

SITE DESCRIPTION

SITE ADDRESS:
3560-3580 NE 12 AVENUE, OAKLAND PARK FL 33334

OWNER NAME:
DDB INVESTMENTS INC

ID NUMBER: 4942 23 03 0781

LEGAL DESCRIPTION:
OAKLAND PARK 2-38 B LOTS 9,10,11 LESS N 5 FOR RD, BLK 8

PER 2017 FBC SECTION 602 BUILDING TYPE II A
OCCUPANCY: BUSINESS (F.B.C. 2017)SEC:304.1
TOTAL AREA OF BUILDING: N/A
TOTAL TENANT AREA: 910.5 SQFT.
OCCUPANCY LOAD CALCULATIONS
BUSINESS SPACE 910.5 SQFT /200 =4 PEOPLE
PER 2017 FBC TABLE 1004.1.2 GROSS FLOOR AREA ALLOWANCES PER OCCUPANT

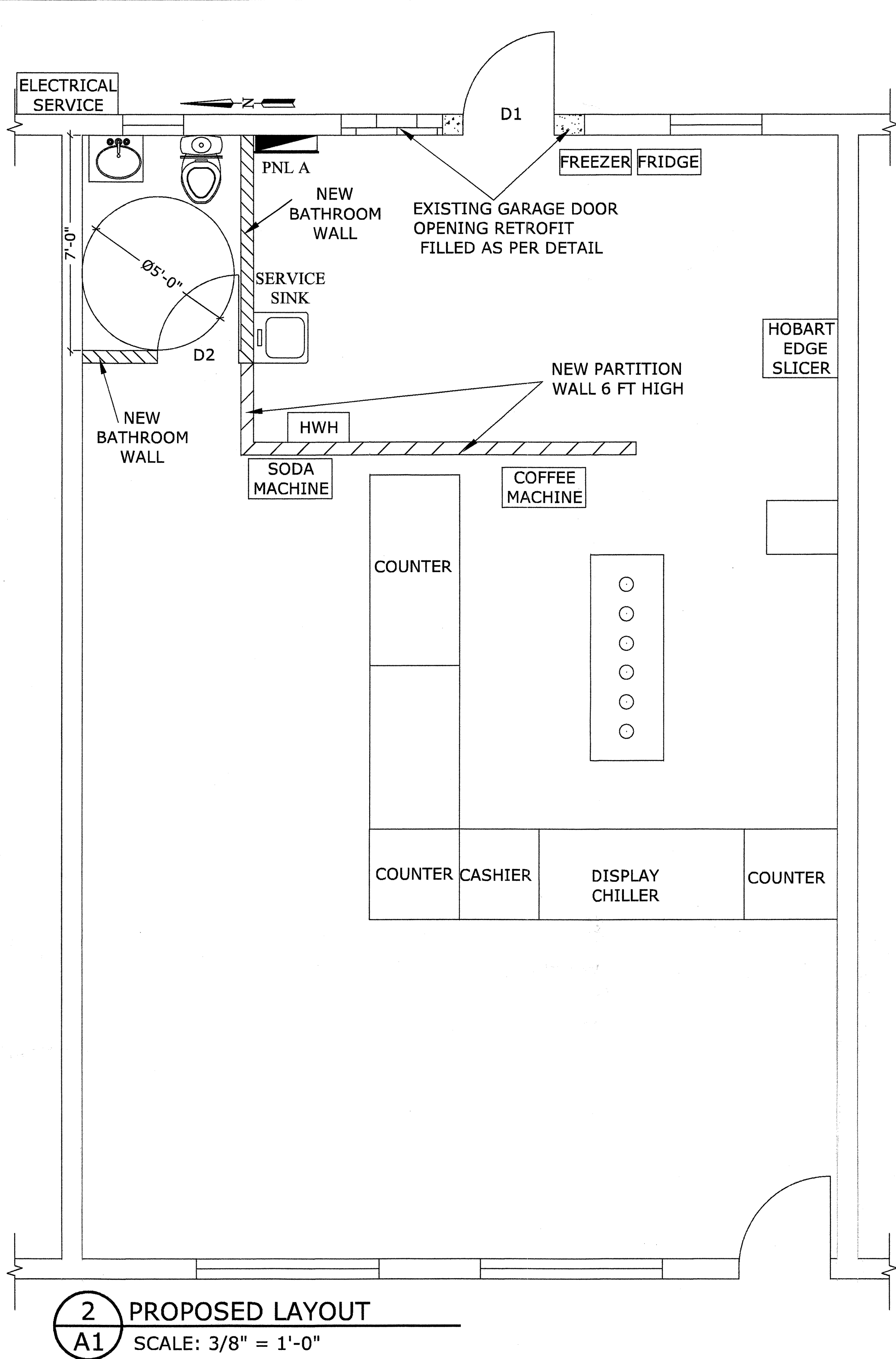
COMMON PATH OF EGRESS TRAVEL
PER 2017 FBC TABLE 1017.2 MAX. TRAVEL DISTANCE SHALL BE LESS THAN 200 FEET

REQUIREMENTS METHOD OF COMPLIANCE:
LEVEL II ALTERATION
WORK TO BE PERFORMED
AS PER 6TH EDITION OF 2017 FBC, SECTION 301.1.1
=> **PRESCRIPTIVE COMPLIANCE METHOD**

SCOPE OF WORK:
UNIT RETROFIT

STRUCTURAL-BUILT NEW NONBEARING INTERIOR WALLS
REMOVE A GARAGE DOOR/RETROFIT THE OPENING FOR A NEW DOOR
PLUMBING- RETROFIT EXISTING BATHROOM
ELECTRICAL- UPDATE THE EXISTING LAYOUT
MECHANICAL-EXISTING TO REMAIN

NOTE:
SITE PLAN/SURVEY TO
BE PROVIDED BY
CONTRACTOR



New Doors Schedule						
Mark	Width	Height	NOA/FL #	Type Comments	Required MAX. Pressures	Design Pressures
D1	3'-0"	6'-8"	FL#14569	UTILITY ROOM JELD-WEN OUTSWING STEEL DOOR	+ 43.24 PSF - 48.04 PSF	+60 PSF - 60 PSF
D 2	2'-0"	6'-8"	N/A	BATHROOM WOOD DOOR (TYP)	N/A	N/A

NOTES:
THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL CONSTRUCTION MUST BE PER THE PROVISIONS OF THE 2017 (6TH EDITION) FLORIDA BUILDING CODE.

GENERAL

- CONSTRUCTION METHODS, PROCEDURES, AND SEQUENCES ARE THE OWNER/BUILDER'S RESPONSIBILITY AND THE OWNER/BUILDER IS TO TAKE ALL THE NECESSARY MEANS TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY OF ALL CONSTRUCTION AT ALL STAGES.
- SHOULD ANY SPECIFIC CONDITION DIFFER FROM THAT SPECIFIED HEREIN, OR STANDARD FIELD CONDITIONS, ADDITIONAL SPECIFIC ENGINEERING MAY BE REQUIRED AS DETERMINED BY THE BUILDING INSPECTOR.
- THE OWNER/BUILDER IS TO VERIFY ALL FIELD DIMENSIONS PRIOR TO INSTALLATION, AND VERIFY THAT PROPOSED DIMENSIONS AND FIELD CONDITIONS AGREE WITH THIS PROPOSED PLAN.
- ALL MATERIALS USED & FABRICATION METHODS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED AND APPROVED REQUIREMENTS.
- THIS DOCUMENT AND ORIGINAL ENGINEER SEAL AFFIRMS STRUCTURAL DESIGN AS SHOWN ONLY. DEVIATIONS OF THIS PLAN IN ANY WAY WITHOUT ENGINEER'S APPROVAL SHALL RENDER THIS DESIGN NULL AND VOID. APPROVAL OF SITE CONDITIONS SHALL BE BY OTHERS. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

WOOD

- ALL DIMENSION LUMBER SHALL BE GRADE #2 SOUTHERN YELLOW PINE MEETING APPLICABLE REQUIREMENTS OF THE SOUTHERN PINE INSPECTION BUREAU (SPIB).
- WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED WITH 30 # FELT (U.N.O.) OR PRESSURE TREATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE BUILDING CODE AND AMERICAN WOOD PROTECTION ASSOCIATION (AWPA U1) "BOOK OF STANDARDS". MEMBER SIZE SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.
- MEMBERS SHALL BE FREE OF CRACKS AND KNOTS. MOISTURE CONTENT SHALL BE 19% OR LESS.
- ALL METAL CONNECTORS USED IN LOCATIONS EXPOSED TO WEATHER SHALL BE GALVANIZED.
- NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO.
- THERE SHALL BE NOT LESS THAN 2 NAILS IN ANY CONNECTION.

INSPECTIONS: SHALL COMPLY WITH THE LOCAL BUILDING CODE REQUIREMENTS FOR INSPECTIONS (BY THE MUNICIPALITY, OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.

MASONRY NOTES:
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" ACI 531, LATEST ADOPTED EDITION.

CONCRETE MASONRY UNITS: THE QUALITY STANDARDS FOR THE UNITS SHALL CONFORM TO THE AMERICAN STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING UNITS (ASTM C90-70). MINIMUM f'm SHALL BE 2,000 PSI BASED ON THE SHELL FACE MORTAR BEDDING.
MORTAR: THE MORTAR USED FOR MASONRY CONSTRUCTION SHALL BE TYPE "M" BELOW GRADE AND TYPE "S" ABOVE GRADE AND SHAL CONFORM TO ALL THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE, LATEST ADOPTED EDITION. CALCIUM CHLORIDE SHALL NOT BE USED IN MORTAR.
PROVIDE MASONRY HORIZONTAL REINFORCING AT 16" O.C. IN ALL MASONRY WALLS.
WALLS SHALL BE LADDER TYPE REINFORCING AT 16" O.C. WITH A MINIMUM OF 6" LAP AT SPLICES. REINFORCING BARS SHALL BE ACCURATELY POSITIONED ACCORDING TO THE DRAWINGS AND SHALL BE SECURED TO PREVENT DISPLACEMENT DURING GROUTING. CONTACT LAP SPLICES FOR VERTICAL REINFORCING (UNLESS NOTED OTHERWISE):
COMPRESSION SPLICES: 30 DIAMETERS
TENSION SPLICES: 48 DIAMETERS
GROUT FOR BOND BEAM SHALL HAVE A MINIMUM f'c=3,000 PSI AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH ASTM C-476 AND A MAXIMUM SIZE OF AGGREGATE OF 3/8".
GROUTING OF WALLS SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:
PLACE GROUT IN MAXIMUM 4'-0" LIFTS AND CONSOLIDATE. ALLOW GROUT TO SET FOR MINIMUM OF 15 MINUTES BETWEEN EACH SUCCEEDING 4'-0" LIFT (UNLESS NOTED OTHERWISE).
PLACE GROUT IN MAXIMUM 8'-0" LIFTS AND CONSOLIDATE. ALLOW GROUT TO SET FOR MINIMUM OF 24-HOURS BETWEEN EACH SUCCEEDING 8'-0" LIFT. PROVIDE CLEAN OUTS AT BOTTOM OF CORES TO BE FILLED (UNLESS NOTED OTHERWISE).
ALL MASONRY SHALL BE LAID UP IN RUNNING BOND, UNLESS NOTED OTHERWISE.
PROVIDE CONTROL JOINTS AT MAXIMUM 40'-0" O.C. IN EXTERIOR WALLS ABOVE GRADE.
GROUT POURED INTO CONCRETE MASONRY UNITS (CMU) TO BE TESTES IN ACCORDANCE WITH ASTM C1019-03. THE SLUMP TO BE 4 TO 6 INCHES.

DEMOLITION NOTES:
THE DEMOLITION WORK SHALL BE DONE IN CONFORMITY WITH THE REQUIREMENTS OF THE 6TH EDITION OF THE 2017 FLORIDA BUILDING CODE, CHAPTER 33.
CONTRACTOR SHALL DEMOLISH AND REMOVE THE ROOF STRUCTURE, EXISTING DAMAGED INTERIOR WALLS, CEILINGS, FLOORS, WINDOWS, DOORS AS REQUIRED. EXISTING PLUMBING/ELECTRICAL FIXTURES AND RELATED ITEMS WHICH ARE TO BE REMOVED SHOULD BE LEGALLY/PROPERLY DISPOSED.
EXISTING FIXTURE, EQUIPMENT, SERVICE(S), CONNECTIONS GETTING DAMAGES DURING DEMOLITION WORK SHALL BE REPLACED AS REQUIRED TO PROVIDE ORIGINAL OPERATION.
PENETRATION THROUGH EXISTING PARTITIONS AND FLOORS SHALL BE SLEEVED AND SEALED TO MAINTAIN INTEGRITY OF EXISTING PARTITIONS AND FLOOR RATING.
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS FOR EXACT EXTENT OF DEMOLITION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONFLICTS THAT MAY BE AVOIDED THEREBY.
ITEMS TO BE REMOVED IN DEMOLITION AREAS ARE TO BE VERIFIED BY SITE INSPECTION. THE INTENT IS TO REMOVE ALL EQUIPMENT, FURNISHING AND FIXTURES AS REQUIRED TO PREPARE THE AREA FOR CONSTRUCTION. IF ANY EQUIPMENT NOT SHOWN IS TO BE REMOVED, IT NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF REMOVING SUCH EQUIPMENT.
CONTRACTOR SHALL PERFORM ALL DEMOLITION NECESSARY UP TO THE ENGINEER SATISFACTION.
GENERAL CONTRACTOR RESPONSIBILITY IS TO ASSURE NO DAMAGES WILL BE CAUSED DURING PROCESS OF DEMOLITION TO REMAINING STRUCTURE(S), TO USE ALL MEANS TO PREVENT THE DUST TO SPREAD IN ANY DIRECTION, INTERFERING WITH STREETS, WALKWAYS, AND ANY OTHER ADJACENT FACILITIES, COMPLYING WITH LOCAL JURISDICTIONS REQUIREMENTS, ESPECIALLY RECYCLING AND TREATMENT OF THE RECYCLING MATERIALS.
THE ENGINEER HAS NO KNOWLEDGE'S AND SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS DISCOVERED DURING DEMOLITION PROCESS.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TESTING FOR HAZARDOUS/TOXICITY OF ALL MATERIALS. IN CASE OF ANY DISCOVERY OF HAZARDOUS/TOXIC MATERIALS, HE IS TO IMMEDIATELY ISOLATE THE AREA(S) AND NOTIFY THE OWNER AND THE PROPER AUTHORITIES.
THE GENERAL CONTRACTOR IS TO GET APPROVAL FOLLOWING THE PROPER PROCEDURE FROM ALL POWER UTILITIES SERVICES ON THE JOB SITE.
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A TRASH/DEBRIS REMOVAL SERVICE TO REMOVE FROM THE JOB SITE ALL OF THE DEBRIS FOR ALL TRADES AND ALL WORK RELATING TO THIS PROJECT.
CONTRACTOR SHALL BE RESPONSIBLE FOR TERMITES TREATMENT AS PER CHAPTER 1816 OF 2017 FBC

REV: BY: DATE:

-	-	-

SCALE: -

PINK SUB
3560 NE 12 AVENUE
OAKLAND PARK, FL 33334
CB ENGINEERING SERVICES, INC. CA#30935
STRUCTURAL, M.E.P. DESIGN AND INSPECTIONS
200 NE 12 AVENUE, UNIT 6-D HALLANDALE-BEACH FLORIDA
TEL: (954) 534-1612 EMAIL: cbortese@gmail.com

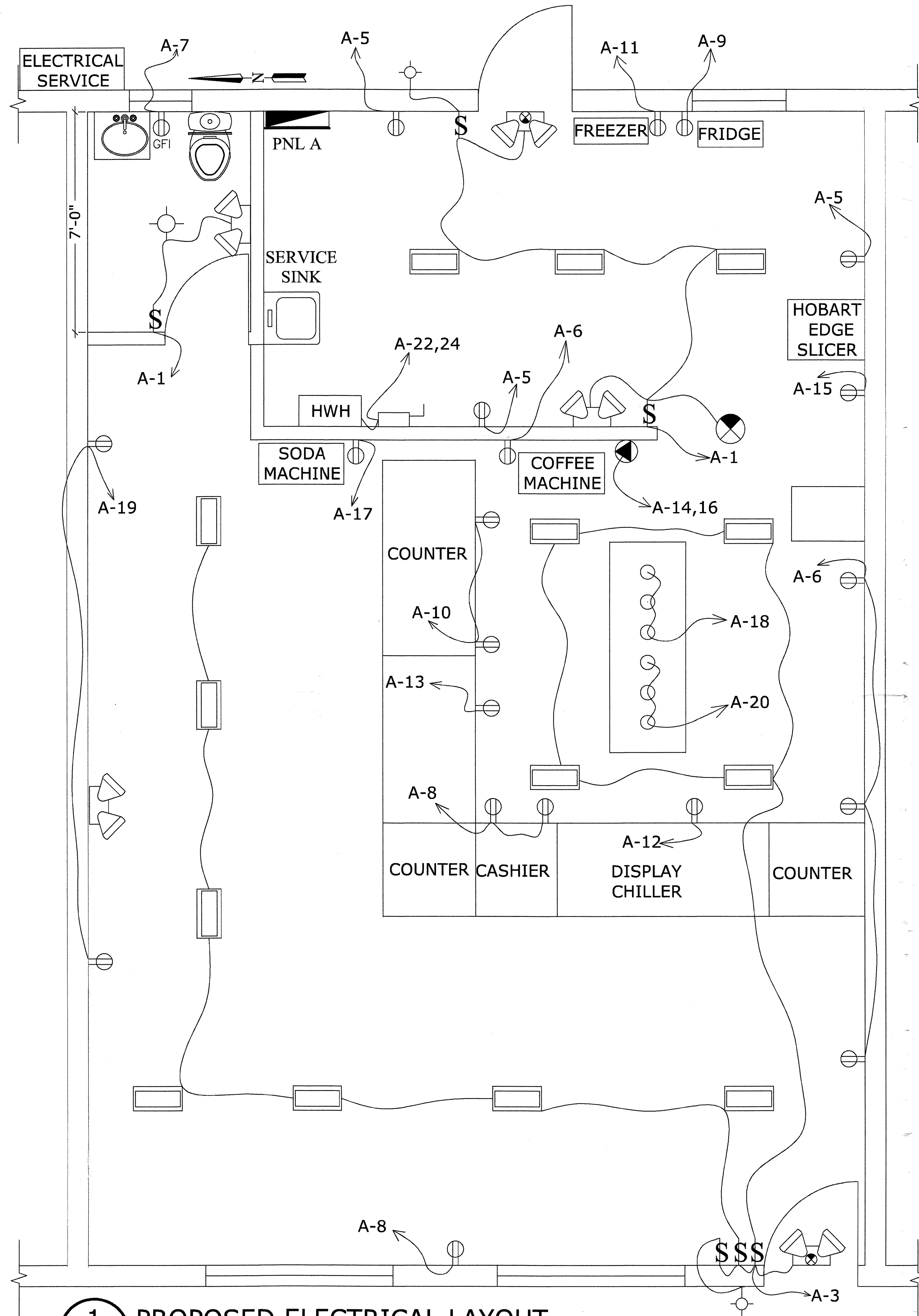
CLIENT : THE OWNER

DESIGN BY: DATE: 4/22/19
CB

DRAWN BY: DATE: 4/22/19
CB

VERIFIED BY: DATE: 4/22/19
CB

APRIL 22, 2019
CONSTANTIN BORTES
FL P.E.No.: 77915
SHEET **A1**



1
E2 **PROPOSED ELECTRICAL LAYOUT**
SCALE: 1/4" = 1'-0"

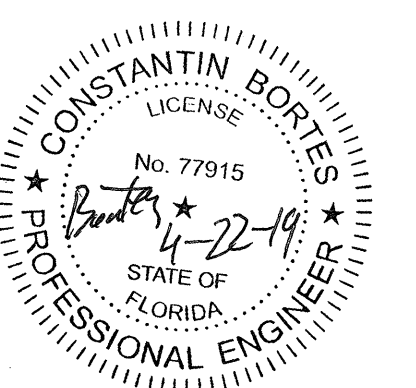
CB ENGINEERING SERVICES, INC. HEREBY RESERVES ITS RIGHTS IN THIS PLAN IN DESIGN, IDEAS AND CONCEPTS. THIS IS NOT TO BE REPRODUCED, CHANGED IN ANY MANNER, NOR TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS PERMISSION. COMPENSATION SHALL BE MADE TO CB ENGINEERING SERVICES, INC. IN THIS MATTER. WRITTEN DIMENSIONS SUPERCEDE THE SCALE DIMENSIONS. THE CONTRACTOR RESPONSIBILITY IS TO VERIFY PLAN DIMENSIONS, SPECIAL PROVISIONS, SPECIFICATIONS, STANDARDS, NOTES, NOA- NOTICE OF ACCEPTANCE, CONDITIONS OF THE JOB SITE WITH REGARDS OF THE PROJECT. CB ENGINEERING SERVICES, INC. SHALL BE NOTIFIED IN WRITING ABOUT ANY CHANGES NECESSARY IN THE PROJECT IMMEDIATELY.

REV:	BY:	DATE:
1	1	1

SCALE: -

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DESIGN BY:	CB	DATE:	4/22/19
DRAWN BY:	CB	DATE:	4/22/19
VERIFIED BY:	CB	DATE:	4/22/19



GENERAL ELECTRICAL NOTES

1. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2017 FBC, 2014 (NEC), NFPA 72 2012, FPCC 2012 AND THE LATEST EDITIONS OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.

2. AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:

a. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

b. ILLUMINATING ENGINEERS SOCIETY (IES).

c. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).

d. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).

NOTE: THESE STANDARDS ARE SUBORDINATE TO CODES AND STANDARDS SET BY U.L.

3. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.

4. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

5. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, U.O.N..

6. IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS, ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK.

8. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACE- MENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

9. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN OR NOTED ON THE DRAWINGS, PRIOR TO SUBMITTING BID.

10. THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DRAWINGS, REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.

11. COORDINATE ALL ELECTRICAL SITE WORK WITH THE GENERAL CONTRACTOR.

12. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.

13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DRAWINGS ARE RETURNED TO HIM.
14. COODINATE ALL SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.

15. THE CONTRACTOR SHALL KEEP ALL AREAS WHERE WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.

16. ALL CONDUCTORS SHALL BE STRANDED COPPER, TYPE THHN/THWN EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING.

17. ALL CONDUIT RISERS SHALL BE GALVANIZED STEEL (GRS). WHERE CONDUIT BENDS UPWARD FROM UNDERGROUND TO ABOVE GROUND, USE AN APPROVED PVC TO GRS COUPLING. GRS CONDUITS SHALL EXTEND A MINIMUM OF 18" BELOW GRADE.

18. ALL CONDUCTORS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRS) EXCEPT THAT: (a) PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE GRS, (b) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS, (c) LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED, (d) FLEXIBLE METALLIC CONDUIT FOR LIGHTING WHIPS ONLY. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.

19. APPLY TO COATS OF BITUMASTIC (KOPPERS #50) TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND. EMT IS NOT PERMITTED IN SLABS. ALUMINUM CONDUITS ARE NOT PERMITTED ANYWHERE.

20. FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360 DEGREES, OR 180 DEGREES FOR TELEPHONE. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE AND WITH IRON COVERS. WARNING TAPES WHICH READ "WARNING-BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ALL ELECTRIC CONDUITS. WHERE CONDUITS PASS UNDER PAVED AREAS, THEY SHALL BE GRS. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC. ELBOWS AND RISERS SHALL BE GRS.

21. ALL CONDUIT RUNS ARE SHOWN DIAGRAMATICALLY. THE EXACT ROUTING SHALL BE DETERMINED IN THE FIELD. UNLESS NOTED OTHERWISE.

21-A. ALL HOME RUNS TO BE MIN. 3/4" EMT. NEW CP CIRCUITS TO BE MINIMUM #10 THHN STRANDED COPPER WITH ISOLATED GROUND.

NOTE:

ALL NEW CIRCUITS AND OUTLETS IN AREA LISTED IN 2011 NEC 210.12B SHALL HAVE AFCI PROTECTION

ALL OUTLETS IN THE KITCKEN AREA TO BE INSTALLED AT NO MORE THAN 2 FEET FROM THE COUNTERTOP EDGE AND AT NO MORE THAN 4 FEET APART

SMOKE ALARMS ARE REQUIRED INSIDE THE SLEEPING ROOMS PER F.S. 553.883

PER F.S.553.883 YOU MAY USE SMOKE ALARMS OR COMBOCO/SMOKE ALARMS WITH 10 YEAR NON-REPLACEABLE BATTERY (ONLY FOR REPAIR OR LEVEL 1 PERMIT)

22. WHERE CORE DRILLING OF FLOORS/WALLS IS REQUIRED, THE CON- TRACTOR SHALL SEAL OPENINGS WATER TIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER THAT IS CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT.

23. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENE- TRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RE- SONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PART- ITIONS, WALLS, AND STRUCTURAL SLABS.
24. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
25. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMODATE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND REQUIRED FUSES. SWITCHES SHALL BE HORSEPOWER RATED FOR MAX. HORSEPOWER, HEAVY DUTY TYPE.
26. THE CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATINGS FOR EQUIPMENT PRIOR TO INSTALLATION.

27. ALL FUSES SHALL BE TYPE R, CURRENT LIMITING, PER U.L., RATED 600V. OR 250V. AS REQUIRED, WITH:

(a) NON TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.

(b) TIME DELAY FUSES FOR MOTOR AND HVAC CIRCUITS.

28. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.

29. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEMS AS PER MANUFACTURERS NAMEPLATE RE- COMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

30. WIREWAYS SHALL BE SIZED AS REQUIRED, PER NEC, U.O.N.

31. ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL- MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. TIE HANDLES ARE NOT PERMITTED.

32. ALL ELECTRICAL EQUIPMENT SHALL BE RAINTIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.

33. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS. U.O.N..

34. PROVIDE ALL FIXTURES WITH LAMPS, VERIFY TYPE W/MANUFACTURER.

35. ALL FLUORESCENT BALLASTS SHALL BE ELECTRONIC TYPE, "ADVANCE V" OR APPROVED EQUAL. ALL LAMPS SHALL BE ENERGY SAYING "TS" TYPE. ALL BALLASTS FOR MERCURY VAPOR, METAL HALIDE AND HIGH PRESSURE SODIUM FIXTURES SHALL BE CONSTANT WATTAGE TYPE WITH +- 5% LAMP WATTS FOR +- 10% LINE VOLTAGE VARIATION.

36. ALL OPENINGS FOR LIGHT FIXTURES IN CEILINGS SHALL BE PRO- TECTED IN A MANNER (PER ALL GOVERNING CODES) THAT WILL PROVIDE THE SAME RATING AS THE CEILING. THIS APPLIES TO ALL FIRE RATED CEILINGS.

37. ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC 250-81.

38. CONTRACTOR SHALL SUBMIT 5 COPIES OF EQUIPMENT LAYOUTS OF ALL ELECTRICAL SPACES, ROOMS, ETC. TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSTALLING CON- DUITS, ETC. THE LAYOUTS SHALL CONSIST OF PLAN VIEWS AT A SCALE OF 1/2" = 1'-0" AND ELEVATIONS FOR EACH SUCH SPACE OR ROOM, ETC.
39. THE CONTRACTOR SHALL SUBMIT 6 COPIES OF EQUIPMENT SHOP DRAWINGS FOR ELECTRICAL EQUIPMENT TO THE ENGINEER FOR REVIEW, PRIOR TO ORDERING SUCH EQUIPMENT.

40. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS RE- QUIRED. NO "GOOF" RINGS WILL BE ALLOWED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RINGS OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.

41. TAMPER-RESISTANCE RECEPTACLE AS PER NEC 406.12(A) IN DWELLING UNITS ALL NONLOCKING TYPE 15A AND 20A, 125V RECEPTACLES IN THE FOLLOWING AREAS OF A DWELLING UNIT (210.52) MUST BE LISTED AS TAMPER-RESISTANT

• WALL SPACE-210.52(A)(1)

• SMALL APPLIANCES CIRCUIT-210.52(B)

• COUNTERTOP SPACE-210.52(D)

• BATHROOM AREA-210.52(D)

• OUTDOORS-210.52(E)

• LAUNDRY AREA-210.52(H)

• GARAGE AND OUTBUILDINGS-210.52(G)

• HALLWAYS-210.52(H)

• FOYERS-210.52(I)

EXCEPTIONS

1. RECEPTACLES LOCATED MORE THAN 5 1/2 FEET AFF

2. RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE

3. A RECEPTACLE LOCATED WITHIN DEDICATED SPACE FOR AN APPLIANCE THAT IN NORMAL USE IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER

4. NONGROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN 406.4(D)(2)(A)

PROVIDE ARC-FAULT PROTECTION AS PER NEC 120.12

• DISHWASHER TO BE GFCI PROTECTED NEC 210.8(d)

• COUNTER-TOP RECEPTACLE TO BE INSTALLED AS PER NEC 210.8A6

• THE ELECTRICAL WORK IN KITCHEN FALLS UNDER THE ARC-FAULT REQUIREMENTS NEC 210.12, AND HAS TO BE DONE ACCORDINGLY

ALL NEW RECEPTACLES SHALL BE TAMPER AS PER NEC 406.12
ALL NEW OR MODIFIED CIRCUITS SHALL HAVE ARC-FAULT PROTECTION AS PER NEC 210.12
ALL 125 VAC 15 820 AMP RECEPTACLES WITHIN 6 FEET OF SINK TO BE GFCI PROTECTED NEC 210.8(A)(7)

LIGHTING EQUIPMENT NOTE:
ACCORDING WITH 2017 FBC ENERGY CONSERVATION A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS, OR MINIMUM OF 75% OF PERMANENTLY INSTALLED INSTALLED FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
EXCEPTION: LOW VOLTAGE LIGHTING SHALL NOT BE REQUIRED TO UTILIZE HIGH-EFFICIENCY LAMPS.
- ELECTRICAL LEGEND
- ELECTRIC METER

ELECTRIC PANEL

A/C DISCONNECT

220 VOLT RECEPTACLE

WALL OR CLG. MOUNTED FIXTURE

DUPLEX OUTLET

20 AMP DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 16" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

WALL SCONCE

LIGHTS

WALL/CEILING LIGHT FIXTURE

2X4 FLUORESCENT LAY-IN LIGHT FIXTURE, 120V: W/ ACRYLIC PRISMATIC LENS, (2) 32W T8 LAMPS & ELECTRONIC OCTRON BALLAST DAYBRITE #2TG-232-12-1/2 EB

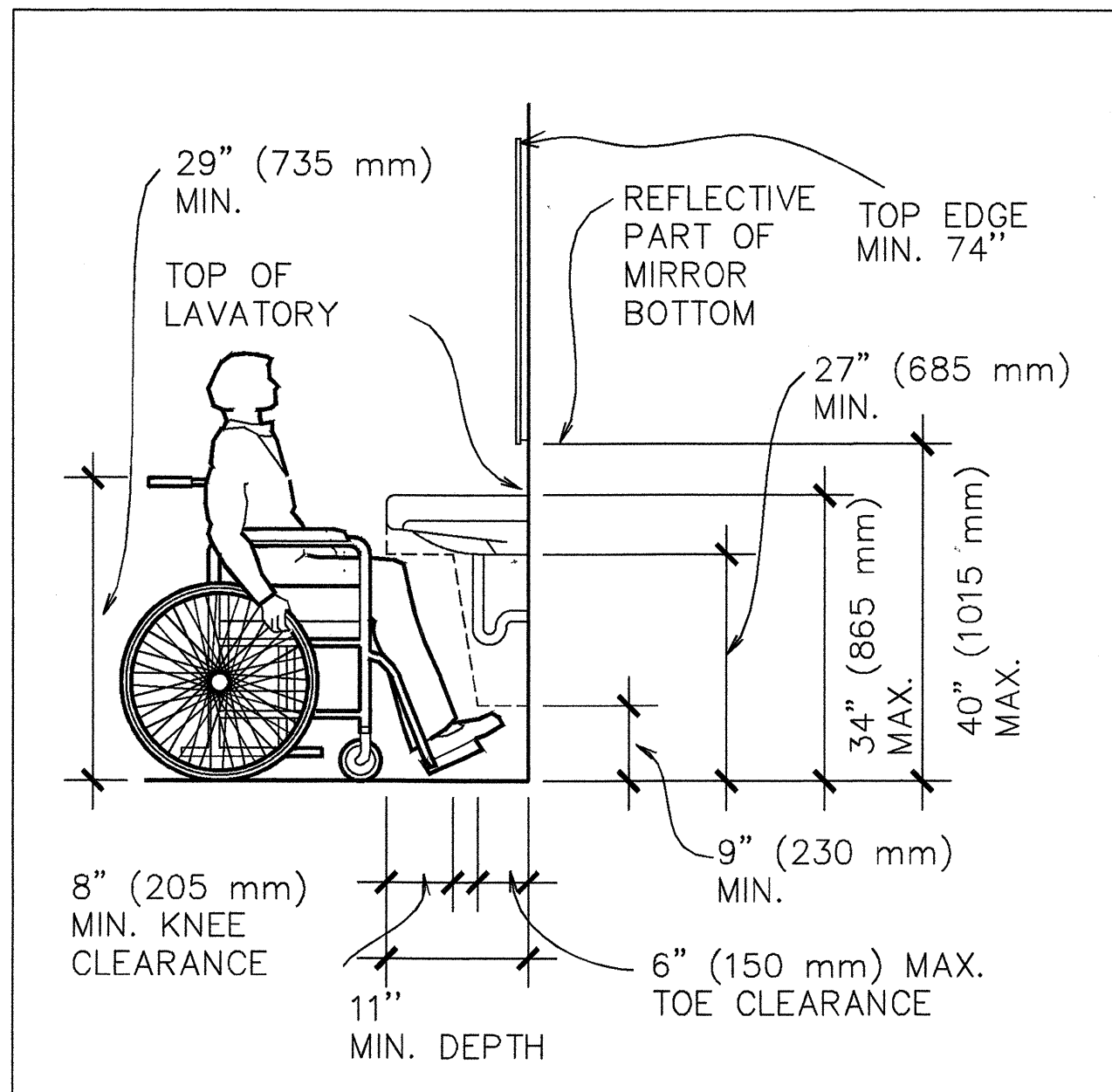
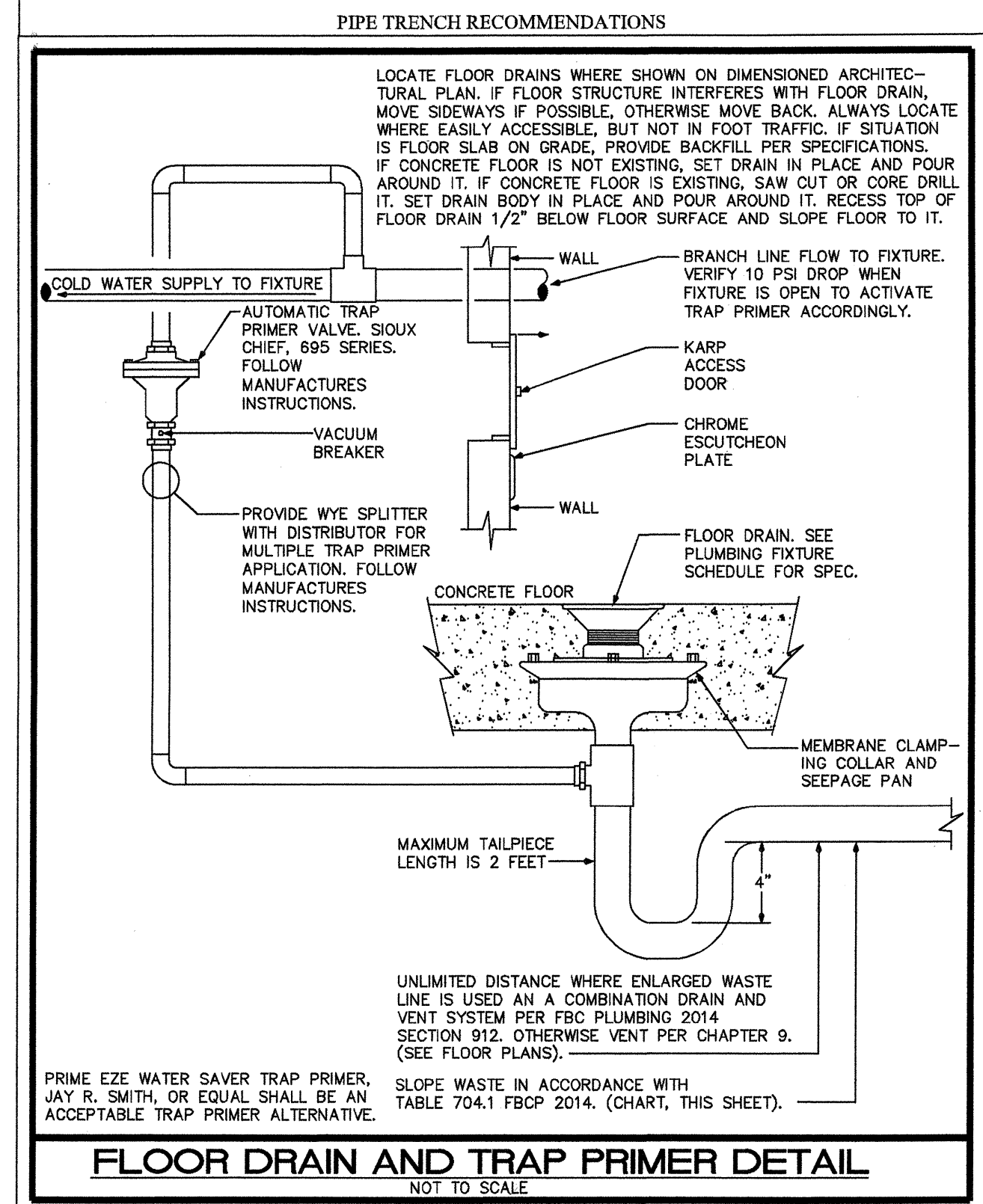
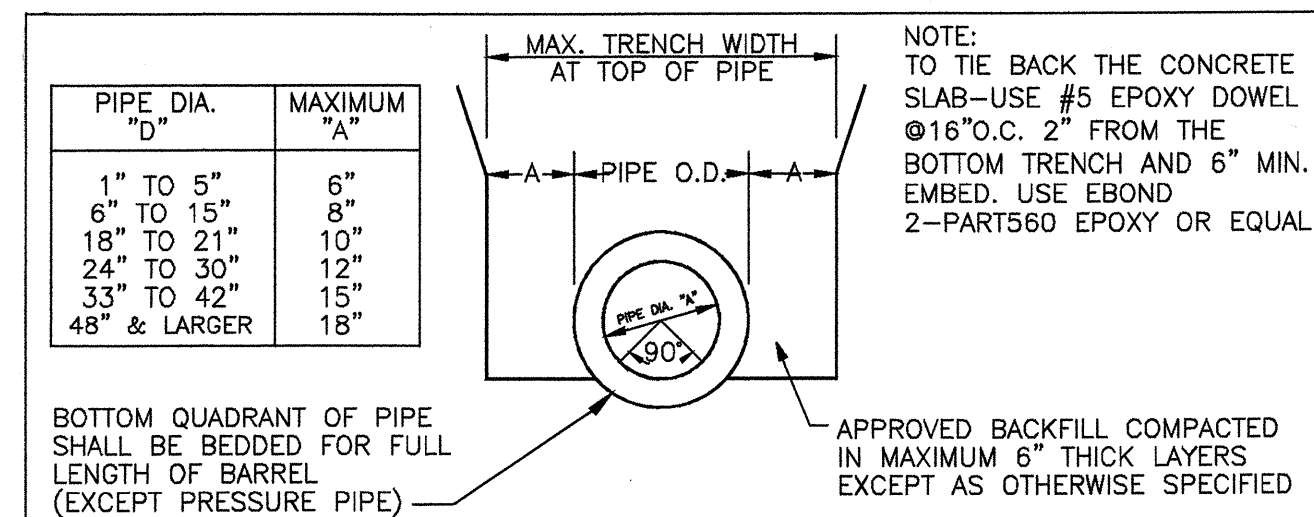
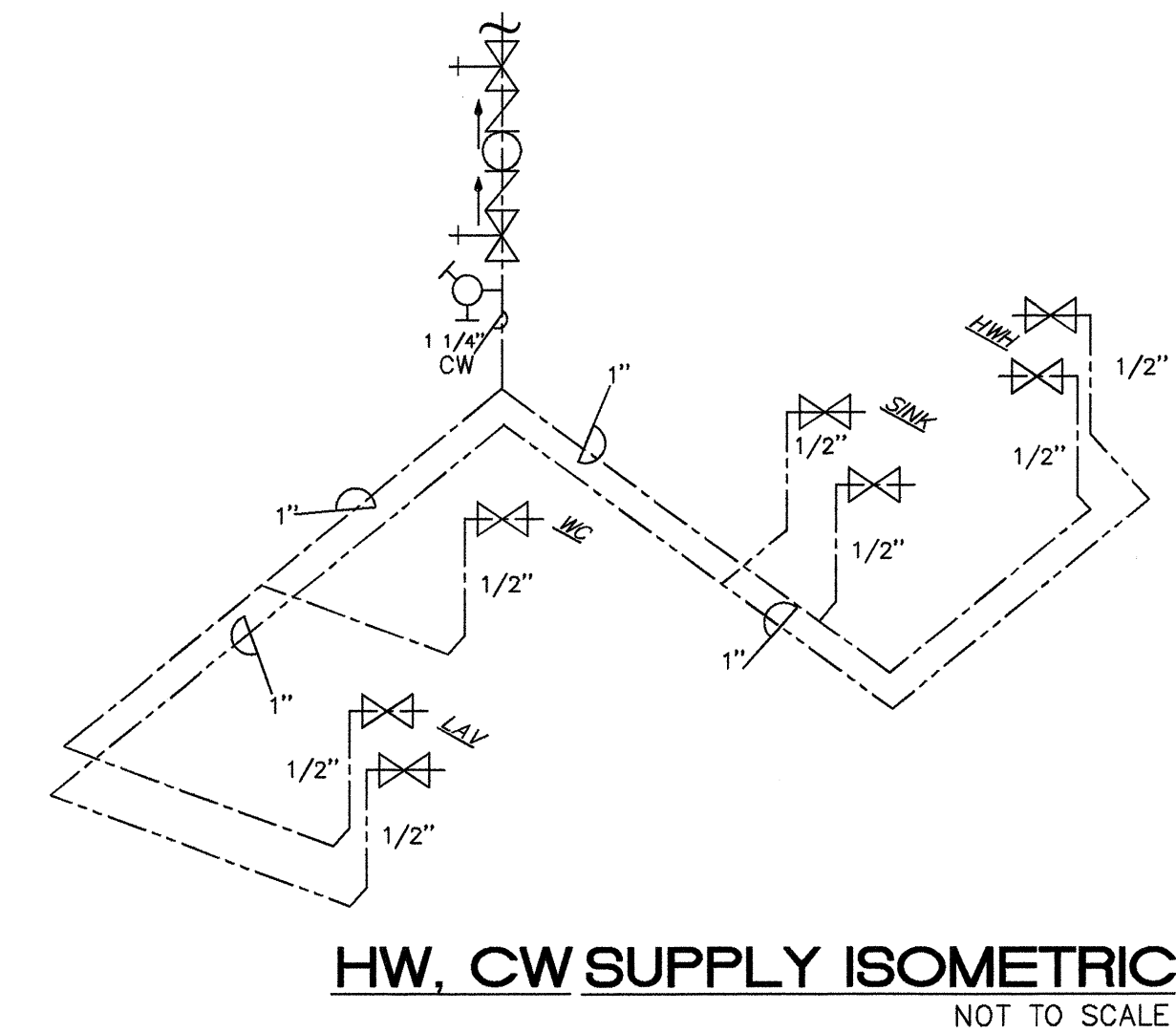
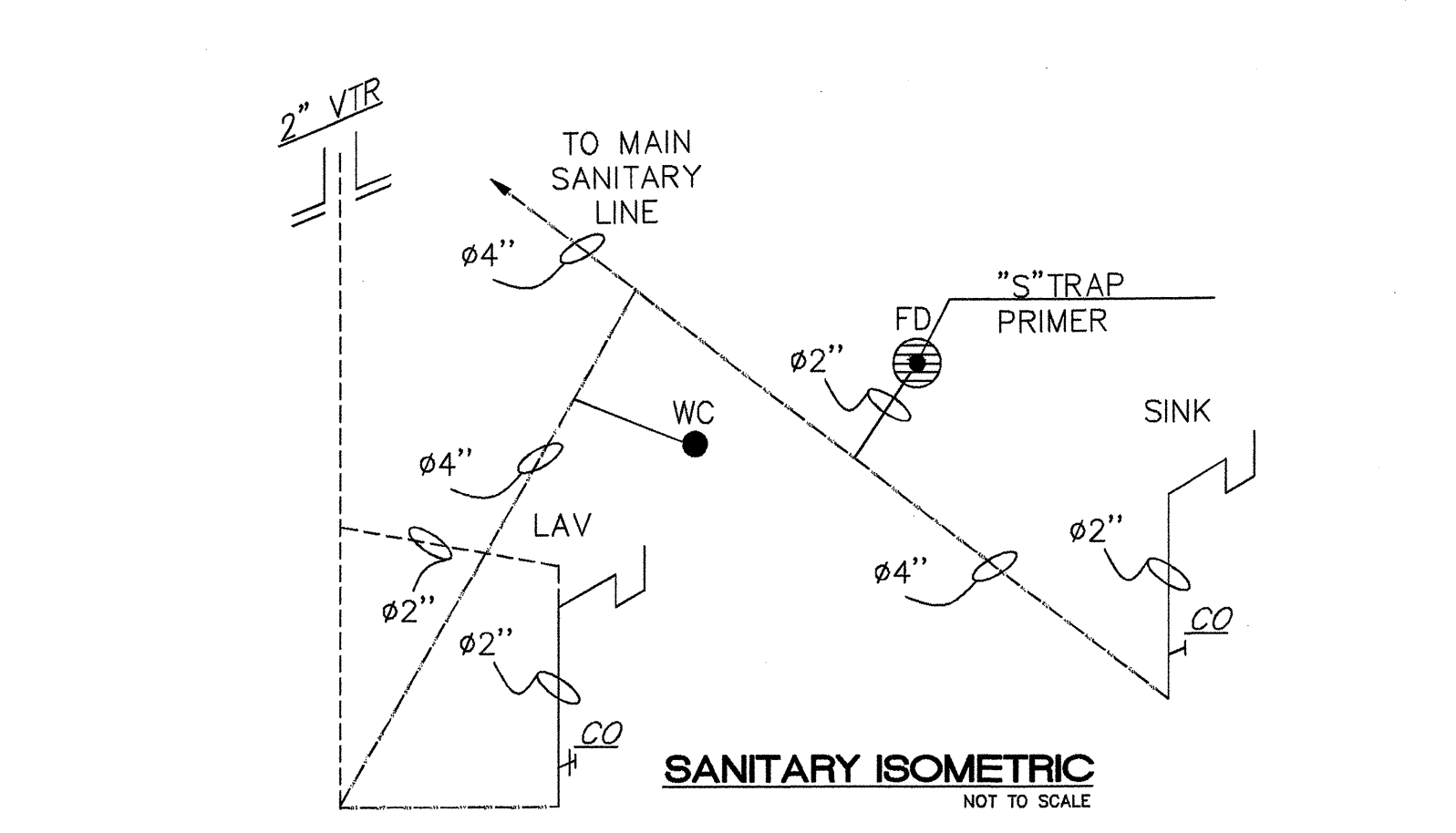
HATCO HEAT LAMPS

QUADRUPLE RECEPTACLE

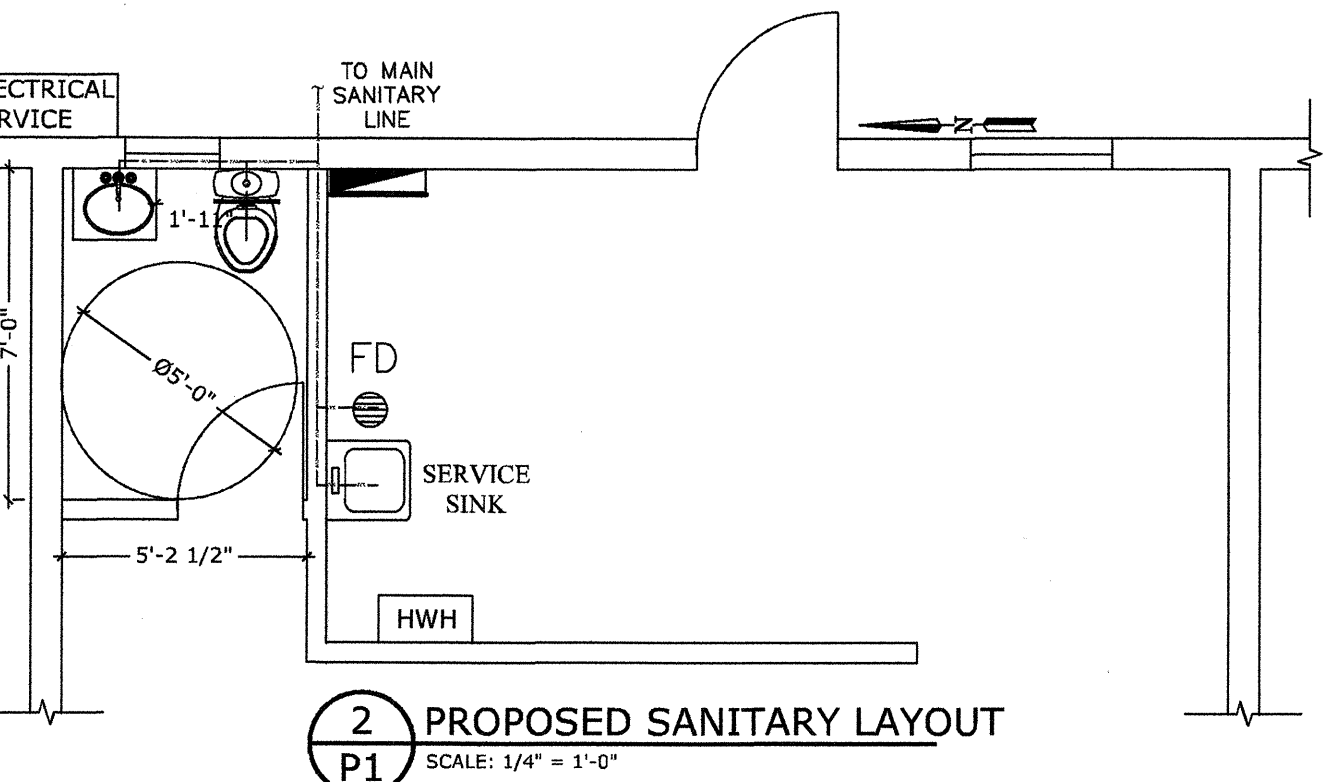
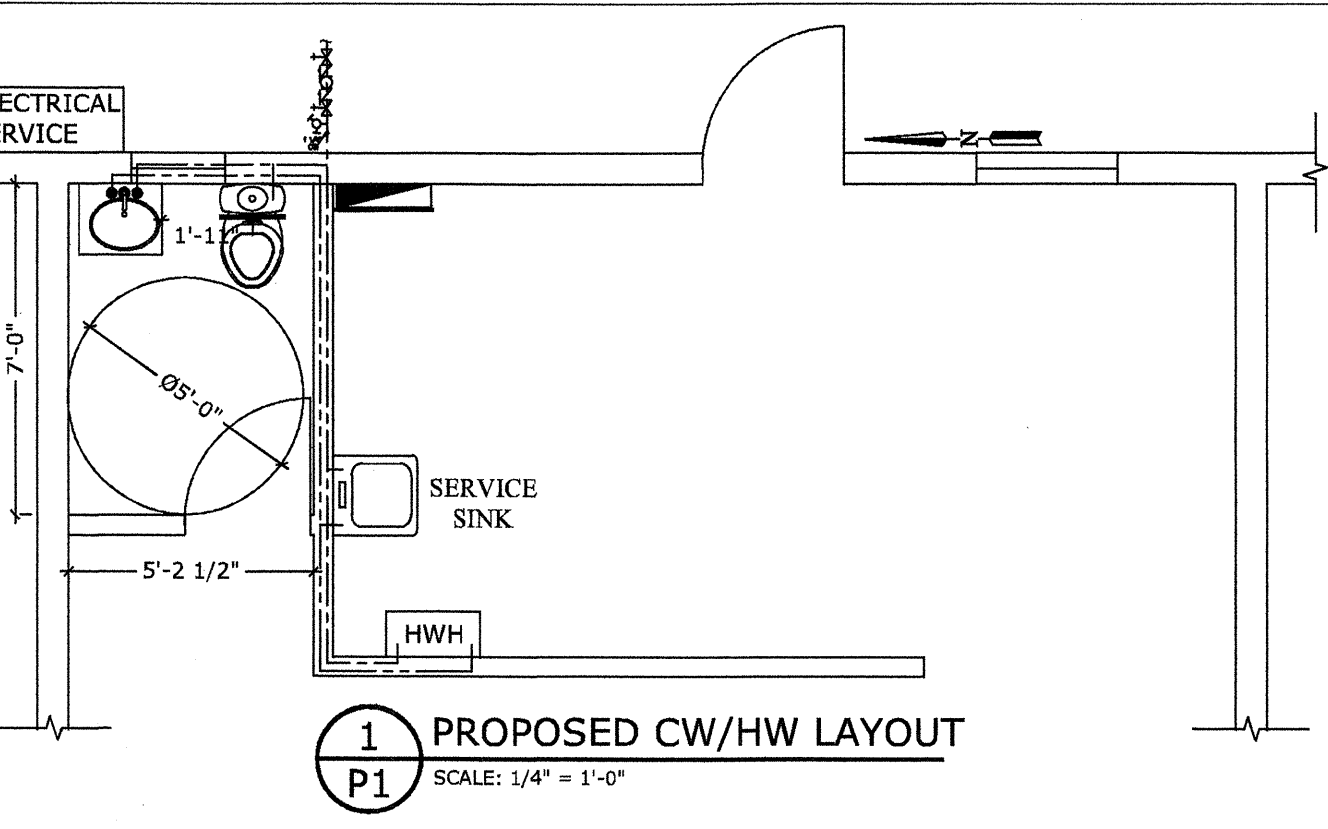
WALL SWITCH

3-WAY WALL SWITCH

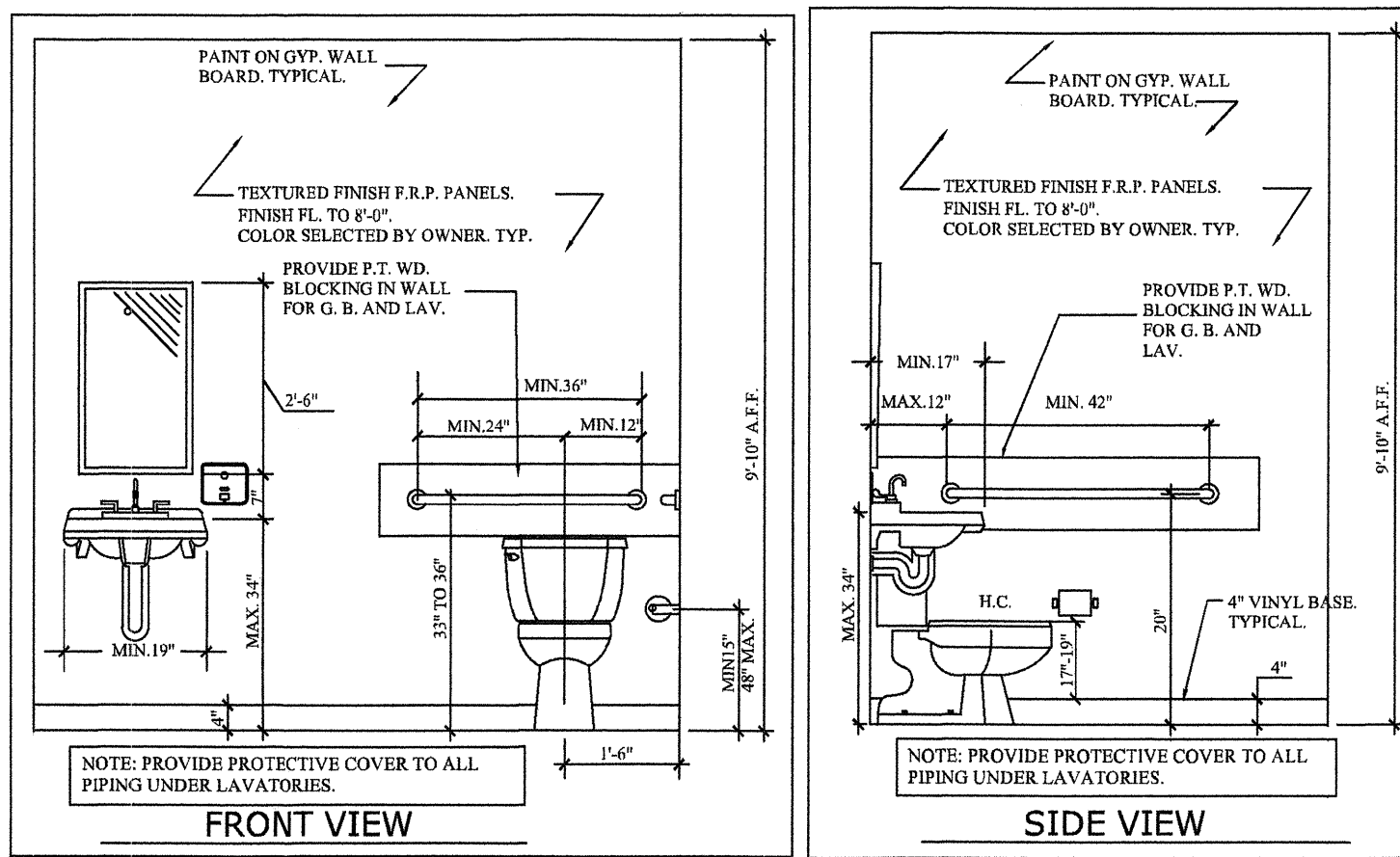
EXTRUDED ALUMINUM EXIT, WHITE HOUSING, UNIVERSAL FACE, RED LETTERS. BEGHELLI 'ATX' SERIES
- SCHEDULE OF BRANCH CIRCUIT PANEL "A"
- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------|------|-------|------|------|-------------|-------------|----------------|------|--|------|------|--------------------|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| MAIN: 200 AMP 2 POLE MAIN LUG ONLY EXISTING | | | | | | | | | | VOLTAGE: 120/240V, 1Ø, 3 WIRE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPEC: SQUARE D TYPE "QO" LOAD CENTER OR APPROVED EQUIVALENT | | | | | | | | | | AIC SYMM: 10,000 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOUNTING: SURFACE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION | WIRE | GND. | COND. | TRIP | CKT. | A PHASE KVA | C PHASE KVA | CKT. | TRIP | COND. | GND. | WIRE | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | |
| LIGHTS ON THE BACK | #12 | #12 | 1/2" | 20 | 1 | 0.6 | 2.5 | 2 | 2 | 3/4" | #10 | #8 | A/C ROOFTOP UNIT | | | | | | | | | | | | | | | | | | | | | | | |
| LIGHTS ON THE FRONT | #12 | #12 | 1/2" | 20 | 3 | | 1.0 | 2.5 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RECEPTACLE | #12 | #12 | 1/2" | 20 | 5 | 0.6 | 0.6 | 6 | 20 | 1/2" | #12 | #12 | RECEPTACLE | | | | | | | | | | | | | | | | | | | | | | | |
| BATH GFI | #12 | #12 | 1/2" | 20 | 7 | | 1.5 | 0.6 | 8 | 20 | 1/2" | #12 | #12 | CASHIER RECEPTACLE | | | | | | | | | | | | | | | | | | | | | | |
| ARTIC AIR REFRIGERATOR | #12 | #12 | 1/2" | 20 | 9 | 0.8 | 0.8 | 10 | 20 | 1/2" | #12 | #12 | COUNTER RECEPTACLE | | | | | | | | | | | | | | | | | | | | | | | |
| FRIGIDAIRE CHEST FREEZER | #12 | #12 | 1/2" | 20 | 11 | | 0.8 | 1.3 | 12 | 20 | 1/2" | #12 | #12 | TURBO AIR CHILLER | | | | | | | | | | | | | | | | | | | | | | |
| BEVERAGE AIR REFRIGERATOR | #12 | #12 | 1/2" | 20 | 13 | 0.8 | 3.0 | 14 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HOBART SLICER | #12 | #12 | 1/2" | 20 | 15 | | 0.4 | 3.0 | 16 | 30 | 1/2" | #10 | #10 | COFFEE MACHINE | | | | | | | | | | | | | | | | | | | | | | |
| SODA MACHINE | #12 | #12 | 1/2" | 20 | 17 | 0.8 | 0.6 | 18 | 20 | 1/2" | #12 | #12 | HEAT LAMPS | | | | | | | | | | | | | | | | | | | | | | | |
| RECEPTACLE | #12 | #12 | 1/2" | 20 | 19 | | 0.8 | 0.6 | 20 | 20 | 1/2" | #12 | #12 | HEAT LAMPS | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 21 | | 3.0 | 22 | 2 | 1/2" | #10 | #10 | HWH | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 23 | | | 24 | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 25 | | | 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 27 | | | 28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 29 | | | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 31 | | | 32 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 33 | | | 34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 35 | | | 36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 37 | | | 38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 39 | | | 40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 41 | | | 42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 14.1 | 15.5 | KVA PER PHASE | | NOTE: CONTRACTOR TO LABEL ELECTRICAL PANEL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 117.5 | 129.2 | AMPS PER PHASE | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 29.6 | | TOTAL KVA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
- ALL EXTERIOR ITEMS TO BE MIN. NEMA 3R
- TO OTHER SUITES
- 1/Ø CU TO DRIVEN ROD, CWP AND BUILDING STEEL
- EXISTING BUILDING SERVICE TO REMAIN N.T.S.
- REV: BY: DATE:
- | | | |
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| | | |
- SCALE: -
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|-----------------------|---|--|---|--|
| CLIENT :
THE OWNER | PINK SUB
3560 NE 12 AVENUE
OAKLAND PARK, FL 33334 | | CB ENGINEERING SERVICES, INC. CA #30935 | |
| | | | STRUCTURAL, M.E.P. DESIGN AND INSPECTIONS | |
| | | | 200 NE 12 AVENUE, UNIT C-D HALLANDALE-BEACH FLORIDA | |
| | | | TEL: (954) 534-1612 EMAIL: cbortese@gmail.com | |
| DESIGN BY:
CB | DATE:
4/22/19 | | DATE:
4/22/19 | |
| | | | DRAWN BY:
CB | |
| | | | VERIFIED BY:
CB | |
| | | | DATE:
4/22/19 | |
-
- APRIL 22, 2019
CONSTANTIN BORTES
FL P.E.No.: 77915
- SHEET E1



PLUMBING LEGEND			
CO	CLEAN OUT	—S—	SANITARY SEWER PIPING
S.O.V.	SHUT-OFF VALVE	—V—	VENT PIPING
COTC	CLEAN OUT TO GRADE	—S—	DOMESTIC COLD WATER PIPING
FD	FLOOR DRAIN	—S—	HOT WATER PIPING (110°)
CW	DOMESTIC COLD WATER	—S—	HOT WATER PIPING (140°)
HW	DOMESTIC HOT WATER	—S—	HOT WATER RECIRCULATING PIPING
HWR	DOMESTIC HOT WATER RECIRCULATING	—CO—	CONDENSATE PIPING
HB	HOSE BIBB	—CA—	COMPRESSED AIR PIPING
VTR	VENT THRU ROOF	—T&P—	TEMPERATURE AND PRESSURE RELIEF
GV	GATE VALVE	—SD—	STORM DRAIN PIPING
CV	GLOBE VALVE	—G—	GAS PIPING
CV	CHECK VALVE	—S—	PIPE RISE UP
GSV	GAS SOLENOID VALVE	—S—	PIPE DOWN OR DROP
GC	GAS COCK	—C—	CAPPED END OF PIPE
WHA	WATER HAMMER ARRESTER (PDI No.)	—P—	POINT OF CONNECTION
FD	FLOOR DRAIN	—T—	P—TRAP



PLUMBING SCOPE OF WORK: RETROFIT EXISTING BATHROOM



NOTES AS PER 2017 FBCR CHAPTER 7
R702.3.5. ISCREW FASTENING.
SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8 INCH (15.9 MM). GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE ATTACHED TO COLD-FORMED STEEL FRAMING WITH MINIMUM NO. 6 SCREWS. SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO COLD-FORMED STEEL FRAMING LESS THAN 0.033 INCH (1 MM) THICK SHALL BE TYPE S IN ACCORDANCE WITH ASTM C1002 OR BUGLE HEAD STYLE IN ACCORDANCE WITH ASTM C1513 AND SHALL PENETRATE THE STEEL NOT LESS THAN 3/8 INCH (9.5 MM). SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO COLD-FORMED STEEL FRAMING 0.033 INCH TO 0.112 INCH (1 MM TO 3 MM) THICK SHALL BE IN ACCORDANCE WITH ASTM C 954 OR BUGLE HEAD STYLE IN ACCORDANCE WITH ASTM C1513. SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO STRUCTURAL INSULATED PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 INCH (11.1 MM).

R702.3.6 HORIZONTAL GYPSUM BOARD DIAPHRAGM CEILINGS.
GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE PERMITTED ON WOOD JOISTS TO CREATE A HORIZONTAL DIAPHRAGM IN ACCORDANCE WITH TABLE R702.3.6. GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE INSTALLED PERPENDICULAR TO CEILING FRAMING MEMBERS. END JOINTS OF ADJACENT COURSES OF BOARD AND PANELS SHALL NOT OCCUR ON THE SAME JOIST. THE MAXIMUM ALLOWABLE DIAPHRAGM PROPORTIONS SHALL BE 11/2:1 BETWEEN SHEAR RESISTING ELEMENTS. ROTATION OR CANTILEVER CONDITIONS SHALL NOT BE PERMITTED. GYPSUM BOARD OR GYPSUM PANEL PRODUCTS SHALL NOT BE USED IN DIAPHRAGM CEILINGS TO RESIST LATERAL FORCES IMPOSED BY MASONRY OR CONCRETE CONSTRUCTION. PERIMETER EDGES SHALL BE BLOCKED USING WOOD MEMBERS NOT LESS THAN 2-INCH BY 6-INCH (51 MM BY 152 MM) NOMINAL DIMENSION. BLOCKING MATERIAL SHALL BE INSTALLED FLAT OVER THE TOP PLATE OF THE WALL TO PROVIDE A NAILING SURFACE NOT LESS THAN 2 INCHES (51 MM) IN WIDTH FOR THE ATTACHMENT OF THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT.

R702.3.7 WATER-RESISTANT GYPSUM BACKING BOARD.
GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1396, C 1178 OR C1278. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES (305 MM) ON CENTER FOR 1/2-INCH-THICK (12.7 MM) OR 16 INCHES (406 MM) FOR 5/8-INCH-THICK (16 MM) GYPSUM BOARD. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.

R702.3.7.1 LIMITATIONS.
WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

R702.4 CERAMIC TILE.
R702.4.1 GENERAL.
CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A136.1 AND A137.1.

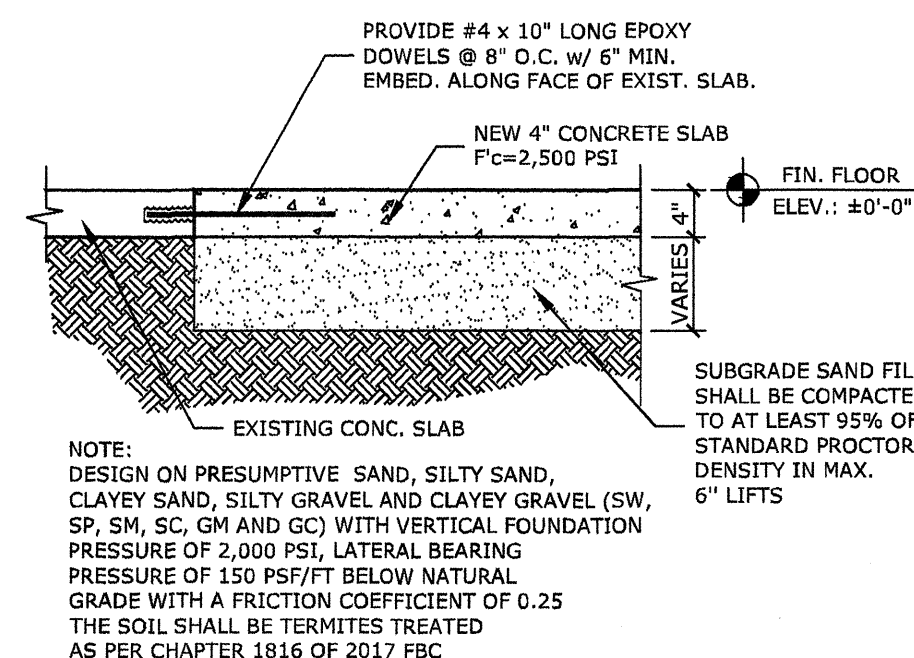
R702.4.2 MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

TABLE R702.4.2 BACKER BOARD MATERIALS	
MATERIAL	STANDARD
Glass mat gypsum backing panel	ASTM C1178
Fiber-reinforced gypsum panels	ASTM C1278
Nonasbestos fiber-cement backer board	ASTM C1288 or ISO 8336, Category C
Nonasbestos fiber mat reinforced cementitious backer units	ASTM C1325

R702.5 OTHER FINISHES.
WOOD VENEER PANELING AND HARDBOARD PANELING SHALL BE PLACED ON WOOD OR COLD-FORMED STEEL FRAMING SPACED NOT MORE THAN 16 INCHES (406 MM) ON CENTER. WOOD VENEER AND HARD BOARD PANELING LESS THAN 1/4-INCH (6 MM) NOMINAL THICKNESS SHALL NOT HAVE LESS THAN A 3/8-INCH (10 MM) GYPSUM BOARD BACKER. WOOD VENEER PANELING NOT LESS THAN 1/4-INCH (6 MM) NOMINAL THICKNESS SHALL CONFORM TO ANSI/HPVA HP-1. HARDBOARD PANELING SHALL CONFORM TO CPA/ANSI A135.5.

PLUMBING NOTES

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SCOPE OF WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE 6th EDITION (2017) – PLUMBING, APPLICABLE LOCAL CODES, RULES, AND ORDINANCES.
- PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY-OPERATIONAL. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. PLUMBING CONTRACTOR SHALL OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERT ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE TYPE "L" COPPER. ALTERNATE PIPING & FITTING MATERIALS MAY BE USED IN ACCORDANCE WITH FLORIDA BUILDING CODE 5th EDITION (2014) – PLUMBING, TABLES 605.3, 605.4 & 605.5, WHEN APPROVED BY ENGINEER OF RECORD AND LOCAL AUTHORITY HAVING JURISDICTION. PROVIDE ALTERNATE FOR CPVC PIPING & FITTINGS EQUAL TO LUBRIZOL CORZAN OR FLOW-GUARD ALTERNATE FOR PEK TYPE "A" PIPING & FITTINGS EQUAL TO UPONOR. ALTERNATES ARE PERTINENT FOR WATER SERVICES KNOWN OR DETERMINED TO HAVE ACIDIC CHARACTERISTICS OR OTHER PARTICULAR CIRCUMSTANCES AS DEEMED APPROPRIATE BY DIRECTIVE FROM THE OWNER. CONTRACTOR SHALL PERFORM A WATER TEST TO DETERMINE WATER CHEMISTRY PRIOR TO ANY WORK OR PIPING INSTALLATION AND SHALL SUBMIT TEST RESULTS TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL. DISINFECTANT OF POTABLE WATER SYSTEM SHALL COMPLY WITH FLORIDA BUILDING CODE 5th EDITION (2014) PLUMBING, SECTION 610. ALL WATER PIPING & FITTINGS SHALL BE OF DOMESTIC MANUFACTURE, SPECIFICALLY IN THE UNITED STATES OF AMERICA.
- SOIL, WASTE, VENT, AND RAINWATER (DWV) PIPING & FITTINGS SHALL BE CAST IRON OR PVC, WHERE CODE ALLOWS. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS. PVC PIPING SHALL BE SOLID-CORE ONLY. FOAM-CORE PIPING SHALL NOT BE ACCEPTED. PROVIDE PVC PIPING & FITTINGS UTILIZING LUBRIZOL COMPOUNDS. OTHER COMPOUNDS SHALL NOT BE ACCEPTED. CAST IRON PIPING & FITTINGS SHALL BEAR THE CSPI-301 MARK. ALL DWV PIPING & FITTINGS SHALL BE OF DOMESTIC MANUFACTURE; SPECIFICALLY IN THE UNITED STATES OF AMERICA.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE ANGLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS (WHERE REQUIRED). COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- PROVIDE APPROVED WATER HAMMER ARRESTORS FOR ALL (GROUP) PLUMBING FIXTURES, SIZED & LOCATED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS & PDI-WH201.
- PROVIDE DIELECTRIC COUPLINGS OR FLANGES BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPING FROM METALLIC HANGERS OR SUPPORTS WITH ISOLATOR PADS OR NON-CONDUCTIVE MATERIAL.
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING ANNULAR SPACE BETWEEN PIPING AND SLEEVES WITH INTUMESCENT CAULK, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS, AS PART OF THE PLUMBING CONTRACTOR'S WORK.
- PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS SHALL MAINTAIN THE SAME RATING AND MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
- PROVIDE COMBINATION CLEANOUT PLUG AND COVER PLATE OR ACCESS PANEL FOR ALL WALL CLEANOUTS. FINISH TO MATCH NEARBY FIXTURE TRIM.
- NO COMBUSTIBLE MATERIAL SHALL BE INSTALLED IN MECHANICAL ROOMS NOR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
- NO WATER, SANITARY OR DRAINAGE PIPING SHALL BE INSTALLED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
- ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE FURNISHED FOR OWNER/OPERATOR.
- CONDENSATE DRAIN PIPING SHALL BE TYPE "L" COPPER WITH ARMAFLEX INSULATION AND A VAPOR-BARRIER JACKET PER FLORIDA BUILDING CODE 5th EDITION (2014) – ENERGY CONSERVATION, TABLE C403.2.8. PVC WITHOUT INSULATION IS ACCEPTABLE FOR RISERS AND BELOW GRADE PIPING. WHEN USED IN A RETURN AIR PLENUM, PVC PIPING WITH INSULATION IS ACCEPTABLE IN LOCATIONS WHERE ALLOWED BY LOCAL CODE. CONDENSATE PIPING SHALL NOT DRAIN ONTO THE ROOFING SYSTEM NOR ANY OF ITS COMPONENTS. CONDENSATE PIPING ARRANGEMENT IS EXEMPT FROM MINIMUM EQUIPMENT CLEARANCE REQUIREMENTS PER FLORIDA BUILDING CODE 5th EDITION (2014), SECTION 1522.3.5. ALL HORIZONTAL RAINWATER PIPING RUN ABOVE FINISHED FLOOR THAT RECEIVES CONDENSATE DISCHARGE SHALL BE INSULATED WITH ARMAFLEX AND A VAPOR-BARRIER JACKET.
- HOT WATER PIPING INSULATION SHALL BE PROVIDED IN ACCORDANCE WITH FLORIDA BUILDING CODE 5th EDITION (2014) – PLUMBING, TABLE 607.5 & FLORIDA BUILDING CODE 5th EDITION (2014) – ENERGY CONSERVATION, TABLE C403.2.8. CONTRACTOR SHALL USE ARMAFLEX OR EQUAL WHERE APPLICABLE. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING, ALL COLD WATER PIPING SHALL BE INSULATED WITH ARMAFLEX INSULATION AND A VAPOR-BARRIER JACKET, PER FLORIDA BUILDING CODE 5th EDITION (2014) – ENERGY CONSERVATION, TABLE C403.2.8.
- AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION. INSTALLATION METHODS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

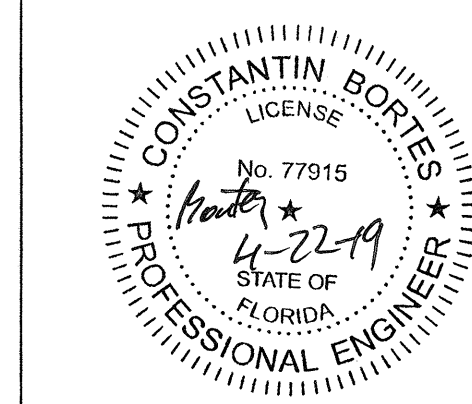


CB ENGINEERING SERVICES, INC., HEREBY RESERVES ITS RIGHTS IN THIS PLAN, IN DESIGN IDEAS AND CONCEPTS. THIS IS NOT TO BE REPRODUCED, CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESS WRITTEN PERMISSION OF CB ENGINEERING SERVICES, INC. IN THIS MATTER. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLAN DIMENSIONS. SPECIAL PROVISIONS, SPECIFICATIONS, STANDARDS, NOTES, NOA-REGARDS OF THE PROJECT. CB ENGINEERING SERVICES, INC. SHALL BE NOTIFIED IN WRITING ABOUT ANY CHANGES NECESSARY IN THE PROJECT IMMEDIATELY.

REV:	BY:	DATE:
-	-	-

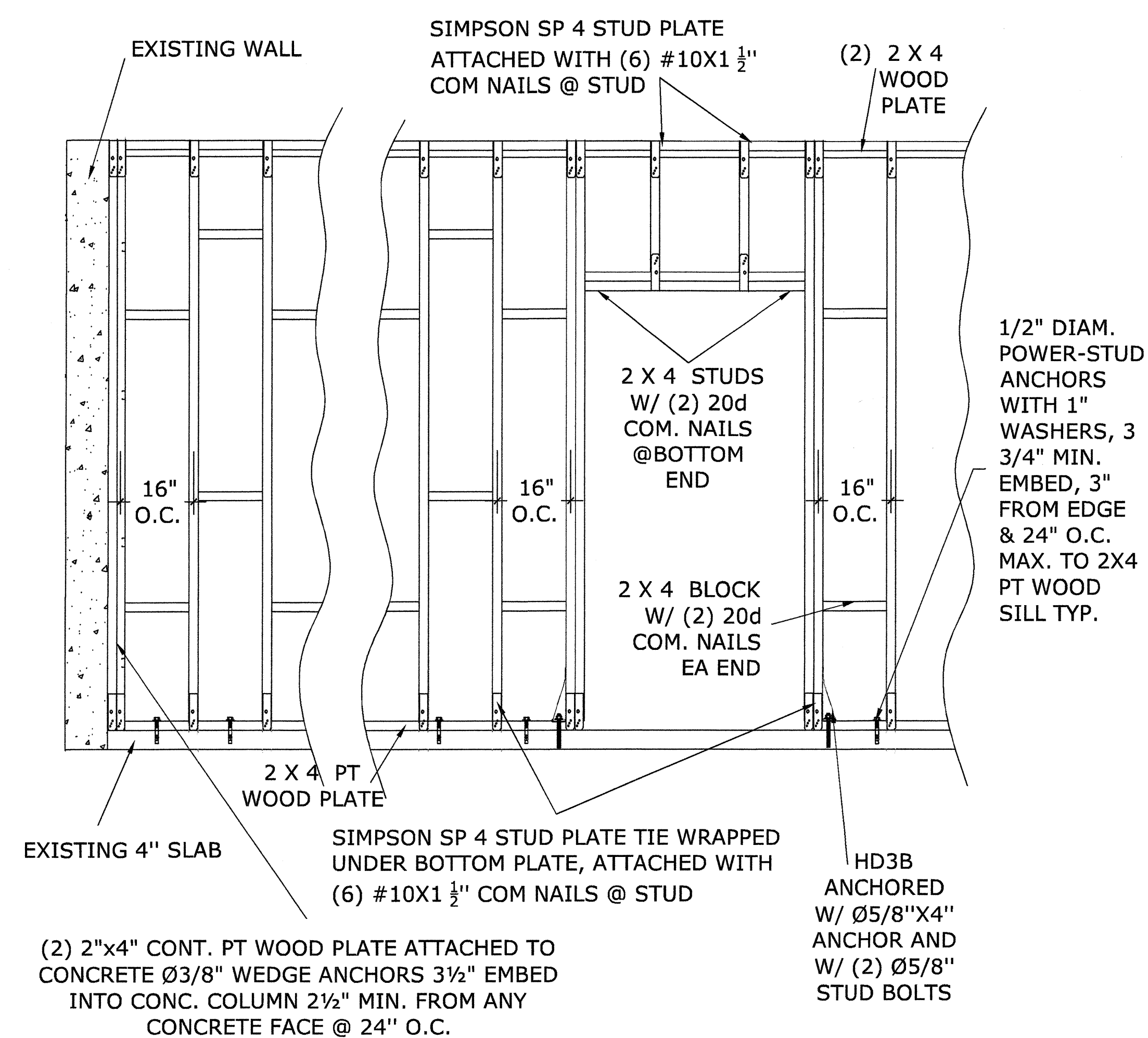
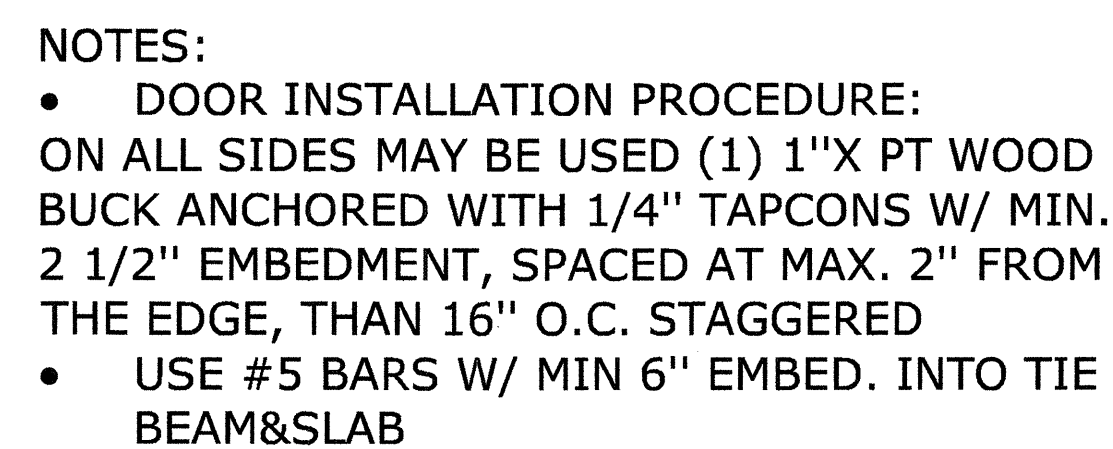
SCALE: -

CLIENT : THE OWNER	PINK SUB 3560 NE 12 AVENUE OAKLAND PARK, FL 33334			
	DESIGN BY:	DATE:	CB ENGINEERING SERVICES, INC. CA#30935	
	CBCB	4/22/19		
	DRAWN BY:	DATE:		
CBCB	4/22/19	STRUCTURAL, M.E.P. DESIGN AND INSPECTIONS 200 NE 12 AVENUE, UNIT 6-D HALLANDALE-BEACH FLORIDA		
VERIFIED BY:	DATE:	TEL: (954) 534-1612 EMAIL: cbortes@gmail.com		
CBCB	4/22/19			

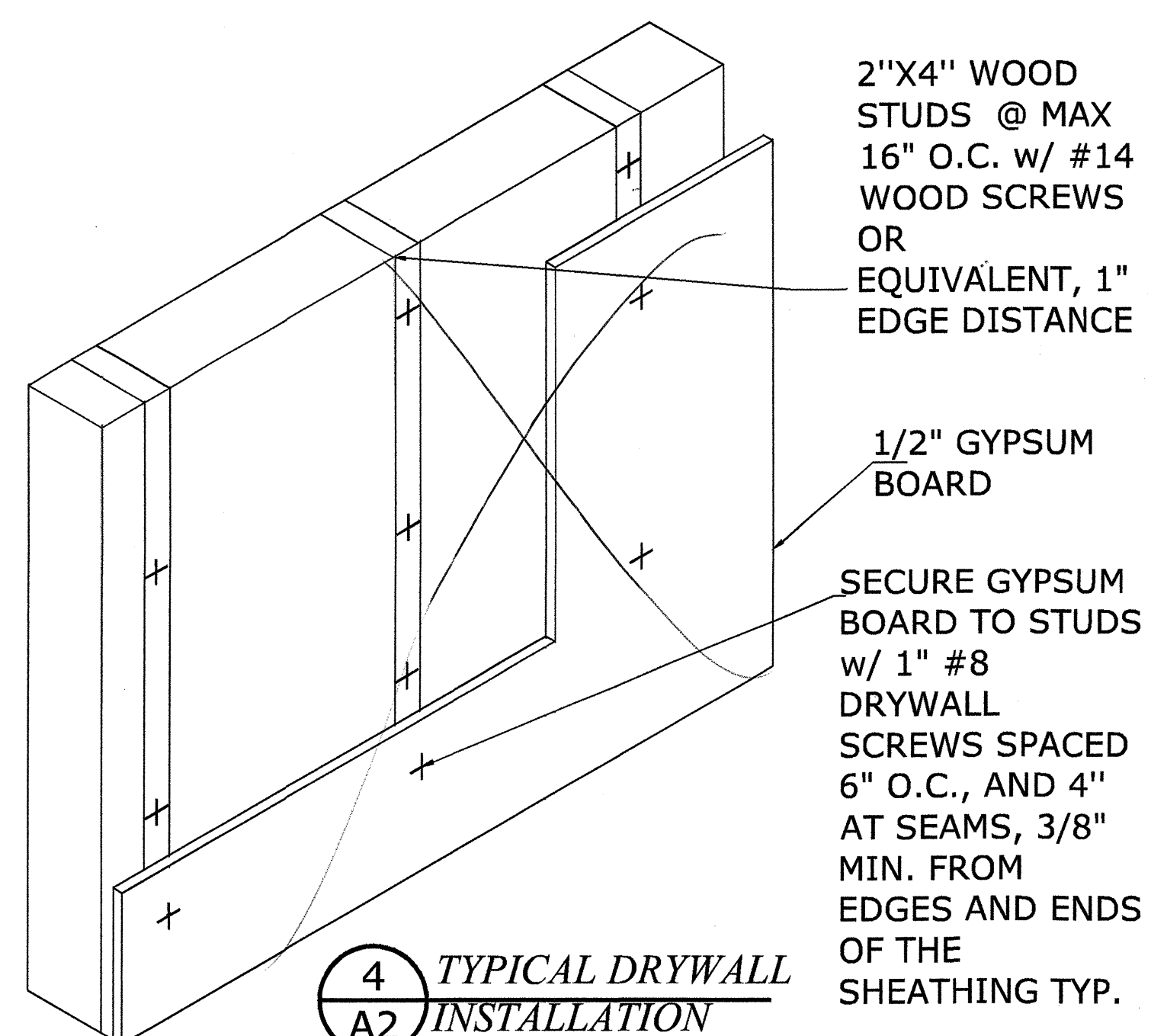


APRIL 22, 2019
CONSTANTIN BORTES
FL P.E.No.: 77915

SHEET **P1**



3 WALL FRAMING DETAIL (TYP)



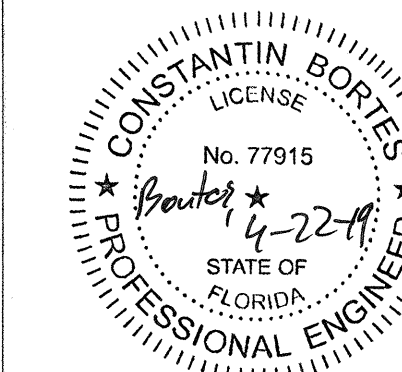
4 *TYPICAL DRYWALL*
A2 *INSTALLATION*

[illegible]

SCALE: -

PINK SUB
3560 NE 12 AVENUE
OAKLAND PARK, FL 33334

CLIENT:	THE OWNER
DESIGN BY:	DATE: 4/22/19
DRAWN BY:	DATE: 4/22/19
VERIFIED BY:	DATE: 4/22/19



APRIL 22, 2019
CONSTANTIN BORTES
FL P.E.No.: 77915