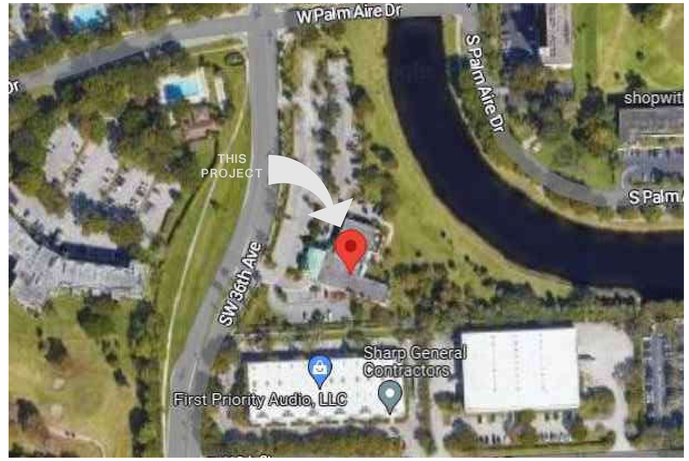
ADDITION TO:

THE HERB SKOLNICK CENTER

800 SW 36TH AVENUE
POMPANO BEACH, FLORIDA 33069
CITY OF POMPANO BEACH

BID SET | PERMIT SET



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

ALL OF PARCEL 'A', PALM AIRE RECREATION CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DK ARCHITECTS/PLANNERS, INC.

ALL DIMENSIONS SHOWN ON THESE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. ANY CONSTRUCTION PERFORMED BY THE CONTRACTOR OR SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ANY AND ALL OFFICE MUST BE NOTIFIED OF ANY CHANGES MADE TO THE PLANS AND SPECIFICATIONS AS APPROVED BY THESE DRAWINGS. SHOP DETAILS OF ARCHITECTURAL, STRUCTURAL AND MECHANICAL ELEMENTS MUST BE REVIEWED BY THE ARCHITECT BEFORE FABRICATION OR ASSEMBLY PROCESSING WITH FABRICATION OR ITEMS SO NOTED.

design kollaborative
architects / planners, inc.
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS • AA C000564
61 NE 1ST STREET, SUITE 2, POMPANO BEACH, FL 33060
PH: (954) 941-3329 FAX: (954) 443-7708

BLAISE McGINLEY
ARCHITECT AR95527
STATE OF FLORIDA
Blaise Mcginley AR95527
Digitally signed by Blaise Mcginley AR95527
Date: 2025.06.25 10:28:01 -04'00'

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

SHEET NO.
G-000

PRINTED: 6/18/2025 12:04 PM

GRAPHIC SYMBOLS

- REVISION TAG
- COLUMN REFERENCE GRIDS TAG
- BLOCKING NUMBER
- ELEVATION MARK
- SPOT ELEVATION
- DIMENSION SYMBOL, DIMENSION TO DIMENSION LINE
- DIMENSION TO FACE OF FRAMING UNLESS NOTED OTHERWISE
- CONTROL LINES - COMMON REFERENCE LINES FOR ARCHITECTURAL, STRUCTURAL AND ENGINEERING DIMENSIONS
- CENTERLINE
- PROPERTY LINE
- DETAIL NUMBER / SHEET NUMBER — SECTION TAG
- DETAIL NUMBER / SHEET NUMBER — ELEVATION TAG
- DETAIL NUMBER / SHEET NUMBER — DETAIL CALLOUT TAG
- DINING 102 — ROOM/SPACE NUMBER
- 01 — DOOR NUMBER
- A — WINDOW TAG

DEFERRED SUBMITTALS

PER CITY OF POMPANO BOARD OF RULES AND APPEALS POLICY 16-2 (3-10-2016) THE SUBMITTAL OF NOAs, PRODUCT APPROVALS AND SHOP DRAWINGS FOR THE FOLLOWING ITEMS WILL BE DEFERRED AND SUBMITTED ACCORDING TO THE 'VOLUNTARY TIMELINE FOR DEFERRED SUBMITTALS'.

SHOP DRAWINGS/NOAS SUBMITTED AND APPROVED PRIOR TO ANY RELATED WORK:
- ROOF SYSTEM
- ALUMINUM STOREFRONT WINDOWS AND ENTRANCES

SUBMITTALS - GENERAL

1. GENERAL CONTRACTOR SHALL REQUIRE 'SHOP DRAWINGS,' 'PRODUCT DATA,' AND 'SAMPLES' AS SPECIFIED, FROM SUBCONTRACTORS FOR REVIEW UPON AWARD OF CONSTRUCTION CONTRACT. SUBMITTAL SUBMISSIONS TO THE ARCHITECT THEN SHALL HIGHLIGHT ALL OPTIONS SELECTED AND INCLUDE THE CONTRACTOR'S STAMP CERTIFYING HIS CAREFUL REVIEW OF THE SUBMITTAL AND VERIFICATION OF THEIR COMPLIANCE WITH 'CONTRACT DOCUMENTS'. SUBMITTAL ITEMS SPECIFIED IN CONSTRUCTION DOCUMENTS ESTABLISH A MINIMUM LEVEL OF QUALITY AND PERFORMANCE. A SUBMITTAL SUBSTITUTION SHALL NOT BE APPROVED 'OR EQUAL,' OR BETTER, UNLESS EVIDENCE TO THAT FACT HAS BEEN PROVEN TO THE ARCHITECT, A DEDUCTION TO THE CONSTRUCTION CONTRACT AMOUNT HAS BEEN RECEIVED BY THE OWNER, AND AN APPROVAL HAS BEEN PRESENTED IN WRITING BY THE OWNER TO THE CONTRACTOR. ARCHITECT APPROVAL OF SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL HAVE AN ARCHITECT APPROVED COPY OF EACH SUBMITTAL ON FILE BEFORE COMMENCING CONSTRUCTION RELATIVE TO THAT SUBMITTAL OR WRITTEN AUTHORIZATION TO PROCEED ON THAT CONSTRUCTION BY OWNER.
2. THE CONTRACTOR MUST SUPPLY THE REQUIRED SUBMITTALS TO THE ARCHITECT SO AS TO ALLOW TIME (MIN. 2 WEEKS) FOR HIS REVIEW, APPROVAL AND RETURN TO THE CONTRACTOR SO THAT THE CONTRACTOR MAY AUTHORIZE MATERIALS AND/OR PRODUCT PURCHASING AND INSTALLATION AS IDENTIFIED WITHIN THE CONSTRUCTION SCHEDULE.
3. ARCHITECT WILL NOTIFY CONTRACTOR IF HE REQUIRES PANEL MOCK-UPS OF CERTAIN 'FINISHES' FOR THE OWNERS' AND ARCHITECT'S APPROVAL.
4. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR WORK INSTALLED WHICH SUBSEQUENTLY HAS BEEN REJECTED BY THE OWNER IF REQUIRED SUBMITTALS HAVE NOT BEEN SUBMITTED AND/OR APPROVED BY THE OWNER.
5. GENERAL CONTRACTOR TO VERIFY LEAD TIMES DURING BID RESEARCH TO ORDER SPECIFIED MANUFACTURERS ITEMS. SUBSTITUTIONS WILL NOT BE APPROVED DUE TO A GENERAL CONTRACTOR ORDERING LATE ON LONG LEAD ITEMS. SUBSTITUTIONS WILL ONLY BE CONSIDERED WITHIN THE BID PERIOD. SUBSTITUTIONS WILL BE SUBMITTED WITHIN FINAL BIDS AND MUST INCLUDE SPECIFICATION SHEETS AND CLEARLY STATED DEDUCTS.

SUBMITTALS FOR THIS PROJECT AS SPECIFIED INCLUDING NOA's FOR ALL REQUIRED PRODUCTS:

SITE WORK
- CONCRETE MIX DESIGN AND TESTING REPORTS

ELECTRICAL
- CIRCUIT BREAKERS AND FUSES (MANUF.)
- CABINETS - (S.DRWG.)
- SWITCHES - (MANUF.)
- RECEPTACLES - (MANUF.)
- LIGHT FIXTURES - (MANUF.)

CONCRETE
- REINF. STEEL-(S.DRWG.)
- MIX DESIGN & TESTING REPORTS

DOORS, STOREFRONTS, OPENINGS
- EXTERIOR DOORS (S. DRWG., MANUF.)
- INTERIOR DOORS (S.DRWG., MANUF.)
- WINDOWS/STOREFRONTS (S.DRWG. MANUF.)
- HARDWARE SCHEDULE (MANUF.)

MASONRY
- ANCHORAGE & REINFORCING - (S.DRWG.)
- ACCESSORIES-(MANUF.)

FINISHES
- EXTERIOR PAINT (MANUF., SAMP.,MOCK-UP)
- CEMENT PLASTERING, FRAMING, & ACCESSORIES (MANUF., S.DRWG.)
- INTERIOR FINISHES (MANUF., SAMP.)

THERMAL & MOISTURE PROTECTION
- TPO ROOF-(MANUF., GUAR.)
- FLASHING & SHEET METAL - (GUAR.)
- WATER REPELLENTS-(MANUF.)
- ROOF & DECK INSULATION- (MANUF., GUAR.)
- VAPOR RETARDERS-(MANUF., GUAR.)

EXTERIOR SPECIALTIES
- N/A

STRUCTURAL STEEL
- STR. & MISC. STEEL-S.DRWG.)

FIRE SUPPRESSION & SAFETY
- FIRE EXTINGUISHER (MANUF.)
- FIRE SPRINKLER (S.DRWG, MANUF.)
- FIRE ALARM (S.DRWG, MANUF.)

NOTE: INCLUDE PROJECT TITLE, DATE, CONTRACTOR'S NAME AND ADDRESS, SPECIFICATION SECTION REFERENCE, AND SUBMITTAL NUMBER.

THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO ARCHITECT IN THE FOLLOWING MINIMUM QUANTITIES (REFER TO SUBMITTALS LIST):
MANUF. -MANUFACTURER DATA & LITERATURE - (5) 'CUT' SHEETS WITH SPECIFIED REQUIREMENTS IDENTIFIED
OP. MAN. -OPERATING MANUAL - (2) COPIES
GUAR. -GUARANTEE - (2) COPIES
S. DRWG. -SHOP DRAWING - (1) SET (ELECTRONIC)
SAMP. -SAMPLE - (5) PHYSICAL SAMPLES AS DIRECTED BY ARCH.

OWNER AND DESIGNERS OF RECORD

OWNER
CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD.
POMPANO BEACH, FL 33060
(954) 786-4600

ARCHITECT
DK ARCHITECTS/PLANNERS, INC.
61 N.E. 1ST STREET
POMPANO BEACH, FLORIDA 33060
(954) 941-3329

CIVIL
SHAH DROTOS
3500 NW 9TH AVE.
POMPANO BEACH, FL 33064
(954)943-9433

LANDSCAPE
MLA GROUP INC.
1016 NE 45 ST.
OAKLAND PARK, FL 33334
(954) 763-4071

STRUCTURAL ENGINEER
MUE ENGINEERS, INC.
3440 NE 12TH AVENUE
OAKLAND PARK, FL 33334
(954) 324-4730

MEP ENGINEER
DIREKTION 360
101 NE 3RD AVE.
FT. LAUDERDALE, FL 33301
(754) 701-9320

GENERAL NOTES

1. THE WRITTEN DIMENSIONS PREVAIL ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE THESE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF ANY DISCREPANCY OCCURS, THE CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK AFFECTED BY THE DISCREPANCY.
2. CONTRACTORS TO SECURE ALL PERMITS AND REQUIRED INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
3. CONTRACTORS ARE TO PROVIDE ALL TEMPORARY UTILITIES AND INFRASTRUCTURE REQUIRED TO PERFORM THE WORK, INCLUDING FIRE PROTECTION AS REQUIRED DURING CONSTRUCTION.
4. EACH CONTRACTOR AND SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO ISSUED BID. CHANGE ORDERS WILL NOT BE APPROVED FOR FAILURE TO DO SO.
5. PRODUCTS SPECIFIED OR OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
6. THE CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO COMPLETE THIS PROJECT AS REQUIRED TO ACTIVATE THE USE OF THE FACILITY AS PLANNED.
7. THE CONTRACTOR SHALL HAVE INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES ON SITE AT THE TIME OF INSPECTION.
8. ALL DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, FACE OF MASONRY AND CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.
9. IDENTIFY AND PROPERLY DISPOSE OF POTENTIALLY HAZARDOUS MATERIALS AS REQUIRED BY ALL CODES RULES & REGULATIONS HAVING JURISDICTION.

ISSUED FOR BID
DATE: 7/10/2025

INDEX OF DRAWINGS

G000	COVER SHEET
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SP-101	FULL SITE PLAN
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CE2	PAVING, GRADING, AND DRAINAGE PLAN
CE3	PAVING, GRADING, AND DRAINAGE DETAILS
CE4	PAVING, GRADING, AND DRAINAGE DETAILS
CE5	EROSION CONTROL PLAN
LANDSCAPE	
L-1	LANDSCAPE PLANTING PLAN
L-2	EXISTING TREE DISPOSITION PLAN
L-3	LANDSCAPE DETAILS AND SPECIFICATIONS
IR-1	IRRIGATION PLAN, DETAILS, AND SPECIFICATIONS
ARCHITECTURE	
D-101	DEMOLITION PLAN
LS-101	LIFE SAFETY PLAN
PH-101	PHOTOMETRIC PLAN & SCHEDULE
PH-102	SITE PHOTOMETRIC PLAN & SCHEDULE
A-100	OVERALL BUILDING PLAN
A-101	FLOOR PLAN
A-102	FINISH PLAN
A-103	REFLECTED CEILING PLAN
A-104	ROOF PLAN AND DETAILS
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	BUILDING SECTIONS
A-302	WALL SECTIONS
A-401	INTERIOR ELEVATIONS AND DETAILS
A-501	DOOR AND WINDOW SCHEDULES AND DETAILS
CPTED	
SP-103	CPTED PLAN

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S0.00	GENERAL NOTES
S0.01	SHEET INDEX AND CONCRETE TABLE
S1.00	TYPICAL DETAILS
S1.01	TYPICAL DETAILS
S2.00	FOUNDATION DEMOLITION PLAN
S2.01	FOUNDATION PLAN
S2.02	ROOF FRAMING PLAN
S3.00	SECTIONS AND DETAILS
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M002	TECHNICAL SPECIFICATIONS AND DETAILS
M101	REFLECTED CEILING PLAN
M102	ROOF PLAN
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E002	ELECTRICAL SPECIFICATIONS & LEGEND
E100	ELECTRICAL OVERALL PLAN & ELEC. ROOM
E101	ELECTRICAL GROUND FLOOR PLAN
E102	LIGHTING & FIRE ALARM GROUND RCP
E103	ELECTRICAL ROOF PLAN
E501	RISERS & SCHEDULES
E502	SCHEDULES & DETAILS
PLUMBING	
P001	SPECIFICATIONS
P002	LEGEND SCHEDULES AND DETAILS
P101	WATER SUPPLY AND ISOMETRIC
P102	SANITARY DRAINAGE AND ISOMETRIC
P103	ROOF PLAN
FIRE PROTECTION	
FP-01	GROUND FLOOR FIRE PROTECTION
FP-02	GENERAL NOTES AND DETAILS

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE-STORY ADDITION TO AN EXISTING BUILDING, SPACE TO BE USED AS A MEETING ROOM.

GENERAL DATA

JURISDICTION AUTHORITY:
CITY OF POMPANO BEACH.
100 WEST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060
PHONE: (954) 786-4600

GOVERNING CODES

FLORIDA BUILDING CODE, 7th EDITION (2020): BUILDING
FLORIDA BUILDING CODE, 7th EDITION (2020): ACCESSIBILITY
FLORIDA BUILDING CODE, 7th EDITION (2020): MECHANICAL
2020 NATIONAL ELECTRICAL CODE, NFPA 70
FLORIDA BUILDING CODE, 7th EDITION (2020): PLUMBING
FLORIDA BUILDING CODE, 7th EDITION (2020): ENERGY CONSERVATION
FLORIDA BUILDING CODE, 7th EDITION (2020): TEST PROTOCOLS
FLORIDA FIRE PREV CODE, 7th EDITION, INCLUDING 2020 NFPA 1 AND 101.

BUILDING DATA

SCOPE OF WORK	ADDITION TO AN EXISTING BUILDING
OCCUPANCY CLASS	ASSEMBLY A-3
CONSTRUCTION TYPE	V-B SPRINKLERED
BUILDING AREA	+/- 2,011 SF
NUMBER OF STORIES	1
BUILDING HEIGHT	18'-8" (AFF)

	USE	LOAD FACTOR	TOTAL OCC.
OCCUPANT LOAD	ASSEMBLY A-3	15 NET (UNCONCENTRATED TABLES & CHAIRS)	83.7
1	TOTAL OCCUPANTS = 84		83.7

EXISTING FIXTURE CALCULATION
FBC 2001, Table 403
ASSEMBLY
403.1.1 - POTTY PARITY 3 TO 2 FEMALE TO MALE
403.7.1 - UNISEX TOILET REQUIRED PER 6 W.C.

	MEN			
	WATER CLOSETS	URINALS	LAVS	CAPACITY
REQUIRED	1	1	1	164 (MAX)
PROVIDED	2	3	3	625 (ACTUAL)

	WOMEN		
	WATER CLOSETS	LAVS	CAPACITY
REQUIRED	4	2	248 (MAXIMUM)
PROVIDED	6	4	390(ACTUAL)

EXISTING OCCUPANTS 366 + PROPOSED INCREASE OF OCCUPANTS 84 = 450 TOTAL OCCUPANTS

NO CHANGE TO PLUMBING FIXTURE. EXISTING FIXTURES ACCOMMODATES THE INCREASE IN OCCUPANTS

FIELD WORK DATE: 9/4/2024

REVISION DATES: (REV.2 9/4/2024) (REV.1 8/22/2024)

Use of this Survey other than Intended, without Writen Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

2309.0020-01
SURVEY FOR DRAINAGE STRUCTURE
BROWARD COUNTY

G.T.T. Surveyors & Mappers, Inc.

6224 Mohawk terrace (754)303-7703
Margate, Fl 33063 felipe@geotopteam.com

PROPERTY ADDRESS	SURVEY NUMBER
800 SW 36TH AVE, POMPANO BEACH, FLORIDA 33069	2309.0020-01

PROPERTY PICTURE

GOOGLE MAP

TRANSACTION

CLIENT ORDER NUMBER: **DATE:** 09/04/24

BUYER:

SELLER:

CERTIFIED TO:
CITY OF POMPANO BEACH

LEGAL DESCRIPTION

PARCEL A, PALM AIRE RECREATION CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

POINTS OF INTEREST

1. ASPHALT PARKING OVER 10' U.E. 2. ASPHALT DRIVEWAY OVER 10' U.E. 3. CONCRETE SIDEWALK OVER 10' U.E.

FLOOD INFORMATION

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE AND AH (WITH A BASE FLOOD ELEVATION OF 7' AND 8'). THIS PROPERTY WAS FOUND IN CITY OF POMPANO BEACH, COMMUNITY NUMBER 120055, DATED 07/31/2024.

BEARING INFORMATION BASIS

THE BEARING REFERENCE OF NORTH 02 DEGREES 42 MINUTES 37 SECONDS WEST IS BASED ON THE WESTERLY LINE OF PARCEL A, LOCATED WITHIN PALM AIRE RECREATION CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 8, BROWARD COUNTY, FLORIDA.

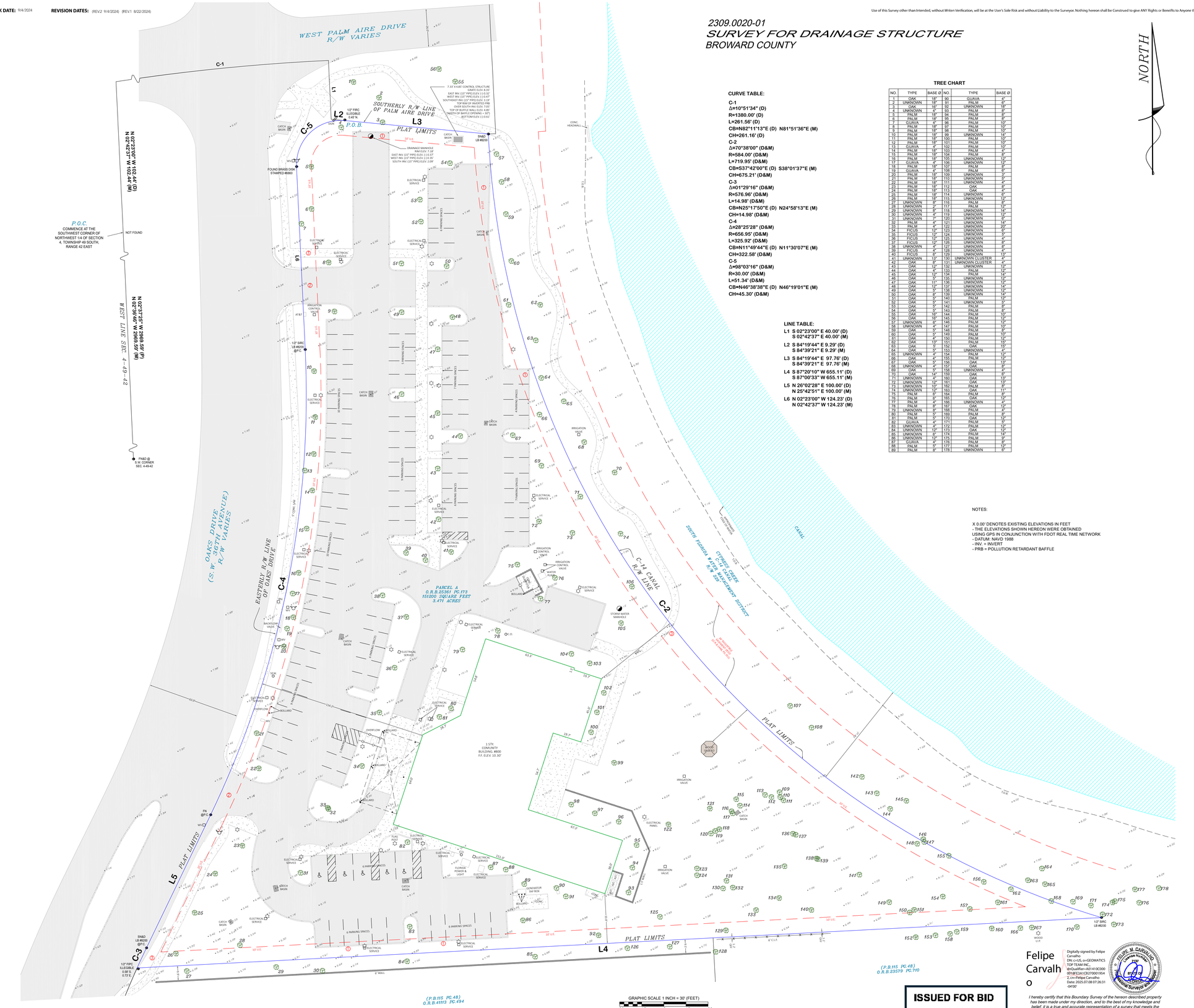
BOUNDARY SURVEY FIELD WORK DATE: 10/10/2023

GENERAL SURVEY NOTES

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2"diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document in only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format,it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

THANKS TO

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS
6224 MOHAWK TERRACE LB#8200
MARGATE, FL 33063 gtt@geotopteam.com



CURVE TABLE:

C-1
Δ=10°51'34" (D)
R=1380.00' (D)
L=261.56' (D)
CB=N82°11'13"E (D) N81°51'36"E (M)
CH=261.16' (D)

C-2
Δ=70°38'00" (D&M)
R=584.00' (D&M)
L=719.95' (D&M)
CB=S37°42'00"E (D) S38°01'37"E (M)
CH=675.21' (D&M)

C-3
Δ=01°29'16" (D&M)
R=576.96' (D&M)
L=14.98' (D&M)
CB=N25°17'50"E (D) N24°58'13"E (M)
CH=14.98' (D&M)

C-4
Δ=28°25'28" (D&M)
R=656.95' (D&M)
L=325.92' (D&M)
CB=N11°49'44"E (D) N11°30'07"E (M)
CH=322.58' (D&M)

C-5
Δ=98°03'16" (D&M)
R=30.00' (D&M)
L=51.34' (D&M)
CB=N46°38'38"E (D) N46°19'01"E (M)
CH=45.30' (D&M)

LINE TABLE:

L1 S 02°23'00" E 40.00' (D)
S 02°42'37" E 40.00' (M)

L2 S 84°19'44" E 9.29' (D)
S 84°39'21" E 9.29' (M)

L3 S 84°19'44" E 97.76' (D)
S 84°39'21" E 97.76' (M)

L4 S 87°20'10" W 655.11' (D)
S 87°00'33" W 655.11' (M)

L5 N 26°02'28" E 100.00' (D)
N 25°42'51" E 100.00' (M)

L6 N 02°23'00" W 124.23' (D)
N 02°42'37" W 124.23' (M)

TREE CHART

NO.	TYPE	BASE Ø	NO.	TYPE	BASE Ø
1	OAK	18"	90	GUAVA	4"
2	UNKNOWN	18"	91	PALM	6"
3	OAK	10"	92	UNKNOWN	18"
4	UNKNOWN	4"	93	PALM	8"
5	PALM	18"	94	PALM	8"
6	PALM	18"	95	PALM	8"
7	GUAVA	4"	96	PALM	10"
8	PALM	18"	97	PALM	10"
9	PALM	18"	98	PALM	10"
10	PALM	18"	99	UNKNOWN	14"
11	PALM	18"	100	PALM	10"
12	PALM	18"	101	PALM	10"
13	GUAVA	4"	102	PALM	10"
14	PALM	18"	103	PALM	4"
15	PALM	18"	104	PALM	8"
16	PALM	18"	105	UNKNOWN	12"
17	GUAVA	4"	106	UNKNOWN	12"
18	PALM	18"	107	PALM	8"
19	GUAVA	4"	108	PALM	6"
20	PALM	18"	109	UNKNOWN	8"
21	PALM	18"	110	UNKNOWN	8"
22	PALM	18"	111	UNKNOWN	8"
23	PALM	18"	112	OAK	4"
24	PALM	18"	113	OAK	4"
25	PALM	18"	114	UNKNOWN	8"
26	PALM	18"	115	UNKNOWN	12"
27	UNKNOWN	8"	116	PALM	6"
28	UNKNOWN	2"	117	PALM	12"
29	UNKNOWN	8"	118	UNKNOWN	14"
30	UNKNOWN	4"	119	UNKNOWN	12"
31	UNKNOWN	7"	120	UNKNOWN	14"
32	PALM	4"	121	UNKNOWN	14"
33	PALM	4"	122	UNKNOWN	20"
34	FICUS	12"	123	UNKNOWN	8"
35	FICUS	12"	124	UNKNOWN	8"
36	FICUS	12"	125	UNKNOWN	4"
37	FICUS	12"	126	UNKNOWN	8"
38	UNKNOWN	4"	127	UNKNOWN	8"
39	FICUS	4"	128	UNKNOWN	4"
40	FICUS	6"	129	UNKNOWN	4"
41	UNKNOWN	13"	130	UNKNOWN CLUSTER	4"
42	OAK	8"	131	UNKNOWN CLUSTER	4"
43	OAK	12"	132	UNKNOWN	12"
44	OAK	4"	133	PALM	12"
45	OAK	12"	134	PALM	14"
46	OAK	5"	135	UNKNOWN	12"
47	OAK	5"	136	UNKNOWN	14"
48	OAK	11"	137	UNKNOWN	14"
49	OAK	8"	138	UNKNOWN	14"
50	OAK	8"	139	UNKNOWN	14"
51	OAK	5"	140	PALM	12"
52	OAK	5"	141	UNKNOWN	5"
53	OAK	5"	142	PALM	8"
54	OAK	5"	143	PALM	8"
55	OAK	16"	144	PALM	10"
56	OAK	16"	145	PALM	12"
57	UNKNOWN	8"	146	PALM	12"
58	UNKNOWN	4"	147	PALM	10"
59	OAK	5"	148	PALM	10"
60	OAK	5"	149	PALM	10"
61	OAK	6"	150	PALM	15"
62	OAK	13"	151	PALM	15"
63	OAK	5"	152	OAK	15"
64	OAK	5"	153	UNKNOWN	4"
65	UNKNOWN	4"	154	PALM	12"
66	OAK	4"	155	PALM	12"
67	OAK	5"	156	OAK	13"
68	UNKNOWN	4"	157	OAK	8"
69	OAK	5"	158	UNKNOWN	4"
70	OAK	14"	159	OAK	8"
71	UNKNOWN	4"	160	OAK	13"
72	UNKNOWN	10"	161	PALM	8"
73	UNKNOWN	12"	162	PALM	8"
74	UNKNOWN	12"	163	PALM	11"
75	PALM	6"	164	PALM	8"
76	PALM	6"	165	OAK	12"
77	PALM	4"	166	UNKNOWN	4"
78	PALM	8"	167	OAK	12"
79	UNKNOWN	8"	168	PALM	4"
80	PALM	5"	169	PALM	8"
81	PALM	5"	170	OAK	12"
82	GUAVA	4"	171	PALM	5"
83	UNKNOWN	4"	172	PALM	12"
84	UNKNOWN	12"	173	OAK	12"
85	UNKNOWN	5"	174	PALM	10"
86	UNKNOWN	10"	175	PALM	8"
87	GUAVA	4"	176	PALM	8"
88	PALM	8"	177	PALM	12"
89	PALM	8"	178	UNKNOWN	6"

NOTES:

X.0.00' DENOTES EXISTING ELEVATIONS IN FEET
- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: NAVD 1988
- INV. = INVERT
- PRB = POLLUTION RETARDANT BAFFLE

ISSUED FOR BID
DATE: 7/10/2025

Felipe Carvalho

Digitally signed by Felipe Carvalho
DN: c=US, o=GEOMATICS TOP TEAM INC, dnQualifier=A01410C000001F1EA1C5270001954, cn=Felipe Carvalho
Date: 2025.07.08 07:26:31 -04'00'

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

FELIPE M. CARVALHO — LICENSED SURVEYOR AND MAPPER — STATE OF FLORIDA — LS 6970

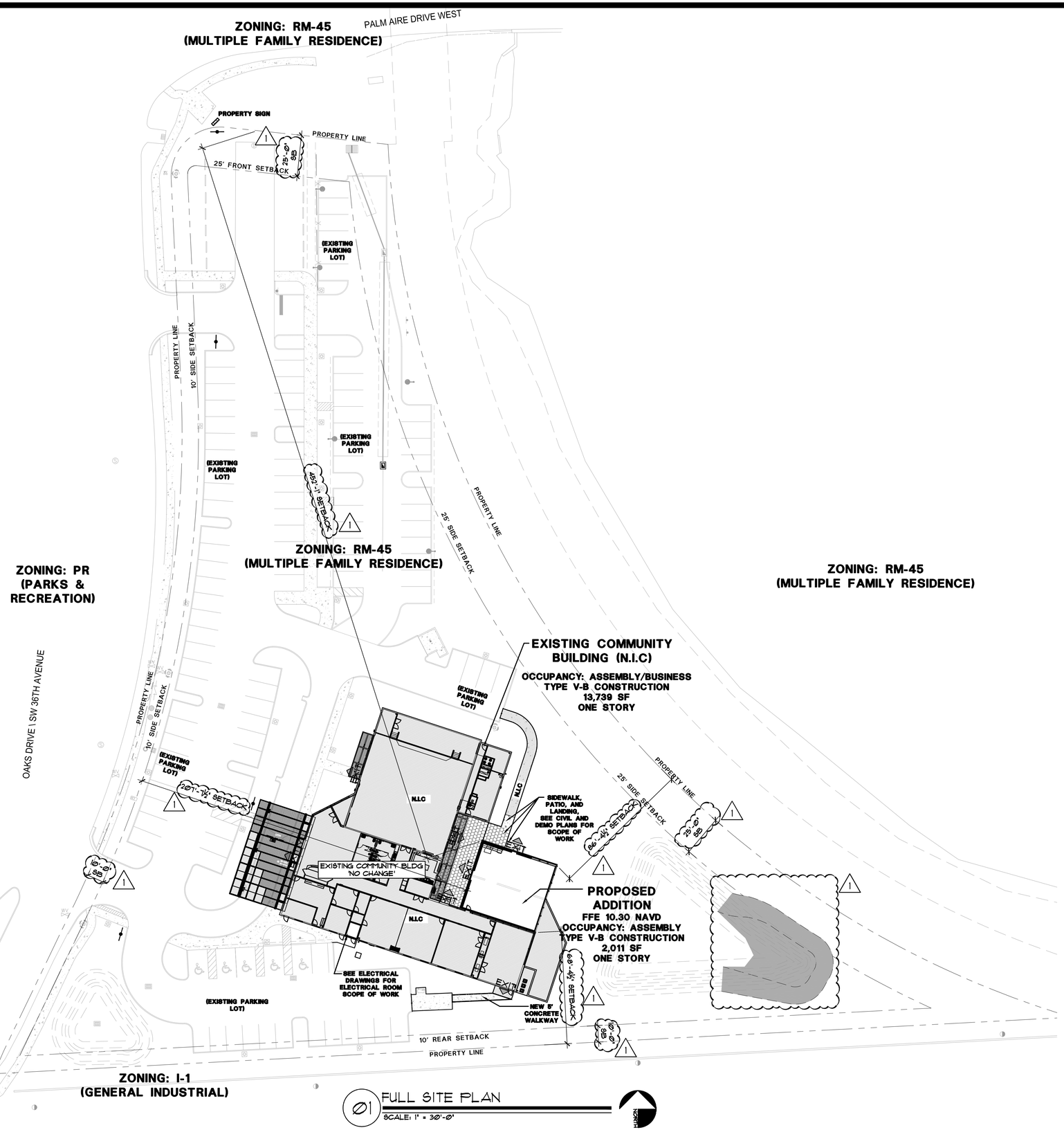
SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)
BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)
ASPHALT, BRICK or TILE, CONCRETE, WATER, WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
P&D OR SET⊙ MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
B/W	BAY/BOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM.	ELECTRIC METER
F.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
F/DH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR.	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISC
FRRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
PG.	PAGE
P.I.	POINT OF INTERSECTION
P.L.S	PROFESSIONAL LAND SURVEYOR
PLT.	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R.	RADIUS or RADIAL
(R)	RECORD
R/GE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE
A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.S.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S-W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT



01 FULL SITE PLAN
SCALE: 1" = 30'-0"

NORTH

SITE DESCRIPTION

PALM AIRE RECREATION CENTER
172-8B PARCEL A

BUILDING DATA

LIFE SAFETY AND OCCUPANCY

OCCUPANCY CLASSIFICATION ASSEMBLY - A2 OFFICES - B OCCUPANT LOAD - 500	FBC 303.1.1/NFPA 6.1.2.1

CONSTRUCTION TYPE

TYPE VB - SPRINKERED	FBC 602.1

BUILDING AREAS

	AREA
COMMUNITY CENTER	15,750 SF

SITE DATA

	ACRE	SQUARE FOOTAGE
NET SITE AREA	3.473	151,310 SF
ZONING	MULTI-FAMILY RESIDENCE (RM-45)	
LAND USE DESIGNATION	COMMUNITY CENTER	
EXISTING USE	COMMUNITY CENTER	
PROPOSED USE	COMMUNITY CENTER	
ABUTTING PROPERTIES	USE	ZONING
NORTH - PALM AIRE DRIVE W	--	--
SOUTH - 3545-3589 SW 10TH STREET	BUSINESS	I-1
EAST- CANAL	--	--
WEST- SW 36TH AVENUE	--	--

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH)	25'-0"	1 452'-1"
SIDE - SW 36TH AVENUE (WEST)	10'-0"	207'-7 ½"
SIDE - ABUTTING CANAL (EAST)	25'-0"	86'-4 ½"
REAR (SOUTH)	10'-0"	68'-4 ½"

LOT COVERAGE

	SQUARE FOOTAGE	% OF LOT
EXISTING BUILDING AREA	13,739 S.F.	9.08%
ADDITION AREA	2,011 S.F.	1.33%
TOTAL BUILDING AREA	15,750 S.F.	10.41%
ALLOWABLE LOT COVERAGE	90,786 S.F.	60%

LANDSCAPE

	SQUARE FOOTAGE	% OF LOT
PROPOSED PERVIOUS AREA	87,018 S.F.	57.5%
REQUIRED PERVIOUS AREA	37,828 S.F.	25%

PARKING CALCULATION

REQUIRED PARKING	SQUARE FOOTAGE	FACTOR (T 155.5102.D.1)	CALCULATION	REQ'D SPACES
COMMUNITY CENTER	15,750	52.5 MAX.OCC.	15,750 / 300=52.5	53
SUBTOTAL MINIMUM REQUIRED PARKING SPACES				53
EXISTING 9' x 18' PARKING SPACES PROVIDED				113
EXISTING 12' X 18' PARKING SPACES PROVIDED				5
TOTAL EXISTING PARKING SPACES PROVIDED				118

PARKING CALCULATION (CIVIC)

REQUIRED PARKING	SQUARE FOOTAGE	FACTOR (T 155.5102.D.1)	CALCULATION	REQ'D SPACES
CIVIC CENTER	15,750	1 PER 5 OF MAX. ASSEMBLY	304.5/5 = 60.9	61
SUBTOTAL MINIMUM REQUIRED PARKING SPACES				61
EXISTING 9' x 18' PARKING SPACES PROVIDED				113
EXISTING 12' X 18' PARKING SPACES PROVIDED				5
TOTAL EXISTING PARKING SPACES PROVIDED				118

ISSUED FOR BID
DATE: 7/10/2025

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DK ARCHITECTS/PLANNERS INC.

PRINT TO BE SCALED BY OTHERS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS BETWEEN THESE DRAWINGS AND THE ACTUAL CONDITIONS BEFORE PROCEEDING WITH FABRICATION OF ANY ITEMS SO NOTED.

design kollaborative
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STATE OF FLORIDA
BLAISE J. MCGINLEY
AR 95527
Blaise J. McGinley AR95527
Digitally signed by Blaise J. McGinley AR95527
Date: 2025.06.25 10:34:22 -04'00'

BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
08/15/2022

PERMIT 00/00/00
CONSTR 00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE
1	BLD. DEPT. COMMENTS	2/24/23

SHEET NO.
SP101

PRINTED: 6/25/2025 10:32 AM

Luminaire Schedule								
Project: 5_7_2025 SKOLNICK CENTER - PERIMETER WALKWAYS								
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLD	Luminaire Watts	Total Watts	Description
	6	WP	Single	2230	0.900	20	120	HE WILLIAMS WLRD-O-L22-840-xx
	7	WP1	Single	5309	0.900	70	490	HE WILLIAMS VWPH-L60-740-TFT-xx-xx-SDGL-DIM-UNV

Calculation Summary							
Project: 5_7_2025 SKOLNICK CENTER - PERIMETER WALKWAYS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW PATIO	Illuminance	Fc	5.31	16.5	2.3	2.31	7.17
NEW SOUTH WALKWAY	Illuminance	Fc	3.00	4.6	1.0	3.00	4.60
NORTH WALKWAY	Illuminance	Fc	2.96	16.1	1.0	2.96	16.10

1

SITE PHOTOMETRIC PLAN & LUMINAIRE SCHEDULE

SCALE: 3/16" = 1'-0"

NORTH

ISSUED FOR BID
DATE: 7/10/2025

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DK ARCHITECTS/PLANNERS INC.

PRINT TO BE SCALED BY THE CONTRACTORS. ALL VERTICAL AND HORIZONTAL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FIGURES AND NOTES ARE TO BE GIVEN PREFERENCE TO SCALE. ANY DISCREPANCIES SHALL BE SETTLED BY AN ARCHITECT'S DECISION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS PREPARED BY THESE DRAWINGS. SHOP DETAILS OF ARCHITECTURAL, MILLWORK, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE PROCESSED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE FABRICATION OR ITEMS SO NOTED.

design kollaborative
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STATE OF FLORIDA — BLAISE EDWARD MCGINLEY — AR 95527
Blaise Edward Mcginley AR95527 — Digitally signed by Blaise Edward Mcginley AR95527 — Date: 2025.06.25 10:35:52 -04'00'
BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

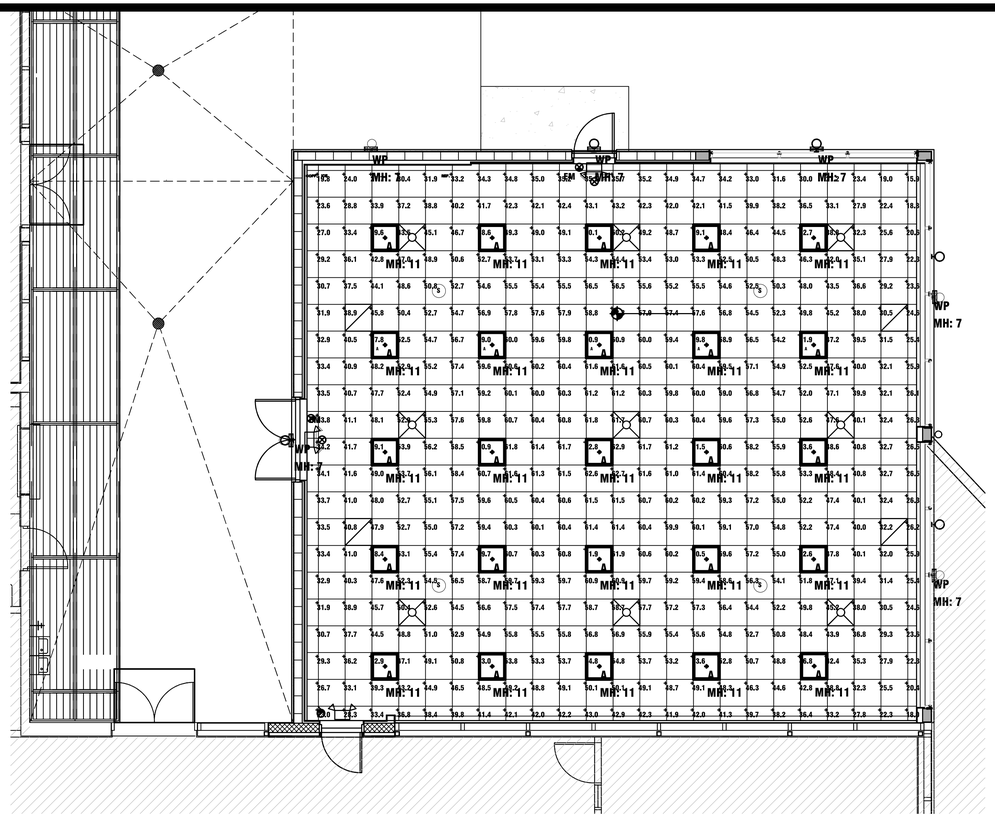
PERMIT 00/00/00
CONSTR 00/00/00

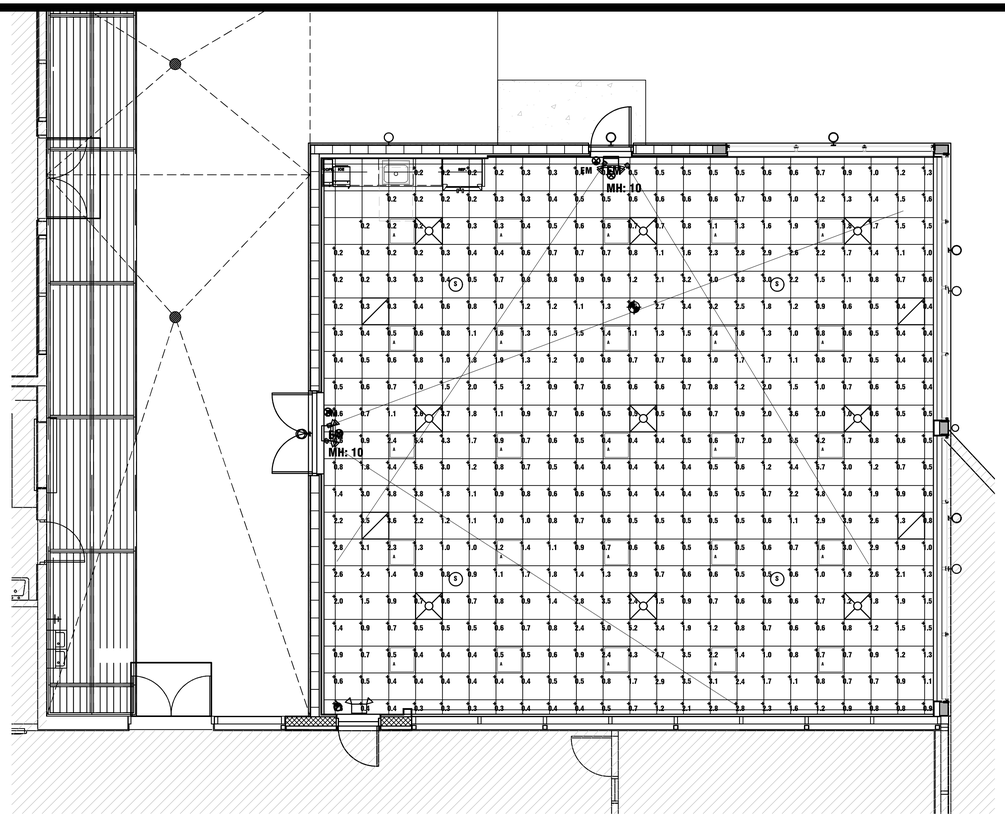
PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

SHEET NO.
PH-101

PRINTED: 6/18/2025 12:12 PM





LUMINAIRE SCHEDULE								
SKOLNICK CENTER - MEETING ROOM - REV3								
QTY	LABEL	SYMBOL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
25	A		SINGLE	4351	0.900	40	1000	HE WILLIAMS BP-22-L8(4200)-8-CS(3500)-DIM-UNV SET TO 4200 LM & 3500K
6	WP		SINGLE	2230	0.900	20	120	HE WILLIAMS WLRD-O-L22-840-xx

CALCULATION SUMMARY							
SKOLNICK CENTER - MEETING ROOM - REV3							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
130 MEETING ROOM WORKPLANE	ILLUMINANCE	Fc	47.61	62.9	15.9	2.99	3.96

1
Ø1 PHOTOMETRIC PLAN & LUMINAIRE SCHEDULE
SCALE: 3/16" = 1'-0"

NORTH

LUMINAIRE SCHEDULE								
SKOLNICK CENTER - MEETING ROOM - EM - REV3								
QTY	LABEL	SYMBOL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
2	EM		SINGLE	656	1.000	5.4	10.8	BEGHELLI BBX-SE-HO-xx-xx ON BATTERY

CALCULATION SUMMARY							
SKOLNICK CENTER - MEETING ROOM - EM - REV3							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
130 MEETING ROOM FLOOR	ILLUMINANCE	Fc	1.20	5.1	0.2	6.00	28.50

1
Ø2 EM PHOTOMETRIC PLAN & LUMINAIRE SCHEDULE
SCALE: 3/16" = 1'-0"

NORTH

ISSUED FOR BID
DATE: 7/10/2025

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROPERTY OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DK ARCHITECTS/PLANNERS INC.

PRINTED DRAWINGS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING ANY WORK. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IN THE EVENT OF A DISCREPANCY, THE OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE AFFECTED WORK. ALL WORK SHALL BE IN ACCORDANCE WITH THESE DRAWINGS. SHOP DETAILS OF ARCHITECTURAL MILLWORK SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO FABRICATION. DO NOT PROCEED WITH FABRICATION ON ITEMS SO NOTED.

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STATE OF FLORIDA — BLAISE EDWARD MCGINLEY — REGISTERED ARCHITECT — AR 95527

Blaise Edward Mcginley AR95527 — Digitally signed by Blaise Edward Mcginley AR95527 — Date: 2025.06.25 10:37:23 -04'00'

BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

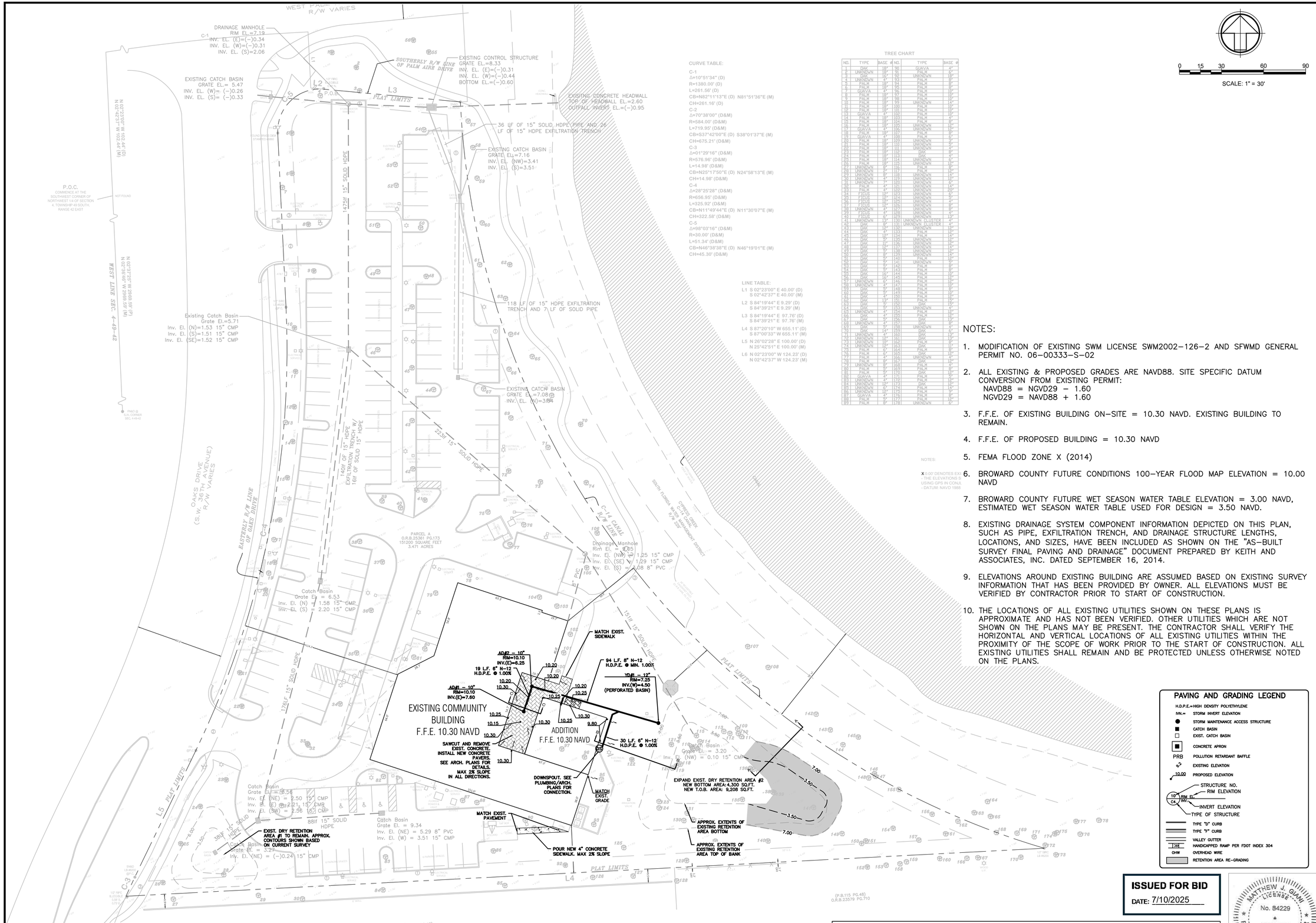
PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

SHEET NO.
PH-102

PRINTED: 6/18/2025 12:13 PM



CURVE TABLE:

C-1
Δ=10°51'34" (D)
R=1380.00' (D)
L=261.56' (D)
CB=N82°11'13"E (D) N81°51'36"E (M)
CH=261.16' (D)

C-2
Δ=70°38'00" (D&M)
R=584.00' (D&M)
L=719.95' (D&M)
CB=S37°42'00"E (D) S38°01'37"E (M)
CH=675.21' (D&M)

C-3
Δ=01°29'16" (D&M)
R=576.96' (D&M)
L=14.98' (D&M)
CB=N25°17'50"E (D) N24°58'13"E (M)
CH=14.98' (D&M)

C-4
Δ=28°25'28" (D&M)
R=656.95' (D&M)
L=325.92' (D&M)
CB=N11°49'44"E (D) N11°30'07"E (M)
CH=322.58' (D&M)

C-5
Δ=98°03'16" (D&M)
R=30.00' (D&M)
L=51.34' (D&M)
CB=N46°38'38"E (D) N46°19'01"E (M)
CH=45.30' (D&M)

LINE TABLE:

L1 S 02°23'00" E 40.00' (D)
S 02°42'37" E 40.00' (M)

L2 S 84°19'44" E 9.29' (D)
S 84°39'21" E 9.29' (M)

L3 S 84°19'44" E 97.76' (D)
S 84°39'21" E 97.76' (M)

L4 S 87°26'10" W 655.11' (D)
S 87°00'33" W 655.11' (M)

L5 N 26°02'28" E 100.00' (D)
N 25°42'51" E 100.00' (M)

L6 N 02°23'00" W 124.23' (D)
N 02°42'37" W 124.23' (M)

TREE CHART

NO.	TYPE	BASE Ø	NO.	TYPE	BASE Ø
1	UNK	18"	90	GUAVA	4"
2	UNKNOWN	18"	91	PALM	8"
3	UNK	12"	92	UNKNOWN	24"
4	UNKNOWN	18"	93	PALM	8"
5	PALM	18"	94	PALM	8"
6	PALM	18"	95	PALM	8"
7	GUAVA	4"	96	PALM	8"
8	PALM	18"	97	PALM	8"
9	PALM	18"	98	PALM	8"
10	PALM	18"	99	UNKNOWN	24"
11	PALM	18"	100	PALM	8"
12	PALM	18"	101	PALM	8"
13	GUAVA	4"	102	PALM	8"
14	PALM	18"	103	PALM	8"
15	PALM	18"	104	PALM	8"
16	PALM	18"	105	UNKNOWN	24"
17	GUAVA	4"	106	UNKNOWN	24"
18	PALM	18"	107	PALM	8"
19	PALM	18"	108	PALM	8"
20	PALM	18"	109	UNKNOWN	24"
21	PALM	18"	110	UNKNOWN	24"
22	PALM	18"	111	UNKNOWN	24"
23	PALM	18"	112	UNKNOWN	24"
24	PALM	18"	113	UNK	24"
25	PALM	18"	114	UNKNOWN	24"
26	PALM	18"	115	UNKNOWN	24"
27	UNKNOWN	24"	116	UNKNOWN	24"
28	UNKNOWN	24"	117	PALM	8"
29	UNKNOWN	24"	118	UNKNOWN	24"
30	UNKNOWN	24"	119	UNKNOWN	24"
31	UNKNOWN	24"	120	UNKNOWN	24"
32	UNKNOWN	24"	121	UNKNOWN	24"
33	PALM	8"	122	UNKNOWN	24"
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47	PALM	8"	136	UNKNOWN	24"
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63	PALM	8"	152	PALM	8"
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68	UNKNOWN	24"	157	UNKNOWN	24"
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74	UNKNOWN	24"	163	PALM	8"
75	UNKNOWN	24"	164	PALM	8"
76	PALM	8"	165	UNK	24"
77	PALM	8"	166	UNKNOWN	24"
78	PALM	8"	167	UNK	24"
79	UNKNOWN	24"	168	PALM	8"
80	PALM	8"	169	PALM	8"
81	PALM	8"	170	PALM	8"
82	PALM	8"	171	PALM	8"
83	UNKNOWN	24"	172	PALM	8"
84	UNKNOWN	24"	173	PALM	8"
85	UNKNOWN	24"	174	PALM	8"
86	UNKNOWN	24"	175	PALM	8"
87	GUAVA	4"	176	PALM	8"
88	PALM	8"	177	PALM	8"
89	PALM	8"	178	UNKNOWN	24"

NOTES:

X 0.07 DENOTES EXI
- THE ELEVATIONS S
USING GPS IN CONJU
- DATUM: NAVD 1988

NOTES:

1. MODIFICATION OF EXISTING SWM LICENSE SWM2002–126–2 AND SFWMD GENERAL PERMIT NO. 06–00333–S–02
2. ALL EXISTING & PROPOSED GRADES ARE NAVD88. SITE SPECIFIC DATUM CONVERSION FROM EXISTING PERMIT:
   NAVD88 = NGVD29 – 1.60
   NGVD29 = NAVD88 + 1.60
3. F.F.E. OF EXISTING BUILDING ON–SITE = 10.30 NAVD. EXISTING BUILDING TO REMAIN.
4. F.F.E. OF PROPOSED BUILDING = 10.30 NAVD
5. FEMA FLOOD ZONE X (2014)
6. BROWARD COUNTY FUTURE CONDITIONS 100–YEAR FLOOD MAP ELEVATION = 10.00 NAVD
7. BROWARD COUNTY FUTURE WET SEASON WATER TABLE ELEVATION = 3.00 NAVD, ESTIMATED WET SEASON WATER TABLE USED FOR DESIGN = 3.50 NAVD.
8. EXISTING DRAINAGE SYSTEM COMPONENT INFORMATION DEPICTED ON THIS PLAN, SUCH AS PIPE, EXFILTRATION TRENCH, AND DRAINAGE STRUCTURE LENGTHS, LOCATIONS, AND SIZES, HAVE BEEN INCLUDED AS SHOWN ON THE "AS–BUILT SURVEY FINAL PAVING AND DRAINAGE" DOCUMENT PREPARED BY KEITH AND ASSOCIATES, INC. DATED SEPTEMBER 16, 2014.
9. ELEVATIONS AROUND EXISTING BUILDING ARE ASSUMED BASED ON EXISTING SURVEY INFORMATION THAT HAS BEEN PROVIDED BY OWNER. ALL ELEVATIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE AND HAS NOT BEEN VERIFIED. OTHER UTILITIES WHICH ARE NOT SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROXIMITY OF THE SCOPE OF WORK PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED ON THE PLANS.

PAVING AND GRADING LEGEND

H.D.P.E.=HIGH DENSITY POLYETHYLENE
INV.= STORM INVERT ELEVATION
STORM MAINTENANCE ACCESS STRUCTURE
CATCH BASIN
EXIST. CATCH BASIN
CONCRETE APRON
PRB POLLUTION RETARDANT BAFFLE
EXISTING ELEVATION
10.00 PROPOSED ELEVATION
STRUCTURE NO.
RIM ELEVATION
INVERT ELEVATION
TYPE OF STRUCTURE
TYPE "D" CURB
TYPE "F" CURB
VALLEY GUTTER
HANDICAPPED RAMP PER FDOT INDEX 304
OHW OVERHEAD WIRE
RETENTION AREA RE–GRADING

ISSUED FOR BID
DATE: 7/10/2025

This item has been digitally signed and sealed by Matthew J. Giani on the date on the digital seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MATTHEW J. GIANI LICENSE No. 84229 STATE OF FLORIDA PROFESSIONAL ENGINEER

0 15 30 60 90
SCALE: 1" = 30'

REVISIONS

DATE	BY	DESCRIPTION
4-6-23	MJG	ADDED SIDEWALK, REVISED GRADING AND DRAINAGE
6-1-23	MJG	REVISED YD#1 AND PIPING, ADDED DOWNSPOUT LOCATION AND CONNECTION.
12-11-23	MJG	PERMIT / BID SET
3-5-24	MJG	UPDATED SURVEY BACKGROUND, REVISED RETENTION DESIGN

SDA ENGINEERING
ENGINEERING • SURVEYING • PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB–6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954–943–9433 • FAX: 954–783–4754

DRAWN BY: MJG
CHECKED BY: MJG
DESIGNED BY: MJG
APPROVED BY: S.D.A.
SCALE:1"=30'

SKOLNICK CENTER ADDITION

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

OVERALL PAVING, GRADING AND DRAINAGE PLAN

SEAL

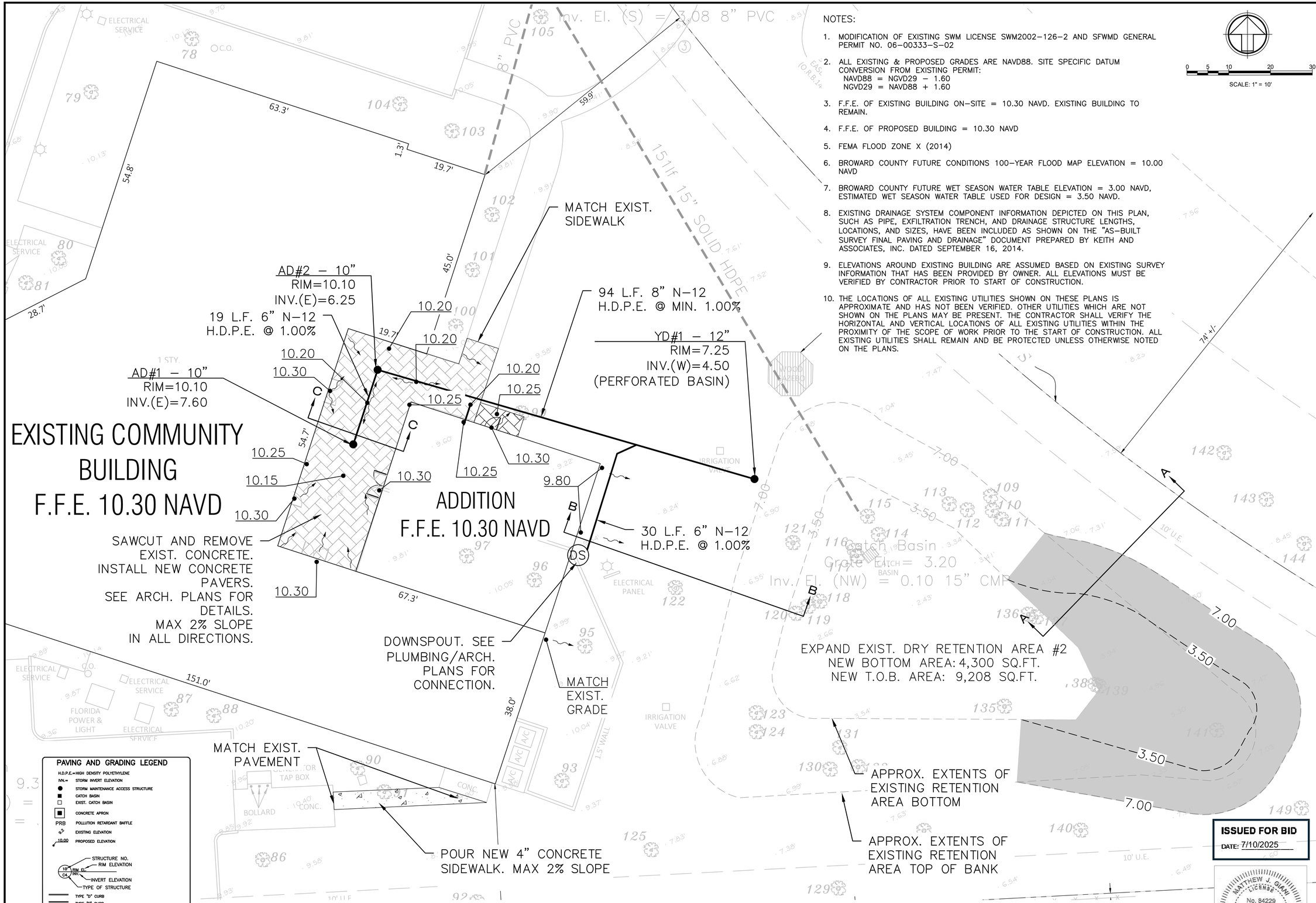
FOR THE FIRM, BY:

MATTHEW GIANI, P.E.
FLA. P.E. No. 84229

DATE:
AUGUST 2022

JOB NO.
1271A.00

SHEET
CE1



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0 5 10 20 30
SCALE: 1" = 10'

ISSUED FOR BID
DATE: 7/10/2025

This item has been digitally signed and sealed by Matthew J. Giani on the date on the digital seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MATTHEW J. GIANI LICENSE No. 84229 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS

DATE	BY	DESCRIPTION
4-6-23	MJG	ADDED SIDEWALK, REVISED GRADING AND DRAINAGE
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S.D.A. ENGINEERING
ENGINEERING • SURVEYING • PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB–6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954–943–9433 • FAX: 954–783–4754

DRAWN BY: MJG
CHECKED BY: MJG
DESIGNED BY: MJG
APPROVED BY: S.D.A.
SCALE:1"=10'

SKOLNICK CENTER ADDITION

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

SEAL

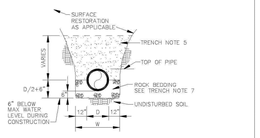
FOR THE FIRM, BY:

MATTHEW GIANI, P.E.
FLA. P.E. No. 84229

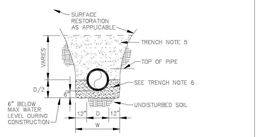
DATE: AUGUST 2022

JOB NO. 1271A.00

SHEET CE2



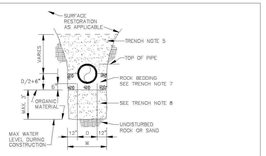
TRENCH BACKFILL / BEDDING
CLASS " B "



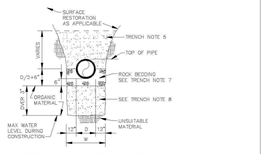
TRENCH BACKFILL / BEDDING
CLASS " A "

ENGINEERING STANDARDS 2022

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	TRENCH BACKFILL / BEDDING
S.S.	JUNE 2005	SCALE: N.T.S.	DATE: JUNE 2022 DWG. NO. 203-1



TRENCH BACKFILL / BEDDING
CLASS " C "



TRENCH BACKFILL / BEDDING
CLASS " D "

ENGINEERING STANDARDS 2022

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	TRENCH BACKFILL / BEDDING
S.S.	JUNE 2005	SCALE: N.T.S.	DATE: JUNE 2022 DWG. NO. 203-2

1. OUTLINE OF TRENCH EXCAVATION IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL TRENCH WIDTH AND SHAPE WILL VARY WITH SOIL CONDITIONS. TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH THE "FLORIDA TRENCH SAFETY ACT" AND OSHA TRENCH SAFETY STANDARDS.
2. TYPICAL TRENCH BACKFILL/BEDDING FOR WATER MAIN AND FORCE MAIN INSTALLATIONS SHALL BE CLASS "A" AS SHOWN IN DETAIL.
3. TYPICAL TRENCH BACKFILL/BEDDING FOR GRAVITY SEWER INSTALLATION SHALL BE CLASS "B" AS SHOWN IN DETAIL.
4. TRENCH BACKFILL/BEDDING CLASS "C" AND CLASS "D" SHALL BE USED FOR PIPE INSTALLATIONS WHERE UNSITABLE TRENCH MATERIALS ARE ENCOUNTERED.
5. TRENCH ZONE BACKFILL SHALL BE MATERIAL TYPE 1 OR TYPES A THRU H, OR ANY MIXTURE THEREOF, WHERE SURFACE RESTORATION TYPE "I" IS APPLICABLE. TRENCH ZONE BACKFILL SHALL BE PLACED IN 12" LIFTS, COMPACTED TO 90% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-697 (AASHTO T-99). WHERE SURFACE RESTORATION TYPES "2", "3" AND "4" ARE APPLICABLE, TRENCH BACKFILL SHALL BE PLACED IN 8" LIFTS COMPACTED TO 98% OF THE MATERIAL'S DENSITY AS DETERMINED BY ASTM D-698 (AASHTO T-99).
6. BEDDING MATERIAL FOR TYPICAL WATER MAIN AND FORCE MAIN INSTAL-LATION SHALL BE TYPE C. BEDDING SHALL BE COMPACTED TO 95% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180).
7. BEDDING MATERIAL FOR TYPICAL GRAVITY SEWER INSTALLATION AND ANY INSTALLATION WHERE UNSUITABLE TRENCH BOTTOM CONDITIONS ARE FOUND SHALL BE TYPE E. BEDDING SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO 95% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180).
8. UNSUITABLE MATERIAL SHALL BE REMOVED TO UNDISTURBED ROCK OR SAND OR TO DEPTH AS SPECIFIED BY ENGINEER. BACKFILL MATERIAL SHALL BE TYPE C. BACKFILL SHALL BE PLACED IN 8" LIFTS COMPACTED TO 95% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 AASHTO T-180).

TRENCH BACKFILL / BEDDING NOTES

ENGINEERING STANDARDS 2022

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	TRENCH BACKFILL / BEDDING
		SCALE: N.T.S.	DATE: JUNE 2022 DWG. NO. 203-3

9. BEDDING TYPES – THE FOLLOWING TYPES OF SUITABLE MATERIALS ARE DESIGNATED AND DEFINED AS FOLLOWING:

TYPE A: CRUSHED LIMEROCK OR SAND WITH 100 PERCENT PASSING A 1 INCH SIEVE AND A SAND EQUIVALENT VALUE NOT LESS THAN 50.

TYPE B: CRUSHED LIMEROCK OR SAND WITH 100 PERCENT PASSING A 1/2 INCH SIEVE AND A SAND EQUIVALENT VALUE NOT LESS THAN 50.

TYPE C: SAND WITH 100 PERCENT PASSING A 3/8 INCH SIEVE, AT LEAST 90 PERCENT PASSING A NUMBER 4 SIEVE, AND A SAND EQUIVALENT VALUE NOT LESS THAN 30.

TYPE D: CRUSHED LIMEROCK WITH 100 PERCENT PASSING A 1 INCH SIEVE AND NOT MORE THAN 10 PERCENT A NUMBER 4 SIEVE.

TYPE E: CRUSHED LIMEROCK OR SAND WITH 100 PERCENT PASSING A 3/4 INCH SIEVE AND NOT MORE THAN 10 PERCENT PASSING A NUMBER 4 SIEVE.

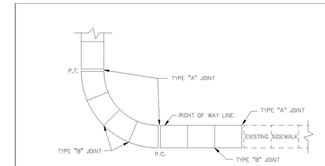
TYPE F: CRUSHED LIMEROCK MEETING THE FOLLOWING GRADATION REQUIRE-MENTS.

SIEVE SIZE	PERCENTAGE PASSING
2 INCH	100
1-1/2 INCH	90–100
1 INCH	20–55
3/4 INCH	0–15
NO. 200	0–3

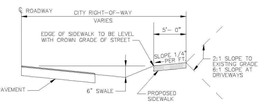
TRENCH BACKFILL / BEDDING NOTES

ENGINEERING STANDARDS 2022

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	TRENCH BACKFILL / BEDDING
		SCALE: N.T.S.	DATE: JUNE 2022 DWG. NO. 203-4



PLAN



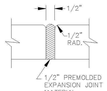
TYPICAL SIDEWALK SECTION

SIDEWALK DETAILS

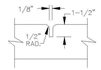
ENGINEERING STANDARDS 2022

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	SIDEWALK DETAILS
		SCALE: N.T.S.	DATE: JUNE 2022 DWG. NO. 301-1

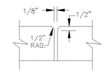
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	JOINT SHALL BE PLACED AT P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING SIDEWALKS, EVERY 60' ON NEW SIDEWALKS AND WHERE SIDEWALKS ABUT CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
"B"	JOINT SHALL BE PLACED 5'-0" CENTER
"C"	JOINT SHALL BE PLACED AT 20' INTERVALS



TYPE "A" JOINT



TYPE "B" JOINT



TYPE "C" JOINT

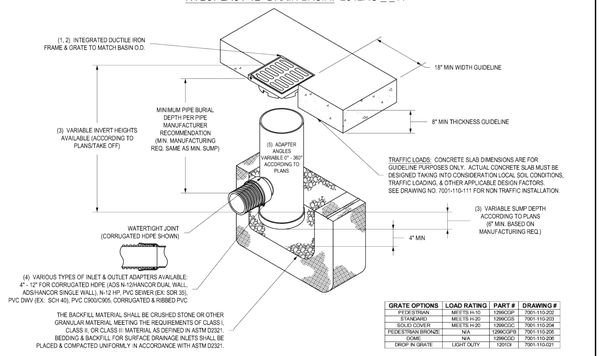
NOTE: SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".

SIDEWALK DETAILS

ENGINEERING STANDARDS 2022

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	SIDEWALK DETAILS
		SCALE: N.T.S.	DATE: JUNE 2022 DWG. NO. 301-2

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1296CGP	7001-110-202
STANDARD	MEETS H-20	1296CGS	7001-110-203
SOLID COVER	MEETS H-20	1296CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1296CGPB	7001-110-205
DOME	N/A	1296CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1291CI	7001-110-021

1 - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - ADAPTERS SHALL BE FACTORY MANUFACTURED ACCORDING TO PLAN DETAILS. SEALING AID NOZZLES FOR SAMPLING OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-500
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE UP TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL
DATE	11-15-06	
REVISED BY	NMH	PROJECT NO./NAME
DATE	03-15-16	
DWG SIZE	A	SCALE 1:16 SHEET 1 OF 1

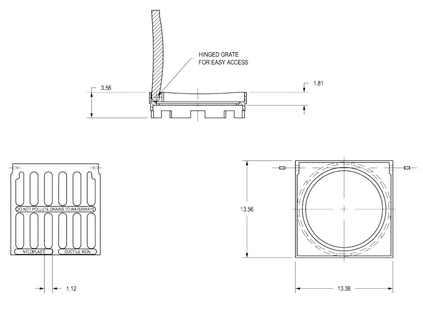
3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 12 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-034 REV F

1299CGS

APPROX. DRAIN AREA = 60.62 SQ IN
APPROX. WEIGHT WITH FRAME = 40.68 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-035

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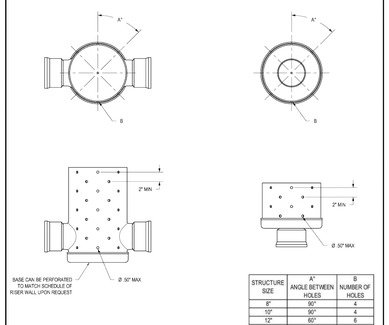
DRAWN BY	CJA	MATERIAL
DATE	06-25-99	
REVISED BY	CCA	PROJECT NO./NAME
DATE	07-19-13	
DWG SIZE	A	SCALE NTS SHEET 1 OF 1

3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 15 IN DESIGN DETAILS

DWG NO. 7003-110-001 REV G

PERFORATION SCHEDULE



STRUCTURE SIZE	A" ANGLE BETWEEN HOLES	B NUMBER OF HOLES
6"	90°	4
12"	90°	4
12"	60°	6
15"	60°	6
18"	45°	8
24"	45°	8
30"	30°	10
36"	30°	12

"36" Structure Size for Drain Basin only

1 - PERFORATIONS SHOULD NOT BE ON OR WITHIN 1" OF ADAPTERS.
2 - HOLES SHOULD BE STAGGERED EVERY OTHER ROW, AS SHOWN.
3 - TO PREVENT BLOCKAGE OF PERFORATIONS, BASIN SHOULD BE WRAPPED IN AN ENGINEER APPROVED GEOTEXTILE FABRIC.
4 - PERFORATIONS CANNOT BE INSTALLED IN 36" BASIN REDUCING CONE.

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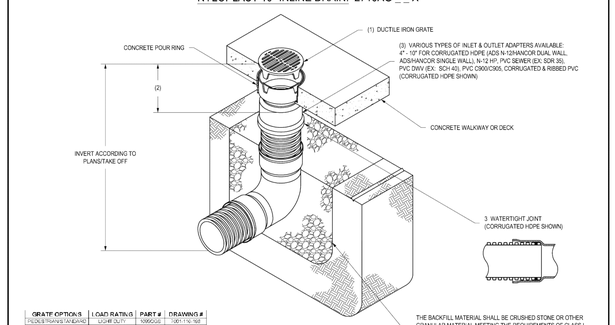
DRAWN BY	CJA	MATERIAL
DATE	7-29-09	
REVISED BY	MMH	PROJECT NO./NAME
DATE	11-2-18	
DWG SIZE	A	SCALE NTS SHEET 1 OF 1

3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: NYLOPLAST STRUCTURE PERFORATION SCHEDULE

DWG NO. 7001-110-088 REV E

NYLOPLAST 10" INLINE DRAIN: 2710AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN/STANDARD	LIGHT DUTY	1099CGS	7001-110-168
SOLID COVER	LIGHT DUTY	1099CGC	7001-110-169
BRONZE	N/A	1099CGP	7001-110-300
DOME	N/A	1099CGD	7001-110-301

1 - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FOR COMPLETE DESIGN DETAILS SEE DRAWINGS 7003-110-010.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), & PVC SEWER.

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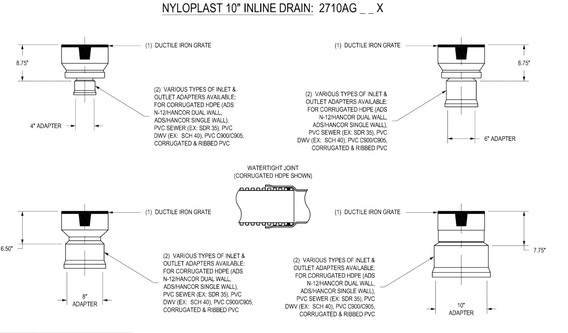
DRAWN BY	EBC	MATERIAL
DATE	11-15-06	
REVISED BY	NMH	PROJECT NO./NAME
DATE	03-15-16	
DWG SIZE	A	SCALE 1:16 SHEET 1 OF 1

3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 10 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-034 REV F

NYLOPLAST 10" INLINE DRAIN: 2710AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	1099CGS	7001-110-198
SOLID COVER	LIGHT DUTY	1099CGC	7001-110-199
BRONZE	N/A	1099CGP	7001-110-200
DOME	N/A	1099CGD	7001-110-201

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
3 - DIMENSIONS ARE FOR REFERENCE ONLY.
4 - ACTUAL DIMENSIONS MAY VARY.

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DRAWN BY	CJA	MATERIAL
DATE	06-25-99	
REVISED BY	CCA	PROJECT NO./NAME
DATE	07-19-13	
DWG SIZE	A	SCALE NTS SHEET 1 OF 1

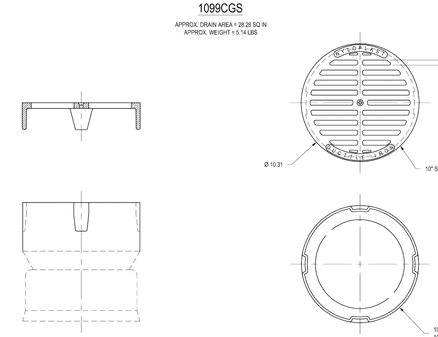
3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 10 IN DESIGN DETAILS

DWG NO. 7003-110-001 REV G

1099CGS

APPROX. DRAIN AREA = 28.28 SQ IN
APPROX. WEIGHT = 5.14 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-041

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DRAWN BY	EBC	MATERIAL
DATE	03-03-06	DUCTILE IRON
REVISED BY	CCA	PROJECT NO./NAME
DATE	08-28-13	
DWG SIZE	A	SCALE 1:8 SHEET 1 OF 1

3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 12 IN STANDARD GRATE ASSEMBLY

DWG NO. 7001-110-203 REV D

REVISIONS	BY	DATE
DESCRIPTION: PERMIT / BID SET	MJG	12-11-23

SDA ENGINEERING
ENGINEERING • SURVEYING • PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: MJG
DESIGNED BY: MJG
APPROVED BY: S.D.A.
SCALE: N.T.S.

SKOLNICK CENTER ADDITION
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
PAVING, GRADING AND DRAINAGE DETAILS

SEAL
FOR THE FIRM, BY:

MATTHEW GIANI, P.E.
FLA. P.E. No. 84229

DATE: SEPTEMBER 2022
JOB NO. 1271A.00
SHEET CE3

ISSUED FOR BID
DATE: 7/10/2025

MATTHEW J. GIANI LICENSE No. 84229 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Matthew J. Giani on the date on the digital seal.

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PAVING AND DRAINAGE SPECIFICATIONS

1. ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 5 FEET OF ANY EDGE OF PAVEMENT. ANY SUCH MATERIAL SHALL BE REPLACED BY APPROVED GRANULAR FILL WHICH SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. STABILIZED SUBGRADE SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, EXCEPT DRAINAGE STRUCTURES.
4. ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF POMPANO BEACH ENGINEERING DEPT. AND THE PLANS AND CONSTRUCTION SPECIFICATIONS. WHERE CONFLICTS OR OMISSIONS EXIST, THE CITY OF POMPANO BEACH ENGINEERING DEPT. STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
5. THE EXISTING ELEVATIONS SHOWN ON THE GRADING PLAN INDICATES THE ELEVATION AT THE POINT DEPICTED ONLY, AND SHOULD NOT BE INTERPRETED AS INDICATING THE ELEVATIONS OF ANY OTHER POINT. THESE EXISTING ELEVATIONS ARE IN NO WAY AN INDICATOR OF SURFACE OR SUBSURFACE SOIL CONDITIONS.
6. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA REGULATIONS AND ALL CURB RAMPS SHALL COMPLY WITH SECTIONS 11-4.7.1 THROUGH 11-4.7.9 OF THE CURRENT FLORIDA BUILDING CODE.
7. ALL HDPE PIPE SHALL BE ADS N-12 WATER TIGHT DUAL WALL PIPE (OR APPROVED EQUAL).

SITE CLEARING

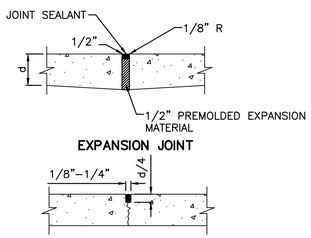
1. PROVIDE ALL LABOR, MATERIALS, NECESSARY EQUIPMENT AND SERVICES TO COMPLETE THE CLEARING WORK WITHIN THE BOUNDARY OF THE SITE AS IDENTIFIED ON THE PLAN.
2. CONTRACTOR SHALL DO ALL CLEARING, GRUBBING, ROOT-RAKING, AND NECESSARY CLEAN-UP OPERATIONS.
3. THE WORK SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF TREES, STUMPS, ROOTS, LIMBS, BRUSH, FENCES, ASPHALT, ETC. FROM THE PROJECT AREAS. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY CRITERIA.
4. THE CONTRACTOR SHALL REMOVE ALL REFUSE, ASPHALT PAVEMENT, CONCRETE PAVEMENT, GLASS, METAL STONE, PLASTER, LUMBER, PAPER MATERIALS, AND ANY AND ALL TRASH FOUND WITHIN THE BOUNDARY OF THE SITE. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY CRITERIA.
5. THE CONTRACTOR SHALL FURNISH ALL SERVICES, LABOR, TRANSPORTATION, MATERIALS, AND EQUIPMENT NECESSARY FOR THE PERFORMANCE OF THESE OPERATIONS. ALL CLEARING AND CLEANUP OPERATIONS SHALL BE ACCOMPLISHED TO THE COMPLETE SATISFACTION OF THE OWNER.

EARTHWORK

1. THE CONTRACTOR SHALL PERFORM ALL EARTHWORK INDICATED AND REQUIRED FOR THE CLEARING STRIPPING, DE-MUCKING, EXCAVATION, STOCKPILING, SPREADING AND COMPACTION OF THE WORK, COMPLETE AND IN PLACE.
2. EXCAVATION SHALL INCLUDE THE REMOVAL OF ALL MATERIALS OF WHATEVER NATURE ENCOUNTERED, INCLUDING ALL OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE REMOVAL OF SAID MATERIALS SHALL CONFORM TO THE LINES AND GRADES INDICATED OR ORDERED.
3. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT A SITE SELECTED BY THE CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE REGULATORY CRITERIA.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, LANDOWNER AND AGENCY APPROVALS FOR DISPOSAL OF EXCESS MATERIAL, AND PAY ALL COSTS ASSOCIATED WITH THE REMOVAL AND DISPOSAL.
5. THE SITE SHALL BE FILLED TO THE GRADES AND SLOPES INDICATED ON THE PLANS.

GENERAL NOTES

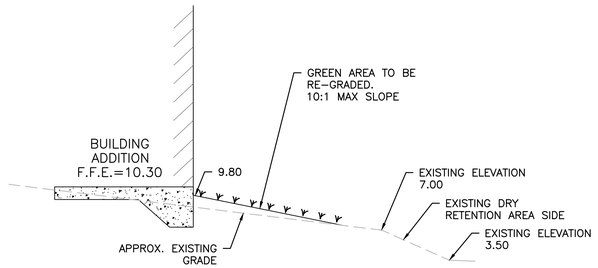
1. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED OR IN PROXIMITY TO THE PROPOSED WORK SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW FOR RE-DESIGN BY THE ENGINEER IF POTENTIAL CONFLICTS OR INSUFFICIENT CLEARANCE IS ENCOUNTERED.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS TO UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN SUFFICIENT PROTECTION OF UTILITIES AND OTHER IMPROVEMENTS AS NECESSARY TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF POMPANO BEACH ENGINEERING DEPARTMENT AND THE ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY FPL, AT&T, THE CITY OF POMPANO BEACH, CABLE TV AND ANY OTHER UTILITY WHICH MAY HAVE THEIR UTILITIES IN THE CONSTRUCTION AREA BEFORE BEGINNING CONSTRUCTION.
5. THE PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE AND OVER ALL UTILITIES AND IN PROPOSED PAVED AREAS. COMPACTION TESTS MUST BE TAKEN TO VERIFY COMPACTION. THE COST OF ALL REQUIRED SOIL TESTING (COMPACTION, PROCTOR, LBR ETC.) SHALL BE BORNE BY THE CONTRACTOR.
6. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND (INCLUDING SPRINKLERS AND REQUIRED SLEEVING FOR FUTURE UTILITIES) SHALL BE INSTALLED BENEATH THE PAVEMENT PRIOR TO THE CONSTRUCTION OF THE PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE ENGINEER AND THE CITY OF POMPANO BEACH.
7. CONSTRUCTION INSPECTION WILL BE PERFORMED BY THE CITY OF POMPANO BEACH AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL NOTIFY THE CITY OF POMPANO BEACH, THE ENGINEER OF RECORDS, AND THE APPLICABLE AGENCIES 48 HOURS BEFORE REQUIRING AN INSPECTION OF EACH AND EVERY PHASE OF THE WORK.
8. THE CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION TO OWNER FOR ANY UNDERGROUND INSTALLATIONS.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION DRAWINGS AT THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.



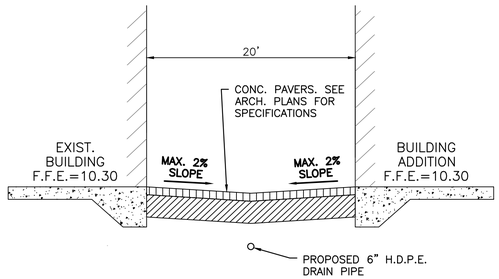
(A) 12" SUBGRADE COMPACTED TO 98% MAX DENSITY. AASHTO T-180,STABILIZE TO LBR 40. COMPACTION TESTS TO BE PERFORMED BY CONTRACTOR AND APPROVED BY ENGINEER PRIOR TO CONCRETE PLACEMENT.

(B) 4" CONCRETE PAVEMENT, 4000 PSI @ 28 DAYS WITH 6X6 10/10 WWM. CUT CONTROL JOINT WITHIN 6 HOURS OR WHEN CONCRETE CAN SUPPORT THE WEIGHT OF SAW. BROOM FINISH. MAXIMUM 10' SPACING FOR CONTROL JOINTS. EXPANSION JOINTS TO BE PLACED ADJACENT TO BUILDING.

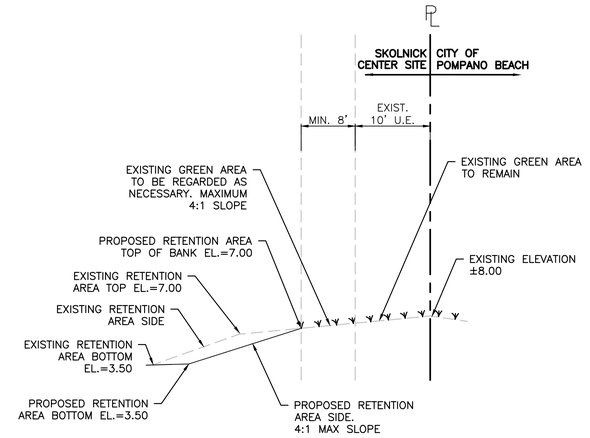
CONCRETE SPECIFICATIONS



SECTION B-B
N.T.S.



SECTION C-C
SEE PLAN FOR GRADES
N.T.S.



SECTION A-A
N.T.S.

ISSUED FOR BID
DATE: 7/10/2025

This item has been digitally signed and sealed by Matthew J. Giani on the date on the digital seal.

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REVISIONS		
DATE	BY	DESCRIPTION
6-1-23	MJG	REVISED SECTION C-C TO REPLACE CONCRETE WITH PAVERS
12-11-23	MJG	PERMIT / BID SET
3-5-24	MJG	UPDATED SECTIONS

SDA ENGINEERING
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ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: MJG
DESIGNED BY: MJG
APPROVED BY: S.D.A.
SCALE:N.T.S.

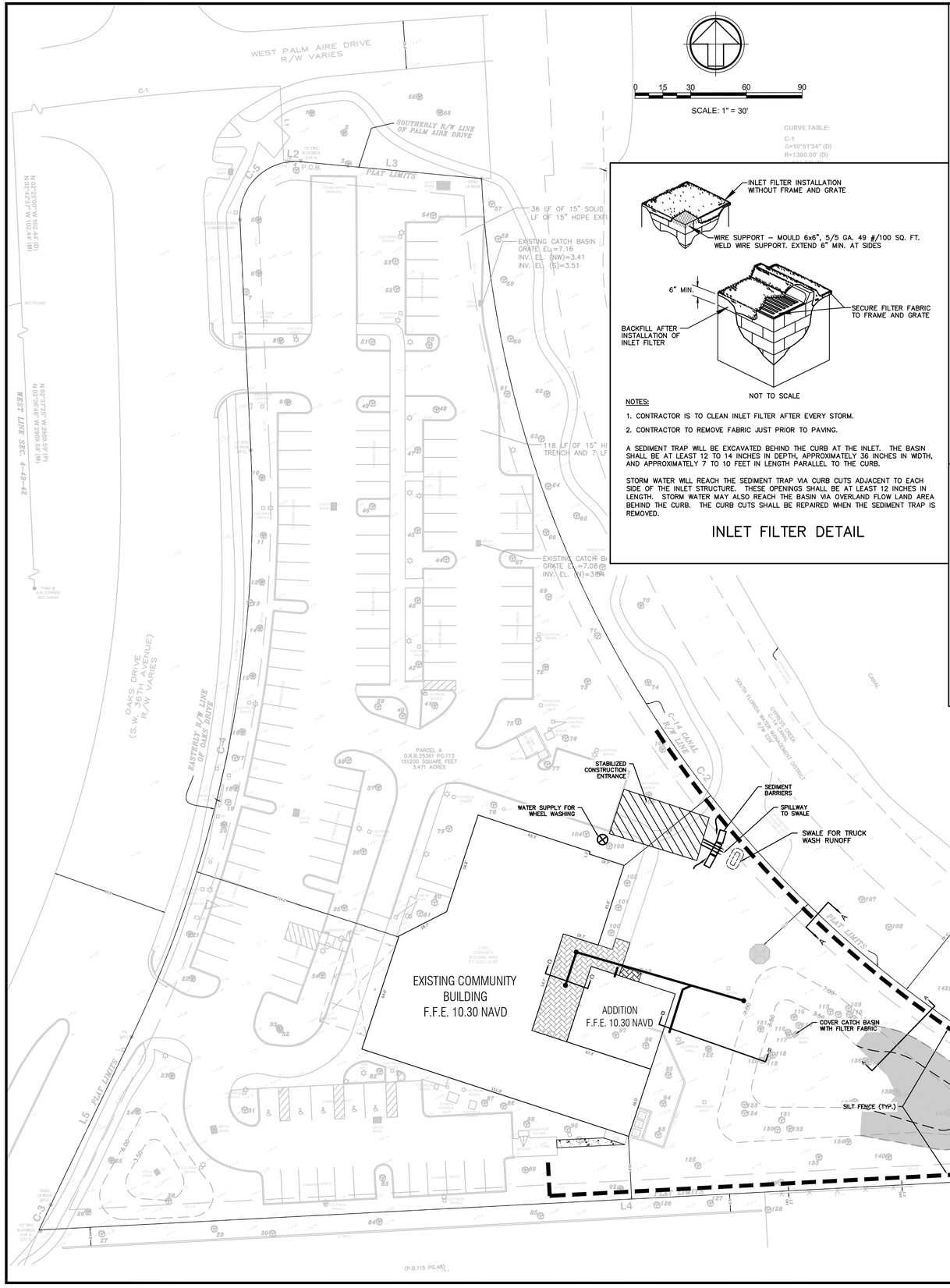
SKOLNICK CENTER ADDITION
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PAVING, GRADING AND DRAINAGE DETAILS

SEAL
FOR THE FIRM, BY:

MATTHEW GIANI, P.E.
FLA. P.E. No. 84229

DATE: SEPTEMBER 2022
JOB NO. 1271A.00
SHEET CE4



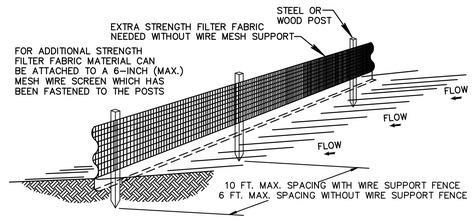
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

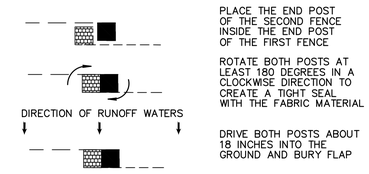
INLET FILTER DETAIL



NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGIONAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL (A)



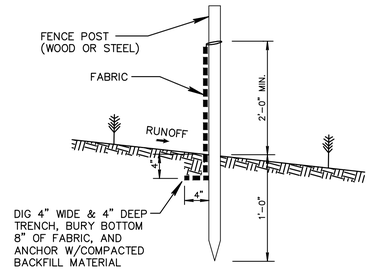
PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE

ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

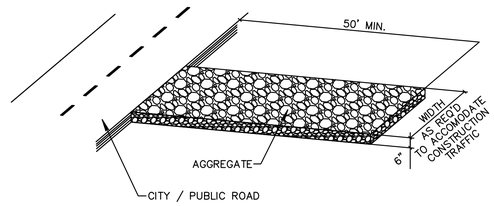
DRIVE BOTH POSTS ABOUT 18 INCHES INTO THE GROUND AND BURY FLAP

ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL (B)



SILT FENCE SECTION A–A
NOT TO SCALE



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C

EROSION CONTROL NOTES

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURSDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF POMPANO BEACH.
12. TRUCK WHEELS TO BE WASHED AS REQUIRED TO LIMIT TRACKING OF SEDIMENT OFF-SITE.

EROSION CONTROL LEGEND

STABILIZED CONSTRUCITON ENTRANCE / EXIT

PROPOSED SILT FENCE

ISSUED FOR BID
DATE: 7/10/2025

This item has been digitally signed and sealed by Matthew J. Giani on the date on the digital seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MATTHEW J. GIANI
LICENSE
No. 84229
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

REVISIONS

DATE	BY	DESCRIPTION
4-6-23	MJG	ADDED SIDEWALK
6-1-23	MJG	REVISED YD#1 AND PIPING, ADDED DOWNSPOUT LOCATION AND CONNECTION.
12-11-23	MJG	PERMIT / BID SET
3-5-24	MJG	UPDATED SURVEY BACKGROUND, REVISED RETENTION DESIGN

SDA ENGINEERING
ENGINEERING • SURVEYING • PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: MJG
DESIGNED BY: MJG
APPROVED BY: S.D.A.
SCALE: 1"=30'

SKOLNICK CENTER ADDITION
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

EROSION CONTROL PLAN

SEAL
FOR THE FIRM, BY:

MATTHEW GIANI, P.E.
FLA. P.E. No. 84229

DATE: SEPTEMBER 2022
JOB NO. 1271A.00
SHEET CE5

Existing Catch Basin
Grate El.=5.71
Inv. El. (N)=1.53 15" CMP
Inv. El. (S)=1.51 15" CMP
Inv. El. (SE)=1.52 15" CMP

Sanitary Manhole
Rim El.=7.19

SITE RESTORATION NOTES:

CONTRACTOR SHALL ENSURE ALL SOD DAMAGED OR REMOVED DURING CONSTRUSTION IS REPLACED WITH ST. AUGUSTINE FLORITAM INSTALLED OVER A LEVEL SURFACE FREE OF ROCKS AND ANY DEBRIS
ALL EXISTING PLANTINGS REMOVED OR DAMAGED SHALL BE REPLACED WITH SAME SPECIES AND SIZE .
ALL TREES BARRICADES SHALL BE REMOVED ONLY AFTER ALL SITE WORK AS BEEN COMPLETED AND DRIVABLE EQUIPEMENT IS NO LONGER USED.
ALL GREEN AREAS SHALL BE FREE OF DEBRIS AND ANY OJECTS LEFT BEHIND FROM CONSTRUCTION.
CONTRACTOR SHALL VERIFY THE IRRIGATION SYSTEM IS RUNNING WITH ADEQUATE COVERAGE OF 100% WITH 50% OVERLAP
ANY DAMAGED IRRIGATION EQUIPEMENT SHALL BE REPLACED.
ALL LANDSCAPED BEDS WITHIN SCOPE OF WORK SHALL BE MULCHED AND FREE OF DEBRIS.
ALL PAVED SURFACES AND CURBING SHALL BE CLEANED TO REMOVED DIRT, TIRE MARKS, AND OR ANY CONTANINANTS LEFT BEHIND TO EQUAL OR BETTER CONDTION PRIOR TO STARTING WORK

Cypress Creek Canal
South Florida Water Management District
C-14 Canal Right-of-Way Map
Drawing No. C-14-30

NOTES:
PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING WITHIN ALL COMMON AREAS WITHIN PROPERTY LINES.
DEDICATED LANDSCAPE AREAS SHALL BE FOR LANDSCAPE MATERIALS ONLY. ALL LANDSCAPE AREAS SHALL BE FREE OF ASPHALT, ROAD ROCK, CONCRETE AND ALL OTHER NON NATURAL MATERIALS PRIOR TO PLANT INSTALLATION.
CONTRACTOR SHALL REFER TO CIVIL AND ARCHITECTURAL PLANS FOR BETTER CLARITY OF UTILITY, SIGNAGE AND DRAINAGE LOCATIONS
ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM EQUIPED WITH A RAIN SENSOR. IRRIGATION PLANS SHALL BE SUBMITTED AT TIME OF PERMIT CONTRACTOR SHALL LOCATE ALL UTILITIES, EASEMENTS AND STRUCTURES PRIOR TO STARTING WORK.
TREES SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES OR STRUCTURES
TREES SHALL MAINTAIN A MIN. 5' SEPARATION FROM ALL UNDERGROUND UTILITIES PUBLIC AND PRIVATE.
CONTRATOR SHALL REVIEW CIVIL PLANS PRIOR TO STARTING WORK.
THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPE INSPECTOR PRIOR TO STARTING WORK.

ALL MATERIAL SHALL BE FL. NO. 1 OR BETTER
REFER TO SHEET L-3 FOR EXISTING TREE INFORMATION
REFER TO SHEET L-4 FOR LANDSCAPE MATERIAL SPECIFICATIONS AND DETAILS

ALL PREVIOUSLY REQUIRED LANDSCAPING FOR THIS SITE SHALL BE BROUGHT BACK INTO COMPLIANCE WITH PREVIOUSLY APPROVED PLAN OF RECORD

ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". IT IS STRAFFS RECOMMENDATION THAT ALL TREES NUA PERIMETER BE 14' OAL. TO CREATE A LARGEST CPTED CLEAR LINE OF SIGHT FROM ROADWAY

NO DEMO WORK SHALL BE PERFROMED WITHIN THE DRIP LINE OF EXISTING TREES. THE CITY MAY ENFORCE FINES AND FEES FOR ANY WORK PERFROMED WITHIIN THE CRITICAL ROOT ZONE WITHIN THE TREE PROTECTION ZONE FOR EXISTING TREES TO BE PROTECTED AN PERSERVED. ANY DAMAGE DONE TO EXISTING TREES OR FAILURE TO MAINTIAN TREE PROTECTION BARRIERS ARE SUBJECT TO FINES.

MASTER PLANT LIST

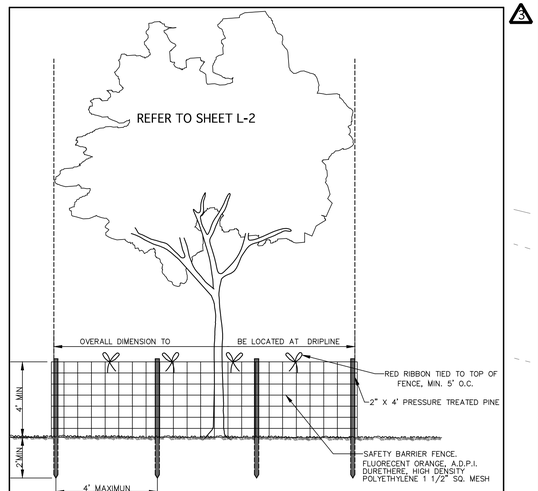
KEY	PLANT NAME	SPECIFICATION	QUANTITY	VALUE
CIR	CHRYSOBALANUS ICACO COCIOPLUM HEDGE	24" X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	41	
FAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	60	
JM3	JASMINE MULTIFLORUM DOWNY JAS.	18" X 20" SPR. 20" O.C. MEDIUM DROUGHT TOLERANCE	90	
PM7	PODOCARPUS MACROPHYLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	15	
SOD	ST. AUGUSTINE FLORITAM ADD AND REPLACE AS NEEDED	CONTRACTOR TO VERIFY QTY FOR AREAS MISSING OR IN POOR CONDITION		
WR18	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	14'-18' CT. B&B NURSERY GROWN STAGGER HTS. IN GROUPS HIGH DROUGHT TOLERANCE	4	$3,200.00
RM12	ACER RUBRUM RED MAPLE	14'X6' SPR. 3" DBH. FG. B&B NATIVE	3	$1,500.00

MITIGATION DATA:
TREE REMOVED = 1 VALUE REMOVED = $650.00
REPLACED VALUE = $1,500.00
PALMS REMOVED = 3 VALUE REMOVED = $1,050.00
PALMS PROVIDED ON SITE = 4 (SP3)
REPLACED VALUE = $1,100.00

KEY

EXISTING/RELOCATED TREES TO REMAIN SEE PROTECTION DETAIL SHEET L-2

EXISTING PALM TO REMAIN SEE PROTECTION DETAIL SHEET L-2



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

LANDSCAPE STANDARDS

REVISIONS		URBAN FORESTRY CITY OF POMPANO BEACH	TREE PROTECTION DETAIL	
BY	DATE		APPROVED BY:	DATE: APRIL 2010
TCW	APRIL2010			DWG. NO. 104-1
		SCALE: N.T.S.	URBAN FORESTER	

ISSUED FOR BID
DATE: 7/10/2025

(IN FEET)
1 inch = ft. 20

LA 6666695 ISA 0823A
1016 NE 45th street
Ft. Lauderdale, FL 33334
954-963-1043
e: mlagroup1@yahoo.com
mlagroup.com

REVISIONS:
1 4/20/23 CITY COMMENTS
2 12/8/24 SITE REV
3 5/1/25 CITY COMMENTS

SHEET TITLE:
LANDSCAPE PLANTING PLAN

PROJECT:
SKOLNICK CENTER
800 SW 36TH AVE
POMPANO BEACH, FL.

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF MLA Group , Inc AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHO A WITHOUT EXPRESS PERMISSION OF SAME."

DRAWN BY: TCW
CHECKED BY: MLA
DATE: 4/20/2023
SCALE: 1" = 20'-0"
JOB NO.
SHEET NO. L-1
of-2

SEAL:
james s mcclure
Digitally signed by james s mcclure
Date: 2025.05.06 08:49:13 -04'00'

Existing Catch Basin
Grate El.=5.71
Inv. El. (N)=1.53 15" CMP
Inv. El. (S)=1.51 15" CMP
Inv. El. (SE)=1.52 15" CMP

Sanitary Manhole
Rim El.=7.19

Cypress Creek Canal
South Florida Water Management District
C-14 Canal Right-of-Way Map
Drawing No. C-14-30

WATERING NOTES:

WATER SCHEDULES FOR NEWLY PLANTED TREES AND SHRUBS IN WELL DRAINED SOIL:

A RAIN SENSOR DEVICE SHALL BE INSTALLED TO AVOID OVER WATERING OR ROOT BALL FLOODING.
POORLY DRAINED SOILS SHALL BE MONITORED FOR CHANGES IN MOISTURE BY CONTRACTOR OR MAINENANCE CREW.

RECOMMENDED GENERAL WATER QUANTITY:
2" DBH. = DAILY FOR 2 WEEKS EVERY OTHER DAY FOR 2 MONTHS UNTIL ESTABLISHED

2"-4" DBH. = DAILY FOR 1 MONTH EVERY OTHER DAY FOR 3 MONTHS, THEM WEEKLY UNTIL ESTABLISHED

4"+ DBH. = DAILY FOR 6 WEEKS, EVERY OTHER DAY FOR 5 MONTHS, THEN WEEKLY UNITL ESTABLISHED.

CONTRACTOR SHALL REFERENCE IFAS #ENH857 AN ALTER AS NEEDED PER FIELD CONDITIONS.

EXISTING TREE INVENTORY

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH.	HT. X SPR.	CONIDTION	DISPOSITION	VALUE
1.	BURSERA SIMARUBA	GUMBO LIMBO	25" DBH.	25'X25'	GOOD	REMAIN	
2.	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	8" DBH.	15'X12'	FAIR	REMAIN	
3.	BURSERA SIMARUBA	GUMBO LIMBO	24" DBH.	35'X35'	GOOD	REMAIN	
4.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		30' CT.	GOOD	REMAIN	
5.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		30' CT.	GOOD	REMAIN	
6.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		30' CT.	GOOD	REMAIN	
7.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMOVE/MITIGATE	$350.00
8.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMOVE/MITIGATE	$350.00
9.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMOVE/MITIGATE	$350.00
10.	BURSERA SIMRUBA	GUMBO LIMBO	17.5" DBH.	25'X35'	GOOD	RELOCATE	$8,300.00
11.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMAIN	
12.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMAIN	
13.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMAIN	
14.	ACER RUBRUM	RED MAPLE	9" DBH.	20'X15'	FAIR	REMAIN	
15.	BURSERA SIMARUBA	GUMBO LIMBO	23" MULTI	20'X12'	POOR	REMAIN	
16.	BURSERA SIMARUBA	GUMBO LIMBO	17" MULTI	20'X12'	POOR	REMAIN	
17.	BURSERA SIMARUBA	GUMBO LIMBO	12" MULTI	20'X10'	POOR	REMAIN	
18.	SABAL PALMETTO	CABBAGE PALM	20' CT.		GOOD	REMAIN	
19.	SABAL PALMTTO	CABBAGE PALM	24' CT.		GOOD	REMAIN	
20.	TAXODIUM DISTICUM	BALD CYPRESS	14" DBH.	30'X30'	GOOD	REMAIN	
21.	TAXODIUM DISTICUM	BALD CYPRESS	13" DBH.	20'X18'	GOOD	REMAIN	
22.	TAXODIUM DISTICUM	BALD CYPRESS	22" DBH.	20'X18'	GOOD	REMAIN	
23.	ACER RUBRUM	RED MAPLE	6" DBH.	20'X9'	FAIR	REMAIN	
24.	BURSERA SIMARUBA	GUMBO LIMBO	22" MULTI	20'X9'	POOR	REMAIN	
25.	BURSERA SIMARUBA	GUMBO LIMBO	5" DBH.	16'X8'	POOR	REMAIN	
26.	QUERCUS VIRGINIANA	LIVE OAK	12" MULTI	18'X10'	FAIR	REMAIN	
27.	QUERCUS VIRGINIANA	LIVE OAK	16" MULTI	18'X10'	FAIR	REMAIN	
28.	TAXODIUM DISTICUM	BALD CYPRESS	14" DBH.	20'X16'	GOOD	REMAIN	
29.	TAXODIUM DISTICUM	BALD CYPRESS	16" DBH.	20'X18'	GOOD	REMAIN	
30.	TAXODIUM DISTICUM	BALD CYPRESS	12" DBH.	20'X18'	GOOD	REMAIN	
31.	BURSERA SIMARUBA	GUMB LIMBO	14" MULTI	22'X18'	POOR	REMOVE/MIT	$650.00
32.	SABAL PALMETTO	CABBAGE PALM	20' CT.		FAIR	REMAIN	

TREE/PALM REMOVAL AMOUNT = $1,700.00

TREE RELOCATION SPECIFICATIONS:
1. ROOT PERPARATION
2. EXISTING TREES SHALL BE ROOT PRUNED WITH CLEAN SHARP EQUIPMENT
3. MAINTAIN ROOT PRUNED MATERIALS BY WATERING, WEEDING, MOWING, SPRAYING FERTILIZING AND OTHER SUSTAINABLE HORTICULTURAL PRACTICES. ALL FERTILIZIERS SHALL BE ORGANIC AND FREE OF TOXIC CHEMICALS HARMFUL TO HUMANS AND ANIMALS.
4. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC, CONSERVE MOISTURE AND MIONIMIZE TEMPERATURE FLUCTUATION.
5. ALL ROOT AND CANOPY PRUNING SHALL BE DONE BY A CERTIFIED ARBORIST

ROOT BALL SIZE CHART:
ROOT BALL SIZES SHALL BE ACCORDING TO THE MIN. STANDARDS SET FORTH IN GRADES AND STANDARDS FOR NURSERY PLANTS PART II, PALMS AND TREES, FLORIDA DEPT OF AGRICULTURE

TREE DBH.	ROOT BALL SIZE
1. 3-1/2" - 4"	= 28"
2. 4" - 4-1/2"	= 30"
3. 4-1/2" -5"	= 32"
4. 5" -51/2"	= 34"

KEY

- EXISTING TREE TO REMAIN SEE PROTECTION DETAIL THIS SHEET
- EXISTING PALM TO REMAIN SEE PROTECTION DETAIL THIS SHEET
- EXISTING TREE/PALM TO BE REMOVED
- EXISTING TREE TO BE RELOCATED

RELOCATION / TRANSPLANTING NOTES

All relocated trees less than 9" (measured 12" above grade) shall be relocated using a 90" tree spade by an operator experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request. Contractor is responsible to root prune trees a min. of 6 weeks prior to relocation.

Trees larger than 9" cal. (measured 12" above grade) shall be root pruned by hand by a certified arbor ist.
Live Oaks shall be root pruned a min of 12 weeks in prior to relocation.
Landscape Architect's approval and special relocation specifications shall be required if root pruning 12 weeks prior to relocation is not possible.
No species of tree shall be moved with less than 6 weeks between root pruning and relocation.
Trees larger than 9" (measured 12" above grade) shall be relocated by means of a crane by a company experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request.

It is the contractor's responsibility to install 2 temporary irrigation systems to cover each of the trees scheduled to be relocated. This includes the water and power source. Each shade tree shall have two flood bubblers within a soil berm around the rootball. Each palm shall have one flood bubbler within a soil berm around the rootball.

A. One system shall be installed prior to tree relocation. Each tree scheduled to be relocated shall be irrigated immediately following root pruning. Trees not scheduled for root pruning shall be irrigated at the same time and by the same method as root pruned trees.
B. A second system irrigating each relocated tree shall be installed immediately following relocation.
Both of these systems will irrigate on a schedule determined by those responsible for the relocation of the trees, and in consideration of tree species and soil type.

Installation of relocated trees shall also adhere to all details and specifications applicable to nursery stock.

NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF POMPANO BEACH
ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER
TREES MUST BE PROTECTED DURING THE ENTIRE PROJECT UNTIL COMPLETION
NO TREE OR PALM ROOTS SHALL BE CUT OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES ON SITE. SEE TREE PROTECTION DETAIL SHEET L-1

ISSUED FOR BID
DATE: 7/10/2025

(IN FEET)
1 inch = ft. 20

LA 6666695 ISA 0823A
2016 N.E.45th street
ft. lauderdale, fl. 33334
954-763-1043
e: mlagroup1nc@yahoo.com
mlagroup1nc.com

REVISIONS:
1. 4/20/23 CITY COMMENTS
2. 12/8/24 SITE REV
3. 5/1/25 CITY COMMENTS

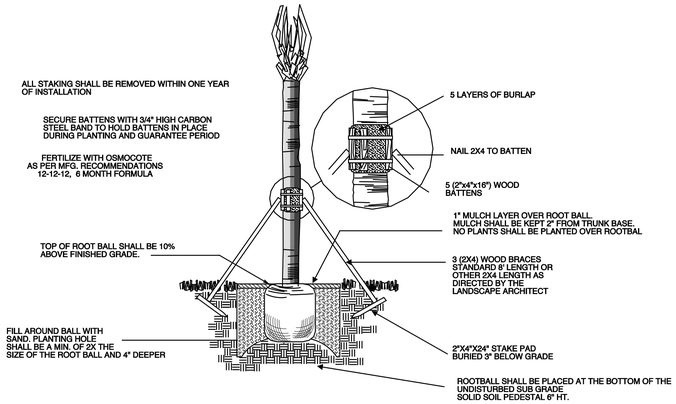
SHEET TITLE:
EXISTING TREE DISPOSITION PLAN

PROJECT:
SKOLNICK CENTER
800 SW 36TH AVE
POMPANO BEACH, FL.

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF MLA Group , Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MLA Group Inc.
© MLA Group Inc

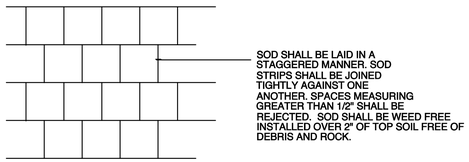
SEAL: james s mcclure Date: 2025.05.06 08:50:07 -04'00'

SCALE: 1"=20'
DATE DRAWN: 10/27/22
SHEET NO.
L-2
of-3



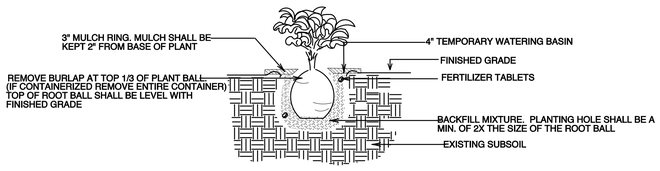
SABAL PALM PLANTING DETAIL

NOT TO SCALE



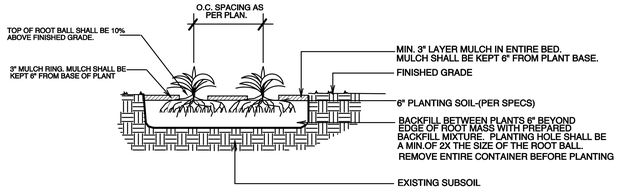
SOD PLANTING DETAIL

NOT TO SCALE



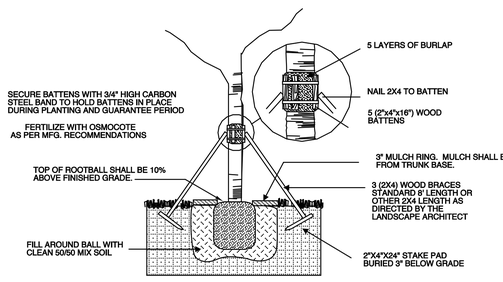
SHRUB PLANTING DETAIL

NOT TO SCALE



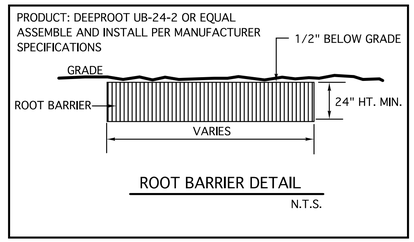
GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE



RELOCATED TREE STAKING DETAIL

NOT TO SCALE



ROOT BARRIER DETAIL

N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS

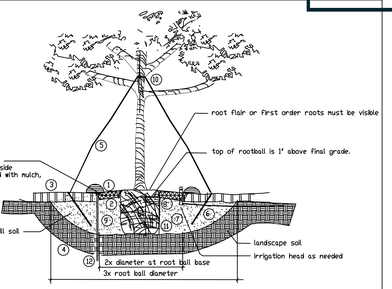
1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WIL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (I YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH/ FLORIMULCH. & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)
8. ALL TREES TO HAVE A 2 ½" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
10. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK WITH RESPECT TO PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL. (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).
22. SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
25. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST
26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD & WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE . FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURE'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATES:

    5 LBS OR 14.5 CUPS / PALMS
    3 LBS OR 8.70 CUPS /12'-16' MATERIAL
    2 LBS OR 5.80 CUPS / 8' -12' MATERIAL
    0.69 LBS OR 2.00 CUPS / 6'-8' MATERIAL
    0.19 LBS OR ½ CUP /3 GAL.MATERIAL
    0.10 LBS OR ¼ CUP/ 1 GAL. MATERIAL
    FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
    SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, ¼ LB PER 1 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURES RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE-COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
    1 PAC PER TREE – 36" BALL SIZE
    2 PAC PER TREE –OVER 36" BALL SIZE
    1 PAC PER 20 GAL. CONTAINER
    0.5 PACS PER 7-10 GAL. CONTAINER
    0.25 PACS PER 3 GAL. CONTAINER
    0.12 PACS PER 1GAL. CONTAINER
28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS; EIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER
33. MAINTENENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY
34. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.
35. MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
36. GRASS, AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED
37. EXCAVATION REQUIREMENT: REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL AT LEAST TO THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED.
38. A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSACPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.
39. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBITT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
    - MINIMUM SOIL DEPTH:
      REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
    - ROOTBALL SOIL:
      REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
    - NATIVE SOIL:
      REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
    - ARID PLAMS:
      REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
40. USE OF ORGANIC MULCHES:
    A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.
41. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
42. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS: ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF WAY.
43. SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
44. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTH S OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PROCEEDING IS ACHIEVED

ISSUED FOR BID

DATE: 7/10/2025

1. 3" OF CLEAN MULCH IN A 5' DIAMETER RING WITH A 3" HIGH CONTINUOUS WATER EARTH BERM. KEEP MULCH 3" FROM TRUNKS AND STEMS OF ALL VEGETATION. THE USE OF CYPRESS OR RED MULCH IS PROHIBITED.
2. PLANTING HOLE SHALL BE TWICE AS WIDE AT THE ROOT BALL AND NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. THE TOP OF THE ROOT BALL SHALL BE APPROXIMATELY 1" ABOVE THE FINISH GRADE. THE TRUNK FLAIR MUST BE VISIBLE ABOVE GRADE.
3. FINISH GRADE.
4. EXISTING UNDISTURBED SOIL.
5. 3 STRANDS OF 3/4" DIAMETER BIODEGRADABLE ROPE TIED TO EACH TREE AND SUPPORTED IN THE GROUND WITH 3- 1" x 2" x 1" BURIED SO TOP IS 1" BELOW GRADE.
6. TILL AND LOOSEN SOIL TO A DEPTH OF 8" WITH A RADIUS OF 5' FROM TRUNK OF TREE.
7. PLACE SOIL AMENDMENTS (I.E. "TERRASORB", FERTILIZER TABLETS) IN THE TOP 8" OF THE PLANTING HOLE.
8. REMOVE TOP 1/3 THIRD OF THE NATURAL BURLAP AND WIRE BASKET COMPLETELY. IF WIRE BASKETS CANOT BE REMOVED DUE TO ROOT BALL STABILITY, SLICE THE BASKET TO THE BOTTOM OF THE ROOT BALL ON A MINIMUM OF 4 SIDES.
9. BACK FILL TO BE 50% SAND I 50% MUCK, MIXED WITH 50% EXISTING SOIL UNLESS OTHERWISE NOTED.
10. SINGLE DOMINATE LEADER. GOOD STRUCTURE. FLORIDA 1 OR BETTER.
11. TILL AND LOOSEN EXISTING SOIL TO A DEPTH OF 8" IN ALL PLANTING BEDS THEN TILL IN 4" OF PLANTING SOIL THROUGHOUT
12. ROOT BARRIER SYSTEM AS INDICATED ON THE PLANS IF APPLICABLE.



Tree Planting Detail

LA 6666635 ISA 0823A
2016 NE 45th street
pompano beach, FL 33064
954 968 1049
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MLA landscape architecture

REVISIONS:

SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

PROJECT:

SKOLNICK CENTER

800 SW 36TH AVE
POMPANO BEACH, FL.

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF
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SEAL:

james s mcclure

Digitally signed by james s mcclure
Date: 2025.05.06 08:48:31 -04'00'

DATE DRAWN: 03/07/22

SHEET NO.

L-3

of-3

Existing Catch Basin
Grate El.=5.71
Inv. El. (N)=1.53 15" CMP
Inv. El. (S)=1.51 15" CMP
Inv. El. (SE)=1.52 15" CMP

Sanitary Manhole
Rim El.=7.19

Cypress Creek Canal
South Florida Water Management District
C-14 Canal Right-of-Way Map
Drawing No. C-14-30

TREE/PALM
BUBBLER
BUBBLER
2 FLOATING BUBBLERS PER TREE AT ALL LOCATIONS
BUBBLER DETAIL FOR ALL TREES / PALMS
N.T.S.
CITY OF POMPANO BEACH

'R
RECREATION)

existing light pole (typ)

Grass

D= 28Å25'28"

L= 325.92'

140lf OF 15" HDPE EXFILTRATION TRENCH W/ 16lf OF SOLID 15" HDPE

227.3lf 15" SOLID HDPE

L = 716.69'

160 Of Bank

ZONING: CF
(COMMUNITY FACILITY)

Asphalt

R= 26.50'
L= 26.43'
D= 57°09'09"

ZONING: RM-45
(MULTIPLE FAMILY RESIDENCE)

EXISTING ARBORICOLA SHRUBS TO REMAIN

EXISTING COCOPLUM HEDGE TO REMAIN

34' Revertible Easement Deed (O.R.B. 1446 Pg. 351)

Catch Basin
Grate El. = 6.53
Inv. El. (N) = 1.58 15" CMP
Inv. El. (S) = 2.20 15" CMP

Sanitary Manhole
Rim El.=7.56

63.3'

EXISTING COMMUNITY BLDG F.F.E.=10.30 NAVD

151lf 15" SOLID HDPE

8" PVC

19.7'

1.3'

PROPOSED IRRIGATION LAYOUT FOR EFFECTED AREAS OF LANDCAPING. CONTRACTOR SHALL TIE NEW EQUIPMENT INTO EXISTING IRRIGATION SYSTEM WHERE MOST LOGICAL. ONLY HEAD LAYOUT SHOW FOR CONTRACTOR REFERENCE CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS RECEIVE 100% COVERAGE WITH 100% OVERLAP

FB
ROTOR ZONE
17
SPRAY ZONE
10
6

Grass

EXISTING COMMUNITY BUILDING FFE 10.30 NAVD

28.8'

45.0'

30.0'

63.3'

64.0'

ADDITION FFE 10.30 NAVD

24.7'

67.3'

Steps

Roof Line

Asphalt

172lf 15" SOLID HDPE

R= 656.95'

Catch Basin
Grate El. = 6.56
Inv. El. (NE) = 2.50 15" CMP
Inv. El. (E) = 2.21 15" CMP
Inv. El. (SW) = 2.56 15" CMP

88lf 15" SOLID HDPE

Catch Basin
Grate El. = 9.34
Inv. El. (NE) = 5.29 8" PVC
Inv. El. (W) = 3.51 15" CMP

FPL Transformer

5' sidewalk

Retention Area

38lf 15" SOLID HDPE

Catch Basin
Grate El. = 3.27
Inv. El. (NE) = (-)0.24 15" CMP

3.00(4.50)
4.00(5.50)
5.00(6.50)
6.00(7.50)

S 86Å59'50" W 655.05'

Concrete Wall

Grass

Retention Area

D= 70Å18'49"

Catch Basin
Grate El. = 3.20
Inv. El. (NW) = 0.10 15" CMP

MODIFY IRRIGATION WHERE NEW GRADING IS PROPOSED

INSTALL FLOOD BUBBLERS 1 PER NEW TREE

4.00(6.5)
4.50(6.0)
5.00(6.5)
5.50(7.0)
6.00(7.5)
6.50(8.0)
7.00(8.50)

LIMIT OF WORK LINE

NOTE: ALL IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PROPERTY LINES OR GREEN AREAS IS FOR GRAPHIC CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE PROPERTY LINE AND WITHIN GREEN AREAS WHEREVER POSSIBLE
THE IRRIGATION DESIGN IS DRAWN FROM THE INFORMATION SUPPLIED FROM THE SITE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL LANDSCAPED AREAS WILL RECIEVE 100% IRRIGATION COVERAGE WITH 50% OVERLAP. CONTRACTOR MAY ADD OR ADJUST HEADS WHERE NECESSARY TO ENSURE COVERAGE. VALUE

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE DONE TO THE LANDSCAPING AS A RESULT OF IRRIGATION INSTALLATION TO EQUAL OR BETTER CONDITION.

ALL EQUIPEMENT SHALL BE INSTALLED PER THE LATEST REVISED SOUTH FLORIDA BUILDING CODE APPENDIX F.

THERE SHALL BE NO MACHINE TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES. ALL TRENCHES SHALL BE HAND DUG WITHIN THESE AREAS. CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR PROPOSED AND EXISITNG MATERIALS.

CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING OR PROPOSED UTILITIES PRIOR TO STARTING WORK. CONTRACTOR SHALL ADJUST EQUIPMENT WHERE NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL SITE ADJUST ADD OR REMOVE IRRIGATION HEADS TO TO ENSURE ALL GREEN AREAS RECIEVE 100% COVERAGE IF SITE CONDITIONS VARY FROM THE PLAN.

IRRIGATION HEADS INSTALLED IN TALL SHURB BEDS SHALL BE PLACED ON RISERS. SEE DETAIL THIS SHEET

ALL PROPOSED IRRIGATION WORK SHALL BE COORDINATED WITH COPB PUBLIC WORKS DIV. PRIOR TO STARTING WORK

PIPE SLEEVING SCHEDULE

PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2"
1 1/2"	3"
2"	4"
2 1/2"+	6"

RAIN BIRD EQUIPMENT

L E G E N D	
	VALVE
	SPRAY, 360° 1800
	SPRAY, 180° 1800
	SPRAY, 90° 1800
	SIDE STRIP
10	10' NOZZLE
	ROTOR 3500
	BUBBLER

ADDITIONAL NOTES:

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO ADHEAR TO ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF IRRIGATION EQUIPMENT.

3. IRRIGATION CONTRACTOR SHALL FIELD VERIFY ALL LANDSCAPE AREAS RECEIVE 100% COVERAGE WITH 100% OVERLAP. ADUSTMENTS SHALL BE MADE IN THE FIELD AS NECESSARY IF SITE CONDITIONS VARY FROM PLAN.

2. IRRIGATION CONTRACTOR SHALL REFER TO LANDSCAPE PLANS TO VERIFY LOCATIONS OF LANDSCAPE MATERIALS IN RELATION TO IRRIGATION EQUIPMENT.

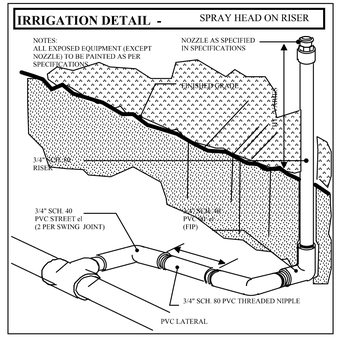
3. SUBCONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND PERMIT FEES ASSOCIATED WITH INSTALLING THE IRRIGATION SYSTEM. SUBCONTRACTOR WILL ASSIST THE CONTRACTOR IN OBTAINING WATER-USE PERMIT.

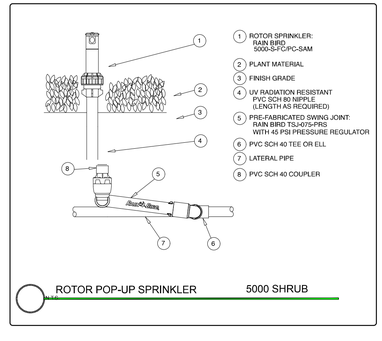
4. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE CALANDAR YEAR FROM FINAL ACCEPTANCE. GUARANTEE SHALL INCLUDE MATERIAL AND WORKMANSHIP.

5. CHANGES OR SUBSTITUTIONS TO THESE SPECIFICATIONS SHALL BE APPROVED ONLY IN WRITING BY THE ARCHITECT. THESE SPECS ARE CONSIDERED TO BE MINIMUM STANDARDS. IN SOME CASES, LOCAL CODES MAY EXCEED THESE SPECS. THE BURDEN OF PROOF OF PRODUCTS TO BE CONSIDERED AS EQUAL IS COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR. NO ITEM OR PART DISCONTINUED FROM MANUFACTURING SHALL BE ACCEPTED.

ISSUED FOR BID
DATE: 7/10/2025

IRRIGATION DETAIL - SPRAY HEAD ON RISER





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REVISIONS:

3 5/1/25 CITY COMMENTS

SHEET TITLE:

IRRIGATION PLAN DETAILS AND SPECIFICATIONS

PROJECT:
SKOLNICK CENTER
800 SW 36TH AVE
POMPANO BEACH, FL.

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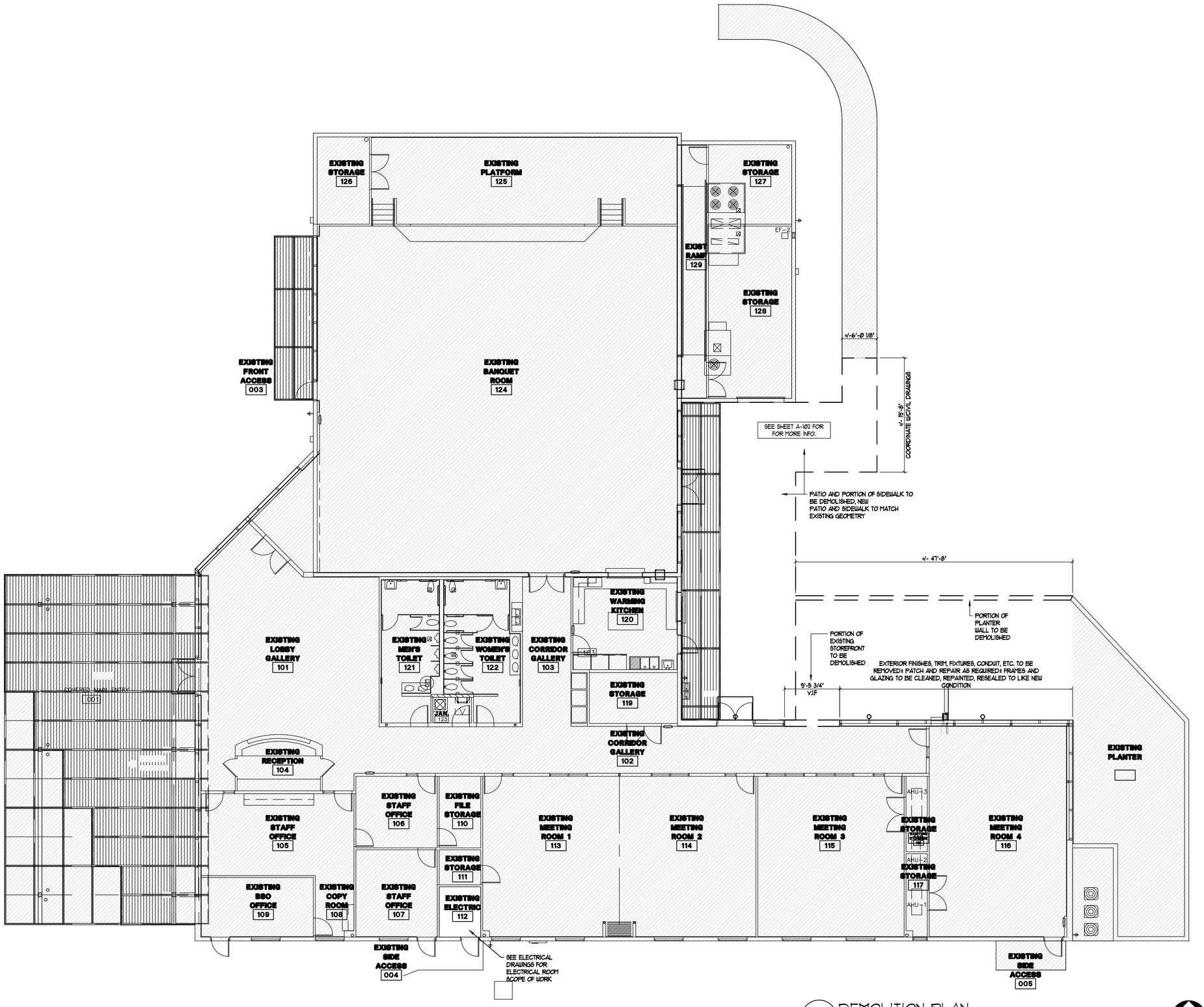
SEAL:

james s mcclure
Date: 2025.05.06 08:48:52 -04'00'

SCALE: 1"=20'
DATE DRAWN: 10/27/22
SHEET NO.

IR-1

of-1



01 DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

NORTH

DEMOLITION LEGEND

MARK	DESCRIPTION
———	EXISTING
- - -	PORTION(S) TO BE DEMOLISHED
▨	NOT IN CONTRACT (N.I.C.)

DEMOLITION NOTES

EXAMINATION

1. SURVEY EXISTING CONDITIONS PRIOR TO BEGINNING ON-SITE DEMOLITION OPERATIONS. SURVEY MUST BE PERFORMED BY 'COMPETENT PERSON.'

(DEFINITION: COMPETENT PERSON: CAPABLE OF IDENTIFYING EXISTING AND PREDICTABLE HAZARDS IN THE SURROUNDINGS OR WORKING CONDITIONS THAT ARE UNSANITARY, HAZARDOUS, OR DANGEROUS TO EMPLOYEES, AND WHO HAS AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES TO ELIMINATE THEM)

2. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED WHERE APPLICABLE

PREPARATION

1. CONDUCT DEMOLITION OPERATION AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

2. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.

3. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE TO AND FROM OCCUPIED PORTION OF BUILDINGS AND FOR HANDICAPPED THAT MEETS UFAS

4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.

5. PROVIDE BARRIERS AND APPROPRIATE SIGNS MEETING REQUIREMENTS OF 29 CFR 1910 FOR SIZE AND COLOR WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS.

6. CAP ANY WATER, SEWER, AND GAS LINES(IF EXISTING ON SITE), AND ACQUIRE WRITTEN APPROVAL TO PROCEED FROM UTILITY COMPANIES.

7. ARRANGE TO HAVE FPL TERMINATE SERVICE (IF REQUIRED) AND ACQUIRE WRITTEN APPROVAL TO PROCEED FROM FPL.

8. ACQUIRE DEMOLITION PERMIT FROM CITY AND APPROVAL FROM ANY AGENCIES HAVING JURISDICTION.

DEMOLITION

1. GENERAL: PERFORM DEMOLITION WORK IN ACCORDANCE WITH 29 CFR 1926, IN PARTICULAR ATTENTION TO REQUIREMENTS SET FORTH IN SUBPART T, 'DEMOLITION'.

2. PERFORM WORK IN A SAFE AND SYSTEMATIC MANNER.

3. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON CONTRACT DRAWINGS AND MINIMIZE DISTURBANCE OF ADJACENT TENANTS.

4. USE WATER AS NECESSARY TO CONTROL DUST.

5. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK.

REPAIRS

1. REPAIR DEMOLITION PERFORMED IN ACCESS OF THAT REQUIRED.

2. RETURN SURFACE NOT PART OF DEMOLITION TO CONDITION PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

3. PROMPTLY REPAIR ADJACENT CONSTRUCTION OR SURFACE SOILED OR DAMAGED BY DEMOLITION WORK AT NO COST TO OWNER.

4. PROMPTLY DISPOSE OF DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM SITE DEMOLITION OPERATION.

5. IF CONTRACTOR ENCOUNTERS MATERIAL DURING REMOVAL THAT IS SUSPECTED TO BE POTENTIAL HAZARD, STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT.

CLEARING

1. REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE UPON COMPLETION OF DEMOLITION WORK.

2. REMOVE PROTECTION AS APPROVED BY OWNER.

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DK ARCHITECTS/PLANNERS, INC.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR THIS WORK SO NOTED.

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architects / planners, inc.
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS • AA 0000564
61 NE 1ST STREET, SUITE 2, POMPANO BEACH, FL 33060
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Blaise McGinley AR95527 Digitally signed by Blaise McGinley AR95527 Date: 2023.12.18 12:22:24 -05'00'

BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

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CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPTION	DATE

SHEET NO.
D-101

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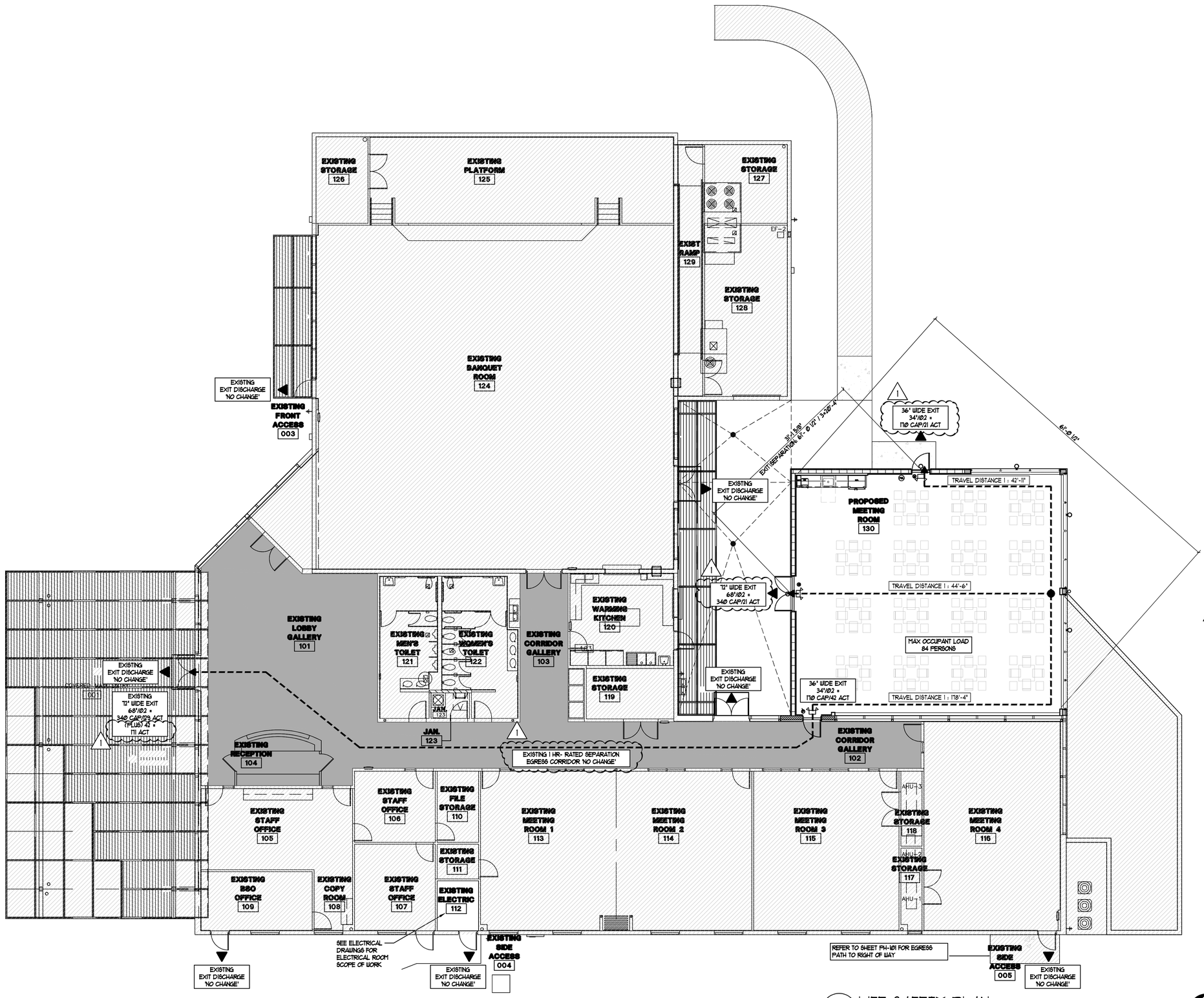

LIFE SAFETY LEGEND

MARK	DESCRIPTION
■ ■ ■	EXIT TRAVEL PATH
⊗	EXIT SIGN, ARROWS INDICATE DIRECTION WHERE REQ. (SEE ELECTRICAL FOR COMPLETE INFO.)
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER
	SURFACE MOUNTED EMERGENCY LIGHT
■ ■ ■	

CODE ANALYSIS

DESCRIPTION	ADDITION TO AN EXISTING BUILDING
OCC. CLASS	A-3
CONSTRUCTION TYPE	V-B
BUILDING AREA	13,755 SF (EXISTING) + 2,011 SF (NEW) = 15,766 SF TOTAL
NUMBER OF STORIES	1
OCCUPANT LOAD	366 OCC (EXISTING) + 84 OCC. (NEW) = 450 TOTAL OCC.
SPRINKLER	YES
FIRE ALARM	YES
MAX. TRAVEL DISTANCE	200 FEET (FFPC 12.2.6.2)

NOTES:

1. SEE ELECTRICAL SHEET E-102 FOR FIRE ALARM INFO.

2. SEE SHEETS FP-01 AND FP-02 FOR SPRINKLER INFO.

EGRESS CALCULATIONS

FLORIDA BUILDING CODE 2020 - CHAPTER 10	36" DOOR	72" DOOR
MIN. CORRIDOR AND STAIR WIDTH 44"	34"/60" = 1 PEOPLE	68"/60" = 1 PEOPLE
CORRIDORS / RAMPS / DOORS AT 60" PER PERSON		
STAIRS AT 0.3" PER PERSON		
NFPA 2020 - TABLE 7.3.3.1	36" DOOR	72" DOOR
CORRIDORS / RAMPS / DOORS AT 60" PER PERSON	34"/60" = 1 PEOPLE	68"/60" = 1 PEOPLE
STAIRS AT 0.3" PER PERSON		
FBC 2020, 1020.1 AND NFPA 2020 12.2.3.2 - ASSEMBLY		
1/2 OF OCCUPANTS REQUIRED TO EXIT THROUGH MAIN ENTRANCE		

MAX. OCCUPANT LOAD

ITEM	GSF	NSF	OCC.
LOUNGE (EXISTING)		2787.1	187
PLATFORM (EXISTING)		925.3	60
MEETING ROOMS (EXISTING)		1,469.1	98
MEETING ROOMS (PROPOSED)		1260	84
OFFICES (EXISTING)	1966.4		11
RECEPTION (EXISTING)	196.3		2
WARMING KITCHEN (EXISTING)	297.2		3
STORAGE (EXISTING)	1179		4
MECH/ELEC (EXISTING)	182.2		1
TOTAL OCCUPANTS			450

1 ALL ASSEMBLY AREAS SHALL HAVE POSTED MAXIMUM OCCUPANCY SIGNS AS SHOWN ON PLAN.

01 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

NORTH

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PRIOR TO BIDDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ON THE SAME TO THE ARCHITECT. NO EXTRA CHARGE WILL BE ALLOWED BY THE CONTRACTOR FOR WORK PERFORMED THAT DOES NOT CONFORM TO THE DIMENSIONS AND CONDITIONS AT THE JOB SITE AND THE SAME SHALL BE SETTLED BY AND AT THE EXPENSE OF THE CONTRACTOR. FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE. ALL DIMENSIONS SHOWN ON SHOP DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY WORK IS STARTED OR MATERIAL FABRICATED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION OR ON ITEMS SO NOTED.

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REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

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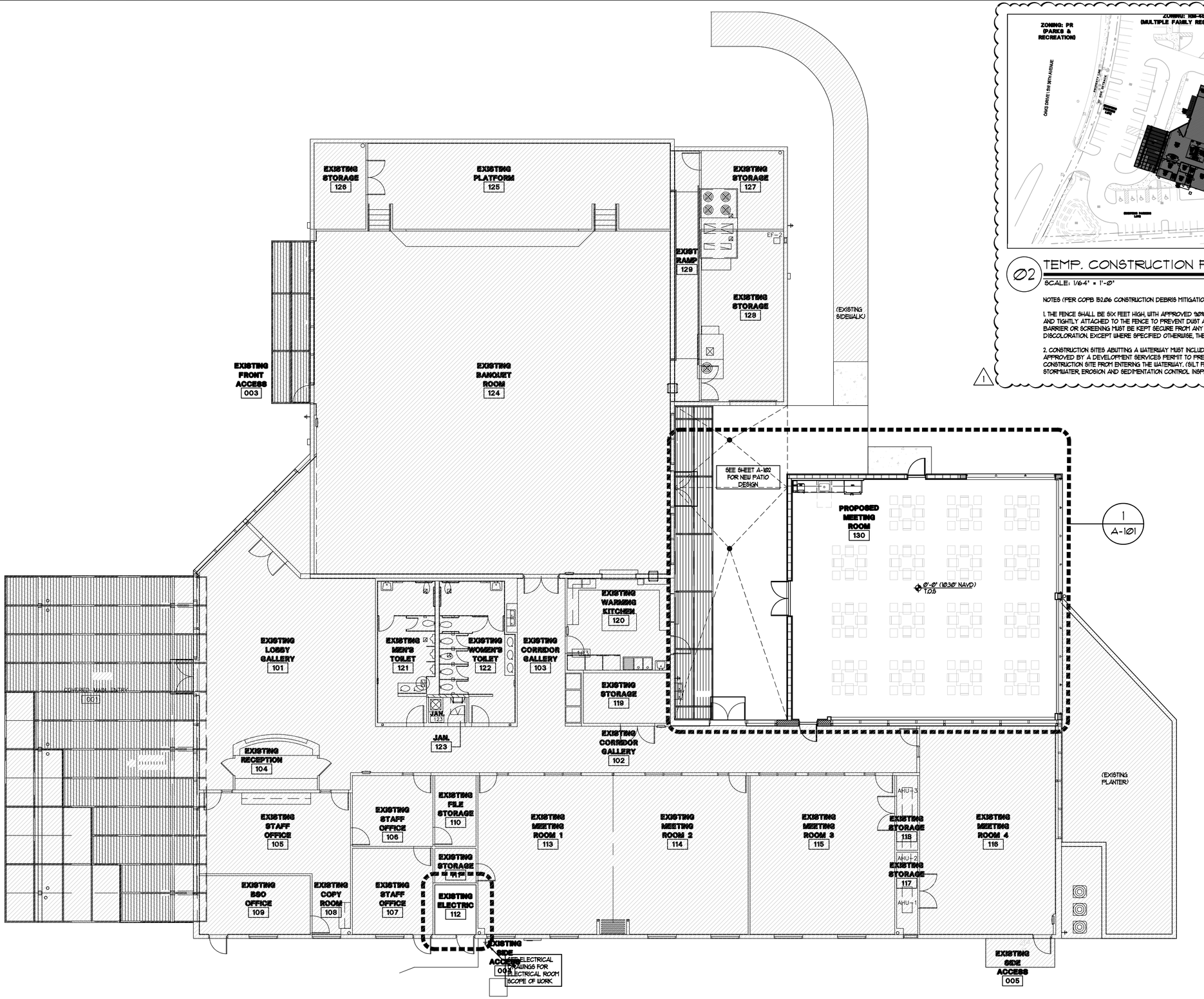
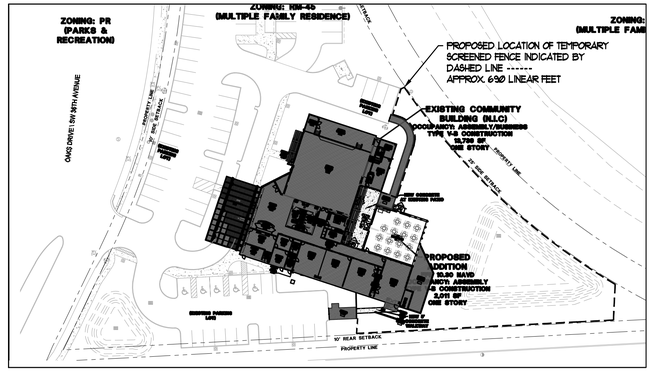


01 OVERALL PLAN

SCALE: 1/8" = 1'-0"

NORTH



02 TEMP. CONSTRUCTION FENCE DIAGRAM

SCALE: 1/64" = 1'-0"

NORTH

NOTES (PER COPB 152.06 CONSTRUCTION DEBRIS MITIGATION AND SCREENING):

1. THE FENCE SHALL BE SIX FEET HIGH, WITH APPROVED 90% OPAQUE WIND SCREENING MATERIAL OUTSIDE AND SECURELY AND TIGHTLY ATTACHED TO THE FENCE TO PREVENT DUST AND DEBRIS INTRUSION UPON ADJACENT PROPERTIES. THE BARRIER OR SCREENING MUST BE KEPT SECURE FROM ANY WIND DAMAGE, FREE OF RIPS, TEARS, GRAFFITI AND DISCOLORATION, EXCEPT WHERE SPECIFIED OTHERWISE, THE BARRIER MUST COVER THE ENTIRE CONSTRUCTION SITE.

2. CONSTRUCTION SITES ABUTTING A WATERWAY MUST INCLUDE THE INSTALLATION AND MAINTENANCE OF A SILT FENCE APPROVED BY A DEVELOPMENT SERVICES PERMIT TO PREVENT ANY SOIL OR CONSTRUCTION DEBRIS FROM THE CONSTRUCTION SITE FROM ENTERING THE WATERWAY. (SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.) SEE CIVIL DRAWINGS FOR MORE INFO.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC.

PRINTS BY MUNICIPALITIES, CONTRACTORS, SUB-CONTRACTORS, ETC. FOR REVIEW AND APPROVAL ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SAID PRINTS BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ARCHITECT OR HIS OFFICE AND THEIR OFFICE MUST BE NOTIFIED OF ANY AND ALL CHANGES MADE BY THE BUILDING DEPARTMENT OR ANY OTHER AGENCY. ALL CHANGES MUST BE CLOUDED AND NOTED BY THEIR DRAWINGS. SHOP DETAILS OF ASSEMBLY, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BEFORE ANY WORK PROCEEDS WITH FABRICATION OR ITEMS SO NOTED.

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BLAISE McGINLEY
ARCHITECT AR95527

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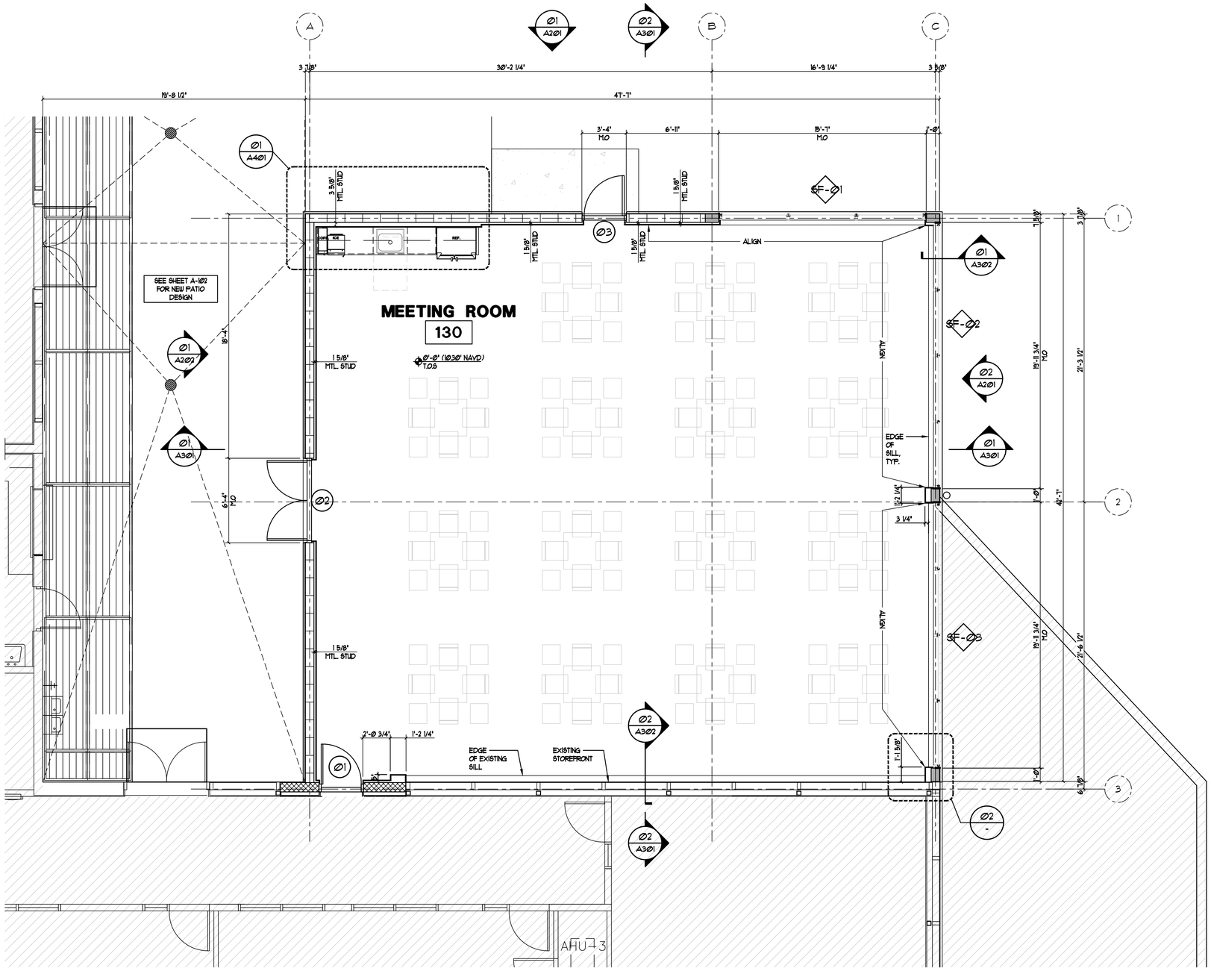


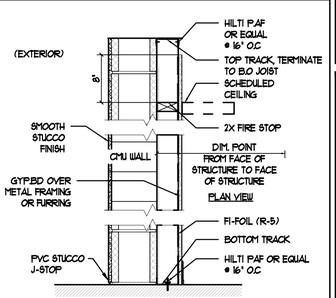
Ø1 FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

GENERAL NOTES

1. SEE STRUCTURAL AND M.E.P. DRAWINGS FOR ADDITIONAL INFORMATION
2. DIMENSION POINTS ARE AS SHOWN BELOW

WALL LEGEND & DETAILS

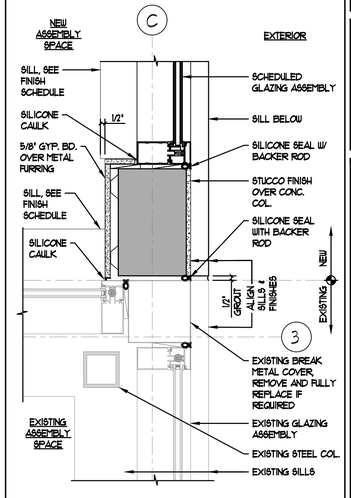


5/8" GYPSUM WALL BOARD OVER 25 GAUGE METAL STUDS @ 16" O.C.

PROVIDE FI-FOIL R-5 INSULATION AT EXTERIOR WALLS

PROVIDE 5/8" MOISTURE RESISTANT GYPBOARD AT WET AREAS--KITCHENETTE

8" CMU W/ 1-5/8" METAL STUD TYP. OR 3-5/8" WHERE NOTED ON PLAN



Ø2 BLDG. CORNER DTL.

SCALE: 1 1/2" = 1'-Ø"

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STATE OF FLORIDA — REGISTERED ARCHITECT — AR 95527

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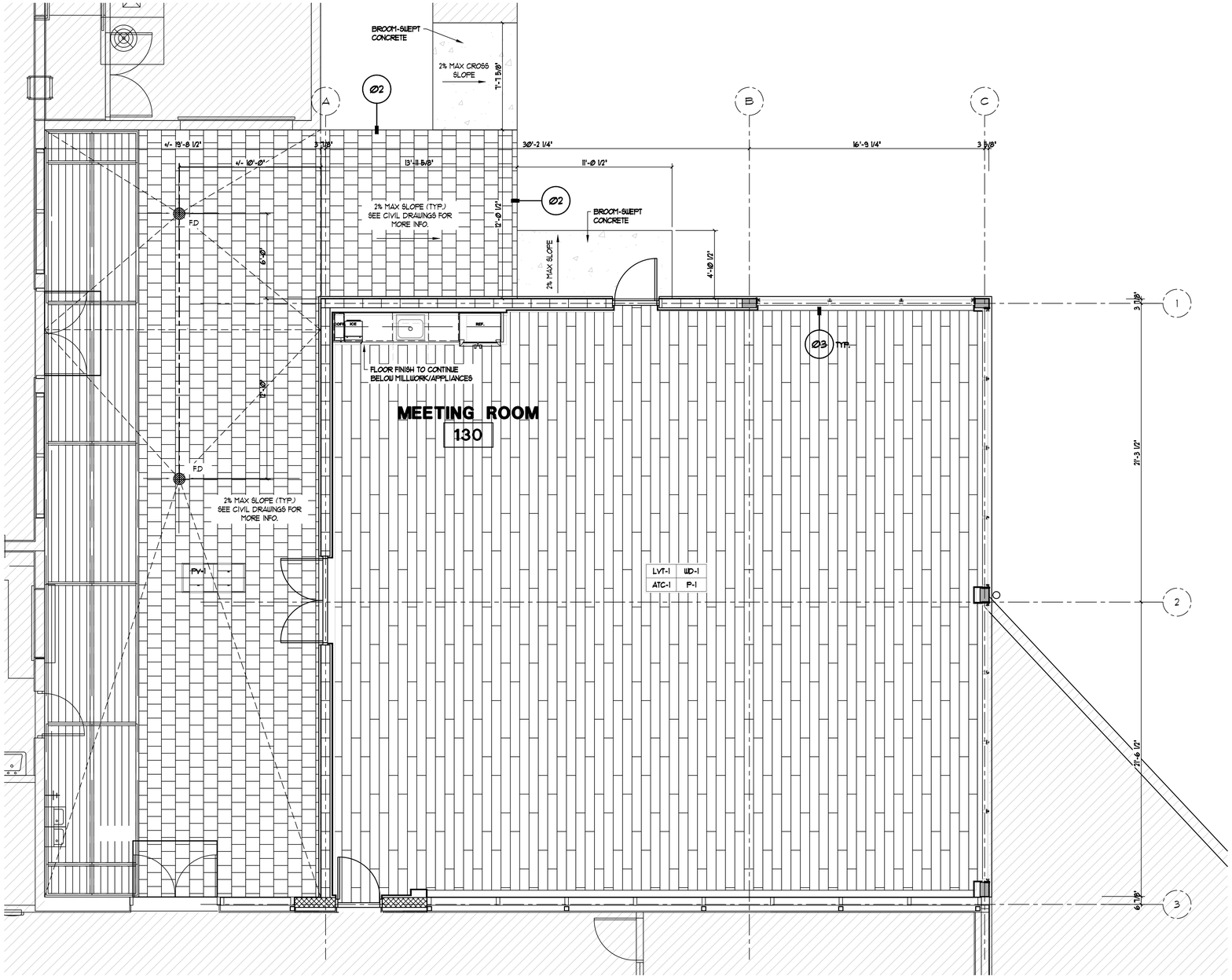
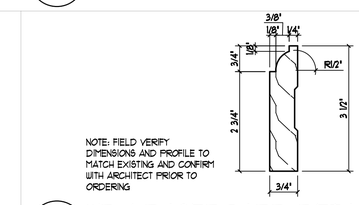


Ø1 FINISH PLAN

SCALE: 1/4" = 1'-Ø"

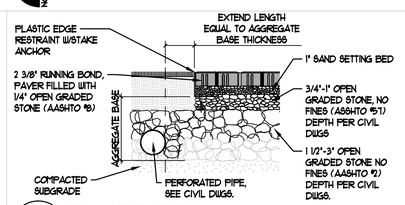
NORTH



NOTE: FIELD VERIFY DIMENSIONS AND PROFILE TO MATCH EXISTING AND CONFIRM WITH ARCHITECT PRIOR TO ORDERING

Ø3 WD-1 BASEBOARD DETAIL

SCALE: 6" = 1'-Ø"



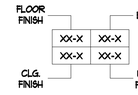
Ø2 PAVER DETAIL

SCALE: 1" = 1'-Ø"

FINISH NOTES

1. ALL FINAL FINISH COLORS AND FINISHES TO BE SELECTED BY ARCHITECT AND APPROVED BY OWNER.
2. PROPOSED FINISHES ARE INTENDED TO BE LOW MAINTENANCE AND COMMERCIAL GRADE.
3. ALL FURNITURE IS OWNER FURNISHED, OWNER INSTALLED
4. FURNITURE IS SHOWN FOR REFERENCE ONLY
5. FLOORING TO RUN CONTINUOUS BELOW FURNITURE AND MILLWORK.

LEGEND



PATTERN	DESCRIPTION
	LVT-1
	FV-1

FINISH SCHEDULE

FLOOR FINISH

MARK	TYPE	MANUF.	PRODUCT	COLOR	SIZE
LVT-1	LUXURY VINYL TILE	TARKETT	3405 HICKORY WG	WOOD GRAIN	PLANKS
FV-1	PAVER	HANOVER	TRAD. PRESTIGE BRICK	NEW RUSSET	8"X8"X 2 3/8" THK.

CONTACT FOR LVT-1
CAIN AND BULTMAN INC.
ESTONE OWEN
561-714-5885 EOWEN@CAIN-BULTMAN.COM

BASE

MARK	TYPE	MANUF.	PRODUCT	COLOR	SIZE
WD-1	WOOD BASE	MOULDINGS ONE	2122	P-1	3/4"X 3 1/2"

CONTACT FOR WD-1
MOULDINGS ONE
716-306-4365
WWW.MOULDINGSONE.COM

WALL FINISH

MARK	TYPE	MANUF.	PRODUCT	COLOR	SIZE
P-1	PAINT	SHERWIN WILLIAMS	SW 1005	PURE WHITE	

NOTES:

- PROVIDE EGGSHELL FINISH

CEILING FINISH

MARK	TYPE	MANUF.	PRODUCT	COLOR	SIZE
ATC-1	ACOUSTIC TILE CEILING	ARMSTRONG	CIRRUS	WHITE	24X24 ANGLED TEGULAR

INTERIOR FINISH CODE REQUIREMENTS

OCCUPANCY GROUP	CORRIDORS	ROOMS & ENCLOSED SPACES	FLOORS
A-3	CLASS B	CLASS C	CLASS I OR II, SEE EXCEPTIONS

NOTES:

1. CLASS B FLAME SPREAD INDEX 26-75± SMOKE DEVELOPED INDEX Ø-450
2. CLASS C FLAME SPREAD INDEX 76-200± SMOKE DEVELOPED INDEX Ø-450
3. FLOOR FINISHES EXCEPTION:FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.

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Blaise Mcginley AR95527
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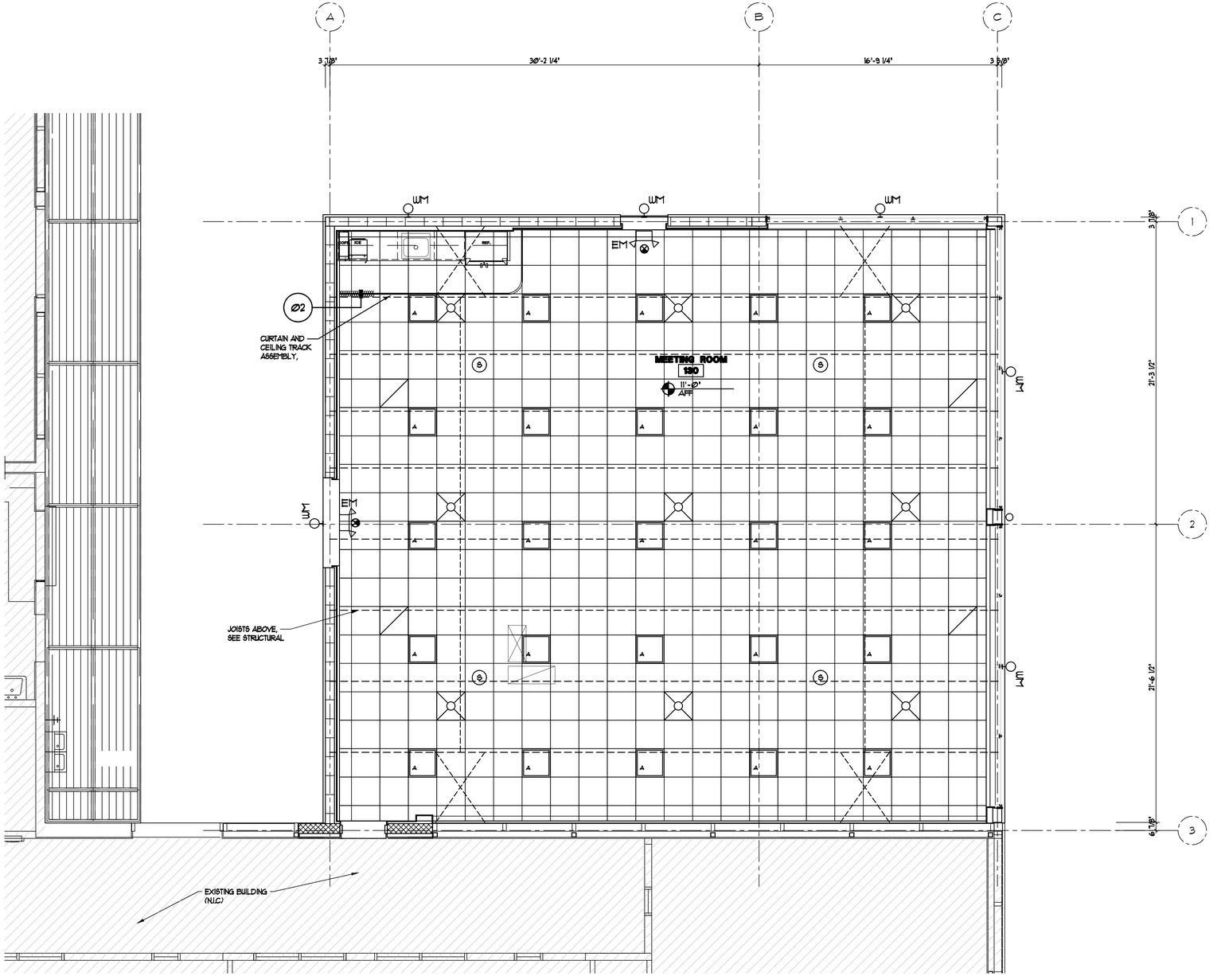


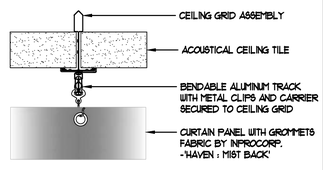
Ø1 REFLECTED CEILING PLAN

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

NORTH

BASIS OF DESIGN:
CLICKEZE PRIVACY SYSTEMS BY INFRO CORP.
-FORMATRAC BENDABLE CUBICLE TRACK, CE20000 TRACK, WHITE
-CE2040 CARRIER, WHITE
-CE2500 SPRING CLIP WITH GRID CLIP, WHITE

INFROCORP.
800-222-5566
WWW.INFROCORP.COM



Ø2 CEILING TRACK DETAIL

SCALE: 6" = 1'-0"

REFLECTED CEILING PLAN LEGEND

MARK	DESCRIPTION
A	2'X2' LED LIGHT PANEL
	EXIT SIGN, ARROWS INDICATE DIRECTION WHERE REQ.
	SURFACE MOUNTED EMERGENCY LIGHT
WM	EXTERIOR WALL MOUNT
	MECHANICAL:SUPPLY DIFFUSER
	MECHANICAL:RETURN GRILL
	2'X2' ACOUSTICAL CEILING TILE
S	QSC AC-C4T 4.5 INCH FULL RANGE CEILING TILE SPEAKER (BY OTHERS)

NOTES

1. SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPE MANUFACTURER, MODEL NO., ADDITIONAL INFO.

2. SEE MECHANICAL DRAWINGS FOR MORE INFO.

3. SEE FINISH PLAN SHEET A-102 FOR FINISH INFO. AND DESCRIPTIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DK ARCHITECTS/PLANNERS, INC.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF ANY ITEMS SO NOTED.

design kollaborative
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MEMBER: AMERICAN INSTITUTE OF ARCHITECTS • AA C000564
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STATE OF FLORIDA
BLAISE MCGINLEY
AR 95527

Blaise Mcginley AR95527 Digitally signed by Blaise Mcginley AR95527 Date: 2023.12.18 12:26:15 -05'00'

BLAISE McGINLEY
ARCHITECT AR95927

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
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DATE
12/11/2023
PERMIT/BID SET

PERMIT	00/00/00
CONSTR.	00/00/00

PROJECT NO.
22011

REV.	DESCRIPTION	DATE

SHEET NO.
A-103

PRINTED: 12/18/2023 11:52 AM

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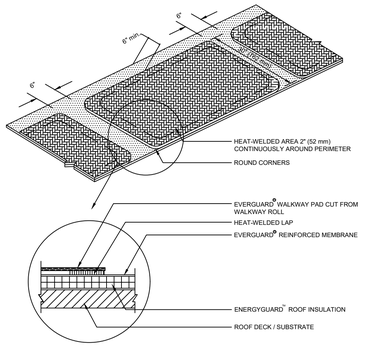
DATE: 7/10/2025

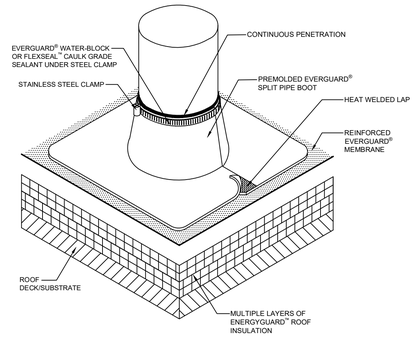


NOTE

1. REMEMBER, DO NOT CROSS SEAMS WITH WALKWAY PADS 6" (152 mm) OFF EACH SEAM.
2. HEAT-WELD EDGE OF WALKWAY PADS CONTINUOUSLY.
3. REQUIRED AT ALL ROOF ACCESS POINTS.

05 STEPPING PAD DETAIL

SCALE: NTS

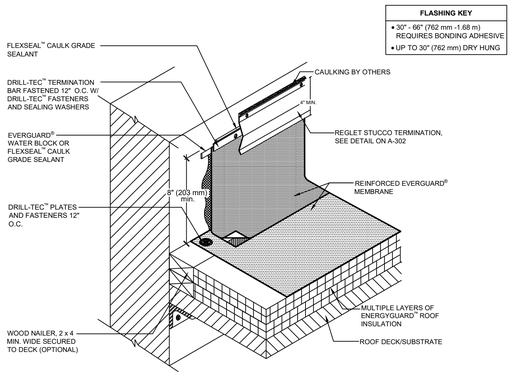


NOTE

1. FOUR DRILL-TEC™ PLATES & SCREWS AROUND PENETRATION.
2. IF PLATES AND FASTENERS ENCROACH INTO THE SEAM AREA OF THE POCKET, THEN A TARGET MUST BE ADDED FIRST TO COVER FASTENERS.
3. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.

02 PIPE BOOT DETAIL

SCALE: NTS

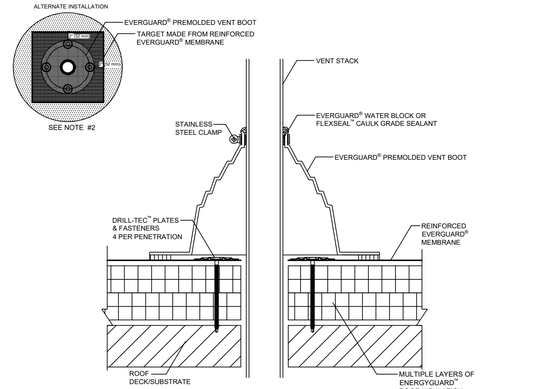


NOTE

1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
2. EXISTING REGLET IS ACCEPTABLE IF METAL IS IN GOOD CONDITION.
3. IF EVERGUARD® FREEDOM MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.
4. EXPOSED WALLS/CURBS MUST BE WATERPROOFED AND MAINTAINED ABOVE THE BASE FLASHING IN ORDER FOR ANY SURFACE-MOUNTED TERMINATION TO BE EFFECTIVE.

06 TERMINATION BAR DETAIL

SCALE: NTS



NOTE

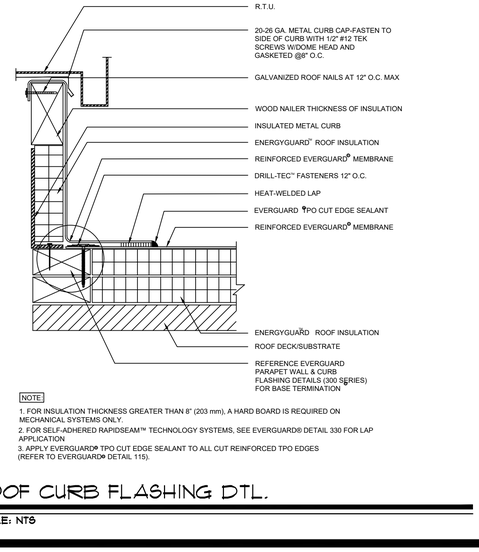
1. DO NOT CUT SIDE OF PREMOLDED BOOT. IT MUST BE PULLED OVER VENT PIPE.
2. IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
3. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY ATTACHED SYSTEMS ONLY.
4. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.

03 VENT STACK DETAIL

SCALE: NTS

07 SCUPPER DETAILS

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

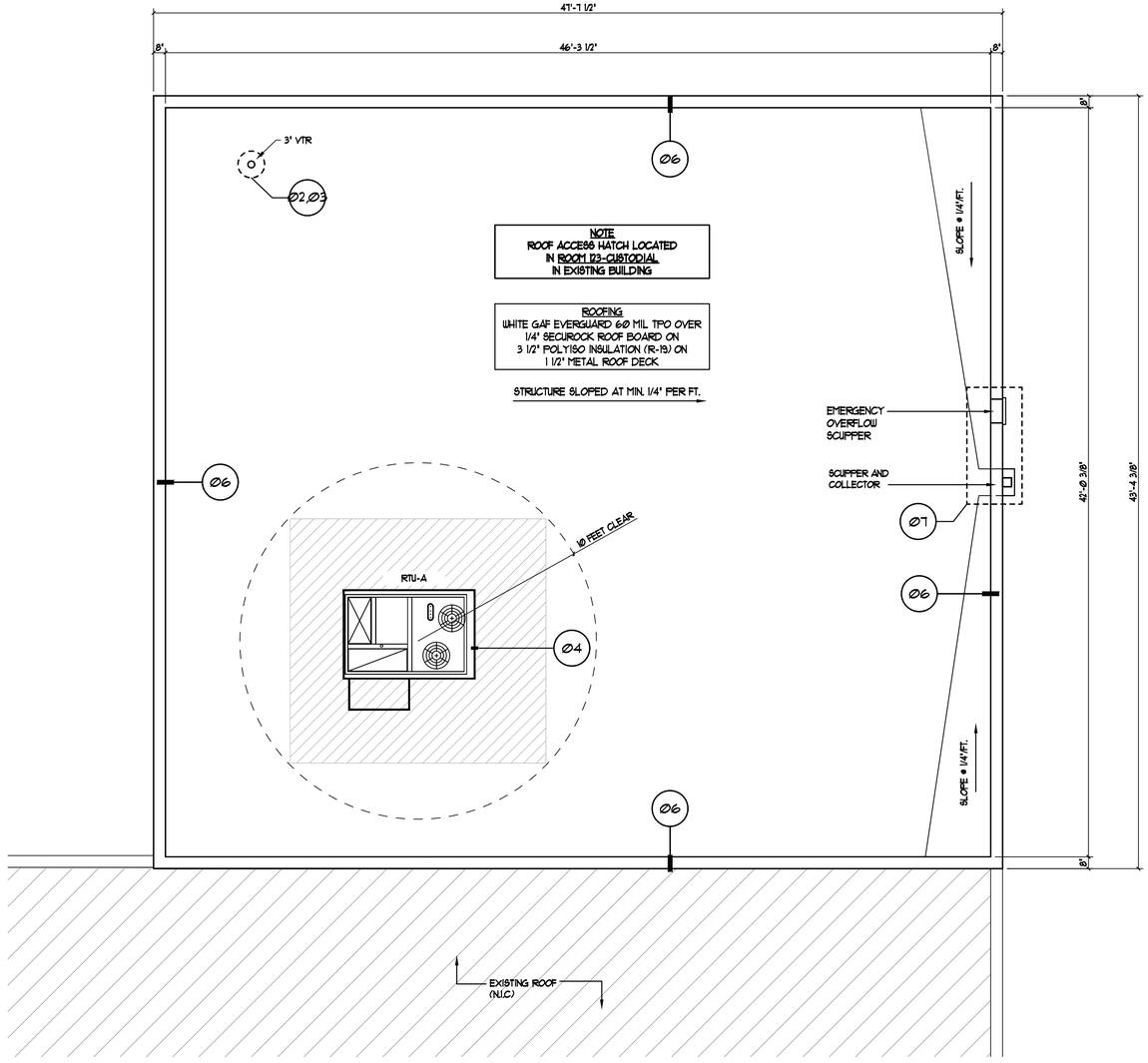


NOTE

1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICAL SYSTEMS ONLY.
2. FOR SELF-ADHERED RAPIDSEAM™ TECHNOLOGY SYSTEMS, SEE EVERGUARD® DETAIL 330 FOR LAP APPLICATION
3. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

04 ROOF CURB FLASHING DTL.

SCALE: NTS



01 ROOF PLAN

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

Herb Skolnick Center, 800 SW 36th Avenue, Pompano Beach, FL 33069
SPECIFICATION: TFANI60

COMPONENT	*TYPE*	*REQUIRED*	*ATTACHMENT*	*RATE OF APPLICATION*
DECK	Steel 33 ksi	22.0 gauge	Per Code	N/A
INSULATION 1	EnergyGuard™ Polyiso Insulation, 20 psi ASTM C1289 Type II, Class 1, Grade 2 Size: 3.3", 4' x 8' LTTR: 19.2	1 layer	Fastened with: Drill-Tec™ #12 Fastener Drill-Tec™ 3" Standard Steel Plate	Field: 20 fasteners per 4' x 8' board Perimeter: 30 fasteners per 4' x 8' board Corner: 40 fasteners per 4' x 8' board
INSULATION 2	Securock® Gypsum Fiber Roof Board, 1800 psi ASTM C1278 Size: 1/4", 4' x 4' LTTR: 0.2 Total LTTR: 19.4	1 layer	Adhered with: OlyBond500® Insulation Adhesive	Field: 0.75"- 1" ribbons 12" o.c. Perimeter: 0.75"- 1" ribbons 6" o.c. Corners: 0.75"- 1" ribbons 4" o.c.
SINGLE PLY MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 Size: 10ft SRI: 94	1 ply	EverGuard® TPO Quick Spray Adhesive LV50	Applied at a total rate of 0.84 lbs/sq. equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate.
FLASHING MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 SRI: 94	1 ply	EverGuard® TPO Quick Spray Adhesive LV50	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Membrane must be mechanically fastened along the base of the wall and also along the top of the wall.
GUARANTEE	EverGuard® Diamond Pledge™ NDL Roof Guarantee	20 years		Guarantee fee applicable

Applicable Codes and Testing Information				
Agency	*VALUE*	*REPORT #*	*PAGE #*	*SYSTEM #*
FBC	-60.0psf (120psf)	FL16730.R42	27 of 155	S-74

Requirements above are subject to change. Always review the appropriate Application & Specification Manual to confirm that the requirements provided above are current, and to obtain additional information that is important for a successful installation. This Cut Spec specification shall not waive, supersede or alter the requirements and recommendations found in the most current Application & Specification Manual(s), printed technical bulletins or specific correspondence drafted for this project by Field Services, Design Services, or Technical Services Manager. Application & Specification Manuals and specimen copies of guarantee/warranty documents are available at www.gaf.com. Note: Your Field Services or Technical Services Managers are the only employees who can approve any deviation from GAF's published specification manual(s).

Each roof has unique requirements. This specification is a representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations, and warranty eligibility, contact Design Services. The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate or alter any requirements specified by the design professional or others. Fastener pullout testing should be performed to ensure acceptable attachment into substrate. Adhesion testing is required prior to guarantee registration to ensure foam adhesive will bond to a given substrate. Any wet or damaged existing decking must be removed and replaced prior to re-roofing.

This system shall be installed by a GAF Master or Master Select Contractor.

All GAF and EverGuard® accessories shall be used where applicable. GAF Perimeter Edge Metal shall be used where conditions exist.

ISSUED FOR BID
DATE: 7/10/2025

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PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE SAME SHALL BE REPORTED TO THE ARCHITECT/PLANNER(S) IMMEDIATELY FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH FABRICATION OF WORK OR CONSTRUCTION. DO NOT SCALE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT/PLANNER(S) FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF ANY ITEMS SO NOTED.

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Blaise Mcginley AR95527 — Digitally signed by Blaise Mcginley AR95527 Date: 2023.12.18 12:26:52 -05'00'

BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

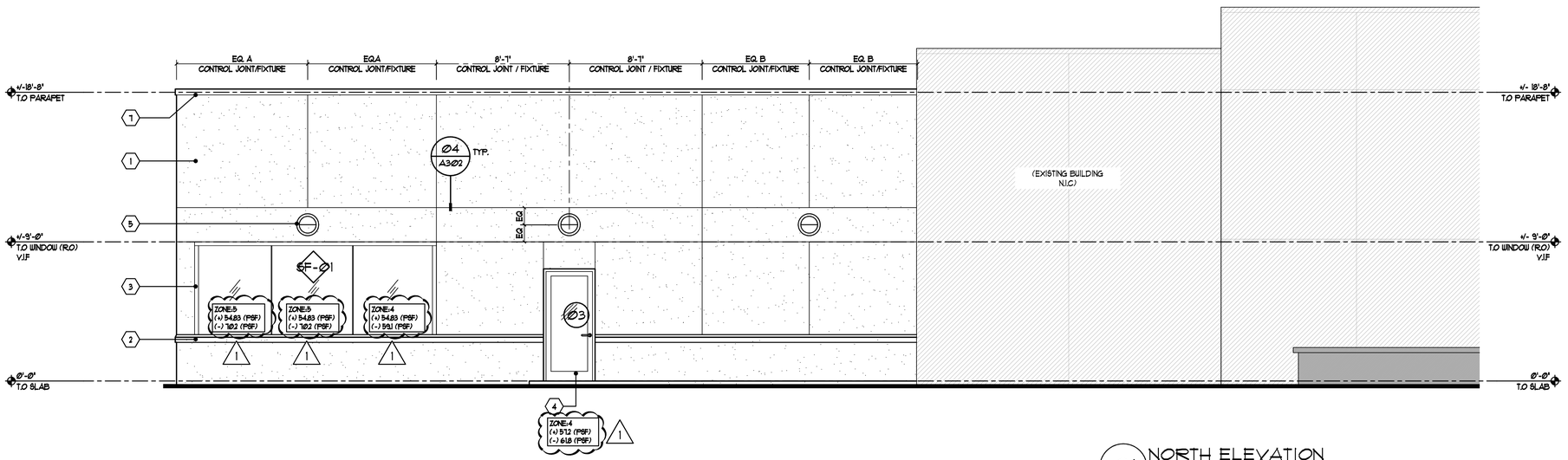
PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPTION	DATE

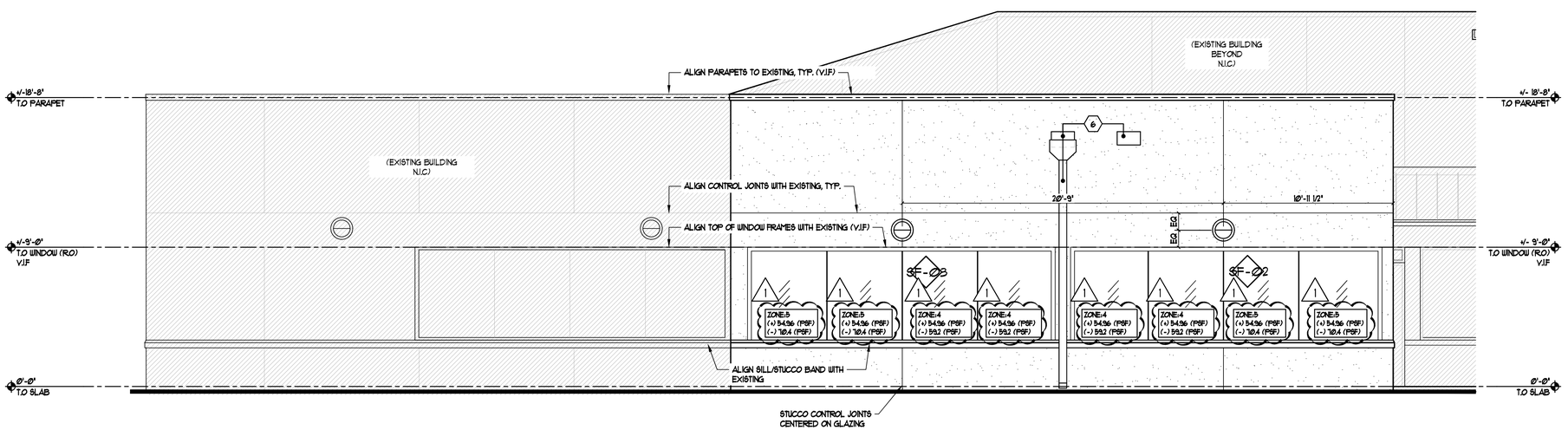
SHEET NO.
A-104

PRINTED: 12/11/2023 1:12 PM



Ø1 NORTH ELEVATION

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



Ø2 EAST ELEVATION

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

ELEVATION NOTES

1. ALL FINAL COLORS AND FINISHES TO BE SELECTED BY ARCHITECT AND APPROVED BY OWNER.
2. PROPOSED FINISHES ARE INTENDED TO BE LOW MAINTENANCE AND COMMERCIAL GRADE.
3. ALL EXTERIOR OPENING PROTECTIVES TO MEET APPLICABLE CODE REQUIREMENTS FOR HURRICANE IMPACT RESISTANCE.
4. ALL EXTERIOR MOUNTED SYSTEMS, SIGNAGE, ACCENTS, ETC. ARE TO BE DESIGNED TO MEET APPLICABLE EXTERIOR LOADING REQUIREMENTS

LEGEND

MARK	DESCRIPTION
1	SMOOTH STUCCO, PAINTED TO MATCH EXISTING IN TEXTURE AND COLOR
2	RAISED STUCCO BAND TO MATCH EXISTING IN PROFILE, TEXTURE, AND COLOR
3	IMPACT RATED GLAZING ASSEMBLY WITH BLUE-GREEN TINT AND FRAME FINISH TO MATCH EXISTING, SEE DETAILS SHEET A-6Ø1
4	EXTERIOR DOOR(S)-METAL STOREFRONT, PAINTED WHITE SW1Ø0S 'PURE WHITE'
5	SCHEDULED LIGHT FIXTURE, TYP. SEE ELECTRICAL DRAWINGS FOR MORE INFO.
6	SCUPPER, EMERGENCY SCUPPER AND METAL DOWNSPOUT, SEE DETAIL 1/A-Ø4
7	METAL COPING

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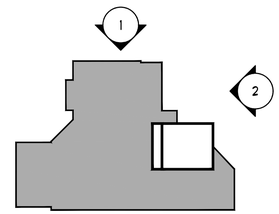
DATE: 7/10/2025



KEY PLAN

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PRINTS BY HOLLOW METAL CONTRACTOR SHALL BE "APPROVED AS NOTED" AND NOT "APPROVED FOR CONSTRUCTION". ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. ALL DETAILS OF ASSEMBLY, SIZE AND FINISH SHALL BE SETTLED BY AN APPROVED SAMPLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY, SCALE 1-1/2" = 1'-0" SHALL BE SUBMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION OR ITEMS SO NOTED.

design kollaborative
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STATE OF FLORIDA
REGISTERED
AR 95527
Digitally signed by Blaise Edward Mcginley AR95527
Date: 2025.06.25 10:38:49 -04'00'

BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

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CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

SHEET NO.
A-201

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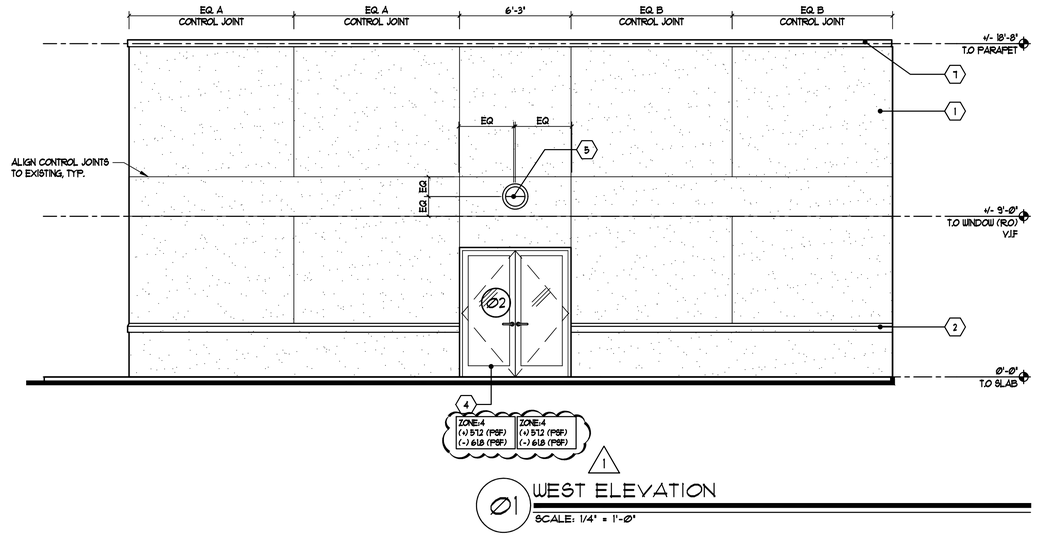

ELEVATION NOTES

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4. ALL EXTERIOR MOUNTED SYSTEMS, SIGNAGE, ACCENTS, ETC. ARE TO BE DESIGNED TO MEET APPLICABLE EXTERIOR LOADING REQUIREMENTS

LEGEND

MARK	DESCRIPTION
1	SMOOTH STUCCO, PAINTED TO MATCH EXISTING IN TEXTURE AND COLOR
2	RAISED STUCCO BAND TO MATCH EXISTING IN PROFILE, TEXTURE, AND COLOR
3	IMPACT RATED GLAZING ASSEMBLY WITH BLUE-GREEN TINT AND FRAME FINISH TO MATCH EXISTING, SEE DETAILS SHEET A-601
4	EXTERIOR DOOR(S)-METAL STOREFRONT, PAINTED WHITE SW1100 "PURE WHITE"
5	SCHEDULED LIGHT FIXTURE, TYP. SEE ELECTRICAL DRAWINGS FOR MORE INFO.
6	SCUPPER, EMERGENCY SCUPPER AND METAL DOWNSPOUT, SEE DETAIL 1/A-104
7	METAL COPING

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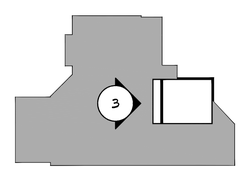

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ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS AND OBTAIN WRITTEN APPROVAL BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO FABRICATION OF ANY ITEMS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ITEMS SO NOTED.

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Date: 2025.06.25 10:41:01 -04'00'
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ARCHITECT AR95527

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DATE
12/11/2023
PERMIT/BID SET

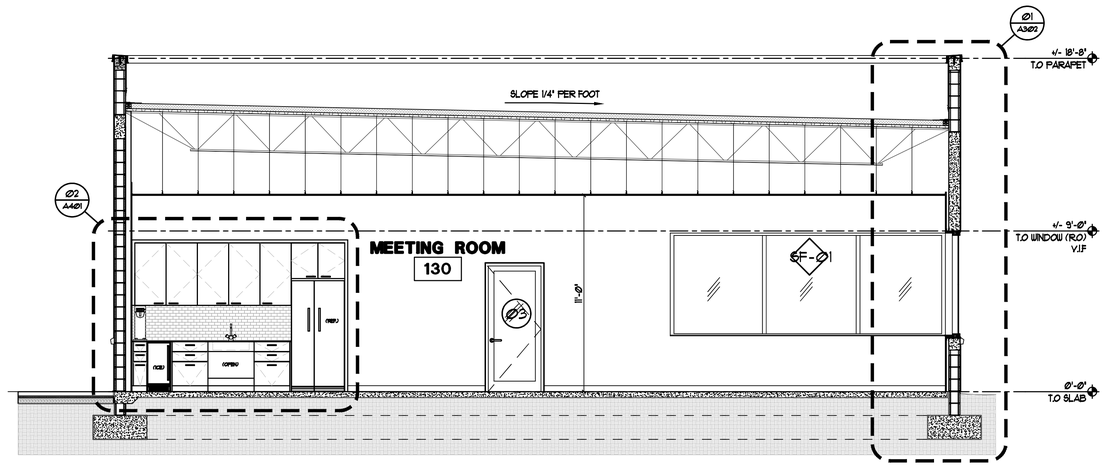
PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

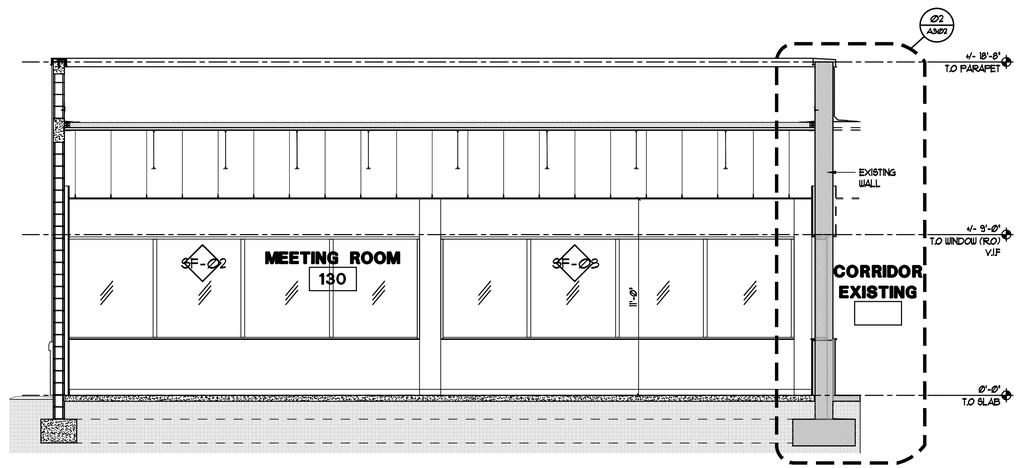
SHEET NO.
A-202

PRINTED: 6/18/2025 12:16 PM



Ø1 BUILDING SECTION 1

SCALE: 1/4" = 1'-Ø"



Ø2 BUILDING SECTION 2

SCALE: 1/4" = 1'-Ø"

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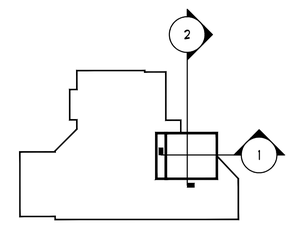
DATE: 7/10/2025



KEY PLAN

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STATE OF FLORIDA
BLAISE EDWARD MCGINLEY
AR 95527

Blaise Edward Mcginley AR95527 Digitally signed by Blaise Edward Mcginley AR95527 Date: 2023.12.18 12:45:12 -05'00'

BLAISE MCGINLEY
ARCHITECT AR95527

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800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

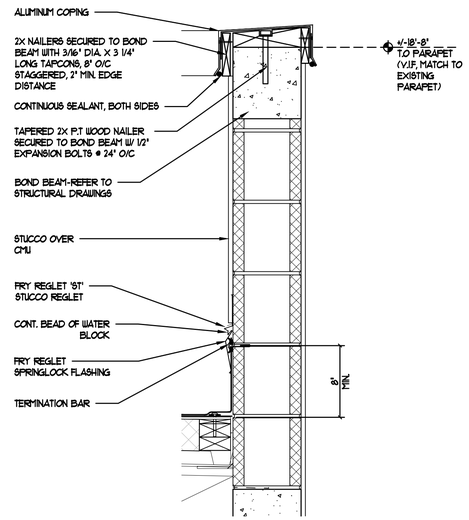
PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPTION	DATE

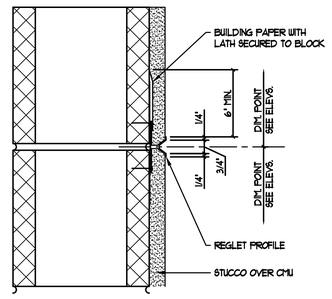
SHEET NO.
A-301

PRINTED: 12/18/2023 12:45 PM



Ø3 PARAPET DETAIL

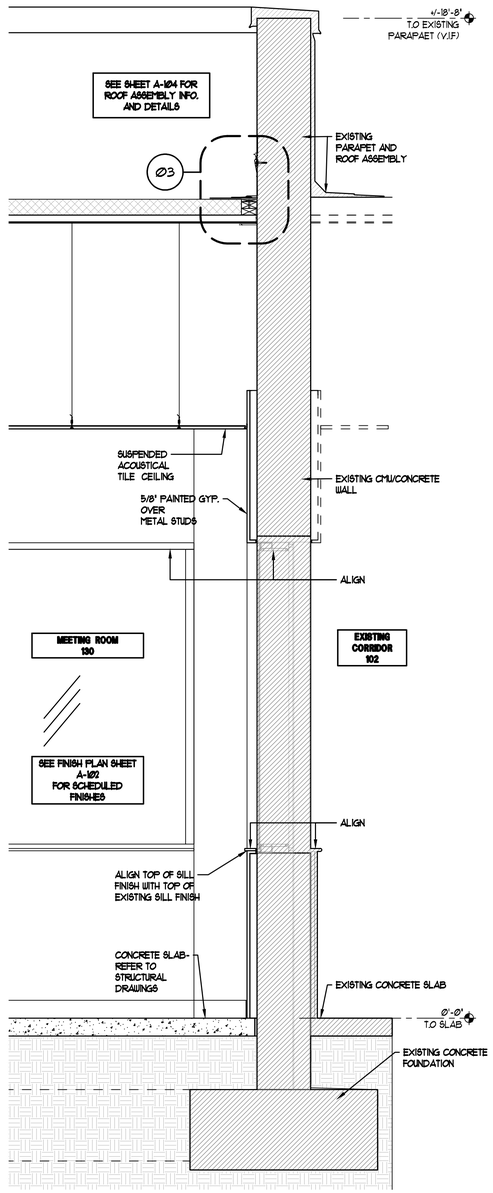
SCALE: 1 1/2" = 1'-Ø"



NOTE:
INSTALL BEHIND ALL REGLETS:
- BUILDING PAPER:
  - MIN. 6" LAP ON EACH SIDE AT ALL VERTICAL REGLETS, 6" LAP ON TOP OF ALL HORIZONTAL REGLETS AND MIN 2" LAP BOTTOM
- INSTALL ADDITIONAL LAYER OF BUILDING PAPER ON TOP OF ALL HORIZONTAL REGLETS, MIN. 6" LAP AND EXTEND DOWN OVER NAILING FLANGE
- INSTALL REGLET CONNECTOR CLIPS AT ALL JOINTS
- APPLY SEALANT ALONG ALL SEAMS AT JOINTS, CORNERS, AND INTERSECTIONS AS PER MANUFACTURER'S RECOMMENDATIONS

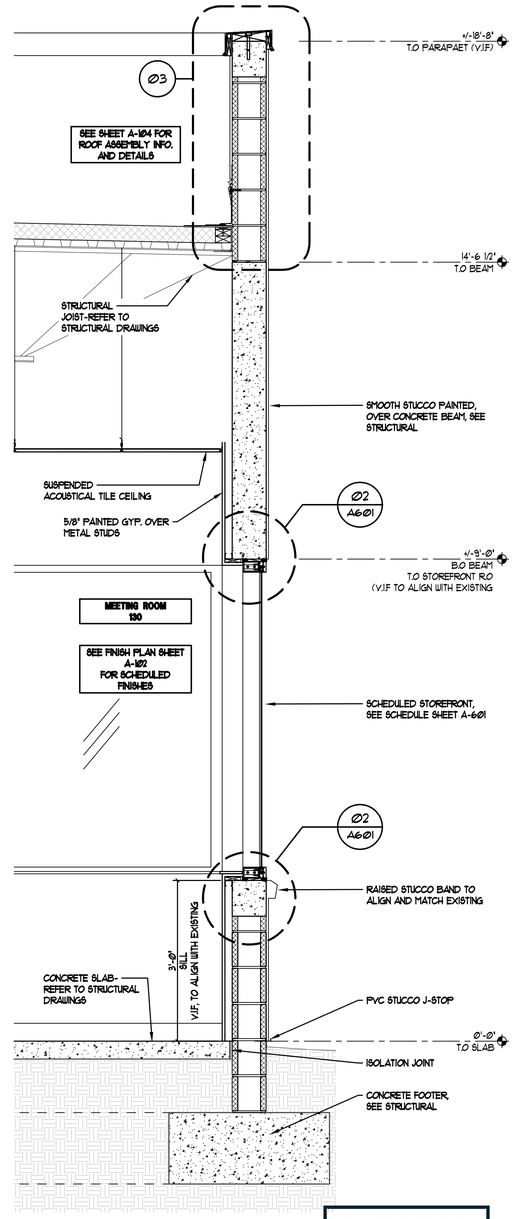
Ø4 STUCCO CONTROL JOINT DETAIL

SCALE: 3" = 1'-Ø"



Ø2 WALL SECTION 2

SCALE: 3/4" = 1'-Ø"



Ø1 WALL SECTION 1

SCALE: 3/4" = 1'-Ø"

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DATE: 7/10/2025

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE ADVISED OF ANY VARIATIONS BY THESE DRAWINGS. SHOP DRAWINGS OF ASSOCIATE SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH FABRICATION OR ITEMS SO NOTED.

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STATE OF FLORIDA — REGISTERED ARCHITECT — AR 95527
Blaise Edward Mcginley AR95527
Digitally signed by Blaise Edward Mcginley AR95527
Date: 2023.12.18 12:46:53 -05'00'
BLAISE MCGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

PERMIT	00/00/00
CONSTR.	00/00/00

PROJECT NO.
22011

REV.	DESCRIPTION	DATE

SHEET NO.
A-302

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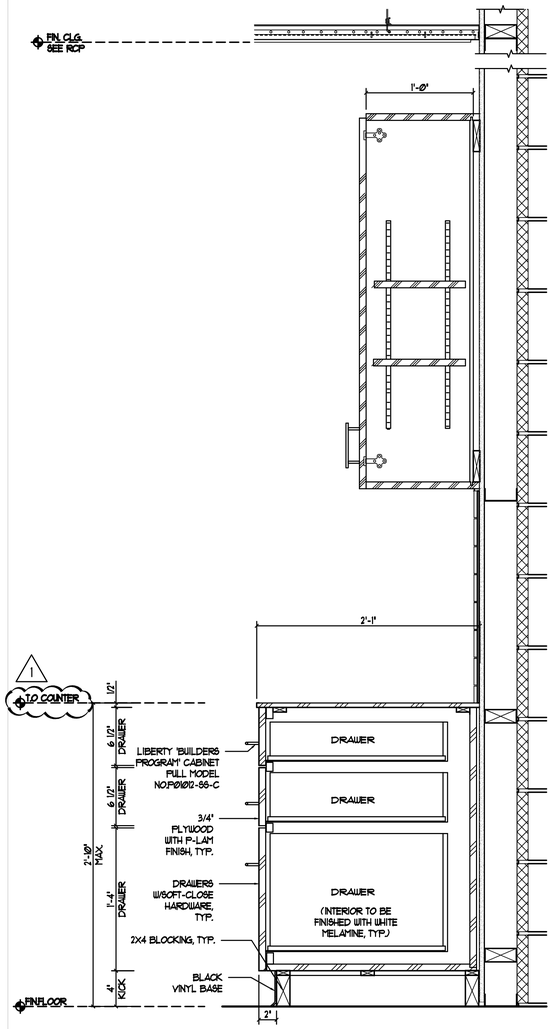
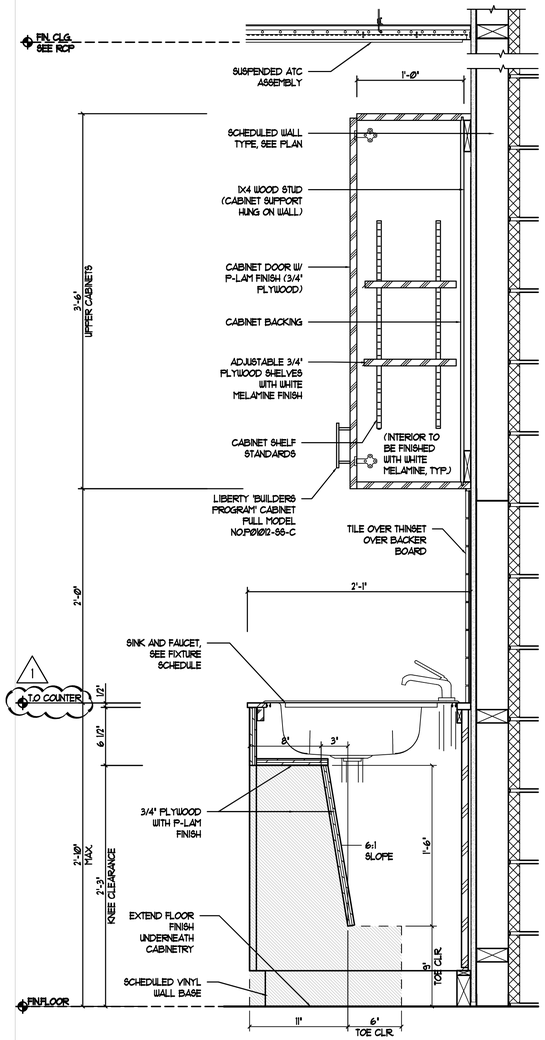


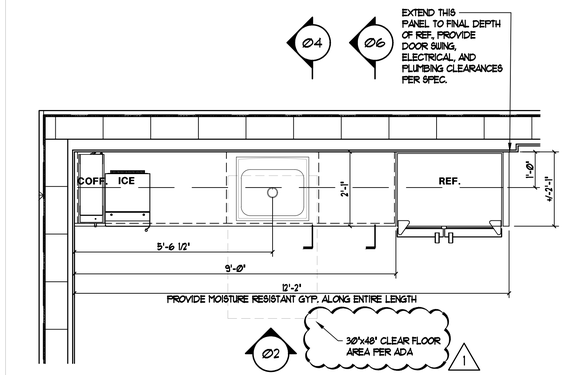
Ø6 WALL SECTION 2

SCALE: 1 1/2" = 1'-Ø"



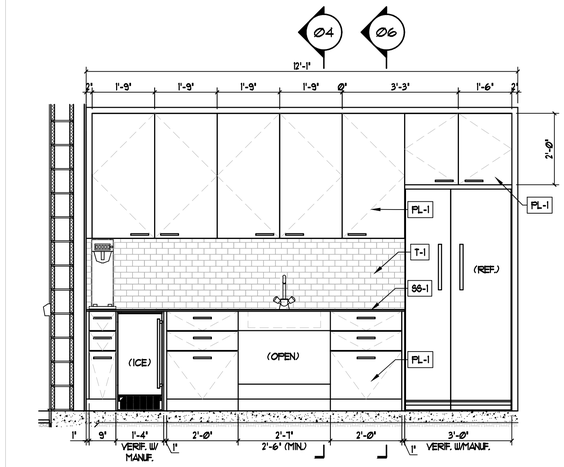
Ø4 WALL SECTION 1

SCALE: 1 1/2" = 1'-Ø"



Ø1 ENLARGED PLAN

SCALE: 1/2" = 1'-Ø"



Ø2 INTERIOR ELEVATION

SCALE: 1/2" = 1'-Ø"

FINISH SCHEDULE - KITCHENETTE

MARK	TYPE	MANUFACTURER	PRODUCT	COLOR/FINISH	SIZE
SS-1	SOLID SURFACE	WILSON ART	Q4043	DESERT VIEW	2 CM. X 61"X126"
PL-1	PLASTIC LAMINATE	WILSON ART	ABISKO OAK-8246	FINE VELVET	4'X8'
T-1	SUBWAY TILE	DALTILE	RESTORE IVORY GLOSSY	GLAZED	3"X6"
GC-1	GROUT	LATICRETE	2516-0408-2	SILTSTONE	1/8" JOINTS

EQUIPMENT SCHEDULE - KITCHENETTE

MARK	MANUFACTURER	PRODUCT	COLOR/FINISH	SIZE	NOTES
REFRIGERATOR	SAMSUNG	RS23CB1600012	STAINLESS STEEL	35-7/8" W X 70-5/8" H X 28-7/8" D	
ICE MACHINE	COSTWAY	FP1024US-SL	STAINLESS STEEL	15" W X 33.5" H X 20.3" D	
COFFEE MACHINE	BUNN	38700.0010	STAINLESS STEEL	9" W X 23.6" H X 22.5" D	
FAUCET	MOEN	7864	STAINLESS STEEL		
SINK	DAYTON	D125221	STAINLESS STEEL	25"X22"X6 3/16"	ONE HOLE

NOTES:

1. SEE PLUMBING DRAWINGS FOR FIXTURE SCHEDULE CALCULATIONS AND ADDITIONAL INFORMATION
2. OWNER TO APPROVE ALL FINISHES, FIXTURES, AND EQUIPMENT PRIOR TO INSTALL

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DATE: 7/10/2025

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PRIOR TO INSTALLATION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME. FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE. WORK NOT SPECIFICALLY MENTIONED BUT REASONABLY INFERRED SHALL BE PERFORMED AS THOUGH IT WERE SPECIFICALLY DELINEATED OR DESCRIBED. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES AND THE SATISFACTORY PERFORMANCE OF ALL WORK. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW BEFORE PROCEEDING WITH FABRICATION OR ITEMS SO NOTED.

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STATE OF FLORIDA — BLAISE EDWARD MCGINLEY — AR 95527

Blaise Edward Mcginley AR95527 — Digitally signed by Blaise Edward Mcginley AR95527 Date: 2025.06.25 10:41:53 -04'00'

BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

PERMIT ØØ/ØØ/ØØ
CONSTR. ØØ/ØØ/ØØ

PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

SHEET NO.
A-401

PRINTED: 6/18/2025 12:17 PM

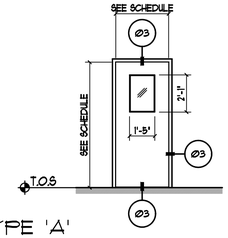
DOOR SCHEDULE

MARK	LOCATION	SIZE			MATERIAL	TYPE	CORE	FINISH	FRAME	HARDWARE	ACTION	THRESH.	REMARKS
		WIDTH	HEIGHT	THICK									
Ø1	MEETING ROOM (INTERIOR)	3'-Ø"	7'-Ø"	1-3/4 "	METAL 1	A	HOLLOW	PAINT	METAL 1	LOCKSET, THRESHOLD, HINGES, SILENCERS, DOOR STOP, AND CLOSER	SWING	ALUM	PAINT COLOR TO MATCH EXISTING CORRIDOR DOORS, PROVIDE VISION PANEL, SEE DETAILS Ø3/A-501
Ø2	MEETING ROOM (EXTERIOR)	PR 3'-0"	7'-Ø"	1-3/4 "	ALUM/GLASS	B	HOLLOW	PAINT	ALUM	KICK PLATE, PUSH PLATE, PULL PLATE WITH TRIGGER, PANIC HARDWARE, DOOR CLOSER, THRESHOLD, SILENCER, DOOR STOPS, CYLINDER LOCK AND CONCEALED VERTICAL ROD	SWING	ALUM	FL: 17682-R11 PAINT COLOR TO MATCH EXISTING EXTERIOR DOORS 1
Ø3	MEETING ROOM (EXTERIOR)	3'-Ø"	7'-Ø"	1-3/4 "	ALUM/GLASS	B	HOLLOW	PAINT	ALUM	KICK PLATE, PUSH PLATE, PULL PLATE WITH TRIGGER, PANIC HARDWARE, DOOR CLOSER, THRESHOLD, SILENCER, DOOR STOPS, CYLINDER LOCK AND CONCEALED VERTICAL ROD	SWING	ALUM	FL: 17682-R11 PAINT COLOR TO MATCH EXISTING EXTERIOR DOORS

STOREFRONT SCHEDULE

MARK	LOCATION	SIZE		MATERIAL	TYPE	FRAME	HARDWARE	REMARKS
		WIDTH	HEIGHT			1		1
SF-Ø1	MEETING ROOM (NORTH)	SEE TYPE		ALUM/GLASS	A	ALUM.	-	FLORIDA PRODUCT APPROVAL: FL 12456.1
SF-Ø2	MEETING ROOM (EAST)	SEE TYPE		ALUM/GLASS	B	ALUM.	-	FLORIDA PRODUCT APPROVAL: FL 12456.1
SF-Ø3	MEETING ROOM (EAST)	SEE TYPE		ALUM/GLASS	B	ALUM.	-	FLORIDA PRODUCT APPROVAL: FL 12456.1

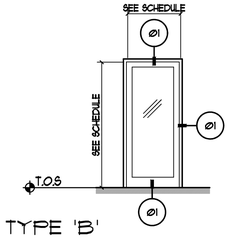
DOOR AND STOREFRONT TYPES & DETAILS



NOTE: SEE DETAIL Ø3, THIS SHEET FOR INTERIOR DOOR CONDITIONS

A DOOR TYPE 'A'

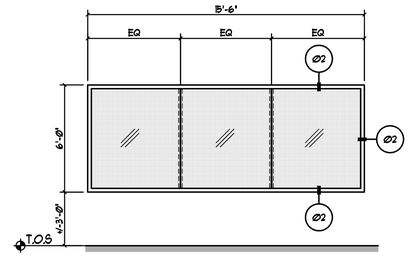
SCALE: 1/4" = 1'-Ø"



NOTE: SEE DETAIL Ø3, THIS SHEET FOR INTERIOR DOOR CONDITIONS

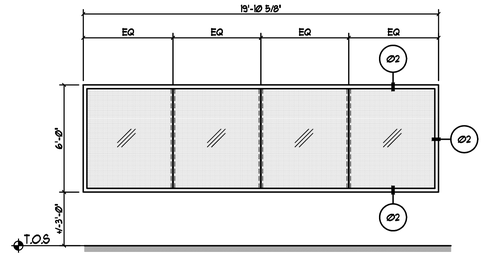
B DOOR TYPE 'B'

SCALE: 1/4" = 1'-Ø"



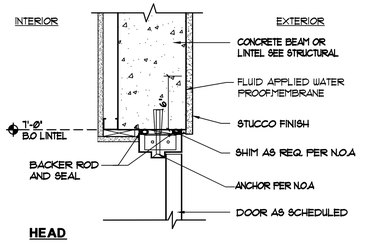
A STOREFRONT TYPE 'A'

SCALE: 1/4" = 1'-Ø"



B STOREFRONT TYPE 'B'

SCALE: 1/4" = 1'-Ø"



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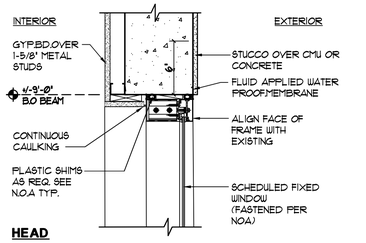

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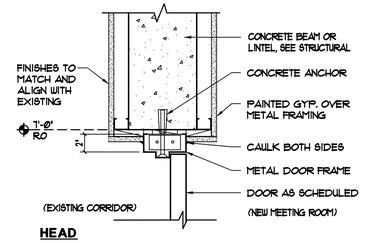

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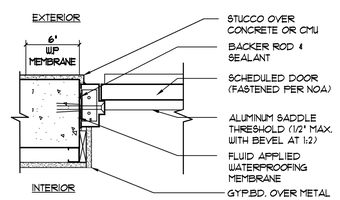
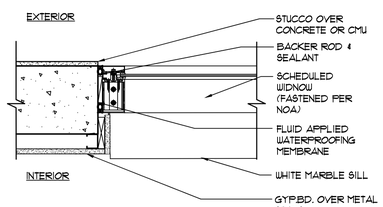


JAMB



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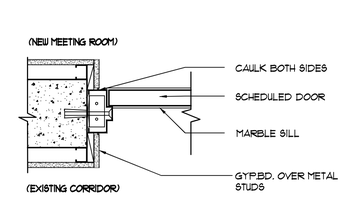

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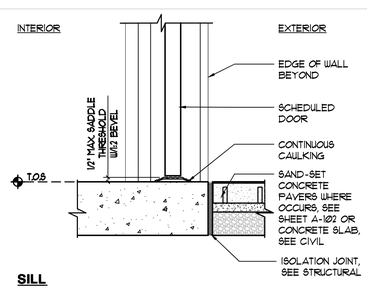

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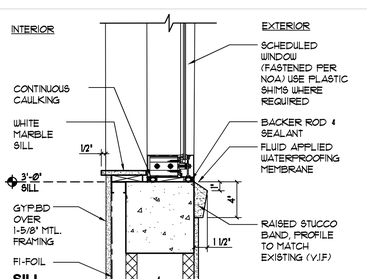

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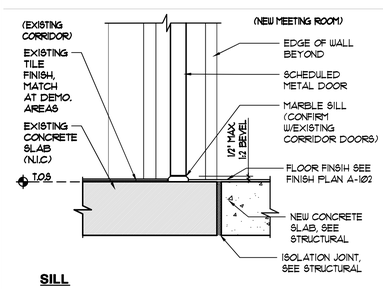

SILL

Ø1 EXT. METAL DOOR DTLS.

SCALE: 1 1/2" = 1'-Ø"

Ø2 STOREFRONT DETAILS

SCALE: 1 1/2" = 1'-Ø"

Ø3 INTERIOR DOOR DETAIL

SCALE: 1 1/2" = 1'-Ø"

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STATE OF FLORIDA — BLAISE EDWARD MCGINLEY — AR 95527 — REGISTERED ARCHITECT

Blaise Edward Mcginley AR95527 — Digitally signed by Blaise Edward Mcginley AR95527 — Date: 2025.06.25 10:42:35 -04'00'

BLAISE McGINLEY
ARCHITECT AR95527

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG.DEPT. COMMENTS	2/23/24

SHEET NO.
A-501

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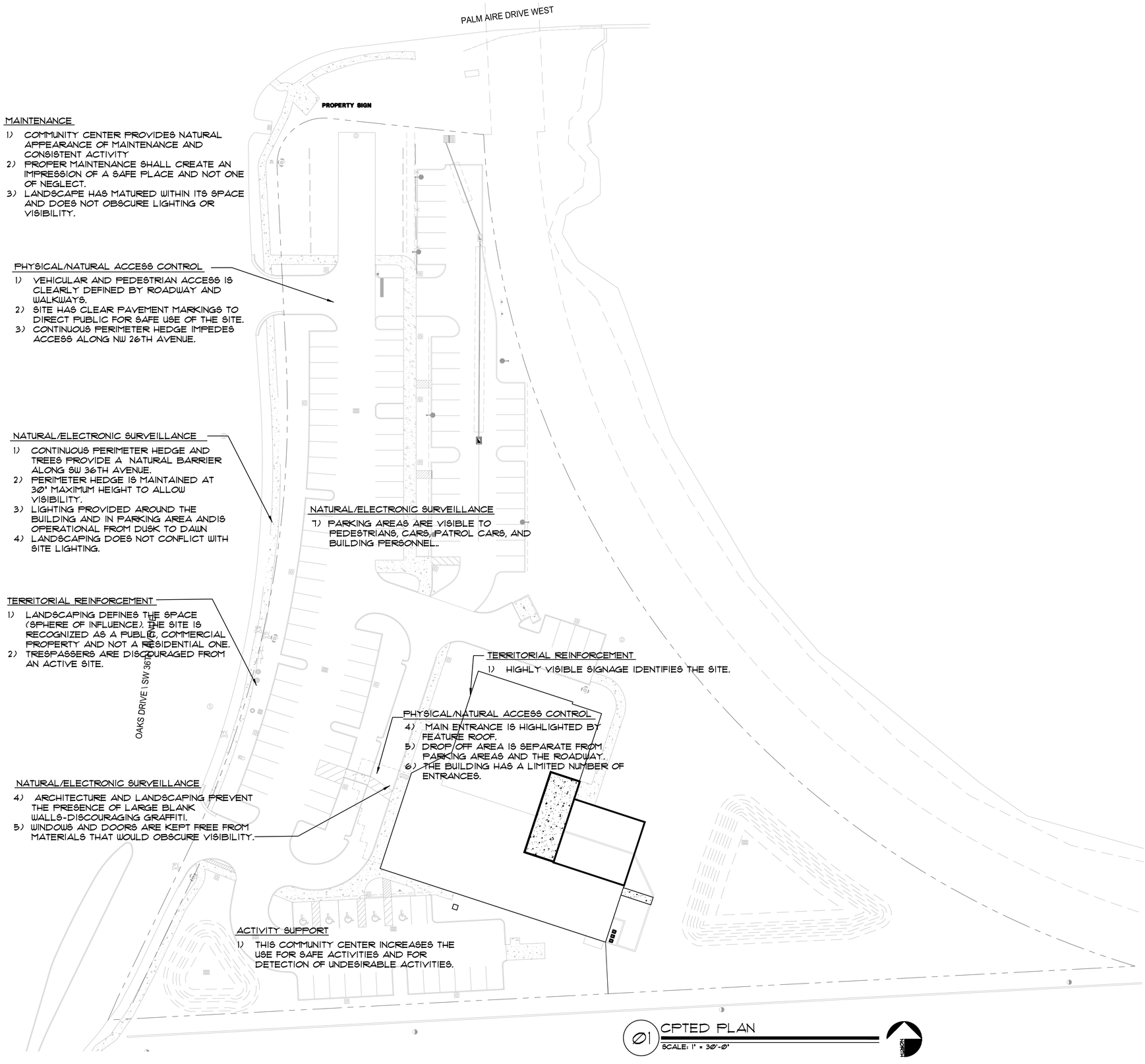

01 CPTED PLAN

SCALE: 1" = 30'-0"

NORTH

CPTED PRINCIPLES

1 NATURAL/ELECTRONIC SURVEILLANCE

1) CONTINUOUS PERIMETER HEDGE AND TREES PROVIDE A NATURAL BARRIER ALONG SW 36TH AVENUE.
2) PERIMETER HEDGE IS MAINTAINED AT 30" MAXIMUM HEIGHT TO ALLOW VISIBILITY.
3) LIGHTING PROVIDED AROUND THE BUILDING AND IN PARKING AREA ANDIS OPERATIONAL FROM DUSK TO DAWN
4) LANDSCAPING DOES NOT CONFLICT WITH SITE LIGHTING.
5) ARCHITECTURE AND LANDSCAPING PREVENT THE PRESENCE OF LARGE BLANK WALLS-DISCOURAGING GRAFFITI.
6) WINDOWS AND DOORS ARE KEPT FREE FROM MATERIALS THAT WOULD OBSCURE VISIBILITY
7) PARKING AREAS ARE VISIBLE TO PEDESTRIANS, CARS, PATROL CARS, AND BUILDING PERSONNEL..

2 PHYSICAL/NATURAL ACCESS CONTROL

1) VEHICULAR AND PEDESTRIAN ACCESS IS CLEARLY DEFINED BY ROADWAY AND WALKWAYS.
2) SITE HAS CLEAR PAVEMENT MARKINGS TO DIRECT PUBLIC FOR SAFE USE OF THE SITE.
3) CONTINUOUS PERIMETER HEDGE IMPEDES ACCESS ALONG NW 26TH AVENUE.
4) MAIN ENTRANCE IS HIGHLIGHTED BY FEATURE ROOF.
5) DROP OFF AREA IS SEPARATE FROM PARKING AREAS AND THE ROADWAY.
6) THE BUILDING HAS A LIMITED NUMBER OF ENTRANCES.

3 TERRITORIAL REINFORCEMENT

1) LANDSCAPING DEFINES THE SPACE (SPHERE OF INFLUENCE). THE SITE IS RECOGNIZED AS A PUBLIC, COMMERCIAL PROPERTY AND NOT A RESIDENTIAL ONE.
2) TRESPASSERS ARE DISCOURAGED FROM AN ACTIVE SITE.
3) HIGHLY VISIBLE SIGNAGE IDENTIFIES THE SITE.

(4) MAINTENANCE

1) COMMUNITY CENTER PROVIDES NATURAL APPEARANCE OF MAINTENANCE AND CONSISTENT ACTIVITY
2) PROPER MAINTENANCE SHALL CREATE AN IMPRESSION OF A SAFE PLACE AND NOT ONE OF NEGLECT.
3) LANDSCAPE HAS MATURED WITHIN ITS SPACE AND DOES NOT OBSCURE LIGHTING OR VISIBILITY.

(5) ACTIVITY SUPPORT

1) THIS COMMUNITY CENTER INCREASES THE USE FOR SAFE ACTIVITIES AND FOR DETECTION OF UNDESIRABLE ACTIVITIES.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DK ARCHITECTS/PLANNERS INC.

PRINTS FROM SCALED DRAWINGS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY AND ERECTION ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION OR ITEMS SO NOTED.

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architects / planners, inc.
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Blaise E. McGinley
2023-02-01 12:44:15

BLAISE McGINLEY
ARCHITECT AR89371

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800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
08/15/2022

PERMIT 00/00/00
CONSTR 00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE

SHEET NO.
SP103

PRINTED: 12/8/2022 1:55 PM

ISSUED FOR BID
DATE: 7/10/2025

00STRUCTURAL NOTES

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- ELECTRONIC VERSIONS OF DRAWINGS ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF MUENGINEERS, INC.

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1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS.
2. CONSULT THESE DRAWINGS FOR DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
5. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE, VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWINGS FOR REVIEW.
6. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. MUENGINEERS' PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTORS' MEANS OR METHODS OF CONSTRUCTION.
7. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREETS, BUILDINGS AND ALL OTHER STRUCTURES.
8. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE STRUCTURE IS COMPLETE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY MEANS AND METHODS OF CONSTRUCTION OR FOR ANY RELATED SAFETY PRECAUTIONS OR PROGRAMS.

010001-DESIGN LOADS:

1. THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE **2020** FLORIDA BUILDING CODE, AND APPLICABLE REFERENCE STANDARDS SUCH AS BUT NOT LIMITED TO **ASCE 7-16**.
2. ALL VERTICAL ELEMENTS LOCATED ALONG ACCESSIBLE FLOOR AREAS AND SEPARATING SLABS PLACED AT DIFFERENT ELEVATIONS WHEN POSITIONED WITHIN 3'-6" FROM FINISHED FLOOR ELEVATION SHALL, IN ADDITION TO ALL OTHER APPLICABLE LOADS BE DESIGNED AS A GUARDRAIL (FOLLOWING GUIDELINES OF THE FLORIDA BUILDING CODE): THIS INCLUDES WINDOWS, LOUVERS, CURTAIN WALLS, STOREFRONTS, ETC.
3. THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
   - **ROOF:**
     - LIVE LOAD 30 psf
     - SUPERIMPOSED DEAD LOAD 20 psf
     - SUPERIMPOSED DEAD LOAD (AVAILABLE TO RESIST UPLIFT) 5 psf
   - **MECH. EQUIPMENT**
     - RTU-1: MAXIMUM OPERATING WEIGHT 815lbs
   - **WIND:**
     - ASCE 7-16
     - **ENCLOSED** BUILDING
     - DIRECTIONALITY FACTOR Kd=**0.85**
     - BROWARD COUNTY: RISK CATEGORY **II**
     - ULTIMATE DESIGN WIND SPEED Vult=**170 MPH** (3-SECOND GUST)
     - NOMINAL DESIGN WIND SPEED Vasd=**132 MPH** (3-SECOND GUST)
     - EXPOSURE C

010004-SHOP DRAWING REVIEW:

1. SHOP DRAWINGS SHALL BE SUBMITTED IN ELECTRONIC PDF FORMAT ONLY.
2. PRINTED PAPER COPIES WILL NOT BE REVIEWED AND RETURNED WITHOUT MUENGINEERS' REVIEW.
3. SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ALL FRAMING SHOWN ON THESE DRAWINGS INCLUDING, BUT NOT LIMITED TO: CONCRETE MIXES, CONCRETE AND MASONRY REINFORCING, STRUCTURAL STEEL AND CONNECTIONS, STEEL DECK, LIGHT GAUGE FRAMING, WOOD ROOF TRUSS FRAMING.
4. ELECTRONIC VERSIONS OF STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF MUENGINEERS, INC, ELECTRONIC VERSIONS OF DRAWINGS ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF MUENGINEERS, INC. USERS WILL SIGN A RELEASE.
5. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, CONSTRUCTION METHODS, DIMENSIONING, OTHER TRADE REQUIREMENTS ETC. PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER.
7. DRAWINGS WITHOUT CONTRACTOR'S APPROVAL STAMP AND WHICH HAVE NOT BEEN REVIEWED BY THE CONTRACTOR WILL BE RETURNED WITHOUT MUENGINEERS' REVIEW.
8. MUENGINEERS RESERVES A TWO-WEEK SHOP DRAWING REVIEW TIME (FROM THE DATE OF RECEIPT).
9. IN CASES OF A CONFLICT, INFORMATION PRESENTED ON STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THAT WITHIN SHOP DRAWINGS, UNLESS SPECIFICALLY NOTED BY MUENGINEERS IN WRITING.
10. THROUGH THE PROCESS OF A CURSORY REVIEW, MUENGINEERS ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS. ANY ERRORS OR OMISSIONS IRRESPECTIVE OF MUENGINEERS' COMMENTS OR DURATION OF THE REVIEW SHALL BE THE RESPONSIBILITY OF AND MUST BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL SERVICE CHARGE EVEN IF SUCH WORK WAS DONE IN ACCORDANCE WITH THE SHOP DRAWINGS
11. CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS SHALL BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS SHALL BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. REVIEW WILL BE LIMITED TO THE FLAGGED AND NOTED ITEMS CAUSING THE RE-SUBMITTAL.

010005-SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS:

1. SHOP DRAWINGS SHALL BE SUBMITTED IN ELECTRONIC PDF FORMAT ONLY.
2. PRINTED PAPER COPIES WILL NOT BE REVIEWED AND RETURNED WITHOUT MUENGINEERS' REVIEW.
3. THE FOLLOWING SYSTEMS AND COMPONENTS AS A MINIMUM REQUIRE FABRICATION AND ERECTION DRAWINGS PREPARED BY A DELEGATED ENGINEER RETAINED BY THE CONTRACTOR PROVIDING THE ELEMENTS AND / OR INSTALLATION OF SUCH
   - OPEN WEB STEEL JOISTS AND GIRDERS
   - STRUCTURAL STEEL CONNECTIONS
   - ANY OTHER COMPONENTS INDICATED ON THE DRAWINGS AS EITHER "NOT DESIGNED BY MUENGINEERS" OR "DESIGNED BY OTHER"
4. DELEGATED ENGINEER SHALL POSSESS CURRENT PROFESSIONAL LICENSURE IN THE LOCALITY OF THE PROJECT AND SHALL MAINTAIN MINIMUM LIABILITY INSURANCE COVERAGE OF $1,000,000.
5. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION.
6. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED.
7. GENERIC PRODUCTS WILL NOT BE ACCEPTED.
8. SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE DELEGATED ENGINEER.
9. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER.
10. DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING DO NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
11. CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
    - REVIEW OF SUBMITTALS BY MUENGINEERS IS LIMITED TO VERIFYING THE FOLLOWING:
      - THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
      - THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
      - THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE).
      - THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE).
      - SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

012300-CONTRACTOR PROPOSED CHANGES AND SUBSTITUTIONS:

1. PROPOSED CHANGES OR SUBSTITUTIONS TO STRUCTURAL DETAILS OR PLANS SHALL BE SUBMITTED TO MUENGINEERS FOR REVIEW AND APPROVAL.
2. SUBMITTALS SHALL CONTAIN FULL DOCUMENTATION OF CHANGES OR SUBSTITUTIONS WITH SUPPORTING, SEALED CALCULATIONS (WHERE APPLICABLE).
3. THE REVIEW OF CHANGES AND SUBSTITUTIONS, RE-ANALYSIS AND/OR RE-DRAFTING TO INCORPORATE CHANGES OR SUBSTITUTIONS INTO CONTRACT DOCUMENTS ARE ADDITIONAL SERVICES FOR THE EOR.
4. CONSTRUCTION COST REVISIONS ARE BETWEEN THE CONTRACTOR AND OWNER AND ARE NOT REVIEWED BY MUENGINEERS.

020000-EXISTING STRUCTURE:

1. ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES INDICATED ON THE DRAWINGS SHALL BE VERIFIED BY FIELD MEASUREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AND ARCHITECT.
2. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS, IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ENGINEER AND ARCHITECT SHALL BE NOTIFIED.

020000-EXISTING STRUCTURE (CONT.):

3. INFORMATION SHOWN FOR THE EXISTING STRUCTURE ON THESE DRAWINGS WAS TAKEN FROM THE DRAWINGS THAT WERE:
   - PREPARED FOR: CITY OF POMPANO BEACH, FLORIDA
   - PREPARED BY: ROBERT WALTERS ARCHITECTS
   - ENTITLED: SOUTHWEST COMMUNITY CENTER AT PALM AIRE
   - DATED: 09-17-01
4. WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE ABOVE INDICATED ORIGINAL DRAWINGS INCLUDING (BUT NOT LIMITED TO) DIMENSIONS, ELEVATIONS, MEMBER SIZES, MATERIALS, DETAILS, ETC.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DEMOLITION

1. ALL EXISTING STRUCTURAL COMPONENTS SHALL BE X-RAYED AND ALL EXISTING REINFORCING SHALL BE LOCATED BEFORE DRILLING OR CUTTING INTO THEM.
2. NO EXISTING REINFORCING SHALL BE CUT OR DAMAGED IN ANY WAY UNLESS EXPLICITLY INDICATED AND SPECIFICALLY CALLED OUT OTHERWISE ON THE STRUCTURAL DRAWINGS.
3. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
4. VERIFY ALL DIMENSIONS AFFECTED BY EXISTING CONSTRUCTION PRIOR TO DEMOLITION.
5. INFORMATION ON THESE PLANS REGARDING THE EXISTING STRUCTURE WAS TAKEN FROM AVAILABLE RECORD CONSTRUCTION DOCUMENTS. ACTUAL FIELD AS-BUILD CONDITIONS MAY VARY FROM WHAT IS INDICATED ON THE PLANS, ALL DIMENSIONS, ELEVATIONS AND ANY OTHER CONDITIONS OF THE EXISTING STRUCTURE SHALL BE FIELD VERIFIED PRIOR TO DEMOLITION, FABRICATION AND INSTALLATION OF NEW BUILDING COMPONENTS.
6. VERIFY WITH THE EOR PRIOR TO REMOVING OR MODIFYING ANY STRUCTURAL MEMBERS THAT HAVE NOT BEEN INCLUDED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS.
7. REMOVE, REPLACE, PATCH AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.
8. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
9. WHEN UNANTICIPATED STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF THE CONFLICT(S) PROMPTLY AND SUBMIT A WRITTEN REPORT TO THE EOR AND AOR.
10. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE REMOVAL OF ANY ELEMENT WILL NOT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION ACTIVITIES.
11. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
12. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
13. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.
14. SHORING LAYOUT AND DESIGN SHALL BE PERFORMED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SHORING SHOP DRAWINGS SHALL BE SUBMITTED TO MUENGINEERS FOR REVIEW PRIOR TO DEMOLITION.
15. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
16. PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY EOR AND AOR, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION.
17. PROTECTIVE RAILING SHALL BE PUT IN PLACE AT ALL CHANGES IN ELEVATION OVER 12".

310000-FOUNDATIONS:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE FOLLOWING GEOTECHNICAL REPORT.
   - PREPARED BY: FEDERAL ENGINEERING AND TESTING, INC
   - TITLED: SUBSOIL INVESTIGATION REPORT FOR PROPOSED 1-STORY ADDITION
   - DATED: MAY 17, 2023
   - THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS
   - SEE THIS REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES.
   - ALL SITE PREPARATION, EXCAVATION WORK AND BACK FILL WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE SUBSURFACE INVESTIGATION.
2. SOILS SUPPORTING FOUNDATIONS SHALL BE INSPECTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION REBAR INSTALLATION AND PLACING OF CONCRETE.
3. THE GEOTECHNICAL ENGINEER SHALL ISSUE AN APPROVAL IN WRITING INDICATING THAT THE SOIL HAS BEEN PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IS ADEQUATE TO SAFELY SUSTAIN 2500 PSF AND HAS A MINIMUM SUBGRADE MODULUS OF 200 POUNDS PER CUBIC INCH.
4. ALL SOIL BEARING SURFACES SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO THE PLACEMENT OF CONCRETE.
5. SOILS SUPPORTING SIDEWALK SLABS, INSTALLATION SHALL BE INSPECTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER DURING INSTALLATION.
6. THE GEOTECHNICAL ENGINEER SHALL ISSUE AN APPROVAL IN WRITING INDICATING THAT THE SOIL HAS BEEN PREPARED AND THAT THE SHEET PILES AND PRECAST PILES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
7. PROVIDE DOWELS IN FOUNDATIONS FOR ALL WALLS, COLUMNS, AND SHEAR WALLS OF SAME NUMBER, SIZE AND LAYOUT AS THE VERTICAL REINFORCEMENT ABOVE, U.N.O.
8. SLABS ON GROUND SHALL BE PLACED ON SELECT GRANULAR FILL COMPACTED TO 95 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557)
9. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS SUPPORTING SLABS ARE IN PLACE AND SET OR THE WALLS ARE ADEQUATELY BRACED.
10. DEWATERING OF THE SITE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR NOT TO UNDERMINE EXISTING FOUNDATIONS. METHOD OF DEWATERING AND CALCULATIONS FOR THE APPROPRIATE SYSTEM ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

030001-CONCRETE

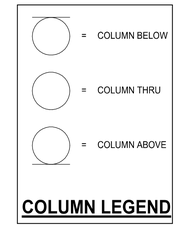
1. CONCRETE
   - SHALL BE PER AN APPROVED MIX DESIGN AS INDICATED IN THE CONCRETE SCHEDULE. THE GC SHALL PROVIDE A SHOP DRAWINGS / SUBMITTALS AND FOLLOW ALL ADMIXTURE MANUFACTURERS' REQUIREMENTS FOR MIXING, INSTALLATION AND TESTING, INCLUDING COORDINATING THE REQUIRED TEST CYLINDERS.
   - CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.9
   - SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE.
   - MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION.
   - MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE.
   - CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC.
   - MIX DESIGN SUBMITTALS FOR EXPOSED CONCRETE COMPONENTS AND CALL CONCRETE SLABS MUST HIGHLIGHT THE INCLUSION OF BARRIER ONE ADMIXTURE.
   - THE GC SHALL MUST FOLLOW ALL ADMIXTURE MANUFACTURE REQUIREMENTS FOR MIXING, INSTALLATION AND TESTING, INCLUDING COORDINATING THE REQUIRED TEST CYLINDERS.
   - THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED.
   - IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE.
   - SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
   - CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.
   - IF ACCEPTED, PEA ROCK PUMP MIX USE IS LIMITED TO VERTICAL ELEMENT POURS AND BEAM POURS LESS THAN 60 LINEAL FEET PER POUR.
   - CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318.
2. CONCRETE TESTING:
   - AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:
   - ASTM C143: "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 6 INCHES.
   - ASTM C39: "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
     - 1 AT 3 DAYS
     - 1 AT 7 DAYS
     - 2 AT 28 DAYS
   - ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.
3. REINFORCING STEEL
   - SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.
   - SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

030001-CONCRETE (CONT.)

4. CORROSION RESISTANT REINFORCING STEEL:
   - TOP BARS AT EXPOSED AREAS SUCH AS BALCONIES AND AS SHOWN ON STRUCTURAL PLANS SHALL BE MMFX ACCORDING TO ASTM A1035.
   - WELDED WIRE FABRIC:
   - TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE PLUS TWO INCHES. USE OF FLAT MANUFACTURED SHEETS IS RECOMMENDED.
5. CHEMICAL (ADHESIVE) ANCHORS:
   - SHALL BE AN EQUAL TWO-PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS RAMSET "EPCON", POWERS RAWL "POWER-FAST" CARTRIDGE SYSTEM, DUR-O-WAL "DUR-O-PAIR" EPOXY ANCHOR, OR HILTI HIT-HSE411 EPOXY DOWELING SYSTEM, OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
   - INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE.
6. POST-INSTALLED ANCHORS:
   - POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
   - CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
   - CARE SHALL BE GIVEN TO AVOID CONFLICTS WITH EXISTING REBAR AND POST TENSIONING STRANDS WHEN DRILLING HOLES. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S INSTRUCTIONS.
   - UNLESS SPECIFIED OTHERWISE, ANCHORS SHALL BE EMBEDDED IN THE APPROPRIATE SUBSTRATE WITH A MINIMUM EMBEDMENT OF 8 TIMES THE NOMINAL ANCHOR DIAMETER OR THE EMBEDMENT REQUIRED TO SUPPORT THE INTENDED LOAD, ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCE AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE.
   - SUBSTITUTION REQUESTS. FOR PRODUCTS OTHER THAN THOSE LISTED BELOW, SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE,
   - ACCEPTABLE PRODUCTS ARE:
     - EXPANSION ANCHORS FOR NON-CRACKED CONCRETE ONLY:
       - WEDGE-ALL (WA), BY SIMPSON STRONG-TIE
       - KWIK BOLT 3, BY HILTI
     - CRACKED CONCRETE MECHANICAL ANCHORS:
       - STRONG-BOLT (STB), BY SIMPSON STRONG-TIE
       - KWIK BOLT (TZ), BY HILTI
     - SCREW ANCHORS:
       - TITEN HD (THD), BY SIMPSON STRONG-TIE
       - HUS-H, BY HILTI
     - ADHESIVE ANCHORS FOR ANCHORING INTO SOLID BASE MATERIAL
       - ACRYLIC-TIE (AT)
       - SET EPOXY-TIE (SET) WITH RETROFIT BOLTS (RFB), BY SIMPSON STRONG-TIE
       - HIT RE 500, BY HILTI
     - ADHESIVE ANCHORS FOR ANCHORING INTO HOLLOW BASE MATERIAL
       - CONTACT ENGINEER OF RECORD
7. CONCRETE FORMWORK AND SHORING INCLUDING BUT NOT LIMITED TO CONCRETE SLABS AND BEAMS:
   - DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.
   - SHORING DRAWINGS SHALL BE SUBMITTED FOR ALL ELEVATED STRUCTURAL COMPONENTS, INCLUDING BUT NOT LIMITED TO BEAMS AND SLABS, FOR REVIEW AND APPROVAL BY THE ARCHITECT/ENGINEER.
   - SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
   - DRAWINGS SHALL CLEARLY INDICATE LOADS USED IN THE DESIGN AS WELL AS SEQUENCING AND TIMING RELATING TO ALL SHORING AND RE-SHORING WORK.
   - NO ELEVATED WORK SHALL BE ALLOWED TO PROCEED WITHOUT A PRIOR APPROVAL OF THE SUBMITTAL.
   - UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, FORMS SHALL NOT BE REMOVED PRIOR TO STRUCTURAL CONCRETE REACHING A MINIMUM OF TWO- THIRDS (COLUMNS) OR THREE-QUARTERS (BEAMS AND SLABS) OF ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH.
   - DELEGATED SHORING ENGINEER OR AN AUTHORIZED REPRESENTATIVE SHALL BE REQUIRED TO INSPECT ERECTED SHORING TO ENSURE AS-BUILD CONDITIONS REFLECT THE DESIGN INTENT.
   - DELEGATED ENGINEER SHALL BE REQUIRED TO PROVIDE SIGNED AND SEALED WRITTEN REPORTS PRIOR TO ALL CONCRETE POURS VERIFYING THAT THE WORK WAS OBSERVED TO BE IN COMPLIANCE WITH THE DRAWINGS.
8. PENETRATIONS:
   - THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES. BEFORE THE CONCRETE IS POURED, THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER, AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY MUENGINEERS, INC.
   - NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THE STRUCTURAL DRAWINGS WITHOUT PREVIOUS APPROVAL OF THE ENGINEER.
   - CONTRACTOR SHOULD SUBMIT SLAB DRAWINGS INDICATING ANY CONCENTRATION OF PIPES, OPENINGS OR PENETRATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS PRIOR TO CONCRETE POURS.
9. PLUMBING SLEEVES:
   - SLEEVE LOCATIONS AND SIZES MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
   - MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER.
   - SLEEVES OR GROUPS OF SLEEVES 16 INCH IN DIAMETER AND LARGER SHALL BE TREATED AS A SLAB OPENING AND REINFORCED PER TYPICAL OPENING REINFORCING DETAILS.
10. EMBEDDED CONDUITS:
    - CONDUITS MUST NOT BE LOCATED WITHIN ANY BEAMS, COLUMNS AND CONCRETE WALLS AND SLABS WITHOUT PRIOR WRITTEN APPROVAL BY MUENGINEERS,
    - LOCATIONS AND SIZES OF ALL CONDUITS MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT, WITHIN ANY STRUCTURAL COMPONENTS INDICATED ON THE STRUCTURAL CONSTRUCTION DOCUMENTS.
    - CONDUIT SHALL OCCUPY ONLY THE MIDDLE ONE-THIRD OF THE MEMBER DEPTH OR THICKNESS.
    - MAXIMUM CONDUIT O.D. FOR SINGLE CONDUITS OR SUM OF O.D.'S FOR MULTIPLE CONDUITS THAT CROSS SHALL BE NO LARGER THAN ONE-THIRD THE SLAB DEPTH.
    - PARALLEL CONDUITS SHALL BE SPACED WITH A MINIMUM OF 3 DIAMETERS CLEAR.
    - CONDUITS SHALL BE A MINIMUM OF ONE

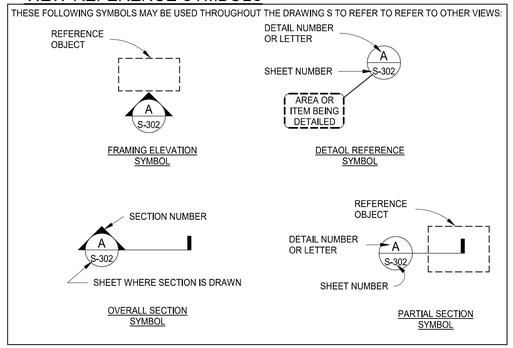
CONCRETE TABLE

CONCRETE COMPONENT	CONCRETE								COVER		REINFORCING			ADDITIONAL NOTES / REMARKS	APPROVED MIX DESIGNS [SUPPLIER AND MIX NUMBER]
	MIN. CONCRETE STRENGTH (PSI)	NOMINAL MAX. AGREGATE SIZE FOR PUMP MIX [in]	MAX SLUMP FOR PUMP MIX +- 1 in [in]	NOMINAL MAX. AGREGATE SIZE FOR REGULAR MIX [in]	MAX SLUMP FOR REGULAR MIX +- 1 in [in]	MAXIMUM WATER CEMENT RATIO	MINIMUM MODULUS OF ELASTICITY (ksi)	FLY ASH (MIN 5% MAXIMUM 20%)	TOP REINFORCING AND STUDRAIL CONCRETE COVER [in]	BOTTOM, VERTICAL AND OTHER REINFORCING CONCRETE COVER [in]	TYPE OF TOP REINFORCING [REGULAR, EPOXY COATED, GALVANIZED, MMFX, ETC.]	TYPE OF STUDRAILS [REGULAR, EPOXY COATED, GALVANIZED, MMFX], ETC	TYPE OF BOTTOM, VERTICAL AND OTHER REINFORCING [REGULAR, EPOXY COATED, GALVANIZED, MMFX, ETC]		
FOUNDATIONS ON COMPACTED FILL	3000	N/A	N/A	1 1/2	5	0,5	3100	0	2	3	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		
COLUMNS FROM FOUNDATION TO ROOF	5000	3/8	9	3/4	5	0.5	3300	0	N/A	1 1/2 [2 ON EXTERIOR FACE AND FOR BARS #6 AND BIGGER]	N/A	N/A	GRADE 60 REGULAR		
SLAB ON COMPACTED FILL MATERIAL [SOG]	3000	3/4	5	3/4	5	0.5	3100	20	1 1/2	2	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR	MESH REINFORCING MAY BE ELIMINATED IF CONCRETE MIX INCLUDES A MINIMUM OF 15 LBS/ YD^3 DRAMIX 4D 65/60 BG STEEL FIBERS (OR EOR APPROVED EQUIVALENT)	
EXTERIOR BEAMS	5000	3/8	9	3/4	5	0.4	3300	20	2	1 1/2	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		
PADS FOR MECHANICAL EQUIPEMENT	3000	3/8	9	3/4	5	0.4	3100	0	1	3/4	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		
TIE-BEAMS & TIE COLUMNS	5000	3/8	9	3/4	5	0.4	3300	0	1.5 [2 ON EXTERIOR FACE AND FOR BARS #6 AND BIGGER]	1 1/2 [2 ON EXTERIOR FACE AND FOR BARS #6 AND BIGGER]	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		



VIEW REFERENCE SYMBOLS

THESE FOLLOWING SYMBOLS MAY BE USED THROUGHOUT THE DRAWING S TO REFER TO REFER TO OTHER VIEWS:



SHEET INDEX

SHT NO.	DESCRIPTION	CURRENT REVISION	CURRENT REVISION DATE
S-0.00	STRUCTURAL NOTES AND ABBREVIATIONS		
S-0.01	CONCRETE TABLE, SHEET INDEX AND LEGENDS		
S-1.00	TYPICAL DETAILS		
S-1.01	TYPICAL DETAILS		
S-2.00	GROUND FLOOR PLAN - DEMOLITION		
S-2.01	GROUND FLOOR PLAN - NEW CONSTRUCTION		
S-2.02	ROOF FRAMING PLAN - NEW CONSTRUCTION		
S-3.00	SECTIONS AND DETAILS		
S-3.01	SECTIONS AND DETAILS		
S-4.00	SCHEDULES		
S-4.01	ROOF DECKING, RTU LOADING AND COMPONENTS AND CLADDING DIAGRAMS		
S-5.00	3D VIEWS		

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CONCRETE TABLE, SHEET INDEX AND LEGENDS

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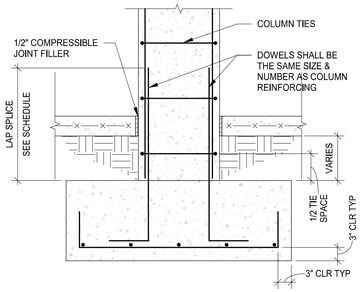
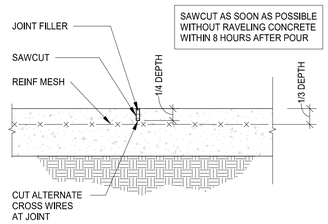
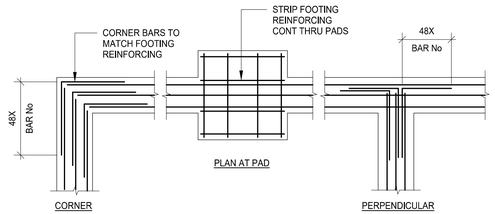


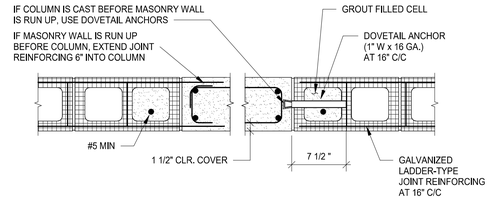
1 S-1.00 TYP. CONCRETE COLUMN BASE DETAIL AT FOUNDATION
N.T.S



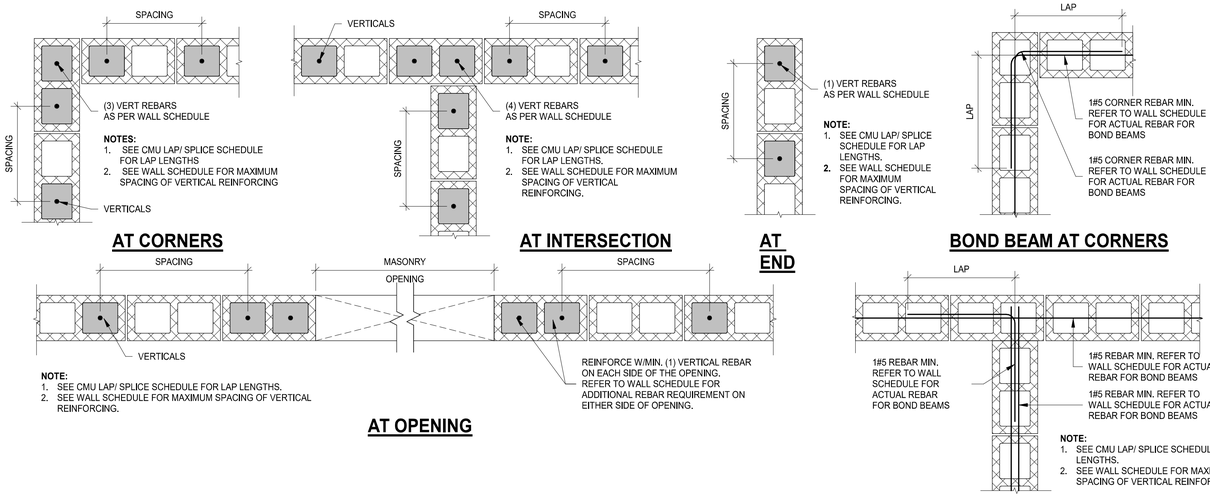
2 S-1.00 TYP. CONTRACTION JOINT (CJ) DETAIL
N.T.S



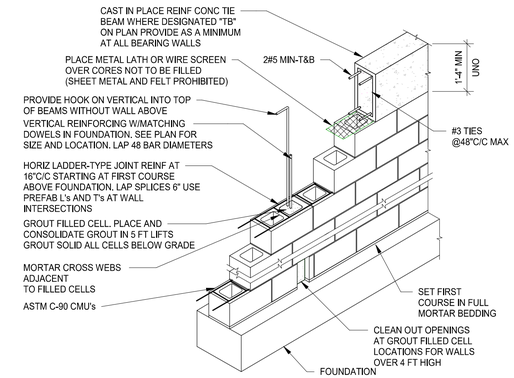
3 S-1.00 TYP. FOOTING INTERSECTION DETAIL
N.T.S



4 S-1.00 TYP. RC COLUMN CMU WALL CONNECTION
N.T.S



5 S-1.00 TYPICAL CMU REINFORCING DETAILS
N.T.S



6 S-1.00 TYP. MASONRY WALL CONSTRUCTION DETAIL FOR RUNNING BOND LAYOUT
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DECEMBER 11, 2023
Marcus O. Unterweger
12/11/2023

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S-1.00
TYPICAL DETAILS

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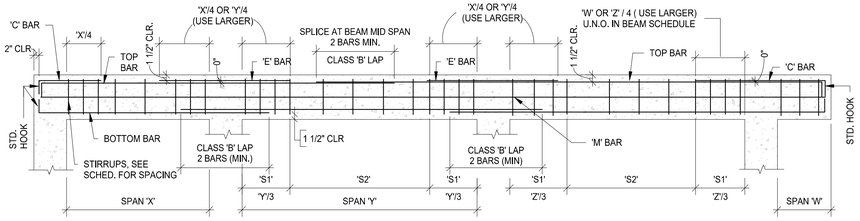
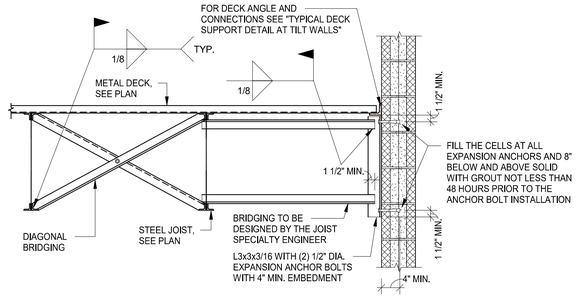
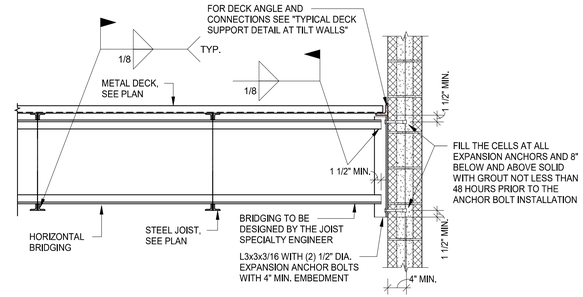


1. START STIRRUP AT 1/2 SCHEDULED SPACING FROM FACE OF SUPPORT
2. ADD 1#4 LONGITUDIAL WHERE CORNER OF STIRRUP IS VACANT.
3. USE CLOSED STIRRUPS @ (S1) AREA, OPEN STIRRUPS MAY BE USED (S2) AREA U.N.O
4. FOR CONCRETE BEAMS DEEPER THAN 24", ADDITIONAL CONTINUOUS HORIZONTAL #5 BARS TO BE PLACED AT EACH FACE OF BEAM AND SPACED NO GEATER THAN 12" ON CENTER.
5. AT PERIMETER BEAMS, EXTEND A MINIMUM OF 1/4 OF THE MAXIMUM BOTTOM REINFORCEMENT TO DEVELOP FULL TENSION CAPACITY AND HOOK AT SUPPORT.

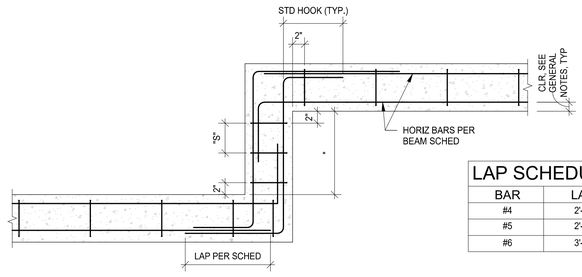
1 TYP. BENDING DIAGRAM FOR RC BEAMS
S-1.01 N.T.S



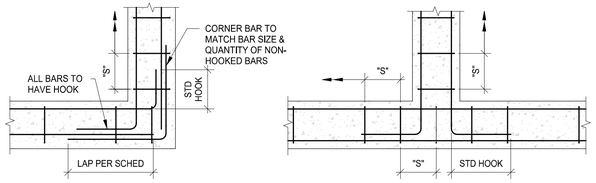
2 TYP. DIAGONAL BRIDGING CONNECTION DETAIL AT CMU WALLS
S-1.01 N.T.S



3 TYP. HORIZONTAL BRIDGING CONNECTION DETAIL AT CMU WALLS
S-1.01 N.T.S

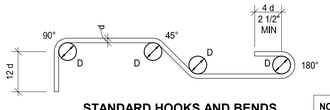


LAP SCHEDULE	
BAR	LAP
#4	2'-0"
#5	2'-6"
#6	3'-6"

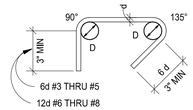


CORNER DETAIL NOTES:
"S" INDICATED STIRRUP REINFORCING SPACING AS PER BEAM SCHEDULE / STRUCTURAL NOTES
* APPLIES TO DIMENSIONS LESS THAN 2 TIMES LAP SPLICE OF BARS.

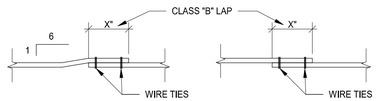
4 TYP. TIE BEAM CORNER PLAN DETAILS
S-1.01 N.T.S



STANDARD HOOKS AND BENDS



TIES AND STIRRUPS



OFFSET SPLICE LAP SPLICE

NOTES:
1) d = BAR DIAMETER

2) **FOR STANDARD HOOKS AND BENDS**
D = 6 d FOR #3 THRU #8
D = 8 d FOR #9 THRU #11

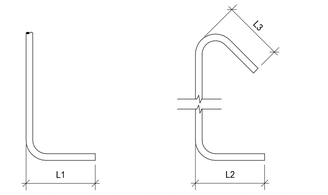
3) **FOR TIES AND STIRRUPS**
D = 4 d FOR #3 THRU #5

4) REFER TO TYPICAL WALL CONSTRUCTION NOTES FOR VERTICAL REINF. SPLICE REQ'S

CLASS "B" LAP	
BAR SIZE	X
#3	22"
#4	30"
#5	36"
#6	44"
#7	66"
#8	74"
#9	84"

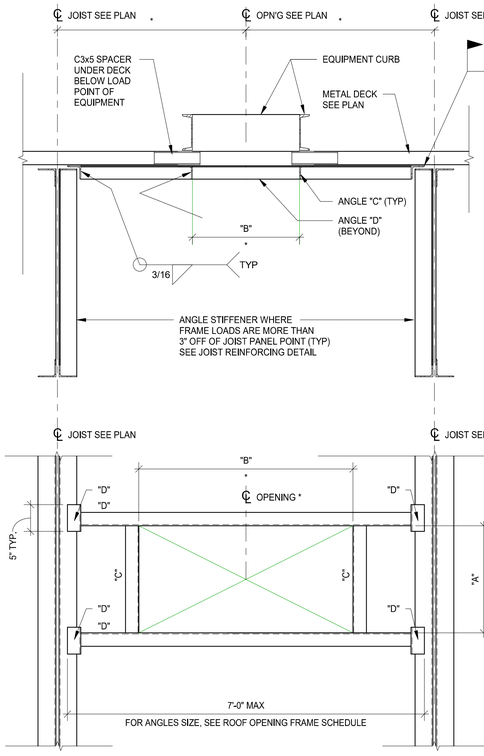
5 TYP. REINFORCING DETAILING DETAIL
S-1.01 N.T.S

STANDARD HOOK LENGTHS			
BAR SIZE	REINF HOOK	STIRRUP & TIE HOOKS	
	L1	L2	L3
#3	6"	4"	2 1/2"
#4	8"	4 1/2"	3"
#5	10"	-	-
#6	1'-0"	-	-
#7	1'-2"	-	-
#8	1'-4"	-	-
#9	1'-7"	-	-
#10	1'-10"	-	-
#11	2'-0"	-	-



REINF HOOKS STIRRUP & TIE HOOKS

7 TYP. REINFORCING HOOK DETAILS
S-1.01 N.T.S



ROOF OPENING FRAME SCHEDULE			
DIM "A"	DIM "B"	ANGLE SIZE "C"	ANGLE SIZE "D"
2'-0"	4'-0"	3x3x3/16	3x3x3/16
3'-0"	5'-0"	3x3x3/16	3x3x1/4
4'-0"	6'-0"	3x3x3/16	3 1/2x3 1/2x1/4
5'-0"	7'-0"	3x3x3/16	4x4x5/16

NOTES:
1. SEE ROOF FRAMING PLAN FOR ORIENTATION.
2. COORDINATE DIMENSION WITH EQUIPMENT SUPPLIER.
3. WHEN JOIST BRIDGING INTERFERES WITH ROOF OPENING FRAMES, STOP BRIDGING AT EACH SIDE OF OPENING AND "X" BRIDGE LAST BRIDGING SPACE EACH SIDE OF OPENING. ADD ADDITIONAL BRIDGING WITH "X" BRIDGING AND HORIZONTAL BRIDGING ON EACH SIDE OF CUT BRIDGING AREA. EXTEND ADDED BRIDGING PAST CUT BRIDGING.

6 TYP. ROOF OPENING FRAME DETAILS WITH ANGLES
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12/11/2023
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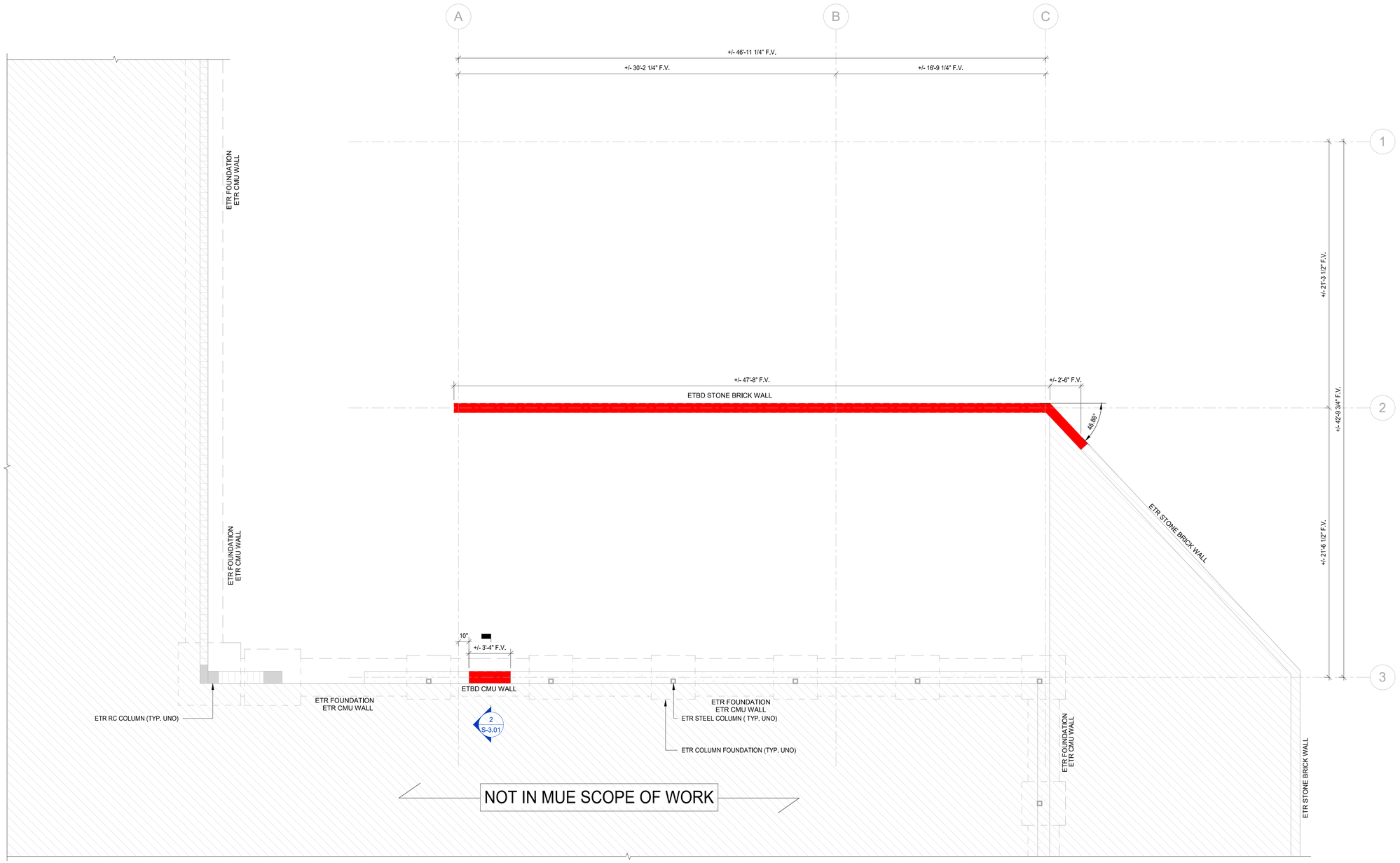
S-1.01
TYPICAL DETAILS



1 S-2.00 EXISTING FOUNDATION/GROUND FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

NORTH

DEMOLITION KEY NOTES:

1. INFORMATION ON THESE PLANS REGARDING THE EXISTING STRUCTURE WAS TAKEN FROM AVAILABLE RECORD CONSTRUCTION DOCUMENTS. ACTUAL FIELD AS-BUILD CONDITIONS MAY VARY FROM WHAT IS INDICATED ON THE PLANS. ALL DIMENSIONS, ELEVATIONS AND ANY OTHER CONDITIONS OF THE EXISTING STRUCTURE MUST BE FIELD VERIFIED PRIOR TO DEMOLITION, FABRICATION AND INSTALLATION OF NEW BUILDING COMPONENTS.
2. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
3. LOCATE ALL UNDERGROUND UTILITIES BEFORE DRILLING, EXCAVATING OR PERFORMING ANY OTHER UNDERGROUND WORK
4. WHEN UNANTICIPATED STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF THE CONFLICT(S) PROMPTLY AND SUBMIT A WRITTEN REPORT TO THE EOR AND AOR.
5. VERIFY THE EXISTING CONDITIONS INDICATED ON THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WITH ANY DEMOLITION, FABRICATION AND NEW CONSTRUCTION.
6. NOTIFY THE AOR AND EOR OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS
7. VERIFY ALL DIMENSIONS AFFECTED BY EXISTING CONSTRUCTION PRIOR TO DEMOLITION.
8. VERIFY WITH THE EOR PRIOR TO REMOVING OR MODIFYING ANY STRUCTURAL MEMBERS THAT HAVE NOT BEEN INCLUDED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS.
9. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE REMOVAL OF ANY ELEMENT WILL NOT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION ACTIVITIES.
   - INDICATES EXTENDS OF THE EXISTING BUILDING STRUCTURE THAT IS BEING DEMOLISHED

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MARCUS O. UNTERWEGER
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
12/11/2023
Marcus O. Unterweger
MARCUS O. UNTERWEGER
FL P.E. # 63860
DECEMBER 11, 2023

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
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PERMIT
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PROJECT NO.
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BY	REVISIONS	DATE

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S-2.00
GROUND FLOOR PLAN - DEMOLITION

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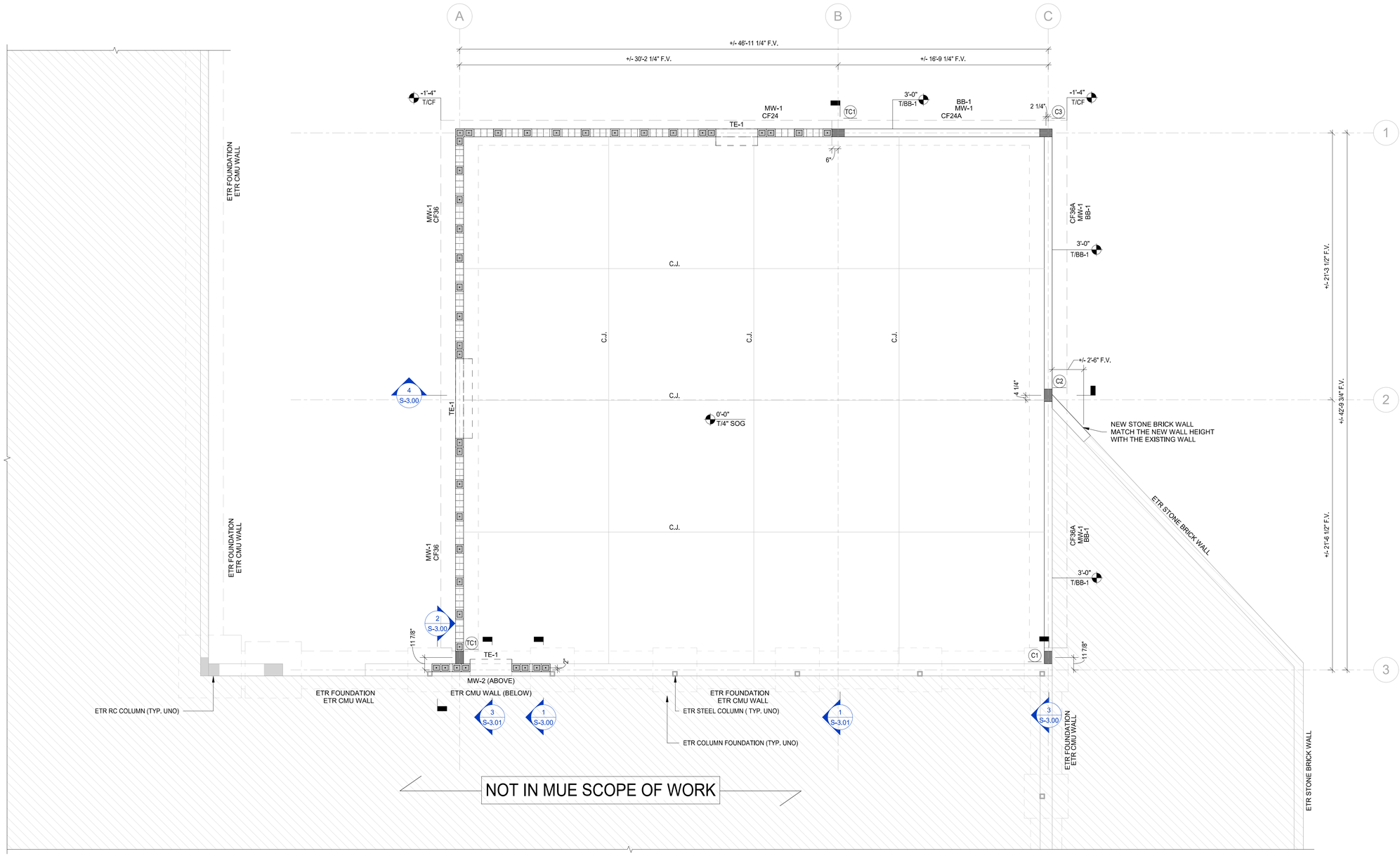

1 S-2.01 FOUNDATION/GROUND FLOOR PLAN - NEW CONSTRUCTION
1/4" = 1'-0"
NORTH

FOUNDATION/GROUND FLOOR PLAN NOTES:

1. GC MUST BE RESPONSIBLE TO STABILIZE FOUNDATION OF EXISTING STRUCTURE.
2. GC MUST BE RESPONSIBLE TO STABILIZE SOILS BEFORE EXCAVATING NEXT TO EXISTING STRUCTURE.
3. FOR DIMENSIONS NOT SHOWN SEE FOUNDATION PLAN AND ARCHITECTURAL DRAWINGS.
4. VERIFY ALL DIMENSIONS, ELEVATIONS AND SLAB FINISHES WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION.
5. PLUMBING PIPES, EXFILTRATION PIPES, ETC. SHALL MUST NOT BE LOCATED BELOW OR INSIDE ANY COLUMN FOUNDATIONS, WALL FOUNDATIONS AND FOUNDATION SLABS;
6. SLAB OPENINGS SHOWN ON THESE PLANS ARE DIAGRAMMATIC ONLY.
7. COORDINATE ALL SLAB ON GRADE DEPRESSION SIZES, DEPRESSION LOCATIONS AND SLAB ON GRADE SLOPES WITH ARCHITECTURAL DRAWINGS.
8. COORDINATE ALL SLAB DEPRESSION SIZES AND LOCATIONS WITH ARCHITECTURAL DRAWINGS.
9. CENTERLINES OF COLUMNS AND WALLS MUST COINCIDE WITH THE FOUNDATION CENTERLINES UNLESS SHOWN OTHERWISE.
10. ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS REFER TO ELEVATION +0'-0" WHICH CORRESPONDS TO THE TOP OF THE INTERIOR GROUND FLOOR CONCRETE SLAB.
11. TOP OF THE INTERIOR GROUND FLOOR CONCRETE SLAB CORRESPONDS TO DATUM +10.3 FEET N.A.V.D.
12. ALL FOOTINGS TO BE POURED MONOLITHIC WITH SLAB-ON-GRADE, (UNLESS OTHERWISE NOTED).
13. SLAB ON GRADE MUST BE A MINIMUM 4" THICK CONCRETE SLAB WITH ONE LAYER OF 6X6 – W1.4 X W1.4 WELDED WIRE FABRIC AT 1/3-DEPTH FROM TOP OF SLAB UNLESS OTHERWISE NOTED. WIRE FABRIC MUST BE PROVIDED IN SHEETS AND SECURED TO BRICK CHAIRS AT MAXIMUM 24" ON CENTERS IN EACH DIRECTION. REFERENCE CIVIL ENGINEERS CONSTRUCTION DOCUMENTS FOR SLOPES AND DRAINS.
14. SLAB MUST BE PLACED ON TOP OF A VAPOR BARRIER ON WELL COMPACTED FILL.
15. SLAB CONTRACTION / CRACK CONTROL JOINTS ARE REQUIRED AND ARE INDICATED AS C.J. ON PLAN. CONTRACTION JOINTS MUST BE SAW CUT. THE CONTROL JOINTS MUST BE INSTALLED AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE. CONTRACTION JOINT LOCATION SHOWN MAY BE CHANGED AS REQUIRED FOR CONSTRUCTION SEQUENCING PROVIDED: THE MAXIMUM DISTANCE BETWEEN JOINTS MUST BE LESS THAT 12 FEET; THE SLAB AREA BETWEEN JOINTS MUST BE LESS THAN 144 SQUARE FEET; THE BOUNDED AREA SHALL BE AS SQUARE AS POSSIBLE AND IN NO CASE MUST THE RATIO OF LONG SIDE TO SHORT SIDE EXCEED 1.5.
16. CONCRETE SIDEWALKS/WALKWAYS MUST BE 4" CONCRETE SLAB-ON-GRADE PLACED ON WELL COMPACTED, CLEAN FILL AND REINFORCED WITH ONE LAYER OF 6X6 W1.4 X W1.4 WELDED WIRE FABRIC AT 1/3-DEPTH FROM TOP OF SLAB UNLESS OTHERWISE NOTED
17. SIDEWALKS MUST HAVE FULL DEPTH EXPANSION JOINTS OR SAW CUT CONTROL JOINTS MINIMUM 1/3 OF THE SLAB THICKNESS DEEP SPACED AT NO MORE THAN THE LESSER OF 10'0" OF TWO TIMES THE SIDEWALK WIDTH ON CENTER. THE CONTROL JOINTS MUST BE SAW CUT AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE.
18. PROVIDE AN 8" WIDE AND 8" DEEP THICKENED CONCRETE EDGE REINFORCED WITH 1#5 CONTINUOUS REINFORCING BAR CENTERED WITHIN THE THICKENED SLAB EDGE AT ALL FREE SLAB ON GRADE SLAB EDGES. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS/LIMITS.
19. CONTRACTOR NOTE THAT MISCELLANEOUS 6 INCH DEEP CONCRETE HOUSEKEEPING PADS REINFORCED WITH #4 REINFORCING BARS SPACED AT MAXIMUM 12 INCHES ON CENTER IN EACH DIRECTION AND LOCATED AT MID SLAB DEPTH WILL BE REQUIRED TO SUPPORT MISCELLANEOUS MECHANICAL/ELECTRICAL EQUIPMENT. REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR LOCATIONS/SIZES. THE CONCRETE PADS MUST BE CENTERED ON THE MECHANICAL / ELECTRICAL EQUIPMENT AND EXTEND A MINIMUM 6" BEYOND THE EQUIPMENT ALONG ALL FREE EDGES.
20. SLAB CURING IS REQUIRED. SEE STRUCTURAL NOTES.
21. CONCRETE MIXES FOR ALL EXTERIOR CONCRETE COMPONENTS SHALL INCLUDE BARRIER ONE CONCRETE ADMIXTURE IN THEIR MIX DESIGNS
22. AT CMU WALLS, PROVIDE ONE ADDITIONAL VERTICAL REINFORCING BAR IN A GROUT FILLED CELL AT ALL WALL INTERSECTIONS, AT ENDS OF WALLS AND AT EDGES OF ALL WALL OPENINGS EXCEEDING TWO FEET IN WIDTH. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
23. REINFORCE THE CELL ON EACH SIDE OF WALL OPENINGS LESS THAN 3'-4" WIDE WITH (1) #5 VERTICAL REINFORCING BAR AND FILL THE CELL SOLID WITH GROUT
24. REINFORCE THE TWO CELLS ON EACH SIDE OF WALL OPENINGS BETWEEN 3'-4" AND 6'-4" WIDE WITH (2) #5 VERTICAL BARS AND FILL THE CELLS SOLID WITH GROUT

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GROUND FLOOR PLAN - NEW CONSTRUCTION

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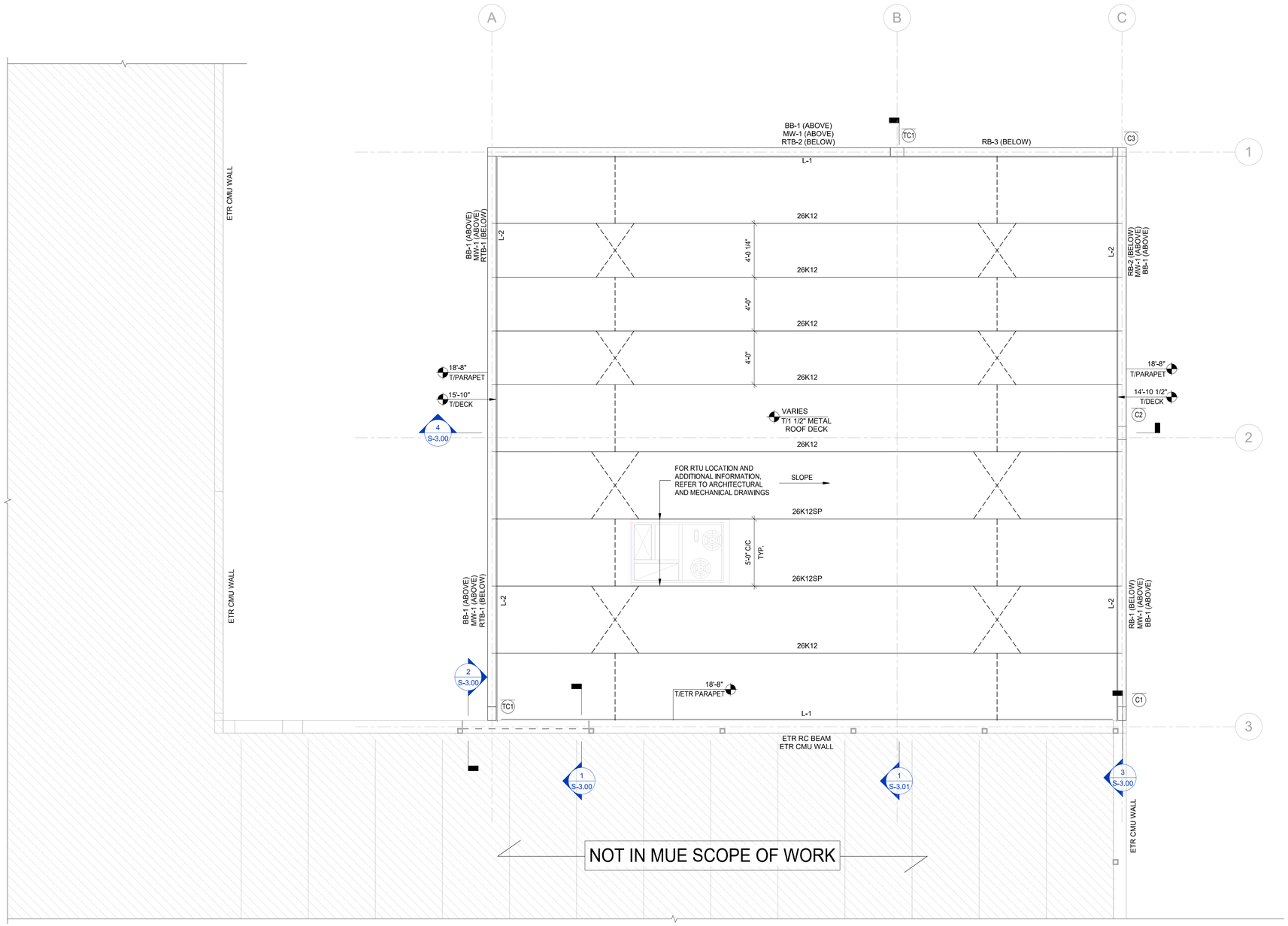

NORTH

1 S-2.02 ROOF FRAMING PLAN - NEW CONSTRUCTION
1/4" = 1'-0"

ROOF NOTES:

1. SEE THE FOUNDATION AND GROUND FLOOR PLAN FOR ADDITIONAL SHEET NOTES
2. REFER TO ARCHITECTURAL DRAWINGS FOR ROOFING MATERIALS, ROOF SLOPES, DRAINS, ETC.
3. ALL ELEVATIONS SHOWN ON THESE PLANS ARE RELATIVE TO THE TOP OF THE GROUND FLOOR SLAB AT ELEVATION +0' -0".
4. REFER TO STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
5. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
6. MAXIMUM SPACING OF STEEL JOISTS TO BE 5' – 0" UNLESS NOTED OTHERWISE ON PLAN.
7. METAL DECK MUST BE MINIMUM 1 ½" 22 GAUGE TYPE B (G90) ROOF DECK. SEE THE DECKING DIAGRAM FOR ADDITIONAL INFORMATION
8. DECKS TO BE IN SHEET LENGTHS TO SPAN (3) OR MORE SUPPORTS.
9. METAL DECK FASTENER PATTERN MUST BE ACCORDING TO DECKING DIAGRAM
10. L-1 INDICATES L3X3X1/4 CONTINUOUS STEEL ANGLE WITH 1/2" Ø HILTI KWIK BOLT TZ2-CS ANCHOR BOLTS AT 24" C/C WITH 3 1/4" MINIMUM EMBEDMENT
11. L-2 INDICATES L3X3X1/4 CONTINUOUS STEEL ANGLE WITH 1/2" Ø HILTI KWIK BOLT TZ2-CS ANCHOR BOLTS AT 36" C/C WITH 3 1/4" MINIMUM EMBEDMENT
12. FILL CMU WALL CELLS WITHIN 16" AROUND ALL POST-INSTALLED ANCHOR OR DRILLED AND EPOXIED REBAR LOCATIONS SOLID WITH GROUT 48 HOURS PRIOR TO INSTALLING ANCHOR BOLTS
13. COORDINATE ALL SIZES AND LOCATIONS OF ROOF OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
14. ROOF CURBS MUST BE MINIMUM 14 GAUGE THICK MATERIAL
15. ALL NEW RTUS MUST BE CONNECTED TO PRE-MANUFACTURED 14 GAUGE ROOF CURBS WITH #14 HEX HEADED SELF-DRILLING SCREWS AT 4" C/C ALONG ALL FOUR SIDES.
16. ALL NEW ROOF CURBS OR ROOF CURBS SUPPORTING NEW EQUIPMENT MUST BE CONNECTED TO THE STRUCTURAL STEEL ROOF FRAMING WITH #14 HEX HEADED SELF-DRILLING SCREWS AT 4" C/C ALONG ALL FOUR SIDES.
17. THE ROW OF DIAGONAL JOIST BRIDGING NEAREST TO MIDSPAN MUST HAVE BOLDED CONNECTION AT CHORDS AND INTERSECTIONS. ALL OTHER DIAGONAL JOIST BRIDGING MAY HAVE WELDED CONNECTIONS AT CHORDS AND INTERSECTIONS.
18. UPLIFT BRIDGING IS REQUIRED. PROVIDE A MINIMUM OF 2 ROW OF BOTTOM CHORD BRIDGING NEAR THE FIRST BOTTOM CHORD PANEL POINT OF ALL JOISTS

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ROOF FRAMING PLAN - NEW CONSTRUCTION

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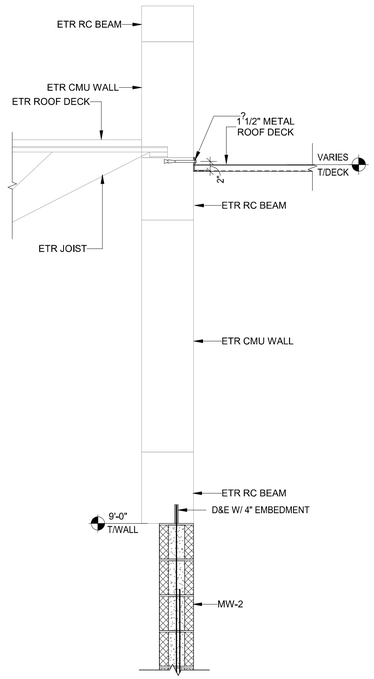

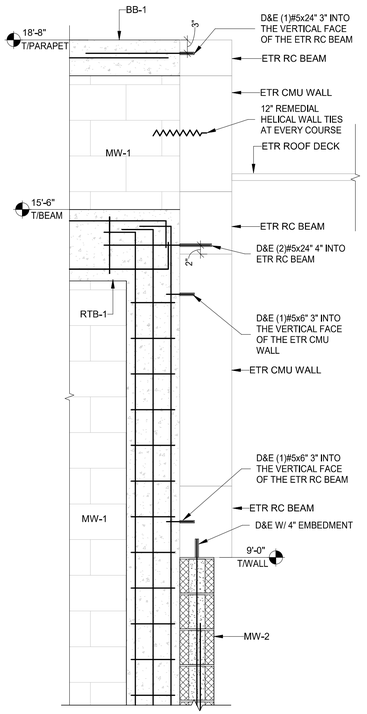

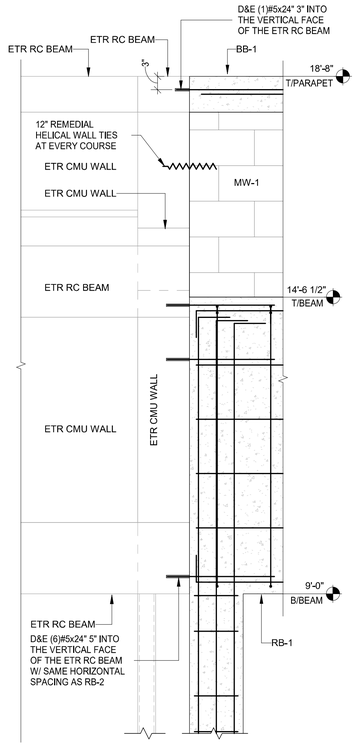

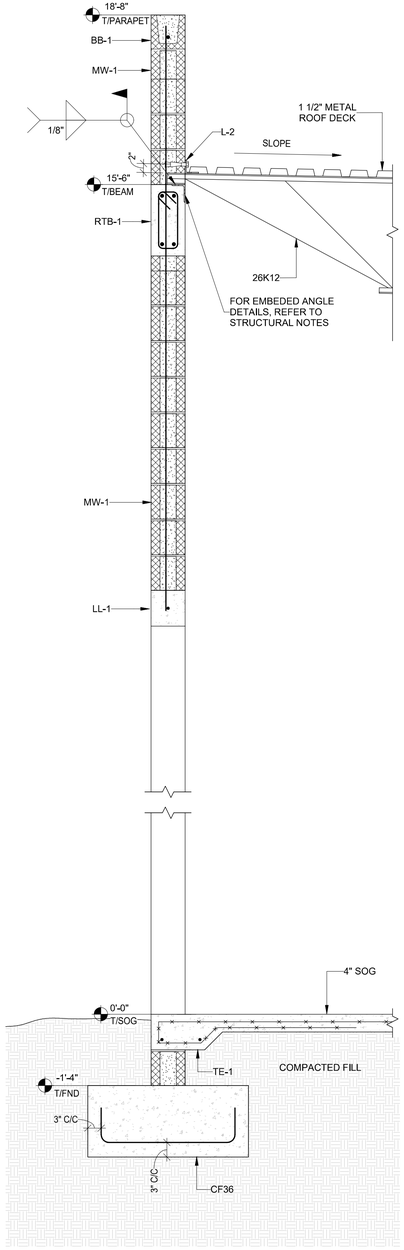

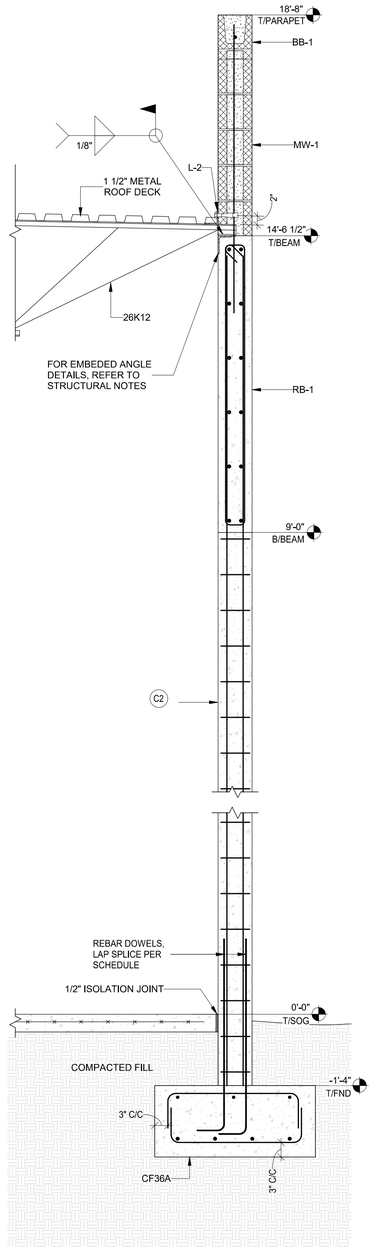

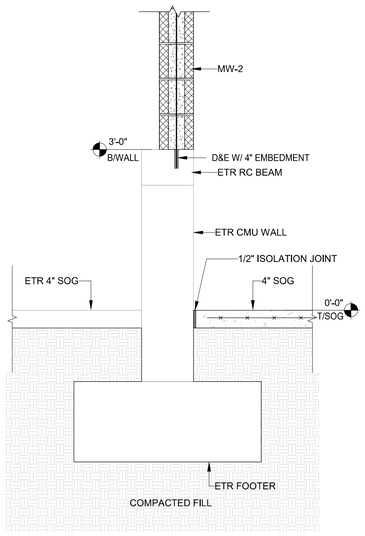

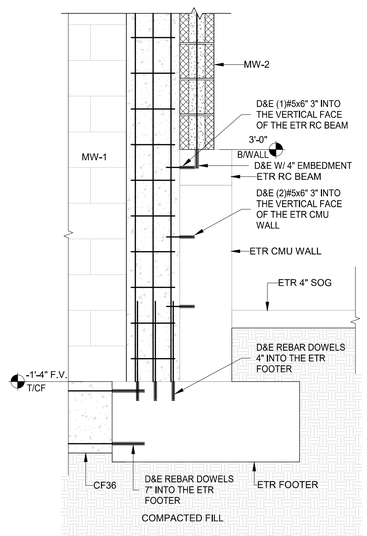

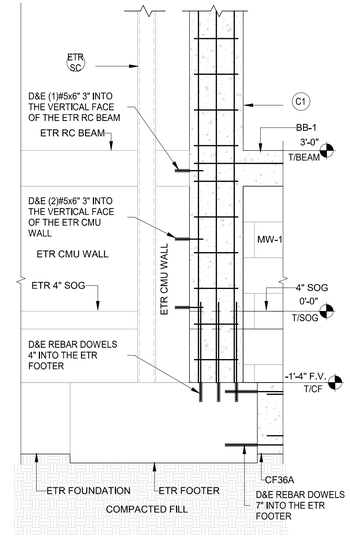

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S-3.00 3/4" = 1'-0" REF: 2/ S-2.01

3 3/S-3.00
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4 4/S-3.00
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MARCUS O. UNTERWEGER
LICENSE
No 63860
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Marcus O. Unterweger
12/11/2023
MARCUS O. UNTERWEGER
FL P.E. # 63860
DECEMBER 11, 2023

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

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BY	REVISIONS	DATE

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CONSULTING STRUCTURAL ENGINEERS
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OAKLAND PARK, FL 33334
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MARCUS O. UNTERWEGER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO: 63860

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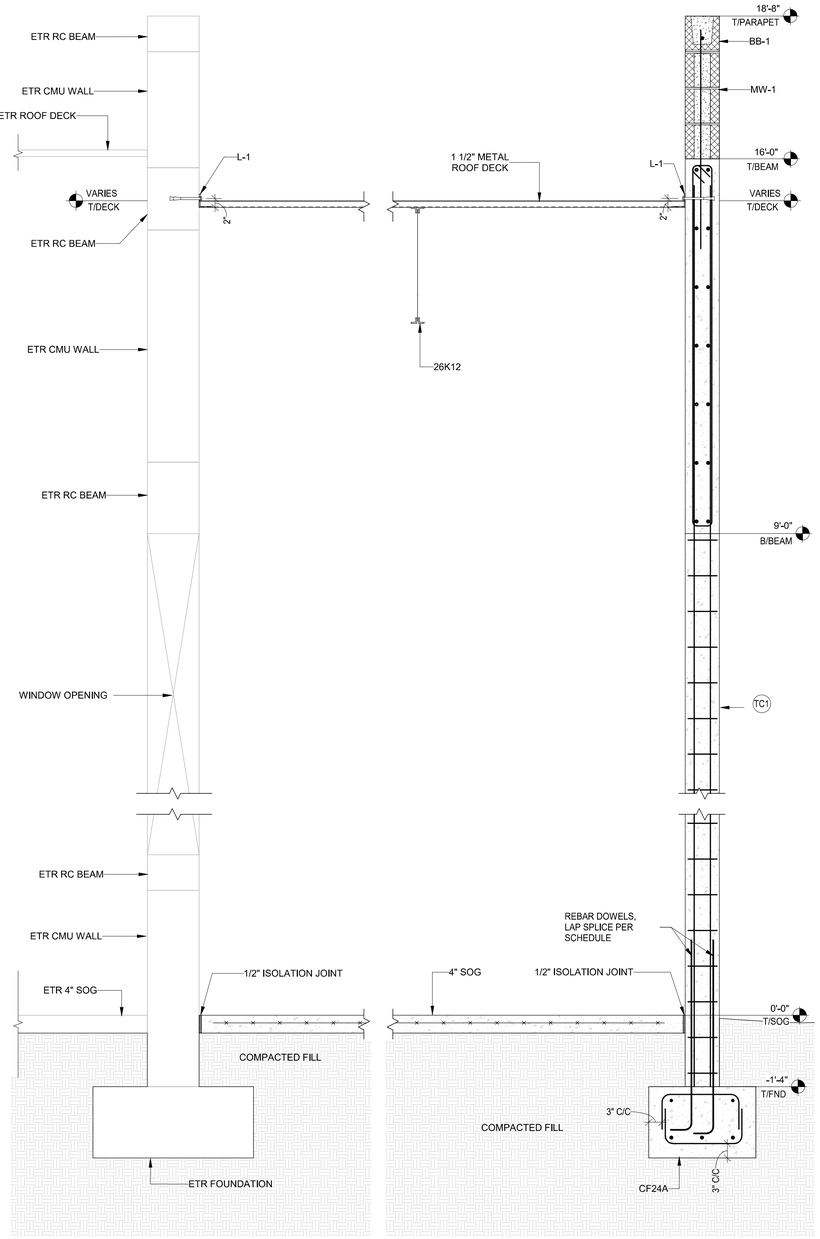

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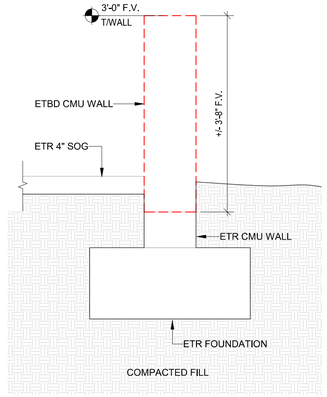

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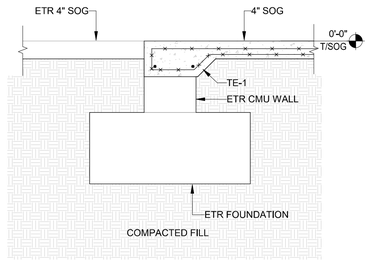

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SECTIONS AND DETAILS

WALL FOOTING SCHEDULE

MARK	WIDTH	LENGTH	FOUNDATION THICKNESS	BOTTOM REINFORCING LW	BOTTOM REINFORCING SW	TOP REINFORCING LW	TOP REINFORCING SW	COMMENTS
CF24	2'-0"	CONT	16"	3#5 CONT	#4@24" C/C			
CF24A	2'-0"	CONT	16"	3#5 CONT	#4@24" C/C	2#4 CONT	#4@24" C/C	
CF36	3'-0"	CONT	16"	4#5 CONT	#4@24" C/C			
CF36A	3'-0"	CONT	16"	4#5 CONT	#4@24" C/C	3#4 CONT	#4@24" C/C	

THICKENED EDGE/ THICKENED SLAB SCHEDULE

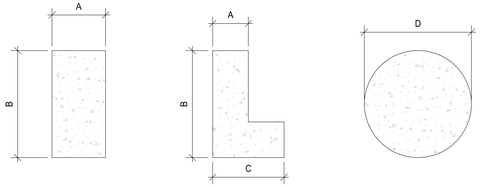
MARK	ELEVATION AT TOP	WIDTH (IN)	DEPTH (IN)	CONT. BOTTOM REINFORCING	PERP. BOTTOM REINFORCING	CONT. TOP REINFORCING	PERP. TOP REINFORCING	COMMENTS
TE-1	0'-0"	1'-0"	8"	2#5				

FOUNDATION SCHEDULE NOTES:
1. ELECTRICAL DUCT BANKS, ELECTRICAL CONDUITS, PLUMBING PIPES, FIRE SPRINKLER LINES OR ANY OTHER CIVIL, MECHANICAL AND PLUMBING LINES MUST NOT BE LOCATED WITHIN OR BELOW AND BUILDING FOUNDATIONS UNLESS SPECIFICALLY APPROVED AND DETAILED IN THESE STRUCTURAL CONSTRUCTION DOCUMENTS PREPARED AND SIGNED AND SEALED BY MUENGINEERS
2. CFXX – INDICATES A CONTINUOUS WALL FOUNDATION
3. SEE THE GEOTECHNICAL REPORT, STRUCTURAL NOTES, TYPICAL DETAILS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION

CONCRETE COLUMN SCHEDULE

MARK	MUE f'c	A	B	C	D	VERTICAL REBAR	TIES	REMARKS
C1	5000 PSI	7 5/8"	12"			6#6	#3@8" C/C	
C2	5000 PSI	7 5/8"	12"			6#6	#3@8" C/C	
C3	5000 PSI	7 5/8"	12"			6#6	#3@8" C/C	
TC1	5000 PSI	7 5/8"	12"			6#6	#3@8" C/C	

COLUMN SCHEDULE NOTES:
1. ELECTRICAL CONDUITS, PLUMBING PIPES, FIRE SPRINKLER LINES OR ANY OTHER MECHANICAL AND PLUMBING LINES MUST NOT BE LOCATED WITHIN ANY COLUMNS UNLESS SPECIFICALLY APPROVED AND DETAILED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS PREPARED AND SIGNED AND SEALED BY MUENGINEERS.
2. SEE THE STRUCTURAL NOTES, TYPICAL DETAILS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION



2 S-4.00 CONCRETE COLUMN SCHEDULE DIMENSION PARAMETERS

3/4" = 1'-0"

WALL SCHEDULE

MARK	DESCRIPTION
MW-1	8" LOAD BEARING CMU WALL W/ #5@32" C/C VERTICAL REINFORCING IN GROUT FILLED CELLS
MW-2	SEE PLANS FOR REINFORCEMENT

FLOOR SCHEDULE

MARK	DESCRIPTION
1 1/2" METAL ROOF DECK	
4" SOG	4" THICK CONCRETE SLAB ON GRADE WITH ONE LAYER OF 6X6-W1.4XW1.4 WELDED WIRE FABRIC AT 1/3-DEPTH FROM TOP OF SLAB

BEAM SCHEDULE

MARK	ELEVATION AT TOP	SIZE		REINFORCING				COMMENTS
		WIDTH (IN)	DEPTH (IN)	BOTTOM REINFORCING	TOP REINFORCING	'C' REINFORCING	STIRRUPS	
BB-1	<varies>	7 5/8"	8"	1#5 CONT				
LL-1	7'-11"	7 5/8"	8"	1#5 CONT				
RB-1	14'-6 1/2"	7 5/8"	66 1/2"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RB-2	14'-6 1/2"	7 5/8"	66 1/2"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RB-3	16'-0"	7 5/8"	84"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RTB-1	15'-6"	7 5/8"	16"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RTB-2	16'-0"	7 5/8"	84"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE

BEAM SCHEDULE NOTES:
1. MINIMUM BAR LAP SPLICE TO BE CLASS 'C' FOR ALL BEAMS.
2. FOR CONCRETE BEAMS DEEPER THAN 24", ADDITIONAL CONTINUOUS HORIZONTAL #5 BARS TO BE PLACED AT EACH FACE OF BEAM AND SPACED NO GREATER THAN 12" VERTICALLY ON CENTER.
3. ELEVATION TOP OF CONCRETE PERIMETER BEAMS ON MAIN ROOF MUST BE LOWERED FOR CONDITIONS WHERE BAR JOISTS BEAR ON CONCRETE BEAMS AND OTHER CONDITIONS SHOWN ON STRUCTURAL SECTIONS AND DETAILS.
4. ALL BEAM DEPTHS ARE MINIMUM AND CAN BE INCREASED TO MEET BLOCK COURSING. ADD 2#5 AT MID DEPTH IF INCREASE IN DEPTH EXCEEDS 8"
5. ALL TIE-BEAMS MUST HAVE A MINIMUM OF (3) #3 TIES @ 12" C/C AT EACH FACE OF A SUPPORT AND AT ALL CORNERS AND #3 TIES @48"C/C THROUGHOUT THE LENGTH OF THE BEAM
6. MINIMUM CONCRETE COVERAGE FOR REINFORCING MUST BE AS PER THE CURRENT ACI 318 AND WITHIN ALLOWABLE TOLERANCES AS PER ACI 117 STANDARD.
7. ELEVATIONS IN PARENTHESIS REFERENCE TOP OF FLOOR ELEVATION.
8. TOP STEEL OF BEAMS MUST ONLY BE SPLICED OVER SUPPORTS. FOR MORE INFORMATION SEE TYPICAL BENDING DIAGRAM;
9. SHOP DRAWINGS THAT DO NOT FOLLOW REINFORCING LAYOUT AS INDICATED IN TYPICAL BENDING DIAGRAM WILL BE REJECTED!
10. STIRRUPS MUST BE PLACED THROUGHOUT WHOLE LENGTH OF BEAM UNLESS BALANCE STIRRUPS ARE CALLED OUT IN SCHEDULE
11. BALANCE STIRRUPS MUST BE PLACED WITHIN CENTER THIRD OF SPAN
12. EXTEND TOP REINFORCEMENT INTO ADJACENT TIE BEAM, 30"
13. SCHEDULED DEPTHS FOR ALL TIE BEAMS ARE MINIMUM DEPTHS, CONTRACTOR MAY INCREASE DEPTHS TO ACCOMMODATE BLOCK COURSING; PROVIDE (1) #5 CONTINUOUS HORIZONTAL EACH FACE FOR EACH 8" INCREMENTAL INCREASE IN DEPTH.
14. PLACE REINFORCEMENT AS (INNER/OUTER) LAYER AT INTERSECTING BEAM.
15. SEE THE STRUCTURAL NOTES, TYPICAL DETAILS, THE TYPICAL BENDING DIAGRAM, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION

CMU WALL, PILASTER AND CMU COLUMN VERTICAL REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTHS BASED ON ACI 530-13

BAR SIZE	8" CMU CENTER BAR	10" CMU CENTER BAR	12" CMU CENTER BAR	12" CMU FACE BAR
#3	12 in	12 in	12 in	12 in
#4	14 in	13 in	13 in	19 in
#5	22 in	20 in	20 in	30 in
#6	43 in	37 in	37 in	56 in
#7	59 in	50 in	50 in	76 in
#8	91 in	76 in	76 in	115 in
#9	118 in	96 in	96 in	146 in

NOTES:
1. ALL DEVELOPMENT AND LAP SPLICE LENGTH ARE IN INCHES.
2. THE LAP SPLICE LENGTH TABLE SHALL BE USED FOR ALL REINFORCED CMU WALLS, PILASTERS AND COLUMNS UNLESS NOTED OTHERWISE IN DETAILS.
3. INCREEASE TABULATED VALUES BY 50% FOR EPOXY COATED REINFORCEMENT.
4. THE TABLE IS DEVELOPED BASED ON f'm=1500PSI, REFER TO GENERAL NOTES AND SPECIFICATIONS FOR CMU f'm.
5. WITH THE APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD, MECHANICAL SPLICES DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH, fy, OF THE BAR MAY BE SUBSTITUTED IN SOME LOCATIONS
6. WHEN THE LAP SPLICING BARS OF DIFFERENT SIZES, THE LAP LENGTH IS DETERMINED BY THE SMALLER BAR.

MASONRY CANTILEVER WALL, PARAPETS AND RETAINING WALLS REINFORCING DEVELOPMENT AND LAP SPLICE LENGTHS BASED ON ACI 530-13

BAR SIZE	8" CMU CENTER BAR	10" CMU CENTER BAR	12" CMU CENTER BAR	12" CMU FACE BAR
#3	18 in	18 in	18 in	18 in
#4	22 in	19 in	19 in	30 in
#5	34 in	30 in	30 in	45 in
#6	65 in	56 in	56 in	85 in
#7	90 in	76 in	76 in	115 in
#8	137 in	114 in	114 in	173 in
#9	178 in	145 in	145 in	220 in

CONCRETE BEAM , SLAB AND FOUNDATION LAP SPLICE SCHEDULE

BAR SIZE	f'c=3,000 TOP BARS	f'c=3,000 OTHER BARS	f'c=4,000 TOP BARS	f'c=4,000 OTHER BARS	f'c=5,000 TOP BARS	f'c=5,000 OTHER BARS	f'c=6,000 TOP BARS	f'c=6,000 OTHER BARS	f'c=7,000 TOP BARS	f'c=7,000 OTHER BARS
#3	28	21	24	18	22	17	20	16	18	16
#4	37	28	32	25	29	22	26	20	24	19
#5	46	36	40	31	36	28	33	25	30	23
#6	56	43	48	37	43	33	39	30	36	28
#7	81	62	70	54	63	48	57	44	53	41
#8	93	71	80	62	72	55	65	50	61	47
#9	104	80	90	70	81	62	74	57	68	53
#10	118	90	102	78	91	70	83	64	77	59
#11	131	100	113	87	101	78	92	71	85	66

CONCRETE COLUMN COMPRESSION REINFORCING LAP SPLICE SCHEDULE

DEVELOPMENT LENGTH SHALL BE PER FOLLOWING TABLE MODIFIED PER NOTES BELOW

GRADE 60 STEEL

NORMAL WEIGHT CONCRETE STRENGTH

BAR	3000 PSI	4000 PSI	5000 PSI	6000 PSI	7000 PSI	8000 PSI	9000 PSI	10000 PSI AND HIGHER
#3	12"	12"	12"	12"	12"	12"	12"	12"
#4	15"	15"	15"	15"	15"	15"	15"	15"
#5	19"	19"	19"	19"	19"	19"	19"	19"
#6	23"	22.5"	22.5"	22.5"	22.5"	22.5"	22.5"	22.5"
#7	26"	26"	26"	26"	26"	26"	26"	26"
#8	30"	30"	30"	30"	30"	30"	30"	30"
#9	34"	34"	34"	34"	34"	34"	34"	34"
#10	37.5"	37.5"	37.5"	37.5"	37.5"	37.5"	37.5"	37.5"
#11	41"	41"	41"	41"	41"	41"	41"	41"

NOTES:
1. FOR CLEAR SPACING BETWEEN BARS <db AND/OR CLEAR COVER <db, MULTIPLY BY 1.5.
2. FOR EPOXY COATED BARS, IF SPECIFIED OR APPROVED AS AN ALTERNATE, MULTIPLY BY 1.3.
3. FOR MMFX BARS, IF SPECIFIED OR USED, USE GRADE 75 KSI VALUES.
4. WHERE MORE THAN ONE FACTOR APPLIES, PRODUCT OF ALL APPLICABLE FACTORS SHALL BE APPLIED.
5. IF DETAILER IS TO USE A DIFFERENT SCHEDULE, HE/SHE MUST SUBMIT A SEALED LETTER INDICATING THAT HIS/HER VALUES CORRESPOND TO CURRENT ACI 318 CODE.

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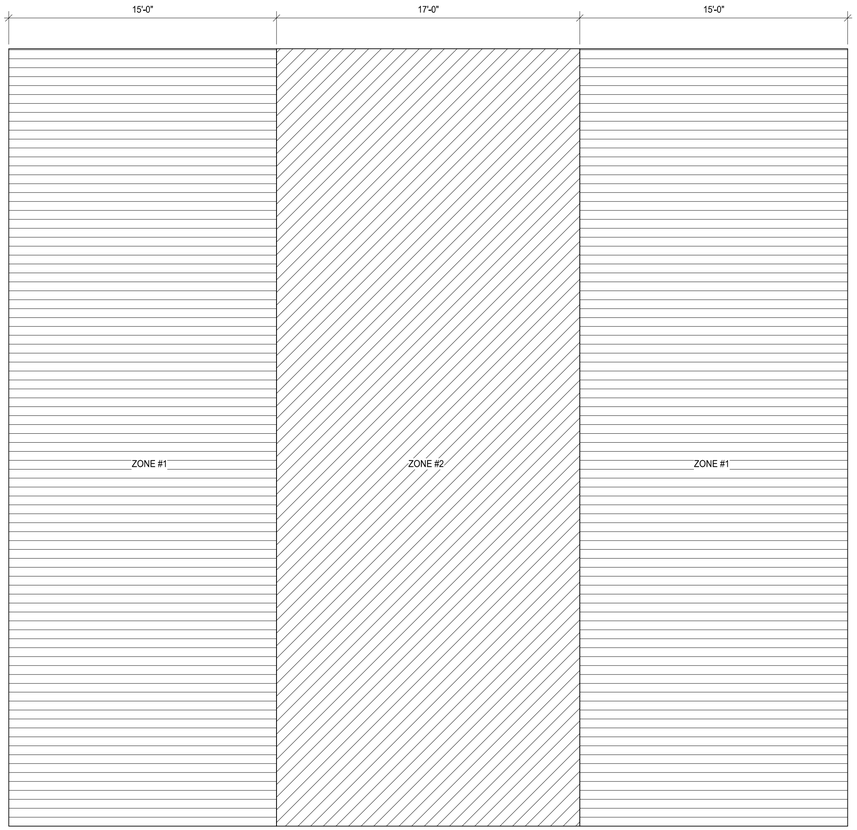
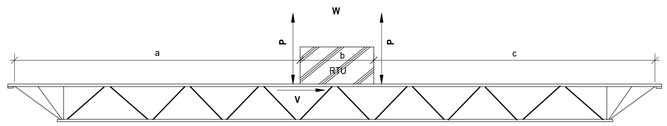


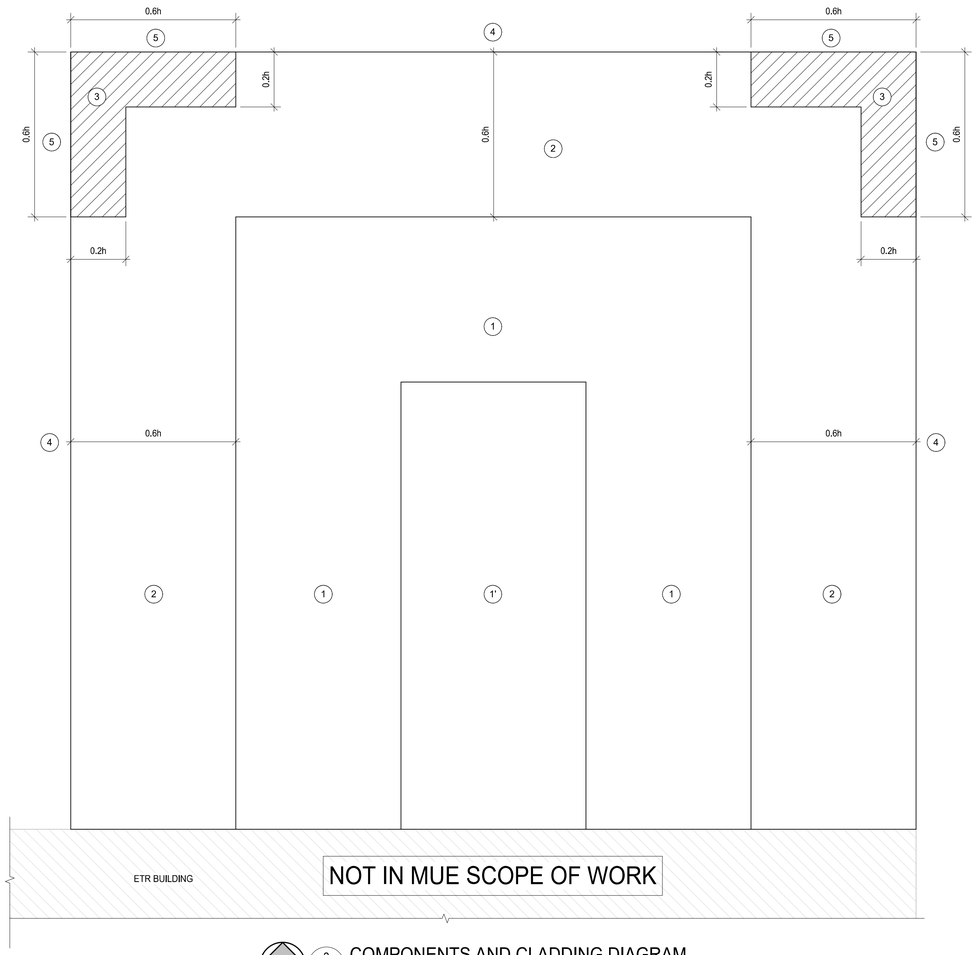
1 S-4.01 ROOF DECKING DIAGRAM
1/4" = 1'-0"

ROOF DECK FASTENING SCHEDULE	
GRAPHICAL PATTERN	DESCRIPTION
	ZONE #1 SHALL BE 1 1/2" DEEP, 22 GA., TYPE B, 33KSI METAL DECK FASTENED TO STRUCTURE WITH 36/7 FASTENER PATTERN USING HILTI X-HSN 24 AND WITH SIDELAP FASTENER S-SLC 01 M HWH @24" C/C
	ZONE #2 SHALL BE 1 1/2" DEEP, 22 GA., TYPE B, 33KSI METAL DECK FASTENED TO STRUCTURE WITH 36/4 FASTENER PATTERN USING HILTI X-HSN 24 AND WITH SIDELAP FASTENER S-SLC 01 M HWH @36" C/C



2 S-4.01 RTU LOADING DIAGRAM
1 1/2" = 1'-0"

RTU LOADS SCHEDULE												
LC	JOIST	EQUIPMENT	a (ft)	b (ft)	c (ft)	W EQUIPMENT DEAD LOAD (plf)	W ROOF LIVE LOAD AT ROOF (plf)	W WIND ALLOWABLE DOWNWARD (plf)	W WIND ALLOWABLE UPLIFT (plf)	P EQUIPMENT DEAD LOAD (lbs)	P WIND ALLOWABLE DOWNWARD (lbs)	P WIND ALLOWABLE UPLIFT (lbs)
LOAD CASE 1	26K12SP	RTU	10	7.42	28.83	55	75	115	364	NA	NA	NA
LOAD CASE 2	26K12SP	RTU	10	7.42	28.83	NA	NA	NA	NA	204	-58	865



NORTH

3 S-4.01 COMPONENTS AND CLADDING DIAGRAM
1/4" = 1'-0"

NOTES:
0.2h= 3'-1"
0.6h= 9'-11"
(+) INDICATES INWARD PRESSURE.
(-) INDICATES OUTWARD (SUCTION) PRESSURE.
PRESSURES FOR TRIBUTARY AREAS BETWEEN THOSE SHOWN MAY BE INTERPOLATED.
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.6 FOR WINDOWS AND DOORS THAT HAVE BEEN TESTED AS PER FLORIDA BUILDING CODE 2014 TEST APPLICATION STANDARD 202-94.
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.6 FOR ROOFING SYSTEM ASSEMBLIES THAT HAVE BEEN TESTED AS PER FLORIDA BUILDING CODE 2014 TEST APPLICATION STANDARD 114-95.
USE ZONE 1, 2 AND 3 PRESSURES FOR ROOFING AREA.
RAILINGS AND BALCONIES SECTIONS OF LESS THAN 6 FT DEEP (SHORTEST DISTANCE FROM BALCONY EDGE TO EXTERIOR BUILDING WALL) SHALL BE DESIGNED FOR 10 SF TRIBUTARY WIND AREA
RAILINGS AND BALCONIES OF MORE THAN 6 FT DEEP SHALL BE DESIGNED FOR PARAPET PRESSURES

COMPONENTS AND CLADDING ULTIMATE WIND PRESSURES								
	10 SF EFFECTIVE WIND AREA		20 SF EFFECTIVE WIND AREA		50 SF EFFECTIVE WIND AREA		100 SF OR MORE EFFECTIVE WIND AREA	
COMPONENT	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)
ROOF ZONE 1	26	-101	24	-94	22	-86	20	-79
ROOF ZONE 1'	26	-58	24	-58	22	-58	20	-58
ROOF ZONE 2	58	-133	56	-125	52	-113	50	-105
ROOF ZONE 3	58	-133	56	-125	52	-113	50	-105
WALL ZONE 4	58	-63	56	-60	52	-57	50	-54
WALL ZONE 5	58	-77	56	-72	52	-66	50	-60
PARAPETS	179		167		152		140	

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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSOCIATED WORK MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON ITEMS SO NOTED.

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MARCUS O. UNTERWEGER LICENSE No 63860 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marcus O. Unterweger
Digitally signed by Marcus O Unterweger
DN: cn=Marcus O Unterweger, c=US, o=Florida, ou=Professional Engineer, email=munterweger@mueng.com
Date: 2023.12.11 16:21:43-05'00'
12/11/2023
MARCUS O. UNTERWEGER
FL P.E. # 63860
DECEMBER 11, 2023

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

PERMIT
CONSTR.

PROJECT NO.
22011

BY	REVISIONS	DATE

ISSUED FOR BID
DATE: 7/10/2025

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Certificate of Authorization No.29348
CONSULTING STRUCTURAL ENGINEERS
3440 N.E. 12TH AVENUE
OAKLAND PARK, FL 33334
PH: 954-324-4730

MARCUS O. UNTERWEGER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO: 63860

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND CHAPTER 633 OF THE FLORIDA STATUTES.
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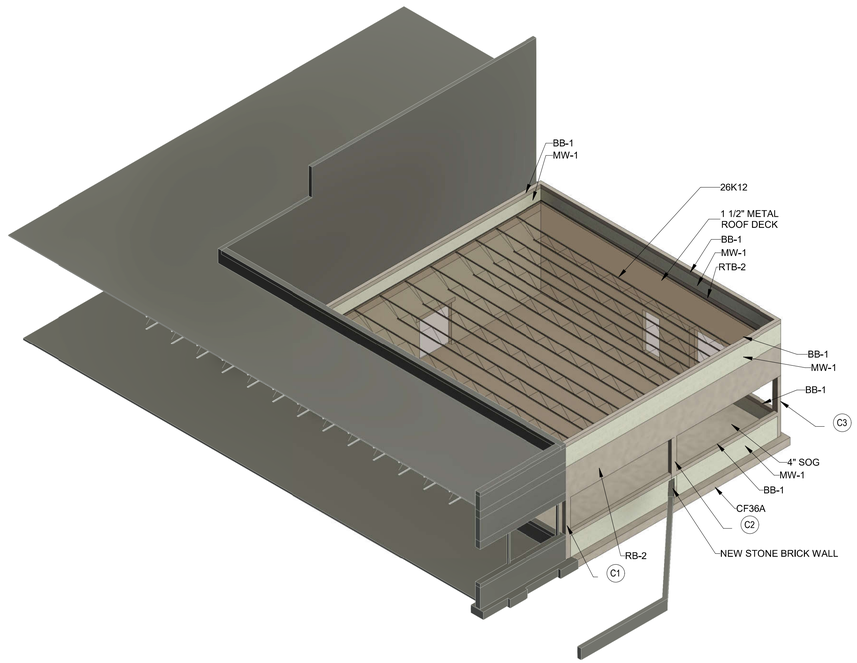
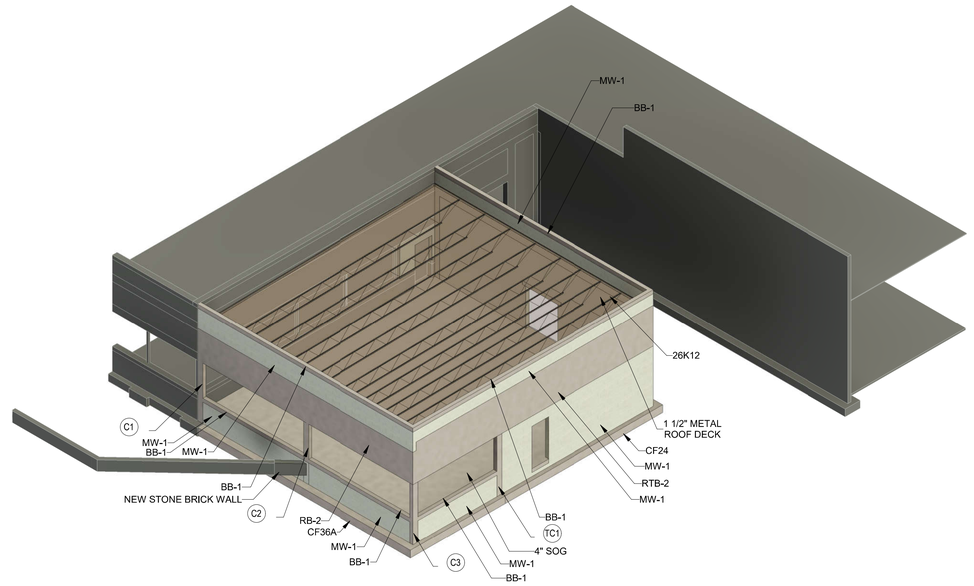
SHEET NO.
S-4.01
ROOF DECKING, RTU LOADING AND COMPONENTS AND CLADDING DIAGRAMS



1 S-5.00 3D- VIEW #1



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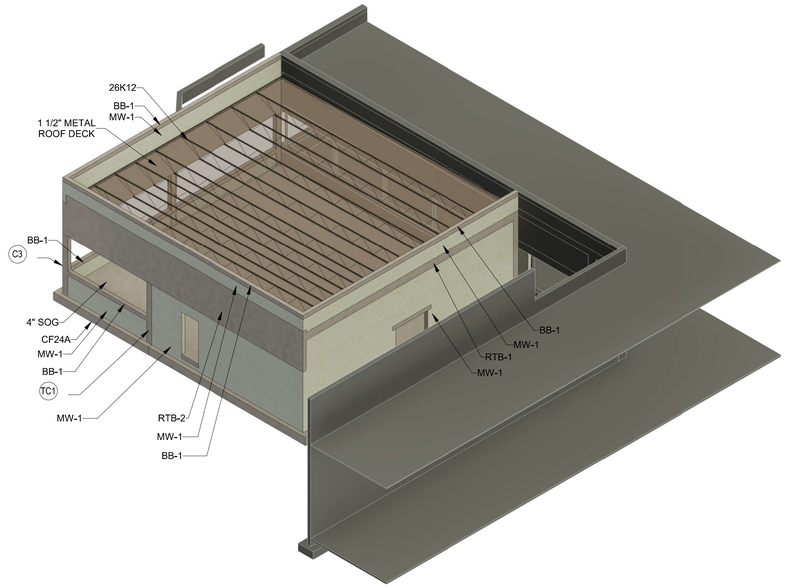
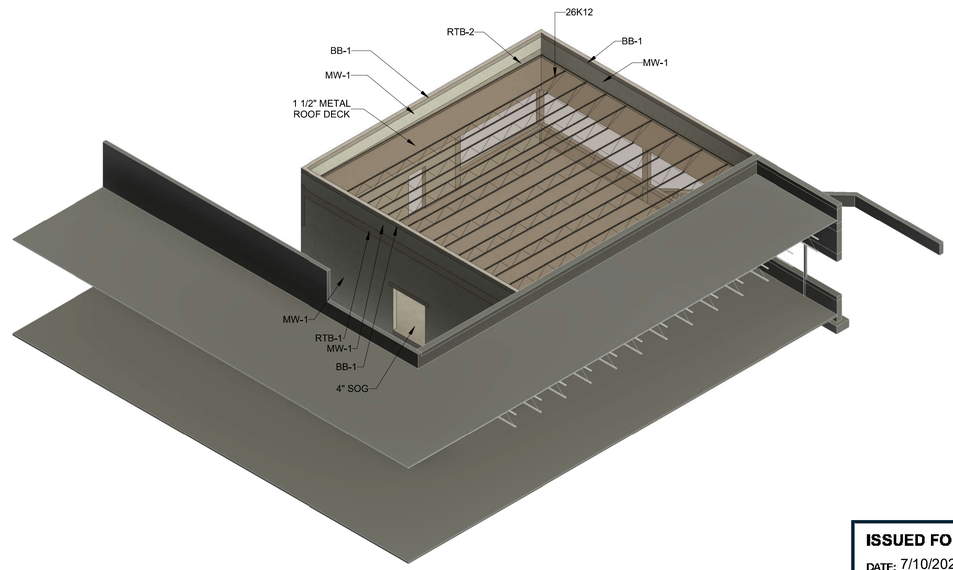


3 S-5.00 3D- VIEW #3



4 S-5.00 3D- VIEW #4

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS BEFORE PROCEEDING WITH THE WORK. SHOP DRAWINGS MUST BE APPROVED BY THIS OFFICE BEFORE PROCEEDING WITH FABRICATION. ON ITEMS SO NOTED.

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
12/11/2023
Marcus O. Unterweger
Digitally signed by Marcus O Unterweger
DN: cn=Marcus O Unterweger, o=MUEngineers, ou=Structural Engineer, email=marcus@mueng.com, c=US
Date: 2023.12.11 16:21:44-05'00'
MARCUS O. UNTERWEGER
FL P.E. # 63860
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SHEET NO.
S-5.00
3D VIEWS

FILE NAME: 23-5040-01_DWG-E000-E101X

ELECTRICAL GENERAL SPECIFICATIONS

1. GENERAL NOTES

THIS SECTION CONTAINS DESCRIPTIONS COMMON TO THE VARIOUS SECTIONS OF DIVISION 16 (ELECTRICAL) AND IS IN ADDITION TO THE OWNER'S GENERAL REQUIREMENTS.

THE GENERAL CLAUSES AND THE SPECIFIC CONDITIONS OF THE MECHANICAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE SPECIFICATIONS.

ANY REFERENCE TO THESE AND/OR ANY REPRESENTATION ON THE DRAWINGS, MATERIALS, OPERATIONS OR METHODS OF WORK MEANS THAT THE CONTRACTOR IS REQUIRED TO PROVIDE EACH ITEM MENTIONED OR REPRESENTED, PERFORM EACH PRESCRIBED OPERATION AND PROVIDE ALL LABOR, TAXES, MATERIALS, TOOLS AND NECESSARY ACCESSORIES.

WORK INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION, TESTING AND MAINTENANCE OF THE COMPLETE SYSTEMS AS SHOWN IN THE DRAWINGS AND COSTS OF CONSTRUCTION AND MATERIALS REQUIRED, EVEN IF THEY ARE NOT INDICATED OR DESCRIBED IN THESE DOCUMENTS BUT ARE ESSENTIAL TO THE PROPER FUNCTIONING OF THE EQUIPMENT OR SYSTEMS.

ALL DRILLINGS AND SEALS MUST BE MADE BY DIVISION 16. OBTAIN APPROVAL FROM A STRUCTURAL ENGINEER FOR ANY DRILLING IN THE STRUCTURAL ELEMENTS.

COORDINATE ALL SHUTDOWNS WITH THE OWNER OR THEIR REPRESENTATIVE.

EXECUTE WORK DURING REGULAR HOURS, EXCEPT FOR WORK TO BE PERFORMED OUTSIDE OF REGULAR HOURS, SUCH AS:
- DRILLINGS;
- WORKS CAUSING AN IMPORTANT LEVEL OF NOISE;
- ELECTRICAL SHUTDOWNS.

MINIMIZE NOISE AND DUST LEVELS.

2. DOCUMENTS AND SITE ANALYSIS

PLANS NON-AUTHENTICATED (SIGNED AND SEALED) BY THE ENGINEER OF RECORD MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.

THE ENGINEER'S PLANS ARE COMPLEMENTARY TO THE PLANS AND SPECIFICATIONS OF THE MECHANICAL, THE STRUCTURAL ENGINEER AND THE ARCHITECT'S ONES, AS WELL AS THE CUSTOMER'S GENERAL CLAUSES.

THE CONTRACTOR SHALL REVIEW THE STRUCTURAL PLANS AND SPECIFICATIONS AND SHALL ENSURE THAT THEIR WORK CAN BE CARRIED OUT SATISFACTORILY WITHOUT CHANGES TO THE BUILDING AS SHOWN ON THE PLANS. BEFORE SUBMITTING THEIR BID, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BY WRITING ANY DEFECT OR OBSTACLE THAT THE CONTRACTOR BELIEVES PREJUDICIAL TO PERFORM THEIR WORK AND WHICH MAY AFFECT THE REQUIRED SAFETY. NO ADDITIONAL COMPENSATION WILL BE AWARDED TO THE CONTRACTOR AFTER THE BEGINNING OF THEIR WORK FOR THE CONSEQUENCES OF THEIR NEGLIGENCE IN DOING SO.

THE CONTRACTOR MUST VERIFY AND CONFIRM ALL APPLIANCES EXACT LOCATION PRIOR TO INSTALLATION.

PRIOR TO SUBMITTING THE PROPOSAL, THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ANY FIELD CONSTRAINTS OR CONDITIONS THAT MAY AFFECT THEIR WORK IN ANY WAY.

WHILE PREPARING THE BID PROPOSAL, THE CONTRACTOR MUST BE AWARE OF ALL OTHER PLANS RELATED TO THE PROJECT (MECHANICAL, ELECTRICAL, ETC.) TO INCLUDE ALL THE WORK NECESSARY FOR A COMPLETE INSTALLATION.

3. CONTRACTOR'S COMPETENCE

ANY CONTRACTOR SUBMITTING THEIR PROPOSAL MUST AGREE TO PROVIDE SATISFACTORILY TO THE ENGINEER AND THE CUSTOMER, IF ANY ONE OF THEM REQUESTS SO, ANY REFERENCE AND EVIDENCE THAT THEY HAVE THE REQUIRED EXPERIENCE TO ADEQUATELY COMPLETE ADEQUATELY THE WORK.

4. OWNER'S RIGHTS

THE OWNER RESERVES THE RIGHT TO HAVE CERTAIN WORK ON THE PROJECT EXECUTED BY OTHERS AND AT THEIR OWN EXPENSE, BUT EXCLUDED FROM THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT, THEREFORE, BE RELIEVED FROM THEIR RESPONSIBILITY FOR THE WORK THAT IS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR ITS COORDINATION.

5. LIABILITY

THE CONTRACTOR WILL BE RESPONSIBLE FOR ITS OWN WORK AND FOR DAMAGE CAUSED TO THE OWNER OR OTHER CONTRACTORS DUE TO IMPROPER WORK OR INSTALLATION. THE CONTRACTOR WILL HAVE TO BEAR ALL THE COSTS ASSOCIATED TO THIS DAMAGE.

6. WORKFORCE

THE WORKFORCE MUST BE EXPERIENCED AND QUALIFIED IN THE TYPE OF WORK TO BE DONE, AND WILL BE UNDER THE DIRECTION OF A SUPERINTENDENT WHO WILL BE AVAILABLE TO THE ENGINEER DURING SITE VISITS OR CONSTRUCTION SITE MEETINGS.

THE CONTRACTOR MUST PROVIDE ALL THE TOOLS AND SCAFFOLDING REQUIRED FOR THE PROPER EXECUTION OF THE WORK.

7. COORDINATION OF CONTRACTORS

THE CONTRACTOR MUST COORDINATE THEIR WORK WITH OTHER CONTRACTORS, COOPERATING WITH THEM IN THE ARRANGEMENT AND INSTALLATION OF THEIR OWN WORK TO FACILITATE THE EVOLUTION OF THE PROJECT AND AVOID ANY CONFLICTS/DAMAGES/DELAYS AND ENSURE THE PROPER FUNCTIONING OF THE INSTALLATIONS. NO CHANGE IN THE WORK OR ANY ALTERATION IN THE PERFORMANCE OF THE MECHANICAL OR ELECTRICAL WORK REQUIRED TO ENSURE SUCH COOPERATION SHALL BE CONSIDERED A CHANGE ORDER TO THE CONTRACT.

8. COORDINATION OF PLANS AND SPECIFICATIONS

THE PLANS AND SPECIFICATIONS INDICATE IN A SCHEMATIC AND APPROXIMATE MANNER THE LOCATION OF THE APPLIANCES, DUCTS, PIPES, PULL BOXES AND JUNCTION BOXES, OUTLETS, ETC. NO SUPPLEMENT SHALL BE ALLOWED FOR CHANGES IN THE ROUTING OF CONDUITS, PIPES, SHEATHS, ETC., WHICH MAY BE REQUIRED AS PER SITE CONDITIONS.

THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO THE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.

9. CODES AND STANDARDS

THE ENTIRE INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION OF THE FLORIDA BUILDING CODE, THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:
- 2018-NFPA 101: LIFE SAFETY CODE
- 2017-NFPA 70: NATIONAL ELECTRICAL CODE
- 2016-NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE
- 2020-FLORIDA FIRE PREVENTION CODE
- 2020-FLORIDA BUILDING CODE
- 2018-NFPA 1: FIRE CODE
- FPL'S ELECTRIC SERVICE STANDARDS

ALL EQUIPMENT, MATERIALS AND ACCESSORIES MUST BE APPROVED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) AND MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE, AS A MINIMUM:
- NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATES (NEMA)
- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- ILLUMINATING ENGINEERS SOCIETY (IES)
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

UNLESS OTHERWISE INDICATED, USE ONLY NEW MATERIALS WITHOUT DEFECTS. ONLY SPECIFIED PRODUCTS AND MANUFACTURERS (OR EQUIVALENT TO BE PRE-APPROVED BY THE ENGINEER OF RECORD) WILL BE ACCEPTED.

10. PERMITS, REGULATIONS AND FEES

THE CONTRACTOR SHALL OBTAIN AND PAY ALL LICENSES, INSPECTION FEES, TAXES AND LICENSES NECESSARY FOR DOING THE WORK AND PROVIDE ALL CERTIFICATES REQUIRED BY THE RELEVANT AUTHORITIES HAVING JURISDICTION TO START AND COMPLETE ALL THE WORK.

COORDINATE WITH PUBLIC UTILITIES THE EXACT LOCATION OF THE POINTS OF CONNECTION. CARRY OUT WORK IN ACCORDANCE WITH CURRENT STANDARDS AND IN COORDINATION WITH SERVICE PROVIDERS (FPL, TELECOM...).

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. THE WORK AND MATERIALS WILL BE IN FULL COMPLIANCE WITH LOCAL BUILDING CODES AND REGULATIONS, AT THE TIME OF EXECUTION, AS WELL AS PER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. WHERE THE REQUIREMENTS ARE CONTRADICTORY OR DIFFERENT, THE CONTRACTOR SHALL IMPLEMENT THEIR WORK IN ACCORDANCE WITH THE STRICTEST REQUIREMENTS.

ALL CHANGES AND MODIFICATIONS REQUIRED BY AN INSPECTOR FROM THE AUTHORITY HAVING JURISDICTION WILL BE CARRIED OUT AT NO ADDITIONAL COST OR EXPENSE TO THE OWNER.

THE CONTRACTOR MUST INCLUDE IN THEIR BID ALL TAXES APPLICABLE TO MATERIALS, SERVICES, ETC. REQUIRED FOR THEIR WORK.

THE CONTRACTOR MUST COMPLY WITH ALL PUBLIC SAFETY LAWS AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

11. INTERRUPTION OF SERVICES

COORDINATE THE WORK IN A WAY TO ENSURE CONTINUITY OF SERVICES IN THE PREMISES OCCUPIED BY THE OWNER. BEFORE INTERRUPTING A SERVICE, NOTIFY THE LANDLORD BY WRITING, AT LEAST 48 HOURS IN ADVANCE, FOR THEIR APPROVAL.

12. EXISTING CONDITIONS AND DEMOLITION

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

ANY DEMOLITION WORK (IF APPLICABLE) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING.

UNLESS OTHERWISE SPECIFIED, CAREFULLY REMOVE (FOR POSSIBLE REUSE) FROM SITE AND BUILDING ALL EXISTING ELECTRICAL EQUIPMENT NOT REQUIRED, INCLUDING BUT NOT LIMITED TO PANELS, LIGHTING FIXTURES, CONDUITS, WIRING, BOXES, ETC.

THE OWNER MAY HAVE THE CHOICE TO KEEP ALL THE EQUIPMENT AT THEIR CHOICE. WHAT THE OWNER DOES NOT WANT TO KEEP WILL BECOME THE PROPERTY OF THE CONTRACTOR, WHO WILL HAVE TO DISPOSE OF IT AT THEIR OWN EXPENSE.

REMOVE ALL EXISTING CONDUCTORS, CONDUITS AND CABLES UP TO THE SOURCE OR THE LAST JUNCTION BOX STILL OPERATING. FILL IN OPENINGS MADE IN HOUSINGS AND BOXES WITH APPROPRIATE DEVICES.

RE-SUPPLY AND CONNECT ALL EXISTING LIGHTING FIXTURES, OUTLETS OR OTHER EQUIPMENT THAT ARE STILL REQUIRED AND WHICH POWER SUPPLY HAS BEEN DISCONNECTED DURING DEMOLITION WORK.

13. PROTECTION OF WORK

THE CONTRACTOR SHALL PROTECT THEIR INSTALLATION AGAINST ANY DAMAGE CAUSED BY ANY CAUSE, SUCH AS WEATHER, FIRE, THEFT, BREAKAGE, ETC. DURING THE EXECUTION OF WORK.

14. DRILLING

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DRILLINGS IN THE FLOORS, CEILINGS AND WALLS FOR THE PASSAGE OF CONDUITS AND CONDUCTORS, AS APPROVED BY THE ARCHITECTURAL AND STRUCTURAL ENGINEER PRIOR TO ANY DRILLING.

DRILLINGS OF MORE THAN 4" WILL BE EXECUTED BY THE GENERAL CONTRACTOR. DRILLINGS OF 4" OR LESS WILL BE EXECUTED BY EACH SUBCONTRACTOR. FOLLOWING THE INSTALLATION, THE CONTRACTOR MUST PATCH THE HOLES WITH AN APPROVED MATERIAL.

ALL HOLES IN FIRE RATED WALLS, PARTITIONS AND FLOORS MUST BE SEALED WITH AN APPROVED FIRE-RESISTANT MATERIAL TO REBUILD THE FIRE RATING REQUIRED BY THE ARCHITECT.

THE USE OF A JACKHAMMER IS STRICTLY FORBIDDEN.

15. RESTORATION

THE CONTRACTOR SHALL RESTORE OR REPLACE, AT THEIR OWN EXPENSE, ANY PIECE OF EQUIPMENT OR TOOL THAT COULD HAVE BEEN DAMAGED DURING THE EXECUTION OF THEIR WORK.

16. CLEANING

THE CONTRACTOR MUST KEEP THE SITE CLEAN, FREE FROM ANY WASTE AND UNUSED MATERIALS, AT THE END OF EACH SHIFT. PROVIDE RENTAL OF WASTE CONTAINERS. THE LOCATION OF CONTAINERS WILL BE DETERMINED ONSITE, IN AGREEMENT WITH THE OWNER.

17. IDENTIFICATION

ALL ELECTRICAL EQUIPMENT SUCH AS PANELS, TRANSFORMERS, DISCONNECT SWITCHES AND JUNCTION/CONTROL BOXES MUST BE IDENTIFIED WITH A LAMICOID PLATE.

THE LAMICOID PLATES SHALL BE WITH BLACK LETTERS ON A WHITE BACKGROUND GLUED AND ATTACHED TO THE EQUIPMENT WITH SCREWS. THEY SHOULD INCLUDE, AMONG OTHER THINGS, THE POWER SUPPLY, EQUIPMENT CAPACITY, POWER SOURCE AND UPSTREAM PROTECTION. SUBMIT THE PROPOSED PLATE IDENTIFICATION TO THE ENGINEER FOR APPROVAL.

ON ALL COVERS OF ALL PULLBOXES AND JUNCTION BOXES, IDENTIFY THE CIRCUIT, PANEL NUMBER OR FUNCTION WITH A BLACK INK MARKER.

ASSIGN A COLOR CODE TO THE WIRING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

IN ALL PANELS AND RELAY BOXES, IDENTIFY THE CIRCUIT NUMBER FOR EACH CONDUCTOR WITH A WIELAND Z-TYPE MARKER OR EQUIVALENT OF THOMAS BETTS OR BRADY.

FOR COMMERCIAL/INDUSTRIAL INSTALLATIONS, IDENTIFY THE LIGHT SWITCH, MOTION DETECTOR, SOCKET OUTLET, THERMOSTAT, RELAY, ALARM COMPONENTS, ETC., USING P-TOUCH TYPE IDENTIFICATION TAPE, SHOWING THE CIRCUIT NUMBER AND THE NAME OF THE PANEL.

19. MATERIALS AND SHOP DRAWINGS

ALL MATERIALS AND EQUIPMENT MUST BE NEW AND OF HIGH QUALITY AND MUST BEAR APPROVALS SUBJECT TO THE TYPE OF INSTALLATION PROPOSED.

THE CONTRACTOR MUST SUBMIT THE SHOP DRAWINGS IN ELECTRONIC FORMAT (PDF). THE CONTRACTOR SHALL NOT PLACE THE ORDER PRIOR TO THEIR APPROVAL.

AT THE VERY BEGINNING OF THE WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DELAYS THAT COULD IMPEDE COMPLETION OF WORK DUE TO UNAVAILABILITY OF EQUIPMENT AND/OR ABOVE-NORMAL DELIVERY DELAYS. COORDINATE THE RECEPTION AND HANDLING OF MATERIALS WITH THE OWNER OR THEIR REPRESENTATIVE.

NO ALTERNATIVE OR CHANGE TO PLANS AND SPECIFICATIONS WILL BE ACCEPTED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

COMMENTS ON THE SHOP DRAWINGS ARE GENERAL AND ARE NOT MEANT TO SERVE AS A FINAL CORRECTION. THEREFORE, THEY DO NOT EXEMPT THE CONTRACTOR FROM THEIR RESPONSIBILITY OF VERIFYING THE PLANS ON THEIR OWN OR TO PROVIDE THE MATERIALS AND WORK REQUIRED BY THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF SHOP DRAWINGS AT ONCE, GROUPED BY CATEGORY (ELECTRICAL DISTRIBUTION EQUIPMENT, WIRING DEVICES, LIGHTING FIXTURES, GENERATORS, FIRE ALARM DEVICES AND SHOP DRAWINGS, ETC.). EACH SHOP DRAWING MUST BEAR THE GENERAL CONTRACTOR REVIEW STAMP AND A TABLE OF CONTENTS OR INDEX LISTING ALL EQUIPMENT SUBMITTED WITH CLEAR IDENTIFICATIONS PER THE ENGINEER'S DRAWINGS AND SPECIFICATIONS.

FOR ANY SUBSTITUTION TO THE PERMITTED DOCUMENTS THAT MAY REQUIRE REVISING THE DRAWINGS OR SPECIFICATIONS, OR WRITING A LETTER TO THE AUTHORITY HAVING JURISDICTION (INSPECTORS/REVIEWERS), THE CONTRACTOR SHALL PAY TO THE ENGINEER THE FEES TO MAKE THE REQUIRED CHANGES, WHICH WILL ONLY BE RELEASED UPON PAYMENT.

A MAXIMUM OF TWO (2) REVIEWS PER SHOP DRAWING WILL BE ACCEPTED. UPON THE THIRD REVIEW, THE CONTRACTOR SHALL PAY THE ENGINEER THE ADDITIONAL FEES.

20. ERROR, OMISSION OR DISCREPANCY

AS SOON AS THE CONTRACTOR IS AWARDED THE CONTRACT, THEY MUST REVIEW ALL BIDDING DOCUMENTATION AND NOTIFY THE ENGINEER OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES THAT MAY BE FOUND. THE ENGINEER HAS THE RIGHT TO INTERPRET THEIR DOCUMENTS.

21. START-UP, COMMISSIONING AND TESTING

AT THE END OF THE CONSTRUCTION, EACH CONTRACTOR SHALL HAVE INCLUDED IN THEIR BID PROPOSAL, THE NECESSARY SERVICES TO ENSURE THE START-UP, COMMISSIONING, COORDINATION AND INTEGRATION OF THE MECHANICAL, CONTROL AND ELECTRICAL SYSTEMS AND THEIR ADJUSTMENTS FOR OPTIMUM OPERATION.

AT THE END OF THE WORK, THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER THAT ALL THEIR WORK IS FUNCTIONAL AND PROVIDE TRAINING ON THE OPERATION OF THE SYSTEMS TO ALL PERSONNEL DESIGNATED BY THE OWNER.

22. WARRANTY

THE CONTRACTOR MUST GUARANTEE ALL THEIR WORK (PARTS AND LABOR) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. PROVIDE A LETTER OF GUARANTEE UPON COMPLETION OF THE WORK.

THE CONTRACTOR SHALL IMMEDIATELY REPLACE, AT THEIR OWN EXPENSE, ANY PART THAT WILL BE FOUND TO BE DEFECTIVE DURING SUCH PERIOD AFTER THE FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE DEFECT IS NOT DUE TO MISUSE OR ORDINARY WEAR AND TEAR.

THE CONTRACTOR SHALL IMMEDIATELY RESTORE ANY IMPERFECT WORK AND REPLACE DEFECTIVE MATERIALS AT NO ADDITIONAL COST TO THE OWNER WITHIN THE WARRANTY PERIOD FOLLOWING FINAL ACCEPTANCE.

ANY DAMAGE TO PROPERTY OR EQUIPMENT ARISING FROM IMPERFECT WORK OR DEFECTIVE MATERIALS SHALL BE REPAIRED FULLY AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR SUCH DAMAGES AND/OR DEFECTS.

23. AS-BUILT PLANS AND END-OF-PROJECT DOCUMENTS

PER 2020-FBC C405.5.4.1, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLANS (THE CONTRACTOR MUST RECORD ANY CHANGES WITH RED MARKUPS MADE ON THE LATEST REVISION OF THE PLANS ISSUED BY THE ENGINEER).

PER 2020-FBC C405.5.4.2, THE CONTRACTOR SHALL PROVIDE THE INSTRUCTION, OPERATION AND MAINTENANCE MANUALS; APPROVED SHOP DRAWINGS; FIRE ALARM CERTIFICATES; WARRANTY LETTER; ETC.

SHOW ON THESE PLANS ALL CHANGES ASSOCIATED WITH THE PANEL CIRCUITS/SCHEDULES. INCLUDE AN UPDATED COPY OF THE LIST OF CIRCUITS FOR EACH PANEL.

24. PHASE BALANCING

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROPERLY BALANCE ALL CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEMS, REGARDLESS OF CIRCUITING INDICATED.

25. EXPANSION JOINTS

WHERE THE CONDUITS/PIPES/DUCTS PASS THROUGH A BUILDING EXPANSION JOINT, THE CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE FITTINGS TO ALLOW THE MOVEMENT WITHOUT DAMAGE. ELECTRICAL BONDING MUST BE ENSURED USING FLEXIBLE COPPER WIRE.

26. PROFESSIONAL FEES FOR EQUIVALENCY/VE ANALYSIS

THE PROFESSIONAL FEES REQUIRED FOR DESIGN CHANGES AND/OR DRAWINGS RESULTING FROM AN EQUIVALENT PRODUCT OR A VALUE ENGINEERING EXERCISE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO WILL PAY THE ENGINEER FOR THE FULL COST.

UNDER SEPARATE PERMIT TRADES

PER FLORIDA BUILDING CODE DEFERRED SUBMITTALS [2020-FBC 107.3.4.1], THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD FOR REVIEW AND STAMP AND THEN SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FIRST INSPECTIONS, THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:
- FIRE ALARM SHOP DRAWINGS.
- FIRE SPRINKLER/PROTECTION SHOP DRAWINGS.

THE ABOVE ITEMS SHALL BE REVIEWED BY THE ARCHITECT OF RECORD AND/OR ENGINEER OF RECORD AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO CONTRACT BUYOUT OF SAID ITEM.

PROJECT DEMOLITION NOTES

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

UNLESS OTHERWISE INDICATED, PROCEED WITH A THE PARTIAL DEMOLITION AS REQUIRED (REFER TO THE ARCHITECTURAL DRAWINGS FOR DETAILS).

PRIOR TO ANY DEMOLITION, CONTRACTOR MUST FIELD COORDINATE WITH CLIENT FOR EQUIPMENT TO REMAIN.

PLENUM & FIRE RATED SPACES

PLENUMS: ALL EQUIPMENT, FIXTURES AND WIRING IN SPACES USED FOR ENVIRONMENTAL AIR (PLENUMS) MUST BE INSTALLED IN COMPLIANCE WITH 2017-NEC 300.22(C). ALL PRODUCTS TO BE CERTIFIED FOR USE IN PLENUMS. REFER TO MECHANICAL PLAN FOR EXACT PLENUM SPACE COVERAGE.

FIRE RATINGS: ELECTRICAL INSTALLATIONS SHALL COMPLY WITH 2017-NEC 300.21 TO MAINTAIN THE FIRE RESISTANCE RATINGS. LIGHTING FIXTURES TYPES SHALL COMPLY WITH 2017-NEC 410.115 & 410.116.

PROJECT'S JURISDICTION

- STATE: FLORIDA
- COUNTY: BROWARD COUNTY
- CITY: POMPANO BEACH

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT CONSISTS OF MAINLY THE FOLLOWING:
- NEW CONSTRUCTION OF AN ADDITION TO AN EXISTING BUILDING.

THE WORK SHALL INCLUDE, THE PROVISION, HANDLING, TRANSPORTATION, START-UP, INSTALLATION AND CONNECTION OF ALL SYSTEMS AND ACCESSORIES DESCRIBED IN THIS SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS. ALL SYSTEMS MUST BE FULLY OPERATIONAL. THE WORK WILL INCLUDE THE SUPPLY, INSTALLATION, CONNECTION AND COMMISSIONING OF THE FOLLOWING ITEMS, INCLUDING BUT NOT LIMITED TO:
- ELECTRICAL AND MECHANICAL GROUNDING & BONDING SYSTEMS;
- ELECTRICAL DISTRIBUTION EQUIPMENT AND DEVICES (PANELS, SWITCHBOARDS, SWITCHING AND PROTECTIVE DEVICES, RECEPTACLES, SWITCHES, ETC.);
- OUTDOOR LIGHTING EQUIPMENT AND SIGNAGES (WITH PHOTOELECTRIC CELLS, TIME-CLOCKS, CONTACTORS, AND ANY ACCESSORIES REQUIRED);
- INDOOR LIGHTING FIXTURES;
- EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES WITH BATTERY BACKUP;
- FIRE ALARM DEVICES ADDED TO EXISTING FIRE ALARM SYSTEM (DETECTORS, RELAYS, AUDIBLE AND VISUAL ALARMS, PULL STATIONS, ETC.);
- TELECOMMUNICATIONS, TELEVISION AND LV NETWORK (EMPTY DUCTS, OUTLETS, WALL PLATES, ETC.);
- CONDUITS, PIPES, WIRING, CONDUCTORS, SUPPORTS AND ACCESSORIES;
- OTHER WORK SHOWN ON THE CONSTRUCTION DOCUMENTS AS WELL AS ANY WORK NOT INDICATED BUT REQUIRED FOR THE A COMPLETE, CODE COMPLIANT AND SAFE INSTALLATION.
- ELECTRICAL CONNECTION OF EQUIPMENT INSTALLED BY OTHERS (HVAC EQUIPMENT, PUMPS, WATER HEATERS, LV DEVICES, ETC.);
- REPAIR OF ALL BROKEN WALLS, CEILINGS, ROOFS, FLOORS, ETC. AS WELL AS PAINTING CAUSED BY THE DEMOLITION AND REPAIR WORK.

RECEPTACLE LEGEND

SYMBOL	DESCRIPTION	VOLTAGE AMPERAGE	REMARKS
	DUPLEX RECEPTACLE	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE GFCI	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE COUNTERTOP	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE GFCI COUNTERTOP	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE WITH USB PORTS	120V 15A/20A	NEMA 5-15R/5-20R; USB 30W POWER RATED (6A@5V). COORDINATE MODEL NUMBER WITH CLIENT
	DUPLEX RECEPTACLE FLOOR MOUNTED	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE CEILING MOUNTED	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE VARIABLE MOUNTING HEIGHT	120V 15A/20A	NEMA 5-15R/5-20R FIELD COORDINATE MOUNTING HEIGHT REQUIREMENTS
	QUADRUPLEX RECEPTACLE	120V 15A/20A	NEMA 5-15R/5-20R
	QUADRUPLEX RECEPTACLE FLOOR MOUNTED	120V 15A/20A	NEMA 5-15R/5-20R
	SPECIAL PURPOSE RECEPTACLE	120V-240V* 15A-50A*	* REFER TO APPLIANCE PLUG REQUIREMENTS & ELECTRICAL PANEL SCHEDULE
	SINGLE RECEPTACLE	120V 15A/20A/30A*	* REFER TO APPLIANCE PLUG REQUIREMENTS & ELECTRICAL PANEL SCHEDULE

TELECOMMUNICATION LEGEND

SYMBOL	DESCRIPTION	REMARKS
	POWER & DATA/AV POLE	LEGRAND WIREMOLD SERIES
	TELEPHONE/DATA OUTLET	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING
	TELEPHONE/DATA OUTLET COUNTERTOP	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING
	TELEPHONE/DATA OUTLET CEILING MOUNTED	-
	TELEPHONE/DATA OUTLET FLOOR MOUNTED	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING
HDMI	HDMI OUTLET	1" CONDUIT W/ PULL STRING UP TO THE CEILING
TV	TV OUTLET	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING

ELECTRICAL EQUIPMENT & DISTRIBUTION LEGEND

SYMBOL	DESCRIPTION	REMARKS
OR	ELECTRICAL PANEL (SURFACE OR RECESSED)	W/ LOCKABLE DOOR
3R 3 100 90	DISCONNECT SWITCH	3 POLES, 100A FRAME, 90A FUSES, NEMA RATING 3R
J	JUNCTION BOX	-

REFERENCE DOCUMENTS

PRIOR TO BID AND ANY WORK, CONTRACTOR SHALL REFER TO THE FOLLOWING DOCUMENTS:
- EXISTING AS-BUILT REVISION OF "TLC ENGINEERS" DRAWINGS (MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SPRINKLERS).

ELECTRICAL DRAWING INDEX

#	DESCRIPTION
E001	ELECTRICAL SPECIFICATIONS & LEGEND
E002	ELECTRICAL SPECIFICATIONS & LEGEND
E100	ELECTRICAL OVERALL PLAN & ELECTRICAL ROOM
E101	ELECTRICAL GROUND FLOOR PLAN
E102	LIGHTING & FIRE ALARM GROUND RCP
E103	ELECTRICAL ROOF PLAN
E501	RISERS & SCHEDULES
E502	SCHEDULES & DETAILS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH FABRICATION OR WORK IS NOTED.

design kollaborative
architects / planners, inc.
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS • AA 0000884
61 NE 1ST STREET, SUITE 2, POMPANO BEACH, FL 33060
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ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

ISSUED FOR BID
DATE: 7/10/2025

Digitally signed by Roberto Kachakil Dib
Date: 2023.12.13 15:34:40 -05'00'

DATE
12/11/2023
PERMIT/BID SET

PERMIT	00/00/00
CONSTR.	00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE

MEP ENGINEER
DIREKTION360
info@direktion.com
Direktion 360 Project #23-5040-01
+1 754-701-9320

ROBERTO KACHAKIL DIB
LICENSE
No. 90048
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 12/13/2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERTO KACHAKIL DIB, PE. ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NO.
E001

PRINTED: 12/13/2023 3:22 PM

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF DIREKTION 360 AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

FILE NAME: 23-5040-01_DWG-E002-E101X

ELECTRICAL TECHNICAL SPECIFICATIONS

1. GENERAL TECHNICAL NOTES

THE CONTRACTOR SHALL ENSURE ALL WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT AS REQUIRED PER THE 2017-NEC 110.26. COORDINATE WITH THE GENERAL CONTRACTOR TO ENSURE THE DEDICATED ELECTRICAL SPACE REQUIRED ABOVE THE EQUIPMENT (NO PIPING, DUCTS, LEAK PROTECTION APPARATUS, OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THIS ZONE).

ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE RATED SUITABLE FOR FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (WATER, CORROSION, DUST...).

ELECTRICAL BOXES INSTALLED IN FIRE RATED ASSEMBLIES MUST FOLLOW THE INSTALLATION REQUIREMENTS (BOX MATERIAL, MINIMUM SPACING, MAXIMUM OPENING SIZE, MAXIMUM AGGREGATE AREA OF OPENINGS, MAXIMUM GAPS, ETC.). REFER TO THE UL ELECTRICAL CONSTRUCTION EQUIPMENT DIRECTORY AND GUIDES FOR THE INSTALLATION DETAILS.

IF ELECTRICAL SWITCHGEAR CABINETS OR ROOMS CONTAINING ELECTRICAL EQUIPMENT ARE PROTECTED BY SPRINKLERS, THE ELECTRICAL EQUIPMENT CONTAINED IN THESE ROOMS MUST BE PROTECTED FROM DIRECT JETS OF SPRINKLER HEADS (THE USE OF NEMA 3R HOUSINGS IS ACCEPTABLE).

PROVIDE A 4" STEEL REINFORCED CONCRETE HOUSEKEEPING PAD UNDER ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.

DURING THE WORK, IF CERTAIN DEVICES OR EQUIPMENT (EXISTING OR NEW) ARE OBSTRUCTING OR INTERFERING, THE CONTRACTOR MUST RELOCATE THESE DEVICES OR EQUIPMENT IN AN APPROPRIATE LOCATION AND MAKE THE NECESSARY CONNECTIONS (IN COORDINATION WITH THE GENERAL CONTRACTOR). IF THESE APPLIANCES OR EQUIPMENT ARE NOT TO REMAIN, THE CONTRACTOR MUST REMOVE THEM.

THE ENGINEER RESERVES THE RIGHT TO MOVE ANY DEVICE OVER 3 METERS (10 FT.) WITHOUT INCURRING ANY EXPENSE, WHEN THIS IS REQUESTED PRIOR TO INSTALLATION.

2. COORDINATION WITH THE UTILITIES

NOT APPLICABLE (EXISTING TO REMAIN).

3. GROUNDING AND BONDING

INSTALL A COMPLETE, PERMANENT, AND CONTINUOUS GROUNDING AND BONDING SYSTEMS, INCLUDING THE NECESSARY CONDUCTORS, CONNECTORS AND ACCESSORIES IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.

INSTALL A GROUNDING CONDUCTOR IN ALL TYPES OF CONDUITS. MAINTAIN THE INTEGRITY OF THE NETWORK OF MASS CONTINUITY.

PROTECT THE EXPOSED GROUNDING CONDUCTORS FROM DAMAGE.

GROUND THE GAS PIPING WITH 1#6 AWG COPPER CONDUCTOR IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND REQUIREMENTS FOR INSTALLATION OF NATURAL GAS AND PROPANE SYSTEMS.

ALL ISOLATED CIRCUITS (WITH ISOLATED GROUND) SHALL INCLUDE THE HOT/LINE WIRE, A SEPARATE NEUTRAL (WHITE CONDUCTOR) AND AN ISOLATED GROUNDING CONDUCTOR (GREEN CONDUCTOR WITH YELLOW STRIPES) IN THE EMT CONDUITS.

TEST BEFORE SWITCHING ON THE ELECTRICAL SYSTEM.

4. SHARED NEUTRALS

SHARED NEUTRALS ARE NOT ACCEPTABLE. ALL CIRCUITS MUST HAVE A SEPARATE NEUTRAL FROM THE DEVICE OR LOAD TO BE SUPPLIED TO THE ELECTRICAL PANEL.

5. FUSES

FUSES SHALL BE IN CONFORMITY WITH THEIR RESPECTIVE UL 248 STANDARD. UNLESS OTHERWISE STATED, FUSES SHALL BE OF CURRENT-LIMITING TYPE WITH AN INTERRUPTING RATING OF 200 KA, SYMMETRICAL, CLASS J, FORM I, OF TIME-DELAYED TYPE FOR MOTORS AND TRANSFORMERS AND FAST ACTING TYPE FOR ALL OTHER EQUIPMENT.

PROVIDE THE OWNER WITH SPARE FUSES SET THAT WILL INCLUDE TWO FUSES FOR EACH INSTALLED CAPACITY.

ACCEPTABLE MANUFACTURERS: LITTELFUSE, FERRAZ OR BUSSMANN.

6. CONDUITS, WIRING AND CONDUCTORS

ALL REQUIRED CONDUITS DO NOT APPEAR ON THE PLANS. THE ONES SHOWN ARE REPRESENTED IN A SCHEMATIC FORM. INSTALL THE CONDUITS IN A MANNER NOT TO REDUCE THE FREE HEIGHT OF THE ROOM. CONCEAL CONDUITS IN WALLS, CONCRETE SLABS OR SUSPENDED CEILINGS.

UNLESS OTHERWISE NOTED, ALL CONDUCTORS MUST BE INSTALLED IN CONDUITS, AS FOLLOWS:

- USE THIN-WALL CONDUITS (EMT) INSIDE THE BUILDING .
- USE FLEXIBLE METAL CONDUITS TO CONNECT TRANSFORMERS.
- USE LIQUID TIGHT FLEXIBLE CONDUITS IN WET OR CORROSIVE ENVIRONMENTS.
- USE PVC CONDUITS FOR UNDERGROUND INSTALLATIONS AND RECESSED IN CONCRETE.
- USE RIGID THREADED CONDUITS (RMC) IN LOCATIONS EXPOSED TO MECHANICAL DAMAGE AND IN HAZARDOUS LOCATIONS.
- MC CABLE WITH DEDICATED GREEN GROUNDING CONDUCTOR MAY BE USED WHERE PERMITTED BY CODE AND UPON THE ENGINEER'S APPROVAL.

CONDUIT RUNS SHALL NOT HAVE MORE THAN THREE 90° ELBOWS AND A MAXIMUM LENGTH OF 30 METERS (100 FT). EACH END WILL END IN A BOX AND A PROTECTIVE RING FOR THE CABLES. PROVIDE A POLYPROPYLENE PULL CORD IN EACH EMPTY CONDUIT.

PLACE A WARNING TAPE STATING "CAUTION ELECTRIC LINE" IN TRENCHES ABOVE ALL UNDERGROUND CONDUITS.

THE CONTRACTOR MUST INCREASE THE GAUGES OF CONDUCTORS IN LONG RUNS TO MAINTAIN VOLTAGE DROP AT 3% MAXIMUM.

CONDUCTOR TYPES MUST BE SUITABLE FOR THE LOCATION WHERE THEY ARE USED AND PER THE CODE REQUIREMENTS. TYPE NM WIRING SHALL NOT BE PERMITTED IN ANY TYPE OF INSTALLATION.

UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE SHALL BE #12 AWG EXCEPT FOR CONTROL AND LOW VOLTAGE WIRING WHICH MAY BE AS RECOMMENDED BY THE MANUFACTURER.

UNLESS OTHERWISE INDICATED, ALL CONDUCTORS MUST BE MADE OF COPPER AND RATED NOT LESS THAN 75°C, AND 90°C WHEN USED WITH 100%-RATED BREAKERS. ALUMINUM CONDUCTORS MAY BE PERMITTED FOR FEEDER CONDUCTOR SIZES #3 AWG AND LARGER, PROVIDED THE ENGINEER'S APPROVAL AND GAUGE ADJUSTMENT TO MAINTAIN VOLTAGE DROP WITHIN ACCEPTABLE RANGES.

THE WIRING FOR THE TELECOMMUNICATIONS NETWORKS (TELEPHONE AND DATA) MUST BE MINIMUM CATEGORY 6 (FT6).

7. BOXES AND WIREWAYS

BOXES AND WIREWAYS SHALL BE MADE OF GALVANIZED STEEL, OF SUITABLE TYPE, AND SHALL BE SUPPORTED SOLIDLY AND INDEPENDENTLY FROM THE CONDUITS. THEY SHALL BE SIZED PER THE NEC REQUIREMENTS.

TWO BOXES CAN NOT BE INSTALLED BACK TO BACK IN A WALL. MINIMUM 12" DISTANCE BETWEEN BOXES. BOXES INSTALLED ON EXTERIOR WALLS MUST BE EQUIPPED WITH A VAPOR BARRIER.

THE CONTRACTOR WILL BE REQUIRED TO PAINT AND IDENTIFY THE ACCESS PLATE FOR ALL JUNCTION BOXES AND PULL BOXES. THE COLORS OF THESE BOXES MUST RESPECT THE FOLLOWING COLOR PROTOCOL:

- NORMAL POWER SUPPLY (120-480V): YELLOW
- EMERGENCY CIRCUITS & FIRE ALARM: RED
- DATA COMMUNICATION SYSTEMS: BLUE
- SECURITY SYSTEMS: PURPLE

8. SAFETY SWITCHES

THE SAFETY SWITCHES SHALL BE INSTALLED WITH OR WITHOUT FUSES, OF QUICK-RELEASE AND LOCKING TYPE AND WITH LOCKING DEVICE, MECHANICALLY INTERLOCKED TO PREVENT THE DOOR FROM OPENING WHEN THE SWITCH IS IN THE CLOSED POSITION AND HAVE THE POSSIBILITY OF LOCKING MECHANISM IN OPEN AND CLOSED POSITIONS.

THE HOUSINGS SHALL BE OF HEAVY DUTY TYPE. FUSED SWITCHES SHALL BE CAPABLE OF ACCOMMODATING H.R.C. FUSE, FORMAT 1, CLASS J. IN ADDITION, SWITCHES FOR 4-WIRE SYSTEMS SHALL BE FITTED WITH A SOLID NEUTRAL.

ALL SAFETY SWITCHES SHALL BE SIZED PER NEC REQUIREMENTS TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES. SWITCHES SHALL BE HORSEPOWER RATED FOR MAX. HORSEPOWER (CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION).

ACCEPTABLE MANUFACTURERS: CUTLER-HAMMER, G.E., SCHNEIDER, SIEMENS.

9. MANUAL STARTERS

MANUAL STARTERS SHALL BE OF THE QUICK-RELEASE AND TRIP TYPE, INCLUDING OVERLOAD ELEMENTS, MANUAL RESET BUTTON, TRIP INDICATOR, PILOT LAMP AND DEVICE LOCKOUT IN ON OR OFF POSITION.

ACCEPTABLE MANUFACTURERS: CUTLER-HAMMER, SIEMENS, ABB, SCHNEIDER OR G.E.

10. MAGNETIC STARTERS OR CONTACTORS

MAGNETIC STARTERS SHALL BE OF THE FULL VOLTAGE TYPE WITH QUICK ACTING CONTACTOR FOR SOLENOID, ELECTRONIC OVERLOAD PROTECTION DEVICE, TWO NORMALLY OPEN AUXILIARY CONTACTS AND TWO NORMALLY CLOSED CONTACTS, AND CONTROL DRY-TYPE SINGLE-PHASE TRANSFORMER, "ON-OFF" INDICATOR LIGHT, "AUTO-ON-OFF" SELECTOR.

ACCEPTABLE MANUFACTURERS: CUTLER-HAMMER, SIEMENS, ABB, SCHNEIDER OR G.E.

11. DRY-TYPE TRANSFORMERS

TRANSFORMERS SHALL BE DRY-TYPE AND INSTALLED ON ANTI-VIBRATION PADS TO ATTENUATE THE VIBRATIONS TRANSMITTED. TRANSFORMERS OVER 75KVA MUST BE INSTALLED ON THE FLOOR, ANCHORED TO A CONCRETE HOUSEKEEPING PAD. FOR INDUSTRIAL INSTALLATIONS, THE TRANSFORMERS MUST BE OF INDUSTRIAL GRADE TYPE.

LOW-VOLTAGE DRY-TYPE DISTRIBUTION ELECTRIC TRANSFORMERS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS PER 2020-FBC C405.6.

ACCEPTABLE MANUFACTURERS: EATON, HAMMOND POWER, GE, SQUARE D OR SIEMENS.

12. ELECTRICAL PANELS

ALL ELECTRICAL PANELS SHALL BE SUPPLIED BY THE SAME MANUFACTURER AND HAVE THE FOLLOWING CHARACTERISTICS:

- CU/AL BARS AND CIRCUIT BREAKERS WITH MINIMUM RATED POWER OF 10KA (250V) AND 22KA (600V) SYMMETRICAL OR AS INDICATED. FOR THE SWITCHGEAR CABINET (BARS AND CIRCUIT BREAKERS), THIS CAPACITY MUST BE AT LEAST 42KA. THE SHORT-CIRCUIT CURRENT PROTECTION MUST BE RESPECTED AT ALL POINTS.
- PROVIDE LOCKING DEVICES FOR CIRCUIT BREAKERS POWERING EMERGENCY LIGHTING CIRCUITS, 24-HOUR LIGHTING (IF ON INDEPENDENT CIRCUIT), AND THE FIRE ALARM PANEL.
- A COMPLETE CIRCUIT IDENTIFICATION, INCLUDING A TYPED LEGEND INDICATING THE LOCATION AND LOAD OF EACH CIRCUIT, WHICH WILL BE INSERTED INTO THE SPACE INSIDE THE DOOR.
- THE FRONTS OF THE PANELS MUST BE EQUIPPED WITH KEY LOCKS. ALL PANELS MUST BE UNLOCKED WITH ONE KEY.
- ACCEPTED MANUFACTURERS: CUTLER-HAMMER; SCHNEIDER ELECTRIC; SIEMENS.
- IN THE PANEL SCHEDULES, "SPARE" MEANS A NON-CONNECTED OR FUTURE CIRCUIT WITH A SPARE CIRCUIT BREAKER, AND "SPACE" MEANS A NON-CONNECTED CIRCUIT WITHOUT CIRCUIT BREAKER. WHEN NO INDICATION IS SHOWN IN PLAN, CONSIDER THE CIRCUITS AS SPACES.

14. EMERGENCY LIGHTING

ALL EMERGENCY EXIT SIGNS AND EMERGENCY LIGHTING CONNECTIONS SHALL BE AHEAD OF ALL SWITCHES AND CONTROLS.

THE ELECTRICAL CONTRACTOR SHALL VERIFY THE SUFFICIENCY OF THE CAPACITY OF THE EMERGENCY BATTERIES TO ENSURE A MINIMUM OF 90 MINUTES OF OPERATION FOR ALL INSTALLED EMERGENCY LIGHTING HEADS. ORIENT THE LIGHT HEADS TO OBTAIN AN AVERAGE ILLUMINATION OF AT LEAST 10 LUX (1 FC) AT THE LEVEL OF THE FLOOR OR STAIRS.

15. LIGHTING

REFER TO THE ARCHITECTURAL / INTERIOR DESIGNER PLANS FOR THE EXACT LOCATION OF THE LIGHTING FIXTURES AND FOR THE INSTALLATION REQUIREMENTS BASED ON THE CEILING TYPE.

PROVIDE APPROVED FIRE RATED ENCLOSURES FOR ALL LIGHT FIXTURES LOCATED IN FIRE RATED CEILINGS AND ADEQUATELY SEAL ALL OPENINGS.

THE LIGHTING FIXTURE SCHEDULE SHOWN ON THE DRAWINGS IS PROVIDED TO MEET THE PERFORMANCE DESIGNED AND CERTAIN AESTHETIC CRITERIA.

CONTRACTOR MUST BID THE PROJECT USING THE SPECIFIED LIGHTING FIXTURES AS BASE BID (NO EXCEPTIONS WILL BE ACCEPTED). IF ALTERNATE FIXTURES ARE PROPOSED, THEY MUST BE PROPOSED AS AN ALTERNATE BID FOR APPROVAL BY THE ENGINEER, AND THE PACKAGE MUST INCLUDE:

- THE IES FILES OF THE INDEPENDENT TEST LAB REPORTS FOR THE PROPOSED FIXTURES
- THE PHOTOMETRIC CALCULATIONS DEMONSTRATING COMPLIANCE WITH THE DESIGN CRITERIA AND CODE REQUIREMENTS.
- PROPOSED LIGHTING FIXTURE SCHEDULE AND SPEC SHEETS MAINTAINING THE SPECIFIED FIXTURE ID NUMBERS.
- LINE ITEM CREDIT FOR EACH ALTERNATE FIXTURE PROPOSED AND TOTAL DOLLAR AMOUNT CREDITED IF THE PROPOSED ALTERNATE IS ACCEPTED.

FOR EXTERIOR LIGHTING POLES, CONTRACTOR MUST PROVIDE THE WIND LOAD RATED LIGHT POLE SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL PROFESSIONAL ENGINEER.

UNLESS OTHERWISE INDICATED, EXTERIOR LIGHTING SHALL BE CONTROLLED BY TIME-CLOCK AND PHOTOELECTRIC CELLS. THE ELECTRICAL CONTRACTOR MUST PROVIDE AND INSTALL THE CONTACTORS AND ANY OTHER EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION.

16. SWITCHES AND DIMMERS

UNLESS OTHERWISE INDICATED, SWITCHING DEVICES SHALL BE OF COMMERCIAL GRADE, DECORA, WITH THE CHARACTERISTICS AS INDICATED ON THE DRAWINGS, OF COLOR/FINISHES AT THE ARCHITECT'S CHOICE.

ACCEPTABLE MANUFACTURERS: LEGRAND, LEVITON OR HUBBELL.

17. POWER SOCKETS

THE POWER SOCKETS SHALL BE OF "COMMERCIAL GRADE" TYPE AND OF THE DECORA TYPE, FOLLOWING THE DRAWINGS SPECIFICATIONS, IN COLOR/FINISHES AT THE CHOICE OF THE ARCHITECT.

EXCEPT IN DWELLING UNITS, POWER SOCKETS FED FROM EMERGENCY CIRCUITS MUST HAVE A DISTINCT COLOR OR IDENTIFICATION ON THE WALL PLATE FOR EASY IDENTIFICATION.

ACCEPTABLE MANUFACTURERS: LEGRAND, LEVITON OR HUBBELL.

18. WALL PLATES

WALL PLATES WILL BE MADE OF UNBREAKABLE NYLON IN FINISHED ROOMS AND IN GALVANIZED STEEL IN ROOMS SUCH AS ELECTRICAL, MECHANICAL, WORKSHOPS, STORAGE ROOMS, ETC.

ACCEPTABLE MANUFACTURERS: LEGRAND, LEVITON OR HUBBELL.

19. LOW VOLTAGE EQUIPMENT

ALL LOW VOLTAGE SYSTEMS (TELEPHONE, DATA, AUDIOVISUAL, SECURITY, ACCESS CONTROL...) AND WIRING INCLUDING INSTALLATION AND CONNECTION TO EQUIPMENT ARE NOT PART OF THE ELECTRICAL CONTRACTOR'S SCOPE OF WORK.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL EMPTY CONDUITS WITH PULL STRINGS FROM THE OUTLET TO THE ACCESSIBLE CEILING TO ALLOW THE WIRING INSTALLATION BY OTHERS AT A LATER STAGE.

THE CHOICE AND DESIGN FOR SUCH LOW VOLTAGE SYSTEMS IS THE RESPONSIBILITY OF THE OWNER.

20. MOUNTING HEIGHTS

GENERALLY AND UNLESS OTHERWISE NOTED, MOUNTING HEIGHTS (MEASURED ABOVE FINISHED FLOOR) SHALL BE AS FOLLOWS. ALL MOUNTING HEIGHTS MUST COMPLY WITH ADA REQUIREMENTS AND BE APPROVED BY ARCHITECT / INTERIOR DESIGNER PRIOR TO ROUGH-INS:

- 18" (450 mm) FOR GENERAL RECEPTACLES AND DATA/TELEPHONE OUTLETS.
- 30" (750 mm) FOR EXTERIOR RECEPTACLES.
- 40" (1000 mm) OR 6" (150 mm) ABOVE COUNTERTOP FOR KITCHEN/BATHROOM RECEPTACLES.
- 48" (1200 mm) FOR WALL SWITCHES, KEY PADS, THERMOSTATS AND FIRE ALARM PULL STATIONS.
- 80"-96" (2000-2400 mm) OR 6" (150 mm) BELOW CEILING FOR FIRE ALARM HORNS/STROBES.

21. VENTILATION CONTROL SYSTEM

MAKE THE CONNECTIONS REQUIRED BY THE MECHANICAL CONTRACTOR FOR PROPER OPERATION OF THE VENTILATION CONTROL SYSTEMS.

FIRE ALARM

THE ENTIRE FIRE ALARM INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION OF THE FLORIDA BUILDING CODE, THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:

- 2018-NFPA 101: LIFE SAFETY CODE
- 2017-NFPA 70: NATIONAL ELECTRICAL CODE
- 2016-NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE
- 2020-FLORIDA FIRE PREVENTION CODE
- 2020-FLORIDA BUILDING CODE
- 2018-NFPA 1: FIRE CODE

ALL EQUIPMENT, MATERIALS AND ACCESSORIES MUST BE APPROVED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) AND MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE.

FOR EXISTING SYSTEMS: ADD COMPONENTS SUCH AS THE EXISTING ONES TO THE EXISTING FIRE ALARM CONTROL PANEL. THE CONTRACTOR MUST CHECK THE CONDITION OF THE EXISTING COMPONENTS (DETECTORS, HORNS, STROBES...) AND CHANGE THE DEFECTIVE COMPONENTS. THE CONTRACTOR MUST ALSO VERIFY AND VALIDATE WHETHER THE EXISTING PANEL CAN HANDLE THE ADDITION OF THE NEW COMPONENTS.

THE CONNECTION OF THE COMPONENTS AND WORK DONE IN THE FIRE ALARM PANEL MUST BE DONE BY THE FIRM SPECIALIZED IN FIRE ALARM AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR. PRIOR TO ANY WORK, THE FIRE ALARM COMPANY SHALL ENSURE THE EXACT LOCATION OF THE NEW DEVICES TO BE INSTALLED ACCORDING TO THE AIR DIFFUSERS AND COMPONENTS FROM OTHER TRADES, AS WELL AS OBTAIN APPROVAL FROM THE ARCHITECT OR INTERIOR DESIGNER FOR FINAL LOCATIONS AND FINISHES.

CARRY OUT TESTS IN ACCORDANCE WITH THE APPLICABLE CODES FOR THE VERIFICATION OF THE FIRE ALARM SYSTEMS AND AUDIBILITY TESTS BY MEASURING THE AMBIENT NOISE LEVEL AND THE ALARM SOUND LEVELS.

THE FIRE ALARM COMPANY SHALL PROVIDE THE ENGINEER WITH VERIFICATION REPORTS AND CERTIFICATES UPON COMPLETION OF THE WORK.

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION	REMARKS
(S) OR (S)E	PHOTOELECTRIC SMOKE DETECTOR	"E" DENOTES ELEVATOR
(H)	HEAT DETECTOR	-
DS	DUCT SMOKE DETECTOR	PROVIDED & INSTALLED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR
P	MANUAL PULL STATION	-
	SPAKER	MATCH EXISTING. COORDINATE FINISHES WITH ARCHITECT.
OR	COMBO SPEAKER/STROBE (WALL OR CEILING)	MATCH EXISTING (WHEELOCK - E70). COORDINATE FINISHES WITH ARCHITECT.
OR	STROBE (WALL OR CEILING)	COORDINATE FINISHES WITH ARCHITECT.
FACP	FIRE ALARM CONTROL PANEL	EXISTING (FCI - 7100 SERIES) ADDRESSABLE TYPE, W/ LOCKABLE DOOR, BACKUP BATTERIES, PHONE & MODEM COMMUNICATION LINES
CR	CONTROL RELAY MODULE	-
MM	MONITORING MODULE	NUMBER OF MONITORING POINTS PER MODULE AS REQUIRED
RT	REMOTE TEST SWITCH	-
I	ISOLATOR MODULE	-
	END OF LINE RESISTOR	-

1

EXIT SIGN & EMERGENCY LIGHTING LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER MODEL	REMARKS
	EXIT SIGN CEILING MOUNTED	REFER TO LIGHTING FIXTURE SCHEDULE ON SHEET E502	WITH DIRECTIONAL ARROWS & FACES AS SHOWN ON PLANS. COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
	EXIT SIGN WALL MOUNTED		WITH DIRECTIONAL ARROWS & FACES AS SHOWN ON PLANS. COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
OR	SINGLE REMOTE HEAD (WALL OR CEILING)		COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
OR	DOUBLE REMOTE HEAD (WALL OR CEILING)		COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
	DOUBLE REMOTE HEAD (CONCEALED)		COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.

SWITCH & CONTROL LEGEND

SYMBOL	DESCRIPTION	REMARKS
OS	WALL WIRELESS OCCUPANCY SENSOR	RADIO POWR SAVR WIRELESS SENSOR LUTRON #LRF2-OWLB-P. PROGRAMMED AS VACANCY MODE PER FBC C405.2.1.1(1).
DL	WIRELESS DAYLIGHT SENSOR	RADIO POWR SAVR WIRELESS DAYLIGHT LUTRON #LRF2-DCRB-WH.
PP	POWER PACK MODULE W/WIRELESS RF	CONTROLLED BY WALL PICO WIRELESS SWITCH. LUTRON #RMJS-16R-DV-B
$ x2	WIRELESS PICO WALL CONTROL 2 BUTTON	LUTRON #PJ2-2B. COORDINATE FINISHES WITH ARCHITECT.
PPD	POWER PACK DIMMING MODULE W/WIRELESS RF	CONTROLLED BY WALL PICO WIRELESS SWITCH. LUTRON #RMJS-8T-DV-B / #RMJS-8TN-DV-B
$ x3	WIRELESS PICO WALL CONTROL 3 BUTTON	LUTRON #PJ2-3BRL. COORDINATE FINISHES WITH ARCHITECT.

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(EN)	EXISTING TO REPLACE WITH NEW
(ER)	EXISTING TO REMOVE
(ERR)	EXISTING TO REMOVE & RELOCATE
(R)	RELOCATED
(N)	NEW (ASSUME NEW UNLESS OTHERWISE NOTED)
VP	VAPORPROOF
WP	WEATHERPROOF
WR	WEATHER-RESISTANT, INCLUDING IN-USE RECEPTACLES [NEC 406.9]
WP/WR	WEATHERPROOF/WEATHER-RESISTANT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
MH	MOUNTING HEIGHT
EM	EMERGENCY

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BY	REVISIONS	DATE
1	BLD. DEPT. COMMENTS	2/23/24

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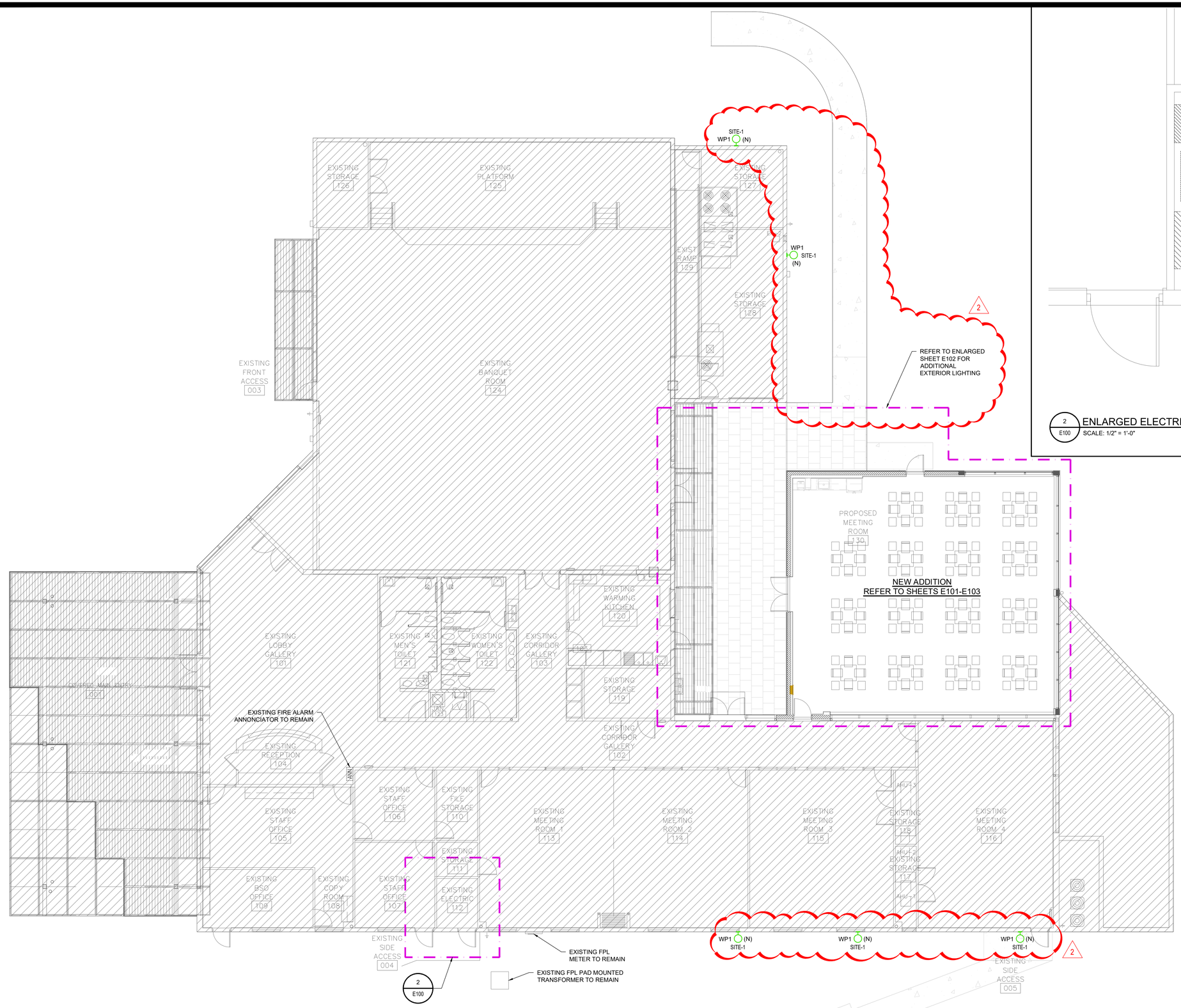

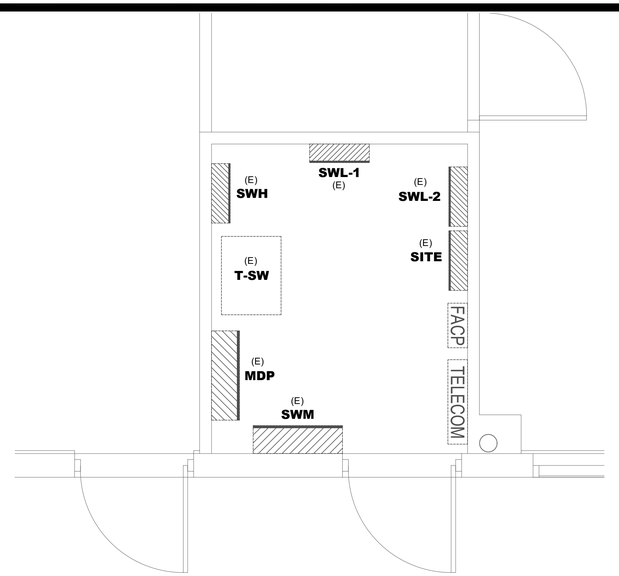

2 E100 ENLARGED ELECTRICAL ROOM 112
SCALE: 1/2" = 1'-0"

1 E100 OVERALL GROUND FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"

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1	BLD. DEPT. COMMENTS	2/23/24
2	OWNER CHANGES	5/21/25

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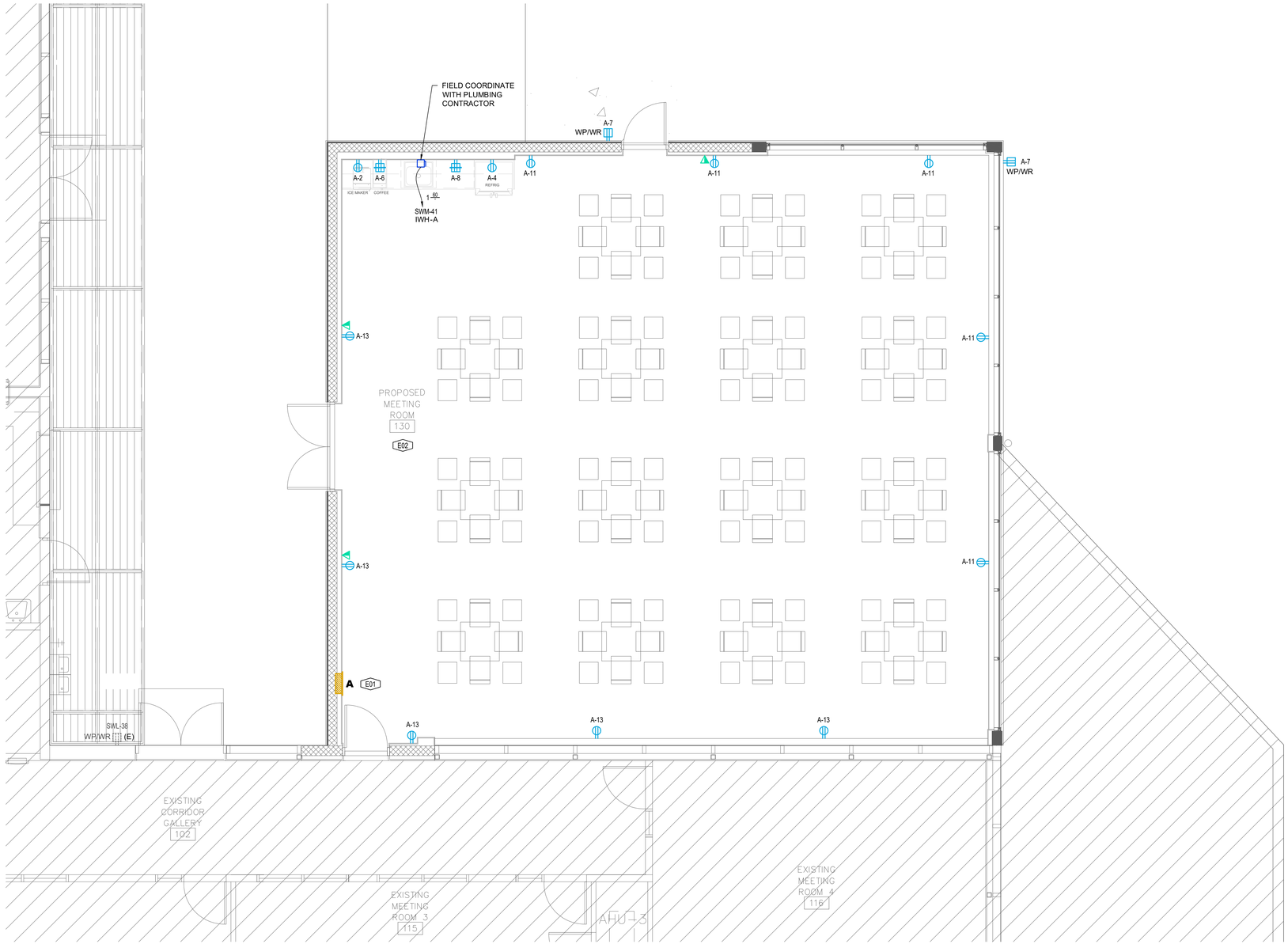

GENERAL POWER NOTES

1. ALL RECEPTACLES SHALL BE MOUNTED 18" A.F.F., UNLESS OTHERWISE NOTED ON THIS PLAN. (REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL MOUNTING INFORMATION AND COORDINATE WITH MILLWORK).
2. COORDINATE EXACT LOCATION OF ALL ELECTRICAL, TV & PHONE/DATA OUTLETS WITH OWNER/ARCHITECT PRIOR TO ROUGH-INS (IN-FLOOR BOXES, INTEGRATED IN MILLWORK, IN VANITIES, ON SPECIAL WALL FINISHES, ETC.).
3. AUDIO VISUAL SYSTEMS: REFER TO ARCHITECT AND AUDIO VISUAL CONSULTANT FOR EXACT LOCATIONS AND ADDITIONAL INFORMATION (SYMBOLS SHOWN FOR REFERENCE ONLY).

POWER DRAWING KEY NOTES

E01	CONTRACTOR SHALL ENSURE REQUIRED WORKING CLEARANCES PER 2017-NEC 110.26 FOR ELECTRICAL EQUIPMENT. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
E02	POWER REQUIREMENTS FOR AUDIO/VIDEO AND SECURITY/CAMERA SYSTEMS TO BE COORDINATED WITH VENDOR/SPECIALIST AND OWNER.
E03	EXTERIOR GFCI WEATHER-RESISTANT RECEPTACLE WITH IN-USE WATERPROOF COVER TO BE INSTALLED WITHIN 25 FT OF THE MECHANICAL EQUIPMENT [2017-NEC 406.9 & 210.63].

1 E101 GROUND FLOOR PLAN - ELECTRICAL

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

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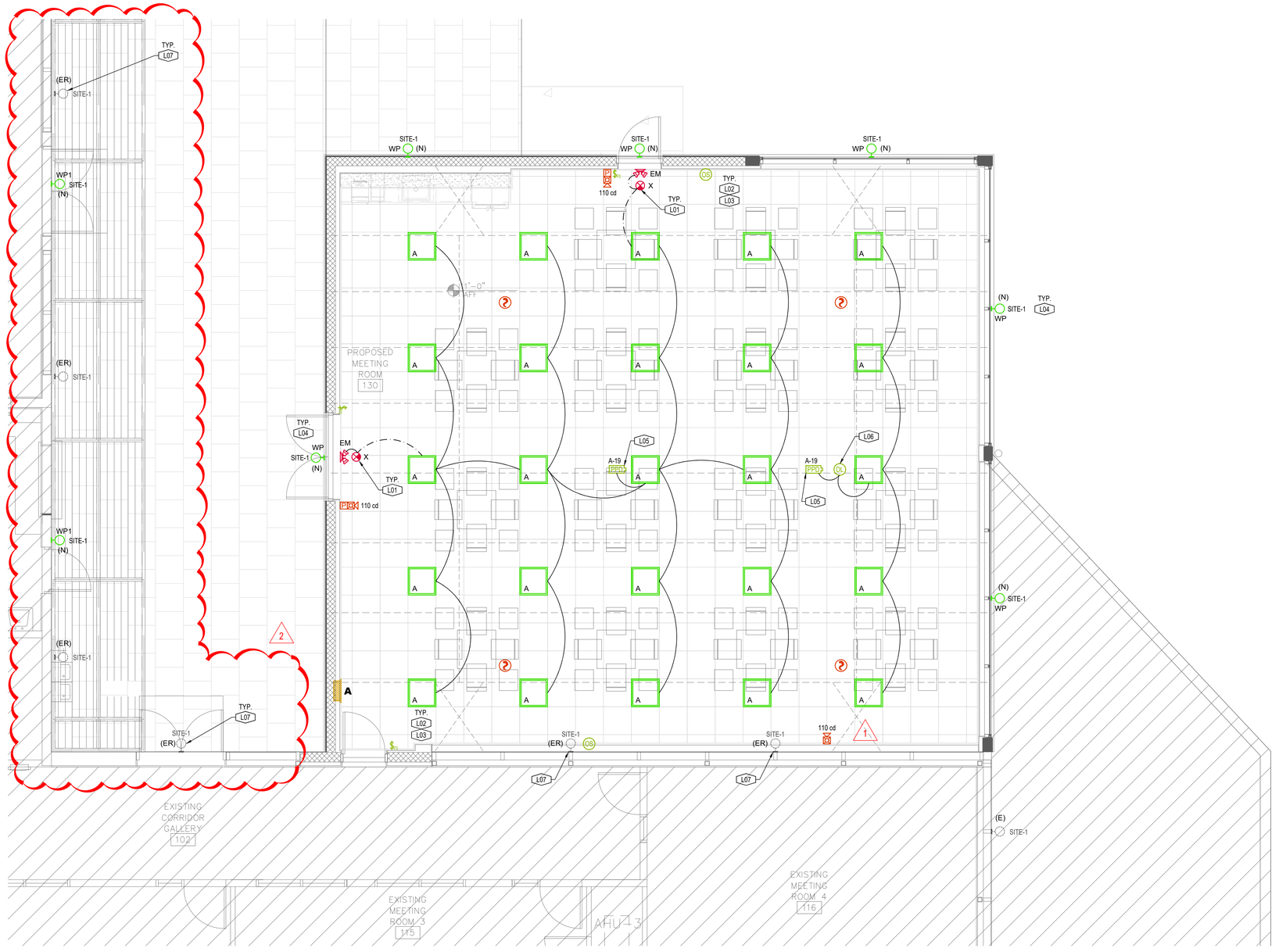

1 E101 GROUND FLOOR REFLECTED CEILING PLAN - LIGHTING AND FIRE ALARM

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

GENERAL LIGHTING NOTES

1. FOR MUSIC SYSTEM AND SPEAKER LOCATIONS REFER TO VENDOR'S DRAWINGS (VERIFY WITH ARCHITECT/ OWNER IF APPLICABLE).
2. FOR SECURITY SYSTEM AND CAMERAS LOCATIONS REFER TO VENDOR'S DRAWINGS (VERIFY WITH ARCHITECT/ OWNER IF APPLICABLE).
3. COMMERCIAL EGRESS ILLUMINATION REQUIRES A MINIMUM OF ONE FOOT-CANDLE [2020-FBC SECTION 1008].
4. COMMERCIAL LIGHTING TO COMPLY WITH 2020-FBC ENERGY CONSERVATION C405.

LIGHTING DRAWING KEY NOTES

L01	ALL EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE PROVIDED WITH 90-MINUTE BATTERY BACK-UP AND CONNECTED TO LIGHT CIRCUIT AHEAD OF ANY LIGHT SWITCH OR CONTROL RELAY.
L02	PRIOR TO ROUGH-INS, CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE EXACT LOCATION, ORDER, SWITCH TYPE AND COMPATIBILITY WITH LIGHTING FIXTURE. FOLLOW THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
L03	COORDINATE EXACT LOCATION FOR ALL SWITCHES, DIMMERS, KEYPADS AND TOUCH PANELS WITH OWNER/ ARCHITECT (TYPICAL). COORDINATE SWITCHING PROGRAMMING WITH OWNER/ARCHITECT VIA LIGHTING CONTROL PANEL. OVERRIDE SWITCHING SHALL COMPLY WITH 2020-FBC ENERGY CONSERVATION C405.2.2.1.
L04	ALL LIGHTING FIXTURES SHALL BE UL LISTED (TYPICAL) AND WET LISTED FOR ALL EXTERIOR. COORDINATE EXACT LOCATION WITH ARCHITECT. EXTERIOR LIGHTS SHALL BE POWERED AND CONTROLLED VIA EXISTING TIME-CLOCK AND PHOTOCELL WITH ON/OFF OVERRIDE.
L05	FIELD COORDINATE LIGHTING POWER PACK LOCATIONS AND ENSURE ALL WIRELESS DEVICES ARE FUNCTIONING WITHIN THE MAXIMUM RANGE COVERAGE. PROVIDE ACCESS PANELS FOR NON-ACCESSIBLE CEILINGS. COORDINATE WITH THE ARCHITECT.
L06	FIELD COORDINATE DAYLIGHT SENSOR LOCATION AND TEST TO ENSURE OPTIMAL OPERATION.
L07	EXISTING EXTERIOR LIGHTING FIXTURES TO BE REMOVED. INTERCEPT EXISTING CIRCUIT AND REUSE TO FEED THE NEW EXTERIOR LIGHTING FIXTURES.

FIRE ALARM NOTES

LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS, 3'-0" BATHROOM DOORS OR OPENINGS [FBC-2020, 907.2.11.4], AND 6'-0" FROM PERMANENTLY INSTALLED COOKING APPLIANCES [FBC-2020, 907.2.11.3].

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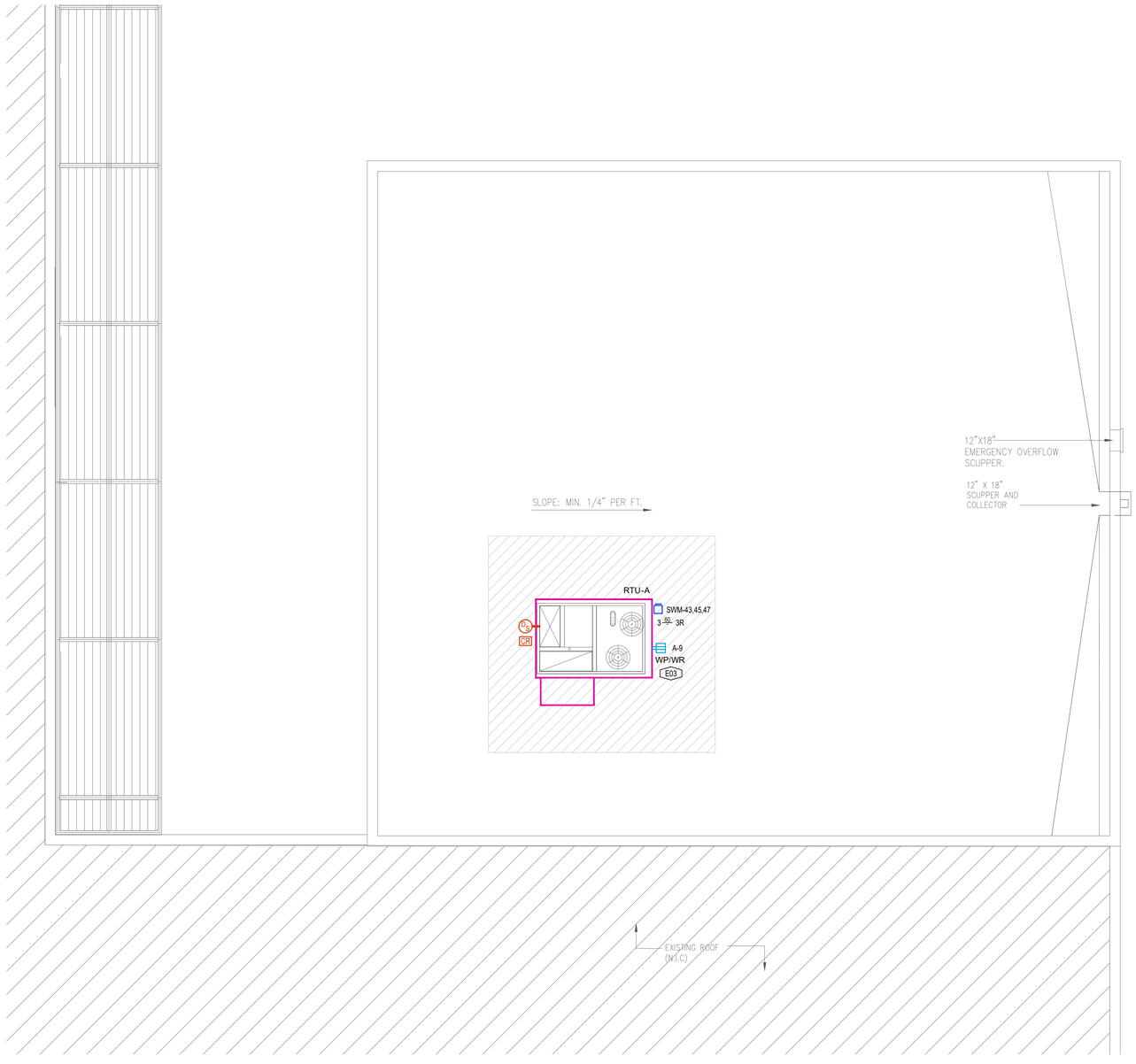

1 / E103 ROOF PLAN - ELECTRICAL

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

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH FABRICATION OR THE WORK SHOWN.

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ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE.
12/11/2023
PERMIT/BID SET

PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE

SHEET NO.
E103

PRINTED: 12/13/2023 3:21 PM

Digitally signed by Roberto Kachakil Dib
Date: 2023.12.13 15:35:21 -05'00'

MEP ENGINEER
DIREKTION 360
info@direktion.com +1 754-701-9320
Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 12/13/2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERTO KACHAKIL DIB, PE, ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

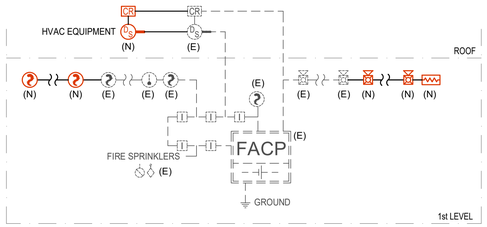
ISSUED FOR BID
DATE: 7/10/2025

FILE NAME: 23-5040-01_DWG-E501-502

1. ALL EQUIPMENT TO BE U.L. LISTED FOR FIRE SERVICE AND SHALL BE COMPATIBLE WITH THE SYSTEM BEING USED.
2. ALL WIRING AND CONDUIT TO CONFORM TO N.F.P.A. 70-2017 & N.E.C. 760-2017.
3. WIRING SHALL BE SOLID COPPER OR STRANDED COPPER WITH A MAX. OF 7 STRANDS FOR SIZES 16 AND 18 GA. STRANDED COPPER WITH A MAX. OF 19 STRANDS FOR SIZES 14 AND LARGER PER N.E.C. 760 AND N.F.P.A. 70.
4. ALL FIRE STOP PENETRATIONS SHALL BE MADE WITH APPROVED (NEC) ELECTRICAL TUBING.
5. ALL FIRE STOP PENETRATIONS SHALL BE SEALED WITH A U.L. APPROVED FIRE STOP MATERIAL. (SEE FIRE STOP DETAIL)
6. COLOR CODING MAY NOT APPLY TO EXISTING WIRE. (LABEL EXISTING WIRE ACCORDINGLY)
7. ROUTING OF THE FIRE ALARM SYSTEM CONDUIT IS DIAGRAMMATIC, EXACT LOCATIONS MAY VARY.
8. ALL STROBE LIGHTS SHALL ACTIVATE UPON INITIATION OF A GENERAL ALARM EVENT.
9. MANUAL STATIONS TO BE INSTALLED AT 48" INCHES A.F.F.
10. MOUNT FIRE ALARM SYSTEM SPEAKER/STROBES & STROBE ONLY UNITS AT 82" A.F.F. TO THE BOTTOM OF THE J-BOX OR 6" BELOW CEILING, WHICH EVER IS LOWER.
11. SMOKE DETECTORS TO BE INSTALLED AS PER N.F.P.A. 72. WALL MOUNTED SMOKE DETECTORS SHALL BE MOUNTED 4" INCHES MIN. FROM CEILING WITH 12" INCHES MAX. FROM CEILING.
12. ALL EXTERIOR DEVICES SHALL BE WEATHER-PROOF.
13. THE FIRE ALARM PANEL MUST HAVE AN ELECTRICAL GROUND CONNECTION AS REQUIRED BY THE SYSTEM MANUFACTURER, AND ARTICLE 760 OF THE NATIONAL ELECTRICAL CODE. MINIMUM WIRE SIZE IS 12 AWG FOR GROUND CONNECTION. (NOTE PANEL NEUTRAL OR CONDUIT GROUND IS NOT ACCEPTABLE).
14. A GENERAL ALARM SHALL BE ANNUNCIATED UPON ACTIVATION OF ANY PULL STATION, FLOW SWITCH, DETECTION DEVICE. A TROUBLE SIGNAL SHALL BE ANNUNCIATED UPON ANY TAMPER SWITCH ACTIVATION OR FAILURE OR REMOVAL OF ANY DETECTION OR MANUAL DEVICE.
15. HVAC DUCT SMOKE DETECTORS (IF APPLICABLE) SHALL ACTIVATE A SUPERVISORY ALARM CONDITION AND SHALL INITIATE SHUT-DOWN OF THE SPECIFIC HVAC UNIT THEY ARE CONNECTED TO.
16. FIRE ALARM INITIATING CIRCUIT AND DEVICES SHALL BE CLASS "B" SLC WIRING. FIRE ALARM NOTIFICATION CIRCUITS AND DEVICES SHALL BE CLASS "B" NAC WIRING.
17. A RECORD OF COMPLETION SHALL BE PROVIDED AT TIME OF FINAL FIRE ALARM INSPECTION WITH FIRE DEPARTMENT PERSONNEL.
18. FIRE ALARM IS A CERTIFICATED CENTRAL STATION SERVICE SYSTEM. AN UPDATED THIRD PARTY VERIFICATION FIRM CERTIFICATE (UL OR ETL) SHALL BE POSTED AT FACP LOCATION FOR FINAL INSPECTION OF THE FIRE ALARM SYSTEM.
19. REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE FIRE ALARM CONTRACTOR OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.4.1. THE "CURRENT ADOPTED" VERSION OF NFPA 72 IS 2013.

1

FIRE ALARM SYSTEM NOTES



REFER TO FLOOR PLAN FOR EXACT QUANTITY AND LOCATIONS. (AS PER NFPA 29.8.2.2)

PROVIDE REQUIRED REMOTE POWER SUPPLIES AND FIELD COORDINATE LOCATION WITH THE ARCHITECT AND THE ELECTRICIAN.

CONCEPTUAL DRAWINGS FOR BIDDING PURPOSES ONLY (FIRE ALARM UNDER A SEPARATE PERMIT). PER FLORIDA STATUE 61G15-32-008, FIRE ALARM CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS (SIGNED AND SEALED BY A LICENSED ENGINEER) TO THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT.

FIRE ALARM RISER N.T.S.

NEW EQUIPMENT
EXISTING / BY OTHERS

Project #: 23-5040-01
Manufacturer: GE
Condition: EXISTING
Location: ELECTRICAL ROOM
Fed From: FPL TRANSFORMER
Use: MAIN DISTRIBUTION PANEL

Panel Name
MDP
Service Voltage 277/480V, 3Ph, 4W

Main Breaker: 600A/3P
Bus Rating: 600 A
SCCR: 42 kA
Enclosure: NEMA1
Mounting Type: SURFACE

NOTE	FEEDER WIRE	FEEDER GND	FEEDER COND	ID	LOAD DESCRIPTION	BREAKER TRIP	BREAKER P	LOAD kVA	CKT NO	PHASE A	PHASE B	PHASE C	CKT NO	LOAD kVA	BREAKER TRIP	BREAKER P	LOAD DESCRIPTION	ID	FEEDER WIRE	FEEDER GND	FEEDER COND	NOTE
					SPACE				1	A			2				SPACE					
									3		B		4									
									5			C	6									
					SPACE				7	A			8				SPACE					
									9		B		10									
									11			C	12									
					SPACE				13	A			14	NA				O				
									15		B		16	NA	30	3	TVSS	O	#10	#10	3/4"	(E)
									17			C	18	NA				O				
			O					3.75	19	A			20	15.00				S				
(E)	#6	#10	1-1/4"	O	PANEL SITE	60	3	3.75	21		B		22	15.00	100	3	FUTURE DIMMER	S	-	-	-	(E)
				O				3.75	23			C	24	15.00				S				
				O				30.99	25	A			26					S				
(E)	#3/0	#6	2-1/2"	O	PANEL SWH	200	3	30.99	27		B		28		200	3	SPARE	S	-	-	-	(E)
				O				30.99	29			C	30					S				
										A			32	65.68				O				
											B		34	65.68	400	3	PANEL SWM	O	#500	#1/0	4"	(E)
												C	36	65.68				O				
										A												
											B				600	3	MAIN					
												C										
									115.4	115.4	115.4											

NEC Load Analysis (Commercial/Industrial)		Connected Load (kVA)	Demand Factor	Demand Load (kVA)	NEC Ref
R	RECEPTACLES	0.0	100%/50%	0.0	220.44
L	LIGHTING	0.0	125%	0.0	220.42
M	MOTORS	0.0	100%	0.0	430.26
LM	LARGEST MOTOR	0.0	125%	0.0	430.24
K	KITCHEN APPLIANCES	0.0	65%	0.0	220.56
C	CONTINUOUS LOAD	0.0	125%	0.0	-
O	OTHER	301.3	100%	301.3	-
S	SPARE	45.0	100%	45.0	-
NC	NON-CONCURRENT	0.0	0%	0.0	220.60

CONTRACTOR MUST VERIFY AND REPORT ANY DISCREPANCIES. UPDATE PANEL DIRECTORY AND IDENTIFY EXISTING CIRCUITS AS REQUIRED.

TOTAL CONNECTED: 346.3 kVA

TOTAL DEMAND: 346.3 kVA / 416.5 AMPS

Shaded cells = Existing to remain

Notes:
(E) Existing to remain & out of scope.
(N) New circuit added.

Breaker Notations:
GF = Ground Fault Protection (GFCI)

Notes:
1. Verify CB size with Equipment Nameplate
2. Provide Handle Tie
3. Thru existing LTG Contactor Box (Time-Clock & Photocell)

Project #: 23-5040-01
Manufacturer: GE
Condition: EXISTING
Location: ELECTRICAL ROOM
Fed From: PANEL MDP
Use: LIGHTING

Panel Name
SWH
Service Voltage 277/480V, 3Ph, 4W

Main Breaker: MLO
Bus Rating: 225 A
SCCR: 22 kA
Enclosure: NEMA 1
Mounting Type: SURFACE

NOTE	FEEDER WIRE	FEEDER GND	FEEDER COND	ID	LOAD DESCRIPTION	BREAKER TRIP	BREAKER P	LOAD kVA	CKT NO	PHASE A	PHASE B	PHASE C	CKT NO	LOAD kVA	BREAKER TRIP	BREAKER P	LOAD DESCRIPTION	ID	FEEDER WIRE	FEEDER GND	FEEDER COND	NOTE
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.70	1	A			2	1.50	20	1	LIGHTS	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.30	3		B		4	0.40	20	1	LIGHTS	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.20	5			C	6	0.10	20	1	LIGHTS	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.20	7	A			8	1.00	20	1	LIGHTS	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.40	9		B		10	1.40	20	1	LIGHTS	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	0.90	11			C	12	0.60	20	1	LIGHTS	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.10	13	A			14		20	1	SPARE	S				(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.00	15		B		16		20	1	SPARE	S				(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	0.30	17			C	18		20	1	SPARE	S				(E)
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	0.90	19	A			20				SPACE					
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	0.80	21		B		22				SPACE					
(E)	(E)	(E)	(E)	L	LIGHTS	20	1	1.90	23			C	24				SPACE					
(E)				S	SPARE	20	1		25	A			26				SPACE					
(E)				S	SPARE	20	1		27		B		28				SPACE					
(E)				S	SPARE	20	1		29			C	30				SPACE					
(E)				S	SPARE	20	1		31	A			32				SPACE					
(E)				S	SPARE	20	1		33		B		34				SPACE					
(E)				S	SPARE	20	1		35			C	36				SPACE					
					SPACE				37	A			38	23.19	110	3	PANEL SWL VIA TRANSFORMER T-SW	O	#2	#8	1-1/4"	(E)
					SPACE				39		B		40	23.19				O				
					SPACE				41			C	42	23.19				O				
										30.6	29.5	28.2										

NEC Load Analysis (Commercial/Industrial)		Connected Load (kVA)	Demand Factor	Demand Load (kVA)	NEC Ref
R	RECEPTACLES	0.0	100%/50%	0.0	220.44
L	LIGHTING	18.7	125%	23.4	220.42
M	MOTORS	0.0	100%	0.0	430.26
LM	LARGEST MOTOR	0.0	125%	0.0	430.24
K	KITCHEN APPLIANCES	0.0	65%	0.0	220.56
C	CONTINUOUS LOAD	0.0	125%	0.0	-
O	OTHER	69.6	100%	69.6	-
S	SPARE	0.0	100%	0.0	-
NC	NON-CONCURRENT	0.0	0%	0.0	220.60

CONTRACTOR MUST VERIFY AND REPORT ANY DISCREPANCIES. UPDATE PANEL DIRECTORY AND IDENTIFY EXISTING CIRCUITS AS REQUIRED.

TOTAL CONNECTED: 88.3 kVA

TOTAL DEMAND: 93.0 kVA / 111.8 AMPS

Shaded cells = Existing to remain

Notes:
(E) Existing to remain & out of scope.
(N) New circuit added.

Breaker Notations:
GF = Ground Fault Protection (GFCI)

Notes:
1. Verify CB size with Equipment Nameplate
2. Provide Handle Tie
3. Thru existing LTG Contactor Box (Time-Clock & Photocell)

Project #: 23-5040-01
Manufacturer: GE
Condition: EXISTING
Location: ELECTRICAL ROOM
Fed From: PANEL MDP
Use: MECHANICAL

Panel Name
SWM
Service Voltage 277/480V, 3Ph, 4W

Main Breaker: MLO
Bus Rating: 400 A
SCCR: 42 kA
Enclosure: NEMA 1
Mounting Type: SURFACE

NOTE	FEEDER WIRE	FEEDER GND	FEEDER COND	ID	LOAD DESCRIPTION	BREAKER TRIP	BREAKER P	LOAD kVA	CKT NO	PHASE A	PHASE B	PHASE C	CKT NO	LOAD kVA	BREAKER TRIP	BREAKER P	LOAD DESCRIPTION	ID	FEEDER WIRE	FEEDER GND	FEEDER COND	NOTE
(E)				S	SPARE	20	1		1	A			2		20	1	SPARE	S				(E)
				M				6.70	3		B		4	8.30				M				
(E)	(E)	(E)	(E)	M	EDH-1	40	3	6.70	5			C	6	8.30	50	3	EDH-2	M	(E)	(E)	(E)	(E)
				M				6.70	7	A			8	8.30				M				
				M				1.70	9		B		10	1.00				M				
(E)	(E)	(E)	(E)	M	EDH-3	20	3	1.70	11			C	12	1.00	20	3	EDH-4	M	(E)	(E)	(E)	(E)
				M				1.70	13	A			14	1.00				M				
				M				1.70	15		B		16	7.40				M				
(E)	(E)	(E)	(E)	M	EDH-5	20	3	1.70	17			C	18	7.40	50	3	RTU-1	M	(E)	(E)	(E)	(E)
				M				1.70	19	A			20	7.40				M				
				M				3.40	21		B		22	7.40				M				
(E)	(E)	(E)	(E)	M	ACCU-1	20	3	3.40	23			C	24	7.40	50	3	RTU-2	M	(E)	(E)	(E)	(E)
				M				3.40	25	A			26	7.40				M				
				M				2.00	27		B		28	3.40				M				
(E)	(E)	(E)	(E)	M	ACCU-2	20	3	2.00	29			C	30	3.40	20	3	ACCU-3	M	(E)	(E)	(E)	(E)
				M				2.00	31	A			32	3.40				M				
				M				5.10	33		B		34	7.00	40	1	EWH-2	O	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	M	RTU-3	35	3	5.10	35			C	36				SPACE					
				M				5.10	37	A			38				SPACE					
(E)	(E)	(E)	(E)	O	EWH-1	40	1	8.00	39		B		40	2.60				M				
(N)	#8	#10	1"	O	IWH-A	40	1	10.00	41			C	42	2.60	20	3	IRRIGATION	M	(E)	(E)	(E)	(E)
				M				6.65	43	A			44	2.60				M				
(N)	#8	#10	1"	M	RTU-A	30	3	6.65	45		B		46				SPACE					
				M				6.65	47			C	48				SPACE					
										57.4	72.4	67.4										

NEC Load Analysis (Commercial/Industrial)		Connected Load (kVA)	Demand Factor	Demand Load (kVA)	NEC Ref
R	RECEPTACLES	0.0	100%/50%	0.0	220.44
L	LIGHTING	0.0	125%	0.0	220.42
M	MOTORS	172.1	100%	172.1	430.26
LM	LARGEST MOTOR	0.0	125%	0.0	430.24
K	KITCHEN APPLIANCES	0.0	65%	0.0	220.56
C	CONTINUOUS LOAD	0.0	125%	0.0	-
O	OTHER	25.0	100%	25.0	-
S	SPARE	0.0	100%	0.0	-
NC	NON-CONCURRENT	0.0	0%	0.0	220.60

CONTRACTOR MUST VERIFY AND REPORT ANY DISCREPANCIES. UPDATE PANEL DIRECTORY AND IDENTIFY EXISTING CIRCUITS AS REQUIRED.

TOTAL CONNECTED: 197.1 kVA

TOTAL DEMAND: 197.1 kVA / 237.0 AMPS

Shaded cells = Existing to remain

Notes:
(E) Existing to remain & out of scope.
(N) New circuit added.

Breaker Notations:
GF = Ground Fault Protection (GFCI)

Notes:
1. Verify CB size with Equipment Nameplate
2. Provide Handle Tie
3. Thru existing LTG Contactor Box (Time-Clock & Photocell)

Project #: 23-5040-01
Manufacturer: GE
Condition: EXISTING
Location: ELECTRICAL ROOM
Fed From: PANEL MDP
Use: SITE LIGHTING

Panel Name
SITE
Service Voltage 277/480V, 3Ph, 4W

Main Breaker: MLO
Bus Rating: 125 A
SCCR: 22 kA
Enclosure: NEMA 1
Mounting Type: SURFACE

NOTE	FEEDER WIRE	FEEDER GND	FEEDER COND	ID	LOAD DESCRIPTION	BREAKER TRIP	BREAKER P	LOAD kVA	CKT NO	PHASE A	PHASE B	PHASE C	CKT NO	LOAD kVA	BREAKER TRIP	BREAKER P	LOAD DESCRIPTION	ID	FEEDER WIRE	FEEDER GND	FEEDER COND	NOTE
(E)	(E)	(E)	(E)	L	LTS. EXT. BLDG.	20	1	1.11	1	A			2	1.10	20	1	LTS. PARKING LOT	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LTS. EXT. BLDG.	20	1	0.40	3		B		4	1.30	20	1	LTS. PARKING LOT	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LTS. EXT. BLDG.	20	1	0.40	5			C	6	1.00	20	1	LTS. PARKING LOT	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LTS. PARKING LOT	20	1	0.80	7	A			8	0.30	20	1	LTS. FLAG POLE	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	L	LTS. PARKING LOT	20	1	1.10	9		B		10		20	1	SPARE	S				(E)
(E)				S	SPARE	20	1		11			C	12		20	1	SPARE	S				(E)
(E)	(E)	(E)	(E)	L	EXT. SIGNAGE	20	1	0.50	13	A			14	1.00	20	1	LTS. PARKING LOT	L	(E)	(E)	(E)	(E)
(E)				S	SPARE	20	1		15		B		16		20	1	SPARE	S				(E)
(E)				S	SPARE	20	1		17			C	18		20	1	SPARE	S				(E)
					SPACE				19	A			20				SPACE					
					SPACE				21		B		22				SPACE					
					SPACE				23			C	24				SPACE					
					SPACE				25	A			26				SPACE					
					SPACE				27		B		28				SPACE					
					SPACE				29			C	30				SPACE					
										4.8	2.8	1.4										

NEC Load Analysis (Commercial/Industrial)		Connected Load (kVA)	Demand Factor	Demand Load (kVA)	NEC Ref
R	RECEPTACLES	0.0	100%/50%	0.0	220.44
L	LIGHTING	9.0	125%	11.3	220.42
M	MOTORS	0.0	100%	0.0	430.26
LM	LARGEST MOTOR	0.0	125%	0.0	430.24
K	KITCHEN APPLIANCES	0.0	65%	0.0	220.56
C	CONTINUOUS LOAD	0.0	125%	0.0	-
O	OTHER	0.0	100%	0.0	-
S	SPARE	0.0	100%	0.0	-
NC	NON-CONCURRENT	0.0	0%	0.0	220.60

CONTRACTOR MUST VERIFY AND REPORT ANY DISCREPANCIES. UPDATE PANEL DIRECTORY AND IDENTIFY EXISTING CIRCUITS AS REQUIRED.

TOTAL CONNECTED: 9.0 kVA

TOTAL DEMAND: 11.3 kVA / 13.5 AMPS

Shaded cells = Existing to remain

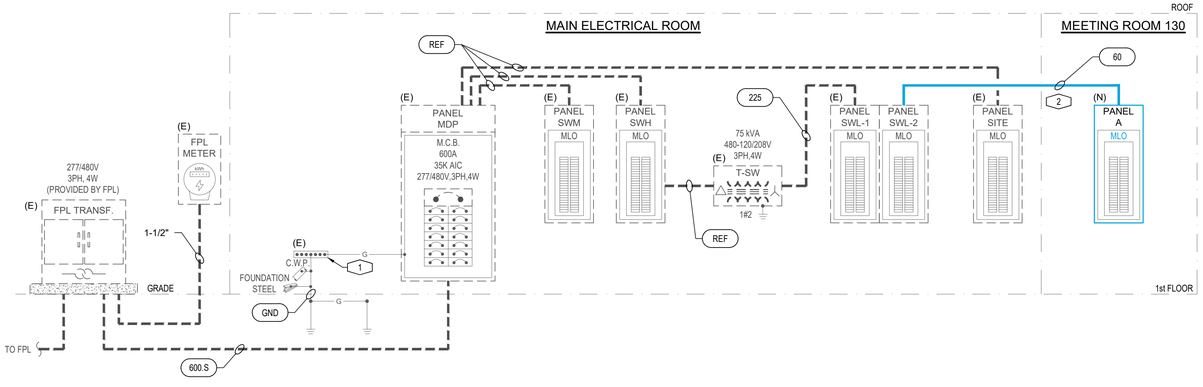
Notes:
(E) Existing to remain & out of scope.
(N) New circuit added.

Breaker Notations:
GF = Ground Fault Protection (GFCI)

Notes:
1. Verify CB size with Equipment Nameplate
2. Provide Handle Tie
3. Thru existing LTG Contactor Box (Time-Clock & Photocell)

RISER GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCIES OR CONSTRAINTS FOUND, PRIOR TO ANY WORK.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROPERLY BALANCE ALL CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEMS, REGARDLESS OF CIRCUITING INDICATED.
3. ENSURE PROPER WORKING CLEARANCES / SPACES [2017-NEC 110.26].
4. PROVIDE ARC FLASH WARNING LABELS [2017-NEC 110.16 & 2015-NFPA 70E 130.5(D)].
5. PROVIDE LABELS FOR SERIES RATED EQUIPMENT [2017-NEC 110.22].
6. PROVIDE COMMON TRIP BREAKERS FOR MULTIWIRE BRANCH CIRCUITS [2017-NEC 210.4].
7. IDENTIFY ALL UNGROUNDED CONDUCTORS FOR BUILDINGS WITH MORE THAN ONE NOMINAL VOLTAGE [2017-NEC 210.5(C)].



RISER KEY NOTES:

1. CONTRACTOR SHALL VERIFY AND ASSURE COMPLIANCE WITH [NEC-2017 250.94] (PROVIDE INTERSYSTEM BONDING TERMINATION). THE GROUNDING ELECTRODE CONDUCTOR TO BE CONNECTED TO THE POWER GROUNDING ELECTRODE SYSTEM AS REQUIRED BY [NEC-2017 250.50].
2. FIELD COORDINATE NEW CONDUIT ROUTING.

EXISTING FEEDER SCHEDULE

GND	GROUNDING ELECTRODE CONDUCTOR #3/0 CU. CONTRACTOR SHALL VERIFY AND ENSURE COMPLIANCE WITH [2017-NEC 250.66].				
REF	REFER TO PANEL SCHEDULES FOR FEEDER SIZE				
ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
60	1	3#6	1#6	1#10	1"
225	1	3#4/0	1#4/0	1#2	2-1/2"
600.S	2	3#350	1#350	-	3"

EXISTING ELECTRICAL RISER N.T.S.

NEW EQUIPMENT
EXISTING / BY OTHERS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON THE PROJECT NAMED HEREON. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION OR WORK. FAILURE TO DO SO SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR ANY AND ALL CORRECTIONS THAT MAY BE REQUIRED.

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ISSUED FOR BID
DATE: 7/10/2025

Roberto Kachakil Dib
Digitally signed by Roberto Kachakil Dib
Date: 2025.05.21 10:13:53 -04'00'

MEP ENGINEER
DIREKTION 360
info@direktion.com +1 754-701-8320
Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 05/21/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERTO KACHAKIL DIB, PE. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE 12/11/2023
PERMIT/BID SET

PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO. 22011

BY	REVISIONS	DATE
1	BLD. DEPT. COMMENTS	2/23/24
2	OWNER CHANGES	5/21/25

SHEET NO.
E501

PRINTED: 5/21/2025 10:09 AM

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF DIREKTION 360 AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

FILE NAME: 23-5040-01_DWG-E501-502

Project #: 23-5040-01
Manufacturer: GE
Condition: EXISTING
Location: ELECTRICAL ROOM
Fed From: PANEL SWH
Use: POWER

Panel Name
SWL
Service Voltage
120/208V, 3Ph, 4W

Main Breaker: 225A/3P
Bus Rating: 225 A
SCCR: 10 kA
Enclosure: NEMA 1
Mounting Type: SURFACE

NOTE	FEEDER WIRE	FEEDER GND	FEEDER COND	ID	LOAD DESCRIPTION	BREAKER TRIP	BREAKER P	LOAD kVA	CKT NO	PHASE A	PHASE B	PHASE C	CKT NO	LOAD kVA	BREAKER TRIP	BREAKER P	LOAD DESCRIPTION	ID	FEEDER WIRE	FEEDER GND	FEEDER COND	NOTE
(E)	(E)	(E)	(E)	R	REC.	20	1	1.20	1	A			2	1.00	20	1	REC.	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.20	3		B		4	1.00	20	1	REC. TV LOUNGE	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.20	5			C	6	1.00	20	1	VENDING MACHINE	O	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.20	7	A			8	1.00	20	1	VENDING MACHINE	O	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	0.80	9		B		10	1.00	20	1	VENDING MACHINE	O	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	0.80	11			C	12	1.00	20	1	REFRIGERATOR	K	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	0.80	13	A			14	1.50	20	1	ICE MAKER	K	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	0.80	15		B		16	1.20	20	1	MICROWAVE	K	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	0.80	17			C	18	1.20	20	1	MICROWAVE	K	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.20	19	A			20	0.80	20	1	REC. KITCHEN	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.20	21		B		22	1.50	20	1	FOOD WARMER	K	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.00	23			C	24	0.80	20	1	WATER COOLER	M	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	0.80	25	A			26	0.60	20	1	REC.	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.00	27		B		28	0.80	20	1	REC.	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.00	29			C	30	1.20	20	1	REC. STAGE	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC.	20	1	1.00	31	A			32	1.20	20	1	REC. STAGE	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC. RECEPTION DESK	20	1	0.80	33		B		34	0.60	20	1	REC.	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC. RESTROOM	20	1	1.50	35			C	36	0.60	20	1	REC. EXTERIOR	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	M	WATER COOLER	20	1	0.80	37	A			38	0.80	20	1	REC. EXTERIOR	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	R	REC. RESTROOM	20	1	1.50	39		B		40	0.80	20	1	REC. RECEPTION DESK	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	M	EXHAUST FAN 1, 2 & 3	20	1	1.20	41			C	42	1.50	20	1	VEC-F/A CABINET	M	(E)	(E)	(E)	(E)
(E)				S	SPARE	20	1		43	A			44	1.00	20	1	SMOKE DAMPERS	M	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	M	AHU-1	15	2	1.20	45		B		46	0.05	20	1	COIL CONTACTOR LC-1	L	(E)	(E)	(E)	(E)
				M				1.20	47			C	48	0.05	20	1	COIL CONTACTOR LC-2	L	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	M	AHU-2	15	2	0.60	49	A			50	0.80	20	1	ROLL UP DOOR	M	(E)	(E)	(E)	(E)
				M				0.60	51		B		52	0.40	20	1	REC. ROOF	R	(E)	(E)	(E)	(E)
(E)	(E)	(E)	(E)	M	AHU-3	15	2	1.20	53			C	54		20	1	REC. PHONE BOARD	R	(E)	(E)	(E)	(E)
				M				1.20	55	A			56		20	1	**SPARE**	S				(E)
(E)	(E)	(E)	(E)	M	ROLL UP DOOR	20	1	0.80	57		B		58		20	1	**SPARE**	S				(E)
(E)	(E)	(E)	(E)	M	ROLL UP DOOR	20	1	0.80	59			C	60		20	1	**SPARE**	S				(E)
(E)	(E)	(E)	(E)	O	HAND DRYER	20	1	0.70	61	A			62		20	1	**SPARE**	S				(E)
(E)	(E)	(E)	(E)	O	HAND DRYER	20	1	0.70	63		B		64		20	1	**SPARE**	S				(E)
(E)	(E)	(E)	(E)	O	HAND DRYER	20	1	0.70	65			C	66	NA				O				
(E)	(E)	(E)	(E)	O	HAND DRYER	20	1	0.70	67	A			68	NA	30	3	SPD	O	(E)	(E)	(E)	(E)
				O				6.15	69		B		70	NA				O				
(E)	(E)	(E)	(E)	O	**PANEL DC-1**	80	3	6.15	71			C	72				SPACE					
				O				6.15	73	A			74				SPACE					
				O				2.52	75		B		76				SPACE					
(N)	#6	#10	1"	O	**PANEL A**	60	3	2.52	77			C	78				SPACE					
				O				2.52	79	A			80				SPACE					
					SPACE				81		B		82				SPACE					
					SPACE				83			C	84				SPACE					
										27.6	26.6	27.4										

NEC Load Analysis (Commercial/Industrial)		Connected Load (kVA)	Demand Factor	Demand Load (kVA)	NEC Ref
R	RECEPTACLES	29.6	100%/50%	19.8	220.44
L	LIGHTING	0.1	125%	0.1	220.42
M	MOTORS	13.7	100%	13.7	430.26
LM	LARGEST MOTOR	0.0	125%	0.0	430.24
K	KITCHEN APPLIANCES	6.4	65%	4.2	220.56
C	CONTINUOUS LOAD	0.0	125%	0.0	-
O	OTHER	31.8	100%	31.8	-
S	SPARE	0.0	100%	0.0	-
NC	NON-CONCURRENT	0.0	0%	0.0	220.60

CONTRACTOR MUST VERIFY AND REPORT ANY DISCREPANCIES. UPDATE PANEL DIRECTORY AND IDENTIFY EXISTING CIRCUITS AS REQUIRED.

TOTAL CONNECTED: 81.6 kVA

TOTAL DEMAND: 69.6 kVA / 193.1 AMPS

Shaded cells = Existing to remain

Notes:
(E) Existing to remain & out of scope.
(N) New circuit added.

Breaker Notations:
GF = Ground Fault Protection (GFCI)

Notes:
1. Verify CB size with Equipment Nameplate
2. Provide Handle Tie
3. Thru existing LTG Contactor Box (Time-Clock & Photocell)

Project #: 23-5040-01
Manufacturer: SQUARE D
Condition: NEW
Location: MEETING ROOM #130
Fed From: PANEL SWL
Use: MEETING ROOM #130

Panel Name
A
Service Voltage
120/208V, 3Ph, 4W

Main Breaker: MLO
Bus Rating: 100 A
SCCR: 10 kA
Enclosure: NEMA 1
Mounting Type: RECESSED

NOTE	FEEDER WIRE	FEEDER GND	FEEDER COND	ID	LOAD DESCRIPTION	BREAKER TRIP	BREAKER P	LOAD kVA	CKT NO	PHASE A	PHASE B	PHASE C	CKT NO	LOAD kVA	BREAKER TRIP	BREAKER P	LOAD DESCRIPTION	ID	FEEDER WIRE	FEEDER GND	FEEDER COND	NOTE
					SURGE PROTECTIVE DEVICE (SPD) INTEGRATED IN PANEL (BY MANUFACTURER) 120/208V, 3Ph, 4W; Interrupting Rating: 100 kAIC; Surge Current Rating: 240 kA (Per phase), 120 kA (L-N, L-G, N-G)																	
	#6	#10	-	O		30	3	NA	1	A			2	0.36	20 GF	1	#130 ICE MAKER	R	#12	#12	1/2"	
				O	**SPD**			NA	3		B		4	0.60	20 GF	1	#130 REFRIGERATOR	R	#12	#12	1/2"	
				O				NA	5			C	6	1.50	20	1	#130 COFFEE MAKER	R	#12	#12	1/2"	
	#12	#12	1/2"	R	EXT. GFI REC.	20	1	0.36	7	A			8	1.50	20	1	#130 COUNTERTOP GFI	R	#12	#12	1/2"	
	#12	#12	1/2"	R	ROOF GFI REC.	20	1	0.18	9		B		10		20	1	**SPARE**	S				
	#12	#12	1/2"	R	GENERAL REC.	20	1	0.90	11			C	12		20	1	**SPARE**	S				
	#12	#12	1/2"	R	GENERAL REC.	20	1	0.90	13	A			14				SPACE					
				S	**SPARE**	20	1		15		B		16				SPACE					
				S	**SPARE**	20	1		17			C	18				SPACE					
	#12	#12	1/2"	L	LIGHTS	20	1	1.00	19	A			20				SPACE					
					SPACE				21		B		22				SPACE					
					SPACE				23			C	24				SPACE					
					SPACE				25	A			26				SPACE					
					SPACE				27		B		28				SPACE					
					SPACE				29			C	30				SPACE					
										4.1	0.8	2.4										

NEC Load Analysis (Commercial/Industrial)		Connected Load (kVA)	Demand Factor	Demand Load (kVA)	NEC Ref
R	RECEPTACLES	6.3	100%/50%	6.3	220.44
L	LIGHTING	1.0	125%	1.3	220.42
M	MOTORS	0.0	100%	0.0	430.26
LM	LARGEST MOTOR	0.0	125%	0.0	430.24
K	KITCHEN APPLIANCES	0.0	65%	0.0	220.56
C	CONTINUOUS LOAD	0.0	125%	0.0	-
O	OTHER	0.0	100%	0.0	-
S	SPARE	0.0	100%	0.0	-
NC	NON-CONCURRENT	0.0	0%	0.0	220.60

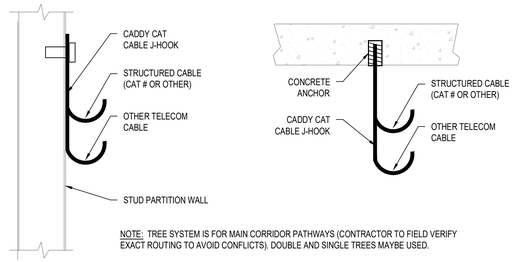
TOTAL CONNECTED: 7.3 kVA

TOTAL DEMAND: 7.6 kVA / 21.0 AMPS

Breaker Notations:
GF = Ground Fault Protection (GFCI)

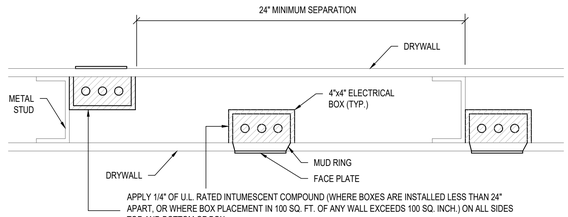
Notes:
1. Verify CB size with Equipment Nameplate
2. Provide Handle Tie
3. Thru LTG Contactor Box (Time-Clock & Photocell)

1 CABLE HANGER DETAIL — NTS



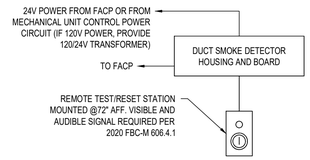
NOTE: TREE SYSTEM IS FOR MAIN CORRIDOR PATHWAYS (CONTRACTOR TO FIELD VERIFY EXACT ROUTING TO AVOID CONFLICTS). DOUBLE AND SINGLE TREES MAYBE USED.

2 BACK-TO-BACK ELECTRICAL BOX IN FIRE RATED WALLS DETAIL — NTS



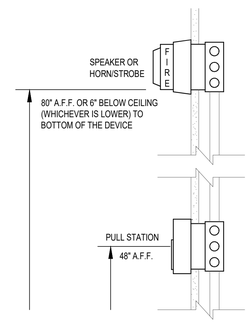
APPLY 1/4" OF U.L. RATED INTUMESCENT COMPOUND (WHERE BOXES ARE INSTALLED LESS THAN 24" APART, OR WHERE BOX PLACEMENT IN 100 SQ. FT. OF ANY WALL EXCEEDS 100 SQ. INCH.) ON ALL SIDES TOP AND BOTTOM OF BOX.

3 DUCT SMOKE DETECTOR DETAIL — NTS

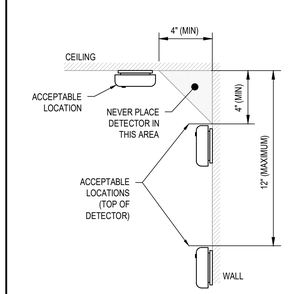


NOTES:
1. PROVIDE ALL REQUIRED CONDUIT, WIRING AND TRANSFORMERS FOR POWER SUPPLY AND CONTROL.
2. SMOKE DUCT DETECTOR SHALL SHUT DOWN LOCAL UNIT ONLY. COORDINATE WITH MECHANICAL CONTRACTOR.
3. IF A FIRE ALARM CONTROL PANEL IS PRESENT IN THE BUILDING, THE DUCT SMOKE DETECTOR MUST BE CONNECTED TO IT.
4. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL DETAILS.

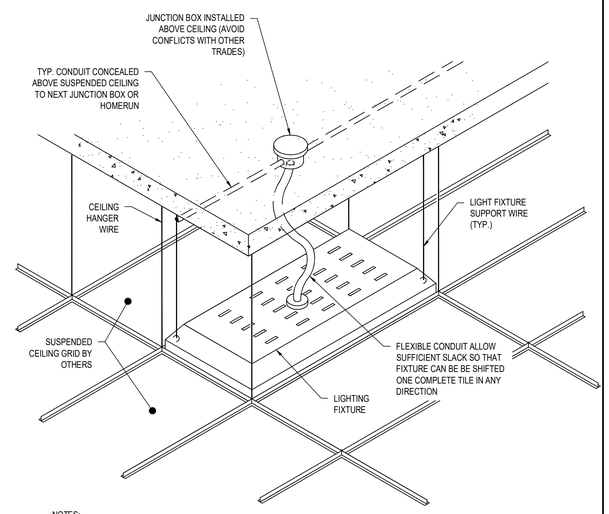
4 FIRE ALARM ADA HEIGHTS — NTS



5 SMOKE DETECTOR PLACEMENT — NTS

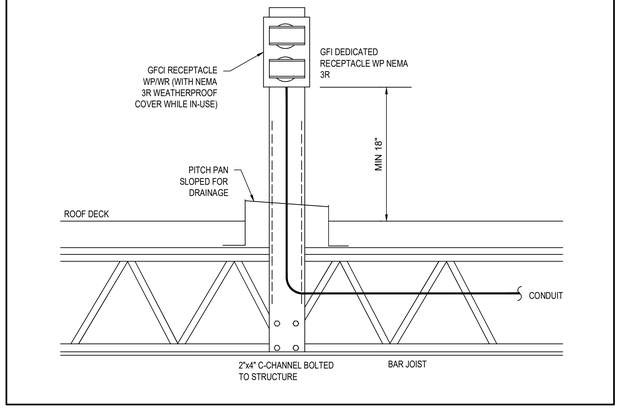


6 LIGHTING FIXTURE MOUNTING DETAIL — NTS



NOTES:
1. PROVIDE #12 GROUND WIRE WITH BRANCH CIRCUIT WIRING AND BOND TO OUTLET BOX AND FIXTURE HOUSING.
2. SECURELY FASTEN FIXTURE TO CEILING STRUCTURE ABOVE WITH MINIMUM TWO (2) FIXTURE SUPPORT WIRES PER FIXTURE.

7 ROOF RECEPTACLE DETAIL — NTS



LIGHTING FIXTURE SCHEDULE

Skolnick Center Meeting Room

TYPE	Manf.	Catalog #	FIXTURE TYPE	FIXTURE SERVICE VOLTS	FIXTURE TOTAL WATTS	REMARKS
A	HE Williams	BP-22-LS/8CS-DIM-UNV	LED	120-277	29	
EM	Beghelli	BBX-SE-HO-WHT	LED	120-277	10.8	
X	Beghelli	OL2-SA-LR-1-C-CR	LED	120-277	2	
WP	HE Williams	WLRD-G-L22-840-WHT-DIM-UNV	LED	120-277	20	
WP1	HE Williams	VWPH-L60-740-TFT-WHT-SDGL-DIM-UNV	LED	120-277	70	

2

Remarks: If there are any questions please contact Cory Lawson @ SESCO Lighting. Cell: 850-572-2827 Email: clawson@sescolighting.com

LIGHTING FIXTURE SCHEDULE NOTES

1. CONTRACTOR TO ENSURE THAT MOUNTING DEVICES AND ACCESSORIES ARE CORRECT FOR CEILING AND WALL IN WHICH THE FIXTURES ARE TO BE INSTALLED.
2. REFER TO ARCHITECTURAL CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.
3. ALL LIGHT FIXTURES SHALL BE REVIEWED AND APPROVED BY ARCHITECT / OWNER PRIOR TO FORWARDING TO ENGINEER FOR REVIEW.
4. ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBER FROM NATIONAL RECOGNIZED TESTING LABORATORY.
5. CONTRACTOR TO ENSURE THAT ALL FIXTURE ACCESSORIES (DIMMABLE DRIVERS, DIMMING BALLAST, WIRES, ETC.) ARE CORRECT AND COMPATIBLE WITH THE SWITCHING TYPE (DIMMABLE, MULTI-WAY, MULTI-WAY DIMMABLE, WIRELESS, ETC.), LAMP TYPES, CONTROL OPTIONS, OPERATING VOLTAGES, POWER LEVELS AND DIMMING RANGES. REFER TO FIXTURE/LAMP, DRIVER, SWITCHING AND CONTROLS MANUFACTURER SPECIFICATIONS AND RECOMMENDED COMPATIBILITY LISTS/CHARTS PRIOR TO ROUGH-IN.
6. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
7. REFER TO THE ARCHITECT FOR WHEN RECESSED LUMINAIRES ARE REQUIRED TO BE IC-RATED (INSULATION CONTACT) & LABELED AS MEETING ASTM E 283.
8. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (FBC2020 ENERGY CONSERVATION SECTION 402.4.5)

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGN KOLLABORATIVE ARCHITECTS / PLANNERS, INC.

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POMPANO BEACH, FL 33069

ISSUED FOR BID
DATE: 7/10/2025

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Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 05/21/2025

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DATE
12/11/2023
PERMIT/BID SET

PERMIT	00/00/00
CONSTR.	00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE
1	BLD. DEPT. COMMENTS	2/23/24
2	OWNER CHANGES	5/21/25

SHEET NO.
E502

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ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF DIREKTION 360 AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

FILE NAME: 23-5040-01_DWG-M

MECHANICAL GENERAL SPECIFICATIONS

1. GENERAL NOTES

THE GENERAL CLAUSES AND THE SPECIFIC CONDITIONS OF THE PLUMBING AND ELECTRICAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE MECHANICAL SPECIFICATIONS.

ANY REFERENCE TO THESE AND/OR ANY REPRESENTATION ON THE DRAWINGS, MATERIALS, OPERATIONS OR METHODS OF WORK MEANS THAT THE CONTRACTOR IS REQUIRED TO PROVIDE EACH ITEM MENTIONED OR REPRESENTED, PERFORM EACH PRESCRIBED OPERATION AND PROVIDE ALL LABOR, TAXES, MATERIALS, TOOLS AND NECESSARY ACCESSORIES.

WORK INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION, TESTING AND MAINTENANCE OF THE COMPLETE SYSTEMS AS SHOWN IN THE DRAWINGS AND COSTS OF CONSTRUCTION AND MATERIALS REQUIRED, EVEN IF THEY ARE NOT INDICATED OR DESCRIBED IN THESE DOCUMENTS BUT ARE ESSENTIAL TO THE PROPER FUNCTIONING OF THE EQUIPMENT OR SYSTEMS.

OBTAIN APPROVAL FROM A STRUCTURAL ENGINEER FOR ANY DRILLING IN THE STRUCTURAL ELEMENTS.

COORDINATE ALL SHUTDOWNS WITH THE OWNER OR THEIR REPRESENTATIVE.

EXECUTE WORK DURING REGULAR HOURS, EXCEPT FOR WORK TO BE PERFORMED OUTSIDE OF REGULAR HOURS, SUCH AS:

- DRILLINGS;
- WORKS CAUSING AN IMPORTANT LEVEL OF NOISE;
- MECHANICAL SYSTEMS SHUTDOWNS.

MINIMIZE NOISE AND DUST LEVELS.

2. DOCUMENTS AND SITE ANALYSIS

PLANS NON-AUTHENTICATED (SIGNED AND SEALED) BY THE ENGINEER OF RECORD MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.

THE ENGINEER'S PLANS ARE COMPLEMENTARY TO THE PLANS AND SPECIFICATIONS OF THE ELECTRICAL, PLUMBING, FIRE SPRINKLERS, STRUCTURAL AND ARCHITECTURAL ONES, AS WELL AS THE CUSTOMER'S GENERAL CLAUSES.

MECHANICAL DRAWINGS DO NOT INDICATE ALL ARCHITECTURAL AND STRUCTURAL DETAILS. THEREFORE, THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS TO ENSURE THAT THE WORK CAN BE CARRIED OUT SATISFACTORILY WITHOUT CHANGES TO THE BUILDING AS SHOWN ON THE PLANS. BEFORE SUBMITTING THEIR BID, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BY WRITING ANY DEFECT OR OBSTACLE THAT THE CONTRACTOR BELIEVES PREJUDICIAL TO PERFORM THEIR WORK AND WHICH MAY AFFECT THE REQUIRED SAFETY. NO ADDITIONAL COMPENSATION WILL BE AWARDED TO THE CONTRACTOR AFTER THE BEGINNING OF THEIR WORK FOR THE CONSEQUENCES OF THEIR NEGLIGENCE IN DOING SO.

THE CONTRACTOR MUST VERIFY AND CONFIRM ALL EQUIPMENT AND AIR DEVICE EXACT LOCATIONS PRIOR TO INSTALLATION.

PRIOR TO SUBMITTING THE BID PROPOSAL, THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ANY FIELD CONSTRAINTS OR CONDITIONS THAT MAY AFFECT THEIR WORK IN ANY WAY.

WHILE PREPARING THE BID PROPOSAL, THE CONTRACTOR MUST BE AWARE OF ALL OTHER PLANS RELATED TO THE PROJECT (PLUMBING, ELECTRICAL, ETC.) TO INCLUDE ALL THE WORK NECESSARY FOR A COMPLETE INSTALLATION.

3. CONTRACTOR'S COMPETENCE

ANY CONTRACTOR SUBMITTING THEIR PROPOSAL MUST AGREE TO PROVIDE SATISFACTORILY TO THE ENGINEER AND THE CUSTOMER, IF ANY ONE OF THEM REQUESTS SO, ANY REFERENCE AND EVIDENCE THAT THEY HAVE THE REQUIRED EXPERIENCE TO ADEQUATELY COMPLETE ADEQUATELY THE WORK.

4. OWNER'S RIGHTS

THE OWNER RESERVES THE RIGHT TO HAVE CERTAIN WORK ON THE PROJECT EXECUTED BY OTHERS AND AT THEIR OWN EXPENSE, BUT EXCLUDED FROM THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT, THEREFORE, BE RELIEVED FROM THEIR RESPONSIBILITY FOR THE WORK THAT IS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR ITS COORDINATION.

5. LIABILITY

THE CONTRACTOR WILL BE RESPONSIBLE FOR ITS OWN WORK AND FOR DAMAGE CAUSED TO THE OWNER OR OTHER CONTRACTORS DUE TO IMPROPER WORK OR INSTALLATION. THE CONTRACTOR WILL HAVE TO BEAR ALL THE COSTS ASSOCIATED TO THIS DAMAGE.

6. WORKFORCE

THE WORKFORCE MUST BE EXPERIENCED AND QUALIFIED IN THE TYPE OF WORK TO BE DONE, AND WILL BE UNDER THE DIRECTION OF A SUPERINTENDENT WHO WILL BE AVAILABLE TO THE ENGINEER DURING SITE VISITS OR CONSTRUCTION SITE MEETINGS.

7. COORDINATION OF CONTRACTORS

THE CONTRACTOR MUST COORDINATE THEIR WORK WITH OTHER CONTRACTORS, COOPERATING WITH THEM IN THE ARRANGEMENT AND INSTALLATION OF THEIR OWN WORK TO FACILITATE THE EVOLUTION OF THE PROJECT AND AVOID ANY CONFLICTS/DAMAGES/DELAYS AND ENSURE THE PROPER FUNCTIONING OF THE INSTALLATIONS. NO CHANGE IN THE WORK OR ANY ALTERATION IN THE PERFORMANCE OF THE MECHANICAL OR ELECTRICAL WORK REQUIRED TO ENSURE SUCH COOPERATION SHALL BE CONSIDERED A CHANGE ORDER TO THE CONTRACT.

8. COORDINATION OF PLANS AND SPECIFICATIONS

THE PLANS AND SPECIFICATIONS INDICATE IN A SCHEMATIC AND APPROXIMATE MANNER THE LOCATION OF THE APPLIANCES, DUCTS, PIPES, DIFFUSERS, ETC. NO SUPPLEMENT SHALL BE ALLOWED FOR CHANGES IN THE ROUTING OF DUCTS, PIPES, SHEATHS, ETC., WHICH MAY BE REQUIRED AS PER SITE CONDITIONS.

THE CONTRACTOR SHALL NOT SCALE THE MECHANICAL DRAWINGS. REFER TO THE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.

9. CODES AND STANDARDS

THE ENTIRE INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS AND THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.

- 2020-FLORIDA BUILDING CODE (FBC)
- 2020-FLORIDA MECHANICAL CODE (FBC-M)
- 2020-FLORIDA ENERGY CODE (FBC-E)
- SMACNA STANDARDS
- ASHRAE FUNDAMENTALS
- ASHRAE STANDARDS (15-2019, 34-2019, 62.1 & 62.2-2016)
- NFPA STANDARDS (70-2017, 72-2016, 720-2015)

ALL MECHANICAL EQUIPMENT SHALL BE ARI, UL OR ETL LISTED/CERTIFIED, WHERE APPLICABLE, AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION AS REQUIRED BY DESIGN AND MANUFACTURER'S RECOMMENDATIONS.

UNLESS OTHERWISE INDICATED, USE ONLY NEW MATERIALS WITHOUT DEFECTS. ONLY SPECIFIED PRODUCTS AND MANUFACTURERS (OR EQUIVALENT TO BE PRE-APPROVED BY THE ENGINEER OF RECORD) WILL BE ACCEPTED.

10. PERMITS, REGULATIONS AND FEES

THE CONTRACTOR SHALL OBTAIN AND PAY ALL LICENSES, INSPECTION FEES, TAXES AND LICENSES NECESSARY FOR DOING THE WORK AND PROVIDE ALL CERTIFICATES REQUIRED BY THE RELEVANT AUTHORITIES HAVING JURISDICTION TO START AND COMPLETE ALL THE WORK.

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. THE WORK AND MATERIALS WILL BE IN FULL COMPLIANCE WITH LOCAL BUILDING CODES AND REGULATIONS, AT THE TIME OF EXECUTION, AS WELL AS PER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. WHERE THE REQUIREMENTS ARE CONTRADICTORY OR DIFFERENT, THE CONTRACTOR SHALL IMPLEMENT THEIR WORK IN ACCORDANCE WITH THE STRICTEST REQUIREMENTS.

ALL CHANGES AND MODIFICATIONS REQUIRED BY AN INSPECTOR FROM THE AUTHORITY HAVING JURISDICTION WILL BE CARRIED OUT AT NO ADDITIONAL COST OR EXPENSE TO THE OWNER.

THE CONTRACTOR MUST INCLUDE IN THEIR BID ALL TAXES APPLICABLE TO MATERIALS, SERVICES, ETC. REQUIRED FOR THEIR WORK.

THE CONTRACTOR MUST COMPLY WITH ALL PUBLIC SAFETY LAWS AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

11. INTERRUPTION OF SERVICES

COORDINATE THE WORK IN A WAY TO ENSURE CONTINUITY OF SERVICES IN THE PREMISES OCCUPIED BY THE OWNER. BEFORE INTERRUPTING A SERVICE, NOTIFY THE LANDLORD BY WRITING, AT LEAST 48 HOURS IN ADVANCE, FOR THEIR APPROVAL.

12. EXISTING CONDITIONS AND DEMOLITION

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

ANY DEMOLITION WORK (IF APPLICABLE) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING.

UNLESS OTHERWISE SPECIFIED, CAREFULLY REMOVE (FOR POSSIBLE REUSE) FROM SITE AND BUILDING ALL EXISTING MECHANICAL EQUIPMENT NOT REQUIRED.

THE OWNER MAY HAVE THE CHOICE TO KEEP ALL THE EQUIPMENT AT THEIR CHOICE. WHAT THE OWNER DOES NOT WANT TO KEEP WILL BECOME THE PROPERTY OF THE CONTRACTOR, WHO WILL HAVE TO DISPOSE OF IT AT THEIR OWN EXPENSE.

REMOVE ALL EXISTING DUCTS, CONDUITS AND CABLES UP TO THE SOURCE OR THE LAST BRANCH STILL OPERATING. SEAL OPENINGS MADE WITH APPROPRIATE DEVICES.

13. PROTECTION OF WORK

THE CONTRACTOR SHALL PROTECT THEIR INSTALLATION AGAINST ANY DAMAGE CAUSED BY ANY CAUSE, SUCH AS WEATHER, FIRE, THEFT, BREAKAGE, ETC. DURING THE EXECUTION OF WORK.

14. DRILLING

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DRILLINGS IN THE FLOORS, CEILINGS AND WALLS FOR THE PASSAGE OF CONDUITS AND CONDUCTORS, AS APPROVED BY THE ARCHITECTURAL AND STRUCTURAL ENGINEER PRIOR TO ANY DRILLING.

DRILLINGS OF MORE THAN 4" WILL BE EXECUTED BY THE GENERAL CONTRACTOR. DRILLINGS OF 4" OR LESS WILL BE EXECUTED BY EACH SUBCONTRACTOR. FOLLOWING THE INSTALLATION, THE CONTRACTOR MUST PATCH THE HOLES WITH AN APPROVED MATERIAL.

ALL HOLES IN FIRE RATED WALLS, PARTITIONS AND FLOORS MUST BE SEALED WITH AN APPROVED FIRE-RESISTANT MATERIAL TO REBUILD THE FIRE RATING REQUIRED BY THE ARCHITECT.

THE USE OF A JACKHAMMER IS STRICTLY FORBIDDEN.

15. RESTORATION

THE CONTRACTOR SHALL RESTORE OR REPLACE, AT THEIR OWN EXPENSE, ANY PIECE OF EQUIPMENT OR TOOL THAT COULD HAVE BEEN DAMAGED DURING THE EXECUTION OF THEIR WORK.

16. CLEANING

THE CONTRACTOR MUST KEEP THE SITE CLEAN, FREE FROM ANY WASTE AND UNUSED MATERIALS, AT THE END OF EACH SHIFT. PROVIDE RENTAL OF WASTE CONTAINERS. THE LOCATION OF CONTAINERS WILL BE DETERMINED ONSITE, IN AGREEMENT WITH THE OWNER.

17. IDENTIFICATION

ALL EQUIPMENT SHALL BE LABELED AND IDENTIFIED FOLLOWING INDUSTRY STANDARDS AND PRACTICE.

18. MATERIALS AND SHOP DRAWINGS

ALL MATERIALS AND EQUIPMENT MUST BE NEW AND OF HIGH QUALITY AND MUST BEAR APPROVALS SUBJECT TO THE TYPE OF INSTALLATION PROPOSED.

THE CONTRACTOR MUST SUBMIT THE SHOP DRAWINGS IN ELECTRONIC FORMAT (PDF). THE CONTRACTOR SHALL NOT PLACE THE ORDER PRIOR TO THEIR APPROVAL.

AT THE VERY BEGINNING OF THE WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DELAYS THAT COULD IMPEDE COMPLETION OF WORK DUE TO UNAVAILABILITY OF EQUIPMENT AND/OR ABOVE-NORMAL DELIVERY DELAYS. COORDINATE THE RECEPTION AND HANDLING OF MATERIALS WITH THE OWNER OR THEIR REPRESENTATIVE.

NO ALTERNATIVE OR CHANGE TO PLANS AND SPECIFICATIONS WILL BE ACCEPTED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

COMMENTS ON THE SHOP DRAWINGS ARE GENERAL AND ARE NOT MEANT TO SERVE AS A FINAL CORRECTION. THEREFORE, THEY DO NOT EXEMPT THE CONTRACTOR FROM THEIR RESPONSIBILITY OF VERIFYING THE PLANS ON THEIR OWN OR TO PROVIDE THE MATERIALS AND WORK REQUIRED BY THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF SHOP DRAWINGS AT ONCE, GROUPED BY CATEGORY (MECHANICAL EQUIPMENT, AIR DEVICES, HVAC CONTROLS, ETC.). EACH SHOP DRAWING MUST BEAR THE GENERAL CONTRACTOR REVIEW STAMP AND A TABLE OF CONTENTS OR INDEX LISTING ALL EQUIPMENT SUBMITTED WITH CLEAR IDENTIFICATIONS PER THE ENGINEER'S DRAWINGS AND SPECIFICATIONS.

FOR ANY SUBSTITUTION TO THE PERMITTED DOCUMENTS THAT MAY REQUIRE REVISING THE DRAWINGS OR SPECIFICATIONS, OR WRITING A LETTER TO THE AUTHORITY HAVING JURISDICTION (INSPECTORS/REVIEWERS), THE CONTRACTOR SHALL PAY TO THE ENGINEER THE FEES TO MAKE THE REQUIRED CHANGES, WHICH WILL ONLY BE RELEASED UPON PAYMENT.

A MAXIMUM OF TWO (2) REVIEWS PER SHOP DRAWING WILL BE ACCEPTED. UPON THE THIRD REVIEW, THE CONTRACTOR SHALL PAY THE ENGINEER THE ADDITIONAL FEES.

19. ERROR, OMISSION OR DISCREPANCY

AS SOON AS THE CONTRACTOR IS AWARDED THE CONTRACT, THEY MUST REVIEW ALL BIDDING DOCUMENTATION AND NOTIFY THE ENGINEER OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES THAT MAY BE FOUND. THE ENGINEER HAS THE RIGHT TO INTERPRET THEIR DOCUMENTS.

20. START-UP, COMMISSIONING AND TESTING

AT THE END OF THE CONSTRUCTION, EACH CONTRACTOR SHALL HAVE INCLUDED IN THEIR BID PROPOSAL, THE NECESSARY SERVICES TO ENSURE THE START-UP, COMMISSIONING, COORDINATION AND INTEGRATION OF THE MECHANICAL, CONTROL AND ELECTRICAL SYSTEMS AND THEIR ADJUSTMENTS FOR OPTIMUM OPERATION.

THE CONTRACTOR SHALL PROVIDE THE TEST AND BALANCE REPORT TO DEMONSTRATE THE HVAC INSTALLATION IS PERFORMING AS DESIGNED.

AT THE END OF THE WORK, THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER THAT ALL THEIR WORK IS FUNCTIONAL AND PROVIDE TRAINING ON THE OPERATION OF THE SYSTEMS TO ALL PERSONNEL DESIGNATED BY THE OWNER.

21. WARRANTY

THE CONTRACTOR MUST GUARANTEE ALL THEIR WORK (PARTS AND LABOR) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. PROVIDE A LETTER OF GUARANTEE UPON COMPLETION OF THE WORK.

THE CONTRACTOR SHALL IMMEDIATELY REPLACE, AT THEIR OWN EXPENSE, ANY PART THAT WILL BE FOUND TO BE DEFECTIVE DURING SUCH PERIOD AFTER THE FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE DEFECT IS NOT DUE TO MISUSE OR ORDINARY WEAR AND TEAR.

THE CONTRACTOR SHALL IMMEDIATELY RESTORE ANY IMPERFECT WORK AND REPLACE DEFECTIVE MATERIALS AT NO ADDITIONAL COST TO THE OWNER WITHIN THE WARRANTY PERIOD FOLLOWING FINAL ACCEPTANCE.

ANY DAMAGE TO PROPERTY OR EQUIPMENT ARISING FROM IMPERFECT WORK OR DEFECTIVE MATERIALS SHALL BE REPAIRED FULLY AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR SUCH DAMAGES AND/OR DEFECTS.

22. AS-BUILT PLANS AND END-OF-PROJECT DOCUMENTS

PER 2020-FBC C405.5.4.1, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLANS (THE CONTRACTOR MUST RECORD ANY CHANGES WITH RED MARKUPS MADE ON THE LATEST REVISION OF THE PLANS ISSUED BY THE ENGINEER).

PER 2020-FBC C405.5.4.2. THE CONTRACTOR SHALL PROVIDE THE INSTRUCTION, OPERATION AND MAINTENANCE MANUALS; APPROVED SHOP DRAWINGS; TEST AND BALANCE REPORTS; WARRANTY LETTER; ETC.

23. EXPANSION JOINTS

WHERE THE CONDUITS/PIPES/DUCTS PASS THROUGH A BUILDING EXPANSION JOINT, THE CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE FITTINGS TO ALLOW THE MOVEMENT WITHOUT DAMAGE. ELECTRICAL BONDING MUST BE ENSURED USING FLEXIBLE COPPER WIRE.

24. PROFESSIONAL FEES FOR EQUIVALENCY/VE ANALYSIS

THE PROFESSIONAL FEES REQUIRED FOR DESIGN CHANGES AND/OR DRAWINGS RESULTING FROM AN EQUIVALENT PRODUCT OR A VALUE ENGINEERING EXERCISE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO WILL PAY THE ENGINEER FOR THE FULL COST.

PROJECT'S JURISDICTION

- STATE: FLORIDA
- COUNTY: BROWARD COUNTY
- CITY: POMPANO BEACH

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT CONSISTS OF MAINLY THE FOLLOWING:

- NEW CONSTRUCTION OF AN ADDITION TO AN EXISTING BUILDING.

THE WORK SHALL INCLUDE, THE PROVISION, HANDLING, TRANSPORTATION, START-UP, INSTALLATION AND CONNECTION OF ALL SYSTEMS AND ACCESSORIES DESCRIBED IN THIS SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS. ALL SYSTEMS MUST BE FULLY OPERATIONAL. THE WORK WILL INCLUDE THE SUPPLY, INSTALLATION, CONNECTION AND COMMISSIONING OF THE FOLLOWING ITEMS, INCLUDING BUT NOT LIMITED TO:

- COORDINATION WITH OTHER TRADES.
- MECHANICAL SYSTEMS AND EQUIPMENT (ROOFTOP UNITS, ETC.).
- REFRIGERATION SYSTEMS.
- HVAC DUCTOWRK & AIR DEVICES (DIFFUSERS, GRILLES, VOLUME DAMPERS, ETC.).
- COMPLETE HVAC CONTROL SYSTEMS (MOTORIZED DAMPERS, MOTOR STARTERS, RELAYS, THERMOSTATS, SENSORS, CONTROLLERS, CONDUITS, WIRING, ETC.).
- THERMAL, ACOUSTIC AND ANTI-VIBRATION INSULATION EQUIPMENT.
- ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION (SUPPORTS, BALANCING KEYS, ACCESS DOORS, SHUTTERS, GRIDS, DIFFUSERS, ETC.).
- AIR AND HYDRONIC BALANCING OF SYSTEMS, INCLUDING THE TESTING REPORTS.
- OTHER WORK SHOWN ON THE CONSTRUCTION DOCUMENTS AS WELL AS ANY WORK NOT INDICATED BUT REQUIRED FOR THE A COMPLETE, CODE COMPLIANT AND SAFE INSTALLATION.
- REPAIR OF ALL BROKEN WALLS, CEILINGS, ROOFS, FLOORS, ETC. AS WELL AS PAINTING CAUSED BY THE DEMOLITION AND REPAIR WORK.

HVAC DESIGN CRITERIA

ITEM DESCRIPTION	PARAMETER VALUE
INDOOR TEMPERATURE (WINTER)	72°F (FBC-E R302)
INDOOR TEMPERATURE (SUMMER)	75°F (FBC-E R302)
OUTDOOR TEMPERATURE (WINTER)	45°F (ASHRAE 90)
OUTDOOR TEMPERATURE (SUMMER)	92°F DB/79°F WB (ASHRAE 90)
ROOF INSULATION R-VALUE	R-19
WALL INSULATION R-VALUE	R-5
WINDOW U-FACTOR	U-0.86
WINDOW SHGC FACTOR	SHGC-0.44
FLOOR R-VALUE	R-0

HVAC DESIGN REQUIREMENTS

ITEM DESCRIPTION	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

ROOFTOP AC UNIT SCHEDULE

INDOOR UNIT DESIGNATION		RTU-A
AREA SERVED		MEETING ROOM 130
DESIGN MANUFACTURER		CARRIER
MODEL NUMBER		50FC-N08E2B6-6B0A0
NOMINAL CAPACITY (TONS)		7.5
BASE UNIT WEIGHT (LBS)		743
IEER		15.2
FAN	TOTAL AIRFLOW (CFM)	2,250
	OUTDOOR AIR AIRFLOW (CFM)	430
	EXTERNAL STATIC PRESSURE (IN OF WATER)	1.0
	FAN MOTOR HP	1.30
COOLING	GROSS COOLING CAPACITY (BTU/HR)	87,260
	GROSS SENSIBLE CAPACITY (BTU/HR)	52,240
	NUMBER OF COMPRESSORS	2
	ENTERING AIR TEMP. (DB/WB °F)	78.1/67.3
	LEAVING AIR TEMP. (DB/WB °F)	56.5/54.8
	COIL BYPASS FACTOR	0.13
FILTER	TYPE & THICKNESS	THROWAWAY 2"
	QUANTITY AND SIZE	-
	MERV RATING	-
HEATING	HEAT COIL TYPE	ELECTRIC
	ELECTRIC HEATING CAPACITY (KW)	13.8
	NUMBER OF STAGES	1
ELECTRICAL SERVICE (V/PH/HZ)		460/3/60
POWER SUPPLY - MCA		27
POWER SUPPLY - MOCP		30

NOTES & ACCESSORIES:

1. FACTORY PRE-COATED CONDENSER COIL.
2. ECONOMIZER OUTDOOR AIR DAMPER/HOOD WITH FACTORY CO2 SENSOR FOR DEMAND CONTROLLED VENTILATION.
3. 14" TALL ROOF CURB.
4. FACTORY-INSTALLED HUMIDI-MIZER ADAPTIVE DEHUMIDIFICATION SYSTEM.
5. CARRIER CONNECT THERMIDISTAT WITH TEMPERATURE AND HUMIDITY SENSING CAPABILITIES.
6. UNIT WITH HOT GAS REHEAT COIL (HGRC).
7. UNITS SHALL CONFORM TO FLORIDA BUILDING CODE LATEST EDITION FOR HVHZ INSTALLATION.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BHP	BRAKE HORSEPOWER
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
DN	DOWN
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
EXH	EXHAUST
FD	FIRE DAMPER
FLA	FULL LOAD AMPERES
LAT	LEAVING AIR TEMPERATURE
LV	LOUVER
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
RA	RETURN AIR
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SP	STATIC PRESSURE
TEF	TOILET EXHAUST FAN
TG	TRANSFER GRILLE
TYP	TYPICAL
VD	VOLUME DAMPER

MECHANICAL LEGEND

	FLEX DUCT
SA 18"x10"	SUPPLY DUCT
RA 18"x10"	RETURN DUCT
OA 18"x10"	OUTSIDE AIR DUCT
EA 18"x10"	EXHAUST DUCT
	LINEAR DIFFUSER (SIDEWALL)
	LINEAR DIFFUSER (CEILING)
	SQUARE DIFFUSER (4-WAY, 3-WAY, 2-WAY, 1-WAY. HATCHED AREA INDICATES CLOSED/BLANK SIDE)
	SQUARE PERFORATED DIFFUSER
DA CFM X'-X"	DIFFUSER TAG • DA DIFFUSER TYPE • CFM AIR FLOW (CFM) • X'-X" LENGTH OR NECK SIZE
200 8x8"	ROOF GOOSENECK
	STANDARD BRANCH
	VOLUME DAMPER
	DUCT REDUCER
OR	SUPPLY OR RETURN GRILLE
	TURNING VANES
LVR 24"x12"	LOUVER
TG 10"x12"	TRANSFER GRILLE WITH ACOUSTICAL INSULATION

HVAC CONTROLS LEGEND

T	THERMOSTAT (MAIN CONTROLLER)
T	THERMOSTAT (ZONE)
RS	REMOTE SENSOR
TR	THERMOSTAT REVERSE ACTION
	MOTORIZED DAMPER
CO	CARBON MONOXIDE DETECTOR
CO2	CARBON DIOXIDE DETECTOR
RH	RELATIVE HUMIDITY SENSOR
XX	DUCT SENSORS: • T TEMPERATURE • FS FLOW • PR PRESSURE • CO2 CARBON DIOXIDE
DS	DUCT SMOKE DETECTOR

OUTSIDE AIR CALCULATIONS [2020-FBC-M TABLE 403.3.1.1]

SPACES	AREA SQ. FT.	OCCUPANT DENSITY #/1,000 SQ.FT.	# OF PEOPLE	CFM/ PERSON	CFM/ SQ. FT.	CFM REQUIRED	CFM PROVIDED	CFM PROVIDED BY
CONFERENCE ROOM	1,932	50	62*	5	0.06	426	430	RTU-A

NOTE

* NUMBER OF PEOPLE OVERRODE PER THE ARCHITECTURAL SEATING LAYOUT.

GRILLES, REGISTERS & DIFFUSERS SCHEDULE

MARK	DESCRIPTION	TYPE	MANUFACTURER & MODEL NO.	MODULE SIZE	NECK SIZE	FACE SIZE	BORDER TYPE	FINISH	BLOW PATTERN	MAT'L	NOTES
S-A	24"X24" SQUARE DIFFUSER	SUPPLY	TITUS TDC-AA	SEE PLAN	SEE NOTE 3	SEE PLAN	LAY-IN	REFER TO ARCH	SEE PLAN	ALU	1,2,3,4
R-B	RECTANGULAR GRILLE	RETURN	TITUS 50F	SEE PLAN	SEE NOTE 3	SEE PLAN	LAY-IN	REFER TO ARCH	SEE PLAN	ALU	1,2,3,4

NOTES

1. PROVIDE ADAPTER FOR DUCT CONNECTION TO DEVICE IF NECK SIZE AND DUCT SIZE DO NOT MATCH.
2. CONFIRM MANUFACTURER, BORDER TYPE AND FINISH WITH ARCHITECT/OWNER PRIOR TO PURCHASING.
3. MATCH DIFFUSER NECK SIZE WITH CORRESPONDING FLEXIBLE DUCTWORK DIAMETER NOTED ON PLAN.
4. ALL DIFFUSERS AND RETURNS SHALL BE SELECTED NOT TO EXCEED 30 NC (LENGTH, # OF SLOTS, WIDTH OF SLOTS WILL VARY ACCORDING TO THE AIRFLOW, SEE PLANS FOR AIRFLOW AND COORDINATE FINAL SELECTION AND LOCATION WITH ARCHITECT).

MECHANICAL DRAWING INDEX

#	DESCRIPTION
M001	MECHANICAL SPECIFICATIONS, SCHEDULES & LEGEND
M002	MECHANICAL TECHNICAL SPECIFICATIONS & DETAILS
M101	MECHANICAL FIRST FLOOR PLAN
M102	MECHANICAL ROOF PLAN

Digitally signed by Roberto Kachakil Dib
Date: 2023.12.13 15:37:10 -05'00'

ISSUED FOR BID
DATE: 7/10/2025

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Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 12/13/2023

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FILE NAME: 23-5040-01_DWG-M

MECHANICAL TECHNICAL SPECIFICATIONS

1. GENERAL TECHNICAL NOTES

MECHANICAL DRAWINGS ARE DIAGRAMMATIC, INDICATING THE APPROXIMATE POSITION OF THE EQUIPMENT AND THE DUCT/PIPING ROUTING THAT MUST BE FOLLOWED. GENERALLY, THE DUCTWORK INSTALLATION SHALL BE DONE AS FOLLOWS:

- BE PARALLEL AND PERPENDICULAR TO STRUCTURE AND ARCHITECTURE, WHEN EXPOSED.
- NOT DRILL STRUCTURAL ELEMENT WITHOUT WRITTEN PERMISSION.
- BE ABLE TO EASILY REMOVE EQUIPMENT OR COMPONENTS FOR MAINTENANCE.
- PROVIDE SPACE AND CONNECTIONS FOR FUTURE DEVICES.
- HIDE MECHANICAL ELEMENTS AS MUCH OF POSSIBLE WHEN EXPOSED.

THE SUBCONTRACTOR SHALL PROVIDE THE COMPLETE GROUNDING OF ALL VENTILATION AND AIR CONDITIONING SYSTEMS (UNITS AND DUCTS).

AT THE INPUT AND OUTPUT OF ANY AIR TREATMENT SYSTEM, PROVIDE AND INSTALL A FLEXIBLE NEOPRENE CONNECTION, SUCH AS THE SUPER METAL FAB MODEL OF DURO-DYNE.

OPENINGS INDICATED ON DRAWINGS ARE NOMINAL DIMENSIONS ONLY, ADJUST OPENING SIZES AS REQUIRED. ALL DUCT, PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED.

2. COORDINATION NOTES

MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS OF ALL MECHANICAL EQUIPMENT WITH ALL OTHER TRADES.

FIELD COORDINATE LOCATION OF DIFFUSERS, GRILLES AND REGISTERS WITH LIGHTING FIXTURES, SPRINKLERS, LV/AV DEVICES AND ARCHITECTURAL ELEMENTS.

COORDINATE LOCATION OF A/C UNITS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.

3. DUCT SHOP DRAWINGS

PRIOR TO ANY ORDER, FABRICATION OR WORK, THE MECHANICAL CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL THE DUCT SHOP DRAWINGS, WHICH SHALL INCLUDE DETAILED INFORMATION ON THE PROPOSED INSTALLATION OF THE DUCTWORK AND PIPING AGAINST THE ARCHITECTURAL AND STRUCTURAL ELEMENTS OF THE BUILDING. ANY MODIFICATIONS TO THE ENGINEER'S PLANS, NOT APPROVED BY THE ENGINEER, SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND WITHOUT ANY ADDITIONAL FEES.

4. WEATHER PROTECTION

ALL INSTALLED ELECTRICAL DEVICES, ACTUATORS, AUXILIARY EQUIPMENT, ETC. REQUIRING ENVIRONMENTAL PROTECTION SHALL BE PROVIDED WITH ADEQUATE NEMA ENCLOSURES FOR THE CONDITIONS WHERE INSTALLED, WETHER INDOORS OR OUTDOORS, EVEN IF NOT SPECIFICALLY INDICATED ON THE DRAWINGS.

ANTI-CORROSION COATING: CONTRACTOR SHALL PROVIDE ANTI-CORROSION COATING TO ALL OUTDOOR EXPOSED EQUIPMENT (CONDENSER/EVAPORATOR COILS, EQUIPMENT CASINGS/CABINETS, PIPING, COMPRESSORS, CONDENSER SECTION). AS WELL AS ANY EXPOSED METAL TO OUTDOOR AIRSTREAM AS PROVIDED BY A THIRD PARTY SUCH AS BLYGOLD, LUVATA, ADVANCOAT OR APPROVED EQUAL WITH STANDARD 5-YEAR WARRANTY. FOR BUILDINGS LOCATED WITHIN 3,000 FT FROM THE OCEAN, CONTRACTOR SHALL UTILIZE NON-FERROUS MATERIALS FOR EXPOSED EQUIPMENT.

5. GENERAL INSTALLATION NOTES

PROVIDE BACKDRAFT DAMPERS ON ALL EXHAUST FANS AND/OR INLINE FANS AS REQUIRED BY CODE.

PROVIDE VOLUME DAMPERS, TURNING VANES, ETC., IN DUCTWORK AS REQUIRED BY CODE FOR AIRFLOW CONTROL AND BALANCE.

PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER FOR QUIET OPERATION (WITH 99% ISOLATION EFFICIENCY).

PROVIDE A MIN. OF 10 FEET CLEARANCE BETWEEN OUTSIDE AIR INTAKES AND VTR OR ANY EXHAUST OPENING WHERE REQUIRED BY CODE.

ALL PIPING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS, ETC, AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER. REWORK BAR JOIST CROSS BRACING AND PROVIDE NECESSARY TRANSITIONS AS REQUIRED FOR DUCTWORK INSTALLATION.

CONDENSATE DRAIN PIPING TO BE AS SPECIFIED PER PLUMBING PLANS. IF NOT SPECIFIED, THEY SHALL BE TYPE "L" COPPER OR PVC WHERE ALLOWED BY CODE WITH INSULATION THICKNESS PER FBC-E TABLE C403.2.8. PROVIDE APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH TO AUTOMATICALLY SHUT DOWN THE AC UNIT, AS A SECONDARY DRAIN SYSTEM TO COMPLY WITH CODE. PROVIDE CONDENSATE PUMP WHERE NECESSARY AS IMPOSED BY FIELD CONDITIONS OR INSTALLATION CHANGES AND PIPE TO CONDENSATE DRAIN SYSTEM PER PLUMBING PLANS.

PROVISIONS MUST BE TAKEN TO PREVENT ANY DUCT SURFACES ENTERING IN CONTACT WITH THE FOAM INSULATION.

6. AIR DISTRIBUTION DEVICES

ALL AIR DISTRIBUTION DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE AS SPECIFIED ON SCHEDULE OR EQUAL TO PRICE, METALAIRE OR APPROVED EQUAL. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES AND ADJUST DEVICE REQUIREMENTS ACCORDINGLY.

PROVIDE FOR BALANCED RETURN/TRANSFER AIR FLOW TO ENSURE COMPLIANCE WITH FBC-M 601.6.

7. DUCTWORK & INSULATION

ALL DUCTWORK SHALL BE FABRICATED, INSTALLED AND SUPPORTED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS AND LOCAL BUILDING CODES.

SEAL ALL DUCTS, JOINTS AND SEAMS IN AN APPROVED MANNER PER SMACNA AND TO PREVENT LEAKAGE.

ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS. ADJUST DUCT SIZES TO MATCH INLET AND OUTLET CONNECTIONS OF FANS, AIR CONDITIONERS, ETC.

DUCT SYSTEMS SERVING HEATING, COOLING AND VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF FBC-M 603.4 DUCT DESIGN AND ACCA MANUAL D, THE APPLIANCE MANUFACTURER ' S INTSALLATION INSTRUCTIONS OR OTHER APPROVED METHODS.

DUCT SYSTEMS SHALL BE CONSTRUCTED OF MATERIALS HAVING A FLAME SPREAD INDEX OF NOT GREATER THAN 200, BASED ON SMACNA HVAC DUCT CONSTRUCTION STANDARDS. STUD WALL CAVITIES AND THE SPACES BETWEEN SOLID FLOOR JOISTS TO BE USED AS AIR PLENUMS SHALL COMPLY WITH THE CONDITIONS DESCRIBED IN FBC-M 602. DUCT SIZING IS BASED ON ASHRAE "EQUAL FRICTION" METHOD, COMPLIANT WITH FBC 603.2, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

DUCT INSULATION MATERIALS SHALL COMPLY WITH FBC-M 604.3 HAVING A FLAME SPREAD INDEX NOT HIGHER THAN 25, AND A SMOKE-DEVELOPED INDEX NOT OVER 50, WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

- ALL AIR CONDITIONING DUCT WORK SHALL BE OF 1-1/2" (R-6) HEAVY DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON VAPOR BARRIER ALL FLEXIBLE DUCT TO BE R-6 WITH A MAX. TOTAL LENGTH NOT TO EXCEED 15 FT. INSTALL UL LISTED FOR PLENUM, FLEXIBLE DUCTWORK ELBOW SUPPORTS AT EACH DIFFUSER, GRILLE, AND REGISTER EQUAL TO "FLEXFLOW ELBOW" AS MANUFACTURED BY "THERMAFLEX".
- AIR CONDITIONING DUCT LINER, WHERE SPECIFIED, SHALL BE OF 1" (R-4.2) FIBERGLASS WITH A HIGH-TENSILE, RESISTANT MAT COATING, EQUAL TO "SUPERDUCT" BY MANVILLE OR "TOUGHGARD" BY CERTAINTEED, AND ANTI-MICROBIAL PROPERTIES. ALL DUCT LINERS MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NAIMA" FIBROUS GLASS DUCT LINER STANDARDS OR "SMACNA" HVAC DUCT CONSTRUCTION STANDARDS AND THE PROJECT SPECIFICATION. LINER PRODUCTS SHALL BE ADHERED TO THE SHEET METAL DUCTWORK USING AN ADHESIVE MEETING THE REQUIREMENTS OF ASTM C916.

ALL EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS. ALL OUTSIDE AIR DUCT SHALL BE INSULATED WITH EXTERNAL BLANKET INSULATION R-6 MIN. ALL METAL EXHAUST, MAKE-UP OR OTHERWISE DUCTS INSTALLED IN LOCATIONS WHERE DEW POINT CONDITIONS CAN OCCUR INSIDE THE DUCT SHALL BE EXTERNALLY INSULATED WITH R-6 MIN. AIR INTAKE AND EXHAUST OPENINGS SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL. LOUVERS THAT PROTECT EXHAUST OPENINGS IN STRUCTURES LOCATED IN HURRICANE PRONE REGIONS, AS DEFINED IN THE FBC 2020 SHALL COMPLY WITH AMCA STANDARD 550. OUTDOOR OPENINGS LOCATED IN EXTERIOR WALLS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTION IN ACCORDANCE WITH THE FBC 2020.

OUTSIDE AIR INTAKES SHALL NOT BE TAKEN FROM A LOCATION CLOSER THAN 10 FT FROM ANY CHIMNEY, VENT OUTLET OR SANITARY SEWER VENT OUTLET; 3 FT FROM ENVIRONMENTAL EXHAUST OUTLETS. OUTSIDE AIR INTAKE VENTS LOCATED ON ROOFS WILL BE PROPERLY MARKED WITH A UNIVERSAL MARKING "INTAKE", PERMANENTLY ATTACHED. INTAKE OPENINGS SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE RESIDENTIAL SECTION 1602.1 AND THE EXHAUST OUTLETS COMPLY WITH THE SECTION 1502 AND 1506.3.

8. ACCESS FOR MAINTENANCE

PROVIDE ACCESS DOORS IN DUCTS AS REQUIRED FOR ALL MECHANICAL EQUIPMENT TO SERVICE AND VISUALLY CHECK ROTATION OF FANS AND MOTORS, POSITION OF DAMPERS, REPLACE FIRE DAMPER LINKS, ADJUST OR REPLACE CONTROLS, ETC.

PROVIDE ACCESS DOORS/PANELS INSTALLED IN ARCHITECTURAL ELEMENTS FOR ANY EQUIPMENT OR DEVICE THAT NEEDS TO BE ACCESSED FOR MAINTENANCE AND AS REQUIRED BY CODES. COORDINATE WITH THE ARCHITECT AND THE GENERAL CONTRACTOR FOR LOCATIONS PRIOR TO ANY WORK.

9. REFRIGERATION

MATERIALS FOR REFRIGERANT PIPING AND TUBING SHALL COMPLY WITH FBC-M 1107 AND FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT LINES SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS; SIZES SHOWN ON DRAWINGS ARE FOR BIDDING PURPOSES ONLY.

INSULATION FOR REFRIGERANT SUCTION PIPING SHALL BE AT LEAST R-4. PIPING INSULATION EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

10. VOLUME DAMPERS

PROVIDE MANUAL VOLUME DAMPERS WHERE REQUIRED BY CODE OR SHOWN ON PLANS. PROVIDE REMOTE, CABLE OPERATED VOLUME DAMPERS ("YOUNG REGULATOR" OR EQUAL) IN INACCESSIBLE AND HARD CEILING AREAS.

11. CLEARANCES

CLEARANCE FOR MAINTENANCE, SERVICE, REPAIRS, AND REPLACEMENT FOR ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED PER FBC-M 306 WITH A WORKING SPACE NOT LESS THAN 36 INCHES DEEP IN FRONT OF THE CONTROL SIDE OF THE UNIT. IN ADDITION, CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR ALL REQUIRED CLEARANCE AROUND THE UNITS.

AS A GENERAL RULE, PROVIDE CLEAR WORKING SPACE OF MIN. 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT PER NEC 110.26.

NO PIPING, DUCTS OR OTHER FOREIGN EQUIPMENT SHALL BE LOCATED IN THE DEDICATED ELECTRICAL SPACE ABOVE ELECTRICAL PANELS AND OTHER EQUIPMENT PER NEC 110.26(E)(1).

12. SOUND LEVELS

ALL OUTDOOR EQUIPMENT NOISE LEVELS SHALL COMPLY WITH LOCAL ZONING NOISE ORDINANCES. IN NO CASE THE NOISE LEVEL SHALL EXCEED 65 dB(A) MEASURED 23 FEET (OR 7 METERS) FROM THE EQUIPMENT IN ALL DIRECTIONS.

13. FILTERS

THE CONTRACTOR MUST PROVIDE AIR FILTRATION MEDIA MERV 8 FOR AIR HANDLING UNITS (RECIRCULATION AND OUTDOOR AIR SYSTEMS). FILTERS SHALL BE IN PLACE DURING CONSTRUCTION. PROVIDE A NEW SET PRIOR TO TEST AND BALANCE AND A FINAL SET AT THE END OF ONE YEAR SERVICE PERIOD.

14. WIND LOAD COMPLIANCE

MECHANICAL EQUIPMENT, APPLIANCES AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, BUILDING (FBC-M 301.15). CONTRACTOR TO PROVIDE WIND LOAD CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER, INCLUDING ANY DOCUMENTATION REQUIRED BY LOCAL JURISDICTION FOR PERMIT PURPOSES, SUCH AS NOA CERTIFICATES.

ALL WIND LOAD AND OTHER COMPLIANCE CALCULATIONS AND/OR INSTALLATION DETAILS FOR OUTDOOR MOUNTED MECHANICAL EQUIPMENT SHALL BE PROVIDED BY A STRUCTURAL ENGINEER AND ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. SUCH CALCULATIONS SHALL BE PROVIDED BY THE EQUIPMENT MANUFACTURER OR BY THE GENERAL OR MECHANICAL CONTRACTOR ON BEHALF OF THE CLIENT.

15. HVAC CONTROLS

CONTRACTOR SHALL PROVIDE A FULLY INTEGRATED MECHANICAL CONTROL SYSTEM FOR ALL HVAC EQUIPMENT, INCLUDING BUT NOT LIMITED TO:

- PROGRAMMABLE THERMOSTATS AND CONTROLLERS MUST BE PROVIDED, WITH INTEGRATION CAPABILITIES WITH CENTRALIZED CONTROL SYSTEMS (SUCH AS BACNET).
- POWER SHALL BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. MECHANICAL CONTRACTOR SHALL FURNISH ALL MOTORS, STARTERS, RELAYS, ETC.
- CONTROL WIRING SHALL BE PROVIDED BY MECHANICAL OR CONTROL CONTRACTOR. PROVIDE 24V TRANSFORMERS AS REQUIRED.
- THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION. INSTALL THERMOSTAT PER ADA REQUIREMENTS WHERE APPLICABLE. MECHANICAL CONTRACTOR SHALL DEFINE RESPONSIBILITIES AND SCOPE OF WORK FOR EACH TRADE AND COORDINATE WITH ELECTRICAL CONTRACTOR ALL REQUIREMENTS FOR JUNCTION BOXES, CONDUITS, CONTROL WIRING, POWER, ETC. PRIOR TO ANY WORK.

16. BALANCING, TESTING AND COMMISSIONING

THE CONTRACTOR SHALL HIRE A SPECIALIZED INDEPENDENT SUBCONTRACTOR FOR TESTING AND BALANCING SYSTEMS. A WRITTEN REPORT WILL BE ISSUED TO THE ENGINEER FOR APPROVAL BY THIS SUBCONTRACTOR, AND SHALL INCLUDE ALL COMPLETE FINAL MEASURES OF OPERATION OF EQUIPMENT, SYSTEMS AND DEVICES, ONCE BALANCED. THE PRECISION ERROR MUST BE LESS THAN 5% WITH THE VALUES ON THE PLANS.

THE ENGINEER RESERVES THE RIGHT TO HAVE ADJUSTMENTS DONE TO THE BALANCING FOLLOWING THE VERIFICATION OF THE FINAL BALANCING REPORT AND THIS WITHOUT ADDITIONAL FEES. THE BALANCING COMPANY MUST INCLUDE AN ADDITIONAL VISIT TO THEIR BID PROPOSAL INCLUDING ALL MATERIALS REQUIRED TO CARRY OUT THESE ADJUSTMENTS AND CORRECT THE TEST AND BALANCE REPORT.

THE FOLLOWING PARAMETERS MUST BE TESTED:

- EQUIPMENT'S PERFORMANCE (AIR TEMPERATURES, STATIC PRESSURES, MOTOR RPM, ETC.).
- AIRFLOW RATES (CFM) FOR ALL AIR TERMINALS (SUPPLY, RETURN, EXHAUST AND OUTDOOR).
- AIR TEMPERATURES.
- OPERATION AND SEQUENCE OF CONTROL OF COMPONENTS (CONTROLLER, THERMOSTATS, SENSORS, MOTORIZED DAMPERS, ZONE DAMPERS, ETC.).

BUILDING TESTING: THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING SEVEN AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8, PER FBC-E C402.5.

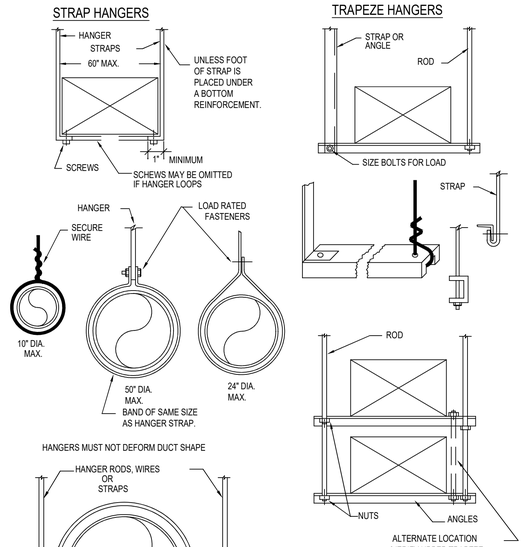
DUCT TESTING: DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE PER FBC-E C403.2.9.2.

17. ENERGY EFFICIENCY COMPLIANCE

PROJECT SHALL COMPLY WITH THE FLORIDA BUILDING CODE, ENERGY PROVISIONS OF SECTIONS C401 THROUGH C408 LABELED AS "MANDATORY".

1 HANGING DUCT METHODS DETAIL

NTS



LOWER HANGER ATTACHMENTS

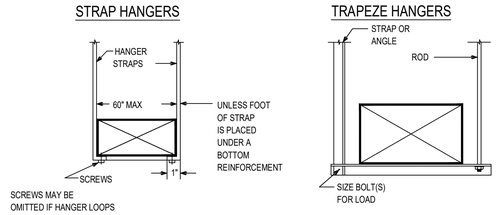


TABLE 4-1
RECTANGULAR DUCT HANGERS
MINIMUM SIZE

MAXIMUM HALF OF DUCT PERIMETER	PAIR AT 10 FT SPACING		PAIR AT 8 FT SPACING		PAIR AT 5 FT SPACING		PAIR AT 4 FT SPACING	
	STRAP	WIRE/ ROD	STRAP	WIRE/ ROD	STRAP	WIRE/ ROD	STRAP	WIRE/ ROD
P/2 = 30"	1"x22 GA.	10 GA. (.135")	1"x22 GA.	10 GA. (.135")	1"x22 GA.	12 GA. (.106")	1"x22 GA.	12 GA. (.106")
P/2 = 72"	1"x18 GA.	3/8"	1"x20 GA.	1/4"	1"x22 GA.	1/4"	1"x22 GA.	1/4"
P/2 = 96"	1"x16 GA.	3/8"	1"x18 GA.	3/8"	1"x20 GA.	3/8"	1"x22 GA.	1/4"
P/2 = 120"	1.5"x16 GA.	1/2"	1"x16 GA.	3/8"	1"x18 GA.	3/8"	1"x20 GA.	1/4"
P/2 = 168"	1.5"x16 GA.	1/2"	1.5"x16 GA.	1/2"	1"x16 GA.	1/2"	1"x18 GA.	3/8"
P/2 = 192"	-	1/2"	1.5"x16 GA.	1/2"	1"x16 GA.	1/2"	1"x16 GA.	3/8"
P/2 = 193" UP	SPECIAL ANALYSIS REQUIRED							

PER SMACNA TABLE 4-1 & FIG. 4-4

2 HVAC EQUIPMENT ROOF CURB DETAIL

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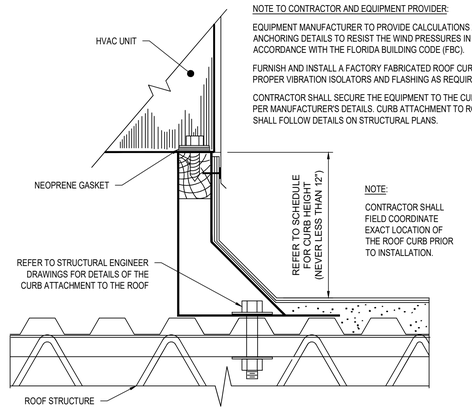


NOTE TO CONTRACTOR AND EQUIPMENT PROVIDER:

EQUIPMENT MANUFACTURER TO PROVIDE CALCULATIONS AND ANCHORING DETAILS TO RESIST THE WIND PRESSURES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC).

FURNISH AND INSTALL A FACTORY FABRICATED ROOF CURB WITH PROPER VIBRATION ISOLATORS AND FLASHING AS REQUIRED.

CONTRACTOR SHALL SECURE THE EQUIPMENT TO THE CURB AS PER MANUFACTURER'S DETAILS. CURB ATTACHMENT TO ROOF SHALL FOLLOW DETAILS ON STRUCTURAL PLANS.

NOTE:

CONTRACTOR SHALL FIELD COORDINATE EXACT LOCATION OF THE ROOF CURB PRIOR TO INSTALLATION.

3 ROOFTOP PACKAGE HVAC UNIT DETAIL

NTS

NOTE TO CONTRACTOR AND EQUIPMENT PROVIDER:

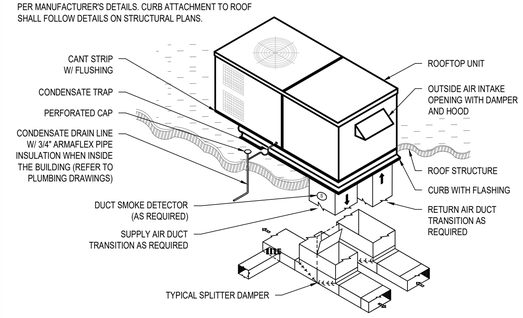
EQUIPMENT MANUFACTURER TO PROVIDE CALCULATIONS AND ANCHORING DETAILS TO RESIST THE WIND PRESSURES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC).

FURNISH AND INSTALL A FACTORY FABRICATED ROOF CURB WITH PROPER VIBRATION ISOLATORS AND FLASHING AS REQUIRED.

CONTRACTOR SHALL SECURE THE EQUIPMENT TO THE CURB AS PER MANUFACTURER'S DETAILS. CURB ATTACHMENT TO ROOF SHALL FOLLOW DETAILS ON STRUCTURAL PLANS.

WATER LEAKAGE PREVENTION:

PROVIDE A WATER LEVEL DETECTION DEVICE CONNECTED TO THE DRAIN PAN PROVIDED BY THE MANUFACTURER. SUCH DETECTION DEVICE SHALL SHUT OFF THE UNIT SERVED PRIOR TO OVERFLOW OF THE DRAIN PAN. POINT OF DETECTION SHALL BE AT A HIGHER LEVEL THAN THE PRIMARY DRAIN CONNECTION.



4 FLEXIBLE DUCT CONNECTION DETAIL

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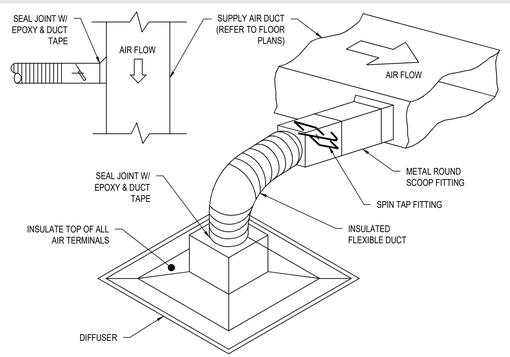

5 90° VANED ELBOW DETAIL

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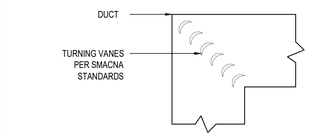

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ISSUED FOR BID
DATE: 7/10/2025

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Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 12/13/2023

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POMPANO BEACH, FL 33069

DATE 12/11/2023
PERMIT/BID SET

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PROJECT NO. 22011

BY	REVISIONS	DATE

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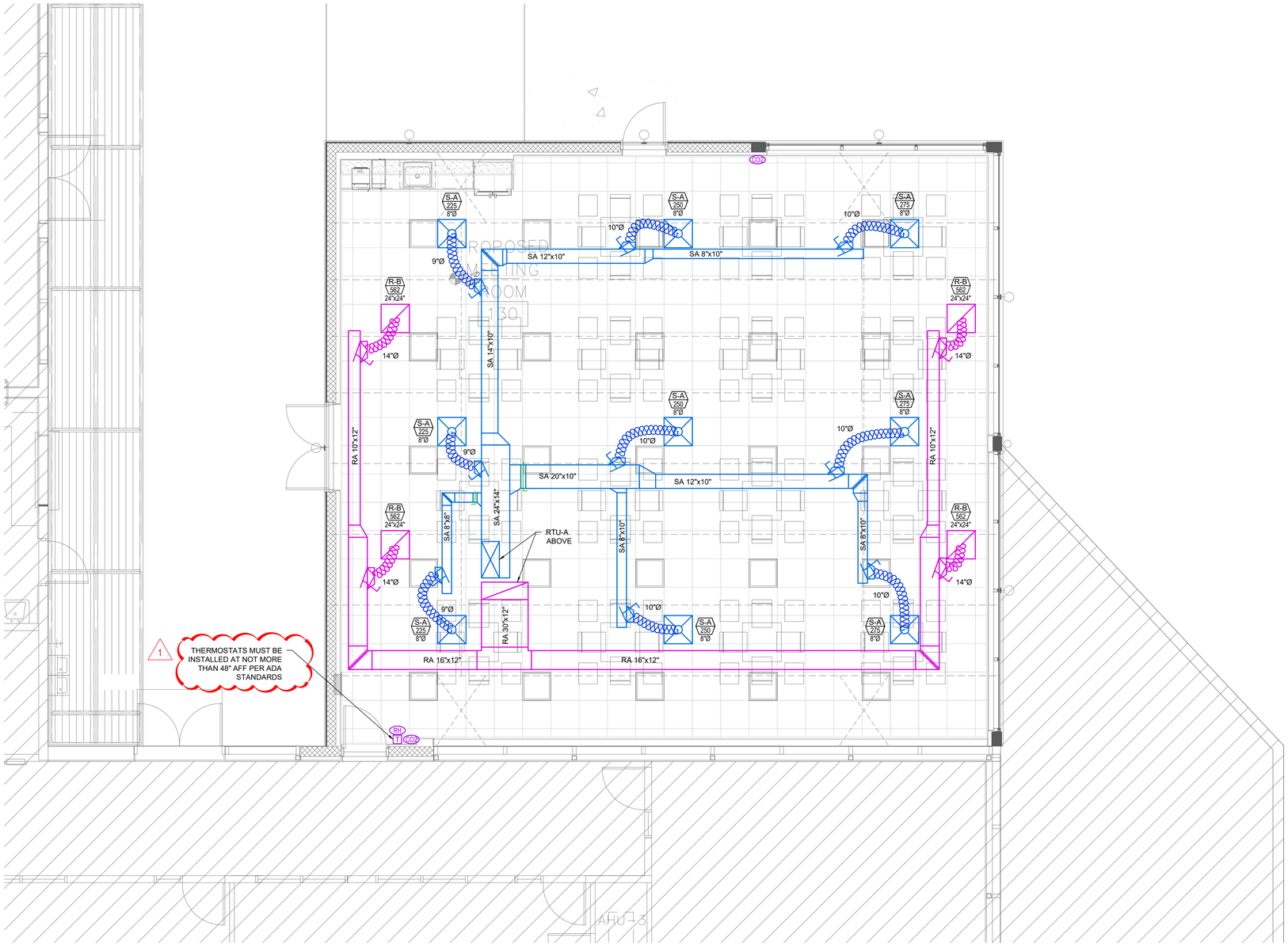

1 M101 GROUND FLOOR REFLECTED CEILING PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

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ISSUED FOR BID
DATE: 7/10/2025

Roberto Kachakil Dib
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Date: 2024.02.23 12:24:23 -05'00'

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PROJECT NO.
22011

BY	REVISIONS	DATE
1	BLD. DEPT. COMMENTS	2/23/24

MEP ENGINEER
DIREKTION 360
info@direktion.com +1 754-701-9320
Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 02/23/2024

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KEY PLAN
SCALE: NTS

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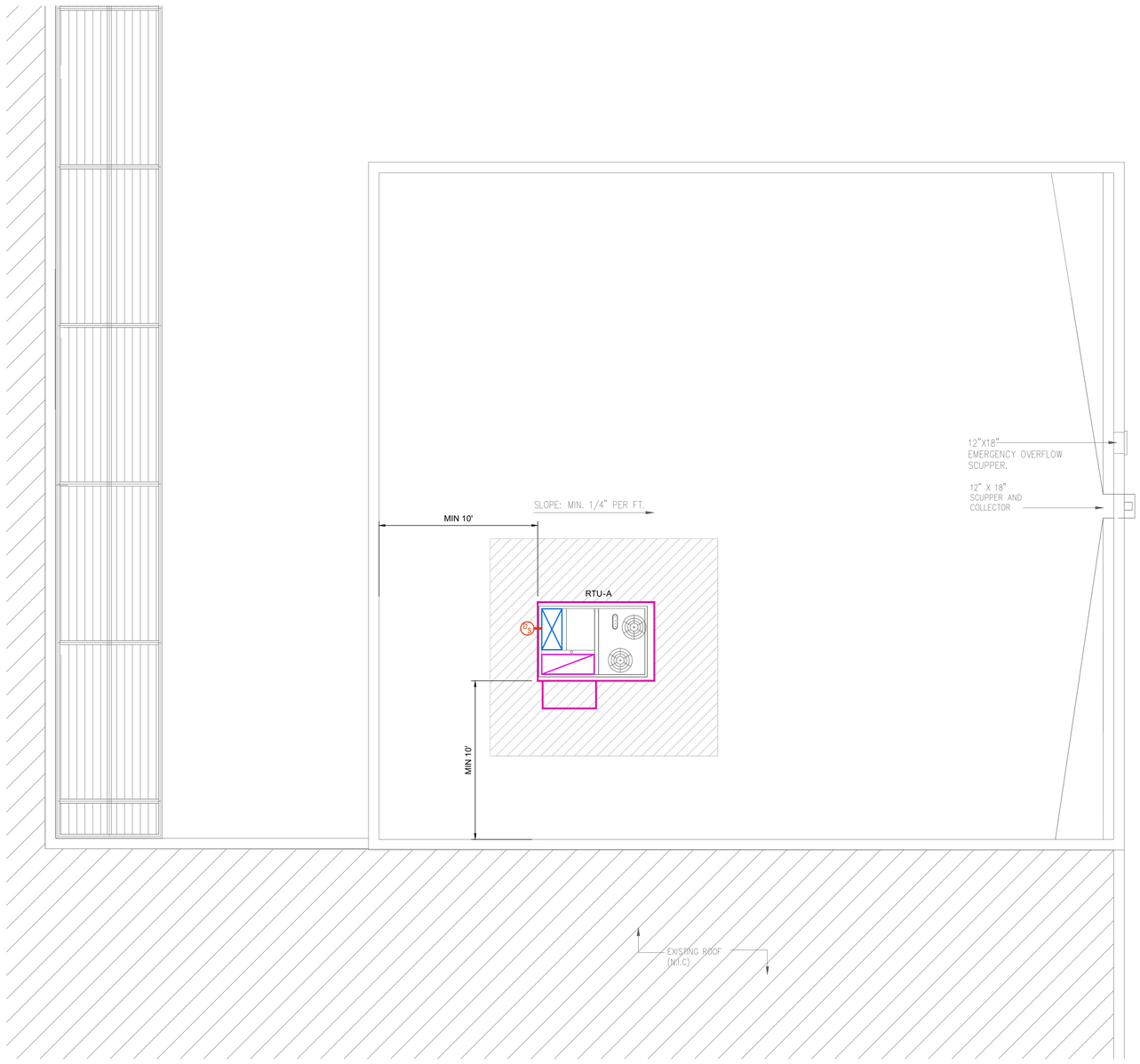

1 / M102 ROOF PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

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Date: 2023.12.13 15:36:44 -05'00'

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PROJECT NO.	22011

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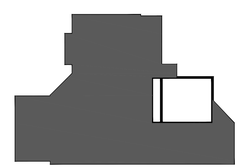

KEY PLAN
SCALE: NTS

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info@direktion.com +1 754-701-9320
Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 12/13/2023

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PLUMBING GENERAL SPECIFICATIONS

1. GENERAL NOTES

THE GENERAL CLAUSES AND THE SPECIFIC CONDITIONS OF THE MECHANICAL AND ELECTRICAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLUMBING SPECIFICATIONS.

ANY REFERENCE TO THESE AND/OR ANY REPRESENTATION ON THE DRAWINGS, MATERIALS, OPERATIONS OR METHODS OF WORK MEANS THAT THE CONTRACTOR IS REQUIRED TO PROVIDE EACH ITEM MENTIONED OR REPRESENTED, PERFORM EACH PRESCRIBED OPERATION AND PROVIDE ALL LABOR, TAXES, MATERIALS, TOOLS AND NECESSARY ACCESSORIES.

WORK INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION, TESTING AND MAINTENANCE OF THE COMPLETE SYSTEMS AS SHOWN IN THE DRAWINGS AND COSTS OF CONSTRUCTION AND MATERIALS REQUIRED, EVEN IF THEY ARE NOT INDICATED OR DESCRIBED IN THESE DOCUMENTS BUT ARE ESSENTIAL TO THE PROPER FUNCTIONING OF THE EQUIPMENT OR SYSTEMS.

OBTAIN APPROVAL FROM A STRUCTURAL ENGINEER FOR ANY DRILLING IN THE STRUCTURAL ELEMENTS.

COORDINATE ALL SHUTDOWNS WITH THE OWNER OR THEIR REPRESENTATIVE.

EXECUTE WORK DURING REGULAR HOURS, EXCEPT FOR WORK TO BE PERFORMED OUTSIDE OF REGULAR HOURS, SUCH AS:

- DRILLINGS;
- WORKS CAUSING AN IMPORTANT LEVEL OF NOISE;
- PLUMBING SYSTEMS SHUTDOWNS.

MINIMIZE NOISE AND DUST LEVELS.

2. DOCUMENTS AND SITE ANALYSIS

PLANS NON-AUTHENTICATED (SIGNED AND SEALED) BY THE ENGINEER OF RECORD MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.

THE ENGINEER'S PLANS ARE COMPLEMENTARY TO THE PLANS AND SPECIFICATIONS OF THE CIVIL, ELECTRICAL, MECHANICAL, FIRE SPRINKLERS, STRUCTURAL AND ARCHITECTURAL ONES, AS WELL AS THE CUSTOMER'S GENERAL CLAUSES.

PLUMBING DRAWINGS DO NOT INDICATE ALL ARCHITECTURAL AND STRUCTURAL DETAILS. THEREFORE, THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS TO ENSURE THAT THE WORK CAN BE CARRIED OUT SATISFACTORILY WITHOUT CHANGES TO THE BUILDING AS SHOWN ON THE PLANS. BEFORE SUBMITTING THEIR BID, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BY WRITING ANY DEFECT OR OBSTACLE THAT THE CONTRACTOR BELIEVES PREJUDICIAL TO PERFORM THEIR WORK AND WHICH MAY AFFECT THE REQUIRED SAFETY. NO ADDITIONAL COMPENSATION WILL BE AWARDED TO THE CONTRACTOR AFTER THE BEGINNING OF THEIR WORK FOR THE CONSEQUENCES OF THEIR NEGLIGENCE IN DOING SO.

THE CONTRACTOR MUST VERIFY AND CONFIRM ALL EQUIPMENT AND AIR DEVICE EXACT LOCATIONS PRIOR TO INSTALLATION.

PRIOR TO SUBMITTING THE BID PROPOSAL, THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ANY FIELD CONSTRAINTS OR CONDITIONS THAT MAY AFFECT THEIR WORK IN ANY WAY.

WHILE PREPARING THE BID PROPOSAL, THE CONTRACTOR MUST BE AWARE OF ALL OTHER PLANS RELATED TO THE PROJECT (CIVIL, MECHANICAL, ELECTRICAL, ETC.) TO INCLUDE ALL THE WORK NECESSARY FOR A COMPLETE INSTALLATION.

3. CONTRACTOR'S COMPETENCE

ANY CONTRACTOR SUBMITTING THEIR PROPOSAL MUST AGREE TO PROVIDE SATISFACTORILY TO THE ENGINEER AND THE CUSTOMER, IF ANY ONE OF THEM REQUESTS SO, ANY REFERENCE AND EVIDENCE THAT THEY HAVE THE REQUIRED EXPERIENCE TO ADEQUATELY COMPLETE ADEQUATELY THE WORK.

4. OWNER'S RIGHTS

THE OWNER RESERVES THE RIGHT TO HAVE CERTAIN WORK ON THE PROJECT EXECUTED BY OTHERS AND AT THEIR OWN EXPENSE, BUT EXCLUDED FROM THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT, THEREFORE, BE RELIEVED FROM THEIR RESPONSIBILITY FOR THE WORK THAT IS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR ITS COORDINATION.

5. LIABILITY

THE CONTRACTOR WILL BE RESPONSIBLE FOR ITS OWN WORK AND FOR DAMAGE CAUSED TO THE OWNER OR OTHER CONTRACTORS DUE TO IMPROPER WORK OR INSTALLATION. THE CONTRACTOR WILL HAVE TO BEAR ALL THE COSTS ASSOCIATED TO THIS DAMAGE.

6. WORKFORCE

THE WORKFORCE MUST BE EXPERIENCED AND QUALIFIED IN THE TYPE OF WORK TO BE DONE, AND WILL BE UNDER THE DIRECTION OF A SUPERINTENDENT WHO WILL BE AVAILABLE TO THE ENGINEER DURING SITE VISITS OR CONSTRUCTION SITE MEETINGS.

7. COORDINATION OF CONTRACTORS

THE CONTRACTOR MUST COORDINATE THEIR WORK WITH OTHER CONTRACTORS, COOPERATING WITH THEM IN THE ARRANGEMENT AND INSTALLATION OF THEIR OWN WORK TO FACILITATE THE EVOLUTION OF THE PROJECT AND AVOID ANY CONFLICTS/DAMAGES/DELAYS AND ENSURE THE PROPER FUNCTIONING OF THE INSTALLATIONS. NO CHANGE IN THE WORK OR ANY ALTERATION IN THE PERFORMANCE OF THE MECHANICAL OR PLUMBING WORK REQUIRED TO ENSURE SUCH COOPERATION SHALL BE CONSIDERED A CHANGE ORDER TO THE CONTRACT.

8. COORDINATION OF PLANS AND SPECIFICATIONS

THE PLANS AND SPECIFICATIONS INDICATE IN A SCHEMATIC AND APPROXIMATE MANNER THE LOCATION OF THE APPLIANCES, FIXTURES, PIPES, ETC. NO SUPPLEMENT SHALL BE ALLOWED FOR CHANGES IN THE ROUTING OF PIPES, SHEATHS, ETC., WHICH MAY BE REQUIRED AS PER SITE CONDITIONS.

THE CONTRACTOR SHALL NOT SCALE THE PLUMBING DRAWINGS. REFER TO THE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.

9. CODES AND STANDARDS

THE ENTIRE INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS AND THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:

- 2020-FLORIDA BUILDING CODE (FBC)
- 2020-FLORIDA RESIDENTIAL CODE (FBC-R)
- 2020-FLORIDA PLUMBING CODE (FBC-P)
- 2020-FLORIDA FUEL CODE (FBC-F)
- 2020-FLORIDA ENERGY CODE (FBC-E)
- ASHRAE FUNDAMENTALS & ASHRAE 18-2008
- NFPA STANDARDS (58-2017, 85-2015)

ALL PLUMBING EQUIPMENT SHALL UL LISTED/CERTIFIED, WHERE APPLICABLE, AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES AND SHALL BE PROVIDED WITH ALL NECESSARY SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION AS REQUIRED BY DESIGN AND MANUFACTURER'S RECOMMENDATIONS.

UNLESS OTHERWISE INDICATED, USE ONLY NEW MATERIALS WITHOUT DEFECTS. ONLY SPECIFIED PRODUCTS AND MANUFACTURERS (OR EQUIVALENT TO BE PRE-APPROVED BY THE ENGINEER OF RECORD) WILL BE ACCEPTED.

10. PERMITS, REGULATIONS AND FEES

THE CONTRACTOR SHALL OBTAIN AND PAY ALL LICENSES, INSPECTION FEES, TAXES AND LICENSES NECESSARY FOR DOING THE WORK AND PROVIDE ALL CERTIFICATES REQUIRED BY THE RELEVANT AUTHORITIES HAVING JURISDICTION TO START AND COMPLETE ALL THE WORK.

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. THE WORK AND MATERIALS WILL BE IN FULL COMPLIANCE WITH LOCAL BUILDING CODES AND REGULATIONS, AT THE TIME OF EXECUTION, AS WELL AS PER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. WHERE THE REQUIREMENTS ARE CONTRADICTORY OR DIFFERENT, THE CONTRACTOR SHALL IMPLEMENT THEIR WORK IN ACCORDANCE WITH THE STRICTEST REQUIREMENTS.

ALL CHANGES AND MODIFICATIONS REQUIRED BY AN INSPECTOR FROM THE AUTHORITY HAVING JURISDICTION WILL BE CARRIED OUT AT NO ADDITIONAL COST OR EXPENSE TO THE OWNER.

THE CONTRACTOR MUST INCLUDE IN THEIR BID ALL TAXES APPLICABLE TO MATERIALS, SERVICES, ETC. REQUIRED FOR THEIR WORK.

THE CONTRACTOR MUST COMPLY WITH ALL PUBLIC SAFETY LAWS AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

11. INTERRUPTION OF SERVICES

COORDINATE THE WORK IN A WAY TO ENSURE CONTINUITY OF SERVICES IN THE PREMISES OCCUPIED BY THE OWNER. BEFORE INTERRUPTING A SERVICE, NOTIFY THE LANDLORD BY WRITING, AT LEAST 48 HOURS IN ADVANCE, FOR THEIR APPROVAL.

12. EXISTING CONDITIONS AND DEMOLITION

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

ANY DEMOLITION WORK (IF APPLICABLE) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING.

UNLESS OTHERWISE SPECIFIED, CAREFULLY REMOVE (FOR POSSIBLE REUSE) FROM SITE AND BUILDING ALL EXISTING MECHANICAL EQUIPMENT NOT REQUIRED.

THE OWNER MAY HAVE THE CHOICE TO KEEP ALL THE EQUIPMENT AT THEIR CHOICE. WHAT THE OWNER DOES NOT WANT TO KEEP WILL BECOME THE PROPERTY OF THE CONTRACTOR, WHO WILL HAVE TO DISPOSE OF IT AT THEIR OWN EXPENSE.

REMOVE ALL EXISTING PIPES UP TO THE SOURCE OR THE LAST BRANCH STILL OPERATING. SEAL OPENINGS MADE WITH APPROPRIATE DEVICES.

13. PROTECTION OF WORK

THE CONTRACTOR SHALL PROTECT THEIR INSTALLATION AGAINST ANY DAMAGE CAUSED BY ANY CAUSE, SUCH AS WEATHER, FIRE, THEFT, BREAKAGE, ETC. DURING THE EXECUTION OF WORK.

14. DRILLING

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DRILLINGS IN THE FLOORS, CEILINGS AND WALLS FOR THE PASSAGE OF CONDUITS AND CONDUCTORS, AS APPROVED BY THE ARCHITECTURAL AND STRUCTURAL ENGINEER PRIOR TO ANY DRILLING.

DRILLINGS OF MORE THAN 4" WILL BE EXECUTED BY THE GENERAL CONTRACTOR. DRILLINGS OF 4" OR LESS WILL BE EXECUTED BY EACH SUBCONTRACTOR. FOLLOWING THE INSTALLATION, THE CONTRACTOR MUST PATCH THE HOLES WITH AN APPROVED MATERIAL.

ALL HOLES IN FIRE RATED WALLS, PARTITIONS AND FLOORS MUST BE SEALED WITH AN APPROVED FIRE-RESISTANT MATERIAL TO REBUILD THE FIRE RATING REQUIRED BY THE ARCHITECT.

THE USE OF A JACKHAMMER IS STRICTLY FORBIDDEN.

15. RESTORATION

THE CONTRACTOR SHALL RESTORE OR REPLACE, AT THEIR OWN EXPENSE, ANY PIECE OF EQUIPMENT OR TOOL THAT COULD HAVE BEEN DAMAGED DURING THE EXECUTION OF THEIR WORK.

16. CLEANING

THE CONTRACTOR MUST KEEP THE SITE CLEAN, FREE FROM ANY WASTE AND UNUSED MATERIALS, AT THE END OF EACH SHIFT. PROVIDE RENTAL OF WASTE CONTAINERS. THE LOCATION OF CONTAINERS WILL BE DETERMINED ONSITE, IN AGREEMENT WITH THE OWNER.

17. IDENTIFICATION

ALL EQUIPMENT SHALL BE LABELED AND IDENTIFIED FOLLOWING INDUSTRY STANDARDS AND PRACTICE.

18. MATERIALS AND SHOP DRAWINGS

ALL MATERIALS AND EQUIPMENT MUST BE NEW AND OF HIGH QUALITY AND MUST BEAR APPROVALS SUBJECT TO THE TYPE OF INSTALLATION PROPOSED.

THE CONTRACTOR MUST SUBMIT THE SHOP DRAWINGS IN ELECTRONIC FORMAT (PDF). THE CONTRACTOR SHALL NOT PLACE THE ORDER PRIOR TO THEIR APPROVAL.

AT THE VERY BEGINNING OF THE WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DELAYS THAT COULD IMPEDE COMPLETION OF WORK DUE TO UNAVAILABILITY OF EQUIPMENT AND/OR ABOVE-NORMAL DELIVERY DELAYS. COORDINATE THE RECEPTION AND HANDLING OF MATERIALS WITH THE OWNER OR THEIR REPRESENTATIVE.

NO ALTERNATIVE OR CHANGE TO PLANS AND SPECIFICATIONS WILL BE ACCEPTED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

COMMENTS ON THE SHOP DRAWINGS ARE GENERAL AND ARE NOT MEANT TO SERVE AS A FINAL CORRECTION. THEREFORE, THEY DO NOT EXEMPT THE CONTRACTOR FROM THEIR RESPONSIBILITY OF VERIFYING THE PLANS ON THEIR OWN OR TO PROVIDE THE MATERIALS AND WORK REQUIRED BY THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF SHOP DRAWINGS AT ONCE, GROUPED BY CATEGORY (PLUMBING EQUIPMENT, FIXTURES, PIPING, ETC.). EACH SHOP DRAWING MUST BEAR THE GENERAL CONTRACTOR REVIEW STAMP AND A TABLE OF CONTENTS OR INDEX LISTING ALL EQUIPMENT SUBMITTED WITH CLEAR IDENTIFICATIONS PER THE ENGINEER'S DRAWINGS AND SPECIFICATIONS.

FOR ANY SUBSTITUTION TO THE PERMITTED DOCUMENTS THAT MAY REQUIRE REVISING THE DRAWINGS OR SPECIFICATIONS, OR WRITING A LETTER TO THE AUTHORITY HAVING JURISDICTION (INSPECTORS/REVIEWERS), THE CONTRACTOR SHALL PAY TO THE ENGINEER THE FEES TO MAKE THE REQUIRED CHANGES, WHICH WILL ONLY BE RELEASED UPON PAYMENT.

A MAXIMUM OF TWO (2) REVIEWS PER SHOP DRAWING WILL BE ACCEPTED. UPON THE THIRD REVIEW, THE CONTRACTOR SHALL PAY THE ENGINEER THE ADDITIONAL FEES.

19. ERROR, OMISSION OR DISCREPANCY

AS SOON AS THE CONTRACTOR IS AWARDED THE CONTRACT, THEY MUST REVIEW ALL BIDDING DOCUMENTATION AND NOTIFY THE ENGINEER OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES THAT MAY BE FOUND. THE ENGINEER HAS THE RIGHT TO INTERPRET THEIR DOCUMENTS.

20. START-UP, COMMISSIONING AND TESTING

AT THE END OF THE CONSTRUCTION, EACH CONTRACTOR SHALL HAVE INCLUDED IN THEIR BID PROPOSAL, THE NECESSARY SERVICES TO ENSURE THE START-UP, COMMISSIONING, COORDINATION AND INTEGRATION OF THE PLUMBING SYSTEMS AND THEIR ADJUSTMENTS FOR OPTIMUM OPERATION.

THE CONTRACTOR SHALL PROVIDE THE TESTING REPORTS TO DEMONSTRATE THE PLUMBING INSTALLATION IS PERFORMING AS DESIGNED.

AT THE END OF THE WORK, THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER THAT ALL THEIR WORK IS FUNCTIONAL AND PROVIDE TRAINING ON THE OPERATION OF THE SYSTEMS TO ALL PERSONNEL DESIGNATED BY THE OWNER.

21. WARRANTY

THE CONTRACTOR MUST GUARANTEE ALL THEIR WORK (PARTS AND LABOR) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. PROVIDE A LETTER OF GUARANTEE UPON COMPLETION OF THE WORK.

THE CONTRACTOR SHALL IMMEDIATELY REPLACE, AT THEIR OWN EXPENSE, ANY PART THAT WILL BE FOUND TO BE DEFECTIVE DURING SUCH PERIOD AFTER THE FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE DEFECT IS NOT DUE TO MISUSE OR ORDINARY WEAR AND TEAR.

THE CONTRACTOR SHALL IMMEDIATELY RESTORE ANY IMPERFECT WORK AND REPLACE DEFECTIVE MATERIALS AT NO ADDITIONAL COST TO THE OWNER WITHIN THE WARRANTY PERIOD FOLLOWING FINAL ACCEPTANCE.

ANY DAMAGE TO PROPERTY OR EQUIPMENT ARISING FROM IMPERFECT WORK OR DEFECTIVE MATERIALS SHALL BE REPAIRED FULLY AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR SUCH DAMAGES AND/OR DEFECTS.

22. AS-BUILT PLANS AND END-OF-PROJECT DOCUMENTS

PER 2020-FBC C405.5.4.1, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLANS (THE CONTRACTOR MUST RECORD ANY CHANGES WITH RED MARKUPS MADE ON THE LATEST REVISION OF THE PLANS ISSUED BY THE ENGINEER).

PER 2020-FBC C405.5.4.2, THE CONTRACTOR SHALL PROVIDE THE INSTRUCTION, OPERATION AND MAINTENANCE MANUALS; APPROVED SHOP DRAWINGS; TESTING REPORTS; WARRANTY LETTER; ETC.

23. EXPANSION JOINTS

WHERE THE CONDUITS/PIPES/DUCTS PASS THROUGH A BUILDING EXPANSION JOINT, THE CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE FITTINGS TO ALLOW THE MOVEMENT WITHOUT DAMAGE. ELECTRICAL BONDING MUST BE ENSURED USING FLEXIBLE COPPER WIRE.

24. PROFESSIONAL FEES FOR EQUIVALENCY/VE ANALYSIS

THE PROFESSIONAL FEES REQUIRED FOR DESIGN CHANGES AND/OR DRAWINGS RESULTING FROM AN EQUIVALENT PRODUCT OR A VALUE ENGINEERING EXERCISE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO WILL PAY THE ENGINEER FOR THE FULL COST.

PLUMBING TECHNICAL SPECIFICATIONS

1. GENERAL TECHNICAL NOTES

PLUMBING DRAWINGS ARE DIAGRAMMATIC, INDICATING THE APPROXIMATE POSITION OF THE EQUIPMENT AND THE PIPING ROUTING THAT MUST BE FOLLOWED. GENERALLY, THE PIPING INSTALLATION SHALL BE DONE AS FOLLOWS:

- BE PARALLEL AND PERPENDICULAR TO STRUCTURE AND ARCHITECTURE, WHEN EXPOSED.
- NOT DRILL STRUCTURAL ELEMENT WITHOUT WRITTEN PERMISSION.
- BE ABLE TO EASILY REMOVE EQUIPMENT OR COMPONENTS FOR MAINTENANCE.
- PROVIDE SPACE AND CONNECTIONS FOR FUTURE DEVICES.
- HIDE PLUMBING ELEMENTS AS MUCH OF POSSIBLE WHEN EXPOSED.

OPENINGS INDICATED ON DRAWINGS ARE NOMINAL DIMENSIONS ONLY. ADJUST OPENING SIZES AS REQUIRED. ALL PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED.

2. COORDINATION NOTES

PLUMBING PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, FIRE SPRINKLER, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. PIPING OFFSETS, BENDS AND TRANSITIONS SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

COORDINATE LOCATION OF A/C UNITS WITH MECHANICAL CONTRACTOR.

PRIOR TO BIDDING AND ANY WORK, VERIFY LOCATION, SIZE, & INVERTS OF ALL EXISTING UTILITIES FOR TIE-INS. PRIOR TO ANY WORK, CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, STORM DRAINAGE, CONDENSATE DRAINAGE, DOMESTIC WATER AND GAS PIPING WITH CIVIL ENGINEER. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

3. GENERAL INSTALLATION NOTES

ALL EXCAVATION AND BACKFILL REQUIRED FOR THE PLUMBING INSTALLATION SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.

CONTRACTOR SHALL INCLUDE THE BID PROPOSAL ANY SCANNING (RADAR, X-RAY...) REQUIRED TO LOCATE EXISTING UTILITIES IN REINFORCED CONCRETE (POST TENSION CABLES, REBARS, ELECTRICAL CONDUITS, PIPING, CABLES...).

NO PIPING, DUCTS OR OTHER FOREIGN EQUIPMENT SHALL BE LOCATED IN THE DEDICATED ELECTRICAL SPACE ABOVE ELECTRICAL PANELS AND OTHER EQUIPMENT PER 2017-NEC 110.26(E)(1).

CONTRACTOR SHALL PROVIDE REQUIRED CLEARANCES BY CODE AND THE MANUFACTURER'S RECOMMENDATIONS.

ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).

DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING & EQUIPMENT CONNECTIONS DIELECTRIC UNIONS: JOINTS BETWEEN COPPER OR COPPER-ALLOY TUBING AND GALVANIZED STEEL PIPE SHALL BE MADE WITH A BRASS FITTING OR DIELECTRIC FITTING OR A DIELECTRIC UNION CONFORMING TO ASSE 1079. THE COPPER TUBING SHALL BE SOLDERED TO THE FITTING IN AN APPROVED MANNER, AND THE FITTING SHALL BE SCREWED TO THE THREADED PIPE.

ALL METALLIC PIPING, FITTINGS, & HANGERS EXPOSED TO CORROSIVE CONDITIONS SHALL HAVE A PROTECTIVE COATING THAT APPROPRIATELY RESISTS CORROSION.

FURNISH & INSTALL APPROVED WATER HAMMER ARRESTORS WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010 & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GC PRIOR TO INSTALLATION.

ALL PIPING SHALL BE SECURED USING METHODS OF STRAPPING & HANGING APPROVED BY CODE.

ALL PIPING THROUGH FIRE RATED FLOORS & WALLS SHALL BE FIRE STOPPED USING UL LISTED METHOD ACHIEVING EQUAL RATING AS PENETRATED FLOOR OR WALL.

FURNISH REQUIRED FLASHING TO ROOFING CONTRACTOR FOR PIPES PENETRATING ROOF.

ALL OUTDOOR FLOOR CLEANOUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.

PROVIDE 1/2" TRAP PRIMER LINE FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE. CONTRACTOR HAS OPTION FOR UTILIZING INVERTED WYE FITTING FROM FIXTURE DRAIN TAILPIECE OR PRECISION PLUMBING PRODUCTS AUTOMATIC PRIMER WITH INTEGRAL BACKFLOW PREVENTER & VACUUM BREAKER.

PROVIDE A BALANCING, A RETAINING AND A STOP VALVE ON EACH RECIRCULATING LOOP OF A SYSTEM.

21. PIPING

- SANITARY DRAIN, WASTE, & VENT: ABOVE GROUND: CAST IRON PIPE. ONLY WITH PRE-APPROVAL BY ENGINEER AND OWNER. PVC SCHEDULE 40 OR PVC DWV PIPE MAY BE USED. UNDERGROUND: PVC SCHEDULE 40 OR PVC DWV PIPE.
- CONDENSATE DRAIN: TYPE "L" COPPER IN 3/4" ARMAFLEX, USE HEAT WRAP UNDER FREEZING CONDITIONS AND USE SCHEDULE 40 PVC ON REGULAR CONDITIONS.
- DOMESTIC WATER: INSIDE HOUSE: TYPE "L" COPPER FOR 2" AND UNDER. TYPE "K" COPPER FOR 2-1/2" AND ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER SLEEVED IN PVC. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE. CPVC PIPE IS ACCEPTABLE BY OWNER APPROVAL (ALL LEAD-FREE SOLDER). OUTSIDE HOUSE ON LANDSCAPE AREA: POLYVINYL CHORIDE (PVC) PLASTIC PIPE (ASTM D1785; ASTM D 2241, ASTM D 2672, CSA B137.3) [PVC SCHEDULE 80].
- VALVES: BRONZE RATED AT 125 PSI. SWEAT ENDS.
- HOSE BIBBS: 3/4" ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.

5. THERMAL INSULATION

ALL PIPE INSULATION, FITTINGS, CONTROL EQUIPMENT AND OTHER SHALL NOT HAVE A COEFFICIENT OF FLAME PROPAGATION EXCEEDING 25 AND A SMOKE DEVELOPMENT INDEX HIGHER THAN 50.

- DOMESTIC HOT WATER & RECIRCULATION PIPING: ALL PIPES SHALL BE INSULATED WITH MIN. R-3 [2020-FBC R403.5.3]: USE R-4 USE 3/4"ARMAFLEX PREFORMED OR EQUAL.
- CONDENSATE DRAIN PIPING: ALL PIPES INSIDE THE BUILDING SHALL BE INSULATED WITH R-4 3/4"ARMAFLEX PREFORMED OR EQUAL.
- VENT & RAINWATER DRAINAGE PIPING: THE FIRST 15FT OF PIPING FROM THE ROOF SHALL BE INSULATED WITH R-4 3/4"ARMAFLEX PREFORMED OR EQUAL.

6. SUPPORTS

PERFORATED METAL SUPPORTS ARE PROHIBITED. INSTALLATION SHALL BE ADEQUATE TO:

- PROVIDE REQUIRED DRAIN SLOPES.
- AVOID WEAKENING.
- AVOID INDUSTRIAL STRESS ON PIPING AND EQUIPMENT.
- ALLOW EXPANSION & DILATATION.
- PREVENT NOISE TRANSMISSION.

7. ACCESSORIES

CHROME WASHERS: AROUND THE PIPES (AND INSULATING IF REQUIRED) THAT CROSS WALLS, FLOORS AND CEILINGS EXCEPT IN THE CASE OF NON-FINISHED PARTS.

UNIONS AND FLANGES: INSTALL EVERYWHERE WHEN REQUIRED TO BE ABBLE TO REMOVE EQUIPMENT AND CONTROLS. THEY WILL BE OF DIELECTRIC TYPE TO JOIN FROM FERROUS METAL TO NON-FERROUS.

FLEXIBLE HOSES: TO BE INSTALLED EVERYWHERE THERE IS A RISK OF VIBRATION.

8. ACCESS FOR MAINTENANCE

PROVIDE ACCESS DOORS/PANELS INSTALLED IN ARCHITECTURAL ELEMENTS FOR ANY EQUIPMENT OR DEVICE THAT NEEDS TO BE ACCESSED FOR MAINTENANCE AND AS REQUIRED BY CODES. COORDINATE WITH THE ARCHITECT AND THE GENERAL CONTRACTOR FOR LOCATIONS PRIOR TO ANY WORK.

9. IDENTIFICATION

ALL PIPING SHOULD BE IDENTIFIED. IDENTIFICATIONS SHOULD INDICATE THE TYPE OF SERVICE BY THEIR NAME, EITHER FOR SUPPLY OR RETURN. IDENTIFICATION AND ARROWS SHALL APPEAR AS A SET AND BE POSITIONED SO THAT THEY BE READABLE FROM THE FLOOR. THE MAXIMUM SPACING BETWEEN IDENTIFICATIONS SHALL BE 20 FEET (6 m). THE IDENTIFICATION WILL BE IN VINYL AND THE HEIGHT OF THE LETTERS WILL BE 1-1/4"(30 mm) WHEN THE PIPE IS 3"Ø (75 mm) AND LESS AND 2-1/4"(70 mm) WHEN PIPING IS MORE THAN 3"Ø (75 mmØ).

10. PIPE CLEANING

CLEAN PIPING NETWORKS BY A QUALIFIED SPECIALIST IN WATER TREATMENT. BEFORE STARTING THE CLEANING WORK, THE NETWORKS MUST BE OPERATIONAL, INCLUDING THEIR SAFETY DEVICES, AND THEY MUST HAVE GONE THROUGH ALL HYDROSTATIC TESTS REQUIRED.

PIPING MUST BE FREE FROM CONSTRUCTION DEBRIS, IMPURITIES AND OTHER FOREIGN MATERIALS.

CONTROL/REGULATION VALVES MUST BE OPERATIONAL AND IN FULLY OPEN POSITION FOR CLEANING TERMINAL ELEMENTS.

TEMPORARY FILTERS MUST BE INSTALLED BEFORE INITIAL FILLING AND FINAL FILTERS INSTALLED AT THE END OF RINSE WORK. TEMPORARY FILTERS MUST BE INSTALLED ON PUMPS NOT PROVIDED WITH PERMANENT FILTERS.

MANOMETERS MUST BE MOUNTED ON THE FILTERS TO ENABLE THE DETECTION OF ANY CLUGGING. MEASURING INSTRUMENTS AS FLOW METERS, PITCH PLATES, PITOT TUBES AND MEASUREMENT VALVES MUST BE INSTALLED AFTER CLEANING THE NETWORK.

ONCE THE CLEANING WORK COMPLETED, SUBMIT A REPORT, WITH A CERTIFICATE OF CONFORMITY TO THE SPECIFICATIONS OF THE SUPPLIER OF THE CLEANING PRODUCTS.

11. TESTING, BALANCING AND COMMISSIONING

DISTRIBUTION OF DOMESTIC WATER:
PERFORM WATER TESTS AT A PRESSURE CORRESPONDING TO THE HIGHEST OF THE FOLLOWING VALUES: AT 125 PSI (860 KPA) OR 150% OF THE MAXIMUM CITY PRESSURE. PERFORM TESTS DURING A MINIMUM TIME OF 4 HOURS. THE NETWORK MUST BE COMPLETELY PURGED FROM THE AIR CONTAINING IT BEFORE CLOSING THE VALVES OR CONTROLS OF THE SANITARY APPLIANCES. THESE TESTS MUST BE PERFORMED DURING THE HOURS OF OPERATION OF THE SITE TO ENSURE A MINIMUM OF MONITORING IN THE EVENT OF LEAKS OR BROKES. THESE TESTS MUST BE PERFORMED AT THE END OF THE COMPLETE INSTALLATION OF THE WATER PIPE AND BEFORE THE CLOSING OF THE WALLS AND THE INSTALLATION OF THE FLOOR FINISHES.

PERFORM SMOKE TESTING ON ALL DRAINAGE AND VENT SYSTEM (MANDATORY). REPAIR THE LEAKS AND REPEAT THE TESTS AT THESE PLACES. VERIFY THE PROPER OPERATION OF EQUIPMENT. SUBMIT A WRITTEN REPORT OF THE TEST RESULTS TO THE ENGINEER.

THE PLUMBING CONTRACTOR SHALL HIRE A SPECIALIZED INDEPENDENT SUBCONTRACTOR FOR SYSTEM BALANCING. A WRITTEN REPORT WILL BE ISSUED TO THE ENGINEER FOR APPROVAL BY THIS COMPANY, AND SHALL INCLUDE ALL COMPLETE FINAL MEASURES OF OPERATION OF EQUIPMENT, SYSTEMS AND DEVICES, ONCE BALANCED. PRECISION ERROR WILL BE LESS THAN 5% WITH VALUES FROM PLANS.

THE ENGINEER RESERVES THE RIGHT TO HAVE ADJUSTMENTS MADE TO THE BALANCING AFTER VERIFYING THE FINAL BALANCING REPORT AND THIS WITHOUT ADDITIONAL FEES. THE BALANCING COMPANY MUST INCLUDE AN ADDITIONAL VISIT TO HER QUOTATION INCLUDING ALL MATERIALS REQUIRED TO CARRY OUT THESE ADJUSTMENTS AND CORRECT THE BALANCING REPORT.

PROJECT'S JURISDICTION

- STATE: FLORIDA
- COUNTY: BROWARD COUNTY
- CITY: POMPANO BEACH

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT CONSISTS OF MAINLY THE FOLLOWING:

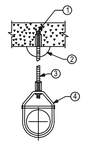
- NEW CONSTRUCTION OF AN ADDITION TO AN EXISTING BUILDING.

THE WORK SHALL INCLUDE, THE PROVISION, HANDLING, TRANSPORTATION, START-UP, INSTALLATION AND CONNECTION OF ALL SYSTEMS AND ACCESSORIES DESCRIBED IN THIS SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS. ALL SYSTEMS MUST BE FULLY OPERATIONAL. THE WORK WILL INCLUDE THE SUPPLY, INSTALLATION, CONNECTION AND COMMISSIONING OF THE FOLLOWING ITEMS, INCLUDING BUT NOT LIMITED TO:

- COORDINATION WITH OTHER TRADES.
- COMPLETE DRAINAGE

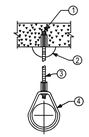
FILE NAME: 23-5040-01_DWG-P

1 TYPICAL HANGER DETAIL NTS



WASTE PIPE

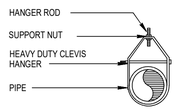
COMPONENTS
1. DROP-IN ANCHOR
2. SPRING CLIP CEILING PLATE (OPTIONAL)
3. HANGER ROD
4. CLEVIS HANGER RING



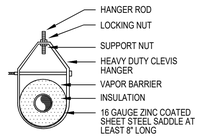
WATER PIPE

COMPONENTS
1. DROP-IN ANCHOR
2. SPRING CLIP CEILING PLATE (OPTIONAL)
3. HANGER ROD
4. ADJUSTABLE HANGER RING

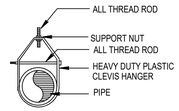
2 SANITARY & WATER PIPE SUPPORT DETAIL NTS



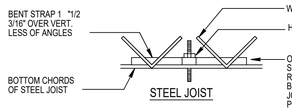
CLEVIS HANGER
SINGLE HORIZONTAL RUNS
NO VAPOR BARRIER INSULATION



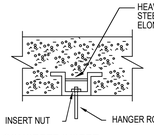
CLEVIS HANGER
SINGLE HORIZONTAL RUNS
WITH VAPOR BARRIER INSULATION



PIPE HANGER DETAIL
IN EXPOSED AREAS



STEEL JOIST



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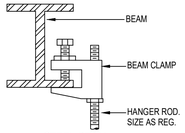
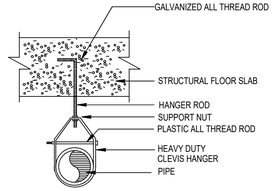
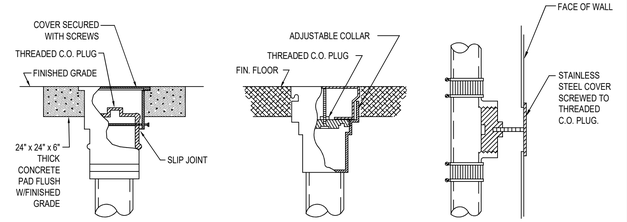


STEEL BEAM



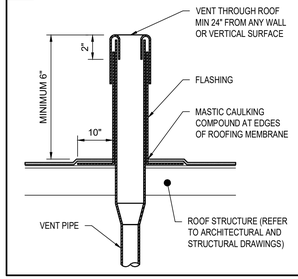
PIPE HANGER DETAIL
UNDER STRUCTURAL FLOOR

3 TYPICAL CLEANOUT DETAIL NTS

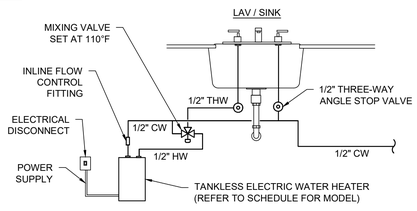


EXTERIOR TYPE (GCO) | FLOOR TYPE (FCO) | WALL TYPE (WCO)

4 VENT THROUGH ROOF DETAIL NTS



5 TANKLESS ELECTRIC WATER HEATER DETAIL NTS



NOTE:
FOLLOW THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION MANUAL.

PLUMBING FIXTURE SCHEDULE

ID	DESCRIPTION	CW	HW	DRAIN	FLOW RATE	MANUFACTURER & MODEL
KSK	KITCHEN SINK	1/2"	1/2"	1-1/2"	1.5 GPM	SELECTED BY OWNER
REF	REFRIGERATOR	1/2"	-	-	-	SELECTED BY OWNER
ICE	ICE MACHINE	1/2"	-	3/4" IW	-	SELECTED BY OWNER
CM	COFFEE MACHINE	1/2"	-	-	-	SELECTED BY OWNER

NOTES:
1. ALL PLUMBING FIXTURES SHALL TO COMPLY WITH STANDARDS REFERENCED BY 2020-FBC-P CHAPTER 4 (SECTIONS 401 THRU 426).
2. ALL PLUMBING FIXTURES SHALL COMPLY WITH BROWARD COUNTY FBC PLUMBING AMENDMENT WATER-USE EFFICIENCY, TABLE 604.4:

PLUMBING FIXTURE	MAXIMUM FLOW RATE
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
LAVATORY, PRIVATE	1.5 GPM AT 60 PSI
LAVATORY, PUBLIC	0.5 GPM AT 60 PSI
SHOWER HEAD	2.0 GPM AT 80 PSI
SINK FAUCET	2.2 GPM AT 60 PSI
DISHWASHER	6.5 GALLONS PER CYCLE (ENERGY STAR/WATER SENSE CERTIFIED)
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED)

WATER HAMMER ARRESTOR SCHEDULE

SIZE	MANUFACTURER & MODEL	FIXTURE UNITS	CONNECTION
A	SIOUX CHIEF 652-A	1-11	1/2"
B	SIOUX CHIEF 652-B	12-32	3/4"
C	SIOUX CHIEF 652-C	33-60	1"

ARRESTERS SHALL BE APPROVED FOR INSTALLATION WITH NO ACCESS PANEL REQUIRED. WATER HAMMER ARRESTERS SHALL BE ANSI/ASSE 1010 2004 CERTIFIED.

SLOPE OF HORIZONTAL DRAINAGE PIPING [2020-FBC-P TABLE 704.1]

SIZE	MINIMUM SLOPE
2-1/2" OR LESS	1/4 INCH PER FOOT
3" TO 6"	1/8 INCH PER FOOT
8" OR LARGER	1/16 INCH PER FOOT

NOTICE TO CONTRACTORS

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

WHEN INDICATED TO TIE INTO EXISTING, FIELD VERIFY EXACT SIZE, LOCATION, INVERT, CAPACITY, DIRECTION OF THE FLOW, TYPE OF FLOW, PIPE MATERIAL PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT & ENGINEER OF ANY DISCREPANCIES.

EXISTING SERVICES INDICATED ON THESE DRAWINGS WERE DERIVED FROM LIMITED FIELD OBSERVATIONS. THESE DRAWINGS MAY NOT BE ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES, LOCATION, TYPE, AND SIZE PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT & ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.

CONTINUITY OF SERVICES: EXISTING BUILDING SHALL REMAIN IN USE DURING CONSTRUCTION OPERATIONS. WHEN AN INTERRUPTION OF AN EXISTING SERVICE IS NECESSARY, CONTRACTOR SHALL COORDINATE WITH AUTHORIZED BUILDING PERSONNEL BEFORE MAKING THE NECESSARY INTERRUPTION.

PLUMBING LEGEND

SD	STORM DRAIN
OD	OVERFLOW STORM DRAIN
	SANITARY
CD	CONDENSATE DRAIN
	VENT
	COLD WATER SUPPLY
	HOT WATER SUPPLY
	HOT WATER RECIRCULATING
	POINT OF CONNECTION TO EXISTING (FIELD VERIFY PRIOR TO ANY WORK)
FCO	FLOOR CLEAN OUT
CO	CLEAN OUT
	TRAP PRIMER
FD	FLOOR DRAIN
FS	FLOOR SINK
FND	FUNNEL DRAIN
HD	HUB DRAIN
RD-#	ROOF DRAIN
HB	HOSE BIBB W/ SHUT-OFF VALVE AND VACUUM BREAKER
WH	WALL HYDRANT W/ SHUT-OFF VALVE AND VACUUM BREAKER
	PRESSURE RELIEF VALVE (PRV)
	VENTED PRESSURE RELIEF VALVE (PRV)
	CHECK VALVE
	BACKFLOW PREVENTER
	GATE VALVE
	FLOOR PENETRATION
	WATER HAMMER ARRESTOR
VTR	VENT THRU ROOF
AAV	AIR ADMITTANCE VALVE
	PIPE UP
	PIPE DOWN (DN)
	INSTANT GAS WATER HEATER

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
DN	DOWN
EWH	ELECTRIC WATER HEATER
GWH	GAS WATER HEATER
HWRP	HOT WATER RECIRCULATING PUMP
IGWH	INSTANT GAS WATER HEATER
ODL	OVERFLOW DRAIN WATER LEADER
P	PUMP
RWL	RAIN WATER LEADER
U/G	UNDERGROUND
VTR	VENT THROUGH ROOF
(E)	EXISTING TO REMAIN
(ER)	EXISTING TO BE RELOCATED
(ERR)	EXISTING TO BE REMOVED & RELOCATED
(R)	RELOCATED EXISTING
(N)	NEW (ASSUME NEW UNLESS OTHERWISE NOTED)

NOTE: NOT ALL SYMBOLS AND ABBREVIATIONS ARE NECESSARILY USED OR INCLUDED IN THE LEGEND.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND THE ENGINEER AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON THE DESIGNATED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, ENGINEER, INC. AND THE WRITTEN PERMISSION OF THE ARCHITECT/PLANNER, INC.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION OR WORK. DO NOT SCALE DRAWINGS. IF ADDITIONAL INFORMATION IS REQUIRED, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION OR WORK SO NOTED.

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ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE
12/11/2023
PERMIT/BID SET

PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE

SHEET NO.
P002

PRINTED: 12/13/2023 3:21 PM

Digitally signed by Roberto Kachakil Dib
Date: 2023.12.13 15:35:53 -05'00'

MEP ENGINEER
DIREKTION 360
info@direktion.com +1 754-701-8320
Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

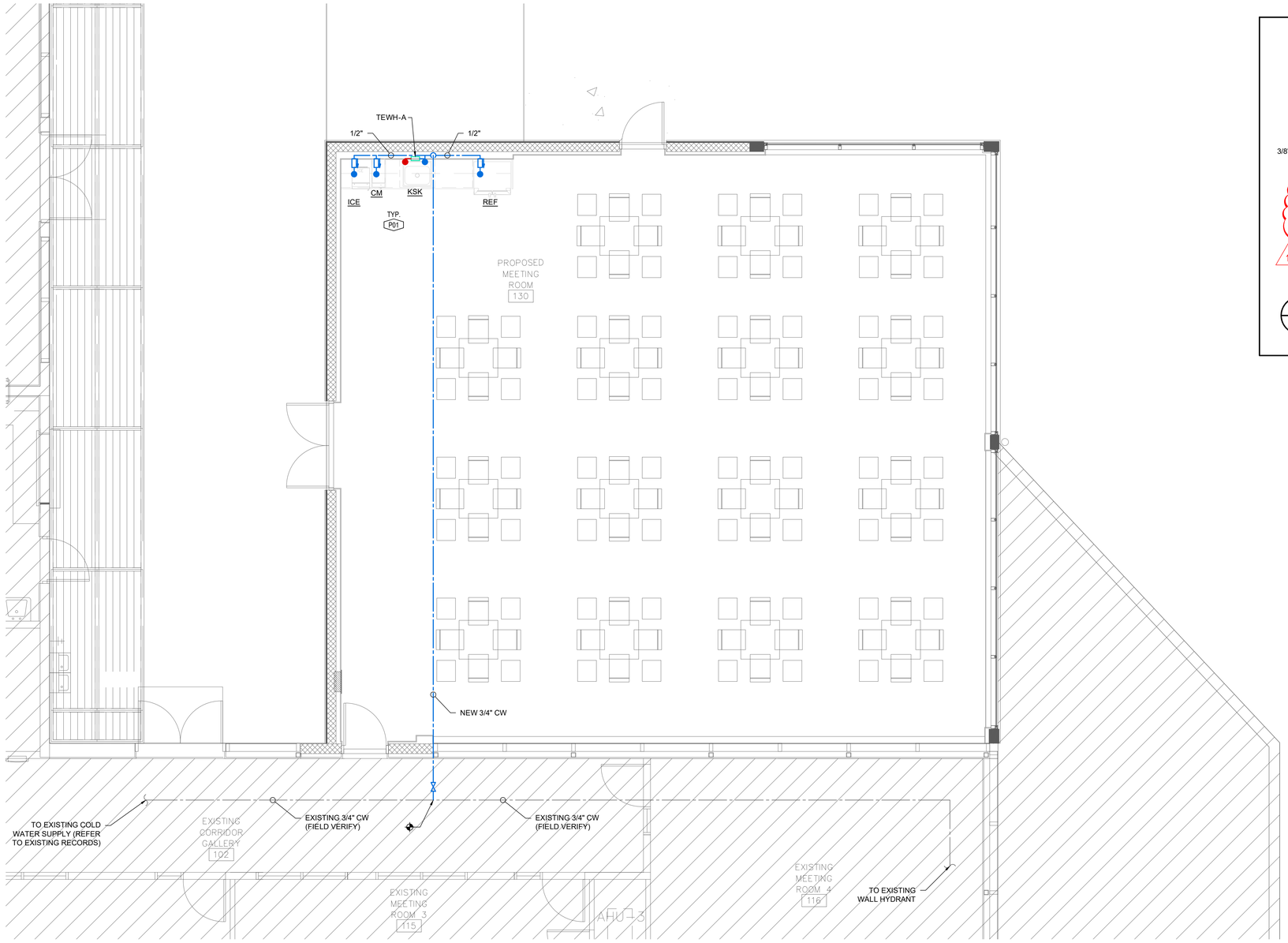
DATE: 12/13/2023

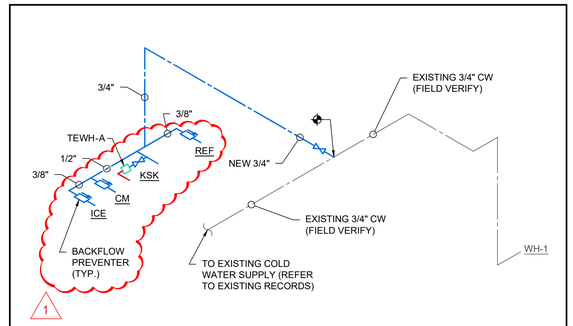
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERTO KACHAKIL DIB, PE. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ISSUED FOR BID
DATE: 7/10/2025

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF DIREKTION 360 AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

FILE NAME: 23-5040-01_DWG-P





2 P101 WATER SUPPLY PIPING ISOMETRIC
SCALE: NTS

1 P101 GROUND FLOOR PLAN - WATER
SCALE: 1/4" = 1'-0"

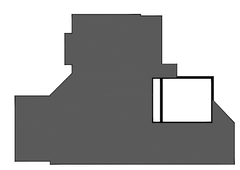
TANKLESS ELECTRIC WATER HEATER SCHEDULE

ID	MANUFACTURER	MODEL	TURN ON	VOLTAGE	WATTAGE	NOTES
TEWH-A	EEMAX	LAVADVANTAGE SPEX100T	0.2 GPM	277V/1PH	10 kW	1

NOTES:
1. FIELD COORDINATE EXACT LOCATION UNDER THE SINK, AND REFER TO AND FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS & RECOMMENDATIONS.

PLUMBING DRAWING KEY NOTES

P01	PRIOR TO ANY WORK, CONTRACTOR MUST VERIFY APPLIANCE REQUIREMENTS AND REPORT TO THE ENGINEER ANY DISCREPANCY FOUND.
P02	CONTRACTOR SHALL ENSURE THAT THE ICE MAKER IS PROVIDED WITH A DRAIN PUMP.



KEY PLAN
SCALE: NTS

MEP ENGINEER

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Direktion 360 Project #23-5040-01

ROBERTO KACHAKIL DIB LICENSE No. 90048 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 02/23/2024

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DATE
12/11/2023
PERMIT/BID SET
PERMIT 00/00/00
CONSTR. 00/00/00
PROJECT NO. 22011

BY	REVISIONS	DATE
1	BLD. DEPT. COMMENTS	2/23/24

SHEET NO.
P101
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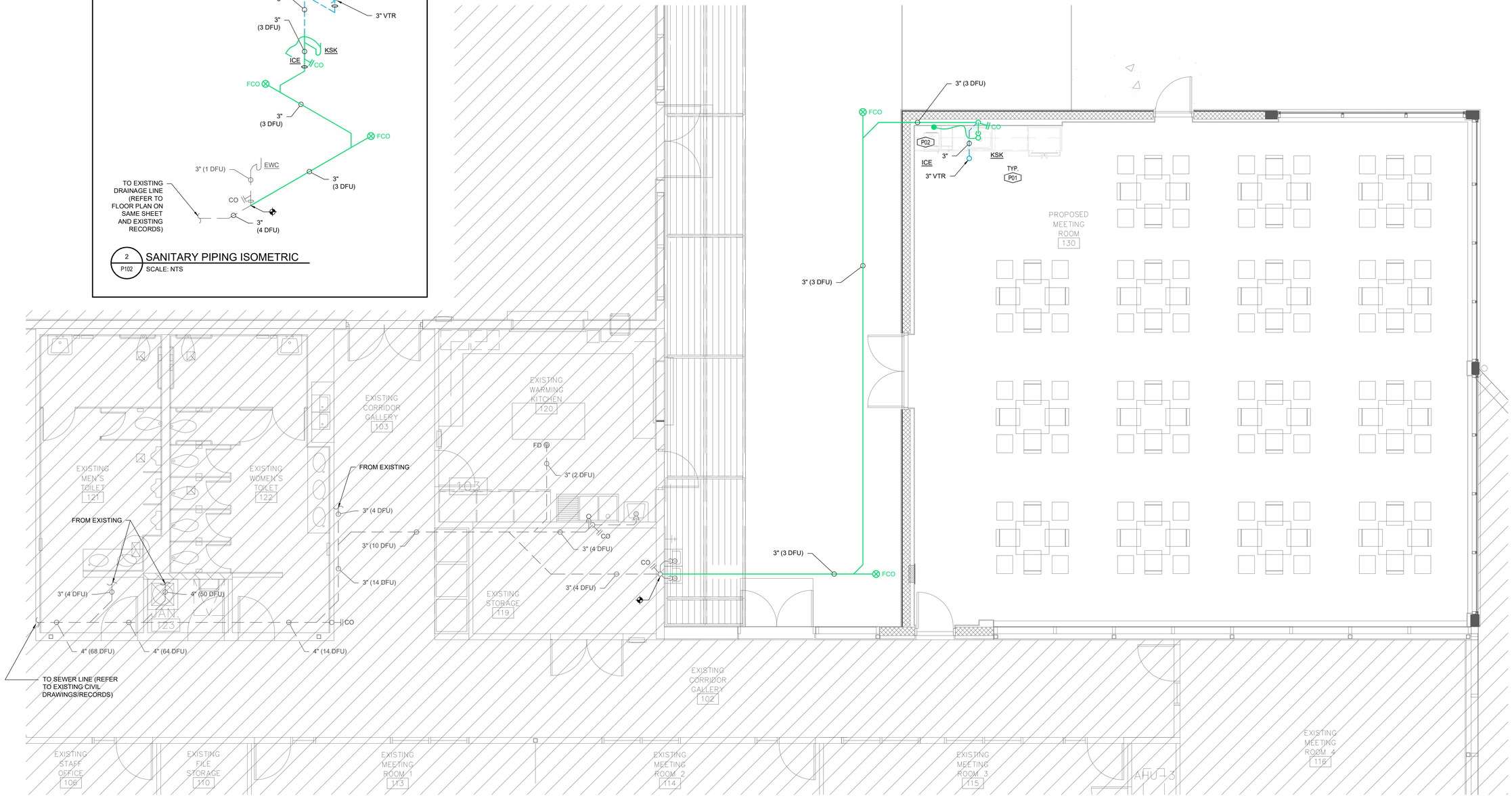
FILE NAME: 23-5040-01_DWG-P

2 / P102 SANITARY PIPING ISOMETRIC
SCALE: NTS



1 / P102 GROUND FLOOR PLAN - DRAINAGE
SCALE: 1/4" = 1'-0"

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PLUMBING DRAWING KEY NOTES

P01	PRIOR TO ANY WORK, CONTRACTOR MUST VERIFY APPLIANCE REQUIREMENTS AND REPORT TO THE ENGINEER ANY DISCREPANCY FOUND.
P02	CONTRACTOR SHALL ENSURE THAT THE ICE MAKER IS PROVIDED WITH A DRAIN PUMP.

PRIOR TO ANY WORK, CONTRACTOR MUST FIELD VERIFY EXISTING INVERT AT PROPOSED POINT OF CONNECTION AND CONFIRM FEASIBILITY FOR CONNECTING THE NEW SANITARY LINE. IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCIES OR CONSTRAINTS FOUND.

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- / - KEY PLAN
SCALE: NTS

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DATE
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CONSTR. 00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE

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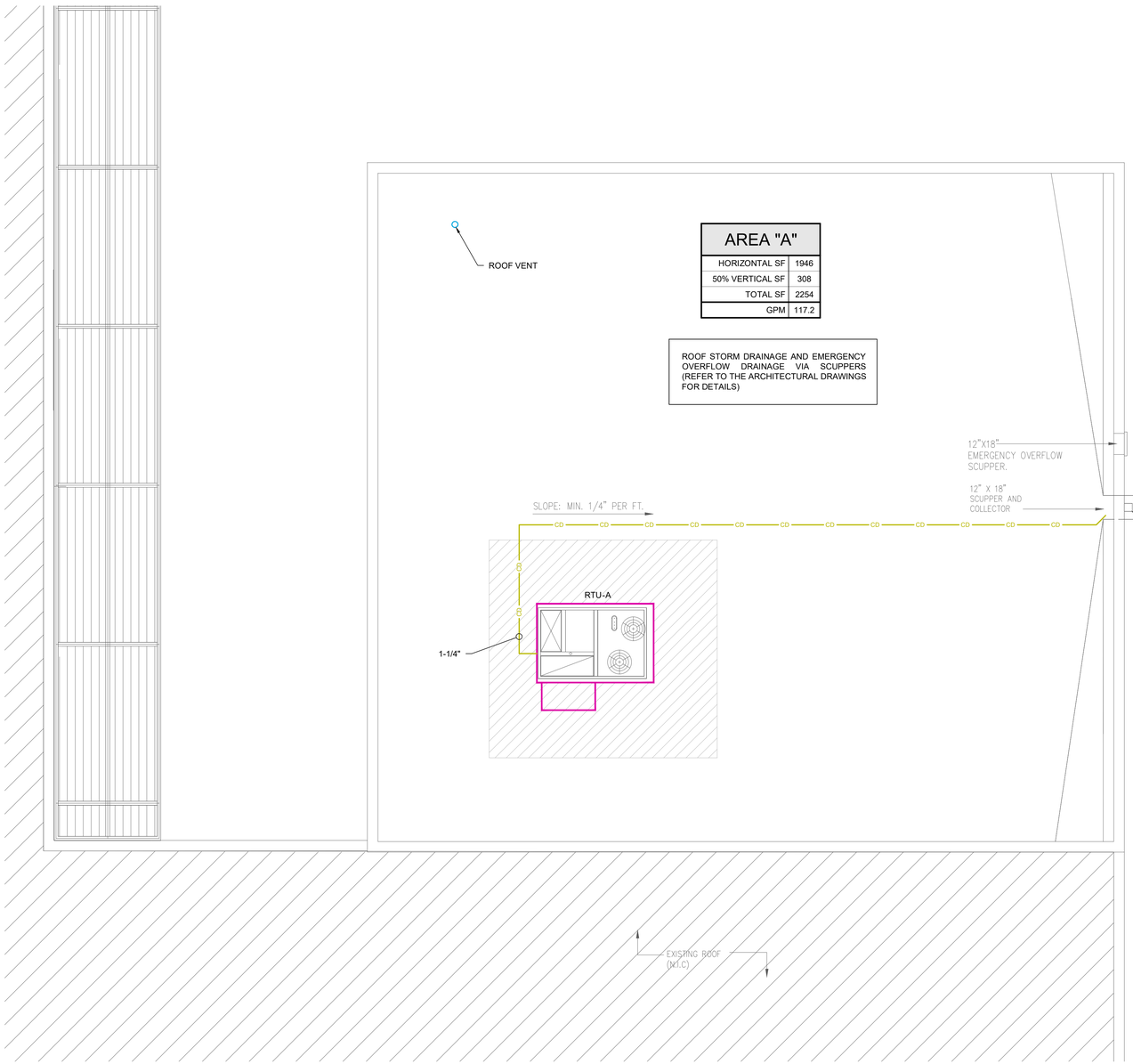

1 / P103 ROOF PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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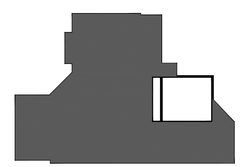

KEY PLAN
SCALE: NTS

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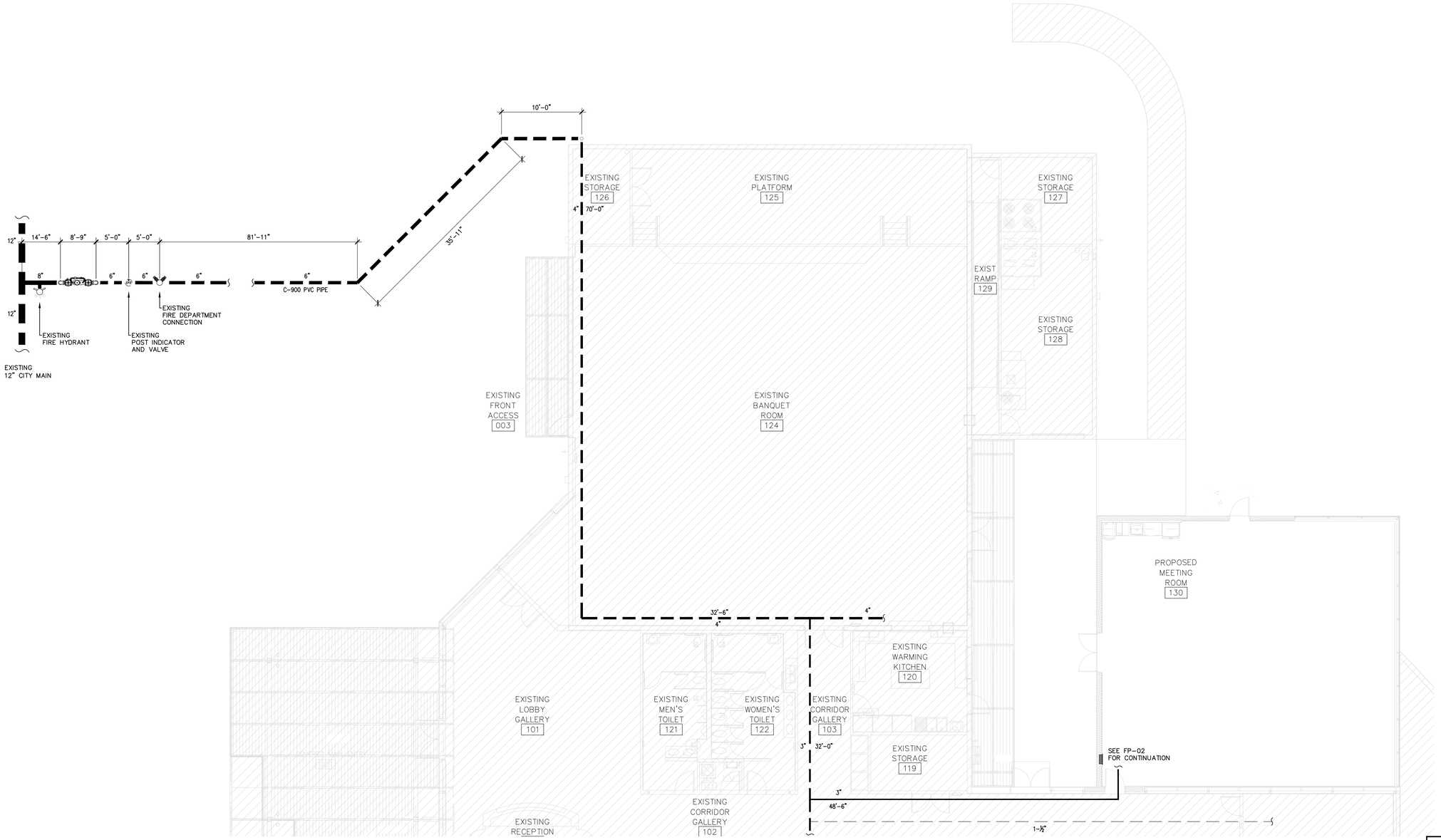

EXISTING FIRE LINE

NEW FIRE LINE

IMPORTANT NOTE TO CONTRACTOR

EXISTING FIRE SPRINKLER SYSTEMS ARE SHOWN FOR REFERENCE BASED ON AVAILABLE EXISTING RECORDS. PRIOR TO ANY WORK, THE CONTRACTOR MUST VERIFY AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.

1 / FP-01 SITE PLAN - FIRE PROTECTION

SCALE: 1/8" = 1'-0"

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CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

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FP-01

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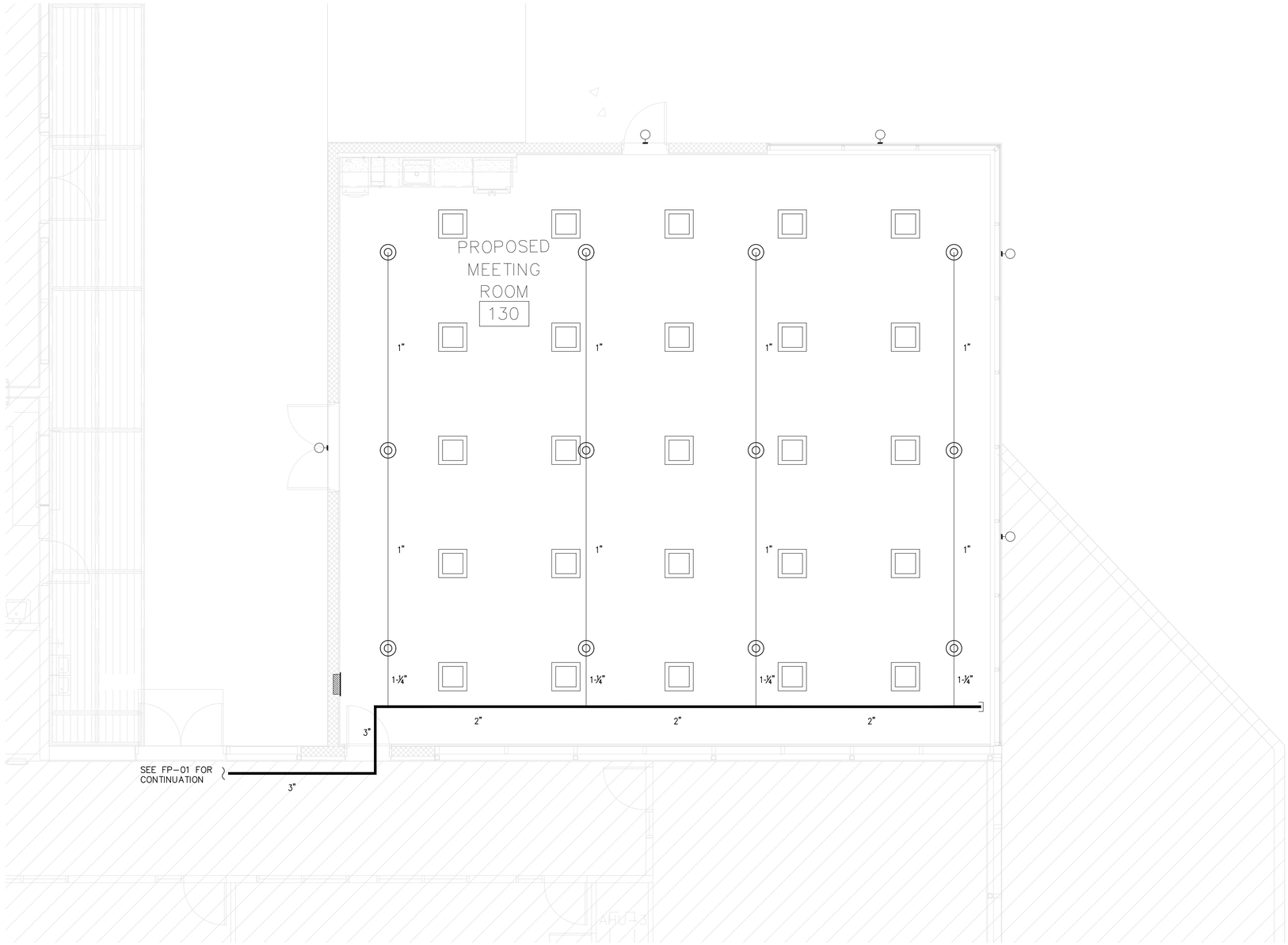

1 FP-02 GROUND FLOOR - FIRE PROTECTION
SCALE: 1/4" = 1'-0"

SCOPE OF WORK – FIRE PROTECTION

ADDITION OF SPRINKLER PROTECTION FOR NEW PROPOSED MEETING ROOM

1

HAZARD CLASSIFICATION:

OCCUPANCY CLASSIFICATION: LIGHT HAZARD

MAX SPACING: 225 SF

DENSITY/AREA: 0.1/1500 [GPM/FT²]

NOTES:

THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. THESE SHALL BE IN FULL COMPLIANCE WITH NFPA-13(2022).

IMPORTANT NOTE TO CONTRACTOR

TIE INTO EXISTING. VERIFY EXACT SIZE, LOCATION, INVERT, CAPACITY, DIRECTION OF THE FLOW, TYPE OF FLOW, PIPE MATERIAL IN FIELD PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT & ENGINEER OF ANY DISCREPANCIES.

EXISTING SERVICES INDICATED ON THESE DRAWINGS WERE DERIVED FROM LIMITED FIELD OBSERVATIONS. THESE DRAWINGS MAY NOT BE ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES, LOCATION, TYPE, AND SIZE PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.

CONTINUITY OF SERVICES: EXISTING BUILDING WILL REMAIN IN USE DURING CONSTRUCTION OPERATIONS. WHEN AN INTERRUPTION OF AN EXISTING SERVICE IS NECESSARY, CONTRACTOR SHALL COORDINATE WITH AUTHRIZED BUILDING PERSONNEL BEFORE MAKING THE NECESSARY INSTERRUPTION.

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FIRE PROTECTION GENERAL NOTES

1. THE FIRE PROTECTION SYSTEM INSTALLATION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, NFPA 13, 14, 25, 101 AND ALL LOCAL FIRE CODES AND ORDINANCES.
2. SPRINKLER SYSTEM TO BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR.
3. THE WORK THAT IS TO BE DONE UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF THE FIRE PROTECTION SYSTEM SHOWN ON THE DRAWINGS AND LISTED HEREIN.
4. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFFSET OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES. CONTRACTOR SHALL COORDINATE WITH STRUCTURE, CEILING GRID AND ELEVATION, AND OTHER MECHANICAL, ELECTRICAL AND PLUMBING SERVICES BEFORE FABRICATING AND INSTALLING SPRINKLER PIPING. MAKE OFFSETS IN PIPING AS REQUIRED PER FIELD CONDITIONS. MAINTAIN 6" CLEARANCE BETWEEN PIPING AND 1 AND 2 HOUR RATED WALLS INCLUDING CORRIDOR WALLS.
5. ALL FIRE PROTECTION EQUIPMENT AND DEVICES SHALL BE U.L. LISTED AND/OR FM APPROVED. ALL PIPING, HANGERS, SUPPORT METHOD AND SPRINKLER HEADS TO BE INSTALLED IN STRICT ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES AND ORDINANCES.
6. SPRINKLER HEADS SHALL BE U.L. LISTED AND FM APPROVED AS INDICATED IN SCHEDULE RATED FOR 175 PSI WORKING PRESSURE, AND PROVIDED IN ACCORDANCE WITH SCHEDULE SHOWN ON THIS SHEET. PROVIDE HEAD GUARDS ON SPRINKLERS LOCATED IN MECHANICAL AND ELECTRICAL ROOMS. CONTRACTOR SHALL PROVIDE A WALL-MOUNTED SPRINKLER HEAD CABINET CONTAINING SPARE SPRINKLER HEADS AND WRENCHES FOR REPLACING THE HEADS IN ACCORDANCE WITH NFPA 13 (MIN. 2 SPRINKLER OF EACH TYPE AND TEMP. RATING).
7. PROVIDE AUXILIARY DRAIN CONNECTION FOR ALL TRAPPED SECTION OF PIPING. PROVIDE CONCRETE SPLASHBLOCKS AT TEST/DRAINS EXTERIOR DISCHARGES AS REQUIRED. CONTRACTOR SHALL PROVIDE FLUSHING CONNECTIONS AS REQUIRED. READILY REMOVABLE FITTINGS SHALL BE PROVIDED AT THE END OF ALL CROSSMAINS. ALL CROSSMAINS SHALL TERMINATE IN 1-1/4" OR LARGER PIPE. ALL BRANCH LINES ON GRIDDED SYSTEMS SHALL BE ARRANGED TO FACILITATE FLUSHING.
8. FIRE PROTECTION PIPING:
   A. STEEL PIPE (UNDERGROUND): AWWA C151, UL LISTED, 175 PSIG WWP, FM APPROVED FOR FIRE PROTECTION DUCTILE IRON PIPE WITH AWWA C-150 MORTAR LINING AND INSTALLED PER AWWA C-600. REFER TO CIVIL DRAWINGS.
      - FITTINGS: ANSI/ASME B16.1, CAST IRON OR AWWA C110, DUCTILE IRON.
      - JOINTS: AWWA C111, MECHANICAL OR PUSH-ON. FLANGES TO BE AWWA C115, DUCTILE IRON OR ANSI B16.1, CAST IRON.
   B. STEEL PIPE (ABOVE GRADE): ASTM A53, ASTM A135 OR ASTM A795, UL LISTED, 300 PSIG WP, FM APPROVED FOR FIRE PROTECTION BLACK STEEL PIPE. EXTERIOR INSTALLED PIPING EXPOSED TO WEATHER SHALL BE PAINTED RED WITH 2 COAT OF PAINT.
      - SCH. 40 FOR 1" THRU 2" WITH SCREWED ENDS
      - SCH. 10 FOR 2-1/2" AND LARGER WELDED OR GROOVED ENDS

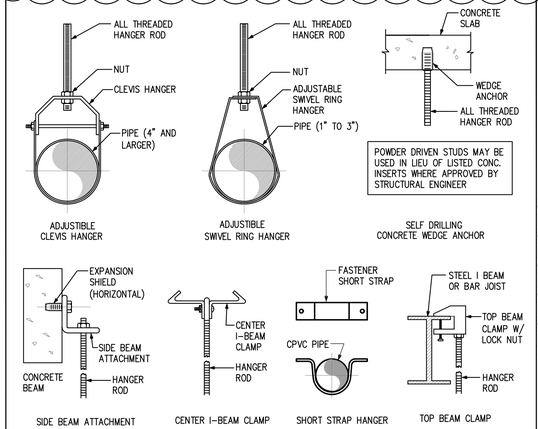
      FITTING:
      - THREADED: ANSI/ASME B16.4, CLASS 250 CAST IRON.
      - GROOVED: ASTM A536, DUCTILE IRON OR ASTM A47, MALLEABLE IRON APPROVED FOR USE BY THE COUPLING MANUFACTURER WITH LOW FLOW CHARACTERISTICS EQUAL TO OR BETTER THAN STANDARD FITTINGS, MIN. 300 PSIG WP. GROOVED FITTINGS TO BE VICTAULIC TYPE OR APPROVED EQUAL
      - MECHANICAL GROOVED COUPLING: UL LISTED, FM APPROVED FOR FIRE PROTECTION SERVICE, MIN. 300 PSIG WP, DUCTILE OR MALLEABLE IRON HOUSING, RUST INHIBITED NO-LEAD COATING, ZINC ELECTROPLATED HEAT TREATED BOLTS AND HEAVY HEX CARBON STEEL NUTS MEETING ASTM A183 STANDARDS.

      JOINTS: SCREWED, ROLL GROOVED.
      - THREADED: ANSI/ASME B1.20.1 FOR 2" AND SMALLER.
      - GROOVED: FOR 2-1/2" AND LARGER. GROOVE DIMENSIONS TO BE COMPATIBLE WITH LISTING OF COUPLING/FITTINGS USED AND OF THE SAME MANUFACTURER.
   C. CPVC PIPE (LIGHT HAZARD RESIDENTIAL AREAS ONLY): ASTM F442, 175 PSIG WP, CHLORINATED POLYVINYL CHLORIDE (CPVC) FIRE PROTECTION PIPE AND FITTINGS FABRICATED OF CPVC COMPOUND AS FORTH BY UL UNDER CATEGORY CODE QORR2 AND NSF CERTIFIED, FM APPROVED FOR LIGHT HAZARD OCCUPANCY AREAS. PIPE SHALL BE BLAZEMASTER AS MANUFACTURED BY NOVEON OR APPROVED EQUAL.
      - FITTINGS: ASTM F438, SCHEDULE 40 SOCKET.
      - JOINTS: SOLVENT WELDED ASTM F493, NSF CERTIFIED FOR POTABLE WATER.

      IMPORTANT NOTES:
      - CUTTING OILS AND LUBRICANTS USED FOR THE FABRICATION OF THE STEEL PIPING SHALL BE COMPATIBLE WITH CPVC PIPE MATERIALS. CONTRACTOR TO PROVIDE LETTER FROM OILS AND LUBRICANTS MANUFACTURER WITH SUBMITTALS.
      - FIRE-STOPPING MATERIALS INTENDED FOR USE ON CPVC PIPING PENETRATIONS SHALL BE COMPATIBLE WITH CPVC PIPE MATERIALS. CONTRACTOR TO PROVIDE LETTER FROM FIRE-STOPPING SYSTEM MANUFACTURER WITH SUBMITTALS.
9. SPRINKLER HEADS SHALL BE A MINIMUM OF 18" ABOVE ANY FLOOR OBSTRUCTION, SHELVES OR CABINETS.
10. CONTRACTOR SHALL INSTALL SPRINKLERS UNDER DUCTS & OTHER OBSTRUCTIONS OVER 4 FEET IN WIDTH.
11. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, CHASE TECHNOLOGY CORP.- CTC PR-855 OR 3M, CP-25 CAULKING OR 303 PUTTY, TO ACHIEVE SAME RATING AS WALLS OR FLOORS.
12. PRESSURE TEST ABOVE GROUND PIPING HYDROSTATICALLY AT 200 PSIG FOR 2 HOURS IN ACCORDANCE WITH NFPA-13. FLUSH OUT ALL PIPING IN ACCORDANCE WITH NFPA-13. PROVIDE TYPED AND COMPLETED NFPA-13 TEST CERTIFICATE FOR ABOVEGROUND PIPING. ALL WATERFLOW AND SUPERVISORY SWITCHES SHALL BE TESTED FOR PROPER OPERATION AND ANNUNCIATION. FURNISH TO OWNER'S REPRESENTATIVE ALL LITERATURE AND INSTRUCTIONS FOR THE PROPER OPERATION AND MAINTENANCE OF ANY EQUIPMENT AND DEVICES INSTALLED.
13. CONTRACTOR SHALL PROVIDE FIRE SPRINKLER SHOP DRAWINGS, CUT SHEETS FOR ALL COMPONENTS AND HYDRAULIC CALCULATIONS TO BUILDING DEPARTMENT FOR APPROVAL PRIOR INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REQUEST A FLOW TEST TO PERFORM HYDRAULIC CALCULATIONS.
14. ALL VALVES CONTROLLING WATER SUPPLY SHALL BE PROVIDED WITH A SUPERVISORY (TAMPER) SWITCH. SUPERVISORY SWITCH SHALL BE 120 VOLT CLOSED CIRCUIT TAMPER SWITCH, U.L. LISTED AND FM APPROVED. FLOW SWITCHES SHALL BE PADDLE TYPE, SINGLE POLE, DOUBLE THROW WITH ADJUSTMENT FOR SENSITIVITY TO FLOW WITH TIME DELAY, U.L. LISTED AND FM APPROVED. COORDINATE LOCATION OF ALL FLOW AND TAMPER SWITCHES WITH ELECTRICAL CONTRACTOR.
15. GATE VALVES 2" AND SMALLER SHALL BE O.S.&Y. THREADED BRONZE, RISING STEM, WEDGE DISC, 175 WWP. GATE VALVES 2-1/2" AND LARGER SHALL BE O.S.&Y. FLANGED IBBM RISING STEM, SOLID WEDGE DISC, 175 WWP. ALL GATE VALVES SHALL BE UL LISTED AND FM APPROVED. BUTTERFLY VALVES WITH INTEGRAL SUPERVISORY SWITCH MAY BE USED WHERE PERMITTED BY NFPA 13.
16. ALL CONTROL, DRAIN, AND TEST CONNECTION VALVES SHALL BE PROVIDED WITH PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC IDENTIFICATION SIGN IN ACCORDANCE WITH NFPA 13 AND NFPA 14. IDENTIFY THE HYDRAULICALLY DESIGNED SPRINKLER SYSTEM AND STANDPIPE WITH A PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC IDENTIFICATION SIGN IN ACCORDANCE WITH NFPA 13 AND NFPA 14.
17. FIRE SPRINKLER SYSTEM SHOP DRAWINGS SHALL COMPLY WITH THE FLORIDA ADMINISTRATIVE CODE SECTION 61G15-32.003 AND 61G15-32.004.

FIRE SPRINKLER HEAD SCHEDULE

SYM.	TYPE	ORIFICE SIZE	TEMP RATING	K FACTOR	COVERAGE AREA (WxL)	MANUFACTURER AND MODEL
◎	RECESSED PENDENT	1/2"	155° F	5.6	STANDARD	VIKING MICROFAST VK302 QUICK RESPONSE W/ GLASS BULB. ENT COATED FINISH. E-1 ESCUT.



HANGERS DETAILS

NOTE:

THE COMPONENTS OF HANGER ASSEMBLIES THAT DIRECTLY ATTACH TO THE PIPE OR TO THE BUILDING STRUCTURE SHALL BE LISTED FOR THEIR INTENDED SERVICE.

HANGER ROD SIZES

PIPE SIZE	DIAMETER OF ROD IN.	DIAMETER OF ROD MM
UP TO 4"	3/8	9.5
5", 6" & 8"	1/2	12.7
10" & 12"	5/8	15.9

MAXIMUM DISTANCE BETWEEN HANGERS (FT)

NOMINAL PIPE SIZE (IN)	1	1-r	1-i	2	2-i	3	4	6	8
STEEL PIPE EXCEPT THEADED LIGHTWALL	12	12	15	15	15	15	15	15	15
THREADED LIGHTWALL STEEL PIPE	12	12	12	12	12	12	–	–	–
CPVC	6	6.5	7	8	9	10	–	–	–

NOTES:

1. ALL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH NFPA-13. EACH SECTION OF PIPE SHALL HAVE NO LESS THAN ONE HANGER.
2. THE DISTANCE BETWEEN A HANGER AND THE CENTERLINE OF AN UPRIGHT SPRINKLER SHALL NOT BE LESS THAN 3 IN.
3. THE UNSUPPROTED LENGTH BETWEEN THE END SPRINKLER AND THE LAST HANGER ON BRANCH LINES SHALL NOT BE GREATER THAN 36" FOR 1" PIPE, 48" FOR 1-1/4" PIPE AND 60" FOR 1-1/2" OR LARGER PIPE. EXTEND BRANCH LINE AND PROVIDE ADDITIONAL HANGER WHERE REQUIRED.
4. MAXIMUM HORIZONTAL LENGTH OF AN UNSUPPORTED ARMOVER TO A SPRINKLER, SPRINKLER DROP, OR SPRING-UP SHALL NOT EXCEED 24 IN. FOR STEEL PIPE.
5. WALL-MOUNTED SIDEWALL SPRINKLERS SHALL BE RESTRAINED TO PREVENT MOVEMENT PER NFPA 13.
6. HANGERS FOR MAINS SHALL BE IN ACCORDANCE WITH TABLE SHOWN ABOVE (MAXIMUM DISTANCE BETWEEN HANGERS) OR BETWEEN EACH BRANCH LINE, WHICHEVER IS THE LESSER DIMENSION.
7. RISERS SHALL BE SUPPORTED BY PIPE CLAMPS OR BY HANGERS LOCATED ON THE HORIZONTAL CONNECTIONS WITHIN 24 IN. OF THE CENTERLINE OF THE RISER. DISTANCE BETWEEN SUPPORTS FOR RISER SHALL NOT EXCEED 25 FT.
8. RISERS SUPPORTS IN MULTISTORY BUILDINGS SHALL BE PROVIDED AT THE LOWEST LEVEL, AT EACH ALTERNATE LEVEL ABOVE, ABOVE AND BELOW OFFSETS, AND AT THE TOP OF THE RISER. SUPPORTS ABOVE THE LOWEST LEVEL SHALL ALSO RESTRAIN THE PIPE TO PREVENT MOVEMENT BY AN UPWARD THRUST WHERE FLEXIBLE FITTINGS ARE USED.
9. PROVIDE SUPPLEMENTARY STEEL TRAPEZE SUPPORTS BETWEEN BUILDING STRUCTURAL MEMBERS (BAR JOISTS) AS REQUIRED TO SUPPORT PIPE HANGERS. SIZE TRAPEZE PER NFPA-13.

PIPE HANGER DETAIL
SCALE: N.T.S.

CONSTRUCTION FIRE SAFETY NOTES

STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 241 (2022 EDITION), 'STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, & DEMOLITION OPERATIONS', AND NFPA 1 (2021 EDITION) CHAPTER 16.

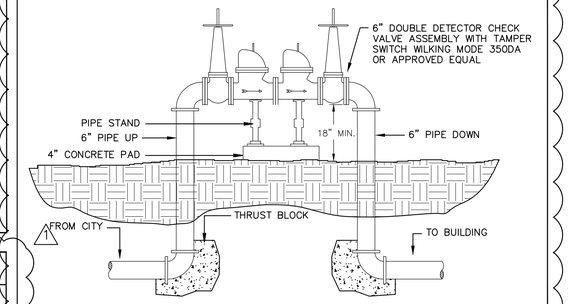
THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE FOLLOWING REQUIREMENTS DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH NFPA 241 AND NFPA 1:

1.- WHERE UNDERGROUND MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
2.- FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3.- AT LEAST ONE STAIRWAY SHALL BE PROVIDED THAT IS IN USABLE CONDITION AT ALL TIMES AND THAT MEETS THE REQUIREMENTS OF THE LIFE SAFETY CODE, NFPA 101.
4.- FIRE EXTINGUISHERS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH NFPA 10 (2022 EDITION). AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL ALSO BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATE.
5.- NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED AND KEPT IN SERVICE DURING CONSTRUCTION. STANDPIPES SHALL BE PROVIDED WITH CONSPICUOUSLY MARKED AND READILY ACCESSIBLE FIRE DEPARTMENT CONNECTION ON THE OUTSIDE OF THE BUILDING AT THE STREET LEVEL AND SHALL HAVE AT LEAST ONE STANDARD HOSE OUTLET AT EACH FLOOR. AT EACH FLOOR LEVEL, AT LEAST ONE APPROVED HOSE VALVE FOR ATTACHING FIRE DEPARTMENT HOSE SHALL BE PROVIDED. THE STANDPIPES SHALL BE EXTENDED UP WITH EACH FLOOR AND SHALL BE SECURELY CAPPED AT THE TOP. THE STANDPIPES SHALL BE SECURELY SUPPORTED AND RESTRAINED AT EACH ALTERNATE FLOOR.
6.- THE STANDPIPES SHALL BE MAINTAINED IN CONFORMITY WITH THE PROGRESS OF THE CONSTRUCTION IN SUCH MANNER THAT THEY ARE ALWAYS READY FOR USE.

CODES AND STANDARDS

THE FIRE PROTECTION SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE FOLLOWING APPLICABLE CODES:

- FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020),
- UNIFORM FIRE CODE, NFPA 1, 2021 EDITION,
- LIFE SAFETY CODE, NFPA 101, 2021 EDITION,
- AUTOMATIC SPRINKLER SYSTEMS, NFPA 13, 2022 EDITION,
- STANDPIPE AND HOSE SYSTEMS, NFPA 14, 2019 EDITION,
- INSTALLATION OF STATIONARY PUMPS, NFPA 20, 2019 EDITION,
- NATIONAL FIRE ALARM CODE, NFPA 72, 2022 EDITION,
- INSPECTION, TESTING AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS, NFPA 25, 2020 EDITION,



DOUBLE DETECTOR CHECK VALVE DETAIL
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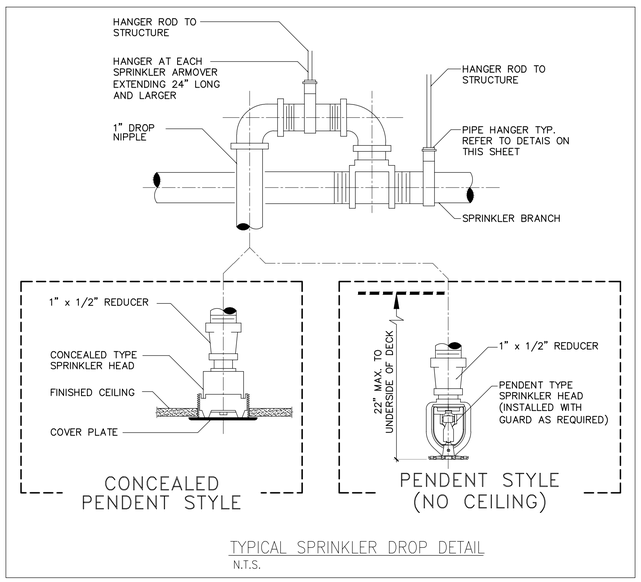

TYPICAL SPRINKLER DROP DETAIL
N.T.S.

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF the ARCHITECTS/PLANNERS INC.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE DRAWING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IN CASE OF DISCREPANCY, FIGURES GOVERN OVER SCALE. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT. SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION. ALL ITEMS SHALL BE NEW UNLESS OTHERWISE NOTED.

ADDITION TO:
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DATE: 02-15-2024
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY 48181 PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ISSUED FOR BID
DATE: 7/10/2025

DATE
12/11/2023
PERMIT/BID SET

PERMIT 00/00/00
CONSTR. 00/00/00

PROJECT NO.
22011

BY	REVISIONS	DATE
1	BDC	02/15/24

SHEET NO.
FP-03

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