SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT

FIRST ADDENDUM
TO REQUEST FOR QUALIFICATIONS
PROFESSIONAL ARCHITECTURAL SERVICES
FOR DESIGN OF GATE OVERHANG PROJECT

TO: All Respondents

DATE: October 30, 2026

This First Addendum to the Solterra Resort Community Development District ("**District**") Request for Qualifications for Professional Architectural Services for Design of Gate Overhang Project provides the following clarifications, additions, deletions, and/or modifications to the Selection Manual. Please acknowledge receipt of this Addendum by e-mail only to Brian Mendes, District Manager, at bmendes@rizzetta.com, Meredith Hammock, District Counsel, at meredith@cddlawyers.com, and Savannah Hancock, at savannah@cddlawyers.com.

1. **Response to Question Received**
    a. Question: Can I get a copy of the available documents and supporting information?
        i. *Answer: Yes, please see **Composite Exhibit A** for the available documents and supporting information.*

ANY RESPONDENT WISHING TO PROTEST ANY OR ALL OF THE MATTERS CONTAINED OR ADDRESSED IN THIS ADDENDUM SHALL FILE A NOTICE OF PROTEST WITH RIZZETTA & COMPANY, INC., 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, ATTENTION: BRIAN MENDES, IN WRITING WITHIN SEVENTY-TWO (72) HOURS AFTER ISSUANCE OF THIS ADDENDUM. A FORMAL WRITTEN PROTEST ADEQUATELY DETAILING WITH PARTICULARITY THE FACTS AND LAW UPON WHICH THE PROTEST IS BASED SHALL BE FILED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE NOTICE OF PROTEST IS FILED. FAILURE TO TIMELY FILE A WRITTEN NOTICE OF PROTEST OR FAILURE TO TIMELY FILE A FORMAL WRITTEN PROTEST SHALL CONSTITUTE A WAIVER OF ANY RIGHT TO OBJECT OR PROTEST WITH RESPECT TO THIS ADDENDUM.

Composite Exhibit A

Gate House – Permitted Plans

200932

4000 OAKMONT BLVD CAMERA @ ENTRANC

STR: --
Type: COMMERCIAL NEW
Name: OAKMONT/THE SOLTERRA RESORT
Date: 08-Jul-2014

BSB ABBREVIATIONS

Symbols only exist or one word abbreviations. If the abbreviation is a statement word (by itself, e.g., ARCH, ELEC, and JAN). Symbols are usually used after abbreviating multiple words, unless they are very common (three persons, e.g., APP, HVAC, R/A, and HWH).

A
ABV ABOVE
ACT ACOUSTICAL TILE
ACT ACOUSTICAL TILE FLOOR
APP APPROACH RAMP
ARCH ARCHITECTURAL
ASB ASBESTOS
ASPH ASPHALT
AUTO AUTOMATIC
AVG AVERAGE
AWN ALUMINUM AWNING
AXL AXLE
ALUM ALUMINUM

B
BB BAR JOIST
BD BOARD
BLDG BUILDING
BM BEAM
BOT BOTTOM
BRG BEARING
BRK BRICK
BSMT BASEMENT
BTU BRITISH THERMAL UNIT

C
CAB CABINET
CAT CATALOG
CB CATCH BASIN
CEM CEMENT
CER CERAMIC
CIP CAST IN PLACE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONST CONSTRUCTION
CONT CONTINUOUS
COORD COORDINATE
CPT CARPET
CT CERAMIC TILE
CTR CENTER
CUH CABINET UNIT HEATER

D
DF DRINKING FOUNTAIN
DIA DIAMETER
DIAG DIAGONAL
DIM DIMENSION
DISP DISPENSER
DN DOWN
DR DOOR
DS DOWNSPOUT
DW DISHWASHER

E
EA EACH
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
EMER EMERGENCY
EP ELECTRICAL PANEL
EQ EQUAL
EW EACH WAY
EWC ELECTRIC WATER COOLER
EXH EXHAUST
EXP EXPANSION

F
FAB FABRICATE
FBO FURNISHED BY OTHERS
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISH FLOOR ELEVATION
FH FIRE HOSE
FHC FIRE HOSE CABINET
FIN FINISH
FLASH FLASHING
FLR FLOOR
FLUOR FLUORESCENT
FM FRAME
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUD
FP FIREPROOF
FPRF FIREPROOFING
FPT FINISH PAINTED TEXTURE
FR FIRE RATED
FRP FIBERGLASS REINFORCED PLASTIC
FS FULL SIZE
FT FOOT OR FEET
FTG FOOTING
FUR FURRING

G
GA GAUGE
GALV GALVANIZED
GB GYPSUM WALLBOARD
GC GENERAL CONTRACTOR
GL GLASS OR GLAZING
GLB GLUE LAMINATED BEAM
GND GROUND
GR GRADE
GYP GYPSUM

H
HC HOLLOW CORE
HDR HEADER
HDWD HARDWOOD
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HTG HEATING
HTR HEATER
HVAC HEATING VENTILATING AIR CONDITIONING

I
ID INSIDE DIAMETER
INCL INCLUDE
INFO INFORMATION
INSUL INSULATION
INT INTERIOR

J
JAN JANITOR
JT JOINT

K
KD KNOCKDOWN
KIT KITCHEN
KO KNOCKOUT
KPL KICKPLATE OR DOOR
KS KNEE SPACE

L
LAM LAMINATE
LAV LAVATORY SINK
LBOH LOCKER OR CABINET
LT LIGHT
LTG LIGHTING
LTWT LIGHTWEIGHT
LVR LOUVER

M
MAS MASONRY
MAT MATERIAL
MB MARKERBOARD
MC MEDICINE CABINET
MECH MECHANICAL
MEMB MEMBRANE
MET METAL
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MTD MOUNTED
MTL METAL

N
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

O
OC ON CENTER
OD OUTSIDE DIAMETER
OFCI OWNER FURNISHED CONTRACTOR INSTALLED
OFOI OWNER FURNISHED OWNER INSTALLED
OH OPPOSITE HAND
OPNG OPENING
OPP OPPOSITE
OVHD OVERHEAD

P
PAN PANELING
PBD PARTICLE BOARD
PC PRECAST CONCRETE
PCC PORTLAND CEMENT CONCRETE
PED PEDESTAL
PERF PERFORATED
PL PLATE
PLAM PLASTIC LAMINATE
PLAS PLASTER
PNL PANEL
PR PAIR
PREFAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PAINTED
PTN PARTITION
PV PAINTED OR PAVING
PVC POLYVINYL CHLORIDE (PLASTIC)
PWD PLYWOOD

Q
QT QUARRY TILE

R
R RISER OR RUN
RA RETURN AIR
RAD RADIUS
RAG RETURN AIR GRILLE
RB RUBBER BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REINF REINFORCEMENT OR REINFORCING
REQD REQUIRED
RES RESILIENT
RF ROOF
RFG ROOFING
RFP ROOF PENETRATION
RH RIGHT HAND
RHR RIGHT HAND REVERSE
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY
RTU ROOF TOP UNIT

S
SC SOLID CORE (DOOR)
SCH SCHEDULE
SD SOAP DISPENSER
SECT SECTION
SF SQUARE FEET
SHT SHEET
SHTG SHEATHING
SIM SIMILAR
SL SLOPE
SLD SEALED
SLT SLOT
SMD SMOKE DETECTOR
SPEC SPECIFICATION
SPKR SPEAKER
SQ SQUARE
SS STAINLESS STEEL
STA STATION
STD STANDARD
STL STEEL
STOR STORAGE
STRUCT STRUCTURAL
SUSP SUSPENDED
SV SHEET VINYL
SYM SYMMETRICAL

T
T TREAD (STAIRS ONLY)
TB TOWEL BAR
TC TOP OF CURB
TEL TELEPHONE
TEMP TEMPERATURE
TER TERRAZZO
TF TOP OF FOOTING
TFL TERRAZZO FLOOR
TG TOP OF GRADE
THK THICK
TJ TELEPHONE CONTROL JOINT
TOC TOP OF CONCRETE
TOF TOP OF FOOTING
TOM TOP OF MASONRY
TOP TOP OF PARAPET
TOS TOP OF SLAB
TOW TOP OF WALL
TP TOILET PAPER DISPENSER
TPD TOILET PAPER DISPENSER LOCATION
TYP TYPICAL

U
UC UNDERCUT
UNF UNFINISHED
UNO UNLESS NOTED OTHERWISE
UR URINAL

V
VAT VINYL TILE
VB VANITY BASE
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VP VENT PIPE

W
WAIN SCR. WAINSCOT
WB WOOD BASE OR WALL BASE
WC WATER CLOSET
WD WOOD
WF WIDE FLANGE (BEAM)
WH WATER HEATER
WIN WINDOW
WP WATERPROOF
WR WATER RESISTANT
WSCT WAINSCOT
WT WEIGHT
WWF WELDED WIRE FABRIC

GENERAL NOTES

1. These documents are the property of the architect and shall not be copied, duplicated, altered, modified or revised in any way without the expressed written approval of the architect.
2. To the best of the architects' knowledge these construction documents are in conformance with the requirements of the existing ordinances having jurisdiction over this type of construction and occupancy.
3. It is the intent of the architect to delineate these documents as accurate as possible for the purpose of graphic representation. Do not "scale" these documents. The dimensions shown are to take precedence over scaling the documents. The general contractor shall take full responsibility for any incorrect work and any resale of said work as a result of scaling the documents.
4. All work performed by the general contractor shall comply and conform with local and state building codes, and ordinances and regulations, along with all other ammendes having jurisdiction. The general contractor is responsible to be aware of these requirements and governing regulations.
5. The general contractor shall thoroughly review and become familiar with these documents. Upon review the general contractor shall document and notify the architect of any errors, omissions, discrepancies and / or inconsistencies prior to the start of any portion of the proposed work. The architect shall review the proposed corrections after the receipt of notification. The discovery of discrepancies and / or conflicts after the start of work shall be the full responsibility of the general contractor to repair or replace.
6. The general contractor shall be responsible for the correction of any errors, omissions, discrepancies and / or inconsistencies which have not been brought to the architects' attention.
7. The general contractor shall accept the premises as it is in current state. The owner shall assume no responsibility for the condition of the existing site, and its contents, at the time of bidding or thereafter.
8. The general contractor shall field verify all existing site conditions, along with dimensions, prior to the start of any portion of the work. All findings, discrepancies and concerns shall be brought to the owners attention in written format.
9. The general contractor shall be responsible for all work and materials represented on these documents including the work and materials hereto existing accommodations and amounts.
10. Deviations from these documents by the construction phase shall be reviewed by the architect and the owner prior to the start of work in question. Any deviations from these documents without prior review, shall be the sole responsibility of the general contractor.
11. It is the sole responsibility of the general contractor to determine erection procedures, means and methods and sequence of construction.
12. The general contractor is responsible to produce and comply with an approved construction schedule acceptable to the owners expectations.
13. The owner shall retain any and all reports reserved from the geotechnical engineer (soil report), or the study of the proposed site, by the architect, structural engineer and general contractor. In the event the geotechnical report is not used, the soil condition shall be assumed to be a minimum design soil pressure stated by the structural engineer of record for the purpose of structure design. General contractor shall inspect the soil conditions and re-design if a problem.
14. Shop drawing review and distribution, along with product submittals, requested in the construction documents, shall be the sole responsibility of the general contractor, unless directed otherwise under a separate agreement.
15. The architect shall not accept, or review any request for shop drawing review, and / or shop letter, the review and stamp of the general contractor clearly shows on the documents.

PROJECT INFORMATION

PROJECT NAME:	SOLTERRA GATEHOUSE
PROJECT OWNERS:	02/12/2013
PROJECT LOCATION:	POLK COUNTY, FL
PROJECT JURISDICTION:	POLK COUNTY, FL
APPLICABLE CODES:	
BUILDING:	2010- FBC
FIRE SAFETY:	2010- FLORIDA FIRE PREVENTION CODE / NFPA 101
ACCESSIBILITY:	2010- FBC - ACCESSIBILITY
PLUMBING:	2010- FBC PLUMBING
MECHANICAL:	2010- FBC MECHANICAL
ELECTRICAL:	2008- NATIONAL ELECTRICAL CODE
LIFE SAFETY:	2012- LIFE SAFETY CODE (NFPA 101)
PROJECT DESCRIPTION:	ENTRY GATEHOUSE FOR SOLTERRA COMMUNITY
OCCUPANCY CLASSIFICATION:	B
CONSTRUCTION TYPE:	VB
AUTOMATIC FIRE SPRINKLERS REQUIRED:	NO
FIRE ALARM SYSTEM CLASSIFICATION:	N/A

ALLOWABLE HEIGHT & BUILDING AREAS		
IBC/2000 TABLE 503:	ALLOWED:	PROVIDED:
HEIGHT:	40'-0"	28'-8"
MAX. NO. OF STORIES:	1 STORY	1 STORY
BUILDING AREA:		
TOTAL:	5500 SQ. FT.	114 SQ. FT.

FIRE RESISTANCE RATINGS: IBC/2000 SUBZERO TABLE 602

EXTERIOR LOAD BEARING WALLS	0 HOUR
EXTERIOR NON-LOAD BEARING WALLS	0 HOUR
STRUCTURAL FRAME - INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HOUR
NONBEARING INTERIOR WALLS AND PARTITIONS	0 HOUR
FLOOR CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR
ROOF CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (IBC 2000 Table 602)

exterior bearing & non-bearing walls	0 ft to 5 ft — 1Hour; 5 ft to 10 ft — 1Hour; 10 ft to 20 ft — 0-Hour
Portion of wall related to more common property line or assumed property line	20 ft to 30 ft — 0-Hour; over 30 ft — 0-Hour

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (IBC 2000 Table 704.8)

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (feet)									
	0 - 3	3 - 5	5 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	OVER 35	
UNPROTECTED	N/A*	N/A*	10%*	15%*	25%*	45%*	70%*	100%	100%	
PROTECTED	N/A	15%	25%	45%	75%	UL	UL	UL	UL	
	N/A = NOT ALLOWED					UL = UNLIMITED				

*Buildings whose exterior property and exterior sidewalking wall are exterior structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

SHEET INDEX

ARCHITECTURAL
A1 PROJECT INFO / NOTES
A2 ACCESSIBILITY DETAILS
A3 GATEHOUSE PLANS AND SECTIONS
A4 EXTERIOR ELEVATIONS
A5 DETAILS

STRUCTURAL
S1.0 STRUCTURAL NOTES AND SPECIFICATIONS
SD1 STRUCTURAL PLANS AND NOTES
SD2 STRUCTURAL DETAILS

ELECTRICAL
E0.1 ELECTRICAL PLANS AND DETAILS

MECHANICAL
M1.0 MECHANICAL PLANS AND DETAILS

PLUMBING
P1.0 PLUMBING PLANS AND DETAILS

Polk County Fire Marshal Approved
Permit Number 20090
Approved By
Date 2/13/13
By
Notes: See approved site plan
Fire Code Compliance with all local codes

SYMBOLS

ELEVATION KEY / SHEET NUMBER
BUILDING SECTION KEY / SHEET NUMBER
DETAIL NUMBER / SHEET NUMBER
ANGLE
CENTERLINE
NOMINAL WIDTH IS FROM FINISH
AWNING TYPE
PENNY
PREFINISHED METAL
PLATE
ROUND OR DIAMETER

EARTH
SAND OR GRAVEL FILL
WOOD STUD PARTITION
3-2X4 WOOD POST OR 2-2X10 UNLESS OTHERWISE NOTED
BRICK
CONCRETE BLOCK
CONCRETE
STONE
STEEL
DIMENSIONAL LUMBER
BLOCKING
FINISH GRADE ADDED

PLYWOOD
BATT INSULATION
RIGID INSULATION
WATER CLOSET
TUB/SHOWER
LAVATORY
DOUBLE SINK
SINGLE SINK

PROFESSIONAL STATEMENT:
TO THE BEST OF MY KNOWLEDGE SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES.

FIREFIGHTER SAFETY WARNING
SIGN REQUIRED FOR LIGHT FRAME TRUSS TYPE CONSTRUCTION

FIRE EXTINGUISHERS REQUIRED

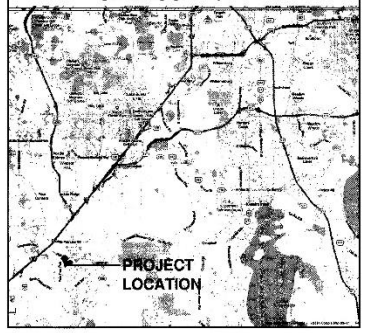
DIMENSION NOTE

INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.

EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING TO INTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.

MASONRY DIMENSIONS ARE TAKEN FROM FACE OF MASONRY UNIT OR FACE OF MASONRY UNIT TO FACE OF STUD UNLESS NOTED OTHERWISE.

SITE LOCATION MAP



Carlos Llerandi
(813) 337-4408

ISSUE DATE(S)
06-04-13 Permit Set

SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

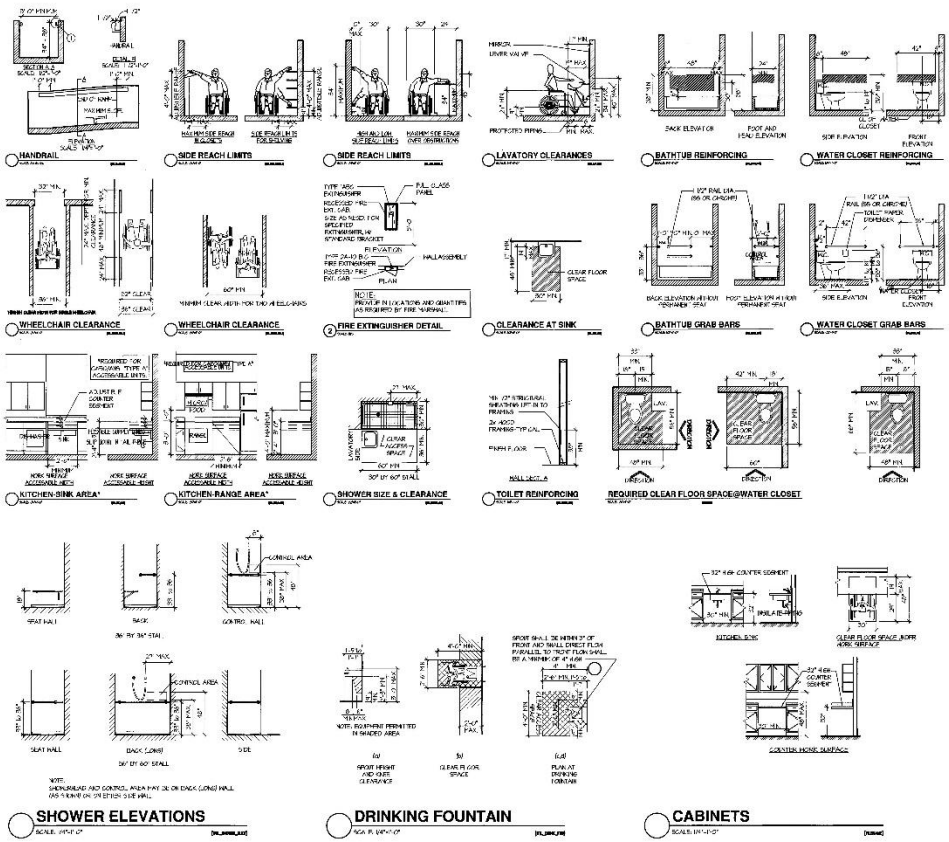
A K Oakmont LLC
8870 HiddenRiver Parkway
Tampa, FL 33637

BSB DESIGN
www.bsbdesign.com
11512 Lake Mead Ave. Unit 301
Jacksonville, Florida 32256
(904) 730-7505

JOB NO. 0711100 SCALE: AS SHOWN DRAWN BY: JD
CHECKED BY: CP DATE: 02.13.13

CODE DATA, EGRESS, NOTES, SCHEDULE & ABBREVIATIONS

A1



SEE LANDSCAPE AND CIVIL DRAWINGS BY OTHERS FOR SITE REQUIREMENTS AND INFORMATION NOT INCLUDED ON THESE SHEETS.

ALL SITE, HOME, COMMERCIAL BUILDING, RECREATION BUILDINGS AND AMENITIES ARE ACCESSIBLE LIVING UNITS MUST CONFORM TO THE FLORIDA ACCESSIBILITY CODE.

THESE SHEETS ARE INTENDED AS ONLY A GUIDE FOR THE MORE COMMON ELEMENTS OF ACCESSIBLE BUILDINGS. EACH CONTRACTOR, SUB-CONTRACTOR, AND SUPPLIER IS REQUIRED TO MEET ALL REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE AND REPORT ANY DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT.

NOTES FOR ACCESSIBILITY APPLICATION

1. BATHROOM ENTRANCE DOORWAYS SHALL HAVE AN 81 IN CLEAR SPACE TO THE SIDE OF THE STRIKE EDGE ON THE PUSH SIDE OF THE DOOR.
2. SUFFICIENT MANEUVERING SPACE SHALL BE PROVIDED FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR. USE THE PLAT PLANS. BOTH THE DOOR AND ANY FIXED PARTITIONS MAY SWING INTO THE CLEAR SPACE AT ANY FIXTURE IF THE MANEUVERING SPACE IS PROVIDED. MANEUVERING SPACE AT ANY FIXTURE IF THE MANEUVERING SPACES MAY INCLUDE ANY TOPPS SPACE OR TOE SPACE AVAILABLE BELOW BUTHROOM FIXTURES.
3. WHERE THE DOOR SWINGS INTO THE BATHROOM, WHERE SHALL BE A SPACE APPROXIMATELY 30 INCHES BY 48 INCHES WITHIN THE ROOM TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID OUTSIDE OF THE DOOR AREA IF IN CLOSED AND PERPENDICULAR TO THE FIXTURES.
4. THERE SHALL BE A MINIMUM CLEAR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHUB-SHOWER COMBINATION MEASURED FROM THE FOOT OF THE BATHTUB TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AND FROM THE BATHING FACILITIES, WHICH MAY INCLUDE THE MANEUVERABLE AREA ON THE LAVATORY.
5. A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.
6. AREA SHOWER STALL IS PROVIDED IN A PRIVATE FAMILY ACCESSIBLE DWELLING BY AT LEAST ONE OWNER SHALL SHALL MEASURE AT LEAST 42 IN AND BY 48 IN DEEP WITH AN ENTRANCE OPENING OF AT LEAST 36 IN. WHEN A THRESHOLD IS REQUIRED DEEP IS REQ, IT SHALL BE A MAX 1/2 IN HEIGHT AND HAVE A BEVEL RISE OR SLOPED ANGLE NOT EXCEEDING 45 DEGREES FROM THE HORIZONTAL. FULL SLOPE OF THE SHOWER FLOOR SHALL BE 1/2 IN. PER FT. IN ANY DIRECTION AND SHALL SLOPE TOWARD THE REAR TO A DRAIN LOCATED WITHIN 6 IN. OF THE REAR WALL. THE FLOOR SURFACES SHALL BE OF CARBORUNDUM OR SIMILAR TILE OR OF A MATERIAL, INSOFAR AS NORMALLY PUT UP SPARTANICS, DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE RESISTANT TO ... CONSTRUCTED FROM APPROVED SHATTER RESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC WHEN GLASS IS USED IT SHALL HAVE A MIN. THICKNESS OF NOT LESS THAN 1/4 IN. AND FULLY TEMPERED, OR 1/8" IN HIGH LAMINATED, AND SHALL PASS THE TEST REQUIREMENT OF ANSI STANDARD Z97.1. PLASTIC USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE OF SHATTER-RESISTANT TYPE.
7. WALLS MUST BE REINFORCED TO SUPPORT GRAB BARS AS SPECIFIED ON THESE DRAWINGS
8. SPACE REQUIREMENTS FOR THE INSTALLATION OF WATER CLOSETS SHALL BE AS SPECIFIED ON THESE DRAWINGS
9. STRUCTURAL REINFORCEMENTS FOR FUTURE GRAB BAR INSTALLATION SHALL BE AS SPECIFIED ON THESE DRAWINGS
10. WHEN BOTH TUB AND SHOWER FIXTURES ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. WHEN ONE OR MORE LAVATORIES IN A BATHROOM ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE.
11. TOILETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. IN LOCATIONS WHERE TOILETS ARE ADJACENT TO WALLS OR BATHTUBS, THE CENTER LINE OF THE FIXTURE SHALL BE A MINIMUM OF 1 FOOT 6 INCHES FROM THE OBSTACLE. THE OTHER SIDE OF THE TOILET FIXTURE SHALL BE A MINIMUM OF 1 FOOT 6 INCHES FROM THE FINISHED SURFACE OF ADJOINING WALLS. VANITIES OR "ROM THE EDGE OF A LAVATORY.
12. VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTER LINE OF THE FIXTURE A MINIMUM 1 FOOT 6 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAX. OF 2 FT 10 INCHES ABOVE THE FINISHED FLOOR. IF KNEE SPACE IS PROVIDED BELOW THE VANITY, THE BOTTOM OF THE APRON SHALL BE AT LEAST 2 FT 1 INCHES ABOVE THE FLOOR. IF PROVIDED, FULL KNEE SPACE SHALL BE AT LEAST 19 INCHES DEEP. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR. IF PANELS, APPLIANCE S NOT INSTALLED WITH THE SPACE, AT CABINETS PROVIDED ADULT PANEL TO BE REMOVABLE TO AFFORD THE NECESSARY KNEE CLEARANCE FOR FORWARD APPROACH

A K Oakmont LLC
8875 Hidden River Parkway
Tampa, FL 33637

SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

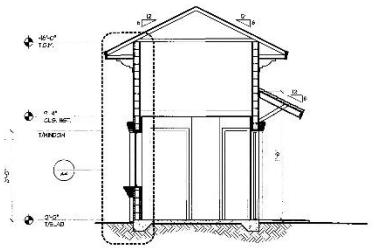
BSB DESIGN
www.bsbdesign.com
Lakeland, FL 33803

ISSUE DATES:
REVISIONS:

6.05.13

06-04-13 Permit Set

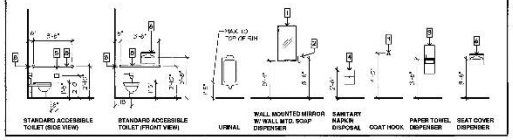
A2



A Building Section

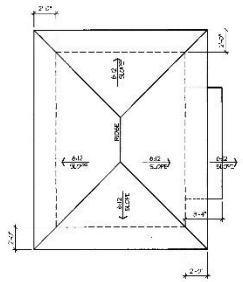
SCALE: 1/4"=1'-0"

TOILET FIXTURE AND ACCESSORY LAYOUT ELEVATIONS



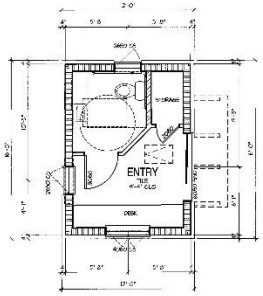
TOILET ACCESSORY SCHEDULE

KEY	DESCRIPTION	MOUNTING HT (AFF)
1	MIRROR (SCHMIDT)	3'-4" TO BOTTOM OF REFLECTIVE SURFACE
2	SOAP DISPENSER	3'-6" TO CENTERLINE OF DISPENSER
3	PAPER TOWEL DISPENSER W/ WASTE RECEPTICAL	3'-6" TO CENTERLINE OF UNIT
4	SANITARY NAPKIN DISPOSAL	2'-6" TO TOP OF UNIT
5	TOILET TISSUE DISPENSER	2'-0" TO CENTERLINE OF DISPENSER
6	SEAT COVER DISPENSER	3'-6" TO CENTERLINE OF DISPENSER
7	COAT HOOK	4'-0" TO CENTERLINE OF HOOK ONE HOOK PER TOILET STALL DOOR, TYP.
8	36" GRAB BAR BEHIND TOILET 42" GRAB BAR ON SIDE OF TOILET	2'-10" TO CENTERLINE OF BAR
9	MIRROR (SCHMIDT)	3'-4" TO BOTTOM OF REFLECTIVE SURFACE



Roof Plan

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



Floor Plan

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

Darline Vedardi
(813) 758-1707

06-04-13 Permit Set

SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

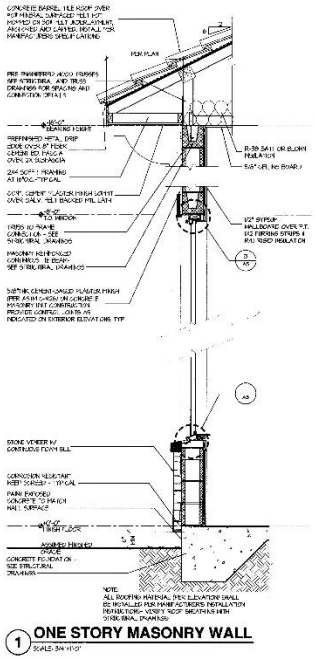
A K Oakmont LLC
8875 HiddenRiver Parkway
Tampa, FL 33637

ISSUE DATE:
REVISIONS

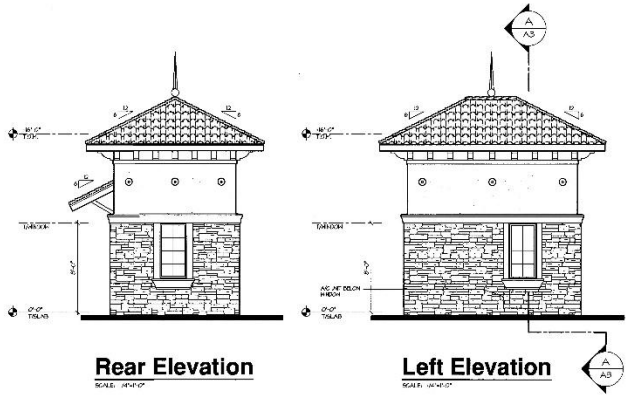
BSB DESIGN
www.bsbdesign.com

MAIN FLOOR PLAN

A3

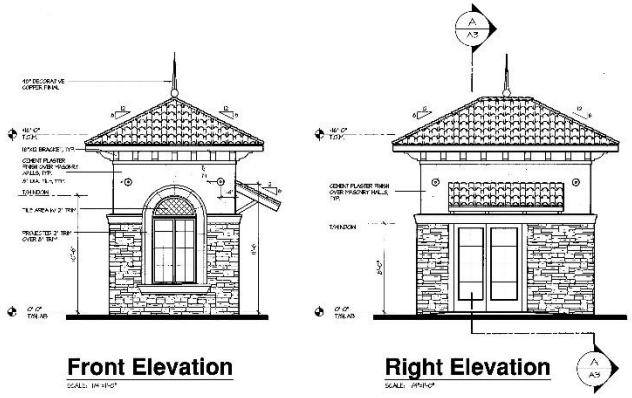


1 ONE STORY MASONRY WALL



Rear Elevation

Left Elevation



Front Elevation

Right Elevation

ISSUE DATE:

A K Oakmont LLC
6875 Hidden River Parkway
Tampa, FL 33637

SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

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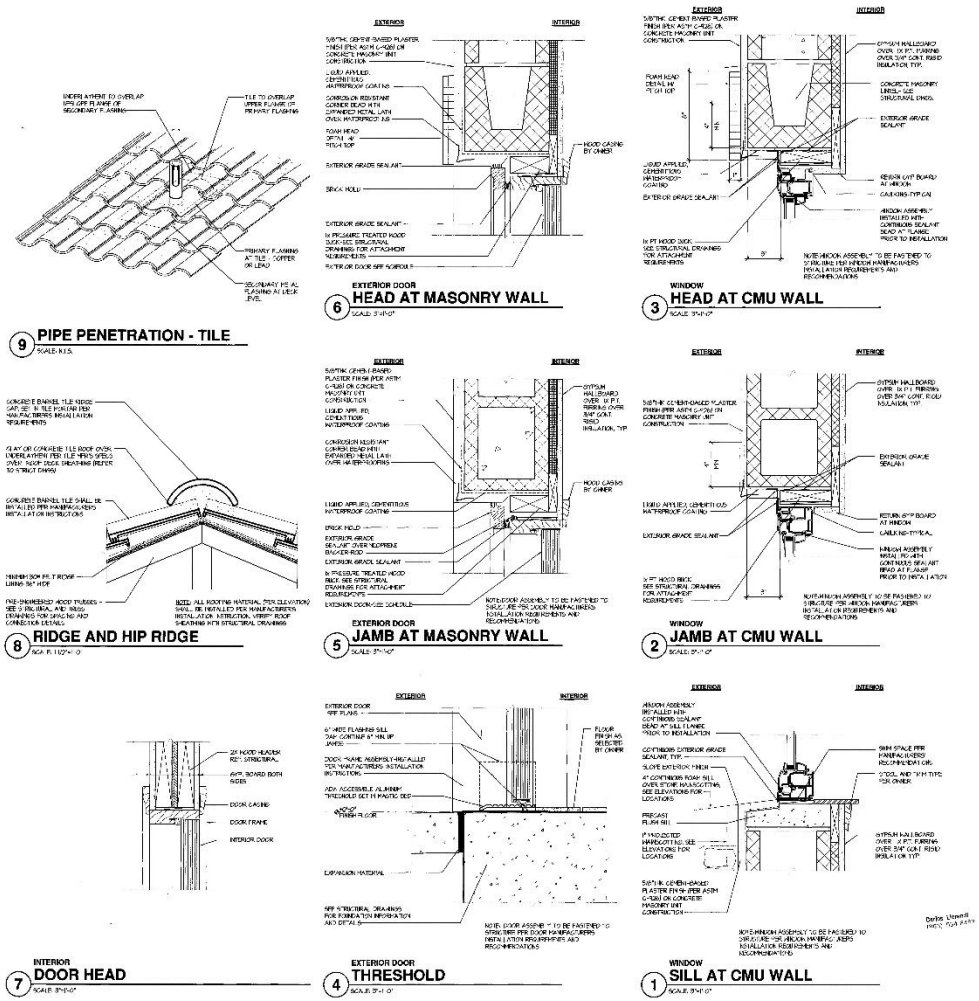
EXTERIOR ELEVATIONS

06-04-13 Permit Set

A4



06-04-13 Permit Set

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Tampa, FL 33637

BSB DESIGN

A5

PROTECTION AGAINST TERMITES

R1 Termite Protection. Termite protection shall be provided by registered termiticides, including soil applied pest killers, baiting systems and pesticides applied to wood, or other approved methods of termite protection utilized for use as a preventive treatment for subterranean termites. Prior to the pouring of concrete for slabs or placement of backfill at foundations, the applicator shall provide a Certificate of Compliance which has issued by the building department by the licensed pest control company that includes 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 the Florida Department of Agriculture and Consumer Services».

R... If soil treatment is used for subterranean termite prevention, the total chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete.

R1.2 If soil treatment is used for subterranean termite prevention, soil areas disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment including service holes or trenches.

R1.3 If soil treatment is used for subterranean termite prevention, spaces in concrete floors poured on or formed for the subsequent installation of plumbing, drains, shafts or any other purpose shall be protected by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment.

R1.4 If soil treatment is used for subterranean termite prevention chemically treated soil shall be protected with a minimum of 48 inches minimum for precast exposed vertical surfaces. If vertical spaces between regular retention pavement, retainment is required, the vertical spaces shall be treated with chemicals after the completion of chemical treatment and the surrounding area is secured, shall be done in both summer dry to avoid pressurizing or displacing treated soil.

R1.5 If soil treatment is used for subterranean termite prevention, concrete overpour or mortar mounded along the exterior foundation perimeter shall be removed prior to exterior cladding soil treatment to provide vertical penetration of the chemicals.

R1.6 If soil treatment is used for subterranean termite prevention, chemical soil treatments shall not be applied under soil exterior concrete or grade within 1 foot (305 mm) of the property, structure or dwelling. After a one hour chemical barrier shall be applied promptly after construction is completed, including yard landscaping and grading under new slabs. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.

R1.1 If a registered termiticide formulated and registered as a soil applied is used for subterranean termite prevention, Sections R01 through R0.0 do not apply. However, a signed contract covering the installation, maintenance and monitoring of the soil treatment for a 1 year or 2-5 years from the date of the certificate of occupancy, shall be provided to the building official. The contract shall be renewed annually. Treatment shall be in accordance with the label and the rules and regulations and directions for use applies a monitoring phase prior to installation of the pesticide and be signed by the initial service and the monitoring phase companies shall be deemed to constitute installation of the system.

R1.8 If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R01 through R0.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use and must be completed prior to the building approval.

R2 Penetration. Protect or excavate around piping penetrating concrete slabs-on-grade floors shall not be of an ferrous or ferrous nature and shall if soil treatment is used and termite barrier penetrations shall be protected. Penetrations shall measure not greater than 1/4 inch (6.35 mm) and be sealed under the slab using non-hardening sealing device or silicone to the annular space between pipe and the stacks. No cast blades shall be applied inside the stacks.

R3 Grading. Cuts and cavities in masonry units and all gaps between brick, stone or masonry veneers and the structure shall be filled with pre-preservative treated or non-naturally durable wood, or other cellulose materials not subject to rapid attack by subterranean.

Exception: Isolated masonry construction for cooling units to foundation concrete masonry unit construction or steel cantilever plates if concrete masonry unit voids below slab and before terminal treatment is carried out.

R4 Concrete bearing slugs. Brick, stone or other veneer shall be supported by a concrete bearing equal at least equal to the total thickness of the brick stone or other veneer and to project integrally with the concrete foundation. An experimental concrete foundation stone which will create a master and joint shall be used without supplemental treatment is not foundation wood stone is or approved physical barrier. An approved physical barrier shall also be installed from before the soil at all joins or thru block course horizontally to extend in a manner (ref) if masonry veneer extends below grade, a barrier product or treatment may be applied to the coating installed between the veneer and the foundation, in the of a physical barrier.

Exception: Veneer supported by a structural member exclusive to the foundation subsoil 1 masonry units as ACI/ASCE/TMS-402 (as revised) as listed and 3 to 152 mm) cover separation above of the foundation a closed inventor and between the veneer and the foundation wall. Any wood or wood-based organic construction component, shoe, spreader, plate, brick or any other wall immediately adjacent to or supporting the structure.

Y2 Foam plastic protection. Installed and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be in items a. rules (.50 mm)

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or of heavy timber construction.

2. When in addition to the requirements of Section R2, an approved method of protecting the foam plastic and structure from subterranean termite attack is used.

3. On the interior side of basement walls.

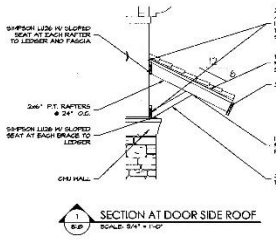
R5 Protection against decay and termites. Condensate lines, irrigation lines or splash or rain gutter leaders and roof downspouts shall discharge at least 1 foot (305 mm) away from the structure walkway, shelter by a roof or overhang sloping turf adjacent or water. Where the ground under a suspended floor is below the level of the outside grade, openings with equivalent of less than 6 inches (152 mm) horizontal projection except for grade beam and shall be provided with a vapor barrier.

R7 Preparation of building site and removal of debris.

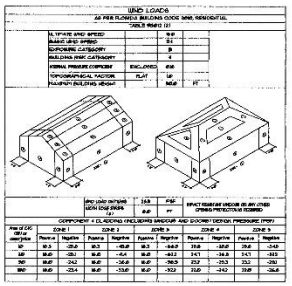
R7.1 A building site shall be graded or provide drainage under all portions of the building not occupied by basements.

R7.2 The foundation and the area encompassed within 1 foot (305 mm) thereof shall have all vegetation, stumps, wood roots, combustion, trash and foreign materials removed and the fill material shall be free of vegetation and foreign matter of. The fill shall be compacted to allow a adequate support of the foundation.

R7.3 After all work is completed, loose wood and debris shall be completely removed from under the building and within 1 foot (305 mm) thereof. All wood forms and supports shall be completely removed. This includes but is not limited to, wooden grade stakes, temporary bracing and supports and any other wood left in the ground after construction is completed. Any exceptions to this requirement (such as wooden piles, wooden poles, wood mulch, removable prior to completion of the work. Wood shall not be allowed in contact with the ground under any building.



1 / S.P. SECTION AT DOOR SIDE ROOF
SCALE: 3/4" = 1'-0"



KEY NOTES

- (A) PRECAST LINTEL OVER OPENING W/ (1) #5 @ EVERY CORE, POURED SOLID
- (B) SEE STRUCTURAL DETAILS FOR REQUIRED ARCHED OPENING
- (C) PRE-FUNAFACTURED ROOF TRUSSES. SEE SHOP DRAWINGS.
- (D) NOT USED
- (E) SIMPSON METAL TIE FROM TRUSS TO MASONRY WALL (TYPICAL ALL TRUSSES)
- (F) SEE ARCHITECTURAL DRAWINGS FOR REQUIRED OVERHANG
- (G) SEE SECTION FOR SIDE ROOF

FOUNDATION NOTES

FOOTING EXCAVATION AND SLAB SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.

ALL INTERIOR SLAB-ON-GRADE SHALL BE 4 MIL OF 4" AND REINFORCED WITH 6X6 6x6 4 x 4 OVER 4 x 4 LAYER, MOISTURE-PROOF VAPOR BARRIER W/ 6" LAP AND MIL PERM RATING OF 0.05.

ALL EXTERIOR SLAB-ON-GRADE SHALL BE 4 MIL OF 4" AND REINFORCED WITH 6X6 6x6 6 x 6

THE DESIGN SOIL PRESSURE USED FOR ALL CALCULATIONS WAS 3000 PSF IN ACCORDANCE WITH STRUCTURAL NOTES

TOP OF FINISHED SLAB SHALL BE 8"=8", SEE SURVEY PLOT FOR INFO.

COORDINATE SLAB AND FOOTING PENETRATIONS WITH PLUMBING, ELECTRICAL AND MECHANICAL DRAWINGS.

COLUMN AND FOOTING CENTERLINES, SHALL CONCIDE UNLESS DIMENSIONED OTHERWISE.

PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

COORDINATE DIMENSIONS, SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWING.

WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE MANUFACTURER TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURERS SPECIFICATIONS.

NATIONAL ANALYSIS WAS PERFORMED TO DETERMINE THE STEEL REINFORCING FOR THE FOUNDATION DESIGNED AND BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 1,000 PSF.

FLOOR PLAN NOTES

TOP OF MASONRY WALLS ARE BASED ON ARCHITECTURAL DRAWINGS. VERIFY SUCH ELEVATIONS WITH ARCHITECTURAL ELEVATIONS AND SECTIONS.

ALL EXTERIOR WALLS ARE 8X8 SHEET AS SHEARWALLS.

WALL DOWELS

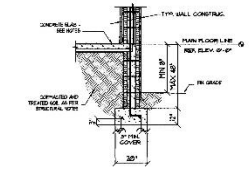
INDICATES #5 DOWELS WITH MINIMUM 25" LAP SPLICE AND (1) #5 @ 48" O.C. MAXIMUM IN ALL GROUT FILLED CELL AT WALL LOCN.	⊡

FOOTING SCHEDULE

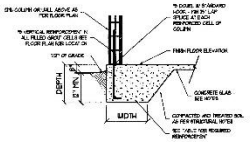
MARK	WIDTH	LENGTH	DEPTH	BOTTOM REINFORCING	REMARKS
FH-36"	36"	cont	36"	(2) #5 CONT.	MONOLITHIC SLAB

CMU WALL LEGEND

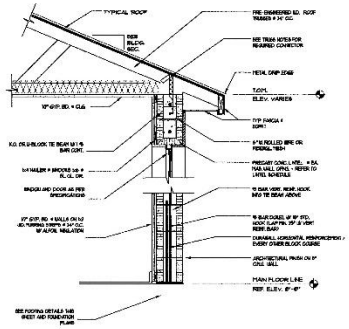
⊡⊡ 8"X8"X16" CMU INTERIOR AND EXTERIOR WALL TO TOP OF MASONRY OF S.F.



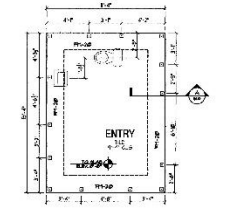
ALTERNATE STEMWALL FOOTING
NOT TO SCALE



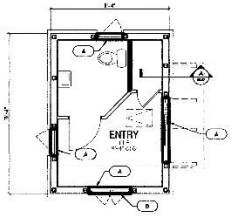
SECTION AT EXTERIOR WALLS
NOT TO SCALE



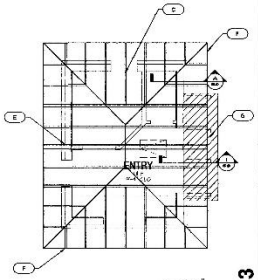
1 / S.P. TYPICAL ONE STORY WALL SECTION - ONE STORY
NOT TO SCALE



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



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



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

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ISSUE DATE: 05-08-13

STRUCTURAL PLANS AND DETAILS

S1.0

STRUCTURAL SPECIFICATIONS

I. GENERAL

1. SUBCONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, SHORING AND BRACING OF STRUCTURE AS REQUIRED FOR THE RESPECTIVE WORK. BUT IS NOT LIMITED TO THE ADDITION OF SHORING OR REINFORCEMENT BRACING, BACKING, CUTS TO THE CONCRETE THAT MAY BE NECESSARY.
2. SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF HIS WORK DURING CONSTRUCTION.
3. APPLICABLE BUILDING CODES: - 2004 FLORIDA BUILDING CODE
4. DESIGN LOADS:
   A. ROOF LOAD (LIVE)..... 20 PSF (HORIZONTAL)
      ROOF LOAD (LIVE)..... 30 PSF (TILE) * 40 PSF CEILING
   B. FLOOR LIVE LOAD..... 40 PSF BALCONIES, 40 PSF ALL OTHER ROOMS
      DRIVE LOAD: 20 PSF
   C. SOIL PRESSURE: 1500# PSF
5. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CORRECT DIMENSIONS AND FOR THE SATISFACTORY FITTING OF APPURTENANCES IN THEIR WORK AND SHOP DRAWINGS.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

II. SITE WORK

FOUNDATION DESIGN IS BASED ON A PRESERVED SOIL PRESSURE OF 1500# PSF. IF A SOILS REPORT HAS NOT BEEN PREPARED, THE CONTRACTOR IS RESPONSIBLE TO RETAIN A QUALIFIED SOILS ENGINEER TO VERIFY THE SOIL BEARING CAPACITY. IF SOIL CONDITIONS ENCOUNTERED DIFFER FROM THOSE ASSUMED (DOES NOT EXIST), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORD.

1. THE FOREGOING ASSUMES THE NEW CONCRETE FOUNDATIONS SHALL BE CONTRACTED TO "SEE OTHER CONSULTANTS" SOIL COMPACTION TESTS TO BE TAKEN BY A QUALIFIED SOILS LAB PRIOR TO POURING ANY CONCRETE.
2. FOOTINGS SHALL BE KEPT EXCAVATED BEFORE POSSIBLE MUD BOOM AND TOP EDGES SHALL BE CLEAN AND FREE OF LOOSE MATERIAL BEFORE CONCRETE IS PLACED. ALL FOOTINGS EXCAVATIONS SHALL BE INSPECTED BY A QUALIFIED SOILS ENGINEER. ALL FOOTINGS WITH SLOPED EDGES SHALL BE BACKFILLED RIGHT BOTTOM TO TOP OF SLOPE. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR ON COMPACTED FILL ON AN UNDISTURBED NATURAL SOIL. NOTIFY ENGINEER OF RECORD IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED.
3. PROVIDE SOIL TREATMENT FOR TERMITES PER "SE 32NE PEC HORIZONTAL

III. CAST IN PLACE CONCRETE

1. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE THE FOLLOWING 7DAY/28DAY/ETC COMPRESSIVE STRENGTHS AT 28 DAYS.
   a. FOOTINGS, SLAB ON GRADE SLAB, FILL - 3000# PSI
   b. COLUMNS, BEAMS, & WALLS - 3000# PSI
2. CONCRETE SHALL BE READY-MIX PER ASTM C94.
   a.) PORTLAND CEMENT - ASTM C150
   b.) AGGREGATES - ASTM C33 (1/4" MAX.)
   c.) AIR ENTRAINING AGENT
   d.) ADMIXTURES - ASTM C494
   e.) WATER REDUCING - ASTM C494
   f.) ACCELERATOR - ASTM C494 TYPE C OR E MAX.)
   g.) WATER - CLEAN AND POTABLE
3. REINFORCING STEEL: - ASTM A615 GRADE 60, DEFORMED BARS.
4. REQUIRED SLUMP RANGE = 4" TO 5".
5. WELDED WIRE FABRIC: - ASTM A185.
6. PIER STUBS, BARRIER: - 6 YR. POLYETHYLENE.
7. CODES AND STANDARDS:
   a.) ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
   b.) ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
   c.) ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
   d.) ACI 306 "CONCRETE AND DETAILING OF CONCRETE REINFORCEMENT"
8. TYPICAL "LAP" SPLICE = 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
9. CONCRETE FINISHES SHALL BE PER CONTRACTORS SPECS.
10. SUBCONTRACTOR IS RESPONSIBLE FOR THE PROPER SEQUENCY AND COORDINATION OF ALL FOR BOXES, SLEEVES, AND REBARRING.
11. CONCRETE MIX DESIGNS:
   a.) FOOTINGS
   b.) COLUMNS 3,000
   c.) PIERS AND WALLS 3,000
   d.) SLABS 3,000 (BROOM FINISH) (NOT AIR-ENTRAINED)
12. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
13. PROVIDE CORNER BARS AT ALL WALL FOOTING CORNERS TO MATCH HORIZONTAL BARS. (SEE PROPER LAP)
14. ALL BUILDING SLABS ON GRADE SHALL BE NORMAL 4" THICK, FINISH PER SLAB, OR REINFORCED WITH 6x6 WELDED WIRE ON 6 MIL VAPOR BARRIER, SEE PLANS FOR OTHER CONDITIONS.
15. ANCHOR BOLTS FOR WOOD PLATES TO CONCRETE OR MASONRY (UNLESS NOTED):
   a.) BOLTS SHALL BE 1/2" X 8" (7" BELOW GRADE) AND 1" PENETRATION AND INSTALLED PRIOR TO PLACING CONCRETE AS SHOWN ON DETAILS.
   b.) PLACE BOLTS NOT MORE THAN 12" FROM CORNERS AND SPACED AT 6'-0" OR EQUAL AT LOCATIONS OTHER THAN SHOWN CONDITIONS IN ELEVATION 1'-0" BOLTS.
   c.) EPOXY ANCHORS IN CONCRETE: - USE 1/2" X 10" EPOXY SET WITH HILTI DEBU OR ANCHOR BOND BY DEWITT, INC. AT TOP OF SLAB CONDITION WHERE BOLT IS LESS THAN 8" TO A CONCRETE EDGE.
   d.) EPOXY ANCHORS IN TOP OF BLOCK WALLS: USE THREADED ROD (3/4" X 24) SET 7" INTO TOP OF 8" HARDPOINT WALLS WITH HILTI HIT-CI-300 ADHESIVE OR ANCHOR BOND, GRADE 55" X 8" V BOLTS ARE OPTIONS.
16. ROOFING BOSS SHOWN ARE TYPICAL ONLY FOR STYLED SIZE, REQUIRING PRESSURE AND CONCRETE STRENGTH. CONTRACTOR SHALL VERIFY ALL BOSS SIZES AND SPACING CONFLICTING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.
17. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ADJOINING CONCRETE OR MASONRY WALLS OCCURRING IN INTERIOR OR UNHEATED AREAS.

IV. MASONRY

1. HOLLOW LOAD BEARING ANSI 12/92 SHALL CONFORM TO ASTM C90 NORMAL WEIGHT, TYPE I GRADE N, THICKNESS AND COMPRESSIVE STRENGTH = 1900# PSI.
2. MORTAR SHALL BE TYPE 'S' OR 'M' AND CONFORM TO ASTM C270.
3. CONCRETE GROUT SHALL CONFORM TO ASTM C476:
   a.) 3000 PSI AT 28 DAYS.
   b.) 8" TO 11" SLUMP CONSISTENCY.
   c.) 1/2" - 3" AGGR.
4. BARS SHALL HAVE THREE" CLEARANCE (3"/12" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN THE BAR DIAMETER, NOR LESS THAN 1".
5. VERTICAL REINFORCING SHALL BE AT ALL CORNERS, EACH JAMB OF OPENINGS OVER 4 FT. WIDE (BOTH ALL GROUT LOCKS, AND NOT TO EXCEED 8'0" O/C FOR BRICKBAT SIZE), OR AS SHOWN ON THE DRAWINGS. ALL VOIDS TO BE CONTINUOUSLY GROUT AS SPECIFIED. PROVIDE 24D DISTANCE BETWEEN PARALLEL BARS FOR PROPER GROUTING.
6. REINFORCING SHALL BE STAGGER SPLICED FOR SERIES ANCHOR DOWELING AND SHORE BEINGS ON HOOKS ARE DISTURBED VIA THE PLANS.
7. REINFORCING SHALL BE LAPPED AS BAR DIAMETERS # SIZE NO. #3 #4 #5 #6 #7 #8 AND SHALL BE BRED TOGETHER.
8. WHEN A HORIZONTAL BOND OCCURS, DOES NOT LIKE 8" INTO A VERTICAL CORE, IT SHALL NOT BE ALLOWED THERE THAN ONE HORIZONTAL IN EACH VERTICAL. DOWELS SHALL BE PROVIDED INTO A VERTICAL CONSTRUCTION JOINT, EQUIPMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
9. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT HOLE THE FOUR HEIGHT EXCEED 5'. PROVIDE 4" X 4" OBSERVATION HOLE TO HEIGHT, CONVENIENT GRADE PLACEMENT.
10. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" TOOTHED JOINTS. PROVIDE CONTROL JOINTS AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR HORIZONTAL AND VERTICAL. FULLY REINFORCED IN ALL CONTROL JOINTS AT CORNERS, COLUMNS, AND WALL PLASTERED AND ADJACENT TO CONCRETE ONLY.
11. PROVIDE 24" X 8" PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS UNLESS NOTED OTHERWISE ON THE DRAWINGS. LINTELS SHALL BE REQUIRED = 4"
12. PROVIDE METAL CAVITY LATH AT ARE ITEMS ON DUR-O-STOP BY DUR-A-WALL INC. SHEET REQUIRED TO RETAIN GROUT BY VERTICAL CELLS.

V. CARPENTRY

1. DIMENSIONED LUMBER SHALL BE DESIGNED S4S, AND SHALL BEAR THE GRADE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU.
   1. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM DECAY.
2. ALL STRUCTURAL BEAMS AND HEADERS SHALL BE SOUTHERN YELLOW PINE (SYP) NO.1 GRADE OR BETTER. WITH SINGLE TIMBER DIMENSIONED STRINGER AS FOLLOWS:
   2x - 16" OC
   3x - 24" OC
   4x - SINGLE PW
   WA PONDEROSA PINE CONFORM
   A. FEATHEL LUMBER SHALL BE 'S' SURFACE-FREE-FIR OR BETTER.
   B. INTERIOR NON-LOAD BEARING WALLS PLAY BE UTILITY GRADE
3. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
4. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH FS. TT-W-571 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE SEQUALITY MARK I, P-1.
5. SHEATHING FOR ROOFS AND WALLS SHALL BE APA RATED EXPOSURE II SHEATHING WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS, TRANSFER DAY CHEC. USE FBS OR PLYWOOD CDX SHEATHING.
6. NAILING FOR ONE ROOM AND WALL SHEATHING SHALL BE AS CONTAINS # 8 NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS OTHERWISE NOTED. REFER TO SPECIFICATIONS, OR CHANGE FOR ADDITIONAL SHEATHING SPECIFICATIONS AS PER I.C. RECOMMENDATIONS IN THIS SHEET.
7. ALL FLOORING MATERIALS TO BE 3/4" TAG USE, NAILED AND GLUED TO FLOOR JOISTS. FLOOR NAIL WITH MATERIALS AT 8" O.C. AT PANEL EDGES, 4" O/C IN THE FIELD. STAGGER NAILS AT 3" O.C. AT BUTT ENDS OF CBS SHEATHING.
8. NEW ALL BRIDGING IN ALL CUT FLOOR OR ROOF JOISTS AT 8'-0" MAXIMUM. BRIDGING SHALL BE 1" X 3" CROSS BRIDGING OR SOLID BLOCKING OF SAME DEPTH AS FRAMING. SOLID BLOCK SHALL BE 2" THICK CUT JOISTS SHALL BE USED. BRIDGING IS NOT CONTINUOUS FROM FOUNDATION TO ROOF, OR AS SHOWN ON DRAWINGS.
9. ALL NAILING AND BOLTING SHALL CONFORM WITH AMERICAN SECTION OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO. OR EQUAL/JOINT. ALIGNMENT OF ANGLES FOR ALL CONNECTION HARDWARE SHALL BE PROVIDED BY CONTRACTOR. ALL NAIL HOLES SHALL BE FILLED ON AS PRESCRIBED BY THE MANUFACTURER.
11. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. SPLICES SHALL ABUT IN DOUBLE PLATES AT 2'-0" MIN. FROM CENTER. 1" X 2" NAIL PLATES FOR BEARING WALLS SHALL BE BOLTED TO FOUNDATION AS PER BEARING WALL DETAIL.
12. LADDER BLOCKING STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. PROVIDE 2 STUDS AT ALL CORNERS FOR ADEQUATE NAIL PANEL STUDS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
13. WOOD LINTELS OVER OPENINGS SHALL BE DOUBLED 2X6 HEADERS UNLESS NOTED OTHERWISE ON PLANS WITH CONTRACTOR TO FILL WITH PLYWOOD FILLERS CUT TO FILL DEPTH OF BEAM DIFFERENT IN THICKNESS.
14. SUPER SCHEDULE FOR CONVENTIONAL FRAMED ARCHES

HEADER SIZE	ONE STORY	TWO STORY
	1 FLR.	2 FLR.
2 X 4	5 FT.	4 FT.
2 X 6	6 FT.	5 FT.
2 X 8	8 FT.	6 FT.
2 X 10	10 FT.	8 FT.
2 X 12	12 FT.	10 FT.

NOTE 1: SUPERS HERE BE BRACED LATERALLY BY A CONTINUOUS WALL OR OF SHEATHING OR BRACED AT 24" O/C. WITH 1"X4" DIA.
NOTE 2: ROOF SLOPES OF UP TO 6/12 (26.5 DEG.)
NOTE 3: ROOF SLOPES OF UP TO 12/12 (45 DEG.) LARGER THAN SUPER UNLESS OTHERWISE NOTED ON PLANS.
NOTE 4: CONNECTION DETAILS:
   A. SIMPSON H2.5 OR EQUAL AT EACH END OF ROOF TRUSSES.
   B. SIMPSON H10A OR EQUAL BETWEEN RAFTER TAILS TO CUT BEARING.
   C. SIMPSON H8 OR EQUAL BETWEEN THE RAFTERS AND RIDGE BOARD.
   D. SIMPSON DBH AT ENDS OF RIDGE BOARD, OR SIMPSON JOBE

VI. PRE-ENGINEERED WOOD TRUSSES

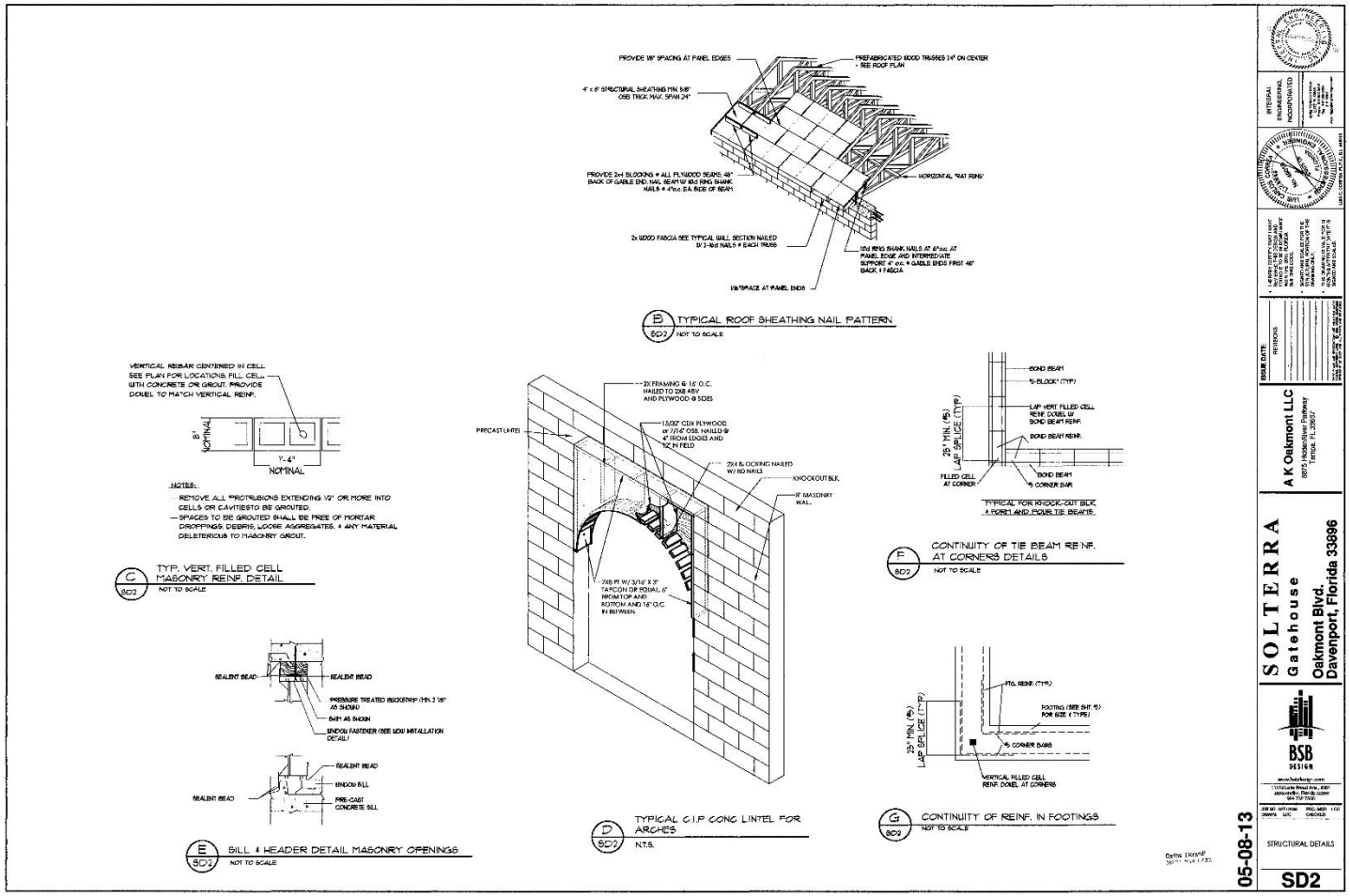
1. TWO ROOTEN CENTER TYPE STRUCTURAL PRE-FABRICATED METAL PLATE CONNECTED WOOD ROOF AND FLOOR TRUSSES OR GLUED TRUSSES.
2. TRUSS LAYOUTS SHOWN ON PLANS ARE SUGGESTIVE ONLY. TRUSS MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SPACING OF ALL TRUSSES AND SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD.
3. THE WOOD TRUSS MANUFACTURER SHALL BE A PLANT CERTIFIED BY APPROVED QUALITY CONTROL AGENCY PROGRAM SUCH AS "THE TRUSS PLATE INSTITUTE'S "QUALITY CONTROL PARTICIPATION PROGRAM" OR EQUIVALENT.
4. WOOD TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LOADS SHOWN ON THE CONSTRUCTION DRAWINGS INCLUDING: LIVE, DEAD, AND CONCENTRATED LOADS, PLUS IMPACT.
5. REFER TO THE FLOOR PLANS AND OTHER STRUCTURAL DETAIL SHEETS FOR SPECIFIC INFORMATION NOT SPECIFICALLY ADDRESSED BY THE TRUSS DRAFTING LAYOUT SUCH AS BEARING WALL SEGMENTS AND DETAILED WALL DETAILS.
6. WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING INFORMATION:
   a.) ALL TRUSS MEMBERS, JOINTS AND BRACE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSSES.
   b.) ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL TRUSSES SHALL BE DESIGNATED.
   c.) REACTIVE FORCES AND THEIR LOCATIONS.
   d.) BEARING TYPE AND TRUSS BEARING LENGTH.
   e.) PANEL ZONE.
   f.) TRUSS CONNECTOR PLATE TYPE, GAUGE, SIZE, AND LOCATION.
   g.) LATERAL BRACE SPACING, GRADE AND PERMANENT BRACING.
   h.) LOCATION AND CONNECTION DESIGN OF REQUIRED FIELD MADE LATERAL BRACING.
   i.) ALL REQUIRED CAMBER AND HEEL HEIGHT (AT PEAK AND HEEL).
   j.) ANY REINFORCEMENT DETAILS FOR GABLE END TRUSSES.
   k.) VALLEY SETS FOR OVER GOLD CONDITIONS.
7. LAY OUT, DESIGN AND INSTALL LOOSE TO STRUCTURE (ROOF) SHEARWEB (CLOTH) AND LAY OUT FOR ALL LOAD DEFLECTIONS TO ENGAGING ROOF, SHEAR AND TRUSS (UNLESS SPECIFICALLY NOTED OTHERWISE).
8. FIRE RETARDANT WOOD IS NOT ALLOWABLE FOR USE AS TRUSS CHORDS OR WEBS.
9. WOOD TRUSSES SHALL BE DESIGNED SO THAT HORIZONTAL, VERTICAL, DEFLECTIONS ARE PROVIDED OF THE SUPPORTING STRUCTURE UNDER VERTICAL LOADS. NO SLIP CONNECTIONS ARE ALLOWED UNLESS OTHERWISE NOTED. CONTACT CONTRACTOR AS REQUIRED.
10. WOOD TRUSSES THAT ARE DESIGNED FOR WIND, 3SEC GUSTS, DESIGN VELOCITY PRESSURES, AND FINISH ROOF WEIGHT PLAY BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
11. CONTRACTOR SHALL PROVIDE LATERAL BRACING AS REQUIRED AT A MAXIMUM SPACING OF 60" O.C., UNLESS NOTED OTHERWISE. BOTTOM CHORD BRACING IS CONTINUOUS FROM END WALL TO END WALL AND SHALL BE NAILED TO THE TOP OF THE BOTTOM CHORD OF EACH TRUSS AT EACH BRACE POINT. DIAGONAL BRACING IS REQUIRED IN ACCORDANCE WITH STANDARD DIAGONAL BRACE REQUIRED TO OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IS OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IS OPPOSITE HAND TO UPPER END AT LEAST 6 MAX RISE AT EACH CONNECTION.
12. TRUSS DIRECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS ASSEMBLY DURING CONSTRUCTION.
13. HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH TPI-1-81, PUBLISHED BY THE TRUSS PLATE INSTITUTE.
14. ALL WOOD TRUSSES SHALL BE ANCHORED TO THEIR SUPPORTS WITH APPROVED HURRICANE ANCHORS AS NOTED IN THE WOOD TRUSS CONSTRUCTION DRAWINGS.
15. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE CO. OR EQUAL. ALIGNMENT OF ANGLES FOR ALL CONNECTION HARDWARE SHALL BE PROVIDED BY CONTRACTOR. ALL NAIL HOLES SHALL BE FILLED, OR AS PRESCRIBED BY THE MANUFACTURER.
16. TRUSSES ARE TO BE DESIGNED TO ALLOW FOR THE PROPER ROUTING OF ALL HVAC DUCTS AND PLUMBING. CHASES SHALL NOT BE ALLOWED BY MOST TRUSSES.
17. PLYBE UP FLYWOOD ON WOOD TRUSSES IS NOT ALLOWED.
18. INSTALLATION OF BROKEN, DAMAGED, CUPPED, OR PROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED.
19. STITCHING OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.
20. GABLE END WALL TRUSSES MAY TRANSFER LATERAL LOADS TO THE SHEAR WALLS AND/OR THE ROOF DIAPHRAGM.
21. WOOD TRUSSES THAT DO NOT MEET ASTM/ICBO LOAD BEARING WALLS MAY BE SUPPLIED. DO NOT PULL WOOD TRUSSES DOWN TO STRETCH SHEARWEB.
22. SUBMITTALS: ALL SUBMITTALS SHALL BEAR THE STAMPED SEAL OF A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA AND SHALL BE SUBMITTED TO CONTRACTOR FOR REVIEW PRIOR TO WOOD TRUSS FABRICATION.
   a.) A SET OF WOOD TRUSS SHOP DRAWINGS INCLUDING ANY PROFILES FOR EACH TYPE OF TRUSS WITH TPI-81 GOOT BRACING REQUIREMENTS.
   b.) SHEET WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND SPLIT DETAILS.
   c.) SHEET WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.
   d.) HARDCOPY OF SUBMITTAL ON 3DISKETTE.

CONNECTOR PRODUCT APPROVALS

APPLICATION	SIMPSON CONNECTOR	FL APPROVAL NO.
CAPS AND BASES	CC, BCC, PC, EPC	FL 2062.2
	ABW	FL 2064.5
CONCRETE / MASONRY CONNECTORS	MU, MUC	FL 2062.5
	HDT, PBH-H	FL 2066.6
	HO, HOMF, H-OC	FL 2040
	DETAIL, H2TP, H2TA, H5TA, HT, HDSTA, HPT, HDSPT, HDQPT, LQAPT, LTA, PBTA, PBTAPT, PBTQPT, HTT4T	FL 2415
	HSMMF, LGT, HGT, H2TC, VGT	FL 2419
	MTT, LTT	FL 2419
HANGERS	LSSH, LSU, THA	FL 2064.1
	THUS, HSUL, HSUR, HU, HUC, MSUT, LU, LUS, FSUS, SUR, S	FL 2062.1 / FL 2062.5
	HSU, HSUC, HSUR, SHSU, HHUS, HUCS, HUS, HUS, CUS, LUS, THGF, THGFT, THA, THGS, THGQ, THGT, THUS	FL 2062.5
	SI, SUL, HSI, LSSI	FL 2066
	SUL, GLS, GLSI, GLT, GLTI, HGLS, HGLSI, HGLT, HGLTI, HHSI, SHSI, HTI, HSI, HSIA, LSTI, FSTI, HSS, HTT, HSC, HLS, HLSI, LSHP, SPT, MTT, GPH,	FL 2062.7
STRAPS AND TIES	A.PC, GA, HH, LS, LSI, LTP, Z	FL 2040
	PTA, H, H2T, MTA, PTA, LTA, H7S, MMP, RBT, GID, SPH, SRT	FL 2062.6
	CMST, CS, H14, H7T, LSTA, LSTI, H5T, PBTA, PBTC, PBTT, ST	FL 2062.2

TYPICAL NAILING SCHEDULE

Ledger strip (on joists to joist or blocking, face nail)	3d common	3 at each joist
	8d common	16" OC
Top of wall plates to stud, end nailed	4d common	2
Stud to sole plate, toe nail	3d common	4
Doubled studs, face nail	10d common	24" OC
Doubled top plates, face nail	10d common	24" OC, 16" along each edge
Continuous header to stud	8d common	3
Ceiling joist to plate, toe nail	3d common	3
Continuous header, two pieces	10d common	12" OC
Ceiling joists to parallel ridge beam, toe nail	3d common	3
Ceiling joists to parallel ridge beam, face nail through joist into beam	16d common	5
Collar beam to rafter, face nail	10d common	12" OC
Built-up corner studs	10d common	24" OC
Built-up girders and beams, top and bottom members	20d common	32" OC, at top and bottom, staggered 2 inch at each end
1/2" Gypsum Sheathing	1 gal 1/4" ring shank	4" OC at edges, 8" OC at other bearing
5/8" Gypsum Sheathing	1 gal 1 3/4" ring shank	4" OC at edges, 8" OC at other bearing
Gypsum Backing Board	1/2"	7" OC at ceilings, 8" OC in walls
Gypsum Sheathing Board	1/2"	7" OC at ceilings, 8" OC in walls
Wood Structural Panel Subfloor, roof and wall (to framing)	6d deformed (ring or screw shank) nail	6" edges, 12" intermediate
Wood Structural Panel Combination subfloor underlayment (to framing)	8d deformed (ring or screw shank) nail	6" edges, 12" intermediate
Particleboard Subfloor, roof and wall (to framing)	6d deformed (ring or screw shank) nail	6" edges, 12" intermediate
Particleboard Combination subfloor underlayment (to framing)	8d deformed (ring or screw shank) nail	6" edges, 12" intermediate
Panel Siding (to framing)	8d common (2 1/2")	6" edges, 12" intermediate
Fiberboard Sheathing	1 1/2" galvanized roofing nail	3" edges, 6" intermediate
Fiberboard Sheathing	1 1/2" galvanized roofing nail	3" edges, 6" intermediate
Gypsum Lath	1 1/2" galvanized roofing nail	7" OC at edges, 8" OC at other bearing
Gypsum Plank	1 1/2" galvanized roofing nail	6" OC at edges, 12" OC at other bearing
Gypsum Sheathing	1 gal 1 1/4" ring shank	4" OC at edges, 8" OC at other bearing
Gypsum Sheathing	1 gal 1 3/4" ring shank	4" OC at edges, 8" OC at other bearing
Gypsum Wallboard	1 1/2" galvanized roofing nail	7" OC at edges, 8" OC at other bearing
Gypsum Wallboard	6d cooler nail	7" OC at edges, 8" OC at other bearing
Gypsum Wallboard	8d common (2 1/2")	7" OC at edges, 8" OC at other bearing
Gypsum Wallboard	1 gal 1 1/4" ring shank	7" OC at edges, 8" OC at other bearing
Gypsum Wallboard	1 gal 1 3/4" ring shank	7



PROVIDE 1/8" SPACING AT PANEL EDGES
PREFABRICATED WOOD TRUSSES 24" ON CENTER - SEE ROOF PLAN
4' x 8' STRUCTURAL SHEATHING MIN. 5/8" OSB THICK MAX. SPAN 24"
PROVIDE 2x4 BLOCKING + ALL PLYWOOD SEAMS. 48" BACK OF GABLE END. NAIL BEAM W/ 10d RING SHANK NAILS + 4"o.c. EA. SIDE OF BEAM
HORIZONTAL 'RAT RING'
2x WOOD FASCIA SEE TYPICAL WALL SECTION NAILED W/ 2-10d NAILS + EACH TRUSS
10d RING SHANK NAILS AT 6"o.c. AT PANEL EDGE AND INTERMEDIATE SUPPORT 4" o.c. + GABLE ENDS FIRST 48" BACK + FASCIA
1/8"SPACE AT PANEL ENDS
B TYPICAL ROOF SHEATHING NAIL PATTERN
SD2 NOT TO SCALE
VERTICAL REBAR CENTERED IN CELL SEE PLAN FOR LOCATIONS. FILL CELL WITH CONCRETE OR GROUT. PROVIDE DOWEL TO MATCH VERTICAL REINF.
8" NOMINAL
1'-4" NOMINAL
NOTES:
- REMOVE ALL PROTRUSIONS EXTENDING 1/2" OR MORE INTO CELLS OR CAVITIES TO BE GROUTED.
- SPACES TO BE GROUTED SHALL BE FREE OF MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATES, + ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
C TYP. VERT. FILLED CELL MASONRY REINF. DETAIL
SD2 NOT TO SCALE
2X FRAMING @ 16" O.C. NAILED TO 2X8 ABV AND PLYWOOD @ SIDES
PRECAST LINTEL
1.5/32" CDX PLYWOOD or 7/16" OSB. NAILED @ 4" FROM EDGES AND 12" IN FIELD
2X4 BLOCKING NAILED W/ 8D NAILS
KNOCKOUT BLK.
8" MASONRY WALL
2X8 PT W/ 3/16" X 3" TAPCON OR EQUAL, 6" FROM TOP AND BOTTOM AND 16" O.C. IN BETWEEN
D TYPICAL C.I.P CONC LINTEL FOR ARCHES
SD2 N.T.S.
BOND BEAM
"L-BLOCK" (TYP)
LAP VERT FILLED CELL REINF. DOWEL W/ BOND BEAM REINF.
BOND BEAM REINF.
25" MIN. (#5) LAP SPLICE (TYP)
FILLED CELL AT CORNER
BOND BEAM
#5 CORNER BAR
TYPICAL FOR KNOCK-OUT BLK. + FORM AND POUR TIE BEAMS.
F CONTINUITY OF TIE BEAM REINF. AT CORNERS DETAILS
SD2 NOT TO SCALE
SEALENT BEAD
SEALENT BEAD
PRESSURE TREATED BLOCKSTRIP (MIN. 2 1/8" AS SHOWN)
SHIM AS SHOWN
WINDOW FASTENER (SEE WDW INSTALLATION DETAIL)
SEALENT BEAD
WINDOW SILL
SEALENT BEAD
PRE-CAST CONCRETE SILL
E SILL + HEADER DETAIL MASONRY OPENINGS
SD2 NOT TO SCALE
FTG. REINF. (TYP.)
FOOTING (SEE SHT. #5) FOR SIZE (TYPE)
25" MIN. (#5) LAP SPLICE (TYP)
#5 CORNER BARS
VERTICAL FILLED CELL REINF. DOWEL AT CORNERS
G CONTINUITY OF REINF. IN FOOTINGS
SD2 NOT TO SCALE
INTERIM ENGINEERING INCORPORATED
ISSUE DATE:
REVISIONS
A K Oakmont LLC
8875 Hidden River Parkway
Tampa, FL 33637
SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896
BSB DESIGN
STRUCTURAL DETAILS
SD2
05-08-13

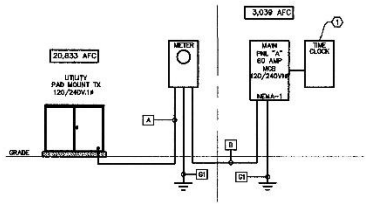
ELECTRICAL SPECIFICATIONS

1. THE ELECTRICAL CONTRACTOR REFERRED TO HEREAFTER, AS THE "CONTRACTOR" SHALL PROVIDE A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE ELECTRICAL WORK.
3. CONTRACTOR SHALL REFER TO INTERIOR ARCHITECTURAL CASE WORK ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND/OR LOCATIONS OF SWITCHES, OUTLETS, AND WIRING DEVICES.
4. ALL WORK SHALL BE PERFORMED DURING PERIODS ACCEPTABLE TO THE OWNER. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
5. AT PROJECT COMPLETION, THE CONTRACTOR SHALL INSURE THAT ALL ELECTRICAL SYSTEMS OPERATE PROPERLY. CONTRACTOR SHALL DEMONSTRATE OPERATION OF EACH SYSTEM WITH THE OWNER'S REPRESENTATIVE.
6. ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ) AND WITH THE LATEST EDITION OF:
   - NFPA 70 (NATIONAL ELECTRICAL CODE)
   - NFPA 101 (LIFE SAFETY CODE)
   - FLORIDA BUILDING CODE INCLUDING SUPPLEMENTS
   - CODES SPECIFIC TO OTHER SECTIONS HEREIN
7. WORKMANSHIP SHALL BE HIGH QUALITY AND FOLLOW INDUSTRY STANDARDS. SUBSTANDARD WORK WILL BE REJECTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REWORK TO RECTIFY SUBSTANDARD WORK. QUALITY OF WORK SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER OF RECORD.
8. PLANS ARE GENERALLY DIAGRAMMATIC. THE CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES SO THAT INTERFERENCES BETWEEN CONDUITS, PIPING, EQUIPMENT, DUCTS, AND STRUCTURAL WORK WILL BE AVOIDED. IN SUCH CASE, THE CONTRACTOR FAILS TO COORDINATE WITH OTHER TRADES AND INTERFERENCES ARE ALLOWED DEVELOP, THE OWNER'S AUTHORIZED REPRESENTATIVE WILL DECIDE WHICH EQUIPMENT, DUCT, CONDUIT, ETC., MUST BE RELOCATED, REGARDLESS OF WHICH WAS INSTALLED FIRST. ELECTRICAL REWORK REQUIRED TO CORRECT INTERFERENCES WILL BE AT THE CONTRACTORS EXPENSE.
9. ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE APPROVED BY UNDERWRITERS LABORATORY FOR THE APPLICATION AND SHALL BEAR A UL LABEL.
10. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL RECTIFY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR DAMAGE CAUSED BY FAILURE AND REWORK. THE OWNER WILL GIVE NOTICE OF DEFECTS WITH REASONABLE PROMPTNESS AFTER DISCOVERY. THE CONTRACTOR SHALL START REWORK WITHIN TEN (10) WORKING DAYS OF NOTIFICATION AND COMPLETE REPAIRS IN A TIMELY MANNER.
11. AT PROJECT COMPLETION THE CONTRACTOR SHALL COMPILE TWO (2) COMPLETE SETS OF RECORD DRAWINGS INDICATING ALL DEVIATIONS FROM CONSTRUCTION DOCUMENTS. ONE SET SHALL BE ISSUED TO THE ARCHITECT AND ONE SET SHALL BE ISSUED TO OWNER'S REPRESENTATIVE.
12. LABEL ALL ELECTRICAL EQUIPMENT WITH ENGRAVED LAMINATED PLASTIC NAMEPLATE THAT CLEARLY DESCRIBES THE EQUIPMENT NAME, VOLTAGE, AMPERAGE RATING, AND FUNCTION. NAMEPLATES SHALL BE RED BACKGROUND WITH WHITE STENCILED UPPER CASE LETTERING A MINIMUM OF 3/16" IN HEIGHT.
13. PROVIDE TYPEWRITTEN PANELBOARD DIRECTORIES WITH ACCURATE AS-BUILT INFORMATION. DIRECTORIES SHALL REFLECT TYPE OF LOAD AND AREA SERVED FOR EACH BREAKER.
14. CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED. INSULATION SHALL BE DUAL TYPE THWN/THHN 75°C. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NFPA 70. COLOR CODING SHALL BE BY MEANS OF COLORED INSULATING MATERIAL, COLORED BRAID OR JACKET OVER THE INSULATION OR BY MEANS OF SUITABLE COLORED, PERMANENT, NON-AGING, INSULATING TAPE APPLIED TO CONDUCTORS AT EACH CABINET OR JUNCTION POINT. THE FOLLOWING SYSTEM OF COLOR CODING SHALL BE ADHERED TO:
   - GROUND LEADS: GREEN
   - 120/240 NEUTRAL CONDUCTOR: WHITE
   - 120/240 VOLT, PHASE CONDUCTORS: BLACK, RED
15. CONDUIT SHALL BE PROPERLY ALIGNED, GROUPED AND SUPPORTED. EXPOSED CONDUIT SHALL BE INSTALLED AT RIGHT ANGLES TO OR PARALLEL TO THE PRINCIPAL STRUCTURAL MEMBERS. CONDUIT SHALL BE SECURELY FASTENED AT INTERVALS NOT EXCEEDING 8 FEET. CONDUIT SHALL NOT SUPPORT FROM STRUCTURE CEILING AND NOT FROM CEILING SUPPORT SYSTEM. CONDUIT SHALL BE CONCEALED EXCEPT IN MECHANICAL ROOMS, ELECTRICAL ROOMS, OPEN STRUCTURE CANOPIES, AND EXTERIOR SERVICE ENTRANCES. ACCEPTABLE CONDUIT TYPES: EMT, GRS, FMC, MC CABLE IN DRY CONCEALED LOCATIONS. PVC IN BELOW GRADE OR IN CONCRETE.
16. ALL INTERIOR ELECTRICAL SYSTEMS SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED BY NFPA 70 AND AS SPECIFIED HEREIN. METALLIC RACEWAYS SHALL BE MECHANICALLY AND ELECTRICALLY SECURE AT ALL JOINTS AND AT ALL BOXES, CABINETS, FITTINGS, AND EQUIPMENT. METALLIC RACEWAYS SHALL BE CONNECTED TO A DIRECT GROUND AT POINT OF ELECTRICAL SERVICE ENTRANCE AND SHALL BE ELECTRICALLY CONTINUOUS THROUGHOUT THE ENTIRE SYSTEM.

RISER DIAGRAM WIRETAG LEGEND	
A	(1) SCH. (2) #6 CU, #8 CU N, 1" C.
B	(1) SCH. (2) #6 CU, #8 CU N, #10 CU E.G. 1" C.
G1	#6 CU GRD AND 5/8" DRIVEN RODS PER MEC AND LOCAL CODE. BOND TO BUILDING STEEL AND/OR COLD WATER WHERE APPLICABLE.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	MOUNTING
A	SURFACE MOUNT SCONCE FIXTURE ON FLUSH 4" SQUARE J-BOX, WITH MOUNTING HARDWARE. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
	1' X 4' FLUORESCENT FIXTURE, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	RECESSED DOWNLIGHT WITH TRIM AND REQUIRED CEILING ADAPTERS. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
	EXIT LIGHT, SHADING INDICATES NUMBER OF FACES. ARROWS INDICATE DIRECTIONAL INDICATORS REQUIRED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
EM	BATTERY POWERED EMERGENCY EGRESS LIGHT WITH WALL BRACKET, (2) HEAD UNLESS OTHERWISE NOTED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
$	SWITCH, SINGLE POLE, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER.	48" AFF TO TOP UNLESS NOTED OTHERWISE
	DUPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	UNLESS NOTED OTHERWISE, THE SYMBOLS TO THE LEFT INDICATE MOUNTING HEIGHTS
	TWO (2) DUPLEX RECEPTACLES IN COMMON BOX, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	18" AFF TO CENTERLINE ABOVE COUNTER BELOW COUNTER
	SIMPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	
MAIN/PANEL	NON-FUSED DISCONNECT SWITCH. CURRENT RATING/FUSING/NUMBER OF POLES/ENCLOSURE	60" AFF TO TOP UNLESS NOTED OTHERWISE
	BRANCH CIRCUIT PANELBOARD. 120/208 V OR 120/240 V. SURFACE MOUNT	78" AFF TO TOP UNLESS NOTED OTHERWISE
	ELECTRIC METER	60" AFF TO TOP UNLESS NOTED OTHERWISE
	HOME RUN TO PANEL. LABEL INDICATES PANEL NAME AND CIRCUIT NUMBER(S). CIRCUITS WITHOUT FURTHER DESIGNATION INDICATES A 2 WIRE CIRCUIT WITH A #12 AWG EQUIPMENT GROUND. CIRCUIT WITH MORE THAN 2 WIRES IS SHOWN AS FOLLOWS: = 3 PHASE WIRES AND AN EQUIPMENT GROUND = 3 PHASE WIRES, 1 NEUTRAL AND AN EQUIPMENT GROUND = 3 PHASE WIRES, 1 NEUTRAL AN ISOLATED GROUND AND AN EQUIPMENT GROUND ALL CONDUCTORS ARE #12 AWG Cu UNLESS NOTED OTHERWISE.	SEE SPECIFICATIONS
	RACEWAY CONCEALED IN WALL OR ABOVE CEILINGS	SEE SPECIFICATIONS
	RACEWAY CONCEALED UNDER FLOOR OR BELOW GRADE	SEE SPECIFICATIONS
GFI	"GFI" NOTATION MEANS ASSOCIATED DEVICE SHALL BE GROUND FAULT CIRCUIT INTERRUPTER TYPE. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND MODEL NUMBER.	AS DEFINED BY SYMBOL
WP	"WP" NOTATION MEANS ASSOCIATED DEVICE SHALL BE MOUNTED IN WEATHERPROOF ENCLOSURE.	AS DEFINED BY SYMBOL

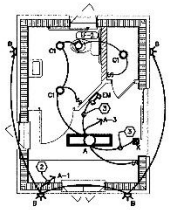


Riser Diagram

120/240V-1Ø

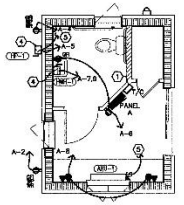
KEYED DRAWING NOTES

1. PROVIDE 2-CIRCUIT ELECTRONIC TIME CLOCK. INTERMATIC ET7021SC OR APPROVED EQUAL.
2. CONNECT TO CIRCUIT SHOWN VIA TIME CLOCK.
3. CONNECT TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT.
4. PROVIDE 30A/2P/NF DISCONNECT SWITCH IN NEMA-3R ENCLOSURE. SEE PANEL SCHEDULE FOR WIRE SIZES.
5. PROVIDE LINE VOLTAGE AND LOW VOLTAGE CONNECTION TO AHU-1 FROM HP-1. SINGLE POINT CONNECTION MINI-SPLIT SYSTEM PER MANUFACTURER'S REQUIREMENT. COORDINATE EXACT CONNECTION REQUIREMENTS WITH DIVISION 15 PRIOR TO ROUGH-IN.



Lighting Plan

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



Power Plan

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

FIXTURE SCHEDULE					
SYMBOL	DESCRIPTION / MODEL NUMBER	VOLTAGE	LAMP(S)	MOUNTING	NOTES
A	SURFACE MOUNTED WRAPAROUND METALLUX MODEL #WS-SQA-LUM-ERP	120	(3) 5W T8	SURFACE	1
B	OWNER SELECTED CONTRACTOR FURNISHED AND INSTALLED DECORATIVE EXTERIOR WALL SCONCE	120	MAX 13 WATTS	SURFACE	1
C1	OPEN REFLECTOR IF DOWNLIGHT PORTFOLIO MODEL # DR26SLR26XU	120	(1) 26W FL	RECESSED	1
EM	SHEAD EMERGENCY FIXTURE WITH BATTERY BACK-UP SURELITE MODEL # DLE	120	W/UNIT	SURFACE	1
X	EDGE LIT LED EXIT SIGN WITH BATTERY BACK-UP SURELITE MODEL # LPX-SRAW	120	W/UNIT	SURFACE	1
NOTES	1. OR APPROVED EQUAL. EQUIVALENT PACKAGE SHALL BE SUBMITTED FOR APPROVAL.				

PANEL "A" SQUARE D / QO			120/240V, 1PH, 3W VOLTAGE/PHASE		60A MCB A BUS		NEMA-1 SURFACE			22,000 AIC SERIES RATED		OPTIONS	
CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA		CKT	AMPS	POLE	DESCRIPTION		NOTES	LOAD VA
1	20	1	LTG - EXTERIOR	1	320		2	20	1	REC - EXTERIOR		1	180
3	20	1	LTG - INTERIOR	1	164		4	20	1	REC - EXTERIOR		1	180
5	20	1	HP-1	1	2880		6	20	1	REC - INTERIOR		1	360
7	20	2	HOT WATER HEATER	1,2	1750		8	20	1	REC - INTERIOR		1	360
9					1750		10	20	1	SPARE			0
11			SPACE		0		12	20	1	SPARE			0
13			SPACE		0		14	20	1	SPARE			0
15			SPACE		0		16	20	1	SPARE			0
17			SPACE		0		18	20	1	SPARE			0
19			SPACE		0		20	20	1	SPARE			0
21			SPACE		0		22	20	1	SPARE			0
23			SPACE		0		24	20	1	SPARE			0

NOTES:		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	(2) #12 CU, #12 CU GRD - 1/2"C.	LIGHTING	484	1.25	605
2.	SEE PLAN VIEW FOR ADDITIONAL REQUIREMENTS	HVAC - COOL	1440	0.00	0
3.		HVAC - HEAT	1440	1.00	1440
4.		RECEPTACLE	1080	1.00	1080
5.		MISC	3360	1.00	3360
6.		TOTAL	7808		6585
7.		TOTAL DEMAND CURRENT @ 120/240V, 1PH			27.4 AMPS

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MAY 2 8 2013

ISSUE DATE: 05/28/2013
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DRWN. JC CHKD. JEB

DATE/ISSUE FOR PERMIT PLAN

Permit Set 05-28-2013

E0.1

HEAT PUMP UNIT SCHEDULE

MARK	MFG.	MODEL	CAPACITY BTU TOTAL	SENS.	HEAT	COMPRESSOR RLA	LRA	FAN FLA	VPH	MCA	MOCP	SEER	HSPF	WT LBS	REMARKS
HP-1	CARRIER	38HV0009	9,000	7,000	9,900	7.0	43	0.83	115/1	12	20	13	7.7	73	①②③④

① DISCONNECT BY DIVISION 16
② CRANKCASE HEATER
③ ANTI-SHORT CYCLE TIMER
④ INDOOR FAN DELAY KIT

AIR HANDLER UNIT SCHEDULE

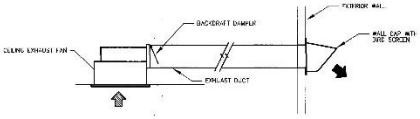
MARK	MFG.	MODEL	NOMINAL TONS	CFM	FA CFM	ENTERING AIR db	wb	ESP	MTR HP	HEATER KW	MCA	MOCP	VPH	WT LBS	REMARKS
AHU-1	CARRIER	40HV0009	0.75	300	--	75	63	--	0.034	---	---	---	115/1	130	①②③④

① PROVIDE PROGRAMMABLE T-STAT/STAT
② DISCONNECTS BY DIVISION 16
③ SINGLE POINT CONNECTION
④ POWERED FROM OUTDOOR UNIT

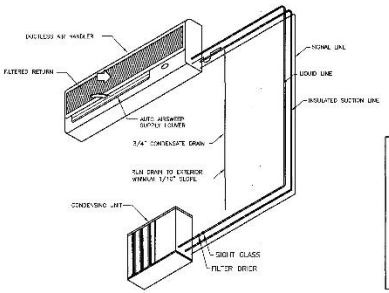
EXHAUST FAN SCHEDULE

MARK	MFG.	MODEL	CFM	ESP	WATTS	AMPS	VPH	SONES	REMARKS
EF-1	GREENHECK	SP-250	90	0.2	46	3.8	115/1	3	①②③④⑤

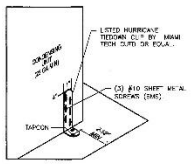
① CONNECT TO LIGHT SWITCH
② CEILING MOUNT EXH WITH GRILLE
③ BACKDRAFT DAMPER
④ PLUG-IN DISCONNECT



CEILING FAN DETAIL
ISSUE: NONE



DUCTLESS SPLIT SYSTEM DETAIL
NOT TO SCALE



CONDENSER TIE-DOWN DETAIL
NOT TO SCALE

INSTALL (1) CLIP AT EACH CORNER OR (2 CLIPS EACH DIAGONAL SIDE FOR A TOTAL OF (4) CLIPS PER UNIT

MECHANICAL NOTES

GENERAL: ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND LOCAL CODES AND ORDINANCES. INSTALLATION SHALL COMPLY WITH THE STANDARDS SET BY NFPA, ASHRAE, SMACNA, NEC AND UL.

THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTING A PROPOSAL. THE INFORMATION GIVEN HEREIN AND ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED, BUT ITS EXTREME ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION GIVEN AS EXISTING CONDITIONS.

THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO SHOW GENERAL ARRANGEMENT, CAPACITY AND LOCATION OF VARIOUS COMPONENTS, EQUIPMENT, AND DEVICES. CONTRACTOR SHALL PREPARE HIS OWN FABRICATION SHOP DRAWINGS.

THE SYSTEMS, EQUIPMENT, DEVICES AND ACCESSORIES SHALL BE INSTALLED, FINISHED, TESTED AND ADJUSTED FOR CONTINUOUS AND PROPER OPERATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK, FITTING IN PLACE AND SHALL COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.

IF WORK IS REQUIRED IN A MANNER NOT EXACTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR IF IT IS IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR SHOULD DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S RECOMMENDATIONS, OR DISCREPANCIES OCCUR BETWEEN ACTUAL CONDITIONS AND CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REQUEST INTERPRETATION BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE CUSTOMARY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED IN THE DOCUMENTS.

GUARANTEE: THE ONE-YEAR GUARANTEE PERIOD SHALL NOT START UNTIL THE PROJECT IS FULLY COMPLETED AND THE CONTRACTOR HAS RECEIVED THE FINAL PAYMENT AND CERTIFICATION OF COMPLETION. ALL EQUIPMENT AND ALL WORK SHALL BE FULLY GUARANTEED, TESTED AND LABOR FOR ONE YEAR FROM THE DATE OF THE CERTIFICATE OF COMPLETION. ITEMS MADE DURING THIS PERIOD MUST BE FULLY GUARANTEED FOR AN ADDITIONAL ONE YEAR PERIOD FROM THE DATE OF REPAIRS. IN ADDITION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO THE BUILDING AND ITS CONTENTS OR OTHER EQUIPMENT, CAUSED BY DEFECTS OR IMPROPER INSTALLATION OF EQUIPMENT OR MATERIAL INSTALLED. ALL HVAC UNITS SHALL HAVE A FIVE (5) YEAR WARRANTY ON COMPRESSORS.

SUBSTITUTIONS: EQUIPMENT AND MATERIALS SPECIFIED SHALL ESTABLISH QUALITY, CAPACITY, TYPE AND DIMENSIONS TO BE INCLUDED IN BASE BID. SUBSTITUTIONS MAY BE CONSIDERED. APPROVAL OF SUCH SUBSTITUTIONS WILL BE BASED ON ABILITY AND CAPACITY TO PERFORM FUNCTION SERVED, QUALITY AND AVAILABILITY OF PARTS AND SERVICE, QUALITY OF EQUIPMENT, MANUFACTURER WARRANTY AND HISTORY OF SERVICE, ETC. THE ENGINEER SHALL HAVE ALL REQUESTS SUBMITTED 10 DAYS PRIOR TO BID. HE SHALL BE THE FINAL JUDGE OF ALL PROPOSED SUBSTITUTIONS. IF A SUBSTITUTED PRODUCT OR EQUIPMENT IS REJECTED, PROVIDE THE SPECIFIED PRODUCT OR EQUIPMENT.

OPERATING AND MAINTENANCE DATA: SUBMIT THREE COPIES OF MANUFACTURER'S OPERATING AND MAINTENANCE INSTRUCTIONS AND SPARE PARTS LIST FOR EACH PIECE OF EQUIPMENT.

DUCTWORK (GENERAL): EXHAUST DUCTS SHALL BE RIGID GALVANIZED SHEET METAL DUCTWORK, FABRICATE AND INSTALL IN ACCORDANCE WITH LOW VELOCITY DUCT CONSTRUCTION STANDARDS PUBLISHED BY SHEET METAL AND AIR-CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA). SEAL ALL JOINTS WITH FLEXIBLE MASTIC SEALANT RECOMMENDED BY SMACNA.

HEAT PUMP UNITS: PROVIDE PACKAGED COMPRESSOR/CONDENSER UNIT WITH CAPACITIES SCHEDULED AND ARE MATCHED WITH AHU. PROVIDE WITH SOLAR RESISTANT RELAY, LOW VOLTAGE CONTROLS TRANSFORMER, CONTROLS FOR START AND OPERATION DOWN TO 30 DEGREES F., FAN RELAY, LIQUID LINE FILTER DRIER, CONTINUOUS PUMP-DOWN CONTROLS.

AIR HANDLING UNITS: PROVIDE FACTORY ASSEMBLED AND TESTED PACKAGED AIR HANDLING UNIT MATCHED TO CONDENSING UNIT, WITH THE CAPACITIES SCHEDULED. UNIT SHALL USE R-410 A REFRIGERANT. UNIT SHALL BE UL AND ARI CERTIFIED.

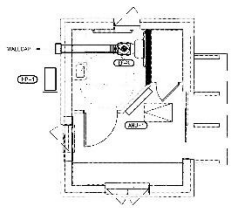
REFRIGERANT PIPING: PROVIDE REFRIGERANT SUCTION AND LIQUID LINES FROM EACH CONDENSING UNIT TO ITS RESPECTIVE DX COOLING COIL. PIPING SHALL BE ACR TYPE AND SEALED, COPPER WITH WROUGHT COPPER BRAZED JOINTS. COORDINATE ALL REFRIGERANT PIPING AND CHARGE WITH EQUIPMENT MANUFACTURER. INSULATE SUCTION LINES WITH ARMAFLEX PIPE INSULATION.

CONDENSATE DRAINS: CONDENSATE DRAIN LINES SHALL BE MINIMUM OF 1" SCHEDULE 40 PVC. DRAINS SHALL BE PITCHED NOT LESS THAN 1" IN 10'. PROVIDE CONDENSATE PUMP(S) IF NEEDED. PROVIDE P-TRAP AND CLEANOUT AT DRAIN PAN CONNECTIONS. DRAINS FROM AHU SHALL BE ROUTED TO THE EXTERIOR AND DISCHARGED TO A DRYWELL OR AN APPROVED LOCATION. INSULATE DRAIN LINES WITH ARMAFLEX PIPE INSULATION.

FANS: PROVIDE STANDARD PRE-FABRICATED CEILING EXHAUST FAN OF THE TYPE AND SIZE SCHEDULED. UNITS SHALL BE INSTALLED AT CEILING WITH MANUFACTURER'S GRILLE, PLUG-IN DISCONNECTS AND BACKDRAFT DAMPER. UNITS SHALL BE INSTALLED LEVEL AND THE INSTALLATION SHALL BE AS VIBRATION FREE AS POSSIBLE.

CONTROLS: PROVIDE PROGRAMMABLE WALL MOUNTED THERMOSTAT. WALL THERMOSTATS SHALL BE INSTALLED AT AN ELEVATION OF 54" ABOVE FINISHED FLOOR TO THE TOP. LOCATION OF THE WALL MOUNTED THERMOSTAT SHALL BE COORDINATED WITH OTHER TRADES FOR A NEW APPEARANCE. FINAL LOCATION OF THERMOSTAT SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT OR HIS REPRESENTATIVE IN THE FIELD.

TEMPERATURE CONTROLS SHALL BE COMPLETE WITH ALL COMPONENTS REQUIRED TO ACCOMPLISH THE CONTROL SEQUENCE SPECIFIED. MECHANICAL CONTRACTOR SHALL FURNISH, INSTALL AND WIRE ALL TEMPERATURE AND CONTROL INTERLOCKS.



Gate House Plan
SCALE: 1/8"=1'-0"

MECHANICAL LEGEND

	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	RIGID DUCTWORK
	FLEXIBLE DUCTWORK
	DUCT TRANSITION
	SUPPLY DUCT SECTION
	RETURN DUCT SECTION
S	CEILING EXHAUST FAN
T	THERMOSTAT CONTROL
	MANUAL VOLUME DAMPER
ø	ROUND, DIAMETER

EQUIPMENT TAG: STU-1

DIFFUSER TAG: CAPACITY / NECK SIZE / MARK

ABBREVIATIONS

AIR HANDLER UNIT	AHU
BRITISH THERMAL UNITS	BTU
CONDENSATE DRAIN	CD
CONDENSING UNIT	CU
CUBIC FEET PER MINUTE	CFM
DEGREES FAHRENHEIT	°F
DRY BULB TEMPERATURE	db
ENTERING AIR TEMPERATURE	EAT
EXHAUST AIR	EA
EXHAUST FAN	EF
EXTERNAL STATIC PRESSURE	ESP
HORSEPOWER	HP
LEAVING AIR TEMPERATURE	LAT
NOT TO SCALE	NTS
RETURN AIR	RA
SUPPLY AIR	SA
TYPICAL	TYP
WATER GAUGE	WG
WET BULB TEMPERATURE	wb

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M1.1

MECHANICAL PLAN

PLUMBING NOTES

GENERAL: THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTING A PROPOSAL. THE INFORMATION GIVEN HEREIN AND ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED, BUT ITS EXTREME ACCURACY IS NOT GUARANTEED. THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO SHOW GENERAL ARRANGEMENT, CAPACITY AND LOCATION OF VARIOUS COMPONENTS, EQUIPMENT, AND DEVICES.

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK FITTING IN PLACE AND SHALL COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.

IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR SHOULD DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S RECOMMENDATIONS, THE CONTRACTOR SHALL ASCERTAIN INTERPRETATION BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE CUSTOMARY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED IN THE DOCUMENTS.

EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM ARCHITECTURAL DRAWINGS.

COORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK FITTING IN PLACE AND SHALL COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.

INSTALL ALL PLUMBING TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING. DO WATER OR DRAIN LINES PERMITTED OVER OR UNDER ELECTRICAL PANELS.

INSULATION: SUSPEND ALL HORIZONTAL SERVICE PIPING SHOWN FROM UNDERSIDE OF ROOF OR WITHIN FLOOR STRUCTURE, UNLESS OTHERWISE NOTED OR INDICATED. HOLD EVEN PIPING HIGH AS POSSIBLE. EXPOSE PIPING ONLY IN WALLS, PARTITIONS, CHASES, ETC. TO SERVE FIXTURES AND EQUIPMENT AS SHOWN.

PROVIDE ESCUTCHEONS ON ALL WALL AND CEILING PIPE PENETRATIONS.

ALL PIPING THROUGH CONCRETE SHALL BE SLEEVED.

REQUIRED ACCESS: CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT AND DEVICES THAT REQUIRE REPLACEMENT, REMOVING, ADJUSTING OR MAINTENANCE SHALL BE LOCATED TO ALLOW EASY ACCESS AND SPACE FOR REMOVAL OF INTERNAL ASSEMBLIES. IF REQUIRED, CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED TO ALLOW ACCESS, EVEN IF NOT INDICATED ON THE DRAWINGS AT NO ADDITIONAL COST TO OWNER.

OPERATING AND MAINTENANCE DATA: SUBMIT THREE COPIES OF MANUFACTURER'S OPERATING AND MAINTENANCE INSTRUCTIONS AND SPARE PARTS LIST FOR EACH PIECE OF EQUIPMENT.

INSTALL ISOLATION/SHUT-OFF VALVES ON EACH INLET AND OUTLET OF EACH PIECE OF EQUIPMENT. PROVIDE A FLANGE OR UNION BETWEEN THE VALVE AND THE EQUIPMENT TO PERMIT DISCONNECTION, REMOVAL OR SERVICE.

PROVIDE ANGLE VALVES AT ALL PLUMBING FIXTURE

DIELECTRIC UNIONS: PROVIDE DIELECTRIC UNIONS OR FLANGES AT CONNECTIONS OR CONTACT BETWEEN PIPES OF DISSIMILAR METALS.

WATER PIPING: WATER PIPING SHALL BE CPVC TUBING. TUBING, FITTINGS AND CEMENT SHALL MEET ASTM D 2846, 100 PSI @ 180°F (SW RADIUS RATING). CPVC TUBING AND FITTINGS SHALL MEET 25/50 FLAME SPREAD/SMOKE DEVELOPED REQUIREMENTS FOR PLENUMS. CONTRACTOR SHALL INSTALL CPVC IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL PROVIDE FOR EXPANSION AND CONTRACTION OF TUBING. TUBING SHALL BE SLEEVED AT PENETRATION OF CONCRETE SLABS OR WALLS. CPVC TUBING SHALL BE LUBROX FLOWGUARD GOLD OR APPROVED EQUAL.

SANITARY DRAIN AND VENT PIPING: ALL BURIED AND UNBURIED PIPING AND FITTINGS SHALL BE SCHEDULE 40 PVC PIPE.

SLOPE OF SANITARY OR DRAINAGE PIPING 3" 1/2" AND SMALLER SHALL BE A MINIMUM OF 1/4" PER FOOT; PIPING 4" AND LARGER SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT.

CLEANOUTS WILL BE LOCATED NOT MORE THAN 100 FEET APART AND AT EACH CHANGE OF DIRECTION GREATER THAN 45° ALONG THE HORIZONTAL DRAIN. CLEANOUTS SHALL BE INSTALLED AT BASE OF EACH STACK. CONCEALED CLEANOUTS SHALL HAVE CAST BRASS CHROMIUM PLATED FLAT ACCESS COVER PLATE.

STERILIZATION OF DOMESTIC WATER SYSTEM: THE ENTIRE DOMESTIC WATER DISTRIBUTION SYSTEM SHALL BE THOROUGHLY FLUSHED AND/OR STERILIZED AS REQUIRED BY THE HEALTH AUTHORITY OR WATER PURVEYOR HAVING JURISDICTION, OR IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN CURRENT AWWA C651 OR AWWA C652.

VENTING: THE STACKS SHALL BE EXTENDED THROUGH ROOF OF BUILDING TO POINTS NOT LESS THAN 12" ABOVE ROOF. VENTS SHALL BE OFFSET AS REQUIRED TO PENETRATE ROOFS AT LEAST 3 FEET FROM OF BUILDING.

PLUMBING FIXTURES AND TRIM: PLUMBING FIXTURES SHALL BE FURNISHED AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER WITH PROPER CONNECTIONS TO SUPPLY AND DRAINAGE PIPING. ALL FIXTURES SHALL BE FREE OF FLAWS AND DEFECTS OF ANY SORT IN MATERIAL AND WORKMANSHIP AND SHALL OPERATE PROPERLY WHEN INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. CONTRACTOR SHALL PROVIDE ROUGH-IN AND SHALL CONNECT ALL FIXTURES TO THE PLUMBING SYSTEM. PROVIDE CONCEALED ARM CARRIERS AND SUPPORTS FOR ALL FIXTURES REQUIRING SAME.

FIXTURE CONNECTION SCHEDULE

MARK	FIXTURE	BRANCH SIZE DRAINAGE WASTE	BRANCH SIZE DRAINAGE VENT	BRANCH SIZE WATER COLD	BRANCH SIZE WATER HOT	REMARKS	
WC-1	WATER CLOSET HANDICAPPED	3"	2"	1/2"	—	AMERICAN STANDARD CADET ADA 2998.019	VITREOUS CHINA, ELONGATED BOWL, SIPHON JET, FLOOR MOUNTED TANK TYPE, 14" RIM HEIGHT WITH 1¼" SOLID PLASTIC OPEN FRONT SEAT.
L-1	LAVATORY	2"	2"	1/2"	1/2"	AMERICAN STANDARD LUCERNE 0355.012 AMERICAN STANDARD RELIANT 2385.006	20x18, VITREOUS CHINA, WITH FAUCET HOLES AND INTEGRAL OVER FLOW. PROVIDE FLOOR-MOUNTED, CONCEALED ARM CARRIER. SINGLE LEVER FAUCET, 4" CENTER, GRID DRAIN ASSEMBLY, COLOR DIRECTIONS TO BE HOT AND COLD. PROVIDE TRUEFLOW P-TRAP, SUPPLY AND STOP WITH TRUBRO MOLDED INSULATING COVERS.
HB-1	HOSE BIBB	—	—	3/4"	—	WOODFORD MODEL 24	KEY OPERATED, ANTI-SIPHON PROTECTION
FD-1	FLOOR DRAIN	3"	2"	—	—	ZURN Z-415-P	CAST IRON BODY, 8" DIAMETER BRONZE ADJUSTABLE STRAINER. PROVIDE 4" DEEP TRAP AND TRAP PRIMER.
TP-1	TRAP PRIMER	—	—	3/8"		ZURN Z 1022	
WH-1	WATER HEATER	—	—	1/2"	1/2"	EDMAN SR35SL	ELECTRIC TANKLESS 3.5 KW WATER HEATER, 15 A, 240 V,

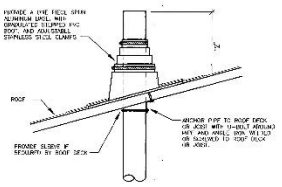
PROVIDE SHOP DRAWING SUBMITTAL WITH MANUFACTURER AND MODEL NUMBERS TO OWNER FOR APPROVAL

PLUMBING LEGEND

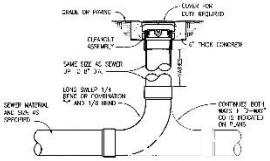
SYMBOL	DESCRIPTION
	SANITARY DRAIN
	VENT
—CWS—	COLD WATER SUPPLY
—HWS—	HOT WATER SUPPLY 110°F
—⋈— OR —▶—	PLUMBING VALVE
—⋈— OR —▶—	CHECK VALVE
	PIPE DOWN
	PIPE UP
	DIRECTION OF FLOW
(1)	PLUMBING FIXTURE NUMBER

PLUMBING ABBREVIATION

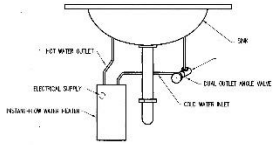
ABREVIATION	DESCRIPTION
CO	CLEANOUT
CWS	COLD WATER SUPPLY
FF	FINISHED FLOOR
FD	FLOOR DRAIN
FLR	FLOOR
GCO	GRADE CLEAN OUT
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
LAV	LAVATORY
PLBG	PLUMBING
SAN	SANITARY
T&P	TEMPERATURE AND PRESSURE
V	VENT
VTR	VENT THRU ROOF
WC	WATER CLOSET
WCO	WALL CLEAN OUT



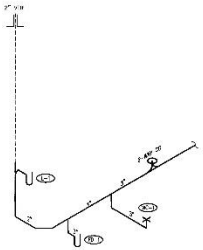
VENT THRU ROOF DETAIL
NOT TO SCALE



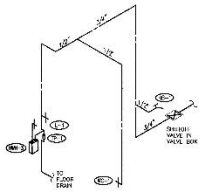
CLEANOUT DETAIL
NOT TO SCALE



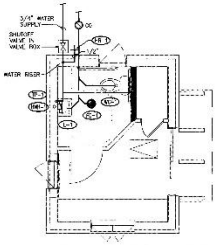
TANKLESS WATER HEATER DETAIL
NOT TO SCALE



Sanitary Riser
SCALE: NONE



Water Riser
SCALE: NONE



Gate House Plumbing Plan
SCALE: 1/4"=1'-0"

Carlos Llerandi
(941) 237-4887

STEPANEK-LEWIS AND ASSOCIATES

AK Oakmont, LLC
13880 Treeline Ave, Suite 3
Fort Myers, Florida 33913

SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

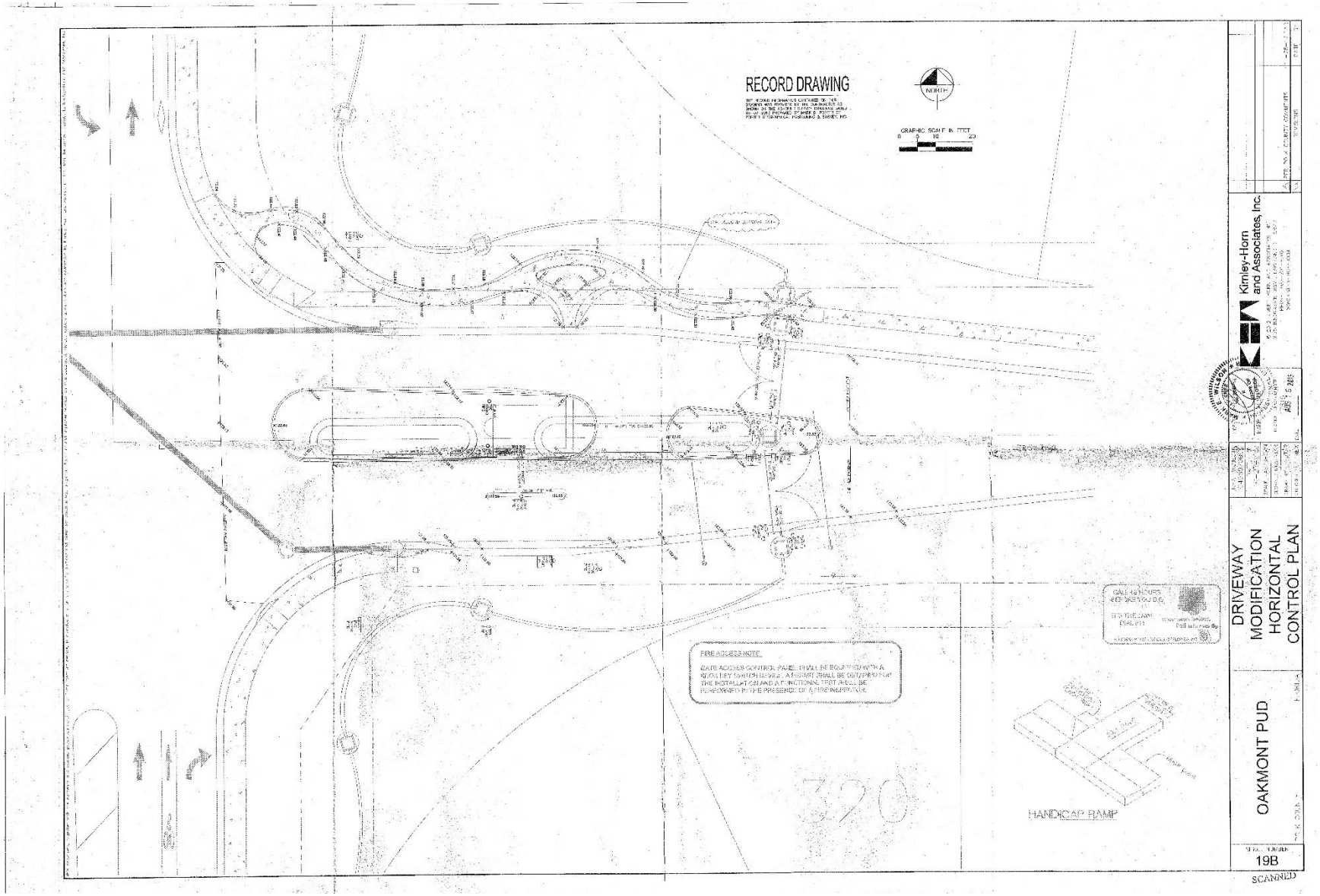
BSB DESIGN

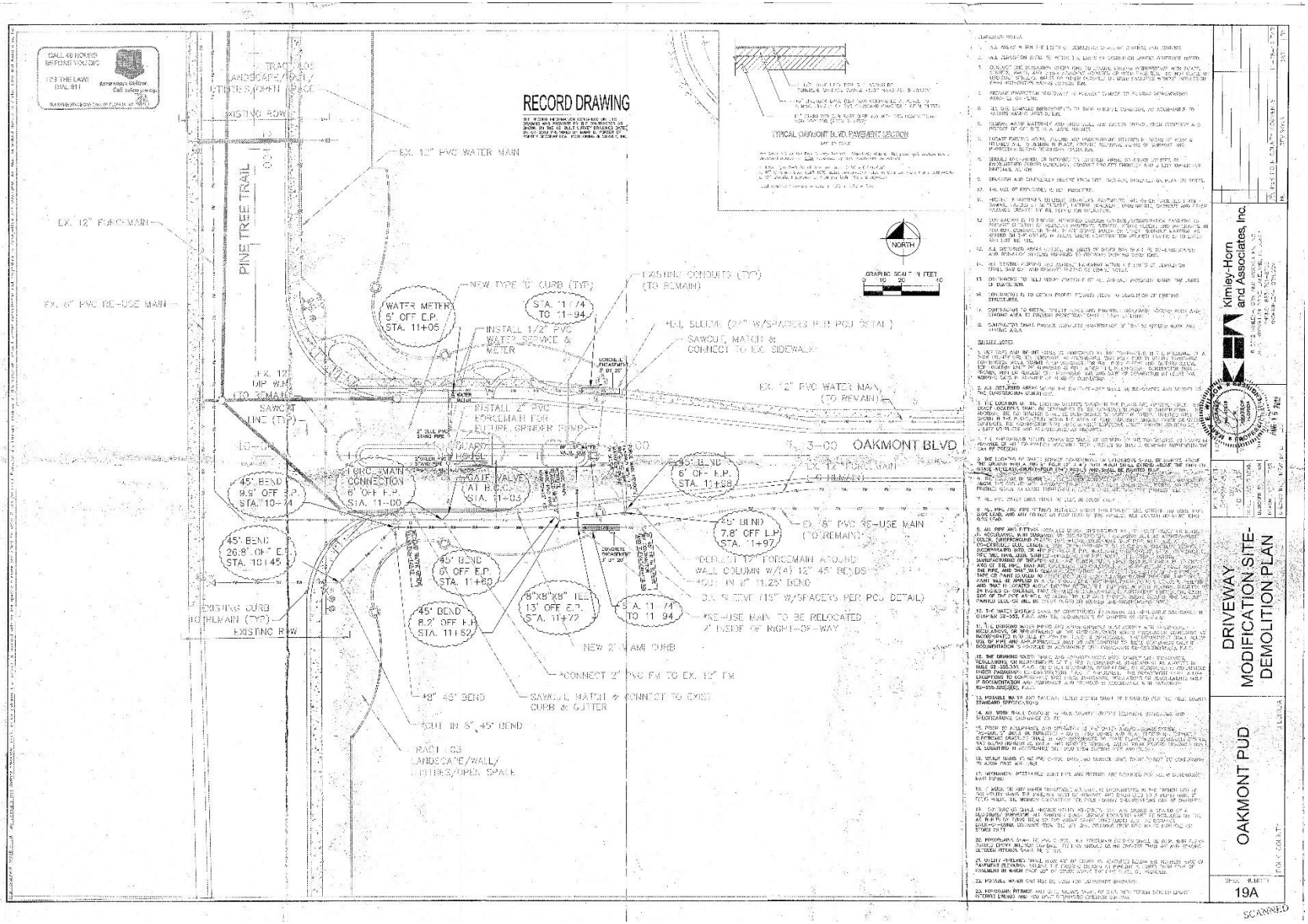
05-24-13 Permit Set

P1.1

PLUMBING PLAN

Driveway Modification Plans

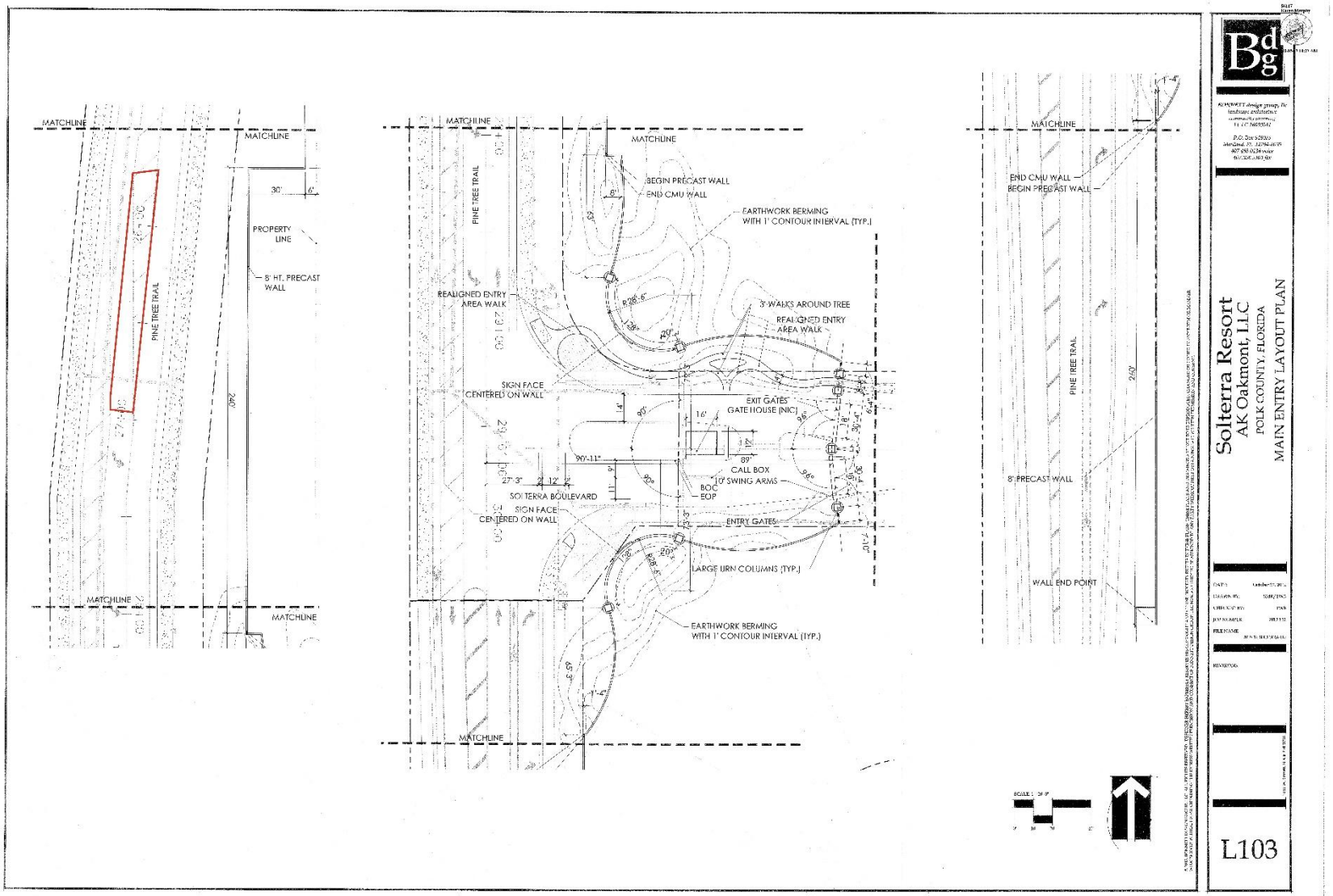



RECORD DRAWING
TYPICAL OAKMONT BLVD. PAVEMENT SECTION
NORTH
GRAPHIC SCALE IN FEET
PINE TREE TRAIL
EX. 12" PVC WATER MAIN
EX. 12" FORCEMAIN
EX. 8" PVC RE-USE MAIN
EXISTING ROW
NEW TYPE 'D' CURB (TYP)
EXISTING CONDUITS (TYP) (TO REMAIN)
WATER METER 5' OFF E.P. STA. 11+05
STA. 11+74 TO 11+94
INSTALL 1/2" PVC WATER SERVICE & METER
SAWCUT, MATCH & CONNECT TO EX. SIDEWALK
EX. 12" PVC WATER MAIN (TO REMAIN)
INSTALL 2" PVC FORCEMAIN FOR FUTURE GRINDER PUMP
OAKMONT BLVD
45° BEND 9.9' OFF E.P. STA. 10+74
FORCE MAIN CONNECTION 6' OFF E.P. STA. 11+00
GATE VALVE (AT B.C.C.) STA. 11+03
45° BEND 6' OFF E.P. STA. 11+98
45° BEND 7.8' OFF E.P. STA. 11+97
EX. 8" PVC RE-USE MAIN (TO REMAIN)
45° BEND 26.8' OFF E.P. STA. 10+45
45° BEND 6' OFF E.P. STA. 11+60
8"X8"X8" TEE 13' OFF E.P. STA. 11+72
45° BEND 8.2' OFF E.P. STA. 11+62
EXISTING CURB (TO REMAIN (TYP))
EXISTING ROW
NEW 2' VAMI CURB
CONNECT 2" PVC FM TO EX. 12" FM
SAWCUT, MATCH & CONNECT TO EXIST CURB & GUTTER
CUT IN 8" 45° BEND
TRACT 105 LANDSCAPE/WALL/ UTILITIES/OPEN SPACE
Kimley-Horn and Associates, Inc.
DRIVEWAY MODIFICATION SITE-DEMOLITION PLAN
OAKMONT PUD
19A
SCANNED

Entrance Exhibit



Entrance Site Plan



Rendering of Three Lanes



Rendering of Two Lanes

