

ELECTRICAL GENERAL NOTES

1. GENERAL

1.1. APPLICABLE CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING:

- 2020 NATIONAL ELECTRICAL CODE
- 2023 FLORIDA BUILDING CODE
- REGULATIONS FOR LOCAL AUTHORITIES HAVING JURISDICTION
- OSHA REGULATIONS
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION

1.2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING FIELD CONDITIONS. EXACT LOCATION AND MOUNTING HEIGHTS OF JUNCTION BOXES, OUTLETS, STUB-UP, ETC. SHALL BE DETERMINED FROM CONTRACT DOCUMENTS OR AS BUILT LOCATIONS. MOUNTING HEIGHTS OF WIRING DEVICES SHALL FOLLOW APPLICABLE CODE REQUIREMENTS WHEN NOT DEPICTED ON DRAWINGS. THE ELECTRICAL WORK SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE JURISDICTION OF INSTALLATION. THE CONTRACTOR SHALL HAVE QUALIFICATIONS AND EXPERIENCE IN INSTALLING ELECTRICAL EQUIPMENT. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTALLATION DOCUMENTATION. NO STRUCTURAL MEMBERS OR COMPONENTS SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED FOR THE INSTALLATION OF ELECTRICAL EQUIPMENT.

2. SHOP DRAWINGS

2.1. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS PRIOR TO THE START OF CONSTRUCTION FOR APPROVAL FOR PERMIT AND/OR CONSTRUCTION. THE SHOP DRAWINGS SHALL INDICATE WORK OF OTHER TRADES AND MUST BE SUBMITTED PRIOR TO FABRICATION AND INSTALLATION FOR APPROVAL FOR PERMIT AND/OR CONSTRUCTION.

3. EQUIPMENT AND DEFINITIONS

3.1. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL.

3.2. UNLESS SPECIFICALLY NOTED ON THE PLANS ALL CIRCUITRY, EQUIPMENT, DEVICES, ETC., NOT NOTED AS EXISTING SHALL REMAIN IN THEIR CURRENT LOCATION. NEW EQUIPMENT SHALL BE PLACED IN THE LOCATION DESIGNATED IN THE DRAWING.

4. JUNCTION BOXES LABELING REQUIREMENTS

4.1. ALL JUNCTION BOXES FOR BRANCH CIRCUITRY SHALL BE CLEARLY LABELED WITH PANEL DESIGNATION AND CIRCUIT NUMBERS.

5. PANELBOARDS

5.1. PROVIDE A TYPED CIRCUIT DIRECTORY FOR THE ENTIRE PANELBOARD AS LABELED IN THE DESIGN DRAWINGS.

5.2. CONTRACTOR SHALL PHASE BALANCE ALL PANELBOARDS AS NECESSARY.

5.3. THE BRANCH CIRCUITS ARE SHOWN FOR ITEMS THAT ARE CONNECTED TO THAT SERVICE. CONTRACTOR SHALL FIELD COORDINATE ALL BRANCH CIRCUITS TO ENSURE PROPER CONNECTION TO THE REQUIRED SERVICE.

5.4. BRANCH CIRCUITRY SHOWN ON THE FLOOR PLAN CONNECTED TO A DESIGNATED CIRCUIT BREAKER SHALL BE INSTALLED AFTER REMOVAL OF OUTLETS UNDER DEMOLITION.

6. CIRCUIT BREAKERS

6.1. ALL NEW CIRCUIT BREAKERS TO BE INSTALLED IN NEW PANELS SHALL BE BOLT-ON TYPE.

7. SWITCHES, RECEPTACLES, TELEPHONE OUTLETS AND DATA OUTLETS

7.1. WHERE TWO OR MORE DEVICES OF THE SAME VOLTAGE ARE SHOWN TOGETHER ON THE PLANS, A GANGED PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED HORIZONTALLY BY 6" BUT SHALL BE HORIZONTALLY OR VERTICALLY ALIGNED.

7.2. ALL RECEPTACLES, TELEPHONE, AND DATA OUTLETS SHOWN ON A WALL BACK-TO-BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.

8. LIGHTING FIXTURES

8.1. COORDINATE ALL LIGHTING FIXTURES WITH SPRINKLERS, MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN TO AVOID INTERFERENCE. GRID LAYOUT ON PLANS IS APPROXIMATE. ADJUST AND COORDINATE LIGHTING FIXTURES IN FIELD PER ARCHITECTS REFLECTED CEILING PLAN.

8.2. PROVIDE FINISHED FRAMES FOR ALL RECESSED LIGHTING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION. LIGHTING FIXTURES SHALL BE SUPPORTED IN ALL DIRECTIONS PER LOCAL CODE REQUIREMENTS.

8.3. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMP BULBS. SEE LIGHTING FIXTURE SCHEDULE FOR LAMP BULBS AND TYPE OF BALLASTS REQUIREMENTS.

8.4. COLOR OF LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.

9. BRANCH CIRCUITRY AND FEEDER

9.1. ALL CONDUCTORS SHALL BE COPPER.

9.2. ALL BRANCH CIRCUITRY AND FEEDER SHALL COMPLY WITH THE UTEST NATIONAL ELECTRICAL CODE (N.E.C.) LOCAL JURISDICTION AND LOCAL STATE CODE REQUIREMENTS.

10. INDOOR USE BRANCH CIRCUITRY

10.1. METAL CLAD CABLE (MC CABLE) IS PERMITTED TO SERVE RECEPTACLES/ LIGHTING AND OTHER EQUIPMENT LOAD. METAL CLAD CABLE ARE PERMITTED TO RUN ONLY IN CONCEALED AREAS SUCH AS CEILING SPACES AND FINISHED WALL AREAS. CONTRACTOR SHALL FOLLOW ELECTRICAL SYMBOLS LIST. ALL HOMERUN BRANCH CIRCUITRY FOR THE INDOOR EQUIPMENT SHALL BE INSTALLED IN EMT.

11. GENERAL NOTES IN REGARDS TO BRANCH CIRCUITRY AND FEEDER

11.1. USE OF ALUMINUM CONDUIT SHALL NOT BE PERMITTED.

11.2. ALL BRANCH CIRCUITRY AND FEEDERS SHALL BE RUN CONCEALED.

11.3. ALL CIRCUITRY RUNS ARE SCHEMATIC. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE MOST SUITABLE ROUTES.

11.4. MINIMUM SIZE EMT OR CONDUIT SHALL BE 3/4". UNLESS MULTIPLE HOMERUN CIRCUITS REQUIRES LARGER SIZE CONDUIT.

11.5. NO NONMETALLIC CONDUIT SHALL BE USED FOR BRANCH CIRCUIT WORK ABOVE GRADE.

12. WIRE AND CABLE

12.1. FEEDERS: FEEDER SHALL BE ALUMINUM. INSULATION SHALL BE THW OR THHN/THWN.

12.2. COLOR CODE: ALL WIRING SHALL BE COLOR CODED AS PER N.E.C. REQUIREMENTS.

12.3. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #2 AWG.

12.4. ALL RECEPTACLES, LIGHTING FIXTURES, MOTORS, ETC. SHALL BE GROUNDED PER N.E.C. ALL RECEPTACLE CIRCUITS SHALL CONTAIN #12 INSULATED GROUND CONDUCTORS.

12.5. WHEN THE CONTRACTOR RUN CIRCUITRY IN MULTIPLE HOMERUNS, USE ALTERNATELY NUMBERED PANELBOARD CIRCUITS (I.E., 1,3,5) SERVING LIGHTING, GENERAL RECEPTACLES, AND MOTORS. ANY CIRCUITS SERVING ISOLATED GROUND RECEPTACLES, OR RECEPTACLES SERVING COMPUTER EQUIPMENT. CONTRACTOR SHALL OVERSIZE THE NEUTRAL CONDUCTOR TO A MINIMUM 200% OF THE CAPACITY OF PHASE CONDUCTORS SIZE OF THE EMT/CONDUIT ACCORDINGLY WHERE NECESSARY.

12.6. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE. EMPTY RACEWAYS 2 OR LARGER IN SIZE SHALL HAVE A MAXIMUM OR 2 - 90 DEGREES BENDS PER RUN. PROVIDE PULL BOXES PER N.E.C. REQUIREMENTS WHERE REQUIRED.

12.7. FINAL CONNECTION TO ALL MOTORS OR VIBRATING EQUIPMENT SHALL BE WITH FLEXIBLE CONDUIT OR LIQUID-TIGHT FLEXIBLE CONDUIT FOR OUTDOOR.

12.8. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE A MINIMUM OF #10 CONDUCTORS OR AS NOTED ON THE PLANS.

12.9. EXPOSED AND CONCEALED CIRCUITRY SHALL BE RUN TIGHT TO THE FIXING SURFACE. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALL.

13. GROUNDING

13.1. PROVIDE GROUND TO ALL DEVICES PER N.E.C. REQUIREMENTS.

13.2. PROVIDE SERVICE GROUND CONDUCTORS SIZE PER NEC REQUIREMENTS.

13.3. PROVIDE EQUIPMENT GROUND CONDUCTORS SIZE PER NEC REQUIREMENTS.

14. FIRE SEALANT MATERIALS

14.1. ANY PENETRATION TO THE FIRE WALLS. SHALL HAVE FIRE SEALANT MATERIALS AT EVERY POINT WHERE A PENETRATION IS LOCATED. FIRE SEALANT MATERIAL'S MANUFACTURER INFORMATION SHALL CONFORM TO CODE REQUIREMENTS.

15. FINAL TESTING

15.1. AT THE TIME OF FINAL INSPECTION AND TEST. ALL CONNECTIONS AND TERMINATIONS AT PANELBOARDS, DEVICES, EQUIPMENT, AS WELL AS ALL SPLICES MUST BE ALL COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUIT. ALL AREAS AND SURFACES MUST BE CLEANED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

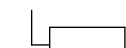
16. TOXIC MATERIAL

IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL, WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED, SEAL OFF THE PERIMETER, AND REPORT THE CONDITION TO THE OWNER IN WRITING. NO NEW BUILDING MATERIAL SHALL CONTAIN ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL AS DEFINED BY STATE AND FEDERAL REGULATORY AGENCIES.

ELECTRICAL SYMBOLS



PANELBOARD - SEE SCHEDULE. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 6'-0"



DISCONNECT SWITCH - SEE PANEL SCHEDULE FOR VOLTAGE, POLES AND AMPERAGE RATING.



HOMERUN TO PANELBOARD. NUMERALS AND LETTERS ADJACENT TO ARROWHEADS INDICATE ASSIGNED PANEL AND CIRCUIT NUMBERS. SEE PANEL SCHEDULE FOR AMPERAGE RATING OF EACH CIRCUIT BREAKER



CIRCUITRY INSTALLED CONCEALED IN WALL OR ABOVE CEILING. SEE PANEL SCHEDULE FOR CONDUCTOR SIZES.



SINGLE POLE SWITCH. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4' - 0"



THREE WAY SWITCH



DIMMER SWITCH



SWITCH WITH OCCUPANCY SENSOR. 48" AFF MOTION SENSOR SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS. WITH TIME DELAY SHALL BE SET @ LESS THAN 15 MINUTES



WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V, GROUNDED. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 18" UON.



WALL MOUNTED DOUBLE DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V, GROUNDED. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 18" UON.



2-HEAD BATTERY LIGHTING UNIT



EXIT LIGHTING FIXTURE ON EMERGENCY CIRCUITRY ARROWS AS INDICATED.



OCCUPANCY SENSOR - CEILING OR WALL MOUNTED



JUNCTION BOX - CEILING OR WALL MOUNTED



DAYLIGHT SENSOR



SMOKE DETECTOR



SMOKE AND CARBON MONOXIDE DETECTOR



SPECIAL OUTLET. COORDINATE EXACT NEMA CONFIGURATIONS OF OUTLET WITH OWNERS REPRESENTATIVE AND EXACT MOUNTING HEIGHT PRIOR TO ROUGH-IN.



SPECIAL OUTLET. COORDINATE EXACT NEMA CONFIGURATIONS OF OUTLET WITH OWNERS REPRESENTATIVE AND EXACT MOUNTING HEIGHT PRIOR TO ROUGH-IN.

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AIC	AMPERES INTERRUPTING CAPACITY C CONDUIT/EMT
C	CONDUIT
C/B	CIRCUIT BREAKER
EC	EMPTY CONDUIT/EMT. PROVIDE PULL WIRE
EMT	ELECTRICAL METALLIC TUBING
FACP	FIRE ALARM CONTROL PANEL
G	GROUND
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
HP	HORSEPOWER
MCB	MAIN CIRCUIT BREAKER
MTD	MOUNTED
NIC	NOT IN CONTRACT
KW	KILOWATTS
P	POLE
PH	PH
R	RECESSED
LF	LINEAR FEET
S	SURFACE
UON	UNLESS OTHERWISE NOTED
V	VOLT
W	WIRE
WP	WATERPROOF

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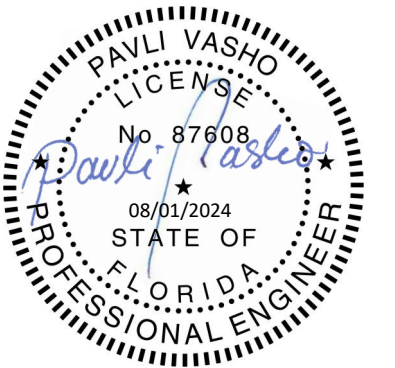
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NEW OFFICE
2000 PERIWINKLE WAY
SANIBEL, FL 33957

ELECTRICAL GENERAL NOTES

PHASE:

REV DATE DESCRIPTION

PROJECT CODE: 19001
SCALE: 1/4" = 1'-0"
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SHEET NUMBER:

E000

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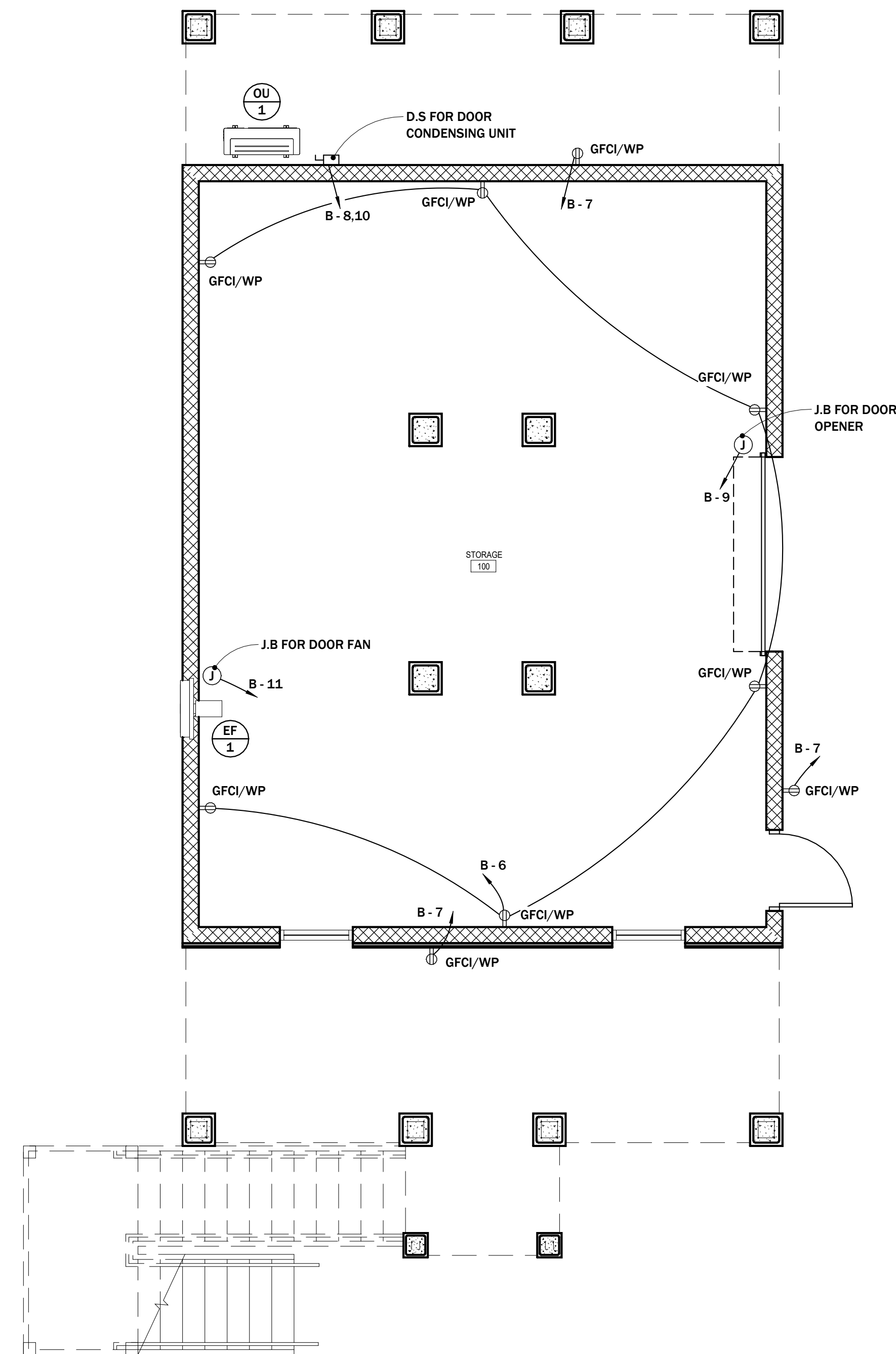
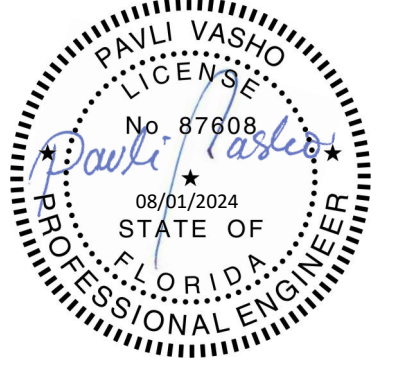
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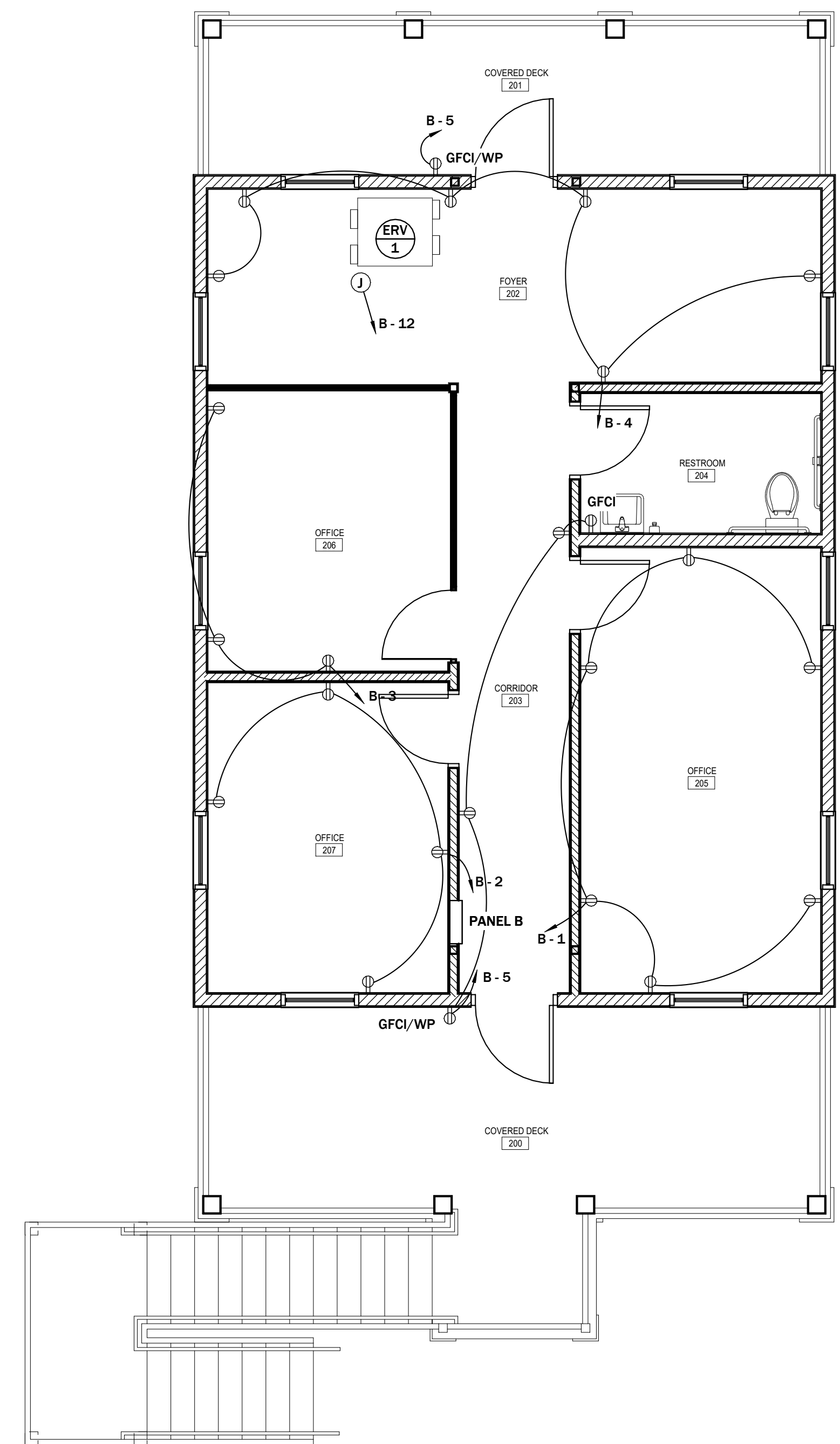
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1 FIRST FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE 2020 NEC, 2023 FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED FOR A COMPLETE INSTALLATION AND FOR PROPER OPERATION OF ELECTRICAL SYSTEMS, INCLUDING ALL WORK REQUIRED BY CODE OR REGULATORY AGENCIES.
- ALL LIGHT FIXTURES, SWITCHES, & RECEPTACLES ETC. SHALL BE AS SELECTED BY OWNER
- OUTLET LOCATIONS SHOWN ON DRAWINGS ARE DIAGRAMMATIC ONLY. REQUIRED RECEPTACLE OUTLET WALL SPACING FOR ALL NEW WORK AREAS/ROOMS SHALL BE PER 2020 NEC 210.52 (A) 1& 2.
- COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
- IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO CALL FOR A COMPLETE JOB. EVERYTHING CONNECTED AND READY TO USE.
- PER 210.12(D) THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING: (1) A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT(2) A LISTED OUTLET BRANCH-CIRCUIT-TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT.
- ELECTRICAL PANEL TO ACCOMMODATE WIRING IN THE ALL BUILDING. ALL WORK ACCORDING TO THE NEC NFPA.

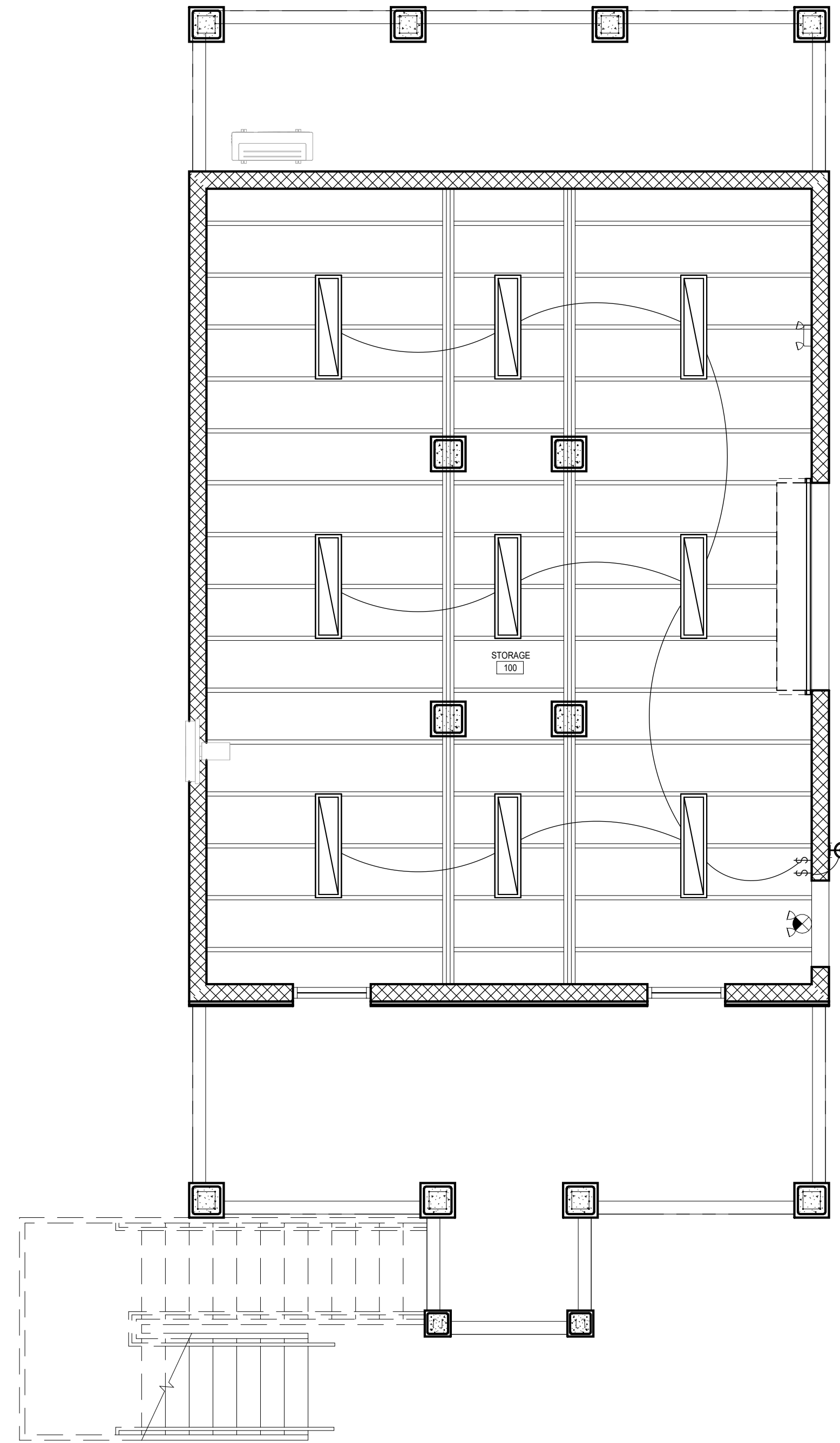
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REV	DATE	DESCRIPTION

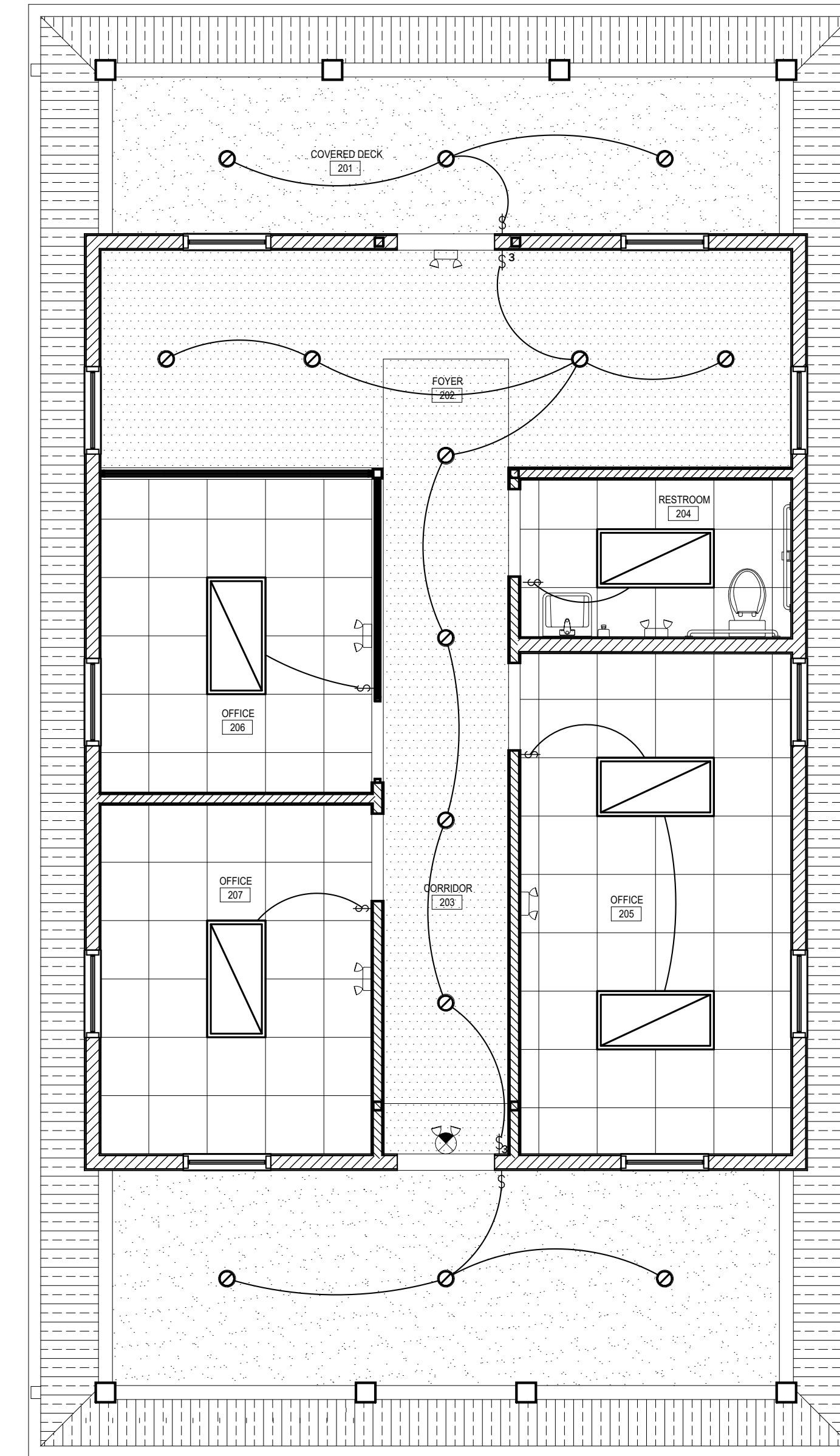
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1 FIRST FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	TYPE	WATT	VOLTAGE
⊙	RECESSED LIGHTING FIXTURE	LED	12W	120 V
▭	1' X 4' PENDENT LIGHTING FIXTURE	LED	20W	120 V
▭	1' X 4' RECESSED LIGHTING FIXTURE	LED	25W	120 V
⊕	WALL MOUNTED OUTDOOR LIGHTING FIXTURE	LED	12W	120 V
⊥	SINGLE POLE SWITCH, MOUNTING HEIGHT 4' - 0" AFF TO CENTERLINE, U.O.N.			
⊥	THREE WAY SWITCH			
⊕	EXIT SIGN, CEILING MOUNTED W/ BATTERY BACKUP			
⊕	WALL MOUNT 2-HEAD BATTERY LIGHTING UNIT 2x9W, J-29			

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE 2020 NEC, 2023 FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED FOR A COMPLETE INSTALLATION AND FOR PROPER OPERATION OF ELECTRICAL SYSTEMS, INCLUDING ALL WORK REQUIRED BY CODE OR REGULATORY AGENCIES.
- ALL LIGHT FIXTURES, SWITCHES, & RECEPTACLES ETC. SHALL BE AS SELECTED BY OWNER
- OUTLET LOCATIONS SHOWN ON DRAWINGS ARE DIAGRAMMATIC ONLY. REQUIRED RECEPTACLE OUTLET WALL SPACING FOR ALL NEW WORK AREAS/ROOMS SHALL BE PER 2020 NEC 210.52 (A) 1& 2.
- COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
- IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO CALL FOR A COMPLETE JOB. EVERYTHING CONNECTED AND READY TO USE.
- PER 210.12(D) THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING: (1) A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT(2) A LISTED OUTLET BRANCH-CIRCUIT-TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT.
- ELECTRICAL PANEL TO ACCOMMODATE WIRING IN THE ALL BUILDING. ALL WORK ACCORDING TO THE NEC NFPA.

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ELECTRICAL LIGHTING PLANS

PHASE:

REV	DATE	DESCRIPTION

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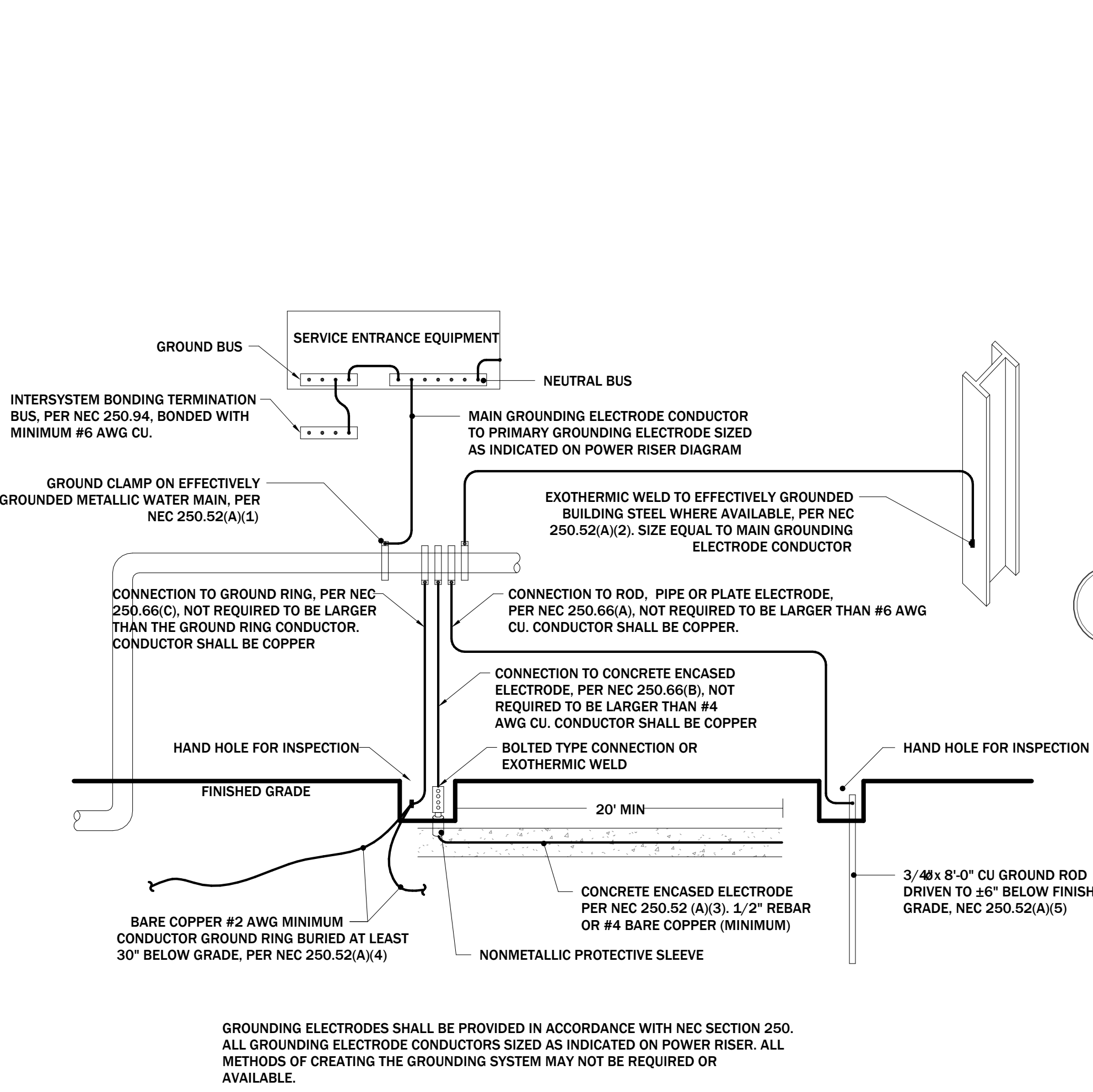
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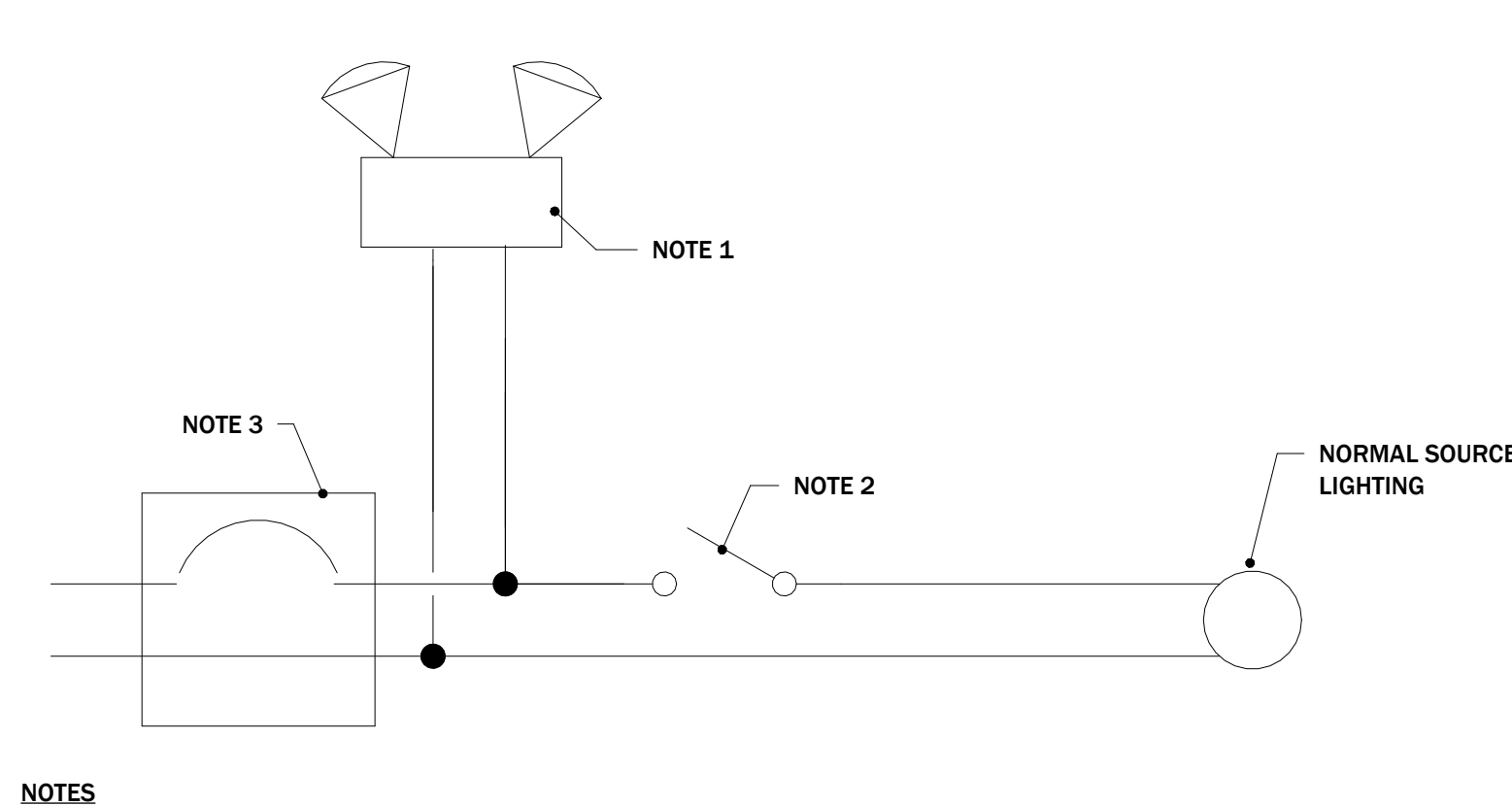
CIRCUIT	DESCRIPTION	LOAD TYPE	BREAKER SIZE	POLES	WIRE SIZE	A	B	C	A	B	C	WIRE SIZE	POLES	BREAKER SIZE	LOAD TYPE	DESCRIPTION	CIRCUIT
1	OFFICE 205 RECEPTACLES	R	20 A	1	1-#12, 1-#12, 1-#12	1.1			0.7			1-#12, 1-#12, 1-#12	1	20 A	R	OFFICE 207 RECEPTACLES	2
3	OFFICE 206 RECEPTACLES	R	20 A	1	1-#12, 1-#12, 1-#12		0.5			1.1		1-#12, 1-#12, 1-#12	1	20 A	R	FOYER RECEPTACLES	4
5	SECOND FLOOR RECEPTACLES	R	20 A	1	1-#12, 1-#12, 1-#12	0.9			1.1			1-#12, 1-#12, 1-#12	1	20 A	R	FIRST FLOOR STORAGE...	6
7	FIRST FLOOR OUTDOOR...	R	20 A	1	1-#12, 1-#12, 1-#12		0.5			1.8		2-#8, 1-#8, 1-#10	2	40 A	M	OU-1	8
9	DOOR OPENER	M	20 A	1	1-#12, 1-#12, 1-#12	1.5			1.8			--	--	--	--	--	10
11	STORAGE FAN	M	20 A	1	1-#12, 1-#12, 1-#12		0.3			0.3		1-#12, 1-#12, 1-#12	1	20 A	M	ERV-1	12
13	LIGHTING	L	20 A	1	1-#12, 1-#12, 1-#12	0.1											14
15																	16
17																	18
19																	20
21																	22
23																	24
25																	26
27																	28
29																	30
31																	32
33																	34
35																	36
37																	38
39																	40
41																	42
						A	B	C	TOTAL								
CONNECTED LOAD						7.2	4.5	0.0	11.7								
CONNECTED AMPS						59.6	37.8	0.0	48.7 A								

DEMAND LOAD CALCULATION	FACTOR	CONNECTED LOAD	DEMAND LOAD
CONTINUOUS LOADS (C)			
NON CONTINUOUS LOAD (NC)			
LIGHTING (L)	100%	0.1	0.1
RECEPTACLES (R) - UNDER / OVER 10KVA	100%	5.9	5.9
MOTOR LOADS (M)	100%	5.6	5.6
KITCHEN (K)			
WATER HEATER (WH)			
SUB PANEL (SP)			
DEMAND LOAD			11.7
DEMAND AMPS			48.7 A

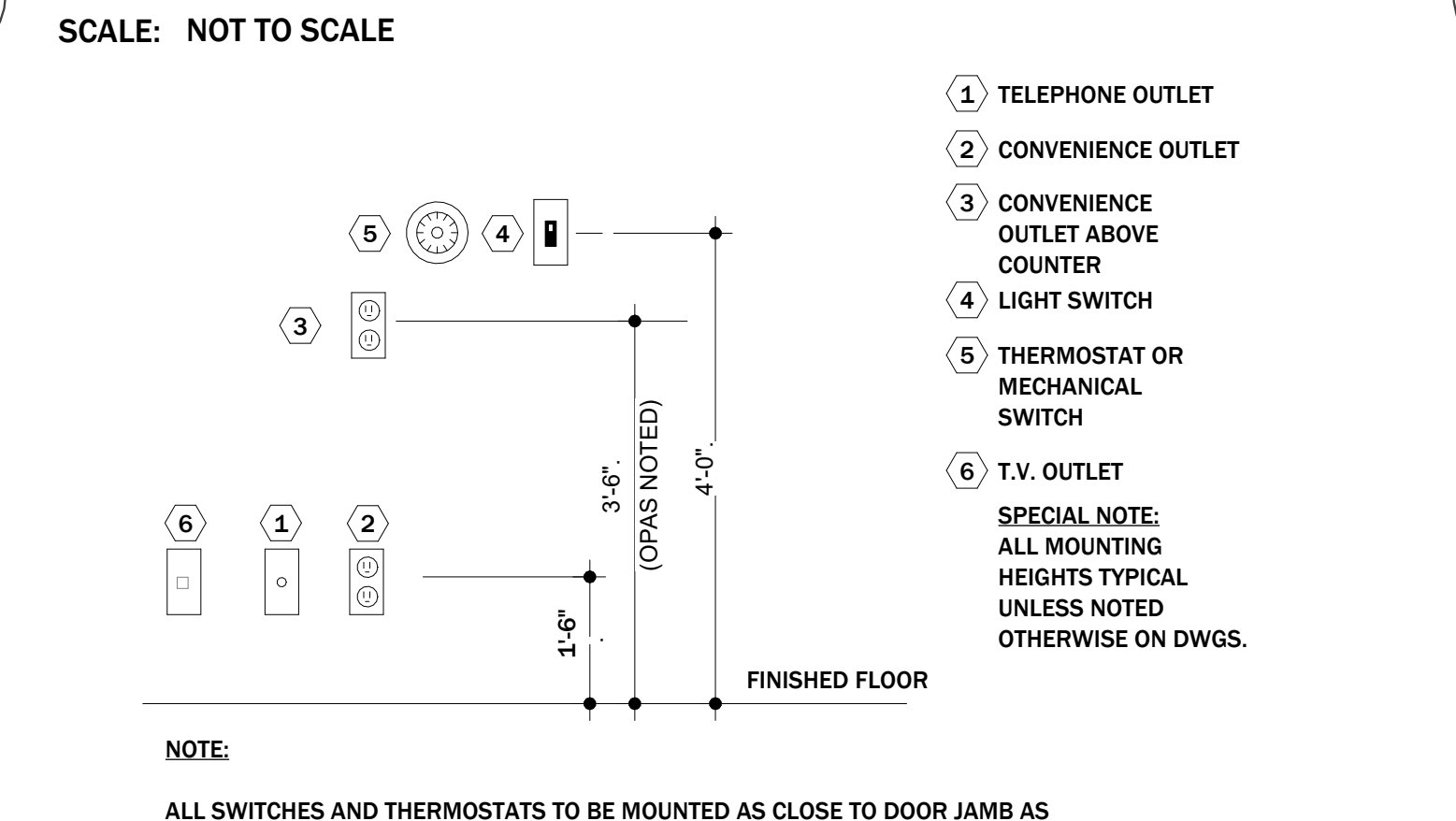
DEMAND LOAD CALCULATION	FACTOR	CONNECTED LOAD	DEMAND LOAD
CONTINUOUS LOADS (C)			
NON CONTINUOUS LOAD (NC)			
LIGHTING (L)	100%	0.1	0.1
RECEPTACLES (R) - UNDER / OVER 10KVA	100%	5.9	5.9
MOTOR LOADS (M)	100%	5.6	5.6
KITCHEN (K)			
WATER HEATER (WH)			
SUB PANEL (SP)			
DEMAND LOAD			11.7
DEMAND AMPS			48.7 A



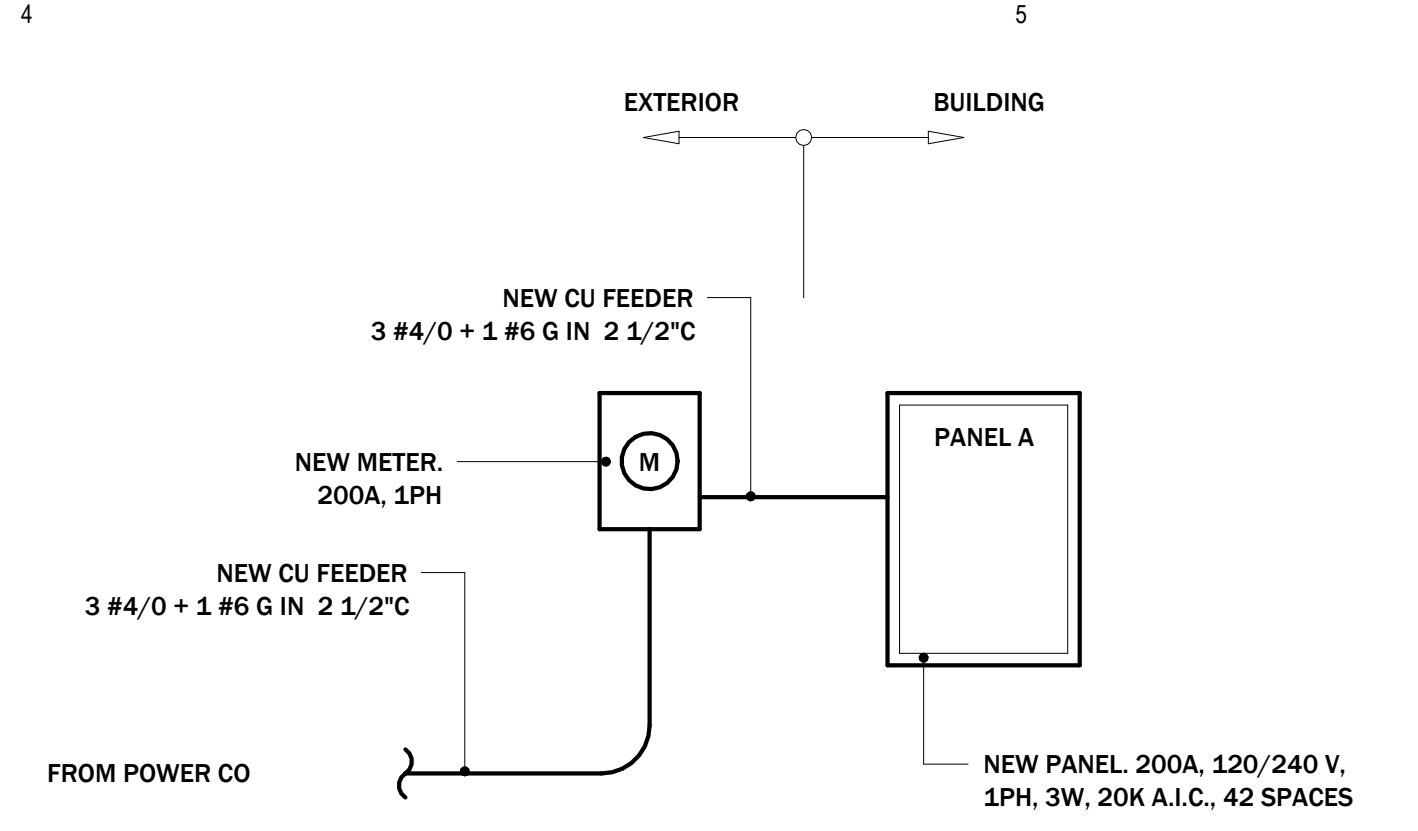
5 GROUNDING DETAIL
SCALE: NTS



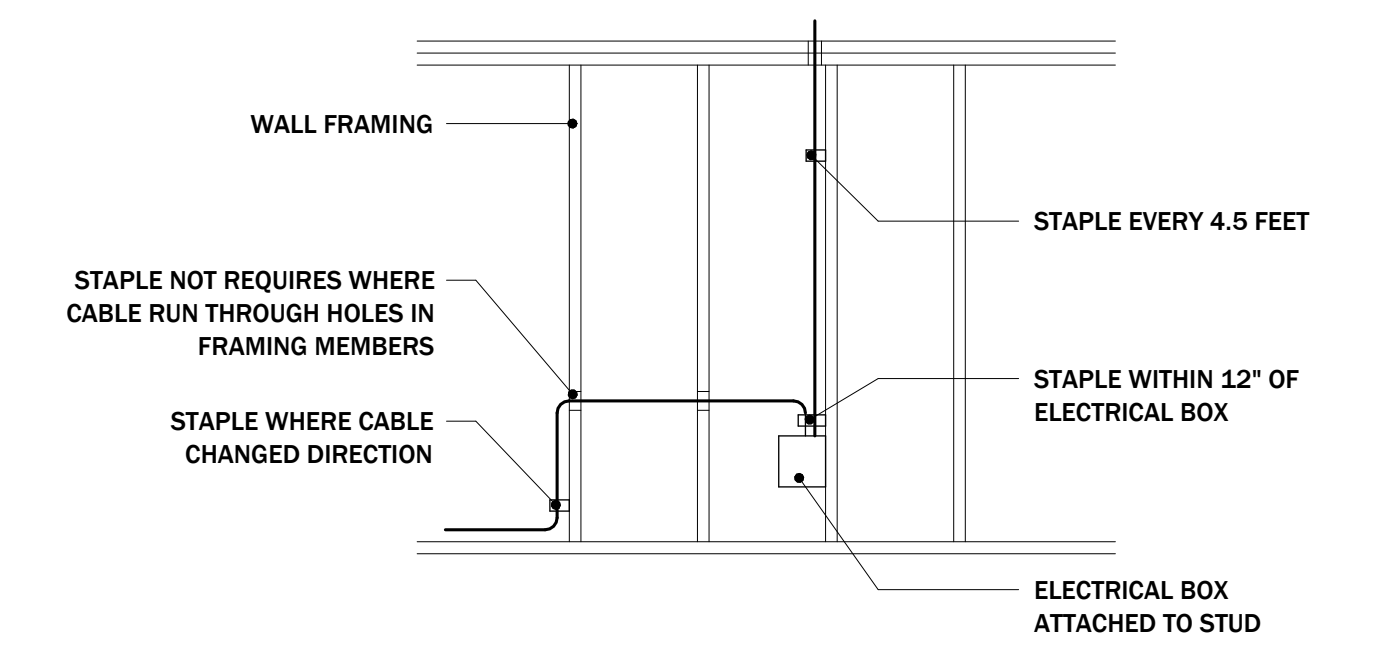
3 EMERGENCY WIRING DIAGRAM
SCALE: NOT TO SCALE



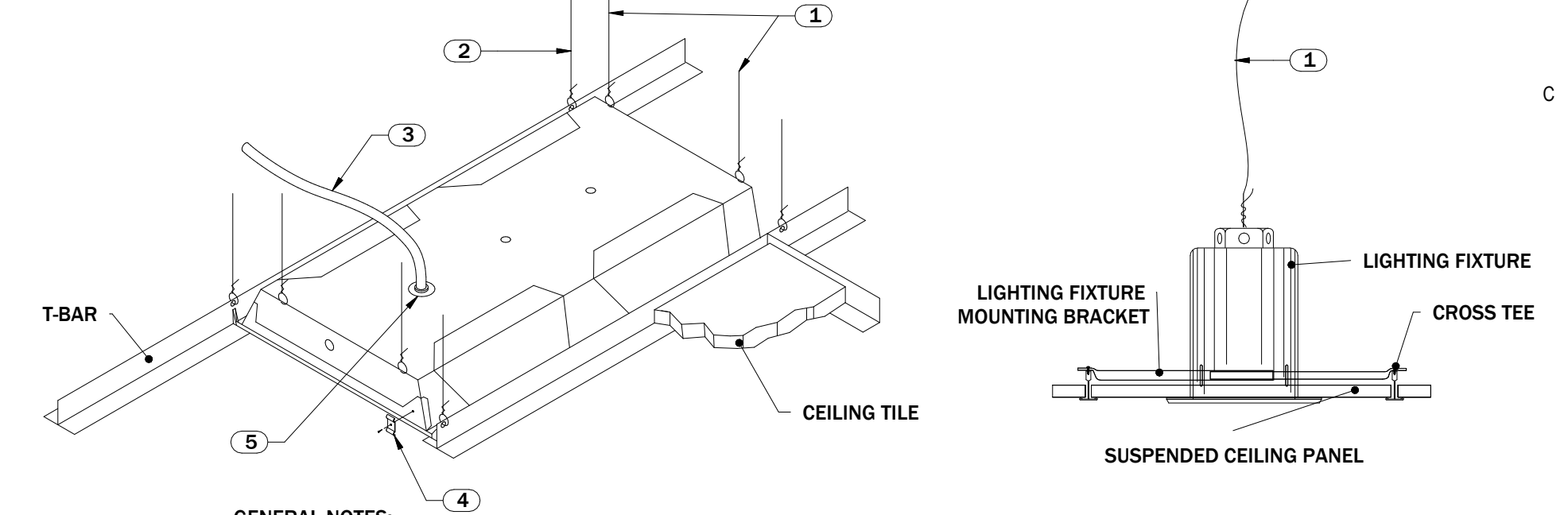
6 TYP. DEVICE MOUNTING HEIGHTS
SCALE: NOT TO SCALE



1 POWER RISER DIAGRAM
SCALE: NTS

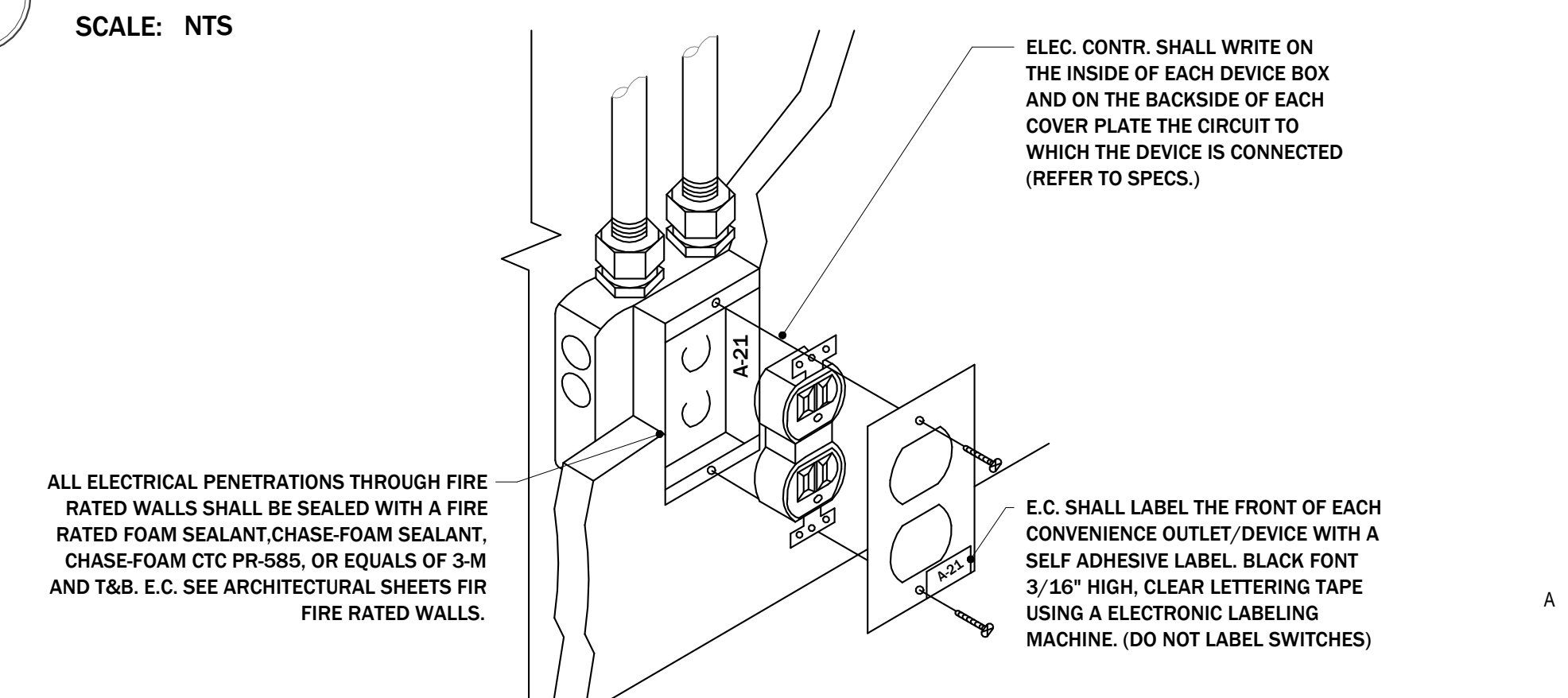


2 CABLE SUPPORT INSIDE WALL
SCALE: NTS



4 TYPICAL LUMINAIRE INSTALLATION DETAIL
SCALE: NTS

GENERAL NOTES:
 1. SECURE FLEX CONDUIT WITH UL APPROVED ATTACHEMENTS PER NEC. NO CABLE TIES.
 KEYED NOTES:
 1. #12 WG WIRE FIRMLY SECURED TO THE BUILDING STRUCTURE AND THE LUMINAIRE TWO RESTRAINING WIRES (ONE AT EACH OPPOSITE END OF THE LUMINAIRE) ARE REQUIRED FOR LUMINAIRES SMALLER THAN 2X4 AND FOUR RESTRAINING WIRES (ONE AT EACH CORNER) ARE REQUIRED ON ALL LUMINAIRE.
 2. HANGER WIRE REQUIRED AT ALL FOUR CORNERS.
 3. FLEX CONDUIT, MAXIMUM 6'-0".
 4. T-BAR LOCK CLIP (2 REQUIRED PER FIXTURE), SECURE FIXTURE TO T-BAR AT OPPOSITE CORNERS.
 5. WIRING ADAPTER PLATE.



7 TYP. DUPLEX RECEPTACLE MOUNTING
SCALE: NOT TO SCALE

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ENGINEER:
PINELAND ENGINEERING

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NEW OFFICE
 2000 PERIWINKLE WAY
 SANIBEL, FL 33957

ELECTRICAL PANEL SCHEDULE AND DETAILS

PHASE:

REV	DATE	DESCRIPTION

PROJECT CODE: 19001
 SCALE: As indicated
 DATE: 8/1/2024 11:01:57 PM

SHEET NUMBER:
E300

MECHANICAL GENERAL NOTES

1. GENERAL

1.1 THE MECHANICAL WORK SHALL CONFORM TO 2023 FLORIDA MECHANICAL CODE AND LOCAL CODES AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE JURISDICTION OF INSTALLATION. THE CONTRACTOR SHALL HAVE QUALIFICATIONS AND EXPERIENCE IN INSTALLING MECHANICAL EQUIPMENT. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTALLATION DOCUMENTATION. NO STRUCTURAL MEMBERS OR COMPONENTS SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED FOR THE INSTALLATION OF MECHANICAL EQUIPMENT.

1.2 CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING FIELD CONDITIONS.

1.3 CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS PRIOR TO THE START OF CONSTRUCTION FOR APPROVAL FOR PERMIT AND/OR CONSTRUCTION. THE SHOP DRAWINGS SHALL INDICATE WORK OF OTHER TRADES AND MUST BE SUBMITTED PRIOR TO FABRICATION AND INSTALLATION FOR APPROVAL FOR PERMIT AND/OR CONSTRUCTION.

1.4 WHERE MORE THAN ONE PRODUCT NAME IS INDICATED, CONSTRUCTION SHALL BE BASED ON ONE OF THE NAMED PRODUCTS.

A) WHERE USE OF AN 'ACCEPTABLE EQUAL' PRODUCT REQUIRES CHANGES TO THE BASE DESIGN IN ORDER TO INCORPORATE THE PRODUCT INTO THE PROJECT, THE CONTRACTOR SHALL GET APPROVAL PRIOR TO ANY CHANGES.

B) EQUIPMENT SUBSTITUTIONS FOR 'ACCEPTABLE EQUAL' PRODUCTS ARE NOT ALLOWED UNLESS WRITTEN CONSENT IS PROVIDED BY DESIGN ENGINEER.

1.6 THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR POINTS OF CONNECTIONS, CAPACITIES, AND LOCATIONS OF SYSTEMS. ALL REPAIRED FINISHES SHALL MATCH APPROPRIATE ADJACENT FINISHES. FILL VOIDS AROUND DUCTWORK PENETRATING WALLS WITH FIRE STOPPING MATERIAL. FIRE STOPPING MATERIAL SHALL MEET ALL APPLICABLE REGULATORY REQUIREMENTS.

1.7 MECHANICAL EQUIPMENT AND PRODUCTS SHALL BE LISTED AND/OR LABELED BY AN APPROVED TESTING OR INSPECTION AGENCY IN ACCORDANCE WITH LOCAL AND GOVERNING CODE REQUIREMENTS.

1.8 THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF WORK INCLUDED IN THE PROJECT. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL ESTABLISH FINAL DIMENSIONS FROM FIELD MEASUREMENTS, PRIOR TO STARTING WORK.

1.9 MECHANICAL WORK SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES PRIOR TO INSTALLATION, TO AVOID CONFLICTS AND ALLOCATE SPACE REQUIREMENTS.

1.10 MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF THE SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE SYSTEM.

1.11 PROJECT PREMISES SHALL BE THOROUGHLY CLEANED AND READY FOR OCCUPANCY INCLUDING ALL FINISHES OF EQUIPMENT PROVIDED AS PART OF THE CONTRACTOR'S WORK.

2. PIPING

2.1 PIPING SHOWN IS SCHEMATIC AND DOES NOT INDICATE EVERY OFFSET, ELBOW, UNION, VALVE, TRAP, ACCESS PANEL, ETC. THAT IS REQUIRED FOR A COMPLETE WORKING SYSTEM. PROVIDE ITEMS AND FITTINGS THAT ARE REQUIRED TO INSTALL THE PIPING SYSTEM WITHIN THE SPACE PROVIDED AND THAT ARE REQUIRED FOR A COMPLETE SYSTEM. PIPING SHALL BE PROPERLY SECURED IN ACCORDANCE WITH MSS STANDARD SP-69.

2.2 MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF THE SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE SYSTEM.

2.3 PIPE SUPPORTS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MSS SP-69 OR LOCAL CODES. UTILIZE TRAPEZE HANGERS FOR PARALLEL RUNS OR PIPING, OTHER THAN SPRINKLER AND WASTE PIPING. COPPER PIPING SYSTEMS SHALL BE SUPPORTED ON COPPER OR COPPER-PLATED SUPPORTS. HANG PIPE FROM BUILDING STRUCTURE THAT IS CAPABLE OF SUPPORTING THE PIPE AND ALL LOAD COMBINATIONS. PIPING SHALL NOT BE HUNG FROM OTHER PIPING. ALL RIGID HANGERS SHALL PROVIDED A MEANS OF VERTICAL ADJUSTMENT AFTER ERECTION. SHIELD SHALL BE PROVIDED BETWEEN HANGERS AND INSULATION.

2.4 WELDING SHALL CONFORM TO CURRENT STANDARDS AND REQUIREMENTS OF THE NATIONAL CERTIFIED PIPE WELDING BUREAU, NFPA 51B, STANDARD FOR FIRE PROTECTION; AND NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

2.5 ALL CONDENSATE DRAIN LINES SHALL BE PIPED FULL SIZE OF THE HVAC UNIT DRAIN OUTLET, WITH "P" TRAP, CONNECTED TO PLUMBING AS INDICATED ON DRAWINGS.

3. EQUIPMENT

3.1 ALL MECHANICAL EQUIPMENT SHALL MATCH THE DRAWINGS, SHALL BE NEW, AND SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.

3.2 EQUIPMENT AND PRODUCT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR INSTALLATION AND OPERATION SHALL BE FOLLOWED IN PERFORMING MECHANICAL WORK, UNLESS OTHERWISE INDICATED OR DIRECTED. MATERIALS AND METHODS USED IN THE WORK SHALL BE COMPATIBLE WITH BUILDING CONDITIONS AND COMPLY WITH THE BUILDING CODE REQUIREMENTS. ALL WORK SHALL BE PERFORMED BY WORKMEN QUALIFIED IN THEIR TRADE.

4. DUCTWORK

4.1 DUCTWORK SHALL BE FABRICATED OF GALVANIZED SHEET METAL WITH CONSTRUCTION AND INSTALLATION IN ACCORDANCE WITH SMACNA STANDARDS AND DUCT SYSTEM REQUIREMENTS. SHEET METAL GAUGES SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE (IMC), ASHRAE STANDARDS, AND UL LISTED FIRE RESISTANCE DIRECTORY REQUIREMENTS AS APPLICABLE.

4.2 DUCT COVERINGS, DUCT LININGS, TAPES, AND CORE MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT OVER 25, AND SMOKE DEVELOPMENT NOT OVER 50.

4.3 BEAMS, COLUMNS OR OTHER OBSTRUCTIONS OF THE BUILDING SHALL NOT BE MODIFIED TO ACCOMMODATE THE MECHANICAL SYSTEM INSTALLATION. THE DUCTS SHALL BE TRANSFORMED, DIVIDED OFFSET, RAISED OR LOWERED WITH THE REQUIRED FREE AREA BEING MAINTAINED IN ACCORDANCE WITH SMACNA STANDARDS.

4.4 ALL RECTANGULAR DUCTWORK ELBOWS 30 DEGREE OR GREATER SHALL BE PROVIDED WITH DOUBLE THICKNESS RADIUS TURNING VANES.

4.5 DUCTWORK SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. FOR INTERNALLY LINED DUCTS, FABRICATE SHEET METAL TO ALLOW FOR THICKNESS OF INSULATION AND MAINTAIN CLEAR DIMENSIONS.

4.6 DUCTWORK SHALL BE SEALED WITH AN DUCT MASTIC OR LIQUID SEALANT FOR DUCTWORK SEALING APPLICATION. EQUAL DUCT SYSTEM LEAKAGE SHALL CONFORM TO SMACNA "HVAC DUCT LEAKAGE TEST MANUAL" FOR CLASS 2" W.C. SEAL CLASS A, LEAKAGE CLASS 24 FOR RECTANGULAR DUCTS AND CLASS 12 FOR ROUND DUCTWORK.

4.7 PROVIDE FIRE DAMPERS IN HVAC AIR DISTRIBUTION SYSTEMS THAT PENETRATE FIRE RATED ASSEMBLIES IN ACCORDANCE WITH THE INTERNATIONAL BUILDING AND MECHANICAL CODES. FIRE DAMPERS SHALL BE TYPE B IN ALL DUCTWORK, IN ADDITION TO SECONDARY FIRE DAMPERS FOR CEILING, WALL AND FLOOR MOUNTED AIR DEVICES.

4.8 COORDINATE SPECIFIC FIRE RESISTIVE CONSTRUCTION REQUIREMENTS WITH THE FIRE RATED ASSEMBLIES INDICATED ON ARCHITECTURAL DRAWINGS. THROUGH PENETRATIONS FIRESTOP SYSTEMS SHALL CONFORM TO UL LISTED FIRE RESISTANCE DIRECTORY OR OTHER METHODS ACCEPTABLE TO LOCAL GOVERNING CODE AUTHORITIES.

4.9 PROVIDE FLEXIBLE CONNECTIONS IN ALL DUCTWORK SYSTEMS (SUPPLY, RETURN AND EXHAUST) CONNECTED TO AIR HANDLING UNITS, FANS AND OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE EQUIPMENT UNLESS OTHERWISE INDICATED.

4.10 PROVIDE ACCESS DOORS IN DUCTWORK TO PROVIDE ACCESS FOR ALL SMOKE DETECTORS, FIRE DAMPERS, SMOKE DAMPERS, VOLUME DAMPERS, COILS, AND OTHER ITEMS LOCATED IN THE DUCTWORK WHICH REQUIRE SERVICE AND/OR INSPECTION. LABEL ACCESS WITH 1/2" LETTERING. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMP BULBS. SEE LIGHTING FIXTURE SCHEDULE FOR LAMP BULBS AN

5. INSULATION

5.1 INSULATION MATERIALS SHALL BE CERTAIN-TED OR APPROVED EQUAL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS FOLLOWS:

5.2 SIZE OF ALL PIPING AND DUCT INSULATION SHALL MEET STATE ENERGY CODE.

6. DUCT INSULATION

6.1 SUPPLY/RETURN AIR DUCTWORK (CONCEALED): INSULATE WITH NOMINAL 1-INCH-THICK TYPE 75 STANDARD DUCTWRAP WITH FSK FACING VAPOR BARRIER. MINIMUM 3/4-INCH INSTALLED THICKNESS WITH A 5.6 R VALUE.

6.2 SUPPLY/RETURN AIR DUCTWORK (INTERIOR EXPOSED WHERE INDICATED): INSULATE WITH 1-INCH-THICK TYPE 200 ULTRA-LITE ACOUSTICAL DUCT LINER WITH 100 PERCENT ADHESIVE COVERAGE AND MECHANICAL FASTENERS. MINIMUM INSTALLED R VALUE OF 3.1.

6.3 SUPPLY/RETURN AIR DUCTS (CONCEALED IN ATTIC/CRAWL/ROOF CEILING SPACE): INSULATE WITH NOMINAL 3-INCH-THICK TYPE 75 STANDARD DUCTWRAP WITH FSK FACING, VAPOR BARRIER. MINIMUM 2-1/4-INCH INSTALLED THICKNESS WITH 8.5 R VALUE.

6.4 SUPPLY/RETURN/EXHAUST/OUTSIDE AIR DUCTS (OA DUCTWORK & DUCTWORK EXPOSED TO WEATHER CONDITIONS): INSULATE DUCTWORK EXTERIOR WITH SEMI-RIGID FIBERGLASS BOARD INSULATION, TYPE 1B300, 3.0 LBS./CU. FT. DENSITY, MINIMUM 2-INCH INSTALLED THICKNESS WITH 8.5 R VALUE. PROVIDE WEATHERPROOF FINISH AS MANUFACTURED BY FOSTERS MONOLAR 60-95 COATINGS (MINIMUM OF 3 COATS) OR APPROVED EQUAL.

6.5 PROVIDE ALL NECESSARY FOUNDATIONS, SUPPORTS, PADS AND BASES AS REQUIRED FOR MECHANICAL EQUIPMENT, PIPING, AND DUCTWORK AS PER INTERNATIONAL BUILDING AND MECHANICAL CODES. INSTALL EQUIPMENT, PIPING, AND DUCTWORK SO AS TO BE FREE FROM OBJECTIONABLE NOISE AND VIBRATIONS. CONTRACTOR SHALL COORDINATE WORK WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS PRIOR TO ACTUAL WORK.

7. ACOUSTIC LINING

7.1 ACOUSTICAL INSULATION ADHESIVE, MASTICS AND RELATED MATERIAL SHALL BE OF NON-COMBUSTIBLE MATERIALS TO MEET CODE AND WITH UL FLAME SPREAD RATING OF 25 MAXIMUM AND SMOKE DEVELOPED RATING OF 50 MAXIMUM.

7.2 PROVIDE INTERNAL DUCT INSULATION FOR A MINIMUM 15 FEET UPSTREAM AND DOWNSTREAM OF AIR HANDLERS AND FANS, AND WHERE INDICATED ON THE DRAWINGS. APPLY INSULATION ON ALL INTERIOR SURFACES.

7.3 ALL DUCT SIZES ARE INTERNAL DIMENSIONS. CONTRACTOR SHALL INCREASE SHEET METAL SIZE IF DUCT RECEIVES INTERNAL LINER.

8. ELECTRICAL WORK

8.1 ELECTRIC MOTORS FOR MECHANICAL EQUIPMENT SHALL BE PROVIDED UNDER THE MECHANICAL WORK UNLESS OTHERWISE NOTED. ALL MOTORS SHALL BE NEMA STANDARD DESIGN FOR QUIET OPERATION AND SIZED TO PROPERLY OPERATE EQUIPMENT AT RATED LOAD. MOTORS WITH BELT DRIVES SHALL BE PROVIDED WITH ADJUSTABLE PULLEYS AND SHAFTS. ELECTRICAL POWER CONNECTIONS FOR MECHANICAL EQUIPMENT SHALL BE PROVIDED UNDER THE ELECTRICAL WORK. ALL SAFETY COVERS AND PROTECTION FOR MOVING PARTS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

8.2 MOTOR STARTERS, RELAYS, AND CONTACTORS SHALL BE FURNISHED UNDER THE MECHANICAL WORK AND INSTALLED AND POWERED UNDER THE ELECTRICAL WORK. STARTERS, RELAYS, AND CONTACTORS SHALL BE COMPUTE WITH LUGS SIZED FOR SPECIFIED CONDUCTORS AND INCLUDE REQUIRED ACCESSORIES (I.E. START-STOP PUSH BUTTON, PILOT LIGHTS, H.O.A. SWITCH, AUXILIARY CONTACTS AND OVERLOAD PROTECTION), GENERAL PURPOSE NEMA TYPE 1 ENCLOSURES INDOORS, NEMA TYPE 3R ENCLOSURES OUTDOORS. SINGLE PHASE MOTOR STARTERS SHALL BE MANUAL TYPE WITH OVERLOAD PROTECTION, UNLESS OTHERWISE NOTED. THREE PHASE STARTERS SHALL BE MAGNETIC FULL VOLTAGE, NONREVERSING, UNLESS OTHERWISE NOTED. STARTERS FOR MECHANICAL SYSTEMS SHALL BE AS MANUFACTURED BY SQUARE-D, GENERAL ELECTRIC, OR CUTLER HAMMER. STARTERS SHALL CONFORM TO NEMA STANDARDS AND NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS. STARTER CONTROL AND INTERLOCK WIRING SHALL BE PROVIDED UNDER THE MECHANICAL WORK. ALL EQUIPMENT SHALL BE FURNISHED W/ MANUFACTURER PROVIDED DISCONNECT SWITCH.

8.3 DUCT SMOKE DETECTORS SHALL BE INSTALLED IN ALL AIR DISTRIBUTION SYSTEMS WITH A DESIGN CAPACITY OF 2000 CFM OR GREATER IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE SECTION 606 AND NATIONAL FIRE PREVENTION CODE NFPA 72 AND 90A. DUCT SMOKE DETECTORS SHALL BE "DUAL CONTACT" TYPE (FOR TIE-IN TO FIRE ALARM SYSTEM AND FOR FAN SHUT-DOWN), COMPLETE WITH SAMPLING TUBE, REMOTE RESET, REMOTE PILOT INDICATOR (FOR CONCEALED APPLICATIONS), UL LISTED FOR INTENDED USE AND COMPLETELY COMPATIBLE WITH FIRE ALARM SYSTEM. DUCT SMOKE DETECTORS SHALL BE FURNISHED AND INSTALLED UNDER THE MECHANICAL WORK AND WIRED AND POWERED UNDER THE ELECTRICAL WORK.

9. CONTROLS

9.1 PROVIDE AUTOMATIC TEMPERATURE CONTROL SYSTEM(S) FOR HVAC EQUIPMENT UNDER MECHANICAL WORK. CONTROL DEVICES SHALL BE PROVIDED BY UNIT MANUFACTURER, UNLESS OTHERWISE NOTED. HVAC EQUIPMENT NOT PROVIDED WITH CONTROL DEVICES SHALL BE PROVIDED WITH DEVICES AS MANUFACTURED TO MATCH BASE BUILDING CONTROLS. CONTROL WIRING SHALL BE PROVIDED IN ACCORDANCE WITH THE NEC FOR 24-VOLT CONTROL SYSTEM(S). WIRING SHALL BE A MINIMUM 22 AWG, COLOR CODED AND INSTALLED IN CONDUIT WHERE SUBJECT TO PHYSICAL DAMAGE OR WHERE REQUIRED TO AVOID PLENUM SPACES. EXTEND ALL LOW VOLTAGE WIRING UNBROKEN BETWEEN EACH CONTROL DEVICE AND EQUIPMENT TERMINAL STRIP. INSTALLATION OF CONTROL SYSTEM(S), WIRING, AND DEVICES SHALL BE BY A CERTIFIED CONTROLS CONTRACTOR LICENSED TO PERFORM THE INSTALLATION.

9.2 UNLESS OTHERWISE INDICATED, ALL THERMOSTATS SHALL BE MOUNTED IN ACCORDANCE WITH ADA REQUIREMENTS.

10. TOXIC MATERIAL

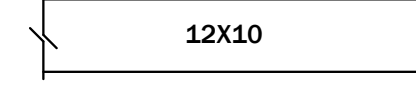
10.1 IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL, WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED, SEAL OFF THE PERIMETER, AND REPORT THE CONDITION TO THE OWNER IN WRITING. NO NEW BUILDING MATERIAL SHALL CONTAIN ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL AS DEFINED BY STATE AND FEDERAL REGULATORY AGENCIES.

11. AIR BALANCING

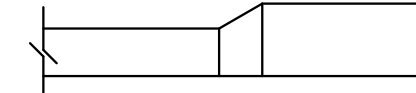
11.1 UPON COMPLETION OF HVAC INSTALLATION MECHANICAL CONTRACTOR SHALL EMPLOY INDEPENDENT AIR BALANCING CONTRACTOR TO TEST AND ADJUST SYSTEM(S) AND PREPARE AN AIR BALANCING REPORT ON SYSTEMS PERFORMANCE. AIR BALANCING REPORT SHALL CONFORM TO REQUIREMENTS OF THE ASSOCIATION AIR BALANCING COUNCIL STANDARDS. SIX COPIES OF THE REPORT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

SYMBOLS

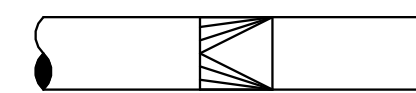
12X10



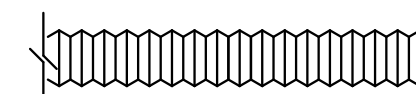
NEW DUCT (1ST DIMENSION INDICATES SIDE SHOWN, INSIDE CLEAR DIMENSIONS)



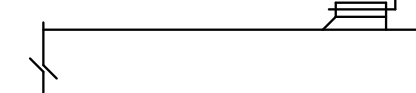
DUCT SIZE TRANSITION



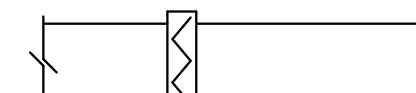
RECTANGULAR/SQUARE DUCT TO ROUND DUCT SIZE TRANSITION



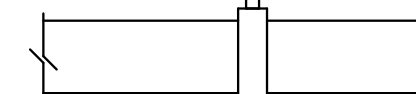
FLEX DUCT



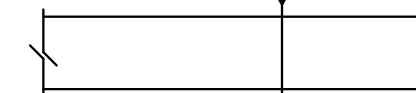
MANUAL VOLUME DAMPER



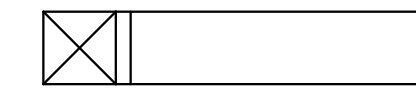
BACKDRAFT DAMPER



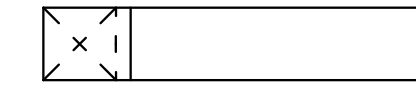
AUTOMATIC (MOTORIZED) VOLUME DAMPER/ SMOKE DAMPER



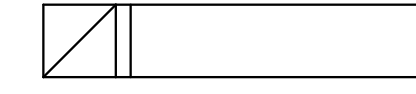
FIRE DAMPER



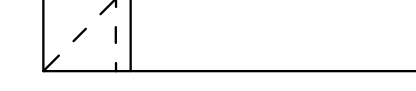
SUPPLY DUCT TO RISE UP



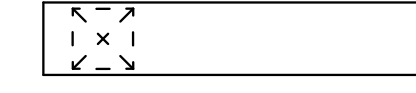
SUPPLY DUCT TO DROP DOWN



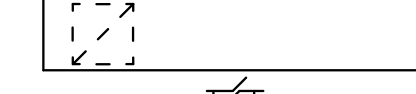
RETURN DUCT TO RISE UP



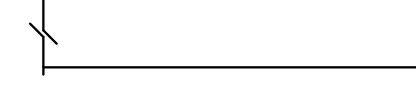
RETURN DUCT TO DROP DOWN



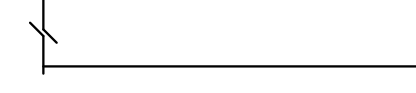
SUPPLY AIR DEVICE



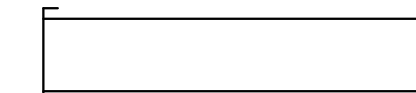
RETURN OR EXHAUST AIR DEVICE



DUCT WITH DUCT BRANCH



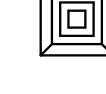
DUCT WITH ROUND DUCT TAKE-OFF



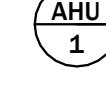
DUCT WITH CAPPED END



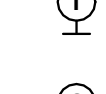
EXISTING TO NEW CONNECTION



CEILING MOUNTED EXHAUST FAN



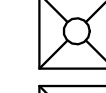
UNIT TAG TYPE UNIT DESIGNATED NUMBER



THERMOSTAT



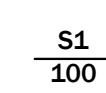
SWITCH



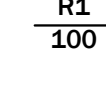
DUCT SMOKE DETECTOR



DOOR UNDERCUT



2'X2' SUPPLY DIFFUSER



2'X2' RETURN GRILLE



2'X2' EXHAUST GRILLE



DIFFUSER TAG TYPE AIR CFM (CUBIC FEET PER MINUTE)



GRILLE TAG TYPE AIR CFM (CUBIC FEET PER MINUTE)

ABBREVIATIONS

AF AIR FILTER

AFF ABOVE FINISHED FLOOR

ACU AIR CONDITIONING UNIT

AHU AIR HANDLING UNIT

APD AIR PRESSURE DROP

ARCH ARCHITECTURAL

BDD BACKDRAFT DAMPER

BPD BYPASS DAMPER

BLW BELOW

BTUH BRITISH THERMAL UNIT PER HOUR

CC CUBIC FEET PER MINUTE

CLG CEILING

CU CONDENSING UNIT

CW COLD WATER

DB DRY BULB

DDC DIRECT DIGITAL CONTROL

DIA DIAMETER

DI DIGITAL INPUT

DN DOWN

DO DAMPER OPERATOR

DO DIGITAL OUTPUT

DPS DIFFERENTIAL PRESSURE SWITCH

DWG DRAWING

DX DIRECT EXPANSION

(E) EXISTING

EA EACH

EAT ENTERING AIR TEMPERATURE

EF EXHAUST FAN

EQUIP EQUIPMENT

ESP EXTERNAL STATIC PRESSURE

EXT EXTERNAL

F DEGREE FAHRENHEIT

FD FIRE DAMPER

FL FLOOR

FPM FEET PER MINUTE

FT FEET

GALV GALVANIZED

HC HEATING COIL

HP HEAT PUMP

HW HOT WATER

IN INCH

IN. WG. INCH WATER GAUGE

KW KILOWATT

LAT LEAVING AIR TEMPERATURE

LB POUNDS

LF LINEAR FEET

MAX MAXIMUM

MBH 1000 BTUH

MECH MECHANICAL

MER MECHANICAL EQUIPMENT ROOM

MIN MINIMUM

MOT MOTORIZED

NC NOISE CRITERIA

NC NORMALLY CLOSED

NIC NOT IN CONTRACT

NO NORMALLY OPEN

NOM NOMINAL

No. NUMBER

O.A. OUTSIDE AIR

OAT OUTSIDE AIR TEMPERATURE

OED OPEN END DUCT

PD PRESSURE DROP

PS PRESSURE SENSOR

PSI POUND PER SQUARE INCH

RA RETURN AIR

RAT RETURN AIR TEMPERATURE

REFRIG REFRIGERANT

RLA RUNNING LOAD AMPERE

RPM REVOLUTION PER MINUTE

SA SUPPLY AIR

SAT SUPPLY AIR TEMPERATURE

SD SMOKE DETECTOR

SF SUPPLY FAN

STRUC STRUCTURAL

TD TRANSFER DUCT

TS TEMPERATURE SENSOR

TYP TYPICAL

UNO UNLESS NOTED OTHERWISE

W WATT

WB WET BULB

WC WATER COLUMN

WMC WIRE MESH SCREEN

WPD WATER PRESSURE DROP

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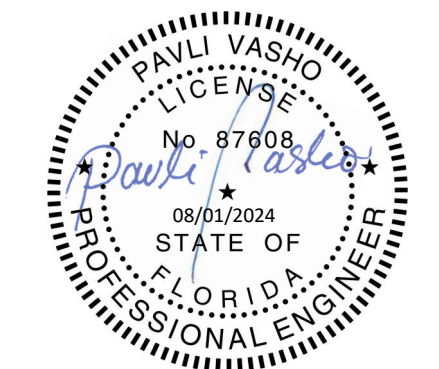
PINELAND
ENGINEERING

BUILDER:

ENGINEER:

PINELAND
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RESERVED FOR STAMP:



NEW OFFICE
2000 PERIWINKLE WAY
SANIBEL, FL 33957
MECHANICAL PLANS

PHASE:

REV DATE DESCRIPTION

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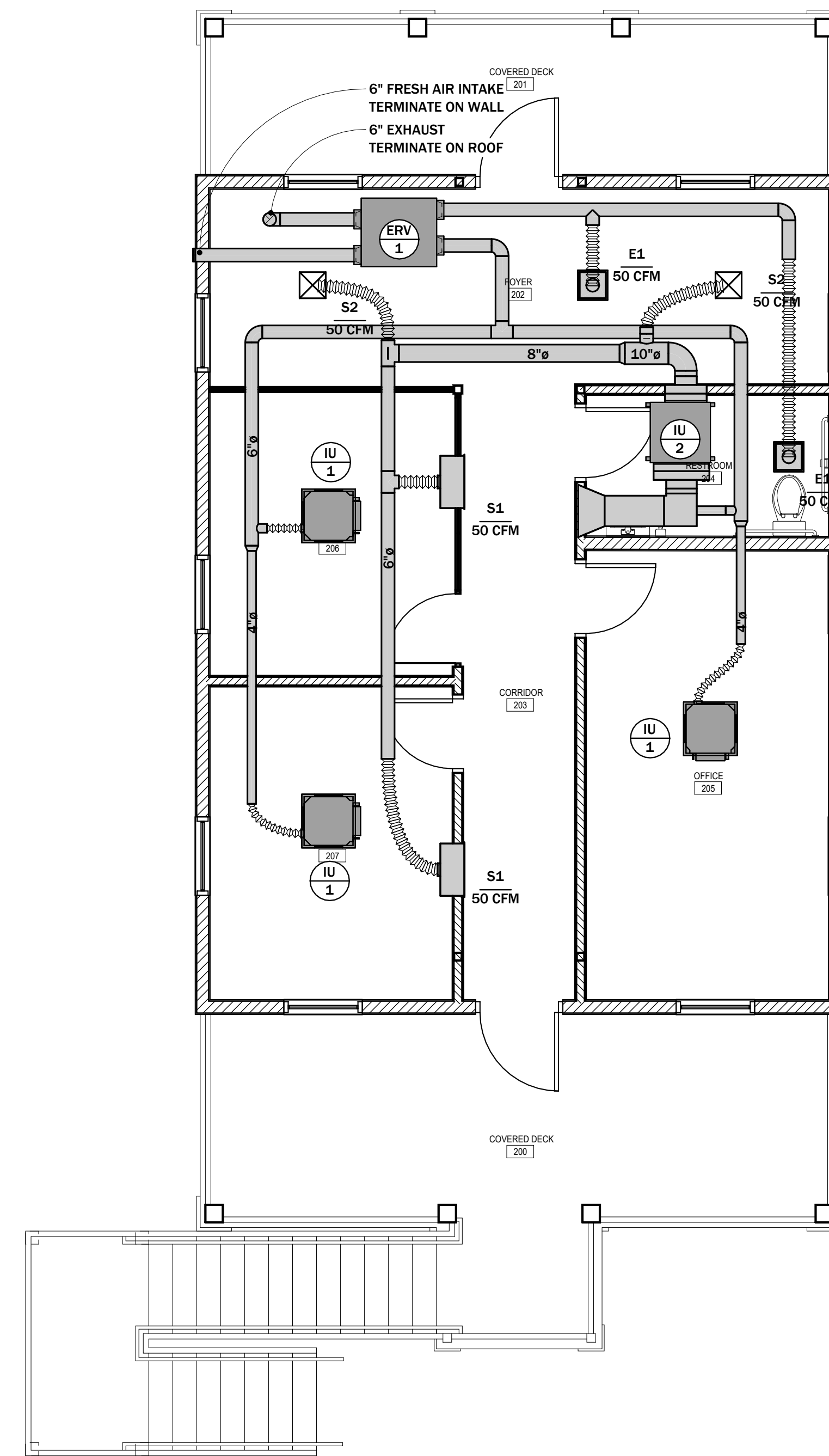
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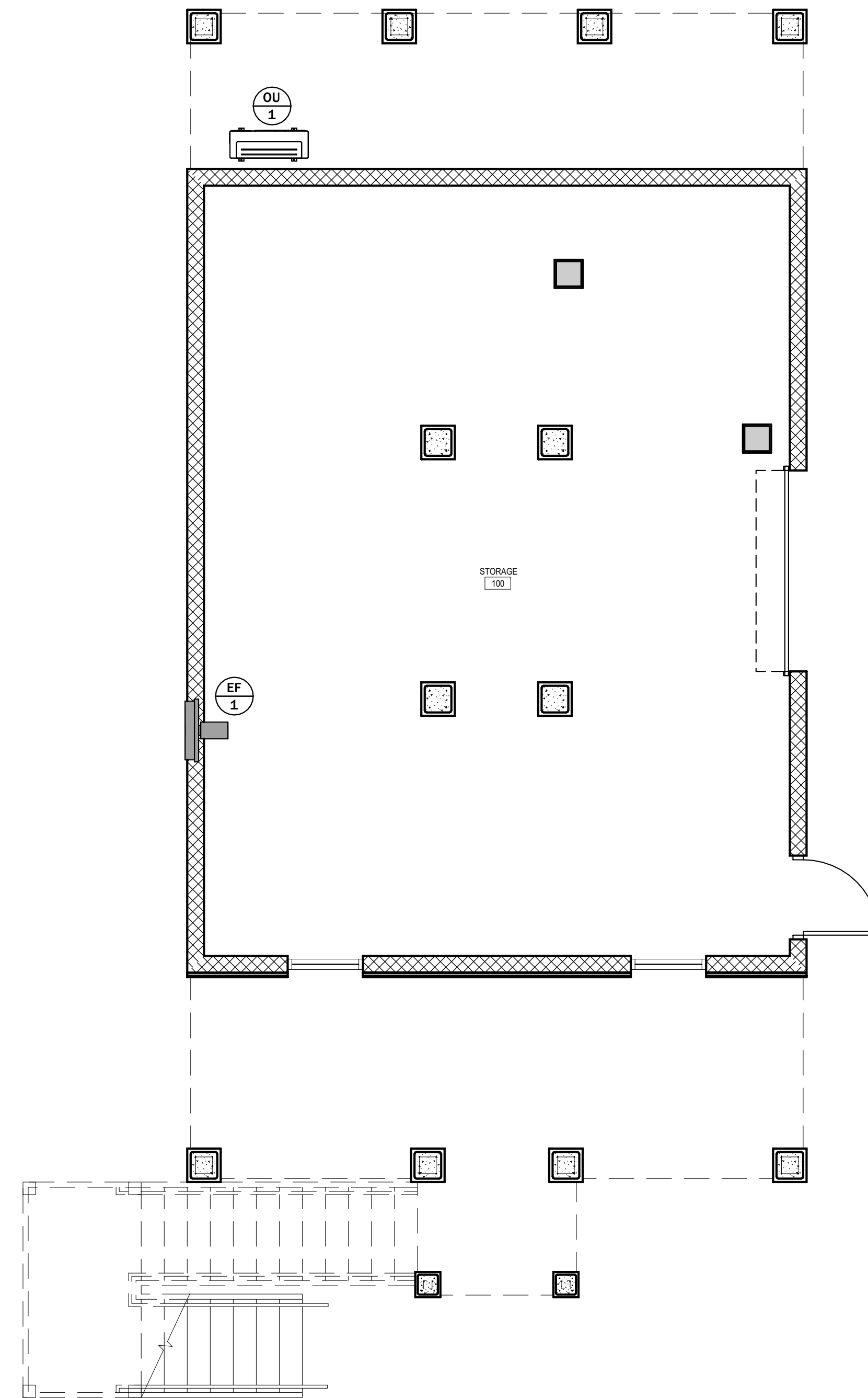
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PLAN NOTES

- EXHAUST OPENINGS TERMINATING TO THE OUTDOORS AND OUTDOOR-AIR INTAKES SHALL BE COVERED WITH A CORROSION-RESISTANT SCREEN HAVING NOT LESS THAN 1/4" OPENINGS, AND SHALL HAVE NOT MORE THAN 1/2" OPENINGS.
- EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO THE BUILDING.
- FRESH AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM LOT LINES OR BUILDINGS ON THE SAME LOT, NOT LESS THAN 10 FEET HORIZONTALLY AND NOT LESS THAN 3 FEET BELOW FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE, SUCH AS VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS.
- ROUTE DRYER EXHAUST PER MANUFACTURER INSTRUCTIONS.
- ROUTE REFRIGERANT LINES FROM AHU TO OUTDOOR UNIT PER MANUFACTURER RECOMMENDATIONS.
- PROVIDE VOLUME DAMPERS ON EACH BRANCH EVEN IT NOT SHOWN ON PLAN.
- INSULATE FIRST 10FT OF TOILET OR GENERAL EXHAUST FROM EXTERIOR WALL VENT OUTLET (TYP.)



2 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



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

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INDOOR SPLIT UNIT SCHEDULE																				
UNIT	TYPE	CFM	OA	COOLING				HEATING				ELECTRICAL				UNIT WEIGHT	MFCR AND MODEL	OUTDOOR UNIT	REMARKS	
				TOTAL CAPACITY	EA	LAT	EA	LAT	MCA	MOCP	VOLTS	PHASE	CYCLE							
IU-1	CASSETTE RECESSED	270 CFM	20 CFM	8,000 Btu/h	80 °F	67 °F	55 °F	54 °F	9,000 Btu/h	100 °F	50 °F	0.28 A	15 A	208 V	1	60 Hz	34 lbf	DAIKIN FXFQ07TJU OR EQUAL	OU-1	
IU-2	CONCEALED DUCTED	400 CFM	40 CFM	12,000 Btu/h	80 °F	67 °F	55 °F	54 °F	13,500 Btu/h	65 °F	115 °F	1.40 A	15 A	240 V	0	60 Hz	62 lbf	DAIKIN FXMQ12PB OR EQUAL	OU-1	

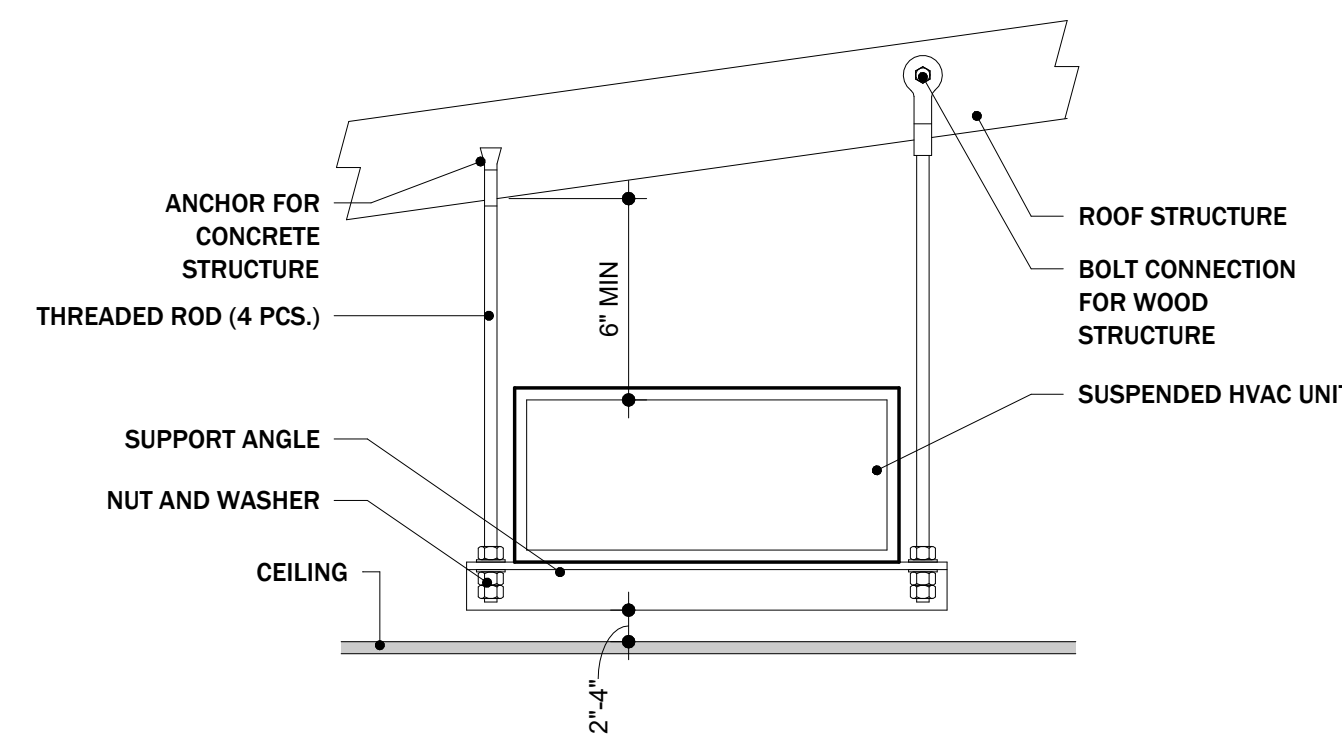
OUTDOOR SPLIT UNIT SCHEDULE																	
UNIT	TOTAL COOLING CAPACITY	SEER 2	TOTAL HEATING CAPACITY	COP 2	COMPRESSOR			CONDENSER			ELECTRICAL				UNIT WEIGHT	MFCR AND MODEL	REMARKS
					QTY	RLA	LRA	QTY	HP	RPM	MCA	MOCP	VOLTS	PHASE			
OU-1	30000.0 Btu/h	9.3	34000.0 Btu/h	3.4	1	19	0	1	0	29 A	35 A	240 V	1	60 Hz	225 lbf	DAIKIN 4MXS32GVJU OR EQUAL	

FAN SCHEDULE											
UNIT	TYPE	CFM	SERVICE	ESP	ELECTRICAL				UNIT WEIGHT	MFCR AND MODEL	REMARKS
					WATTS	VOLTS	PHASE	CYCLE			
EF-1	INLINE	60 CFM	1ST FLOOR	0.10 in-wg	100 W	120 V	1	60 Hz	40 lb		
ERV-1	ENERGY RECOVERY	100 CFM	2ND FLOOR	0.20 in-wg	310 W	230 V	1	60 Hz	71 lb		

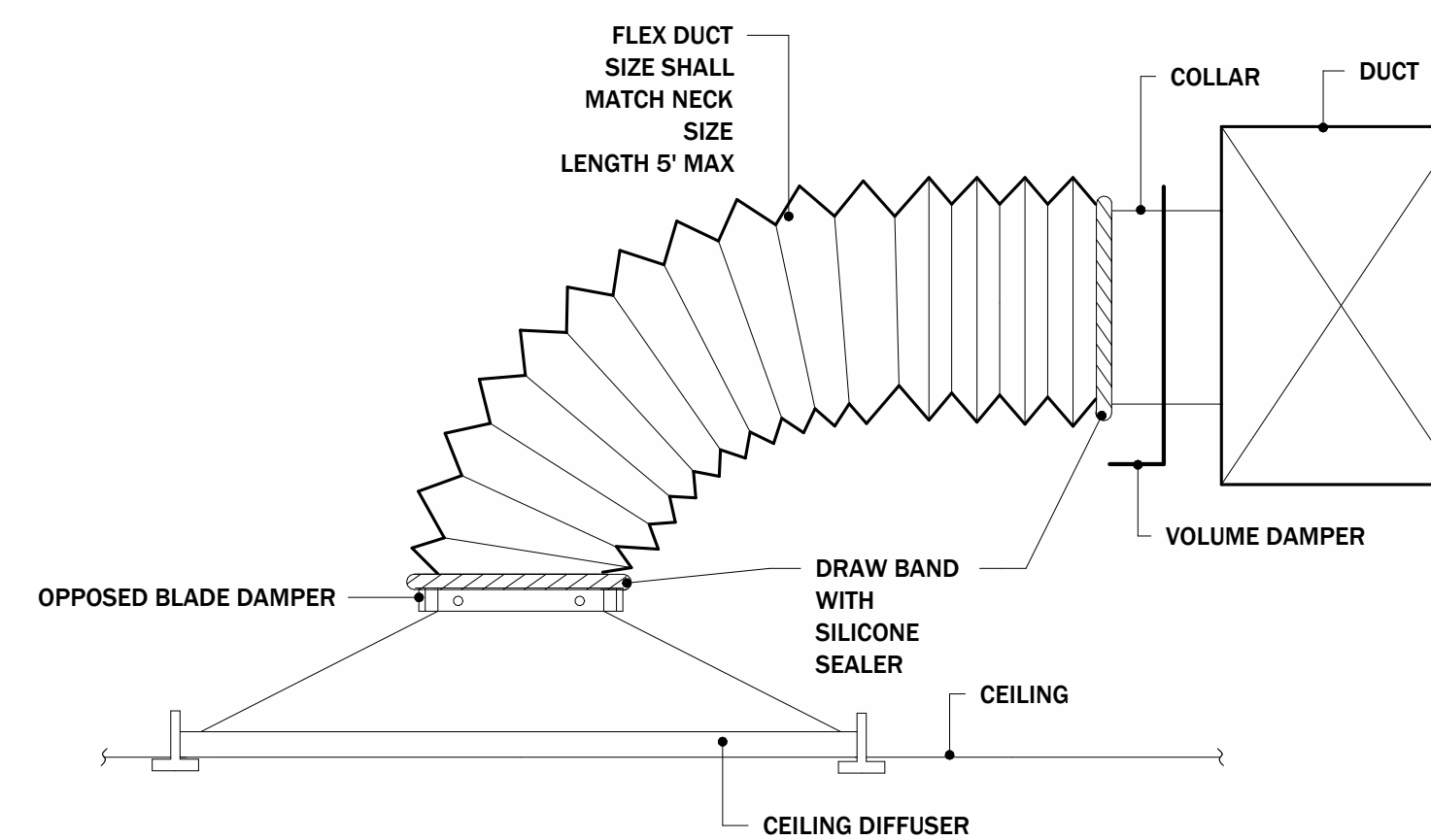
AIR DEVICE SCHEDULE									
MARK	SYSTEM	TYPE	MODULE SIZE	NECK SIZE	MAX S.P.D.	MAX NC	MNFCR	MODEL	COMMENTS
E1	Exhaust Air	CEILING GRILLE	12x12	6" DIA.	0.10 in-wg	30			
S1	Supply Air	CEILING DIFFUSER	12x12	6" DIA.	0.00 in-wg	30			
S2	Supply Air	CEILING DIFFUSER	24" 1" Slot	6" DIA.	0.10 in-wg	30			

ROOM VENTILATION RATE SCHEDULE														
ROOM NAME	ROOM AREA SQ.FT. (A2)	AREA OUTDOOR AIR RATE CFM/SQ.FT. TABLE 403.3 (Ra)	AREA OUTDOOR AIR (RaA2)	OCCUPANT LOAD PER IMC TABLE 403.3 (PEOPLE / 1000 SF)	OCCUPANCY Az x Occ. LOAD/1000 (Pz)	OCCUPANT OUTDOOR AIR RATE PER IMC TABLE 403.3 (Rp)	OCCUPANT OUTDOOR AIR (RpA2)	BREATHING ZONE OUTDOOR AIR (Vbz = RpPz + RaA2)	ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)	ZONE OUTDOOR AIR (Voz = Vbz / Ez)	SUPPLY AIR DESIGN (Vpz)	EXHAUST AIR	OUTDOOR AIR FRACTION (Zp = Voz / Vpz)	REMARKS
CORRIDOR	109	0.06	6.5	5	1	5	5.0	11.5	0.8	14.4	100		0.144	
FOYER	181	0.06	10.9	10	2	5	10.0	20.9	0.8	26.1	100		0.261	
OFFICE 205	165	0.06	9.9	5	1	5	5.0	14.9	0.8	18.6				
OFFICE 206	106	0.06	6.4	5	1	5	5.0	11.4	0.8	14.2				
OFFICE 207	116	0.06	7.0	5	1	5	5.0	12.0	0.8	15.0				
STORAGE	715	0.06	42.9					42.9	0.8	53.6				
TOTAL	1392		83.5				6	30.0		113.5			141.9	

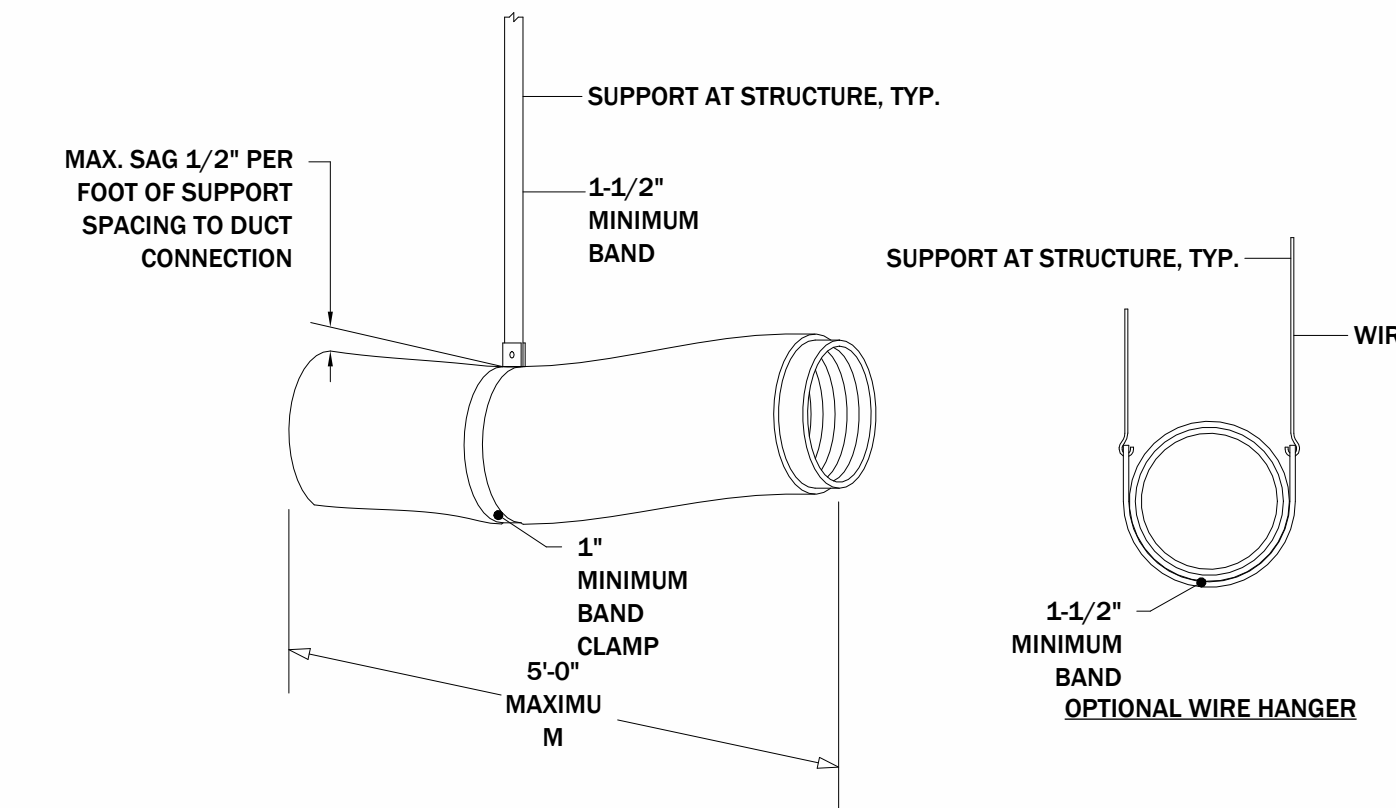
NOTES:
 1) OUTDOOR AIR VENTILATION RATE SCHEDULE BASED ON 2023 FMC SUPPLEMENTAL REQUIREMENT



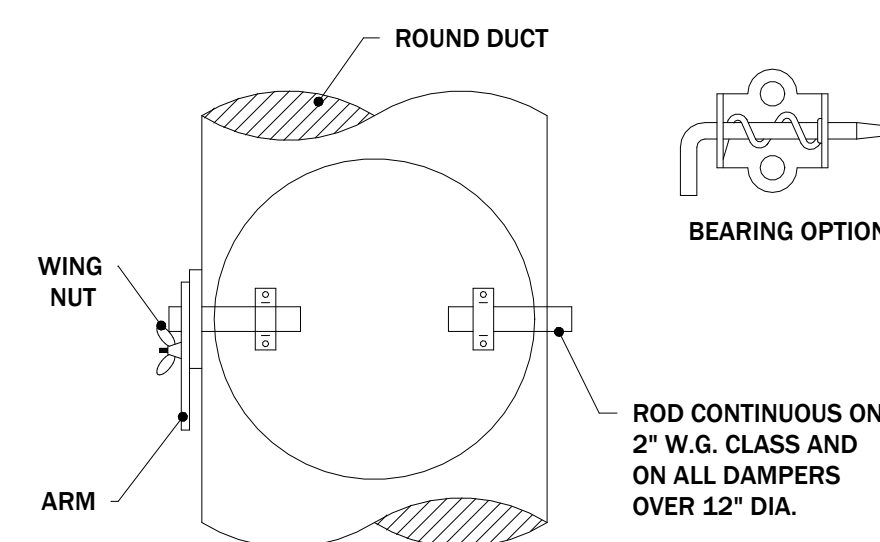
1 SUSPENDED UNIT INSTALLATION DETAIL
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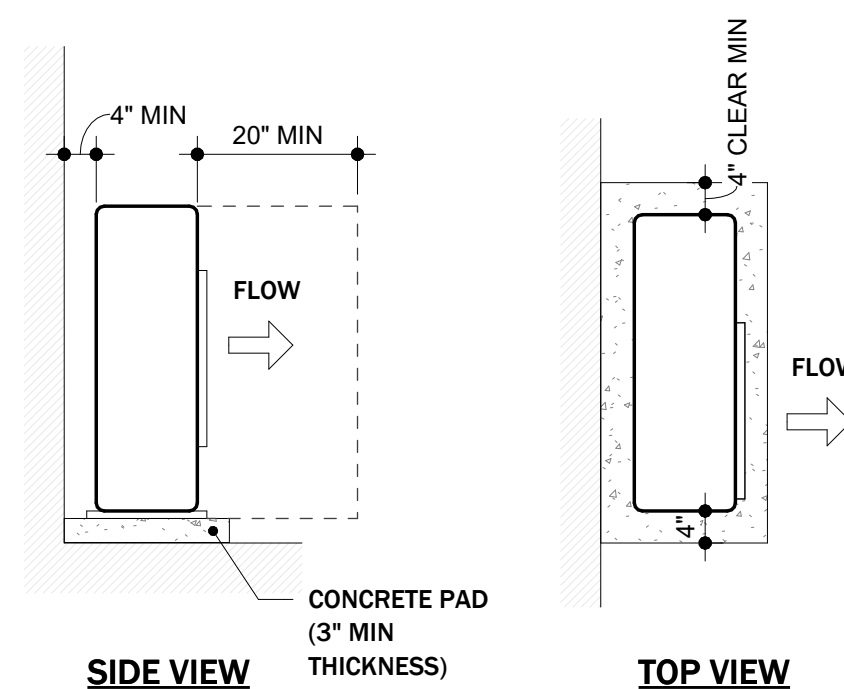
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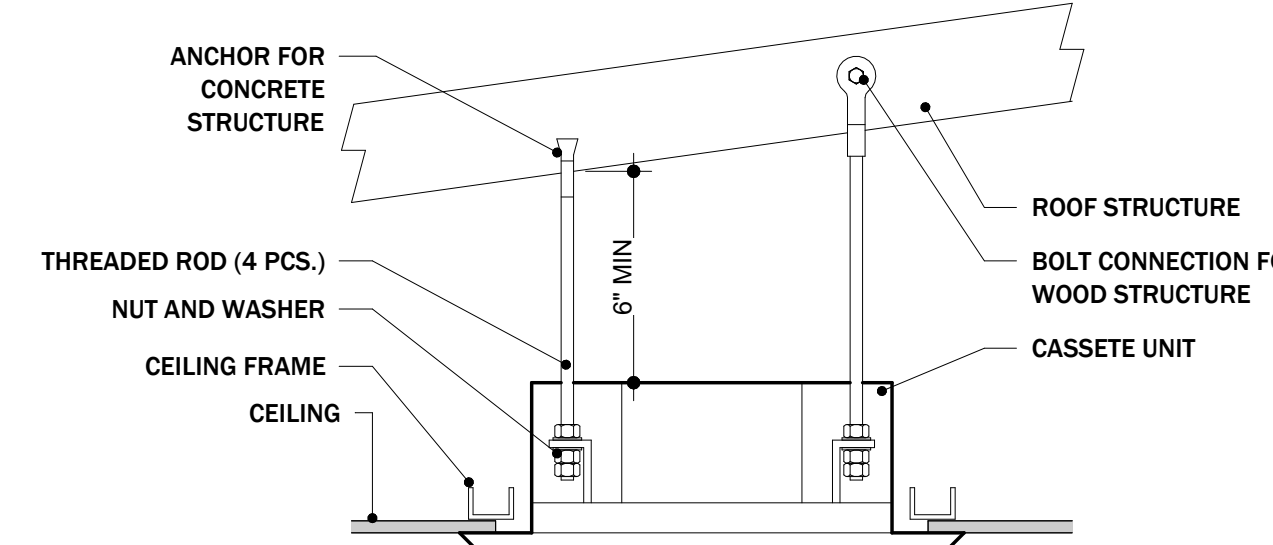
3 FLEXIBLE DUCT SUPPORTS DETAILS
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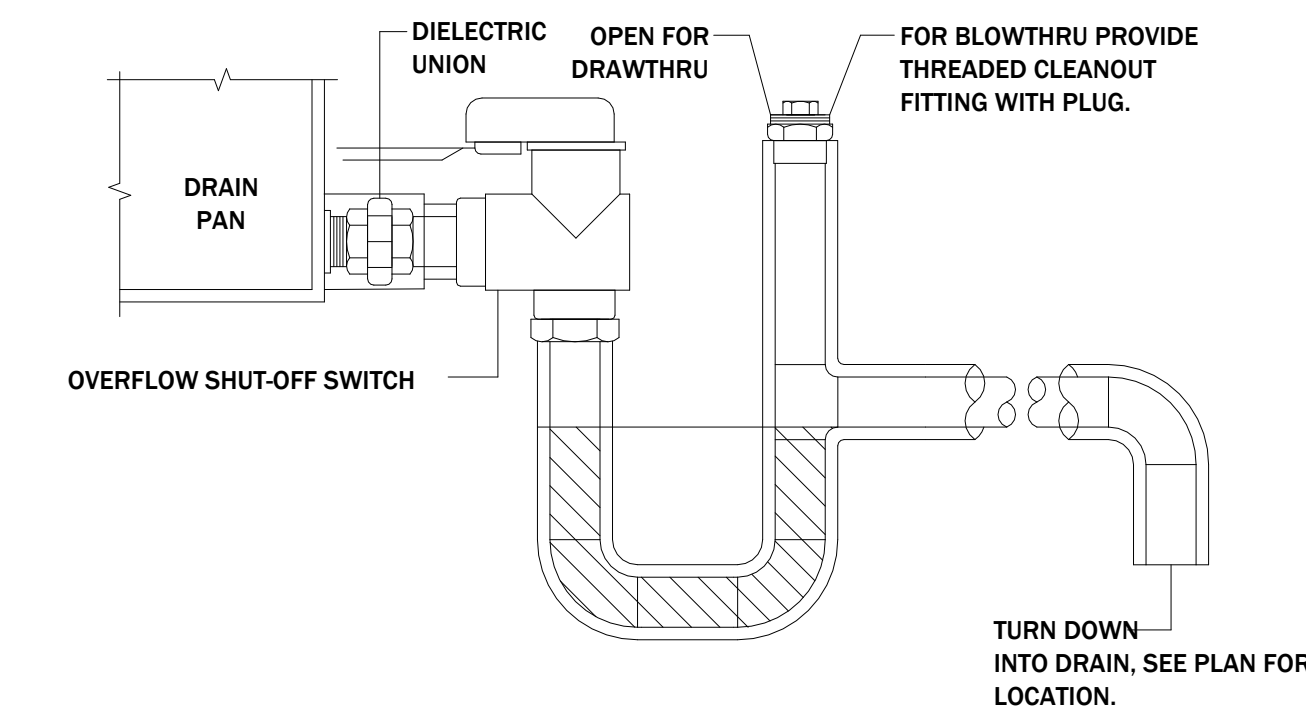
4 VOLUME DAMPER DETAIL
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5 CONDENSER UNIT DETAIL
 SCALE: NTS



6 CASSETE UNIT INSTALLATION DETAIL
 SCALE: NTS



7 CONDENSATE DRAIN DETAIL
 SCALE: NTS

DESIGNER:

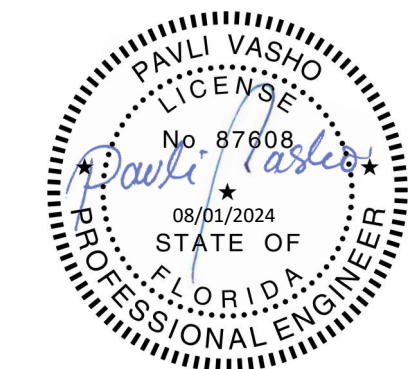
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MECHANICAL SCHEDULES AND DETAILS

PHASE:

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SHEET NUMBER:

M200

PLUMBING SPECIFICATIONS

GENERAL NOTES:

- 1.1 THE PLUMBING WORK SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ALL PLUMBING WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE JURISDICTION OF INSTALLATION. THE CONTRACTOR SHALL HAVE QUALIFICATIONS AND EXPERIENCE IN INSTALLING PLUMBING EQUIPMENT. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTALLATION DOCUMENTATION. NO STRUCTURAL MEMBERS OR COMPONENTS SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED FOR THE INSTALLATION OF PLUMBING EQUIPMENT.
- 1.2 CODES AND PERMITS: COMPLY WITH 2018 NATIONAL STANDARD PLUMBING CODE NEW JERSEY EDITION, LAWS AND ORDINANCES IN FORCE AT BUILDING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTING A BID.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH THE WORK OF ALL OTHER TRADES AND MAKING ANY NECESSARY MODIFICATIONS TO WORK AT NO ADDITIONAL COST, INCLUDING ALL OFFSETS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF ANY EXISTING MINOR INTERFERENCES. INCLUDING CONDUIT, HANGERS, ETC.
5. CONTRACTOR SHALL REMOVE EXISTING EQUIPMENT AND MATERIALS PERTAINING TO DESIGN AS SPECIFIED OR AS REQUIRED WHETHER SHOWN ON THE DRAWINGS OR NOT TO PREPARE FOR THE NEW WORK.
6. ALL PERMITS, FEES, LICENSES, APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE CONTRACTOR.
7. PROVIDE COMPLETE OPERATING TECHNICIAN TO INSTRUCT THE OWNER IN THE OPERATION AND MAINTENANCE OF THE INSTALLED EQUIPMENT.
8. PROVIDE ACCESS PANELS FOR ALL VALVES OR ANY PIECE OF EQUIPMENT WHEN NECESSARY TO LOCATE ABOVE INACCESSIBLE CEILINGS. NO EQUIPMENT SHALL BE LOCATED DIRECTLY ABOVE WALLS.
9. PROVIDE ALL HOLES, SLEEVES, AND CAULKING FOR INSTALLATION OF THIS WORK. CAULKING TO CONFORM TO FIRE RATING OF WALLS.
10. PIPING SHALL BE ABOVE CEILING AND CLEAR ANY EXISTING PIPING, LIGHTING FIXTURES, DUCTS, ETC.
11. RUN NEW WASTE PIPES AS CLOSE AS POSSIBLE TO UNDERSIDE OF FLOOR SLAB AND VENT PIPING AS CLOSE AS POSSIBLE TO SLAB ABOVE. VENTS MUST BE INSTALLED SO AS TO ENSURE SAFE OPERATION AND PREVENT ANY VENTED FUMES FROM ENTERING OTHER STRUCTURES.
12. RUN ALL PIPING PERPENDICULAR & PARALLEL TO CLOSEST WALL OR PRIMARY STRUCTURAL ELEMENTS.
13. DISRUPTION OF ANY EXISTING SERVICE SHALL BE COORDINATED WITH THE OWNER AND SHALL BE PERFORMED AT A TIME AND MANNER SO AS TO CAUSE THE OWNER A MINIMUM OF INCONVENIENCE.
14. INSULATION: DOMESTIC HOT AND COLD-WATER PIPING SHALL BE INSULATED WITH 1" THICK 4# DENSITY, GLASS FIBER PREFORMED, ALL-PURPOSE FLAME-RETARDANT JACKET WITH BUILT-IN VAPOR BARRIER. PROVIDE INSULATION PIPE HANGERS WHEN NECESSARY, ARMACELL OR ARMAFIX IPH
15. MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF THE PLUMBING SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE PLUMBING SYSTEM.
16. PROJECT PREMISES SHALL BE THOROUGHLY CLEANED AND READY FOR OCCUPANCY INCLUDING ALL FINISHES OF EQUIPMENT PROVIDED AS PART OF THE CONTRACTOR'S WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ANY DAMAGES RESULTING FROM OR CAUSED BY DEFECTS IN THEIR WORK.
20. PIPING SHOWN IS SCHEMATIC AND DOES NOT INDICATE EVERY OFFSET. ELBOW, UNION, VALVE, TRAP, ACCESS PANEL, ETC., THAT IS REQUIRED FOR A COMPLETE WORKING SYSTEM. PROVIDE ITEMS AND FITTINGS THAT ARE REQUIRED TO INSTALL THE PIPING SYSTEM WITHIN THE SPACE PROVIDED AND THAT ARE REQUIRED FOR A COMPLETE SYSTEM. PIPING SHALL BE PROPERLY SECURED IN ACCORDANCE WITH MSS STANDARD SP-69.
21. MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF DOMESTIC SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE DOMESTIC SYSTEM.
22. PIPE SUPPORTS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MSS SP-69 OR LOCAL CODES, WHICHEVER IS MORE STRINGENT. UTILIZE TRAPEZE HANGERS FOR PARALLEL RUNS OR PIPING. OTHER THAN SPRINKLER AND WASTE PIPING. COPPER PIPING SYSTEMS SHALL BE SUPPORTED ON COPPER OR COPPER-PLATED SUPPORTS. HANG PIPE FROM SUBSTANTIAL BUILDING STRUCTURE. PIPING SHALL NOT BE HUNG FROM OTHER PIPING. ALL RIGID HANGERS SHALL PROVIDE A MEANS OF VERTICAL ADJUSTMENT AFTER ERECTION. SHIELD SHALL BE PROVIDED BETWEEN HANGERS AND INSULATION.

23. PLUMBING FIXTURES:

A. FURNISH AND INSTALL PLUMBING FIXTURES INDICATED. FIXTURES TO BE NEW, CONNECTED, CLEANED, AND READY FOR USE. PIPING TO BE PROPERLY SECURED TO WALLS AND STUDS. B. PROVIDE TRAPS AND SUPPLIES WITH STOPS. MAKE ALL FINAL CONNECTIONS TO EACH FIXTURE.

24. HANGERS:

A. PIPE HANGERS ON HOT PIPING TO BE ON INSIDE OF INSULATION. PROVIDE WITH SADDLES AND/OR SHIELDS AS REQUIRED.

B. PIPE HANGERS ON COLD PIPING TO BE ON OUTSIDE OF INSULATION. PROVIDE WITH SADDLES AND/OR SHIELDS AS REQUIRED.

25. PROVIDE ANY AND ALL ITEMS NECESSARY TO COMPLETE THE PLUMBING SYSTEM. THE PLUMBING DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW ALL VALVES, FITTINGS, TRAPS, CONTROL DEVICE METHODS.

26. INSTALL ALL ADA FIXTURES IN AN ADA COMPLIANT MANNER.


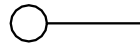
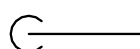






27. INSTALL SKAL + GARD #5C-100B ON SINKS SUPPLIES AND TRAPS FOR HANDICAPPED USE.

28. TOXIC MATERIALS

IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL, WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED, SEAL OFF THE PERIMETER, AND REPORT THE CONDITION TO THE OWNER IN WRITING. NO NEW BUILDING MATERIAL SHALL CONTAIN ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL AS DEFINED BY STATE AND FEDERAL REGULATORY AGENCIES.

28. "GENERAL WIRE FLOOD GUARD" HAVE TO BE INSTALLED IN THE BACKFLOW PREVENTER AT THE DRAINS.

PLUMBING SYMBOL LIST

-  GATE VALVE
-  PIPE UP
-  PIPE DOWN
- AP ACCESS PANEL
- BFP BACKFLOW PREVENTER
- C.O.P CLEAN OUT PLUG
- CW COLD WATER
- DW DISHWASHER MACHINE
- EX. EXISTING
- HW HOT WATER
- LAV LAVATORY
- OSD OPEN SITE DRAIN
- TPV TRAP PRIMER VALVE
- TV TEMPERING VALVE
- S.A. SHOCK ABSORBER (WATER HAMMER)
- SK SINK
- V VENT
- VTR VENT THROUGH ROOF
- W WASTE
- WC WATER CLOSET
- WCO WALL CLEAN OUT
-  POINT OF CONNECTION OF NEW WORK TO EXISTING WORK
-  END OF DEMOLITION
-  NEW WORK KEYED NOTES
-  REFERENCE WATER RISER TAG NUMBER
- CO FLOOR CLEANOUT
- FD FLOOR DRAIN
-  EQUIPMENT NUMBER
- NEW VENT
- EXISTING VENT
- DEMOLISHED VENT
- NEW SANITARY
- EXISTING SANITARY
- DEMOLISHED SANITARY
- NEW HOT WATER
- EXISTING HOT WATER
- DEMOLISHED HOT WATER
- NEW COLD WATER
- EXISTING COLD WATER
- DEMOLISHED COLD WATER
- GAS
- DEMOLISHED GAS
-  REMOTE MANUAL PULL STATION

DISREGARD SYMBOLS WHICH ARE NOT APPLICABLE TO THIS PROJECT

PLUMBING FIXTURE / CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	WASTE	VENT	CW	HW	NOTES
WC	WATER CLOSET	3"	2"	1/2"	-	
LAV	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	NOTE 1

NOTES:
1. PROVIDE WITH THERMOSTATIC MIXING VALVE, SET 110°F

PIPE MATERIAL SCHEDULE

SANITARY	POLYVINYL CHLORIDE (PVC) PLASTIC PIPES IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22(P.S 200) AND DR 24 (PS 140) WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL (ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B181.2)
VENT	POLYVINYL CHLORIDE (PVC) PLASTIC PIPES IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22(P.S 200) AND DR 24 (PS 140) WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL (ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B181.2)
WATER	TYPE L COPPER PIPE AND SOLDER FITTINGS OR POLYVINYL CHLORIDE (PVC) PLASTIC PIPES (ASTM D 1785; ASTM D 2241; ASTM 2672; CSA B137.3) OR CROSS-LINKED POLYETHYLENE (PEX) PLASTIC PIPES AND TUBING (ASTM F 876; ASTM F 877; AWWA C904; CSA B 137.5)
GAS	BLACK STEEL ASTM A53 SCHEDULE 40, FITTINGS, ASME B16.3, MALLEABLE IRON, 150 PSIG. JOINTS: THREADED FOR PIPE 2 INCH AND SMALLER, WELDED FOR PIPE 2 1/2" AND LARGER

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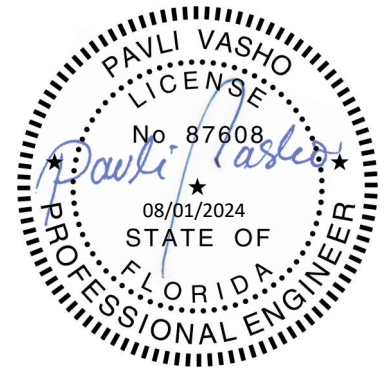
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NEW OFFICE

2000 PERIWINKLE WAY
SANIBEL, FL 33957

PLUMBING GENERAL NOTES

PHASE:

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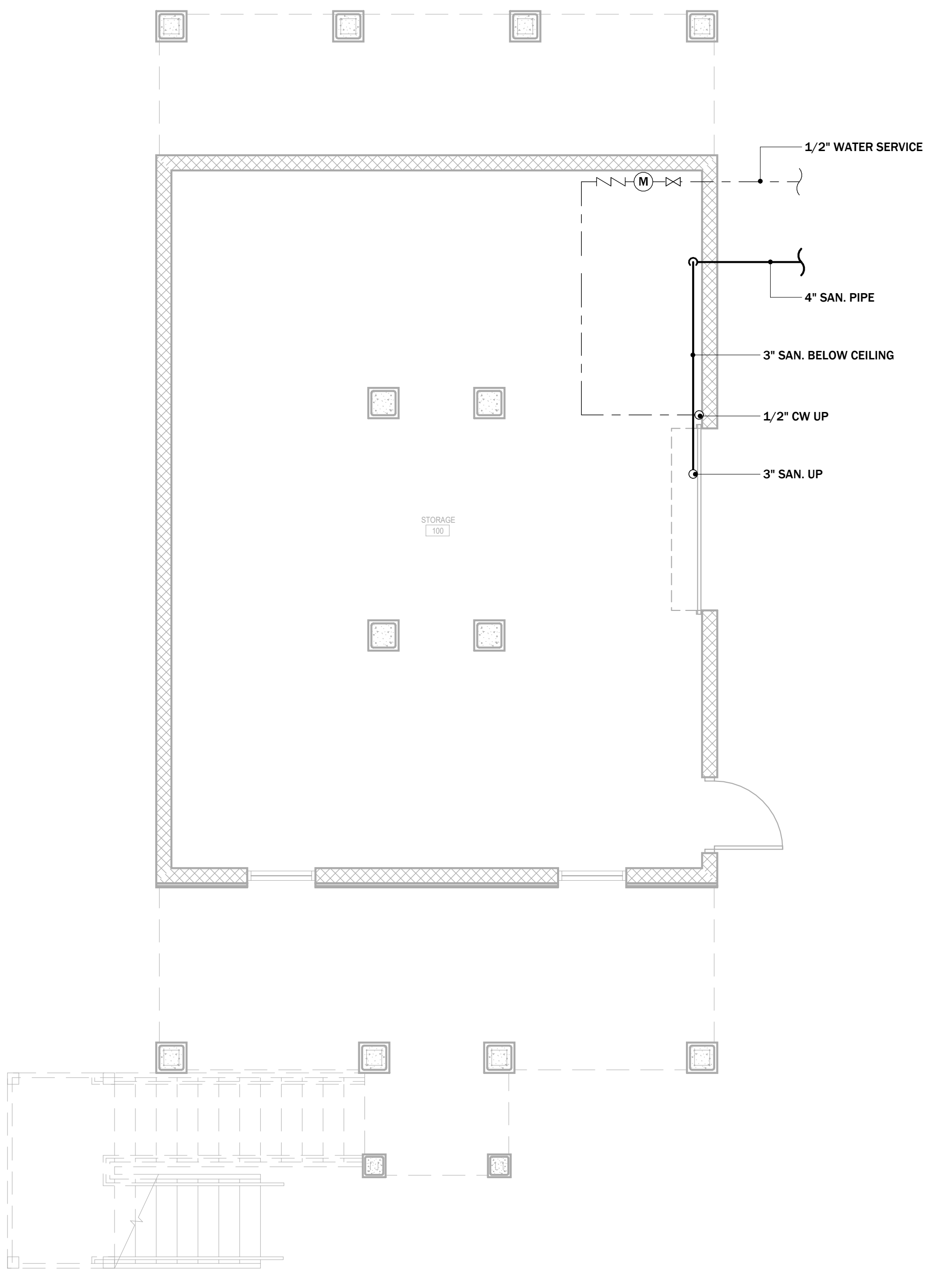


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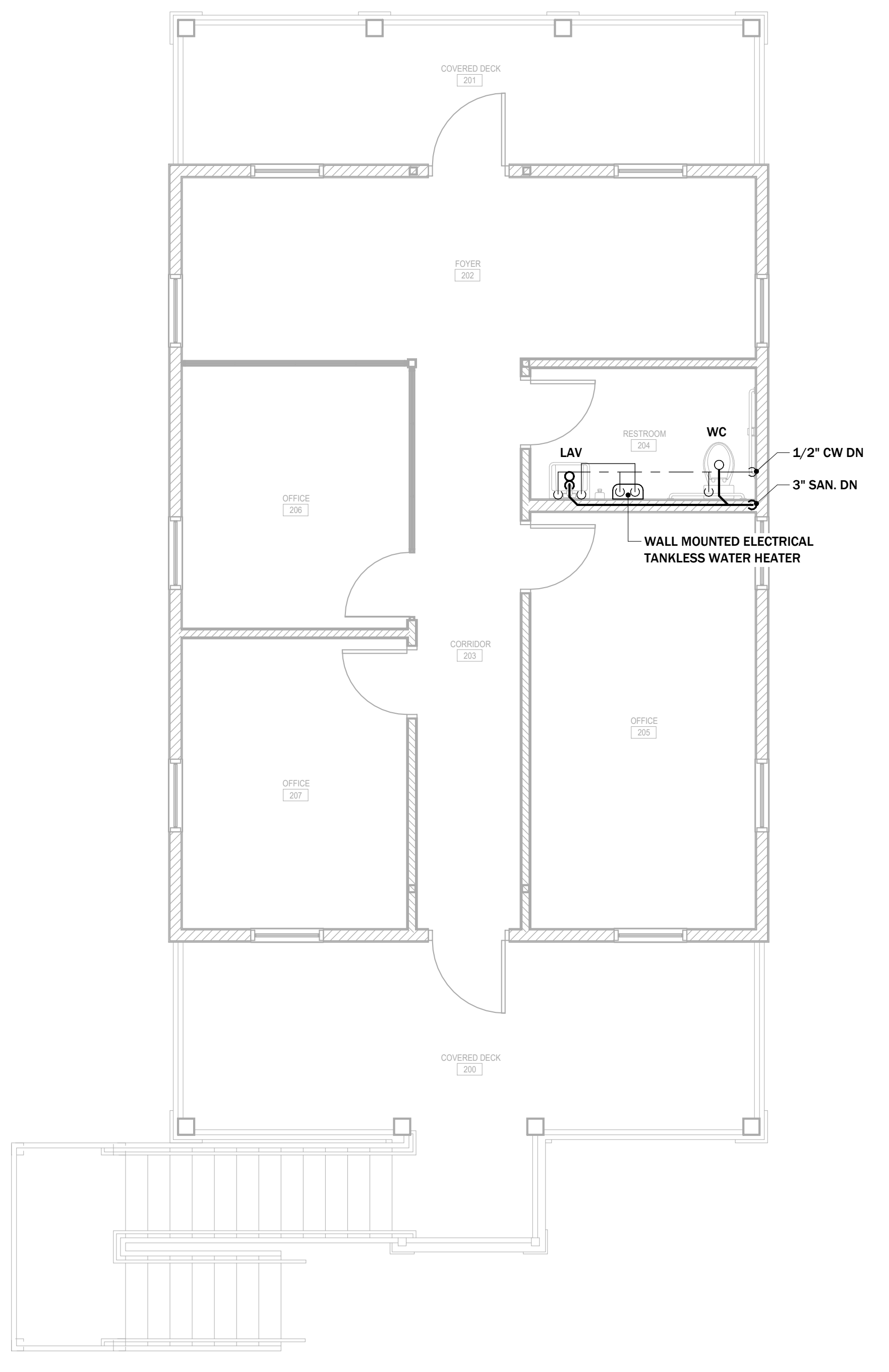
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1 FIRST FLOOR PLUMBING PLAN
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

NEW OFFICE
 2000 PERIWINKLE WAY
 SANIBEL, FL 33957
PLUMBING PLANS

PHASE:

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PLUMBING DETAILS

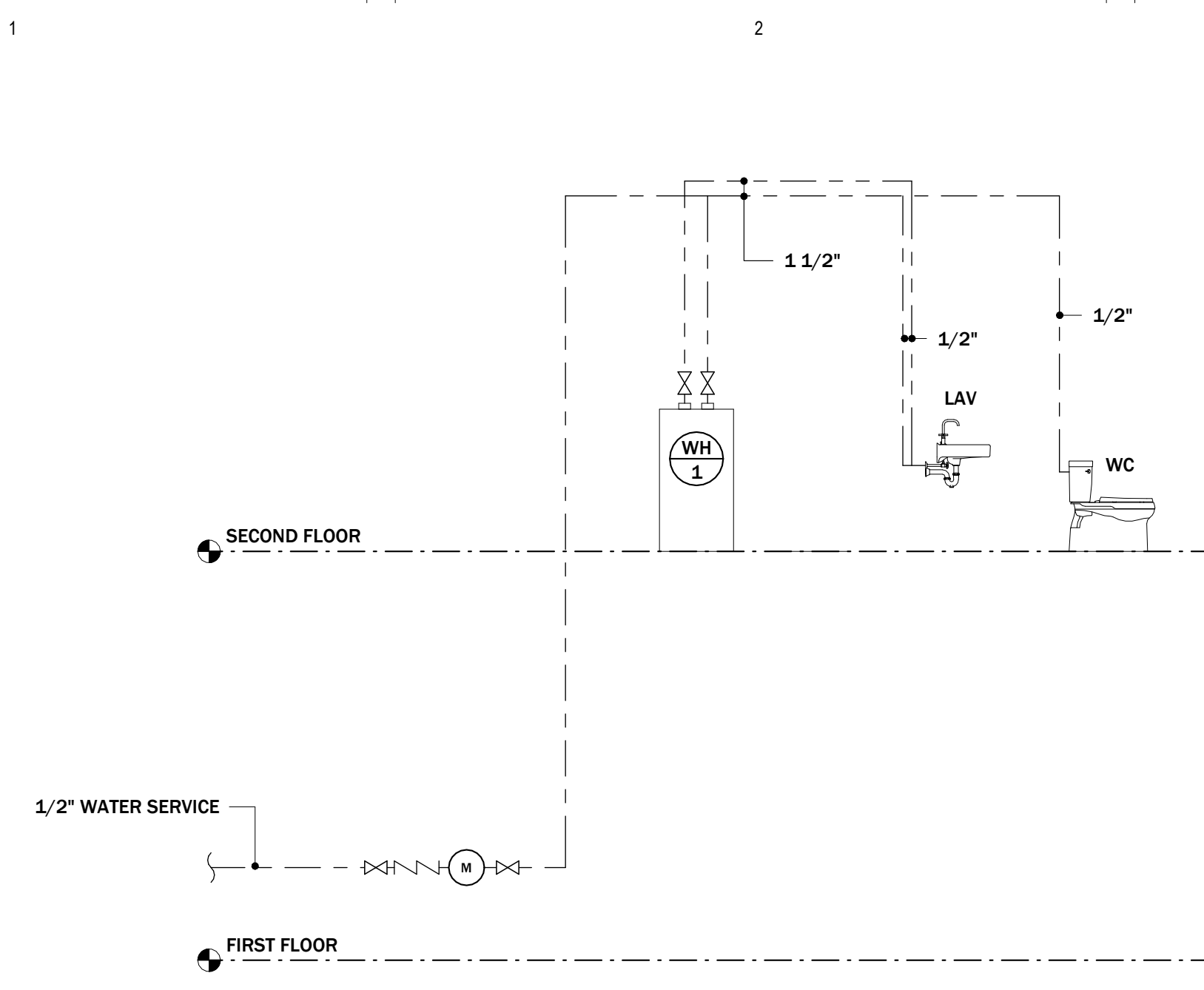
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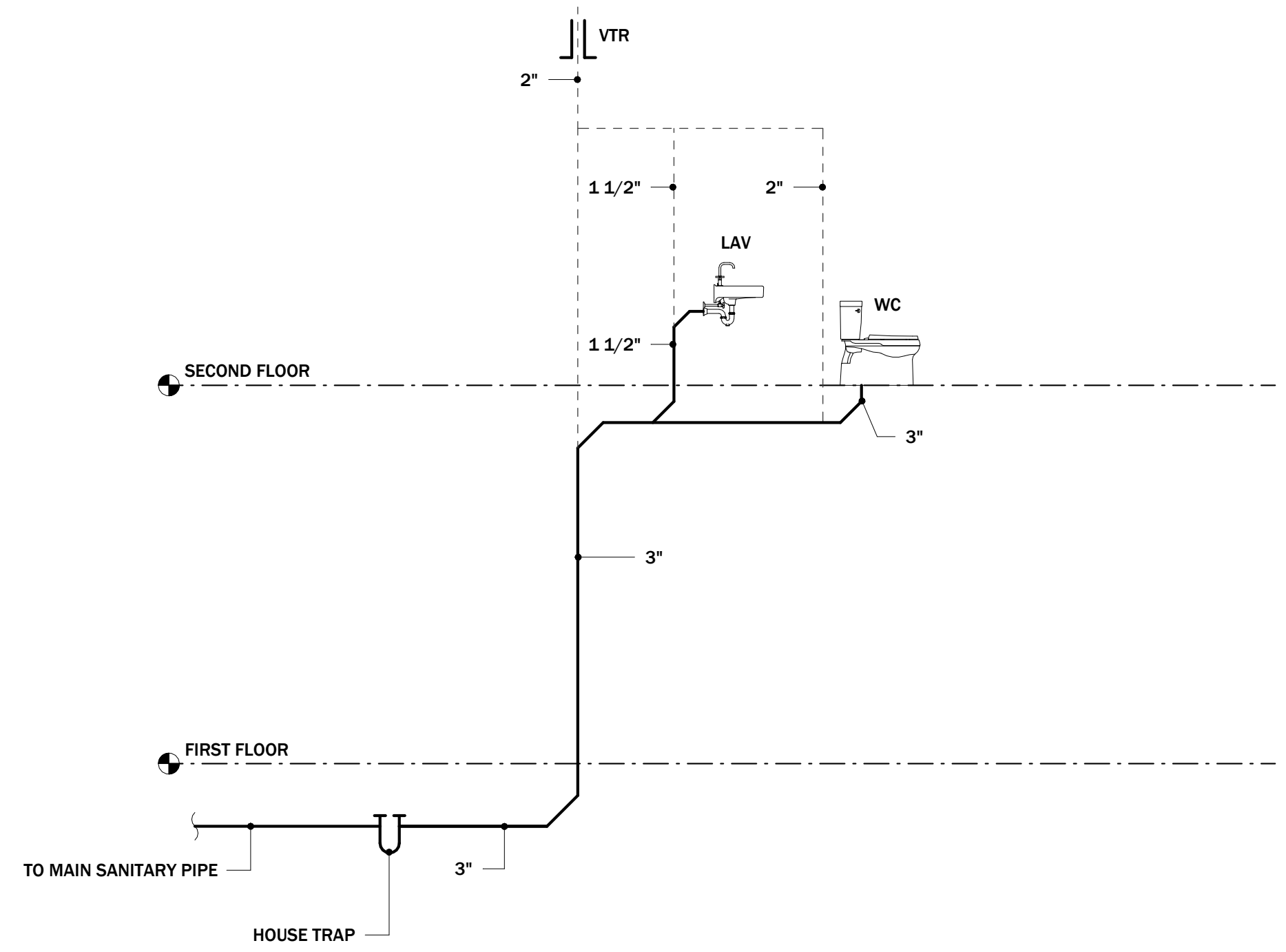
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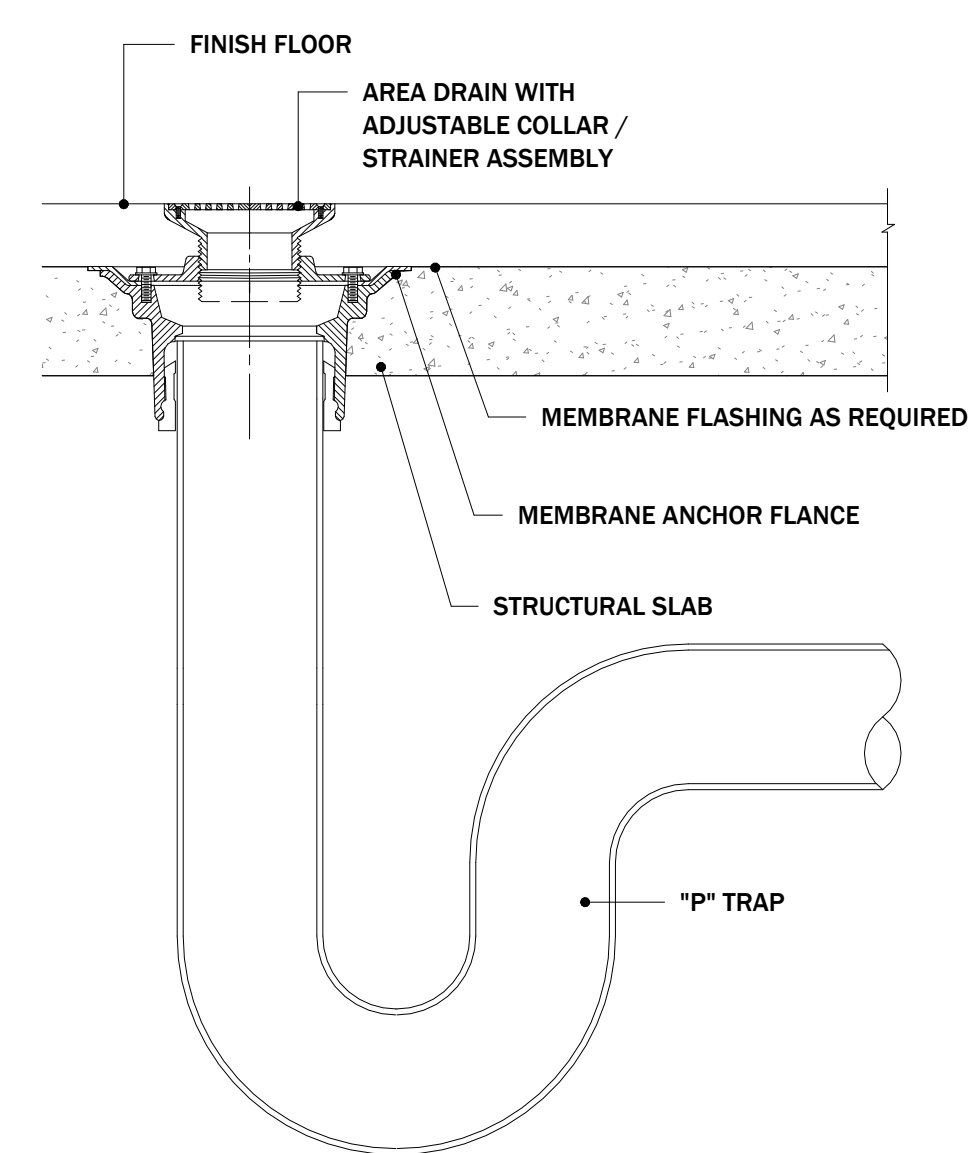
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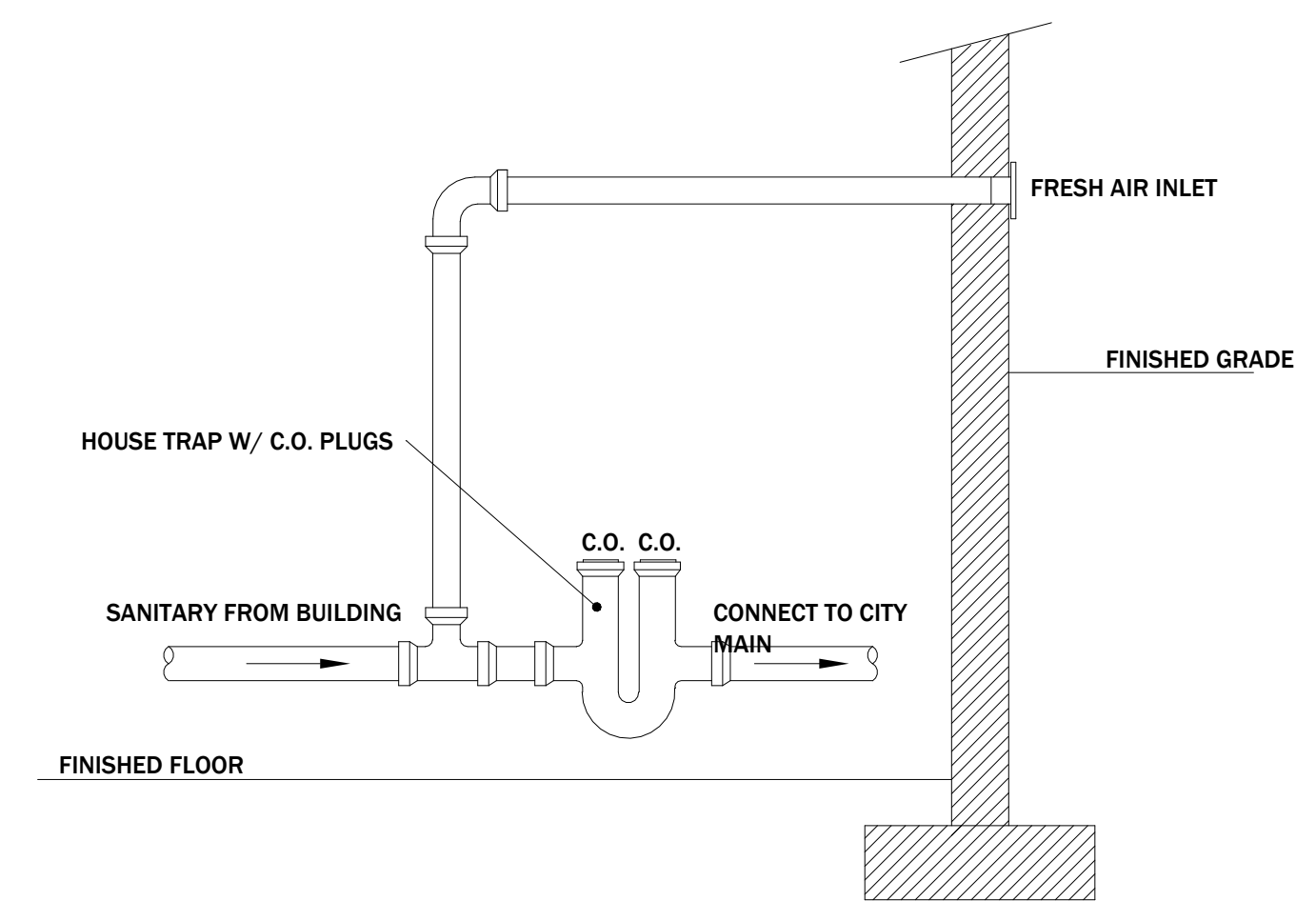
1 WATER RISER DIAGRAM
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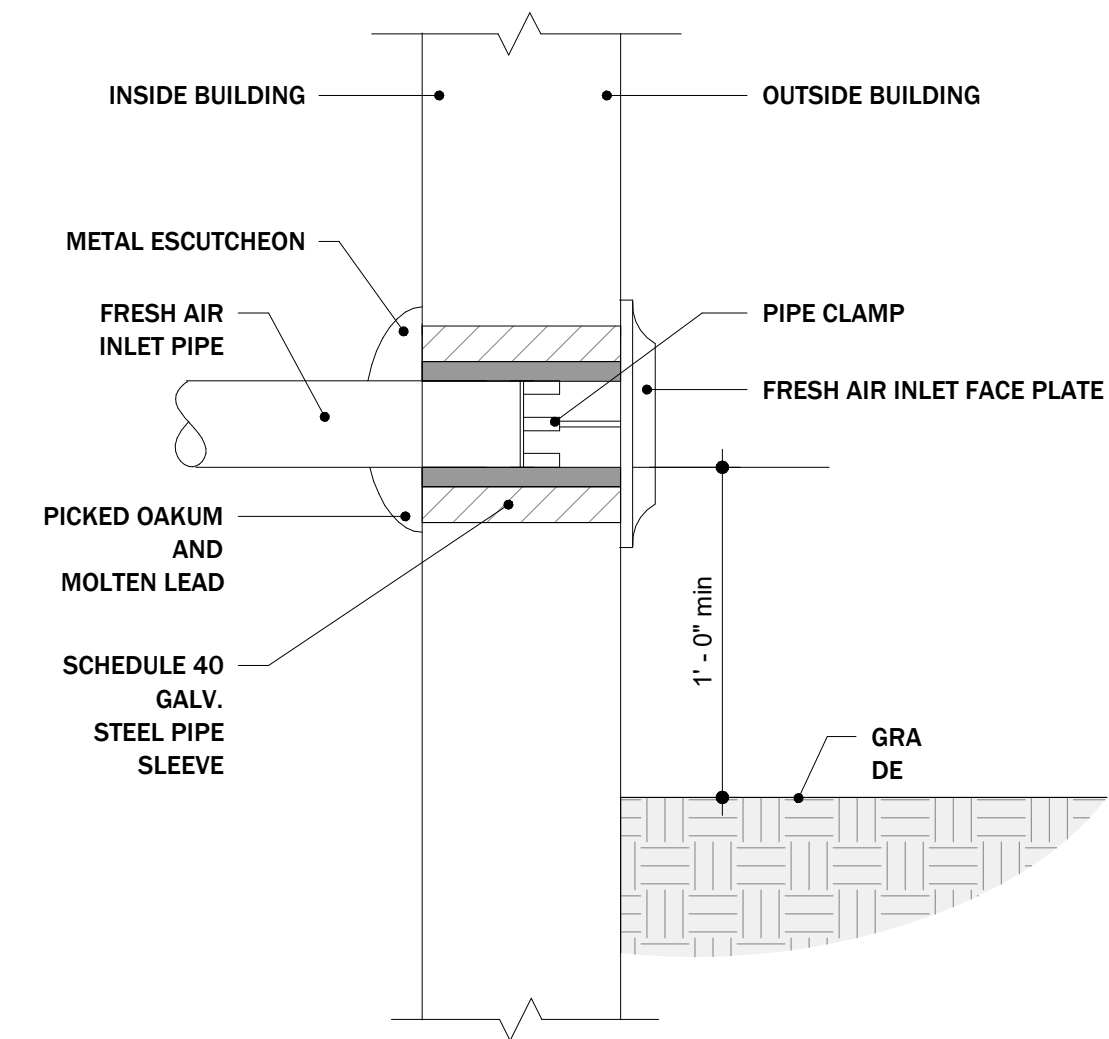
2 SANITARY RISER DIAGRAM
 SCALE: NTS



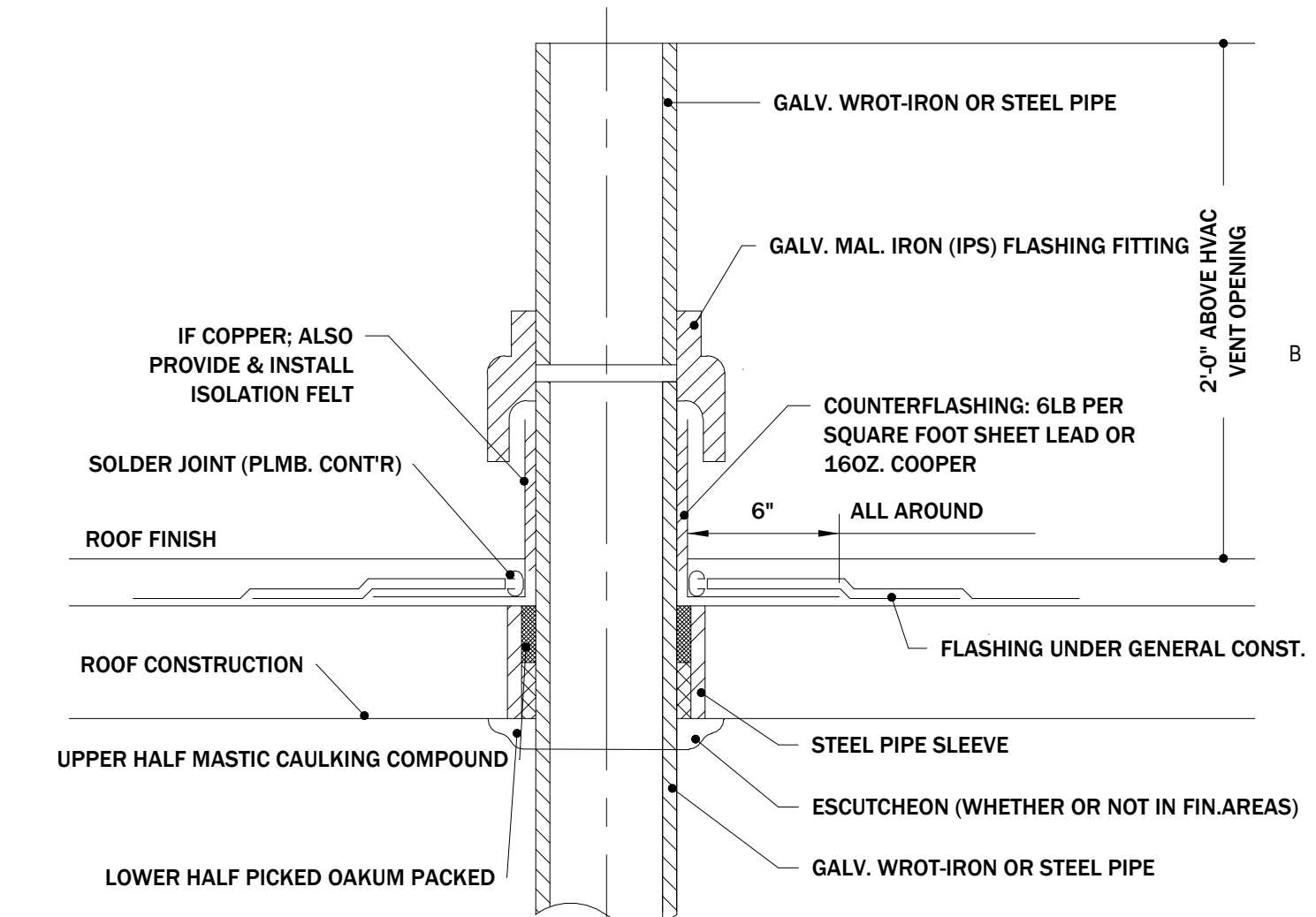
3 AREA DRAIN DETAIL
 SCALE: NOT TO SCALE



4 SANITARY HOUSE TRAP DETAIL
 SCALE: NTS



5 FRESH AIR INLET DETAIL
 SCALE: NTS



6 VENT STACK DETAIL
 SCALE: NOT TO SCALE