

**G001**

A		FRP	FIBER REINFORCED PANEL	PP	POWER POLE
AB	AT			PR	PAIR
ABV	ANCHOR BOLT ABOVE	FRT	FIRE RETREATED WOOD	PSF	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONER	FT	FOOT	PSI	POUNDS PER SQUARE INCH
ACT	ACOUSTIC TILE CEILING	FTG	FOOTING		
ADD	ADDENDUM			PT	PRESSURE TREATED
ADJ	ADJACENT	G		PD	PAPER TOWEL DISPENSER
ADJT	ADJUSTABLE	GA	GAUGE		
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED GRAB BARS	PTR	PAPER TOWEL RECEPTOR
		GB		PVC	POLYVINYL CHLORIDE
ALT	ALTERNATE	GC	GENERAL CONTRACTOR	PVMT	PAVEMENT
ALUM	ALUMINUM			PWD	PLYWOOD
AMP	AMPERES	GI	GALVANIZED IRON		
ANCR	ANCHOR	GL	GLASS		
ANOD	ANODIZED	GR	GRADE	R	
APPROX	APPROXIMATE	GWH	GAS WATER HEATER	RA	RETURN AIR
ARCH	ARCHITECTURAL	GYP BD	GYPSUM BOARD	RAD	RADIUS
ASPH	ASPHALT			RB	RUBBER BASE
		H		RD	ROOF DRAIN
B		HB	HOSE BIBB	REC	RECESSED
B.O.	BOTTOM OF	HC	HOLLOW CORE	REF	REFERENCE/REFER
BD	BOARD	HD	HEAD	REFL	REFLECTED
BLDG	BUILDING	HDN	HOLD-DOWN	REINF	REINFORCED
BLK	BLOCK	HDR	HEADER	REQ'D	REQUIRED
BLKG	BLOCKING	HGR	HANGER	RET	RETAINING
BM	BEAM	HM	HOLLOW METAL	REV	REVISION
BM.	BENCH MARK	HMD	HOLLOW METAL DOOR	RM	ROOM
BOT	BOTTOM	HMF	HOLLOW METAL FRAME	RO	ROUGH OPENING
BP	BASE PLATE	HORZ	HORIZONTAL	ROW	RIGHT OF WAY
BRG	BEARING	HRD	HARD	RS	ROUGH SAWN
BRZ	BRONZE	HSS	HOLLOW STRUCTURAL STEEL SECTION	RSC	ROUGH SAWN CEDAR
BTU	BRITISH THERMAL UNIT	HT	HEIGHT	S	
BUR	BUILT-UP ROOF	HTG	HEATING	S	SOUTH
		HVAC	HEATING/VENTILATING/ AIR CONDITIONING	S&V	STAIN AND VARNISH
C				S.DISP.	SOAP DISPENSER
CAB	CABINET			SAT	SACROUS
CB	CATCH BASIN	I			ACOUSTICAL CEILING
CEM.	CEMENT	ID	INSIDE DIAMETER	SC	SOLID CORE
CFT	CUBIC FOOT	IN	INCH(ES)	SCH	SCHEDULE
CI	CAST IRON	INCL	INCLUDE	SD	STORM DRAIN
CIP	CAST IN PLACE	INSUL	INSULATION	SEC	SECTION
CJ	CONTROL JOINT	INT	INTERIOR	SF	SQUARE FOOT
CL	CENTER LINE CLEAR(ANCE)			SHT	SHEET
CLR		J		SHTHG	SHEATHING
CMU	CONCRETE MASONRY UNIT	JC	JANITOR CLOSET	SIM	SIMILAR
CO	CASED OPENING	JST	JOIST	SOG	SLAB ON GRADE
CO	CLEAN OUT	JT	JOINT	SPA	SPACE(S)
COL	COLUMN			SPEC	SPECIFICATION
CONC	CONCRETE	K		SQ.	SQUARE
CONN	CONNECTION	k	KIPS	SS	SANITARY SEWER
CONST	CONSTRUCTION	KSF	KIPS PER SQUARE FOOT	SSK	SERVICE SINK
CONT	CONTINUOUS			SST	STAINLESS STEEL
CORR	CORRUGATED			ST	STEEL
CPT	CARPET(ED)	L		STD	STANDARD
CYD	CUBIC YARD	LAM	LAMINATED	STOR	STORAGE
		LAV	LAVATORY	STRUCT	STRUCTURAL
D		LF	LINEAL FOOT	SUSP	SUSPENDED
D		LG	LONG	SYM	SYMMETRICAL
DBL	DOUBLE	LL	LIVE LOAD	SYN	SYNTHETIC
DEM	DEMOLITION	LH	LONG LEG HORIZONTAL		
DEV	DEVELOPMENT	LV	LONG LEG VERTICAL	T	
DF	DRINKING FOUNTAIN	LTR	LIGHT	T&B	TOP AND BOTTOM
DH	DOUBLE HUNG	LW	LIGHT WEIGHT	T&G	TONGUE AND GROOVE
DI	DROP INLET	LWB	LIGHT WEIGHT BLOCK	T.O.	TOP OF
DIA	DIAMETER			T.O.S.	TOP OF STEEL
DIAG	DIAGONAL	M		TCX	TOP CHORD EXTENSION
DIM	DIMENSION	MAS	MASONRY	TEL	TELEPHONE
DIST	DISTRIBUTED	MATL	MATERIAL	TEMP	TEMPERED
DIV	DIVISION	MAX	MAXIMUM	THK	THICK
DL	DEAD LOAD	MCJ	MASONRY CONTROL JOINT	THRD	THREADED
DN	DOWN			TV	TELEVISION
DR	DOOR	MECH	MECHANICAL	TYP	TYPICAL
DS	DOWN SPOUT	MFG	MANUFACTURING		
DTL	DETAIL	MFR	MANUFACTURER	U	
DW	DISHWASHER	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MIN	MINIMUM		
		MIR	MIRROR	UR	URINAL
E		MISC	MISCELLANEOUS		
E	EAST	MO	MASONRY OPENING	V	
EA	EACH	MTD	MOUNTED	VAR	VARIES
EF	EACH FACE	MTL	METAL	VCT	VINYL COMPOSITION TILE
EIFS	EXTERIOR INSULATION FINISH SYSTEM	MULL	MULLION		
				VERT	VERTICAL
EJ	EXPANSION JOINT	N		VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	N	NORTH	VIR	VAPOR RETARDER
ELEV	ELEVATION	NIC	NOT IN CONTRACT	VWC	VINYL WALL COVERING
EMER	EMERGENCY	NO, #	NUMBER		
EQ	EQUAL	NOM	NOMINAL	W	
EW	EACH WAY	NTS	NOT TO SCALE	W	WEST
EWH	ELECTRICE WATER HEATER			W.F.M.	WELDED FRAME
		O		W/	WITH
EXH	EXHAUST	OA	OVERALL	W/O	WITHOUT
EXP	EXPOSED	OC	ON CENTER	WB	WOOD BASE
EXT	EXTERIOR	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN	WC</	

**TRACTOR SHALL**

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER, IN WRITING, AND SHALL HAVE REVISED AND DOCUMENTED, IN WRITING, PRIOR TO CONTINUING WITH THE WORK IN QUESTION IF THERE ARE:

A. ANY ERRORS, OMISSIONS, DISCREPANCIES, OR INCONSISTENCIES ON THESE CONTRACT DOCUMENTS.

B. ANY VARIATION OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS.

C. DISCREPANCIES AND/OR UNCERTAINTIES AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED.

2. THE CONTRACTOR SHALL NOT RELY SOLELY ON THE ELECTRONIC VERSIONS OF THE PLANS, AND DATA FILES THAT ARE OBTAINED FROM THE PROJECT, BUT SHALL VERIFY THE LOCATION OF PROJECT FEATURE DIMENSIONS IN ACCORDANCE WITH THE HARD COPIES OF THE PLANS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

A. COORDINATION OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION OF EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF WORK TO BE COMPLETED.

B. INSTALL, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

4. THE CONTRACTOR SHALL:

A. OBTAIN AND PAY FOR ALL OTHER PERMITS, CERTIFICATIONS AND APPROVALS REQUIRED IN CONNECTION WITH ALL WORK UNDER CONTRACT DOCUMENTS THAT ARE NOT PROVIDED BY THE OWNER.

B. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. VERIFY ALL SITE DIMENSIONS ON CIVIL DRAWINGS, CONDITIONS, EXISTING CONSTRUCTION GRADES AND UTILITIES ON PROJECT AND CONSTRUCTION DOCUMENTS, AND BE RESPONSIBLE FOR THE WORK PRIOR TO BEGINNING PROJECT.

C. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS AND SCOPE OF WORK IN THEIR ENTIRETY. ALL ITEMS INDICATED ON ANY DRAWING SHALL BE INCLUDED AS A COMPLETE SYSTEM, UNLESS NOTED OTHERWISE.

D. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED.

E. INSURE THAT ALL AREAS ON THE ACCESSIBLE ROUTE THROUGHOUT THE SITE MEET THE REQUIREMENTS FOR THE APPLICABLE ACCESSIBILITY CODES, COORDINATE BETWEEN CIVIL AND ARCHITECTURAL PLANS.

F. VERIFY ALL DIMENSIONS IN THE FIELD, AND COORDINATE THEIR WORK WITH ALL OTHER TRADES.

G. PAINT ALL SURFACES WHICH REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PAINT, INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING.

H. SEAL, WITH THE APPROPRIATE TYPE OF SEALANT, AND FLASH AT ALL LOCATIONS NECESSARY TO PREVENT PENETRATION OF MOISTURE AT TRANSITIONS OF DISSIMILAR MATERIALS TO INCLUDE, BUT ARE NOT LIMITED TO:

- a. FLASHING:
  - CONTINUOUS 25 MIL MEMBRANE FLASHING TO ALL INSIDE AND OUTSIDE WALL CORNERS.
  - FLASHING SHALL BE INSTALLED AROUND ALL WINDOW OPENINGS, ROOF OPENINGS, AND FRAME WALLS. SEAL AND MAKE WEATHER-TIGHT.
- b. SEALANT WITH AIR IMPERMEABLE SEALANT:
  - CONTINUOUS AT ALL EXTERIOR JOINTS AROUND WINDOW FRAMES, DOOR FRAMES, BETWEEN WALL CAVITIES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL AND PANELS, ALL PENETRATIONS AND UTILITIES THROUGH WALLS AND ROOFS, BETWEEN ALL DISSIMILAR MATERIALS, AND ALL OTHER OPENINGS IN BUILDING ENVELOPE.
  - PLUMBING AND WIRING PENETRATIONS IN ENVELOPE.
  - SOLE PLATES AT EXTERIOR SLAB ON GRADE.
- c. WEATHERSTRIP:
  - CONTINUOUS AT ALL EXTERIOR DOORS & WINDOWS.
  - CONTINUOUS AT ALL ATTIC ACCESSES IN CONDITIONED AREAS.
  - CONTINUOUS AT INTERIOR DOOR OPENINGS INTO UNTREATED SPACE.
- d. ALL EXTERIOR WORK SHALL BE INSTALLED IN WEATHER TIGHT MANNER AS REQUIRED.

5. EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL, COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. REFER TO CONCRETE SPECIFICATION FOR FREQUENCY OF TESTING REQUIRED. THESE COSTS SHALL BE INCLUDED IN THE CONTRACT.

6. FIELD VERIFY ALL ROUGH FREQUENCIES.

7. GUARANTEE THE WORK AND EQUIPMENT FOR ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT AND ACCEPTANCE FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS.

8. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER.

9. INSPECT, REPAIR AND PREPARE FLOORS AS REQUIRED TO PROVIDE A SATISFACTORY SUB-FLOOR FOR FLOOR FINISH MATERIAL. SATISFACTORY SUB-FLOOR IS DEFINED AS A SURFACE THAT IS FREE FROM CRACKS, HOLES, RIDGES, COATINGS, OR DEFECTS THAT WOULD PREVENT ADHESIVE BOND OR IMPAIR PERFORMANCE OR APPEARANCE OF FINISHED MATERIALS.

10. UPON COMPLETION OF THE WORK, REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIALS FROM THE SITE. CLEAN / POLISH ALL HARDWARE AND FIXTURES. CLEAN / REMOVE ALL PAINT Drips / SPLATTERS AND REMOVED ALL SPLAT PROTECTIONS AND LEAVE INTERIOR AREAS ROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.

11. BRING TO THE ATTENTION OF THE OWNER ANY MATERIAL SUSPECTED OF BEING HAZARDOUS WHILE ENCOUNTERED DURING EXECUTION OF THE WORK. A DETERMINATION WILL BE MADE BY THE OWNER AS TO WHETHER THE CONTRACTOR SHALL PERFORM TESTS TO DETERMINE IF THE MATERIAL IS HAZARDOUS.

12. GENERAL CONTRACTOR TO PROVIDE ALL SET OF DOCUMENTS TO ALL SUBCONTRACTORS. SUBCONTRACTORS FOR EACH TRADE SHALL ADVISE THE GENERAL CONTRACTOR PRIOR TO THEIR WORK. OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND ADDITIONAL CONSULTANT DRAWINGS FOR ADDITIONAL GENERAL NOTES. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.

13. THE CONTRACTOR SHALL PROVIDE AND INSTALL:

- A. ALL NECESSARY FLASHING INCLUDING (BUT NOT LIMITED TO) THROUGH FLASHING, STEP FLASHING, COUNTER FLASHING, CAP FLASHING, BASE FLASHING, AND FLEXIBLE FLASHING, WHERE NECESSARY, TO ENSURE A WATER TIGHT BUILDING.
- B. CONTINUOUS METAL CORNER BEADS AT ALL GYPSUM BOARD EXTERIOR CORNERS FROM FLOOR TO CEILING.
- C. CONTINUOUS METAL "L" BEADS AT ALL EXPOSED GYPSUM BOARD EDGES FROM FLOOR TO CEILING.
- D. ALL LOOKING DEVICES, SUCH AS DOOR KNOBS, AND GLASS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS.

14. AN INSULATION AND VAPOR BARRIER THAT IS CONTINUOUS AT WALLS, CEILINGS, AND FLOOR SURFACES AT ALL OCCUPIED SPACES EXPOSED TO NON-TEMPERED AREAS.

15. THE CONTRACTOR SHALL PROTECT:

- A. MATERIALS WHICH ARE SENSITIVE TO DETERIORATION.
- B. THE REQUIRED PROTECTION OVER SHEAR WALLS AT ALL RATED WALLS AS APPROVED BY THE BUILDING OFFICIAL.
- C. ALL EXISTING TREES, AS NOTED ON CIVIL PLANS, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION BY BOXING OR OTHER OWNER APPROVED MEANS.
- D. ALL EXISTING WORK, UTILITIES, CONDUIT, PIPING, EQUIPMENT, AND/OR ADJACENT AREAS NOT SHOWN TO BE ALTERED OR REMOVED FROM OR DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL.
- E. EXISTING SURFACE STREET AND SURFACE PARKING AREAS IN A CLEAN CONDITION AND PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT.

16. ANY VARIATIONS FROM THE DOCUMENTS WHICH WOULD CUSTOMARILY BE PART OF THE SYSTEM OR FINISHES SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

17. RADIO FREQUENCY TESTING TO BE PROVIDED AS REQUIRED, PROVIDE BID ALTERNATE FOR INSTALLATION OF RADIO AMPLIFICATION AS REQUIRED.

The diagram illustrates various architectural symbols and their corresponding labels:

- VIEW NAME:** A circle containing the number 1, followed by a horizontal line and the text "VIEW NAME". Below it, the scale "SCALE: 1/8" = 1'-0"
- BUILDING SECTION:** A circle containing the number 1, with "SIM" above it and "NUMBER" to its right. Below the circle is a horizontal line with a thick black bar on the right, labeled "SHEET NUMBER".
- WALL SECTION:** A circle containing the number 1, with "SIM" above it and "NUMBER" to its right. Below the circle is a horizontal line with a thick black bar on the right, labeled "SHEET NUMBER".
- GRID BUBBLE:** A circle containing the letter A, with a vertical line extending downwards to a horizontal line with a crossbar, labeled "GRID BUBBLE".
- DETAIL CALLOUT:** A circle containing the number 1, with "NUMBER" above it and "SHEET NUMBER" to its right. Below the circle is a horizontal line with a thick black bar on the right, labeled "SHEET NUMBER".
- NORTH ARROW:** A vertical line with a thick black bar on the right, labeled "NORTH ARROW".
- EXTERIOR BUILDING ELEVATION:** A circle containing the number 1, with "A2.1" below it and "NUMBER" to its right. Below the circle is a horizontal line with a thick black bar on the right, labeled "SHEET NUMBER".
- INTERIOR ELEVATION:** A circle containing the letter A, with "A2.1" below it and "NUMBER" to its right. Below the circle is a horizontal line with a thick black bar on the right, labeled "SHEET NUMBER".
- MATCHLINE:** A horizontal line with a thick black bar on the right, labeled "MATCHLINE".
- ROOM-NAME:** A horizontal line with a thick black bar on the right, labeled "ROOM-NAME".
- ROOM DESIGNATION:** A horizontal line with a thick black bar on the right, labeled "ROOM DESIGNATION".

1. THERE SHALL BE NO DEVIATION FROM DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT, AND/OR ENGINEER.
2. QUANTITIES INDICATE ON THE PLANS ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF DISCREPANCY, THE PLAN TAKES PRECEDENCE OVER THE QUANTITY INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES. IN ANY OTHER RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS
3. "TYPICAL" MEANS THE REFERENCED DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
4. ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS.
5. ROOFING SHALL BE CLASS-B OR BETTER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6. INSULATE ALL EXTERIOR WALLS, A CONDITIONED SPACES WITH UNFACED FIBERGLASS, UNLESS NOTED OTHERWISE, INSULATION. FRICTION FIT IS NOT ACCEPTABLE TO MEET THE REQUIRED ENERGY EFFICIENCY STANDARD.
7. FIELD MODIFICATION TO WORK IN PLACE MUST COMPLY WITH THE CUTTING AND PATCHING REQUIREMENTS.
8. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH TRADE AFFECTED BEFORE WORK. PATCH AND SEAL ALL PENETRATIONS IN FLOOR TO COMPLY WITH APPLICABLE BUILDING AND/OR FIRE CODES.
9. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT BE GREATER THAN THE REQUIREMENTS SPECIFIED BY NFPA 703.
10. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENING WITHIN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
11. EXIT SIGNS SHALL BE ILLUMINATED. PROVIDE EXIT SIGNS WITH EMERGENCY BACK-UP POWER SUPPLY. TACTILE EXIT SIGN SHALL BE PROVIDED AT ALL EXIT DOORS. EXIT STAIRS, EXIT RAMPS AND EXIT ROUTES AS REQUIRED BY CODE.
12. TYPE AND SIZE OF FIRE SPRINKLED THROUGHOUT (REFER TO CODE ANALYSIS); EXTEND THE FIRE SPRINKLER SYSTEM TO ALL AREAS OF THE BUILDING.
13. PROVIDE PLANS FOR FIRE SPRINKLER WORK TO THE FIRE DEPARTMENT AND TO THE PLUMBING DIVISION FOR APPROVAL PRIOR TO INSTALLATION.
14. PROVIDING PLANS FOR FIRE SPRINKLER WORK SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. THE GENERAL CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION ISSUED BY THE SPRINKLER CONTRACTOR.
15. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN REQUIREMENTS CONTAINED IN CONTRACT DOCUMENTS.

1. THE CONTRACTOR SHALL MEET:
  - A. ALL REQUIREMENTS OF THE BUILDING CODE AND FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND REQUIREMENTS, EVEN IF IT REQUIRES LABOR AND/OR MATERIALS NOT INDICATED ON PLANS.
  - B. ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
  - C. ALL WORK PERFORMED UNDER AND IN CONNECTION WITH THESE DRAWINGS SHALL BE IN STRICT COMPLIANCE WITH THE LATEST O.S.H.A SAFETY AND HEALTH STANDARDS.
  - D. OPERATING FEATURES SHALL COMPLY WITH IBC AND NFPA WHILE BUILDING IS UNDER CONSTRUCTION.
  - E. ALL INSTALLED SIGNAGE TO COMPLY WITH 2010 ADA SECTIONS 216 AND 703.
2. PROVIDE ACCESS PANELS AS MANDATED BY LOCAL GOVERNING AUTHORITIES.
3. ALL ACCESSIBLE RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. SLOPE RAMPS AT 1:12 (MAX).
4. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
5. WHILE BUILDING IS UNDER CONSTRUCTION, OPERATING FEATURES SHALL COMPLY WITH IBC CHAPTER 33 & NFPA 241.

THE SCOPE OF WORK REPRESENTED BY THESE DOCUMENTS INCLUDES THE CONSTRUCTION OF A NEW CORE & SHELL BUILDING AND ASSOCIATED SITE WORK

TENANT IMPROVEMENTS WILL BE PERMITTED BY OTHERS AND CONSTRUCTED UNDER SEPARATE CONTRACTS. REQUIREMENTS FOR OCCUPANCY TO BE ADDRESSED DURING TENANT IMPROVEMENT PROCESS.

BUILDING OCCUPANCY: A-2 AND B

## DEFERRED SUBMITTALS

THE FOLLOWING SYSTEMS ARE A DESIGN/BUILD RESPONSIBILITY OF THE GENERAL CONTRACTOR AND WILL REQUIRE THE DEFERRED SUBMITTAL OF DESIGN WORK TO THE POLK COUNTY BUILDING DEPARTMENT FOR THE PLAN REVIEW AND PERMITTING.

1. FIRE ALARM SYSTEM
2. EXTERIOR SIGNAGE

NUMBER	NAME
01 GENERAL	
G001	COVER SHEET
G003	GENERAL NOTES
G101	CODE REVIEW AND COMPLIANCE PLANS
G401	WALL AND PARTITION TYPES
02 SITE	
SP001	SITE PLAN
SP010	TRASH ENCLOSURE
05 ARCHITECTURAL	
A102	ROOF PLAN
A201	ELEVATIONS (B&W)
A301	BUILDING SECTIONS
A310	WALL SECTIONS
A311	WALL SECTIONS
A601	TRANSITION DETAILS
A610	OPENING DETAILS
A620	BUILDING DETAILS
A630	ROOF DETAILS
A700	GLAZING SCHEDULE
A720	DOOR & DOOR HARDWARE SCHEDULES
08 STRUCTURAL	
S001	STRUCTURAL GENERAL NOTES
S002	STRUCTURAL GENERAL NOTES
S003	STRUCTURAL GENERAL LEGENDS AND SCHEDULES
S004	LOADING DIAGRAM
S101	FOUNDATION PLAN
S102	ROOF FRAMING PLAN
S301	CMU FRAMING ELEVATIONS
S302	CMU FRAMING ELEVATIONS
S401	FOUNDATION / SLAB DETAILS
S601	TYPICAL CMU CONSTRUCTION
S801	FRAMING DETAILS
S802	FRAMING DETAILS
12 MECHANICAL	
M001	DRAWING INDEX, LEGENDS AND NOTES
M101	FIRST FLOOR MECHANICAL PLAN
M102	ROOF MECHANICAL PLAN
M400	MECHANICAL DETAILS
M500	MECHANICAL SCHEDULES
14 PLUMBING	
P001	DRAWING INDEX, LEGENDS AND NOTES
P101	FIRST FLOOR PLUMBING PLAN
P400	PLUMBING DETAILS
P500	PLUMBING SCHEDULES
16 ELECTRICAL	
E001	SYMBOLS LEGENDS
E002	ELECTRICAL GENERAL NOTES
E003	ELECTRICAL SITE PLAN
E101	FIRST FLOOR ELECTRICAL PLAN
E102	ROOF ELECTRICAL PLAN
E500	ONE-LINE DIAGRAM
E600	ELECTRICAL SCHEDULES
E700	INTERNAL COMCHECK
E701	EXTERNAL COMCHECK

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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

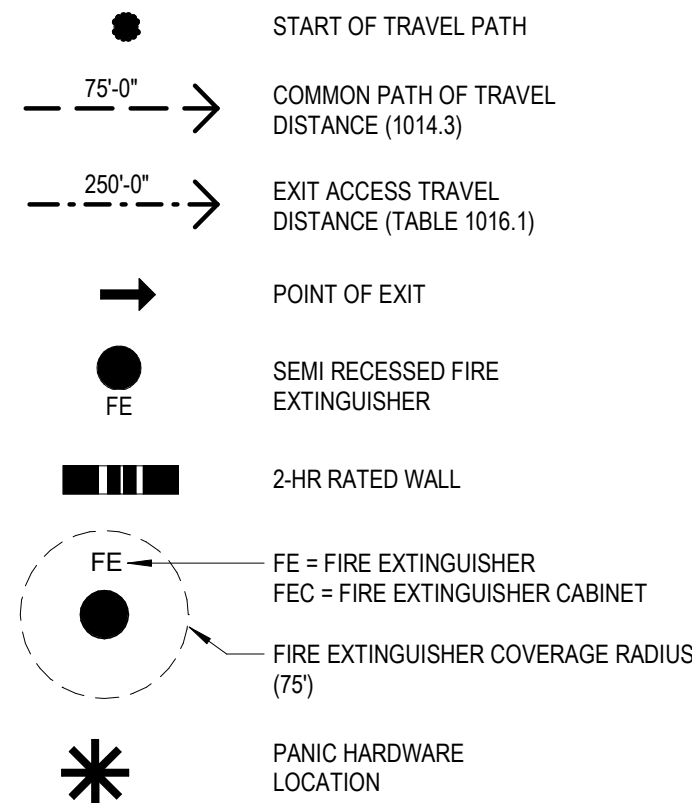
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Project No:	ECA000001.30
Drawn By:	HMS
Checked By:	AD

## GENERAL NOTES

**G003**

CODE LEGEND



- NOTES:
- TRAVEL DISTANCES SHOWN ARE TO THE CLOSEST EXIT FOR A PARTICULAR DIRECTION
  - DEAD END CORRIDOR SHALL NOT EXCEED 20'-0"
  - SEE G001 FOR ADDITIONAL CODE ANALYSIS INFORMATION

PROJECT DESCRIPTION

THE SCOPE OF WORK REPRESENTED BY THESE DOCUMENTS INCLUDES THE CONSTRUCTION OF A NEW CORE & SHELL BUILDING AND ASSOCIATED SITE WORK

TENANT IMPROVEMENTS WILL BE PERMITTED BY OTHERS AND CONSTRUCTED UNDER SEPARATE CONTRACTS. REQUIREMENTS FOR OCCUPANCY TO BE ADDRESSED DURING TENANT IMPROVEMENT PROCESS.

BUILDING OCCUPANCY: A-2 AND B

APPLICABLE CODES

PROJECT ADDRESS: US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL 33812

APPLICABLE CODES:

- FLORIDA BUILDING CODE-BUILDING (8TH EDITION) (2023)
- FLORIDA BUILDING CODE-ACCESSIBILITY (8TH EDITION) (2023)
- FLORIDA BUILDING CODE-ENERGY CONSERVATION (8TH EDITION) (2023) (CLIMATE ZONE: 2A)
- FLORIDA BUILDING CODE-FUEL GAS (8TH EDITION) (2023)
- FLORIDA BUILDING CODE-MECHANICAL (8TH EDITION) (2023)
- FLORIDA BUILDING CODE-PLUMBING (8TH EDITION) (2023)
- FLORIDA FIRE PREVENTION CODE (8TH EDITION) (2023)
- NATIONAL ELECTRICAL CODE (2020)

OCCUPANCY CLASSIFICATION AND USE (CHAPTER 3)

GROSS SQUARE FOOTAGE PER OCCUPANCY PER STORY:	
OCCUPANCY CLASSIFICATION	BUILDING AREA
GROUND FLOOR	
A-2	2222.69 SF
B	4034.64 SF
TOTAL GROSS SQUARE FOOTAGE:	6257.33 SF

GENERAL BUILDING HEIGHT AND AREA (CHAPTER 5)

**ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE (TABLE 504.3)**

ALLOWED: 55' - 0"  
PROPOSED: 23' - 4"

**ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (TABLE 504.4)**

ALLOWED: 2  
PROPOSED: 1

**ALLOWABLE AREA (TABLE 506.2) - (SECTION 508.4.2)**

ALLOWABLE AREA: 9,500 SF  
ACTUAL AREA: 6258 SF

**MIXED OCCUPANCY SEPARATION**

SEPARATION PROVIDED PER TABLE 508.4: 2 HOUR SEPARATION PROVIDED BETWEEN A & B OCCUPANCIES

TYPES OF CONSTRUCTION (CHAPTER 6)

<b>CONSTRUCTION TYPE: IIB</b>	
FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601)	
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	0
BEARING WALLS - INTERIOR	0
NONBEARING WALLS & PARTITIONS - EXTERIOR (TABLE 705.5)	
SEPARATION LESS THAN 5'	N/A
SEPARATION BETWEEN 5' & 10'	N/A
SEPARATION BETWEEN 10' & 30'	N/A
SEPARATION OVER 30'	0
NONBEARING WALLS & PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0

FIRE AND SMOKE PROTECTION (CHAPTER 7)

**SECTION 703.7 - MARKING AND IDENTIFICATION**

- WHERE THERE IS ARE FIRE BARRIERS, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE PER SECTION 703.7

**SECTION 705 - EXTERIOR WALLS**

- EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF > 10 FEET NEED ONLY BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE
- OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTION 705.8.

**SECTION 713 - SHAFT ENCLOSURES**

- SHAFT ENCLOSURES SHALL NOT BE LESS THAN 1-HOUR FIRE BARRIERS

**SECTION 714 - PENETRATIONS**

- FIRESTOP ALL PENETRATIONS IN THE FIRE-RATED ASSEMBLIES WITH APPROVED MATERIAL IN ACCORDANCE WITH SECTION 714.
- WALLS WITH THROUGH PENETRATIONS REQUIRE FIRESTOP SYSTEMS SUITABLE FOR THE METHOD OF PENETRATION PER SECTION 714.3.1
- ELECTRICAL BOXES LOCATED ON OPPOSITE SIDES OF THE RATED WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24" MINIMUM PER SECTION 714.3.2, EXCEPTIONS 1.1 AND 1.2.
- MEMBRANE PENETRATIONS OF THE FIRE-RESISTIVE WALLS SHALL COMPLY WITH SECTION 714.3.2. THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER SHALL BE PERMITTED TO BE UNPROTECTED PROVIDED SUCH SPACE IS COVERED BY A METAL ESCUTCHEON PLATE PER EXCEPTION 5.
- PENETRATIONS THROUGH RATED FLOOR/CEILING ASSEMBLIES REQUIRE PROTECTION BY MEANS OF PROPER MATERIALS AND SEALANT. PROVIDE FIRE DAMPERS OR APPROVED EQUIVALENT AT HVAC OUTLETS WITHIN FLOOR/CEILING ASSEMBLIES. PROVIDE PRE-ROCK AROUND ALL LIGHTING RECESSED IN THE FLOOR/CEILING ASSEMBLY.

**SECTION 716 - OPENING PROTECTIVES**

- OPENING IN FIRE RESISTIVE RATED ASSEMBLIES SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.

INTERIOR FINISHES (CHAPTER 8)

**SECTION 803 - WALL AND CEILING FINISHES**

- WHERE ALL WALLS AND CEILINGS ARE REQUIRED TO BE OF FIRE RESISTANCE-RATED CONSTRUCTION OR NON-COMBUSTIBLE CONSTRUCTION AND WALLS ARE SET OUT OR CEILING ARE DROPPED DISTANCES GREATER THAN SPECIFIED IN SECTION 803.1.1, CLASS A FINISH MATERIALS, IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2 SHALL BE USED. THE HANGERS AND ASSEMBLY MEMBERS OF SUCH DROPPED CEILING THAT ARE BELOW THE MAIN CEILING LINE SHALL BE OF NON-COMBUSTIBLE MATERIALS. EXCEPT THOSE IN TYPES III, FRITW SHALL BE PERMITTED AND THE CONSTRUCTION OF EACH SET-OUT WALL SHALL BE OF FIRE

FIRE PROTECTION SYSTEMS (CHAPTER 9)

**AUTOMATIC SPRINKLER SYSTEM REQUIRED PER 903** N/A

**STANDPIPE SYSTEM REQUIRED PER 905** N/A

**FIRE EXTINGUISHERS REQUIRED PER 906** YES  
QUANTITY (REFER TO G102 FOR LOCATIONS) 2, SURFACE MOUNTED FIRE EXTINGUISHERS

**SECTION 906 - PORTABLE FIRE EXTINGUISHERS**  
PROVIDE CLASS A FIRE HAZARD (ORDINARY HAZARD OCCUPANCY) PORTABLE FIRE EXTINGUISHERS PER THE IFC AND NFPA 13

- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN CONSPICUOUS LOCATIONS ALONG NORMAL PATHS OF TRAVEL
- MAXIMUM TRAVEL DISTANCE TO ANY FIRE EXTINGUISHER SHALL BE 75 FEET MAX AND 11,250 SF MAX FLOOR AREA PER TABLE 906.3(1)

**FIRE ALARM AND DETECTION SYSTEM REQUIRED PER 907** YES  
DEFERRED SUBMITTAL YES

MEANS OF EGRESS (CHAPTER 10)

OCCUPANT LOAD CALCULATED (TABLE 1004.1.2)				
OCCUPANCY CLASS	FUNCTION OF SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
A-2	ASSEMBLY	2011 ft²		134
B	BUSINESS	3797 ft²		26
TOTAL OCCUPANT LOAD				160

EXITING REQUIREMENTS

**REFER TO G102 FOR EXITING PLAN AND CALCULATIONS**

THE MEANS OF EGRESS PATH SHALL NOT BE REDUCED UNTIL ARRIVAL AT THE PUBLIC WAY

EXITS ARE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT SHALL NOT REDUCE THE AVAILABLE WIDTH OR CAPACITY BY LESS THAN 50% OF WHAT IS REQUIRED

**MEANS OF EGRESS SIZING, SECTION 1005**

**EGRESS WIDTH**  
WHERE MULTIPLE MEANS OF EGRESS ARE REQUIRED, THEN THEY SHALL BE SIZED SUCH THAT THE LOSS OF ANYONE MEANS OD EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY  
MINIMUM REQUIRED EGRESS WIDTH PER SECTION 1005.3.1 EQUALS TOTAL OCCUPANT LOAD SERVED

A. STAIRWAY WIDTH 0.3' PER OCCUPANT  
B. OTHER EGRESS COMPONENTS 0.2' PER OCCUPANT  
C. DOOR ENCROACHMENT WHEN FULLY OPEN SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS NOT MORE THAN 7"

**NUMBER OF EXITS AND EXIT ACCESS DOORWAYS SECTION 1006**  
NUMBER OF EXITS AND EXIT ACCESS DOORWAYS REQUIRED WITHIN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE PROVISIONS OF SECTION 1006.2

**ACCESSIBLE MEANS OF EGRESS, SECTION 1009**  
60% OF ALL PUBLIC ENTRANCES ARE REQUIRED TO BE ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS PER SECTION 1009.1  
CONTINUITY: EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO PUBLIC WAY  
AREAS OF REFUGE ARE NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER PER SYSTEM SECTION 1009.3, EXCEPTION 2

EXIT SIGNS, SECTION 1013

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)			
LEVEL	PATH ID	TRAVEL DISTANCE	MAX ALLOWED
GROUND FLOOR	A	56' - 0"	200'
GROUND FLOOR	B	58' - 1"	200'
GROUND FLOOR	C	53' - 8"	200'
GROUND FLOOR	D	53' - 1"	200'

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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

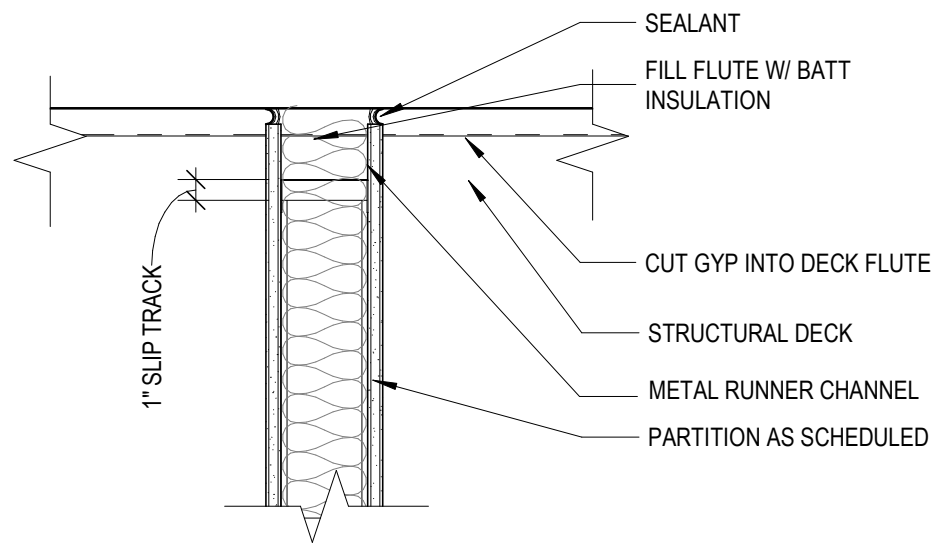
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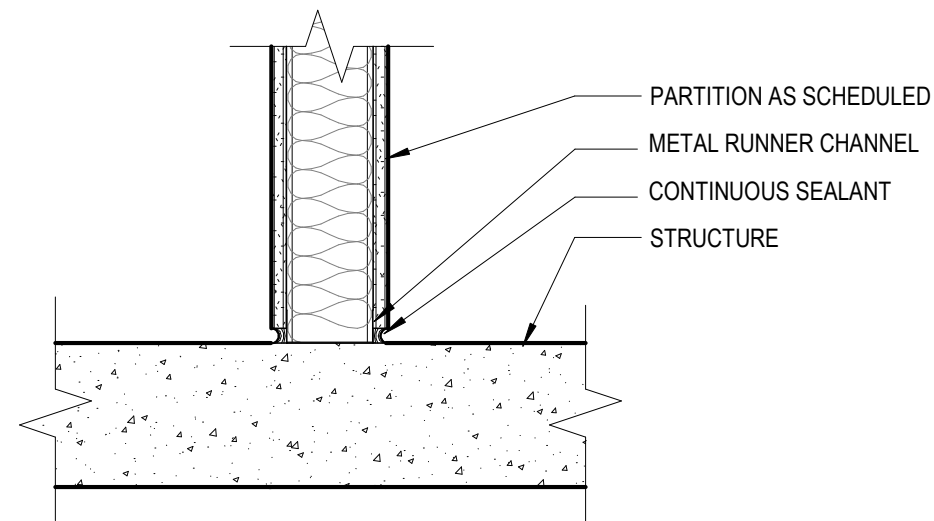
CODE REVIEW AND COMPLIANCE  
PLANS

G101

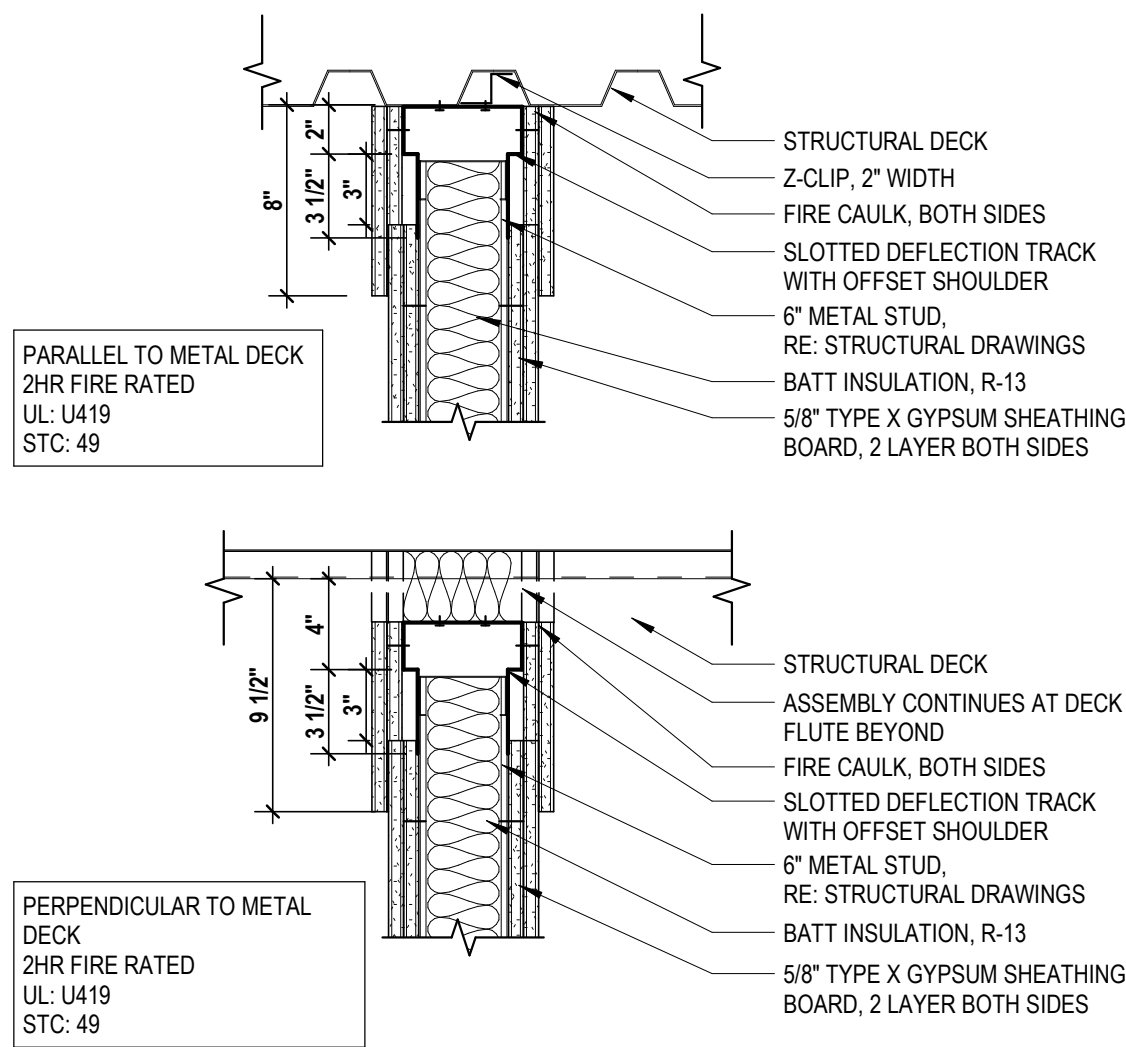
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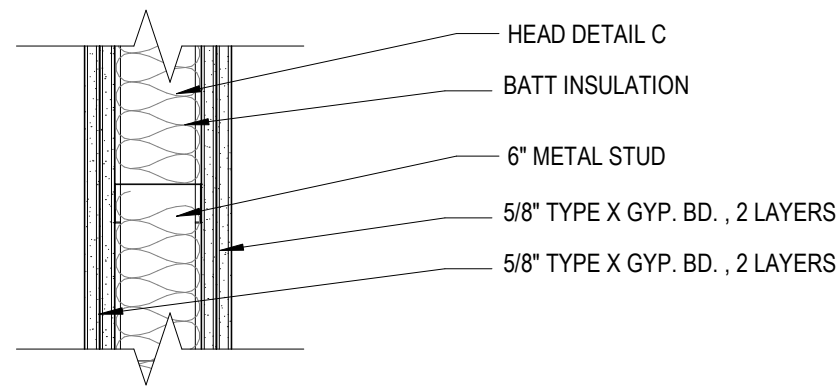
A HEAD DETAIL  
SCALE: 1 1/2" = 1'-0"



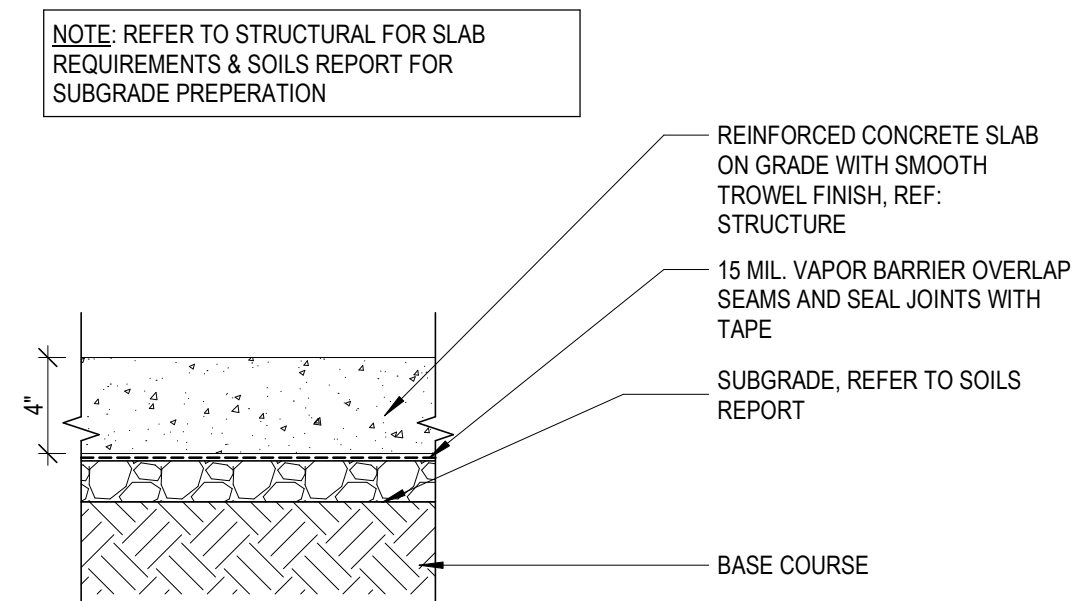
B BASE DETAIL  
SCALE: 1 1/2" = 1'-0"



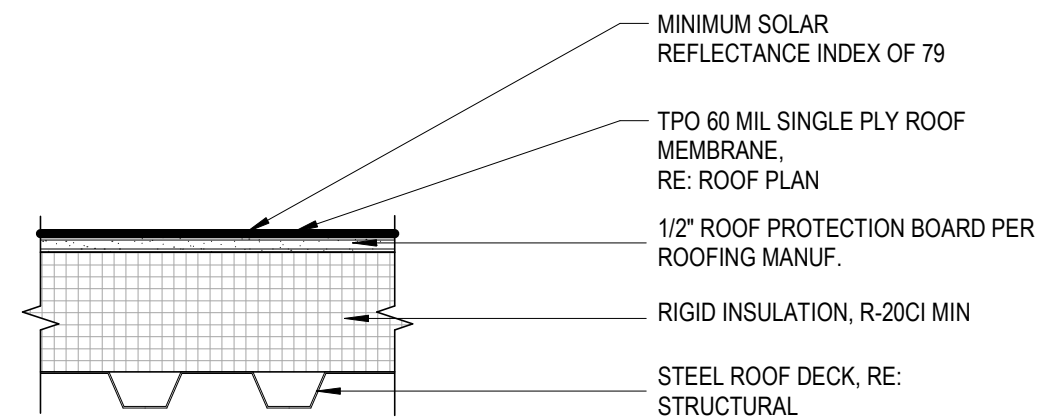
C HEAD DETAIL  
SCALE: 1 1/2" = 1'-0"



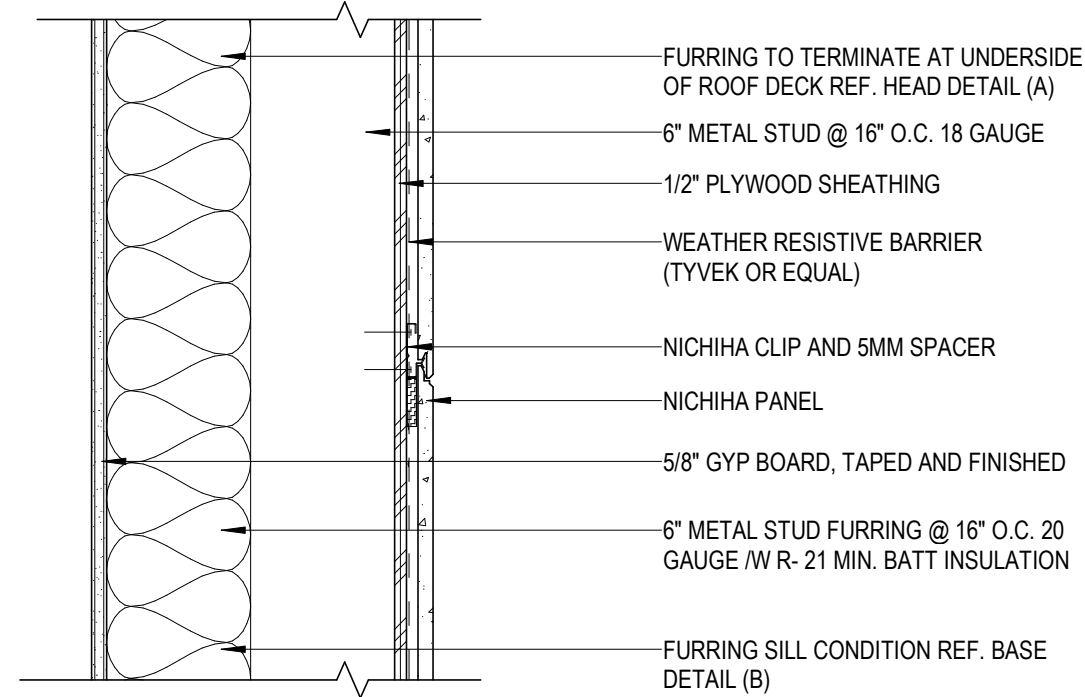
W-5 2 HOUR RATED INTERIOR PARTITION UL419  
SCALE: 1 1/2" = 1'-0"



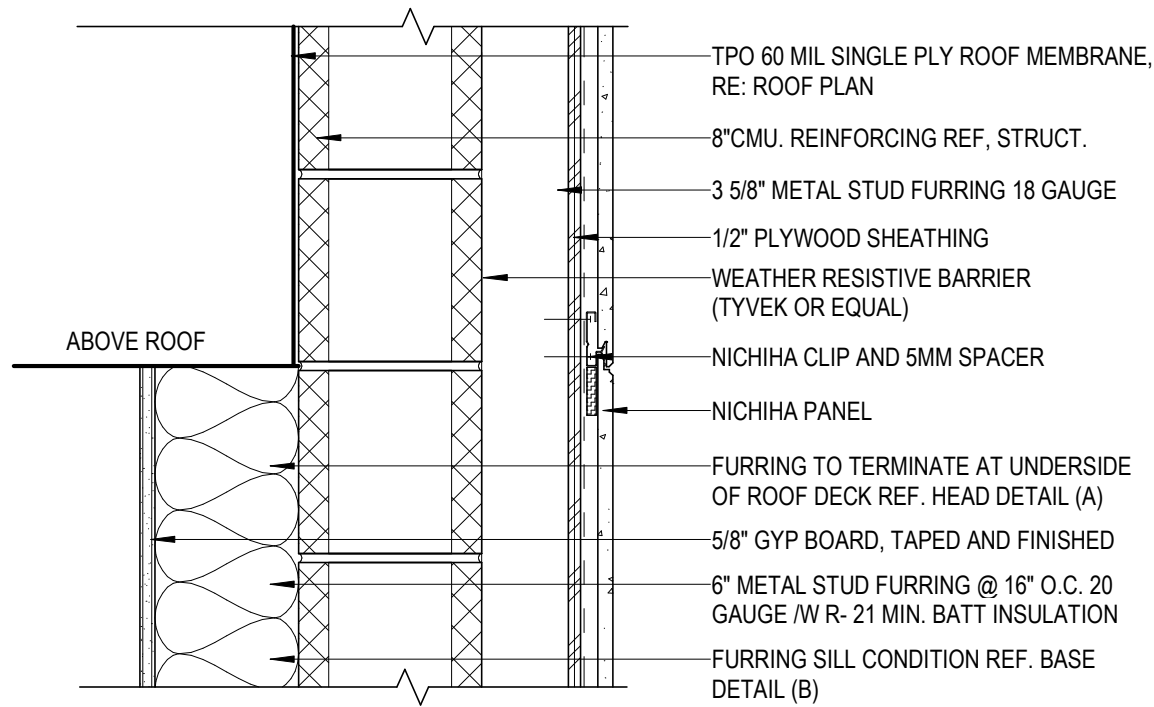
F-1 FLOOR ASSEMBLY  
SCALE: 1 1/2" = 1'-0"



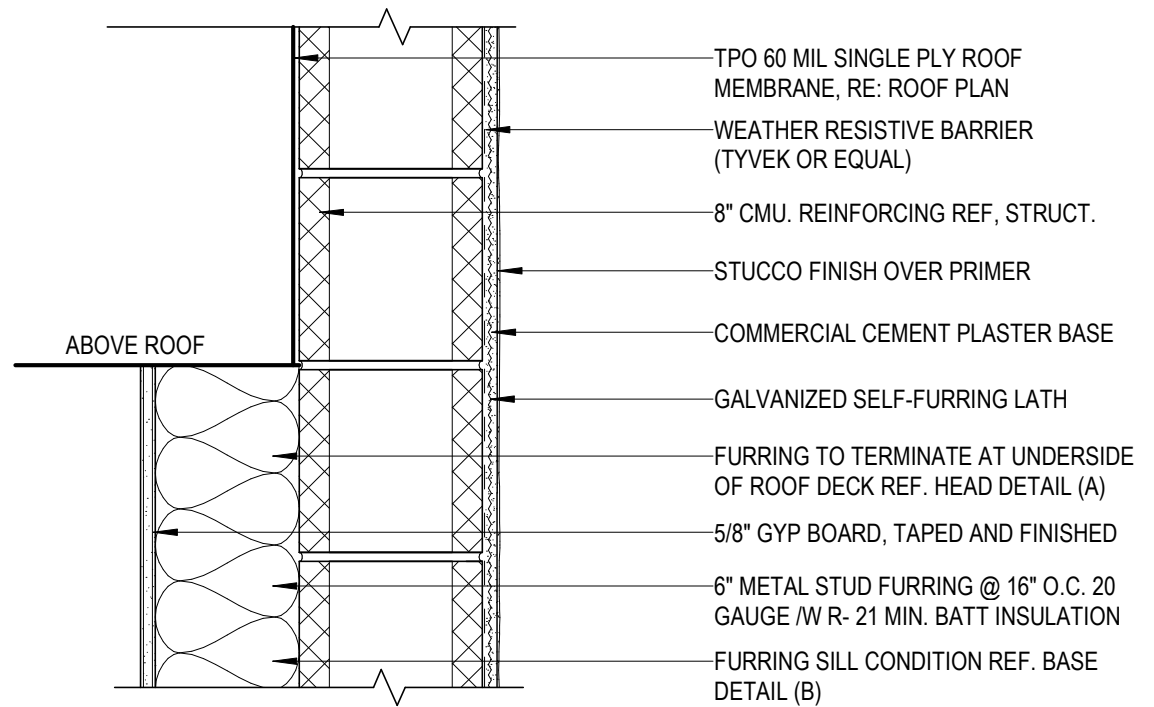
R-1 TPO ROOF - INSULATED  
SCALE: 1 1/2" = 1'-0"



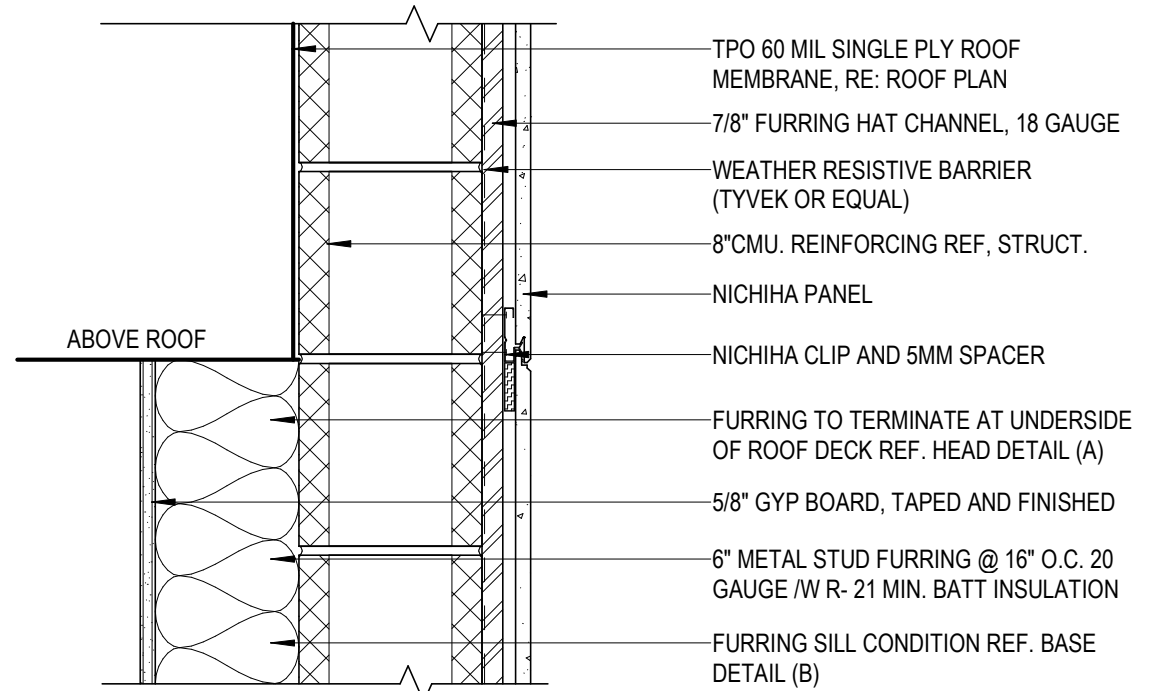
W-4 NICHIIHA ON MTL STUD  
SCALE: 1 1/2" = 1'-0"



W-3 NICHIIHA ON CMU (FURRED OUT)  
SCALE: 1 1/2" = 1'-0"



W-2 STUCCO ON CMU  
SCALE: 1 1/2" = 1'-0"

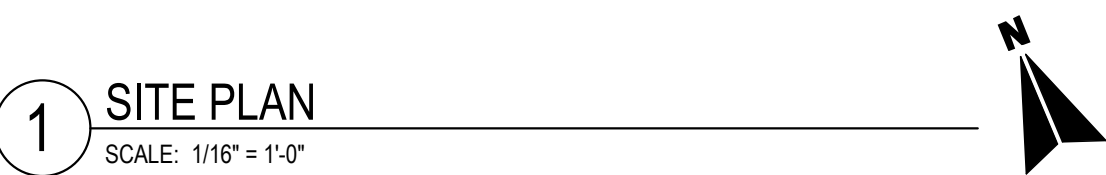


W-1 NICHIIHA ON CMU  
SCALE: 1 1/2" = 1'-0"



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1. FOR ALL PROPOSED SITE WALL, RETAINING WALL, OR FENCING, REF CIVIL DRAWINGS.
2. REFER TO CIVIL FOR PROPERTY, SITE, UTILITIES, AND HORIZONTAL CONTROL SURVEY INFORMATION.
3. REFER TO LANDSCAPING DRAWINGS FOR LANDSCAPING AND IRRIGATION INFORMATION.
4. COORDINATE UTILITIES WITH THE APPROPRIATE PROVIDER.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
6. ALONG ALL ACCESSIBLE MEANS OF TRAVEL, ALL GROSS SLOPES SHALL BE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL.
7. ALONG ALL ACCESSIBLE MEANS OF TRAVEL, SLOPES PARALLEL TO THE DIRECTION OF TRAVEL SHALL BE LESS THAN 8%.
8. ADA PARKING AISLES AND PARKING SPACES SHALL HAVE LESS THAN 1% SLOPE IN ANY DIRECTION.
9. DETECTABLE WARNING STRIPS ARE REQUIRED AT CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. IN ADDITION, ANY SIDE FLARES SHALL BE LIMITED AT A MAXIMUM SLOPE OF 8.33%.

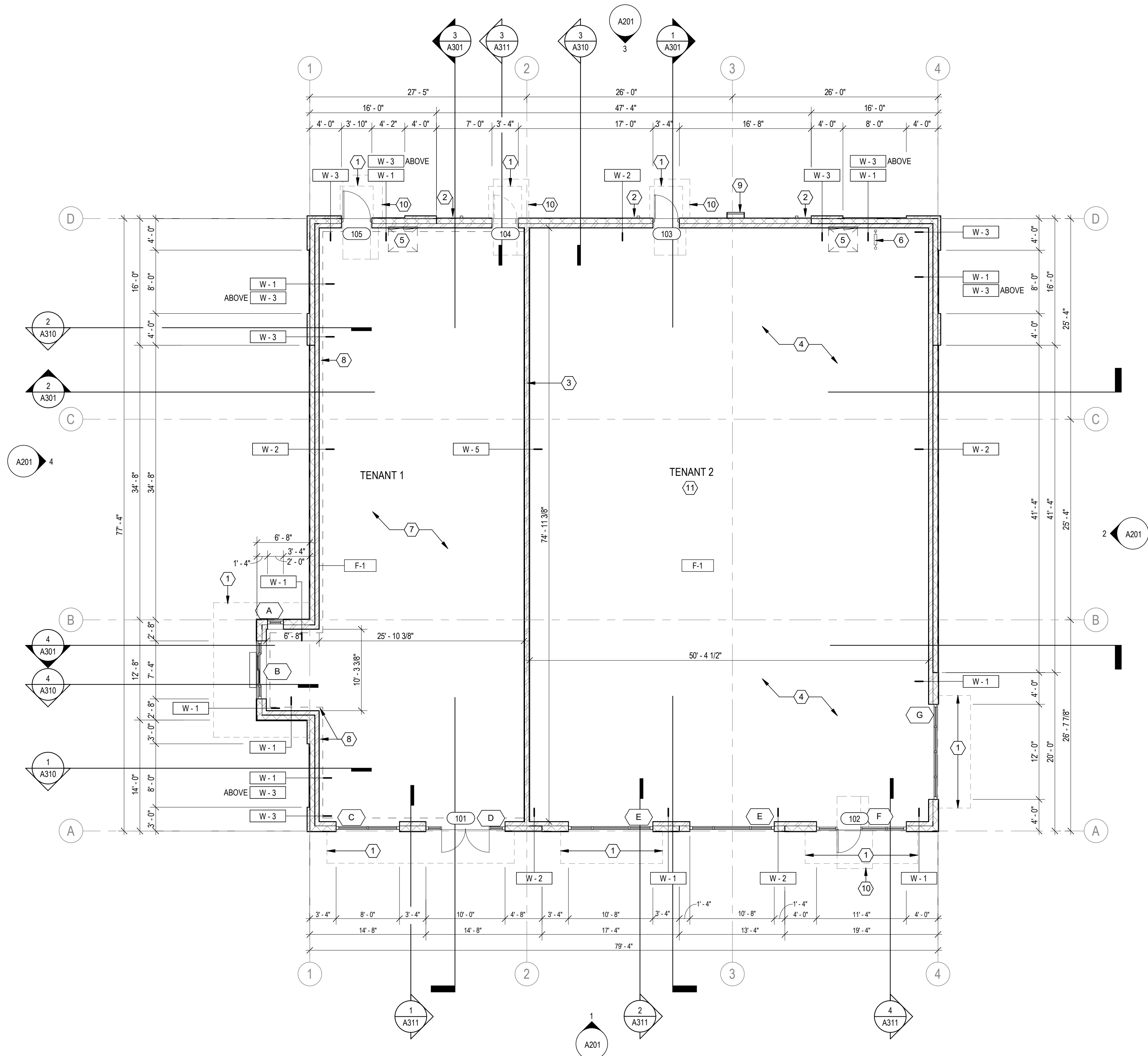
-  PROPERTY LINE  
 ADA POINT OF TRAVEL

- 1 LANDSCAPE AREA  
2 ACCESSIBLE PATH OF TRAVEL  
3 6" CONCRETE CURB, BAY  
4 LOCATION FOR PAD MOUNTED TRANSFORMER  
5 ACCESSIBLE PARKING AND SIGNAGE  
6 TRASH AND RECYCLING AREA  
7 HOSE BIBB  
8 STORMWATER RETENTION AREA REF. CIVIL  
9 DRIVE THROUGH EQUIPMENT REF. CIVIL  
10 SITE LIGHTING, TYP. REF. PHOTOMETRIC PLANS  
11 PATIO AND SEATING AREA REF. CIVIL

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

#### FLOOR PLAN NOTES:

1. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES.
2. IN THE EVENT OF AN OMITTED NECESSARY DIMENSION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER.
3. VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES, AT JOB SITE PRIOR TO COMMENCING WORK.
4. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF WORK AND EQUIPMENT FURNISHED BY OWNER WITH THE MANUFACTURER OR SUPPLIER PRIOR TO COMMENCING CONSTRUCTION ON WORK PERTAINING TO THE SAME.
5. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
6. ERRORS AND OR OMISSIONS IN DOOR OR STOREFRONT SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING THE WORK SHOWN ON THE DRAWINGS TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.
7. INSTALL FIRE RETARDANT TREATED 2X6 SOLID WOOD BLOCKING AT ALL LOCATIONS WITH WALL MOUNTED EQUIPMENT.
8. PROVIDE MINIMUM 1" SLIP JOINT AT ALL INTERIOR PARTITIONS WHICH EXTEND TO BOTTOM OF ROOF DECK/ROOF FRAMING.
9. INTERIOR DIMENSIONS ARE GIVEN FROM FINISH FACE OF WALL ASSEMBLY TO FINISH FACE OF WALL ASSEMBLY.
10. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STRUCTURE TO FACE OF STRUCTURE.
11. CONTRACTOR REQUIRED TO PROVIDE NECESSARY BLOCKING FOR ALL OWNER PROVIDED SIGNAGE.
12. FOR ALL AIR CONDITIONING EQUIPMENT, EXHAUST AND SUPPLY FANS, HVAC AND REFRIGERATION EQUIPMENT CURBS; CONTRACTOR SHALL PROVIDE AND INSTALL SUITABLE BLOCKING IN WALLS AND CEILINGS TO SUPPORT FIXTURES, EQUIPMENT, AND CANOPIES.
13. ALL EXTERIOR LANDINGS TO BE 1/2" MAX BELOW FINISH FLOOR, TYPICAL.
14. PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE AS REQUIRED BY CODE AT ALL EXIT DOORS.
15. ALL INTERIOR DOORS SHALL BE 4" FROM ADJACENT PERPENDICULAR WALL UNO

#### FIRE ALARM SYSTEM NOTES:

1. AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT BUILDING/FIRE CODES AND NFPA 72.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, SUBMITTAL, APPROVAL, AND INSTALLATION OF FIRE DETECTION SYSTEM. A COPY OF APPROVED CONSTRUCTION DOCUMENTS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED TO ARCHITECT OF RECORD PRIOR TO INSTALLATION.

#### KEY NOTES

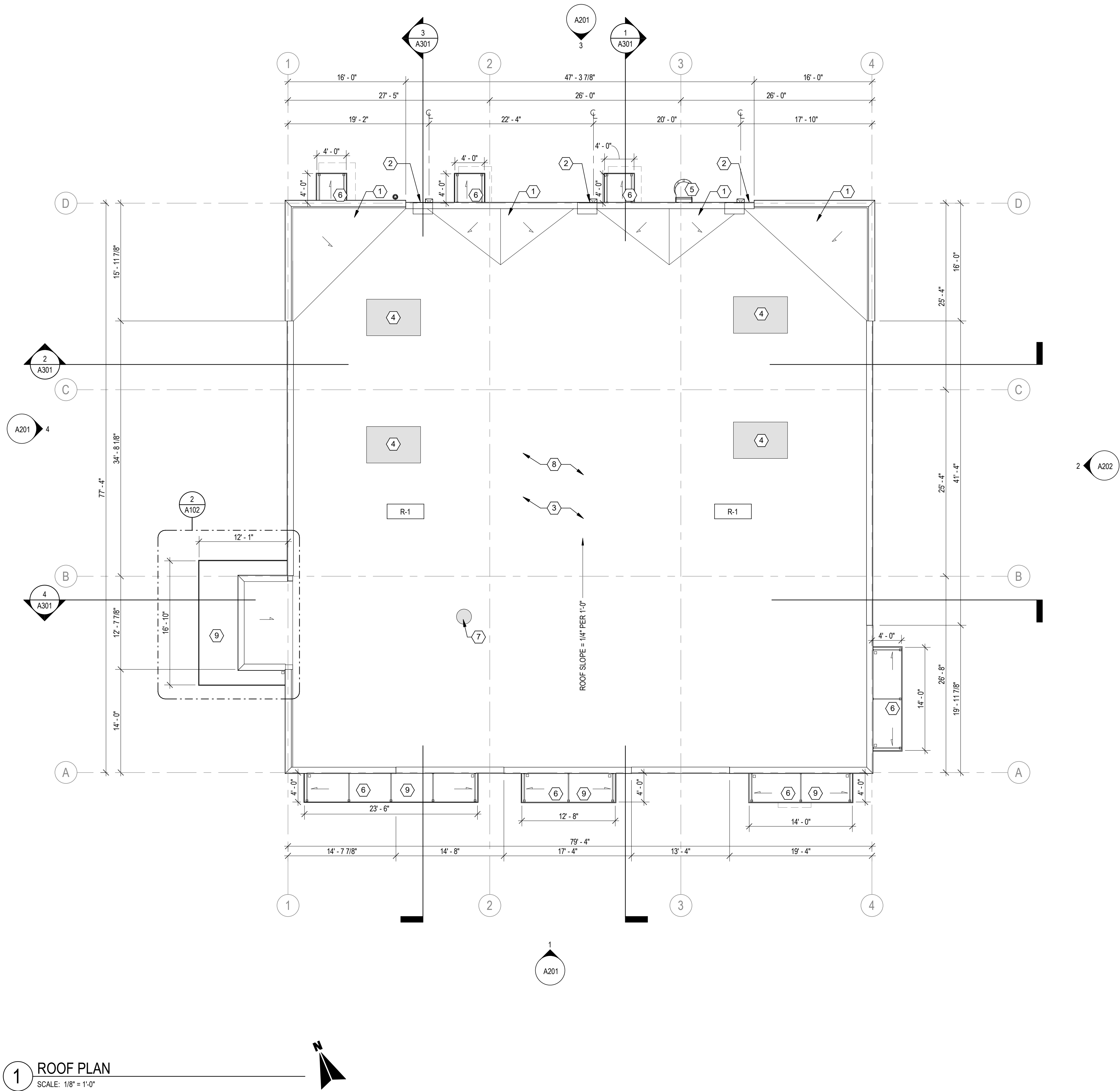
1. OUTLINE OF CANOPY ABOVE, SEE ROOF PLAN AND EXTERIOR ELEVATIONS
2. ROOF SCUPPER AND DOWNSPOUT
3. 2 HOUR RATED DEMISING WALL
4. 4" CONCRETE SLAB, REF. STRUCT.
5. ELECTRICAL PANEL LOCATIONS. MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE.
6. BFP AND WATER ENTRY, MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE.
7. SLAB LEAVEOUT
8. 12" RIBBON SLAB REF. STRUCTURAL
9. ROOF LADDER W/ FALL PROTECTION SYSTEM. BASIS OF DESIGN O'KEEFFE'S, INC. LAD533 - REF. 8/A630
10. ADA MANEUVERING CLEARANCES
11. IN LIEU OF R-21 BATT INSULATION FOR TENANT #2's EXTERIOR WALLS ONLY, PROVIDE R-13 MINIMUM INSULATION IN COMPLIANCE WITH FLORIDA ENERGY CODE



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ROOF PLAN NOTES:

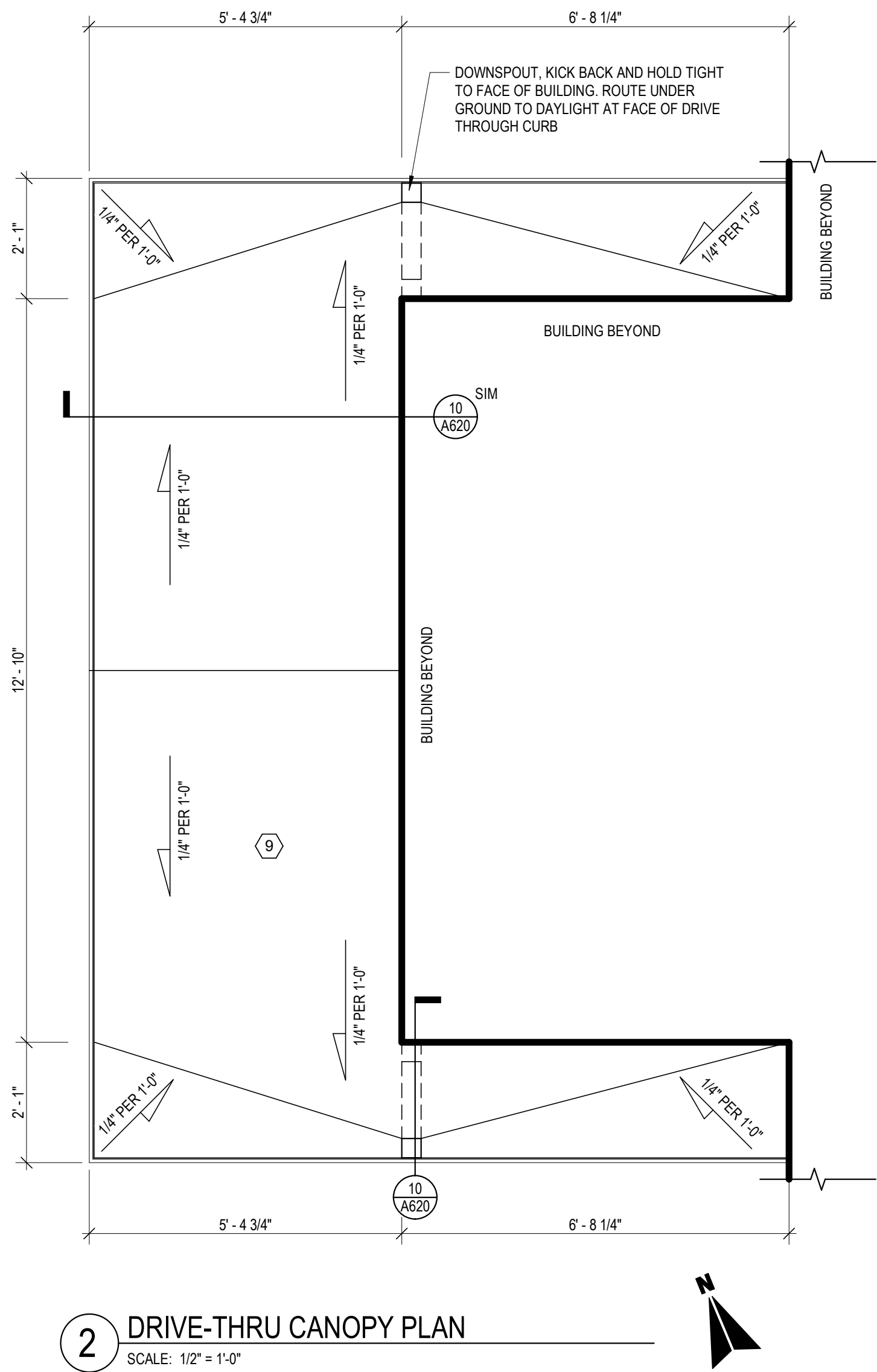
1. CONTRACTOR SHALL PAINT ALL UNSCREENED ROOF EQUIPMENT TO MATCH ROOFING MEMBRANE.
2. ALL SHEET METAL EXPANSION JOINTS SHALL BE "DRIVE CLEAT" LOCKS. ALL SEAMS OR JOINTS SHALL BE SEALED (COLOR TO MATCH COPING). ALL SHEET METAL COPING OR FLASHING SHALL MEET MINIMUM REQUIREMENTS PER SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION).
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR PARAPET FLASHING FOR REVIEW PRIOR TO FABRICATION.
4. ROOFING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. FLASHING AND ROOFING DETAILS - BECAUSE ROOFING MANUFACTURERS HAVE DIFFERENT DETAILS FOR INSTALLATION OF THEIR ROOF SYSTEMS, FLASHING CONDITIONS, ETC. THE DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED DESIGN INTENT. ITEMS SUCH AS PARAPET FLASHING, CANTS, BLOCKING, ROOF PENETRATIONS, AND EXPANSION JOINTS ARE TO BE INSTALLED PER MANUFACTURERS DETAILS. THE CONTRACTOR IS TO SUBMIT MANUFACTURERS STANDARD DETAILS TO ARCHITECT PRIOR TO THE BEGINNING OF WORK.
6. REFER TO STRUCTURAL DRAWINGS FOR DECK BEARING ELEVATION AT ROOF STRUCTURE.
7. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ITEMS ON OR THROUGH ROOF.
8. CLEAN ROOF OF ALL CONSTRUCTION DEBRIS DURING CONSTRUCTION AND AT PROJECT COMPLETION.

ROOF PLAN LEGEND:

- LINE OF HIGH PARAPET ROOF OUTLINE ABOVE
- LINE OF ROOF CRICKETING
- ← SLOPE DIRECTION OF CRICKETING, ALL ROOF CRICKETING TO BE SLOPED AT 1/2"/12" MIN
- MECHANICAL ZONE

KEY NOTES

- 1. ROOF CRICKET - BUILT-UP ROOF INSULATION TO SLOPE AREA TO DRAIN.
- 2. ROOF SCUPPER AND DOWNSPOUT
- 3. AREA FOR FUTURE SOLAR PANELS, OPTIONAL, TBD.
- 4. RTU, LOCATION TO BE COORDINATED WITH TENANT AOR
- 5. ROOF LADDER W/ FALL PROTECTION SYSTEM. BASIS OF DESIGN O'KEEFE'S, INC. LAD533 - REF. 8/A630
- 6. PRE-MANUF. METAL CANOPY, MAPES CANOPY BASIS OF DESIGN
- 7. EXHAUST FAN, HOLD 10" MIN. FRESH AIR INTAKE
- 8. ENTIRE ROOF DESIGNED AS MECHANICAL ZONE, REF. TO STRUCTURAL
- 9. CANOPY TO BE PROVIDED WITH RECESSED CAN LIGHTING, LIGHTING TO BE CENTERED AND EQUALED TO CANOPY EXTENTS. REF. ELECTRICAL



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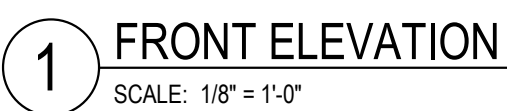
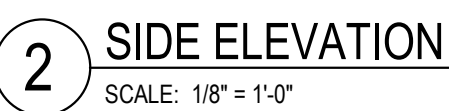
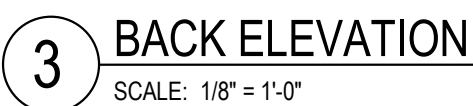
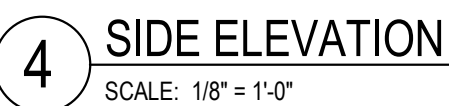
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	WINDOW TAG
	MATERIAL TAG
	PLYWOOD SHEATHING FOR FUTURE SIGNAGE.
	DOOR TAG

1 PRE-MANUF. METAL CANOPY, MAPES CANOPY BASIS OF DESIGN  
2 ROOF LADDER W/ FALL PROTECTION SYSTEM. BASIS OF DESIGN O'KEEFE'S, INC.  
LAD533 - REF. 8/A630  
3 ROOF SCUPPER AND DOWNSPOUT, REF: 1/A630  
4 EXTERIOR BUILDING LIGHT, TYP. MOUNT B.O. FIXTURE AT 5' 2" A.F.F. REF:  
PHOTOMETRIC PLAN

TAG	MATERIAL	COLOR	MANUF.	NOTES	FLORIDA PRODUCT APPROVAL
NC-1	FIBER CEMENT PANEL	CEDAR - VINTAGE WOOD	NICHIHA	-	FL12098.2-R10
NC-2	FIBER CEMENT PANEL	INDIGO - RIBBED	NICHIHA	-	FL12098.2-R10
NC-3	FIBER CEMENT PANEL	MIDNIGHT - MODENBRICK	NICHIHA	-	FL12098.2-R10
STC-1	STUCCO	LIGHT BROWN	TBD.	SW9093	-
STC-2	STUCCO	DARK BROWN	TBD.	IMPACT RATED-SW6103	-
G-1	GLAZING	CLEAR GLAZING	TBD.	HURRICANE GLASS	-
MTL-1	BREAK METAL	DARK BRONZE	TBD.	-	-
PT-1	PAINT	MATCH MTL-1	TBD.	-	-
SF-1	STOREFRONT	DARK BRONZE - IR521T	KAWNEER	-	FL47012.1-R7

1. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
3. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
4. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
5. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
6. MAKE SURE CHECKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
7. EXPOSED STEEL CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING



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**MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS**

US 90 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

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## BUILDING SECTIONS

A301

## KEY NOTES

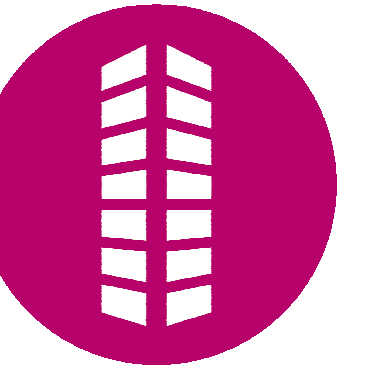
- 1 RTU, LOCATION TO BE COORDINATED WITH TENANT AOR  
2 PRE-MANUF. METAL CANOPY, MAPES CANOPY BASIS OF DESIGN  
3 <varies>  
4 ELECTRICAL PANEL LOCATIONS. MAINTAIN MINIMUM CLEARANCES AS REQUIRED BY  
CODE.







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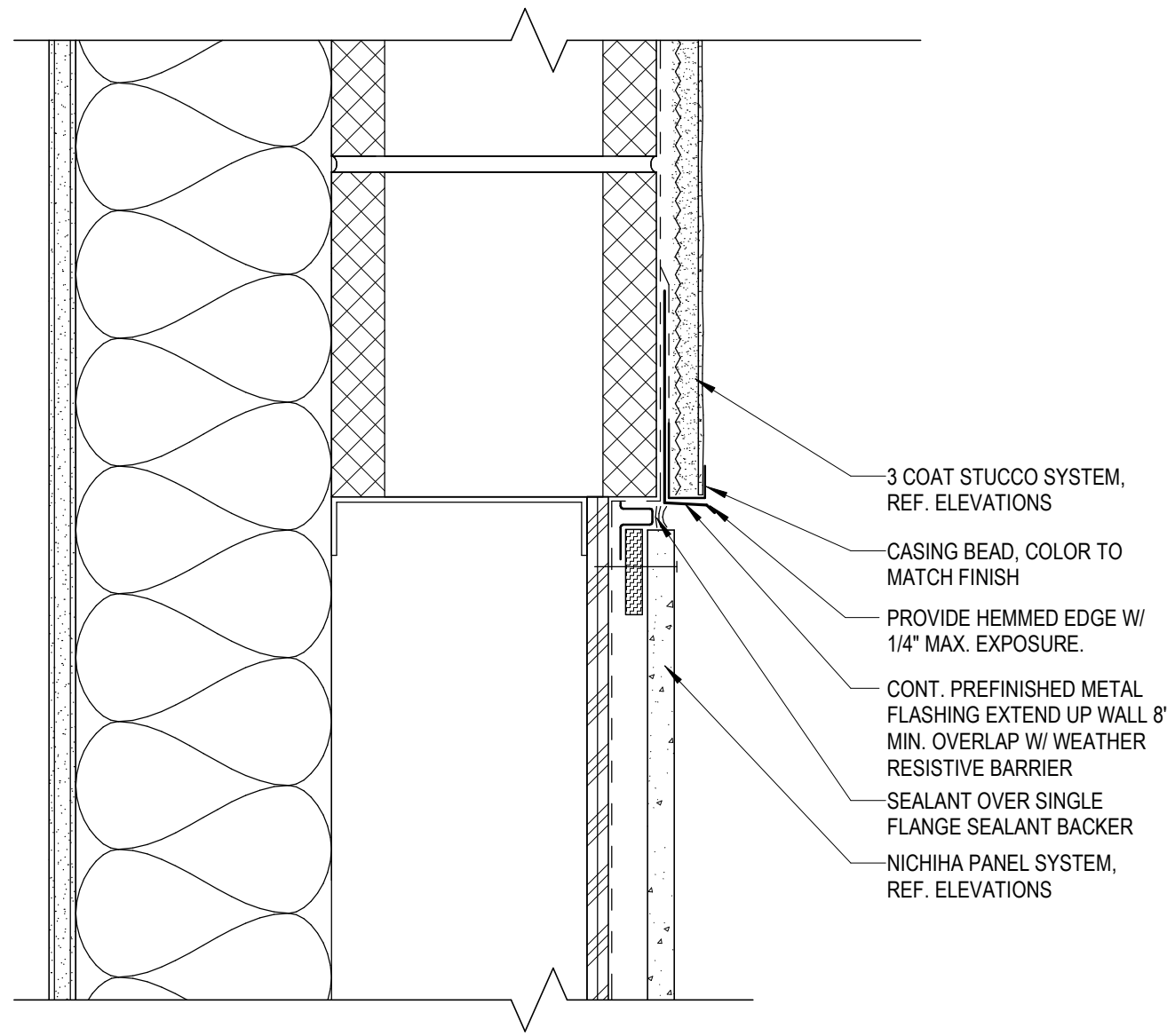
US 90 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

[illegible]

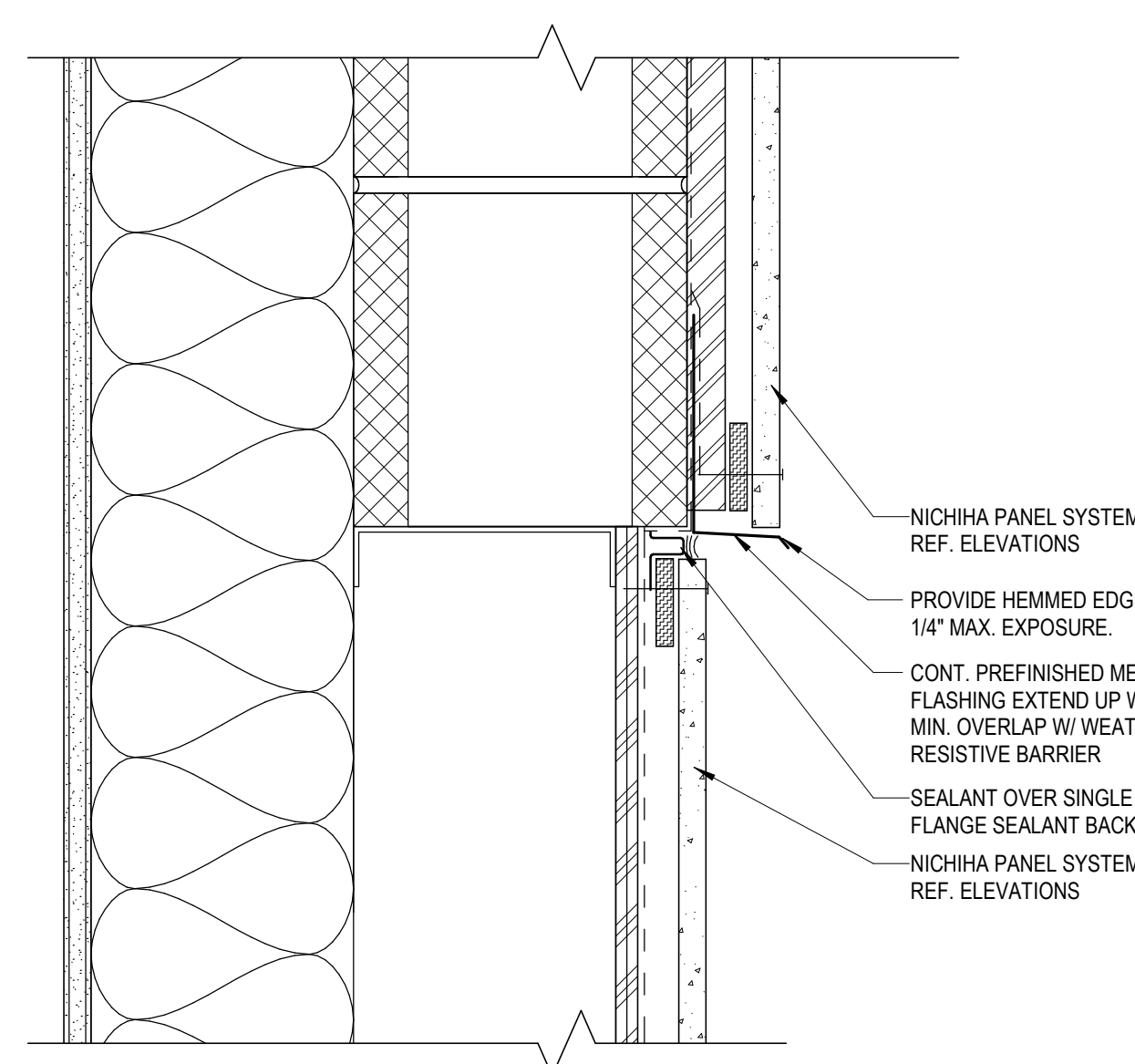
Project No:	ECA000001.30
Drawn By:	HMS
Checked By:	AD

## TRANSITION DETAILS

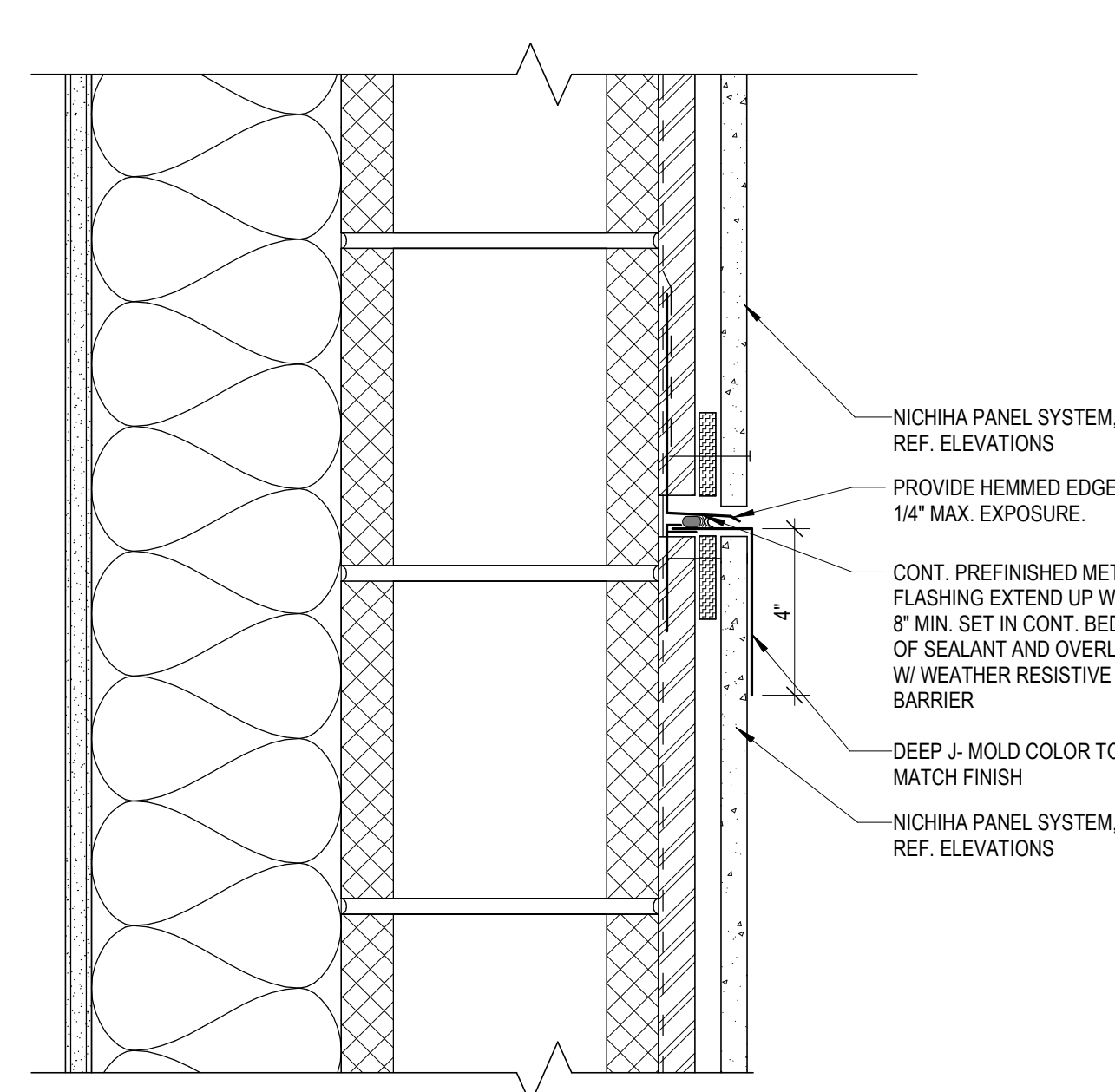
A601



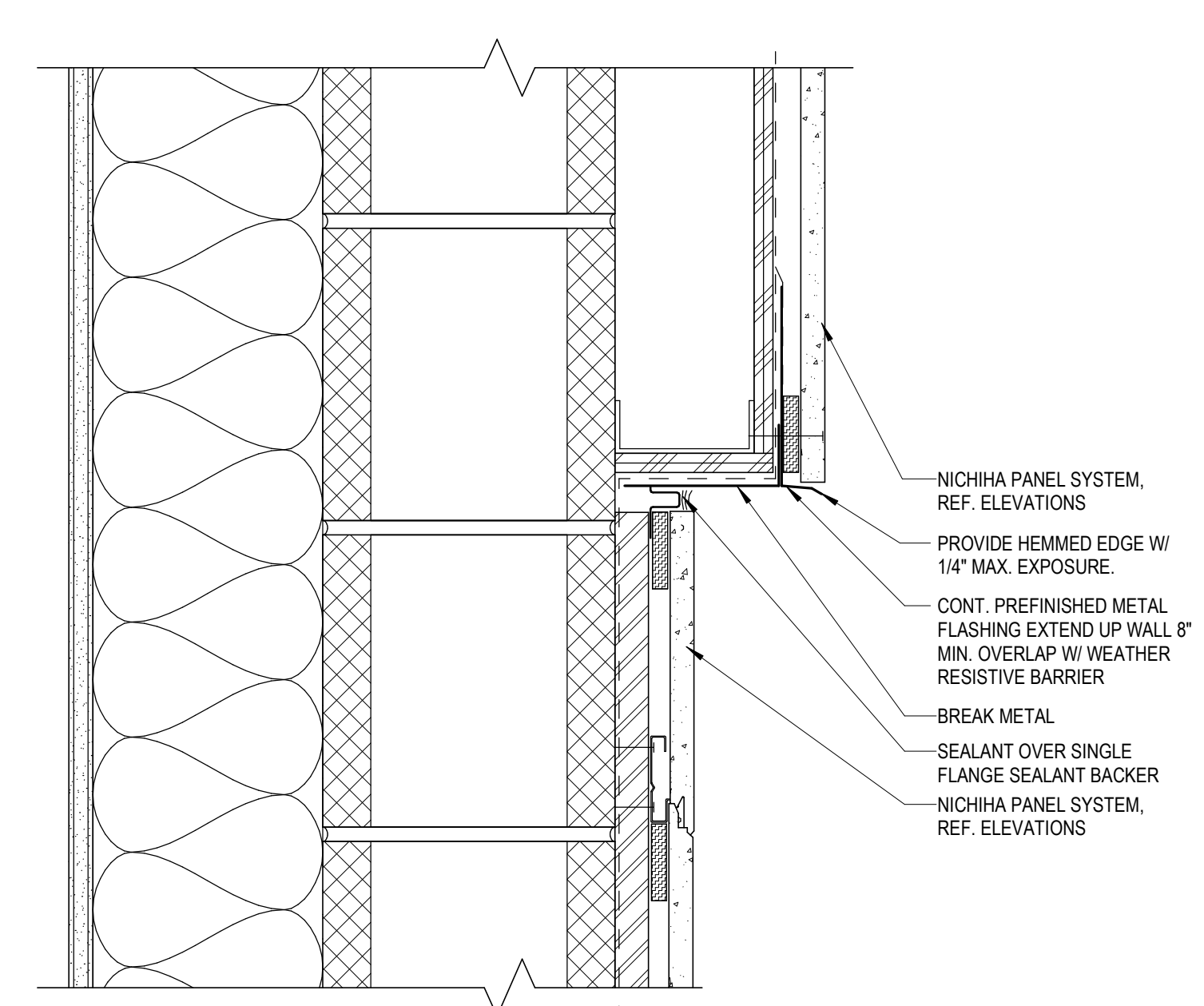
12 VERT NICHHA (ON STUD) @ STUCCO  
SCALE: 3" = 1'-0"



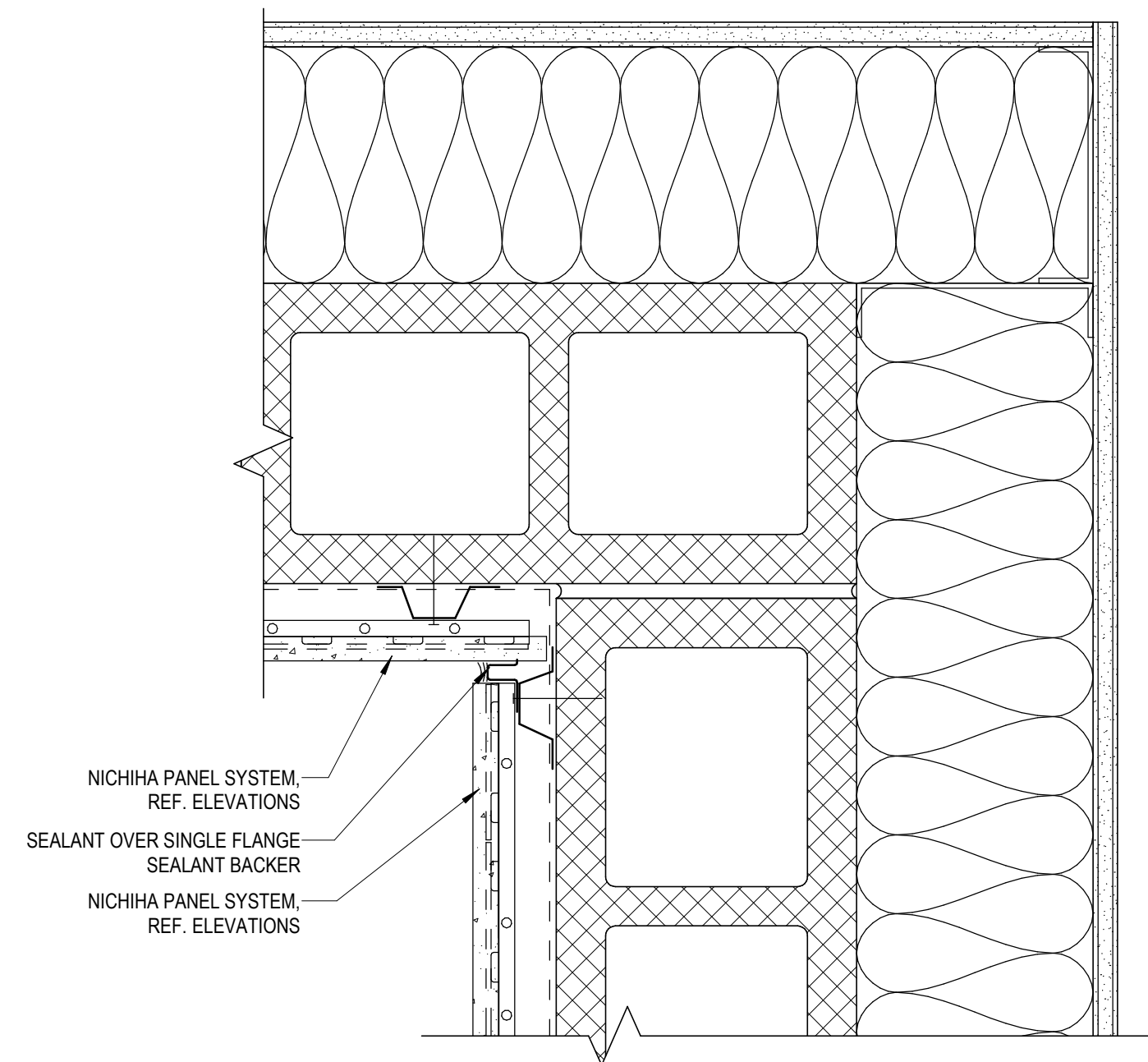
11 VERT NICHHA @ NICHHA (ON STUD)  
SCALE: 3" = 1'-0"



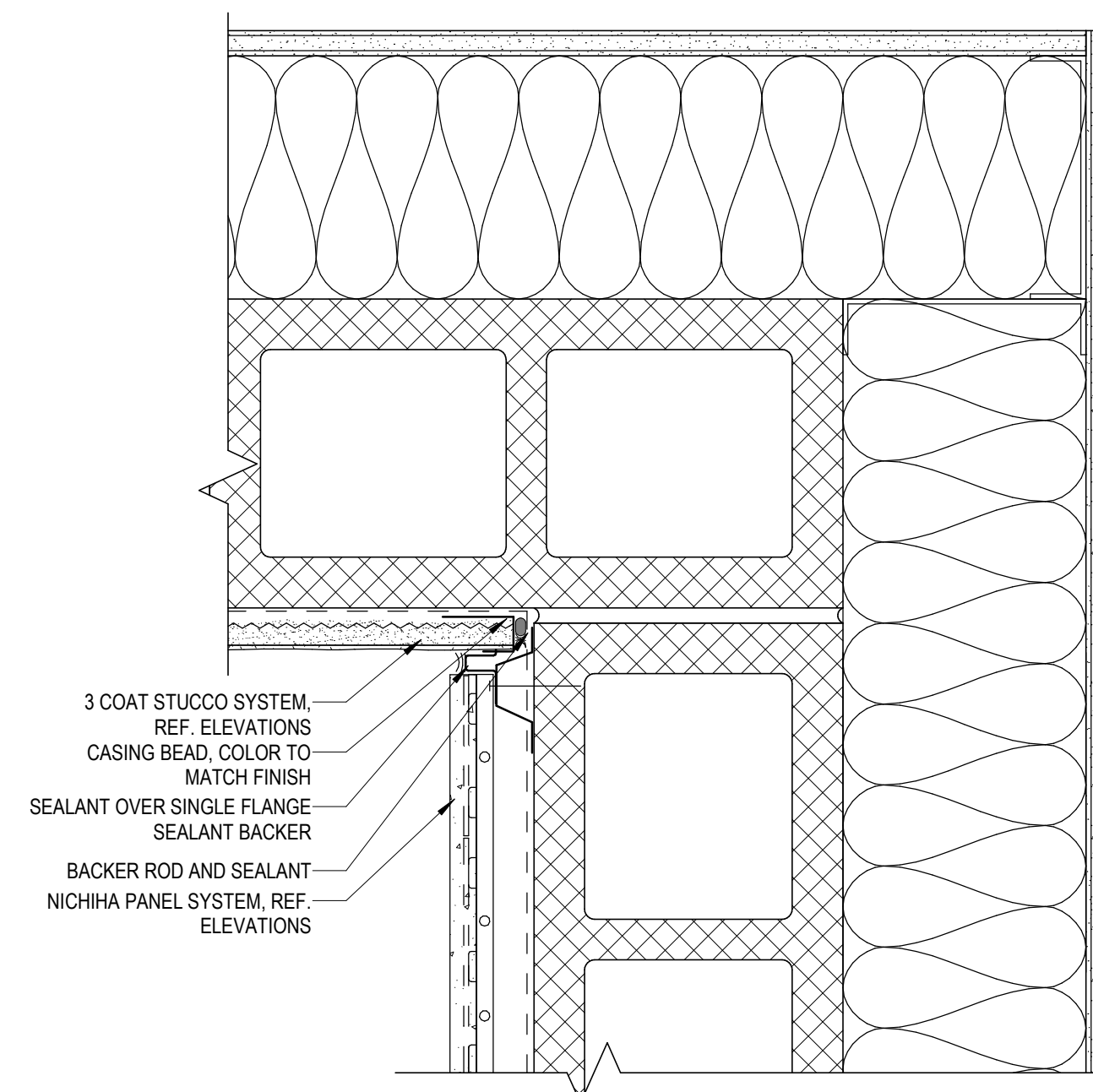
10 VERT NICHHA @ NICHHA  
SCALE: 3" = 1'-0"



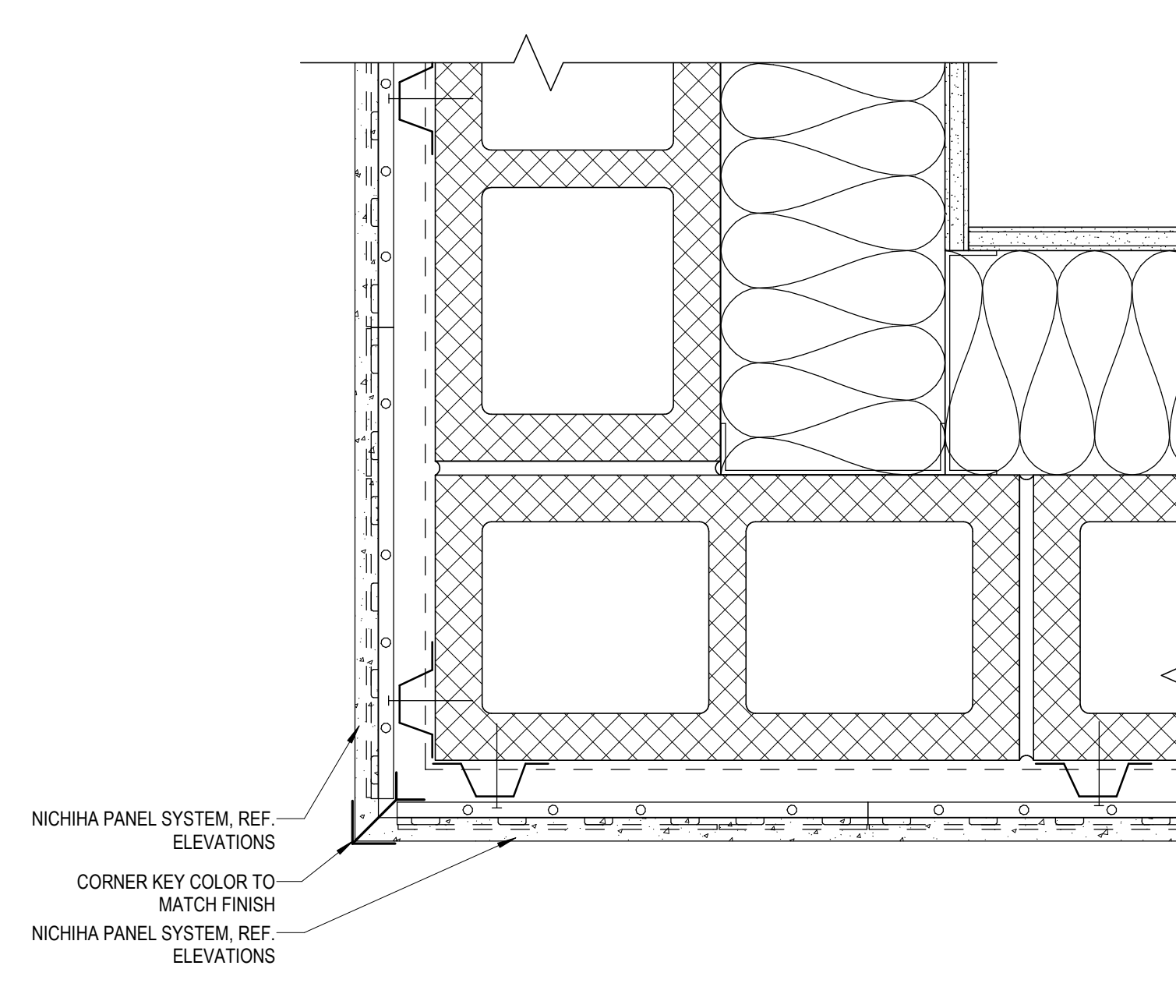
9 VERT NICHIIHA ( FURRED OUT) @ NICHIIHA  
SCALE: 3" = 1'-0"



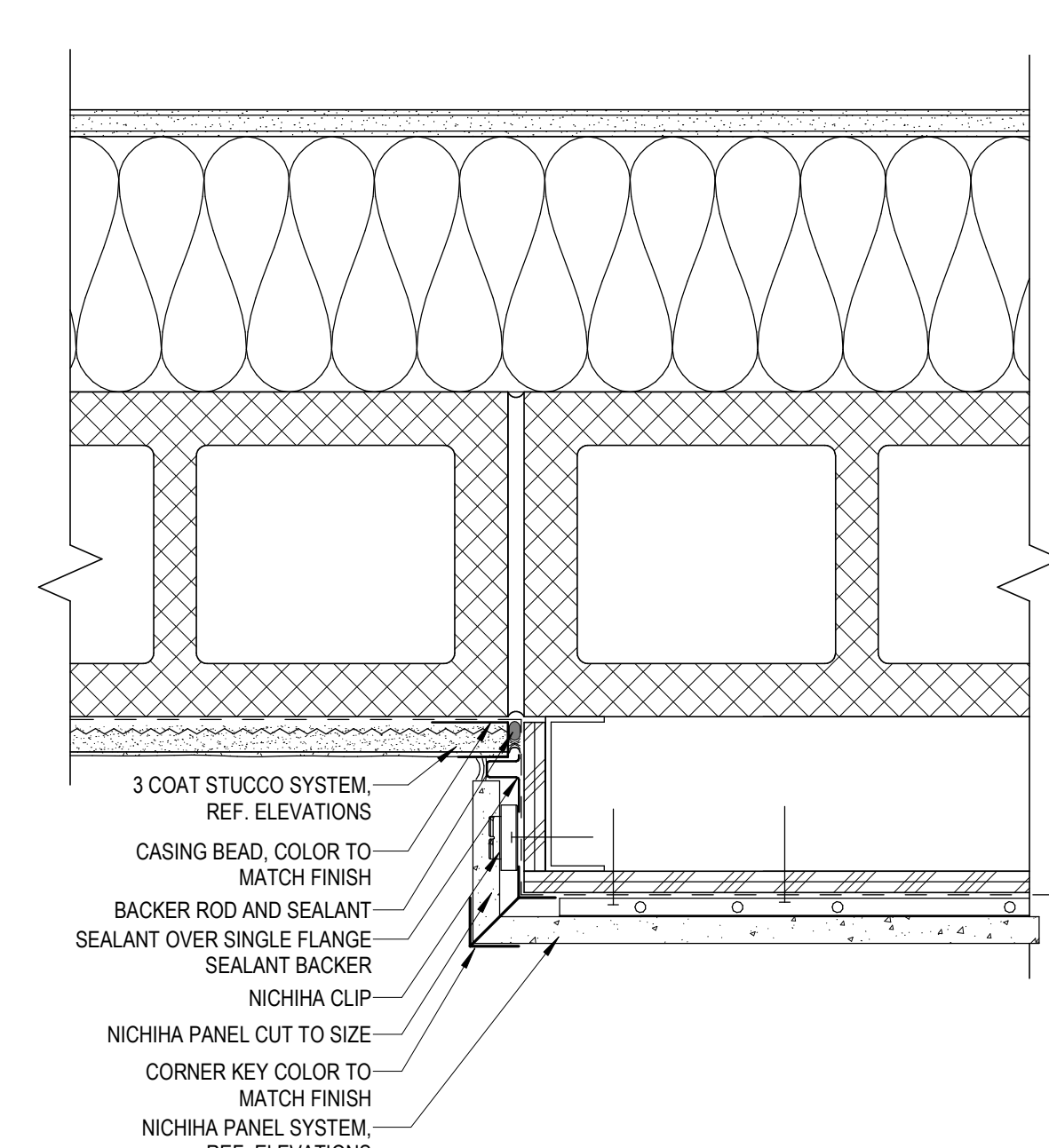
8 NICHHA - INSIDE CORNER  
SCALE: 3" = 1'-0"



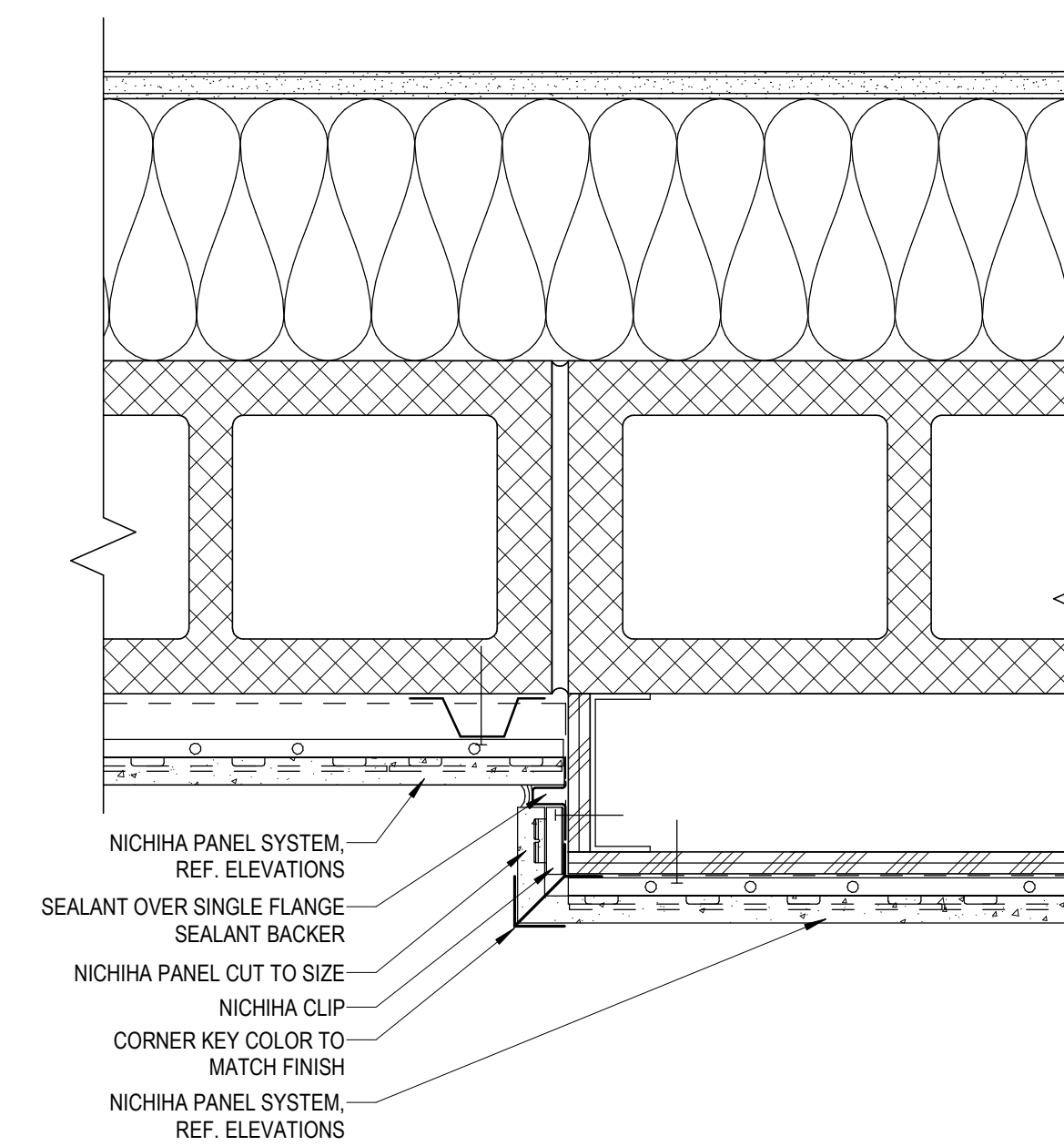
7 NICHHA @ STUCCO - INSIDE CORNER  
SCALE: 3" = 1'-0"



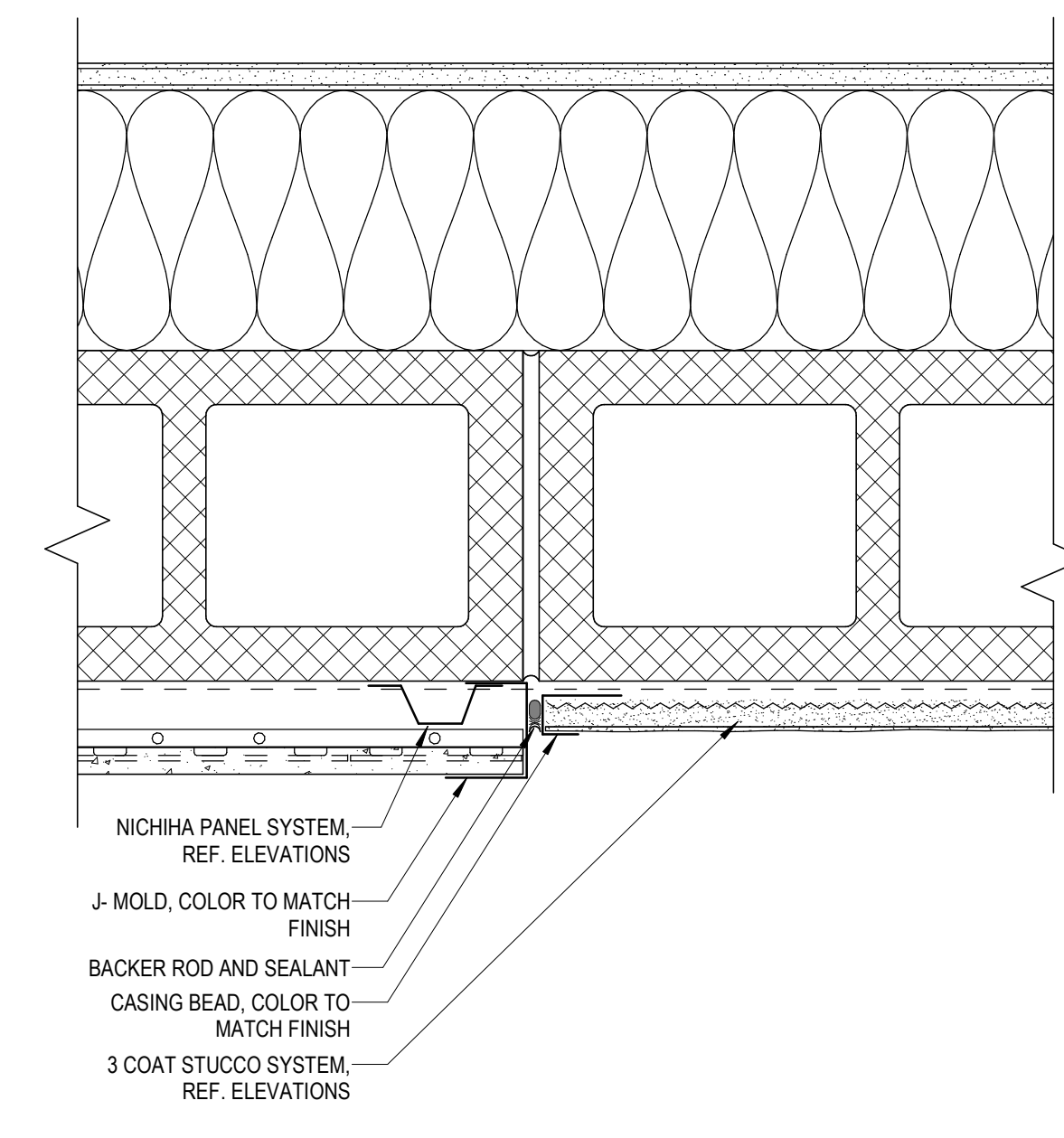
6 NICHHA - OUTSIDE CORNER  
SCALE: 3" = 1'-0"



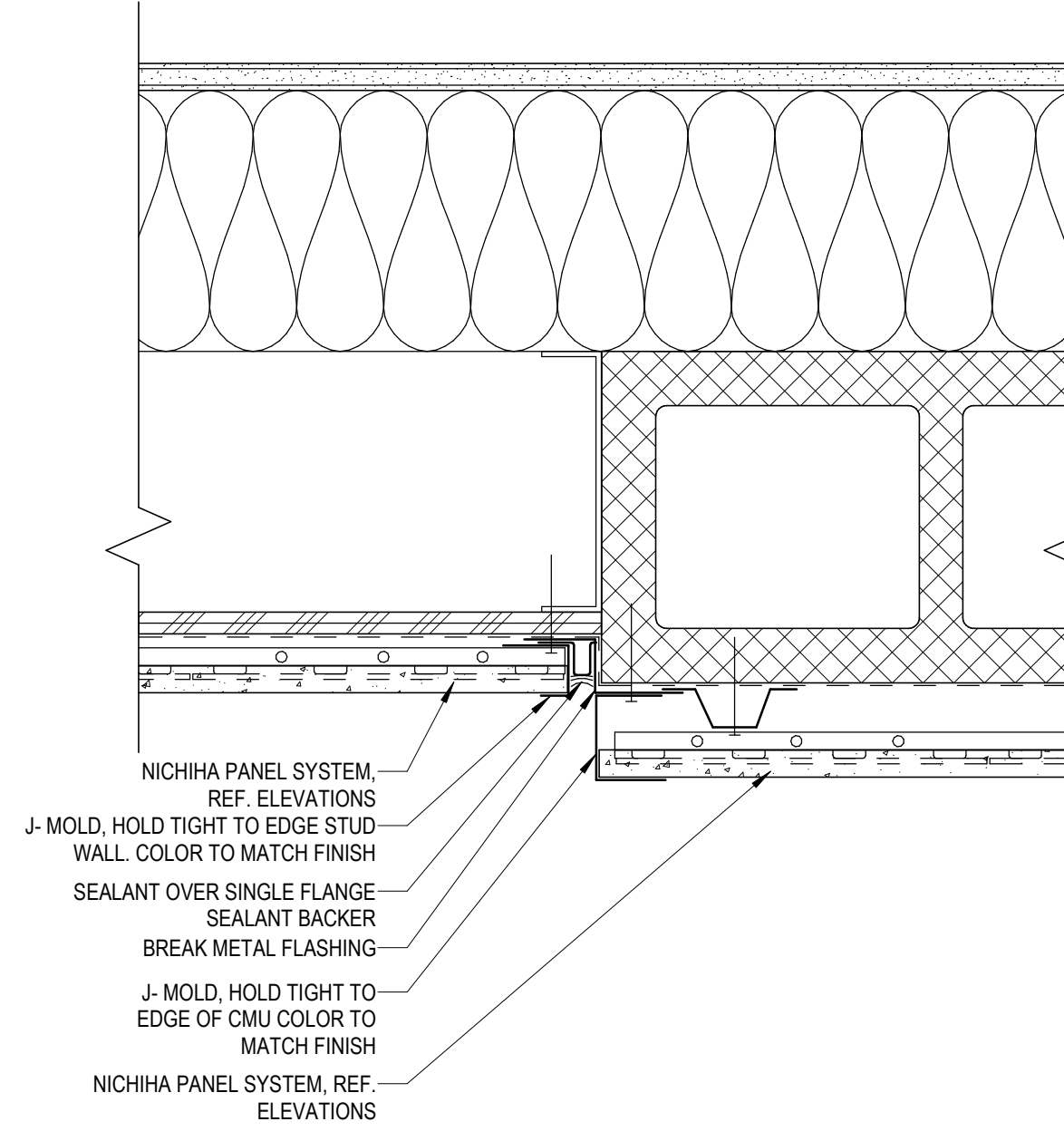
5 NICHIIHA (FURRED OUT) @ STUCCO  
SCALE: 3" = 1'-0"



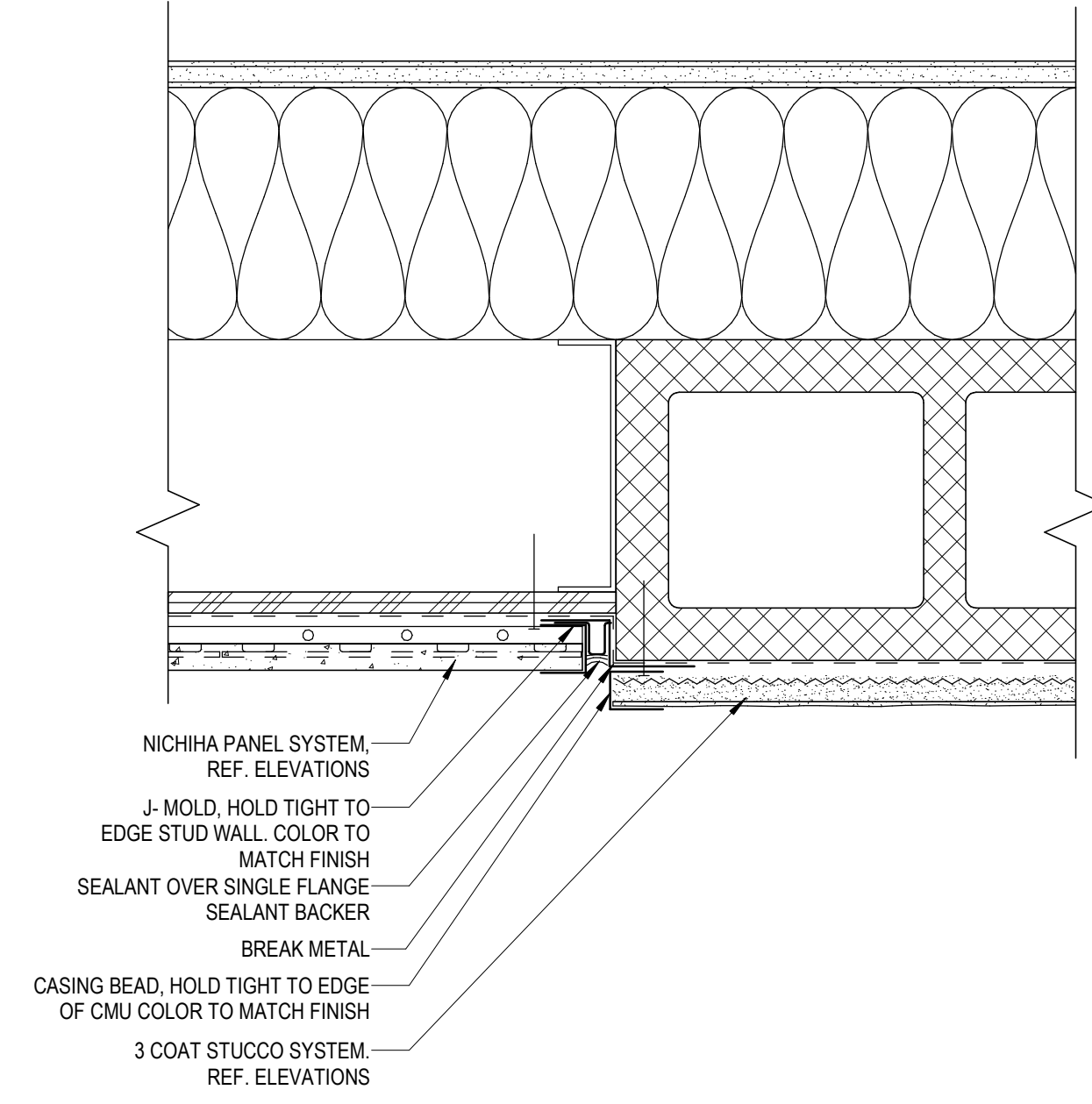
4 NICHIIHA (FURRED OUT) @ NICHIIHA  
SCALE: 3" = 1'-0"



3 NICHHA @ STUCCO  
SCALE: 3" = 1'-0"

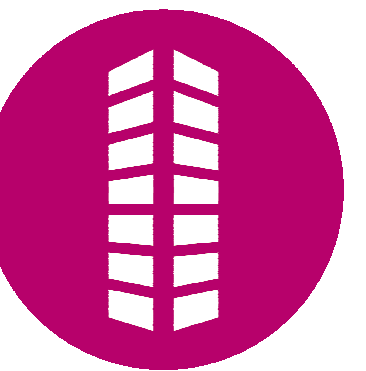


2 NICHIIHA (ON STUD) @ NICHIIHA  
SCALE: 3" = 1'-0"



1 NICHIBA (ON STUD) @ STUCCO  
SCALE: 3" = 1'-0"

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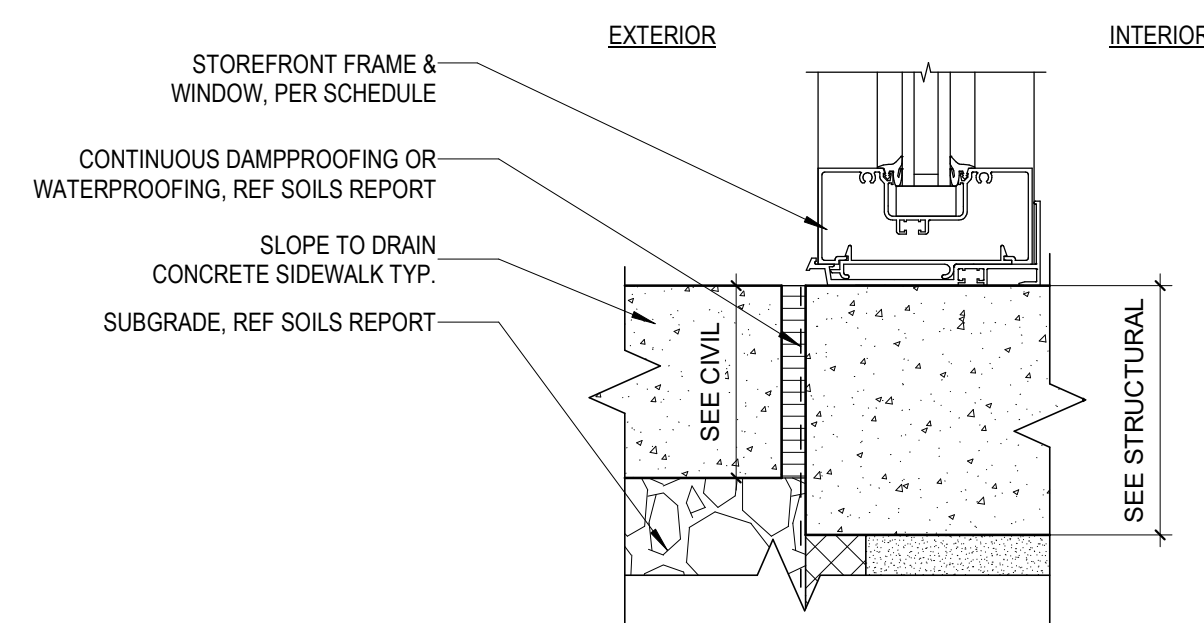
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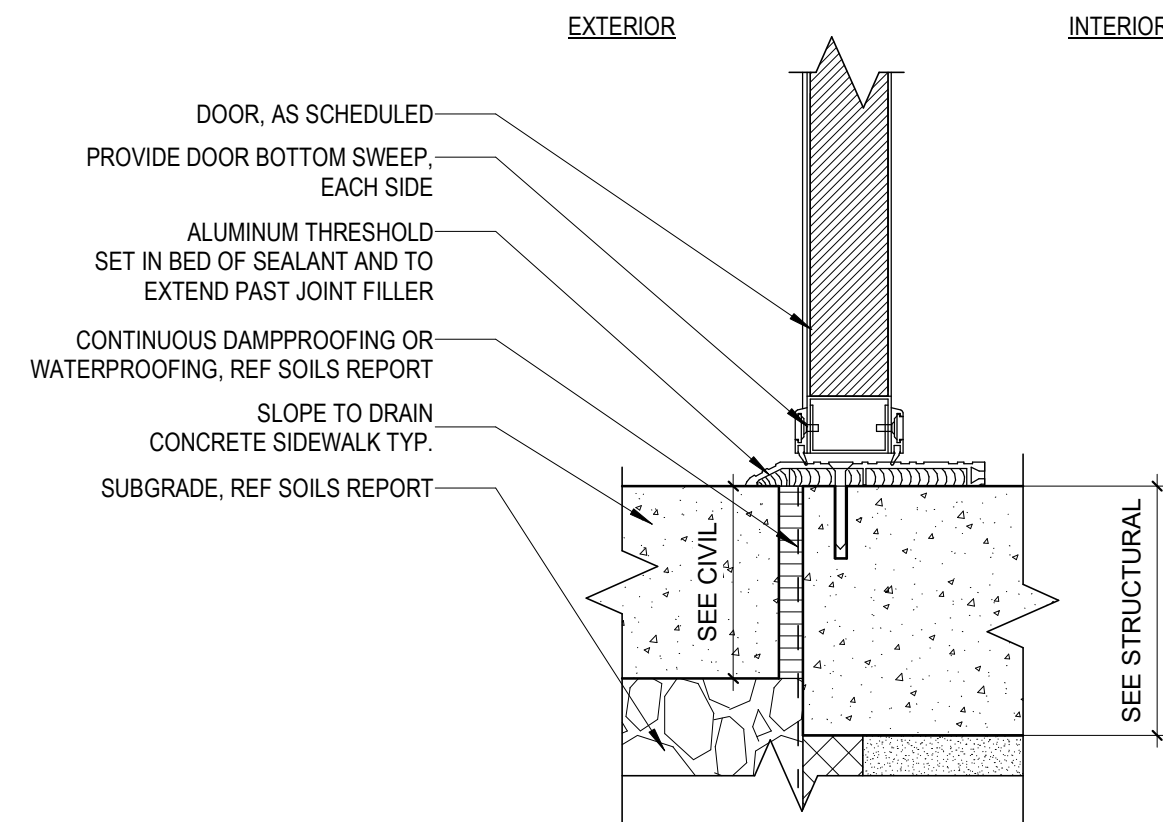
Project No:	ECA000001.30
Drawn By:	HMS
Checked By:	AD

## OPENING DETAILS

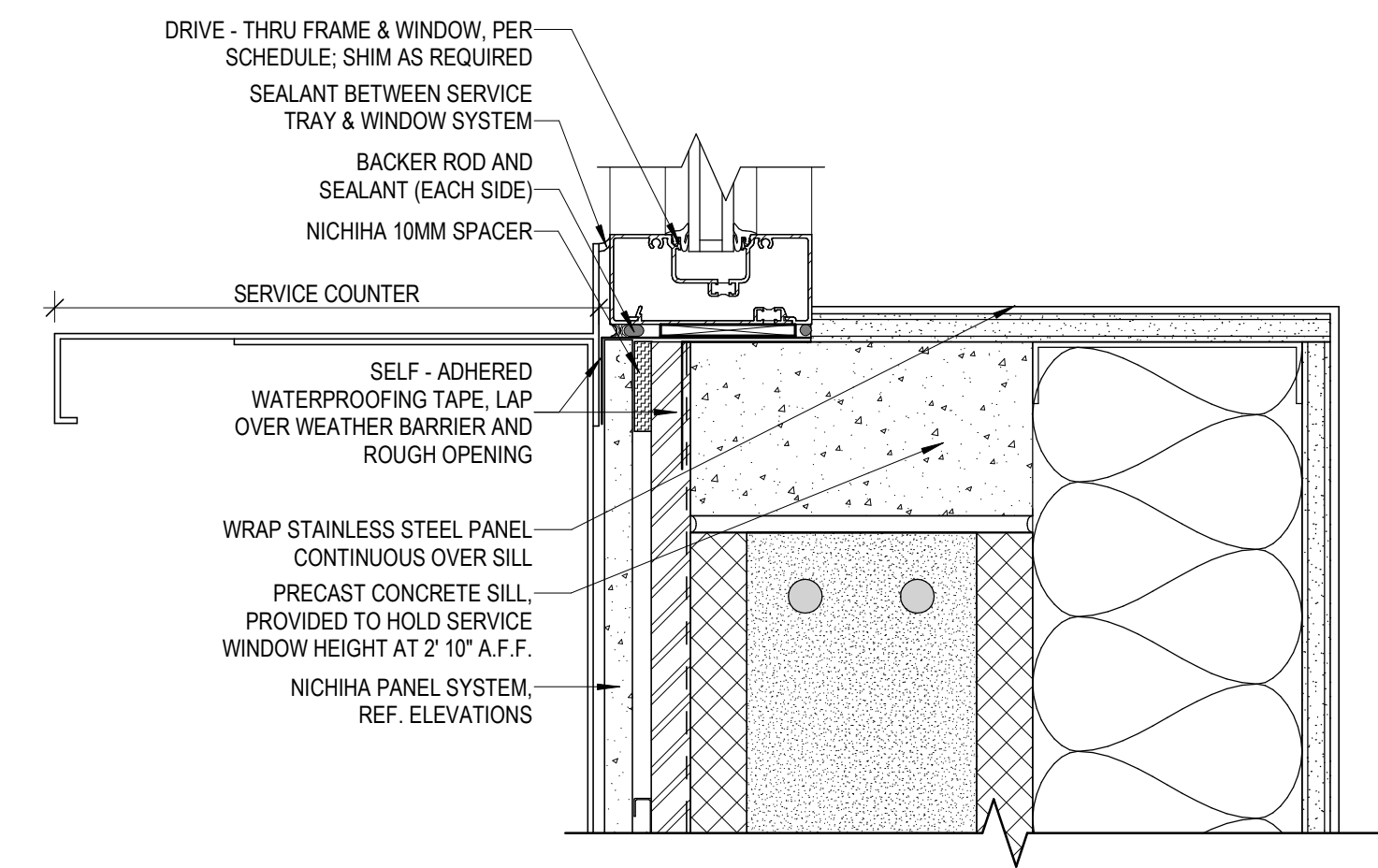
A610



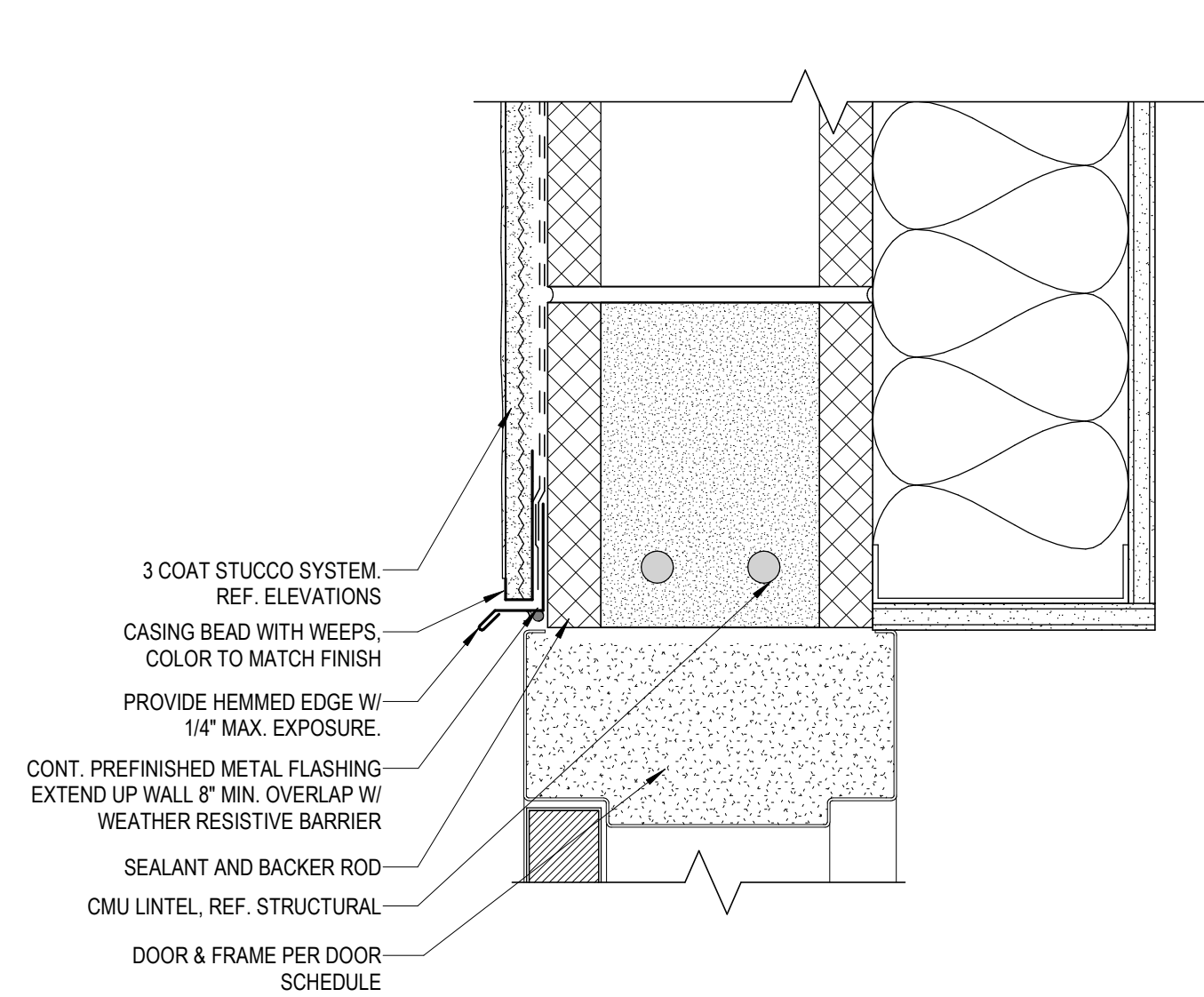
**11 STOREFRONT SILL DETAIL**  
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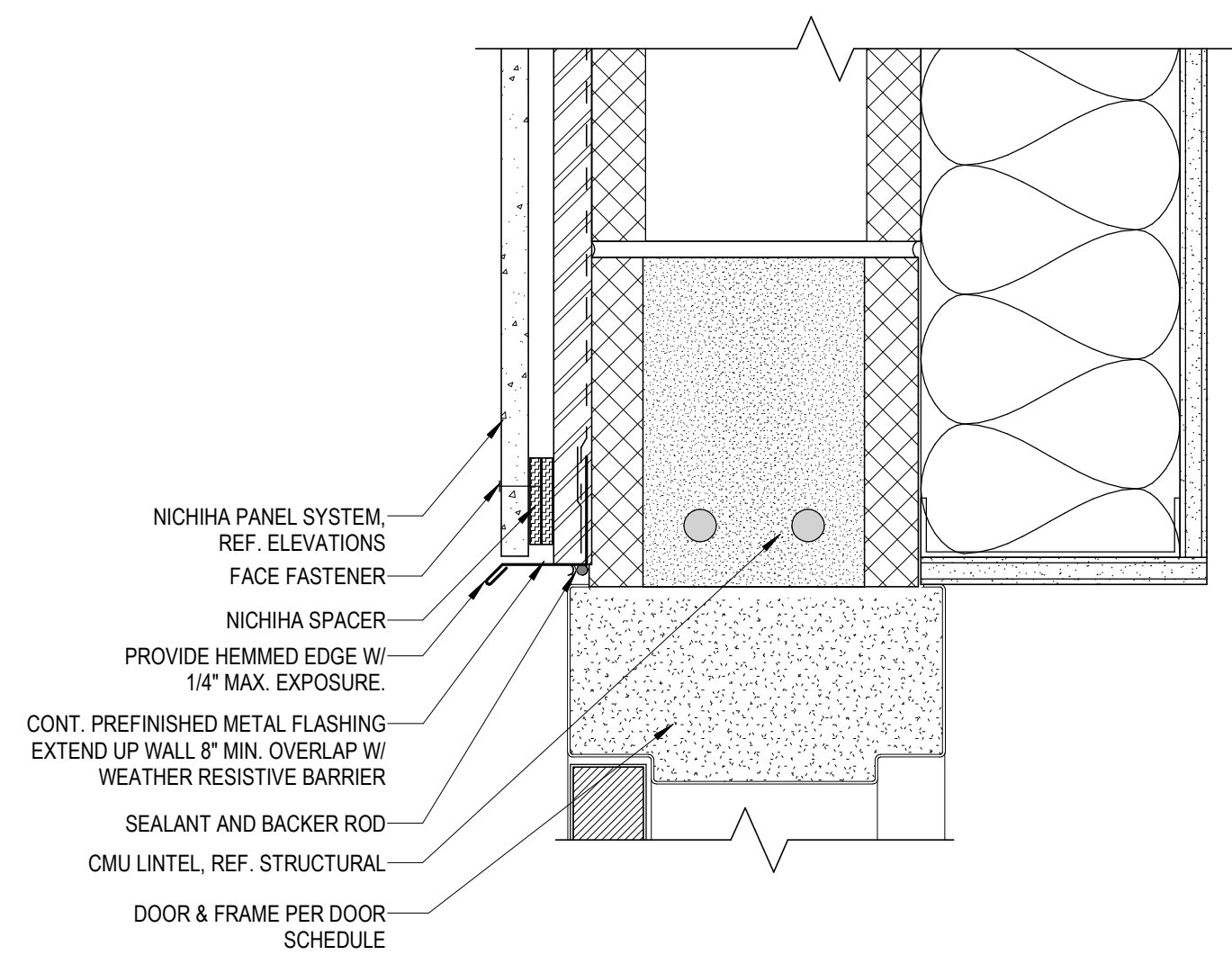
10 H.M. DOOR THRESHOLD DETAIL  
SCALE: 3" = 1'-0"



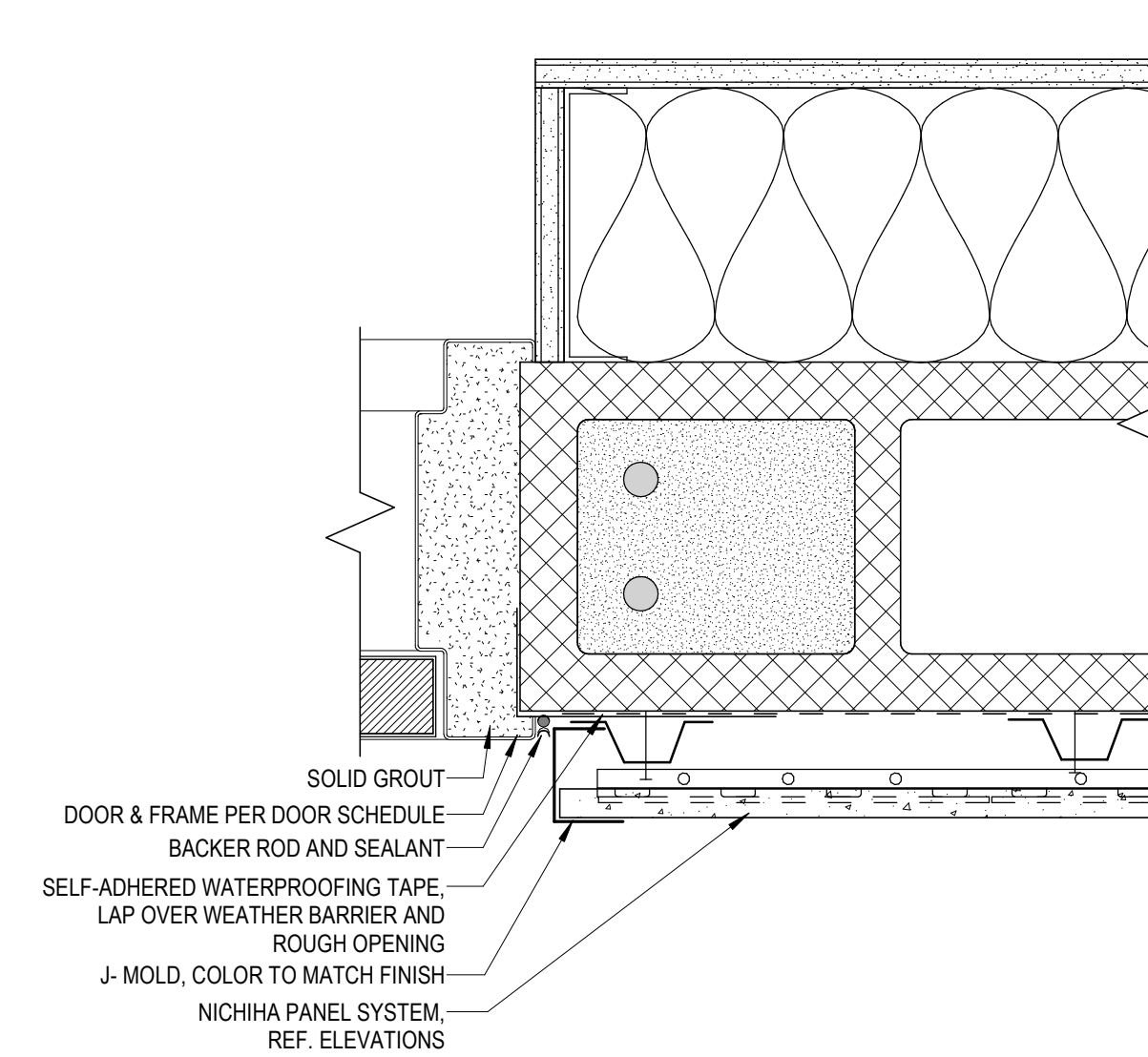
9 SERVICE COUNTER @ DRIVE-THRU WINDOW  
SCALE: 3" = 1'-0"



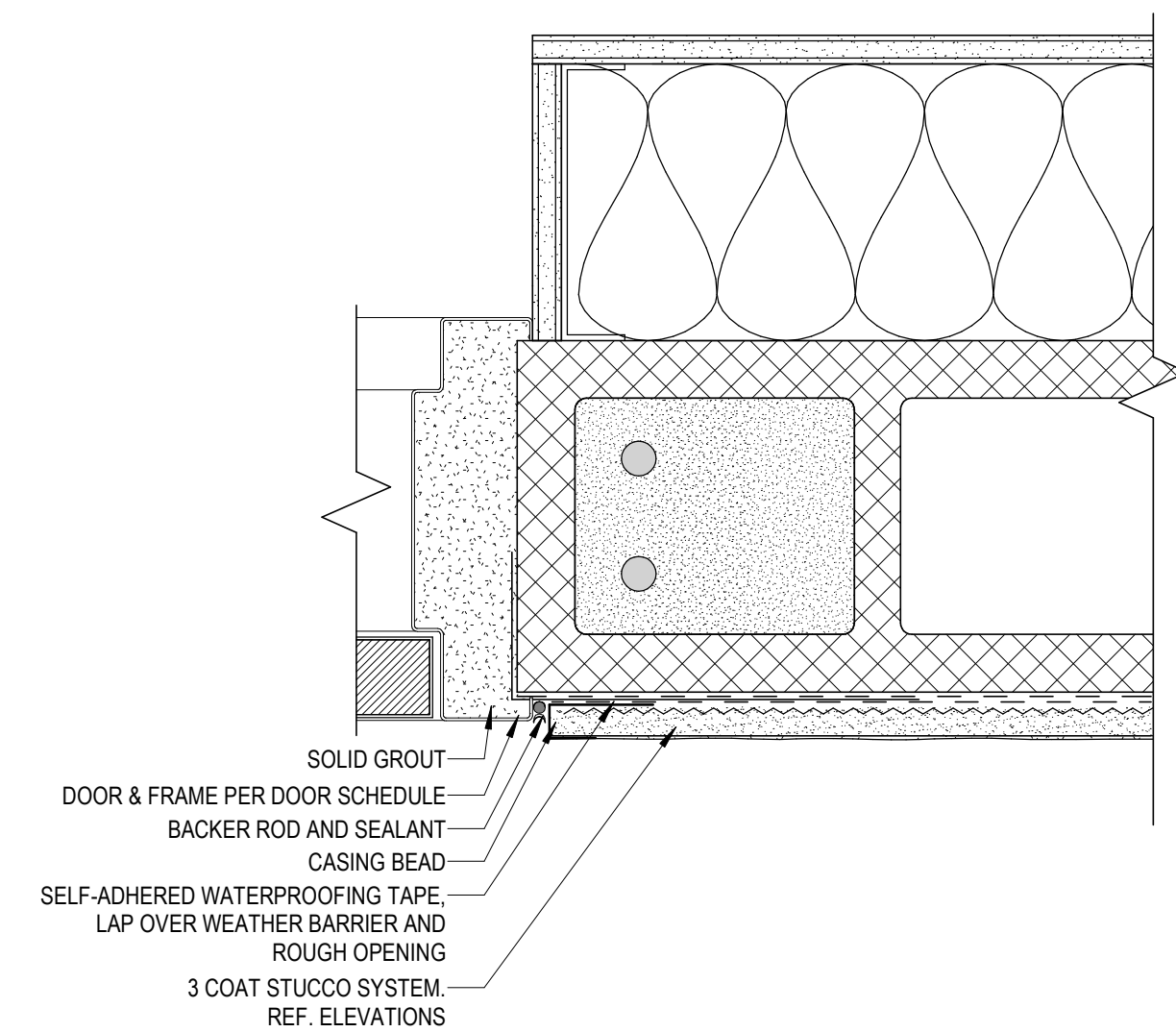
8 H.M. DOOR HEAD @ STUCCO  
SCALE: 3" = 1'-0"



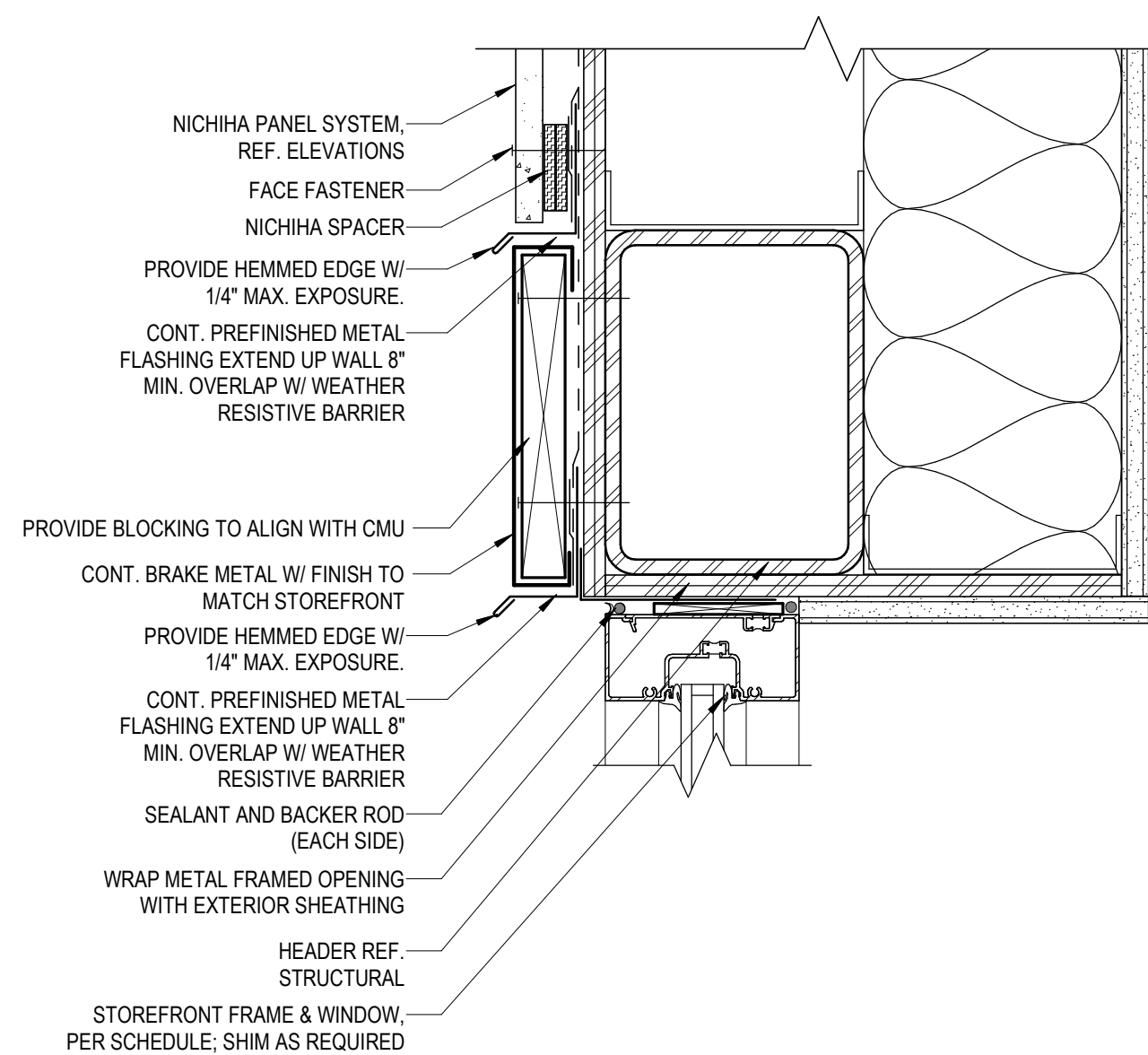
7 H.M. DOOR HEAD @ NICHIIHA  
SCALE: 3" = 1'-0"



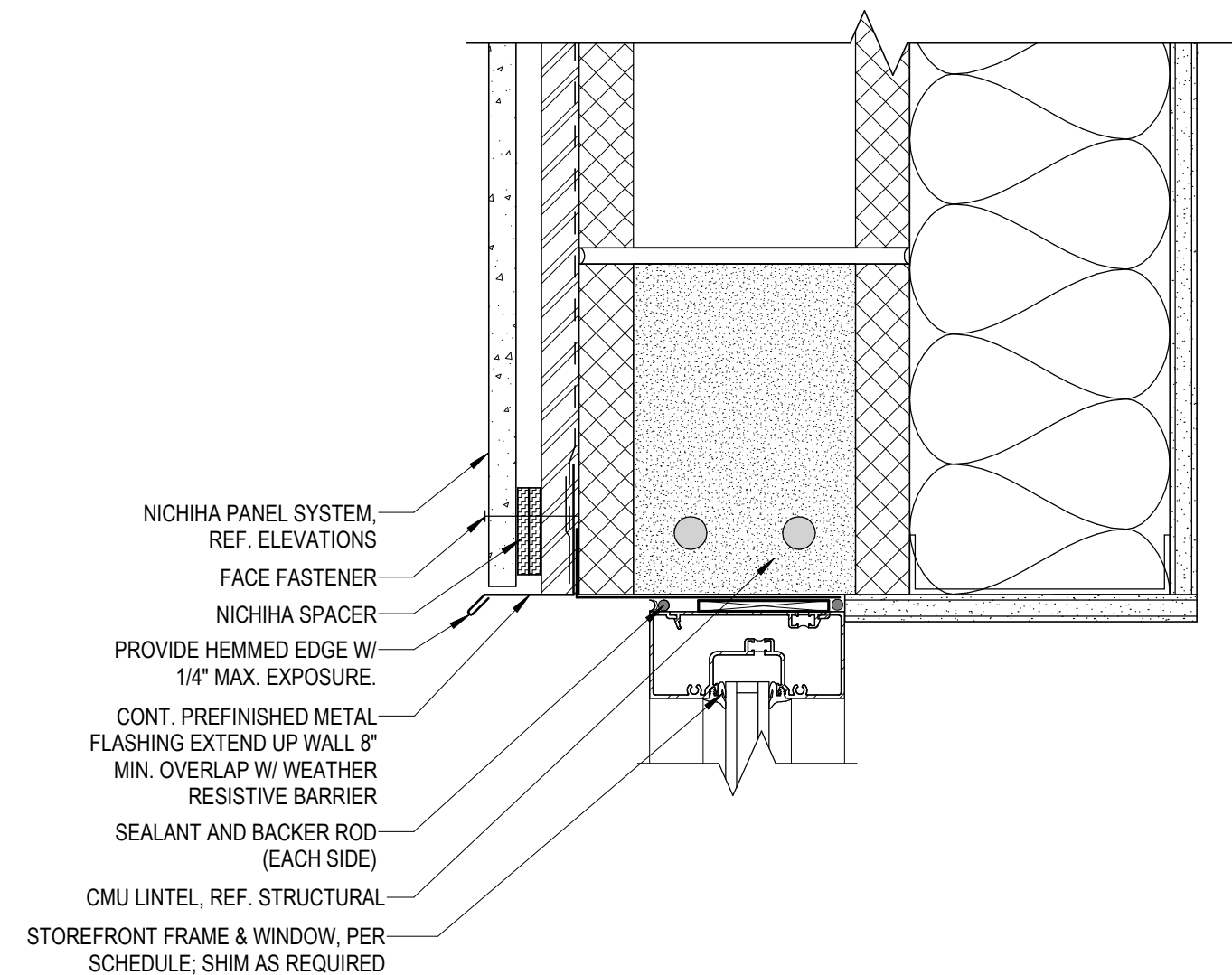
6 H.M. DOOR JAMB @ NICHIIHA  
SCALE: 3" = 1'-0"



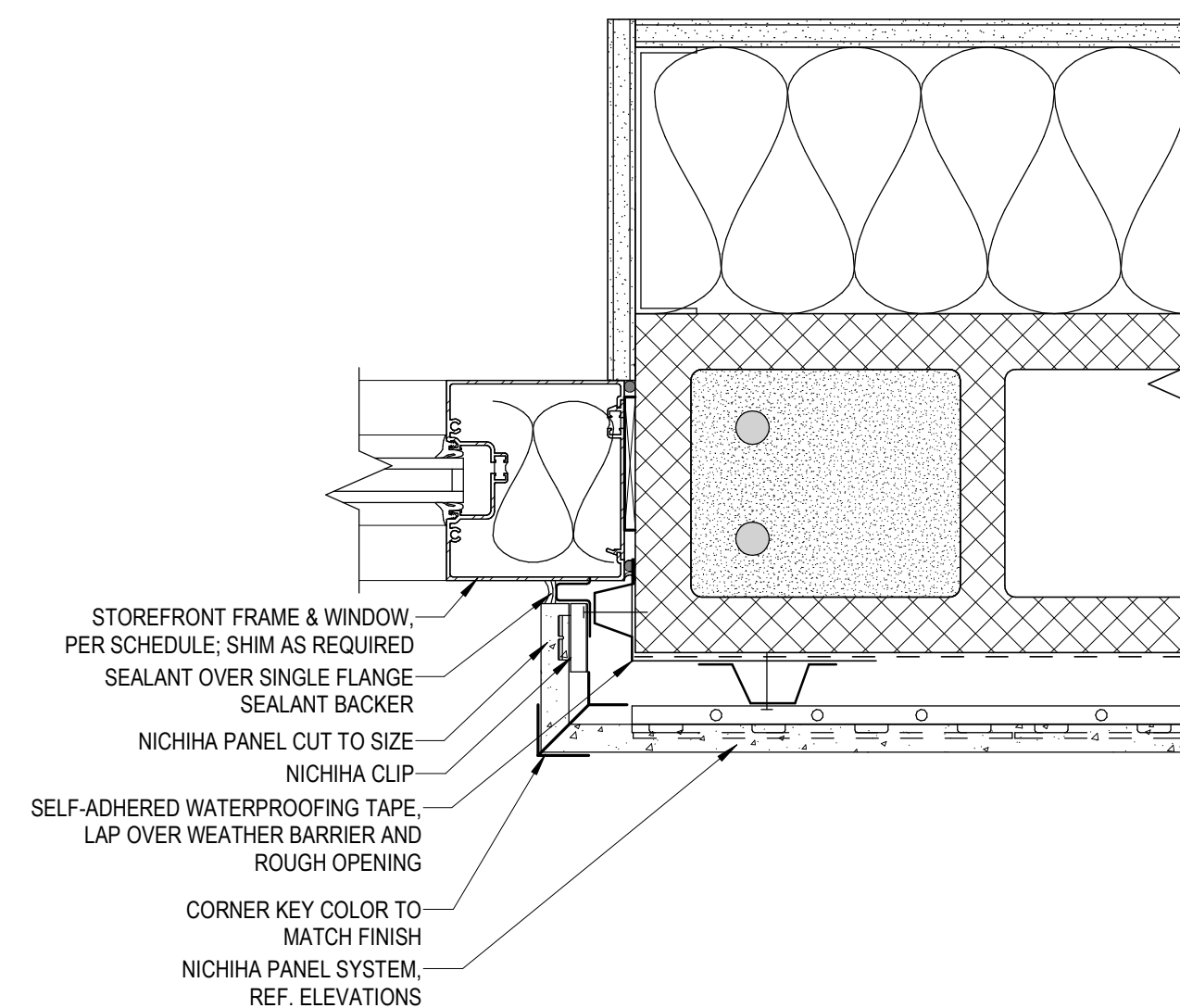
5 H.M. DOOR JAMB @ STUCCO  
SCALE: 3" = 1'-0"



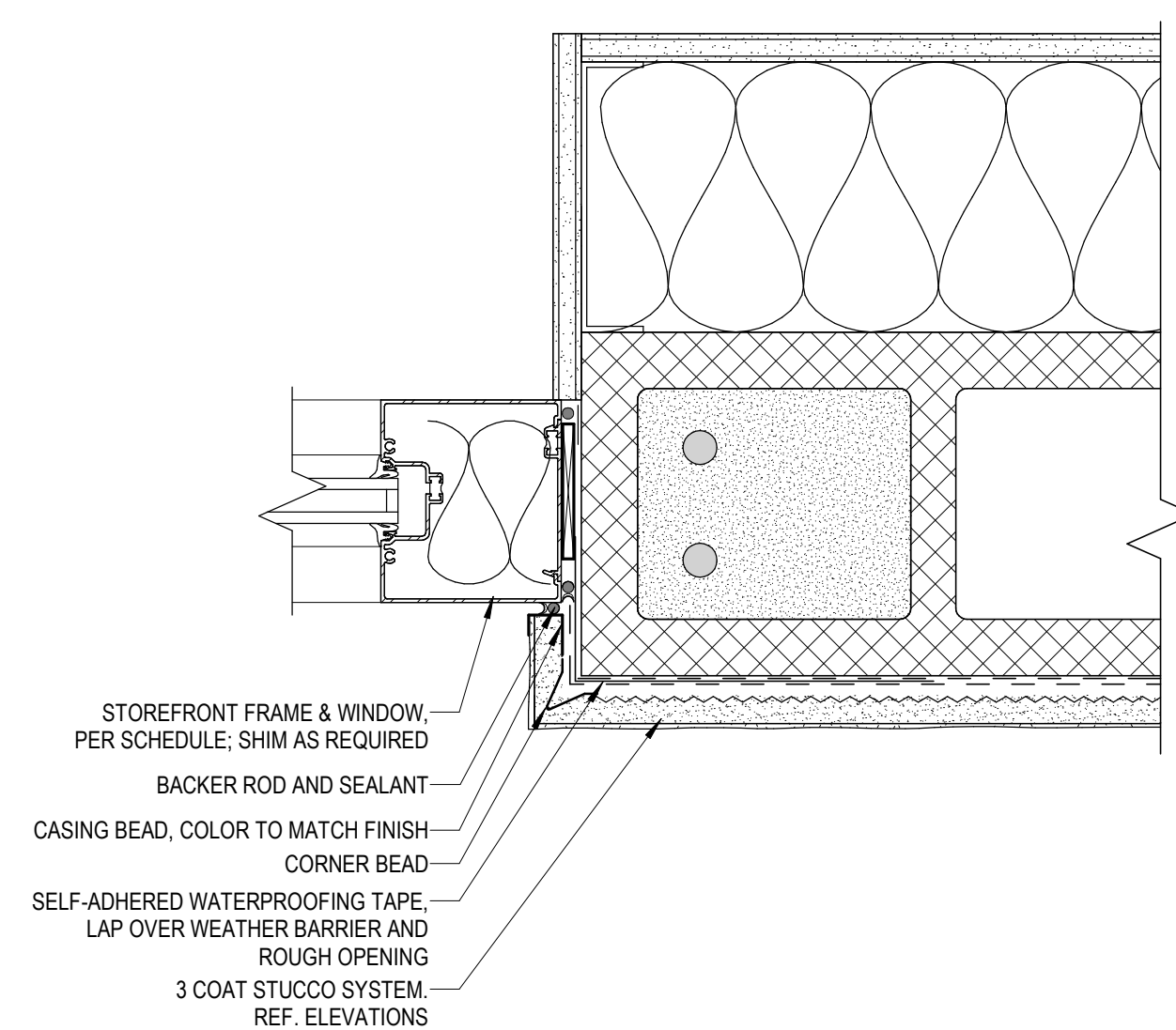
4 STOREFRONT HEAD @ HEADER AND NICHIAH  
SCALE: 3" = 1'-0"



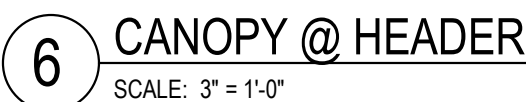
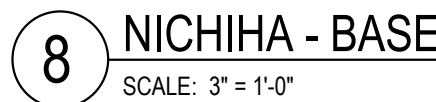
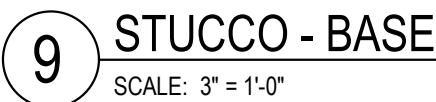
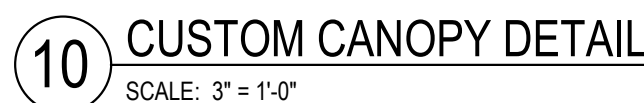
3 STOREFRONT HEAD @ NICHIIHA  
SCALE: 3" = 1'-0"



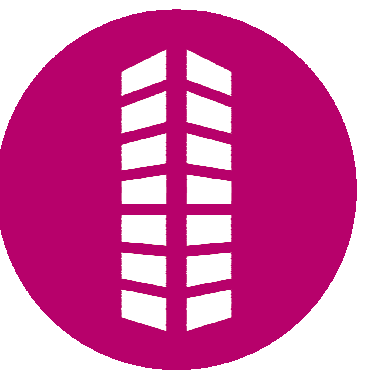
2 STOREFRONT JAMB @ NICHIIHA  
SCALE: 3" = 1'-0"



1 STOREFRONT JAMB @ STUCCO  
SCALE: 3" = 1'-0"



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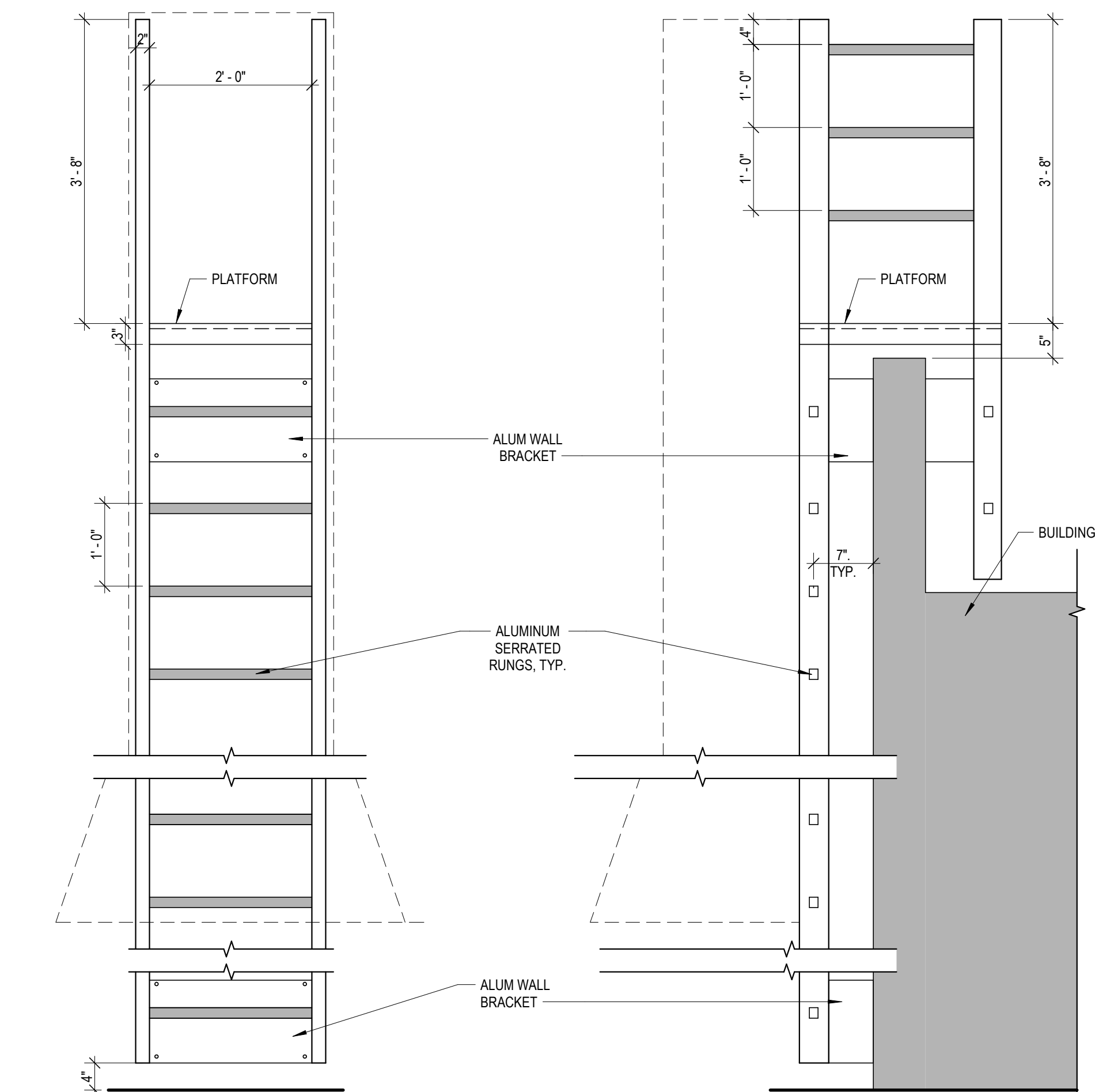
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[illegible]

Project No:	ECA000001.30
Drawn By:	HMS
Checked By:	AD

## ROOF DETAILS

A630



## 8 ROOF LADDER DETAIL

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

NOTES:

PERMANENT LADDER MINIMUM DESIGN CRITERIA (2023 FBCA 306.5)

1. THE SIDE RAILING SHALL EXCEED ABOVE THE PARAPET OR ROOF EDGE NOT LESS THAN 30 INCHES.

2. LADDERS SHALL HAVE RUNG SPACING NOT TO EXCEED 14 INCHES ON CENTER. THE UPPERMOST RUNG SHALL NOT BE GREATER THAN 24 INCHES BELOW THE UPPER EDGE OF THE ROOF RATCH, ROOF OR PARAPET, AS APPLICABLE.

3. LADDERS SHALL HAVE A TEE SPACING NOT LESS THAN 6 INCHES DEEP.

4. THERE SHALL BE NOT LESS THAN 18 INCHES BETWEEN RUNG.

5. RUNGS SHALL HAVE A DIAMETER NOT LESS THAN 1 1/2 INCHES AND BE CAPABLE OF WITHSTANDING A 300-POUND LOAD.

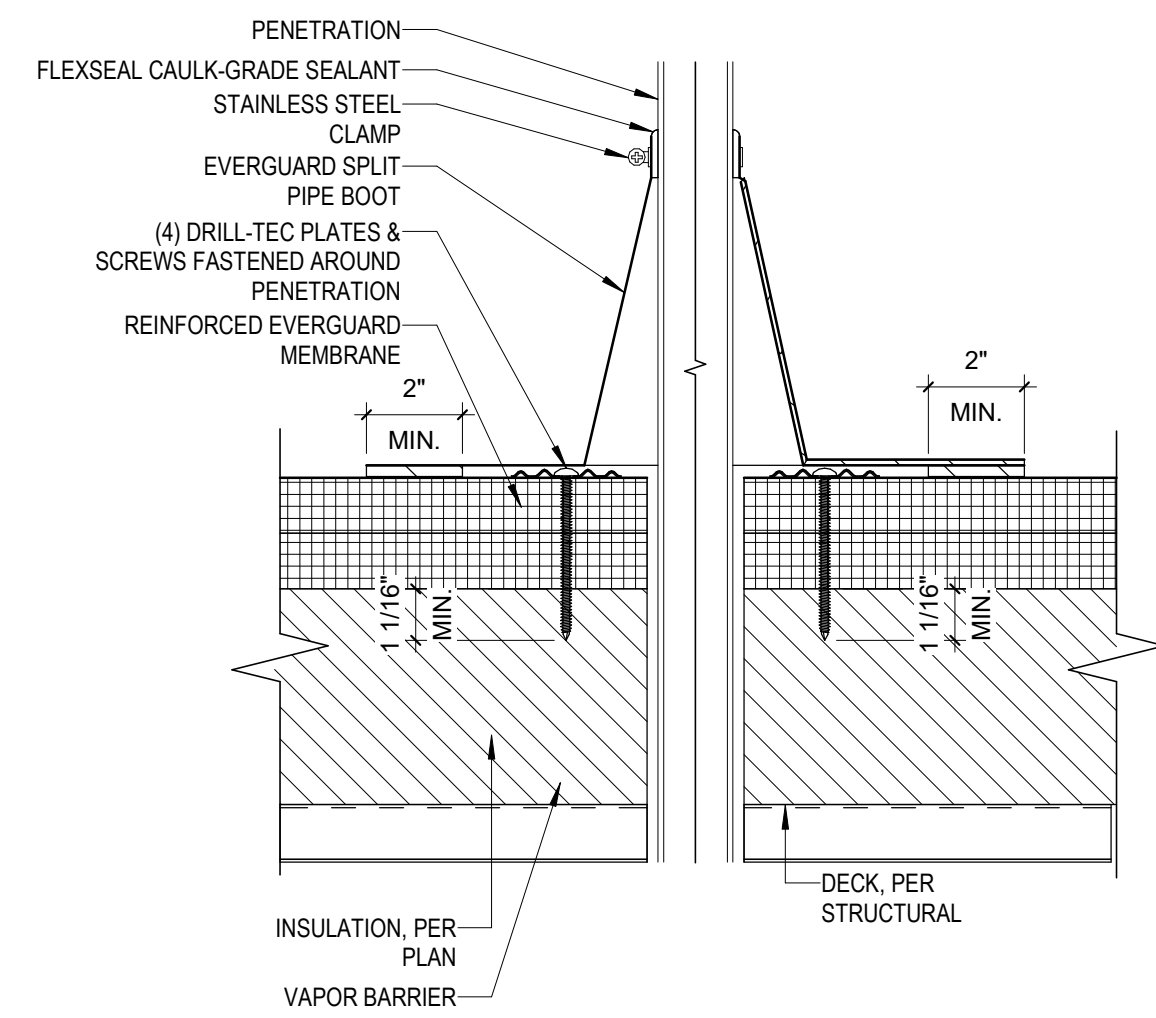
6. LADDERS OVER 30 FEET IN HEIGHT SHALL BE PROVIDED AN OFFSET SECTION AND LANDINGS CAPABLE OF WITHSTANDING 100 POUNDS PER SQUARE FOOT. LANDING DIMENSIONS SHALL BE NOT LESS THAN 18 INCHES AND NOT LESS THAN THE WIDTH OF THE LADDER SERVED. A GUARD RAIL SHALL BE PROVIDED ON ALL OPEN SIDES OF THE LANDING.

7. CLIMBING CLEARANCE. THE DISTANCE FROM THE CENTERLINE OF THE RUNGS TO THE NEAREST PERMANENT OBJECT ON THE CLIMBING SIDE OF THE LADDER SHALL BE NOT LESS THAN 30 INCHES MEASURED PERPENDICULAR TO THE RUNGS. THIS DISTANCE SHALL BE MAINTAINED FROM THE POINT OF LADDER ACCESS TO THE BOTTOM OF THE ROOF HATCH. A MINIMUM CLEARANCE OF 15 INCHES SHALL BE PROVIDED ON BOTH SIDES OF THE LADDER MEASURED FROM THE MIDPOINT OF AND PARALLEL WITH THE RUNGS EXCEPT WHERE CAGES OR WELLS ARE INSTALLED.

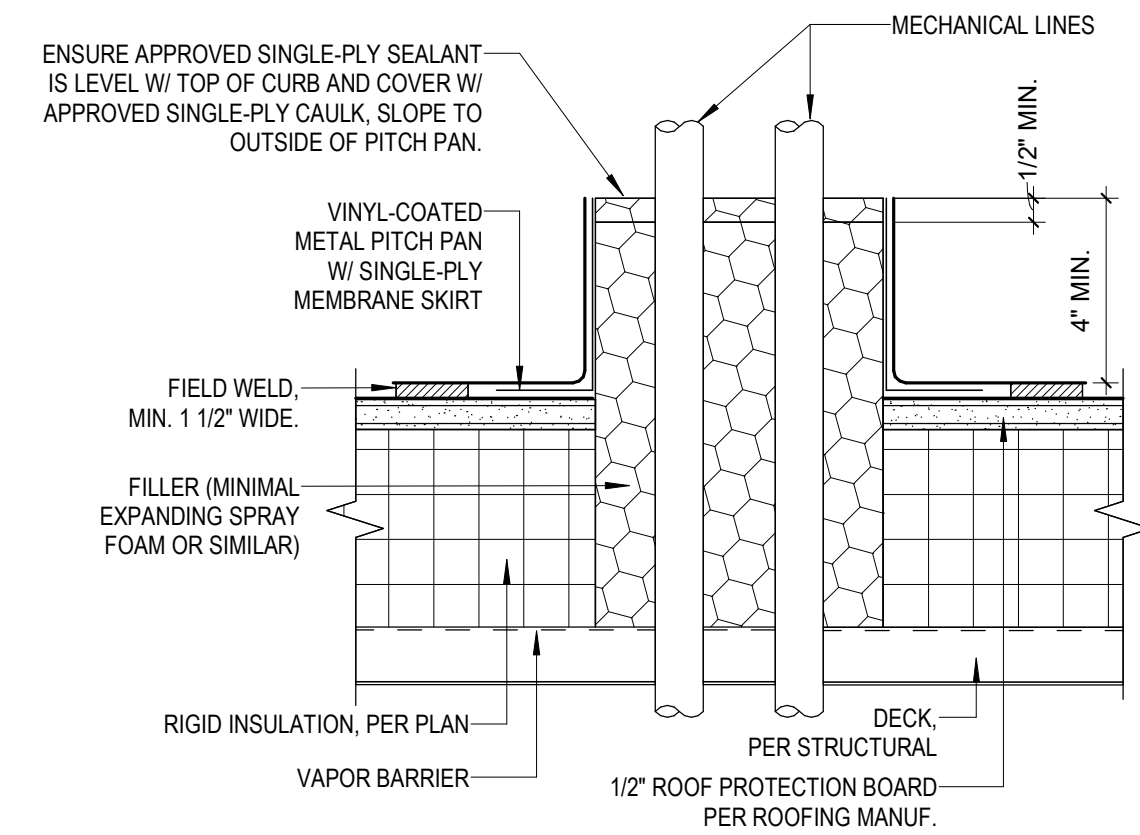
8. LANDINGS REQUIRED. THE LADDER BE PROVIDED WITH A CLEAR AND UNOBSTRUCTED BOTTOM LANDING AREA HAVING A MINIMUM DIMENSION OF 30 INCHES BY 30 INCHES CENTERED IN FRONT OF THE LADDER.

9. LADDERS SHALL BE PROTECTED AGAINST CORROSION BY APPROVED MEANS.

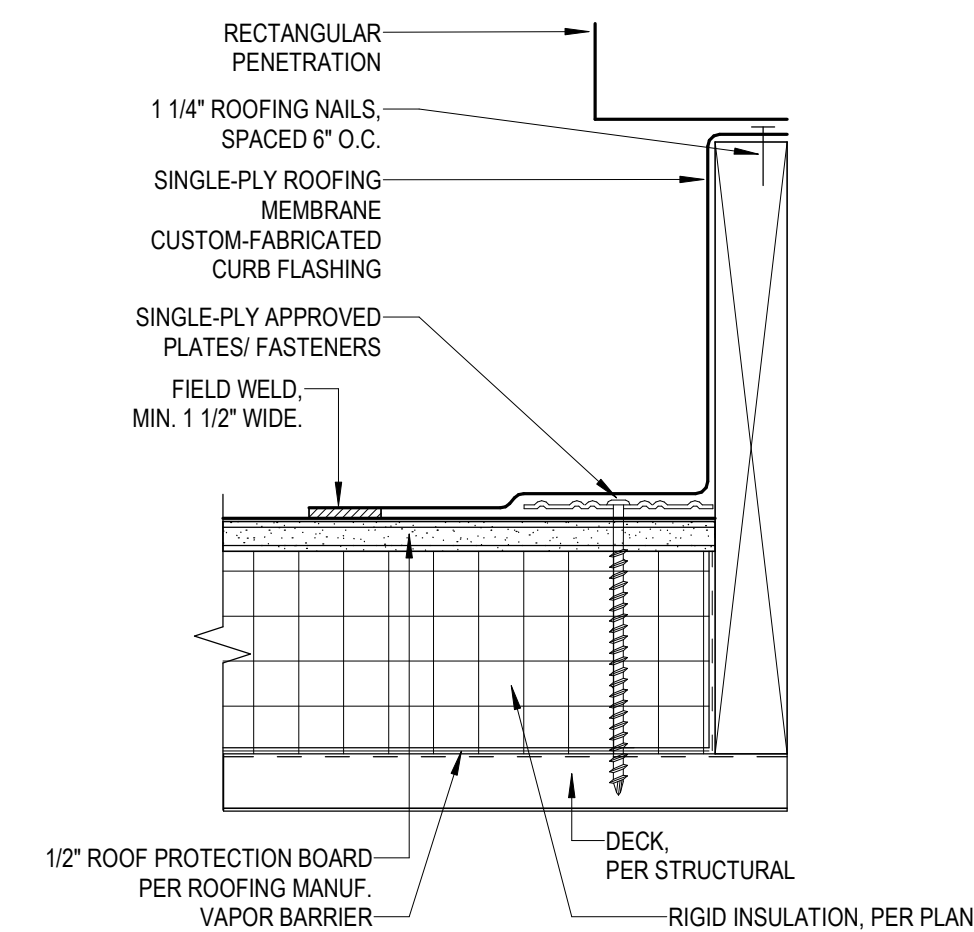
10. ACCESS TO LADDERS SHALL PROVIDE AT ALL TIMES.



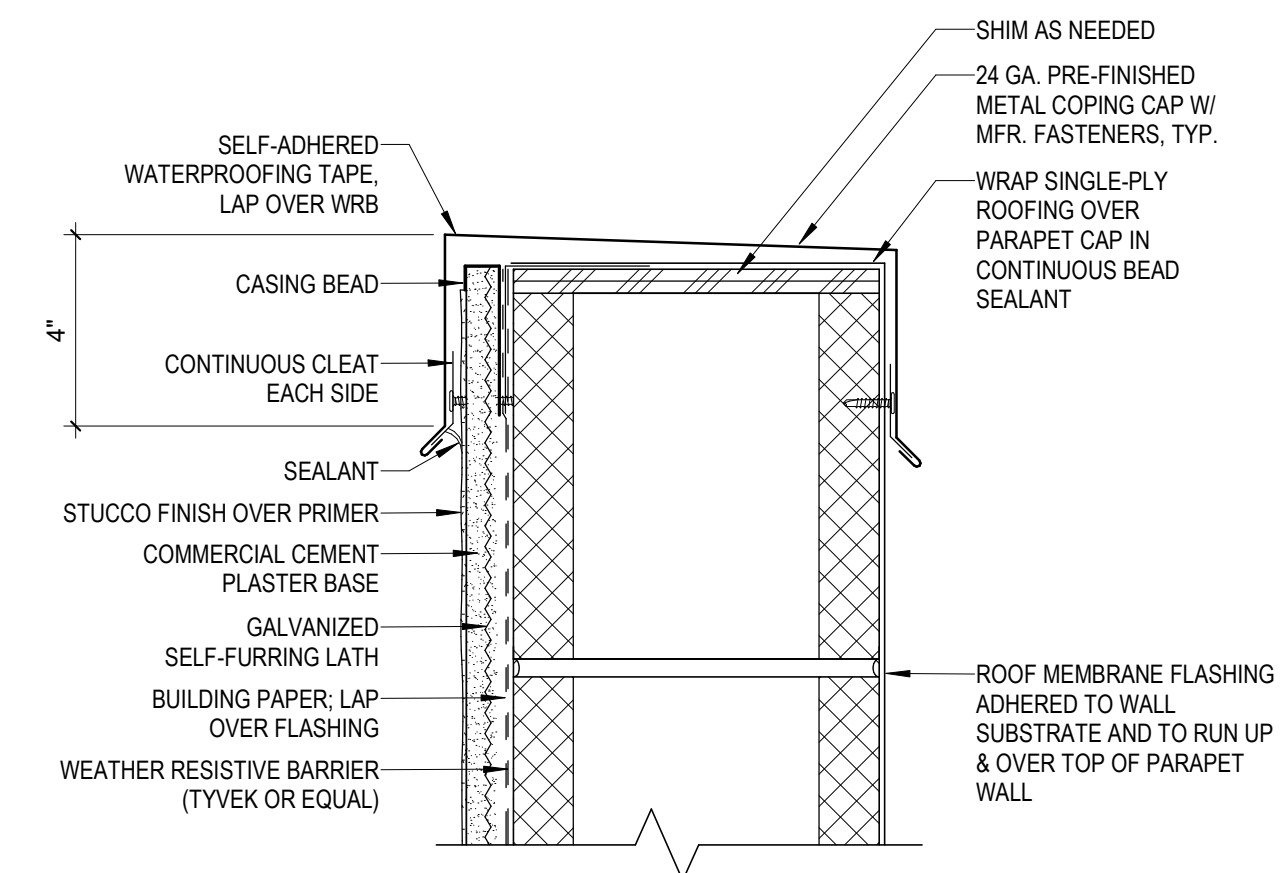
**7 SPLIT PIPE BOOT DETAIL**  
SCALE: 3" = 1'-0"



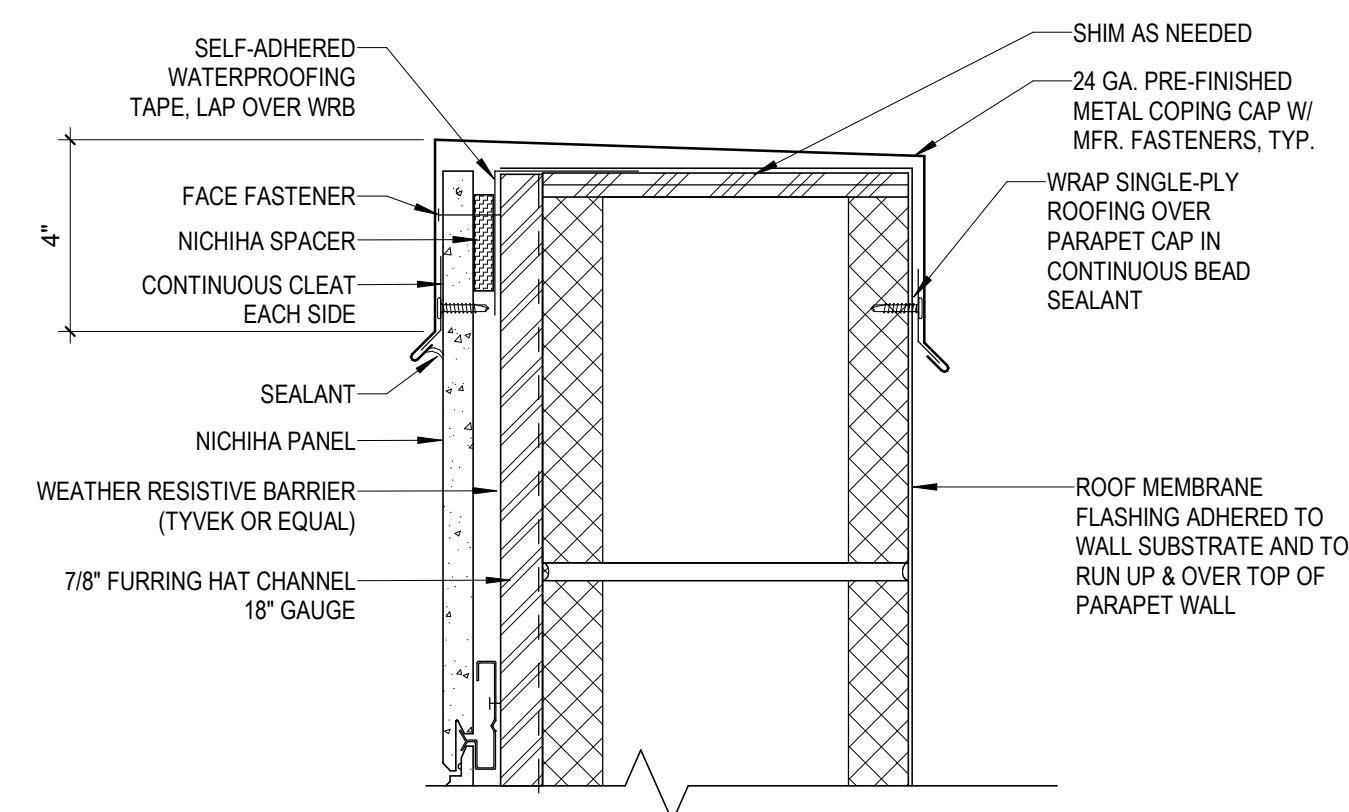
6 MECHANICAL LINES PENETRATION  
SCALE: 3" = 1'-0"



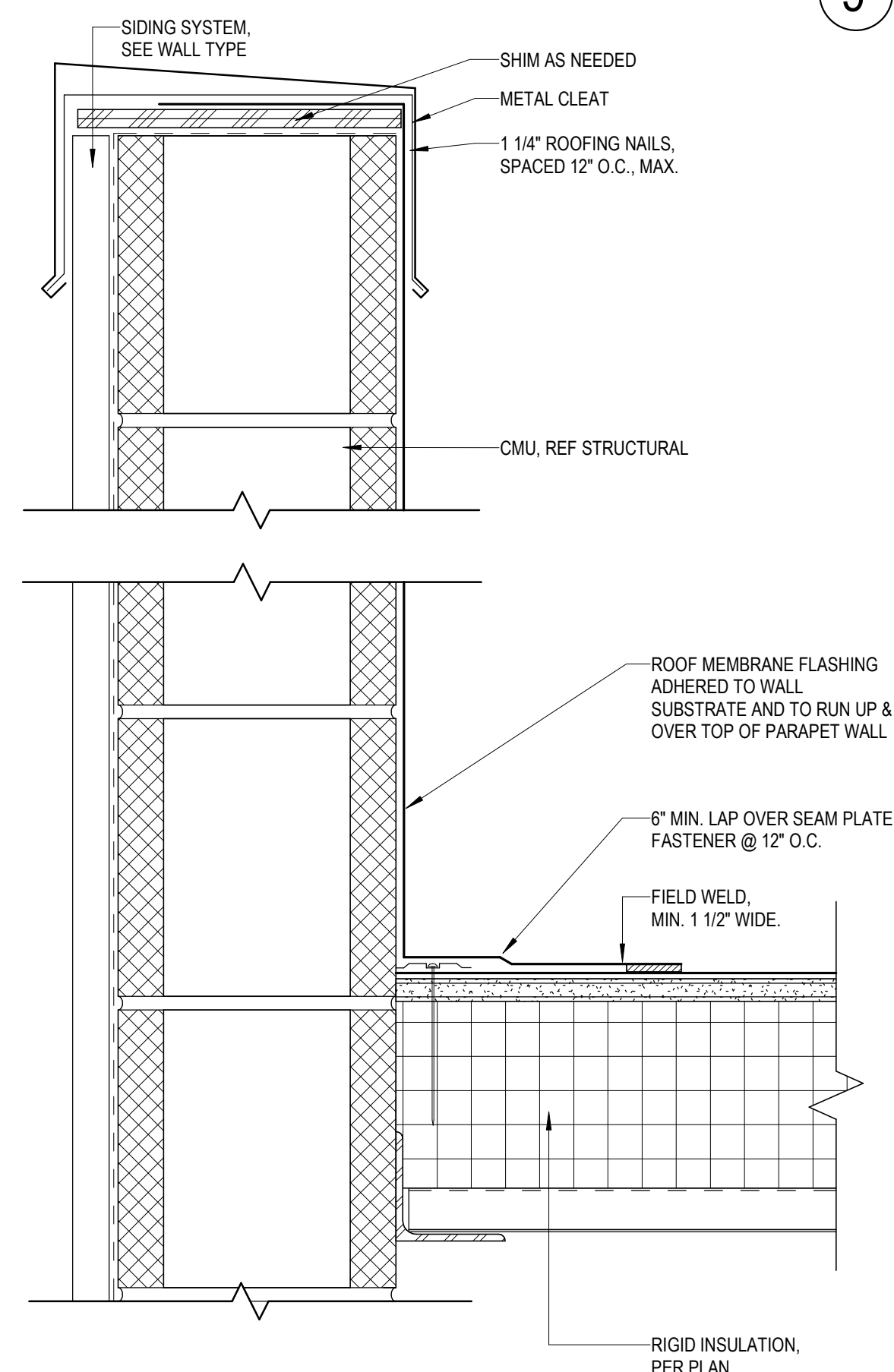
**5 CURB DETAIL**  
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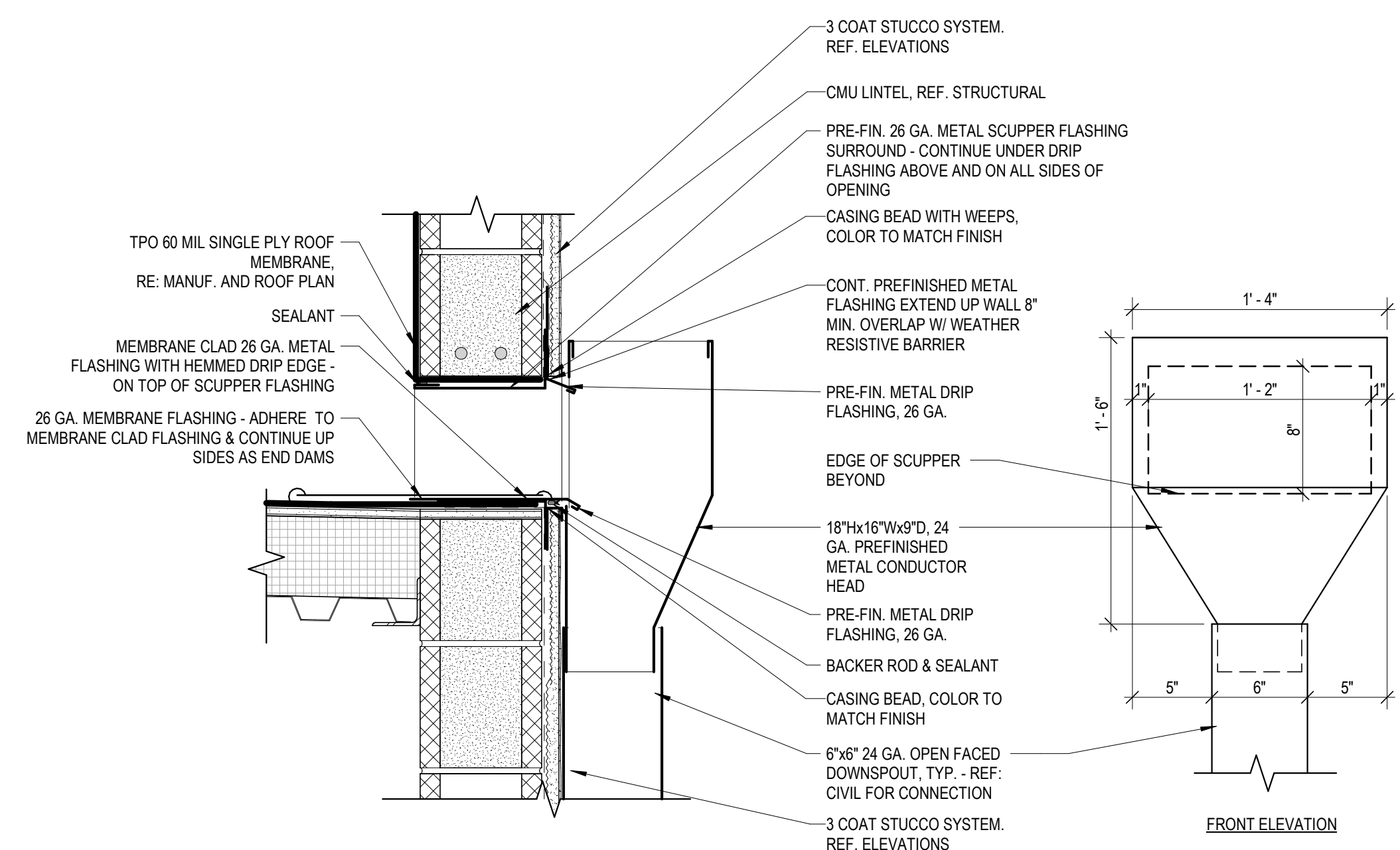
4 STUCCO - PARAPET  
SCALE: 3" = 1'-0"



3 NICHIIHA - PARAPET  
SCALE: 3" = 1'-0"



2 PARAPET DETAIL  
SCALE: 3" = 1'-0"



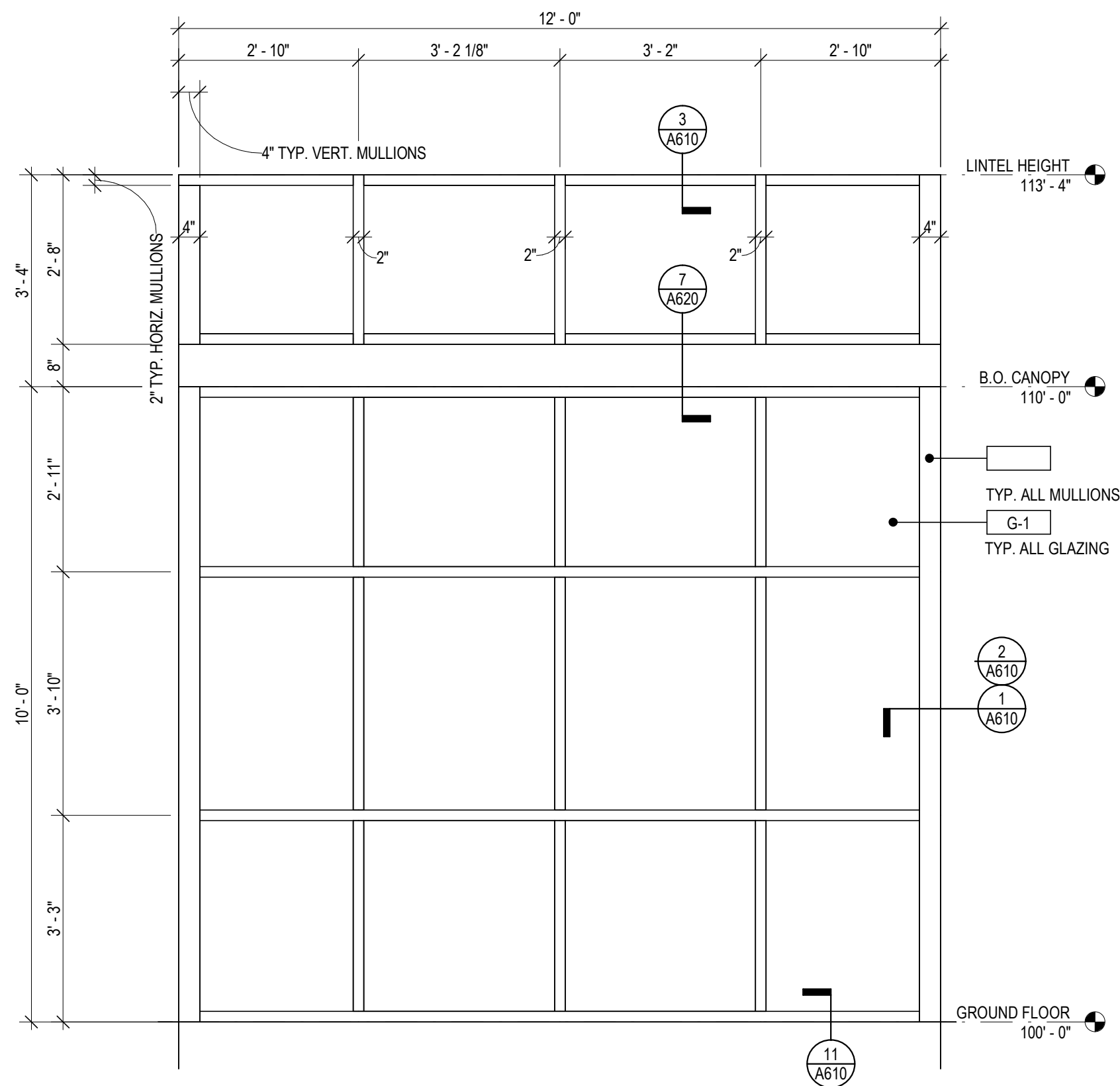
## 1 SCUPPER AND DOWNSPOUT

GLAZING NOTES:

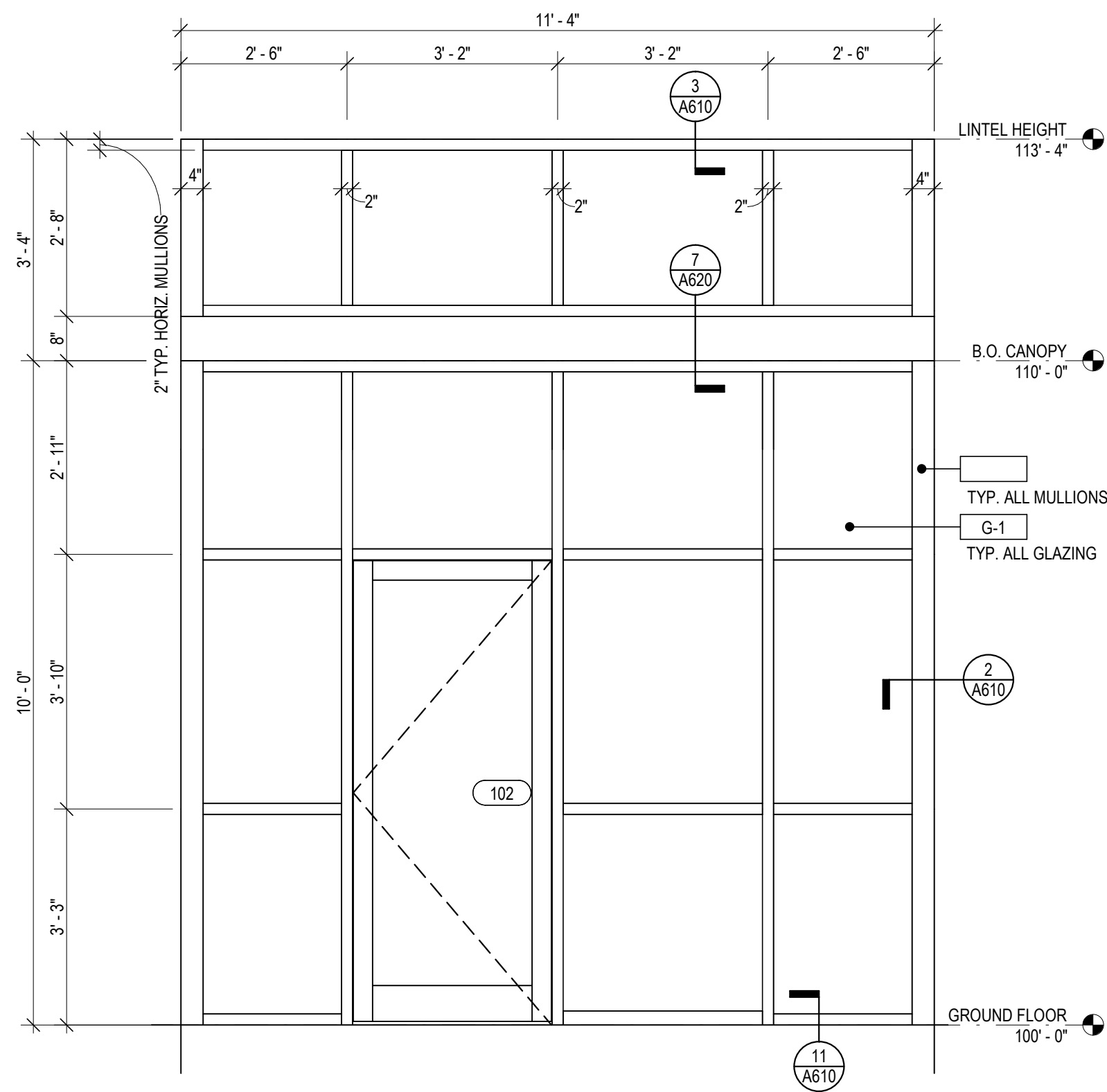
**SAFETY GLAZING IS TO BE PROVIDED AT LOCATIONS REQUIRED BY IBC SECTION 2406.4:**

- GLAZING IN DOORS - IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
- GLAZING ADJACENT TO DOORS - IN AN INDIVIDUAL FIXED OR OPERABLE PLANE ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING ADJACENT TO WINDOWS - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS GREATER THAN 9 SQUARE FEET.
  - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
  - THE TOP EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
- GLAZING IN GUARDS AND RAILINGS - INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF THE AREA OR HEIGHT ABOVE A WALKING SURFACE.
- GLAZING AND WET SURFACES - IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FIXED OR STAIRS, AND RAMPS.
- GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

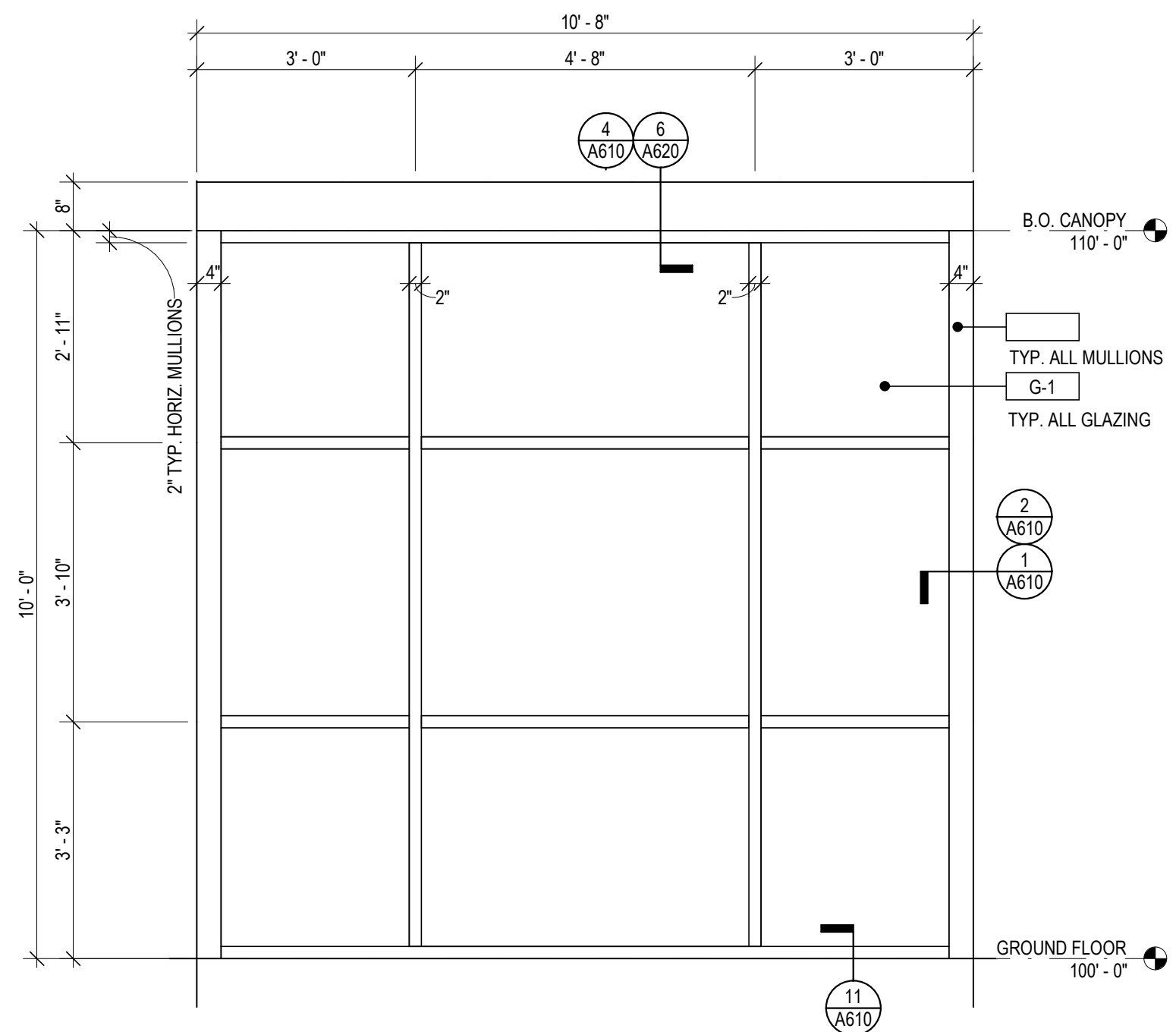
MATERIAL SCHEDULE					
TAG	MATERIAL	COLOR	MANUF.	NOTES	FLORIDA PRODUCT APPROVAL
NC-1	FIBER CEMENT PANEL	CEDAR - VINTAGE WOOD	NICHIHA	-	FL12098.2-R10
NC-2	FIBER CEMENT PANEL	INDIGO - RIBBED	NICHIHA	-	FL12098.2-R10
NC-3	FIBER CEMENT PANEL	MIDNIGHT - MODENBRICK	NICHIHA	-	FL12098.2-R10
STC-1	STUCCO	LIGHT BROWN	TBD.	SW9093	-
STC-2	STUCCO	DARK BROWN	TBD.	IMPACT RATED-SW6103	-
G-1	GLAZING	CLEAR GLAZING	TBD.	HURRICANE GLASS	-
MTL-1	BREAK METAL	DARK BRONZE	TBD.	-	-
PT-1	PAINT	MATCH MTL-1	TBD.	-	-
SF-1	STOREFRONT	DARK BRONZE - IR521T	KAWNEER	-	FL47012.1-R7



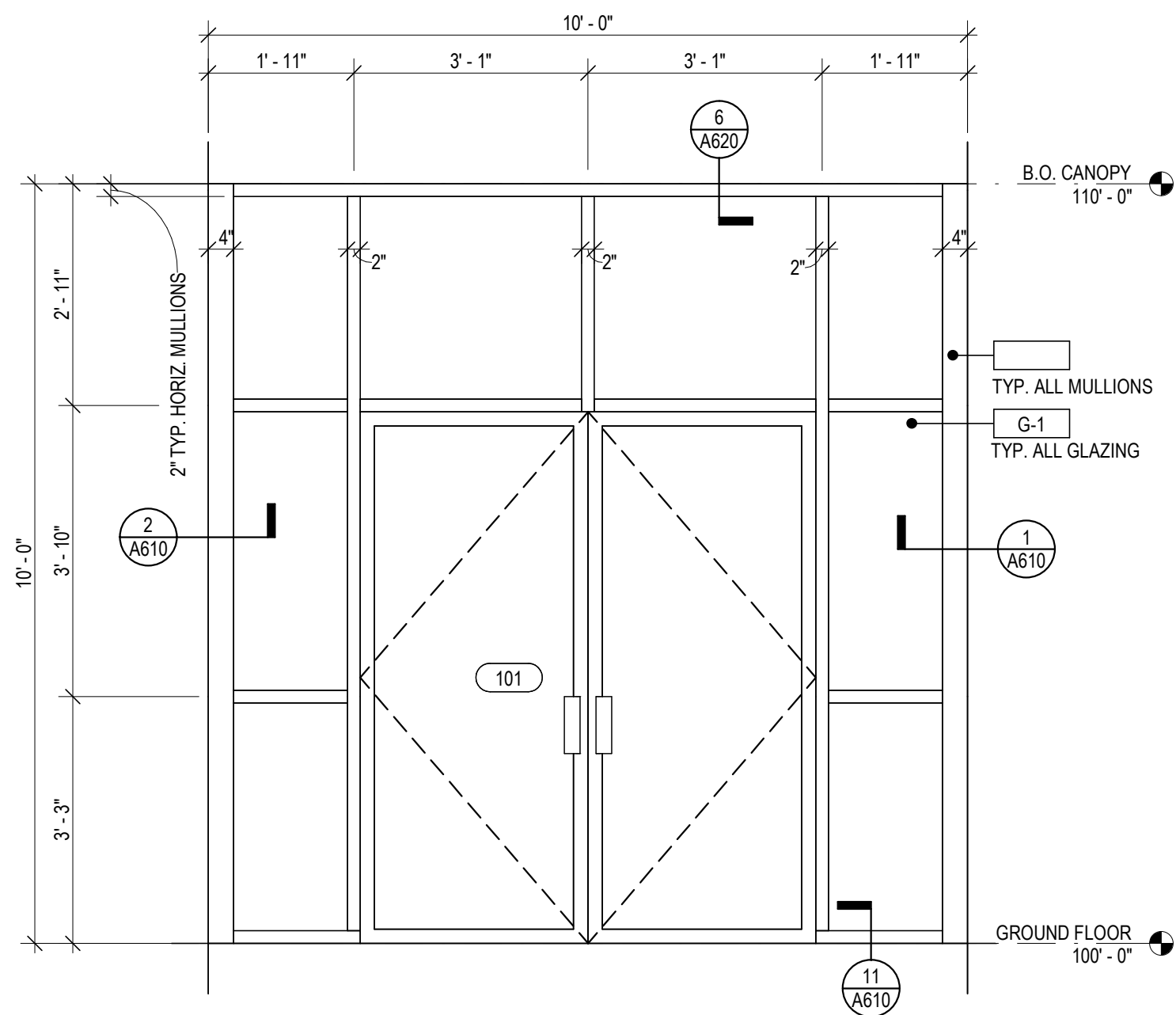
**7 GLAZING TYPE G**  
SCALE: 1/2" = 1'-0"



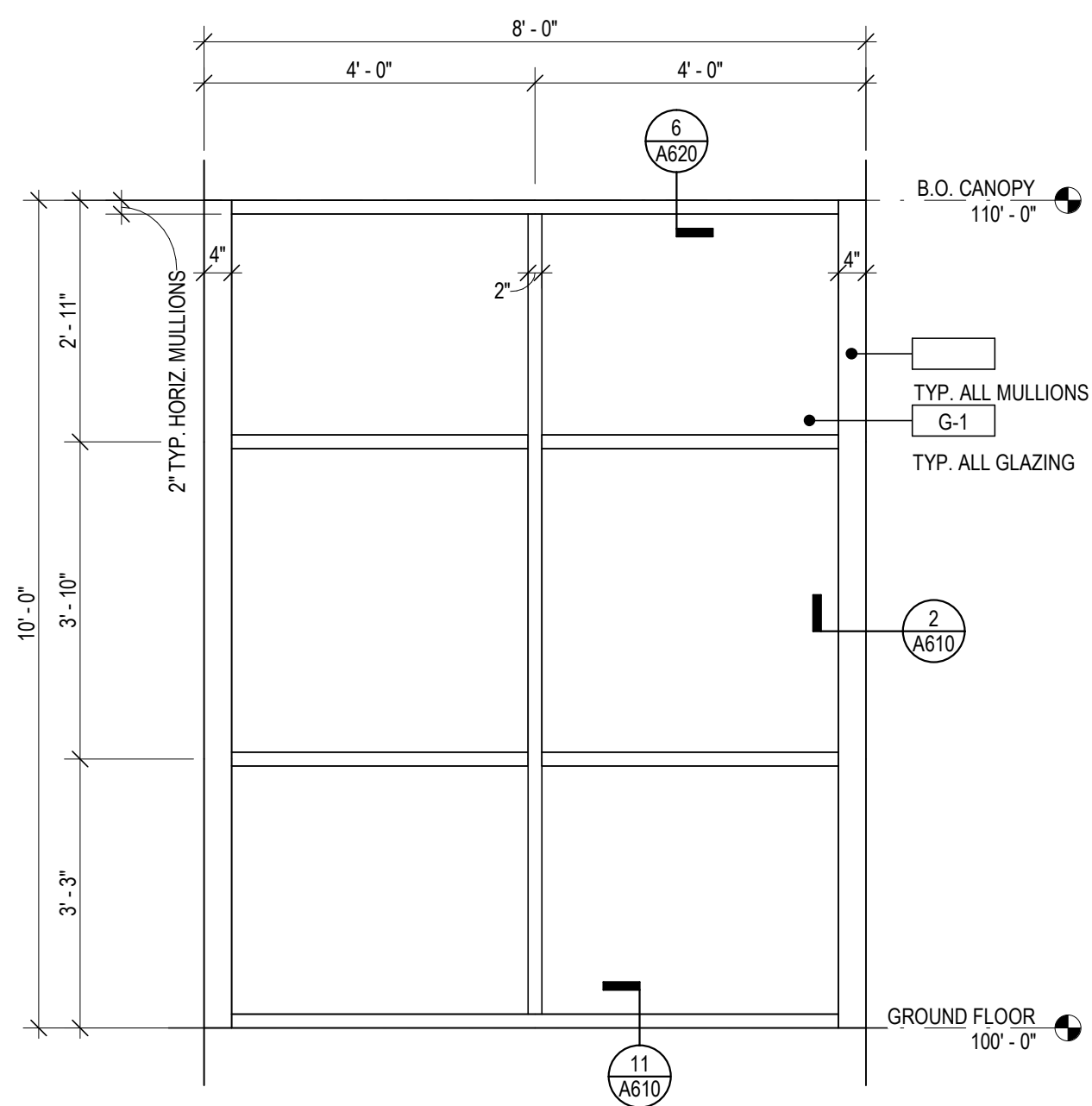
**6 GLAZING TYPE F**  
SCALE: 1/2" = 1'-0"



**5 GLAZING TYPE E**  
SCALE: 1/2" = 1'-0"

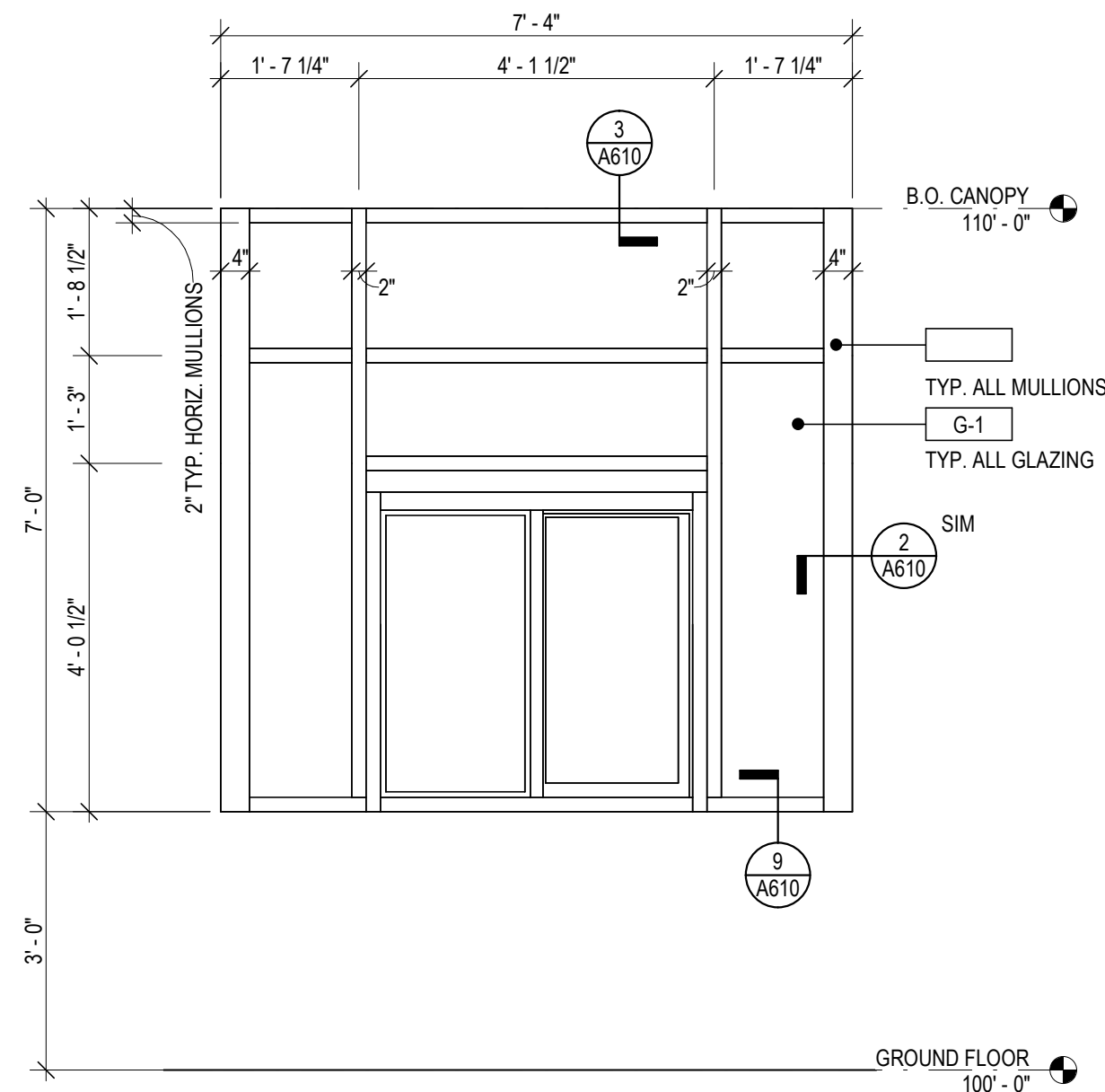


**4 GLAZING TYPE D**  
SCALE: 1/2" = 1'-0"

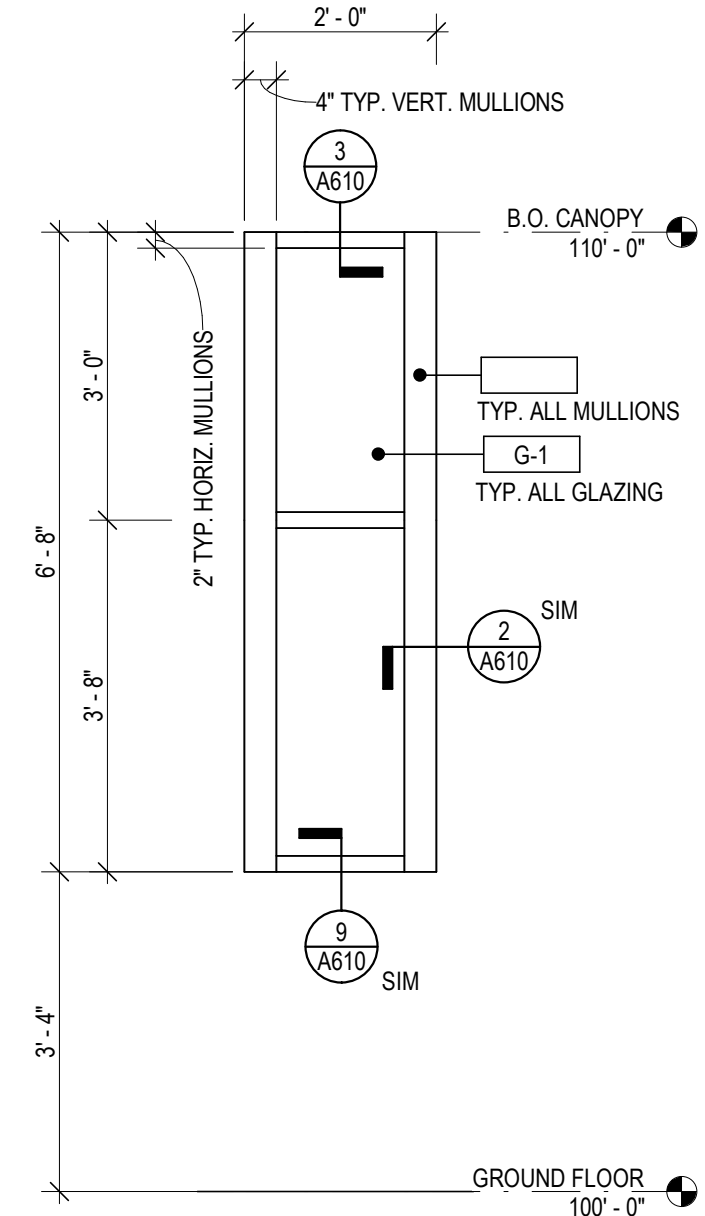


### 3 GLAZING TYPE C

SCALE: 1/2" = 1'-0"



2 GLAZING TYPE B  
SCALE: 1/2" = 1'-0"

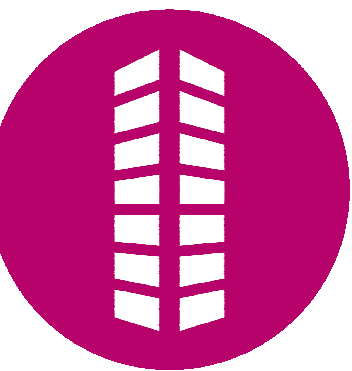


**1 GLAZING TYPE A**  
SCALE: 1/2" = 1'-0"

850 CONCOURSE PKWY. S, SUITE 200  
MAITLAND, FL 32751  
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US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

[illegible]

Project No:	ECA000001.30
Drawn By:	HMS
Checked By:	AD

### GLAZING SCHEDULE

A700

MAXIMUM EFFORT TO OPERATE EXTERIOR OR INTERIOR DOORS WITH CLOSERS SHALL NOT EXCEED POUNDS. MAXIMUM EFFORT TO OPERATE EXTERIOR HINGED DOORS WITH CLOSERS SHALL NOT EXCEED 8.5 POUNDS. THE FORCE FOR PUSHING OR PULLING OPEN OTHER THAN INTERIOR SWINGING EGRESS DOORS SHALL NOT EXCEED 15 POUND FORCE.

A DURABLE SIGN WITH LETTERING ON A CONTRASTING BACKGROUND WILL BE PLACED OVER EXIT DOORS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".

ALL LATCH SETS SHALL BE LEVER TYPE.

ALL DOOR OPERATING HARDWARE SHALL BE MOUNTED AT 38" AFFD

HANDLES, PULLS, LATCHES AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOESN'T REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.

THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH AND UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

HAND ACTIVATED LATCHING AND LOCKING DEVICES THAT ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

DO NOT PROVIDE DOOR STOPS OR HOLD OPEN CLOSERS AT ALL FIRE RATED DOORS, TYP.

LOCKSETS ARE CONFIGURED TO ACCEPT INDUSTRY STANDARD 7-PIN, SMALL FORMAT INTERCHANGEABLE CORE AND PUSH PANIC BAR.

11. THUMB-TURN DEADBOLTS ARE PROHIBITED
12. G.C. TO VERIFY COLOR OF DOORS WITH ARCHITECT PRIOR TO ORDERING.
13. ALL DOORS TO BE KEYLESS IN DIRECTION OF EGRESS.
14. DOORS INDICATED AS PART OF THE REQUIRED MEANS OF EGRESS SHALL HAVE HARDWARE WHICH IS READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
15. EXTERIOR DOORS TO HAVE INSULATED SAFETY GLAZING, INTERIOR DOORS TO HAVE NON-INSULATED SAFETY GLAZING.
16. FIRE-RATED DOORS MUST BE SELF-CLOSING AND POSITIVE LATCHING AND UL APPROVED HINGES MUST BE USED. DOOR AND DOOR FRAME MUST BE LABELED.
17. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED ON ANY MEANS OF EGRESS DOORS.

UNLESS OTHERWISE APPROVED BY THE AIA, NO DOOR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION/EXIT AND TO HAVE AN EGRESS LEVEL OR LEVEL WITH THUMB TURN, OR KEYED CYLINDER DEADBOLT INTERCONNECTED HARDWARE. SEE R907 ARE GROUPS FOR CLARIFICATION.

WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS ARE PERMITTED TO BE USED, PROVIDED THE DOOR LEAF FITTED WITH THE AUTOMATIC FLUSH BOLT HAS NO DOOR KNOBS OR SURFACE MOUNTED HARDWARE.

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. HOURS OF OPERATION TO BE POSTED ADJACENT DOORS ON GLAZING.

DOOR OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. DOOR OPENING AND CLOSING PRESSURE TO BE ADJUSTED TO MEET CODE ALLOWED PRESSURE.

MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.

THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL BE NO MORE THAN 15 LBF FOR INTERIOR AND EXTERIOR DOORS (15 LBF FOR FIRE DOORS) PER CODE.

HAND ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. COORDINATE WITH THE HARDWARE SCHEDULE AS NECESSARY.

HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR PER CODE.

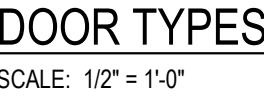
THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR DANGEROUS CONDITION PER CODE.

NO MANUAL DOOR HOLD OPEN DEVICES TO BE INSTALLED ON THE BOTTOM 10" OF ANY DOOR. ALL HOLD OPENS TO INTEGRAL TO THE DOOR CLOSER WHERE PERMITTED.

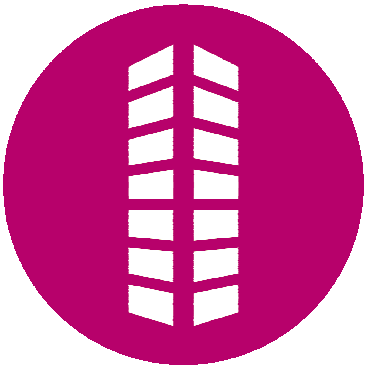
S/N	ROOM	WIDTH	HEIGHT	DOOR			FRAME			FIRE RATING	HW SET	REMARKS
				TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
101	TENANT 1	6' - 0"	7' - 0"	C	C-1	CLR. ANOD.	C	ALUM.	ALUM.	NR	3	
102	TENANT 2	3' - 0"	7' - 0"	C	C-1	CLR. ANOD.	N/A	ALUM.	ALUM.	NR	3	
103	TENANT 2	3' - 0"	7' - 0"	A	HMD	PT-1	C	HMF	PT-1	NR	2	
104	TENANT 1	3' - 0"	7' - 0"	A	HMD	PT-1	C	HMF	PT-1	NR	2	
105	TENANT 1	3' - 6"	7' - 0"	A	HMD	PT-1	C	HMF	PT-1	NR	1	

ALUM	ALUMINUM
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
PT	PAINTED
CLR ANOD.	CLEAR ANODIZED
NR	NOT RATED

HARDWARE		MODEL NUMBER	MANUFACTURER
1	HINGE	BB1191 4.5x4.5 NRP 630 HAG	
	THRESHOLD	325 HALF SADDLE THRESHOLD	NATIONAL GUARD
	SECURING DEVICE	C607 7-PIN CORE COMB. "A" KEYWAY	FALCON LOCK
	SECURING DEVICE	I/O 2000L-031C AUTO LOCKING DOOR ALARM, IC: NO CTR INCLUDES - MORTISE CYLINDER	SUR-LOCK
	CLOSER	8916 DOOR CLOSER 8916 AF89P	DORMA
	KICKPLATE	10" KICKPLATE	ROCKWOOD
	PEEP HOLE	DS-6 DOOR SPY	
	DOOR BELL	MCV309NWHGL DOOR BELL	NUTONE
	DOOR STOP	473 DOOR STOP WITH HOOK	ROCK WOOD
	RAIN DRIP	16A RAIN DRIP	NATIONAL GUARD
	WEATHER STRIP	137NA WEATHER STRIP	NATIONAL GUARD
2	HINGE	BB1191 F.5x4.5 NRP 630 HAG	
	THRESHOLD	325 HALF SADDLE THRESHOLD	NATIONAL GUARD
	SECURING DEVICE	C607 7-PIN CORE COMB. "A" KEYWAY	FALCON LOCK
	SECURING DEVICE	I/O 2000L-031C AUTO LOCKING DOOR ALARM, IC: NO CTR INCLUDES - MORTISE CYLINDER	SUR-LOCK
	CLOSER	8916 DOOR CLOSER 8916 AF89P	DORMA
	KICKPLATE	10" KICKPLATE	ROCKWOOD
	DOOR STOP	473 DOOR STOP WITH HOOK	ROCK WOOD
	RAIN DRIP	16A RAIN DRIP	NATIONAL GUARD
	WEATHER STRIP	137NA WEATHER STRIP	
3	WEATHER STRIPPING	HARD-BACKED POLY PILE IN DOOR AND/OR FRAME	
	THRESHOLD	EXTRUDED ALUMINUM WITH RIBBED SURFACE	
	SILL SWEEPS	BRUSH STRIP. CONCEALED	
	HINGES	PIVOT HINGES (TOP AND BOTTOM)	
	HINGES	INTERMEDIATE HINGE	
	CLOSER	BTS 80 NHO; CONCEALED FLOOR CLOSER; SINGLE ACTING, OFFSET PIVOT	DORMA
	LATCHES/STRIKE	RITE MS1830 WITH PROVISIONS FOR KEYPED CYLINDERS ON INTERIOR FACE ONLY; MOUNT TO BOTTOM RAIL	ADAMS
	PUSH/PULLS	ARCADIA RADIUS PUSH-PULL SET; STRAIGHT PULL OPTIONS; CLEAR FINISH	
	CYLINDER	MORTISE CYLINDER-SCHLAGE "C" AR CAM (H & W DOORS)	
	TRANSOM DECAL	"THIS DOOR TO REMAIN OPEN WHEN BUILDING IS OCCUPIED"	



SCALE: 1/2" = 1'-0"



MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

[illegible]

Project No:	ECA000001.30
Drawn By:	HMS
Checked By:	AD

## DOOR & DOOR HARDWARE SCHEDULES

# A720

STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

**GOVERNING CODE:** THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE "FLORIDA BUILDING CODE (FBC)", 2024, 8TH EDITION, HEREAFTER REFERRED TO AS THE FBC.

**REFERENCE STANDARDS:** REFER TO CHAPTER 35 OF THE IBC, WHERE OTHER STANDARDS ARE NOTED IN THE DRAWINGS. USE THE LATEST EDITION OF THE STANDARD UNLESS A SPECIFIC DATE IS INDICATED. REFERENCE TO A SPECIFIC SECTION IN A CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD.

**NOTE PRIORITIES:** PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES.

**DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS PLAN/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

**COORDINATION:** THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE WORK; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING WORK IN A SAFE AND SECURE MANNER.

**MEANS, METHODS, AND SAFETY REQUIREMENTS:** THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED IN THE LATEST OSHA REGULATIONS.

**TEMPORARY SHORING, BRACING:** THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

**SITE VERIFICATION:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

**ADJACENT UTILITIES:** THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EARTHWORK, FOUNDATIONS, SHORING, AND EXCAVATION. ANY UTILITY INFORMATION SHOWN ON THE DRAWINGS AND DETAILS IS APPROXIMATE AND NOT NECESSARILY COMPLETE.

**ALTERNATES:** ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE, AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALL MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE DOCUMENTATION OR THAT SIGNIFICANTLY DEViate FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE REJECTED. ALTS. THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DEFINITIONS

**ARCHITECT/ENGINEER:** THE ARCHITECT OF RECORD AND THE STRUCTURAL ENGINEER OF RECORD.

**STRUCTURAL ENGINEER OF RECORD (SER):** THE STRUCTURAL ENGINEER WHO IS LICENSED TO STAMP & SIGN THE STRUCTURAL DOCUMENTS FOR THE PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM.

**GENERAL CONTRACTOR (CONTRACTOR):** THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE OVERALL COORDINATION OF THE PROJECT CONSTRUCTION.

**CONTRACT DOCUMENTS (CDs):** THE CONTRACT BETWEEN OWNER AND CONTRACTOR AND ANY DOCUMENTS EXPRESSLY INCORPORATED THEREIN INCLUDING THE BID SUBMITTED BY THE CONTRACTOR, THE DRAWINGS AND THE SPECIFICATIONS, AND ALL MODIFICATIONS, INCLUDING ADDENDA AND SUBSEQUENT CHANGE ORDERS.

**SPECIFICATIONS:** REFER TO THE PROJECT SPECIFICATIONS ISSUED AS PART OF THE CONTRACT DOCUMENTS FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.

**OTHER DRAWINGS:** REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, CANOPIES, NON-BEARING WALLS, FINISHES, DRAINS, WATERPROOFING, RAILINGS, CURTAIN WALLS, CURBS, DEPRESSIONS, MECHANICAL UNIT LOCATIONS, AND OTHER NONSTRUCTURAL ITEMS.

DESIGN CRITERIA

SITE SPECIFIC INFORMATION	RISK CATEGORY		II
	PROJECT ELEVATION		74 FT
DEAD LOAD	ROOF	UNIFORMLY DIST.	20 PSF
WIND DESIGN DATA	ANALYSIS PROCEDURE		DIRECTIONAL PROCEDURE
	ULTIMATE DESIGN WIND SPEED, VULT (3 SECOND GUST)		140 MPH
	NOMINAL WIND SPEED, VASD		108.4 MPH
	EXPOSURE CATEGORY		C
	INTERNAL PRESSURE COEFFICIENT, CPI		+/- 0.18
	TOPOGRAPHIC FACTOR, KZT		1.0
EARTHQUAKE DESIGN DATA	TORNADO WIND VELOCITY		NA FOR RISK CATEGORY II
	ANALYSIS PROCEDURE		NA
	SEISMIC DESIGN CATEGORY, SDC		NA
	SITE CLASSIFICATION, SITE CLASS		NA
	IMPORTANCE FACTOR, IE		NA
	MAPPED SPECTRAL RESPONSE	SHORT PERIOD, SS	NA
		1-SECOND PERIOD, S1	NA
	DESIGN SPECTRAL RESPONSE	SHORT PERIOD, SDS	NA
		1-SECOND PERIOD, SD1	NA
	LATERAL FORCE RESISTING SYSTEM, X-DIRECTION		NA
	LATERAL FORCE RESISTING SYSTEM, Y-DIRECTION		NA
	RESPONSE MODIFICATION COEFFICIENT, R	X-DIRECTION	NA
Y-DIRECTION		NA	
SEISMIC RESPONSE COEFFICIENT, Cs	X-DIRECTION	NA	
	Y-DIRECTION	NA	
BASE SHEAR	X-DIRECTION	NA	
	Y-DIRECTION	NA	
LATERAL FORCE RESISTING SYSTEM	X-DIRECTION	NA	
	Y-DIRECTION	NA	
ROOF SNOW LOAD (IN ACCORDANCE WITH CHAPTER 7 OF ASCE7-16)	GROUND SNOW LOAD, PG		0 PSF
	FLAT ROOF SNOW LOAD, PF		NA
	IMPORTANCE FACTOR, IS		NA
	EXPOSURE FACTOR, CE		NA
	THERMAL FACTOR, CT		NA
LIVE LOADS	ROOF	UNIFORMLY DIST.	20 PSF
		CONCENTRATED	NA
	FLOOR	IMPACT	NA
		UNIFORMLY DIST.	125 PSF
		CONCENTRATED	1,000 LB
		IMPACT	NA
RAIN LOADS	ROOF	60 MIN (15 MIN)	3.84 IN/HR (7.41 IN/HR)

COMPONENTS & CLADDING PRESSURES (PSF) ULT

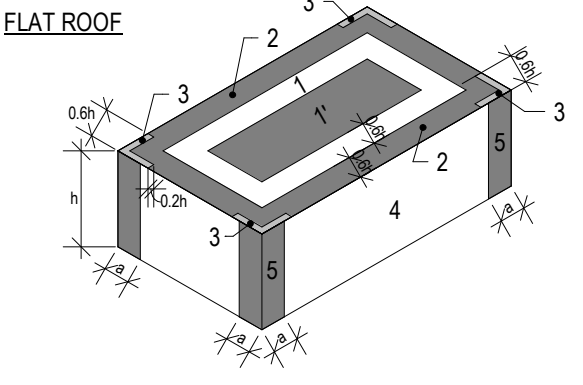
EFFECTIVE AREA (SQ FEET)	ROOF ZONES				WALL ZONES	
	1	1'	2	3	4	5
10	+17.7/-69.2	+17.7/-39.7	+17.7/-91.2	+17.7/-91.2	+39.7/-43.0	+39.7/-53.0
20	+16.5/-64.6	+16.5/-37.7	+16.5/-85.4	+16.5/-85.4	+38.0/-41.3	+38.0/-49.4
50	+16.0/-58.6	+16.0/-37.7	+16.0/-77.6	+16.0/-77.6	+35.6/-38.9	+35.6/-44.8
100	+16.0/-54.0	+16.0/-37.7	+16.0/-71.7	+16.0/-71.7	+33.9/-37.2	+33.9/-41.3
300	+16.0/-46.8	+16.0/-31.0	+16.0/-62.4	+16.0/-62.4	+31.1/-34.4	+31.1/-35.7

- INTERIOR ZONES (ROOFS: ZONE 1, WALLS: ZONE 4)  
END ZONES (ROOFS: ZONE 2, WALLS: ZONE 5)  
CORNER ZONES (ROOFS: ZONE 3)

NOTES:

- H = MEAN ROOF HEIGHT = 16 FT.
- A = END/CORNER WIDTH = 8 FT.
- WALL ZONE DESIGN PRESSURES SHALL BE CONSIDERED TO ACT AS BOTH POSITIVE AND NEGATIVE PRESSURES.
- ROOF ZONE DESIGN PRESSURES ARE NEGATIVE (UPLIFT).
- COMPONENT AND CLADDING PRESSURES SHOWN ARE UNFACTORED.

FLAT ROOF



NET UPLIFT ON JOISTS (PSF) ASD

EFFECTIVE AREA (SQ FEET)	ROOF ZONES			
	1	1'	2	3
10	-36.5	-18.8	-49.7	-69.6
20	-33.8	-18.8	-46.2	-62.6
50	-30.2	-18.8	-41.6	-53.3
100	-27.4	-18.8	-38.0	-46.2
500	-23.1	-13.6	-32.4	35.1

DEFERRED SUBMITTALS

**BIDDER-DESIGNED ELEMENTS:** SUBMIT "BIDDER-DESIGNED" DEFERRED SUBMITTALS TO THE ARCHITECT AND SER FOR REVIEW PRIOR TO SUBMISSION TO THE CITY FOR APPROVAL.

DESIGN OF PREFABRICATED, "BIDDER DESIGNED", MANUFACTURED, PRE-ENGINEERED, OR OTHER FABRICATED PRODUCTS SHALL BE COMPLIANT WITH THE FOLLOWING REQUIREMENTS:

- DESIGN CONSIDERS TRIBUTARY DEAD, LIVE, WIND, AND EARTHQUAKE LOADS IN COMBINATIONS REQUIRED BY CODE.
- DESIGN WITHIN THE DEFLECTION LIMITS NOTED HEREIN AND AS SPECIFIED OR REFERENCED IN 2021 IBC.
- DESIGN SHALL CONFORM TO THE SPECIFICATIONS AND REFERENCE STANDARDS OF THE GOVERNING CODE.
- SUBMITTALS SHALL INCLUDE:
  - A. CALCULATIONS PREPARED, STAMPED AND SIGNED BY THE SSE DEMONSTRATING CODE CONFORMANCE.
  - B. ENGINEERED COMPONENT DESIGN DRAWINGS ARE PREPARED, STAMPED AND SIGNED BY THE SSE.
  - C. PRODUCT DATA, TECHNICAL INFORMATION AND MANUFACTURER'S WRITTEN REQUIREMENTS AND AGENCY APPROVALS AS APPLICABLE.
  - D. SSE MAY SUBMIT TO THE ARCHITECT/ENGINEER, A REQUEST TO UTILIZE RELEVANT ALTERNATE DESIGN CRITERIA OF SIMILAR NATURE AND GENERALLY EQUIVALENCY WHICH IS RECOGNIZED BY THE CODE AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUBMIT ADEQUATE DOCUMENTATION OF DESIGN.

**GENERAL CONTRACTOR'S PRIOR REVIEW:** ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW OF THE SSE COMPONENT DRAWINGS, THE SER WILL REVIEW THE SUBMITTAL FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING AND WILL STAMP THE SUBMITTAL ACCORDINGLY. REVIEW OF THE SPECIALTY STRUCTURAL ENGINEER'S (SSE) SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) IS FOR COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO:

- STEEL JOISTS

SUBMITTALS

**SUBMIT FOR REVIEW:** SUBMITTALS OF SHOP DRAWINGS, ERECTION LAYOUTS, AND PRODUCT DATA ARE REQUIRED FOR ITEMS NOTED IN THE INDIVIDUAL MATERIALS SECTIONS. SUBMITTALS MAY BE PROVIDED ELECTRONICALLY OR HARD COPY. HARD COPY SUBMITTALS SHALL INCLUDE A MINIMUM OF FOUR (4) PRINTS.

**SUBMITTAL REVIEW PERIOD:** SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A MINIMUM OF TWO WEEKS FOR REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO THE ONSET OF FABRICATION.

**GENERAL CONTRACTOR'S PRIOR REVIEW:** PRIOR TO SUBMISSION TO THE ARCHITECT/ENGINEER, THE CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR COMPLETENESS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE SER, AND THEREFORE, MUST BE VERIFIED BY THE GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE ANY NECESSARY DIMENSIONAL DETAILS REQUESTED BY THE DETAILER AND PROVIDE THE CONTRACTOR'S REVIEW STAMP AND SIGNATURE BEFORE FORWARDING TO THE ARCHITECT/ENGINEER.

**SHOP DRAWING REVIEW:** ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW, THE SER WILL REVIEW THE SUBMITTAL FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS OF THE BUILDING AND WILL STAMP THE SUBMITTAL ACCORDINGLY. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THERE FROM.

SOILS & FOUNDATIONS

- FOUNDATIONS FOR ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.
- THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION.
- INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CDS.

GEOTECHNICAL REPORT	PREPARED BY:	REPORT NO.	REPORT DATE
<b>DESIGN CRITERIA</b>	ALLOWABLE SOIL BEARING PRESSURE D + L	2,500 PSF	
	ALLOWABLE SOIL BEARING PRESSURE FOR TRANSIENT LOADS	2,500 PSF	
	MINIMUM FROST EMBEDMENT (BELOW EXT GRADE OR SLAB SUBGRADE)	N/A	
	MINIMUM CONTINUOUS FOOTING WIDTH	12 INCHES	
	MINIMUM ISOLATED FOOTING WIDTH	24 INCHES	
<b>SOIL PREPARATION AT BUILDING:</b> PER PLAN AND GEOTECHNICAL REPORT			

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS:

- ACI 301-16 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
- ACI 305R-10 "GUIDE TO HOT WEATHER CONCRETING"
- ACI 305.1-10 "SPECIFICATIONS FOR HOT WEATHER CONCRETING"
- ACI 306R-10 "GUIDE TO COLD WEATHER CONCRETING"
- ACI 306.1-10 "SPECIFICATION FOR COLD WEATHER CONCRETING"
- ACI 318-19 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
- ACI 117-10 "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"

SUBMITTALS:

PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SECTION 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW. SUBSTANTIATING STRENGTH RESULTS FROM PAST TESTS SHALL NOT BE OLDER THAN 24 MONTHS PER ACI 318 SECTION 26.4.3.1(b).

CONCRETE MIX DESIGN REQUIREMENTS						
	STRENGTH F'C (PSI)	TEST AGE	AGGREGATE, MAX (IN.)	EXPOSURE CLASS	MAXIMUM W/C RATIO	AIR CONTENT (+/- 1.5%)
SPREAD FOOTINGS	3000	28	1	F0/S0/W1/C0	0.58	< 3
SLABS-ON-GRADE	3000	28	1	F0/S0/W1/C0	0.58	< 3

MIX DESIGN REQUIREMENTS NOTES:

- FLY ASH: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME OR SLAG SHALL CONFORM TO ACI 318 TABLE 26.4.2.2(b) AND SECTION 26.4.2.2 MAXIMUM AMOUNT OF FLY ASH SHALL BE 25% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
- AGGREGATES SHALL CONFORM TO ASTM C33.
- ADMIXTURES SHALL CONFORM TO ASTM C494.
- NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.
- UNLESS OTHERWISE SPECIFIED, CONCRETE SUPPLIER TO SELECT A TARGET SLUMP AT THE POINT OF DELIVERY FOR CONCRETE MIXTURES USED FOR WORK. SELECTED TARGET SLUMP SHALL NOT EXCEED 9 IN. CONCRETE SHALL NOT SHOW VISIBLE SIGNS OF SEGREGATION. THE TARGET SLUMP INDICATED ON THE SUBMITTAL SHALL BE USED AS THE BASIS FOR ACCEPTANCE DURING THE PROJECT WORK. SLUMP TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117.

CONCRETE CURING: PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:

- USE MEMBRANE CURING COMPOUNDS THAT ARE COMPATIBLE WITH AND WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.
- APPLY CURING COMPOUNDS AT A RATE EQUIVALENT TO THE RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C 309-18 AND THE MANUFACTURER'S RECOMMENDATIONS.

**TESTING:** IN ACCORDANCE WITH ACI 318 CHAPTER 26 SECTION 12, THE CONTRACTOR SHALL OBTAIN AND CONDUCT TESTS AS REQUIRED TO DETERMINE CONCRETE STRENGTHS:

- CONCRETE SAMPLING FOR PREPARING STRENGTH TEST SPECIMENS SHALL BE GATHERED FOR EACH MIXTURE AND BATCH IN ACCORDANCE WITH ASTM D3665. THE FOLLOWING SAMPLING FREQUENCIES ARE APPLICABLE:
  - AT LEAST ONCE A DAY.
  - AT LEAST ONCE FOR EACH 150 CYD OF CONCRETE.
  - AT LEAST ONCE FOR EACH 5000 SFT OF CONCRETE SURFACE AREA FOR SLABS AND/OR WALLS.
- CAST AND FIELD CURE CYLINDRICAL SPECIMENS IN ACCORDANCE WITH ASTM C 31/C 31M. ADDITIONAL SPECIMENS MAY BE DESIRED BY THE CONTRACTOR IF OUTLYING TESTS NEED TO BE DISCARDED IN ACCORDANCE WITH ACI 214R.
- REQUIRED COMPRESSIVE STRENGTH TESTS SHALL BE IN ACCORDANCE WITH ASTM C 39 AND TESTED AS FOLLOWS (AT MINIMUM) FOR EACH MIXTURE AND BATCH:
  - SPECIMENS, OF COMPARABLE COMPOSITION AND AGE, AT SEVEN (7) DAYS.
  - SPECIMENS, OF COMPARABLE COMPOSITION AND AGE, AT TWENTY-EIGHT (28) DAYS.
- AT THE CONTRACTOR'S OPTION, AN ADDITIONAL SPECIMEN MAY BE TESTED AT THREE (3) DAYS IN ORDER TO ACCELERATE THE REMOVING OF FORMWORK.
- FURTHERMORE, THE CONTRACTOR TO HOLD ONE (1) ADDITIONAL CYLINDER IN RESERVE IN CASE OF DEFICIENCY IDENTIFIED DURING REQUIRED COMPRESSIVE STRENGTH TESTS. AFTER 56 DAYS, UNLESS NOTIFIED BY THE ENGINEER TO THE CONTRARY, THE RESERVE CYLINDER MAY BE DISCARDED WITHOUT BEING TESTED FOR SPECIMENS-TESTED-TO-DATE MEETING THE TWENTY-EIGHT (28) DAY STRENGTH REQUIREMENTS.

ACCEPTANCE: CRITERIA FOR SPECIFIED COMPRESSIVE STRENGTH ACCORDING TO ACI 318:

- EVERY ARITHMETIC AVERAGE OF ANY THREE CONSECUTIVE STRENGTH TESTS EQUALS OR EXCEEDS THE SPECIFIED COMPRESSIVE STRENGTH.
- NO STRENGTH TEST MAY FALL BELOW THE SPECIFIED COMPRESSIVE STRENGTH BY THE FOLLOWING:
  - FOR 5000 PSI (35 MPa) OR LESS, BY 500 PSI (3.5 MPa) OR MORE.
  - FOR EXCEEDING 5000 PSI (35 MPa), BY MORE THAN 10 PERCENT OF THE SPECIFIED COMPRESSIVE STRENGTH.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS:

- ACI 301-16 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT AND REINFORCEMENT SUPPORTS."
- ACI SP-66-04 "ACI DETAILING MANUAL" INCLUDING ACI 315-99 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
- CRSI MSP-18, 29TH EDITION, "MANUAL OF STANDARD PRACTICE".
- ANSI/AWS D1.4-18 "STRUCTURAL WELDING CODE-REINFORCING STEEL."
- IBC CHAPTER 19-CONCRETE.
- ACI 318-19.
- ACI 117-10.

**SUBMITTALS:** SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS	REINFORCING BARS ASTM	A615 GRADE 60 DEFORMED BARS
<b>PLACING:</b> CONFORM TO ACI 301 SECTION 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO ACI 117.	WELDABLE REINFORCING BARS	ASTM A706 GRADE 60 DEFORMED BARS
	SMOOTH WELDED WIRE FABRIC	ASTM A706 GRADE 60 DEFORMED BARS
	DEFORMED WELDED WIRE FABRIC	ASTM A185
	BAR SUPPORTS	CRS I MSP-09, CHAPTER 3 "BAR SUPPORTS"
	TIE WIRE	16 GAGE OR HEAVIER, BLACK ANNEALED
	STUD RAILS	ASTM A1044 DECON OR APPROVED EQUIVALENT
	HEADED DEFORMED BARS	ASTM A970
<b>CONCRETE COVER:</b> CONFORM TO THE FOLLOWING COVER REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS:	CONCRETE CAST AGAINST EARTH	3"
	TIES IN COLUMNS AND BEAMS	2"
	CONCRETE EXPOSED TO EARTH OR WEATHER	1-1/2"
	BARS IN SLABS	3/4"
<b>SPICES:</b> CONFORM TO ACI 301 SECTION 3.3.2.7, "SPICES". REFER TO "TENSION LAP SPICE LENGTH SCHEDULE" FOR TYPICAL REINFORCEMENT SPLICES. ALL LAP SPLICES ARE TO BE TENSION LAP SPICE, TYPE B, UNLO.		
<b>BAR PLACEMENT:</b> ALL REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED (TIED) BEFORE CONCRETE IS POURED. WET STABBING REBAR IS NOT ALLOWED WITHOUT CONSENT OF THE STRUCTURAL ENGINEER OF RECORD.		

REINFORCED UNIT MASONRY

REFERENCE STANDARDS:

- TMS 402-18 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES". HEREIN REFERENCED AS TMS402.
- TMS 602-16 "SPECIFICATION FOR MASONRY STRUCTURES". HEREIN REFERENCED AS TMS602.
- ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".
- ANSI/AWS D1.4-18 "STRUCTURAL WELDING CODE-REINFORCING STEEL".

SUBMITTALS:

- MASONRY REINFORCEMENT, SIZE, LAYOUT, AND GRADE IN ACCORDANCE WITH PLANS.
- MATERIAL CERTIFICATES FOR ALL STEEL REINFORCING ANCHORS, TIES AND METAL ACCESSORIES CERTIFYING COMPLIANCE WITH REQUIRED STRENGTH GRADE AND ASTM STANDARDS.
- CERTIFICATION LETTERS FOR MASONRY BLOCK, MORTAR, AND GROUT MIX DESIGN CERTIFYING COMPLIANCE WITH REQUIRED STRENGTH AND RESPECTIVE ASTM STANDARDS.
- MIX DESIGNS FOR EACH GROUT MIX INDICATING TYPE AND PROPORTIONS OF INGREDIENTS IN COMPLIANCE OF PROPORTION SPECIFICATION.
- LOCATION OF EXPANSION AND CONTROL JOINTS.
- PRODUCT INFORMATION, ICC ESR REPORTS, AND MATERIAL CERTIFICATIONS CERTIFYING COMPLIANCE FOR ALL NON-PRE-APPROVED POST-INSTALLED ANCHORS.
- HOT AND/OR COLD WEATHER CONSTRUCTION PROCEDURES.

**STRENGTH:** THE ASSUMED COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLAGE, F<sub>m</sub> = 2000 PSI.

MATERIALS:

- CONCRETE MASONRY UNITS:** CONFORM TO ASTM C 90, TYPE-1 (MOISTURE CONTROLLED), MEDIUM WEIGHT (APPROX 115 PCF) UNITS. PROVIDE **2000 PSI** COMPRESSIVE STRENGTH TO ACHIEVE MASONRY ASSEMBLY STRENGTH INDICATED ABOVE UNDER STRENGTH.
- MORTAR:** CONFORM TO ASTM C270, TYPE S, AND IBC SECTION 2103.2 "MORTAR".
- GROUT:** CONFORM TO ASTM C476 AND IBC SECTION 2103.3 PROPORTION SPECIFICATIONS. USE FINE GROUT EXCEPT COARSE GROUT MAY BE USED WHERE PERMITTED BY TMS402 TABLE 3.2.1 FINE GROUT REQUIRED FOR 4" AND 6" CMU. COMPRESSIVE STRENGTH OF GROUT TO BE EQUAL TO, OR GREATER THAN 3,000 PSI.
- REINFORCING BARS:** CONFORM TO ASTM A615, GRADE 60 DEFORMED BARS AND IBC SECTION 2103.4 UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE AS NOTED ON PLANS. FABRICATION SHALL BE IN ACCORDANCE WITH TMS602 SECTION 2.7.
- JOINT REINFORCEMENT:** CONFORM TO ASTM A951 AND IBC SECTION 2103.4.
- ANCHORS TIES AND ACCESSORIES:** CONFORM TO IBC SECTION 2103.4 AND TMS 602 ARTICLE 2.4D.

**QUALITY ASSURANCE:** CONFORM TO IBC SECTION 2105 "QUALITY ASSURANCE".

- MASONRY UNITS: A LETTER OF CERTIFICATION FROM THE MANUFACTURER OF THE UNITS SHALL BE PROVIDED TO THE SER AT THE TIME OF, OR PRIOR TO THE DELIVERY OF THE UNITS TO THE JOBSITE TO ENSURE THE UNITS HAVE BEEN TESTED ACCORDING TO ASTM C 140 AND COMPLY WITH THE COMPRESSIVE STRENGTH SPECIFIED ABOVE AND ASTM C 90.
- MORTAR: A LETTER OF CERTIFICATION FROM THE SUPPLIER OF THE MORTAR SHALL BE PROVIDED TO THE SER AT THE TIME OF, OR PRIOR TO, DELIVERY OF THE MORTAR TO THE JOBSITE TO ENSURE THE MATERIAL HAS BEEN TEST ACCORDING TO ASTM C108 FOR COMPRESSIVE STRENGTH, ASTM C1506 FOR WATER RETENTION AND ASTM C91 FOR AIR CONTENT. MORTAR FIELD TESTING IS NOT REQUIRED.
- GROUT: A LETTER OF CERTIFICATION FROM THE SUPPLIER OF THE GROUT SHALL BE PROVIDED TO THE SER AT THE TIME OF, OR PRIOR TO, DELIVERY OF THE GROUT TO THE JOBSITE TO ENSURE THAT THE GROUT COMPLIES WITH ASTM C 476.

**ANCHORS, TIES, AND CONNECTORS:** MASONRY ANCHORS, TIES, AND CONNECTORS SHALL BE AS SPECIFIED ON STRUCTURAL DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR MASONRY ANCHOR TIES NOT INCLUDED ON THE STRUCTURAL DRAWINGS.

STRUCTURAL STEEL				
<b>REFERENCE STANDARDS:</b>				
1. ANSI/AISC 303-16 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES HEREAFTER REFERENCED AS AISC 303.				
2. ANSI/AISC 360-16 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS HEREAFTER REFERENCED AS AISC 360.				
3. RCSC - SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS, 2014.				
4. AWS D1.1-15 - STRUCTURAL WELDING CODE - STEEL HEREAFTER REFERENCED AS AWS D1.1.				
<b>SUBMITTALS:</b>				
1. SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH AISC 360 SECTION M.1 AND AISC 303 SECTION 4.				
2. SUBMIT WELDERS CERTIFICATES VERIFYING QUALIFICATION WITHIN PAST 12 MONTHS.				
3. AFFIDAVIT STATING THE STEEL PROVIDER MEETS THE REQUIREMENTS OF THE GRADE(S) SPECIFIED.				
<b>MATERIALS</b>				
WIDE FLANGE (W), TEE (WT) SHAPES	ASTM A992 F <sub>y</sub> = 50 KSI			
STANDARD (S), MISCELLANEOUS (M) SHAPES	ASTM A572 GRADE 50 F <sub>y</sub> = 50 KSI			
WIDE FLANGE BEARING PILES (HP) SHAPES	ASTM A36 F <sub>y</sub> = 36 KSI			
CHANNEL (C), MISC CHANNEL (MC), ANGLE (L) SHAPES	ASTM A36 F <sub>y</sub> = 36 KSI			
STRUCTURAL BARS & PLATES (PL)	ASTM A36 F <sub>y</sub> = 36 KSI			
HOLLOW STRUCTURAL SECTION-SQUARE/RECT (HSS)	ASTM A500 GRADE C F <sub>y</sub> = 50 KSI			
STRUCTURAL PIPE (PIPE) 12" DIA AND LESS	ASTM A53 GRADE B F <sub>y</sub> = 35 KSI			
HOLLOW STRUCTURAL SECTION-ROUND (HSS)	ASTM A500 GRADE C F <sub>y</sub> = 46 KSI			
HIGH-STRENGTH BOLTS	ASTM A325/F1852 TYPE 1, PLAIN			
NUTS	ASTM A563			
WASHERS (FLAT OR BEVELED)	ASTM F436 - REQ'D @ SLOTTED & OVERSIZE HOLES			
ANCHOR RODS (ANCHOR BOLTS)	ASTM F1554 GR. 55 (WELDABLE) PER SUPPLEMENT NO. 1			
MILD THREADED RODS	ASTM A36 F <sub>y</sub> = 36 KSI			
THREADED RODS	ASTM A307 F <sub>y</sub> = 35 KSI			
WELDED HEADED STUDS (WHS) 3/4" OR 7/8"	ASTM A108 - NELSON/TRW S3L OR EQUAL			
WELDED HEADED STUDS (WHS) 1/2" OR 5/8"	ASTM A108 - NELSON/TRW H4L OR EQUAL			
DOWEL BAR ANCHORS	ASTM A496 - NELSON/TRW D2L OR EQUAL			
WELDING ELECTRODES	E70XX, E71TX UNLESS NOTED OTHERWISE WITH A MINIMUM TENSILE OF 20FT-LBS AT 40° F			
<b>WELDING:</b>				
1. WELDING SHALL CONFORM TO AWS D1.1 AND VISUALLY CONFORM TO AWS SECTION 6 AND TABLE 6.1.				
FABRICATION/ERECTION INSPECTIONS BY THE CONTRACTOR PER AWS D1.1 SECTION 6 SHALL BE BY ASSOCIATE/CERTIFIED INSPECTORS (AWI/CWI) PER AWS QC1 OR AWS B5.1. SPECIAL INSPECTIONS (VERIFICATION INSPECTIONS) SHALL BE BY A CERTIFIED WELDING INSPECTOR (CWI) OR SENIOR WELDING INSPECTOR (SWI) PER AWS B5.1.				
2. WELDERS SHALL BE QUALIFIED FOR THE SPECIFIC PREQUALIFIED JOINTS REQUIRED BY THE DESIGN AND CERTIFIED IN ACCORDANCE WITH AWS REQUIREMENTS.				
3. WELDING SHALL BE IN ACCORDANCE WITH APPROPRIATE WELD PROCEDURE SPECIFICATIONS (WPS'S) WELDERS SHALL BE FAMILIAR WITH THE APPLICABLE WPS'S.				
4. WELDER QUALIFICATIONS AND WPS'S SHALL BE MAINTAINED AT THE SITE OF THE WORK AND SHALL BE READILY AVAILABLE FOR INSPECTION UPON REQUEST BOTH IN THE SHOP AND IN THE FIELD.				
5. USE E70 OR E71T TO KSI STRENGTH ELECTRODES APPROPRIATE FOR THE PROCESS SELECTED.				
6. PRIOR TO THE START OF WORK, SPECIAL INSPECTOR OR, IF "AISC CERTIFIED" OR OTHERWISE "APPROVED" SHOP, A SHOP CERTIFIED WELD INSPECTOR (CWI) CERTIFIED IN ACCORDANCE WITH PROVISIONS OF AWS QC1 SHALL INSPECT AND DOCUMENT COMPLIANCE WITH THE FOLLOWING:				
A. CONFIRM WELDER QUALIFICATIONS PRIOR TO THE START OF WORK.				
B. REVIEW ALL WPS PRIOR TO THE START OF WORK.				
C. CONFIRM MATERIALS IN FABRICATIONS CONFORM TO THE SPECIFICATIONS.				
D. PERIODICALLY OBSERVE JOINT PREPARATION, FIT-UP AND WELDER TECHNIQUES.				
E. IDENTIFY ON PLANS ALL MULTI-PASS FILLET WELDS, SINGLE PASS FILLET WELDS GREATER THAN 5/16", AND COMPLETE-AND PARTIAL-JOINT PENETRATION (CJP OR PJP) GROOVE WELDED BUTT JOINTS THAT REQUIRES CONTINUOUS (SPECIAL) INSPECTION.				
F. VISUALLY INSPECT ALL WELDS PER SPECIAL INSPECTION REQUIREMENTS FOR STEEL AND AWS SECTION 6.5 AND TABLE 6.1.				
7. WELDING OF HIGH STRENGTH ANCHOR RODS (F1554-105) IS PROHIBITED UNLESS APPROVED BY ENGINEER.				
8. WELDING OF SHEAR STUDS ON STEEL BEAMS: HEADED SHEAR STUDS WELDED TO TOPS OF WIDE FLANGE BEAM SHALL BE WELDED IN ACCORDANCE WITH AWS D1.1 CHAPTER 7 "STUD WELDING".				
9. WELDING OF HEADED STUDS ON EMBEDDED STEEL PLATES FOR ANCHORAGE TO CONCRETE: HEADED STUDS WELDED TO STEEL EMBEDMENT PLATES CAST MONOLITHIC WITH CONCRETE AND SHALL BE WELDED IN ACCORDANCE WITH AWS D11 CHAPTER 7 "STUD WELDING" UNLESS NOTED OTHERWISE ON PLANS.				
10. AFTER ERECTION OF STRUCTURAL STEEL, TOUCH-UP FIELD WELDS AND ABRASIONS IN SHOP PAINT COATING WITH SAME PAINT USED FOR SHOP PAINTING. TOUCH WELDS IN GALVANIZED STEEL WITH A ZINC RICH PAINT (ZRC COLD-GALVANIZING COMPOUND OR APPROVED EQUIVALENT).				
<b>STEEL PROTECTION:</b>				
1. PROTECTION IS REQUIRED WHERE STEEL IS EXPOSED TO EXTERIOR ENVIRONMENTAL CONDITIONS OR POTENTIALLY CORROSIVE ENVIRONMENTS SUCH AS EXPOSURE TO WEATHER, MOISTURE, OR CORROSIVE SOILS.				
ALL EXPOSED STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 OR HAVE ANOTHER APPROVED CORROSION RESISTANT COATING SUCH AS:				
A. POWDER COATINGS				
B. THERMEX PAINT				
C. ZINC-RICH PAINT (FOR MILD ENVIRONMENTS ONLY AND SHALL BE APPROVED BY THE SER)				
3. ALL EXPOSED ANCHORS AND ASSOCIATED HARDWARE SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM F2329.				
4. STEEL THAT EXTENDS BELOW GRADE AND IS IN CONTACT WITH SOIL SHALL BE PAINTED WITH 2 COATS OF ASPHALTIC/BITUMASTIC COATING OR APPROVED EQUIVALENT.				
<b>HIGH-STRENGTH BOLTING:</b>				
1. HIGH STRENGTH BOLTS SHALL BE OF THE ASTM GRADE AND TYPE SPECIFIED IN THE MATERIALS SECTION. UNLESS NOTED OTHERWISE, INSTALL BOLTS IN JOINTS IN ACCORDANCE WITH THE RCSC SPECIFICATION AS JOINT TYPE ST, "SNUG TIGHT", - PER RCSC SPECIFICATION TABLE 4.1 AND SECTION 8.1. INSPECTION IS PER RCSC SECTION 9.1. BOLTS HAVE BEEN DESIGNED AS ASTM A325-8 BOLTS - THREADS INCLUDING THE IN THE SHEAR PLANE".				

**REFERENCE STANDARDS:**

- 1. ANSI/SI-ID-R0-2017 "STANDARD FOR STEEL ROOF DECK" AND ANSI/SI-ID-C-2017 "STANDARD FOR COMPOSITE STEEL FLOOR DECK - SLABS," ANSI/SI-ID-NC-2017 "STANDARD FOR NON-COMPOSITE STEEL FLOOR DECK."
- 2. ANSI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
- 3. AWS D1.3-B "STRUCTURAL WELDING CODE - SHEET STEEL."

**SUBMITTALS:** SUBMIT SHOP DRAWINGS (ERECTION LAYOUTS) TO THE ARCHITECT/ENGINEER FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE MATERIAL TYPE, SPAN LAYOUT BY SIZE, DECK ATTACHMENTS, STEEL DECK EDGE FORM DESIGN (AS REQUIRED) AND SHORING REQUIREMENTS. ALTERNATE DECK TYPES AND GAGES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION AND SHALL INCLUDE A VALID ICC EVALUATION REPORT AND SHOP DRAWINGS (COMPONENT DESIGN AND DRAWINGS).

**MATERIAL:** ASTM A653-SS DESIGNATION, GRADE 33. ZINC COATED PER A653, G60. MINIMUM YIELD STRENGTH SHALL BE 38 KSI.

**OPENINGS:** OPENINGS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REFLECTED IN THE SHOP DRAWINGS. DECK OPENINGS LESS THAN 6" DO NOT REQUIRE REINFORCEMENT. FOR SUPPORT TO LARGER OPENINGS REFER TO TYPICAL DETAILS.

**DECK SPECIFICATION:** REFER TO FRAMING PLANS.

**DECK FASTENING:** REFER TO FRAMING PLANS.

### RECTIONS FOR SPECIALTY ENGINEER:

1. STRUCTURAL COLD FORMED STEEL (CFS) FRAMING SHALL BE DESIGNED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE REFERENCED STANDARDS BELOW.
2. A QUALIFIED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF THE PROJECT, SHALL BE EXPERIENCED IN THE ENGINEERING SERVICES INDICATED AND PREPARE CALCULATIONS, SHOP DRAWINGS, AND OTHER STRUCTURAL DATA.
3. THE SPECIALTY ENGINEER SHALL DESIGN AND PROVIDE CFS FRAMING, ACCESSORIES (INCLUDING BRIDGING) AND CONNECTIONS IN COORDINATION WITH OTHER STRUCTURAL, MECHANICAL, PLUMBING, AND ARCHITECTURAL SYSTEM(S), CAPABLE OF WITHSTANDING THE DESIGN LOADS INDICATED WITHIN THE LIMITS STATED HEREIN AND THE PROJECT SPECIFICATIONS, AS APPLICABLE, (OTHER BUILDING SYSTEMS) SHALL BE PRIORITIZED ABOVE CFS CONFIGURATIONS IN CASE OF CONFLICT AND SPECIALTY DESIGNER SHALL REVISE CFS CONFIGURATION (INCLUDING THICKNESS, SPACING, ORIENTATION, ETC.) ACCORDINGLY TO MEET THE PERFORMANCE CRITERIA SPECIFIED.
4. THE SPECIALTY ENGINEER SHALL SPECIFY FASTENING OF COMPONENTS WITH SELF-DRILLING SCREWS, POWER ACTUATED NAILS, AND/OR WELDING. FASTENERS SHALL BE OF SUFFICIENT SIZE TO INSURE STRENGTH OR CONNECTION. WELDED CONNECTIONS SHALL ONLY BE ALLOWED WITH MATERIAL THAT IS A MINIMUM OF 54-MIL AND BE TOUCHED UP WITH ZRC COAT GALVANIZING HIGH ZINC COMPOUND OR APPROVED EQUIVALENT. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. SPICES IN STUDS SHALL NOT BE PERMITTED.
5. THE SPECIALTY ENGINEER SHALL PERFORM AND/OR SPECIFY AND REVIEW CONSTRUCTION TESTING AND INSPECTION TO SATISFY AUTHORITY HAVING JURISDICTION'S GOVERNING CODE. TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETE.
6. THE CFS SPECIALTY DESIGNER SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. CFS FRAMING MINIMUM STRENGTHS:	MIN FY=50 KSI
B. CFS FRAMING MINIMUM STRENGTHS: 33 AND 43-MIL	MIN FY=33 KSI.
C. MAXIMUM SPACING	16" OC
D. LIVE LOAD DEFLECTION	L/360
E. TOTAL LOAD DEFLECTION	L/240

### REFERENCE STANDARDS:

1. AISI S100 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL - STRUCTURAL MEMBERS"
2. AISI S200 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS"
3. AISI S211 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING - WALL STUD DESIGN"
4. AISI S212 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING - HEADER DESIGN"
5. AISI S213 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING - LATERAL DESIGN"
6. SSMA "PRODUCT TECHNICAL GUIDE"
7. AWS D1.3 "STRUCTURAL WELDING CODE-SHEET STEEL"

### SUBMITTALS:

1. CFS PRODUCT DATA
2. SUBMIT STRUCTURAL CALCULATIONS (SEALED BY SPECIALTY ENGINEER) FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.
3. SUBMIT SHOP / ERECTION DRAWINGS (SEALED BY SPECIALTY ENGINEER) FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.

### MATERIALS

1. **STRUCTURAL SECTIONS:** 54, 68, AND 97-MIL; ASTM A653 GRADE D OR ASTM A1011 GRADE 50, AND FOR 33 AND 43-MIL; ASTM A653 GRADE D OR ASTM A1011 GRADE 33.
2. **SHEET METAL SCREWS:** GRABBER SELF-DRILLING, #10 SCREWS UNLESS NOTED OTHERWISE ON DRAWINGS; ASTM C153 OR APPROVED EQUIVALENT PER SPECIALTY DESIGNER.
3. **FASTENERS TO STEEL:** HILTI X-UP POWDER ACTUATED FASTENERS OR APPROVED EQUIVALENT PER SPECIALTY DESIGNER.
4. **FASTENERS TO CONCRETE:** HILTI X-UP POWDER ACTUATED FASTENERS PER THE "POST-INSTALLED ANCHORS" SECTION OR APPROVED EQUIVALENT PER SPECIALTY DESIGNER.
5. **WELD MATERIAL:** E60XX ELECTRODES CONFORMING TO AWS D1.3 OR APPROVED ALTERNATIVE PER SPECIALTY DESIGNER.
6. **STEEL STUDS AND TRACK:** SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A593 680 OR GREATER COATINGS.
7. **SIZE AND PROFILE:** COLD-FORMED STEEL FRAMING MEMBERS SHALL BE AS SPECIFIED IN THE STEEL STUD MANUFACTURER'S TECHNICAL EVALUATION REPORT (ER-4043). ALTERNATE MEMBERS EQUIVALENT IN SHAPE, SIZE, AND STRENGTH BY MANUFACTURERS NOT MEMBERS OF THE STEEL STUD MANUFACTURER'S ASSOCIATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE SPECIALTY ENGINEER AND ARCHITECT/ENGINEER.
8. **CONNECTORS AND FASTENERS:** CONNECTORS, AS SPECIFIED BY THE SPECIALTY DESIGNER, SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

**REFERENCE STANDARDS:**

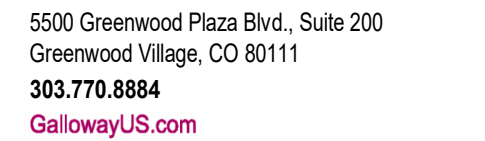
1. SJI "STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS, K-SERIES"
2. SJI "STANDARD SPECIFICATIONS FOR LONG SPAN STEEL JOISTS, LH-SERIES AND DEEP LONG SPAN STEEL JOISTS, DLH"
3. SJI "STANDARD SPECIFICATIONS FOR JOIST GIRDERS"

**SUBMITTALS:** COMPLY WITH IBC 2207. SUBMIT SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS OR ERECTION PLANS), DRAWINGS SHALL INDICATE ANY OPTIONAL FIELD SPLICES AND IF HIGH STRENGTH BOLTS OR COMPLETE PENETRATION WELDS ARE UTILIZED. ONCE THE DESIGN IS APPROVED, SUPPLIER SHALL PROVIDE A SET OF CALCULATIONS FOR REFERENCE ONLY WHICH DO NOT REQUIRE APPROVAL OF THIS OFFICE. REFERENCE DEFERRED SUBMITTALS FOR ADDITIONAL INFORMATION.

**ERECTION AND STABILITY:** THE OVERALL STABILITY OF THE JOIST SYSTEM IS THE RESPONSIBILITY OF THE SSE (SJI SUPPLIER). CAREFUL ATTENTION SHALL BE GIVEN TO THE STABILITY OF THE JOISTS DURING ERECTION IN ACCORDANCE WITH THE CODE AND ALL SECTIONS OF THE SJI MANUAL. SPECIFICALLY, SECTIONS IN THE SJI MANUAL ON "BRIDGING," "ERECTION STABILITY AND HANDLING," AND "HANDLING AND ERECTION" SHALL BE CAREFULLY FOLLOWED BY THE SSE (SJI SUPPLIER) TO PROVIDE GUIDANCE FOR THE STABILITY AND SAFE INSTALLATION OF ALL MEMBERS DURING CONSTRUCTION. THE CONTRACTOR/INSTALLER SHALL BE RESPONSIBLE IN FOLLOWING THE STABILITY GUIDELINES DURING JOIST INSTALLATION.

**ACCESSORIES:** ALL BRIDGING AND RELATED CONNECTION HARDWARE SHALL BE PROVIDED AND DESIGNED BY THE SUPPLIER. ANY ADDITIONAL ERECTION BOLTS, STABILIZER PLATES, AND OTHER ADDITIONAL STEEL REQUIRED TO MEET OSHA STANDARDS SHALL BE COORDINATED BY THE JOIST MANUFACTURER AND SHALL BE PROVIDED BY THE STEEL DETAILER/SUPPLIER. SUPPLIER TO PROVIDE SLOPED BEARING SEATS AS REQUIRED.

**PRIMER COLOR:** ALL STEEL SHALL BE PAINTED GRAY, UNLESS NOTED OTHERWISE, ON THE DRAWINGS OR IN THE SPECIFICATIONS.



**NOT FOR  
CONSTRUCTION**

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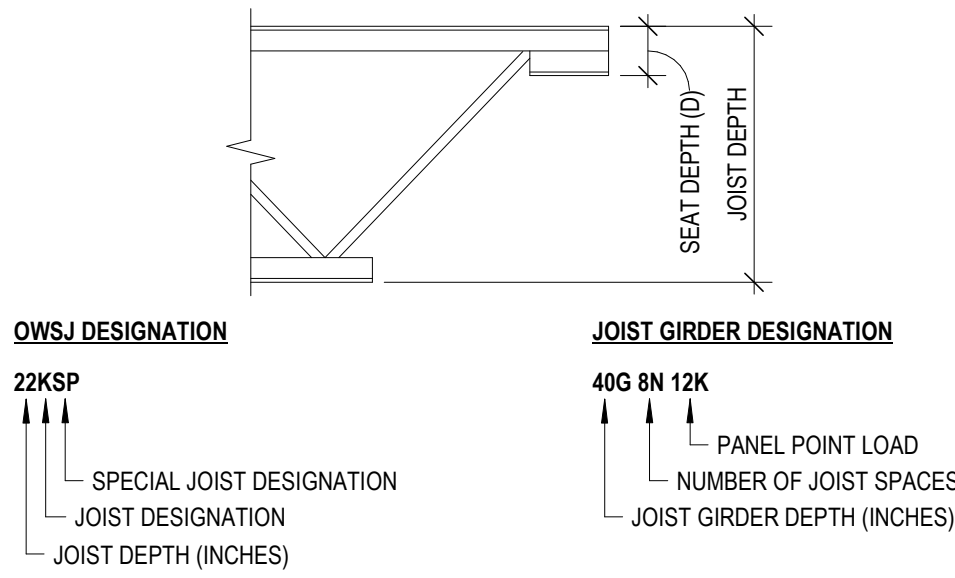
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HIGHLANDS CITY, FL

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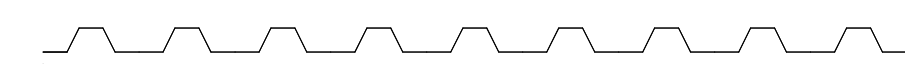
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## STEEL JOIST LEGEND

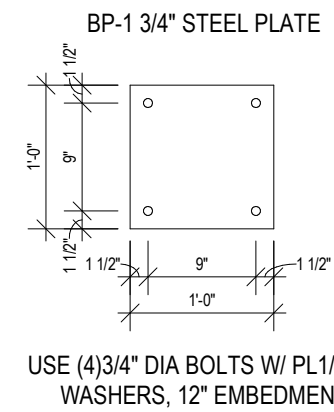


SEAT DEPTH (D):	K JOIST	D = 2.5"
	LH JOIST	D = 5"
DESIGN CRITERIA:	TOTAL LOAD DEFLECTION	< L/240
	LIVE LOAD DEFLECTION	< L/360
NET UPLIFT:	PER NET UPLIFT DIAGRAM ON LOADING DIAGRAM PLANS.	
AXIAL LOADS: (OCCURS AT BUILDING PERIMETER)	K JOISTS & DH JOISTS	WIND LOAD +/- 6.0 kips ULT
		SEISMIC LOAD 0.0 kips ULT

## STEEL ROOF DECK SCHEDULE

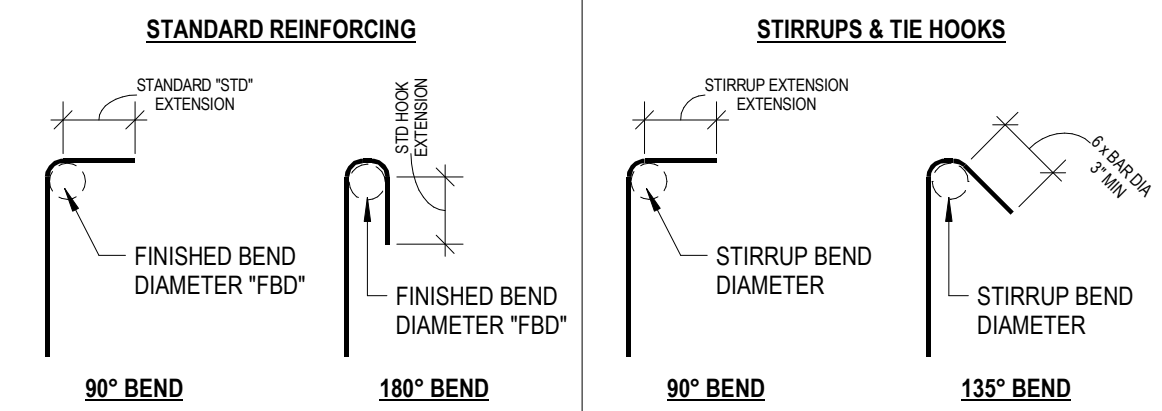
MARK		
R1		
DECK TYPE:	1 1/2" x 20 GA B DECK	
FINISH:	PAINTED	
SUPPORT ATTACHMENT:	5/8" PUDDLE WELDS	
ATTACHMENT PATTERN:	3/6/7	
SIDE LAP FASTENERS:	(2)#10 SELF TAPPING SCREWS	
* EQUALLY SPACED, NOT TO EXCEED 2'-0" OC		
<b>NOTES:</b> 1. DECK SHALL BE MANUFACTURED BY VULCRAFT OR AN APPROVED EQUIVALENT. 2. ANY FASTENER SUBSTITUTIONS SHALL BE APPROVED BY SER.		

## STEEL BASE PLATE SCHEDULE



- NOTES:**
- ALL HOLES SHALL BE DRILLED WITH NO LARGER THAN 1/2" DIAMETER GREATER THAN THE SPECIFIED BOLT DIAMETER.
  - PLATES AND COLUMNS SHALL BE SET ON 11/2" NON-SHRINK DRY PACK GROUT SATISFYING THE MINIMUM SPECIFICATIONS SET FORTH IN THE SGN.
  - COLUMNS SHALL BE CONNECTED TO PLATES WITH 1/4" FILLET WELD FOR 3/4" THICK PLATES AND 3/8" AND 1/2" FILLET WELD FOR PLATES THICKER THAN 3/4". WELD ALL THE WAY AROUND THE BASE OF THE COLUMNS.
  - MOMENT FRAMES ONLY- FLANGE WELD WITH 1/2" E70 D600 FILLET, WEB WELD WITH 4/16" E70 D600 FILLET.
  - SHIMS MAY BE LEFT IN PLACE BELOW COLUMNS AT CONTRACTOR'S DISCRETION.
  - BOLTS SHALL BE THREADED RODS WITH NUTS EXTENDING A MINIMUM OF 8" INTO THE CONCRETE FOOTING UNO. BOLTS SHALL PROJECT A MINIMUM OF 3" FROM THE TOP LEVEL OF THE BASEPLATE.

## TYPICAL HOOKS & BENDS SCHEDULE



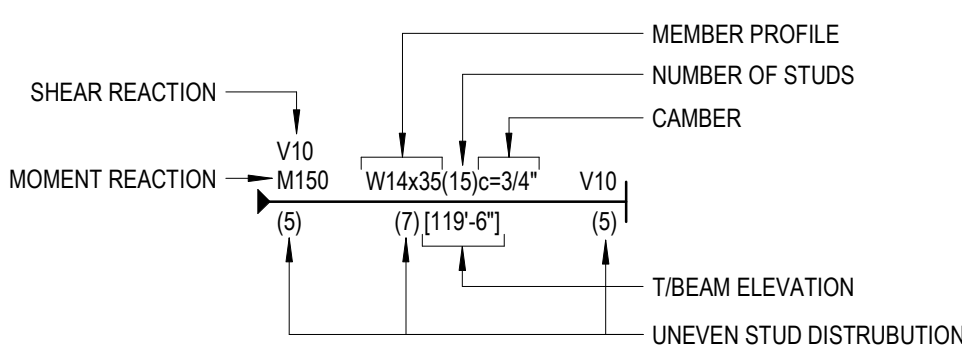
BAR	DIA	STD EXTENSION	FBD	STD HOOK EXT	STIRRUP EXT	STIRRUP BEND
#3	0.375"	4.5"	2.25"	1.5"	2.25"	1.5"
#4	0.500"	6"	3"	2"	3"	2"
#5	0.625"	7.5"	3.75"	2.5"	3.75"	2.5"
#6	0.750"	9"	4.5"	3"	9"	4.5"
#7	0.875"	10.5"	5.25"	3.5"		
#8	1.000"	12"	6"	4"		
#9	1.128"	11.25"	5.625"	4.5"		
#10	1.270"	15.25"	7.625"	5"		
#11	1.410"	17"	8.5"	5.75"		
#14	1.693"	20.5"	10.25"	6.75"		
#18	2.257"	27"	13.5"	9"		

- NOTES:**
1. ALL DIMENSIONS PER CRSI MANUAL OF STANDARD PRACTICE AND ACI 318.
  2. ALL BARS TO BE BENT COLD.
  3. DO NOT BEND OR STRAIGHTEN BARS IN A MANNER THAT WILL DAMAGE THE BARS
  4. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN CONCRETE OR MASONRY.

## MASONRY PILASTER SCHEDULE




MARK	TYPE	VERT REINFORCING	REMARKS
MP-1	MP#x16	(2)#6 AT 8" OC [EDGE SPACING]	REFER TO TYP MASONRY CONSTRUCTION
MP-2	MP#x24	(2)#6 AT 8" OC [EDGE SPACING]	REFER TO TYP MASONRY CONSTRUCTION
MP-3	MP#x32	(2)#6 AT 8" OC [EDGE SPACING]	REFER TO TYP MASONRY CONSTRUCTION

## STEEL BEAM LEGEND

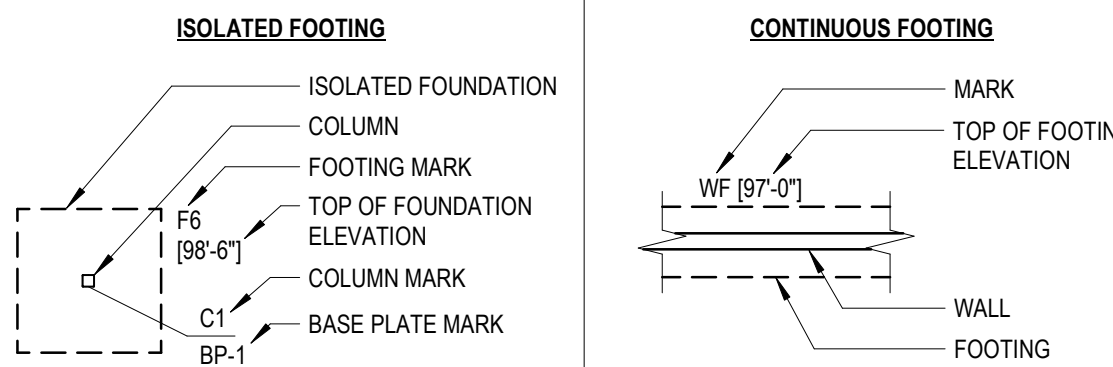










- NOTES:**
1. STEEL SHEAR STUDS ARE 3/4" DIA x 3 1/2" LONG AND ARE WELDED THROUGH THE STEEL DECKING TO THE BEAM FLANGE.
  2. BEAM SHORING IS NOT REQUIRED. LIVE LOADS ARE NOT TO BE APPLIED UNTIL CONCRETE SLAB STRENGTH REACHES 3000 PSI MIN.
  3. REFER TO AISC MANUAL OF STEEL CONSTRUCTION FOR MINIMUM FRAMED BEAM CONNECTION REQUIREMENTS.

## WALL LEGEND

WALLS AT CURRENT LEVEL			WALLS AT LEVEL ABOVE		
TYPE	BEARING	NON-BEARING	TYPE	BEARING	NON-BEARING
CONCRETE			ALL TYPES		
CMU					

## FOUNDATION LEGEND



FOOTING MARK TYPES		TD	TURNDOWN
F	ISOLATED FOUNDATION	TS	THICKENED SLAB
	STEP	FS	FOUNDATION STEP
	STEP TO SLOPE	WS	WALL STEP
	RIDGE	CS	CURB STEP
	VALLEY	X"	STEP HEIGHT IN INCHES
	SLOPE UP		CONCRETE CONTROL JOINT
	SLOPE DOWN		FULL HEIGHT MASONRY CONTROL JOINT

## TENSION LAP SPLICE LENGTHS (GRADE 60 BARS)

2021 IBC, REF ACI 318-19, SECTION 25.4.2 AND 25.5

		NON-TOP BARS					
		f <sub>c</sub> = 3,000 PSI		f <sub>c</sub> = 4,000 PSI		f <sub>c</sub> = 5,000 PSI	
BAR	DIA	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B
#3	0.375"	17	22	15	19	13	17
#4	0.500"	22	29	19	25	17	23
#5	0.625"	28	36	24	31	22	28
#6	0.750"	33	43	29	37	26	34
#7	0.875"	48	63	42	54	38	49
#8	1.000"	55	72	48	62	43	56
#9	1.128"	62	81	54	70	48	62
#10	1.270"	69	89	60	78	53	69
#11	1.410"	74	98	63	85	59	76
#14	1.693"	96	125	83	108	75	97

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE IN INCHES.
  2. TOP BARS ARE DEFINED AS HORIZONTAL BARS PLACED WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM. ALL OTHER BARS ARE NON-TOP BARS.
  3. LAP LENGTHS IN TABLES ABOVE ARE BASED ON CLEAR COVER BEING GREATER THAN 1.0db (BAR DIAMETERS) AND MIN CLEAR SPACING BETWEEN BARS BEING GREATER THAN 2.0db.
  4. IF BARS IS EPOXY COATED, AND CLEAR COVER IS LESS THAN 3db, OR CLEAR SPACING IS LESS THAN 6db, MINIMUM LAP LENGTH BY 1.5.
  5. FOR ALL OTHER EPOXY COATED BAR CONDITIONS, MULTIPLY LAP LENGTH BY 1.2.
  6. IF CONCRETE IS LIGHTWEIGHT, MULTIPLY LAP LENGTH BY 0.75.

## CMU REINF LAP SPLICE LENGTHS

$f'_m = 2,000$  PSI, REINF IN CENTER OF WALL

LONGITUDINAL BAR SIZE	6" CMU UNCONFINED	8" CMU UNCONFINED	10" CMU UNCONFINED	12" CMU UNCONFINED
#3 (M #10)	12	12	12	12
#4 (M #13)	18	13	12	12
#5 (M #16)	28	20	16	13
#6 (M #19)	53	38	29	24
#7 (M #22)	NP	52	40	33

## CMU REINF LAP SPLICE LENGTHS

$f_m = 2,000$  PSI, REINF AT EDGE SPACING

LONGITUDINAL BAR SIZE	6" CMU UNCONFINED	8" CMU UNCONFINED	10" CMU UNCONFINED	12" CMU UNCONFINED
#3 (M #10)	NP	13	13	13
#4 (M #13)	NP	22	22	22
#5 (M #16)	NP	35	35	35
#6 (M #19)	NP	54	54	54
#7 (M #22)	NP	63	63	63

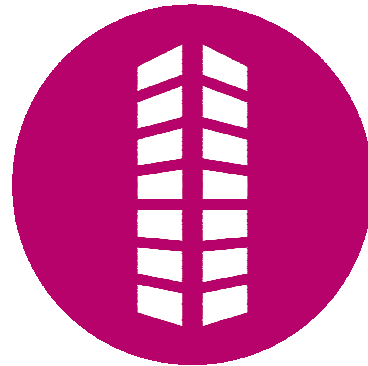
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MULTI-TENANT RETAIL BUILDING  
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ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

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## STRUCTURAL GENERAL LEGENDS AND SCHEDULES

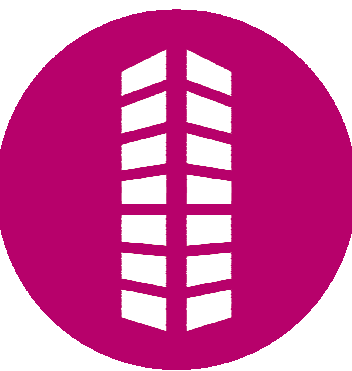
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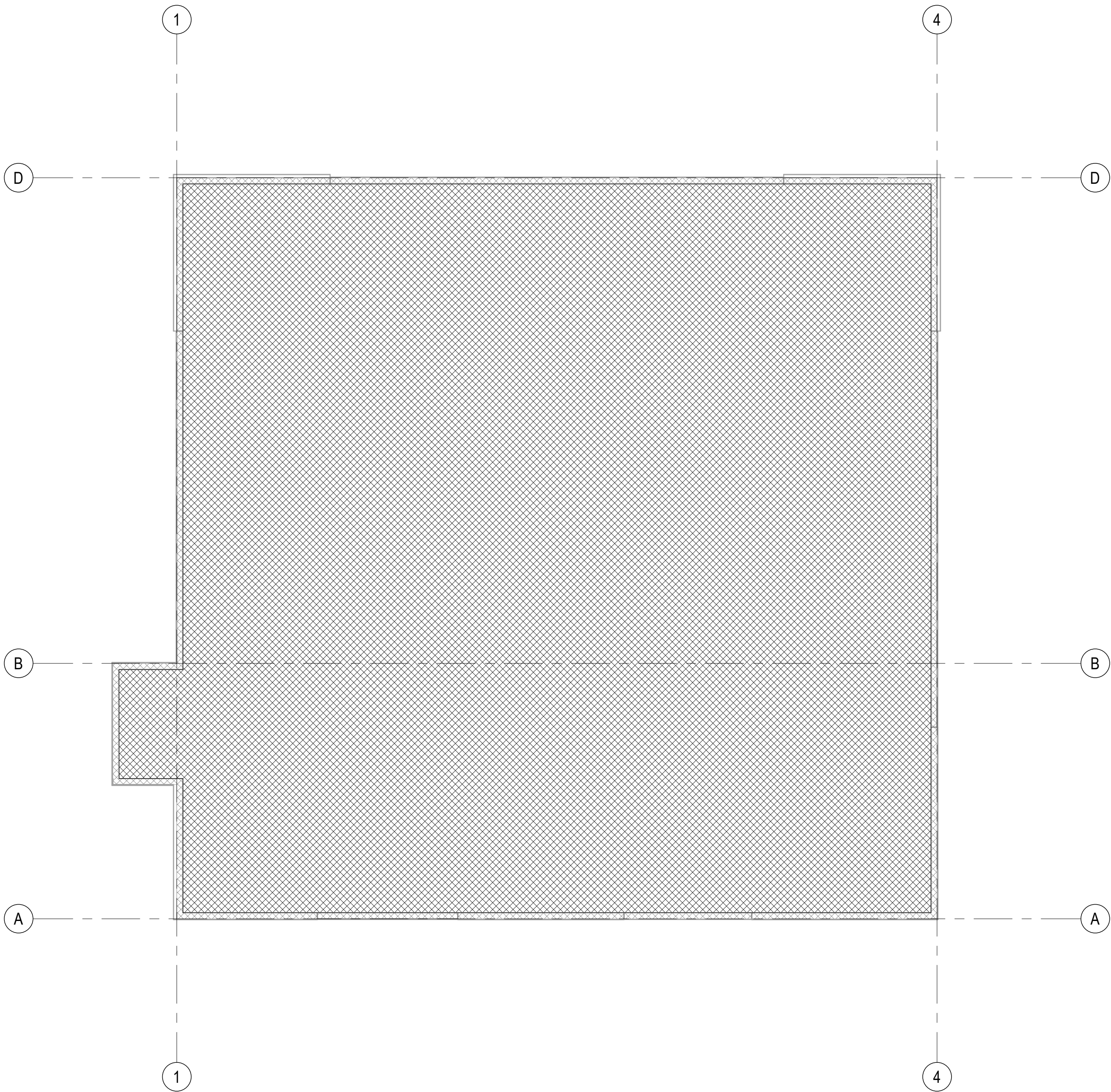
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LOADING DIAGRAM

S004

LOADING PLAN LEGEND					
HATCH	AREA	DEAD LOAD (PSF)	LIVE LOAD (PSF)	ROOF LIVE (PSF)	SNOW LOAD (PSF)
	--	20 (PSF)	125 (PSF)	20 (PSF)	0 (PSF)
<b>NOTE:</b> 1. HATCHES SHOWN ON THIS SHEET ARE FOR ATYPICAL LOADING CONDITIONS. REFERENCE THE DESIGN CRITERIA LEGEND ON SHEET S001 FOR TYPICAL AREA LOADS. 2. LIVE LOAD APPLIES TO FLOOR.					



# 1 ROOF LOADING PLAN



MARK	TYPE	VERT REINFORCING	REMARKS
MP-1	MP8x16	(2)#5 AT 8" OC [EDGE SPACING]	REFER TO TYP MASONRY CONSTRUCTION
MP-2	MP8x24	(2)#5 AT 8" OC [EDGE SPACING]	REFER TO TYP MASONRY CONSTRUCTION
MP-3	MP8x32	(2)#5 AT 8" OC [EDGE SPACING]	REFER TO TYP MASONRY CONSTRUCTION

1. SEE **S001** AND **S002** FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA. SEE **G001** FOR ABBREVIATIONS. SEE **S003** FOR ADDITIONAL LEGENDS AND SCHEDULES.
2. TYPICAL SLAB ON GRADE SHALL BE **4"** THICK, REINFORCED WITH **6x6xW2 9xW2 9** OVER 15 MIL VAPOR BARRIER.
3. VERIFY DIMENSIONS WITH ALL OTHER DISCIPLINES. COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
4. GC TO SUBMIT PLAN SHOWING LAYOUT OF SLAB CONSTRUCTION AND CONTROL JOINTS TO SER FOR REVIEW PRIOR TO POURING SLAB ON GRADE.
5. TOP OF TYPICAL INTERIOR FOOTINGS TO BE **-1'-4"** UNO.
6. TOP OF TYPICAL OUT FOOTINGS TO BE **-2'-0"** UNLESS NOTED OTHERWISE ON PLAN.
7. SEE **C** DRAWINGS FOR GRADING DETAILS OUTSIDE THE BUILDING ENVELOPE.
8. SEE TYPICAL FOUNDATION DETAILS ON SHEET **S401**.
9. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHER DISCIPLINES PRIOR TO POURING CONCRETE:
  - A. DOOR OPENINGS
  - B. CONCRETE CURBS
  - C. OWNER SUPPLIED ITEMS
10. REFER TO ELEVATIONS FOR MASONRY REINFORCING.
11. REFER TO TYPICAL MASONRY CONSTRUCTION DETAILS FOR FURTHER INFORMATION ABOUT MASONRY WALLS.

ISOLATED FOOTING		CONTINUOUS FOOTING	
FOOTING MARK TYPES			
F	ISOLATED FOUNDATION	TD	TURNDOWN
WF	WALL FOOTING	TS	THICKENED SLAB
		FS FOUNDATION STEP	
		WS WALL STEP	
		CS CURB STEP	
		X" STEP HEIGHT IN INCHES	

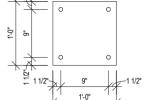
NOTES:					
1. CONTRACTOR SHALL ASSURE PROPER CONCRETE CLEARANCES AROUND REINFORCING STEEL PER THE STRUCTURAL GENERAL NOTES.					
2. 1/16" AS INDICATED IN THE PLANS NOTES THE TOP OF THE CONTINUOUS CONCRETE FOOTING, NOT THE EMBEDMENT INTO GRADE.					
3. SPECIFIED REINFORCING BARS SHALL BE EQUALLY SPACED IN THE CONTINUOUS FOOTING.					
MARK	DIMENSIONS		REINFORCEMENT		REMARKS
	WIDTH	THICKNESS	TOP	BOTTOM	
WF2	2'-0"	1'-0"	NA	3/8" CONT.	
WF3.5	3'-6"	1'-0"	(4)#5 CONT. #5 AT 12" OC TRANS.	(4)#5 CONT. #5 AT 12" OC TRANS.	

**NOTES:**

1. CONTRACTOR SHALL ASSURE PROPER CONCRETE CLEARANCES AROUND REINFORCING STEEL PER THE STRUCTURAL GENERAL NOTES.
2. T/FG AS INDICATED ON THE PLANS NOTES THE TOP OF THE ISOLATED CONCRETE FOOTING, NOT THE EMBEDMENT INTO GRADE.
3. SPECIFIED REINFORCING BARS SHALL BE EQUALLY SPACED IN THE ISOLATED FOOTING.

MARK	DIMENSIONS			REINFORCEMENT		REMARKS
	LENGTH	WIDTH	THICKNESS	TOP	BOTTOM	
F4	4'-0"	4'-0"	1'-0"	NA	(5)#5 EW	
F6	6'-0"	6'-0"	1'-4"	(7)#5 EW	(7)#5 EW	

NOTES:		
1. FOR BASE PLATE CONFIGURATION, ANCHOR BOLT PATTERN, AND COLUMN TO BASE PLATE CONNECTION. SEE STEEL BASE PLATE SCHEDULE.		
2. COORDINATE THE TOP OF FOOTING ELEVATIONS WITH BOTTOM OF THE COLUMN ELEVATIONS.		
3. PLACE NON-SHRINK DRYPACK GROUT BETWEEN STEEL BASEPLATES AND TOP OF FOOTING OR FORMATION WALL.		
4. CONTRACTOR SHALL COORDINATE BEARING ELEVATION AT EXTERIOR COLUMNS PER TYPICAL DETAIL.		
MARK	COLUMN SIZE	REMARKS
SC5.0	HSS5x5x1/4	



BP-1 3/4" STEEL PLATE

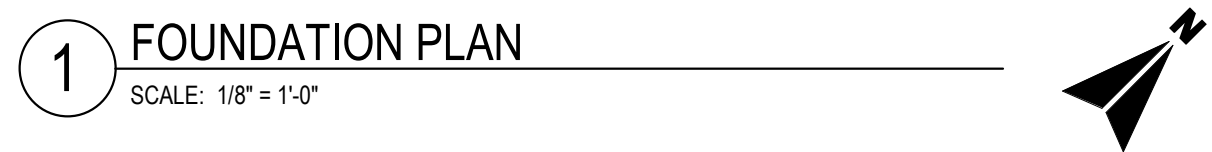
The diagram shows a rectangular steel plate with overall dimensions of 11 1/2" by 11 1/2". It features a central square hole with a side length of 9". There are four circular holes, one in each corner, with a diameter of 1/2". The distance from the center of each corner hole to the nearest edge is 1 1/2". The plate is shown with a 1/2" thickness.

USE (4) 3/4" DIA BOLTS W/ PL 1/4 x 2  
WASHERS, 12" EMBEDMENT

---

**NOTES:**

- ALL HOLES SHALL BE DRILLED WITH NO LARGER THAN 1/2" DIAMETER GREATER THAN THE SPECIFIED BOLT DIAMETER.
- PLATES AND COLUMNS SHALL BE SET ON 1 1/2" NON-SHRINK DRY PACK GROUT SATISFYING THE MINIMUM SPECIFICATIONS SET FORTH IN THE SGN.
- COLUMNS SHALL BE CONNECTED TO PLATES WITH 1/4" FILLET WELD FOR 3/4" THICK PLATES AND SMALLER AND A 5/16" FILLET WELD FOR PLATES THICKER THAN 3/4". WELD ALL THE WAY AROUND THE BASE OF THE COLUMNS.
- MOMENT FRAMES ONLY- FLANGE WELD WITH 1/2" E70 DOUBLE FILLET. WEB WELD WITH 4/16" E70 DOUBLE FILLET.
- SHIMS MAY BE LEFT IN PLACE BELOW COLUMNS AT CONTRACTOR'S DISCRETION.
- BOLTS SHALL BE THREADED RODS WITH NUTS EXTENDING A MINIMUM OF 8" INTO THE CONCRETE FOOTING UNO. BOLTS SHALL PROJECT A MINIMUM OF 3" FROM THE TOP LEVEL OF THE BASEPLATE.

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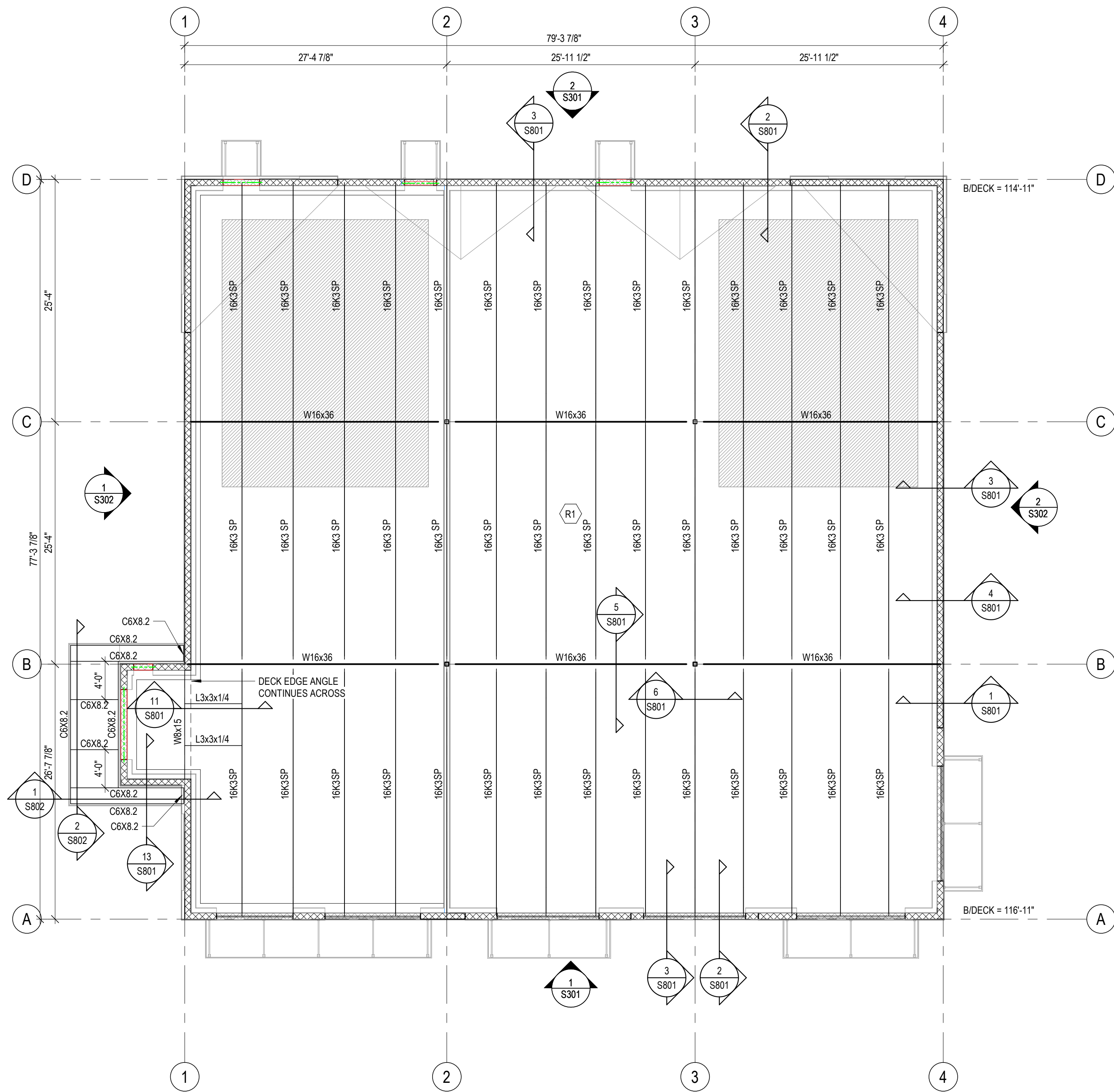
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S101

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1 ROOF FRAMING PLAN

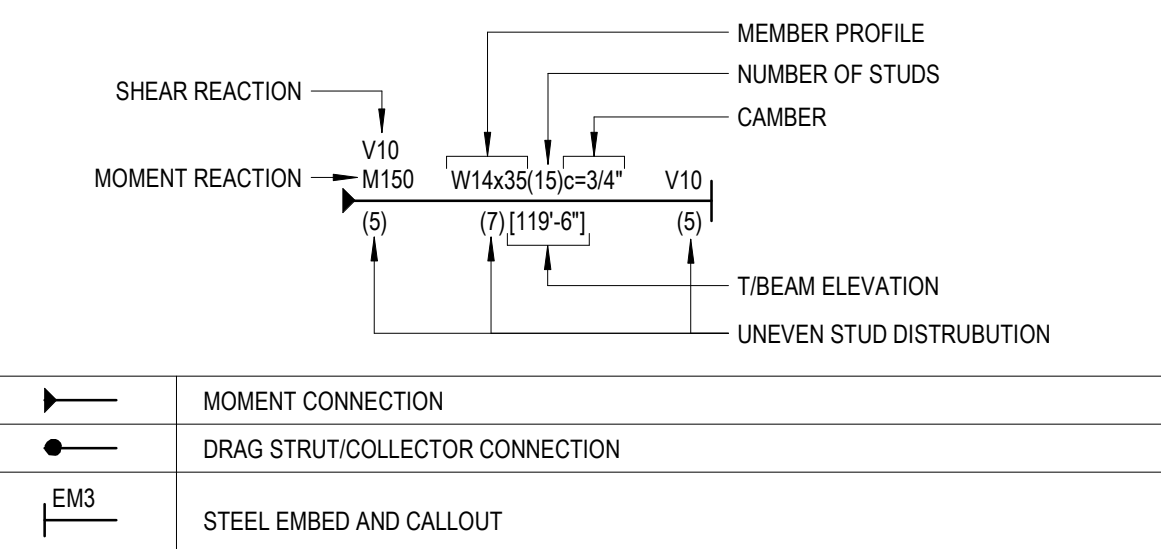
SCALE: 1/8" = 1'-0"



ROOF FRAMING PLAN NOTES

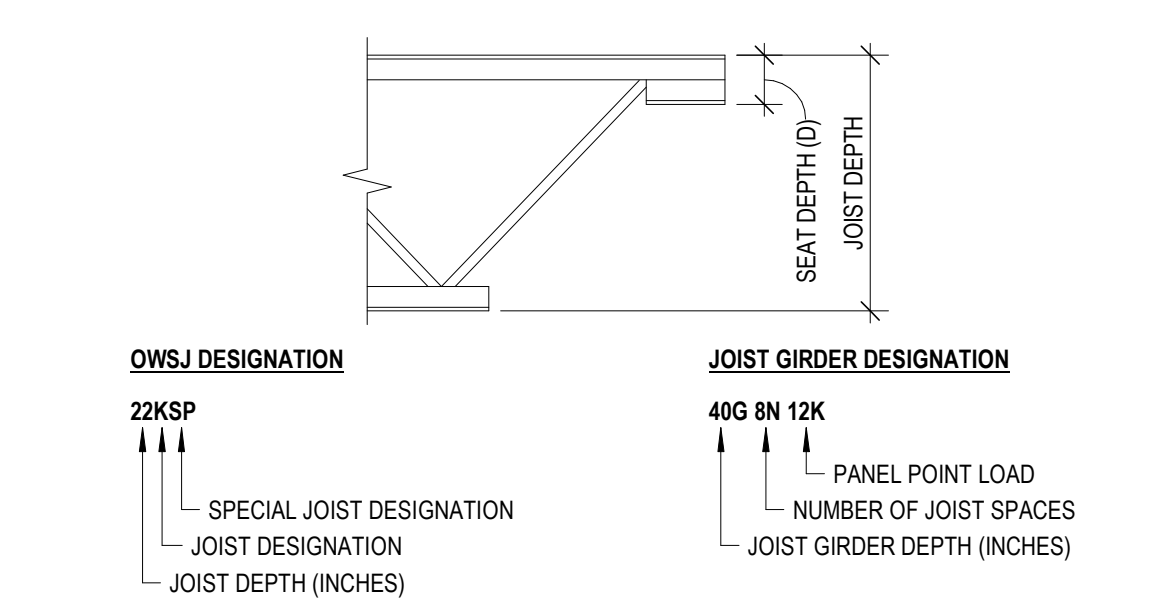
- SEE S801 AND S802 FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA.
- VERIFY DIMENSIONS AND ELEVATIONS WITH ALL OTHER DISCIPLINES.
- VERIFY ALL ELEVATIONS WITH APPROVED ARCHITECTURAL.
- ROOF DECK PER STEEL ROOF DECK SCHEDULE AND SGN.

STEEL BEAM LEGEND



- NOTES:
- STEEL SHEAR STUDS ARE 3/4" DIA x 3 1/2" LONG AND ARE WELDED THROUGH THE STEEL DECKING TO THE BEAM FLANGE.
  - BEAM SHORING IS NOT REQUIRED, LIVE LOADS ARE NOT TO BE APPLIED UNTIL CONCRETE SLAB STRENGTH REACHES 3000 PSI MIN.
  - REFER TO ASCS MANUAL OF STEEL CONSTRUCTION FOR MINIMUM FRAMED BEAM CONNECTION REQUIREMENTS.

STEEL JOIST LEGEND



SEAT DEPTH (D):	K JOIST	D = 2.5"
	LH JOIST	D = 5"
DESIGN CRITERIA:	TOTAL LOAD DEFLECTION	< L/240
	LIVE LOAD DEFLECTION	< L/360
NET UPLIFT:	PER NET UPLIFT DIAGRAM ON LOADING DIAGRAM PLANS.	
AXIAL LOADS: (OCCURS AT BUILDING PERIMETER)	K JOISTS & DH JOISTS	WIND LOAD SEISMIC LOAD
		+/- 6.0 kips ULT 0.0 kips ULT

- NOTES:
- DESIGN OF OWSJ IS THE RESPONSIBILITY OF THE JOIST SUPPLIER IN ACCORDANCE WITH LOADING NOTED IN THE STRUCTURAL GENERAL NOTES AND ADDITIONAL LOADING, SNOW DRIFTING & MECHANICAL LOADING, NOTED ON THE ROOF FRAMING AND PLAN LOADING SHEETS.
  - THE UNIFORM TOTAL LOAD AND UNIFORM LIVE LOAD AS SHOWN IN THE EXAMPLE ABOVE **DO NOT** CONTAIN DRIFT OR POINT LOADING. REFERENCE THE PLAN LOADING SHEET AND ROOF FRAMING PLAN FOR ADDITIONAL LOADING INFORMATION.
  - SPACE STEEL JOISTS EQUALLY BETWEEN WALLS, COLUMNS AND BEAMS AS SHOWN.
  - AXIAL LOADS SHALL BE APPLIED TO ALL JOISTS UNLESS NOTED OTHERWISE ON PLANS. AXIAL LOAD IS APPLIED AT THE BUILDING PERIMETER END OF JOIST AND REDUCES TO ZERO AT THE BEAM LINE AT GRIDLINE B.
  - SUPPLIER TO DESIGN ALL JOISTS WITH AN ADD LOAD OF 1.5 KIP ANYWHERE ON JOISTS FOR FUTURE MECHANICAL EQUIPMENT.

STEEL ROOF DECK SCHEDULE

MARK	
(R1)	3'-0" WIDTH CONTINUOUS (3) SPAN
DECK TYPE:	1 1/2" x 20 GA B DECK
FINISH:	PAINTED
SUPPORT ATTACHMENT:	5/8" PUDDLE WELDS
ATTACHMENT PATTERN:	36/7
SIDE LAP FASTENERS:	(2)#10 SELF TAPPING SCREWS
	* EQUALLY SPACED, NOT TO EXCEED 2'-0" OC
NOTES:	
1.	DECK SHALL BE MANUFACTURED BY VULCRAFT OR AN APPROVED EQUIVALENT.
2.	ANY FASTENER SUBSTITUTIONS SHALL BE APPROVED BY SER.

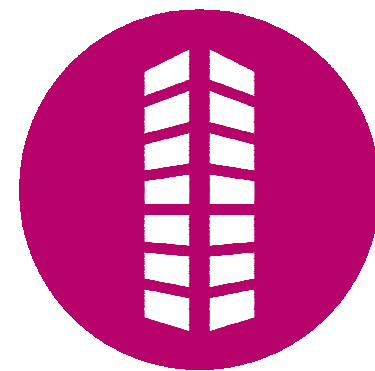
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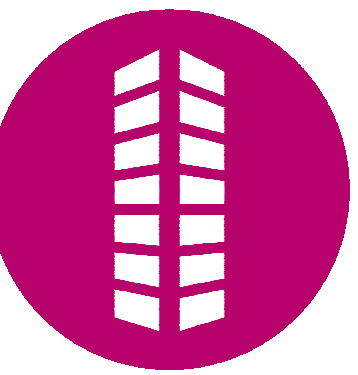
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ROOF FRAMING PLAN

S102

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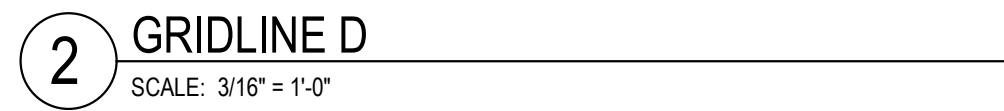
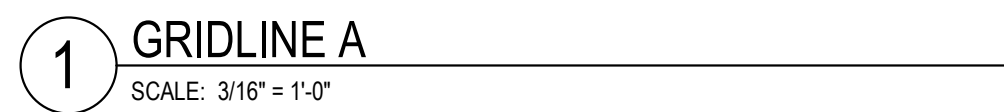


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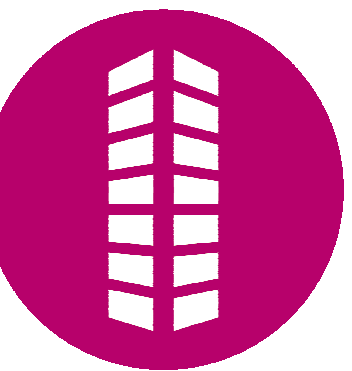
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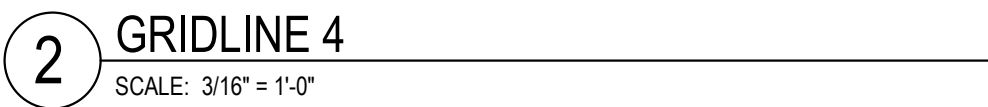
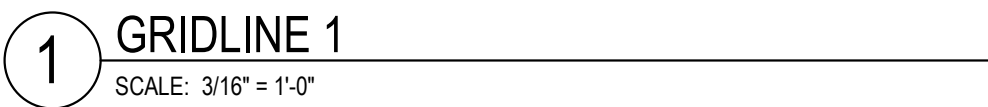
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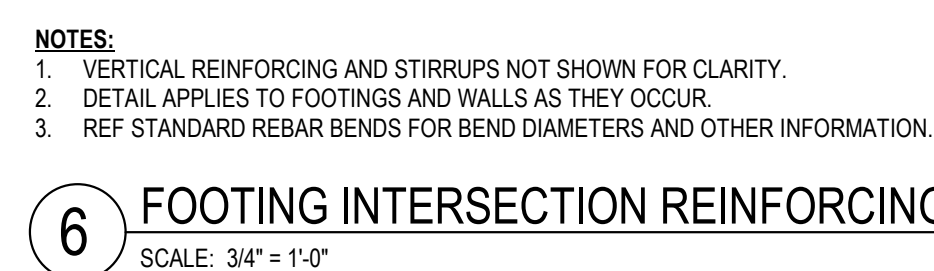
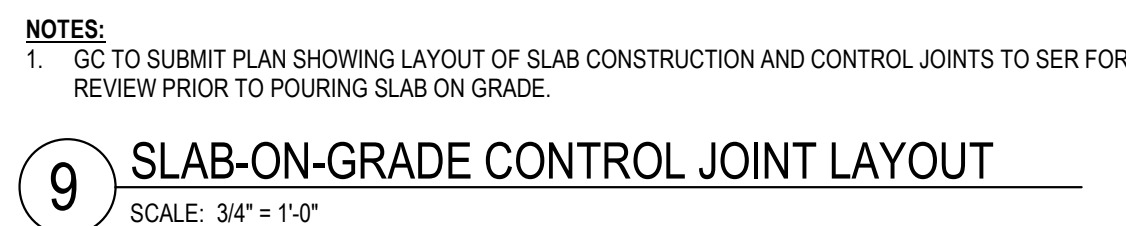
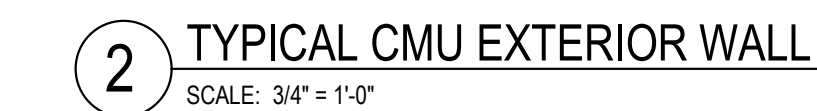
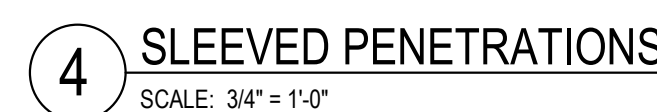


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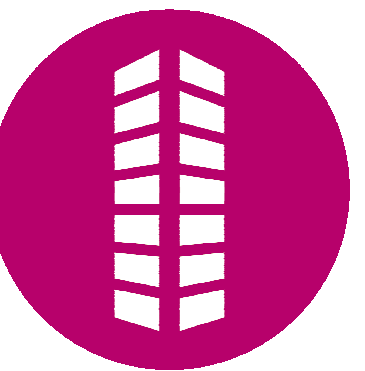
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S601

1. ALL REINFORCEMENT SPLICES OF VERTICAL REINFORCEMENT SHALL BE MADE AT SIDES OF VERTICAL REINFORCEMENT.
2. BOND BEAM REINFORCEMENT GOES INSIDE THE VERTICAL REINFORCEMENT WHEN VERTICAL REINFORCEMENT IS EDGE SPACING.

1. JOINT REINFORCING DISCONTINUOUS AT CONTROL JOINTS.
2. BOND BEAMS ARE CONTINUOUS AT CONTROL JOINTS.

1. REINFORCEMENT SHALL BE SAME SIZE AS VERTICAL REINFORCEMENT IN WALL (REFER TO PLANS). SIZE AND PLACEMENT IN CELLS [CENTERED OR EDGE SPACING].

1. BOND BEAMS SHALL BE SAME WIDTH AS THE WALL IN WHICH THEY ARE PLACED.
2. BOND BEAMS SHALL RUN CONTINUOUS EXCEPT AT EXPANSION JOINTS LOCATED SPECIFICALLY IN PLANS AND/OR ELEVATIONS.
3. GROUT ALL HEAD JOINTS.

1. ALL LINTELS USE PRECAST BASE. KO BLOCK ABOVE.
2. LINTELS SHALL BE SAME WIDTH AS THE WALL IN WHICH THEY ARE PLACED.
3. ALL OPENINGS LARGER THAN 8" (16" IF DIRECTLY UNDER A BOND BEAM) SHALL USE LINTELS AT TOP OF OPENINGS.

1. LOCATE CORNER REINFORCING ABOVE, BELOW, OR AT SIDE OF BOND BEAM REINFORCING AS NECESSARY TO AVOID CONGESTION.

1. REINFORCING SHALL BE MAXIMUM OF 8" OC. THEREFORE, MINIMUM NUMBER OF VERTICAL REINFORCING RUNS = WIDTH OF PILASTER DIVIDED BY 8" (E.G. MP8x16 PILASTER WOULD REQUIRE 2 ADJACENT VERTICAL REINFORCED CELLS).

1. CONTROL JOINT LOCATION. BOND BEAM REINFORCING CONTINUOUS THROUGH CONTROL JOINTS.
2. PLACE REINFORCEMENT ADJACENT TO JOIST OPENINGS TO MAINTAIN OC SPACING.
3. TYPICAL WALL REINFORCING.
4. JAMB REINFORCEMENT FOR OPENINGS. ONE REINFORCED FILLED C/E, UNLESS OTHERWISE NOTED IN PLANS OR ELEVATIONS.
5. PARAPET BOND BEAM.
6. ROOF BOND BEAM.
7. LINTEL REINFORCING EXTENDS FULL WIDTH OF JAMB REINFORCEMENT. SEE SEISMIC NOTE BELOW.
8. UNLESS NOTED OTHERWISE, PROVIDE MINIMUM OF 1#/5" CONTINUOUS AT WINDOWS WITH 8" CMU AND 12" #5 AT WINDOWS WITH 10" OR 12" CMU. EXTEND REINFORCEMENT FULL WIDTH OF JAMB REINFORCEMENT. SEE SEISMIC NOTE BELOW.
9. REINFORCING ABOVE AND BELOW OPENINGS SAME AS MAIN WALL REINFORCEMENT.
10. DOWELS TO MATCH VERTICAL REINFORCEMENT SIZE, QTY, AND SPACING, TYP.

FOR SEISMIC CATEGORIES "C" AND "D", EXTEND ALL LINTEL AND SILL REINFORCING 24" MINIMUM IN GROUTED CELLS EACH SIDE OF ALL OPENINGS.



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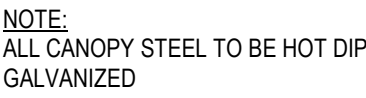


US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

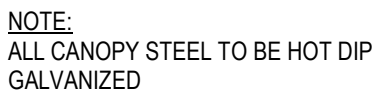
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Project No:	ECA000001.30
Drawn By:	CAB
Checked By:	BCR

# S802



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



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

1. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND ADDITIONAL CONSULTANT'S DRAWINGS FOR ADDITIONAL CLARIFICATION. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.
2. THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE OF EQUAL IMPORTANCE WITH THE ARCHITECTURAL DRAWINGS. IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE TRADE'S WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING DRAWINGS THAT WOULD CAUSE AN UNWARRANTY OR IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT. CHANGES MUST BE APPROVED IN WRITING BY OWNER, TENANT, AND ARCHITECT BEFORE PROCEEDING. DEVIATIONS FROM THE HVAC PLANS ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR AND WILL NOT RESULT IN ADDITIONAL COSTS TO THE OWNER UNLESS WRITTEN CHANGE ORDERS ARE APPROVED BY THE OWNER.
3. IF ANY AMBIGUITIES SHOULD APPEAR IN THE CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. IF THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, NO EXCUSE WILL BE ENTERTAINED FOR FAILURE TO CARRY OUT THE WORK IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER.
4. SHOULD A CONFLICT OCCUR WITHIN THE CONTRACT DOCUMENTS OR BETWEEN TRADES, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MORE EXPENSIVE WAY OF DOING THE WORK UNLESS A WRITTEN CLARIFICATION FROM THE ARCHITECT OR ENGINEER WAS REQUESTED AND OBTAINED BEFORE SUBMISSION OF PROPOSED METHODS OR MATERIALS. THE ARCHITECT OR ENGINEER SHALL BE THE SOLE JUDGE REGARDING INTERPRETATIONS OF CONFLICTS WITHIN CONTRACT DOCUMENTS.
5. ALL WORK TO BE PERFORMED TO STATE AND LOCAL CODES AND SMACNA GUIDELINES.
6. INSTALL UNITS ACCORDING TO MANUFACTURER'S GUIDELINES.
7. PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS AND SYSTEM SCHEMATICS.
8. CONTRACTOR TO CONFIRM VOLTAGES AND PHASES OF EQUIPMENT PRIOR TO INSTALLATION.
9. NIGHT SET BACK THERMOSTATS TO BE INSTALLED ON ALL HVAC EQUIPMENT.
10. INSULATE DUCT WORK TO SMACNA GUIDELINES AND STATE CODES.
11. MAINTAIN AT LEAST 10 FEET CLEARANCE FROM INTAKES OR WINDOWS ON ALL EXHAUST VENTS.
12. DUCT WORK TO BE STANDARD GAUGE SHEET METAL (FIBROUS DUCT NOT ALLOWED).
13. COORDINATE WORK WITH GENERAL CONTRACTOR AND OWNER TO MAXIMIZE CEILING HEIGHT AND AVOID CONFLICTS.
14. TEST, ADJUST AND CALIBRATE CONTROL SYSTEMS AS REQUIRED. PROVIDE SCHEMATICS AND DESCRIPTION TO THE OWNER PRIOR TO INSTALLATION.
15. PROVIDE SHOP DRAWINGS TO THE ARCHITECT/DESIGNER FOR EQUIPMENT, FANS, REGISTERS ETC. PRIOR TO PROCUREMENT.
16. HANG AND SUPPORT MATERIALS SHALL BE INSTALLED TO THE LATEST EDITION OF THE ASHRAE HANDBOOK OF FUNDAMENTALS.
17. HVAC CONTRACTOR RESPONSIBLE FOR A COMPLETE AND FULLY WORKING SYSTEM.
18. REPLACE ALL AIR FILTERS PRIOR TO TURNING SYSTEM OPERATIONS OVER TO OWNER.
19. INSTALLER IS RESPONSIBLE FOR FINAL TEST AND BALANCING DURING TRAINING WEEK AND PROVIDE A WRITTEN REPORT TO OWNER.
20. VERIFY DUCT LOCATIONS PRIOR TO FABRICATION. VERIFY LIMITED AREA FOR DUCTWORK AND OTHER APPARATUS.

DUCT FITTINGS		TAGS AND SYMBOLS	
	RECTANGULAR SUPPLY AIR DUCT UP		EQUIPMENT TAG
	RECTANGULAR SUPPLY AIR DUCT DOWN		RISER REFERENCE OR DIAGRAM CALLOUT
	RECTANGULAR RETURN AIR DUCT UP		SECTION HEAD CALLOUT
	RECTANGULAR RETURN AIR DUCT DOWN		GRD TAG
	RECTANGULAR EXHAUST DUCT UP		GRD TYPE
	RECTANGULAR EXHAUST DUCT DOWN		GRD NECK SIZE
	RECTANGULAR EXHAUST DUCT UP		GRD WIDTH
	RECTANGULAR EXHAUST DUCT DOWN		GRD DEPTH
	ROUND DUCT UP		GRD DIMENSIONS
	ROUND DUCT DOWN		GRD LINER THICKNESS (IF LINED)
	RECTANGULAR DUCT ELBOW WITH TURNING VANES		GRD WIDTH OF DUCT
	RADIUS ELBOW, RECTANGULAR/ROUND DUCT		GRD DEPTH OF DUCT
	DUCT TRANSITION		GRD REVISION TAG
	FLEX CONNECTION		GRD KEYNOTE TAG
	FLEX DUCT		GRD POINT OF CONNECTION
	CONICAL FITTING WITH VOLUME DAMPER		GRD UNDERCUT DOOR
	CONICAL FITTING WITHOUT VOLUME DAMPER		GRD AIRFLOW ARROW
	CONICAL FITTING WITH REMOTE VOLUME DAMPER ACTUATOR		GRD SUPPLY ARROW
	AIR DEVICES		GRD EXISTING
	SUPPLY AIR DIFFUSER		GRD REMOVE EXISTING (DEMOLISH)
	RETURN AIR GRILLE		GRD THERMOSTAT
	EXHAUST AIR GRILLE		GRD TEMPERATURE TRANSMITTER
	SLOT DIFFUSER		GRD HUMIDISTAT
	SIDEWALL GRILLE, REGISTER OR DIFFUSER		GRD SENSOR
	DAMPERS		GRD CARBON MONOXIDE SENSOR
	MOTORIZED DAMPER		GRD CARBON DIOXIDE SENSOR
	SMOKE DAMPER		GRD HVAC PIPING
	FIRE/SMOKE DAMPER		GRD DIRECTION OF FLOW
	FIRE DAMPER		GRD CHILLED WATER SUPPLY
	MANUAL DAMPER		GRD CHILLED WATER RETURN
	ABBREVIATIONS		GRD HEATING WATER SUPPLY
	ABOVE FINISHED FLOOR		GRD HEATING WATER RETURN
	ABOVE FINISHED GRADE		GRD RADIANT HEATING WATER SUPPLY
	ADJUSTABLE		GRD RADIANT HEATING WATER RETURN
	ACCESS PANEL		GRD REFRIGERANT LIQUID
	AUTOMATIC CHANGEOVER		GRD REFRIGERANT SUCTION
	CUBIC FEET PER MINUTE		GRD COMPRESSED AIR
	DIAMETER		GRD DRAIN
	DOWN		GRD PIPE TAG
	DRAWING		GRD PIPE DIAMETER
	ELECTRICAL CONTRACTOR		GRD PIPING SYSTEM
	ELEVATION		GRD PIPING SYMBOLS
	EQUIPMENT		GRD BOTTOM PIPE CONNECTION
	EXISTING		GRD PIPE UP
	INTERNATIONAL BUILDING CODE		GRD PIPE DOWN
	INTERNATIONAL MECHANICAL CODE		GRD PIPING CAP OR PLUG
	INTERNATIONAL PLUMBING CODE		GRD VALVES
	INTERNATIONAL FUEL AND GAS CODE		GRD BALL VALVE
	INVERT ELEVATION		GRD GATE VALVE
	GALLON		GRD GLOBE VALVE
	GENERAL CONTRACTOR		GRD CHECK VALVE
	GALLONS PER MINUTE		GRD BALANCING VALVE
	MAXIMUM		GRD PRESSURE REDUCING VALVE
	MECHANICAL CONTRACTOR		GRD THREE WAY CONTROL VALVE
	MINIMUM CIRCUIT AMPACITY		GRD AUTOMATIC AIR VENT
	MANUFACTURER		GRD MANUAL AIR VENT
	MAXIMUM OVERCURRENT PROTECTION		GRD STRAINER
	NEW		GRD UNION
	NEW LOCATION		GRD THERMOMETER
	NORMALLY CLOSED		GRD METER
	NORMALLY OPEN		GRD PUMP
	NOT IN CONTRACT		GRD PRESSURE GAUGE AND SHUT-OFF VALVE
	OUTSIDE AIR		

DRAWING NO.	SHEET NAME	PROGRESS SET 04/29/20	PERMIT SET 05/09/2026					
M001	DRAWING INDEX, LEGENDS AND NOTES	X	X					
M101	FIRST FLOOR MECHANICAL PLAN	X	X					
M102	ROOF MECHANICAL PLAN	X	X					
M400	MECHANICAL DETAILS	X	X					
M500	MECHANICAL SCHEDULES	X	X					



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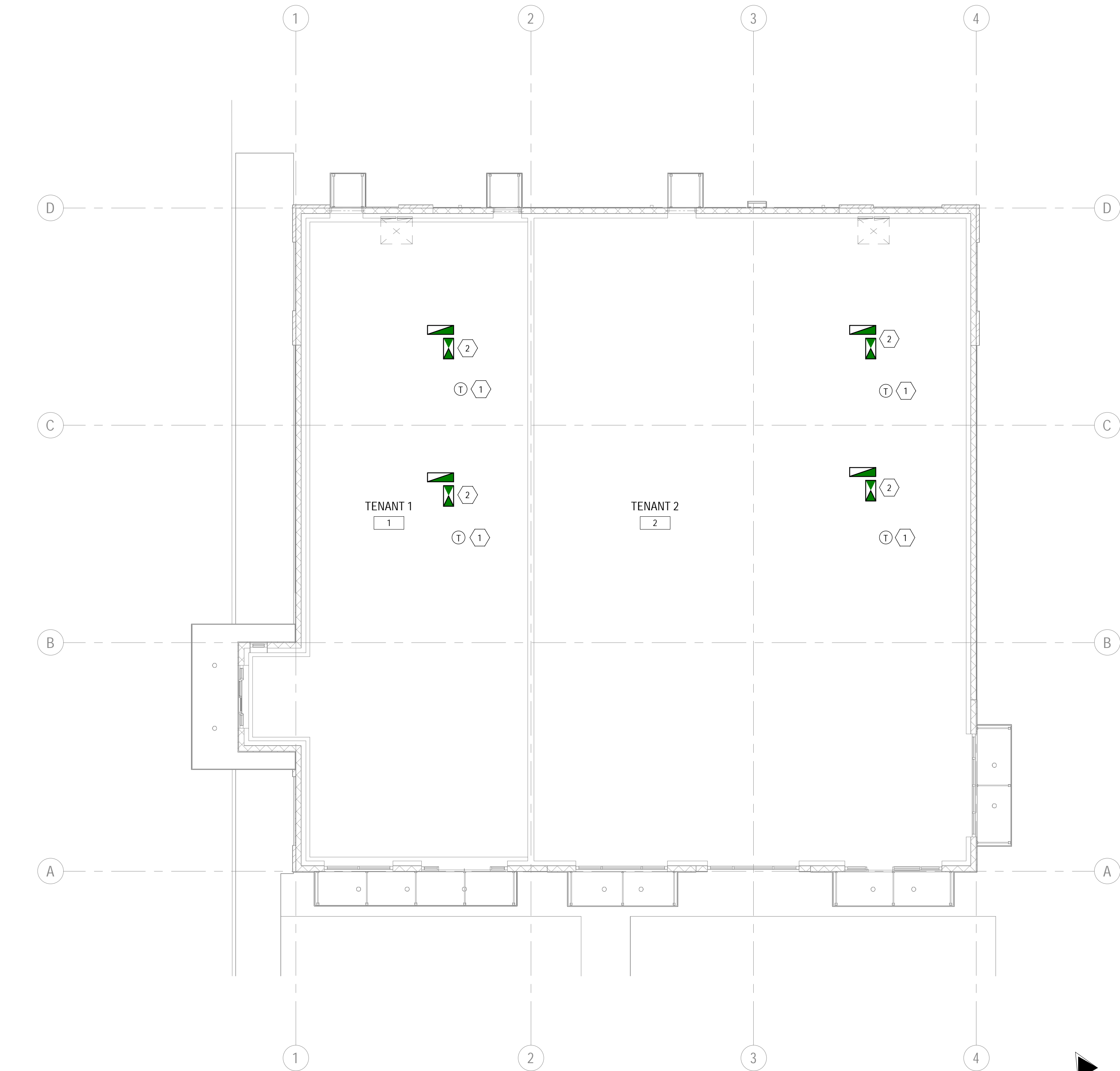


US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

Project No:	ECA000001.30
Drawn By:	RFB
Checked By:	JCP

# M001

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1 FIRST FLOOR MECHANICAL PLAN  
SCALE: 1/8" = 1'-0"

- KEY NOTES: #
1.

TEMPORARY THERMOSTAT LOCATION. PROVIDE SUFFICIENT CONTROL WIRING TO ACCOMMODATE PERMANENT THERMOSTAT LOCATION, AS DETERMINED DURING TENANT FINISH PORTION OF WORK. PROVIDE (2) REMOTE TEMPERATURE SENSORS, NOT SHOWN, AND ASSOCIATED CONTROL WIRING AND PROGRAMMING.
2.

STUB FULL SIZE DUCTS DOWN THROUGH ROOF CURB FROM ROOFTOP UNITS. TERMINATE DUCTWORK 6" BELOW CEILING STRUCTURE WITHIN TENANT SPACE FOR CONNECTION DURING TENANT FINISH PORTION OF WORK.

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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS  
US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

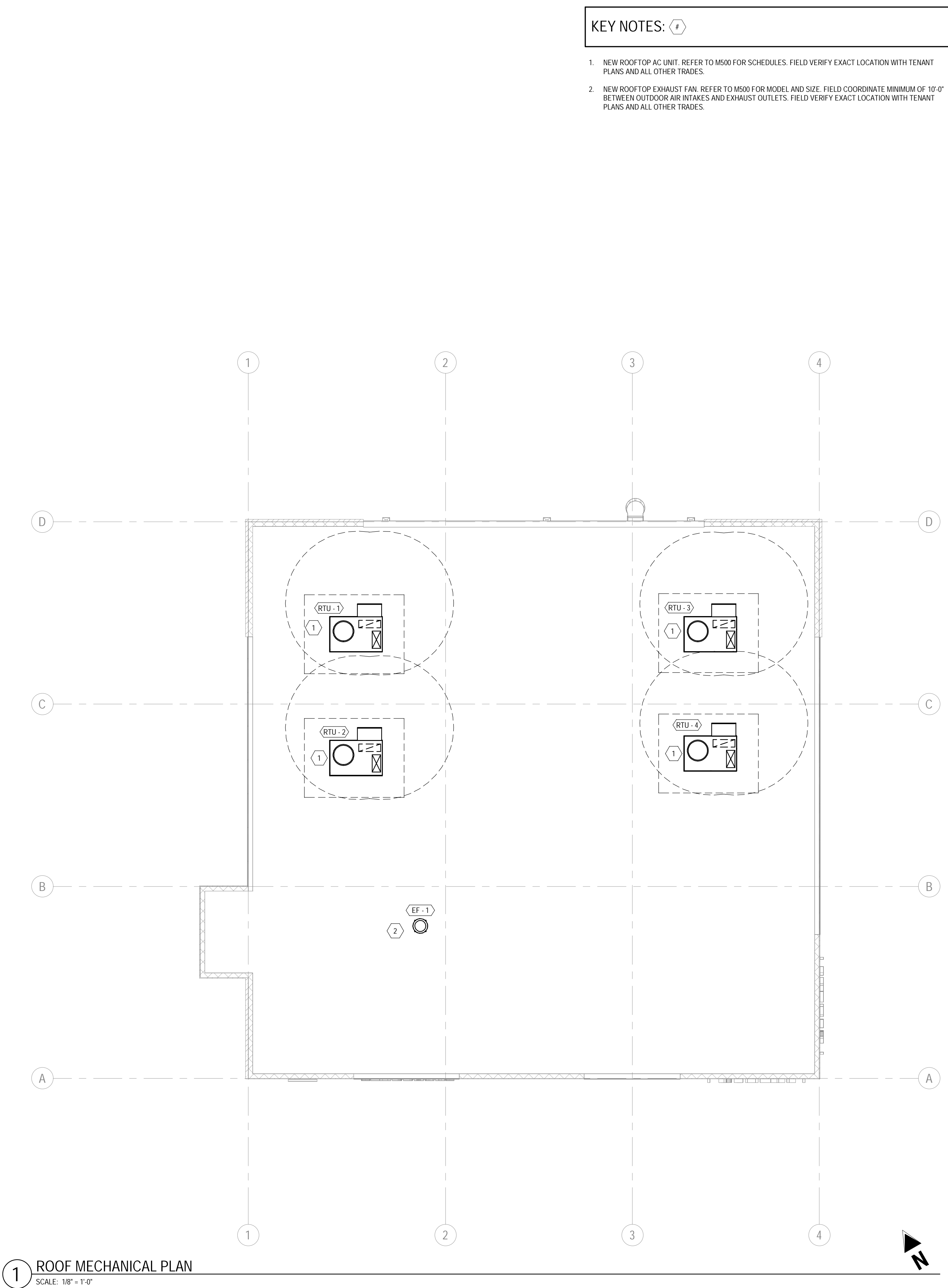
#	Date	Issue/Description
1	05/08/2026	PERMIT SET

Project No:	ECA0000001.30
Drawn By:	RFB
Checked By:	JCP

FIRST FLOOR MECHANICAL PLAN

M101

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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

#	Date	Issue/Description
—	05/08/2026	PERMIT SET
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Project No:

ECA000001.30

Drawn By:

RFB

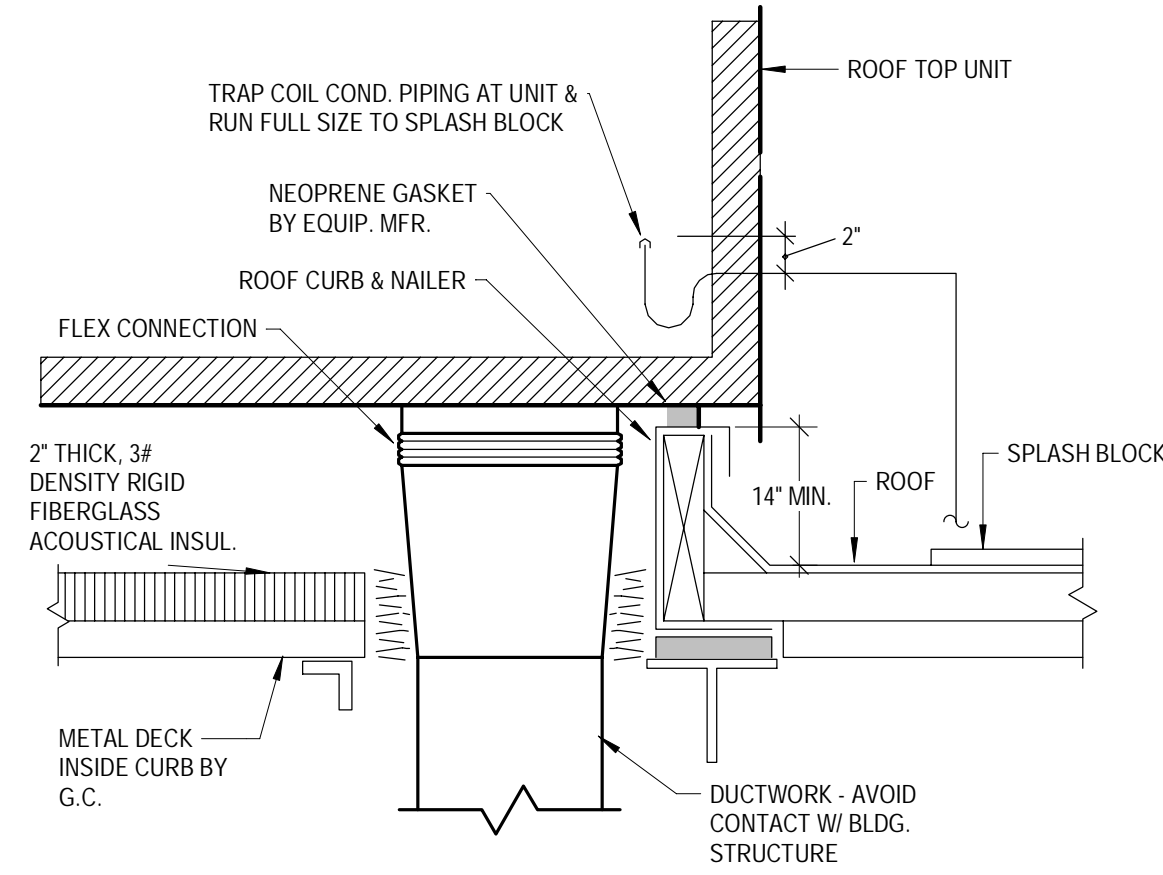
Checked By:

JCP

ROOF MECHANICAL PLAN

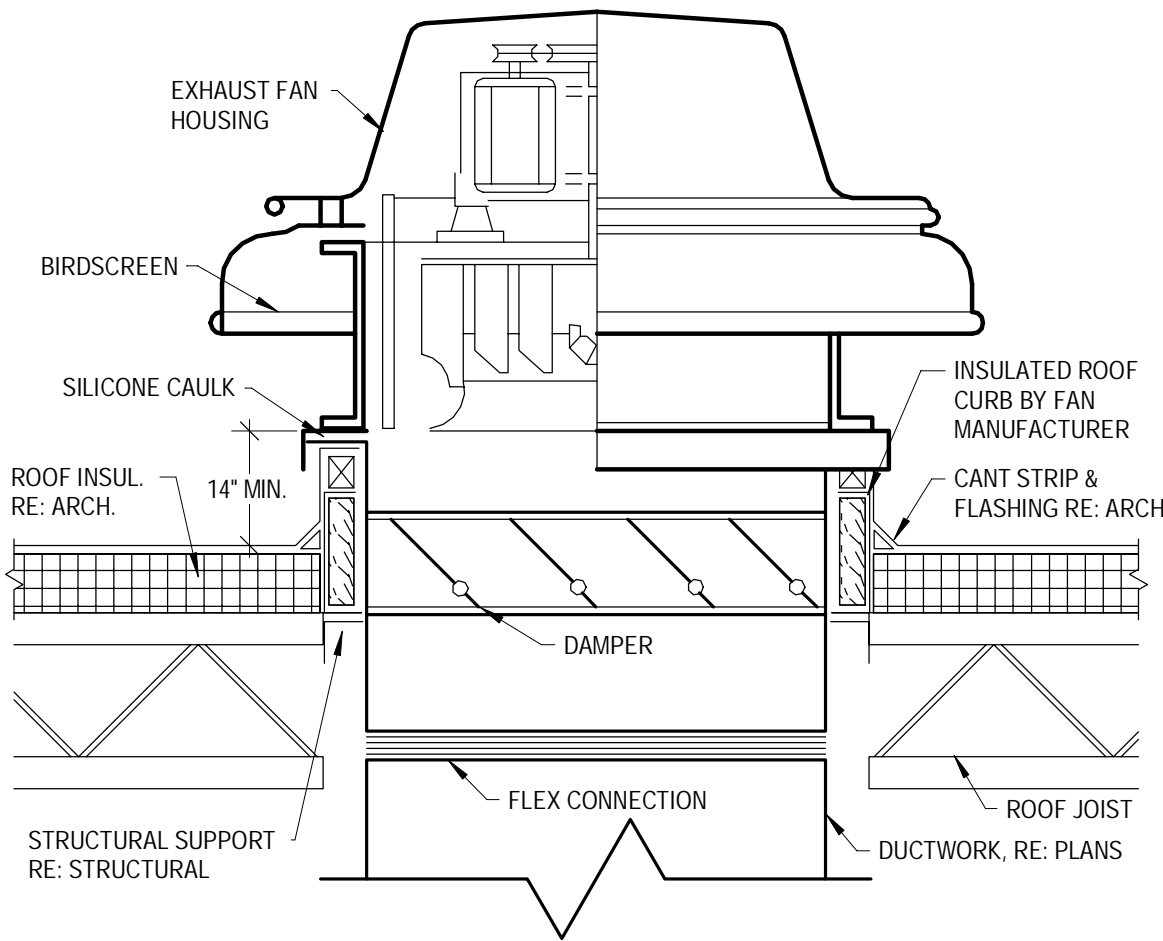
M102

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1 ROOF TOP UNIT INSTALLATION

SCALE: NTS



2 ROOF EXHAUST FAN

SCALE: NTS

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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

#	Date	Issue/Description
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Project No:	ECA000001.30
Drawn By:	RFB
Checked By:	JCP

MECHANICAL DETAILS

M400

CONSTANT VOLUME HEAT PUMP ROOFTOP UNIT SCHEDULE

GENERAL																	ELECTRICAL DATA						DX COOLING COIL DATA						HEAT PUMP HEATING DATA						
SYMBOL	SERVICE	MANUFACTURER	MODEL	LOCATION	TYPE	NOM. TONS	SUPPLY FAN DATA						DIMENSIONS (IN.)			APPROX. OPER. WEIGHT (LBS)	NOTES	VFD	POWER DATA				AIRSIDE DATA				NOTES	COP 47°F	HP CAPACITY @47°F (MBH)	AIRSIDE DATA		NOTES			
							CFM TOTAL	RETURN AIRFLOW @ALT. (CFM)	CFM O.A.	RPM	ESP (W.C.)	BHP/HP	LENGTH	WIDTH	HEIGHT				VOLTAGE/ PHASE	MCA	MOCp	E-POWER	EER	NOM. TONS	LBS OF REFRIG	NET TOTAL/ SENSIBLE CAP. (MBH)				EAT (°F) DBWB	LAT (°F) DBWB		EAT (°F) DB	LAT (°F) DB	
RTU-1	STARBUCKS	CARRIER	50FEQM12	ROOF	CV	10	4,000	3,600	400	1669	0.6	1.61	88	59	49	1326	1-10	NO	208/3	61	70	N	A,B,C	11	10	18	117.8/93.8	74/62	47/34	A-E	3.4	112	69	95	A
RTU-2	STARBUCKS	CARRIER	50FEQM12	ROOF	CV	10	4,000	3,600	400	1669	0.6	1.61	88	59	49	1326	1-10	NO	208/3	61	70	N	A,B,C	11	10	18	117.8/93.8	74/62	47/34	A-E	3.4	112	69	95	A
RTU-3	PACDENT	CARRIER	50FEQM12	ROOF	CV	10	4,000	3,760	240	1669	0.6	1.61	88	59	49	1326	1-10	NO	208/3	61	70	N	A,B,C	11	10	18	117.8/93.8	74/62	47/34	A-E	3.4	112	69	95	A
RTU-4	PACDENT	CARRIER	50FEQM12	ROOF	CV	10	4,000	3,760	240	1669	0.6	1.61	88	59	49	1326	1-10	NO	208/3	61	70	N	A,B,C	11	10	18	117.8/93.8	74/62	47/34	A-E	3.4	112	69	95	A
GENERAL NOTES: 1. ALTERNATE MANUFACTURERS INCLUDE: TRANE, DAIKIN, LENNIX, TEMPMASTER, YORK, JCI. 2. DOWNFLOW CONFIGURATION 3. 14" ROOF CURB. 4. HINGED ACCESS DOORS 5. 2" MERV-8 FILTERS 6. CONDENSATE OVERFLOW SWITCH 7. PACKAGED RTU CONTROLS 8. PHASE PROTECTION 9. PROVIDE WITH DUCT SMOKE DETECTOR MOUNTED IN RETURN DUCT. MECHANICAL CONTRACTOR SHALL PROVIDE INSTALLATION. ELECTRICAL CONTRACTOR SHALL PROVIDE DETECTOR AND WIRING TO FACP. 10. ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF FACTORY INSTALLED AND FAULT DETECTION DIAGNOSTICS 11. PROVIDE WITH ENGINEERED HOLD DOWN BRACKETS FOR WIND RESISTANCE.																	ELECTRICAL DATA NOTES: A. SINGLE POINT ELECTRICAL CONNECTION. B. FACTORY NON-FUSED DISCONNECT. C. POWERED CONVENIENCE OUTLET.						DX COOLING COIL NOTES: A. SERVICE VALVES B. LAT IS UNIT LAT, INCLUDING BLOWER MOTOR HEAT. C. CAPACITIES INDICATED ARE FOR 30 FEET ELEVATION AND 95°F AMBIENT D. R-454A REFRIGERANT E. 2 STAGE COOLING SCROLL COMPRESSORS						HEAT PUMP HEATING DATA NOTES: A. CAPACITIES INDICATED ARE FOR 30 FEET ELEVATION						

FAN SCHEDULE

SYMBOL	SERVICE	MANUFACTURER	MODEL	FAN TYPE	CONTROL TYPE	CFM @ ALT.	STATIC PRESSURE @ ALT. (IN. W.C.)	ELECTRICAL DATA			VFD	DRIVE TYPE	DAMPER TYPE	APPROX WEIGHT (LBS)	NOTES	
								VOLT / PHASE	FAN RPM	HP / WATTS						
EF-1	STARBUCKS	GREENHECK	G-09B-VG	ROOF DOWNBLAST	FUTURE TENANT	300	0.5	115 / 1	1800	0.25 / -		NO	DIRECT	BACKDRAFT	54	1.2.3
NOTES:																
1. ACCEPTABLE ALTERNATE MANUFACTURERS INCLUDE: ACME, CARNES, COOK, PENN, SOLER & PALAU, AND TWIN CITY.																
2. PROVIDE NEOPRENE VIBRATION ISOLATORS.																
3. ELECTRICAL DISCONNECT SHALL BE NON-FUSED AND PROVIDED BY E.C.																
SPECIFICATION:																
ROOF DOWNBLAST: SPUN ALUMINUM, FULLY WEATHERPROOF HOUSING, ALUMINUM, NON-OVERLOADING CENTRIFUGAL TYPE FAN WHEEL, MOUNT MOTOR AND FAN WHEEL ASSEMBLY ON VIBRATION ISOLATORS. FANS SHALL BE COMPLETE WITH GRAVITY BACKDRAFT DAMPER AND ROOF CURB.																
SEQUENCE OF OPERATION:																
FUTURE TENANT: EXACT FAN CONTROLS AND CONTROL SEQUENCE TO BE CONNECTED AND PROGRAMMED DURING FUTURE TENANT BUILD OUT, UNDER SEPARATE PERMIT.																

## MECHANICAL/ELECTRICAL COORDINATION SCHEDULE

EQUIPMENT			ELECTRICAL DATA						DISCONNECT		REMARKS
MARK	DESCRIPTION	LOAD	VOLTS	PH	SCCR RATING	MOCB	FEEDER OR BRANCH CIRCUIT	PANEL : CIRCUIT	TYPE	RATING (AMPS)	
RTU-1	ROOFTOP UNIT (STARBUCKS)	61 MCA	208	3	10000	70	70F3	LPL1:2,4,6	SS	100	-
RTU-2	ROOFTOP UNIT (STARBUCKS)	61 MCA	208	3	10000	70	70F3	LPL1:8,10,12	SS	100	-
RTU-3	ROOFTOP UNIT (PACDENTAL)	61 MCA	208	3	10000	70	70F3	LPL2:2,4,6	SS	100	-
RTU-4	ROOFTOP UNIT (PACDENTAL)	61 MCA	208	3	10000	70	70F3	LPL2:8,10,12	SS	100	-
EF-1	ROOFTOP EXHAUST FAN (STARBUCKS)	1/4 HP	115	1	5000	15	20F2	LPL1:14	S	20	-

GENERAL NOTES:

- VERIFY/COORDINATE RATINGS FOR EQUIPMENT SUPPLIED BY THE SELECTED MANUFACTURER. WHERE RATINGS ARE OTHER THAN AS REQUIRED FOR SPECIFIED UNIT, DISCONNECTS, OVERCURRENT DEVICES AND RELATED REVISIONS SHALL BE PROVIDED ACCORDINGLY. THE CONTRACTOR THAT FURNISHES EQUIPMENT WITH RATINGS OTHER THAN AS NOTED SHALL BE RESPONSIBLE FOR COORDINATION AND COSTS FOR REVISIONS TO ACCOMMODATE SELECTED EQUIPMENT.
- FRACTIONAL HORSEPOWER SINGLE PHASE MOTORS SHALL BE PROVIDED WITH INTEGRAL OVERLOAD PROTECTION.
- DISCONNECTS SHALL BE FUSIBLE UNLESS NOTED OTHERWISE.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUIT TO EQUIPMENT AS INDICATED.
- WHERE DISCONNECT IS NOT INDICATED ON PLANS, LOCATE AT EQUIPMENT PER NEC.
- EQUIPMENT IDS THAT END IN "X" INDICATE THAT THERE ARE MULTIPLE UNITS THAT ARE IDENTICAL AND PROVIDED ON THE PROJECT. SEE PLANS FOR THE UNIQUE IDENTIFIER DESIGNATION.



# Mechanical Compliance Certificate

## Project Information

Energy Code  
Project Title:  
Location:  
Climate Zone  
Project Type

2021 IECC  
ECA Partners - SBX & Dental  
Highland City, Florida  
2a  
New Construction

**Construction Site:**

Owner/Agent:

**Designer/Contractor:**

## Mechanical Systems List

Quantity	Component	Description
<b>HVAC Systems</b>		
1	RTU-1 (Single Zone):	<p>Single Package Heat Pump  Heating Mode: Capacity = 118 kBtu/h,  Proposed Efficiency = 3.40 COP, Required Efficiency = 3.40 COP  Cooling Mode: Capacity = 112 kBtu/h, Air Economizer  Proposed Efficiency = 11.00 EER, Required Efficiency = 10.80 EER  Proposed Part Load Efficiency = 15.00 IEER, Required Part Load Efficiency = 13.90 IEER  Fan System: 4000 CFM – Compliance (Motor nameplate HP and fan efficiency method) : Passes</p> <p>Fans:  4000 CFM Supply, Constant Volume, 4000 CFM, 1.0 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan &lt; 1 HP or &lt; 0.89 kW</p>
1	RTU-2 (Single Zone):	<p>Single Package Heat Pump  Heating Mode: Capacity = 118 kBtu/h,  Proposed Efficiency = 3.40 COP, Required Efficiency = 3.40 COP  Cooling Mode: Capacity = 112 kBtu/h, Air Economizer  Proposed Efficiency = 11.00 EER, Required Efficiency = 10.80 EER  Proposed Part Load Efficiency = 15.00 IEER, Required Part Load Efficiency = 13.90 IEER  Fan System: 4000 CFM – Compliance (Motor nameplate HP and fan efficiency method) : Passes</p> <p>Fans:  4000 CFM Supply, Constant Volume, 4000 CFM, 1.0 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan &lt; 1 HP or &lt; 0.89 kW</p>
1	RTU-3 (Single Zone):	<p>Single Package Heat Pump  Heating Mode: Capacity = 118 kBtu/h,  Proposed Efficiency = 3.40 COP, Required Efficiency = 3.40 COP  Cooling Mode: Capacity = 112 kBtu/h, Air Economizer  Proposed Efficiency = 11.00 EER, Required Efficiency = 10.80 EER  Proposed Part Load Efficiency = 15.00 IEER, Required Part Load Efficiency = 13.90 IEER  Fan System: 4000 CFM – Compliance (Motor nameplate HP and fan efficiency method) : Passes</p> <p>Fans:  4000 CFM Supply, Constant Volume, 4000 CFM, 1.0 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan &lt; 1 HP or &lt; 0.89 kW</p>
1	RTU-4 (Single Zone):	<p>Packaged Terminal Heat Pump  Heating Mode: Capacity = 118 kBtu/h,  Proposed Efficiency = 3.40 COP, Required Efficiency = 2.92 COP  Cooling Mode: Capacity = 112 kBtu/h, Air Economizer  Proposed Efficiency = 11.00 EER, Required Efficiency = 9.50 EER  Proposed Part Load Efficiency = 15.00, Required Part Load Efficiency = 0.00  Fan System: 4000 CFM – Compliance (Motor nameplate HP and fan efficiency method) : Passes</p> <p>Fans:  4000 CFM Supply, Constant Volume, 4000 CFM, 1.0 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan &lt; 1 HP or &lt; 0.89 kW</p>

## Mechanical Compliance Statement

**Compliance Statement:** The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date
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Autodesk Docs/ECA000001-ECA-FL-Highland-City-SBX-PacDent-(B)-R25/ECA000001-FL-Highland-City-SBX-PacDent-MEP-R25.rvt

Report Title: ECA Partners - SBX &amp; Dental

Report Date: May 06, 2025, 05:02 PM

2 of 12

Report Title: ECA Partners - SBX &amp; Dentz

Report Date: May 06, 2026, 05:02 PM

3 of 12

**Galloway**

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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

[illegible]

Project No:	ECA000001.30
Drawn By:	RFB
Checked By:	JCP

## MECHANICAL SCHEDULES

# M500

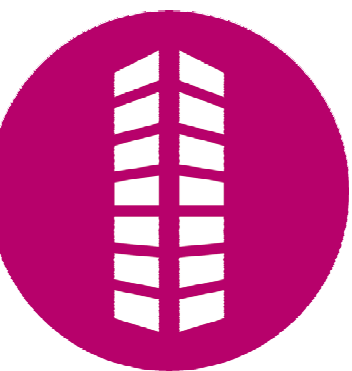
PIPING			TAGS AND SYMBOLS	
	DIRECTION OF FLOW			EQUIPMENT TAG
	DOMESTIC COLD WATER	CW		
	DOMESTIC HOT WATER	HW		
	DOMESTIC HOT WATER RETURN	HWR		
	HW AT TEMPERATURE SHOWN	X" HW		
	TEMPERED WATER	T		
	SANITARY SEWER	SS		
	FORCED MAIN	FM		
	GREASE WASTE	GW		
	OIL WASTE	OW		
	DRAIN	D		
	SANITARY VENT	V		
	STORM DRAIN	SD		
	OVERFLOW STORM DRAIN	OSD		
	LOW PRESSURE NATURAL GAS	G		
	MEDIUM PRESSURE NATURAL GAS	MPG		
PIPING SYMBOLS			PIPE TAG	
				PIPE DIAMETER
				PIPE TAG
				SEE SPEC FOR PIPE SPECIFICATIONS
PIPING SYMBOLS			ABBREVIATIONS	
	PIPE UP		AFG	ABOVE FINISHED FLOOR
	PIPE DOWN		AFG	ABOVE FINISHED GRADE
	PIPING CAP OR PLUG		ADJ	ADJUSTABLE
	DIRECTION OF PIPE SLOPE DOWN		AP	ACCESS PANEL
	VALVES AND ACCESSORIES		BFP	BACKFLOW PREVENTER
	BALL VALVE		DIA	DIAMETER
	HOSE BIBB		DN	DOWN
	GATE VALVE		DWG	DRAWING
	GLOBE VALVE		EC	ELECTRICAL CONTRACTOR
	CHECK VALVE		ELEV	ELEVATION
	BALANCING VALVE		EQ	EQUIPMENT
	PRESSURE REDUCING VALVE		(E)	EXISTING
	THREE WAY CONTROL VALVE		FCO	FLOOR CLEANOUT
	PRESSURE REDUCING VALVE		FFE	FINISHED FLOOR ELEVATION
	AUTOMATIC AIR VENT		IBC	INTERNATIONAL BUILDING CODE
	MANUAL AIR VENT		IMC	INTERNATIONAL MECHANICAL CODE
	STRAINER		IPC	INTERNATIONAL PLUMBING CODE
	UNION		IFGC	INTERNATIONAL FUEL AND GAS CODE
	THERMOMETER		IE	INVERT ELEVATION
	CIRCUIT SETTER		GAL	GALLON
	METER		GC	GENERAL CONTRACTOR
	PUMP		GP	GALLONS PER MINUTE
	PRESSURE GAUGE AND SHUT-OFF VALVE		LCO	LINE CLEANOUT
	REVERSE PRESSURE BACKFLOW PREVENTER		MAX	MAXIMUM
	DRAINS AND CLEANOUTS		MC	MECHANICAL CONTRACTOR
	FLOOR CLEANOUT		MCA	MINIMUM CIRCUIT AMPACITY
	FLOOR DRAIN		MFR	MANUFACTURER
	FLOOR SINK		MH	MANHOLE
	SURFACE CLEANOUT		MIN	MINIMUM
	LINE CLEANOUT / WALL CLEANOUT		MOC	MAXIMUM OVERCURRENT PROTECTION
			(N)	NEW
			(NL)	NEW LOCATION
			N/A	NOT APPLICABLE
			NC	NORMALLY CLOSED
			NO	NORMALLY OPEN
			NIC	NOT IN CONTRACT
			PC	PLUMBING CONTRACTOR
			PRV	PRESSURE REDUCING VALVE
			RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
			RE:	REFERENCE
			(RL)	RELOCATE
			SCO	SURFACE CLEANOUT
			SPEC	SPECIFICATION
			STD	STANDARD
			TCC	TEMPERATURE CONTROL CONTRACTOR
			(TYP)	TYPICAL
			VTR	VENT THROUGH ROOF
			WCO	WALL CLEANOUT
			WO	WITHOUT

1. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND ADDITIONAL CONSULTANT'S DRAWINGS FOR ADDITIONAL GENERAL NOTES. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.
2. THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE OF EQUAL IMPORTANCE WITH THE ARCHITECTURAL DRAWINGS IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE TRADE'S WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING DRAWINGS THAT WOULD CAUSE AN UNUSUAL OR IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT. CHANGES MUST BE APPROVED IN WRITING BY OWNER, TENANT, AND ARCHITECT BEFORE PROCEEDING. DEVIATIONS FROM THE PLUMBING PLANS ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR & WILL NOT RESULT IN ADDITIONAL COSTS TO THE OWNER UNLESS WRITTEN CHANGE ORDERS ARE APPROVED BY THE OWNER.
3. IF ANY AMBIGUITIES SHOULD APPEAR IN THE CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. IF THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, NO EXCUSE WILL BE ENTERTAINED FOR FAILURE TO CARRY OUT THE WORK IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER.
4. SHOULD A CONFLICT OCCUR BETWEEN THE CONTRACT DOCUMENTS OR BETWEEN TRADES, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MORE EXPENSIVE WAY OF DOING THE WORK UNLESS A WRITTEN CLARIFICATION FROM THE ARCHITECT/ENGINEER WAS REQUESTED AND OBTAINED BEFORE SUBMISSION OF PROPOSED METHODS OR MATERIALS. THE ARCHITECT/ENGINEER SHALL BE THE SOLE JUDGE REGARDING INTERPRETATIONS OF CONFLICTS WITHIN CONTRACT DOCUMENTS.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENT AND LOCAL CODES.
6. PROVIDE TEMPORARY COVERS, CAPS, OR PLUGS ON SANITARY SEWER SYSTEM THROUGHOUT CONSTRUCTION. RAG WADS, DUCT TAPE OR OTHER MAKE SHIFT CAPS ARE NOT ACCEPTABLE. UPON COMPLETION OF CONSTRUCTION, COMPLETELY REMOVE ANY AND ALL OBSTRUCTIONS INSIDE THE ENTIRE DWV SYSTEM, NEW AND EXISTING LINES, BY SNAKING, RODDING, OR JETTING THE SYSTEM IMMEDIATELY PRIOR TO PROJECT TURNOVER TO THE OWNER.
7. SANITARY TEE FITTINGS IN THE DWV SYSTEM SHALL BE LIMITED TO HORIZONTAL TO VERTICAL APPLICATIONS AND LAVATORY FIXTURES. SANITARY TEE FITTINGS WILL NOT BE ALLOWED IN HORIZONTAL TO HORIZONTAL OR VERTICAL TO HORIZONTAL CHANGES IN DIRECTION, OR BACK TO BACK WATER CLOSURES, AS PER IPC 706.3.
8. PIPE SIZES INDICATED ON THE PLANS ARE MINIMUM. CONTRACTOR SHALL PROVIDE PIPE SIZES EQUAL OR GREATER THAN THE SPECIFIED SIZES. CONTRACTOR MAY INCREASE PIPE SIZES AS REQUIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.
10. SEAL ROOF PENETRATIONS WATER TIGHT WITH ROOFING COMPATIBLE WITH ROOF SYSTEMS AND WALL WITH SILICON CAULKING AND BACKER ROD.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION OF THE PLUMBING FIXTURES.
12. MAKE OFFSETS AS NECESSARY TO ACCOMMODATE STRUCTURE AND OTHER TRADES.
13. VERIFY EXIST LOCATION AND INVERT ELEVATION OF ALL EXISTING UTILITIES AT SITE PRIOR TO INSTALLATION OF ANY PIPING SYSTEMS.
14. COORDINATE ALL PENETRATIONS THROUGH STRUCTURAL MEMBERS WITH THE GENERAL CONTRACTOR.
15. PROVIDE SOUND ISOLATION GROMMETS AT ALL LOCATIONS WHERE COPPER PIPE OR PEX TUBE PENETRATES THE FRAMING.
16. FURNISH AND INSTALL WATTS SD-3 BACKFLOW PREVENTION DEVICE FOR ALL COFFEE URNS AND TEA DISPENSERS.
17. FIRE CAULK ALL PENETRATIONS THROUGH RAISED ASSEMBLY AND SMOKE BARRIERS.
18. PER CODE, NO PIPES ARE TO PASS THROUGH STAIR ENCLOSURES AND EXIT PASSAGEWAYS. ALSO PER CODE, NO PIPE GREATER THAN 8" SHALL PASS THROUGH EXIT CORRIDOR. ANY REQUIRED PASS THROUGH SHALL BE PROPERLY ISOLATED WITH ACCEPTABLE FIRE RATED CONSTRUCTION.
19. IN ALL NONPUBLIC AREAS, PROVIDE LABELS ON CEILINGS FOR ALL PLUMBING ITEMS THAT REQUIRE ABOVE CEILING ACCESS (VALVES, PUMPS, ETC.).
20. SUPPORT ALL PIPING AT EVERY STORY MINIMUM.
21. ALL WALL AND FLOOR CLEANOUTS SHALL BE THE SAME SIZE OF THE PIPING THEY SERVE UP TO 4". FOR PIPING LARGER THAN 4", ALL CLEANOUTS SHALL BE 4".
22. PROVIDE TEMPERING VALVE AT PUBLIC LAVATORIES.
23. PROVIDE GALVANIZED STEEL PAN OR OTHER APPROVED PAN FOR WATER HEATERS OR HOT WATER HEATER STORAGE TANK IN LOCATIONS WHERE LEAKAGE OF TANK OR CONNECTION WILL CAUSE DAMAGE(SUCH AS RECIRCULATION OF SYSTEM WATER HEATERS).
24. ALL WORK AND MATERIALS TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING AND FIRE CODES AND ALL AUTHORITIES HAVING JURISDICTION.

DRAWING	SHEET NAME	PROGRESS SET 04/20/2026	PERMIT SET 06/02/2026						
		X	X						
P001	DRAWING INDEX, LEGENDS AND NOTES	X	X						
P101	FIRST FLOOR PLUMBING PLAN	X	X						
P400	PLUMBING DETAILS	X	X						
P500	PLUMBING SCHEDULES	X	X						

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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

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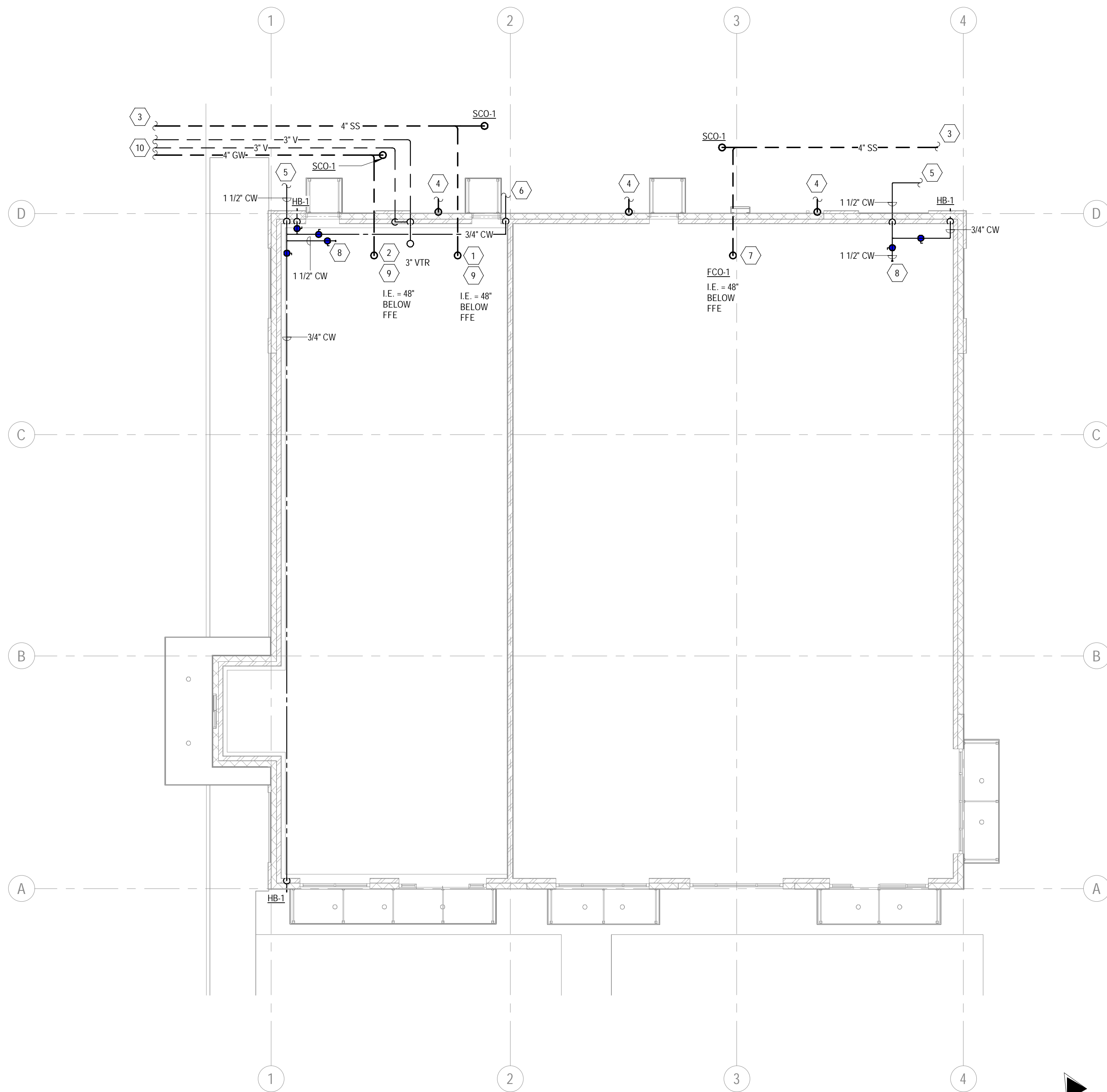
Project No:	ECA000001.30
Drawn By:	RFB
Checked By:	JCP

### FIRST FLOOR PLUMBING PLAN

P101

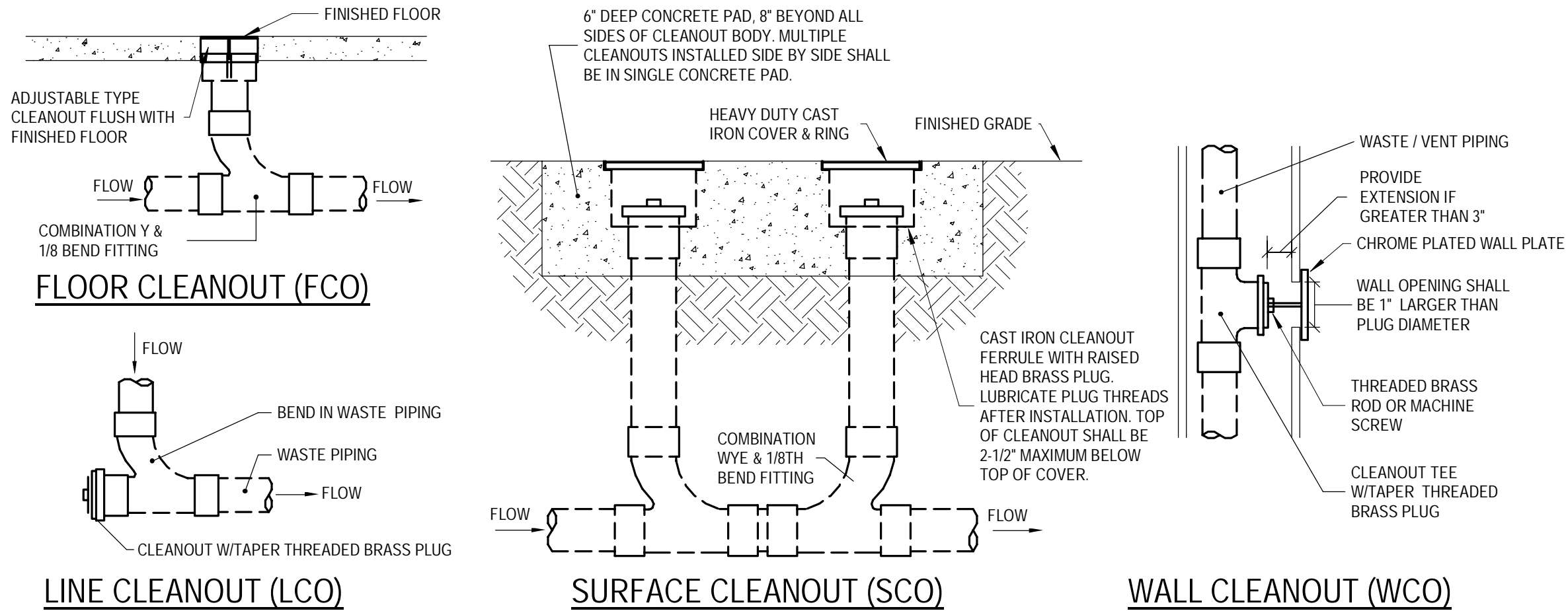
KEY NOTES: 

1. STUB 4" SANITARY SEWER ABOVE UNFINISHED FLOOR, CAP ABOVE FLOOR FOR FUTURE TENANT CONNECTION.
2. STUB 4" GREASE WASTE ABOVE UNFINISHED FLOOR, CAP ABOVE FLOOR FOR FUTURE TENANT CONNECTION.
3. REF: CIVIL PLANS FOR CONTINUATION.
4. CONNECT TO ARCHITECTURAL DOWNSPOUT AND ROUTE TO CIVIL CONNECTION BELOW GRADE.
5. REF: CIVIL PLANS FOR CONTINUATION. BACKFLOW PREVENTER AND METER IS OUTSIDE OF BUILDING. REF CIVIL PLANS FOR LOCATION.
6. ROUTE PIPE TO YARD DRAINAGE AT TRASH ENCLOSURE. REF CIVIL FOR CONTINUATION.
7. STUB 4" SANITARY SEWER UP TO FLOOR CLEAN OUT IN FLOOR SLAB FOR FUTURE TENANT CONNECTION.
8. PROVIDE VALVED AND CAPPED STUB 1 1/2" DOMESTIC WATER FOR FUTURE TENANT CONNECTION.
9. INVERT ELEVATION SHALL BE 24" BELOW FINISHED FLOOR FROM FURTHEST POINT OF CONNECTION.
10. VENTS AND GREASE WASTE PIPING TO PROPOSED 1250 GALLON GREASE INTERCEPTOR. REFER TO CIVIL FOR EXACT LOCATION, SPECIFICATIONS, AND CONNECTION DETAILS.



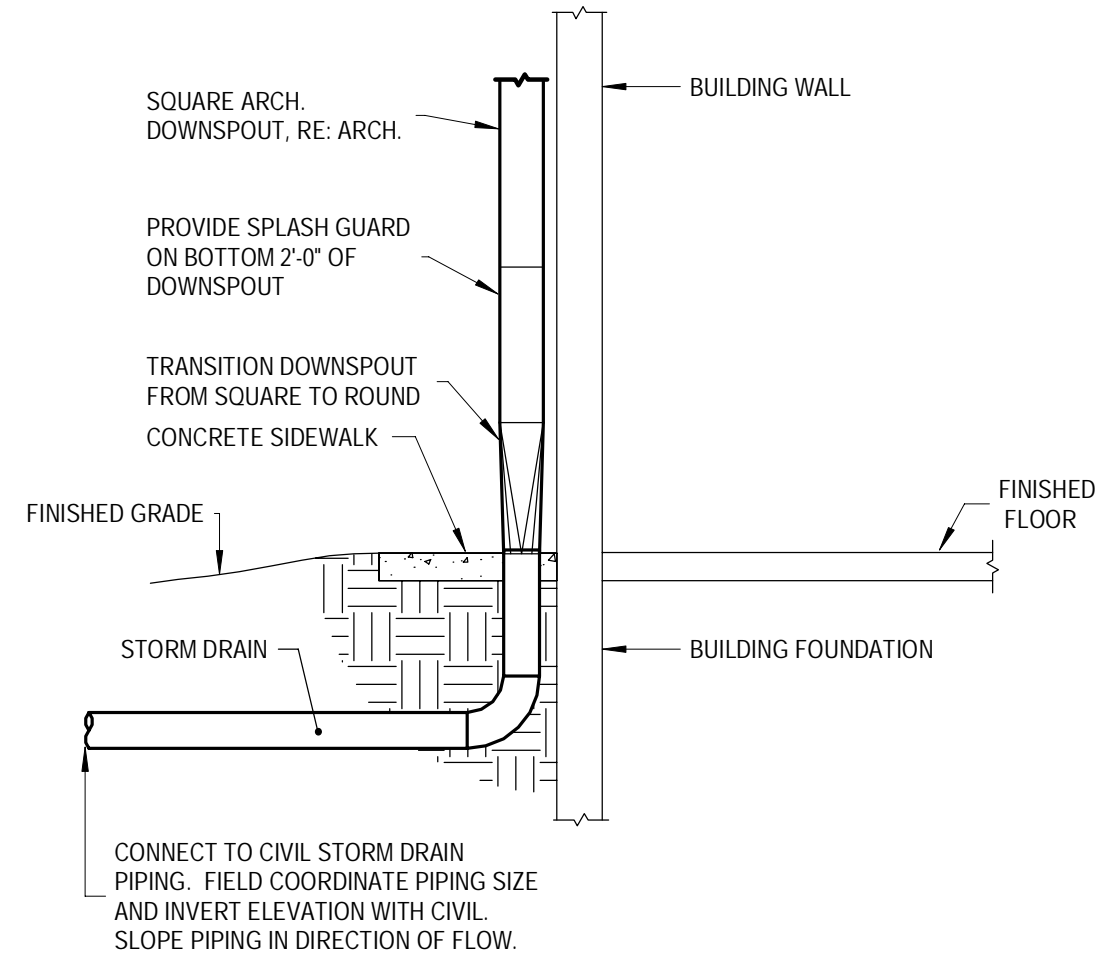
**1 FIRST FLOOR SEWER AND VENT PLAN**  
SCALE: 1/8" = 1'-0"

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**1 CLEANOUTS**

SCALE: 1/2" = 1'-0"



**2 STORM DRAIN CONNECTION**

SCALE: NTS

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ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL


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Checked By:	JCP

PLUMBING DETAILS

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PLUMBING FIXTURE SCHEDULE								
SYMBOL	TYPE	MANUFACTURER & MODEL NUMBER	ACCESSORIES	REMARKS	ROUGH IN CONNECTION SIZINGS			
					WASTE (INCHES)	VENT (INCHES)	HOT (INCHES)	COLD (INCHES)
FCO-1	FLOOR CLEANOUT TEE WITH COUNTERSUNK PLUG, HEAVY DUTY NICKLE BRONZE SECURED COVER	ZURN CO2452	--	--	--	--	--	--
SCO-1 AND SCO-2	ROUND CAST IRON BODY BRONZE DOUBLE FLANGED HOUSING HEAVY DUTY SECURED COVER	ZURN Z1474-N-VP	VANDAL RESISTANT SCREWS TAPER THREAD BRONZE PLUG	PROVIDE 2-WAY CLEANOUT AT EACH SCO-2. TWO COVERS REQUIRED	--	--	--	--
HB-1	SURFACE MOUNTED CONCEALED HOSE BIBB, STAINLESS STEEL VACUUM BREAKER, WITH LOCKABLE COVER	WOODFORD B65	VACUUM BREAKER, 3/4" HOSE THREAD OUTLET, PROVIDE WITH SHUTOFF BALL VALVE IN BRANCH PIPE	PROVIDE CLOSE COUPLED CONNECTION	--	--	--	3/4
NOTE:	1. ALL CONNECTIONS TO POTABLE WATER SYSTEM SHALL CONFORM TO NSF/ANSI-61 AND NSF/ANSI-372.							



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PLUMBING SCHEDULES

P500

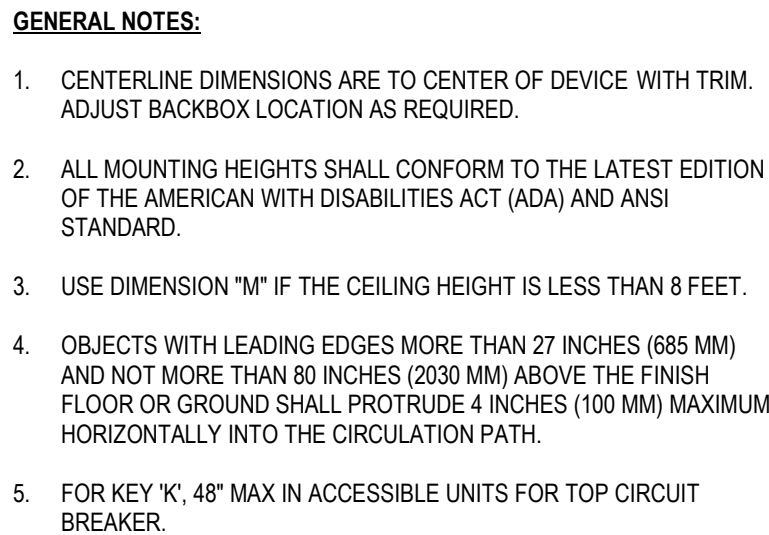
LIGHTING SYMBOLS					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	RECESSED LUMINAIRE	A	UPPERCASE LETTER INDICATES LUMINAIRE TYPE		CEILING FAN - NUMBER OF BLADES IN SCHEDULE
	SURFACE MOUNTED LUMINAIRE	a	LOWERCASE LETTER INDICATES EQUIPMENT CONTROLLED		
	PENDANT MOUNTED CEILING FIXTURE		SHADING INDICATES FIXTURE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP		WALL AND CEILING MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
	WALL MOUNTED LUMINAIRE		LIGHT TRACK # OF LUMINAIRES AS SHOWN		
	STRIP LUMINAIRE		POLE MOUNTED LUMINAIRE NUMBER OF HEADS AS INDICATED		COMBINATION WALL AND CEILING MOUNTED EXIT/ EMERGENCY BATTERY LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
	ARROW INDICATES WALL WASH FIXTURE AND LIGHT DIRECTION		BOLLARD LIGHTING		
			EMERGENCY BATTERY LIGHT (FLOODLIGHT / REMOTE HEAD)		

LIGHTING CONTROLS					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
S. SWITCH(=TYPE)  2 SINGLE POLE SWITCH 3 DOUBLE-POLE 4 THREE WAY D FOUR WAY DIMMER K KEY OPERATED LV LOW VOLTAGE T TIME a LOWER CASE LETTER INDICATES EQUIPMENT CONTROLLED (SWITCH LEG)			PHOTOCELL WALL MOUNTED		WALL DAYLIGHT SENSOR
			PHOTOCELL CEILING MOUNTED		CEILING DAYLIGHT SENSOR
			DUAL TECH WALL VACANCY SENSOR		
			DUAL TECH CEILING VACANCY SENSOR		
			DUAL TECH WALL OCCUPANCY SENSOR		
			DUAL TECH CEILING OCCUPANCY SENSOR		

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FIRE ALARM CONTROL PANEL		FIRE ALARM ANNUCIATOR PANEL		FIRE ALARM GRAPHIC MAP
	FIRE ALARM MANUAL STATION		FIRE SPRINKLER VALVE TAMPER SWITCH		CEILING FIRE ALARM SPEAKER AND LIGHT
	FIRE ALARM CONTROL MODULE		FIRE SPRINKLER FLOW SWITCH		WALL FIRE ALARM SPEAKER AND LIGHT COMBINATION
	FIRE ALARM MONITOR MODULE		FIRE ALARM DUCT DETECTOR XX: SA - SUPPLY AIR, RA - RETURN AIR		FIRE ALARM CEILING SPEAKER
	CEILING FIRE ALARM HORN AND LIGHT		CEILING FIRE ALARM SMOKE DETECTOR		FIRE ALARM WALL SPEAKER
	WALL FIRE ALARM HORN AND LIGHT COMBINATION		WALL FIRE ALARM SMOKE DETECTOR		FIRE ALARM MAGNETIC DOOR HOLDER
	CEILING FIRE ALARM LIGHT		CEILING FIRE ALARM HEAT DETECTOR		
	WALL FIRE ALARM LIGHT		WALL FIRE ALARM HEAT DETECTOR		

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WALL OR CEILING MOUNT CAMERA		WALL MOUNTED CARD READER		SECURITY KEYPAD DEVICE
	WALL OR CEILING MOUNT DOME CAMERA		PENDANT MOUNTED CAMERA		CEILING MOUNTED MOTION SENSOR
	GLASS BREAK SENSOR		SECURITY DOOR CONTACT		WALL MOUNT MOTION SENSOR

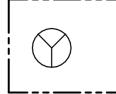
TYPE	VOLTAGE	FLOOR	UNIQUE IDENTIFIER
LP	L	1	A
			A, B, C, ETC.
			LEVEL - 1, 2, 3, ETC.
	H - 480/277VAC		
	L - 208/120VAC		
	X - 240/120VAC		
T - TRANSFORMER			
DP - DISTRIBUTION PANELBOARD			
LP - PANELBOARD			
HP - HOUSE PANELBOARD			
K - KITCHEN PANELBOARD			
TP - TENANT PANELBOARD			
P - POOL PANELBOARD			
EM - EMERGENCY PANELBOARD			
RCP - RELAY CONTROL PANEL			

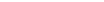
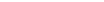


## SCALE: NO SCALE

POWER SYMBOLS					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PANELBOARD		POWERED SWITCH		DUPLEX RECEPTACLE, GFCI, FLOOR MOUNTED
	DISTRIBUTION PANEL, SWITCHBOARD, MOTOR CONTROL CENTER, OR GENERAL EQUIPMENT		DUPLEX RECEPTACLE		DUPLEX RECEPTACLE, GFCI, CEILING MOUNTED
			SINGLE RECEPTACLE		DUPLEX RECEPTACLE, DEDICATED, FLOOR MOUNTED
	TRANSFORMER		DOUBLE DUPLEX RECEPTACLE		DUPLEX RECEPTACLE, DEDICATED, CEILING MOUNTED
	PULL BOX		DUPLEX RECEPTACLE, SPLIT WIRED		DOUBLE DUPLEX RECEPTACLE, DEDICATED, FLOOR MOUNTED
	SURGE PROTECTIVE DEVICE		DUPLEX RECEPTACLE, WITH GFCI DEVICE		DOUBLE DUPLEX RECEPTACLE, DEDICATED, CEILING MOUNTED
	METER		DUPLEX RECEPTACLE, DEDICATED		SPECIAL PURPOSE OUTLET AS NOTED, WALL MOUNTED
	MOTOR		DOUBLE DUPLEX RECEPTACLE, DEDICATED		SPECIAL PURPOSE OUTLET AS NOTED, FLOOR MOUNTED
	LOCAL CONTACTOR		DUPLEX RECEPTACLE, FLOOR MOUNTED		SPECIAL PURPOSE OUTLET AS NOTED, CEILING MOUNTED
	PUSHBUTTON		DUPLEX RECEPTACLE, CEILING MOUNTED		WALL MOUNTED JUNCTION BOX
	LOCAL MOTOR STARTER (- =TYPE)		SINGLE RECEPTACLE, FLOOR MOUNTED		JUNCTION BOX FLOOR MOUNTED
	NON-FUSED DISCONNECT SWITCH		SINGLE RECEPTACLE, CEILING MOUNTED		CEILING MOUNTED JUNCTION BOX
	FUSED DISCONNECT SWITCH		DOUBLE DUPLEX RECEPTACLE, FLOOR MOUNTED		PLUG LOAD CONTROLLED DUPLEX RECEPTACLE
	VARIABLE FREQUENCY DRIVE		DOUBLE DUPLEX RECEPTACLE, CEILING MOUNTED		PLUG LOAD CONTROLLED DOUBLE DUPLEX RECEPTACLE
			DUPLEX RECEPTACLE, SPLIT WIRED, FLOOR MOUNTED		PLUG LOAD CONTROLLED GFCI DUPLEX RECEPTACLE
			DUPLEX RECEPTACLE, SPLIT WIRED, CEILING MOUNTED		PLUG LOAD CONTROLLED GFCI DOUBLE DUPLEX RECEPTACLE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WALL MOUNTED DATA OUTLET		CEILING MOUNTED DATA OUTLET		FLOOR MOUNTED DATA OUTLET
	WALL MOUNTED TELEPHONE/DATA OUTLET		CEILING MOUNTED TELEPHONE/DATA OUTLET		FLOOR MOUNTED TELEPHONE/DATA OUTLET
	WALL MOUNTED TELEPHONE OUTLET		CEILING MOUNTED TELEPHONE OUTLET		FLOOR MOUNTED TELEPHONE OUTLET
	WIRELESS ACCESS POINT - CEILING		WALL MOUNTED CLOCK		COMBINATION CLOCK AND SPEAKER
	WIRELESS ACCESS POINT - WALL		WALL MOUNTED SPEAKER		CEILING MOUNTED SPEAKER
	WALL TELEVISION DUPLEX RECEPTACLE AND DATA CONNECTIONS*		CEILING TELEVISION DUPLEX RECEPTACLE AND DATA CONNECTIONS*		COORDINATE WITH LOW VOLTAGE CONSULTANT

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PANEL BOARD		PAD MOUNTED TRANSFORMER		POLE MOUNTED TRANSFORMER		GENERATOR
	NON-FUSED DISCONNECT SWITCH ### - AMPS/PHASE ## - AMPS # - TYPE		FUSED DISCONNECT SWITCH ### - AMPS/PHASE ## - AMPS # - TYPE		TRANSFER SWITCH		FUSED DISCONNECT SWITCH WITHIN SWITCHBOARD ### - AMPS/PHASE ## - AMPS # - PHASE
	CURRENT TRANSFORMER ENCLOSURE		PULL BOX		TRANSFORMER		SPARE SWITCH WITHIN SWITCHBOARD ### - AMPS/PHASE
	METER		MOTOR		SPACE WITHIN SWITCHBOARD		SHORT CIRCUIT POINT
	CURRENT TRANSFORMER		GROUNDING CONNECTION		CIRCUIT BREAKER #### - AMPS/PHASE		SURGE PROTECTIVE DEVICE
	FEEDER TAG						

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING (E)		KEYNOTE TAG		OWNER EQUIPMENT TAG (SEE EQUIPMENT SCHEDULE)
	NEW (N)				ROOM LIGHT BOX CIRCUIT TAG (CIRCUIT LIGHTS AS SHOWN)
	REMOVED (R)				ROOM POWER BOX CIRCUIT TAG (CIRCUIT DEVICES AS SHOWN)
	LIGHTING/POWER ZONE CIRCUIT		VIEW REFERENCE OR DIAGRAM CALLOUT		MECHANICAL EQUIPMENT TAG (SEE EQUIPMENT SCHEDULE)
					ELECTRICAL EQUIPMENT TAG (SEE EQUIPMENT SCHEDULE)

(PART)	PARTIAL CIRCUIT	CU	COPPER	KW	KILOWATTS	S	SAFETYKID SAFE RECEPTACLE OR SWITCH
(E)	EXISTING	DISC	DISCONNECT	LTG	LIGHTING	SCH	SCHEDULE
(N)	NEW	DIST	DISTRIBUTION	LV	LOW VOLTAGE	SW	SWITCH AND FUSTAT
(R)	REMOVE	DWG	DRAWING	MC	MECHANICAL CONTRACTOR	SPD	SPRUE PROTECTIVE DEVICE
(RC)	REMOVE & RELOCATE	EMT	ELECTRICAL CONTRACTOR	MCA	MINIMUM CIRCUIT AMPS	SPECS	SPECIFICATIONS
A	AMPS	EMB	EMERGENCY POWER CIRCUIT	MCB	MAIN CIRCUIT BREAKER	SS	SAFETY SWITCH
AC	ALTERNATING CURRENT, *4"ABOVE COUNTER	EMT	ELECTRICAL METALLIC TUBING	MCC	MOTOR CONTROL CENTER	STD	STANDARD
AF	AMPS FUSED	ENCL	ENCLOSURE	MISC	MISCELLANEOUS	SWBD	SWITCHBOARD
AFCI	ARC FAULT CURRENT INTERRUPTER	EPO	EMERGENCY POWER OFF	MLO	MIN LUGS ONLY	SWGR	SWITCHGEAR
AFB	ABOVE FINISHED FLOOR	FA	FIRE ALARM	N	NEUTRAL	T	TRANSFORMER
AHJ	AUTHORITY HAVING JURISDICTION	FAA	FIRE ALARM ANNUNCIATOR	N	NORMALLY CLOSED	TBB	TELEPHONE BACKBOARD
AIC	AMPS INTERRUPTING CURRENT	FACP	FIRE ALARM CONTROL PANEL	NEC	NATIONAL ELECTRICAL CODE	TGB	TELEPHONE COUNING BUSBAR
AL	ALUMINUM	FLA	FULL LOAD AMPS	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
AT	AMPS TRIP	G	GROUND FAULT CIRCUIT INTERRUPTER	NF	NON-FUSED	TY	TYPICAL
ATS	AUTOMATIC TRANSFER SWITCH	GC	GENERAL CONTRACTOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UCR	UNDER CABINET
AV	AUDIOVISUAL	GEC	GROUNDING ELECTRODE CONDUCTOR	NIS	NOT IN CONTRACT	UG	UNDERGROUND
AWG	AMERICAN WIRE GAUGE	GND	GROUNDING	NISC	NOT IN SCOPE	UNO	UNLESS NOTED OTHERWISE
BAS	BUILDING AUTOMATION SYSTEM	HP	HORSEPOWER	NL	NIGHT LIGHT	UPS	UNINTERRUPTIBLE POWER SUPPLY
BC	BUS CARRIER CONTROLLER	IG	ISOLATED GROUND	NTC	NOT TO SCALE	USB	USB RECEPTACLE
C	CONDUIT	ISC	SHORT CIRCUIT CURRENT	OC	ON CENTER	V	VOLTS/VOLTAGE
CB	CIRCUIT BREAKER	IT	INFORMATION TECHNOLOGY	PH	PULLBOX	VFD	VARIABLE FREQUENCY DRIVE
CKT	CIRCUIT	J-BOX	JUNCTION BOX	PB	PHASE(S)	W	WATTS
CLG	CEILING	KOMIL	THOUSAND CIRCULAR MILS	PNL	PANEL	WAP	WIRELESS ACCESS POINT
CR	CARD READER	KV	KILOVOLT	PWR	POWER	WP	WEATHERPROOF - NEMA 3R
CT	CURRENT TRANSFORMER	KVA	KILOVOLT AMPERE	RMC	RIGID METAL CONDUIT	XFM	TRANSFORMER

# E001

POWER GENERAL NOTES:
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| POWER GENERAL NOTES: |
|----------------------|

LIGHTING GENERAL NOTES:

- LIGHTING GENERAL NOTES:

GENERAL ELECTRICAL NOTES:
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|---------------------------|
| GENERAL ELECTRICAL NOTES: |
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SITE GENERAL NOTES:

- SITE GENERAL NOTES:

DESIGN BUILD REQUIREMENTS:

DESIGN BUILD REQUIREMENTS:

- DESIGN BUILD REQUIREMENTS:



**Galloway**

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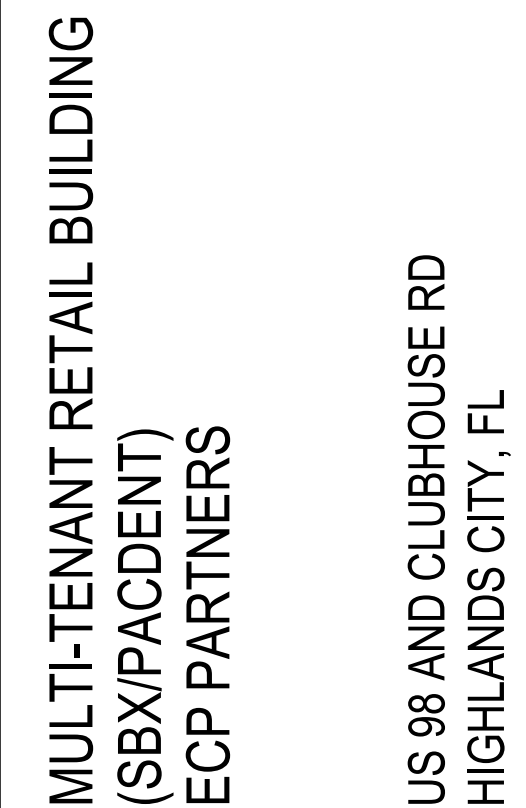
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Checked By:	JTH

ELECTRICAL GENERAL NOTES

E002

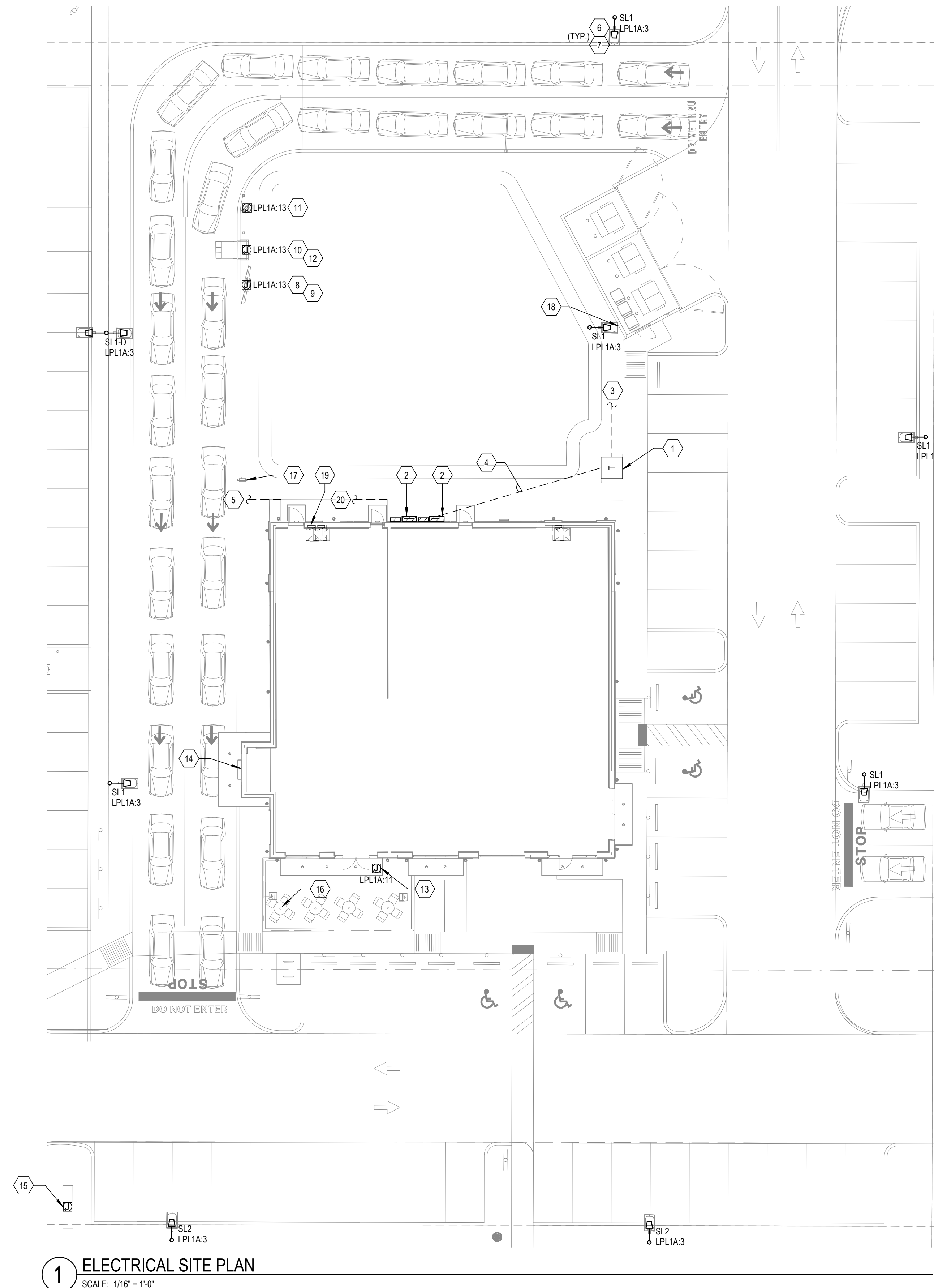


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E003

A. SEE GENERAL NOTES ON E002 FOR FURTHER INFORMATION.

1. (UTILITY TRANSFORMER) PAD MOUNTED UTILITY TRANSFORMER AND PRIMARY CONDUCTORS PROVIDED BY LOCAL UTILITY. COORDINATE THE EXACT LOCATION WITH LOCAL UTILITY PRIOR TO ROUGH-IN. GC TO INSTALL VINYL GRAPHIC AT TRANSFORMER. VINYL GRAPHIC TO INTEGRATE WITH SURROUNDING LANDSCAPING. VINYL GRAPHIC TO BE CONSTRUCTED OF DURABLE, WEATHER RESISTANT AND DESIGNED TO WITHSTAND OUTDOOR CONDITIONS.
2. (SERVICE ENTRANCE) MAIN CT/METER MAIN/BUSSED GUTTER.
3. (UTILITY PRIMARY) CONDUIT TO UTILITY POINT OF CONNECTION. VERIFY EXACT LOCATION REQUIREMENTS WITH LOCAL MUNICIPALITY AND UTILITY.
4. (SECONDARY SERVICE CONDUCTORS) SERVICE ENTRANCE CONDUCTOR SET. REFER TO ONE-LINE DIAGRAM FOR REQUIREMENTS.
5. (TELECOM SERVICE) PROVIDE (2) 2" CONDUIT PATHWAYS WITH PULL STRINGS. (1) FOR VOICE CABLING, AND (1) FOR INTERNAL CABLING FROM LEC AND CABLE MPOE TO TENANT'S SPACE. LEC AND CABLE MPOE MAY NOT BE CO-LOCATED. TERMINATE CONDUITS INSIDE THE BUILDING AT THE CEILING ABOVE THE MANAGER'S WORKSTATION IN THE BACK OF HOUSE, OR AS OTHERWISE DESIGNATED BY TENANT. VERIFY EXACT STUB-UP LOCATION AND ROUTING WITH TENANT IT SET PRIOR TO ROUGH IN AND INSTALLATION.
6. (EXTERIOR LIGHT CIRCUITS) ALL EXTERIOR LUMINARIES SHALL BE CONTROLLED VIA TIMECLOCK AND PHOTOCELL FOR TIME OF DAY CONTROL. TIMECLOCK SHALL BE INTERMATIC OR APPROVED EQUAL FOR TIMECLOCK CONTROL.
7. (SITE POLES) COORDINATE POLE BASE LOCATIONS WITH CIVIL AND LANDSCAPE PLANS. REFER TO CIVIL PLANS FOR POLE BASE DETAILS.
8. PROVIDE (1) 1" CONDUIT FROM THE MENU BOARD TO ELECTRICAL PANELS IN BOH.
9. PROVIDE CONNECTION TO NEW MENU BOARDS AS REQUIRED. PROVIDE NEW WEATHERPROOF JUNCTION BOX AND DISCONNECT SWITCH IF NOT PROVIDED WITH MENU BOARD. CONNECT TO NEW CIRCUIT AS INDICATED UTILIZING EXISTING (1) 1" CONDUIT PATHWAY TO ELECTRICAL PANELS.
10. PROVIDE (2) 1" CONDUITS FOR DATA FROM DIGITAL ORDER SCREEN TO THE INTERIOR OF THE DRIVE-THRU BUMP OUT. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
11. PROVIDE (1) 1" SPARE CONDUIT FROM PRE-ORDER MENU BOARD TO ELECTRICAL PANELS IN BOH.
12. PROVIDE (1) 1" CONDUIT FROM DIGITAL ORDER SCREEN TO ELECTRICAL PANELS. PROVIDE CONNECTION AS REQUIRED. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
13. PROVIDE (1) 1" CONDUIT W/ PULL STRING AT EXTERIOR ENTRY DOOR FOR AUTOMATIC DOOR ACTUATOR. ACTUATOR SHALL BE MOUNTED TO TENANT SPECIFIED BOLLARD FASTENED TO PAVING ADJACENT TO CUSTOMER ENTRY DOOR. CONDUIT, PULL STRING, AND WIRING SHALL BE RUN THROUGH STORE FRONT JAMB OR WALL ASSEMBLY, AND TERMINATE IN HEADER ABOVE ENTRY DOOR.
14. PROVIDE (1) 1" CONDUITS WITH PULLSTRING EMBEDDED IN DRIVE THRU FOR VEHICLE DETECTION LOOP. CENTER CONDUIT ON DRIVE THRU WINDOW.
15. PROVIDE CONNECTION TO MONUMENT/PYLON SIGN AS REQUIRED. PROVIDE NEW WEATHERPROOF JUNCTION BOX AND DISCONNECT SWITCH IF NOT PROVIDED WITH SIGN. CONNECT TO NEW CIRCUIT AS INDICATED UTILIZING (1) 1" CONDUIT PATHWAY TO ELECTRICAL PANELS IN BOH. PYLON SIGN SHALL BE CONTROLLED WITH OTHER SITE SIGNAGE.
16. PROVIDE (2) 1" CONDUIT FROM BOH ELECTRICAL PANEL THROUGH FOUNDATION WALL TO PATIO SEATING AREA. TERMINATE CONDUIT AT GRADE IN PLANTER ADJACENT TO PATIO SEATING. COORDINATE WITH IT SET.
17. PROVIDE (1) 1" CONDUIT FOR EACH DIRECTION SIGN TO ELECTRICAL PANELS IN BOH. CONFIRM EXACT LOCATION OF DIRECTION SIGNS WITH CIVIL PRIOR TO ROUGH-IN.
18. PROVIDE (1) 1" CONDUIT FROM TRASH ENCLOSURE TO ELECTRICAL PANELS IN BOH.
19. PROVIDE (3) 1" SPARE CONDUITS TO BE RUN THROUGH FOUNDATION ADJACENT TO ELECTRICAL PANELS. CONDUITS SHALL TERMINATE AT GRADE (EXTERIOR SIDE) AND EXTEND ABOVE CEILING IN INTERIOR SIDE.
20. (TELEPHONE SERVICE) SHALL BE BROUGHT TO TELEPHONE EQUIPMENT ROOM AND (1) 1" CONDUIT WITH PULL STRING SHALL BE PROVIDED TO THE PREMISES BY LANDLORD. TENANT SHALL ARRANGE FOR FURTHER INTERIOR DISTRIBUTION.
21. SEE EXTERIOR BUILDING MOUNTED FIXTURES LOCATION AND LAYOUT ON SHEET E101 - FIRST FLOOR ELECTRICAL PLAN.



LUMINAIRE SCHEDULE	
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ID	MANUFACTURER	CATALOG NO.	DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	TYPE	WATTS	LUMENS	EFFICACY	CCT	CRI	REMARKS
S1	LITHONIA	CLX-196-8000M-SF-FDL-WD-MVOLT-GZ10-40K-80CRI-MSD7-FINISH	8' LED STRIP FIXTURE W/ INTEGRAL OCCUPANCY SENSOR	MVOLT	0-10V	SURFACE	LED	52	7910	152.12	4000K	80+	-
S1E	LITHONIA	CLX-196-8000M-SF-FDL-WD-MVOLT-GZ10-40K-80CRI-E10W-MSD7-FINISH	8' LED STRIP FIXTURE W/ 10W EMERGENCY BATTERY BACK-UP & INTEGRAL OCCUPANCY SENSOR	MVOLT	0-10V	SURFACE	LED	52	7910	152.12	4000K	80+	-
X1	LITHONIA	EORG-RD-M6	RED/GREEN LED EXIT SIGN/UNIT COMBO, ROUND LAMP HEADS	MVOLT	0-10V	SURFACE	LED	2	N/A	N/A	N/A	N/A	-

GENERAL NOTES

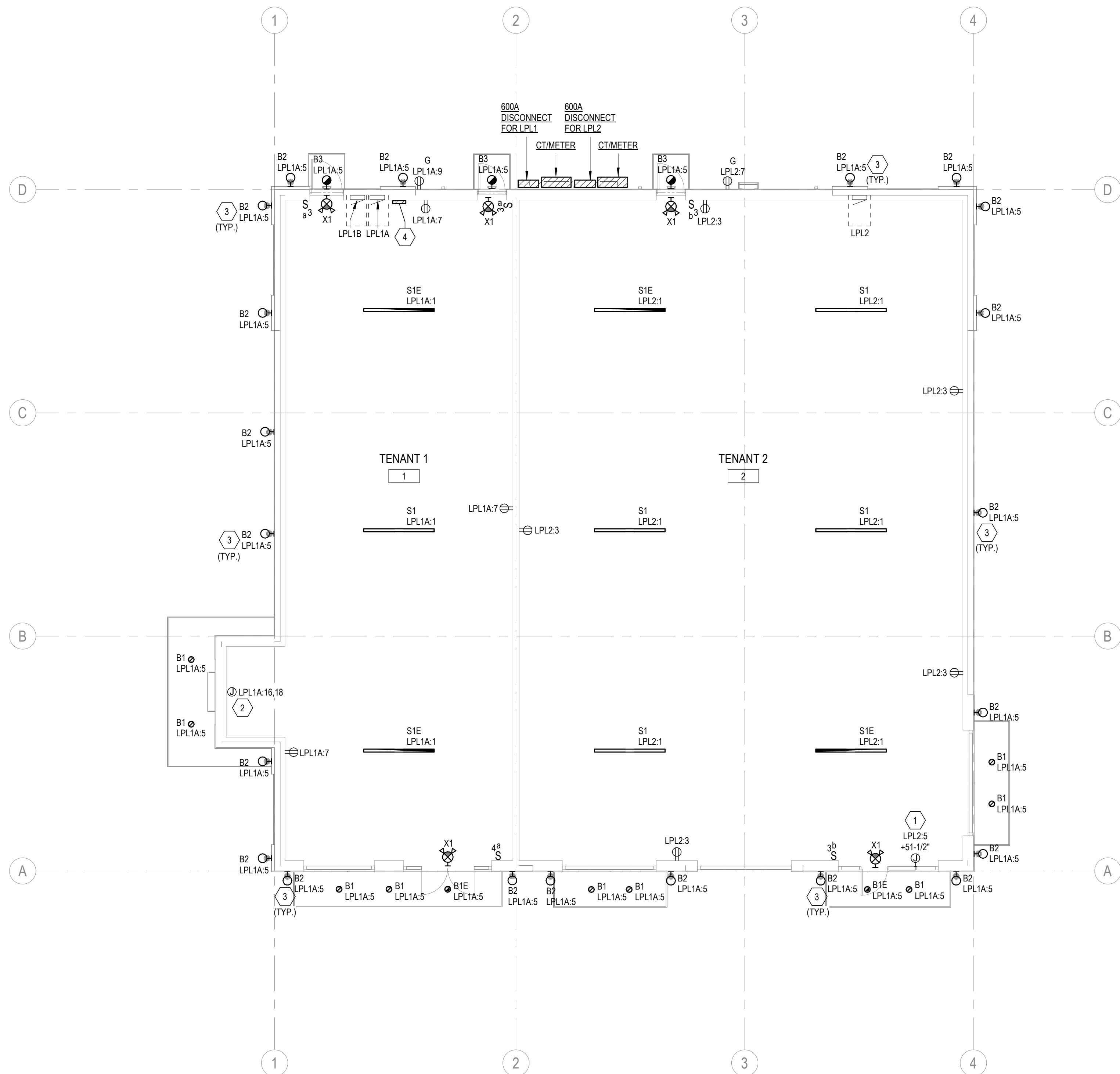
- a. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR LUMINAIRES, DRIVERS, AND EMERGENCY BACKUP.
- b. CONTRACTOR TO VERIFY LUMINAIRE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.

#### ELECTRICAL PLAN GENERAL NOTES:

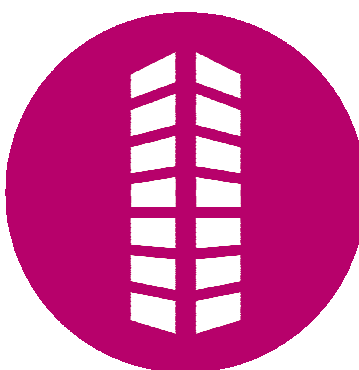
- SEE GENERAL NOTES ON E002 FOR FURTHER INFORMATION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL VOLTAGE REQUIREMENTS ON ALL EQUIPMENT AND PROVIDING BUCK-BOOST TRANSFORMER AS MAY BE NEEDED FOR CODE. ALL EQUIPMENT IS NOT NECESSARILY INDICATED.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PLUMBING AND HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) CONTRACTORS FOR ANY ADDITIONAL EQUIPMENT NEEDING POWER.
- REFERENCE LANDLORD WORK LETTER FOR DIVISION OF ELECTRICAL SCOPE OF WORK AND COORDINATE WITH TENANT CONSTRUCTION MANAGER.

PLAN KEY NOTES

- SIGNAGE: PROVIDE 120V, 20/2 BRANCH CIRCUIT TO EQUIPMENT. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN. CIRCUIT AS INDICATED ON PLANS.
- 2 PROVIDE DEDICATED 40A, 208V, SINGLE PHASE CIRCUIT WITH J-BOX FOR HEATED AIR CURTAIN SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
- 3 TIME OF DAY CONTROL: ALL EXTERIOR LUMINAIRES SHALL BE CONTROLLED VIA TIMECLOCK AND PHOTOCELL. TIME OF DAY CONTROL. TIMECLOCK SHALL BE INTERMATIC OR APPROVED EQUAL FOR TIMECLOCK CONTROL.
- 4 LIGHTING CONTROL PANEL. VERIFY EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.



1 FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"

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MECHANICAL/ELECTRICAL COORDINATION SCHEDULE											
EQUIPMENT			ELECTRICAL DATA						DISCONNECT		REMARKS
MARK	DESCRIPTION	LOAD	VOLTS	PH	SCCR RATING	MOCP	FEEDER OR BRANCH CIRCUIT	PANEL : CIRCUIT	TYPE	RATING (AMPS)	
RTU-1	ROOFTOP UNIT (STARBUCKS)	61 MCA	208	3	10000	70	70F3	LPL1:2,4,6	SS	100	-
RTU-2	ROOFTOP UNIT (STARBUCKS)	61 MCA	208	3	10000	70	70F3	LPL1:8,10,12	SS	100	-
RTU-3	ROOFTOP UNIT (PACDENTAL)	61 MCA	208	3	10000	70	70F3	LPL2:2,4,6	SS	100	-
RTU-4	ROOFTOP UNIT (PACDENTAL)	61 MCA	208	3	10000	70	70F3	LPL2:8,10,12	SS	100	-
EF-1	ROOFTOP EXHAUST FAN (STARBUCKS)	1/4 HP	115	1	5000	15	20F2	LPL1:14	S	20	-
<div>GENERAL NOTES:<div>a. VERIFY/COORDINATE RATINGS FOR EQUIPMENT SUPPLIED BY THE SELECTED MANUFACTURER. WHERE RATINGS ARE OTHER THAN AS REQUIRED FOR SPECIFIED UNIT, DISCONNECTS, OVERCURRENT DEVICES AND RELATED REVISIONS SHALL BE PROVIDED ACCORDINGLY. THE CONTRACTOR THAT FURNISHES EQUIPMENT WITH RATINGS OTHER THAN AS NOTED SHALL BE RESPONSIBLE FOR COORDINATION AND COSTS FOR REVISIONS TO ACCOMMODATE SELECTED EQUIPMENT.</div><div>b. FRACTIONAL HORSEPOWER SINGLE PHASE MOTORS SHALL BE PROVIDED WITH INTEGRAL OVERLOAD PROTECTION.</div><div>c. DISCONNECTS SHALL BE FUSIBLE UNLESS NOTED OTHERWISE.</div><div>d. ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUIT TO EQUIPMENT AS INDICATED.</div><div>e. WHERE DISCONNECT IS NOT INDICATED ON PLANS, LOCATE AT EQUIPMENT PER NEC.</div><div>f. EQUIPMENT IDS THAT END IN "X" INDICATE THAT THERE ARE MULTIPLE UNITS THAT ARE IDENTICAL AND PROVIDED ON THE PROJECT. SEE PLANS FOR THE UNIQUE SEQUENTIAL DESIGNATION.</div></div>											

- ELECTRICAL ROOF PLAN GENERAL NOTES:
- A. SEE GENERAL NOTES ON E002 FOR FURTHER INFORMATION.

B. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH PLUMBING AND HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) CONTRACTORS FOR ANY ADDITIONAL EQUIPMENT NEEDING POWER.

C. REFERENCE LANDLORD WORK LETTER FOR DIVISION OF ELECTRICAL SCOPE OF WORK AND COORDINATE WITH TENANT CONSTRUCTION MANAGER.

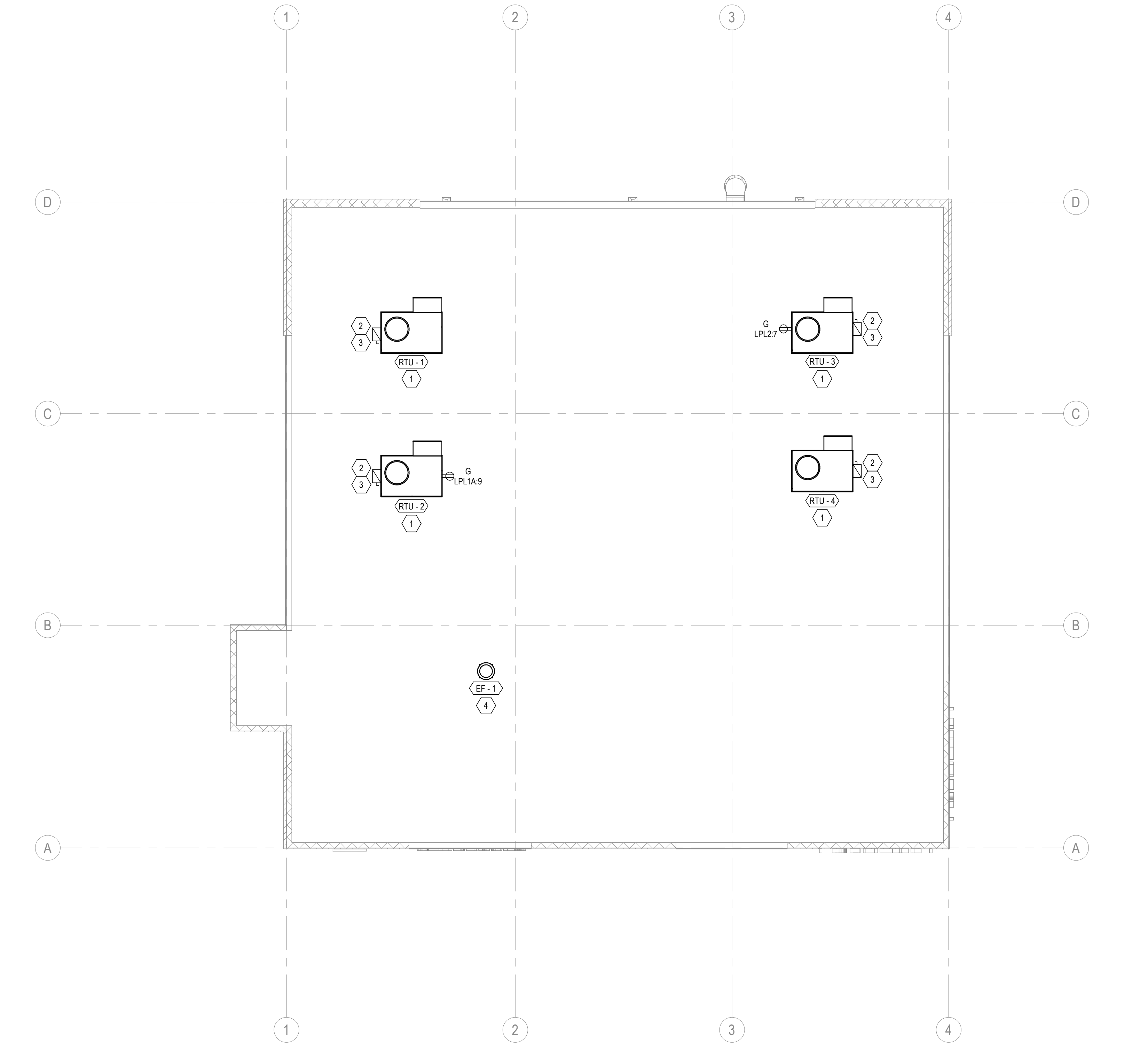
D. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL VOLTAGE REQUIREMENTS ON ALL EQUIPMENT AND PROVIDING BUCK-BOOST TRANSFORMERS AS MAY BE NEEDED FOR CODE. ALL ARE NOT NECESSARILY INDICATED.

- PLAN KEY NOTES
1. NEW ROOFTOP UNIT (RTU) EQUIPMENT LOCATED ON ROOF. PROTECT IN PLACE. REFER TO MECHANICAL PLANS FOR DETAILS.

2. FUSED DISCONNECT, FUSES, CONDUIT, AND WIRES. REFER TO MECHANICAL ELECTRICAL COORDINATION SCHEDULE ON SHEET E600 - ELECTRICAL SCHEDULES.

3. CONDUIT AND CONTROL WIRES INTO CEILING SPACE. INTERCEPT AND EXTEND CONDUIT TO NEW THERMOSTAT LOCATION. PROVIDE WIRES AND CONNECTION FOR MANUFACTURER'S REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

4. NEW EXHAUST FAN EQUIPMENT LOCATED IN ROOF. PROTECT IN PLACE. REFER TO MECHANICAL PLANS FOR REQUIREMENTS.



1

ROOF POWER PLAN

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

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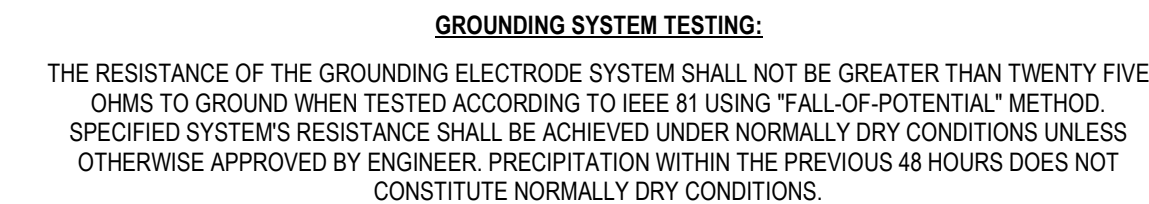
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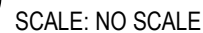
ROOF ELECTRICAL PLAN

A. SEE GENERAL NOTES ON E002 FOR FURTHER INFORMATION.

PROVIDE DUKE ENERGY APPROVED CURRENT TRANSFORMER (CT) METERING ENCLOSURES. BASIS OF DESIGN IS EATON B-LINE SERIES - CATALOG #404014 DDHRTCT AL M2-00 DUKE.



SCALE: NO SCALE



SERVICE RATING	BONDING/JUMPER DESIGNATION							REMARKS
	WHERE PRESENT, BONDING GROUNDING ELECTRODE CONDUCTOR (GEC) CONNECTED TO							
	MAIN BONDING JUMPER (BJ)	OTHER METAL COMPONENTS	MAIN ELECTRODE	MAIN METAL WATER PIPE	CONCRETE ENCASED	GROUND RING	BUILDING STEEL	
1200A	4/OBJ	8BJ	6GEC	3/0GEC	4GEC	3/0GEC	3/0GEC	-
GENERAL NOTES:								
a. GROUNDING AND BONDING JUMPER CONDUCTORS ARE COPPER. b. OTHER METAL BUILDING COMPONENTS, MINIMUM LISTED MATCH EQUIPMENT GROUND OF ASSOCIATED SYSTEM. c. WHERE NONE OF THE ABOVE ARE AVAILABLE, PROVIDE GEC FROM EQUIPMENT GROUND TO 8" LONG X 5/8" DIAMETER COPPER, COPPERCLAD STEEL, OR OTHER UL LISTED GROUND ROD. d. THE RESISTANCE OF THE GROUNDING ELECTRODE SYSTEM SHALL NOT BE GREATER THAN TWENTY FIVE OHMS TO GROUND WHEN TESTED ACCORDING TO IEEE 81 USING "FALL-OF-POTENTIAL" METHOD. SPECIFIED SYSTEMS RESISTANCE SHALL BE ACHIEVED UNDER NORMALLY DRY CONDITIONS UNLESS OTHERWISE APPROVED BY ENGINEER. PRECIPITATION WITHIN THE PREVIOUS 48 HOURS DOES NOT CONSTITUTE NORMALLY DRY CONDITIONS.								

[illegible]

COPPER					
OCPD RATING	FEEDER TYPE	SETS	CONDUIT	PHASE AND/OR NEUTRAL	GND
20	20F2	1	1/2"	(2)#12	(1)#12
30	30F2	1	3/4"	(2)#10	(1)#10
40	40F2	1	1"	(2)#8	(1)#10
50	50F2	1	1"	(2)#6	(1)#10
60	60F2	1	1"	(2)#4	(1)#8

COPPER					ALUMINUM						
OCPD RATING	FEEDER CALLOUT	SETS	CONDUIT	PHASE AND/OR NEUTRAL	GND	OCPD RATING	FEEDER CALLOUT	SETS	CONDUIT	PHASE AND/OR NEUTRAL	GND
20	20F3	1	1/2"	(3)#12	(1)#12						
30	30F3	1	3/4"	(3)#10	(1)#10						
40	40F3	1	1"	(3)#8	(1)#10						
50	50F3	1	1"	(3)#6	(1)#10						
60	60F3	1	1 1/4"	(3)#4	(1)#8						
70	70F3	1	1 1/4"	(3)#4	(1)#8						

NOTES:

1. AMPACITY BASED UPON NEC, TABLE 310.15.B.16, (100% OF 75 DEGREE THWN OR THHN).
2. FEEDER CALLOUTS DENOTED WITH AN 'S'3 RATHER THAN AN 'F'3 AT THE END ARE SERVICE FEEDERS AND DO NOT INCLUDE A GROUND WIRE.
3. THE GROUND CONDUCTOR SHALL BE COPPER UNLESS NOTED OTHERWISE.

COPPER					ALUMINUM						
OPCD RATING	FEEDER TYPE	SETS	CONDUIT	PHASE AND/ OR NEUTRAL	GND	OPCD RATING	FEEDER TYPE	SETS	CONDUIT	PHASE AND/ OR NEUTRAL	GND
225	225F4	1	2 1/2"	(4)#40	(1)#4	225	225F4	1	2"	(4)900 KCM	(1)1/2" AL
600	600F4	2	2 1/2"	(4)350 KCM	(1)#1	600	600F4	2	3 1/2"	(4)900 KCM	(1)3/2" AL
600	600S4	2	2 1/2"	(4)350 KCM	N/A	600	600S4	2	3 1/2"	(4)900 KCM	N/A
1200	1200F4	4	2 1/2"	(4)350 KCM	(1)#30	1200	1200F4	4	3 1/2"	(4)900 KCM	(1)250 KCM AL
1200	1200S4	4	2 1/2"	(4)350 KCM	N/A	1200	1200S4	4	3 1/2"	(4)900 KCM	N/A

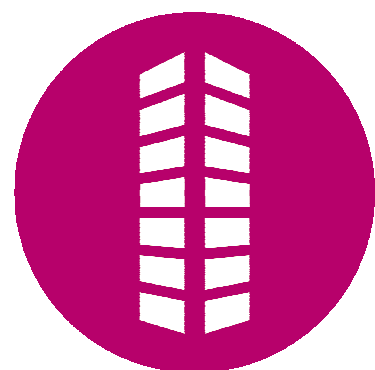
NOTES:

1. AMPACITY BASED UPON NEC, TABLE 310.15.B.16
2. FEEDER CALL OUTS REMOVE WITH AN "S4" RATHER THAN AN "F4" AT THE END ARE SERVICE FEEDERS AND DO NOT INCLUDE A GROUND WIRE.
3. THE GROUND CONDUCTOR SHALL BE COPPER UNLESS NOTED OTHERWISE.



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US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

[illegible]

Project No:	ECA000001.30
Drawn By:	THC
Checked By:	JTH

### ONE-LINE DIAGRAM

# E500

Autodesk Docs\\E\\CA000001-ECA-FL-HighlandCity-SBX-Pacdent\\B\\R25ECA00001-FL-HighlandCity-SBX-Pacdent\\MEP-R25.rvt 5/12/2026 4:45:41 PM

PANELBOARD: LPL1B												
MAIN TYPE: MCB MCB RATING: 225 A MAIN RATING: 225 A A.I.C RATING: 42KAIC				VOLTAGE: 208Y/120V, 3 PHASE, 4 WIRE PHASES: 3 WIRES: LPL1A				FED FROM: LPL1A LOCATION: TENANT 1 1 MOUNTING: RECESSED ENCLOSURE: NEMA 1				
NOTES	LOAD DESCRIPTION	P	CB	CKT	A	B	C	CKT	CB	P	LOAD DESCRIPTION	NOTES
	SPACE	1	--	1	--	--		2	--	1	SPACE	
	SPACE	1	--	3		--	--	4	--	1	SPACE	
	SPACE	1	--	5			--	6	--	1	SPACE	
	SPACE	1	--	7	--	--		8	--	1	SPACE	
	SPACE	1	--	9		--	--	10	--	1	SPACE	
	SPACE	1	--	11			--	12	--	1	SPACE	
	SPACE	1	--	13	--	--		14	--	1	SPACE	
	SPACE	1	--	15		--	--	16	--	1	SPACE	
	SPACE	1	--	17			--	18	--	1	SPACE	
	SPACE	1	--	19	--	--		20	--	1	SPACE	
	SPACE	1	--	21		--	--	22	--	1	SPACE	
	SPACE	1	--	23			--	24	--	1	SPACE	
	SPACE	1	--	25	--	--		26	--	1	SPACE	
	SPACE	1	--	27		--	--	28	--	1	SPACE	
	SPACE	1	--	29			--	30	--	1	SPACE	
	SPACE	1	--	31	--	--		32	--	1	SPACE	
	SPACE	1	--	33		--	--	34	--	1	SPACE	
	SPACE	1	--	35			--	36	--	1	SPACE	
	SPACE	1	--	37	--	--		38	--	1	SPACE	
	SPACE	1	--	39		--	--	40	--	1	SPACE	
	SPACE	1	--	41			--	42	--	1	SPACE	
	SPACE	1	--	43	--	--		44	--	1	SPACE	
	SPACE	1	--	45		--	--	46	--	1	SPACE	
	SPACE	1	--	47			--	48	--	1	SPACE	
	SPACE	1	--	49	--	--		50	--	1	SPACE	
	SPACE	1	--	51		--	--	52	--	1	SPACE	
	SPACE	1	--	53			--	54	--	1	SPACE	
	SPACE	1	--	55	--	--		56	--	1	SPACE	
	SPACE	1	--	57		--	--	58	--	1	SPACE	
	SPACE	1	--	59			--	60	--	1	SPACE	
	SPACE	1	--	61	--	--		62	--	1	SPACE	
	SPACE	1	--	63		--	--	64	--	1	SPACE	
	SPACE	1	--	65			--	66	--	1	SPACE	
	SPACE	1	--	67	--	--		68	--	1	SPACE	
	SPACE	1	--	69		--	--	70	--	1	SPACE	
	SPACE	1	--	71			--	72	--	1	SPACE	
	SPACE	1	--	73	--	--		74	--	1	SPACE	
	SPACE	1	--	75		--	--	76	--	1	SPACE	
	SPACE	1	--	77			--	78	--	1	SPACE	
	SPACE	1	--	79	--	--		80	--	1	SPACE	
	SPACE	1	--	81		--	--	82	--	1	SPACE	
	SPACE	1	--	83			--	84	--	1	SPACE	
TOTAL LOAD BY PHASE:					0 VA	0 VA	0 VA					
TOTAL AMPS BY PHASE:					0 A	0 A	0 A					
LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD	PANELBOARD LOAD SUMMARY								
RECEPTACLE	0 VA	0.00%	0 VA	NEC LOAD (AMPERES): 0 SPARE CAPACITY (AMPERES): 225 TOTAL AVAILABLE (AMPERES): 225								
LIGHTING	0 VA	0.00%	0 VA									
EQUIPMENT	0 VA	0.00%	0 VA									
KITCHEN EQUIPMENT	0 VA	0.00%	0 VA									
MOTORS	0 VA	0.00%	0 VA									
CONTINUOUS	0 VA	0.00%	0 VA									
MISC	0 VA	0.00%	0 VA									
NOTES:												

PANELBOARD: LPL1A													
MAIN TYPE: MCB MCB RATING: 600 A MAIN RATING: 600 A A.I.C RATING: 42KAIC (SERIES)					VOLTAGE: 208Y/120V, 3 PHASE, 4 WIRE PHASES: 3 WIRES:					FED FROM: LOCATION: TENANT 1 1 MOUNTING: RECESSED ENCLOSURE: NEMA 1			
NOTES	LOAD DESCRIPTION	P	CB	CKT	A	B	C	CKT	CB	P	LOAD DESCRIPTION	NOTES	
	L-LIGHTING	1	20 A	1	153	5860			2	70 A	3	E-RTU-1	
	L-SITE LIGHTING	1	20 A	3		1215	5860		4	--	--		
	LIGHTING	1	20 A	5			517	5860	6	--	--		
	R-CONV. RECPT.	1	20 A	7	540	5860			8	70 A	3	E-RTU-2	
	R-EXT. RECPT.	1	20 A	9		360	5860		10	--	--		
	E-DOOR ACTUATOR	1	20 A	11			180	5860	12	--	--		
	R-SITE MENUBOARDS	1	20 A	13	900	696			14	20 A	1	EF-1	
	E-MONUMENT SIGN	1	20 A	15		180	0		16	40 A	2	FUTURE AIR CURTAIN	
	SPACE	1	--	17			--	0	18	--	--		
	SPACE	1	--	19	--	--			20	--	1	SPACE	
	SPACE	1	--	21		--	--		22	--	1	SPACE	
	SPACE	1	--	23			--	--	24	--	1	SPACE	
	SPACE	1	--	25	--	--			26	--	1	SPACE	
	SPACE	1	--	27		--	--		28	--	1	SPACE	
	SPACE	1	--	29			--	--	30	--	1	SPACE	
	SPACE	1	--	31	--	--			32	--	1	SPACE	
	SPACE	1	--	33		--	--		34	--	1	SPACE	
	SPACE	1	--	35			--	--	36	--	1	SPACE	
	SPACE	1	--	37	--	--			38	--	1	SPACE	
	SPACE	1	--	39		--	--		40	--	1	SPACE	
	SPACE	1	--	41			--	--	42	--	1	SPACE	
	SPACE	1	--	43	--	--			44	--	1	SPACE	
	SPACE	1	--	45		--	--		46	--	1	SPACE	
	SPACE	1	--	47			--	--	48	--	1	SPACE	
	SPACE	1	--	49	--	--			50	--	1	SPACE	
	SPACE	1	--	51		--	--		52	--	1	SPACE	
	SPACE	1	--	53			--	--	54	--	1	SPACE	
	SPACE	1	--	55	--	--			56	--	1	SPACE	
	SPACE	1	--	57		--	--		58	--	1	SPACE	
	SPACE	1	--	59			--	--	60	--	1	SPACE	
	SPACE	1	--	61	--	--			62	--	1	SPACE	
	SPACE	1	--	63		--	--		64	--	1	SPACE	
	SPACE	1	--	65			--	--	66	--	1	SPACE	
	SPACE	1	--	67	--	--			68	--	1	SPACE	
	SPACE	1	--	69		--	--		70	--	1	SPACE	
	SPACE	1	--	71			--	--	72	--	1	SPACE	
	SPACE	1	--	73	--	--			74	--	1	SPACE	
	SPACE	1	--	75		--	--		76	--	1	SPACE	
	SPACE	1	--	77			--	--	78	--	1	SPACE	
	SPACE	1	--	79	--	--			80	--	1	SPACE	
	SPACE	1	--	81		--	--		82	--	1	SPACE	
	SPACE	1	--	83			--	--	84	--	1	SPACE	
TOTAL LOAD BY PHASE:					14009 VA	13475 VA	12417 VA						
TOTAL AMPS BY PHASE:					118 A	114 A	103 A						
LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD	PANELBOARD LOAD SUMMARY									
RECEPTACLE	2160 VA	100.00%	2160 VA	NEC LOAD (AMPERES): 112 SPARE CAPACITY (AMPERES): 487 TOTAL AVAILABLE (AMPERES): 600									
LIGHTING	1885 VA	125.00%	2356 VA										
EQUIPMENT	35856 VA	100.00%	35856 VA										
KITCHEN EQUIPMENT	0 VA	0.00%	0 VA										
MOTORS	0 VA	0.00%	0 VA										
CONTINUOUS	0 VA	0.00%	0 VA										
MISC	0 VA	0.00%	0 VA										
NOTES:													

SITE LIGHTING SCHEDULE																		
ID	MANUFACTURER	CATALOG NO.	DESCRIPTION	LLF	BUG RATING	BEAM DISTRIBUTION	VOLTAGE	DIMMING	MOUNTING HEIGHT (FT.)	POLE TYPE	FIXTURE AND POLE FINISH	QUANTITY PER POLE	TYPE	WATTS	LUMENS	CCT	CRI	REMARKS
SL1	BEACON	VP-1-160L-135-4K7-4W-UNV-A5-DBT	SINGLE HEAD LED POLE FIXTURE	0.95	B2-U0-G3	TYPE 4 WIDE	120-277V	0-10V	25' 0" FT	ROUND	TBD	1	LED	135	16878	4000K	70+	-
SL1-D	BEACON	VP-1-160L-135-4K7-4W-UNV-A5-DBT	DOUBLE HEAD LED POLE FIXTURE, BACK TO BACK	0.95	B2-U0-G3	TYPE 4 WIDE	120-277V	0-10V	25' 0" FT	ROUND	TBD	2	LED	270	16878 (EACH)	4000K	70+	-
SL2	BEACON	VP-1-160L-135-4K7-4W-UNV-A5-DBT-BC	SINGLE HEAD LED POLE FIXTURE	0.95	B2-U0-G3	TYPE 4 WIDE	120-277V	0-10V	25' 0" FT	ROUND	TBD	1	LED	135	16878	4000K	70+	-
F1	BEACON	VP-F-1-132L-39-4K7-6x6-UNV-K-BLT / RSAK10-40A-A-TA-UDP-BLS	SINGLE HEAD LED FLOOD LIGHT	0.95	N/A	WIDE FLOOD	120-277V	0-10V	10' 0" FT	ROUND	TBD	1	LED	37.3	4794	4000K	70+	-
B1	LEDRA BRANDS	NU3-RA-SW-20LM-30K-90-20D-NA-NL-WH-W H-UNV-DIM10	LED DOWNLIGHT	0.95	N/A	N/A	120-277V	0-10V	10' 0" FT	N/A	TBD	N/A	LED	19.2	1754	3000K	90+	-
B1E	LEDRA BRANDS	NU3-RA-SW-20LM-30K-90-20D-NA-NL-WH-W H-UNV-DIM10-EM7	LED DOWNLIGHT W/ 90 MINUTES BATTERY BACK-UP	0.95	N/A	N/A	120-277V	0-10V	10' 0" FT	N/A	TBD	N/A	LED	19.2	1754	3000K	90+	-
B2	PRESCOLITE	LTC-4RD-P-06L35K8WD-DM1-S-BL	WALL SCONCE	0.95	N/A	N/A	120-277V	0-10V	6' 0" FT	N/A	TBD	N/A	LED	7.8	664	3000K	80+	-
B3	BEACON	VPW1-24L-25-4K7-4W-UNV-BLT-E	WALL PACK W/ 90 MINUTES BATTERY BACK-UP	0.95	N/A	N/A	120-277V	0-10V	8' 0" FT	N/A	TBD	N/A	LED	23	3029	4000K	70+	-
GENERAL NOTES a. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR LUMINAIRES, DRIVERS, AND EMERGENCY BACKUP. b. CONTRACTOR TO VERIFY LUMINAIRE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. c. POLE TYPE DESCRIPTION (ABC): A - SHAPE, R-ROUND, S-SQUARE; B - PROFILE, S-STRAIGHT, T-TAPERED; C - MATERIAL, A-ALUMINUM, S-STEEL d. ALL FIXTURE IS SPECIFIED BY OTHERS.																		
REMARKS 1. 2.																		



Compliance Certificate

Project Information

Energy Code: 2021 IECC  
Project Title: ECA Partners - SBX & Dental  
Location: Highland City, Florida  
Climate Zone: 2a  
Project Type: New Construction  
Project No: 99572  
All Electric: true  
Is Renewable: false  
Has Battery: false  
Has Charger: false  
Has Heat Pump: false

Construction Site: Owner/Agent: Designer/Contractor:

Notes:

Energy Credits

Description	Credit
Reduced lighting power	18.0

Credits: 10.0 Required 18.0 Proposed

Building Area

Description	Floor Area
1-Health Care-Clinic (Health Care-Clinic) - Nonresidential	6218

Report Title: ECA Partners - SBX & Dental

Report Date: May 12, 2026, 03:07 PM (PDT)

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Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC  
Project Title: ECA Partners - SBX & Dental  
Location: Highland City, Florida  
Climate Zone: 2a  
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Report Title: ECA Partners - SBX & Dental

Report Date: May 12, 2026, 03:07 PM (PDT)

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Allowed Interior Lighting Power

Area Category	Floor Area (ft2)	Allowed Watts / ft2	Allowed Watts
1-Starbucks (Common Space Types:Dining Area - Cafeteria/Fast Food)	2112	0.4	
2-PacDental (Healthcare Facility:Lounge/Breakroom)	3900	0.42	
Total Allowed Watts:			5037

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	# of Fixture	Fixture Watt.	(B X C)
1-Starbucks (Common Space Types:Dining Area - Cafeteria/Fast Food)			
S1: S1: LED:	1	52	52
S1E: S1E: LED:	2	52	104
2-PacDental (Healthcare Facility:Lounge/Breakroom)			
S1: S1: LED:	4	52	208
S1E: S1E: LED:	2	52	104
Total Proposed Watts:			468

Proposed Interior Lighting Controls

Fixture	Lighting Control
1-Starbucks (Common Space Types:Dining Area - Cafeteria/Fast Food)	
S1: S1: LED:	Manual Control
S1E: S1E: LED:	Manual Control
2-PacDental (Healthcare Facility:Lounge/Breakroom)	
S1: S1: LED:	Manual Control
S1E: S1E: LED:	Manual Control

Interior Lighting PASSES: Design 91% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Justin Howell - Electrical Project Manager  
Signature  
Date

Report Title: ECA Partners - SBX & Dental

Report Date: May 12, 2026, 03:07 PM (PDT)

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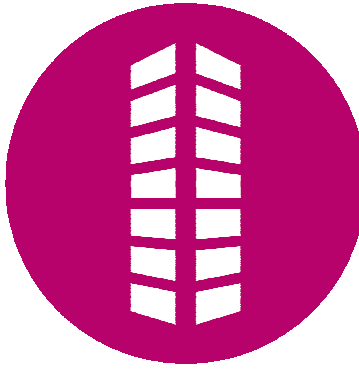


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MULTI-TENANT RETAIL BUILDING  
(SBX/PACDENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

#	Date	Issue/Description
1	05/08/2026	PERMIT SET
2		
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18		
19		
20		

Project No: ECA000001.30  
Drawn By: THC  
Checked By: JTH

INTERNAL COMCHECK

E700



## Exterior Lighting Compliance Certificate

### Project Information

Energy Code: 2021 IECC  
Project Title: ECA Partners - SBX & Dental  
Location: Highland City, Florida  
Climate Zone: 2a  
Project Type: New Construction  
Exterior Lighting Zone: Neighborhood business district (L22)

Construction Site: Owner/Agent: Designer/Contractor:

### Allowed Exterior Lighting Power

A	B	C	D	E
Area/Surface Category	Quantity	Allowed Watts / ft2	Tradable Wattage	Allowed Watts (B X C)
Starbucks Drive Thru Window (Drive-up windows/doors)	1 windows or doors	200.00	No	200.0
Starbucks Patio (Dining area)	570 ft2	0.65	No	370.5
Driveway (Driveway)	19959 ft2	0.04	No	798.36
Parking area (Parking area)	9757 ft2	0.04	No	390.28000000000003
Walkway (Walkway < 10 feet wide)	11927 ft of walkway length	0.50	No	5963.5
Total Tradable Watts (a):				7522.64
Base Site Allowance (b):				400
Total Allowed Watts:				8122.64

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.  
(b) A base site allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

### Proposed Exterior Lighting Power

A	B	C	D	E
Fixture ID - Description / Lamp / Wattage Per Lamp / Ballast	Lamps/Fixture	# of Fixture	Fixture Watt. (C X D)	
Starbucks Drive Thru Window (Drive-up windows/doors < 1 windows or doors) Tradable Wattage				
B1: B1: LED:	0	2	19	38
B2: B2: LED:	0	1	8	8
Starbucks Patio (Dining area: 570 ft2) Tradable Wattage				
B1: B1: LED:	0	4	19	76
B2: B2: LED:	0	4	8	32
F1: F1: LED:	0	2	37	74
S1E: S1E: LED:	0	1	52	52
Driveway (Driveway: 19959 ft2) Tradable Wattage				
SL1: SL1: LED:	0	2	135	270
SL1-D: SL1-D: LED:	0	1	270	270
B2: B2: LED:	0	5	8	40

Report Title: ECA Partners - SBX & Dental

Report Date: May 12, 2026, 03:07 PM (PDT)

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### Rough-In Electrical Inspection

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.7 [EL28]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time of day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.7 [EL26]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.8 [EL27]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.9.1, C405.9.2 [EL28]	Elevators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.10 [EL29]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.1.1 [EL30]	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.11, C405.11.1 [EL31]	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and >25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.2.1, C405.2.1.1 [EL18]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, storage/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sq ft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.5.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1.2 [EL19]	Occupancy sensors control function in warehouses; in warehouses, the lighting in aiseways and open areas is controlled with occupancy sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the area is unoccupied. The occupancy sensors control lighting in each aiseway independently and do not control lighting beyond the aiseway being controlled by the sensor. Lights not turned off by occupancy sensors is done so by time switch.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Report Title: ECA Partners - SBX & Dental

Report Date: May 12, 2026, 03:07 PM (PDT)

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A	B	C	D	E
Fixture ID - Description / Lamp / Wattage Per Lamp / Ballast	Lamps/Fixture	# of Fixture	Fixture Watt. (C X D)	
Parking area (Parking area: 9757 ft2) Tradable Wattage				
SL1: SL1: LED:	0	1	135	135
SL2: SL2: LED:	0	1	135	135
Walkway (Walkway < 10 feet wide: 11927 ft of walkway length) Tradable Wattage				
B1: B1: LED:	0	4	19	76
B2: B2: LED:	0	11	8	88
B3: B3: LED:	0	3	47	141
Total Tradable Proposed Watts:				1389

### Proposed Exterior Lighting Controls

Fixture	Lighting Control
Starbucks Drive Thru Window (Drive-up windows/doors: 1 windows or doors)	
B1: B1: LED:	Daylight Shutoff, Exterior Timeswitch
B2: B2: LED:	Daylight Shutoff, Exterior Timeswitch
Starbucks Patio (Dining area: 570 ft2)	
B1: B1: LED:	Daylight Shutoff, Exterior Timeswitch
B2: B2: LED:	Daylight Shutoff, Exterior Timeswitch
F1: F1: LED:	Daylight Shutoff, Exterior Timeswitch
S1E: S1E: LED:	Daylight Shutoff, Exterior Timeswitch
Driveway (Driveway: 19959 ft2)	
SL1: SL1: LED:	Daylight Shutoff, Exterior Timeswitch
SL1-D: SL1-D: LED:	Daylight Shutoff, Exterior Timeswitch
B2: B2: LED:	Daylight Shutoff, Exterior Timeswitch
Parking area (Parking area: 9757 ft2)	
SL1: SL1: LED:	Daylight Shutoff, Exterior Timeswitch
SL2: SL2: LED:	Daylight Shutoff, Exterior Timeswitch
Walkway (Walkway < 10 feet wide: 11927 ft of walkway length)	
B1: B1: LED:	Daylight Shutoff, Exterior Timeswitch
B2: B2: LED:	Daylight Shutoff, Exterior Timeswitch
B3: B3: LED:	Daylight Shutoff, Exterior Timeswitch

Exterior Lighting PASSES: Design 82% better than code

### Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Justin Howell - Electrical Project Manager  
Signature: Justin Howell  
Date: 05/12/2026

Name - Title  
Signature  
Date

Report Title: ECA Partners - SBX & Dental

Report Date: May 12, 2026, 03:07 PM (PDT)

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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1.3 [EL20]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq ft have controls: 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 500 sq ft, within the space; 2) general lighting in each zone permitted to turn on upon occupancy in control zone; 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space; 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.2, C405.2.1 [EL21]	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces. C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.5 [EL27]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Report Title: ECA Partners - SBX & Dental

Report Date: May 12, 2026, 03:07 PM (PDT)

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## Inspection Checklist

Energy Code: 2021 IECC

Requirements: 38% were addressed directly in the COMcheck software

Text in the 'Comments/Assumptions' column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

### Plan Review

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C406 [F05]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: x
C103.2 [F04]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C103.2 [F06]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Report Title: ECA Partners - SBX & Dental

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### Final Inspection

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.2 [F17]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.5.1 [F19]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting Fixture schedule for values
C406.3 [F07]	Reduced lighting power - this credit specifies that the connected lighting power is >= 10% more efficient than 2021 IECC requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.1.1 [F27]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.5 [F16]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.3 [F33]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Report Title: ECA Partners - SBX & Dental

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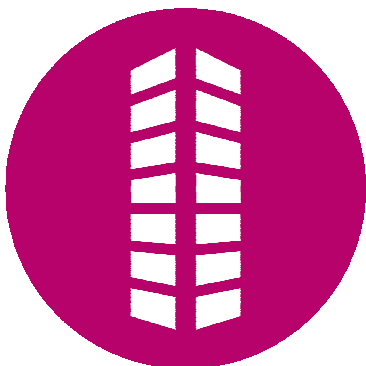
# Galloway

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Greenwood Village, CO 80111  
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GallowayUS.com

STAMP

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MULTI-TENANT RETAIL BUILDING

(SBX/PAC/DENT)  
ECP PARTNERS

US 98 AND CLUBHOUSE RD  
HIGHLANDS CITY, FL

#	Date	Issue/Description
1	05/08/2026	PERMIT SET
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Project No: ECA000001.30  
Drawn By: THC  
Checked By: JTH

EXTERNAL COMCHECK

# E701