DEVELOPMENT AGREEMENT

This Development Agreement (this "**Agreement**") is entered into as of the Effective Date by and between the undersigned contractor ("**Contractor**") and the undersigned owner ("**Owner**").

RECITALS

WHEREAS, Owner is a local unit of special purpose government created and existing pursuant to Chapter 190 Florida Statutes and contracts with contractors to perform work in their respective areas of expertise.

WHEREAS, Contractor is in the business of performing amenity center development related work and through its past and current services, Contractor is familiar with the appropriate practices and techniques in performing the Work.

WHEREAS, Owner hereby engages Contractor for purposes of performing the Work.

AGREEMENT

In consideration of the mutual promises contained in this Agreement, Owner and Contractor agree as follows:

1. DEFINITIONS. All terms appearing in this Agreement with initial capitals are defined in Section 21 of this Agreement.

2. EXECUTION OF CONTRACT DOCUMENTS. Before Contractor commences Work on any Site, Owner and Contractor must sign the Pricing Schedule. Change Orders may be issued as provided in Section 8 herein.

3. SCHEDULING. Contractor will begin its performance of the Work promptly after receipt of a Notice to Proceed. Contractor is responsible to complete the Work in accordance with the Work Schedule, subject to Force Majeure. For each day there is a Force Majeure event the party's time for performance shall be extended for one day, provided that the party seeking to exercise the Force Majeure provision has notified the other party hereof in writing of the Force Majeure event within 2 days after the first day of the Force Majeure event. Contractor must perform the Work so as to avoid conflict, delay or interference with any work at the Site.

4. PAYMENT. Owner will pay Contractor for completed Work when (a) Owner receives Contractor's request for payment, (b) Owner has inspected and approved the Work for payment purposes, which approval shall not constitute approval for any other purposes, (c) Owner receives mechanic's lien affidavits, conditional releases or waivers (i.e., conditional upon receipt of payment), if required by Owner, on forms which comply with the requirements of Chapter 713, Florida Statutes, from potential lien claimants (at any tier) involved in the performance of the Work, (d) Contractor satisfies any additional payment conditions contained in the Contract Documents, and (e) with respect to the final payment, applicable governmental authorities shall have approved the Work to the extent applicable. Contractor's submission of a payment request constitutes Contractor's representation that the Work has been completed in accordance with the Contract Documents. Payment for or acceptance of the Work or any portion of the Work by Owner does not constitute a waiver or release of any rights of Owner against Contractor under

this Agreement, at law or in equity, including, without limitation, liability for defective, deficient or Non-Conforming Work. Owner shall retain funds from any payment due Contractor as provided in the Pricing Schedule or the Contract Documents.

Subject to the retainage requirements provided below, the Contractor's undisputed portions of the Contractor's invoices received by the 15th of the month will be paid within 30 days. Owner shall retain an amount equal to 10% of each invoice until 100% of the Contract Price is invoiced. Upon completion of the Work to the satisfaction of the Owner, the retainage shall be paid to the Contractor.

5. PAYMENTS BY CONTRACTOR — NO LIENS. Subject to the terms of this Agreement, Contractor will promptly pay all costs of labor, materials, services and equipment used in the performance of the Work. Provided Owner has made all applicable payments required to be made pursuant to the terms of this Agreement, Contractor will keep each Site free from any Lien Claim arising out of the Work. If a Person asserts a Lien Claim in connection with Contractor's performance of the Work, Owner may, to the extent permitted by law, pay such Lien Claim, together with attorneys' fees and other costs and expenses incurred by the Person making the Lien Claim, as necessary to obtain a release and discharge of the Lien Claim. Owner may make such payment directly to the Person asserting the Lien Claim or by joint check to Contractor and the Person asserting the Lien Claim. Owner may not make the payment, however, if Contractor has first delivered written notice to Owner of a Dispute with the Person making the Lien Claim, and has furnished security satisfactory to Owner insuring against Lien Claims arising from the Dispute. If Owner makes a payment authorized pursuant to this paragraph, then such payment will be credited against sums due Contractor in the same manner as if the payment had been made directly to Contractor. Additionally, if all sums due Contractor hereunder have been paid, then Contractor shall promptly reimburse Owner for all monies paid by Owner to the Person making the Lien Claim. Owner may request, from time to time in its sole discretion, that Contractor provide proof of all payments made by Contractor to Subcontractor(s), if applicable, and a detailed list of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of work, sums paid to date, sums owed, and sums remaining to be paid.

A. Performance Payment and other Bonds

a. Contractor shall furnish performance and payment Bonds, each in an amount at least equal to the Contract Price as security for faithful performance and payment of all Contractor's obligations under the Contract Documents. These Bonds shall remain in effect at least until one year after the date when final payment becomes due, except as provided otherwise by Laws or Regulations or by the Contract Documents. The Bonds required by this article shall comply with the requirements of Section 255.05, Florida Statutes. The Contractor shall comply with the requirements of Section 255.05, Florida Statutes.

b. All Bonds shall be in the form prescribed by the Contract Documents except as provided otherwise by Laws or Regulations, and shall be executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All Bonds signed by an agent must be accompanied by a certified copy of such agent's authority to act.

c. If the surety on any Bond furnished by Contractor is declared bankrupt or becomes insolvent or it's right to do business is terminated in any state where any part of the Work is located. Contractor shall within 20 days thereafter substitute another Bond and surety.

d. All Bonds and insurance required by the Contract Documents to be purchased and maintained by Contractor shall be obtained from surety or insurance companies that are duly licensed or authorized in the jurisdiction in which the Work is located to issue Bonds or insurance policies for the limits and coverage so required. Such surety and insurance companies shall also meet such additional requirements and qualifications as may be provided in the Supplementary Conditions.

6. STANDARD OF CARE. Contractor will perform the Work in accordance with the Contractor Standard of Care. If there is a conflict between any of the standards, practices, plans, drawings, specifications, and schedules included in the Contractor Standard of Care, the more stringent or exacting among them will control.

7. PROSECUTION OF WORK. Contractor has the duty to determine what individuals and how many individuals to assign to the Site to perform the Work. Owner shall have the right, however, to refuse access to any individual at Owner's discretion. If Owner refuses access to an individual, then Contractor agrees to use its best efforts to assign such individual to another worksite of Contractor. Contractor further agrees that any individual Contractor uses to perform the Work or any portion thereof must be paid a W-2 wage by the Contractor or be the W-2 employee of a Subcontractor with whom Contractor has directly contracted. If Contractor is using a Subcontractor to perform all or a portion of the Work, Contractor agrees to require and orient such Subcontractor to the requirements of this Agreement. Contractor shall be responsible to maintain supervision of the Work sufficient to control the means and methods of accomplishing the Work. Contractor shall also use its best efforts to coordinate with other trades on performing the Work and for maintaining Owner's schedule for completion. Contractor shall have control over, charge of, or any responsibility for construction means, methods, techniques, sequences, procedures and safety precautions or programs in connection with the Work. However, Owner shall have the right to stop and start work when Owner determines the Work is not being performed in accordance with this Agreement. Stoppage for this reason shall not be considered Force Majeure and will not extend the time for performance for Contractor. Contractor will determine and supply all tools and equipment necessary to perform the Work. Contractor shall notify Owner of the Designated Representative for each Site. Contractor shall direct all communications with Owner related to the Work through the applicable Designated Representative.

8. CHANGE ORDERS.

(a) If any extra work, changes, or alterations involve an increase or decrease in the Contract Price, a Change Order must be mutually agreed upon in writing by Owner and Contractor prior to the commencement of the work related to the Change Order. The Change Order shall state the amount to be added or deducted from the Contract Price and the additional time, if any, needed for the performance of the Work. (Attached as **Exhibit "A"** is a copy of the form of Change Order for general changes).

(b) Change Orders for Purchase of Materials by Owner. The Contractor acknowledges that the Owner is exempt from the Florida Sales and Use Tax (the "Sales Tax"). Accordingly, to minimize the cost of the Work to the Owner, the Contractor agrees to cooperate with the Owner

and to allow the Owner at its option to purchase materials in its name in order to avoid the Sale Tax that would otherwise be due on such purchases for any materials that cost $5,000 or more. All such purchases shall be from vendors specified by and acceptable to the Owner, and shall be coordinated with the Contractor's work schedule. All savings realized by the Owner as a result of such direct purchases shall inure to the benefit of the Owner, and the Contract Sum shall be reduced by the amount of the Sales Tax savings on all materials purchased because the Contract Sum was originally computed on the assumption that materials would be subject to Sales Tax. Further, all payments for materials made by the Owner shall be credited against the Contract Sum, and the District Engineer shall issue Change Orders from time to time reflecting credit to the Owner for such amounts against the Contract Sum.

If for any reason, the Owner or the Contractor shall subsequently be held liable for and subject to Sales Tax for materials purchased by the Owner, the Owner shall be solely responsible for paying such tax, together with any and all interest and penalties thereon, as well as all costs and expenses reasonably incurred in the defense or resolution of any such claim, provided the Contractor, if authorized and acting as purchasing agent for the Owner, makes all materials purchases in strict accordance with the terms of this Agreement. In the event the Contractor shall for any reason fail to purchase materials subsequent to the date of this Agreement in accordance with the terms set forth herein, any Sales Tax or liability incurred in connection with such purchase shall be borne solely by the Contractor and shall be credited to the Owner against the Contract Sum. To the extent the Owner shall subsequently become liable for Sales Tax on any purchases of materials not made by the Contractor in strict accordance with the terms of this Agreement, the Contractor hereby indemnifies and agrees to hold the Owner harmless from and against any such Sales Tax related claim, including, but not limited to, the amount of the Sales Tax assessed, accrued interest, fines, costs and reasonable attorney's fees incurred by the Owner in connection with the levy and collection of the Sales Tax.

Notwithstanding anything in this Agreement to the contrary, all materials purchased by or manufactured for the Owner shall be subject to the following requirements:

i. The Owner shall at its option purchase all materials directly from the vendor, and in all cases work with the Contractor for selection of the vendor supplying the materials, pursuant to its standard purchasing procedures.

ii. The Owner shall issue or cause to be issued a "purchase order" for the materials directly to the third party vendor (accompanied by the Owner's tax exempt certificate), and all invoices shall be prepared and sent by the vendor to the Owner.

iii. The Owner shall make direct payment to the vendor for all materials purchased.

iv. The Contractor shall take title and possession of all materials purchased directly by Owner and the Contractor shall assume all risk of loss form the time the materials are delivered to the Site.

v. Compliance with all requirements of Florida Law and Rule 12A-1.094, Florida Rules of Administrative Procedure, as amended from time to time, necessary to exempt the Owner's purchases of materials from Sales Tax. (Attached as **Exhibit "B"** is a copy of the form of Change Order for direct purchases by the Owner).

9. WARRANTY; CORRECTION OF WORK; REINSPECTION FEES.

(a) **Warranty**. In addition to any other warranty expressly made by Contractor or implied by law, Contractor unconditionally warrants to Owner that the Work: (a) conforms to the requirements of the Contract Documents, (b) adheres to the Contractor Standard of Care, (c) was performed without defects in materials, to the extent the materials are provided by Contractor, and workmanship (d) consists of new unused materials, to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by the Contract Documents or as specified in writing by Owner to Contractor, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by Owner and Contractor, and (g) will be tested, manufactured, labeled, packaged, shipped, handled and invoiced in compliance with all patent, trademark, trade name right, copyright or trade secret, right of publicity or privacy right or any other proprietary, intellectual property, industrial property, contract or other right held by any third party. This warranty is for the benefit of Owner, their successors and assigns. The warranty in this Section 9(a) is independent from all other obligations of Contractor under this Agreement including, without limitation, all indemnification obligations.

(b) **Correction of Work.** In addition to all other remedies that Owner has under Section 19 of this Agreement, if at any time before the Work is completed, and thereafter at any time within the Warranty Period any of the Work is found by Owner or their successors and assigns to be Non-Conforming Work, then Contractor, upon notice from Owner and their successors and assigns and at its sole cost and expense, will expeditiously repair or replace the Non-Conforming Work, whether existing because of faulty workmanship, defective equipment or materials or any other reason resulting from Contractor's or its Subcontractor(s)' activities and repair or replace any damage to the work of others caused by the Non-Conforming Work or the repair or replacement of the Non-Conforming Work.

(c) **Assignment of Warranties**. To the extent assignable, Contractor hereby assigns to Owner all warranties and guarantees made to or available to Contractor, if any, related to the Work, including, without limitation, manufacturer's warranties relating to any materials incorporated into the Work. If a warranty or guaranty is not assignable, then Contractor agrees to cooperate with Owner to assist Owner in obtaining the benefits of such warranty and guaranty.

(d) **Reinspection Fees**. If any portion of the Work fails inspection by a governmental authority or third party inspector, Contractor will be responsible for paying (either directly or through a back charge by Owner) any reinspection fees.

10. FAMILIARITY WITH SITE, DOCUMENTS AND LAWS. Before Contractor commences the Work, Contractor will inspect the Site and read all Plans, and other documentation included within the Contract Documents and the Contractor Standard of Care. Contractor's commencement of the Work is Contractor's acknowledgment that the Site is safe for purposes of the Work and is ready for the Work to commence and continue in accordance with the Contractor Standard of Care and all Laws bearing on the Work. Contractor's continuation of the Work without objection is a continuing acknowledgment that the Site is safe and ready for the performance of the Work and has reviewed the Phase I Environmental Site Assessment prepared by Faulkner Engineering Services, Inc. ("Faulkner") dated February 16, 2018, Report of Permeability Testing prepared by Faulkner dated January 25, 2019 and the Report of Geotechnical Investigation prepared by Faulkner dated March 28, 2018. The parties acknowledge that Contractor has evaluated the cost of the Work, and considered and assumed the risk that

unforeseen conditions or events may be encountered causing additional difficulty and expense not anticipated at the time the parties agreed upon the Contract Price. Contractor represents that it is fully familiar with the requirements of any governmental authority having jurisdiction over the Work, that it will comply with all Laws and that the costs of compliance are included in the Contract Price.

11. PROTECTION OF WORK AND SITE. Contractor will supervise, administer and protect the Work against loss or damage from any cause and is responsible for all parts of the Work, temporary or permanent, finished or not, until the Work is finally completed and accepted by Owner. In addition, if the Work includes installation of materials or equipment furnished by anyone other than Contractor, Contractor must examine the items so provided and handle, store and install the items with the necessary skill and care to ensure a satisfactory and proper installation. Contractor will take reasonable precautions and maintain reasonable safeguards to protect against loss or damage to persons or property (including the Site itself) resulting from weather conditions or arising out of Contractor's activities at or about the Site. Contractor assumes full responsibility for the storage of its own materials, tools and equipment. If Contractor causes damage to the Site or the property of Owner or others located on or about the Site, it will promptly repair the damage at its sole cost, failing which Owner may repair the damage and back charge Contractor for the cost of the repair.

12. CLEAN UP. Contractor must keep the Site and surrounding area free from accumulation of debris and trash related to the Work. Contractor must remove from the Site any and all debris and trash related to the Work on a daily basis to an area designated by Owner so that the Work Schedule can be maintained and other contractors are not hampered in the performance of their work. If Contractor neglects to properly dispose of any trash or debris related to the Work, Owner has the right to remove the accumulated trash or debris and to back charge Contractor for the cost of the removal, together with a "supervisory fee" of not less than $50, and not more than $250, for each instance of non-compliance. When the Work is completed, Contractor will immediately remove from the Site all excess materials, tools, scaffolds, equipment and supplies, and will leave the Site in a clean and safe condition.

13. COMPLIANCE WITH LAWS.

(a) **General Compliance with Laws.** In the performance of the Work, Contractor will comply with all Laws. In addition, Contractor will carefully check the Contract Documents and any other written documents included in the Contractor Standard of Care for conformity with Laws. Contractor, at its sole cost and expense, will obtain all necessary permits and licenses, and will give all necessary notices, prior to commencement of the Work, unless Owner agrees otherwise in writing. If Contractor observes any violation of Laws at or near any Site, it will immediately report the violation to Owner in writing.

(b) **Safety.** Contractor will comply with all applicable federal, state and local health and safety laws, regulations and requirements, including, without limitation, federal and state OSHA safety requirements. In addition, Contractor will comply with any safety requirements in the Contract Documents. Contractor will develop its own safety program and train its employees and Contractor will require its Subcontractor(s) to develop their own safety program and train the Subcontractor(s) employees. Contractor will provide and cause all of its employees to wear appropriate protective equipment and Contractor will require its Subcontractor(s) to provide and cause all of the Subcontractor(s) employees to wear appropriate protective equipment. The Designated Representative shall be the "competent person" for safety communication between Owner and Contractor, unless Contractor notifies Owner of a different person who will act as the

"competent person." Contractor is solely responsible for providing and maintaining safe job conditions for its employees and is jointly responsible with the Subcontractor for providing and maintaining safe job conditions for its Subcontractor(s) and their employees. In no event will Owner be responsible for safety precautions or programs related to Contractor's Work. However, Owner shall have the right to stop and start the Work as provided in Section 7 herein, if Owner believes the Work is not being performed in a safe manner as required herein. Contractor will immediately report to Owner's field representative any accident or injury occurring at a Site and Contractor will cooperate with Owner with respect to any accident reports or investigations. Contractor shall reimburse Owner for any penalties paid and costs, including but not limited to attorney's fees, incurred by Owner as a result of Contractor's failure to comply with the terms in this paragraph. Contractor agrees that it will provide to Owner safety data sheets of hazardous materials used by or brought onto the Site by Contractor or its Subcontractors.

(c) **Compliance with Storm Water Laws and Plan**. Contractor agrees as follows: (i) prior to commencing the Work, Contractor will review the Storm Water Plan and familiarize itself and its employees and Subcontractor(s) with those parts of the Storm Water Plan that apply to its activities; (ii) Contractor will comply with the Storm Water Plan applicable to its activities and all regulations applicable to it regarding storm water; (iii) Contractor will comply with the instructions of Owner's representatives regarding the Storm Water Plan and regulations regarding storm water; (iv) Contractor will not damage or interfere with any storm water pollution controls, including erosion or sediment controls; (v) Contractor will not release any chemicals, including solvents and paints, or any rinse liquids to the ground; (vi) Contractor will properly dispose of all trash and debris; (vii) Contractor will comply with all other storm water requirements in the Contract Documents, and (viii) Contractor shall reimburse Owner for any penalties paid by Owner or reasonable remedial costs incurred by Owner as a result of Contractor's failure to comply with items (i)- (vii).

(d) **Compliance with Immigration Reform and Control Act ("IRCA")**. Contractor agrees that it will not assign any of its employees to a Site prior to Contractor completing the employment eligibility verification process as required by IRCA and verifying that the employee is lawfully eligible to work in the United States. Contractor further agrees that it will retain Form I-9 Employment Eligibility Verification relating to any employee currently or previously assigned to a Site for the period mandated by applicable law and, upon written request, will make such Form I-9s available for Owner's review. Contractor will require its Subcontractor(s) to also comply with the provisions in this paragraph.

14. TRAFFIC CONTROL. Contractor and its employees and Subcontractors will adhere to all government policies and procedures pertaining to Site access, deliveries and parking.

15. REQUIRED INSURANCE. Contractor must maintain, and will require each of its Subcontractors to maintain, insurance with the minimum coverage, terms and limits provided in **Exhibit "F"** attached hereto. Owner may amend or supplement the Required Insurance, but any amendment or supplement must be in accordance with industry standards. The Required Insurance must cover all Sites. The Required Insurance in no way limits Contractor's obligations under this Agreement or otherwise relieves Contractor from any liability under this Agreement. Owner's receipt of any certificate of insurance in no way limits, waives and/or releases Contractor's obligation to maintain the Required Insurance.

16. INDEMNITY AND RELEASE.

(a) Indemnity and Defense. To the fullest extent permitted by law, Contractor will indemnify, defend and hold Owner harmless from and against any and all Claims arising out of or resulting from (i) Contractor's or its Subcontractors failure to comply with the terms of the Contract Documents, or (ii) the performance of the Work, but only to the extent such Claims result from the acts or omissions of Contractor or its agents, employees or Subcontractor(s). The duty to defend under this Section 16(a) arises immediately upon Contractor's receipt of the request of Owner for the defense.

(b) Independent Obligations. Contractor's liability for indemnification under this Section 16 is in addition to any liability Contractor may have to any Owner Party for breach by Contractor of any of the provisions of the Contract Documents. Under no circumstances will the Required Insurance limit Contractor's defense or indemnification obligations or other liability under this Section 16.

(c) Equitable Indemnity. The contractual right of indemnification provided to the Owner Parties under this Section 16 is cumulative to all rights of equitable indemnity to which the Owner Parties may otherwise be entitled; but the right to equitable indemnity does not reduce or decrease any rights of indemnity provided to the Owner Parties pursuant to this Section 16.

(d) Indemnity Not Limited By Workers Compensation Benefits. In any and all Claims against any Owner Party by any employee of Contractor, the indemnification obligation under this Section 16 is not limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under any workers compensation acts, disability benefits acts or other employee benefits acts.

(e) Release. To the fullest extent permitted by law, Contractor for itself and any Person claiming through Contractor, including, without limitation, any Subcontractors and insurance carriers, hereby releases each Owner Party from any liability arising from a Claim connected with or related to the Work, except to the extent a Claim is directly attributable to Owner's breach of this Agreement.

(F) Savings Provision. If the provisions of this Section 16 violate the statutory or common law of the applicable state or governing authority, this Section 16 will not be stricken or considered void in its entirety. Rather, Contractor's defense, indemnification and release obligations will apply to the fullest extent permitted by the applicable law.

17. ARBITRATION AND DISPUTE RESOLUTION. Contractor and Owner specifically agree that this transaction involves interstate commerce and that any Dispute shall be submitted to binding arbitration as provided by the Federal Arbitration Act and not by or in a court of law or equity. All Disputes shall be administered by the American Arbitration Association ("AAA") in accordance with the rules that the AAA determines are the most applicable to the claims. The decision of the arbitrator will be conclusive and may be enforced in a court of competent jurisdiction. The submission to arbitration of any Dispute arising during construction will not delay or otherwise affect the continuing performance of the Work. Venue for arbitration is in Hillsborough County, Florida. Contractor and Owner specifically agree that the Florida statutes of limitations, repose, and any other similar limiting statutes are incorporated

herein by reference and shall apply to any such arbitration, the same as if the Dispute was in a court of law.

Notwithstanding any provision herein, if either Contractor or Owner are a party to an arbitration or legal action in a court of law in which the Dispute or Claim in any manner concerns or relates to the Work, then such party hereto may join the other party hereto as a party to the applicable arbitration or legal action and the party being joined hereby consents and agrees to be part of and bound by the applicable arbitration or legal action. If such event occurs, then the party joined to the arbitration or legal action also agrees to be bound by the applicable rules and procedures governing the arbitration or legal action of the Dispute or Claim. Contractor will require each of its Subcontractors to agree to be joined, if requested by Contractor or Owner, as a third party in such arbitration or legal action if the Dispute or Claim concerns or relates in any manner to such Subcontractor's portion of the Work.

Notwithstanding the parties' obligation to submit any Disputes to arbitration, in the event that any Disputes are determined to not be subject to binding arbitration, then the parties agree that any such Disputes will be heard by a judge in a court proceeding and not a jury, and Contractor and Owner each hereby waive their respective right to a jury trial.

18. TERMINATION OF WORK OR AGREEMENT BY OWNER.

(a) **Termination.** Owner may terminate Contractor's right to perform all or any portion of the Work or this entire Agreement (in which case Contractor's right to perform all Work will also terminate), at any time, with or without cause, by giving a Termination Notice to Contractor. Upon receipt of the Termination Notice, unless directed otherwise by Owner, Contractor will immediately cease (i) performance of the terminated portion of the Work and (ii) placement of orders for materials, equipment, machinery and supplies in connection therewith, and will, if requested by Owner, make every reasonable effort to procure cancellation of all existing orders for materials, equipment, machinery and supplies upon terms satisfactory to Owner. Contractor will only continue Work necessary to preserve and protect that portion of the Work which has been incorporated into the Site and to protect materials, supplies, machinery and equipment at or about the Site or in transit to the Site, unless otherwise instructed by Owner.

(b) **Compensation.** Upon Contractor's receipt of a Termination Notice, the obligations of the parties to continue performance as to the terminated portion of the Work (if all or any portion of the Work is being terminated), or under this Agreement (if this Agreement is being terminated), will cease and Contractor will be entitled to receive, as its exclusive remedy: (i) payment for the Work performed up to the time of receipt of the Termination Notice (as the percentage of completion is reasonably determined by Owner), with the Contract Price being prorated accordingly, (ii) reimbursement for the actual cost of materials purchased by Contractor, prior to Contractor's receipt of the Termination Notice, for the Work, as evidenced by Contractor's supplier's invoices, but only if the materials are delivered to Owner, and (iii) reimbursement for any goods specially manufactured by Contractor prior to Contractor's receipt of the Termination Notice, but only if the goods in a finished or completed status are delivered to Owner. Owner will pay Contractor in accordance with the terms and conditions set forth in Section 4 hereof, with final payment being made only after (a) Owner receives documentation from Contractor and all applicable Subcontractors evidencing that no liens related to the Work or any Site may be filed and all Claims related thereto will be released upon receipt of such final payment, or (b) expiration of the period allowed by law for the filing of any Claims to enforce mechanics liens arising out of

the Work, without any Claims having been filed. Notwithstanding any other provision in the Contract Documents to the contrary, neither termination of any portion of the Work nor termination of all or any portion of this Agreement will prejudice any Claim of either party arising before such termination, relieve either party from any liability arising prior to the termination, affect Contractor's warranty obligations for the portion of the Work performed prior to termination, relieve Contractor of its duty to correct any Non-Conforming Work or affect Contractor's obligations to indemnify, defend and hold Owner harmless as required by this Agreement.

19. DEFAULT AND REMEDIES. If Owner determines that a Contractor Default has occurred, then, in addition to all remedies available at law or in equity, Owner may immediately, with notice to Contractor, either oral or written, and without allowing Contractor an opportunity to cure, exercise any or all of the following remedies, which remedies are cumulative, and the exercise of any one remedy does not preclude, prevent or waive Owner's right to exercise any or all other remedies:

(a) **Suspend, Terminate or Retain Payments.** Owner may suspend, terminate or retain any or all payments to Contractor for any Work until Contractor cures the Contractor Default or the Work is fully and finally completed.

(b) **Correct Non-Conforming Work or Unfinished Work.** With respect to Non-Conforming Work, Owner may take possession of the Site and all materials on the Site that were used in connection with the performance of the Work, correct the Non-Conforming Work or complete (or cause to be completed) by whatever method Owner chooses and either offset or back-charge the actual cost incurred by Owner in performing the Work against any sums due Contractor by Owner, or require that Contractor immediately pay to Owner the actual costs incurred by Owner in performing the Work.

20. GENERAL PROVISIONS.

(a) **Contractor's Authorized Person.** Contractor and the Person signing this Agreement on behalf of Contractor represent and warrant that he or she has the authority to bind Contractor.

(b) **Independent Contractor Status.** Contractor is an independent contractor with respect to the Work, and neither Contractor, nor anyone employed by, or working for, Contractor, is deemed for any purpose to be the agent, employee, servant or representative of Owner in the performance of the Work. Contractor acknowledges and agrees that Owner has no direction or control over the means, methods, procedures, details or manner of the Work performed by Contractor or any of its Subcontractor(s), employees, or agents, or any of their employees, agents, vendors or suppliers. Notwithstanding anything contained herein to the contrary, any provisions in this Agreement which may appear to give Owner the right to direct Contractor as to details of doing the Work or to exercise a measure of control over the Work mean that Contractor shall follow the desires of Owner in the results of the Work only.

(c) **Taxes.** Unless otherwise provided on the Pricing Schedule, Contractor will bear the sole and exclusive responsibility for the payment of all taxes imposed by local, state or federal law applicable to the Work, materials supplied by Contractor, payments received by Contractor and payments made by Contractor, including, without limitation, federal income taxes, withholding requirements, self-employment taxes, social security taxes, sales taxes, use taxes and

other taxes on the payments made to Contractor and payments made by Contractor to its employees and Subcontractor(s).

(d) **Entire Agreement**. The Contract Documents constitute the entire agreement between the parties, and may only be modified by a written instrument duly executed by both parties, except modifications from a Change Order will be processed and governed as provided in Section 8 herein. The purpose of the exhibits and schedules is to set forth the scope of the Work provided, the compensation for such Work, and any purchase or change orders. The provisions of any documents prepared or submitted by the Contractor which are attached or incorporated into this Agreement that purport to expand or limit the purpose of the exhibits and schedules by, among other things and without limitation, adding legal rights and remedies or limitations of liability, or that are contrary to the provisions of this Agreement, are null and void and have no binding effect on Owner. If the provisions of this Agreement and the provisions of any exhibit or schedule are inconsistent, the provisions of this Agreement will control. By executing this Agreement, Contractor acknowledges receipt of all exhibits and schedules including, but not limited to, the Required Insurance, and Pricing Schedule.

(e) **Waiver**. No consent or waiver, express or implied, by either party to this Agreement relating to any breach or default by the other in the performance of any obligation under this Agreement constitutes a consent to, or waiver of, any other breach or default by the defaulting party. Failure on the part of either party to complain of any act or failure to act of the other party or to declare the other party in default, irrespective of how long the failure continues, will not constitute a waiver of the rights of the non-defaulting party.

(f) **Notice**. Unless otherwise provided in this Agreement, all notices required herein shall be in writing and shall be deemed properly served if delivered: (i) by overnight delivery service; (ii) by email; or (iii) by certified mail, return receipt requested, with postage prepaid. All notices properly given as aforesaid shall be deemed to be received by the addressee 1 day after deposit if sent by overnight delivery service, the date of transmission if sent by e-mail or 3 days after the date of the postmark if mailed. Notice must go to the e-mail address or physical address, as the case may be, set forth on the signature page herein, or to such other address as may be designated by either party by written notice given pursuant this Section 20(f).

(g) **Time**. Time is of the essence of this Agreement and each provision contained in this Agreement.

(h) **Assignment/Subcontract**. Contractor may not assign or subcontract this Agreement, or any portion thereof, or any money due or which may become due under this Agreement, without providing prior notice, either written or oral, to Owner. Owner may object to such assignment or subcontract at any time. If Owner objects, then the assignment or subcontract shall be null and void and have no binding effect on Owner. If Owner does not object and Contractor assigns or subcontracts this Agreement or any portion thereof, Contractor shall remain primarily obligated under this Agreement unless Owner issues Contractor a written release. Notwithstanding anything to the contrary contained herein, Owner may assign this Agreement without the consent of or notice to Contractor; provided, however, Owner shall remain liable for all obligations hereunder arising prior to the date of the assignment to the extent assignee fails to perform such obligations.

(i) **Successors and Assigns**. Subject to the provisions of Section 20(h), this Agreement will be binding upon and extend to the benefit of the parties and their heirs, personal representatives, successors and assigns.

(j) **Words and Meanings**. Words used in this Agreement include the plural as well as the singular. Words used in the masculine gender include the feminine and neuter. The section headings used in this Agreement are for convenience only and will have no effect upon the construction or interpretation of any part of this Agreement.

(k) **Survival**. All promises, terms, conditions, representations, warranties and provisions of this Agreement will survive the termination or expiration of this Agreement.

(l) **Severability**. If any provision of this Agreement is held to violate any applicable law, the invalidity of the provision does not invalidate any other provision of this Agreement, and the other provisions will remain in full force and effect.

(m) **Exclusivity**. This is not an exclusive contract, and Owner may engage other contractors to perform the same or similar work as is described in this Agreement.

(n) **Counterparts**. This Agreement may be executed in one or more counterparts, each of which constitutes an original, but all of which together constitute one and the same instrument.

(o) **Confidentiality**. Contractor will treat as strictly secret and confidential, and will not use for its own benefit, any specifications, drawings, blueprints, samples, models or other information supplied by Owner in any format, including, but not limited to, oral, written, demonstrative, physical samples or electronic. In addition, Contractor will not disclose any information relating to the Contract Documents or the Work to any Person who is not an employee of Contractor, or an authorized Subcontractor as provided in Section 20(h) herein.

(p) **E-Signatures**. Owner and Contractor will conduct the transactions contemplated by this Agreement by electronic means only to the limited extent expressly set forth below. The following are the only electronic means permitted for the creation of electronic signatures:

a. Manually signed documents electronically scanned and converted into files using the Adobe PDF document format and sent to the email address of the receiving party; or

b. Email sent with the following words above the typed signature of the sending party, "the following is my electronic signature" and which include the typed name of the party and is sent to an email address of the receiving party.

Signatures created by the foregoing electronic means are considered legally binding signatures between the parties to the fullest extent permitted by law, including but not limited to, the Uniform Electronic Transactions Act. If not created by one of the means specifically listed above, any signature to any document will be legally effective only if evidenced by a physical paper document and manually signed by the appropriate party or parties. Any notice described in this Agreement as being "in writing," or "written" may be given electronically as set forth in Section 20(f). The foregoing are the exclusive means

for creating legally binding electronic communications. Nothing contained in this Agreement will impair the enforceability of manually signed physical documents.

(q) **Good Faith; Reasonableness of Consent or Approval.** Each party will act in good faith toward the other in exercising its rights and in performing its obligations under this Agreement. Except as otherwise specifically provided in this Agreement, whenever a party is entitled to exercise some right under this Agreement only with the prior consent or approval of the other party, the consent or approval will not be unnecessarily withheld, conditioned or delayed.

(r) **Attorney Fees.** In the event litigation or arbitration is instituted to enforce the terms of this Agreement, the prevailing party will be entitled to recover all costs, expenses and attorney fees incurred in the prosecution or defense of any such action. Notwithstanding the foregoing, this provision does not limit, modify or otherwise affect Contractor's obligations under Section 16 to pay all costs of defending Claims, including attorneys' fees.

(s) **Governing Law and Venue.** This Agreement is to be construed under and in accordance with the laws of the state of Florida. Venue shall be in Hillsborough County, Florida.

(t) **Records.** Contractor shall own and maintain all records related to individuals that Contractor uses to have the Work performed.

21. DEFINED TERMS.

As used in this Agreement, the following terms have the following meanings:

"Change Order" means a modification or amendment to the Work or for a direct purchase by the Owner.

"Claim" or "Claims" means any and all claims, losses, costs, injuries, damages, expenses, liabilities, liens, actions, causes of action (whether in tort, contract, law or equity, or otherwise), charges, assessments, fines and penalties of any kind (including consultant and expert expenses, court costs and reasonable attorneys' fees).

"Contract Documents" means this Agreement, Required Insurance, the Work Schedule, the Plans, the Pricing Schedule, The Contractors Proposal, Change Orders and any supplements or amendments to any of the foregoing.

"Contract Price" means the price Owner agrees to pay Contractor for Contractor's performance of the Work, determined in accordance with the Pricing Schedule. Unless otherwise agreed in writing by Owner and Contractor, the Contract Price includes supervision, freight, permits, fees, sales and other taxes, and any other costs required to perform the work and as provided for in **Exhibit "C"**. The total Contract Price for this Agreement is $2,539,128.90.

"Contractors Proposal" means the contractor's original proposal submitted in response to the Owners Request for Proposal. Attached as **Exhibit "D"** to this Agreement.

"Contractor Default" means any breach or default of the terms of the Contract Documents by Contractor including, without limitation: (i) Contractor's failure to timely and diligently proceed with the Work; (ii) Contractor's failure to acquire and/or maintain the Required Insurance; (iii) Contractor's failure

to make or ensure payment to Subcontractor(s) or suppliers (at all tiers) for labor, materials, services or equipment employed by Contractor in connection with the performance of the Work; (iv) Contractor's failure to perform the Work in accordance with the Contract Documents, or Contractor's performance of the Work in an otherwise unsatisfactory or defective manner; or (v) Contractor's failure to furnish the necessary skilled labor, materials, equipment or services to meet the construction needs in accordance with the Contract Documents. Contractor Default also means (a) the filing of a petition by or against Contractor under any chapter or section of the federal Bankruptcy Code, as amended, or under any similar law; (b) the adjudication of Contractor as a bankrupt or insolvent; (c) Contractor's making of a general assignment for the benefit of its creditors; or (d) the appointment of a receiver for Contractor on account of Contractor's insolvency.

"Contractor Standard of Care" means the performance of the Work (a) in a prompt, diligent, good, safe and workmanlike manner, (b) during normal business hours, as established by the applicable government authority, and (c) in accordance with: (i) all Laws, (ii) industry standards, (iii) all published rules and regulations in the jurisdiction where the Work is performed, (iv) any practices otherwise specified in writing by Owner to Contractor, (v) the jobsite rules of Owner, (vi) building codes, (vii) all manufacturers' most recent written recommendations and specifications for the installation and finish of materials, (viii) specifications of the Federal Housing Administration or the Veterans Administration, and (ix) all recorded subdivision or similar restrictions applicable to the community in which the Work is being performed.

"Designated Representative" means the person appointed by Contractor as the lead person for purposes of communications with Owner at a Site.

"Dispute" means any dispute, controversy or Claim arising out of or relating to the Work, including, without limitation, those relating to payments, warranties or breach of the Contract Documents, and those relating to interpretation of the terms of the Agreement.

"Effective Date" means the date on which this Agreement is signed by the last party to sign.

"Force Majeure" means an unforeseeable event that is not within the applicable party's reasonable control that prohibits such party from performing its obligations hereunder, including, without limitation, acts of war, terrorist acts, labor stoppages or strikes, unavailable materials and fire.

"Laws" means all applicable local, state and federal laws, codes (including building codes), rules, ordinances, regulations, orders and permits, including, without limitation, the Federal Water Pollution Control Act (commonly referred to as the Clean Water Act), the Fair Labor Standards Act, the Immigration Reform and Control Act of 1986, the Immigration and Naturalization Reform Act, and the safety and health rules and regulations established by or pursuant to the Occupational Safety and Health Act of 1970, all as amended from time to time.

"Lien Claim" means a claim by any Person asserting a lien, a notice to lien, a preliminary notice to lien, security interest or other monetary encumbrance related to a Site.

"Non-Conforming Work" means any Work found by Owner to be defective or not to have conformed to the requirements of the Contract Documents.

"Notice to Proceed" means a written notice from Owner to Contractor authorizing and directing Contractor to proceed with the Work.

"Owner Party/Parties" means Owner, the owner of a Site if other than Owner, all subsidiaries, divisions, partners, parent and affiliated companies of Owner, and all such parties' representatives, partners, members, officers, directors, shareholders, employees, agents, successors and assigns, and any lender of Owner with a security or collateral interest in a Site.

"Person" means any individual, corporation, partnership, joint venture, limited liability company, estate, trust, unincorporated association, any federal, state, county or municipal government or any bureau, department or agency thereof, and any representative acting in that capacity on behalf of any of the foregoing.

"Plans" means the engineering plans showing the design, location and dimensions of the Work, generally including elevations, sections, details and diagrams is attached as **Exhibit "E"** to this Agreement.

"Pricing Schedule" means the schedule of negotiated prices for the various components of Work signed by Owner and Contractor prior to Contractor's commencement of the Work, as supplemented or amended from time to time in accordance with the procedures set forth in Section 8. **Exhibit "C"**.

"Required Insurance" means the insurance that Contractor is required to maintain and that is described in **Exhibit "F"** to this Agreement.

"Site" means a building site(s) on which the Work is to be performed.

"Storm Water Plan" means the storm water discharge plan prepared by Owner for the Site.

"Subcontractor" means any Person who has a direct or indirect contract (any tier) with Contractor to perform, or supply materials for, a portion of the Work, including, without limitation, independent contractors.

"Termination Notice" means a written notice from Owner to Contractor terminating Contractor's right to perform all or any portion of the Work, or the entire Agreement.

"Warranty Period" means the period as applicable (a) with respect to portions of the Work accepted for ownership and maintenance by a governmental entity, the period commencing at the time the Work is completed and ending upon the acceptance of such portion of the Work for ownership and maintenance by the applicable governmental entity; and/or (b) with respect to all other portions of the Work, the period commencing at the time the Work is completed and ending one (1) year thereafter.

"Work" means the construction and services required by the Contract Documents, or portion thereof including labor, material, equipment and services provided by Contractor to fulfill Contractor's obligations.

"Work Schedule" means the timeframe within which Contractor must commence and complete the Work on a Site. The schedule is attached as **Exhibit "G"** to this Agreement.

22. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Owner beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the Owner in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date.

Contractor:

Windward Building Group, Inc., a Florida corporation

By: _____

Name: Trevor Sas

Title: President

Date: 03-05-20

Owner:

Parkway Center Community Development District

By: _____

Name: _____

Title: _____

Date: _____

This section must be completed pursuant to Section 20(f).

Windward Building Group, Inc.
Attn: Trevor Sas
944 4th Street North, Suite 700
St. Petersburg, FL 33701
tsas@windwardbuilding.com

Parkway Center Community Development District
Attn: Brian Lamb
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
brian.lamb@merituscorp.com

22. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Owner beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the Owner in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date.

Contractor:

Windward Building Group, Inc., a Florida corporation

By: _____

Name: _____

Title: _____

Date: _____

Owner:

Parkway Center Community Development District

By: _____

Name: Daniel F Leary

Title: chair

Date: 3/4/22

This section must be completed pursuant to Section 20(f).

Windward Building Group, Inc.
Attn: Trevor Sas
944 4th Street North, Suite 700
St. Petersburg, FL 33701
tsas@windwardbuilding.com

Parkway Center Community Development District
Attn: Brian Lamb
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
brian.lamb@merituscorp.com

22. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Owner beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the Owner in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date.

Contractor:

Windward Building Group, Inc., a Florida corporation

By: _____

Name: Trevor Sas

Title: President

Date: 03-05-20

Owner:

Parkway Center Community Development District

By: _____

Name: _____

Title: _____

Date: _____

This section must be completed pursuant to Section 20(f).

Windward Building Group, Inc.
Attn: Trevor Sas
944 4th Street North, Suite 700
St. Petersburg, FL 33701
tsas@windwardbuilding.com

Parkway Center Community Development District
Attn: Brian Lamb
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
brian.lamb@merituscorp.com

CHANGE ORDER

Distribution to:
OWNER ☐

CONTRACTOR ☐

PROJECT:
(name, address)

CHANGE ORDER NUMBER:
INITIATION DATE:

TO (Contractor):

CONTRACT FOR:

CONTRACT DATE:

You are directed to make the following changes in this Contract:

Not valid until signed by both the Owner, Architect and Contractor.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The Original (Contract Sum) (Guaranteed Maximum Cost) was.....	$	-
Net change by previously authorized Change Orders.....	$	-
The (Contract Sum) (Guaranteed Maximum Cost) prior to this Change Order was.....	$	-
The (Contract Sum) (Guaranteed Maximum Cost) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	$	-
The new (Contract Sum) (Guaranteed Maximum Cost) including this Change Order will be.....	$	-
The Contract Time will be unchanged by	(	) Days

Authorized:

CONTRACTOR

OWNER

Address

Address

BY

BY

DATE

DATE

EXHIBIT "A"

PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT

Change Order for Direct Purchase of Materials by District

Date: «Date»

INVOICE SUMMARY

Number Assigned by Contractor	Parkway Center Amenity Project
Contractor Name:	

Invoice Number	Gross Amount w/o Tax	Tax Savings	Credit Due	Description
Subtotal from additional page(s)				
THIS INVOICE SUMMARY TOTAL				

Summary	
Original PO Amount	
Increase/Decrease Change	
Revised PO Amount	
Total Previously Submitted Invoices	
Current Invoices Total (w/o tax)	
Remaining Balance	

Not valid until signed by both the Owner and Contractor.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The Original (Contract Sum) (Guaranteed Maximum Cost) was $
Net change by previously authorized Change Orders $
The (Contract Sum) (Guaranteed Maximum Cost) prior to this Change Order was $
The (Contract Sum) (Guaranteed Maximum Cost) (Increased) (decreased) (unchanged)
by this Change Order in the amount of $
The new (Contract Sum) (Guaranteed Maximum Cost) including this Change Order will be $

Authorized:

Contractor

Address

By

Date

Owner

Address

By

Date

EXHIBIT "B"

EXHIBIT "C"

Pricing Schedule

This Pricing Schedule is an addendum to the Development Agreement. All Capitalized terms and phrases in the Pricing Schedule, unless otherwise defined herein, shall have the same meaning as set forth in the Development Agreement. In the event any provision of this Pricing Schedule conflicts with a provision of the Development Agreement, such provision of the Development Agreement shall govern and control for all purposes and in all respects. The total price is $2,539,128.90.

Pricing Schedule

Windward Building Group, Inc., a Florida corporation

By:_____
(signature)

Trevor Sas
(printed name)

Its: President
(title)

Date: March 5, 2020

Parkway Center Community Development District

By: _____
(signature)

_____
(printed name)

Its: _____
(title)

Date:_____, 20__

WINDWARD
BUILDING GROUP

944 4TH STREET NORTH, SUITE 700
ST. PETERSBURG, FL 33701

TEL/FAX – (727) 314-8220

WEB- WWW.WINDWARDBUILDING.COM

March 2, 2020

Mr. Brian Howell
Parkway Center Community Development District
2005 Pam Am Circle, Suite 300
Tampa, FL 33607

RE: Parkway Amenity Proposal- R1

Dear Brian,

Thank you for the opportunity to provide you with a proposal for the Amenity Work at the above mentioned location. We propose to do this work for the Sum of Two Million Five Hundred Thirty Nine Thousand One Hundred Twenty Eight and No/100 Dollars **($2,539,128.00)**.

Scope of Work

Site Work
1. Field Engineering & Asbuilts
2. Material Testing
3. Site Work: Erosion Control, Clearing, Grading, Import/Export, Water, Sewer, Storm, Asphalt, Curbs, Sidewalks.
4. Fine Grading
5. Roof leaders at clubhouse downspouts

Clubhouse
1. Soil treatment
2. Concrete reinforcement
3. Foundations
4. Slab on grade
5. Concrete pump
6. Grout/cell fill
7. Scaffolding
8. Concrete unit masonry
9. Stone: exterior (J&N Stone)
10. Cast Stone: column trim
11. Foam: beams, truss tails
12. Steel: supports for countertops
13. Rough carpentry
14. Wood roof trusses
15. Exterior finish carpentry: hardie siding, soffit, and ceilings
16. Interior finish carpentry: base, window sills, trim, & crown molding (see allowances)
17. Cabinets: stained grade
18. Countertops: granite level 2
19. Waterproofing
20. Insulation: rigid insulation on CMU exterior walls & batts in ceilings
21. Roofing: metal
22. Roof Spires (see allowances)
23. Gutters: aluminum with downspouts
24. Doors, Frames, Hardware
25. Windows
26. Storefront
27. Mirrors: vanities
28. Stucco
29. Drywall

30. Ceramic floor & wall tile (see allowances)
31. Painting
32. Toilet Accessories
33. Toilet Partitions: Phenolic
34. Signage: restroom signs
35. Fire Extinguishers
36. Knox Box
37. Attic Access
38. Access Controls (see allowances)
39. Appliances (see allowances)
40. Plumbing
41. HVAC
42. Condenser Slabs
43. Electrical
44. Light fixtures & ceiling fans
45. Televisions: (2) 60"
46. Cable & Data
47. Audio (see allowances)
48. Fire Alarm

Amenity Area

1. Swimming pool (4,330 SF)
2. Spa (44 SF)
3. Gas heater (1-spa)
4. ADA Lifts (1-pool, 1-spa)
5. Brick Pavers (9,826 SF pool deck on 4" crushed concrete, trench drain)
6. Pool Fencing: 6' high aluminum 3-rail (746 LF) single aluminum walk gates (5 EA), & double aluminum walk gates (1 EA)
7. Perimeter Fencing: (468 LF) 6' high PVC
8. Playground (see allowances)
9. Dumpster Enclosure (see allowances)
10. Splash Pad Pavilion (see allowances)
11. Site Furnishings (see allowances)
12. Shade Structures: (5 EA) (see allowances)
13. Fire Pits: Paloform Bento 42 Outdoor Fire Pit with 18" circular burner, crushed glass (black), and all weather cover. Timer, emergency switch, and connection to propane system. (2 EA)
14. Pool shower (see allowances)
15. Pool furniture (see allowances)
16. Site Lighting (2-A, 3-B)
17. Propane: 1,000 gallon propane tanks (2 EA), connect to spa heater and fire pits. Fill up prior to turnover.

Inclusions

1. Payment & Performance Bonds
2. Builders Risk Insurance
3. Jobsite Trailer
4. Storage Container
5. Supervision
6. Daily Clean Up
7. Dumpsters
8. Temporary Toilet
9. Final Clean Up
10. Electrical Service Lateral, 100' max to power source from service location
11. Textured drywall finish on walls and ceilings
12. Gravel at pool equipment area
13. (1) Mobilization figured for all work listed above

Proposal (Continued): Parkway Amenity- R1
March 2, 2020

Allowances

1.	Site Furnishings	$10,850/LS Materials
2.	Splash Pad Pavilion	$15,000/LS
3.	Wood Base/Shoe Mold	$1.90/LF Materials
4.	Crown Molding	$1.90/LF Materials
5.	Door/Window Trim	$1.10/LF Materials
6.	Window Sills	$1.35/LF Materials
7.	Roof Spires (Qty 6)	$651/LS Materials
8.	Floor Tile	$4.35/SF Materials
9.	Wall Tile	$4.35/SF Materials
10.	Base Tile	$7.05/SF Materials
11.	Backsplash Tile	$11.00/SF Materials
12.	Appliances	$3,689/LS Materials
13.	Pool Furniture	$48,825/LS Materials
14.	Dumpster Enclosure	$12,000/LS
15.	Playground	$55,000/LS
16.	Pool Shower	$2,170/LS Materials
17.	Televisions (Qty 2)	$3,600/LS
18.	Audio System	$8,000/LS
19.	Access Controls	$28,750/LS
20.	Shade Structures	$54,963/LS

Exclusions

1. Plan Review, Impact Fees, and Permit Fees
2. Landscaping
3. Irrigation
4. Window treatments
5. Interior furniture
6. Fitness Equipment
7. Fire Sprinklers
8. Pool Heaters

Windward Building Group looks forward to working with you on this project. Should you have any questions, please do not hesitate to contact me.

Sincerely,
Windward Building Group

Trevor K. Sas, President

PARKWAY CENTER AMENITY
BID BREAKDOWN

1				
2				
3				
4	***DESCRIPTION***			***COST***
5				
6	**GENERAL REQUIREMENTS**			**165,476.00**
7		Permit Fees	Owner	
8		Field Engineering/Layout & As-builts		22,000.00
9		Material Testing		11,000.00
10		Payment/Performance Bond		33,558.00
11		Builders Risk Insurance		17,354.00
12		Supervision / PTI & Travel		56,300.00
13		Field Office/Storage Container		5,105.00
14		Temporary Water/Power/Phone/Toilets		5,338.00
15		Small Tools/Rental Equipment/Misc. Items		3,631.00
16		Daily Clean Up		1,800.00
17		Dumpsters		6,510.00
18		Final Clean Up		2,880.00
19				
20	**SITE WORK**			**530,690.00**
21	Site Work (Erosion,	Water, Sewer, Storm, Asphalt, Curb, Sidewalks)		500,000.00
22	*	(Allowance for structures)		
23		Erosion Control Maintenance	In Site Work	
24		Fine Grading		6,270.00
25		Sub drainage		11,000.00
26		Landscaping	Owner	
27		Irrigation & Sleeving	Owner	
28		Perimeter Fencing		12,870.00
29		Soil Treatment		550.00
30				
31	**CONCRETE**			**55,663.00**
32	*	Concrete Reinforcement (Allowance)		11,267.00
33		Foundations/ Slab on Grade		29,534.00
34		Concrete Pump		1,760.00
35		Grout/Cell Fill		13,102.00
36				
37	**MASONRY** *	**(Allowance)**		**72,515.00**
38		Concrete Unit Masonry		53,012.00
39		Stone		5,696.00
40		Foam		10,645.00
41		Cast Stone		3,162.00
42				

		A		B
43				
44				
45	**METALS**			**2,771.00**
46		Steel Supports for Countertops		2,771.00
47				
48	**WOODS & PLASTICS**			**180,559.00**
49		Rough Carpentry		53,519.00
50	*	Roof Trusses (Allowance)		10,974.00
51		Exterior Finish Carpentry		79,310.00
52		Interior Finish Carpentry		11,533.00
53	*	Cabinets (Allowance)		17,710.00
54	*	Countertops (Allowance)		7,513.00
55				
56	**THERMAL & MOISTURE**			**67,204.00**
57		Joint Sealants		1,100.00
58		Waterproofing		1,100.00
59		Insulation		5,173.00
60	*	Roofing- Metal (Allowance)		54,780.00
61	*	Roof Spires Materials (Allowance)		651.00
62		Roof Spires Labor	In Roofing	
63		Gutters & Downspouts		4,400.00
64				
65	**DOORS & WINDOWS**			**58,807.00**
66	*	Doors, Frames, Hardware (Allowance)		12,330.00
67	*	Storefront (Allowance)		26,345.00
68	*	Windows (Allowance)		16,674.00
69		Seal Block Openings		1,258.00
70		Mirrors		2,200.00
71				
72	**FINISHES**			**97,842.00**
73		Gypsum Board Systems		19,073.00
74	*	Ceramic Tile (Allowance)		57,943.00
75		Painting		20,826.00
76				
77	**SPECIALTIES**			**20,772.00**
78	*	Toilet Accessories & Partitions (Allowance)		18,513.00
79		Signage		220.00
80		Fire Extinguishers & Cabinets	In Access & Part	
81		Knox Box		827.00
82		Attic Stairs		1,212.00
83				
84	**EQUIPMENT**			**32,439.00**
85		Access Controls (Allowance)		28,750.00
86		Appliances (Allowance)		3,689.00
87				
88				
89				

90					
91	**FURNISHINGS**				**153,528.00**
92		*	Pool Furniture Materials (Allowance)		48,825.00
93			Pool Furniture Labor		5,183.00
94		*	Site Furnishings Materials (Allowance)		10,850.00
95			Site Furnishings Labor		6,585.00
96			Fire Pits		12,392.00
97			Cabanas		54,693.00
98		*	Splash Pad Pavilion (Allowance)		15,000.00
99					
100	**SPECIAL CONSTRUCTION**				**748,915.00**
101			Swimming Pool & Spa		396,331.00
102		*	Splash Pad Equipment (Allowance)		105,500.00
103			Splash Pad Mechanical		15,600.00
104			Spa & Spa Heater		45,250.00
			Propane Tanks		5,561.00
105		*	Pool Deck Pavers (Allowance)		81,066.00
106			Trench Drain		6,600.00
107			Pool Fencing		26,007.00
108		*	Dumpster (Allowance)		12,000.00
109		*	Playground (Allowance)		55,000.00
110					
111	**CONVEYING SYSTEMS**				**91,785.00**
112	MECHANICAL		Plumbing		41,800.00
113		*	Pool Shower Material (Allowance)		2,170.00
114			HVAC		40,604.00
115			A/C Condenser Slabs		1,650.00
116			Propane		5,561.00
117					
118					
119	**ELECTRICAL SYSTEMS**				**139,252.00**
120			Electrical & Site Lighting		74,628.00
121		*	Light Fixtures & Ceiling Fans (Allowance)		39,055.00
122			Pool Electrical	In Electrical	
123			Pool Bonding	In Electrical	
124			Service Lateral to Transformer	In Electrical	
125			Cable & Data		8,245.00
126			Fire Alarm		9,324.00
127		*	Audio Systems (Allowance)		8,000.00
128			Conduits for Access Controls	In Electrical	
129					
130				SUBTOTAL	2,418,218.00
131				PROFIT & OVERHEAD	120,910.90
132			* Allowance or Direct Purchase	GRAND TOTAL	**2,539,128.90**
133					

Pricing Schedule

Windward Building Group, Inc., a Florida corporation

By: _____
(signature)

Trevor Sas
(printed name)

Its: President
(title)

Date: March 5, 2020

Parkway Center Community Development District

By: _____
(signature)

_____
(printed name)

Its: _____
(title)

Date: _____, 20__

Pricing Schedule

Windward Building Group, Inc., a Florida corporation

By:_____
(signature)

_____
(printed name)

Its:_____
(title)

Date: _____, 20__

Parkway Center Community Development District

By: Daniel Flury Jr.
(signature)

Daniel Flury
(printed name)

Its: Chair
(title)

Date: March 4, 2020

Proposal and Qualifications for Construction Services
for

Parkway Center Community Development District
Amenity Center Project

Monday, November 11, 2019

WINDWARD
BUILDING GROUP

944 4TH STREET NORTH, SUITE 700, ST. PETERSBURG, FL 33701 - (727) 314-8220
WWW.WINDWARDBUILDING.COM

EXHIBIT "D"

WINDWARD
BUILDING GROUP

944 4TH STREET NORTH, SUITE 700
ST. PETERSBURG, FL 33701

TEL/FAX – (727) 314-8220

WEB- WWW.WINDWARDBUILDING.COM

November 11, 2019

To: Parkway Center Community Development District

Re: Parkway Amenity Center - Proposal and Qualifications for Construction Services

To Whom It May Concern,

Windward Building Group is pleased to submit our proposal and qualifications for construction services for the Parkway Center Community Development District Amenity Center project.

Windward Building Group specializes in amenity center and hardscape construction having successfully completed many projects for prestigious clients, including various Community Development Districts. Our proven qualifications will ensure a positive outcome for this very important project.

Thank you for this opportunity and we look forward to providing the construction services for the Parkway Center Community Development District Amenity Center project.

Sincerely,

Trevor K. Sas, President
Windward Building Group

WINDWARD
BUILDING GROUP

944 4TH STREET NORTH, SUITE 700
ST. PETERSBURG, FL 33701

TEL/FAX – (727) 314-8220

WEB- WWW.WINDWARDBUILDING.COM

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   - Minimum Contractor Qualifications Form
   - Contractor Qualification Statement
   - Current Projects – Exhibit A

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   - Supervisory Personnel – Exhibits B, C & D
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3. **Statement on Public Entity Crimes**
   - Sworn Statement on Public Entity Crimes

4. **Affidavit of Non-Collusion**

5. **Acknowledgement of Receipt of Documents & Proposal Signature Form**

6. **Addenda Acknowledgement Form**

7. **Proposal – Bid Form**
   - Proposal
   - Bid Breakdown
   - Schedule

Parkway Center Community Development District
Minimum Contractor Qualifications
For Construction Services (Project)

Contractor: Windward Building Group, Inc. Contact: Trevor Sas

Address: 944 4th Street North, Suite 700, St. Petersburg, FL 33701

Phone: (727) 314-8220 Fax: (727) 314-8220 Email: tsas@windwardbuilding.com

Typical Work Description: Construction Services for the Parkway Center Community Development District will include the construction of an Amenity Center, which includes a 4,287 sq. ft. building under roof. a swimming pool, basketball court, tennis court/pickle ball, playgrounds and various related improvements, fixtures and furnishings all as outlined in the Plans and Specifications.

Owner: Parkway Center Community Development District

Minimum Qualifications: Applicants for prequalification to bid/propose on the Parkway Center Community Development District project shall have the following minimum qualifications:

(1) Proposer contracted and completed at least three (3) projects of similar size and scope as sought herein, in the last 2 years within Pasco, Pinellas, and Hillsborough Counties.

(2) Proposer is authorized to do business in the State of Florida.

(3) Proposer is registered with Hillsborough County and is a licensed contractor in the State of Florida.

Certification: I hereby certify that the applicant meets or exceeds the minimum qualifications identified above. I *further acknowledge* that despite meeting the minimum qualifications above, the Parkway Center Community Development District has the right to deny, suspend or revoke a prospective bidder's/proposer's qualification for bidding/proposing on the Parkway Center Amenity Center Project based upon the Determination of Qualified Prospective Bidder/Proposer information contained herein.

Name

President 11/11/19

Title Date

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
CONTRACTOR QUALIFICATION/STATEMENT

DATE SUBMITTED: November 11, 2019

1. Applicant Windward Building Group, Inc. [Company Name]
   /__/ A Partnership
   /X/ A Corporation
   /__/ A Subsidiary Corporation
   /__/ A Limited Liability Company

2. Parent Company Name Windward Building Group, Inc.

3. Parent Company Address:

   Street Address N/A

   P.O. Box (if any) _____

   City _____ State _____ Zip Code _____

   Telephone _____ Fax no. _____

   1st Contact Name _____ Title _____

   2nd Contact Name _____ Title _____

4. Applicant Company Address (if different):

   Street Address 944 4th Street North, Suite 700

   P. 0. Box (if any) _____

   City St. Petersburg State FL Zip Code 33701

   Telephone (727) 314-8220 Fax no. (727) 314-8220

   1st Contact Name Trevor Sas Title President

   2nd Contact Name Jennifer Sas Title Vice President

5. List the location of the office from which the applicant would perform work for the Parkway Center Community Development District.

   Street Address 944 4th Street North, Suite 700

   City St. Petersburg State FL Zip Code 33701

   Telephone (727) 314-8220 Fax no. (727) 314-8220

   1st Contact Name Trevor Sas Title President

6. Is the applicant incorporated in the State of Florida? yes (X) no ( )

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? yes (X) no ( )

  If no, please explain _____

  _____

  _____

- Date incorporated 10/26/15 Charter No. P15000087717

6.2 If no, provide the following:

- The State with whom the applicant company is incorporated?

- Is the company in good standing with the State? yes ( ) no ( )

  If no, please explain _____

  _____

- Date incorporated _____ Charter No._____

- Is the applicant company authorized to do business in the State of Florida? yes ( ) no ( )

7. Is the applicant company a registered or licensed contractor with the State of Florida? yes (X) no ( )

7.1 If yes, provide the following:

- Type of registration (i.e. certified general contractor, certified electrical contractor, etc.)

  Certified Building Contractor

- License No. CBC1251637 Expiration Date 8/31/2020

- Qualifying individual Trevor Sas Title President

- List company(s) currently qualified under this license Windward Building Group, Inc.

_____

7.2 Is the applicant company a registered or licensed Contractor with Hillsborough County? yes (X) no ( )

7.3 Has the applicant company performed work for a community development district previously? yes (X) no ( )

8. Name of Applicant's Bonding Company United States Fire Insurance Company

Address 305 Madison Avenue, Morristown, NJ 07962

Approved Bonding Capacities:

Aggregate Limit	$ 12,000,000.00
Single Project Limit	$ 5,000,000.00
Total Current Contracts Bonded	$ 0.00

Name of Applicant's Bonding Agency Sterling Seacrest Partners

Address 2500 Cumberland Parkway, Suite 400, Atlanta, GA 30339

Contact Name Brian Perry Phone (678) 424-6500

9. List the Applicant's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year (2019) $20,395,083 **, (2018) $23,243,281 (2017) $15,210,011.

** Projected amount based off $16,995,903 through 10-31-19

10. What are the applicant company's current insurance limits?

General Liability	$ 6,000,000	(Including Umbrella Coverage)
Automobile Liability	$ 1,000,000	
Workers Compensation	$ 1,000,000	
Expiration Date	1/1/2020	

11. Has the applicant company been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (X)

If yes, please describe each violation, fine, and resolution _____

What is the Applicant's Worker Compensation rating for the past three years? (15) 2019 - .97, (14) 2018 - 1.00 (13) 2017 - 1.00.

Has the Applicant experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two (2) years? Yes (___) No (X)

If yes, please describe the incident:

_____

12. Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding/proposing or contracting on any state, local, or federal-aid contracts in any state(s)? Yes _____ No X

If so, state the name(s) of the company(ies) _____

The state(s) where barred or suspended _____

State the period(s) of debarment or suspension _____

13. What is the construction experience of the proposed superintendent and project manager?

INDIVIDUAL'S NAME	PRESENT POSITION OR OFFICE	MAGNITUDE AND TYPE OF WORK	YEARS OF CONSTRUCTION EXPERIENCE	YEARS WITH FIRM	IN WHAT CAPACITY?
Trevor Sas	President	Commercial	17	4	President
Jim Chain	Project Manager	Commercial	36	2	Project Manager
James Kidd	Superintendent	Commercial	19	2	Superintendent

14. Have you ever failed to complete any work awarded to you? Yes _____ No _X_ If so, where and why? _____

15. Has any officer or partner of your organization ever been an officer, partner, or owner of some other organization that has failed to complete a construction contract? Yes _____ No _X_ If so, state name of individual, other organization and reason therefor. _____

16. List any and all litigation to which the organization has been a party in the last five (5) years. _____
R.S. Construction of Southwest Florida, LLC d/b/a Ray Smith Excavating vs. Windward Building Group, Inc.
Filed on 8/1/18 and dismissed on 10/4/18 - Dismissed Pursuant to Settlement - Before Hearing

17. Has the organization or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? No If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

18. Within the past five (5) years, has the organization failed to complete a project within the scheduled contract time? No If so, discuss the circumstances surrounding such failure to complete a project on time as well as the date thereof.

19. List all projects currently under contract, with a remaining contract amount of over $100,000.00 (excluding retainage) and with an expected remaining contract duration in excess of 120 days (to substantial completion).

See Exhibit A Attached

20. List the project or projects that meet the minimum criteria that the Proposer has constructed and completed at least three (3) projects of similar size and scope herein, in the last two (2) years within Pasco, Pinellas and Hillsborough Counties.

Miller Creek Amenity, Lennar Homes, Hillsborough County, $2,118,518
Starkey Ranch Cunningham Park Amenity, WSTR, Pasco County, $1,362,182
Tower Dairy Amenity, Lennar Homes, Hillsborough County, $2,020,821

21. List two (2) references for construction project recently undertaken by the Proposer.

Parker Hirons, Lennar Homes, Director of Land Development, 813-574-5658, parker.hirons@lennar.com
Mark Evans, Neal Communities, VP of Land, 813-328-1078, mevans@nealcommunities.com

EXHIBIT A

CURRENT PROJECTS- EXCESS $100K & 120 DAYS		
Project Name/Location	Contract Amount	Classification of Work Performed
Grand Palm Clubhouse Renovation, Venice	$ 535,587	Clubhouse Reno
Mirada Amenity, Wesley Chapel	$ 6,196,135	Amenity
South Shore Amenity, Ruskin	$ 2,098,800	Amenity
Stonebridge Amenity, Zephyrhills	$ 711,000	Amenity
Venice Woodlands Amenity, Venice	$ 1,223,800	Amenity
Vicenza Amenity, Venice	$ 1,565,263	Amenity
Willow Bend Amenity, Parrish	$ 416,890	Amenity
Willow Square Amenity, Odessa	$ 547,639	Amenity

CORPORATE OFFICERS

Company Name Windward Building Group, Inc. Date November 11, 2019

Provide the following information for Officers of the applicant company and parent company, if any.

NAME FOR APPLICANT COMPANY	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Trevor Sas	President	Estimating, Contracts, Management	St. Petersburg, FL
Jennifer Sas	Vice President	Payables, Receivables, Insurance, Human Resources	St. Petersburg, FL
FOR PARENT COMPANY (If applicable)			

SUPERVISORY PERSONNEL

Company Name Windward Building Group, Inc. Date November 11, 2019

What is the experience of the key management and supervisory personnel of the applicant company for both administration as well as operations? (Attach resumes of key personnel here) See Attached Resumes (Exhibits B, C & D)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Trevor Sas	President	Estimating, Contracts, Management	4	17
Jennifer Sas	Vice President	Payables, Receivables, Insurance, Human Resources	4	5
Jim Chain	Project Manager	Management of Superintendents, Scheduling, Quality Assurance	2	36

EXHIBIT B

TREVOR K. SAS

Accomplished Senior-Level Professional with demonstrated expertise in the areas of operation, finance, and staff management within the residential, commercial, and industrial development and construction sectors. High-integrity, energetic leader known for ability to envision and create successful outcomes in complex situations. Proven areas of expertise include:

- Team Building & Leadership
- Critical Path Project Management
- Contract Negotiation
- Planning & Scheduling
- Budget Analysis
- Strategy, Vision, & Mission Planning
- Vendors & Materials Management
- Profitability & Cost Review

EMPLOYMENT HISTORY

Windward Building Group, St. Petersburg, Florida 2015- Present

President (2015- Present)

- Oversees operations and management responsibilities for over 40 projects per year
- Estimates potential projects and negotiates contracts with clients
- Assures contract language and terms are within acceptable parameters of the company
- Maintains clear communications and positive relations with clients throughout the project
- Interviews, hires, and trains employees to comply with company policies and procedures
- Evaluates performance of employees; rewarding and disciplining employees

CRS Building Corporation, St. Petersburg, Florida 2002- 2015

Vice President (2002- 2015)

- Manages complete overall building process from conception, through biding to completion.
- Works closely with accounting staff to maximize company cash flow
- Facilitates company growth by working with budgets to maximize profit margins
- Estimates potential projects and negotiates contracts with clients
- Proves to be results-driven in terms of schedule and quality
- Sustains positive working relationships with vendors to meet service and financial objectives

EDUCATION

Bachelor of Business Administration ▪ Finance ▪ Mercer University, Macon, Georgia 1998-2002
Four Year Varsity Letter Winner, Baseball

CERTIFICATIONS

State of Florida Certified Building Contractor, CBC1251637 2004- Present

State of Georgia General Contractor, GCCO003659 2012-Present

LEED Accredited Professional 2008- Present

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SAS TREVOR KYLE

WINDWARD BUILDING GROUP, INC
944 4TH ST. N. #700
ST. PETERSBURG FL 33701

LICENSE NUMBER: CBC1251637

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

GBCI

GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Trevor Sas

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™

LEED AP™

Chairman

November 7, 2008
Date Issued

S. Richard Fedrizzi, President and CEO

EXHIBIT C

Jennifer L. Sas

Experience:

Windward Building Group, Inc. – St. Petersburg, Florida 2015-Present

Vice President

- Coordinate and manage the Accounts Payable process, including lien releases, reconciling and submitting payment to subcontractors and vendors
- Manage the Accounts Receivable process, including generating lien packages to send to clients and verifying them for accuracy
- Manage the hiring process including interviewing, new employment packages and performance reviews
- Ensure that employees meet company deadlines and adhere to company protocol

CRS Building Corporation – St. Petersburg, Florida 2008-2009

Office Manager

- Coordinated the bidding process to obtain bids from vendors and subcontractors
- Acted as the liaison between onsite superintendents and the office
- Wrote Contracts, Change Orders and Purchase Orders to award work to vendors and subcontractors
- Trained new employees in compliance with company protocol

Invitation Consultants, Inc. - Tampa, Florida 2005-2008

Director of Operations and Account Executive

- Edited orders and proofs for errors, worked with vendors to correct
- Wrote weekly articles and blogs regarding a variety of topics for publication on website
- Managed customer service staff, including interviews, performance reviews and training
- Worked directly with key business accounts, acting as the point of contact
- Worked as the liaison between customers and vendors on a daily basis
- Independently developed press releases and local media contacts
- Assisted customers with the ordering process, researched customer issues

Michigan Attorney General's Office - Lansing, Michigan 2003-2004

Assistant to Communication Director

- Participated in editing and revising informational publications
- Prepared press kits, press releases, media alerts, queries, and created databases
- Researched market to enhance media coverage
- Presented detailed written reports summarizing market research findings

C.A.R.E. (Capital Area Response Effort) - Lansing, Michigan 2002-2003

Public Relations Coordinator

- Coordinated monthly newsletter detailing issues pertinent to C.A.R.E.
- Redesigned organizational brochure to increase awareness and yield volunteers
- Drafted press releases for local media
- Formulated a media kit for organizational use
- Provided direct assistance to victims of domestic violence

Education:

Michigan State University- East Lansing, Michigan Graduated 2004

Bachelor of Arts in Communication

EXHIBIT D

James Chain
813-464-4425
jchain@windwardbuilding.com

Summary
I have many years of experience in the building industry. Many of those years I was a carpenter, superintendent and the owner of a construction company. I have the experience necessary to schedule and coordinate the different trades in a timely manner, and an eye for quality and detail. I have the dedication your company needs to meet deadlines, and have quality work completed. I am experienced in both construction and renovation. I have good computer skills.

Current
June 2017-Current- Windward Building Group, Inc. – Project Manager. Completed over two dozen projects to date ranging from $100k- $5M+ each in value.

Previous Work History
Feb. 2016-June 2017- Oden Hardy Construction- superintendent commercial construction. Nearing completion of a 4-million-dollar Self Storage Facility.

March 2015 –Feb. 2016 -Gerardi Construction Completed a 14-million-dollar Cobb Cinebistro, consisting of 7 movie theatres, a bar and restaurant.

March 2013-February 2015-ECS, worked for an engineering consulting firm performing commercial construction inspections and testing such as concrete testing, footing, rebar, masonry slab levelness inspections, soil bearing and compaction testing.

August 2012- February 2013 Smith Design/Build Corp Inc.-Superintendent, I completed a 3.5 million-dollar 12 patient room dental office (Creative Smiles) in Murfreesboro, TN.

May 2010-August 2012 Jim Chain Home Maintenance- Remodeling and Home repair work.

March 2008-April 2010 Wise Construction- Superintendent Commercial Construction- I was a traveling superintendent responsible for taking projects thru planning and permitting. I was also in charge of job bids, material take offs, ordering material, scheduling, and daily supervision of project.

August 2006-August 2007- Mid Cumberland Builders-Murfreesboro, TN-Senior Builder-managed three superintendents building homes from $150,000.00 to $900,000.00.

2005-2006 Lead Builder Beazer Homes-I managed 70 homes at Dupree Lakes subdivision in Land O Lakes, FL. I am skilled in Build Pro Job Management.

2002-2005 Gerardi Construction, Inc. Superintendent. I managed projects in commercial construction consisting of retail, restaurants, office buildings and multi-family housing, including new and renovation.

2000-2002 Construction Manager Grant Homes, Inc. I managed 2 subdivisions of single family homes, Heron Point at Sable Ridge in Land O Lakes, FL and The Lakes of Northwood in Wesley Chapel, FL.

Education
Graduate Lower Merion High School, Ardmore, PA
Graduate of Carpenters Apprenticeship School, Philadelphia, PA
Osha 30 hour construction safety
Osha 40 hour Hazwoper training
ACI Concrete testing certified
ICC Soils Special Inspector

References
Mike McCollough-Project Manager Oden Hardy Construction 941-713-6051
John Orlando-VP Construction Oden Hardy Construction 941-713-6476
Doug Lawrence-Vice President Smith Design/Build 615-896-4750

COMPANY OWNED MAJOR EQUIPMENT
(Attach additional sheets if necessary)

Company Name Windward Building Group, Inc.

Date November 11, 2019

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN FLORIDA	NO. LOCATED IN OTHER
	N/A			

SEE ATTACHED SPREADSHEET PROVIDED (EXHIBIT E)

STATUS OF CONTRACTS ON HAND
(Attach additional sheets if necessary)

Company Name Windward Building Group, Inc. Date November 11, 2019

Furnish requested information about all of applicant's active contracts whether as prime or subcontracts; whether in progress or awarded but not yet started; and regardless of with whom contracted. All amounts to be shown to nearest $1,000. Contractor may consolidate and list as a single item all contracts which individually do not exceed 3% of total active contracts and in total do not exceed 20% of the active total contracts.

				Applicant's Uncompleted Amount as of this Date		Completion		
Owner, Location and Description of Project	Current Contract Amount as Prime	Current Contract Amount as Subcontractor	Current Amount Subject to Others	As Prime Contractor	As Subcontractor	Original Contract Date	Approved Revised Date	Current Estimate Date
See Exhibit E attached	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
	$	$	$	$	$			
Subtotal Uncompleted Work				$	$			
Total Uncompleted Work on Hand					$			

EXHIBIT E

STATUS OF CONTRACTS ON HAND							
			Uncompleted Amount		Completion Date		
Owner, Location, Description	Current Contract Amount as Prime	Current Amount Sublet to Others	As Prime Contractor	As Subcontractor	Original Contract Date	Approved Revised Date	Current Estimate Date
Brightwaters 1515 LLC, St. Petersburg, Brightwaters Residence	$ 1,500,000		$ 1,500,000		Dec 2020	Dec 2020	Dec 2020
Carolina 1515 LLC, St. Petersburg, Carolina Residence	$ 1,300,000		$ 1,300,000		Dec 2020	Dec 2020	Dec 2020
JES Properties, Parrish, Willow Bend Amenity	$ 416,890		$ 416,890		Jul 2020	Jul 2020	Jul 2020
Lennar Homes, Wimauma, Forest Brooke Amenity	$ 4,353,744		$ 304,762		Nov 2019	Dec 2020	Dec 2020
Lennar Homes, Ruskin, Miller Creek Hardscape	$ 451,897		$ 31,633		Dec 2019	Dec 2019	Dec 2019
Lennar Homes, Wesley Chapel, Mirada Amenity	$ 6,196,135		$ 6,196,135		Jan 2021	Jan 2021	Jan 2021
Lennar Homes, Ruskin, South Shore Amenity	$ 2,098,800		$ 1,721,016		Apr 2020	Apr 2020	Apr 2020
Lennar Homes, Odessa, Willow Square Amenity	$ 547,639		$ 547,639		Jun 2020	Jun 2020	Jun 2020
Lennar Homes, Odessa, Willow Square Hardscape	$ 108,630		$ 108,630		Apr 2020	Apr 2020	Apr 2020
Lerner Real Estate Advisors, Zephyrhills, Stonebridge Amenity	$ 711,000		$ 675,450		Apr 2020	Apr 2020	Apr 2020
Mattamy Homes, Riverview, Boyette Park Phase 2 Hardscape	$ 199,110		$ 195,128		Jan 2020	Jan 2020	Jan 2020
Mattamy Homes, Land O Lakes, Long Lake Ranch Hardscape	$ 141,995		$ 113,596		Feb 2020	Feb 2020	Feb 2020
Meritage Homes, Venice, Venice Woodlands Amenity	$ 1,223,800		$ 1,223,800		May 2020	May 2020	May 2020
Meritage Homes, Venice, Venice Woodlands Hardscape	$ 169,120		$ 160,664		Jan 2020	Jan 2020	Jan 2020
Neal Communities, Venice, Aria Amenity	$ 1,671,019		$ 150,392		Nov 2019	Dec 2019	Dec 2019
Neal Communities, Venice, Aria Hardscape	$ 1,180,925		$ 70,856		Nov 2019	Dec 2019	Dec 2019
Neal Communities, Venice, Grand Palm Clubhouse Reno	$ 629,540		$ 478,450		Mar 2020	Mar 2020	Mar 2020
Neal Communities, Venice, Vicenza Amenity	$ 1,565,263		$ 1,377,431		Mar 2020	Mar 2020	Mar 2020
Neal Communities, Venice, Vicenza Hardscape	$ 548,150		$ 115,112		Jan 2020	Jan 2020	Jan 2020
	Total Uncompleted Work on Hand		$ 16,687,583				

SEE ATTACHED SPREADSHEET PROVIDED (EXHIBIT F)

PROJECTS APPLICANT COMPANY COMPLETED IN THE LAST THREE YEARS

Company Name Windward Building Group, Inc. Date November 11, 2019

List all projects completed in the last two years for which the contract value individually exceeded 3% of the applicant's annual total work completed for the year the project was started. Include in the list projects that were started earlier than two years but were completed within the last three years.

Project Name/Location	Final Contract Amount	Prime or Sub[1]	Classification Of Work Performed	Year Started/ Completed	Owner Name/Location[2]	Name & Phone Number of Owner's Representative on This Project[3]
See Exhibit F attached						

[1] "Prime or Sub" should indicate whether applicant performed the work as a prime contractor or as a subcontractor.

[2] "Owner Name/Location" should indicate the Owner of the project if the applicant performed the work as a prime contractor or the general contractor if the applicant performed the work as a subcontractor.

[3] "Name & Phone Number of Owner's Representative on this Project" should list a reference from the business entity listed in the previous column familiar with applicant's
contract performance.

EXHIBIT F

PROJECTS COMPLETED IN THE LAST 3 YEARS						
Project Name/Location	Final Contract Amount	Prime or Sub	Classification of Work Performed	Year Started/ Completed	Owner Name/Location	Name & Phone Number of Owner's Rep on Project
Avea Pointe Amenity & Hardscape, Lutz	$ 1,096,658	Prime	Amenity/Entry	2019/2019	Mattamy Homes, Riverview	Tom Griggs, 813-476-5220
Bayside Terrace Amenity & Hardscape, Oldsmar	$ 1,499,220	Prime	Amenity/Entry	2018/2019	Mattamy Homes, Riverview	Tom Griggs, 813-476-5220
Bearss Landing Amenity & Hardscape, Lutz	$ 780,505	Prime	Amenity/Entry	2018/2019	Meritage Homes, Tampa	Garth Noble, 813-310-6597
Birchwood Amenity, Lutz	$ 881,146	Prime	Amenity	2017/2017	Pulte Homes, Riverview	Rob Barber, 813-760-6180
Boca Royale Amenity, Englewood	$ 1,025,876	Prime	Amenity	2017/2017	Neal Communities, Sarasota	Mark Evans, 941-713-3780
Boyette Park Amenity & Hardscape, Riverview	$ 1,734,283	Prime	Amenity/Entry	2018/2019	Mattamy Homes, Riverview	Tom Griggs, 813-476-5220
Canoe Creek Amenity & Hardscape, Parrish	$ 2,929,152	Prime	Amenity/Entry	2018/2019	Neal Communities, Sarasota	Mark Evans, 941-713-3780
Carlton Lakes Amenity Hardscape, Riverview	$ 2,762,468	Prime	Amenity/Entry	2017/2018	Eisenhower Properties, Tampa	Ryan Motko, 813-610-1718
Cascades Amenity, Brooksville	$ 831,300	Prime	Amenity	2019/2019	LandBuilder, Tampa	Devon Rushnell, 813-781-7219
Grand Palm Amenity Hardscape, Venice	$ 3,055,496	Prime	Amenity/Entry	2017/2019	Neal Communities, Sarasota	Mark Evans, 941-713-3780
Lakeshore Amenity & Hardscape, Tampa	$ 744,786	Prime	Amenity/Entry	2017/2017	Mattamy Homes, Riverview	Tom Griggs, 813-476-5220
Lakeview at Citrus Park Hardscape, Odessa	$ 607,378	Prime	Entry	2018/2018	Mattamy Homes, Riverview	Tom Griggs, 813-476-5220
Mariposa Amenity, Riverview	$ 887,845	Prime	Amenity	2016/2017	Meritage Homes, Tampa	Garth Noble, 813-310-6597
Miller Creek Amenity, Ruskin	$ 2,118,518	Prime	Amenity	2018/2019	Lennar Homes, Tampa	Parker Hirons, 813-574-5658
Rego Palms Amenity & Hardscape, Tampa	$ 617,001	Prime	Amenity	2018/2018	Pulte Homes, Riverview	Rob Barber, 813-760-6180
Renaissance Amenity & Hardscape, North Port	$ 3,353,957	Prime	Amenity/Entry	2017/2018	Mattamy Homes, Riverview	Mac McCraw, 813-390-0627
Savanna Amenity, Bradenton	$ 1,003,876	Prime	Amenity	2018/2019	Meritage Homes, Tampa	Garth Noble, 813-310-6597
South Fork Amenity & Hardscape, Riverview	$ 1,573,608	Prime	Amenity/Entry	2017/2018	Eisenhower Properties, Tampa	Ryan Motko, 813-610-1718
Starkey Ranch Cunningham Park Amenity, Odessa	$ 1,362,182	Prime	Amenity	2017/2018	WSTR, Odessa	Matt Call, 813-785-7959
Starkey Ranch Homestead Park Amenity, Odessa	$ 833,174	Prime	Amenity	2017/2018	WSTR, Odessa	Matt Call, 813-785-7959
Sunrise Amenity & Hardscape, Sarasota	$ 4,036,536	Prime	Amenity	2018/2019	Mattamy Homes, Riverview	Mac McCraw, 813-390-0627
Tower Dairy Amenity & Hardscape, Tampa	$ 2,220,091	Prime	Amenity	2018/2019	Lennar Homes, Tampa	Parker Hirons, 813-574-5658
Wesbridge Amenity & Hardscape, Wesley Chapel	$ 1,520,514	Prime	Amenity/Entry	2018/2019	Pulte Homes, Riverview	Rob Barber, 813-760-6180
	$ 37,475,520					

AFFIDAVIT FOR CORPORATION

State of Florida ss: EIN: 47-5416364

County of Pinellas

Trevor Sas (title) President of the Windward Building Group, Inc. (a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning experience are correct and true as of the date of. this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this application constitutes fraud; and, that the District considers such action on the part of the applicant to constitute good cause for denial, suspension or revocation of a certificate of qualification for bidding/proposing on Parkway Center Community Development District projects.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 11 day of November, 2019

Notary Public/Expiration Date: December 7, 2020

(SEAL)

HEATHER L. CHUMBRIS
MY COMMISSION # GG053445
EXPIRES December 07, 2020

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN TEE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Parkway Center Community Development District for Prequalification

   of Construction Contractors.

2. This sworn statement is submitted by Windward Building Group, Inc.
   [Print Name of Entity Submitting Sworn Statement]
   whose business address is 944 4th Street North, Suite 700, St. Petersburg, FL 33701

   and (if applicable) its Federal Employer Identification Number (FEIN) is 47-5416364

   (If the entity has no FEIN, include the Social Security Number of the individual signing this

   sworn statement: _____.)

3. My name is Trevor Sas and my relationship to the

   entity named above is President.

3. I understand that a "public entity crime" as defined in Paragraph 287.133(l)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid/proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(l)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(l)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person -or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids/proposes or applies to bid/propose on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

__X__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

_____

Date: November 11, 2019

STATE OF Florida
COUNTY OF Pinellas

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Trevor Sas who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this 11th day of Novermber, 2019.

_____
NOTARY PUBLIC

My commission expires: December 7, 2020

HEATHER L CHUMBRIS
MY COMMISSION # GG053445
EXPIRES December 07, 2020

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
AFFIDAVIT OF NON-COLLUSION

STATE OF FLORIDA

COUNTY OF Pinellas

I, Trevor Sas, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a officer (officer or principal) in the firm of Windward Building Group, Inc., and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 11th day of November, 2019.

Signature by authorized representative of Proposer

STATE OF FLORIDA

COUNTY OF Pinellas

Sworn to (or affirmed) and subscribed before me this 11th day of November, 2019, by Trevor Sas, of the Windward Building Group, Inc. who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary Public taking acknowledgement

My Commission Expires: December 7, 2020

(SEAL)

HEATHER L CHUMBRIS
MY COMMISSION # GG053445
EXPIRES December 07, 2020

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for construction services has been submitted on this 11th day of November, 2019, by Windward Building Group, Inc. [company] whose business address is 944 4th Street North, Suite 700, St. Petersburg, FL 33701, telephone number is (727) 314-8220, fax number is (727) 314-8220, and e-mail address is tsas@windwardbuilding.com.

The undersigned acknowledges, by the below execution of this Proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information one hundred and twenty (120) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal, to enter into and execute the services contract in substantially the form included in the Proposal Documents.

Proposer understands that inclusion of false, deceptive or fraudulent statement son this Proposal constitutes fraud; and, that the Parkway Center Community Development District (the "District") considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the District.

Furthermore, the undersigned acknowledges receipt of the following documents, the provisions of which have been included in this Request for Proposal.

1. Request for Proposal (2 pages) _____ (Initial)
2. Instructions to Proposer (4 pages) _____ (Initial)
3. Minimum Contractor Qualification (1 page) _____ (Initial)
4. Proposer's Organization, Qualifications and Experience (13 pages) _____ (Initial)
5. Sworn Statement on Public Entity Crimes (2 pages) _____ (Initial)
6. Non-Collusion Statement (1 page) _____ (Initial)
7. This Acknowledgement of Receipt of Documents (2 pages) _____ (Initial)
8. Addenda Acknowledgement (1 page) _____ (Initial)
9. Evaluation Criteria (2 pages) _____ (Initial)
10. Form of Agreement Between District and Contractor _____ (Initial)
11. Proposal – Bid Form (5 pages) _____ (Initial)
12. Drawings and Specifications _____ (Initial)

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the District, or their authorized agents, deemed

necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the Proposer.

Windward Building Group, Inc.
Name of Organization

By: _____

This 11th day of November, 2019

By: Trevor Sas - President
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: Florida

State of Florida)
)
County of Pinellas)

The foregoing instrument was acknowledged before me this 11th day of November, 2019, by Trevor Sas, of the Windward Building Group, Inc., who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgement

My Commission Expires: December 7, 2020

(SEAL)

HEATHER L CHUMBRIS
MY COMMISSION # GG053445
EXPIRES December 07, 2020

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

ADDENDA ACKNOWLEDGEMENT FORM

Proposer acknowledges receipt of the following addenda:

Addendum No. 1 dated October 30, 2019

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Proposer: Windward Building Group, Inc. Date: November 11, 2019

Address: 944 4th Street North, Suite 700 By: _____

St. Petersburg, FL 33701 Date: November 11, 2019

Trevor Sas - President

Type Name and Title

Florida Construction Industry Board License No.: CBC1251637

Proposal

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Amenity Center Project
Hillsborough, County, Florida

To: Parkway Center Community Development District

From: Windward Building Group, Inc.

In response to your request for Proposals, the undersigned hereby submits our Proposal for construction of the certain improvements identified above to the Parkway Center Community Development District. This Proposal has been prepared and submitted subject to the conditions and requirements set forth by the Project Manual including, but not limited to the Contract Documents, Plans and Specifications and all Addenda. All of the aforementioned documents, so far as they relate to this Proposal, are made a part thereof. The undersigned (Contractor) herewith proposes to perform the work stipulated for the lump sum, set forth herein and unit prices given by the itemized Summary of Costs, consisting of the Bid Sheet, that is attached hereto and a part hereof. **The Contractor does not place any qualifications or conditions upon its Proposal.**

The undersigned Proposer has examined the entire Project Manual including, but not limited to the Contract Documents, Plans and Specifications and all Addenda, and is acquainted with and fully understands the extent and character of the Work covered by this Proposal and the specified requirements for the Work. Further, the Proposer has examined the work site and is fully informed as to the conditions at this site.

The undersigned Proposer states that this Proposal is made in conformity with the Contract Documents, and agrees that in case of any discrepancy or differences between any condition of his or her Proposal and those of the Contract Documents, the provisions of the latter shall prevail.

The undersigned acknowledges, by execution of this Proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information one hundred twenty (120) days from the date of the Proposal opening, and if awarded a contract on the basis of this Proposal, or a portion thereof, to enter into and execute the form of agreement in substantially the form included in the Project Manual. Further the Contractor warrants the pricing provided in the Proposal shall remain valid and binding for the term of the agreement and not subject to escalation, including for gasoline, labor or material price increases.

The undersigned acknowledges that the District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interest to do so.

Authorized Agent for Proposer

WINDWARD
BUILDING GROUP

944 4TH STREET NORTH, SUITE 700
ST. PETERSBURG, FL 33701

TEL/FAX – (727) 314-8220

WEB- WWW.WINDWARDBUILDING.COM

November 11, 2019

Mr. Gene Roberts
Parkway Center Community Development District
2005 Pam Am Circle, Suite 300
Tampa, FL 33607

RE: Parkway Amenity Proposal

Dear Gene,

Thank you for the opportunity to provide you with a proposal for the Amenity Work at the above mentioned location. We propose to do this work for the Sum of Two Million Seven Hundred Forty Thousand Five Hundred Ninety and No/100 Dollars **($2,740,590.00)**.

Scope of Work

Site Work
1. Field Engineering & Asbuilts
2. Material Testing
3. Site Work: Erosion Control, Clearing, Grading, Import/Export, Water, Sewer, Storm, Asphalt, Curbs, Sidewalks.
4. Fine Grading
5. Roof leaders at clubhouse downspouts

Clubhouse
1. Soil treatment
2. Concrete reinforcement
3. Foundations
4. Slab on grade
5. Concrete pump
6. Grout/cell fill
7. Scaffolding
8. Concrete unit masonry
9. Stone: exterior (J&N Stone)
10. Cast Stone: column trim
11. Foam: beams, truss tails
12. Steel: supports for countertops
13. Rough carpentry
14. Wood roof trusses
15. Exterior finish carpentry: hardie siding, soffit, and ceilings
16. Interior finish carpentry: base, window sills, trim, & crown molding (see allowances)
17. Cabinets: stained grade
18. Countertops: granite level 2
19. Waterproofing
20. Insulation: rigid insulation on CMU exterior walls & batts in ceilings
21. Roofing: metal
22. Roof Spires (see allowances)
23. Gutters: aluminum with downspouts
24. Doors, Frames, Hardware
25. Windows
26. Storefront
27. Mirrors: vanities
28. Stucco
29. Drywall

*Amended

30. Ceramic floor & wall tile (see allowances)
31. Painting
32. Toilet Accessories
33. Toilet Partitions: Phenolic
34. Signage: restroom signs
35. Fire Extinguishers
36. Knox Box
37. Attic Access
38. Access Controls: Virtual Guard system- Envera
39. Appliances (see allowances)
40. Plumbing
41. HVAC
42. Condenser Slabs
43. Electrical
44. Light fixtures & ceiling fans
45. Televisions: (2) 60"
46. Cable & Data
47. Audio (see allowances)
48. Fire Alarm

Amenity Area

1. Swimming pool (4,330 SF)
2. Spa (44 SF)
3. Gas heaters (3- pool, 1-spa)
4. ADA Lifts (1-pool, 1-spa)
5. Brick Pavers (9,826 SF pool deck on 4" crushed concrete, trench drain)
6. Pool Fencing: 6' high aluminum 3-rail (746 LF) single aluminum walk gates (5 EA), & double aluminum walk gates (1 EA)
7. Perimeter Fencing: (468 LF) 6' high PVC
8. Playground (see allowances)
9. Dumpster Enclosure (see allowances)
10. Splash Pad Pavilion (see allowances)
11. Site Furnishings (see allowances)
12. Shade Structures: Tuuci Equinox Cabanas 10' Square (EQC10.0SQ) including inground mount (5 EA)
13. Fire Pits: Paloform Bento 42 Outdoor Fire Pit with 18" circular burner, crushed glass (black), and all weather cover. Timer, emergency switch, and connection to propane system. (2 EA)
14. Pool shower (see allowances)
15. Pool furniture (see allowances)
16. Site Lighting (2-A, 3-B)
17. Propane: 1,000 gallon propane tanks (2 EA), connect to pool and spa heaters and fire pits. Fill up prior to turnover.

Inclusions

1. Payment & Performance Bonds
2. Builders Risk Insurance
3. Jobsite Trailer
4. Storage Container
5. Supervision
6. Daily Clean Up
7. Dumpsters
8. Temporary Toilet
9. Final Clean Up
10. Electrical Service Lateral, 100' max to power source from service location
11. Textured drywall finish on walls and ceilings
12. Gravel at pool equipment area
13. (1) Mobilization figured for all work listed above

Proposal (Continued): Parkway Amenity
November 11, 2019

Allowances

1.	Site Furnishings	$10,850/LS Materials
2.	Splash Pad Pavilion	$25,000/LS
3.	Wood Base/Shoe Mold	$1.90/LF Materials
4.	Crown Molding	$1.90/LF Materials
5.	Door/Window Trim	$1.10/LF Materials
6.	Window Sills	$1.35/LF Materials
7.	Roof Spires (Qty 6)	$651/LS Materials
8.	Floor Tile	$4.35/SF Materials
9.	Wall Tile	$4.35/SF Materials
10.	Base Tile	$7.05/SF Materials
11.	Backsplash Tile	$11.00/SF Materials
12.	Appliances	$3,689/LS Materials
13.	Pool Furniture	$48,825/LS Materials
14.	Dumpster Enclosure	$12,000/LS
15.	Playground	$80,000/LS
16.	Pool Shower	$2,170/LS Materials
17.	Televisions (Qty 2)	$3,600/LS
18.	Audio System	$8,000/LS

Exclusions

1. Plan Review, Impact Fees, and Permit Fees
2. Landscaping
3. Irrigation
4. Window treatments
5. Interior furniture
6. Fitness Equipment
7. Fire Sprinklers

Windward Building Group looks forward to working with you on this project. Should you have any questions, please do not hesitate to contact me.

Sincerely,
Windward Building Group

Trevor K. Sas, President

	A	B
1		
2	**PARKWAY CENTER AMENITY**	
3	**BID BREAKDOWN**	
4		
5	***DESCRIPTION***	***COST***
6		
7	GENERAL REQUIREMENTS	
8	Permit Fees	Owner
9	Field Engineering/Layout & Asbuilts	22,000
10	Material Testing	11,000
11	Payment/Performance Bond	33,558
12	Builders Risk Insurance	17,354
13	Supervision/PTI & Travel	56,300
14	Field Office/Storage Container	5,105
15	Temporary Water/Power/Phone/Toilets	5,338
16	Small Tools/Rental Equipment/Misc Items	3,631
17	Daily Clean Up	1,800
18	Dumspters	6,510
19	Final Clean Up	2,880
20		-
21	SITE WORK	-
22	Site Work (Erosion, Clearing, Grading, Water, Sewer, Storm, Asphalt, Curb, Sidewalks)	572,000
23	Erosion Control Maintenance	In Site Work
24	Fine Grading	6,270
25	Subdrainage	11,000
26	Landscaping	Owner
27	Irrigation & Sleeving	Owner
28	Site Furnishings Materials (Allowance)	10,850
29	Site Furnishings Labor	6,585
30	Fire Pits	12,392
31	Cabanas	94,683
32	Splash Pad Pavilion (Allowance)	25,000
33	Perimeter Fencing	12,870
34	Soil Treatment	550
35		-
36	CONCRETE	-
37	Concrete Reinforcement	11,267
38	Foundations/ Slab on Grade	29,534
39	Concrete Pump	1,760
40	Grout/Cell Fill	13,102
41		-
42	MASONRY	-
43	Concrete Unit Masonry	53,012
44	Stone	5,696
45	Cast Stone	3,162

	A		B
46		Foam	10,645
47			-
48	METALS		-
49		Steel Supports for Countertops	2,771
50			
51	WOODS & PLASTICS		
52		Rough Carpentry	53,519
53		Roof Trusses	10,974
54		Exterior Finish Carpentry	79,310
55		Interior Finish Carpentry	11,533
56		Cabinets	17,710
57		Countertops	7,513
58			-
59	THERMAL & MOISTURE		-
60		Joint Sealants	1,100
61		Waterproofing	1,100
62		Insulation	5,173
63		Roofing- Metal	54,780
64		Roof Spires Materials (Allowance)	651
65		Roof Spires Labor	In Roofing
66		Gutters & Downspourts	4,400
67			-
68	DOORS & WINDOWS		-
69		Doors, Frames, Hardware	12,330
70		Storefront	26,345
71		Windows	16,674
72		Seal Block Openings	1,258
73		Mirrors	2,200
74			-
75	FINISHES		-
76		Gypsum Board Systems	19,073
77		Ceramic Tile	57,943
78		Painting	20,826
79			-
80	SPECIALTIES		-
81		Toilet Accessories & Partitions	18,513
82		Signage	220
83		Fire Extinguishers & Cabinets	In Access & Part
84		Knox Box	827
85		Attic Stairs	1,212
86			-
87	EQUIPMENT		-
88		Access Controls	64,869
89		Appliances (Allowance)	3,689
90			-
91	FURNISHINGS		-

	A		B	
92		Pool Furniture Materials (Allowance)		48,825
93		Pool Furniture Labor		5,183
94				-
95	SPECIAL CONSTRUCTION			-
96		Swimming Pool & Spa		576,642
97		Pool Deck Pavers		81,066
98		Trench Drain		6,600
99		Pool Fencing		26,007
100		Dumpster Enclosure (Allowance)		12,000
101		Playground (Allowance)		80,000
102				-
103	CONVEYING SYSTEMS			-
104	MECHANICAL			-
105		Plumbing		41,800
106		Pool Shower Material (Allowance		2,170
107		HVAC		40,604
108		A/C Condensor Slabs		1,650
109		Propane		5,561
110				-
111	ELECTRICAL SYSTEMS			-
112		Electrical & Site Lighting		74,628
113		Light Fixtures & Ceiling Fans		39,055
114		Pool Electrical	In Electrical	
115		Pool Bonding	In Electrical	
116		Service Lateral to Transformer	In Electrical	
117		Cable & Data		8,245
118		Fire Alarm		9,324
119		Audio Systems (Allowance)		8,000
120		Conduits for Access Controls	In Electrical	
121				
122				
123		**Subtotal**	$	2,609,727
124		**Profit & Overhead**	$	130,862
125		**GRAND TOTAL**	$	2,740,590

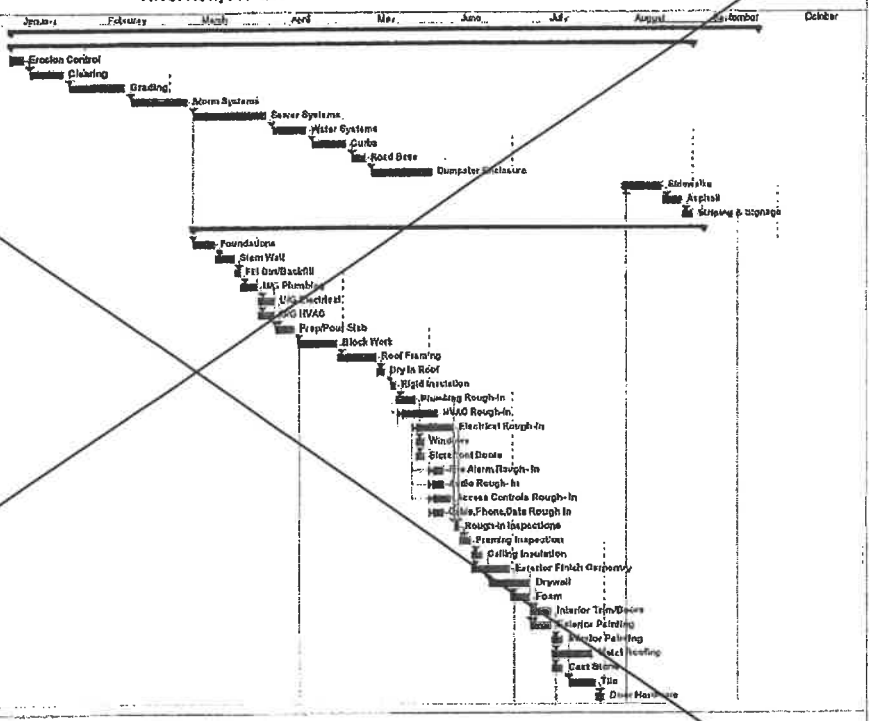
WINDWARD BUILDING GROUP

Parkway Amenity

Riverview, Florida

Start: Mon 1/6/20
Finish: Wed 9/23/20

ID	Task Name	Duration	Start	Finish
1	Amenity	185 days	Mon 1/6/20	Wed 9/23/20
2	Site Work	169 days	Mon 1/6/20	Mon 8/31/20
3	Erosion Control	5 days	Mon 1/6/20	Fri 1/10/20
4	Clearing	10 days	Mon 1/13/20	Fri 1/24/20
5	Grading	15 days	Mon 1/27/20	Fri 2/14/20
6	Storm Systems	35 days	Mon 2/17/20	Fri 3/6/20
7	Sewer Systems	20 days	Mon 3/9/20	Fri 4/3/20
8	Water Systems	15 days	Mon 4/6/20	Fri 4/17/20
9	Curbs	10 days	Mon 4/20/20	Fri 5/1/20
10	Road Base	5 days	Mon 5/4/20	Fri 5/8/20
11	Dumpster Enclosure	5 days	Mon 5/11/20	Mon 5/18/20
12	Sidewalks	10 days	Fri 8/7/20	Thu 8/20/20
13	Asphalt	5 days	Fri 8/21/20	Thu 8/27/20
14	Striping & Signage	2 days	Fri 8/28/20	Mon 8/31/20
15	Clubhouse	129 days	Mon 3/9/20	Fri 8/21/20
16	Foundations	3 days	Mon 3/9/20	Mon 3/16/20
17	Stem Wall	5 days	Tue 3/17/20	Mon 3/23/20
18	Fill On/Backfill	2 days	Tue 3/24/20	Wed 3/25/20
19	U/G Plumbing	3 days	Thu 3/26/20	Tue 3/31/20
20	U/G Electrical	4 days	Wed 4/1/20	Mon 4/6/20
21	U/G HVAC	4 days	Wed 4/1/20	Mon 4/6/20
22	Prep/Pour Slab	5 days	Tue 4/7/20	Mon 4/13/20
23	Block Work	10 days	Wed 4/15/20	Tue 4/28/20
24	Roof Framing	10 days	Wed 4/29/20	Tue 5/12/20
25	Dry In Roof	3 days	Wed 5/13/20	Fri 5/15/20
26	Rigid Insulation	2 days	Mon 5/18/20	Tue 5/19/20
27	Plumbing Rough-In	4 days	Wed 5/20/20	Tue 5/26/20
28	HVAC Rough-In	5 days	Fri 5/22/20	Wed 5/27/20
29	Electrical Rough-In	15 days	Wed 5/27/20	Tue 6/16/20
30	Windows	3 days	Wed 6/27/20	Fri 6/26/20
31	Storefront Doors	3 days	Wed 6/27/20	Fri 6/26/20
32	Fire Alarm Rough-In	4 days	Tue 6/23/20	Fri 6/26/20
33	Audio Rough-In	4 days	Tue 6/23/20	Fri 6/26/20
34	Access Controls Rough-In	5 days	Tue 6/23/20	Mon 6/29/20
35	Cable, Phone, Data Rough-In	4 days	Tue 6/23/20	Fri 6/26/20
36	Rough-In Inspections	2 days	Wed 6/24/20	Thu 6/25/20
37	Framing Inspection	2 days	Fri 6/26/20	Mon 6/29/20
38	Ceiling Insulation	4 days	Tue 6/30/20	Fri 7/3/20
39	Exterior Finish Carpentry	10 days	Tue 7/7/20	Mon 7/20/20
40	Drywall	15 days	Tue 7/7/20	Mon 7/27/20
41	Foam	4 days	Tue 7/28/20	Mon 7/31/20
42	Interior Trim/Doors	5 days	Tue 7/28/20	Mon 7/31/20
43	Exterior Painting	5 days	Tue 7/28/20	Mon 7/31/20
44	Interior Painting	4 days	Tue 7/14/20	Fri 7/17/20
45	Metal Roofing	10 days	Tue 7/14/20	Mon 7/27/20
46	Cast Stone	4 days	Tue 7/14/20	Fri 7/17/20
47	Tile	7 days	Mon 7/20/20	Tue 7/28/20
48	Door Hardware	3 days	Wed 7/29/20	Fri 7/31/20



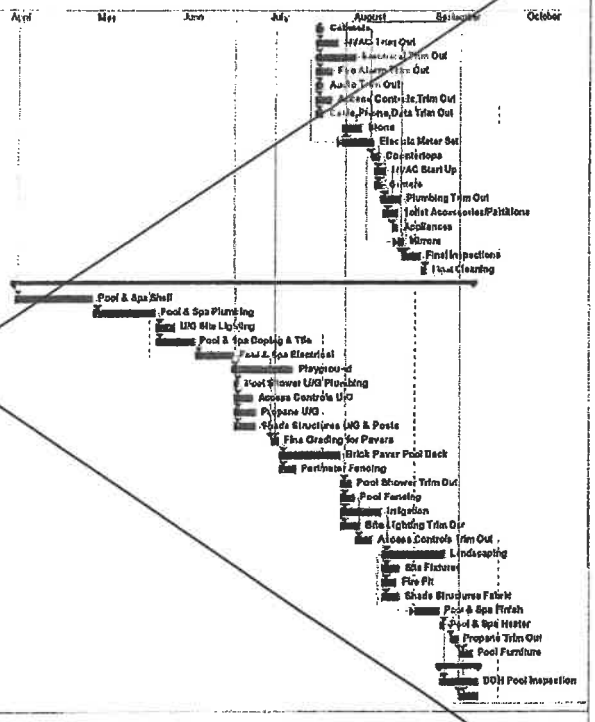
WINDWARD BUILDING GROUP

Parkway Amenity

Riverview, Florida

Start: Mon 1/6/20
Finish: Wed 9/23/20

ID	Task Name	Duration	Start	Finish
49	Cabinets	3 days	Wed 7/29/20	Fri 7/31/20
50	HVAC Trim Out	8 days	Wed 7/29/20	Wed 8/5/20
51	Electrical Trim Out	10 days	Wed 7/29/20	Tue 8/11/20
52	Fire Alarm Trim Out	4 days	Wed 7/29/20	Mon 8/3/20
53	Audio Trim Out	3 days	Wed 7/29/20	Fri 7/31/20
54	Access Controls Trim Out	4 days	Wed 7/29/20	Mon 8/3/20
55	Cable, Phone, Data Trim Out	3 days	Wed 7/29/20	Fri 7/31/20
56	Stone	5 days	Fri 8/7/20	Thu 8/13/20
57	Electric Meter Set	7 days	Tue 8/11/20	Mon 8/17/20
58	Countertops	3 days	Mon 8/17/20	Wed 8/19/20
59	HVAC Start Up	4 days	Tue 8/18/20	Fri 8/21/20
60	Cabinets	3 days	Tue 8/18/20	Thu 8/20/20
61	Plumbing Trim Out	6 days	Thu 8/13/20	Wed 8/19/20
62	Toilet Accessories/Partitions	3 days	Fri 8/21/20	Tue 8/25/20
63	Appliances	2 days	Mon 8/24/20	Tue 8/25/20
64	Mirrors	2 days	Wed 8/26/20	Thu 8/27/20
65	Final Inspections	5 days	Thu 8/27/20	Wed 9/2/20
66	Final Cleaning	2 days	Thu 9/3/20	Fri 9/4/20
67	Amenity Items	112 days	Tue 4/14/20	Mon 9/21/20
68	Pool & Spa Shell	20 days	Tue 4/14/20	Mon 5/11/20
69	Pool & Spa Plumbing	15 days	Tue 5/12/20	Tue 6/2/20
70	U/G Site Lighting	5 days	Wed 6/3/20	Tue 6/9/20
71	Pool & Spa Coping & Tile	10 days	Wed 6/3/20	Tue 6/16/20
72	Pool & Spa Electrical	10 days	Wed 6/17/20	Tue 6/30/20
73	Playground	3 days	Tue 6/30/20	Thu 7/2/20
74	Pool Shower U/G Plumbing	2 days	Wed 7/1/20	Thu 7/2/20
75	Access Controls U/G	4 days	Wed 7/1/20	Tue 7/7/20
76	Propane U/G	5 days	Wed 7/1/20	Wed 7/8/20
77	Shade Structures U/G & Posts	6 days	Wed 7/1/20	Wed 7/8/20
78	Fine Grading for Pavers	3 days	Tue 7/14/20	Thu 7/16/20
79	Brick Paver Pool Deck	15 days	Fri 7/17/20	Thu 8/6/20
80	Perimeter Fencing	4 days	Fri 7/17/20	Wed 7/22/20
81	Pool Shower Trim Out	2 days	Fri 8/7/20	Mon 8/10/20
82	Pool Fencing	3 days	Fri 8/7/20	Tue 8/11/20
83	Irrigation	10 days	Fri 8/7/20	Thu 8/20/20
84	Site Lighting Trim Out	6 days	Fri 8/7/20	Thu 8/13/20
85	Access Controls Trim Out	4 days	Wed 8/12/20	Tue 8/17/20
86	Landscaping	15 days	Fri 8/21/20	Fri 9/11/20
87	Site Fixtures	4 days	Fri 8/21/20	Wed 8/26/20
88	Fire Pit	3 days	Fri 8/21/20	Tue 8/25/20
89	Shade Structures Fabric	4 days	Fri 8/21/20	Wed 8/26/20
90	Pool & Spa Finish	6 days	Tue 8/18/20	Wed 8/26/20
91	Pool & Spa Heater	3 days	Thu 8/13/20	Fri 8/14/20
92	Propane Trim Out	3 days	Mon 8/17/20	Wed 8/19/20
93	Pool Furniture	3 days	Thu 8/17/20	Mon 8/22/20
94	Project Closeout	18 days	Thu 8/13/20	Wed 9/9/20
95	DOH Pool Inspection	10 days	Thu 8/13/20	Wed 8/26/20
96	Certificate of Occupancy	6 days	Thu 8/13/20	Wed 8/20/20



WINDWARD
BUILDING GROUP

944 4TH STREET NORTH, SUITE 700, ST. PETERSBURG, FL 33701 - (727) 314-8220
WWW.WINDWARDBUILDING.COM

Stantec

Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida
33602
Tel. 813.223.9500
Fax. 813.223.0009
www.stantec.com
Certificate of Authorization #27013

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PARKWAY CENTER AMENITY FACILITY

SITE DEVELOPMENT CONSTRUCTION PLANS

for

PARKWAY CENTER CDD
c/o MERITUS CORPORATION
2005 PAN AM CIRCLE
TAMPA, FLORIDA 33607

7461 SOUTH FALKENBURG ROAD
SEC: 13 TWN: 30S RNG: 19E
RIVERVIEW, FLORIDA 33578

August, 2019

Project Number: 215614804

VICINITY MAP
N.T.S.

LOCATION MAP
N.T.S.

INDEX OF SHEETS

Sheet Number	Sheet Title
C-101	Cover Sheet
C-102	General Notes
C-103	Existing Conditions Plan
C-104	Erosion Control Plan
C-105	Demolition Plan
C-106	Site, Signage & Pavement Marking Plan
C-107	Paving, Grading & Drainage Plan
C-108	Utility Plan
C-109	Off-Site Existing Conditions, Demolition & Erosion Control Plan
C-110	Off-Site Improvements Plans and Profiles
C-111	Cross Sections
C-112	Site Details
C-113	Drainage Details (1)
C-114	Drainage Details (2)
C-115	Utility Details (1)
C-116	Utility Details (2)
C-117	Lift Station Details
C-118	Erosion Control Details
C-119	Basin Maps

LOCAL UTILITY PROVIDERS

WATER & SEWER PROVIDED BY
HILLSBOROUGH COUNTY
PUBLIC UTILITIES DEPARTMENT
601 E. KENNEDY BLVD.
TAMPA, FL 33602
(813) 272-5977

ELECTRICAL SERVICE
PROVIDED BY TECO
702 N FRANKLIN ST.
TAMPA, FL 33602
(813) 228-1111

DATA, FIBER OPTIC AND CABLE TELEVISION CAN BE PROVIDED BY FRONTIER COMMUNICATIONS AND CHARTER COMMUNICATIONS

LEGAL DESCRIPTION

See Sheet C-103

"These plans have been prepared in accordance with the current version of the *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida* and are in compliance with the standards therein except as noted on the plans. Any deviations noted on the plans substantially comply with the intent of the standards."

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	19.11.19	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL/ZD
2	19.12.04	PER EPC COMMENTS	AL
3	20.01.13	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL
4	20.01.31	PER COUNTY STORMWATER & SWFWMD COMMENTS	AL/ZD
5	20.02.07	PER FINAL COUNTY COMMENTS	AL
6	20.02.20	PER DOH COMMENTS	AL

Project Surveyors	PROJECT MANAGER	PROJECT ENGINEER	PROJECT DESIGNER
Stantec Consulting Services, Inc	Lee H. Harwell, P.E.	Zaid Dabash, E.I.	Alan R. Lafleur

CHECKED BY _____ DATE _____

ENGINEER OF RECORD

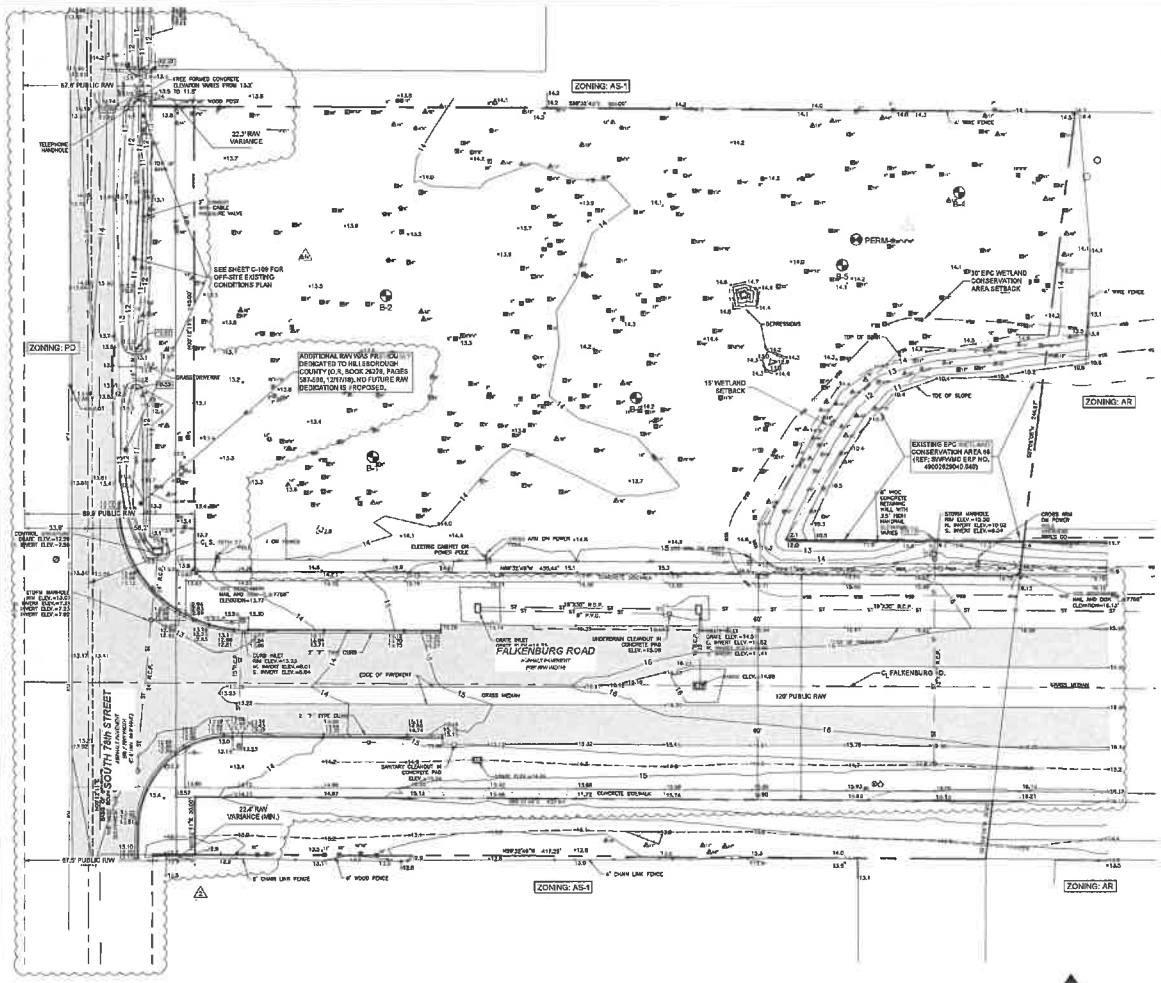
Lee H. Harwell, P.E.
Florida License No. 50134

EXHIBIT "E"

GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED HEREIN, THE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
   A. HILLSBOROUGH COUNTY UTILITIES TECHNICAL MANUALS
   B. HILLSBOROUGH COUNTY UTILITIES TECHNICAL SPECIFICATIONS
   C. HILLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL
   D. HILLSBOROUGH COUNTY CONSTRUCTION CODE
   E. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   F. FLORIDA DEPARTMENT OF TRANSPORTATION INDEX TO PROFILE DESIGN STANDARDS

   THE APPLICABLE DOCUMENTS SHALL BE THE TECHNICAL PREFIX FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AND MAKE THEMSELVES FAMILIAR WITH THE CONTENTS OF ALL SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THE SPECIFICATIONS THE APPLICABLE SPECIFICATION, THE PRECEDENCE SHALL TAKE THE FOLLOWING: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER IN WRITING. THE ENGINEER SHALL HAVE THE TIME TO INTERPRETATION AND THE APPROVED FOR CONSTRUCTION ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL TIMES.
2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THE PLANS SHALL BE OF THE LATEST REVISION.
3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATORY AND JURISDICTIONAL AGENCIES HAVING JURISDICTION OVER THE SITE.
4. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE DESIGNER – NOTIFY THE DEVELOPER COPIES OF ALL PERMIT PERMITS AND APPROVALS RELATED TO THIS PROJECT. THE CONTRACTOR SHALL DISCUSS FAMILIAR WITH THE PERMIT CONDITIONS AND INSPECTION REQUIREMENTS PRESCRIBED BY THE PERMITS AND VARIOUS REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE POST ALL PERMITS ON SITE AND TO MAKE ALL NECESSARY NOTIFICATIONS TO BE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
5. THE CONTRACTOR SHALL BE DEEMED FAMILIAR WITH AND VERIFIED THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. NOTWITHSTANDING ALL UTILITY OWNERS AHEAD OF AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL BE THE ONE TO COORDINATE WITH ALL UTILITY, ENVIRONMENTAL AND ENGINEERING AGENCIES NECESSARY FOR CONSTRUCTION OF THE PROJECT. NOTHING BUT NOT LIMITED TO HILLSBOROUGH COUNTY PUBLIC WORKS DEPARTMENT, HILLSBOROUGH COUNTY WATER & WASTEWATER DEPARTMENTS, TAMPA ELECTRIC COMPANY, TECO, PEOPLES GAS, BELLSOUTH, AND SPECTRUM. CALL BEFORE YOU DIG 1-800-432-4770 (UTILITY NOTIFICATION).
6. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
7. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRIOR TO STRUCTURE CONSTRUCT THIS INCLUDES LANDS OWNED BY THE DEVELOPER.
8. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK NEEDED TO BE CONSTRUCTED UNTIL THE ENGINEER HAS GIVEN WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER.
9. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR HIS REVIEW ALL SHOP DRAWINGS A MINIMUM OF 2 WEEKS IN ADVANCE OF THE CONSTRUCTION NEEDED FOR PLANNING. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION IS NOT ACCEPTABLE AND WILL BE AT THE CONTRACTOR'S EXPENSE.
10. ALL EXISTING WELLS TO BE REMOVED SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH WATER WELL CONTRACTOR'S REPORT. REMOVE WITH CONSIDERATION AND ACCEPTABLE.
11. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY THE TOPOGRAPHICAL REPRESENTATION OF THE GROUND TO BE DISTURBED AND VERIFY THE FIELD CONDITIONS AT THE SITE OF THE CONSTRUCTION WORK AND AT THE OVERALL REQUIREMENTS. CONTRACTOR SHALL BE DEEMED FAMILIAR WITH ALL SITE CONDITIONS. ALL REPRESENTATIONS ON THE PLANS AND SPECIFICATIONS ARE BASED ON THE BEST INFORMATION AVAILABLE.
12. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILT" PLANS, IMPROVEMENTS NOTING THE FIELD INVESTIGATIONS. THE AS BUILT PLANS SHALL INCLUDE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITY STRUCTURES INCLUDING BUT NOT LIMITED TO: PIPE, VALVES, FITTINGS, WYES, TEES, CROSSINGS, BENDS, ETC. ALL UTILITY CROSSING DETAILS OF DIFFERENT PIPE DIAMETER, INCLUDING BUT NOT LIMITED TO: TOP OF PIPE, BOTTOM OF PIPE


ZONING: AS-1
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ZONING: AS-1
ZONING: AR
FALKENBURG ROAD
SOUTH 78th STREET
120' PUBLIC R/W
67.5' PUBLIC R/W
89.9' PUBLIC R/W
22.3' R/W VARIANCE
23.4' R/W VARIANCE (MIN.)
SEE SHEET C-109 FOR OFF-SITE EXISTING CONDITIONS PLAN
30' EPC WETLAND CONSERVATION AREA SETBACK
15' WETLAND SETBACK
EXISTING EPC WETLAND CONSERVATION AREA 66 (REF: SWFWMD ERP NO. 49002829W.0.040)
TOE OF SLOPE
TOP OF BANK
SCREENING
PERM
B-1
B-2
B-3
B-4
B-5
B-6
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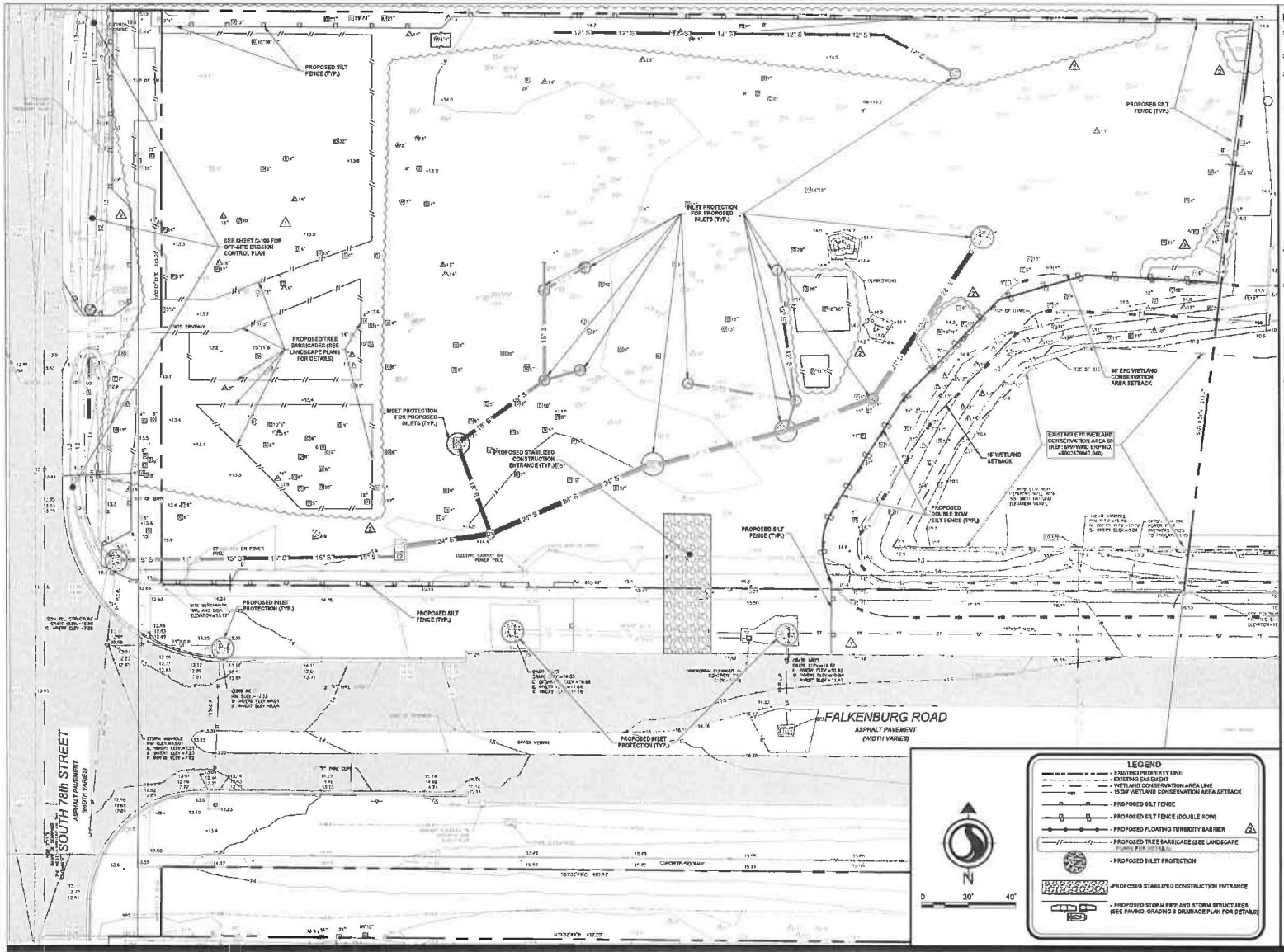

EROSION AND SEDIMENTATION CONTROL NOTES

1. PROVIDE ALL DISTURBED AREA WITHIN THE LIMITS OF THE WORK WITH TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROLS, UTILIZING EARTH DIKES & PONDS, GRADE TO DRAIN SWALES, SETTLING BASINS, SILT FENCES STONE FILTERS, HAY BALE FILTERS, ETC.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. CONSTRUCTION OPERATION SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED. MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ONE TIME AND INSTALL SOIL EROSION CONTROL FENCES AS SHOWN AND IN SUCH A MANNER AS TO CAPTURE AND FILTER SURFACE WATER DURING CONSTRUCTION. STATE AND LOCAL LAWS SHALL BE COMPLIED WITH AT ALL TIMES.
   A. STRIPPED TOPSOIL WILL BE STOCKPILED IN APPROVED AREAS. STOCKPILES NOT ANTICIPATED TO BE USED FOR 7 DAYS, AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL TEMPORARILY CEASE FOR A MINIMUM OF 7 DAYS WILL BE STABILIZED USING SEED AND MULCH OR AN EROSION CONTROL BLANKET NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. TURF ESTABLISHMENT SHALL BE IN ACCORDANCE WITH SECTION 570 OF THE FDOT ROAD AND BRIDGE SPECIFICATION, LATEST EDITION. SEED SHALL BE BAHIA, BERMUDA, HYBRIDAS, OR BROWN TOP MILLET. RATE OF APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION FOR THE AREA TO BE COVERED. PRIOR TO SEEDING, AGRICULTURAL LIMESTONE AND GOOR FERTILIZER 16-8-8 FERTILIZER SHALL BE APPLIED TO EACH ACRE TO BE STABILIZED. RATE OF APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION FOR THE AREA TO BE COVERED. MULCHING SHALL BE STRAW OR HAY, APPLIED AT A RATE OF 2000 LBS./1,000 SQ.FT., IN A LOOSE THICKNESS OF 2 INCHES. AND CUT INTO THE SOIL TO PRODUCE A LOOSE MULCHED THICKNESS OF 3 TO 4 INCHES OR, ANCHORED DOWN BY STRING NETTING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL.
   B. PROVIDES HAY BALES AT SURFACE DRAINAGE WAYS AND INLETS IN SUCH A MANNER THAT WATER WILL PASS THROUGH THE HAY BALES AND FILTER THE SEDIMENT WITHIN THEM. EMBED HAY BALES IN GROUND 4 INCHES DEEP AND ANCHOR EACH BALE WITH AT LEAST 2 STAKES. HAY BALES SHOWN DO NOT CONSTITUTE THE QUANTITY OF BALES (FOR EXACT LOCATIONS), THE QUANTITY AND POSITION OF HAY BALES SHALL BE ADEQUATE TO FILTER THE SEDIMENT FROM ALL DRAINAGE THROUGH THE NEW CONSTRUCTION AREA.
   C. WHERE SPACE REQUIREMENTS PROHIBIT THE USE OF HAY BALES AROUND STORM DRAINAGE STRUCTURES, USE GRAVEL FILTERS UNDERLAYED WITH FILTER FABRIC.
4. CONTROL THE RATE OF WATER RUNOFF BY DIMENSION DITCHES, BENCHES, BERMS AND OTHER EARTHFORMED SHAPING SO THAT THE RATE OF FLOW IS RETARDED AND SILTING WILL BE MINIMIZED. RECHANG AND RESTORE CONDITIONS SHOWING EVIDENCE OF EARTH EROSION WITHOUT DELAY. MAINTAIN TEMPORARY CONTROLS UNTIL PERMANENT WORK IS ESTABLISHED AND ASSUMES THIS FUNCTION.
5. PERMANENT VEGETATION SHALL BE BY SEEDING OR SODDING ALL EXPOSED AREAS WITHIN THREE DAYS AFTER FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL TIPA GROWN IS ESTABLISHED.
   A. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION, NOT DESIGNATED WITH A SURFACE TYPE ON THE CONSTRUCTION PLANS, SHALL BE VEGETATED AS FOLLOWS:
      - FOR AREAS WITH SLOPES 4H:1V OR GREATER, BAHIA SOD, OR SEED-OVERLAYED WITH A SUITABLE EROSION CONTROL BLANKET, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. FOR AREAS WITH SLOPES LESS THAN 4H:1V (LE. 6H:1V), USE SEED WITH MULCH. HYDROSEED OR BAHIA SOD AS DIRECTED BY THE OWNER/ENGINEER.
   B. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL WHICH WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY AS TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
6. ALL NEW EROSION AND SILT CONTROL METHODS AND LOCATIONS INDICATED ON THIS DRAWING ARE FOR START-UP AND INITIAL REFERENCE AND SHALL BE ADJUSTED, AS REQUIRED, TO SUIT THE PROGRESS OF THE CONSTRUCTION.
7. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (IF APPLICABLE) SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
8. THE CONSTRUCTION SHALL BE STAGED IN PHASES WHENEVER POSSIBLE TO MINIMIZE SOIL LOSS AND CONTROL EROSION.
9. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE (AT SPECIFIC LOCATIONS IF SHOWN ON THE PLANS) AND EITHER DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR ALLOWED TO INFILTRATE THE SOIL. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OVERSEES THE REQUIREMENTS OF DEWATERING PERMITTING AND METHODS. IF IT IS NECESSARY TO DISCHARGE DEWATERING EFFLUENT OFF SITE, ALL DEWATERING EFFLUENT SHALL BE PRETREATED SO THAT THE OFFSITE DISCHARGE MEETS STATE WATER QUALITY STANDARDS.
10. DEWATERING MAY ALSO OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, SANITARY SEWERS, WATER LINES AND OTHER UTILITIES.
11. THE CONTRACTOR SHALL IMPLEMENT OTHER BEST MANAGEMENT PRACTICES IF DIRECTED BY REGULATORY AGENCIES OR OWNER.
12. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) PERMIT AND HAVE A COPY ON SITE.
13. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS AS NEEDED TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
14. SEDIMENT BASINS TO BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT. BUILT UP SEDIMENT TO BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY AND/OR AT THE END OF THE JOB.
15. AREAS THAT ARE DESIGNATED FOR PERMANENT STORM WATER TREATMENT SYSTEMS (E.G., STORM WATER RETENTION PONDS) SHALL NOT BE USED FOR TEMPORARY SEDIMENT BASINS UNLESS APPROPRIATE MEASURES ARE TAKEN TO ASSURE SHOVEL OF ACCUMULATED FINE SEDIMENTS, WHICH MAY CAUSE PREMATURE CLOGGING AND LOSS OF INFILTRATION CAPACITY, AND TO AVOID EXCESSIVE COMPACTION OF SOILS BY CONSTRUCTION MACHINERY OR EQUIPMENT.
16. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NECESSARY, OR AS REQUIRED BY THE LOCAL JURISDICTION, TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE ONTO THE PUBLIC STREETS. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN. VEHICLES LEAVING THE SITE ARE TO HAVE WHEELS CLEANED PRIOR TO ENTERING THE RIGHT OF WAY.
17. TEMPORARY STOCKPILES SHALL BE LOCATED AS SHOWN ON THE DRAWINGS (IF SHOWN). ALTERNATE LOCATIONS MAY BE ALLOWED AFTER CONSULTATION WITH THE OWNER'S REPRESENTATIVE. IN NO CASE SHALL THEY BE PLACED SUCH THAT THEY BLOCK OFFSITE RUNOFF OR INTERFERE WITH UPSTREAM FLOWS. IN ADDITION, TEMPORARY STOCKPILES SHALL BE LOCATED SUCH THAT A SUFFICIENT BUFFER IS PROVIDED BETWEEN OFFSITE PROPERTIES IN ORDER TO PROTECT AGAINST EROSION, INCLUDING WIND EROSION. TEMPORARY STOCKPILE AREAS SHALL HAVE A MAXIMUM HEIGHT OF 10' WITH A MAXIMUM SIDE SLOPE EQUAL TO 2:1.
18. TEMPORARY STOCKPILE LOCATIONS ADJACENT TO OFFSITE PROPERTIES, WHETHER THEY BE PUBLIC RIGHTS-OF-WAY OR PRIVATE PROPERTY, SHALL BE PROTECTED WITH A DOUBLE ROW OF SILT FENCE AND AN OUTER SINGLE ROW OF STAKED HAY BALES.
19. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH SOD IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THESE PLANS, OR SEEDED AND MULCHED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION USING SEED AND MULCH SHALL BE IN ACCORDANCE WITH SECTION 570 OF THE FDOT ROAD AND BRIDGE SPECIFICATIONS. RATE OF APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
20. ANY EXPORT AND DISPOSAL OF UNSUITABLE MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL AGENCIES HAVING JURISDICTION.
21. STORMWATER RUNOFF SHALL BE TREATED PRIOR TO DISCHARGE TO ANY WETLANDS AND TO PROTECTED UPLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS. POND TURBIDITY LEVELS MUST BE VISUALLY EVALUATED UPON CONSTRUCTION COMPLETION. ADDITIONAL MEASURES SUCH AS TEMPORARY DEWATERING OF POND WATER LEVELS BY PUMPING TURBID WATER TO OVERLAND FILTRATION MAY BE NECESSARY TO PREVENT EFFLUENT DISCHARGE OF TURBID WATER TO ADJACENT WETLANDS.

INLET PROTECTION NOTE

PROPOSED INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION/DEBRIS INTRUSION SUBSEQUENT TO INSTALLATION AND MAINTAINED UNTIL FINAL SITE STABILIZATION.

REF. NOTES:
1. SEE DWG. NO. C-102 FOR GENERAL CONSTRUCTION NOTES.
2. SEE DWG. NO. C-103 FOR EXISTING CONDITIONS PLAN, LEGEND & NOTES.
3. SEE DWG. NO. C-105 FOR DEMOLITION PLAN.
4. SEE DWG. NO. C-118 FOR EROSION & SEDIMENTATION CONTROL DETAILS.

Issued	By	Appd.	YY.MM.DD
1 FORMAL SET	ALED	LHH	19.08.19

Revision	By	Appd.	YY.MM.DD
PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL	LHH	20.01.13
PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	ALED	LHH	20.11.19

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
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Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

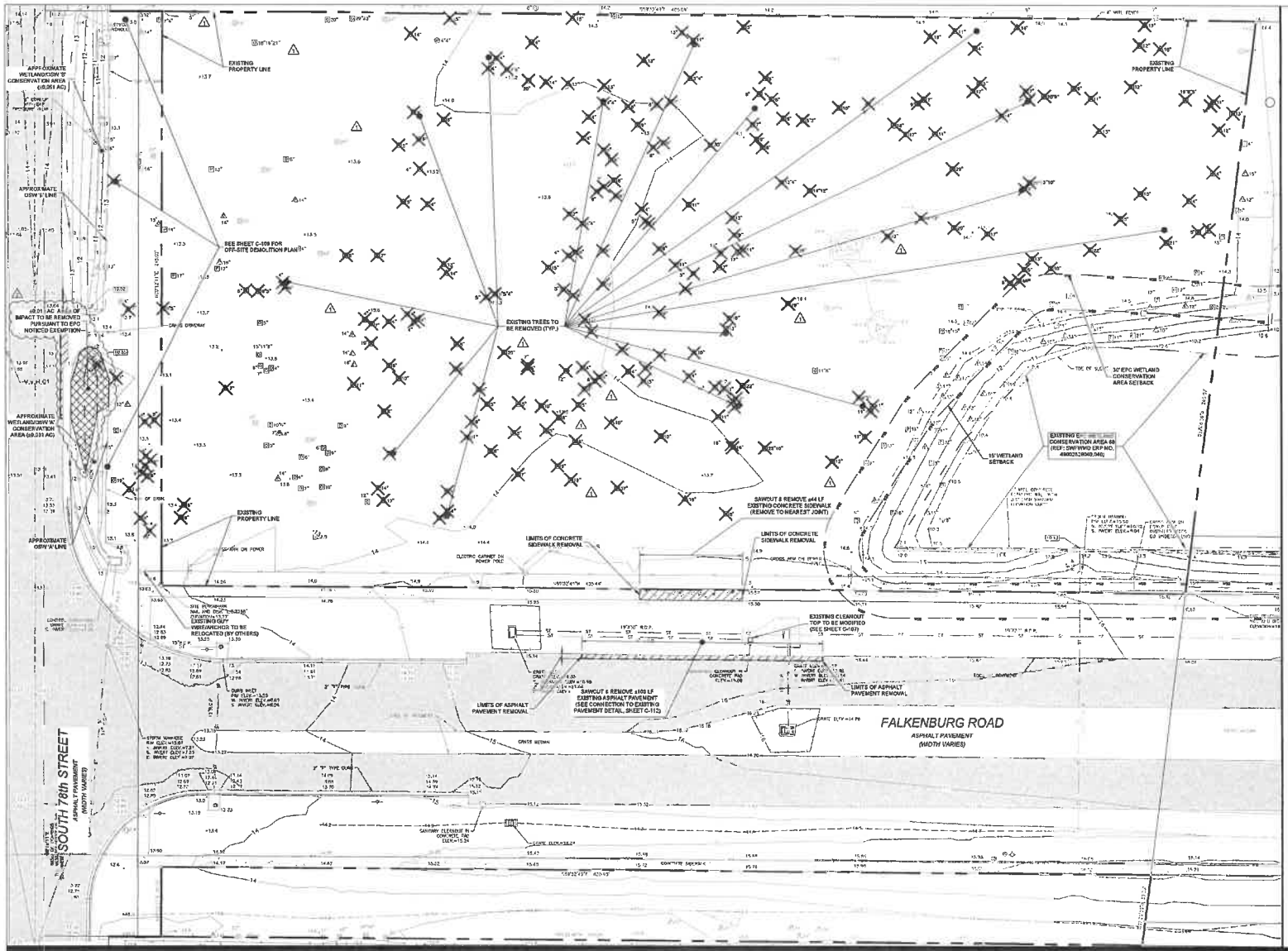
File Name: 215614804C1C-ECP.DWG

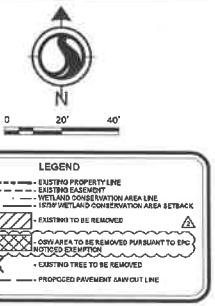
ARL	LHH	ARL	19.08.19
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
CONSTRUCTION DRAWINGS

EROSION CONTROL PLAN

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-104	4 of 19	2





DEMOLITION NOTES

1. DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND EXTENT OF REMOVAL OF ITEMS SHOWN TO PRIOR TO BIDING THIS INFORMATION FOR BID PURPOSES.
2. ANY STRUCTURE NOT SHOWN TO BE REMOVED IS TO REMAIN UNLESS OTHERWISE INSTRUCTED BY THE OWNER OR UTILITY, OR REQUIRED BY FIELD CONDITIONS (PRIOR APPROVAL REQUIRED).
3. CONTRACTOR TO COMPLETELY REMOVE EXISTING ITEMS ON SITE INCLUDING BUILDINGS, CURBS, ASPHALT, BASE COURSE, CONCRETE AND EXISTING UTILITIES AS SHOWN AND NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
4. LOCAL CODES APPLY FOR ANY DEMOLITION SHOWN HEREON.
5. CONTRACTOR TO FIELD COORDINATE WITH LOCAL UTILITY COMPANIES, FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON.
6. CONTRACTOR TO FIELD COORDINATE PHASING OF ALL DEMOLITION AND CONSTRUCTION TO LIMIT INTERRUPTION OF TRAFFIC FLOW, UTILITY SERVICES, AND DAILY OPERATIONS.
7. A SEPARATE PERMIT FOR THE DEMOLITION OF THE EXISTING BUILDINGS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK AS APPLICABLE.
8. CONTACT ENGINEER IF ANY UNDERGROUND STRUCTURES, FOUND DURING EXCAVATION, IMPEDE THE COMPLETION OF CONSTRUCTION AS SHOWN.
9. SOME ITEMS SHOWN TO BE REMOVED MAY NEED TO BE RELOCATED TO OTHER AREAS ON SITE AT THE REQUEST OF THE OWNER. CONTRACTOR TO FIELD COORDINATE.
10. THERE MAY BE EXISTING IRRIGATION LINES IN THE AREA OF WORK THAT NEED TO BE REMOVED AND/OR RELOCATED, THAT ARE NOT SHOWN HEREON. CONTRACTOR TO FIELD VERIFY THE EXTENT OF IRRIGATION WORK TO BE PERFORMED PRIOR TO BID. CONTRACTOR TO COORDINATE RELOCATION WITH OWNER OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, AS APPLICABLE.
11. CONTRACTOR SHALL ENSURE SANITARY LINES TO BE REMOVED ARE PLUGGED AT THE REMAINING DOWNSTREAM MANHOLES DURING DEMOLITION ACTIVITIES.
12. CONTRACTOR MUST FIELD VERIFY ALL EXISTING UTILITY LINES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE EOR IMMEDIATELY.
13. THESE PLANS DO NOT DEPICT ALL EXISTING UTILITIES (INCLUDING STORMWATER INFRASTRUCTURE). THE CONTRACTOR MUST COORDINATE ALL DEMOLITION OF EXISTING UTILITIES ON-SITE WITH THE OWNER DESIGNEE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE FIELD LOCATION, VERIFICATION AND REMOVAL OF ANY EXISTING UTILITIES ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR ANY REPLACEMENT OF UTILITY LINES REQUIRED TO KEEP ALL EXISTING UTILITIES IN SERVICE.

REF. NOTES:
1. SEE DWG. NO. C-102 FOR GENERAL CONSTRUCTION NOTES.
2. SEE DWG. NO. C-103 FOR EXISTING CONDITIONS PLAN, LEGEND & NOTES.
3. SEE DWG. NO. C-104 FOR EROSION & SEDIMENTATION CONTROL PLANS.
4. SEE DWG. NO. C-118 FOR EROSION & SEDIMENTATION CONTROL DETAILS.

SEE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE BARRICADE DETAILS

Issued	By	Appd.	YY.MM.DD
1 PERMIT SET	AUZD	LHH	19.09.13

Revision	By	Appd.	YY.MM.DD
PER CITY COMMENTS	AL	LHH	19.12.06
PER HILLSBOROUGH COUNTY, ATD MRP PERMIT COMMENTS	AUZD	LHH	19.11.19

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
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Client/Project
Parkway Center CDD
c/o Meritus Corporation

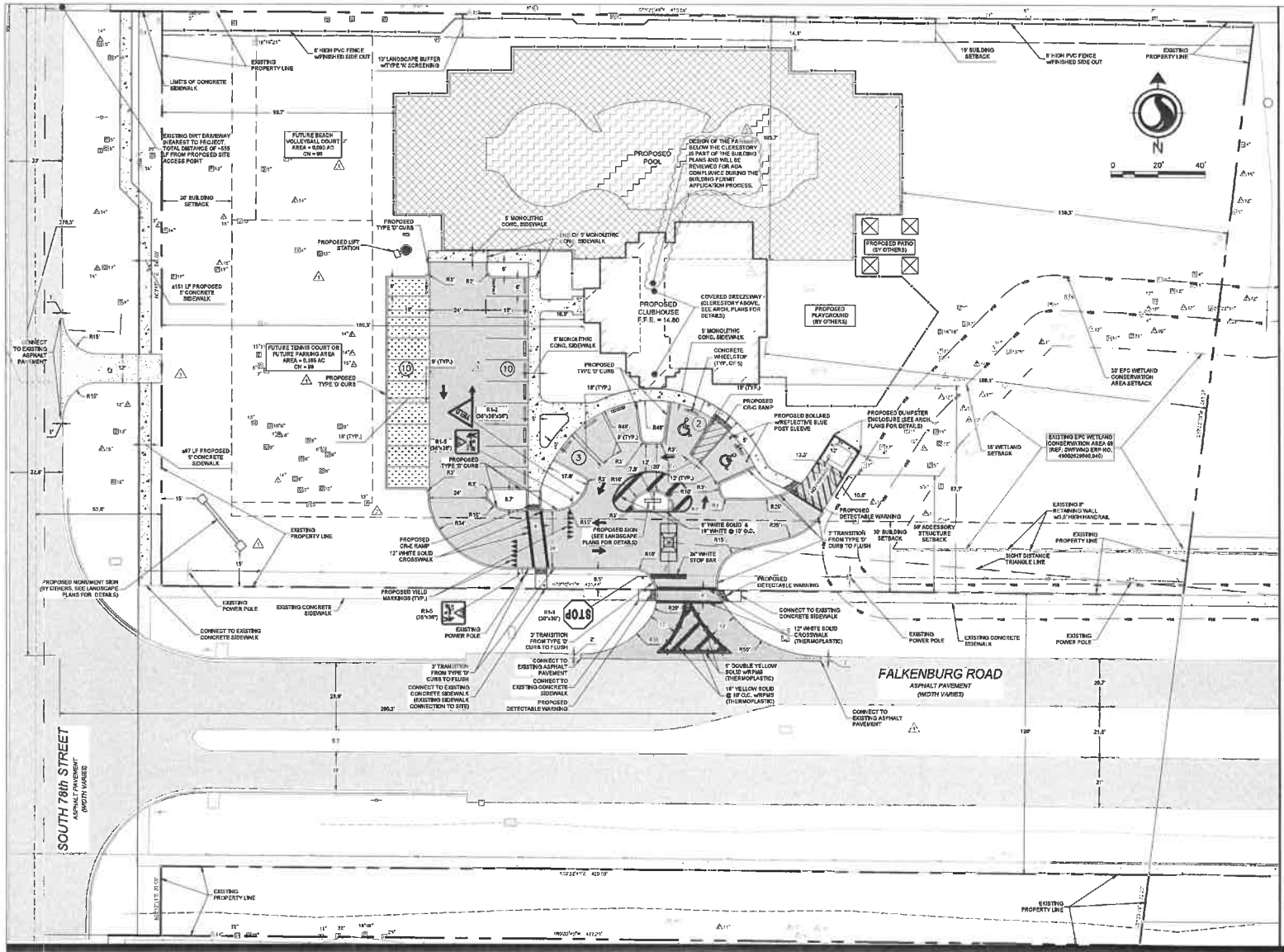
Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804010C-DP.DWG
Dwn. ABL Chkd. LHH Dsgn. ABL Appr. LHH 19.08.13 YY.MM.DD

Title
CONSTRUCTION DRAWINGS

DEMOLITION PLAN

Project No.	Scale	
215614804	1" = 20'	
Drawing No.	**Sheet**	**Revision**
C-105	5 of 19	2



FDOT DESIGN STANDARD PLANS INDEX REFERENCES:
1. REFER TO FDOT STANDARD PLANS INDEX #522-002 FOR DETECTABLE WARNINGS & SIDEWALK CURB RAMP DETAILS.
2. REFER TO FDOT STANDARD PLANS INDEX #522-001 FOR NON-MONOLITHIC CONCRETE SIDEWALK DETAILS.
3. REFER TO FDOT STANDARD PLANS INDEX #711-001 FOR PAVEMENT MARKING DETAILS.

SIGNAGE & STRIPING GENERAL NOTES

1. ALL SIGNAGE & STRIPING SHALL CONFORM TO FDOT STANDARD PLANS, INDEX AND FDOT APPLICABLE INDEXES LATEST EDITION.
2. REFER TO FDOT STANDARD PLANS INDEX #711-001 FOR REFLECTIVE PAVEMENT MARKER DETAILS.

   REFER TO FDOT STANDARD PLANS INDEX #711-001 FOR STRIPING & DIRECTIONAL PAVEMENT MARKING DETAILS.
4. ALL CROSSWALKS SHALL BE STENCILED CROSSWALKS PER FDOT STANDARD PLANS INDEX #711-001 SHEET 10 OF 13.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
6. ALL TRAFFIC CONTROL DEVICES OR PRIVATE ROADWAY PLACARDS IN HILLSBOROUGH COUNTY OR STATE RIGHT-OF-WAY SHALL BE INSTALLED BY THE APPROPRIATE OPERATING AGENCY.
7. ALL WORK WITHIN THE HILLSBOROUGH COUNTY RIGHT OF WAY SHALL CONFORM TO THE HILLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL, LATEST EDITION AND ALL APPLICABLE INDEXES OF THE FDOT DESIGN STANDARDS, LATEST EDITION.
8. MAINTENANCE OF TRAFFIC PLANS FOR WORK ZONES SHALL BE IN COMPLIANCE WITH THE HILLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL AND ALL APPLICABLE INDEXES OF THE FDOT STANDARD PLANS INDEX (MPI). REFER TO THE FDOT STANDARD AND TYPE C STANDARD REPRESENTED ON THE PLANS SHEET. WHERE PLAN PEDESTRIAN LITTLE FLUSH CURBS OR SIDEWALK HAVE BEEN STANDARD PLAN INDEX 711-001 "CONTROL TRAFFIC CONTROL WHILE WORKING IN THE CLEAR" (MPI).
9. ALL SIDEWALKS WITHIN THE HILLSBOROUGH COUNTY RIGHT OF WAY SHALL COMPLY WITH THE HILLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL AND FDOT STANDARD PLANS INDEX 522-001 AND INDEX 522-002 AND BE CONSTRUCTED OF A MINIMUM OF THICK FDOT CLASS II CONCRETE WITH FIBER MESH. ALL TRANSVERSE SCORES SHALL BE INSTALLED PER FDOT STANDARD PLANS INDEX 522-001.
10. ALL PAVEMENT MARKING WITHIN HILLSBOROUGH COUNTY RIGHT OF WAY SHALL BE THERMOPLASTIC.
11. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY A HILLSBOROUGH COUNTY ACCEPTABLE METHOD.
12. DUMPSTER AREA STRIPING TO BE BLACK ON WHITE THERMOPLASTIC STRIPE WITH A BLACK THICK DIAGONAL WHITE THERMOPLASTIC STRIPING AT LEAST 4 FEET ON CENTER TO THE CURB LINE.
13. THE CROSSWALK PAVEMENT SHALL BE PAINTED WHITE IN THE DUMPSTER AREA. BLOCK LETTERS AT LEAST 12" IN HEIGHT WITH A MINIMUM 6" IN STRIPE. ALL PAVEMENT STRIPING SHALL BE WHITE THERMOPLASTIC.

SITE DATA

FOLIO NUMBER: 49155.0000

SECTION/TOWNSHIP/RANGE: 13-30S-19E

SITE ADDRESS: 7461 SOUTH FALKENBURG RD., RIVERVIEW, FL 33578 (TENTATIVE ADDRESS)

SITE AREA = 2.82 AC (122,897 SF)

PRINCIPAL USE: VACANT WOODED LOT

ZONING = PD (15-1309)

FUTURE LAND USE = CMU-12

BUILDING SETBACKS

FRONT (SOUTH, WEST):	30'
SIDE (NORTH):	10'
SIDE (EAST):	0'

BUFFER/SCREENING REQUIREMENTS

19' BUFFER NORTH w/TYPE 'W' SCREENING

MAX F.A.R.:	0.27 (0.035 PROVIDED)
MAX IMPERVIOUS SURFACE: 70% (50.34% PROVIDED)	
IMPERVIOUS (BLDG.):	4,257 SF
IMPERVIOUS (POOL/DECK/PATIO):	18,237 SF
IMPERVIOUS (PAVEMENT/SIDEWALK):	14,792 SF
TOTAL IMPERVIOUS:	37,286 SF (30.34%)
OPEN SPACE:	85,611 SF (69.66%)
TOTAL AREA:	122,897 SF (100.00%)

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NUMBER 12057C 0501 H, HILLSBOROUGH COUNTY, FLORIDA AND INCORPORATED AREAS, DATED AUGUST 28, 2008, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REF. NOTES:
1. SEE DWG. NO. C-102 FOR GENERAL CONSTRUCTION NOTES.
2. SEE DWG. NO. C-112 FOR SITE DETAILS.

TOTAL REQUIRED PARKING		
COMMUNITY RECREATIONAL USES SF: 4,257 SF	PARKING CODE REQUIRED (CH. 6.05.00) 3.3 PER 1,000 SF GFA	4,257 / 1,000 * 3.3 = 15 CODE REQUIRED SPACES

TOTAL PROVIDED PARKING
TOTAL PROPOSED PARKING: 20 SPACES
(3 COMPACT SPACES)
1 ADA SPACE REQUIRED
1 ADA SPACES PROVIDED

1	PERMIT SET	AL/ED	LHH	18.09.19	
Issued		By	Appd.	YY.MM.DD	

2	PER RIVAL COUNTY COMMENTS	AL	LHH	20.02.07
1	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL	LHH	20.01.13
0	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL/ED	LHH	19.11.18
Revision		By	Appd.	YY.MM.DD

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE M. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbor Island Blvd., Suite 400
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
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File Name: 215614804GIC-6P.DWG

AR	LHH	AR	19.08.19
Dwn.	Chkd.	Dsgn.	YY.MM.DD

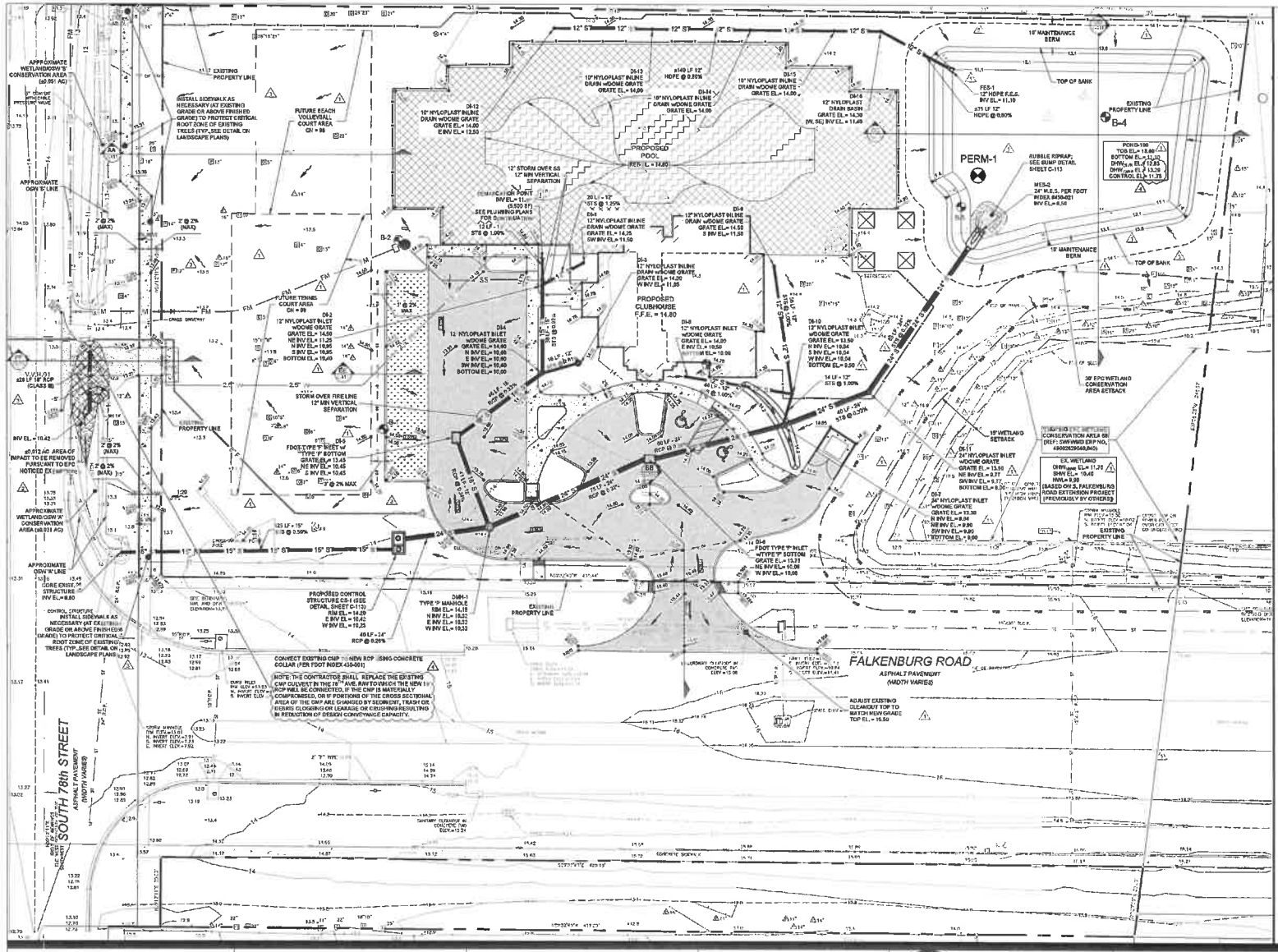
Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

Title
CONSTRUCTION DRAWINGS
CONSTRUCTION DRAWINGS
SITE, SIGNAGE & PAVEMENT MARKING PLAN

Project No.	Scale	
215614804	1" = 30'	
Drawing No.	Sheet	Revision
C-106	6 of 19	3

ORIGINAL SHEET - ARCH D



N

0 20' 40'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- WETLAND CONSERVATION AREA LINE
- 15'TAF WETLAND CONSERVATION AREA SETBACK
- PROPOSED STORM LINE (SIZE AS NOTED)
- PROPOSED GRADE BREAK
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED CONTOUR
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED COUNTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED CONCRETE PAVEMENT
- OSW AREA TO BE REMOVED PURSUANT TO EPC NOTICED EXEMPTION
- PROPOSED TURF BLOCK PARKING
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED FLOW ARROW
- PROPOSED PAVEMENT SLOPE
- PROPOSED VJH SLOPE (E.G. 1:4)
- PROPOSED STORM STRUCTURES
- B-5 SOIL BORING DESIGNATION

ABBREVIATIONS

C-105 CROSS SECTION NUMBER / CROSS SECTION SHEET LOCATION

GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
STE = STORM SEWER
DS = DOWNSPOUT
MES = MATCH EXISTING GRADE
UD = UNDERDRAIN
EOP = EDGE OF PAVEMENT
TOC = TOP OF CURB

DATUM CONVERSION
NGVD 29 = 0.899 FEET = NAVD 88

FDOT DESIGN REFERENCES:
1. REFER TO FDOT STANDARD PLANS INDEX #520-001 FOR CURB & GUTTER DETAILS.

NOTES:

1. PIPE MATERIALS SHALL BE AS FOLLOWS:
   A. RCP, ASTM C76, CLASS III, B-WALL, RUBBER GASKET JOINTS.
   B. A2000 PVC.
   C. ADS N-12 HIGH DENSITY POLYETHYLENE.
2. SEE SHEET C-112 FOR PAVEMENT SECTION DETAILS.
3. SEE SHEET C-113 FOR CONTROL STRUCTURE DETAILS.
4. SEE SHEET C-114 FOR NYLOPLAST INLET AND GRATE DETAILS.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. THE SUBJECT PROPERTY LIES IN FLOOD ZONES "X" (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NUMBER 12057C0501H, HILLSBOROUGH COUNTY, DATED AUGUST 28, 2008, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. NYLOPLAST INLETS: TERMINAL INLETS TO BE INLINE DRAINS, OTHER INLETS TO BE DRAIN BASINS WITH INLET TYPE GRATES/COVERS.

STABILIZATION NOTE

ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF ERODIBLE/PORE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

POND EXCAVATION NOTE

NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS, A MINIMUM OF FIVE FEET OF UNDISTURBED SOILS MUST REMAIN ABOVE THE UNDERLYING LIMESTONE.

Issued	By	Appd.	YY.MM.DD
PERMIT SET	ALIZO	LHH	19.09.19

Revision	By	Appd.	YY.MM.DD
PER SWFWMD STORMWATER & SWFWMD COMMENTS	ALIZO	LHH	20.01.31
PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL	LHH	20.01.13
PER EPC COMMENTS	AL	LHH	19.12.04
PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	ALIZO	LHH	19.11.19

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE M. MARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
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Tampa, Florida 33602 Tel. 813.223.9500
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File Name: 215614804-01C-PCD.DWG

ABL	LHH	AIE	19.08.19
Dwn.	Chk'd.	Dsgn.	YY.MM.DD

Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

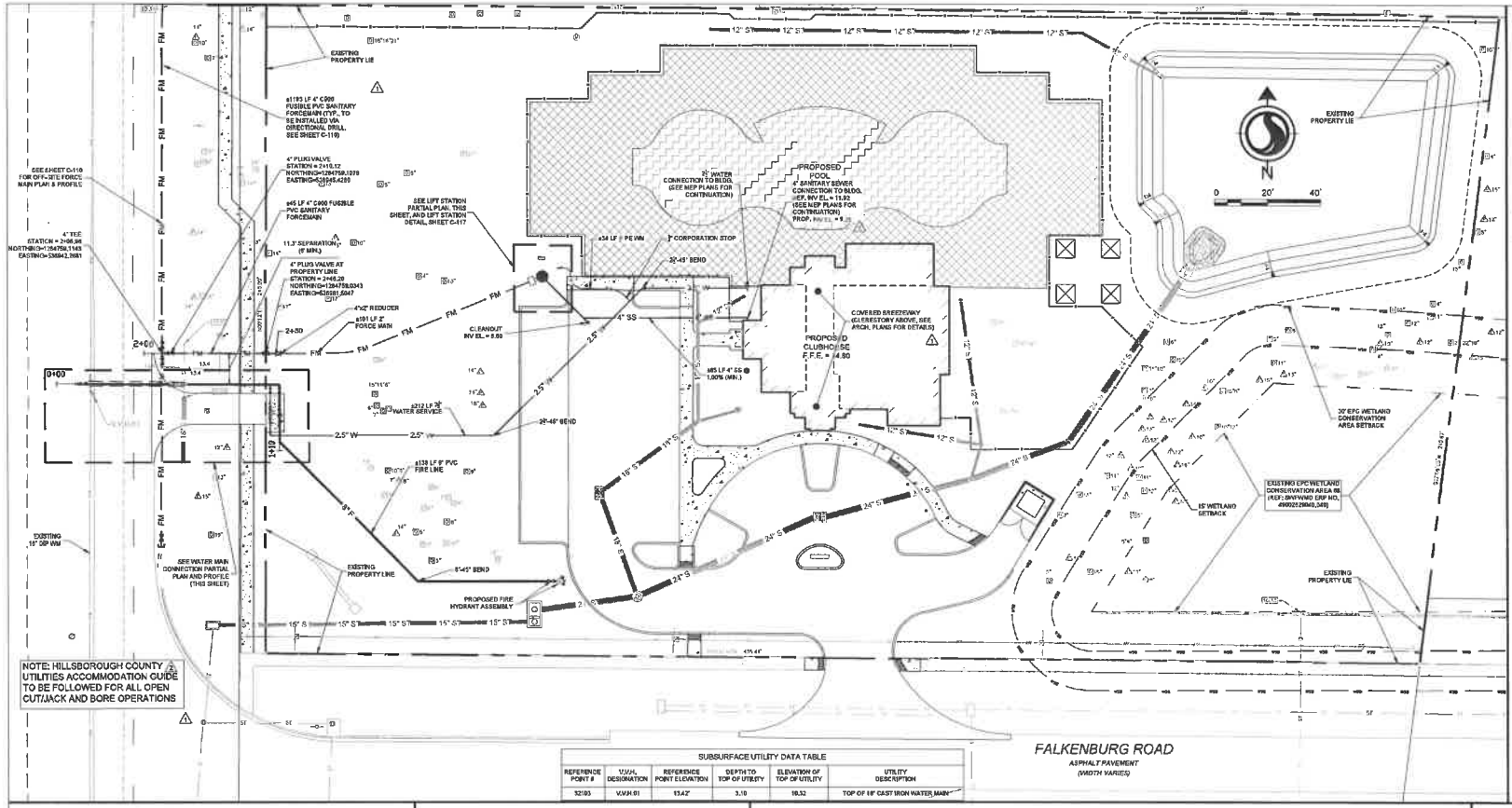
Title
CONSTRUCTION DRAWINGS

PAVING, GRADING & DRAINAGE PLAN

Project No.	Scale
215614804	N/A

Drawing No.	Sheet	Revision
C-107	7 of 19	4

ORIGINAL SHEET - ANSI D



SUBSURFACE UTILITY DATA TABLE					
REFERENCE POINT #	V.V.H. DESIGNATION	REFERENCE POINT ELEVATION	DEPTH TO TOP OF UTILITY	ELEVATION OF TOP OF UTILITY	UTILITY DESCRIPTION
52105	V.V.H.01	13.42'	3.10	10.32	TOP OF 16" CAST IRON WATER MAIN

UTILITY LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- WETLAND CONSERVATION AREA LINE
- 15/30' WETLAND CONSERVATION AREA SETBACK
- PROPOSED STORM LINE (SEE SHEET C-107)
- PROPOSED SANITARY SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER MAIN (SIZE AS NOTED)
- PROPOSED FIRE LINE (SIZE AS NOTED)
- PROPOSED FORCE MAIN (SIZE AS NOTED)
- PROPOSED ABOVE GROUND DDCV ASSEMBLY PER HC STANDARDS (SEE DETAIL SHEET C-116)
- PROPOSED CLEAN OUT PER HC STANDARDS (SEE DETAIL SHEET C-116)
- PROPOSED WATER METER & BFP ASSEMBLY PER HC STANDARDS (SEE DETAIL SHEET C-115)
- PROPOSED GATE VALVE PER HC STANDARDS (SEE DETAIL SHEET C-116)
- PROPOSED FIRE HYDRANT ASSEMBLY & VALVE HC STANDARDS (SEE DETAIL SHEET C-115)

HC = HILLSBOROUGH COUNTY
SS = SANITARY SEWER
INV = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
BFP = BACKFLOW PREVENTER

GENERAL UTILITY NOTES

1. ALL WATER MAIN BENDS, TEES, ETC. SHALL BE RESTRAINED AS PER THE RESTRAINING JOINT DETAILS ON SHEET C-115
2. FIRE HYDRANTS WILL REQUIRE FLOW TESTING AND COLOR-CODING BASED ON FLOW TEST RESULTS.
3. ALL UTILITY MATERIAL AND WORKMANSHIP MUST, AT A MINIMUM, COMPLY WITH HILLSBOROUGH COUNTY WATER/WASTE WATER TECHNICAL MANUAL DATED OCTOBER 2017 OR LATEST EDITION.
4. IRRIGATION TO BE PROVIDED BY PROPOSED ON-SITE WELL (SEE IRRIGATION PLANS FOR DETAILS).
5. FIRE HYDRANTS SHALL BE MARKED IN ACCORDANCE WITH NFPA-1963, 7, FFPC, 5TH EDITION.

HILLSBOROUGH COUNTY UTILITY NOTES

A) THE CONTRACTOR/ENGINEER OF RECORD SHALL CONTACT THE HILLSBOROUGH COUNTY PUBLIC UTILITY DEPT. INSPECTION SECTION AREA MAINTENANCE TO SET UP THE PRE-CONSTRUCTION MEETING. CONTACT NATE CASTALO @ 272-5977 EXT. 4363 FOR INSPECTIONS AND THE SOUTHCENTRAL LINE MAINTENANCE UNIT AT 671-7580 OR THE NORTHWEST LINE MAINTENANCE UNIT AT 884 5810.

B) ALL ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

C) CONTRACTOR TO EXPOSE WATER MAIN AND FURNISH TAPPING SLEEVE AND VALVE FOR WATER METER TAP AND INSTALL 2" POLYETHYLENE (P.E.) WATER SERVICE LINE FROM MAIN TO METER. HILLSBOROUGH COUNTY PUBLIC UTILITIES WILL PERFORM THE TAPPING OPERATION.

D) CONTRACTOR TO COORDINATE WITH KEN WILLIAMS FOR SOUTHCENTRAL @ 813-671-7804, OR VICTOR LEBRON FOR NORTHWEST @ 813-264-6060 OF THE HILLSBOROUGH COUNTY PUBLIC UTILITIES DEPT. PRIOR TO THE SELECTION AND ORDERING OF THE WATER METER AND/OR BACKFLOW PREVENTION DEVICE ASSEMBLIES.

E) THE WATER METER ASSEMBLY SHALL BE DIRECTLY ACCESSIBLE BY BOOM TRUCK OFF OF THE COUNTY R.O.W., OR BY AN INTERIOR ROAD THAT IS NOT BLOCKED BY A WALL, FENCE, OR GATE. THE ELEVATION OF THE CONCRETE BLAB WILL BE HIGHER THAN THE IMMEDIATE SURROUNDING AREA. DO NOT INSTALL AREA AROUND SLAB. DO NOT PLANT ANY LANDSCAPE THAT WILL HINDER DIRECT ACCESS IN THE FUTURE TO THE METER ASSEMBLY.

F) CONTRACTOR MUST COORDINATE THE SHUTDOWN OF THE EXISTING POTABLE WATER, WASTEWATER FORCEMAIN, OR RECLAIMED WATER MAIN WITH HILLSBOROUGH COUNTY FIELD MAINTENANCE SERVICES. CONTACT THE NORTHWEST UNIT AT 813-884-5010 OR THE SOUTHCENTRAL UNIT AT 813-671-7804.

G) ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 12-GAUGE COPPER TRACER WIRE.

H) THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER OF THE LANE CLOSEST TO THE HYDRANT.

I) THE ENGINEER OF RECORD AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN THE EXISTING OR PROPOSED HILLSBOROUGH COUNTY RIGHT OF WAY AND UTILITY EASEMENTS THAT ARE TO BE DEDICATED TO HILLSBOROUGH COUNTY. PRIOR TO THE FINAL INSPECTION OF THE PROJECT, THE ENGINEER OF RECORD AND/OR CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING AND COLOR CODING METHODS AND PROCEDURES.

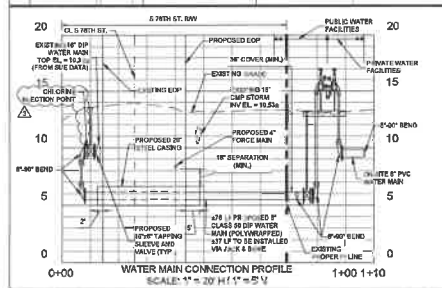
REF. NOTES:
1. SEE DWG. NO. C-102 FOR GENERAL CONSTRUCTION NOTES.
2. SEE DWG. NO. C-110 FOR OFF-SITE FORCE MAIN PLANS AND PROFILES.
3. SEE DWG. NOs. C-115 THRU C-116 FOR UTILITY DETAILS.
4. SEE DWG. NO. C-117 FOR LIFT STATION DETAILS.

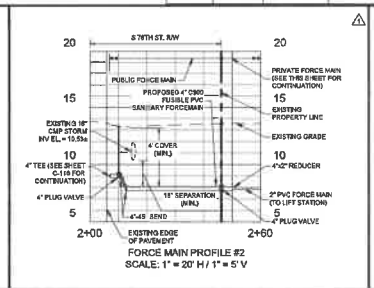
FIRE PROTECTION DATA

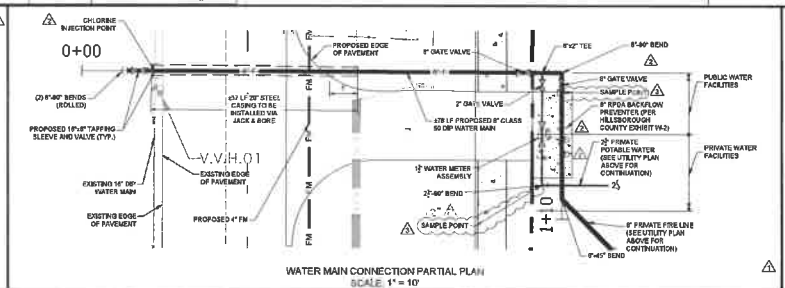
(FROM NFPA 1 CH. 18,4.5.3.2, TABLE 18.4.5.2.1)

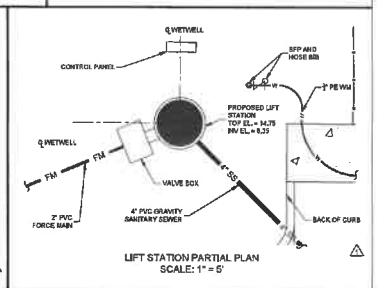
CONSTRUCTION TYPE:	V(000)[1] (NOT SPRINKLERED)
NUMBER OF STORIES:	(1) wCLERESTORY
FIRE FLOW AREA:	0-3,600
REQUIRED FIRE FLOW:	1,500 GPM[2]
NUMBER OF HYDRANTS REQUIRED:	(1) HYDRANT[3]

NOTES:
1. TYPES OF CONSTRUCTION ARE BASED ON NFPA 220.
2. MEASURED AT 20 PSI (138.0 kPa)
3. TABLE 18.5.4.3 - MAXIMUM FIRE HYDRANT FLOW CAPACITY









Issued	By	Appd.	YY.MM.DD
PERMIT SET	ALED	LHH	19.08.19

Revision	By	Appd	YY.MM.DD
PER DLH FOR MEMENTS	AL	LHH	20.02.20
PER HILLSBOROUGH COUNTY AND WATRMMS COMMENTS	AL	LHH	20.01.15
PER HILLSBOROUGH COUNTY AND WATRMMS COMMENTS	AL/ED	LHH	19.11.19

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 400
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.6009
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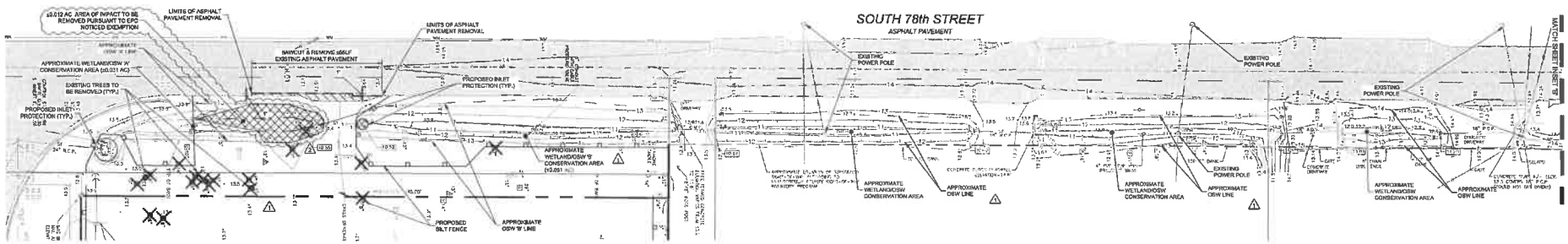
Client/Project
Parkway Center CDD
c/o Meritus Corporation
Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804GIC-UP.DWG	ARL	LHH	ARL	19.08.19
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

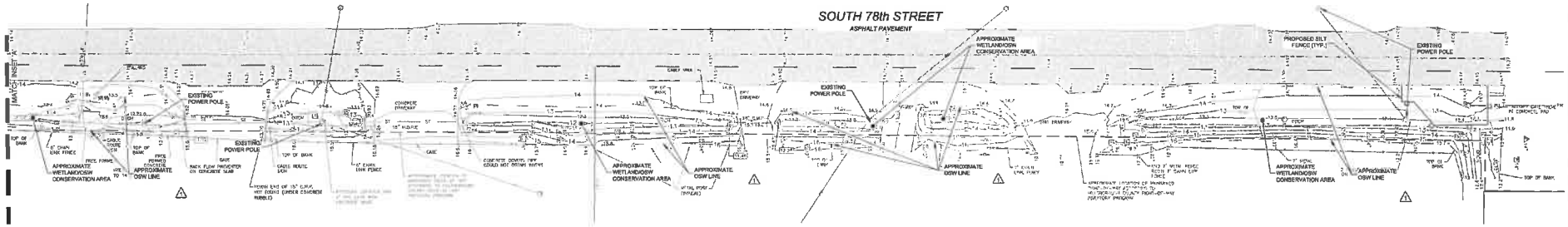
Title
CONSTRUCTION DRAWINGS
UTILITY PLAN

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-108	8 of 19	3

ORIGINAL SHEET - ARCH D



OFF-SITE EXISTING CONDITIONS,
DEMOLITION & EROSION CONTROL PLAN
(INSET 'A')



OFF-SITE EXISTING CONDITIONS,
DEMOLITION & EROSION CONTROL PLAN
(INSET 'B')

TREE LEGEND

12"	AUSTRALIAN PINE	12"	LOQUAT
18"	BEACH CHERRY	12"	LOQUAT (JAPANESE PLUM)
12"	BANANA	12"	MULBERRY
12"	BRAZILIAN PEPPER	12"	MAGNOLIA
18"	BAY	12"	MONKEY PUZZLE
12"	CHINABERRY	12"	MAPLE
12"	CEDAR	12"	WILD OLIVE
12"	CHINESE FALLOW	12"	OAK
12"	CHERRY LAUREL	12"	ORANGE (ALL - SPECIES VARIED)
18"	CAMPHOR	12"	PECAN
18"	CITRUS	12"	PLUM (A.C.A. MELALEUCA)
18"	CRAPE MYRTLE	12"	PALM
12"	CYPRESS	12"	PINE
12"	ELM	12"	PODOCARPUS
12"	FIR	12"	INDIAN ROSEWOOD
12"	BLACK PEPPER	12"	SEA GRAPE
12"	PINE	12"	SUMAC
12"	QUANDONG	12"	SWEETGUM
12"	SOUTHERN	12"	STRAWBERRY
12"	HONDRY	12"	SYCAMORE
12"	HOLLY	12"	WILLOW
12"	JACARANDA		

Tier
INDICATES OH TREE CONSISTING OF A SINGLE STEM. STEMS EQUAL TO OR GREATER THAN 12 INCHES IN DIAMETER AT BREAST HEIGHT.

Tier
INDICATES OH TREE CONSISTING OF TWO OR MORE STEMS. STEMS EQUAL TO OR GREATER THAN 12 INCHES IN DIAMETER AT BREAST HEIGHT.

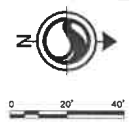
SYMBOL LEGEND

- GUY ANCHOR
- CONCRETE UTILITY POLE
- FLOOD LIGHT
- ELECTRIC HAND HOLE
- LIGHT POLE
- ELECTRIC MANHOLE
- METER POLE
- PEDESTRIAN CROSSING POLE
- ELECTRIC RISER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- ELECTRICAL TRANSFORMER
- WOOD UTILITY POLE
- CABLE RISER
- CABLE RECEPTACLE
- TELEPHONE MANHOLE
- TELEPHONE UTILITY BOX/RISER
- METERED GAS SYSTEM
- SPT-01 / TP-11 SOIL BORING DESIGNATION AND GROUND ELEVATION
- EROSION CONTROL BOX
- SPRINKLER HEAD
- SANITARY CLEANOUT
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER WELL
- WATER METER
- WATER MAIN
- STORMWATER MANHOLE
- YARD DRAIN
- SPLASH PAD
- SIGN
- MONITOR WELL
- BELLS WATERFOWL
- OVERHEAD LINE
- FLARED END SECTION

SPOT ELEVATIONS
- 6.1 = GROUND ELEVATION
- 6.13 = PAVEMENT ELEVATION (TYPICAL ELEVATION)
- 6.13 / 5.63 = TOP OF CURB / = BOTTOM OF HEIGHT
- 6.13 / 5.63 / 5.79 = TOP OF CURB / = FLOW LINE / = EDGE OF PAVEMENT

ABBREVIATION LEGEND

CONC.	= CONCRETE
ELEV.	= ELEVATION
P.V.C.	= POLYVINYL CHLORIDE
R.C.P.	= REINFORCED CONCRETE PIPE
C.M.P.	= CORRUGATED METAL PIPE
P.P.	= POLYETHYLENE
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
I.R.	= LEOVARD MARKER MONUMENT
L.B.	= LICENSED SURVEYOR
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
DH	= DEED MEASUREMENT
(C)	= CALCULATED
(M)	= VALUE FROM FIELD MEASUREMENTS
(P)	= PLAT DIMENSIONAL
(R)	= OFFICIAL RECORD
	= INVERT ELEVATION
H.D.P.E.	= HIGH DENSITY POLYETHYLENE PIPE



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CONCRETE SIDEWALK
- EXISTING ASPHALT PAVEMENT
- EXISTING TO BE REMOVED
- OSW AREA TO BE REMOVED PURSUANT TO EPC NOTICED EXEMPTION
- EXISTING TREE TO BE REMOVED
- PROPOSED PAVEMENT SAW CUT LINE

REF. NOTES:
1. SEE DWG. NO. C-102 FOR GENERAL CONSTRUCTION NOTES.
2. SEE DWG. NO. C-103 FOR ON-SITE EXISTING CONDITIONS PLAN.
3. SEE DWG. NO. C-104 FOR ON-SITE PLAN AND EROSION AND SEDIMENTATION CONTROL NOTES.
4. SEE DWG. NO. C-105 FOR ON-SITE PLAN AND DEMOLITION NOTES.
5. SEE DWG. NO. C-118 FOR EROSION AND SEDIMENTATION CONTROL DETAILS.

Issued	By	Appd.	YY.MM.DD
PERMIT SET	ALZD	LHH	19.05.19

Revision	By	Appd.	YY.MM.DD
1 PER REVIEW COMMENTS	AL	LHH	19.02.04
2 PER HILLSBOROUGH COUNTY WATER AND SEWER COMMENTS	ALZD	LHH	19.11.18

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
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Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804C-C109.DWG	AR. Dwn.	LHH Chkd.	AR. Dgn.	19.08.14 YY.MM.DD

Title
CONSTRUCTION DRAWINGS
OFF-SITE EXISTING CONDITIONS,
DEMOLITION & EROSION CONTROL PLAN

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-109	9 of 19	2

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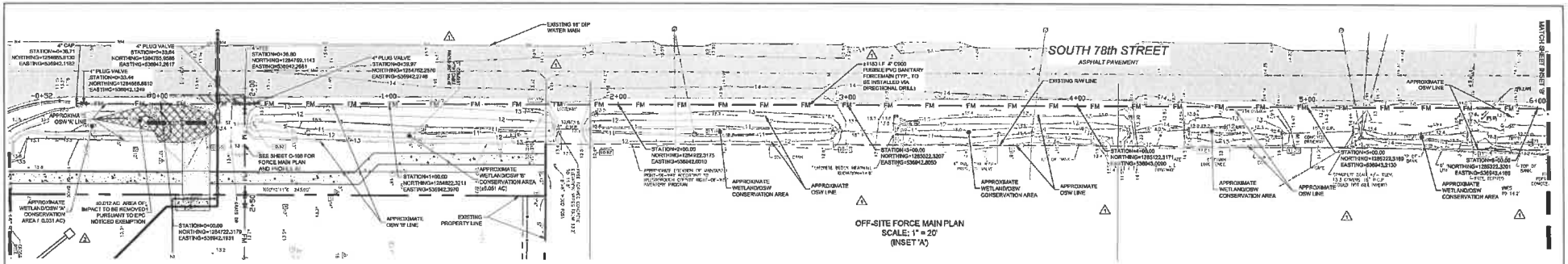
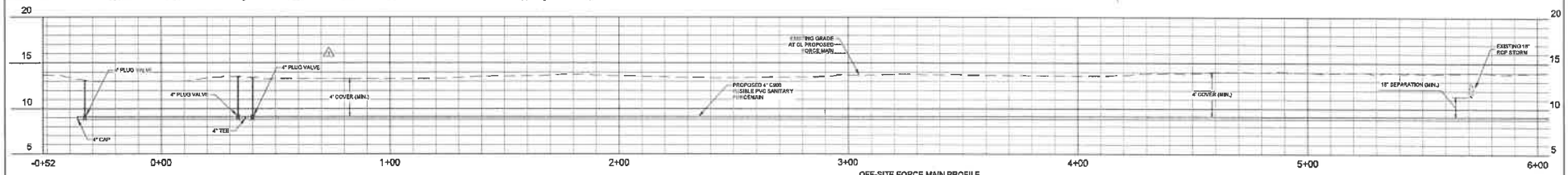
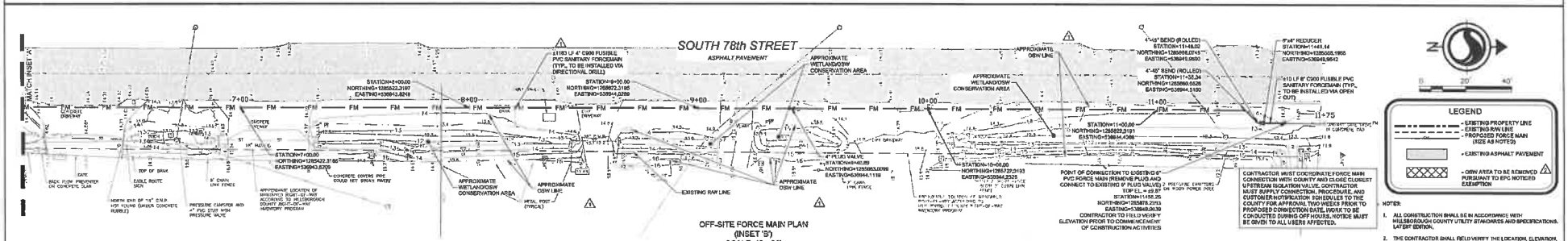


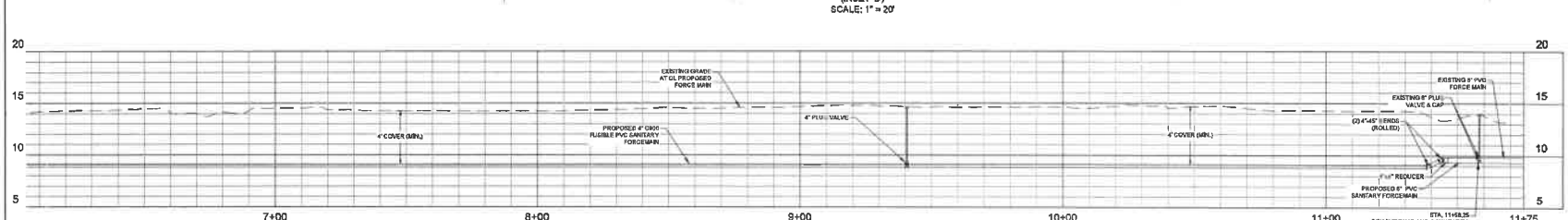
OFF-SITE FORCE MAIN PLAN
SCALE: 1" = 20'
(INSET 'A')



OFF-SITE FORCE MAIN PROFILE
SCALE: 1" = 20' H; 1" = 5' V



OFF-SITE FORCE MAIN PLAN
(INSET 'B')
SCALE: 1" = 20'



OFF-SITE FORCE MAIN PROFILE
SCALE: 1" = 20' H; 1" = 5' V

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- PROPOSED FORCE MAIN (SEE AS NOTED)
- EXISTING ASPHALT PAVEMENT
- OSW AREA TO BE REMOVED PURSUANT TO EPC NOTICED EXEMPTION

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, ELEVATION, AND CONDITION OF ALL ABOVE GROUND AND BELOWGROUND EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. DEFLECTIONS TO PVC SAN FM SHALL NOT EXCEED 1 DEGREE PER 20'.
4. ALL SAN FM JOINTS SHALL BE RESTRAINED PER HILLSBOROUGH COUNTY UTILITY STANDARDS.
5. HORIZONTAL DIRECTIONAL DRILL SHALL BE THE METHOD OF SANITARY FORCEMAIN INSTALLATION BETWEEN STA: 9+00.00 AND STA: 11+45.34.
6. ALL SANITARY FORCEMAIN INSTALLED BY TRENCHING SHALL BE PVC GASKETED PIPE. TRENCHING SHALL BE THE METHOD OF SANITARY FORCEMAIN INSTALLATION BETWEEN STA: 11+45.34 & STA: 11+66.25 AND STA: 0+00.00 TO PROPERTY LINE
7. ALL HORIZONTAL DIRECTIONAL DRILLING TO BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY PUBLIC UTILITIES DEPARTMENT SPECIFICATION 330522.

EXISTING FORCE MAIN NOTE

EXISTING FORCE MAIN ELEVATION DEPICTED ON THESE PLANS IS TAKEN FROM RECORD DRAWINGS ENTITLED "RECORD DRAWINGS - OAK CREEK PARCEL 8" PREPARED BY WALDROP ENGINEERING. PREPARED FOR TAYLOR MORRISON OF FLORIDA, INC.; DATED 07/28/2016

NOTE: HILLSBOROUGH COUNTY UTILITIES ACCOMMODATION GUIDE TO BE FOLLOWED FOR ALL OPEN CUT/JACK AND BORE OPERATIONS

1	PERMIT SET	ALIZO	LHH	10.09.19
Issued		By	Appd.	YYMMDD

2	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL	LHH	20.01.13
1	PER PT COMMENTS	AL	LHH	19.12.04
0	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	ALIZO	LHH	19.11.18
Revision		By	Appd.	YYMMDD

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

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Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
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c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804-01-C-SIP.DWG	ARL	LHH	ARL	19.08.19
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
CONSTRUCTION DRAWINGS

OFF-SITE IMPROVEMENTS PLANS AND PROFILES

Project No.	Scale	
215614804	As Shown	
Drawing No.	Sheet	Revision
C-110	10 of 19	3

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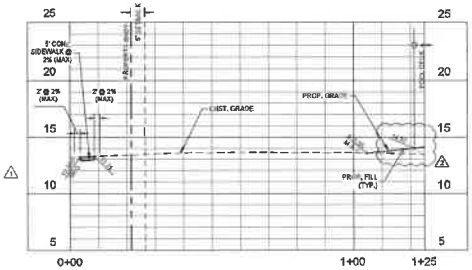
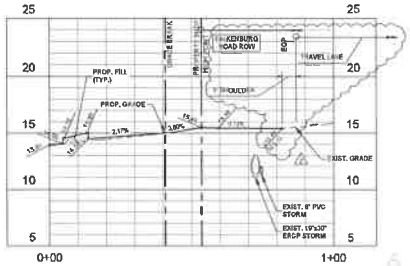


AA C-107 HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'



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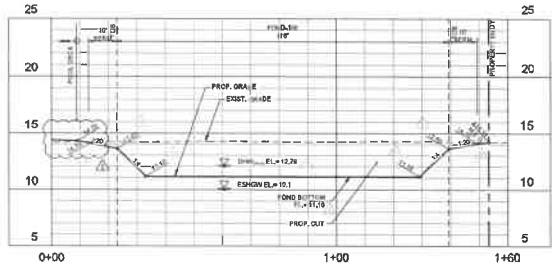

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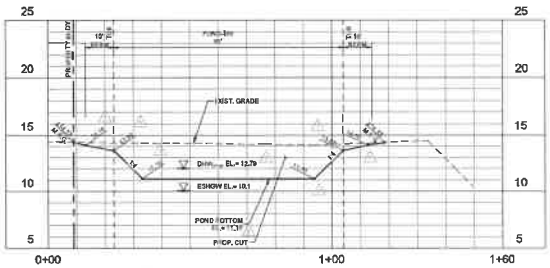
VERT SCALE: 1"=5'



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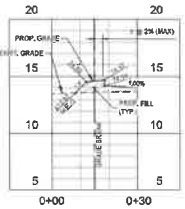
VERT SCALE: 1"=5'



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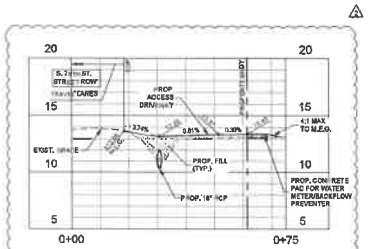

FF C-107 HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'

1	PERMIT SET	AUZO	LHH	19.08.19
Issued		By	Appd.	YY.MM.DD

1	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AL	LHH	20.01.13
2	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	AUZO	LHH	19.11.19
Revision		By	Appd.	YY.MM.DD

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
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Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804-01C-PCD.DWG

ABL	LHH	ABL	19.08.19
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
CONSTRUCTION DRAWINGS

CROSS SECTIONS

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-111	11 of 19	2

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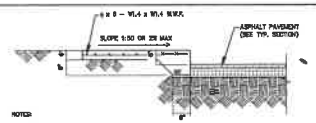
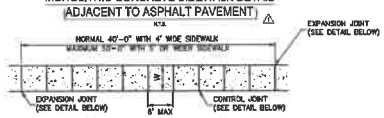


NOTES:

1. ALL CONCRETE IS TO BE 3000 P.S.I.
2. GROUND IS TO BE COMPACTED PRIOR TO POURING (TOP 6" @ 95% MOD. PROCTOR).
3. ALL EXPOSED EDGES TO BE CHAMFERED.
4. WHERE SIDEWALK ABUTS PAVEMENT THICKEN TO 1' OVER 8" AS SHOWN.
5. FIBER MESH REINFORCEMENT MAY BE USED IN LIEU OF WIRE MESH. USE 1.5 POUNDS PER CUBIC YARD TYPE III SYNTHETIC FIBER (ASTM C1116-90).
6. PROVIDE 4" MINIMUM ROADWAY BASE COURSE UNDER THICKENED SIDEWALK EDGE.

MONOLITHIC CONCRETE SIDEWALK DETAIL
ADJACENT TO ASPHALT PAVEMENT

N.T.S.

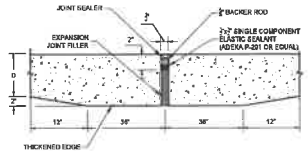


NOTES:

1. SIDEWALK THICKNESS TO BE 4 INCHES (6 INCHES AT DRIVEWAY CROSSINGS) UNLESS NOTED OTHERWISE.
2. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
3. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.

TYPICAL ONSITE/OFFSITE SIDEWALK

N.T.S.



SIDEWALK EXPANSION JOINT DETAIL

N.T.S.

SECTION 2—PRODUCTS

2.1—Concrete

2.1.1 Comply with ASTM C 94 and the following requirements.

2.1.2 *Cement type*—Type I cement, unless otherwise specified.

2.1.3 *Strength*—Specified compressive strength shall be 4000 psi (28 MPa) at 28 days, unless otherwise specified.

2.1.4 *Total air content*—Comply with Table 2.1, unless otherwise specified.

2.1.5 *Aggregates*—Nominal maximum aggregate size shall not exceed 1/5 of the specified pavement thickness.

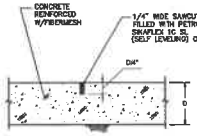
2.1.6 *Slump*—Slump shall not exceed 4 in. (100 mm) for pavements placed by other than slipform equipment or 1-1/2 in. (40 mm) for concrete placed with slipform equipment. Concrete with different slumps may be permitted when accepted.

2.1.7 Submit documentation describing concrete mixture proportions in accordance with ACI 301.

Table 2.1—Required total air content*

Nominal maximum aggregate size, in. (mm)	Total air content† %		
	Mild exposure	Moderate exposure	Severe exposure
3/8 (10)	4.5	6.0	7.5
1/2 (13)	4.0	5.5	7.0
3/4 (19)	3.5	5.0	6.0
1 (25)	3.0	4.5	6.0
1-1/2 (38)	2.5	4.5	5.5

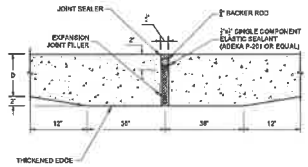
*Exposure in accordance with ASTM C 666, ASTM C 291, and ACI 201.
†For concrete delivery ±1.5%



SIDEWALK CONCRETE CONTROL JOINT DETAIL

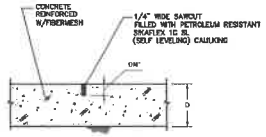
N.T.S.

CONCRETE SIDEWALK DETAILS



CONCRETE PAVEMENT ISOLATION JOINT DETAIL

N.T.S.



CONCRETE PAVEMENT CONTROL JOINT DETAIL

N.T.S.

CONCRETE PAVEMENT DETAILS

SECTION 2—PRODUCTS

2.1—Concrete

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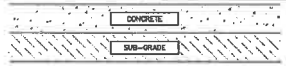
1-1/2 (38)	2.5	4.5	5.5

*Exposure in accordance with ASTM C 666, ASTM C 291, and ACI 201.
†For concrete delivery ±1.5%



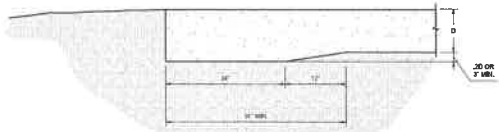
CONCRETE — 8" THICKNESS 4,000 PSI WITH FIBERMESH. FIBERMESH TO BE FBC INDUSTRIES HPS-600 PC OR APPROVED EQUAL. DOSAGE RATE @ 5.0 LBS. PER CUBIC YARD. MIXING, PLACING, AND FINISHING SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

SUB-GRADE — 12" COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

TYPICAL CONCRETE PAVEMENT SECTION

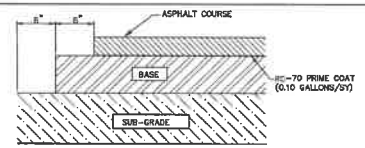
N.T.S.

NOTE: CONTRACTOR TO SUBMIT CONTROL/ISOLATION JOINT PLAN TO ENGINEER FOR REVIEW AND APPROVAL 2 WEEKS PRIOR TO CONCRETE PLACEMENT. CONTROL JOINT PATTERN TO BE IN ACCORDANCE WITH ACI 330R-08.



CONCRETE PAVEMENT THICKENED EDGE DETAIL

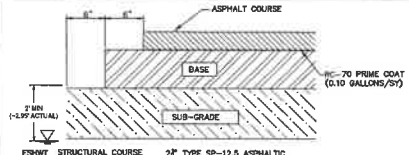
N.T.S.



STRUCTURAL COURSE	2" TYPE SP-12.5 ASPHALTIC CONCRETE (ONE LIFT)
BASE	8" LIMEROCK LBR 100 COMPACTED TO 98% OF AASHTO T-180-MODIFIED PROCTOR
SUB-GRADE	12" STABILIZED SUB-GRADE, MINIMUM LBR 40 COMPACTED TO 98% AASHTO T-180

TYPICAL ASPHALT PAVEMENT SECTION FOR ON-SITE PAVING
(STANDARD DUTY)

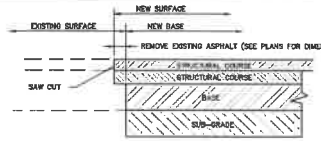
N.T.S.



STRUCTURAL COURSE	2" TYPE SP-12.5 ASPHALTIC CONCRETE (ONE LIFT)
BASE	10" CRUSHED CONCRETE LBR 100 OR LIMEROCK LBR 100 COMPACTED TO 98% OF AASHTO T-180-MODIFIED PROCTOR
SUB-GRADE	12" STABILIZED SUB-GRADE, MINIMUM LBR 40 COMPACTED TO 98% AASHTO T-180

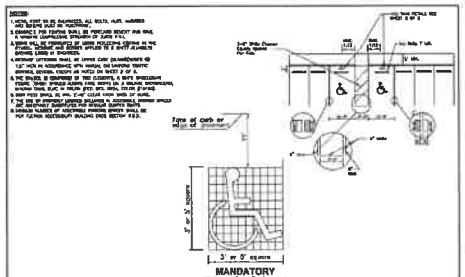
TYPICAL ASPHALT PAVEMENT SECTION FOR OFF-SITE PAVING
(COUNTY ROW)

N.T.S.

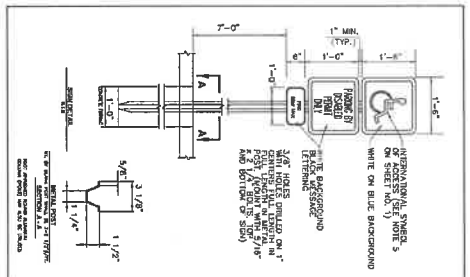


CONNECTION DETAIL
AT EXISTING ASPHALT ROADS

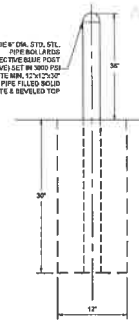
N.T.S.



REVISION DATE: 12/18	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	DISABLED PARKING / PAVEMENT MARKING TYPICAL DETAILS	DRAWING NO. TD-1 SHEET NO. 1 OF 2

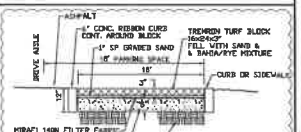


REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	DISABLED PARKING / SIGNING TYPICAL DETAILS	DRAWING NO. TD-1 SHEET NO. 2 OF 2



STEEL BOLLARD DETAIL

NTS



TURF BLOCK PARKING DETAIL

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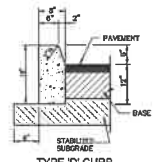


TYPE 'D' CURB

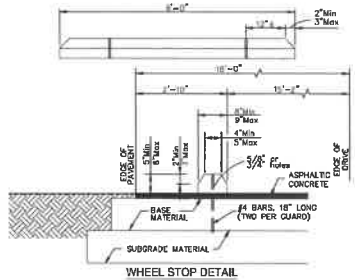
N.T.S.

CURB NOTES:

1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" MINIMUM UNLESS OTHERWISE SHOWN ON PLANS.
2. FOR CURB, GUTTER AND TRAFFIC SEPARATORS PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB, GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 520 OF THE FDOT STANDARD SPECIFICATIONS.
3. WHEN USED ON LOW SIDE OF ROADWAYS, LIP OF GUTTERS SHALL BE INSTALLED 1/4" BELOW THE EDGE OF ASPHALT.
4. PROVIDE END TRANSITIONS PER FDOT INDEX NO. 300 WHERE NECESSARY.

CURB DETAILS

N.T.S.



WHEEL STOP DETAIL

N.T.S.

Issued	By	Appd.	YYMMDD
1 PERMIT SET	AUZD	LHH	19.08.19

Revision	By	Appd.	YYMMDD
FER HILLSBOROUGH COUNTY: AND WARNING OMISSIONS	AL	LHH	20.01.13
FER HILLSBOROUGH COUNTY: AND WARNING OMISSIONS	AUZD	LHH	19.11.18

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27913
FL LIC. # LC-C000170

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Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

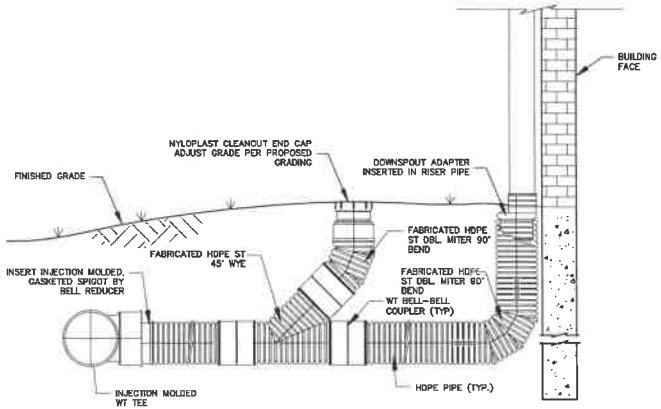
File Name: 215614804SIC-SITE1.DWG

AR. Dwn.	LHH Chkd.	AR. Dsgn.	19.08.19 YY.MM.DD

Title
CONSTRUCTION DRAWINGS

SITE DETAILS

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-112	12 of 19	1

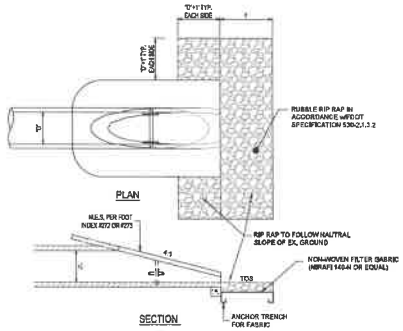


NOTE:

INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.

DOWNSPOUT DRAIN DETAIL w/ CLEANOUT

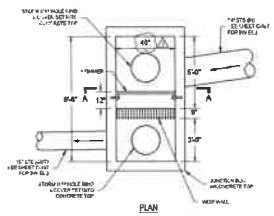
SCALE: Not To Scale



NOTE:
1. STAKE NEW SOD OR PROVIDE TEMPORARY EROSION CONTROL AROUND PERIMETER OF RIP RAP AS NECESSARY UNTIL SOD IS ESTABLISHED TO PREVENT FURTHER EROSION.
2. PROVIDE A 5' MINIMUM SODDED GRASS STRIP AROUND THE M.E.S.
3. FLARED END SECTION SIMILAR.

MITERED END TERMINATION DETAIL

SCALE: Not To Scale

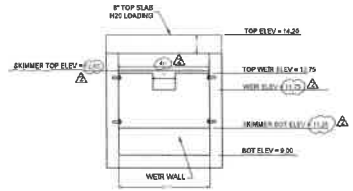


PLAN

CONTROL STRUCTURE CS-1 DETAIL

SCALE: 3/8"

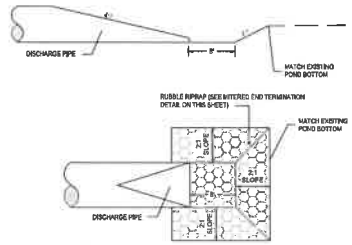
ALL REINFORCING TO BE IN ACCORDANCE WITH FDOT STANDARD PLAN INDEX #425-010



SECTION A

SKIMMER/HOOD NOTES:

1. SKIMMER/HOODS SHALL BE MADE FROM FIBERGLASS REINFORCED THERMOSETTING RESIN WITH A 40% NOMINAL FIBERGLASS CONTENT AS SUPPLIED BY ENVIRONMENTAL COMPOSITES INC. OR APPROVED EQUAL. SKIMMERS/HOODS SHALL BE ATTACHED TO THE OUTLET CONTROL STRUCTURE PER THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL BOLTS SHALL BE A GALVANIZED STEEL MATERIAL.
3. CONTRACTOR SHALL CAST WEIR WALL IN PLACE OR PROVIDE PRE-CAST WEIR.



DETAIL: SUMP FOR PIPE ENTRY INTO POND

SCALE: Not To Scale

1	PERMIT SET	ALIZO	LHH	19.06.19
Issued		By	Appd.	YY.MM.DD

3	PER COUNTY REVIEW MASTER DRAINAGE PLAN	ALIZO	LHH	20.09.21
2	PER HILLSBOROUGH COUNTY AND SWFWMD COMMENTS	ALIZO	LHH	19.11.18
Revision		By	Appd.	YY.MM.DD

Permit-Seal

DATE: 20.09.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
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Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

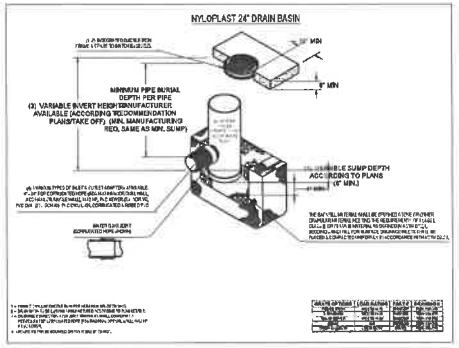
File Name: 215614804-01C-DRDLD.DWG	ARL	LHH	ARL	19.06.19
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

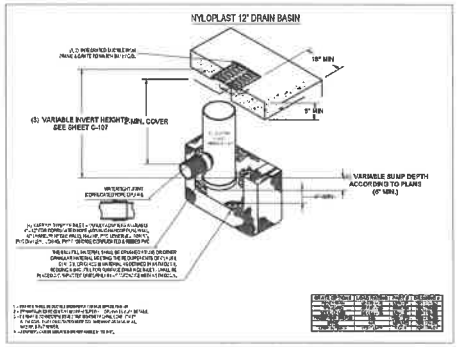
Title
CONSTRUCTION DRAWINGS

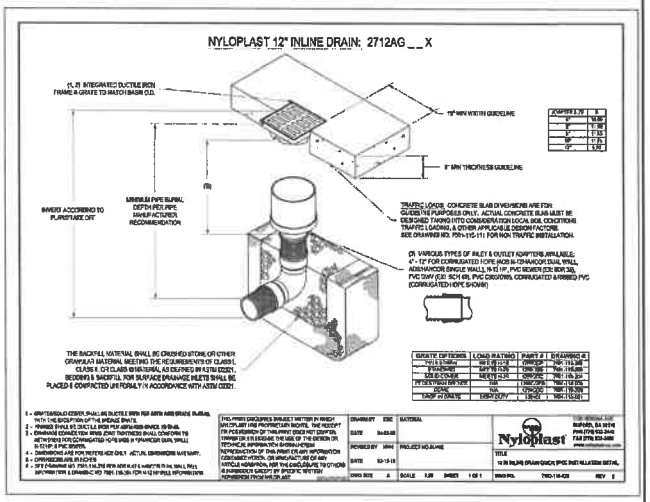
DRAINAGE DETAILS (1)

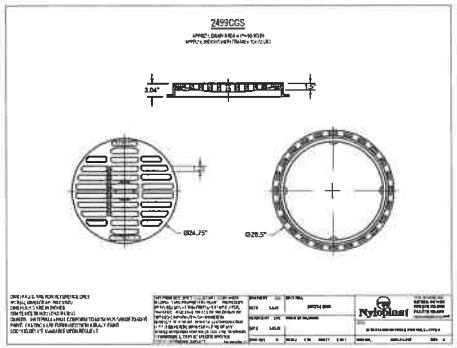
Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-113	13 of 19	2

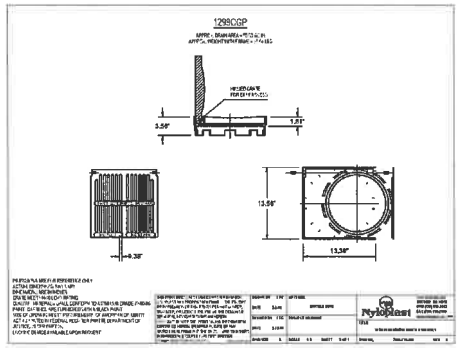
ORIGINAL SHEET - ANSI D

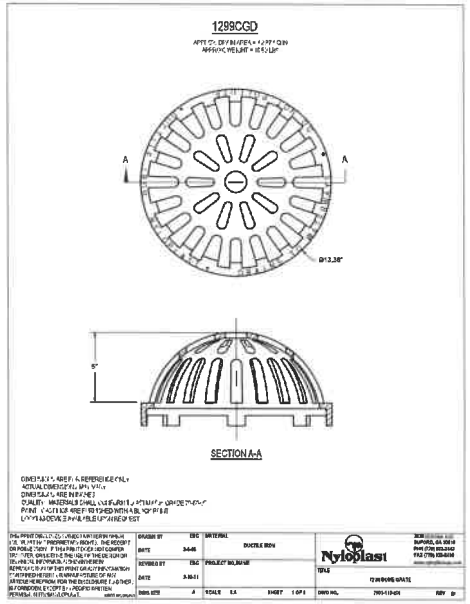


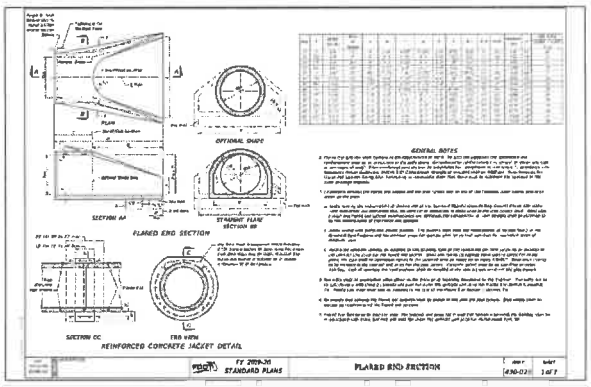


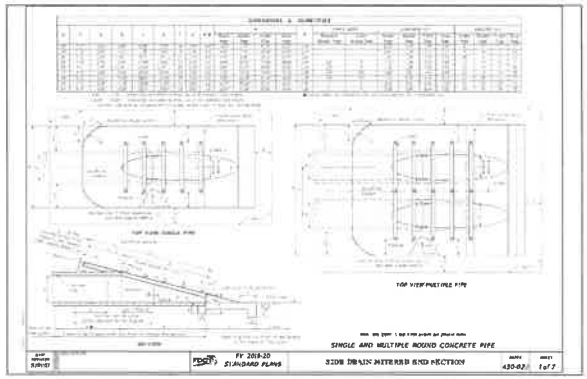












1	PERMIT SET	AUZO	LHH	19.08.19	
Issued		By	Appd.	YY.MM.DD	

Revision		By	Appd.	YY.MM.DD

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

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Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
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Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility

7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804-01C-CRDED.DWG

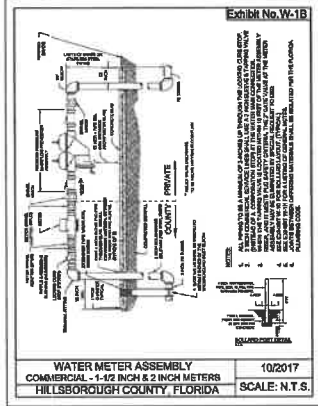
AIR	LHH	AIR	19.08.19
Dwn	Chkd	Dsgn	YY.MM.DD

Title
CONSTRUCTION DRAWINGS

DRAINAGE DETAILS (2)

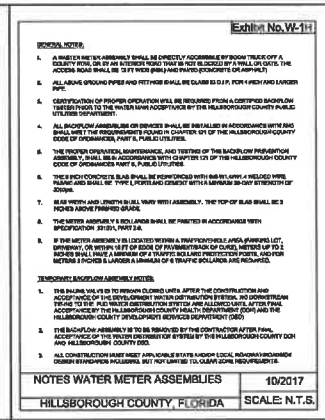
Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-114	14 of 19	

Exhibit No.W-1B



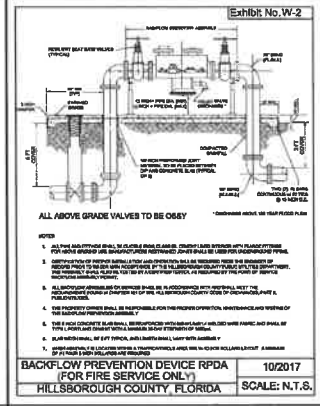
WATER METER ASSEMBLY
COMMERCIAL - 1-1/2 INCH & 2 INCH METERS
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-1H



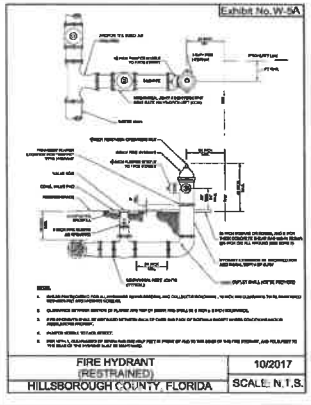
NOTES WATER METER ASSEMBLIES
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-2



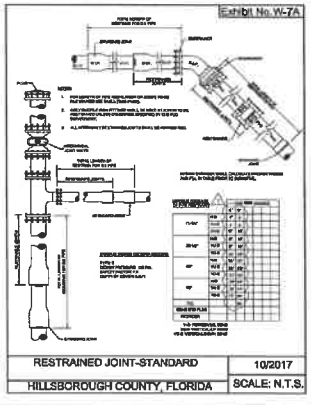
BACKFLOW PREVENTION DEVICE RPDA
(FOR FIRE SERVICE ONLY)
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-5A



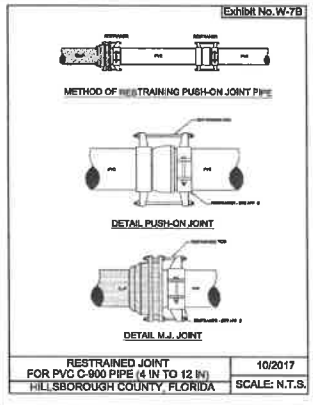
FIRE HYDRANT
(RESTRAINED)
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-7A



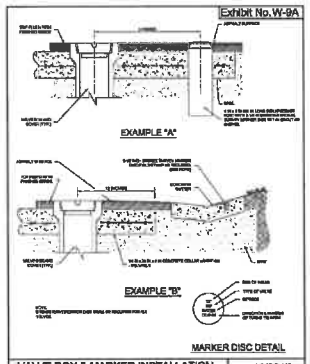
RESTRAINED JOINT-STANDARD
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-7B



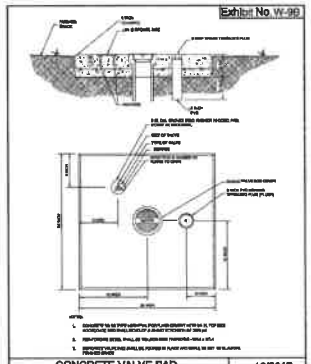
RESTRAINED JOINT
FOR PVC C-900 PIPE (4 IN TO 12 IN)
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-9A



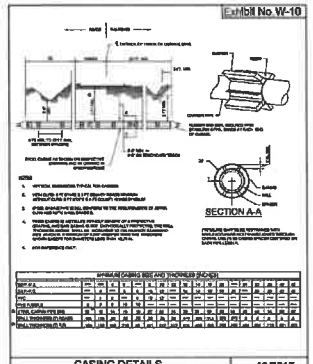
VALVE BOX & MARKER INSTALLATION
FOR PAVED AREAS
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No. W-9B



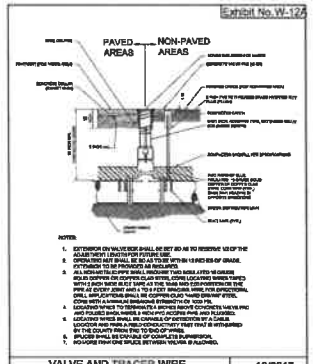
CONCRETE VALVE PAD
(FOR UNPAVED AREAS)
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No. W-10



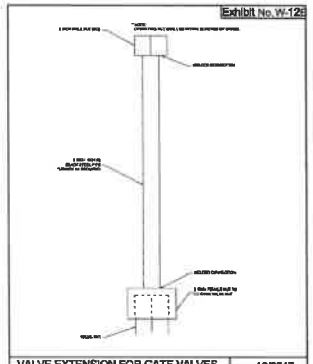
CASING DETAILS
JACK & BORE
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-12A



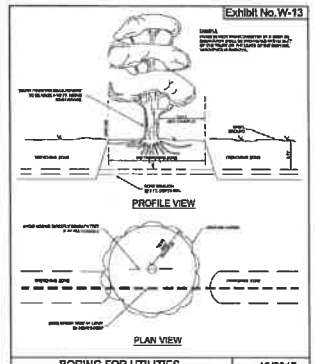
VALVE AND TRACER WIRE
PAVED OR NON-PAVED AREAS
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-12B



VALVE EXTENSION FOR GATE VALVES
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Exhibit No.W-13



BORING FOR UTILITIES
HILLSBOROUGH COUNTY, FLORIDA
10/2017
SCALE: N.T.S.

Issued	By	Appd.	YY.MM.DD
1 PERMIT SET	AUZO	UHH	19.08.19

Revision	By	Appd.	YY.MM.DD
1 PER HILLSBOROUGH COUNTY AND SWFWMD RAI RNTS	AUZO	UHH	19.11.19

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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Client/Project
Parkway Center CDD
c/o Meritus Corporation

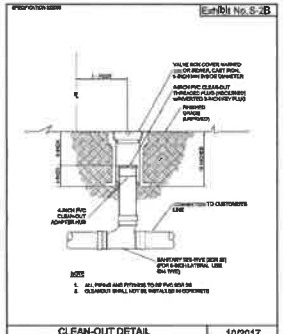
Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804C-C115DETAILS.DWG
ABL | UHH | AUB | 19.08.19
Dwn. | Chkd. | Dsgn. | YY.MM.DD

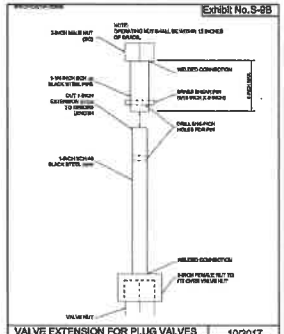
Title
CONSTRUCTION DRAWINGS

UTILITY DETAILS (1)

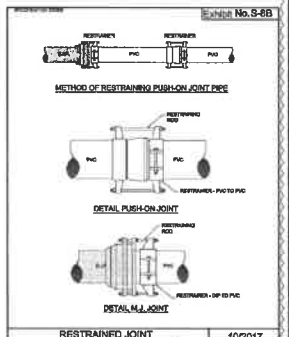
Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-115	15 of 19	1



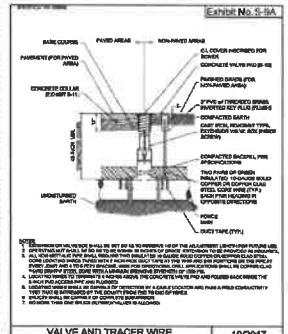
CLEAN-OUT DETAIL WITH VALVE BOX COVER — 10/2017
HILLSBOROUGH COUNTY, FLORIDA — SCALE: N.T.S.



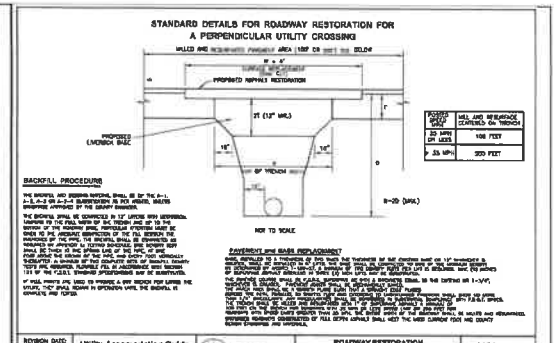
VALVE EXTENSION FOR PLUG VALVES W/SHEAR PIN — 10/2017
HILLSBOROUGH COUNTY, FLORIDA — SCALE: N.T.S.



RESTRAINED JOINT FOR PVC C-900 PIPE (4" TO 12") — 10/2017
HILLSBOROUGH COUNTY, FLORIDA — SCALE: N.T.S.

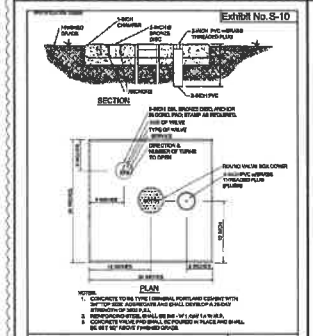


VALVE AND TRACER WIRE PAVED OR NON-PAVED AREAS — 10/2017
HILLSBOROUGH COUNTY, FLORIDA — SCALE: N.T.S.

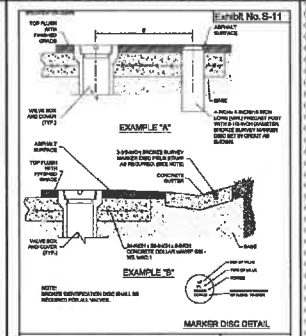


STANDARD DETAILS FOR ROADWAY RESTORATION FOR A PERPENDICULAR UTILITY CROSSING

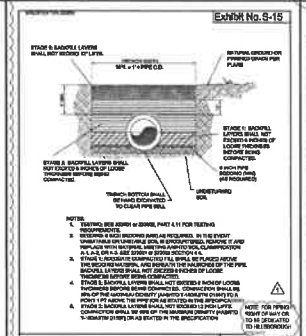
REVISION DATE	Utility Accomodation Guide and Rights-of-Way Use Procedures Manual	ROADWAY RESTORATION	APPENDIX K
10/17	Hillsborough County Florida	FIGURE 1	SHEET NO. 1 OF 5



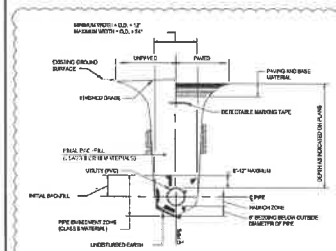
CONCRETE VALVE PAD (FOR UNPAVED AREAS) — 10/2017
HILLSBOROUGH COUNTY, FLORIDA — SCALE: N.T.S.



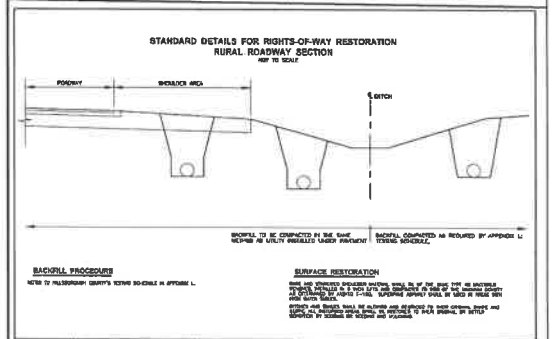
VALVE BOX AND MARKER INSTALLATION FOR PAVED AREAS — 10/2017
HILLSBOROUGH COUNTY, FLORIDA — SCALE: N.T.S.



TRENCH DETAIL BACKFILL & COMPACTION — 10/2017
HILLSBOROUGH COUNTY, FLORIDA — SCALE: N.T.S.



TYPICAL TRENCH DETAIL FOR SINGLE THERMOPLASTIC UTILITY LINES
N.T.S.



STANDARD DETAILS FOR RIGHTS-OF-WAY RESTORATION RURAL ROADWAY SECTION

REVISION DATE	Utility Accomodation Guide and Rights-of-Way Use Procedures Manual	ROADWAY RESTORATION	APPENDIX K
10/17	Hillsborough County Florida	FIGURE 3	SHEET NO. 3 OF 5

1	PERMIT SET	AL/ZD	LHH	10.08.19
Issued		By	Appd.	YY.MM.DD
1	PER HILLSBOROUGH COUNTY RIGHT OF WAY COMMENTS	AL/ZD	LHH	10.11.19
Revision		By	Appd.	YY.MM.DD

Permit-Seal

DATE 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # IC-C000170

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Client/Project
Parkway Center CDD
c/o Meritus Corporation

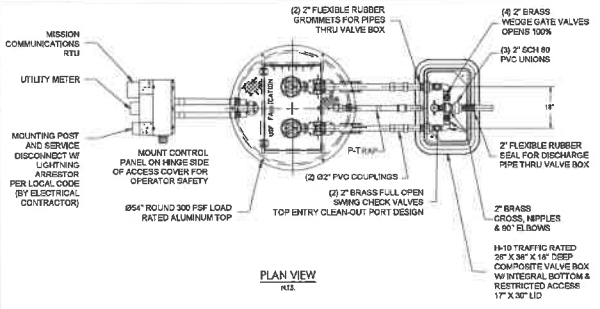
Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804-01C-UTD1.DWG	AIL Dwn.	LHH Chkd.	AIL Dsgn.	10.08.19 YY.MM.DD

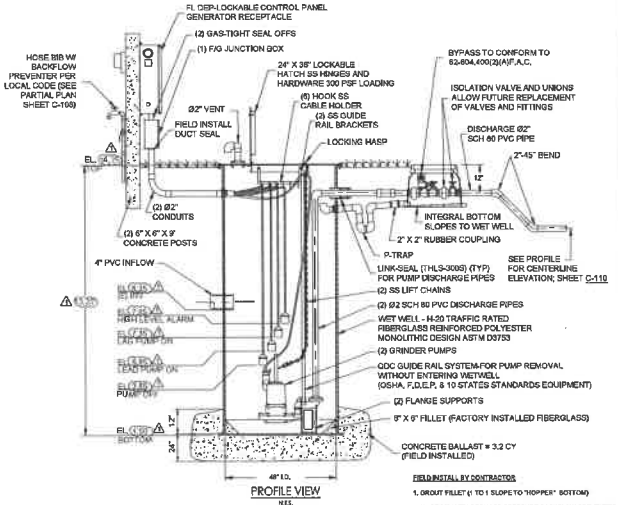
Title
CONSTRUCTION DRAWINGS

UTILITY DETAILS (2)

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-116	16 of 19	1



PLAN VIEW
NTS.



PROFILE VIEW
NTS.

FIELD INSTALL BY CONTRACTOR

1. DROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
2. HOSE BIB WITH REDUCED PRESSURE BACKFLOW PREVENTER

SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL

GENERAL NOTES

FURNISH AND INSTALL HYDROMATIC SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	HYDROMATIC HPGH	5.0	HP
GPM	80	@ 85.7 FT	FT/TDH
VOLTAGE	208/230V	3	PHASE
DISCHARGE	2"	0.25 IN	IMPELLER

START UP TEST CONDITION:

MODEL			HP
GPM			FT/TDH
VOLTAGE			PHASE
DISCHARGE			IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TEN (10) STARTS PER HOUR.

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE. EACH PUMP SHALL BE MOUNTED ON A 6'2" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING.

PUMP CONSTRUCTION:

THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON, ASTM A-48. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 431 STAINLESS STEEL.

IMPELLER:

THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN BRONZE CONSTRUCTION. THE IMPELLER SHALL INCLUDE PUMP-OUT VANES ON THE BACK OF THE IMPELLER AND SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

CUTTERS:

A TWO-STAGE CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING ALL MATERIALS FOUND IN NORMAL DOMESTIC SEWAGE, INCLUDING PLASTICS, RUBBER, SANITARY NAPKINS, DISPOSABLE DIAPERS AND WOOD PARTICLES, INTO A FINE SLURRY. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF HARDENED 440C STAINLESS STEEL.

MOTOR:

THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE STATOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS; ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT AUTOMATICALLY SHUTS THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER:

THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

FIBERGLASS WET WELL:

SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 18,000 FT-LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH:

54" ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX:

FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES:

#304 SXS - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

VALVES:

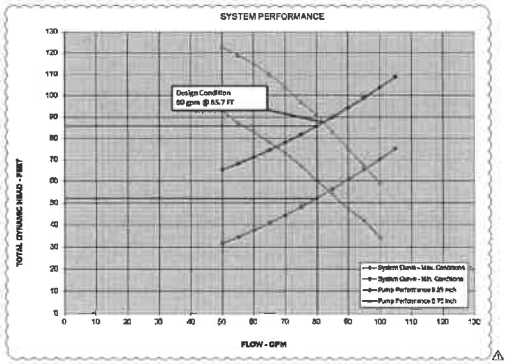
SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

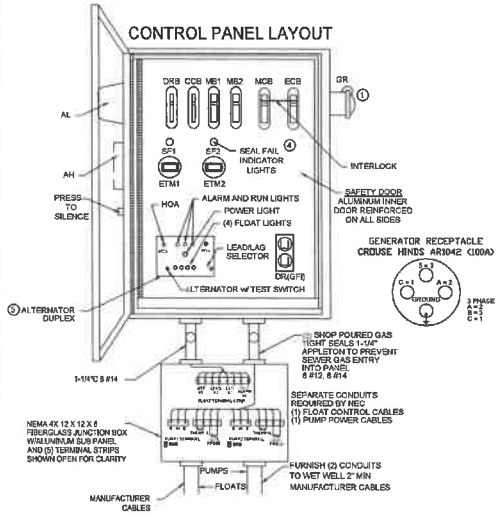
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY SUPPLIER READY TO SHIP FOR FIELD INSTALLATION.



PUMP PERFORMANCE CURVE

CONTROL PANEL LAYOUT

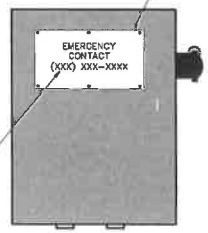


LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
(5)	ATS	ALTERNATOR W/ TEST SWITCH
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
(1)	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HANDOFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
(5)	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
(4)	SF	SEAL FAIL (SNAP-1)
	SR	START RELAY
(2)	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

THE CONTROL PANEL AND SYSTEM SHALL BE FURNISHED WITH A WIRELESS MONITORING AND ALARM SYSTEM WHICH WILL BE PROGRAMED TO PROVIDE FOR IMMEDIATE 24-HOUR NOTIFICATION TO FACILITY MAINTENANCE PERSONNEL IN CASE OF A SYSTEM FAILURE. FURNISH WITH MISSION COMMUNICATIONS MODEL M-152 SERIES OR EQUIVALENT.

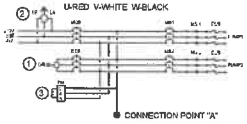
SIGN TO BE MADE OF ALUMINUM AND BE ATTACHED TO COVER BY RIVETS, THREE ON TOP AND THREE ON BOTTOM



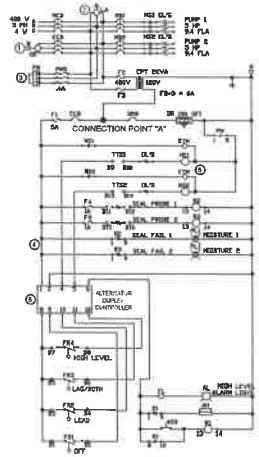
WHITE LETTER RED BACKGROUND EMERGENCY CONTACT INFORMATION SIGN TO BE PLACED ON THE FRONT COVER OF CONTROL PANEL. SIGN LETTERS TO BE 2" MIN. HEIGHT AND CONTAIN THE FOLLOWING "EMERGENCY CONTACT XXXX MAINTENANCE (XXX) XXX-XXXX".

PANEL WIRING DIAGRAM

THREE PHASE 230V WIRING DIAGRAM



THREE PHASE 460V WIRING DIAGRAM



ALL PANELS SHALL CONFORM TO FLORIDA DEP 62-604.400 F.A.C.

1) GENERATOR RECEPTACLE WITH INTERLOCK FOR EMERGENCY POWER CONNECTION.
2) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MOUNTED EXTERNAL TO THE CONTROL PANEL.
3) PHASE MONITOR SHALL BE PROVIDED IN CONTROL PANEL.
4) SHAFT SEAL FAIL DETECTION SHALL BE PROVIDED.
5) PROVIDE ALTERNATOR WITH TEST SWITCH.
6) PROVIDE ETM-ELAPSED TIME METER FOR PUMP FLOW.
7) ALL PANELS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISM. CONTRACTOR TO PROVIDE KEYED LOCKS.
8) POST UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING PUBLIC NOTICE. IN CASE OF EMERGENCY CONTACT:
9) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.
10) A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.
11) ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.
12) PANEL MANUFACTURER SHALL BE UL 508 AND UL 698A LISTED.
13) FLOAT SWITCHES SHALL BE UL LISTED.
14) MS1 AND MS2 SHALL BE A NEMA STARTER SIZE 1

1	PERMIT SET	ALZ/D	LHH	10.08.19
Issued		By	Appd.	YYMMDD

A	PER MISSION COMMUNICATIONS REVISIONS	ALZ/D	LHH	10.11.19
Revision		By	Appd.	YYMMDD

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO.: 50134

Consultants

Stantec
Stantec Consulting Services Inc.
777 S Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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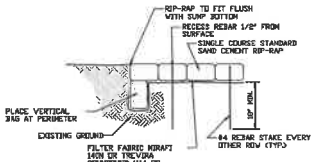
Client/Project
Parkway Center CDD
c/o Meritus Corporation
Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804-01C-LIFT.DWG	ATL	LHH	ATL	19.08.19
	Dwn.	Chkd.	Dsgn.	YYMMDD

Title
CONSTRUCTION DRAWINGS

LIFT STATION DETAILS

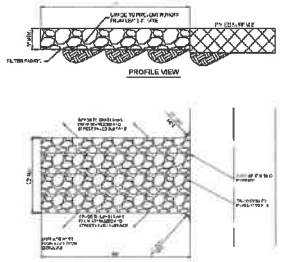
Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-117	17 of 19	1



DETAIL: RIP-RAP EROSION PROTECTION (SAND CEMENT RIP RAP)

1) FOR USE AT POND CONTROL STRUCTURE AND POND SUMP

N.T.S.

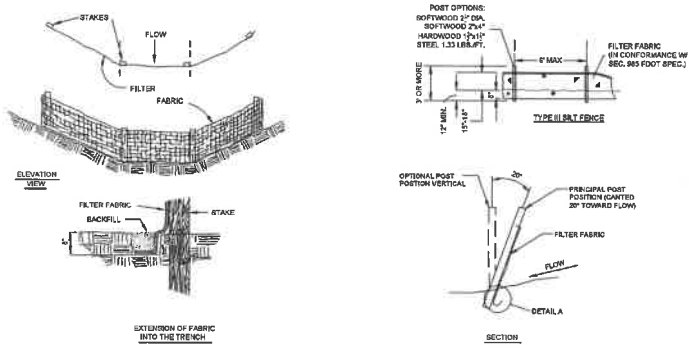


STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SHALL BE FDOT No.1 COARSE AGGREGATE OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
4. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

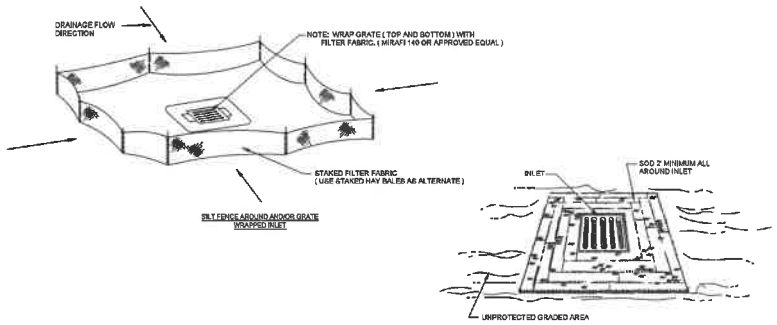


NOTES:

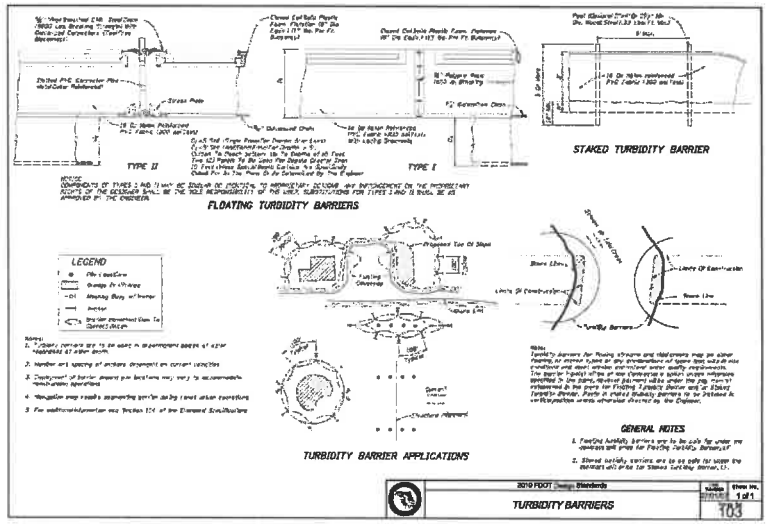
1. FILTER BARRIERS MUST BE INSTALLED, AS INDICATED HEREIN, PRIOR TO CONSTRUCTION.
2. FILTER BARRIERS SHALL NOT BE INSTALLED IN ANY CONFIGURATION THAT BLOCKS THE THROAT OF ANY STORMWATER INLET.
3. INSPECTIONS AND REPAIRS TO BARRIERS SHALL BE MADE DAILY.
4. FILTER BARRIERS SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

STAKED SILT BARRIER DETAIL

N.T.S.



PROTECTION OF INLETS DETAIL



1	PERMIT SET	ALJED	LHH	19.09.19
Issued		By	Appd.	YY.MM.DD

Revision	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
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Client/Project
Parkway Center CDD
c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

File Name: 215614804-EC01.DWG	ARL	LHH	ARL	19.08.19
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
CONSTRUCTION DRAWINGS

EROSION CONTROL DETAILS

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-118	18 of 19	

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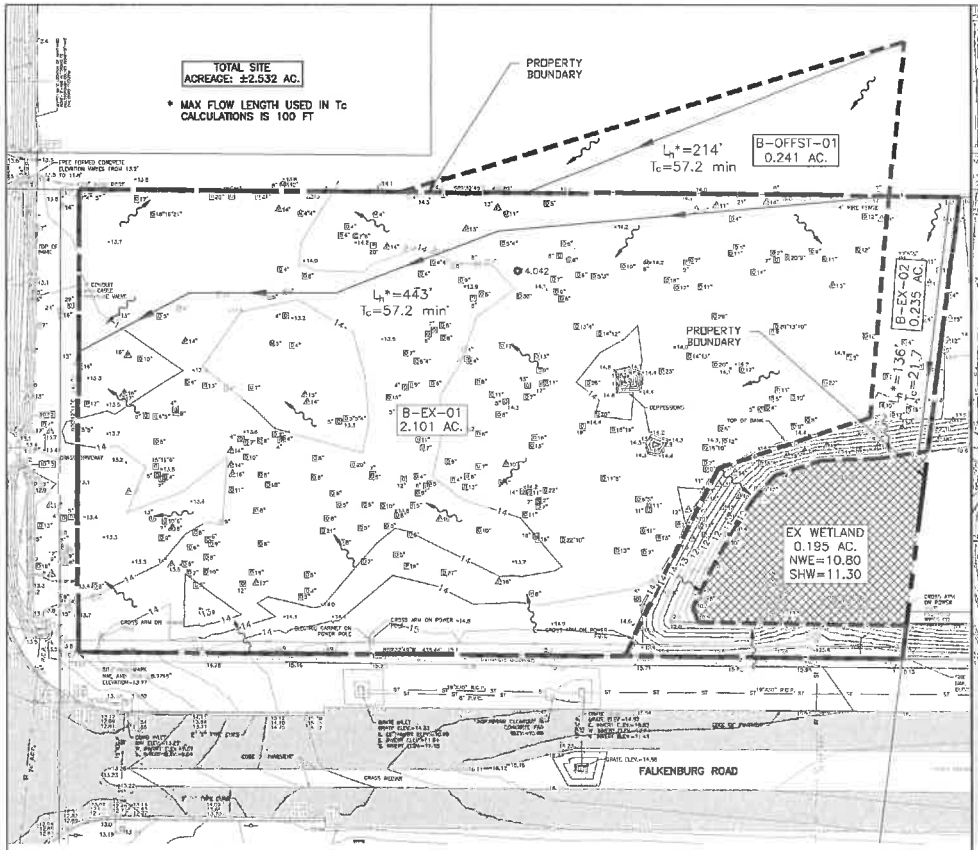
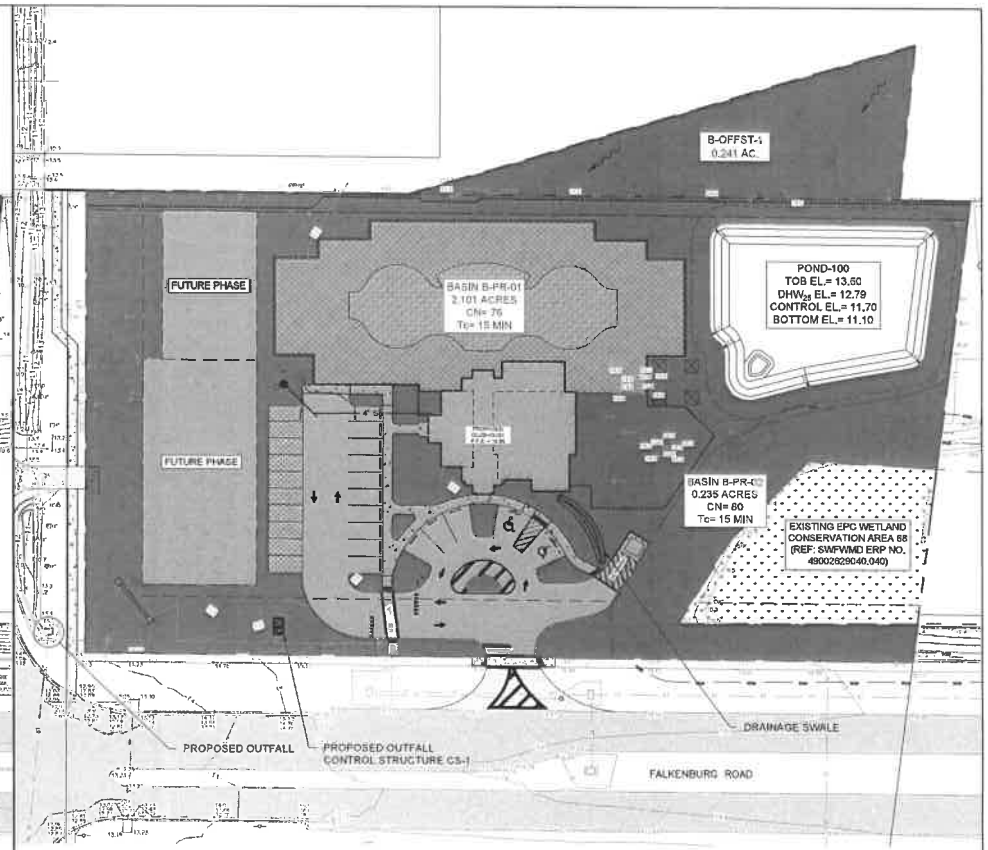
DRAWING SHEET - 11X17



PRE-DEVELOPMENT BASIN MAP



POST-DEVELOPMENT BASIN MAP

LEGEND

- PROPERTY BOUNDARY
- BASIN BOUNDARY
- EXIST. WETLAND
- OVERLAND FLOW DIRECTION
- HYDRAULIC LENGTH

NOTE:

ELEVATIONS IN "EX WETLAND" REFERENCED TO NGVD29 (REF. ERP NO. 49002629.040)

DATUM CONVERSION
NGVD 29 = 0.599 FEET = NAVD 88

N

LEGEND

- PROPERTY BOUNDARY
- BASIN BOUNDARY
- IMPERVIOUS AREA = ±1.05 ACRES
- PERVIOUS AREA = ±1.29 ACRES
- EXIST. WETLAND

N

SHEET ADDED

No.	Issued	By	Appd.	YY.MM.DD
1	PERMIT SET	AL/ZD	LHH	19.09.19

No.	Revision	By	Appd.	YY.MM.DD
A	PER HILLSBOROUGH COUNTY / ATTENTIVE REVIEWS	AL	LHH	20.01.13

Permit-Seal

DATE: 20.02.21
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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c/o Meritus Corporation

Parkway Center Amenity Facility
7461 S. Falkenburg Rd., Riverview, FL 33578

No name: 215614804-01C-BASIN.DWG	AZ	LHH	AZ	19.09.19
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
CONSTRUCTION DRAWINGS

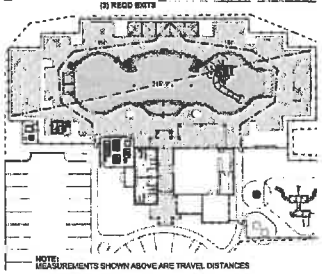
BASIN MAPS

Project No.	Scale	
215614804	N/A	
Drawing No.	Sheet	Revision
C-119	19 of 19	1

1004.9.1 - OCCUPANT LOADS
SWIMMING POOL WATER SURFACE (3) GROSS/AREA50= 67
SWIMMING POOL DECK (15 GROSS) DECK AREA/15= 977
CALCULATED OCCUPANTS: 765
(3) REQD EXITS

POOL DECK FENCING BY OTHER PERMIT & CONTRACTOR

NOTE:
POOL GATE PANIC HARDWARE (EXIT CRASH BARS) REQUIRED IN OCCUPANCIES GREATER THAN 300



NOTE:
MEASUREMENTS SHOWN ABOVE ARE TRAVEL DISTANCES

4 OCCUPANTS & LIFE SAFETY PLAN
SCALE: 1"=30'

5 VICINITY MAP
SCALE: N.T.S.

FBC 454.1.1 REQD. POOL SIZING

TOTAL # UNITS SERVED:	1,800 NON-TRANSIENT
NON-TRANSIENT:	0.75 GPM/UNIT

REQD. MINIMUM FLOW RATE: 1,350 GPM MIN. TO BE SHARED BETWEEN ALL POOLS ON-SITE

EXISTING POOLS FLOW RATES

OAK CREEK POOL	(340 UNITS)	255 GPM
VILLAGES OF OAK CREEK	(400 UNITS)	300 GPM
BAYWOOD @ OAK CREEK	(264 UNITS)	200 GPM
TOTAL EXISTING POOLS FLOW RATE	(1,004 UNITS)	756 GPM
PROPOSED PARKWAY CENTER POOL	(796 UNITS)	600 GPM
ALL POOLS TOTAL FLOW RATE	(1,800 UNITS)	1,356 GPM

REQD. VOLUME AT 3HR. TURNOVER FOR SIZING PURPOSES: 121,500 GAL MIN. TO BE SHARED BETWEEN ALL POOLS ON-SITE

EXISTING POOLS VOLUMES

OAK CREEK POOL	46,000 GAL.
VILLAGES OF OAK CREEK POOL	54,000 GAL.
BAYWOOD @ OAK CREEK POOL	35,700 GAL.
TOTAL EXISTING POOLS VOLUME	135,700 GAL.
PROPOSED PARKWAY CENTER POOL VOLUME	109,735 GAL.
ALL POOLS TOTAL VOLUME	245,435 GAL.

PROTECTIVE BARRIER / FENCE NOTES

1. This fence/barrier must be at least 4 feet high on the outside.
2. The fence/barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
3. The fence/barrier must be placed around the perimeter of the pool deck and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
4. Gates that provide access to swim/ring pools must open outward away from the pool and be self closing and equipped with a self latching locking device. The release mechanism must be located on the pool side of the gate and no closer than 3 (inches) or reached by a young child over the top or through any opening or gap (minimum 54" above deck, or 3" below top of gate if on pool side).
5. A door or gate in a separate building room may serve as part of the barrier.
6. A barrier shall be constructed in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.
7. Instead of a fence, permanent natural or manmade features such as bulkheads, canals, lakes, navigable waterways, etc. adjacent to a pool may be permitted as a barrier when approved. When evaluating such barrier features, the applicable governing body may perform onsite inspections, and review evidence, such as surveys, aerial photographs, water management agency standards and specifications, and any other similar documentation to verify as minimum, the following: the barrier feature is not subject to natural changes, decay, or alterations and is capable of providing a equivalent level of protection as that provided by a structure, and the barrier feature clearly impedes, prohibits or restricts access to the pool.

SPA NOTES:
- SYSTEM SHALL INCORPORATE 15 MINUTE PATRON ACTIVATED TIMER FOR EACH COMBINED THERAPY PUMP & BLOWER CIRCUIT (IF PROVIDED)
- INSTALL A HAIR FIRED LOOP FOR EACH BLOWER (IF PROVIDED)
- A CLOCK SHALL BE VISIBLE FROM SPA
- SEE EMERGENCY SHUT OFF NOTES

811 KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. 31 DAYS BEFORE YOU DIG www.sunshinebiue.com

NOTE:
PROVIDE DIRECTIONAL SIGNS TO POOL BATHROOMS VISIBLE FROM POOL AND SPA. LEGIBLE AND WITH NO 1" HIGH LETTERS. (SEE EXAMPLE)

RESTROOMS

RESTROOM SIGN DETAILS
1. All letters shall be minimum 1" high.
2. Sign shall be legible from all public areas.

6 EXAMPLE OF RESTROOM SIGN
SCALE: N.T.S.

GENERAL NOTES FOR POOL

1. This POOL & SPA will serve 796 units for PARKWAY CENTER making application for initial construction permit.
2. Code Compliance: Florida Building Code Section 454 5th Ed. 2017, Florida Admin Code (2016 64E-9, FAC), Florida Fire Prevention Code (FFPC) 5th Edition, NFPA 1 Fire Code, NFPA 101 Life Safety Code, and current adopted codes.
3. Electrical equipment wiring & installation and wiring the grounding of pool components shall conform to the 2014 edition of the National Electrical Code® (NEC®) and the 5th ed. of the 2017 FBC Building Chapter 27. Written evidence shall be provided from the electrical contractor of compliance with the National Electrical Code.
4. Overhead service wiring shall not pass within an area extending a distance of 10 feet horizontally away from the inside edge of the pool walls.
5. Provision shall be made for storage of chemicals under roof where access is restricted from unauthorized persons. (Provided by owner).
6. Access to pool deck meet meet ADA requirements.
7. No pool tile smaller than 2" on a side shall be used.
8. Pool structure shall be constructed of concrete, watertight, free from structural cracks, & shall have a nontoxic, light in color, smooth, slip resistant finish.
9. Floors and walls shall be white or pastel in color and shall have the characteristics of reflecting rather than absorbing light. The finish coating shall have a dry lightness level (CIE L value) of 60.0 or greater and a wet luminous reflectance value (CIE Y value) of 30.0 or greater, as determined by test results provided by the manufacturer, utilizing testing methodology from American Standard ASTM D4089, ASTM E1477, ASTM E1347.
10. Pool wet decks shall have a min. unobstructed width of 4' around the perimeter of the pool, pool ladders, hand rails, & shall be constructed of concrete or other nonabsorbent material having a smooth slip resistant finish. Pits and crevices more than 3/16" deep not allowed.
11. The pool wet deck shall be uniformly sloped at a min. of 1% to a max. of 4% away from the pool or to deck drains to prevent standing water. Wet deck finishes shall be designed for each use & installed in accordance with manufacturer's specifications.
12. Food or drink service facilities shall not be located within 1z of the water's edge.
13. A min. of (1) rinse shower shall be provided on the deck within the perimeter of the pool, spa, or interactive water feature.
14. Vertical clearance above the pool deck shall be at least 7 feet.
15. Contractor to field route piping & connect to existing using best practices & shortest runs including stormwater sewer on plans. Where possible eliminate high points in piping, place vent lines only if necessary.
16. Contractor to ensure that any landscape irrigation water that ends the wet deck area of the pool, the pool itself, enters the collector tank, or vents an interactive water feature must be potable water from a potable water
17. Only NSF60 approved chemicals shall be provided.

IF FIELD CONDITIONS DO NOT ALLOW CONSTRUCTION AS SHOWN ON THESE PLAN(S), OR THE CONTRACTOR CHOOSES TO USE DIFFERENT EQUIPMENT OR METHODS, CONTACT THE ENGINEER FOR REVIEW & MODIFICATION.

SANITARY FACILITY REQUIREMENTS

1. Sanitary facilities shall be provided & labeled for each sex & must be located within a 200' walking distance of the nearest swimmer's edge of each pool or spa
2. For pools from 2,001 up to 5,000 square feet the min. fixture sets are men's room (2) urinals, (1) water closet, & (1) lavatory. The women's restroom shall have (3) water closets & (1) lavatory.
3. Outside access to locked sanitary facilities shall be provided for bathers at outdoor pools & if they are not visible from any portion of the pool deck, a sign shall be posted showing directions to the facilities.
4. Directions to sanitary facilities shall be legible from any portion of the pool deck with letters a min 1 inch high.
5. Sanitary facility floors & all interior access areas or hallways to the facilities shall be concrete or other nonabsorbent material & shall have a smooth slip resistant finish.
6. Smoking, eating, drinking, & footwares are prohibited.
7. Sanitary facility floors shall slope to floor drains.
8. A hose bib with vacuum breaker shall be provided within 50 ft of restrooms to allow for ease of cleaning.
9. Intersection of floor & wall must be coved.
10. Diaper changing tables shall be provided at facilities that cater to families with small children.
11. Restroom doors that do not open outside, shall be within 50 ft of the doors to enter the building.

SPA POOL EMERGENCY SHUT OFF NOTES

1. The emergency shut off switch shall interrupt the operation of both the recirculation & therapy pumps.
2. The switch shall be clearly labeled & located 5 ft beyond & within sight of the spa.
3. Provision shall be made for a min. 80 decibel audible alarm near the spa to sound continuously until deactivated when such a device is incorporated.
4. The following additional sub sign shall be visible by the spa which reads. "ALARM INDICATES SPA PUMPS OFF. DO NOT USE SPA WHEN ALARM SOUNDS UNTIL ADVISED OTHERWISE."

PARKWAY CENTER SPA:

PERIMETER:	27 LF	FLOW:	50 GPM
AREA:	44 SF	BATH LOAD:	4
VOLUME:	810 GAL	TURNOVER:	12 MINS

SPA RECIRCULATION EQUIPMENT:

1 Spa Heaters - PENTAIR MASTERTEMP, 250K BTU (HO)
1 Filtration System - SEE SHEET 6
1 Spa Drain Cover - AQUASTAR 1216 VGB, 400 GPM @ 1.5 FPS
1 Hydrostatic Relief Valve
1 Skimmers - HAYWARD SP1082
9 Wall Return Fittings - HAYWARD SP1419D
1 Suction Line Fitting & Cover - HAYWARD SP1022 & SP1026
1 Underwater Lighting - HAYWARD, AERIOLITE SERIES, SP0881LED 100W/12V, 30 FT CORD (NICHE/SOCKET)
1 Fixture Housing - HAYWARD SP0881U DURANODE PVC HOUSING
1 Transformer(s) - INTERMATIC, 100W/12V INTERMATIC
1 Weatherproof Junction Box(es) - DAYTON 4KU94G OR EQUAL
1 S.S.T. Step Handrail(s) - FIELD VERIFY LENGTHS
2 Faceplate(s) (Tile)
1 Sign Spa - "SPA REGULATIONS" SEE NOTES
1 Test Kit - TAYLOR 2986 COMPLETE
1 Liquid Vacuum Pool Return and Cover - Hayward Pal (HSP100)
1 Automatic Metering System for Liquid Sanitizer - Hayward HB110
1 ADA Spa Lift - AQUA CREEK REVOLUTION F-2020LMA-WP-K-00, REQUIRES ANCHOR KIT F-7198LA

2 SPA SPECIFICATIONS

PARKWAY CENTER POOL:

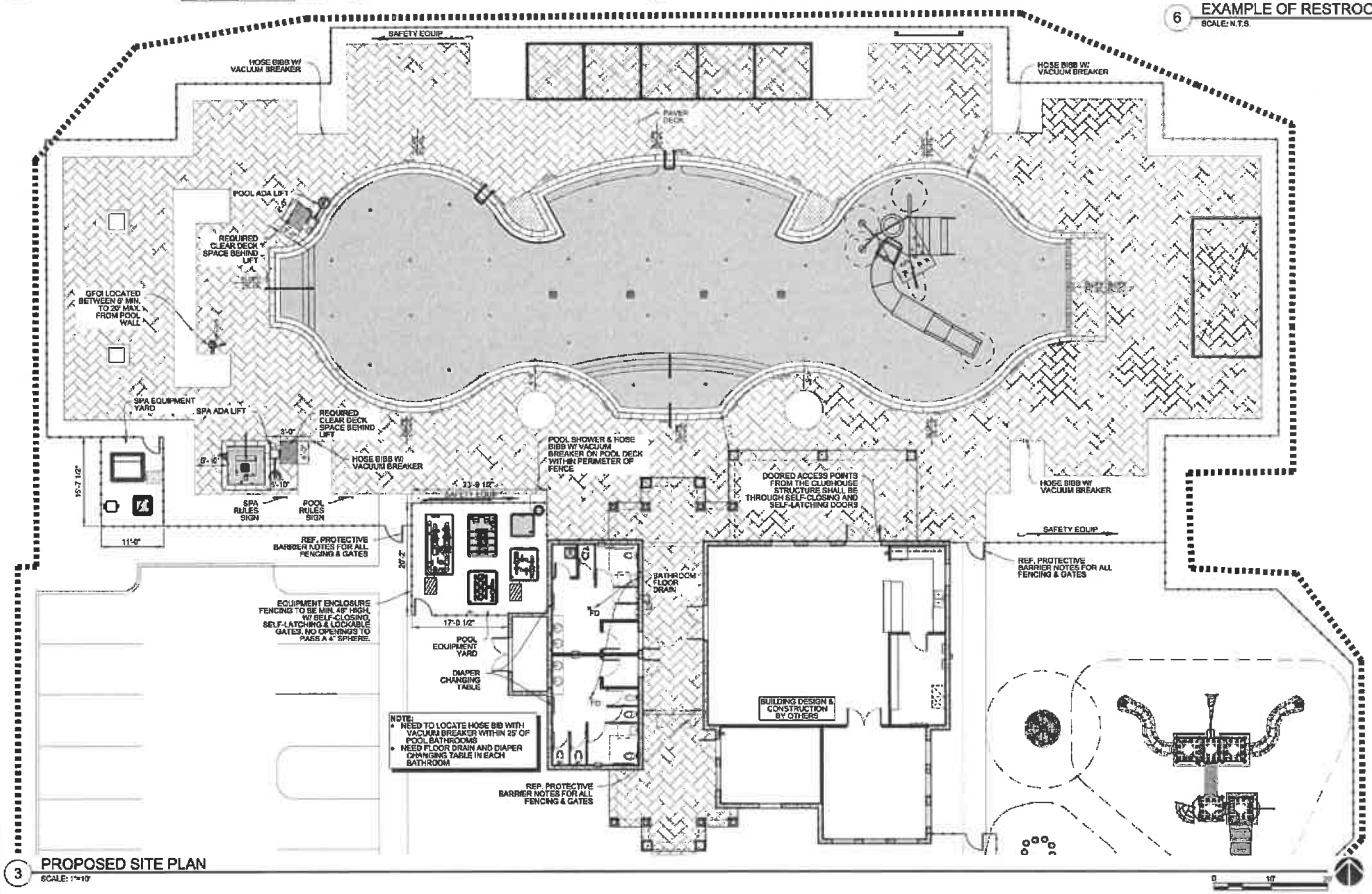
PERIMETER:	355 LF	FLOW:	600 GPM
AREA:	4,330 SF	BATH LOAD:	120
VOLUME:	109,735 GAL	TURNOVER:	3.0 HRS

POOL RECIRCULATION EQUIPMENT:

1 Filtration System - SEE SHEET 6
4 Main Drain Cover - AQUASTAR 1216 VGB, 400 GPM @ 1.5 FPS
1 Hydrostatic Relief Valve
36 Gutter Drains - HAYWARD SP1616
1 Beach Entry Gutter Drains - 3" PVC PIPE
15 LF Beach Entry Gutter Grate - 12" WIDE PERPENDICULAR, NON SLIP, COLOR T.B.D.
20 Floor Return Inlets - HAYWARD SP1424
1 Main Line Fitting & Grate - HAYWARD SP1022 & SP1026
2 Vacuum Fitting & Suction Line Cover
1 Play Structure in Beach Entry - AQUAWORK AWP161-TC; 448 GPM
8 Underwater Lighting - HAYWARD, AERIOLITE SERIES, SP0881LED (300W/12V, SOFT CORD) (NICHE/SOCKET)
8 Fixture Housing - HAYWARD SP0881U DURANODE PVC HOUSING
8 Transformer(s) - INTERMATIC, 300W/12V
8 Weatherproof Junction Box(es) - DAYTON 4KU94G OR EQUAL
8 S.S.T. Handrail(s) - FIELD VERIFY LENGTHS
5 S.S.T. Dip (Handrails) - FIELD VERIFY LENGTHS
2 S.S.T. Crossbraced Ladder(s) - 3 TREAD
10 Faceplates (Tile)
1 Pool Sign - "POOL REGULATIONS" SEE NOTES
1 Wall Vacuum Head
30 FT. Floating Vacuum Hose
1 Pool Rake Hanger Brackets
18' Anodized Aluminum Pole
1 Test Kit
20' Line Rope 3/8 Braid 'X' dia. nylon line
1 Life Ring & Hook
1 Plastic Leaf Skimmer
1 18" Oval Brush
1 ADA Pool Lift - AQUA CREEK REVOLUTION F-2020LMA; REQUIRES ANCHOR KIT F-7198LA

1 POOL SPECIFICATIONS

THESE PLANS COMPLY WITH 2017 FBC 6TH ED. SECTION 454.1



NOTE:
- NEED TO LOCATE HOSE BIB WITH VACUUM BREAKER WITHIN 25' OF POOL BATHROOMS
- NEED FLOOR DRAIN AND DIAPER CHANGING TABLE IN EACH BATHROOM

3 PROPOSED SITE PLAN
SCALE: 1"=10'

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

JAMES KENT KIMES LICENSE No. 23678 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION

PROJ. NO. 19-0118
DWG BY: PYH
CHK BY: JKK
DATE: 8-Aug-19
PRINTED: 8-Aug-19
SCALE: AS NOTED

KIMES ENGINEERING AND MANAGEMENT SERVICES, INC
3966 6th Ave., Bradenton, FL 34208
Office: 941-758-0118 Fax: 941-758-7291
kimes@kimesinc.com
P.E. 33678, C.A. 27189

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PARKWAY CENTER
RIVERVIEW, FL
POOL & SPA
SITE PLAN & NOTES
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET 1
SHEET 1 OF 8

W:\KIMES\PROJ\Client Files\2 Misc Clients\Windward Building Group\Parkway Center\19\0118-PARKWAY CENTER-08\19-1109.dwg

POOL OBSTRUCTION NOTES

1. 20% of the deck along the pool perimeter may be obstructed as long as any one obstruction does not exceed 10% of the pool perimeter or 20', whichever is less.

2. Pool perimeter =	363'
3. 20% allowed obstruction =	72.6'
4. Measured perimeter obstruction = 20% =	44.33'
5. Each obstruction limit =	27'
6. Maximum obstruction measured =	14.5'

7. Gutters may be eliminated along pool edges for no more than 15 feet.
8. This shall not exceed 10% of the perimeter.
9. In areas where gutters are eliminated, handholds shall be provided within 9 inches of the water surface.
10. Length of gutter eliminated= 0'

STEP & LADDER NOTES FOR POOL

1. Stairs shall have a minimum tread width of 10 inches and minimum tread length of 24 inches (613 inches for spa.)
2. Stair risers shall be a maximum of 10 inches and shall be uniform between the top and bottom steps.
3. The front lip each to 2 inches of the tread and the two inches of the riser shall be tile, dark in color, contrasting with the interior of the pool. The of will be slip resistant.
4. The handrail shall be anchored in the bottom step and the deck.
5. Handrails and ladders shall be grade #304 stainless steel with mirror finish.
6. Handrails shall extend at least 28 to 40 inches above each step edge and deck.
7. Secure each ladder and handrail to deck and pool with deck anchor sockets covered with escutcheon plates.
8. Ladders shall be cross-braced and extend 28 inches above deck.
9. Ladder treads shall be slip resistant and have 3" to 5" clearance to pool wall.
10. The top rung of ladders shall be at the water level on open gutter pools, on all other type pools to a maximum 12" below the deck or curb.

OUTDOOR POOL LIGHTING NOTES

1. Artificial lighting shall be provided at all swimming pools which are to be used at night so that all portions of the pool, including the bottom, may be readily seen without glare.
2. Overhead lighting shall provide a minimum of 3 foot candles of illumination at the pool water surface and pool deck surface if 75 wall at pool area provided in under water lighting.
3. Underwater lighting shall be a minimum of 14 watt per square foot of pool water surface area to a low night swimming with 3 foot candles overhead lighting if to be open after dark.
4. When underwater lighting is less than 15 watt per sf pool area, overhead lighting shall provide 10 foot candles on pool surface and wet deck areas if to be open after dark.
5. Underwater lighting shall utilize transformers and low voltage circuits with each underwater light being grounded.
6. The maximum voltage for each underwater light shall be 15 volts, and the maximum incandescent lamp size shall be 300 watts.
7. The location of underwater lights shall be such that the illumination is as uniform as possible and shall not be less than 18 inches below the normal operating water level or according to manufacturer specifications.
8. All underwater lights which depend upon submersion for safe operation shall have protection from overheating when not submerged.
9. When LED lights are used, the equivalent incandescent watts illumination shall be stated from manufacturer information.

ADDITIONAL STRUCTURAL NOTES

- Use minimum ASTM A615 Grade 40 Steel
- Lap #3 bars minimum 15"
- Lap #5 bars minimum 25"
- 6" Shell thickness and 2-1/2" concrete coverage are minimums
- Use 4,000 psi concrete
- It is highly recommended to use shotcrete and to have nozzle man or supervisor of shoot to hold an ACI Nozzleman Certification.
- Pool deck shall be tied minimum every other crossing and the certified shoot supervisor shall insure steel meets clearance to soil throughout the shoot.
- Contractor / Owner responsible to:
  - ** Obtain a soils report for the pool area to confirm a minimum 2,000 psf soil bearing capacity
  - ** When buried debris is encountered or questionable conditions are indicated at the work site prior / during construction, a subsurface consultant shall conduct borings(s) in the area of the pool to confirm soil bearing capacity, clear of buried debris, & verifying ground water level
  - ** All modified soils & earth fill under proposed pool area shall meet a soil density and compaction minimum of 98% modified proctor without settlement.

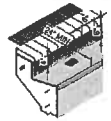
DEPTH MARKERS

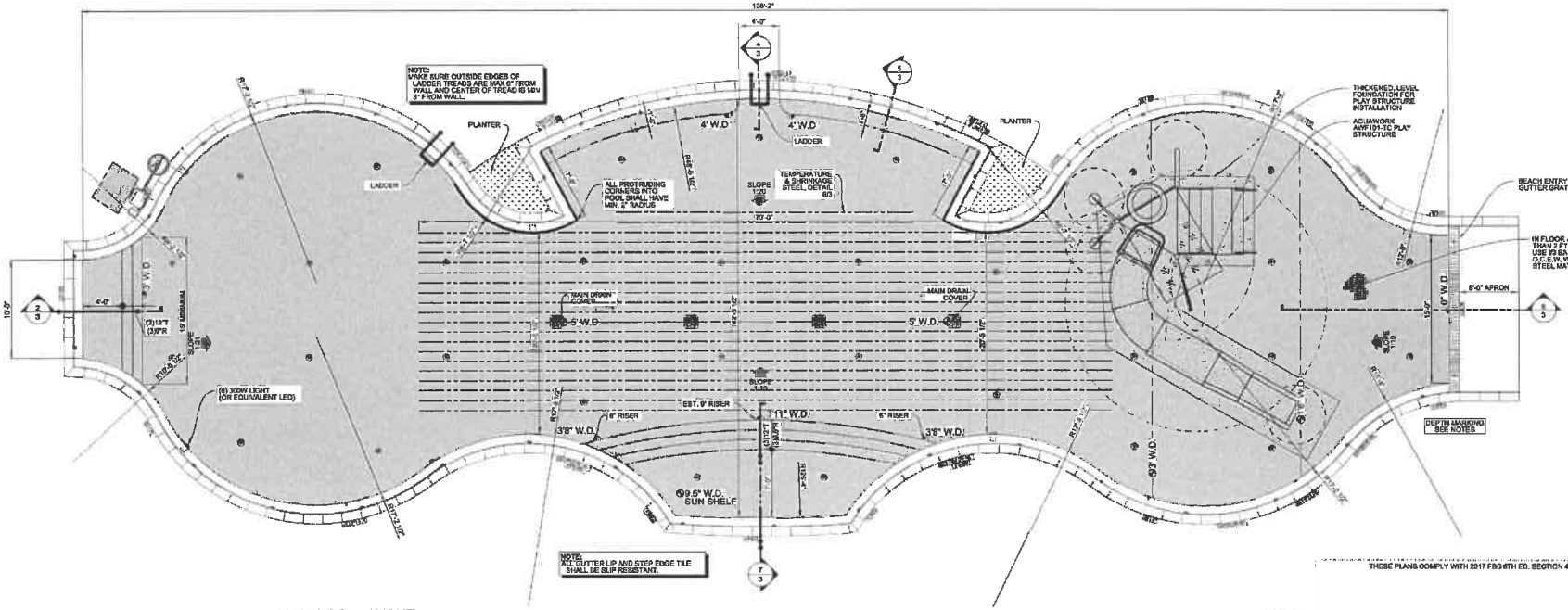
1. All depth markings shall be tile.
2. Depth markings shall indicate depth within 3 inches when measured 3 feet from pool wall at normal water level.
3. Depth markings shall be maximum 25 feet in perimeter distance apart.
4. Depth markings & "No Diving" signs shall have letters & numbers a min. 4 inches high in contrasting color. The Entry markings shall be slip resistant tile w/ 4" letters.
5. Wall markings shall be placed in the back of the gutter. With prior approval, marking may be located on the pool wall at the water level.
6. A BEG 4 inch in/centerline "NO DIVING" symbol may be substituted for "NO DIVING" sign.
7. Deck markings shall be white 2 feet of the water.
8. Horizontal markings shall have slip resistant finish.

Wall Marking Deck Marking

Example: 3 FT 6 IN — 3 FT 6 IN NO DIVING — 3 FT 6 IN

MUST VERIFY DEPTH AT MARKER LOCATION





1 POOL LAYOUT
SCALE: 3/16"=1'

THESE PLANS COMPLY WITH 2017 FBC 6TH ED. SECTION 454.1

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

JAMES KENT KIMES LICENSE No. 23578 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION

PROJ. NO. 15074.0 | DWG BY JWW | CKD BY JCK | DRAWING 8-Aug-19 | PRINTED 8-Aug-19 | SCALE AS NOTED

KIMES ENGINEERING AND MANAGEMENT SERVICES, INC
3208 SR 64 E., Bradenton, FL 34202
Office: 941-747-8992 Fax: 941-747-8991
kimes@kimesengineering.com
P.E. 23578, C.A. 27198

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PARKWAY CENTER
RIVERVIEW, FL
POOL & SPA
POOL LAYOUT
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET 2
SHEET 2 OF 8

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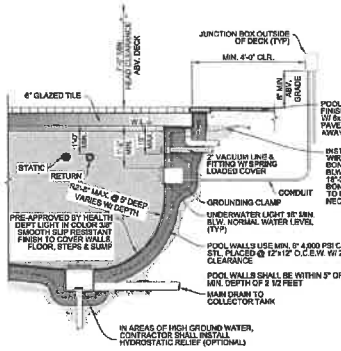

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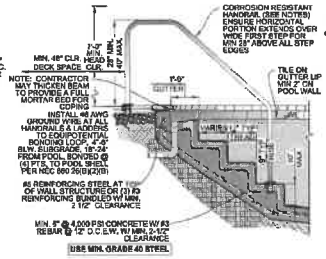

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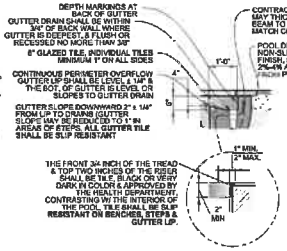

3 POOL EDGE TILE DETAIL
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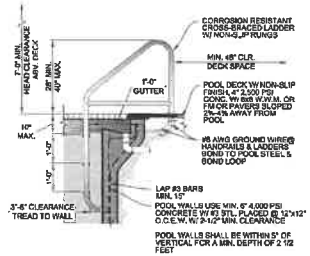

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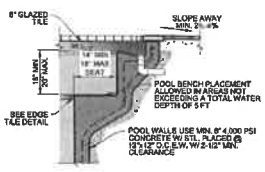

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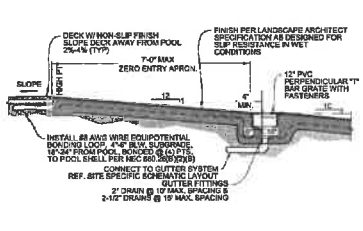

6 ZERO ENTRY SECTION
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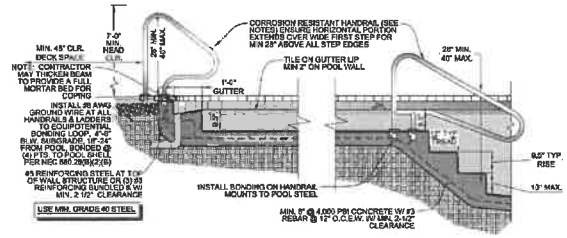

7 SUNSHELF STEP SECTION
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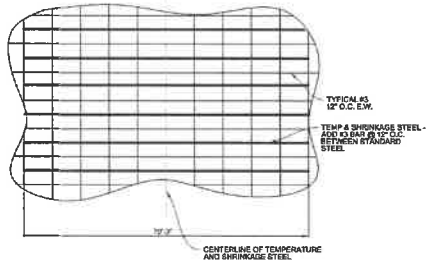


8 TEMPERATURE & SHRINKAGE STEEL
SCALE: N.T.S.

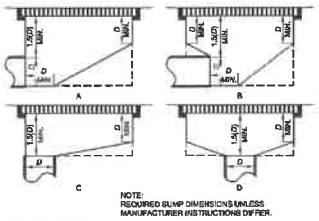
Swimming Pool Rules

1. No food or beverages in pool or on wet deck.
2. No glass or animals within fenced pool area (or 50' from unfenced pool).
3. Bathing Load: 120 persons.
4. Pool Hours: DAWN to DUSK
5. Shower before entering pool.
6. DO NOT SWALLOW THE POOL WATER, IT IS RECIRCULATED.
7. DO NOT PLACE FURNITURE IN POOL.
8. DO NOT USE POOL IF YOU ARE ILL WITH DIARRHEA.

NO DIVING

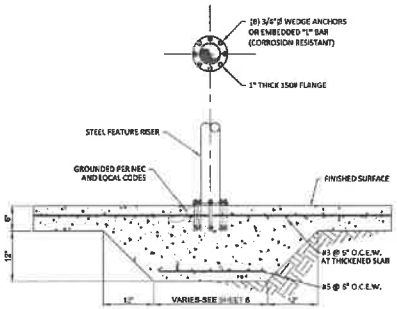
POOL REGULATIONS SIGN DETAILS
1. All letters shall be a MIN. of 1" in height except "NO DIVING" shall be 4" high.
2. Sign shall be legible from the pool deck.
3. The pool shall NOT be open for swimming at night unless no requirements for lighting, as specified in FBC 454.1.4.2, and rule 64E-9.008 (1), F.A.C. are met.
4. The sign shall contain at a minimum information in FBC 454.1.2.3.6 and rule 64E-9.008 (6), F.A.C.

9 REQUIRED POOL SIGNAGE
SCALE: N.T.S.

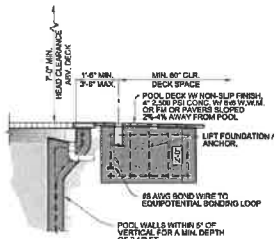


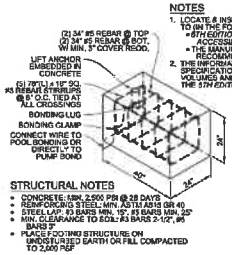
GENERAL NOTES:
a. D = INSIDE DIA. OF PIPE
b. ALL DIMENSIONS SHOWN ARE MINIMUMS.
c. ALL HIDDEN LINES INDICATE SUGGESTED SUMP CONFIGURATIONS.

10 SUMP SECTIONS PER ASME A112.19.8-2007
SCALE: N.T.S.



11 PLAY STRUCTURE THICKENED SLAB
SCALE: N.T.S.





NOTES
1. LOCATE & INSTALL LIFT ACCORDING TO (IN THE FOLLOWING ORDER):
   - 8TH EDITION (2017) FBC - ACCESSIBILITY
   - THE MANUFACTURER'S RECOMMENDATIONS
2. THE INFORMATION IN THIS SPECIFICATION COMPLIES W/ ALL VOLUMES AND AMENDMENTS OF THE 5TH EDITION (2017) FBC.

STRUCTURAL NOTES
- CONCRETE: MIN. 2,500 PSI @ 28 DAYS
- REINFORCING STEEL: MIN. ASTM A615 GR 40
- STEEL LAP: #3 BARS MIN. 12", #5 BARS MIN. 25"
- MIN. CLEARANCE TO SOIL: #3 BARS 3-1/2", #5 BARS 5"
- PLACE FOOTING STRUCTURE ON UNDISTURBED EARTH OR FILL COMPACTED TO 2,000 PSF

12 ADA LIFT BASE DETAIL
SCALE: N.T.S.

THESE PLANS COMPLY WITH 2017 FBC 8TH ED. SECTION 454.1

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

JAMES KENT KIMES LICENSE No. 33678 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION

PROJ. NO. 18071.0
DWG BY JYV
CKD BY JCK
DRAWN 2-NOV-19
PRINTED 2-NOV-19
SCALE AS NOTED

KIMES ENGINEERING AND MANAGEMENT SERVICES, INC
3908 SR 64 E., Bradenton, FL 34208
Office: (941) 748-4701 Fax: (941) 748-2281
kimes@kimesengineering.com
P.E. 33678, C.A. 27197

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PARKWAY CENTER
RIVERVIEW, FL
POOL & SPA
POOL DETAILS
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET 3
SHEET 3 OF 8

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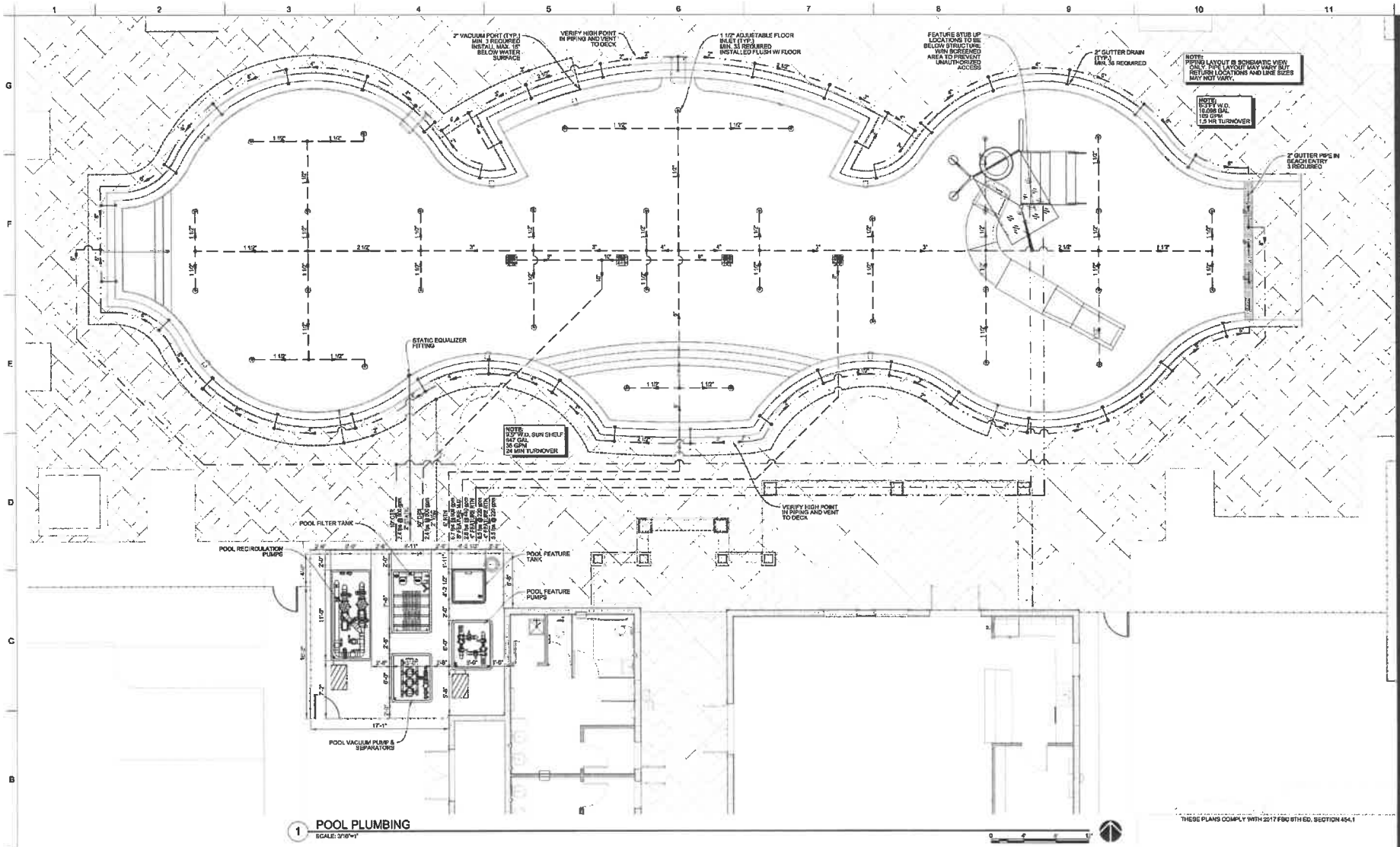

1 POOL PLUMBING
SCALE: 3/16"=1'

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

JAMES KENT KIMES
LICENSE
No. 23878
STATE OF FLORIDA
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION

PROJ. NO. 18074.0
DWG BY JKV
CKD BY JCK
DRAWING 19
PRINTED 2019-09-16
SCALE AS NOTED

KIMES ENGINEERING AND MANAGEMENT SERVICES, INC
2006 S.R. 60 E., Bartow, FL 33830
Office: 863-533-1... Fax: 863-533-2981
kimes@kimesengineering.com
P.E. 23878, C.A. 27119

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PARKWAY CENTER

RIVERVIEW, FL
POOL & SPA
POOL PLUMBING
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET
4
SHEET 4 OF 8

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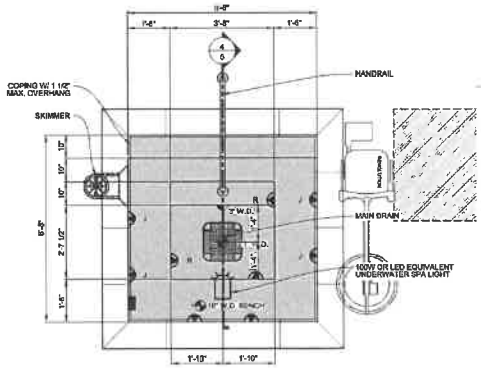
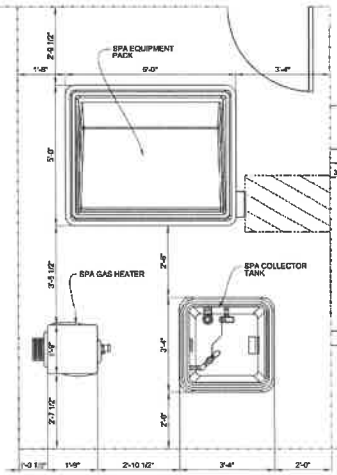
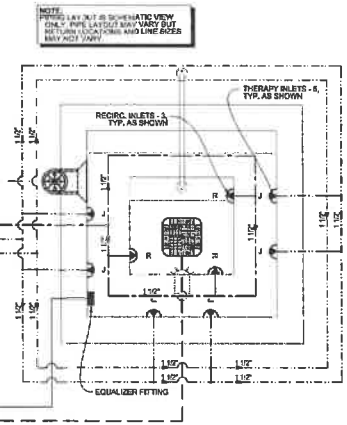


1 SPA LAYOUT
SCALE: 1/2"=1'





2 SPA PLUMBING
SCALE: 1/2"=1'

STEP NOTES FOR SPA

1. Steps shall have a minimum tread width of 10 inches and minimum tread length of 12 inches.
2. Stair risers shall be a maximum of 12 inches and shall be uniform between the top and bottom treads.
3. The front ½ inch to 2 inches of the tread and top two inches of the riser shall be tile, dark in color, contrasting with the interior of the pool. Tile shall be slip resistant.
4. The handrail shall be anchored in the bottom step and the deck.
5. Handrails and ladders shall be grade 304 stainless steel with mirror finish.
6. Handrails shall extend at least 28 to 40 inches above each step edge and deck.
7. Secure each ladder and handrail to deck and pool with deck anchor sockets covered with escutcheon plates.
8. Ladders shall be cross-braced and extend 28 inches above deck.
9. Ladder treads shall be slip resistant and have 3" to 6" clearance to pool wall.
10. The top rung of ladders shall be at the water level on open gutter pools, on all other type pools it is a minimum 12" below the deck or curb.

Spa Rules

1. No food or beverages in pool or on wet deck.
2. No glass or animals within fenced pool area (or 50' from unfenced pool).
3. Bathing Load: 4 persons.
4. Pool Hours: DAWN to DUSK
5. Shower before entering pool.
6. Maximum water temperature 104°F
7. Children under 12 must have adult supervision
8. Pregnant women, small children, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use spa pools without first consulting a doctor.
9. Maximum use 15 minutes
10. DO NOT SWALLOW THE POOL WATER.

SPA REGULATIONS SIGN DETAILS

1. All letters shall be a MIN. of 1" in height except "NO DIVING" shall be 4" high.
2. Sign shall be legible from the pool deck.
3. The pool shall NOT be open for swimming at night unless the requirements for lighting, as specified in FBC 454.1.4.2, FBC 454.1.2.3.5, FBC 454.1.9.12, and rule 64E-9.008 (7), FAC, are met.

3 REQUIRED SPA SIGNAGE
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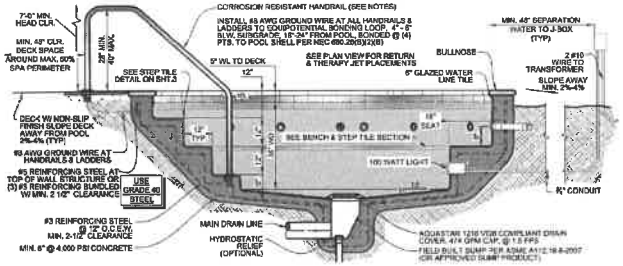

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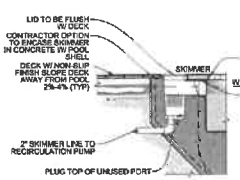

5 SPA SKIMMER SECTION
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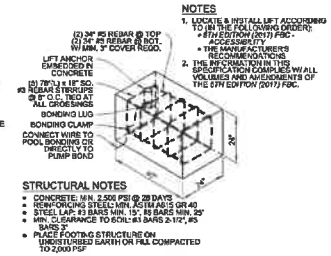

6 ADA LIFT BASE DETAIL
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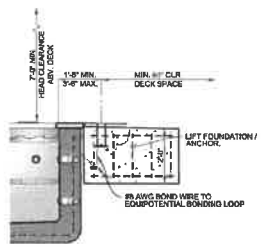

THESE PLANS COMPLY WITH 2017 FBC 8TH ED. SECTION 454.1

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

JAMES KENT KIMES LICENSE No. 33678 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION

PROJ. NO. 19-0
DWG BY JVN
CKD BY JGK
DRAWING 19
PRINTED 8-Aug-19
SCALE AS NOTED

KIMES ENGINEERING
JAMES KENT KIMES, P.E., INC
3898 SR 64 E., Bradenton, FL 34203
office: 941-748-6011, Fax: 941-746-7391
P.E. 33678, C.A. 27189

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PARKWAY CENTER
RIVERVIEW, FL
POOL & SPA
SPA PLANS & DETAILS
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET
5
SHEET 5 OF 8

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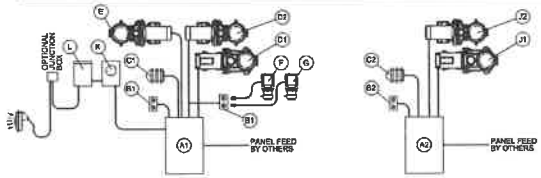
AQUAWORX AWDE-600/57 DUAL MODEL
POOL ELECTRICAL EQUIPMENT

FIXTURE SCHEDULE				CONDUCTORS				PANEL SCHEDULE: 1PH, 3-WIRE, 120/240VAC; INSULATED/BONDABLE NEUTRAL, 10K AIC				
MARK	ITEM	DESCRIPTION	VOLTAGE	PH	N	GND	CND	CKT	POLE	TRIP	FLA	NOTES
A1	MAIN LUG BREAKER PANEL (24 CKT)	EATON BR2024L125R	208-230V	(2) #2/0	(1) #2/0	(1)#8	1 1/2"		2	125		PANEL FEED BY OTHERS
B1	GFCI	LEVITON 5320	120V	(1)#12	(1)#12	(1)#12	1/2"	1	1	20	3.0	
C1	SERVICE LIGHT	INTERMATIC VPXG11GCI 100W	115V	(1)#12	(1)#12	(1)#12	1/2"	2	1	20	1.5	
D1	RECIRC. PUMP #1	PENTAIR EQ500, 5.0HP, 3600RPM @ 50' TDH	230V*	(2)#10	-	(1)#10	1/2"	3	2	30	20	
D2	RECIRC. PUMP #2	PENTAIR EQ500, 5.0HP, 3600RPM @ 50' TDH	230V*	(2)#10	-	(1)#10	1/2"	5	2	30	20	
E	VACUUM PUMP	PENTAIR MAX-E-PRO PBE6F-207L, 1.5HP, 90GPM @ 50' TDH	230V*	(2)#12	-	(1)#12	1/2"	7	2	15	10.4	
F	CHLORINE FEEDER	STENNER 85M5	120V	MFR. CORD				N/A	N/A	N/A	1.7	INTERLOCKED W/ CKT 3 & 6
G	ACID FEEDER	STENNER 45M5	120V	MFR. CORD				N/A	N/A	N/A	1.7	INTERLOCKED W/ CKT 3 & 6
K	LIGHT TIMER	INTERMATIC TP104	120V	(1)#12	(1)#12	(1)#12	1/2"	9	1	20	1.0	
L	LIGHT TRANSFORMER	INTERMATIC PX300 300W; 120/12V	120V	(1)#12	(1)#12	(1)#12	1/2"	10	1	20	22.7	CONNECT TO CKT 7
									TOTAL LOAD		82.3	

AQUAWORX FEATURE PACK
BEACH ENTRY FEATURE ELECTRICAL EQUIPMENT

A2	MAIN LUG BREAKER PANEL (24 CKT)	EATON BR2024L125R	208-230V	(2) #2/0	(1) #2/0	(1)#8	1 1/2"		2	125		PANEL FEED BY OTHERS
B2	GFCI	LEVITON 5320	120V	(1)#12	(1)#12	(1)#12	1/2"	1	1	20	3.0	
C2	SERVICE LIGHT	INTERMATIC VPXG11GCI 100W	115V	(1)#12	(1)#12	(1)#12	1/2"	2	1	20	1.5	
J1	FEATURE PUMP #1	PENTAIR MAX-E-PRO XF XPE20, 5.0HP, 220GPM @ 50'TDH	230V*	(2)#8	-	(1)#8	1/2"	3	2	30	23.0	
J2	FEATURE PUMP #2	PENTAIR MAX-E-PRO XF XPE20, 5.0HP, 220GPM @ 50'TDH	230V*	(2)#8	-	(1)#8	1/2"	5	2	30	23.0	
									TOTAL LOAD		50.5	AMPS

NOTE #1: ALL CONDUCTORS AND CONDUIT PROVIDED AND INSTALLED BY OTHERS
NOTE #2: INSTALL ACCORDING TO NEC REQUIREMENTS & MFG RECOMMENDATIONS
NOTE #3: GFCI BREAKERS ON SINGLE PHASE PUMP CIRCUITS RATED 15A OR 20A
*230V SERVICE REQUIRED - ADDITIONAL EQUIPMENT REQUIRED IF 208V SERVICE



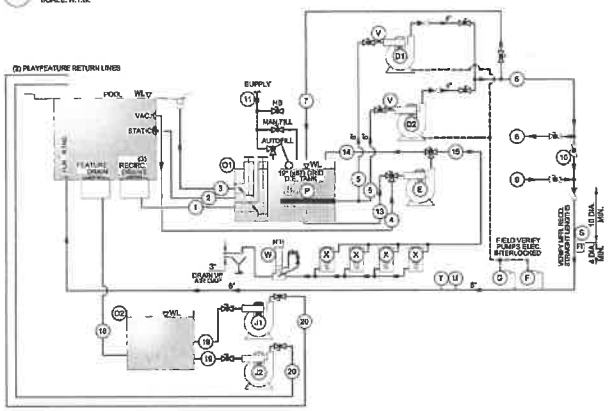
1 POOL ELECTRICAL SPECIFICATIONS
SCALE: N.T.S.

POOL NON-ELECTRICAL EQUIPMENT

MARK	QTY	ITEM	DESCRIPTION
D1	1	FILTER TANK	AQUAWORX AT 1100, 1100 GAL. CAPACITY
D2	1	FEATURE TANK	AQUAWORX AT1440, 440 GAL. CAPACITY
P	67	VACUUM D.E. FILTER	AQUAWORX 13.5"X24" ELEMENTS, 4.55F EA
O	1	ACID STORAGE TANK	50 GPD, MIN. 50 GAL CROCK SHARED
K	1	CHLORINE STORAGE TANK	65 GPD, MIN. 70 GAL CROCK SHARED
R	1	FLOW METER	BLUE-WHITE 6", F-30800P, 170 to 1100GPM
T	1	THERMOMETER	PRECISION INSTRUMENT CO 8281-K, 30"-240°
U	3	PRESSURE GAUGE	0/2" FACE, 0-50 PSI
V	3	VACUUM GAUGE	0/2" FACE, 0-30 IN HG
W	1	DECHLORINATOR	RAINBOW 320 W/ ENVIRO-C DECHLOR TABLETS
X	4	D.E. SEPARATORS	PENTAIR PEN100, 100 SQ. FT. EA.

POOL PIPING

	DESCRIPTION	SIZE	GPM	FPS
1	MAIN DRAIN TO FILTER TANK	10"	600	2.4
2	STATIC EQUALIZER LINE TO COLLECTOR TANK	2"	-	-
3	GUTTER LINE TO FILTER TANK	10"	600	2.4
4	VACUUM SUCTION FROM POOL	2"	-	-
5	(2) RECIRC. SUCTION LINES FROM TANK	6"	300 EA.	3.3
6	RECIRC. RETURN	6"	600	5.7
7	FILTER PRECOAT	4"	-	-
8	TO HEATER	4"	-	-
9	FROM HEATER	4"	-	-
10	HEATER BYPASS	6"	-	-
11	POTABLE WATER FILL LINE TO COLLECTOR TANK	1"	-	-
12	OVERFLOW LINE FROM COLLECTOR TANK	2"	-	-
13	TANK DRAIN	2"	-	-
14	VACUUM PUMP TO FILTER	2"	-	-
15	PUMP TO WASTE	2"	-	-
16	MAIN DRAIN TO FEATURE TANK	8"	440	2.8
17	OVERFLOW LINE FROM COLLECTOR TANK	2"	-	-
18	FEATURE SUCTION FROM TANK	6"	440	4.9
19	(2) FEATURE PUMP SUCTION LINES	4"	220 EA.	5.5
20	(2) FEATURE PUMP RETURN LINES	4"	220 EA.	5.5

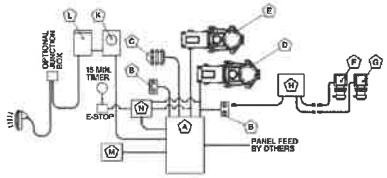


3 POOL EQUIPMENT SCHEMATIC
SCALE: N.T.S.

AQUAWORX ATFS595.5
SPA ELECTRICAL EQUIPMENT

FIXTURE SCHEDULE				CONDUCTORS				PANEL SCHEDULE: 1PH, 3-WIRE, 120/240VAC; INSULATED/BONDABLE NEUTRAL, 10K AIC				
MARK	ITEM	DESCRIPTION	VOLTAGE	PH	N	GND	CND	CKT	POLE	TRIP	FLA	NOTES
A	MAIN LUG BREAKER PANEL (24 CKT)	EATON BR2024L125R	208-230V	(2)#1	(1)#1	(1)#8	1 1/4"		2	125		PANEL FEED BY OTHERS
B	GFCI	LEVITON 5320	120V	(1)#12	(1)#12	(1)#12	1/2"	1	1	20	3.0	
C	SERVICE LIGHT	INTERMATIC VPXG11GCI 100W	120V	(1)#12	(1)#12	(1)#12	1/2"	2	1	20	1.5	
D	RECIRC. PUMP	PENTAIR MAX-E-PRO PBE6E-208L, 1.5HP, 50GPM @ 50'TDH	230V*	(2)#12	-	(1)#12	1/2"	3	2	15	8.0	
E	THERAPY PUMP	PENTAIR MAX-E-PRO PBE40-208L, 2.0HP, 120GPM @ 50'TDH	230V*	(2)#12	-	(1)#12	1/2"	5	2	15	11.2	INTERLOCKED W/ CKT 3
F	CHLORINE FEEDER	STENNER, 45M5	120V	MFR. CORD				N/A	N/A	N/A	1.7	PLUG INTO 'H'
G	ACID FEEDER	STENNER, 45M2	120V	MFR. CORD				N/A	N/A	N/A	1.7	PLUG INTO 'H'
H	CHEMICAL CONTROLLER	CES MR1	120V	(1)#12	(1)#12	(1)#12	1/2"	7	1	20	10.0	INTERLOCKED W/ CKT 3
K	LIGHT TIMER	INTERMATIC TP104	120V	(1)#12	(1)#12	(1)#12	1/2"	11	1	20	1.0	
L	LIGHT TRANSFORMER	INTERMATIC PX300 300W; 120/12V	120V	(1)#12	(1)#12	(1)#12	1/2"	12	1	20	1.3	CONNECT TO CKT 11
M	HEATER	PENTAIR, MASTERTEMP, 250K BTU (NG)	120V	(1)#14	(1)#14	(1)#14	1/2"	13	1	15	5.0	
N	E-STOP/15 MIN. TIMER	PENTAIR LX820 E-STOP CONTROLLER	115V	(1)#8	(1)#8	(1)#8	1/2"	14	1	30	20.0	CONNECT TO CKTS 3 & 5
									TOTAL LOAD		64.4	AMPS

NOTE #1: ALL CONDUCTORS AND CONDUIT PROVIDED AND INSTALLED BY OTHERS
NOTE #2: INSTALL ACCORDING TO NEC REQUIREMENTS & MFG RECOMMENDATIONS
NOTE #3: GFCI BREAKERS ON SINGLE PHASE PUMP CIRCUITS RATED 15A OR 20A



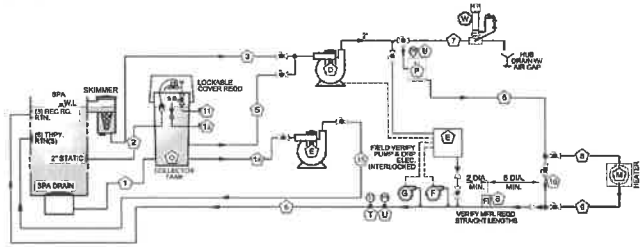
2 SPA ELECTRICAL SPECIFICATIONS
SCALE: N.T.S.

SPA NON-ELECTRICAL EQUIPMENT

MARK	QTY	ITEM	DESCRIPTION
O	1	CUSTOM COLLECTOR TANK	AQUAWORX AT150, 150 GALLON TANK
P	1	PRESSURE CARTRIDGE FILTER	PENTAIR , RLV150, 150 SQ. FT., 350GPM MAX.
Q	1	ACID STORAGE TANK	10 GPD, MIN. 50 GAL CROCK SHARED
R	1	CHLORINE STORAGE TANK	50 GPD, MIN. 70 GAL CROCK SHARED
S	1	FLOW METER	BLUE-WHITE 2", F-30200P, 20 to 120GPM
T	1	THERMOMETER	PRECISION INSTRUMENT CO 8281-K, 30"-240°
U	2	PRESSURE GAUGE	0/2" FACE, 0-60 PSI
W	1	DECHLORINATOR	RAINBOW 320 W/ ENVIRO-C DECHLOR TABLETS

SPA PIPING

	DESCRIPTION	SIZE	GPM	FPS
1	MAIN DRAIN TO COLLECTOR TANK	6"	170	1.9
2	STATIC EQUALIZER LINE TO COLLECTOR TANK	2"	-	-
3	SKIMMER SUCTION	2"	30	2.9
5	RECIRC. SUCTION FROM TANK	2"	50	4.8
6	RECIRC. PUMP RETURN	2"	50	7.9
7	RECIRC. PUMP TO WASTE	2"	-	-
8	TO HEATER (40 GPM)	2"	-	-
9	FROM HEATER	2"	-	-
10	HEATER BYPASS	2"	-	-
11	POTABLE WATER FILL LINE TO COLLECTOR TANK	1"	-	-
12	OVERFLOW LINE FROM COLLECTOR TANK	2"	-	-
13	TANK DRAIN	2"	-	-
14	THERAPY SUCTION	3"	120	5.2
15	THERAPY RETURN	2 1/2"	120	9.0



4 SPA EQUIPMENT SCHEMATIC
SCALE: N.T.S.

THESE PLANS COMPLY WITH 2017 FBC 6TH ED. SECTION 454.1

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

AQUAWORX USA
10430 66th STREET
N. PINELLAS PARK, FL 33782 (888) 426-6911

JAMES KENT KIMES
LICENSE No. 33678
STATE OF FLORIDA
PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION

PROJ. NO. 2019-0
DWG BY: JWW
CKD BY: JKK
DOCUMENT DATE: 2-Aug-19
PRINTED: 2-Aug-19
SCALE: AS NOTED

KIMES ENGINEERING AND ASSOCIATES, INC
5904 BLAKE ST. SUITE 1, TAMPA, FL 33610
OFFICE: 813-748-0311, Fax: 941-748-7391
LC: 26000411
P.E. SMITH, CA. 27119

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PARKWAY CENTER
RIVERVIEW, FL
POOL & SPA
EQUIPMENT
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET
6
SHEET 6 OF 8

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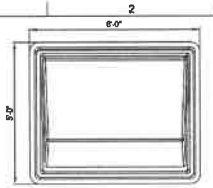
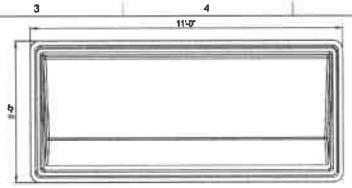


EQUIPMENT COVER
PLAN



EQUIPMENT COVER
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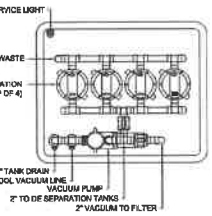
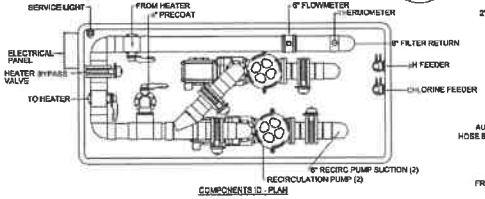
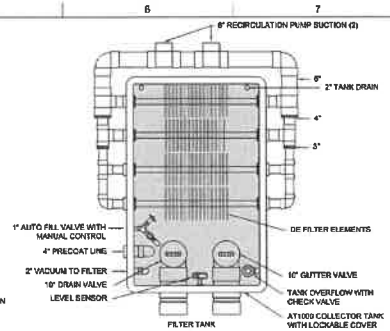
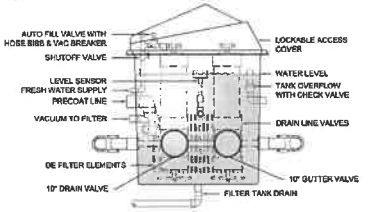




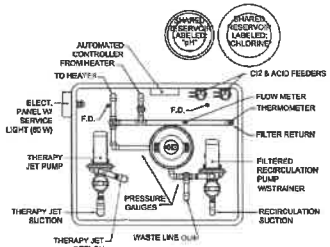
COMPONENTS ID - PLAN



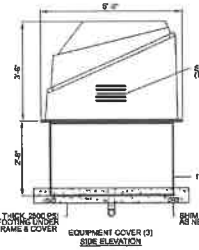
PLAN VIEW



SIDE ELEVATION



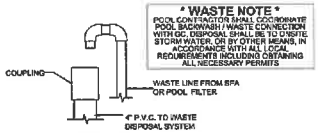
SPA EQUIPMENT PLAN



EQUIPMENT COVER (3)
SIDE ELEVATION

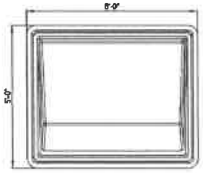
NOTES:

1. PLUMBING - ALL PIPE & FITTINGS SHALL BE SCHEDULE 40 PVC PER ASTM D1785 AND N.S.F. APPROVED AND STAMPED FOR POTABLE WATER APPLICATIONS. JOINTS TO BE SOLVENT WELDED PER ASTM D2855. ALL PLUMBING AND MATERIALS TO CONFORM TO FLORIDA BUILDING CODE 2017 - SIXTH EDITION.
2. ELECTRICAL - ALL ELECTRICAL EQUIPMENT WIRING, INSTALLATION AND GROUNDING OF POOL COMPONENTS SHALL CONFORM TO NATIONAL FIRE PROTECTION ASSOC. 70, NATIONAL ELECTRICAL CODE (N.E.C.) LATEST EDITION AND ALL APPLICABLE LOCAL CODES. CHEMICAL FEED PUMPS TO BE INTERLOCKED WITH THE RECIRCULATION PUMP.
3. EQUIPMENT - ALL PUMPS, FILTERS AND DISINFECTION EQUIPMENT SHALL BE TESTED AND APPROVED BY THE PERTINENT MANUFACTURER USING THE NSF/ANSI STANDARD 50 AND LISTED AS APPROVED BY THE NSF.
4. THE FILTER ROOM FLOOR IS SLIP RESISTANT AND SLOPED TO FLOOR DRAINS
5. ALL PLASTIC PIPING SUBJECT TO PROLONGED SUNLIGHT EXPOSURE MUST BE COATED TO PROTECT IT FROM ULTRAVIOLET LIGHT DEGRADATION.
6. EACH WASTE LINE SHALL HAVE A UNIQUE AIR GAP. WASTE LINES FROM DIFFERENT SOURCES (E.G. POOL, SPA, OVERFLOW, SUMP PUMP) SHALL NOT BE TIED TOGETHER BUT MAY DISCHARGE INTO A COMMON SUMP OR RECEPTACLE.
7. THE WASTE LINE MUST BE CONNECTED TO AN APPROVED WASTE DISPOSAL SYSTEM ACCORDING TO LOCAL OR STATE CODES.
8. ALL COLLECTOR TANKS SHALL HAVE COVED INTERSECTIONS AND SLOPE TO THE TANK DRAIN.
9. AN AUTOMATIC AND MANUAL WATER MAKEUP CONTROL MUST BE PROVIDED TO MAINTAIN THE WATER LEVEL AT THE LIP OF THE OVERFLOW GUTTER OR AT THE MOUTH OF THE RECESSED AUTOMATIC SKIMMERS AND MUST DISCHARGE THROUGH AN AIR GAP INTO A FILL PIPE OR COLLECTOR TANK. OVER THE RIM FILL SPOUTS ARE PROHIBITED.
10. A RATE OF FLOW INDICATOR, READING IN GPM, SHALL BE INSTALLED ON THE FILTER RETURN LINE. THE RATE OF FLOW INDICATOR SHALL BE PROPERLY SIZED FOR THE DESIGN FLOW RATE AND SHALL BE CAPABLE OF MEASURING FROM ONE HALF TO AT LEAST ONE-AND-ONE-HALF TIMES THE DESIGN FLOW RATE. THE CLEARANCES UPSTREAM AND DOWNSTREAM FROM THE RATE OF FLOW INDICATOR SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION SPECIFICATIONS.
11. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2017 FLORIDA BUILDING CODE - SIXTH EDITION

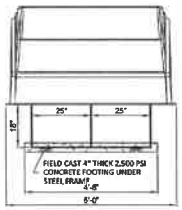


WASTE LINE
AIR GAP DETAIL

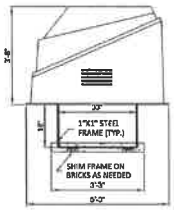
*** WASTE NOTE ***
POOL CONTRACTOR SHALL COORDINATE POOL BACKWASH / WASTE CONNECTION WITH DC. DISPOSAL SHALL BE TO ONSITE STORM WATER, OR BY OTHER MEANS, IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS INCLUDING OBTAINING ALL NECESSARY PERMITS



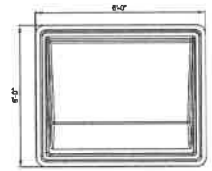
TOP VIEW



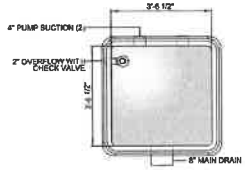
FRONT ELEVATION



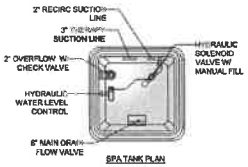
SIDE ELEVATION



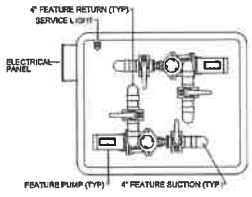
EQUIPMENT COVER
PLAN



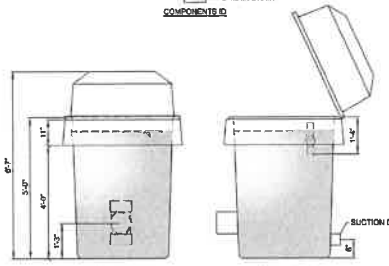
COMPONENTS ID



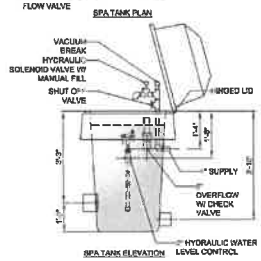
SPA TANK PLAN



FEATURE EQUIPMENT PACK
PLAN



FRONT ELEVATION
SIDE ELEVATION
FEATURE COLLECTOR TANK



SPA TANK ELEVATION

RECIRCULATION NOTES

1. The main drain grate shall be at the deepest point of the pool and the depth shall not deviate more than 3" from the side wall depth.
2. Plastic pipe exposed to sunlight shall be coated for UV protection.
3. Plastic Pipe shall have NSF-PW seal of approval.
4. Wall inlets shall be of mechanically adjustable and do not protrude into the pool.
5. Disposal of pool wastewater shall conform to State and County requirements.
6. Pool make-up water supply shall be from an approved potable water system and shall have an air break at point of fill.
7. Chlorine and pH adjustment feeders shall be electrically interlocked with the operation of the recirculation pump.
8. The lip of the gutter (if used) shall be uniformly level with a maximum tolerance of 1/4" between high & low areas.
9. When flow is a split with equipment area, provide equal pipe lengths & fittings from split to point of flow.
10. Pool returns (if used) shall be flush with pool surface and flow adjustable.
11. Wall inlets (if used) shall be minimum 12" below water level.

EQUIPMENT AREA REQUIREMENTS

1. Equipment designated by the manufacturer for outdoor use may be located in an equipment area, all other equipment must be located in an equipment room or enclosure.
2. Plastic pipe subject to a period of prolonged sunlight exposure must be coated to protect it from ultraviolet light degradation.
3. An equipment area shall be surrounded with a fence at least 4 ft high on all sides, not confined by a building or equivalent structure, using a self-closing and self-latching gate with a locking device shall be provided if necessary for access.
4. All locking or installed gates, shall be at least 4 ft high on all sides & using members spaced that shall not allow passage of a 4 inch diameter sphere.
5. An equipment room shall be projected on at least three sides and overhead. The fourth side may be a gate, fence, or cover if otherwise protected from unauthorized entrance.
6. An equipment enclosure shall be lockable or otherwise protected from unauthorized access. This access security shall be installed on all pool equipment areas.
7. The equipment enclosure, area or room floor shall be of concrete or other nonabsorbent material having a smooth slip resistant finish and shall have positive drainage, including a sump pump if necessary.
8. Ancillary equipment, such as a heater, not contained in an equipment enclosure or room shall accessible a fenced equipment area as described above.
9. Equipment enclosures or rooms shall have either forced draft or cross ventilation.
10. The opening to the equipment room or area shall be a minimum of three feet by six feet and shall provide easy access to the equipment.
11. A hose bibb with vacuum breaker shall be located in the equipment room or area.
12. The equipment enclosure, room or area shall provide a minimum 24" clear working space in front of equipment to access & perform routine operations. Contractor to verify the space requirements with mfr. recommendations prior to construction. Conflicts require that the contractor to contact the engineer before proceeding.
13. Clearance shall be provided for all equipment as prescribed by the manufacturer to allow normal maintenance operations and removal without disturbing other piping or equipment.
14. Equipment enclosures or rooms shall not be used for storage of chemicals emitting corrosive fumes or for storage of any flammable liquids that enclosure to the room for inspection or operation of the equipment is blocked.
15. In rooms with fixed ceilings, the minimum height shall be 7 ft.
16. Equipment enclosures, rooms or areas shall be lighted to provide 30 foot candles of illumination at floor level.
17. All chemical solution tanks shall be clearly labeled to indicate the contents.
18. Equipment rooms shall have forced draft or cross ventilation. All below-grade equipment rooms shall have a stairway access with forced draft ventilation or a fully louvered door and powered intake within 6 inches of the floor.

THESE PLANS COMPLY WITH 2017 FBC 6TH ED. SECTION 454.1

1 POOL EQUIPMENT PACKS
SCALE: N.T.S.

2 SPA EQUIPMENT PACK
SCALE: N.T.S.

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

AQUAWORX USA
10430 68th STREET
STE 101 PMB 1213
33782 (888) 426-6511

JAMES KENT KIMES
LICENSED
No. 93678
STATE OF FLORIDA
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION

PROJ. 19074.0
DWG BY JWV
CKD BY JMK
DRAWING 19074.0
REVISION 19
PRINTED: 8-Aug-19
SCALE AS NOTED

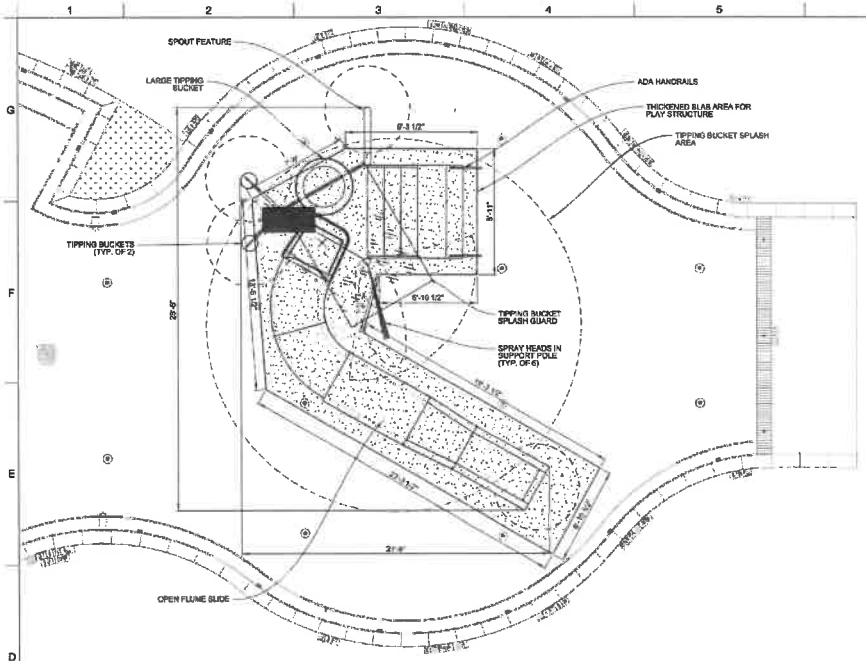
KIMES ENGINEERING
AND ASSOCIATES, INC
3808 S.R. 64 E., Bradenton, FL 34203
Office: 941-748-4311, Fax 941-748-7281
Kent Kimes
P.E. 33678, C.A. 2719

KIMES & Sons Engineering and Management Services, Inc. is not to be held responsible for any modifications made to these plans by others. These plans are to be used for this project only. It is to be returned upon request.

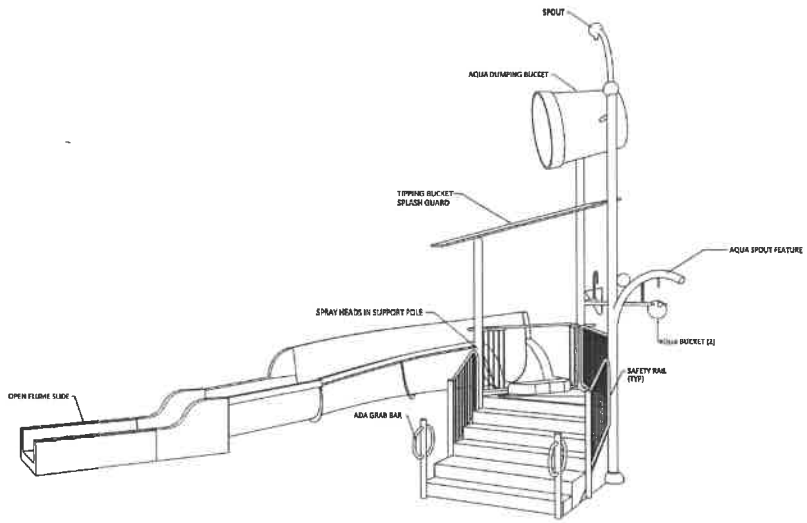
PARKWAY CENTER
RIVERVIEW, FL
POOL & SPA
EQUIPMENT
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET
7
SHEET 7 OF 8

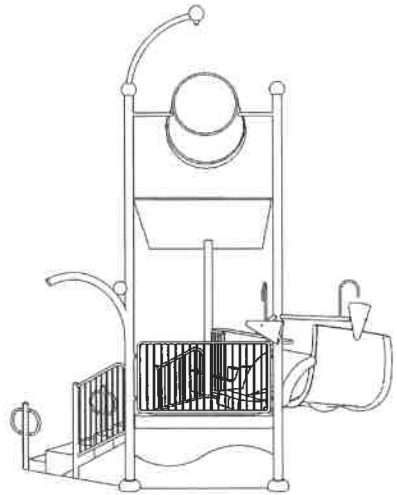
WIMESSRV:\Client Files\2 Misc Clients\Windward Building Group\Parkway Center\19074.0-PARKWAY CENTER-080815-100PL.dwg



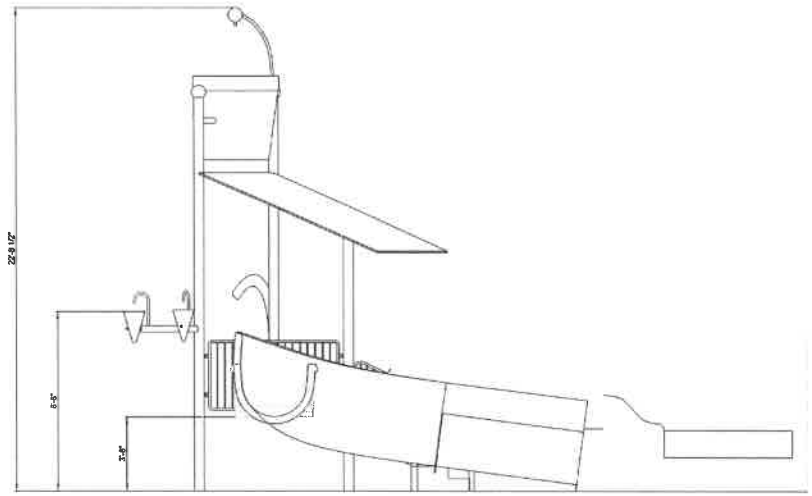
1 PLAY FEATURE LAYOUT
SCALE: 1/8"=1'



2 PLAY FEATURE FRONT ELEVATION
SCALE: N.T.S.



3 PLAY FEATURE REAR ELEVATION
SCALE: N.T.S.



4 PLAY FEATURE SIDE ELEVATION
SCALE: N.T.S.

PLAY STRUCTURE NOTES

1. Manufacturer to provide screening to prevent access in all areas with less than 7'-0" head clearance.
2. Manufacturer to ensure all walking surfaces are non-slip and free of trip hazards.
3. Install per manufacturer's instructions.

THESE PLANS COMPLY WITH 2017 FBC 6TH ED. SECTION 424.1

- STAMPS AREA -
NOT FOR CONSTRUCTION WITHOUT DEPARTMENT APPROVAL ON PLANS

AQUAWORX USA
12430 66th STREET
CLEARWATER, FL
33762 (888) 420-5511

JAMES KENT KIMES
LICENSE No. 33678
STATE OF FLORIDA
PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION

PROJ: 190714.0
DWG BY: JVH
CHK BY: JKK
DRAWING: 190714.0-19
PRINTED: 8-Aug-19
SCALE: AS NOTED

KIMES ENGINEERING AND MANAGEMENT SERVICES, INC
8888 Ulmerton Road, Suite 100
Office: 941-746-6311, Fax: 941-746-7791
Lic. # 27000 Expires 2/28/2021
P.E. 33678, C.A. 27313

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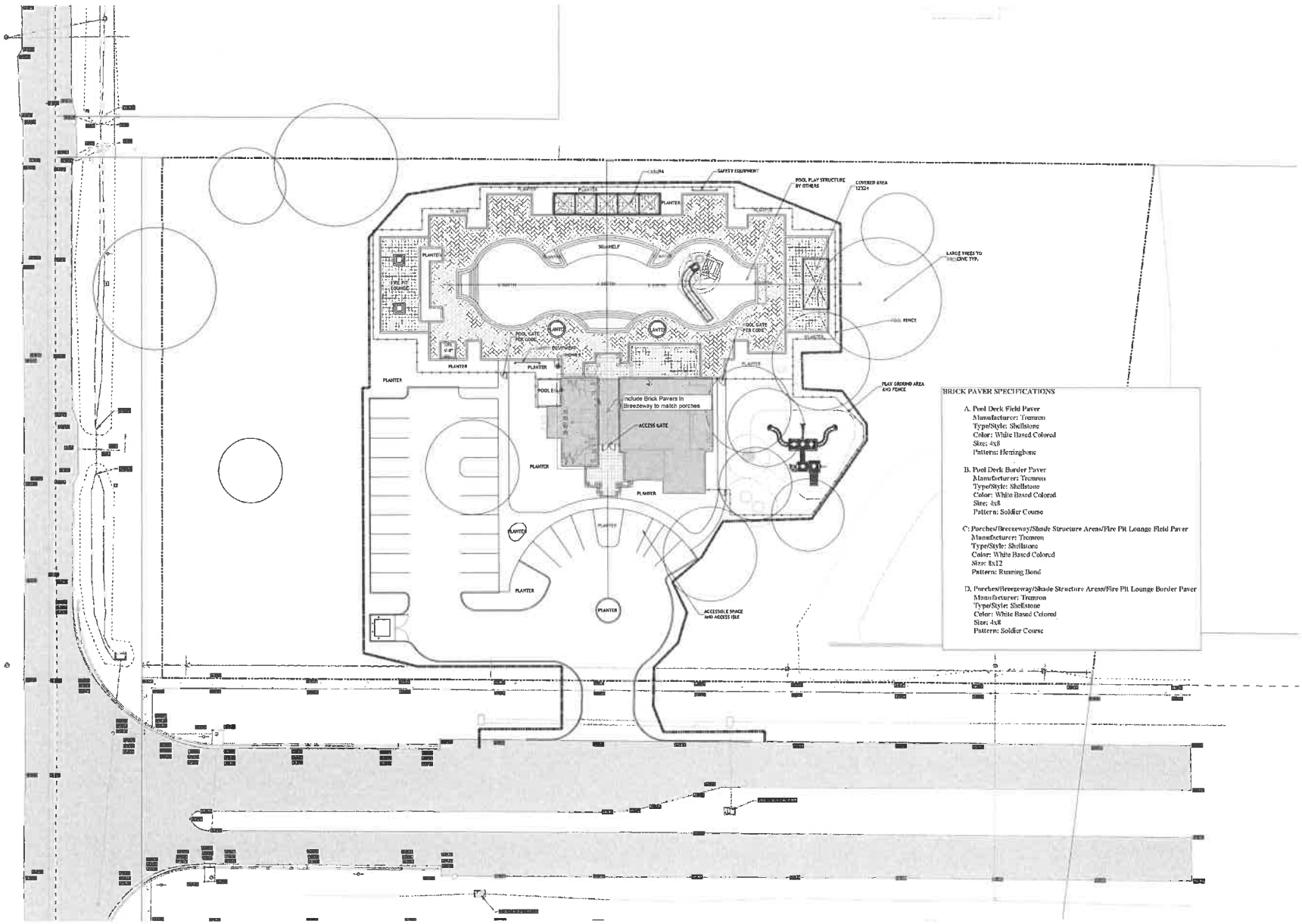
PARKWAY CENTER
RIVERVIEW, FL
POOL & SPA
EQUIPMENT
PREPARED FOR
WINDWARD BUILDING GROUP

SHEET
8
SHEET 8 OF 8

ORIG. DWG. 24"x36" (ARCH D)

W:\NESSRV\Civil Files\2_Misc Clients\Windward Building Group\Parkway Center\190714.0-PARKWAY CENTER-R\190715-100%.dwg



BRICK PAVER SPECIFICATIONS

A. Pool Deck Field Paver
Manufacturer: Tremron
Type/Style: Shellstone
Color: White Based Colored
Size: 4x8
Pattern: Herringbone

B. Pool Deck Border Paver
Manufacturer: Tremron
Type/Style: Shellstone
Color: White Based Colored
Size: 4x8
Pattern: Soldier Course

C: Porches/Breezeway/Shade Structure Areas/Fire Pit Lounge Field Paver
Manufacturer: Tremron
Type/Style: Shellstone
Color: White Based Colored
Size: 8x12
Pattern: Running Bond

D. Porches/Breezeway/Shade Structure Areas/Fire Pit Lounge Border Paver
Manufacturer: Tremron
Type/Style: Shellstone
Color: White Based Colored
Size: 4x8
Pattern: Soldier Course

BDG BOOTH DESIGNGROUP
144 SECOND ST. N. STE. 340
ST. PETERSBURG, FL 33701
T/ 727.821.5499

CONSULTANTS

OWNER
WINDWARD BUILDING GROUP

PARKWAY CENTER AMENITY PLANS

SIGNATURE & SEAL

FL Registration: LC26000471

ISSUE DATE

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	19016
DRAWN BY	HAB
CHECKED BY	HAB

SCALE: 1"=20'-0"
0 10' 20' 40'

LANDSCAPE DEVELOPMENT PLAN

L 1.00

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PARKWAY AMENITY CENTER

CONTACT INFORMATION:

ARCHITECT:
KEESEE ASSOCIATES
945 SOUTH ORANGE BLOSSOM TRAIL
APOPKA, FLORIDA 32703
AA 26003115
ARCHITECT: JAMES A. GARRITANI, R.A.
TEL: 407-880-2333
EMAIL:
JAMES.GARRITANI@GOKEESEE.COM
www.GOKEESEE.com

STRUCTURAL ENGINEER:
FDS ENGINEERING ASSOCIATES
249 MAITLAND AVE.
MAITLAND, FLORIDA 32701
ENGINEER: TODD BORN
TEL: 321-972-4091
EMAIL: TBORN@FDSENG.COM
www.FDSENG.com

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
INGENUITY ENGINEERS INC.
4798 NEW BROAD ST.
SUITE 300
ORLANDO, FL 32814
ENGINEER: ANTHONY LOCASCIO
TEL: 407398-6007
EMAIL: TLOCASCIO@INGENUITYEI.COM
www.INGENUITYENGINEERS.com

PROJECT LOCATION

VICINITY MAP
SCALE: NTS

GROSS AREA TABULATION	
AREA NAME	SQUARE FT.
FIRST FLOOR FINISH	
MECHANICAL	100 SF
ENTRY	335 SF
RESTROOMS	682 SF
BREEZEWAY	355 SF
GREAT RM./ AVTIVITIES/ OFFICE	2088 SF
COVERED PATIO	532 SF
REAR ENTRY	105 SF
TOTAL SQUARE FOOTAGE	4287 SF

OCCUPANCY CLASSIFICATION	
GROUP -	A - ASSEMBLY
OCCUPANCY -	A3 / NON-SEPARATED
CONSTRUCTION TYPE -	NEW
NEW - TYPE VB - NON-SPRINKLED/UNPROTECTED	
JURISDICTION:	
HILLSBOROUGH COUNTY	(2) SETS S&S

DRAWING INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION DATE
01-GENERAL			
CV1	INDEX & BUILDING DATA	05/24/19	
CV2	ABBREVIATIONS, LEGENDS, & NOTES	05/24/19	
AS001	ARCHITECTURAL SITE PLAN	05/24/19	
02-LIFE SAFETY			
LS100	LIFE SAFETY SITE PLAN	05/24/19	
LS101	LIFE SAFETY FLOOR PLAN	05/24/19	
LS102	SCHEDULE AND DETAILS	05/24/19	
03-STRUCTURAL			
S001	STRUCTURAL GENERAL NOTES & ABBREVIATIONS	05/24/19	
S100	FOUNDATION PLAN, NOTES & SCHEDULES	05/24/19	
S101	MASONRY WALL PLAN & NOTES	05/24/19	
S200	ROOF FRAMING PLAN & NOTES	05/24/19	
S300	FOUNDATION & WALL DETAILS	05/24/19	
S400	ROOF FRAMING DETAILS	05/24/19	
S500	WALL SECTIONS & DETAILS	05/24/19	
S501	MASONRY WALL TYPICAL DETAILS	05/24/19	
04-ARCHITECTURAL			
A001	WALL PARTITION TYPES	05/24/19	
A002	WALL PARTITION TYPES	05/24/19	
A100	FLOOR PLAN - NOTES	05/24/19	
A200	FLOOR PLAN - DIMENSIONS	05/24/19	
A300	ENLARGED PLANS	05/24/19	
A301	INTERIOR ELEVATIONS	05/24/19	
A302	INTERIOR ELEVATIONS	05/24/19	
A400	REFLECTED CEILING PLAN	05/24/19	
A401	REFLECTED CEILING PLAN	07/08/19	
A500	ROOF PLAN	05/24/19	
A600	BUILDING ELEVATIONS	05/24/19	
A601	BUILDING ELEVATIONS	05/24/19	
A701	DOOR SCHEDULE & DETAILS	05/24/19	
A702	WINDOW SCHEDULE & DETAILS	05/24/19	
A800	BUILDING SECTIONS	05/24/19	
A900	WALL SECTIONS	05/24/19	
A901	WALL SECTIONS	05/24/19	
A1000	EXTERIOR PERSPECTIVES	05/24/19	
05-PLUMBILG			
P001	PLUMBING LEGEND NOTES & ABBREVIATIONS	05/24/19	
P100	FLOOR PLAN PLUMBING	05/24/19	
P300	PLUMBING RISER	05/24/19	
P400	PLUMBING DETAILS	05/24/19	
06-ELECTRICAL			
E001	ELECTRICAL LEGEND, NOTES & ABBREVIATIONS	05/24/19	
E100	FLOOR PLAN ELECTRICAL	05/24/19	
E200	ROOF PLAN ELEWCTRICAL	05/24/19	
E300	ELECTRICAL & FIRE RISER DIAGRAM & PANEL SCHEDULE	05/24/19	
E400	ELECTRICAL DETAILS	05/24/19	
07-MECHANICAL			
M001	MECHANICAL LEGEND , NOTES & ABBREVIATIONS	05/24/19	
M002	MECHANICAL SPECIFICATIONS	05/24/19	
M100	FLOOR PLAN MECHANICAL	05/24/19	
M500	MECHANICAL SCHEDULES	05/24/19	
M600	MECHANICAL DETAILS	05/24/19	

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
945 South Orange Blossom Trail
Apopka, FL 32703
(407) 880-2333

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SIGNATURE & SEAL

8/1/2019 9:11:51 AM
JAMES A. GARRITANI, R.A.
LICENSE # AR-0015224

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION

Project Number:	18-5026
Date:	8/1/2019 9:11:51 AM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	As Indicated
Sheet Name:	INDEX & BUILDING DATA
Sheet No.	CV1

ABBREVIATIONS

&	AND	HGT.	HEIGHT
∠	ANGLE	H.C.	HANDICAPPED ACCISSIBLE
@	AT	HM.	HOLLOW METAL
℄	CENTERLINE	HORZ.	HORZONTAL (LY)
⌴	CHANNEL	HB.	HOSE BIBB
Ø	DIAMETER OR ROUND	HR.	HOUR
⊥	PERPENDICULAR OR STRUCTURAL TEE	INCL.	INCLUDING
#	NUMBER OR POUND	INSUL.	INSULATE (D) (ING) (TION)
ABV.	ABOVE	INT.	INTERIOR
ACOUS./ACT	ACOUSTICAL TILE	JB	JUNCTION BOX (ES)
ADJ.	ADJUSTABLE	JC	JANITORS CLOSET
A/C	AIR CONDITIONING	JCT.	JUNCTION
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
ALT.	ALTERNATE	L.	LENGTH
AL.	ALUMINUM	LAM.	LAMINATE (D)
ALUM.	ALUMINUM	LAV.	LAVATORY
A.S.T.M.	AMERICAN SOCIETY TESTING MATERIALS	LG.	LAMINATED GLASS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LDG.	LEADED GLASS
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	LL.	LIVE LOAD
AB.	ANCHOR BOLT	LT.WT.	LIGHT WEIGHT
ANOD.	ANODIED	MANUF.	MANUFACTURE (ER)
ARCH.	ARCHITECT(URAL)	MARB.	MARBLE
A.R.	AS REQUIRED	MAS.	MASONRY
AUTO.	AUTOMATIC	M.O.	MASONRY OPENING
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	MAX.	MAXIMUM
AWWM.	ALIGN WITH WINDOW MULLION	MIR.	MIRROR GLASS
BKSPL.	BACK SPLASH	MIN.	MINIMUM
BSMT.	BASEMENT	MR.	MOISTURE RESISTANT
BRG.	BEARING	MTD.	MOUNTED
BM.	BEAM	MTL.	METAL
BTWN.	BETWEEN	MECH.	MECHANIC (AL)
BIT.	BITUMINOUS	MAT.	MATERIAL
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	NFPA	NATIONAL FIRE PROTECTION AGENCY
BD.	BOARD	N.	NORTH
BOT.	BOTTOM	NTS	NOT TO SCALE
BRK.	BRICK	NEC	NATIONAL ELECTRIC CODE
BLDG.	BUILDING	NR	NON FIRE RATED
BU.	BUILT-UP	NSF	NATIONAL ANITATION FOUNDATION
CO.	CLEAN OUT	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMIN.
CPT.	CARPET (ED)	OC.	ON CENTER
C.B.	CATCH BASIN	OPG.	OPENING
CTR.	CENTER	OA.	OVERALL
CLG.	CEILING	OD.	OUTSIDE DIAMETER
C.F.O.I.	FURNISHED INSTALLED	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
CEM.	CEMENT	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
C.T.	CERAMIC TILE	O.H.	OPPOSITE HAND
CHAM.	CHAMFER	OWG.	ONE WAY GLASS
CHN LNK	CHAIN LINK	PNT	PAINT
C.I.	CAST IRON	PTD.	PAPER TOWEL DISPENSER
C.I.P.	CAST IN PLACE	PL	PROPERTY LINE
CIR.	CIRCLE	PLAM	PLASTIC LAMINATE
CIRCUM.	CIRCUMFERENCE	PLYWD	PLYWOOD
CLR.	CLEARANCE	P/CF	POUND PER CUBIC FOOT
COL.	COLUMN	P/LF	POUNDS PER LINEAR FOOT
CONC.	CONCRETE	P/SF	POUNDS PER SQUARE FOOT
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CONST.	CONSTRUCTION	PT.	POINT
CONTR.	CONTRACTOR	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS OR CONTINUE	R	FIRE RATED
CJT	CONTROL JOINT	RAD.	RADIUS
CTPG	CLEAR TEMPERED PLATE GLASS	RE:	REFERENCE OR SEE
CTR	COUNTER	REF.	REFERENCE
CW	COLD WATER	REINF.	REINFORCING
DCD	CASE DRAIN	REQ'D.	REQUIRED
D.F.	DRINKING WATER FOUNTAIN	REV.	REVISION (S) (REVISED)
DTL	DETAIL	RO	ROUGH OPENING
DIA	DIAMETER	R/W	RIGHT OF WAY
DIM	DIMENSION	SCH.	SCHEDULE
DS	DOWN SPOUT	SHT.	SHEET
DWG	DRAWING	SC.	SOLID CORE
DL.	DOWN LEADER	S.	SOUTH
DN	DOWN	SSBC	SOUTHERN STANDARD BUILDING CODE (S)
EA.	EAST	SPEC.	SPECIFICATION (S)
E	EACH	S.S.	STAINLESS STEEL
E.H.D.	ELECTRIC HAND DRYER	S/S	SANITARY SEWER
ELEC	ELECTRIC	SPG	SPANDRELITE PANEL GLASS
EL	ELEVATION	STD	STANDARD
ELEV	ELEVATION	STL.	STEEL
EQ.	EQUAL	STOR	STORAGE
E.W.	EACH WAY	STRUCT	STRUCTURE (AL)
E.W.C.	ELECTRIC WATER COOLER	SUSP.	SUSPENDED
E.W.H.	ELECTRIC WATER HEATER	T & B	TOP AND BOTTOM
EXH.	EXHAUST	T.M.	TO MATCH
EJJT/E.J.	EXPANSION JOINT	T.M.E.	TO MATCH EXISTING
EXP.	EXPOSED	T.O.C.	TOP OF CONCRETE
EXIST.EXTG.	EXISTING	TOH.	TOTAL DYNAMIC HEAD
EXT.	EXTERIOR	T.O.M.	TOP OF MASONRY
FA	FIRE ALARM	T.O.R.F.	TOP OF ROOF PERIMETER
FE.	FIRE EXTINGUISHER	T.O.R.D.	TOP OF ROOF DECK
F. CLG/		T.O.W.	TOP OF WALL
FIN. CEIL.	FINISH CEILING	TTPG	TINTED TEMPERED PLATE GLASS
F.F./FIN. FL.	FINISH FLOOR	T. OF F.	TOP OF FOUNDATION
FIN.	FINISH (ED)	TEL.	TELEPHONE
FLASH.	FLASHING	TV.	TELEVISION
FLR.	FLOOR (ING)	T & G	TONGUE AND GROOVE
FLUOR	FLUORESCENT	TYP.	TYPICAL
FOC.	FACE OF CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
FOF.	FACE OF FINISH	V.B.	VAPOR BARRIER
FOFM	FACE OF FINISHED MASONRY	VERT.	VERTICAL
FOS	FACE OF STUDS	VCT.	VINYL COMPOSITION TILE
F.O.SH.	FACE OF SHEATHING	VP	VENEER PLASTER
F.O.S.M.	FACE OF STRUCTURAL MASONRY	VTR.	VENT THRU ROOF
FTG.	FOOTING	W/	WITH
FT.	FOOT	W.	WIDTH OR WEST
GALV.	GALVANIZED	WC.	WATER CLOSET
G.I.	GALVANIZED IRON	W. HTR.	WATER HEATER
GD.	GRADE (GRADING)	WNDW	WINDOW
GEN.	GENERAL	WO	WITHOUT
GYP./GWB	GYPSUM WALL BOARD	WD	WOOD
H OR HT.	HEIGHT	WG	WIRE GLASS
HDW.	HARDWARE	WT.	WEIGHT
HDR.	HEADER	WP.	WATER PROOFING
HVAC.	HEATING/VENTILATING/AC	WWF.	WELDED WIRE FABRIC

LEGEND OF SYMBOLS

SYMBOL	DESCRIPTION
	NORTH ARROW
ROOM NAME 0000 SQ FT 302	ROOM NAME & NUMBER - SEE FINISH SCHEDULE
100A	DOOR NUMBER - SEE DOOR SCHEDULE
100A	WINDOW NUMBER - SEE WINDOW SCHEDULE
1	COLUMN GRID REFERENCE
P-1	PARTITION TYPE - SEE SHEET A000
CONC.	FLOOR FINISH TAG
EL. 30'-3" TOP OF BEAM	ELEVATION MARK
2 5 1 A300 3 4	INTERIOR ELEVATION MARK
#	PLAN NOTE NUMBER
#	LOUVER MARK
A	REVISION MARK
1 A300	DETAIL MARK
	INSULATION
	CONCRETE
	STUCCO, PLASTER OR G.W.B.
	BRICK / BLOCK ELEV.
	GRADE / EARTH
1 A300 1 A300	BUILDING SECTION MARK
1 A300	WALL SECTION MARK
1 A300	DETAIL MARK

PROJECT REQUIREMENTS & COMPLIANCE

1. CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION
2. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE:
A. GOVERNING MUNICIPAL REGULATORY AGENCIES
B. LOCAL, STATE AND FEDERAL CODES

APPLICABLE CODES:

STANDARD FLORIDA BUILDING CODE	FLORIDA BUILDING CODE 2017 6th ED.
STANDARD FLORIDA PLUMBING CODE	FLORIDA BUILDING CODE 2017 6th ED.
STANDARD FLORIDA MECHANICAL CODE	FLORIDA BUILDING CODE 2017 6th ED.
STANDARD FLORIDA FUEL GAS CODE	FLORIDA BUILDING CODE 2017 6th ED.
NFPA 70 NATIONAL ELECTRIC CODE	2014 NEC
FLORIDA FIRE PREVENTION CODE	2017 6th ED. & CURRENT ADOPTED CODES & STANDARDS BY THE STATE OF FLORIDA
NFPA 1 AND NFPA 101 FLORIDA EDITION	2015 EDITION
FLORIDA ACCESSIBILITY CODE	FLORIDA BUILDING CODE 2017 6th ED.
EXISTING FLORIDA BUILDING CODE	FLORIDA BUILDING CODE 2017 6th ED.

3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE SOILS REPORT. OBTAIN FROM THE OWNER THE CURRENT COPY OF THE SOILS INVESTIGATION REPORT IF NECESSARY.
4.ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY THE GENERAL CONTRACTOR AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION.
5. IT IS UNDERSTOOD THAT ALL INTENDED WORK IS SUBJECT TO REVIEW AND INTERPRETATION BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. IN NO CASE SHALL WORK BE PERFORMED WITHOUT THE REVIEW AND WRITTEN APPROVAL OF SAID AUTHORITY.
6. ALL TRADES SHALL BE RESPONSIBLE FOR ALL FEES RELATED TO THE ISSUE OF TRADE-SPECIFIC PERMITS, INSPECTIONS AND CERTIFICATIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK, AND THE OCCUPANCY OF THE WORK.
7. EXISTING CONDITIONS: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND FIELD-COORDINATE THE CORRECTIVE ACTION AS REQUIRED. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER OF ALL CONFLICTS AND DISCREPANCIES THAT AFFECT THE WORK PRIOR TO PROCEEDING WITH SAID WORK.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS WILL GOVERN. LARGE-SCALE DRAWINGS SHALL GOVERN OVER SMALLER-SCALED DRAWINGS. CONTACT ARCHITECT/DESIGNER TO CONFIRM ALL DISCREPANCIES.
9. THE ARCHITECT/DESIGNER SHALL BE HELD RESPONSIBLE FOR WORK PERFORMED NOT IN ACCORDANCE WITH THESE DOCUMENTS AND NOR FOR MISINTERPRETATION OF THE DRAWINGS, NOR FOR UNSATISFACTORY WORK BY CONTRACTOR.
10. CONFIRM ALL DIMENSIONS WITH PLANS AND IN FIELD PRIOR TO FABRICATION AND/OR CONSTRUCTION
11. ALL ELECTRICAL AND MECHANICAL INFORMATION CONTAINED IN THESE DRAWINGS IS SOLELY FOR THE PURPOSE OF COORDINATION OF THE ARCHITECT/DESIGNER'S WORK.

TERMITE PROTECTION NOTES

PER FLORIDA BUILDING CODE 2017 6TH EDITION

SOIL CHEMICAL BARRIER METHOD

1. "A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR WATER HEATER OR ELECTRICAL PANEL."
2. "CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS."
3. "IRRIGATION / SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDE WALLS."
4. "TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 8 INCHES." EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 3/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
5. "INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE."
6. "SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED."
7. "BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT."
8. "MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAIN FALL DILUTION. IF RAIN FALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREAT AS REQUIRED."
9. "CONCRETE OVERPOUR AND MORTAR ALONG FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT."
10. "SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS."
11. "AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE CHEMICAL BARRIER IS APPLIED, SHALL BE RETREATED."
12. "ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT."
13. "A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSE PEST CONTROL COMPANY BE FOR CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS OF THE FLORIDA BUILDING DEPARTMENT OF AGRICULTURE AND CUSTOMER SERVICES."
14. "AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL."
15. "NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING."

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO PREPARATION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH CONDITIONS OF THE CONSTRUCTION AREA AND WORK REQUIRED TO PERFORM THE WORK OF THIS CONTRACT. OBTAIN DIMENSIONS BY CALCULATION, . IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DO NOT SCALE THE DRAWINGS ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
2. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1606 OF THE 2014 FLORIDA BUILDING CODE.
3. ALL DIMENSION ARE TAKEN FROM FACE OF MASONRY OR STUD UNLESS NOTED OTHERWISE.
4. ALL CONDUIT, PIPING, AND DUCTWORK PENETRATING ANY RATED ASSEMBLY; FLOOR, CEILING OR WALL SHALL HAVE AN APPROVED FIRE RATED ASSEMBLY FOR THE SPECIFIC APPLICATION.
5. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE LOCATED ON SITE PER ARCHITECTURAL OR CIVIL DRAWINGS.
6. ALL LUMBER IN CONTACT WITH THE SOIL, CONCRETE, MASONRY, OR AS INDICATED OR REQUIRED SHALL BE PRESSURE PRESERVATIVE TREATED.
7. ALL EXTERIOR STEEL STUD CONSTRUCTION SHALL BE MINIMUM 20 GAGE WITH A MAXIMUM SPACING OF 24" O.C. ALL INTERIOR STEEL STUD CONSTRUCTION SHALL BE MINIMUM 25 GAGE WITH A MAXIMUM SPACING OF 24" O.C. WITH NO EXCEPTION
8. AT ALL PERIMETER STOREFRONT WINDOW FRAMING PROVIDE CLOSED END FLAT POCKET FILLER.
9. AT ALL PERIMETER STOREFRONT FRAME ASSEMBLIES PROVIDE MIN. ¼" SHIM, STOREFRONT TO BE CLEANED OF ALL FOREIGN DEBRIS, I.E. STUCCO, PRIOR TO SEALANT APPLICATION.
10. HIGH PERFORMANCE STOREFRONT WINDOW SILL TO BE EXTRUDED ALUMINUM WITH CLOSED END PAN.
11. SEE FLOOR PLANS AND REFLECTED CEILING PLANS FOR SPECIFIC ELEVATIONS AND DETAILS.
12. INSTALL THRESHOLDS AT ALL EXTERIOR DOORS, AT FIRE RATED DOORS, AND DOORS BETWEEN AIR CONDITIONED & NON AIR CONDITIONED SPACES AND WHERE MATERIALS CHANGE ON EITHER SIDE.
13. ALL SOFFIT SYSTEMS, ROOF SYSTEMS AND WINDOW SYSTEMS TO MEET ALL UPLIFT AND SHAPE CRITERIA AS REQUIRED BY CODES.
14. SPECIFICATIONS AND REQUIREMENTS INDICATED ON STRUCTURAL , MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE CONSIDERED MINIMUM ACCEPTABLE CRITERIA AND MAY BE SUPERCEDED BY MORE STRINGENT CRITERIA REQUIRED AS PART OF ARCHITECTURAL DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR ANY POSSIBLE CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCING THE SPECIFIC WORK.
15. CONTRACTOR TO COORDINATE AND VERIFY ALL EXTERIOR WALL CONTROL AND EXPANSION JOINTS PRIOR TO THE COMMENCEMENT OF SPECIFIC WORK.
16. ALL GLASS TO BE TEMPERED PER CODE ADJACENT TO DOORS, ETC.
17. PROVIDE DURAROCK TILE BACKER BOARD @ ALL LOCATIONS SCHEDULED FOR TILE FINISH
18. PROVIDE VINYL BASE @ ALL WALLS UNLESS OTHERWISE SPECIFIED/NOTED.
19. PROVIDE CASING BEADS @ ALL STUCCO AND DRYWALL TRANSITIONS TO DIFFERENT MATERIAL. PROVIDE SEALANT JOINT W/ BACKER ROD OR BOND BREAK. TYPICAL UNLESS NOTED OTHERWISE.
20. PROVIDE CORNER BEADS @ ALL STUCCO & DRYWALL RETURNS.
21. EXTEND ALL NON BEARING WALLS TO 4" ABOVE FINISH CEILING UNLESS NOTED OTHERWISE
22. PROVIDE CONTROL JOINTS BETWEEN DIFFERENT CONSTRUCTION TYPES. I.E. METAL FRAMING AND C.I.P. OR C.M.U. CONSTRUCTION.
23. ALL FINISHES SHALL BE PROTECTED WHERE INDICATED AS FINAL FINISH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO PRODUCE A UNIFORM FINISH.
24. PROVIDE STEEL TROWEL FINISH AT ALL BEAM DETAILS, WINDOW SILLS AND UPPER ROOF AND COLUMN CAPS UNLESS NOTED OTHERWISE.
25. EXTERIOR PAINT - 2 COLOR LOCATIONS - TO BE DETERMINED BY ARCHITECT/OWNER.
26. ARCHITECT SHALL BE INDEMNIFIED, HELD HARMLESS FOR ANY HURT, LOSS , OR DAMAGE DUE TO ANY AND ALL OWNER FINISH SELECTIONS.
27. CONTROL OF CONSTRUCTION SITE: KEESEE ASSOCIATES (KA) AND/OR ENGINEER OF RECORD (EOR) HAVE NO CONTROL OVER THE CONSTRUCTION SITE, INCLUDING VENTILATION OF THE BUILDING AND THEREBY ASSUME NO RESPONSIBILITY FOR THE INDOOR AIR QUALITY, OR THE EFFECTS THEREOF. FOR ANY REASON, KA AND/OR EOR HAS NO DUTY OR OBLIGATION UNDER THIS AGREEMENT OR OTHERWISE TO PROTECT THE RESIDENCE, EXISTING BUILDINGS AND ANY ADJOINING SPACES OR SITES, CONSTRUCTION SITE, MATERIALS, EQUIPMENT, OR ANY OTHER THING, FROM MOISTURE, MOLD, FUNGUS, FIRE, THEFT, VANDALISM, TRESPASS, OR ANY OTHER PERIL OR CONDITION, AT ANY TIME, EXPRESSLY INCLUDING, BUT NOT LIMITED TO, THE PERIOD OF TIME DURING THE CONSTRUCTION OF THE PROJECT, OR AFTER CONSTRUCTION AND KA AND/OR EOR HAS NO DUTY TO TAKE ANY ACTION OR PREVENTIVE MEASURES TO PROTECT UCH PROPERTY AGAINST ANY SUCH PERIL AT ANY TIME FOR ANY REASON.

PROJECT NOTES

1. THE SPECIFICATION, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT WRITTEN CONSENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO BEGINNING WORK. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
3. THE PLANS SHOW THE LOCATION OF ALL FIXTURES AND EQUIPMENT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.
4. NO WORK IS TO BE INSTALLED PRIOR TO THE SUBMISSION AND APPROVAL OF APPROPRIATE AND REQUIRED SHOP DRAWINGS, SAMPLES, ETC. AS DESCRIBED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND FINISHED PRODUCT. ANY ITEMS NOT SPECIFIED, OR IDENTIFIED, BUT REQUIRED TO COMPLETE AN ASSEMBLY, SYSTEM, ETC. SHALL BE CONSIDERED PART OF THIS CONTRACT.
6. THE CONTRACTORS SHALL COORDINATE AND ASSURE THEMSELVES THAT ALL ITEMS OF WORK WILL FIT AND FUNCTION IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS AND THAT INDIVIDUAL PIECES OF THE SAME AND DIFFERENT SYSTEMS WILL PROPERLY FUNCTION IN CONFORMANCE WITH THE MANUFACTURER AND INDUSTRY STANDARD REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE, INSIDE OR OUTSIDE THE LIMIT OF WORK DUE TO OPERATIONS. THE CONTRACTOR SHALL RESTORE ALL DAMAGED AREAS OR ITEMS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY PROTECTION AS REQUIRED TO PROPERLY SECURE THE BUILDING FROM INTRUDERS, ANIMALS, AND THE ELEMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIAL OR SYSTEM INTEGRATED WITH SCOPE OF WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND OBJECTIVES OF THIS PROJECT. ALL CLEARANCES AND CONFLICTS OF ANY AND ALL CONSTRUCTION; FRAMING/ MECHANICAL/ PLUMBING/ ELECTRICAL/ ETC REQUIRED SHALL BE ADJUSTED FOR PROPER FIT, ACCESSIBILITY AND FUNCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES NOT IDENTIFIED, INDICATED OR DESCRIBED IN THE DRAWINGS. INDIVIDUAL CONTRACTORS ARE RESPONSIBLE FOR THE CONFORMANCE OF THEIR DESIGN AND EXECUTION TO ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES AND ORDINANCES, ZONING BYLAWS AND GOVERNING AGENCIES AS WELL AS OSHA, NFPA AND THE HEALTH ACTS. THE CONTRACTOR SHALL COORDINATE ALL N.I.C., OWNER SUPPLIED, AND FURNISHED ITEMS AS REQUIRED.
10. THE CONTRACTOR SHALL WORK IN A CLEAN, ORGANIZED, AND PROFESSIONAL MANNER AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SAFETY AND SECURITY OF THE SITE DURING CONSTRUCTION. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF TRASH FROM THE SITE, ON A WEEKLY BASIS, AT A MINIMUM, AND MAINTAIN A SAFE AND ORDERLY CONDITION.
12. MATERIALS SPECIFIED ARE FOR CONFIGURATION, QUALITY, AND PERFORMANCE. DEMONSTRATED EQUALS WILL BE AMENABLE AND ACCEPTABLE WITH OWNER'S WRITTEN APPROVAL (UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
14. COORDINATE ALL DIMENSIONS OR EQUIPMENT AND BUILT IN ITEMS WITH FINAL PLACEMENT LOCATIONS AS-BUILT CONDITIONS.
15. ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RELATED TRADE PRACTICES OR STANDARDS. THE PREPARATIONS AND MODIFICATIONS OF UNDERLYING CONDITIONS SHALL BE COMPLETE AND READY FOR THE NEXT TRADE OR PRODUCT. ALL WORK SHALL BE IN CONFORMANCE WITH GOOD TRADE PRACTICE AND PERFORMED BY SKILLED WORKERS, TRAINED IN THE INSTALLATION OF THE PRODUCT BEING INSTALLED. WORK NOT CONFORMING TO THESE REQUIREMENTS SHALL BE CAUSE FOR REJECTION. SATISFACTORY REMEDIES MAY INVOLVE COMPLETE REMOVAL AND REPLACEMENT OF DEFECTIVE WORK OR MATERIAL AT THE CONTRACTORS EXPENSE.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED DRAWINGS, CALCULATIONS AND DIAGRAMS FOR PLUMBING, MECHANICAL AND ELECTRICAL PERMITS AND TO INSTALL REQUIRED COMPONENTS TO MEET ALL APPLICABLE CODES.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED DRAWINGS, CALCULATIONS, DIAGRAMS AND CERTIFICATION FOR CONTRACTOR SUPPLIED SYSTEMS FOR REQUIRED PERMITTING AND AS REQUIRED TO MEET ALL APPLICABLE CODES.
18. IN THE EVENT OF A CONFLICT WITH ITEMS OR SYSTEMS SPECIFIED OR DETAILED IN MORE THAN ONE LOCATION, THE CONTRACTOR SHALL PROVIDE THE MORE EXPENSIVE OR HIGHER QUALITY ITEM AT NO COST TO THE OWNER.
19. THE CONTRACTOR IS ADVISED THAT THE OWNER AND OTHER CONTRACTORS MAY BE PERFORMING WORK DURING THE PERFORMANCE OF HIS WORK. COMPLETE COOPERATION AND COORDINATION IS REQUIRED.
20. ANY CONTRACTOR, SUBCONTRACTOR, INDIVIDUAL, COMPANY, OR THEIR DESIGNEES PERFORMING WORK OR SERVICES FOR THIS PROJECT, BE IT FOR MATERIALS, LABOR OR BOTH SHALL BE RESPONSIBLE FOR THE DETAILED EXAMINATION OF EXISTING CONDITIONS AT THE SITE, AS INDICATED IN DRAWINGS, OR IN OTHER INFORMATION AVAILABLE FROM A PUBLIC AGENCY OR UTILITY COMPANY. NO CONSIDERATION SHALL BE GIVEN FOR CLAIMS MADE AS A RESULT OF FAILURE TO UNDERSTAND, IDENTITY OR ESTABLISH EXISTING CONDITIONS. ANY DAMAGE TO EXISTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REPAIRED AT HIS OWN EXPENSE.
21. THE CONTRACTOR SHALL SUPPLY ALL ITEMS IDENTIFIED TO BE PROVIDED IN THE SPECIFICATIONS OR THE DRAWING INDEPENDENT OF BEING INDICATED WITHIN THE OTHER.
22. CONTRACTOR TO PROVIDE 'UTILIGUARD SYSTEM' ENERGY MANAGEMENT SYSTEMS OR APPROVED EQUAL ON ALL ELECTRICAL POWER PANELS FOR ENERGYGREEN SYSTEMS.

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ARCHITECTURE | DESIGN | PLANNING
AA0003115
www.keesee.com
848 South Orange Blossom Trail
Orlando, FL 32805
(407) 422-2333

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LICENSE # AICP 0016342

PARKWAY AMENITY CENTER

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FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	8/1/2019 9:11:52 AM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	
Sheet Name:	ABBREVIATIONS, LEGENDS, & NOTES
Sheet No.	CV2

GENERAL NOTES

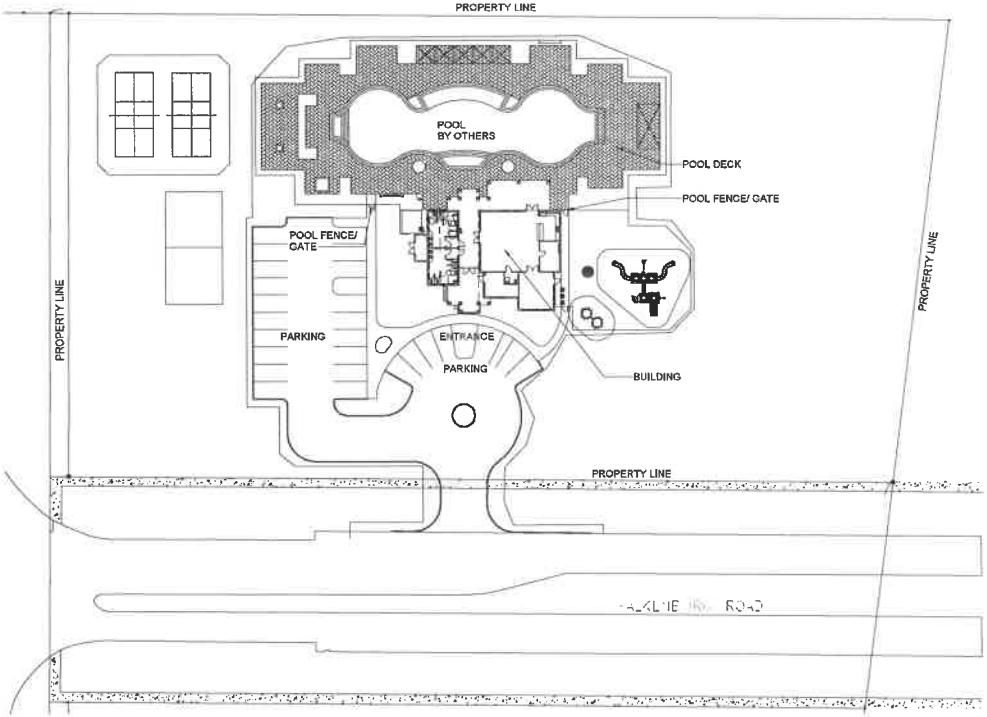
1. THIS SITE PLAN IS PRESENTED FOR INFORMATION PURPOSES OF BUILDING LOCATION ONLY AND SHALL NOT BE VIEWED AS A SURVEY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN

2. ALL BOUNDARY, SETBACK, EASEMENT, UTILITY, AND PERMANENT OBJECT INFORMATION AS SHOWN WAS SUPPLIED TO KEESEE ASSOCIATES VIA A SURVEY FURNISHED BY A LICENSED SURVEYOR

3. IF A LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN IS REQUIRED, IT SHALL BE PROVIDED BY OTHERS AS A SEPARATE ATTACHMENT TO THE PERMIT PLAN SET PACKAGE SUBMITTED

4. DIMENSIONS AS SHOWN ARE FROM THE BUILDING CORNERS TO THEIR RESPECTIVE PERPENDICULAR LOCATIONS ALONG THE BOUNDARY LINES

5. PROPOSED FENCES AND/OR GATES ARE PROVIDED AND SUBMITTED BY OTHERS



0 10' 30' 60' 90'
1" = 30'-0"

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

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ASSOCIATES
8400 South Orange Blossom Trail
Orlando, Florida, 32810
(407) 740-2000

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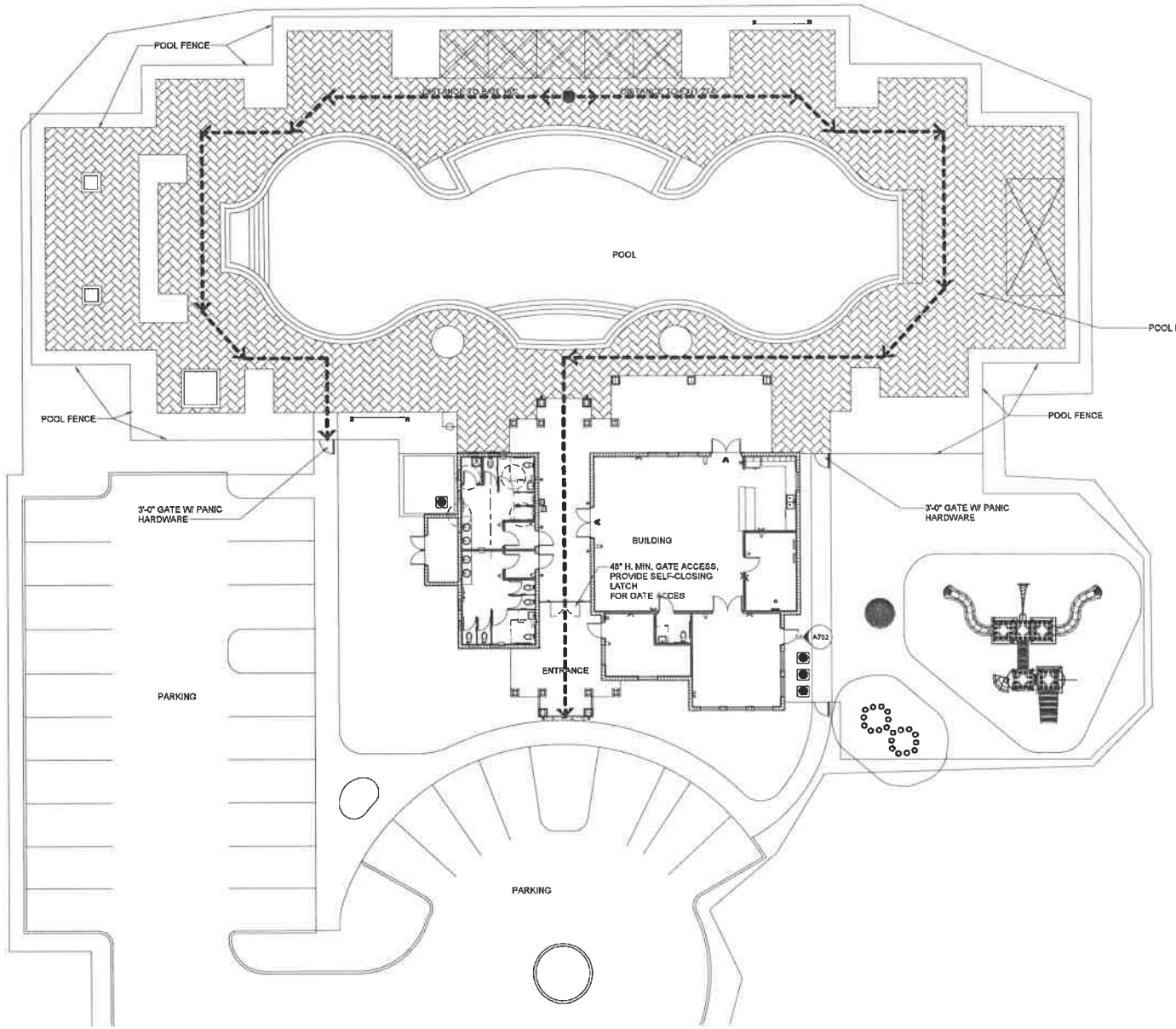
Project Number:	18-5026
Date:	8/1/2019 9:11:41 AM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	As Indicated
Sheet Name:	ARCHITECTURAL SITE PLAN
Sheet No.	AS001



0 5' 10' 20' 30'
1" = 10'-0"

1 LIFE SAFETY SITE PLAN
1" = 10'-0"

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ARCHITECTURE | DESIGN | PLANNING
AA 26000115
1943 South Orange Blossom Trail
Suite 100
Apopka, Florida 32703
(407) 814-0300

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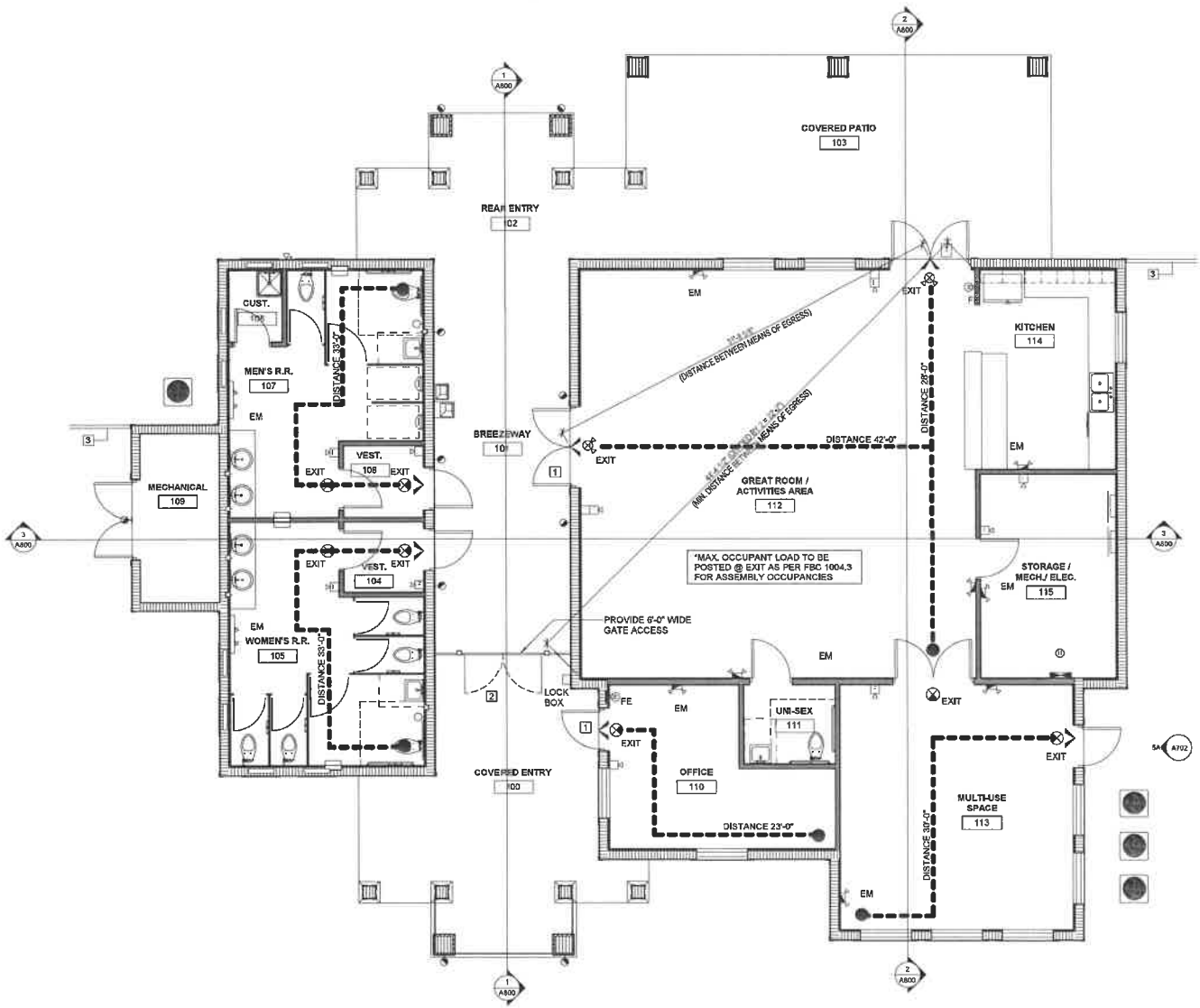
Project Number:	18-5026
Date:	8/1/2019 9:11:59 AM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	1" = 10'-0"
Sheet Name:	LIFE SAFETY SITE PLAN
Sheet No.	LS100



LEGEND

SYMBOL	DISTRIBUTION	NOTES
	PATH OF TRAVEL	
FE	FIRE EXTINGUISHER - G.C. TO COORDINATE FINAL LOCATION WITH FIRE MARSHALL	
	EXIT LIGHT SIGN, REF. ELECTRICAL	
EM	EMERGENCY LIGHTING CEILING PACK, REF. ELECTRICAL	
	EMERGENCY LIGHTS	

EACH 3'-0" DOOR ALLOWS 180 PERSONS TO EXIT/PER NFPA (TYP.)
EACH 6'-0" DOOR ALLOWS 360 PERSONS TO EXIT/PER NFPA (TYP.)

KEY NOTE:

1. PANIC HARDWARE TO BE PROVIDED PER NFPA 12.22.2.3, DOOR TO COMPLY WITH FBC 1010.1.9.3
2. 48" H. MIN. GATE ACCESS, PROVIDE SELF-CLOSING LATCH FOR GATE ACCESS.
3. PROVIDE GUARDRAIL @ MIN. 48" A.F.F.

1 LIFE SAFETY FLOOR PLAN
1/4" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
Author: James Keesee
848 South Orange Blossom Trail
Apopka, Florida 32703
(407) 886-5343

SIGNATURE & SEAL
8/1/2019 9:12:01 AM
JAMES A. GARSTAN, R.A.
LICENSE # AR 0010045

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Project Number:	18-5026
Date:	8/1/2019 9:12:01 AM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	As Indicated
Sheet Name:	LIFE SAFETY FLOOR PLAN
Sheet No.	LS101

FIXTURE CALCULATIONS POOL

POOL SIZE - 4,330 S.F.

REQUIRED:	PROVIDED:	REQUIRED:	PROVIDED:
MEN	MEN	WOMEN	WOMEN
2 URINALS	2 URINALS	5 W.C	5 W.C
1 W.C.	2 W.C.	1 LAV	3 LAV
1 LAV	3 LAV		

FIXTURE CALCULATIONS BUILDING

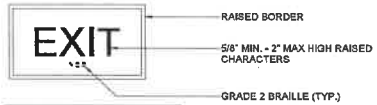
BASED ON A3 OCCUPANCY: MEN - 46 & WOMEN - 47=TOTAL 93 PPL.

REQUIRED:	PROVIDED:
MEN	MEN
W.C. 1/125	W.C. 1 NEEDED 2 PROVIDED
LAV. 1/200	LAV. 1 NEEDED 3 PROVIDED
REQUIRED:	PROVIDED:
WOMEN	WOMEN
W.C. 1/65	W.C. 1 NEEDED 5 PROVIDED
LAV. 1/200	LAV. 1 NEEDED 3 PROVIDED

ROOM OCCUPANCY SCHEDULE

ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	GROSS ROOM AREA	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD CALCULATED	REQUIRED EGRESS WIDTH
100	COVERED ENTRY	CIRCULATION	341 SQ FT	N/A	N/A	N/A
101	BREEZEWAY	CIRCULATION	425 SQ FT	N/A	N/A	N/A
102	REAR ENTRY	CIRCULATION	182 SQ FT	N/A	N/A	N/A
103	COVERED PATIO	CIRCULATION	506 SQ FT	N/A	N/A	N/A
104	VESTIBULE	CIRCULATION	35 SQ FT	N/A	N/A	N/A
105	WOMEN'S RESTROOM	N/A	249 SQ FT	N/A	N/A	N/A
106	VESTIBULE	CIRCULATION	35 SQ FT	N/A	N/A	N/A
107	MEN'S RESTROOM	N/A	226 SQ FT	N/A	N/A	N/A
108	CUSTODIAL	STORAGE	23 SQ FT	300 SF	1 PPL	.2"
109	MECHANICAL	STORAGE	63 SQ FT	300	1 PPL	.2"
110	OFFICE	BUSINESS	177 SQ FT	100	2 PPL	.4"
111	UNISEX R.R	N/A	44 SQ FT	N/A	N/A	N/A
112	GREAT ROOM / ACTIVITIES	ASSEMBLY (NON FIXED SEATING)	984 SQ FT	15 SF	65 PPL	13"
113	MULTI-USE SPACE	ASSEMBLY (NON FIXED SEATING)	348 SQ FT	15 SF	23 PPL	4.6"
114	KITCHEN	KITCHEN	165 SQ FT	100 SF	2 PPL	.4"
115	STOR. / MEC. / ELEC.	STORAGE	189 SQ FT	300	1 PPL	.2"
				TOTALS:	95 PPL	19"
				TOTAL EGRESS PROVIDED:		216"

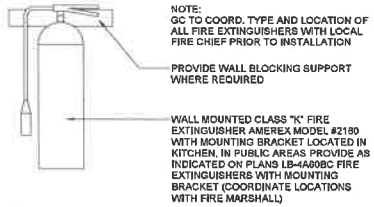
NOTES:
1. SCHEDULE COMPLIES WITH FBC 2017 6TH EDITION TABLE 1004.1.2
2. REQUIRED EGRESS WIDTH IN INCHES FOR STAIRWAYS PROVIDES .3" PER OCCUPANT AS PER FBC 2017 6TH EDITION 1005.3.1
3. REQUIRED EGRESS WIDTH IN INCHES FOR OTHER EGRESS COMPONENTS PROVIDES .2" PER OCCUPANT AS PER FBC 2017 6TH EDITION 1005.3.2
4. ANY DOOR IN A REQUIRED MEANS OF EGRESS FROM AN AREA HAVING AN OCCUPANT LOAD OF 100 OR MORE PERSONS SHALL BE PERMITTED TO BE PROVIDED WITH A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARDWARE AS PER NFPA 101.12.2.2.2.3



SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 101, SECT 7.10.1.3 AND ICC/ANSI A117.1, SECT 703.3-703.4

NOTE:
1. ALL COPY AND GRAPHICS SHALL BE RAISED 1/32"
2. LETTER FORM SHALL BE SANS SERIF

EXIT DOOR IDENTIFICATION DETAIL
SCALE: NTS



FIRE EXTINGUISHER DETAIL
SCALE: NTS

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8 Sunset Plaza Stream Trail
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(863) 993-3303

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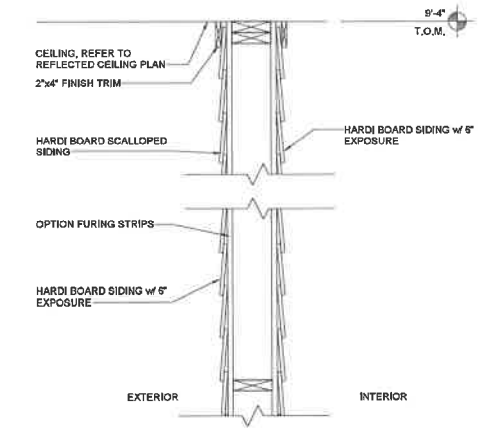
PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	6/1/2019 9:12:02 AM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	1/4" = 1'-0"
Sheet Name:	SCHEDULE AND DETAILS
Sheet No.	LS102



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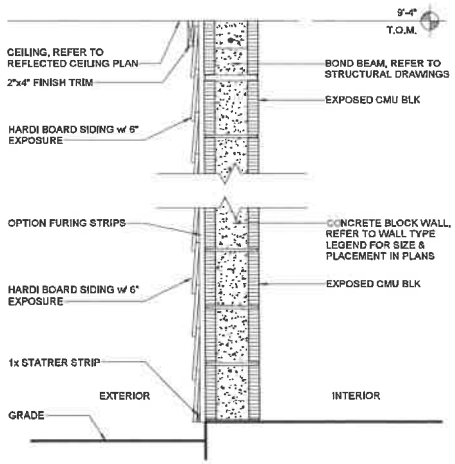

2 EXTERIOR PARTITION TYPE P-2
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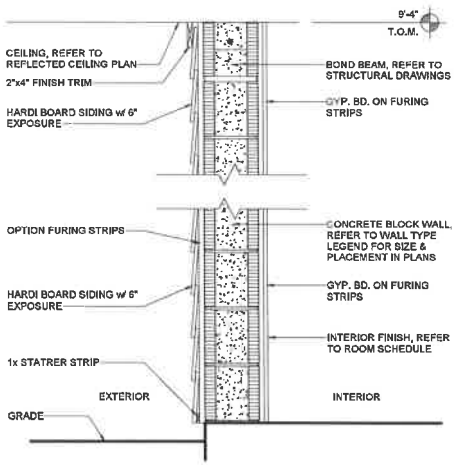

1 EXTERIOR PARTITION TYPE P-1
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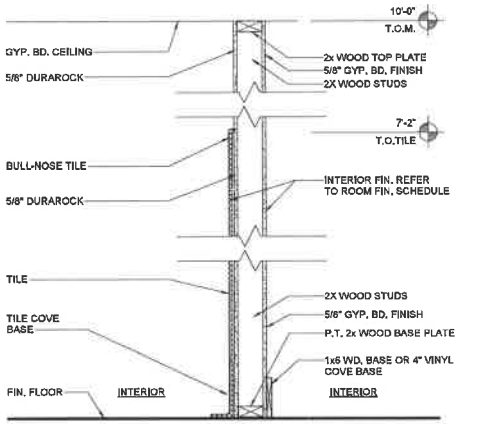

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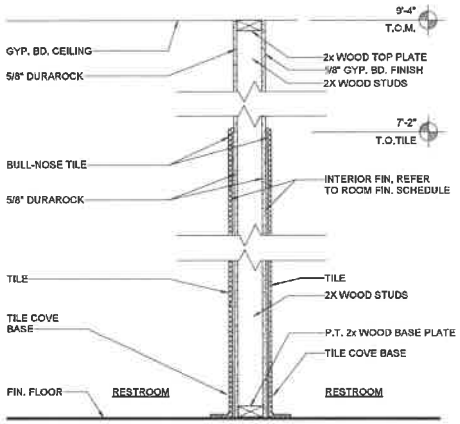

5 INTERIOR PARTITION TYPE P-5
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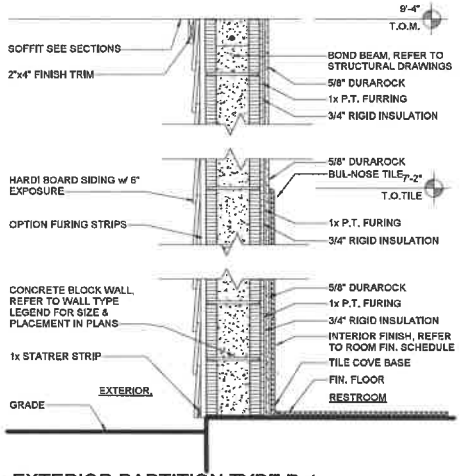

4 EXTERIOR PARTITION TYPE P-4
1 1/2" = 1'-0"

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Jim Keesee
948 South Orange Blossom Trail
Apopka, Florida 32703
(407) 886-2373

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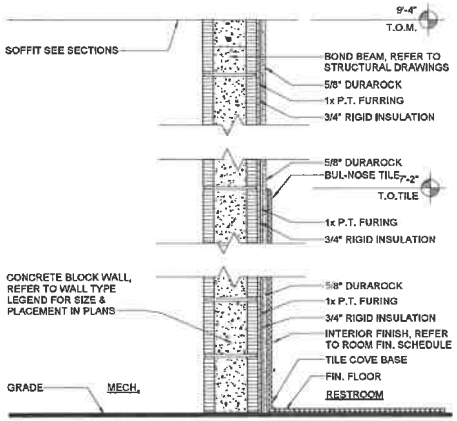
Project Number:	18-5026
Date:	8/1/2019 9:10:15 AM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	1 1/2" = 1'-0"
Sheet Name:	WALL PARTITION TYPES
Sheet No.	A001



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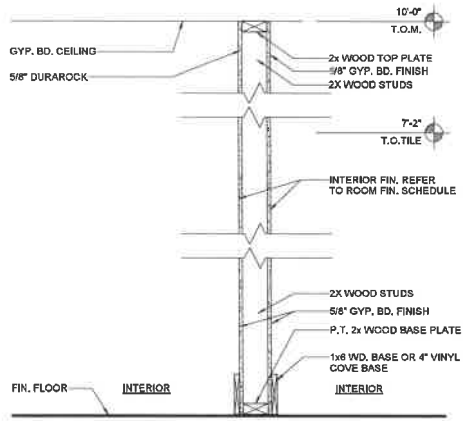

7 INTERIOR PARTITION TYPE P-7
1 1/2" = 1'-0"

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ARCHITECTURE | DESIGN | PLANNING
AA26000115
keesee.com
9 Sunset Drive, Suite Stream Trail
Apopka, Florida 32703
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Project Number:	18-5026
Date:	8/1/2019 9:10:16 AM
Issue Date:	05/24/19
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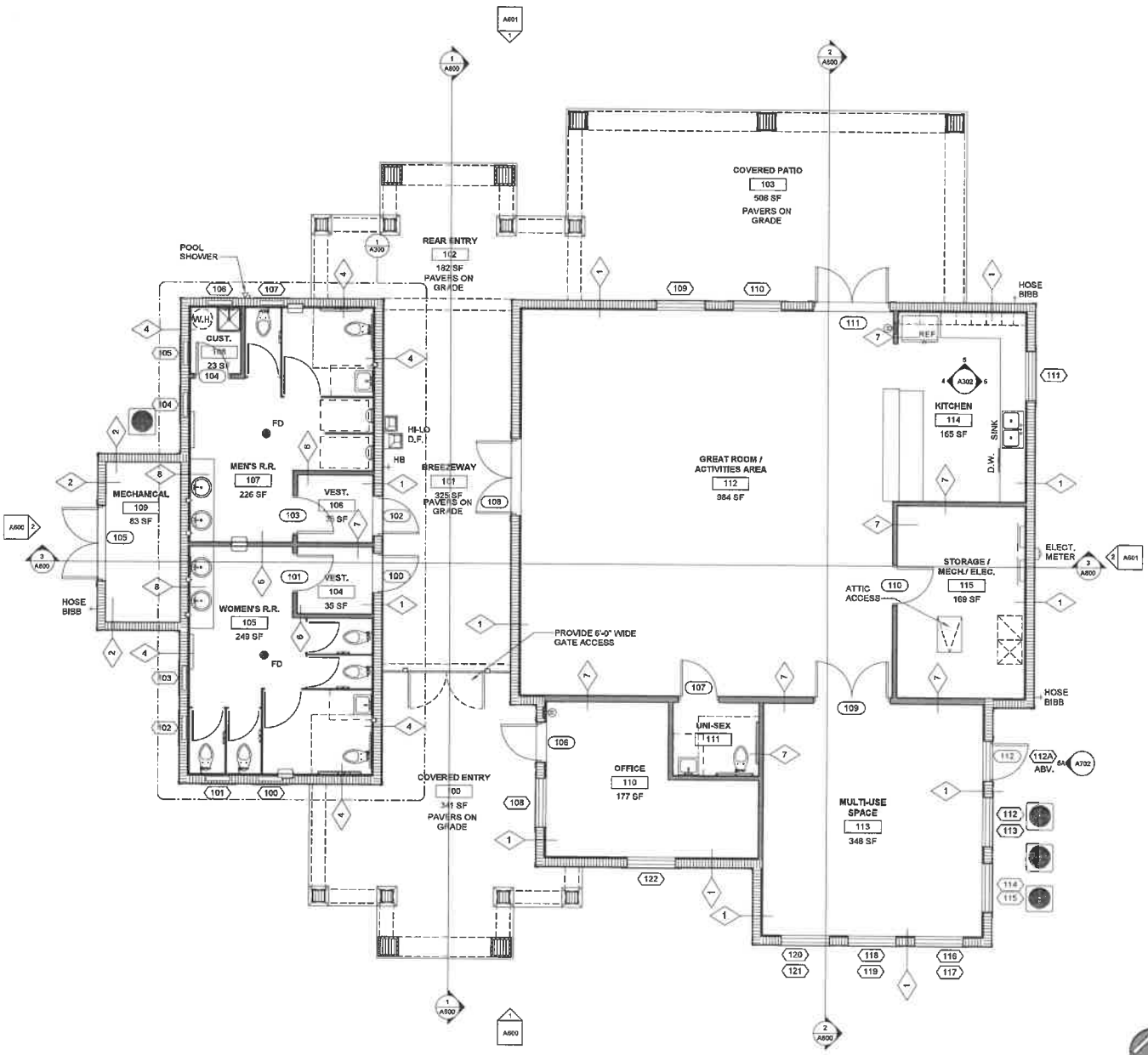
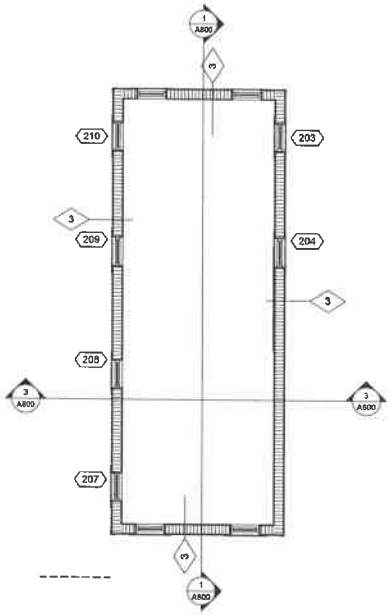
Drawn By:	Author
Scale:	1 1/2" = 1'-0"
Sheet Name:	WALL PARTITION TYPES
Sheet No.	A002



GROSS AREA TABULATION

AREA NAME	SQUARE FT.
FIRST FLOOR FINISH	
MECHANICAL	100 SF
ENTRY	335 SF
RESTROOMS	682 SF
BREEZEWAY	355 SF
GREAT RM./ AVTIVITIES/ OFFICE	2088 SF
COVERED PATIO	532 SF
REAR ENTRY	195 SF
TOTAL SQUARE FOOTAGE	4267 SF



2 CLEARSTORY FLOOR PLAN
1/4" = 1'-0"

WALL TYPE LEGEND

	8" CONCRETE BLOCK
	FRAME WALL

0 2' 4' 8' 12'
1/4" = 1'-0"

1 FIRST FLOOR PLAN - NOTES
1/4" = 1'-0"

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ARCHITECTURE | DESIGN | PLANNING
AA0003115
www.keesee.com
4455 Sea Palms Blossom Trail
New Port Richie, FL 34652
o (727) 848 3333

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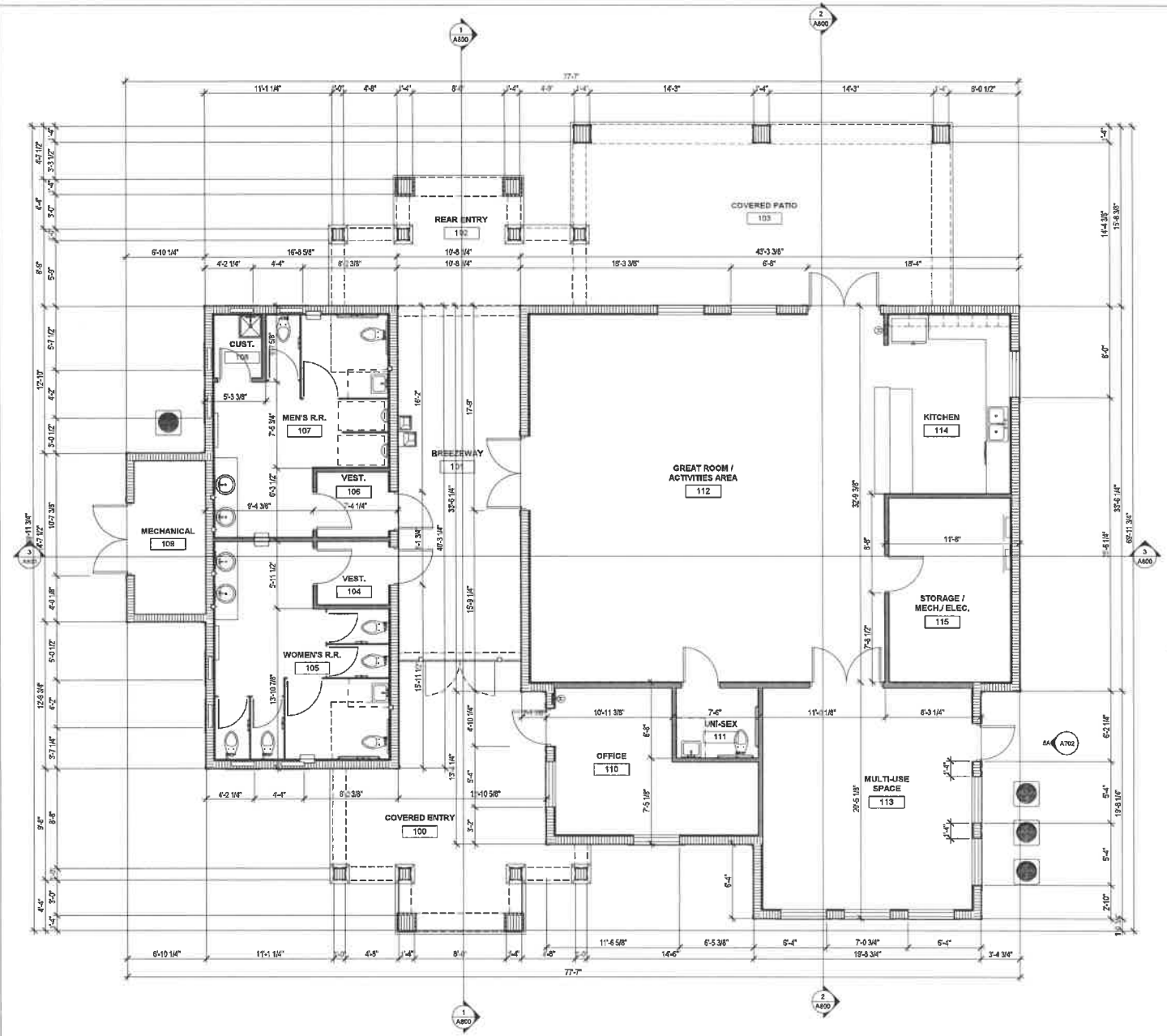
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	FLOOR PLAN - NOTES
Sheet No.	A100



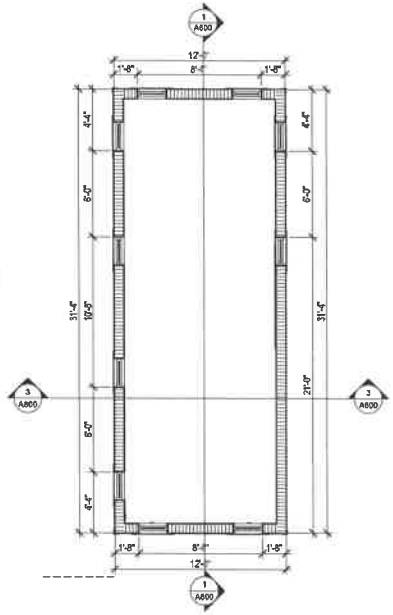
1 FIRST FLOOR PLAN - DIMENSIONS
1/4" = 1'-0"

GROSS AREA TABULATION

AREA NAME	SQUARE FT.
FIRST FLOOR FINISH	
MECHANICAL	100 SF
ENTRY	335 SF
RESTROOMS	662 SF
BREEZEWAY	355 SF
GREAT RM./ AVTIVITIES/ OFFICE	2088 SF
COVERED PATIO	532 SF
REAR ENTRY	195 SF
TOTAL SQUARE FOOTAGE	4287 SF

WALL TYPE LEGEND

	8" CONCRETE BLOCK
	FRAME WALL



2 CLEARSTORY DIMENSIONS
1/4" = 1'-0"

0 2' 4' 6' 12'
1/4" = 1'-0"

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AA26001115
pbkeesee.com
Port Richey, Pasco County
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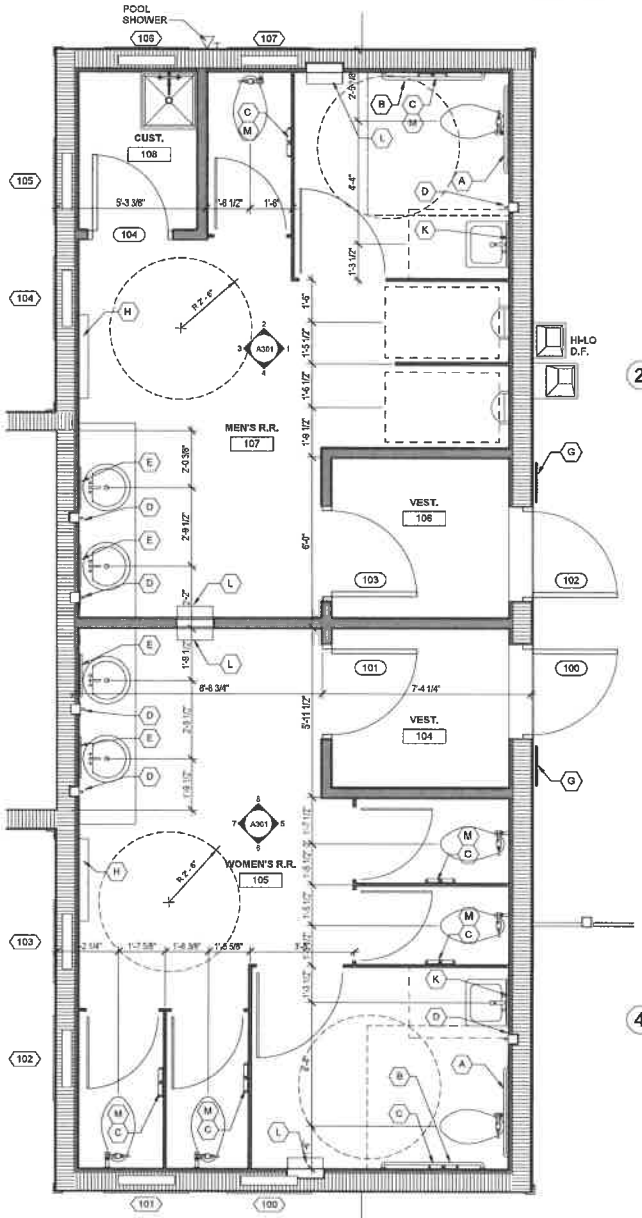
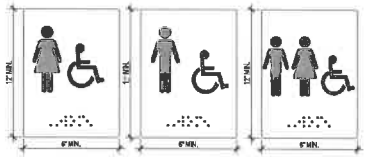
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	FLOOR PLAN - DIMENSIONS
Sheet No.	A200

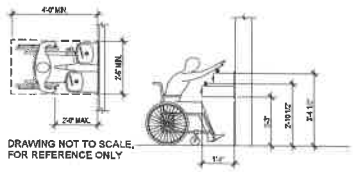


1 ENLARGED TOILET PLAN - Room 105 & 107
1/2" = 1'-0"



DRAWING NOT TO SCALE, FOR REFERENCE ONLY
* PROVIDED BY OWNER
** PROVIDE (1) SIGN PER TOILET COMPLYING WITH ADA LOCAL CODE. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY MOUNT 5'-0" TO CENTERLINE A.F.F. & 9" FROM CENTERLINE OF SIGN TO EDGE OF DOOR (OPPOSITE HINGE)
*** TYPICAL INTERIOR ACCESS SIGNS

2 DETAIL - HANDICAP SIGNAGE
1/2" = 1'-0"



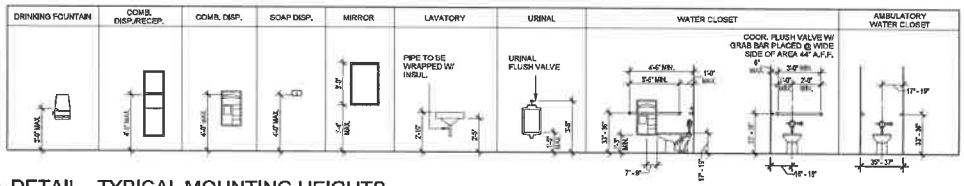
DRAWING NOT TO SCALE, FOR REFERENCE ONLY

3 DETAIL - DRINKING FOUNTAIN
3/8" = 1'-0"

EQUIPMENT LEGEND

MARK	DESCRIPTION	SPECIFICATIONS	REMARKS
A	1 1/2" DIAM. X 42" GRAB BAR	BOBRICK B-6806X42"	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
B	1 1/2" DIAM. X 36" GRAB BAR	BOBRICK B-6806X36"	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
C	TOILET PAPER/COVER DISPENSER	-	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
D	SOAP DISPENSER	GOJO HDSUPPLY # 117291	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
E	24"X48" MIRROR W/ 1/4 MIRROR GLASS	BOBRICK B-165	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
F	HAND DRYER - SURFACE MOUNT, ELECTRIC	XLERATOR XL-W	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
G	TOILET SIGNAGE	CAL-ROAL HANDICAP BLUE	FOR DETAIL, REFER TO 2 / A300
H	BABY CHANGING STATION	KOALA KARE KB110-SSWM	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
J	TOILET PARTITION	-	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
K	ANGLE-FRAME MIRROR - 24"X36"	-	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
L	PAPER TOWEL DISPENSER	-	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL
M	SEAT COVER DISPENSER - RECESSED	BOBRICK B-301	REFER TO TYPICAL MOUNTING HEIGHTS DETAIL

NOTE: PROVIDE FIRE-RETARDANT TREATED WOOD BLOCKING IN WALLS FOR ATTACHMENT OF TOILET ACCESSORIES



4 DETAIL - TYPICAL MOUNTING HEIGHTS
1/4" = 1'-0"

GENERAL NOTES

1. FOR WALL PARTITION TYPES, REFER TO
2. FOR HANDICAP SIGNAGE DETAIL, REFER TO 2 / A300
3. FOR DRINKING FOUNTAIN DETAIL, REFER TO 3 / A300
4. FOR TYPICAL MOUNTING HEIGHTS, REFER TO 4 / A300
5. FOR ROOM SCHEDULE REFER TO A701

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA0003115
www.keesee.com
345 South Orange Blossom Trail
Orlando, FL 32805
(407) 843-3333

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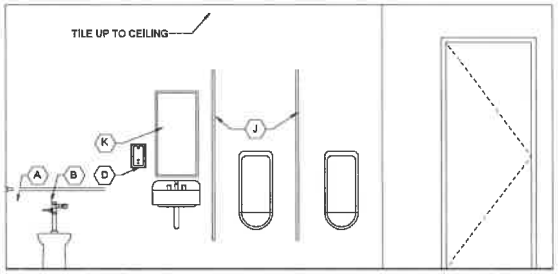
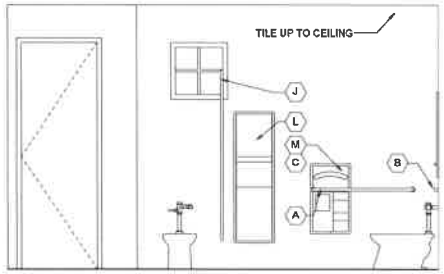
Project Number:	18-5026
Date:	8/1/2019 9:10:27 AM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	DRH
Scale:	As indicated
Sheet Name:	ENLARGED PLANS
Sheet No.	A300



1 INTERIOR ELEVATION
1/2" = 1'-0"



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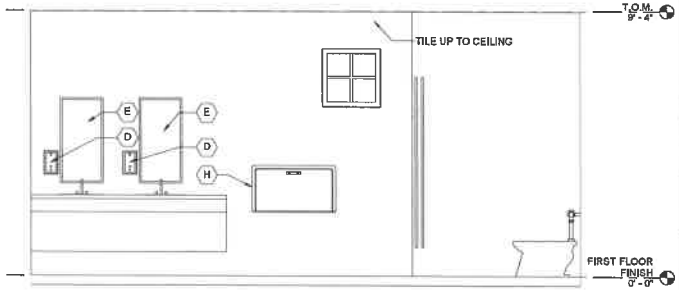
1/2" = 1'-0"



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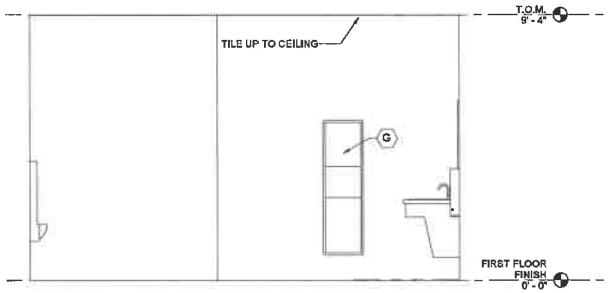
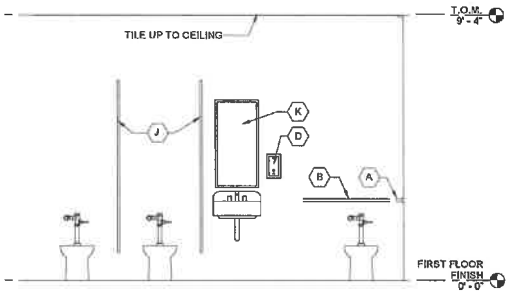
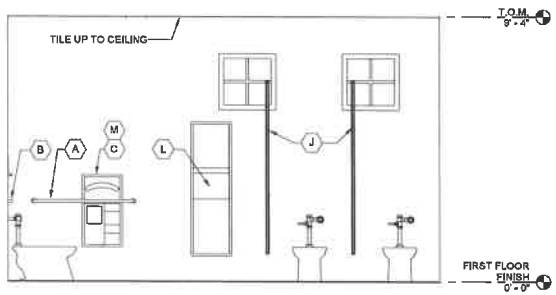
1/2" = 1'-0"



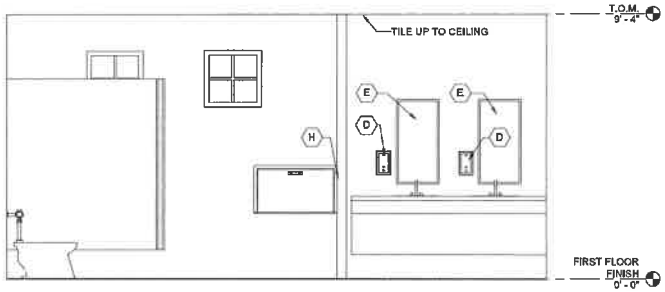
4 INTERIOR ELEVATION
1/2" = 1'-0"



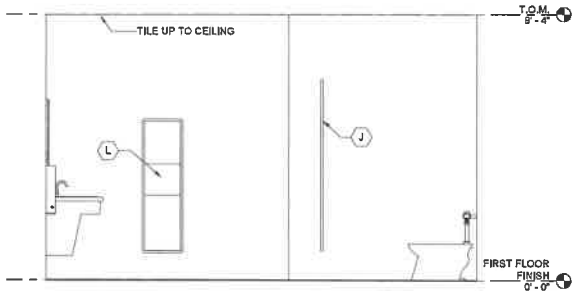
5 INTERIOR ELEVATION
1/2" = 1'-0"



6 INTERIOR ELEVATION
1/2" = 1'-0"



7 INTERIOR ELEVATION
1/2" = 1'-0"



8 INTERIOR ELEVATION
1/2" = 1'-0"

0 1' 2' 4' 6'
1/2" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26001115
www.keesee.com
8400 Belcher Road, Suite 110
Seminole Plaza Shopping Center
Pinellas Park, Florida 33782
(727) 547-2333

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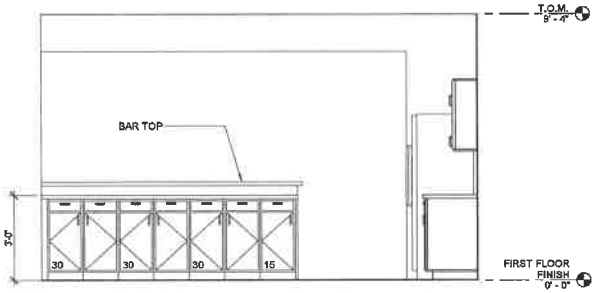
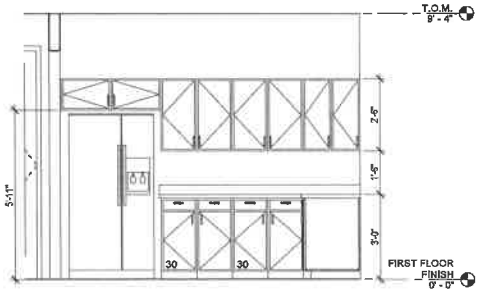
FLORIDA

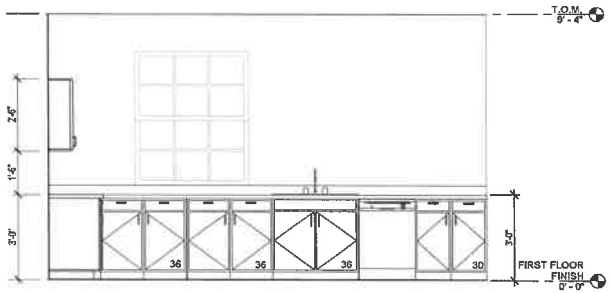
SHEET INFORMATION	
Project Number:	18-5028
Date:	8/1/2019 9:10:29 AM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/2" = 1'-0"
Sheet Name:	INTERIOR ELEVATIONS
Sheet No.	A301



4 INTERIOR ELEVATION
1/2" = 1'-0"



5 INTERIOR ELEVATION
1/2" = 1'-0"



6 INTERIOR ELEVATION
1/2" = 1'-0"

ROOM SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
100	COVERED ENTRY	PAVERS	N/A	SEE ELEVATIONS	PAINT	12'-0" / 13'-4	
101	BREEZEWAY	PAVERS	N/A	SEE ELEVATIONS	PAINT	20'-8"	
102	REAR ENTRY	PAVERS	N/A	SEE ELEVATIONS	PAINT	12'-0" / 13'-4	
103	COVERED PATIO	PAVERS	N/A	SEE ELEVATIONS	PAINT	10'-0"	
104	VEST.	TILE	TILE	PAINT	PAINT	9'-4"	
105	WOMEN'S R.R.	TILE	TILE	PAINT/ CERAMIC TILE	PAINT	9'-4"	
106	VEST.	TILE	TILE	PAINT	PAINT	9'-4"	
107	MEN'S R.R.	TILE	TILE	PAINT/ CERAMIC TILE	PAINT	9'-4"	
108	CUST.	TILE	TILE	PAINT	PAINT	9'-4"	
109	MECHANICAL	SEALED CONC.	VINYL	PAINT	PAINT	9'-4"	
110	OFFICE	CARPET	WOOD	PAINT	PAINT	9'-4"	
111	UNI-SEX	TILE	TILE	PAINT/ CERAMIC TILE	PAINT	9'-4"	
112	GREAT ROOM / ACTIVITIES AREA	TILE	WOOD	PAINT	PAINT	9'-4"	
113	MULTI-USE SPACE	TILE	WOOD	PAINT	PAINT	11'-4"	
114	KITCHEN	TILE	WOOD	PAINT	PAINT	9'-4"	
115	STORAGE / MECH./ ELEC.	SEALED CONC.	VINYL	PAINT	PAINT	9'-4"	

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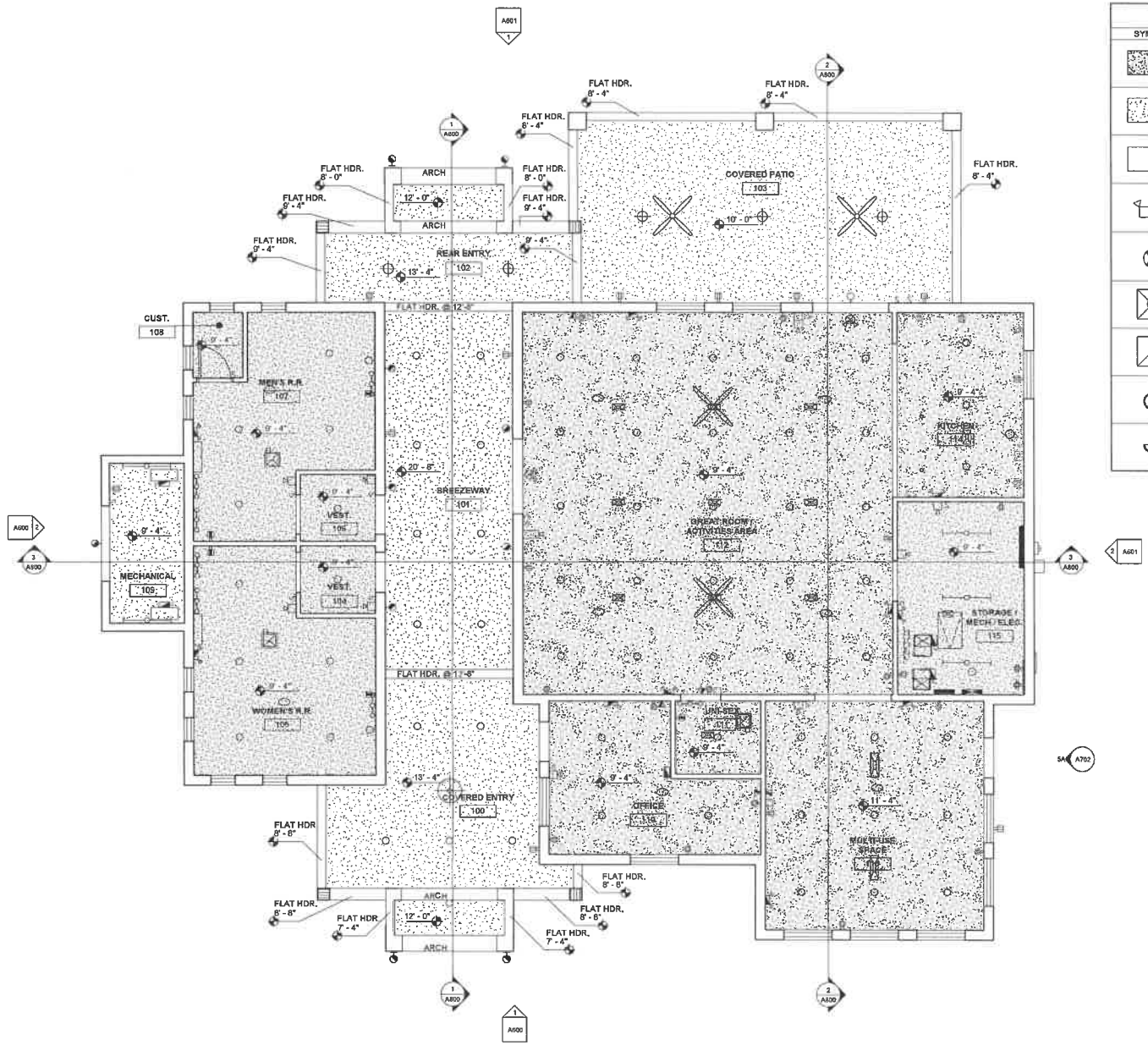
Project Number:	18-5026
Date:	8/1/2019 9:10:30 AM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	1/2" = 1'-0"
Sheet Name:	INTERIOR ELEVATIONS
Sheet No.	A302



LEGEND - REFLECTED CEILING PLAN

SYMBOL	DESCRIPTION	NOTES
	GYPSUM BOARD CEILING	-
	HARDI BOARD CEILING	SEE TYPICAL SUSPENDED GRID DETAIL
	24 X 24 ACOUSTICAL CEILING TILES	SEE TYPICAL SUSPENDED GRID DETAIL
	EMERGENCY LIGHT	REFER TO MEP DRAWINGS
	EXIT SIGNAGE	REFER TO MEP DRAWINGS
	HVAC SUPPLY GRILL	REFER TO MEP DRAWINGS
	HVAC RETURN AIR GRILL	REFER TO MEP DRAWINGS
	RECESSED LIGHT	REFER TO MEP DRAWINGS
	WALL MOUNTED LIGHT	REFER TO MEP DRAWINGS

GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHTING LAYOUT AND FIXTURE INFORMATION
2. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL INFORMATION.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. ALL ELECTRICAL FIXTURES/EQUIPMENT BY INTERIOR DESIGNER, OWNER FURNISHED, CONTRACTOR INSTALLED.

0 2' 4' 8' 12'
1/4" = 1'-0"

1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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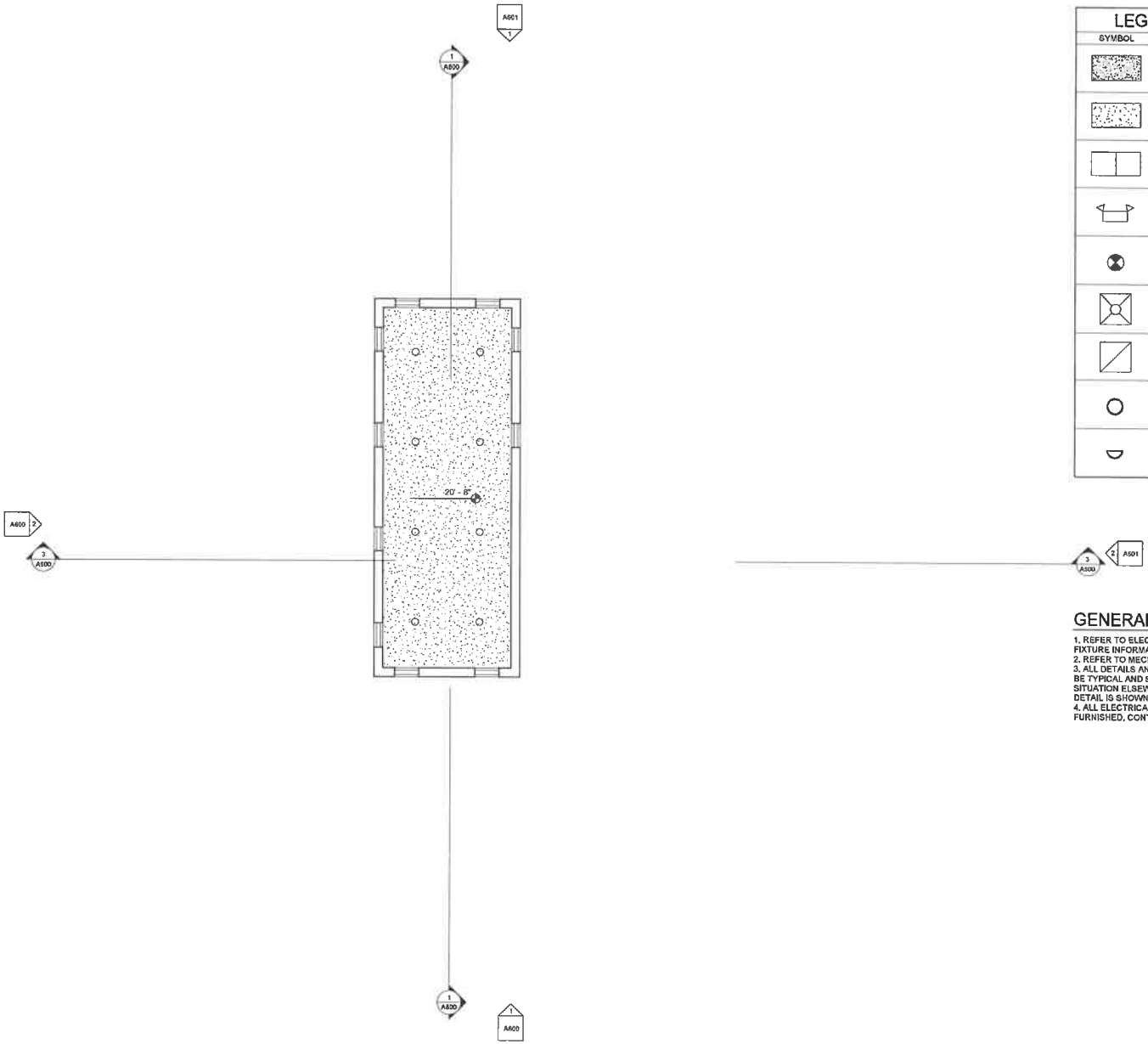
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	REFLECTED CEILING PLAN
Sheet No.	A400



LEGEND - REFLECTED CEILING PLAN

SYMBOL	DESCRIPTION	NOTES
	GYPSUM BOARD CEILING	
	HARDI BOARD CEILING	SEE TYPICAL SUSPENDED GRID DETAIL
	24 X 24 ACOUSTICAL CEILING TILES	SEE TYPICAL SUSPENDED GRID DETAIL
	EMERGENCY LIGHT	REFER TO MEP DRAWINGS
	EXIT SIGNAGE	REFER TO MEP DRAWINGS
	HVAC SUPPLY GRILL	REFER TO MEP DRAWINGS
	HVAC RETURN AIR GRILL	REFER TO MEP DRAWINGS
	RECESSED LIGHT	REFER TO MEP DRAWINGS
	WALL MOUNTED LIGHT	REFER TO MEP DRAWINGS

GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHTING LAYOUT AND FIXTURE INFORMATION
2. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL INFORMATION.
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1 REFLECTED CEILING PLAN - CLERESTORY
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Project Number:	18-5026
Date:	8/1/2019 9:10:44 AM
Issue Date:	05/24/19
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Drawn By:	Author
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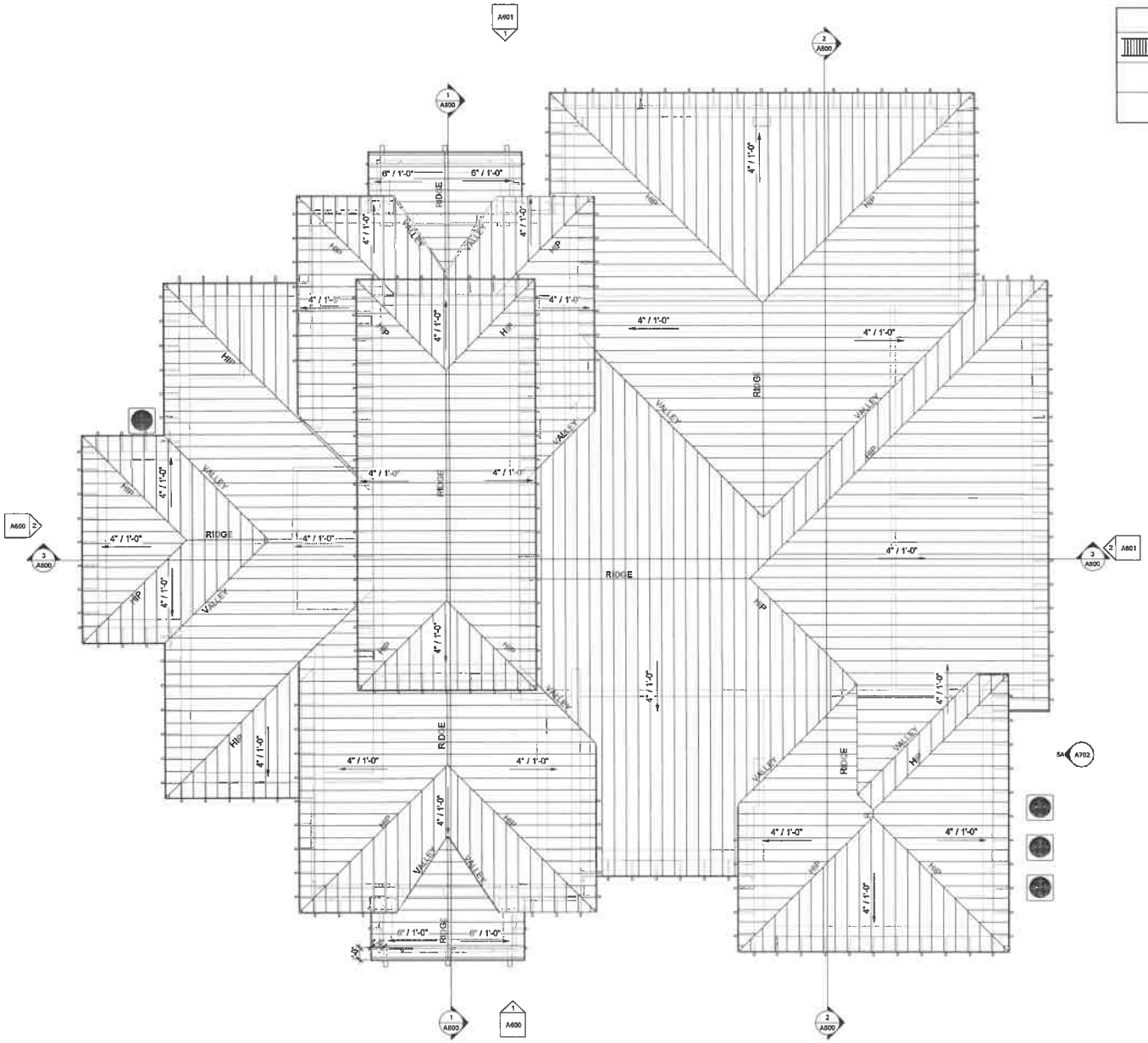
Sheet Name:
REFLECTED CEILING PLAN

Sheet No.
A401



ROOF TYPE LEGEND	
	STANDING SEAM METAL ROOF ON ROOFING FELT ON EXT. SHEATHING ON PRE. ENG. WD. TRUSS

0 2' 4' 8' 12'
1/4" = 1'-0"

1 ROOF PLAN
1/4" = 1'-0"

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pbk@keesee.com
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Date:	8/1/2019 9:10:48 AM
Issue Date:	05/24/19
Reviewed By:	JAG
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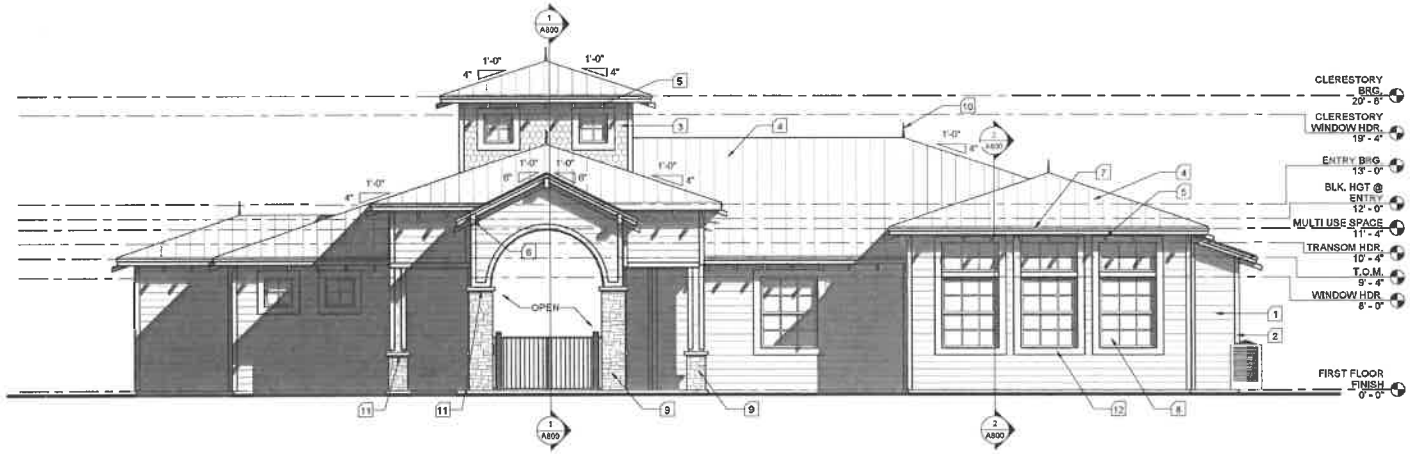
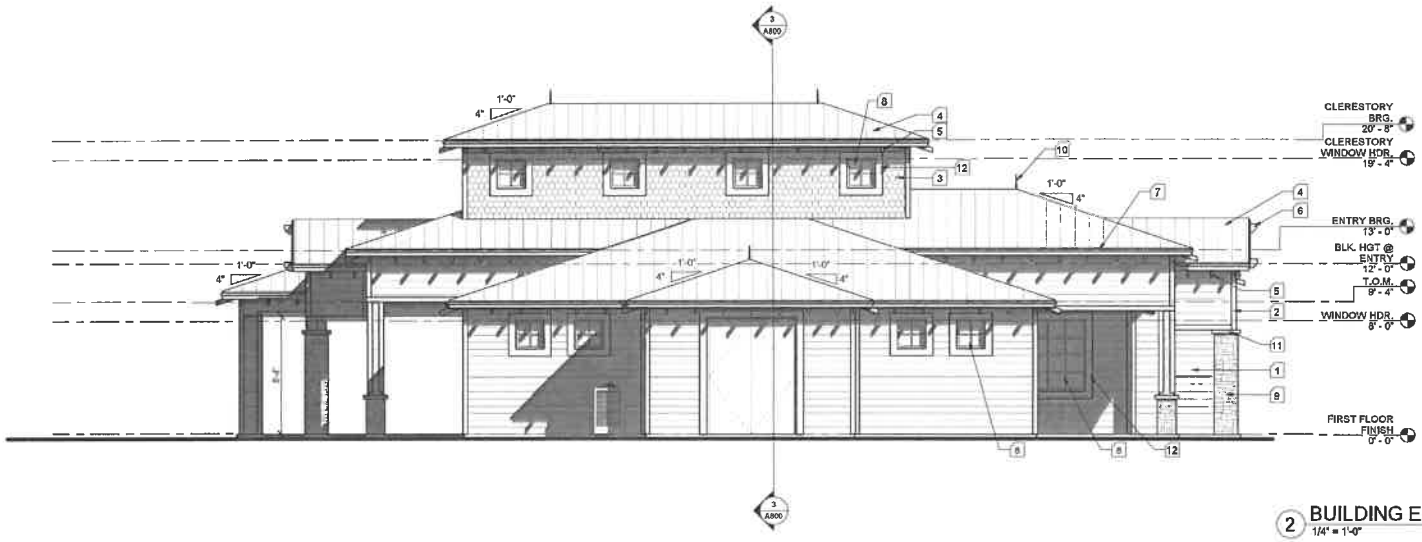
Scale:	1/4" = 1'-0"
Sheet Name:	ROOF PLAN
Sheet No.	A500

ELEVATION SCHEDULE

MARK	DESCRIPTION
1	1x8 SIDING W/ 6" EXPOSURE
2	1x4 TRIM BOARD
3	SCALLOPED SIDING
4	STANDING SEAM METAL ROOF ON 2X6 T & G WOOD STUD ON TRUSSES
5	FAUX TRUSS TAILS
6	4x8 FAUX BEAM
7	1x TRIM @ FASCIA
8	ALUMINUM WINDOW UNIT W/ 3/4" MULLIONS
9	STONE VENEER
10	12" SPIRE
11	4" / +3" STUCCO TRIM @ COLUMNS
12	6" TRIM AROUND WINDOWS AND DOORS



1 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"



2 BUILDING ELEVATION - WEST
1/4" = 1'-0"

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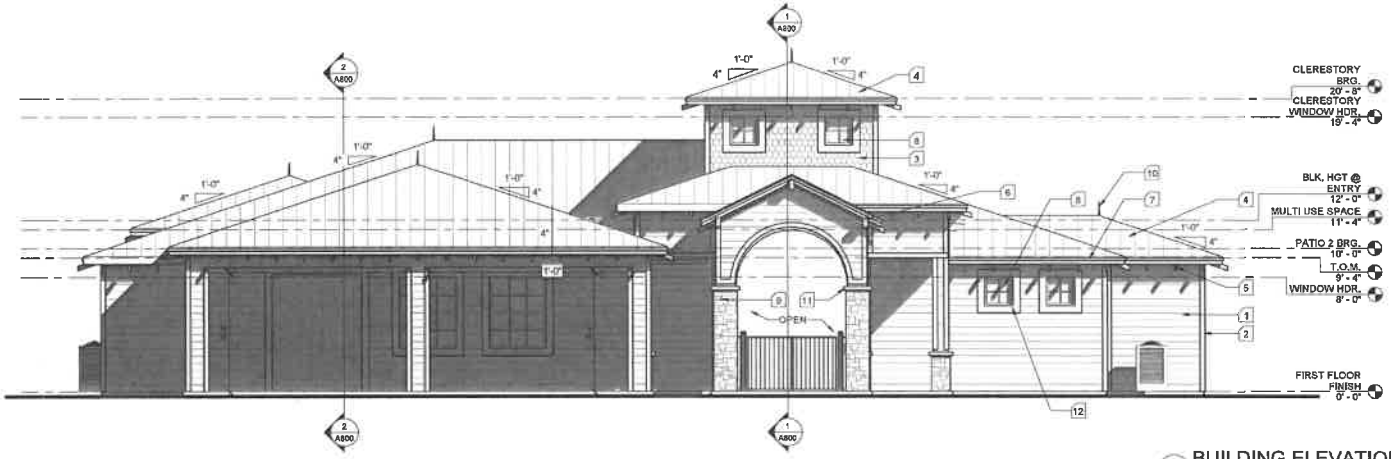
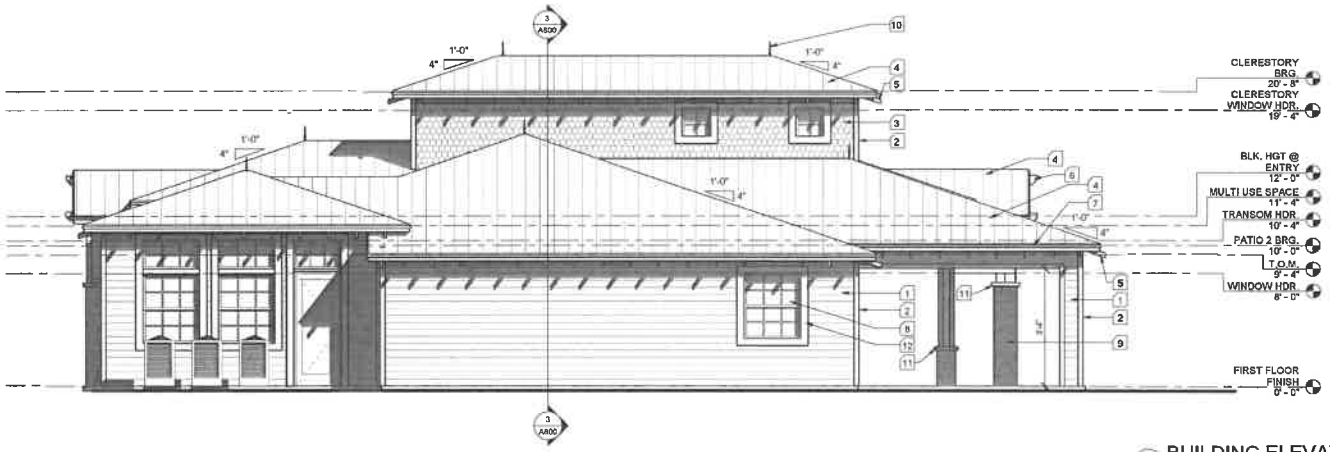
Date:	8/1/2019 9:10:56 AM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	BUILDING ELEVATIONS
Sheet No.	A600

ELEVATION SCHEDULE

MARK	DESCRIPTION
1	1x8 SIDING W/ 6" EXPOSURE
2	1x4 TRIM BOARD
3	SCALLOPED SIDING
4	STANDING SEAM METAL ROOF ON 2X6 T & G WOOD STUD ON TRUSSES
5	FAUX TRUSS TAILS
6	4x8 FAUX BEAM
7	1x TRIM @ FASCIA
8	ALUMINUM WINDOW UNIT W/ 3/4" MULLIONS
9	STONE VENEER
10	12" SPIRE
11	4" / +3" STUCCO TRIM @ COLUMNS
12	6" TRIM AROUND WINDOWS AND DOORS



1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



2 BUILDING ELEVATION - EAST
1/4" = 1'-0"

0 2' 4' 8' 12'
1/4" = 1'-0"

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Lake Wales, FL 33853
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Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	BUILDING ELEVATIONS
Sheet No.	A601

GENERAL NOTES

1. ALL EXTERIOR DOORS TO MEET WIND LOAD CRITERIA
2. ALL GROUND FLOOR UNIT HARDWARE @ ENTRY DOORS SHALL MEET ALL CODES, LAWS AND GUIDELINES FOR HANDICAP ACCESSIBILITY
3. THRESHOLDS AT EXTERIOR DOORS, INCLUDING SLIDING GLASS DOOR TRACKS, ARE NO HIGHER THAN 1 INCH, THRESHOLDS AND CHANGES IN LEVEL AT THESE LOCATIONS ARE BEVELED WITH SLOPES NO GREATER THAN 1:12
4. FRAMES ARE TYPICALLY WRAPAROUND; SET EXTERIOR FRAMES AS DETAILED
5. ALL GLASS LIGHTS IN DOORS AND DOORS AND FRAMES SHALL BE TEMPERED UNLESS NOTED AS LABELED; ALL GLASS LIGHTS IN LABELED DOORS AND FRAMES SHALL BE CLEAR FIREGLASS 20 BY TGP OR EQUAL
6. ALL EXT. FRAMES SHALL BE GROUTED FULL
7. ALL DOORS 1 3/4" THICK; ALL FRAMES TO HAVE 5/8" X 1 3/4" RABBETS EACH SIDE, VARY STOP WIDTHS TO ACCOMMODATE CLEAR THROAT DIMENSIONS INDICATED.
8. ALL DOOR AND FRAME LABELS SHALL BE METAL (RIVET OR SCREW ATTACHED), STICK-ON LABELS NOT ACCEPTABLE; PROTECT LABELS FROM BOTH PRIMERS AND FINISH PAINTING, LEBLS SHALL BE BRIGHT EMBOSSED METAL PER NFPA 80
9. THRESHOLDS SHALL BE ALUMINUM @ EXTERIOR, INCLUDE TRANSITION STRIPS, CONTINUE FLOOR UNDER DOOR

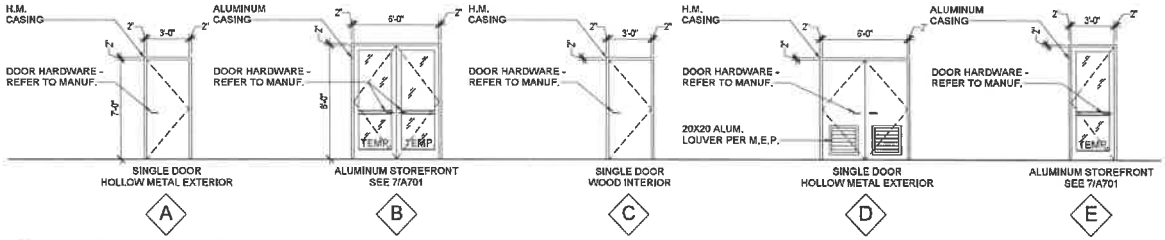
HARDWARE SCHEDULE

MANUFACTURERS ARE DESIGN BASIS ONLY

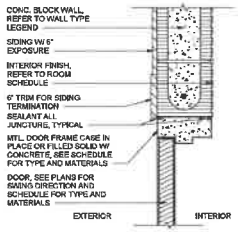
H-1	HAGER BB1279 HINGES 1-1/2 PR 4-1/2X4-1/2	652 (26D)
H-2	HAGER BB1191 NRP HINGES 1-1/2 PR 4-1/2X4-1/2	630 (32D)
H-3	ROTON 780-224HD 83 CONT HINGE	CLR ANOD
H-4	ROTON 780-224HD 83 UL-STUD CONT HINGE	CLR ANOD
L-1	SCHLAGE PASSAGE LATCH ND10S-RHO	626
L-2	SCHLAGE PRIVACY LOCK ND40S-RHO	626
L-3	SCHLAGE ENTRANCE LOCK ND50PD-RHO	626
L-4	SCHLAGE CLASSROOM LOCK ND70PD-RHO	626
L-5	SCHLAGE STOREROOM LOCK ND80PD-RHO	626
C-1	LCN 4030 HINGE SIDE MTD, SNB	ALUM
C-2	LCN 4030 PARALLEL ARM, SNB	ALUM
C-3	LCN 4030 SCUSH PARALLEL ARM, SNB	ALUM
C-4	LCN 4030XP EDA PARALLEL ARM, SNB	ALUM
HO-1	LCN SEM7830 HOLD OPEN, SEM7810 E-400	ALUM
HO-1	LCN SEM7830 HOLD OPEN	ALUM
DS-1	HAGER 234W ALL TD STOP 234W	652 (26D)
DS-2	HAGER 243F FLOOR STOP	652 (26D)
T-1	NGP 425E THRESHOLD	ALUM
T-2	NGP 650S BUMPER SEAL THRESHOLD	ALUM
WS-1	NGP 700SA HEAD, 137SA JAMB, 200SA SWEEP	ALUM
WS-2	NGP 505T HEAD AND JAMB SMOKE SEAL	TAN
DR-1	NGP 17A HEAD DRIP STRIP	ALUM
KP-1	KICK PLATE, ASTM B209 3003-H22 DIAMOND PLATE, 0.063" THICK X 35" HGT	ALUM ALUM

DOOR SCHEDULE

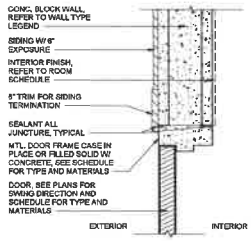
DOOR MARK	ROOM NUMBER	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DETAIL REFERENCES SILL DETAIL REF.	JAMB DETAIL REF.	HEAD DETAIL REF.	FIRE RATING	COMMENTS
100	104	A	METAL	METAL	H-2, L-3	3' - 0"	8' - 0"	2/A700	3/A700	4/A700		
101	105	C	WOOD	METAL	H-1	3' - 0"	8' - 0"	6/A700	6/A700	7/A700		
102	106	A	METAL	METAL	H-2, L-3	3' - 0"	8' - 0"	2/A700	3/A700	4/A700		
103	107	C	WOOD	METAL	H-1	3' - 0"	8' - 0"	6/A700	6/A700	7/A700		
104	108	C	WOOD	METAL	H-1, L-5	2' - 8"	8' - 0"	6/A700	6/A700	7/A700		
105	109	D	METAL	METAL	H-2, L-5	6' - 0"	8' - 0"	2/A700	3/A700	4/A700		
106	110	E	ALUMINUM	ALUMINUM	H-2, L-3	3' - 0"	8' - 0"	2/A700	3/A700	4/A700		
107	111	C	WOOD	METAL	H-1, L-2, T-1	3' - 0"	8' - 0"	5/A700	6/A700	7/A700		
108	112	B	ALUMINUM	ALUMINUM	H-2, L-3	6' - 0"	8' - 0"	2/A700	3/A700	4/A700		
109	113	B	ALUMINUM	ALUMINUM	H-1	6' - 0"	8' - 0"	5/A700	6/A700	7/A700		
110	115	C	WOOD	METAL	H-1, L-5, T-1	3' - 0"	8' - 0"	5/A700	6/A700	7/A700		
111	112	B	ALUMINUM	ALUMINUM	H-2, L-2	6' - 0"	8' - 0"	2/A700	3/A700	4/A700		
112	113	E	ALUMINUM	ALUMINUM	H-2, L-2	3' - 0"	8' - 0"	2/A700	3/A700	4/A700		



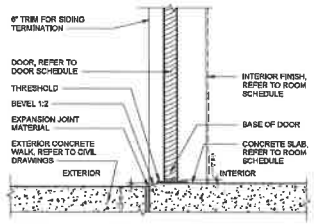
1 LEGEND - DOOR TYPES
1/4" = 1'-0"



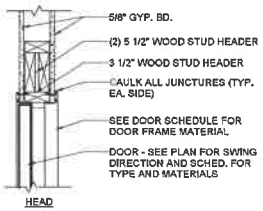
2 DOOR HEAD @ CONCRETE
1 1/2" = 1'-0"



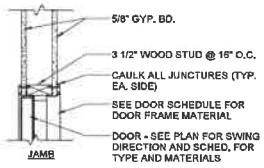
3 DOOR JAMB @ CONCRETE
1 1/2" = 1'-0"



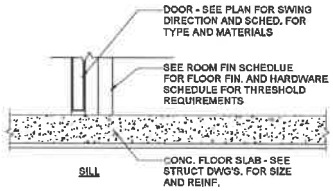
4 DOOR SILL @ CONCRETE
1 1/2" = 1'-0"



5 DOOR HEAD @ WOOD STUD
1 1/2" = 1'-0"



6 DOOR JAMB @ WOOD STUD
1 1/2" = 1'-0"



7 DOOR SILL @ WOOD STUD
1 1/2" = 1'-0"

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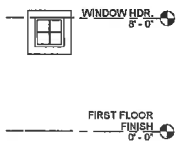
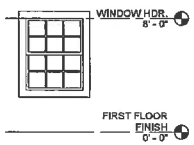
Project Number:	16-5026
Date:	8/1/2019 9:11:05 AM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	As Indicated

Sheet Name: DOOR SCHEDULE & DETAILS

Sheet No. A701



1 WINDOW TYPE 1
1/4" = 1'-0"



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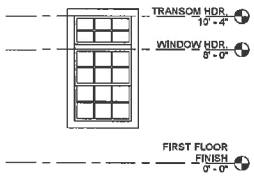

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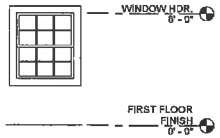
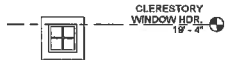
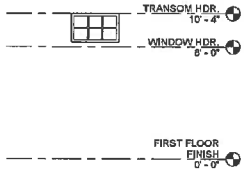


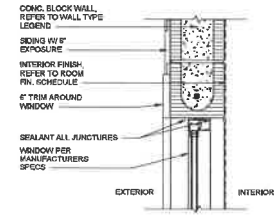
4 WINDOW TYPE 4
1/4" = 1'-0"



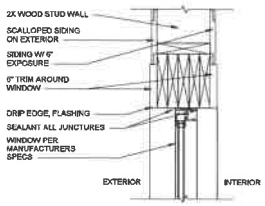
5 WINDOW TYPE 5
1/4" = 1'-0"



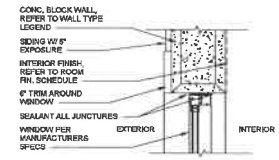
5A Window Type 5A
1/4" = 1'-0"



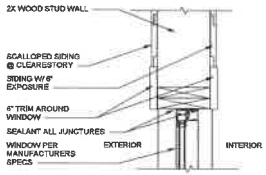
6 WINDOW HEAD @ CMU
1 1/2" = 1'-0"



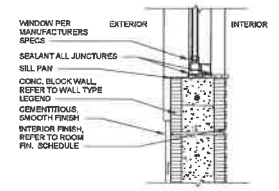
9 WINDOW HEAD @ FRAME
1 1/2" = 1'-0"



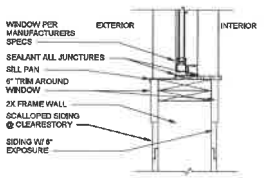
7 WINDOW JAMB @ CMU
1 1/2" = 1'-0"



10 WINDOW JAMB @ FRAME
1 1/2" = 1'-0"



8 WINDOW SILL @ CMU
1 1/2" = 1'-0"



11 WINDOW SILL @ FRAME
1 1/2" = 1'-0"

WINDOW SCHEDULE

WINDOW NUMBER	WINDOW TYPE	FRAME TYPE	WINDOW SIZE/TYPE	SIZE BREAKDOWN WIDTH	SIZE BREAKDOWN HEIGHT	DETAIL REFERENCES SILL DETAIL REF.	DETAIL REFERENCES JAMB DETAIL REF.	DETAIL REFERENCES HEAD DETAIL REF.	COMMENTS
100	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
101	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
102	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
103	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
104	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
105	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
106	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
107	01	ALUM.	2020 FX	2' - 0"	2' - 0"	8/A701	7/A701	6/A701	
108	02	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
109	02	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
110	02	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
111	04	ALUM.	4048	4' - 0"	4' - 8"	8/A701	7/A701	6/A701	
112	03	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
112A	5A	ALUM.	3420 FX	3' - 4"	2' - 0"	8/A701	7/A701	6/A701	
113	03	ALUM.	4020 FX	4' - 0"	2' - 0"	8/A701	7/A701	6/A701	
114	03	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
115	03	ALUM.	4020 FX	4' - 0"	2' - 0"	8/A701	7/A701	6/A701	
116	03	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
117	03	ALUM.	4020 FX	4' - 0"	2' - 0"	8/A701	7/A701	6/A701	
118	03	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
119	03	ALUM.	4020 FX	4' - 0"	2' - 0"	8/A701	7/A701	6/A701	
120	03	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
121	03	ALUM.	4020 FX	4' - 0"	2' - 0"	8/A701	7/A701	6/A701	
122	02	ALUM.	4050	4' - 0"	5' - 0"	8/A701	7/A701	6/A701	
125	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
126	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
127	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
128	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
203	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
204	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
207	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
208	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
209	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	
210	05	ALUM.	2020 FX	2' - 0"	2' - 0"	11/A701	10/A701	9/A701	

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26000515
www.keesee.com
745 South Orange Blossom Trail
Orlando, FL 32805
o | (407) 849 2232

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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

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Project Number:	18-5026
Date:	8/1/2019 9:11:07 AM
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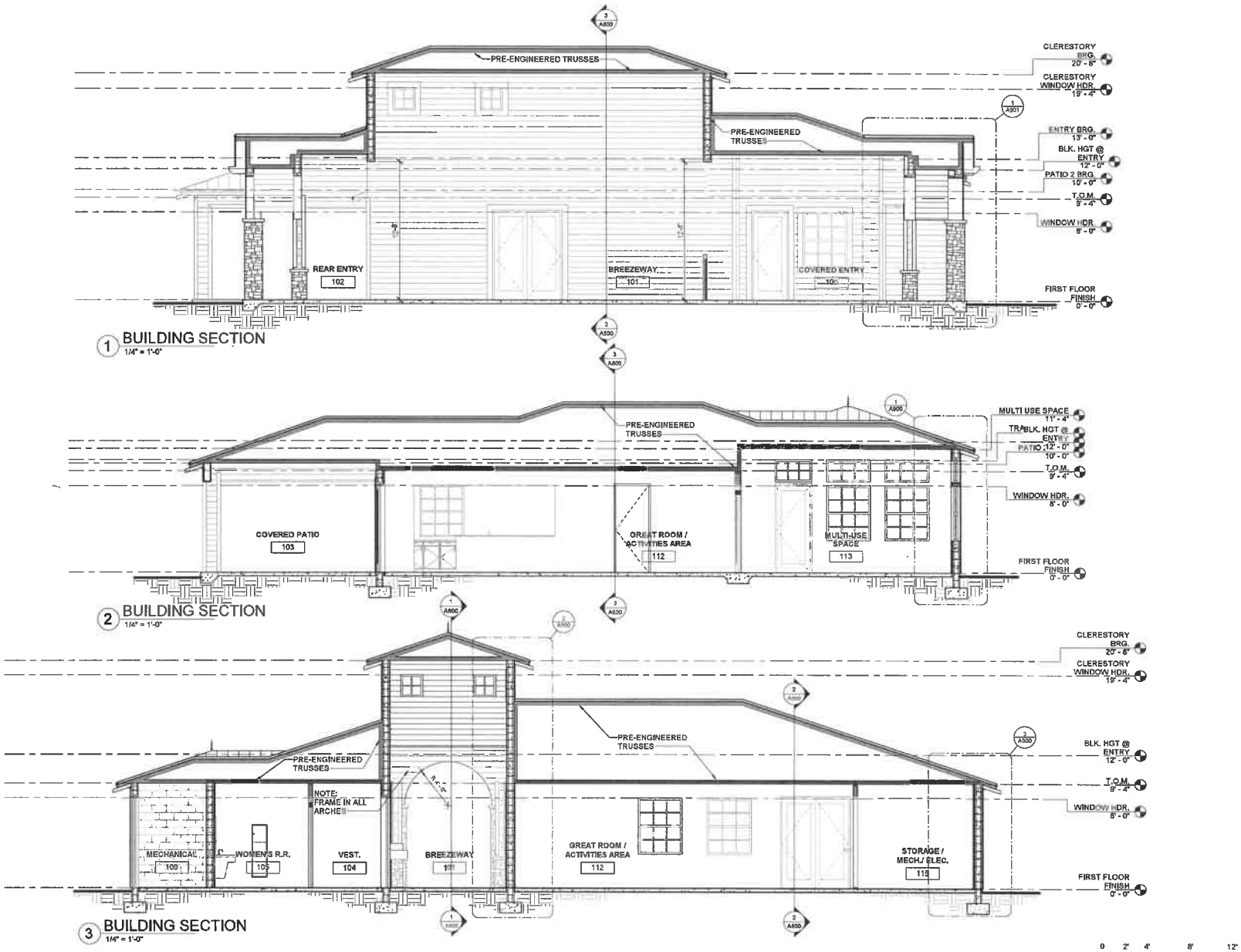
Reviewed By:	Checker
Drawn By:	Author
Scale:	As indicated

Sheet Name:
WINDOW SCHEDULE & DETAILS

Sheet No.
A702



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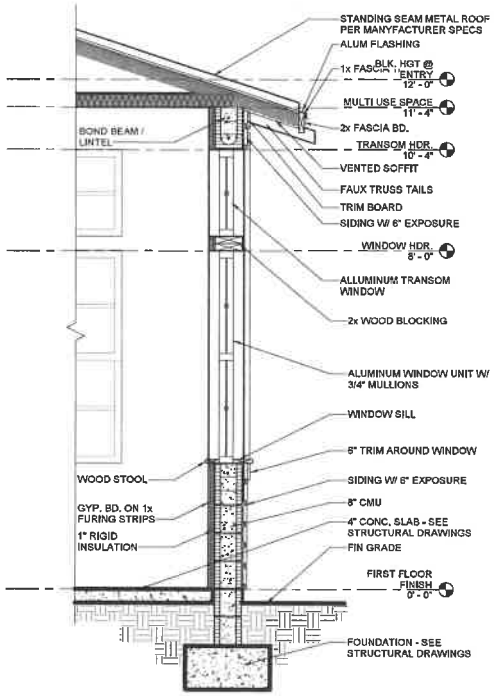
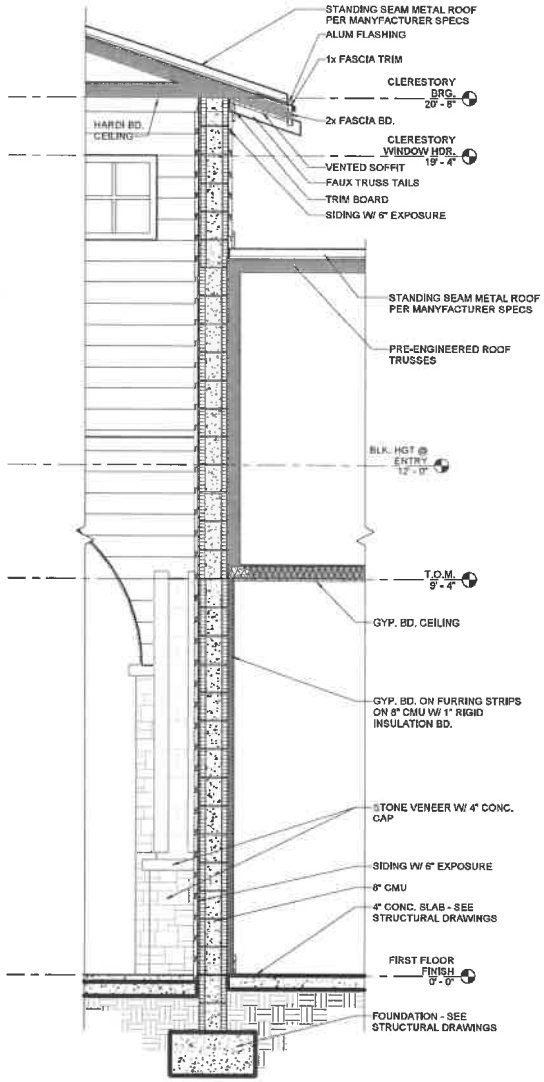
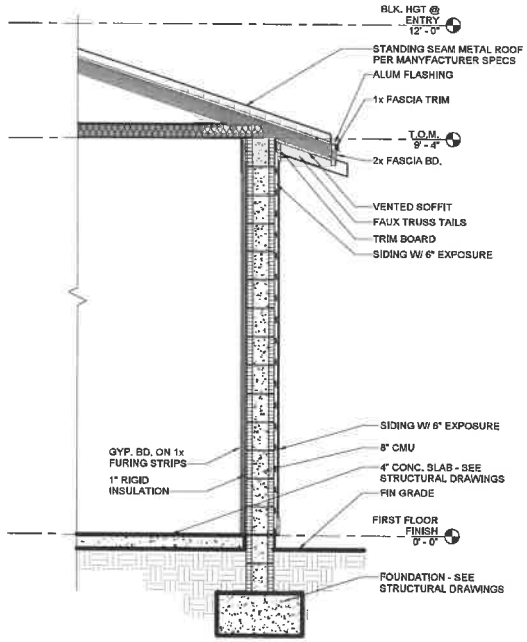
Scale:	1/4" = 1'-0"
Sheet Name:	BUILDING SECTIONS
Sheet No.	A800



1 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
keesee.com
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o (407) 843-2333

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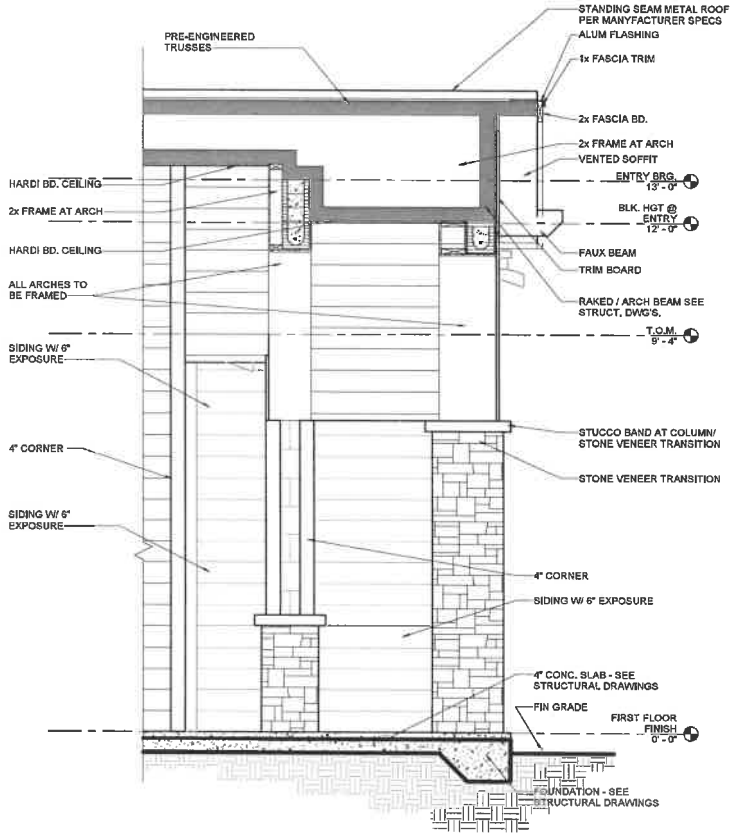
Sheet Name:	WALL SECTIONS
Sheet No.	A900



1 WALL SECTION
3/4" = 1'-0"

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ARCHITECTURE | DESIGN | PLANNING
AA26003115
jdkeesee.com
4444 Ulmerton Road, Suite 1
Largo, Florida 33771
t. (727) 581 2333

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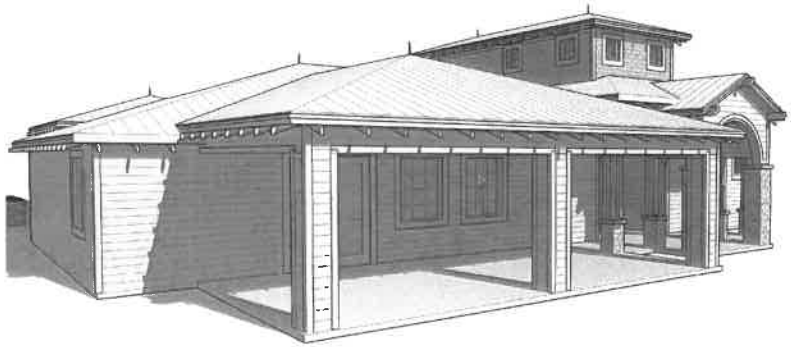
Sheet Name:
WALL SECTIONS

Sheet No.
A901

1 SOUTH EAST PERSPECTIVE

2 SOUTH WEST PERSPECTIVE

3 NORTH WEST PERSPECTIVE



4 NORTH EAST PERSPECTIVE

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Sheet Name:	EXTERIOR PERSPECTIVES
Sheet No.	A1000

ABBREVIATIONS

AAC	AUTOCLAVED AERATED CONCRETE
AB	ANCHOR BOLT
ABV	ABOVE
A.C.I.	AMERICAN CONCRETE INSTITUTE
ADJ	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
A.I.S.I.	AMERICAN IRON AND STEEL INSTITUTE
AL	ALUMINUM
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT(URAL)
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
A.W.S.	AMERICAN WELDING SOCIETY
BV	BOTTOM OF
BM	BOND BEAM
BLDG	BUILDING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BP	BASE PLATE
BRDG	BRIDGING
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BTJ	BOLTED TIE JOIST
BTWN	BETWEEN
C/C	CENTER TO CENTER
CANT	CANTILEVER
CB	CONCRETE BEAM
CC	CONCRETE COLUMN
CFS	COLD-FORMED STEEL
CIP	CAST-IN-PLACE
C/R	CIRCLE
CJ	SAWED CONTROL JOINT (OR CONSTRUCTION JOINT)
CL, ℄	CENTERLINE
CLG	CEILING
CLR	CLEAR(ANCE)
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CSK	COUNTER SINK (SUNK)
CTR	CENTER
CTRD	CENTERED
CY	CUBIC YARD
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DIA, ø	DIAMETER
DIAG	DIAGONAL
DIST	DISTANCE
DL	DEAD LOAD
DN	DOWN
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ENG	ENGINEER
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EL(EV)	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQ SP	EQUAL SPACE(S) (ING)
ES	EACH SIDE
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FF	FACE OF
FBC	FLORIDA BUILDING CODE
FD	FLOOR DRAIN
FDN	FOUNDATION
FF(E)	FINISHED FLOOR (EL)
FIN	FINISHED
FL	FLOOR
FLG	FLANGE
FMG	FRAMING
FOM	FACE OF MASONRY
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GFC	GROUT FILLED CELL(S) / COURSE(S)
GLB	GLULAM BEAM
GR	GRADE
G.T.	GIRDER TRUSS
HC	HOLLOW-CORE
HDR	HEADER
HT	HEIGHT
HK	HOOK
HORIZ	HORIZONTAL
HP	HIGH POINT
HS	HEADED STUD
HSS	HOLLOW STRUCTURAL SECTION (STEEL TUBE)
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIP (1,000 LB)
K/WALL	KNEEWALL
KO	KNOCK-OUT
LB, #	POUND(S)
L.F.	LINEAR FEET
LG	LONG
LL	LIVE LOAD
LLBB	LONG LEG BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LNTL	LINTEL
LSL	LONG SLOTTED
LOC	LOCATION
LONG	LONGITUDE(INAL)
LP	LOW POINT
LW	LONG WAY
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MBM	METAL BUILDING MFR
MC	MOMENT CONNECTION
MCJ	MASONRY CONTROL JOINT
ME	MONOLITHIC EDGE
MECH	MECHANICAL
MEZZ	MEZZANINE
MF	MONOLITHIC FOOTING
MFR	MANUFACTURE(ER)
MIN	MINIMUM
MISC	MISCELLANEOUS
M.L.	MICROLAM
MO	MASONRY OPENING
MONO	MONOLITHIC
MS	METAL STUD
MTL	METAL
MWF	MONOLITHIC WALL FOOTING
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND / OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
PAF	POWDER-ACTUATED FASTENER(S)
PB	PRE-CAST CONCRETE BEAM
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PC	PRECAST
PL, ℗	PLATE
P.L.	PARALLAM
PLB	PLACES
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PTN	PARTITION
R	RADIUS
RC	REINFORCED CONCRETE
REF	REFERENCE
REINF	REINFORCE(D) (ING)
REQ	REQUIRE
REQ'D	REQUIRED
RF	ROOF
RM	ROOM
RP	RADIUS POINT
RTN	RETURN
RW	RETAINING WALL
SCH	SCHEDULE
S.D.	STEEL DECK INSTITUTE
SECT	SECTION
SF	STEPPED FOOTING
S.F.	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
S.J.	STEEL JOIST INSTITUTE
SL	SLOPE
SLBB	SHORT LEG BACK-TO-BACK
SOG	SLAB ON GRADE
SP	SPACE(S)
SPECS	SPECIFICATIONS
SPF	SPRUCE-PINE-FIR
SQ	SQUARE
SS	STAINLESS STEEL
SSL	SHORT SLOTTED
STD	STANDARD
STIFFR	STIFFENER
STL	STEEL
STR	STRENGTH
STRL	STRUCTURAL
SW	SHORT WAY / SHEAR WALL
SYMM	SYMMETRICAL
SYP	SOUTHERN YELLOW PINE
T&B	TOP AND BOTTOM
TIE	TIE BEAM
TC	TIE COLUMN
TEMP	TEMPERATURE
THK	THICK
T.O.B.	TOP OF BLOCK
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
TOPG	TOPPING
TRANS	TRANSVERSE
TYP	TYPICAL
T/	TOP OF
UNO	UNLESS NOTED OTHERWISE
V/F	VERIFY IN FIELD
VERT	VERTICAL
V.L.	VERSALAM
W.A.	WEDGE ANCHOR
WD	WOOD
WF	WALL FOOTING
WO	WINDOW OPENING
WP	WORKING POINT
WS	WATERSTOP
WWF	WELDED WIRE FABRIC
W/	WITH

DESIGN CRITERIA

1. ALL WORK SHALL CONFORM TO AT THE STANDARDS OF THE FLORIDA BUILDING CODE, BUILDING, 6TH EDITION (2017).
2. SEE SPECIFIC PLANS FOR DESIGN LOAD VALUES. IF DESIGN LOAD VALUES HAVE NOT BEEN INCLUDED THEN REFER TO BUILDING CODE.
3. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE STRUCTURAL CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE.
4. EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE COORDINATION BETWEEN THESE DRAWINGS AND THE ARCHITECTURAL & M.E.P. DRAWINGS. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATION IN WRITING.

GENERAL STRUCTURAL NOTES

1. THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY CONFLICTS BETWEEN THE SPECIFICATIONS AND DESIGN DRAWINGS. THE MORE STRINGENT REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE ARCHITECT/ENGINEER.
2. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH. NOTIFY THE E.O.R. IMMEDIATELY OF ANY CONFLICTS THAT COULD REQUIRE STRUCTURAL MEMBER MODIFICATION.
3. THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OR START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL REVIEW AND COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORED, EMBEDDED AND SUPPORTED ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION AND/OR FABRICATIONS. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE, AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE-DOWNS WHICH MIGHT BE NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, THE WORK PERSONNEL AND OTHER PEOPLE DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS RELATING TO EXISTING CONSTRUCTION AND EXISTING SERVICE ON THE SITE.
7. ALL SUBMITTAL SETS SHALL CONSIST OF A MAXIMUM OF 3 COPIES. ANY ADDITIONAL COPIES WILL BE DISCARDED. ANY SUBMITTALS RECEIVED BY ARCHENG THAT HAVE NOT BEEN CHECKED BY THE GC AND HIS SUBCONTRACTOR SHALL BE RETURNED WITHOUT REVIEW. THE ENGINEER'S APPROVAL OF SHOP DRAWINGS AND/OR SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR DEVIATIONS, ERRORS, OR OMISSIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
8. NO CONSTRUCTION LOADS THAT EXCEED THE SAFE LOAD CARRYING CAPACITY OF THE STRUCTURAL MEMBERS SHALL BE APPLIED TO THE STRUCTURE. NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY UNUSUAL OR EXCESSIVE LOADS OCCURRING DURING CONSTRUCTION. DO NOT APPLY CONSTRUCTION LOADS UNTIL STRUCTURAL COMPONENTS ARE PROPERLY CONNECTED AND ALL NECESSARY TEMPORARY BRACING IS IN PLACE.
9. WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT AT SIMILAR LOCATIONS SHALL BE REPEATED. UNLESS OTHERWISE NOTED, ALL SECTIONS AND DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL AT SIMILAR LOCATIONS AND CONDITIONS.

FOUNDATIONS

1. A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED FOR THIS PROJECT. WE STRONGLY RECOMMEND A GEOTECHNICAL EXPLORATION BE PERFORMED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF FLORIDA TO VERIFY THE EXISTING SUBGRADE PROFILE, RECOMMEND SUBGRADE PREPARATION, AND RECOMMEND AN ALLOWABLE SOIL BEARING PRESSURE.
2. THE FOUNDATION HAS BEEN DESIGNED BASED ON A ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF. A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF FLORIDA SHALL PROVIDE A SUBGRADE VERIFICATION FOR THE SOILS UNDER FOUNDATIONS AND SLABS ON GRADE TO VERIFY THIS ALLOWABLE SOIL BEARING PRESSURE AND TO VERIFY PROPER COMPACTION OF SUBGRADE SOILS PRIOR TO POURING FOUNDATION.
3. A SOILS TESTING AND VERIFICATION SCHEDULE SHALL BE ESTABLISHED BY THE G.C. BASED ON THE GEOTECHNICAL REPORT AS WELL AS COORDINATION WITH THE GEOTECHNICAL ENGINEER. THE SOILS TESTING AND VERIFICATION SCHEDULE SHALL BE STRICTLY FOLLOWED BY THE CONTRACTOR TO ENSURE PROPER AND ADEQUATE SUPPORT OF THE STRUCTURE. IF THE CONTRACTOR OR GEOTECHNICAL ENGINEER FINDS LOCALIZED AREAS OF POOR SOILS DURING SOILS TESTING AND VERIFICATION THE E.O.R. SHALL BE IMMEDIATELY CONTACTED TO EVALUATE THE FOUNDATION SUPPORT.
4. FOOTINGS SHALL BE POURED INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
5. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 2'-0" BELOW FINAL GRADE.
6. PERFORM DENSITY AND MOISTURE CONTENT TESTS OF COMPACTED FILL MATERIALS IN ACCORDANCE WITH ASTM D2216 AND ASTM D6938 OR AS REQUIRED BY GEOTECHNICAL ENGINEER.
7. G.C. SHALL COORDINATE AND NOTIFY E.O.R. OF ANY CONDITIONS THAT WILL REQUIRE FOOTING STEPS OR LOWER FOOTINGS THAN INDICATED ON FOUNDATION PLAN. THESE CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, CONFLICTS WITH FINAL GRADING AROUND BUILDING PERIMETER, CONFLICTS WITH BELOW GRADE UTILITIES & PLUMBING, AND UNSUITABLE BEARING MATERIAL.
8. SLOPE SIDES OF EXCAVATIONS, OR SHORE, SHEET, AND BRACE SIDE SLOPES TO ENSURE SLOPE STABILITY AND SAFETY. ADEQUATELY PROTECT ALL EXCAVATION SLOPES.
9. REMOVE ALL MATERIAL CONTAINING ROOTS, DEBRIS OR OTHER DELETERIOUS MATERIAL FROM THE SITE.
10. PROVIDE ADEQUATE DRAINAGE OR DEWATERING TO ALLOW PROPER FINISHING OF EXCAVATIONS AND TO KEEP WATER FROM COLLECTING IN THE BOTTOM OF EXCAVATIONS. FOUNDATIONS SHALL BE PLACED IN THE DRY. DO NOT PLACE FOOTINGS IN WATER.

SLAB ON GRADE

1. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT, COMPACT INTERIOR FILL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). SOIL COMPACTION SHALL BE FIELD-CONTROLLED BY A REPRESENTATIVE TECHNICIAN OF A QUALIFIED LABORATORY. EACH LIFT OF FILL SHALL NOT EXCEED 8" THICK AND SHALL BE COMPACTED PRIOR TO PLACEMENT OF NEXT LIFT.
2. MAXIMUM SPACING OF CONTROL JOINTS (SAWED CONTROL JOINT OR CONSTRUCTION JOINT) SHALL BE AS SET IN THE TABLE BELOW, OR AS NOTED IN CONSTRUCTION DOCUMENTS. THE MORE STRINGENT REQUIREMENT SHALL APPLY. PATTERNS SHALL BE APPROXIMATELY SQUARE WITH A RATIO OF LONG SIDE TO SHORT SIDE NOT EXCEEDING 1.5 TO 1.

SLAB THICKNESS (IN)	★ 3/4" OR LARGER AGGREGATE
4	★★
5	★★
6	★★

★ MIX DESIGNS CONTAINING AGGREGATE LESS THAN 3/4" ARE NOT ACCEPTABLE.

★★ SAWCUT SLAB AS SOON AS AGGREGATE DOES NOT DISLODGE (MUST BE WITHIN 12 HOURS OF CONCRETE PLACEMENT).

3. GENERAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF SCJ'S AND CJ'S WITH ARCHITECTURAL FLOOR FINISHES TO ENSURE SLAB JOINTS DO NOT TRANSLATE THROUGH TO THE FINISHES. FLOOR FINISHES SHALL BE ISOLATED TO THE BEST EXTENT POSSIBLE FROM THE CONCRETE SLAB.
4. SLAB THICKNESS SHALL BE INCREASED AS REQUIRED TO PROVIDE ADEQUATE SUPPORT FOR CRANE LOADS WITHOUT CRACKING THE SLAB.

CONCRETE AND REINFORCING

1. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD TESTING INCLUDING SLUMP TESTS AND CYLINDER BREAKS TO ENSURE CONFORMANCE WITH CONSTRUCTION DOCUMENTS. G.C. OR TESTING AGENCY SHALL SUBMIT REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW.
2. CONCRETE WORK SHALL CONFORM TO ACI (LATEST EDITION) AND BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
3. ALL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

LOCATION	28 DAY STRENGTH	SLUMP	COARSE AGGREGATE(S)
FOUNDATIONS	3000 PSI	4" +/- 1"	1"
SLAB-ON-GRADE: FOOT TRAFFIC	3000 PSI	4" +/- 1"	1"
TIE BEAMS AND TIE COLUMNS (MAX 90' BETWEEN COLD JOINTS)	4000 PSI	4" +/- 1"	3/8"
BEAMS AND COLUMNS	4000 PSI	4" +/- 1"	1"
FILLED CELL PRECAST LINTELS & BOND BEAM GROUT (ASTM C476 - SEE NOTE 3	3000 PSI	8" TO 11"	COARSE GROUT: 3/8" FINE GROUT: NONE

NOTES:
1. SLUMP FOR RAMPS AND SLOPING SURFACES SHALL NOT EXCEED 4".
2. SEE MASONRY NOTES FOR TESTING REQUIREMENTS OF GROUT TO BE USED TO FILL CORES OF CMU.
3. NO AIR ENTRAINING ADMIXTURES SHALL BE ADDED TO GROUT

4. CONCRETE MIX DESIGN SUBMITTALS:
   - 4.1. EACH MIX DESIGN SHALL BE LABELED TO INDICATE THE AREA IN WHICH THE CONCRETE IS TO BE PLACED (I.E. FOUNDATIONS, SLAB-ON-GRADE, COLUMNS, ETC.). FAILURE TO DO SO WILL CAUSE THE MIX DESIGN TO BE REJECTED.
   - 4.2. PROPOSED MIX DESIGN SHALL BE IN ACCORDANCE WITH METHOD 1 OR METHOD 2 OF ACI 301. PROVIDE SUPPORTING DATA IN TABULAR FORM FOR EACH SEPARATE PROPOSED MIX.
   - 4.3. SUBMIT CONCRETE MIX DESIGN FOR EACH PROPOSED CLASS OF CONCRETE.
5. REBAR SHALL CONFORM TO ASTM A615 (GRADE 60). WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE LAPPED MINIMUM OF ONE MESH + 2" WHERE SPLICED. ALL REINFORCING SHALL BE DOMESTICALLY PRODUCED.
6. SEE DETAIL M505 IN THESE DRAWINGS FOR STANDARD LAP SPLICE LENGTHS AND BENDING REQUIREMENTS FOR REINFORCING BARS.
7. SEE TYPICAL CORNER REINFORCING DETAIL FOR REINFORCING DEVELOPMENT IN CONCRETE.
8. MINIMUM COVER FOR REINFORCING BARS SHALL BE AS LISTED BELOW, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THRU #18 BARS:	2"
#5 BAR, W31 OR D31 WIRE AND SMALLER:	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
SLABS, WALLS, JOISTS:	
#14 AND #18 BARS:	1 1/2"
#11 BAR AND SMALLER:	3/4"
BEAMS, COLUMNS:	
PRIMARY REINFORCING, TIES, STIRRUPS, SPIRALS:	1 1/2"
SHELLS, FOLDED PLATE MEMBERS:	
#6 BAR AND LARGER:	3/4"
#5 BAR, W31, OR D31 WIRE AND SMALLER:	1/2"

9. TERMINATE ALL DISCONTINUED ELEVATED SLAB TOP BARS WITH A 180 DEGREE STANDARD HOOK UNLESS NOTED OTHERWISE.
10. BEAM AND SLAB REINFORCING, CONTINUOUS TOP BARS SHALL BE SPLICED AT MID-SPAN AND CONTINUOUS BOTTOM BARS SHALL BE SPLICED AT CENTERLINE OF SUPPORTS OR AS SHOWN ON TYPICAL DETAILS.

SPECIALTY ENGINEERING REQUIREMENTS

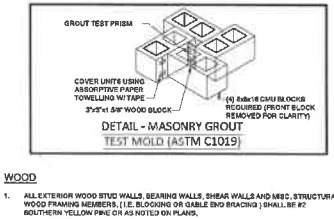
1. ALL STAIRS, HANDRAILS, POSTS, AND SUPPORT CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR'S SPECIALTY ENGINEER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE E.O.R. FOR REVIEW AND MUST BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE SAME STATE AS THE PROJECT LOCATION. DESIGN LOADING(S) SHALL CONFORM TO ALL REQUIREMENTS OF THE BUILDING CODE (SEE DESIGN CRITERIA FOR THE APPLICABLE BUILDING CODE) AS WELL AS ANY REQUIREMENTS LISTED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS.
2. FLAGPOLES AND/OR SITE LIGHTING POLES SHALL BE DESIGNED BY THE POLE VENDOR'S SPECIALTY ENGINEER AND SHALL INCLUDE POLES, FOUNDATIONS, AND CONNECTIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO E.O.R. FOR REVIEW AND MUST BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE SAME STATE AS THE PROJECT LOCATION. MINIMUM DESIGN LOADS SHALL CONFORM TO ANSI/NAAM FP 1001 "SPECIFICATIONS FOR DESIGN OF METAL FLAGPOLES".
3. AWNINGS AND WALKWAY CANOPIES SHALL BE DESIGNED BY THE FABRICATOR'S SPECIALTY ENGINEER AND SHALL INCLUDE FRAME, COVERING, AND CONNECTIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO E.O.R. FOR REVIEW AND MUST BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE SAME STATE OF THE PROJECT LOCATION. DESIGN LOADING(S) SHALL CONFORM TO ALL REQUIREMENTS OF THE BUILDING CODE (SEE DESIGN CRITERIA FOR THE APPLICABLE BUILDING CODE) AS WELL AS ANY REQUIREMENTS LISTED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS.
4. EXTERIOR LIGHT GAUGE STEEL FRAMING, INCLUDING BUT NOT LIMITED TO WALLS EXTERIOR CEILINGS, FASCIAS, SOFFITS, ETC. SHALL BE DESIGNED BY A SPECIALTY ENGINEER. STRUCTURAL ELEMENTS HAVE BEEN PROVIDED FOR THE ATTACHMENT OF LIGHT GAUGE FRAMING. THE SYSTEM SUPPLIER SHALL DESIGN AND DETAIL ALL CONNECTIONS TO THESE ELEMENTS. ANY FURTHER ELEMENTS REQUIRED FOR SUPPORT SHALL BE DESIGNED AND SUPPLIED AS PART OF THE LIGHT GAUGE SYSTEM. SHOP DRAWINGS SHALL BE SUBMITTED TO E.O.R. FOR REVIEW AND MUST BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE SAME STATE AS THE PROJECT LOCATION. DESIGN LOADING(S) SHALL CONFORM TO ALL REQUIREMENTS OF THE BUILDING CODE (SEE DESIGN CRITERIA FOR THE APPLICABLE BUILDING CODE) AS WELL AS ANY REQUIREMENTS LISTED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. SUBMIT REPORTS TO ARCHITECT/ENGINEER.

FASTENERS

1. EXPANSION ANCHORS SHALL BE "POWER-STUD" BY POWERS FASTENERS OR E.O.R. APPROVED EQUAL.
2. ADHESIVE ANCHORS SHALL BE "POWER-FAST" BY POWERS FASTENERS OR E.O.R. APPROVED EQUAL.
3. MASONRY SCREWS SHALL BE "TAPCON" BY ITW RAMSET/REDHEAD OR E.O.R. APPROVED EQUAL.
4. POWDER-ACTUATED FASTENERS (P.A.F.) SHALL BE "X-U P8" BY HILTI OR E.O.R. APPROVED EQUAL.
5. REFER TO LIGHT GAUGE FRAMING NOTES (IF APPLICABLE) FOR ADDITIONAL INFORMATION.
6. CARBON STEEL EXPANSION ANCHORS SHALL HAVE A ONE-PIECE ANCHOR BODY WITH A LENGTH IDENTIFICATION CODE. THE ANCHORS SHALL HAVE AN EXPANSION MECHANISM WHICH CONSISTS OF A PAIR OF INTERLOCKING INDEPENDENT WEDGES. CARBON STEEL COMPONENTS SHALL BE PLATED ACCORDING TO ASTM SPECIFICATION B8.33. EXPANSION ANCHORS SHALL MEET THE DESCRIPTION IN FEDERAL SPECIFICATION FF-A-325 FOR CONCRETE EXPANSION ANCHORS.
7. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

MASONRY

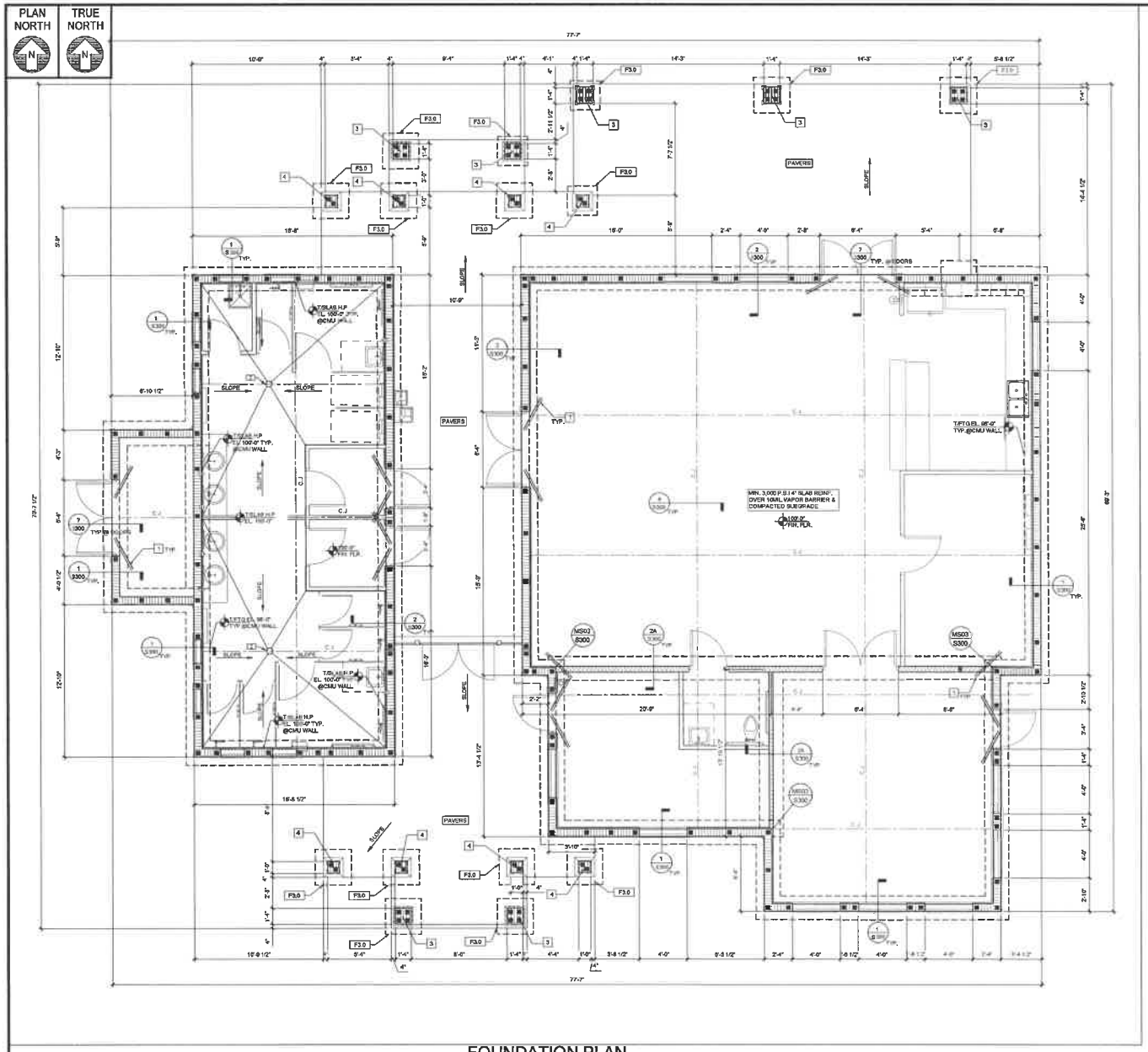
1. MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530/ASCE5/TMS 402), LATEST EDITION, SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE/TMS 602), LATEST EDITION, ASTM C476, ASTM C1019, AND NCMA TEK 127.
2. CONCRETE BLOCKS SHALL CONFORM TO ASTM C90 (fm = 2,000 PSI).
3. MORTAR SHALL COMPLY WITH ASTM C270, TYPE S FOR ALL MASONRY WALLS.
4. BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.
5. ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.
6. REINFORCE WALLS WITH LADDER TYPE HORIZONTAL JOINT REINFORCEMENT COMPLYING WITH ASTM A951. SIDE RODS AND CROSS RODS OF HORIZONTAL JOINT REINFORCEMENT SHALL BE A MINIMUM OF 9 GAUGE AND HORIZONTAL JOINT REINFORCEMENT SHALL BE INSTALLED IN MASONRY BED JOINTS AT A MAXIMUM OF 16-INCHES ON CENTER MEASURED VERTICALLY. INSTALL HORIZONTAL JOINT REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS AND LAP ALL JOINTS A MINIMUM OF 8-INCHES.
7. VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF 1/4-INCH TO THE INSIDE FACE SHELL OF MASONRY BLOCK. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS OR 10 FT, WHICHEVER IS LESS, WHENEVER A CLEANOUT IS REQUIRED. SEE GROUTING DETAIL NOTE FOR CLEANOUT REQUIREMENTS.
8. GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHALL BE STOPPED 1 1/2-INCHES BELOW TOP OF MASONRY BLOCK TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
9. ALL GROUTING POURS SHALL BE CONSOLIDATED AND RECONSOLIDATED AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED BY MECHANICAL VIBRATION PER ACI 530.1/TMS 602/ASCE 6. CONSOLIDATION OR RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
10. TYPICAL VERTICAL REINFORCING SIZE AND SPACING SHALL CONTINUED ABOVE AND BELOW ALL WALL OPENINGS.
11. TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. PROVIDE PRECAST LINTELS AS MANUFACTURED BY CAST-CRETE, OR APPROVED EQUAL WITH (1) #5 CONTINUOUS AND FILLED SOLID WITH GROUT IMMEDIATELY ABOVE ALL MASONRY OPENINGS WHERE BEAMS ARE NOT SHOWN, SCHEDULED, OR NOTED. LINTELS SHALL HAVE A MINIMUM UNIFORM CAPACITY OF 400 PLF AND BEAR A MINIMUM OF 8-INCHES ON EACH END ON A GROUT FILLED CELL. PROVIDE PRE-CAST UNTEL SUBMITTALS SIGNED AND SEALED BY A SPECIALTY ENGINEER WHO IS LICENSED IN THE SAME STATE AS THE PROJECT LOCATION.
13. STOPPING AND RESUMING WORK: RACK BACK 1/2-MASONRY UNIT LENGTH IN EACH COURSE. DO NOT TOOTH. CLEAN EXPOSED SURFACES OF SET MASONRY. REMOVE LOOSE MASONRY UNITS AND MORTAR PRIOR TO LAYING FRESH MASONRY.
14. REINFORCE MASONRY OPENINGS GREATER THAN 1'-0" WIDE WITH HORIZONTAL JOINT REINFORCEMENT PLACED IN HORIZONTAL JOINTS APPROXIMATELY 8-INCHES APART, IMMEDIATELY ABOVE THE LINTEL AND IMMEDIATELY BELOW THE SILL. EXTEND REINFORCING A MINIMUM OF 2'-0" BEYOND THE JAMBS OF THE OPENING EXCEPT AT CONTROL JOINTS. SEE PLAN FOR ADDITIONAL REQUIREMENTS.
15. DO NOT APPLY UNIFORM LOADS TO NEWLY CONSTRUCTED MASONRY WALLS FOR (3) DAYS.
16. DO NOT APPLY CONCENTRATED LOADS TO NEWLY CONSTRUCTED MASONRY WALLS FOR (7) DAYS.
17. EXTEND ALL VERTICAL WALL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE. TERMINATE REINFORCING WITH STANDARD ACI 90 DEGREE HOOK.
18. SEE ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS FOR MASONRY CONTROL JOINT (MCJ) LOCATIONS. MASONRY CONTROL JOINT SPACING SHALL NOT EXCEED 3x THE MASONRY WALL HEIGHT (IN FEET) OR 25-FEET, WHICHEVER IS LESS (UNLESS NOTED OTHERWISE).
19. REFER TO ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR WATERPROOFING DETAILS AT MASONRY CONTROL JOINTS.
20. ALL MASONRY REINFORCING SHALL CONFORM TO ASTM A615 (GRADE 60), UNLESS NOTED OTHERWISE.
21. SEE DETAIL M505 IN THESE DRAWINGS FOR STANDARD LAP SPLICE LENGTHS AND BENDING REQUIREMENTS FOR REINFORCING BARS.
22. JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. TESTING SHALL CONFORM TO ASTM C1019. SEE TEST MOLD DETAIL BELOW. SEE SCHEDULE UNDER CONCRETE NOTES FOR COMPRESSIVE STRENGTH AND SLUMP REQUIREMENTS.



DETAIL - MASONRY GROUT TEST MOLD (ASTM C1019)

WOOD

1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE #2 SOUTHERN YELLOW PINE OR AS NOTED ON PLANS.
2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE



FOUNDATION PLAN

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

FOUNDATION LEGEND

SYMBOL	DESIGN DESCRIPTION
■	INDICATES REINFORCED CELL W/ (1) #5 VERTICAL BAR & FILLED SOLID WITH 3,000 PSI CONCRETE GROUT. SEE NOTE 8 BELOW.
■	INDICATES REINFORCED 12x12 CMU COLUMN W/(4) #5 VERTICAL BAR & FILLED SOLID WITH 3,000 PSI CONCRETE GROUT
F#.#	INDICATES CONCRETE FOOTING W/ MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. SEE FOUNDATION SCHEDULE ON THIS DWG. FOR FOOTING SIZE & REINFORCING REQUIREMENTS.
#'-#"	INDICATES TOP OF SLAB, TOP OF FOOTING, OR TOP OF GRADE ELEVATION.
C.J.	INDICATES SAWED CONTROL JOINT - SEE DETAIL 5/D1. KEYED CONSTRUCTION JOINT CAN BE USED AT THE CONTRACTOR'S DISCRETION AT ALL SAWED CONTROL JOINTS UNLESS NOTED.
CONST. JT.	INDICATES KEYED CONSTRUCTION JOINT W/ "COLD" JOINT - SEE DETAIL 7/D1.
#"	INDICATES STEP IN SLAB. SEE NOTE 6 & 7 BELOW.

FOUNDATION NOTES

1. SEE SHEETS S001 FOR GENERAL STRUCTURAL NOTES.
2. TOP OF CONCRETE SLAB, ELEVATION = 100'-0" (UNLESS NOTED OTHERWISE) FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION ABOVE MEAN SEA LEVEL.
3. SEE MS300 FOR TYPICAL FOUNDATION REINFORCING AT BUILDING CORNERS.
4. G.C. SHALL COORDINATE AND NOTIFY E.O.R. OF ANY CONDITIONS THAT WILL REQUIRE FOOTING STEPS OR LOWER FOOTINGS THAN INDICATED ON FOUNDATION PLAN. THESE CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, CONFLICTS WITH FINAL GRADING AROUND BUILDING PERIMETER, CONFLICTS WITH BELOW GRADE UTILITIES & PLUMBING, AND UNSUITABLE BEARING MATERIAL.
5. ALL FOOTINGS ARE CENTERED UNDER BEARING WALLS, COLUMNS, GIRDER TRUSSES, ETC., UNLESS NOTED OTHERWISE.
6. RECESSED SLABS, SLAB STEPS, AND SLOPED SLABS SHOWN ON THESE DRAWINGS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS BY THE G.C. THE G.C. SHALL ALSO BE RESPONSIBLE FOR COORDINATING ANY REQUIRED SLAB RECESSES, SLAB STEPS, AND SLOPED SLABS FOR FLOORING, EQUIPMENT, DRAINS, ETC. WITH THE ARCHITECTURAL AND M.E.P. DRAWINGS PRIOR TO CONSTRUCTION.
7. MAINTAIN SLAB THICKNESS AT ALL FLOOR SLOPES AND DEPRESSIONS.
8. REINFORCED CELLS SHALL BE PLACED AT ALL WALL LOCATIONS LISTED BELOW, UNLESS NOTED OTHERWISE.
   - 8.1. MAXIMUM SPACING OF 48" ON CENTER.
   - 8.2. BUILDING CORNERS
   - 8.3. FLOOR/ROOF GIRDER TRUSS BEARING LOCATIONS
   - 8.4. LINTEL BEARING LOCATIONS
   - 8.5. EACH SIDE OF MASONRY OPENINGS
     - 8.5.1. MASONRY OPENINGS UP TO 8'-0" SHALL HAVE (1) REINFORCED CELLS EA. SIDE
     - 8.5.2. MASONRY OPENINGS 8'-1" TO 12'-0" SHALL HAVE (2) REINFORCED CELLS EA. SIDE
     - 8.5. 3.5.3. MASONRY OPENINGS 12'-0" TO 16'-0" SHALL HAVE (3) REINFORCED CELLS EA. SIDE
9. MAXIMUM FILLED CELL SPACING SHALL APPLY ABOVE AND BELOW MASONRY OPENINGS.
10. MASONRY CONTRACTOR SHALL COORDINATE WITH DOOR AND WINDOW SPECIFICATIONS AS WELL, AS ARCHITECTURAL DRAWINGS FOR ALL DOOR AND WINDOW ROUGH OPENING SIZES AND EXACT LOCATIONS. THESE DRAWINGS MAY NOT SHOW ROUGH OPENING DIMENSIONS.
11. MASONRY CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED VENTS, PLUMBING LINES, ELECTRICAL CHASES, ELECTRICAL SWITCHES & OUTLETS, ETC. LOCATIONS AND VERIFY THERE IS NO FILLED CELL WHERE THESE ITEMS OCCUR. IF A CONFLICT IS FOUND NOTIFY THE E.O.R. IMMMEDIATELY FOR CLARIFICATION AND/OR MODIFICATION.

PLAN KEY NOTES

1. PROVIDE (2) #4 x 36" LG. BARS @ ALL RE-ENTRANT CORNERS - SEE 6/S300 - DO NOT EXTEND BARS ACROSS CONTROL JOINTS
2. FLOOR DRAIN - SEE ARCH. & MEP DWGS. FOR SPEC'S & TOP OF FLOOR DRAIN ELEVATION - SLOPE CONC. SLAB TO FLOOR DRAIN
3. 16"x16" CMU COL. REINF. w/(1) #5 BAR IN EA CORNER.
4. 12"x12" CMU COL. REINF. w/(2) #5 BARS.

CONTRACTOR/ SUB-CONTRACTOR NOTE:

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	INDICATES BEARING WALL. SEE BEARING WOOD BEARING SCHEDULE ON S1
	8" REINFORCED CMU. WALL.

FOUNDATION SCHEDULE

MARK	SIZE (L x W x D)	REINFORCING	REMARKS
F3.0	3'-0" x 3'-0" x 1'-0"	(3) #5 EA. WAY (BOTTOM ONLY)	PAD FOOTING

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003135
www.keeseeassociates.com
805 South Orange Blossom Trail
Orlando, Florida 32805
(407) 843-2311

FDS ENGINEERING ASSOCIATES
Structural Engineers
Orlando Office: 407-843-2311
www.fdsengineers.com
Certificate of Authorization #26000 EB-0000311
Orlando, Florida 32805
Chase A. Barnes, P.E.
FL Reg. No. 75000
Todd Smith, P.E.
FL Reg. No. 75000

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DATE: August 7, 2019
FOR PERMITTING & CONSTRUCTION
PRELIMINARY NOT FOR CONSTRUCTION

Project Name/ Address:

PARKWAY AMENITY CENTER

TAMPA, FL

SHEET INFORMATION

DATE:	08/07/2019
DRAWN BY:	NK
PROJECT NO:	18-1675
REVIEWED BY:	TS

Plan Revisions Date:

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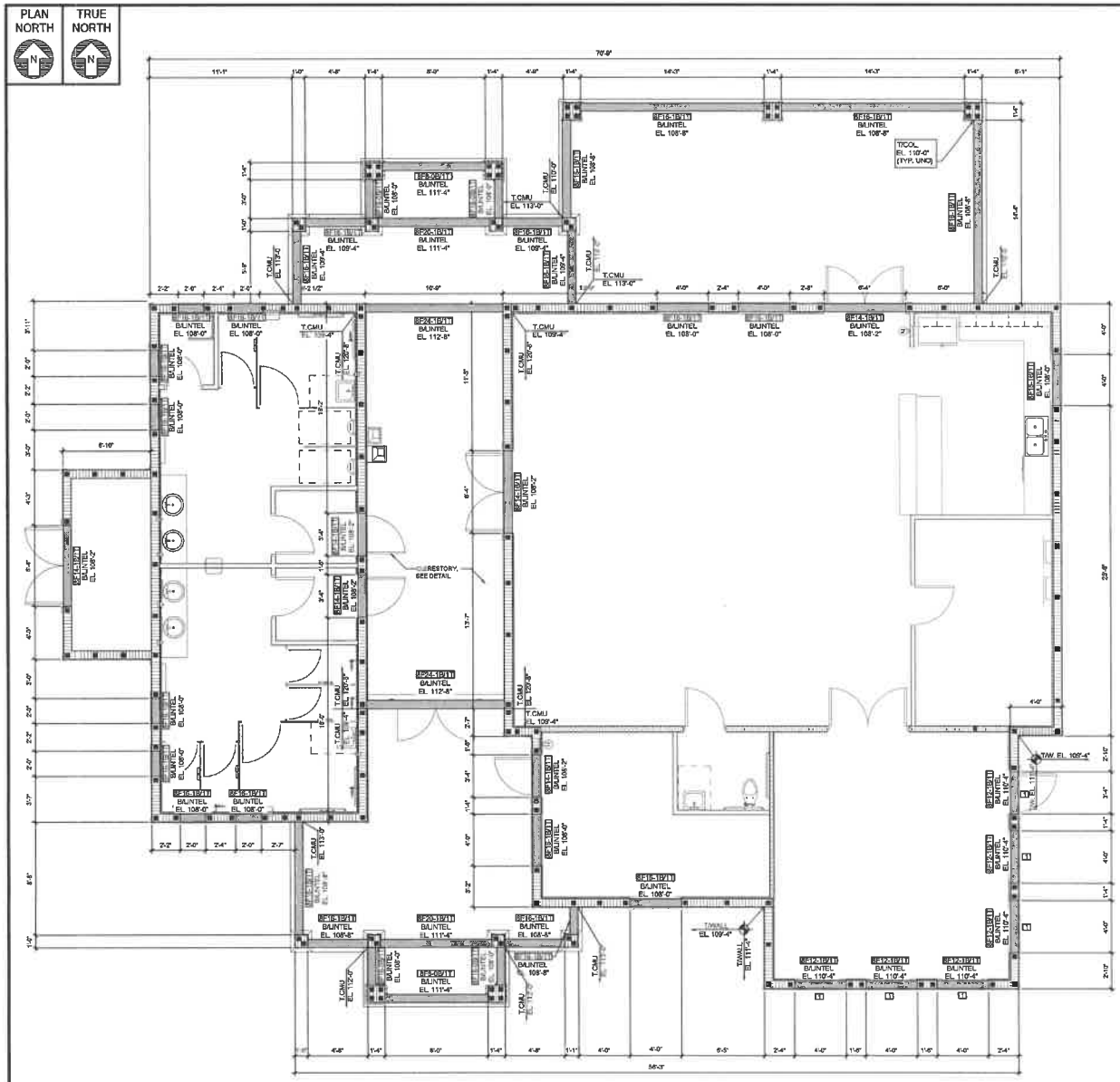
Drawing Title:

FOUNDATION PLAN, NOTES & SCHEDULES

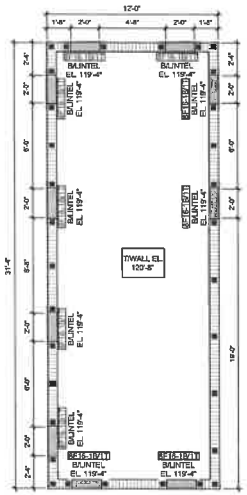
Drawing No.

S100



1ST LEVEL MASONRY WALL PLAN

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



CLERESTORY MASONRY WALL PLAN

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

MASONRY & LINTEL LEGEND

SYMBOL	DESIGN DESCRIPTION
	INDICATES PRECAST CONCRETE LINTEL.
	2L, INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET S14 FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON S14
	MASONRY WALL TOP @ 10'-0"
■	INDICATES REINFORCED CELL W/ (1) #5 VERTICAL BAR & FILLED SOLID WITH 3,000 PSI CONCRETE GROUT. SEE NOTE 8 BELOW.

MASONRY & LINTEL NOTES

1. SEE SHEETS S001 FOR GENERAL STRUCTURAL NOTES.
2. ALL STRUCTURAL CMU WALLS ARE 8", UNLESS NOTED OTHERWISE.
3. REINFORCED CELLS SHALL BE PLACED AT ALL WALL LOCATIONS LISTED BELOW UNLESS NOTED OTHERWISE:
   - 3.1. MAXIMUM SPACING OF 48" ON CENTER.
   - 3.2. BUILDING CORNERS
   - 3.3. FLOOR/ROOF GIRDER TRUSS BEARING LOCATIONS
   - 3.4. LINTEL BEARING LOCATIONS
   - 3.5. EACH SIDE OF MASONRY OPENINGS
     - 3.5.1. MASONRY OPENINGS UP TO 8'-0" SHALL HAVE (1) REINFORCED CELLS EA. SIDE
     - 3.5.2. MASONRY OPENINGS 8'-1" TO 12'-0" SHALL HAVE (2) REINFORCED CELLS EA. SIDE
     - 3.5.3. MASONRY OPENINGS 12'-2" TO 16'-0" SHALL HAVE (3) REINFORCED CELLS EA. SIDE
   - 3.6. BEAM/JOIST HANGER LOCATIONS
   - 3.7. ENDS OF WALLS
   - 3.8. INTERSECTIONS OF STRUCTURAL WALLS
4. MAXIMUM FILLED CELL SPACING SHALL APPLY ABOVE AND BELOW MASONRY OPENINGS UNLESS A SOLID PRECAST LINTEL IS PROVIDED TO THE TOP OR BOTTOM OF WALL.
5. MASONRY CONTRACTOR SHALL COORDINATE WITH DOOR AND WINDOW SPECIFICATIONS AS WELL AS ARCHITECTURAL DRAWINGS FOR ALL DOOR AND WINDOW ROUGH OPENING SIZES AND EXACT LOCATIONS. THESE DRAWINGS MAY NOT SHOW ROUGH OPENING DIMENSIONS.
6. MASONRY CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED VENTS, PLUMBING LINES, ELECTRICAL CHASES, ELECTRICAL SWITCHES & OUTLETS, ETC. LOCATIONS AND VERIFY THERE IS NO FILLED CELL WHERE THESE ITEMS OCCUR. IF A CONFLICT IS FOUND NOTIFY THE E.O.R. IMMEDIATELY FOR CLARIFICATION AND/OR MODIFICATION.
7. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITHIN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION THE E.O.R. SHALL BE NOTIFIED IMMEDIATELY.
8. APPROVED PRECAST LINTEL MANUFACTURERS ARE CAST CRETE, LOTS, AND QUALITY. INSTALL PRECAST LINTELS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. TYPICAL PRECAST LINTEL BEARING SHOWN ON DRAWINGS IS 8", HOWEVER, IF CONFLICTS EXIST THE PRECAST LINTEL BEARING LENGTH CAN BE REDUCED TO A MINIMUM OF 4".
10. SEE DRAWING S500 FOR TYPICAL MASONRY DETAILS.
11. G.C. SHALL BE RESPONSIBLE FOR VERIFYING PRECAST LINTEL LENGTHS REQUIRED PRIOR TO ORDERING PRECAST LINTELS.

PLAN KEY NOTES

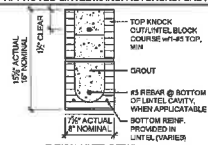
1. SEE 1/S500 FOR TRANSOM DETAIL FRAMING.

CONTRACTOR/ SUB-CONTRACTOR NOTE:
ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

IMPORTANT NOTE:
ALL INTERSECTING CONCRETE BEAMS SHALL BE POURED CONTINUOUS AND 90° BARS SHALL BE INSTALLED AT ALL INTERSECTING CONCRETE BEAMS HORIZONTAL REINFORCING BARS. THE 90° BARS SHALL EXTEND INTO EACH CONCRETE BEAM PER MINIMUM LAP SPLICE REQUIREMENTS SHOWN IN DETAIL M505/S402. SEE DETAIL RC11/D5 FOR REINFORCING REQUIREMENTS FOR ALL CONCRETE BEAM TO CONCRETE COLUMN CONNECTIONS.

GENERAL CONCRETE LINTEL SCHEDULE

APPROVED LINTEL MANUFACTURERS: CASTE-CRETE, QUALITY AND LOTTS.



TYPICAL LINTEL DETAIL

F = FILLED w/ GROUT
U = UNFILLED CELL
R = RECESSED

QUANTITY OF #5 REBAR (BOTTOM)
8F16-1B/1T
QUANTITY OF #5 REBAR (TOP)
NOMINAL HEIGHT
NOMINAL WIDTH

TYPE DESIGNATION

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ARCHITECTURE | DESIGN | PLANNING
AA26002113
945 South Orange Blossom Trail
Orlando, FL 32805
407.849.2000
www.keeseeassociates.com

FDS ENGINEERING ASSOCIATES
Civil Structural Mechanical Electrical Plumbing
Fire Protection Sustainable Design
Orlando, Florida 32803 (407) 896-1003
www.fdsengineering.com
Dennis J. Schmitz, P.E.
FL P.E. No. 56000
Todd Wolk, P.E.
FL P.E. No. 75318

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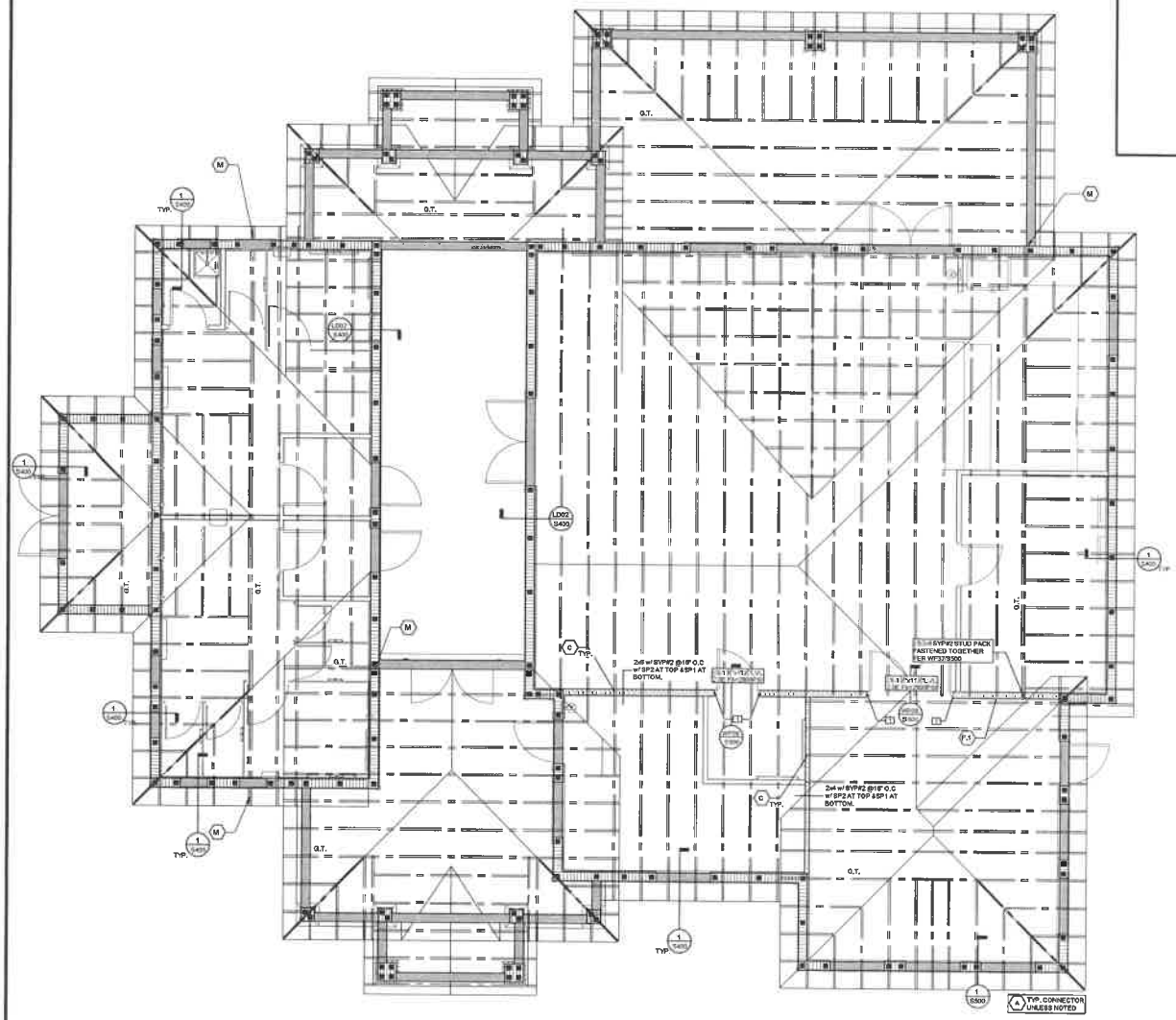
Sheet Name

MASONRY WALL PLAN & NOTES

Sheet No.

S101

PLAN NORTH | TRUE NORTH



ROOF FRAMING PLAN

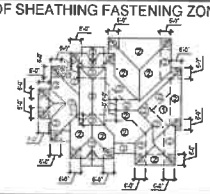
SCALE: 1/4" = 1'-0"

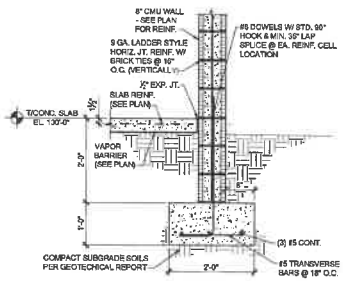
ROOF SHEATHING SPECIFICATIONS

ROOF SHEATHING SIZE: 7/16" OSB (40/20 SPAN RATING)
SHEATHING SPEC: APA RATED SHEATHING (EXPOSURE 1)
DIAPHRAGM BLOCKED: NO
FASTENERS: 10d RING SHANK NAILS

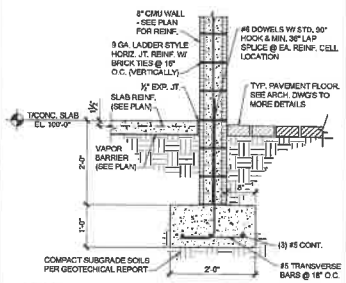
FASTENING PATTERN:
ZONE 1: 6" O.C. EDGE / 6" O.C. INTERMEDIATES
ZONE 2: 6" O.C. EDGE / 6" O.C. INTERMEDIATES
ZONE 3: 4" O.C. EDGE / 4" O.C. INTERMEDIATES

ROOF SHEATHING FASTENING ZONE DIAGRAM

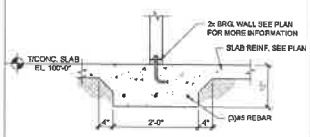

5'-0"
6'-0"
4'-0"
2'-0"
3'-0"
1



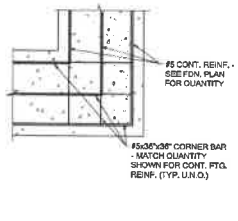
1 TYPICAL SECTION @ 8" CMU WALL
SCALE: 3/4" = 1'-0"



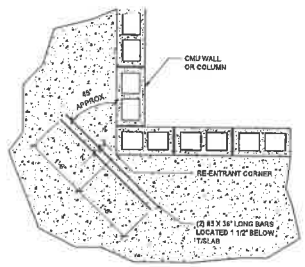
2 TYPICAL SECTION @ 8" CMU WALL
SCALE: 3/4" = 1'-0"



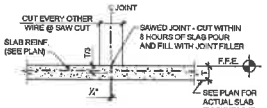
2A INT. BRG WALL
SCALE: 3/4" = 1'-0"



4 CONCRETE FOOTING CORNER DETAIL
SCALE: 3/4" = 1'-0"

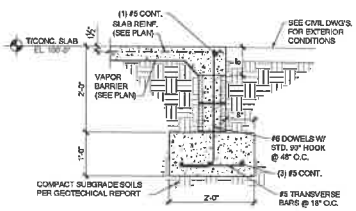


5 RE-ENTRANT CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"
TO BE USED AT ALL RE-ENTRANT CORNERS IF NO CONTROL JOINT, U.N.O.

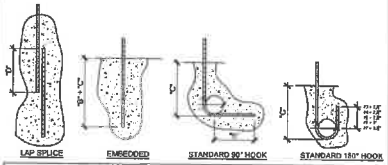


1. PROVIDE TOOLED JOINTS IN FRESH CONCRETE EACH SIDE OF WALLS WHERE SLABS POUR THRU DOORWAYS.
2. PROVIDE (2) #4 BARS X 4'-0" LONG AT MID-DEPTH OF THE SLAB PERPENDICULAR TO JOINTS THAT TERMINATE AT A PERPENDICULAR JOINT.

6 SAWED CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



7 TYPICAL SECTION @ DOOR
SCALE: 3/4" = 1'-0"

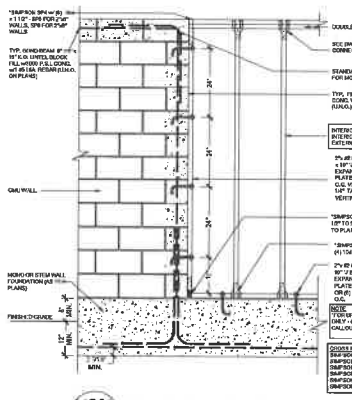


REBAR LAP SPLICE, EMBEDMENT, AND HOOKED REINF. STEEL (INCHES)

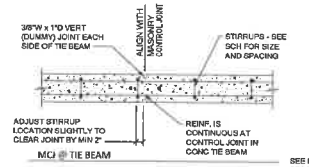
				MASONRY			CONCRETE
				ALL LOCATIONS	TENSION SPLICE		COMPRESSION SPLICE
BAR SIZE	BEND Ø	LENGTH		LAP SPLICE	TOP BARS	OTHER BARS	
	"A"	"B"	"C"	"D"	"D"	"D"	"D"
#3	2 ½"	4 ½"	9 ½"	1'-6"	2'-4"	1'-10"	1'-2"
#4	3"	5 ½"	12 ½"	2'-0"	3'-1"	2'-5"	1'-5"
#5	3 ½"	7"	15 ½"	2'-6"	3'-11"	3'-0"	1'-7"
#6	4 ½"	8 ½"	18 ½"	3'-0"	4'-8"	3'-7"	1'-11"
#7	5 ½"	9 ½"	21 ½"	3'-6"	6'-5"	5'-3"	2'-2"

**ALL REBAR SHALL BE GRADE 60.

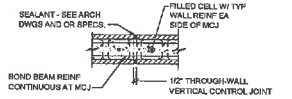
MS05 REBAR BEND & SPLICE DETAIL



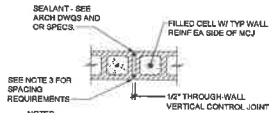
MS03 MASONRY TO WD BRG WALL
SCALE: 3/4" = 1'-0"



MCJ @ TIE BEAM



MCJ @ BOND BEAM



NOTES:
1. THROUGH-WALL JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM FOUNDATION TO TOP OF WALL.
2. TERMINATE TYPICAL HORIZONTAL JOINT REINFORCING 2" FROM JOINT.
3. MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 3 X (WALL HEIGHT) OR 30'-0", WHICHEVER IS LESS. CONTRACTOR SHALL SUBMIT MCJ PLAN TO ARCHITECT FOR APPROVAL.

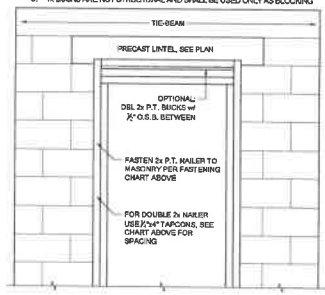
MASONRY CONTROL JOINT (MCJ)

D MASONRY CONTROL JOINT DETAIL
SCALE: N.T.S.

ATTACHMENT REQUIREMENTS

SIZE	TAPCONS	SPACING	# ROWS
2 x 4	3/16" X 3"	12" O.C.	1
2 x 6	3/16" X 3"	12" O.C.	2
2 x 8	3/16" X 3"	12" O.C.	2

NOTES:
1. TAPCONS TO BE 6" FROM END
2. FASTENING TO WINDOW TO BUCK RESPONSIBILITY OF WINDOW MANUFACTURER
3. 1x BUCKS ARE NOT STRUCTURAL AND SHALL BE USED ONLY AS BLOCKING



MS11 MASONRY BUCK INSTALLATION
SCALE: 3/4" = 1'-0"

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843 South Orange Blossom Trail Orlando, FL 32805
Phone: 407.843.5220

FDS ENGINEERING ASSOCIATES
Structural Engineers
Orlando Office: P.O. Box 1294 Winter Park, FL 32790
Tampa Office: 1408 N. Westshore Blvd. Suite 102 Tampa, FL 33607
www.fdsengineers.com
Certificate of Authorization #: 26000551
☐ Carl L. A. Sisson, Pe. FL # 43134
☐ Todd Sorg, P.E. FL # 67134

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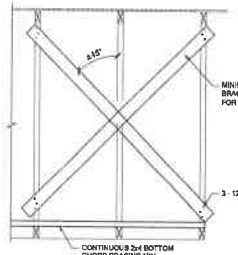
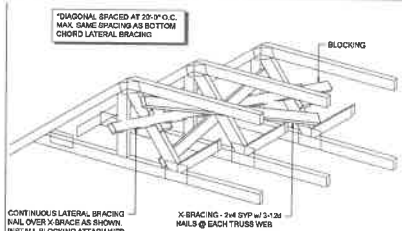
Sheet Name
FOUNDATION & WALL DETAILS

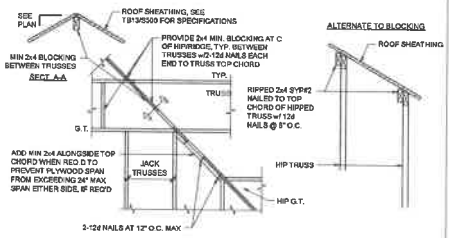
Sheet No.
S300



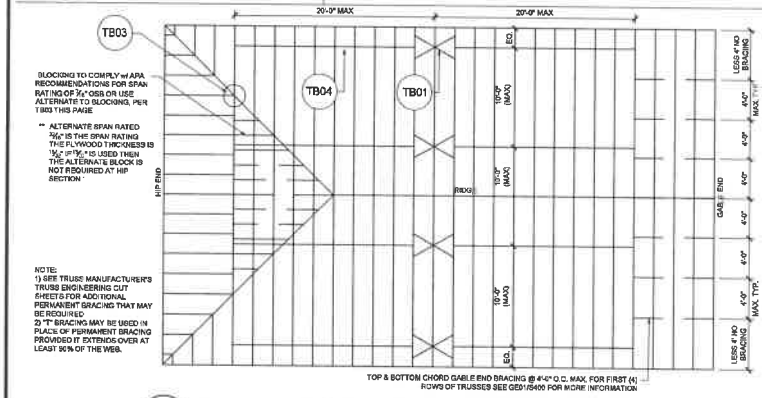
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0"



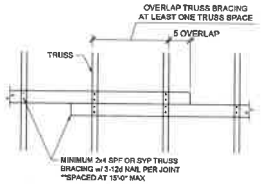
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



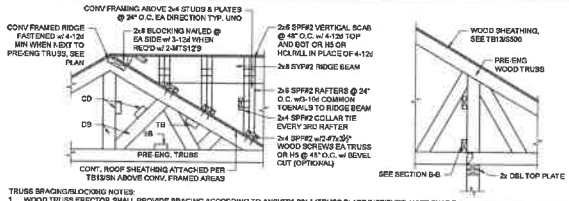
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0"



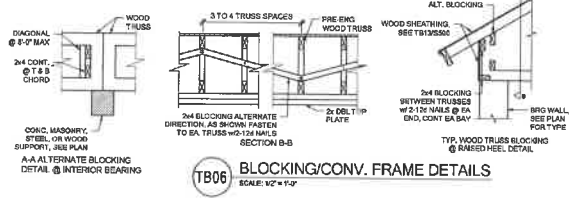
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



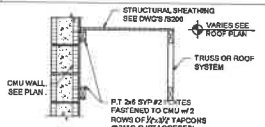
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0"



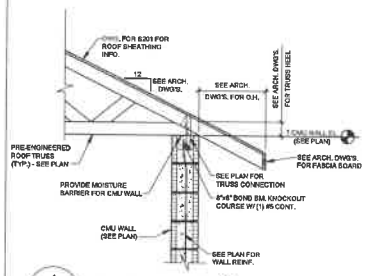
TRUSS BRACING/BLOCKING NOTES:
1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE TRUSSES BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF PLYWOOD SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 2 SHEETS OF PLYWOOD ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
2. ALL BRACING (DB, CS, BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.
3. ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3)12d NAILS AT EACH TRUSS INTERSECTION.
4. ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
5. PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE DEPTH EXCEEDS STANDARD HEEL HEIGHT.
6. SEE TYP. TRUSS BLOCKING DETAILS.



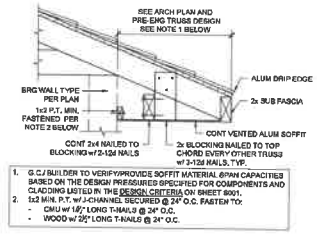
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0"



LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ EXT. WALL



1 TYPICAL SECTION @ TRUSS BEARING
SCALE: 3/4" = 1'-0"



1. G.C./BUILDER TO VERIFY/PROVIDE SOFFIT MATERIAL SPAN CAPACITIES BASED ON THE DESIGN PRESSURES SPECIFIED FOR COMPONENTS AND CLADDING LISTED IN THE DESIGN CRITERIA ON SHEET S001.
2. 1x3 MIN. P.T. w/ J-CHANNEL SECURED @ 24" O.C. FASTEN TO:
   - CMU w/ 1½" LONG T-NAILS @ 24" O.C.
   - WOOD w/ 2½" LONG T-NAILS @ 24" O.C.

SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0" SOFFITS 11'-4" & GREATER

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26000315
845 South Orange Blossom Trail Orlando, FL 32805
407-843-1300
keesee.com

FDS ENGINEERING ASSOCIATES
Structural Engineers
Civil Engineers
Construction Materials Testing
www.fdseng.com
Orlando, Kissimmee, Melbourne, Ocala
CARLA BERNOU, P.E. President
TOMAS SORIA, P.E. Principal

PROJECT NO. 15-1675
DATE: August 7, 2019
FOR PERMIT, BID & CONSTRUCTION

Project Name/ Address:
PARKWAY AMENITY CENTER
TAMPA, FL

SHEET INFORMATION

DATE:	08 / 07 / 2019
DRAWN BY:	NK
PROJECT NO:	15-1675
REVIEWED BY:	TB

Nº	Plan Revisions Date:
1	
2	
3	
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6	
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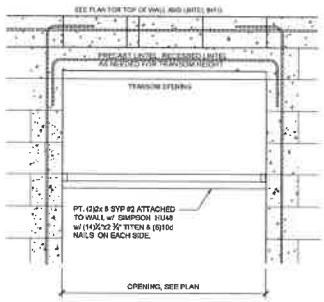
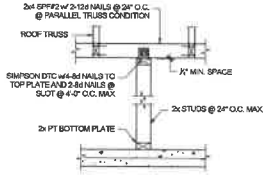
Sheet Name
ROOF FRAMING DETAILS

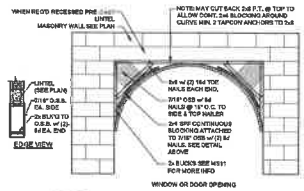
Sheet No.
S400



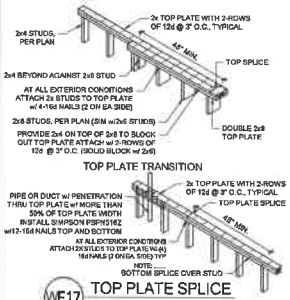
1 SECTION @WINDOW w/ TRANSOM
SCALE: 3/4" = 1'-0"



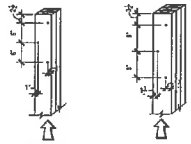
WF18 NON-BRG INTERIOR WALL
SCALE: 3/4" = 1'-0"



WF01 DET. @ ARCH WINDOW FRAMING
SCALE: 3/4" = 1'-0"

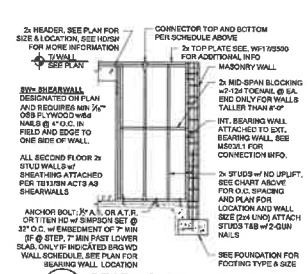


WF17 TOP PLATE SPLICE
SCALE: 3/4" = 1'-0"

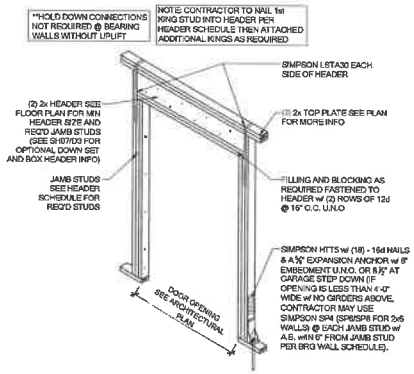


NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. ALL NAILS PENETRATE AT LEAST ¾" OF THE THICKNESS OF THE LAST LAMINATION
3. REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

WF37 MULI-PLY FASTENING
SCALE: 3/4" = 1'-0"



BW BEARING WALL DESIGN
SCALE: 3/4" = 1'-0"



WF09 WALL HEADER DETAIL
SCALE: 3/4" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
Architecture - 1
248 South Orange Blossom Trail Orlando, FL 32805
phone 407-999-2333

FDS ENGINEERING ASSOCIATES
Structural Engineers
Structural Engineer: FL Lic. No. 0056000
Civil Engineer: FL Lic. No. 0056000
Contact: Douglas J. Bennett, P.E. Lic. # 56000
Todd Bock, P.E. Lic. # 61318

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DATE: August 7, 2019
FILE: 18-1575 - PARKWAY AMENITY CENTER
PARKWAY AMENITY CENTER - TAMPA, FL

Project Name/ Address:
PARKWAY AMENITY CENTER
TAMPA, FL

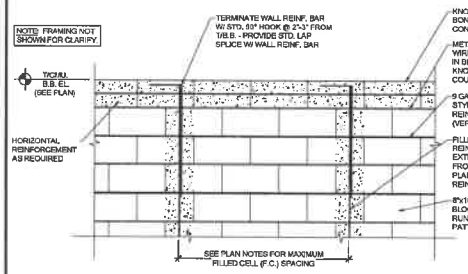
SHEET INFORMATION

DATE:	08/07/2019
DRAWN BY:	NK
PROJECT NO:	18-1575
REVIEWED BY:	TB

Plan Revisions Date:

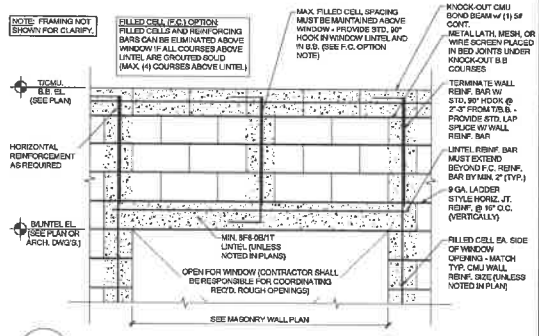
Sheet Name
WALL SECTION & DETAILS

Sheet No.
S500



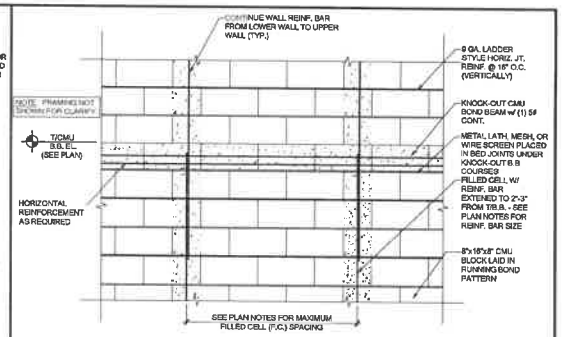
1 TYPICAL CMU WALL REINF. W/ B.B DETAIL @ TOP OF WALL

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



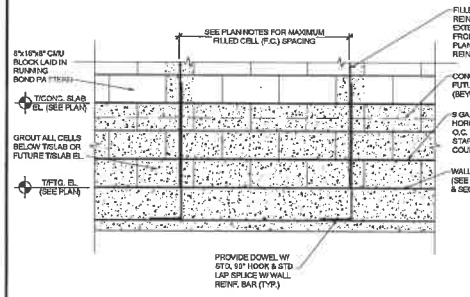
2 TYPICAL CMU WALL REINF. W/ B.B DETAIL @ WINDOW HEAD

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



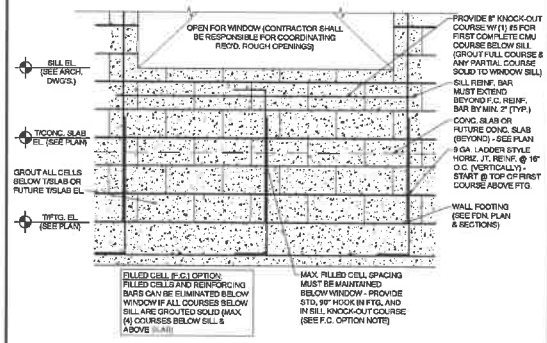
3 TYPICAL CONT. CMU. WALL REINF. W/ B.B DETAIL. @MULTIPLES STORY WALL.

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



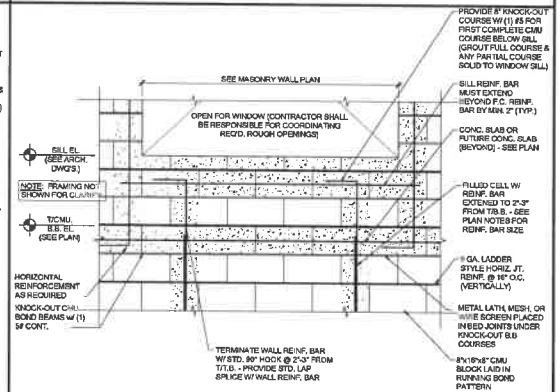
4 TYPICAL CMU WALL REINF. DETAIL @ BOTTOM OF WALL

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



5 TYPICAL CMU WALL REINF. DETAIL @ WINDOW SILL

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



6 TYPICAL CMU WALL REINF. W/ B.B DETAIL @SECOND FLOOR WINDOW SILL

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

Keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA-0001115
www.keesee.com
845 South Orange Blossom Trail
Orlando, FL 32805
(407) 841-2251

FDS ENGINEERING ASSOCIATES
Structural Engineers
Alliance Bank, Ft. Myers
Certificate of Authorization #0000241
www.fdsengineers.com
D. Scott Schroeder, P.E.
Principal
FL # 51136
Cl Todd Hicks, P.E.
Principal
FL # 51136

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PRELIMINARY NOT FOR CONSTRUCTION

D.R.C. August 7, 2018
Addressed Comments 10/29/18
Addressed Comments 12/12/18

Project Name/ Address:

PARKWAY AMENITY CENTER

TAMPA, FL

SHEET INFORMATION

DATE:	08/07/2018
DRAWN BY:	NK
PROJECT NO:	16-1675
REVIEWED BY:	TH

#	Plan Revisions Date:
1	
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Sheet Name

MASONRY WALL TYPICAL DETAILS

Sheet No.

S501

PLUMBING SPECIFICATIONS

PART 1 GENERAL

1.1 SECTION INCLUDES

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

1.2 SCOPE

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

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

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

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

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

F. CONTRACTOR SHALL VERIFY ALL EQUIPMENT CONNECTION SIZES PRIOR TO INSTALLATION OF ANY SYSTEMS. THIS CONTRACTOR SHALL ADJUST PIPING SYSTEM SIZES AS REQUIRED TO MATCH EQUIPMENT CONNECTIONS. UTILIZE REDUCERS WHERE EQUIPMENT CONNECTIONS ARE SMALLER THAN PIPE SIZES INDICATED ON PLANS, NO PIPING SHALL BE DECREASED IN SIZE (IN THE DIRECTION OF FLOW).

G. EXAMINATION OF BIDDING DOCUMENTS:

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

H. SUBSTITUTIONS:

1. EXCEPT AS PROVIDED BELOW, EACH BIDDER REPRESENTS THAT HIS BID IS BASED UPON THE MATERIALS AND EQUIPMENT DESCRIBED IN THE BIDDING DOCUMENTS.

2. NO SUBSTITUTIONS FOR OTHER MATERIALS AND EQUIPMENT WILL BE CONSIDERED UNLESS WRITTEN REQUEST HAS BEEN SUBMITTED TO THE ENGINEER FOR APPROVAL AT LEAST TEN (10) DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS. EACH SUCH REQUEST SHALL INCLUDE A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTE, THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED, DRAWINGS, CUTS, PERFORMANCE AND TEST DATA OR INFORMATION NECESSARY FOR A COMPLETE EVALUATION.

3. IF THE ENGINEER APPROVES ANY PROPOSED SUBSTITUTION, SUCH APPROVAL WILL BE ISSUED AS AN ADDENDUM FORWARDED TO ALL PARTICIPATING BIDDERS.

4. IF ANY BIDDER IS UNABLE TO PROCURE WRITTEN APPROVAL OF ANY SUBSTITUTION FROM THE ENGINEER PRIOR TO THE OPENING OF BIDS, THEN HE SHALL BASE HIS BID ON ITEMS AND SYSTEMS AS SPECIFIED IN BID DOCUMENTS.

5. SUBSTITUTIONS REQUESTED ON THE BID PROPOSAL FORM WHICH ARE PRIOR APPROVED BY THE ENGINEER WILL BE INCORPORATED INTO THE CONTRACT WITH THE SUCCESSFUL BIDDER.

6. REQUESTS FOR ANY SUBSTITUTIONS NOT SUBMITTED AND APPROVED IN ACCORDANCE WITH THE ABOVE INSTRUCTIONS WILL BE DENIED BY THE ENGINEER.

1.3 REGULATORY REQUIREMENTS

A. ALL INSTALLATIONS AND EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE STATUTES, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION.

1.4 CUTTING AND PATCHING

A. SUBMIT WRITTEN REQUEST IN ADVANCE OF CUTTING OR ALTERING ELEMENTS.

B. EMPLOY SKILLED AND EXPERIENCED INSTALLER TO PERFORM CUTTING AND PATCHING WHICH EFFECT:

1. INTEGRITY OF WEATHER PROOFING MATERIALS.

2. EFFICIENCY, MAINTENANCE, OR SAFETY OF ELEMENT.

3. VISUAL QUALITIES OF SIGHT.

4. WORK OF OWNER OR SEPARATE CONTRACTOR.

C. NO STRUCTURAL ELEMENTS TO BE CUT WITHOUT PRIOR APPROVAL OF THE ARCHITECT.

PART 2 PRODUCTS

2.1 PIPE HANGERS AND SUPPORTS

A. MANUFACTURERS:

1. B-LINE

2. OTHER ACCEPTABLE MANUFACTURERS OFFERING EQUIVALENT PRODUCTS.

A) MICHIGAN HANGER.

B) PHD.

2.2 HOT WATER PIPING INSULATION

A. MANUFACTURERS:

1. OWENS-CORNING

2. JOHNS-MANVILLE

3. KNAUF

B. ASTM C547, RIGID MOLDED NON-COMBUSTIBLE FIBERGLASS INSULATION. "K" VALUE .024 @ 75 DEGREES F.

C. VAPOR BARRIER JACKET, KRAFT PAPER WITH GLASS FIBER YARN AND BONDED TO ALUMINUM FILM. CLOSURE SYSTEM SHALL BE UL 181.

D. INSULATION THICKNESS 1-1/2"

2.3 SANITARY SEWER PIPING, ABOVE AND BELOW GRADE:

A. PVC: ASTM D2665 SCHEDULE 40 PVC PIPING.

1. FITTINGS: ASTM D2665 SCHEDULE 40 PVC DWV FITTINGS.

2. JOINTS: ASTM D2564 SOLVENT CEMENT. JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2855.

2.4 WATER PIPING, ABOVE GRADE

A. CPVC PIPING & FITTINGS: ASTM D1784 PIPE COMPOUND CELL CLASS 24448.

1. JOINTS: ASTM F493 SOCKET TYPE WITH SOLVENT CEMENT ASTM F402 IN INTERNATIONAL APPROVED MFG. COMPATIBLE.

2. FLOWGUARD GOLD CPVC PIPE AS MFG. BY NOVEON INC.

PART 3 INSTALLATION

A. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINING DISSIMILAR METALS.

C. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT.

D. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE.

E. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.

F. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

G. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.

H. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED. COORDINATE SIZE AND LOCATION OF ACCESS DOORS WITH APPROPRIATE ARCHITECTURAL SECTION.

I. ESTABLISH ELEVATIONS OF BURIED PIPING OUTSIDE THE BUILDING TO ENSURE PROPER SLOPE AND COVER.

J. ESTABLISH ELEVATIONS OF EXISTING BURIED PIPING FOR CONNECTION TO NEW WORK TO ENSURE PROPER SLOPE AND COVER.

K. WHERE PIPE SUPPORT MEMBERS ARE WELDED TO STRUCTURAL BUILDING FRAMING, SCRAPE, BRUSH CLEAN, AND APPLY ONE COAT OF ZINC RICH PRIMER TO WELDING.

L. EXTEND CLEANOUTS TO FINISHED FLOOR OR WALL SURFACE. LUBRICATE THREADED CLEANOUT PLUGS WITH MIXTURE OF GRAPHITE AND UNSIZED OIL. ENSURE CLEARANCE AT CLEANOUT FOR RODDING OF DRAINAGE SYSTEM.

M. INSTALL WATER HAMMER SHOCK ARRESTORS AT EACH FIXTURE OR BATTERY OF FIXTURES WHERE REQUIRED. ARRESTORS SHALL BE FACTORY FABRICATED. INSTALL ARRESTORS AND SIZE PER PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I. WH-201. ACCEPTABLE MANUFACTURERS ZURN, JOSAM, SIOUX CHIEF, PPP INC. FOR 1-11 F.U'S PROVIDE PDI-A, FOR 12-32 F.U'S PDI-B, 33-60 F.U'S PDI-C, 61-113 F.U'S PDI-D.

ABBREVIATIONS

AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
CD	CONDENSATE DRAIN
CLG	CEILING
CO	CLEAN-OUT
COND	CONDENSATE OR CONDENSER
CONT	CONTINUATION
CMU	CONCRETE MASONRY UNIT
CW	COLD WATER (CITY)
EL	ELEVATION
ELEC	ELECTRIC
°F	DEGREES FAHRENHEIT
ECO	EXTERIOR CLEANOUT
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
GAL	GALLONS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HW	HOT WATER
HR	HOUR
INV	INVERT ELEVATION
LBS	POUNDS
MIN	MINIMUM
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RISE
REQ'D	REQUIRED
RM	ROOM
SAN	SANITARY
SPEC	SPECIFICATION
TEMP	TEMPERATURE
TYP	TYPICAL
V	VENT LINE
VTR	VENT THRU ROOF
W/	WITH
WCO	WALL CLEANOUT

PLUMBING LEGEND

	WATER HEATER PAN DRAIN
—CD—	COND. DRAIN
- - -CD- - -	COND. DRAIN UNDERGROUND
	COLD WATER SUPPLY
	EQUIPMENT
----110°----	110° HOT WATER SUPPLY
—G—	GAS
- - -G- - -	GAS UNDERGROUND
	HOT WATER RETURN
—SAN—	SANITARY
- - -SAN- - -	SANITARY UNDERGROUND
	VENT
	DIRECTION OF FLOW IN PIPE
	PIPE UP
	PIPE DOWN
	BALL VALVE
	CHECK VALVE, HORIZONTAL SWING
	BALANCING VALVE
	CAPPED LINE
	HOSE BIBB
	FLOOR DRAIN
	FLOOR CLEANOUT
	2-WAY EXTERIOR CLEANOUT
	WALL CLEANOUT
	SHOCK ABSORBER

PLUMBING FIXTURE SCHEDULE

FIXTURE NO.	FIXTURE TYPE	WASTE CONN.	TRAP	VENT CONN.	C.W. CONN.	H.W. CONN.	MANUFACTURER / MODEL #	DESCRIPTION
WC-1	WATER CLOSET	3"	INTEG.	2"	1"	–	AMERICAN STANDARD 2234001.020	MADERA 15" RIM HEIGHT, 1.6 GPF, TOP SPUD FLOOR MOUNT VITREOUS CHINA, SIPHON JET, 6047151.002 MANUAL FLUSH VALVE, BEMIS 1955SSC STATITE SEAT
WC-2	WATER CLOSET ADA	3"	INTEG.	2"	1"	–	AMERICAN STANDARD 3043001.020	MADERA 16-1/2" RIM HEIGHT, 1.6 GPF, TOP SPUD FLOOR MOUNT VITREOUS CHINA, SIPHON JET, 6047161.002 MANUAL FLUSH VALVE, BEMIS 1955SSC STATITE SEAT
UR-1	URINAL	2"	INTEG	1-1/2"	3/4"	–	AMERICAN STANDARD 6601012.020	LYNBROOK, ADA MOUNTING RIM HEIGHT, WALL HUNG BLOWOUT TYPE, 1.0GPF, 1 1/4" TOP SPUD, VITREOUS CHINA, MANUAL FLUSH VALVE AM STD 6045601.002. PROVIDE MANUFACTURER RECOMMENDED CARRIER.
L-1	LAVATORY 2 HANDLE FAUCET	1-1/2"	1-1/4"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD 0475028.020	CHALYN COUNTERTOP OVAL SELF RIMMING, VITREOUS CHINA LAVATORY, CONCEALED FRONT OVERFLOW, AM STD 7075202.002 4" CENTERSET FAUCET, 2 METAL LEVER HANDLES, POP UP DRAIN. GRID STRAINER WITH TAILPIECE, C.P. BRASS P-TRAP WITH WALL ARM & ESCUTCHEONS. "BRASSCRAFT" ANGLE VALVE SUPPLY RISERS W/LOOSE KEY STOPS. POWERS LFE/ASSE 1070 TMV.
L-2	LAVATORY ADA 2 HANDLE FAUCET	1-1/2"	1-1/4"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD 0355012.020	LUCERNE 20X18 WALL HUNG, VITREOUS CHINA LAVATORY , INTEGRAL BACKSPLASH, AM STD 7075055.002 4" CENTERSET FAUCET, 2 METAL LEVER HANDLES. GRID STRAINER WITH TAILPIECE, C.P. BRASS P-TRAP WITH WALL ARM & ESCUTCHEONS. "BRASSCRAFT" ANGLE VALVE SUPPLY RISERS W/LOOSE KEY STOPS. INSULATE P-TRAP AND SUPPLIES WITH TUBULERS INSULATION KIT. PROVIDE POWERS LFE/ASSE 1070 TMV. PROVIDE MANUFACTURER RECOMMENDED CARRIER.
SH-1	SHOWER OUTDOOR INSTALLATION	2"	2"	1-1/2"	1/2"	1/2"	SYMMONS 3-310-R	SHOWEROFF SHOWER LIMITER VALVE WITH INTEGRAL STOP, 1/2" IPS BACK CONNECTION AND ESCUTCHEON WITH REAR MOUNTING. FIRE-FLO DISTITUTIONAL SHOWER HEAD WITH ADJUSTABLE SPRAY, BACK PLATE AND THRU BOLTS FOR EXTRA THICK WALL. ALL MOUNTING FASTENERS FOR VALVE AND HEAD ARE VANDAL RESISTANT HEX SOCKET TYPE. PROVIDE 1.5 GPM FLOW RESTRICTOR.
S-1	SINK 2 COMPARTMENT	2"	1-1/2"	1-1/2"	1/2"	1/2"	ELKAY LRAD33228	LUSTERTONE ADA COMPLIANT 33x22 TWO COMP SINK, 8" DEEP, 18 GAUGE, 3HOLE, TYPE 304 SS, SELF RIMMING, T&S B2731 SINGLE CONTROL LEVER HANDLE, DAYTON D1125 BASKET STRAINER, TAILPIECE, P-TRAP & CONTINUOUS DRAIN FITTING. PROVIDE ANGLE STOPS, SUPPLIES & ESCUTCHEONS. GARBAGE DISPOSAL: ISE BADGER 5XP 3/4 H.P. QUIET DURA-DRIVE INDUCTION MOTOR.
DW-1	DISHWASHER	1/2"	–	–	–	1/2"	BY OTHERS	REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
MS-1	MOP SINK	3"	3"	1-1/2"	3/4"	3/4"	FIAT MSB 2424	24"x24"x10" HIGH MOLDED STONE RECEPTOR, W/ FIAT #830-AA FAUCET MOUNTED IN WALL ABOVE FIXTURE. COMPLETE WITH VACUUM BREAKER, HOSE THREAD OUTLET & EXCEPT KICK, INTEGRAL STOPS AND MOUNTING BRACKET. PROVIDE COMBINATION STAINLESS STEEL DOME STRAINER AND LINT BASKET, 3"CAULKED OUTLET, CAULK WITH SILICONE SEALANT AS REQUIRED.
EWC-1	ELECTRIC WATER COOLER DUAL LEVEL	2"	1-1/2"	1-1/2"	1/2"		ELKAY EZSTLBC	LOWER BUBBLER 36"AFF, UPPER 41"AFF. WALL-FLUSH MOUNTED CAPACITY TO DELIVER 8 GPH OF 50°F. WATER WITH INLET TEMP. OF 80°F AND ROOM TEMP. OF 90°F., STAINLESS STEEL BASIN & PEWTER VARYL W/ 1/5 HP.,120V, 60 CYCLE, 1 PH. W/ OVERLOAD PROTECTION 1 1/2" P-TRAP STOP VALVE. CORD & PLUG. PROVIDE MANUFACTURER RECOMMENDED CARRIER.
IMB-1	ICE MAKER BOX	–	–	–	1/2"	–	DATEY #36811	VALVE 24"AFF. HIGH IMPACT PLASTIC BOX W/ DIMENSION OF 8" HIGH x 10 3/4" WIDE. PROVIDE 1/2" FIP INLET x 1/4" OD OUTLET COMPRESSION ANGLE VALVE. SUPPLY CONNECTION SIZE SHALL BE 1/2" OD. COORDINATE ALL VALVE BOX LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
WH-1	WALL HYDRANT ANTI-SIPHON/FREEZELESS	–	–	–	3/4"	–	WOODFORD 865	SANITARY, AUTO DRAINING, FREEZE-LESS, WITH VACUUM BREAKER, BACKFLOW PROTECTED. SEE PLANS FOR WALL THICKNESS AND MOUNTING HEIGHT.
HB-1	HOSE BIBB ANTI-SIPHON	–	–	–	3/4"	–	WOODFORD 24	HOSE CONNECTION FOR NON-FREEZING AREAS WITH VACUUM BREAKER.
SA	SHOCK ARRESTOR	–	–	–	–	–	SIOUX CHIEF 650 SERIES	SIZE PER MANUFACTURER'S RECOMMENDATIONS. PDI CERTIFIED.
TPV-1	TRAP PRIMER VALVE	–	–	–	1/2"	–	PRECISION PLUMBING PRODUCTS PR-500	CORROSION RESISTANT BRASS TRAP PRIMER, 1/2" COLD WATER INLET AUTOMATICALLY OPERATED BY PRESSURE DROP OF 10 PSIG.
FD-1	FLOOR DRAIN STANDARD ROUND	SEE PLAN	–	–	1/2"	–	WATTS FD100-5A-7	EPOXY-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND 5" TYPE "A" NICKEL BRONZE STRAINER, 1/2" TRAP PRIMER CONNECTION
WCO	WALL CLEAN-OUT	SEE PLAN	–	–	–	–	ZURN Z1446	CAST IRON CLEAN-OUT TEE, DURA COATED BODY, GAS AND WATERTIGHT ABS TAPERED THREAD PLUG AND ROUND, SMOOTH STAINLESS STEEL WALL ACCESS COVER WITH SECURING SCREW.
ECO	EXTERIOR CLEANOUT	SEE PLAN	–	–	–	–	ZURN Z-1400-HD	HEAVY TRAFFIC AREA EXTERIOR CLEANOUT WITH ACCESS COVER AND TWO-WAY FITTING. SEE PLANS FOR PIPE SIZE CONNECTION.
FCO	FINISHED FLOOR CLEANOUT	SEE PLAN	–	–	–	–	ZURN CO2450	ADJUSTABLE FINISHED FLOOR CLEANOUT, PVC BODY WITH GAS AND WATERTIGHT ABS TAPERED THREADED PLUG, AND ROUND NICKEL COVER.

NOTE: ALL PLUMBING FIXTURES SHALL BE SUPPLIED WITH WATTS "FLOODSAFE" AUTO-SHUT OFF CONNECTOR TYPE SUPPLY RISERS WITH BRAIDED STAINLESS STEEL CONNECTORS. THIS SHALL INCLUDE ALL FAUCETS, TOILETS, WASHING MACHINES, DISHWASHERS & ICE MAKERS. PROVIDE FULLY ACCESSIBLE SHOCK ARRESTORS ON SUPPLIES TO WASHING MACHINES, ICE MAKERS AND DISHWASHERS.

GENERAL NOTES

1. INSTALL PIPING AND EQUIPMENT IN STRICT ACCORDANCE WITH APPLICABLE CODES, STANDARDS, ORDINANCES, REGULATIONS AND REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION. PLUMBING SYSTEMS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING AND PLUMBING CODE.
2. SEE ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE LOCATIONS, MOUNTING HEIGHTS, AND DIMENSIONS.
3. REFER TO ARCHITECTURAL PLANS FOR FIRE RATED FLOOR AND WALL PENETRATION DETAILS.
4. COORDINATE WORK DEPICTED WITH OTHER TRADES.
5. VALVES AND FITTINGS TO BE OF SAME SIZE AS LINE IN WHICH THEY ARE INSTALLED, UNLESS OTHERWISE INDICATED.
6. MAINTAIN FIRE RATINGS AND WEATHERPROOFING INTEGRITY OF BUILDING WHERE SERVICES PENETRATE RATED WALLS OR BUILDING EXTERIOR. THROUGH FLOOR PENETRATIONS TO BE WATERPROOFED.
7. PROVIDE NECESSARY SUPPORTING DEVICES, FASTENERS, FRAMES, CARRIERS AND OR OTHER ACCESSORIES NECESSARY FOR COMPLETE AND WORKING SYSTEMS FOR FIXTURES AND EQUIPMENT SHOWN.
8. ROUTE PIPING CONCEALED, ABOVE CEILINGS, WITHIN WALLS, OR IN CHASES, AS CLOSE TO EXISTING STRUCTURE TO MAINTAIN MAXIMUM CLEARANCES IN OCCUPIED SPACES. EXPOSED PIPING TO BE SLOPED AND PAINTED TO MATCH ARCHITECTURAL FINISHES. PIPING MAY BE INSTALLED EXPOSED IN MECHANICAL ROOMS.
9. PROVIDE DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
10. ROUGH-IN WASTE AND SUPPLY CONNECTIONS AND MAKE FINAL CONNECTIONS TO SPECIAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS. PROVIDE ISOLATION VALVES AT SUPPLIES. PROVIDE VACUUM BREAKERS WHERE REQUIRED BY CODE.
11. SUBMIT SHOP DRAWINGS (INCLUDING PIPE ROUTING AND EQUIPMENT LOCATIONS) TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLING OR PURCHASING PIPING AND/OR EQUIPMENT.
12. TAKE ALL MEASUREMENTS IN THE FIELD. VERIFY LAY-OUTS, ROUTING AND LOCATIONS OF EXISTING SERVICES BEFORE CONNECTING SANITARY AND WASTE PIPING AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
13. SANITARY PIPING OVER 2-1/2" IN DIAMETER TO HAVE A 1/8" PER FOOT SLOPE AND SANITARY PIPING 2-1/2" OR LESS IN DIAMETER TO HAVE A 1/4" PER FOOT SLOPE UNLESS OTHERWISE NOTED.
14. DRAINAGE PIPING TO BE MARKED WITH THE SEAL OF APPROVAL OF NATIONAL SANITATION FOUNDATION.
15. FLOOR DRAINS TO BE PROVIDED WITH TRAP PRIMER VALVE AND FITTINGS UNLESS NOTED OTHERWISE.
16. CONTRACTOR TO VERIFY INVOICE ELEVATIONS OF SEWERS TO WHICH NEW SEWER LINES ARE TO BE CONNECTED BEFORE INSTALLATION.
17. INSTALL WATER HAMMER SHOCK ARRESTORS AT EACH FIXTURE AND BATTERY OF FIXTURES. ARRESTORS TO BE FACTORY-FABRICATED. INSTALL ARRESTORS AND SIZE PER PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I. WH-201. ACCEPTABLE MANUFACTURERS – SIOUX CHIEF, PRECISION PLUMBING PRODUCTS INC., FOR 1-11 F.U.'S PROVIDE PDI-A, 12-32 F.U.'S PDI-B, 33-60 F.U.'S PDI-C, 61-113 PDI-D.
18. AIR CHAMBERS ARE NOT EQUIVALENT TO SPECIFIED SHOCK ARRESTORS.
19. PROVIDE ACCESS PANELS TO VALVES OTHERWISE CONCEALED WITHIN CHASES OR ABOVE NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
20. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTERS FOR DOMESTIC WATER SUPPLIES AS REQUIRED BY LOCAL WATER PURVEYORS.
21. PRESSURE REDUCING VALVES TO BE INSTALLED ON BRANCH LINES AND/OR MAINS SERVING FIXTURES AND/OR EQUIPMENT, WHEN THE PRESSURE EXCEEDS 80 PSI. MAINTAIN PIPE VELOCITY BETWEEN 5 AND 8 FT PER SECOND.
22. PROVIDE CLEAN OUTS AS REQUIRED BY FLORIDA PLUMBING CODE AND REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
23. TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES IN PUBLIC TOILET FACILITIES THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3. TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES AND GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.

ELECTRIC WATER HEATER SCHEDULE

UNIT #	TYPE	GALLONS	KW INPUT	GPH REC. @ 80°R	VOLTAGE	SHIPPING WEIGHT (LBS.)	DIMENSIONS	MANUFACTURER	
								MANUFACTURER	MODEL #
EWH-1	ELECTRIC	15	3	15	208V-1PH	58	28"H X 18"W X 20.5"	A.O. SMITH	DEL-15S-3

NOTES:
1. PROVIDE WITH THERMAL EXPANSION VALVE OR THERMAL EXPANSION TANK, T & P RELIEF VALVE AND WATER HEATER DRAIN PAN.
2. PROVIDE VACUUM RELIEF VALVE PER CODE FOR BOTTOM FED WATER HEATERS.

RECIRCULATING PUMP SCHEDULE

UNIT #	TYPE	GPM	HEAD FT. H2O	CONN. SIZE		MOTOR DATA				SELECTION BASED ON:		REMARKS
				INLET	OUTLET	WATTS	RPM	VOLT	PH.	MANUFACTURER	MODEL	
HWRP-1	IN-LINE	5	15	3/4"	3/4"	92	2540	120	1PH	BELL & GOSSETT	NBF-18S	PROVIDE ADJUSTAT

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Keesee associates ARCHITECTURE | DESIGN | PLANNING AA0003115
945 South Cooper Street Trail
Arlington, TX 76015
817.261.2233

SIGNATURE & SEAL

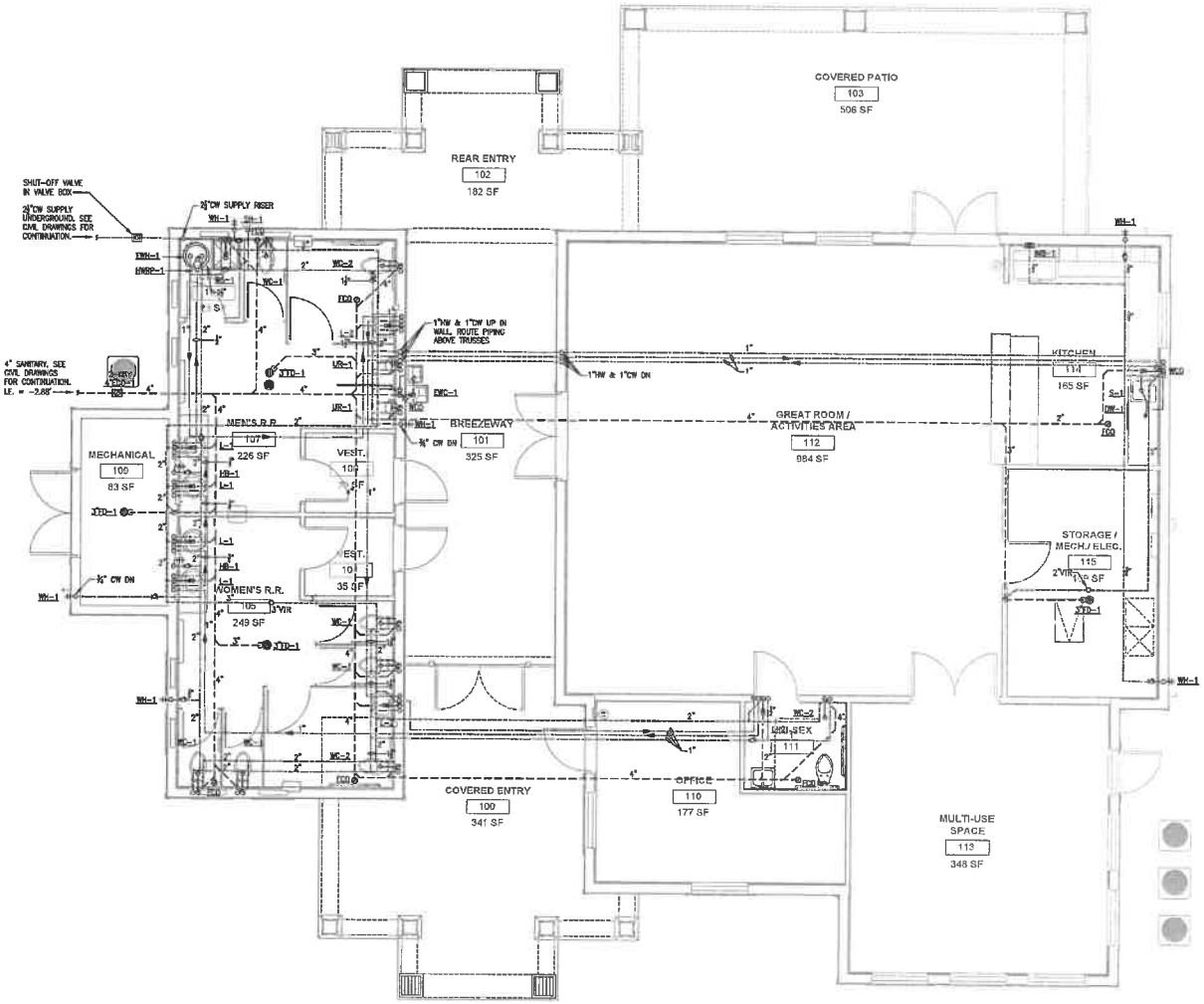
Brian S. Hoffman PE
Lic. No. 52560

NEW PORT RICHIE FLORIDA

PARKWAY AMENITY CENTER

SHEET INFORMATION

Project Number:	18-5026
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	BSH
Drawn By:	JML
Scale:	As indicated
Sheet Name:	PLUMBING LEGEND, NOTES & ABBREVIATIONS
Sheet No.	P001



1 FIRST FLOOR PLAN - PLUMBING
1/4" = 1'-0"

0 2' 4' 8' 12'
1/4" = 1'-0"

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keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA0003115
945 South Orange Blossom Trail
Orlando, Florida 32805
(407) 849 2333

SIGNATURE & SEAL
01/21/2021
Brian H. Sheffield, PE
PE No. 56080

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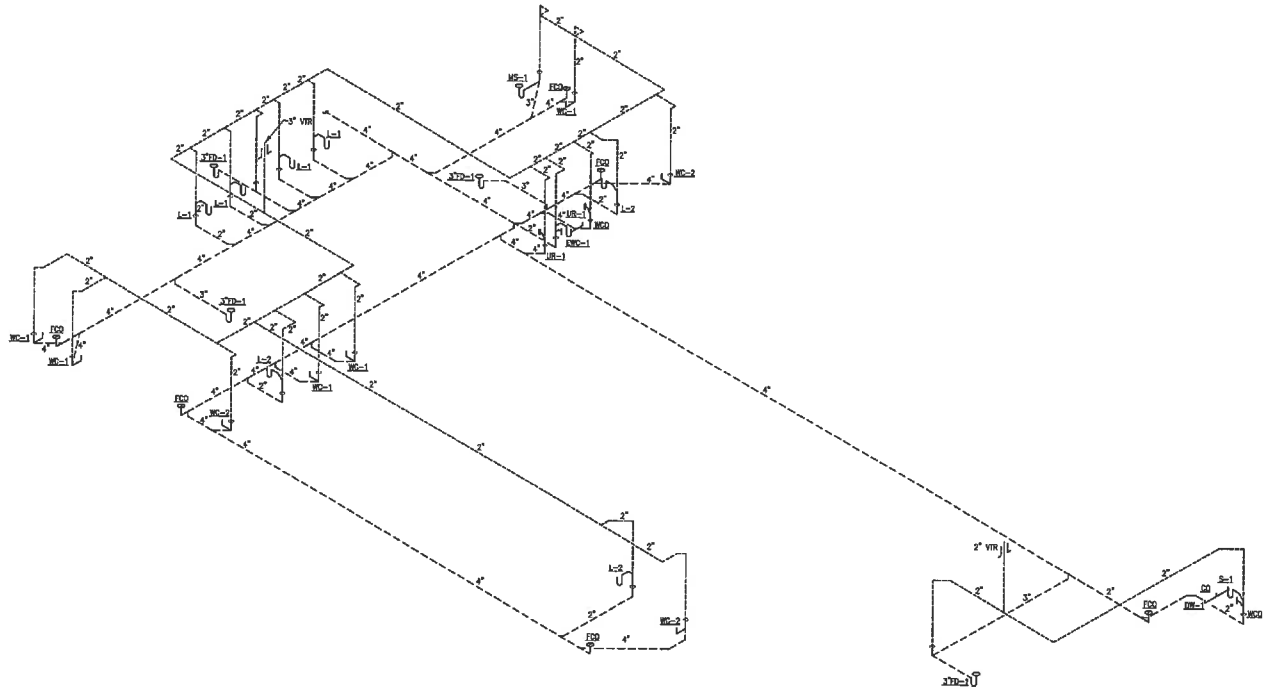
FLORIDA

SHEET INFORMATION	
Project Number:	18-5028
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	BSH
Drawn By:	JML
Scale:	As Indicated
Sheet Name:	FLOOR PLAN PLUMBING
Sheet No.	P100



SANITARY RISER DIAGRAM
NOT TO SCALE

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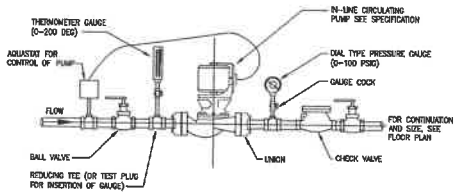
Project Number:	18-5028
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	BSH
Drawn By:	JML
Scale:	As Indicated
Sheet Name:	PLUMBING DETAILS
Sheet No.	P301



HOT WATER RECIRCULATING PUMP DETAIL
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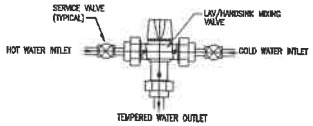

TYP. LAV/SINK THERMOSTATIC VALVE DETAIL
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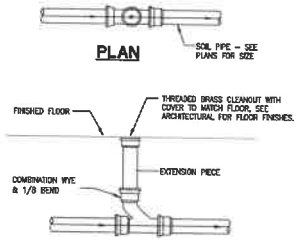

FLOOR CLEANOUT DETAIL
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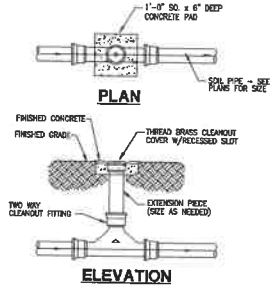

TWO WAY CLEANOUT DETAIL
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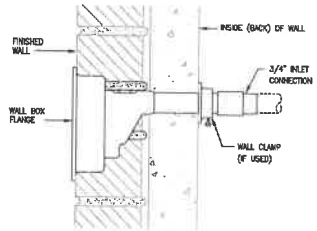

FREEZEPROOF WALL HYDRANT
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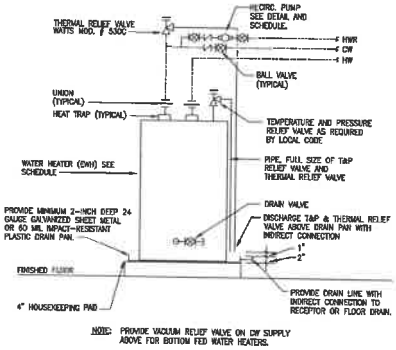

NOTE: PROVIDE VACUUM RELIEF VALVE ON CW SUPPLY ABOVE FOR BOTTOM FED WATER HEATERS.

ELECTRIC WATER HEATER WITH RECIRCULATING PUMP DETAIL
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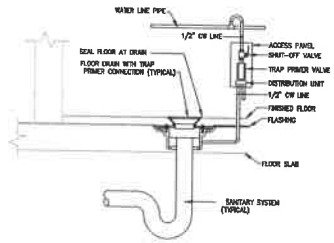

TRAP PRIMER FLOOR DRAIN DETAIL
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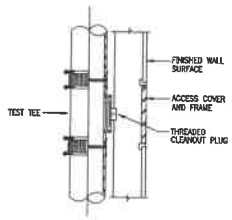

WALL CLEAN OUT DETAIL
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ELECTRICAL SYMBOLS LEGEND

LIGHTING (SEE LIGHTING FIXTURE SCHEDULE)

- 1'X 4' FLUORESCENT OR LED LIGHTING FIXTURE CONNECTED TO EMERGENCY BALLAST.
- 1'X 4' EMERGENCY OR LED FLUORESCENT LIGHTING FIXTURE WITH EMERGENCY BALLAST INTEGRAL 1400 LUMEN.
- FLUORESCENT OR LED STRIP LIGHTING
- FLUORESCENT OR LED EMERGENCY STRIP LIGHTING WITH EMERGENCY BALLAST INTEGRAL 1400 LUMEN.
- LIGHTING FIXTURE
- LIGHTING FIXTURE – WALL MOUNTED
- WALL WASH / ACCENT FIXTURE – CEILING MOUNTED
- EMERGENCY LIGHTING FIXTURE WITH EMERGENCY BALLAST INTEGRAL 1400 LUMEN.
- EMERGENCY LIGHTING FIXTURE – WALL MOUNTED WITH EMERGENCY BALLAST INTEGRAL 1400 LUMEN.
- EXIT SIGN – SINGLE FACE ARROW INDICATES DIRECTION– CEILING MOUNTED
- EXIT SIGN – SINGLE FACE ARROW INDICATES DIRECTION– WALL MOUNTED
- EXIT SIGN – DOUBLE FACE – ARROW INDICATES DIRECTION – CEILING MOUNTED
- COMBINATION EMERGENCY EXIT SIGN AND BATTERY LIGHT SINGLE FACE WITH DUAL HEADS AND INTEGRAL EMERGENCY BATTERY POWER SUPPLY.
- EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK – DUAL HEAD
- DECORATIVE PENDANT

POWER SEE ELECTRICAL SPECIFICATIONS FOR MOUNTING HEIGHTS.

- DUPLEX RECEPTACLE – SEE ELECTRICAL SPECIFICATIONS FOR MOUNTING HEIGHTS.
  - (WP) WEATHERPROOF
  - (H) HORIZONTALLY MOUNTED
  - (C) CEILING MOUNTED
- DOUBLE DUPLEX RECEPTACLE
- "GFI" DUPLEX RECEPTACLE COUNTER HEIGHT/GROUND FAULT INTERRUPTING (USB) = COMBO DUPLEX/RECEPTACLE/GROUND FAULT INTERRUPTING/USB=15A30
- "GFI" DUPLEX RECEPTACLE/GROUND FAULT INTERRUPTING/WEATHERPROOF COVER
- "GFI" DOUBLE DUPLEX RECEPTACLE/GROUND FAULT INTERRUPTING
- "GFI" DOUBLE DUPLEX RECEPTACLE COUNTER HEIGHT/GROUND FAULT INTERRUPTING
- DUPLEX RECEPTACLE – TOP HALF SWITCHED – MOUNT 18" AFF
- DUPLEX RECEPTACLE, COUNTER HEIGHT
- DOUBLE DUPLEX RECEPTACLE, COUNTER HEIGHT
- DUPLEX RECEPTACLE, COMMUNICATIONS AND COMPUTER OUTLETS MOUNTED TOGETHER IN A FLUSH MOUNTED FLOOR BOX. EXTEND 1" CONCEALED CONDUIT TO ABOVE ACCESSIBLE CEILING AND STUB-OUT WITH PLASTIC BUSHING.
- DUPLEX RECEPTACLE – FLUSH MOUNTED IN FLOOR BOX.
- DOUBLE DUPLEX RECEPTACLE MOUNTED TOGETHER IN A FLUSH MOUNTED FLOOR BOX.
- SPECIAL PURPOSE OUTLET – COORDINATE EXACT NEMA CONFIGURATION AMPACITY RATING AS INDICATED.
- CEILING FAN JUNCTION BOX (SIZE AS REQUIRED PER N.E.C.).
- WALL MOUNTED JUNCTION BOX (SIZE AS REQUIRED PER N.E.C.).
- MOTOR (EF) EXHAUST FAN
- PHOTO CELL
- ELECTRICAL SERVICE SHUNT TRIP BREAK GLASS STATION SQUARE "D" CLASS/9080 1-K15 W/ CLASS 9001-K25 STAINLESS STEEL COVER PLATE. ENGRAVE "SERVICE DISCONNECT" MOUNT 7'-0" AFF./WEATHERPROOF HOUSING
- GROUND BAR
- DOORBELL PUSH BUTTON 48" AFF.

SWITCHES

- S – SINGLE POLE SWITCH – TOGGLE TYPE. SEE ELECTRICAL SPECIFICATIONS FOR MOUNTING HEIGHTS.
  - (3) 3 WAY
  - (4) 4 WAY
  - (2) DOUBLE POLE
  - (P) WITH PILOT LIGHT INDICATION
  - (D) DIMMER
  - (K) KEY
- SM – MOTOR RATED SWITCH – 1 POLE OR 2 POLE AS REQUIRED. 30 AMP OR AS REQUIRED BY CIRCUIT WITH INTEGRAL THERMAL OVERLOADS.
- SOS – WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH.
- CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH. LOWER CASE (o) INDICATES MANUAL TOGGLE OVERRIDE

SERVICE AND DISTRIBUTION

- BRANCH CIRCUIT PANELBOARD, 120/208V, SURFACE MOUNTED.
- FUSED DISCONNECT SWITCH–POLE, 30AMP ASTERISK INDICATES TO FUSE ACCORDING TO MANUFACTURERS RECOMMENDATIONS. NEMA 3 RATED INDOORS, NEMA 3R STAINLESS STEEL RATED OUTDOORS.
- UTILITY TRANSFORMER
- TVSS – TRANSIENT VOLTAGE SURGE SUPPRESSOR. (TVSS)

DATA/COMM

- DATA/COMM OUTLET WITH FLUSH MOUNTED 4" SQUARE SINGLE GANG JUNCTION BOX. MOUNT AT 18" A.F.F., UNLESS OTHERWISE NOTED. PROVIDE BLANK STAINLESS STEEL COVER PLATE. EXTEND 1" CONCEALED CONDUIT TO ABOVE ACCESSIBLE CEILING AND STUB-OUT WITH PLASTIC BUSHING. OR AS NOTED. INSTALL PULL WIRE. SEE DATA/COMM. DRAWINGS FOR ALL WIRING AND EQUIPMENT. OUTLETS BELOW ARE TYPICAL WITH DATA/COMM OUTLET REQUIREMENTS EXCEPT AS NOTED.
- TV – TELEVISION OUTLET. MOUNT 18 " ABOVE FINISHED FLOOR.
- TELEPHONE TERMINAL BOARD, 3/4" THICK x (4' OR 8' AS NOTED) x 8'-0" (PROVIDE FULL HEIGHT WHERE INDICATED) FIRE RESISTANT PLYWOOD BACKBOARD PAINTED GRAY.

FIRE ALARM DEVICES

- F – MANUAL PULL STATION
- F – COMBINATION AUDIBLE AUDIO/VISUAL SIGNALING UNIT– HORN/FLASHING "FIRE" LIGHT WALL MOUNTED 48" AFF UNLESS OTHERWISE NOTED. WP=WEATHER PROOF. C= CEILING, 110 CANDELA UNLESS NOTED OTHERWISE.
- VISUAL SIGNALING UNIT, WALL MOUNTED– FLASHING "FIRE" LIGHT ONLY (NO AUDIO DEVICE) 75 CANDELA UNLESS NOTED OTHERWISE.
- FIRE ALARM SYSTEM, RESIDENTIAL UNIT MINI-HORN.
- PHOTOELECTRIC DUCT SMOKE DETECTOR R=RETURN S=SUPPLY
- FIRE ALARM SHUTDOWN OR CONTROL RELAY
- DUCT DETECTOR REMOTE TROUBLE INDICATOR. MOUNT ADJACENT TO UNIT.
- FIRE ALARM HEAT DETECTOR. (2) INDICATES TO PROVIDE DUAL RATED CONVERTIBLE CONTACTS.
- CEILING MOUNTED SMOKE DETECTOR. (2) INDICATES PROVIDE DUAL RATED CONVERTIBLE CONTACT. WITH (CO) INDICATES SMOKE/CARBON MONOXIDE DETECTOR.
- MAGNETIC DOOR HOLDER
- FACP – FIRE ALARM CONTROL PANEL.
- FAJB – FIRE ALARM JUNCTION BOX.
- FAAC – REMOTE FIRE ALARM ANNUNCIATOR PANEL, FLUSHED MOUNTED.
- VISUAL STROBE
- F/S – FIRE SMOKE DAMPER/WITH SMOKE DETECTOR & 120v CIRCUIT
- S/S – SMOKE SENSOR

HEARING IMPAIRED (PROVIDE AT EACH HEARING IMPAIRED, ANSI UNIT)

- DB – DOORBELL PUSH BUTTON CONNECTED TO VISUAL NOTIFICATION DEVICE WITHIN HEARING IMPAIRED UNITS. FLUSH WALL MOUNTED AT 48" AFF TO TOP OF DEVICE UNLESS OTHERWISE NOTED. HEARING IMPAIRED SYSTEM PUSH BUTTON SHALL BE 120V RATED FLUSH PUSH BUTTON, ALLED OR EQUAL.
- HD – VISUAL NOTIFICATION DEVICE FOR HEARING IMPAIRED AND HANDICAP DESIGNATED UNIT. FLUSH WALL MOUNTED 80" AFF TO BOTTOM OF DEVICE UNLESS OTHERWISE NOTED. HEARING IMPAIRED DEVICE SHALL BE 120V (SWR-SL177 OR EQUAL.

ABBREVIATIONS

AMP	– AMPERES	ECB	– ENCLOSED CIRCUIT BREAKER	H.I.D.	– HIGH INTENSITY DISCHARGE	NFPA	– NATIONAL FIRE PROTECTION ASSOCIATION	SPEC	– SPECIFICATION
A/C	– AIR CONDITIONING	ELEC.	– ELECTRICAL	I.G.	– ISOLATED GROUND	NF	– NON-FUSED	SS	– STAINLESS STEEL
AC	– ALTERNATING CURRENT	EM	– EMERGENCY	J	– JUNCTION	NIC	– NOT IN CONTRACT	SPD	– SURGE PROTECTION DEVICE
AFF	– ABOVE FINISHED FLOOR	EMS	– ENERGY MANAGEMENT SYSTEM	JEC	– JACKSONVILLE ELECTRIC COMPANY	NL	– NIGHT LIGHT	TYP	– TYPICAL
AFG	– ABOVE FINISHED GRADE	EMT	– ELECTRICAL METALLIC TUBING	KAIC	– (THOUSANDS) AMPERE INTERRUPTING CAPACITY	O.C.	– ON CENTER	UON	– UNLESS OTHERWISE NOTED
AHU	– AIR HANDLING UNIT	EF	– EXHAUST FAN	KCMIL	– THOUSANDS OF CIRCULAR MILLS	P	– POLE	V	– VOLTS
AWG	– AMERICAN WIRE GAUGE	EWC	– ELECTRIC WATER COOLER	KVA	– KILOVOLT–AMPERES	PNL	– PANELBOARD	W	– WIRE
C	– CONDUIT	EX	– EXISTING	KW	– KILOWATT	PVC	– POLYVINYL CHLORIDE	WP	– WEATHERPROOF
CFL	– COMPACT FLUORESCENT LAMP	FA	– FIRE ALARM	LPS	– LIGHTNING PROTECTION SYSTEM	RGS	– RIGID GALVANIZED STEEL		
CH	– COUNTER HEIGHT	FACP	– FIRE ALARM CONTROL PANEL	LTG	– LIGHTING	RM	– ROOM		
CONC	– CONCRETE	FBC	– FLORIDA BUILDING CODE	MCP	– MOTOR CIRCUIT PROTECTION	RTI	– REMOTE TROUBLE INDICATOR		
COND	– CONDUIT	FFL	– FLORIDA FORMS & LIGHT	MCU	– MASTER CONTROL UNIT				
CU	– COPPER	G	– GROUND	MH	– METAL HALIDE				
DCP	– DIMMER CONTROL PANEL	GFI	– GROUND FAULT INTERRUPTER	N	– NEUTRAL				
DISC	– DISCONNECT	GND	– GROUND	NA	– NOT APPLICABLE				
		GRC	– GALVANIZED RIGID CONDUIT	NEC	– NATIONAL ELECTRICAL CODE				
		HVAC	– HEATING, VENTILATING AND AIR CONDITIONING	NEMA	– NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION				
		WH	– INSTANTANEOUS WATER HEATER						

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER & CATALOG NO.	DESCRIPTION	LAMPS	WATTS	VOLTS	REMARKS
B	COOPER LIGHTING: PDS16SD010-70MR930-81VC	CEILING MOUNT RECESSED 6" LED DOWNLIGHT, LENSED.	LED	32.6W	120	AS APPROVED BY OWNER
D	CLASSIC LIGHTING BY JML 6.207344	KITCHEN TRACK LIGHT	LED	(12)W	120	AS APPROVED BY OWNER
EM	HUBBELL COMPASS CUSRC	EMERGENCY BATTERY PACK LIGHTING UNIT	LED	1W	120	AS APPROVED BY OWNER
EX	HUBBELL COMPASS CCS WITH EMERGENCY BATTERY PACK	EXIT SIGN	LED	1.2W	120	AS APPROVED BY OWNER
F	UNIVERSITE: FS240S040-L-W02-CP-02	LED INDUSTRIAL STRIP LIGHT	LED	38W	120	AS APPROVED BY OWNER
G	MINKA AIRE: F532-BNK	INDOOR/OUTDOOR CEILING FAN	LED	64W	120	AS APPROVED BY OWNER
L	HALO COMMERCIAL: RR6D0930-M9MW/MDWW	6" LED DOWNLIGHT	LED	29W	120	AS APPROVED BY OWNER
M	EATON: ENC-E22-LED-C1-WL3-GM-U-W	EXTERIOR WALL MOUNTED SCONCE WITH 90 MINUTE INTEGRAL BATTERY PACK.	LED	47W	120	AS APPROVED BY OWNER
P	COOPER LIGHTING HALO COMMERCIAL PDS6SD010 PDM6A 835 81V	6" LED DOWNLIGHT	LED	21W	120	AS APPROVED BY OWNER
T	SCOTT ARCHITECTURAL LIGHTING SAL SE305-L12-25K-BA-EM.	WALL MOUNTED LED CARRIAGE DOWNLIGHT WITH 90 MINUTE INTEGRAL BATTERY PACK.	LED	23W	120	AS APPROVED BY OWNER
V	METAVUE: 22SHLED-LD4-24R-UN-UNV-L840-CD-1	BATHROOM VANITY FIXTURE	LED	28W	120	AS APPROVED BY OWNER
W	DORDAY LIGHTING: 4300-36-LED4/192N-120-CCP-DAMPUL	HANGING CANOPY FIXTURE	LED	16W	120	AS APPROVED BY OWNER
Y	HALO: LR6-06-835-1T-WH	RECESSED CAN FIXTURE	LED	9W	120	AS APPROVED BY OWNER

NOTE: PROVIDE ALL REQUIRED MOUNTING HARDWARE AND WIRING TO CONNECT LIGHTING FIXTURES AT HOLLOW CORE, POST TENSION SLAB & STRUCTURAL STEEL LOCATIONS INCLUDING BOXES, HANGER BARS, STRUCTURAL APPROVED FASTENERS AND UL APPROVED CONNECTORS.

LIGHTING FIXTURE SCHEDULE NOTES:

1. PROVIDE ALL DEVICES, DRYWALL FLANGES, MOUNTING EQUIPMENT, CHAIN, STRAIN RELIEFS, CLIPS, BRACKETS/ARMS, PLATES AND STRUCTURAL SUPPORTS FOR THE INSTALLATION AND CONNECTION OF ALL LIGHTING FIXTURES.
2. ALL LAMPING COLOR TEMPERATURE SHALL BE 3000K MINIMUM FOR ALL LIGHTING FIXTURES.
3. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT FINAL LOCATION OF LIGHTING FIXTURES.
4. COORDINATE THE ACTUAL TYPE OF CEILING FOR EACH FIXTURE WITH ARCHITECTURAL REFLECTED CEILING PLANS AND PROVIDE FIXTURE THAT AS REQUIRED.
5. COORDINATE THE ACTUAL TYPE OF LIGHTING FIXTURES WITH ARCHITECTURAL LIGHTING SCHEDULES AND OWNER LIGHTING FIXTURE STANDARD CRITERIA AS REQUIRED.

GENERAL NOTE:

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRICAL CODE.

VOLTAGE DROP

THIS PROJECT IS IN COMPLIANCE WITH 2017 FBC-ENERGY CONSERVATION C405.7.3 AND NEC 210.19 WITH REGARDS TO VOLTAGE DROP FOR BOTH DISTRIBUTION PANELS (2%) AND DOWNSTREAM BRANCH CIRCUITS (3%).

O&M / AS-BUILT NOTES

1. RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE FURNISHED TO OWNERS REP. WITHIN 30 DAYS OF THE DATE OF SYSTEM ACCEPTANCE BY THE BUILDING OWNER. THESE INCLUDE:
   A. A SINGLE LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM.
   B. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
2. PROVIDE OPERATIONS AND MAINTENANCE MANUAL TO BUILDING OWNER AT TIME OF COMPLETION. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
   A. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
   B. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
   C. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26001015
9455 Philip Crane Blvd. Suite 1
Jacksonville, FL 32257
T: (904) 880 3333

SIGNATURE & SEAL

07/01/2021
Anthony D. Cardello, P.E.
PE No. 76519

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	ADL
Drawn By:	BF
Scale:	As Indicated
Sheet Name:	ELECTRICAL LEGEND, NOTES & ABBREVIATIONS
Sheet No.	E001

CA# 26308 I19011.00
Ingenuity engineers, inc.
"Proactive Engineering Solutions"

I. GENERAL REQUIREMENTS – DIVISION 26 ELECTRICAL:

A. PERFORM ALL WORK IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE, NFPA 70 (NEC–2017) AND NFPA 101 (LIFE SAFETY CODE), ADA ANSI A117.1, INSTALL AND CONNECT PER AND THE REGULATIONS OF THE LOCAL UTILITY TELEPHONE, CABLE TELEVISION AND POWER UTILITY COMPANIES. OBTAIN AND PAY FOR ANY AND ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES OF INSPECTIONS AND APPROVAL, AND THE LIKE, AND DELIVER SUCH CERTIFICATES TO THE OWNER.

B. THE CONTRACTOR SHALL FURNISH, PERFORM, OR OTHERWISE PROVIDE ALL LABOR (INCLUDING, BUT NOT LIMITED TO, ALL PLANNING, PURCHASING, PAINTING, TRANSPORTING, RIGGING, HOISTING, STORING, INSTALLING, TESTING, CHASING, CHANNELING, CUTTING, TRENCHING, EXCAVATING AND BACKFILLING), COORDINATION, FIELD VERIFICATION, EQUIPMENT INSTALLATION, SUPPORT, AND SAFETY, SUPPLIES, AND MATERIALS NECESSARY FOR THE CORRECT INSTALLATION OF COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEMS (AS DESCRIBED OR IMPLIED BY THESE SPECIFICATIONS AND THE APPLICABLE DRAWINGS).

C. ALL DRAWINGS AND SPECIFICATIONS ON THE PROJECT ARE COMPLEMENTARY, EACH TO ALL OTHER SETS, AND THEY SHALL BE USED IN COMBINATION FOR THE EXECUTION OF THIS WORK. DIVISION 26 WORK SHOWN ON ANY ONE SET OF DRAWINGS, INCLUDING ALL ARCHITECTURAL DRAWINGS, MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR GENERAL WORK AND EQUIPMENT, AND DIVISION 26 WORK CALLED FOR UNDER ANY SECTION OF THE PROJECT SPECIFICATIONS, SHALL BE CONSIDERED AS INCLUDED IN THIS WORK UNLESS SPECIFICALLY EXCLUDED BY INCLUSION IN SOME OTHER BRANCH OF THE WORK. THIS SHALL INCLUDE ROUGHING–IN FOR CONNECTIONS AND EQUIPMENT AS CALLED FOR OR INFERRED. THE CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL DIVISION 26 WORK.

D. THE CONTRACTOR SHALL CAREFULLY CHECK THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER TRADES AND DIVISIONS BEFORE INSTALLING ANY OF HIS WORK. HE SHALL IN ALL CASES CONSIDER THE WORK OF ALL OTHER TRADES, AND SHALL COORDINATE HIS WORK WITH THEM SO THAT THE BEST ARRANGEMENTS OF ALL EQUIPMENT, PIPING, CONDUIT, DUCTS, ROUGH–IN, ETC., CAN BE OBTAINED.

E. LOCATIONS DESIGNATED FOR OUTLETS, SWITCHES, DEVICES, EQUIPMENT, ETC., ARE APPROXIMATE AND FINAL LOCATIONS SHALL BE VERIFIED IN THE FIELD AND CHECKED WITH ARCHITECTURAL AND M DRAWINGS. CONTRACTOR SHALL LOCATE ALL DEVICES UP TO 10 FEET IN ANY DIRECTION AS DIRECTED BY OWNER AND PER CODE. WHERE INSTRUCTIONS OR NOTES ARE INSUFFICIENT TO CONVEY THE INTENT OF THE DESIGN, CONSULT THE OWNER PRIOR TO BIDDING AND INSTALLATION.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING THE LOCATIONS OF DEVICES TO BE USED AND COORDINATING THE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT WITH MILLWORK, SINKS, BENCHES, COUNTERS AND SHELVING PRIOR TO BIDDING AND INSTALLATION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

G. DIVISION 26 CONTRACTOR SHALL HAVE HAD EXPERIENCE OF AT LEAST THE SAME SIZE AND SCOPE AS THIS PROJECT, ON AT LEAST TWO OTHER PROJECTS WITHIN THE LAST FIVE YEARS IN ORDER TO BE QUALIFIED TO BID THIS PROJECT.

H. CONTRACTOR SHALL AND DOES HEREBY WARRANT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS TO BE FREE FROM DEFECTS AND TO FUNCTION OR OPERATE SATISFACTORILY FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK, AND THAT ANY ITEMS NOT MEETING THIS REQUIREMENT WILL BE MADE GOOD BY HIM WITHOUT COST TO OWNER, PROVIDED SUCH DEFECTS OR FAILURES ARE NOT DUE TO ABUSE, NEGLECT, OR LACK OF REASONABLE AND ORDINARY MAINTENANCE.

I. ALL WORK SHALL BE EXECUTED IN A WORKMANSHIP MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE UPON COMPLETION.

J. BALANCE LOAD AS EQUALLY AS PRACTICABLE ON ALL FEEDERS, BRANCH CIRCUITS AND PANEL BUSES.

K. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION, WHEREVER WORK IS TO BE PERFORMED IN FINISHED/OCCUPIED SPACES, TO PREVENT DAMAGE TO ADJACENT AREAS, EQUIPMENT, OR FURNISHINGS; TO PREVENT ACCIDENTAL INJURY TO BUILDING OCCUPANTS AND THE PUBLIC; TO PREVENT THE SPREADING OF DUST, DIRT, DEBRIS, AND MOISTURE FROM THE AREA WHERE WORK IS BEING PERFORMED; AND TO PREVENT DUST, DIRT, DEBRIS, AND MOISTURE FROM GETTING ON OR IN THE BUILDING OCCUPANT'S FURNISHINGS OR EQUIPMENT.

L. THE CONTRACTOR SHALL REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE DONE BY HIMSELF OR HIS EMPLOYEES. HE SHALL ALSO BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO PROPERLY INSTALL HIS WORK. THIS SHALL ALSO INCLUDE THE PATCHING OF EXISTING ROADWAYS (PAVED OR IMPROVED), PARKING AREAS, SIDEWALKS, WALLS, STAIRS, MERCHANDISE, WORK, CURBS, GUTTERS, ETC., CUT TO INSTALL WORK PROVIDED BY THE CONTRACTOR. PATCH WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS AND SHALL MATCH THE EXISTING FINISHES.

M. UPON COMPLETION OF WORK, THE ENTIRE WIRING SYSTEM SHALL BE TESTED, AND SHALL BE SHOWN TO BE IN PROPER WORKING CONDITION IN ACCORDANCE WITH INTENT OF SPECIFICATIONS AND DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE TO OPERATE SAME IN ACCORDANCE WITH AND UNDER THE SUPERVISION OF THE INSPECTION REPRESENTATIVE OF THE ENGINEER. THE CONTRACTOR SHALL BE AVAILABLE TO ASSIST IN REMOVAL OF PANEL FRONTS, TO PERMIT INSPECTION AS REQUIRED. IN ACCORDANCE WITH DIVISION 1 AND THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF CONSTRUCTION "AS–BUILTS" BLUELINE PRINTS WHICH SHALL BE KEPT ON THE JOB SITE, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS, INCLUDING ADDENDA AND CHANGE ORDERS IN ACCORDANCE WITH GENERAL REQUIREMENTS AND SPECIAL CONDITIONS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE, AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTORS TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE.

II. ELECTRICAL SCOPE:

A. FURNISHING AND INSTALLATION OF ELECTRIC LIGHTING SYSTEMS, POWER SYSTEMS, AND AUXILIARY SYSTEMS AS SHOWN OR HEREIN SPECIFIED.

B. CONNECTION OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION, MENTIONED IN THIS DIVISION OR SHOWN ON DRAWINGS, WHETHER FURNISHED BY DIVISION 26 OR UNDER OTHER DIVISIONS, OR FURNISHED BY OWNER, INCLUDING FIRE PROTECTION AND FIRE SPRINKLER SYSTEMS.

C. FURNISHING AND INSTALLATION OF OUTLET BOXES, CONDUIT AND RACEWAYS, TERMINAL BOARDS, POWER AND GROUNDING FOR A COMPLETE TELEPHONE, TELEVISION AND DATA RACEWAY DISTRIBUTION SYSTEM. (TELEPHONE AND DATA HARDWARE, AS WELL AS SOFTWARE IS NOT INCLUDED.)

D. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING THE OFFICES OF ALL LOCAL AND/OR STATE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT IN ORDER TO SCHEDULE ALL REQUIRED INSPECTIONS AND OBTAIN ALL NECESSARY PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL SCHEDULED INSPECTIONS AT LEAST TWO WEEKS IN ADVANCE OF THE SCHEDULED DATE.

E. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, OR WORKMANSHIP WITHOUT COST TO THE OWNER WITHIN THE STIPULATED GUARANTEED PERIOD.

F. IT SHALL BE THE RESPONSIBILITY OF THE DIVISION 26 CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE FOR ALL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE PERSONNEL TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC. TO PERMIT INSPECTION AS REQUIRED.

G. SUBMIT TO THE ARCHITECT/ENGINEER PROMPTLY AFTER AWARD OF CONTRACT AND PRIOR TO PURCHASING, SIX COPIES OF MANUFACTURER'S SHOP DRAWINGS IN ACCORDANCE WITH DIVISION 1. SUBMITTALS FOR THE FOLLOWING ITEMS. ALL SHOP DRAWINGS OF A SPECIFIC ITEM OR SYSTEM SHALL BE MADE IN ONE SUBMITTAL AND WITHIN TEN DAYS AFTER AWARD OF CONTRACT.

1. PANELBOARDS:	6. DISCONNECT SWITCHES 10. FIRE ALARM
2. LIGHTING FIXTURES	7. CONDUIT
3. 120V SMOKE/CO2 DETECTORS	8. CONDUCTORS
4. WIRING DEVICES	9. TVSS

J. COMPLETED WIRING SYSTEMS SHALL BE FREE FROM SHORT CIRCUITS AND AFTER COMPLETION, PERFORM TESTS FOR INSULATION RESISTANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL WIRING SYSTEMS SHALL BE COMPLETELY AND TOTALLY SAFED DURING CONSTRUCTION. ONLY QUALIFIED PERSONNEL SHALL HANDLE ELECTRICAL SYSTEMS.

K. THE ELECTRICAL CIRCUITS, COMPONENTS, AND CONTROLS FOR ALL EQUIPMENT ARE SELECTED AND SIZED, BASED ON THE EQUIPMENT SPECIFIED. IF SUBSTITUTIONS AND/OR EQUIVALENT EQUIPMENT ARE FURNISHED, IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES CONCERNED, INVOLVED IN, AND FURNISHING THE SUBSTITUTE AND/OR EQUIVALENT EQUIPMENT TO VERIFY AND COMPARE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THAT FURNISHED TO THAT SPECIFIED AND/OR SHOWN. IF GREATER CAPACITY OR MORE MATERIALS OR LABOR IS REQUIRED FOR THE ROUGH–IN, CIRCUITRY OR CONNECTIONS THAN FOR THE ITEM SPECIFIED AND PROVIDED FOR, THEN IT SHALL BE THE RESPONSIBILITY OF THE PARTIES INVOLVED IN PROVIDING THE SUBSTITUTE AND/OR EQUIVALENT ITEMS OF EQUIPMENT TO PROVIDE ALL COMPENSATION FOR ADDITIONAL CHARGES MADE FOR THE PROPER ROUGH–IN, CIRCUITRY AND CONNECTIONS FOR THE EQUIPMENT FURNISHED. NO ADDITIONAL CHARGES ABOVE THE BASE BID SHALL BE ALLOWED FOR SUCH REVISIONS.

BEFORE ROUGH–IN OF CIRCUITRY OR CONNECTING TO EQUIPMENT, FURNISHED UNDER THIS DIVISION, ANY OTHER DIVISION, OR BY THE OWNER, THE CONTRACTOR SHALL VERIFY THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THE EQUIPMENT BEING FURNISHED AND FOR THAT SPECIFIED AND SHOWN ON THE DRAWINGS AND PROVIDE FOR PROPER ROUGH–IN AND CONNECTION.

M. EXCAVATION FOR UNDERGROUND ELECTRICAL STRUCTURES: CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10'; PLUS A SUFFICIENT DISTANCE TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK, INSTALLATION OF SERVICES, OTHER CONSTRUCTION, AND FOR INSPECTION.

N. TRENCHING: EXCAVATE TRENCHES FOR ELECTRICAL INSTALLATIONS AS FOLLOWS:

1. EXCAVATE TRENCHES TO THE UNIFORM WIDTH, SUFFICIENTLY WIDE TO PROVIDE AMPLE WORKING ROOM AND A MINIMUM OF 6" TO 9" CLEARANCE ON BOTH SIDES OF RACEWAYS AND EQUIPMENT.
2. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED.
3. LIMIT THE LENGTH OF OPEN TRENCH TO THAT IN WHICH INSTALLATIONS CAN BE MADE AND THE TRENCH BACKFILLED WITHIN THE SAME DAY.
4. WHERE ROCK IS ENCOUNTERED, CARRY EXCAVATION BELOW REQUIRED ELEVATION AND BACKFILL WITH A LAYER OF CRUSHED STONE OR GRAVEL PRIOR TO INSTALLATION OF RACEWAYS AND EQUIPMENT. PROVIDE A MINIMUM OF 6" OF STONE OR GRAVEL CUSHION BETWEEN ROCK BEARING SURFACE AND ELECTRICAL INSTALLATIONS.

O. THE CONTRACTOR SHALL PROVIDE ALL INSERTS FOR THE SUPPORT OF DIVISION 26 EQUIPMENT TO BE PLACED IN CONCRETE OR THROUGH CONCRETE SLABS AS CONSTRUCTION PROGRESSES. HE SHALL PROVIDE ALL MISCELLANEOUS HANGING AND SUPPORTING HARDWARE. ALL ELECTRICAL WORK IS TO BE CONCEALED IN OR BUILT INTO GENERAL CONSTRUCTION SHALL BE PLACED AS CONSTRUCTION PROGRESSES. FAILURE OF THE CONTRACTOR TO COORDINATE WORK WITH OTHER TRADES AND THE PROJECT CONSTRUCTION PROGRESS SHALL MAKE HIM RESPONSIBLE FOR ALL COST OF CUTTING AND PATCHING, AS REQUIRED TO INSTALL WORK. NO STRUCTURAL MEMBER, MASONRY CONSTRUCTION OR FINISHED WORK SHALL BE CUT OR ALTERED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL FIRE RATE ALL PENETRATIONS THROUGH ALL FIRE RATED SLABS OR WALLS PER THE INTENDED RATING.

P. THE CONTRACTOR SHALL SUPPLY AND SET INTO PLACE ALL WALL SLEEVES FOR CONDUITS AND CEILING INSERTS FOR HANGERS IN AREAS OF NEW CONSTRUCTION AS BUILDING CONSTRUCTION PROGRESSES. INSTALL EQUIPMENT NOTED TO BE CONCEALED IN WALLS BEFORE WALLS ARE CONSTRUCTED IN ORDER THAT WALLS MAY BE CONSTRUCTED AROUND CONDUITS, ENCLOSURES, ETC.

Q. METALLIC MATERIALS SHALL BE PROTECTED AGAINST CORROSION. EQUIPMENT ENCLOSURES SHALL BE GIVEN RUST–INHIBITING TREATMENT AND STANDARD FINISH BY MANUFACTURER. ALUMINUM SHALL NOT BE USED ON CONTACT WITH EARTH, AND, WHERE CONNECTED TO DISSIMILAR METAL, SHALL BE PROTECTED BY SUITABLE FITTINGS AND TREATMENT. ALL FERROUS METALS SUCH AS ANCHORS, BOLTS, BRACES, BOXES, BODIES, CLAMPS, FITTINGS, GUARDS, NUTS, PINS, RODS, SHIMS, THIMBLES, WASHERS, AND MISCELLANEOUS PARTS, NOT OF STAINLESS STEEL OR NONFERROUS MATERIALS, SHALL BE HOT–DIPPED GALVANIZED.

R. ALL CONDUITS STUBBED OUT FOR FUTURE USE SHALL HAVE A PULL WIRE INSTALLED, A PLASTIC CAP INSTALLED AND BE IDENTIFIED AS TO THE CONDUIT ORIGIN.

S. THE RESPONSIBILITY FOR ANY CUTTING OF CONSTRUCTION WHICH IS REQUIRED FOR THE INSTALLATION OF DIVISION 16 WORK, SHALL BE BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND THE OWNER BEFORE ANY CUTTING AND OBTAIN APPROVAL FROM THE ARCHITECT/ENGINEER PRIOR TO ANY CUTTING. ALL PATCHING AND FINISHING SHALL BE BY THE CONTRACTOR.

T. WHERE OPENINGS OR HOLES ARE CUT IN CONSTRUCTION AND THE CUTTING BREAKS ELECTRICAL CIRCUITRY OR CONTROL CIRCUITRY CONDUIT AND WIRING, THEN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REROUTE THE CIRCUITRY CONDUIT AND REWIRING AND TO COMPLETE THE CIRCUITRY AS REQUIRED AND AS APPROVED BY THE ARCHITECT/ENGINEER. TEMPORARY COMPLETION SHALL BE PROVIDED WHERE NECESSARY BEFORE THE PERMANENT REROUTING AND COMPLETION WORK IS FINISHED.

U. ANY PENETRATIONS OF FIRE OR SMOKE RATED ASSEMBLIES MADE BY THIS CONTRACTOR IN VERTICAL OR HORIZONTAL CONSTRUCTION SHALL BE SEALED AND PROTECTED BY THIS CONTRACTOR IN ORDER TO MAINTAIN THE ESTABLISHED FIRE RATING WITH METHODS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND U.L.

III. IDENTIFICATION:

A. IDENTIFICATION NAMEPLATES SHALL BE LAMINATED PLASTIC, SECURED TO EQUIPMENT WITH TWO STAINLESS STEEL SCREWS.

B. EACH PANELBOARD AND METER CENTER SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS, SECURELY FASTENED TO THE DEVICE.

C. EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER, SWITCH, MOTOR STARTER, RELAY PANEL, LIGHTING CONTACTOR, TRANSFORMER AND/OR ANY OTHER CONTROL OR PROTECTIVE DEVICE INCLUDING EQUIPMENT DISCONNECT SWITCHES SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS.

D. PANELBOARDS SHALL HAVE TYPEWRITTEN DIRECTORIES. ALL CIRCUITS TO BE IDENTIFIED BY DEVICES SERVED AND ROOM NUMBERS (I.E., LIGHTING ROOM 216). HANDWRITTEN DIRECTORIES WILL NOT BE ALLOWED.

E. EACH JUNCTION BOX CABINET OR WIREWAY LARGER THAN 6" X 6" SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS INDICATING THE SYSTEM ENCLOSED.

F. ALL SYSTEMS JUNCTION BOXES AND CONDUIT SHALL BE COLOR CODED INSIDE AND OUTSIDE OF THE BOX PRIOR TO THE INSTALLATION OF CONDUCTORS PER THE FOLLOWING:

1. CCTV SYSTEM: VIOLET
2. TELEPHONE DATA SYSTEM: BLUE
3. ENTIRE BOX INSIDE AND OUT , INCLUDING COVER, SHALL BE PAINTED PRIOR TO INSTALLING CONDUCTORS.

IV. WIRING DEVICES:

A. SWITCHES SHALL BE 20 AMP COMMERCIAL GRADE 125 VAC. WHITE IN COLOR WITH NYLON COVER PLATES FOR COMMON AREAS.

B. RECEPTACLES SHALL BE 20 AMP SPECIFICATION GRADE 125 VAC. WHITE IN COLOR WITH NYLON COVER PLATES FOR COMMON AREAS.

C. SWITCHES AND OUTLETS FOR HOTEL UNITS SHALL BE RESIDENTIAL LINE SILENT OPERATION TYPE RATED FOR 20AMPS, 120VOLTS. ALL DEVICES AND COVER PLATES SHALL BE WHITE.

D. WEATHERPROOF RECEPTACLES SHALL BE GFCI TYPES WITH GASKETED STAINLESS STEEL KEY LOCKABLE FLIP COVER TYPE COVER PLATES. SURGE SUPPRESSION TYPE OUTLETS IN MDPS AND IDFS SHALL BE HUBBELL #IG5625 (BLUE) DR EQUAL.

E. RECEPTACLES PROVIDED FOR ATTACHMENT OF CORD AND PLUG EQUIPMENT SHALL BE HEAVY DUTY, SPECIFICATION GRADE, NON–INTERCHANGEABLE, FLUSH MOUNTED TYPES OF THE PROPER NEMA CONFIGURATION TO SERVE THE EQUIPMENT. NEMA CONFIGURATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION OF CIRCUIT CONDUCTORS. PROVIDE ALL FINAL FLEXIBLE CONDUIT CONNECTIONS, TO GARBAGE DISPOSAL, DISHWASHER, RANGE, MICROWAVES AND HVAC EQUIPMENT.

F. ALL DEVICES SHALL HAVE PROPER PLATES, CARPET FLANGES, TRIMS, RINGS, ESCUTCHEONS, ETC., AS MANUFACTURED BY SAME MANUFACTURER AS DEVICES. ANY TELEPHONE OR OTHER OUTLET WHICH IS NOT EQUIPPED WITH A PLATE FURNISHED BY OTHERS SHALL HAVE ONE PROVIDED BY THIS CONTRACTOR.

G. MOUNTING HEIGHTS ARE APPROXIMATE. THE EXACT LOCATIONS AND MOUNTING HEIGHTS SHALL BE DETERMINED ON THE JOB AND PER ARCHITECTURAL DRAWINGS AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ALL TRADES TO INSURE CORRECT INSTALLATION, I.E., OVER COUNTERS IN OR ABOVE BACK–SPLASHES, IN BLOCK WALLS, TILE, AND OTHER SPECIFIC CONSTRUCTION FEATURES. LOCATION OF OUTLETS MOUNTED IN BUILT–INS, MILLWORK, AND CABINETRY SHALL BE VERIFIED. OUTLETS MOUNTED IN ROCK OR TILE SPACES SHALL BE MOUNTED HORIZONTALLY. OUTLET BOXES SHALL BE MOUNTED TO PREVENT DEVICE PLATE FROM OVERLAPPING BACKSPLASH, TRIM, TILE, ETC. LOCATE SO DEVICE PLATE WILL LAY FLAT AGAINST SURFACE COMPLETELY AROUND THE PERIMETER OF PLATE.

H. OUTLETS, OTHER THAN THOSE COORDINATED WITH COUNTER TOPS, SHELVES, AND CABINETS, SHALL BE LOCATED WITH THE CENTER LINE OF OUTLET BOXES THE FOLLOWING DISTANCE ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE INDICATED:

1. RECEPTACLES, GENERAL: 1'–6" AFF
2. TELEPHONE OUTLETS: 1'–6" AFF
3. SWITCHES, GENERAL: 4'–0" AFF

V. RACEWAYS

A. SHALL BE GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. E.M.T. SHALL BE ELECTRO–GALVANIZED. CONDUITS SHALL BE AS MANUFACTURED BY REPUBLIC, PITTSBURGH STANDARD, WHEATLAND, TRIANGLE, ALLIED, OR YOUNGSTOWN.

B. SHALL BE STANDARD THREADED TYPE, GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. THREADLESS AND CLAMP TYPE NOT ACCEPTABLE. SHALL BE AS MANUFACTURED BY RACO, EYCOR, OR APPLETON.

C. SHALL BE STEEL THREADED COMPRESSION TYPE. ALL COUPLINGS AND CONNECTORS SHALL BE EYCOR OR RACO. PRESSURE INDENTED TYPE CONNECTORS OR CAST METAL WILL NOT BE APPROVED FOR ANY LOCATION.

D. CONNECTORS SHALL HAVE PLASTIC INSULATED THROAT INSERTS.

E. THE USE OF METAL CLAD CABLE IS ACCEPTABLE IN LOCATIONS AS ACCEPTED BY THE NEC AND ALL LOCAL JURISDICTIONAL CODES.

F. STEEL METAL CLAD CABLE, TYPE MC, EMPLOYING CIRCUIT CONDUCTORS #12 SOLID TO #2 AWG, SOLID OR STRANDED COPPER WITH THHN INSULATION, AN INSULATED GREEN GROUNDING CONDUCTOR AND GALVANIZED STEEL INTERLOCKED ARMOR CLADDING. THE CABLES SHALL BE SUITABLE FOR USE IN CONCEALED DRY LOCATIONS AT TEMPERATURES NOT EXCEEDING 90° C ON AG CIRCUITS UP TO 600 VOLTS IN ACCORDANCE WITH N.E.C., ARTICLE 334. THE CABLE SHALL BE ONE AND TWO HOUR FIRE RATED PER ANSI/UL 1479 FOR USE CONCEALED IN WALL, CEILING AND FLOOR ASSEMBLIES.

G. FLEXIBLE METALLIC CONDUIT RACEWAYS MAY BE USED TO CONNECT HVAC UNITS LOCATED IN INTERIOR MECHANICAL AREAS. MINIMUM SIZE 3/4".

H. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE EXCEPT THAT NO CONDUIT SHALL BE SMALLER THAN 3/4" UNLESS OTHERWISE NOTED. CONDUIT SHALL BE SIZED LARGER THAN REQUIRED ABOVE WHEN SO SHOWN ON THE DRAWINGS OR WHEN REQUIRED BY LOCAL CODE.

I. ANY CONDUIT SHORT CIRCUIT RATING OR INTEGRATED ASSEMBLY SHALL NOT BE LESS THAN 22,000 AMPERES. SERIES RATED CB ARE ACCEPTABLE.

J. METER BASES SHALL CONFORM TO UL STANDARD 175, AND BE CONFIGURED TO CONFORM TO THE SERVING UTILITY REQUIREMENTS.

E. PHASE SEQUENCED BUSSING SHALL BE USED THROUGHOUT, WITH LOAD BALANCE AS EQUAL AS POSSIBLE. ALL SINGLE PHASE CIRCUITS SHALL HAVE A DEDICATED NEUTRAL PER NEC.

VI. SCHEDULE 40 RIGID PVC:

A. CONDUIT SHALL BE COMPOSED OF POLYVINYLCHLORIDE (PVC) AND SHALL BE UL RATED TYPE 40 FOR USE WITH 60°C RATED CONDUCTORS. CONDUIT SHALL CONFORM TO NEMA STANDARDS AND APPLICABLE SECTIONS OF NEC.

B. INSTALLATION OF RIGID NON–METALLIC CONDUIT SHALL COMPLY WITH ARTICLE 347 OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AND THESE SPECIFICATIONS.

C. PROVIDE ALL FITTINGS, INSULATED, GROUNDING CONDUCTOR IN EVERY RIGID, NON–METALLIC RACEWAY EVEN IF NOT SHOWN ON THE DRAWINGS. THE GROUNDING CONDUCTOR SHALL BE CONNECTED TO GROUND AT EACH END OF THE RACEWAY IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NFPA 70).

D. WHERE RIGID NON–METALLIC CONDUIT TRANSITIONS TO METALLIC CONDUIT, THE LOCATION OF THE TRANSITION SHALL BE UNDERGROUND.

NO PVC CONDUIT SHALL BE RUN EXPOSED, OR ABOVE GRADE.

VII. WIRE AND CABLE 600 VOLT:

A. CONDUCTORS SHALL HAVE CURRENT CARRYING CAPACITIES AS PER NEC AND WITH 600 VOLT INSULATION. #12 AWG AVERAGE MINIMUM FOR 20 AMP CIRCUITS. CONDUCTORS SHALL BE COPPER.

B. #12 AND #10 SHALL BE SOLID, TYPE THWN/THHN INSULATION.

C. #8 AND LARGER, AND ANY SIZE TO MOTORS SHALL BE STRANDED TYPE THHN.

D. SHALL BE MADE WITH T & B STA–KON WIRE JOINTS, FT SERIES, COMPLETE WITH INSULATING CAPS AND INSTALLED WITH WT151 TOOL OR WT2000 TOOL. DEAD SUITCHES–NUTS (NOT WIRE IDEAL WING NUTS, OR BUCHANAN ELEC. PRODUCTS B CAP OR SERIES 2000 PRESSURE CONNECTORS COMPLETE WITH NYLON SNAP–ON INSULATORS AND INSTALLED WITH C24 PRESSURE TOOL.

E. ALL JOINTS AND SPLICES IN WIRE SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS, AND COVERED SO THAT INSULATION IS OWNER APPROVED EQUAL TO CONDUCTOR INSULATION. SPLICES SHALL NOT BE PERMITTED IN CONTROL, SECURITY, FIRE ALARM, TELEVISION OR COMMUNICATIONS SYSTEMS, OR WHERE OTHERWISE NOTED. SPLICING OF WIRE OR CABLES WILL NOT BE ALLOWED BELOW GRADE, INCLUDING IN BOXES BELOW GRADE.

F. BOTH CONDUCTORS AND CONDUITS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET.

G. IN INSTALLING THE MAIN ELECTRICAL SERVICE, ADDITIONAL SLACK CONDUCTORS SHALL BE PROVIDED AND TERMINATED AS REQUIRED BY ELECTRIC UTILITY FOR CONNECTION TO THEIR EQUIPMENT. FIELD COORDINATE WITH UTILITY PRIOR TO INSTALLING CONDUCTORS.

H. IN INSTALLING PARALLEL CONDUCTORS IT IS MANDATORY THAT ALL CONDUCTORS MAKING UP THE FEEDER BE EXACTLY THE SAME LENGTH, THE SAME SIZE AND THE SAME TYPE OF CONDUCTOR WITH THE SAME INSULATION. FURTHER, EACH GROUP OF CONDUCTORS MAKING UP A PHASE OR NEUTRAL MUST BE BONDED AT BOTH ENDS IN AN APPROVED MANNER.

I. CONDUCTOR SIZES INDICATED ON CIRCUIT HOMERUNS OR IN PANELBOARD SCHEDULES SHALL BE INSTALLED OVER THE ENTIRE LENGTH OF THE CIRCUIT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

J. CONDUCTORS SHALL BE CONTINUOUS AND UNSPLICED WHERE INSTALLED IN CONDUIT. SPLICES SHALL OCCUR ONLY WITHIN WIRING TROUGHS, WIREWAYS, JUNCTION BOXES, OUTLET BOXES, OR EQUIPMENT ENCLOSURES WHERE SUFFICIENT ADDITIONAL ROOM IS PROVIDED FOR ALL SPLICES.

K. EACH BRANCH CIRCUIT AND FEEDER CONDUCTOR SHALL BE COLOR CODED. FOR CONDUCTOR SIZES THRU NO. 8 AWG, THE INSULATION SHALL BE OF THE COLOR AS INDICATED BELOW. COLOR CODE SHALL BE STRICTLY ADHERED TO. FOR CONDUCTOR SIZES NO. 4 AWG AND LARGER, COLOR CODED PHASE TAPE MAY BE APPLIED COMPLETELY AROUND THE CONDUCTOR INSULATION WITHIN 6" OF EACH END OF THE CONDUCTOR AND IN EACH PULL OR JUNCTION BOX OR WHENEVER CONDUCTORS ARE PHYSICALLY EXPOSED TO VIEW. GROUNDING CONDUCTORS AND GROUNDED CONDUCTORS SHALL HAVE INSULATION COLOR AS INDICATED FOR SIZES THROUGH #6 AWG.

120/208 V, 3PHASE, 4W

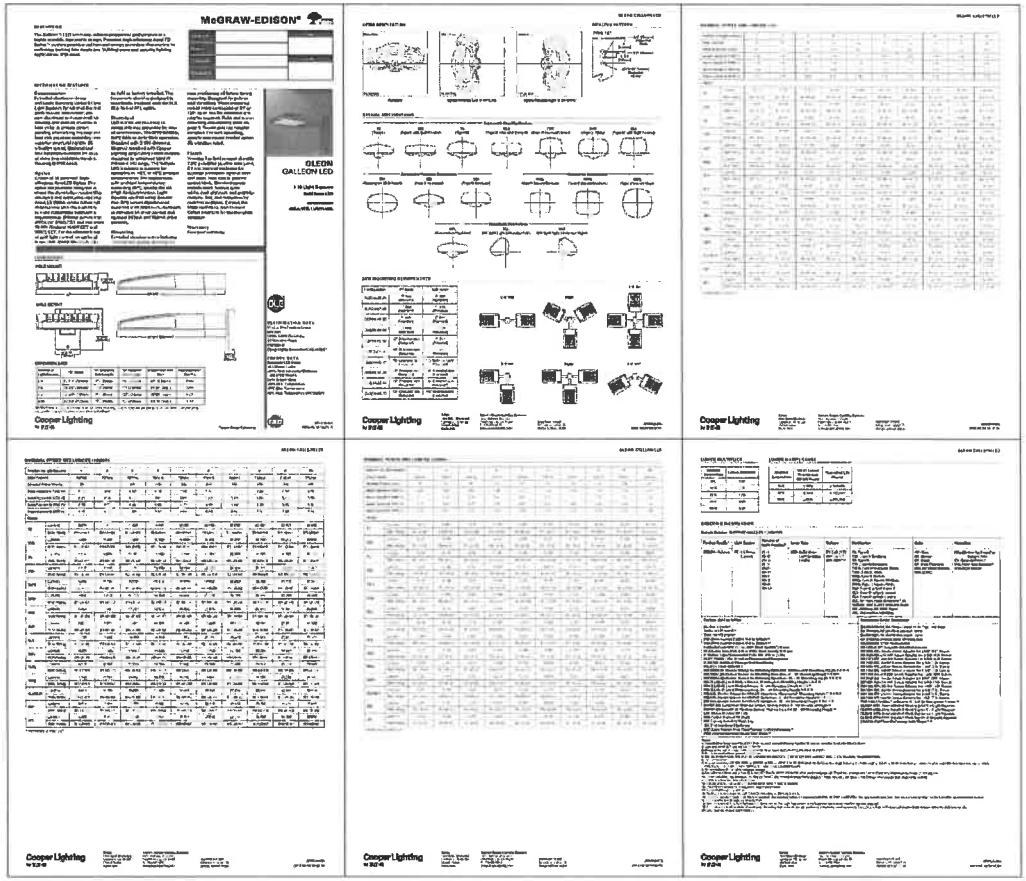
PHASE A, COLOR:	BLACK
PHASE B, COLOR:	RED
PHASE C, COLOR:	BLUE
NEUTRAL, COLOR:	WHITE
GROUND, COLOR:	GREEN

L. PRIOR AUTHORIZATION FROM THE ARCHITECT/ENGINEER IF CONDUCTORS ARE SUBSTITUTED TO ALUMINUM CONDUCTORS. CONDUCTORS MUST HAVE THE EQUIVALENT OR GREATER AMPACITY VALUE THAN THAT OF SPECIFIED COPPER, SHALL PHYSICALLY FIT BELOW THE CONNECTION LUG AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ALL LUGS SHALL BE RATED FOR COPPER AND ALUMINUM CONDUCTORS. CONDUCTORS SHALL BE INSTALLED UTILIZING "NO–LOX" ANTI–OXIDATION COMPOUND AND CONDUCTORS SHALL BE DESIGNATED AS "COMPACT ALUMINUM".

VII. GROUNDING:

A. THIS SECTION DEALS WITH THE GROUNDING OF SERVICE EQUIPMENT, TRANSFORMERS, NON–CURRENT CARRYING CONDUCTIVE SURFACES OF EQUIPMENT, METAL BUILDING, STRUCTURES AND OTHER EQUIPMENT. MAXIMUM RESISTANCE SHALL NOT EXCEED 10 OHMS

B. ALL GROUNDING CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES AND REQUIREMENTS. SUCH CODES SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE INSTALLATION OF THE GROUNDING SYSTEM SHALL INSURE FREEDOM FROM DANGEROUS SHOCK EXPOSURE AND SHALL PROVIDE A LOW IMPEDANCE GROUND FAULT PATH



POOL AREA LIGHTING FIXTURE SCHEDULE

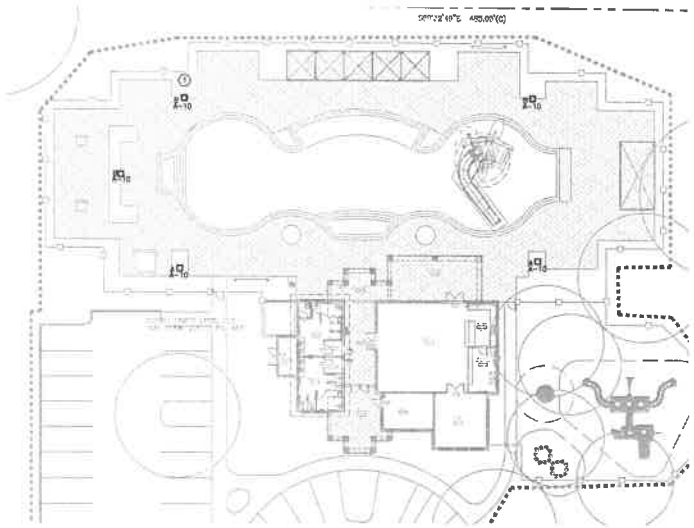
TYPE	MANUFACTURER & CATALOG NO.	DESCRIPTION	LAMPS	WATTS	VOLTS	REMARKS
A	CARON&MORRIS-FIXCON: GLEON-AF-03-LED-E1-SL3-HSS	EXTERIOR POLE MOUNTED AT 20'.	LED	125W	120	AS APPROVED BY OWNER
B	CARON&MORRIS-FIXCON: GLEON-AF-03-LED-E1-SM3	EXTERIOR POLE MOUNTED AT 20'.	LED	125W	120	AS APPROVED BY OWNER

LIGHTING FIXTURE SCHEDULE NOTES:

1. ALL LAMPING COLOR TEMPERATURE SHALL BE 6000K MINIMUM FOR ALL LIGHTING FIXTURES.
2. COORDINATE THE ACTUAL TYPE OF LIGHTING FIXTURES WITH ARCHITECTURAL LIGHTING SCHEDULES AND OWNER LIGHTING FIXTURE STANDARD CRITERIA AS REQUIRED.

REFERENCE NOTES

1. CONTROL EXTERIOR LIGHTING FIXTURES VIA LIGHTING CONTROL PANEL "LC-1". SEE DETAIL ON SHEET E100.



1 POOL AREA LIGHTING PLAN - ELECTRICAL
1" = 20'

NORTH

CA.# 26308 119011.00

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"Pioneering Engineering Solutions"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
keeseeaa.com
845 North Cross Stream Trail
Lutz, Florida 33549
o.(813) 948 2335

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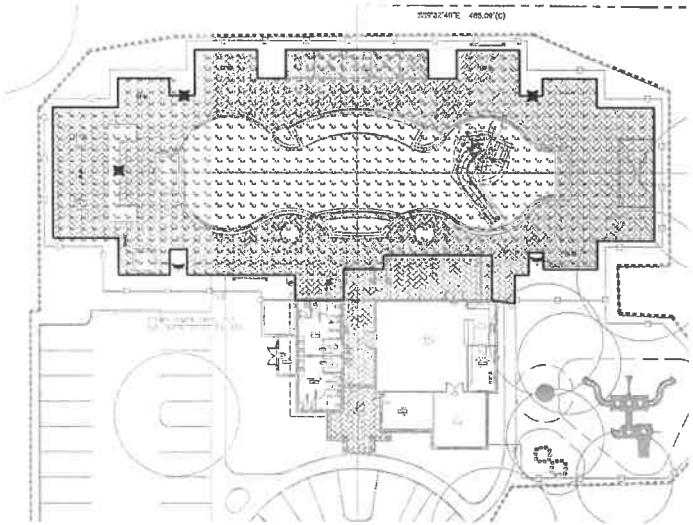
SIGNATURE & SEAL

06/21/2019
JAMES D. LEWIS, PE
PE No. 75915

PARKWAY AMENITY CENTER

NEW PORT RICHE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	ADL
Drawn By:	DRN
Scale:	As indicated
Sheet Name:	POOL AREA LIGHTING PLAN - ELECTRICAL
Sheet No.	E010



1 POOL AREA - PHOTOMETRIC
1" = 20'

NORTH

SCALE: 1"=20'

CA# 26308 I19011.00

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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SIGNATURE & SEAL

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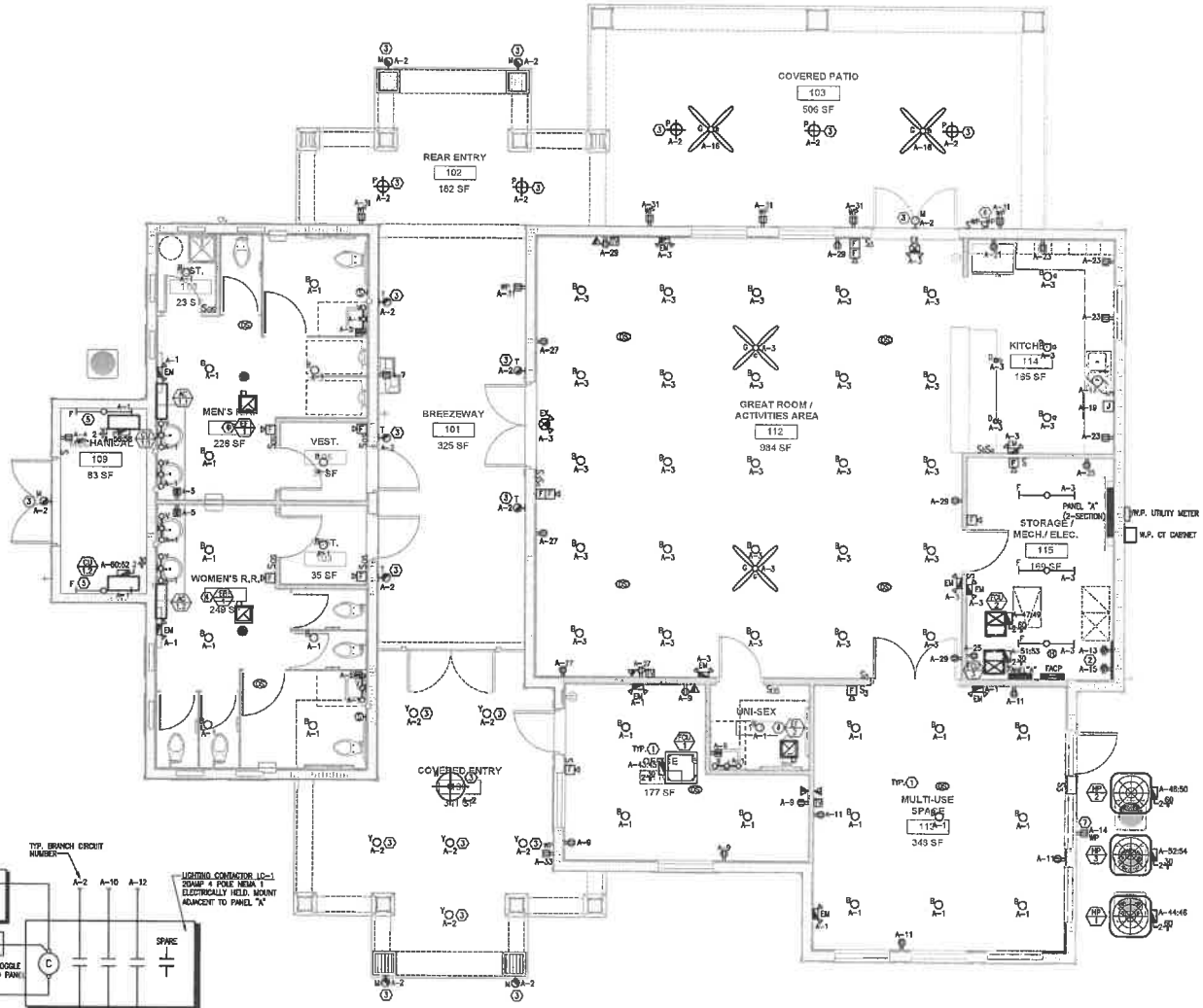
Sheet Name:	POOL AREA PHOTOMETRIC
Sheet No.	E011

GENERAL NOTES

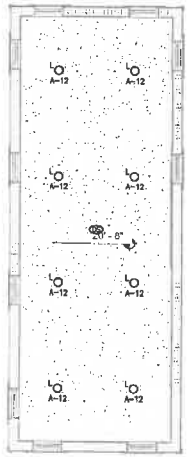
1. ALL LIGHTING CIRCUITS SHALL BE CONNECTED TO 240/120V, 1ø, 3W PANEL "A" UNLESS NOTED OTHERWISE.
2. ALL POWER CIRCUITS SHALL BE CONNECTED TO 240/120V 1ø, 3W PANEL"N" UNLESS NOTED OTHERWISE.
3. CONNECT ALL EMERGENCY LIGHTING AND EMERGENCY EXIT SIGNS AHEAD OF SWITCHING.
4. ALL LIGHTING AND LIGHTING CONTROLS HAVE BEEN DESIGNED IN ACCORDANCE WITH 2017 FBC-ENERGY CONSERVATION SECTION C405.2.2.
5. THIS PROJECT IS IN COMPLIANCE WITH 2017 FBC-ENERGY CONSERVATION C405.6.3 AND NEC 210.19 WITH REGARDS TO VOLTAGE DROP OF 5%.
6. ALL FIRE ALARM DEVICES SHALL BE INSTALLED PER FLORIDA FIRE PREVENTION CODE AND NFPA.

REFERENCE NOTES

1. RECEPTACLES IN THIS ROOM TO BE HALF CONTROLLED BY RECEPTACLES TIED INTO OCCUPANCY SENSORS WHICH CONTROL THE SPACE. LABEL RECEPTACLES THAT ARE CONTROLLED BY OCCUPANCY SENSOR AS "CONTROLLED". RECEPTACLES TO BE P+S RF RECEPTACLES AND SIGNAL PACK OR SIMILAR. SEE DETAIL ON DRAWING E400.
2. TELEPHONE TERMINAL BOARD, PROVIDE 4' X 4' X 3/4" PLYWOOD WITH FIRE RATED PAINT.
3. CONTROL EXTERIOR LIGHTING FIXTURES VIA LIGHTING CONTROL PANEL "LC-1". SEE DETAIL THIS SHEET.
4. CONNECT EXHAUST FAN TO LOCAL LIGHTING CIRCUIT. CONTROL VIA SECONDARY RELAY OF SPACE OCCUPANCY SENSOR.
5. LIGHT MOUNTED TO WALL.
6. DIGITAL TIMER SWITCH. USE MODEL: LUTRON MACL-6FO OR OF SIMILAR TYPE.
7. PROVIDE WEATHERPROOF GFCI HVAC SERVICE RECEPTACLE IN ACCORDANCE WITH NEC 210.63.

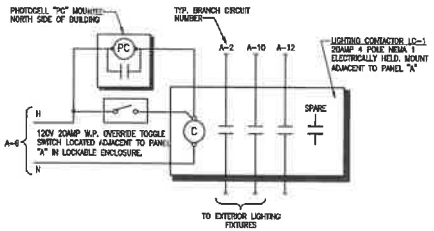


1 FIRST FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



2 CLEARSTORY PLAN - ELECTRICAL
1/4" = 1'-0"

0 2' 4' 8' 12'
1/4" = 1'-0"



EXTERIOR LIGHTING CONTROL DIAGRAM "LC-1"
NTS

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Keesee associates
ARCHITECTURE | DESIGN | PLANNING
www.keesee.com
543 South Orange Blossom Trail Orlando, FL 32805 (407) 849-2333

SIGNATURE & SEAL

01/21/2020
Anthony L. Delaney, P.E.
No. 75763

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	ADL
Drawn By:	BF
Scale:	As indicated
Sheet Name:	FLOOR PLAN ELECTRICAL
Sheet No.	E100

PANEL A

RATING: 400 AMP M.C.B. | LUG LOCATION: BOTTOM | AIC : 10KAIC
SERVICE: 120/208V, 3Ø, 4 WIRE | MOUNTING: SURFACE | TYPE : SQUARE D

SECTION 1

CKT NO.	EQUIPMENT SERVED	LD TYP	KVA	CKT. BKR. POLE	TR	Ø	BRANCH CIRCUIT NEUT	GND	COND	Ø	CKT NO.	EQUIPMENT SERVED	LD TYP	KVA	CKT. BKR. POLE	TR	Ø	BRANCH CIRCUIT NEUT	GND	COND
1	LIGHTING	L	1.20	1	20	12	12	12	1/2"	A	2	OUTSIDE LIGHTING	L	1.00	1	20	12	12	12	1/2"
3	LIGHTING	L	1.60	1	20	12	12	12	1/2"	B	4	MECHANICAL RECEPTACLE	R	0.18	1	20	12	12	12	1/2"
5	BATHROOM RECEPTACLE	R	0.72	1	20	12	12	12	1/2"	C	6	LC-1	M	0.60	1	20	12	12	12	1/2"
7	EWC	M	1.00	1	20	12	12	12	1/2"	A	8	FACP	M	0.50	1	20	12	12	12	1/2"
9	OFFICE RECEPTACLE	R	0.90	1	20	12	12	12	1/2"	B	10	POOL AREA LIGHTING	L	1.00	1	20	12	12	12	1/2"
11	MULTI ROOM RECEPTACLE	R	0.72	1	20	12	12	12	1/2"	C	12	BREEZEWAY LIGHTING	L	0.40	1	20	12	12	12	1/2"
13	TV8	R	0.18	1	20	12	12	12	1/2"	A	14	SERVICE RECEPTACLE	R	0.18	1	20	12	12	12	1/2"
15	TV8	R	0.18	1	20	12	12	12	1/2"	B	16	COVERED PATIO FANS	L	0.50	1	20	12	12	12	1/2"
17	DISPOSAL	M	0.70	1	20	12	12	12	1/2"	C	18	SPACE			--	--	--	--	--	--
19	DISHWASHER	M	0.90	1	20	12	12	12	1/2"	A	20	SPACE			--	--	--	--	--	--
21	REFRIGERATOR	M	1.00	1	20	12	12	12	1/2"	B	22	SPACE			--	--	--	--	--	--
23	KITCHEN RECEPTACLE	R	0.72	1	20	12	12	12	1/2"	C	24	SPACE			--	--	--	--	--	--
25	ELEC. ROOM RECEPTACLE	R	0.36	1	20	12	12	12	1/2"	A	26	SPACE			--	--	--	--	--	--
27	GREAT ROOM RECEPTACLE	R	0.72	1	20	12	12	12	1/2"	B	28	SPACE			--	--	--	--	--	--
29	GREAT ROOM RECEPTACLE	R	0.72	1	20	12	12	12	1/2"	C	30	SPACE			--	--	--	--	--	--
31	OUTSIDE RECEPTACLE	R	1.08	1	20	12	12	12	1/2"	A	32	SPACE			--	--	--	--	--	--
33	OUTSIDE RECEPTACLE	R	0.18	1	20	12	12	12	1/2"	B	34	SPACE			--	--	--	--	--	--
35	SPARE			1	20	--	--	--	--	C	36	SPARE			1	20	--	--	--	--
37	SPARE			1	20	--	--	--	--	A	38	SPARE			1	20	--	--	--	--
39	SPARE			1	20	--	--	--	--	B	40	SPARE			1	20	--	--	--	--
41	SPARE			1	20	--	--	--	--	C	42	SPARE			1	20	--	--	--	--

EQUIPMENT SERVED	CONN. LOAD	LF	DF	DESIGN LOAD (KVA)
LIGHTING	5.8	1.25		7.00
MISC. EQUIPMENT	4.8		1.00	4.80
RECEPTACLES (1 @ 10KVA)	9.8		1.00	9.84
REMAINING RECEPTACLES	8.8		0.50	3.42
HVAC EQUIPMENT	16.5		1.00	16.52
KITCHEN	0.0		1.00	0.00
			TOTAL	40.58

REMARKS
-PROVIDE NEUTRAL & GROUND BUS
-PROVIDE TYPE WRITTEN DIRECTORY
-SHUNT TRIP MAIN

42 CIRCUITS 112 AMPS

PANEL A

RATING: 400 AMP M.L.O. | LUG LOCATION: BOTTOM | AIC : 10KAIC
SERVICE: 120/208V, 3Ø, 4 WIRE | MOUNTING: SURFACE | TYPE : SQUARE D

SECTION 2

CKT NO.	EQUIPMENT SERVED	LD TYP	KVA	CKT. BKR. POLE	TR	Ø	BRANCH CIRCUIT NEUT	GND	COND	Ø	CKT NO.	EQUIPMENT SERVED	LD TYP	KVA	CKT. BKR. POLE	TR	Ø	BRANCH CIRCUIT NEUT	GND	COND
43	FCU-1	H	0.95	2	30	12	12	12	1/2"	A	44	HP-1	A	1.03	2	20	3	12	12	1/2"
45	---	H	0.95	--	--	12	--	--	--	B	46	---	A	1.03	--	--	12	--	--	--
47	FCU-2	H	3.60	2	60	12	12	12	1/2"	C	48	HP-2	A	1.08	2	30	12	12	12	1/2"
49	---	H	3.60	--	--	12	--	--	--	A	50	---	A	1.08	--	--	12	--	--	--
51	FCU-3	H	2.71	2	50	12	12	12	1/2"	B	52	HP-3	A	1.88	2	20	12	12	12	1/2"
53	---	H	2.71	--	--	12	--	--	--	C	54	---	A	1.88	--	--	12	--	--	--
55	SPACE			--	--	--	--	--	--	A	56	CU-1.1	A	0.80	2	15	12	12	12	1/2"
57	SPACE			--	--	--	--	--	--	B	58	---	A	0.80	--	--	12	--	--	--
59	SPACE			--	--	--	--	--	--	C	60	CU-1.2	A	0.80	2	15	12	12	12	1/2"
61	SPACE			--	--	--	--	--	--	A	62	---	A	0.80	--	--	12	--	--	--
63	SPACE			--	--	--	--	--	--	B	64	SPACE			--	--	--	--	--	--
65	SPACE			--	--	--	--	--	--	C	66	SPACE			--	--	--	--	--	--
67	SPACE			--	--	--	--	--	--	A	68	SPACE			--	--	--	--	--	--
69	SPACE			--	--	--	--	--	--	B	70	SPACE			--	--	--	--	--	--
71	SPACE			--	--	--	--	--	--	C	72	SPACE			--	--	--	--	--	--
73	SPACE			--	--	--	--	--	--	A	74	SPACE			--	--	--	--	--	--
75	SPACE			--	--	--	--	--	--	B	76	SPARE			1	20	--	--	--	--
77	SPARE			1	20	--	--	--	--	C	78	SPARE			1	20	--	--	--	--
79	SPARE			1	20	--	--	--	--	A	80	POOL PANEL "P"	M		3	200	250	250	3	2 1/2"
81	SPARE			1	20	--	--	--	--	B	82	---	M				250			
83	SPARE			1	20	--	--	--	--	C	84	---	M				250			

REMARKS
-PROVIDE NEUTRAL & GROUND BUS
-PROVIDE TYPE WRITTEN DIRECTORY

42 CIRCUITS

ELECTRICAL RISER NOTES:

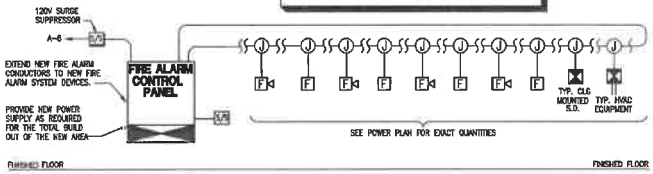
1. PAD MOUNTED UTILITY TRANSFORMER WITH CONCRETE HOUSEKEEPING PAD CONSTRUCTED PER UTILITY COMPANY. FIELD VERIFY THE EXACT LOCATION PRIOR TO BIDDING WITH WINTER PARK UTILITY. SECONDARY VOLTAGE = 208/120V 3ø, 4W.
2. 208/120V 3ø, 4W W.P. C.T. CABINET RATED AT 400A, MOUNTED ON BUILDING EXTERIOR.
3. 208/120V 3ø, 4W W.P. METER RAKED AT 400A, MOUNTED ON BUILDING EXTERIOR.
4. W.P. SHUNT TRIP PUSHBUTTON. FIELD VERIFY LOCATION WITH OWNER REP. AND AHJ.

WIRE AND CONDUIT SCHEDULE

SYMBOL	COPPER CONDUCTORS (U.O.N.) PER/PHASE	NEUTRAL	COPPER GROUND	CONDUIT
1	250 KCMIL AL X2 PARALLEL SETS	250 KCMIL AL X2 PARALLEL SETS	#3 AWG CU	(2)4"
2	-----	-----	#2 AWG CU	1-1/2"
3	250 KCMIL AL	250 KCMIL AL	#6 AWG CU	3"
4	-----	-----	#4 AWG CU	1-1/2"

FIRE ALARM SYSTEM NOTE:

FIRE ALARM SYSTEM RISER DIAGRAM IS DIAGRAMMATICAL AND IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE ARTICLE 61G15 DESIGN OF ALARM SYSTEMS. SEE POWER PLAN FOR EXACT QUANTITIES OF DEVICES. WIRING SHALL BE AS RECOMMENDED BY SYSTEMS MANUFACTURER AND PER NFPA 72. THE FIRE ALARM CONTRACTOR IS REQUIRED TO PROVIDE ENGINEERED FIRE ALARM DOCUMENTS PER THE FLORIDA ADMINISTRATIVE CODE 61G15.



FIRE ALARM RISER DIAGRAM

N.T.S.

FIRE ALARM SYSTEM SEQUENCE OF OPERATIONS (REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

A. FIRE ALARM SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES:
1. MANUAL STATIONS.
2. HEAT DETECTORS.
3. SMOKE DETECTORS.
4. VERIFIED AUTOMATIC ALARM OPERATION OF SMOKE DETECTORS.
5. AUTOMATIC SPRINKLER SYSTEM WATER FLOW.

B. FIRE ALARM SIGNAL SHALL INITIATE THE FOLLOWING ACTIONS:
1. ALARM NOTIFICATION APPLIANCES SHALL OPERATE CONTINUOUSLY.
2. IDENTIFY ALARM AT THE FACP AND REMOTE ANNUNCIATORS.
3. TRANSMIT AN ALARM SIGNAL TO THE REMOTE ALARM RECEIVING STATION.
4. SWITCH HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT CONTROLS TO FIRE ALARM MODE.
5. RECORD EVENTS IN THE SYSTEM MEMORY.

C. SUPERVISORY SIGNAL INITIATION SHALL BE BY OPERATION OF A FIRE-PROTECTION SYSTEM VALVE TAMPER.

D. SYSTEM TROUBLE SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES OR ACTIONS:
1. OPEN CIRCUITS, SHORTS AND GROUNDS OF WIRING FOR INITIATING DEVICE, SIGNALING LINE, AND NOTIFICATION-APPLIANCE CIRCUITS.
2. ORDINAL TAMPERING, OR REMOVAL OF ALARM-INITIATING AND SUPERVISORY SIGNAL-INITIATING DEVICES.
3. LOSS OF PRIMARY POWER AT THE FACP.
4. GROUND OR A SINGLE BREAK IN FACP INTERNAL CIRCUITS.
5. ABNORMAL AC VOLTAGE AT THE FACP.
6. A BREAK IN STANDBY BATTERY CIRCUITRY.
7. FAILURE OF BATTERY CHARGING.
8. ABNORMAL POSITION OF ANY SWITCH AT THE FACP OR ANNUNCIATOR.

E. SYSTEM TROUBLE AND SUPERVISORY SIGNAL ACTIONS: RING TROUBLE BELL AND ANNUNCIATE AT THE FACP AND REMOTE ANNUNCIATORS. RECORD THE EVENT.

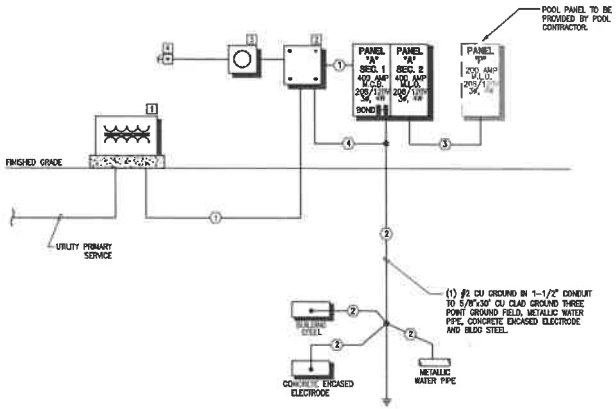
F. ACTIVATION OF ALARM NOTIFICATION APPLIANCES, ANNUNCIATION, AND ELEVATOR RECALL. ACTUATION OF SUPPRESSION SYSTEMS SHALL OCCUR WITHIN 10 SECONDS AFTER THE ACTIVATION OF AN INITIATING DEVICE.

G. SMOKE-ALARM VERIFICATION:
1. INITIATE AUDIBLE AND VISIBLE INDICATION OF AN "ALARM VERIFICATION" SIGNAL AT THE FACP.
2. ACTIVATE A LISTED AND APPROVED "ALARM VERIFICATION" SEQUENCE AT THE FACP AND THE DETECTOR.
3. RECORD EVENTS.
4. SOUND GENERAL ALARM IF THE ALARM IS VERIFIED.
5. CANCEL FACP INDICATION AND SYSTEM RESET IF THE ALARM IS NOT VERIFIED.

H. POWER SUPPLY FOR SUPERVISION EQUIPMENT: SUPPLY FOR AUDIBLE AND VISUAL EQUIPMENT FOR SUPERVISION OF THE AC POWER SHALL BE FROM A DEDICATED DC POWER SUPPLY, AND POWER FOR THE DC COMPONENT SHALL BE FROM THE AC SUPPLY.

I. ALARM SILENCING, TROUBLE, AND SUPERVISORY ALARM RESET: MANUAL RESET AT THE FACP AND REMOTE ANNUNCIATORS, AFTER INITIATING DEVICES ARE RESTORED TO NORMAL.
1. SILENCING-SWITCH OPERATION HALTS ALARM OPERATION OF NOTIFICATION APPLIANCES AND ACTIVATES AN "ALARM SILENCE" LIGHT. DISPLAY OF IDENTITY OF THE ALARM ZONE OR DEVICE IS RETAINED.
2. SUBSEQUENT ALARM SIGNALS FROM OTHER DEVICES OR ZONES REACTIVATE NOTIFICATION APPLIANCES UNTIL SILENCING SWITCH IS OPERATED AGAIN.
3. WHEN ALARM-INITIATING DEVICES RETURN TO NORMAL, AND SYSTEM RESET SWITCH IS OPERATED, NOTIFICATION APPLIANCES OPERATE AGAIN UNTIL ALARM SILENCE SWITCH IS RESET.

J. DUCT SMOKE DETECTORS SHALL BE PROGRAMMED AS A SUPERVISORY SIGNAL/FUNCTION IN ACCORDANCE WITH 9.6.3.2.2, NFPA 101, 2012 ED. AS ADOPTED IN THE FFPC, 5TH ED.



ELECTRICAL RISER DIAGRAM

NTS

CA # 26308 I19011.00
Ingenuity engineers, inc.
"Proactive Engineering Solutions"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26001115
945 South Orange Blossom Trail
Orlando, FL 32805
(407) 849-2333

SIGNATURE & SEAL
01/07/2019
Anthony D. Ferrello, P.E.
State of FL, 75923

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION

Project Number:	18-5028
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	ADL
Drawn By:	BF
Scale:	As Indicated
Sheet Name:	ELECTRICAL & FIRE RISER DIAGRAM &PANEL SCHADULE
Sheet No.	E300

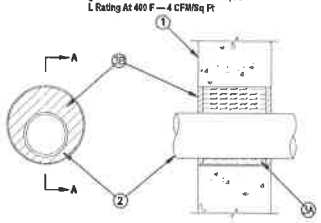
System No. W-J-1020

F Rating — 2 Hr

T Ratings — 0 and 5/4 Hr (See Item 3B)

L Rating At Ambient — Less Than 1 CFM/Sq Ft

L Rating At 400 F — 4 CFM/Sq Ft



SECTION A-A

1. WALL ASSEMBLY — MIN 5 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM OF OPENING IS 8 IN.

SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 3/4 IN. TO MAX 3-1/2 IN. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. CONDUIT — NOM 4 IN. DIAM (OR SMALLER) ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.

B. COPPER TUBING — NOM 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.

C. COPPER PIPE — NOM 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

3. FIRESTOP SYSTEM — THE HOURLY F AND T RATING FOR THE FIRESTOP SYSTEMS ARE DEPENDENT UPON THE TYPE AND SIZE OF PIPE, ANNULAR SPACE, FILL MATERIAL THICKNESS AND FILL MATERIAL TYPE AS DESCRIBED IN THE TABLE BELOW. WHEN THE ANNULAR SPACE IN THE TABLE SHOWS A RANGE OF DISTANCES, THE PENETRATING ITEM MAY BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE FIRESTOP SYSTEMS SHALL CONSIST OF THE FOLLOWING:

A. PACKING MATERIAL — MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM AS AN OPTION TO THE ABOVE, BACKER ROD AND/OR FOAMED PLASTIC BACKER MATERIAL MAY BE USED. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

B. FILL, VOID OR CAVITY MATERIAL — SEALANT* — APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL AS SHOWN IN THE TABLE BELOW.

Pipe Type	Min Fill Mtl Thkns In.	F Rating Hr.	T Rating Hr.
2A	1	2	1
2B	1	2	0

HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC — FS-One Sealant

*Bearing the UL Classification Mark

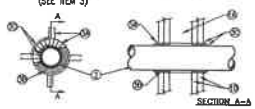
TYPICAL FIRE WALL PENETRATION DETAIL

NTS

SYSTEM NO. WL2004

N.T.S.

(FORMALLY SYSTEM NO.148) F RATINGS – 2 HR T RATING – 3/4, 1-1/2 AND 2 HR (SEE ITEM 3)



1. WALL ASSEMBLY — THE 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND GROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. OC.

B. WALLBOARD, GYPSUM* — TWO LAYERS OF NOM 5/8 IN. THICK GYPSUM WALLBOARD, AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IS 8-1/4 IN.

2. NONMETALLIC PIPE OR CONDUIT — ONE NONMETALLIC PIPE OR CONDUIT CENTERED IN FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUIT MAY BE USED IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS:

A. NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 POLYVINYL CHLORIDE (PVC) PIPE.
B. NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID-CORE ACRYLONITRILE BUTADIENE-STYRENE (ABS) PIPE.
C. NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 (OR HEAVIER) FIRE RETARDANT POLYPROPYLENE (FRPP) PIPE.
D. NOM 4 IN. DIAM (OR SMALLER) RIGID NONMETALLIC CONDUIT FORMED OF PVC.
E. NOM 1 IN. DIAM (OR SMALLER) ELECTRICAL NONMETALLIC TUBING FORMED OF PVC.
F. NOM 2 IN. DIAM (OR SMALLER) SDR11 (OR HEAVIER) POLYBUTYLENE (PB) PIPE.
G. NOM 3 IN. DIAM (OR SMALLER) SDR13.5 (OR HEAVIER) CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE.

SEE RIGID NONMETALLIC CONDUIT (DZXT) AND ELECTRICAL NONMETALLIC TUBING (DWTU) CATEGORIES IN ELECTRICAL CONSTRUCTION MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS.

3. FIRESTOP SYSTEM — INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY T RATINGS FOR THE FIRESTOP SYSTEM ARE DEPENDENT UPON THE TYPE AND SIZE OF NONMETALLIC PIPE OR CONDUIT, AS TABULATED BELOW:

PIPE/ CONDUIT TYPE	NOM PIPE DIAM, IN.	ANNULAR SPACE, IN.	F RATING HR	T RATING HR
PB	1/2 TO 2	1/4–3/8	2	2
PVC, CPVC, ABS	2-1/2 TO 3	1/2–5/8	2	2
PVC,ABS	3-1/2 TO 4	3/4–7/8	2	1-1/2
PP+	2-1/2 TO 3	1/2–5/8	2	3/4
PP+	3-1/2 TO 4	3/4–7/8	2	3/4

+MAT WRAP REQUIRED ON PIPE ON BOTH SIDES OF WALL.

THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:

A. STEEL SLEEVE — NOM 8 IN. LONG CYLINDRICAL SLEEVE WITH NOM 7/8 IN. WIDE BY 1-3/4 IN. LONG ANCHOR TABS AND NOM 3/4 IN. LONG TABS TO RETAIN WRAP STRIP LAYER (ITEM B). SHEET OF PRECUT 0.016 THICK (30 GAUGE) GALV SHEET STEEL AVAILABLE FROM WRAP STRIP MANUFACTURER. AS AN ALTERNATE, CYLINDRICAL SLEEVE MAY BE FABRICATED FROM MIN 0.016 IN. THICK (NO. 30 GAUGE) GALV SHEET STEEL IN ACCORDANCE WITH INSTRUCTION SHEET SUPPLIED BY WRAP STRIP MANUFACTURER. SHEET STEEL FORMED INTO CYLINDRICAL SLEEVE WITH INSIDE DIAM OF STEEL SLEEVE AND DIAM OF THROUGH OPENING IN THE GYPSUM WALLBOARD LAYERS TO BE EQUAL TO OUTSIDE DIAM OF WRAP STRIP (ITEM B) LAYERS ON PIPE (–0, +1/8 IN.). CYLINDRICAL SLEEVE INSERTED IN ANNULAR SPACE AROUND NONMETALLIC PIPE, CENTERED IN WALL AND LOCKED IN POSITION BY BENDING THE ANCHOR TABS OUTWARD 90 DEG AGAINST THE INNER LAYER OF GYPSUM WALLBOARD WITHIN THE STUD CAVITY. AFTER INSTALLATION OF WRAP STRIP LAYERS (ITEM B), RETAINER TABS OF CYLINDRICAL SLEEVE BENT 90 DEG TOWARD PIPE ON BOTH SIDES OF WALL ASSEMBLY TO LOCK WRAP STRIP LAYERS IN POSITION.

B. FILL, VOID OR CAVITY MATERIALS* — WRAP STRIP — NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIPS TIGHTLY WRAPPED AROUND NONMETALLIC PIPE (FOIL SIDE EXPOSED) AND SLID INTO STEEL SLEEVE ON BOTH SIDES OF WALL ASSEMBLY. FOR NOM 1/2 IN. TO NOM 2 IN. DIAM NONMETALLIC PIPES, ONE LAYER OF WRAP STRIP IS REQUIRED. FOR NOM 2-1/2 IN. AND NOM 3 IN. DIAM NONMETALLIC PIPES, TWO LAYERS OF WRAP STRIP ARE REQUIRED. FOR NOM 3-1/2 IN. AND NOM 4 IN. DIAM NON METALLIC PIPES, THREE LAYERS OF WRAP STRIP ARE REQUIRED. EACH LAYER OF WRAP STRIP TO BE INSTALLED WITH BUTTED SEAM, WITH BUTTED SEAMS IN SUCCESSIVE LAYERS STAGGERED. WRAP STRIP LAYERS ON EACH SIDE OF WALL TO PROTRUDE 3/4 IN. FROM WALL SURFACE WITH THE EXPOSED EDGES ABUTTING THE RETAINER TABS OF THE STEEL SLEEVE. MINNESOTA MINING & MFG. CO. – TYPE FS-195

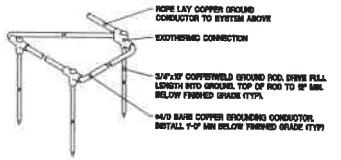
C. FILL, VOID OR CAVITY MATERIALS* — CAULK — GENEROUS BEAD OF CAULK APPLIED TO OUTER PERIMETER OF STEEL SLEEVE AT INTERFACE WITH WALL SURFACE AND TO PERIMETER OF NONMETALLIC PIPE AT ITS EGRESS FROM THE WRAP STRIP LAYERS APPROX 3/4 IN. FROM THE WALL SURFACE. MINNESOTA MINING & MFG. CO. – TYPES CP-25 S/L, CP-25 N/S, CP- 25 WB, CP-25 WB+

D. FILL, VOID OR CAVITY MATERIALS* — MAT WRAP — (NOT SHOWN) — FLEXIBLE SHEET MATERIAL, FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN ROLLS. WHEN REQUIRED (SEE TABLE), MIN 8 IN. WIDE STRIP OF MAT WRAPPED TIGHTLY AROUND CIRCUMFERENCE OF PIPE (FOIL FACE EXPOSED) AT ITS EGRESS FROM WRAP STRIP ON BOTH SIDES OF WALL. MAT WRAP OVERLAPPED MIN 1/2 IN. AT SEAM AND SECURED IN PLACE WITH STEEL WIRE TIES, OR EQUIVALENT, SPACED MAX 4 IN. OC. EDGE OF MAT ABUTTING WRAP STRIP TO BE SEALED WITH A MIN 1/4 IN. DIAM BEAD OF CAULK (ITEM C). MINNESOTA MINING & MFG. CO. – TYPE E-5A *BEARING THE UL CLASSIFICATION MARKING

PENETRATION DETAIL

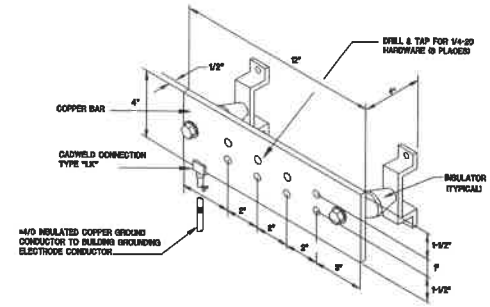
NTS

NOTES:
1. AT POINT ON ENTRANCE TO FACILITY, PROVIDE SOLDER BLOCK IN GROUNDING ELECTRODE CONDUCTOR. SEAL CONDUIT TO CONDUCTOR 100% WATERPROOF.
2. GROUNDING ELECTRODE CONDUCTOR SHALL BE MINIMUM SIZE OF #4/0 AWG.
3. PROVIDE ADDITIONAL RODS AND INTERCONNECTIONS AS NECESSARY TO OBTAIN SPECIFIED MAXIMUM RESISTANCE TO GROUND.



ELECTRODE GROUND GRID

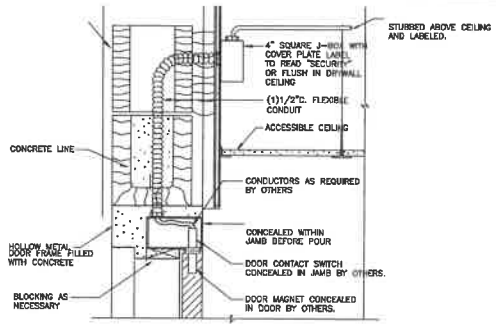
NTS



GROUND BAR SHALL BE INSTALLED 12" A.F.F.

GROUND BUS DETAIL

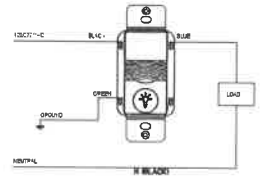
NTS



NOTE:
ARCHITECTURAL DETAILS OF WALL JAMB AND DOOR MAY VARY, BUT METHOD OF MOUNTING J-BOX, CONDUIT, SWITCH AND MAGNET IS

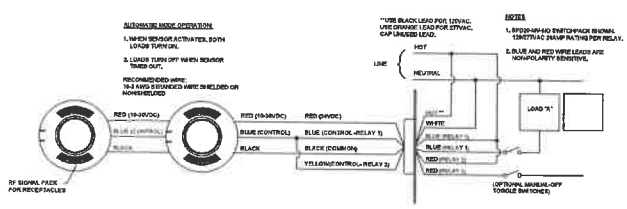
TYP. SECURITY MAGNETIC DOOR CONTACT SWITCH DETAIL

NTS



WALL OCCUPANCY SENSOR DETAIL

NTS



CEILING OCCUPANCY SENSOR DETAIL W/ RF SIGNAL PACK

NTS

CA# 26308 I19011.00

Ingenuity engineers, inc.
"Proactive Engineering Solutions"

Keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26000115
915 South Orange Blossom Trail
Orlando, FL 32805
(407) 849-2233

SIGNATURE & SEAL

07/31/2019
Anthony L. Keesee, P.E.
FL No. 56260

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION

Project Number:	18-5026
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	ADL
Drawn By:	BF
Scale:	As Indicated
Sheet Name:	ELECTRICAL DETAILS
Sheet No.	E400

MECHANICAL LEGEND

SUPPLY DIFFUSER. ARROWS INDICATE 1 WAY, 2 WAY, OR 3 WAY. NO ARROWS INDICATE 4-WAY.	A-100 — AIR DEVICE TAG MARK-CFM
RETURN OR OUTDOOR AIR GRILLE	SIDEWALL TRANSFER GRILLE
EXHAUST GRILLE	SIDEWALL SUPPLY REGISTER
CEILING MOUNTED EXHAUST FAN	SIDEWALL RETURN GRILLE
SUPPLY DUCT UP SECTION (RECTANGULAR)	SIDEWALL EXHAUST GRILLE OR SIDEWALL EXHAUST FAN
RETURN DUCT UP SECTION (RECTANGULAR)	SIDEWALL FRESH AIR INTAKE LOUVER OR EXHAUST LOUVER
EXHAUST DUCT UP SECTION (RECTANGULAR)	WALL MOUNTED DDC TEMPERATURE SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.
SUPPLY DUCT DOWN SECTION (RECTANGULAR)	WALL MOUNTED THERMOSTAT MOUNT 4'-0" ABOVE FINISHED FLOOR.
RETURN DUCT DOWN SECTION (RECTANGULAR)	WALL MOUNTED CO SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.
EXHAUST DUCT DOWN SECTION (RECTANGULAR)	WALL MOUNTED CO_2 SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.
SUPPLY DUCT UP SECTION (ROUND).	WALL MOUNTED DDC HUMIDITY SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.
SUPPLY DUCT DOWN SECTION (ROUND).	WALL MOUNTED HUMIDISTAT SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.
LINEAR SLOT DIFFUSER	REFERENCE NOTES
EXISTING LINEAR SLOT DIFFUSER	REFERENCE NOTE – MULTI-DISCIPLINE SHEETS
RECTANGULAR DUCTWORK WITH TAKE-OFF, BALANCING DAMPER AND INSULATED FLEXIBLE ROUND DUCT. SAME SIZE AS DIFFUSER INLET UNLESS NOTED OTHERWISE. FIRST DIMENSION IS THAT OF SIDE SHOWN.	DEMOLITION NOTES
ROUND DUCTWORK.	INDICATES POINT OF CONNECTION BETWEEN NEW AND EXISTING.
CONICAL FITTING WITH DAMPER ON BRANCH CONNECTION TO RECTANGULAR MAIN (PROVIDE DAMPER IN LOW PRESSURE DUCTWORK ONLY).	POINT OF DISCONNECT
EXISTING DUCTWORK TO REMAIN	CWS — CONDENSER WATER SUPPLY PIPING.
DUCT OFFSETS UP (RISE) IN DIRECTION INDICATED.	CWR — CONDENSER WATER RETURN PIPING.
DUCT OFFSETS DOWN (DROP) IN DIRECTION INDICATED.	BCWS — BUILDING CONDENSER WATER SUPPLY PIPING.
OPPOSED BLADE VOLUME DAMPER (OBD).	BCWR — BUILDING CONDENSER WATER RETURN PIPING.
FLEXIBLE DUCT CONNECTION.	CHWS — CHILLED WATER SUPPLY PIPING.
FIRE DAMPER WITH ACCESS PANEL.	CHWR — CHILLED WATER RETURN PIPING.
SMOKE DAMPER WITH ACCESS PANEL.	HWS — HEATING WATER SUPPLY PIPING.
COMBINATION FIRE/SMOKE DAMPER WITH ACCESS PANEL.	HWR — HEATING WATER RETURN PIPING.
EXISTING DUCTWORK TO BE REMOVED	CD — CONDENSATE DRAIN PIPING.
DUCT MOUNTED SMOKE DETECTOR PROVIDED AND WIRED BY ELECTRICAL CONTRACTOR AND INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. REFER TO SPECIFICATIONS FOR CONTROL REQUIREMENTS.	R — REFRIGERANT PIPING
EXPOSED DOUBLE WALL INSULATED DUCTWORK	FS — FLOW SENSOR.
	SP — STATIC PRESSURE TRANSMITTER ASSEMBLY.
	L=1/4W, MIN. 4" — 15° — W — RECTANGULAR BRANCH DUCT CONNECTION.

TEE (PLAN, UP, DOWN).	
ELBOW (PLAN, UP, DOWN).	
VALVE.	
TWO WAY MOTORIZED CONTROL VALVE.	
THREE WAY MOTORIZED CONTROL VALVE.	
PRESSURE REDUCING VALVE.	
FLOW CONTROL VALVE.	
BALL VALVE FOR PIPING 2-INCHES AND SMALLER, BUTTERFLY VALVE FOR PIPING 2-1/2 INCHES AND LARGER.	
CHECK VALVE.	
STRAINER.	
BALANCE VALVE WITH INTEGRAL TAPS FOR CONNECTION OF DIFFERENTIAL PRESSURE METER. VALVE SHALL HAVE NAMEPLATE INDICATING WATER FLOW RATE VERSUS VALVE PRESSURE DROP.	
AUTOMATIC FLOW CONTROL VALVE WITH INTEGRAL TEMPERATURE AND PRESSURE TEST PORTS.	
UNION.	
VENTURI FLOW METER.	
PRESSURE AND/OR TEMPERATURE PORT	
THERMOMETER.	
PRESSURE GAUGE WITH GAUGE COCK.	
FLEXIBLE CONNECTION.	
PRESSURE RELIEF VALVE.	
M — MOTORIZED ACTUATOR	
OPENING IN WALL ABOVE CEILING.	
AHU-3 — EQUIPMENT TYPE, MARK — EQUIPMENT TAG	
UC — 1" DOOR UNDER CUT. ARROW INDICATES DIRECTION OF FLOW	
ELBOW WITH TURNING VANES	
A/B — IDENTIFICATION TARGET. A = DETAIL NUMBER. B = SHEET NUMBER ON WHICH DETAIL IS LOCATED.	
RD — RADIATION DAMPER INSTALLED IN AIR DEVICE	
RD — RADIATION DAMPER INSTALLED IN DUCT.	
CONDENSER UNIT OR HEAT PUMP	

ABBREVIATIONS

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

Keesee Associates
ARCHITECTURE | DESIGN | PLANNING
www.keesee.com
843 South Orange Blossom Trail
Orlando, FL 32805
(407) 422-2353

SIGNATURE & SEAL

01/08/2019
Brian S. Hoffman, P.E.
FE No. 62060

PARKWAY AMENITY CENTER

NEW PORT RICHIE
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Scale:	As indicated
Sheet Name:	MECHANICAL LEGEND, NOTES & ABBREVIATIONS
Sheet No.	M001

CA# 26308 119011.00
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MECHANICAL SPECIFICATIONS

GENERAL

THE GENERAL MECHANICAL SPECIFICATIONS APPLY TO THE WORK SPECIFIED IN THIS SECTION. PROVIDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED FOR THE FABRICATION, INSTALLATION, AND/OR RENOVATION OF MECHANICAL SYSTEMS INCLUDING HEATING, VENTILATING, AIR CONDITIONING AND MISCELLANEOUS SYSTEMS AS INDICATED IN DESIGN DRAWINGS AND AS OUTLINED IN THESE SPECIFICATIONS.

SCOPE OF WORK:

FURNISH AND INSTALL COMPLETE AIR CONDITIONING SYSTEMS AS INDICATED ON THE DESIGN DRAWINGS AND AS OUTLINED WITHIN THESE SPECIFICATIONS. WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FABRICATION AND/OR INSTALLATION OF THE SCHEDULED AIR CONDITIONING UNITS, EXHAUST FANS, AIR DISTRIBUTION AND DUCTWORK.

CLEANING, TESTING AND ADJUSTING:
THE MECHANICAL CONTRACTOR, AT HIS EXPENSE, SHALL CLEAN, REPAIR, ADJUST, CHECK, BALANCE, AND PLACE IN SERVICE THE VARIOUS SYSTEMS HEREIN SPECIFIED WITH THEIR RESPECTIVE EQUIPMENT, ACCESSORIES AND PIPING. HE SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS REQUIRED TO PERFORM TESTS REQUIRED BY THESE SPECIFICATIONS AND BY THE GOVERNING AUTHORITIES.

NO WORK SHALL BE COVERED OR CONCEALED UNTIL PROPERLY INSPECTED AND TESTED.

TESTING:

ADJUST THE AIR CONDITIONING SYSTEMS, VENTILATING SYSTEMS, FANS, ETC., TO DELIVER NOT LESS THAN THE REQUIRED AIR QUANTITY WITH QUANTITIES IN EXCESS TO BE SUBJECT TO THE APPROVAL OF THE ENGINEER IF FOUND TO NOT HAVE OBJECTIONABLE EFFECTS SUCH AS NOISE, DRAFTS, OR MOTOR OVERLOAD.

PRIOR APPROVAL BY THE ENGINEER OF TESTING AND BALANCING CONTRACTOR IS REQUIRED. THIS CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A TEST AND BALANCE REPORT TO THE ENGINEER AT TIME OF SUBSTANTIAL COMPLETION INSPECTION. THE REPORT SHALL BE PREPARED BY A CONTRACTOR CERTIFIED BY ASSOCIATED AIR BALANCE COUNCIL OR NATIONAL ENVIRONMENTAL BALANCING BUREAU.

THE TEST AND BALANCE REPORT SHALL BE TYPEWRITTEN AND CONTAIN THE FOLLOWING DATA:

1. DATE, TIME, WEATHER, WHEN TEST TAKEN.
2. AIR CAPACITIES AT EACH UNIT INCLUDING OUTSIDE AIR. (ENTERING AND LEAVING DB/WB)
3. STATIC PRESSURE THROUGH UNITS AND UNIT COMPONENTS.
4. MOTOR OPERATING VOLTAGE AND AMPERAGE.
5. DRIVE TYPES, SIZES AND SPEED RANGE.
6. IDENTIFICATION OF ALL AIR TERMINAL DEVICES WITH DESIGN CFM AND ACTUAL CFM.

ADDITIONALLY, SYSTEMS DRAWING CLEARLY MARKED TO IDENTIFY LOCATION OF EQUIPMENT AND AIR DEVICES TESTED SHALL BE PROVIDED ALONG WITH THE WRITTEN TEST AND BALANCE REPORT.

MAINTENANCE MANUALS

PROVIDE COMPLETE MAINTENANCE MANUALS (3 REQUIRED) ON ALL NEW EQUIPMENT. ORGANIZE OPERATING AND MAINTENANCE DATA INTO SUITABLE SETS OF MANAGEABLE SIZE. BIND PROPERLY INDEXED DATA INTO INDIVIDUAL HEAVY-DUTY, 2-INCH, 3-RING VINYL COVERED BINDERS WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION. MARK APPROPRIATE IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER. INCLUDE THE FOLLOWING TYPES OF INFORMATION. THE INFORMATION WILL BE TURNED OVER TO THE OWNER AT TIME OF SUBSTANTIAL COMPLETION:

- OPERATING AND MAINTENANCE INSTRUCTIONS
- SPARE PARTS LIST
- COPIES OF WARRANTIES
- WIRING DIAGRAMS
- INSPECTION REPORTS AND APPROVALS
- SHOP DRAWINGS AND PRODUCT DATA
- TEST AND BALANCE INFORMATION

TRAINING SERVICES

THOROUGHLY INSTRUCT THE OWNER'S REPRESENTATIVE IN THE OPERATION OF ALL EQUIPMENT FURNISHED AND LOCATION OF ALL VALVES AND CONTROL DEVICES.

TRAIN BUILDING OWNER'S PERSONNEL DURING NORMAL WORKING HOURS ON STARTUP AND SHUTDOWN PROCEDURES, TROUBLESHOOTING PROCEDURES, SERVICING AND PREVENTATIVE MAINTENANCE SCHEDULE AND PROCEDURES. REVIEW WITH THE OWNER'S PERSONNEL THE DATA CONTAINED IN THE OPERATING AND MAINTENANCE MANUALS. SCHEDULE TRAINING WITH OWNER. PROVIDE AT LEAST 7-DAYS PRIOR NOTICE TO ARCHITECT/ENGINEER.

HANGERS AND SUPPORTS

PROVIDE ALL NECESSARY HANGER RODS, CLAMPS AND ATTACHMENTS TO PROPERLY INSTALL AND SUPPORT DUCTWORK, PIPING AND EQUIPMENT FROM THE BUILDING STRUCTURE.

PROVIDE ANY ANGLE IRON OR UNISTRUT AND SUSPENSION RODS REQUIRED TO INSTALL EQUIPMENT, PIPING AND DUCTWORK.

ALL SUPPORTS EXPOSED TO OUTDOORS SHALL BE CLEANED, PRIMED AND PAINTED TO PREVENT RUSTING. FINISH COLOR AS SELECTED BY OWNER.

THE USE OF BALING WIRE OR PERFORATED METAL STRAPPING IS NOT ACCEPTABLE FOR SUPPORTS.

WARRANTY/GUARANTEE:

THE CONTRACTOR SHALL WARRANTY/GUARANTEE AND MAINTAIN THE STABILITY OF WORK AND MATERIALS AND KEEP SAME IN PERFECT REPAIR AND CONDITION FOR THE PERIOD OF ONE (1) YEAR.

DEFECTS OF ANY KIND DUE TO FAULTY WORK OR MATERIALS APPEARING DURING THE ABOVE MENTIONED PERIOD MUST BE IMMEDIATELY MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE ENTIRE SATISFACTION OF THE OWNER AND ARCHITECT AND ENGINEER. SUCH RECONSTRUCTION AND REPAIRS SHALL INCLUDE ALL DAMAGE TO THE FINISH OR FURNISHING OF THE BUILDING RESULTING FROM THE ORIGINAL DEFECT OR REPAIRS THERETO.

SUBSTITUTIONS:

EQUIPMENT AND DESIGN OF SYSTEMS INDICATED ON THE DRAWINGS AND WITHIN THESE SPECIFICATIONS SHALL BE CONSIDERED AS "STANDARD OF QUALITY". NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER. ALL EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED, FREE OF DEFECTS, AS SHOWN ON THE DRAWINGS OR INDICATED IN SPECIFICATIONS.

DEVIATIONS FROM SPECIFIED EQUIPMENT AFFECTING ELECTRICAL REQUIREMENTS SHALL BE COORDINATED BETWEEN VENDOR, MECHANICAL CONTRACTOR, AND ELECTRICAL CONTRACTOR PRIOR TO SUBMITTING BIDS. FAILURE TO DO SO WILL NOT BE CAUSE FOR CHANGE OF BID AT A LATER TIME. IN ADDITION, THE MECHANICAL CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY AND ALL CHANGES TO ENGINEERING PLANS REQUIRED BY AUTHORITY HAVING JURISDICTION.

APPLICABLE CODES/STANDARDS:

- 2017 FLORIDA BUILDING CODE (FBC)
- 2017 FLORIDA MECHANICAL CODE (FMC)
- 2017 FLORIDA PLUMBING CODE (FPC)
- 2017 FLORIDA ENERGY CODE (FEC)
- NFPA LATEST EDITION
- SMACNA DUCT CONSTRUCTION STANDARDS
- ASHRAE
- 2014 NATIONAL ELECTRIC CODE (NEC)

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND PAY ALL FEES.

SHOP DRAWINGS AND SUBMITTALS:

SUBMIT SHOP DRAWINGS AND MANUFACTURER'S DATA FOR ALL NEW EQUIPMENT FOR ENGINEER'S APPROVAL PRIOR TO PURCHASE AND/OR FABRICATION. SHOP DRAWINGS FOR EQUIPMENT REQUIRING ELECTRIC POWER OR CONTROL WIRING SHALL INCLUDE COMPLETE WIRING DIAGRAMS

HVAC CONTRACTORS SHALL SUBMIT COMPLETE DUCTWORK SHOP DRAWINGS FOR REVIEW BY THE ENGINEER. SHOP DRAWINGS SHALL INCLUDE COORDINATION WITH GENERAL CONTRACTOR REGARDING EXACT OPENINGS REQUIRED IN EXTERIOR WALLS. THE DUCTWORK SHOP DRAWINGS WILL ONLY BE REVIEWED FOR COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. DRAWINGS WILL NOT BE CHECKED FOR COORDINATION WITH OTHER TRADES OR BUILDINGS STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND VERIFY ROUTING AND EXACT LOCATION OF SYSTEM COMPONENTS.

SYSTEM IDENTIFICATION:

PROVIDE IDENTIFICATION LABELS ON OR NEAR EACH PIECE OF MAJOR EQUIPMENT AND EACH OPERATION DEVICE AND DISCONNECT. LABELS SHALL BE CONSTRUCTED OF ENGRAVED PLASTIC LAMINATE SIGN OR PLASTIC EQUIPMENT MARKER PERMANENTLY SECURED TO EQUIPMENT. LETTERING SHALL BE A MINIMUM OF 1/2 INCH HIGH FOR EQUIPMENT NAME AND 3/8 INCH HIGH FOR EQUIPMENT INFORMATION.

VALVES SHALL BE TAGGED USING PLASTIC LAMINATE TAGS SECURED WITH BRASS CHAINS INDICATING THE VALVE SIZE, SERVICE AND FUNCTION.

EXECUTION:

ALL LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, ETC., INDICATED ON THE DRAWINGS IS DIAGRAMMATIC AND SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE TO THE PLANS SUBJECT TO BUILDING CONSTRUCTION AND INTERFERENCES WITH OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR ANY FIELD MEASUREMENTS REQUIRED TO PROVIDE AN APPROVED AND FUNCTIONAL INSTALLATION.

COORDINATE WITH OTHER TRADES AND FIELD-VERIFY EXISTING CONDITIONS FOR EXACT LOCATION AND ROUTING OF SYSTEMS. PROVIDE OFFSETS, TRANSITIONS AND ADAPTORS AS REQUIRED.

NOT ALL COMPONENTS REQUIRED FOR A COMPLETE INSTALLATION ARE SHOWN ON THESE DRAWINGS. REFER TO EQUIPMENT INSTALLATION INSTRUCTION, SCHEDULES AND APPLICABLE CODES FOR ADDITIONAL INFORMATION, INCLUDING REQUIRED CONNECTION LOCATIONS, TYPES AND SIZES.

PERFORM ALL WORK NECESSARY TO PREPARE THE STRUCTURE FOR THE INSTALLATION OF THE WORK. ALL HOLES, OPENINGS AND DAMAGED MATERIALS CREATED DURING CONSTRUCTION SHALL BE REPAIRED. ALL PENETRATIONS SHALL BE SLEEVED AND SEALED SO AS TO BE WATER AND AIR TIGHT.

PIPING:

CONDENSATE DRAIN:
CONDENSATE PIPE TO BE TYPE L COPPER OR SCHEDULE 40 PVC. ROUTE AS INDICATED ON PLANS. HVAC CONTRACTOR TO PROVIDE P-TRAP AT UNIT SIZED FOR 2" GREATER THAN UNIT STATIC PRESSURE. PROVIDE CLEANOUT AT UNIT FOR SUSPENDED HORIZONTAL AIR HANDLERS. INSULATE CONDENSATE PIPE WITH 1/2" ARMAFLEX (OR EQUAL) INSULATION RATED FOR PLENUM APPLICATION. CONDENSATE DRAIN LINE SHALL BE NOT LESS THAN THE EQUIPMENT DRAIN LINE SIZE AND IN NO CASE LESS THAN 3/4" PIPE SIZE. DRAIN LINE SHALL SLOPE A MINIMUM OF 1/8" PER FOOT TOWARDS DRAIN.

PIPE HANGERS AND SUPPORTS:
PIPE HANGERS, WHERE NEEDED, SHALL BE GRINNEL #260 CLEVIS TYPE, 5'-0" ON CENTER, SECURELY ATTACHED TO BUILDING CONSTRUCTION. SPACE AT MIN. 5'-0" INTERVALS.

PIPE SUPPORT:
ATTACH LINES SECURELY ALONG PAD/FLOOR/EQUIPMENT/STRUCTURE TO PREVENT MOVEMENT. SUPPORT IN A MANNER THAT LINES DO NOT HANG FROM EVAPORATOR CONNECTIONS OR BLOCK ACCESS TO FILTERS, CONTROLS, ETC.

SUPPORT AT MIN. 8'-0" INTERVALS FOR VERTICAL PIPES, 5'-0" FOR SUSPENDED HORIZONTAL PIPING.

VIBRATION ISOLATION:

ALL BLOWER UNITS AND VIBRATING TYPE EQUIPMENT SHALL BE PROPERLY FITTED WITH MASON INDUSTRIES VIBRATION ISOLATION EQUIPMENT SIZED IN ACCORDANCE WITH EQUIPMENT WEIGHT AND DUTY.

PROVIDE FLEXIBLE CONNECTORS AT ALL SUPPLY AND RETURN CONNECTIONS TO AIR HANDLING EQUIPMENT CONSISTING OF HEAVY CANVAS OR NEOPRENE FABRIC WITH AIRTIGHT SEAMS AND CONNECTIONS TO THE EQUIPMENT.

AIR FILTERS:

FILTERS SHALL BE 1" FIBERGLASS MEDIA THROW AWAY TYPE IN A RIGID FRAME WITH A SUPPORTING MAZE ACROSS BOTH ENTERING AND LEAVING SURFACES. SUPPLY ONE COMPLETE SET OF FILTERS AFTER OWNER'S FINAL ACCEPTANCE. FARR 30/30 OR EQUAL.

DUCTWORK:

ALL DIMENSIONS ARE INSIDE NET FREE AREA.

MATERIALS: LOW PRESSURE SUPPLY AND RETURN DUCTWORK SHALL BE FIBERBOARD EQUAL TO MANSVILLE FR-800 (SUPERDUCT). PROVIDE MINIMUM "R" VALUE OF 4.2 FOR DUCTS INSTALLED IN CONDITIONED SPACE AND 8.0 FOR DUCT INSTALLED IN UNCONDITIONED SPACE. DUCTWORK SHALL BE LINED WITH ANTI MICROBIAL COATING. SEAL ALL JOINTS WITH GLASS FABRIC AND MASTIC. TAPE ALONE IS NOT ALLOWED.

MEDIUM PRESSURE DUCT SHALL BE STEEL SHEET METAL.

EXHAUST DUCTS SHALL BE GALVANIZED OR STAINLESS STEEL SHEET METAL.

ADJUSTABLE SPLITTERS AND DAMPERS SHALL BE INSTALLED IN EVERY SPLIT AND BRANCH DUCT AND SHALL BE PROVIDED WITH LOCKING QUADRANTS ON EXPOSED OR IN ACCESSIBLE AREAS OF THE DUCT FOR EASE OF OPERATION. ACCESS PANELS OR YOUNG REGULATORS SHALL BE PROVIDED WHERE DAMPERS ARE INSTALLED ABOVE HARD CEILINGS OR IN SOFFITS.

ELBOWS OR CHANGES IN DUCT DIRECTION GREATER THAN 45 DEGREES SHALL BE FITTED WITH AIR TURNS CONSISTING OF CURVED AIRFOIL BLADES OR VANES WHICH WILL PERMIT THE AIR TO MAKE ABRUPT TURNS WITHOUT APPRECIABLE TURBULENCE.

FLEXIBLE DUCTWORK SHALL BE ACOUSTICAL LOW PRESSURE TYPE WITH INTERIOR LINER, METAL HELIX, FIBERGLASS INSULATION WITH AN R-VALUE OF 6.0 OR GREATER, AND COPOLYMER SEAMLESS OUTSIDE SLEEVE. THE ENTIRE FLEXIBLE DUCT ASSEMBLY SHALL BE LISTED IN ACCORDANCE WITH UL-181 CLASS 1 AIR DUCT MATERIAL. THE MAXIMUM LENGTH OF ANY FLEX DUCT SHALL BE 7'-0". FLEXIBLE DUCTWORK SHALL MEET THE FLORIDA MODEL ENERGY EFFICIENCY CODE. ALL JOINTS AT CONNECTIONS TO DIFFUSERS AND DUCTWORK SHALL BE SEALED WITH GLASS FABRIC AND MASTIC.

INSTALL DUCTWORK INDICATED ON DRAWINGS, MAKING NECESSARY CHANGES IN CROSS-SECTIONS AND OFFSETS, WHETHER OR NOT SPECIFICALLY INDICATED.

INSULATION:

SHALL BE AS MANUFACTURED BY CERTAINTEED, OWENS-CORNING, MANVILLE, PITTSBURGH CORNING, ARMSTRONG, OR APPROVED EQUAL. INSULATION SUNDRIES AND ADHESIVES SHALL BE AS MANUFACTURED BY BENJAMIN FOSTER, CHILDERS, VIMASCO, OR APPROVED EQUAL. ALL INSULATION SHALL BE SUITABLE FOR INSTALLATION IN A RETURN AIR PLENUM.

INSULATE ALL SHEETMETAL DUCTWORK EXCEPT EXHAUST DUCTWORK EXTERNALLY WITH MANVILLE R SERIES MICROLITE TYPE 75 OR 100 INSULATION OR APPROVED. INSULATION TO HAVE TYPE II FSK FACING AND UL FIRE HAZARD CLASSIFICATION OF FLAME SPREAD 25/SMOKE DEVELOPED 50/FUEL CONTRIBUTED 50. INSTALL INSULATION PER SMACNA, FLORIDA MODEL ENERGY EFFICIENCY CODE AND MANUFACTURER'S RECOMMENDATIONS. ALL INSULATION JOINTS SHALL BE SEALED WITH GLASS FABRIC AND MASTIC.

MINIMUM INSULATION REQUIREMENTS AS FOLLOWS:
- SUPPLY AND RETURN AIR UNCONDITIONED: 2" (R-8 MIN)
- OUTSIDE AIR: 2" (R-6 MIN)

PROVIDE ALL EXTERIOR INSULATION DUCTWORK OR PIPING EXPOSED TO THE OUTDOORS WITH A MINIMUM 8 MIL THICK ALUMINUM OR PVC JACKET.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ADEQUATE AND PROPER INSULATION AND MOISTURE-SEAL IN A MANNER THAT WILL PERMANENTLY PREVENT THE ACCUMULATION OF ANY OBJECTIONABLE MOISTURE ON THE EXTERIOR OF AIR CONDITIONING UNITS, REFRIGERANT PIPING, CONDENSATE DRAIN PIPING, AIR DUCTS OR OTHER PARTS OF THE SYSTEM. CONTRACTOR SHALL CORRECT THE CAUSE OF ANY CONDENSATION AND FULLY REPAIR, WITHOUT COST TO THE OWNER, ANY DAMAGES TO BUILDING SURFACES, FURNISHINGS OR EQUIPMENT CAUSED BY CONDENSATION FROM THIS SYSTEM, FOR THE FULL PERIOD OF GUARANTEE.

EQUIPMENT:

INSTALL DUCT SMOKE DETECTORS FURNISHED BY DIVISION 16 IN SUPPLY AIR DUCTS OF AIR HANDLING UNITS EXCEEDING 2000 CFM AND WHERE INDICATED ON DRAWINGS. DETECTOR TO SHUT DOWN WHEN ACTIVATED.

AIR CONDITIONING UNITS (DX SPLIT):
UNITS SHALL BE SPLIT SYSTEM AIR-TO-AIR ELECTRIC AIR CONDITIONING UNITS AND HEAT PUMPS AS SCHEDULED ON DRAWINGS. UNITS WITH INTEGRAL ELECTRIC RESISTANCE HEATERS SHALL HAVE A SINGLE-POINT ELECTRIC CONNECTION.

TOTAL COOLING CAPACITY OF THE UNITS SHALL BE AS SCHEDULED ON DRAWINGS. UNIT CABINET SHALL BE CONSTRUCTED OF GALVANIZED STEEL, BONDED AND COATED WITH BAKED ENAMEL. CABINET INSULATION SHALL COMPLY WITH FLORIDA ENERGY CODE.

FANS AND MOTORS - THE INDOOR AIR FANS SHALL BE OF THE FORWARD-CURVED CENTRIFUGAL CLASS 1 TYPE. MOTOR AND DRIVE TO PROVIDE HIGHER FAN OUTPUT WHEN JOB REQUIREMENTS EXCEED STANDARD FAN CAPACITY SHALL BE PROVIDED.

COOLING SYSTEM SHALL BE PROTECTED BY LOSS OF CHARGE PROTECTION, HIGH AND LOW PRESSURE SENSORS, COMPRESSOR MOTOR OVERLOADS, AND A TIMING DEVICE WHICH WILL PROHIBIT THE COMPRESSOR MOTOR FROM BEING SUBJECTED TO A STARTING CURRENT MORE THAN ONCE EVERY FIVE MINUTES.

EXHAUST FANS:

EXHAUST FAN IN ENERGY RECOVERY VENTILATOR. PERFORMANCE AND CAPACITIES AS LISTED ON THE DESIGN DRAWINGS.

AIR DISTRIBUTION EQUIPMENT:

FURNISH SUPPLY AIR GRILLES AND RETURN AIR REGISTERS WITH OPPOSED BLADE BALANCING DAMPERS AS SCHEDULED ON THE DESIGN DRAWINGS.

GRILLES, REGISTERS, AND CEILING DIFFUSERS SHALL BE FURNISHED AS SCHEDULED ON THE DESIGN DRAWINGS AND SHALL BE ALL ALUMINUM CONSTRUCTION UNLESS NOTED OTHERWISE. AIR DISTRIBUTION SHALL NOT EXCEED NC-30 NOISE CRITERIA AS DEFINED IN THE LATEST ASHRAE GUIDE.

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ingenuity engineers, inc.
"Proactive Engineering Solutions"

Keesee Associates
ARCHITECTURE | DESIGN | PLANNING
AA0003111
905 South Orange Blossom Trail
Orlando, Florida 32805
(407) 849-1313

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STATE OF FLORIDA
Steven B. Hershfeiger PE
PE No. 56263
01/08/2019

PARKWAY AMENITY CENTER

NEW PORT RICHIE
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SHEET INFORMATION

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Date:	6/4/2019 4:24 PM
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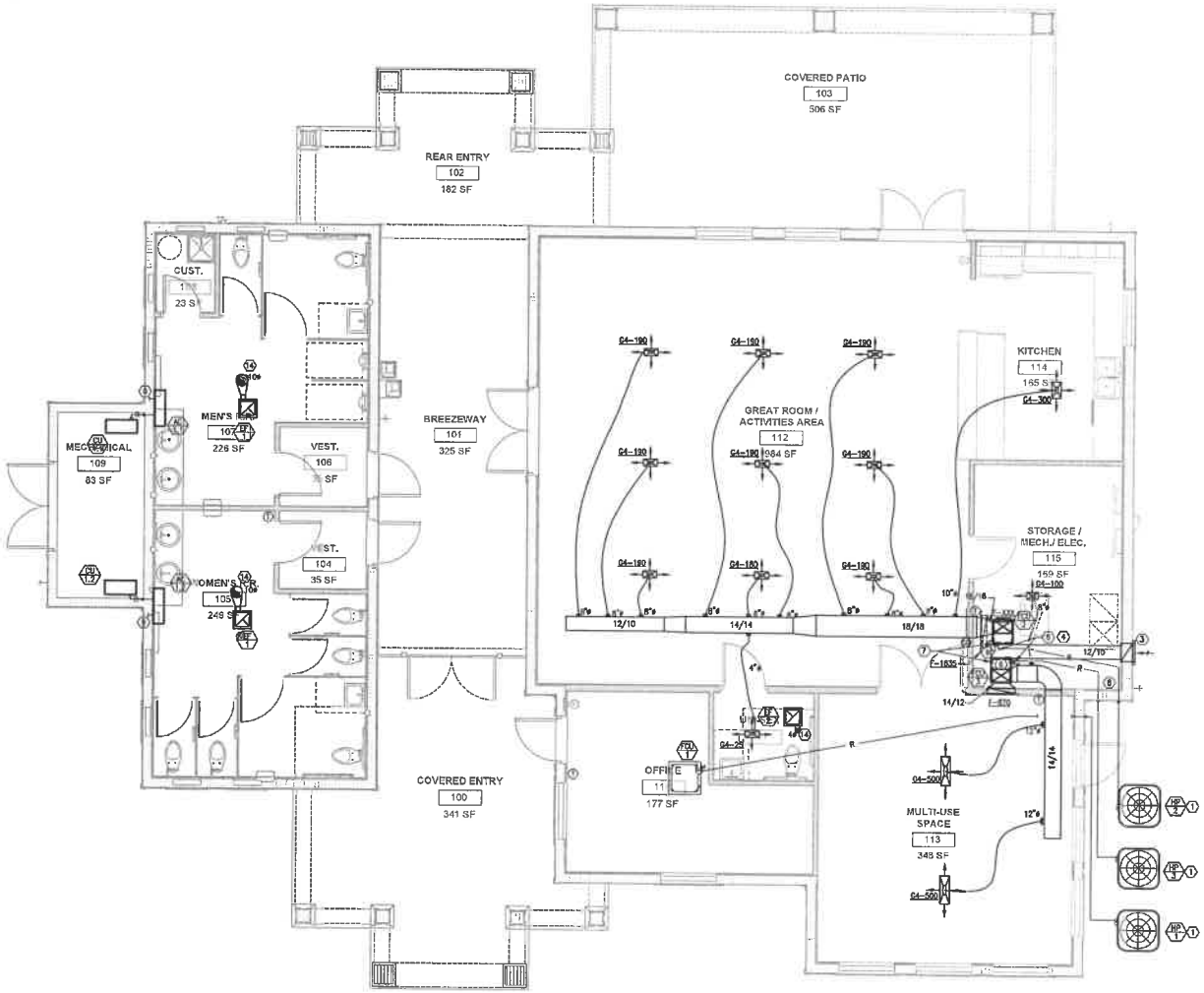
Sheet Name:	MECHANICAL SPECIFICATIONS
Sheet No.	M002



1 FIRST FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

REFERENCE NOTES

1. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD FOR CONDENSING UNIT. CONDENSING UNIT SHALL BE 12" FROM WALL. CONDENSING UNIT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC OR PRIVATE RIGHT OF WAY, COMMON AREAS, LAKES AND ABUTTING PROPERTIES. SUCH SCREENS SHALL UTILIZE OPAQUE FENCING, SCREEN WALL AND/PR SHRUBS AND OTHER VEGETATION. COORDINATE SCREENING WITH ARCHITECT AND/PR LANDSCAPING DESIGNER. CONDENSING UNIT MOUNTED ON PAD. COORDINATE EXACT LOCATION AND ROUTING OF REFRIGERANT LINES WITH LANDSCAPE AND ARCHITECTURE. REFER TO SHEET M600 – MECHANICAL DETAILS FOR MORE INFORMATION.
2. 22"x14" EXHAUST AIR LOUVER. SIMILAR TO GREENHECK EVH-501D. PRIME COAT AND PAINT TO MATCH BUILDING COLOR.
3. 22"x14" OUTSIDE AIR LOUVER. SIMILAR TO GREENHECK EVH-501D. PRIME COAT AND PAINT TO MATCH BUILDING COLOR.
4. MINIMUM 26 GAUGE GALVANIZED OUTSIDE AIR DUCT. ROUTE TO FCU, THROUGH FLOOR/CEILING.
5. MINIMUM 26 GAUGE GALVANIZED EXHAUST DUCT SIZED PER PLAN.
6. VERTICAL MOUNTED FCU PER DETAIL. SEE DETAIL ON SHEET M600 FOR INSTALLATION.
7. CONSTRUCT PLENUM BOX AT BOTTOM OF THE UNIT TO ALLOW PROPER RETURN DUCT.
8. REFRIGERANT LINE SET AND CONDENSATE DRAIN LINES. ROUTE REFRIGERANT AND CONDENSATE ABOVE CEILING. SIZE LINES SETS ACCORDING TO MANUFACTURER'S RECOMMENDATION.
9. CONDENSATE PIPE. SEE PLUMBING PLANS FOR CONTINUATION. SLOPE 1/8" PER FOOT ROUTE TO FLOOR DRAIN.
10. PROVIDE MOTORIZED DAMPER AND VOLUME DAMPER
11. CONDENSATE PIPE. SEE PLUMBING PLANS FOR CONTINUATION. SLOPE 1/8" PER FOOT ROUTE TO MOP SINK.
12. 18"x18" OUTSIDE AIR LOUVER. SIMILAR TO GREENHECK ESD-403. PRIME COAT AND PAINT TO MATCH BUILDING COLOR.
13. PROVIDE 24"x24" ACCESS PANEL.
14. EXHAUST DUCT UP TO GOOSENECK ON THE ROOF

0 2' 4' 8' 12'
1/4" = 1'-0"

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AA0003115
Brooksville, Florida 34601
Mobile, Alabama 36693

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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
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Drawn By:	DRN
Scale:	As Indicated
Sheet Name:	FLOOR PLAN MECHANICAL
Sheet No.	M100

DX FAN COIL UNIT SCHEDULE

MARK	SERVICE	FAN						COOLING COIL				HEATING CAPACITY (MBH @ 17°F)	AUXILIARY ELECTRIC HEATER @208V	ELECTRICAL			UNIT INFORMATION					NOTES
		TOTAL AIR FLOW (CFM)	OUTSIDE AIR FLOW (CFM)	E.S.P. (IN.WG.)	DRIVE TYPE	BLOWER SPEED	HP	ENTERING AIR TEMP. (°F DB/WB)	LEAVING AIR TEMP. (°F DB/WB)	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)			VOLTAGE/ PHASE	MCA	MOCP	DIMENSIONS (W×D×H)	OPERATING WEIGHT (LBS)	MANUFACTURER	MODEL NUMBER	NOMINAL TONS	
FCU-2	ACTIVITY/KITCH.	2000	365	0.50	DIRECT	--	3/4	77/64.2	55.19/53.98	57.41	44.48	13.0	7.5 KW	208/1	53.9	60	22" x 22" x 60"	201	CARRIER	FX4DNF061	5	1,2,3
FCU-3	MULTI USE/STG	1000	130	0.50	DIRECT	--	1/2	78/65	56.2/55.2	29.74	23.53	7.85	3.8 KW	208/1	28.0	30	22" x 22" x 54"	148	CARRIER	FX4DNF031	2.5	1,2,3

NOTES:
1. PROVIDE COMPLETE WITH SINGLE POINT WIRING, 1" THICK CABINET FOIL FACED INSULATION, AND FUSED DISCONNECT.
2. CONTRACTOR INSTALL MANUFACTURER RECOMMENDED DIGITAL THERMOSTAT IN SPACE AS INDICATED ON UNIT PLANS.
3. ELECTRIC HEATER SHALL BE ENABLED WHEN HEAT PUMP COMPRESSOR HAS BEEN DISABLED.

AIR COOLED HEAT PUMP UNIT SCHEDULE

MARK	LOCATION	NOMINAL COOLING (MBH @ AHI)	HEATING (MBH @ 47°F/17°F)	COMPRESSOR		ELECTRICAL			UNIT INFORMATION				PIPE SIZE		MINIMUM SEER	MINIMUM HSPF	NOTES
				OUTDOOR DESIGN TEMP. (F)	QTY.	VOLTAGE/ PHASE	MCA	MOCP	UNIT SIZE L x W x H	OPERATING WEIGHT (LBS)	MANUFACTURER	MODEL NUMBER	VAPOR	LIQUID			
HP-1	GROUND	45.5	49.5/--	95	1	208/1	29.1	35	13" x 37" x 38"	178	DAIKIN	RZQ24BTAVJU	5/8	3/8	18	9	1,2,3,4
HP-2	GROUND	57.0	57.0/35.4	95	1	208/1	34.2	50	35" x 35" x 40"	294	CARRIER	25HBC550	1-1/8	3/8	15	8.5	1,2,3,4
HP-3	GROUND	28.8	28.8/17.0	95	1	208/1	18.1	30	35" x 35" x 33"	198	CARRIER	25HBC330	3/4	3/8	15	8.5	1,2,3,4

NOTES:
1. PROVIDE COMPLETE WITH R410-A REFRIGERANT, SCROLL COMPRESSOR, FIELD INSTALLED FILTER/DRYER, FRONT SEATING SERVICE VALVES, INTERNAL PRESSURE RELIEF VALVE, INTERNAL THERMAL OVERLOAD, LONG LINE CAPABILITY, LOW AMBIENT CAPABILITY KIT, ACCUMULATOR, AND HIGH PRESSURE CUTOUT SWITCH.
2. PROVIDE WITH THESE FACTORY OPTIONS: ANTI-SHORT CYCLE RELAY, TIME DELAY RELAY, COMPRESSOR START ASSIST CAPACITOR AND RELAY, CRANKCASE HEATER, EVAPORATOR FREEZE THERMOSTAT, ISOLATION RELAY, LIQUID LINE SOLENOID VALVE, LOW AMBIENT PRESSURE SWITCH KIT, LOW AMBIENT CONDENSER FAN MOTOR SPEED CONTROLLER, AND BI-FLOW TXV
3. CONTRACTOR: SHALL TIE-DOWN CONDENSER TO CONCRETE PAD PER DETAIL ON SHEET M600.
4. HEAT PUMP COMPRESSOR SHALL NOT OPERATE SIMULTANEOUSLY WITH EMERGENCY ELECTRIC HEATER IN FAN COIL UNIT.

DUCTLESS HEAT PUMP SPLIT SYSTEM DX SCHEDULE

MARK		SERVES	MANUFACTURER	INDOOR UNIT					OUTDOOR UNIT					SYSTEM INFORMATION						
MARK INDOOR	MARK OUTDOOR			HIGH SPEED AIRFLOW-CFM (WET COIL)	FAN MOTOR FLA	MCA	WEIGHT (LBS)	MODEL #	COMPRESSOR TYPE	MCA	FAN MOTOR FLA	WEIGHT (LBS)	MODEL #	REFRIGERANT TYPE	RATED COOLING CAPACITY (MBTU)	RATED HEATING CAPACITY(MBTU) (47°F/17°F)	MIN. SEER	POWER SUPPLY (V/PH)	BREAKER SIZE (AMPS)	NOTES
FCU-1	HP-1	OFFICE	DAIKIN	400	0.28	9.1	38	FTQ12G2VJU	HSS	9.1	0.13	60	RX12BMVJU	R410A	10.6	13.3/8.3	20.2	208/1	15	1,2,3

NOTES:
1. PROVIDE COMPLETE WITH SINGLE POINT WIRING, FUSED DISCONNECT, DIGITAL THERMOSTAT, SELF CHECK FUNCTIONING ON-BOARD DIAGNOSTICS, AND AUTOMATIC POWER OUT RESTART.
2. INDOOR UNIT POWERED BY OUTDOOR UNIT. PROVIDE WITH ALL REQUIRED CONNECTION WIRING, PIPING, AND APPURTENANCES.
3. PROVIDE WITH FACTORY HARD WIRED WALL MOUNTED REMOTE CONTROLLER.

DUCTLESS COOLING ONLY SPLIT SYSTEM DX SCHEDULE

MARK		SERVES	MANUFACTURER	INDOOR UNIT							OUTDOOR UNIT							SYSTEM INFORMATION				PIPING INFORMATION					
MARK INDOOR	MARK OUTDOOR			AIRFLOW (CFM)	POWER SUPPLY (V/PH)	FAN MOTOR FLA	MCA	WEIGHT (LBS)	MODEL #	STYLE	COMPRESSOR TYPE	HEAT PUMP	POWER SUPPLY (V/PH)	MCA	MOCP (AMPS)	WEIGHT (LBS)	MODEL #	REFRIGERANT TYPE	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	SEER	MAX PIPING LENGTH (FT)	MAX HEIGHT DIFFERENCE (FT)	LIQUID LINE (INCHES OD)	GAS LINE (INCHES OD)	NOTES
AC-1.1	CU-1.1	ELEC	DAIKIN	250	208/1	0.2	*	18	FTXH12NMVJU	WALL	ROTARY	N	208/1	8.6	15	60	RKN12NMVJU	R410A	12	9.78	15	49	16	1/4"	3/8"	1,2,3,4
AC-1.2	CU-1.2	ELEC	DAIKIN	250	208/1	0.2	*	18	FTXH12NMVJU	WALL	ROTARY	N	208/1	8.6	15	60	RKN12NMVJU	R410A	12	9.78	15	49	16	1/4"	3/8"	1,2,3,4

NOTES:
1. PROVIDE COMPLETE WITH SINGLE POINT WIRING, FUSED DISCONNECT, DIGITAL THERMOSTAT, SELF CHECK FUNCTIONING ON-BOARD DIAGNOSTICS, AND AUTOMATIC POWER OUT RESTART.
2. INDOOR UNIT POWERED BY OUTDOOR UNIT. PROVIDE WITH ALL REQUIRED CONNECTION WIRING, PIPING, AND APPURTENANCES.
3. PROVIDE WITH FACTORY HARD WIRED WALL MOUNTED REMOTE CONTROLLER.
4. CAPACITIES SHOWN ARE BASED ON 80/67-F AND 95-F AMBIENT AND PIPING LENGTH OF 25 FEET.

* INDOOR UNIT POWERED FROM OUTDOOR UNIT.

EXHAUST FAN SCHEDULE

MARK	AREA SERVED	TYPE	CFM	DRIVE TYPE	E.S.P.	WATTS/HP	R.P.M.	VOLTS/PH	SONES	MANUFACTURER	MODEL NO.	DIMENSIONS (WxHxD)	NOTES
EF-1	BATHROOM	CEILING	250	DIRECT	0.4	1/8 HP	1078	120/1#	4.8	GREENHECK	SP-A700-VG	12 x 24 x 12	1,2,3
EF-2	BATHROOM	CABINET	75	DIRECT	0.4	80 WATTS	772	120/1#	1.3	GREENHECK	SP-B110		1,2,3

NOTES:
1. PROVIDE COMPLETE WITH FUSED DISCONNECT SWITCH, DESIGNER GRILLE, FACTORY SOLID STATE SPEED CONTROLLER, FACTORY BACKDRAFT DAMPER, AND FACTORY HANGING VIBRATION ISOLATOR KIT.
2. PROVIDE MANUFACTURER INTEGRAL SPEED CONTROLLER ACCESSIBLE THROUGH FACE OF GRILLE.
3. FAN CONTROLLED BY OCCUPANCY SENSOR.

AIR DEVICE SCHEDULE

MARK	DESCRIPTION	FACE SIZE	NECK	MATERIAL	BASIS OF DESIGN MANUFACTURER/MODEL #	DAMPER	NOTES
F	CEILING/CEILING 45° DEFLECTION RETURN GRILLE	NOTE 4	SEE TABLE BELOW	ALUMINUM	METAL AIRE R51	Y	1, 2, 3
G4	CEILING SINGLE DEFLECTION SUPPLY GRILLE – 4 WAY	NOTE 4	SEE TABLE BELOW	ALUMINUM	METAL AIRE L54-1	Y	1, 2, 3

NOTES:
1. COORDINATE COLOR AND SURFACE FINISHES WITH ARCHITECTURAL DRAWINGS.
2. PROVIDE RAPID MOUNT T-BAR FRAME FOR PLASTER AND SHEET ROCK CEILINGS.
3. PROVIDE STEEL GRILLE WHEN USED IN ACCORDANCE WITH U.L. APPROVED PENETRATION DETAIL.

G4		G4(CONT)		F-CEM		F-CEM (CONT)		E-CEM (CONT)	
CFM RANGE	NECK SIZE	CFM RANGE	NECK SIZE	CFM RANGE	NECK SIZE	CFM RANGE	NECK SIZE	CFM RANGE	NECK SIZE
0 – 75	6"x6"	301–350	16"x8"	0 – 75	6"x6"	276 – 450	12"x12"	876 – 1000	20"x16"
76 – 150	10"x6"	351–400	16"x8"	76 – 150	6"x6"	451 – 535	18"x10"	1001 – 1200	24"x16"
151 – 200	12"x6"	401–500	24"x8"	151 – 200	10"x6"	536 – 590	14"x14"	1201 – 1300	24"x18"
201 –250	12"x6"	501–575	22"x10"	201 –235	12"x6"	591 – 670	22"x10"	1301 – 1500	24"x20"
251 – 300	14"x6"	576–650	24"x10"	236 – 275	14"x6"	671 – 875	24"x12"	1501 – 1800	28"x20"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA0003515
www.keesee.com
5000 Tamiami Trail
Sarasota, Florida 34233
(941) 955-2233

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01/01/2001
Anthony D. Lizzadro, P.E.
PE No. 79215

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	8/4/2019 4:24 PM
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Sheet No.	M500

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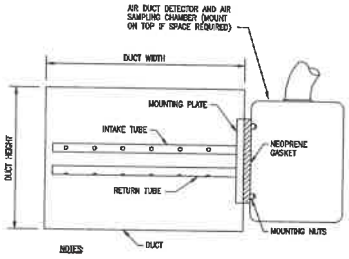
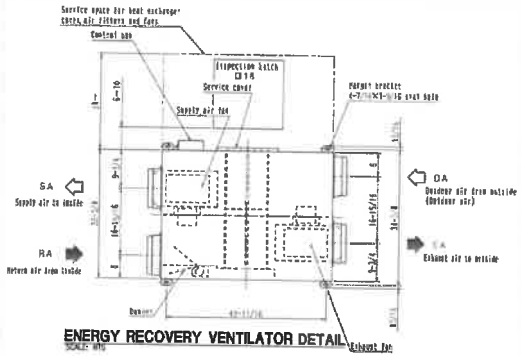


NOTES:

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

DUCT SMOKE DETECTOR DETAIL

SCALE: NTS



ENERGY RECOVERY VENTILATOR DETAIL

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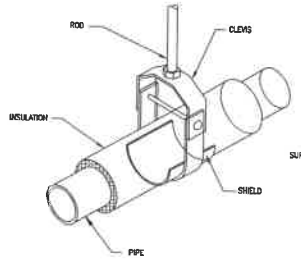

PIPE SUPPORT DETAIL

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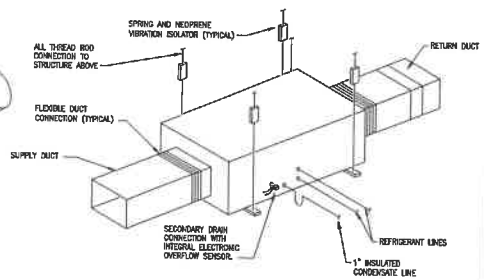
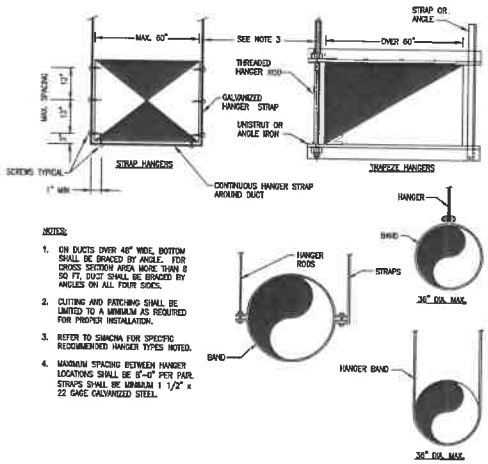


HORIZONTAL DX FAN COIL UNIT DETAIL

SCALE: NTS

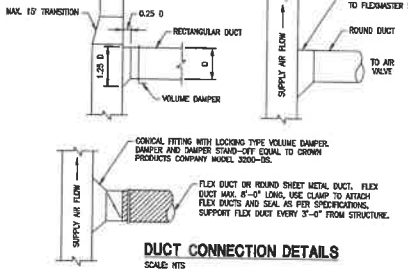


NOTES:

1. ON DUCTS OVER 48" WIDE, BOTTOM SHALL BE BRACED BY ANGLE. FOR CROSS SECTION AREA MORE THAN 8 SQ FT, DUCT SHALL BE BRACED BY ANGLES ON ALL FOUR SIDES.
2. CUTTING AND PATCHING SHALL BE LIMITED TO A MINIMUM AS REQUIRED FOR PROPER INSTALLATION.
3. REFER TO SMACNA FOR SPECIFIC RECOMMENDED HANGER TYPES NOTED.
4. MAXIMUM SPACING BETWEEN HANGER LOCATIONS SHALL BE 8'-0" PER PAIR. STRAPS SHALL BE MINIMUM 1 1/2" x 22 GAGE GALVANIZED STEEL.

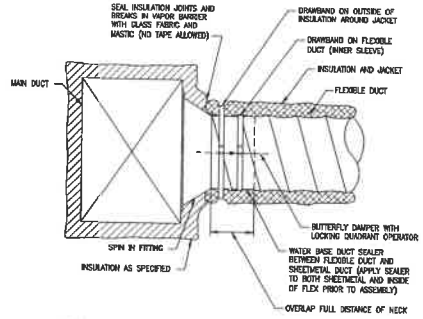
DUCT HANGER DETAIL

SCALE: NTS



DUCT CONNECTION DETAILS

SCALE: NTS

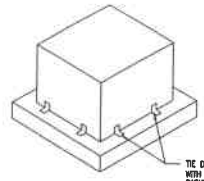


NOTES:

1. TYPICAL FOR: LOW PRESSURE AND HIGH PRESSURE CONNECTION TO MAIN DUCT, FAN TERMINAL UNITS, VARIABLE AIR VOLUME UNITS, AND DIFFUSERS.
2. DRAWBANDS SHALL BE EQUIVALENT TO PANDUIT PLT-H.

FLEXIBLE DUCT CONNECTION DETAIL

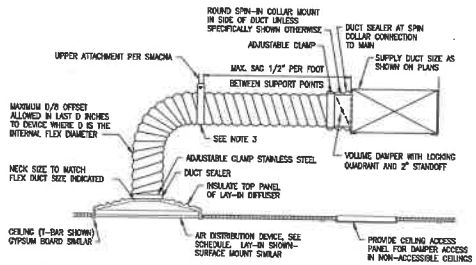
SCALE: NTS



FASTENER QUANTITY TABLE	
LENGTH OF SIDE	QUANTITY
LESS THAN 12"	1 PER SIDE
12" TO 24"	2 PER SIDE
24" TO 36"	3 PER SIDE

GROUND MOUNTED EQUIPMENT TIE DOWN DETAIL

SCALE: N.T.S.



NOTES:

1. FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER.
2. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC.
3. MINIMUM 1-1/2" WIDE 22 GAUGE GALVANIZED STRAP HANGER. INSTALL PER GUIDELINES SET FORTH IN CHAPTER 3 OF THE MOST CURRENT EDITION OF THE S.M.A.C.N.A. TECHNICAL MANUAL TITLED "HVAC DUCT CONSTRUCTION STANDARDS METAL AN FLEXIBLE".
4. FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED AND NOT COMPRESSED. ELBOW RADIUS SHALL BE NO LESS THAN R/D=1.0.

FLEXIBLE DUCT INSTALLATION DETAIL

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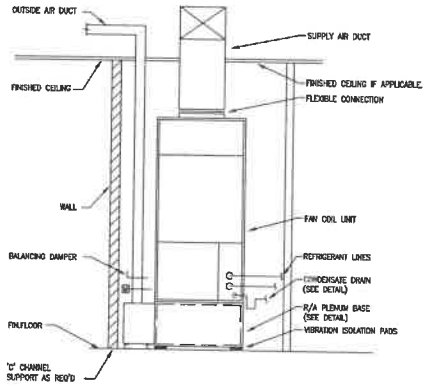
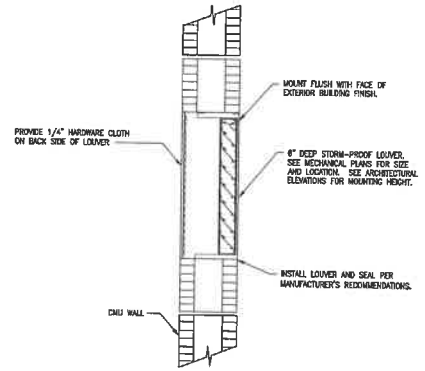


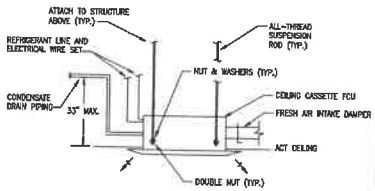
VERTICAL FAN COIL UNIT DETAIL

SCALE: NTS



WALL LOUVER INSTALLATION DETAIL

SCALE: NTS



NOTE:
BASIS OF DESIGN EQUAL TO SANYO MODEL XS1872

CEILING MOUNTED FAN COIL UNIT DETAIL

SCALE: NTS

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6/4/2019
Brian S. Hardgrove PE
PE No. 52660

PARKWAY AMENITY CENTER

NEWPORT RICHIE
FLORIDA

SHEET INFORMATION

Project Number:	18-5026
Date:	6/4/2019 4:24 PM
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Drawn By:	DRN
Scale:	As indicated
Sheet Name:	MECHANICAL DETAILS
Sheet No.	M600

EXHIBIT F

Required Insurance
(Group A)

Contractor shall maintain, at its expense, the following insurance:

1. Workers' Compensation and Employers' Liability Insurance.

   a) Workers' Compensation insurance shall be provided as required by any applicable law or regulation. Employers' Liability insurance shall be provided in amounts not less than: (i) $500,000 each accident for bodily injury by accident; (ii) $500,000 policy limit for bodily injury by disease; and (iii) $500,000 each employee for bodily injury by disease.
   b) If Contractor is permitted by law to not participate in Workers' Compensation insurance, Contractor must execute a Waiver of Workers' Compensation form, as provided by Owner. If the work is to be performed in Texas, both DWC 83 and DWC 85 forms must be executed.

1. General Liability Insurance. Contractor shall carry Commercial General Liability insurance covering all operations by or on behalf of Contractor.

   a) Coverage must include: (i) premises and operations; (ii) products and completed operations; (iii) contractual liability insuring the indemnity obligations assumed by Contractor in the Agreement; (iv) broad form property damage coverage (including completed operations); (v) bodily injury liability; and (vi) a duty to defend with defense costs in excess (outside) of limits.
   b) Coverage should be provided in amounts not less than: (i) $1,000,000 per occurrence; (ii) $1,000,000 personal and advertising injury; (iii) $1,000,000 general aggregate; and (iv) $1,000,000 products and completed operations aggregate.
   c) Coverage must be "occurrence" forms using Insurance Services Office ("ISO") Form CG 00 01 12 07 or equivalent. A "claims made" or "modified occurrence" policy is not acceptable without prior approval.
   d) General aggregate limit must apply per "policy" or "project." Each community as designated by Owner is deemed to be a separate "project".
   e) There shall be no exclusions limiting or excluding coverage for residential construction.
   f) If Contractor performs or causes to be performed any design, engineering, architectural or other professional services in connection with the materials or this Agreement, then there shall be no professional services exclusions, except that ISO Form CG 22 80 or the equivalent is acceptable, but is the only acceptable form of professional liability exclusion.
   g) No insurance policy required hereunder shall contain an exclusion of liability for damages arising out of the acts or failures to act of a Subcontractor.

3. Automobile Liability Insurance.

a) Contractor shall carry Automobile Liability insurance, including coverage for all owned, hired and non-owned motor vehicles. The limits of liability shall be not less than: (i) $1,000,000 combined single limit each accident for bodily injury and property damage, or (ii) split limits of bodily injury $250,000/each person, $500,000/each accident and $100,000 property damage.

b) If Contractor does not own or lease any motor vehicles, Contractor is still required to carry hired and non-owned Automobile Liability insurance in the amounts set forth in Section 3(a).

4. Endorsement and Other Requirements.

a) All policies, with the exception of Workers Compensation, by endorsement, shall name *"Parkway Center Community Development District"* as an additional insured. The Contractor's Commercial General Liability policy must be endorsed utilizing ISO Additional Insured Forms: CG 20 37 07 04 "Additional Insured – Owners, Lessees or Contractors – Completed Operations" COMBINED with CG 20 10 07 04 "Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization". Other endorsements may be used if they provide coverage equivalent to the specific forms outlined above, including, without limitation, additional insured coverage for both on-going and completed operations.

b) All policies, with the exception of Workers Compensation, shall provide that they are primary insurance with respect to the interests of Owner and that contribution may not be sought from policies separately maintained by the Owner as a named insured. Any other insurance maintained by Owner shall be excess and not contributing insurance with the insurance required herein.

c) All policies shall, with the exception of Automobile Liability, by endorsement, provide a waiver of subrogation in favor of Owner. (A Waiver of Subrogation endorsement is not required to be provided on Workers' Compensation coverage in the State of Ohio.)

d) All policies shall, by endorsement, provide that there will be no cancellation or reduction of coverage without thirty days prior written notice to Owner, with the exception of ten days written notice of cancellation for nonpayment of premium.

e) The insurance company must have a financial rating of at least A- VII, as defined by A.M. Best Company. Copies of policies shall be provided upon request.

f) Contractor shall be responsible for all deductibles due under policies required by this Agreement.

g) Nothing in this Exhibit shall limit Contractor's obligations or Owner's rights and remedies under any other provision of this Agreement.

5. Certificates of Insurance. Certificates of Insurance, as evidence of the Required Insurance, shall be furnished by Contractor to Owner before Contractor commences any work at the Site(s). The Certificates of Insurance shall provide proof that the endorsement requirements set out above have been appended to each policy. Certificate Holder shall read "Parkway Center Community Development District". Such Certificates shall be furnished for five years following completion of any applicable work. Contractor's failure to provide timely,

complete or accurate certificates shall entitle Owner to withhold payments until the provisions of this **Exhibit "F"** are fully satisfied.

6. Insurance Requirements for Sub-subcontractors. The Contractor shall require all tiers of its Subcontractors to procure and maintain insurance in like form and amounts, including the Policy Endorsement Requirements and Certificate of Insurance requirements, all as set forth above. Contractor remains fully liable for all acts and failures to act of Subcontractors.

WINDWARD BUILDING GROUP

Parkway Amenity

Riverview, Florida

Start: Mon 4/6/20
Finish: Mon 1/25/21

ID	Task Name	Duration	Start	Finish
1	Amenity	202 days	Mon 4/6/20	Mon 1/25/21
2	Site Work	180 days	Mon 4/6/20	Fri 12/18/20
3	Erosion Control	5 days	Mon 4/6/20	Fri 4/10/20
4	Clearing	10 days	Mon 4/13/20	Fri 4/24/20
5	Grading	15 days	Mon 4/27/20	Fri 5/15/20
6	Storm Systems	15 days	Mon 5/18/20	Mon 6/8/20
7	Sewer Systems	20 days	Tue 6/9/20	Tue 7/7/20
8	Water Systems	10 days	Wed 7/8/20	Tue 7/21/20
9	Curbs	10 days	Wed 7/22/20	Tue 8/4/20
10	Road Base	5 days	Wed 8/5/20	Tue 8/11/20
11	Dumpster Enclosure	3 wks	Wed 8/12/20	Tue 9/1/20
12	Sidewalks	10 days	Tue 11/24/20	Wed 12/9/20
13	Asphalt	5 days	Thu 12/10/20	Wed 12/16/20
14	Striping & Signage	2 days	Thu 12/17/20	Fri 12/18/20
15	Clubhouse	145 days	Tue 6/9/20	Thu 1/7/21
16	Foundations	7 days	Tue 6/9/20	Wed 6/17/20
17	Stem Wall	6 days	Thu 6/18/20	Thu 6/25/20
18	Fill Dirt/Backfill	4 days	Fri 6/26/20	Wed 7/1/20
19	U/G Plumbing	5 days	Thu 7/2/20	Thu 7/9/20
20	U/G Electrical	4 days	Fri 7/10/20	Wed 7/15/20
21	U/G HVAC	4 days	Fri 7/10/20	Wed 7/15/20
22	Prep/Pour Slab	6 days	Thu 7/16/20	Thu 7/23/20
23	Block Work	12 days	Mon 7/27/20	Tue 8/11/20
24	Roof Framing	10 days	Wed 8/12/20	Tue 8/25/20
25	Dry In Roof	3 days	Wed 8/26/20	Fri 8/28/20
26	Rigid Insulation	2 days	Mon 8/31/20	Tue 9/1/20
27	Plumbing Rough-In	5 days	Wed 9/2/20	Wed 9/9/20
28	HVAC Rough-In	8 days	Fri 9/4/20	Wed 9/16/20
29	Electrical Rough-In	12 days	Wed 9/9/20	Thu 9/24/20
30	Windows	4 days	Thu 9/10/20	Tue 9/15/20
31	Storefront Doors	4 days	Thu 9/10/20	Tue 9/15/20
32	Fire Alarm Rough- In	5 days	Tue 9/15/20	Mon 9/21/20
33	Audio Rough- In	5 days	Tue 9/15/20	Mon 9/21/20
34	Access Controls Rough- In	5 days	Tue 9/15/20	Mon 9/21/20
35	Cable, Phone, Data Rough In	5 days	Tue 9/15/20	Mon 9/21/20
36	Rough-In Inspections	2 days	Fri 9/25/20	Mon 9/28/20
37	Framing Inspection	3 days	Tue 9/29/20	Thu 10/1/20
38	Ceiling Insulation	4 days	Fri 10/2/20	Wed 10/7/20
39	Exterior Finish Carpentry	10 days	Fri 10/2/20	Thu 10/15/20
40	Drywall	12 days	Thu 10/8/20	Fri 10/23/20
41	Foam	4 days	Fri 10/16/20	Wed 10/21/20
42	Interior Trim/Doors	5 days	Mon 10/26/20	Fri 10/30/20
43	Exterior Painting	5 days	Thu 10/22/20	Wed 10/28/20
44	Interior Painting	5 days	Mon 11/2/20	Fri 11/6/20
45	Metal Roofing	12 days	Thu 10/29/20	Fri 11/13/20
46	Cast Stone	4 days	Thu 10/29/20	Tue 11/3/20
47	Tile	6 days	Mon 11/9/20	Wed 11/18/20
48	Door Hardware	3 days	Thu 11/19/20	Mon 11/23/20

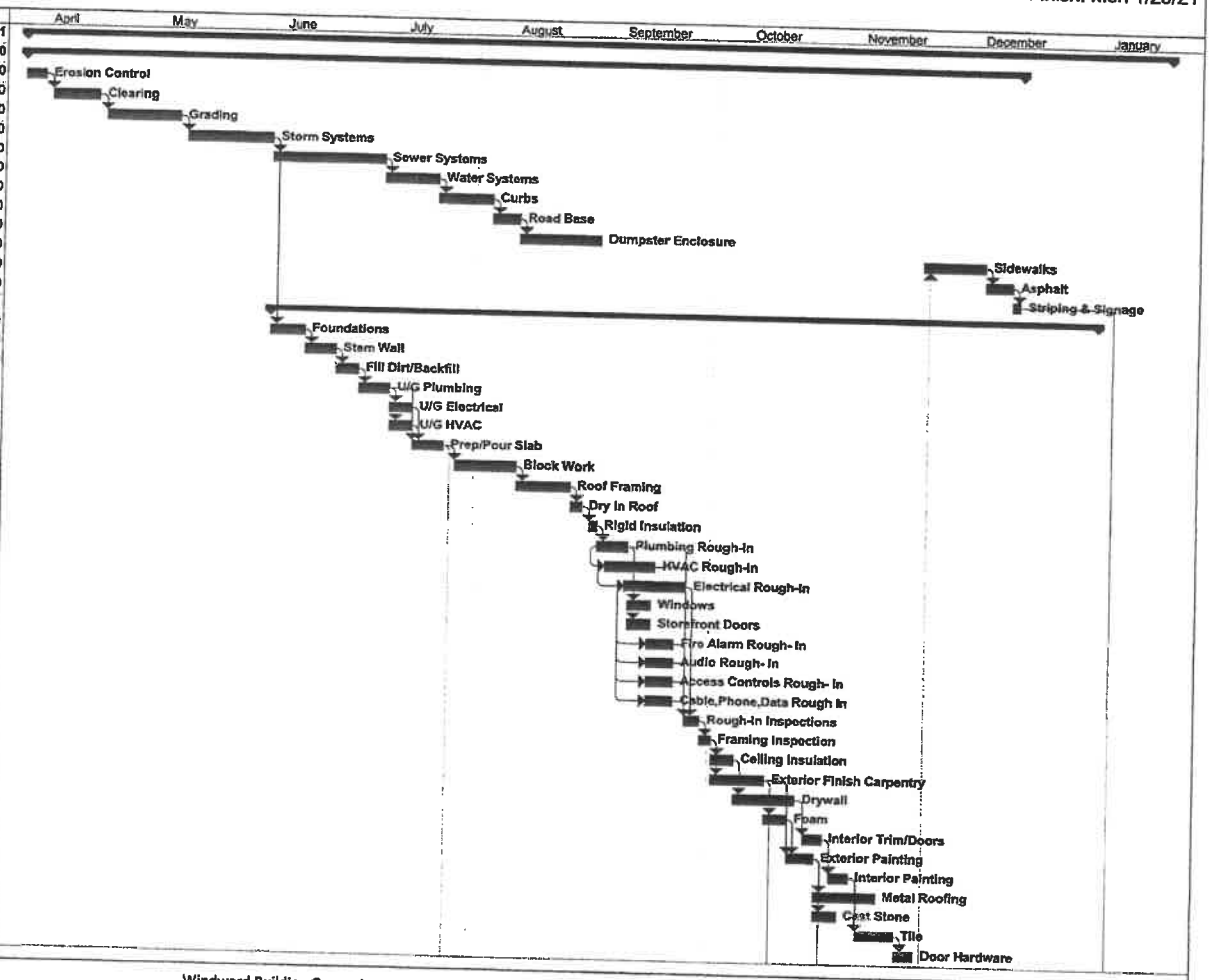
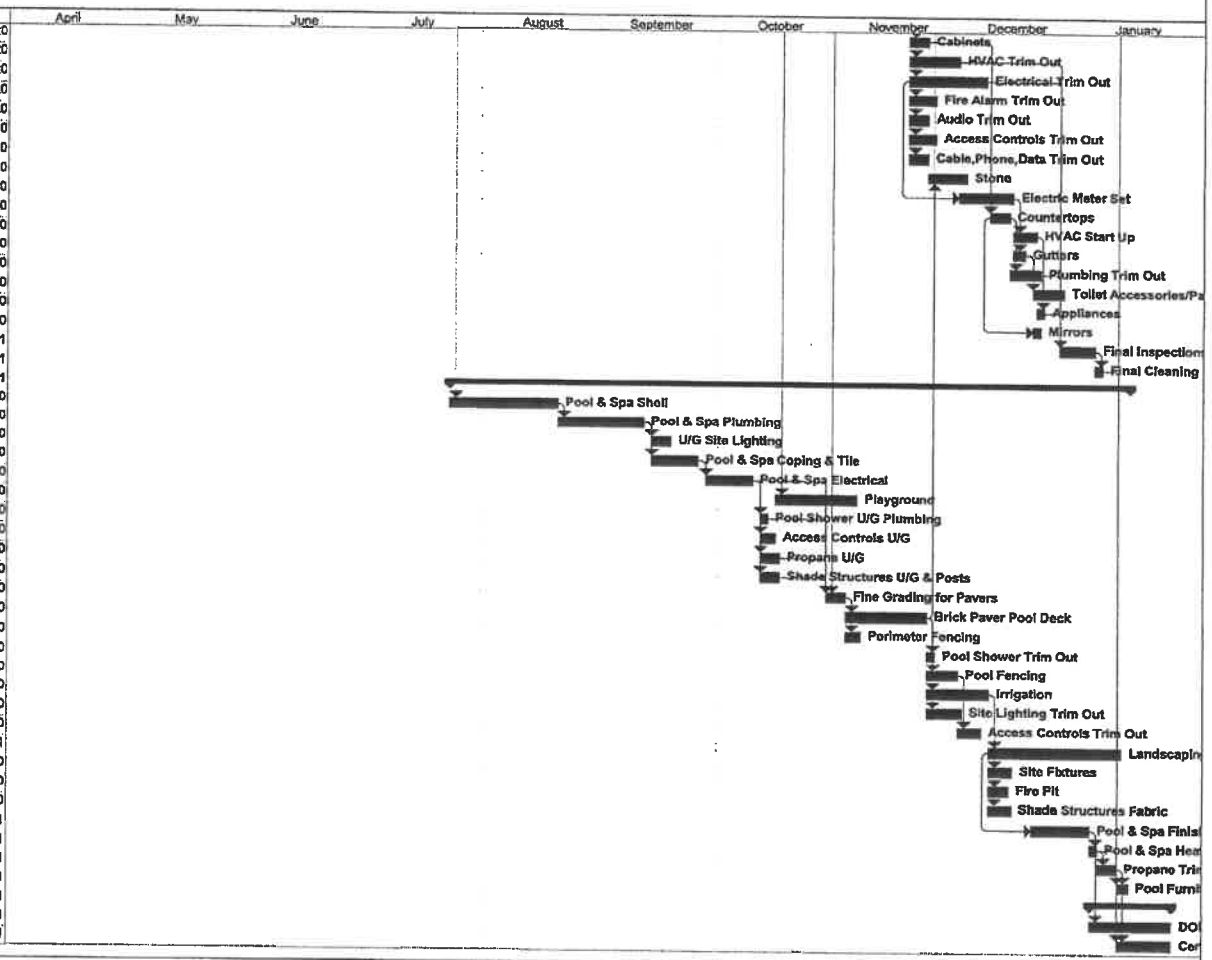


EXHIBIT "G"

WINDWARD BUILDING GROUP

Parkway Amenity

Riverview, Florida

Start: Mon 4/6/20
Finish: Mon 1/25/21

ID	Task Name	Duration	Start	Finish
49	Cabinets	3 days	Thu 11/19/20	Mon 11/23/20
50	HVAC Trim Out	7 days	Thu 11/19/20	Tue 12/1/20
51	Electrical Trim Out	12 days	Thu 11/19/20	Tue 12/8/20
52	Fire Alarm Trim Out	5 days	Thu 11/19/20	Wed 11/25/20
53	Audio Trim Out	3 days	Thu 11/19/20	Mon 11/23/20
54	Access Controls Trim Out	5 days	Thu 11/19/20	Wed 11/25/20
55	Cable, Phone, Data Trim Out	3 days	Thu 11/19/20	Mon 11/23/20
56	Stone	8 days	Tue 11/24/20	Thu 12/3/20
57	Electric Meter Set	10 days	Wed 12/2/20	Tue 12/15/20
58	Countertops	3 days	Thu 12/10/20	Mon 12/14/20
59	HVAC Start Up	4 days	Wed 12/16/20	Mon 12/21/20
60	Gutters	3 days	Wed 12/16/20	Fri 12/18/20
61	Plumbing Trim Out	5 days	Tue 12/15/20	Tue 12/22/20
62	Toilet Accessories/Partitions	4 days	Mon 12/21/20	Mon 12/28/20
63	Appliances	2 days	Tue 12/22/20	Wed 12/23/20
64	Mirrors	2 days	Mon 12/21/20	Tue 12/22/20
65	Final Inspections	5 days	Mon 12/28/20	Tue 1/5/21
66	Final Cleaning	2 days	Wed 1/6/21	Thu 1/7/21
67	Amenity Items	118 days	Fri 7/24/20	Thu 1/14/21
68	Pool & Spa Shell	20 days	Fri 7/24/20	Thu 8/20/20
69	Pool & Spa Plumbing	15 days	Fri 8/21/20	Fri 9/11/20
70	U/G Site Lighting	5 days	Mon 9/14/20	Fri 9/18/20
71	Pool & Spa Coping & Tile	10 days	Mon 9/14/20	Fri 9/25/20
72	Pool & Spa Electrical	10 days	Mon 9/28/20	Fri 10/9/20
73	Playground	3 wks	Fri 10/16/20	Thu 11/5/20
74	Pool Shower U/G Plumbing	2 days	Mon 10/12/20	Tue 10/13/20
75	Access Controls U/G	4 days	Mon 10/12/20	Thu 10/15/20
76	Propane U/G	5 days	Mon 10/12/20	Fri 10/16/20
77	Shade Structures U/G & Posts	5 days	Mon 10/12/20	Fri 10/16/20
78	Fine Grading for Pavers	3 days	Thu 10/29/20	Mon 11/2/20
79	Brick Paver Pool Deck	15 days	Tue 11/3/20	Mon 11/23/20
80	Perimeter Fencing	4 days	Tue 11/3/20	Fri 11/6/20
81	Pool Shower Trim Out	2 days	Tue 11/24/20	Wed 11/25/20
82	Pool Fencing	4 days	Tue 11/24/20	Tue 12/1/20
83	Irrigation	10 days	Tue 11/24/20	Wed 12/9/20
84	Site Lighting Trim Out	5 days	Tue 11/24/20	Wed 12/2/20
85	Access Controls Trim Out	4 days	Wed 12/2/20	Mon 12/7/20
86	Landscaping	20 days	Thu 12/10/20	Tue 1/12/21
87	Site Fixtures	4 days	Thu 12/10/20	Tue 12/15/20
88	Fire Pit	3 days	Thu 12/10/20	Mon 12/14/20
89	Shade Structures Fabric	4 days	Thu 12/10/20	Tue 12/15/20
90	Pool & Spa Finish	7 days	Mon 12/21/20	Mon 1/4/21
91	Pool & Spa Heater	2 days	Tue 1/5/21	Wed 1/6/21
92	Propane Trim Out	3 days	Thu 1/7/21	Mon 1/11/21
93	Pool Furniture	3 days	Tue 1/12/21	Thu 1/14/21
94	Project Closeout	15 days	Tue 1/5/21	Mon 1/25/21
95	DOH Pool Inspection	15 days	Tue 1/5/21	Mon 1/25/21
96	Certificate of Occupancy	10 days	Tue 1/12/21	Mon 1/25/21