



SEMINOLE TRIBE OF FLORIDA

"HOLLYWOOD TOWNHOMES PHASE II"

6341,6343,6345,6351 AND 6353 PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT ADDRESS

3 UNIT BUILDING:
6341 PRISCILLA SAYEN WAY, HOLLYWOOD, FL 33024
6343 PRISCILLA SAYEN WAY, HOLLYWOOD, FL 33024
6345 PRISCILLA SAYEN WAY, HOLLYWOOD, FL 33024
2 UNIT BUILDING:
6351 PRISCILLA SAYEN WAY, HOLLYWOOD, FL 33024
6353 PRISCILLA SAYEN WAY, HOLLYWOOD, FL 33024

SCOPE OF WORK

- PROVIDE TWO NEW RESIDENTIAL BUILDINGS.
 - 2 UNIT TOWNHOME
 - 3 UNIT TOWNHOME

GROUP/USE/OCCUPANCY

- RECREATION
 - 1.1. CLASSIFICATION = R-3 (RESIDENTIAL)
 - 1.2. USE = RESIDENTIAL
 - 1.3. TYPE OF CONSTRUCTION = TYPE V-B
 - 1.4. UNPROTECTED / UNSPRINKLERED
- PROPOSED AREA UNDER ROOF = 3,684 S.F. (2 UNIT TOWNHOME)
 - PROPOSED AREA UNDER ROOF= 5,512 S.F. (3 UNIT TOWNHOME)
 - TOTAL AREA UNDER ROOF BOTH BUILDINGS = 9,196 S.F.
- BUILDINGS ARE NOT SPRINKLERED

PROJECT CONSULTANTS

PRIME CONSULTANT

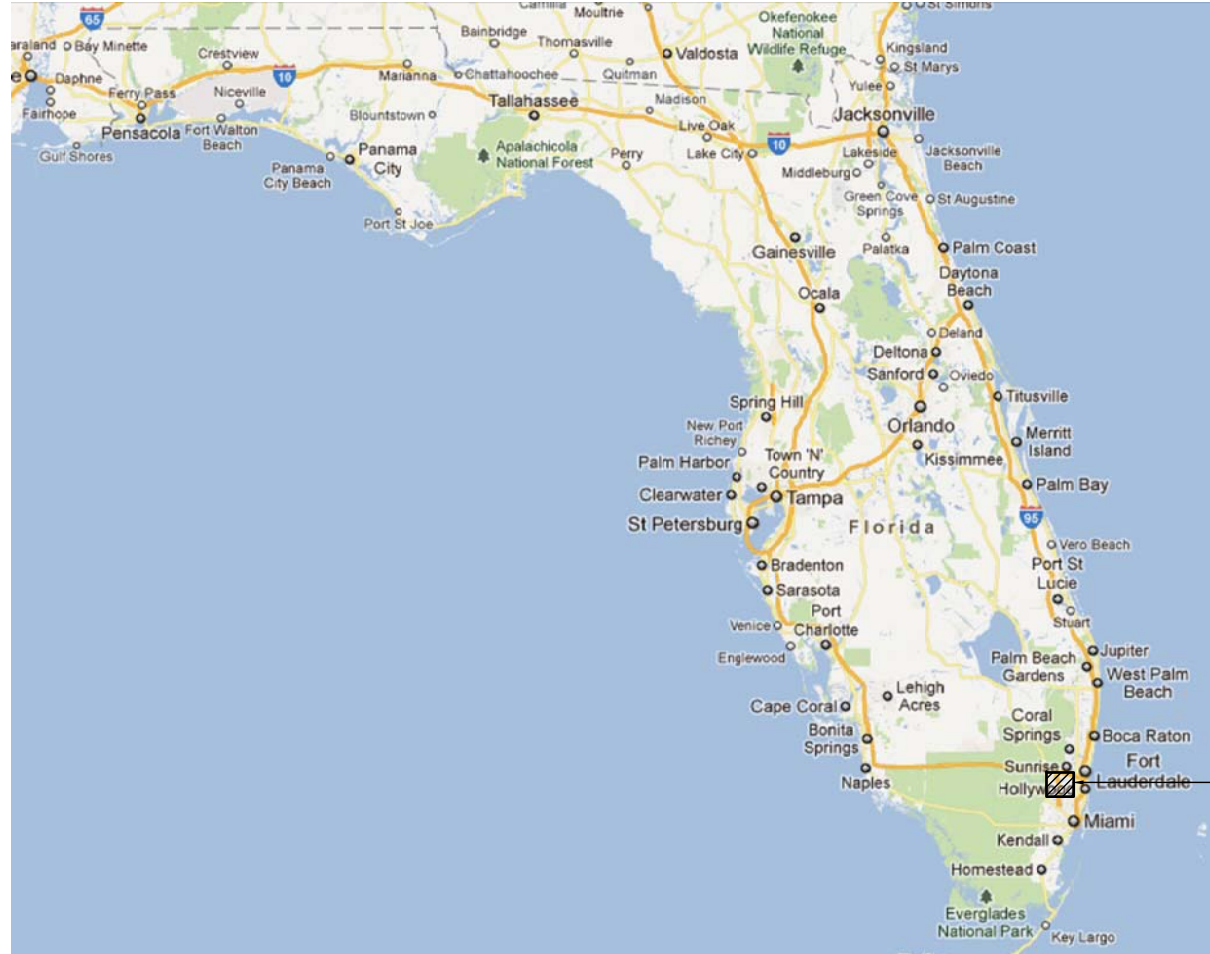
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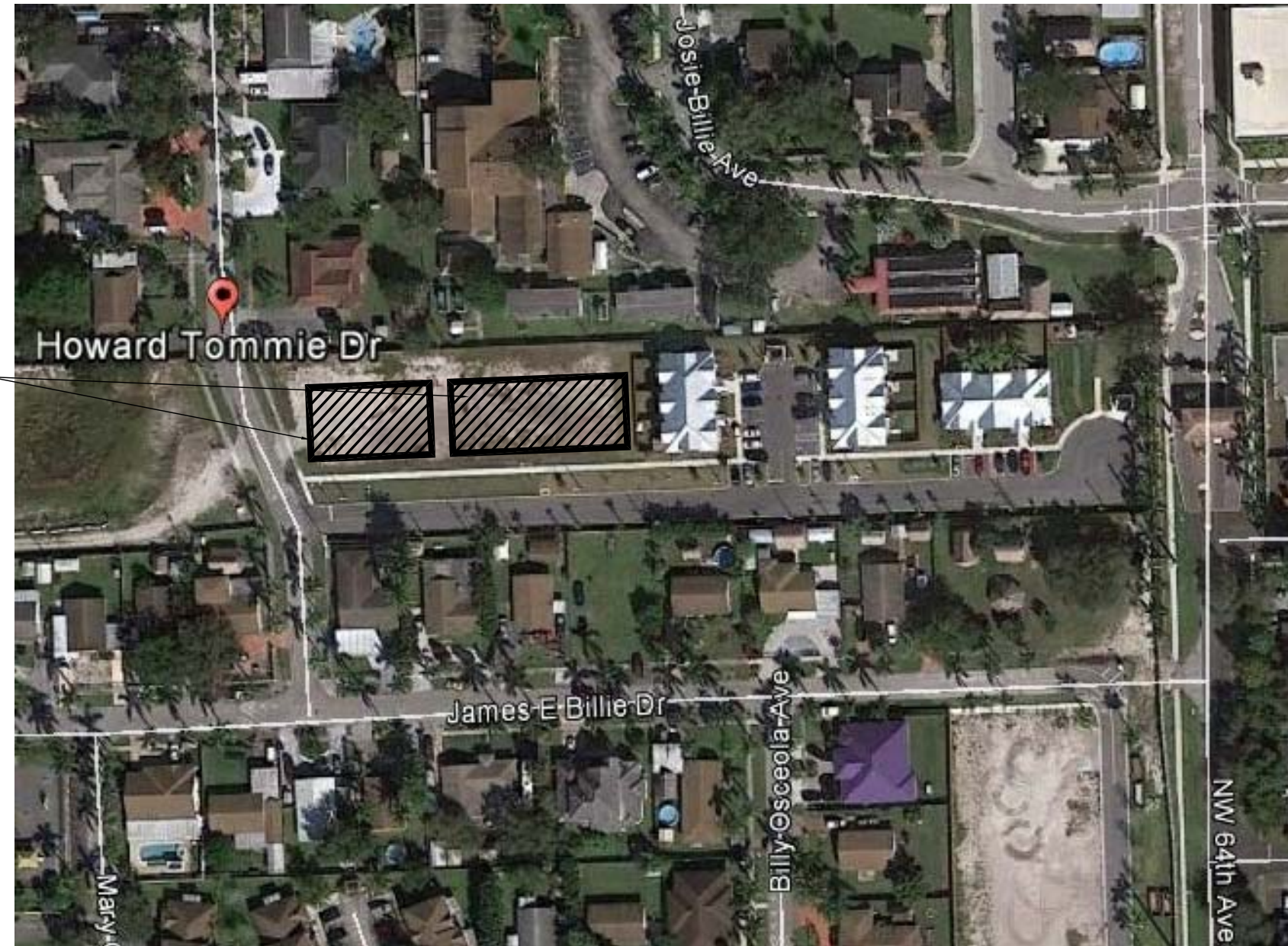
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LOCATION MAP
SCALE: N.T.S.

PROJECT LOCATION

AREA OF WORK



SITE LOCATION
SCALE: N.T.S.



NOTE: REFER TO CIVIL DRAWINGS FOR SITE INFORMATION

BUILDING'S LOCATION
SCALE: N.T.S.

DRAWING INDEX

DRAWING INDEX		
GENERAL INFORMATION		
1A-0.1	DRAWING INDEX, ABBREVIATIONS, SYMBOLS, LOCATION PLAN	1S-0.1
1A-0.2	GENERAL NOTES	1S-1.0
STRUCTURAL		
		1S-2.0
		1S-3.0
COV	COVER SHEET, SHEET LIST TABLE	1S-4.0
GEN-1	GENERAL NOTES AND ABBREVIATION	2S-1.0
EC-1	EXISTING CONDITIONS & DEMOLITION PLAN	2S-2.0
PGD-1	PAVING, GRAING & DRAINAGE PLAN	
PDD-1	PAVING, GRADING & DRAINAGE DETAILS	
PDD-2	PAVING, GRADING & DRAINAGE DETAILS	
WS-1	WATER & SEWER PLAN	
WSD-1	WATER & SEWER DETAILS	
SM-1	SIGNING & MARKING PLAN & DETAILS	
PPP-1	STORM WATER POLLUTION PREVENTION PLAN	
PPD-1	STORM WATER POLLUTION PREVENTION DETAILS	
ELECTRICAL		
		1E-1.0
		1E-2.0
		2E-1.0
		2E-2.0
MECHANICAL		
		1M-1.0
		1M-2.0
		2M-1.0
PLUMBING		
		1P-1.0
		1P-1.1
		1P-2.0
		2P-1.0
ARCHITECTURE		
1A-1.0	2 UNIT TOWNHOME FLOOR PLAN	
1A-1.1	2 UNIT TOWNHOME REFLECTED CEILING PLAN	
1A-2.0	2 UNIT TOWNHOME ELEVATIONS	
1A-3.0	2 UNIT TOWNHOME CROSS SECTIONS, WALL SECTIONS	
1A-4.0	2 UNIT TOWNHOME ROOF PLAN AND ROOF DETAILS	
1A-5.0	2 & 3 UNIT TOWNHOME ENLARGED FLOOR PLAN, INTERIOR ELEVATIONS, H/C DETAILS	
1A-6.0	2 & 3 UNIT TOWNHOME WINDOW AND DOOR SCHEDULES & DETAILS	
2A-1.0	3 UNIT TOWNHOME FLOOR PLAN	
2A-1.1	3 UNIT TOWNHOME REFLECTED CEILING PLAN	
2A-2.0	3 UNIT TOWNHOME ELEVATIONS	
2A-3.0	3 UNIT TOWNHOME CROSS SECTIONS, WALL SECTIONS	
2A-4.0	3 UNIT TOWNHOME ROOF PLAN AND ROOF DETAILS	

DRAWING LEGEND

	NORTH
	ELEVATION
	BUILDING/WALL SECTIONS
	DETAIL
	INTERIOR ELEVATION
	ROOM NUMBER
	CEILING HT. @ EL. #
	MATERIAL KEYNOTE
	CENTERLINE TAG
	COLUMN BUBBLE
	INDICATES PARTITION TYPE
	INDICATES WINDOW TYPE
	INDICATES DOOR TYPE
	DRAWING TITLE
	DRAWING NUMBER
	SHEET NUMBER

ABBREVIATIONS

AB	ANCHOR BOLT	EXH	EXHAUST	MTL	MEAN TIDE LEVEL	RO	ROUGH OPENING
A/C	AIR CONDITIONING	EXIST/EX.	EXISTING	MFC	METAL FURRING CHANNEL	SCHED	SCHEDULE
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	MFR	MANUFACTURER	SD	SOAP DISPENSER
ALUM	ALUMINUM	FD	FLOOR DRAIN	MIN	MINIMUM	SEP	SEPARATE
APPROX	APPROXIMATELY	FIN	FINISH	MIR	MIRROR	SECT	SECTION
ARCH	ARCHITECTURAL/ARCHITECT	FIX	FIXTURE	MISC	MISCELLANEOUS	SHT	SHEET
BD	BOARD	FL	FLOOR	MO	MASONRY OPENING	SIM	SIMILAR
BLDG	BUILDING	FLUOR	FLUORESCENT	NAT	NATURAL	SPEC	SPECIFICATION
BLK	BLOCK	FTG	FOOTING	NIC	NOT IN CONTRACT	SPKR	SPEAKER
BOT/BOTT	BOTTOM	FURR	FURRING	#	NUMBER	SQ	SQUARE
BRG	BEARING	GA	GAGE/GAUGE	NOM	NOMINAL	STD	STANDARD
BTWN	BETWEEN	GALV	GALVANIZED	NTS	NOT TO SCALE	STL	STEEL
CAB	CABINET	GL	GLASS/GLAZING	N.P.	NETTING POLE	S.T.O.F.	SEMINOLE TRIBE OF FLORIDA
CLG/CEIL	CEILING	GR	GRADE	OA	OVERALL/OUTSIDE AIR	STOR	STORAGE
CEM	CEMENT	GW	GYP SUM WALL BOARD	OC	ON CENTER	SUB	SUBSTITUTE/SUBSTRATE
CL	CLOSET	HB	HOSE BIBB	OPNG	OPENING	SURF	SURFACE
CLR	CLEAR	HCP	HANDICAP	OPP	OPPOSITE	SUSP	SUSPEND/SUSPENDED
COL	COLUMN	HDWR	HARDWARE	ORIG	ORIGINAL	SYS	SYSTEM
CONC	CONCRETE	HDWD	HARDWOOD	PART	PARTITION	T&G	TONGUE & GROOVE
CONST	CONSTRUCTION	HGT	HEIGHT	PL	PLATE	TEL	TELEPHONE
CONT	CONTINUOUS	HM	HOLLOW METAL	PLAS	PLASTER	THK	THICK/THICKNESS
CONTR	CONTRACTOR	HR	HOUR	PLWD	PLYWOOD	TPH	TOILET PAPER HOLDER
CT	CERAMIC TILE	HVAC	HEATING/VENTILATING	PNL	PANEL	TRANS	TRANSFORMER
CTR	CENTER	HW	HOT WATER	PNT/PTD	PAINT/PAINTED	TYP	TYPICAL
DEG	(*) DEGREE	IN	INCH	POL	POLISHED	UGND	UNDERGROUND
DEPT	DEPARTMENT	INCD	INCANDESCENT	POS	POINT OF SALE	UL	UNDERWRITERS LABORATORIES
DTL	DETAIL	INCL	INCLUDE	PREFAB	PREFABRICATED	UON	UNLESS OTHERWISE NOTED
DF	DRINKING FOUNTAIN	INFO	INFORMATION	PROJ	PROJECT	VERT	VERTICAL
DIA	DIAMETER	INSUL	INSULATE/INSULATION	PSF	POUNDS PER SQUARE FOOT	W/	WITH
DIM	DIMENSION	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	WC	WATER CLOSET
DN	DOWN	KIT	KITCHEN	PT	PRESSURE TREATED	WH	WATER HEATER
D.O.	DUGOUT	LAM	LAMINATED	PVMT	PAVEMENT	W/M	WIRE MESH
DR	DOOR	LAV	LAVATORY	QTY	QUANTITY	W/O	WITHOUT
DWG	DRAWING	LB/LBS	POUND/POUNDS	RD	ROOF DRAIN	WP	WATERPROOF
EA	EACH	LIN	LINEAR	REF	REFRIGERATOR	WBF	WEATHER STRIPPING
EL/ELEV	ELEVATION	LL	LIVE LOAD	REQD	REQUIRED		WELDED WIRE FABRIC
ELEC	ELECTRIC/ELECTRICAL	LT	LIGHT	REINF	REINFORCED/REINFORCING		
EQU	EQUIVALENT	LVR	LOUVER	RET	RETURN		
EQUIP	EQUIPMENT	MATL	MATERIAL	REV	REVERSE/REVISION		
EW	EACH WAY	MAX	MAXIMUM	RM	ROOM		
		MECH	MECHANICAL				
		MEMB	MEMBRANE				

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A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
2 & 3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:

PE# 52349
CA# 27776

DESIGN BY: GB

DATE: 6/28/2016

DRAWN BY: CT

SHEET#

GENERAL INFORMATION

SITE INFORMATION

DRAWING INDEX

ABBREVIATIONS

1A-0.1



SEMINOLE TRIBE OF FLORIDA
"HOLLYWOOD TOWNHOMES PHASE II"
6341,6343,6345,6351 AND 6353 PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024



GENERAL NOTES		
SECTION 1 – GENERAL REQUIREMENTS	SECTION 5 – METALS & ANCHORING	SECTION 8 – OPENINGS– DOORS, WINDOWS AND GLASS
<div><div><div>1</div><div>2</div><div>1</div></div><div><p>1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.</p><p>IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (2014, 5th EDITION)HIGH-VELOCITY HURRICANE ZONE, THE FLORIDA ACCESSIBILITY CODE (2012), LIFE SAFETY CODE (NFPA 101) (2010) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/ OR AGENCY HAVING JURISDICTION OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE AND NATIONAL CODES, REQUIREMENTS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT. (OSHA)</p><p>3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WRITTEN DIMENSIONS SHOWN ON PLANS ARE FINISH DIMENSIONS & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.</p><p>4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRO SYSTEM. CONTRACTOR MUST INFORM THE DESIGNER BEFORE FORMING CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURE EXACT LOCATION, ANY DEVIATION FROM THE MECHANICAL/ ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITH ADDITIONAL COST TO THE OWNER.</p><p>5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.,</p><p>6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY DESIGNER OF ANY CONFLICTS IMMEDIATELY.</p><p>7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.</p><p>8. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION</p><p>9. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING AS NEEDED.</p><p>10. CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE DESIGNER FOR APPROVAL. THE DESIGNER SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE AND JUXTAPOSITION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE DESIGNER PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.</p><p>11. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.</p><p>12. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.</p><p>13. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR.</p><p>14. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/ PRODUCTS/ DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION.</p><p>15. THE DESIGNER/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.</p><p>16. THE CONTRACTOR SHALL MAINTAIN AN ACURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.</p><p>17. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE DESIGNER SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN TO CALENDAR WORKING DAYS.</p><p>18. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.</p><p>19. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY DESIGNER.</p><p>20. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN SAVING OF TIME OR MONEY</p><p>21. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, IN EVENT OF CONFLICT, NOTIFY DESIGNER BEFORE PROCEEDING.</p><p>22. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS AND CHASES ARE PROVIDED.</p><p>23. GENERAL CONTRACTOR SHALL PROVIDE JOB PROJECT SIGN AT HIS COST.</p></div></div>	<div><p>1. REINFORCING STEEL:</p><p>A. ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS.</p><p>B. FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI318 (LATEST EDITION WITH REV.)</p><p>C. INTENTIONALLY LEFT BLANK.</p><p>2. STRUCTURAL STEEL MEMBERS:</p><p>A. ALL STRUCTURAL STEEL SHALL BE ASTM. A-36 (MIN.) OR ASTM A-529 LATEST EDITION WITH REVISIONS U. O. N. ON PLANS OR SHOP DRAWINGS.</p><p>3. WELDING:</p><p>WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A.W.S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.</p><p>4. PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT, IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER F.B.C. 2807.</p><p>5. ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.</p><p>6. ALL DECORATIVE METAL TO BE BRUSHED ALUMINUM WITH CLEAR SEALER.</p><p>7. ALL ROOF JOINTS, TRUSSES, OUTRIGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS TO THE BEAMS OR BEARING PARTITIONS.</p></div>	<div><p>1. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURERS PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS/ENGINEERS APPROVAL.</p><p>2. DOORS & WINDOWS: SEE DOORS & WINDOWS SCHEDULES FOR COMPLETE NOTES AND DETAILS. A. ALL EXTERIOR FRONT ENTRY DOORS SHALL BE STEEL DOORS WITH STEEL FRAMES COMPATIBLE WITH MANUFACTURER'S REQUIREMENT. U.O.N. B. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS. C. ALL HINGES OF DOORS OPENINGS TO EXTERIOR SHALL HAVE NON-REMOVABLE PINS. D. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS.</p><p>3. PROVIDE DOOR STOPS ON ALL DOORS.</p><p>4. PROVIDE THREE (3) HINGES PER DOOR (TYP) – STANLEY CB1900 OR EQUAL.</p><p>5. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.</p><p>6. COORDINATE WITH DOOR NOTES IN ARCHITECTURAL PLANS</p></div>
	SECTION 6 – WOOD/PLASTICS & COMPOSITES	SECTION 9 – FINISHES
	<div><p>1. ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR #2, REGIONAL/LOCAL SP, OR BETTER, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION, WITH 1200 P. S. I. MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER F.B.C. UNLESS OTHERWISE NOTED.</p><p>2. FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR.</p><p>A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.</p><p>B. PROVIDE (1) 2" X 4" WOOD STUD AND 1 METAL STUD EACH SIDE OF DOOR OPENINGS</p><p>C. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING</p><p>3. EXTERIOR SHEATHING SHALL BE 5/8" "CDX" MIN. PLYWOOD GEN. SHEATHING SHALL BE 1/2" PLYWOOD U.O.N.</p><p>4. PRESSURE TREAT ALL LUMBER, AS PER F.B.C. 2913.2 (A) IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU".</p><p>5. INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.</p><p>6. PROVIDE BLOCKING:</p><p>A. BEHIND ALL CABINETRY AND SHELVING @ 36" AFF & 66" AFF U.O.N, INCL. TV AND GRAB BAR LOCATIONS.</p><p>7. PROVIDE SIGNED AND SEALED TRUSS SHOP DRAWINGS AND CALCULATIONS FOR DESIGNER'S APPROVAL.</p><p>8. ALL BASE CABINETS AT KITCHEN SHALL BE 36" HIGH AND KNEE SPACES SHALL BE 30" HIGH U.O.N. PARTICLE BOARD CABINETS ARE NOT ACCEPTABLE. CABINETS SHALL BE CONSTRUCTED OF SOLID WOOD AND OF COMMERCIAL DUTY CONSTRUCTION WITH HEAVY DUTY HARDWARE AND HINGES.</p></div>	<div><p>1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND BUILDING CODES.</p><p>A. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS TO BE DONE WITH "J" BEADS AS PER "UNITED STATES GYPSUM" OR APPROVED EQUAL.</p><p>B. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HS. DRYING PERIOD.</p><p>2. PAINT SCHEDULE. PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN. REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES. ALL PAINT TO BE ELASTOMERIC.</p><p>A. EXTERIOR SURFACES. (IF APPLICABLE)</p><p>A.1. STUCCO/ CONCRETE</p><p>2 COATS – FLAT ELASTOMERIC</p><p>A.2. FERROUS METAL:</p><p>TOUCH UP SHOP PRIMED SURFACE:</p><p>1 COAT – OIL ALKYD PRIMER</p><p>2 COATS – EGGSHELL ALKYD ENAMEL</p><p>A.3. GALVANIZED METAL:</p><p>1 COAT – OIL ALKYD PRIMER FOR GALVANIZED METAL</p><p>2 COATS – GLOSS ALKYD ENAMEL</p><p>A.4. WOOD SURFACES:</p><p>1 COAT – OIL PRIMER</p><p>2 COATS – ACRYLIC LATEX FLAT</p><p>B. INTERIOR SURFACES:</p><p>B.1. GYPSUM WALLBOARD:</p><p>1 COAT – LATEX PRIMER SEALER</p><p>2 COATS – FLAT ELASTOMERIC</p><p>B.2. BLOCK AND CONCRETE:</p><p>1 COAT – LATEX BLOCK FILLER (FOR CONCRETE BLOCK AREAS ONLY)</p><p>2 COATS – FLAT ELASTOMERIC</p><p>B.3. FERROUS METALS: TOUCHUP SHOP PRIMED SURFACE:</p><p>1 COAT – OIL ALKYD PRIMER</p><p>2 COATS – EGGSHELL ALKYD ENAMEL</p><p>B.4. WOOD TRIM AND DOORS (PAINT FINISH)</p><p>1 COAT – ENAMEL UNDER COAT</p><p>2 COATS – FLAT ALKYD ENAMEL OR EGGSHELL ENAMEL, AS SELECTED.</p><p>6. BATHROOM FINISHES. REFER TO FINISH SCHEDULE</p><p>7. GENERAL FLOORING FINISHES. REFER TO FINISH SCHEDULE</p><p>8. CEILINGS. REFER TO FINISH SCHEDULE</p><p>9. INTERIOR FINISH OF WALLS AND CEILING. REFER TO FINISH SCHEDULE</p><p>10. ALL BATH ROOM FLOORS FINISHES, REFER TO FINISH SCHEDULE</p><p>11. COLOR TO BE COORDINATED AND APPROVED BY S.T.O.F.</p></div>
SECTION 2 – SITE WORK	SECTION 7 – THERMAL & MOISTURE PROTECTION	SECTION 22 – PLUMBING FIXTURES / TOILET ACCESSORIES
<div><p>1. SOIL MUST BE COMPACTED TO 95% DENSITY OR AS OTHERWISE INDICATED IN THE STRUCTURAL AND/OR CIVIL PLANS. SUBMIT TEST SAMPLES ON COMPACTION.</p><p>2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION.</p><p>3. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE- CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.</p><p>4. INTENTIONALLY LEFT BLANK</p></div>	<div><p>1. CAULKING & SEALANTS</p><p>1.1. CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED OPENINGS AROUND PIPES, CONDUCTS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES</p><p>1.2. CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS. CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.</p><p>1.3. PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS & AROUND PIPING THROUGH THESE WALLS.</p><p>1.4. AND ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES USE TREMCO. PRODUCTS OR APPROVED EQ. (954) 344-8306</p><p>1.5. CAULKING:</p><p>A. CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED</p><p>B. CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION. BY G.E SEALANTS OR APPROVED EQ. RECOMMENDED CAULKING MANUF: 1. G.E.</p></div>	<div><p>1. BATHROOM FIXTURES TO BE AS PER THE PLUMBING PLANS OR AS SELECTED BY OWNER. MIRRORS TO HAVE POLISHED EDGES U.O.N</p><p>2. ALL FIXTURES AND ACCESSORIES TO BE MANUF. BY KOHLER, BOBRICK OR APPROVED EQUAL</p><p>3. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.</p><p>4. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE F.B.C. 604.4</p></div>
SECTION 3 – CONCRETE		SECTION 23 – HEATING VENTILATING AND AIR CONDITIONING
<div><p>1. CONTRACTOR SHALL PAY FOR ALL EXPENSES RELATING TO CONCRETE TESTING.</p><p>2. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ON CONCRETE</p></div>		<div>SEE MECHANICAL PLANS</div>
SECTION 4 – MASONRY		SECTION 26 – ELECTRICAL
<div>SEE STRUCTURAL PLANS</div>		<div>SEE ELECTRICAL PLANS</div>

REVISIONS

NO	1. BUILD.	DEPT.	COMMENTS
2			
3			
4			
5			
6			

DATE: 08-08-16

CB&A

G. BATISTA & ASSOCIATES
DESIGN-BUILD

A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
2 & 3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

PHONE: (954) 434-2063
FAX: (954) 434-2056

DATE: 6/28/2016

DRAWN BY: CT

DESIGN BY: GB

PROJECT #:

PE# 52349
CA# 27776

GENERAL NOTES

SHEET#

1A-0.2

SEMINOLE TRIBE OF FLORIDA

"HOLLYWOOD TOWNHOMES PHASE II"

6341, 6343, 6345, 6351 AND 6353 PRISCILLA SAYEN WAY

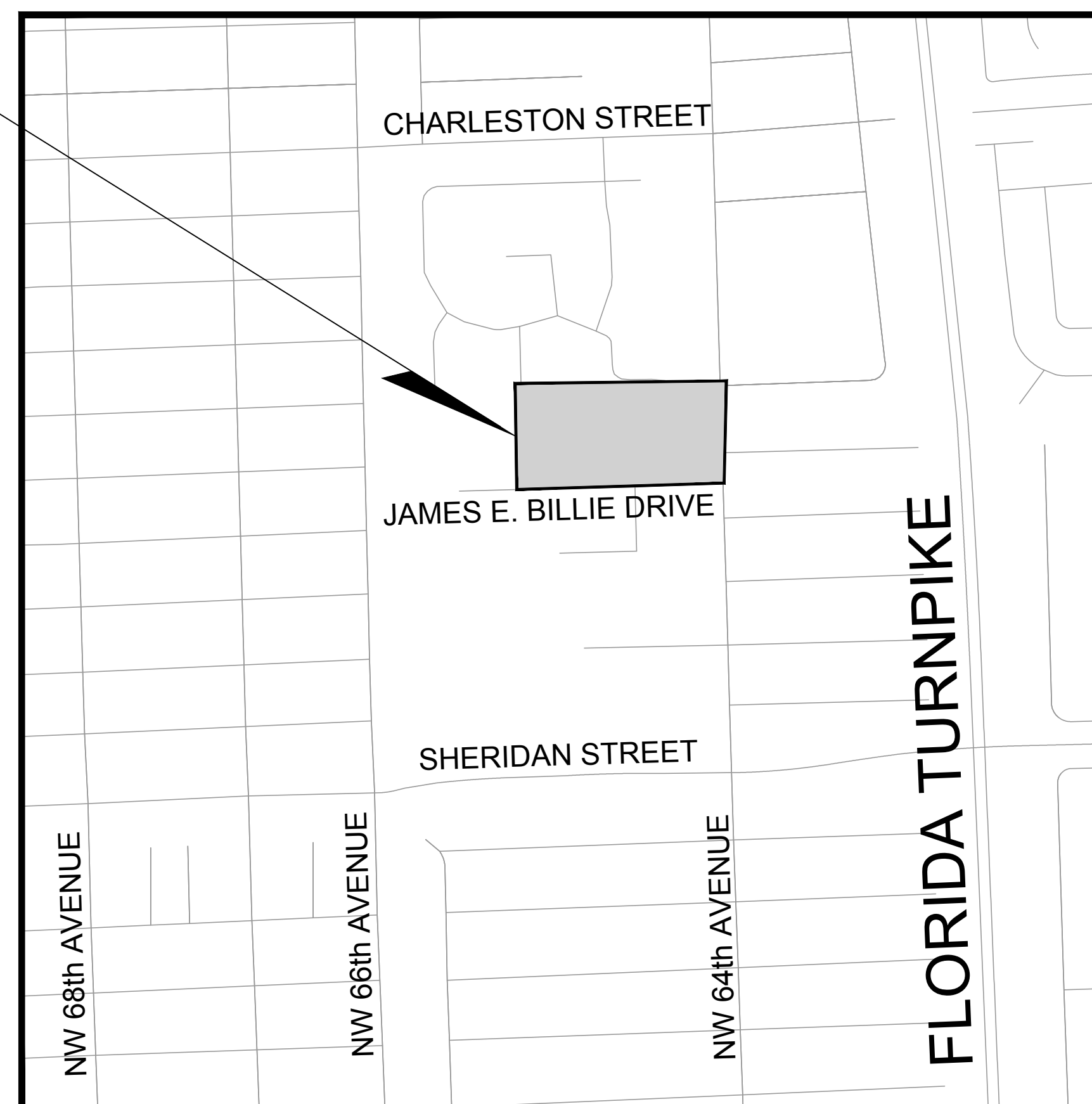
HOLLYWOOD, FLORIDA 33024

DATE OF ISSUE: 10/08/2016



SEMINOLE TRIBE OF FLORIDA
6300 Stirling Road
Hollywood, Florida 33024
Phone: 800.683.7800

PROJECT
LOCATION



TOWNSHIP 51 S, RANGE 41 E, SECTION 2

LOCATION MAP

N.T.S

SHEET LIST TABLE

NO.	TITLE	DESCRIPTION
1	COV	COVER SHEET
2	GEN-1	GENERAL NOTES & ABBREVIATIONS
3	EX-1	EXISTING CONDITIONS & DEMOLITION PLAN
4	PGD-1	PAVING, GRADING & DRAINAGE PLAN
5	PDD-1	PAVING, GRADING & DRAINAGE DETAILS
6	PDD-2	PAVING, GRADING & DRAINAGE DETAILS
7	WS-1	WATER & SEWER PLAN
8	WSD-1	WATER & SEWER DETAILS
9	SM-1	SIGNING & MARKING PLAN & DETAILS
10	PPP-1	STORM WATER POLLUTION PREVENTION PLAN
11	PPD-1	STORM WATER POLLUTION PREVENTION DETAILS



&ASSOCIATES

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CERTIFICATES OF AUTHORIZATION

EB4593 LC26000425

TRIBAL COUNCIL

JAMES E. BILLIE
MITCHELL CYPRESS
CICERO OSCEOLA
ANDREW J. BOWERS, JR.
CHRIS OSCEOLA

CHAIRMAN
VICE CHAIRMAN
BIG CYPRESS REPRESENTATIVE
BRIGHTON REPRESENTATIVE
HOLLYWOOD COUNCILMAN



Always call 811 two full business days before you dig to
have underground utilities located and marked.

PROJECT NUMBER
284.002

CLIENT PROJECT NUMBER

DRAWING NUMBER

COV

1 OF 11

APPLICABLE CODES

- A. GENERAL
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF SEMINOLE TRIBE OF FLORIDA (STOF), BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT BROWARD COUNTY HEALTH DEPARTMENT (BCHD), BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CENTRAL BROWARD DRAINAGE DISTRICT (CBDD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
- B. CONSTRUCTION SAFETY
ALL CONSTRUCTION SHALL BE PERFORMED IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.
- C. TRENCH SAFETY ACT
1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2 TO THE ENGINEER PRIOR TO STARTING WORK.
- D. SURVEY DATA
ALL ELEVATIONS ON THE PLANS REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

PRECONSTRUCTION RESPONSIBILITIES

- A. UPON RECEIPT OF NOTICE OF AWARD AND AFTER OBTAINING AN ENGINEERING CONSTRUCTION PERMIT FROM THE TRIBE, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE THE TRIBE ENGINEER, THE OWNER, A UTILITY REPRESENTATIVE, AND THE ENGINEER OF RECORD.
- B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE ONE CALL" CERTIFICATION NUMBER AND NOTIFY THE UTILITIES DEPARTMENT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
- C. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- D. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- F. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

INSPECTIONS

- A. THE CONTRACTOR SHALL NOTIFY THE SEMINOLE TRIBE OF FLORIDA, CBDD, AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
1. STORM DRAINAGE
2. SANITARY SEWER
3. WATER SYSTEM
4. SUB-GRADE
5. LIMEROCK BASE
6. ASPHALTIC CONCRETE
7. FINAL
- B. ALL INSPECTIONS WILL BE MADE BY THE STOF, THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

SHOP DRAWINGS

- A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY MANHOLES, CATCH BASINS, FIRE HYDRANTS, VALVES AND OTHER ACCESSORIES. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.
- B. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.
- C. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

TEMPORARY FACILITIES

- A. TEMPORARY UTILITIES IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- B. TRAFFIC REGULATION
1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND APPROVED BY BCTED.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE SEMINOLE TRIBE OF FLORIDA.

PROJECT CLOSEOUT

- A. CLEANING UP
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OR STOF, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK. EQUIPMENT, EMPLOYEES OR THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL OR BETTER TO THE EXISTING CONDITION IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

- B. PROJECT RECORD DOCUMENTS
1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER "AS-BUILT" PLANS SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE AND WATER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE "AS-BUILTS".
3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUB-GRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.
4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.
5. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
7. ALL "AS-BUILT" INFORMATION ON ELEVATIONS OF WATER, PAVING, AND DRAINAGE SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.
8. AS-BUILT INFORMATION ON THE WATER SYSTEM SHALL INCLUDE LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100' SPACING.

EARTHWORK

- A. GENERAL
1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.
2. ALL SUB-GRADE UNDER PAVED AREAS SHALL BE 12" THICK AND HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
4. A 2' BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.
5. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.
- B. ON-SITE
1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL UNDER THOSE AREAS TO BE PAVED SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW FINISHED GRADE AND FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.
2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

PAVING

- A. GENERAL
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE LIMEROCK BASE AND PRIOR TO THE PLACEMENT OF THE PAVEMENT.
- A. MATERIALS
1. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM OF 60% CARBONATES (CALCIUM AND MAGNESIUM) WITH A MINIMUM LBR OF 100.
2. PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.25 GAL/YD SQ. AND TACK COAT SHALL MEET FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS.
3. SURFACE COURSE SHALL BE EQUAL TO FDOT TYPE S-1 AND S-3 ASPHALTIC CONCRETE.
- C. INSTALLATION
1. LIMEROCK BASE MATERIAL SHALL BE 8" THICK AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALTIC CONCRETE SHALL BE (2) 3/4" LIFTS OF TYPE S-3 ASPHALTIC CONCRETE.
4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH FDOT STANDARDS.
5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS.
- D. TESTING ALL SUB-GRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER.

SIGNING AND MARKING

- A. ALL PAVEMENT MARKING SHALL BE HOT APPLIED THERMOPLASTIC MANUFACTURED AND APPLIED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 711, LATEST EDITION.
- B. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- C. REFLECTIVE PAVEMENT MARKERS SHALL BE CLASS B MARKERS MANUFACTURED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 706, LATEST EDITION AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

WATER DISTRIBUTION SYSTEM

- A. GENERAL
1. THE CONTRACTOR SHALL NOTIFY THE SEMINOLE TRIBE OF FLORIDA AT 954-966-6300 AND THE ENGINEER OF RECORD NO LATER THAN 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS.
2. SEPARATION OF WATER AND SEWER MAINS
A. PARALLEL WATER AND SEWER MAINS SHALL HAVE A MINIMUM 10' HORIZONTAL SEPARATION, WHERE THIS IS NOT POSSIBLE, THE SEWER MAIN SHALL BE IN A SEPARATE TRENCH AND BE AT LEAST 18" BELOW THE WATER MAIN.
B. THE SEWER MAIN SHALL CROSS BELOW ALL WATER MAINS WITH A MINIMUM OF 18" VERTICAL CLEARANCE. WHERE THE CLEARANCE IS LESS THAN 18", THE SEWER MAIN AND THE WATER MAIN SHALL BE SDR-26 FOR 20", CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING SHALL BE MECHANICALLY RESTRAINED.
C. A WATER MAIN MUST CROSS ABOVE ANY TYPE OF SEWER, MINIMUM VERTICAL CLEARANCE SHALL BE 12".

MATERIALS

1. PIPE
A. THE WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) AND SHALL HAVE PUSH-ON RUBBER GASKET JOINTS.
B. DIP SHALL BE CLASS 52 CONFORMING TO ANSI/AWWA STANDARD C151/A21.51.
C. UNDERGROUND DIP AND FITTINGS SHALL HAVE AN EXTERIOR BITUMINOUS COATING OF COAL TAR VARNISH OR ASPHALT BASE PAINT, 1.0 MIL FILM THICKNESS IN ACCORDANCE WITH ANSI/AWWA C151/A21.51.
D. EXPOSED DIP AND FITTINGS SHALL RECEIVE A FACTORY APPLIED EXTERIOR COATING OF UNIVERSAL, RUST-INHIBITIVE PRIMER, 2.0 MILS DRY FILM THICKNESS. THE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR RAW WASTEWATER, AND PURPLE FOR RECLAIMED/REUSE WATER, UNLESS OTHERWISE APPROVED BY THE SEMINOLE TRIBE OF FLORIDA.
E. ALL DIP AND FITTINGS SHALL HAVE AN INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWWA C151/A21.51-02.
F. PIPE JOINTS SHALL BE MECHANICAL, CONFORMING TO AWWA C-111-00.
G. ALL GASKETS SHALL BE NEOPRENE. WHERE REQUIRED POLYETHYLENE WRAP SHALL BE INSTALLED.
H. PVC AND D.I.P. SHALL NOT BE DEFLECTED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
2. FITTINGS FITTINGS SHALL BE CAST IRON MECHANICAL JOINT TYPE HAVING A PRESSURE RATING OF 250 PSI, AND CONFORMING TO ANSI/AWWA C-110/A21.10-03.
3. VALVES VALVES SHALL BE RESILIENT SEAT GATE VALVES WITH IRON BODY, NON-RISING STEM, FULLY COATED DISC WITH RUBBER SEAT RING MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C509-01.
4. FIRE HYDRANTS
A. FIRE HYDRANTS SHALL HAVE A MINIMUM 5-1/4" VALVE OPENING AND SHALL OPEN AGAINST THE PRESSURE AND CLOSE WITH THE FLOW. HYDRANTS SHALL BE CLOW MEDALLION F2545, MUELLER CENTURION A-423, OR APPROVED EQUAL.
B. COLOR CODING OF HYDRANTS SHALL BE INDICATED BY PAINTED YELLOW, RUST-OLEUM #944 SAFETY YELLOW, OR APPROVED EQUAL AND COLOR CODED AS FOLLOWS:
1000 GPM OR GREATER - GREEN
500 GPM - 1000 GPM - ORANGE
C. THE BONNETS OF THE HYDRANTS WILL BE COLOR CODED BY THE CONTRACTOR IN ACCORDANCE TO THE ABOVE SPECIFICATIONS. THE PAINT USED BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEERING DEPARTMENT. THE FIRE AND ENGINEERING DEPARTMENTS MUST BE NOTIFIED 24 HOURS PRIOR TO TESTING. A REPRESENTATIVE FROM THE FIRE DEPARTMENT WILL BE REQUIRED TO WITNESS ALL FLOW TESTS. RESULTS OF THE FLOW TESTS MUST BE DOCUMENTED BY THE CONTRACTOR AND FORWARDED TO THE FIRE AND ENGINEERING DEPARTMENT.
- D. A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE PROVIDED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL FIRE HYDRANT LOCATIONS.
- E. FIRE HYDRANTS THAT WILL BE REMOVED WILL BE RELOCATED AND INSTALLED AS PART OF THIS PROJECT.
5. DETECTOR TAPE SHALL BE 3" WIDE BLUE TAPE WITH A METALLIC FOIL CORE LAMINATED BETWEEN 2 LAYERS OF PLASTIC FILM. THE WORDS "CAUTION WATER LINE BURIED BELOW" SHALL BE PRINTED AT 30" INTERVALS ALONG THE TAPE. DETCO TAPE SHALL BE PLACED 18" BELOW FINISHED GRADE.
6. SERVICE CONNECTIONS
A. SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 AND ATSM A 588. SERVICE SADDLES SHALL BE FORD MODEL FC202, OR APPROVED EQUAL.
B. SERVICE LINES TO BE DRISCOPE (5100) PE TUBING WITH A 200 PSI WORKING PRESSURE. PE TO BE 3/4" OR APPROVED EQUAL. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFIRMED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER JOINTS SHALL BE USED. POLYETHYLENE SHALL BE 3/4" OR APPROVED EQUAL.
C. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B 62 WITH THREADED ENDS. CORPORATION STROPS SHALL BE FORD MODEL 1100, OR APPROVED EQUAL.
D. METER STOPS SHALL BE THE LOCKING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ATSM B 62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKING OF THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES.

- C. INSTALLATION
1. GENERAL
CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE USING ONE OF THE THREE FOLLOWING METHODS:
A. METHOD A PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW MAIN.
B. METHOD B PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
C. METHOD C APPROVED BY THE BROWARD COUNTY PUBLIC HEALTH UNIT WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2. PVC PIPE
A. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS".
B. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
C. BEDDING AND INITIAL BACKFILL FOR ALL PVC WATER MAINS SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.
D. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC WATER MAINS APPROXIMATELY 18" BELOW FINISHED GRADE, BLUE SIDE UP.
E. A 14 GAUGE MULTI-STRAND WIRE SHALL BE ATTACHED TO ALL PVC WATER MAINS TO FACILITATE LOCATION.
F. AN EXTRA FOUR (4) FEET OF WIRE SHALL BE PROVIDED AT ALL BLOW-OFFS AND HYDRANTS, ETC. THE WIRE SHALL BE LAID CLEAR OF VALVES. THE WIRE SHALL BE TESTED FOR CONTINUITY AT THE PRESSURE TEST.
3. DUCTILE IRON PIPE
A. DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C 600-99.
B. DIP SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
4. VALVES
A. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" CAST IN THE COVER.
B. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
5. TESTING
THE PHYSICAL CONNECTION OF THE NEW SYSTEM TO THE EXISTING SYSTEM SHALL BE DONE IN ACCORDANCE WITH SECTION C.1. ABOVE WHICH WILL DICTATE THE ORDER OF THE PRESSURE TESTING AND DISINFECTION.
6. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM STARTING TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C 600-99. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5+/- PSI DURING THE TEST.
7. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE SEMINOLE TRIBE OF FLORIDA AND THE ENGINEER OF RECORD.
8. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C 651-98 WITH BACTERIOLOGICAL SAMPLES APPROVED BY THE COUNTY HEALTH DEPARTMENT. COLLECTION OF SAMPLES IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE WITNESSED BY A SEMINOLE TRIBE OF FLORIDA REPRESENTATIVE.

GRAVITY SEWAGE COLLECTION SYSTEM

- A. MATERIALS
1. SEWER PIPE AND FITTINGS
A. ALL SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
B. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
C. WHERE D.I.P. IS REQUIRED, IT SHALL BE 80-42, 10 CLASS 350 WALL THICKNESS WITH INTERIOR EPOXY LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWWA C151/A21.51-86. THE INTERIOR LINING SHALL BE PROTECTO 401 CERAMIC EPOXY AS MANUFACTURED BY THE PROTECTO DIVISION OF VULCAN PAINTERS INC., OR APPROVED EQUAL.
2. MANHOLES
A. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4000 PSI CONCRETE AND GRADE 40 STEEL.
B. INSTALLATION
1. PIPE AND FITTINGS
A. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
B. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C 600-87.
C. BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. A MINIMUM 8 INCH BED OF WASHED 3/4 INCH WASHED ROCK FOR ALL SUB-AQUEOUS GRAVITY SEWER PIPES AND MANHOLES SHALL BE USED.
D. EACH PIPE CONNECTION INTO A MANHOLE WALL SHALL BE COATED PVC ADAPTER, ASBESTOS CEMENT COLLAR, RUBBER BOOT, OR EQUAL AS APPROVED BY THE SEMINOLE TRIBE OF FLORIDA.
2. MANHOLES
A. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM, CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
B. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.
C. MANHOLES SHALL BE COATED INSIDE WITH 1ST COAT RED AND THE 2ND COAT BLACK (8 MIL EACH), AND OUTSIDE WITH ONE COAT (8 MIL) OF KOPPERS 300M BITUMASTIC COATING OR APPROVED EQUAL.
D. LIDS ARE TO BE PROVIDED WITH A WATERTIGHT POLYETHYLENE MANHOLE INSERT.
- C. TESTING
1. PRIOR TO RELEASE OF ONE-YEAR MAINTENANCE BOND, ALL SEWER LINES SHALL BE T.V.D. TWICE, ONCE PRIOR TO FINAL ACCEPTANCE BY THE TRIBE, SECOND PRIOR TO RELEASE OF THE ONE YEAR MAINTENANCE BOND. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENTIRE SYSTEM SHALL BE LAMPED. SEWER LAMPING SHALL BE WITNESSED BY THE ENGINEER OF RECORD AND THE TRIBE.
2. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER OF RECORD MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
3. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER OF RECORD.
4. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT.
5. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH DIAMETER, PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED.

Always call 811 two full business days before you dig to have underground utilities located and marked.



NO.	1.	2.	3.	4.	5.	6.
REVISIONS	BUILD	DEPT.	COMMENTS			
DATE	08-08-16					

CHEN-MOORE
& ASSOCIATES
155 South Miami Avenue,
Penthouse II-A
Miami, FL 33130
786.497.1500
www.chenmoore.com

CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
JOSE L. ACOSTA, P.E.
REGISTRATION NO. 63827
DATE: _____

**A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES**
2 & 3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

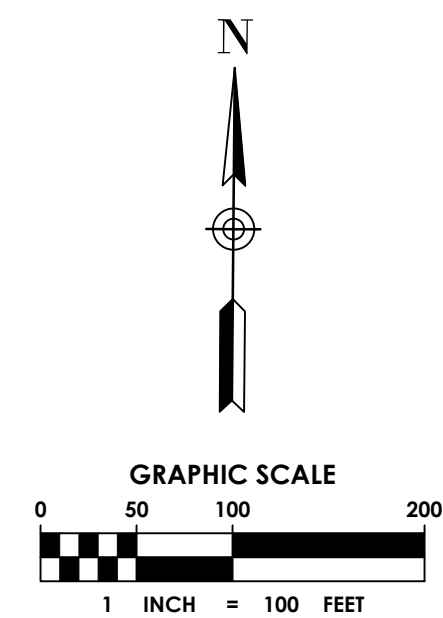
DATE: 03/25/2016 DRAWN BY: AA DESIGN BY: PDK PROJECT #: 284.002

GENERAL NOTES & ABBREVIATIONS

SHEET#

GEN-1

2 of 11



REMOVE OR ABANDON ITEM
AS INDICATED ON PLAN
REMOVE MATERIAL FROM AREA
RESTORATION AREA

1. THESE EXISTING CONDITIONS (EX) DRAWINGS WERE BASED ON THE SURVEY PREPARED BY THE SEMINOLE TRIBE OF FLORIDA SURVEY AND MAPPING DEPARTMENT, DATED 12/17/11, AS WELL AS AS-BUILT INFORMATION PREPARED BY ATLANTIC COAST SURVEYING, INC. DATED 11/14/10. ADDITIONAL INFORMATION OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.I.S. INFORMATION AND FIELD VISITS. ADDITIONAL EXISTING CONDITION INFORMATION IS OBTAINED FROM THE DESIGN DOCUMENTS FOR PHASE I OF THIS PROJECT.
2. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
3. EXISTING UTILITIES SHOWN BASED ON UTILITY AS-BUILTS AND BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD LOCATE AND CONFIRM ALL UTILITIES. WHETHER SHOWN OR NOT, PRIOR TO ANY CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES.

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ON THE DRAWINGS
ARE BASED UPON THE NORTH AMERICAN
VERTICAL DATUM OF 1988. 0.00' NAVD88 IS
EQUIVALENT TO 1.509' NGVD29 IN THIS AREA.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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NO.	REVISIONS	DATE
1.	BUILD, DEPT. COMMENTS	08-08-16
2.		
3.		
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EB4593 LC26000425

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JOSE L. ACOSTA, P.E.
REGISTRATION NO. 63827
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**A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES**

2 & 3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
HOI VYWOOD, FLORIDA 33024

PROJECT #: 284.002

PDK

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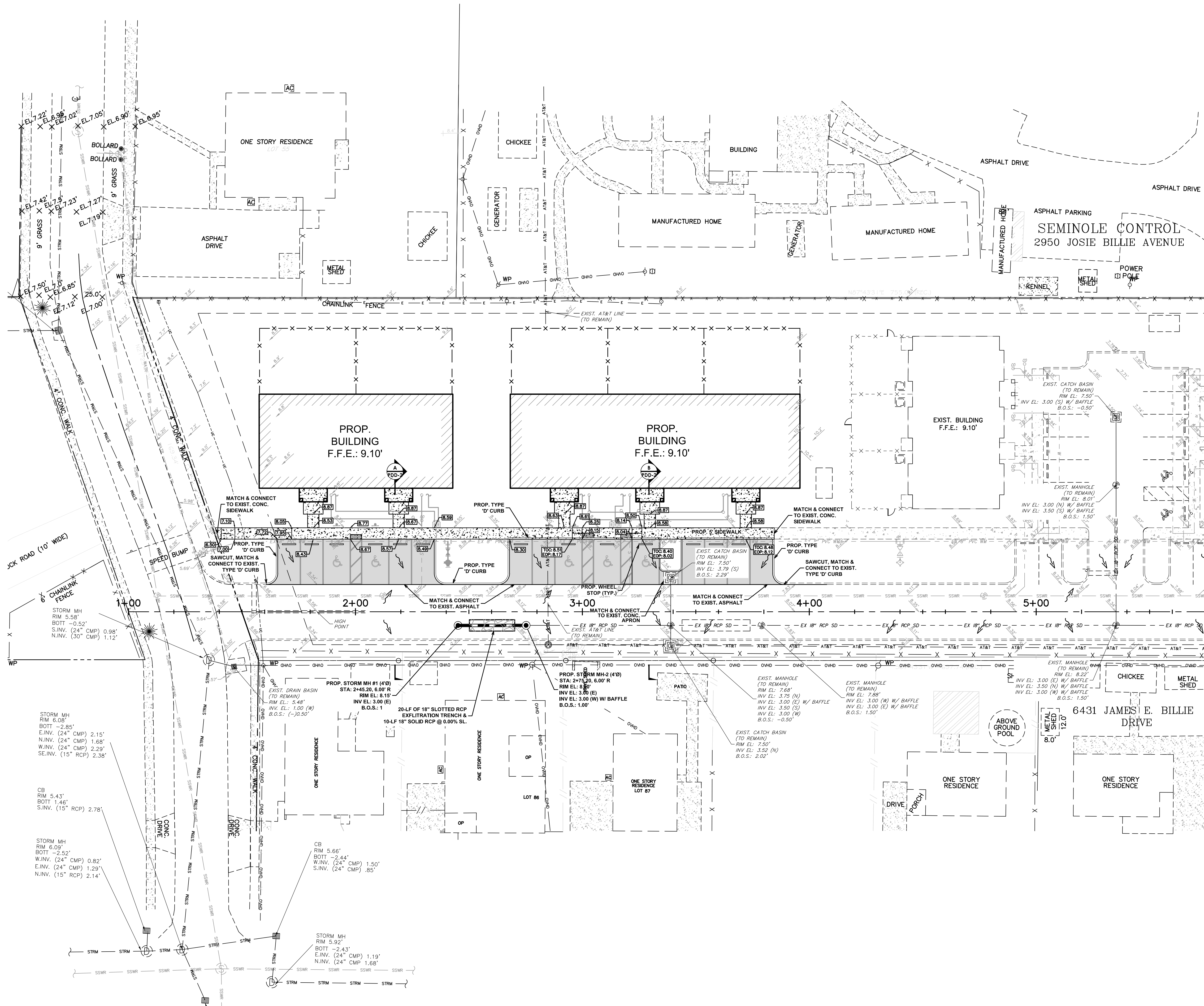
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DATE: 03/25/2016

SHEET

EXISTING CONDITIONS & DEMOLITION PLAN

EC-1



LEGEND

- EXISTING ELEVATION
- EXISTING STORM DRAIN PIPE
- EXISTING WHEEL STOP
- EXISTING CONCRETE
- EXISTING CATCH BASIN OR INLET
- EXISTING STORM MANHOLE
- EXISTING YARD DRAIN
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE WITH EXFILTRATION TRENCH
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW ARROW
- PROPOSED WHEEL STOP
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STORM MANHOLE

NOTES

- THESE EXISTING CONDITIONS (EX) DRAWINGS WERE BASED ON THE SURVEY PREPARED BY THE SEMINOLE TRIBE OF FLORIDA SURVEY AND MAPPING DEPARTMENT, DATED 12/17/13 AS WELL AS AS-BUILT INFORMATION PREPARED BY ATLANTIC COAST SURVEYING, INC. DATED 07/14/10. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. G.I.S. INFORMATION AND FIELD VISITS. ADDITIONAL EXISTING CONDITION INFORMATION IS OBTAINED FROM THE DESIGN DOCUMENTS FOR PHASE I OF THIS PROJECT.
- ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
- EXISTING UTILITIES SHOWN BASED ON UTILITY AS-BUILTS AND BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD LOCATE AND CONFIRM ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO ANY CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES.

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ON THE DRAWINGS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. 0.00' NAVD88 IS EQUIVALENT TO 1.669' NGVD29 IN THIS AREA.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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NO.	REVISIONS	DATE
1.	BUILD DEPT. COMMENTS	08-08-16
2.		
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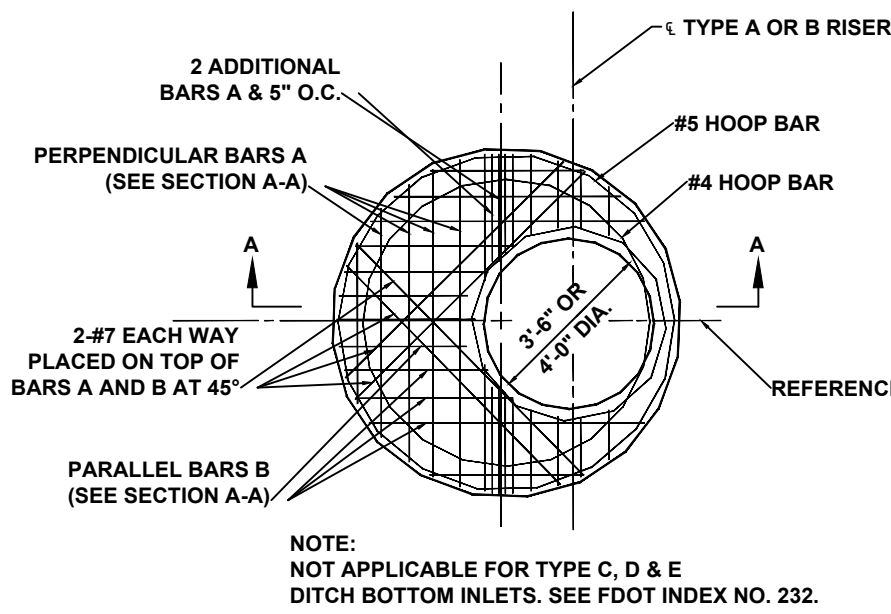
A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
2 & 3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

PROJECT # : 284.002

PAVING, GRADING & DRAINAGE PLAN

SHEET #

PGD-1



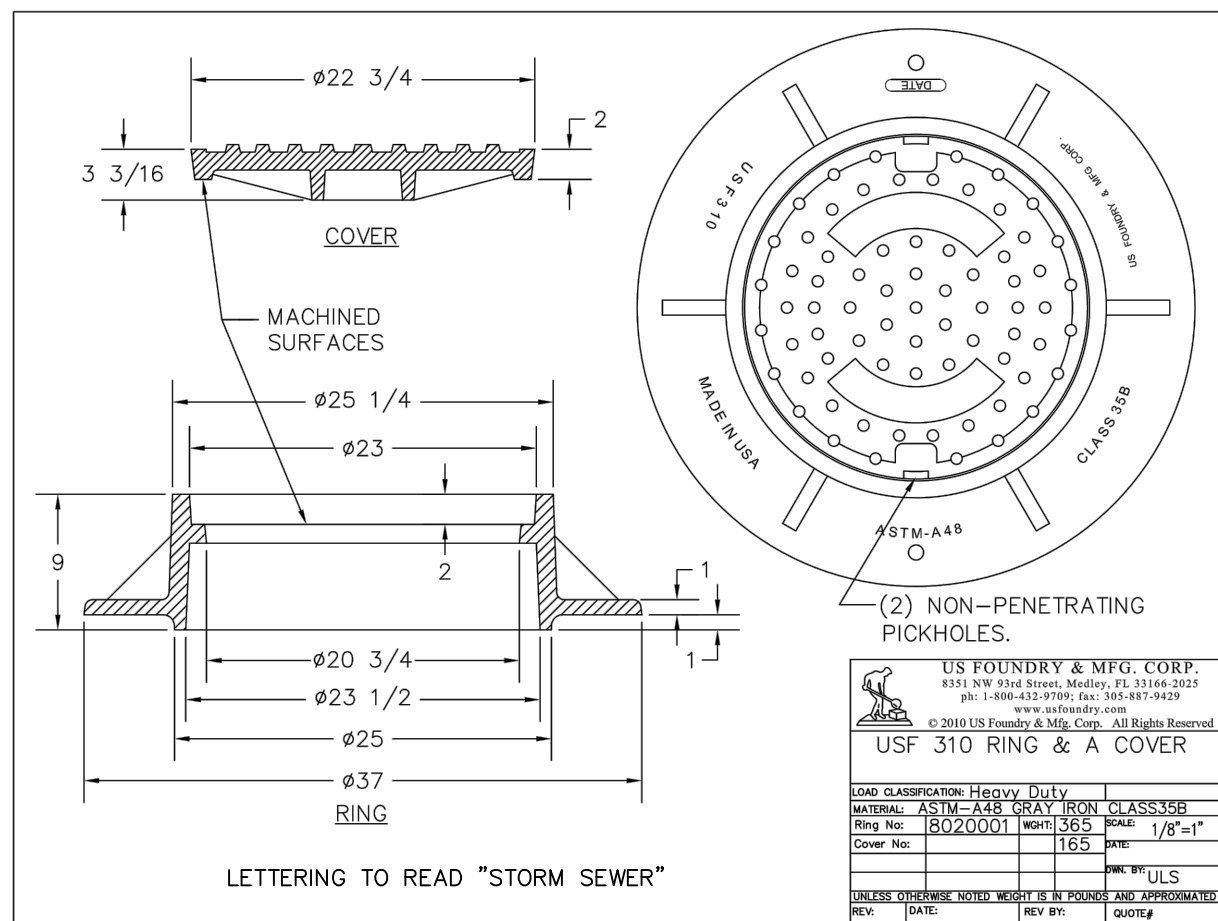
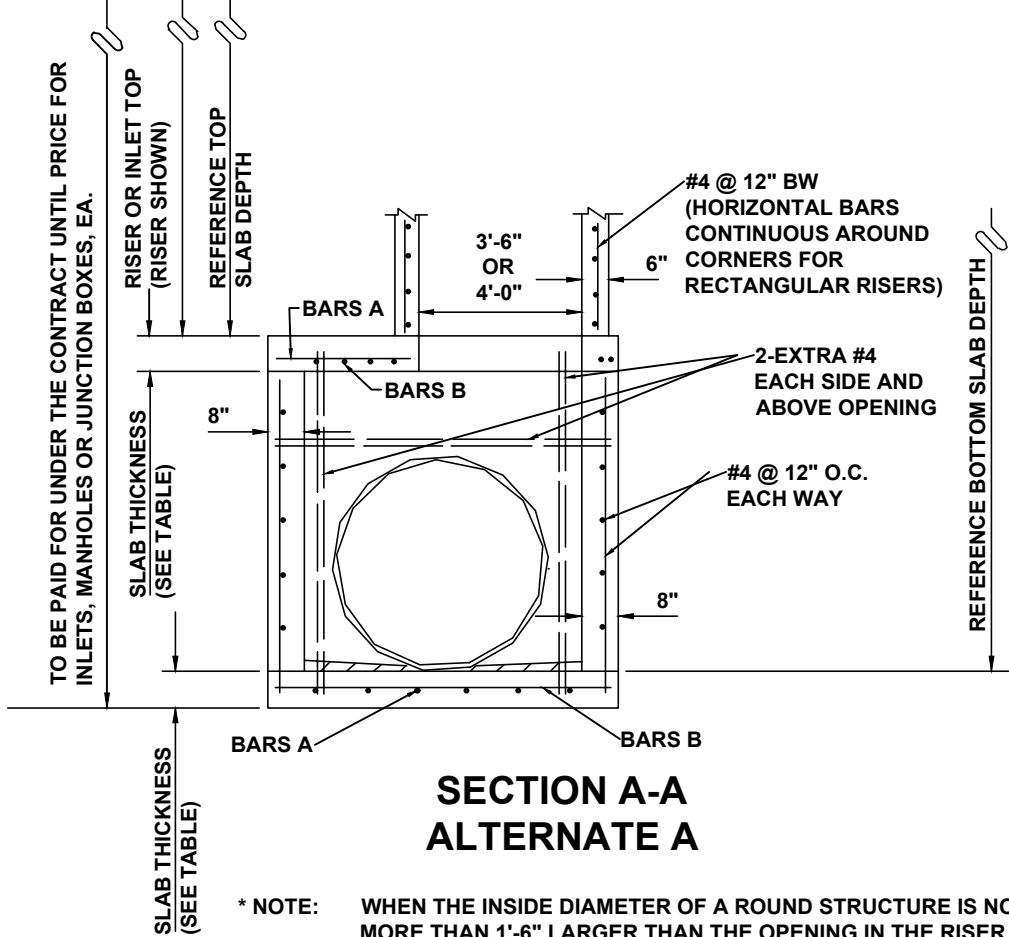
TOP SLAB REINFORCING STEEL DIAGRAM

NOTES:

1. CIRCULAR STRUCTURES (ALTERNATE 'A') CONSTRUCTED OF CONCRETE. THE CONCRETE SHALL BE PRECAST.
2. WALL REINFORCEMENTS AND THICKNESS ARE FOR PRECAST CONCRETE. PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM SPECIFICATION C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CIRCULAR UNITS.
4. CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
5. STRUCTURES SHALL BE SECURED TO INLET THROAT, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-NO 4 BARS 12" LONG, ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
6. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS MAXIMUM OPENING FOR PIPE SHALL BE MAX REQUIRED DD + 6".
7. BRICK MASONRY CONSTRUCTION SHALL BE PLASTERED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.
8. CONCRETE PROTECTION FOR REINFORCEMENT IN PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)".
9. PROVIDE SHOP DRAWINGS OF STRUCTURES.
10. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
11. REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
12. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.

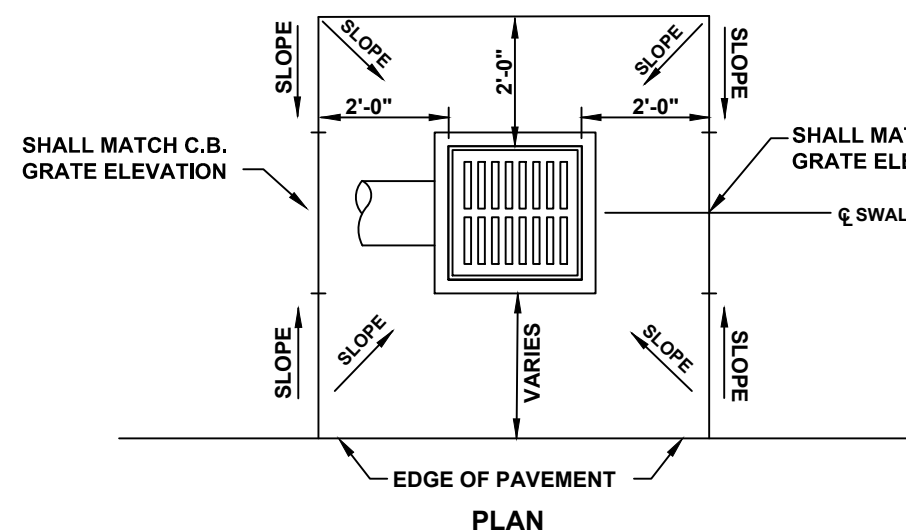
STRUCTURE BOTTOMS (TYPES P AND J)

FDOT STD. INDEX 200 & 201
N.T.S.



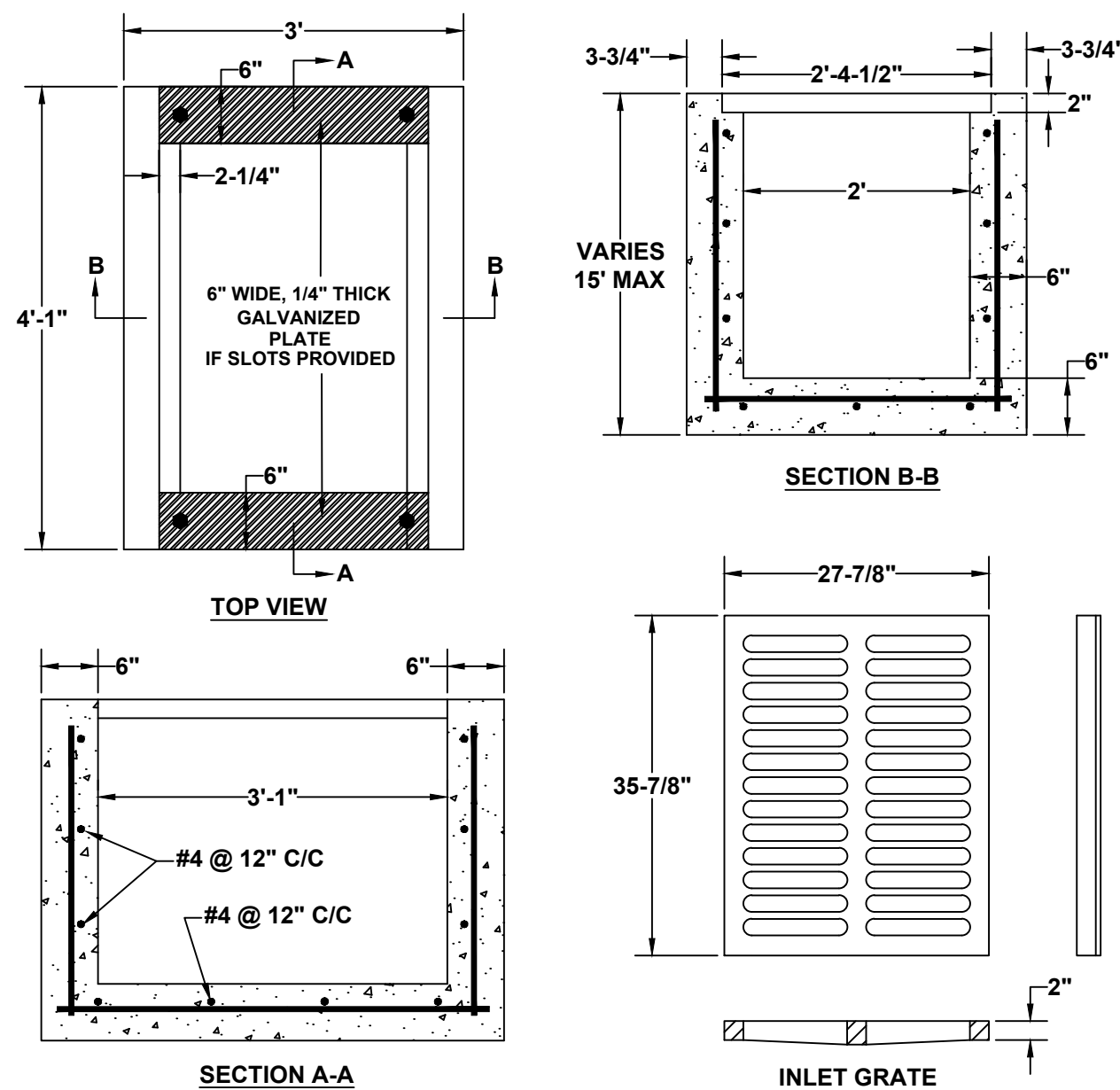
STORM SEWER MANHOLE FRAME & COVER

USF 310 RING & A COVER
(OR APPROVED EQUAL)



CATCH BASIN CONCRETE APRON DETAIL

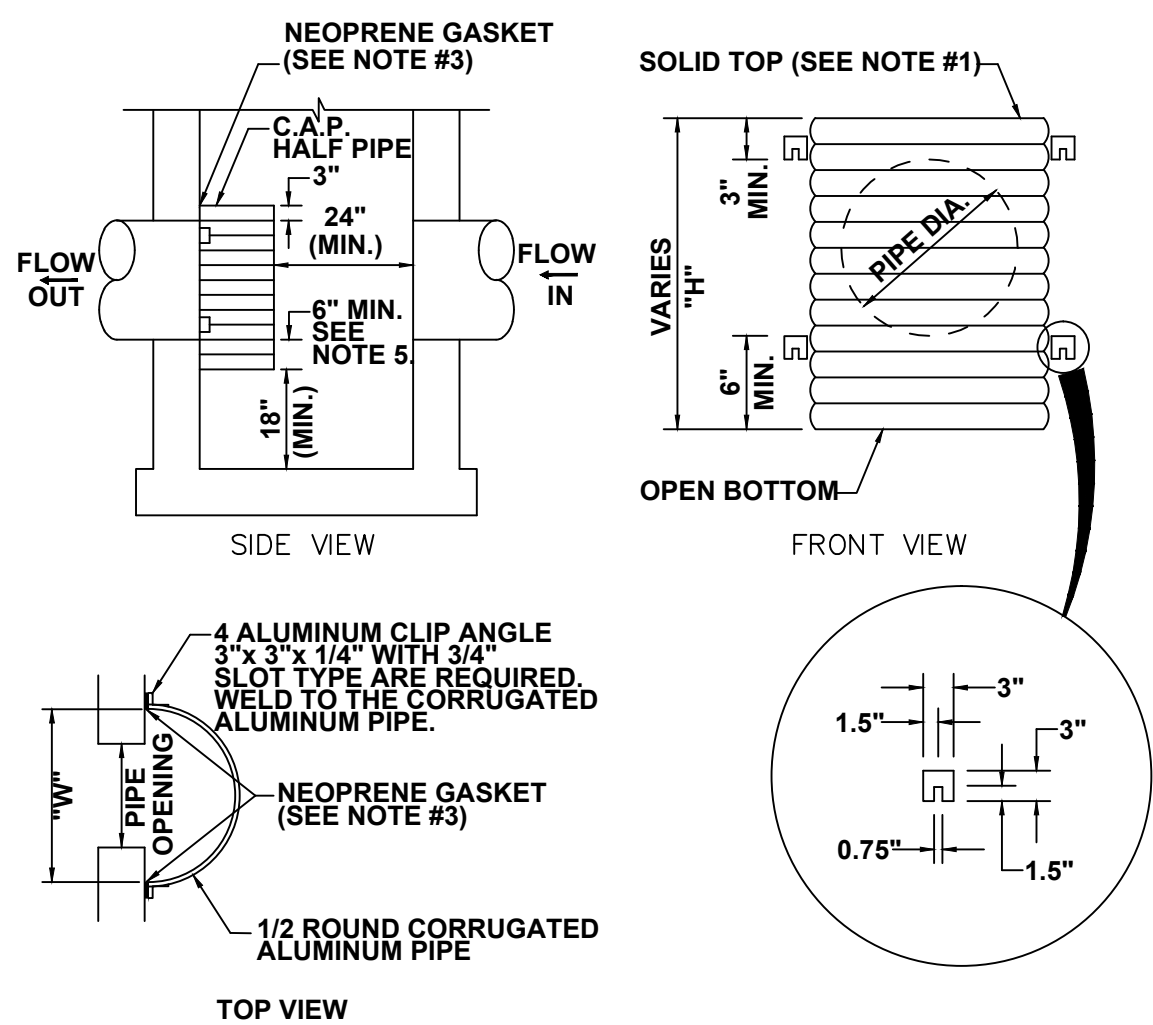
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GENERAL NOTES

1. INLET TO BE PRECAST CONSTRUCTION. THIS INLET CAN BE USED WITH ALT. "B" STRUCTURE BOTTOMS, FLORIDA DOT INDEX NO. 200.
2. CONCRETE WHICH MEETS THE REQUIREMENTS OF ASTM C-478 SHALL BE USED FOR PRECAST UNITS MANUFACTURED IN PLANTS WHICH ARE UNDER STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST CONCRETE PRODUCTS.
3. CAST IRON DITCH BOTTOM INLET GRATE SHALL BE US FOUNDRY NO. 6210 OR EQUAL. IN AREAS SUBJECT TO BICYCLE TRAFFIC, GRATES SHALL BE STEEL RETICULINE GRATES.
4. ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".
5. REFER TO FLORIDA DOT INDEX NO. 200 FOR USE WITH ALT "B" STRUCTURE BOTTOMS.
6. REINFORCEMENT SHALL COMPLY WITH FLORIDA DOT INDEX NO. 201, SHEET 4 OF 6.
7. SLOTS FOR TYPE C INLETS SHALL BE TOPPED WITH A 6" WIDE, 1/4" THICK GALVANIZED PLATE AND SECURED WITH BOLTS TO THE INLET STRUCTURE.

TYPE 'C' BOTTOM INLET DETAIL

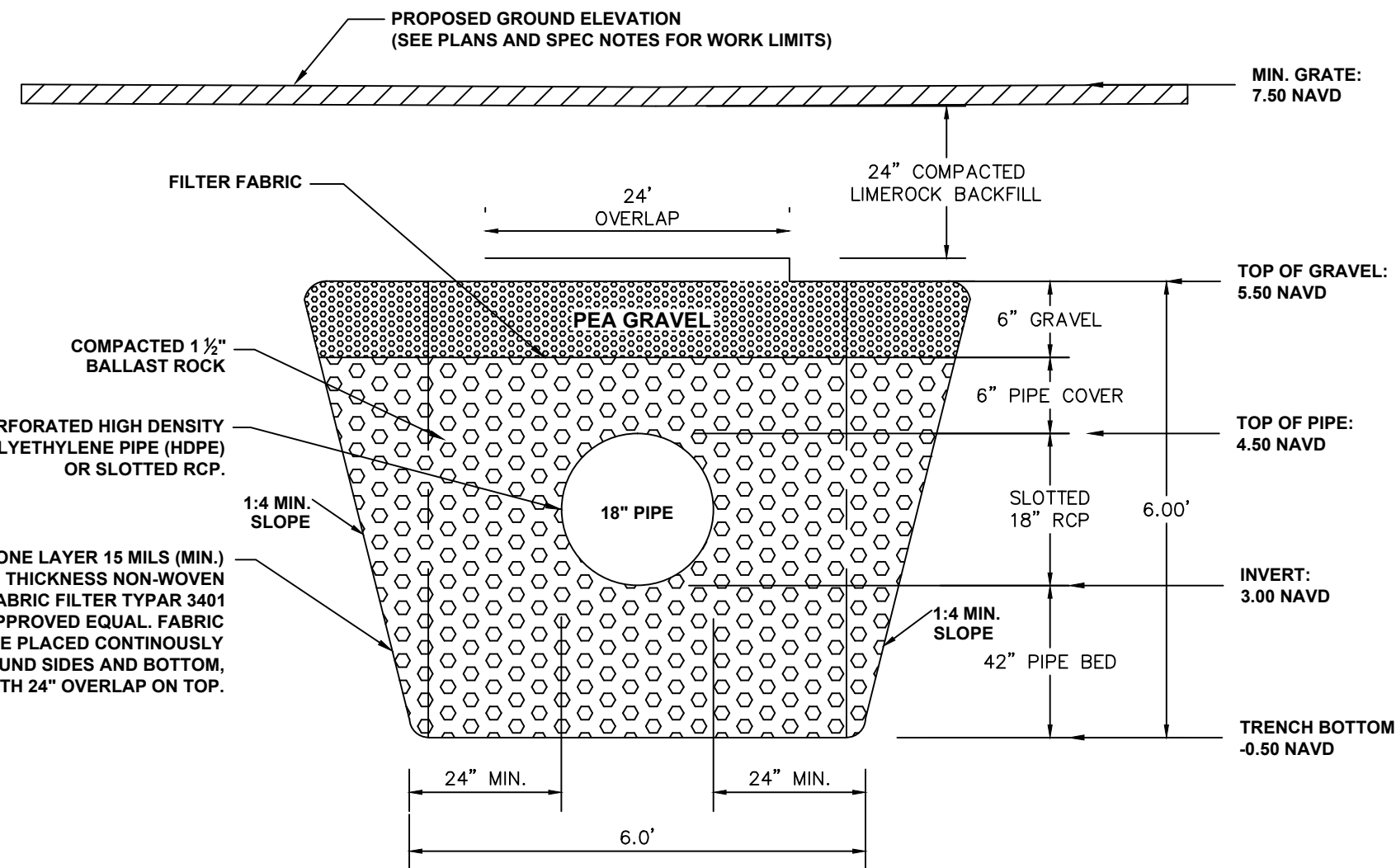


GENERAL NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" X 2") SHALL BE INSTALLED AT ALL BAFFLES ON THE SIDES AND AT THE TOP.
4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE WITH 3/8" X 4" STAINLESS STEEL 'RED HEADS'.
5. MINIMUM INVERT ELEVATION ON POLLUTION RETARDANT BAFFLE TO BE 2" BELOW PIPE INVERT.
6. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
7. FIBERGLASS BAFFLES ARE NOT PERMITTED.

PIPE DIA. (IN)	W' (IN)	W" (IN)	T (GAUGE)	H (IN)
15"	24"	24"	16	VARIES
18"	24"	30"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE



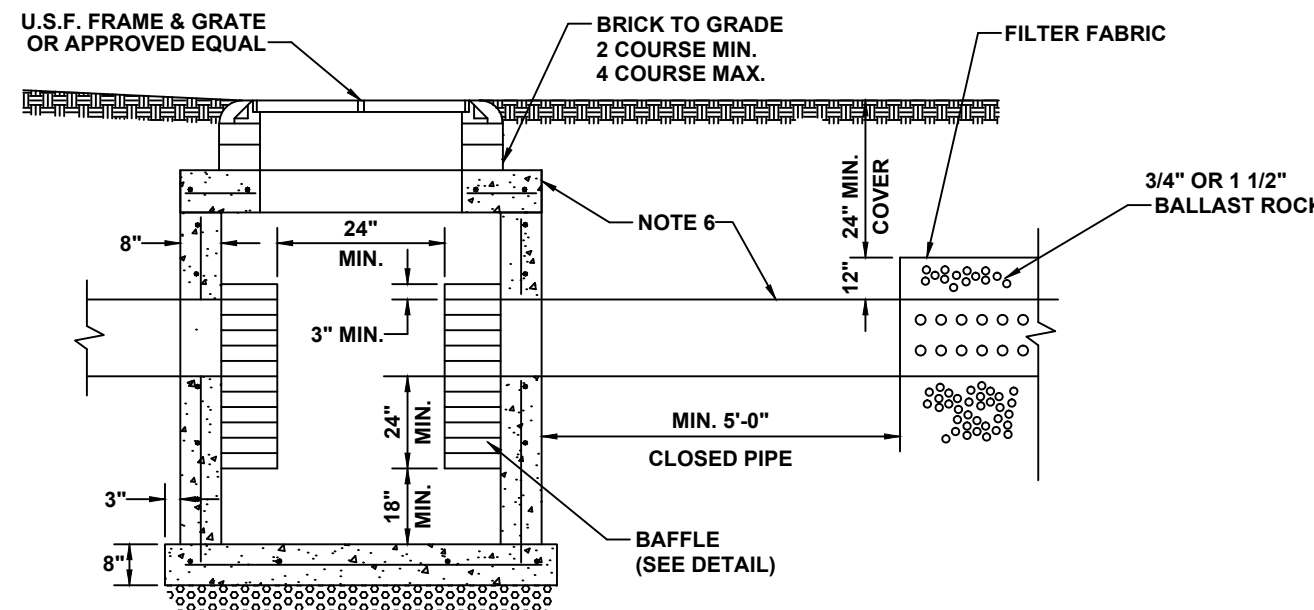
TRANSVERSE CROSS SECTION

NOTES:

1. CONTRACTOR MUST READ AND ABIDE THE CITY'S GENERAL CONSTRUCTION NOTES AND DRAINAGE DESIGN NOTES PRIOR TO STARTING CONSTRUCTION.
2. THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTIONS ARE DESCRIBED OR DETAILED ON PLANS.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
4. THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.
5. FRENCH DRAINS MUST BE INSPECTED BY THE ENGINEERING INSPECTOR PRIOR TO CONTRACTOR BACKFILLING.

EXFILTRATION TRENCH SYSTEM

CITY OF FORT LAUDERDALE STANDARD DETAIL D620
N.T.S.



NOTES:

1. PIPES SHALL TERMINATE 2' FROM END OF TRENCH (CAP ENDS OF PIPE) OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. WRAP ENTIRE TRENCH WITH FILTER FABRIC LINED WITH FILTER FABRIC, OVERLAP FILTER FABRIC A MINIMUM OF 2' AT THE TOP OF THE TRENCH.
3. BALLAST ROCK SHALL BE FROM FRESH WATER, WASHED AND FREE OF DELETERIOUS MATTER.
4. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE POLLUTION RETARDANT BAFFLE DETAIL).
5. GASKETS SHALL BE USED WITH RCP IN EXFILTRATION TRENCH.
6. ENGINEER TO SPECIFY DETAILS OF THE CONCRETE STRUCTURES & PERFORATED PIPES.

EXFILTRATION TRENCH DETAIL

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A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #: 284.002

PDK

AA

DESIGN BY:

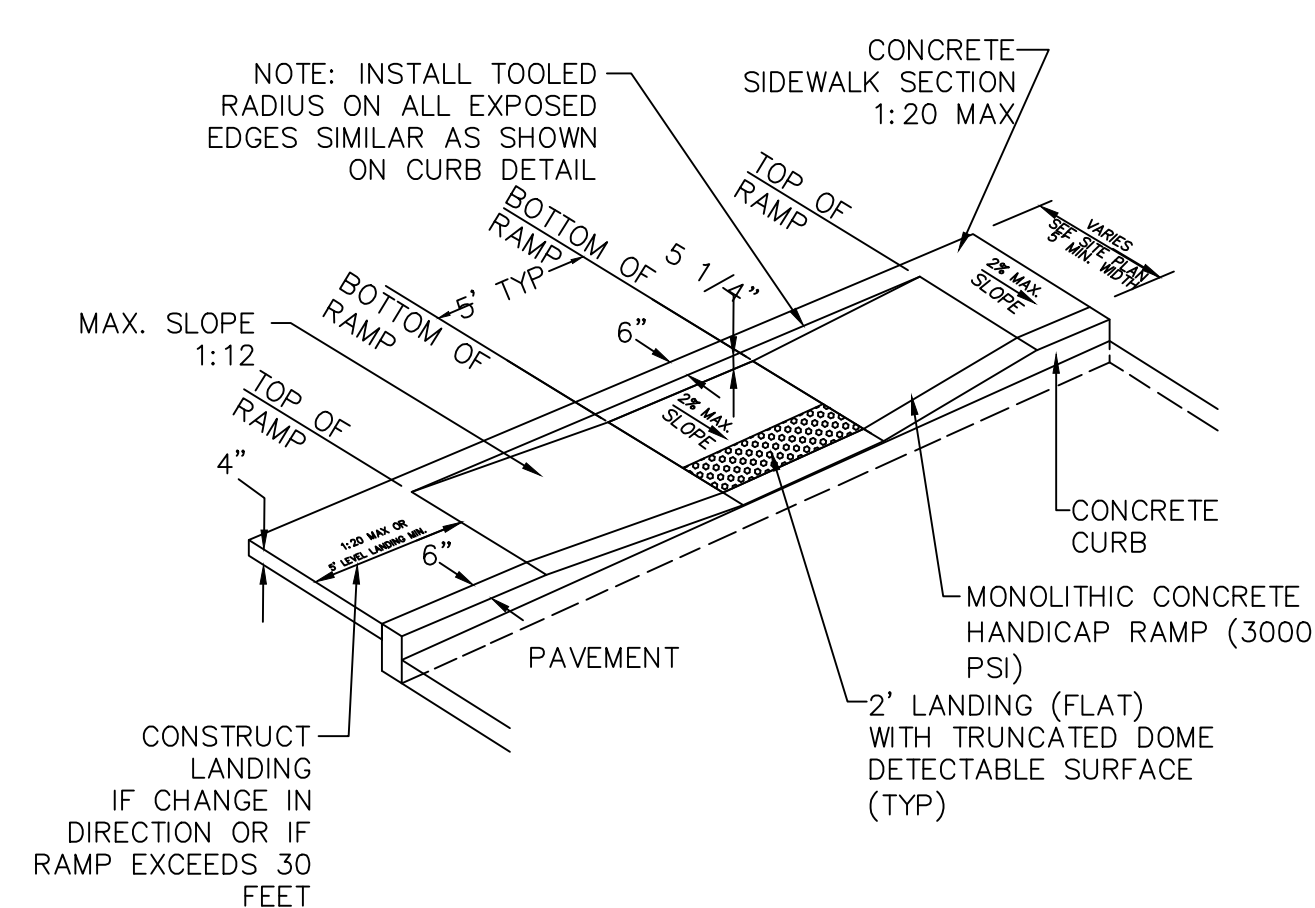
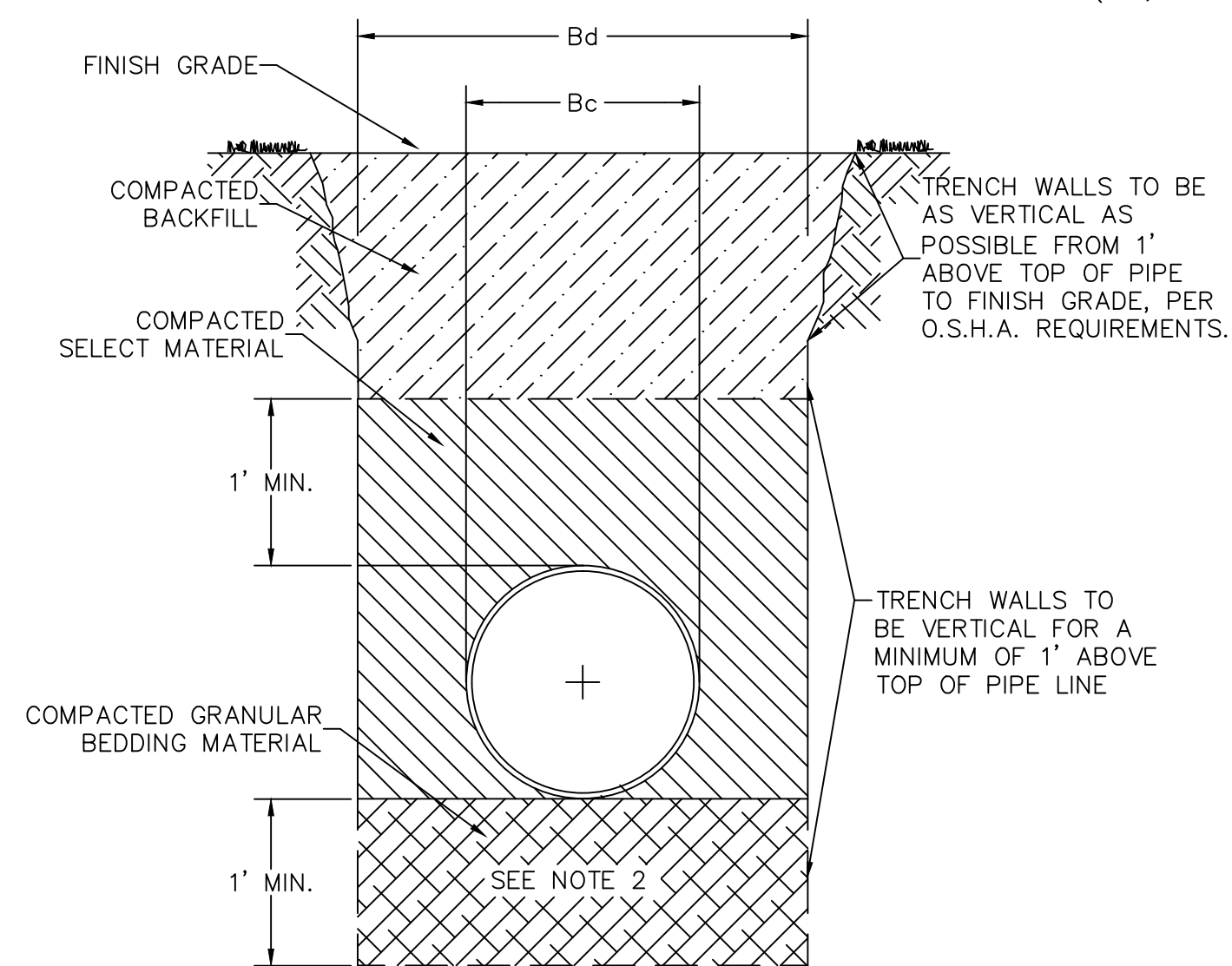
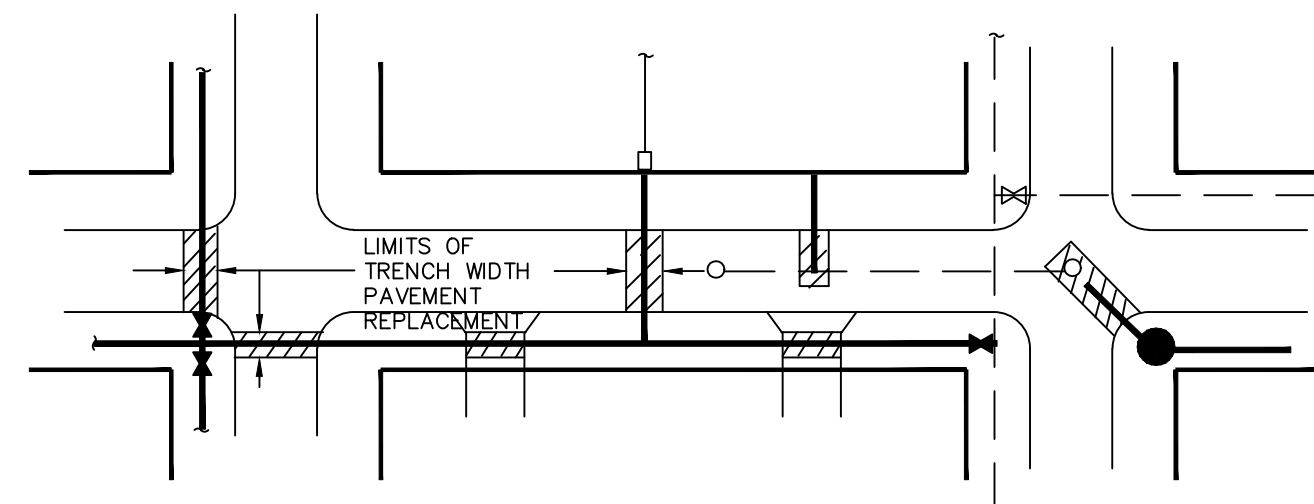
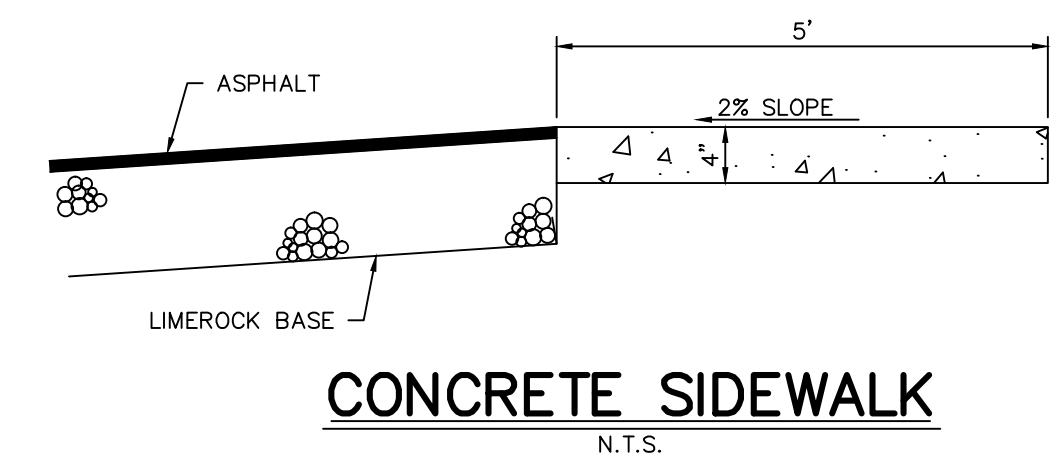
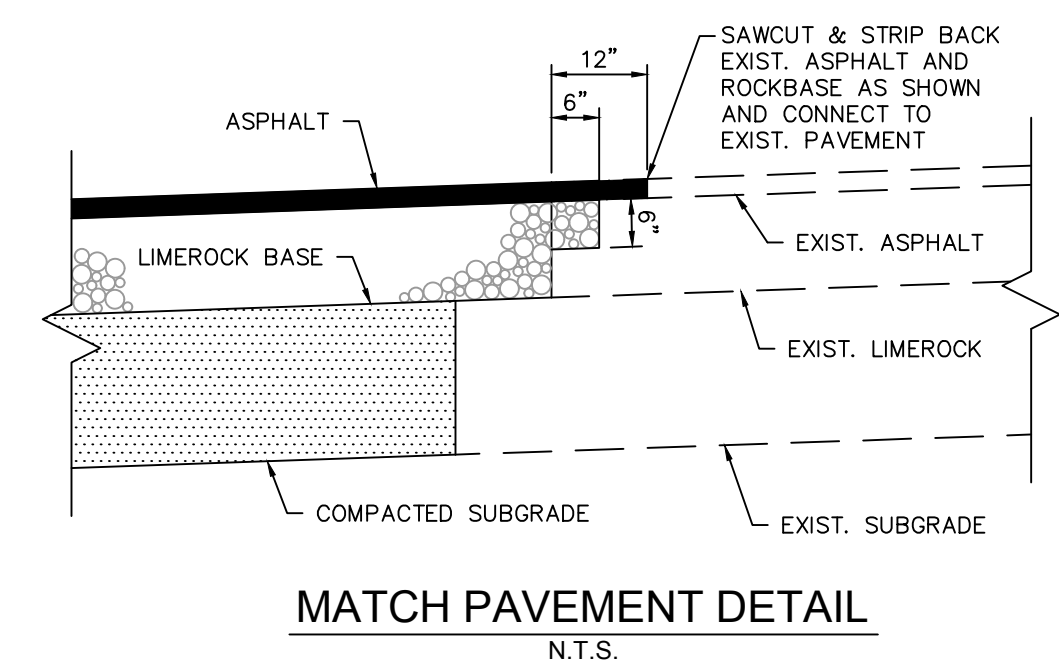
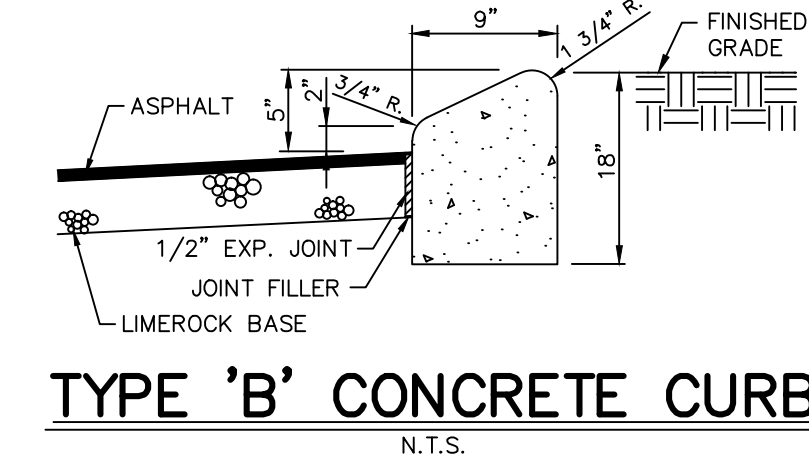
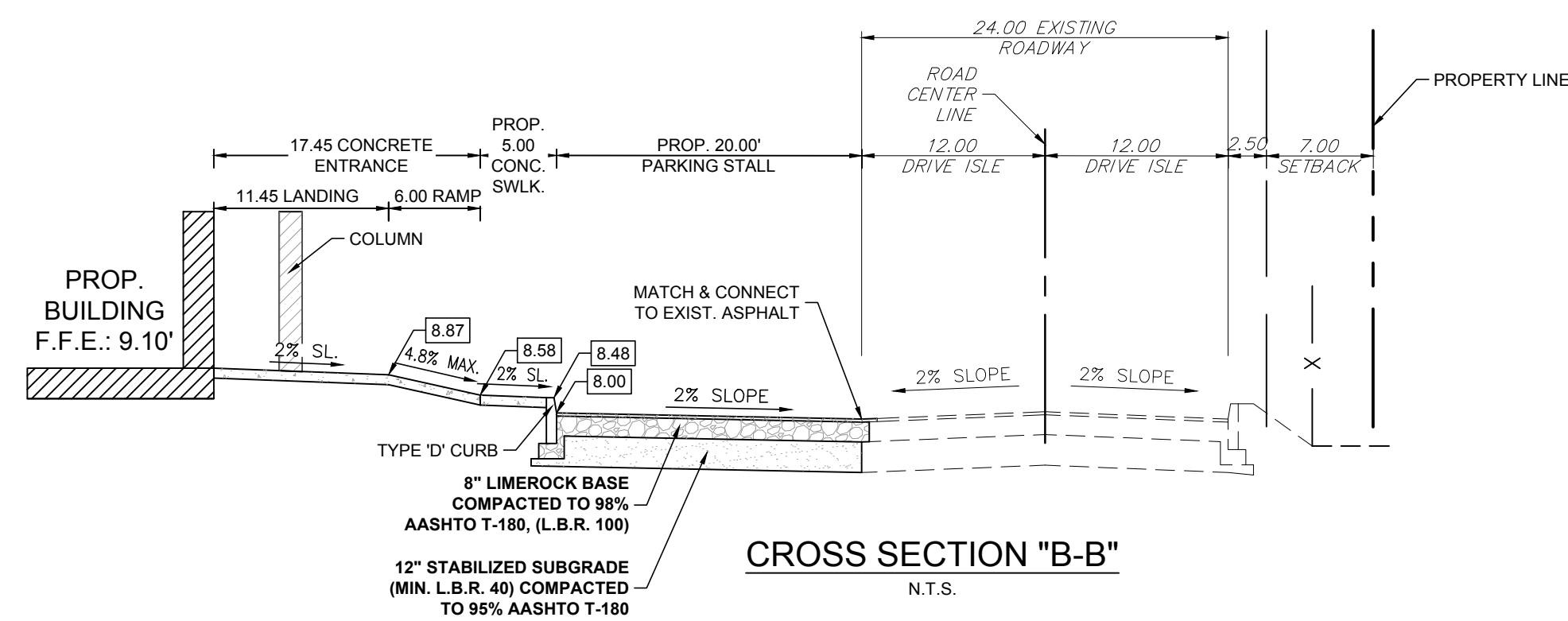
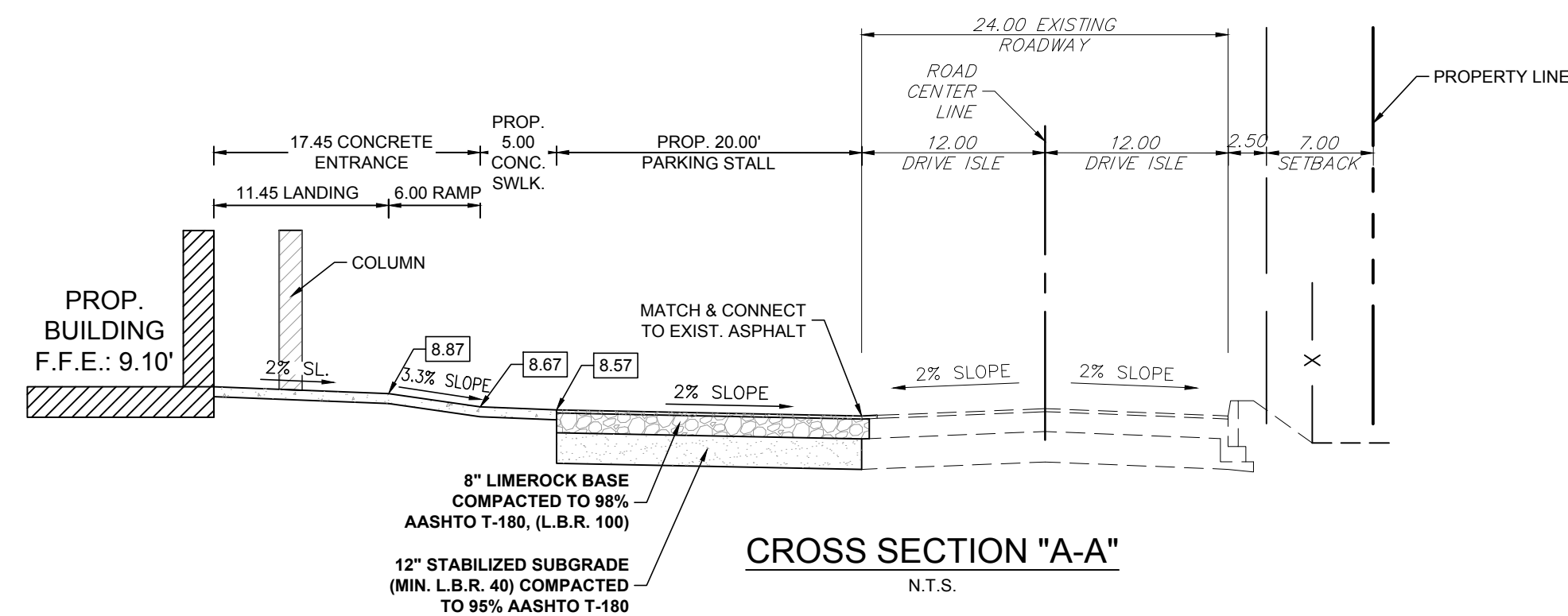
DRAWN BY:

03/25/2016

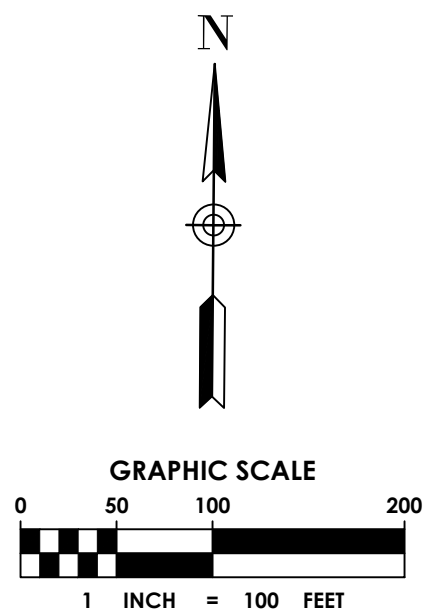
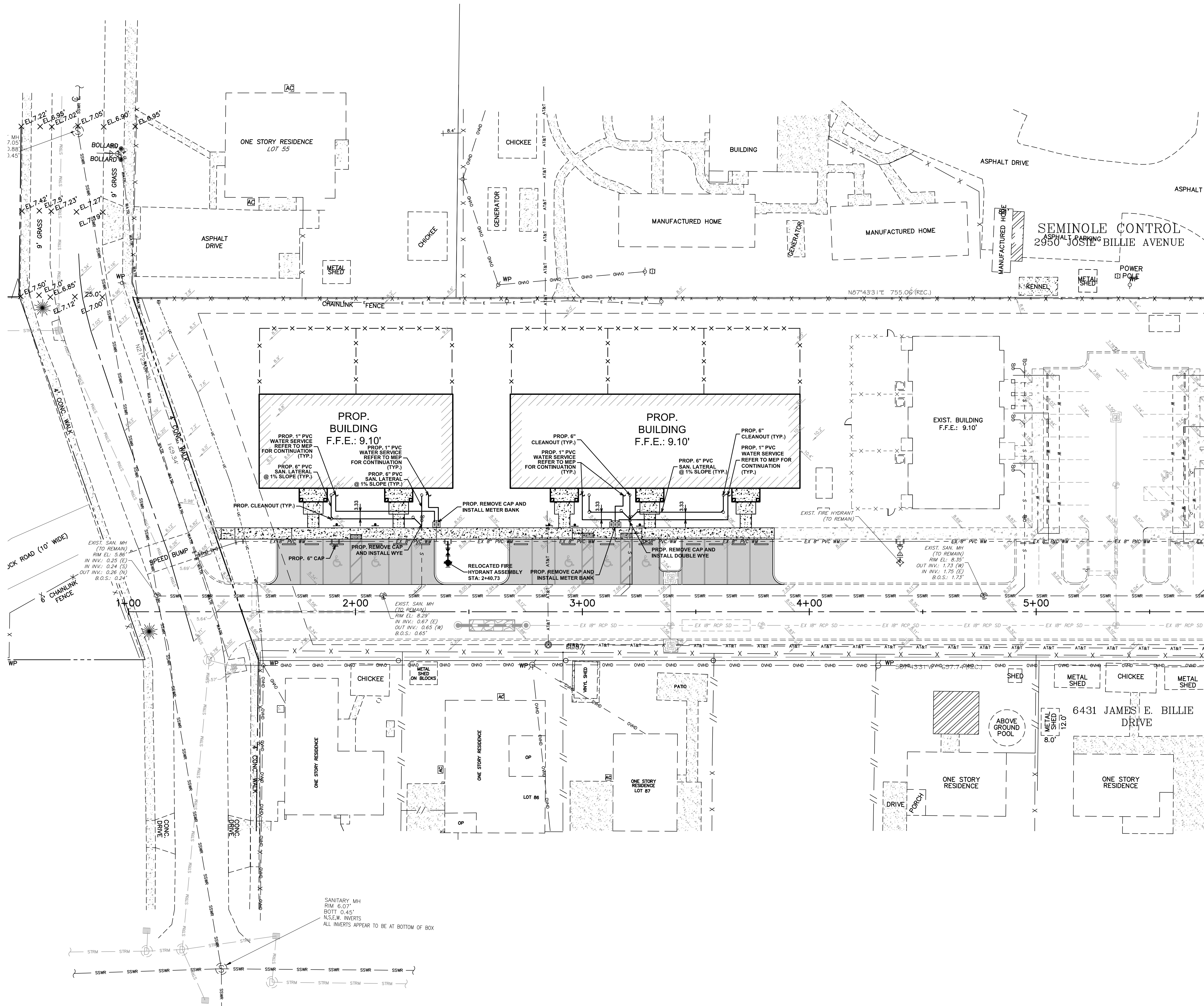
SHEET#

PDD-1

5 OF 11



Plot Date: 8/10/2016 1:44:51 PM Username: JHall Layout Name: WS-1
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LEGEND

- EX SAN --- EXISTING SANITARY SEWER MAIN
- S --- EXISTING SERVICE LATERAL INCLUDING PLUG AND CLEANOUT
- EX SAN --- EXISTING SANITARY SEWER MANHOLE
- EX SAN --- EXISTING PIPE FLOW
- EX WM --- EXISTING WATER MAIN
- EX WM --- EXISTING WATER METER AND SERVICE LATERAL
- EX SAN --- EXISTING PLUG
- EX SAN --- EXISTING CAP
- EX SAN --- EXISTING FITTINGS
- EX SAN --- EXISTING FIRE HYDRANT
- EX SAN --- EXISTING GATE VALVE
- EX SAN --- PROPOSED PLUG
- EX SAN --- PROPOSED CAP
- EX SAN --- PROPOSED FIRE HYDRANT
- EX SAN --- PROPOSED TAP SLEEVE AND VALVE
- EX SAN --- PROPOSED GATE VALVE
- EX SAN --- PROPOSED WATER METER AND SERVICE LATERAL

NOTES

1. THESE EXISTING CONDITIONS (EX) DRAWINGS WERE BASED ON THE SURVEY PREPARED BY THE SEMINOLE TRIBE OF FLORIDA SURVEY AND MAPPING DEPARTMENT, DATED 12/17/13 AS WELL AS AS-BUILT INFORMATION PREPARED BY ATLANTIC COAST SURVEYING, INC. DATED 07/14/10. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. G.I.S. INFORMATION AND FIELD VISITS. ADDITIONAL EXISTING CONDITION INFORMATION IS OBTAINED FROM THE DESIGN DOCUMENTS FOR PHASE I OF THIS PROJECT.
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3. EXISTING UTILITIES SHOWN BASED ON UTILITY AS-BUILTS AND BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD LOCATE AND CONFIRM ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO ANY CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES.

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ON THE DRAWINGS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. 0.00' NAVD88 IS EQUIVALENT TO 1.609' NGVD29 IN THIS AREA.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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NO.	1.	2.	3.	4.	5.	6.
DATE	08-08-16					
REVISIONS						
BUILD DEPT. COMMENTS						

CHEN-MOORE & ASSOCIATES
155 South Miami Avenue,
Penthouse II-A
Miami, FL 33130
786.497.1500
www.chenmoore.com

CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
JOSE L. ACOSTA, P.E.
REGISTRATION NO. 63827
DATE:

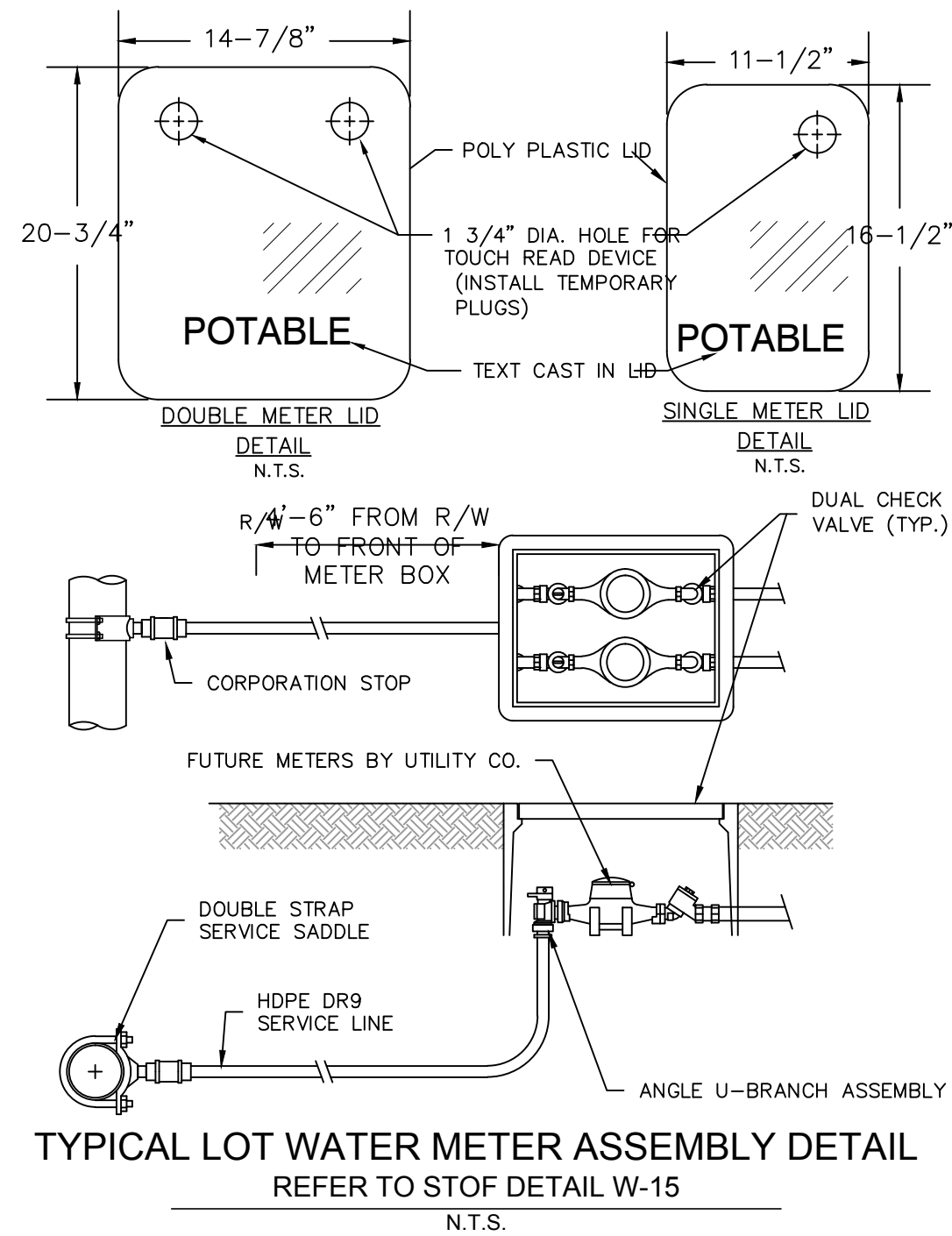
A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
2 & 3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

DATE: 03/25/2016 DRAWN BY: AA DESIGN BY: PDK PROJECT #: 284.002

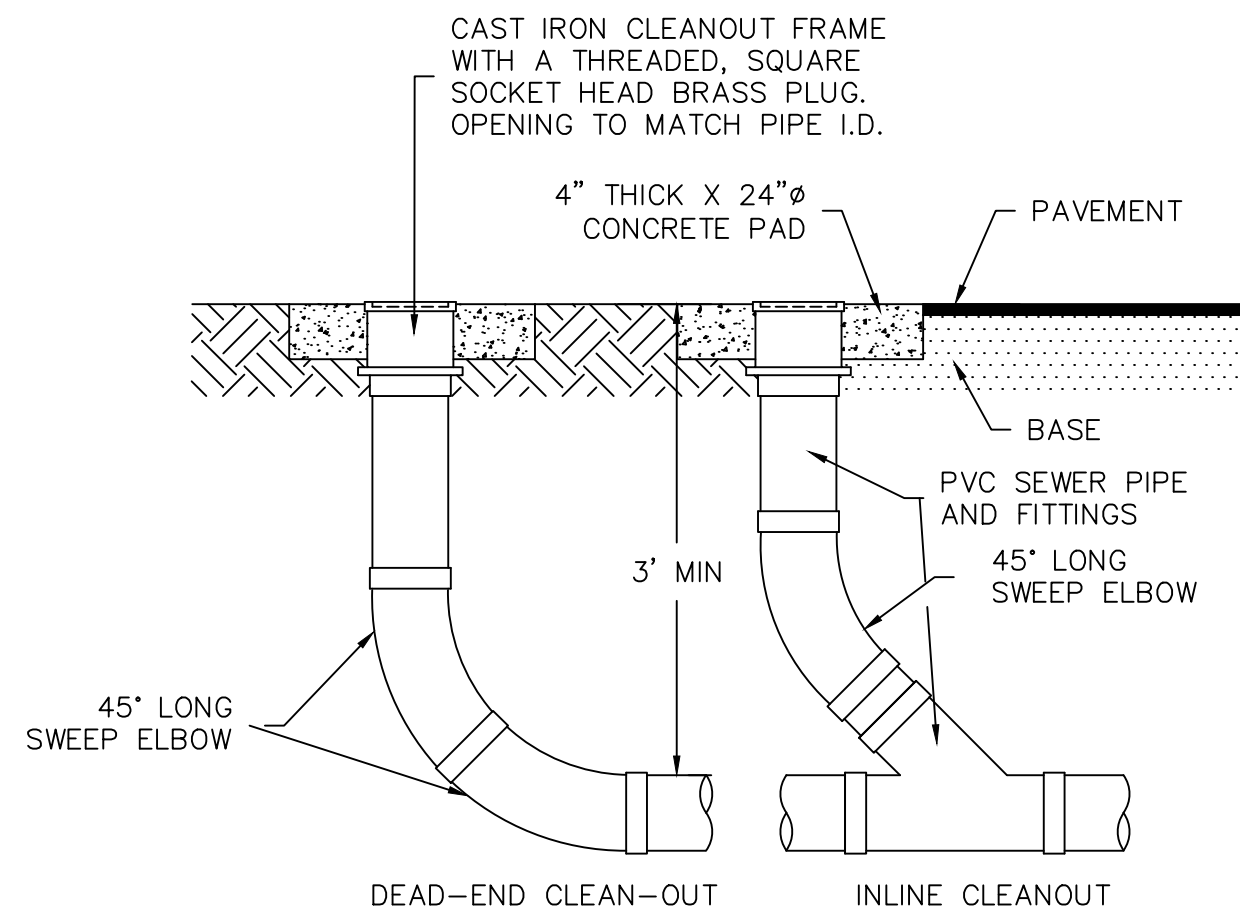
WATER & SEWER PLAN

SHEET#

WS-1

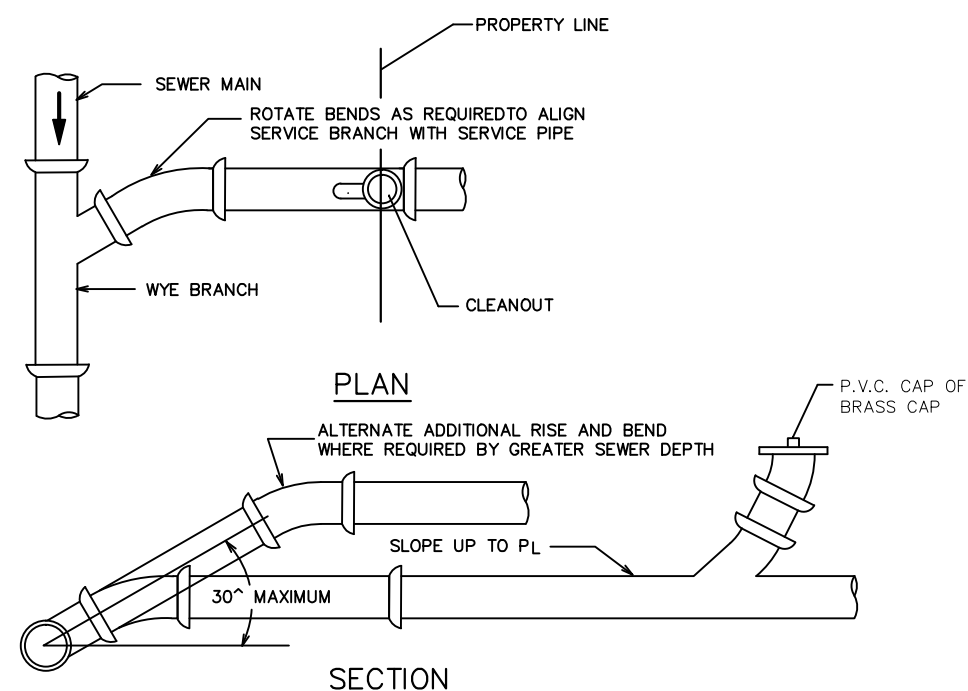


TYPICAL LOT WATER METER ASSEMBLY DETAIL
REFER TO STOF DETAIL W-15
N.T.S.



NOTE: IN PAVED AREAS INSTALL CONCRETE PAD AFTER PAVING IS COMPLETE.

CLEAN-OUT DETAIL
(6" AND SMALLER MAINS)

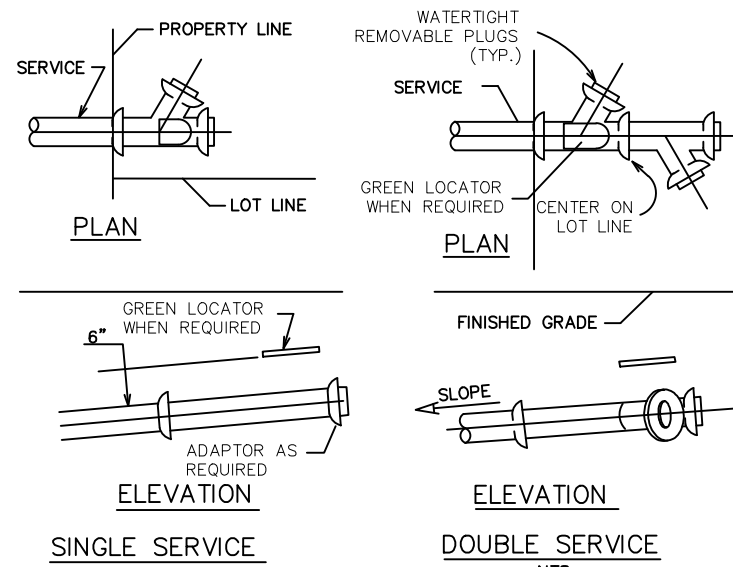


NOTES

1. SEE LATERAL CONNECTIONS DETAILS ON THIS SHEET FOR PIPE SIZES, SLOPE, ETC.
2. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0".
3. CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL HAVE A COVER U.S. FOUNDRY 7621 OR APPROVED EQUAL.

FOR NEW CONSTRUCTION

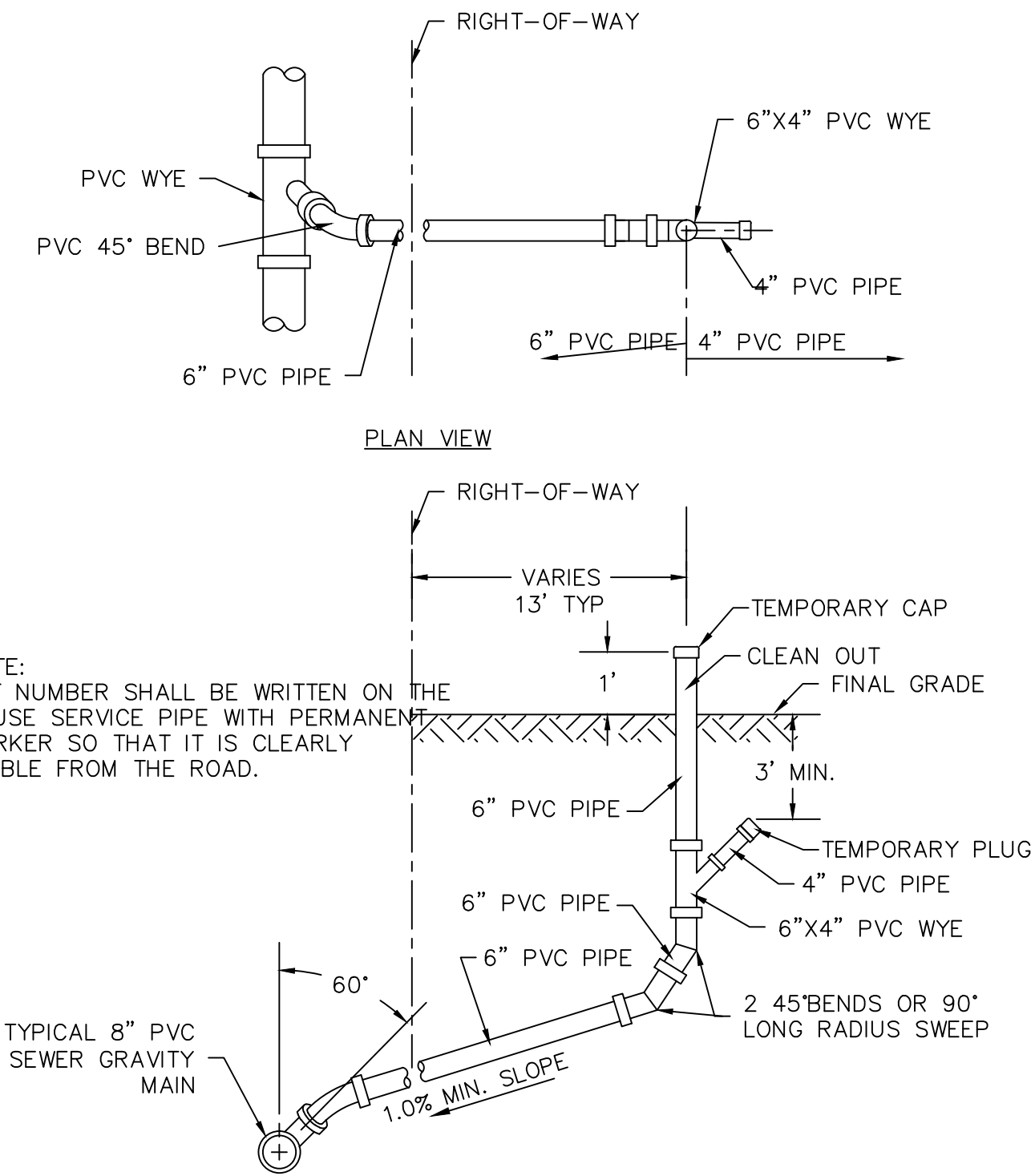
STANDARD LATERAL DETAIL
N.T.S.



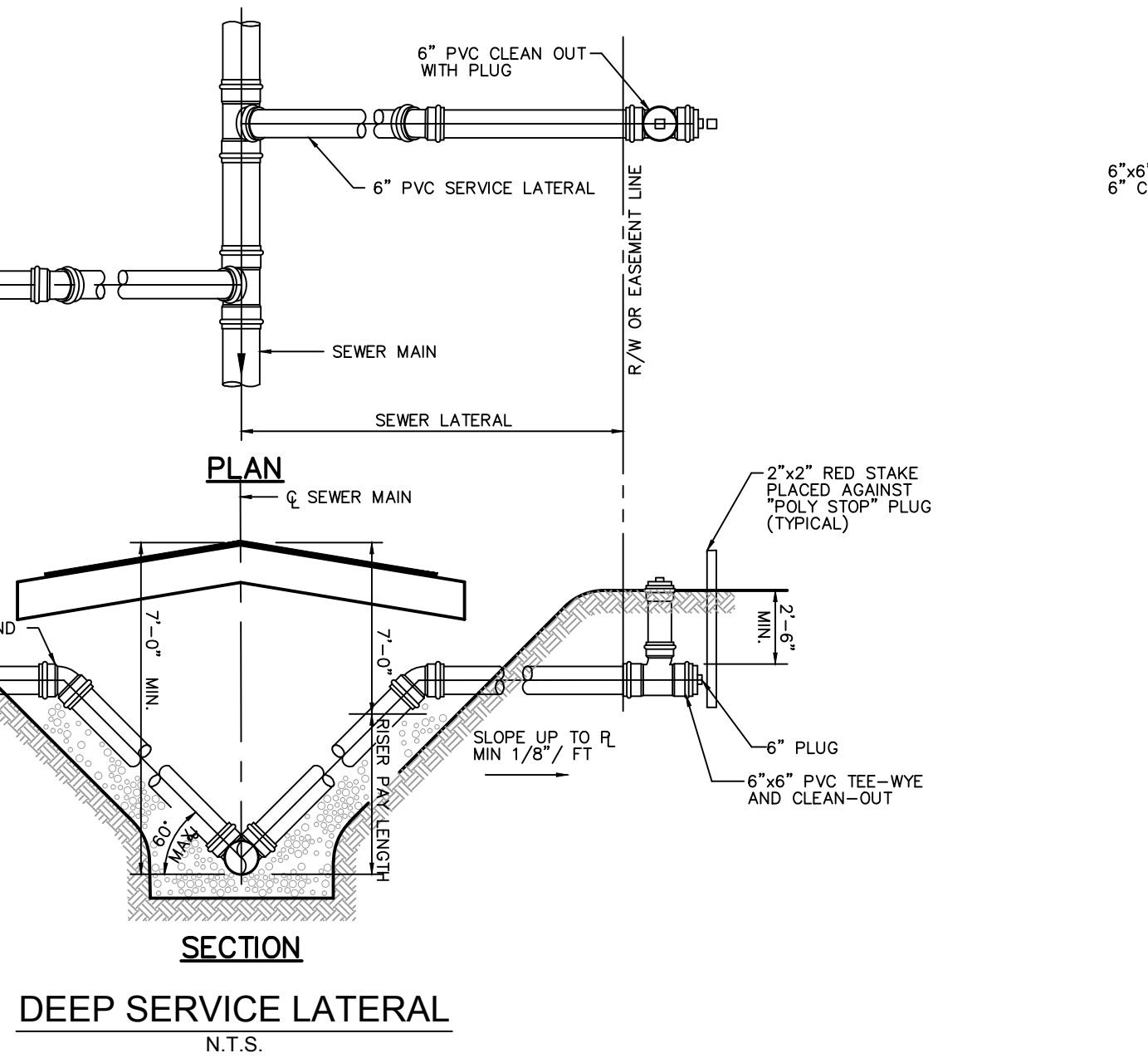
NOTES

1. SINGLE FAMILY RESIDENTIAL SERVICE LATERAL SHALL BE 6" (SINGLE OR DOUBLE) WITH 4" CONNECTIONS. (THIS INCLUDES MULTIPLE UNITS INDIVIDUALLY CONNECTED.)
2. MINIMUM SLOPES: 6" LATERAL - 1/8" PER FOOT
8" LATERAL - 1/8" PER FOOT

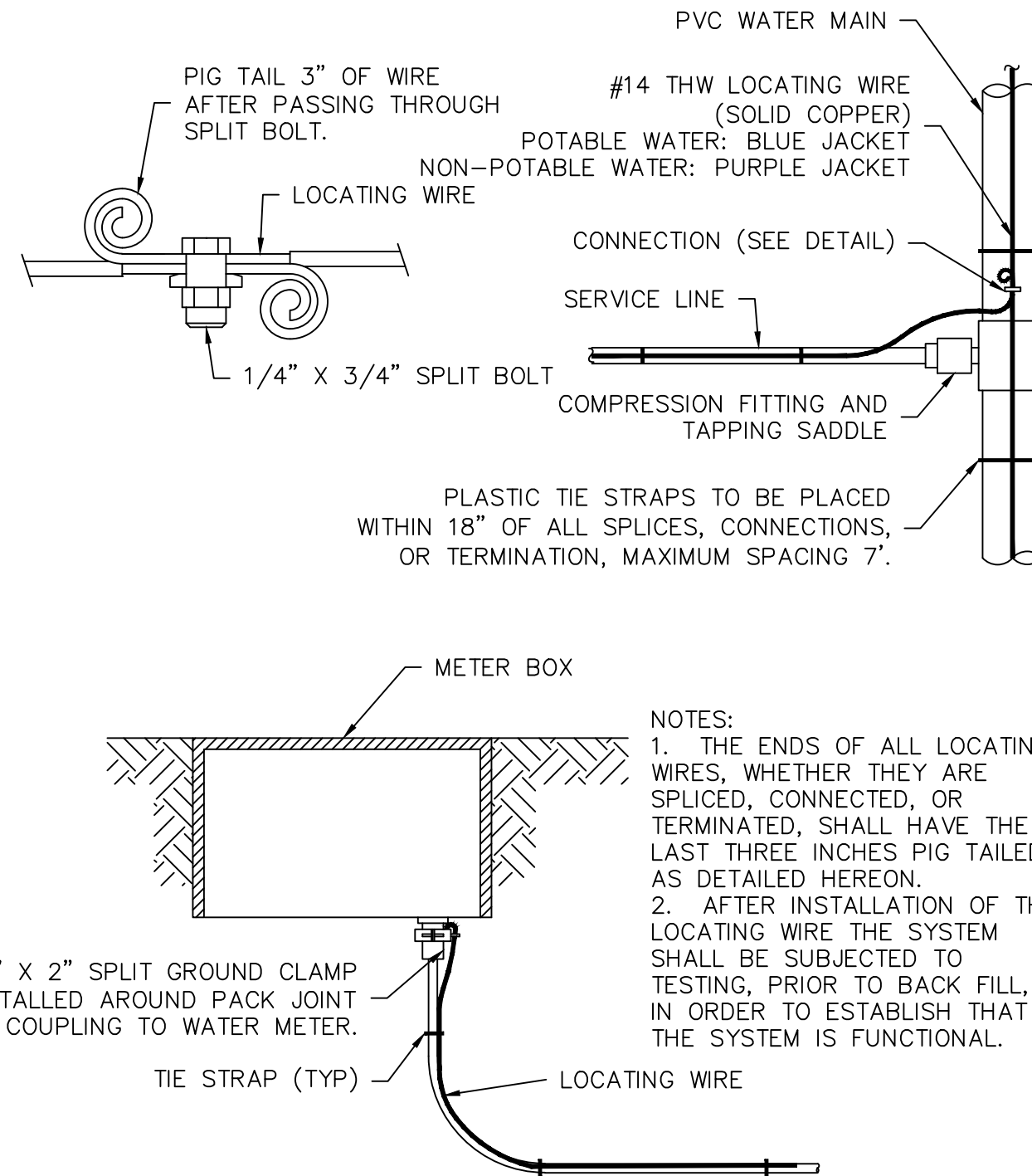
LATERAL CONNECTION DETAIL
N.T.S.



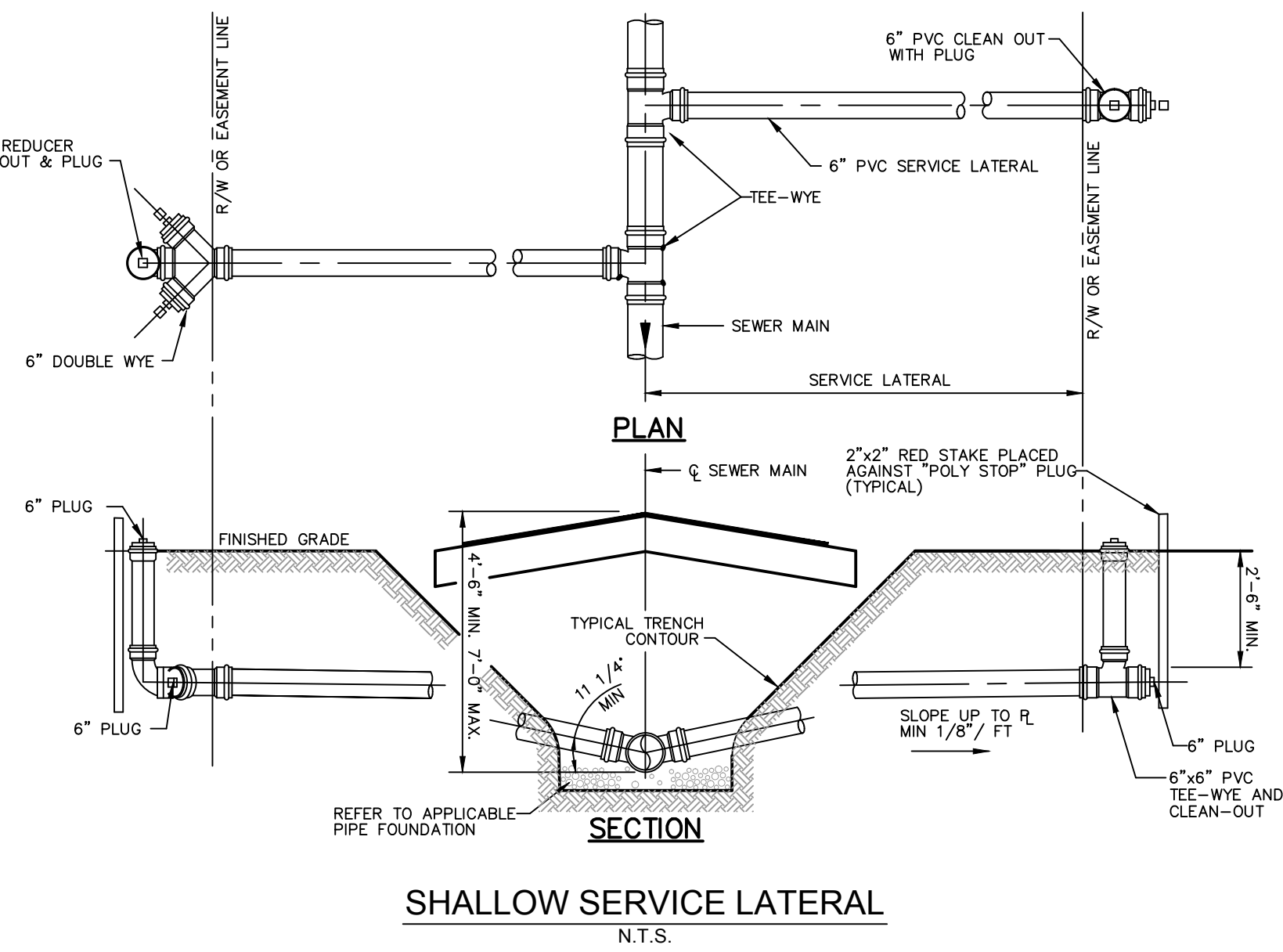
SANITARY SEWER SINGLE SERVICE



DEEP SERVICE LATERAL
N.T.S.



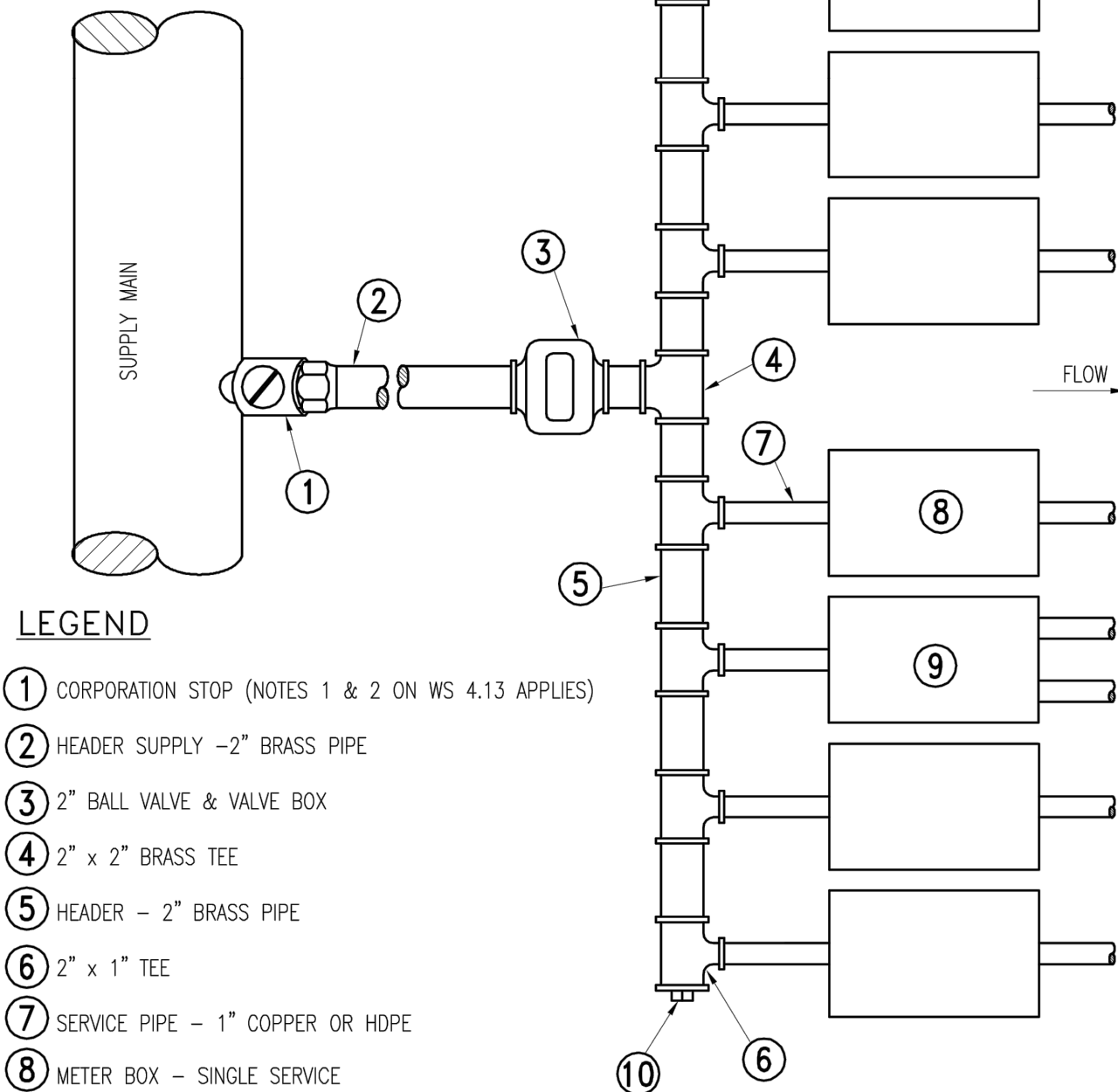
WATER SERVICE LOCATING WIRE DETAIL



SHALLOW SERVICE LATERAL
N.T.S.

NOTES

1. MAXIMUM OF 10-56" METERS OR 5-1" METERS.
2. FOR LARGER DEMAND SEE WS 4.16 SHEET 2 OF 2.
3. METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE.



LEGEND

- 1 CORPORATION STOP (NOTES 1 & 2 ON WS 4.13 APPLIES)
- 2 HEADER SUPPLY - 2" BRASS PIPE
- 3 2" BALL VALVE & VALVE BOX
- 4 2" x 2" BRASS TEE
- 5 HEADER - 2" BRASS PIPE
- 6 2" x 1" TEE
- 7 SERVICE PIPE - 1" COPPER OR HDPE
- 8 METER BOX - SINGLE SERVICE
- 9 METER BOX - DUAL SERVICE
- 10 2" BRASS PLUG

METER BANK
2" SUPPLY DETAIL

WATER SERVICE NOTES

1. COVER OVER WATER SERVICE LINES TO BE 18" MINIMUM BELOW FINISHED GRADE.
2. POLYTUBE TO BE BEDDED IN BACKFILL OF SAND WITH NO GREATER THAN 1" DIAMETER.
3. METER STOPS TO HAVE 8" TO 10" OF COVER.
4. METER AND METER BOX SUPPLIED AND INSTALLED BY UTILITY DEPARTMENT AFTER APPLICABLE FEES ARE PAID.
5. POLYTUBE SERVICES UNDER PAVEMENT SHALL BE SLEEVED WITH GALVANIZED STEEL PIPE OR SCH. 80 P.V.C. TO 2' BEYOND LIMITS OF PAVEMENT & PLUG ENDS OF SLEEVES WITH SEALANT.
6. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2" x 4" TREATED STAKE, PAINTED BLUE.

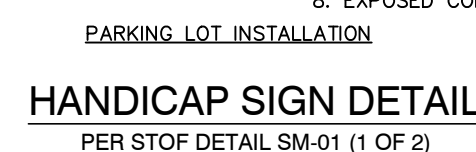
SEWER SERVICE NOTES

1. MINIMUM SLOPE OF ALL SERVICE LATERALS SHALL BE 1/8" PER FT.
2. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE.
3. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2" x 4" TREATED STAKE, PAINTED RED.
4. EACH SERVICE CONNECTION SHALL BE PLUGGED WATERTIGHT WITH AN APPROVED PLUG.
5. CONTRACTOR SHALL ROUGH IN RISER TO 1' ABOVE FINISHED GRADE, AND PLUG. AT PROJECT COMPLETION CUT BACK TO FINISHED GRADE.

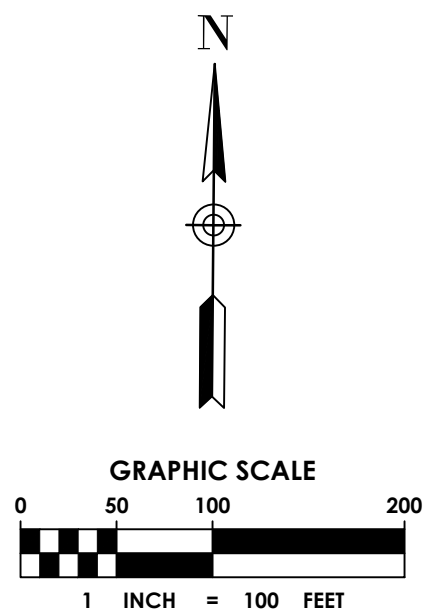
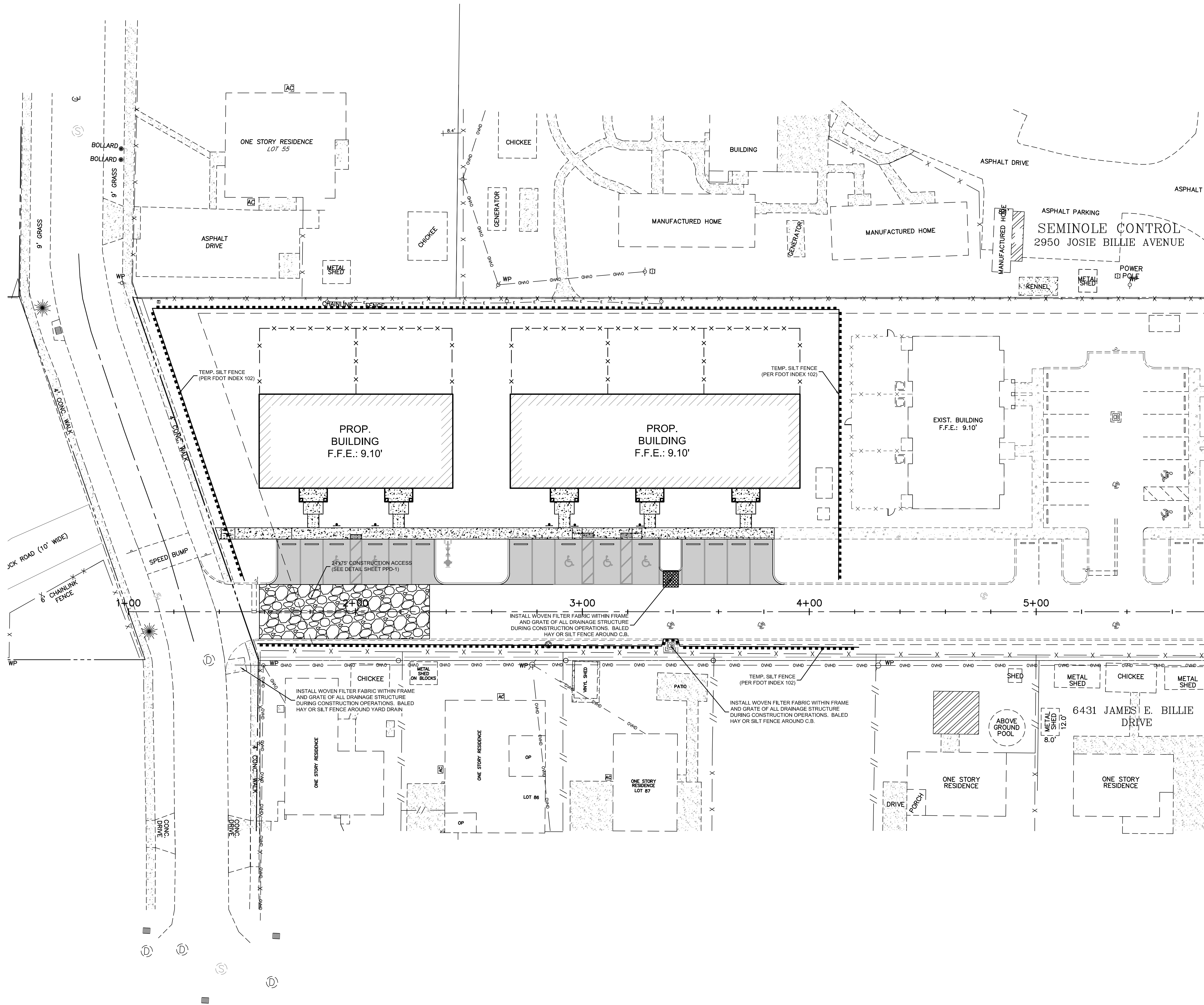
NO.	1.	2.	3.	4.	5.	6.
DATE	08-08-16					
REVISIONS						
BUILD DEPT.	COMMENTS					
CHEN-MOORE & ASSOCIATES 155 South Miami Avenue, Penthouse II-A Miami, FL 33130 786.497.1500 www.chenmoore.com						
CERTIFICATES OF AUTHORIZATION EB4593 LC26000425						
REGISTRATION JOSE L. ACOSTA, P.E. REGISTRATION NO. 63827 DATE: _____						
A RESIDENTIAL PROJECT FOR: HOLLYWOOD TOWNHOMES 2 & 3 UNIT TOWNHOME SEMINOLE TRIBE OF FLORIDA 6341, 6343, 6345, 6351, 6353 PRISCILLA SAYEN WAY HOLLYWOOD, FLORIDA 33024						
DATE:	03/25/2016	DRAWN BY:	AA	DESIGN BY:	PKK	PROJECT #:
WATER & SEWER DETAILS						
SHEET #						
WSD-1						

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Plot Date: 8/10/2016 1:46:15 PM Username: JHall Layout Name: PPP-1
Folder Path: V:\Projects\2016\16-284.002 - Hollywood Townhomes Design\Additional Service\CAD\Plans Filename: 284.002 - Pollution Prevention Plan.dwg Last Saved: 8/8/2016 7:59:54 AM



LEGEND

TEMPORARY SILT FENCE
TEMPORARY HAYBALES
TEMPORARY FILTER FABRIC
INLET PROTECTION

NOTES

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REVISIONS		DATE
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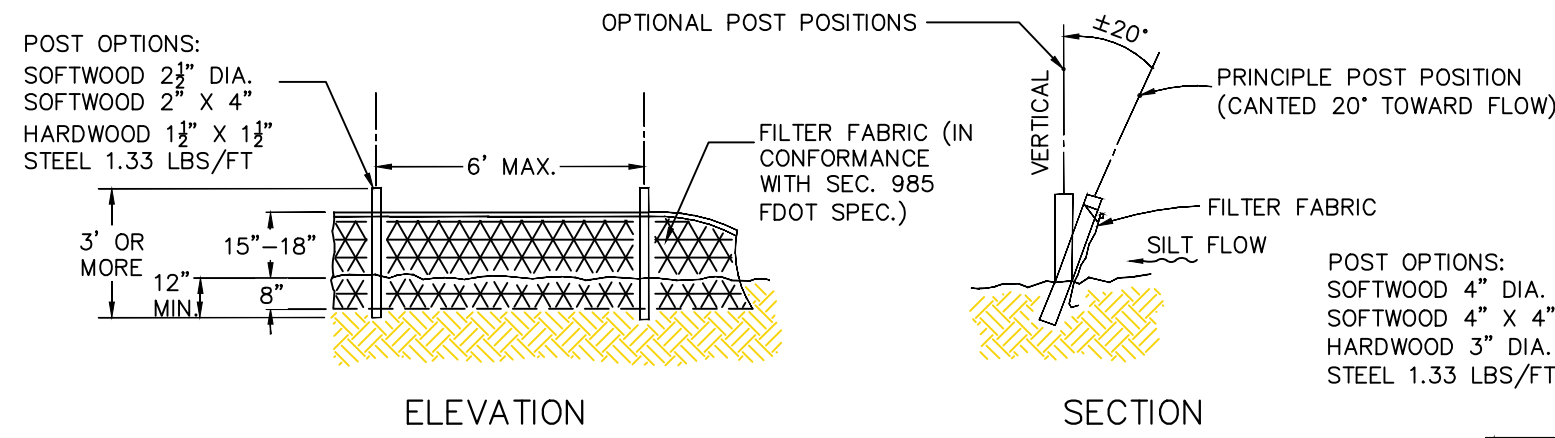
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6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
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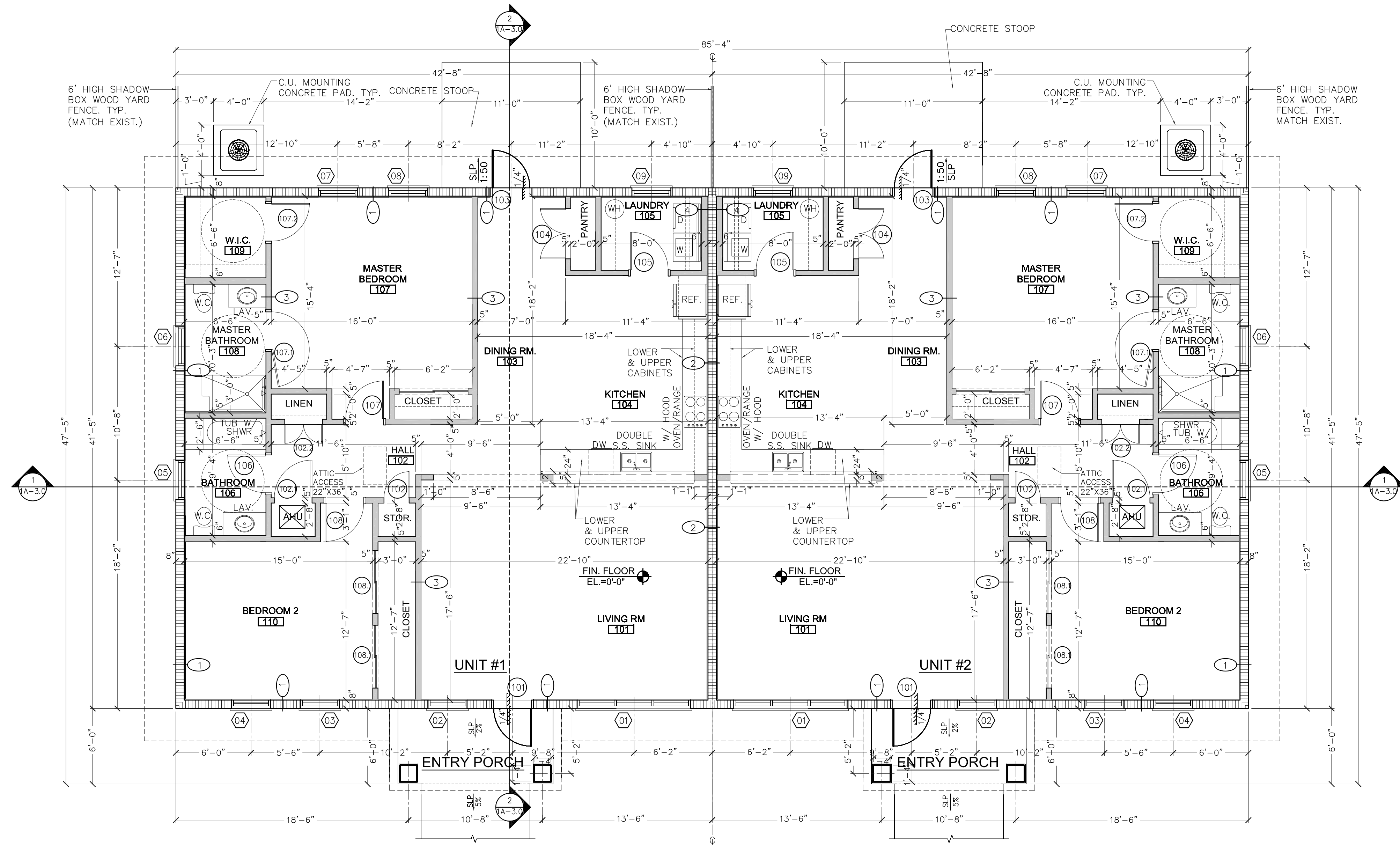
STORM WATER POLLUTION PREVENTION PLAN

DATE: 03/25/2016 DRAWN BY: AA DESIGN BY: PDK PROJECT #: 284.002

PPP-1

10 OF 11





FLOOR PLAN
SCALE: 3/16"=1'-0"
1
1A-1.0

WALL TYPES NOTES

- PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEM AND THROUGH PENETRATE FIRESTOP DEVICES, SEALANT AND RELATED PRODUCTS FOR FIRE-RATED FLOOR AND WALL PENETRATIONS (AND SEALING TOP OF RATED WALLS TO DECK OR BOTTOM OF CONC. SLAB). THIS WORK ALSO INCLUDES FIRESTOPPING AT PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS. ALL RATED WALL PENETRATIONS SHALL MAINTAIN THE INTEGRITY OF THE WALL ASSEMBLY.
- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TAKEN FROM EXT. FACE OF CMU OR CONCRETE TO FACE OF FINISH, OR FACE OF FINISH FACE OF FINISH.
- WHERE CHASE, PILASTER AND COLUMN ENCLOSURES OCCUR, GYPSUM BD. MAY BE OMITTED ON CONCEALED SIDE UNLESS REQUIRED FOR FIRE RATING.
- REFER TO LIFE SAFETY PLAN FOR FIRE RATING LAYOUT.
- PROVIDE FIRE RATED CONSTRUCTION IN ACCORDANCE WITH SPECIFICATION ON THIS SHEET.
- REFER TO FINISH PLANS FOR BATHROOM AND KITCHEN.
- EXTEND GYPSUM BOARD FOR FULL HEIGHT OF WALL ON RATED WALLS. TYPICAL.
- PROVIDE MOISTURE RESISTANT WALL BOARD AT ALL WALLS IN BATHROOM, TOILET AND LAUNDRY LOCATIONS
- EXTEND GYPSUM BOARD 6" ABOVE HIGHEST CEILING ON NON RATED INTERIOR PARTITIONS. TYPICAL.

WALL TYPES			
MARK	DETAIL	DESCRIPTION	FIRE UL*
1		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. INSIDE OF 8" CMU WALL. PROVIDE STUCCO AT EXTERIOR	2 HR. FBC ITEM 3.1.1.
2		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. EACH SIDE OF 8" CMU WALL. EXTEND TO UNDERSIDE OF ROOF DECK	2 HR. FBC ITEM 3.1.1.
3		25 GA. INT. PARTITION OF 3 5/8" METAL STUD @ 24" O.C. W/ 5/8" GWB FINISH ON 2 SIDES.	
4		25 GA. INT. PARTITION OF 6" METAL STUD @ 24" O.C. W/ 5/8" GWB FINISH ON 1 SIDE ONLY.	

DATE

REVISIONS

NO.

1

2

3

4

5

6

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201
COOPER CITY, FL 33328

PHONE: (954) 434-2053
FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA
6351. 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349
CA# 27776

DATE: 6/28/2016

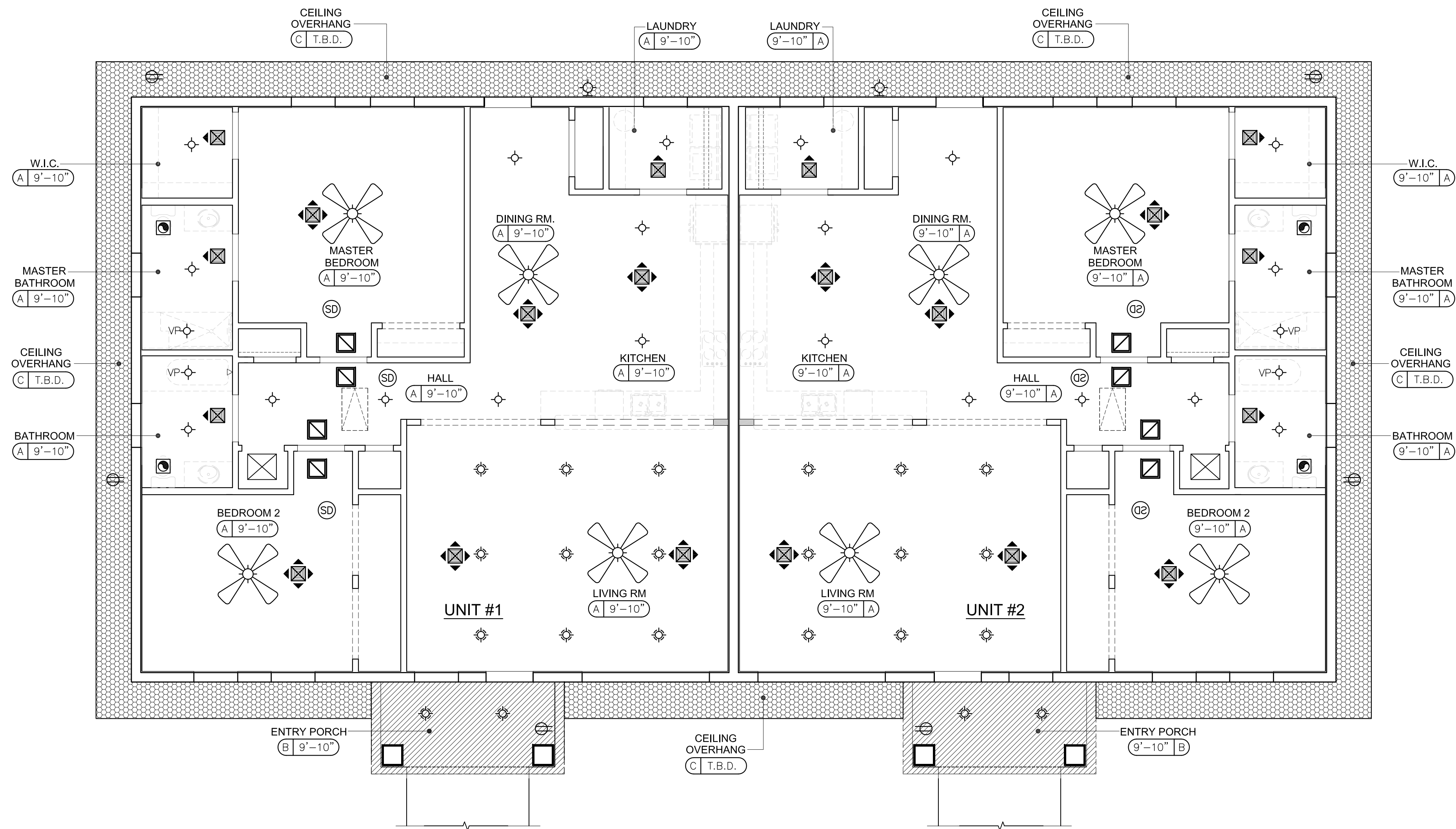
DRAWN BY: CT

DESIGN BY: GB

FLOOR PLAN

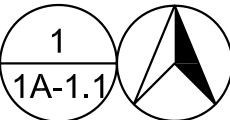
SHEET#

1A-1.0



REFLECTED CEILING PLAN

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



CEILING FINISHES		
TYPE	DESCRIPTION	ELEV.
A	5/8" GYPSUM BOARD ON 1" X 2 " FURRING STRIPS @ 16" O.C.	9'-10"
B	7/8" SMOOTH STUCCO FINISH OVER HIGH RIBBED METAL LATH NAILED TO 1x3 WD FURRING SECURE TO STRUCT.	9'-10"
C	7/8" SMOOTH STUCCO FINISH OVER HIGH RIBBED METAL LATH NAILED TO 1x3 WD FURRING SECURE TO STRUCT.	T.B.D.

REFLECTED CEILING PLAN LEGEND	
TYPE	DESCRIPTION
	CEILING FAN W/LIGHT
	SUPPLY AIR GRILLE (CEILINGMOUNTED)
	SUPPLY AIR GRILLE (CEILING MOUNTED)
	RETURN AIR GRILLE (CEILING MOUNTED)
	EXHAUST FAN
	RECESSED LIGHTING HI-HATS, 75W MAX
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	SURFACE MOUNTED CEILING LIGHT FIXTURE-VAPOR PROOF
	EXTERIOR SURFACE MOUNTED WALL SCONCE
	DUPLEX RECEPTACLE
	SMOKE DTCTR (110V) INTER CONNECTED - CLG. MOUNT W/ BATTERY BACKUP - COMPLY WITH NFPA 72 AND FBC 905.2
	22"x36" ATTIC ACCESS
	CEILING FINISH TYPE AND HEIGHT TAG (FROM FINISH FLOOR)

SUSPENDED CEILINGS GENERAL NOTE:
REFER TO FIXTURES MANUFACTURER'S SPECIFICATIONS FOR
PROPER INSTALLATION.

DATE

REVISIONS

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COOPER CITY, FL 33328

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2 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349

CA# 27776

DATE: 6/28/2016

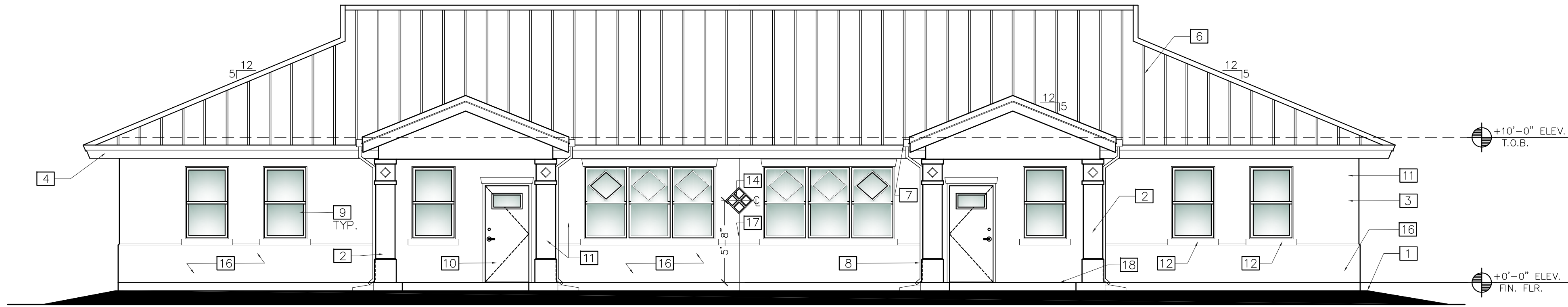
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DESIGN BY: GB

REFLECTED CEILING PLAN

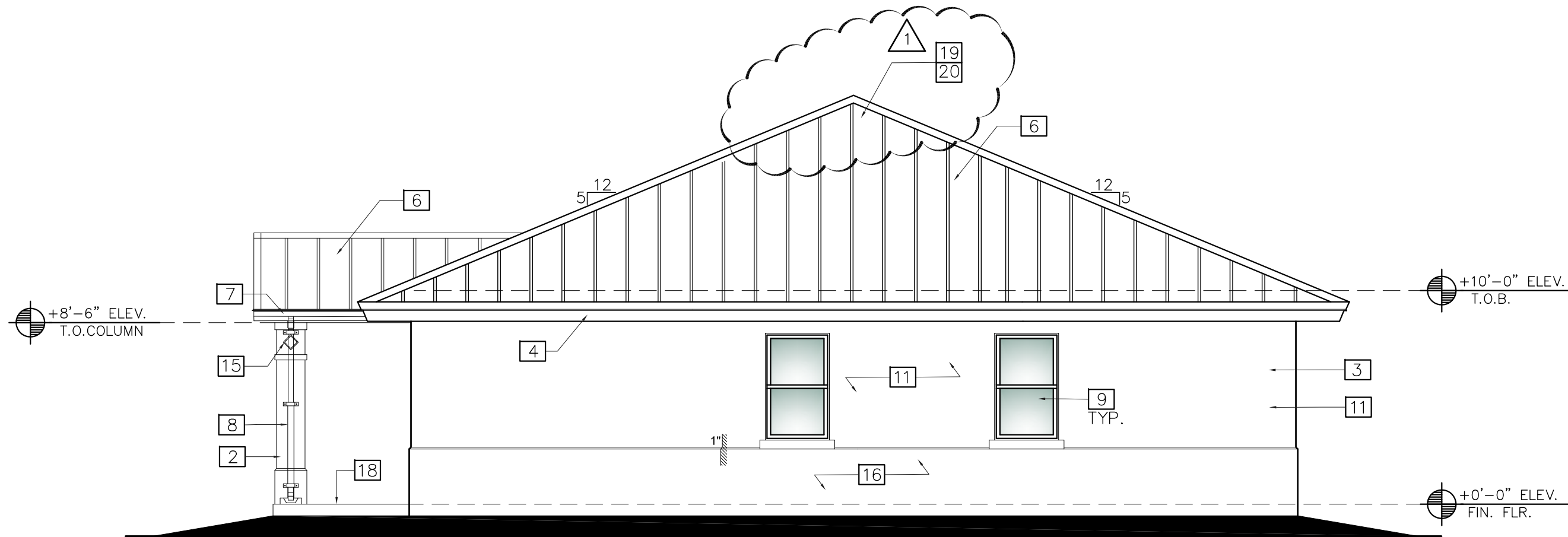
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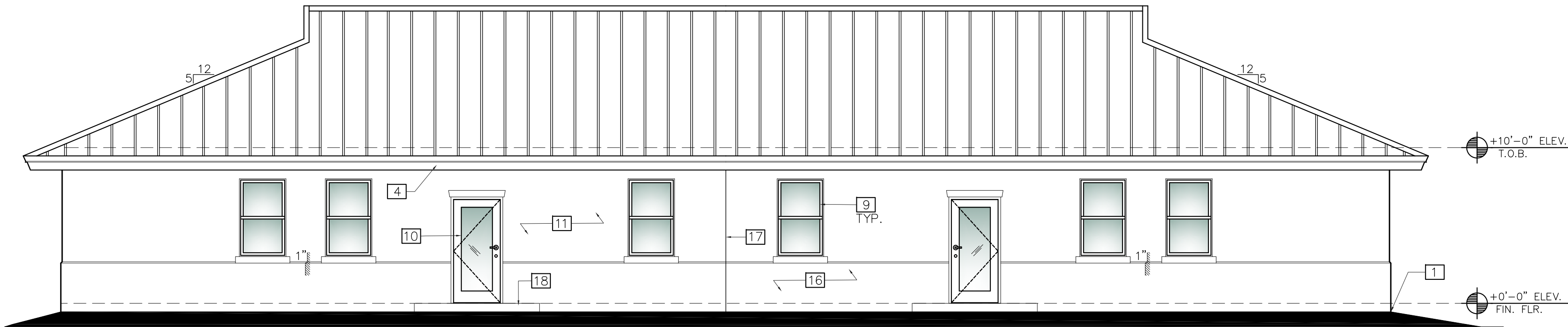
FRONT ELEVATION

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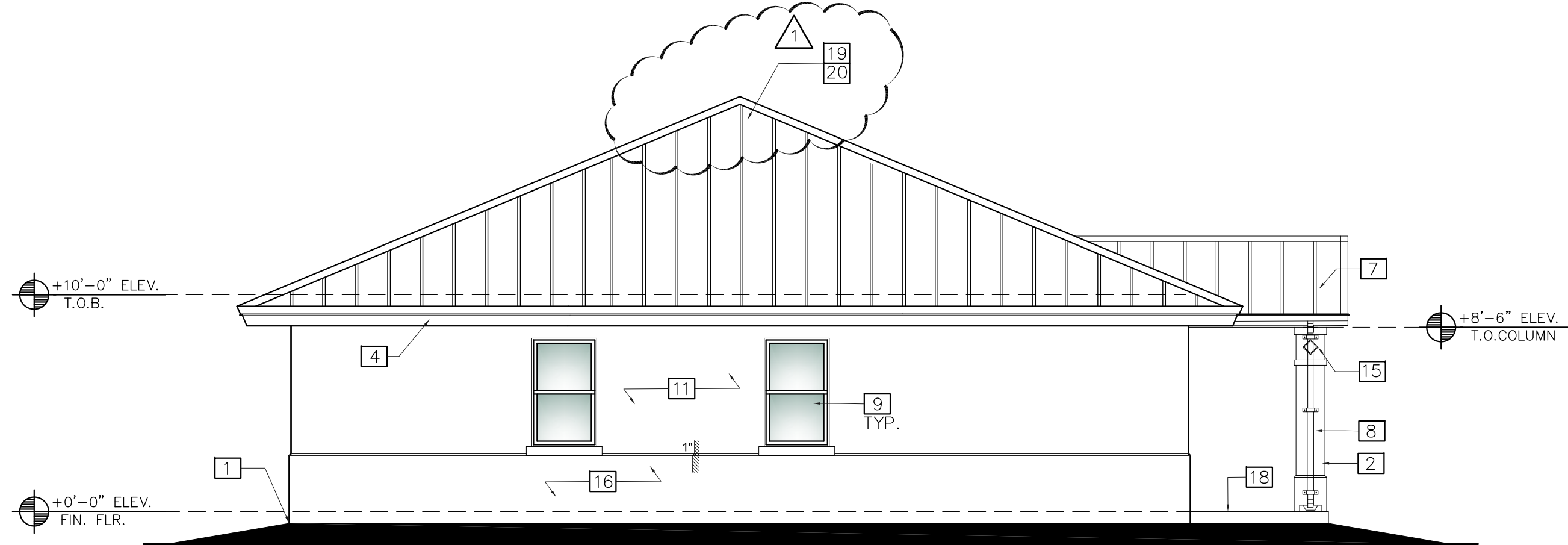
SIDE ELEVATION

SCALE: 3/16"=1'-0"
2
1A-2.0



REAR ELEVATION

SCALE: 3/16"=1'-0"
3
1A-2.0



SIDE ELEVATION

SCALE: 3/16"=1'-0"
4
1A-2.0

EXTERIOR ELEVATION KEY NOTES

- 1 GRADE (REFER TO SITE PLAN)
- 2 16" SQUARE MASONRY COLUMN (REFER TO STRUCTURAL)
- 3 8" MASONRY WALL (REFER TO STRUCTURAL)
- 4 PT. WOOD FASCIA
- 5 P.T. 6"x12" WOOD BEAM (REFER TO STRUCTURAL)
- 6 STANDINGSEAM METAL ROOFING SYSTEM
- 7 ALUMINUM GUTTER
- 8 ALUMINUM DOWNSPOUT
- 9 EXTERIOR IMPACT RESISTANT WINDOW (REFER TO WINDOW SCHEDULE)
- 10 EXTERIOR IMPACT RESISTANT DOOR (REFER TO DOOR SCHEDULE)
- 11 LIGHT TEXTURE STUCCO
- 12 1" RAISED STUCCO SILL, HEAD AND/OR BAND.
- 13 1/2" RAISED STUCCO BAND OVER ADJACENT SURFACE.
- 14 (4) 8"x8" CERAMIC ACCENT TILES DESIGN
- 15 6"x6" CERAMIC ACCENT TILE
- 16 7/8" SMOOTH STUCCO OVER SELF FURRING MTL LATH ON 15# FELT ON 1" RIGID FOAM
- 17 CONTROL JOINT
- 18 CONCRETE STOOP, (REFER TO STRUCTURAL)

- 19 (FRAME WALL) DELETED
- 20 (FAUX WOOD LOUVER) DELETED

GENERAL NOTE: THE KEY NOTES SHOWN ARE FOR REFERENCE ONLY AND DO NOT REFLECT SPECIFICATIONS SECTIONS

NO.	REVISIONS	1. BUILD.	DEPT.	COMMENTS	DATE
1					08-08-16
2					
3					
4					
5					
6					



G. BATISTA & ASSOCIATES
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PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:

PE# 52349
CA# 27776

DESIGN BY: GB

DRAWN BY: CT

ELEVATIONS

SHEET#

1A-2.0



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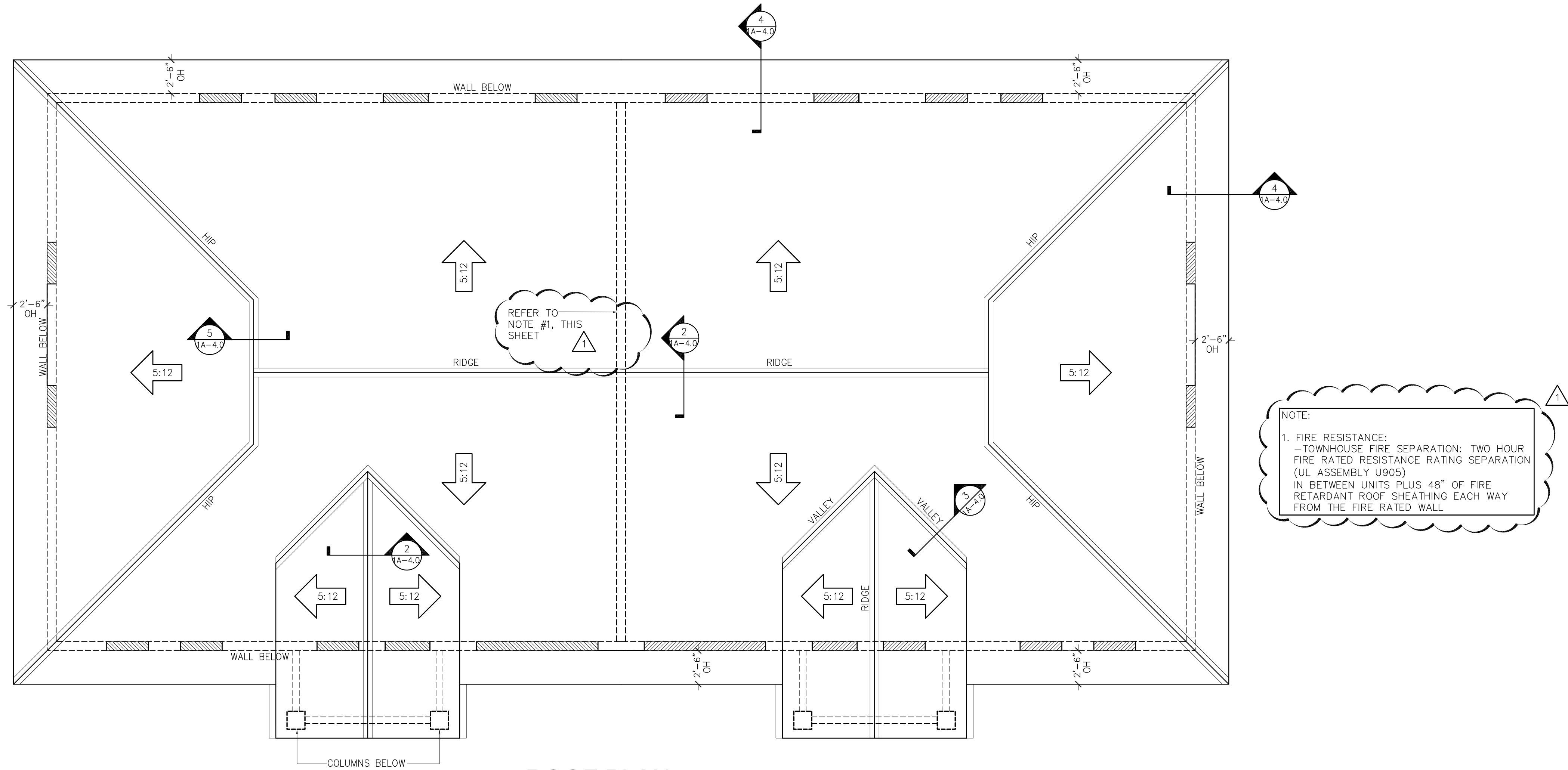
10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053
COOPER CITY, FL 33328 FAX: (954) 434-2056

SEMINOLE TRIBE OF FLORIDA
6351, 6353
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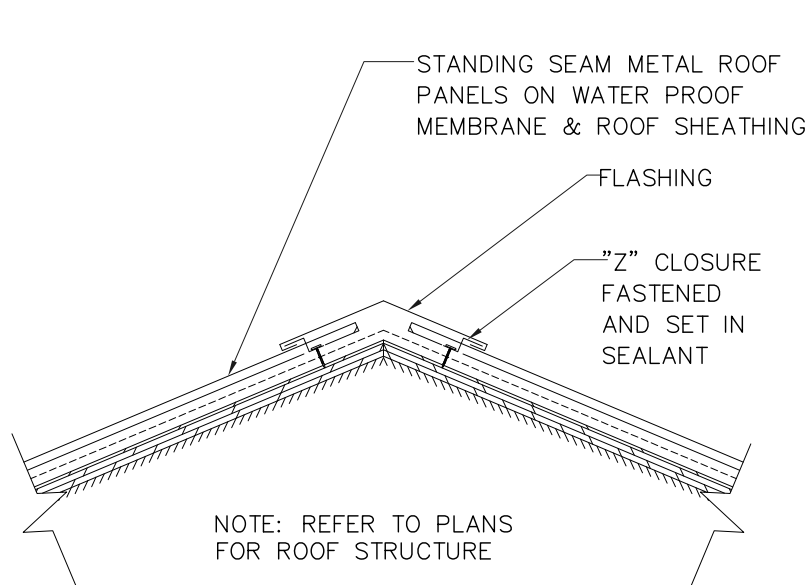
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SHEET#

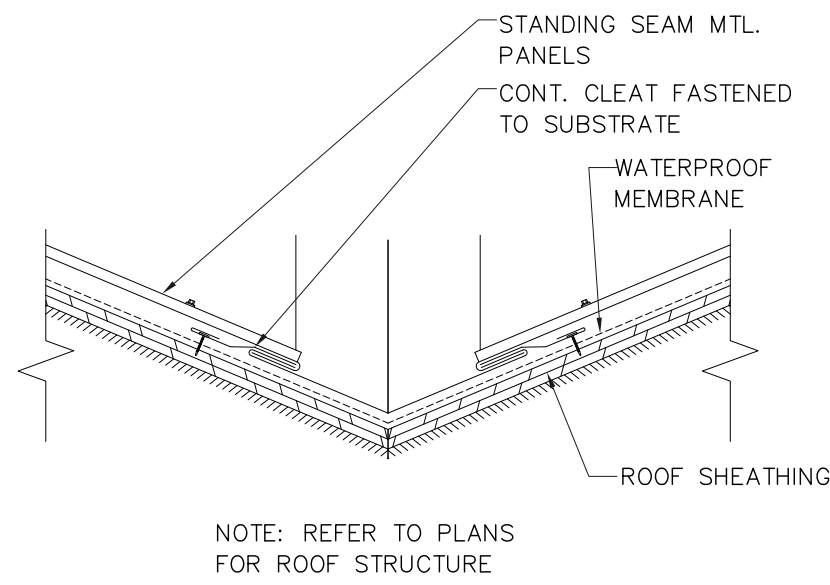
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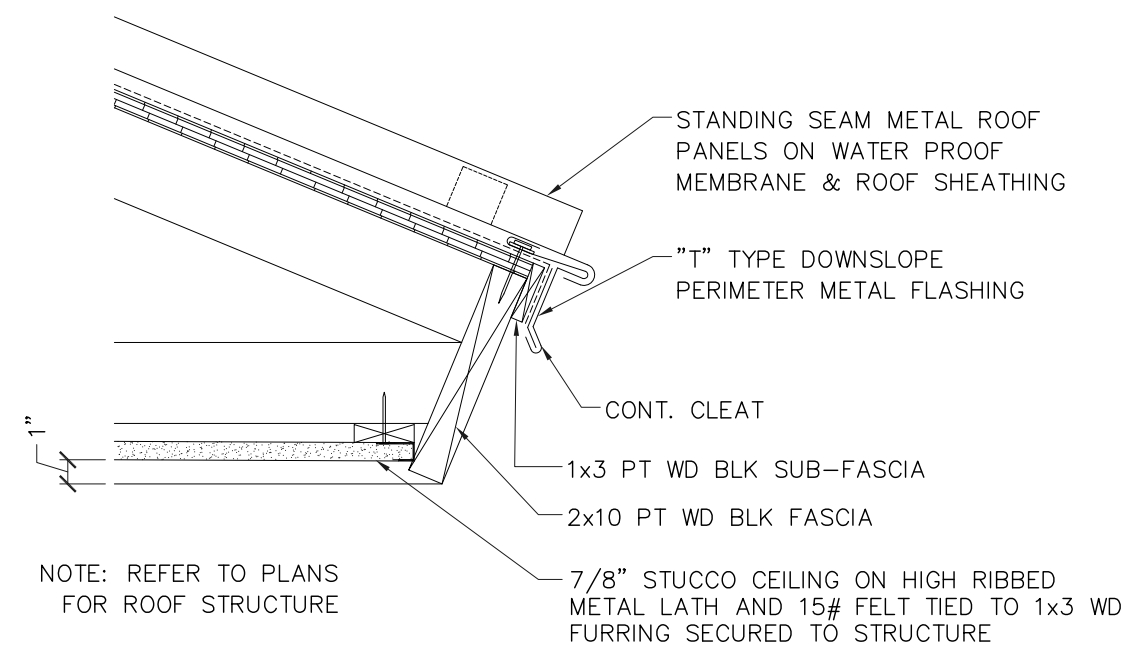
ROOF PLAN
 SCALE: 3/16"=1'-0"
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 1A-4.0



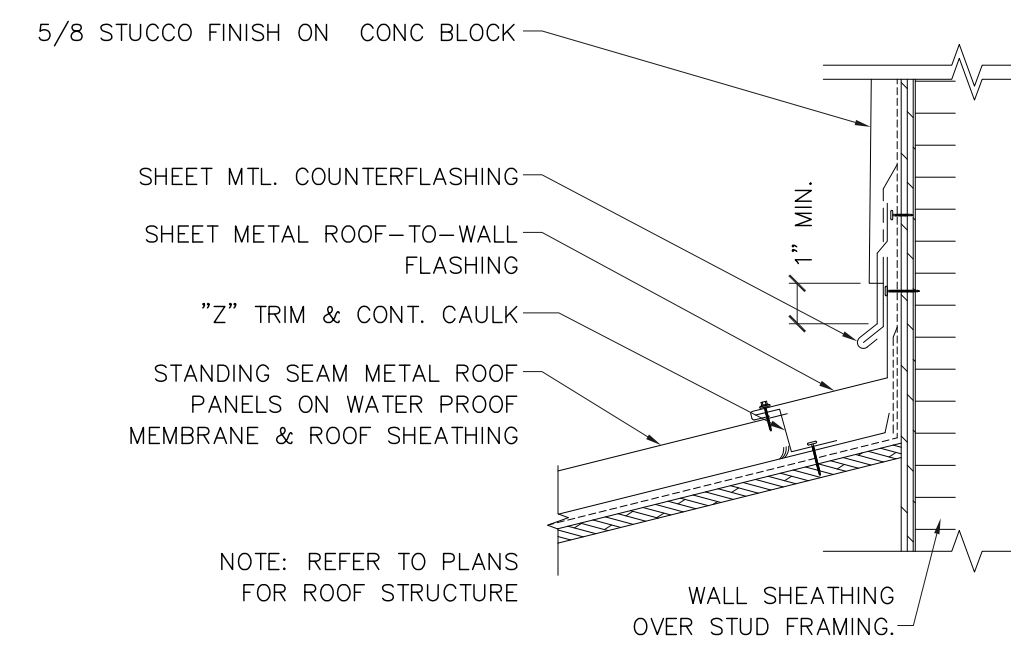
RIDGE DETAIL
 N.T.S.
 2
 1A-4.0



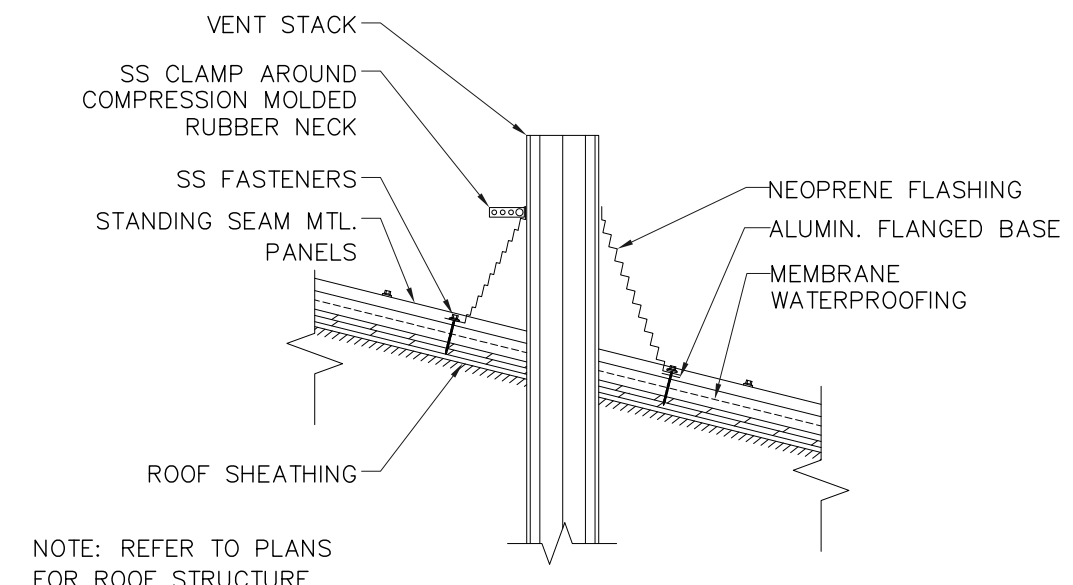
OPEN VALLEY
 N.T.S.
 3
 1A-4.0



EAVE FLASHING
 N.T.S.
 4
 1A-4.0



APRON FLASHING
 N.T.S.
 5
 1A-4.0



PIPE PENETRATION
 N.T.S.
 6
 1A-4.0

NO.	REVISIONS	1. BUILD.	DEPT.	COMMENTS	DATE
1.					08-08-16
2.					
3.					
4.					
5.					
6.					



G. BATISTA & ASSOCIATES
 DESIGN-BUILD
 10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053
 COOPER CITY, FL 33328 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
 2 UNIT TOWNHOME
 SEMINOLE TRIBE OF FLORIDA
 6351, 6353
 PRISCILLA SAYEN WAY
 HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:

PE# 52349

CA# 27776

DESIGN BY: GB

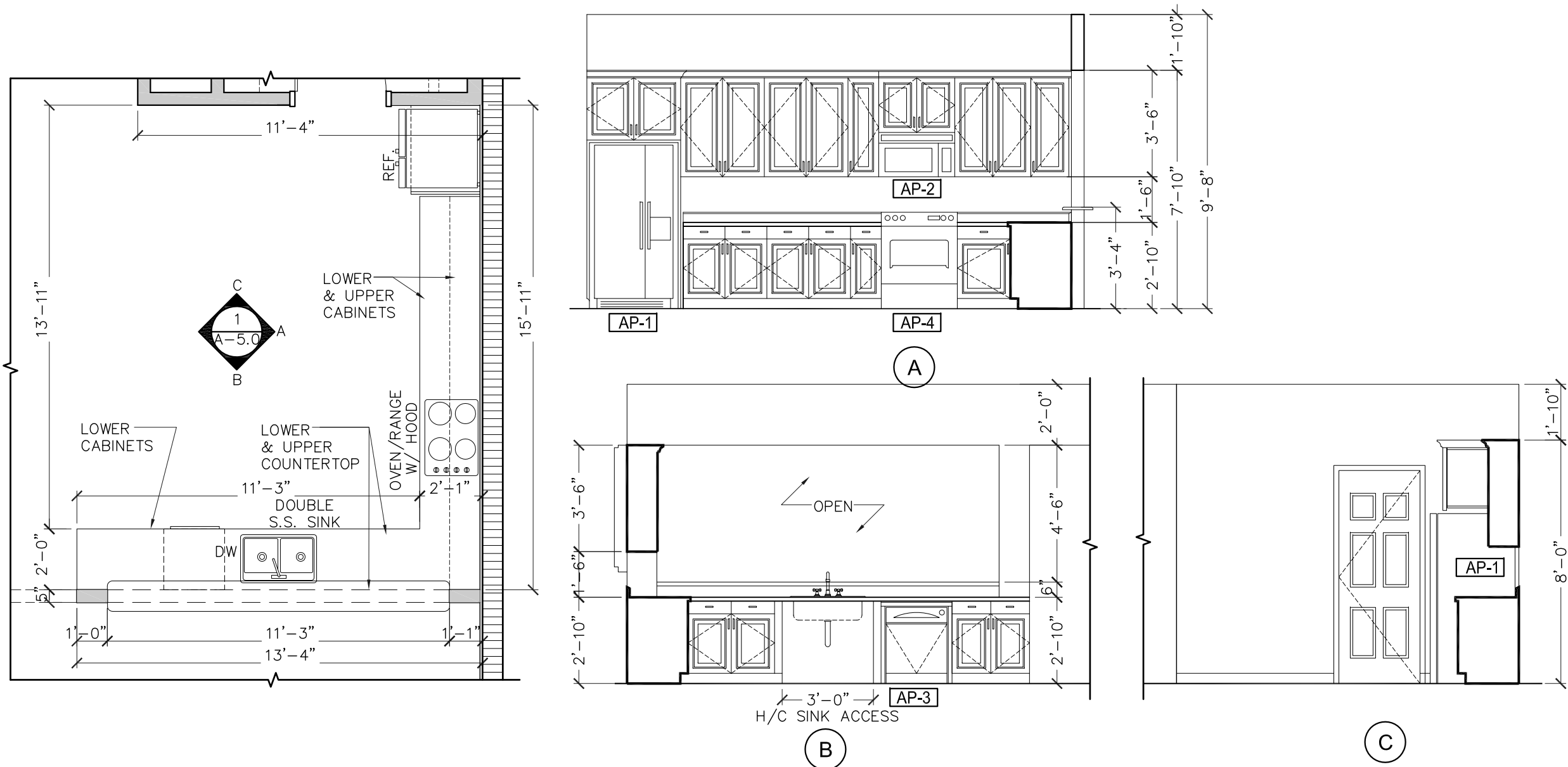
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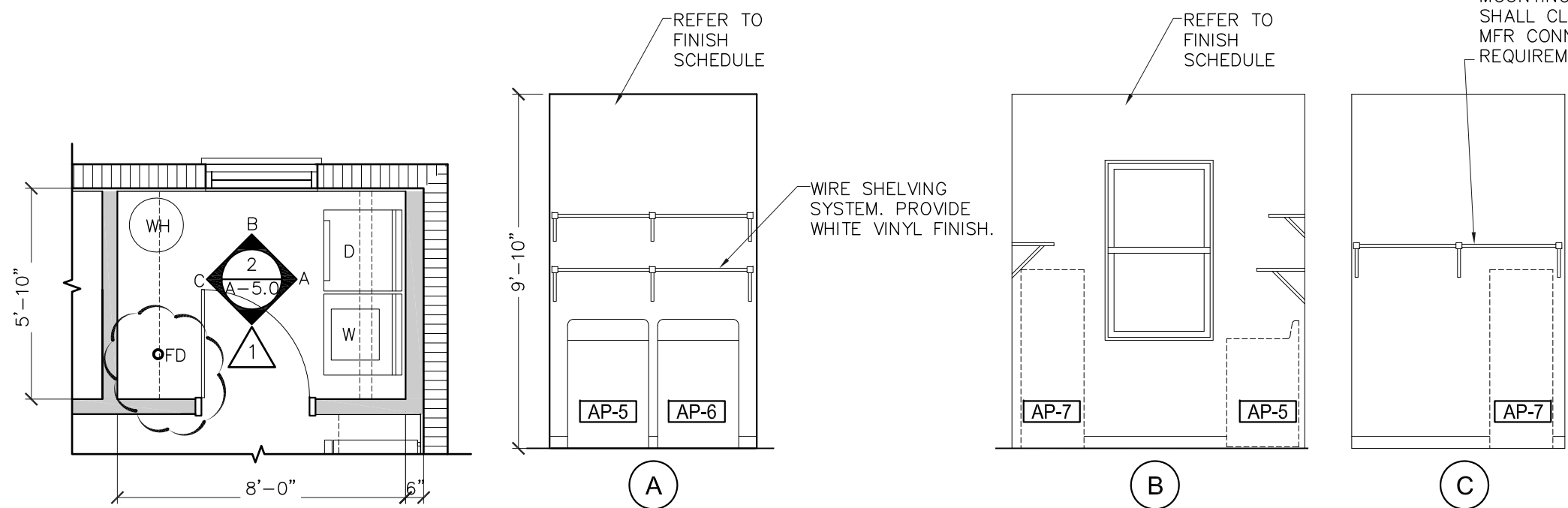
ROOF PLAN
 ROOF DETAILS

SHEET#

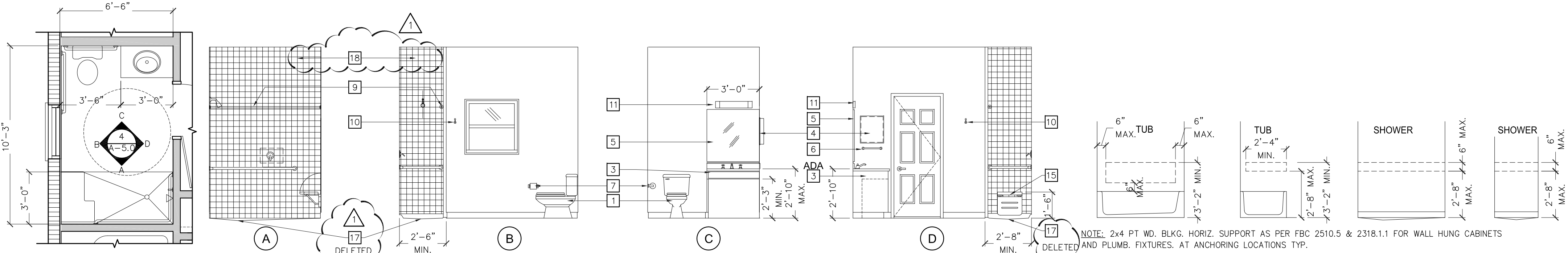
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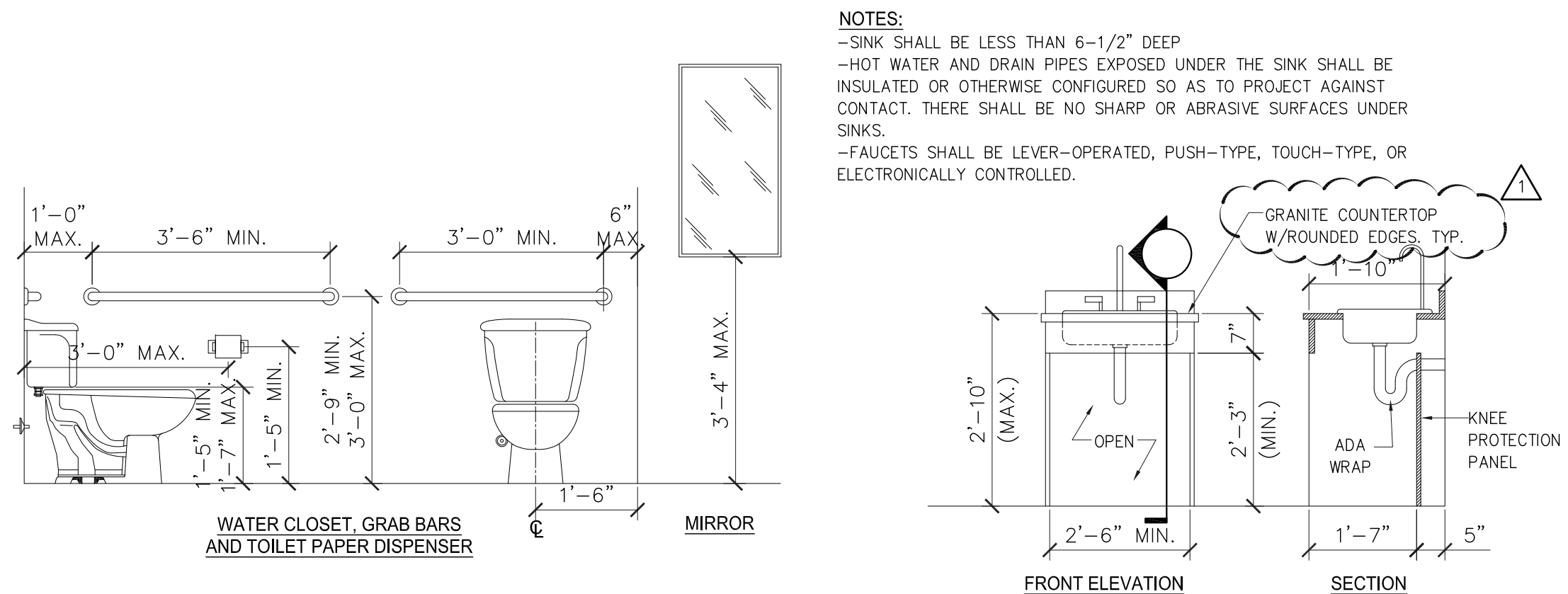
1 KITCHEN PLAN AND INTERIOR ELEVATIONS, ROOM #104
SCALE: 1/4" = 1'-0"



2 LAUNDRY PLAN AND INTERIOR ELEVATIONS, ROOM #105
SCALE: 1/4" = 1'-0"

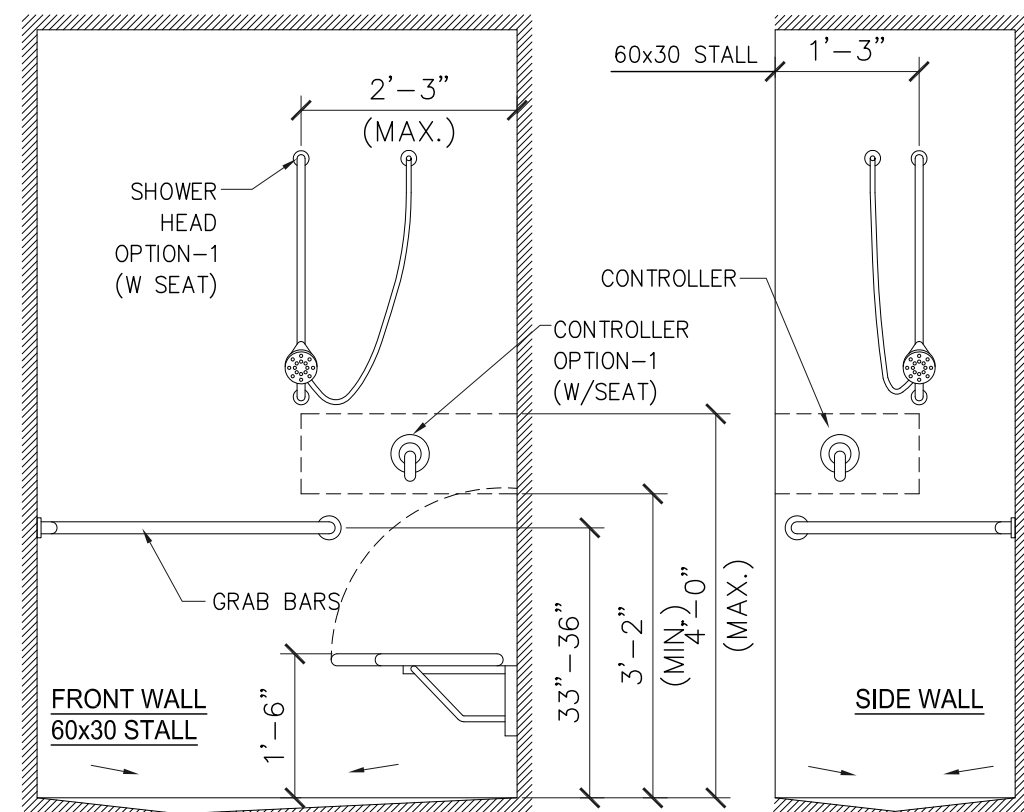


4 MASTER BATHROOM PLAN AND INTERIOR ELEVATIONS, ROOM #108
SCALE: 1/4" = 1'-0"

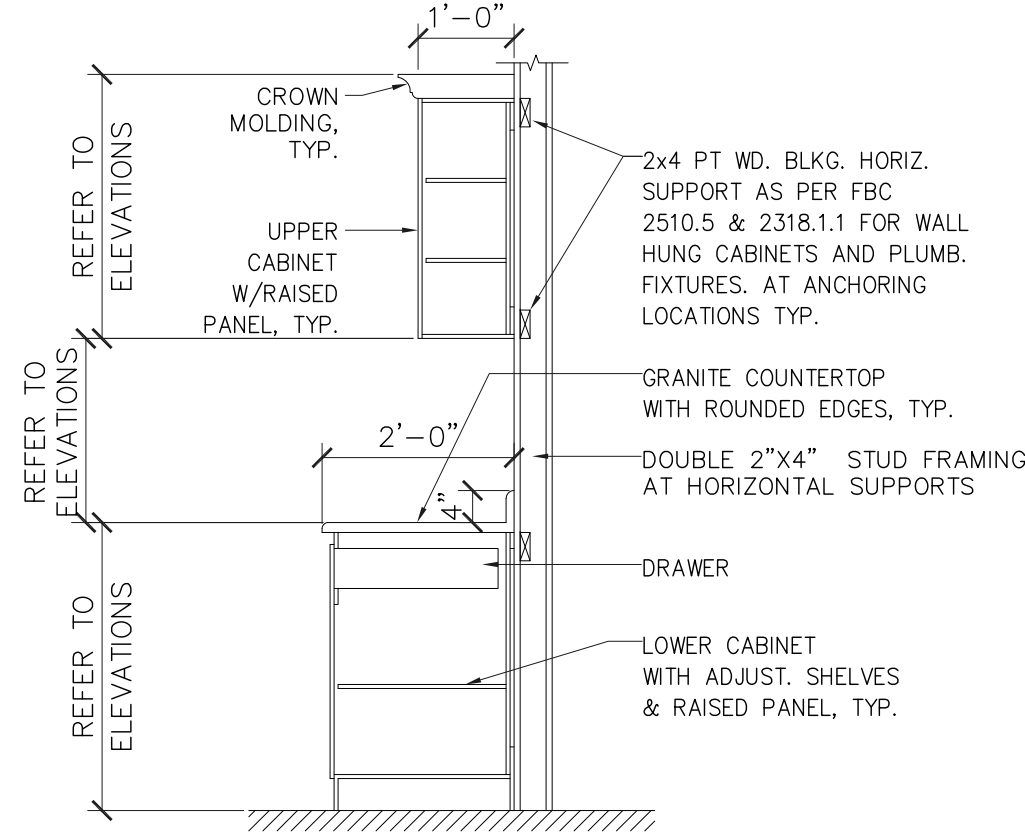


6 ADA MOUNTING DETAILS
SCALE: 1/2" = 1'-0"

7 ADA SINK-FRONT
SCALE: 1/2" = 1'-0"



8 ADA SHOWER STALL ELEV.
SCALE: 1/2" = 1'-0"



9 WALL HUNG DETAIL
SCALE: 1/2" = 1'-0"

APPLIANCES SCHEDULE			
TAG	DESCRIPTION	MODEL	MANUFACT.
AP-1	24.7 Cu. Ft. REFRIGERATOR W/DISPENSER	GE GGSE25ETHWW SIDE-BY-SIDE	GE
AP-2	1.6 Cu. Ft. OVER-THE-RANGE MICROWAVE OVEN	GE GJVM3160DFWW	GE
AP-3	DISHWASHER FOR 34" COUNTER HEIGHT	GE GDT530PGD/PSD	GE
AP-4	FREE STANDING ELECTRIC RANGE	GE GJBS45DFWW	GE
AP-5	4.3 DOE Cu. Ft. FRONT LOAD WASHER	GE GFWM1600J	GE
AP-6	7.5 Cu. Ft. ELECTRIC DRYER	GE GFDN160EJ	GE
AP-7	ELECTRICAL WATER HEATER	ES6-52-DORTQ450	SELECT

BATH ACCESSORY SCHEDULE			
TAG	DESCRIPTION	MODEL #	QUANTITY
1	WATER CLOSET	A4188A104020 AMERICAN STANDARD	2 PER UNIT
2	LAVATORY	A3517A101020 AMERICAN STANDARD (ADA)	2 PER UNIT
3	VANITY CABINET AND SINK	X0476028020 AMERICAN STANDARD	2 PER UNIT
4	RECESSED MEDICINE CABINET		2 PER UNIT
5	36" HIGH MIRROR		2 PER UNIT
6	12" TOWEL BAR		2 PER UNIT
7	TOILET PAPER HOLDER		2 PER UNIT
8	PRE-FAB TUB	A2391202020 AMERICAN STANDARD (RIGHT)	2 PER UNIT
9	CURTAIN ROD	A2390202020 AMERICAN STANDARD (LEFT)	2 PER UNIT
TAG	DESCRIPTION	MODEL #	QUANTITY
10	ROBE HOOKS		2 PER UNIT
11	VANITY LIGHT		2 PER UNIT
12	S.S. 36" GRAB BAR		2 PER UNIT
13	S.S. 42" GRAB BAR		2 PER UNIT
14	18 & 36 SHOWER GRAB BAR		2 PER UNIT
15	SHOWER FOLDING SEAT		2 PER UNIT
16	ADA SHOWER HEAD		2 PER UNIT
17	PRE-FAB ADA SHOWER PAN		2 PER UNIT
18	FLOOR TO CEILING TILES AT SHOWERS		2 PER UNIT

KITCHEN ACCESSORY SCHEDULE			
TAG	DESCRIPTION	MODEL #	QUANTITY
1	DOUBLE BOWL SINK	ELRAD33119603 ELKAY (ADA)	1 PER UNIT
2	GARBAGE DISPOSAL	IBADGER5WC ISE	1 PER UNIT

NOTES:
1. TOILET ACCESSORIES BY "BOBRICK" PRODUCTS AND PLUMBING ACCESSORIES BY FERGUSON OR APPROVED EQUAL SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL.
2. WATER CLOSETS AND LAVATORIES BY "AMERICAN STANDARD", "KOHLER" OR APPROVED EQUAL SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL.

INTERIOR FINISHES SCHEDULE				
	WALL	WALL BASE	FLOOR	MILLWORK
101-LIVING ROOM	PAINT	WOOD	18"x18" CERAM. TILE	N/A
102-HALL	PAINT	WOOD	18"x18" CERAM. TILE	N/A
103-DINING RM.	PAINT	WOOD	18"x18" CERAM. TILE	N/A
104-KITCHEN	PAINT	WOOD	18"x18" CERAM. TILE	WOOD CABINETS. GRANITE COUNTERTOP.
105-LAUNDRY	PAINT	4" TILE	18"x18" CERAM. TILE	WIRE SHELVING. WHITE VINYL FINISH.
106-BATHROOM	PAINT/ 4"x4" TILE	4" TILE	TILE TBD	WOOD CABINETS. GRANITE COUNTERTOP.
107-MASTER BEDROOM	PAINT	WOOD	18"x18" CERAM. TILE	N/A
108-MASTER BATHROOM	PAINT/ 4"x4" TILE	4" TILE	TILE TBD	WOOD CABINETS. GRANITE COUNTERTOP.
109-W.I.C.	PAINT	WOOD	18"x18" CERAM. TILE	WIRE SHELVING. WHITE VINYL FINISH.
110-BEDROOM #2	PAINT	WOOD	18"x18" CERAM. TILE	N/A
111-BEDROOM #3	PAINT	WOOD	18"x18" CERAM. TILE	N/A

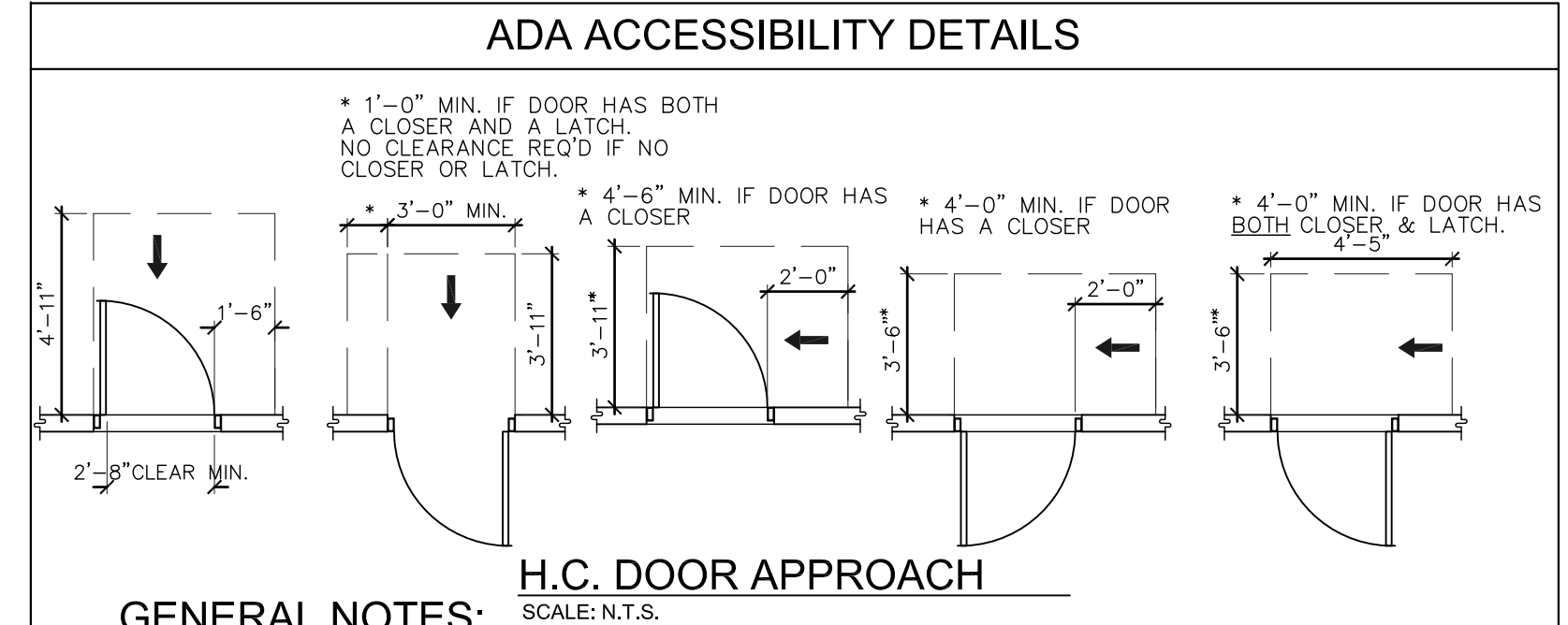
-ALL FINISHES TO BE OWNER VERIFIED.

TOILET ACCESSIBILITY REQUIREMENT NOTES:

- DOORS, TO THE H.C. TOILET STALLS AND TOILETS ROOMS SHALL BE 3'-0" WIDE.
- PROVIDE DOOR HARDWARE, SEE HARDWARE SCHEDULE THIS SHEET.
- GRAB BARS, (STAINLESS STEEL)
SHALL BE 1 1/2" O.D. DIAMETER AND SET 1 1/2" AWAY FROM THE WALL AND 33" - 36" ABOVE THE FINISHED FLOOR. SIDE GRAB BAR SHALL BE 42" LONG. GRAB BAR BEHIND TOILET SHALL BE 36" LONG. AS PER F.A.C. 4.16.4 AND 4.26 AND "FIGURE 29"
- LAVATORY, SHALL BE MOUNTED FOR ACCESSIBILITY TO INDIVIDUALS IN WHEELCHAIRS WITH TOP OF RIM AT 34" MAX. AND 29" CLEAR KNEE SPACE MIN. ABOVE FINISHED FLOOR, AS PER F.A.C. 4.19 WITH CLEAR FLOOR SPACE OF 30" X 48" AS PER "FIGURE 32". HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED TO PROTECT AGAINST CONTACT AS PER F.A.C. 4.19.4.
- WATER CLOSET, (WC) SHALL BE INSTALLED WITH THE CENTER LINE OF WC AT 18" FROM FINISHED SIDE WALL AND SHALL BE ACCESSIBLE TO INDIVIDUALS IN WHEELCHAIRS WITH TOP OF SEAT BETWEEN 17" AND 19" A.F.F. AND SEAT SHALL HAVE OPEN FRONT, AS PER F.A.C. 4.16.3., AND AS PER FIGURE 29-16".

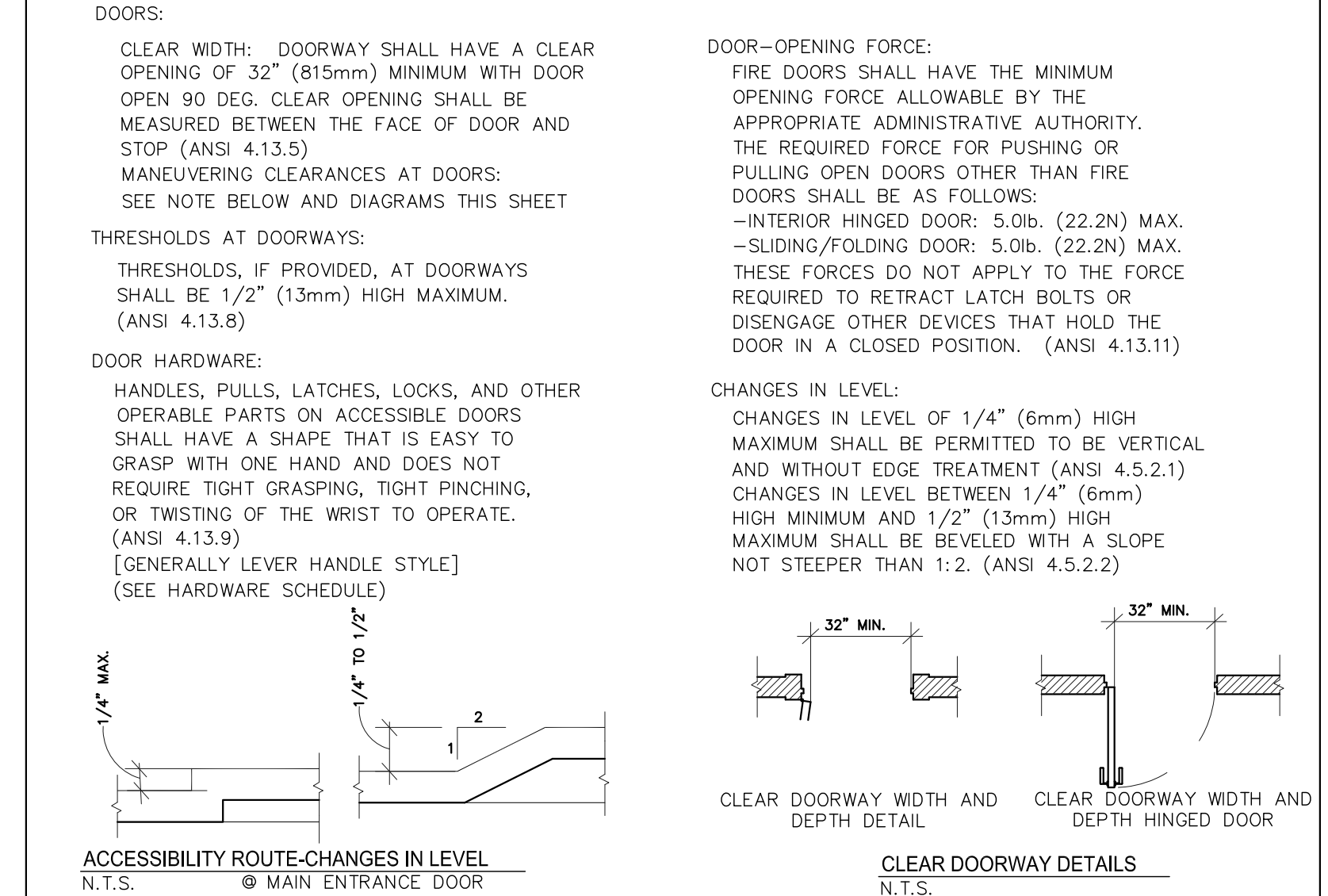
H.C. ACCESSIBILITY NOTES

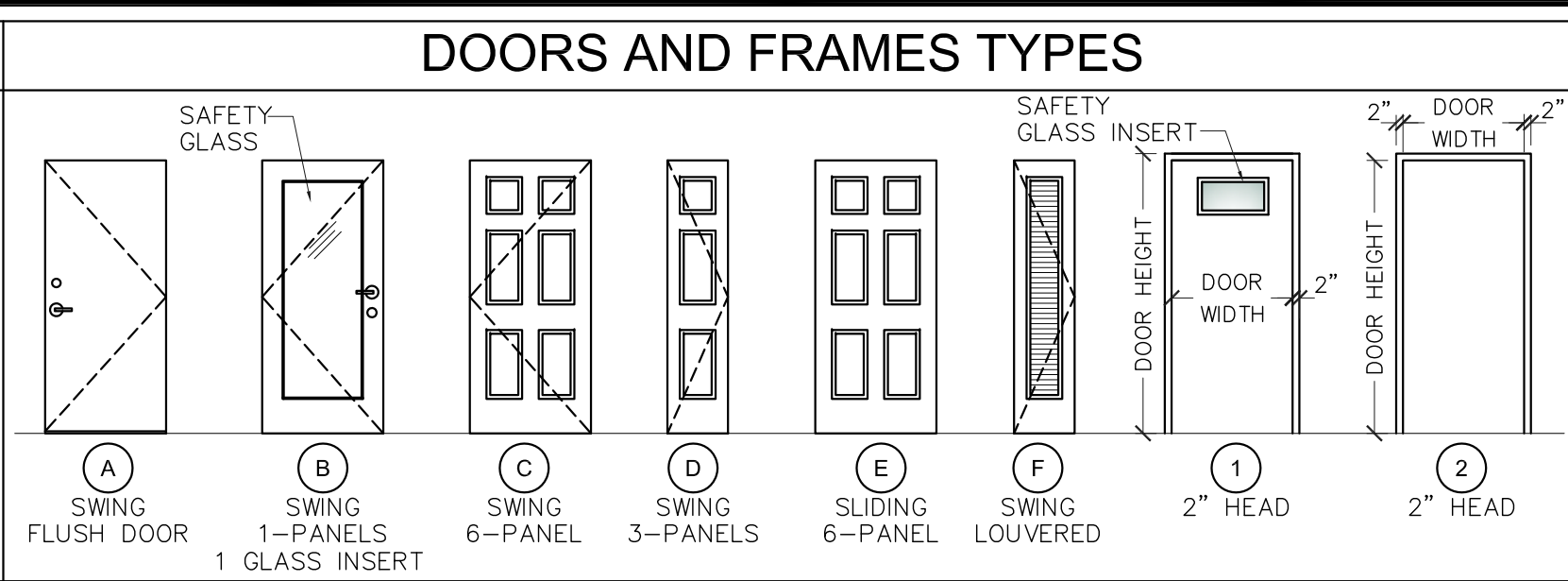
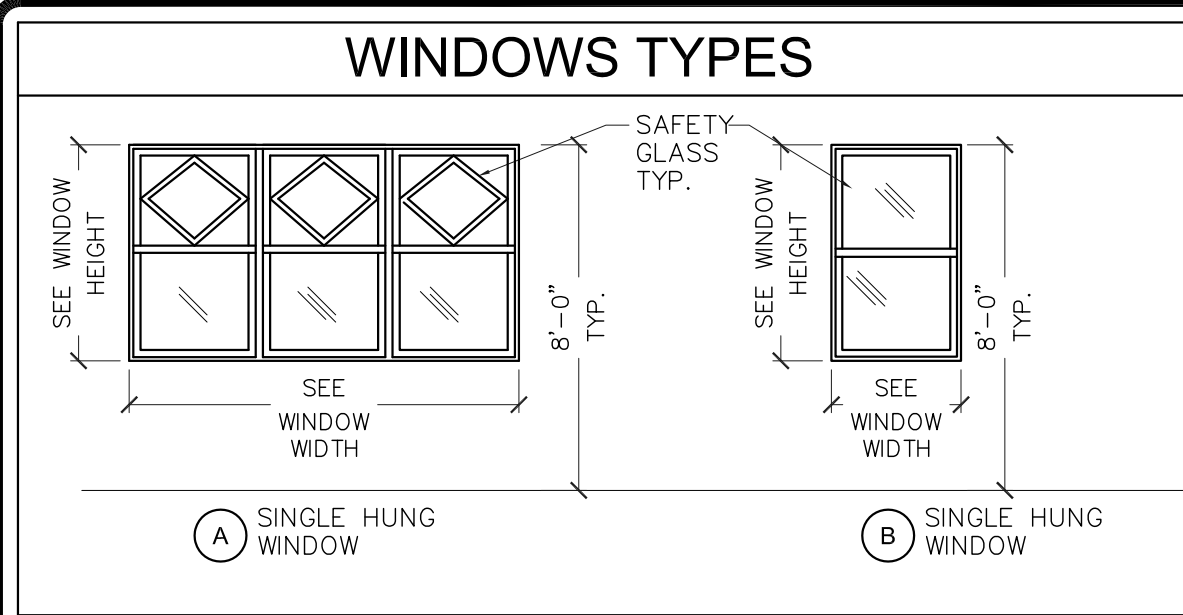
- ALL NECESSARY MOUNTING HARDWARE AND BRACKETS SHALL BE PROVIDED TO ALLOW FOR A COMPLETE INSTALLATION.
- ALL HARDWARE SHALL BE STAINLESS STEEL. EACH STALL SHALL BE SUPPLIED WITH COAT HOOK AND APPROPRIATE MOUNTING HARDWARE.
- HANDICAP STALL AND ACCESSIBLE ROUTE SHALL COMPLY WITH ADA AND ANSI.



GENERAL NOTES:

- THESE ARE TO BE CONSIDERED MINIMUM REQUIREMENTS. LOCAL ORDINANCES MAY HAVE REQUIREMENTS CONTRADICTING INFORMATION CONTAINED ON THIS SHEET. IF THIS IS THE CASE, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. IN ANY CASE, THE LOCAL ORDINANCE REQUIREMENTS APPLY.
- DOOR CLOSERS: DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEG., THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEG. WILL BE 5 SECONDS MINIMUM. (ANSI 4.13.10)
- DOOR-OPENING FORCE: FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
-INTERIOR HINGED DOOR: 5.0lb. (22.2N) MAX.
-SLIDING/FOLDING DOOR: 5.0lb. (22.2N) MAX.
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. (ANSI 4.13.11)
- CHANGES IN LEVEL: CHANGES IN LEVEL OF 1/4" (6mm) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (ANSI 4.5.2.1) CHANGES IN LEVEL BETWEEN 1/4" (6mm) HIGH MINIMUM AND 1/2" (13mm) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. (ANSI 4.5.2.2)



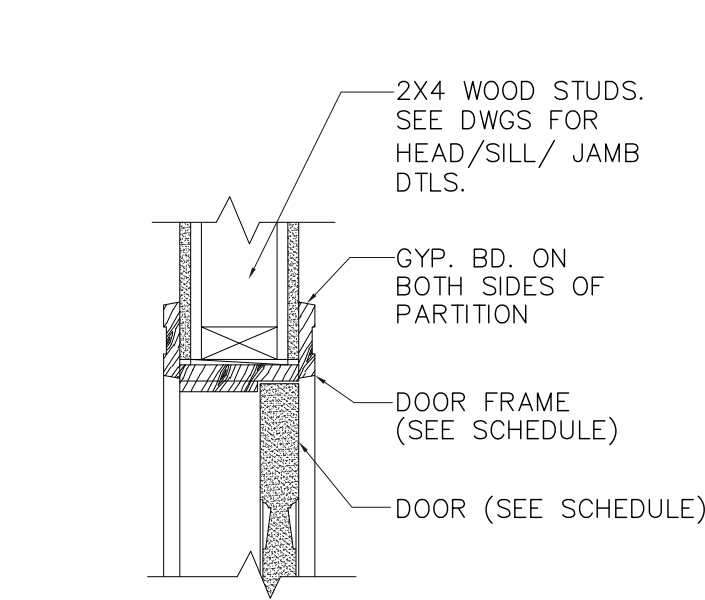


WINDOW SCHEDULE												
MARK	LOCATION	TYPE	MAT.	SIZE	DETAILS			WIND PRESSURE			FIRE RTNG.	REMARKS
					SILL	JAMB	HEAD	AREA SF	POS.	NEG.		
01	LIVING ROOM	A	AL	3-36"x60"	3S	3J	3H	45	+37.8	-41.0		
02	MAIN ENTRY	B	AL	36"x60"	3S	3J	3H	15	+37.8	-41.0		
03	BEDROOM #2	B	AL	36"x60"	3S	3J	3H	15	+37.8	-41.0		
04	BEDROOM #2	B	AL	36"x60"	3S	3J	3H	15	+37.8	-41.0		
05	BATHROOM	B	AL	36"x60"	3S	3J	3H	15	+37.8	-41.0		
06	MASTER BATHRM.	B	AL	36"x60"	3S	3J	3H	15	+37.8	-41.0		
07	MASTER BEDRM.	B	AL	36"x60"	3S	3J	3H	7	+37.8	-41.0		
08	MASTER BEDRM.	B	AL	36"x60"	3S	3J	3H	15	+37.8	-41.0		
09	LAUNDRY	B	AL	36"x60"	3S	3J	3H	15	+37.8	-41.0		

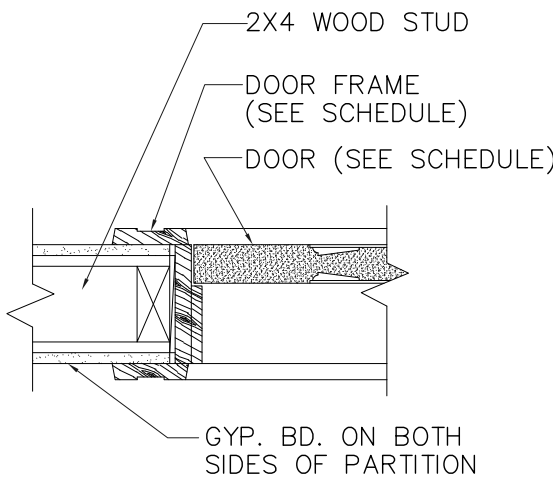
DOORS AND WINDOWS GENERAL NOTES												
1. DOOR AND WINDOW SCHEDULE ARE TYP. PER UNIT. 2. PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO PURCHASE ORDER: WINDOWS, DOORS, HARDWARE & CONNECTIONS. 3. PROVIDE PRESSURE TREATED WOOD BUCKS. 4. ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT AND MEET THE MIN. WIND PRESSURE SPECIFIED. 5. PROVIDE PLASTIC VERTICAL BLINDS AND INTERIOR ACRYLIC SOLID CASING AND SILL AT WINDOWS. 6. WINDOWS' BASIS OF DESIGN: PGT WINGUARD.												

DOOR AND FRAME SCHEDULE																
MARK	LOCATION	DOOR			FRAME		DETAILS			WIND PRESSURE		FIRE RTNG.	REMARKS			
		TYPE	MAT.	SIZE	TYPE	MAT.	SILL	JAMB	HEAD	AREA SF	POS.			NEG.		
101	LIVING ROOM	A	STL	36"x80"	1	WD	2S	2J	2H		27	+36.0	-39.2	N/A	1,4,5,7,9	
102	STORAGE	F	WC	24"x80"		N/A										
102.1	A.C. HANDLE-HALL	F	WC	36"x80"	△	N/A	N/A				N/A	N/A	N/A	N/A	3,8	
102.2	LINEN-HALL	D	WC	2-18"x80"	△	N/A	N/A				N/A	N/A	N/A	N/A	3,8	
103	DINING ROOM	B	STL	36"x80"	1	WD	2S	2J	2H		27	+36.0	-39.2	N/A	1,2,4,5,7,9	
104	PANTRY	D	WC	2-24"x80"	△	N/A	N/A				N/A	N/A	N/A	N/A	3,8	
105	LAUNDRY	C	WC	36"x80"	△	2	WD	1S	1J	1H	N/A	N/A	N/A	N/A	6	
106	BATHROOM	C	WC	36"x80"	△	2	WD	1S	1J	1H	N/A	N/A	N/A	N/A	6	
107	MASTER BEDRM.	C	WC	36"x80"	△	2	WD	1S	1J	1H	N/A	N/A	N/A	N/A	6	
107.1	MASTER BATHRM.	C	WC	36"x80"	△	2	WD	1S	1J	1H	N/A	N/A	N/A	N/A	6	
107.2	CLOSET M.B.	C	WC	36"x80"	△	2	WD	1S	1J	1H	N/A	N/A	N/A	N/A	6	
108	BEDROOM #2	C	WC	36"x80"	△	2	WD	1S	1J	1H	N/A	N/A	N/A	N/A	6	
108.1	CLOSET BRM. #2	E	WC	(2)2-30"x80"	△	N/A	N/A				N/A	N/A	N/A	N/A	3,8	

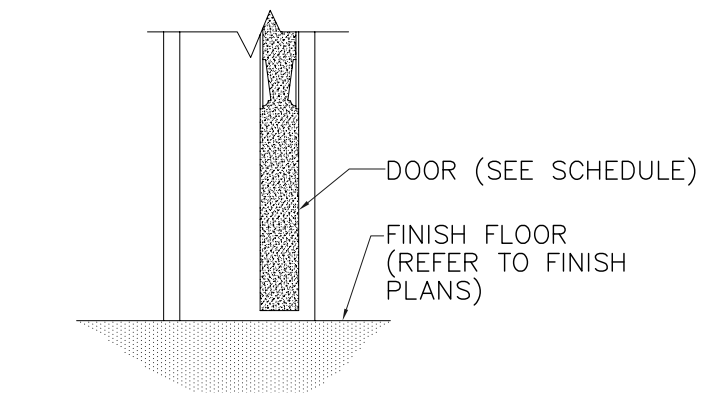
DOORS KEY NOTES				DOORS GENERAL NOTES			
1. INSULATED DOOR	6. PRIVACY LOCK	8. PROVIDE MAGNETIC DOOR STOP AT HEAD AND PIVOT AT TOP & BOTTOM 9. IMPACT RESISTANT DOOR (AS PER WIND PRESSURE)		<u>GENERAL NOTE:</u> 1. DOORS AT UNIT #2 ARE MIRROR OF UNIT #1 FOR 2 UNIT TOWNHOME 2. DOORS AT UNIT #3 ARE MIRROR OF UNIT #1 FOR 3 UNIT TOWNHOME 3. "WC" STANDS FOR WOOD COMPOSITE HOLLOW CORE DOOR			
2. SAFETY GLASS	7. SECURITY LOCK						
3. WITH ALL HARDWARE							
4. THRESHOLD (ADA)							
5. KEY LOCK							



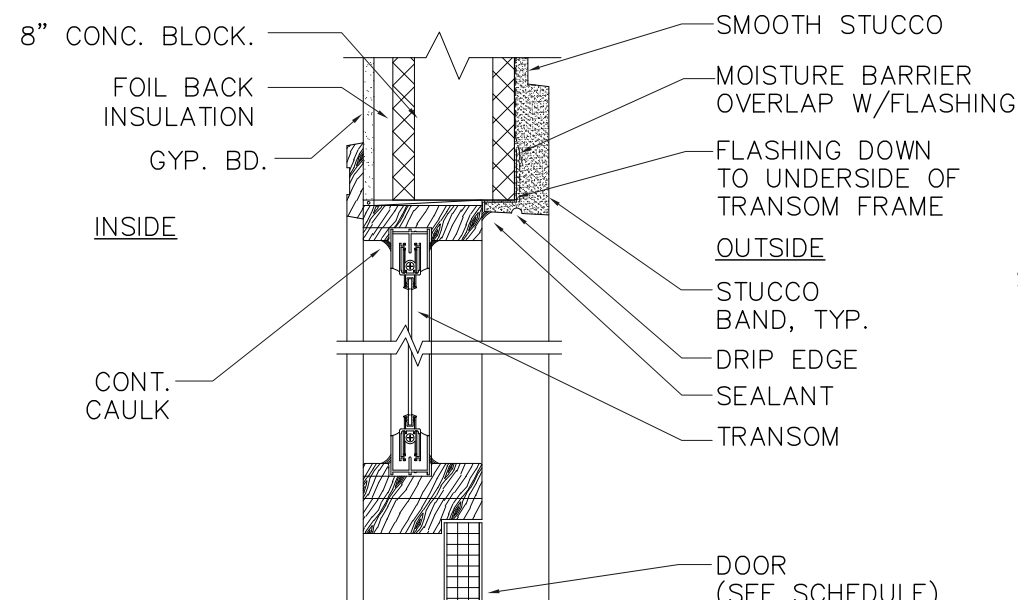
1H DOOR HEAD
SCALE: 1 1/2" = 1'-0"



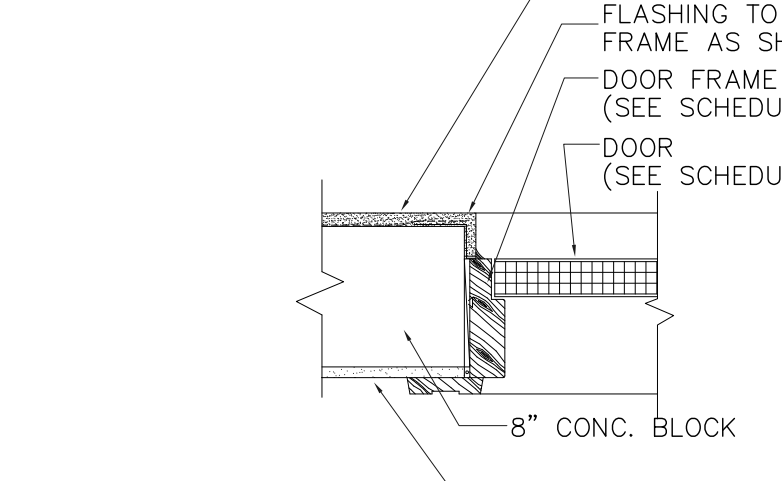
1J DOOR JAMB
SCALE: 1 1/2" = 1'-0"



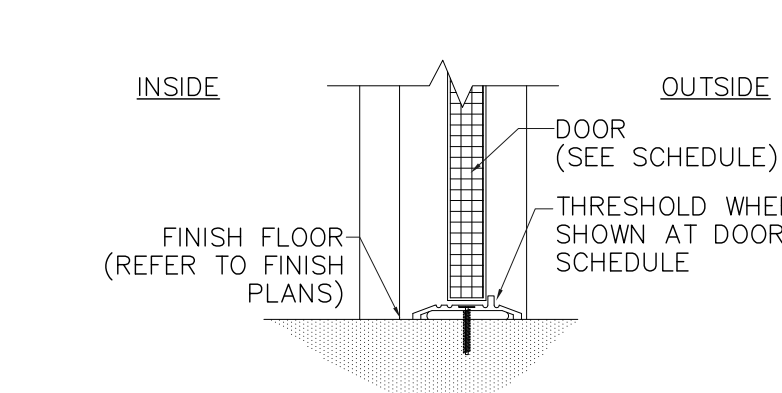
1S DOOR SILL
SCALE: 1 1/2" = 1'-0"



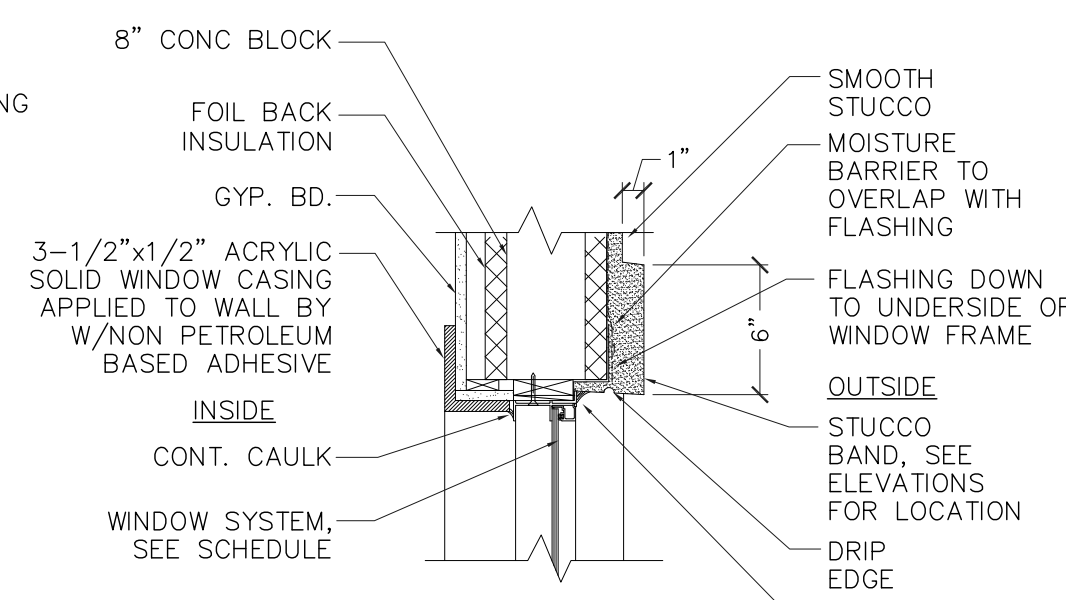
2H DOOR HEAD
SCALE: 1 1/2" = 1'-0"



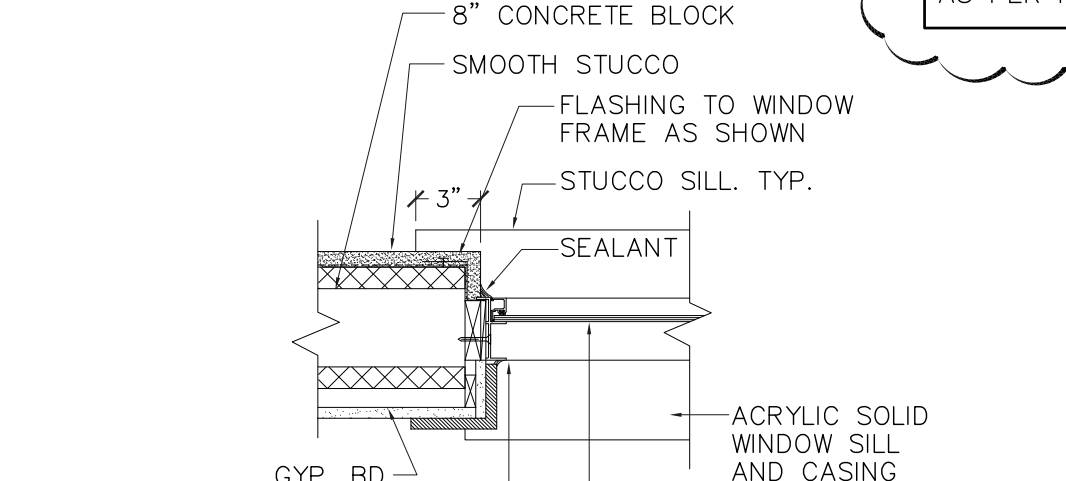
2J DOOR JAMB
SCALE: 1 1/2" = 1'-0"



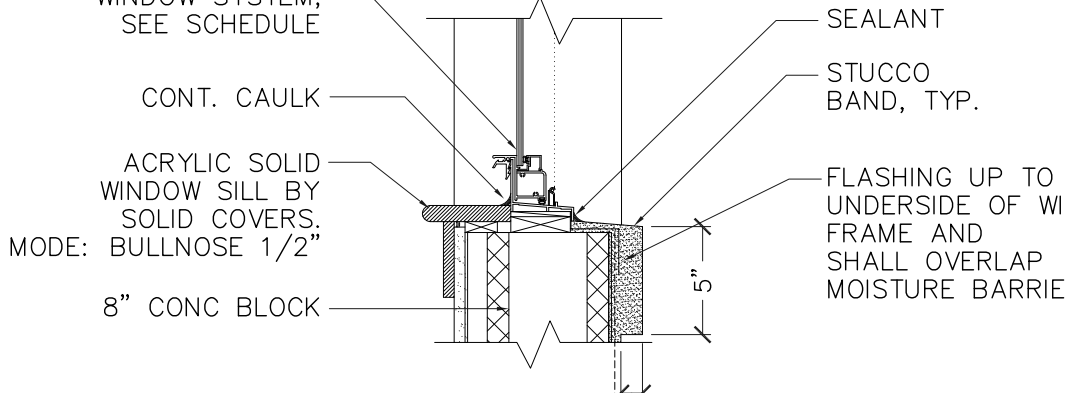
2S DOOR SILL
SCALE: 1 1/2" = 1'-0"



3H WINDOW HEAD
SCALE: 1 1/2" = 1'-0"

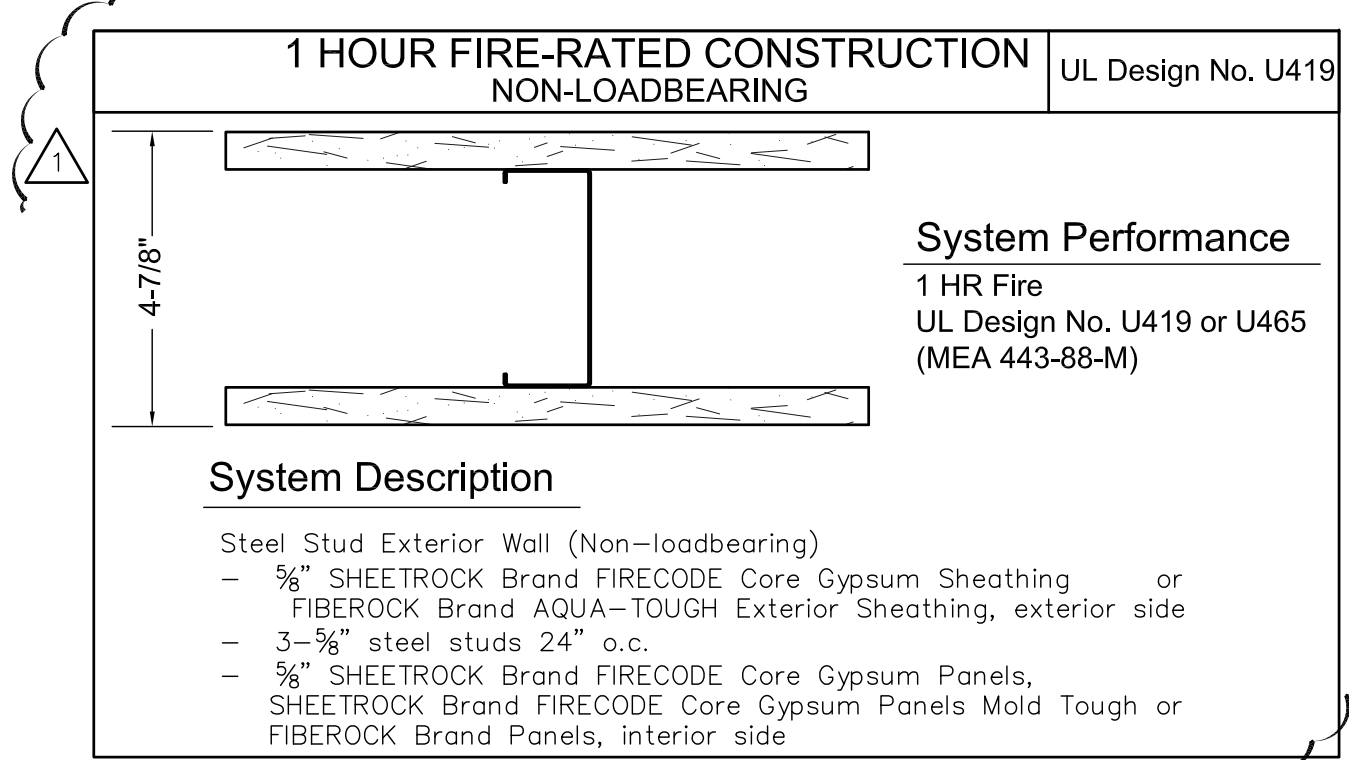


3J WINDOW JAMB
SCALE: 1 1/2" = 1'-0"



3S WINDOW SILL
SCALE: 1 1/2" = 1'-0"

NOTES:
1. WINDOW BUCK ATTACHMENTS AS PER NOA# 15-0519.08
1. DOOR BUCK ATTACHMENTS AS PER NOA# 12-0516.02



BXUV.U905 - Fire Resistance Ratings - ANSI/UL 263 Page 1 of 2

UL ONLINE CERTIFICATIONS DIRECTORY

Design No. U905
BXUV.U905
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

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- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

Design No. U905

September 30, 2010

Bearing Wall Rating - 2 HR.

Nonbearing Wall Rating - 2 HR

Load Restricted for Canadian Applications - See Guide BXUV7

Horizontal Section

7-5/8" MIN.

- Concrete Blocks* - Various designs. Classification D-2 (2 hr).

See Concrete Blocks category for list of eligible manufacturers.

- Mortar - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster - Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
- Loose Masonry Fill - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to

BXUV.U905 - Fire Resistance Ratings - ANSI/UL 263 Page 2 of 2

classification.

5. Foamed Plastic* - (Optional-Not Shown) - 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

*Bearing the UL Classification Mark

Last Updated on 2010-09-30

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DATE: 08-08-16

REVISIONS

1. BUILD. DEPT. COMMENTS

2. 3. 4. 5. 6.

NO.

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053 COOPER CITY, FL 33328 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:

PE# 52349

CA# 27776

DESIGN BY: GB

DATE: 6/28/2016

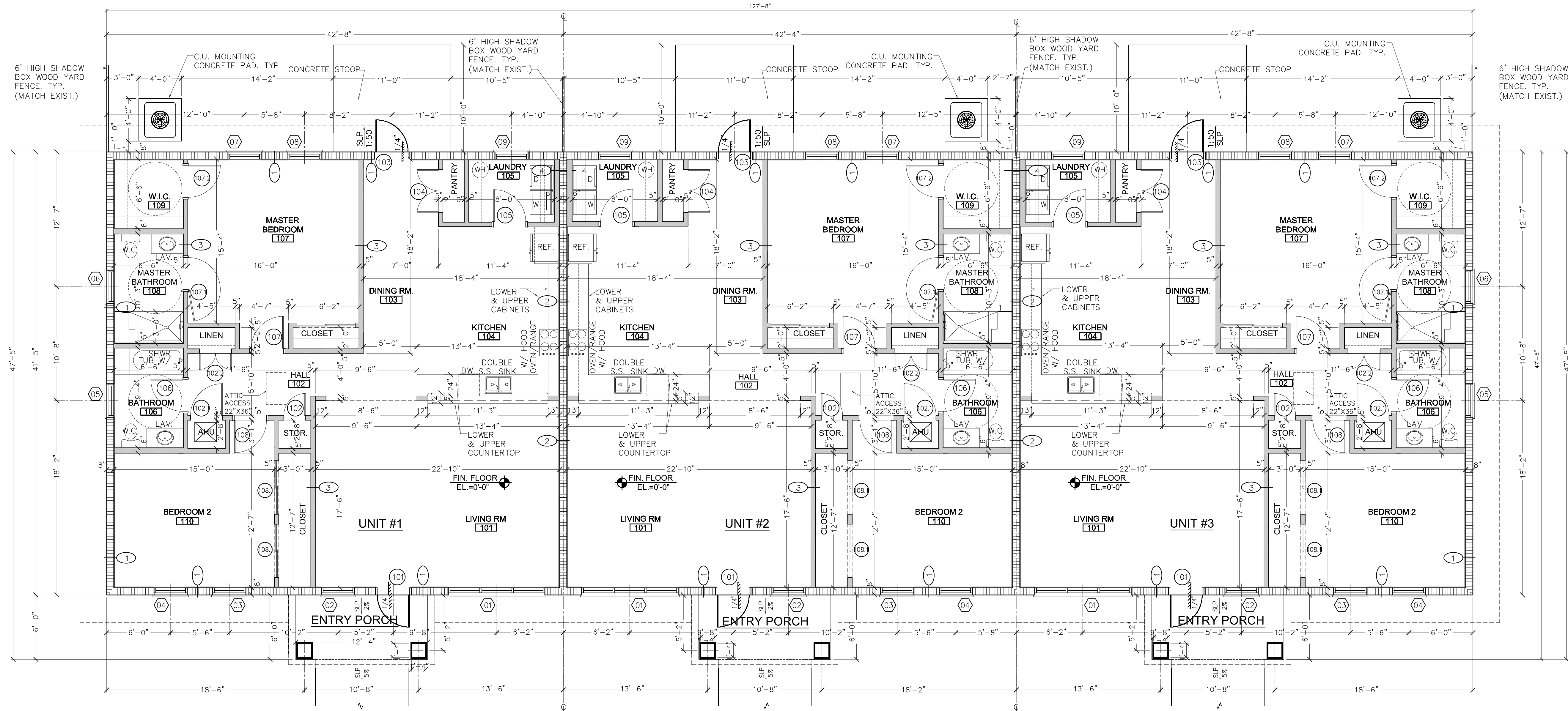
DRAWN BY: CT

DOOR AND WINDOW SCHEDULE

DOOR AND WINDOW DETAILS

SHEET#

1A-6.0



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

WALL TYPES			
MARK	DETAIL	DESCRIPTION	FIRE UL
1		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. INSIDE OF 8" CMU WALL. PROVIDE STUCCO AT EXTERIOR	2 HR. FBC ITEM 3.1.1.
2		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. EACH SIDE OF 8" CMU WALL. EXTEND TO UNDERSIDE OF ROOF DECK	2 HR. FBC ITEM 3.1.1.
3		25 GA. INT. PARTITION OF 3 3/8" METAL STUD @ 24" O.C. W/ 3/8" GWB FINISH ON 2 SIDES.	
4		25 GA. INT. PARTITION OF 6" METAL STUD @ 24" O.C. W/ 3/8" GWB FINISH ON 1 SIDE ONLY.	

WALL TYPES NOTES

- PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEM AND THROUGH PENETRATE FIRESTOP DEVICES, SEALANT AND RELATED PRODUCTS FOR FIRE-RATED FLOOR AND WALL PENETRATIONS (AND SEALING TOP OF RATED WALLS TO DECK OR BOTTOM OF CONC. SLAB). THIS WORK ALSO INCLUDES FIRESTOPPING AT PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS. ALL RATED WALL PENETRATIONS SHALL MAINTAIN THE INTEGRITY OF THE WALL ASSEMBLY.
- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TAKEN FROM EXT. FACE OF CMU OR CONCRETE TO FACE OF FINISH. OR FACE OF FINISH FACE OF FINISH.
- WHERE CHASE, PILASTER AND COLUMN ENCLOSURES OCCUR, GYPSUM BD. MAY BE OMITTED ON CONCEALED SIDE UNLESS REQUIRED FOR FIRE RATING.
- REFER TO LIFE SAFETY PLAN FOR FIRE RATING LAYOUT.
- PROVIDE FIRE RATED CONSTRUCTION IN ACCORDANCE WITH SPECIFICATION ON THIS SHEET.
- REFER TO FINISH PLANS FOR BATHROOM AND KITCHEN.
- EXTEND GYPSUM BOARD FOR FULL HEIGHT OF WALL ON RATED WALLS. TYPICAL.
- PROVIDE MOISTURE RESISTANT WALL BOARD AT ALL WALL LOCATIONS IN BATHROOM, TOILET AND LAUNDRY LOCATIONS
- EXTEND GYPSUM BOARD 6" ABOVE HIGHEST CEILING ON NON RATED INTERIOR PARTITIONS. TYPICAL.

REVISIONS		DATE
NO.	DESCRIPTION	
1.		
2.		
3.		
4.		
5.		
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G. BATISTA & ASSOCIATES
DESIGN-BUILD
10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053
COOPER CITY, FL 33328 FAX: (954) 434-2056

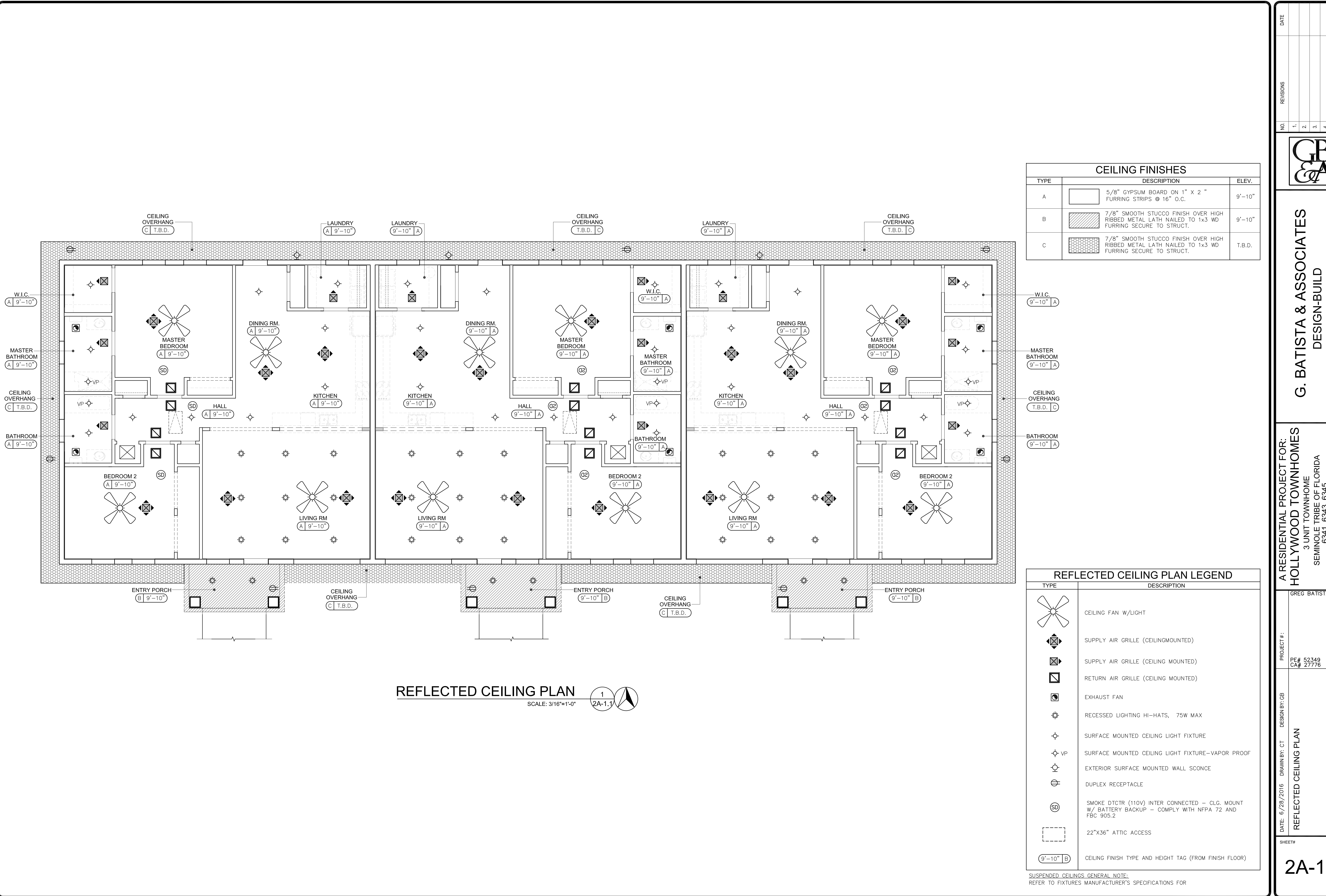
A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:
PE# 52349
CA# 27776

DESIGN BY: GB
DATE: 6/28/2016
DRAWN BY: CT
FLOOR PLAN
SHEET#

2A-1.0



DATE

REVISIONS

NO.

1.

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4.

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6.

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

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CA# 27776

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DESIGN BY: GB

REFLECTED CEILING PLAN

SHEET#

2A-1.1

G. BATISTA & ASSOCIATES

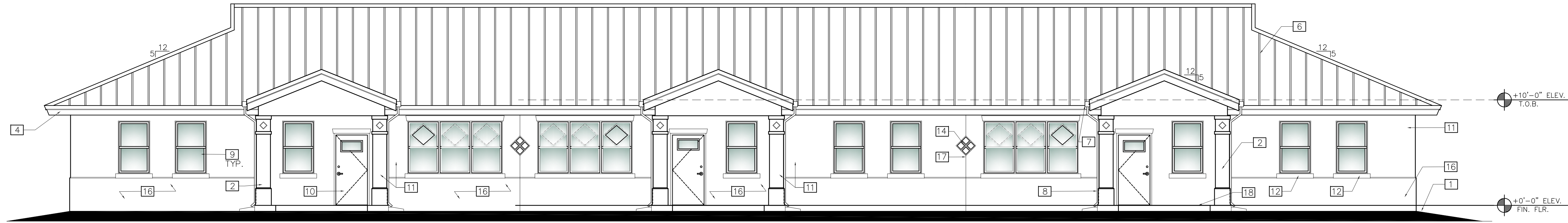
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10400 GRIFFIN ROAD SUITE #201

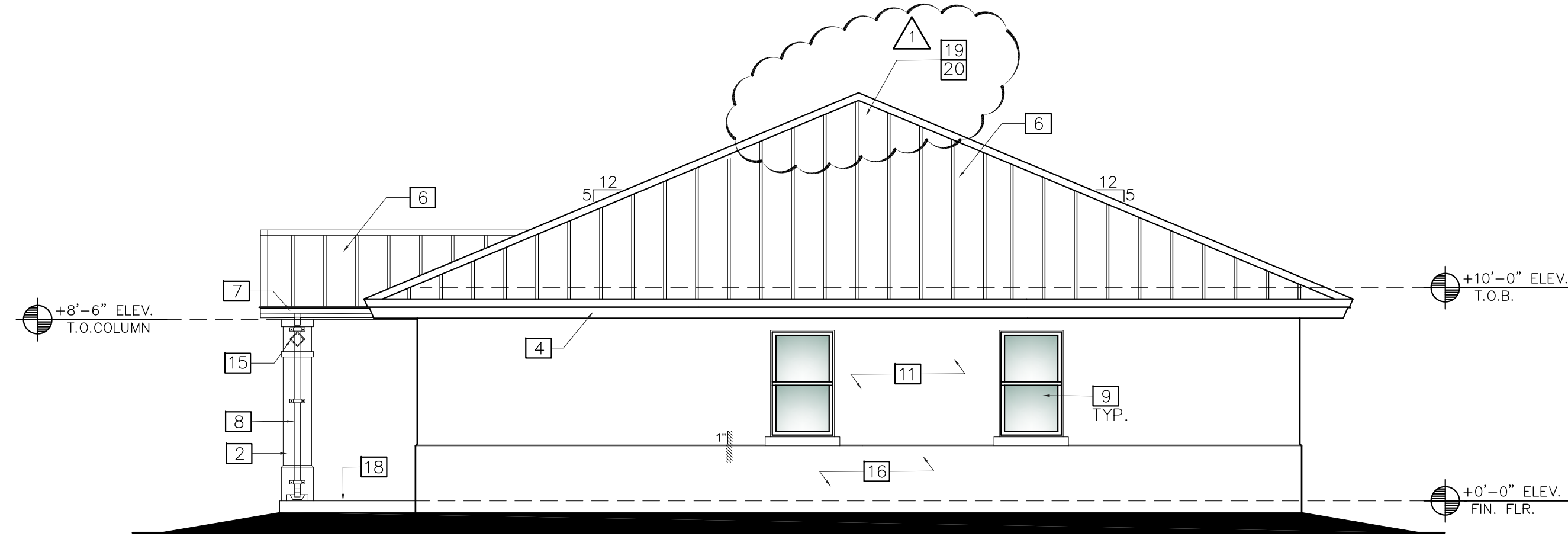
COOPER CITY, FL 33328

PHONE: (954) 434-2053

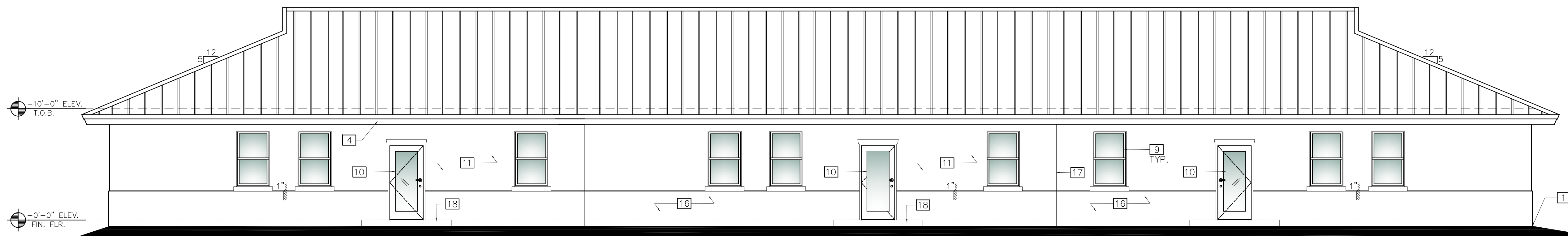
FAX: (954) 434-2056



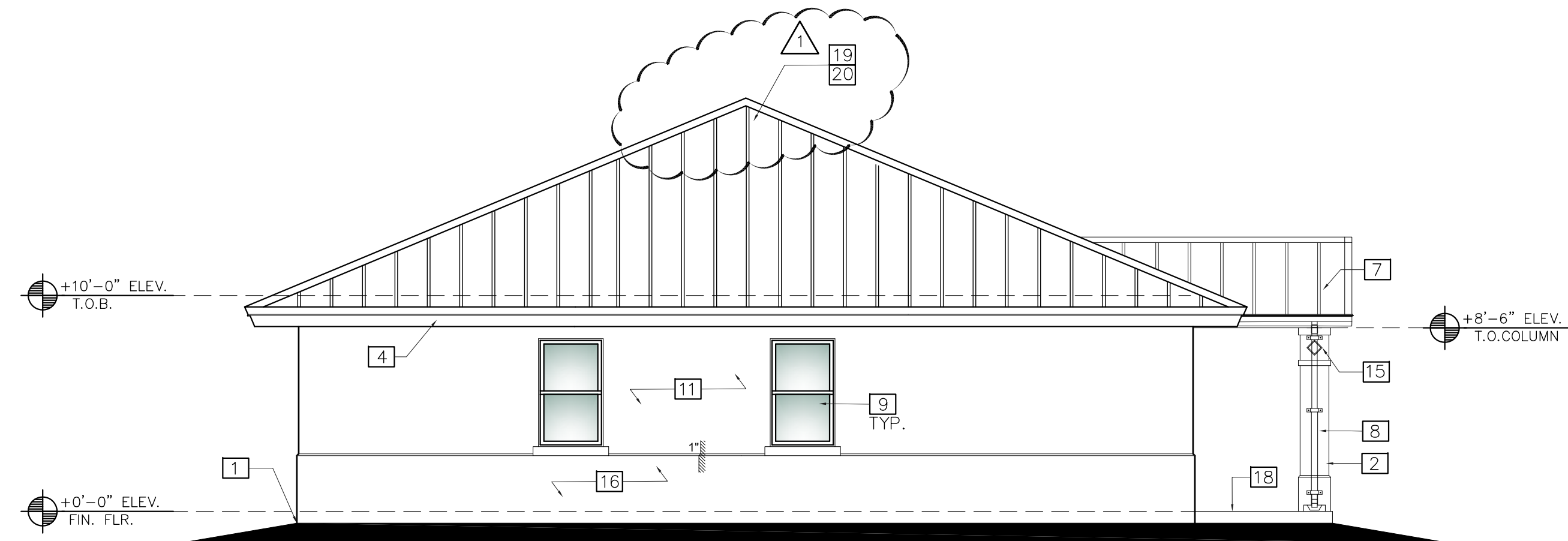
FRONT ELEVATION
SCALE: 3/16"=1'-0" 1
2A-2.0



SIDE ELEVATION
SCALE: 3/16"=1'-0" 2
2A-2.0



REAR ELEVATION
SCALE: 3/16"=1'-0" 3
2A-2.0



SIDE ELEVATION
SCALE: 3/16"=1'-0" 4
2A-2.0

EXTERIOR ELEVATION KEY NOTES	
1	GRADE (REFER TO SITE PLAN)
2	16" SQUARE MASONRY COLUMN (REFER TO STRUCTURAL)
3	8" MASONRY WALL (REFER TO STRUCTURAL)
4	PT. WOOD FASCIA
5	P.T. 6"x12" WOOD BEAM (REFER TO STRUCTURAL)
6	STANDINGSEAM METAL ROOFING SYSTEM
7	ALUMINUM GUTTER
8	ALUMINUM DOWNSPOUT
9	EXTERIOR IMPACT RESISTANT WINDOW (REFER TO WINDOW SCHEDULE)
10	EXTERIOR IMPACT RESISTANT DOOR (REFER TO DOOR SCHEDULE)
11	LIGHT TEXTURE STUCCO
12	1" RAISED STUCCO SILL, HEAD AND/OR BAND.
13	1/2" RAISED STUCCO BAND OVER ADJACENT SURFACE.
14	(4) 8"x8" CERAMIC ACCENT TILES DESIGN
15	6"x6" CERAMIC ACCENT TILE
16	7/8" SMOOTH STUCCO OVER SELF FURRING MTL LATH ON 15# FELT ON 1" RIGID FOAM
17	CONTROL JOINT
18	CONCRETE STOOP. (REFER TO STRUCTURAL)
19	(FRAME WALL) DELETED
20	(FAUX WOOD LOUVER) DELETED

GENERAL NOTE: THE KEY NOTES SHOWN ARE FOR REFERENCE ONLY AND DO NOT REFLECT SPECIFICATIONS SECTIONS

NO.	REVISIONS	1. BUILD.	DEPT.	COMMENTS	DATE
1.					08-08-16
2.					
3.					
4.					
5.					
6.					



G. BATISTA & ASSOCIATES
DESIGN-BUILD
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COOPER CITY, FL 33328 FAX: (954) 434-2056

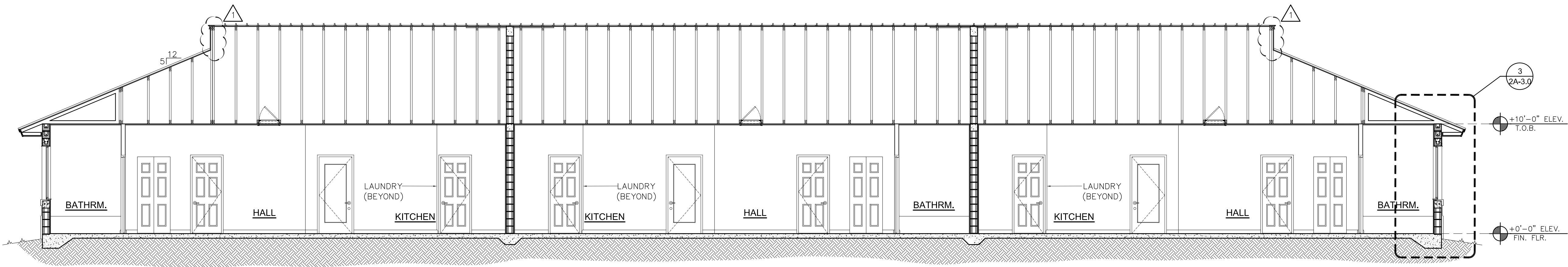
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GREG BATISTA
PROJECT #:
PE# 52349
CA# 27776

DATE: 6/28/2016 DRAWN BY: CT
DESIGN BY: GB
ELEVATIONS

SHEET#

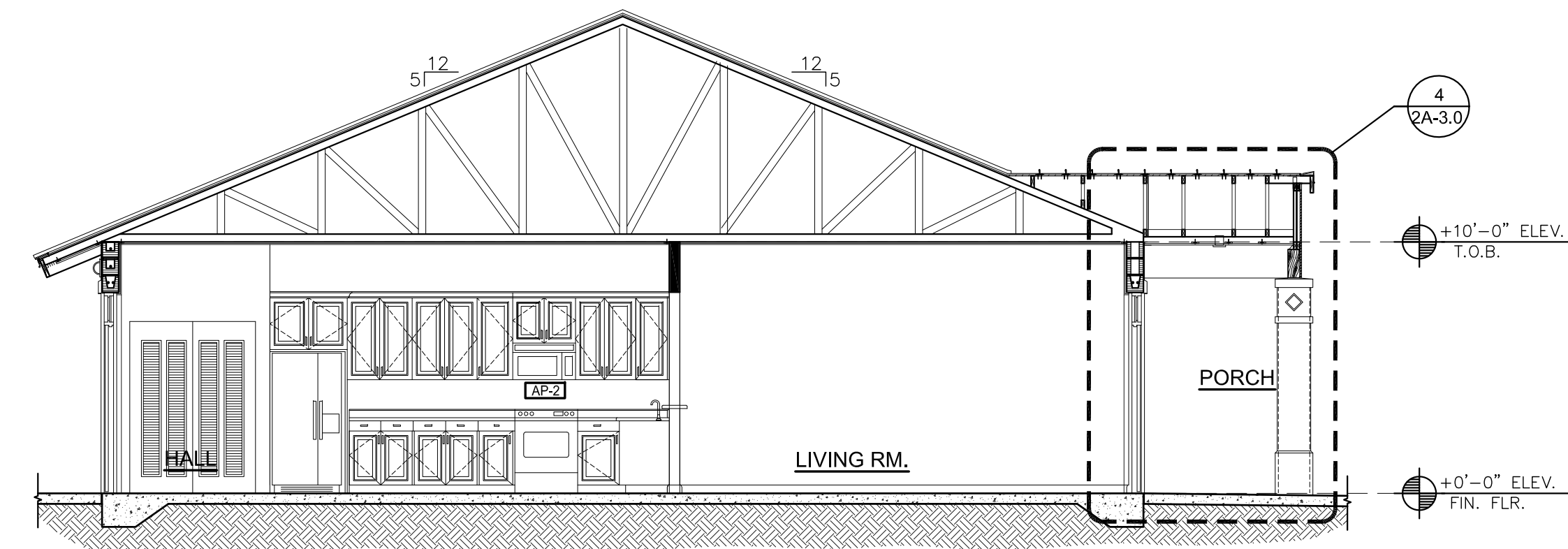
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CROSS SECTION

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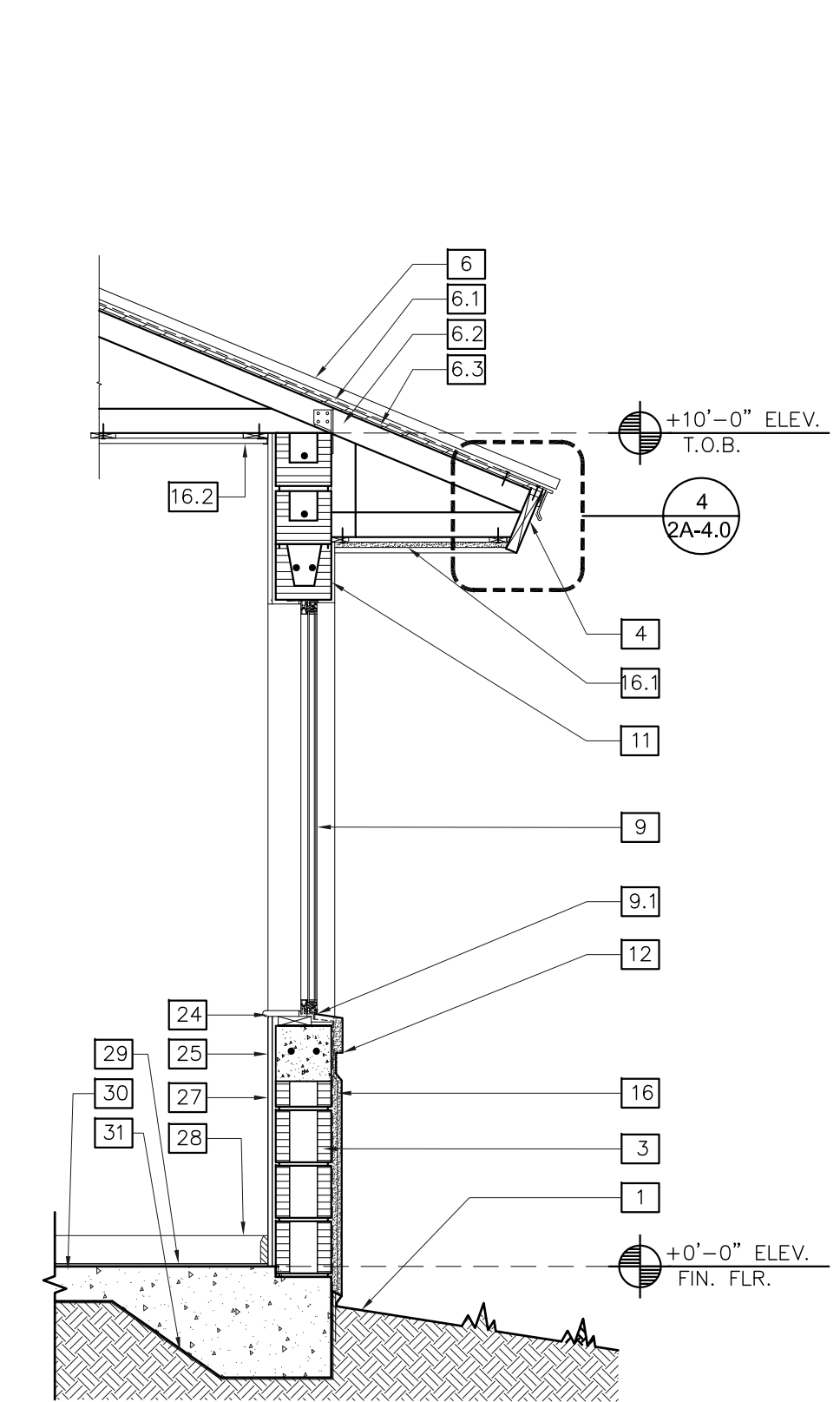
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2A-3.0



CROSS SECTION

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

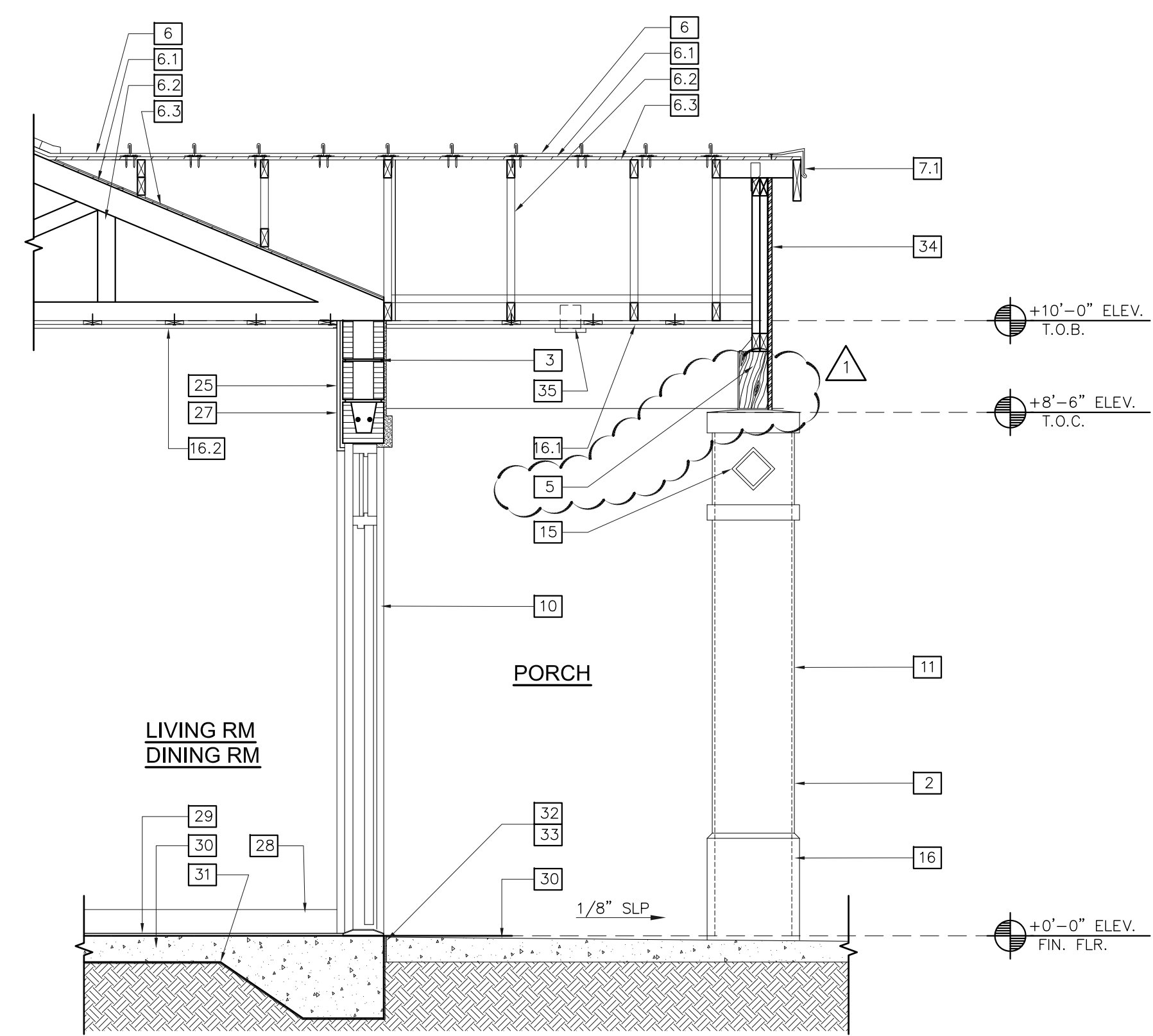
2
2A-3.0



WALL SECTION

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

3
2A-3.0



WALL SECTION

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

4
2A-3.0

ELEVATION/SECTION KEY NOTES					
1	GRADE (REFER TO SITE PLAN)				
2	16" SQUARE MASONRY COLUMN (REFER TO STRUCTURAL)				
3	8" MASONRY WALL (REFER TO STRUCTURAL)				
4	PT. WOOD FASCIA				
5	RED LAM. BEAM (REFER TO STRUCTURAL)				
6	STANDINGSEAM METAL ROOFING SYSTEM				
6.1	WATER PROOF ROOF MEBRANE				
6.2	PREENGINEERED WOOD ROOF TRUSSES (REFER TO STRUCTURAL)				
6.3	ROOF SHEATHING				
7	ALUMINUM GUTTER				
7.1	METAL FLASHING				
8	ALUMINUM DOWNSPOUT				
9	EXTERIOR IMPACT RESISTANT WINDOW (REFER TO WINDOW SCHEDULE)				
9.1	INSECT SCREENING IN ALUMINUM FRAMES. PROVIDE STORM DRAIN				
10	EXTERIOR IMPACT RESISTANT DOOR (REFER TO DOOR SCHEDULE)				
11	LIGHT TEXTURE STUCCO				
12	1" RAISED STUCCO SILL, HEAD AND/OR BAND.				
13	1/2" RAISED STUCCO BAND OVER ADJACENT SURFACE.				
14	8"x8" CERAMIC ACCENT TILES DESIGN				
15	6"x6" CERAMIC ACCENT TILE				
16	7/8" SMOOTH STUCCO OVER SELF FURRING MTL LATH ON 15# FELT ON 1" RIGID FOAM				
16.1	7/8" SMOOTH STUCCO FINISH OVER HIGH RIBBED METAL LATH NAILED TO 1x3 WD FURRING SECURE TO STRUCT.				
16.2	5/8" GYPSUM BOARD ON 1" X 2 " FURRING STRIPS @ 16" O.C.				
17	CONTROL JOINT				
18	CONCRETE STOOP, (REFER TO STRUCTURAL)				
19	FRAME WALL				
20	FAUX WOOD LOUVER				
21	FOUNDATION WEEP SCREED				
22	R20 SPRAYED ON FOAM INSULATION				
23	5/8" GYPSUM BOARD ON 1" X 2 " FURRING STRIPS @ 16" O.C.				
24	ACRYLIC SOLID WINDOW SILL				
25	5/8" GYPSUM BOARD ON 1" X 2 " FURRING STRIPS @ 16" O.C. INTERIOR FACE OF EXTERIOR WALLS				
26	DRIP EDGE				
27	R4.2 FOIL BACKED INSULATION				
28	WALL BASE (REFER TO FINISH SCHEDULE)				
29	FLOOR FINISH (REFER TO FINISH SCHEDULE)				
30	CONCRETE SLAB ON GRADE				
31	VAPOR BARRIER (REFER TO STRUCTURAL)				
32	1/2" PRE-FORMED JOINT				
33	JOINT SEALANT				
34	WALL SHEATHING				
35	EXTERIOR WALL MOUNTED LIGHT FIXTURE. (REFER TO LIGHTING)				

GENERAL NOTE: THE KEY NOTES SHOWN ARE FOR REFERENCE ONLY AND DO NOT REFLECT SPECIFICATIONS SECTIONS

DATE: 08-08-16

REVISIONS

NO. 1. BUILD. DEPT. COMMENTS

2. 3. 4. 5. 6.

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 COOPER CITY, FL 33328

PHONE: (954) 434-2053 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349

CA# 27776

DATE: 6/28/2016

DRAWN BY: CT

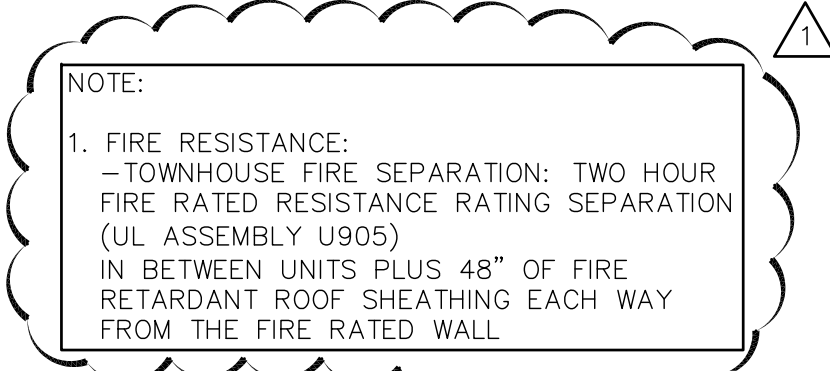
DESIGN BY: GB

CROSS SECTIONS

WALL SECTIONS

SHEET#

2A-3.0



HOLLYWOOD TOWNHOMES
3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

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52349
27776

100

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ROOF PLAN
ROOF DETAILS

SHEET#

2A-4.0

GENERAL STRUCTURAL NOTES

GENERAL

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS. CONTRACTOR SHALL COORDINATE THE WORK OF OTHER TRADES INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS FOR SLEEVES, INSERTS, HOLES, HANGERS AND ANCHORS.
2. CONTRACTOR SHALL REPORT DISCREPANCIES IN DIMENSIONS BETWEEN DIFFERENT DRAWINGS TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK IN AREAS THAT WILL BE AFFECTED.
3. DETAILS ENTITLED OR NOTED AS "TYPICAL" APPLY NOT ONLY WHERE SPECIFICALLY INDICATED OR REFERENCED , BUT ALSO IN ALL OTHER CASES WHERE THE NATURE OF THE CONSTRUCTION REQUIRES THEIR USE. DETERMINE APPLICABILITY OF TYPICAL DETAILS FROM DESCRIPTIVE TITLES OR FROM THE SIMILARITY OF A CONSTRUCTION CONDITION TO ANOTHER CONDITION WHERE THE DETAIL IS SPECIFICALLY INDICATED OR REFERENCED.
4. ELEVATIONS ON THE STRUCTURAL DRAWINGS ARE DENOTED AS (+X'-X"). REFERENCED TO THE FINISHED FIRST FLOOR ELEVATION DATUM = ±0'-0". FOR ACTUAL FINISHED FIRST FLOOR ELEVATION (N.G.V.D.) REFER TO SURVEY.
5. REPRODUCTION OF CONTRACT DRAWINGS SHALL NOT BE USED AS SHOP DRAWINGS UNDER ANY CIRCUMSTANCE.
6. ALL ITEMS SHOWN IN THESE DRAWINGS ARE NEW CONSTRUCTION UNLESS SPECIFICALLY NOTED AS EXISTING.

DESIGN CRITERIA

- STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:
FLORIDA BUILDING CODE (FBC), 2014, 5th EDITION, HIGH-VELOCITY HURRICANE ZONE
7. ACI 318-11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
8. ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
9. TMS 402-11/ACI 530-11/ASCE 5-11. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
10. TMS 602-11/ACI 530.1-11/ASCE 6-11. SPECIFICATIONS FOR MASONRY STRUCTURES.
11. AISC, AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STEEL FOR BUILDINGS", 14th EDITION.
12. AWS D1.0 AMERICAN WELDING ASSOCIATION "CODE FOR WELDING IN BUILDING CONSTRUCTION". LATEST EDITION.
13. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
14. DESIGN LOAD:
- A) LIVE LOADS:
NON-ACCESSIBLE ROOF.....30 PSF. UNLESS OTHERWISE NOTED.
- B) WIND LOAD:
ULTIMATE WIND SPEED,V= 175 MPH
WIND FACTOR.....0.6
RISK CATEGORY.....II
WIND EXPOSURE.....C
INTERNAL PRESSURE COEFFICIENTS.....C_{pi} = ± 0.18

SITE PREPARATION NOTES:

1. FOOTING HAVE BEEN DESIGNED FOR 2,000 P.S.F. ALLOWABLE SOIL BEARING CAPACITY. PRIOR TO THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR NEW BUILDINGS, STRUCTURES OR ADDITIONS, THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT OF ALLOWABLE BEARING CAPACITY AND NATURE OF SOIL, FROM AN ARCHITECT OR PROFESSIONAL ENGINEER. SAID STATEMENT SHALL CLEARLY IDENTIFY THE ALLOWABLE IN-PLACE BEARING CAPACITY OF THE BUILDING PAD FOR THE NEW BUILDING OR ADDITION AND VERIFY THE EXISTING SOIL CONDITIONS. THE CERTIFIED IN-PLACE BEARING CAPACITY SHALL HAVE BEEN DETERMINED BY WAY OF RECOGNIZED TESTS OR RATIONAL ANALYSIS AND SHALL MEET OR EXCEED THE DESIGN BEARING CAPACITY.
2. STRIP THE ENTIRE FOOTINGS AND BUILDING CONSTRUCTION AREAS PLUS 5 FEET OUTSIDE PERIMETER OF ALL TOPSOIL AND GROUND VEGETATION DOWN (NO LESS THAN 12 INCHES) TO CLEAR GRANULAR MATERIAL WHEREVER ENCOUNTERED.
3. BACKFILL CONSTRUCTION AREAS TO REQUIRED ELEVATION IF NEEDED USING CLEAN GRANULAR MATERIAL PLACED IN LIFTS NOT TO EXCEED 12 INCHES IN THICKNESS AND COMPACT EACH LIFT TO MINIMUM OF 95% OF ASTM D-1557 MAXIMUM DRY DENSITY WITH 2 PERCENT OPTIMUM MOISTURE CONTENT.
4. EXCAVATE FOOTING AREAS ONLY IF NEEDED TO PROPER DEPTH AND RECOMPACT USING HAND HELD ORWALK-BEHIND COMPACTOR PRIOR TO PLACEMENT OF REINFORCEMENT STEEL. THE EFFORT SHOULD ACHIEVE A RELATIVE COMPACTION OF 95% OF ASTM D-1557 TO A MINIMUM DEPTH OF 12 INCHES BELOW THE EXCAVATION BOTTOM.
5. CARE SHOULD BE TAKEN NOT USE VIBRATION IN CASE OF EXISTING STRUCTURES IN THE VICINITY OF THE CONSTRUCTION AREA. IF VIBRATION CAN NOT BE USED FOR COMPACTION, STATIC COMPACTION MAY BE APPLIED. HOWEVER, IN THE CASE, THE COMPACTED LAYER SHOULD NOT EXCEED 6 INCHES IN THICKNESS.
6. ALL CONSTRUCTION FILL MATERIAL SHALL BE CLEAN GRANULAR SOIL, FREE OF ORGANICS OR OTHER DELETERIOUS MATERIAL, AND SHALL CONTAIN NO MORE THAN FIVE PERCENT FINES PASSING A U.S. STANDARD NO. 200 SIEVE. (CLASSIFIED AS SW/GW)
7. VERIFY ALL COMPACTION EFFORTS BY TAKING AN ADEQUATE NUMBER OF FIELD DENSITY TEST IN EACH LAYER OF COMPACTED MATERIAL.
8. REPRESENTATIVE SAMPLES OF THE ON SITE AND PROPOSED FILL MATERIAL SHALL BE COLLECTED AND TESTED TO DETERMINE THE CLASSIFICATION AND COMPACTION CHARACTERISTICS.
9. ALL GEOTECHNICAL WORK MUST BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE TO VERIFY COMPLIANCE WITH THE SOIL REPORT.
10. AFTER THE INSTALLATION OF ANY PLUMBING AND ELECTRICAL PIPING, THE DISTURBED AREAS BE RECOMPACTED AND ADDITIONAL DENSITY TEST BE PERFORMED TO VERIFY PROPER COMPACTION OF THE DISTURBED AREAS.
11. IN THE EVENT OF EXISTING STRUCTURES, EXISTING FOOTING OR PROPOSED DRAINAGE LINES, PROVISIONS SHALL BE MADE BY THE STRUCTURAL ENGINEER AND SITE CONTRACTOR TO PROTECT ALL FOOTINGS FROM UNDERMINING AND EXPOSURE. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED OF THESE CONDITIONS TO EVALUATE THE APPLICABILITY OF HIS RECOMMENDATIONS.
12. CONCRETE OR BRICK PAVERS SHALL BE USED FOR THE CONSTRUCTION OF DRIVEWAYS AND WALKWAYS THAT WILL NOT BE SUPPORTED ON DEEP FOUNDATION.

TERMITE PROTECTION

PER FBC SECTION 1816, TERMITE PROTECTION SHALL PROVIDED BY REGISTERED TERMINTICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD. OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

MASONRY CONSTRUCTION NOTES:

1. DESIGN MASONRY ASSEMBLAGE STRENGTH, F'm = 1500 PSI. NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE A MINIMUM OF 2000 PSI.
2. SPECIAL INSPECTION IS REQUIRED FOR THE REINFORCED MASONRY WALL.
3. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND BE MANUFACTURED WITH MEDIUM WEIGHT AGGREGATE.
4. MORTAR SHALL CONFORM TO ASTM C 270 TYPE "M" (2500 PSI). GROUT FOR FILLED CELL SHALL CONFORM TO ASTM C476 AND SHALL NOT CONTAIN ADMIXTURES. GROUT SHALL ATTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, SLUMP 9 IN.
5. REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 / A615M, GRADE 60 AND SHALL HAVE FABRICATION TOLERANCES IN ACCORDANCE WITH ACI 315. SHOP-FABRICATE REINFORCING BARS WHICH ARE INDICATED TO BE BENT OR HOOKED.
6. MINIMUM No. 9 GAGE HORIZONTAL REINFORCEMENT AT 16" SPACING LADDER TYPE FOR REINFORCED WALL AND TRUSS TYPE FOR ALL OTHERS SHALL BE PROVIDED. THIS REINFORCING SHALL EXTEND 4 INCHES INTO TIE COLUMNS OR BE TIED TO STRUCTURAL COLUMNS.
7. ALUMINUM CONDUITS, PIPES, AND ACCESSORIES SHALL NOT BE EMBEDDED IN MASONRY GROUT, OR MORTAR, UNLESS EFFECTIVELY COATED OR COVERED TO PREVENT ALUMINUM-CEMENT CHEMICAL REACTION OR ELECTROLYTIC REACTION BETWEEN ALUMINUM AND STEEL.
8. PROVIDE VERTICAL REBARS ACCORDING TO PLAN OR WALL SCHEDULE. SEE "TYPICAL WALL END AND CORNER DETAILS" FOR SPECIAL REINFORCING DETAIL.
9. VERTICAL REINFORCEMENT MUST HAVE A MINIMUM 48 BAR DIAMETER LAP SPLICE. UNLESS OTHERWISE NOTED, CENTER WALL REINFORCEMENT IN BLOCK CELLS. USE NONMETALLIC BAR POSITIONERS.
10. PROVIDE DOWEL REINFORCEMENT IN FOUNDATION OF SAME SIZE AND SPACING AS VERTICAL WALL REINFORCEMENT.
11. PROVIDE A CONTINUOUS BOND BEAM AT TOP OF WALL WITH 2-#5 BARS INSIDE. VERTICAL REBARS SHALL BE DEVELOPED INTO BOND BEAM, UNLESS OTHERWISE NOTED.
12. BRACE TOP OF INTERIOR, NON-LOAD BEARING MASONRY WALLS TERMINATING AT THE UNDERSIDE OF FLOOR OR ROOF STRUCTURE AGAINST OUT-OF-PLANE MOVEMENT IN ACCORDANCE WITH THE "TYPICAL NON-BEARING CMU WALL BRACING" DETAIL.
13. PROVIDE CONCRETE LINTEL AND WINDOW SILL ACCORDING TO SCHEDULES IN TYPICAL OPENING DETAIL.

CONCRETE CONSTRUCTION NOTES

1. CAST-IN-PLACE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTHS (F'C):
- A. FOOTINGS AND SLAB ON GRADE.....3,000 psi
B. ALL OTHER CONCRETE.....4,500 psi
2. CONCRETE DENSITY SHALL BE NORMAL WEIGHT UNLESS SPECIFICALLY OTHERWISE NOTED.
3. WATER-CEMENT RATIO (W/C) NOT GREATER THAN 0.45.
4. ALL CONCRETE SHALL BE "READY MIXED" AND IN ACCORDANCE WITH ASTM SPECIFICATIONS C-94 A CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED AND HAVE A MINIMUM OF 520 LBS. OF CEMENT PER CUBIC YARD. NO WATER TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN FOR REVIEW AND APPROVAL.
5. CONCRETE REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615/A615M, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. PROVIDE SHEET-TYPE WELDED WIRE FABRIC. SHEET LAPS SHALL BE TIED AND LAPPED ONE FULL MESH SPACING. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
6. CONCRETE REINFORCING STEEL SHALL BE CONTINUOUS UNLESS OTHERWISE INDICATED. CONTINUOUS REINFORCING STEEL SHALL BE LAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318.
7. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS INDICATED. IN NO CASE SHALL REINFORCEMENT COVER BE LESS THAN THE REQUIREMENTS OF ACI 301.
- A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
B) CONCRETE EXPOSED TO EARTH OR WEATHER:
No.6 BARS AND LARGER.....2"
No.5 BARS AND SMALLER.....1½"
- C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
SLABS AND WALLS.....¾"
BEAMS AND COLUMNS.....1½"
8. CONCRETE REINFORCING STEEL MARKED STANDARD HOOK SHALL HAVE A 90 DEGREE HOOK WITH A MINIMUM EXTENSION BEYOND THE BEND OF 12 BAR DIAMETERS IN LENGTH, UNLESS OTHERWISE NOTED. STIRRUP, TIE AND 180-DEGREE HOOKS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318.
9. PROVIDE 1/2" THICK JOINT FILLER MATERIAL WHERE SLABS ON GRADE ABUT VERTICAL SURFACES.
10. REINFORCING STEEL SHALL BE SPREAD AT SLEEVES, TIEBACKS, RECESSES AND OTHER EMBEDDED ITEMS UNLESS OTHERWISE INDICATED. REINFORCEMENT SHALL NOT BE CUT TO FACILITATE PLACEMENT OF EMBEDDED ITEMS.
11. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED ¾" OR AS INDICATED.
12. ALUMINUM SHALL NOT BE PLACED IN DIRECT CONTACT WITH CONCRETE UNLESS EFFECTIVELY COATED OR COVERED TO PREVENT ALUMINUM-CONCRETE REACTION AND ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING AND SUPPLYING ANY ADDITIONAL CONCRETE REQUIRED TO ACHIEVE SPECIFIED FLOOR FLATNESS CRITERIA.

CONCRETE CYLINDER AND SLUMPS TESTS

8. AT LEAST ONE SET OF CYLINDERS SHALL BE PROVIDED FOR STRENGTH AND SLUMP TESTS PER POUR OR FOR EACH 50 CUBIC YARDS OF CONCRETE, WHICHEVER IS LESS. AT LEAST TWO SETS OF TESTS ARE RECOMMENDED FOR COLUMN POURS. FOR EACH POUR THE ENGINEER SHALL BE PROVIDED WITH ONE (1) 3-DAY TEST, ONE (1) 7-DAY TEST, ONE (1) 28-DAY TEST, ONE (1) SPARE, AND ONE (1) SLUMP TEST.

STEEL:

1. STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE "AISC'S SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL OR BUILDINGS", 13TH EDITION.
2. STRUCTURAL STEEL PLACEMENT DRAWINGS AND MATERIAL LISTS SHALL CONFORM TO AISC'S STRUCTURAL STEEL DETAILING", LATEST EDITION.
3. STEEL MANUFACTURER SHALL SUBMIT SHOP DRAWINGS LAYOUT AND STRUCTURAL CALCULATIONS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER TO ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. (ONE PAPER SEPIA AND ONE PRINT OF EACH DRAWING.)
4. STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- A) SQUARE AND RECTANGULAR HSS.....ASTM A 500, GRADE B, FY = 46 KSI
ROUND HSS.....ASTM A 500, GRADE B, FY = 42 KSI
B) PLATES.....ASTM A 36/ A 36M
C) HIGH STRENGTH BOLTS.....ASTM A 325
D) HOOKED ANCHOR RODS.....ASTM F 1554, GRADE 36
E) ANCHOR RODS W/ NUT AND WASHER.....ASTM F 1554, GRADE 36
F) THREADED ANCHOR ROD.....ASTM A 36/ A 36M
G) WELDING ELECTRODES.....AWS D1.1/D1.1M, E70XX
5. FIELD CUTTING OF STRUCTURAL STEEL MEMBERS BY ANY TRADE SHALL NOT BE PERMITTED. BOLT HOLES SHALL NOT BE CUT OR ENLARGED BY FLAME CUTTING IN THE FIELD.
6. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
7. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.

SHORING, RESHORING AND TEMPORARY BRACING

8. THE GENERAL CONTRACTOR (GC) IS SOLELY RESPONSIBLE FOR FIELD FORMWORK, SHORING, RESHORING, TEMPORARY AND PERMANENT BRACING DESIGN.

SAFETY OSHA AND LABOR LAWS

THE STRUCTURAL ENGINEER OF RECORD DOES NOT POSSES NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAW REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS CONSULTANTS TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY. THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM FROM ASSUMING RESPONSIBILITY OUTSIDE HIS AREA OF EXPERTISE.

SHOP DRAWINGS:

LIST OF ITEMS THAT REQUIRED SHOP DRAWING SUBMITTAL:

1. STEEL STAIR, RAILINGS, ROOF TRUSSES, A/C ENCLOSURES, WOOD SLATED SCREENS, BRISE-SOLEIL SYSTEM AND FENCE.

NO SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT/ENGINEER'S REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING, AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR, AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS, AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY ENGINEER, AND EVEN THOUGH WORK DONE IN ACCORDANCE WITH SUCH SHOP DRAWINGS.

STEEL DECK NOTES:

DELETED

STEEL ROOF JOISTS:

DELETED

PREFABRICATED WOOD TRUSSES:

1. MATERIALS:

- A. ALL LUMBER SHALL BE #2 OR BETTER GRADE SOUTHERN PINE, ALLOWABLE STRESSES SHALL BE AS INDICATED IN "DESIGN VALUES FOR WOOD CONSTRUCTION", A SUPPLEMENT TO THE "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" 2005 EDITION, BY THE AMERICAN FOREST AND PAPER ASSOCIATION. ALLOWABLE MAXIMUM WATER CONTENT SHALL BE 19%.
- B. PLYWOOD ROOF SHEATHING SHALL BE RATED FOR EXPOSURE 1, WITH A MINIMUM NOMINAL THICKNESS OF 1½".
- C. INSTALL W/ THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS & W/ PANELS CONT. OVER (2) OR MORE SPANS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING @ PANEL ENDS & EDGES UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. FOR NAILING SEE SECTIONS IN DRAWINGS.
- D. ALL FASTENER (E.G. NAILS, SCREWS, BOLTS, TIE RODS) SHALL BE HOT-DIPPED GALVANIZED (G60 MINIMUM GALVANIZED COATING) OR 300 SERIES STAINLESS STEEL.
- E. CONNECTORS STEEL SHALL CONFORM TO ASTM A653 AND SHALL BE HOT-DIP GALVANIZED PER ASTM A525 OR 300 SERIES STAINLESS STEEL.
- F. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME.
- G. ALL CUTS, HOLES AND INJURIES TO THE SURFACE OF TREATED WOOD SHALL BE PROTECTED BY FIELD TREATMENT MEETING AWPA STANDARD M4.
- H. ALL TREATED WOOD PRODUCTS SHALL BE HANDLED AND FIELD FABRICATED IN ACCORDANCE WITH AWPA STANDARD M4 FOR THE CARE OF PRESSERVATIVE TREATED WOOD PRODUCTS.
- I. DO NOT USE STANDARD CARBON-STEEL OR ALUMINUM PRODUCTS IN DIRECT CONTACT WITH PRESSURE-TREATED WOOD.
- J. SPECIAL INSPECTION FOR THE ERECTION OF TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS 35 FEET OR 6 FEET OVERALL HEIGHT, SHALL BE PERFORMED BY THE REGISTERED ENGINEER OR ARCHITECT. CONTRACTOR SHALL NOTIFY TO ENGINEER/ARCHITECT WITH A MINIMUM OF 72 HOURS IN ADVANCE OF TRUSS PLACEMENT. TRUSSES SHALL BE FLOWN IN ONE DAY.
- K. PERMANENT WEB AND HORIZONTAL LATERAL BRACING SHALL BE INSTALLED ACCORDING TO INDIVIDUAL TRUSS DRAWING. REFER TO SHOP DRAWINGS. (WEB AND LATERAL BRACING ARE NOT SHOWN ON ROOF FRAMING PLAN). PERMANENT WEB AND HORIZONTAL LATERAL BRACING IS RESTRAINED TO PREVENT LATERAL MOVEMENT BY SOLID ANCHORAGE TO END WALLS, OR BY PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBER AT INTERVALS NOT TO EXCEED TWENTY (20) FEET ALONG CONTINUOUS WEB BRACE. (REF: HIB-91, SEC. 1323.1).
- L. ALL TOP CHORDS ARE ASSEMBLED TO BE SHEATHED, AND ALL BOTTOM CHORDS SHALL BRACED BY A CONTINUOUS LATERAL BRACING SPACED NOT MORE THAN 10 FFET. REFER TO INDIVIDUAL TRUSS DRAWINGS FOR THE BRACING REQUIREMENTS. THE DRYWALL CEILING IS NOT TO BE CONSIDERED A CEILING DIAPHRAGM.
- M. BRACING SHOWN ON PLANS DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND WEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE ROOF OR FLOOR. (REF: HIB-91 SUMMARY SHEET).
- N. REFER TO "HIB-91 COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES", APPENDIX C, FOR RECOMMENDED SEQUENCE OF INSTALLING BRACING COMPONENTS.
2. DESIGN:
- ROOF LIVE LOAD (NON-ACCESSIBLE).....30 PSF
ROOF DEAD LOAD.....25 PSF
WIND LOAD REFER ROOF FRAMING PLAN SHEET S-3
MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.

STRUCTURAL LEGEND

SYMBOL	DESCRIPTION
CJ-	CONTROL JOINT
GB-	GRADE CONCRETE BEAM
O.C.	ON CENTER
REINF.	REINFORCEMENT
CONT.	CONTINUOUS
SCHED.	SCHEDULE
T&B	TOP AND BOTTOM
T.O.F	TOP OF FOOTING
EXP. JT.	EXPANSION JOINT
EF.	EACH FACE
WWF.	WELDED WIRE FABRIC
T.O.S.	TOP OF SLAB
B.O.B.	BOTTOM OF BEAM
T.O.B.	TOP OF BEAM
T.O.TB.	TOP OF TIE BEAM
CLR.	CLEAR COVER
TYP.	TYPICAL
T.O.W.	TOP OF WALL
T.O.P.	TOP OF PARAPET
	OUTER LAYER REINFORCEMENT
	SLOPE DIRECTION
	COLUMN REFERENCE LINE (CENTER LINE OF COLUMN)
	DEPRESSED SLAB
	CONTINUOUS COLUMN/TIE COLUMN TYPE
	TERMINATE COLUMN/TIE COLUMN TYPE
	BEGINNING COLUMN/TIE COLUMN TYPE

DATE: 08-08-16

REVISIONS

1. BUILD. DEPT. COMMENTS

2

3

4

5

6

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

63411, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

GREG BATISTA

DATE: 6/28/2016

DRAWN BY: CT

DESIGN BY: GB

GENERAL STRUCTURAL NOTES

PE# 52349

CA# 27776

SHEET#

1S-0.1

COLUMN MARK LEGEND

- (X) - CONTINUOUS COLUMN/TIE COLUMN TYPE
- (X) - TERMINATE COLUMN/TIE COLUMN TYPE
- (X) - BEGINING COLUMN/TIE COLUMN TYPE

- NOTES:
- PROVIDE 1 #5 VERTICAL IN FILLED CELL ADJACENT TO ANY WINDOW AND DOOR OPENINGS WHERE NO COLUMN IS INDICATED. REINF. TO EXTEND FROM FRAMING FLOOR TO BEAM ABOVE.
 - ALL MASONRY WALLS TO HAVE #9 LADDER TYPE DUR-O-WALL HORIZONTAL JOINT REINFORCING EVERY 2ND BLOCK COURSE. EXTEND REINFORCING MINIMUM 4" INTO CONC. COLUMNS.
 - ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB, COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR OF POURING FLOOR SLAB.
 - (X) INDICATES (1)-#5 IN FILLED CELL AT 48" O.C. MAXIMUM, UNLESS OTHERWISE NOTED. PROVIDE ADDITIONAL REBAR WHERE SHOWN ON PLAN. MASONRY SHALL HAVE A MINIMUM F'm = 1,500 psi

FOOTING SCHEDULE

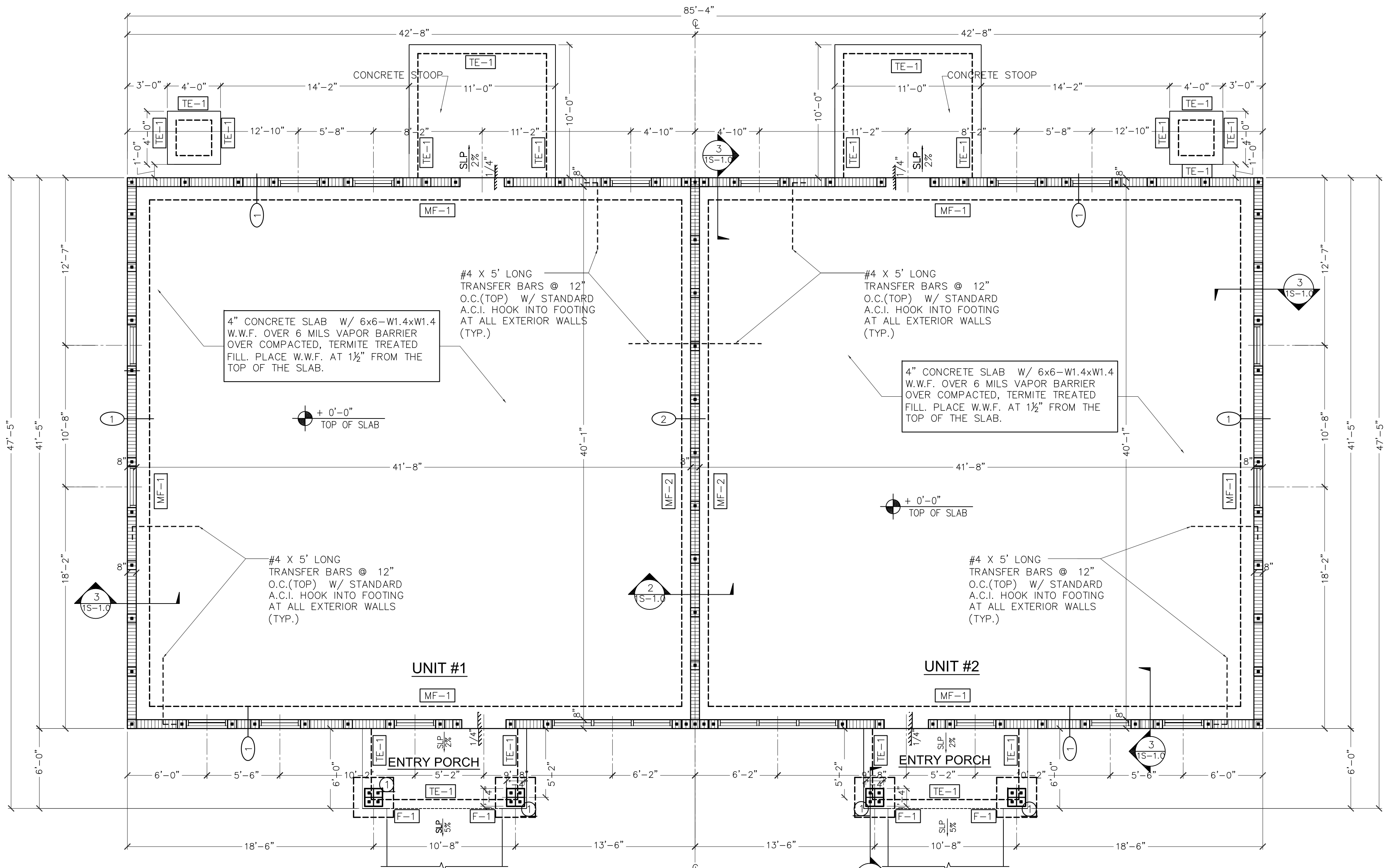
MARK	TOP ELEV.	BASE W x L x D	REINFORCEMENT		REMARKS
			BOTTOM	TOP	
TE-1	-0'-1/4"	8" x CONT. x 8"	(1) #5 CONT.		
MF-1	±0'-0"	1'-8" x 18"	(3) #5 CONT.		
MF-2	±0'-0"	2'-0" x 18"	(3) #5 CONT.		
F1	-1'-4"	3'-0" x 3'-0" x 18"	(3) #5 CONT.		EACH WAY

COLUMN / TIE COLUMN SCHEDULE f'c=5,000 psi

MARK	ELEVATION	A	B	REINFORCING	STIRRUPS	REMARKS
①	SEE PLAN	16"	16"	(4) #7	#3 @ 8"	PILASTER LAP SPLICE MIN 48 BAR DIA.

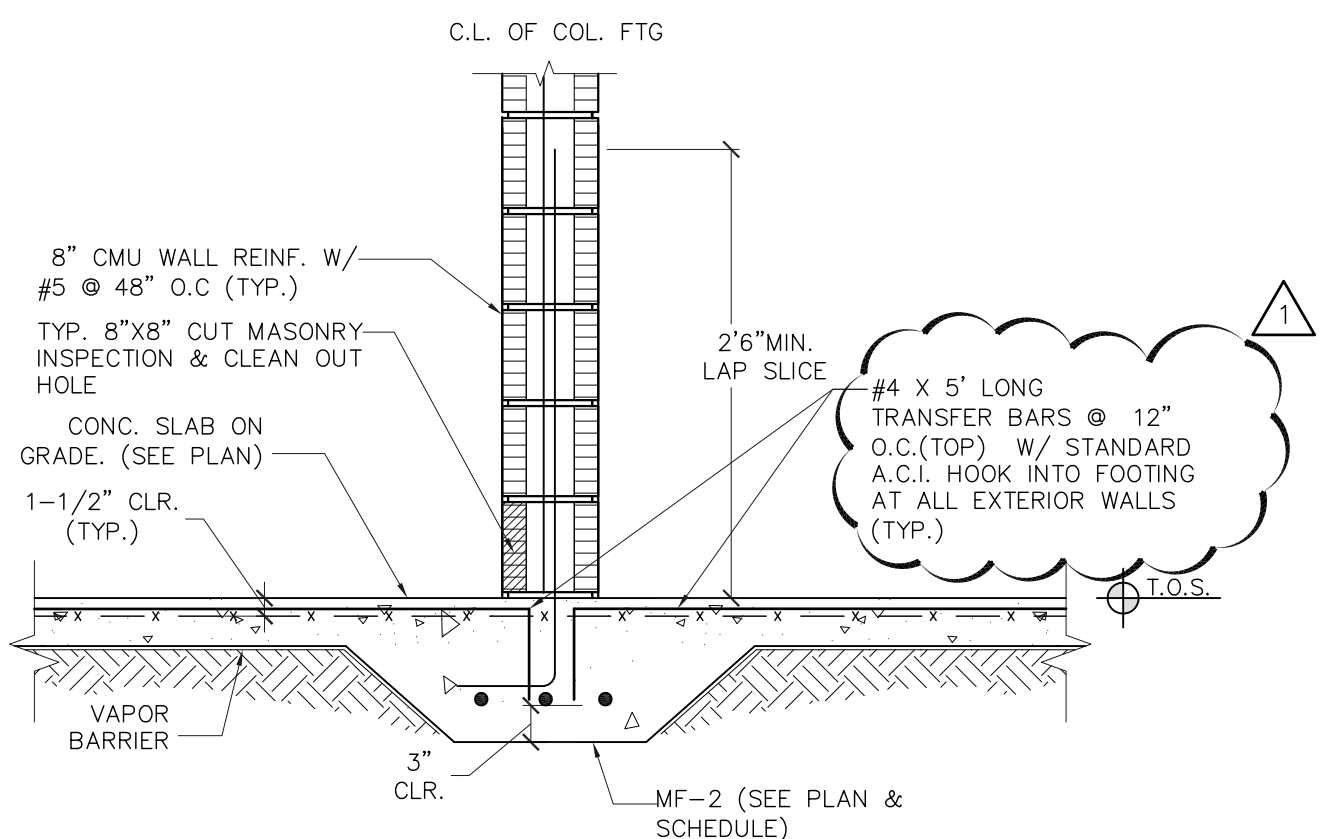
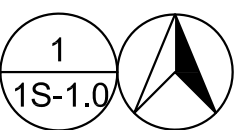
WALL TYPES

MARK	DETAIL	DESCRIPTION	FIRE UL*
①		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. INSIDE OF 8" CMU WALL. PROVIDE STUCCO AT EXTERIOR	2 HR. FBC ITEM 3.1.1.
②		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. EACH SIDE OF 8" CMU WALL. EXTEND TO UNDERSIDE OF ROOF DECK	2 HR. FBC ITEM 3.1.1.



FOUNDATION PLAN

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

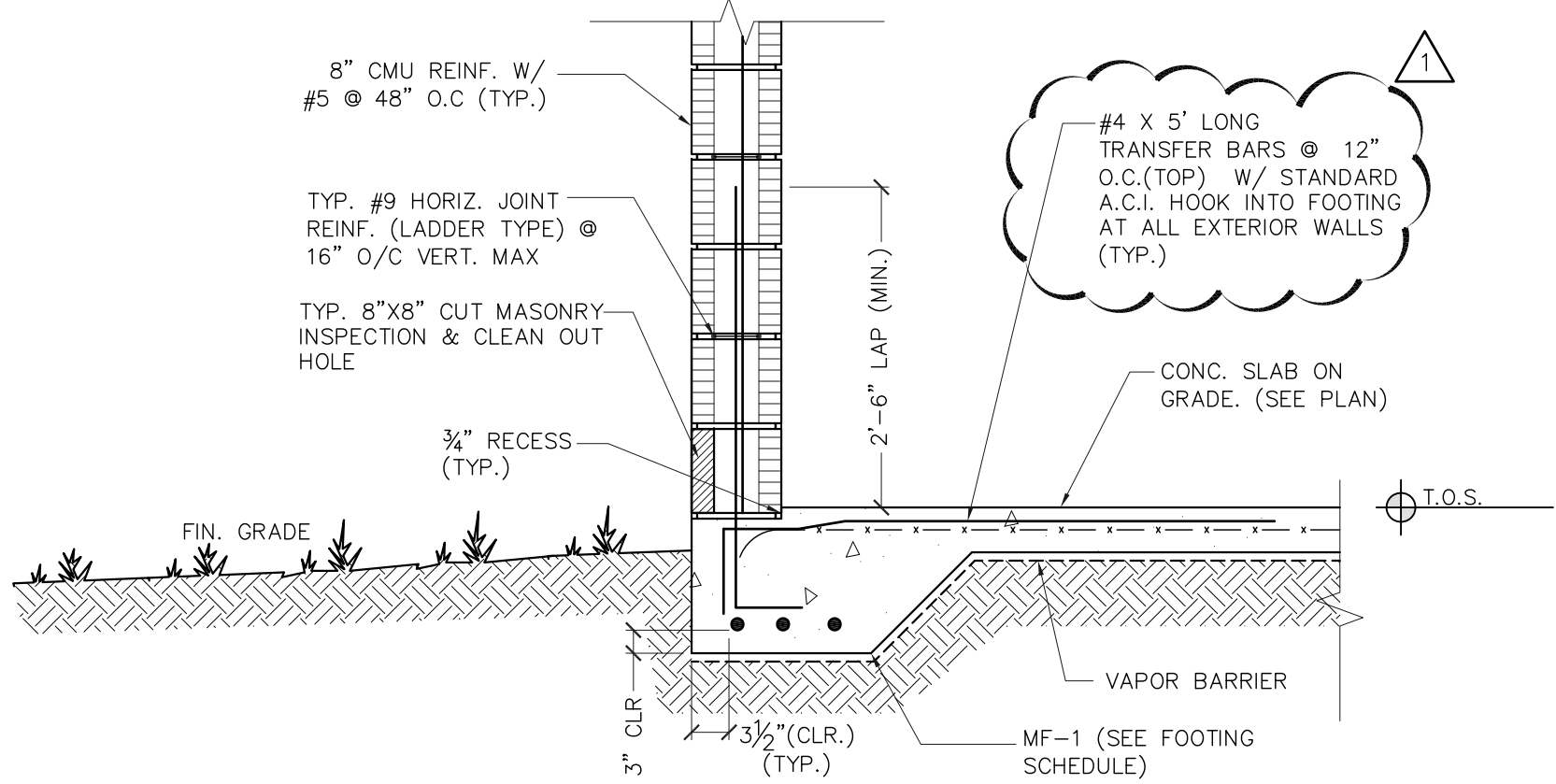


SECTION (TYP.)

SCALE 3/4" = 1'-0"

2

1S-1.0

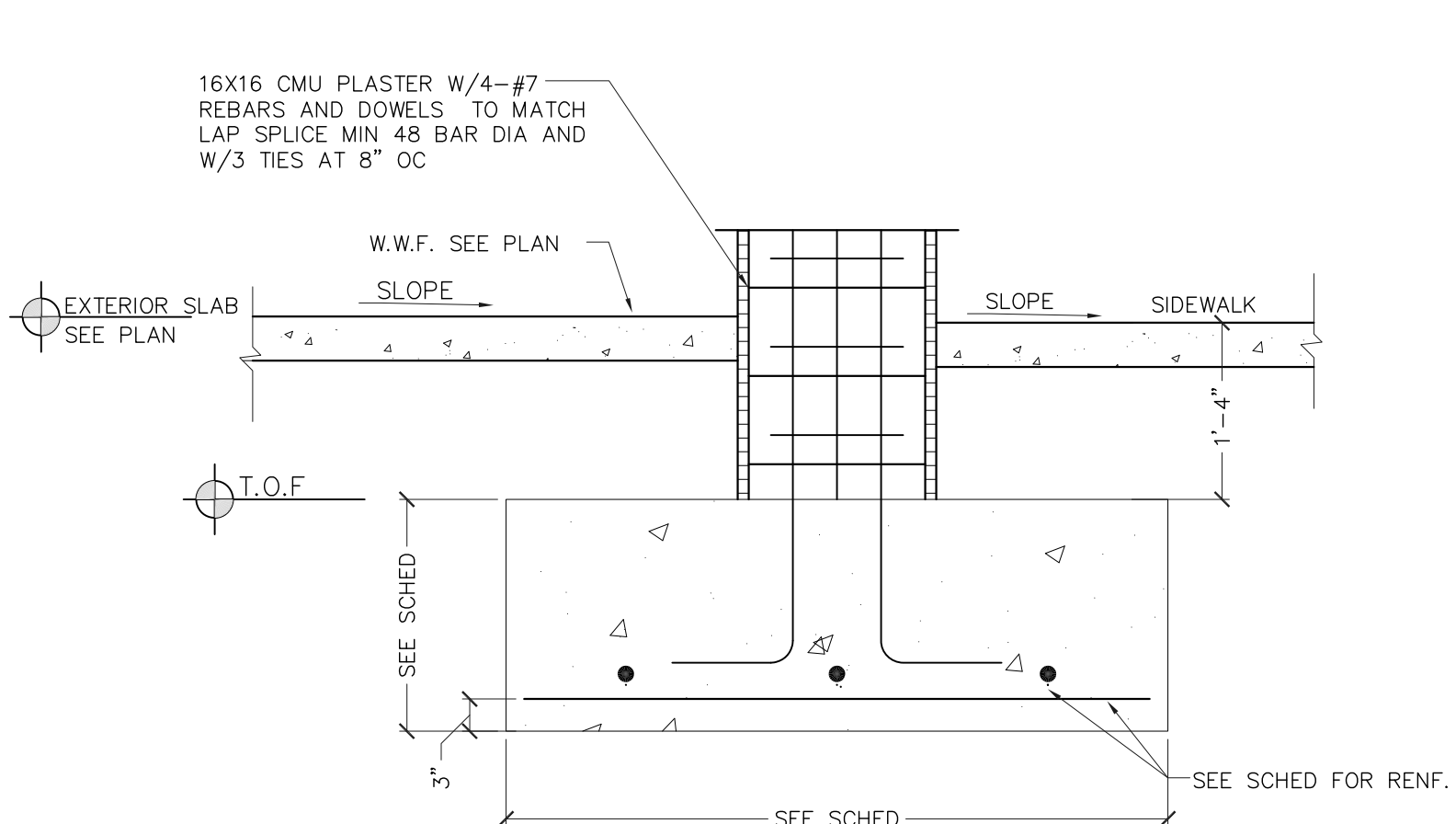


SECTION (TYP.)

SCALE 3/4" = 1'-0"

3

1S-1.0



SECTION AT 16" CMU PILASTER

SCALE 3/4" = 1'-0"

4

1S-1.0

NO.	REVISIONS	DATE
1.	BUILD. DEPT. COMMENTS	08-08-16
2.		
3.		
4.		
5.		
6.		



G. BATISTA & ASSOCIATES
DESIGN-BUILD
10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053
COOPER CITY, FL 33328 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
2 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6351. 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:
PE# 52349
CA# 27776

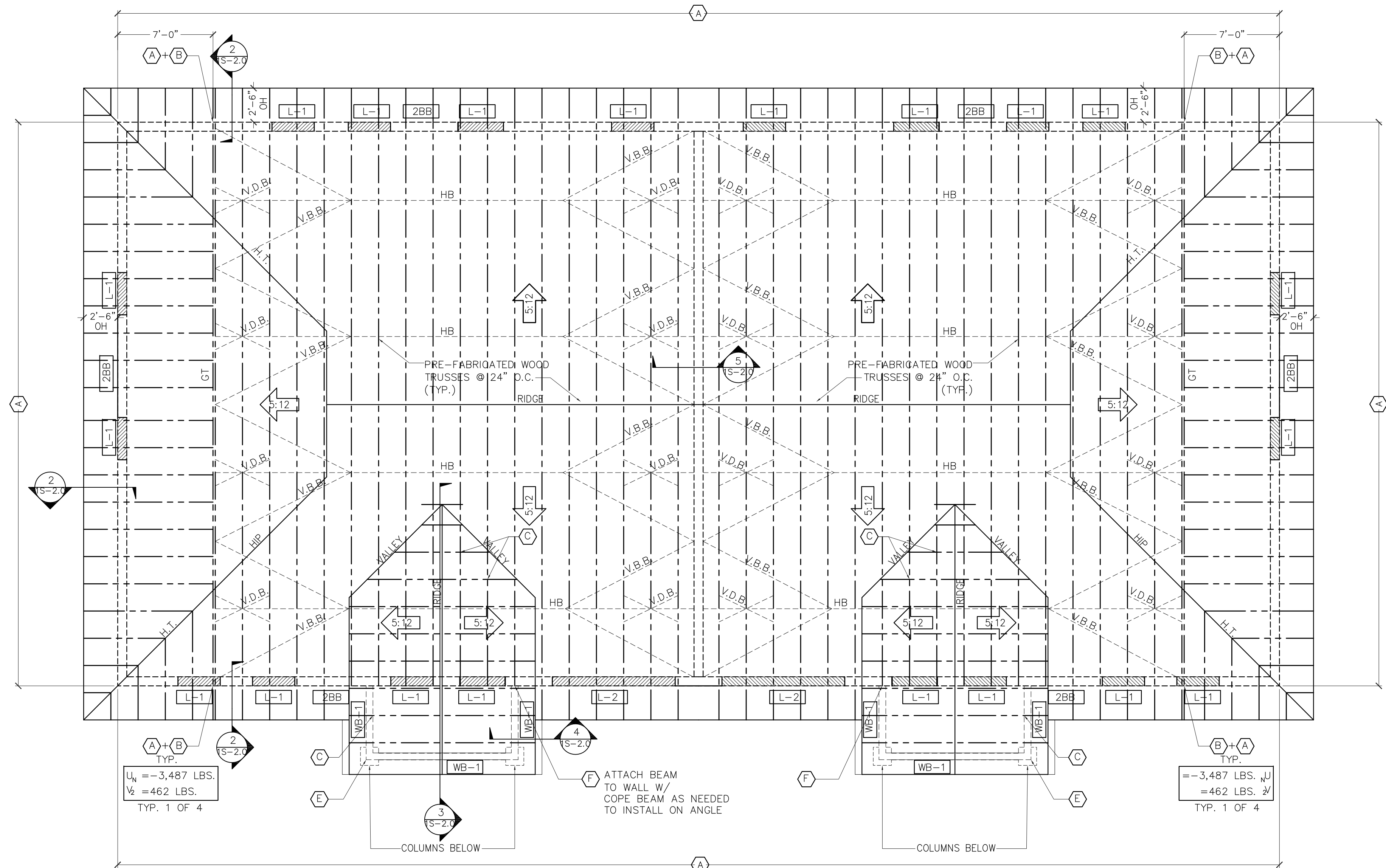
DATE: 6/28/2016
DRAWN BY: CT
DESIGN BY: GB
FOUNDATION PLAN
STRUCTURAL SECTIONS

SHEET#

1S-1.0

TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS LAYOUT AND STRUCTURAL CALCULATION SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE NATURALLY DURABLE SPECIES, OR PRESSURE TREATED WOOD PER AMERICAN WOOD PRESERVES ASSOCIATION (AWPA).



ROOF FRAMING PLAN

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

1
1S-2.0

ROOF LEGEND

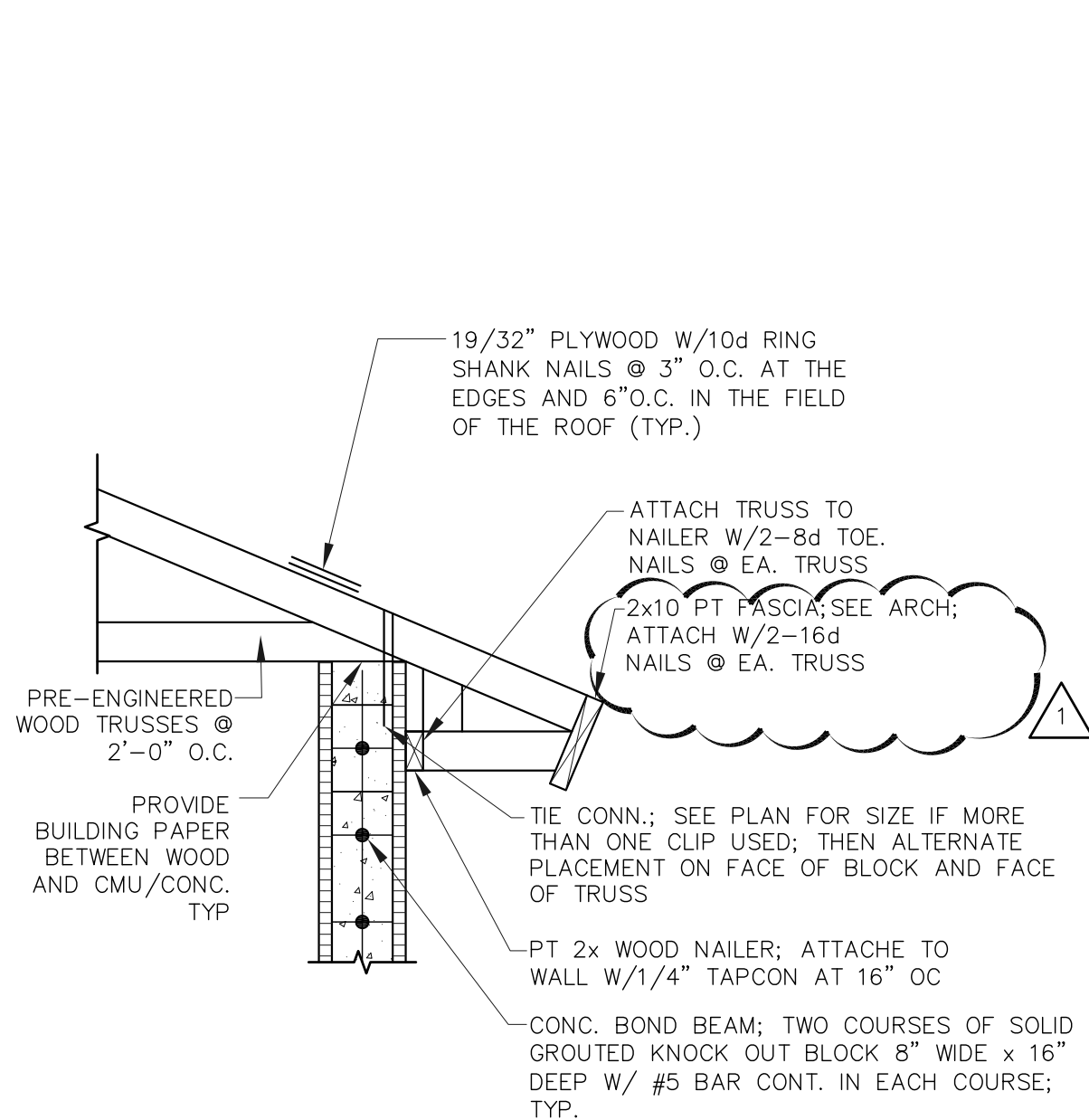
- H.T. - HIP TRUSS
G.T. - GIRDER TRUSS
 U_w - MAXIMUM DESIGN NET UPLIFT FORCE IN WOOD CONNECTOR.
 V_s - DESIGN SHEAR FORCE PERPENDICULAR TO THE WALL IN WOOD CONNECTOR
H.B. - PERMANENT CONTINUOUS 2"x4" LATERAL BRACING, SPACED NOT MORE THAN 10 FEET APART, AND NAILED WITH (2)-16d COMMON NAILS TO THE UPPER SIDE OF THE BOTTOM CHORD.
V.D.B. - PERMANENT 2" X 4" DIAGONAL BRACING PLACED VERTICALLY. CONNECTION WITH (2)-16d NAILS IN EACH WEB IN AT LEAST (3) TRUSSES AT APPROX. 45 DEGREE ANGLE.
D.B.B. - PERMANENT 2" X 4" DIAGONAL BRACING NAILED WITH (2)-16d COMMON NAILS TO THE UPPER SIDE OF THE BOTTOM CHORD TO PREVENTS LATERAL MOVEMENT AND SHALL BE REPEATED AT EACH END AND AT THE SAME INTERVALS NOT MORE THAN 20 FEET IN DIRECTION OF HORIZONTAL BRACING.
(X) - TERMINATE COLUMN/TIE-STEEL COLUMN TYPE
(X) - BEGINNING COLUMN/TIE-STEEL COLUMN TYPE
- WINDOW OPENING

BEAM SCHEDULE

2BB	CONC. BOND BEAM; TWO COURSES OF SOLID GROUTED KNOCK OUT BLOCK 5" WIDE x 16" DEEP W/ #7 BAR CONT. IN EACH COURSE; TYP.
WB-1	RED LAM 5.25X11.875 LVL

PRECAST LINTEL TABLE

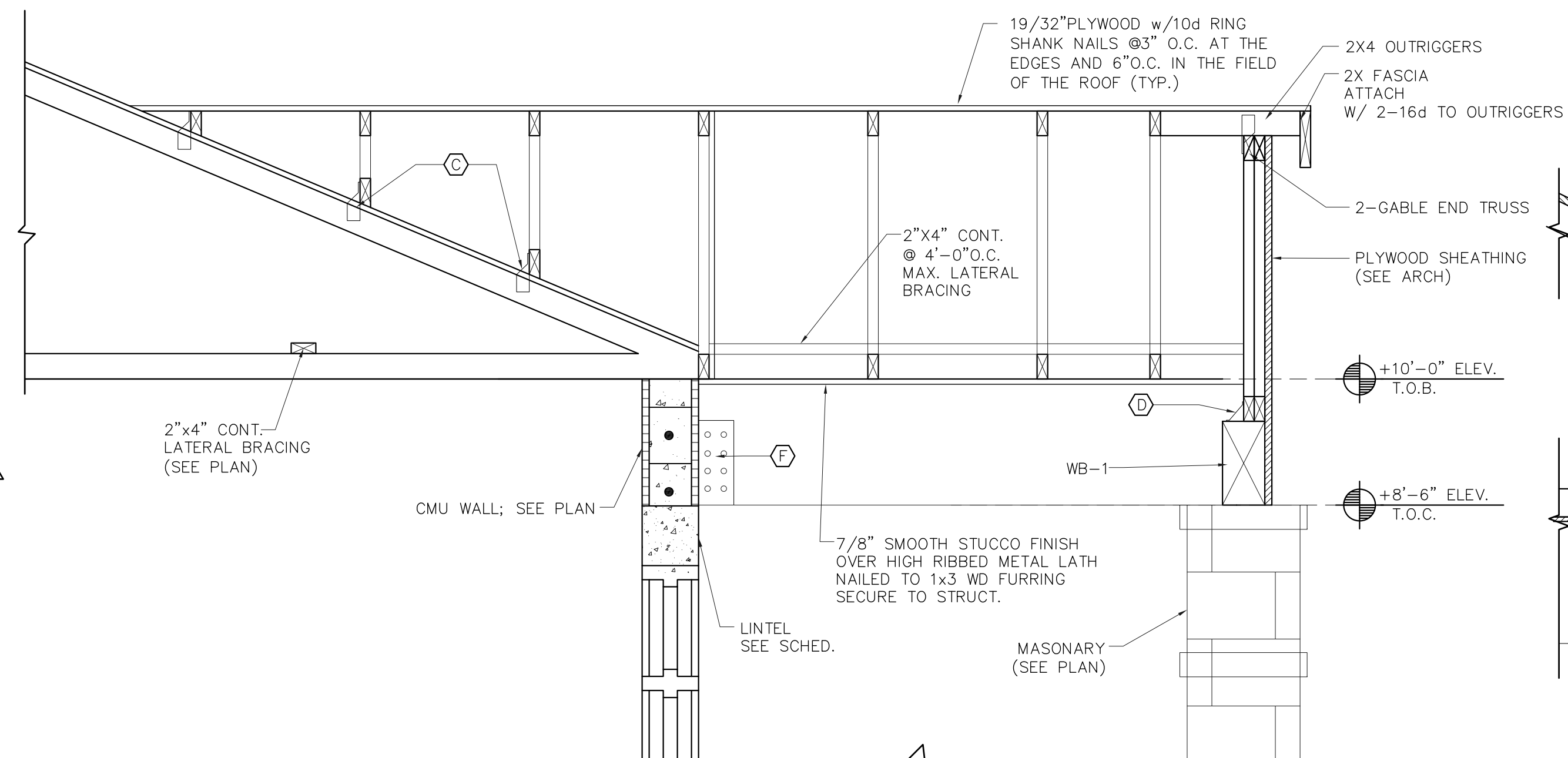
MARK	TYPE	MAX. LENGTH OF LINTEL	APPLIED LOAD (PLF)	ALLOWED LOAD (PLF)	FILLED	REMARKS
L-1	8F8-1B	4'-6"	1,760	2,170	YES	(1) #5
L-2	8F16-1B	10'-6"	1,265	1,514	YES	(1) #7 B



ROOF TO WALL CONNECTION

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

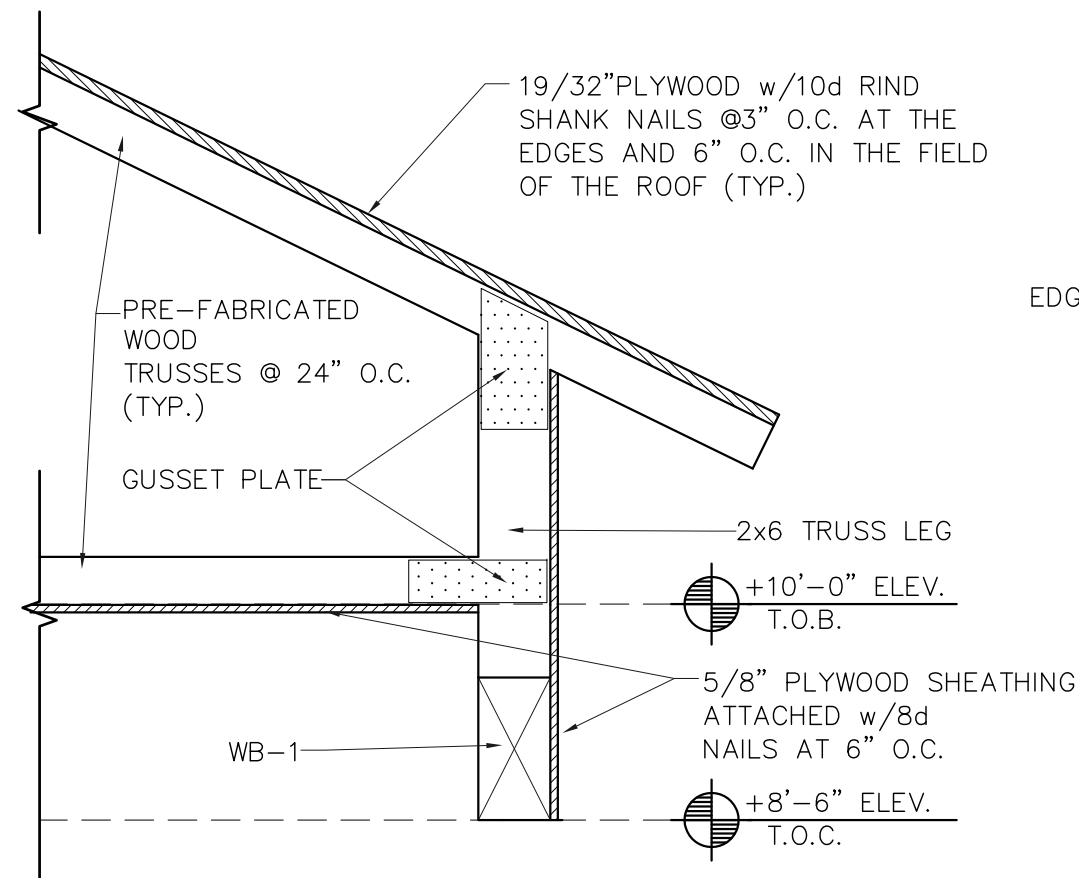
2
1S-2.0



EXTERIOR CANOPY SECTION

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

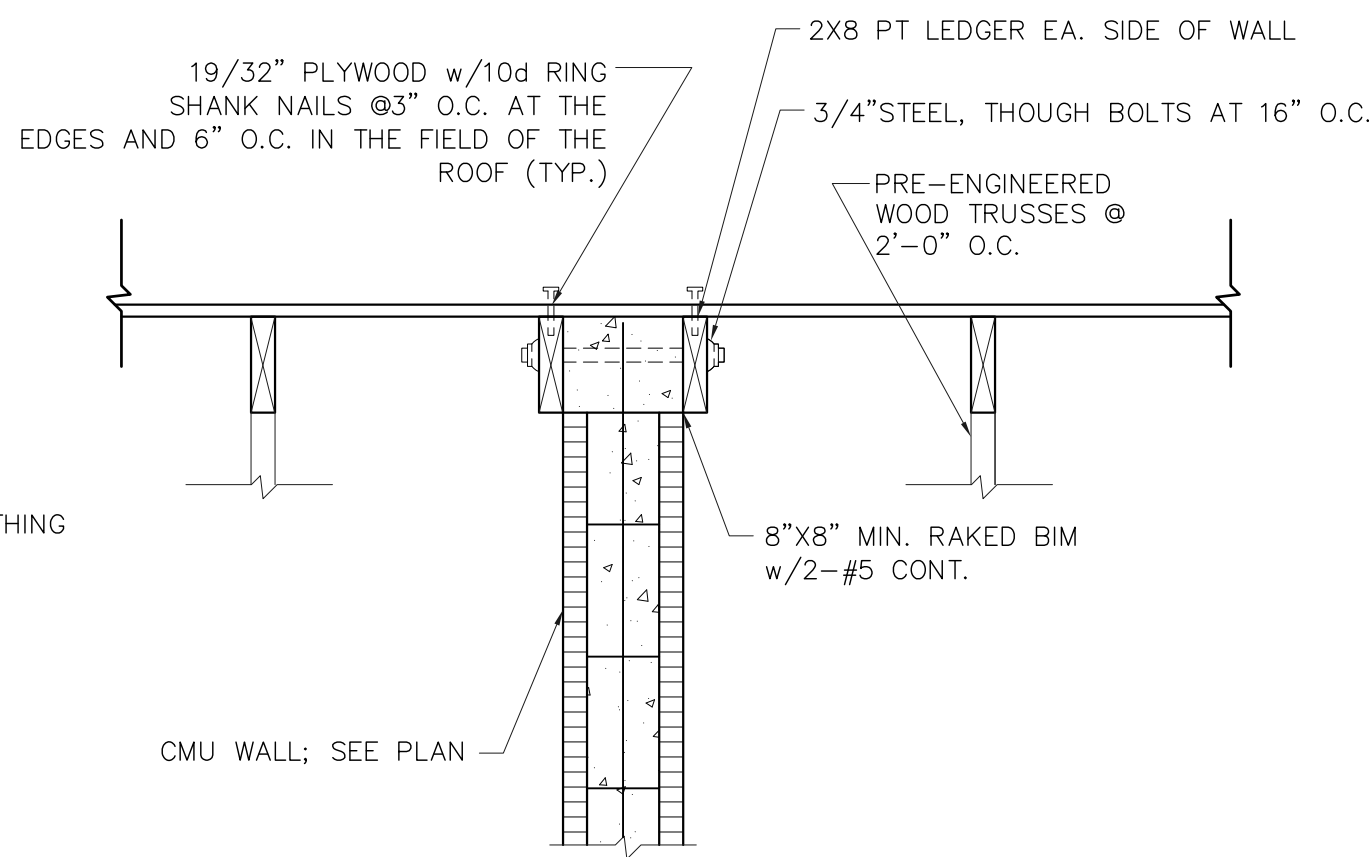
3
1S-2.0



EXTERIOR ROOF SECTION

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

4
1S-2.0



CMU WALL TO ROOF DETAIL

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

5
1S-2.0

DATE: 08-08-16

REVISIONS

1. BUILD. DEPT. COMMENTS

2.

3.

4.

5.

6.

CB & A

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053

COOPER CITY, FL 33328 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349

CA# 27776

DESIGN BY: GB

DATE: 6/28/2016

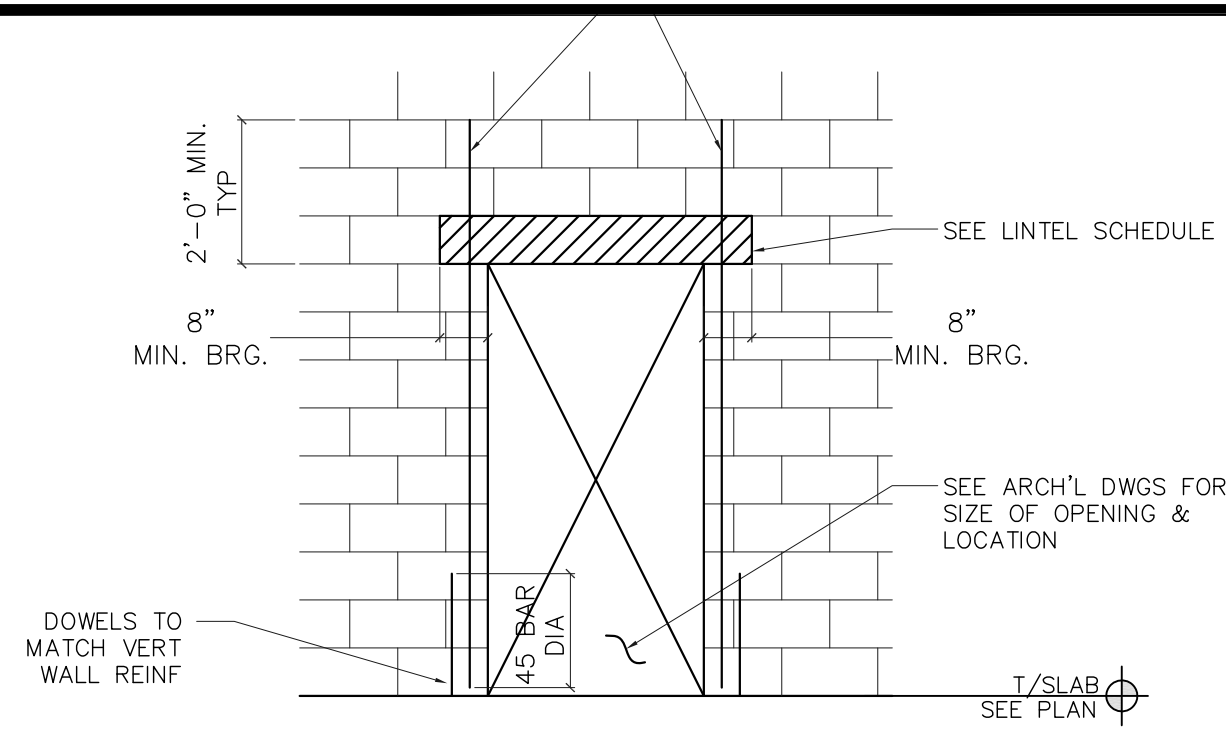
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ROOF FRAMING PLAN

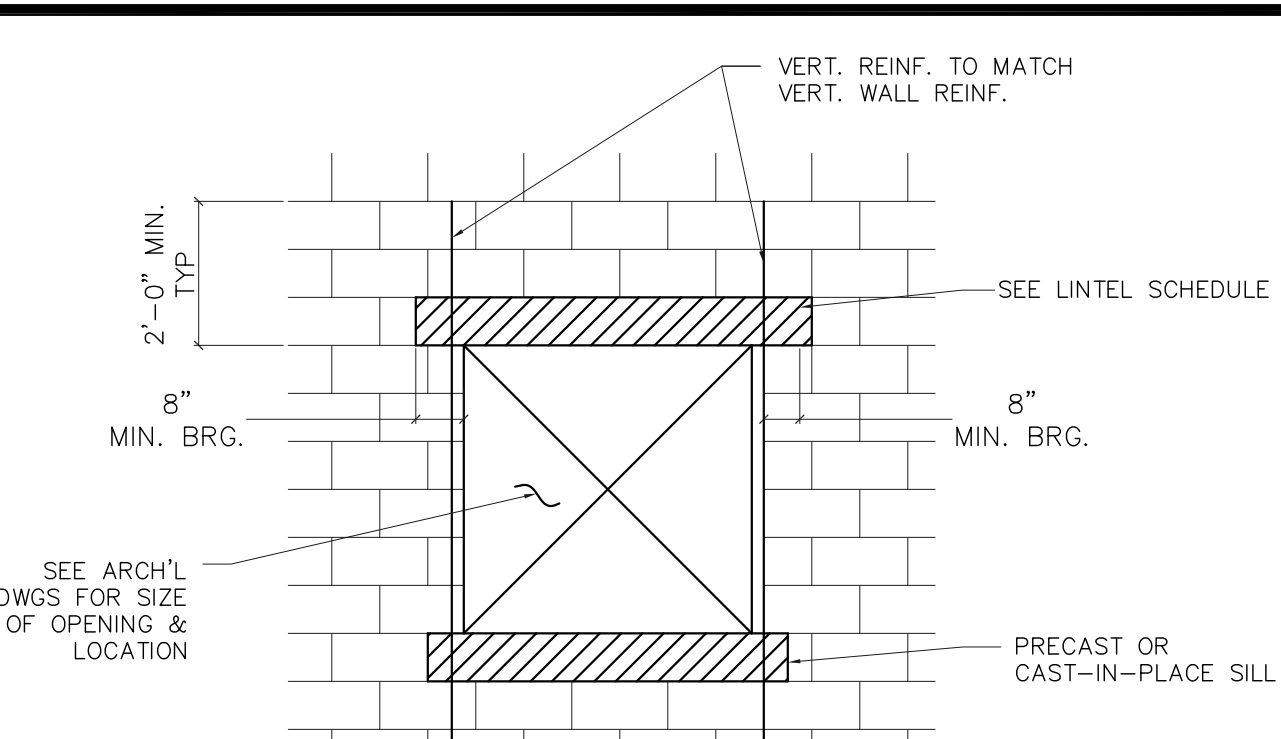
ROOF SECTIONS

SHEET#

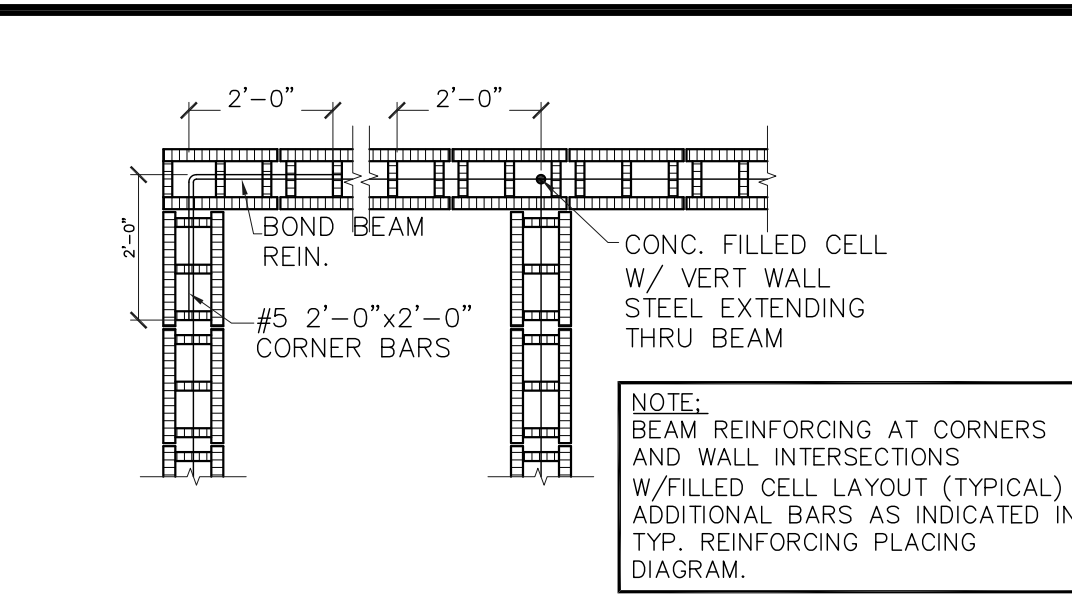
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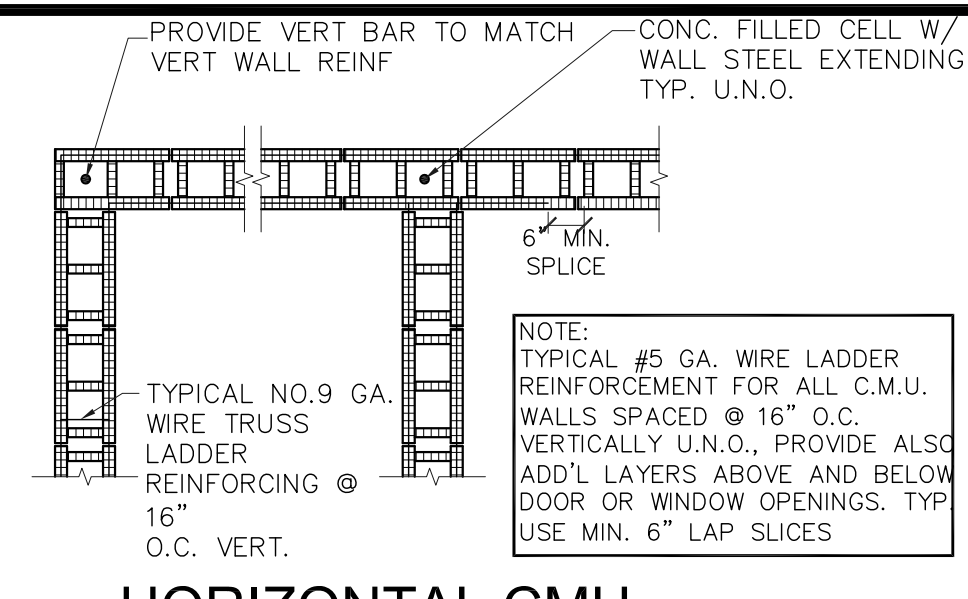
TYP. REINF. AT DOOR OPENINGS
SCALE: N.T.S. (1S-3.0)



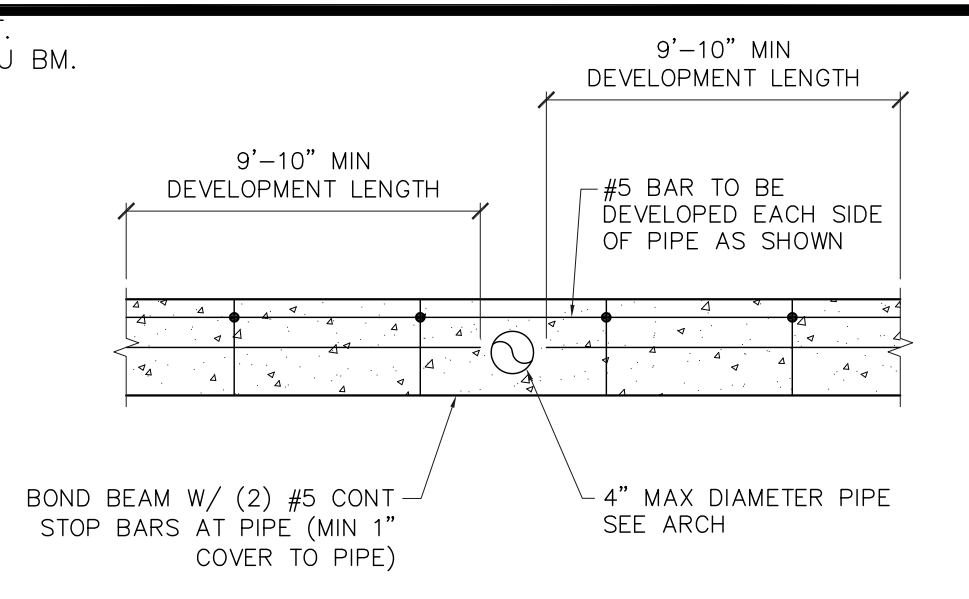
TYP. REINF. AT WINDOW OPENINGS
SCALE: N.T.S. (1S-3.0)



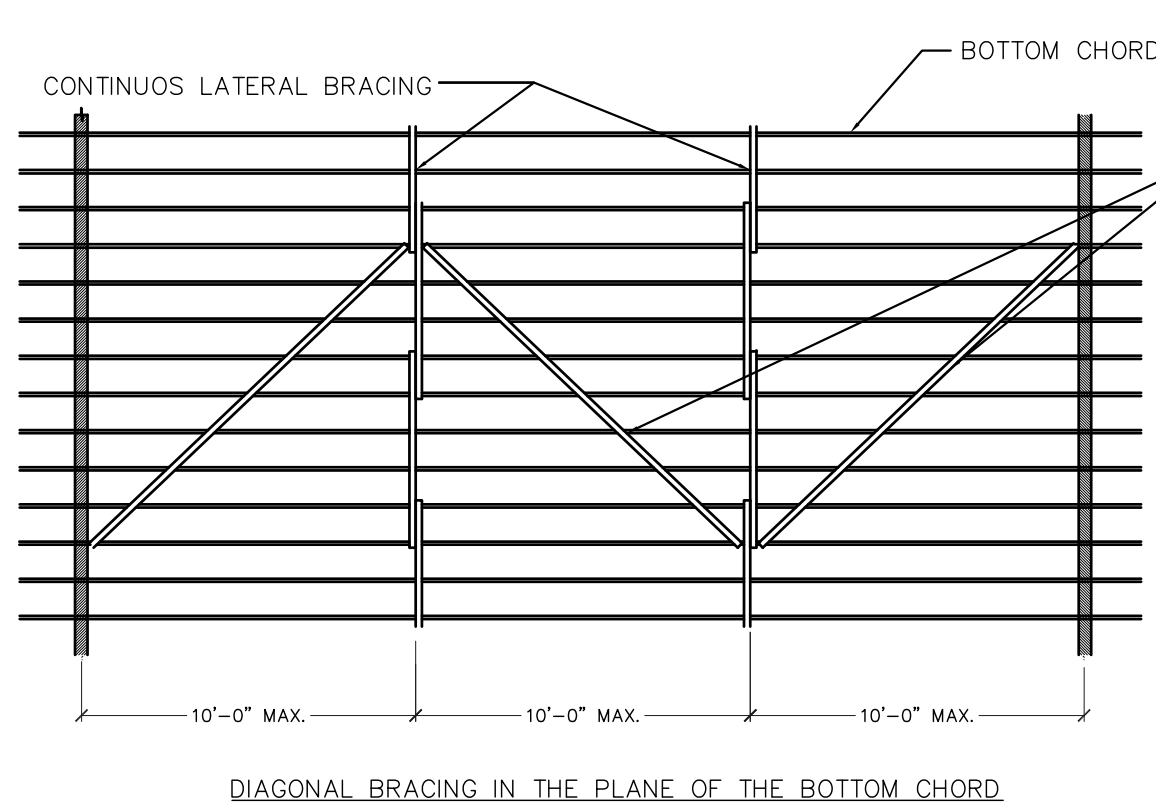
TYP. CORNER REINFORCING AT CMU BOND BEAM DETAIL
SCALE: N.T.S. (1S-3.0)



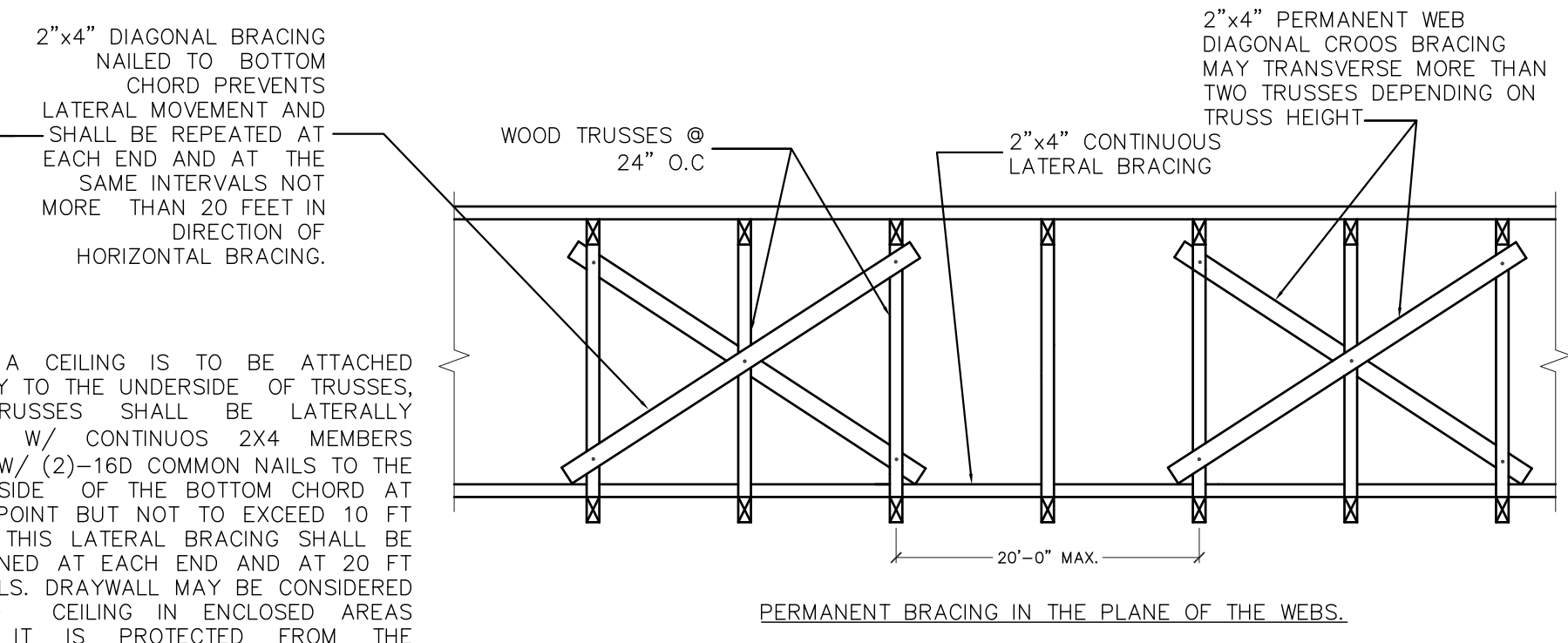
HORIZONTAL CMU REINFORCING DETAIL
SCALE: N.T.S. (1S-3.0)



PIPE THROUGH BOND BEAM
SCALE: N.T.S. (1S-3.0)



DIAGONAL PERMANENT BRACING (TYP.)
SCALE: N.T.S. (1S-3.0)



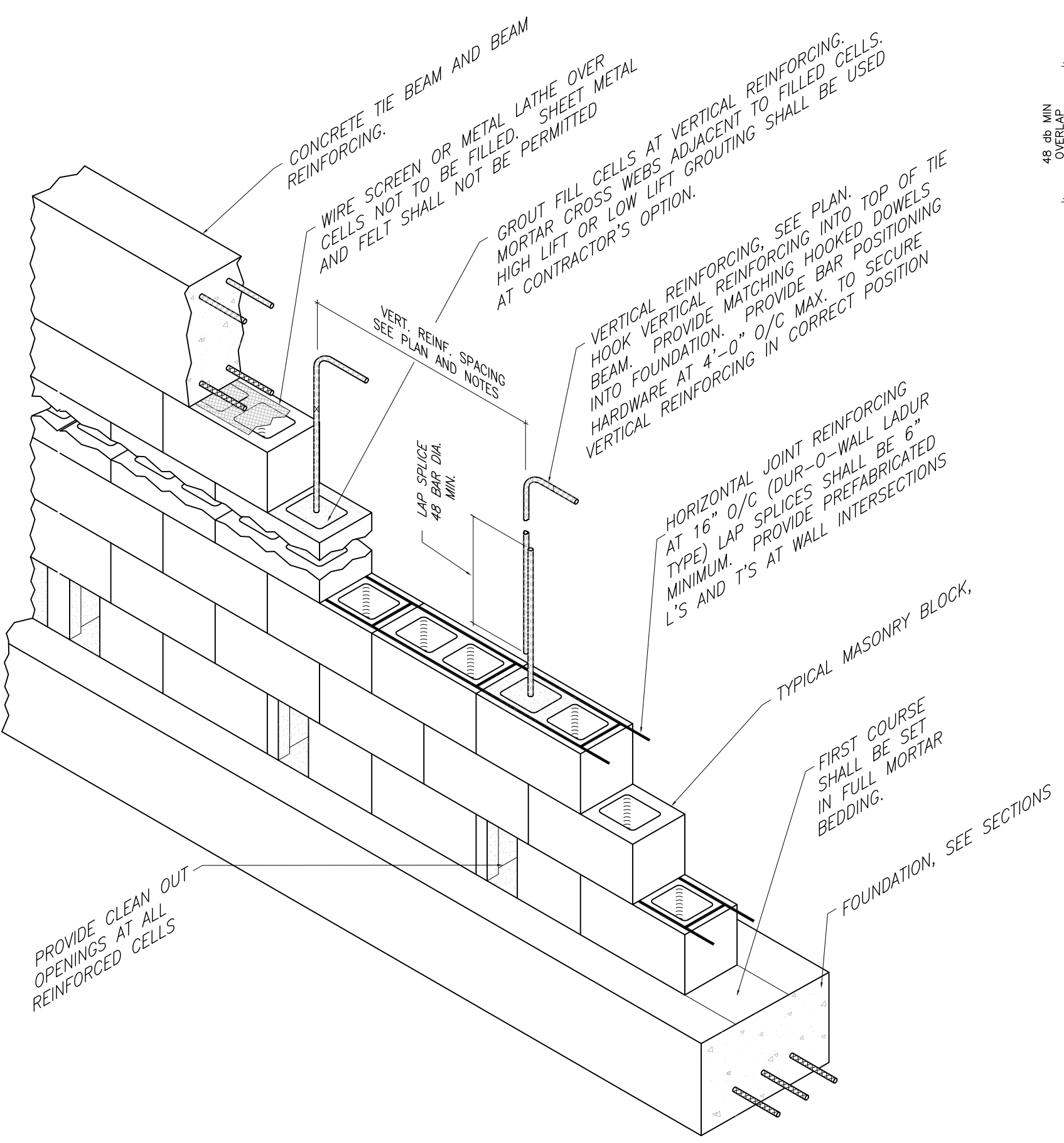
HORIZONTAL BRACING OVERLAP DETAIL
SCALE: N.T.S. (1S-3.0)

ANCHOR SCHEDULE									
MARK	MFG./MODEL	COMPONENT IN WHICH ANCHOR APPLIED (TRUSS)	SIZE AND NUMBER OF FASTENERS CONCRETE	TRUSS	UPLIFT CAPACITY	LATERAL CAPACITY	UPLIFT LOAD	LATERAL LOAD	N.O.A. #
A	SIMPSON/ DETAL20	UPLIFT/LATERAL	EMBED	18-10d x 1 1/2"	2480#	1370#	1843#	183#	FL # 11473
B	SIMPSON/ HGT-2 IN TANDEM W/ DETAL20	UPLIFT	2 3/4"	16-10d	10980#		4860#		FL # 10866
C	SIMPSON/ HTS16	UPLIFT		16-10d	1260#		1260#		FL # 10456
D	SIMPSON/ HGA 10KT	UPLIFT/LATERAL	4-SDS 3/4" x 3"	4-SDS 3/4" x 1 1/2"	695#		780#		FL # 11470
E	SIMPSON/ CCLQM5.5G-KT	UPLIFT		16-SDS 1/2" x 2 1/2" MAIN BM, 16-SDS 1/2" x 2 1/2" SIDE BM	6240#		4115#		FL # 13904
F	SIMPSON/ MBHU5.5/9.25/11.88KT	UPLIFT/GRAVITY	2-3/4" x 5" TITEN HD	12-SDS 3/4" x 2 1/2"	1720#		1260#		FL # 13904
NOTES: 1. STRAPS WITHOUT SEAT REQUIRES VAPOR BARRIER BETWEEN WOOD AND CONCRETE OR MASONRY. 2. (*) GIRDER TRUSS WITH A MINIMUM OF 2-PLY IS REQUIRED.									

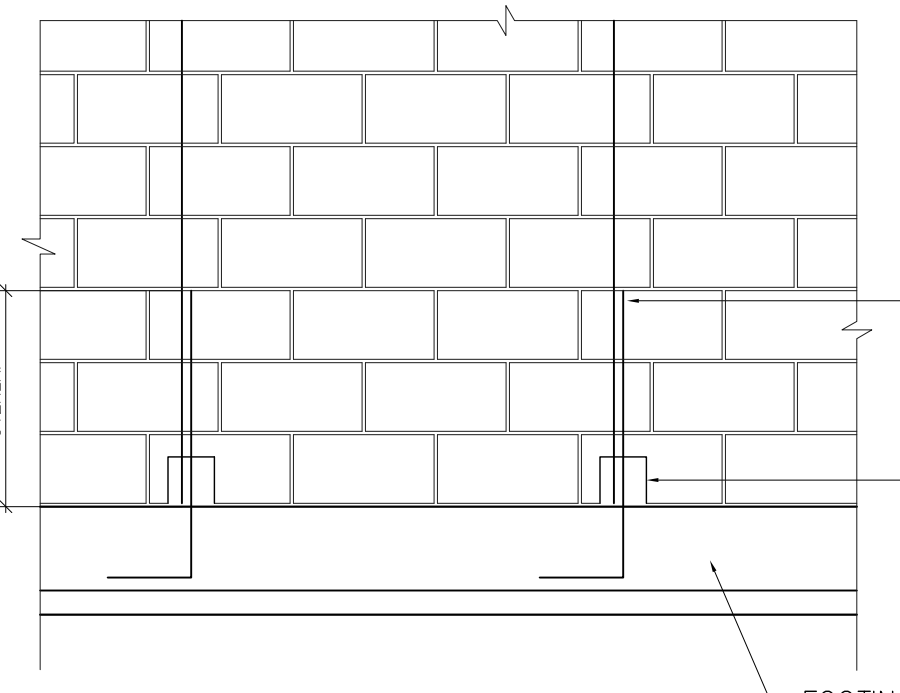
PLYWOOD ROOF SHEAR DIAPHRAGM SCHEDULE						
	PANEL GRADE	FRAMING TRUSS SPACING	MINIMUM PANEL THICKNESS	NAILING SCHEDULE	NAIL SIZE	REMARKS
ROOF	APA RATED SHEATHING EXP.1	2'-0"	19/32" NOM.	6" @ ZONE: 1 4" @ ZONES: 2 & 3	10d RING SHANK NAILS	

- NOTES:
- INSTALL PLYWOOD PANELS AS SHOWN ON DETAIL ABOVE.
 - OSB SHEATHING IS NOT ALLOWED IN THE HIGH VELOCITY HURRICANE ZONES "HVHZ".
 - PLYWOOD ROOF SHEATHING C-C OR C-D GRADE RATED FOR EXPOSURE 1 AND WITH 32/16 PANEL SPAN RATING, WITH A MINIMUM NOMINAL THICKNESS OF 19/32" AND SHALL BE CONTINUOUS OVER (2) OR MORE SPANS WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL PERPENDICULAR TO SUPPORTS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
 - ZONES 1, 2 & 3 ARE AS SHOWN ON UPLIFT DIAGRAM ABOVE.
 - PROVIDE 19/32" PLYWOOD SHEATHING AT EXTERIOR ROOF SOFFITS.

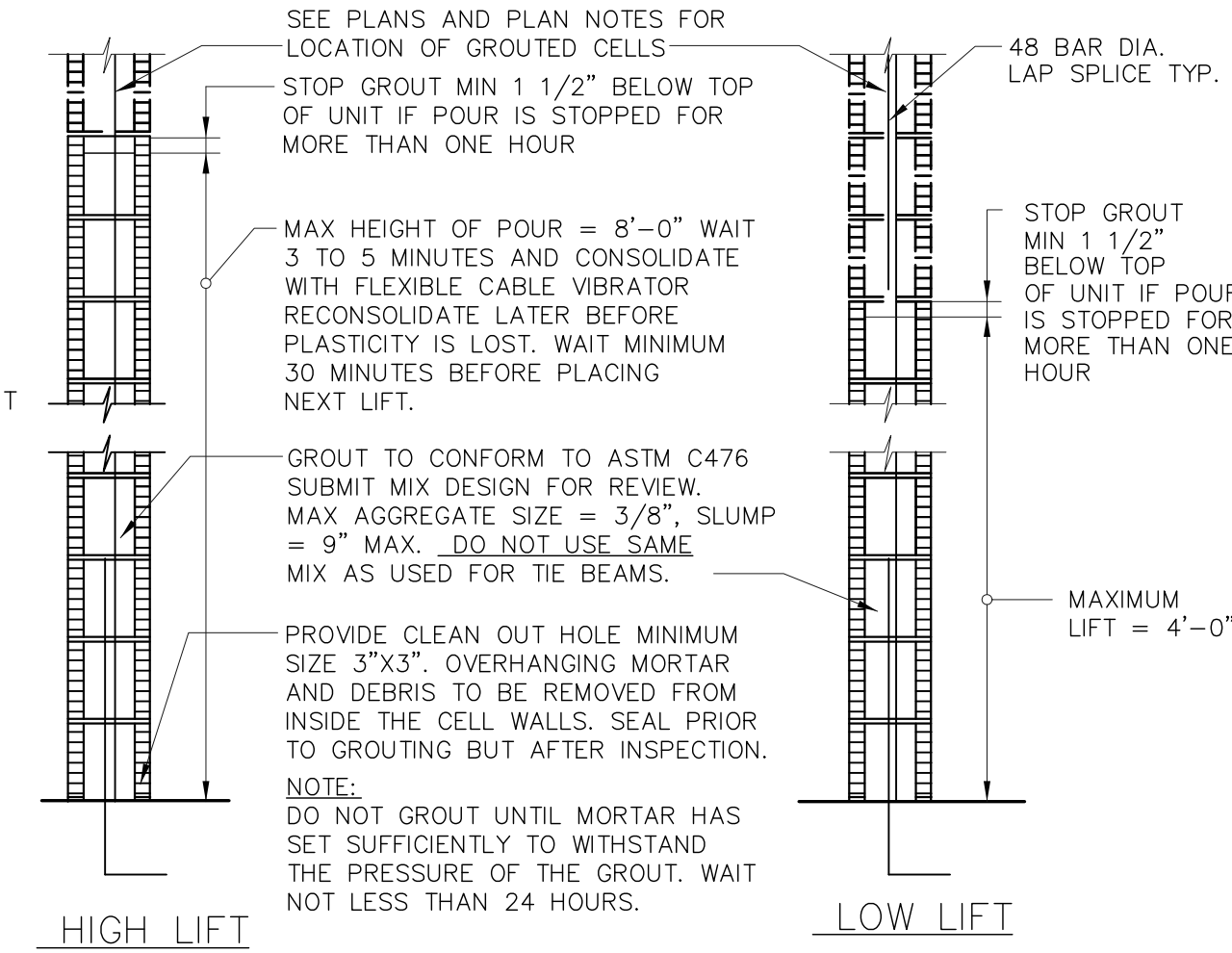
- BRACING NOTES:
- PERMANENT WEB LATERAL BRACING SHALL BE INSTALLED ACCORDING TO INDIVIDUAL TRUSS DRAWING. REFER TO SHOP DRAWINGS. (WEB LATERAL BRACING ARE NOT SHOWN ON ROOF FRAMING PLAN). PERMANENT WEB AND HORIZONTAL LATERAL BRACING IS RESTRAINED TO PREVENT LATERAL MOVEMENT BY SOLID ANCHORAGE TO END WALLS, OR BY PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBER AT INTERVALS NOT TO EXCEED TWENTY (20) FEET ALONG CONTINUOUS WEB BRACE. (REF: HIB-91, SEC. 1323.1 AND DETAILS ON SHEET S-4).
 - ALL TOP CHORDS ARE ASSEMBLED TO BE SHEATHED, AND ALL BOTTOM CHORDS SHALL BRACED BY A CONTINUOUS LATERAL BRACING SPACED NOT MORE THAN 10 FEET. REFER TO INDIVIDUAL TRUSS DRAWINGS FOR THE BRACING REQUIREMENTS. THE DRYWALL CEILING IS NOT TO BE CONSIDERED A CEILING DIAPHRAGM.
 - BRACING SHOWN ON PLANS DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND WEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE ROOF OR FLOOR. (REF: HIB-91 SUMMARY SHEET).
 - REFER TO 'HIB-91 COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES', APPENDIX C, FOR RECOMMENDED SEQUENCE OF INSTALLING BRACING COMPONENTS.



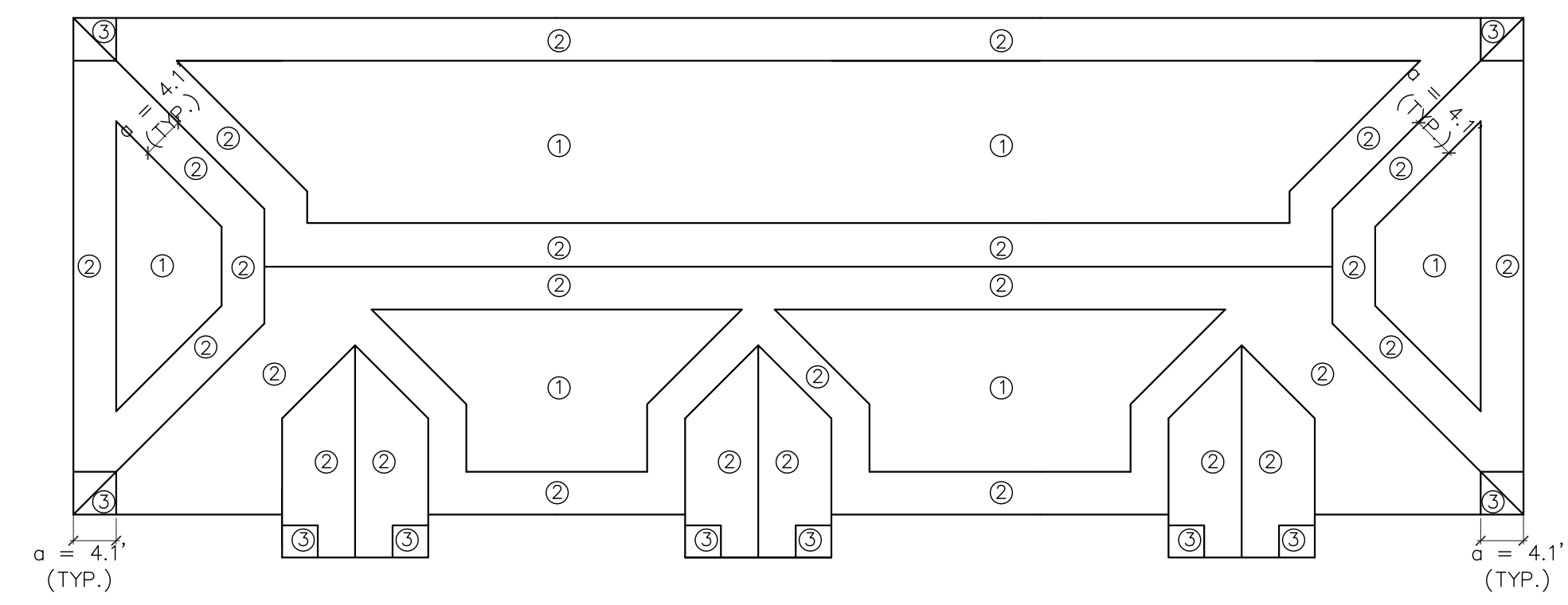
CMU WALL SECTION DETAIL
SCALE: N.T.S. (1S-3.0)



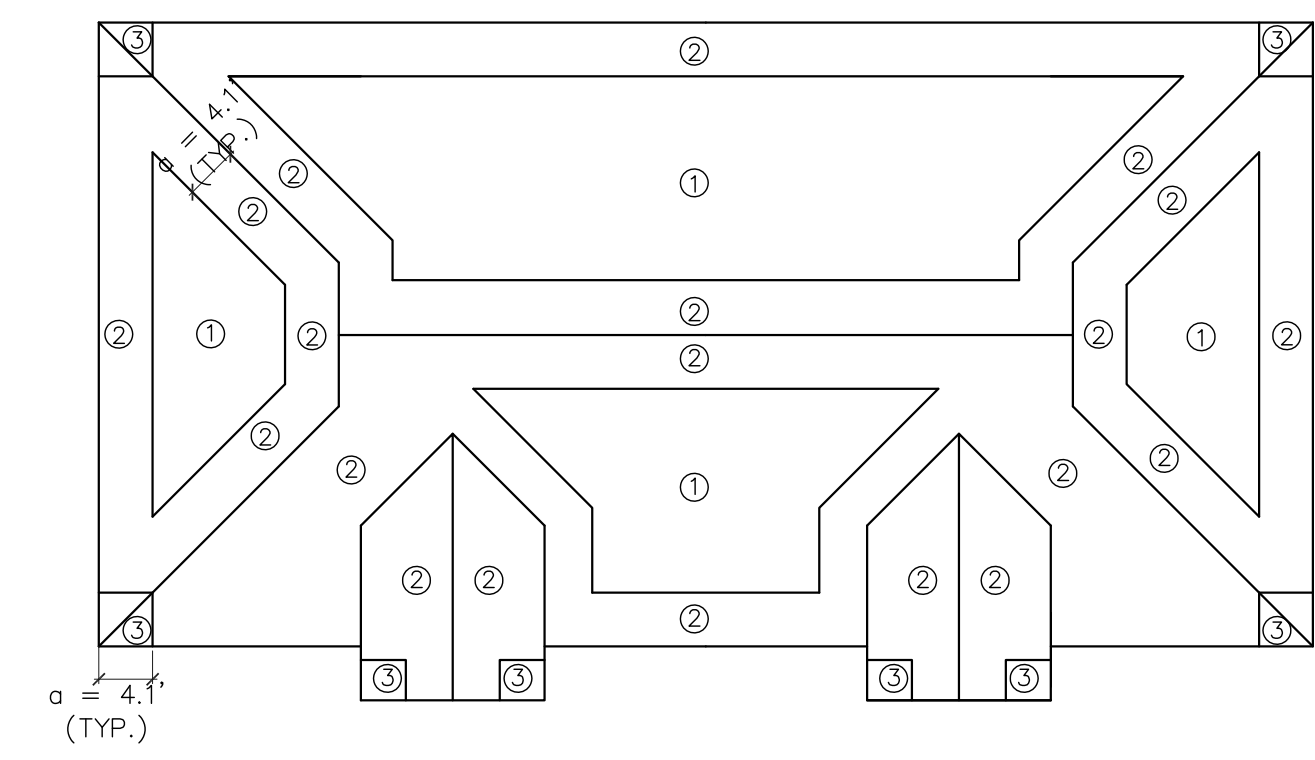
TYPICAL MASONRY FILLED CELL DETAIL
SCALE: N.T.S. (1S-3.0)



TYP. CMU GROUTING DETAIL
SCALE: N.T.S. (1S-3.0)



ROOF WIND LOAD DIAGRAM
SCALE: N.T.S. (1S-3.0)



ROOF WIND LOAD DIAGRAM
SCALE: N.T.S. (1S-3.0)

ROOF LOAD NOTES	
1) WIND LOADS: F.B.C. 2014 ASCE 7-10 ULTIMATE WIND SPEED = 175 MPH EXPOSURE = C WIND FACTOR = 0.60 MEAN ROOF HEIGHT = 15 FT BASE PRESSURE = 32 PSF Kz = Kh = 0.85 Kd = 0.85 alpha = 4.1 FT	
WIND UPLIFT PRESSURES (C&C) ON ROOF MEMBRANE ARE BASED ON 10 SQUARE FEET EFFECTIVE AREA.	
ZONE: ①	= -34.6 PSF
ZONE: ②	= -60.2 PSF
ZONE: ③	= -60.2 PSF
2) GRAVITY LOADS:	
A) LIVE LOAD:	30 PSF
B) DEAD LOAD:	
• TRUSS TOP CHORD	15 PSF
• TRUSS BOTTOM CHORD	10 PSF
TOTAL LOAD	55 PSF

DATE

REVISIONS

NO.

1

2

3

4

5

6

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201

COOPER CITY, FL 33328

PHONE: (954) 434-2053

FAX: (954) 434-2056

PROJECT #:

PE# 52349

CA# 27776

DATE: 6/28/2016

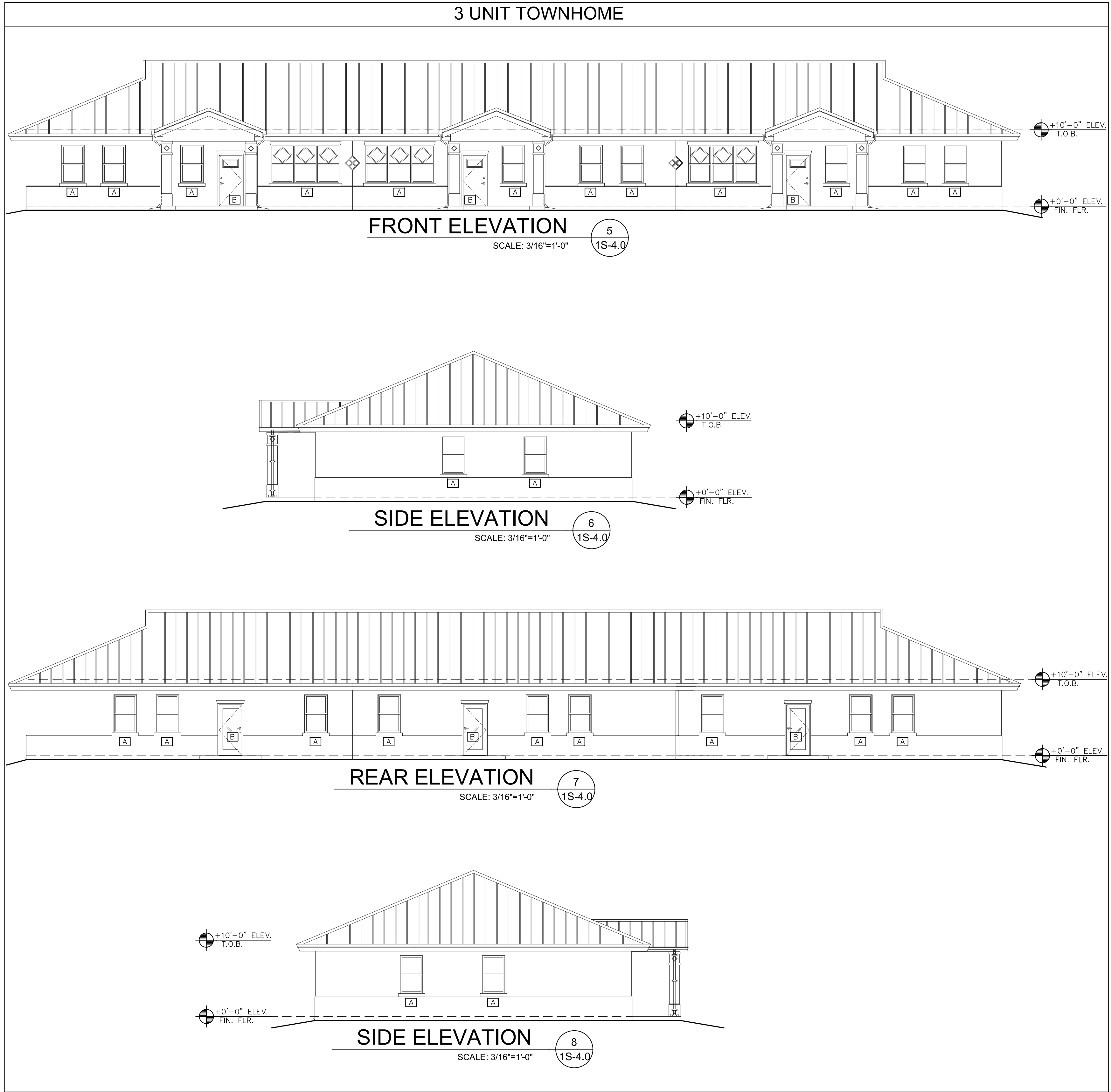
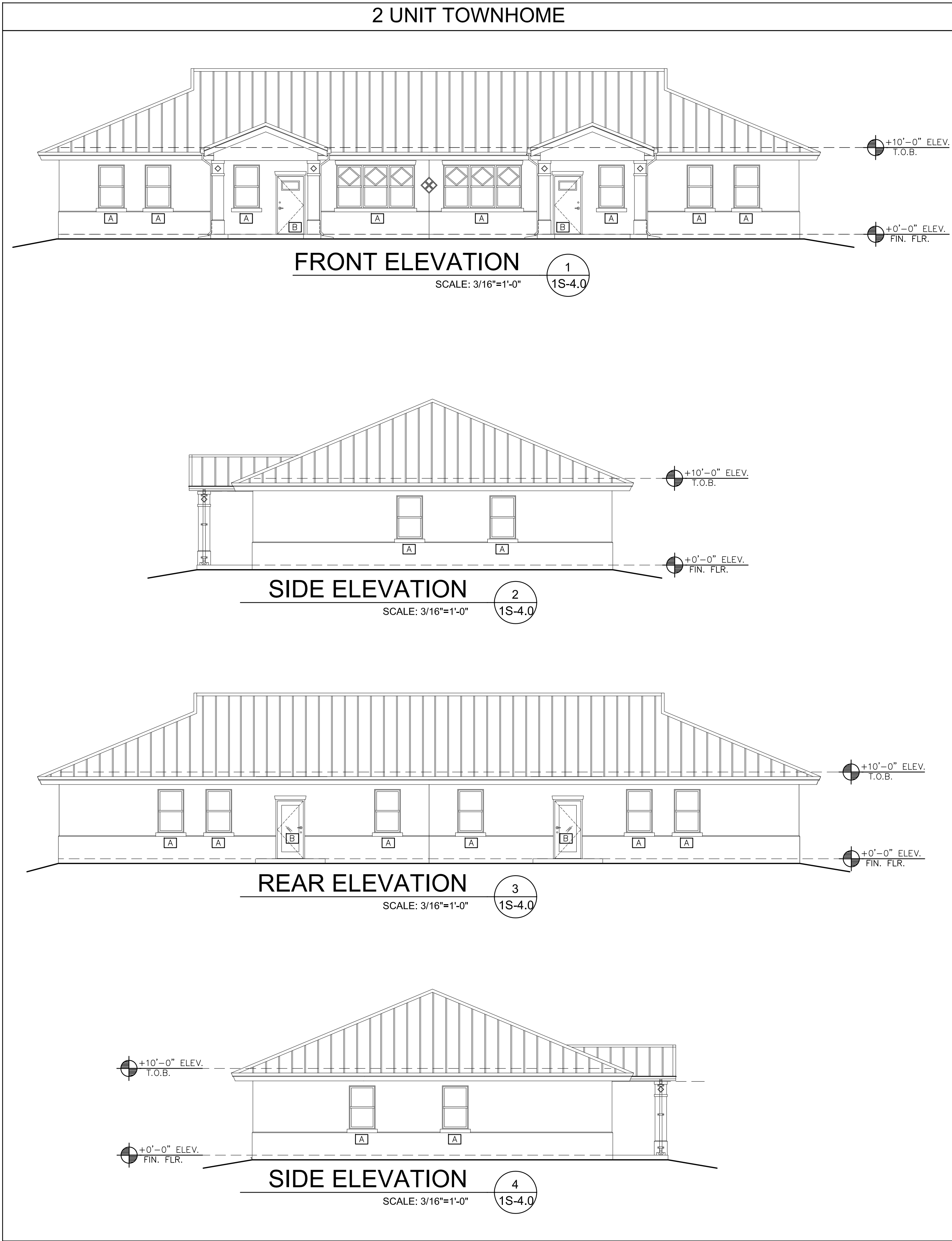
DRAWN BY: CT

DESIGN BY: GB

ROOF NOTES AND DETAILS

SHEET#

1S-3.0



WINDOW PRESSURES				DOOR PRESSURES			
MK		PRESSURE + PSF	PRESSURE - PSF	MK		PRESSURE + PSF	PRESSURE - PSF
A	ZONE-4	37.8	-41.0	B	ZONE-4	36.0	-39.2
1. ALL WINDOWS ARE IMPACT RESISTANT; SHUTTERS NOT REQUIRED. 2. ALL WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH MIAMI DATE COUNTY BUILDING CODE COMPLIANCE OFFICE PRODUCT APPROVAL SYSTEM. 3. TINT GLAZING: SUBMIT SAMPLES FOR OWNER APPROVAL 4. COORDINATE ALL ROUGH OPENINGS WITH MANUFACTURERS							

DATE

REVISIONS

NO.

1.

2.

3.

4.

5.

6.

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 COOPER CITY, FL 33328

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A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

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CA# 27776

DATE: 6/28/2016

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DESIGN BY: GB

WIND PRESSURES

SHEET#

1S-4.0

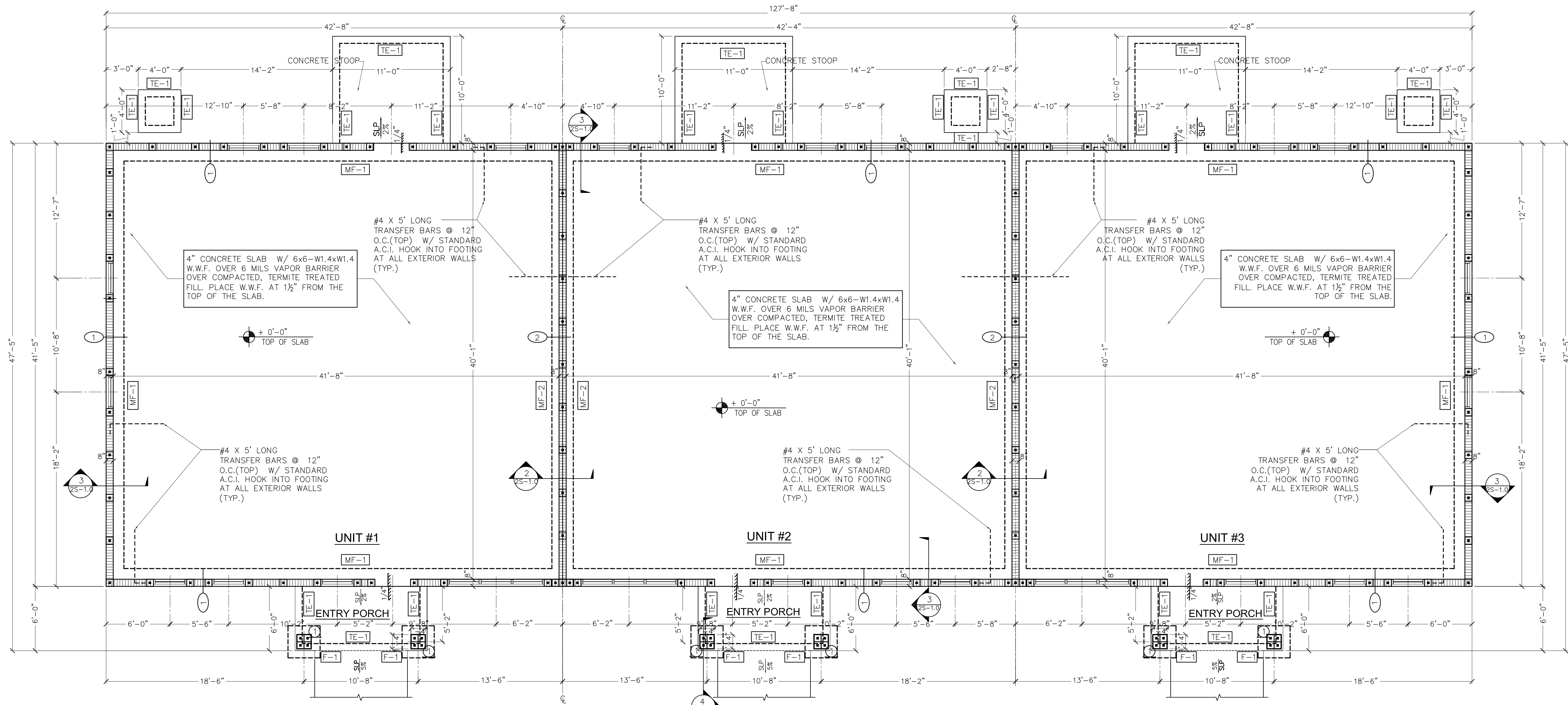
COLUMN / TIE COLUMN SCHEDULE f'c=5,000 psi						
MARK	ELEVATION	A	B	REINFORCING	STIRRUPS	REMARKS
①	SEE PLAN	16"	16"	(4) #7	#3 @ 8"	PILASTER LAP SPLICE MIN 48 BAR DIA.

WALL TYPES			
MARK	DETAIL	DESCRIPTION	FIRE UL
①		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. INSIDE OF 8" CMU WALL. PROVIDE STUCCO AT EXTERIOR	2 HR. FBC ITEM 3.1.1.
②		PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON 1x2 P.T. WOOD FURRING @ 16" O.C. EACH SIDE OF 8" CMU WALL. EXTEND TO UNDERSIDE OF ROOF DECK	2 HR. FBC ITEM 3.1.1.

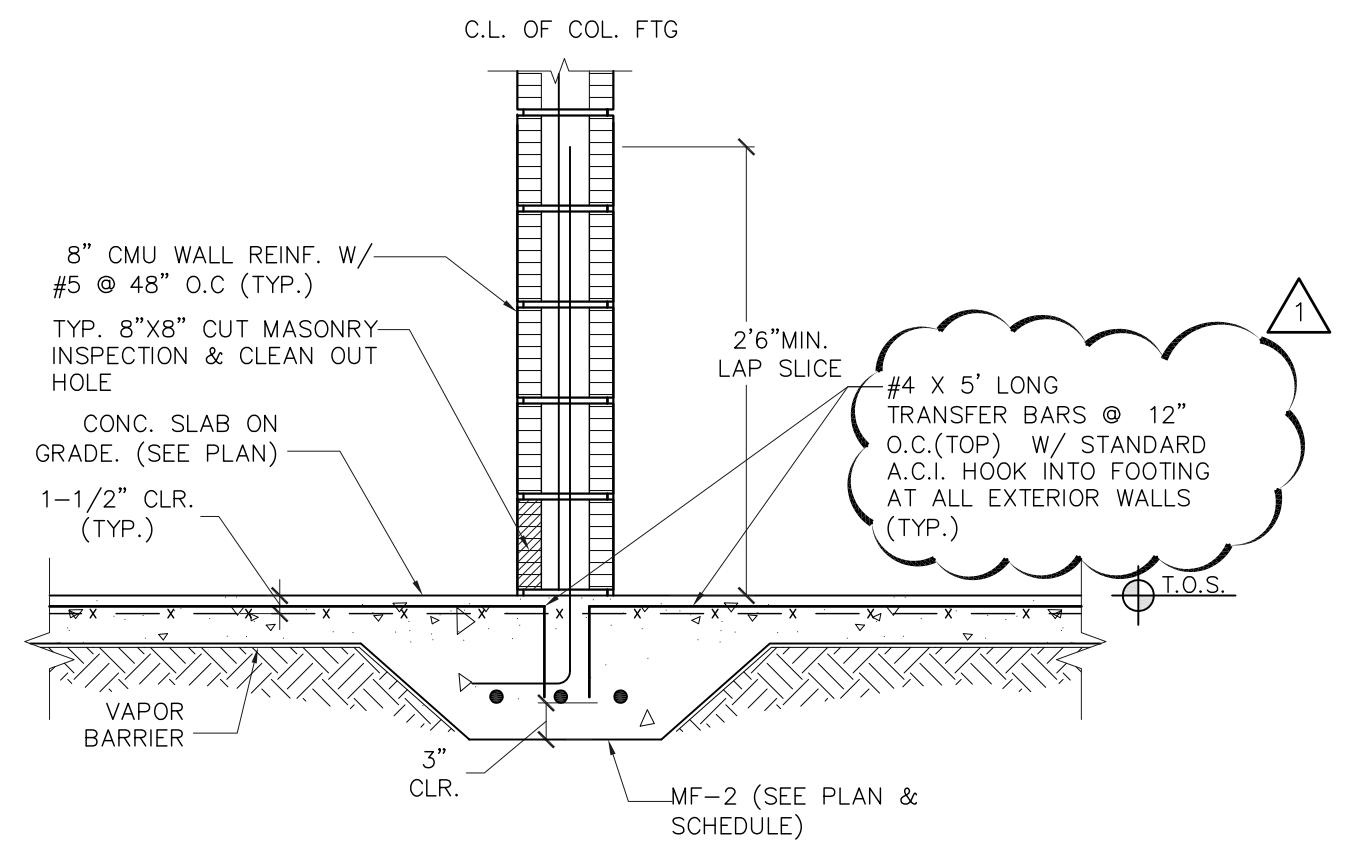
COLUMN MARK LEGEND	
(X)	- CONTINUOUS COLUMN/TIE COLUMN TYPE
(X)	- TERMINATE COLUMN/TIE COLUMN TYPE
(X)	- BEGINNING COLUMN/TIE COLUMN TYPE

- NOTES:
- PROVIDE 1 #5 VERTICAL IN FILLED CELL ADJACENT TO ANY WINDOW AND DOOR OPENINGS WHERE NO COLUMN IS INDICATED. REINF. TO EXTEND FROM FRAMING FLOOR TO BEAM ABOVE.
 - ALL MASONRY WALLS TO HAVE #9 LADDER TYPE DUR-O-WALL HORIZONTAL JOINT REINFORCING EVERY 2ND BLOCK COURSE. EXTEND REINFORCING MINIMUM 4" INTO CONC. COLUMNS.
 - ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB, COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR OF POURING FLOOR SLAB.
 - ① INDICATES (1)-#5 IN FILLED CELL AT 48" O.C. MAXIMUM, UNLESS OTHERWISE NOTED. PROVIDE ADDITIONAL REBAR WHERE SHOWN ON PLAN. MASONRY SHALL HAVE A MINIMUM $F'm = 1,500$ psi

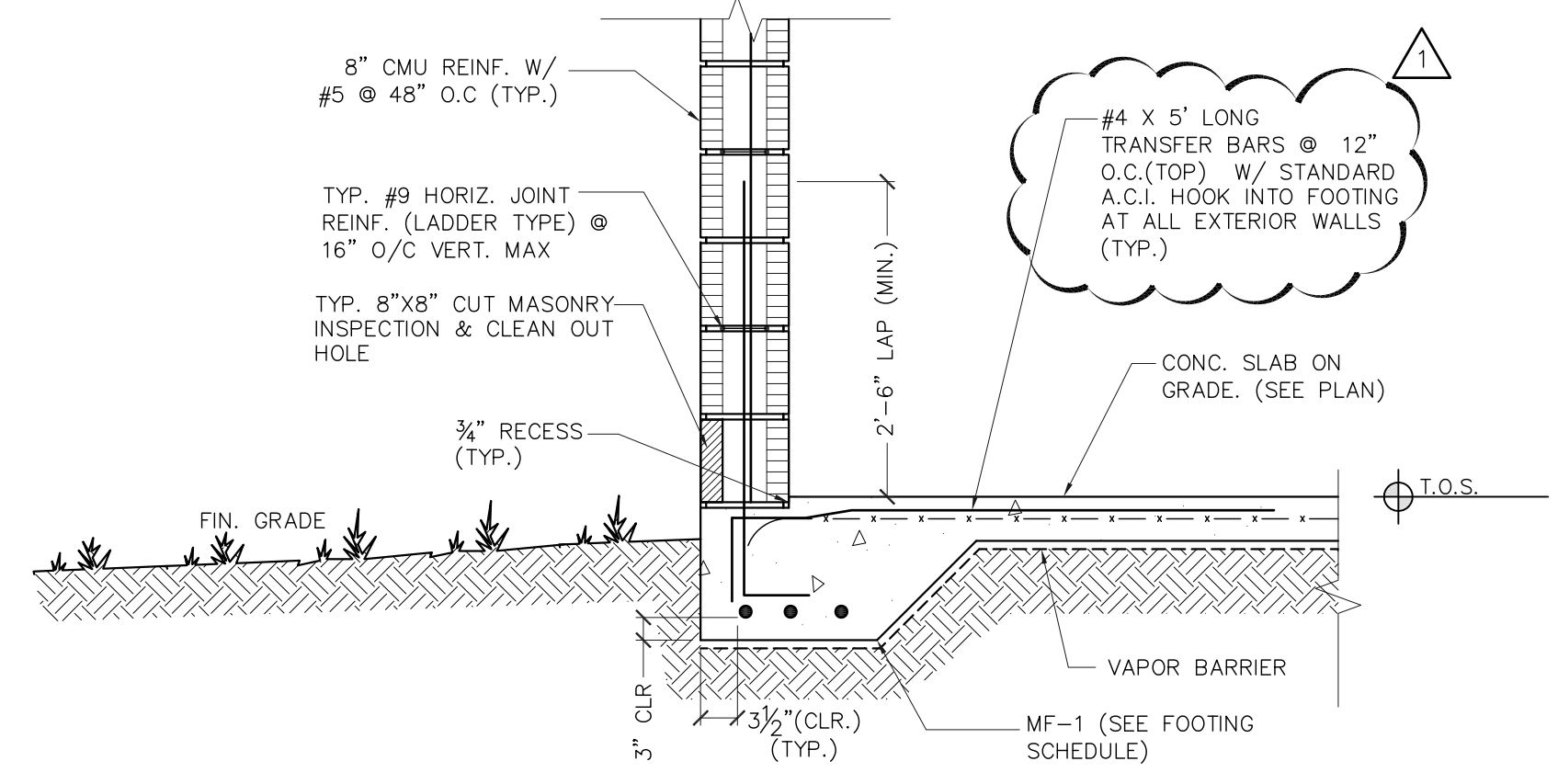
FOOTING SCHEDULE					f'c=3000 psi
MARK	TOP ELEV.	BASE W x L x D	REINFORCEMENT		REMARKS
			BOTTOM	TOP	
TE-1	-0'-1/4"	8" x CONT. x 8"	(1) #5 CONT.		
MF-1	±0'-0"	1'-8" x 18"	(3) #5 CONT.		
MF-2	±0'-0"	2'-0" x 18"	(3) #5 CONT.		
F1	-1'-4"	3'-0" x 3'-0" x 18"	(3) #5 CONT.		EACH WAY



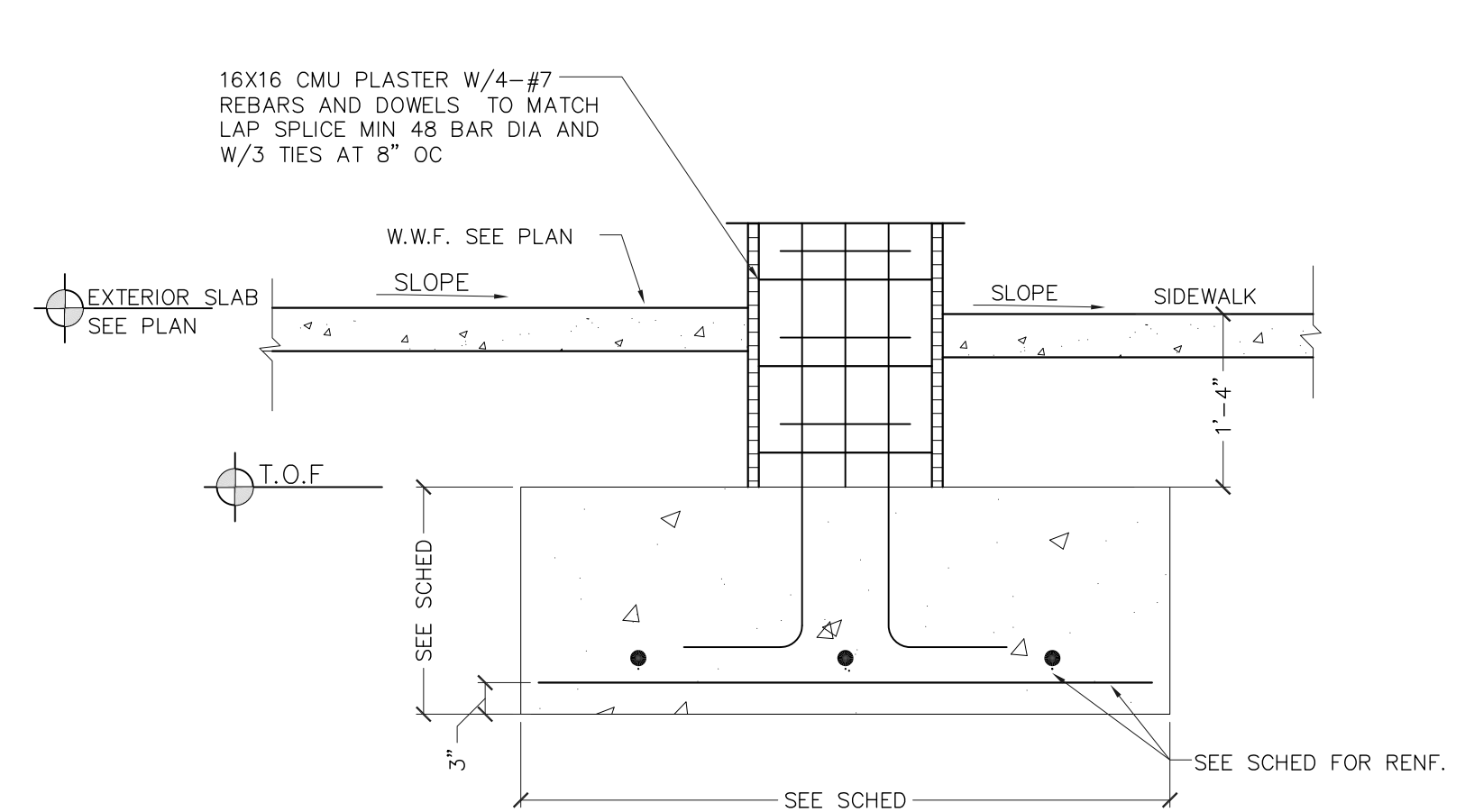
FOUNDATION PLAN
SCALE: 3/16"=1'-0"



SECTION (TYP.)
SCALE 3/4" = 1'-0"



SECTION (TYP.)
SCALE 3/4" = 1'-0"



SECTION AT 16" CMU PILASTER
SCALE 3/4" = 1'-0"

DATE
08-08-16

REVISIONS
1. BUILD. DEPT. COMMENTS
2.
3.
4.
5.
6.

G. BATISTA & ASSOCIATES
DESIGN-BUILD
10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053
COOPER CITY, FL 33328 FAX: (954) 434-2056

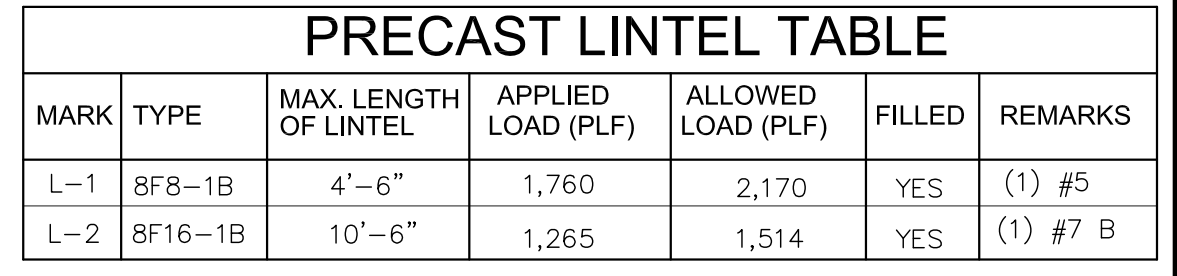
A RESIDENTIAL PROJECT FOR:
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3 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6341.6343.6345
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

PROJECT #:
PE# 52349
CA# 27776

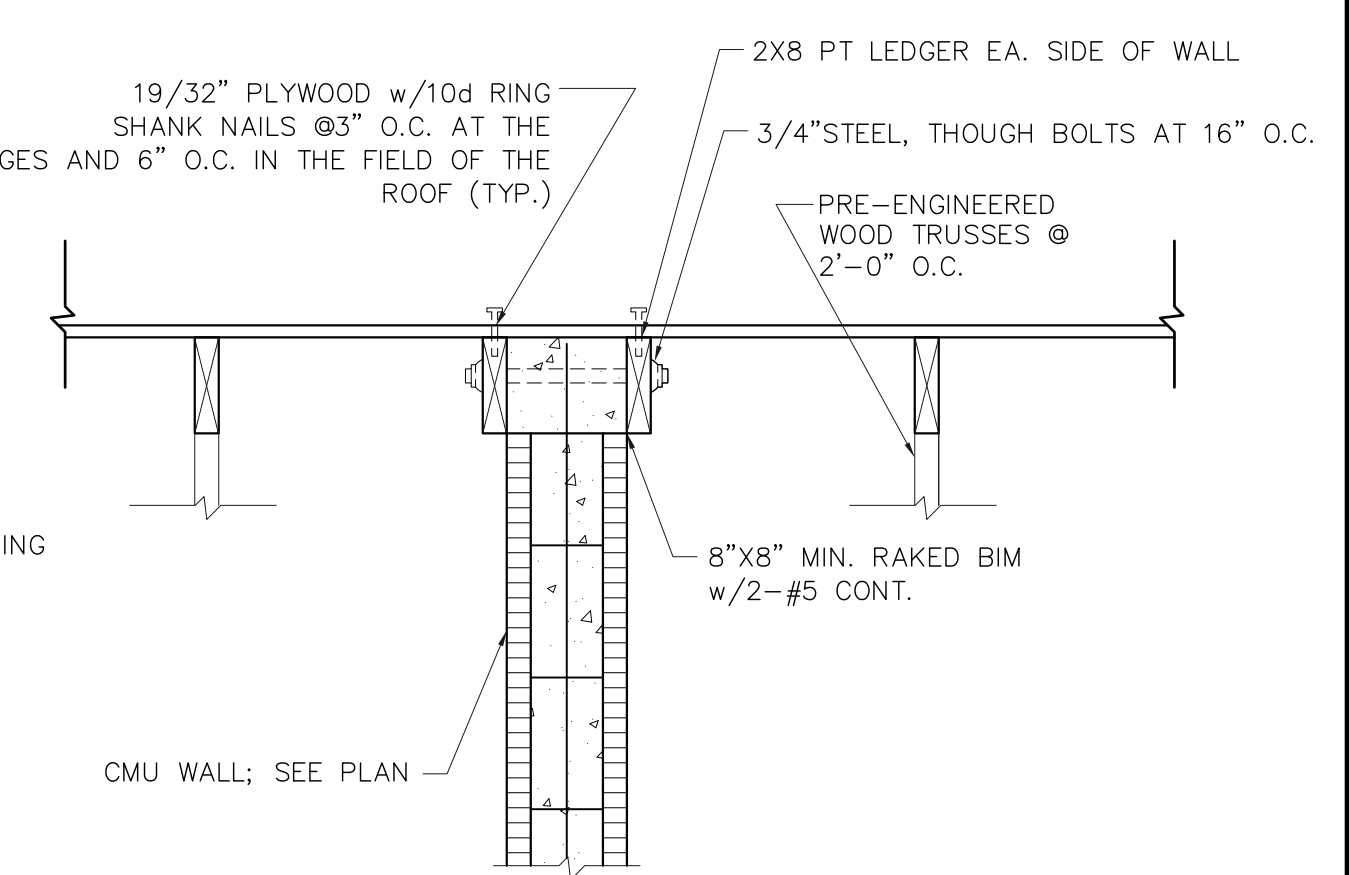
DATE: 6/28/2016 DRAWN BY: CT DESIGN BY: GB
FOUNDATION PLAN
STRUCTURAL SECTIONS

SHEET#
2S-1.0

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE NATURALLY DURABLE SPECIES, OR PRESSURE TREATED WOOD PER AMERICAN WOOD PRESERVES ASSOCIATION (AWPA).



1
2S-2.0

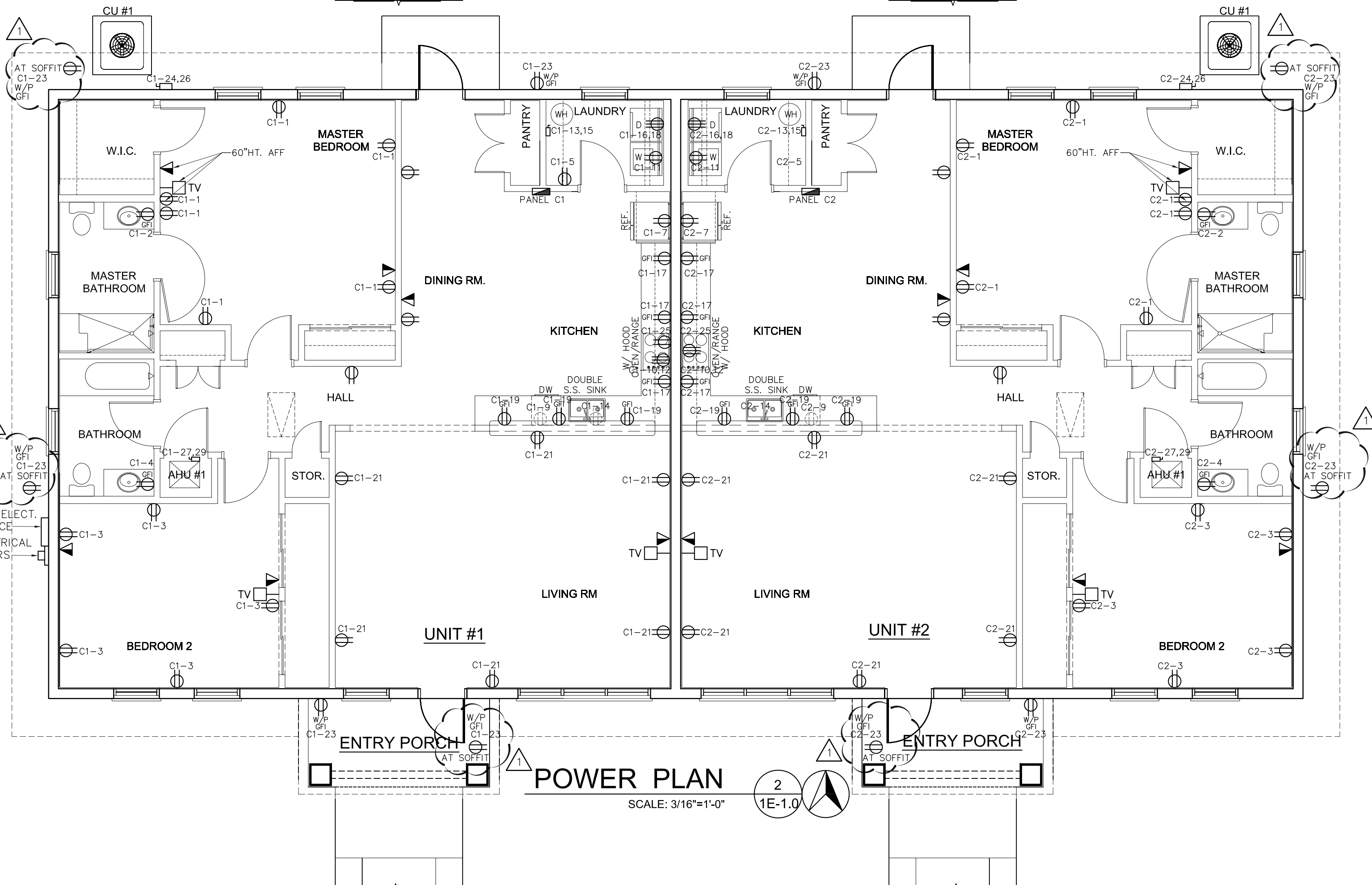
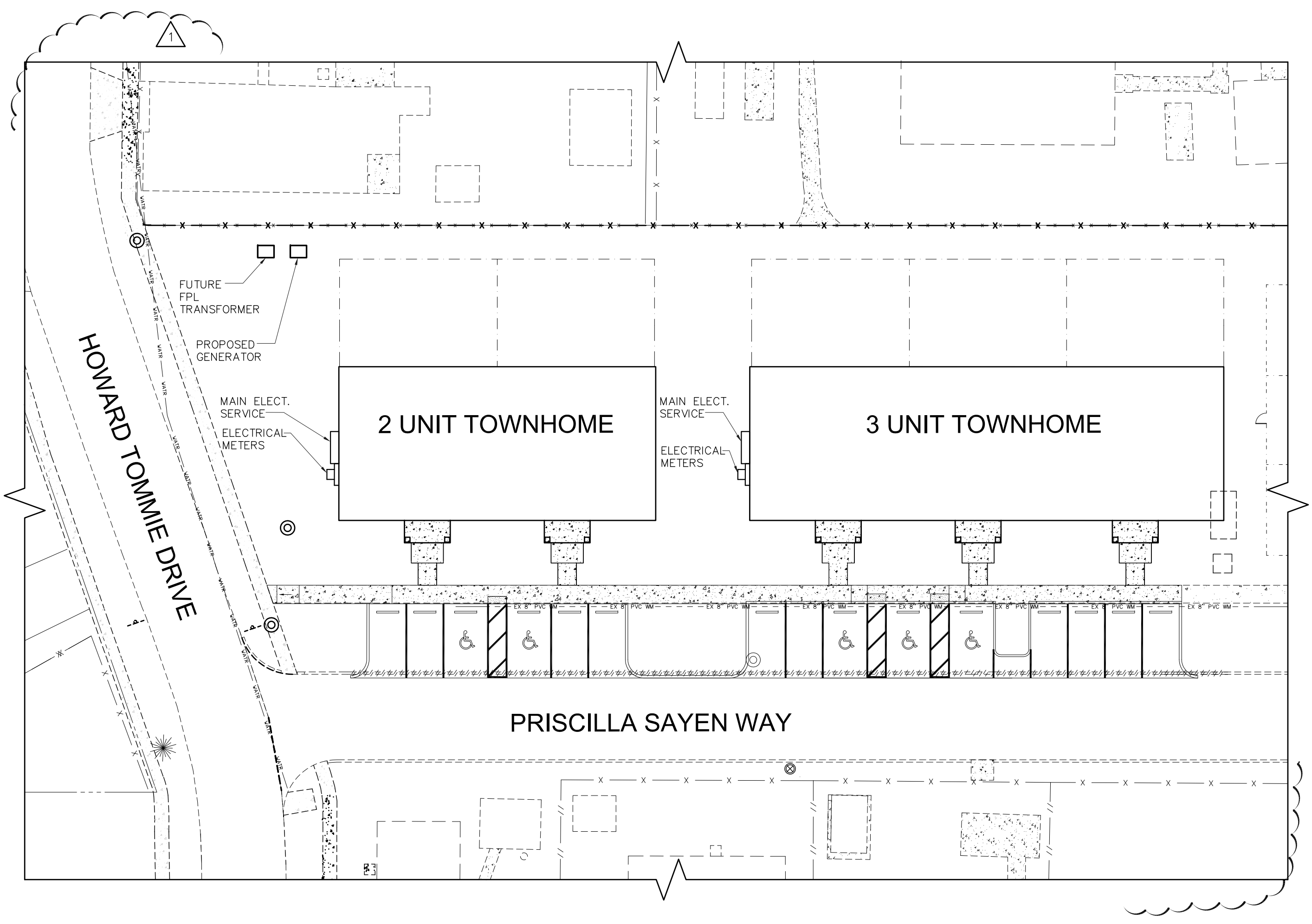
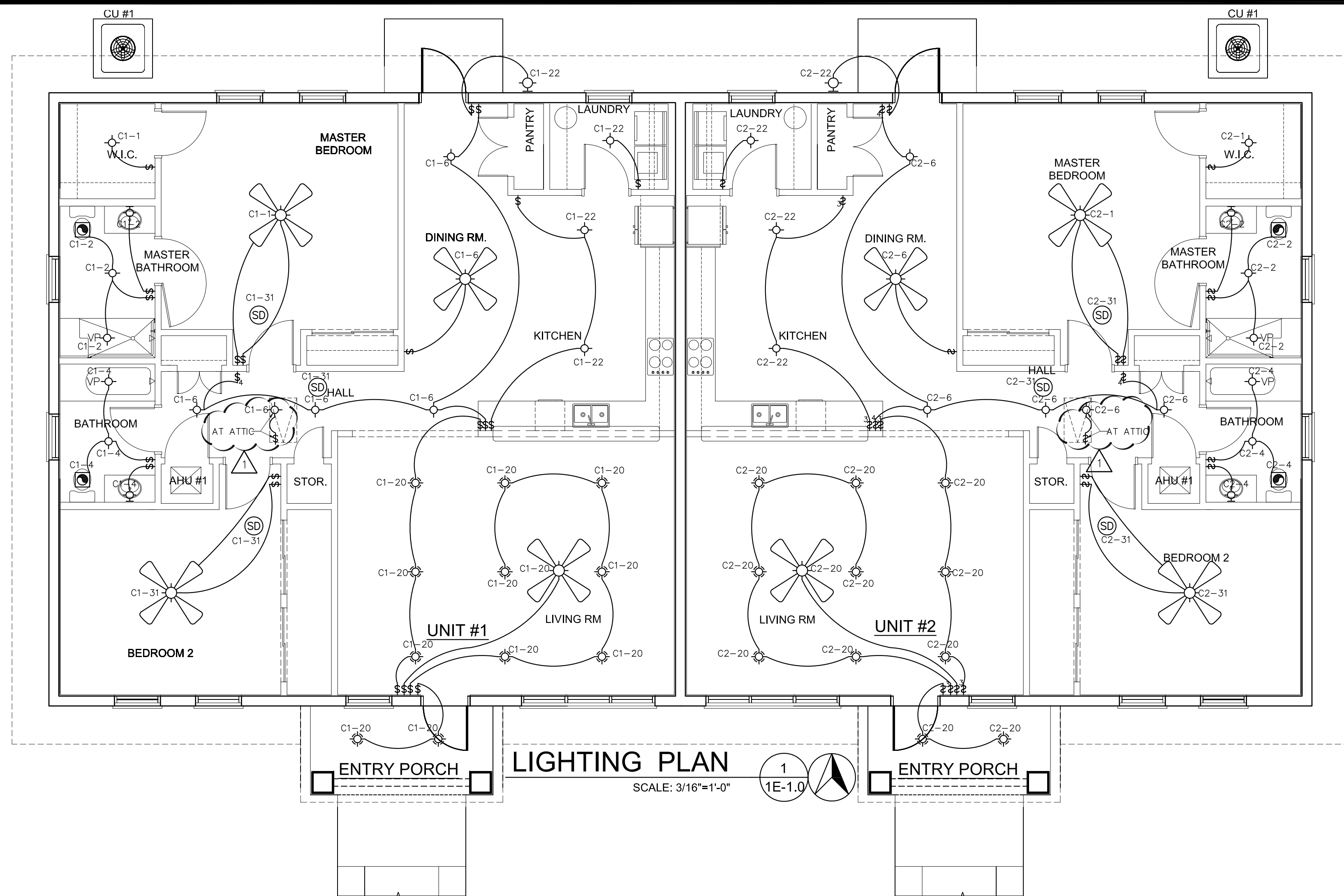


CMU WALL TO ROOF DETAIL

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

5

2S-2.0



ELECTRICAL LEGEND			
	DUPLEX RECEPTACLE		EXHAUST FAN
	GROUND FAULT INTERRUPTOR WATER PROOF		EXHAUST FAN W/ LIGHT
	1/2 SWITCH-DUPLEX RECEPTACLE		CEILING FAN W/BACKING
	220 VOLTS		JUNCTION BOX
	FLOOR OUTLET		SMOKE DTCTR (110V) INTER CONNECTED - CLG. MOUNT W/ BATTERY BACKUP - COMPLY WITH NFPA 72 AND FBC 905.2
	SWITCH		CARBON MONOXIDE SENSOR W/ BATTERY BACKUP, TO COMPLY WITH CODES AND STANDARDS SECTION - DEPT OF COMMUNITY AFFAIRS
	3 WAY SWITCH		DOORBELL CHIMES
	4 WAY SWITCH		PHONE OUTLET
	DIMMER SWITCH		DATA (CAT5) OUTLET
	POWER BUTTON		DUAL PHONE/CATS OUTLET
	50W MR16		TELEVISION OUTLET
	INCANDESCENT LIGHTING (WALL MOUNTED)		DOOR BELL
	INCANDESCENT LIGHTING (PENDANT)		GARAGE DOOR OPENER
	RECESSED LIGHTING HI-HATS, ETC. 75W MAX		ELECTRICAL PANEL
	VAPOR PROOF		ELECTRICAL METER
	FLOOD LIGHTS		2'x4' FLUORESCENT LIGHTING
	FLUOR. LIGHTING 1x4' UNDER CABINET LTG.		2'x2' FLUORESCENT LIGHTING
	SINGLE RECEPTACLE		DISCONNECT
	LED STRIP LIGHTING (UL RATED FOR COVE LIGHTING)		2 BULB FLUORESCENT LIGHTING STRIP SURFACE MOUNTED
	100 W EXTERIOR WASHER LIGHT		UNDER CAB LIGHT (LED) - SWITCH ON WITH VANITY
	50 W EXT SOFFIT LIGHT		

GENERAL ELECTRICAL NOTES:

- 1- CONTRACTOR SHALL VERIFY MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS AND LOCATION PRIOR TO ROUGH.
- 2- RECEPTACLES TO COMPLY WITH NEC 2011 406.11- TAMPER RESISTANCE OUTLETS
- 3- PROVIDE ARC-FAULT PROTECTION AS PER NEC 2011 210.12.
- 4- ALL CLOSET & STORAGE LIGHTING FIXTURES SHALL BE FLUORESCENT.
- 5- VERIFY ALL LIGHTING FIXTURES WITH ARCHITECT/ OWNER PRIOR TO PURCHASE/ INSTALLATION.
- 6- VERIFY ALL CABLE/ SATELLITE DISH/TELEPHONE REQUIREMENTS AND LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- 7- ALL INCANDESCENT RECESSED DOWNLIGHTS SHALL BE ON DIMMERS, - VERIFY WITH OWNER PRIOR TO INSTALLATION.
- 8- ALL "J" BOXES FOR FANS AND CHANDELIER TYPE FIXTURES SHALL BE PROPERLY RATED, BRACED AND BLOCKED.
- 9 - COORDINATE SECURITY PANEL ELECTRICAL WITH ARCHITECT (IF APPLICABLE). NOT SHOWN ON THESE PLANS.
- 10- ALL EXTERIOR FIXTURES AND DEVICES SHALL BE RATED FOR EXTERIOR USE. (EXTERIOR BULBS SHALL BE LED TYPE)

ABBREVIATIONS:

A.F.F. - ABOVE FINISH FLOOR	N.W.H. - NO WORK HERE
BC - BELOW COUNTER	PB - PUSH BUTTON
C - COUNTER TOP LEVEL	UC - UNDER COUNTER
E - EXISTING	V.H. - VERIFY HEIGHT
ER - EXISTING TO BE RELOCATED	VP - VAPOR PROOF
GFI - GROUND FAULT INTERRUPTER	WP - WEATHER PROOF
N - NEW	DS - DOOR SWITCH
SD/FA - SMOKE DETECT/FIRE ALARM PANEL	

THESE PLANS ARE IN COMPLIANCE WITH NEC 2011 & FLORIDA BUILDING CODE 2014

DATE

08-08-16

REVISIONS

NO	1	2	3	4	5	6
BUILD.						
DEPT.						
COMMENTS						

GB & A

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053

COOPER CITY, FL 33328 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349

CA# 27776

DATE: 6/28/2016

DRAWN BY: CT

DESIGN BY: GB

ELECTRICAL PLAN

SHEET#

1E-1.0

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL OWNER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
4. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
5. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THHN INSULATION.
6. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, PLASTIC AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS. (ALTERNATE PLASTIC BOXES WITH ROMEX)
7. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
8. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. OR LOCAL CODES.
9. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
10. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
11. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
12. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY IS ISSUED. WARRANTY SHALL BE PROVIDED IN WRITING.
13. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
14. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
15. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
16. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROLS.
18. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.
19. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, DEVICES, ETC. FOR ALL OUTLETS AS INDICATED.
20. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUBMITTALS AS APPEAR ON THE LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF N.E.C., NEMA, AND ICEE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
22. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FIRED CAULKING REQUIRED OF HIS WORK.
23. ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS W/ TYPE WRITTEN DIRECTORIES.
24. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 16" A.F.F. UNLESS NOTED OTHERWISE, VERTICALLY MOUNTED.
25. ALL LIGHT SWITCHES TO BE AT 42" A.F.F.
26. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL ELECTRICAL WIRING FOR HVAC SYSTEM INCLUDING CONTROLS, THERMOSTATS, POWER, ETC. SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
27. RESIDENTIAL LOAD CENTER: BREAKER PANELS -- ALL CURRENT CARRYING BUSSES SHALL BE COPPER. ALL GROUND BUS BARS SHALL BE COPPER. PANEL BOARD ENCLOSURES SHALL BE FURNISHED WITH PRE-PUNCHED CONCENTRIC HOLES. A.I.C. RATINGS SHALL BE AS INDICATED ON PANEL BOARD SCHEDULES.
28. DISCONNECT SWITCHES SHALL BE H.P. RATED, GENERAL DUTY, QUICK-MAKE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.
29. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.
30. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS INDICATES THE CONTRACTOR SHALL FURNISH AND INSTALL.
31. CONTRACTOR SHALL CONFIRM WITH F.P.I. ANY AND ALL REQUIREMENTS SUCH AS: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWN TIME FOR OWNERS CONVENIENCE, ETC. ON THE CONFIRMATION SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
32. VOLTAGE DROP FOR ALL CONDUCTORS SHALL NOT EXCEED 3% (WHERE VOLTAGE DROP EXCEEDS 3%, CONTRACTOR SHALL INCREASE SIZE OF CONDUCTOR(S) AS REQUIRED).
33. CONTRACTOR SHALL PROVIDE GFI TYPE BREAKER FOR ALL EXTERIOR 120V CIRCUITS OR GFI PROTECTION -- FOR THE WHOLE CIRCUIT
34. GAS PIPING SHALL BE BONDED
35. ELECTRICAL CONTRACTOR SHALL COORDINATE SERVICE ENTRY WITH ELECTRICAL COMPANY PRIOR TO DETERMINING EXACT LOCATION OF THE METER BOX IN ORDER TO AVOID DISCREPANCIES BETWEEN DRAWINGS AND JOB CONDITIONS.
36. ALL OUTDOOR EQUIPMENT SHALL BE WEATHER PROOF.

PANEL: "C2"

VOLTAGE: 120/240 V 1Ø 3W
MOUNTING: FLUSH
AIC: 22,000 A.I.C. ①

BUS: 200 AMPS
MAINS: MLO
POLES: 42

CKT	CKT	BKR	KW	LOAD DESCRIPTION	WIRE	COND. SIZE	NOTES	CKT	CKT	BKR	KW	LOAD DESCRIPTION	WIRE	COND. SIZE	NOTES
No	POLE	CB/TRIP						No	POLE	CB/TRIP					
1	1	TQL 20	()	GEN. LTS & REC. MASTER BEDROOM	2#12 THHN		①	2	1	TQL 20	()	REC. & LIGHT MASTER BATH	2#12 THHN		
3	1	TQL 20	()	GEN. LTS & REC. BEDROOM #2	2#12 THHN		①	4	1	TQL 20	()	REC. & LIGHT BATH	2#12 THHN		①
5	2	TQL 20	1.5	GFI (LAUNDRY)	2#12 THHN			5	1	TQL 20	()	GEN. LTS & REC.	2#12 THHN		①
7	1	TQL 20	1.0	REFRIGERATOR	2#12 THHN			6	1	TQL 20	1.5	SMALL APPLIANCES (DINING)	2#12 THHN		
9	1	TQL 20	1.2	DISHWASHER	2#12 THHN			10	2	TQL 50	12.0	RANGE TOP/OVEN	3#6 THHN		VERIFY
11	1	TQL 20	1.5	WASHING MACHINE #1	2#12 THHN			12	1	TQL 20	0.8	DISPOSAL	2#12 THHN		
13	2	TQL 30	4.5	NEW WATER HEATER	3#10 THHN	3/4"	VERIFY	14	1	TQL 20	3.0	DRYER	3#10 THHN		VERIFY
15	1	TQL 20	1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN			16	2	TQL 30	5.0	DRYER	3#10 THHN		VERIFY
17	1	TQL 20	1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN			18	1	TQL 20	()	GEN. LTS LIVING & EXT.	2#12 THHN		①
19	1	TQL 20	()	GEN. REC. LIVING ROOM	2#12 THHN			20	1	TQL 20	()	GEN. LTS KITCHEN & EXT.	2#12 THHN		①
21	1	TQL 20	1.0	WP GFI EXT.	2#12 THHN			22	2	HACR 60	()	COMPRESS - 1	(2) #6, ① #10	3/4"	VERIFY
23	1	TQL 20	1.5	MICROWAVE	2#12 THHN			24	2	HACR 60	()	COMPRESS - 1	(2) #6, ① #10	3/4"	VERIFY
25	1	TQL 20	12.0	AHU-1	(2) #6, ① #10	3/4"	VERIFY	26	1	TQL		SPARE			
27	2	HACR 60			(2) #6, ① #10	3/4"	VERIFY	28	1	TQL		SPARE			
29					(2) #6, ① #10	3/4"	VERIFY	30	1	TQL		SPARE			
31	1	TQL 20	()	GEN. LTS & SMOKE DETECTOR	2#12 THHN			32	1	TQL		SPARE			
33	1	TQL		SPARE				34	1	TQL		SPARE			
35	1	TQL		SPARE				36	1	TQL		SPARE			
37	1	TQL		SPARE				38	1	TQL		SPARE			
39	1	TQL		SPARE				40	1	TQL		SPARE			
41	1	TQL		SPARE				42	1	TQL		SPARE			

TOTAL CONNECTED

41.0 KW

① ARC= FAULT INTERRUPTER TAMPER RESISTANCE

PANEL A CALCULATION

SF FL GENERAL LIGHTS/RCPT 1841Ø3 W/SF= ----- 5.5 KW

SMALL APPLIANCE CIRCUITS=----- 3.0 KW

LAUNDRY RECEPTACLE=----- 1.5 KW

3.0KW @ 100%= ----- 10.0 KW

10.0KW = 3.0KW = 7.0KW @ 35%=----- 2.45 KW

RANGE 12.0KW @100%=----- 12.0 KW

DRYER 5.0 @100%=----- 5.0 KW

AC 11.0 @100%=----- 11.0 KW

33.45 KW

EQUALS 139 AMPS (USE 225A)

(SEE NEC 2011 406.11, FOR TAMPER RESISTANT RECEPTACLE REQUIREMENTS).

NOTES

1. CONTRACTOR TO CLOSELY COORDINATE ELECTRICAL PANEL REQUIREMENTS TO MECHANICAL EQUIPMENT, ELECTRICAL REQUIREMENTS AND LOCATIONS.
2. CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR EQUIPMENT PRIOR TO ROUGH-OUT. THIS INCLUDES HOOD, HEATERS, A/C, POOL EQUIPMENT, REFRIGERATORS, WASHER, DRYER, JACUZZI, ETC.
3. DISHWASHER AND DISPOSAL ARE IN SEPARATE CIRCUIT (1-POLE BREAKER)

NEMA 3R/ WP

ENCLOSURE CONSTRUCTED FOR EITHER INDOOR OR OUTDOOR USE TO PROVIDE A DEGREE OF PROTECTION TO PERSONNEL AGAINST ACCESS TO HAZARDOUS PARTS; TO PROVIDE A DEGREE OF PROTECTION OF THE EQUIPMENT INSIDE THE ENCLOSURE AGAINST INGRESS OF SOLID FOREIGN OBJECTS (FALLING DIRT AND WINDBLOWN DUST); TO PROVIDE A DEGREE OF PROTECTION WITH RESPECT TO HARMFUL EFFECTS ON THE EQUIPMENT DUE TO THE INGRESS OF WATER (RAIN, SLEET, SNOW); AND THAT WILL BE UNDAMAGED BY THE EXTERNAL FORMATION OF ICE ON THE ENCLOSURE.

ELECTRICAL NOTES

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL OWNER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
- MINIMUM WIRE SIZE SHALL BE #12 A.W.G. EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THHN INSULATION.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, PLASTIC AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS. (ALTERNATE PLASTIC BOXES WITH ROMEX)
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDING AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. OR LOCAL CODES.
- ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY IS ISSUED. WARRANTY SHALL BE PROVIDED IN WRITING.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, DEVICES, ETC. FOR ALL OUTLETS AS INDICATED.
- MATERIALS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF N.E.C. NEMA, AND IECE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FIRED CAULKING REQUIRED OF HIS WORK.
- ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS W/ TYPE WRITTEN DIRECTORY.
- ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 16" A.F.F. UNLESS NOTED OTHERWISE, VERTICALLY MOUNTED.
- ALL LIGHT SWITCHES TO BE AT 42" A.F.F.
- ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL ELECTRICAL WIRING FOR HVAC SYSTEM INCLUDING CONTROLS, THERMOSTATS, POWER, ETC. SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- RESIDENTIAL LOAD CENTER: BREAKER PANELS — ALL CURRENT CARRYING BUSSES SHALL BE COPPER. ALL GROUND BUS BARS SHALL BE COPPER. PANEL BOARD ENCLOSURES SHALL BE FURNISHED WITH PRE-PUNCHED CONCENTRIC HOLES.
- A.I.C. RATINGS SHALL BE AS INDICATED ON PANEL BOARD SCHEDULES.
- DISCONNECT SWITCHES SHALL BE H.P. RATED, GENERAL DUTY, QUICK-MAKE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.
- THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS INDICATES THE CONTRACTOR SHALL FURNISH AND INSTALL.
- CONTRACTOR SHALL CONFIRM WITH F.P.L. ANY AND ALL REQUIREMENTS SUCH AS: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWN TIME FOR OWNERS CONFIRMATION, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- VOLTAGE DROP FOR ALL CONDUCTORS SHALL NOT EXCEED 3% WHERE VOLTAGE DROP EXCEEDS 3%, CONTRACTOR SHALL INCREASE SIZE OF CONDUCTOR(S) AS REQUIRED.
- CONTRACTOR SHALL PROVIDE GFI TYPE BREAKER FOR ALL EXTERIOR 120V CIRCUITS OR GFI PROTECTION — FOR THE WHOLE CIRCUIT
- GAS PIPING SHALL BE BONDED
- ELECTRICAL CONTRACTOR SHALL COORDINATE SERVICE ENTRY WITH ELECTRICAL COMPANY PRIOR TO DETERMINING EXACT LOCATION OF THE METER BOX IN ORDER TO AVOID DISCREPANCIES BETWEEN DRAWINGS AND JOB CONDITIONS.
- ALL OUTDOOR EQUIPMENT SHALL BE WEATHER PROOF.

PANEL: "D1"

CKT	CKT	BKR	NO	POLE	CB	TRIP	KW	LOAD DESCRIPTION	WIRE	COND.	NOTES
1	1	TOL	20					() GEN. LTS & REC. MASTER BEDROOM	2#12 THHN		(1)
3	1	TOL	20					() GEN. LTS & REC. BEDROOM #2	2#12 THHN		(1)
5	2	TOL	20				1.5	GFI (LAUNDRY)	2#12 THHN		(1)
7	1	TOL	20				1.0	REFRIGERATOR	2#12 THHN		
9	1	TOL	20				1.2	DISHWASHER	2#12 THHN		
11	1	TOL	20				1.5	WASHING MACHINE #1	2#12 THHN		
13	2	TOL	30				4.5	NEW WATER HEATER	3#10 THHN	3/4"	VERIFY
15	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		
17	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		
19	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		(1)
21	1	TOL	20					() GEN. REC. LIVING ROOM	2#12 THHN		(1)
23	1	TOL	20				1.0	WP GFI EXT.	2#12 THHN		
25	1	TOL	20				1.5	MICROWAVE	2#12 THHN		
27	2	HACR	60				11.0	AHU-1	(2) #6, (1) #10	3/4"	VERIFY
29	1	TOL	20					() GEN. LTS & SMOKE DETECTOR	2#12 THHN		
31	1	TOL	20								
33	1	TOL	20								
35	1	TOL	20								
37	1	TOL	20								
39	1	TOL	20								
41	1	TOL	20								

TOTAL CONNECTED 41.0 KW

(1) ARC- FAULT INTERRUPTER TAMPER RESISTANCE

PANEL A CALCULATION
SF FL GENERAL LIGHTS/RCPT 1841@3 W/SF= ----- 5.5 KW
SMALL APPLIANCE CIRCUITS= ----- 3.0 KW
LAUNDRY RECEPTACLE= ----- 1.5 KW
10.0 KW
3.0KW @ 100%= ----- 3.0 KW
10.0KW - 3.0KW = 7.0KW @ 35%= ----- 2.45 KW
5.45 KW
RANGE 12.0KW @100%= ----- 12.0 KW
DRYER 5.0 @100%= ----- 5.0 KW
AC 11.0 @100%= ----- 11.0 KW
33.45 KW
EQUALS 139 AMPS (USE 225A)

TOTAL LOAD CALCULATIONS

2-UNIT TOWNHOME	
PANEL "C1"	41.0 KW
PANEL "C2"	41.0 KW
	82.0 KW
FIRST 10.0 KW @ 100%	10.0 KW
AC @ 100%	22.0 KW
NEXT 50.0 KW 40%	20.0 KW
	52.0 KW = 216.3 AMPS USE 400 A MAIN

3-UNIT TOWNHOME	
PANEL "D1"	41.0 KW
PANEL "D2"	41.0 KW
PANEL "D3"	41.0 KW
	123.0 KW
FIRST 10.0 KW @ 100%	10.0 KW
AC @ 100%	33.0 KW
NEXT 80.0 KW 40%	32.0 KW
	75.0 KW = 312.0 AMPS USE 400 A MAIN

AIC Calculations

$F = 2 \cdot L \cdot I$	$F = 1.39$
$x \cdot C \cdot E$	
Input	
x= 2.00	Number of sets of wires (n/l ground wires)
C= 14,800.00	C Value for conductor (See table)
E= 240.00	Volts (ie 240v)
L= 200.00	Length in feet of circuit to fault
I= 24,675.00	Rating of FPL - available short circuit (typ 27-48k) current in amps at beginning of circuit

M= 1	M= 0.42
1+f	
Input	
F= from above	
AIC Rating= M*I	AIC rating= 10,327.04

Input	
M= from above	
I= from above	

Notes:

- According to FPL, the calculated available single phase fault current at the transformer secondary terminals is estimated to be as per the input "I" above.
- Contractor shall verify location and amps of transformer. If above data is different, contractor shall notify architect and owner. Contractor shall provide proper AIC rated equipment.

WIRE/CONDUIT LEGEND

- 3 SETS OF 3 #500 KCMIL IN 3 1/2"
- 2 SETS OF 3 #350 KCMIL & #3/0 GND IN 3"
- 2 SETS OF 3 #350 KCMIL & #1 GND IN 3"
- 3 SETS OF 3 #300 KCMIL & #3/0 GND IN 3" EACH
- 2 SETS OF 3 #300 KCMIL & #6/0 GND
- #3/0 GND

PANEL: "D2"

CKT	CKT	BKR	NO	POLE	CB	TRIP	KW	LOAD DESCRIPTION	WIRE	COND.	NOTES
1	1	TOL	20					() GEN. LTS & REC. MASTER BEDROOM	2#12 THHN		(1)
3	1	TOL	20					() REC. & LIGHT MASTER BATH	2#12 THHN		(1)
5	2	TOL	20				1.5	GFI (LAUNDRY)	2#12 THHN		(1)
7	1	TOL	20				1.0	REFRIGERATOR	2#12 THHN		
9	1	TOL	20				1.2	DISHWASHER	2#12 THHN		
11	1	TOL	20				1.5	WASHING MACHINE #1	2#12 THHN		
13	2	TOL	30				4.5	NEW WATER HEATER	3#10 THHN	3/4"	VERIFY
15	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		
17	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		
19	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		(1)
21	1	TOL	20					() GEN. REC. LIVING ROOM	2#12 THHN		(1)
23	1	TOL	20				1.0	WP GFI EXT.	2#12 THHN		
25	1	TOL	20				1.5	MICROWAVE	2#12 THHN		
27	2	HACR	60				11.0	AHU-1	(2) #6, (1) #10	3/4"	VERIFY
29	1	TOL	20					() GEN. LTS & SMOKE DETECTOR	2#12 THHN		
31	1	TOL	20								
33	1	TOL	20								
35	1	TOL	20								
37	1	TOL	20								
39	1	TOL	20								
41	1	TOL	20								

TOTAL CONNECTED 41.0 KW

(1) ARC- FAULT INTERRUPTER TAMPER RESISTANCE

PANEL A CALCULATION
SF FL GENERAL LIGHTS/RCPT 1841@3 W/SF= ----- 5.5 KW
SMALL APPLIANCE CIRCUITS= ----- 3.0 KW
LAUNDRY RECEPTACLE= ----- 1.5 KW
10.0 KW
3.0KW @ 100%= ----- 3.0 KW
10.0KW - 3.0KW = 7.0KW @ 35%= ----- 2.45 KW
5.45 KW
RANGE 12.0KW @100%= ----- 12.0 KW
DRYER 5.0 @100%= ----- 5.0 KW
AC 11.0 @100%= ----- 11.0 KW
33.45 KW
EQUALS 139 AMPS (USE 225A)

PANEL: "D3"

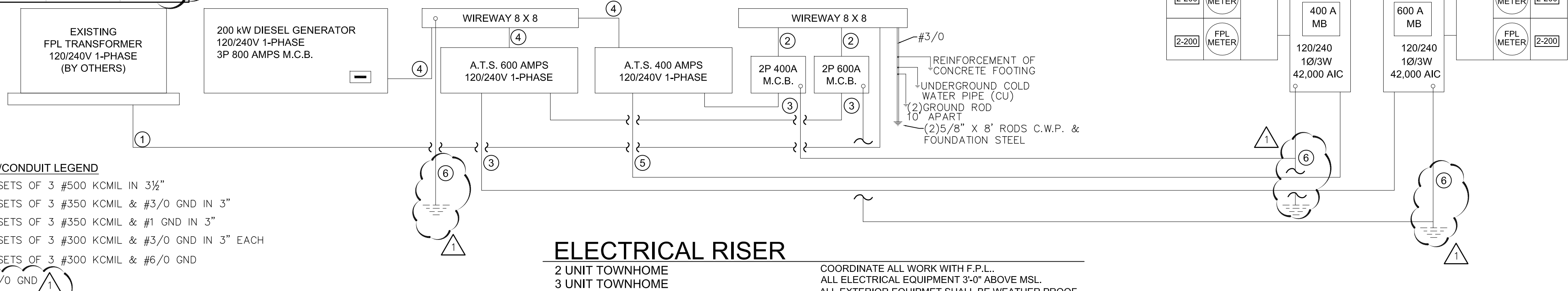
CKT	CKT	BKR	NO	POLE	CB	TRIP	KW	LOAD DESCRIPTION	WIRE	COND.	NOTES
1	1	TOL	20					() GEN. LTS & REC. MASTER BEDROOM	2#12 THHN		(1)
3	1	TOL	20					() GEN. LTS & REC. BEDROOM #2	2#12 THHN		(1)
5	2	TOL	20				1.5	GFI (LAUNDRY)	2#12 THHN		(1)
7	1	TOL	20				1.0	REFRIGERATOR	2#12 THHN		
9	1	TOL	20				1.2	DISHWASHER	2#12 THHN		
11	1	TOL	20				1.5	WASHING MACHINE #1	2#12 THHN		
13	2	TOL	30				4.5	NEW WATER HEATER	3#10 THHN	3/4"	VERIFY
15	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		
17	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		
19	1	TOL	20				1.5	SMALL APPLIANCES (KITCHEN)	2#12 THHN		(1)
21	1	TOL	20					() GEN. REC. LIVING ROOM	2#12 THHN		(1)
23	1	TOL	20				1.0	WP GFI EXT.	2#12 THHN		
25	1	TOL	20				1.5	MICROWAVE	2#12 THHN		
27	2	HACR	60				12.0	AHU-1	(2) #6, (1) #10	3/4"	VERIFY
29	1	TOL	20					() GEN. LTS & SMOKE DETECTOR	2#12 THHN		
31	1	TOL	20								
33	1	TOL	20								
35	1	TOL	20								
37	1	TOL	20								
39	1	TOL	20								
41	1	TOL	20								

TOTAL CONNECTED 41.0 KW

(1) ARC- FAULT INTERRUPTER TAMPER RESISTANCE

PANEL A CALCULATION
SF FL GENERAL LIGHTS/RCPT 1841@3 W/SF= ----- 5.5 KW
SMALL APPLIANCE CIRCUITS= ----- 3.0 KW
LAUNDRY RECEPTACLE= ----- 1.5 KW
10.0 KW
3.0KW @ 100%= ----- 3.0 KW
10.0KW - 3.0KW = 7.0KW @ 35%= ----- 2.45 KW
5.45 KW
RANGE 12.0KW @100%= ----- 12.0 KW
DRYER 5.0 @100%= ----- 5.0 KW
AC 11.0 @100%= ----- 11.0 KW
33.45 KW
EQUALS 139 AMPS (USE 225A)

(SEE NEC 2011 406.11, FOR TAMPER RESISTANT RECEPTACLE REQUIREMENTS).



ELECTRICAL RISER

2 UNIT TOWNHOME
3 UNIT TOWNHOMECOORDINATE ALL WORK WITH F.P.L.
ALL ELECTRICAL EQUIPMENT 3'-0" ABOVE MSL.
ALL EXTERIOR EQUIPMENT SHALL BE WEATHER PROOF
ALL SERVICE DISCONNECTS SHALL BE LABEL

DATE: 08-08-16

REVISIONS

1. BUILD. DEPT. COMMENTS

2

3

4

5

6

CB & A

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 COOPER CITY, FL 33328

PHONE: (954) 434-2063 FAX: (954) 434-2066

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349

CA# 27776

DATE: 6/28/2016

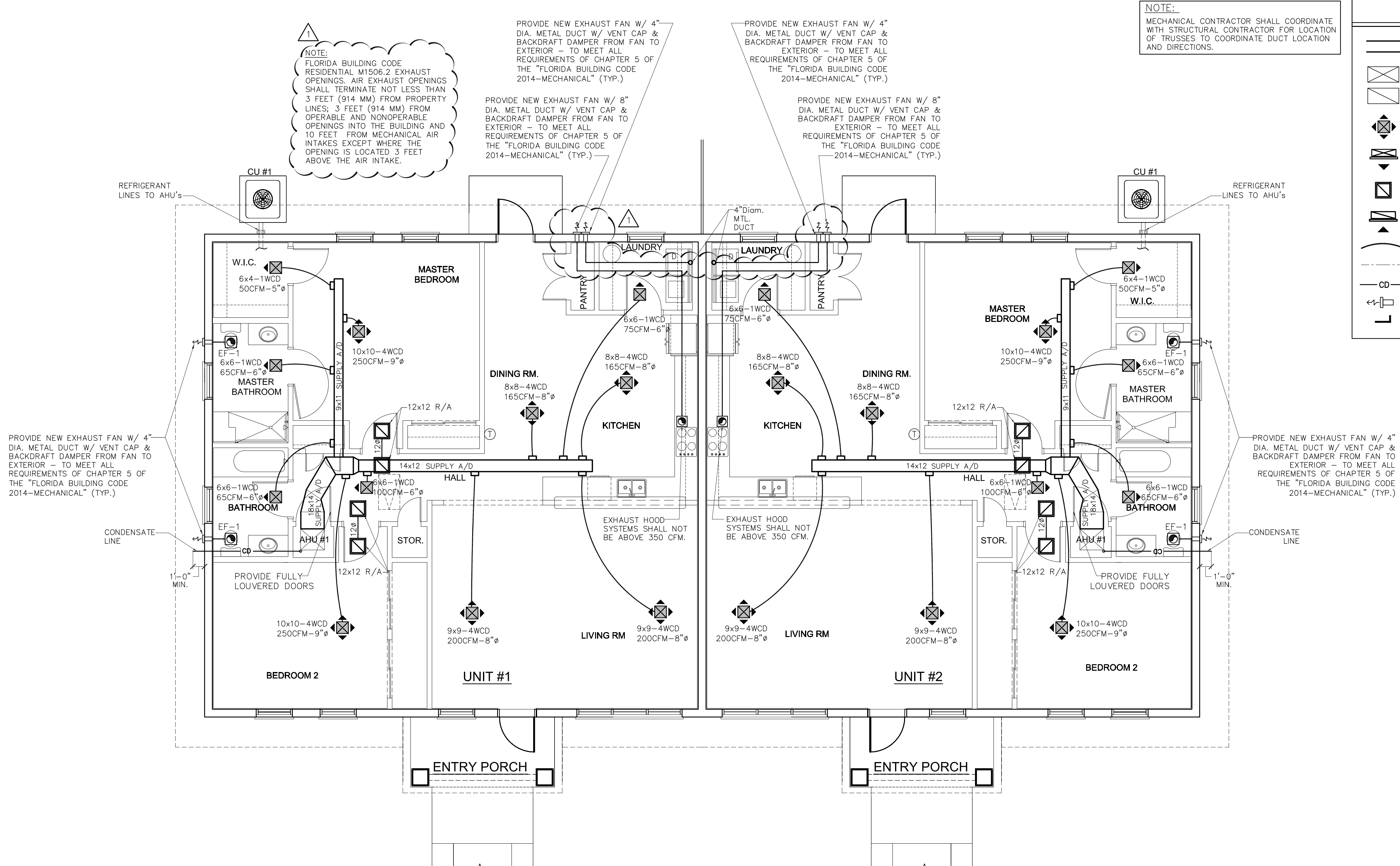
DRAWN BY: CT

DESIGN BY: GB

ELECTRICAL SCHEDULE AND NOTES

SHEET#

2E-2.0



NOTE:
MECHANICAL CONTRACTOR SHALL COORDINATE WITH STRUCTURAL CONTRACTOR FOR LOCATION OF TRUSSES TO COORDINATE DUCT LOCATION AND DIRECTIONS.

A/C LEGEND	
SYMBOLS	
	RIGID DUCTWORK
	DUCT UNDER POSITIVE PRESSURE
	DUCT UNDER NEGATIVE PRESSURE
	SUPPLY AIR GRILLE (CEILING MOUNTED)
	SUPPLY AIR GRILLE (SIDE MOUNTED)
	RETURN AIR GRILLE (CEILING MOUNTED)
	RETURN AIR GRILLE (SIDE MOUNTED)
	CLASS 1 FLEXIBLE DUCT
	REFRIGERANT LINES
	CONDENSATE PIPING
	WALL CAP
	BACKDRAFT DAMPER
	EXHAUST FAN
	THERMOSTAT
	S/A RETURN AIR
	AIR DUCT
	FRESH AIR
	OUTSIDE AIR
	C.E.D. CEILING DIFFUSER
	REG. REGISTER
	GR. GRILLE
	U/C UNDERCUT
	L.D. LOUVER DOOR
	F.D. FIRE DAMPER
	A.H.U. AIR HANDLER UNIT
	E.R. EXHAUST REGISTER
	E.F. EXHAUST FAN
	4W.C.D. FOUR WAY CEILING DIFFUSER
	M.V.D. MANUAL VOLUME DAMPER
	C.F.M. CUBIC FEET PER MINUTE
	ETR. EXISTING TO REMAIN
	REL. EXISTING TO BE RELOCATED
	REM. EXISTING TO BE REMOVED

- CONTRACTOR NOTES**
- CONTRACTOR TO VERIFY HOOD REQUIREMENTS PRIOR TO PURCHASE OF DUCTWORK.
 - CONTRACTOR SHALL VERIFY MAXIMUM EXHAUSTION WITH DRYER MANUFACTURER AND PROVIDE BOOSTERFANS AND DUCTWORK AS NEEDED.

- NOTES:**
- ALL REFRIGERANT PIPING SHALL BE INSTALLED, TESTED AND PLACED IN OPERATION IN ACCORDANCE WITH FBC M SECTION 1107.
 - REFRIGERANT PIPING THAT CROSSES AN OPEN SPACE THAT AFFORDS PASSAGEWAY IN ANY BUILDING SHALL BE NOT LESS THAN 7 FEET 3 INCHES ABOVE THE FLOOR UNLESS THE PIPING IS LOCATED AGAINST THE CEILING OF SUCH SPACE. REFRIGERANT PIPING SHALL NOT BE PLACED IN ANY ELEVATOR, DUMBWAITER OR OTHER SHAFT CONTAINING A MOVING OBJECT OR IN ANY SHAFT THAT HAS OPENINGS TO LIVING QUARTERS OR TO MEANS OF EGRESS. REFRIGERANT PIPING SHALL NOT BE INSTALLED IN ANY ENCLOSED PUBLIC STAIRWAY, STAIR LANDING OR MEANS OF EGRESS. (FBC M 1107.2)
 - PIPING INSTALLED IN OR BENEATH CONCRETE FLOORS SHALL BE ENCASED IN PIPE DUCT, WHERE PIPING PASSES THROUGH CONCRETE OR MASONRY WALLS, CEILINGS, FLOOR OR BEAMS, SUCH PIPING SHALL BE PROVIDED WITH SLEEVES OR TIMBLES WHICH SHALL BE AT LEAST 3 INCH LARGER THAN THE OUTSIDE DIAMETER OF THE PIPING PLUS THE INSULATION. ALL VOIDS BETWEEN PIPING AND CASING SHALL BE ADEQUATELY ENCLOSED WITH AN APPROVED MATERIAL. (FBC M 1107.2.1)

- NOTES:**
- CONDENSATE LINES SHALL BE INSULATED WITH 1" CLOSED CELL FOAM INSULATION (6RX048068 OR APPROVED EQUAL)
 - ATTIC CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 6 FEET IN LENGTH MEASURE ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE AS PER FBC MECHANICAL SECTION 306.3
 - LAUNDRY ROOM DOOR SHALL BE FULL LOUVERED DOOR IF DRYER IS RATED MORE THAN 200 CFM. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND CONTRACTOR
 - CONTRACTOR SHALL VERIFY DUCT LENGTH AND SIZES FOR BATH EXHAUSTS.

MECHANICAL PLAN
SCALE: 3/16"=1'-0"
1
1M-1.0

DATE: 08-08-16

REVISIONS

1. BUILD. DEPT. COMMENTS

2.

3.

4.

5.

6.

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 COOPER CITY, FL 33328

PHONE: (954) 434-2053 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE # 52349

CA # 27776

DATE: 6/28/2016

DRAWN BY: CT

DESIGN BY: GB

MECHANICAL PLAN

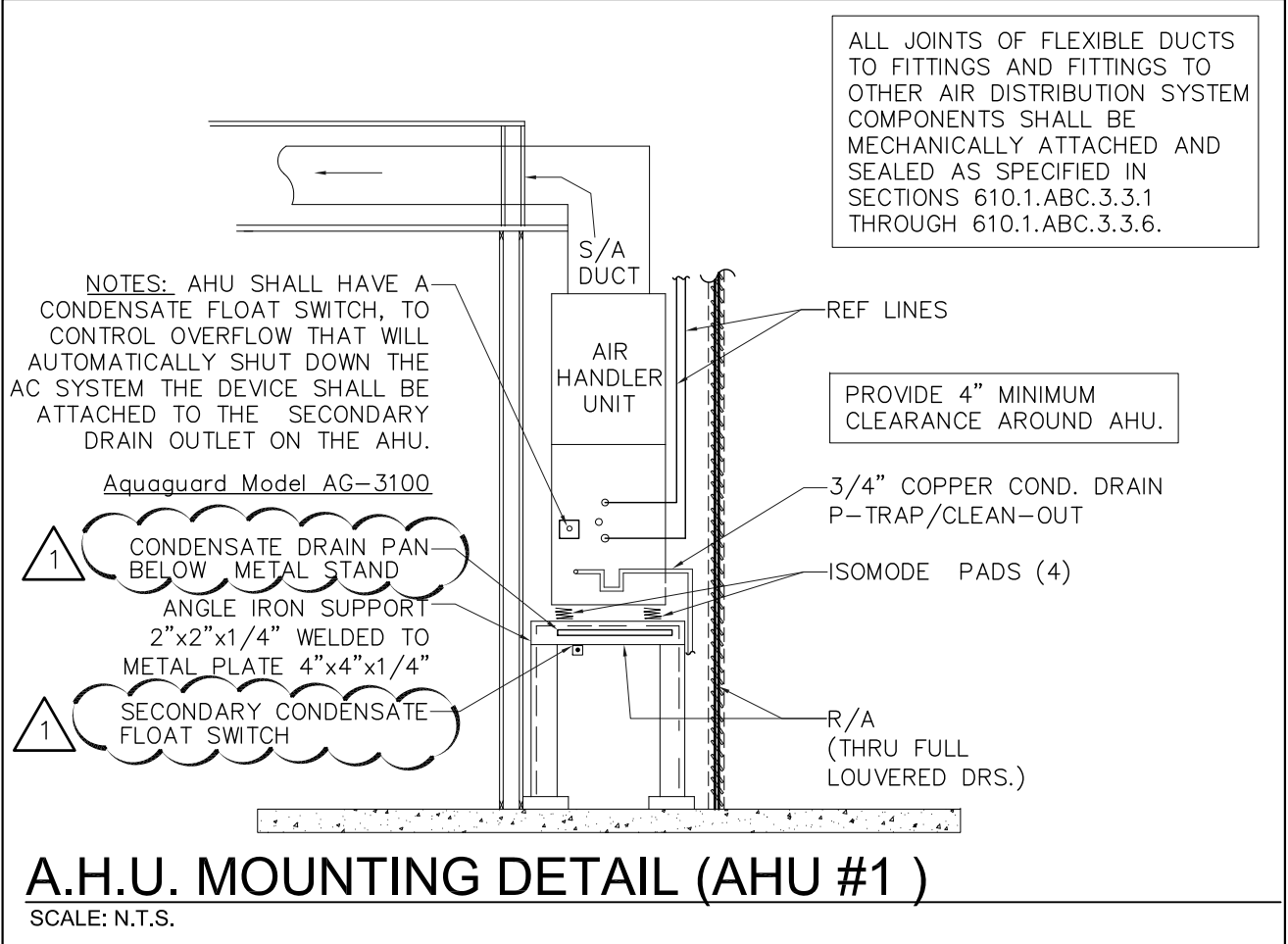
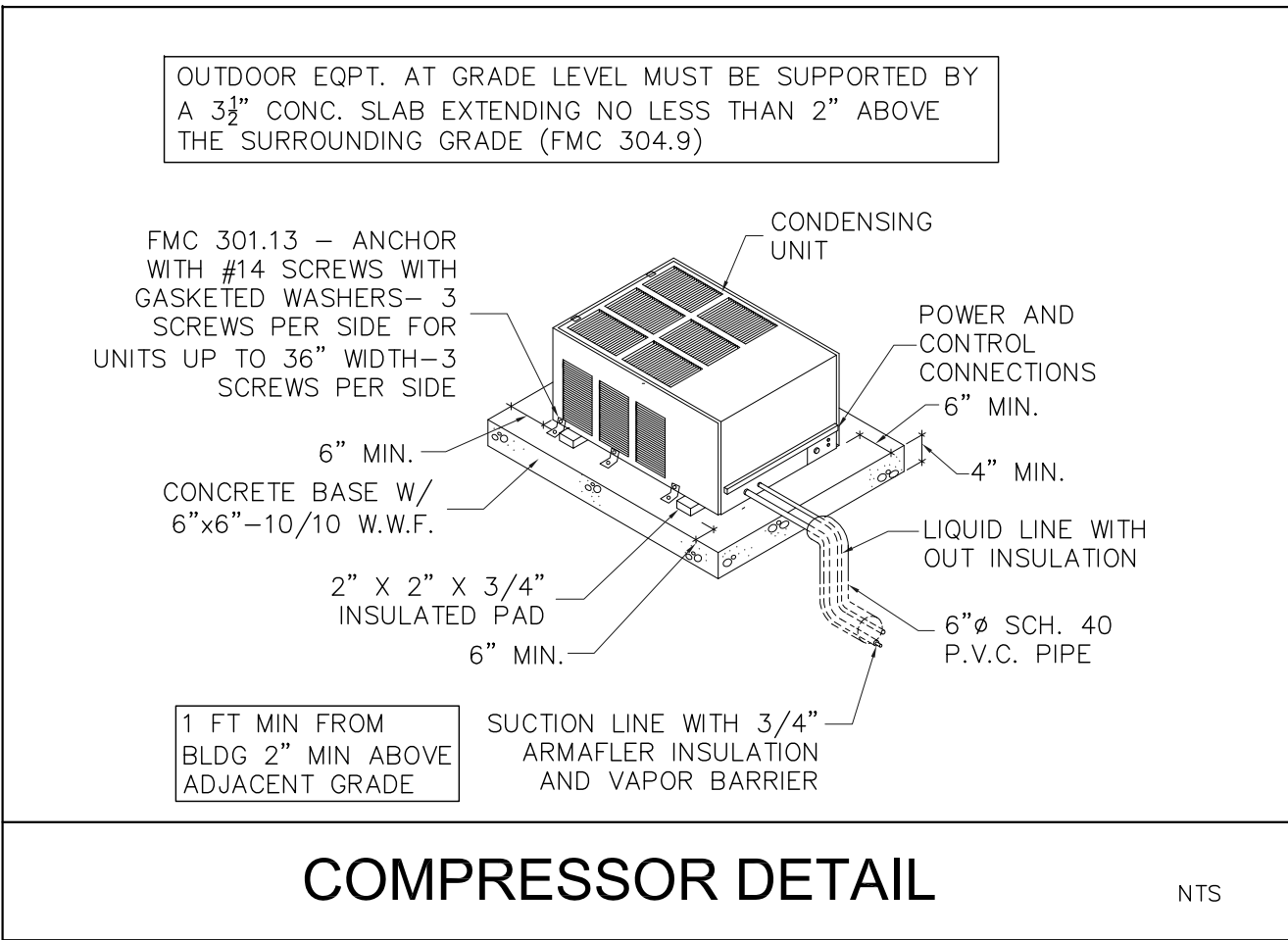
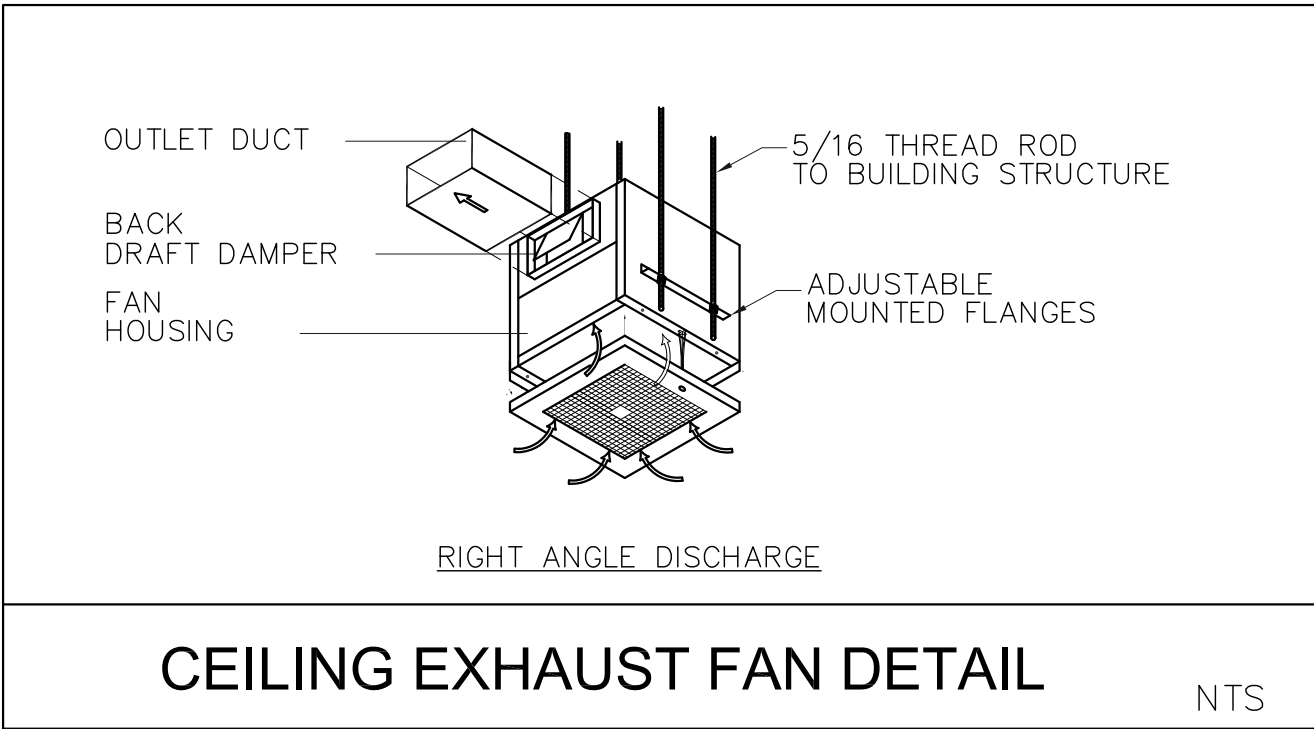
SHEET #

1M-1.0

AIR CONDITIONING NOTES	
DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE. DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC. AND SHALL CONFORM WITH THE FLORIDA BUILDING CODE (FMC 2014),AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.	
1.	THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL, BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION.
2.	ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE ARCHITECT AND / OR ENGINEER MUST BE CONDITION OF THE CONTRACT.
3.	CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
4.	THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS.
5.	PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT , DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
6.	ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OD THE WORK.
7.	ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
8.	ALL DUCTWORK SHALL CONFORM TO SMACNA STANDARDS. ALL DUCTWORK SIZES ARE INSIDE DIMENSIONS. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEETMETAL. ALL AIR CONDITIONING DUCTWORK SHALL BE FIBERGLASS BOARD AND INSULATED FLEXIBLE DUCT (R-6 MIN.) AND MUST CONFORM WITH ALL LOCAL CODES, UNLESS OTHERWISE NOTED.
9.	SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
10.	AIR DISTRIBUTION ACCESSORIES SHALL BE AIR GUIDE, ANEMOSTAT, TITUS, OR APPROVED EQUAL.
11.	ALL SUPPLY A.C. DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES.
12.	BRANCH TAKEOFFS MUST BE PROPORTIONAL SPLITS SHOWN ON DRAWINGS.
13.	THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED.
14.	CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIRS OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED OR IS NOT OPERATING PROPERLY.
15.	ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS FOR SUBSTITUTIONS BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.
16.	CONTRACTOR SHALL TEST AND BALANCE SYSTEM, AND SEND REPORT TO ARCHITECT AND/OR ENGINEER. TEST AND BALANCE CONTRACTOR SHALL BE A MEMBER OF AABC OR NEBB. UNLESS OTHERWISE NOTED.
17.	INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET GUIDE. ASHRAE FORTH IN THE LATEST.
18.	ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABEL WHERE APPLICABLE.
19.	IF THERE ARE ANY CHANGES IN ENGINEER'S DRAWINGS, IN DESIGN OR IN EQUIPMENT, WITHOUT ENGINEER'S CONSENT, THE A.C. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITIES FOR THE PROJECT.
20.	OPTIONAL FACTORY APPLIED TECHNICOAT 10-1 COIL COATING ON ALL COIL SURFACES AND OXYGUARD CORROSION PROTECTIVE COATING ON ALL CABINET PARTS. OXYGUARD SHALL BE FIELD APPLIED AFTER INSTALLATION TO ASSURE THAT ALL COMPONENTS ARE PROPERLY COVERED.
21.	DUCT R VALUE SHALL BE A MINIMUM OF 6.
22.	CONTRACTOR SHALL CONFIRM WITH MANUFACTURER THAT THE SUCTION AND LIQUID LINES LENGHTS IN THE FIELD ARE LESS THAN THE MAXIMUM LENGHTS AS PER MANUFACTURER RECOMMENDATION.

INSULATION VALUES	
AREA	R-VALUE
CEILING AT ROOF	30.0
EXTERIOR WALL	4.2

EXHAUST FAN SCHEDULE		
EF #	MODEL #	REMARKS
1	NUTONE XN 80	4" DUCT TO EXT. WITH 641 MODEL WALL CAP



CODE COMPLIANCE CHECKLIST		
HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

FBC 2014 (MECHANICAL) 603.5.6 FLEXIBLE DUCT SYSTEMS. NON-METAL FLEXIBLE NON-METAL DUCTS SHALL BE JOINED TO ALL OTHER AIR DISTRIBUTION SYSTEM COMPONENTS BY EITHER TERMINAL OR INTERMEDIATE FITTINGS. ALL DUCT COLLAR FITTINGS SHALL HAVE A MINIMUM 5/8 INCH INTEGRAL FLANGE FOR SEALING TO OTHER COMPONENTS AND A MINIMUM 3 INCH SHAFT FOR INSERTION INTO THE INNER DUCT CORE.

FLEXIBLE DUCTS HAVING POROUS INNER CORES SHALL NOT BE USED. EXCEPTION: DUCTS HAVING A NON-POROUS LINER BETWEEN THE POROUS INNER CORE AND THE OUTER JACKET. FASTENING AND SEALING REQUIREMENTS SHALL BE APPLIED TO SUCH INTERMEDIATE LINERS.

STANDARD 3" WIDE HANGERS		
HANGER EXTENSION TO BE THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT SIZE, ID (SMACNA).		
DUCT SIZE, INCHES	MAXIMUM HANGER SPACING	
48" WIDE OR WRATER	4 FT.	
LESS THAN 48" WIDE AND LESS THAN 48" DEEP.	6 FT.	
WIDTH BETWEEN 28" & 48" AND GREATER THAN 16" DEEP	6 FT.	
LESS THAN 29" WIDE AND 16" DEEP OR LESS	8 FT.	

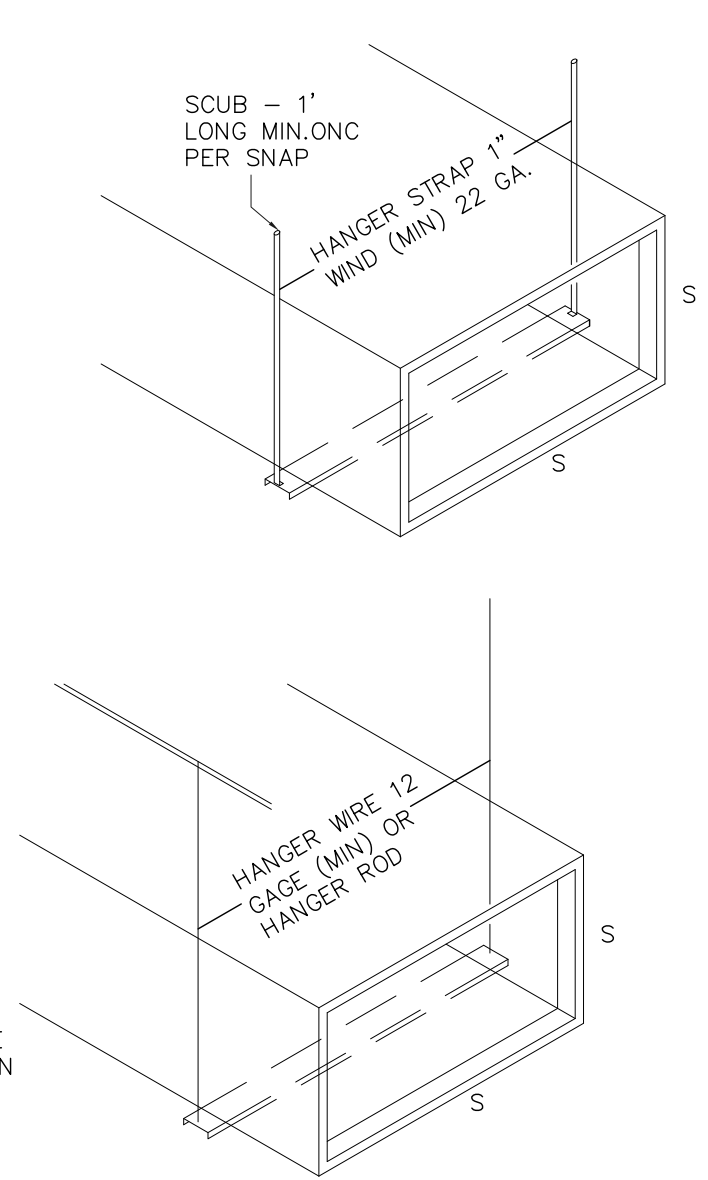
CHANNEL SECTION		
IF TOTAL EXTENSION IS NOT GREATER THAN:	MINIMUM CHANNEL GAUGE	MINIMUM CHANNEL PROFILE
6"	24	3"x1.5"
18"	22	3"x2"
30"	18	3"x2"

USE OF 2" WIDE

22 GAUGE 2"x1.5" HANGER MAY BE SUBSTITUTED FOR 3" HANGER FOR DUCTS WITH WIDTHS NOT OVER 48" AN DEPTHS NOT OVER 24" PROVIDED THAT NOT MORE THAN ONE JOINT OCCURS BETWEEN HANGER AND THAN MAXIMUM HANGER SPACING 4 FT. EXCEPTION: WHEN DUCT PERIMETER IS 80" OR LESS AND DOES NOT REQUIRE REINFORCEMENT TWO JOINTS ARE PERMITTED BETWEEN HANGERS.

HANGERS AND SUPPORTS

SCALE: N.T.S.



24ABC6/FV4C (CARRIER) SERIES SPLIT SYSTEMS (SINGLE STAGE)		A/C SPLIT SYSTEM EQUIPMENT SCHEDULE
A/C NUMBER:	1 (UNIT #1 & UNIT #2) & 1 (UNIT #1, UNIT #2 & UNIT #3)	
NOMINAL TONS:	4.0	
SEER:	16	
CONDENSING UNIT MODEL No.	24ABC648A003 (CARRIER)	
AIR HANDLER MODEL No.	FV4CNB006T00 (CARRIER)	
REFRIGERANT	R-410V	
AMBIENT TEMP.	95	
TOTAL CFM	1600	
CAPACITY (MBH) @ 89 (TC/SC)	46.0/34.6	
CAPACITY (MBH) @ 88 (TC/SC)	42.7/33.1	
CONDENSING UNIT DATA		
COMPRESSOR QTY./ TYPE	1-SCROLL	
COMPRESSOR RLA ~ LRA	19.9-109.0	
CONDENSER FAN FLA ~ HP	1.2-1/4	
MCA (208V)	26.1	
MOCP (208V)	40	
DIMENSIONS (L,W,H) (IN)	35x35x40	
OPERATING WEIGHT (LBS)	264	
AIR HANDLER DATA		
FAN MOTOR FLA ~ HP	6.8-3/4	
MCA (240V)	48.4	
MOCP (240V)	60	
HEATER KW (240V)	10.0	
DIMENSIONS (L,W,H) (IN)	25x23x60	
WEIGHT (LBS)	207	
REFRIG. TUBES O.D. (IN)		
VAPOR	7/8	
LIQUID	3/8	
RECOMMENDED NOTES: 1. UNITS RATED WITH 25FT OF LINESET LENGTH. 2. HIGH-EFFICIENCY, VARIABLE SPEED ECM BLOWER MOTOR.		

DATE
08-08-16

REVISIONS

NO. 1 2 3 4 5 6

BUILD. DEPT. COMMENTS

A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
2 & 3 UNIT TOWNHOME

GREG BATISTA

PE# 52349
CA# 27776

DESIGN BY: GB

DATE: 6/28/2016
DRAWN BY: CT

MECHANICAL SCHEDULE & DETAILS

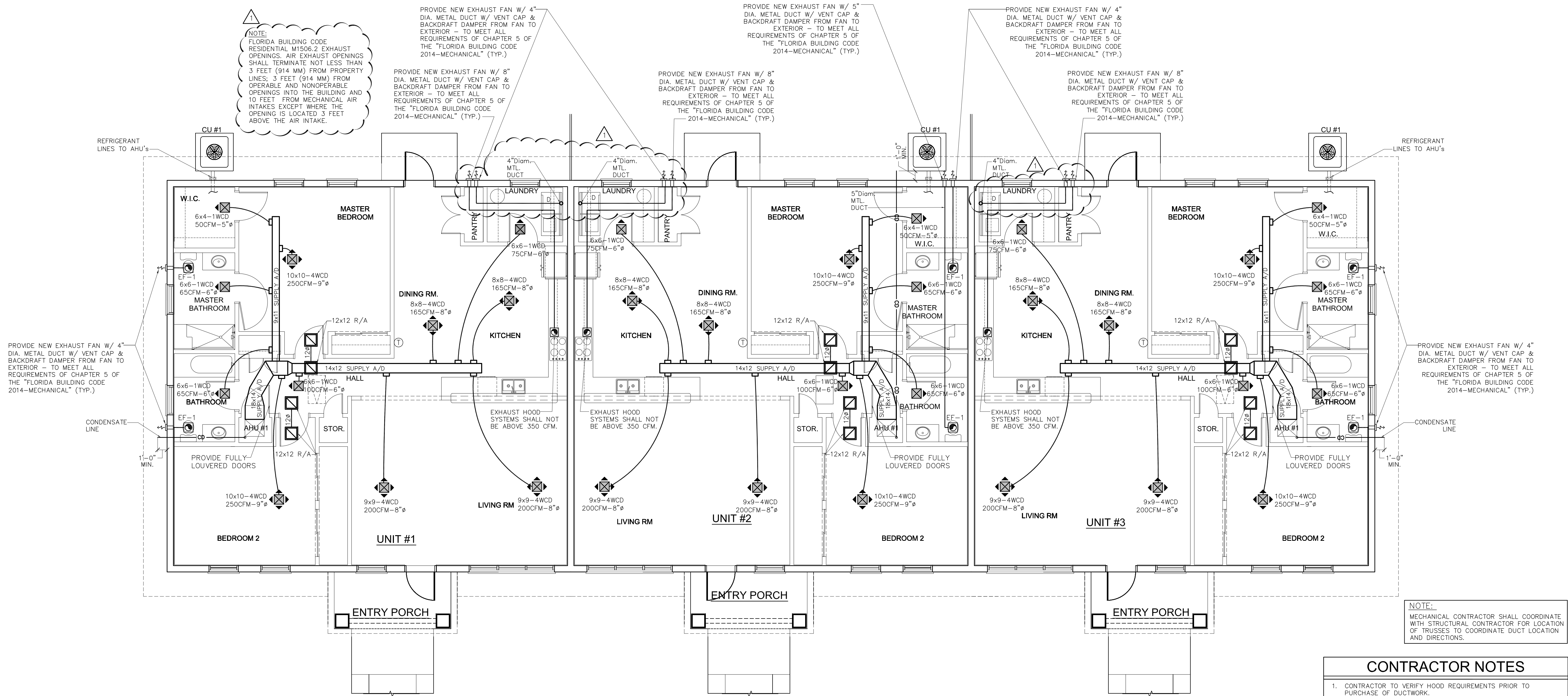
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G. BATISTA & ASSOCIATES
DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201
COOPER CITY, FL 33328

PHONE: (954) 434-2053
FAX: (954) 434-2056



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

NOTES:

- CONDENSATE LINES SHALL BE INSULATED WITH 1" CLOSED CELL FOAM INSULATION (6R048068 OR APPROVED EQUAL)
- ATTIC CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 6 FEET IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE AS PER FBC MECHANICAL SECTION 306.3
- LAUNDRY ROOM DOOR SHALL BE FULL LOUVERED DOOR IF DRYER IS RATED MORE THAN 200 CFM. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND CONTRACTOR
- CONTRACTOR SHALL VERIFY DUCT LENGTH AND SIZES FOR BATH EXHAUSTS.

NOTES:

- ALL REFRIGERANT PIPING SHALL BE INSTALLED, TESTED AND PLACED IN OPERATION IN ACCORDANCE WITH FBC M SECTION 1107.
- REFRIGERANT PIPING THAT CROSSES AN OPEN SPACE THAT AFFORDS PASSAGEWAY IN ANY BUILDING SHALL BE NOT LESS THAN 7 FEET 3 INCHES ABOVE THE FLOOR UNLESS THE PIPING IS LOCATED AGAINST THE CEILING OF SUCH SPACE. REFRIGERANT PIPING SHALL NOT BE PLACED IN ANY ELEVATOR, DUMBWAITER OR OTHER SHAFT CONTAINING A MOVING OBJECT OR IN ANY SHAFT THAT HAS OPENINGS TO LIVING QUARTERS OR TO MEANS OF EGRESS. REFRIGERANT PIPING SHALL NOT BE INSTALLED IN ANY ENCLOSED PUBLIC STAIRWAY, STAIR LANDING OR MEANS OF EGRESS. (FBC M 1107.2)
- PIPING INSTALLED IN OR BENEATH CONCRETE FLOORS SHALL BE ENCASED IN PIPE DUCT. WHERE PIPING PASSES THROUGH CONCRETE OR MASONRY WALLS, CEILINGS, FLOOR OR BEAMS, SUCH PIPING SHALL BE PROVIDED WITH SLEEVES OR TIMBLES WHICH SHALL BE AT LEAST 3/8" INCH LARGER THAN THE OUTSIDE DIAMETER OF THE PIPING PLUS THE INSULATION. ALL VOIDS BETWEEN PIPING AND CASING SHALL BE ADEQUATELY ENCLOSED WITH AN APPROVED MATERIAL. (FBC M 1107.2.1)

CONTRACTOR NOTES

- CONTRACTOR TO VERIFY HOOD REQUIREMENTS PRIOR TO PURCHASE OF DUCTWORK.
- CONTRACTOR SHALL VERIFY MAXIMUM EXHAUSTION WITH DRYER MANUFACTURER AND PROVIDE BOOSTERFANS AND DUCTWORK AS NEEDED.

A/C LEGEND	
	SYMBOLS
	RIGID DUCTWORK
	DUCT UNDER POSITIVE PRESSURE
	DUCT UNDER NEGATIVE PRESSURE
	SUPPLY AIR GRILLE (CEILING MOUNTED)
	SUPPLY AIR GRILLE (SIDE MOUNTED)
	RETURN AIR GRILLE (CEILING MOUNTED)
	RETURN AIR GRILLE (SIDE MOUNTED)
	CLASS 1 FLEXIBLE DUCT
	REFRIGERANT LINES
	CONDENSATE PIPING
	WALL CAP
	BACKDRAFT DAMPER
	EXHAUST FAN
	THERMOSTAT
	SUPPLY AIR
	AIR DUCT
	FRESH AIR
	OUTSIDE AIR
	CEILING DIFFUSER
	REGISTER
	GRILLE
	UNDERCUT
	LOUVER DOOR
	FIRE DAMPER
	AIR HANDLER UNIT
	EXHAUST REGISTER
	EXHAUST FAN
	FOUR WAY CEILING DIFFUSER
	MANUAL VOLUME DAMPER
	CUBIC FEET PER MINUTE
	EXISTING TO REMAIN
	EXISTING TO BE RELOCATED
	EXISTING TO BE REMOVED

DATE: 08-08-16

REVISIONS

1. BUILD. DEPT. COMMENTS

2.

3.

4.

5.

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G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053 COOPER CITY, FL 33328 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349

CA# 27776

DATE: 6/28/2016

DRAWN BY: CT

DESIGN BY: GB

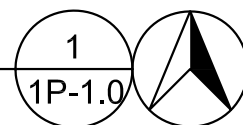
MECHANICAL PLAN

SHEET#

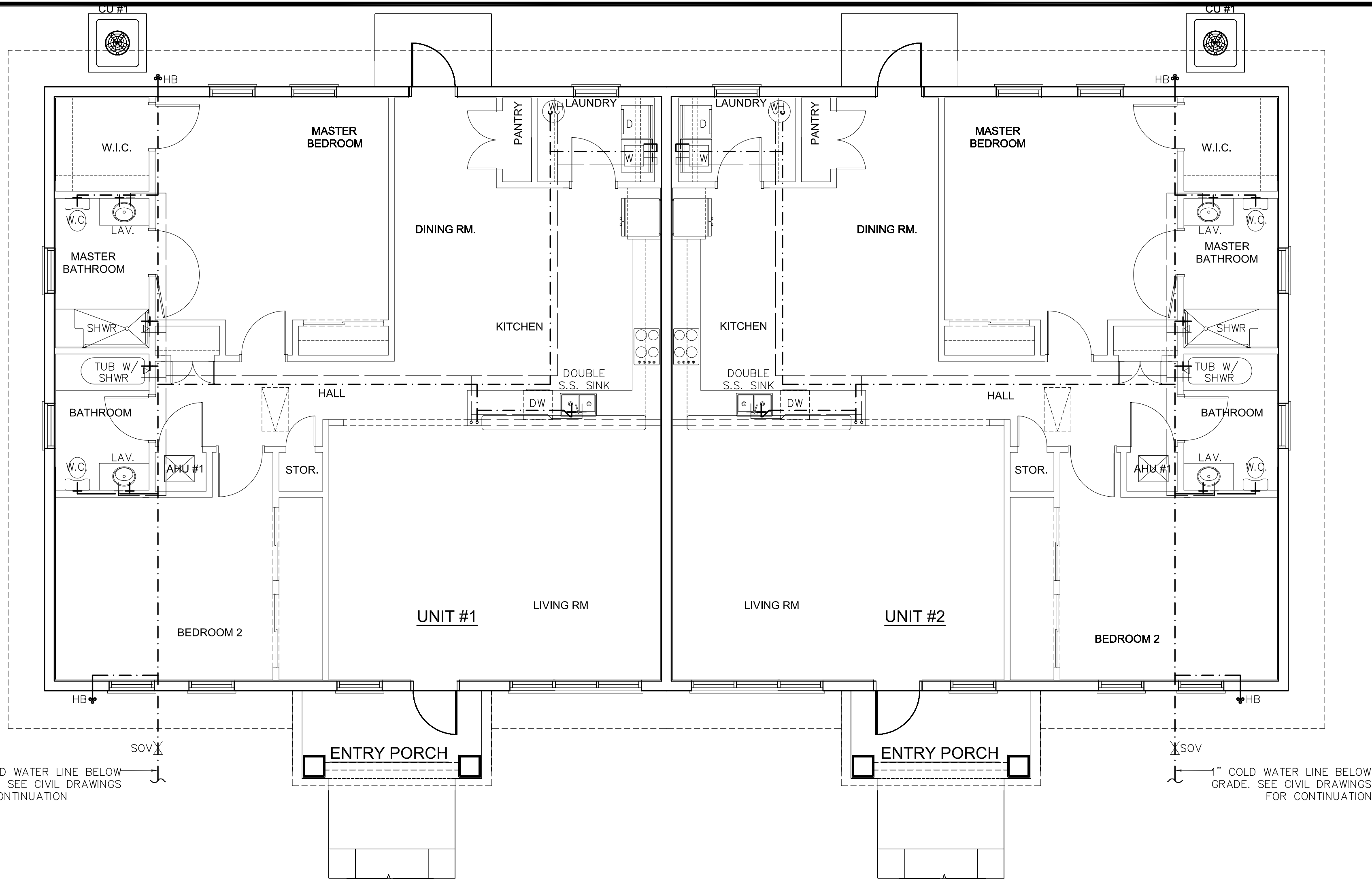
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DOMESTIC WATER PLAN

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

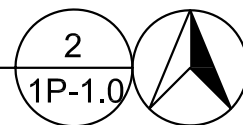


1" COLD WATER LINE BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION

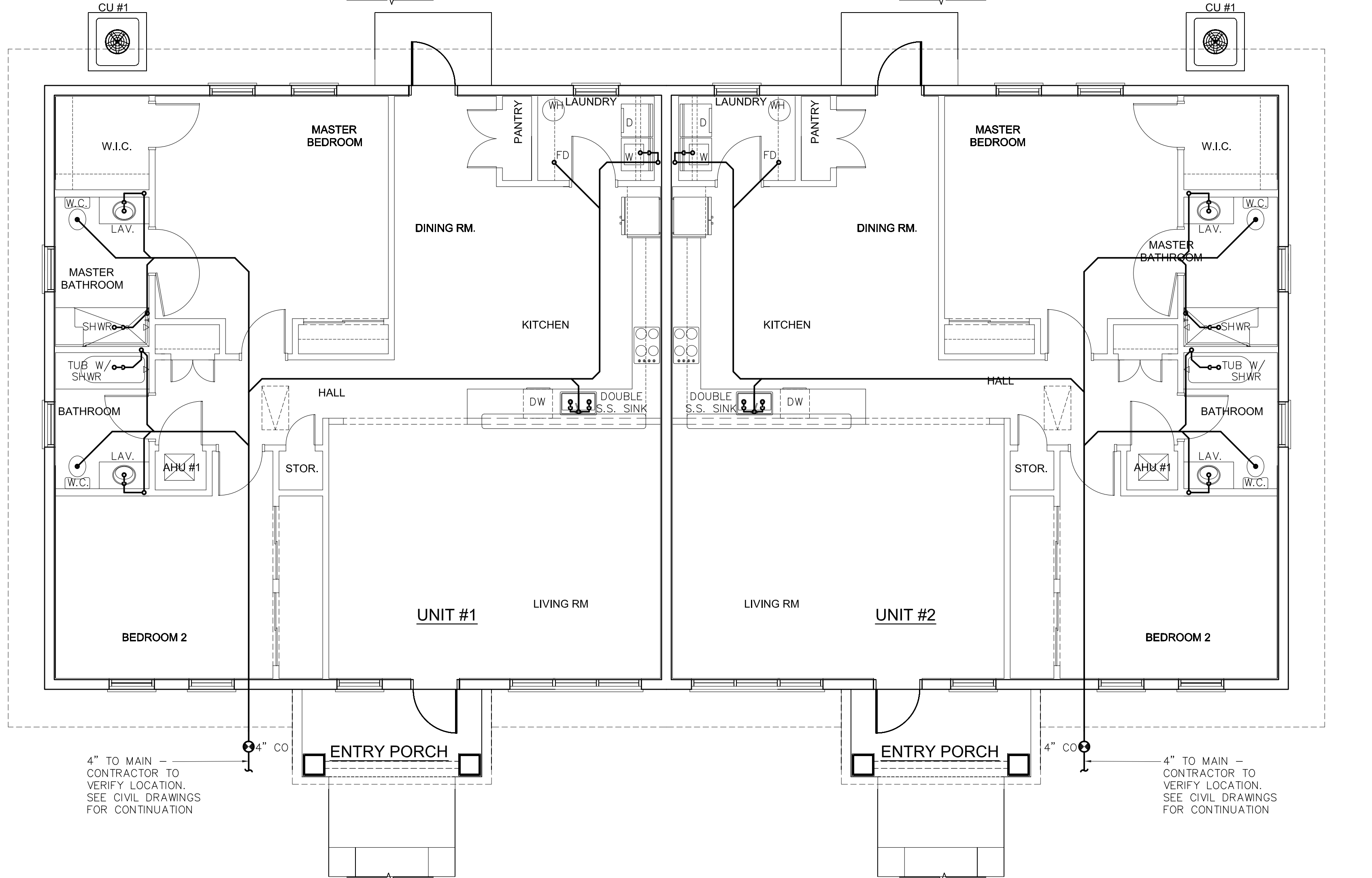


SANITARY PLAN

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



4" TO MAIN — CONTRACTOR TO VERIFY LOCATION. SEE CIVIL DRAWINGS FOR CONTINUATION



PLUMBING LEGEND

	SANITARY SEWER PIPING		GATE VALVE
	EXISTING SANITARY SEWER		GLOBE VALVE
	VENT PIPING		CHECK VALVE
	COLD WATER PIPING		BALANCING VALVE
	EXISTING COLD WATER PIPING		GAS COCK
	HOT WATER PIPING (110°)		WATER HAMMER ARRESTER
	GAS LINE		SHUT-OFF VALVE
	CONDENSATE PIPING		CLEAN OUT TO GRADE
	PIPE RISE OR DROP		FLOOR DRAIN
	PIPE DROP		DOMESTIC COLD WATER
	CAPPED END OF PIPE		GLOBE VALVE
	CLEAN OUT		BACKFLOW
	P-TRAP		DOMESTIC HOT WATER
	FLOOR DRAIN		DOMESTIC HOT WATER RETURN
	HOSE BIBB		VENT THRU ROOF

NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		
6.		



G. BATISTA & ASSOCIATES
DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 PHONE: (954) 434-2053
COOPER CITY, FL 33328 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
2 UNIT TOWNHOME
SEMINOLE TRIBE OF FLORIDA
6351, 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:

PE# 52349
CA# 27776

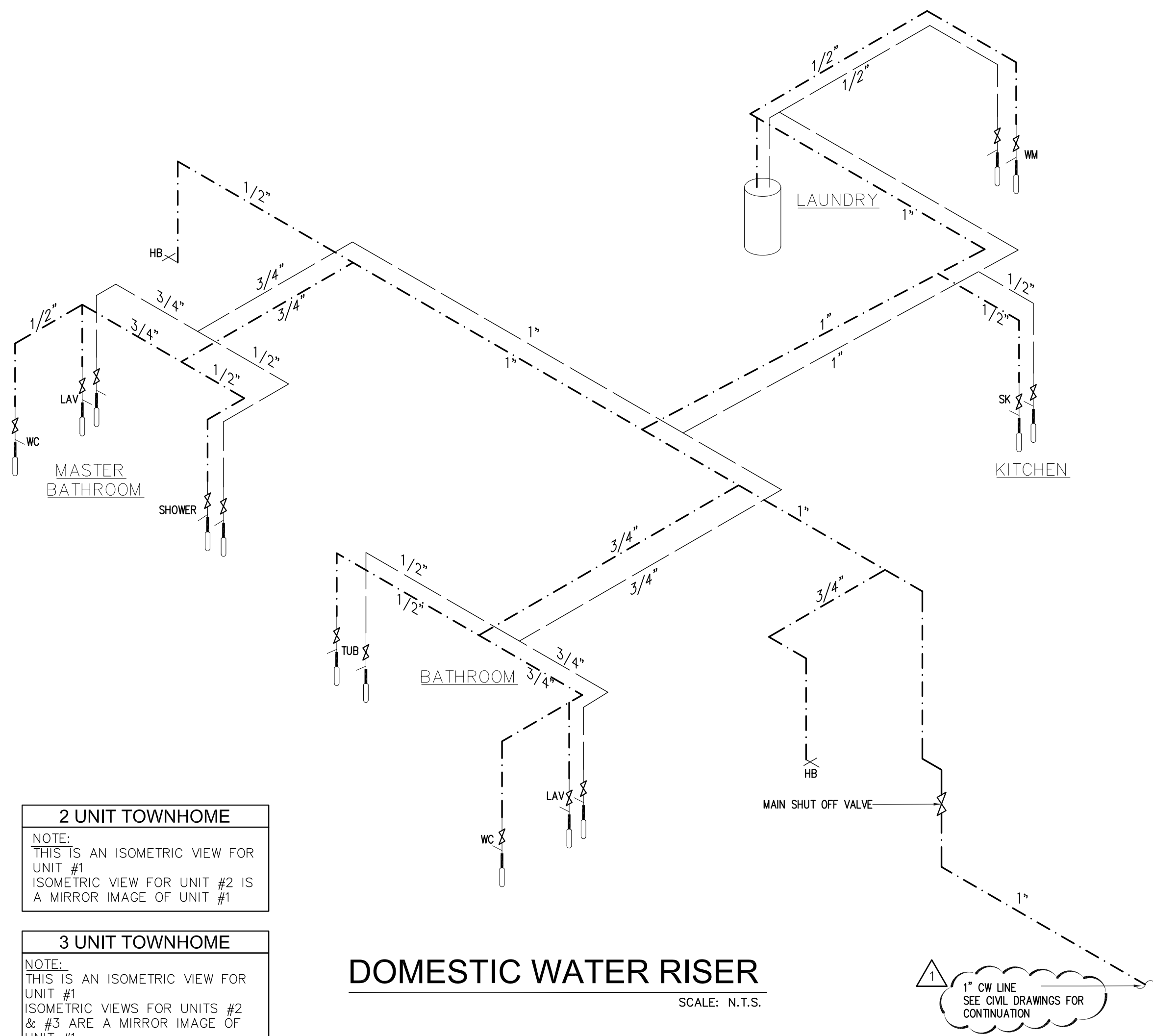
DESIGN BY: GB

DRAWN BY: CT

DOMESTIC WATER PLAN
SANITARY PLAN

SHEET#

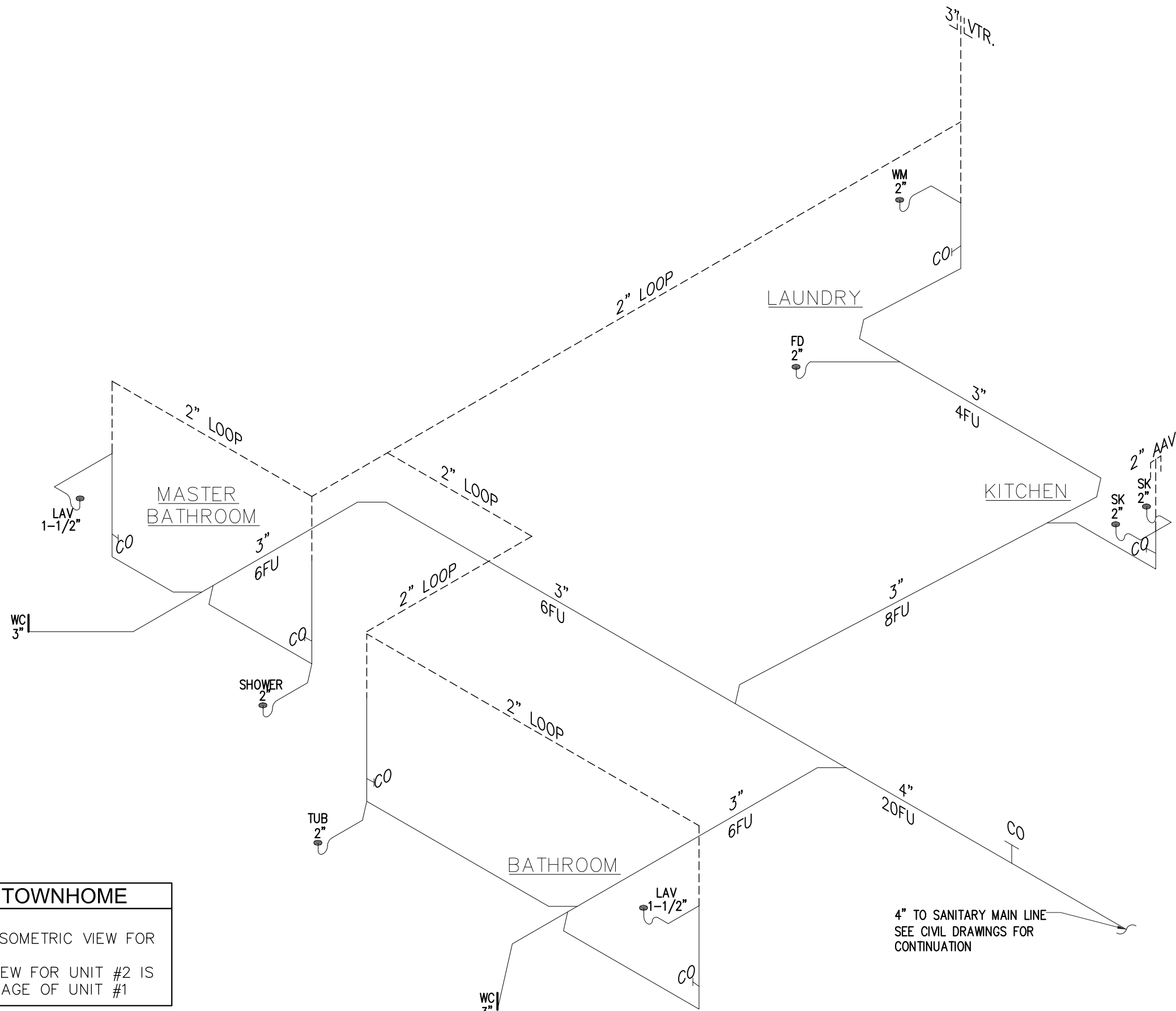
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2 UNIT TOWNHOME
NOTE:
THIS IS AN ISOMETRIC VIEW FOR
UNIT #1
ISOMETRIC VIEW FOR UNIT #2 IS
A MIRROR IMAGE OF UNIT #1

3 UNIT TOWNHOME
NOTE:
THIS IS AN ISOMETRIC VIEW FOR
UNIT #1
ISOMETRIC VIEWS FOR UNITS #2
& #3 ARE A MIRROR IMAGE OF
UNIT #1

DOMESTIC WATER RISER
SCALE: N.T.S.



2 UNIT TOWNHOME
NOTE:
THIS IS AN ISOMETRIC VIEW FOR
UNIT #1
ISOMETRIC VIEW FOR UNIT #2 IS
A MIRROR IMAGE OF UNIT #1

3 UNIT TOWNHOME
NOTE:
THIS IS AN ISOMETRIC VIEW FOR
UNIT #1
ISOMETRIC VIEWS FOR UNITS #2
& #3 ARE A MIRROR IMAGE OF
UNIT #1

TYP. PLUMBING SANITARY RISER
SCALE: N.T.S.

PLUMBING LEGEND			
	SANITARY SEWER PIPING		GATE VALVE
	EXISTING SANITARY SEWER		GLOBE VALVE
	VENT PIPING		CHECK VALVE
	COLD WATER PIPING		BALANCING VALVE
	EXISTING COLD WATER PIPING		GAS COCK
	HOT WATER PIPING (110°)		WATER HAMMER ARRESTER
	GAS LINE		SHUT-OFF VALVE
	CONDENSATE PIPING		CLEAN OUT TO GRADE
	PIPE RISE OR DROP		FLOOR DRAIN
	PIPE DROP		DOMESTIC COLD WATER
	CAPPED END OF PIPE		GLOBE VALVE
	CLEAN OUT		BACKFLOW
	P-TRAP		DOMESTIC HOT WATER
	FLOOR DRAIN		DOMESTIC HOT WATER RETURN
	HOSE BIBB		VENT THRU ROOF

DATE: 08-08-16

REVISIONS

1. BUILD. DEPT. COMMENTS

2.

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5.

6.

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 COOPER CITY, FL 33328

PHONE: (954) 434-2053 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

PE# 52349

CA# 27776

DATE: 6/28/2016

DRAWN BY: CT

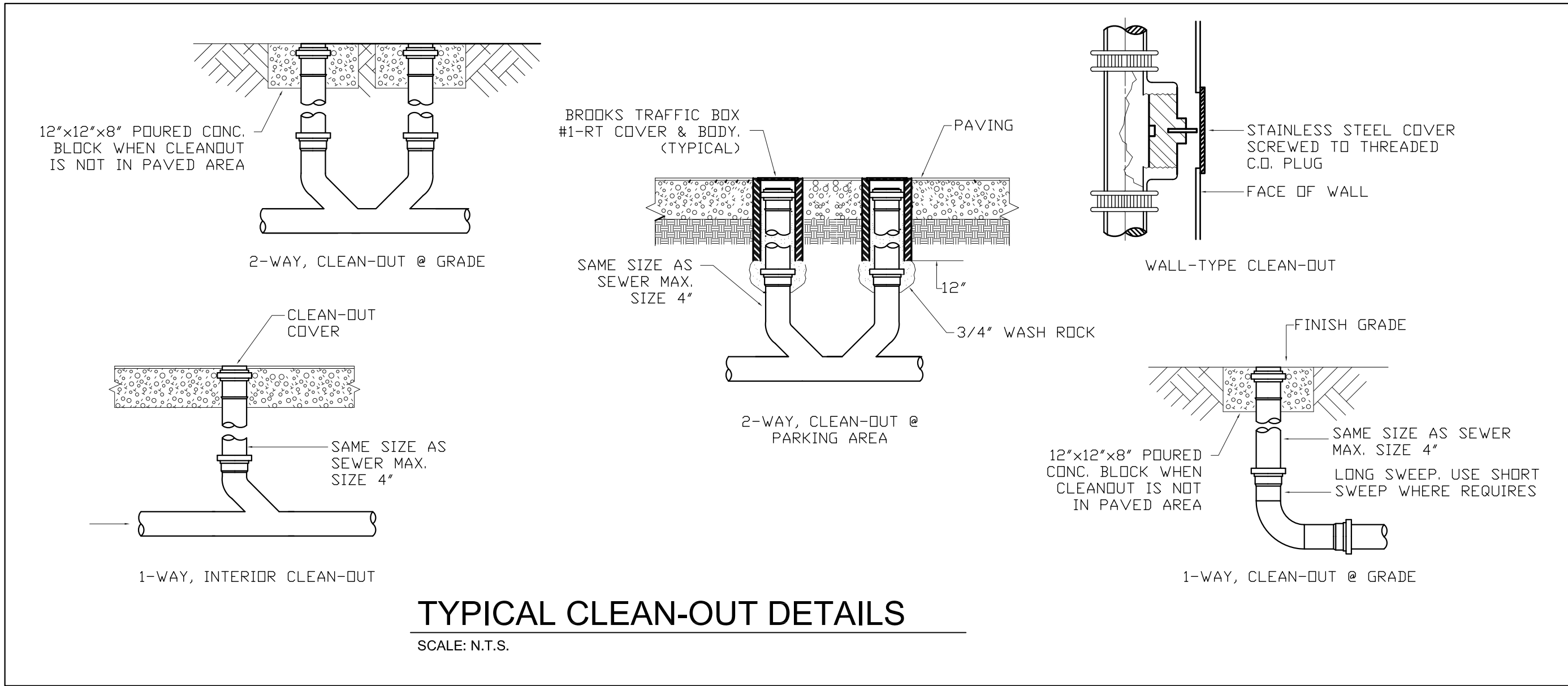
DESIGN BY: GB

DOMESTIC WATER RISER

SANITARY RISER

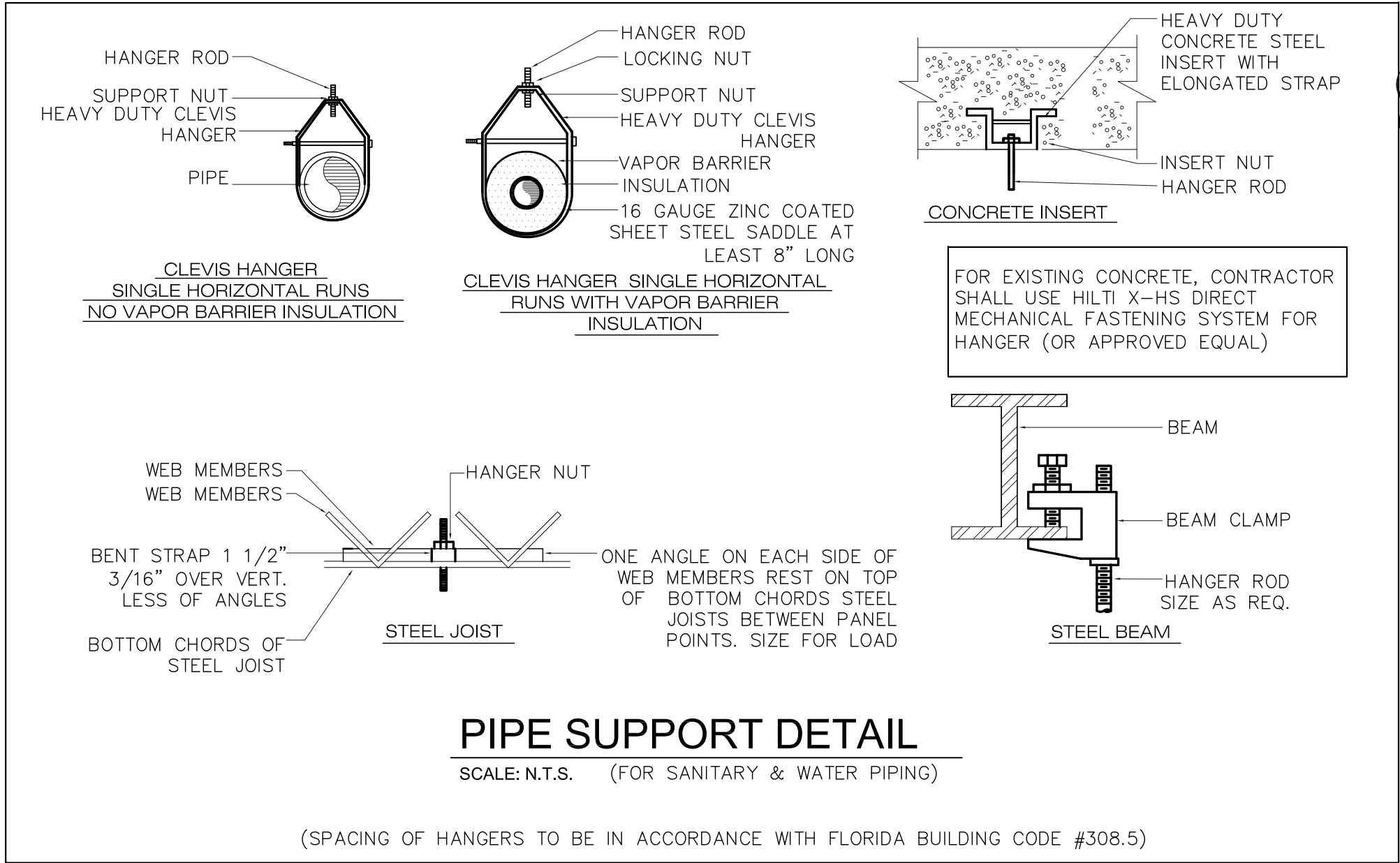
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TYPICAL CLEAN-OUT DETAILS

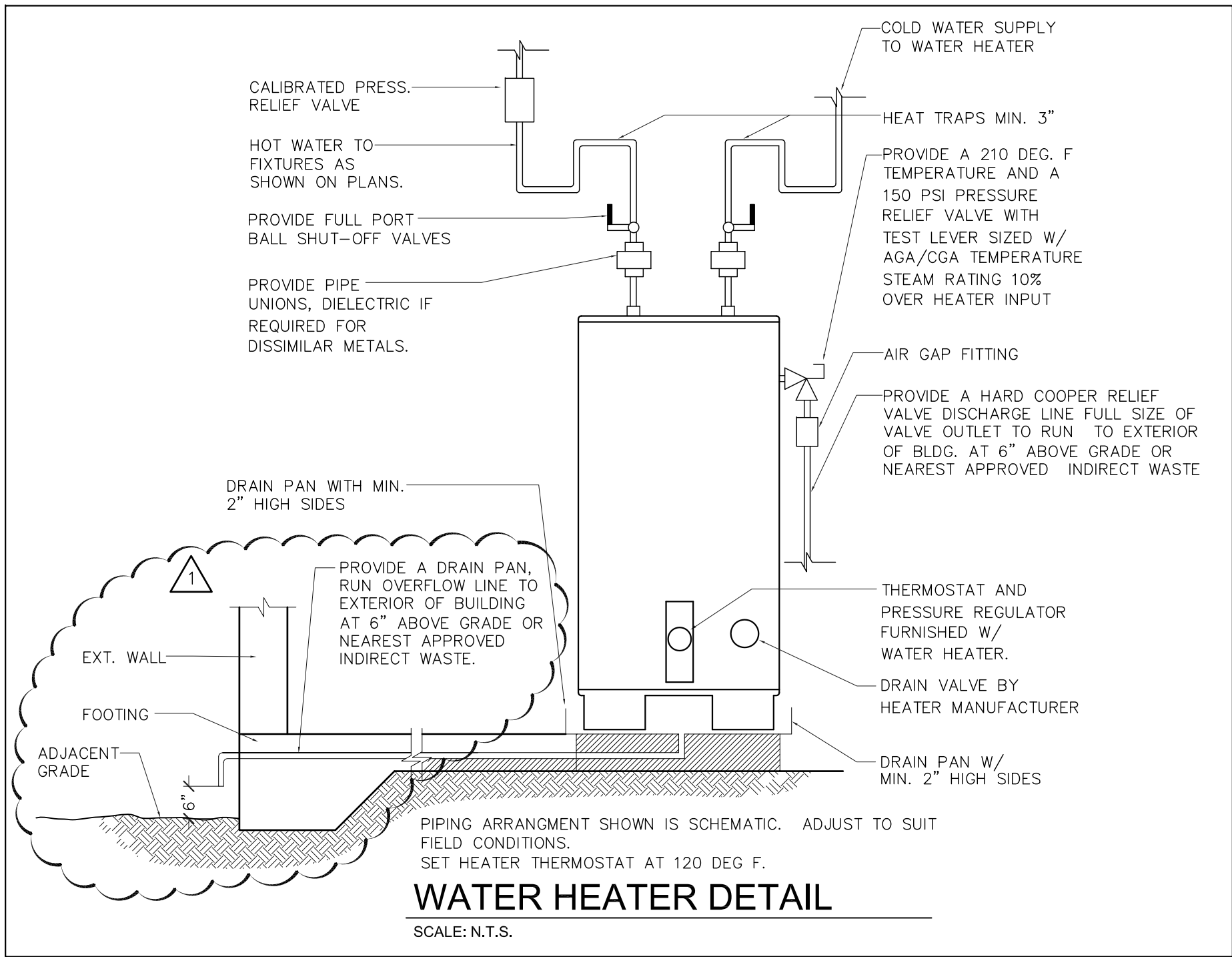
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PIPE SUPPORT DETAIL

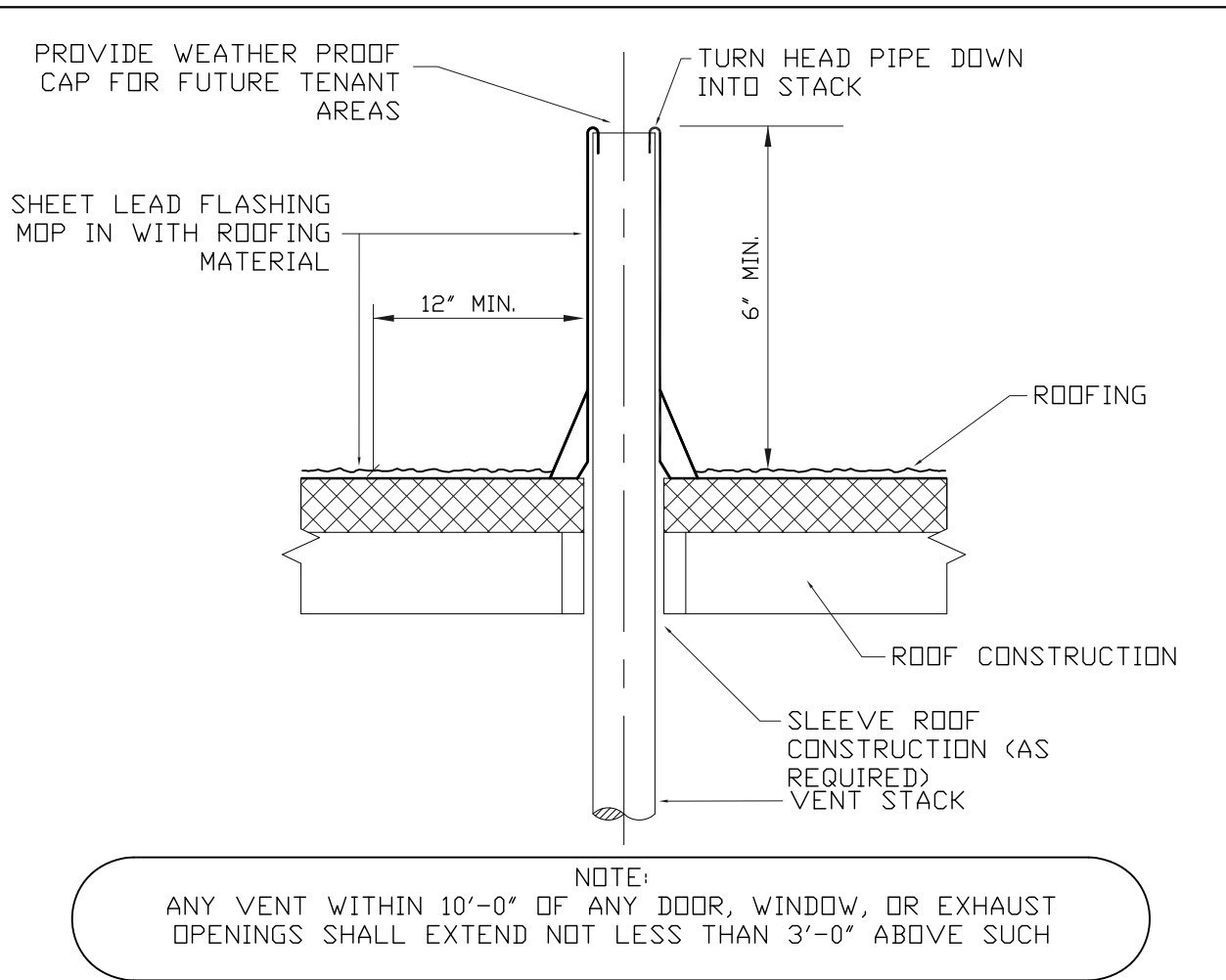
SCALE: N.T.S. (FOR SANITARY & WATER PIPING)

(SPACING OF HANGERS TO BE IN ACCORDANCE WITH FLORIDA BUILDING CODE #308.5)



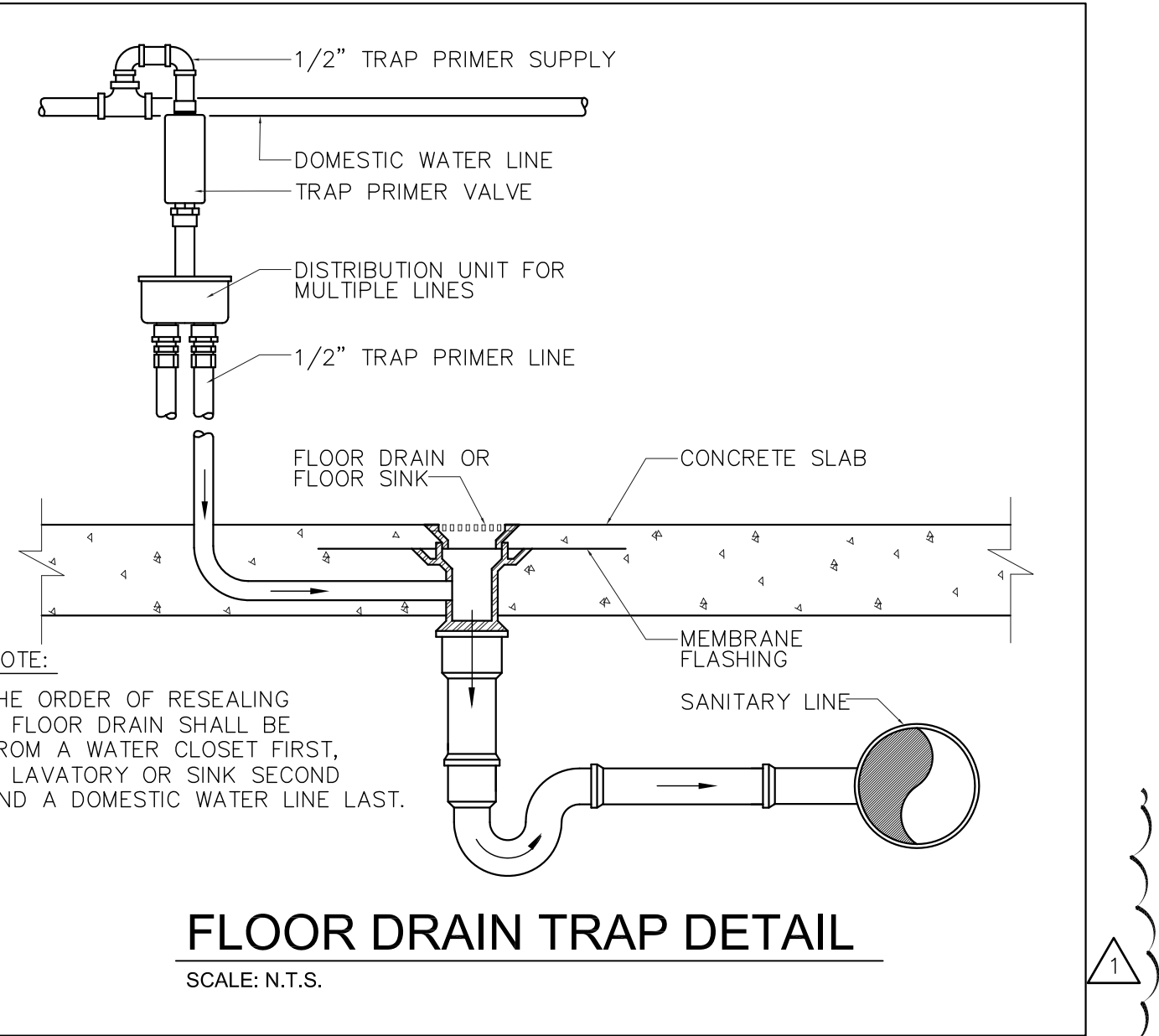
WATER HEATER DETAIL

SCALE: N.T.S.



VENT THRU ROOF DETAIL

SCALE: N.T.S.



FLOOR DRAIN TRAP DETAIL

SCALE: N.T.S.

PLUMBING NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES. THESE PLANS ARE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2010.
- PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIALS SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
- WATER PIPING SHALL BE TYPE "M" COPPER FOR 2" AND UNDER. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "L" COPPER ENCASED IN BLACK POLY PIPE. UNDERGROUND SUPPORTS SHALL BE STAINLESS STEEL.
- SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON OR PVC. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- FURNISH AND INSTALL APPROVED AIR CHAMBERS (ARRESTORS) AT EACH PLUMBING FIXTURE GROUP AS PER CODE AND WITH GOOD ENGINEERING PRACTICE.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS; EXCEPT AT WATER HEATER AS PER CODE.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR. SLEEVES WITH APPROVED UL LISTED ASSEMBLY, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.
- PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY IS ISSUED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE WITHIN 72 HRS. OF NOTIFICATION AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS.
- WATER PIPING INSULATION SHALL BE 1" THICK ARMAFLEX INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOR ALL HOT WATER PIPING. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING ALL COLD WATER PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
- NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
- CONDENSATE DRAIN LINES TO BE RUN UNDER SLAB IN PVC SCH40 PIPE AND STUBBED OUT OF WALL TO UNIT. TIE IN OF A/C TO BE BY OTHERS. PVC PIPING WITH 1/2" THICK ARMAFLEX INSULATION MAY BE USED IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF PIPING. PVC WILL BE MIN. SCHEDULE 40.
- PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
- CONTRACTOR TO PROVIDE ANTI-SCALD VALVES AT ALL TUBS AND SHOWERS
- OFFSET ALL VENT STACK THROUGH ROOF BEHIND RIDGES SO THEY ARE NOT VISIBLE FROM STREET. CAN COLLECT VENTS WHERE FEASIBLE.

FIXTURE CONNECTION SCHEDULE

ITEM	C.W. CONN	H.W. CONN	TRAP SIZE	F.U. COUNT	REMARKS
LAVATORY	1/2"	1/2"	1 1/4"	1	
BATHTUB	1/2"	1/2"	1 1/2"	2	
SHOWER	1/2"	1/2"	2"	2	
WATER CLOSET (TANK)	1/2"	-	3"	3	
KITCHEN SINK	1/2"	1/2"	1 1/2"	2	
WASHING MACHINE	1/2"	1/2"	2"	2	
HOSE BIB	1/2"	-	-	-	VACUUM BREAKER & VALVE IN THE VERTICAL
DISHWASHER	-	1/2"	1 1/2"	2	
FLOOR DRAIN	-	-	3" OR 4"	2	PROVIDE TRAP SEALER
WATER CLOSET (FLUSH VALVE)	1"	-	3"	6	
DRINKING FOUNTAIN	3/8"	-	1 1/4"	1/2	SEE PLANS FOR LOCATIONS
URINAL	3/4"	-	2"	4	
BIDET	1/2"	1/2"	1 1/2"	2	

SLOPE OF HORIZONTAL DRAINAGE PIPE

SIZE (INCHES)	MIN. SLOPE (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

MAX FLOW RATES (BRW)

RESIDENTIAL
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES SHALL BE AS PER FBC TABLE 604.4:
LAV PRIVATE - 1.5 GPM @ 60PSI
LAV PUBLIC (M) - 0.25 GAL PER METERING CYCLE
LAV PUBLIC - 0.5 GPM @ 60 PSI
SHOWER HEAD - 1.5 GPM @ 80PSI
SINK FAUCET - 1.5 GPM @ 60PSI
WATER CLOSET - 1.28 GAL/FLUSH
DISH WASHER - 6.5 GAL/CYCLE (MAX)
WASHING MACH - WATER FACTOR < 8
URINAL - 0.5 GAL PER FLUSH CYCLE

DISHWASHER (RES) - 1.2 GAL/RACK FOR FILL AND DUMP MACHINES AND LESS THAN 0.9 GAL/RACK FOR LOW-TEMP MACHINES

DW (UNDER-COUNTER COMM'L)-1.0 GAL/RACK FOR HI-TEMP MACHINES AND 1.7 GAL/RACK FOR LOW-TEMP MACHINES

WASHING MACHINES - WATER FACTOR OF 8 OR LOWER

DATE08-08-16

REVISIONS

NO.123456

BUILD. DEPT. COMMENTS

G. BATISTA & ASSOCIATES

DESIGN-BUILD

10400 GRIFFIN ROAD SUITE #201 COOPER CITY, FL 33328

PHONE: (954) 434-2063 FAX: (954) 434-2056

A RESIDENTIAL PROJECT FOR:

HOLLYWOOD TOWNHOMES

2 & 3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA

6341, 6343, 6345, 6351, 6353

PRISCILLA SAYEN WAY

HOLLYWOOD, FLORIDA 33024

PROJECT #:

GREG BATISTA

DATE: 6/28/2016

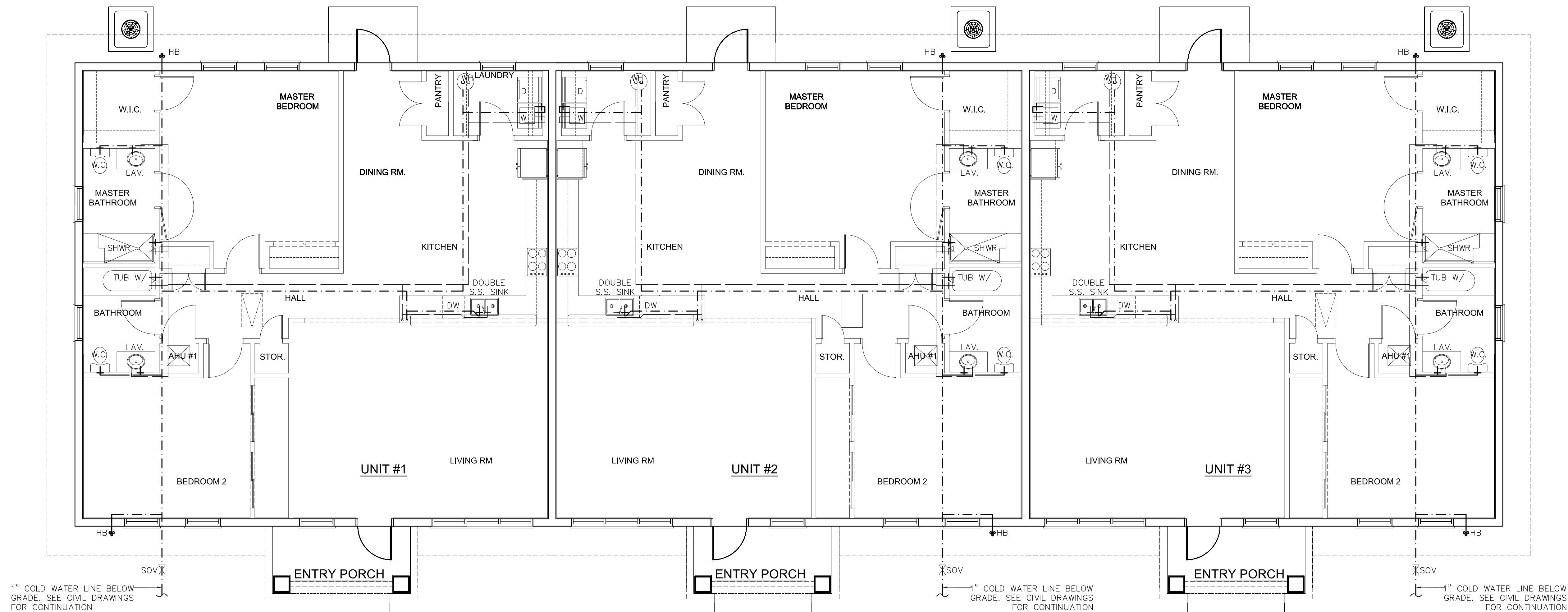
DRAWN BY: CT

DESIGN BY: GB

PLUMBING NOTES AND DETAILS

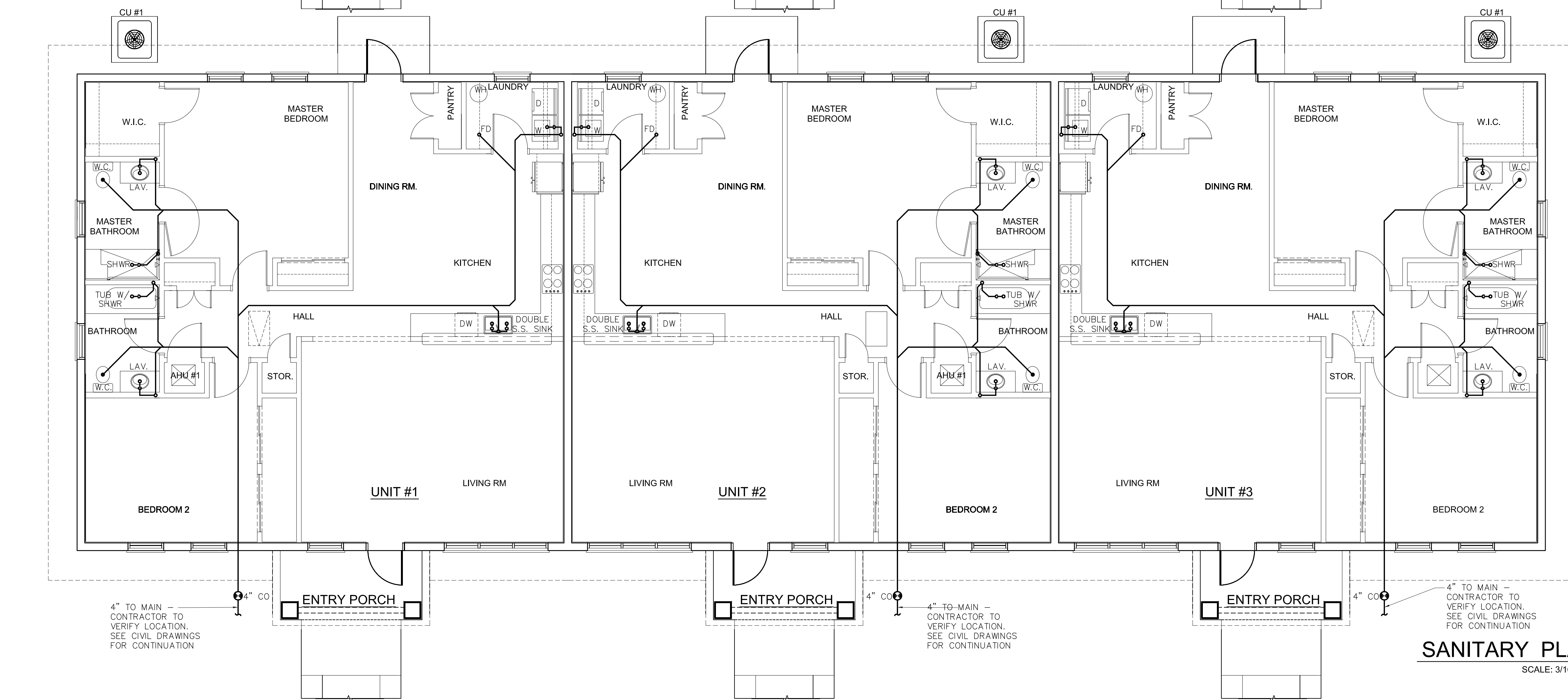
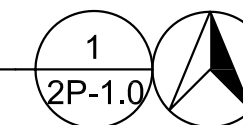
SHEET#

1P-2.0



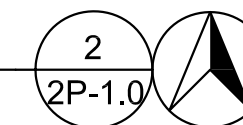
DOMESTIC WATER PLAN

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



SANITARY PLAN

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



PLUMBING LEGEND			
	SANITARY SEWER PIPING		GATE VALVE
	EXISTING SANITARY SEWER		GLOBE VALVE
	VENT PIPING		CHECK VALVE
	COLD WATER PIPING		BALANCING VALVE
	EXISTING COLD WATER PIPING		GAS COCK
	HOT WATER PIPING (110°)		WATER HAMMER ARRESTER
	GAS LINE		SOV SHUT-OFF VALVE
	CONDENSATE PIPING		COTG CLEAN OUT TO GRADE
	PIPE RISE OR DROP		FD FLOOR DRAIN
	PIPE DROP		CW DOMESTIC COLD WATER
	CAPPED END OF PIPE		GV GLOBE VALVE
	CLEAN OUT		BF BACKFLOW
	P-TRAP		HW DOMESTIC HOT WATER
	FLOOR DRAIN		HWR DOMESTIC HOT WATER RETURN
	HOSE BIBB		VTR VENT THRU ROOF

DATE: _____

REVISIONS:

NO.	1.	2.	3.	4.	5.	6.

GB & A

G. BATISTA & ASSOCIATES
DESIGN-BUILD

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A RESIDENTIAL PROJECT FOR:
HOLLYWOOD TOWNHOMES
3 UNIT TOWNHOME

SEMINOLE TRIBE OF FLORIDA
6341, 6343, 6345, 6351, 6353
PRISCILLA SAYEN WAY
HOLLYWOOD, FLORIDA 33024

GREG BATISTA

PROJECT #:

PE# 52349
CA# 27776

DATE: 6/28/2016 DRAWN BY: CT DESIGN BY: GB

DOMESTIC WATER PLAN
SANITARY PLAN

SHEET#

2P-1.0