PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JULY 24, 2019

PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
WEDNESDAY, JULY 24, 2019
6:30 p.m.

Rivercrest CDD Clubhouse
Located at 11560 Ramble Creek Drive, Riverview, FL 33569.

District Board of Supervisors	Chairman	Daniel Fleary, Jr
	Vice Chairman	Lawrence T. Hollis
	Supervisor	Suzanne DeCopain
	Supervisor	JoAnn Ward
	Supervisor	Koko Miller
District Manager	Meritus	Brian Howell
District Attorney	Burr Forman	Scott Steady
District Engineer	Stantec, Inc.	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **6:30 p.m**. with the third section is called **Vendor/Staff Reports.** This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. Fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The sixth section called **Management Report**s allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum.** This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors
Parkway Center Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, July 24, 2019 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
3. **VENDOR/STAFF REPORTS**
    A. District Counsel
    B. District Engineer ..... Tab 01
4. **BUSINESS ITEMS**
    A. Discussion on Exterior Painting Monument Signs Proposals ..... Tab 02
    B. Discussion on Concept Plans for New Amenity Center..... Tab 03
5. **CONSENT AGENDA**
    A. Consideration of Board of Supervisors Meeting Minutes June 26, 2019 ..... Tab 04
    B. Consideration of Operations and Maintenance Expenditures June 2019..... Tab 05
    C. Review of Financial Statements Month Ending June 30, 2019 ..... Tab 06
6. **MANAGEMENT REPORTS**
    A. District Manager's Report
    B. Field Manager ..... Tab 07
        i. District Inspection Reports
        ii. Staff Action List
        iii. Aquatic Systems Report..... *Under Separate Cover*
7. **SUPERVISOR REQUESTS**
8. **AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
9. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Howell
District Manager

Stantec

Stantec Consulting Services Inc.
777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729

July 16, 2019

Attention: Brian Howell, District Manager
Parkway Center Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Dear Brian,

Subject: Sanctuary Stormwater Pond Dewatering Concerns and Anticipated Resolutions

I am sending this letter to document the conference call on July 9 between Drew Miller, Craig Hotop, and Travis Stagnitta, of Taylor Morrison, and JoAnn Ward, Gene Roberts, and me and the later independent follow up with Josh McGarry, of Solitude, and JoAnn Ward and Travis Stagnitta.

The following concerns were discussed:

1. Invasive vegetation recruitment on the exposed pond slopes which was not treated as the pond water level rose to protect the exposed soil against erosion, as much as possible. In speaking with Solitude, we understand that they can, generally, treat the exposed vegetation but some of the currently submerged vegetation, i.e. slender spikerush, that recruited when the pond was dewatered will require treatment when it is exposed in the future. If there are additional costs for the invasive vegetation treatment, Taylor Morrison will reimburse the CDD for these costs.

2. We understand that there was loss of the fish that were introduced into the pond in the fall to help with pond grass control. Solitude can assess the current fish population and the grass control and recommend to the District if, and how many, fish would be needed to achieve the originally intended grass control.

3. Minor trash/debris has accumulated in the pond, and Taylor Morrison will periodically remove it and perform a final removal upon completion of their development infrastructure construction.

Subject: **Sanctuary Stormwater Pond Dewatering Concerns and Anticipated Resolutions**

4. The exposed pond slopes and berms where the new storm sewer was constructed and dewatering discharge placed needs to be final graded level and flat with sod properly placed staggered and staked for successful recruitment. I did speak with the site contractor's project manager, and he has confirmed that he is aware of this work needing to be done but they are having delays getting sod delivered to the site due to the sod farm's wet conditions. He confirmed that he is aware that the areas need to be properly prepared before placing sod and sod needs to be properly placed.

We also explained that, until the water levels reached their design, we would continue to monitor the exposed slopes for erosion in case repair work was needed.

I'll coordinate another conference call for later this week to get/give updated information.

Regards,

Stantec Consulting Services Inc.

Tonja Stewart, P.E., CDD Engineer
Senior Project Manager, Civil Engineering
Phone: 813 223 9500
Fax: 813 223 0009
Tonja.Stewart@stantec.com

cc: Travis Stagnitta, Taylor Morrison
Craig Hotop, Taylor Morrison
Drew Miller, Taylor Morrison

Repaint. Restore. Renew.

June 19, 2019

Meritus Management
2005 Pan Am Circle #120
Tampa, Florida 33607
ATTN: Gene Roberts

Project: **Exterior Painting Monument Signs Oak Creek**

The exterior preparation, and painting of gray background, rear side of signs, and column trim caps on the entrance and community signs for Oak Creek Association in Riverview, Florida as outlined in the Scope of Work below
Entrances are Oak Creek (3), Sanctuary (2), Belmont, Baywood/Summerwood, Hamlet, Amberly, Harvest Glen, Summerwood.

Scope of Work:

1. Prepare the wall by patching the stucco cracks using elastomeric patching compound to match the existing finish as close as possible.

2. The exterior columns will receive one (1) coat Florida Paints #690 Aquaseal Latex Surface Conditioner Clear and one (1) coat Scott Paints #420 Ultra 100% Acrylic Velvet Supercoat to entire surface or use os other Manufacturer paints of equal value.

3. EXCLUSIONS: perimeter walls, association signage, stone,

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: $ 5,750.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return.

Signed _____. Date _____.

Sincerely yours,

Billy Jones, Estimator/Project Manager

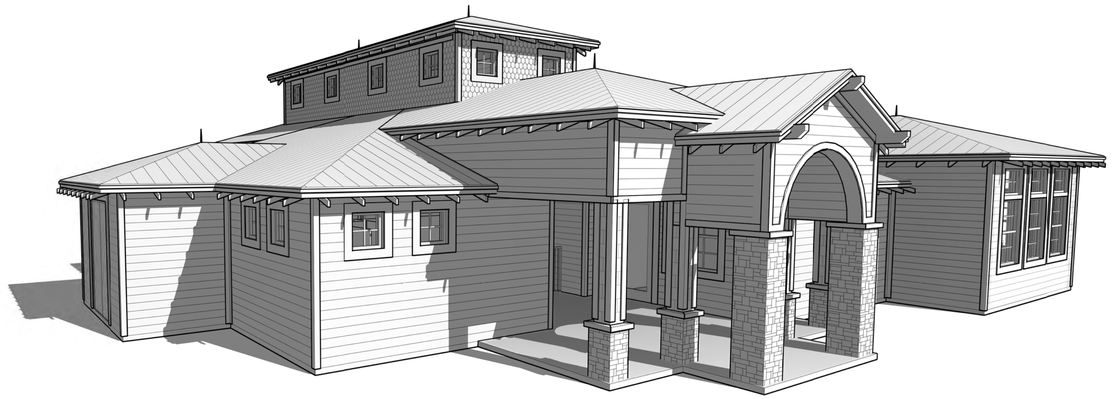
PARKWAY AMENITY CENTER

CONTACT INFORMATION:

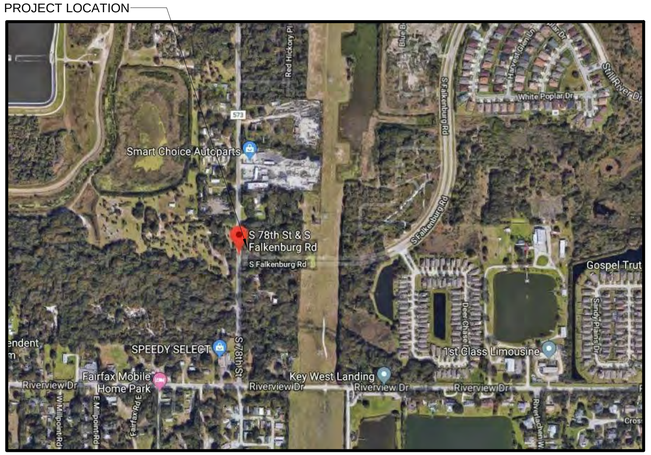
ARCHITECT:
KEESEE ASSOCIATES
945 SOUTH ORANGE BLOSSOM TRAIL
APOPKA, FLORIDA 32703
AA 26003115
ARCHITECT: JAMES A. GARRITANI, R.A.
TEL: 407-880-2333
EMAIL:
JAMES.GARRITANI@GOKEESEE.COM
www.GOKEESEE.com

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	195 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
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SIGNATURE & SEAL

7/8/2019 4:08:35 PM
JAMES A. GARRITANI, R.A.
LICENSE # AR0014543

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION

Project Number:	18-5026
Date:	7/8/2019 4:08:35 PM
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.	HORIZONTAL (LY)
⌴	CHANNEL	HB.	HOSE BIBB
∅	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	MG.	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.C.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 3 A300 4	INTERIOR ELEVATION MARK
#	PLAN NOTE NUMBER
#	LOUVER MARK
#	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 CERTIFICATES 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 NOT BE HELD RESPONSIBLE FOR WORK PERFORMED NOT IN ACCORDANCE WITH THESE DOCUMENTS 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 6 INCHES." EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" 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 LICENCE 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. |" 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 SHALL BE 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, IDENTIFY 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 ENERGY/GREEN SYSTEMS.

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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:08:36 PM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	
Sheet Name:	ABBREVIATIONS, LEGENDS, & NOTES
Sheet No.	CV2

GENERAL NOTES

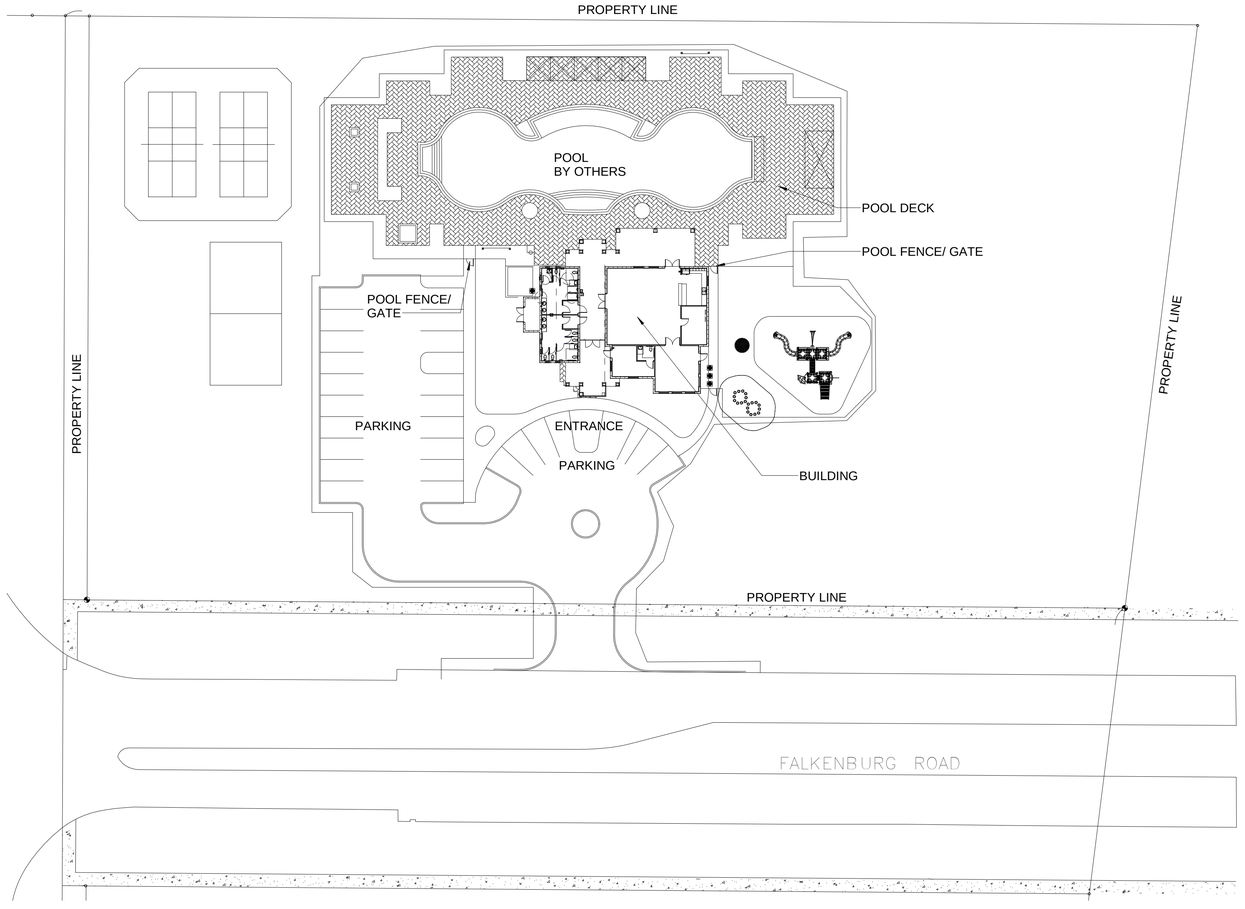
1. THIS SITE PLAN IS PRESENTED FOR INFORMATION PURPOSES OF BUILDING LOCATION ONLY AND SHALL NOT BE VIEWED AS A SURVEY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN

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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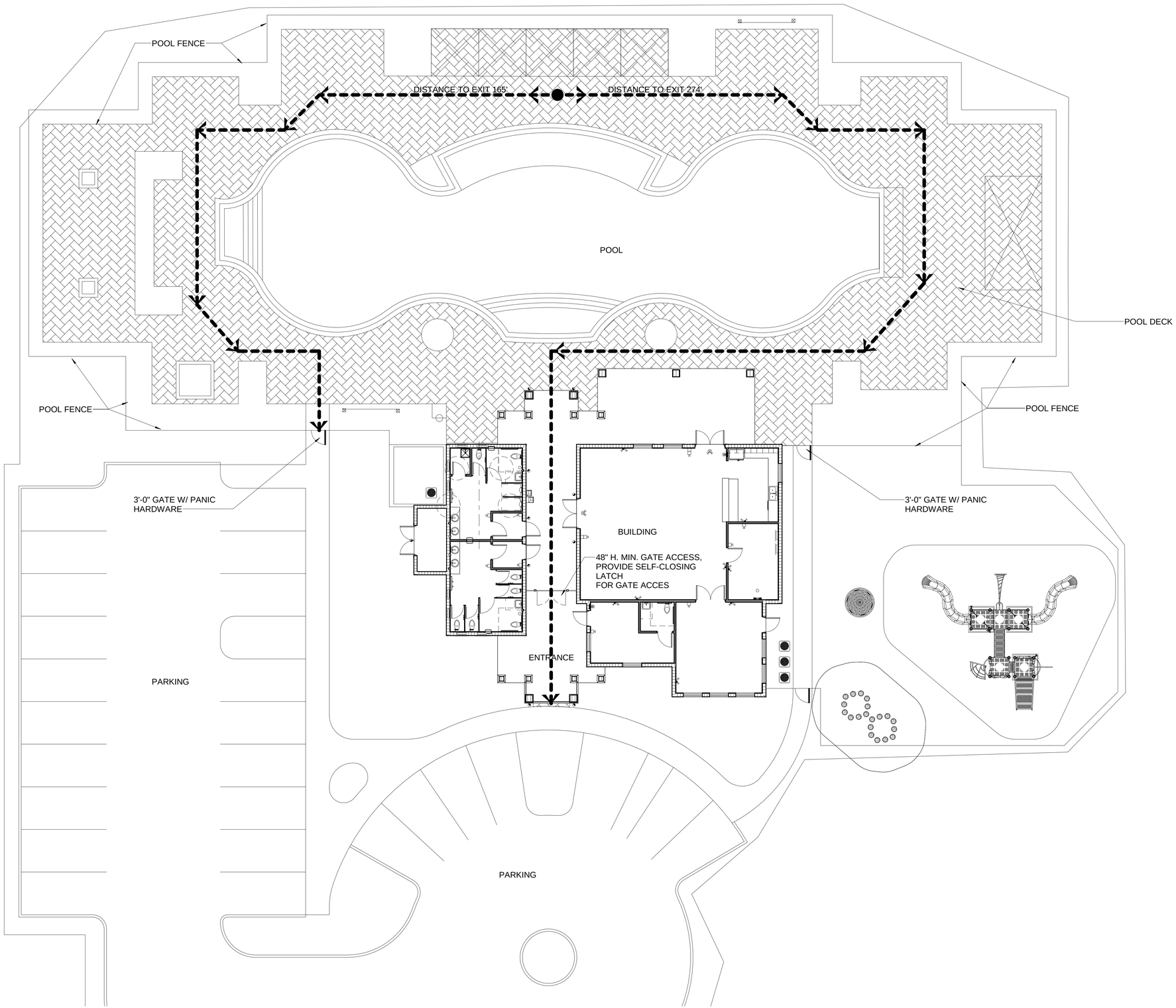
Sheet No.	AS001



1" = 10'-0"

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

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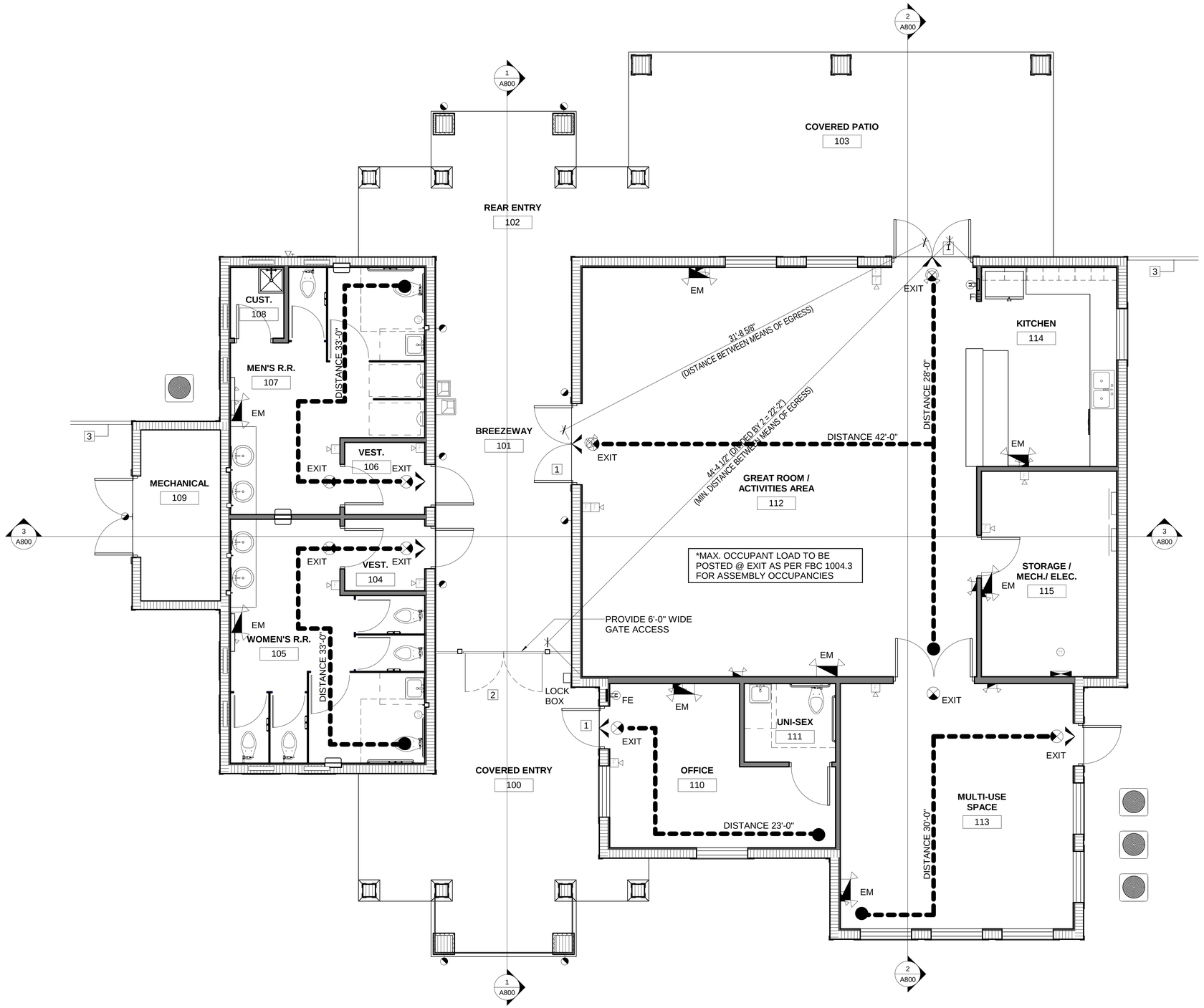
Drawn By:	Author
Scale:	1" = 10'-0"
Sheet Name:	LIFE SAFETY SITE PLAN
Sheet No.	LS100



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.

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Sheet No.	LS101

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

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	83 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	169 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

RAISED BORDER

5/8" MIN. - 2" MAX HIGH RAISED CHARACTERS

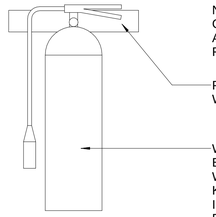
GRADE 2 BRAILLE (TYP.)

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



NOTE:
GC TO COORD. TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH LOCAL FIRE CHIEF PRIOR TO INSTALLATION

PROVIDE WALL BLOCKING SUPPORT WHERE REQUIRED

WALL MOUNTED CLASS "K" FIRE EXTINGUISHER AMEREX MODEL #2160 WITH MOUNTING BRACKET LOCATED IN KITCHEN, IN PUBLIC AREAS PROVIDE AS INDICATED ON PLANS LB-4A60BC FIRE EXTINGUISHERS WITH MOUNTING BRACKET (COORDINATE LOCATIONS WITH FIRE MARSHALL)

FIRE EXTINGUISHER DETAIL

SCALE: NTS

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gok@keesee.com

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JAMES A. GARRITANI, R.A.
LICENSE # AR0014543

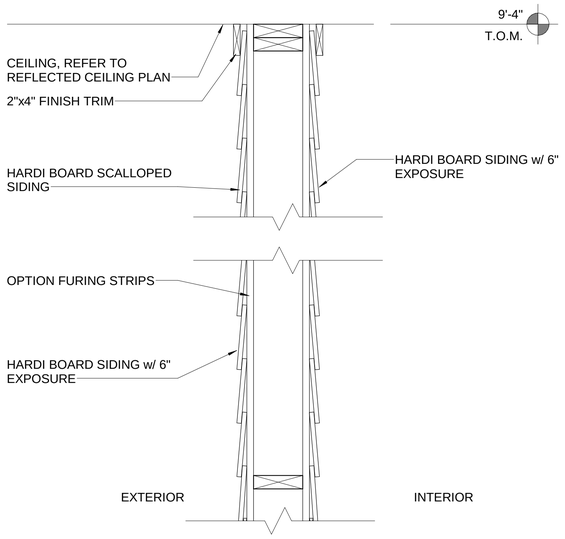
PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:08:42 PM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	1/4" = 1'-0"

Sheet Name:
SCHEDULE AND DETAILS

Sheet No.
LS102



3 EXTERIOR PARTITION TYPE P-3
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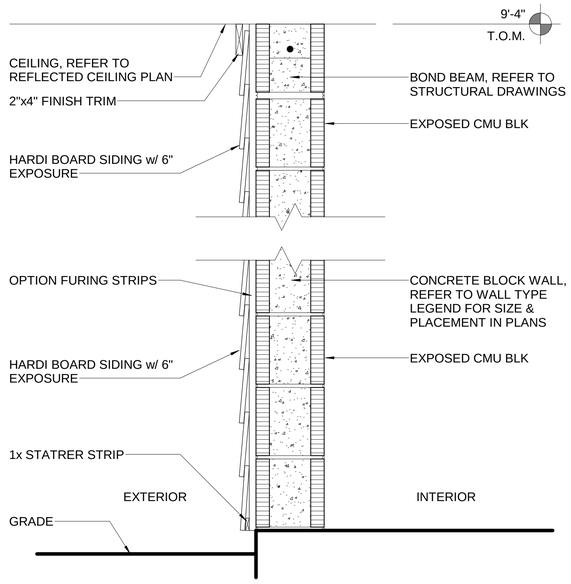

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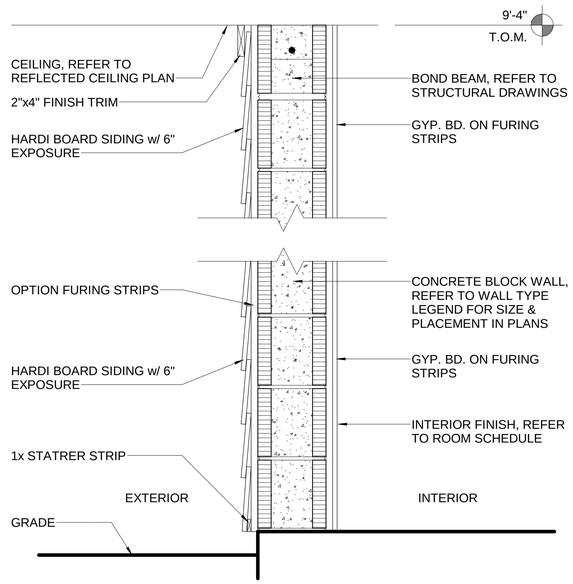

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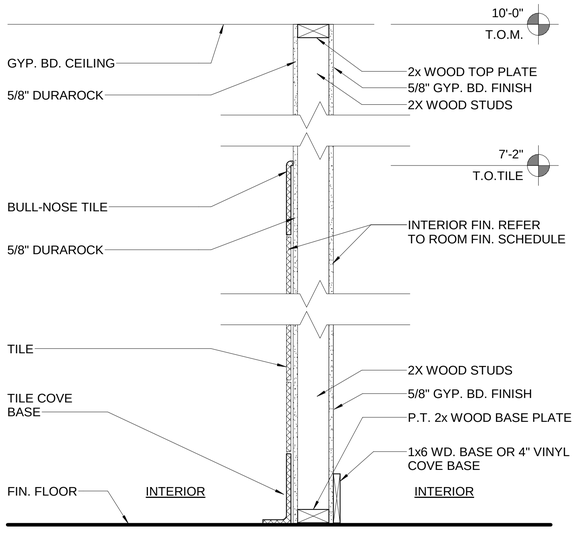

6 INTERIOR PARTITION TYPE P-6
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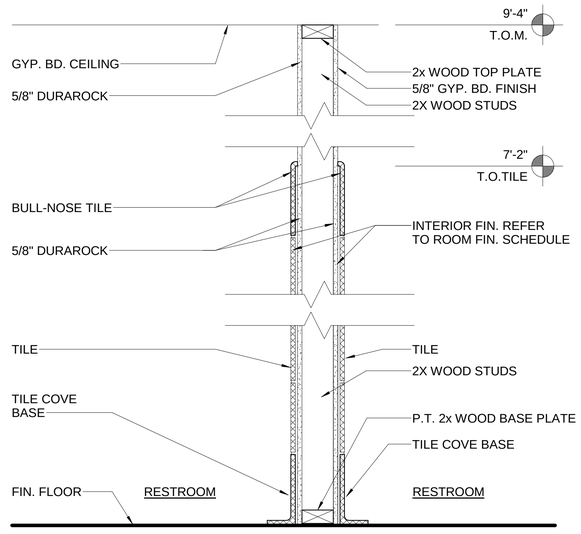

5 INTERIOR PARTITION TYPE P-5
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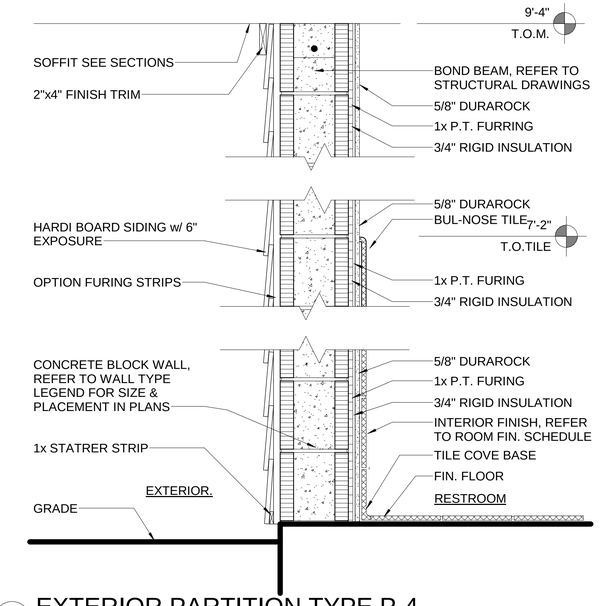

4 EXTERIOR PARTITION TYPE P-4
1 1/2" = 1'-0"

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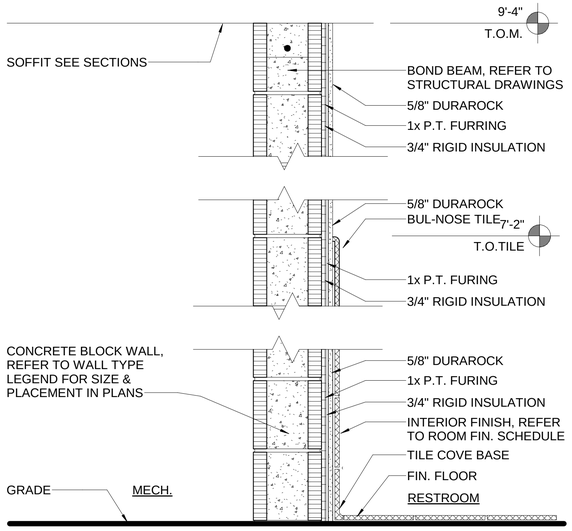
PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:07:03 PM
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



8 INTERIOR PARTITION TYPE P-8

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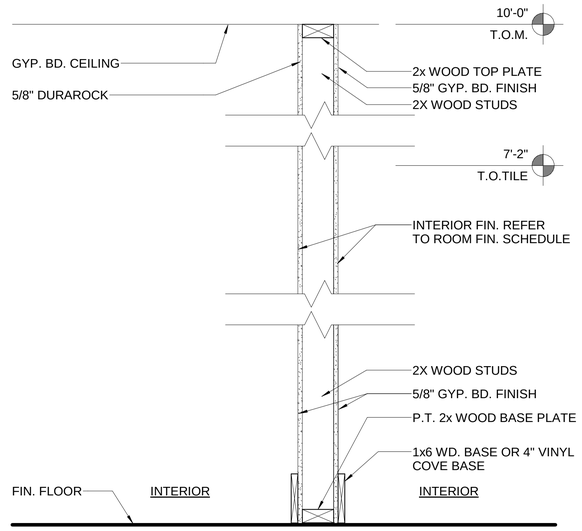

7 INTERIOR PARTITION TYPE P-7

1 1/2" = 1'-0"

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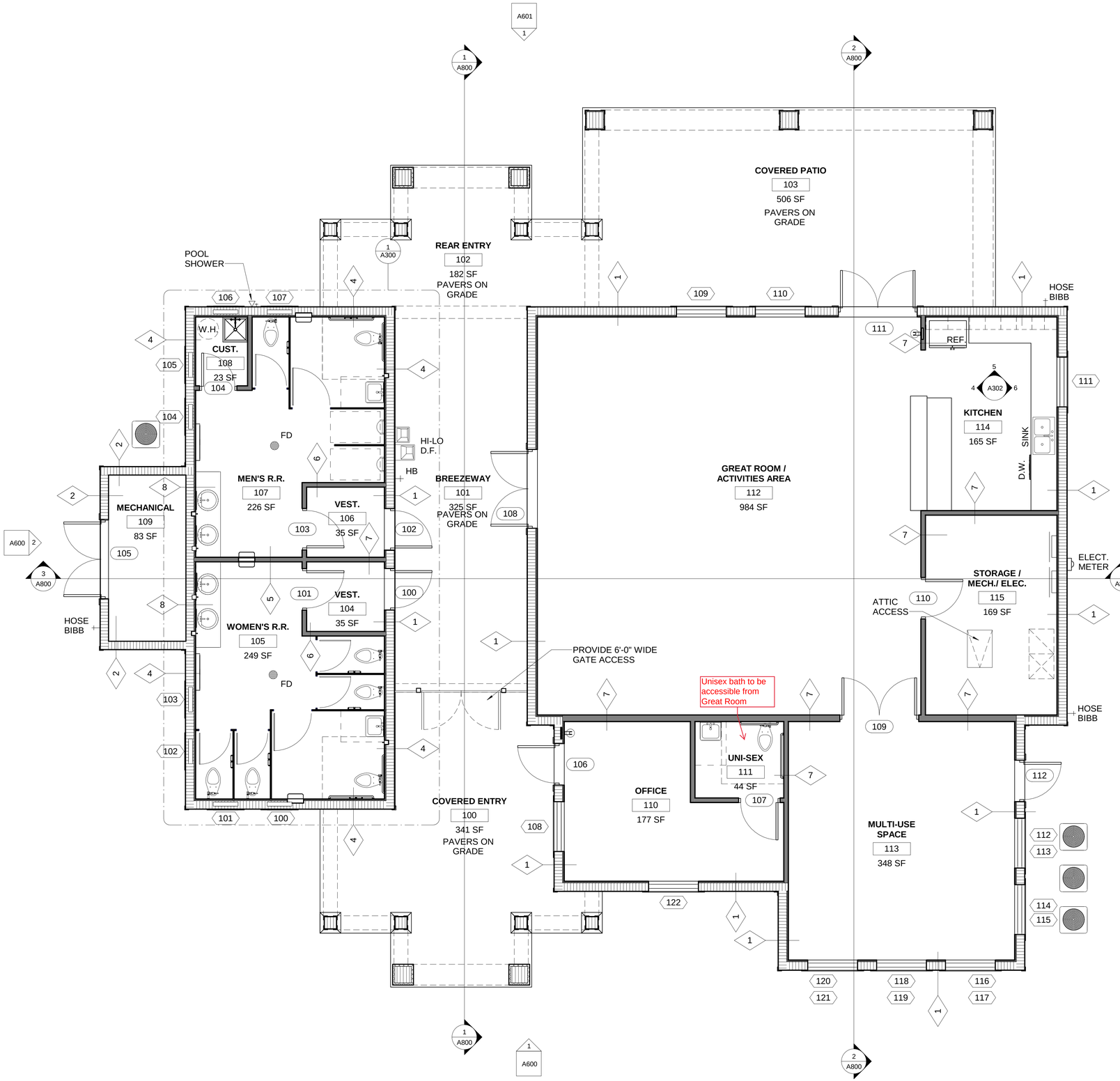
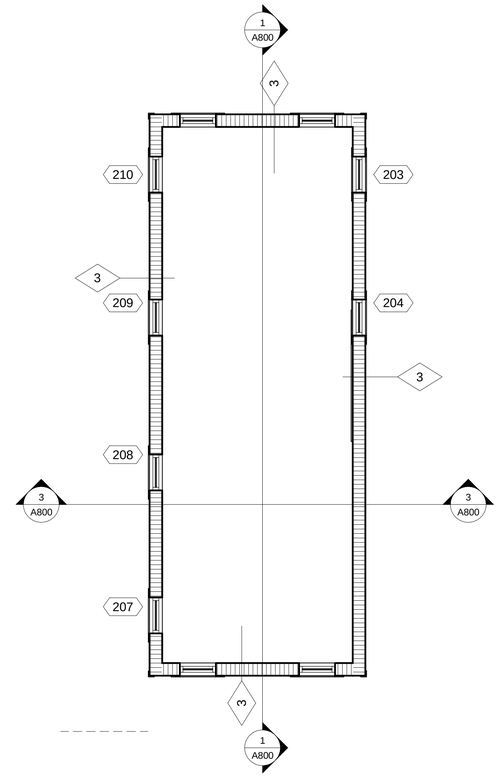
Project Number:	18-5026
Date:	7/8/2019 4:07:04 PM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	1 1/2" = 1'-0"
Sheet Name:	WALL PARTITION TYPES
Sheet No.	A002

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	4287 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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Project Number:	18-5026
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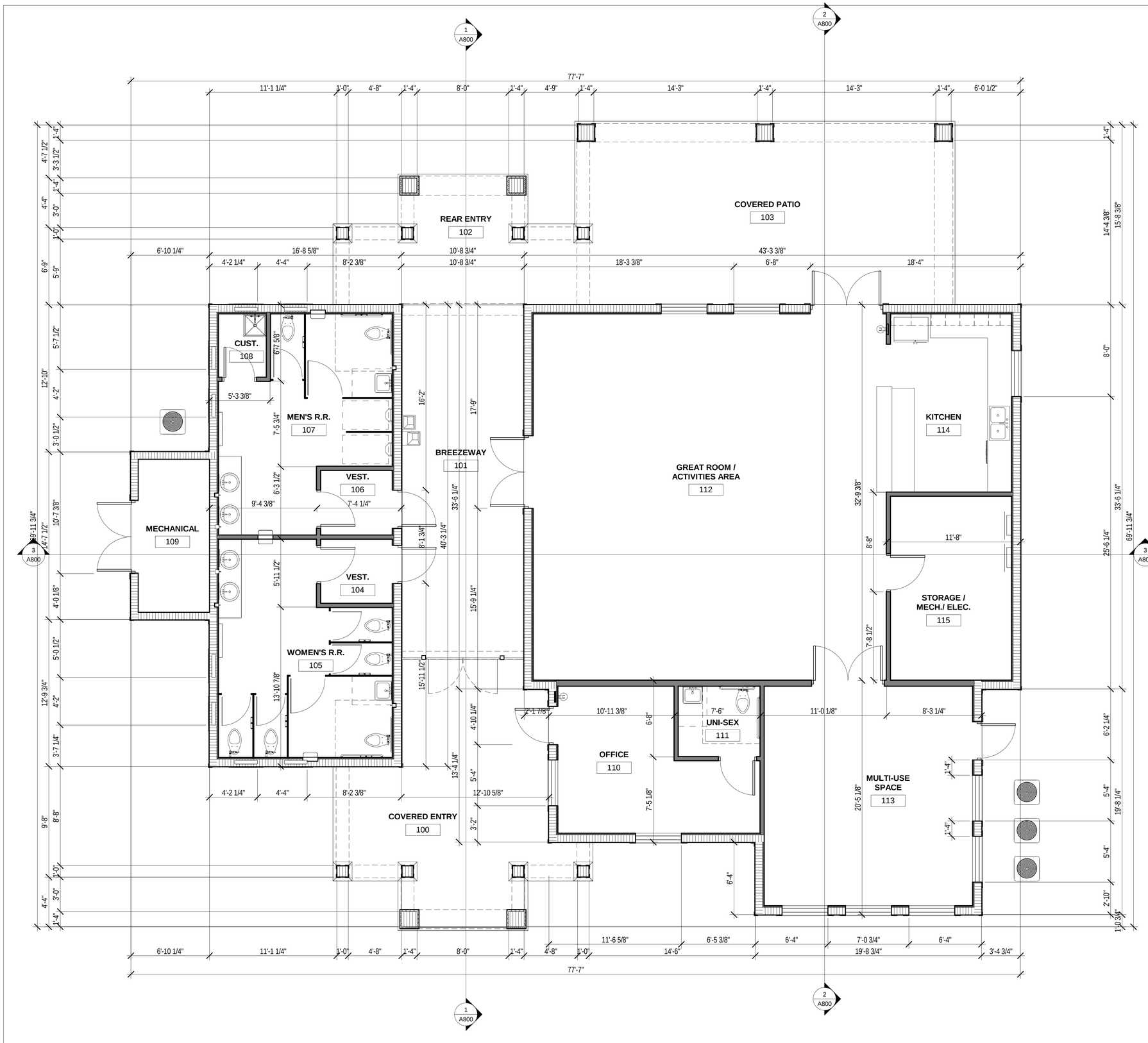
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	FLOOR PLAN - NOTES
Sheet No.	A100

GROSS AREA TABULATION

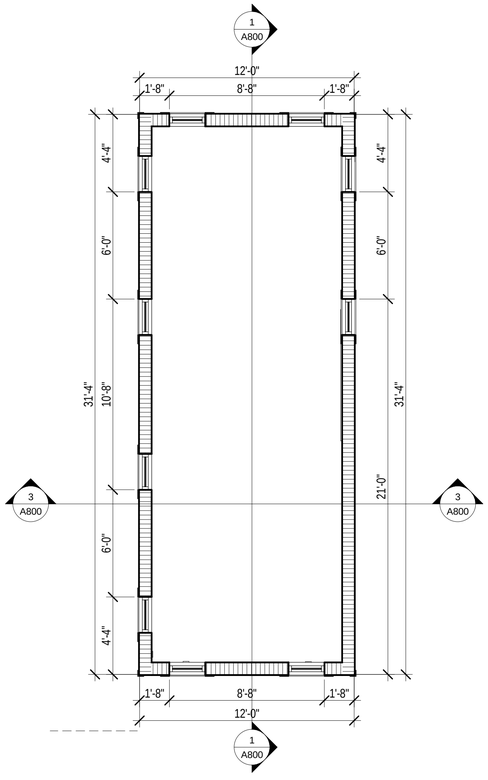
AREA NAME	SQUARE FT.
FIRST FLOOR FINISH	
MECHANICAL	100 SF
ENTRY	335 SF
RESTROOMS	682 SF
BREEZEWAY	355 SF
GREAT RM./ AVTIVITIES/ OFFICE	2088 SF
COVERED PATIO	532 SF
REAR ENTRY	195 SF
TOTAL SQUARE FOOTAGE	4287 SF

WALL TYPE LEGEND

	8" CONCRETE BLOCK
	FRAME WALL



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



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

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

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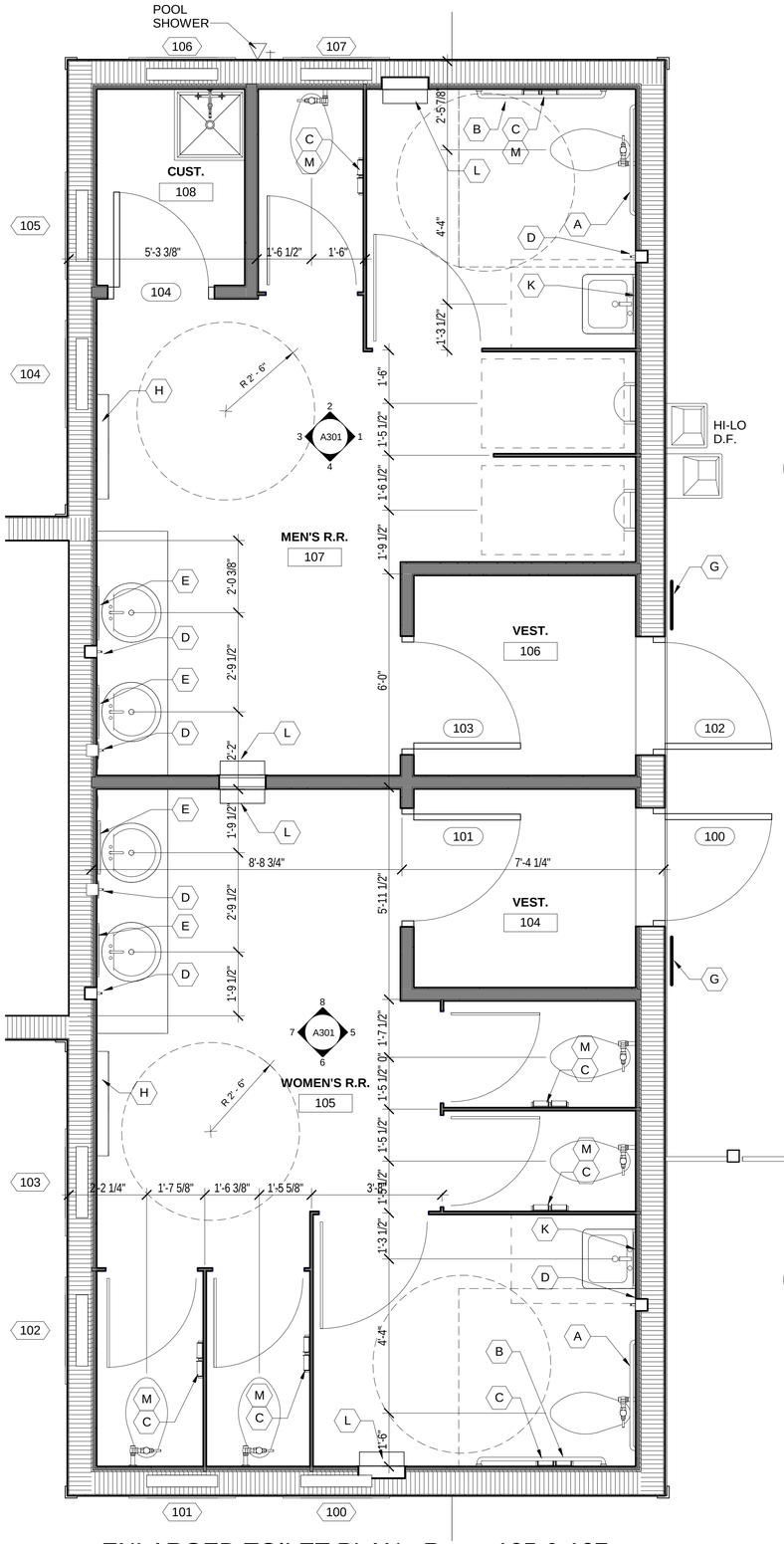
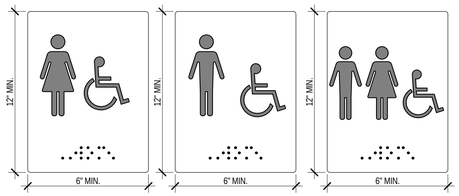
Project Number:	18-5026
Date:	7/8/2019 4:07:11 PM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	FLOOR PLAN - DIMENSIONS
Sheet No.	A200



1 ENLARGED TOILET PLAN - Room 105 & 107

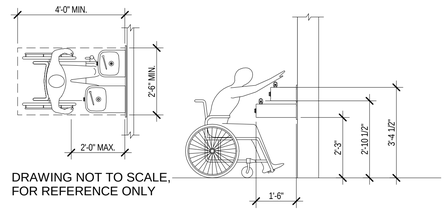
1/2" = 1'-0"



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

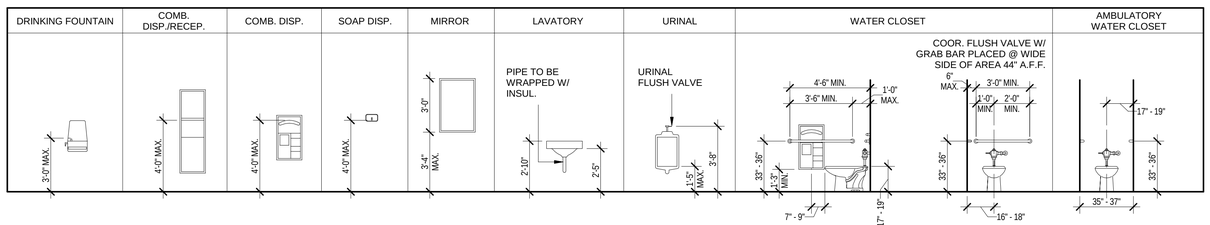
3 DETAIL - DRINKING FOUNTAIN

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

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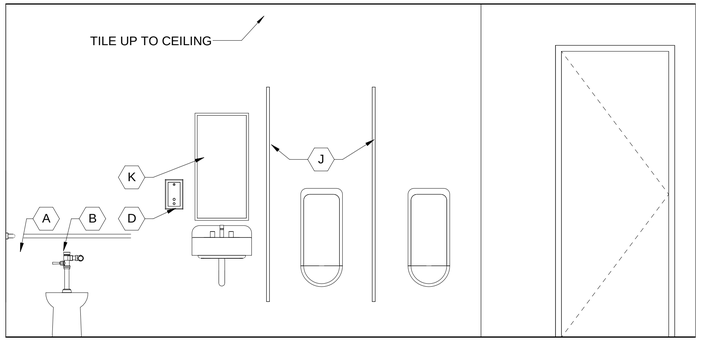
LICENSE # AR0014543

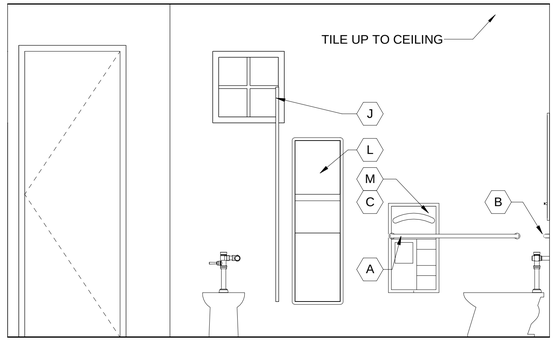
PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:07:14 PM
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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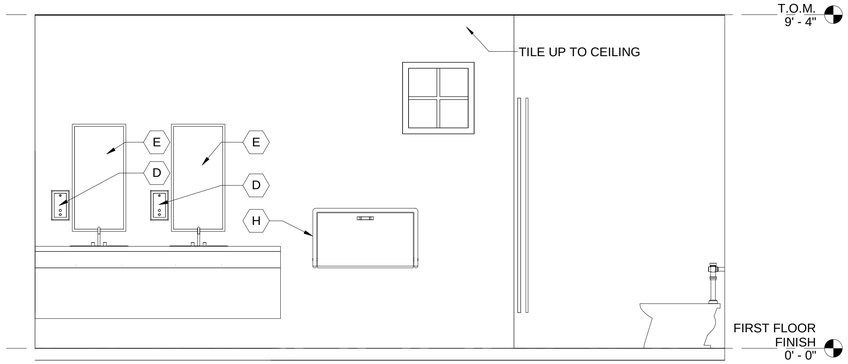
1/2" = 1'-0"



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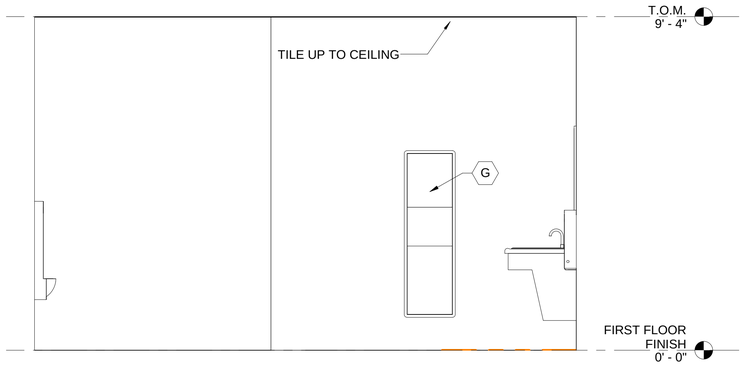
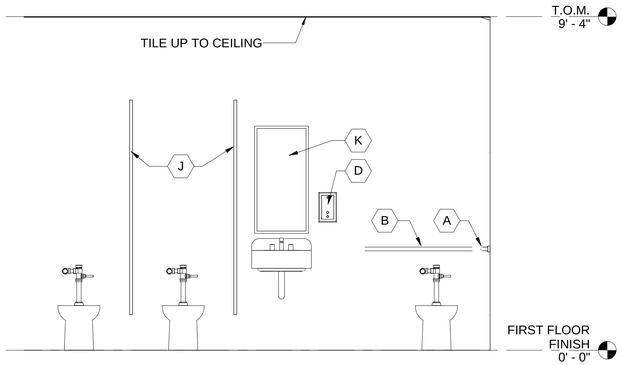
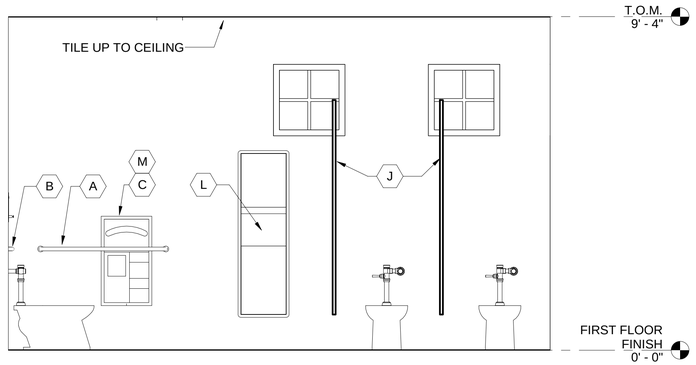
1/2" = 1'-0"



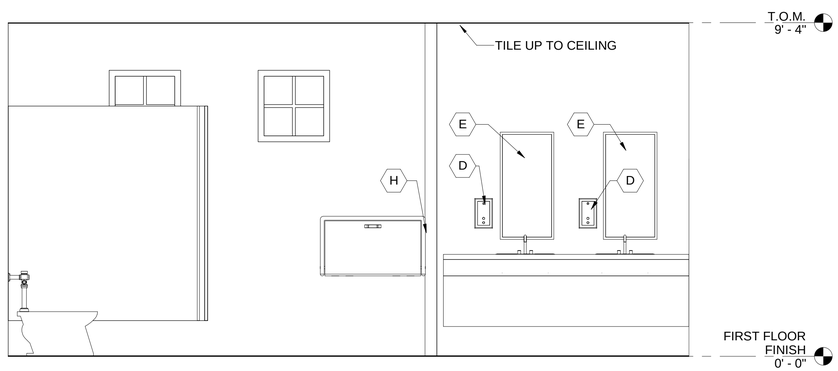
4 INTERIOR ELEVATION
1/2" = 1'-0"



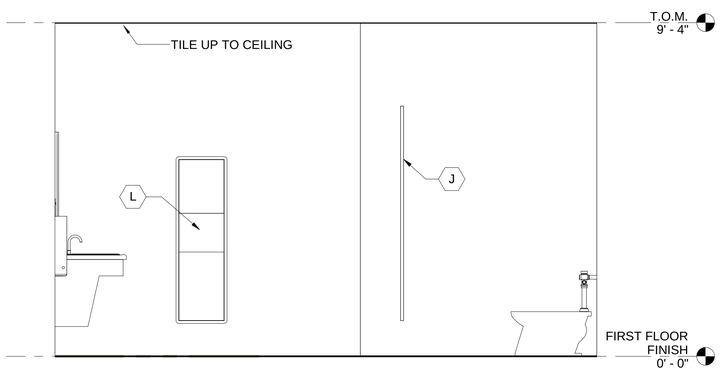
5 INTERIOR ELEVATION
1/2" = 1'-0"



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"

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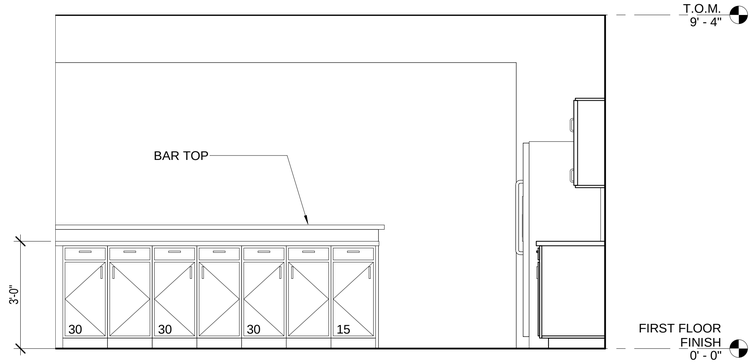
LICENSE # AR0014343

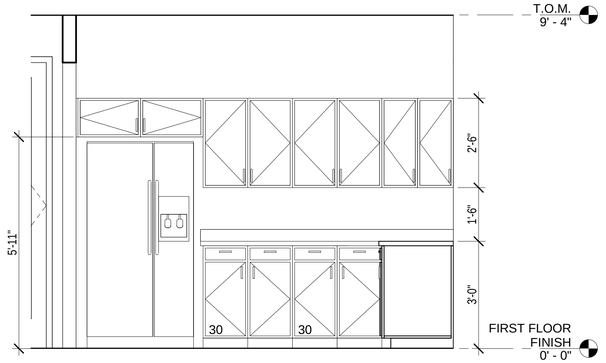
PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

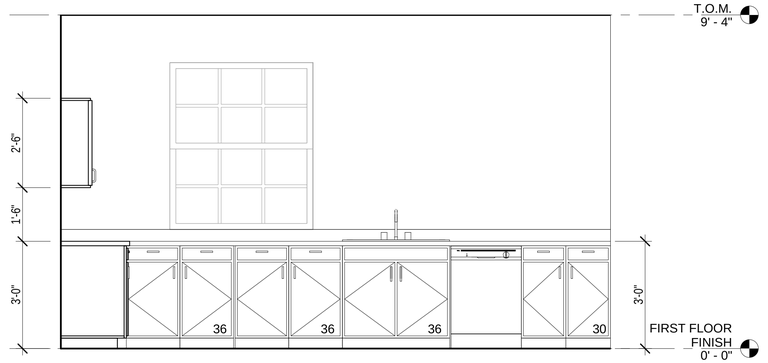
SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:07:16 PM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/2" = 1'-0"
Sheet Name:	INTERIOR ELEVATIONS
Sheet No.	A301



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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LICENSE # AR0014543

PARKWAY AMENITY CENTER

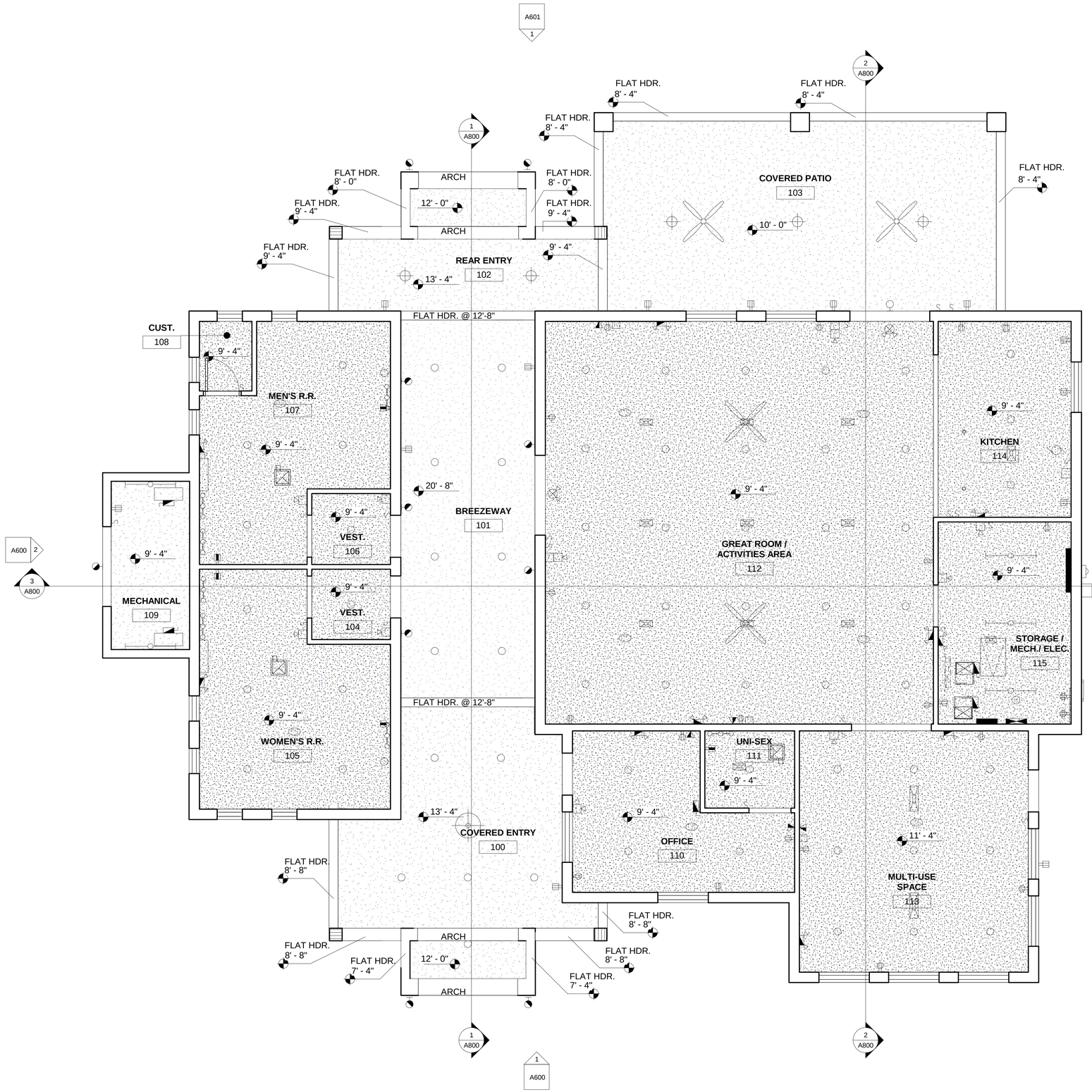
NEW PORT RICHIE
FLORIDA

SHEET INFORMATION

Project Number:	18-5026
Date:	7/8/2019 4:07:17 PM
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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NEW PORT RICHIE
FLORIDA

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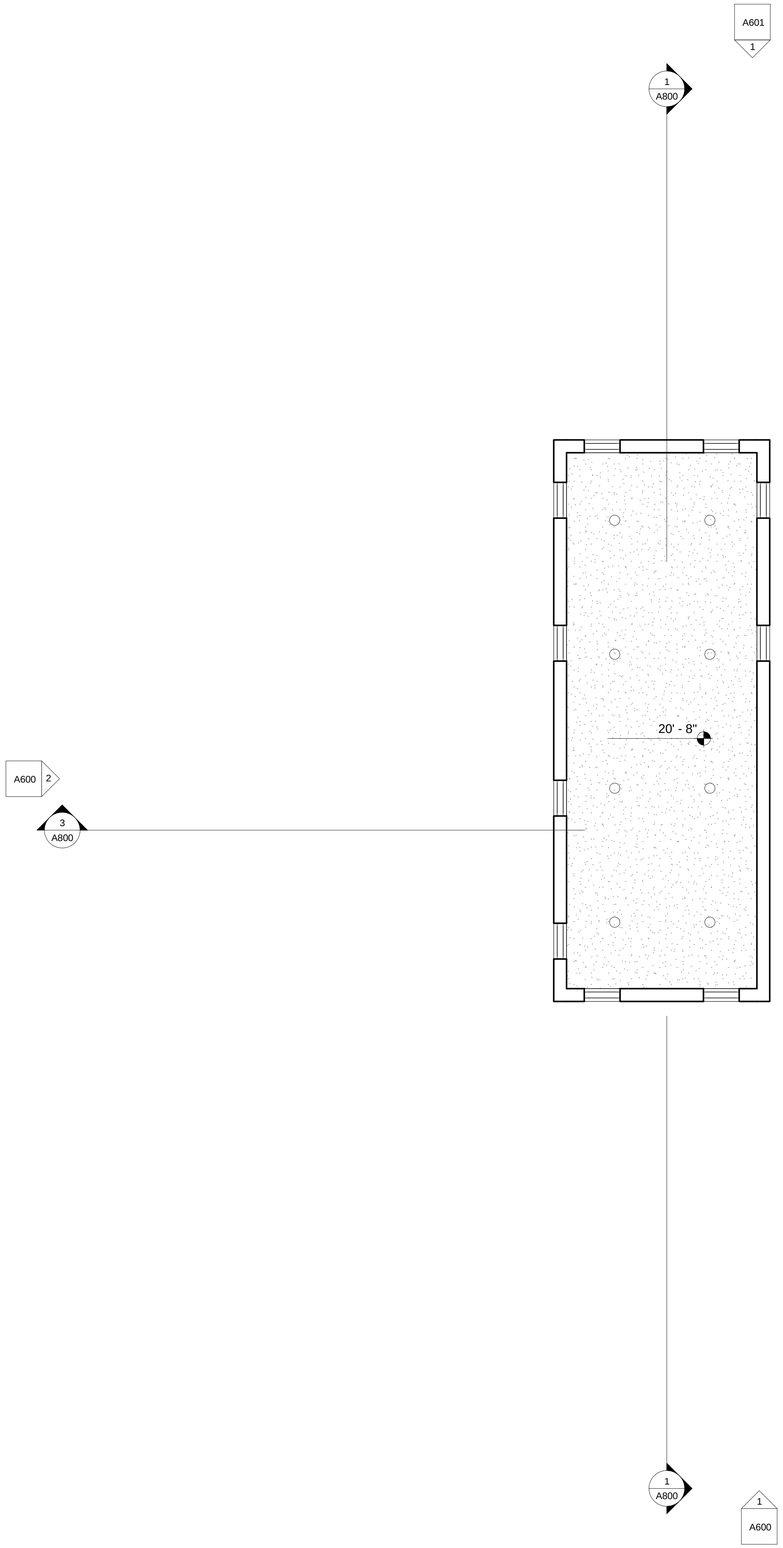
Project Number:	18-5026
Date:	7/8/2019 4:07:31 PM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	REFLECTED CEILING PLAN
Sheet No.	A400



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

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4. ALL ELECTRICAL FIXTURES/EQUIPMENT BY INTERIOR DESIGNER, OWNER FURNISHED, CONTRACTOR INSTALLED.

1 REFLECTED CEILING PLAN - CLERESTORY
1/4" = 1'-0"

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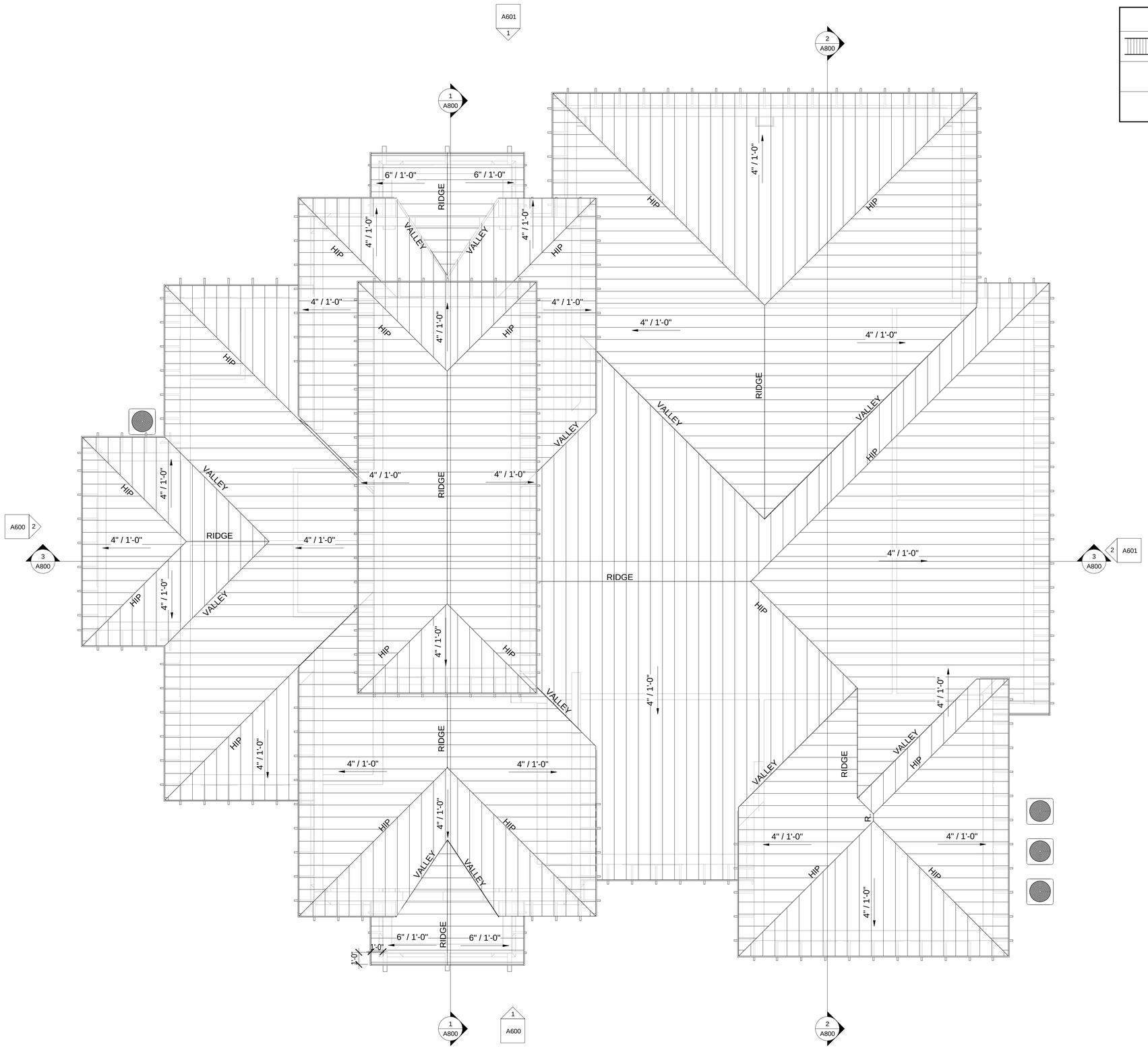
Drawn By:	Author
Scale:	1/4" = 1'-0"
Sheet Name:	REFLECTED CEILING PLAN
Sheet No.	A401

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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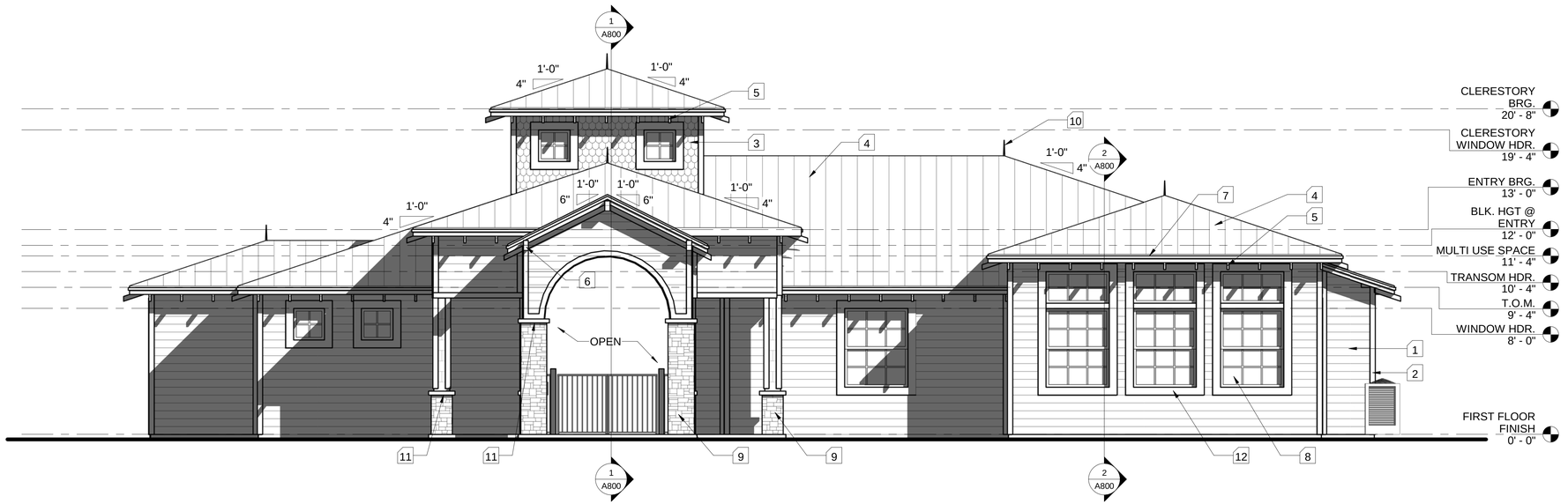
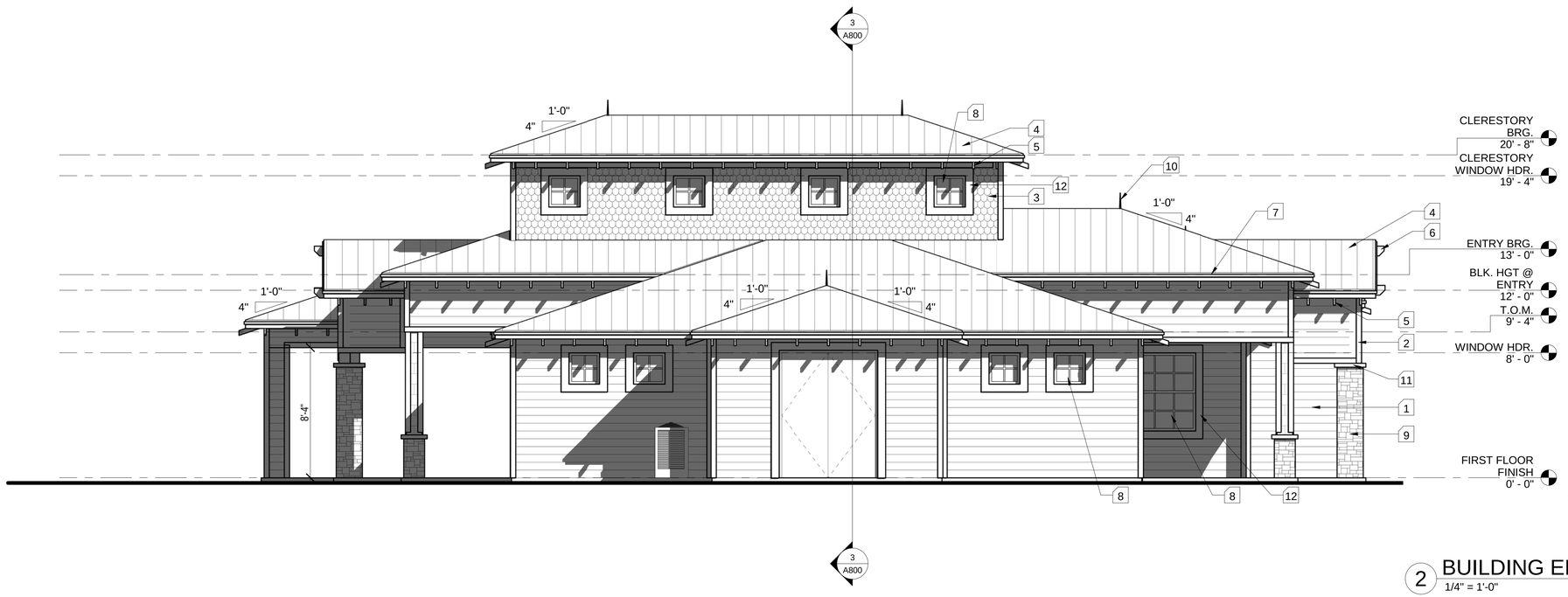
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	ROOF PLAN
Sheet No.	A500

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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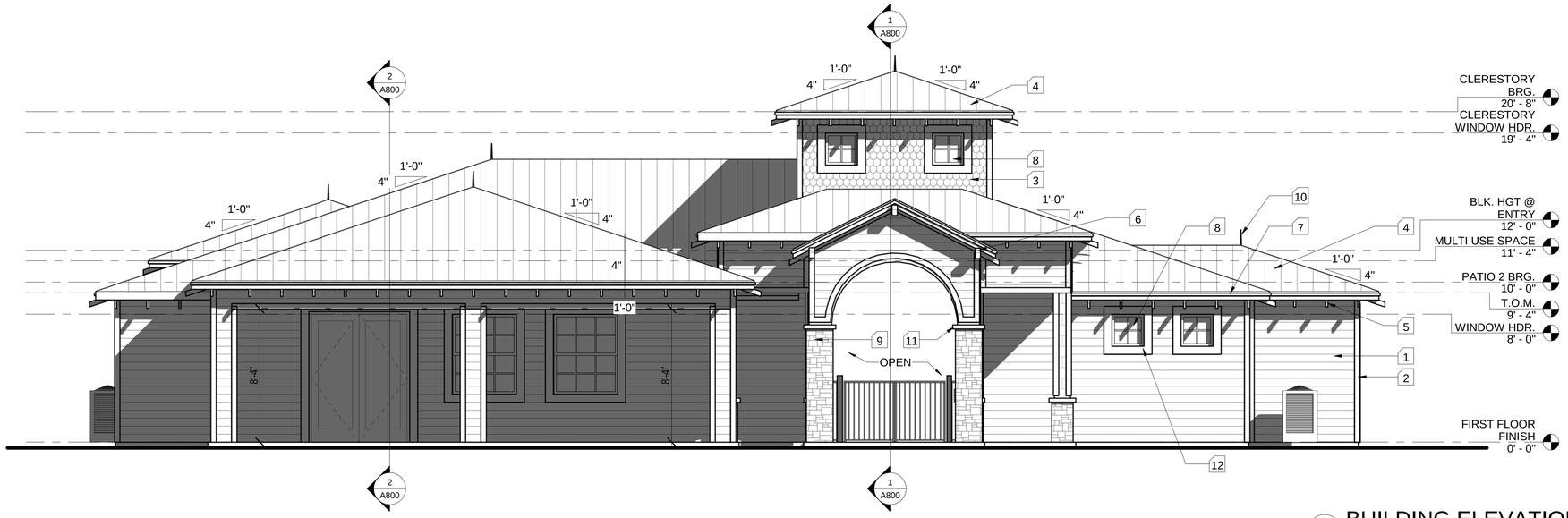
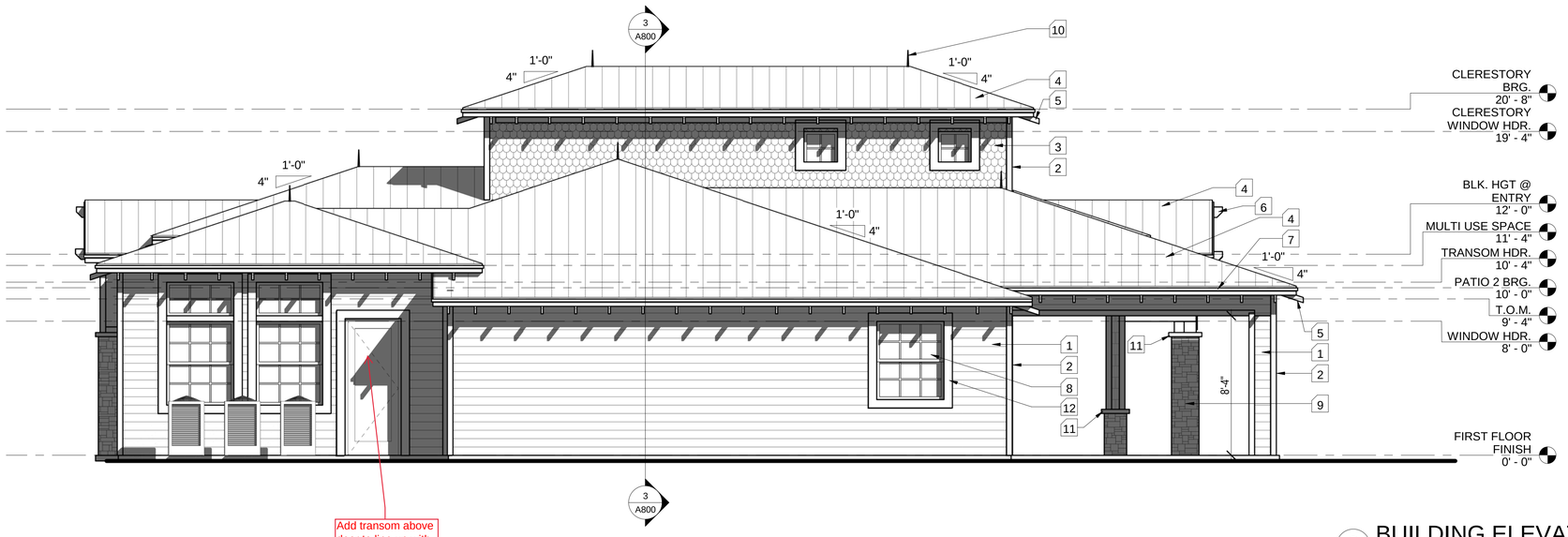
Date:	7/8/2019 4:07:43 PM
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"
Sheet Name:	BUILDING ELEVATIONS
Sheet No.	A600



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"

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
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10	12" SPIRE
11	4" / +3" STUCCO TRIM @ COLUMNS
12	6" TRIM AROUND WINDOWS AND DOORS

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LICENSE # AR 0014343

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NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:07:51 PM
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

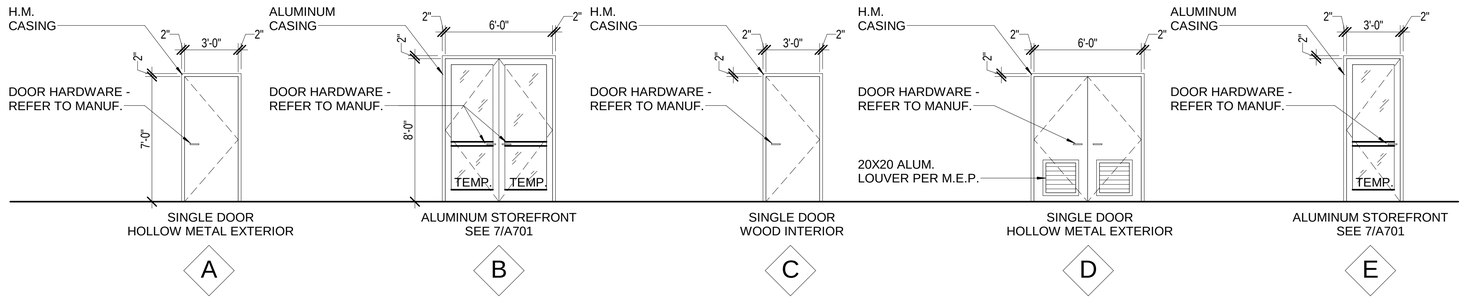
HARDWARE SCHEDULE

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 950S 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 36" HGT	ALUM ALUM

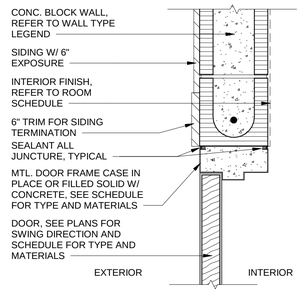
DOOR SCHEDULE

DOOR MARK	ROOM NUMBER	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	DOOR SIZE		DETAIL REFERENCES			FIRE RATING	COMMENTS
						WIDTH	HEIGHT	SILL DETAIL REF.	JAMB DETAIL REF.	HEAD DETAIL REF.		
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"	5/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"	5/A700	6/A700	7/A700		
104	108	C	WOOD	METAL	H-1, L-5	2' - 8"	8' - 0"	5/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		



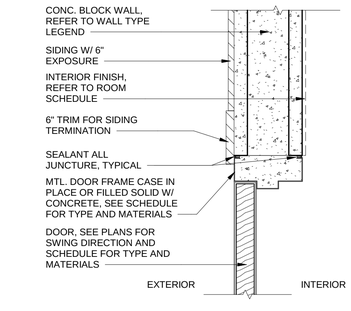
1 LEGEND - DOOR TYPES

1/4" = 1'-0"



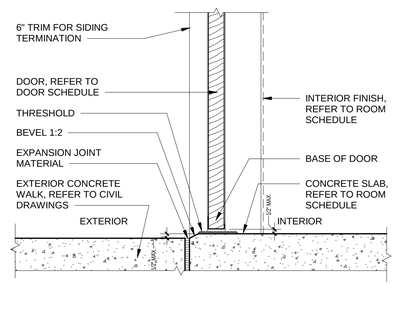
2 DOOR HEAD @ CONCRETE

1 1/2" = 1'-0"



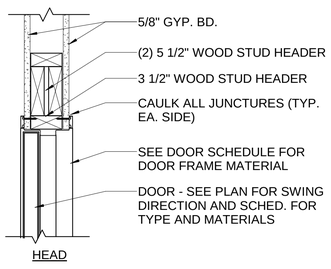
3 DOOR JAMB @ CONCRETE

1 1/2" = 1'-0"



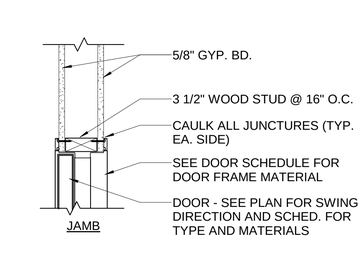
4 DOOR SILL @ CONCRETE

1 1/2" = 1'-0"



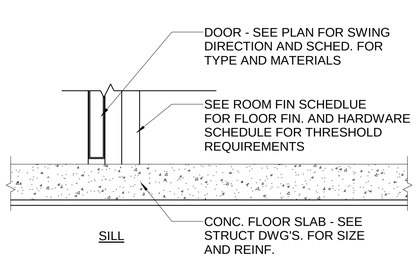
5 DOOR HEAD @ WOOD STUD

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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LICENSE # AR0014543

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:07:52 PM
Issue Date:	05/24/19
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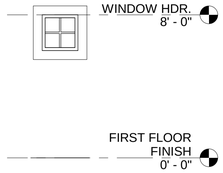
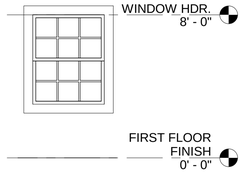
Drawn By:	Author
Scale:	As indicated

Sheet Name:
DOOR SCHEDULE & DETAILS

Sheet No.
A701



01 WINDOW
1/4" = 1'-0"



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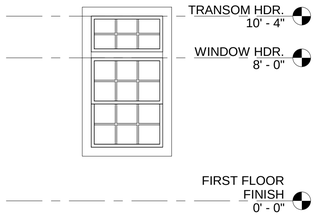

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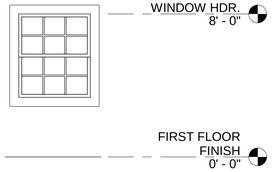
1/4" = 1'-0"



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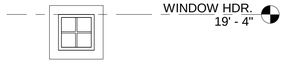
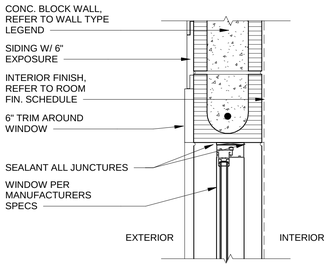
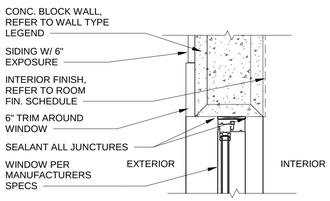
1/4" = 1'-0"



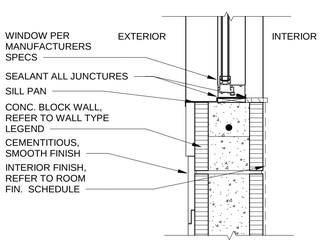
05 WINDOW
1/4" = 1'-0"



6 WINDOW HEAD @ CMU
1 1/2" = 1'-0"



7 WINDOW JAMB @ CMU
1 1/2" = 1'-0"



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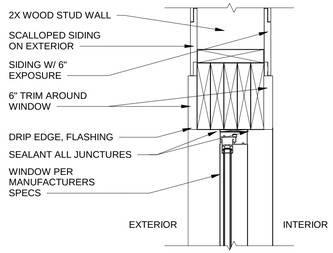
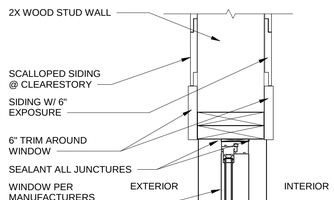


9 WINDOW HEAD @ FRAME
1 1/2" = 1'-0"



10 WINDOW JAMB @ FRAME
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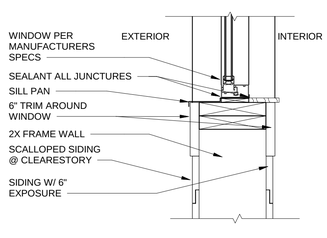

11 WINDOW SILL @ FRAME
1 1/2" = 1'-0"

WINDOW SCHEDULE

WINDOW NUMBER	WINDOW TYPE	FRAME TYPE	WINDOW SIZE/TYPE	SIZE BREAKDOWN		DETAIL REFERENCES			COMMENTS
				WIDTH	HEIGHT	SILL DETAIL REF.	JAMB DETAIL REF.	HEAD DETAIL REF.	
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	
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	

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LICENSE # AR0014543

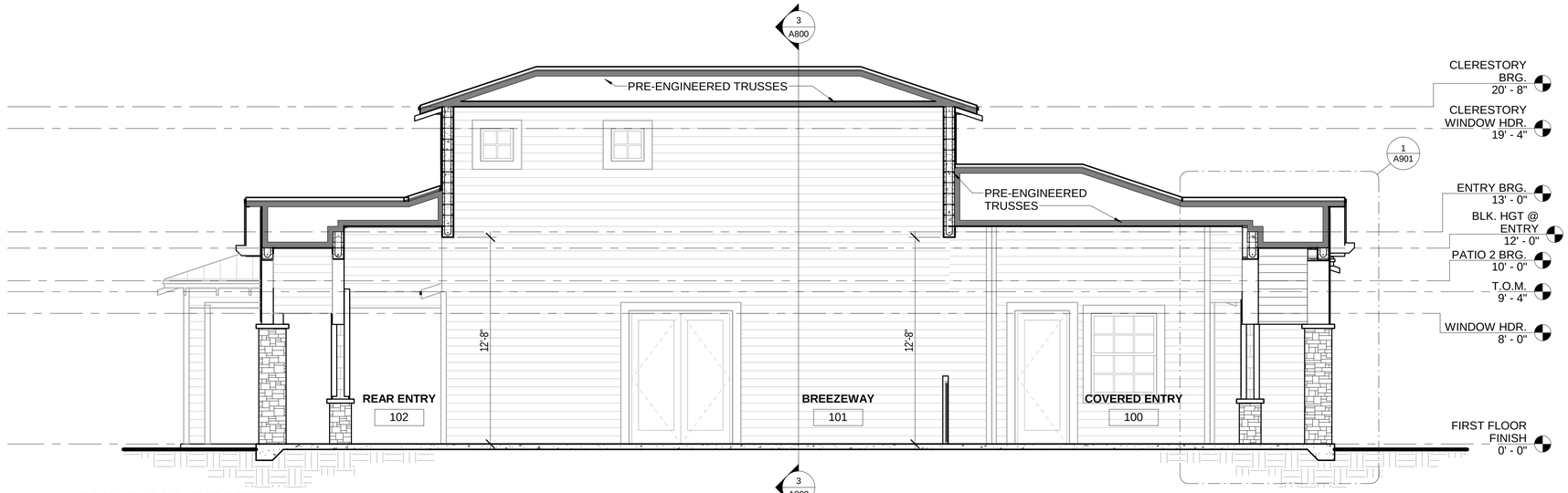
PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

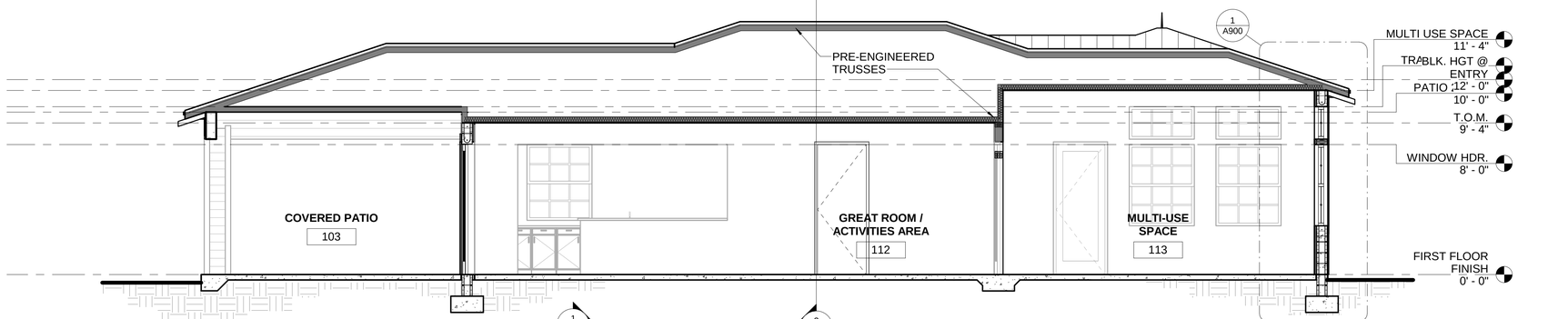
SHEET INFORMATION	
Project Number:	18-5026
Date:	7/8/2019 4:07:54 PM
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	As indicated

Sheet Name:
WINDOW SCHEDULE & DETAILS

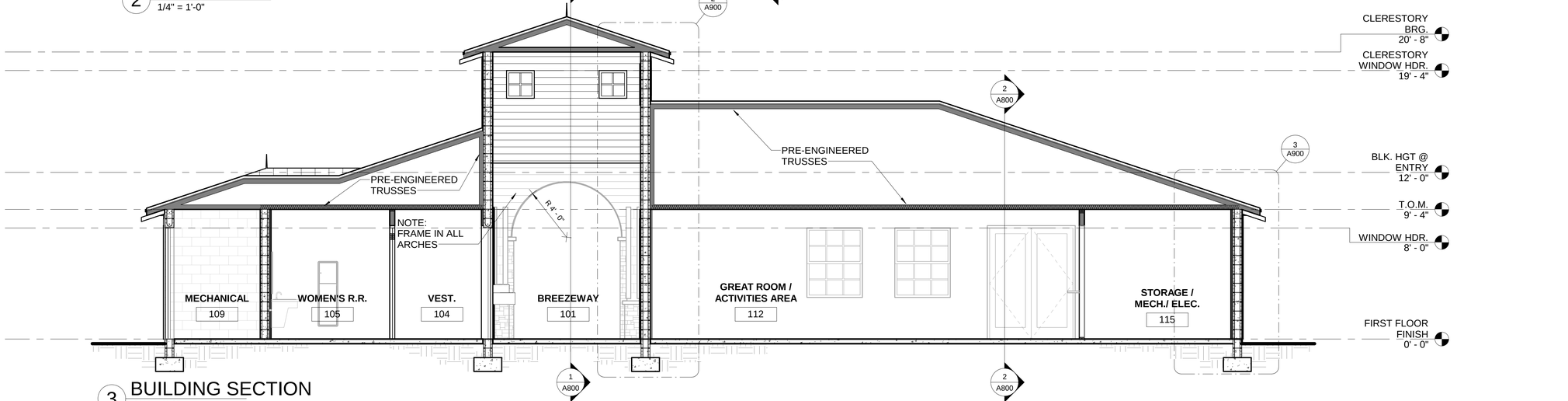
Sheet No.
A702



1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"

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

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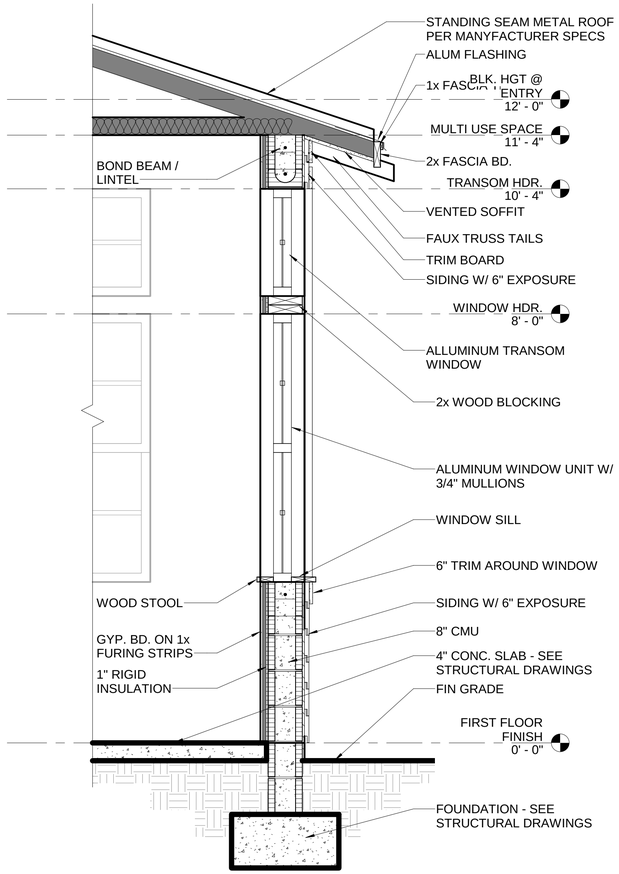
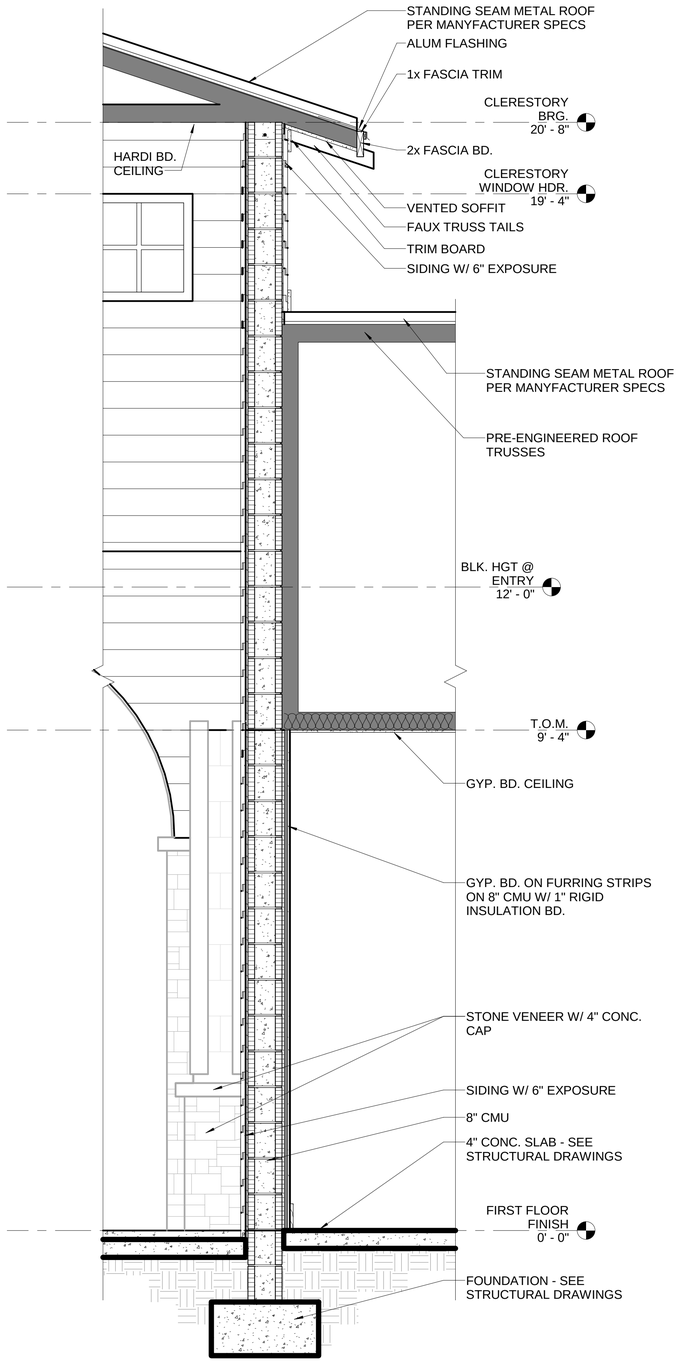
Issue Date:	05/24/19
Reviewed By:	JAG
Drawn By:	DRS
Scale:	1/4" = 1'-0"

Sheet Name:
BUILDING SECTIONS

Sheet No.
A800



1 WALL SECTION
3/4" = 1'-0"



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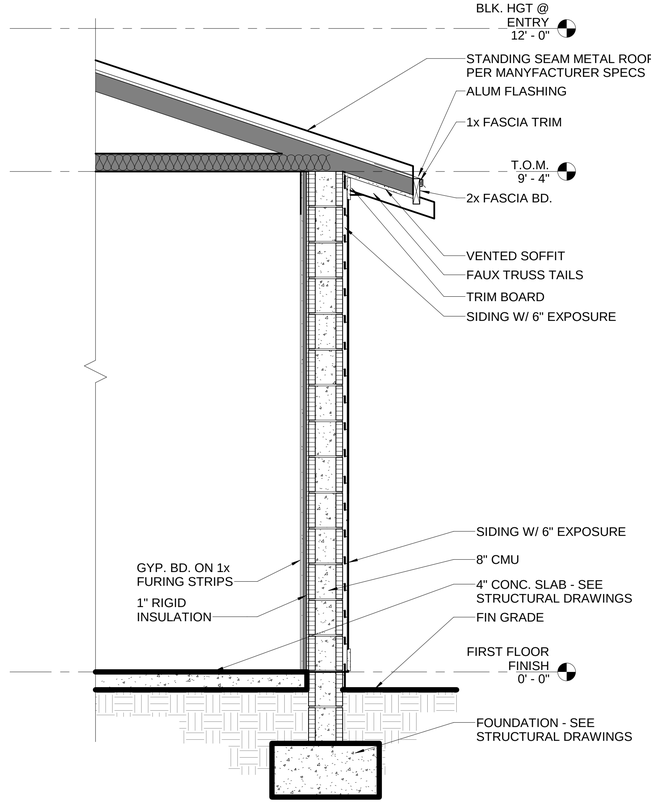

3 WALL SECTION
3/4" = 1'-0"

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NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
Project Number:	18-5026
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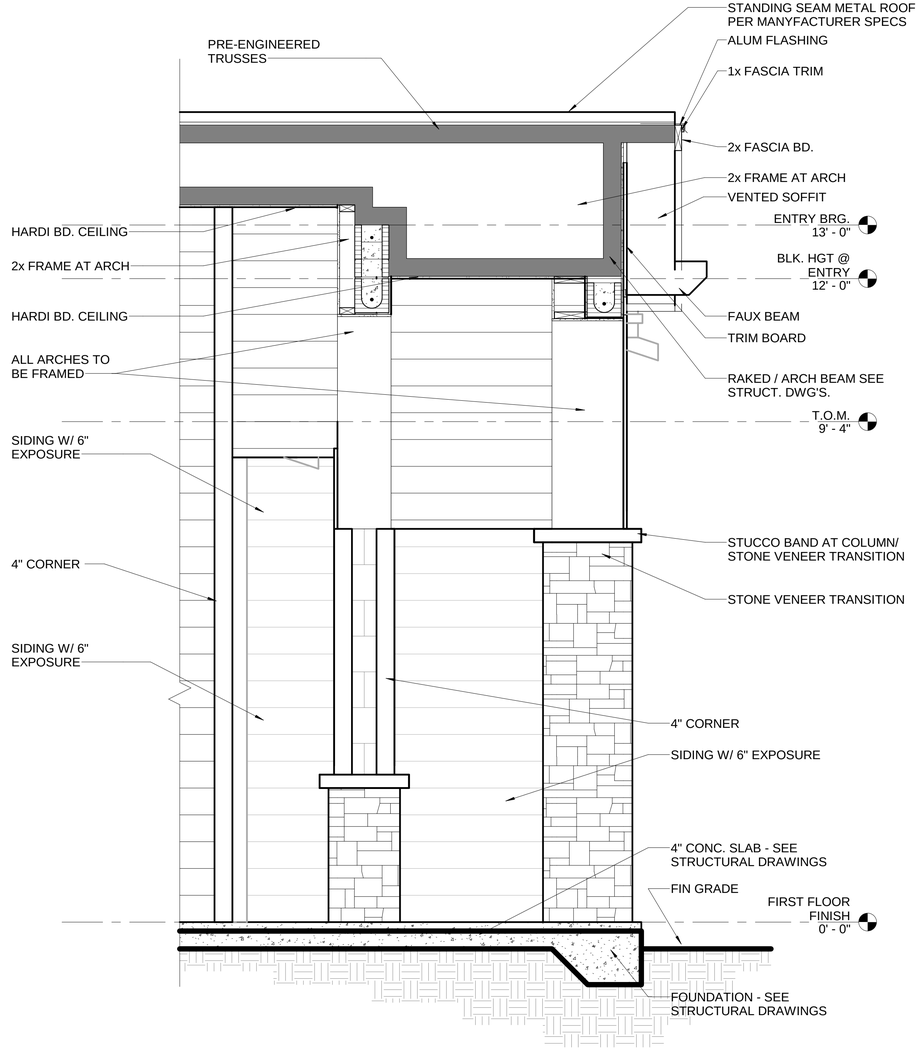
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	3/4" = 1'-0"

Sheet Name:
WALL SECTIONS

Sheet No.
A900



1 WALL SECTION
3/4" = 1'-0"

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Project Number:	18-5026
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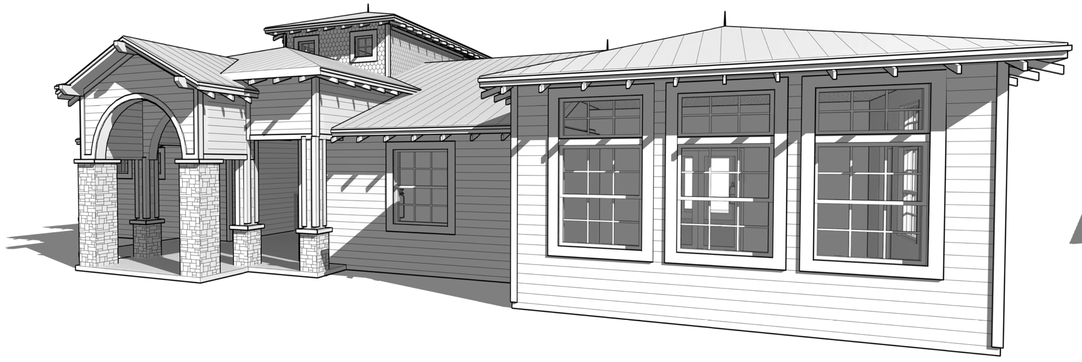
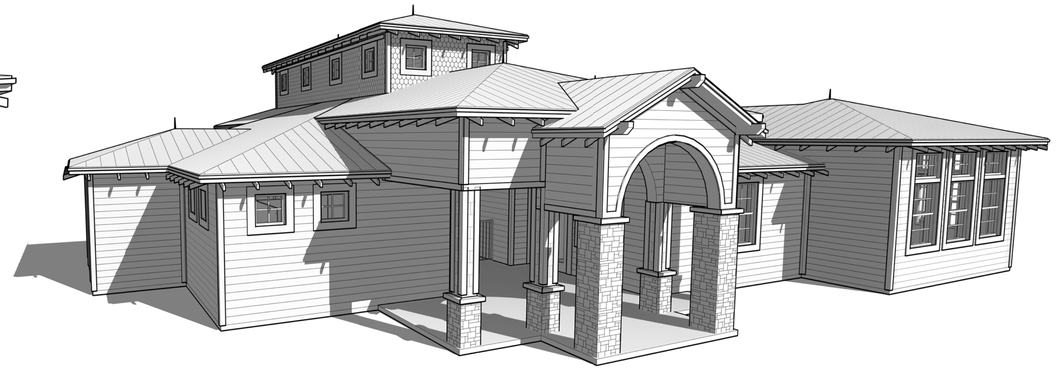
Issue Date:	05/24/19
Reviewed By:	Checker
Drawn By:	Author
Scale:	3/4" = 1'-0"

Sheet Name:
WALL SECTIONS

Sheet No.
A901



1 SOUTH EAST PERSPECTIVE



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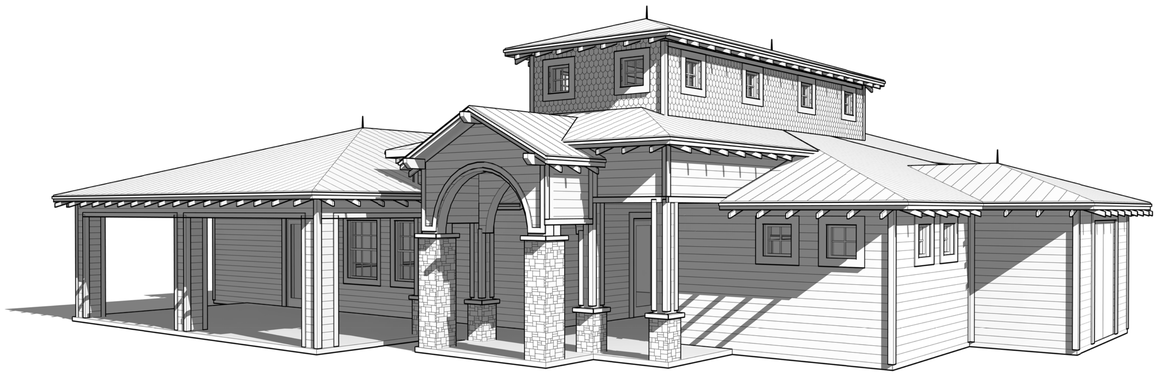
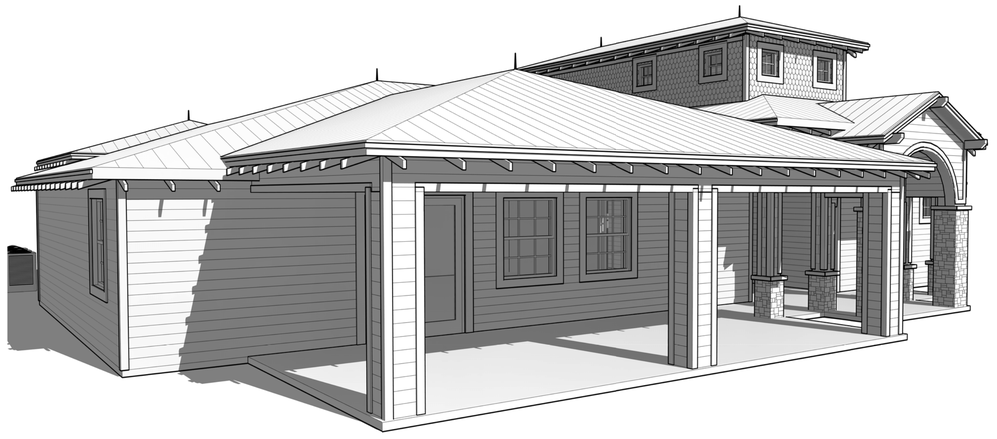


3 NORTH WEST PERSPECTIVE



4 NORTH EAST PERSPECTIVE

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FLORIDA

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Drawn By:	Author
Scale:	
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
B/	BOTTOM OF
BB	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	BEWEEN
C/C	CENTER TO CENTER
CANT	CANTILEVER
CB	CONCRETE BEAM
C/C	CONCRETE COLUMN
CFS	COLD-FORMED STEEL
CIP	CAST-IN-PLACE
CIR	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, ⌀	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
F/	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	GLU-LAM 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
PLS	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.I.	STEEL DECK INSTITUTE
SECT	SECTION
SF	STEPPED FOOTING
S.F.	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
S.J.I.	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
TB	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
VIF	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 IT'S 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 PERSONS 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 5 COPIES. ANY ADDITIONAL COPIES WILL BE DISCARDED. ANY SUBMITTALS RECEIVED BY ARCH/ENG 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 SPACING (FT)
4	12
5	13
6	14

* 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 50' 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 DELAY AND/OR REJECTION OF SUBMITTALS.
   - 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 A1064 AND SHALL BE LAPPED MINIMUM OF ONE MESH + 2" WHERE SPLICED. ALL REINFORCING SHALL BE DOMESTICALLY PRODUCED.
6. SEE DETAIL MS05 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

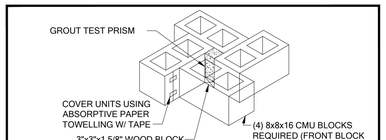
1. ALL STAIRS, HANDRAILS, POSTS, AND SUPPORT CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR'S SPECIALTY ENGINEER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE E.O.R. FOR REVIEW AND MUST BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE SAME STATE AS THE PROJECT LOCATION. DESIGN LOADING(S) SHALL CONFORM 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 FP1001 "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 B6.33. EXPANSION ANCHORS SHALL MEET THE DESCRIPTION IN FEDERAL SPECIFICATION FF-8-325 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/ASCE6/TMS 602), LATEST EDITION, ASTM C476, ASTM C1019, AND NCMA TEK 107.
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 REINFOREMENT SHALL BE A MINIMUM OF 9 GAUGE AND HORIZONTAL JOINT REINFORCMENT SHALL BE INSTALLED IN MASONRY BED JOINTS AT A MAXIMUM OF 16-INCHES ON CENTER MEASURED VERTICALLY. INSTALL HORIZONTAL JOINT REINFORCMENT PER MANUFACTURER'S RECOMMENDATIONS AND LAP ALL JOINTS A MINIMUM OF 8-INCHES.
7. VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF ¾-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 1½-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 BYMECHANICAL 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 U-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 UNFILLED CAPACITY OF 400 PLF AND BEAR A MINIMUM OF 8-INCHES ON EACH END ON A GROUT FILLED CELL. PROVIDE PRE-CAST LINTEL 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 (2) 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 MS05 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.



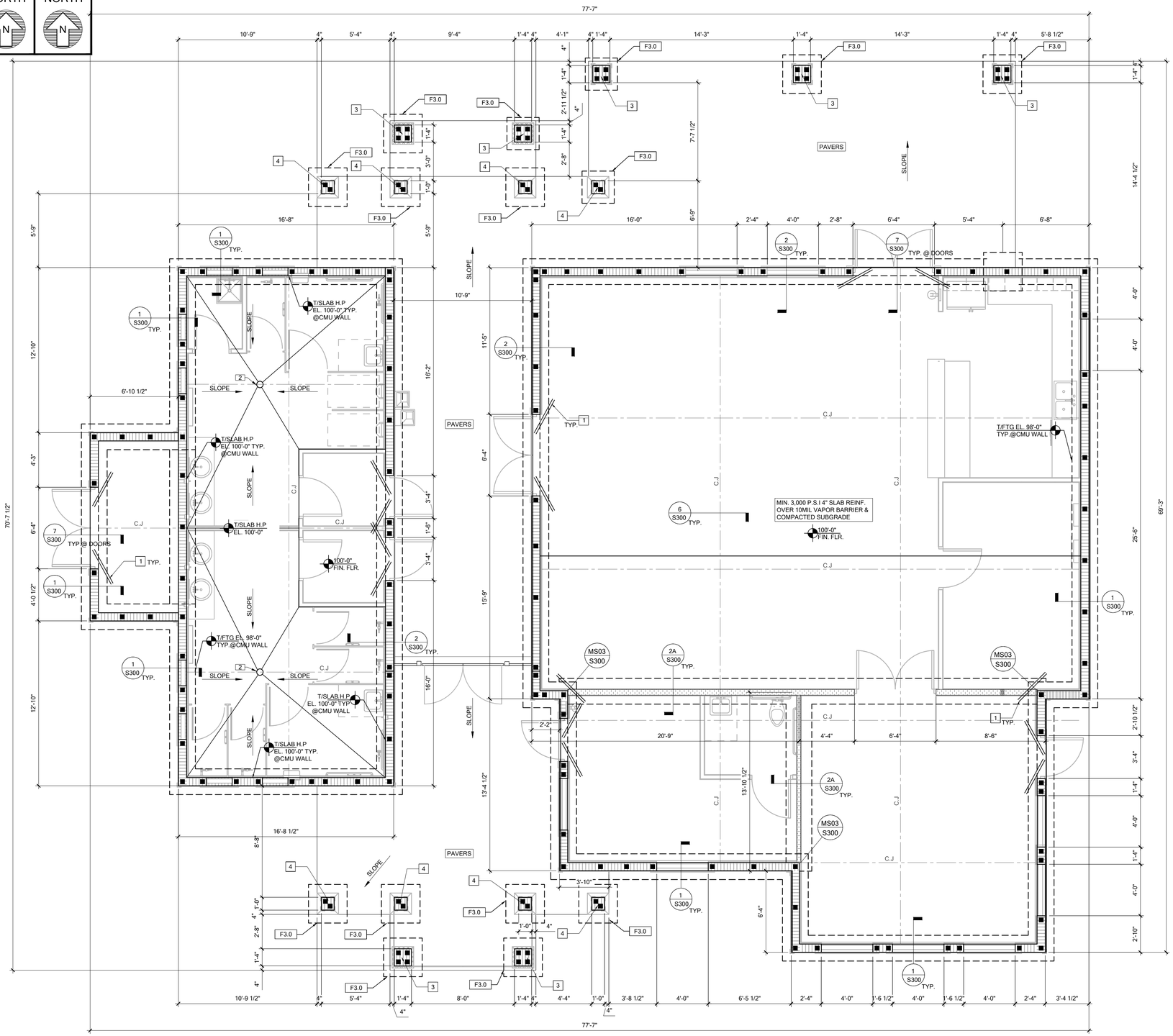
DETAIL - MASONRY GROUT TEST MOLD (ASTM C1019)

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

PLAN NORTH

TRUE NORTH



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 6/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 5/S300 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
   - 8.6. 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. IMMEDIATELY FOR CLARIFICATION AND/OR MODIFICATION.

PLAN KEY NOTES

1. PROVIDE (2) #4 x 36" L.G. BARS @ ALL RE-ENTRANT CORNERS - SEE 5/S300 - DO NOT EXTEND BARS ACROSS CONTROL JOINTS
2. FLOOR DRAIN - SEE ARCH. & MEP DWG'S. 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 E.A 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 SN
	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

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☐ CHAD L. BROWN, P.E. FL # 81543
☐ TODD BORN, P.E. FL # 82126

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DATE: June 24, 2019

FOR PERMITTING, CONSTRUCTION, BIDDING OR RECORD

LOCK AND NOT BE EDITED

PARKWAY AMENITY CENTER

TAMPA, FL

Project Name/ Address:

SHEET INFORMATION

DATE:	06 / 24 / 2019
DRAWN BY:	NK
PROJECT NO:	18-1675
REVIEWED BY:	TB

Plan Revisions Date:

1
2
3
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Sheet Name

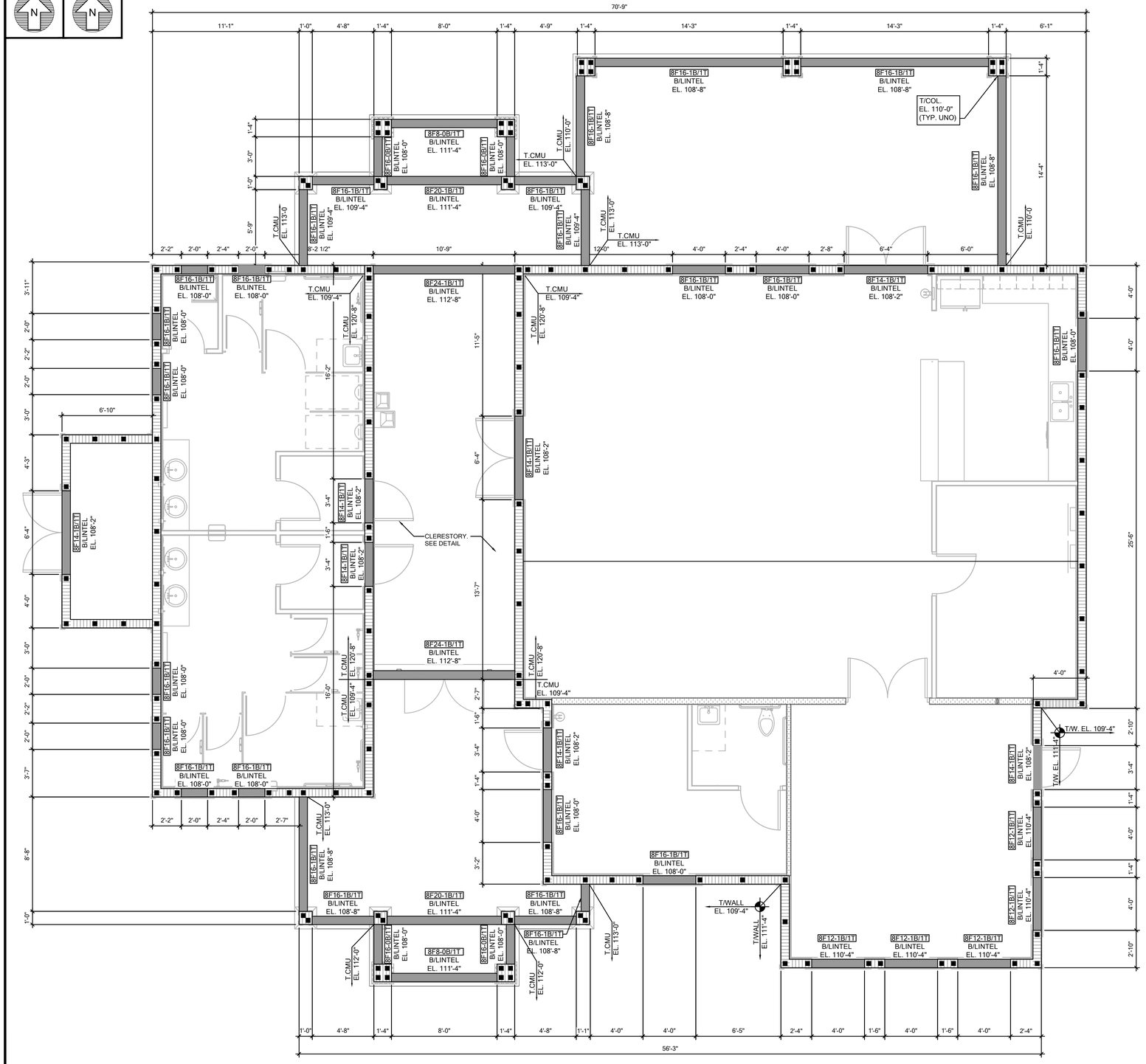
FOUNDATION PLAN, NOTES & SCHEDULES

Sheet No.

S100

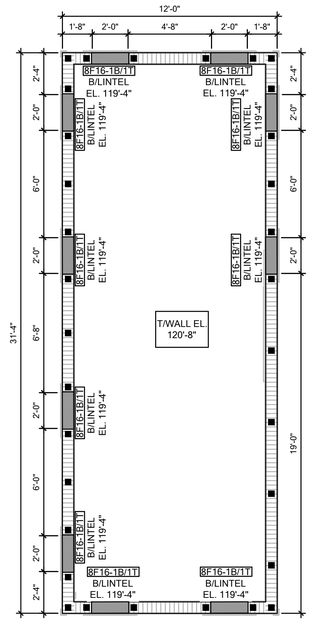
PLAN NORTH

TRUE NORTH



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.
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	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

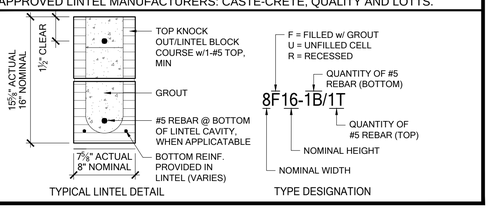
1. SEE SHEETS S001 FOR GENERAL STRUCTURAL NOTES.
2. ALL STRUCTURAL CMU WALLS ARE 8", UNLESS NOTED OTHERWISE.
3. REINFORCED CELLS SHALL BE PLACED AT ALL WALL LOCATIONS LISTED BELOW, UNLESS NOTED OTHERWISE:
   - 3.1. MAXIMUM SPACING OF 48" ON CENTER.
   - 3.2. BUILDING CORNERS
   - 3.3. FLOOR/ROOF GIRDER 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'-0" 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 COORINDATE 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 S600 FOR TYPICAL MASONRY DETAILS.
11. G.C. SHALL BE RESPONSIBLE FOR VERIFYING PRECAST LINTEL LENGTHS REQUIRED PRIOR TO ORDERING PRECAST LINTELS.

PLAN KEY NOTES

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 CONTIGUOUS 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/S602. 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 — TYPE DESIGNATION

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846 South Orange Blossom Trail
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DO NOT SCALE PRINTS

DATE: June 24, 2019
PER APPLICABLE FLORIDA STATUTES, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ENGINEER LISTED ABOVE.

Project Name/ Address:

PARKWAY AMENITY CENTER

TAMPA, FL

SHEET INFORMATION

DATE:	06 / 24 / 2019
DRAWN BY:	NK
PROJECT NO:	18-1675
REVIEWED BY:	TB

Plan Revisions Date:

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Sheet Name

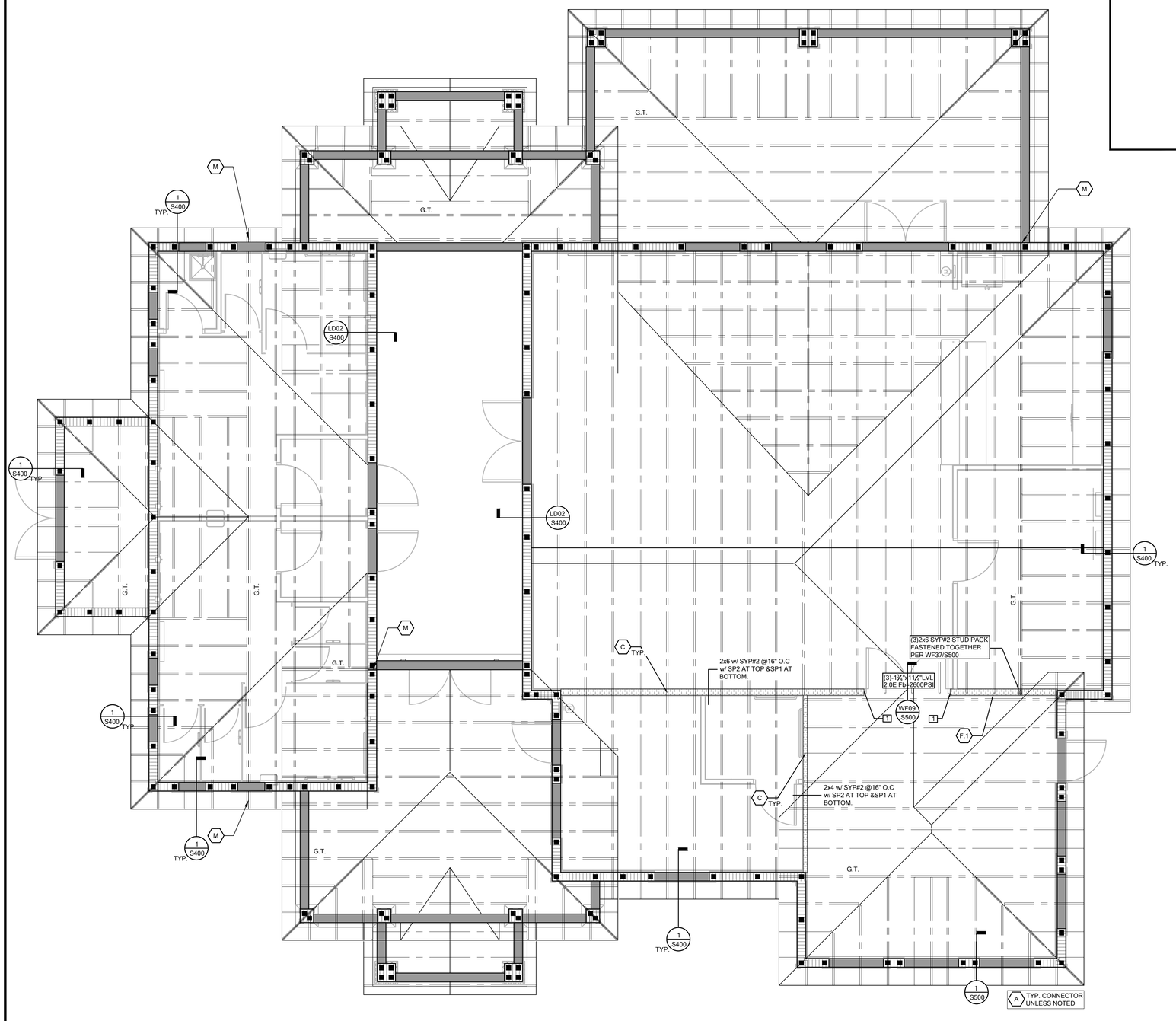
MASONRY WALL PLAN & NOTES

Sheet No.

S101

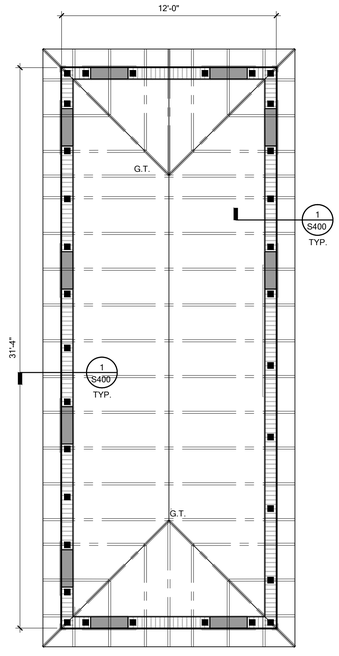
PLAN NORTH

TRUE NORTH



ROOF FRAMING PLAN

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



ROOF FRAMING PLAN @CLERESTORY

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

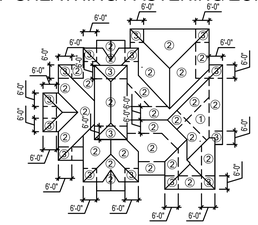
TRUSS LAYOUT IS PRELIMINARY LAYOUT BY E.O.R . PLEASE SUBMIT FINAL TRUSS LAYOUT & TRUSS PROFILES TO E.O.R. FOR REVIEW& COORDINATION W/ THESE DRAWINGS. PLEASE NOTE FRAMING LOCATION & SIZES, CONNECTORS, ETC. MAY CHANGE AS A RESULT OF FINAL TRUSS DESIGN.

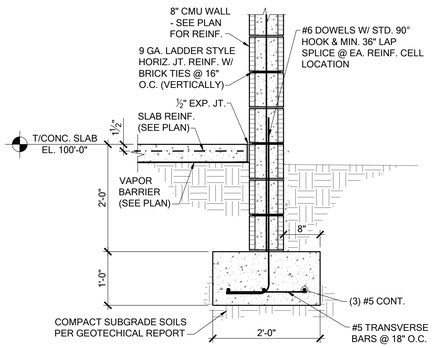
ROOF SHEATHING SPECIFICATIONS

ROOF SHEATHING SIZE: $^{15}/_{32}$" OSB (40/20 SPAN RATING)
SHEATHING SPEC.: APA RATED SHEATHING (EXPOSURE 1)
DIAPHRAGM BLOCKED: NO
FASTENERS: 10d RING SHANK NAILS

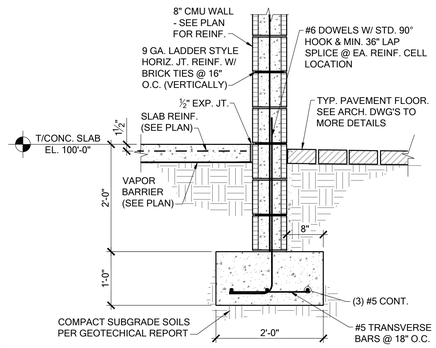
FASTENING PATTERN:
ZONE 1: 6" O.C. EDGE / 6" O.C. INTERMEDIATES
ZONE 2: 6" O.C. EDGE / 6" O.C. INTERMEDIATES
ZONE 3: 4" O.C. EDGE / 4" O.C. INTERMEDIATES

ROOF SHEATHING FASTENING ZONE DIAGRAM

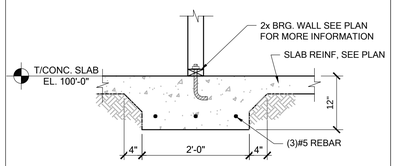

6'-0"
6'-0"
6'-0"



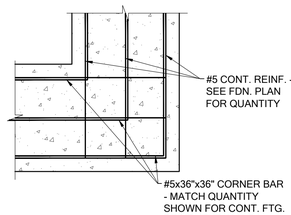
1 TYPICAL SECTION @ 8" CMU WALL
SCALE: 3/4" = 1'-0"



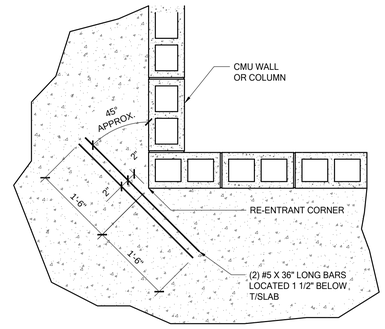
2 TYPICAL SECTION @ 8" CMU WALL
SCALE: 3/4" = 1'-0"



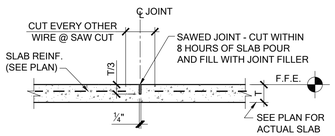
2A INT. BRG WALL
SCALE: 3/4" = 1'-0"



4 CONCRETE FOOTING CORNER DETAIL
SCALE: 3/4" = 1'-0"

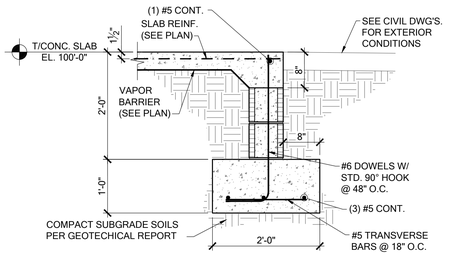


5 RE-ENTRANT CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"
TO BE USED AT ALL RE-ENTRANT CORNERS IF NO CONTROL JOINT, U.N.O.

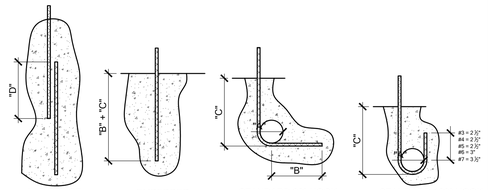


1. PROVIDE TOOLED JOINTS IN FRESH CONCRETE EACH SIDE OF WALLS WHERE SLABS POUR THRU DOORWAYS.
2. PROVIDE (2) #4 BARS X 4'-0" LONG AT MID-DEPTH OF THE SLAB PERPENDICULAR TO JOINTS THAT TERMINATE AT A PERPENDICULAR JOINT.

6 SAWED CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



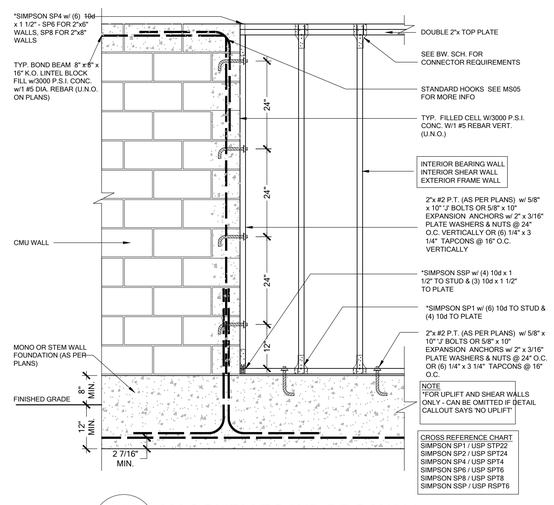
7 TYPICAL SECTION @ DOOR
SCALE: 3/4" = 1'-0"



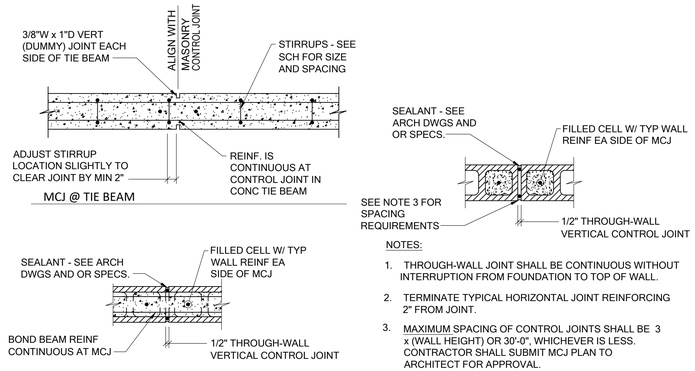
REQ'D LAP SPLICE, EMBEDMENT, AND HOOKED REINF. STEEL (INCHES)							
				MASONRY	CONCRETE		
				ALL LOCATIONS	TENSION SPLICE		COMPRESSION SPLICE
BAR SIZE	BEND Ø	LENGTH		LAP SPLICE	TOP BARS	OTHER BARS	
	"A"	"B"	"C"	"D"	"D"	"D"	"D"
#3	2 ¼"	4 ¼"	9 ¾"	1'-6"	2'-4"	1'-10"	1'-0"
#4	3"	5 ⅝"	12 ½"	2'-0"	3'-1"	2'-5"	1'-5"
#5	3 ¾"	7"	15 ½"	2'-6"	3'-11"	3'-0"	1'-7"
#6	4 ½"	8 ⅛"	18 ½"	3'-0"	4'-8"	3'-7"	1'-11"
#7	5 ¼"	9 $^{13}/_{16}$"	21 ¾"	3'-6"	6'-9"	5'-3"	2'-2"

**ALL REBAR SHALL BE GRADE 60.

MS05 REBAR BEND & SPLICE DETAIL
SCALE: N.T.S.



MS03 MASONRY TO WD BRG WALL
SCALE: 3/4" = 1'-0"

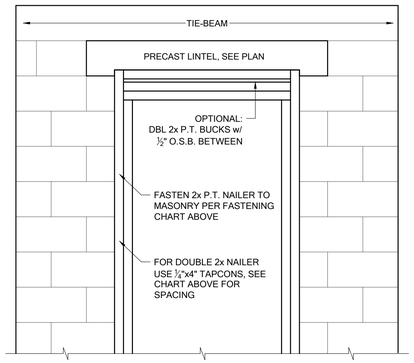


NOTES:
1. THROUGH-WALL JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM FOUNDATION TO TOP OF WALL.
2. TERMINATE TYPICAL HORIZONTAL JOINT REINFORCING 2" FROM JOINT.
3. MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 3 x (WALL HEIGHT) OR 30'-0", WHICHEVER IS LESS. CONTRACTOR SHALL SUBMIT MCJ PLAN TO ARCHITECT FOR APPROVAL.

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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□ CARL L. BROWN, P.E.
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□ TODD BORN, P.E.
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LOK KAN NO SE ENTS

DATE: June 24, 2019
PERMIT SET - NOT FOR CONSTRUCTION
SERVICES PROVIDED THROUGH THE DATE AS INDICATED ABOVE

Project Name/ Address:
PARKWAY AMENITY CENTER
TAMPA, FL

SHEET INFORMATION

DATE:	06 / 24 / 2019
DRAWN BY:	NK
PROJECT NO:	18-1675
REVIEWED BY:	TB

Plan Revisions Date:
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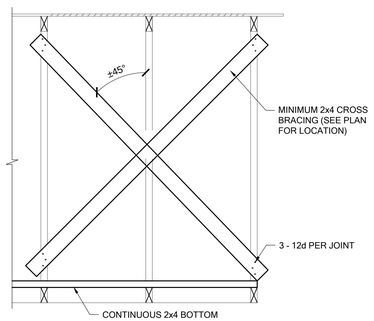
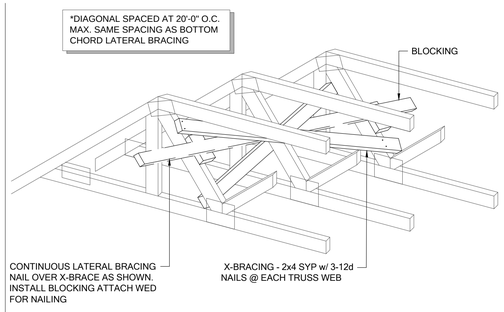
Sheet Name
FOUNDATION & WALL DETAILS

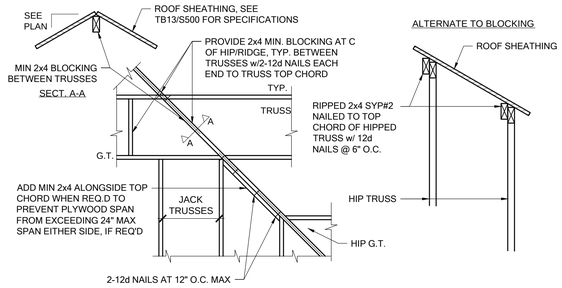
Sheet No.
S300



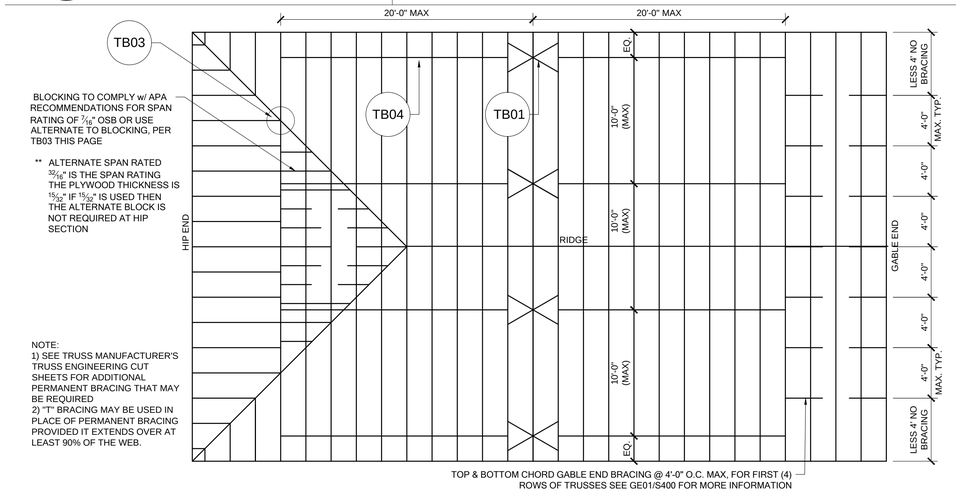
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0"



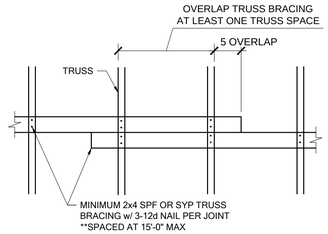
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



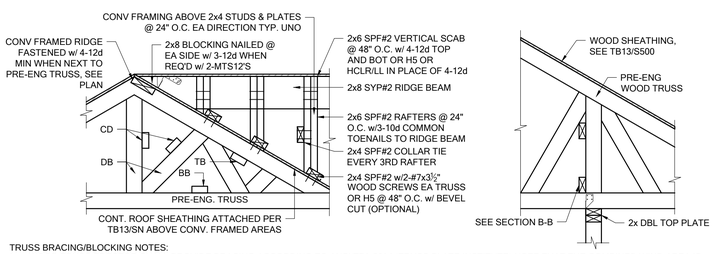
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0"



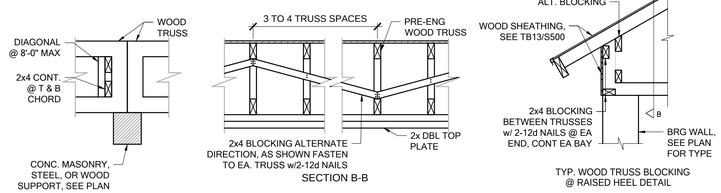
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



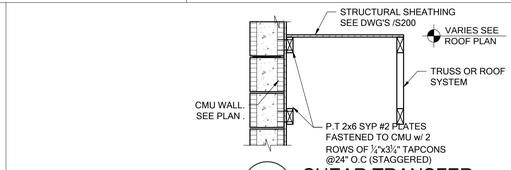
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0"



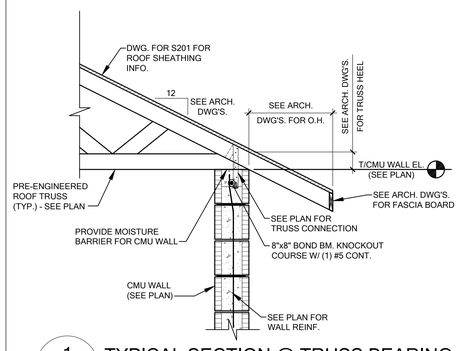
TRUSS BRACING/BLOCKING NOTES:
1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TP1-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE TRUSSES BRACING 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 8 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, CB, 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.



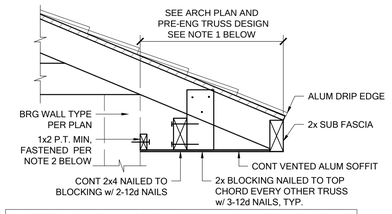
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0"



LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0"



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 S**001.
2. 1x2 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 1'-4" & GREATER

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FDS ENGINEERING ASSOCIATES
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Certificate Of Authorization No. 9161
□ MICAH L. BROWN, P.E.
FL # 82126
□ TODD D.ORN, P.E.
FL # 82126

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USE JOB NO. SE 1675

DATE: June 24, 2019
PERMIT SET - NOT FOR CONSTRUCTION
SERVICES DESCRIBED ON THIS SHEET ARE NOT INCLUDED IN THIS PERMIT SET

Project Name/ Address:
PARKWAY AMENITY CENTER
TAMPA, FL

SHEET INFORMATION

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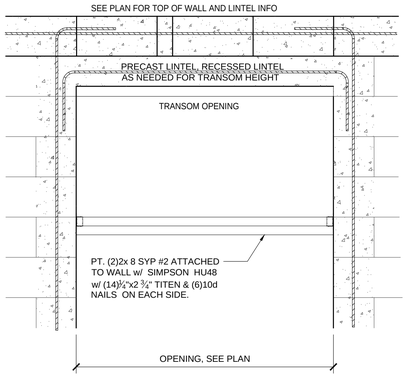
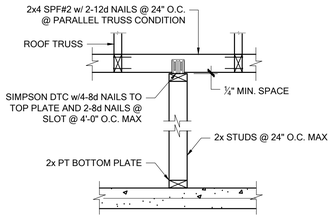
Sheet Name
ROOF FRAMING DETAILS

Sheet No.
S400



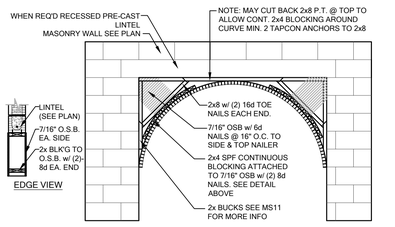
1 SECTION @WINDOW w/ TRANSOM

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



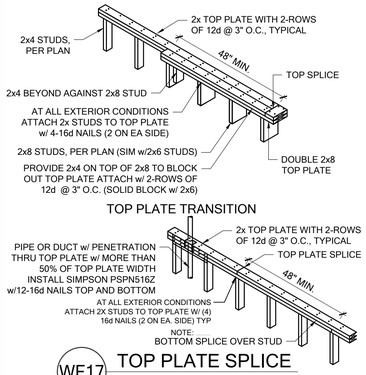
WF18 NON-BRG INTERIOR WALL

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



WF01 DET. @ ARCH WINDOW FRAMING

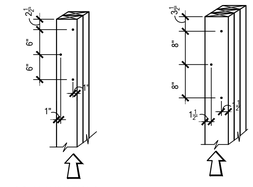
SCALE: 3/4" = 1'-0"



TOP PLATE TRANSITION

WF17 TOP PLATE SPLICE

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



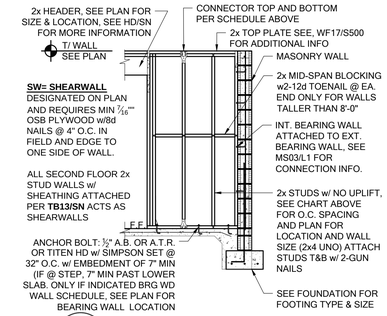
2-2x4 LAMINATIONS w/ 1-ROW OF STAGGERED 10d COMMON WIRE NAILS (D = 0.148", L= 3") OR EQUAL

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.

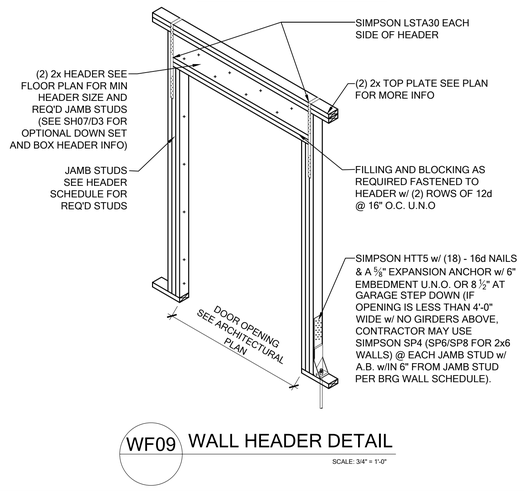
WF37 MULI-PLY FASTENING

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



BW BEARING WALL DESIGN

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



WF09 WALL HEADER DETAIL

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

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☐ MICHAEL BROWN, P.E.
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ANY CHANGES MADE TO THESE DRAWINGS MUST BE REPORTED TO KEESEE ASSOCIATES IN WRITING AND APPROVED BY THE ARCHITECT BEFORE BEING IMPLEMENTED. FAILURE TO DO SO WILL VOID ALL ASSOCIATED WARRANTIES AND RELEASE KEESEE ASSOCIATES FROM ANY AND ALL LIABILITY.

LOCK AND NUMBER DWG

DATE: June 24, 2019
PERMIT SET - CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT

Project Name/ Address:

PARKWAY AMENITY CENTER

TAMPA, FL

SHEET INFORMATION

DATE:	06 / 24 / 2019
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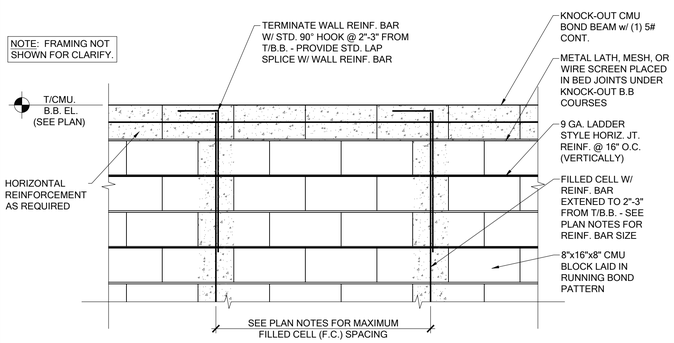
Sheet Name

WALL SECTION & DETAILS

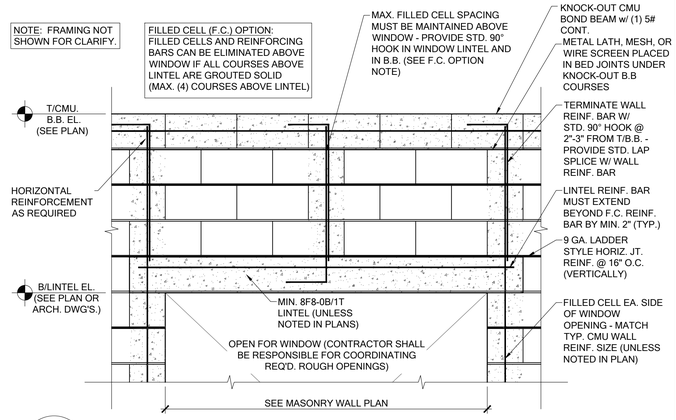
Sheet No.

S500



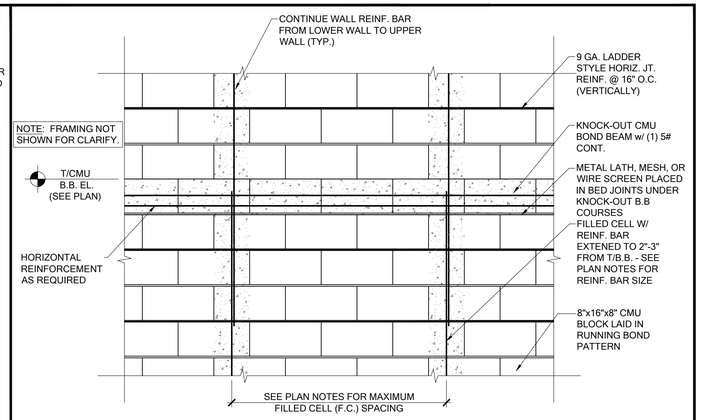
1 TYPICAL CMU WALL REINF. W/ B.B DETAIL @ TOP OF WALL

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



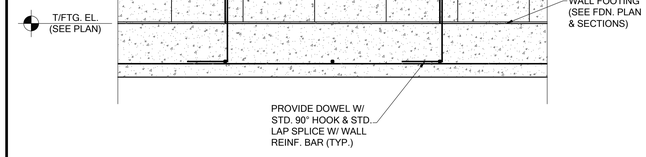
2 TYPICAL CMU WALL REINF. W/ B.B DETAIL @ WINDOW HEAD

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



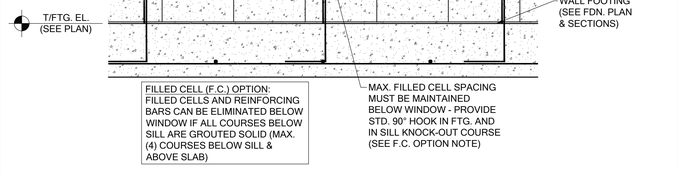
3 TYPICAL CONT. CMU. WALL REINF. W/ B.B DETAIL. @MULTIPLES STORY WALL.

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



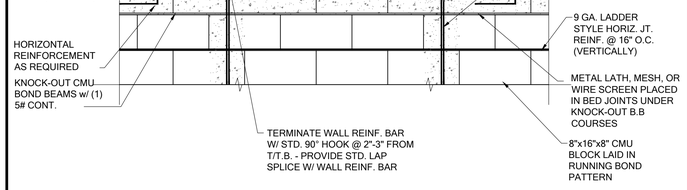
4 TYPICAL CMU WALL REINF. DETAIL @ BOTTOM OF WALL

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"

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☐ CARL L. BROWN, P.E. FL # 52143
☐ TODD B.ORN, P.E. FL # 82126

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LOCK JOINTS NOT TO SCALE

DATE: June 24, 2019
PERMIT SET - NOT FOR CONSTRUCTION
SERVICES PROVIDED: BASIC & SITE ADMINISTRATION

PARKWAY AMENITY CENTER

TAMPA, FL

Project Name/ Address:

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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 NSF 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 JOINTING 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 LINSEED 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 FU'S PROVIDE PDI-A, FOR 12-32 FU'S PDI-B, 33-60 FU'S PDI-C, 61-113 FU'S PDI-D.

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	26"H X 18"ø 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.

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, 6047161.002 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 0476028.020	OVALYN 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 LFE480E 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 7075205.002 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 'TRUEBRO' INSULATION KIT. PROVIDE POWERS LFE480 ASSE1070 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. FRE-FLO INSTITUTIONAL 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 LRAD33226	LUSTERTONE ADA COMPLIANT 33x22 TWO COMP SINK, 6" 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 & BUCKET HOOK, 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 EZSTL8C	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 VINYL 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"	–	OATEY #38811	VALVE 24"AFF. HIGH IMPACT PLASTIC BOX W/ DIMENSION OF 9" 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 PROIR TO INSTALLATION.
WH-1	WALL HYDRANT ANTI-SIPHON/FREEZELESS	–	–	–	3/4"	–	WOODFORD B65	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 C02450	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, STANDARD, 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 INVERT 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.

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	2940	120	1PH	BELL & GOSSETT	NBF-18S	PROVIDE AQUASTAT

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01/01/2019
Brian S. Hemmingsen, PE
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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
Reviewed By:	BSH
Drawn By:	JML
Scale:	As indicated
Sheet Name:	PLUMBING LEGEND, NOTES & ABBREVIATIONS
Sheet No.	P001

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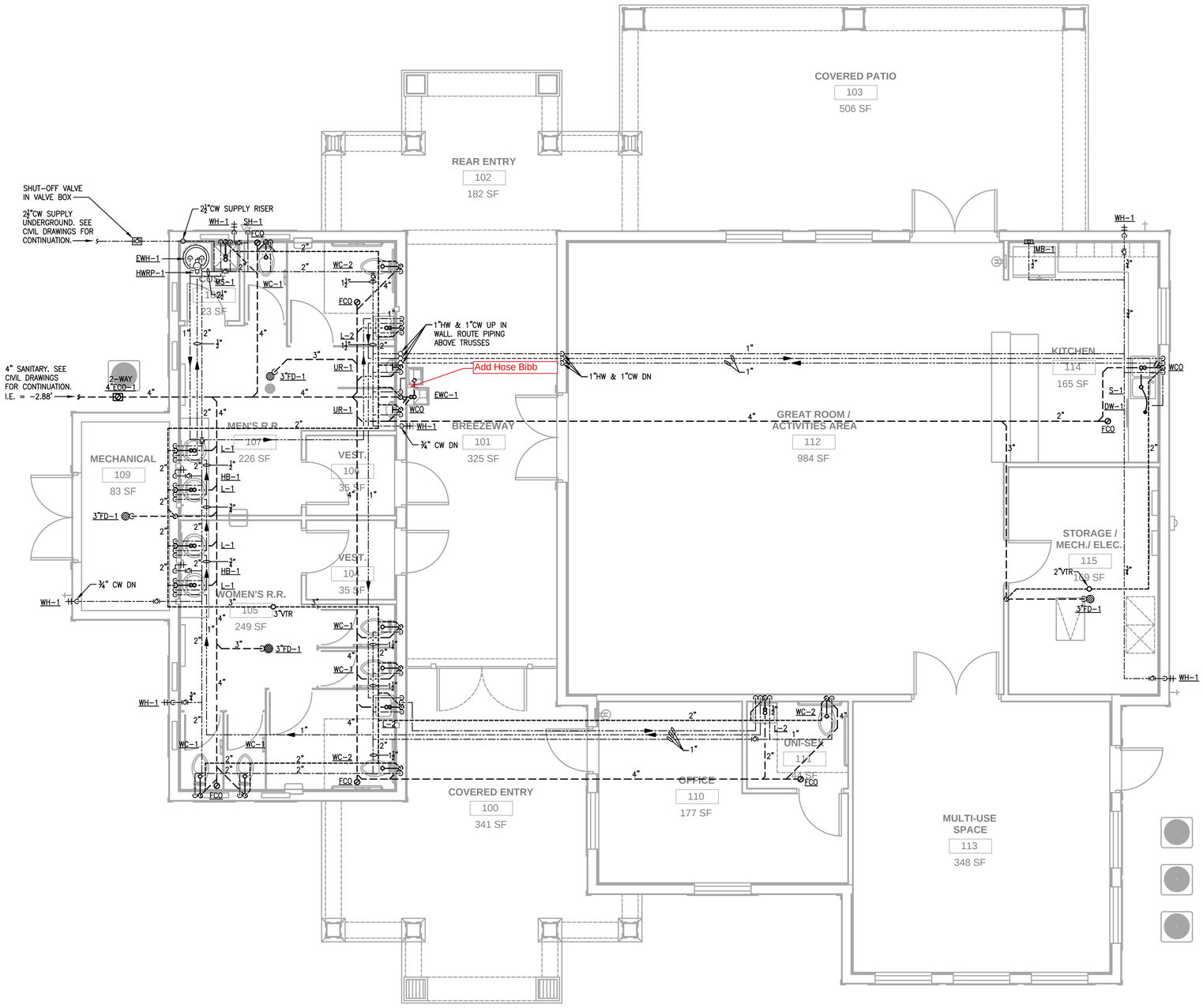

1 FIRST FLOOR PLAN - PLUMBING

1/4" = 1'-0"

0 2' 4' 8' 12'

1/4" = 1'-0"

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SHEET INFORMATION	
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Sheet Name:	FLOOR PLAN PLUMBING
Sheet No.	P100

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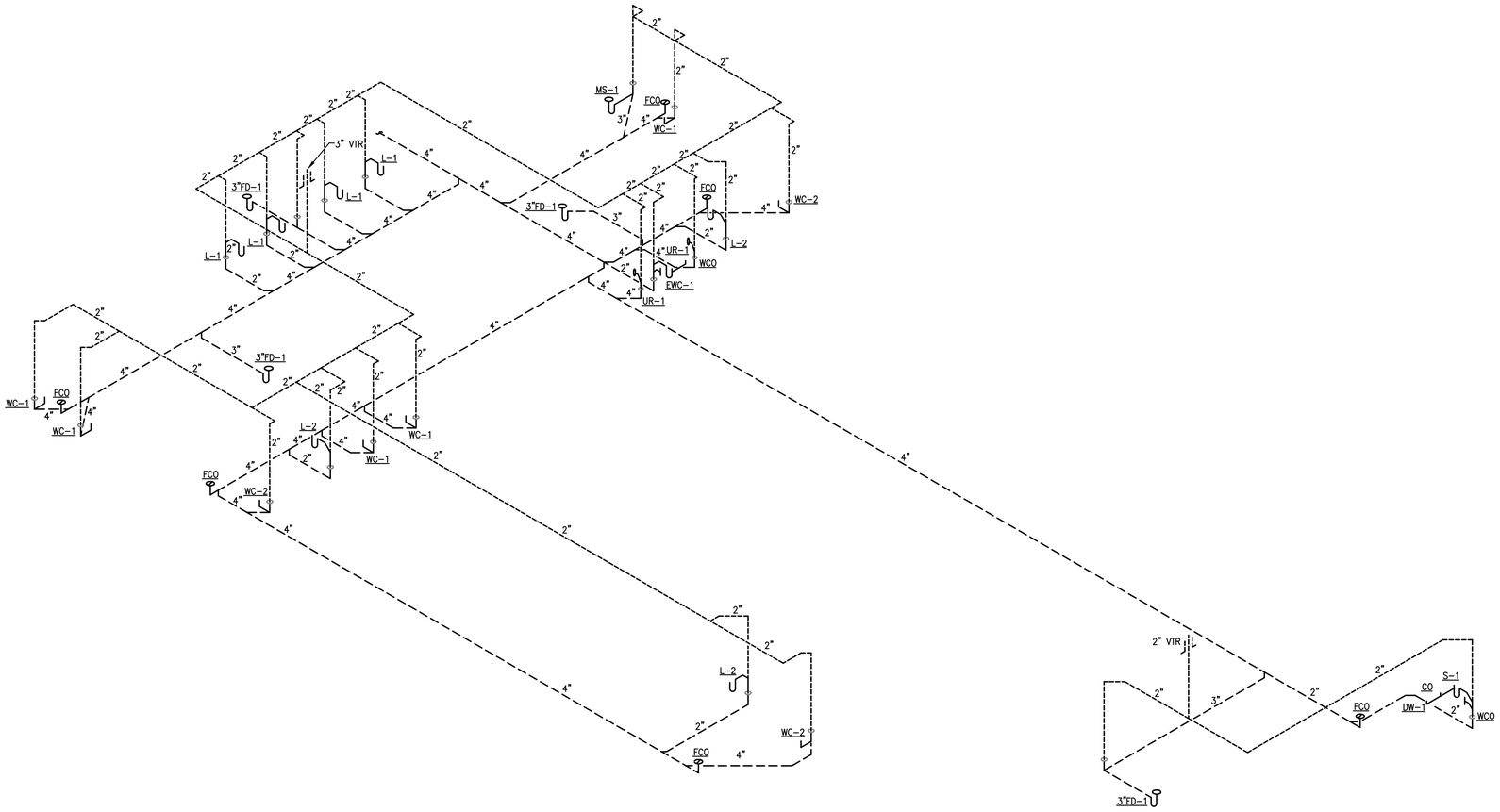

SANITARY RISER DIAGRAM

NOT TO SCALE

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07/01/2019
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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

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Drawn By:	JML
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Sheet Name:
PLUMBING DETAILS

Sheet No.
P301

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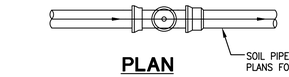
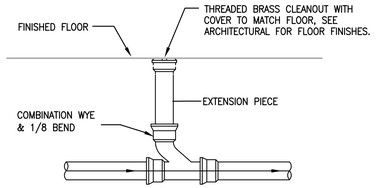


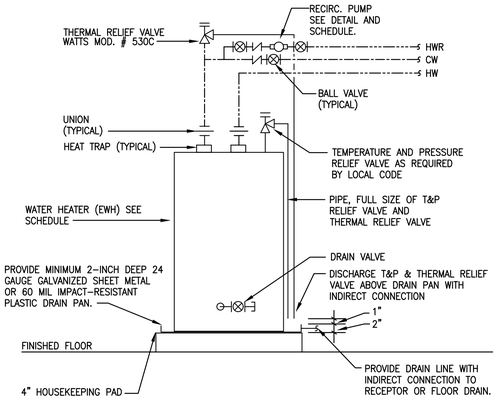
PLAN



ELEVATION

FLOOR CLEANOUT DETAIL

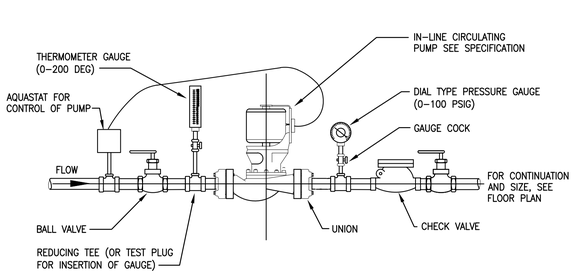
NOT TO SCALE



NOTE: PROVIDE VACUUM RELIEF VALVE ON CW SUPPLY ABOVE FOR BOTTOM FED WATER HEATERS.

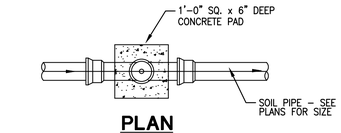
ELECTRIC WATER HEATER WITH RECIRCULATING PUMP DETAIL

NOT TO SCALE



HOT WATER RECIRCULATING PUMP DETAIL

NOT TO SCALE



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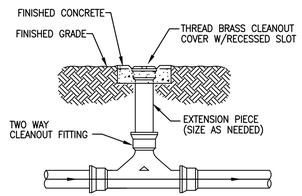
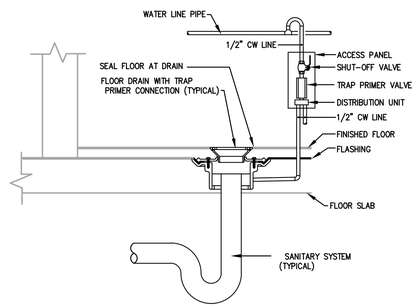


ELEVATION

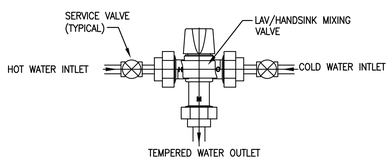
TWO WAY CLEANOUT DETAIL

NOT TO SCALE



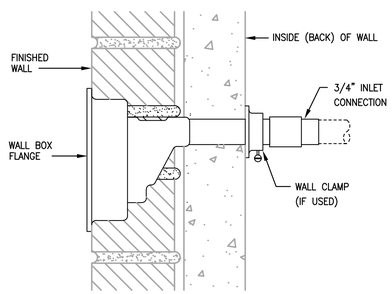
TRAP PRIMER FLOOR DRAIN DETAIL

NOT TO SCALE



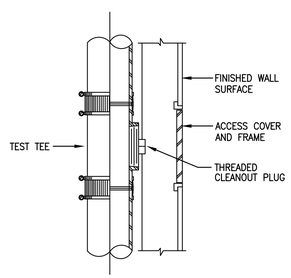
TYP. LAV/SINK THERMOSTATIC VALVE DETAIL

NOT TO SCALE



FREEZEPROOF WALL HYDRANT

NOT TO SCALE



WALL CLEAN OUT DETAIL

NOT TO SCALE

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07/01/2019
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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

SHEET INFORMATION	
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Drawn By:	JML
Scale:	As indicated

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PLUMBING DETAILS

Sheet No.
P301

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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=T5630
- WP "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.
- 30 50 SPECIAL PURPOSE OUTLET – COORDINATE EXACT NEMA CONFIGURATION AMPACITY RATING AS INDICATED.
- F J CEILING FAN JUNCTION BOX (SIZE AS REQUIRED PER N.E.C.).
- J WALL MOUNTED JUNCTION BOX (SIZE AS REQUIRED PER N.E.C.).
- EF MOTOR (EF) EXHAUST FAN
- PC PHOTO CELL
- WP ELECTRICAL SERVICE SHUNT TRIP BREAK GLASS STATION SQUARE "D" CLASS#900 1–K15 W/ CLASS 9001–K25 STAINLESS STEEL COVER PLATE. ENGRAVE "SERVICE DISCONNECT" MOUNT 7'–0" AFF./WEATHERPROOF HOUSING
- GB GROUND BAR
- DB 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.
- OS CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH. LOWER CASE (o) INDICATES MANUAL TOGGLE OVERRIDE

SERVICE AND DISTRIBUTION

- BRANCH CIRCUIT PANELBOARD, 120/208V, SURFACE MOUNTED.
- 3-30* FUSED DISCONNECT SWITCH.3–POLE, 30AMP ASTERISK INDICATES TO FUSE ACCORDING TO MANUFACTURERS RECOMMENDATIONS. NEMA 1 RATED INDOORS, NEMA 3R STAINLESS STEEL RATED OUTDOORS.
- UTILITY TRANSFORMER
- TVSS TRANSIENT VOLTAGE SURGE SUPPRESSOR. (TVSS)

DATA/COMM

- WH 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 6' AS NOTED) x 8'–0" (PROVIDE FULL HEIGHT WHERE INDICATED) FIRE RETARDANT 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.
- F VISUAL SIGNALING UNIT, WALL MOUNTED– FLASHING "FIRE" LIGHT ONLY (NO AUDIO DEVICE) 75 CANDELA UNLESS NOTED OTHERWISE.
- S FIRE ALARM SYSTEM, RESIDENTIAL UNIT MINI–HORN.
- R/S PHOTOELECTRIC DUCT SMOKE DETECTOR R=RETURN S=SUPPLY
- R FIRE ALARM SHUTDOWN OR CONTROL RELAY
- RTI DUCT DETECTOR REMOTE TROUBLE INDICATOR. MOUNT ADJACENT TO UNIT.
- FD2 FIRE ALARM HEAT DETECTOR. (2) INDICATES TO PROVIDE DUAL RATED CONVERTIBLE CONTACTS.
- CM FD2 CEILING MOUNTED SMOKE DETECTOR. (2) INDICATES PROVIDE DUAL RATED CONVERTIBLE CONTACT. WITH (CM) INDICATES SMOKE/CARBON MONOXIDE DETECTOR.
- DH MAGNETIC DOOR HOLDER
- FACP FIRE ALARM CONTROL PANEL.
- FAJB FIRE ALARM JUNCTION BOX.
- FAAP REMOTE FIRE ALARM ANNUNCIATOR PANEL, FLUSHED MOUNTED.
- VS 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" AFT TO TOP OF DEVICE UNLESS OTHERWISE NOTED. HEARING IMPAIRED SYSTEM PUSH BUTTON SHALL BE 120V RATED FLUSH PUSH BUTTON. ALLIED OR EQUAL.
- 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 #BRK–SL177 OR EQUAL.

ABBREVIATIONS

AMP	–	AMPERES
A/C	–	AIR CONDITIONING
AC	–	ALTERNATING CURRENT
AFF	–	ABOVE FINISHED FLOOR
AFG	–	ABOVE FINISHED GRADE
AHU	–	AIR HANDLING UNIT
AWG	–	AMERICAN WIRE GAUGE
C	–	CONDUIT
CFL	–	COMPACT FLUORESCENT LAMP
CH	–	COUNTER HEIGHT
CONC	–	CONCRETE
COND	–	CONDUIT
CU	–	COPPER
DCP	–	DIMMER CONTROL PANEL
DISC	–	DISCONNECT
ECB	–	ENCLOSED CIRCUIT BREAKER
ELEC.	–	ELECTRICAL
EM	–	EMERGENCY
EMS	–	ENERGY MANAGEMENT SYSTEM
EMT	–	ELECTRICAL METALLIC TUBING
EF	–	EXHAUST FAN
EWC	–	ELECTRIC WATER COOLER
EX	–	EXISTING
FA	–	FIRE ALARM
FACP	–	FIRE ALARM CONTROL PANEL
FBC	–	FLORIDA BUILDING CODE
FPL	–	FLORIDA POWER & LIGHT
G	–	GROUND
GFI	–	GROUND FAULT INTERRUPTER
GND	–	GROUND
GRC	–	GALVANIZED RIGID CONDUIT
HVAC	–	HEATING, VENTILATING AND AIR CONDITIONING
IWH	–	INSTANTANEOUS WATER HEATER
H.I.D.	–	HIGH INTENSITY DISCHARGE
I.G.	–	ISOLATED GROUND
J	–	JUNCTION
JEC		JACKSONVILLE ELECTRIC COMPANY
KAIC	–	(THOUSAND) AMPERE INTERRUPTING CAPACITY
KCMIL	–	THOUSANDS OF CIRCULAR MILLS
KVA	–	KILOVOLT–AMPERES
KW	–	KILOWATT
LPS	–	LIGHTNING PROTECTION SYSTEM
LTG	–	LIGHTING
MCP	–	MOTOR CIRCUIT PROTECTION
MCU	–	MASTER CONTROL UNIT
MH	–	METAL HALIDE
N	–	NEUTRAL
NA	–	NOT APPLICABLE
NEC	–	NATIONAL ELECTRICAL CODE
NEMA	–	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	–	NATIONAL FIRE PROTECTION ASSOCIATION
NF	–	NON–FUSED
NIC	–	NOT IN CONTRACT
NL	–	NIGHT LIGHT
O.C.	–	ON CENTER
P	–	POLE
PNL	–	PANELBOARD
PVC	–	POLYVINYL CHLORIDE
RGS	–	RIGID GALVANIZED STEEL
RM	–	ROOM
RTI	–	REMOTE TROUBLE INDICATOR
SPEC	–	SPECIFICATION
SS	–	STAINLESS STEEL
SPD	–	SURGE PROTECTION DEVICE
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
V	–	VOLTS
W	–	WIRE
WP	–	WEATHERPROOF

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER & CATALOG NO.	DESCRIPTION	LAMPS	WATTS	VOLTS	REMARKS
B	COOPER LIGHTING: PD618ED010–PDM6835–61VC	CEILING MOUNT RECESSED 6" LED DOWNLIGHT, LENSED.	LED	32.5W	120	AS APPROVED BY OWNER
D	CLASSIC LIGHTING BY J&L :L507544	KITCHEN TRACK LIGHT	LED	(5)5W	120	AS APPROVED BY OWNER
EM	HUBBELL COMPASS CU2RC	EMERGENCY BATTERY PACK LIGHTING UNIT	LED	1W	120	AS APPROVED BY OWNER
EX	HUBBELL COMPASS CEG WITH EMERGENCY BATTERY PACK	EXIT SIGN	LED	1.5W	120	AS APPROVED BY OWNER
F	ENVIROBRITE: FST1405040–L–M02–CP–02	LED INDUSTRIAL STRIP LIGHT	LED	38W	120	AS APPROVED BY OWNER
G	MINKA AIRE: F532–BNW	INDOOR/OUTDOOR CEILING FAN	LED	64W	120	AS APPROVED BY OWNER
L	HALO COMMERCIAL: PR8300D10–PR8M34MDMW	8" LED DOWNLIGHT	LED	29W	120	AS APPROVED BY OWNER
M	EATON: ENC–E02–LED–E1–BL3–GM–BBB	EXTERIOR WALL MOUNTED SCONCE WITH 90 MINUTE INTEGRAL BATTERY PACK.	LED	47W	120	AS APPROVED BY OWNER
P	COOPER LIGHTING HALO COMMERCIAL PD620 ED010 PDM6A 835 61V	6" LED DOWNLIGHT	LED	21W	120	AS APPROVED BY OWNER
T	SCOTT ARCHITECTURAL LIGHTING SAL S9305–L12–35K–BA–EML	WALL MOUNTED LED CARRAGE DOWNLIGHT WITH 90 MINUTE INTEGRAL BATTERY PACK.	LED	21W	120	AS APPROVED BY OWNER
V	METALUX: 2SWLED–LD4–24HL–LN–UNV–L840–CD–1	BATHROOM VANITY FIXTURE	LED	28W	120	AS APPROVED BY OWNER
W	BORDEN LIGHTING: #305–36–LED4/16DN–120–CCP–DAMPUL	HANGING CANOPY FIXTURE	LED	16W	120	AS APPROVED BY OWNER
Y	HALO: LA56–06–935–1E–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 FASTENER'S AND UL APPROVED CONNECTORS.

LIGHTING FIXTURE SCHEDULE NOTES:

1. **PROVIDE ALL DEVICES, DRYWALL FLANGES, MOUNTING EQUIPMENT, CHAIN, STRAIN RELIEFS, CLIPS, ESCUTCHEONS, 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 TRIM 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.

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NEW PORT RICHIE
FLORIDA

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Sheet Name:
ELECTRICAL LEGEND, NOTES & ABBREVIATIONS

Sheet No.
E001

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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 ID DRAWINGS. CONTRACTOR SHALL LOCATE ALL DEVICES UP TO 5 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, MECHANICAL 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 CORRECTED DAILY, 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 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
2. LIGHTING FIXTURES
3. 120V SMOKE/C02 DETECTORS
4. WIRING DEVICES
6. DISCONNECT SWITCHES
7. CONDUIT
8. CONDUCTORS
9. TVSS
10. FIRE ALARM

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 IN 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
G. 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 MDFS AND IDFS SHALL BE HUBBELL #83625 (BLUE) OR 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 KICK OR TOE 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, EFCOR, OR APPLETON.
C. SHALL BE STEEL THREADED COMPRESSION TYPE. ALL COUPLINGS AND CONNECTORS SHALL BE EFCOR 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 AD 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 STUBBED OUT FOR FUTURE SHALL BE CAPPED WITH A PLASTIC CAP AND MARKED WITH A 2" MINIMUM RED METAL TAG WHICH IDENTIFIES CONDUIT ORIGIN. CONDUITS STUBBED UP ABOVE GRADE OR ROOF SHALL BE TAGGED ON THE CONDUIT. CONDUIT STUBBED OUT BELOW GRADE SHALL BE TAGGED ON NEAREST BUILDING WALL, CURB, ETC., DIRECTLY OVER THE CONDUIT ALL EMPTY CONDUITS SHALL HAVE PULL WIRES.

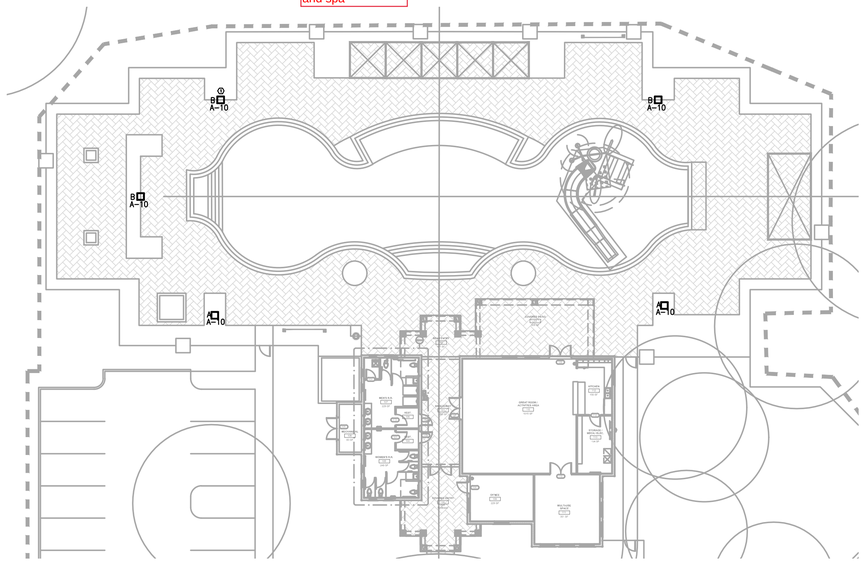
VI. SCHEDULE 40 RIGID PVC:
A. CONDUIT SHALL BE COMPOSED OF POLYVINYLCHLORIDE (PVC) AND SHALL BE UL RATED TYPE 40 FOR USE WITH 90°C RATED CONDUCTORS. CONDUIT SHALL CONFORM TO NEMA STANDARDS AND APPLICABLE SECTIONS OF NEC.
B. INSTALLATION OF RIGID NON–METALLIC CONDUIT SHALL COMPLY WITH ARTICLE 347 OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AND THESE SPECIFICATIONS.
C. PROVIDE A CONTINUOUS, 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 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, PT SERIES, COMPLETE WITH INSULATING CAPS AND INSTALLED WITH WT161 TOOL OR WT2000 TOOL. IDEAL SUPER–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. 6 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 8" 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".

V11. 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 TO PERMIT OPERATION OF OVERCURRENT AND GROUND FAULT PROTECTIVE DEVICES.
C. ALL SERVICE AND EQUIPMENT GROUNDING CONDUCTORS, AND BONDING JUM

Need photometrics to verify foot candles for night swimming for pool and spa



1 POOL AREA LIGHTING PLAN - ELECTRICAL
1" = 20'

REFERENCE NOTES

(1) CONTROL EXTERIOR LIGHTING FIXTURES VIA LIGHTING CONTROL PANEL "LC-1". SEE DETAIL ON SHEET E100.

POOL AREA LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER & CATALOG NO.	DESCRIPTION	LAMPS	WATTS	VOLTS	REMARKS
A	EATON,McGRAW-EDISON: GLEON-AF-03-LED-E1-SL3-HSS	EXTERIOR POLE MOUNTED AT 20'.	LED	129W	120	AS APPROVED BY OWNER
B	EATON,McGRAW-EDISON: GLEON-AF-03-LED-E1-5MQ	EXTERIOR POLE MOUNTED AT 20'.	LED	129W	120	AS APPROVED BY OWNER

LIGHTING FIXTURE SCHEDULE NOTES:

1. **ALL LAMPING COLOR TEMPERATURE SHALL BE 3000K 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.**

NORTH

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

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SIGNATURE & SEAL

07/01/2019
Joseph D. Lynch II, PE
PE No. 73015

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:	DRN
Scale:	As indicated

Sheet Name:
POOL AREA LIGHTING PLAN - ELECTRICAL

Sheet No.
E010

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4798 NEW BROAD STREET
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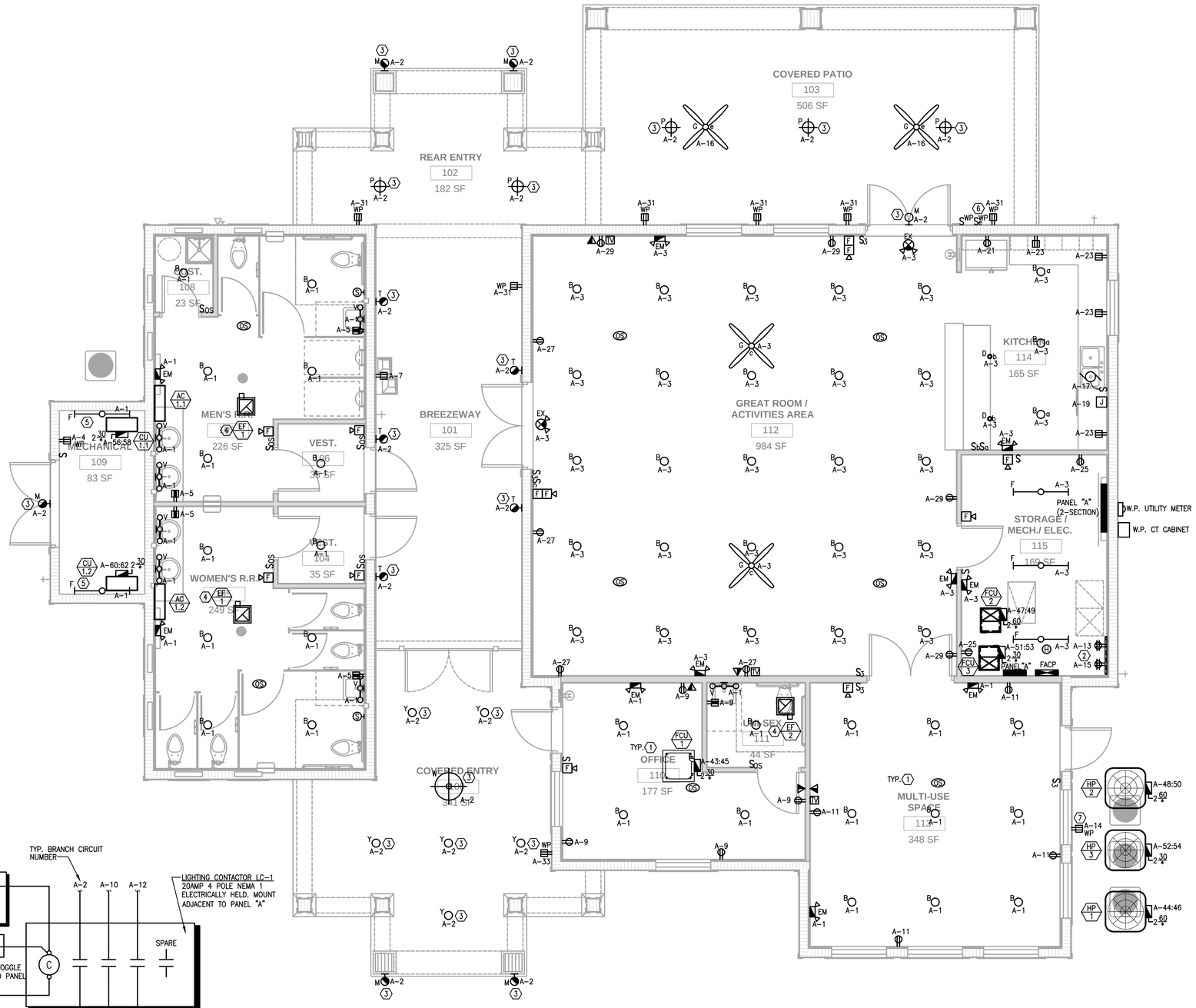
Ingenuity engineers, inc
"Proactive Engineering Solutions"

GENERAL NOTES

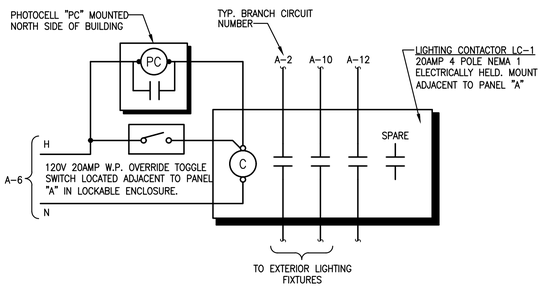
1. ALL LIGHTING CIRCUITS SHALL BE CONNECTED TO 240/120V, 1ø, 3W PANEL "A" UNLESS NOTED OTHERWISE.
2. ALL POWER CIRCUITS SHALL BE CONNECTED TO 240/120V 1ø, 3W PANEL"R" UNLESS NOTED OTHERWISE.
3. CONNECT ALL EMERGENCY LIGHTING AND EMERGENCY EXIT SIGNS AHEAD OF SWITCHING.
4. ALL LIGHTING AND LIGHTING CONTROLS HAVE BEEN DESIGNED IN ACCORDANCE WITH 2017 FBC–ENERGY CONSERVATION SECTION C408.2.2.
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

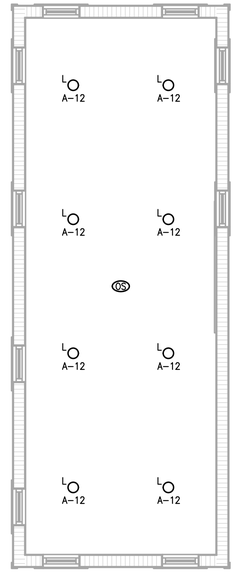
1. RECEPTACLES IN THIS ROOM TO BE HALF CONTROLLED BY RECEPTACLES TIED INTO OCCUPANCY SENSORS WHICH CONTROL THE SPACE. LABEL RECEPTACLES THAT ARE CONTROLLED BY OCCUPANCY SENSOR AS "CONTROLLED. RECEPTACLES TO BE P+S RF RECEPTACLES AND SIGNAL PACK OR SIMILAR. SEE DETAIL ON DRAWING E400.
2. TELEPHONE TERMINAL 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–LFQ 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"



EXTERIOR LIGHTING CONTROL DIAGRAM "LC-1"
NTS



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

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

keesee associates
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Anthony D. Lindsey, P.E.
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FLOOR PLAN
ELECTRICAL

Sheet No.
E100

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PANEL A — SECTION 1

RATING: 400 AMP M.C.B. | SERVICE: 120/208V, 3Ø, 4 WIRE | LUG LOCATION: BOTTOM | MOUNTING: SURFACE | AIC : 10KAIC | TYPE : SQUARE D

CKT NO.	EQUIPMENT SERVED	-LD TYP	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	NEUT	GND	COND	Ø	CKT NO.	EQUIPMENT SERVED	-LD TYP	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	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	1.50	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	0.50	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	TTB	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	TTB	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	REFRIGRATOE	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	5.6	1.25		7.00
MISC. EQUIPMENT	4.6		1.00	4.60
RECEPTACLES (1ST 10KVA)	6.8		1.00	6.84
REMAINING RECEPTACLES	6.8		0.50	3.42
HVAC EQUIPMENT	18.5		1.00	18.52
KITCHEN	0.0		1.00	0.00
			TOTAL	40.38

REMARKS
-PROVIDE NEUTRAL & GROUND BUS
-PROVIDE TYPE WRITTEN DIRECTORY
-SHUNT TRIP MAIN

42 CIRCUITS — 112 AMPS

PANEL A — SECTION 2

RATING: 400 AMP M.L.O. | SERVICE: 120/208V, 3Ø, 4 WIRE | LUG LOCATION: BOTTOM | MOUNTING: SURFACE | AIC : 10KAIC | TYPE : SQUARE D

CKT NO.	EQUIPMENT SERVED	-LD TYP	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	NEUT	GND	COND	Ø	CKT NO.	EQUIPMENT SERVED	-LD TYP	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	NEUT	GND	COND
43	FCU-1	H	0.95	2	30	12	12	12	1/2"	A	44	HP-1	A	3.03	2	35	3	12	12	1/2"
45	----	H	0.95	--	--	12	--	--	--	B	46	----	A	3.03	--	--	12	--	--	--
47	FCU-2	H	5.60	2	60	12	12	12	1/2"	C	48	HP-2	A	3.56	2	50	12	12	12	1/2"
49	----	H	5.60	--	--	12	--	--	--	A	50	----	A	3.56	--	--	12	--	--	--
51	FCU-3	H	2.71	2	30	12	12	12	1/2"	B	52	HP-3	A	1.89	2	30	12	12	12	1/2"
53	----	H	2.71	--	--	12	--	--	--	C	54	----	A	1.89	--	--	12	--	--	--
55	SPACE			--	--	--	--	--	--	A	56	CU-1.1	A	0.90	2	15	12	12	12	1/2"
57	SPACE			--	--	--	--	--	--	B	58	----	A	0.90	--	--	12	--	--	--
59	SPACE			--	--	--	--	--	--	C	60	CU-1.2	A	0.90	2	15	12	12	12	1/2"
61	SPACE			--	--	--	--	--	--	A	62	----	A	0.90	--	--	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	6	2 1/2"
81	SPARE			1	20	--	--	--	--	B	82	----	M				--	--	250	--	--	--
83	SPARE			1	20	--	--	--	--	C	84	----	M				--	--	250	--	--	--

Verify that this is sized properly for pool and spa.

REMARKS
-PROVIDE NEUTRAL & GROUND BUS
-PROVIDE TYPE WRITTEN DIRECTORY

42 CIRCUITS

ELECTRICAL RISER NOTES:

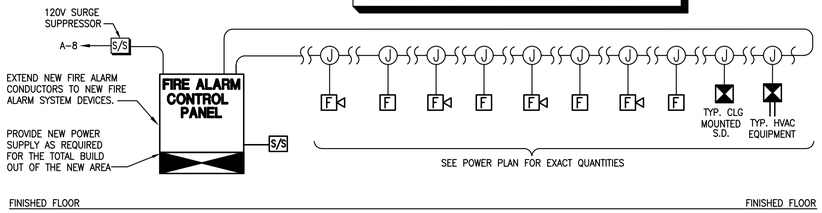
1. PAD MOUNTED UTILITY TRANSFORMER WITH CONCRETE HOUSEKEEPING PAD CONSTRUCTED PER UTILITY COMPANY. FIELD VERIFY THE EXACT LOCATION PRIOR TO BIDDING WITH WINTER PARK UTILITY. SECONDARY VOLTAGE = 208/120V 3ø, 4W.
2. 208/120V 3ø, 4W W.P. C.T. CABINET RATED AT 400A, MOUNTED ON BUILDING EXTERIOR.
3. 208/120V 3ø, 4W W.P. METER RATED 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. OPENING, 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.

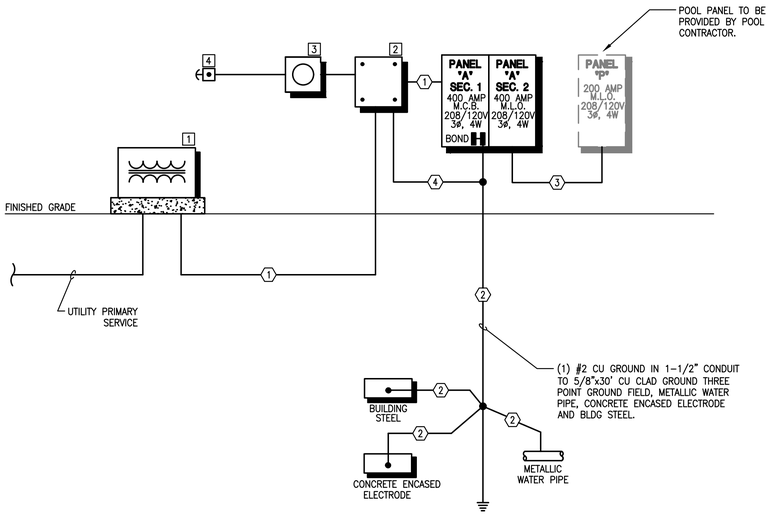
F. ACTUATION OF ALARM NOTIFICATION APPLIANCES, ANNUNCIATION, AND ELEVATOR RECALL ACTUATION OF SUPPRESSION SYSTEMS SHALL OCCUR WITHIN 10 SECONDS AFTER THE ACTIVATION OF AN INITIATING DEVICE.

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 PROGRAMED AS A SUPERVISORY SIGNAL/FUNCTION IN ACCORDANCE WITH 9.6.3.2.2, NFPPA 101, 2012 ED. AS ADOPTED IN THE FFPC, 5TH ED.



ELECTRICAL RISER DIAGRAM

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Sheet Name: ELECTRICAL & FIRE RISER DIAGRAM &PANEL SCHADULE

Sheet No. E300

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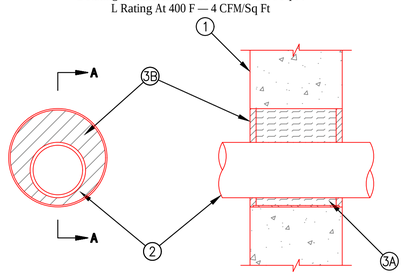
System No. W-J-1020

F Rating — 2 Hr

T Ratings — 0 and 1/4 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	1/4	2	1/4
2B	1/2	2	0

HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC — FS–One Sealant

*Bearing the UL Classification Mark

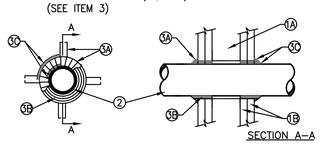
TYPICAL FIRE WALL PENETRATION DETAIL

NTS

SYSTEM NO. WL2004

N.T.S.

(FORMLY 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 CROSS 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 6–1/4 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 (DZKT) AND ELECTRICAL NONMETALLIC TUBING (FKHU) 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

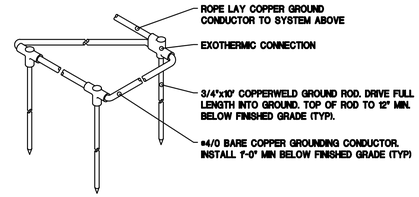
C. FILL, VOID OR CAVITY MATERIALS* – CAULK – GENEROUS BEAD OF CAULK APPLIED TO OUTER PERIMETER OF STEEL SLEEVE AT INTERFACE WITH WALL SURFACE AND TO PERIMETER OF NONMETALLIC PIPE AT ITS EGRESS FROM THE WRAP STRIP LAYERS APPROX 3/4 IN. FROM THE WALL SURFACE. MINNESOTA MINING & MFG. CO. – TYPES CP–25 S/L, 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 6 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

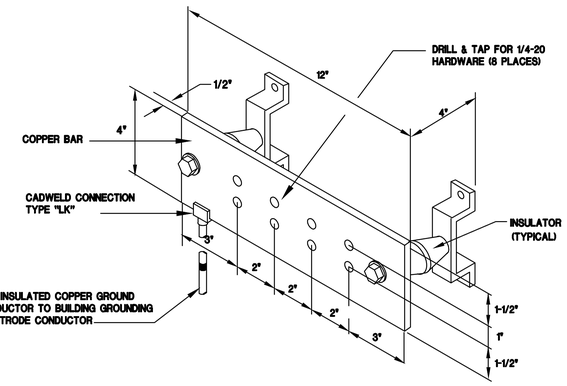
NTS

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

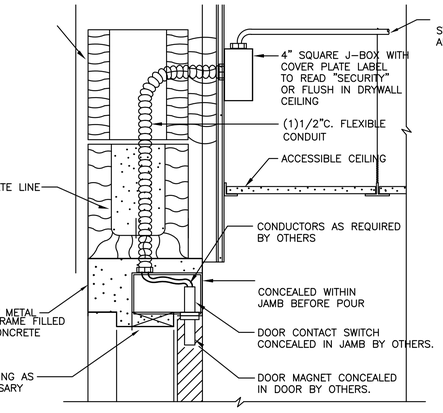
NTS



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

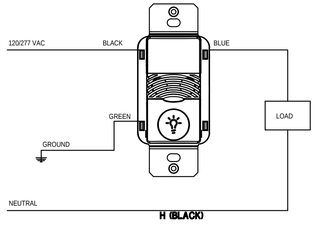
NTS

ONW AND VNW MANUAL MODE

1. **SWITCH IS REQUIRED TO TURN LOAD ON.**
2. **LOAD TURNS OFF WHEN SENSOR TIMES OUT OR WITH SWITCH.**
3. **IF DAYLIGHT SENSOR IS ENABLED AND LIGHT LEVEL IS ABOVE SETPOINT, LOAD WILL NOT TURN ON.**

ONW - AUTOMATIC MODE

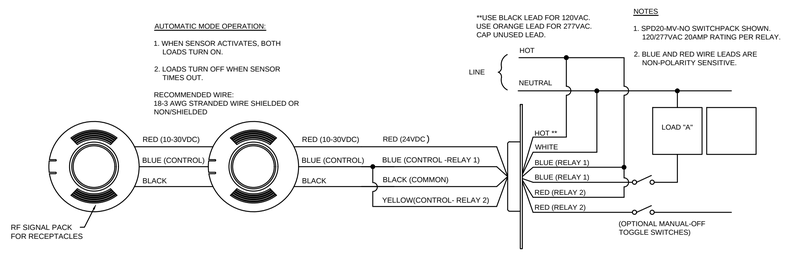
1. **WHEN SENSOR ACTIVATES LOAD TURNS ON.**
2. **SWITCH CAN BE USED TO TURN LOAD ON OR OFF.**
3. **IF DAYLIGHT SENSOR IS ENABLED AND LIGHT LEVEL IS ABOVE SETPOINT, LOAD WILL NOT TURN ON.**



H (BLACK)

WALL OCCUPANCY SENSOR DETAIL

NTS



CEILING OCCUPANCY SENSOR DETAIL W/ RF SIGNAL PACK

NTS

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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

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MECHANICAL LEGEND

SUPPLY DIFFUSER. ARROWS INDICATE 1 WAY, 2 WAY, OR 3 WAY. NO ARROWS INDICATE 4-WAY.

RETURN OR OUTDOOR AIR GRILLE

EXHAUST GRILLE

CEILING MOUNTED EXHAUST FAN

SUPPLY DUCT UP SECTION (RECTANGULAR)

RETURN DUCT UP SECTION (RECTANGULAR)

EXHAUST DUCT UP SECTION (RECTANGULAR)

SUPPLY DUCT DOWN SECTION (RECTANGULAR)

RETURN DUCT DOWN SECTION (RECTANGULAR)

EXHAUST DUCT DOWN SECTION (RECTANGULAR)

SUPPLY DUCT UP SECTION (ROUND).

SUPPLY DUCT DOWN SECTION (ROUND).

LINEAR SLOT DIFFUSER

EXISTING LINEAR SLOT DIFFUSER

A/B — 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.

A ø — ROUND DUCTWORK.

CONICAL FITTING WITH DAMPER ON BRANCH CONNECTION TO RECTANGULAR MAIN (PROVIDE DAMPER IN LOW PRESSURE DUCTWORK ONLY).

EXISTING DUCTWORK TO REMAIN

R — DUCT OFFSETS UP (RISE) IN DIRECTION INDICATED.

D — DUCT OFFSETS DOWN (DROP) IN DIRECTION INDICATED.

OPPOSED BLADE VOLUME DAMPER (OBD).

FLEXIBLE DUCT CONNECTION.

FIRE DAMPER WITH ACCESS PANEL.

SMOKE DAMPER WITH ACCESS PANEL.

COMBINATION FIRE/SMOKE DAMPER WITH ACCESS PANEL.

EXISTING DUCTWORK TO BE REMOVED

(FSD) — DUCT MOUNTED SMOKE DETECTOR PROVIDED AND WIRED BY ELECTRICAL CONTRACTOR AND INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. REFER TO SPECIFICATIONS FOR CONTROL REQUIREMENTS.

EXPOSED DOUBLE WALL INSULATED DUCTWORK

A-100 — AIR DEVICE TAG
MARK-CFM

SIDEWALL TRANSFER GRILLE

SIDEWALL SUPPLY REGISTER

SIDEWALL RETURN GRILLE

SIDEWALL EXHAUST GRILLE OR SIDEWALL EXHAUST FAN

SIDEWALL FRESH AIR INTAKE LOUVER OR EXHAUST LOUVER

(S) — WALL MOUNTED DDC TEMPERATURE SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.

(T) — WALL MOUNTED THERMOSTAT MOUNT 4'-0" ABOVE FINISHED FLOOR.

(CO) — WALL MOUNTED CO SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.

(CO_2) — WALL MOUNTED CO_2 SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.

(H) — WALL MOUNTED DDC HUMIDITY SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.

(H) — WALL MOUNTED HUMIDISTAT SENSOR MOUNT 4'-0" ABOVE FINISHED FLOOR.

(X) — REFERENCE NOTES

(X) — REFERENCE NOTE - MULTI-DISCIPLINE SHEETS

(X) — DEMOLITION NOTES

INDICATES POINT OF CONNECTION BETWEEN NEW AND EXISTING.

POINT OF DISCONNECT

CWS — CONDENSER WATER SUPPLY PIPING.

CWR — CONDENSER WATER RETURN PIPING.

BCWS — BUILDING CONDENSER WATER SUPPLY PIPING.

BCWR — BUILDING CONDENSER WATER RETURN PIPING.

CHWS — CHILLED WATER SUPPLY PIPING.

CHWR — CHILLED WATER RETURN PIPING.

HWS — HEATING WATER SUPPLY PIPING.

HWR — HEATING WATER RETURN PIPING.

CD — CONDENSATE DRAIN PIPING.

R — REFRIGERANT PIPING

FS — FLOW SENSOR.

SP — STATIC PRESSURE TRANSMITTER ASSEMBLY.

L=1/4W, MIN. 4" — L, W, 45° — 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.

A — 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

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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

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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 DRAINS:
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 6.0 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-6 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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01/01/2019
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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
Reviewed By:	BSH
Drawn By:	DRN
Scale:	As indicated

Sheet Name:
MECHANICAL SPECIFICATIONS

Sheet No.
M002

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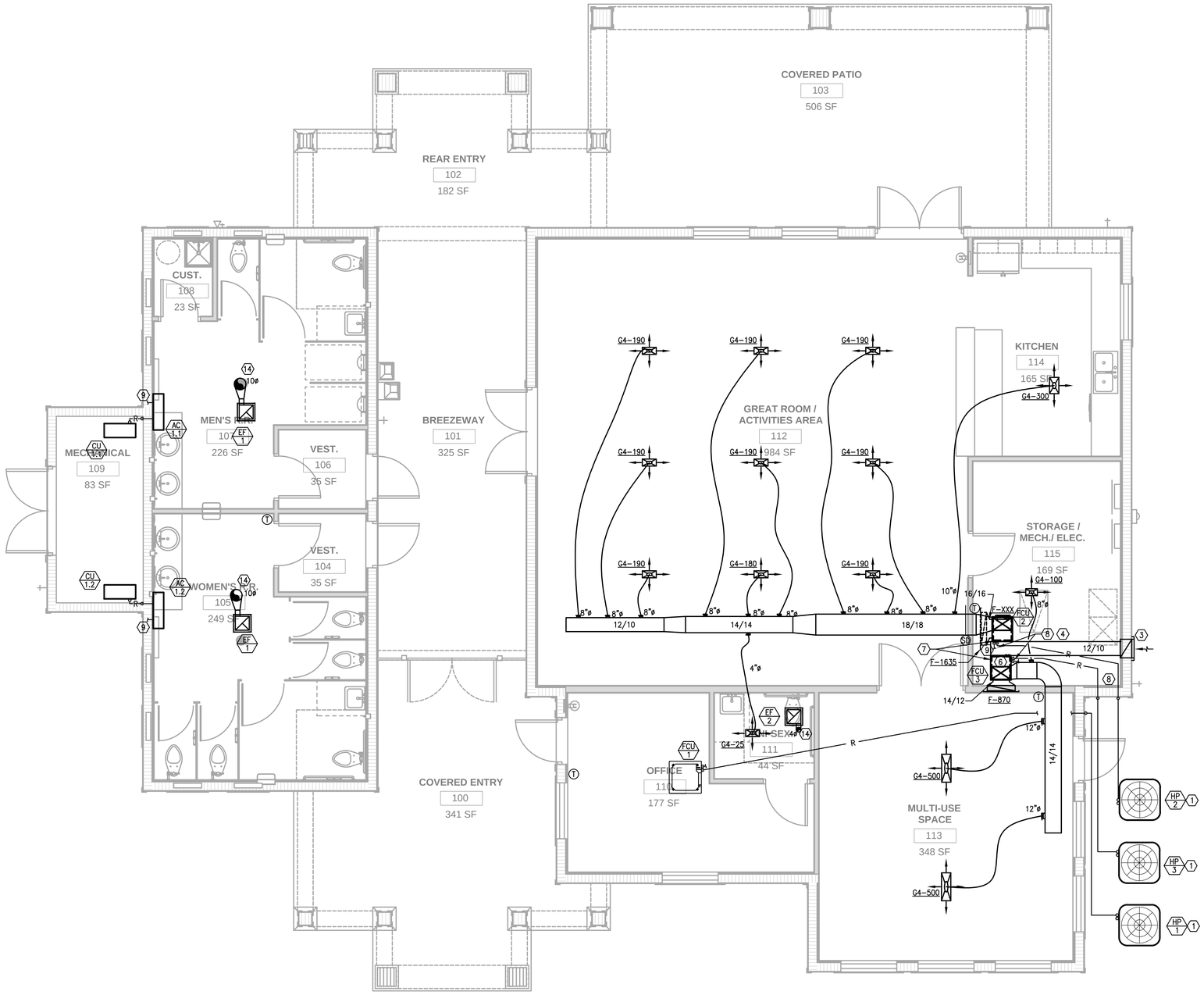
REFERENCE NOTES

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. 16"x16" 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



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

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

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PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

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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 (WxDxH)	OPERATING WEIGHT (LBS)	MANUFACTURER	MODEL NUMBER	NOMINAL TONS	
FCU-2	ACTIVIT./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	53.8	60	25" x 22" x 60"	201	CARRIER	FX4DNF061	5	1,2,3
FCU-3	MULT.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	26.0	30	22" x 22" x 54"	146	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 @ ARI)	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 39"	176	DAIKIN	RXTQ48TAVJU	5/8	3/8	16	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	25HBC560	1-1/8	3/8	15	8.5	1,2,3,4
HP-3	GROUND	28.8	28.6/17.0	95	1	208/1	18.1	30	35" x 35" x 33"	196	CARRIER	25HBC530	3/4	3/8	15	8.5	1,2,3,4

NOTES:
1. PROVIDE COMPLETE WITH R410-A REFRIGERANT, SCROLL COMPRESSOR, FIELD INSTALLED FILTER/DRIER, 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							NOTES
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)		
FCU-1	HP-1	OFFICE	DAIKIN	400	0.28	9.1	36	FFQ12Q2VJU	HSS	9.1	0.13	60	RX12RMVJU	R410A	10.8	13.5/8.3	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				NOTES
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)	
AC-1.1	CU-1.1	ELEC	DAIKIN	250	208/1	0.2	*	18	FTKN12NMVJU	WALL	ROTARY	N	208/1	8.6	15	60	RKN12NMVJU	R410A	12	9.78	15	49	39	1/4"	3/8"	1,2,3,4
AC-1.2	CU-1.2	ELEC	DAIKIN	250	208/1	0.2	*	18	FTKN12NMVJU	WALL	ROTARY	N	208/1	8.6	15	60	RKN12NMVJU	R410A	12	9.78	15	49	39	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 (HxWxD)	NOTES
EF-1	BATHROOM	CEILING	250	DIRECT	0.4	1/3 HP	1078	120/1ø	4.6	GREENHECK	SP-A700-VG	12 x 24 x 12	1,2,3
EF-2	BATHROOM	CABINET	75	DIRECT	0.4	80 WATTS	772	120/1ø	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	SIDEWALL/CEILING 45° DEFLECTION RETURN GRILLE	NOTE 4	SEE TABLE BELOW	ALUMINUM	METAL AIRE RH	Y	1, 2, 3
G4	CEILING SINGLE DEFLECTION SUPPLY GRILLE - 4 WAY	NOTE 4	SEE TABLE BELOW	ALUMINUM	METAL AIRE LS4-1	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-CFM		F-CFM (CONT)		F-CFM (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	18"x8"	76 - 150	8"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"x8"	501-575	22"x10"	201 -235	12"x6"	591 - 670	22"x10"	1301 - 1500	24"x20"
251 - 300	14"x8"	576-650	24"x10"	236 - 275	14"x6"	671 - 875	24"x12"	1501 - 1800	28"x20"

keesee associates
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AA26003115
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SIGNATURE & SEAL

07/01/2019
Anthony D. Lorizzo, P.E.
PE No. 79215

PARKWAY AMENITY CENTER

NEW PORT RICHIE
FLORIDA

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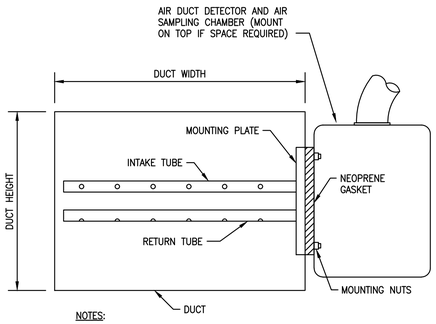
CA# 26308 I19011.00
4798 NEW BROAD STREET
SUITE 300
ORLANDO, FL 32814
407.398.8007 (P)
407.398.6003 (F)
Ingenuity engineers, inc.
"Proactive Engineering Solutions"

SHEET INFORMATION

Project Number:	18-5026
Date:	6/4/2019 4:24 PM
Issue Date:	3/15/19
Reviewed By:	BSH
Drawn By:	DRN
Scale:	As indicated
Sheet Name:	MECHANICAL SCHEDULES
Sheet No.	M500

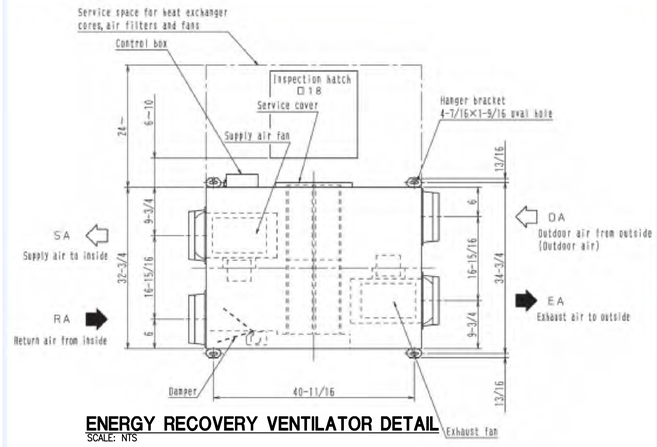


NOTES:

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
2. PROVIDE ACCESS DOOR AT SAMPLING TUBES.

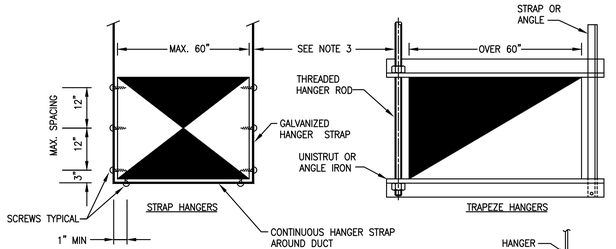
DUCT SMOKE DETECTOR DETAIL

SCALE: NTS



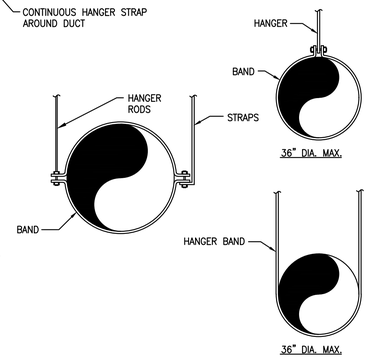
ENERGY RECOVERY VENTILATOR DETAIL

SCALE: NTS



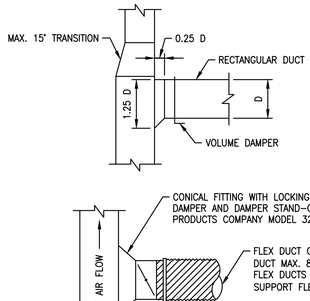
NOTES:

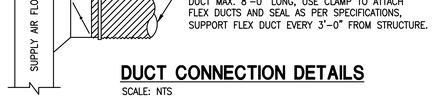
1. ON DUCTS OVER 48" WIDE, BOTTOM SHALL BE BRACED BY ANGLE. FOR CROSS SECTION AREA MORE THAN 8 SQ FT, DUCT SHALL BE BRACED BY ANGLES ON ALL FOUR SIDES.
2. CUTTING AND PATCHING SHALL BE LIMITED TO A MINIMUM AS REQUIRED FOR PROPER INSTALLATION.
3. REFER TO SMACNA FOR SPECIFIC RECOMMENDED HANGER TYPES NOTED.
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

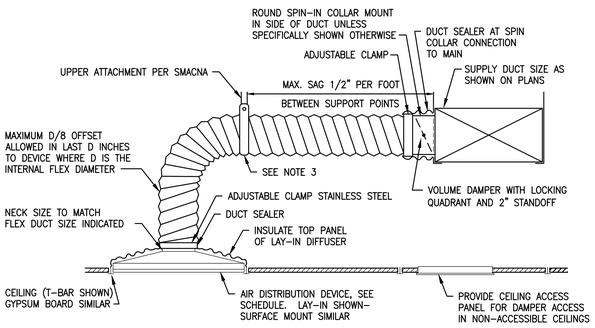
SCALE: NTS





DUCT CONNECTION DETAILS

SCALE: NTS

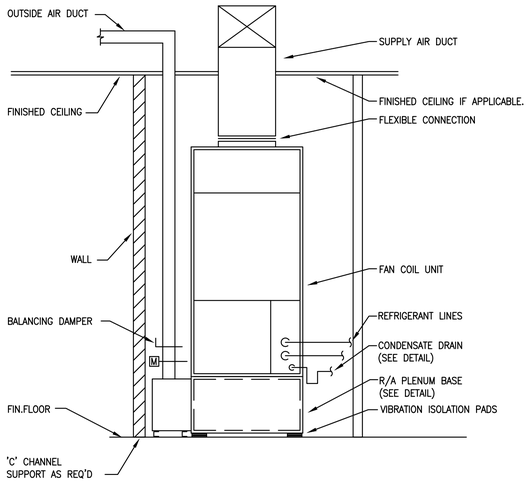


NOTES:

1. 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.

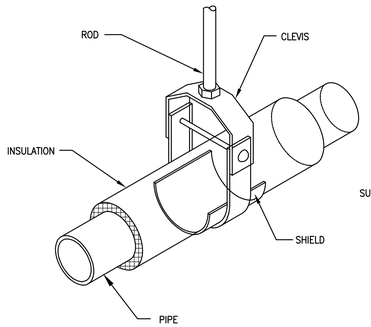
FLEXIBLE DUCT INSTALLATION DETAIL

SCALE: NTS



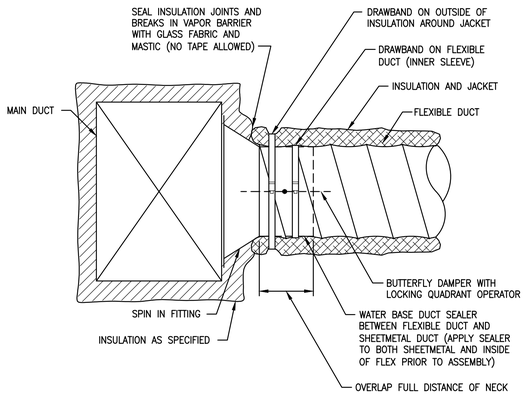
VERTICAL FAN COIL UNIT DETAIL

SCALE: NTS



PIPE SUPPORT DETAIL

SCALE: NTS

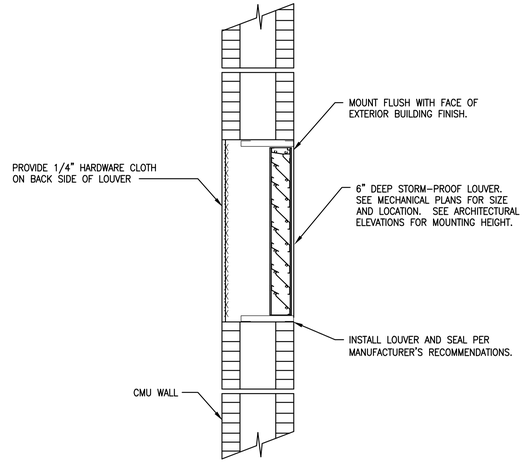


NOTES:

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.

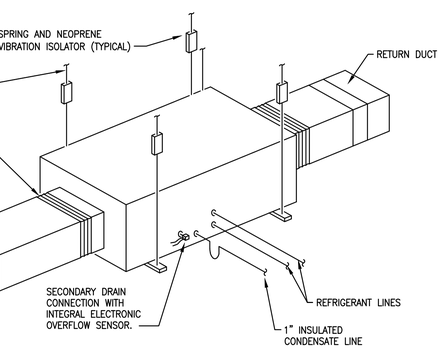
FLEXIBLE DUCT CONNECTION DETAIL

SCALE: NTS



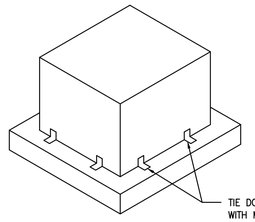
WALL LOUVER INSTALLATION DETAIL

SCALE: NTS



HORIZONTAL DX FAN COIL UNIT DETAIL

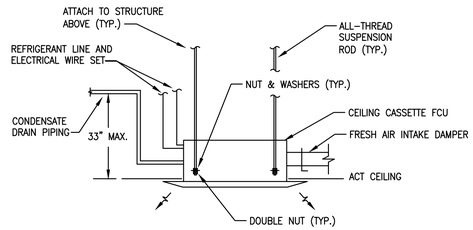
SCALE: NTS



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.



NOTE:
BASIS OF DESIGN EQUAL TO SANYO MODEL XS1872

CEILING MOUNTED FAN COIL UNIT DETAIL

SCALE: NTS

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SIGNATURE & SEAL

07/16/2019
Brian S. Hetsenbiger, PE
PE No. 52660

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:	BSH
Drawn By:	DRN
Scale:	As indicated

Sheet Name:
MECHANICAL DETAILS

Sheet No.
M600

CA# 26308 119011.00
Ingenuity engineers, Inc
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4798 NEW BROAD STREET
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Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, June 26, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

Supervisor Fleary led in reciting the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, June 26, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair
Lawrence T. Hollis	Vice Chair
JoAnn Ward	Supervisor
Koko Miller	Supervisor

Staff Members Present:

Gene Roberts	Meritus	
Tonja Stewart	District Engineer	*via conference call*

There were six audience members present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

A. District Counsel

There was nothing to report at this time from Counsel.

DRAFT

B. District Engineer

Ms. Stewart called in and gave an update on ponds 1 and 2. Mr. Roberts stated at his last community inspection, it was noted that the water levels in ponds 6 and 8 was also low. He asked her if these ponds are tied into ponds 1 and 2. Mr. Roberts also mentioned that there is some erosion around the outfall flanges. Ms. Stewart said she will look into it; she also answered several questions that the Board asked.

Supervisor Fleary requested that Meritus coordinate a meeting between Taylor Morrison, the District Engineer, and Meritus to discuss the Board's concerns regarding the dewatering and construction involving ponds 1 and 2.

Ms. Stewart briefly discussed the progress of the new amenity center. Supervisor Miller asked about additional parking spots at the proposed amenity center. He wanted to know if Ms. Stewart had reviewed the diagram that he had sent to her. Ms. Stewart asked for Meritus to forward any additional requests so it can be addressed with Lee the Project Manager so it can be incorporated into the design process.

The Board had no further questions, and Ms. Stewart exited the conference call.

5. BUSINESS ITEMS

A. Capital Improvement Update

Mr. Roberts briefed the Board on the email that Mr. Howell had sent them. Mr. Roberts then provided an update on the landscape enhancements that LMP has been doing. Mr. Roberts also told the Board that the conservation clearing they had approved behind the Castle Creek monument was to have been started on June 25, 2019 but has been pushed back to July 2, 2019.

6. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting May 22, 2019

The Board reviewed the minutes. Supervisor Hollis noted the minutes stated he attended the meeting via conference call, but he was actually present.

MOTION TO:	Approve the May 22, 2019 meeting minutes with the change discussed.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

DRAFT

B. Consideration of Operations and Maintenance Expenditures May 2019

The Board reviewed the O&Ms. Supervisor Hollis asked for the TECO invoice listed at Falkenburg/Wholly be checked to make sure it is within Parkway CDD's boundary and also to confirm all of the TECO invoices are correct.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/1 – Supervisor Hollis opposed.

C. Review of Financial Statements through May 31, 2019

The Board reviewed and accepted the financials. Supervisor Ward asked in expenditures why the Dues, Licenses and Fees line item is so over budget. Mr. Roberts said he will look into it but is guessing it is related to the amenity center.

7. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

i. District Inspection Report

ii. Staff Action List

iii. Aquatic Systems Reports

Mr. Roberts went over the management reports with the Board. Mr. Roberts summarized what was discussed during the monthly landscape inspection that was attended by LMP, Supervisor Ward, and Mr. Roberts. LMP will provide a proposal to remove the diseased holly trees along Falkenburg; they will also provide a proposal to replace the remaining juniper beds along the east side of Falkenburg with confederate jasmine. LMP will check with the landscape architect about adding more stones to cover the exposed black landscape border. Fresh mulch will be completed by the second week in July. LMP will be planting more Society Garlic in the triangles at the round-a-bout. The Board asked to be sent a summary of each month's inspection.

8. SUPERVISOR REQUESTS

Supervisor Hollis asked to have the dead palm tree on Castle Creek removed. He wanted to make sure that LMP improves the maintenance along Eagle Palm and trims the oak tree branches hanging into pond 4. Supervisor Hollis also wanted to check with the District Engineer about contacting the County related to ponds 1 and 2.

DRAFT

Supervisor Fleary wanted to follow up with LMP on the progress of clearing behind the residence at 9050 Pine Breeze. He also asked for Meritus check to see what is on record regarding the commitments promised by Taylor Morrison regarding the construction and dewatering of ponds 1 and 2. Supervisor Fleary requested for the District Engineer and a Taylor Morrison representative attend the next Board meeting. He also requested for Meritus to provide a speaker phone at the meetings for conference calls.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Resident Steve Burris spoke in detail about the construction work being done by Taylor Morrison that is impacting ponds 1 and 2. He questioned if the Board was being aggressive enough with Taylor Morrison about fulfilling promised commitments. He also asked if the District Engineer can provide a written summary of discussions with the County and Taylor Morrison to the District Manager. Mr. Burris also questioned the O&M increase when residents have been told there would be no increase. Supervisor Ward explained that it was due to the different existing bonds.

Resident Dean Flynn commented on the poor condition of the landscape and mulch in the common area in the center of Willow Beach. He asked if benches could be added and if a monument or column could be built at the subdivision entrance. The Board said no to the benches but that they will consider an entrance feature at a later date.

Resident Cynthia Bass-Hollis stated that there are some broken sprinklers as when exiting Belmont. She also said that the sidewalk across the street from Amberly is moldy and slippery and asked if it can be cleaned. Supervisor Ward explained the sidewalks belong to the County and she should contact them.

10. ADJOURNMENT

MOTION TO:	Adjourn at 7:45 p.m.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

DRAFT

Please note the entire meeting is available on disc

*These minutes were done in summary format.

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Chairman** □ **Vice Chairman**	**Title:** □ **Secretary** □ **Assistant Secretary**

Recorded by Records Administrator

_____
Signature

_____
Date

Official District Seal

DRAFT

Parkway Center Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	446674	$ 1,381.00		$ 1,132.00	Lake & Wetland Services - June
LMP	143849	17,917.15			Ground Maintenance - June
Meritus Districts	9125	7,913.04		$ 7,947.25	Management Services - June
Monthly Contract Sub-Total		**$ 27,211.19**			
Variable Contract					
Burr Forman	1086827	$ 330.00			Professional Services - thru 04/30/19
Burr Forman	1094571	636.00	**$ 966.00**		Professional Services - thru 05/31/19
Variable Contract Sub-Total		**$ 966.00**			
Utilities					
Tampa Electric	211001800146 060619	$ 620.00			Electric Service - thru 05/31/19
Tampa Electric	211001800369 060619	489.47			Electric Service - thru 05/31/19
Tampa Electric	211001800609 060619	444.35			Electric Service - thru 05/31/19
Tampa Electric	311000070319 060519	7,099.68	**$ 8,653.50**	$ 3,583.33	Electric Service - thru 05/21/19
Utilities Sub-Total		**$ 8,653.50**			
Regular Services					
Donald F. Jorden	DFJ052819	$ 105.00			Off Duty Patrol Service - 05/28/19
Regular Services Sub-Total		**$ 105.00**			
Additional Services					
ADA Site Compliance	486	$ 1,950.00			Website Auditing - 12/13/18
AleChris Services	AS053019	2,500.00			Pressure Washing Walls & Monuments - 05/30/19
BRB Construction & Consulting LLC	0127	11,800.00			Repair Existing Mes Sections - 06/14/19

Parkway Center Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Don Harrison Enterprises	2601	360.00			Checked Monument Lights - 06/15/19
Hillsborough County Sheriffs Office	36525	61.50			Mileage & Admin Fees - 05/31/19
LMP	143636	351.36			Irrigation Inspection Repairs - 05/15/19
LMP	143640	47.52			Irrigation Inspection Repairs - 05/17/19
LMP	143651	160.59			Irrigation Inspection Repairs - 05/18/19
LMP	143672	525.00			Summer Annuals Rotation - 05/22/19
LMP	144181	156.99			Irrigation Repair - 06/07/19
LMP	144328	64.62			Irrigation Repairs - 06/17/19
LMP	144329	21.60			Irrigation Repair - 06/17/19
LMP	144332	758.76			Irrigation Modifications - 06/15/19
LMP	144349	410.31	**$ 2,496.75**		Irrigation Modifications - 06/18/19
Meritus Districts	9194	500.00			Stormwater Work - 06/15/19
Spearem Enterprises, LLC	3901	380.00			Picked Up Trash - 06/20/19
Spencer August Andrews	SAA052319	120.00			Patrol - 05/21/19
Additional Services Sub-Total		**$ 20,168.25**			
TOTAL:		**$ 57,103.94**			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Aquatic Systems, Inc.
LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 6/1/2019
INVOICE NUMBER: 0000446674
CUSTOMER NUMBER: 0045990
PO NUMBER:
PAYMENT TERMS: Net 30

Parkway Center CDD
C/O Meritus Corp
2005 Pan Am Circle Suite 300
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - June		1,381.00	1,381.00

53401

46615

34

SALES TAX: (0.0%)	$0.00
LESS PAYMENT:	$0.00
TOTAL DUE:	$1,381.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

Received
JUN 03 2019

DATE:	6/1/2019
INVOICE NUMBER:	0000446674
CUSTOMER NUMBER:	0045990
TOTAL AMOUNT DUE:	$1,381.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

REVIEWEDdthomas 6/17/2019

Landscape Maintenance Professionals, Inc.℠
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/1/2019	143849

Bill To:	Property Information
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607	Faulkenburg Rd & Progress Blvd Riverview, FL

Services for the month June 2019

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
Addendum #1 Falkenburg/Still River Drive	1	580.00	580.00
Addendum #2 Falkenburg/Willbeach Park	1	1,050.00	1,050.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85
53905 4604 VBY			
		Total	$17,917.15
		Payments/Credits	$0.00
		Balance Due	$17,917.15

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.

Terms	Due Date
Net 30	7/1/2019

REVIEWEDdthomas 6/17/2019

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9125
Invoice Date: Jun 1, 2019
Page: 1

Bill To:	Ship to:
Parkway Center CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,403.33
		Field Management		2,308.93
		Recording Secretary		461.92
		Technology Services		200.00
		Accounting Services		2,406.41
		Technology Services - credit for bill paid directly by district		-49.00
		Postage - April		9.90
937.00		Copies: B/W - April	0.15	140.55
62.00		Copies: Color - April	0.50	31.00

Subtotal	7,913.04
Sales Tax	
Total Invoice Amount	7,913.04
Payment/Credit Applied	
TOTAL	**7,913.04**

REVIEWEDdthomas 5/29/2019

BURR FORMAN LLP

results matter

Post Office Box 830719
Birmingham, Alabama 35283-0719
Office: (205) 251-3000
Fax: (205) 458-5100
BURR.COM

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

15 May 2019
Invoice # 1086827
Bill Atty: S Steady
As of 04/30/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH APRIL 30, 2019

Professional Services	$330.00
TOTAL DUE THIS BILL	**$330.00**

5140
3100

Received
MAY 20 2019

REVIEWEDdthomas 6/17/2019

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

15 May 2019
Invoice # 1086827

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

15 May 2019
Invoice # 1086827
Bill Atty: S Steady
As of 04/30/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
04/02/19	Email with Jeff Deason at TM regarding quitclaim deed for plat conveyances.	SIS	0.20	300.00	$60.00
04/05/19	Call to Stantec for status of permitting and design of the new recreational facility; review status of contract with Design Builder.	SIS	0.30	300.00	$90.00
04/22/19	Call from Tonja with concerns regarding ponds for Eagles Nest property; email TM with concerns; emails form team to follow up.	SIS	0.40	300.00	$120.00
04/23/19	Follow-up emails regarding drainage issues.	SIS	0.20	300.00	$60.00
		Total Services			$330.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

15 May 2019
Invoice # 1086827

Total Services and Disbursements	$330.00
TOTAL NOW DUE	$330.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	$300.00	1.10	$330.00
TOTALS		1.10	$330.00

BURR FORMAN LLP

results matter

Post Office Box 830719
Birmingham, Alabama 35283-0719
Office: (205) 251-3000
Fax: (205) 458-5100
BURR.COM

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

19 Jun 2019
Invoice # 1094571
Bill Atty: S Steady
As of 05/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH MAY 31, 2019

Professional Services	$636.00
TOTAL DUE THIS BILL	**$636.00**

Received
JUN 20 2019

5/4W
1 3107

BM

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REMITTANCE COPY

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PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

19 Jun 2019
Invoice # 1094571
Bill Atty: S Steady
As of 05/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
05/01/19	Email with engineer; forward deed for permit application.	SIS	0.20	300.00	$60.00
05/01/19	Review plats and quit-claim deed to community development district for Oak Creek Parcel 1C-1 121/118, Oak Creek Parcel 1C-2 125/206 and Oak Creek Parcel 6 126/21.	EB	0.70	180.00	$126.00
05/14/19	Review TECO easement provided by Taylor Morrison for service to development; email back approval.	SIS	0.30	300.00	$90.00
05/21/19	Call from Tonja to discuss issues with TM dewatering; emails with Ana at Meritus regarding timing of debt assessments on Eagles Nest property, levy of O&M for Amenity Center and allocation; long conference call with Ana to finalize a plan.	SIS	1.20	300.00	$360.00
	Total Services				$636.00

BURR & FORMAN LLP

Total Services and Disbursements	$636.00
TOTAL NOW DUE	$636.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	$300.00	1.70	$510.00
Estrella Bello	$180.00	0.70	$126.00
TOTALS		2.40	$636.00

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/06/2019
Account: 211001800146

PARKWAY CTR CDD
PARKWAY CENTER CDD
OAK CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

Current month's charges:	$620.00
Total amount due:	$620.00
Payment Due By:	06/27/2019

Your Account Summary

Previous Amount Due	$620.00
Payment(s) Received Since Last Statement	-$620.00
Current Month's Charges	**$620.00**
Total Amount Due	**$620.00**

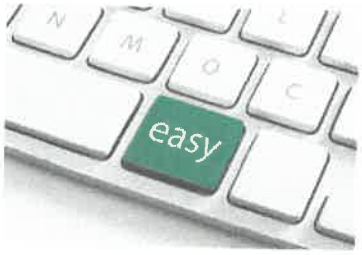
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00006586-0013707-Page 9 of 12

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at **tampaelectric.com/powerupdates.**



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We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/billpay**.

REVIEWEDdthomas 6/17/2019

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

See reverse side for more information

Account: 211001800146

Current month's charges:	$620.00
Total amount due:	$620.00
Payment Due By:	06/27/2019
Amount Enclosed	$_____

690889270393

PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

690889270393211001800146000000006200004

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001800146**
Statement Date: 06/06/2019
Current month's charges due **06/27/2019**

Details of Charges – Service from 05/02/2019 to 05/31/2019

Service for: OAK CREEK PH 1C-1 RD, RIVERVIEW, FL 33569-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	640 kWh	@ $0.02904/kWh	$18.59
Fixture & Maintenance Charge	19 Fixtures		$125.49
Lighting Pole / Wire	19 Poles		$454.48
Lighting Fuel Charge	640 kWh	@ $0.03194/kWh	$20.44
Florida Gross Receipt Tax			$1.00
Lighting Charges			**$620.00**

Total Current Month's Charges $620.00

00006586-0013708-Page 11 of 12

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TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/06/2019
Account: 211001800369

PARKWAY CTR CDD
PARKWAY CENTER CDD
BLUE BEECH RD
RIVERVIEW, FL 33569-0000

Current month's charges:	$489.47
Total amount due:	$489.47
Payment Due By:	06/27/2019

Your Account Summary

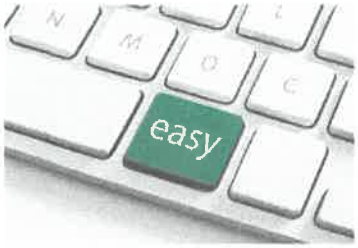
Previous Amount Due	$489.54
Payment(s) Received Since Last Statement	-$489.54
Current Month's Charges	**$489.47**
Total Amount Due	**$489.47**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at **tampaelectric.com/powerupdates.**



Billing and payments made easy!

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AN EMERA COMPANY

WAYS TO PAY YOUR BILL

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See reverse side for more information

Account: 211001800369

Current month's charges:	$489.47
Total amount due:	$489.47
Payment Due By:	06/27/2019
Amount Enclosed	$_____

690889270394

00006586 02 AV 0.38 33607 FTECO1060719001400l0 00000 03 01000000 018 04 20880 006

PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
JUN 10 2019

690889270394211001800369000000489471

00006586-0013703-Page 1 of 12

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AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001800369**
Statement Date: 06/06/2019
Current month's charges due **06/27/2019**

Details of Charges – Service from 05/02/2019 to 05/31/2019

Service for: BLUE BEECH RD, RIVERVIEW, FL 33569-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	548 kWh @ $0.02904/kWh	$15.91	
Fixture & Maintenance Charge	15 Fixtures	$96.40	
Lighting Pole / Wire	15 Poles	$358.80	
Lighting Fuel Charge	548 kWh @ $0.03194/kWh	$17.50	
Florida Gross Receipt Tax		$0.86	
Lighting Charges			**$489.47**

Total Current Month's Charges **$489.47**

00006586-0013704-Page 3 of 12

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AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/06/2019
Account: 211001800609

PARKWAY CTR CDD
PARKWAY CENTER CDD
OAK CRK PRC 6 BLVD
RIVERVIEW, FL 33578-0000

Current month's charges:	$444.35
Total amount due:	$444.35
Payment Due By:	06/27/2019

Your Account Summary

Previous Amount Due	$444.35
Payment(s) Received Since Last Statement	-$444.35
Current Month's Charges	**$444.35**
Total Amount Due	**$444.35**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00006586-0013705-Page 5 of 12

REVIEWEDdthomas 6/17/2019

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

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TAMPA ELECTRIC
AN EMERA COMPANY

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Account: 211001800609

Current month's charges:	$444.35
Total amount due:	$444.35
Payment Due By:	06/27/2019
Amount Enclosed	$_____

690889270395

PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

690889270395211001800609000000444357

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001800609**
Statement Date: 06/06/2019
Current month's charges due **06/27/2019**

Details of Charges – Service from 05/02/2019 to 05/31/2019

Service for: OAK CRK PRC 6 BLVD, RIVERVIEW, FL 33578-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	260 kWh @ $0.02904/kWh	$7.55	
Fixture & Maintenance Charge	13 Fixtures	$117.13	
Lighting Pole / Wire	13 Poles	$310.96	
Lighting Fuel Charge	260 kWh @ $0.03194/kWh	$8.30	
Florida Gross Receipt Tax		$0.41	
Lighting Charges			**$444.35**

Total Current Month's Charges **$444.35**

00006586-0013706-Page 7 of 12

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 06/05/19
Account: 311000070319

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Current month's charges:	$7,115.87
Total amount due:	$7,099.68
Payment Due By:	06/19/19

Your Account Summary

Previous Amount Due	$7,045.09
Payment(s) Received Since Last Statement	-$7,045.09
Miscellaneous Credits	-$16.19
Credit balance after payments and credits	-$16.19
Current Month's Charges	**$7,115.87**
Total Amount Due	**$7,099.68**

DO NOT PAY. Your account will be drafted on 06/19/19

Things to do:
- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

53100
4307

More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

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AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 311000070319

Current month's charges:	$7,115.87
Total amount due:	$7,099.68
Payment Due By:	06/19/19
Amount Enclosed	$_____

700375000935 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 06/19/19

Received
JUN 10 2019

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

00000039-0000413-Page 3 of 22

REVIEWEDdthomas 6/17/2019

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

tampaelectric.com

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

00000039-0000413-Page 4 of 22

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices℠ – The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than $10, the late payment charge is the greater of $5 or 1.5% of the past due amount. For past due amounts of $10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select℠ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go℠ – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems℠ – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit **tampaelectric.com**.

Your payment options are:
- Schedule free one-time or recurring payments at **tecoaccount.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at **tampaelectric.com**.
- Pay by credit card using KUBRA EZ-PAY at **tecoaccount.com** or by calling **866-689-6469**. (A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite **tampaelectric.com** para ver esta información en español.

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	$34.07
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	$71.31
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	$126.64
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	$48.89
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	$3366.57
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	$913.69
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	$631.83
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	$713.36
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	$94.28
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	$78.81
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	$32.95
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	$65.21
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	$82.18
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	$183.44
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	$387.29
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	$285.35

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001738486**
Statement Date: 05/31/19

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 8414 DEER CHASE DR, A, RIVERVIEW, FL 33578-8605

Rate Schedule: General Service - Non Demand

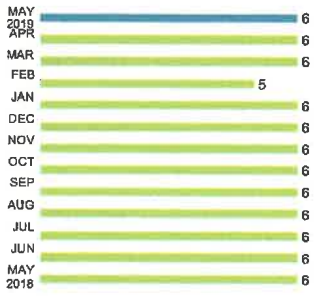
Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	05/02/19	38,062		37,897		165 kWh	1	30 Days

Basic Service Charge		$18.14
Energy Charge	165 kWh @ $0.05916/kWh	$9.76
Fuel Charge	165 kWh @ $0.03227/kWh	$5.32
Florida Gross Receipt Tax		$0.85
Electric Service Cost		**$34.07**
Current Month's Electric Charges		**$34.07**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

00000039-0000414-Page 6 of 22

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001738759**
Statement Date: 05/31/19

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

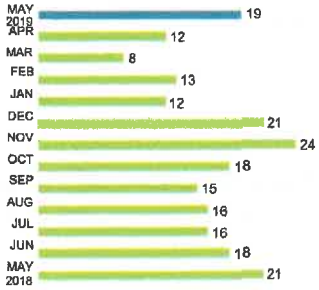
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	05/02/19	64,004		63,442		562 kWh	1	30 Days

Basic Service Charge		$18.14	
Energy Charge	562 kWh @ $0.05916/kWh	$33.25	
Fuel Charge	562 kWh @ $0.03227/kWh	$18.14	
Florida Gross Receipt Tax		$1.78	
Electric Service Cost			**$71.31**
Current Month's Electric Charges			**$71.31**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001739070**
Statement Date: 05/31/19

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000 **Rate Schedule: General Service - Non Demand**

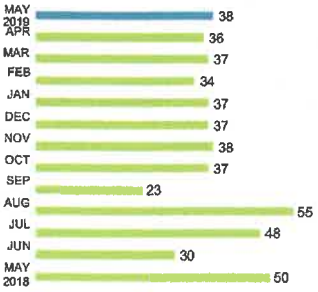
00000039-0000415-Page 8 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	05/02/19	21,360		20,208		1,152 kWh	1	30 Days

Basic Service Charge		$18.14
Energy Charge	1,152 kWh @ $0.05916/kWh	$68.15
Fuel Charge	1,152 kWh @ $0.03227/kWh	$37.18
Florida Gross Receipt Tax		$3.17
Electric Service Cost		**$126.64**
Current Month's Electric Charges		**$126.64**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001739302**
Statement Date: 05/31/19

000000039-0000416-Page 9 of 22

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

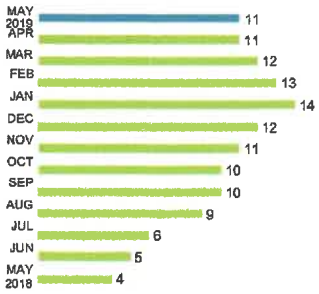
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	05/02/19	14,411		14,088		323 kWh	1	30 Days

Basic Service Charge		$18.14	
Energy Charge	323 kWh @ $0.05916/kWh	$19.11	
Fuel Charge	323 kWh @ $0.03227/kWh	$10.42	
Florida Gross Receipt Tax		$1.22	
Electric Service Cost			**$48.89**
Current Month's Electric Charges			**$48.89**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001739567**
Statement Date: 05/31/19

Details of Charges – Service from 04/02/19 to 05/01/19

Service for: FALKENBURG/WOOLLEY, RIVERVIEW, FL 33578-0000 **Rate Schedule: Lighting Service**

00000039-0000416-Page 10 of 22

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	9693 kWh @ $0.02904/kWh	$281.48	
Fixture & Maintenance Charge	71 Fixtures	$1062.02	
Lighting Pole / Wire	71 Poles	$1698.32	
Lighting Fuel Charge	9693 kWh @ $0.03194/kWh	$309.59	
Florida Gross Receipt Tax		$15.16	
Lighting Charges			**$3,366.57**
Current Month's Electric Charges			**$3,366.57**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001739864**
Statement Date: 05/31/19

Details of Charges – Service from 04/02/19 to 05/01/19

Service for: OAK CRK PH2, RIVERVIEW, FL 33578-0000 **Rate Schedule: Lighting Service**

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Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	1204 kWh @ $0.02904/kWh	$34.96	
Fixture & Maintenance Charge	28 Fixtures	$168.63	
Lighting Pole / Wire	28 Poles	$669.76	
Lighting Fuel Charge	1204 kWh @ $0.03194/kWh	$38.46	
Florida Gross Receipt Tax		$1.88	
Lighting Charges			**$913.69**
Current Month's Electric Charges			**$913.69**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211001800955**
Statement Date: 05/31/19

Details of Charges – Service from 04/23/19 to 05/21/19

Service for: OAK CREEK PARCEL 1B, RIVERVIEW, FL 33569-0000 **Rate Schedule: Lighting Service**

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Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	1280 kWh @ $0.02904/kWh	$37.17	
Fixture & Maintenance Charge	31 Fixtures	$190.01	
Lighting Pole / Wire	31 Poles	$361.77	
Lighting Fuel Charge	1280 kWh @ $0.03194/kWh	$40.88	
Florida Gross Receipt Tax		$2.00	
Lighting Charges			**$631.83**
Current Month's Electric Charges			**$631.83**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022604**
Statement Date: 05/31/19

Details of Charges – Service from 04/23/19 to 05/21/19

Service for: OAK CREEK 1A, TAMPA, FL 33602-0000 **Rate Schedule: Lighting Service**

00000038-0000418-Page 13 of 22

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	1316 kWh @ $0.02904/kWh	$38.22	
Fixture & Maintenance Charge	35 Fixtures	$222.60	
Lighting Pole / Wire	35 Poles	$408.45	
Lighting Fuel Charge	1316 kWh @ $0.03194/kWh	$42.03	
Florida Gross Receipt Tax		$2.06	
Lighting Charges			**$713.36**
Current Month's Electric Charges			**$713.36**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014450103**
Statement Date: 05/31/19

00000039-0000418-Page 14 of 22

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 5707 STILL WATER DR, #B, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

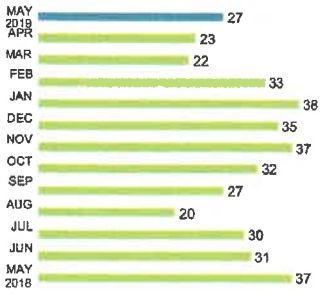
Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	05/02/19	62,313		61,506		807 kWh	1	30 Days

Basic Service Charge		$18.14
Energy Charge	807 kWh @ $0.05916/kWh	$47.74
Fuel Charge	807 kWh @ $0.03227/kWh	$26.04
Florida Gross Receipt Tax		$2.36
Electric Service Cost		**$94.28**
Current Month's Electric Charges		**$94.28**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014450376**
Statement Date: 05/31/19

00000039-0000419-Page 15 of 22

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 5707 STILL WATER DR, #C, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

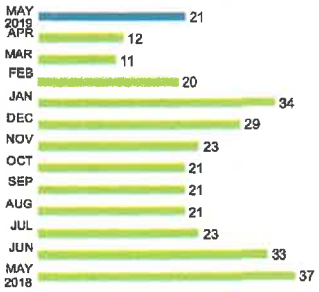
Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	05/02/19	55,971		55,329		642 kWh	1	30 Days

Basic Service Charge		$18.14	
Energy Charge	642 kWh @ $0.05916/kWh	$37.98	
Fuel Charge	642 kWh @ $0.03227/kWh	$20.72	
Florida Gross Receipt Tax		$1.97	
Electric Service Cost			**$78.81**
Current Month's Electric Charges			**$78.81**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014450640**
Statement Date: 05/31/19

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Details of Charges – Service from 04/04/19 to 05/02/19

Service for: 5707 STILL WATER DR, #D, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

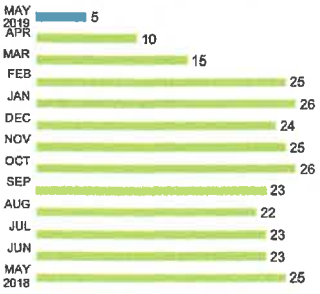
Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	05/02/19	61,562		61,409		153 kWh	1	29 Days

Basic Service Charge		$18.14	
Energy Charge	153 kWh @ $0.05916/kWh	$9.05	
Fuel Charge	153 kWh @ $0.03227/kWh	$4.94	
Florida Gross Receipt Tax		$0.82	
Electric Service Cost			**$32.95**
Current Month's Electric Charges			**$32.95**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014450897**
Statement Date: 05/31/19

00000039-0000420-Page 17 of 22

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

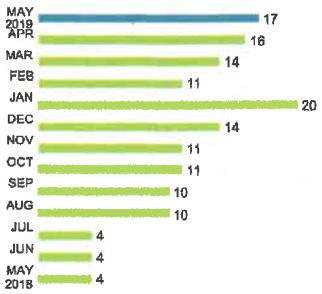
Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	05/02/19	30,986		30,489		497 kWh	1	30 Days

Basic Service Charge		$18.14
Energy Charge	497 kWh @ $0.05916/kWh	$29.40
Fuel Charge	497 kWh @ $0.03227/kWh	$16.04
Florida Gross Receipt Tax		$1.63
Electric Service Cost		**$65.21**
Current Month's Electric Charges		**$65.21**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014451127**
Statement Date: 05/31/19

00000039-0000420-Page 18 of 22

Details of Charges – Service from 04/03/19 to 05/02/19

Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

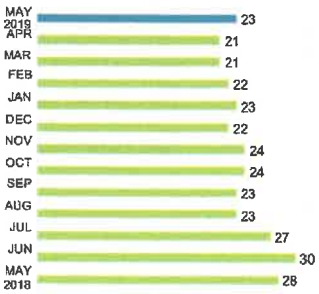
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	05/02/19	3,704		3,026		678 kWh	1	30 Days

Basic Service Charge		$18.14	
Energy Charge	678 kWh @ $0.05916/kWh	$40.11	
Fuel Charge	678 kWh @ $0.03227/kWh	$21.88	
Florida Gross Receipt Tax		$2.05	
Electric Service Cost			**$82.18**
Current Month's Electric Charges			**$82.18**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Deposit Refund	-$16.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit	-$0.19
Total Current Month's Credits	**-$16.19**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014451317**
Statement Date: 05/31/19

Details of Charges – Service from 04/23/19 to 05/21/19

Service for: OAK CREEK SF, PH 2B4, TAMPA, FL 33602-0000 **Rate Schedule: Lighting Service**

00000039-0000421-Page 18 of 22

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	368 kWh @ $0.02904/kWh	$10.69	
Fixture & Maintenance Charge	9 Fixtures	$55.39	
Lighting Pole / Wire	9 Poles	$105.03	
Lighting Fuel Charge	368 kWh @ $0.03194/kWh	$11.75	
Florida Gross Receipt Tax		$0.58	
Lighting Charges			**$183.44**
Current Month's Electric Charges			**$183.44**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014451523**
Statement Date: 05/31/19

Details of Charges – Service from 04/23/19 to 05/21/19

Service for: OAK CREEK SF PH2B 2/3, LUTZ, FL 33549-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	801 kWh @ $0.02904/kWh	$23.26	
Fixture & Maintenance Charge	19 Fixtures	$115.47	
Lighting Pole / Wire	19 Poles	$221.73	
Lighting Fuel Charge	801 kWh @ $0.03194/kWh	$25.58	
Florida Gross Receipt Tax		$1.25	
Lighting Charges			**$387.29**
Current Month's Electric Charges			**$387.29**

00000039-0000421-Page 20 of 22

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211014451713**
Statement Date: 05/31/19

00000039-0000422-Page 21 of 22

Details of Charges – Service from 04/23/19 to 05/21/19

Service for: OAK CREEK SF, PH HH, RIVERVIEW, FL 33569-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	588 kWh @ $0.02904/kWh	$17.08	
Fixture & Maintenance Charge	14 Fixtures	$85.19	
Lighting Pole / Wire	14 Poles	$163.38	
Lighting Fuel Charge	588 kWh @ $0.03194/kWh	$18.78	
Florida Gross Receipt Tax		$0.92	
Lighting Charges			**$285.35**
Current Month's Electric Charges			**$285.35**
Total Current Month's Charges			**$7,115.87**

DISTRICT CHECK REQUEST FORM

Today's Date 5/28/19

District Name Parkway Center

Check Amount **$105**

Payable: **Donald F. Jorden**

Mailing Address 3110 East 21st Avenue
Tampa, Fl 33605

Check Description **Off duty patrol service.**

5/20
4904

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	_____
Fund	_____
G/L	
Object Cd	
CK # _____	Date _____

REVIEWEDdthomas 6/17/2019

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com

Invoice

BILL TO
Parkway Center CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
486	12/13/2018	$1,950.00	12/23/2018	50/50	

DESCRIPTION	AMOUNT
Website Auditing and Remediation for Compliance and Accessibility	3,900.00
50% Due Now; 50% Due at the end of the project	-1,950.00
BALANCE DUE	**$1,950.00**

5/30
5/03
BH

REVIEWEDdthomas 6/17/2019

AleChris Services
17907 Holly Brook Dr.
Tampa, Fl. 33647
813-863-7740
Stunna_joc@yahoo.com

Date: May 30, 2019

Client: Parkway Center CDD
2005 Pan Am Circle
Suite 300
Tampa, Fl. 33607

Description	Amount
Balance payable upon completion of pressure washing walls and monuments	2,500.00

REVIEWEDdthomas 6/17/2019

DATE JUNE 14,2019

BRB CONSTRUCTION & CONSULTING LLC

11862 FROST ASTER DR.
RIVERVIEW , FL 33579
PHONE 813-205-8958

INVOICE # 0127

JOB NAME OAK CREEK
PARKWAY CENTER CDD

Parkway Center CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607

RIVERVIEW

REPAIR AND STABILIZE TWO EXISTING MES SECTION AT OAK CREEK

ORIGINAL CONTRCT AMOUNT	$11,800.00
AMOUNT DUE UPON RECEIPT	$11,800.00

Code = ~~13106~~
53900
4616

COST		QTY.	ITEM	UNIT PRICE		PRICE	
			5340 4908				
			BH				

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don	900	1600	4	80.00	320.00

	TOTALS	☐ CC	CHARGES	AMOUNT
MAT.		☐ BILL	PARTS	
PERMITS		☐ $	LABOR	320.00
MISC.		☐ CK	SERVICE CALL	40.00
TAX			PREVENTIVE MAINTENANCE DISCOUNT	
LABOR				
TOTAL			TOTAL AMOUNT DUE	$ 360.00

Don Harrison Enterprises

2510 Priscilla Ct. • Lutz, FL 33559-5679
(813) 363-6286
112215

No 2601

DATE 06 | 15 | 19

NAME Parkway Center C.D.D.
STREET 2005 Pan Am Circle, Suite 300 PHONE (813) 397-5120
CITY Tampa STATE FL ZIP 33607
JOB NAME/LOCATION Oak Creek JOB PHONE
ADDRESS
SCHEDULED DATE/TIME
WORK TAKEN BY Don ORDERED BY Gene Roberts

DESCRIPTION OF WORK

Checked All Monument Light's Not Working throughout the Community And Advised Gene Roberts What the Finding's Were.

Received
JUN 18 2019

(Completed)

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

DATE COMPLETED 06-14-19
TERMS: Net Due Upon Completion

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1½% per month on all past due balances.

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER SIGNATURE

REVIEWED dthomas 6/26/2019

Hillsborough County Sheriff's Office
Invoice/Statement of Account

Off Duty Events (813) 247-8025 Email: OffDutyAccts@hcso.tampa.fl.us

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

Page: 1 OF 1
Statement Number: 36525
Account Number: 248562
Date: 05/31/2019

Billing Address: Parkway Center CDD
2005 PanAm Circle Suite 300
Tampa FL 33607

248562 Parkway Center CDD

Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Seale Julie L	288119	001	05/16/2019	MileageFees 17.00 @0.25/hr		4.25			4.25
Seale Julie L	288119	002	05/16/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Andrews Spencer A	288532	001	05/21/2019	MileageFees 15.00 @0.25/hr		3.75			3.75
Andrews Spencer A	288532	002	05/21/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Jorden Donald F	288993	001	05/26/2019	MileageFees 30.00 @0.25/hr		7.50			7.50
Jorden Donald F	288993	002	05/26/2019	AdminFees 3.50 @4.00/hr		14.00			14.00

Received
Rec JUN 10 2019
JUN 10

REVIEWEDdthomas 6/17/2019

B
572w
4904

TOTAL CURRENT BALANCE DUE **61.50**

ACCOUNT SUMMARY

Previous Balance	
New Service	61.50
Payments Received - Thank You	
Adjustments	
Current Balance Due	61.50

Current	31 - 60	61 - 90	91 - 120	121 - 150	151 - 180	Over 180
61.50						

Landscape Maintenance Professionals, Inc.℠
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/17/2019	143636

Bill To:	Property Information
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607	Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 5-15-2019			
Controller I			
Irrigation parts	1	38.47	38.47
Labor: 1 man @ $ 40.00 per hour	3.5	40.00	140.00
Controller J			
Irrigation parts	1	69.39	69.39
Labor: 2 men @ $ 80.00 per hour	1	80.00	80.00
Controller A - replace batteries in controller			
Irrigation parts	1	13.50	13.50
Labor: 1 man @ $ 40.00 per hour	0.25	40.00	10.00

			Total	$351.36
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	6/16/2019	Balance Due	$351.36

REVIEWEDdthomas 6/17/2019

Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date	5/15/19
Technician	Tom
Arrive/ Depart	7:40 / 12:30

Page 1 of 2

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #	Hunter ICORE DUAL / Controller I							
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)		
Rain Sensor	(Y)	bad		Battery Replaced	Y	(N)		

Notes:

	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Pgm A	1				12:00am			12:00am
	2				2:45am			2:45am
Pgm B	1				7:00pm			7:00pm
	2				9:30pm			9:30pm
Pgm C	1	/	/	/	/	/	/	/
5:30am	2							
Pgm D	1			10:00am			10:00am	
	2							

Zone #	Type	Programs A	B	C	D	Zone Information
1	R	:25				raise 1
2	S	:10				ok
3	S	:10				ok
4	S	:10				broken sprayhead
5	S	:10				ok
6	S	:10		:30		ok
7	S	:10		:45		ok
8	S	:10		:45		straighten 1
9	S	:10				ok
10	B/D				:35	ok
11	D				:35	* Alarm (re-wired solenoid splice)
12	D				:35	cut driplines (3)
13	D				:35	ok
14	R/S	:25				straighten 1
15	D				:35	ok
16	R/D	:25				ok
17	S	:10				ok
18	R		:35			ok
19	B			:10		ok
20	S		:20			raise 2
21	S		:20			ok
22	D				:35	cut driplines (5)
23	S		:20			ok
24	D				:35	& cut driplines (4)
Season Adjust %		100%	100%	100%	100%	
Run Time		2:45	2:30	2:10	6:50	

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor	Hrs	Rate	Amount
Supervisor:	3.5	40-	140-
Technician:			
		Total Labor Charges	$ 140-

Materials	QTY	Unit	Extended
PROSO6	1	11.55	11.55
12MHUN	1	1.82	1.82
407-005	2	0.84	1.68
050100P	2	0.66	1.32
42R-005	4	0.44	1.76
43C-005	2	0.77	1.54
1300AF	2	2.21	4.42
PRFB-005	4	0.72	2.88
TRCOUP	12	0.55	6.60
XFD0912	5	0.62	3.10
TL6	10	0.18	1.80

Total Materials	$ 38.47
Total Labor	$ 140.00
Grand Total	$ 178.47

Bill To:

Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date	5/15/19
Technician	Tom
Arrive/ Depart	/

Page 2 of 2

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #	Hunter ICORE DUAL								
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N			
Rain Sensor	ok	bad		Battery Replaced	Y	N			

Notes:

Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Pgm A 1							
2							
Pgm B 1							
2							
Pgm C 1							
2							
Pgm D 1							
2							

	Zone #	Type	Programs A	B	C	D	Zone Information
25	1	D				:35	cut dripline
26	2	S		:20			raise 2
27	3	S		:20			raise 3
28	4	D				:35	ok
29	5	B				:15	2 broken bubblers
30	6	7				:35	7
31	7	D/B				:45	ok
32	8	S		:15			ok
	9						
	10						
	11						
	12						
	13						
	14						
	15						
	16						
	17						
	18						
	19						
	20						
	21						
	22						
	23						
	24						
	Season Adjust %						
	Run Time						

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor	Hrs	Rate	Amount
Supervisor:			
Technician:			
		Total Labor Charges	$

Materials	QTY	Unit	Extended

Landscape Maintenance Professionals, Inc

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Property: Parkway Center CDD

Date	5/14/19
Technician	Tom/Chris
Arrive/ Depart	1:15pm 1:30

Clock Type/ #	Hunter ACC / Controller J							Start		Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	(Y)	N		Pgm A	1				12:00 Am			12:00 Am
Rain Sensor	ok (bad)	Battery Replaced	Y	(N)					2				1:30 Am			1:30 Am
Notes:													3:00 Am			3:00 Am
								Pgm B	1				8:00 pm			8:00 pm
									2				10:00 pm			10:00 pm
							7:00 Am	Pgm D	1				7:00 Am			7:00 Am
							6:30 Am	E	2	/	/	/	/	/	/	/
							4:15 Am	Pgm F	1	/	/	/	/	/	/	/
									2							

		Programs						Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	D	E	F	Zone Information	Labor	Hrs	Rate	Amount
1	S	:10					raised 4 sprayheads				
2	S	:10					changed 4 - 6" sprayheads to 12" sprayheads in jasmine	Supervisor:	1	40-	40-
3	D		:30				ok, missing large sections of dripline in jasmine	Technician:	1	40-	40-
4	S	:10					Raise one sprayhead			Total Labor Charges	$80.-
5	S	:10					Okay	Materials	QTY	Unit	Extended
6	D/M		:30				Broken maxi nozzle	PROS12	4	14.70	58.80
7	S	:10					Raise 2 sprayheads	10HHUN	4	1.82	7.28
8	S	:10					Okay	TLCOUP	2	0.55	1.10
9	S	:10					Raise one sprayhead	XED0912	3	0.62	1.86
10	S					:25	Okay	MARIXOW	1	0.35	0.35
11	D		:30				Broken Drip line under oak TREE				
12	S					:15	Okay				
13	S					:25	Okay				
14	S			:02			Okay				
15	BD				:15		Okay				
16											
17											
18											
19											
20											
21											
22											
23								Total Materials	$	69.39	
24								Total Labor	$	80.00	
Season Adjust %								Grand Total	$	149.39	
Run Time		1:10	1:30	:02	:15	1:05		Bill To:			

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Irrigation Service/Proposal Request

Property: Parkway Center CAA	DATE 5/15/19
Location Controller A	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:
- Replaced AA batteries in controller
Materials needed :
6 - AA Batteries (2.25) 13.50

Foreman: Tom	Special Tools Needed:
Manager	Materials 13.50
Date Completed 5/15/19	Labor 10.00
Total Man Hours 1.5 mn	Total 23.50
Inspected by	
Date	

Landscape Maintenance Professionals, Inc.℠
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/17/2019	143640

Bill To:
Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 300
Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd
Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 5-14-2019			
Irrigation parts	1	7.52	7.52
Labor: 2 men @ $ 80.00 per hour	0.5	80.00	40.00
Controller D - Sanctuary			

5390
BY 6612

			Total	$47.52
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	6/16/2019	Balance Due	$47.52

REVIEWEDdthomas 6/17/2019

Landscape Maintenance Professionals, Inc.

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Property: Parkway Sanctuary

Date	5/14/19
Technician	Tom / Chris
Arrive/ Depart	10:50 / 12:00

Clock Type/ #	Rain Bird ESP-ME Controller						
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)	
Rain Sensor	(OK)	bad		Battery Replaced	Y	(N)	

Notes:

		Sun	Mon	Tue	Wed	Thu	Fri	Sat
Start								
Pgm A	1		12 Am		12 Am			12 Am
	2							
Pgm B	1	8P	8Pm	8Pm	8Pm	8Pm	8Pm	8Pm
	2							
Pgm C	1				5 Am			5 Am
	2							
Pgm D	1	8 Am	8 Am	8 Am	8 Am	8 Am	8 Am	8 Am
	2							

Zone #	Type	Programs A	B	C	D	Zone Information
1	R	30				Okay
2	S	15				Okay
3	R	1:00	30			STRaighten one Rotor & cut Drip lines
4	S	20	30			Okay
5	S	20	30			Okay
6	S	15	40			Okay
7	S	20	30			Okay
8	MPR	25	1:00			Okay
9	S	20				~~Broken~~ one Nozzle
10	S	20				Okay
11	S	10				one Nozzle
12	S	15				one Nozzle (Turn Down Time By 10min)
13	B				15	Okay
14	S			10		Okay
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
Season Adjust %						
Run Time		4:30	4:00	10	15	

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor	Hrs	Rate	Amount
Supervisor:	.30	40	20
Technician:	.30	40	20
Total Labor Charges			$ 40

Materials	QTY	Unit	Extended
TICOND	6	.55	3.30
10HHUN	1	1.82	1.82
TLC	3	.18	.54
XFDA12	3	.62	1.86

Total Materials	$ 7.52
Total Labor	$ 40.00
Grand Total	$ 47.52

Bill To:

Landscape Maintenance Professionals, Inc.℠
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/18/2019	143651

Bill To:	Property Information
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607	Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 5-17-2019			
Controller H			
Irrigation parts	1	29.49	29.49
Labor: 2 men @ $ 80.00 per hour	1.5	80.00	120.00
Controller K			
Irrigation parts	1	1.10	1.10
Labor: 1 man @ $ 40.00 per hour	0.25	40.00	10.00
		Total	$160.59

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	$0.00
	Net 30	6/17/2019	Balance Due	$160.59

REVIEWEDdthomas 6/17/2019

Landscape Maintenance Professionals, Inc.

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Property: Parkway

Date	5/17/19
Technician	Tom / Chris
Arrive/ Depart	10:45 / 12:05

Clock Type/ #	Hunter ACC Controller H						
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)	
Rain Sensor	(ok) bad	Battery Replaced	Y	(N)			

Notes:

		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Pgm A	1			12 Am 2 Am 4 Am		11 Am 2 Am			12 Pm 12 Am 2 Am 4 Am
	2								
Pgm B	1	4 Am	4 Am	4 Am	4 Am		4 Am	4 Am	
	2					~~11 Am~~			~~11 Am~~
Pgm C	1					11 Am			11 Am
Pgm F	2	5:30 Am	5:30 Am	5:30 Am	5:30 Am		5:30 Am	5:30 Am	
Pgm D	1	3 Pm	3 Pm	3 Pm	3 Pm	3 Pm	3 Pm	3 Pm	3 Pm
Pgm E	2	7 Am	7 Am	7 Am	7 Am	7 Am	7 Am	7 Am	7 Am

Zone #	Type	Programs A	B	C	D	E	F	Zone Information
1	S	5						Raise 3 + 2 nozzles
2	S	5						Raise 3
3	D			15				Grass
4	D			15				Not working
5	S		5					Okay
6	S	10					10	Okay
7	S		8					Okay
8	S	~~10~~					15	Raise 1
9	D			40				2 Cuts
10	S	10						Raise 1
11	D			40				Grass
12	S	10						Raise 4
13	S	10						Raise 2
14	S	10						Raise 1
15	D			40				1 cut
16								
17	S	10					10	
18	S		10					
19	S					15		
20	S		10					
21	~~S~~				15			
22	~~S~~				15			
23								
24								
Station Adjust %								
Run Time		1:20	:33	1:30	:30	:15	:35	

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor	Hrs	Rate	Amount
Supervisor:	1.5	40	60-
Technician:	1.5	40	60-
		Total Labor Charges	$ 120-

Materials	QTY	Unit	Extended
TLCOUP	3	.55	1.65
10 HFUN	2	1.82	3.64
LOC500	1	24.20	24.20

Total Materials	$ 29.49
Total Labor	~~$ 120.00~~ 120.00
Grand Total	$ ~~149.49~~ 149.49

Bill To:

LMP Landscape Maintenance Professionals, Inc.

Property: Parkway

Date	5/17/19
Technician	Tom Chris
Arrive/ Depart	207 12:57

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #	Hunter ACC controller IC						
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	
Rain Sensor	ok	bad		Battery Replaced	Y	N	

Notes:

Start		Sun	Mon	Tue	Wed	Thu	Fri	Sat
Pgm A	1							
	2							
Pgm B	1							
	2							
Pgm C	1							
	2							
Pgm D	1		9 PM		9PM			9PM
	2							

		Programs				
Zone #	Type	A	B	C	D	Zone Information
30	D				45	2 wt Drip
31	D				45	Good
32	DS				30	Good
33	DS				30	Good
34	S				30	Good
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
Season Adjust %					100%	
Run Time					3h	

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor	Hrs	Rate	Amount
Supervisor:	.25	40	$10
Technician:		40	
Total Labor Charges			$ $10

Materials	QTY	Unit	Extended
TLCOUP	2	.55	1.10

Total Materials	$ 1.10
Total Labor	$ 10
Grand Total	$ 11.10

Bill To:

Landscape Maintenance Professionals, Inc.℠
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/22/2019	143672

Bill To:
Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 300
Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd
Riverview, FL

Estimate #	Work Order #	PO / PA #
59743		82848

Description	Qty	Rate	Amount
Summer annuals rotation.			
Annuals - Seasonal - Marigold 4" Pot	300	1.75	525.00

534w BH 4613

			Total	$525.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	6/21/2019	**Balance Due**	$525.00

REVIEWEDdthomas 6/17/2019

Landscape Maintenance Professionals, Inc.℠
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/7/2019	144181

Bill To:	Property Information
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607	Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 6-6-2019			
Irrigation parts	1	36.99	36.99
Labor: 1 man @ $ 40.00 per hour	3	40.00	120.00
Repair main line leak at valve.			
Controller D - Hamlet entrance.		Total	$156.99

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	$0.00
	Net 30	7/7/2019	Balance Due	$156.99

REVIEWEDdthomas 6/21/2019

Irrigation Service/Proposal Request

Property: Parkway Center CDD	DATE 6/6/19
Location Controller D Hamlet Entrance	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Mainline break @ valve

Materials needed :

1 - 401-020	4.90	1 - 429-015	1.63
1 - 406-020	4.04	1 - 437 251	3.01
1 - 429-020	2.43	6 - PR40-015 (1.28)	7.68
1 - PR40-020	1.63		
2 - 436-015 (1.98)	3.96		
3 - 406-015 (2.57)	7.71		

Foreman: ~~Tom~~	Special Tools Needed:
Manager	Materials 36.99
Date Completed 6/6/19	Labor (3) 40 120.00
Total Man Hours 3 hrs	Total 156.99
Inspected by	
Date	

LMP Landscape Maintenance Professionals, Inc.℠
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/18/2019	144328

Bill To:	Property Information
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607	Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation repairs completed on 6-17-2019			
Irrigation parts	1	24.62	24.62
Labor: 2 men @ $ 80.00 per hour	0.5	80.00	40.00
Repaired 2 inch line leak caused by electrical contractor.			
Entersection of Falkenburg and Deer Chase.		Total	$64.62

$340
BY 4662

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	$0.00
	Net 30	7/18/2019	Balance Due	$64.62

REVIEWEDdthomas 6/26/2019

Done

Irrigation ~~Service~~/Proposal Request

Property: Park Way	DATE 6-17-19
Location	
Intersection of Faltenburg and deer chase	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:
Repaired mainline leaks and zone line leaks caused by electric company.
Materials needed :
1- 429-020-2.43
1- 118-20-20.59
2 429-005-0.44 0.81
1 Foot- PRFB-005-0.72

Foreman: David	Special Tools Needed:
Manager	Labor Rate 40/40
Date Completed	Labor 30 min
Total Man Hours	Labor 40
Inspected by	total parts. 2X.62
Date	Grand total: 6X.62

Landscape Maintenance Professionals, Inc.
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/18/2019	144329

Bill To:	Property Information
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607	Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 6-17-2019 Irrigation parts Labor: 2 men @ $ 80.00 per hour Repaired zone line leak in annual bed. 53900 U612 B4	1 0.25	1.60 80.00	1.60 20.00
Sanctuary at Castle Creek - in annual bed.		Total	$21.60

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	$0.00
	Net 30	7/18/2019	Balance Due	$21.60

REVIEWEDdthomas 6/26/2019

Irrigation ~~Service~~/Proposal Request

Property: Park Way	DATE 6-17-19
Location	
Sactuary at Castle Creek in flower bed.	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:
Repaired zoneline leaks
Materials needed :
2- 429-005-0.44- 0.88
1feet- PR2B-005-0.72

Foreman: David	Special Tools Needed:
Manager	Labor Rate 40/40
Date Completed	Labor 15min
Total Man Hours	Labor. 20
Inspected by	total parts. 1.60
Date	Grand total: 21.60

Landscape Maintenance Professionals, Inc.℠
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/18/2019	144332

Bill To:	Property Information
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607	Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation modifications completed on 6-15-2019			
Irrigation parts	1	118.76	118.76
Labor: 1 man @ $ 40.00 per hour	16	40.00	640.00
Irrigation modifications per Celia Nichols: Capped and relocated heads. Added 5 spray heads.			
6612 BH 5390			
Sanctuary at Still Creek and Sanctuary at Still River.		Total	$758.76

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	$0.00
	Net 30	7/18/2019	Balance Due	$758.76

REVIEWEDdthomas 6/26/2019

Irrigation Service/Proposal Request

Property: Parkway	DATE 6/15/19
Location Sanctuary @ Still Creek Dr + Sanctuary @ Still River	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Materials needed :

0501OCP (x12) .66 $7.92	PR40-005 (x8) .44 $3.52
PRFB-005 (x24) .72 $17.28	1812NSI (x1) $13.91 ~~$~~
447-005 (x9) .61 $5.49	1806NSI (x4) $10.76 $43.04
401-005 (x4) .84 $3.36	1555T (x4) $1.84 7.36
429-005 (x17) .44 $7.48	8HHUN (x1) $1.84
407-005 (x9) .84 $7.56	

Foreman: Chris	Special Tools Needed:
Manager	Material: $118.76
Date Completed	Labor: $640
Total Man Hours 16	Total: $758.76
Inspected by	
Date	

Landscape Maintenance Professionals, Inc.℠
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/19/2019	144349

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Irrigation modifications completed on 6-18-2019			
Irrigation parts	1	90.31	90.31
Labor: 1 man @ $ 40.00 per hour	8	40.00	320.00
Relocated heads and added heads per Celia Nichols.			
Sanctuary at Still Creek		Total	$410.31

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	$0.00
	Net 30	7/19/2019	Balance Due	$410.31

REVIEWEDdthomas 6/26/2019

At Ceila Request

Irrigation Service/Proposal Request

Property: PARKWAY	DATE 6/18/19
Location SANCTUARY @ STILL CREEK DR.	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Punch list on Irrigation Install

Materials needed :

407-005	x 9	.84	#7.56	1812 NSF x 3	#13.91	#41.73
429-005	x 6	.44	#2.64	PR40-005 x 8	.44	#3.52
05010CP	x 9	.66	#5.94	5 HRB x 10	#1.82	#18.20
401-005	x 3	.84	#2.52			
PRFB-005	x 8	.72	#5.76			
447-005	x 4	.61	#2.44			

Foreman: Chris	Special Tools Needed:
Manager	Parts: #90.31
Date Completed 6/18/19	Labor: #320
Total Man Hours 8	Total #410.31
Inspected by	
Date	

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9194
Invoice Date: Jun 15, 2019
Page: 1

Bill To:	Ship to:
Parkway Center CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		6/15/19

Quantity	Item	Description	Unit Price	Amount
		Stormwater work		500.00

Subtotal	500.00
Sales Tax	
Total Invoice Amount	500.00
Payment/Credit Applied	
TOTAL	**500.00**

REVIEWEDdthomas 6/21/2019

Spearem Enterprises, LLC
18865 State Rd. 54 Suite122
Lutz, FL 33558
(727) 237-2316
spearem.jmb@gmail.com

Invoice

BILL TO
Parkway CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE # 3901
DATE 06/20/2019
DUE DATE 07/20/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Picked up trash and debris loctaed around ponds. Cost inlcudes labor and disposal.	1	380.00	380.00

BALANCE DUE **$380.00**

It is anticipated that permits will not be required for the above work, and if required, the associated
costs will be added to the price stated below. Any existing
conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
Whether actual or consequential, or any claim
arising out of or relating to "Acts of God".
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

5340 BH 6/6/19

REVIEWEDdthomas 6/26/2019

DISTRICT CHECK REQUEST FORM

Today's Date	5/23/19
District Name	Parkway Center CDD
Check Amount	**$120.00**
Payable:	**Spencer August Andrews**
Mailing Address	**12351 Foxmoor Peak DR.** **Riverview, Fl 33579**
Check Description	**Patrol for 5/21**

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM _____
Fund _____
G/L
Object Cd
CK # _____ Date _____

REVIEWEDdthomas 6/17/2019

Parkway Center
Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2019

Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Parkway Center Community Development District

Combining Balance Sheet

As of 6/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	Capital Projects Fund - Series 2018-1	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets												
Cash- Operating Acct	177,595	0	0	0	0	0	0	0	0	0	0	177,595
Investment - Revenue 2008 (9000)	0	0	122,243	0	0	0	0	0	0	0	0	122,243
Investment - Construction 2008 (9001)	0	0	0	0	0	0	3	0	0	0	0	3
Investment - Sinking 2008 (9003)	0	0	0	0	0	0	0	0	0	0	0	0
Investment - Interest 2008 (9004)	0	0	0	0	0	0	0	0	0	0	0	0
Investment - Reserve 2008 (9005)	0	0	17,293	0	0	0	0	0	0	0	0	17,293
Investment - Escrow 2018 (5000)	0	0	0	0	0	0	0	0	0	0	0	0
Investment - Revenue 2018-2 (6000)	0	0	0	0	442	0	0	0	0	0	0	442
Investment - Interest 2018-2 (6001)	0	0	0	0	103,998	0	0	0	0	0	0	103,998
Investment - Reserve 2018-2 (6003)	0	0	0	0	144,716	0	0	0	0	0	0	144,716
Investment - Construction 2018-2 (6005)	0	0	0	0	0	0	0	0	3,139,713	0	0	3,139,713
Investment - Cost of Issuance 2018-2 (6006)	0	0	0	0	0	0	0	0	2,176	0	0	2,176
Investment - Revenue 2018-1 (7000)	0	0	0	212,763	0	0	0	0	0	0	0	212,763
Investment - Interest 2018-1 (7001)	0	0	0	0	0	0	0	0	0	0	0	0
Investment - Principal 2018-1 (7002)	0	0	0	0	0	0	0	0	0	0	0	0
Investment - Reserve 2018-1 (7003)	0	0	0	190,859	0	0	0	0	0	0	0	190,859
Investment - Cost of Issuance 2018-1 (7005)	0	0	0	0	0	0	0	2,013	0	0	0	2,013
Prepayment Receivable	0	0	0	0	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0	0	0	0	0	0	0
Deposits	9,035	0	0	0	0	0	0	0	0	0	0	9,035
Buildings	0	0	0	0	0	0	0	0	0	30,000	0	30,000
Improvements Other Than Buildings	0	0	0	0	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	0	0	0	0	1,045,215	0	1,045,215
Amount Available-Debt Service	0	0	0	0	0	0	0	0	0	0	1,604,805	1,604,805
Amount To Be Provided-Debt Service	0	0	0	0	0	0	0	0	0	0	8,815,195	8,815,195
Other	0	0	0	0	0	0	0	0	0	0	0	0

Parkway Center Community Development District

Combining Balance Sheet

As of 6/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	Capital Projects Fund - Series 2018-1	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Assets	186,630	0	139,536	403,623	249,156	0	3	2,013	3,141,889	4,666,344	10,420,000	19,209,195
Liabilities												
Accounts Payable	18,819	0	0	0	0	0	0	0	0	0	0	18,819
Accounts Payable Other	0	0	0	0	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0	0	0	0
Short Term Loan Payable	0	0	0	0	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 B	0	0	0	0	0	0	0	0	0	0	0	0
Refunding Bonds - 2008	0	0	0	0	0	0	0	0	0	0	1,520,000	1,520,000
Refunding Bonds 2018-1	0	0	0	0	0	0	0	0	0	0	4,215,000	4,215,000
Refunding Bonds 2018-2	0	0	0	0	0	0	0	0	0	0	4,685,000	4,685,000
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total Liabilities	18,819	0	0	0	0	0	0	0	0	0	10,420,000	10,438,819
Fund Equity & Other Credits												
Fund Balance-All Other Reserves	0	1,714,423	133,957	0	0	892	3	0	(102,053)	0	0	1,747,222
Fund Balance-Unreserved	53,004	0	0	0	0	0	0	0	0	0	0	53,004
Investment In General Fixed Assets	0	0	0	0	0	0	0	0	0	4,666,344	0	4,666,344
Other	114,808	(1,714,423)	5,579	403,623	249,156	(892)	0	2,013	3,243,942	0	0	2,303,806
Total Fund Equity & Other Credits	167,811	0	139,536	403,623	249,156	0	3	2,013	3,141,889	4,666,344	0	8,770,375
Total Liabilities & Fund Equity	186,630	0	139,536	403,623	249,156	0	3	2,013	3,141,889	4,666,344	10,420,000	19,209,195

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	540,847	553,843	12,996	2 %
Interest Earnings				
Interest Earnings	50	17	(33)	(66)%
Contributions & Donations From Private Sources				
Developer Contributions	0	25,000	25,000	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	894	894	0 %
Undesignated Reserves	9,212	0	(9,212)	(100)%
Total Revenues	550,109	579,755	29,646	5 %
Expenditures				
Legislative				
Supervisor Fees	10,000	7,000	3,000	30 %
Financial & Administrative				
District Manager	28,840	22,130	6,710	23 %
Recording Secretary	4,000	4,157	(157)	(4)%
District Engineer	6,000	1,772	4,228	70 %
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	8,500	6,208	2,292	27 %
Accounting Services	28,677	21,658	7,019	24 %
Auditing Services	7,900	8,000	(100)	(1)%
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	600	1,238	(638)	(106)%
Public Officials Insurance	3,025	3,463	(438)	(14)%
Legal Advertising	1,100	0	1,100	100 %
Bank Fees	186	539	(353)	(190)%
Dues, Licenses & Fees	200	6,948	(6,748)	(3,374)%
Miscellaneous Fees	500	0	500	100 %
Office Supplies	200	101	99	50 %
Technology Services	2,000	2,379	(379)	(19)%
Website Administration	1,000	3,950	(2,950)	(295)%
Interest Payments	0	840	(840)	0 %
Legal Counsel				
District Counsel	15,000	6,795	8,205	55 %
Electric Utility Services				
Street Lighting	91,000	63,849	27,151	30 %
Other Physical Environment				
Property & Casualty Insurance	11,000	7,290	3,710	34 %
Entry & Walls Maintenance	2,000	3,230	(1,230)	(61)%
Landscape Maintenance - Contract	215,834	161,254	54,579	25 %
Field Manager	27,707	20,780	6,927	26 %
Irrigation Maintenance	2,000	12,436	(10,436)	(522)%
Plant Replacement Program	10,500	4,559	5,941	57 %
Waterway Management Program-Contract	14,040	12,429	1,611	11 %
Waterway Management Program - Other	5,000	30,071	(25,071)	(501)%
Waterway Management Program - Erosion Control	3,000	7,250	(4,250)	(142)%
Waterway Mgt. Program-Aquatic Plantings	2,000	0	2,000	100 %
Capital Improvements	10,000	3,859	6,141	61 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	95	905	91 %
Pavement & Signage Repairs	2,500	550	1,950	78 %
Holiday Lighting	5,000	10,000	(5,000)	(100)%
Parks & Recreation				

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Miscellaneous Maintenance	3,000	3,185	(185)	(6)%
Security Patrol	24,000	25,971	(1,971)	(8)%
Special Events	500	0	500	100 %
Total Expenditures	550,109	464,986	85,123	15 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	39	39	0 %
Total Other Financing Sources	0	39	39	0 %
Excess of Revenuess Over(Under) Expenditures	0	114,808	114,808	0 %
Fund Balance, Beginning of Period	0	53,004	53,004	0 %
Fund Balance, End of Period	0	167,811	167,811	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	484,032	449,909	(34,123)	(7)%
Interest Earnings				
Interest Earnings	0	8,207	8,207	0 %
Total Revenues	484,032	458,116	(25,916)	(5)%
Expenditures				
Financial & Administrative				
Miscellaneous Fees	0	124,013	(124,013)	0 %
Debt Service Payments				
Interest Payments	334,032	223,801	110,231	33 %
Principal Payments	150,000	4,480,000	(4,330,000)	(2,887)%
Bond Call Payment	0	850,000	(850,000)	0 %
Total Expenditures	484,032	5,677,814	(5,193,782)	(1,073)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4,535,383	4,535,383	0 %
Interfund Transfer				
Interfund Transfer	0	(1,030,108)	(1,030,108)	0 %
Total Other Financing Sources	0	3,505,275	3,505,275	0 %
Excess of Revenuess Over(Under) Expenditures	0	(1,714,423)	(1,714,423)	0 %
Fund Balance, Beginning of Period	0	1,714,423	1,714,423	0 %
Fund Balance, End of Period	0	0	0	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	172,928	177,001	4,073	2 %
Interest Earnings				
Interest Earnings	0	2,791	2,791	0 %
Total Revenues	172,928	179,791	6,863	4 %
Expenditures				
Debt Service Payments				
Interest Payments	77,928	79,213	(1,285)	(2)%
Principal Payments	95,000	95,000	0	0 %
Total Expenditures	172,928	174,213	(1,285)	(1)%
Excess of Revenuess Over(Under) Expenditures	0	5,579	5,579	0 %
Fund Balance, Beginning of Period	0	133,957	133,957	0 %
Fund Balance, End of Period	0	139,536	139,536	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2018-1
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0	9,039	9,039	0 %
Interest Earnings				
Interest Earnings	0	457	457	0 %
Total Revenues	0	9,497	9,497	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	68,445	(68,445)	0 %
Principal Payments	0	185,000	(185,000)	0 %
Total Expenditures	0	253,445	(253,445)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,030,069	1,030,069	0 %
Debt Proceeds				
Bond Proceeds	0	4,151,991	4,151,991	0 %
Interfund Transfer				
Interfund Transfer	0	(4,534,489)	(4,534,489)	0 %
Total Other Financing Sources	0	647,571	647,571	0 %
Excess of Revenuess Over(Under) Expenditures	0	403,623	403,623	0 %
Fund Balance, End of Period	0	403,623	403,623	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	442	442	0 %
Total Revenues	0	442	442	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	80,309	(80,309)	0 %
Total Expenditures	0	80,309	(80,309)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	329,023	329,023	0 %
Total Other Financing Sources	0	329,023	329,023	0 %
Excess of Revenuess Over(Under) Expenditures	0	249,156	249,156	0 %
Fund Balance, End of Period	0	249,156	249,156	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(895)	(895)	0 %
Total Other Financing Sources	0	(895)	(895)	0 %
Excess of Revenuess Over(Under) Expenditures	0	(892)	(892)	0 %
Fund Balance, Beginning of Period	0	892	892	0 %
Fund Balance, End of Period	0	0	0	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenuess Over(Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	3	3	0 %
Fund Balance, End of Period	0	3	3	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2018-1
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Expenditures				
Financial & Administrative				
District Manager	0	18,024	(18,024)	0 %
Trustees Fees	0	4,170	(4,170)	0 %
Dues, Licenses & Fees	0	9,613	(9,613)	0 %
Legal Counsel				
District Counsel	0	36,190	(36,190)	0 %
Bond Counsel	0	45,660	(45,660)	0 %
Underwriter	0	31,241	(31,241)	0 %
Trustee Counsel	0	2,523	(2,523)	0 %
Total Expenditures	0	147,421	(147,421)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	149,431	149,431	0 %
Total Other Financing Sources	0	149,431	149,431	0 %
Excess of Revenuess Over(Under) Expenditures	0	2,013	2,013	0 %
Fund Balance, End of Period	0	2,013	2,013	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4,967	4,967	0 %
Total Revenues	0	4,967	4,967	0 %
Expenditures				
Financial & Administrative				
District Manager	0	19,476	(19,476)	0 %
Trustees Fees	0	4,505	(4,505)	0 %
Dues, Licenses & Fees	0	10,387	(10,387)	0 %
Legal Counsel				
District Counsel	0	39,106	(39,106)	0 %
Bond Counsel	0	49,340	(49,340)	0 %
Underwriter	0	33,759	(33,759)	0 %
Trustee Counsel	0	2,727	(2,727)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	863,196	(863,196)	0 %
Total Expenditures	0	1,022,496	(1,022,496)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	4,261,472	4,261,472	0 %
Total Other Financing Sources	0	4,261,472	4,261,472	0 %
Excess of Revenuess Over(Under) Expenditures	0	3,243,942	3,243,942	0 %
Fund Balance, Beginning of Period	0	(102,053)	(102,053)	0 %
Fund Balance, End of Period	0	3,141,889	3,141,889	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	0	4,666,344	4,666,344	0 %
Total Fund Balance, Beginning of Period	0	4,666,344	4,666,344	0 %
Fund Balance, End of Period	0	4,666,344	3,701,094	0 %

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Bank Balance	177,715.49
Less Outstanding Checks/Vouchers	120.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	177,595.49
Balance Per Books	177,595.49
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4742	5/23/2019	System Generated Check/Voucher	120.00	Julie L. Seale
Outstanding Checks/Vouchers			120.00	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4741	5/21/2019	System Generated Check/Voucher	500.00	AleChris Services
4744	6/1/2019	System Generated Check/Voucher	200.00	Daniel Fleary
4745	6/1/2019	System Generated Check/Voucher	200.00	Koko L. Miller
4746	6/1/2019	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4747	6/1/2019	System Generated Check/Voucher	7,913.04	Meritus Districts
4748	6/1/2019	System Generated Check/Voucher	200.00	Suzanne DeCopain
4749	6/1/2019	System Generated Check/Voucher	200.00	Jo Ann Ward
CD080	6/4/2019	Verizon Payment	160.80	Verizon Wireless
4750	6/6/2019	System Generated Check/Voucher	1,950.00	ADA Site Compliance
4751	6/6/2019	System Generated Check/Voucher	2,500.00	AleChris Services
4752	6/6/2019	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4753	6/6/2019	System Generated Check/Voucher	330.00	Burr & Forman LLP
4754	6/6/2019	System Generated Check/Voucher	105.00	Donald F. Jorden, Sr.
4755	6/6/2019	System Generated Check/Voucher	19,001.62	Landscape Maintenance Professionals, Inc
4756	6/6/2019	System Generated Check/Voucher	120.00	Spencer August Andrews
4757	6/6/2019	Series 2004 FY19 Tax Dist ID 419	616.77	Parkway Center CDD
4758	6/6/2019	Series 2008 FY19 Tax Dist ID 419	237.87	Parkway Center CDD
CD079	6/11/2019	Bank Fee	59.96	
4759	6/13/2019	System Generated Check/Voucher	61.50	Hillsborough County Sheriffs Office
4760	6/13/2019	System Generated Check/Voucher	1,553.82	TECO
4761	6/13/2019	Series 2008 FY19 Tax Dist ID 421	636.49	Parkway Center CDD
4762	6/13/2019	Series 2004 FY19 Tax Dist ID 421	1,650.36	Parkway Center CDD
4763	6/20/2019	System Generated Check/Voucher	156.99	Landscape Maintenance Professionals, Inc
4764	6/20/2019	System Generated Check/Voucher	500.00	Meritus Districts
311000070319 060519	6/24/2019	paid by ACH service 04/23/19 - 05/21/19	7,099.68	TECO
Cleared Checks/Vouchers			47,534.90	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR435	6/6/2019	Tax Distribution - 06.06.19	1,598.94
	CR436	6/14/2019	Tax Distribution - 06.14.19	4,278.44
Cleared Deposits				5,877.38

Commercial Checking Acct Public Funds

Account number:
Image count: 22

■ June 1, 2019 - June 30, 2019 ■ Page 1 of 2

WELLS FARGO

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
	$219,373.01	$5,877.38	-$47,534.90	$177,715.49

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	06/07	1,598.94	Hlls Tax Licens Dist ID419 DN022034 Parkway Center
	06/14	4,278.44	Hlls Tax Licens Dist ID421 DN022034 Parkway Center
		$5,877.38	**Total electronic deposits/bank credits**
		$5,877.38	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*		*Transaction detail*
	06/04	160.80	<	Business to Business ACH Debit - Verizon Wireless Payments 190604 062359092100001 0000000062359092100001
	06/11	59.96		Client Analysis Srvc Chrg 190610 Svc Chge 0519 002000027191958
	06/24	7,099.68		Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		$7,320.44		**Total electronic debits/bank debits**

< ***Business to Business ACH:****If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.*

Checks paid

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
4741	500.00	06/10	4747	7,913.04	06/03	4751	2,500.00	06/13
4744 *	200.00	06/04	4748	200.00	06/17	4752	1,381.00	06/13
4745	200.00	06/07	4749	200.00	06/03	4753	330.00	06/10
4746	200.00	06/03	4750	1,950.00	06/27	4754	105.00	06/14

WELLS FARGO

***Checks paid** (continued)*

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
4755	19,001.62	06/11	4759	61.50	06/19	4762	1,650.36	06/18
4756	120.00	06/13	4760	1,553.82	06/19	4763	156.99	06/24
4757	616.77	06/18	4761	636.49	06/18	4764	500.00	06/21
4758	237.87	06/18						

$40,214.46 **Total checks paid**

** Gap in check sequence.*

$47,534.90 **Total debits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*	*Date*	*Balance*
05/31	219,373.01	06/11	192,206.53	06/19	187,422.16
06/03	211,059.97	06/13	188,205.53	06/21	186,922.16
06/04	210,699.17	06/14	192,378.97	06/24	179,665.49
06/07	212,098.11	06/17	192,178.97	06/27	177,715.49
06/10	211,268.11	06/18	189,037.48		

Average daily ledger balance **$194,863.57**

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Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/17/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Still some debris in pond 1
INVASIVE MATERIAL (FLOATING)	20	16	-4	Water lettuce in pond 15
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Small amount of algae and hydrilla
FOUNTAINS/AERATORS	20	20	0	Aerators are not working in ponds 11 and 9
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	N/A
PLAYGROUND EQUIPMENT	5	5	0	N/A
RECREATIONAL FACILITIES	7	7	0	N/A
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	OK
PAINTING	25	20	-5	
CLEANLINESS	25	25	0	OK
GENERAL CONDITION	25	25	0	Look Good

Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/17/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Look good
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	County
SPECIALTY MONUMENTS	15	15	0	OK
STREETS	25	20	-5	Some pot holes on Still Creek
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	Lights are being added to the new landscape
MONUMENT LIGHTING	30	20	-10	Will be repaired after landscape lighting is completed
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	669	-31	96%

Manager's Signature: Gene Roberts

Supervisor's Signature:

Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/17/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Good color
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some broad leaf in Summerwood
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	-1	Some areas need detailing
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Junipers
PRUNING	10	8	-2	Some areas need pruning
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	New mulch recently added
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	Turf weeds
SEASONAL COLOR/PERENNIAL MAINTENANCE				
VIGOR/APPEARANCE	7	7	0	New ones will be planted soon.
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	
SCORE	100	95	-5	95%

Contractor Signature: _____

Manager's Signature: Gene Roberts 7/17/2019

Parkway Center July

The invasive species were removed from the conservation area behind the Castle Creek sign. I feel more material should have been removed and expressed that to Aquatic Systems. They will return to remove additional weeds such as the Dog fennel at least around the visible perimeter.

The dead palm tree in the median at the Castle Creek entrance is scheduled to be replaced under warranty.

The recently installed Agapanthus plants at the Summerwood entrance need to be monitored closely for fungus.

Juniper plants damaged by mite at the Belmont entrance will be replaced under warranty.

Viburnum plants have been planted to screen the water meter in front of Pine Ridge.

The perennial peanut recently installed at Harvest Glen entrance needs to be weed detailed.

The annuals have been removed and will be replaced soon.

The St. Augustine turf along the boulevards is in good condition.

A dead palm tree next to Still Creek needs to be removed.

Society garlic plants have been added to the triangles next to the round-a -bouts.

The landscape bed in front of the Hamlet sign needs to be weed detailed.

The dead Plumbago plants at the Hamlet will be replaced under warrant.

LMP will begin to remove the diseased Holly trees along Falkenburg a few each week.

New mulch was recently added throughout the whole community.

Junipers plants along Falkenburg need to be treated for mites.

Parkway Center Ponds July

Pond 15 still has some water lettuce but it’s limited to the perimeter.

The aerators in ponds 9 and 11 are not functioning; a service request; a service request has been placed to Vertex.

The grass weeds around the perimeter of pond 6 have been sprayed and looks better.

Pond 7 is a work in progress. It looks better but there are still some cattails and grass weeds that need to be treated.

Pond 3 has some torpedo grass that needs to be treated.

The littoral shelf in pond 2 has a lot more torpedo grass due to the construction work.

All the grass weeds have been sprayed around the perimeter of pond 1 and the water levels are rising.

The drainage ditch has been sprayed and is looking better.

Pond 13 has a little lettuce weed but has been treated.

The west end of pond 3 is looking better.

LMP has been asked to limb up the oak tree next to pond 4.

The beneficial Pickerel weed is filling in pond 5.

Action Item Template

Date	July 1, 2019
Distric	Parkway Center

#	Action Item Description	Respon sible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	July Mtg.		open	Final drawings in book for amenity. BH will update on project overall.
2	Security Patrols	BH	4/1/19	July Mtg.		done	BH/GR will update on patrols.
4	Pond Work	TS	3/1/19	July Mtg.		open	We will discuss latest report. Tonja will call in.
5	Landscape	BH	5/1/19	July Mtg.		open	LMP is working on a extensive punch list. Celia is working on landscape plans for new amenity.
6	Aquatics	BH	5/1/19	July Mtg.		done	Please see latest report.
7							