZE	HEADER
UP TO 4' −0"	(2) 2" X 6"
4'− 0" TO 6'− 0"	(2) 2" X 8"
6'− 0" TO 9'− 0"	(2) 2" X 10"

4. PROVIDE SP ACQ PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE/MASONRY OR OUTSIDE OF BUILDING. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREADED LUMBER SHALL BE GALVANIZED WITH A RATING OF G−185 AND CONFORM TO ASTM A653. ALL NAILS AND SCREWS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT−DIPPED GALVANIZED AND TO CONFORM TO ASTM A153 CLASS D. ELECTROGALVANIZED FASTENERS SHALL HAVE A CLASS RATING PER ASTM B695 NO LESS THAN 55. ALUMINUM NOT TO BE USED IN DIRECT CONTACT WITH ACQ TREATED LUMBER.

WOOD (CONT.)

5. PLYWOOD SHEATHING:
   A. FLOOR: USE 3/4" T&G APA 24oc STURD−I−FLOOR, EXP. 1, PLYWOOD SUB−FLOOR SHEATHING.
   B. WALL: Use 7/16" ZIP WALL SHEATHING, 32/16 RATED, EXP. 1,
   C. ROOF: Use (15/32") 32/16 RATED, EXP. 1, PLYWOOD OR OSB SHEATHING.
   D. SEE FRAMING PLANS FOR NAILING AND/OR BLOCKING REQUIREMENTS. USE 8'− 0" LONG X 4'−0" WIDE SHEETS WITH LENGTH ACROSS FRAMING. STAGGER PANEL END JOINTS 4'−0" TYP., ALLOW 1/8" SPACE ALONG PANEL EDGES AND END JOINTS.
   E. FLOOR SHEATHING TO BE SCREWED WITH #10 WOOD SCREWS AT 6" O.C. AND GLUED FOR PARTIAL COMPOSITE ACTION. SELECT ADHESIVE WITH APA AFG−01 SPECIFICATION AND FOLLOW APA RECOMMENDATIONS.
   F. SEE FRAMING PLANS FOR DIAPHRAGM NAILING TYPE, SIZE, SPACING AND LOCATIONS.
6. WOOD CONNECTIONS − ALL NAILS USED FOR STRUCTURAL FRAMING MEMBERS SHALL BE COMMON WIRE, U.N.O. ALL NAILS, TRUSS HANGERS, TRUSS ANCHORS AND STRAPS SHALL BE GALVANIZED FOR CORROSIVE RESISTANCE. ALL METAL STRAPS MUST BE INSTALLED WITH EQUAL LENGTHS ABOUT THE JOINT LINE. USE SIMPSON STRONG−TIE CONNECTOR PRODUCTS OR APPROVED EQUAL. TOE NAILING WILL NOT BE PERMITTED.

TIMBER

1. ALL MICROLLAM LVL BEAMS TO
   A. BE ENGINEERED AND MANUFACTURED BY TRUS JOIST WEYERHAEUSER (TJW) OR APPROVED EQUAL. TEMPORARY BRACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS SUPPORT OF THE COMPRESSION EDGE AND PROVIDE LATERAL SUPPORT AT ALL BEARINGS. THE MINIMUM ALLOWABLE STRESSES FOR MICROLLAM BEAMS ARE AS FOLLOWS:

      Fb = 2,600 PSI   Fv = 285 PSI   E = 1,900,000 PSI
   B. CONNECT:(2) PLY LVL W/3 ROWS OF 16d COMMON NAILS AT 12" O/C;
   C. CONNECT:(3) PLY LVL W/3 ROWS OF 16d COMMON NAILS AT 12" O/C, EACH FACE;
2. ALL PARALLAM PSL BEAMS TO
   A. BE ENGINEERED AND MANUFACTURED BY TRUS JOIST WEYERHAEUSER (TJW) OR APPROVED EQUAL. TEMPORARY BRACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS SUPPORT OF THE COMPRESSION EDGE AND PROVIDE LATERAL SUPPORT AT ALL BEARINGS. THE MINIMUM ALLOWABLE STRESSES FOR PARALLAM BEAMS ARE AS FOLLOWS:

      Fb = 2,900 PSI   Fv = 290 PSI   E = 2,000,000 PSI
   B. ALL EXPOSED EXTERIOR PARALLAM BEAMS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 2 EXPOSURE. ALL OTHER PARALLAM BEAMS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 1 EXPOSURE.
3. ALL PARALLAM PSL COLUMNS TO
   A. BE ENGINEERED AND MANUFACTURED BY TRUS JOIST WEYERHAEUSER (TJW) OR APPROVED EQUAL. TEMPORARY BRACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE MINIMUM ALLOWABLE PROPERTIES FOR PARALLAM COLUMNS THE MINIMUM ALLOWABLE STRESSES ARE AS FOLLOWS:

      Fb = 2,400 PSI   Fcll = 2500 PSI   E = 1,800,000 PSI
   B. ALL EXPOSED EXTERIOR PARALLAM COLUMNS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 2 EXPOSURE. ALL OTHER PARALLAM COLUMNS ARE TO BE WOLMANIZED PRESSURE TREATED FOR A SERVICE LEVEL 1 EXPOSURE.
4. ALL STRUCTURAL TIMBER TO
   A. SOUTHERN PINE SPECIES, #2 GRADE (MINIMUM) OR APPROVED EQUAL.
   B. BE DESIGNED PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S (AITC)"TIMBER CONSTRUCTION MANUAL" AND AMERICAN FOREST & PAPER ASSOCIATION'S (AFPA) NATIONAL DESIGN SPECIFICATION".
   C. PROVIDE SP ACQ PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE/MASONRY OR OUTSIDE OF BUILDING. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREADED LUMBER SHALL BE GALVANIZED WITH A RATING OF G−185 AND CONFORM TO ASTM A653. ALL NAILS AND SCREWS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT−DIPPED GALVANIZED AND TO CONFORM TO ASTM A153 CLASS D. ELECTROGALVANIZED FASTENERS SHALL HAVE A CLASS RATING PER ASTM B695 NO LESS THAN 55. ALUMINUM NOT TO BE USED IN DIRECT CONTACT WITH ACQ TREATED LUMBER.
5. ALL GLUED LAMINATED BEAMS SHALL BE VISUALLY GRADED SOUTHERN PINE OR APPROVED EQUAL AND:
   A. BE DESIGNED AND MANUFACTURED WITH ANSI/AITC A.190.1−2007, THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S (AITC)"TIMBER CONSTRUCTION MANUAL", AMERICAN FOREST & PAPER ASSOCIATION'S (AFPA) NATIONAL DESIGN SPECIFICATION", AND AMERICAN PLYWOOD ASSOCAITION−ENGINEERED WOOD SYSTEMS STANDARDS.
   B. GLUE LAMINATED BEAM ADHESIVES TO CONFORM WITH ASTM D2559−92.
   C. THE MINIMUM ALLOWABLE PROPERTIES FOR GLUED LAMINATED BEAMS ARE AS FOLLOWS:

      Fb = 2,400 PSI   Fv = 240 PSI   E = 1.7 X 106 PSI
   D. BE PRESSURE TREATED WITH A WATER BORNE PRESERVATIVE FOR EXTERIOR USE OR WHEN IN CONTACT WITH CONCRETE OR MASONRY PER AITC 109−90 AND AMERICAN WOOD PRESERVERS C−28 STANDARDS.
6. ALL TIMBER AND GLUE LAMINATED BEAM CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
   A. NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
7. ALL TIMBER AND GLUE LAMINATED CONNECTIONS ARE TO BE MADE USING PREFABRICATED STEEL CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATA FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY HECKMANN, SIMPSON STRONG−TIE OR APPROVED EQUAL.
8. GLUE LAMINATED CONSTRUCTION: DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL GLUE LAMINATED. TIMBER SHALL CONFORM WITH THE FOLLOWING STANDARDS:
   A. PROVIDE FACTORY GLUED TIMBER UNITS, PRODUCED BY AN AITC OR APA−EWS LICENSED FIRM QUALIFIED TO APPLY THE AITC OR APA−EWS QUALITY INSPECTED TRADEMARK.
   B. SUBMIT SHOP DRAWINGS SHOWING FULL DIMENSIONS OF EACH MEMBER AND LAYOUT OF ENTIRE STRUCTURAL SYSTEM. SHOW DETAILS OF CONNECTION, CONNECTORS AND ACCESSORIES. INDICATE SPECIES AND STRESS GRADE OF LUMBER AND TYPE OF ADHESIVES.
   C. KEEP GLUE LAMINATED BEAMS DRY DURING DELIVERY, STORAGE, HANDLING, ERECTION, AND UNTIL THE BUILDING ENCLOSURE IS COMPLETED.
   D. APPEARANCE SHALL BE INDUSTRIAL GRADE. EXCEPT EXPOSED MEMBERS AS NOTED ON DRAWINGS, WHICH SHALL HAVE ARCHITECTURAL GRADE.
   E. CONTRACTOR SHALL PROVIDE CONNECTION HARDWARE REQUIRED (INDICATED ON PLANS OR NOT) TO PROPERLY JOIN MEMBERS TO EACH OTHER AND TO THEIR SUPPORTS. CONNECTIONS SHALL BE CAPABLE OF TRANSFERRING THE APPLIED LOAD TO THE SUPPORTING MEMBERS. STEEL PLATES, ANGLES, OR OTHER SHAPES SHALL CONFORM TO ASTM A 36, AND BOLTS SHALL CONFORM TO ASTM A−325. LAG SCREWS, SHEAR PLATES, SPLIT RINGS, ETC. CONNECTORS SHALL CONFORM TO THE "AMERICAN FOREST AND PAPER ASSOCIATION".
   F. CONNECTING HARDWARE SHALL BE HOT−DIP GALVANIZED AFTER FABRICATION CONFORMING WITH ASTM A 123.

WOOD TRUSSES

1. WOOD ROOF TRUSSES AND WOOD FLOOR TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. SEALED CALCULATIONS AND LAYOUT DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL. TRUSS FABRICATOR TO PROVIDE ALL TRUSS−TO−TRUSS HANGERS AS REQUIRED TO RESIST GRAVITY AND UPLIFT REACTION. (UPLIFT LOADING SHALL USE COMPONENTS & CLADDING WIND FORCES.)
2. WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE 2008 EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, JOINTLY PRODUCED BY WTCA AND TRUSS PLATE INSTITUTE. BRACING IN THE PLANE OF THE WEB MEMBERS:
   A. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
   B. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
   C. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
3. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8'−0" ON CENTER WITH A CEILING ATTACHED TO BOTTOM OF TRUSSES. IF NO CEILING IS ATTACHED TO BOTTOM OF TRUSSES, BRACING SHALL BE MINIMUM 2X4 @ 36" ON CENTER NAILED TO THE TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45 DEGREES TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
4. TOP CHORD BRACING:
   A. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT REQUIRED.
   B. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20−FOOT INTERVALS.
5. DO NOT CUT, DRILL OR NOTCH ROOF OR FLOOR TRUSSES WITHOUT WRITTEN APPROVAL FROM TRUSS ENGINEER. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, ETC. SIZES AND LOCATIONS WITH TRUSS LAYOUT PRIOR TO ERECTION.
6. TRUSSES SHALL BE MANUFACTURED & DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION(S) FOR WOOD CONSTRUCTION, AF & PA, AND NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1−2007, AND THE LOCAL CODE JURISDICTIONS.
7. DO NOT OVERLOAD FLOOR OR ROOF TRUSSES WITH BUILDING MATERIALS.
8. CONNECTOR PLATES SHALL BE MANUFACTURED BY A WTCA MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL.

SHOP DRAWINGS

1. THE SHOP DRAWINGS SHALL BE SUBMITTED IN COMPLETE PACKAGES FOR THE FOLLOWING:
   A. CONCRETE MIX DESIGNS
   B. POST−TENSIONED CONCRETE
   C. PRE−ENGINEERED WOOD TRUSSES
   D. PRE−ENGINEERED WOOD SYSTEMS (I.E. TJI, PARALLAM, MIRCROLAM, ETC.)
   E. CONTINUOUS ROD TIE DOWN SYSTEM
2. PRE−ENGINEERED ITEMS SHALL BE SUBMITTED SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA.

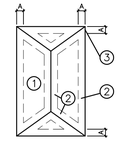
GC SHALL ENGAGE THE SERVICES OF A CONTINUOUS ROD TIE DOWN SYSTEM COMPANY TO PROVIDE SIGNED AND SEALED DESIGN DOCUMENT FOR ALL SHEAR WALL ANCHORS AND UNIFORM SPACED ROOF TIE DOWN UPLIFT RODS.

ROOF WIND PRESSURE (PSF) Vasd

EFFECTIVE WIND AREA (SQ. FT.)	ROOF AREA		
	1	2	3
10	+12.2/−19.4	+12.2/−33.7	+12.2/−49.8
20	+11.1/−18.8	+11.1/−31.0	+11.1/−46.6
50	+9.7/−18.1	+9.7/−27.4	+9.7/−42.3
100	+9.6/−17.6	+9.6/−24.7	+9.6/−39.1

NOTES:

1. WIND DESIGN PER FBC−2017 6TH EDITION
2. +: INDICATES WIND PRESSURE
   −: INDICATES WIND SUCTION
3. WALL DISTANCE A = 3.0 FT (COMPONENTS AND CLADDING)
4. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA



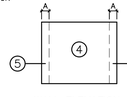
PLAN

DOOR & WINDOW WIND PRESSURE (PSF) Vasd

SIZE OF WALL OPENING (SQ. FT.)	WALL AREA	
	4	5
10	+21.2/−23.0	+21.2/−28.3
20	+20.2/−22.0	+20.2/−26.4
50	+18.9/−20.7	+18.9/−23.9
100	+18.0/−19.8	+18.0/−22.0

NOTES:

1. WIND DESIGN PER FBC−2017 6TH EDITION
2. +: INDICATES WIND PRESSURE
   −: INDICATES WIND SUCTION
3. WALL DISTANCE A = 3.0 FT (COMPONENTS AND CLADDING)
4. FOR WALL OPENINGS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER WALL OPENING AREA.



WALL ELEVATION

PLYWOOD SHEATHING NAILING SCHEDULE

NAIL SIZE	NAIL SPACING	ZONE
8d RING SHANK	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	ROOF ② ③
8d RING SHANK	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	ROOF ①
8d	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	WALL ⑤
8d	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	WALL ④

CORNER DISTANCE, A = 3.0 FEET

DESIGN LOAD SCHEDULE

(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

COMPONENT \ AREA	CLUBHOUSE ROOF				
TOP CHORD DEAD	15				
BOTTOM CHORD DEAD	15				
TOTAL DEAD LOAD	30				
TOTAL LIVE LOAD	20				
TOTAL LOAD	50				

FASTENER SUBSTITUTIONS:

ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. THE ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.

SCHEDULED FASTENER	ALTERNATE FASTENER
8d COMMON NAIL	8d RING SHANK NAIL 8d SCREW SHANK NAIL 0.131 P−NAIL
10d COMMON NAIL	10d RING SHANK NAIL 10d SCREW SHANK NAIL 0.148 P−NAIL
6d COOLER NAIL	#6 x 1 1/4" TYPE S OR W DRYWALL SCREW

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ISSUE HISTORY

No.	Date	Description
1	06/22/18	ISSUE FOR PERMIT

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No.	Date	Description

FUGLEBERG KOCH
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John Gutherman Jr., P.E.
FL. REG. #60880

SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	JRIVERA
Checked:	JGUTHERMAN
Approval:	JGUTHERMAN
Date:	06/22/2018
Project #:	5389

STRUCTURAL NOTES AND SCHEDULES

S12.00

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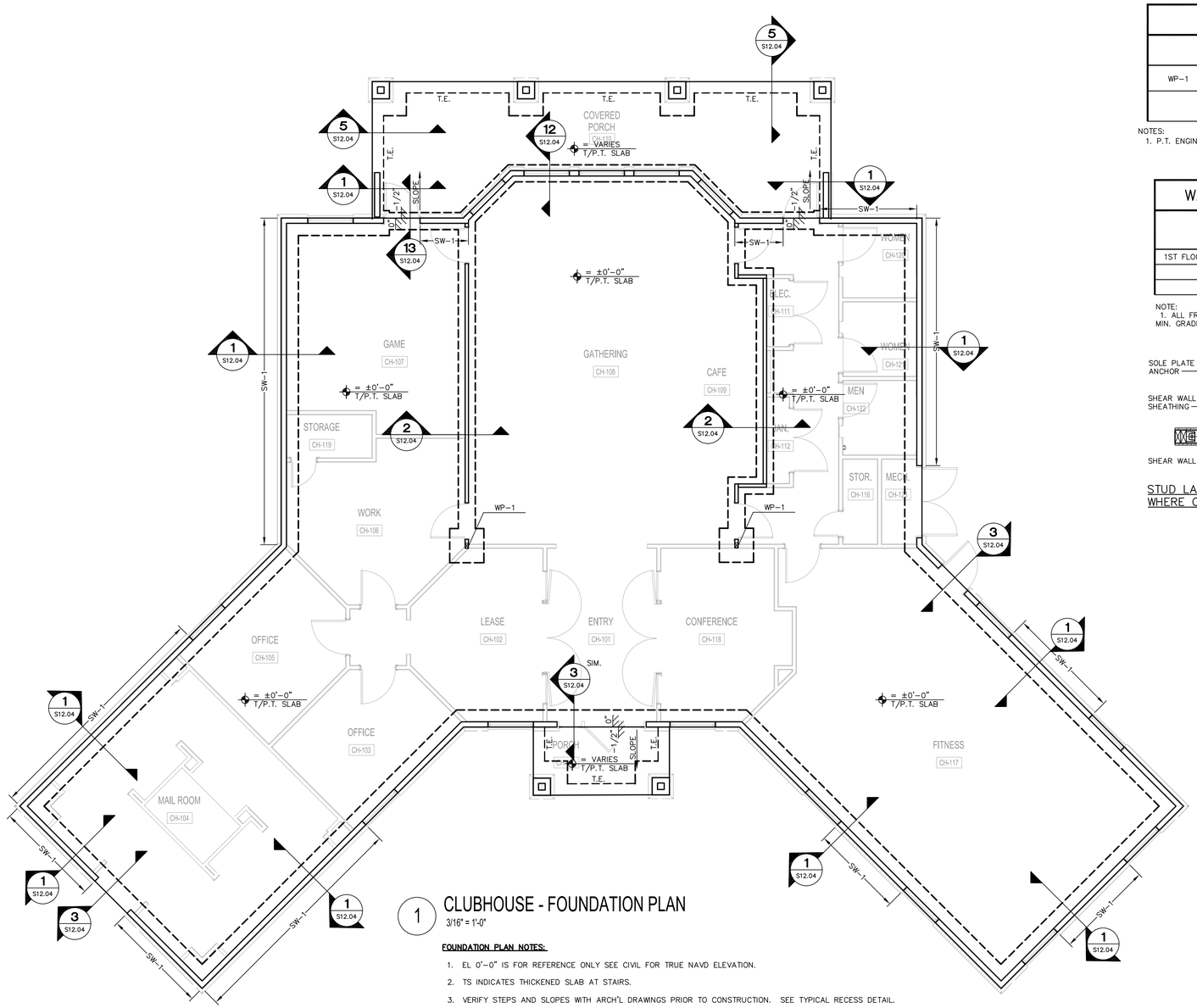


1 CLUBHOUSE - FOUNDATION PLAN

3/16" = 1'-0"

FOUNDATION PLAN NOTES:

1. EL 0'-0" IS FOR REFERENCE ONLY SEE CIVIL FOR TRUE NAVD ELEVATION.
2. TS INDICATES THICKENED SLAB AT STAIRS.
3. VERIFY STEPS AND SLOPES WITH ARCH'L DRAWINGS PRIOR TO CONSTRUCTION. SEE TYPICAL RECESS DETAIL.
4. SEE MECH'L, ELECTRICAL AND PLUMBING (MEP) DRAWINGS FOR LOCATION OF PVC SLEEVES. COORDINATE WITH HVAC CONTRACTOR.
5. MECH'L AND PLUMBING FIXTURES (DUCTS, SINKS, TOILETS AND TUBS) SHOWN ON THESE STRUCTURAL PLANS ARE FOR GENERAL LOCATION PURPOSES ONLY. TRUSS DESIGNER SHALL COORDINATE WITH ARCH'L AND MEP PLANS FOR EXACT LOCATIONS.
6. IF SHEAR WALL CALL OUT EXTENDS OVER AN OPENING, THE OPENING IS PART OF THE SHEARWALL HOLD DOWN ANCHORS ARE INSTALLED AT THE ENDS OF THE SHEARWALL CALLOUTS TYP.
7. SLAB ON GRADE AND FOUNDATIONS ARE TO BE DESIGNED BY A DELEGATED SPECIALTY ENGINEER UTILIZING A MINIMUM OF 4" CONC SLAB-ON-GRADE ON 10 MIL VAPOR BARRIER ON COMPACTED, TREATED SUB-SOIL (TYPICAL). EXTERIOR FOUNDATION EDGES SHALL BE MINIMUM 12" WIDE, AND CHAMPHORED BACK TO SLAB WITH A 45° SLOPE. EXTERIOR EDGES SHALL EXTEND A MINIMUM OF 18" BELOW TOP OF GRADE. ALL INTERIOR THICKENED SLABS BELOW WALLS SHALL BE A MINIMUM OF 12" THICK TYP.
8. UPLIFT FOOTING (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED BELOW EACH END OF SHEAR WALLS PER THE SHEAR WALL SCHEDULE. THESE FOOTINGS ARE INDEPENDENT OF THE POST TENSIONS SYSTEM, AND ALL UPLIFT ANCHORS SHALL EXTEND THROUGH THE P.T. SLAB AND ATTACH TO THESE UPLIFT RESISTING FOUNDATIONS.
9. SLOPE PORCH SLAB PER ARCH'L DRAWINGS.

		EXTERIOR			INTERIOR			BASE CONNECTION AT B.O. SHEAR WALL		
MARK	LOCATION	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	CONNECTOR AT END OF WALL AND TO TOP PLATE	BOTTOM SILL PLATE ATTACHMENT	# OF STUDS OR PSL AT WALL ENDS
SW-1	EXTERIOR SW	5/8" PLYWOOD	10d AT 6" O.C.	10d AT 12" O.C.	5/8" TYPE "X" GYPSUM SHEATHING BOARD	6d COOLER OR WALLBOARD NAIL @ 4" O.C.	6d COOLER OR WALLBOARD NAIL @ 7" O.C.	HDU4	5/8"ø ANCHOR BOLTS 5" EMBED AT 24" O.C.	(3)2X6 MIN.

WOOD POST SCHEDULE

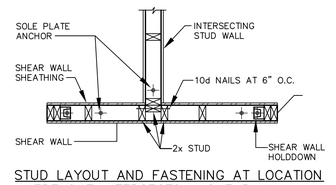
	POST SIZE	SIMPSON POST BASE/CAP
WP-1	3.5x5.25 PSL	ABU46 WITH 5/8"ø ANCHOR TO CONCRETE/CC CAP

NOTES:
1. P.T. ENGINEER TO DESIGN WOOD POST FOOTING FOR A NET UPLIFT = 2.8 KIPS.

WALL FRAMING SCHEDULE

	ALL EXTERIOR BEARING WALLS	ALL INTERIOR BEARING WALLS
1ST FLOOR	2x6 @ 16" O.C.	2x4 @ 16" O.C.

NOTE:
1. ALL FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE #2 MIN. GRADE



STUD LAYOUT AND FASTENING AT LOCATION WHERE ONE INTERSECTS A SHEAR WALL

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LAKE COUNTY, FL

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Approval:	JGUTHERMAN
Date:	06/22/2018
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FOUNDATION PLAN

S12.01

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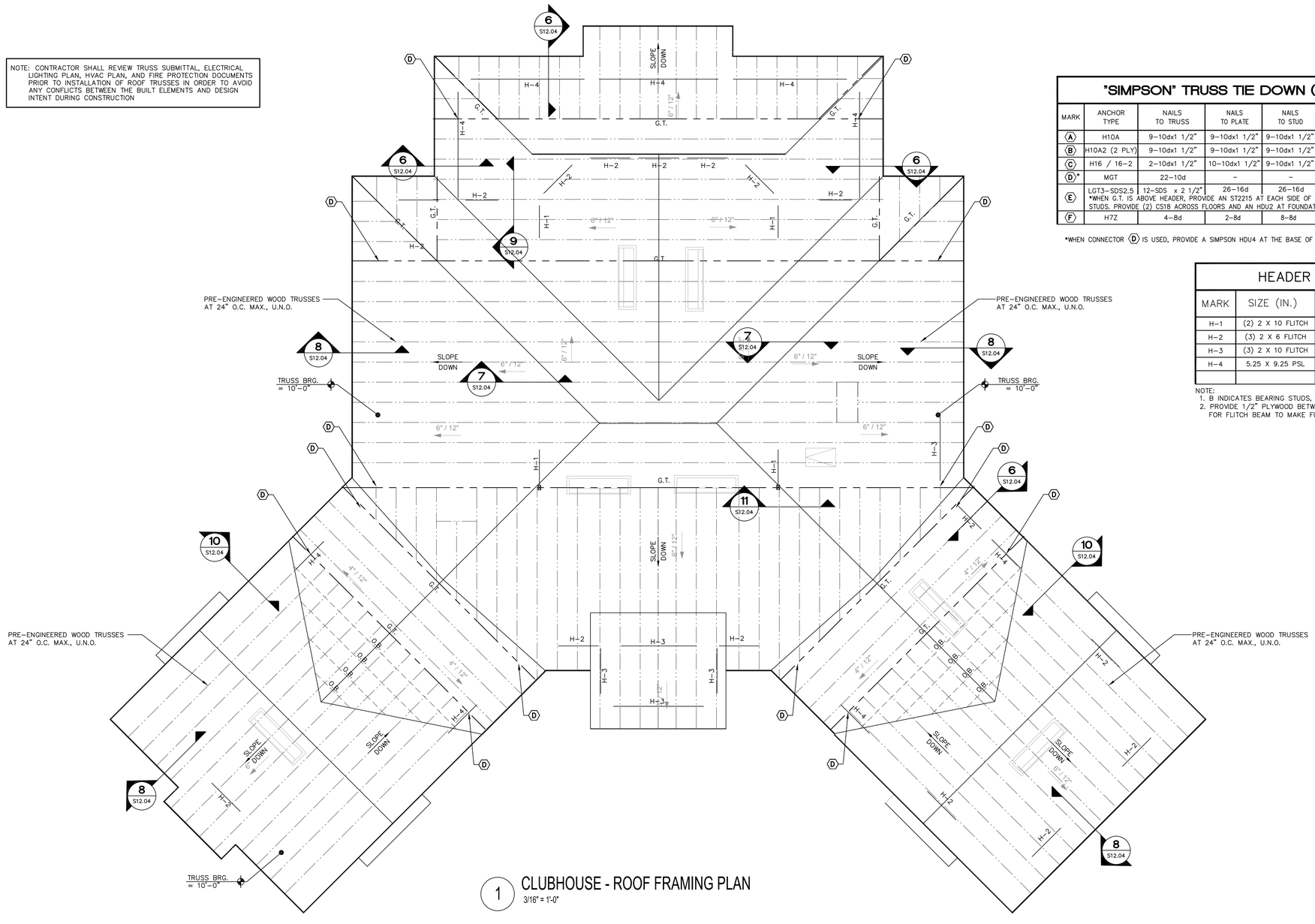
NOTE: CONTRACTOR SHALL REVIEW TRUSS SUBMITTAL, ELECTRICAL LIGHTING PLAN, HVAC PLAN, AND FIRE PROTECTION DOCUMENTS PRIOR TO INSTALLATION OF ROOF TRUSSES IN ORDER TO AVOID ANY CONFLICTS BETWEEN THE BUILT ELEMENTS AND DESIGN INTENT DURING CONSTRUCTION



1 CLUBHOUSE - ROOF FRAMING PLAN
3/16" = 1'-0"

"SIMPSON" TRUSS TIE DOWN (U.N.O.)

MARK	ANCHOR TYPE	NAILS TO TRUSS	NAILS TO PLATE	NAILS TO STUD	BOLTS	ALLOWABLE UPLIFT	LATERAL LOAD PARALLEL TO WALL	LATERAL LOAD PERPEND. TO WALL
(A)	H10A	9-10dx1 1/2"	9-10dx1 1/2"	9-10dx1 1/2"	-	1340 #	590 #	285 #
(B)	H10A2 (2 PLY)	9-10dx1 1/2"	9-10dx1 1/2"	9-10dx1 1/2"	-	1245 #	815 #	260 #
(C)	H16 / 16-2	2-10dx1 1/2"	10-10dx1 1/2"	9-10dx1 1/2"	-	1340 #	590 #	285 #
(D)*	MGT	22-10d	-	-	5/8"ø	3965 #	-	-
(E)	LGT3-SDS2.5 *WHEN G.T. IS ABOVE HEADER, PROVIDE AN ST2215 AT EACH SIDE OF HEADER TO BEARING STUDS. PROVIDE (2) CS18 ACROSS FLOORS AND AN HDU2 AT FOUNDATION FOR EACH SIDE	12-SDS x 2 1/2"	26-16d	26-16d	-	9715 # MIN	-	-
(F)	H7Z	4-8d	2-8d	8-8d	-	985 #	400 #	-

*WHEN CONNECTOR (D) IS USED, PROVIDE A SIMPSON HDU4 AT THE BASE OF THE SUPPORT FRAMING (DOUBLE STUDS) TO FOUNDATION

HEADER SCHEDULE

MARK	SIZE (IN.)	BEARING STUDS
H-1	(2) 2 X 10 FLITCH	(2) B & (1) FULL HEIGHT
H-2	(3) 2 X 6 FLITCH	(2) B & (1) FULL HEIGHT
H-3	(3) 2 X 10 FLITCH	(2) B & (2) FULL HEIGHT
H-4	5.25 X 9.25 PSL	(3) B & (2) FULL HEIGHT

NOTE:
1. B INDICATES BEARING STUDS, TOTAL WIDTH OF SUPPORT.
2. PROVIDE 1/2" PLYWOOD BETWEEN DOUBLE HEADERS FOR FLITCH BEAM TO MAKE FULL 3.5" WIDTH.

ROOF FRAMING PLAN NOTES:

1. TRUSS BEARING (BOTTOM CHORD OF TRUSS) ELEVATION AS SHOWN ON PLAN, VERIFY WITH ARCHITECTURAL DRAWINGS. SEE SECTIONS FOR BEARING CONDITIONS. SEE ARCHITECTURAL DRAWINGS FOR AREAS WHERE TRUSS BOTTOM CHORD IS BUILT DOWN.
2. WOOD TRUSSES SHALL BE SPACED 2'-0" O.C. MAXIMUM. SEE PLAN FOR ROOF LINES AND ROOF PITCHES. SEE ARCHITECTURAL DRAWINGS FOR TRUSS PROFILES, FLAT CHORD AREAS, PITCHED ROOF AREAS AND PARAPET WALL HEIGHTS. WOOD ROOF TRUSSES SHALL HAVE PARAPET WALLS BUILT INTO THE TRUSS. INSTALL ROOF TRUSSES PER APPROVED TRUSS SHOP DRAWINGS. WHERE TRUSSES ARE PARALLEL TO SHEAR WALL, LOCATE TRUSS DIRECTLY ABOVE SHEAR WALL.

   G.T. INDICATES A ROOF GIRDER TRUSS WITH SPECIAL LOADING CONDITION.
3. DELEGATED TRUSS ENGINEER TO DESIGN TRUSSES FOR ROOF TOP MECHANICAL LOADS. TRUSS FABRICATOR'S ENGINEER SHALL TAKE INTO ACCOUNT ADDITIONAL LOADS ON BOTTOM CHORD FROM VENTING SYSTEMS OVER COOKING AREAS. TRUSS DESIGNS SHALL INCLUDE BUILT-DOWN FRAMING ON CERTAIN TRUSSES, ADD A MINIMUM OF 5 PSF DEAD LOAD TO BOTTOM CHORD. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF BUILT-DOWN LOCATIONS.
4. SHADED WALLS INDICATE SHEAR WALLS BELOW. AT TRUSSES THAT RUN PARALLEL WITH SHEAR WALLS LOCATE TRUSS BOTTOM CHORD OVER DOUBLE TOP PLATE OF SHEAR WALL. TRUSS SHALL BE DESIGNED WITH VERTICALS AT 16" O.C. FOR SHEAR WALL SHEATHING ATTACHMENT, SEE SECTIONS. AT TRUSSES THAT RUN PERPENDICULAR TO SHEAR WALLS. PROVIDE SOLID 2x BLOCKING AT TOP AND BOTTOM CHORDS OF TRUSS. PROVIDE SHEAR WALL SHEATHING IN TRUSS SPACE.
5. ROOF SHEATHING SHALL BE 15/32" PLYWOOD. ATTACH SHEATHING AS SPECIFIED IN THE GENERAL NOTES.
6. TRUSS BEARING ELEVATION = 10'-0" UNLESS NOTED OTHERWISE.
7. O.B. INDICATES ROOF OVERBUILT TRUSS BY TRUSS MANUFACTURER.
8. (F) INDICATES TRUSS HOLD DOWN, SEE SCHEDULE ON THIS SHEET.

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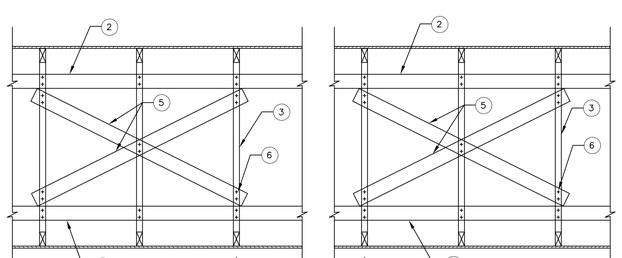
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	JRIVERA
Checked:	JGUTHERMAN
Approval:	JGUTHERMAN
Date:	06/22/2018
Project #:	5389

ROOF FRAMING PLAN

S12.02

PLOTTED: 6/23/2017 12:38:28 PM



HORIZONTAL BRACING OF TOP AND BOTTOM:

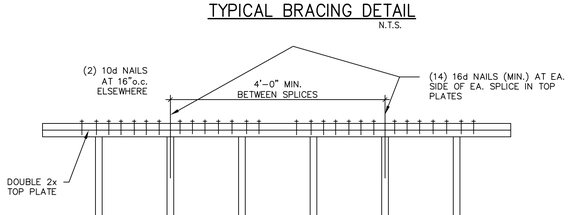
1. PROVIDE ONE ROW OF HORIZONTAL BRACING AS SHOWN EVERY 10'-0" PERPENDICULAR TO SPAN OF TRUSS.
2. BRACING MEMBERS TO BE CONTINUOUS 2X4 WOOD MEMBERS. AT SPLICE LOCATIONS, LAP BRACING MEMBERS OVER AT LEAST 2 TRUSSES.
3. WOOD TRUSSES AT 24" O.C.

DIAGONAL BRACING :

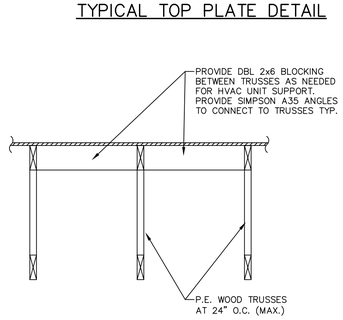
4. PROVIDE CROSS BRACING, AS SHOWN AT EACH END OF EACH ROW OF PERMANENT HORIZONTAL BRACING, AND AT NOT MORE THAN 30'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING.
5. BRACING MEMBERS TO BE 2X4 WOOD MEMBERS.
6. (2) 10d NAILS (TYP.)

TYPICAL BRACING DETAIL

N.T.S.



TYPICAL TOP PLATE DETAIL



TYPICAL BLOCKING FOR HVAC CURB DETAIL

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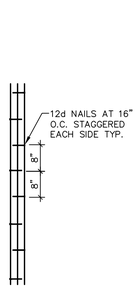
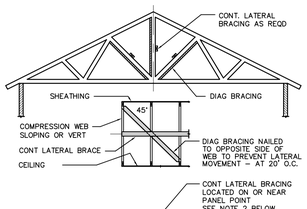
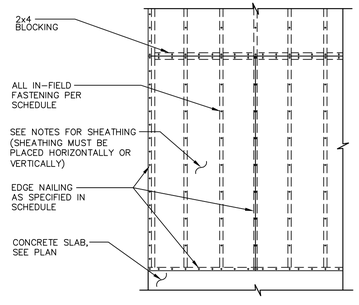


BUILT UP STUD NAILING PATTERN



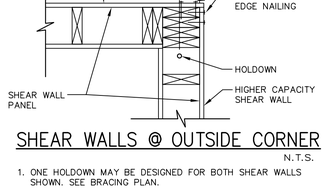
1. WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE" BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS, HIB-91, BRACING IN THE PLAN OF THE WEB MEMBERS :
   a. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
   b. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
   c. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
2. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8'-0" O. C. WITH A CEILING ATTACHED TO BOTTOM OF TRUSSES. OR IF NO CEILING IS ATTACHED TO BOTTOM OF TRUSSES BRACING SHALL BE MIN. 2 x 4 @ 36" O.C. NAILED TO THE TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
3. TOP CHORD BRACING :
   a. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPRAGHM ACTION, BRACING IS NOT REQUIRED.
   b. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 80 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.

WOOD TRUSS BRACING DETAIL



SHEATHING ATTACHMENT SCHEDULE

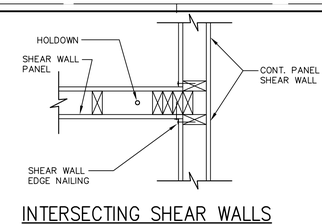
N.T.S.



SHEAR WALLS @ OUTSIDE CORNER

N.T.S.

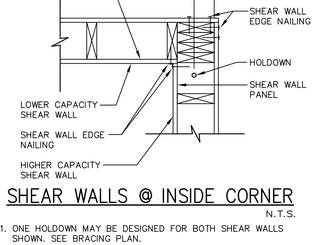
1. ONE HOLDOWN MAY BE DESIGNED FOR BOTH SHEAR WALLS SHOWN. SEE BRACING PLAN.
2. ADDITIONAL STUDS MAY BE REQUIRED AT THE CORNER. SEE TYPICAL SHEAR WALL HOLDOWN ELEVATIONS.



INTERSECTING SHEAR WALLS

N.T.S.

1. ADDITIONAL STUDS MAY BE REQUIRED AT END. SEE TYPICAL SHEAR WALL HOLDOWN DETAILS.



SHEAR WALLS @ INSIDE CORNER

N.T.S.

1. ONE HOLDOWN MAY BE DESIGNED FOR BOTH SHEAR WALLS SHOWN. SEE BRACING PLAN.
2. ADDITIONAL STUDS MAY BE REQUIRED AT THE CORNER. SEE TYPICAL SHEAR WALL HOLDOWN ELEVATIONS.

CONTINUOUS TIE DOWN ROD SYSTEMS:
CONTRACTOR SHALL PROVIDE A CONTINUOUS ROD TIE DOWN SYSTEM USING CLP ROD SYSTEMS, SIMPSON RTUD TAKE UP DEVICES, OR OTHER SIMILAR PRODUCTS. THESE SHALL BE USED AT ENDS OF SHEAR WALLS, AND FOR ALL ROOF TRUSS BEARING WALLS FOR CONTINUOUS ROOF UPLIFT HOLD DOWN CONNECTIONS.
ALL PRODUCTS MUST BE SIGNED AND SEALED BY THE SPECIALTY DESIGN PROFESSIONAL, BEING ABLE TO MEET OR EXCEED THE SCHEDULED UPLIFT LOADS SPECIFIED IN THE SHEAR WALL SCHEDULE.

NOTES:

1. SEE BRACING PLAN FOR TYPE & LOCATION OF SHEAR WALL; SEE SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.
2. SEE BRACING PLAN & TYPICAL SHEAR WALL HOLDOWN ELEVATION FOR END CONNECTION AND FRAMING REQUIRED AT EACH FLOOR.
3. NAIL ALL STUDS AT INTERSECTIONS TOGETHER W/ .148"ø x 3" NAILS @ 4" o.c. (STAGGER WHEN POSSIBLE).
4. SHEAR WALL EDGE NAILING TO BE STAGGERED WHEN POSSIBLE.

STUD ARRANGEMENTS AT CORNERS/INTERSECTIONS

1 / S12.03

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SUMMER BAY APTS. II *LAKE COUNTY, FL*	Drawn: JRIVERA Checked: JGUTHERMAN Approval: JGUTHERMAN Date: 06/22/2018 Project #: 5389

TYPICAL DETAILS

S12.03

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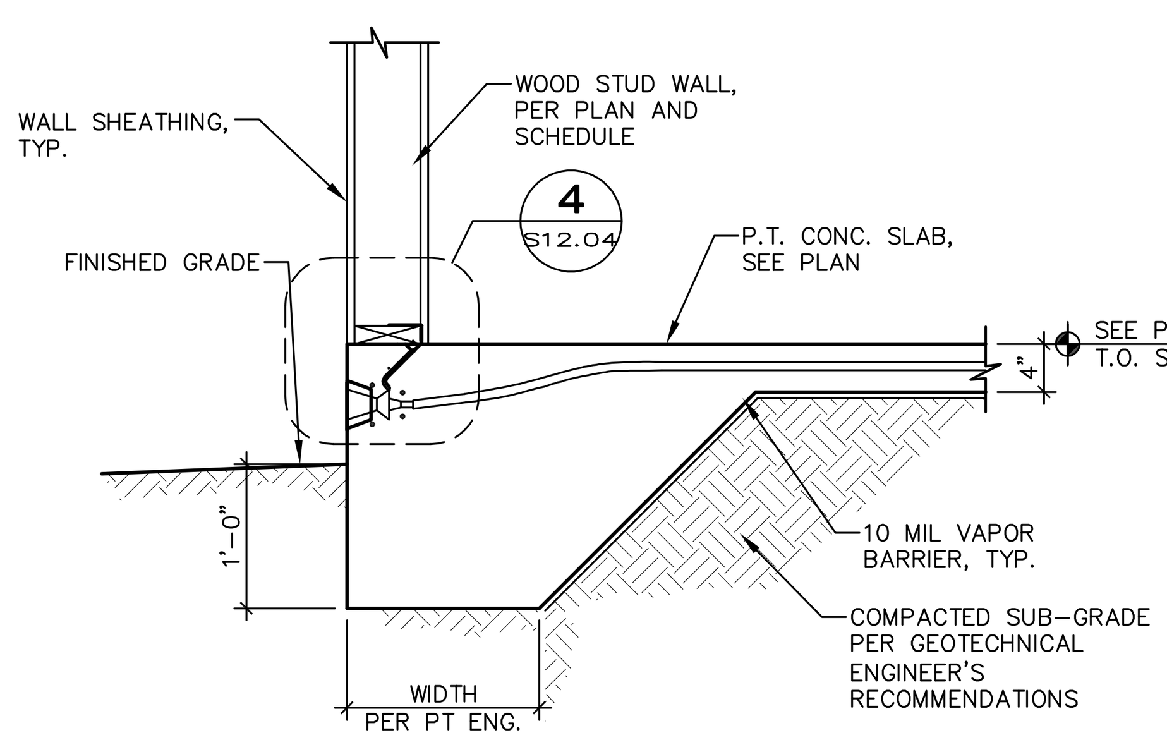
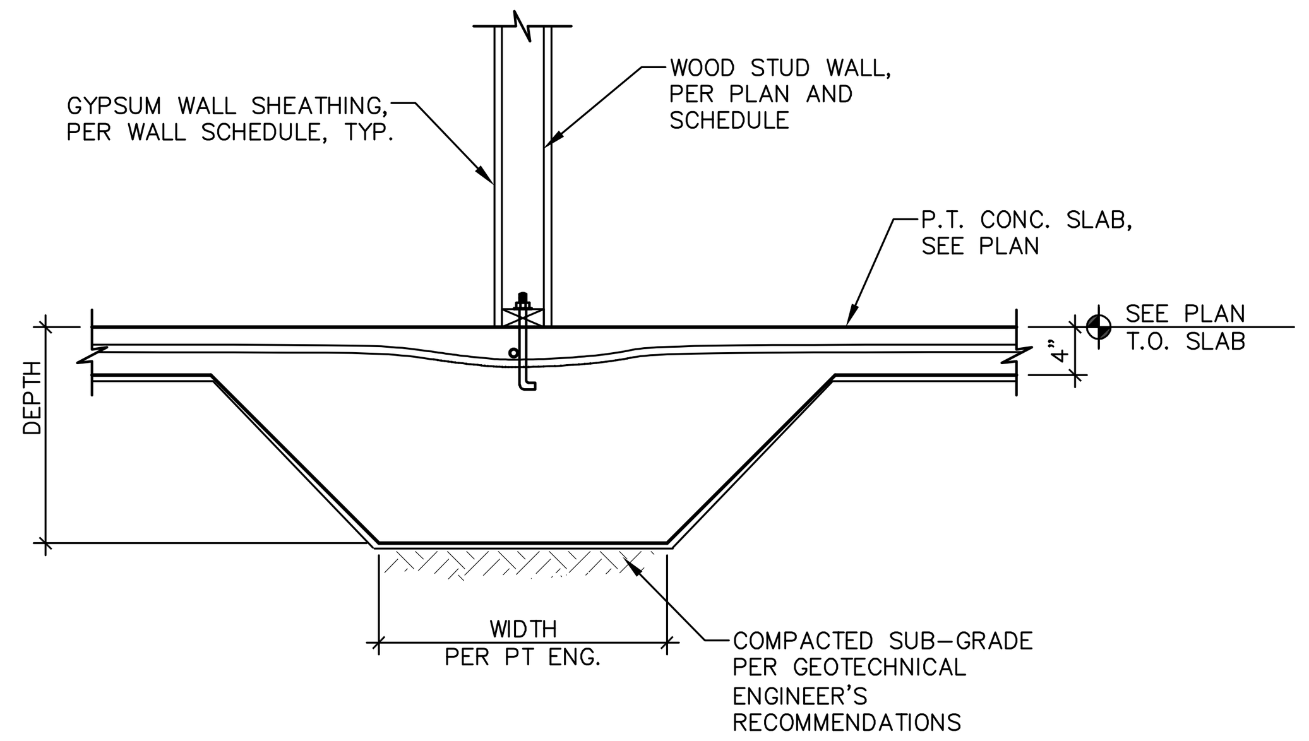
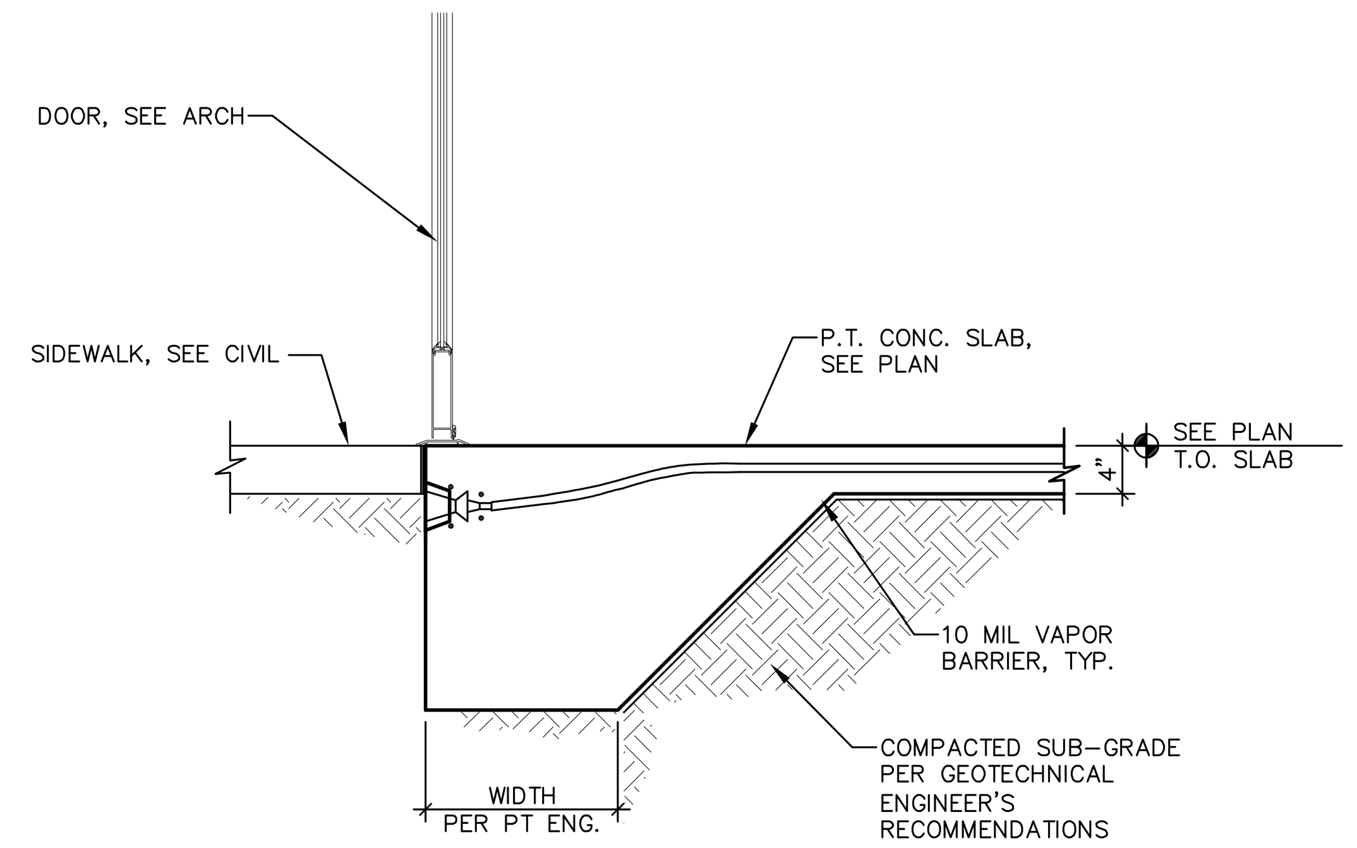


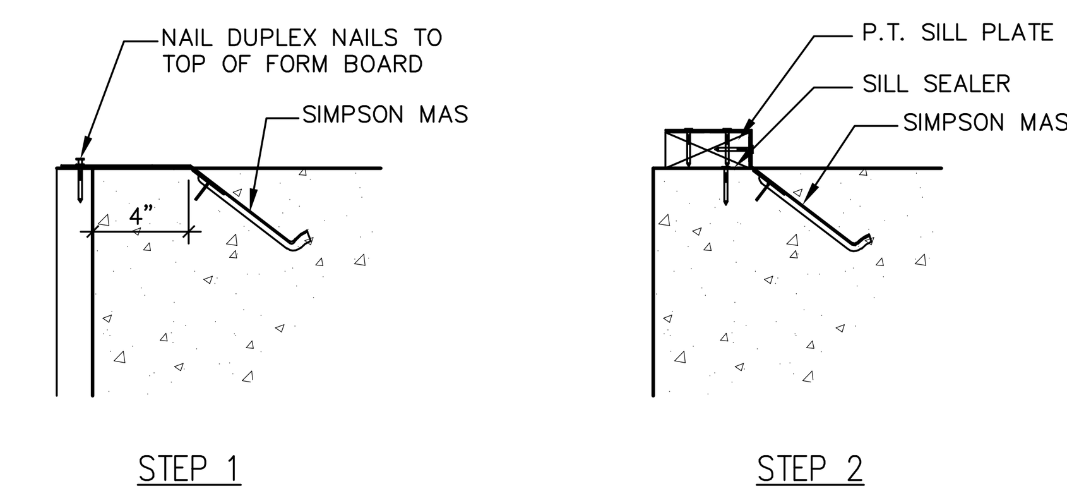
SECTION 1 S12.04
3/4" = 1'-0"



SECTION 2 S12.04
3/4" = 1'-0"



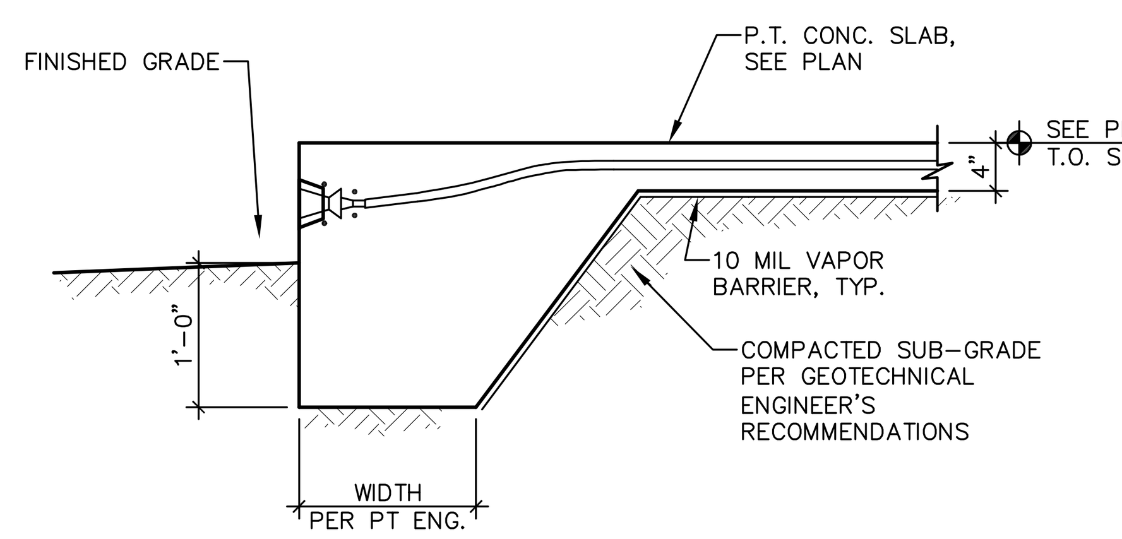
SECTION 3 S12.04
3/4" = 1'-0"



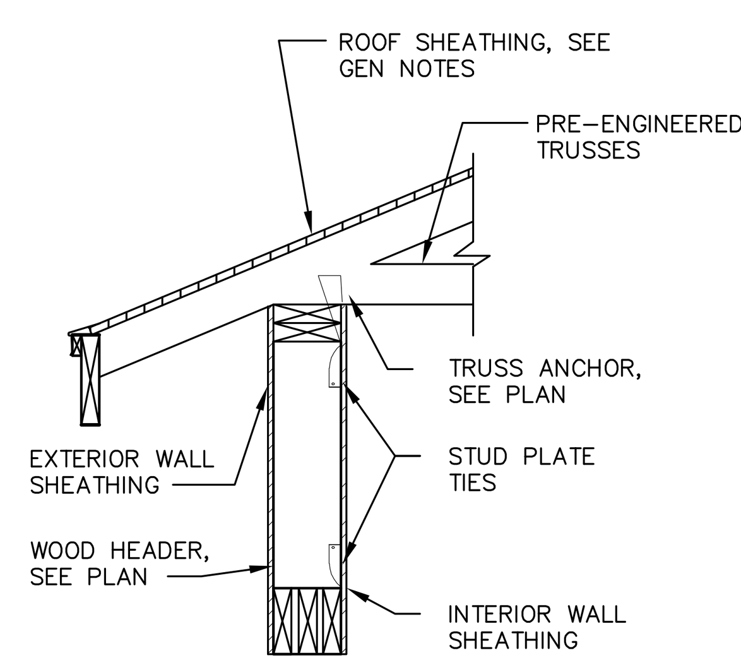
DETAIL 4 S12.04
1-1/2" = 1'-0"

NOTE: TYPICAL SIMPSON MAS INSTALL

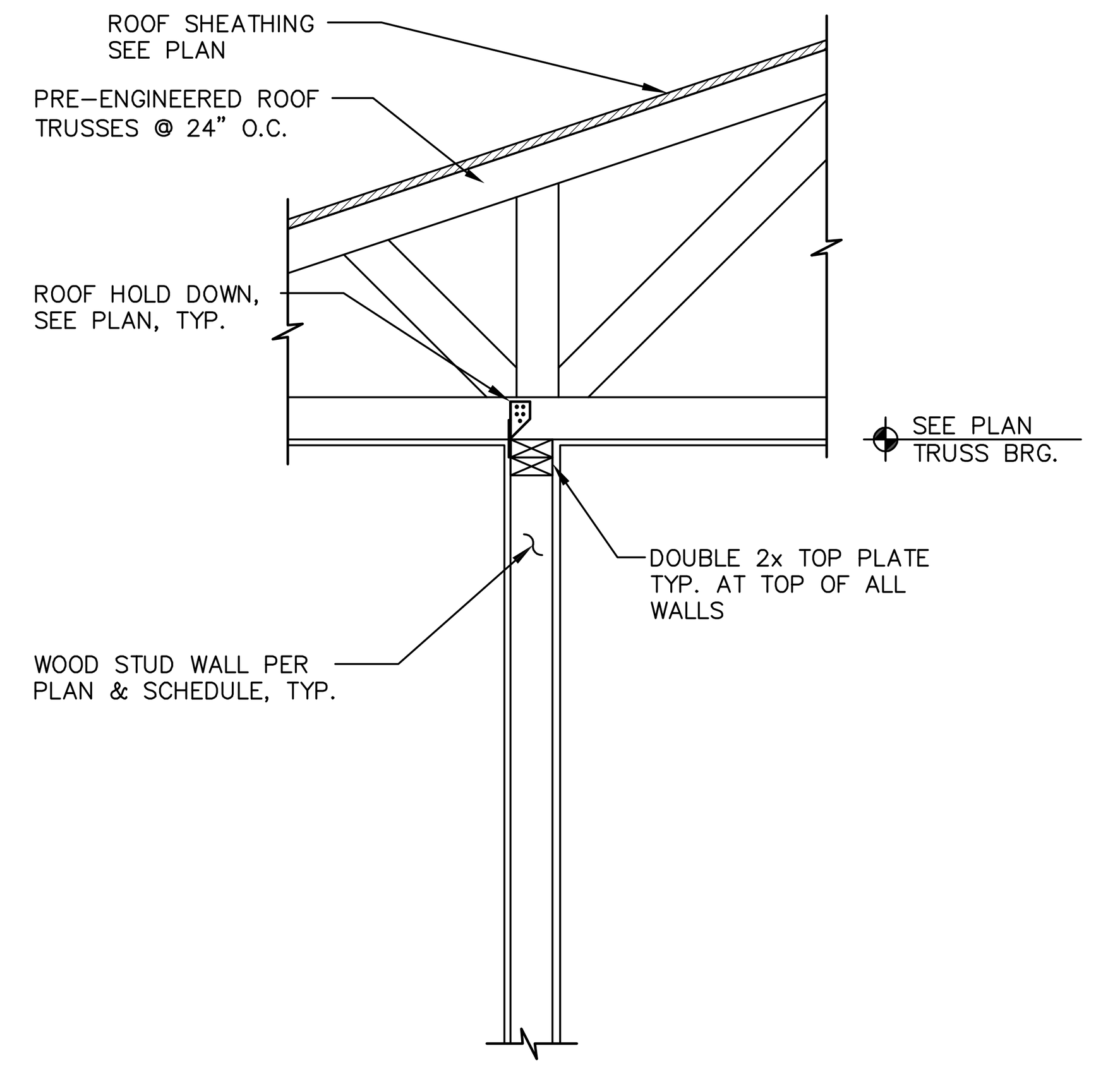
NOTE: COORDINATE EDGE OF SIDEWALK DETAIL W/ SITE/CIVIL DWGS, TYP.



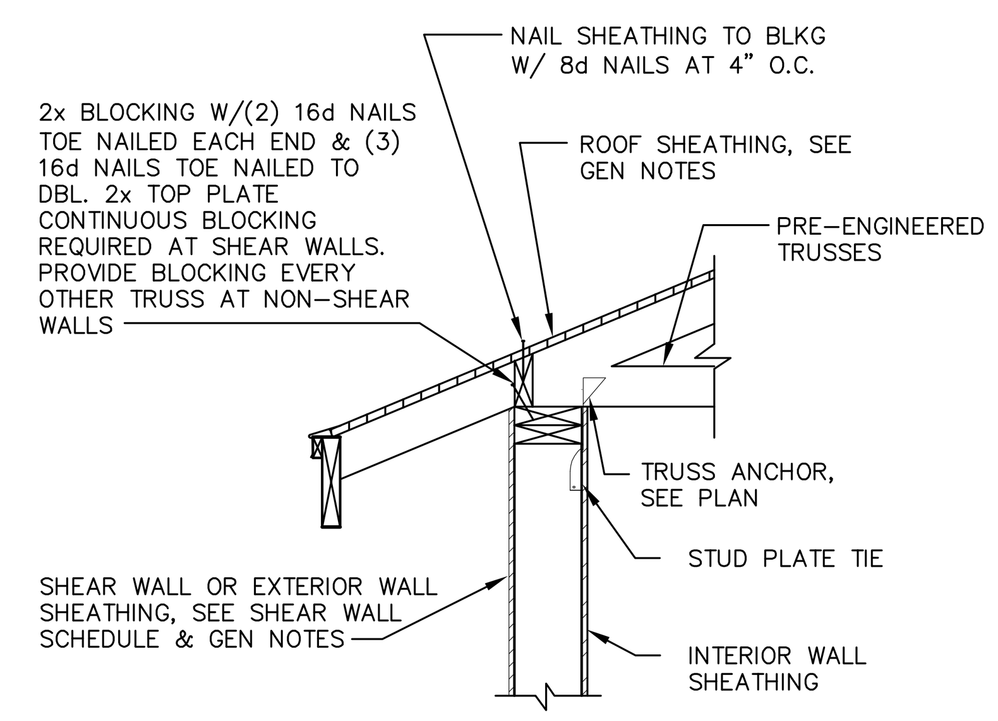
SECTION 5 S12.04
3/4" = 1'-0"



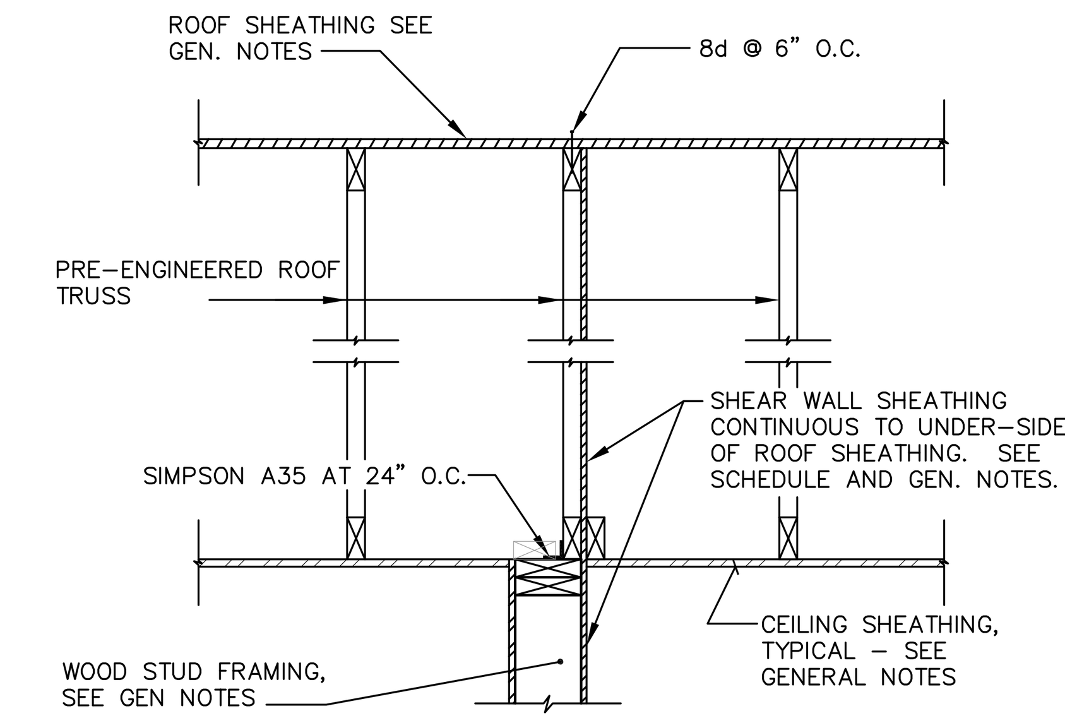
SECTION 6 S12.04
3/4" = 1'-0"



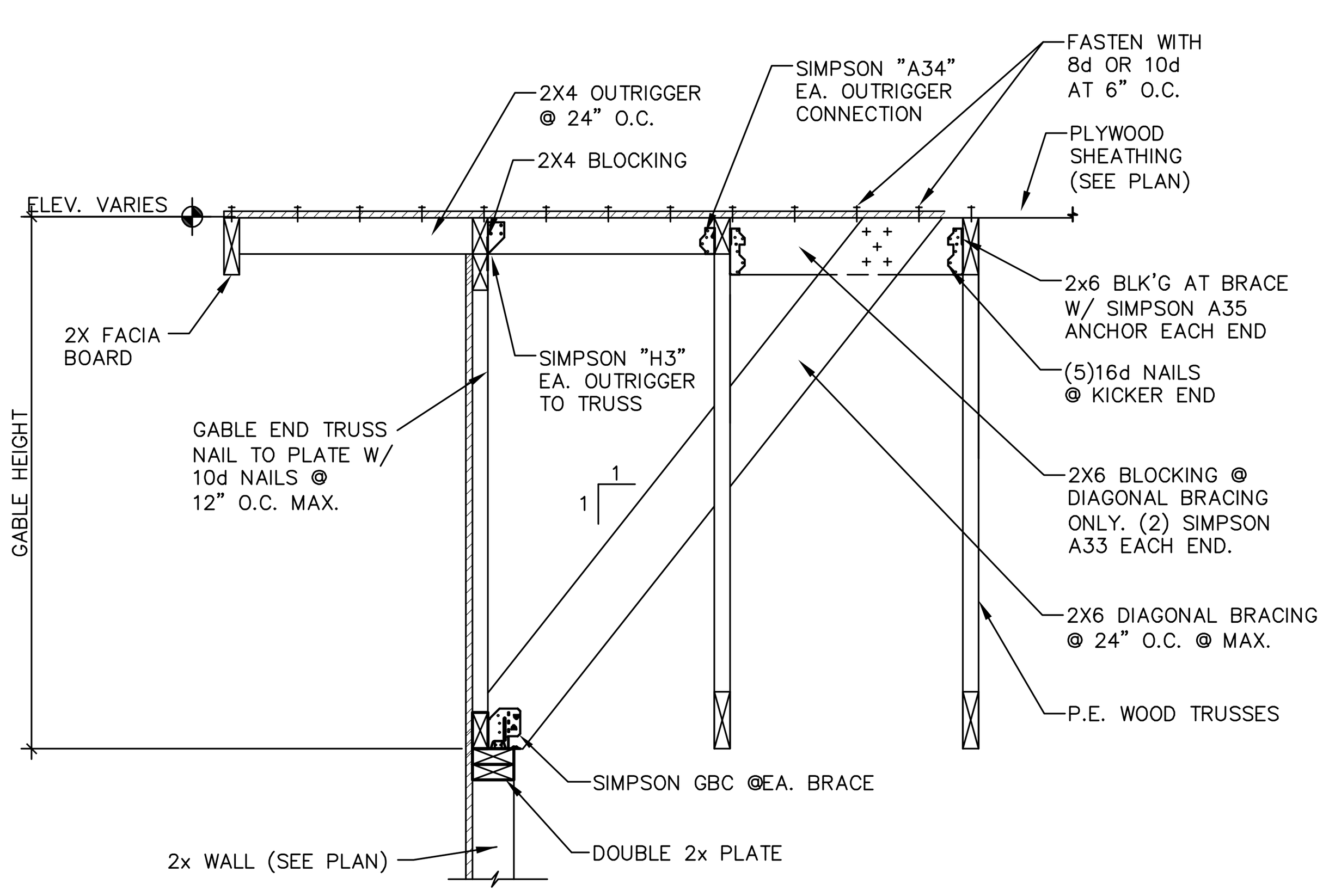
SECTION 7 S12.04
3/4" = 1'-0"



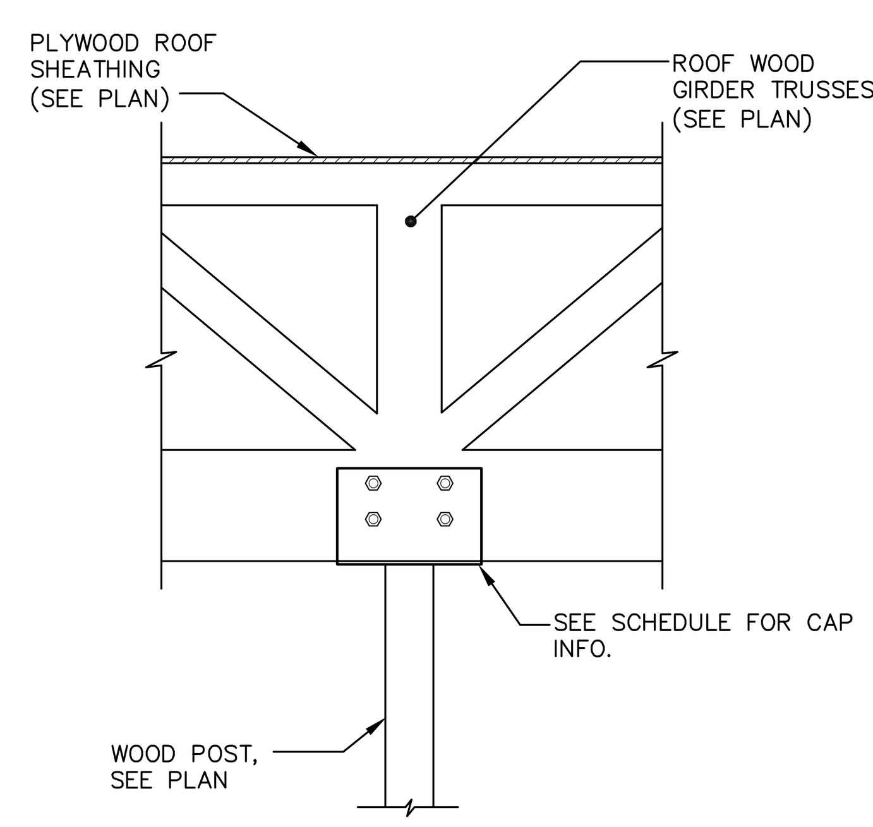
SECTION 8 S12.04
3/4" = 1'-0"



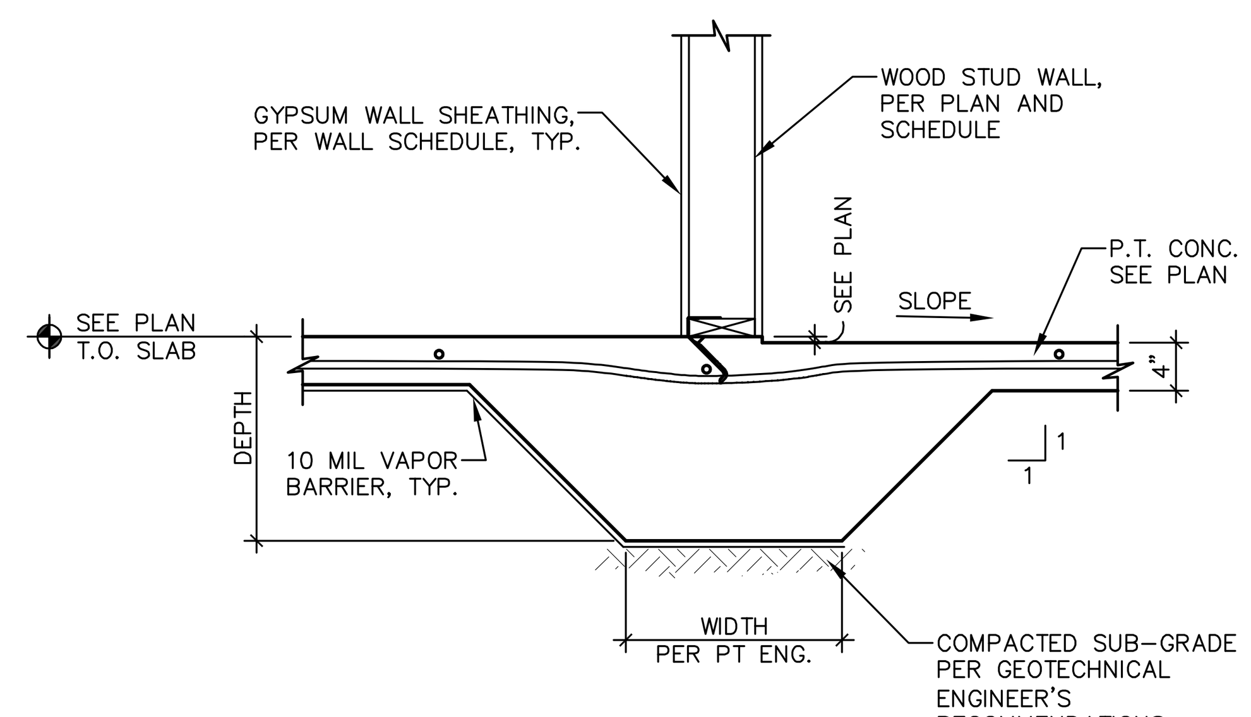
SECTION 9 S12.04
3/4" = 1'-0"



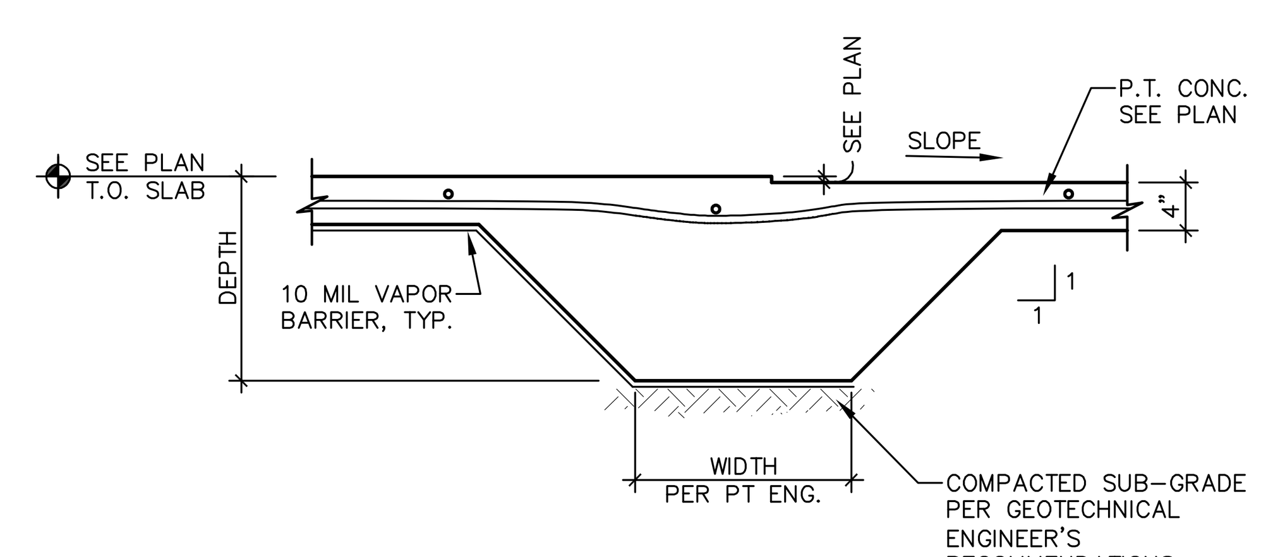
SECTION 10 S12.04
3/4"=1'-0"



SECTION 11 S12.04
3/4" = 1'-0"



SECTION 12 S12.04
3/4" = 1'-0"



SECTION 13 S12.04
3/4" = 1'-0"

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	06/22/18	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
www.fuglebergkoch.com AA26002103

CONSULTANT
GUTHERMAN STRUCTURAL INC.
Gutherman STRUCTURAL

John Gutherman Jr., P.E.
FL. REG. #60880

SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	JRIVERA
Checked:	JGUTHERMAN
Approval:	JGUTHERMAN
Date:	06/22/2018
Project #:	5389

STRUCTURAL SECTIONS

S12.04

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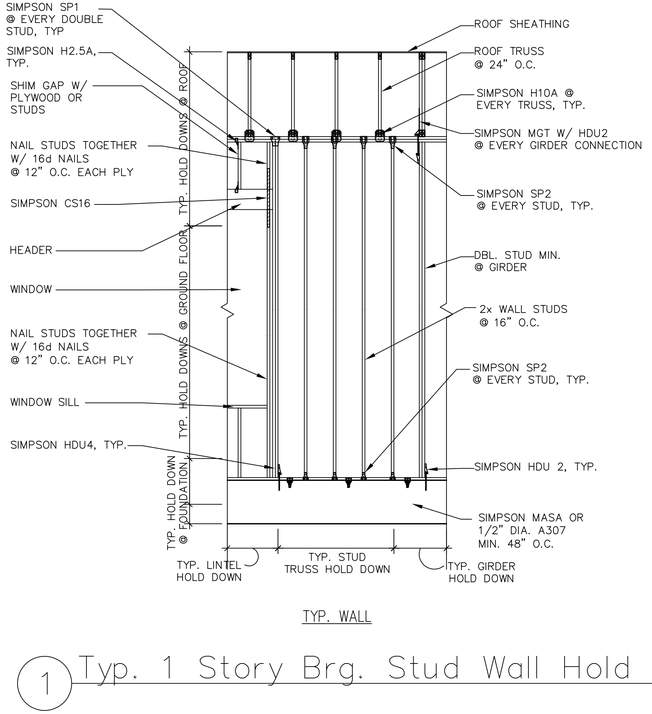
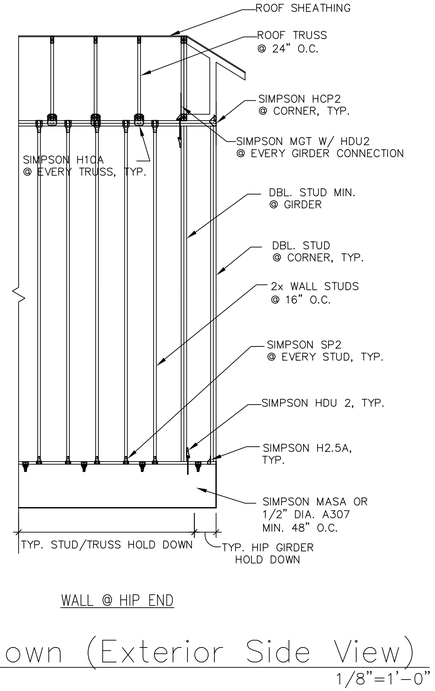


TYP. WALL



WALL @ HIP END

1 Typ. 1 Story Brg. Stud Wall Hold Down (Exterior Side View)

1/8"=1'-0"

WALL DETAILS SHOWN FOR STRAPPING OF BUILDING WITHOUT CLP OR SIMILAR CONT. ROD TIE DOWN SYSTEM ONLY. IF CONTINUOUS ROD TIE DOWN SYSTEM IS USED, THESE DETAILS CAN BE IGNORED

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SUMMER BAY APTS. II

LAKE COUNTY, FL

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STRUCTURAL DETAILS

S12.05

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ABBREVIATIONS

ABV	ABOVE
ADJ	ADJUSTABLE
AF	AIRFOIL
AFF	ABOVE FINISHED FLOOR
AC	AIR CONDITIONER
ACU	AIR CONDITIONING UNIT
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
BAS	BUILDING AUTOMATION SYSTEM
BI	BACKWARD INCLINE
BLDG	BUILDING
BHP	BRAKE HORSEPOWER
BTUH	BRITISH THERMAL UNIT PER HOUR
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CW	CHILLED WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
CONC	CONCRETE
COND	CONDENSATE
CONT	CONTINUOUS
CO	CARBON MONOXIDE
COP	COEFFICIENT OF PERFORMANCE
CU	CONDENSING UNIT
DB	DRYBULB
DWDI	DOUBLE WIDTH, DOUBLE INLET
DWGS	DRAWINGS
DX	DIRECT EXPANSION
EF	EXHAUST FAN
EXH	EXHAUST
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
ELECT	ELECTRICAL
ENT	ENTERING
EQ	EQUAL
ER	EXHAUST REGISTER
EWT	ENTERING WATER TEMPERATURE
FC	FORWARD CURVED
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FL	FLOOR
FLEX	FLEXIBLE CONNECTOR OR DUCT
FPM	FEET PER MINUTE
F/S	COMBINATION FIRE AND SMOKE DAMPER
FT. H_2O	FEET WATER GAUGE
F	DEGREES FAHRENHEIT
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HTWR	HIGH TEMPERATURE HOT WATER RETURN
HTWS	HIGH TEMPERATURE HOT WATER SUPPLY
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HVAC	HEATING VENTILATING AND AIR CONDITIONING
HV	HEATING AND VENTILATING
IN.WG	INCHES WATER GAGE
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	1000 X BTUH
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
MZ	MULTI-ZONE
N.T.S.	NOT TO SCALE
OA	OUTSIDE AIR
OBMVD	OPPOSED BLADE MANUAL VOLUME DAMPER
OPD	OPEN DRIP PROOF
PROP	PROPELLER
PCR	PRE-CONDITIONED AIR SYSTEM RETURN WATER
PCS	PERCENT
PD	PRESSURE DROP
PERF. PL.	PERFORATED PLATE
PLBG	PLUMBING
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RD	RADIATION DAMPER
REG	REGISTER
REQ'D	REQUIRED
RG	RETURN AIR GRILLE
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
RR	RETURN AIR REGISTER
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SF	SUPPLY FAN
SDT	SMOKE DETECTOR
SD	SUPPLY DIFFUSER
SDMP	SMOKE DAMPER
SQ.FT.	SQUARE FOOT
SR	SUPPLY REGISTER
STR	STARTER
SWSI	SINGLE WIDTH, SINGLE INLET
SZ	SINGLE ZONE
TEFC	TOTALLY ENCLOSED FAN COOLED
TEMP	TEMPERATURE
TG	TRANSFER GRILLE
T/O	TRANSFER OPENING ABOVE CEILING
T'STAT	THERMOSTAT
TYP	TYPICAL
VFDC	VARIABLE FREQUENCY DRIVE CONTROLLER
VAV	VARIABLE AIR VOLUME
VS	VARIABLE SPEED
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WETBULB
ZD	ZONE DAMPER

GENERAL NOTES

1. INSTALL EQUIPMENT AND MATERIALS IN COMPLIANCE WITH MANUFACTURER'S MINIMUM CLEARANCE REQUIREMENTS AND RECOMMENDATIONS.
2. COMPLY WITH THE LATEST EDITIONS OF NFPA AND THE LATEST ADOPTED EDITION FLORIDA BUILDING CODE (MECHANICAL, PLUMBING AND GAS).
3. ALL MATERIALS SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AND CLEARANCES ON BUILDING PLANS PRIOR TO COMMENCING WORK.
4. CONTRACTOR IS RESPONSIBLE FOR TESTING AND BALANCING OF AIR SYSTEMS IN ACCORDANCE WITH AABC GUIDELINES. A TEST AND BALANCE REPORT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
5. PROVIDE 45 DEGREE BRANCH TAKE-OFF PER SMACNA FIG. 2-8 ON ALL RECTANGULAR DUCT TAKE-OFFS.
6. PROVIDE AND INSTALL DUCT MOUNTED HINGED ACCESS DOORS FOR ALL SMOKE AND/OR FIRE DAMPERS, NOT OTHERWISE ACCESSIBLE.
7. CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING AND SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO OR INSTALLING EQUIPMENT AND MATERIALS.
8. COORDINATE ALL HVAC SYSTEM DRAWINGS WITH EXISTING/NEW TRUSS TO AVOID INTERFERENCE BETWEEN MECHANICAL SYSTEMS AND ROOF STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TRUSS INTERFERENCE THAT OCCURS IN THE FIELD DURING CONSTRUCTION. COORDINATE IN ADVANCE. DUCT SIZES MAY BE REVISED TO FIT TRUSS SYSTEM SO LONG AS THE EQUIVALENT INSIDE CROSS SECTIONAL AREA IS NOT DECREASED.
9. GAUGES AND CONSTRUCTION FOR DUCTWORK SHALL CONFORM TO THE LATEST EDITION OF SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS,
10. TRANSITION RECTANGULAR DUCTWORK ON BOTTOM AND SIDES. MAINTAIN TOP OF DUCTWORK LEVEL AND HIGH AS POSSIBLE. FLEXIBLE DUCT RUN-OUTS TO CEILING DIFFUSERS SHALL BE AS STRAIGHT AS POSSIBLE AND FREE OF SAGS & KINKS. FLEX DUCT SHALL BE THE SAME SIZE AS THE DIFFUSER NECK IT SERVES.
11. ALL DUCT TRANSITIONS FROM SQUARE TO ROUND SHALL BE SMOOTH SQUARE TO ROUND TRANSITIONS. SPIN-IN FITTINGS AT THE END OF CAPPED DUCTS ARE NOT ACCEPTABLE. DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
12. THE CONTRACTOR SHALL FULFILL ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SHALL COMPLETE THE WORK SHOWN ON THESE DRAWINGS. ALL SYSTEMS SHALL BE FINISHED, TESTED AND BALANCED, ADJUSTED, AND PROVEN TO BE FULLY OPERATIONAL AND USEABLE.
13. ADJUST ALL DIFFUSERS IN CORRIDORS OR WITHIN THREE (3) FEET OF A WALL TO PROVIDE 2-WAY OR 3-WAY BLOW AWAY FROM OR PARALLEL TO WALLS. ALL DIFFUSERS SHALL HAVE 4-WAY BLOW UNLESS NOTED OTHERWISE.
14. PORTIONS OF DUCTWORK VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK.
15. ALL DAMPERS IN AND ABOVE CEILING SHALL BE ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL ACCESS PANELS IN CEILINGS OR WALLS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND INTERIOR DRAWINGS FOR PROPER LOCATION.
16. MOUNT THERMOSTATS WHERE INDICATED ON PLANS 48" A.F.F. UNLESS NOTED OTHERWISE. IN HANDICAPPED ACCESSIBLE AREAS, MOUNT CONTROLS AT 48" ABOVE FINISHED FLOOR.
17. COORDINATE DUCTWORK AND PIPING WITH PLUMBING, FIRE PROTECTION AND ELECTRICAL. MAKE OFFSETS AND TRANSITIONS TO COORDINATE WITH OTHER TRADES WITHOUT ANY ADDITIONAL EXPENSE TO THE CONTRACT.
18. SEAL ALL TRANSVERSE JOINTS AND FITTINGS WITH DUCT SEALER.
19. TRAP AND ROUTE CONDENSATE DRAINS LINES, FULL SIZE OF UNIT CONNECTION, AS INDICATED. SLOPE 1/8" PER FOOT.
20. ALTERNATE MANUFACTURERS AND MODELS WILL BE REVIEWED. THERE MAY BE ARCHITECTURAL, STRUCTURAL AND ELECTRICAL CHANGES RESULTING FROM THE ALTERNATES. THE COST OF IMPLEMENTING AND ENGINEERING THESE CHANGES SHALL BE BORNE BY THE MECHANICAL SUBCONTRACTOR.
21. PIPE AND DUCT ROUTING SHOWN IS SCHEMATIC. PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS, INCLUDING DIVIDED DUCTS, REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN THE FIELD.
22. COORDINATE CEILING MOUNTED AIR DEVICE LOCATION WITH REFLECTED CEILING PLAN AND OTHER TRADES.
23. ALL CONTROL WIRING AND CONDUIT SHALL COMPLY WITH NEC DIVISION 16 SPECIFICATIONS.
24. PROVIDE MATERIALS WHICH HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS WHEN TESTED IN ACCORD WITH ASTM E84.
25. SLEEVE AND FIRE STOP PENETRATIONS THROUGH FIRE RATED SYSTEMS TO MAINTAIN RATING OF SYSTEM. USE MINIMUM GALVANIZED STEEL GAUGE DUCT AS REQUIRED TO MAINTAIN RATING OF SYSTEM.
26. THE TABC SHALL BE EMPLOYED DIRECTLY BY THE GENERAL CONTRACTOR WHO SHALL BE SOLELY RESPONSIBLE FOR ITS PERFORMANCE AND THE TIMELY SCHEDULE OF ITS OPERATION.
27. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE DUCT SHALL BE IDENTIFIED ON A PERMENANT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.

NOTE:

GENERAL NOTES ON THIS MECHANICAL SHEET ARE FOR GENERAL REFERENCE PURPOSES ONLY. ALL OF THESE NOTES MAY NOT BE USED FOR THIS PROJECT.

LEGEND

Symbol	Description
	SUPPLY DIFFUSER. (4-WAY)
	RETURN OR OUTDOOR AIR GRILLE
	EXHAUST GRILLE
	SUPPLY DUCT UP SECTION (RECTANGULAR)
	RETURN DUCT UP SECTION (RECTANGULAR)
	EXHAUST DUCT UP SECTION (RECTANGULAR)
	SUPPLY DUCT DOWN SECTION (RECTANGULAR)
	RETURN DUCT DOWN SECTION (RECTANGULAR)
	EXHAUST DUCT DOWN SECTION (RECTANGULAR)
	SUPPLY DUCT UP SECTION (ROUND).
	SUPPLY DUCT DOWN SECTION (ROUND).
	LINEAR SLOT DIFFUSER
	EXISTING LINEAR SLOT DIFFUSER (LIGHT LINETYPE)
A/B	RECTANGULAR DUCTWORK WITH TAKE-OFF, BALANCING DAMPER AND INSULATED FLEXIBLE ROUND DUCT. SAME SIZE AS DIFFUSER INLET UNLESS NOTED OTHERWISE. FIRST DIMENSION IS THAT OF SIDE SHOWN.
A ø	ROUND DUCTWORK.
	CONICAL FITTING WITH DAMPER ON BRANCH CONNECTION TO RECTANGULAR MAIN (PROVIDE DAMPER IN LOW PRESSURE DUCTWORK ONLY).
	EXISTING DUCTWORK TO REMAIN (LIGHT LINETYPE)
R	DUCT OFFSETS UP (RISE) IN DIRECTION INDICATED.
D	DUCT OFFSETS DOWN (DROP) IN DIRECTION INDICATED.
	OPPOSED BLADE VOLUME DAMPER (OBD).
	MANUAL DAMPER
	FLEXIBLE DUCT CONNECTION.
	FIRE DAMPER WITH ACCESS PANEL.
	COMBINATION FIRE/SMOKE DAMPER WITH ACCESS PANEL.
	EXISTING DUCTWORK TO BE REMOVED (DASHED LINETYPE)
SD	DUCT MOUNTED SMOKE DETECTOR PROVIDED AND WIRED BY ELECTRICAL CONTRACTOR AND INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. REFER TO SPECIFICATIONS FOR CONTROL REQUIREMENTS.
A-100	AIR DEVICE TAG MARK-CFM
	SIDEWALL TRANSFER GRILLE
	SIDEWALL SUPPLY REGISTER
	SIDEWALL RETURN GRILLE OR OUTSIDE AIR LOUVER
	SIDEWALL EXHAUST GRILLE
TS	WALL MOUNTED DDC TEMPERATURE SENSOR MOUNT 48" ABOVE FINISHED FLOOR.
T	WALL MOUNTED THERMOSTAT MOUNT 48" ABOVE FINISHED FLOOR.
C	WALL MOUNTED CO SENSOR MOUNT 48" ABOVE FINISHED FLOOR.
H	WALL MOUNTED DDC HUMIDITY SENSOR MOUNT 48" ABOVE FINISHED FLOOR.
H S	WALL MOUNTED HUMIDISTAT SENSOR MOUNT 48" ABOVE FINISHED FLOOR.
A / B	PHOTO DETAIL OR SECTION IDENTIFICATION TARGET A = DETAIL NUMBER. B = SHEET NUMBER ON WHICH DETAIL IS LOCATED.
RD	RADIATION DAMPER INSTALLED IN AIR DEVICE
RD	RADIATION DAMPER INSTALLED IN DUCT.
	ELBOW WITH TURNING VANES
X	REFERENCE NOTES
X	REFERENCE NOTE - MULTI-DISCIPLINE SHEETS
	FLOW DIRECTION
	INDICATES POINT OF CONNECTION BETWEEN NEW AND EXISTING.
	POINT OF DISCONNECT
CWS	CONDENSER WATER SUPPLY PIPING.
CWR	CONDENSER WATER RETURN PIPING.
BCWS	BUILDING CONDENSER WATER SUPPLY PIPING.
BCWR	BUILDING CONDENSER WATER RETURN PIPING.
CHWS	CHILLED WATER SUPPLY PIPING.
CHWR	CHILLED WATER RETURN PIPING.
HWS	HEATING WATER SUPPLY PIPING.
HWR	HEATING WATER RETURN PIPING.
CD	CONDENSATE DRAIN PIPING.
R	REFRIGERANT PIPING
FS	FLOW SENSOR.
SP	STATIC PRESSURE TRANSMITTER ASSEMBLY.
L=1/4W, MIN. 4"; 45°; W	RECTANGULAR BRANCH DUCT CONNECTION. (PROVIDE BALANCING DAMPER AT ALL BRANCH CONNECTIONS)
	TEE (PLAN, UP, DOWN).
	ELBOW (PLAN, UP, DOWN).
	VALVE.
	TWO WAY MOTORIZED CONTROL VALVE.
	THREE WAY MOTORIZED CONTROL VALVE.
	PRESSURE REDUCING VALVE.
	FLOW CONTROL VALVE.
	BALL VALVE FOR PIPING 2-INCHES AND SMALLER, BUTTERFLY VALVE FOR PIPING 2-1/2 INCHES AND LARGER.
	BUTTERFLY VALVE.
	CHECK VALVE.
	STRAINER.
	BALANCE VALVE WITH INTEGRAL TAPS FOR CONNECTION OF DIFFERENTIAL PRESSURE METER. VALVE SHALL HAVE NAMEPLATE INDICATING WATER FLOW RATE VERSUS VALVE PRESSURE DROP.
A	AUTOMATIC FLOW CONTROL VALVE WITH INTEGRAL TEMPERATURE AND PRESSURE TEST PORTS.
	UNION.
	VENTURI FLOW METER.
	PRESSURE AND/OR TEMPERATURE PORT
	THERMOMETER.
	PRESSURE GAUGE WITH GAUGE COCK.
	FLEXIBLE CONNECTION.
	PRESSURE RELIEF VALVE.
M	MOTORIZED ACTUATOR
	OPENING IN WALL ABOVE CEILING.
AHU 3 — EQUIPMENT TYPE / MARK	EQUIPMENT TAG
UC	1" DOOR UNDER CUT. ARROW INDICATES DIRECTION OF FLOW

NOTE:

SYMBOLS SHOWN ON THIS MECHANICAL LEGEND ARE FOR REFERENCE PURPOSES ONLY. ALL OF THESE SYMBOLS MAY NOT BE USED FOR THIS PROJECT.

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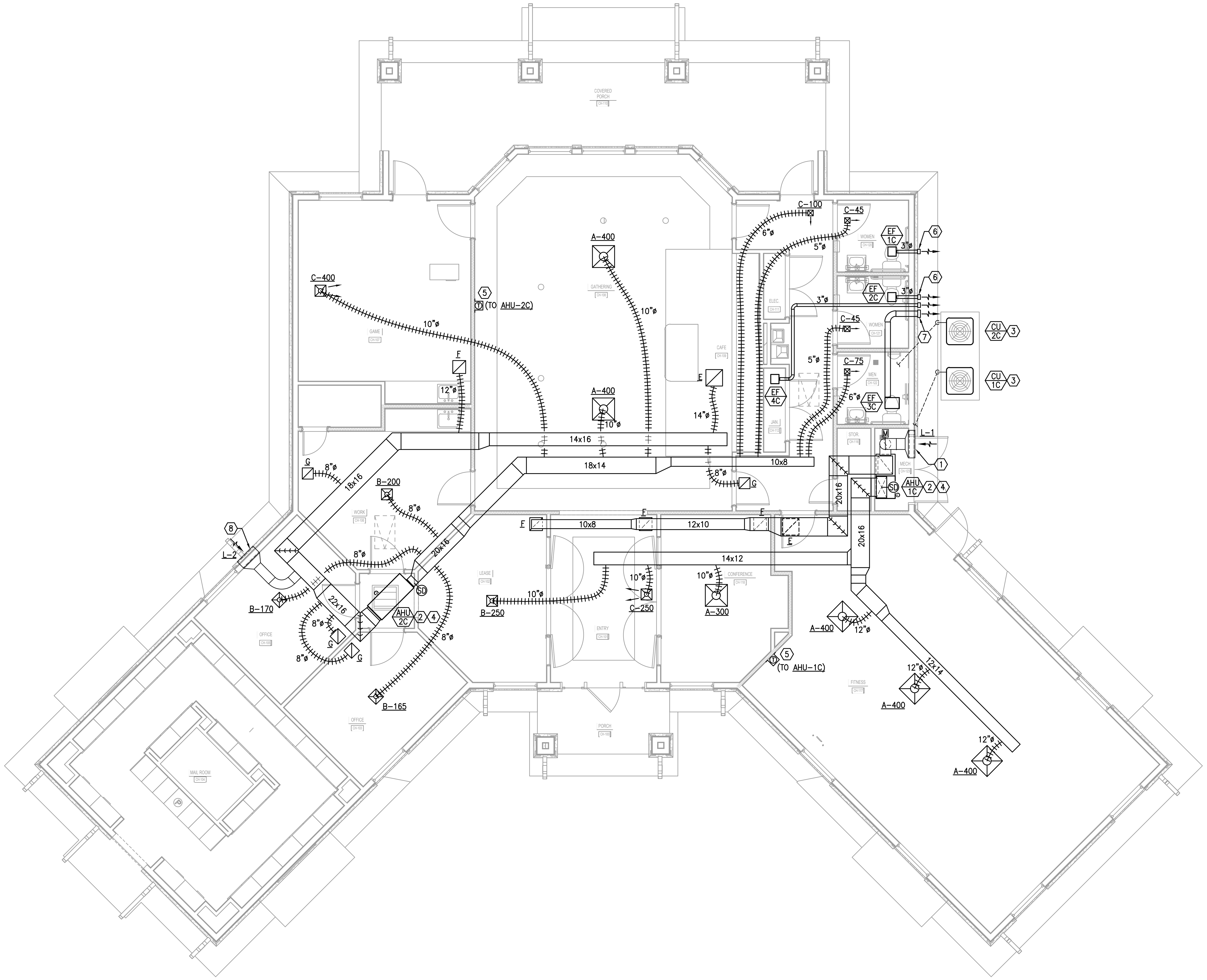
SUMMER BAY APTS. II

LAKE COUNTY, FL

Drawn:	MJR/KCM
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	06/22/2018
Project #:	5389

SYMBOL LEGEND - MECHANICAL

M0.01



H1 CLUBHOUSE FLOOR PLAN - MECHANICAL
3/16" = 1'-0"

REFERENCE NOTES: ⟨X⟩

1. ROUTE 12"ø OUTSIDE AIR DUCT FROM AHU ABOVE CEILING SPACE TO BUIDING SIDEWALL. PROVIDE MOTORIZED DAMPER. TERMINATE WITH LOUVER WITH INTEGRAL BACKDRAFT DAMPER AND BIRDSCREEN.
2. MOUNT AHU PER DETAIL ON SHEET M12.03 AND ROUTE REFRIGERANT PIPING ABOVE CEILING AND DOWN EXTERIOR WALL TO EXTERIOR CONDENSING UNIT.
3. PAD MOUNT EXTERIOR CONDENSING UNIT PER DETAIL ON SHEET M12.03.
4. ROUTE CONDENSATE THROUGH SLAB AND DRAIN ON GRADE IN GREENSPACE.
5. PROVIDE NEW FULLY DIGITAL 7 DAY PROGRAMMABLE TYPE THERMOSTAT WITH AUTO CHANGE OVER AND AUTO SET BACK. MOUNT THERMOSTAT 48" ABOVE FINISHED FLOOR. PROVIDE WITH CLEAR ACRYLIC LOCKING COVER.
6. ROUTE 3"ø RESTROOM EXHAUST AIR DUCT ABOVE CEILING SPACE TO BUILDING SIDEWALL. TERMINATE WITH WALL CAP WITH INTEGRAL BACKDRAFT DAMPER AND BIRDSCREEN PER DETAIL SHEET M12.03.
7. ROUTE 6"ø RESTROOM EXHAUST AIR DUCT ABOVE CEILING SPACE TO BUILDING SIDEWALL. TERMINATE WITH WALL CAP WITH INTEGRAL BACKDRAFT DAMPER AND BIRDSCREEN PER DETAIL SHEET M12.03.
8. ROUTE 10"ø OUTSIDE AIR DUCT FROM AHU ABOVE CEILING SPACE TO BUIDING SIDEWALL. PROVIDE MOTORIZED DAMPER. TERMINATE WITH LOUVER WITH INTEGRAL BACKDRAFT DAMPER AND BIRDSCREEN.

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LAKE COUNTY, FL

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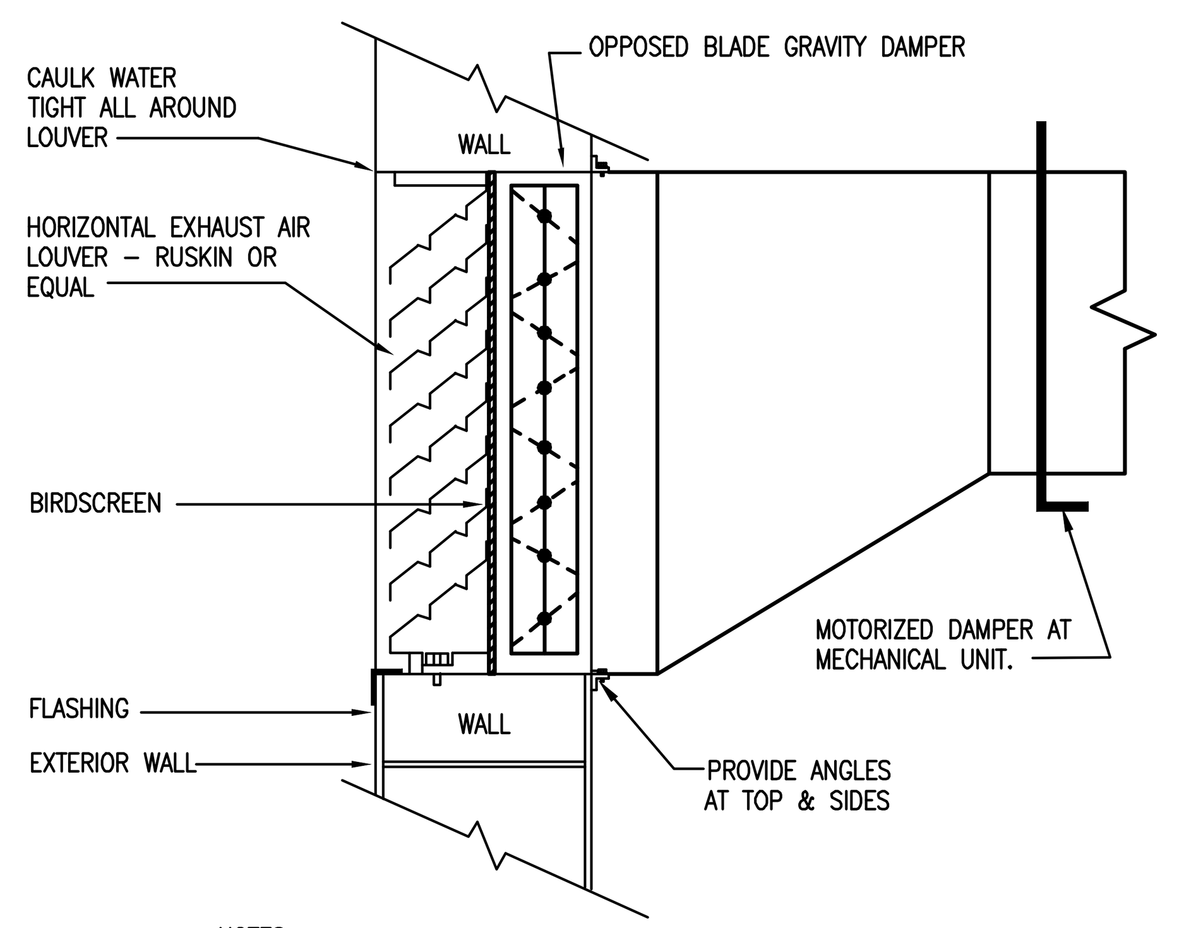
CLUBHOUSE FLOOR PLAN - MECHANICAL

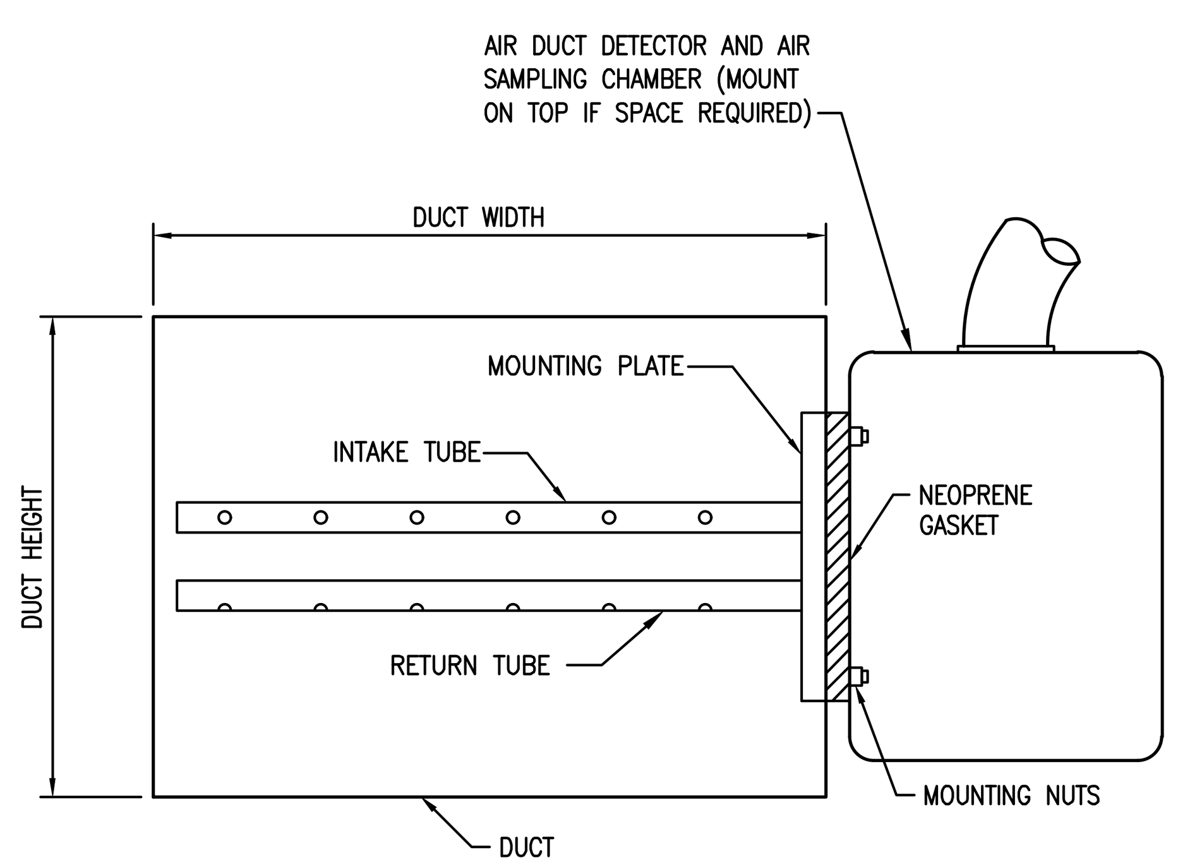
M12.01



NOTES:

1. PROTECT OPENING PER FLORIDA BUILDING CODE – MECHANICAL SECTION 401.5 AND 401.6

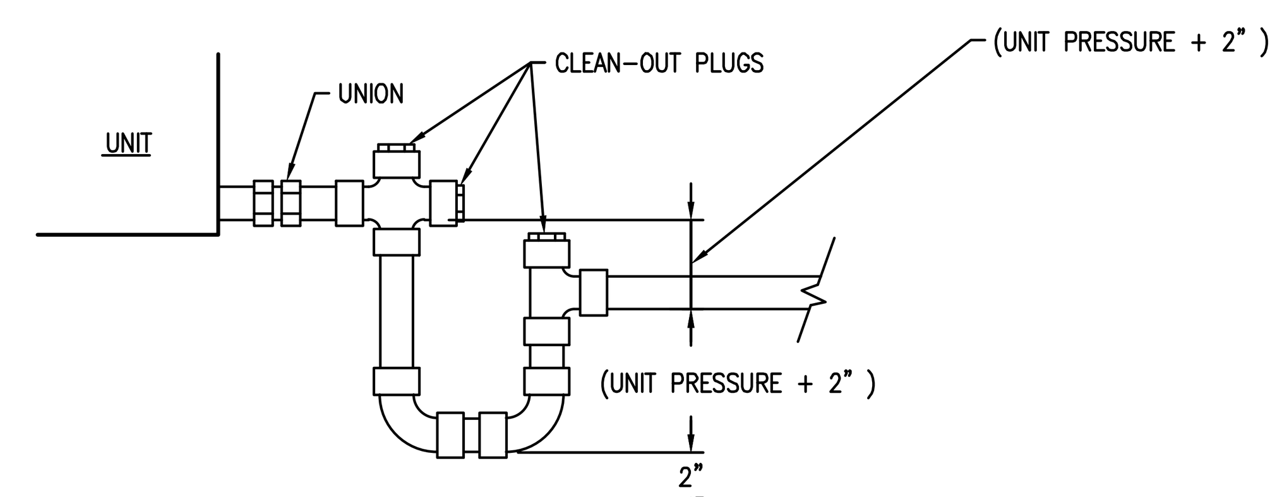
4 NTS SIDEWALL LOUVER DETAIL



NOTES:

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
2. PROVIDE ACCESS DOOR AT SAMPLING TUBES.

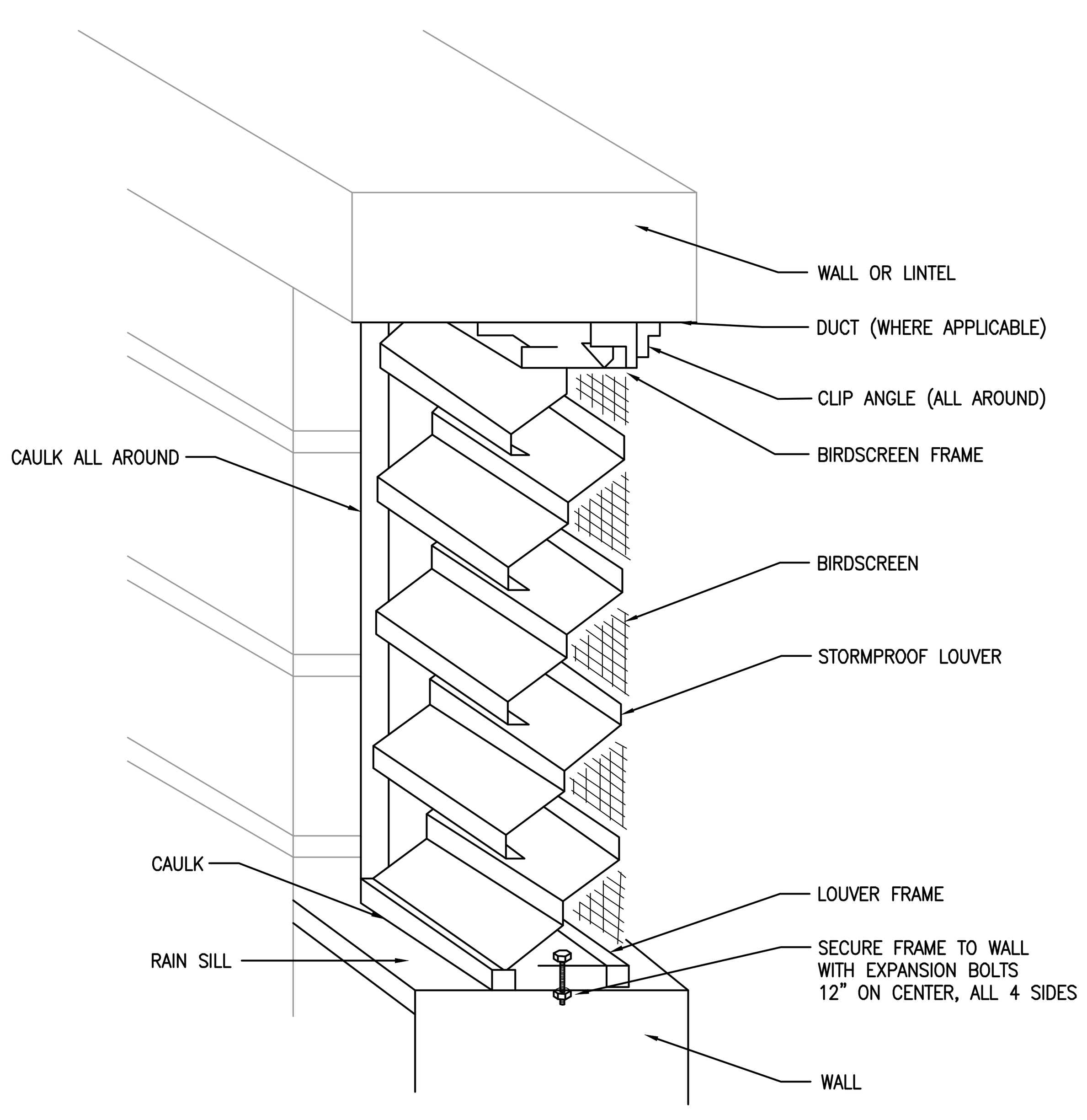
3 NTS SMOKE DETECTOR DETAIL



NOTES :

1. CONDENSATE DRAIN SHALL BE PIPED FULL SIZE OF UNIT CONNECTION.
2. CONDENSATE PANS SHALL BE INSTALLED WITH ADEQUATE PITCH TO ENSURE POSITIVE DRAINAGE OF ACCUMLATED CONDENSATE.
3. TRAP CONDENSATE AND DISCHARGE PER PLAN.

2 NTS CONDENSATE DRAIN DETAIL



1 NTS TYPICAL WALL LOUVER DETAIL

FLEX DUCT SCHEDULE

CFM	FLEX SIZE
0 – 35	4"ø
36 – 60	5"ø
61 – 100	6"ø
101 – 140	7"ø
141 – 210	8"ø
211 – 280	9"ø
281 – 400	10"ø
401 – 600	12"ø
601 – 900	14"ø
901 – 1,300	16"ø
1,300 – 1,700	18"ø

AIR BALANCE

EXHAUST:
EF–1C 60 CFM
EF–2C 60 CFM
EF–3C 60 CFM
EF–4C 60 CFM

EXHAUST TOTAL: 240 CFM

MAKEUP AIR:
AHU–1C 450 CFM
AHU–2C 340 CFM

MAKEUP TOTAL: 790 CFM

BLDG. PRESSURE = +550
(WITH ALL FANS ACTIVATED)

OUTSIDE AIR CALCULATIONS

CLASSIFICATION	OCC. FACTOR OCCUPANCY/ 1000 SQFT. (PERSONS)	AHRAE 62 VALUES PER TABLE 6–1 Rp	Ra	SPACE AREA (SQFT) Az	SPACE LOAD (PERSONS) Pz	OUTDOOR AIR REQUIRED (CFM)	OUTDOOR AIR SUPPLIED (CFM)
GAME	20	7.5	0.18	257	5	83.7	85
GATHERING	100	7.5	0.06	773	25*	233.8	170
FITNESS	40	20	0.06	756	20*	445.3	450
LEASING AREA	5	5	0.06	894	3*	71	75
CORRIDOR	–	–	0.06	152	–	9.1	10
TOTAL				2,832	50	842.9	790

NOTE:

REQUIRED OUTDOOR VENTILATION AIR VALUES TAKEN FORM ASHRAE 62, TABLE 6–1.
VENTILATION BREATHING ZONE FORMULA: Vbz = Rp * Pz + Ra * Az
Pz = OCCUPANCY FACTOR * SPACE AREA

* SPACE LOAD NUMBER BY ARCHITECT

LOUVER SCHEDULE

MARK	SERVICE	AIR FLOW (CFM)	FREE AREA (SF)	W x H (IN)	MAX. VELOCITY IN FPM	MAX. PRESSURE DROP (IN H2O)	MANUFACTURER & MODEL NO.	NOTES
L–1	OUTSIDE AIR	450	0.9	30"x12"	500	0.36	RUSKIN ELF3675DXD	1. & 2.
L–2	OUTSIDE AIR	370	0.74	24"x12"	500	0.36	RUSKIN ELF3675DXD	1. & 2.

NOTES:
1. PROVIDE BIRD SCREEN.
2. PROVIDE GRAVITY BACK DRAFT DAMPER ON INTERIOR SIDE OF LOUVER.

AIR DEVICE SCHEDULE

MARK	DESCRIPTION	FACE SIZE	NECK	MATERIAL	MANUFACTURER & MODEL NO.	NOTES
A	SUPPLY DIFFUSER – CEILING	24"x24"	SEE PLAN	ALUMINUM	METALAIRE 5800–1 AL	1. & 2.
B	SUPPLY DIFFUSER – CEILING	12"x12"	SEE PLAN	ALUMINUM	METALAIRE 5800–1 AL	1. & 2.
C	SUPPLY DIFFUSER – CEILING	12"x12"	SEE PLAN	ALUMINUM	METALAIRE LM–1	1. & 2.
D	SUPPLY DIFFUSER – CEILING	6"x6"	SEE PLAN	ALUMINUM	METALAIRE LM–1	1. & 2.
E	LOUVERED RETURN AIR GRILLE	18"x18"	SEE PLAN	ALUMINUM	METALAIRE RH	1. & 2.
F	LOUVERED RETURN AIR GRILLE	14"x14"	SEE PLAN	ALUMINUM	METALAIRE RH	1. & 2.
G	LOUVERED RETURN AIR GRILLE	12"x12"	SEE PLAN	ALUMINUM	METALAIRE RH	1. & 2.

NOTES:
1. COORIDINATE SURFACE FINISHES WITH ARCHITECTURAL DRAWINGS.

FAN SCHEDULE

MARK	AREA SERVED	TYPE	CFM	T.S.P.	WATTS	R.P.M.	VOLTS/PH	SONES	MANUFACTURER & MODEL NO.	NOTES
EF–1C	WOMEN CH–113	CABINET	60	0.25	50	2,175	120/1ø	4.0	AIRKING AS70	1 2 & 4
EF–2C	WOMEN CH–114	CABINET	60	0.25	50	2,175	120/1ø	4.0	AIRKING AS70	1 2 & 4
EF–3C	MEN CH–115	CABINET	100	0.25	75.2	890	120/1ø	1.7	COOK GC–162	1 2 & 4
EF–4C	JANITOR CH–112	CABINET	60	0.25	50	2,175	120/1ø	4.0	AIRKING AS70	1 2 & 4

NOTES:
1. EXHAUST FAN TO BE CONTROLLED BY INDIVIDUAL SWITCH.
2. PROVIDE WITH VIBRATION ISOLATOR KIT, INTEGRAL BACKDRAFT DAMPER, & ALUMINUM WALL CAP.
3. FAN TO BE CONTROLLED BY OCCUPANCY SENSOR.
4. PROVIDE WITH FACTORY SPEED CONTROLLER.

DX SPLIT AIR HANDLING UNIT SCHEDULE

MARK	LOCATION SERVED	FAN: TOTAL AIR FLOW (CFM)	FAN: OUTSIDE AIR FLOW (CFM)	FAN: EXTERNAL STATIC PRESS. (IN.WG.)	FAN: DRIVE TYPE	FAN: HP	COOLING COIL: ENTERING AIR TEMP. (F° DB/WB)	COOLING COIL: LEAVING AIR TEMP. (F° DB/WB)	COOLING COIL: TOTAL CAPACITY (BTUH)	FILTERS: TYPE	FILTERS: EFFICIENCY	FILTERS: THICKNESS	ELECTRIC HEATING COIL: NO. OF STAGES	ELECTRIC HEATING COIL: TOTAL KW	ELECTRIC HEATING COIL: VOLTAGE/ PHASE	SINGLE POINT UNIT ELEC. REQUIREMENTS: SINGLE CIRCUIT MCA	SINGLE POINT UNIT ELEC. REQUIREMENTS: SINGLE CIRCUIT MOCP	UNIT INFORMATION: UNIT SIZE (H"xW"xD")	UNIT INFORMATION: OPERATING WEIGHT (LBS.)	UNIT INFORMATION: MANUFACTURER	UNIT INFORMATION: MODEL NUMBER	NOTES
AHU–1C	ENTRY, FITNESS	2,000	450	0.3	DIRECT	1	77.6/64.7	56.0/54.0	60,000	THROWAWAY	25%–30%	1"	1	8	240/1	45	45	58"x24.5"x21"	167	GOODMAN	ASPT61D14	1, 2
AHU–2C	GATHERING, GAME	2,000	340	0.3	DIRECT	1	77.6/64.7	56.0/54.0	60,000	THROWAWAY	25%–30%	1"	1	8	240/1	45	45	58"x24.5"x21"	167	GOODMAN	ASPT61D14	1, 2

NOTES:
1. PROVIDE COMPLETE WITH 7–DAY PROGRAMMABLE THERMOSTAT WITH NIGHT SET BACK.
2. ROUTE AND SIZE REFRIGERANT LINES PER MANUFACTURES REQUIREMENTS.
3. DISCONNECT SWITCH TO BE PROVIDED BY DIVISION 16.

DX SPLIT CONDENSING UNIT SCHEDULE (HEAT PUMP)

MARK	LOCATION	COMPRESSOR: OUTDOOR DESIGN TEMP. (F°)	COMPRESSOR: QTY.	COMPRESSOR: CAPACITY STEPS %	CONDENSER FANS: QTY.	CONDENSER FANS: NOMINAL HP	ELECTRICAL: VOLTAGE/ PHASE	ELECTRICAL: COMPRESSOR RLA EACH	ELECTRICAL: CONDENSER FANS QTY.	ELECTRICAL: CONDENSER FANS FLA (EA.)	ELECTRICAL: MCA	ELECTRICAL: MOCP	ELECTRICAL: SEER	UNIT INFORMATION: UNIT SIZE (H"xW"xD")	UNIT INFORMATION: OPERATING WEIGHT (LBS.)	MANUFACTURER	MODEL NUMBER	NOTES
CU–1C	EXTERIOR	95°	1	100	1	1/4	208/1	25.0	1	1.5	32.8	50	14	38"x35"x35"	260	GOODMAN	GSZ140601AA	1. & 2.
CU–2C	EXTERIOR	95°	1	100	1	1/4	208/1	25.0	1	1.5	32.8	50	14	38"x35"x35"	260	GOODMAN	GSZ140601AA	1. & 2.

NOTES:
1. PROVIDE COMPLETE WITH TIME DELAY RELAY AND ANTI–SHORT CYCLE TIMER.
2. DISCONNECT SWITCH TO BE PROVIDED BY DIVISION 16.

PERMIT REVIEW STAMP

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REVISION HISTORY

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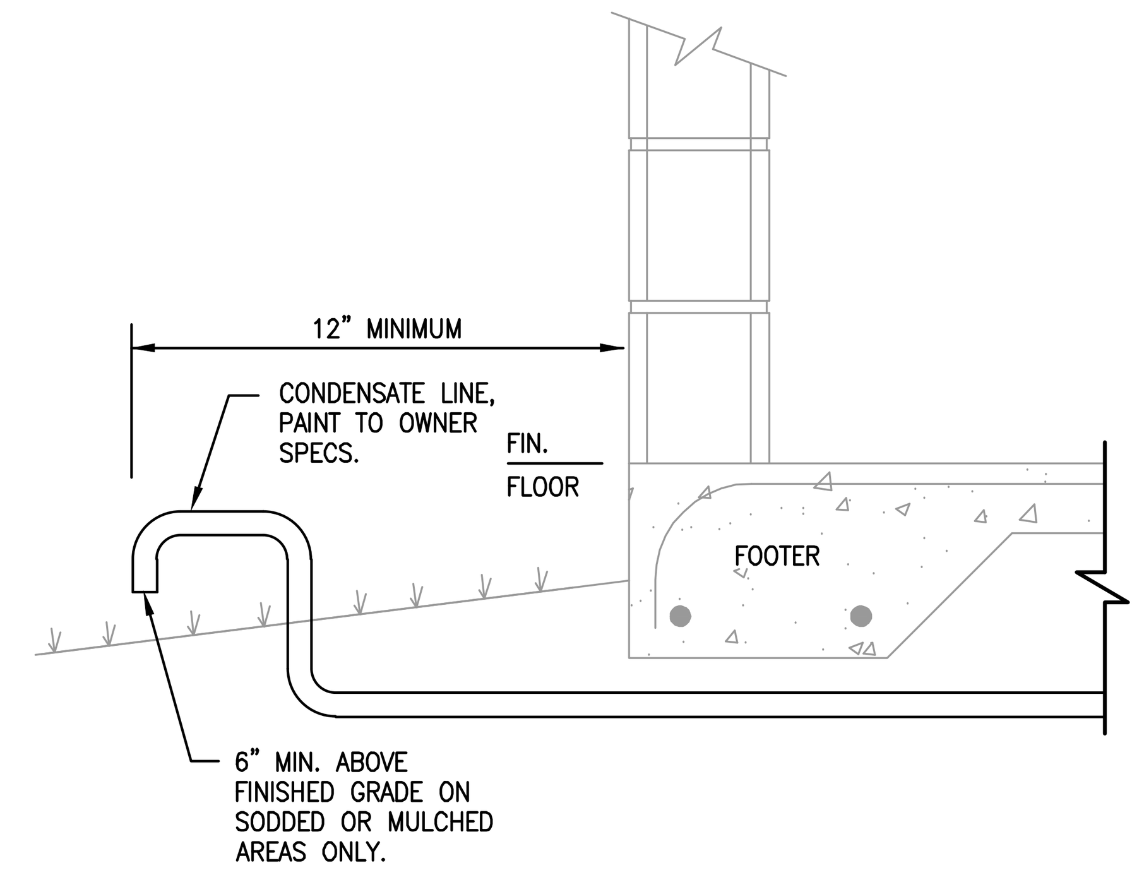
SUMMER BAY APTS. II
LAKE COUNTY, FL

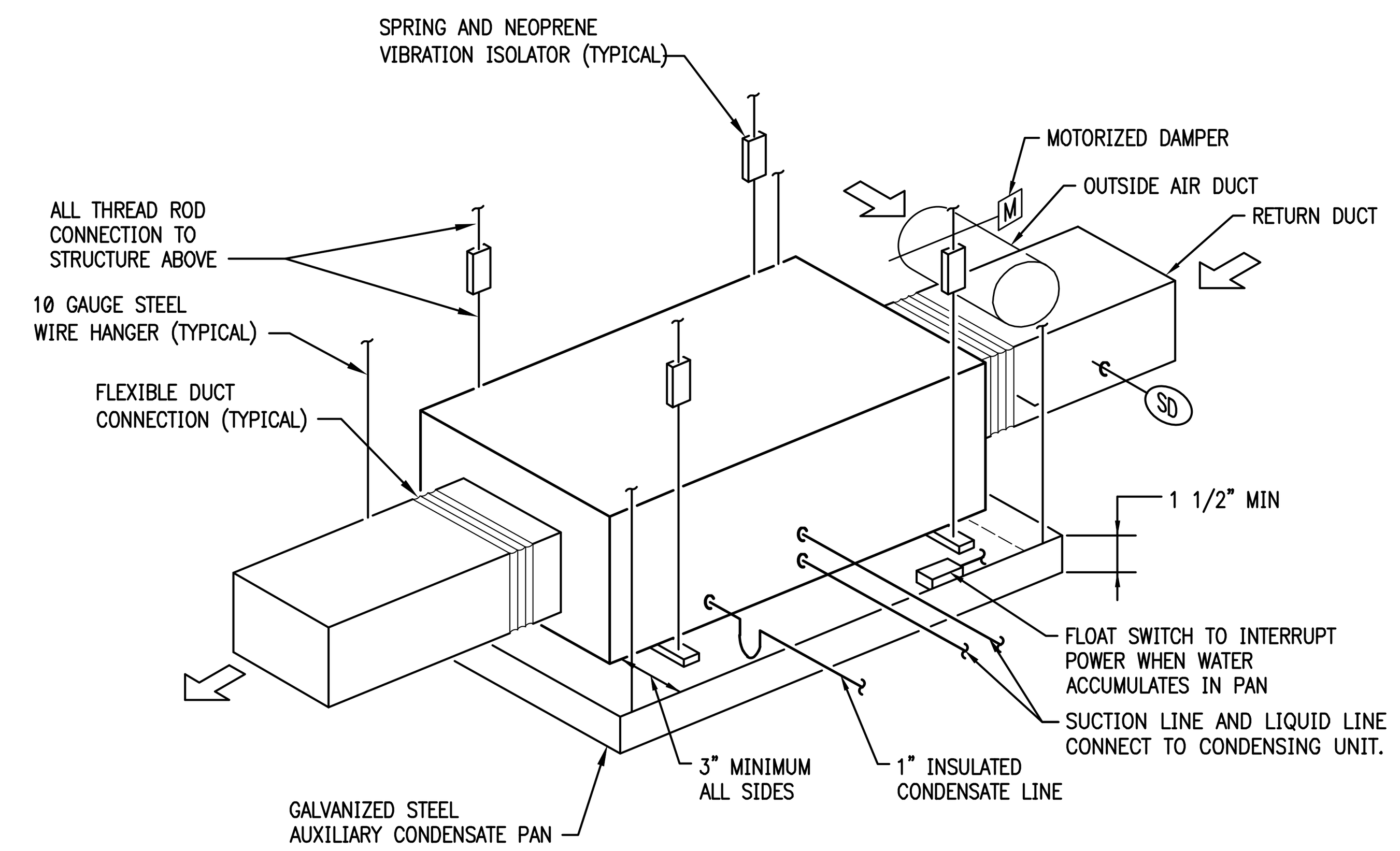
Drawn:	MJR/KCM
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	06/22/2018
Project #:	5389

CLUBHOUSE MECHANICAL SCHEDULES & DETAILS

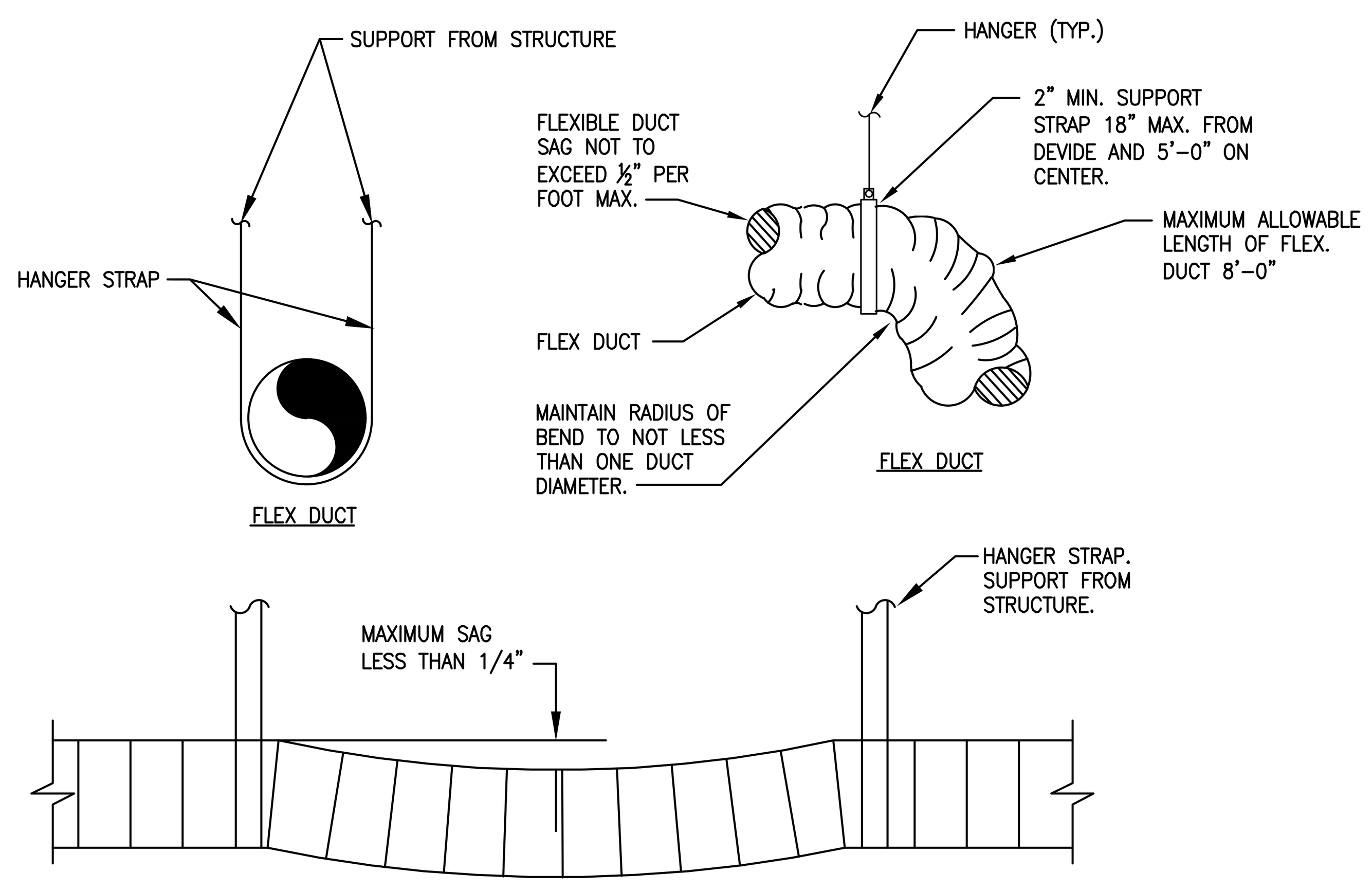
M12.02



7 NTS CONDENSATE DRAIN TERMINATION DETAIL



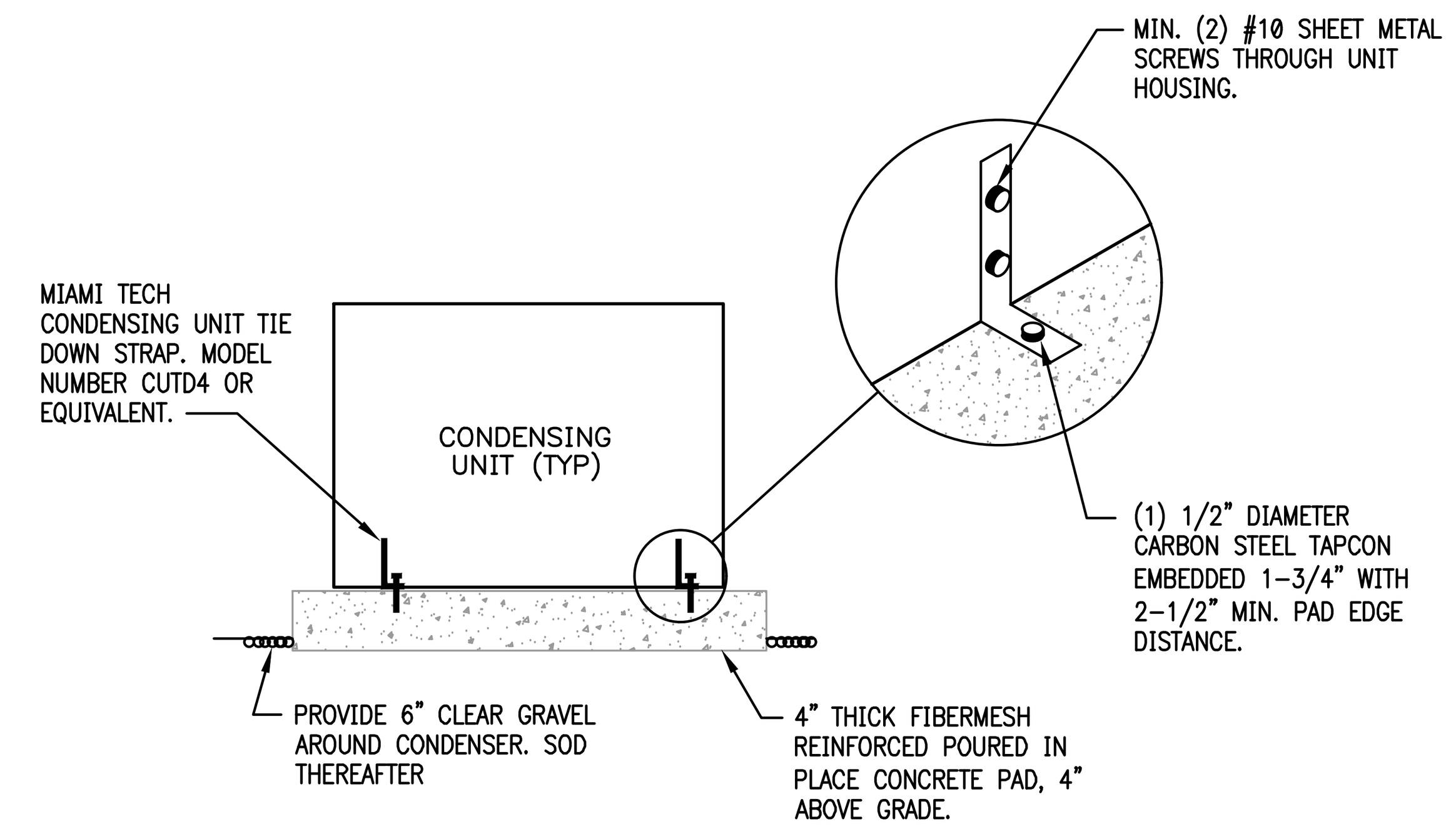
6 NTS TYPICAL SUSPENDED AHU DETAIL



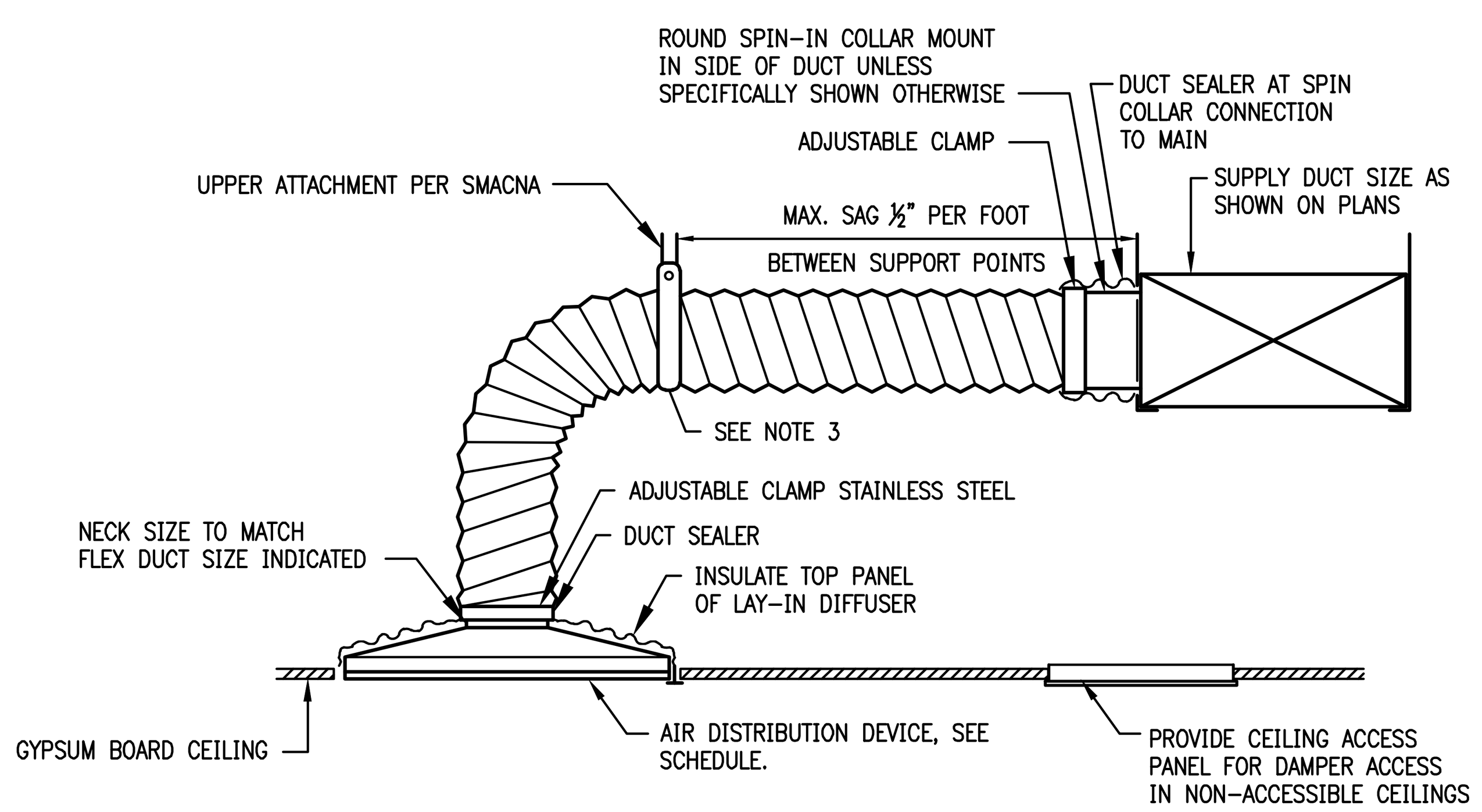
NOTES:

1. MAXIMUM SPACING BETWEEN HANGER LOCATIONS SHALL BE 5'-0".
2. STRAPS SHALL BE MINIMUM 1 1/2".
3. REFER TO SMACNA AND FLORIDA MECHANICAL CODE FOR ADDITIONAL REQUIREMENTS.

5 NTS FLEX DUCT HANGER DETAIL



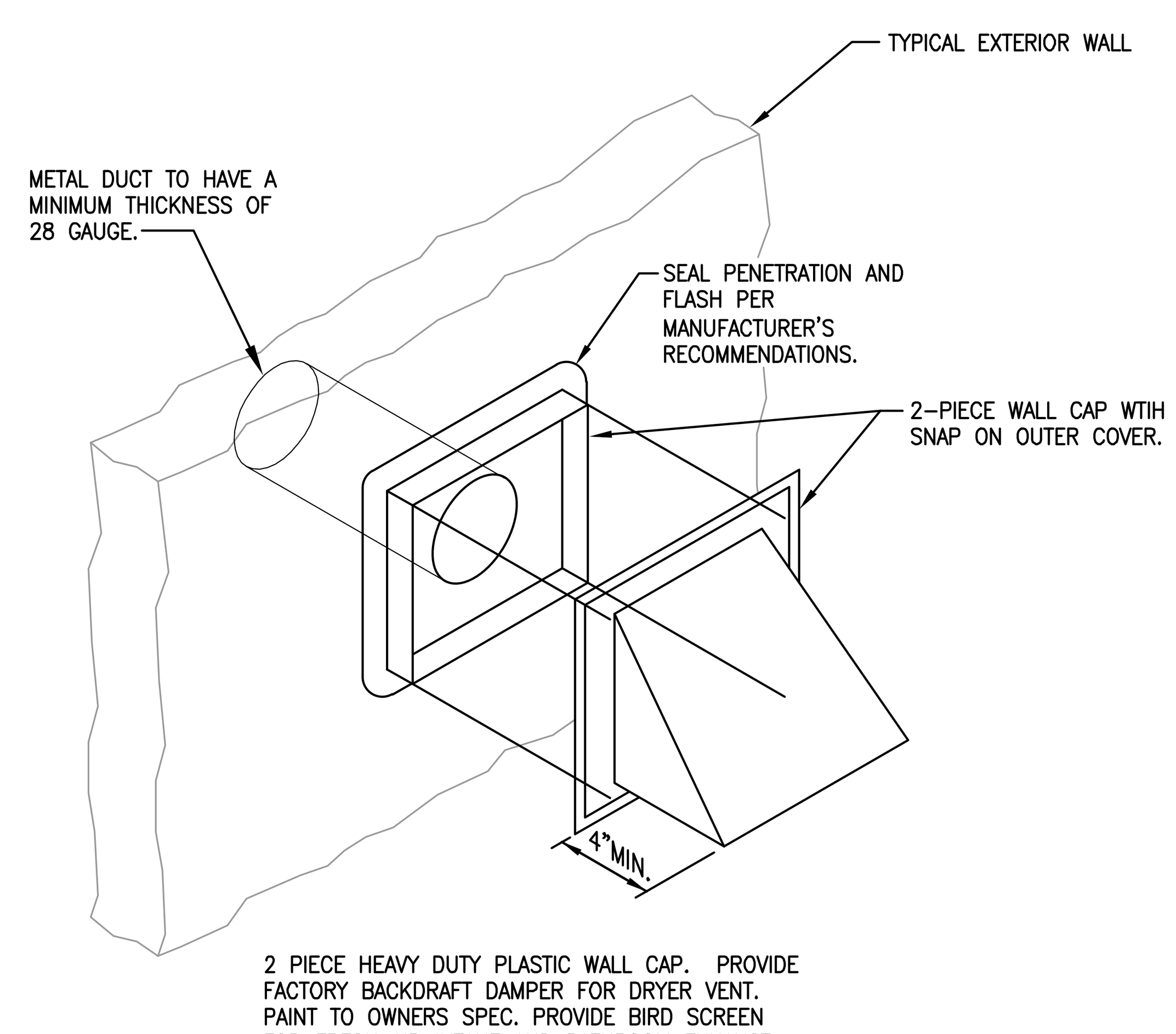
4 NTS TYP. CONC. PAD MOUNTED CU DETAIL



NOTES:

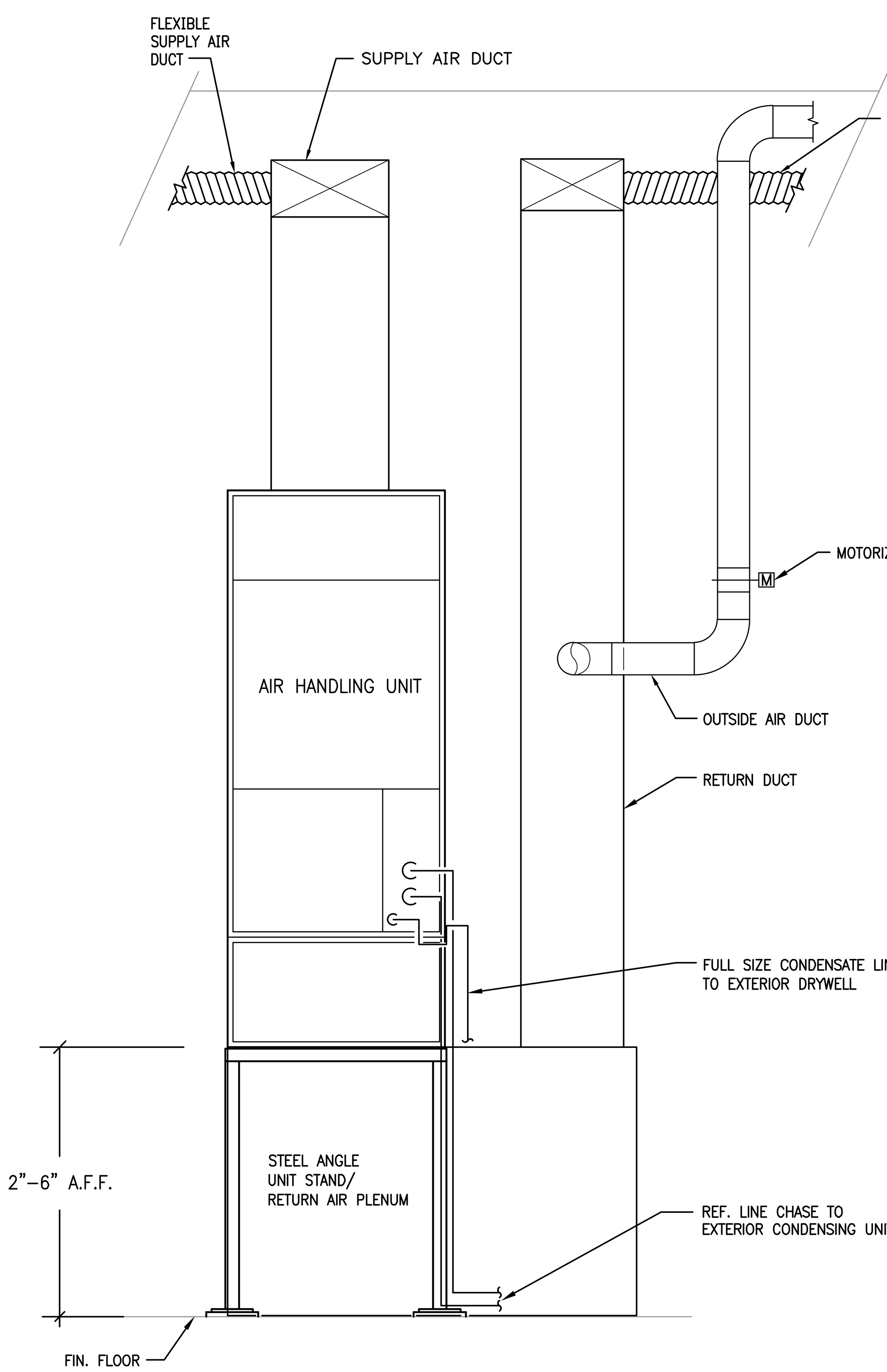
1. FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER.
2. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC.
3. MINIMUM 1-1/2" WIDE 22 GAUGE GALVANIZED STRAP HANGER WITH HEMMED EDGES PER SMACNA FIGURE 3-10.
4. FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED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

3 NTS FLEXIBLE DUCT DETAIL



2 PIECE HEAVY DUTY PLASTIC WALL CAP. PROVIDE FACTORY BACKDRAFT DAMPER FOR DRYER VENT. PAINT TO OWNERS SPEC. PROVIDE BIRD SCREEN FOR FRESH AIR INTAKE AND BATHROOM EXHAUST.

2 NTS TYPICAL WALL JACK DETAIL



1 NTS VERTICAL AHU DETAIL

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Adam Joseph Barney
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SUMMER BAY APTS. II

LAKE COUNTY, FL

Drawn:	MJR/KCM
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CLUBHOUSE MECHANICAL DETAILS

M12.03

LEGEND

WIRING AND POWER

- S — SWITCH
  - (NONE) SINGLE POLE TOGGLE SWITCH
  - 2 TWO POLE TOGGLE SWITCH
  - 3 THREE WAY TOGGLE SWITCH
  - WP SINGLE POLE WEATHERPROOF SWITCH
  - K SINGLE POLE KEYED SWITCH
  - OS OCCUPANCY SENSOR SWITCH
- S abc — LOWER CASE LETTERS INDICATES SWITCHING DESIGNATIONS, QUANTITY OF LETTERS EQUAL QUANTITY OF GANGED SWITCHES
- SINGLE RECEPTACLE
  - GFI GROUND FAULT CIRCUIT INTERRUPTER
  - WP WEATHERPROOF
  - IG ISOLATED GROUND
  - C COUNTER HEIGHT (ABOVE COUNTER OR 42" AFF)
- DUPLEX RECEPTACLE
  - GFI GROUND FAULT CIRCUIT INTERRUPTER
  - WP WEATHERPROOF
  - IG ISOLATED GROUND
  - C COUNTER HEIGHT (ABOVE COUNTER OR 42" AFF)
  - EWC ELECTRIC WATER COOLER, COORDINATE LOCATION WITH PLUMBING CONTRACTOR
- QUADRAPLEX RECEPTACLE
  - GFI GROUND FAULT CIRCUIT INTERRUPTER
  - WP WEATHERPROOF
  - IG ISOLATED GROUND
  - C COUNTER HEIGHT (ABOVE COUNTER OR 42" AFF)
- SPECIAL RECEPTACLE
  - X TYPE X (SEE RECEPTACLE SCHEDULE)
  - C COUNTER HEIGHT
- PP — POWER POLE
- RECESSED FLOOR MOUNTED DUPLEX RECEPTACLE
- SURFACE–MOUNTED FLOOR DUPLEX RECEPTACLE
- CEILING–MOUNTED DUPLEX RECEPTACLE
- PLUG MOLD
  - C COUNTER HEIGHT
- J — JUNCTION BOX
- DISCONNECT SWITCH
- WP — DISCONNECT SWITCH – WEATHERPROOF (NEMA 3R)
- F — FUSED DISCONNECT SWITCH
- MAGNETIC MOTOR STARTER
- COMBINATION FUSED DISCONNECT/ MAGNETIC STARTER SWITCH
  - HOA HAND/OFF/AUTO
  - SS START/STOP
- M — MANUAL STARTER
- VSD — COMBINATION VARIABLE SPEED DRIVE AND DISCONNECT
- VSD — VARIABLE SPEED DRIVE
- EF–1 — MOTOR WITH DESIGNATOR
- TC — TIME CLOCK
- WH — WATER HEATER
- HVP1–6 — BRANCH CIRCUIT HOME RUN WITH PANEL NAME AND CIRCUIT NUMBER, QUANTITY OF ARROWHEADS DENOTES QUANTITY OF BRANCH CIRCUITS
- BRANCH CIRCUIT WIRING, PROVIDE QUANTITIES OF CONDUCTORS REQUIRED FOR CIRCUITING AND SWITCHING INDICATED
- POWER LEG ONLY (NO SWITCH LEG BETWEEN ROOMS)
- MUSHROOM HEAD PUSH BUTTON (EMERGENCY STOP)
- R — RELAY
- GROUND ROD
- T — TRANSFORMER
- T K — TYPE "K" TRANSFORMER
- UH — ELECTRIC UNIT HEATER (FURNISHED UNDER DIV 15 UNLESS NOTED OTHERWISE)

PANELS

- XXX — NEW ELECTRICAL PANEL
  - MDP MAIN DISTRIBUTION PANEL (SEE PANEL SCHEDULE)
  - TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION
- ATS — AUTOMATIC TRANSFER SWITCH
- XXX — ELECTRICAL SYSTEMS PANEL
  - SACP SECURITY ALARM CONTROL PANEL
  - FACP FIRE ALARM CONTROL PANEL
  - MC MASTER CLOCK CONTROL PANEL
  - PA PUBLIC ADDRESS CONTROL PANEL
  - FAAP FIRE ALARM ANNUNCIATOR PANEL

LIGHTING

- XX — LIGHTING FIXTURE (SEE LIGHTING FIXTURE SCHEDULE FOR LETTER DESIGNATION AND DESCRIPTION OF FIXTURES)
- EMERGENCY/NIGHT LIGHT LIGHTING FIXTURE
- EXIT LIGHTING FIXTURE UNIVERSAL MOUNT, SINGLE/DOUBLE FACE (WHERE USED, ARROW INDICATES CHEVRON DIRECTION)
- BATTERY POWERED EMERGENCY LIGHT
- EMERGENCY LIGHT REMOTE HEAD
- TK — TRACK LIGHTING
- TRACK LIGHTING HEAD
- WG — WIRE CAGE LIGHT GUARD
- OS — OCCUPANCY SENSOR – CEILING MOUNTED
- OSC — OCCUPANCY SENSOR – CEILING MOUNTED – CORRIDOR
- OSW — OCCUPANCY SENSOR – WALL MOUNTED
- LC — LIGHTING CONTACTOR
- PC — PHOTOCELL
- S — SWITCH
  - OS OCCUPANCY SENSOR SWITCH
  - D DIMMER
  - D3 THREE WAY DIMMER (INCANDESCENT)

TELECOM/SYSTEMS

- DATA/COMM OUTLET
- TV — TELVISION OUTLET
- S — SPEAKER
- V — VOLUME CONTROL
- CAMERA
- TELEPHONE OUTLET

FIRE ALARM SYSTEM

- S — SMOKE DETECTOR
- S CO — SMOKE/CARBON MONOXIDE DETECTOR

NOTE:
SYMBOLS SHOWN ON THIS ELECTRICAL LEGEND ARE FOR REFERENCE PURPOSES ONLY. ALL OF THESE SYMBOLS MAY NOT BE USED FOR THIS PROJECT.

ABBREVIATIONS

A	AMPERES
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CFL	COMPACT FLUORESCENT LAMP
CH	COUNTER HEIGHT
CONC	CONCRETE
COND	CONDUIT
CU	COPPER
DISC	DISCONNECT
ECB	ENCLOSED CIRCUIT BREAKER
ELEC	ELECTRICAL
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EF	EXHAUST FAN
EWC	ELECTRIC WATER COOLER
ETR	EXISTING TO REMAIN
EX	EXISTING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FPL	FLORIDA POWER AND LIGHT
G	GROUND
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GRC	GALVANIZED RIGID CONDUIT
H.I.D.	HIGH INTENSITY DISCHARGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
I.G.	ISOLATED GROUND
J	JUNCTION
KAIC	(THOUSAND) AMPERE INTERRUPTING CAPACITY
KVA	KILOVOLT–AMPERES
KW	KILOWATT
LTG	LIGHTING
MCM	THOUSANDS OF CIRCULAR MILS
MCU	MASTER CONTROL UNIT
MCP	MOTOR CIRCUIT PROTECTION
MH	METAL HALIDE
N	NEUTRAL
NA	NOT APPLICABLE
NF	NON–FUSED
NL	NIGHT LIGHT
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
O.C.	ON CENTER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
P	POLE
PNL	PANELBOARD
PVC	POLYVINYL CHLORIDE
RM	ROOM
RGS	RIGID GALVANIZED STEEL
SPEC	SPECIFICATION
SS	STAINLESS STEEL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTS
W	WIRE
WP	WEATHERPROOF

GENERAL NOTES

1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), AND STATE OF FLORIDA.

2) CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND COORDINATE WITH EXISTING EQUIPMENT PRIOR TO BIDDING.

3) ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD–PARTY TESTING AGENCY.

BUILDING:

4) INSTALLATION HEIGHT OF EQUIPMENT (TO CENTERLINE) ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE SHALL BE:

RECEPTACLE = 18"
CLOCK = 7'–6"
SWITCH = 44"
MODULAR JACK FOR WALL MOUNTED TELEPHONE = 52"
MODULAR TELEPHONE JACK = 18"
AUDIO/VISUAL FIRE ALARM INDICATORS = 80"
FIRE ALARM PULL STATIONS = 50"
TELEVISION OUTLET = 18"
COMPUTER OUTLET = 18"
CALL SWITCH = 44"
REMOTE TEST STATION FOR DUCT DETECTOR = 52"
C = ABOVE COUNTER BACKSPLASH, COORDINATE WITH ARCHITECTURAL ELEVATIONS AND MILLWORK.

5) ALL WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. ALL DEVICE OUTLET BOXES SHALL BE RECESSED UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER.

6) ALL CONDUIT ROUTES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY FINAL ROUTE.

7) CONDUIT RUNS SHOWN ARE SCHEMATIC AND DO NOT INDICATE THE NECESSARY FITTINGS AND JUNCTION BOXES THAT ARE INCLUDED IN THE SCOPE OF THE WORK.

8) CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL WIRING WITH THE SOURCE AND CIRCUIT AT ALL ELECTRICAL EQUIPMENT, PULL AND JUNCTION BOXES AND ELECTRICAL TERMINATIONS PROVIDED OR ASSOCIATED WITH THIS CONSTRUCTION.

GROUNDING:

9) ALL METAL RACEWAYS, INCLUDING CONDUIT, WIRE TROUGHS, WIREMOLD, ETC., SHALL BE GROUNDED. ALL CONNECTIONS IN METAL RACEWAYS SHALL BE COMPLETED IN SUCH A MANNER AS TO MAINTAIN A CONTINUOUS PATH TO GROUND THROUGHOUT THE ENTIRE LENGTH OF THE RACEWAY.

WIRING:

10) UNLESS NOTED OTHERWISE ON THE DRAWINGS OR ON THE EQUIPMENT WIRING SCHEDULE, EACH BRANCH CIRCUIT HOME RUN SHALL BE THREE (3) #12 AWG THHN/THWN (1 HOT, 1 NEUTRAL & 1 EQUIPMENT GROUND) IN 3/4" EMT CONDUIT. PROTECT EACH CIRCUIT WITH A 20 AMPERE, 1–POLE OVERCURRENT DEVICE UNLESS NOTED OTHERWISE. COMBINED NEUTRALS ARE NOT PERMITTED.

11) THE USE OF ELECTRICAL 'NM' CABLE WIRING IS ACCEPTABLE WHERE ALLOWED BY CODE AND THE AUTHORITY HAVING JURISDICTION.

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SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	MJR/KCM
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	06/22/2018
Project #:	5389

SYMBOL LEGEND AND GENERAL NOTES

E0.01

LEGEND

- BUILDING ID NUMBER (X)
- NUMBER OF UNITS PER BUILDING (Z)
- BUILDING TYPE (Y)

GENERAL NOTES:

A. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.

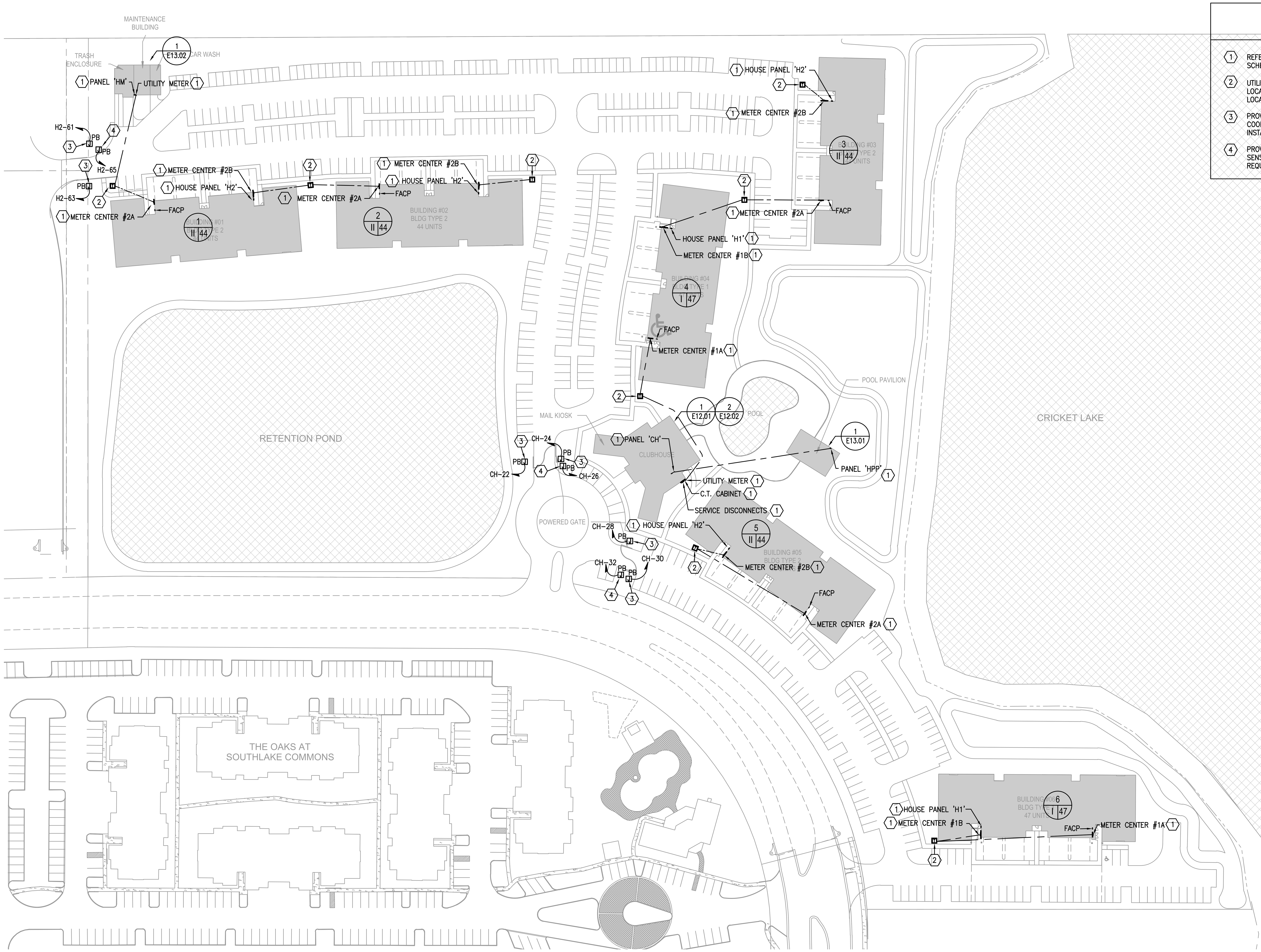
B. ALL WORK SHALL COMPLY WITH THE 2014 NATIONAL ELECTRIC CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250.

C. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC. ALL CONDUCTORS SHALL HAVE AN EQUIPMENT GROUND WIRE SIZED PER NEC.

D. FIELD VERIFY EXACT LOCATION OF ALL DEVICES AND EQUIPMENT PRIOR TO ROUGH IN.

REFERENCE NOTES: ⟨X⟩

1. REFER TO RESPECTIVE FLOOR PLANS, POWER RISER DIAGRAMS AND PANEL SCHEDULES FOR ADDITIONAL SERVICE INFORMATION.
2. UTILITY COMPANY TRANSFORMER; 120/208V, 3Ø SECONDARY. TRANSFORMER LOCATIONS SHOWN IS PRELIMINARY. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATION WITH LOCAL UTILITY COMPANY PRIOR TO ROUGH-IN.
3. PROVIDE IN GROUND WEATHERPROOF PULL BOX FOR CONNECTION OF GATE MOTOR. COORDINATE LOCATION AND CONNECTION REQUIREMENTS OF GATE MOTOR WITH GATE INSTALLER PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED.
4. PROVIDE IN GROUND WEATHERPROOF PULL BOX AND CONDUIT TO CONNECT GATE SENSOR TO GATE CONTROLLER. COORDINATE LOCATION AND CONNECTION REQUIREMENTS WITH GATE INSTALLER PRIOR TO ROUGH-IN.



H1 SITE PLAN - ELECTRICAL

1" = 60'-0"

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	Approval:	BLS/AJB
	Date:	06/22/2018
LAKE COUNTY, FL	Project #:	5389

SITE PLAN - ELECTRICAL

E1.01

GENERAL NOTES:

A. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.

B. ALL WORK SHALL COMPLY WITH THE 2014 NATIONAL ELECTRIC CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250.

C. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC. ALL CONDUCTORS SHALL HAVE AN EQUIPMENT GROUND WIRE SIZED PER NEC.

D. FIELD VERIFY EXACT LOCATION OF ALL DEVICES AND EQUIPMENT PRIOR TO ROUGH IN.

E. SOUND SYSTEM SPEAKERS TO BE TIED INTO FIRE ALARM SYSTEM SUCH THAT SPEAKERS AUTOMATICALLY TURN OFF WHEN FIRE ALARM SYSTEM IS TRIGGERED.

REFERENCE NOTES: ⟨X⟩

⟨1⟩ ELECTRICAL CONTRACTOR SHALL COORDINATE DISCONNECT AND FUSE REQUIREMENTS FOR MECHANICAL UNIT WITH MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ROUGH–IN AND PROVIDE AS REQUIRED. COORDINATE LOCATION OF DISCONNECT WITH OWNER AND MECHANICAL CONTRACTOR PRIOR TO ROUGH–IN. LOCATE AS REQUIRED TO MAINTAIN NEC CLEARANCES.

⟨2⟩ CONNECT 120V FRACTIONAL HORSEPOWER EXHAUST FAN TO LOCAL LIGHTING CIRCUIT AND CONTROLS. FAN SHALL OPERATE SIMULTANEOUSLY WITH LIGHTS.

⟨3⟩ PROVIDE 120V RECEPTACLE AND TELEVISION OUTLET FOR WALL MOUNTED TELEVISION. COORDINATE MOUNTING HEIGHT AND LOCATION WITH OWNER/EQUIPMENT INSTALLER PRIOR TO ROUGH–IN.

⟨4⟩ COORDINATE DISCONNECT, METER, AND C.T. CABINET LOCATION WITH OWNER, CIVIL CONTRACTOR, AND UTILITY COMPANY PRIOR TO ROUGH–IN.

⟨5⟩ CONNECT 120V RECEPTACLE IN OFFICE SPACE VIA WALL MOUNTED VACANCY SENSOR. SENSOR SHALL "TURN OFF" RECEPTACLES IF SPACE IS UNOCCUPIED FOR 20 MINUTES. RECEPTACLES SHALL BE VISUALLY MARKED AS REQUIRED TO DIFFERENTIATE CONTROLLED RECEPTACLES FROM UNCONTROLLED RECEPTACLES. INSTALLATION SHALL COMPLY WITH FLORIDA BUILDING CODE SECTION C405.7.1, 2014 EDITION AND ASHRAE STANDARD 90.1.

⟨6⟩ MOUNT OCCUPANCY SENSOR FOR RECEPTACLES UNDER COMMON COVERPLATE WITH ROOM LIGHTING CONTROLS. REFER TO LIGHTING PLAN FOR ADDITIONAL INFORMATION.

⟨7⟩ COORDINATE EXACT LOCATION WITH THE ELECTRIC UTILITY AND ARCHITECTURAL PLANS. VERIFY 3'–0" CLEARANCE EXISTS IN FRONT OF HOUSE PANEL. A MAXIMUM OF 6'–6" SHALL BE MAINTAINED FROM GRADE TO THE CENTER OF THE HIGHEST METER.

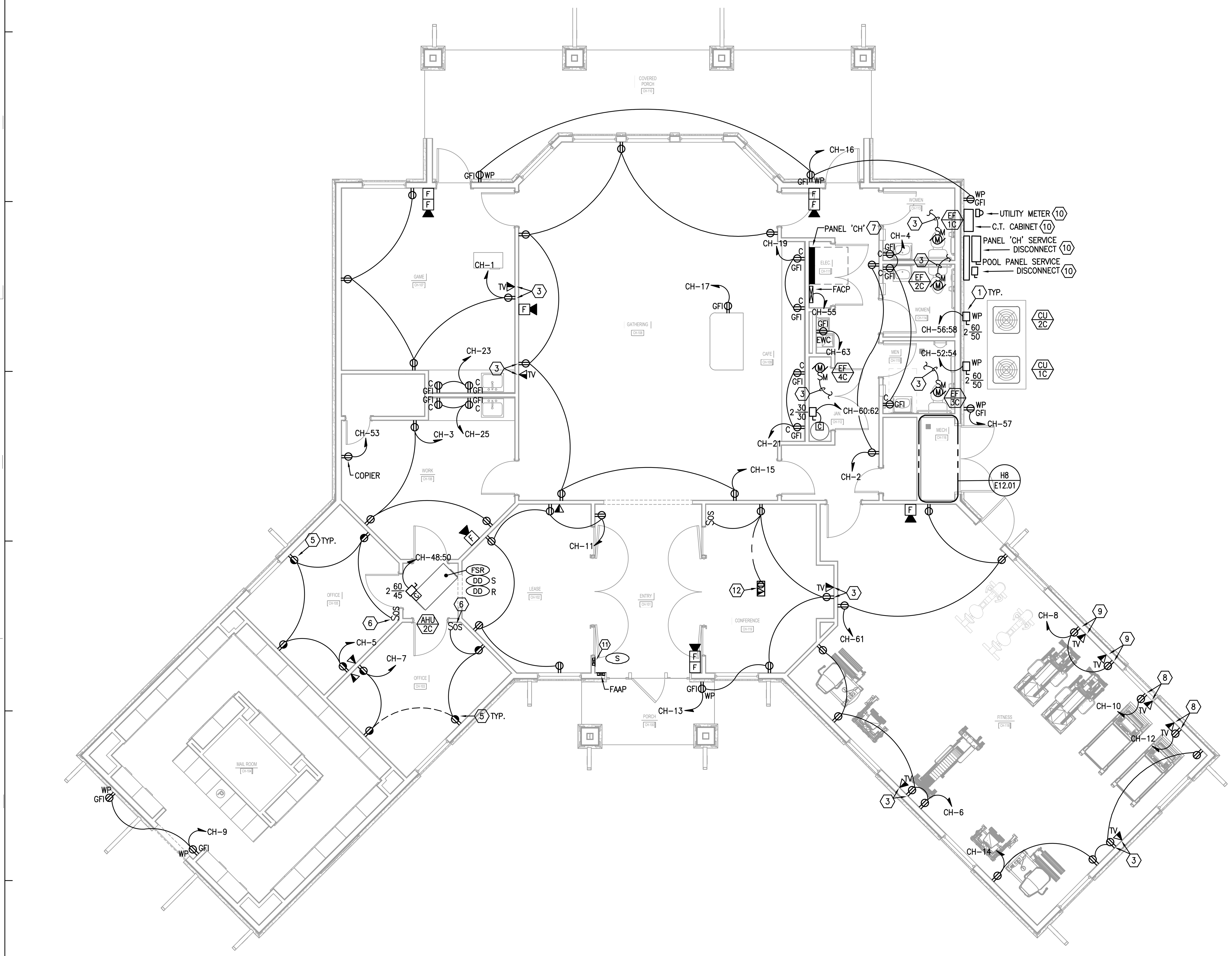
⟨8⟩ PROVIDE DEDICATED 120V DUPLEX RECEPTACLE, CAT5e, AND COAX CABLE FOR CONNECTION OF TREADMILL. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH EQUIPMENT INSTALLER PRIOR TO ROUGH–IN.

⟨9⟩ PROVIDE 120V DUPLEX RECEPTACLE, CAT5e, AND COAX CABLE FOR CONNECTION OF FITNESS EQUIPMENT. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH EQUIPMENT INSTALLER PRIOR TO ROUGH–IN.

⟨10⟩ ELECTRICAL SERVICE EQUIPMENT LOCATION. REFER TO POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.

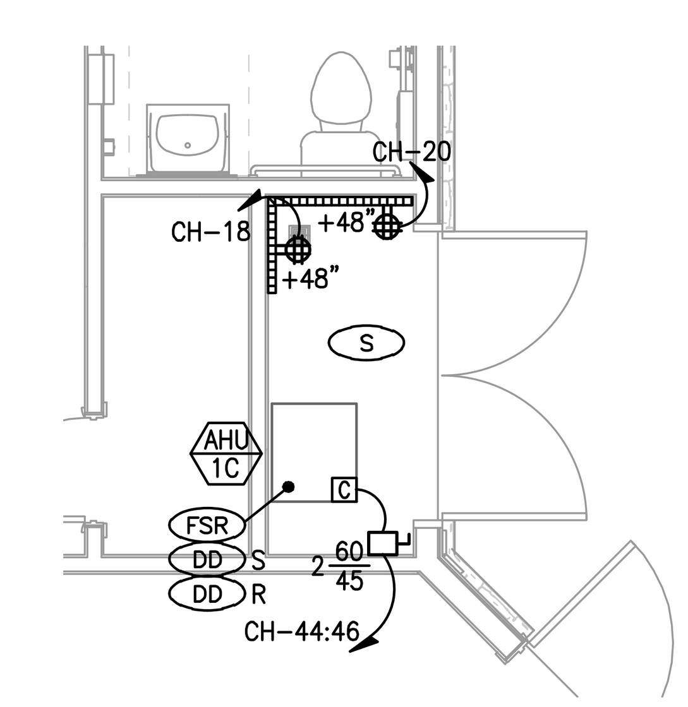
⟨11⟩ PROVIDE AREA OF REFUGE TWO–WAY COMMUNICATIONS BASE STATION AS REQUIRED BY 2017 6TH EDITION FBC AND 2015 NFPA 101 LIFE SAFETY CODE. COORDINATE LOCATION WITH OWNER AND AUTHORITY HAVING JURISDICTION. SYSTEM SHALL HAVE TIMED DIAL–OUT CAPABILITY TO A MONITORING LOCATION OR 911. SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.

⟨12⟩ COORDINATE FLOOR BOX SPECIFICATIONS AND LOCATION WITH OWNER PRIOR TO ROUGH–IN. PROVIDE ALL DEVICES, DIVIDERS, COVERPLATES, ETC. FOR A COMPLETE INSTALLATION.



H1 CLUBHOUSE FLOOR PLAN - POWER AND SYSTEMS

3/16" = 1'-0"



H8 ENLARGED PLAN - CLUBHOUSE MECHANICAL ROOM

1/4" = 1'-0"

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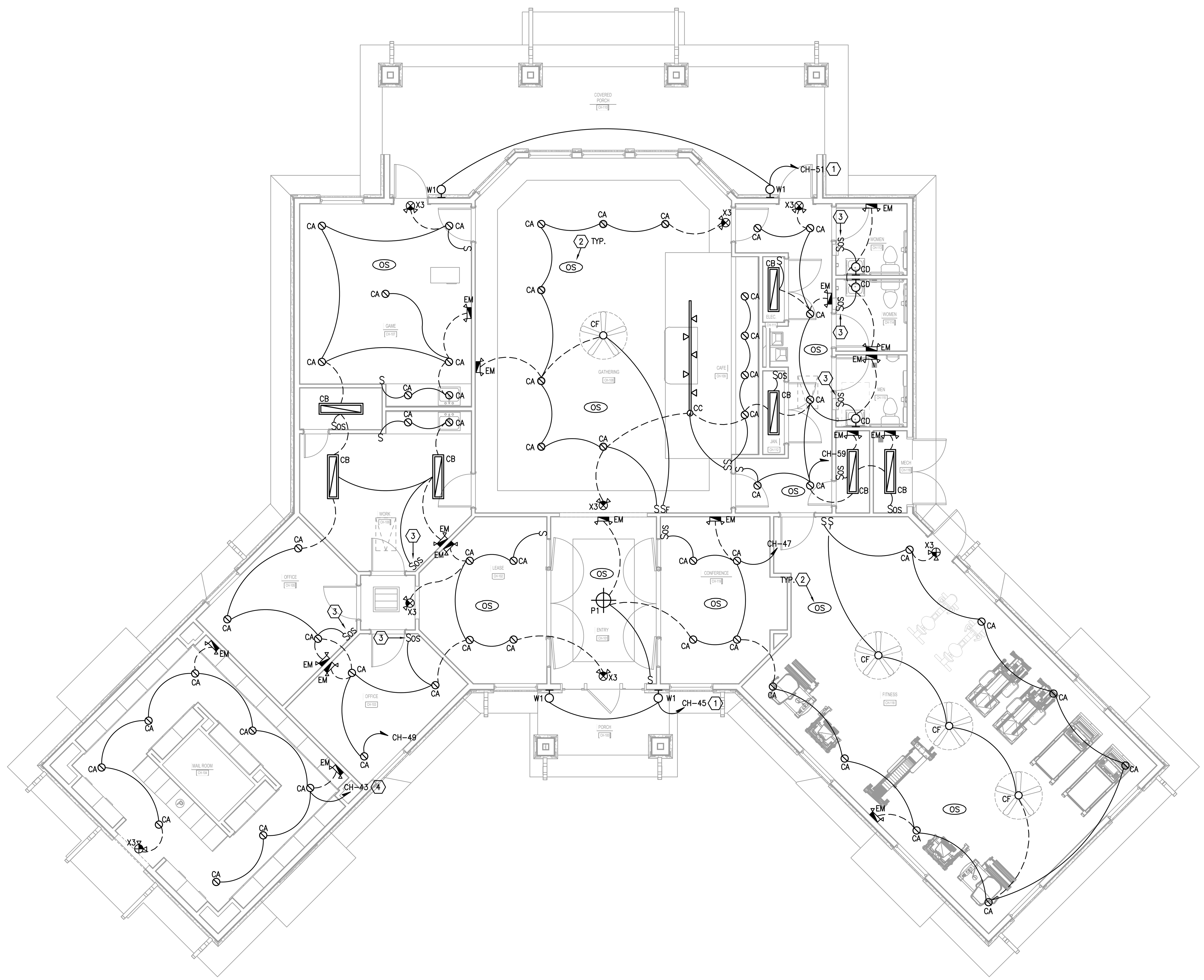
SUMMER BAY APTS. II

LAKE COUNTY, FL

Drawn:	MJR/KCM
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	06/22/2018
Project #:	5389

CLUBHOUSE FLOOR PLAN - POWER AND SYSTEMS

E12.01



H1 CLUBHOUSE FLOOR PLAN - LIGHTING

3/16" = 1'-0"

GENERAL NOTES:

A. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT FIXTURE LOCATIONS AND ORIENTATIONS.

B. REFER TO ARCHITECTURAL ELEVATIONS AND SECTIONS FOR ADDITIONAL LIGHTING FIXTURE MOUNTING DETAILS AND INFORMATION.

C. ALL EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS SHALL BE CONNECTED "HOT" TO THE INDICATED LOCAL LIGHTING CIRCUIT.

D. VERIFY ALL MOUNTING HEIGHTS AND PENDANT LENGTHS WITH ARCHITECT AND ENGINEER PRIOR TO ORDERING FIXTURES.

E. EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 90 MINUTES IN THE EVENT OF FAILURE OF NORMAL LIGHTING. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOTCANDLE (10 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED.

REFERENCE NOTES: ⟨X⟩

⟨1⟩ CONNECT CIRCUIT VIA LIGHTING CONTACTOR 'LC1' FOR AUTOMATIC CONTROL OF EXTERIOR LIGHT FIXTURES. REFER TO DETAIL FOR ADDITIONAL INFORMATION.

⟨2⟩ PROVIDE CEILING MOUNTED "MANUAL ON" VACANCY SENSOR TO OVERRIDE WALL SWITCHES AND TURN OFF LIGHTS IF ROOM IS UNOCCUPIED FOR MORE THAN 30 MINUTES. COORDINATE LOCATION WITH CONDITIONS IN FIELD TO PROVIDE MAXIMUM COVERAGE OF SPACE. PROVIDE ADDITIONAL SENSORS, RELAYS, POWER PACKS, ETC. AS REQUIRED TO CONTROL ALL LIGHTS IN ROOM.

⟨3⟩ PROVIDE WALL MOUNTED OCCUPANCY SENSOR SWITCH TO TURN OFF LIGHTS IF ROOM IS UNOCCUPIED FOR MORE THAN 30 MINUTES. CONTROLS SHALL BE "MANUAL ON/AUTOMATIC OFF" WITH THE EXCEPTION OF RESTROOMS, PUBLIC CORRIDORS, AND LOBBIES. THESE AREAS SHALL BE FULLY "AUTOMATIC ON/AUTOMATIC OFF" IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE 5TH EDITION.

⟨4⟩ LIGHTS SHALL OPERATE 24 HOURS FOR SECURITY PURPOSES.

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LAKE COUNTY, FL	
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CLUBHOUSE FLOOR PLAN - LIGHTING

E12.02

CONDUIT & CONDUCTOR SIZES: (X)

- (A) 2 SETS [(4)#250 kcmil AL., IN 2-1/2"C.]
- (B) 2 SETS [(4)#250 kcmil AL., (1)#1/0 AWG AL. GND.]
- (C) (3)#1/0 AWG AL., IN 2"C.
- (D) (3)#1/0 AWG AL., 1#6 AWG AL. GND., IN 2"C.
- (E) (4)#500 kcmil AL., IN 3-1/2"C.
- (F) (4)#500 kcmil AL., (1)#2 AWG. AL. GND., IN 3-1/2"C.
- (G) (3)#1 AWG AL., (1)#6 AWG AL. GND., IN 1-1/2"C.

GENERAL NOTES:

A. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.

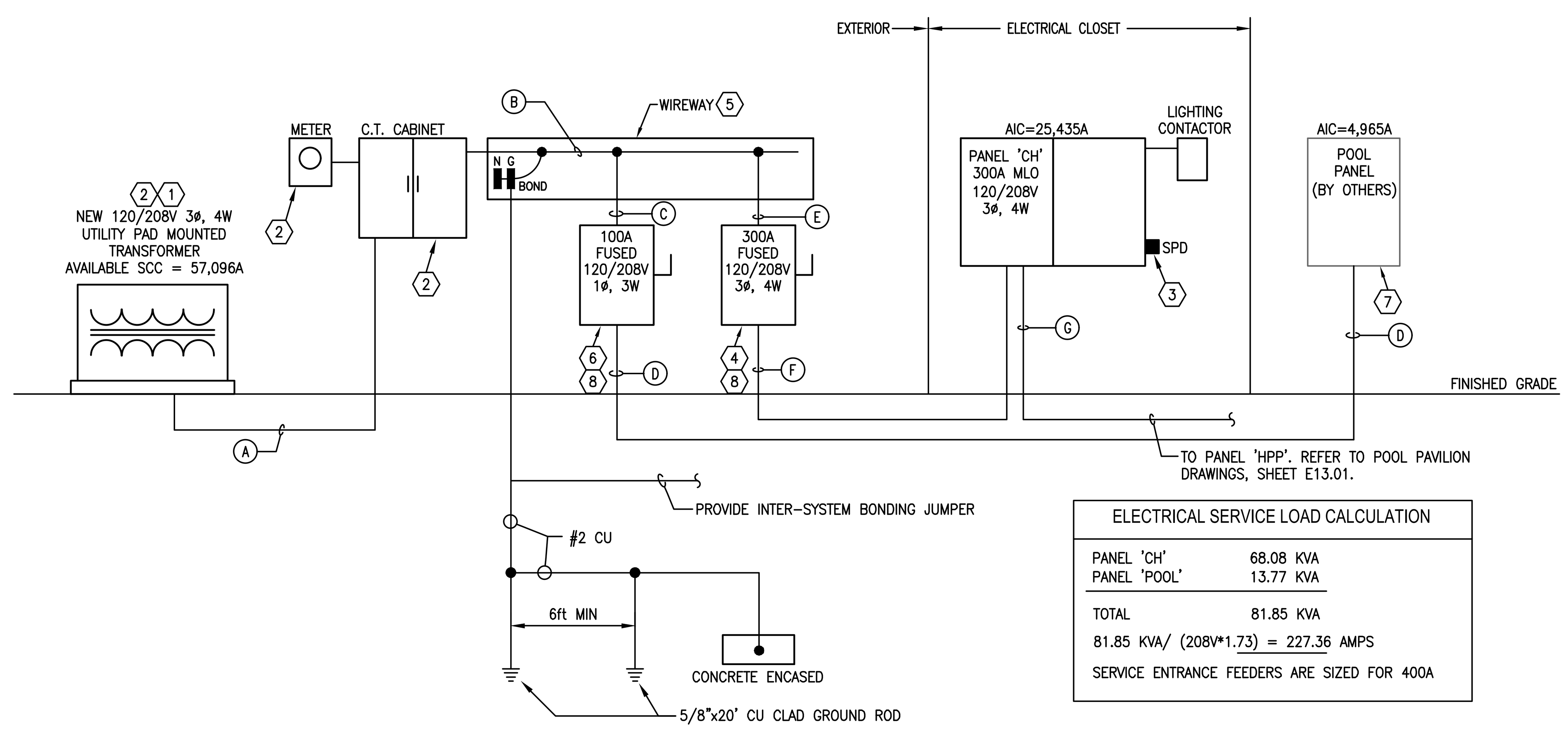
B. ALL WORK SHALL COMPLY WITH THE 2014 NATIONAL ELECTRIC CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250

C. COORDINATE ALL WORK WITH LOCAL UTILITY COMPANY.

REFERENCE NOTES: (X)

1. REFER TO SITE PLAN – ELECTRICAL, SHEET E1.01 FOR LOCATION OF UTILITY TRANSFORMER.
2. COORDINATE ALL CONNECTION REQUIREMENTS OF NEW SERVICE WITH LOCAL UTILITY COMPANY PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED.
3. PROVIDE HARD WIRED SURGE PROTECTIVE DEVICE OF SAME MANUFACTURER AS DISCONNECT SWITCH.
4. PROVIDE 400A, 120/208V, 3ø, 4W, NEMA 3R, SERVICE ENTRANCE RATED DISCONNECT SWITCH FUSED AT 300AMPS. COORDINATE ALL REQUIREMENTS WITH UTILITY COMPANY PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED. PROVIDE PHENOLIC LABELING AT EACH DISCONNECT FOR SERVICE AS REQUIRED BY NEC.
5. PROVIDE NEMA 3R WIREWAY SIZED AS REQUIRED PER NEC. MINIMUM LENGTH TO BE 6'-0"
6. PROVIDE 100A, 120/208V, 1ø, 3W, NEMA 3R, SERVICE ENTRANCE RATED DISCONNECT SWITCH FUSED AT 100AMPS FOR POOL PANEL. COORDINATE ALL REQUIREMENTS WITH UTILITY COMPANY PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED. PROVIDE PHENOLIC LABELING AT EACH DISCONNECT FOR SERVICE AS REQUIRED BY NEC.
7. POOL PANEL TO BE PROVIDED BY POOL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE LOCATION AND REQUIREMENTS WITH POOL CONTRACTOR AND POOL EQUIPMENT DRAWINGS PRIOR TO ROUGH-IN.
8. BOND NEUTRAL AND GROUND SERVICE CONDUCTORS IN SERVICE DISCONNECT SWITCH PER NEC 250.

NOTE:
PER FEC C405.6.3 (2017 ED) ALL CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS ARE DESIGNED FOR A MAXIMUM OF 5% VOLTAGE DROP TOTAL.



ELECTRICAL SERVICE LOAD CALCULATION	
PANEL 'CH'	68.08 KVA
PANEL 'POOL'	13.77 KVA
TOTAL	81.85 KVA
81.85 KVA/ (208V*1.73) = 227.36 AMPS	
SERVICE ENTRANCE FEEDERS ARE SIZED FOR 400A	

E6 CLUBHOUSE - POWER RISER DIAGRAM
No Scale

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CLUBHOUSE RISER DIAGRAMS - ELECTRICAL

E12.03

PANEL 'CH' (FIRST SECTION)

LOCATION: ELECTRICAL ROOM | VOLTAGE: 120/208V 3ø 4W | MIN. AIC RATING: 42K AIC | NOTES: PROVIDE TYPED WRITTEN DIRECTORY PROVIDE GROUND & NEUTRAL BUS

TYPE: SQUARE 'D' – TYPE NQ | MAINS: 300A ☒ MLO ☐ MCB | MOUNTING: SURFACE

FED FROM: SERVICE DISCONNECT | LUGS: ☐ SUB-FEED ☐ FEED-THRU | ENCLOSURE: NEMA 1

CKT	CIRCUIT DESCRIPTION	NOTES	BRANCH CIRCUIT ø	NEUT	GND	COND	BKR	LOAD KVA	PHASE ø	LOAD KVA	BKR	BRANCH CIRCUIT ø	NEUT	GND	COND	NOTES	CIRCUIT DESCRIPTION	CKT
1	RECEPS – GAME ROOM		12	12	12	1/2"	20/1	0.72	A	0.36	20/1	12	12	12	1/2"		RECEPS – CORRIDOR	2
3	RECEPS – WORK ROOM		12	12	12	1/2"	20/1	0.54	B	0.54	20/1	12	12	12	1/2"		RECEPS –BATHROOMS	4
5	RECEPS – OFFICE		12	12	12	1/2"	20/1	0.72	C	0.72	20/1	12	12	12	1/2"		RECEPS – FITNESS AREA	6
7	RECEPS – OFFICE		12	12	12	1/2"	20/1	0.72	A	1.00	20/1	12	12	12	1/2"		FITNESS EQUIPMENT	8
9	RECEPS – MAIL AND PACKAGE ROOM		12	12	12	1/2"	20/1	0.36	B	1.50	20/1	12	12	12	1/2"		TREADMILL	10
11	RECEPS – ENTRY/LEASING		12	12	12	1/2"	20/1	0.90	C	1.50	20/1	12	12	12	1/2"		TREADMILL	12
13	RECEPS – EXTERIOR/CONFERENCE		12	12	12	1/2"	20/1	0.90	A	0.72	20/1	12	12	12	1/2"		RECEPS – FITNESS AREA	14
15	RECEPS – GATHERING ROOM		12	12	12	1/2"	20/1	1.08	B	0.54	20/1	12	12	12	1/2"		RECEPS – EXTERIOR	16
17	RECEPS – CAFE ISLAND		12	12	12	1/2"	20/1	0.18	C	0.36	20/1	12	12	12	1/2"		TTB	18
19	RECEPS – CAFE COUNTER		12	12	12	1/2"	20/1	0.36	A	0.36	20/1	12	12	12	1/2"		TTB	20
21	RECEPS – CAFE COUNTER		12	12	12	1/2"	20/1	0.36	B	1.20	20/1	10	10	10	3/4"		GATE MOTOR	22
23	RECEPS – GAME ROOM COUNTER		12	12	12	1/2"	20/1	0.36	C	1.20	20/1	10	10	10	3/4"		GATE MOTOR	24
25	RECEPS – WORK ROOM COUNTER		12	12	12	1/2"	20/1	0.36	A	0.50	20/1	10	10	10	3/4"		GATE SENSOR	26
27	SPARE		–	–	–	–	20/1	–	B	1.20	20/1	10	10	10	3/4"		GATE MOTOR	28
29	SPARE		–	–	–	–	20/1	–	C	1.20	20/1	10	10	10	3/4"		GATE MOTOR	30
31	SPARE		–	–	–	–	20/1	–	A	0.50	20/1	10	10	10	3/4"		GATE SENSOR	32
33	SPARE		–	–	–	–	20/1	–	B	–	20/1	–	–	–	–		SPARE	34
35	SPARE		–	–	–	–	20/1	–	C	–	20/1	–	–	–	–		SPARE	36
37	SPARE		–	–	–	–	20/1	–	A	–	–	–	–	–	–		SPACE ONLY	38
39	SPACE ONLY		–	–	–	–	–	–	B	–	–	–	–	–	–		SPACE ONLY	40
41	SPACE ONLY		–	–	–	–	–	–	C	–	–	–	–	–	–		SPACE ONLY	42

EQUIPMENT SERVED	CONN. LOAD	L.F.	D.F.	DEMAND LOAD	
RECEPTACLES – GENERAL	10.44 KVA		**	10.22 KVA	
EQUIPMENT	9.80 KVA		100%	9.80 KVA	
SECOND SECTION	48.06 KVA		100%	48.06 KVA	
NOTES: 1) CONNECT CIRCUIT VIA LIGHTING CONTACTOR 'LC1'					TOTAL DEMAND LOAD: 68.08 KVA
					TOTAL DEMAND AMPS: 189.11 AMPS

PANEL 'CH' (SECOND SECTION)

LOCATION: MECHANICAL STORAGE ROOM | VOLTAGE: 120/208V 3ø 4W | MIN. AIC RATING: 42K AIC | NOTES: PROVIDE TYPED WRITTEN DIRECTORY PROVIDE GROUND & NEUTRAL BUS

TYPE: SQUARE 'D' – TYPE NQ | MAINS: 300A ☒ MLO ☐ MCB | MOUNTING: SURFACE

FED FROM: SERVICE DISCONNECT | LUGS: ☐ SUB-FEED ☒ FEED-THRU | ENCLOSURE: NEMA 1

CKT	CIRCUIT DESCRIPTION	NOTES	BRANCH CIRCUIT ø	NEUT	GND	COND	BKR	LOAD KVA	PHASE ø	LOAD KVA	BKR	BRANCH CIRCUIT ø	NEUT	GND	COND	NOTES	CIRCUIT DESCRIPTION	CKT
43	LIGHTS – MAIL AND PACKAGE ROOM		12	12	12	1/2"	20/1	0.16	A	3.74	45/2	4	4	8	1"		AHU–1C	44
45	LIGHTS – EXTERIOR	1	12	12	12	1/2"	20/1	0.03	B	3.74	–	4	–	–	–		–	46
47	LIGHTS – ENTRY/CONF./FITNESS		12	12	12	1/2"	20/1	0.58	C	3.74	45/2	4	4	8	1"		AHU–2C	48
49	LIGHTS – LEASING/OFFICE/WORK/GAME		12	12	12	1/2"	20/1	0.94	A	3.74	–	4	–	–	–		–	50
51	LIGHTS – EXTERIOR	1	12	12	12	1/2"	20/1	0.03	B	2.73	50/2	4	4	8	1"		CU–1C	52
53	COPIER		12	12	12	1/2"	20/1	1.00	C	2.73	–	4	–	–	–		–	54
55	FACP		12	12	12	1/2"	20/1	0.50	A	2.73	50/2	4	4	8	1"		CU–2C	56
57	RECEPS – MECH. STORAGE ROOM		12	12	12	1/2"	20/1	0.18	B	2.73	–	4	–	–	–		–	58
59	LIGHTS – RESTROOMS/HALL/GATHERING		12	12	12	1/2"	20/1	1.14	C	2.25	30/2	10	10	10	3/4"		EWH–1	60
61	RECEPS – FITNESS AREA		12	12	12	1/2"	20/1	0.54	A	2.25	–	10	–	–	–		–	62
63	EWC		12	12	12	1/2"	20/1	0.70	B	–	20/1	–	–	–	–		SPARE	64
65	SPARE		–	–	–	–	20/1	–	C	–	20/1	–	–	–	–		SPARE	66
67	SPARE		–	–	–	–	20/1	–	A	–	20/1	–	–	–	–		SPARE	68
69	SPARE		–	–	–	–	20/1	–	B	–	20/1	–	–	–	–		SPARE	70
71	SPARE		–	–	–	–	20/1	–	C	–	–	–	–	–	–		SPACE ONLY	72
73	SPACE ONLY		–	–	–	–	–	–	A	–	–	–	–	–	–		SPACE ONLY	74
75	SPACE ONLY		–	–	–	–	–	–	B	5.40	80/2	–	–	–	–	2	PANEL 'HPP'	76
77	SPACE ONLY		–	–	–	–	–	–	C	5.40	–	–	–	–	–		–	78
79	SPACE ONLY		–	–	–	–	–	–	A	–	30/3	10	10	10	3/4"		SURGE PROTECTIVE DEVICE (SPD)	80
81	SPACE ONLY		–	–	–	–	–	–	B	–	–	10	–	–	–		–	82
83	SPACE ONLY		–	–	–	–	–	–	C	–	–	10	–	–	–		–	84

EQUIPMENT SERVED	CONN. LOAD	L.F.	D.F.	DEMAND LOAD	
LIGHTING	2.88 KVA		125%	3.60 KVA	
EQUIPMENT/RECEPTACLES	32.58 KVA		100%	32.58 KVA	
RECEPTACLES – GENERAL	1.08 KVA		100%	1.08 KVA	
PANELS	10.80 KVA		100%	10.80 KVA	
NOTES: 1) CONNECT CIRCUIT VIA LIGHTING CONTACTOR 'LC1' 2) REFER TO RISER DIAGRAM FOR FEEDER INFORMATION					TOTAL DEMAND LOAD: 48.06 KVA
					LOAD CARRIED OVER TO FIRST SECTION

LIGHTING FIXTURE SCHEDULE - CLUBHOUSE

MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP QTY	LAMP WATTS	LAMP MODEL	FIXTURE WATTS
CA	AIR TIGHT, IC–RATED, RECESSED LED 6" DOWNLIGHT	JUNO	IC22LED–G4–14LM–30K–90CRI–MVOLT–ZT	120	–	13	LED	13
CB	SURFACE MOUNTED LED WRAPAROUND FIXTURE	COLUMBIA	LAW4–35MW–EU	120	1	31	LED	31
CC	10' DECORATIVE 5 HEAD LED TRACK LIGHTING	TBD	TBD	120	–	75/ft	LED	750
CD	DECORATIVE LED WALL MOUNTED VANITY FIXTURE LOCATED AT RESTROOMS	TBD	TBD	120	1	17	LED	17
CF	INTERIOR 52" CEILING FAN LOCATED AT FITNESS AND LOBBY	TBD	TBD	120	–	–	–	100
P1	LARGE DECORATIVE LED PENDANT FIXTURE LOCATED AT LOBBY	TBD	TBD	120	1	50	LED	50
W1	EXTERIOR DECORATIVE LED WALL SCONCE FIXTURE LOCATED AT CLUBHOUSE ENTRANCE. UL WET LABEL RATED.	TBD	TBD	120	1	17	LED	17
EM	WALL MOUNTED EMERGENCY LIGHT WITH THERMOPLASTIC HOUSING, TWIN HEADS AND BATTERY BACKUP	DUAL LITE	EV4–02L	120	2	2	LED	4
X1	SINGLE FACE EXIT SIGN WITH WHITE THERMOPLASTIC HOUSING, RED LETTERS AND BATTERY BACKUP.	DUAL LITE	EVE–U–R–W–E	120	–	–	LED	–
X3	COMBINATION SINGLE FACE EXIT SIGN AND EMERGENCY LIGHT WITH THERMOPLASTIC HOUSING, BATTERY BACKUP, TWIN HEADS, AND RED LETTERS	DUAL LITE	EVC–U–R–W	120	2	2	LED	4

NOTES:
1) DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE TYPES AND FINISHES WITH OWNER PRIOR TO ORDERING.

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CLUBHOUSE SCHEDULES - ELECTRICAL

E12.04

F.A.C. 61G15-32.008 DESIGN OF FIRE ALARMS & DETECTION SYSTEMS

61G15-32.008 DESIGN OF FIRE ALARM AND DETECTION SYSTEM COMPLIANCE NOTES FOR APARTMENTS AND CLUBHOUSE:

APPLICABLE CODES:
FBC FLORIDA BUILDING CODE (2017) 6TH EDITION
FFPC FLORIDA FIRE PREVENTION CODE (2017) 6TH EDITION
- NFPA 1 FIRE CODE (2015) FLORIDA EDITION
- NFPA 101 LIFE SAFETY CODE (2015) FLORIDA EDITION

NFPA 70 NATIONAL ELECTRIC CODE (2014)
NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE (2013)
AHJ – LAKE COUNTY, FLORIDA – LOCAL CODES & AMENDMENTS

A. DESIGN INTENT

1. SYSTEM TYPE: MASTER FIRE ALARM CONTROL PANEL LOCATED IN CLUBHOUSE SHALL BE AN ADDRESSABLE PANEL BY EDWARDS, HONEYWELL, NOTIFIER, SILENT KNIGHT, OR APPROVED EQUIVALENT. SUB-PANEL FACP'S IN EACH APARTMENT BUILDING SHALL BE ADDRESSABLE TYPES.
2. SEE SYMBOL LEGEND ON THIS SHEET.
3. SEE FIRE ALARM RISER DIAGRAM(S) THIS SHEET.
4. CABLING REQUIREMENTS:
   a. WIRING METHOD: THE SYSTEM WILL BE FREE WIRED USING APPROPRIATE STRAPS, TIES, FITTINGS, ETC. TO PREVENT DAMAGE TO THE WIRING.
   b. INITIATION CIRCUITS (LOOP): INITIATION LOOP CONDUCTORS SHALL BE WEST PENN #D991 FOR 3000'0" IN LENGTH AND LESS. WEST PENN #D995 SHALL BE USED FOR CIRCUITS OVER 3000'0" IN LENGTH. BELOW GRADE, WET OR DAMP LOCATION INSTALLED CABLE, INCLUDING CABLE INSTALLED ON THE TOP OF EXTERIOR WALKWAYS, SHALL BE WEST PENN AQUASEAL MULTI-CONDUCTOR (14 GAUGE), UNLESS NOTED OTHERWISE, SHALL BE INSTALLED IN CONDUIT.
   c. SIGNAL CIRCUITS: SIGNAL CIRCUITS SHALL BE #14 AWG THWN 19 STRAND COPPER (USE #12 AWG IF VOLTAGE DROP EXCEEDS MANUFACTURER'S SPECIFICATIONS).
   d. ANNUNCIATOR CIRCUITS: #14 AWG THWN 19 STRAND COPPER (USE #12 AWG IF VOLTAGE DROP EXCEEDS MANUFACTURER'S SPECIFICATIONS).
   e. EACH AND EVERY WIRE SHALL BE LABELED AT EACH END WITH SLC #, CHANNEL # OR SIGNAL #. EACH SEPARATE CIRCUIT, INITIATION, SIGNAL AND AUXILIARY SHALL HAVE A SPECIFIC NUMBER. LABEL EACH CONDUCTOR BY THIS CIRCUIT NUMBER AT THE CONTROL CONNECTIONS AND AT EACH TERMINAL CONNECTION IN THE TERMINAL CABINETS.
5. FIRE RATINGS REQUIRED FOR SURVIVABILITY: UNLESS NOTED OTHERWISE, PATHWAY SURVIVABILITY SHALL BE LEVEL 0 OR 1.

B. DEVICE LOCATIONS AND RELATED SYSTEMS

1. ALL INITIATION AND NOTIFICATION DEVICES ARE SHOWN ON ELECTRICAL POWER AND SYSTEMS PLANS WITHIN THIS ELECTRICAL DRAWING SET.
2. CONNECTIONS TO OTHER SYSTEMS: PROVIDE RELAYS FOR OTHER LOCAL CONTROL SUCH AS HVAC SHUTDOWN AND FIRE/SMOKE DAMPER RELEASE. RELAYS SHALL BE 10 AMP RATED RELAYS. UPON ACTIVATION OF THE FIRE ALARM SYSTEM, THE RELAY SHALL ACTIVATE AND SHUTDOWN THE CONTROLLED EQUIPMENT. LOCATE ALL RELAYS WITHIN 36" OF EQUIPMENT CONTROLLED. PROVIDE WEATHERPROOF UNITS WHERE INDICATED OR INSTALL IN WEATHERPROOF BOXES.

C. STROBE INTENSITY AND SPEAKER OUTPUT RATINGS

1. PER NFPA 72 SECTION 18.4.3 AUDIBLE SIGNALS SHALL BE AT LEAST 15dB ABOVE AVERAGE AMBIENT SOUND LEVEL OR 5dB ABOVE MAXIMUM SOUND LEVEL, WHICHEVER IS GREATER.
2. ALL VISUAL NOTIFICATION DEVICES SHALL HAVE A MINIMUM 75CD CANDELA RATING PER FBC.
3. AUDIBLE APPLIANCES FOR SLEEPING AREAS SHALL PRODUCE A LOW FREQUENCY ALARM SIGNAL THAT COMPLIES WITH NFPA SECTION 18.4.5.3.

D. CIRCUIT CLASSES

INITIATING DEVICE CIRCUITS – CLASS B. SIGNALING LINE CIRCUITS – CLASS B. NOTIFICATION APPLIANCE CIRCUIT – CLASS B.

E. FUNCTIONS

SEE SEQUENCE OF OPERATIONS THIS SHEET.

F. FIRE ALARM TYPE AND ZONING

1. FIRE ALARM SYSTEM IS AN ADDRESSABLE TYPE. SUB-PANELS ARE ADDRESSABLE TYPE.
2. INITIATING DEVICES SHALL BE ZONED BY BUILDING.
3. EVACUATION SIGNALS SHALL BE ZONED BY BUILDING.

G. SURGE PROTECTION

DITEK SURGE PROTECTION DEVICES DEVICES SHALL BE PROVIDED AT EACH CONNECTION TO MAIN POWER AND WHERE A CIRCUIT ENTERS/EXITS THE BUILDING. ALL SURGE/TRANSIENT SUPPRESSORS MUST BE CONNECTED TO APPROVED BUILDING GROUND.

H. ENVIRONMENTAL FACTORS

NO SPECIAL ENVIRONMENTAL FACTORS APPLY. FIRE ALARM DEVICES AND EQUIPMENT TO BE INSTALLED OUTDOORS IN EXTERIOR LOCATIONS SHALL BE SPECIFICALLY DESIGNED AND U.L. LISTED AS WEATHER AND WATERPROOF.

I. SITE PLAN

AN ELECTRICAL SITE PLAN HAS BEEN PROVIDED ON SHEET E1.01 INDICATING THE LOCATIONS OF MASTER FACP IN CLUBHOUSE AND SUB PANEL FACP'S IN APARTMENT BUILDINGS.

J. AREA SMOKE DETECTION

1. WHERE SMOKE DETECTORS ARE USED TO PROVIDE AREA COVERAGE, THEY SHALL BE LOCATED IN ACCORDANCE WITH NFPA 72 SECTION 17.7.3 "LOCATION AND SPACING" AND NFPA SECTION 29.8.3.4 "SPECIFIC LOCATION REQUIREMENTS" FOR THE APPLICABLE CONDITIONS.
2. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
3. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGES OR IN OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40°F OR EXCEED 100°F.
4. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 10 FT FROM A STATIONARY OR FIXED COOKING APPLIANCE, UNLESS LISTED FOR INSTALLATION IN CLOSE PROXIMITY TO COOKING APPLIANCES OR MEETING THE ADDITIONAL CRITERIA LIST IN SECTION 29.8.3.4(4).
5. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 3 FT FROM THE FOLLOWING: A DOOR TO A BATHROOM CONTAINING A SHOWER OR TUB, SUPPLY AIR REGISTERS, AND/OR THE TIP OF THE BLADE OF A CEILING PADDLE FAN.

K. SMOKE STRATIFICATION

SMOKE STRATIFICATION IS NOT EXPECTED TO OCCUR IN THIS/THESE INTERIOR BUILDING(S).

L. PERFORMANCE BASED DESIGN (PBD)

THE DESIGN IS DERIVED FROM A PRESCRIPTIVE DESIGN BASIS.

M. EVACUATION SIGNAL

EVACUATION SIGNAL IS A GENERAL SIGNAL ☐ BY FLOOR ☒ BY BUILDING.

N. WIRING REQUIREMENTS

1. WIRING SHALL BE IN ACCORDANCE WITH NFPA 72 AND NFPA 70 ARTICLES 300, 760, 770, AND 800, AS APPLICABLE, UNLESS OTHERWISE NOTED.
2. PROTECTION AGAINST DAMAGE: INSTALL WIRING IN METAL RACEWAY. CONCEAL RACEWAY EXCEPT IN UNFINISHED SPACES AND AS INDICATED.
3. FIRE ALARM DEVICES AND EQUIPMENT TO BE INSTALLED OUTDOORS IN EXTERIOR LOCATIONS SHALL BE SPECIFICALLY DESIGNED AND U.L. LISTED AS WEATHER AND WATERPROOF. PROVIDE WEATHERPROOF NEOPRENE GASKETS BETWEEN WALL MOUNTING SURFACE AND FIRE ALARM DEVICE FOR ALL DEVICES MOUNTED OUTDOORS.

O. OPERATIONS AND MAINTENANCE PROCEDURES

1. PROVIDE THE SERVICES OF A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO DEMONSTRATE THE SYSTEM AND TRAIN OWNER'S MAINTENANCE PERSONNEL AS SPECIFIED BELOW:
   a. TRAIN OWNER'S MAINTENANCE PERSONNEL IN THE LOCATION OF DEVICES, BOXES, PROCEDURES AND SCHEDULES INVOLVED IN OPERATING, TROUBLESHOOTING, SERVICING, AND PREVENTIVE MAINTAINING OF THE SYSTEM. PROVIDE A MINIMUM OF 4 HOURS' TRAINING. TRAINING SHALL INCLUDE A COMPLETE PROJECT WALKDOWN WITH OWNER'S AUTHORIZED REPRESENTATIVE TO IDENTIFY DEVICE LOCATIONS, JUNCTION BOX LOCATIONS AND SURGE SUPPRESSION MODULE LOCATIONS.
   b. SCHEDULE TRAINING WITH THE OWNER AT LEAST SEVEN WORKING DAYS IN ADVANCE.

(6) SYSTEM TEST AND DOCUMENTATION REQUIREMENTS

FIRE ALARM CONTRACTOR SHALL PERFORM THE TESTING LISTED BELOW AND PREPARE RECORDS PER NFPA 72 SECTION 14.6.

☒ INITIAL ACCEPTANCE TESTING IN ACCORDANCE WITH NFPA 72 SECTION 14.4.1 FOR ALL NEW APPLIANCE AND CIRCUITS.
☐ RE-ACCEPTANCE TESTING IN ACCORDANCE WITH NFPA 72 14.4.2 FOR MODIFICATIONS OF EXISTING CIRCUITS.

FIRE ALARM SYMBOL LEGEND

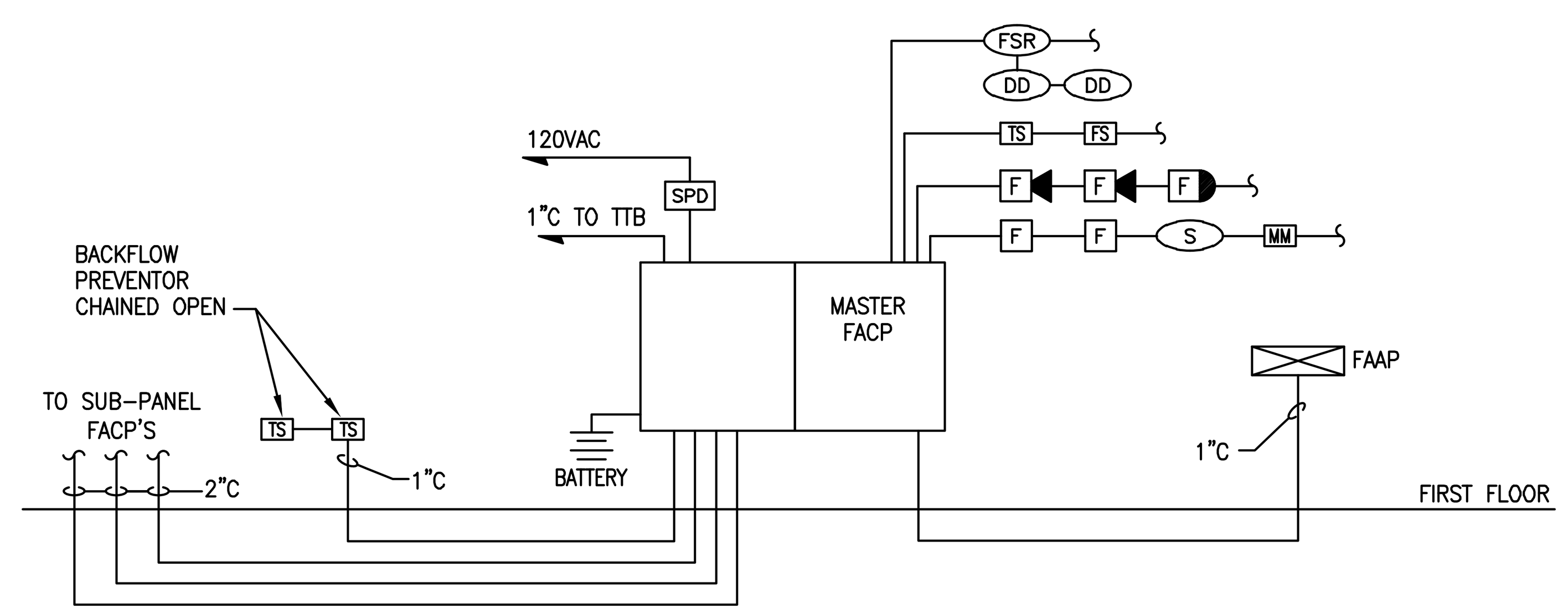
Symbol	Description	Symbol	Description
FACP	FIRE ALARM CONTROL PANEL	F M	FIRE ALARM MINI HORN
FAAP	FIRE ALARM ANNUNCIATOR PANEL	F M	FIRE ALARM MINI HORN & STROBE COMBINATION
F	FIRE ALARM PULL STATION	SPD	SURGE PROTECTOR DEVICE
F	FIRE ALARM HORN	S	SMOKE DETECTOR
F	FIRE ALARM HORN & STROBE COMBINATION	H	HEAT DETECTOR
F	FIRE ALARM HORN & STROBE COMBINATION (CEILING MTD)	DD	DUCT DETECTOR
F	FIRE ALARM STROBE	RTS	REMOTE TEST STATION FOR DUCT DETECTOR
		FSR	FIRE ALARM SHUT DOWN RELAY

FIRE ALARM SEQUENCE OF OPERATIONS

CATEGORIES	MANUAL PULL	AREA SMOKE/ HEAT DETECTORS	DUCT SMOKE DETECTORS	SPRINKLER VALVE FLOW SWITCH	SPRINKLER VALVE TAMPER SWITCH	BUILDING POWER FAILURE
ANNUNCIATION AT FIRE ALARM CONTROL PANEL (TROUBLE AND ALARM)	YES	YES	YES	YES	YES	YES
ANNUNCIATE AT REMOTE ANNUNCIATOR (TROUBLE AND ALARM)	YES	YES	YES	YES	YES	YES
ACTIVATE AUDIBLE AND VISUAL ALARM SIGNALS	YES	YES	YES	YES	NO	NO
SHUT DOWN AIR HANDLING UNIT(S) WITHIN THE ALARM ZONE	NO	NO	YES	NO	NO	NO
CLOSE ALL SMOKE/FIRE DAMPERS	NO	NO	YES	NO	NO	NO
RELEASE ALL MOTORIZED AND ELECTRO-MAGNETICALLY HELD DOORS	YES	YES	YES	YES	NO	YES
RELEASE APPROVED SECURITY DOOR LOCKS	YES	YES	NO	YES	NO	YES

F.A.C. 61G15-32.008

THE CONTRACTOR'S FIRE ALARM ENGINEER, AS THE "DELEGATED ENGINEER" SHALL BE THE "ENGINEER OF RECORD" FOR THE FIRE ALARM SYSTEM AND SHALL PREPARE COMPLETE AND FINAL FIRE ALARM DESIGN DOCUMENTS WITH BATTERY CALCULATIONS, SIGNED AND SEALED, AS DEFINED BY THE F.A.C. 61G15-32.008 AND SHALL SUBMIT REQUIRED DOCUMENTATION TO THE ARCHITECT FOR REVIEW BY THEIR "PRIME PROFESSIONAL ENGINEER" CONSULTANT TO REVIEW FOR BASIC DESIGN CRITERIA. UPON APPROVAL THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED DOCUMENTS TO THE AHJ FOR REVIEW AND APPROVAL.



FIRE ALARM SYSTEM RISER DIAGRAM

NO SCALE

FIRE ALARM RISER - GENERAL NOTES:

A. FIRE ALARM SYSTEM RISER DIAGRAM IS DIAGRAMMATICAL. SEE FLOOR PLANS FOR EXACT QUANTITIES OF DEVICES. WIRING SHALL BE AS RECOMMENDED BY SYSTEMS MANUFACTURER.

B. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.

C. ALL WORK SHALL COMPLY WITH THE 2014 NATIONAL ELECTRIC CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250.

D. PROVIDE 120VAC SURGE SUPPRESSION AND LOW VOLTAGE FIRE ALARM CIRCUIT SURGE SUPPRESSION.

E. PROVIDE NOTIFICATION APPLIANCE CIRCUITS AND POWER SUPPLIES AS REQUIRED.

F. REFER TO POWER AND SYSTEMS FLOOR PLANS FOR FIRE ALARM EQUIPMENT COUNT.

G. PROVIDE 1" CONDUIT FROM FACP TO TTB.

H. ALL FIRE ALARM CIRCUITS SHALL BE IN CONDUIT WHERE REQUIRED BY CODE OR AHJ. PROVIDE ALL REQUIRED MONITORING AND CONTROL OF MECHANICAL UNITS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.

I. VERIFY FIRE PROTECTION FLOW AND TAMPER SWITCH LOCATION WITH FIRE PROTECTION DRAWINGS. PROVIDE ALL REQUIRED MONITORING OF FIRE PROTECTION SYSTEM.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	06/22/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

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SUMMER BAY APTS. II	
LAKE COUNTY, FL	Drawn: MJR/KCM
	Checked: BLS/AJB
	Approval: BLS/AJB
	Date: 06/22/2018
	Project #: 5389

DETAILS - ELECTRICAL

E12.05

LEGEND

- DIRECTION OF FLOW IN PIPE
- PITCH PIPE DOWN IN DIRECTION OF ARROW
- PIPE UP
- PIPE DOWN
- EJ — EXPANSION JOINT
- FLEXIBLE PIPE CONNECTOR
- BALL VALVE
- CHECK VALVE, HORIZONTAL SWING
- GATE VALVE
- BUTTERFLY VALVE
- GLOBE VALVE
- BALANCING VALVE
- BC — BALANCING COCK
- STRAINER, Y-TYPE AND BLOWOFF VALVE
- RV — PRESSURE RELIEF VALVE (WATER)
- PRV — PRESSURE REDUCING VALVE
- MAV — MANUAL AIR VENT
- SOLENOID VALVE
- VALVE OS & Y
- CAPPED LINE
- SAN — SANITARY SEWER (ABOVE GRADE)
- SAN — SANITARY SEWER (BELOW GRADE)
- DOMESTIC COLD WATER
- BP — BOOSTED PRESSURE DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- DOMESTIC HOT WATER RETURN
- CD — CONDENSATE DRAIN (BELOW GRADE)
- CD — CONDENSATE DRAIN (ABOVE GRADE)
- ST — STORM SEWER (BELOW GRADE)
- ST — STORM SEWER (ABOVE GRADE)
- EO — STORM EMERGENCY OVERFLOW PIPING
- GR — GREASE SEWER (BELOW GRADE)
- GR — GREASE SEWER (ABOVE GRADE)
- SCW — SOFT COLD WATER
- VENT
- G — GAS LINE (BELOW GRADE)
- G — GAS LINE (ABOVE GRADE)
- POINT OF CONNECTION NEW TO EXISTING
- POINT OF REMOVAL FOR DEMOLITION
- △T — DELTA T (TEMPERATURE DIFFERENCE)
- A / 1 — PHOTO DETAIL OR SECTION IDENTIFICATION TARGET
  A = DETAIL NUMBER.
  B = SHEET NUMBER ON WHICH DETAIL IS LOCATED.
- HB — HOSE BIBB
- FD — FLOOR DRAIN
- HD — HUB DRAIN
- TD — TRENCH DRAIN
- A — COMPRESSED AIR (BELOW GRADE)
- A — COMPRESSED AIR (ABOVE GRADE)
- FLOOR CLEANOUT
- CLEANOUT
- EXTERIOR CLEANOUT
- HORIZONTAL CLEANOUT
- ITEMS TO BE REMOVED (DEMOLITION)
- FW — COLD FILTERED WATER
- SHOCK ABSORBER

NOTE:

SYMBOLS SHOWN ON THIS PLUMBING LEGEND ARE FOR REFERENCE PURPOSES ONLY. ALL OF THESE SYMBOLS MAY NOT BE USED FOR THIS PROJECT.

SPECIFICATIONS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. GENERAL PROVISIONS SPECIFICALLY APPLICABLE TO DIVISION 15 SECTIONS, IN ADDITION TO DIVISION 1 – GENERAL REQUIREMENTS.

1.2 SCOPE

A. THE WORK SHALL INCLUDE THE PROVISIONS OF SYSTEMS, EQUIPMENT AND MATERIALS SPECIFIED IN THIS DIVISION AND AS CALLED FOR ON THE DRAWINGS. WORK SHALL ALSO INCLUDE SUPERVISION, OPERATION, METHODS AND LABOR FOR THE FABRICATION, START-UP AND TESTS FOR A COMPLETE OPERATIONAL PLUMBING INSTALLATION.

B. DRAWINGS FOR THE WORK ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO CONVEY THE SCOPE OF THE INSTALLATION AND TO INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE WORK. BECAUSE OF THE SCALE OF THE DRAWINGS, CERTAIN BASIC ITEMS SUCH AS PIPE FITTINGS, ACCESS PANELS, AND SLEEVES MAY NOT BE SHOWN. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE EQUIPMENT TO FIT THE SPACE PROVIDED. THE LOCATION AND SIZES FOR PIPE FITTINGS, SLEEVES, INSERTS, FIRE AND/OR SMOKE DAMPERS, AND OTHER BASIC ITEMS REQUIRED BY CODE AND OTHER SECTIONS SHALL BE COORDINATED AND INCLUDED FOR THE PROPER INSTALLATION OF THE WORK.

C. EQUIPMENT SPECIFICATIONS MAY NOT DEAL INDIVIDUALLY WITH MINUTE ITEMS REQUIRED SUCH AS COMPONENTS, PARTS, CONTROLS AND DEVICES WHICH MAY BE REQUIRED TO PRODUCE THE EQUIPMENT PERFORMANCE SPECIFIED OR AS REQUIRED TO MEET THE EQUIPMENT WARRANTIES. WHERE SUCH ITEMS ARE REQUIRED, THEY SHALL BE INCLUDED BY THE INSTALLER OF THE EQUIPMENT, WHETHER OR NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS WITH NO ADDITIONAL COST INCURRED.

D. WHERE NOTED ON THE DRAWINGS OR INDICATED IN OTHER SECTIONS OF THE SPECIFICATION, THE CONTRACTOR FOR THIS DIVISION SHALL INSTALL PLUMBING EQUIPMENT FURNISHED BY OTHERS, AND SHALL MAKE ALL FINAL CONNECTIONS. CONTRACTOR SHALL INSTALL EQUIPMENT AND SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

E. COORDINATE WITH ALL TRADES IN SUBMITTAL OF SHOP DRAWINGS. TIGHT SPACE CONDITIONS SHALL BE DETAILED TO THE SATISFACTION OF ALL TRADES, SUBJECT TO THE REVIEW AND FINAL ACCEPTANCE OF THE ARCHITECT/ENGINEER. IN THE EVENT THAT THE CONTRACTOR INSTALLS HIS WORK BEFORE COORDINATING WITH OTHER TRADES OR SO AS TO CAUSE ANY INTERFERENCE WITH THE WORK OF THE OTHER TRADES THIS CONTRACTOR SHALL MAKE ALL REQUIRED CHANGES TO CORRECT THE CONDITION AT NO ADDITIONAL COST TO THE PROJECT.

F. EXAMINATION OF BIDDING DOCUMENTS:

1. EACH BIDDER SHALL EXAMINE THE BIDDING DOCUMENTS CAREFULLY AND NOT LATER THAN TEN (10) DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS, SHALL MAKE WRITTEN REQUEST TO THE ENGINEER FOR INTERPRETATION OR CORRECTION OF ANY AMBIGUITY, INCONSISTENCY OR ERROR THEREIN. ANY INTERPRETATION OR CORRECTION WILL BE ISSUED AS AN ADDENDUM BY THE ENGINEER. ONLY A WRITTEN INTERPRETATION OR CORRECTION TO BID DOCUMENTS BY ADDENDUM SHALL BE BINDING. NO BIDDER SHALL RELY UPON ANY INTERPRETATION OR CORRECTION GIVEN BY ANY OTHER METHOD.

G. FIRE PROTECTION:

THE FIRE PROTECTION CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, TRUCKING, HOISTING, ENGINEERING, SCAFFOLDING, SHOP DRAWINGS, INSURANCE, PERMITS, FEE'S, ETC. NECESSARY FOR THE FURNISHING AND INSTALLATION OF ALL RELATED WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

FIRE PROTECTION CONTRACTOR TO SUBMIT SIGNED AND SEALED DRAWINGS AND HYDRAULIC CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION AS DEFINED IN 61G15 AND NFPA 13, SECTION 14-1.

H. SUBSTITUTIONS

1. EXCEPT AS PROVIDED BELOW, EACH BIDDER REPRESENTS THAT HIS BID IS BASED UPON THE MATERIALS AND EQUIPMENT DESCRIBED IN THE BIDDING DOCUMENTS.
2. NO SUBSTITUTIONS FOR OTHER MATERIALS AND EQUIPMENT WILL BE CONSIDERED UNLESS WRITTEN REQUEST HAS BEEN SUBMITTED TO THE ENGINEER FOR APPROVAL AT LEAST TEN (10) DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS. EACH SUCH REQUEST SHALL INCLUDE A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTE, THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED, DRAWINGS, CUTS, PERFORMANCE AND TEST DATA OR INFORMATION NECESSARY FOR A COMPLETE EVALUATION.
3. IF THE ENGINEER APPROVES ANY PROPOSED SUBSTITUTION, SUCH APPROVAL WILL BE ISSUED AS AN ADDENDUM FORWARDED TO ALL PARTICIPATING BIDDERS.
4. IF ANY BIDDER IS UNABLE TO PROCURE WRITTEN APPROVAL OF ANY SUBSTITUTION FROM THE ENGINEER PRIOR TO THE OPENING OF BIDS, THEN HE SHALL BASE HIS BID ON ITEMS AND SYSTEMS AS SPECIFIED IN BID DOCUMENTS.
5. SUBSTITUTIONS REQUESTED ON THE BID PROPOSAL FORM WHICH ARE PRIOR APPROVED BY THE ENGINEER WILL BE INCORPORATED INTO THE CONTRACT WITH THE SUCCESSFUL BIDDER.
6. REQUESTS FOR ANY SUBSTITUTIONS NOT SUBMITTED AND APPROVED IN ACCORDANCE WITH THE ABOVE INSTRUCTIONS WILL BE DENIED BY THE ENGINEER.

1.3 REGULATORY REQUIREMENTS

A. ALL INSTALLATIONS AND EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE STATUTES, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION.
B. CONFORM TO 2017 FLORIDA BUILDING CODE.
C. CONFORM TO 2017 FLORIDA PLUMBING CODE.
D. CONFORM TO 2017 FLORIDA FIRE PREVENTION CODE.

1.4 CUTTING AND PATCHING

A. SUBMIT WRITTEN REQUEST IN ADVANCE OF CUTTING OR ALTERING ELEMENTS.
B. EMPLOY SKILLED AND EXPERIENCED INSTALLER TO PERFORM CUTTING AND PATCHING WHICH EFFECT:

1. STRUCTURAL INTEGRITY OF ELEMENT.
2. INTEGRITY OF WEATHER.
3. EFFICIENCY, MAINTENANCE, OR SAFETY OF ELEMENT.
4. VISUAL QUALITIES OF SIGHT.
5. WORK OF OWNER OR SEPERATE CONTRACTOR.

PART 2 PRODUCTS

2.1 PIPE HANGERS AND SUPPORTS

A. MANUFACTURERS:
1. B-LINE.
2. OTHER ACCEPTABLE MANUFACTURERS OFFERING EQUIVALENT PRODUCTS.
   A) MICHIGAN HANGER.
   B) PHD.

2.2 PIPING INSULATION: HOT WATER, HOT WATER RETURN, STORM PIPING

A. MANUFACTURERS:
1. OWENS-CORNING
2. JOHNS-MANVILLE
3. KNAUF

B. ASTM C547, RIGID MOLDED NON-COMBUSTIBLE FIBERGLASS INSULATION. 'K' VALUE .024 @ 75 DEGREES F.
C. VAPOR BARRIER JACKET, KRAFT PAPER WITH GLASS FIBER YARN AND BONDED TO ALUMINUM FILM. CLOSURE SYSTEM SHALL BE UL 181.
D. INSULATION THICKNESS 1-1/2"

2.3 PIPING: DRAINAGE WASTE, VENT, CONDENSATE AND STORM PIPING

A. PVC: ASTM D2665 SCHEDULE 40 PVC PIPING.
1. FITTINGS: ASTM D2665 SCHEDULE 40 PVC DWV FITTINGS.
2. JOINTS: ASTM D2564 SOLVENT CEMENT. JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2855.

2.4 PIPING: WATER PIPING

A. CPVC PIPING & FITTINGS: ASTM D1784 PIPE COMPOUND CELL CLASS 24448.
1. JOINTS: ASTM F493 SOCKET TYPE WITH SOLVENT CEMENT ASTM F402 NSF INTERNATIONAL APPROVED MFG. COMPATIBLE.
2. FLOWGUARD GOLD CPVC PIPE AS MFG. BY NOVEON INC. OR SPEARS EVERTUFF CPVC CTS PLUMBING SYSTEM.

PART 3 INSTALLATION

A. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.
C. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT.
D. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE.
E. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.
F. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
G. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
H. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED. COORDINATE SIZE AND LOCATION OF ACCESS DOORS WITH APPROPRIATE ARCHITECTURAL SECTION.
I. ESTABLISH ELEVATIONS OF BURIED PIPING OUTSIDE THE BUILDING TO ENSURE PROPER SLOPE AND COVER.
J. ESTABLISH ELEVATIONS OF EXISTING BURIED PIPING FOR CONNECTION TO NEW WORK TO ENSURE PROPER SLOPE AND COVER.
K. WHERE PIPE SUPPORT MEMBERS ARE WELDED TO STRUCTURAL BUILDING FRAMING, SCRAPE, BRUSH CLEAN, AND APPLY ONE COAT OF ZINC RICH PRIMER TO WELDING.
L. INSTALL WATER HAMMER SHOCK ARRESTORS AT EACH FIXTURE OR BATTERY OF FIXTURES WHERE REQUIRED. ARRESTORS SHALL BE FACTORY FABRICATED. INSTALL ARRESTORS AND SIZE PER PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I. WH-201. ACCEPTABLE MANUFACTURERS ZURN, JOSAM, SIOUX CHIEF. PPP INC. FOR 1-11 FU'S PROVIDE PDI-A, FOR 12-32 FU'S PDI-B, 33-60 FU'S PDI-C, 61-113 FU'S PDI-D.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FITTINGS AS REQUIRED BY ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.
2. CONTRACTOR SHALL VERIFY AND CORRECT AS REQUIRED TO MEET ALL CODES AND REGULATIONS ANY POSSIBLE DISCREPANCIES BETWEEN TYPE AND SIZE OF CONNECTION SPECIFIED IN PLUMBING FIXTURE SCHEDULE AND FIXTURES ACTUALLY INSTALLED ON THE SITE.
3. ALL DRAINAGE PIPING 3" AND LARGER SHALL HAVE AN 1/8" PER FOOT SLOPE. ALL DRAINAGE PIPING 2-1/2" AND LESS SHALL HAVE A 1/4" PER FOOT SLOPE.
4. PROVIDE ACCESS PANELS FOR ALL VALVES LACATED WITHIN NON ACCESSIBLE CEILING AND WALLS. PROVIDE FIRE RATED PANEL IN RATED WALLS.
5. VALVES AND FITTINGS SHALL BE OF SAME SIZE OF LINE ON WHICH THEY ARE LOCATED, UNLESS OTHERWISE INDICATED ON DRAWINGS.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
7. CONTRACTOR SHALL FIELD VERIFY ALL GIVEN MEASUREMENTS PRIOR TO LAYING AND CONNECTING ALL SANITARY AND WASTE PIPING AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. AIR CHAMBERS SHALL NOT BE CONSIDERED AN EQUAL TO WATER ARRESTORS AS SPECIFIED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING AND PENETRATIONS.
10. ALL WATER SUPPLY AND SANITARY LINES SHALL BE RUN AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGES IN SIZING. PROVIDE FIRE RATED PANELS/BOXES FOR ALL PLUMBING DEVICES LOCATED IN RATED WALLS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT OR HEREIN SPECIFIED OR OTHERWISE.
12. INSULATE ALL HOT WATER AND HOT WATER RETURN PIPING.
13. ALL DRAINAGE PIPING SHALL BE MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION.
14. DO NOT PENETRATE FOUNDATIONS WITH PIPING, COORDINATE WITH GENERAL CONTRACTOR TO DROP FOUNDATIONS AS REQUIRED TO CLEAR PLUMBING SERVICES WHERE ABSOLUTELY NECESSARY. ALL PIPING PENETRATING A BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY STRUCTURAL ENGINEER.
15. ROUTE ALL PIPING CONCEALED ABOVE CEILINGS, WITHIN WALLS, OR IN CHASES. PIPING EXPOSED SHALL BE SLOPED AND PAINTED TO MATCH ARCHITECTURAL FINISHES. PIPING IN MECHANICAL ROOMS MAY BE EXPOSED.
16. PROVIDE ACCESS PANELS TO ALL VALVES WITHIN CHASES OR ABOVE NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
17. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF PLUMBING FIXTURE MOUNTING HEIGHTS, AND DIMENSIONS.
18. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW SEWER LINES ARE TO BE CONNECTED BEFORE INSTALLATION OF NEW SEWER LINE.
19. ALL VENTS THROUGH ROOF SHALL BE MIN. 10'-0" FROM ANY AIR INTAKES.
20. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (INCLUDING PIPE ROUTING AND EQUIPMENT LOCATIONS) TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OR PURCHASING OF ANY PIPING AND/OR EQUIPMENT.
22. ALL WATER PIPING INSTALLED IN EXTERIOR WALLS SHALL BE PLACED ON THE INTERIOR SIDE OF THE WALL, SO THAT WALL INSULATION CAN BE PLACED ON THE EXTERIOR SIDE OF THE PIPING.
23. IT IS THE PLUMBING CONTRACTORS RESPONSIBILITY TO PROVIDE A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE ON THE MAIN DOMESTIC WATER SERVICE PROVIDED TO THE BUILDING/SPACE UNDER CONSTRUCTION AS PER THE LATEST ADOPTED VERSION OF THE PLUMBING CODE.
24. ALL PLUMBING SYSTEMS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE PERMITTED PLUMBING PLANS. ANY DEVIATION IN DESIGN AND ROUTING SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION OF ANY WORK. THIS INCLUDES ANY REDESIGNS, VALUE ENGINEERING ITEMS AND ROUTING METHODS NEGOTIATED IN THE BIDDING PROCESS WITH THE GC IN ORDER TO OBTAIN THE LOWEST BID.
25. DOMESTIC WATER PIPING IS NOT PERMITTED BELOW THE BUILDING SLAB WITH THE EXCEPTION OF THE FEW FEET REQUIRED TO ENTER THE BUILDING CHASE WALL.
26. PLUMBING CONTRACTOR SHALL COMPLY WITH THE FBC CHAPTER 23 REGARDING STUD OPENINGS FOR ALL PIPE ROUTING, IN NO CASE SHALL MAX. OPENING FALL WITHIN $\frac{3}{8}$" FROM EITHER SIDE OF STUD WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER, IE: $3\frac{1}{2}$" NON BEARING STUD, $2\frac{1}{2}$" MAX. OPENING – $5\frac{1}{2}$" NON-BEARING STUD, $4\frac{1}{2}$" MAX. OPENING.
27. 3" PIPE NOT PERMITTED TO PENETRATE 3" STUDS WITHOUT ADITIONAL REINFORCEMENT AND APPROVAL FROM THE STRUCTURAL ENGINEER. $5\frac{1}{2}$" STUDS ARE APPROVED FOR 2" & 3" PIPE UP TO $4\frac{1}{2}$" MAX. OPENING WITHOUT ADDITIONAL REINFORCEMENT.

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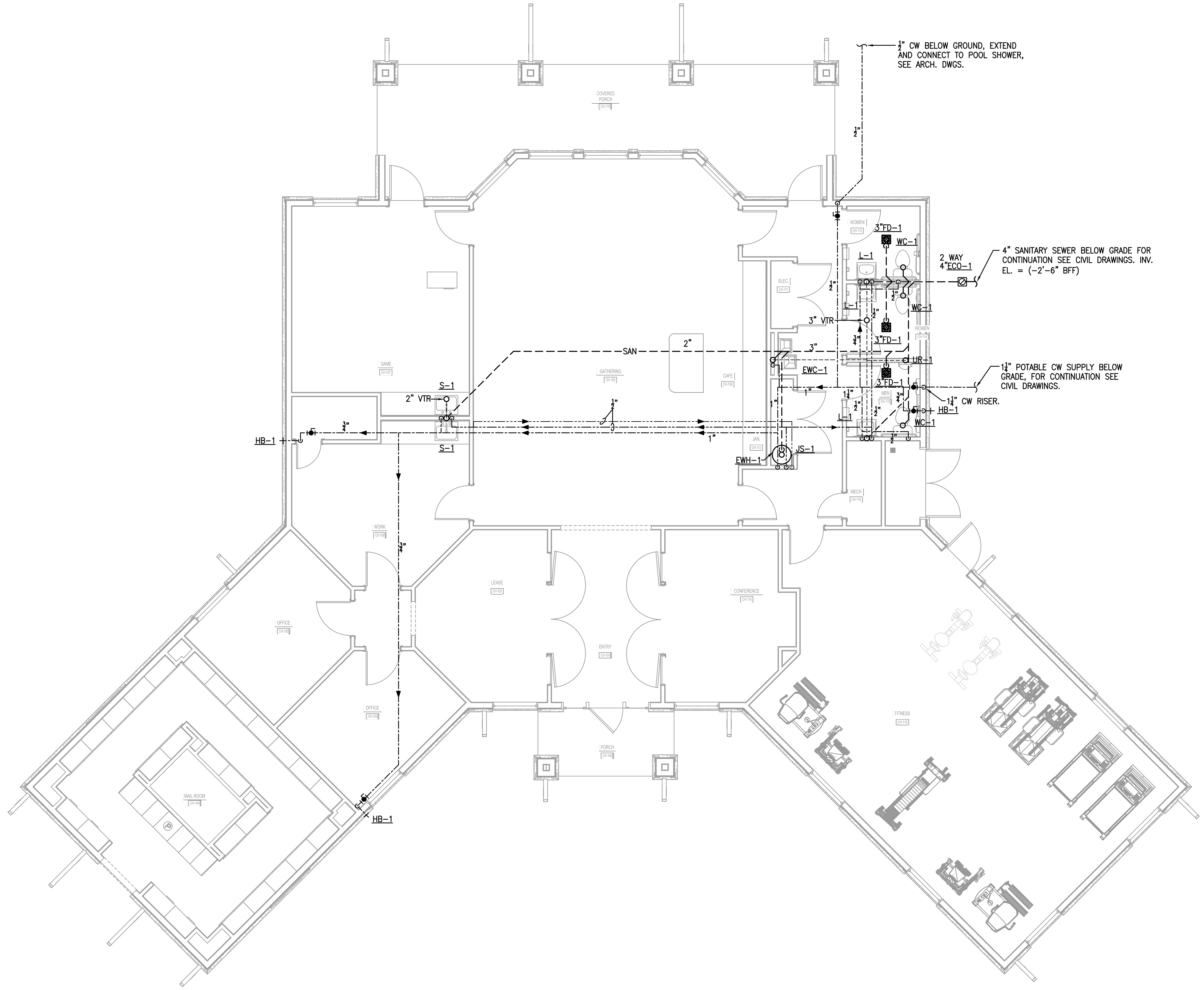
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	MJR/KCM
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	06/22/2018
Project #:	5389

SYMBOL LEGEND & NOTES PLUMBING

P0.01



H1 CLUBHOUSE FLOOR PLAN - PLUMBING

3/16" = 1'-0"

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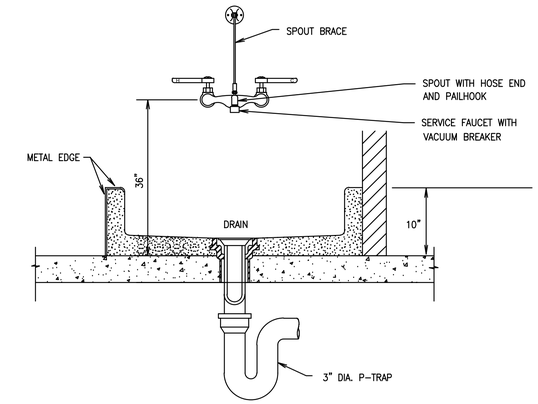
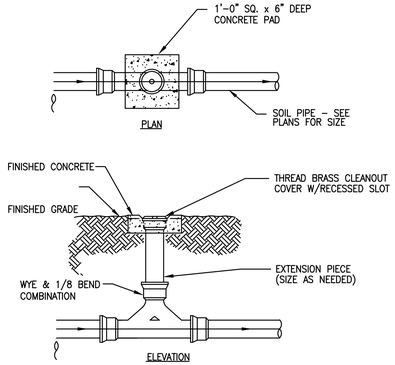
CLUBHOUSE FLOOR PLAN - PLUMBING

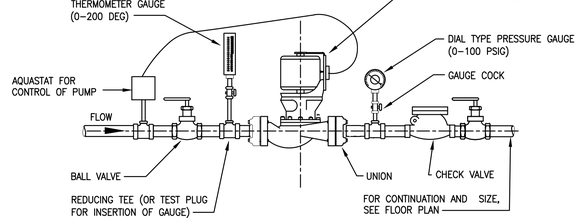
P12.01



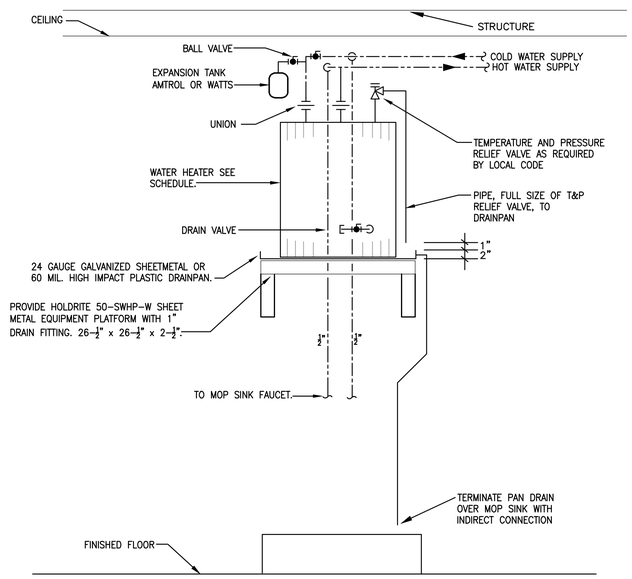
6 NTS JANITOR SINK DETAIL



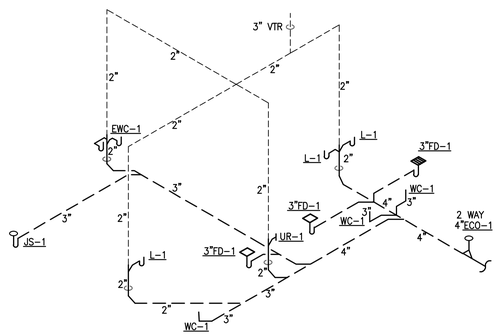
4 NTS EXTERIOR 2 WAY CLEAN OUT DETAIL



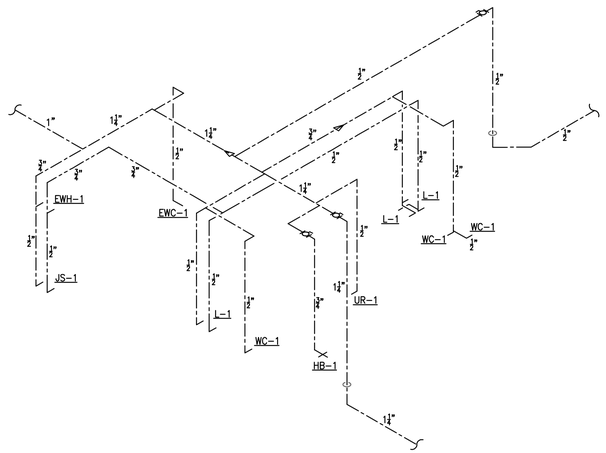
5 NTS CIRCULATING PUMP DETAIL



1 NTS ELECTRIC WATER HEATER DETAIL



2 NTS SANITARY RISER DIAGRAM



3 NTS WATER RISER DIAGRAM

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SUMMER BAY APTS. II
LAKE COUNTY, FL

CLUBHOUSE SCHEDULES AND DETAILS

P12.02

PLUMBING FIXTURE SCHEDULE - CLUBHOUSE

MARK	FIXTURE	WASTE	TRAP	VENT	COLD WATER	HOT WATER	MANUFACTURER /MODEL #	DESCRIPTION
WC–1	WATER CLOSET – ADA TYPE	3"	INTEG	2"	1/2"	–	AMERICAN STANDARD 2998.012 OR EQUAL	RIM 16–1/2"AFF. TANK TYPE, VITREOUS CHINA, 1.6 GPF, SIPHON JET, ELONGATED BOWL, FLOOR MOUNTED, CLOSED COUPLED COMBINATION, BOLT CAPS. 'BRASSCRAFT' ANGLE STOP SUPPLY & ESCUTCHEON. 'BEMIS' SOLID PLASTIC, OPEN FRONT ELONGATED SEAT. WITH SELF SUSTAINING CHECK HINGES. FLUSH HANDLE TO BE ON OPEN SIDE OF TOILET CLEAR SPACE.
L–1	LAVATORY – ADA TYPE	2"	1–1/4"	1–1/2"	1/2"	1/2"	AMERICAN STANDARD 0355.012 OR EQUAL	LUCERNE 20" x 18" WALL HUNG, VITREOUS CHINA WITH INTEGRAL BACKSPLASH. 'AMERICAN STANDARD' #2275.500, 4" CENTERS, C.P. METAL, TWO–LEVER HANDLE FAUCET. GRID STRAINER WITH TAILPIECE, C.P. BRASS P–TRAP WITH WALL ARM & ESCUTCHEONS. 'BRASSCRAFT' ANGLE VALVE SUPPLY RISERS W/LOOSE KEY STOPS. INSULATE P–TRAP AND SUPPLIES WITH 'TRUEBRO' INSULATION KIT. 'ZURN' 1231 CAST IRON FLOOR MOUNTED CARRIER FITTING WITH CONCEALED ARMS. PROVIDE ANTI–SCALD TEMPERING VALVE FOR HOT WATER SUPPLY.
UR–1	URINAL	2"	INTEGRAL	1–1/2"	3/4"	–	AMERICAN STANDARD 6561.017 OR EQUAL	LIP 17" AFF. VITREOUS CHINA, WHITE, WALL HUNG WASHOUT FLUSH URINAL COMPLETE WITH 3/4" TOP SPUD AND WALL HANGERS. 'SLOAN' ROYAL FLUSH VALVE #186–0.5 (0.5 GALLON PER FLUSH). 'ZURN' Z1221 CAST IRON, FLOOR MOUNTED CARRIER.
S–1	SINK	2"	1–1/2"	1–1/2"	1/2"	1/2"	ELKAY LR2521	25" x 21–$\frac{1}{4}$" SINGLE COMPARTMENT SINK, 7–$\frac{7}{8}$" DEEP BOWL, #18 GAUGE, TYPE 304 NICKEL BEARING STAINLESS STEEL, TOP MOUNT, SUPPLY WITH MOUNTING CLIPS. 'OLYMPIA' K–4161 C.P. SINGLE LEVER HANDLE FAUCET. C.P. STRAINER WITH TAILPIECE, C.P. BRASS P–TRAP WITH WALL ARM & ESCUTCHEONS. 'BRASSCRAFT' ANGLE VALVE SUPPLY RISERS W/LOOSE KEY STOPS.
JS–1	JANITOR SINK	3"	3"	1–1/2"	1/2"	1/2"	FIAT MSB 2424	24" x 24" x 10" HIGH MOLDED STONE RECEPTOR, W/ FIAT #830–AA FAUCET MOUNTED IN WALL ABOVE FIXTURE. COMPLETE WITH VACUUM BREAKER, HOSE THREAD OUTLET & BUCKET HOOK, INTEGRAL STOPS AND MOUNTING BRACKET. PROVIDE COMBINATION STAINLESS STEEL DOME STRAINER AND LINT BASKET, 3" CAULKED OUTLET.
EWC–1	ELECTRIC WATER COOLER	2"	1–1/2"	1–1/2"	1/2"	–	ELKAY EZSTL8C	LOWER BUBBLER 36"AFF; UPPER 41"AFF. WALL MOUNTED CAPACITY TO DELIVER 8 GPH OF 50°F. WATER WITH INLET TEMP. OF 80°F AND ROOM TEMP. OF 90°F., STAINLESS STEEL BASIN & PEWTER VINYL W/ 1/5 HP.,120V, 60 CYCLE, 1 PH. W/ OVERLOAD PROTECTION 1 1/2" P–TRAP STOP VALVE, CORD & PLUG. ZURN #Z1225–BL CAST IRON FLOOR MOUNTED CARRIER FITTING WITH BEARING PLATE.
HB–1	HOSE BIBB	–	–	–	1/2"	–	WOODFORD #B24 OR EQUAL	CONCEALED NON–FREEZE, WALL HYDRANT, COMPLETE WITH BRONZE BODY, ALL BRONZE INTERIOR PARTS, REPLACEABLE SEAT WASHER, INTEGRAL VACUUM BREAKER, KEY–OPERATED CONTROL VALVE, AND ¾" FEMALE IP INLET CONNECTION STANDARD. NICKEL BRONZE BOX AND HINGED COVER. AVAILABLE WITH ¾" MALE HOSE CONNECTION. INCLUDES OPERATING KEY.
WHA–1	WATER HAMMER ARRESTOR	–	–	–	–	–	SIOUX CHIEF #650 SERIES OR EQUAL	SIZE PER MANUFACTURER'S RECOMMENDATIONS. PDI CERTIFIED. WHA–1: SIZE "A" WHA–2: SIZE "B" REFER TO RISER DIAGRAMS FOR ARRESTOR LOCATIONS. REFER TO SPECIFICATION FOR SELECTION METHOD.
FD–1	FLOOR DRAIN	SIZE/ SEE DWG.	–	–	–	–	ZURN ZN415S–HD–P OR EQUAL	DURA–COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND TYPE 'S' POLISHED BRONZE 6" x 6" HEAVY DUTY SQUARE STRAINER. 1/2" TRAP PRIMER CONNECTION.
TPV–1	TRAP PRIMER VALVE	–	–	–	1/2"	–	PRECISION PLUMBING PRODUCTS PR–500	PROVIDE FULLY ACCESSIBLE SHUT OFF VALVE TO EACH PRIMER VALVE. PROVIDE TRAP PRIMER TO EACH FLOOR DRAIN.

NOTES:

1. WHERE COLOR/FINISH OPTIONS ARE AVAILABLE FOR FIXTURES, SELECTIONS SHALL BE SUBMITTED TO THE OWNER PRIOR TO PURCHASE AND INSTALLATION.
2. VERIFY SINK DIMENSIONS WITH ARCHITECT, RE: MILLWORK.
3. REFER TO ARCHITECTURAL DRAWING FOR MOUNTING HEIGHTS OF ALL FIXTURES.
4. FIXTURES FOR USE BY THE DISABLED:
   A. INSTALL IN ACCORDANCE WITH A.D.A., STATE AND LOCAL REQUIREMENTS.
   B. THE FORCE REQUIRED TO ACTIVATE FLUSH VALVES SHALL BE 5 LBS MAXIMUM.
   C. FLUSH ACTIVATOR SHALL BE LOCATED ON WIDE SIDE OF THE STALL.
   D. THE FAUCET CONTROLS AND THE OPERATING MECHANISM (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE NOT REQUIRING AN OPERATING FORCE EXCEEDING 5 LBS, OR TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

ELECTRIC WATER HEATER SCHEDULE

UNIT #	SERVING	TYPE	GALLONS	INPUT KW	VOLT/PHASE CURRENT DRAW (PER PHASE)	GPH REC. @ 70°F RISE	WEIGHT (LBS.)	DIMENSIONS	MANUFACTURER	
									MANUFACTURER	MODEL #
EWH–1	CLUBHOUSE	ELECTRIC	30	4.5	208V – 1ø	21	342	50–3/8" H x 19–3/4" ø	RHEEM	PROE30 T2 RH95

NOTES:
1. PROVIDE WITH EXPANSION VALVE, T & P VALVE AND WATER HEATER DRAIN PAN.
2. COORDINATE WATER HEATER LOCATION AND PIPING WITH MECHANICAL AND ELECTRICAL PLANS.

CIRCULATING PUMP SCHEDULE

UNIT #	DESCRIPTION	TYPE	GPM	FT HEAD	CONN. SIZE		MOTOR DATA				SELECTION BASED ON:		REMARKS
					INLET	OUTLET	HP	RPM	VOLT	PH.	MANUFACTURER	MODEL	
HWCP–1	HOT WATER CIRCULATION PUMP	IN LINE PUMP	4	15	1/2"	1/2"	1/12	1750	120	1 PH	GRUNDFOS	UP15–42B7	PROVIDE AQUASTAT

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CLUBHOUSE SCHEDULES

P12.03

FIRE PROTECTION LEGEND

Symbol	Description
F	FIRE PROTECTION PIPING
DP	DRY PIPE SYSTEM PIPING
STP	STANDPIPE SYSTEM
	PIPE TURNING DOWN
	PIPE TURNING UP
	PIPE CAP
	CONTROL VALVE
	CHECK VALVE
	OS&Y GATE VALVE
	VALVE WITH TAMPER SWITCH
FHV	FIRE HOSE VALVE
FS	FLOW SWITCH
FVC	FIRE VALVE CABINET
GPM	GALLONS PER MINUTE
ITC	INSPECTOR'S TEST CONNECTION
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FOOT
SP	STANDPIPE
TS	TAMPER SWITCH
WP	WET PIPE

FIRE PROTECTION GENERAL NOTES (APARTMENTS)

APPLICABLE CODES: FBC FLORIDA BUILDING CODE (2014) 5TH EDITION
FFPC FLORIDA FIRE PREVENTION CODE (2014) 5TH EDITION
NFPA 13R, 14, 24 & 25. EDITION 2010

1. WET PIPE SPRINKLER SYSTEM DESIGNED PER NFPA 13R, CLASS 1, MANUAL WET STANDPIPE SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 14. 500 GPM/100 PSI 1ST STANDPIPE, 250 GPM/100 PSI EACH ADDITIONAL STANDPIPE. RESIDENTIAL OCCUPANCY (DWELLING UNITS) USING ALL SPRINKLERS IN A COMPARTMENT, UP TO A MAXIMUM OF FOUR SPRINKLERS, THAT REQUIRES THE GREATEST HYDRAULIC DEMAND PER THEIR LISTING TO MEET OR EXCEED THE REQUIREMENTS OF NFPA 13R AND LOCAL AUTHORITIES.
2. ALL FIRE SPRINKLERS SHALL BE IN ACCORDANCE WITH NFPA 13R. RESIDENTIAL SPRINKLERS SHALL BE USED INSIDE THE DWELLING UNITS PER NFPA 13R, ALL OTHER SPRINKLERS SHALL BE OF THE QUICK RESPONSE TYPE.
3. ALL MATERIALS, FABRICATION AND INSTALLATION IS TO BE IN ACCORDANCE WITH NFPA 13R, 2010 EDITION, NFPA 14, AND APPROVED BY THE LOCAL AUTHORITIES.
4. ALL HANGERS & MATERIALS TO BE IN ACCORDANCE WITH NFPA 13R, NFPA 14.
5. FIRE SPRINKLER CONTRACTOR WILL VISIT THE SITE AND VERIFY ALL CONDITIONS BEFORE ANY FABRICATION AND INSTALLATION HAS BEGUN.
6. FIRE SPRINKLER CONTRACTOR WILL COORDINATE WORK WITH OTHER TRADES THAT MAY COME INTO CONFLICT BEFORE ANY INSTALLATION.
7. FIRE SPRINKLER CONTRACTOR TO COORDINATE SPRINKLER LOCATIONS WITH ALL OTHER CEILING AND WALL FIXTURES. SEE ARCHITECTURAL PLANS FOR CEILING FIXTURE LOCATIONS.
8. ALL BRANCH LINES AND CROSS MAINS ON RESIDENTIAL UNIT FLOORS TO BE BLAZEMASTER CPVC (OR APPROVED EQUAL) PER THEIR LISTING AND GALVANIZED STEEL PIPE FOR ANY EXPOSED PIPING INCLUDING THE FIRE SPRINKLER RISER. ALL TRANSITIONS FROM STEEL TO CPVC PIPING WILL BE MADE WITH UL APPROVED FITTINGS.
9. ALL FITTINGS FOR CPVC BRANCH LINES AND CROSS MAINS TO BE BLAZEMASTER CPVC (OR APPROVED EQUAL). ALL FITTINGS FOR THE GALVANIZED STEEL PIPING SHALL BE BLACK CAST IRON OR GROOVED.
10. ALL FIRE SPRINKLER COMPONENTS SHALL BE U.L. APPROVED.
11. UPRIGHT SPRINKLERS TO BE LOCATED BETWEEN 1" AND 12" BELOW ROOF DECK WHERE REQUIRED.
12. SPRINKLER HEAD SPACING IS PER NFPA 13R AND MANUFACTURER'S LISTING.
13. THE CONSTRUCTION MANAGER SHALL PROVIDE, OR HAVE PROVIDED, A SET OF COORDINATION DRAWINGS FOR ALL SYSTEMS AND FEATURES THAT OCCUR ABOVE THE CEILING PLANE. THE COORDINATION DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, STRUCTURAL MEMBERS, HVAC DUCTWORK, HYDRAULIC PIPING, PLUMBING SUPPLY AND WASTE PIPING, FIRE PROTECTION PIPING, ELECTRICAL POWER CONDUITS AND RACEWAYS, AND ELECTRICAL LOW VOLTAGE CONDUITS AND RACEWAYS. THE COORDINATION DRAWINGS SHALL PROVIDE, APPORTION, AND COORDINATE SPACE FOR ALL SYSTEMS, HORIZONTALLY AND VERTICALLY ABOVE THE CEILING PLANE TO THE STRUCTURAL DECK ABOVE ALLOWING EACH TRADE CONTRACTOR THE SPACE TO PROPERLY EXECUTE HIS PORTION OF THE WORK.
14. THE FOLLOWING AREAS ARE NOT REQUIRED TO HAVE SPRINKLER HEADS PER NFPA 13R:
    A. BATHROOMS NOT EXCEEDING 55 SQ. FT. WITH NONCOMBUSTIBLE WALLS AND CEILINGS.
    B. CLOTHES CLOSETS, LINEN CLOSETS AND PANTRIES NOT EXCEEDING 24 SQ. FT. & 36" FOR THE LEAST WALL DIMENSION.
    C. PORCHES, STAIRS THAT ARE OPEN AND ATTACHED.
    D. ATTICS, PENTHOUSE EQUIPMENT ROOMS, ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR/CEILING SPACES, ELEVATOR SHAFTS, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL FIRED EQUIPMENT. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS ON EXTERIOR BALCONIES, REGARDLESS OF SIZE, AS LONG AS THERE ARE NO DOORS OR UNPROTECTED PENETRATIONS FROM THE CLOSET DIRECTLY INTO THE DWELLING UNIT.
15. ALL GROOVED FITTINGS TO BE "VICTAULIC" FITTINGS OR APPROVED EQUAL.
16. ALL PENETRATIONS THRU 1-HOUR AND 2-HOUR RATED WALLS TO BE PATCHED AS NECESSARY.
17. ALL DIMENSIONS TO BE VERIFIED DURING FIELD CHECK OF SPRINKLER SYSTEM.
18. THE FOLLOWING ARE ACCEPTABLE SPRINKLER HEAD MATERIAL MANUFACTURERS: RELIABLE, TYCO, VICTAULIC, VIKING.
19. FLOW SWITCHES, TAMPER SWITCHES AND ALARM BELL SHALL BE PROVIDED AND INSTALLED BY THE FIRE SPRINKLER CONTRACTOR. SPRINKLER SYSTEMS AND ALL ASSOCIATED FIRE PROTECTION SIGNALS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY, AUXILIARY, OR REMOTE STATION SYSTEM IN ACCORDANCE WITH NFPA 13R. ALL WIRING TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
20. FIRE PROTECTION SHOP DRAWINGS, HYDRAULIC CALCULATIONS, AND MATERIAL DATA SUBMITTALS ARE TO BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
21. THE INTENT, AND EXTENT, OF THIS SYSTEM DESIGN IS AS ILLUSTRATED, BUT IS DIAGRAMMATIC ONLY. IT IS THE RESPONSIBILITY OF THE FIRE SPRINKLER CONTRACTOR TO ASSEMBLE A SET OF DRAWINGS DEPICTING THE ACTUAL PIPING CONFIGURATION FOR EACH BUILDING IN ITS ENTIRETY PRIOR TO SUBMITTAL TO ENGINEER OF RECORD FOR REVIEW. HYDRAULIC CALCULATIONS ARE PROVIDED TO VERIFY THE ADEQUACY OF THE WATER SUPPLY. THE SPRINKLER CONTRACTOR SHALL PROVIDE A SET OF HYDRAULIC CALCULATIONS FOR EACH BUILDING TYPE USING A FLOW TEST CURRENT TO WITHIN SIX MONTHS.
22. CORROSION PROTECTION FOR ALL UNDERGROUND BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION IN ACCORDANCE WITH NFPA 13 SECTION 10.3.6.2.
23. THE UNDERGROUND MAIN STARTING AT THE PUBLIC WATER UTILITY POINT OF CONNECTION HAS BEEN DESIGNED TO NFPA 24. INSTALLATION AND TESTING MUST BE IN ACCORDANCE WITH NFPA 24.
24. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS IN ACCORDANCE WITH NFPA 24.
25. ALL FIRE SPRINKLER COMPONENTS ARE TO BE RATED FOR THE MAXIMUM SYSTEM WORKING PRESSURE TO WHICH THEY ARE EXPOSED IN ACCORDANCE WITH NFPA 13.
26. THE COMPONENTS OF THE FIRE PROTECTION SYSTEM(S) FURNISHED UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE THEREOF, EITHER FOR BENEFICIAL USE OR FINAL ACCEPTANCE, WHICHEVER IS EARLIER, AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE ARCHITECT OF FAILURE OF ANY PART OF THE EQUIPMENT DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR PARTS SHALL BE REPLACED PROMPTLY WHICH INCLUDES REMOVING THE DEFECTIVE PART OR PARTS, REPLACING AND INSTALLING THE NEW PART OR PARTS AND AT THE EXPENSE OF THE CONTRACTOR.
27. CPVC PIPING SHALL BE COMPATIBLE WITH ANTI-MICROBIAL COATED BLACK STEEL FIRE SPRINKLER PIPE. TESTING HAS SHOWN THAT CERTAIN ANTI-MICROBIAL COATING PRODUCTS CAN BE COMPATIBLE WITH CPVC PIPING. HOWEVER, THE POTENTIAL FOR COMPATIBILITY PROBLEMS CAN BE PRESENT IN INSTALLATIONS WHERE CPVC MATERIALS ARE HIGHLY STRESSED.
28. SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION, PROVIDED THERE IS A ROOF OR DECK ABOVE. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH TO 6 INCHES BELOW THE STRUCTURAL MEMBERS AND A MAXIMUM DISTANCE OF 14 INCHES BELOW THE DECK OF THE EXTERIOR BALCONIES AND DECKS THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.
29. THE FIRE SPRINKLER CONTRACTOR SHALL PREPARE DETAILED WORKING PLANS IN ACCORDANCE WITH NFPA 13R, NFPA 14 THE FIRE PROTECTION SYSTEM LAYOUT SHALL FOLLOW THE DESIGN GUIDELINES SET FORTH IN THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.
30. THE FIRE SPRINKLER CONTRACTOR SHALL OBTAIN THE ACCEPTANCE TESTS FROM THE LOCAL AUTHORITY. THE ACCEPTANCE TEST FOR THE OVERHEAD SPRINKLER SYSTEM PIPING SHALL BE IN ACCORDANCE WITH NFPA 13R CHAPTER 10 USING THE MATERIAL AND TEST CERTIFICATE FOR ABOVEGROUND PIPING IN FIGURE 10.1.2. THE ACCEPTANCE TEST FOR THE UNDERGROUND PIPING SHALL BE IN ACCORDANCE WITH NFPA 13 CHAPTER 10, SECTION 10.10 USING THE MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING IN FIGURE 10.10.1.
31. THE POINT OF SERVICE IS INDICATED AT THE SYSTEM SIDE OF THE BACKFLOW PREVENTER. AT THIS POINT, THE SYSTEM IS DEDICATED SOLELY FOR FIRE PROTECTION PURPOSES. NO DOMESTIC WATER SHALL BE TAKEN FROM THE SYSTEM BEYOND THIS POINT FOR OTHER PURPOSES.
32. CLASSIFICATIONS OF HAZARD OCCUPANCIES FOR THE AREAS OF DESIGN SHALL BE AS FOLLOWS: (RESIDENTIAL FLOORS) RESIDENTIAL OCCUPANCY PER NFPA 13R.
33. THE SPRINKLER SYSTEM SHALL BE WET PIPE FOR THE RESIDENTIAL FLOORS, WITH THE REMOTE AREA USING ALL SPRINKLERS WITHIN A COMPARTMENT, UP TO A MAXIMUM OF 4 SPRINKLERS, THAT REQUIRE THE GREATEST HYDRAULIC DEMAND, TO MEET OR EXCEED THE REQUIREMENTS OF NFPA 13R, AND LOCAL AUTHORITIES. SPRINKLERS SHALL HAVE A MINIMUM TEMPERATURE RATING OF 155° AND THE SPACING SHALL BE PER NFPA 13R OR MANUFACTURERS LISTING.
34. SEE CIVIL UTILITIES PLAN FOR WATER SUPPLY PIPING LOCATIONS.
35. IF THE FLOW TEST BECOMES GREATER THAN SIX (6) MONTHS OLD BY THE TIME OF FIRE SPRINKLER PERMIT SUBMITTAL, A NEW TEST SHALL BE OBTAINED BY THE FIRE SPRINKLER CONTRACTOR.
36. VALVE AND ALARM REQUIREMENTS: ALL CONTROL VALVES ON SPRINKLER RISERS AND FIRE PROTECTION BACKFLOW PREVENTERS SHALL HAVE A TAMPER SWITCH. THE FLOW SWITCH SHALL BE SET TO NOT ALARM WITH MINOR CITY WATER PRESSURE FLUCTUATIONS. HOWEVER, THE FLOW OF ONE SPRINKLER HEAD SHALL PRODUCE AN ALARM CONDITION BY TRIPPING THE FLOW SWITCH. ALL FLOW AND TAMPER SWITCHES SHALL BE CONNECTED TO THE BUILDING FIRE ALARM PANEL. FLOW SWITCHES SHALL ALSO SOUND THE ELECTRIC ALARM BELL ON THE OUTSIDE WALL. FIRE SPRINKLER CONTRACTOR SHALL VERIFY AND TEST PER NFPA 13.
37. THE LOCAL WATER PURVEYOR IS REQUESTED TO ADVISE THE ENGINEER OF RECORD IF CONDITIONS EXIST IN THEIR WATER SUPPLY THAT COULD LEAD TO MIC, SO THAT THE ENGINEER CAN DESIGN CORRECTIVE MEASURES. THERE ARE NO KNOWN MIC CONDITIONS IN THE LOCAL WATER SUPPLY.
38. BACKFLOW PREVENTER AND METERING SPECIFICATIONS SHALL MEET OR EXCEED REQUIREMENTS OF THE LOCAL JURISDICTION.
39. YARD AND INTERIOR FIRE PROTECTION COMPONENTS: PRODUCT DATA SHEETS SHALL BE SUBMITTED BY THE SPRINKLER CONTRACTOR ALONG WITH THEIR SHOP DRAWINGS. ALL FIRE PROTECTION DEVICES AND COMPONENTS SHALL BE UL LISTED AND FM APPROVED.

FIRE SERVICE PIPE MATERIAL & TESTING NOTES

1. ALL PRIVATE FIRE SERVICE MAINS/LINES LOCATED DOWNSTREAM OF THE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR CLASS I, II, OR V WITH 3' MINIMUM COVER. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FIRE CODES. CONTRACTOR TO VERIFY REQUIREMENTS BEFORE START OF CONSTRUCTION. COMBINATION MAINS (SHARED DOMESTIC AND FIRE SUPPRESSION SERVICE) UP TO THE DEDICATED FIRE SUPPRESSION SYSTEM POINT OF SERVICE CAN BE INSTALLED BY A LICENSED UNDERGROUND EXCAVATION OR SITE UTILITY CONTRACTOR.
2. POINT OF SERVICE IS TO BE DESIGNATED FOR ALL BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
3. THE UNDERGROUND MAIN STARTING AT THE PUBLIC WATER UTILITY POINT OF CONNECTION HAS BEEN DESIGNED TO NFPA 24. MATERIALS, INSTALLATION AND TESTING MUST BE IN ACCORDANCE WITH NFPA 24.
4. ALL NEW PRIVATE FIRE SERVICE MAINS/LINES AND HYDRANTS SHALL BE FLUSHED AND HYDROSTATIC TESTED TO 200 PSI FROM THE POINT OF SERVICE AS PER NFPA 24 CHAPTER 9.
5. THE UNDERGROUND MAIN STARTING AT THE POINT OF SERVICE HAS BEEN DESIGNED TO NFPA 24.
6. FIRE SERVICE MAINS/LINES SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C900 WITH DIMENSION RATIO (DR) OF EIGHTEEN (18) AND A MINIMUM PRESSURE CLASS OF TWO HUNDRED POUNDS PER SQUARE INCH (200 P.S.I.) UNLESS NOTED OTHERWISE.

F.A.C. 61G15

THE CONTRACTOR'S FIRE PROTECTION ENGINEER, AS THE "DELEGATED ENGINEER" SHALL BE THE "ENGINEER OF "RECORD" FOR THE FIRE PROTECTION SYSTEM AND SHALL PREPARE COMPLETE AND FINAL FIRE PROTECTION DESIGN DOCUMENTS WITH THE HYDRAULIC CALCULATIONS, SIGNED AND SEALED, AS DEFINED BT THE F.A.C. 61G15 AND SHALL SUBMIT REQUIRED DOCUMENTATION TO THE ARCHITECT FOR REVIEW BY THIER "PRIME PROFESSIONAL ENGINEER" CONSULTANT TO REVIEW FOR BASIC DESIGN CRITERIA. UPON APPROVAL THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED DOCUMENTS TO THE AHJ FOR REVIEW AND APPROVAL.

61G15-32.004 DESIGN OF WATER BASED FIRE PROTECTION SYSTEMS

1. DESIGN FOR APARTMENT BUILDINGS IS WATER BASED FIRE PROTECTION SYSTEM WHICH INCLUDES A WET AUTOMATIC FIRE SPRINKLER SYSTEM CONSISTING OF FIRE WATER SPRINKLER MAINS, BRANCH LINES, FIRE SPRINKLER HEADS AND HANGER DEVICES CONNECTED TO A DEDICATED FIRE PROTECTION WATER SOURCE.
2. THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS INCLUDE AS A MINIMUM THE FOLLOWING APPLICABLE INFORMATION, UNLESS NOTED OTHERWISE AS NOT APPLICABLE:
    A. THE POINT OF SERVICE (P.O.S) FOR THE FIRE PROTECTION WATER SUPPLY AS DEFINED BY SECTION 633.021(18), F.S. WHERE PIPING IS DEDICATED SOLELY FOR FIRE PROTECTION USE IS SHOWN ON CIVIL PLANS.
    B. APPLICABLE NFPA STANDARD TO BE APPLIED IS NFPA-13R AND NFPA-14, 2010 EDITION.
    C. CLASSIFICATION OF HAZARD OCCUPANCY FOR EACH ROOM OR AREA AS DEFINED IN NFPA-13 IS AS FOLLOWS: LIVING UNITS AND RELATED AREAS ARE LIGHT HAZARD OCCUPANCY.
    D. DESIGN APPROACH IS A WET SYSTEM TYPE. DESIGN DENSITIES ARE 0.10 GPM/SQUARE FOOT OVER THE MOST HYDRAULICALLY DEMANDING AREA OR WITH A MAXIMUM OF 4 HEADS FLOWING FOR LIGHT HAZARD OCCUPANCIES. FIRE SPRINKLER DEVICE TEMPERATURE RATING SHALL BE NOMINAL 165 DEGREES F., ORDINARY TEMPERATURE RATING CLASSIFICATION, UNLESS NOTED OTHERWISE.
    E. CHARACTERISTICS OF EXISTING WATER SUPPLY TO BE USED ARE MAINS SHOWN ON CIVIL SITE UTILITY PLANS.
    F. FIRE HYDRANT FLOW TEST CONDUCTED OFF THE EXISTING PUBLIC WATER SUPPLY IS INTENDED TO BE USED FOR VERIFICATION OF SELECTED FINAL PIPE SIZES.

LOCATION:	HWY 192 & SUMMER BAY APTS.
STATIC PRESSURE:	68 PSI
RESIDUAL PRESSURE:	56 PSI
FLOW AT TEST:	1130
DATE:	07/22/16 @ 8:50 A.M.
BY:	WAYNE AUTOMATIC SPRINKLER

    G. VALVING AND ALARM REQUIREMENTS TO MINIMIZE POTENTIAL FOR IMPAIRMENTS AND UNRECOGNIZED FLOW OF WATER ARE PROVIDED BY SUPERVISORY VALVE TAMPER SWITCHES INSTALLED ON INTERIOR SHUT-OFF VALVES. WATER FLOW ALARM IS SIGNALED BY WATER FLOW SWITCH SHOWN ON FIRE SPRINKLER RISER DETAIL.
    H. FAMILIARITY WITH CONDITIONS IN THE LOCAL AREA INDICATE WATER SUPPLIES DO NOT RESULT IN MICROBIAL INDUCED CORROSION (MIC). THE FIRE SPRINKLER CONTRACTOR SHALL MAKE REASONABLE EFFORTS TO IDENTIFY WATER SUPPLIES THAT COULD LEAD TO MICROBIAL INDUCED CORROSION (MIC). ADDITIONAL EFFORTS MAY CONSIST OF DISCUSSIONS WITH THE LOCAL WATER PURVEYOR AND/OR FIRE OFFICIAL OR LABORATORY TESTING OF WATER SUPPLIES. WHEN CONDITIONS ARE FOUND THAT MAY RESULT IN MIC CONTAMINATION OF THE FIRE PROTECTION PIPING, CORRECTIVE MEASURES SHALL BE TAKEN.
    I. LOCATION OF CHECK BACKFLOW PREVENTER IS LOCATED IN THE RISER.
    J. QUALITY AND PERFORMANCE SPECIFICATIONS OF ALL EXTERIOR YARD FIRE PROTECTION COMPONENTS SUCH AS FIRE HYDRANT ASSEMBLIES AND THEIR LOCATIONS ARE SHOWN ON CIVIL SITE UTILITY PLANS. QUALITY AND PERFORMANCE SPECIFICATIONS OF ALL INTERIOR FIRE PROTECTION COMPONENTS ARE SHOWN ON FIRE PROTECTION DRAWING SHEET.
    K. FIRE PUMP TO SATISFY SYSTEM PRESSURE FOR APARTMENT BUILDINGS IS NOT ANTICIPATED TO BE REQUIRED.
    L. FIREWATER STORAGE TANK TO SATISFY SYSTEM VOLUME FOR APARTMENT BUILDINGS IS NOT ANTICIPATED TO BE REQUIRED.

DESIGN HAZARD SCHEDULE

APARTMENTS UNITS
THE SPRINKLER SYSTEM SHALL BE 13R WET PIPE FOR THE RESIDENTIAL FLOORS, WITH THE REMOTE AREA USING ALL SPRINKLERS WITHIN A COMPARTMENT, UP TO A MAXIMUM OF 4 SPRINKLERS, THAT REQUIRE THE GREATEST HYDRAULIC DEMAND, TO MEET OR EXCEED THE REQUIREMENTS OF NFPA 13R, 2010 EDITION, AND LOCAL AUTHORITIES. SPRINKLERS SHALL HAVE A MINIMUM TEMPERATURE RATING OF 155° AND THE SPACING SHALL BE PER NFPA 13R.

CLUBHOUSE, OFFICE SPACE	
OCCUPANCY CLASSIFICATION:	LIGHT HAZARD, NFPA 13
SYSTEM TYPE:	WET
DESIGN DENSITY:	0.10 GPM/SQ. FT.
HYDRAULIC AREA OF APPLICATION:	MOST REMOTE 1,500 Sq.ft.
MAXIMUM HEAD COVERAGE:	225 sq.ft.
TEMPERATURE RATING:	165 DEGREES FAHRENHEIT U.N.O.
HOSE STREAM ALLOWANCE:	100 GPM
DURATION:	30 MINUTES

STORAGE SPACE, MECHANICAL ROOMS	
OCCUPANCY CLASSIFICATION:	ORDINARY HAZARD GRP-1, NFPA 13
SYSTEM TYPE:	WET
DESIGN DENSITY:	0.15 GPM/SQ. FT.
HYDRAULIC AREA OF APPLICATION:	MOST REMOTE 1,500 Sq.ft.
MAXIMUM HEAD COVERAGE:	130 SQ. FT.
TEMPERATURE RATING:	165 DEGREES FAHRENHEIT U.N.O.
HOSE STREAM ALLOWANCE:	250 GPM
DURATION:	60 TO 90 MINUTES

RETAIL SPACE, RETAIL SHELL	
OCCUPANCY CLASSIFICATION:	ORDINARY HAZARD GRP-2, NFPA 13
SYSTEM TYPE:	WET
DESIGN DENSITY:	0.20 GPM/SQ. FT.
HYDRAULIC AREA OF APPLICATION:	MOST REMOTE 1,500 Sq.ft.
MAXIMUM HEAD COVERAGE:	130 SQ. FT.
TEMPERATURE RATING:	165 DEGREES FAHRENHEIT U.N.O.
HOSE STREAM ALLOWANCE:	250 GPM
DURATION:	60 TO 90 MINUTES

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	06/22/2018	ISSUE FOR PERMIT

REVISION HISTORY

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FUGLEBERG KOCH
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Adam Joseph Barney
P.E. #:69124

SUMMER BAY APTS. II LAKE COUNTY, FL	
Drawn:	MJR/KCM
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	06/22/2018
Project #:	5389

SYMBOL LEGEND & GENERAL NOTES - FIRE PROTECTION

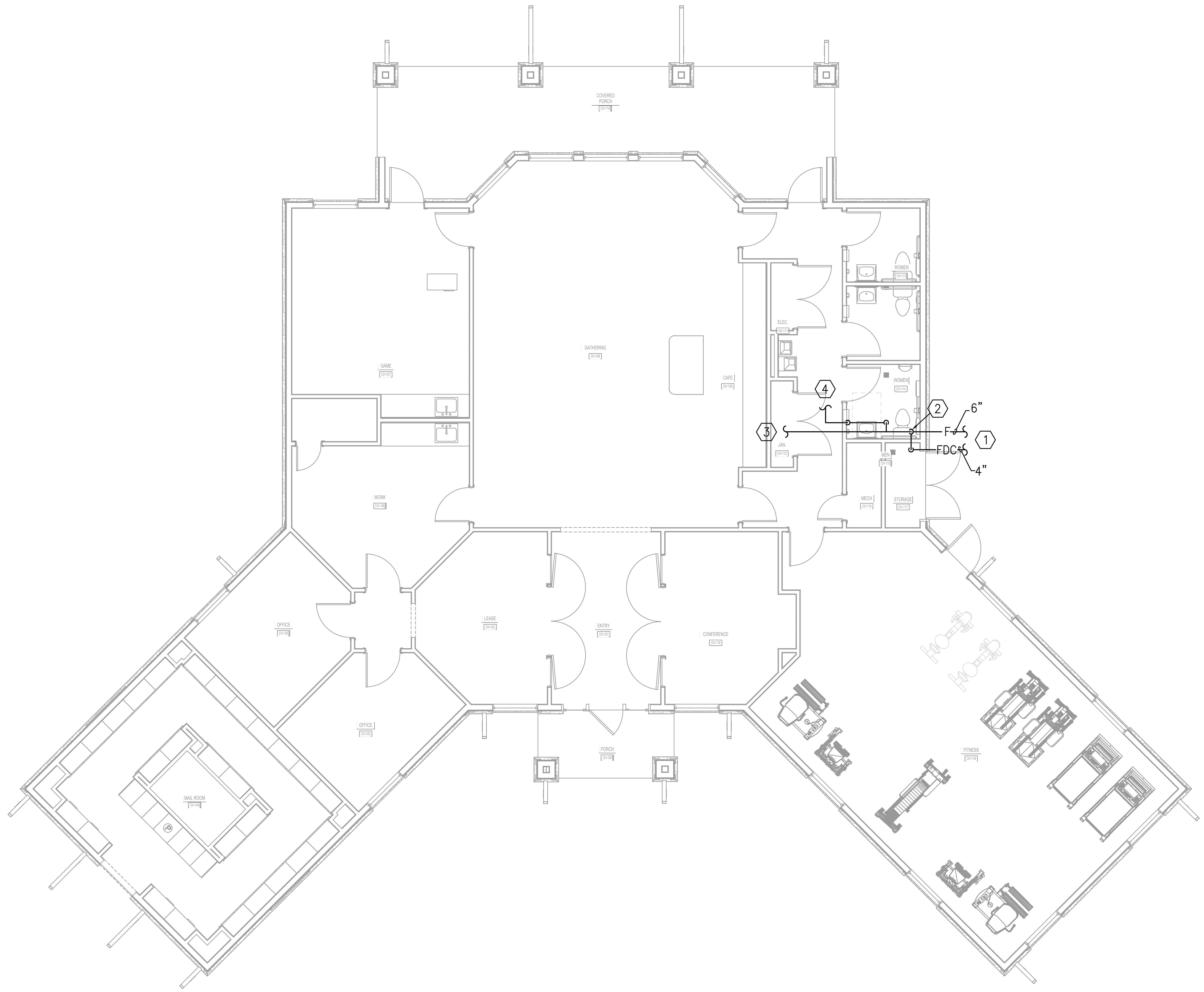
FP0.01

GENERAL NOTES:

A. SEE DESIGN HAZARD SCHEDULE SHEET FP0.01 FOR DETAILS OF ROOMS AND AREAS OCCUPANCY CLASSIFICATIONS AS DEFINED IN NFPA-13.

REFERENCE NOTES: ⓧ

1. FIRE PROTECTION SUPPLY PIPING LOCATEED BELOW GRADE, FOR CONTINUATION SEE CIVIL SITE UTILITY PLANS.
2. FIRE SPRINKLER RISER, SEE DETAIL.
3. SPRINKLER MAIN TO WET PIPE SYSTEM.
4. DRY PIPE SYSTEM FROM DRY PIPE VALVE SERVING INTERMEDIATE TEMPERATURE CLASSIFICATION HEADS LOCATED WITHIN UNHEATED COMBUSTIBLE ROOF ATTIC SPACES.



H1 CLUBHOUSE FLOOR PLAN - FIRE PROTECTION

3/16" = 1'-0"

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SUMMER BAY APTS. II

LAKE COUNTY, FL

Drawn:	MJR/KCM
Checked:	BLS/AJB
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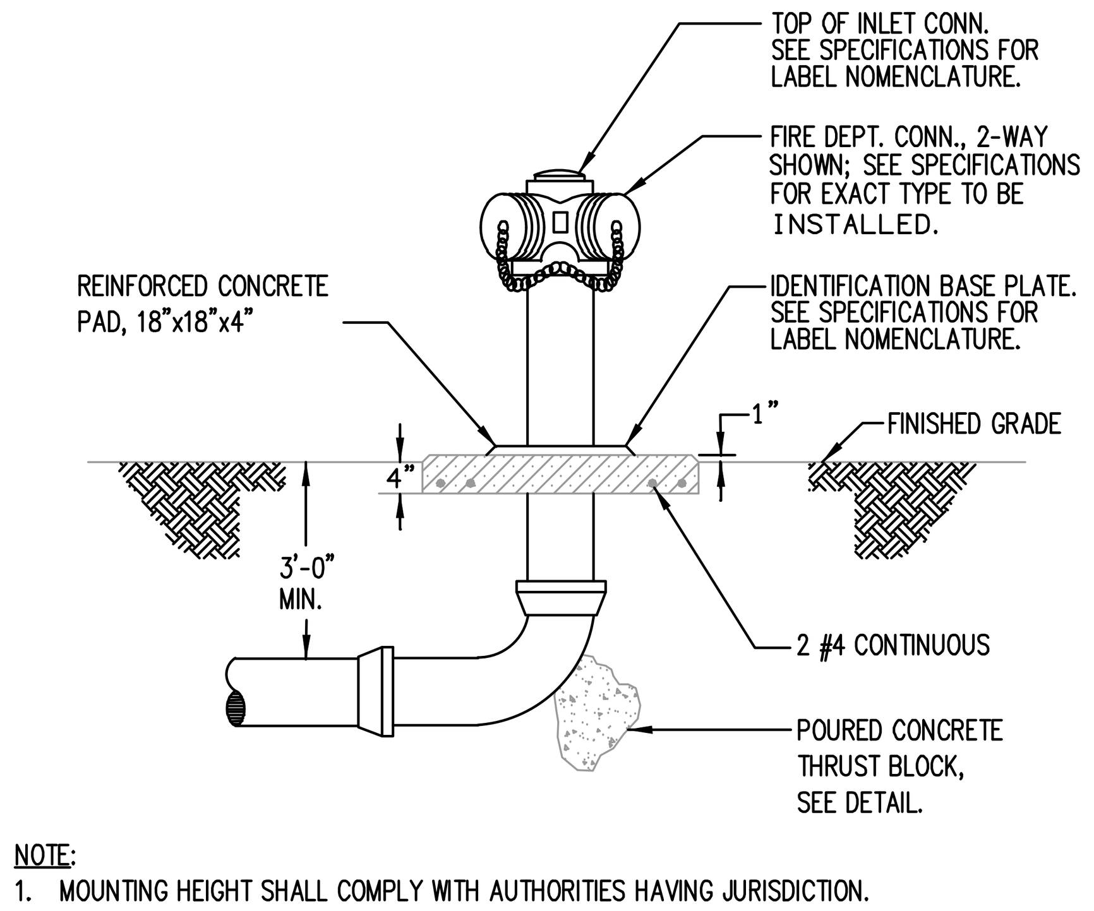
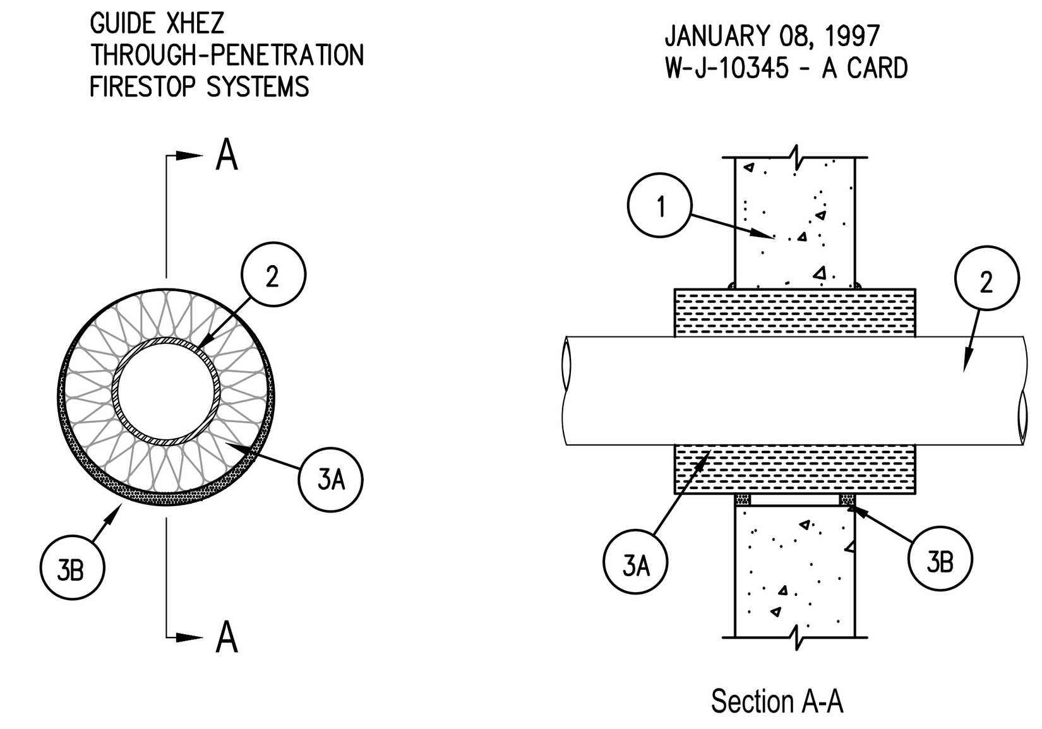
CLUBHOUSE FLOOR PLAN - FIRE PROT.

FP12.01



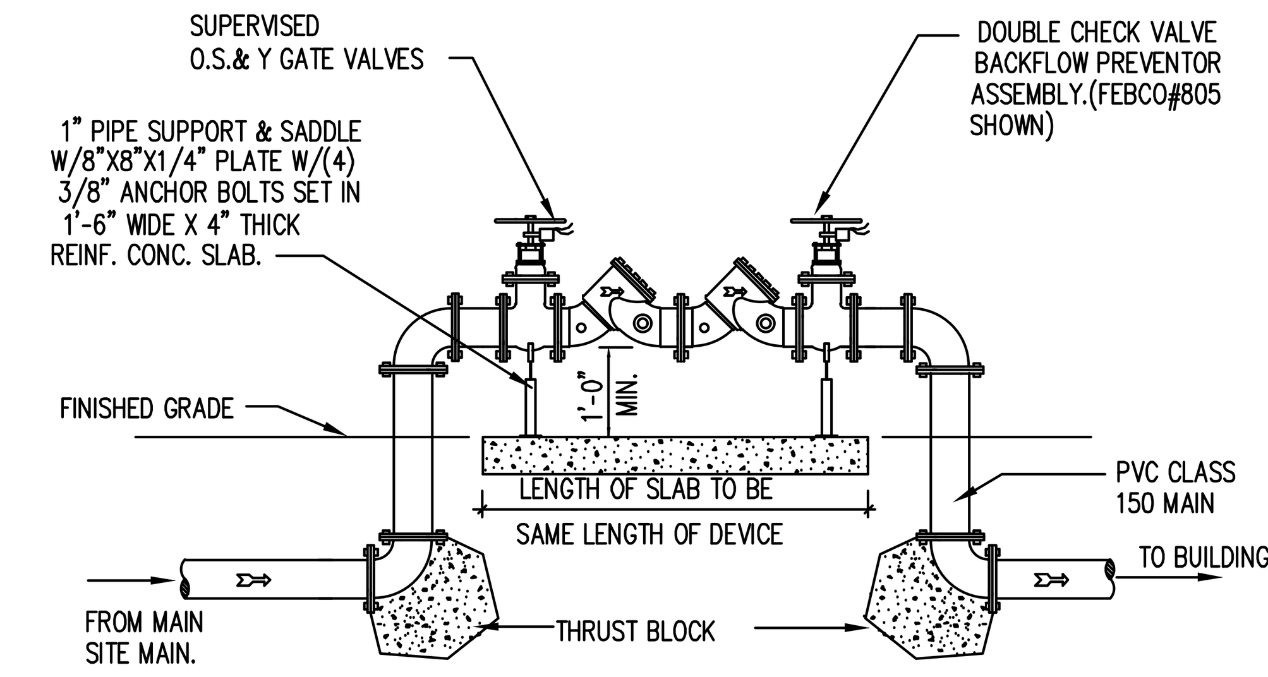
NOTE:
1. MOUNTING HEIGHT SHALL COMPLY WITH AUTHORITIES HAVING JURISDICTION.

6 NTS FREE STANDING VERTICAL FIRE DEPARTMENT CONNECTION DETAIL

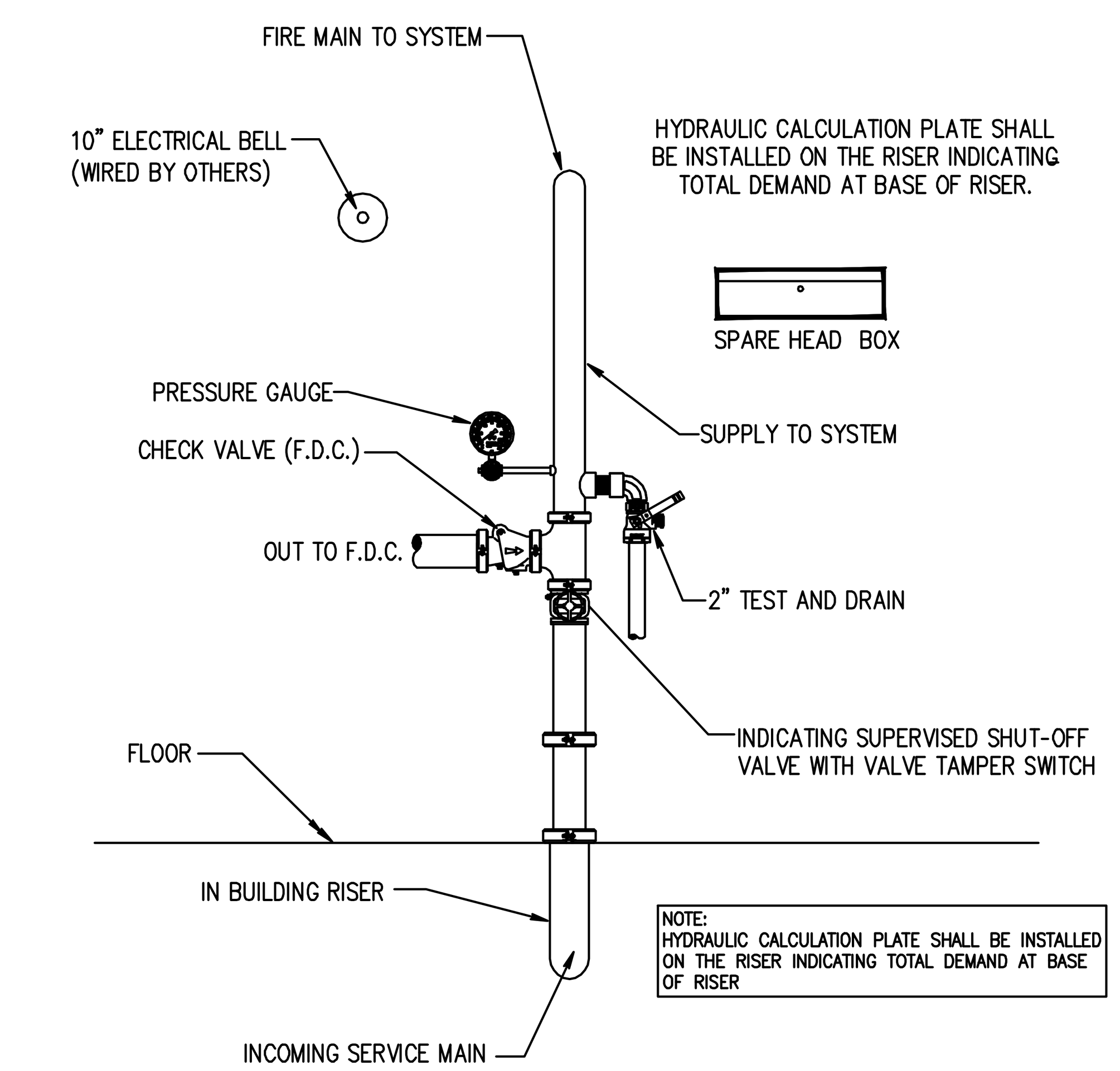


1. CONCRETE OR CONCRETE BLOCK WALL.
2. MAX. 4" STEEL OR IRON PIPE, COPPER PIPE OR TUBE.
3A. 2" THICK FIBERGLASS INSULATION (USED TO CREATE A BUFFER ZONE) EXTENDING A MINIMUM OF 2\" FROM EACH SURFACE OF THE WALL. ANNULUS RANGING FROM POINT CONTACT OF \" MAXIMUM.
3B. SPECSEAL SERIES 100 SEALANT INSTALLED TO 5/8"DEPTH, FLUSH WITH BOTH SURFACES OF THE WALL. AT POINT CONTACT, INSTALL A [" COVE BEAD OF SEALANT AT INSTULATION/ CONCRETE WALL INTERFACE.

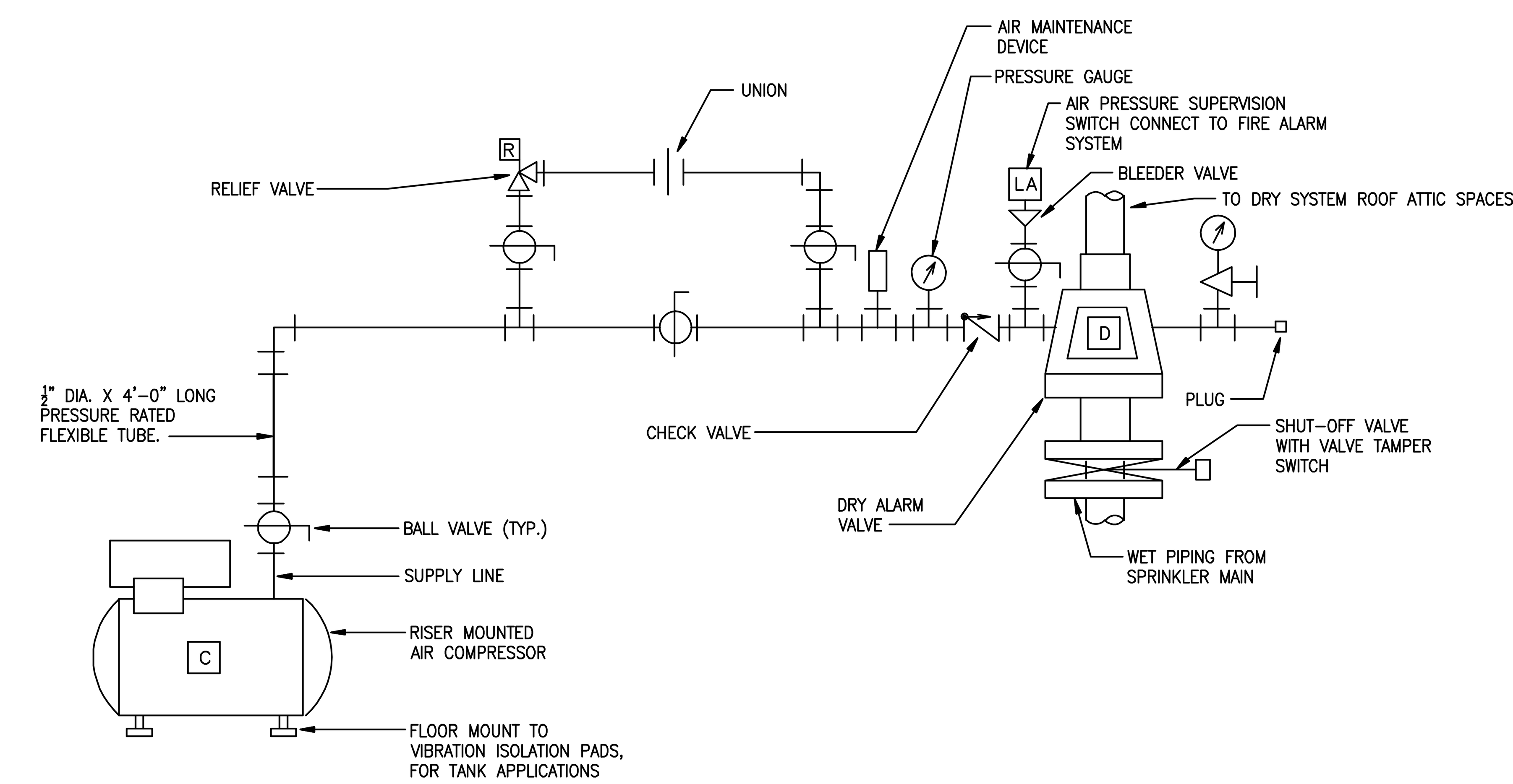
5 NTS 2 HOUR FIRE WALL PENETRATION DETAIL



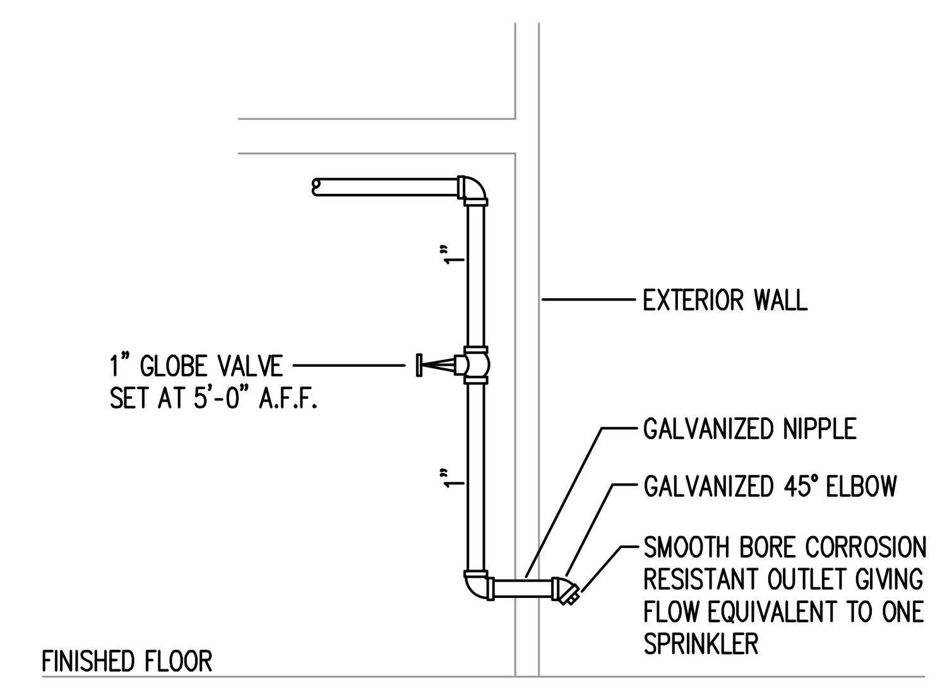
4 NTS FIRE PROTECTION BACKFLOW PREVENTOR DETAIL



1 NTS FIRE SPRINKLER RISER ASSEMBLY DETAIL (CLUBHOUSE)



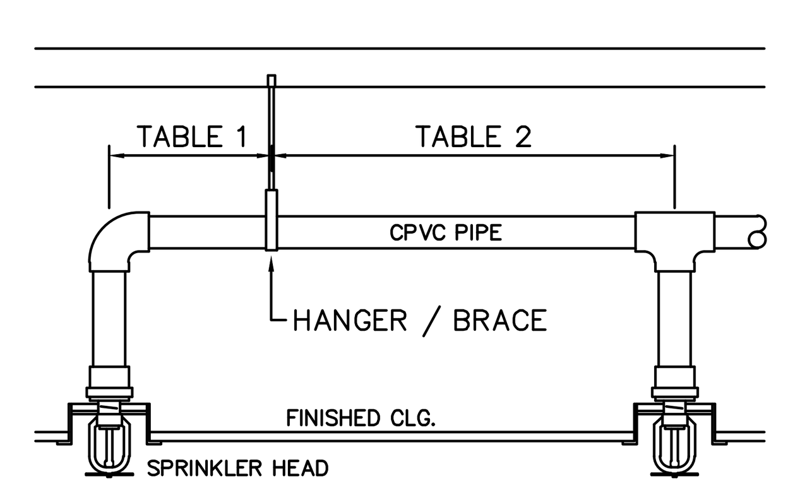
3 NTS DRY PIPE DETAIL



2 NTS INSPECTOR TEST DETAIL (CLUBHOUSE)

CPVC PIPE HANGER SCHEDULE

	TABLE 1		TABLE 2	
PIPE SIZE	LESS THAN 100 psi	MORE THAN 100 psi	LESS THAN 100 psi	MORE THAN 100 psi
3/4"	9"	6"	4'-0"	3'-0"
1"	12"	9"	5'-0"	4'-0"
1-1/4"	16"	12"	6'-0"	5'-0"
1-1/2"	24"	12"	7'-0"	7'-0"
2"	24"	12"	7'-0"	7'-0"
2-1/2"	24"	12"	7'-0"	7'-0"
3"	24"	12"	7'-0"	7'-0"



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LAKE COUNTY, FL

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CLUBHOUSE DETAILS- FIRE PROTECTION

FP12.02