

LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

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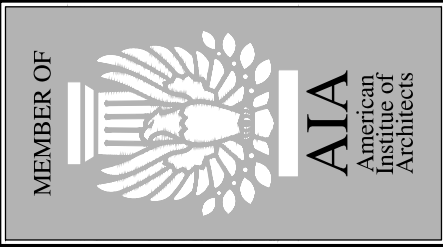
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REVIEW	08/21/19	ZF
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REV.	07/23/19	ZF
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CONSTRUCTION DRAWINGS FOR:

FDI# 1923.00

MATTHEW COMMERCIAL
200 16 STREET N
ST. PETESBURG, FL



commercial
residential
architecture

FRAZE design


FL LIC. NO. AA26000685
ST. PETERSBURG, FLORIDA 33712
1750 CENTRAL AVENUE
PHONE: 727/328-3608
FAX: 727/328-3609
STUDIO: 727/328-3607

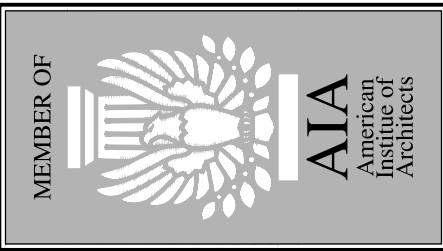
EMAIL: fdi@frazedesign.com

SHEET TITLE
LIFE SAFETY PLAN

SHEET NUMBER
LS-1

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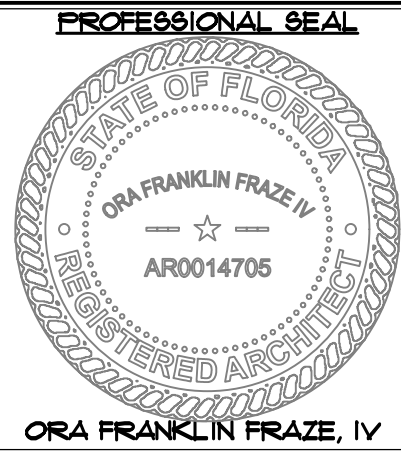
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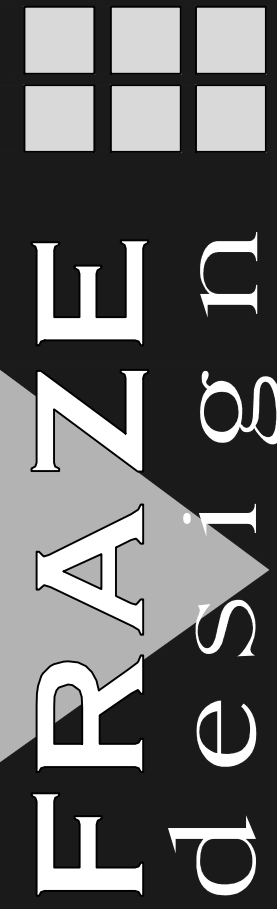
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CONSTRUCTION DRAWINGS FOR:

MATTHEW COMMERCIAL
200 16 STREET N
ST. PETESBURG, FL



commercial
residential
architecture



ST. PETERSBURG, FLORIDA 33712

1750 CENTRAL AVENUE

PHONE: 727/328-3608

FL LIC. NO. AA26000685

ST. PETERSBURG, FLORIDA 33712

FAX: 727/328-3609

STUDIO: 727/328-3607

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER

A-2

- DEMOLITION NOTES:**
- IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
 - CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
 - MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
 - SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION.
 - COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID, AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
 - IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
 - DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
 - ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
 - THE DEMOLITION WORK IS NOT LIMITED TO DEMOLITION ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS, BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISHED AND COMPLETE PROJECT.
 - GENERAL CONTRACTOR SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATCHING, PREPARING AND PAINTING TO PROVIDE A PROFESSIONAL AND COMPLETELY FINISHED PROJECT.

- DEMOLITION NOTES:**
- REMOVE EXISTING WALL
 - REMOVE EXISTING WINDOW
 - REMOVE EXISTING DOORS
 - REMOVE & CAP EXISTING PLUMBING FIXTURES
 - REMOVE EXISTING MILLWORK

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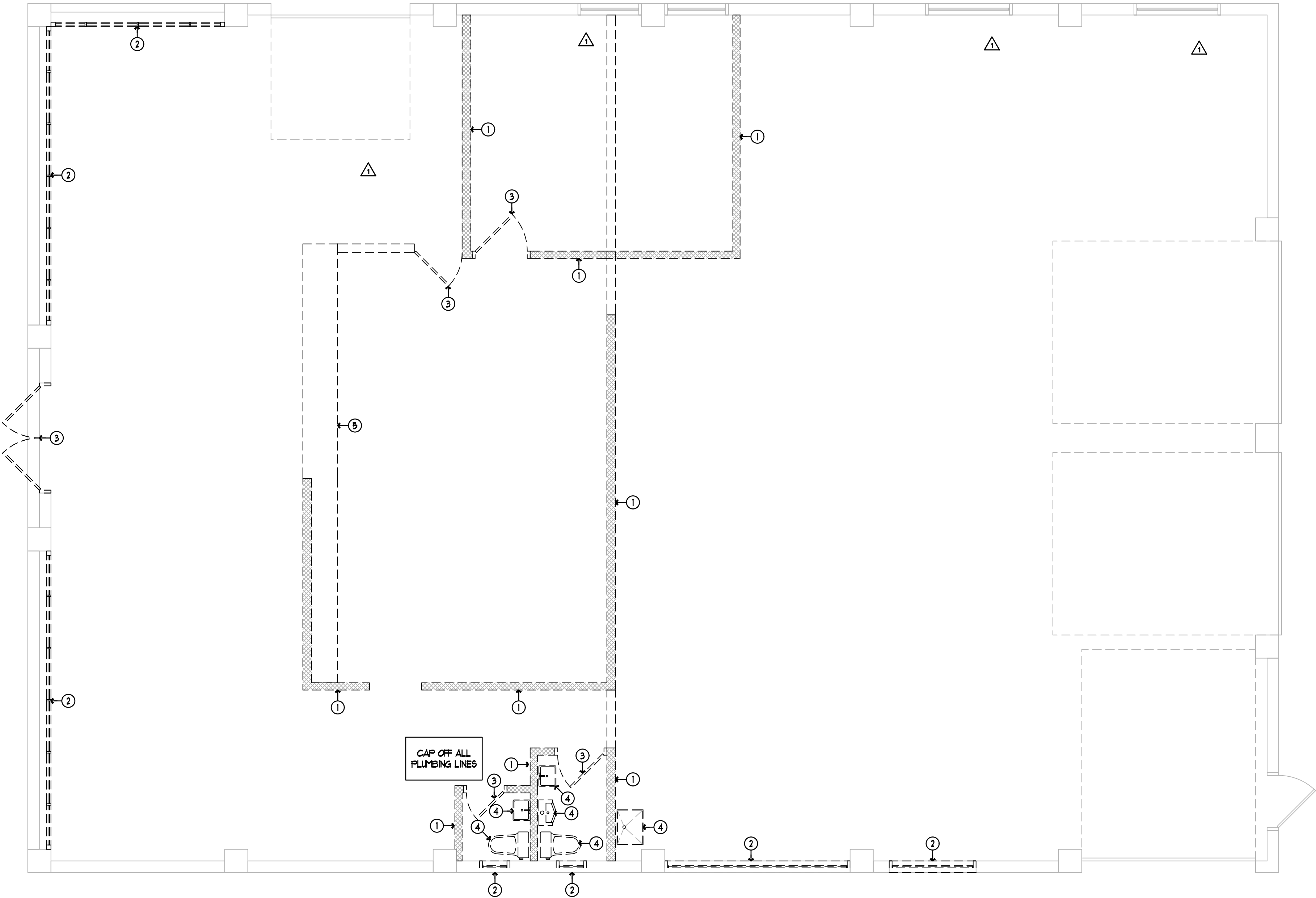
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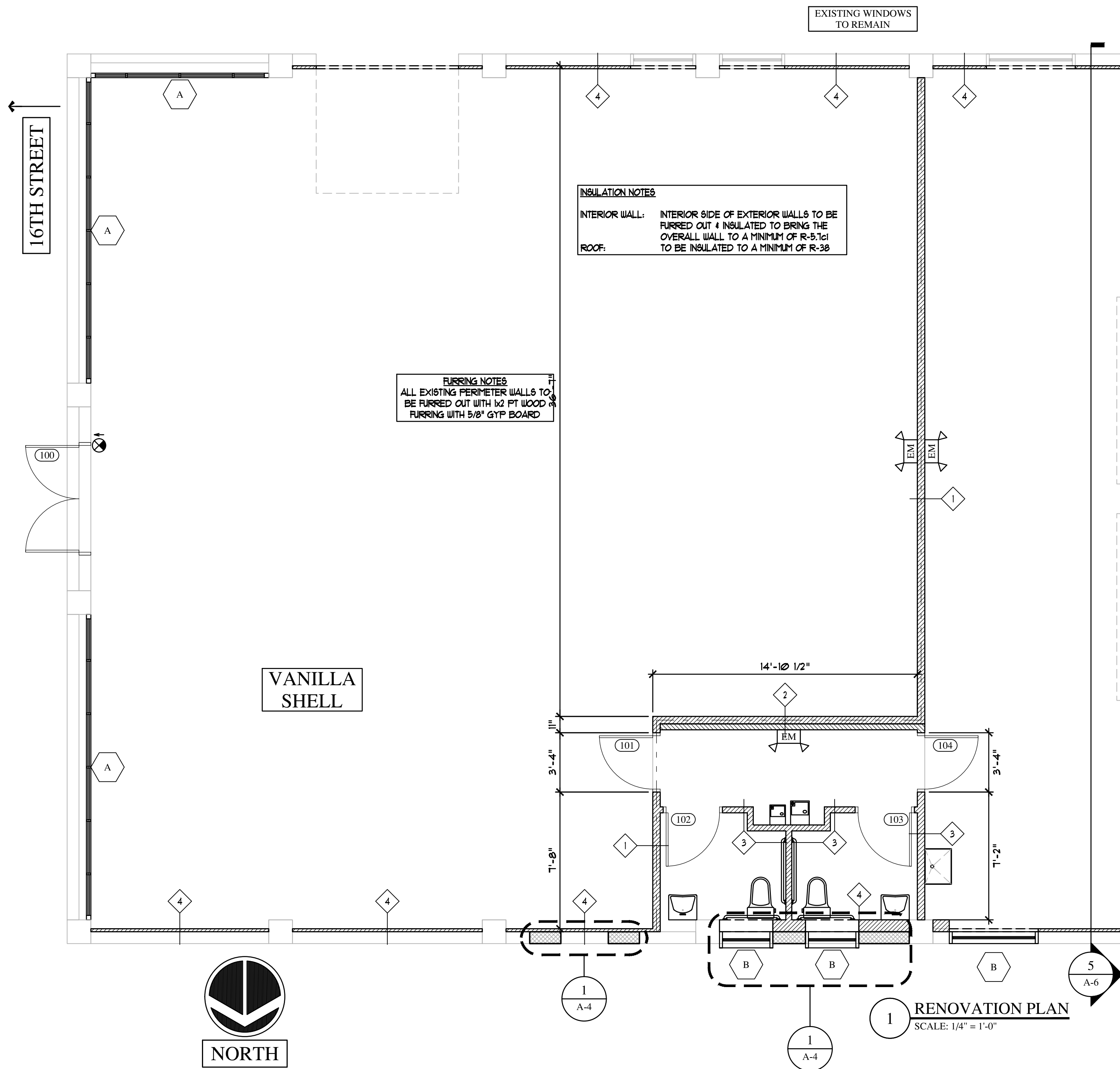
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DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



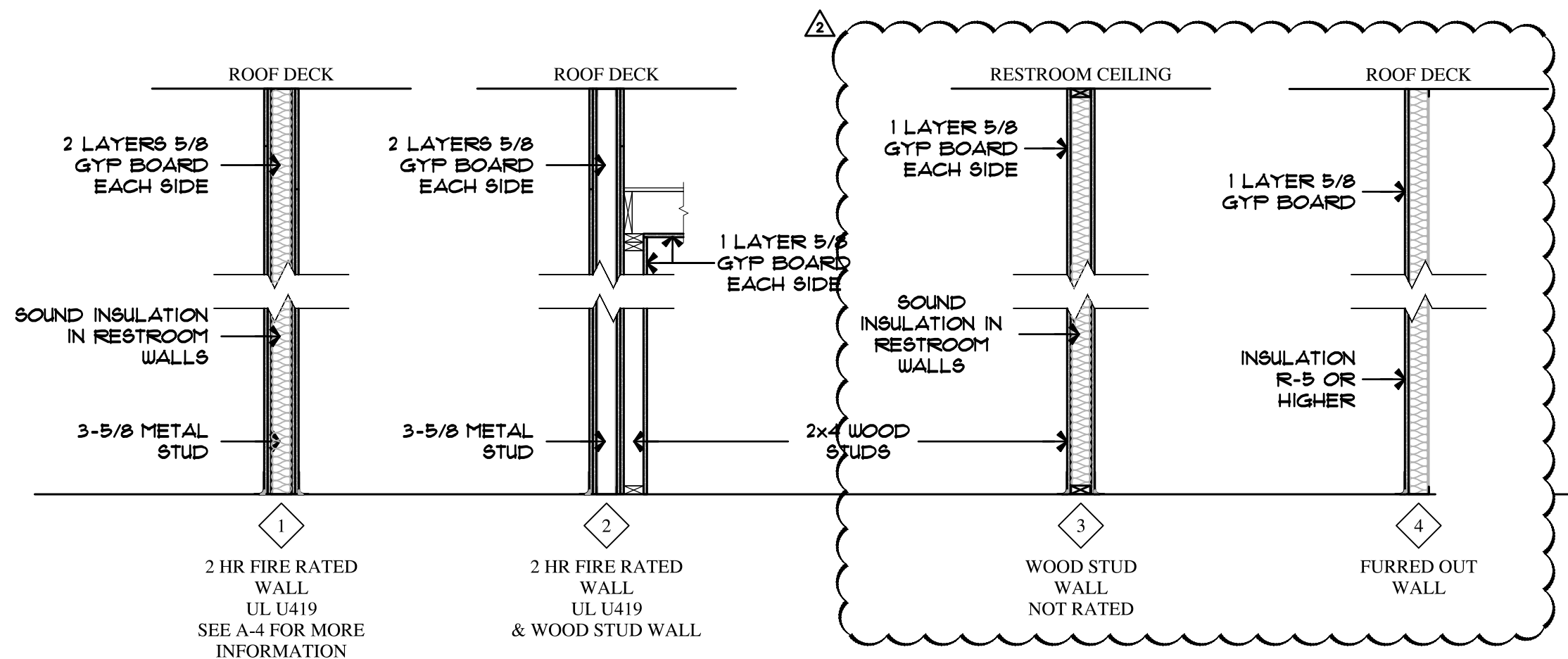
INSULATION NOTES
INTERIOR WALL: INTERIOR SIDE OF EXTERIOR WALLS TO BE FURRED OUT & INSULATED TO BRING THE OVERALL WALL TO A MINIMUM OF R-5.1c1
ROOF: TO BE INSULATED TO A MINIMUM OF R-38

FURRING NOTES
ALL EXISTING PERIMETER WALLS TO BE FURRED OUT WITH 1/2" PT WOOD & FURRING WITH 5/8" GYP BOARD

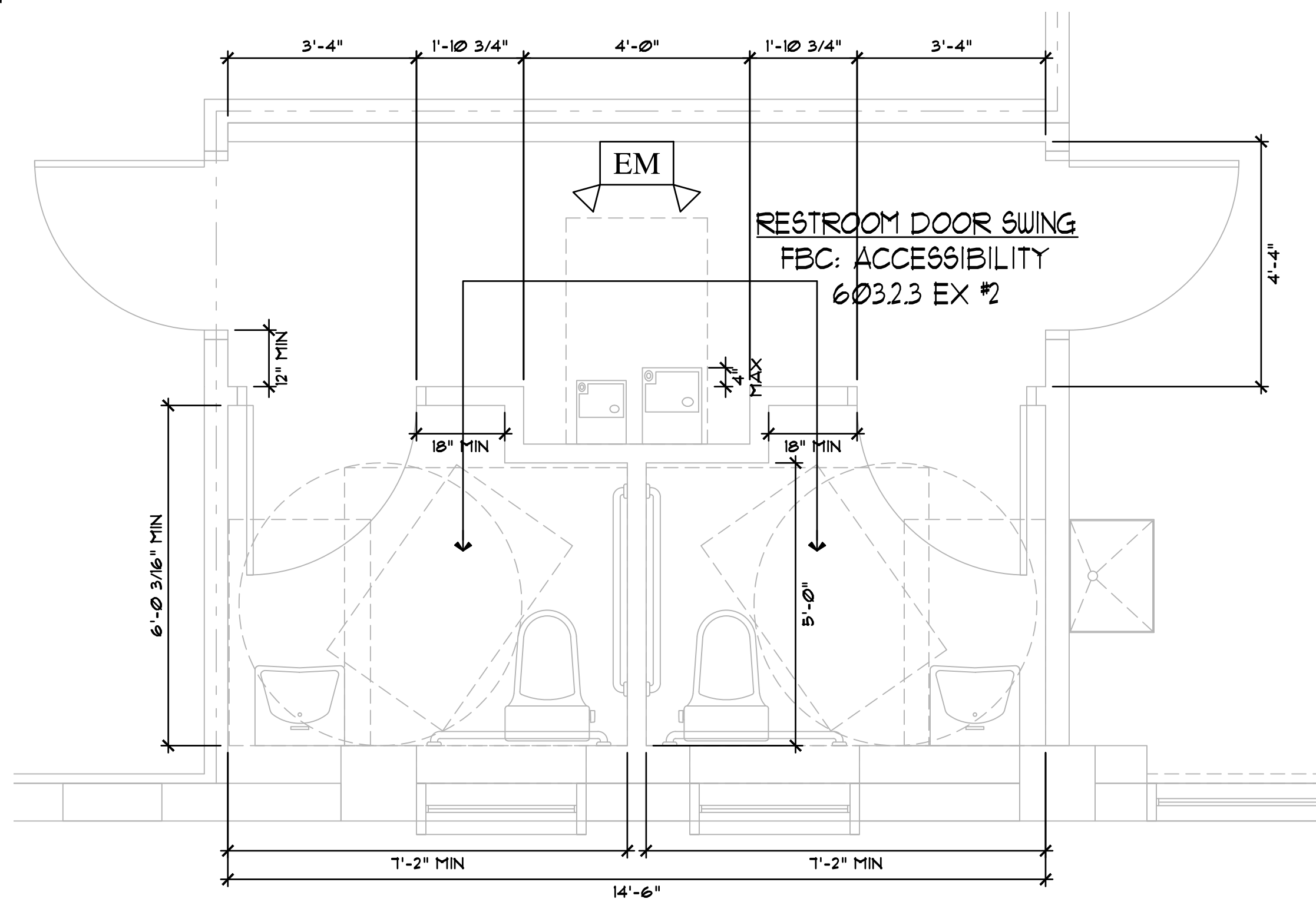
VANILLA SHELL



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



PARTITION TYPES
SCALE: 1/2" = 1'-0"



RESTROOM DIMENSIONS PLAN
SCALE: 1/2" = 1'-0"

RENOVATION NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST STANDARD BUILDING CODE & ALL LOCAL BUILDING CODES.
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH DUE CARE & DILIGENCE* SO AS TO PREVENT THE ARBITRARY DESTRUCTION OF INTERIOR UTILITIES WHICH ARE INTENDED TO REMAIN IN USE & THE ROUTING OF WHICH COULD NOT BE PRE-DETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED, CHANGE DIRECTION, ETC., OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE ARCHITECT / OWNER BEFORE REMOVAL FOR FINAL DISPOSITION.
- REMOVE ALL CONSTRUCTION DESIGNATED TO BE REMOVED & CLEAR TO RECEIVE NEW WORK AS HEREIN INDICATED.
- REMOVE PORTIONS OF EXISTING CONSTRUCTION AS DRAIN & PATCH TO MATCH ADJACENT CONSTRUCTION TO ACHIEVE UNIFORM, NEW APPEARANCE.
- THE OWNER WILL NOT BE HELD LIABLE FOR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIALS.
- THE CONTRACTOR GUARANTEES ALL WORK AGAINST FAULTY OR IMPERFECT MATERIALS OR WORKMANSHIP. ALL WORK SHALL BE ENTIRELY WATERTIGHT & LEAKPROOF. ALL MATERIALS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO THE ARCHITECT OF ANY MATERIALS, EQUIPMENT OR DESIGN FEATURES WHICH HE BELIEVES INADEQUATE OR UNSUITABLE: IN VIOLATION OF LAWS, ORDINANCES, OR RULES & REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORKS & OF ANY NECESSARY ITEMS OR WORK OMITTED FROM THE DRAWINGS OR SPECIFICATIONS.
- PLANS WERE DEVELOPED FROM INFORMATION SUPPLIED BY THE OWNER & EXISTING CONDITIONS OBSERVED. ANY DISCREPANCIES BETWEEN DRAWINGS & EXISTING CONDITIONS ARE TO BE REPORTED TO ARCHITECT PRIOR TO STARTING WORK ON A GIVEN ITEM & BEFORE INCURRING ANY ADDITIONAL COSTS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED. FABRICATION SHALL BE BASED ON THE ACTUAL FIELD DIMENSIONS ONLY.
- ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR ANY OTHER HAZARDOUS SUBSTANCE & ASSUMES NO RESPONSIBILITY WITH RESPECT TO SAME.
- DESIGN DRAWINGS INDICATE SCHEMATIC STRUCTURAL MEMBER LAYOUT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING ACTUAL LAYOUT OF ALL STRUCTURAL MEMBERS FOR APPROVAL PRIOR TO INSTALLATION, ALONG WITH REGISTERED STRUCTURAL ENGINEER'S CALCULATIONS. ALL MEMBERS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS INCLUDING BRACING, SPACING, ETC.
- CONTRACTOR PRIOR TO INSTALLATION SHALL FIELD VERIFY ALL EXISTING CONDITIONS & BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES.
- CONTRACTOR IS REQUESTED TO VISIT THE SITE, COMPARE THE DRAWINGS & SPECIFICATIONS WITH VISIBLE EXISTING CONDITIONS & INFORM ARCHITECT AS TO ANY DISCREPANCIES PRIOR TO BID SUBMISSION SO AN ADDENDUM CAN BE ISSUED. FAILURE TO VISIT THE SITE WILL IN NO WAY RELIEVE THE CONTRACTOR FROM NECESSITY OF FURNISHING ANY MATERIALS OR PERFORMING ANY WORK THAT MAY BE REQUIRED TO COMPLETE WORK IN ACCORDANCE WITH DRAWINGS & SPECIFICATIONS WITHOUT ADDITIONAL COSTS TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT & METHODS USED IN THE ERECTION OF HIS WORK COVERED BY THE CONTRACT, BUT THE ARCHITECT RESERVES THE RIGHT TO APPROVE SUCH EQUIPMENT & METHODS.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ANY & ALL DEVIATIONS FROM THE CONSTRUCTION DRAWINGS INSTALLED WITHOUT APPROVAL OF ARCHITECT & LOCAL JURISDICTION. THIS INCLUDES REPAIR COSTS NECESSARY TO CORRECT UNAPPROVED WORK INSTALLED.

RENOVATION LEGEND:

- INDICATES NEW WALL
- INDICATES NEW EXTERIOR IN-FILL WALL
- INDICATES EXISTING WALL

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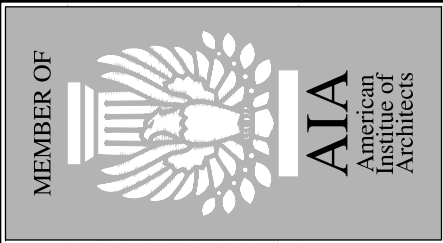
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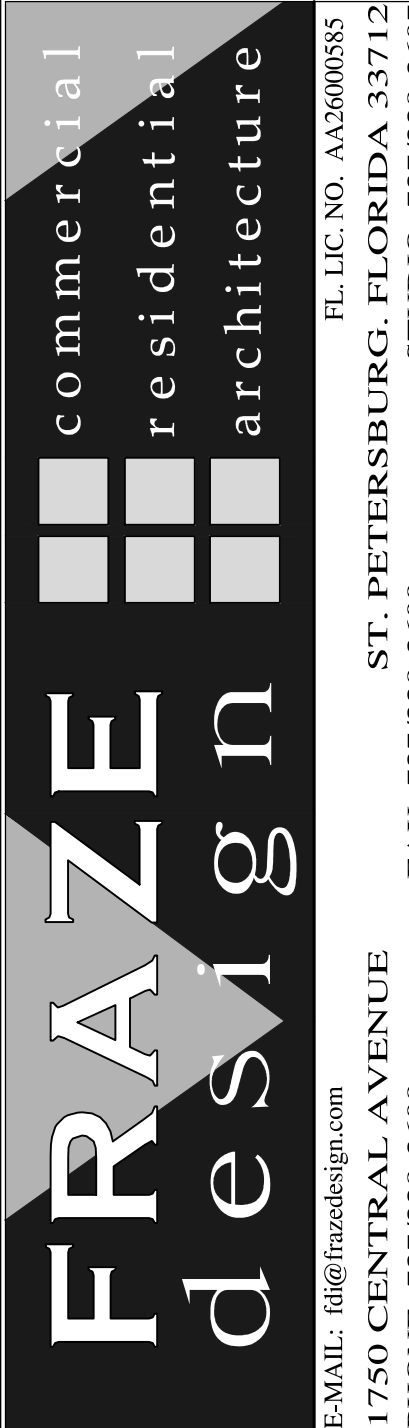
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CONSTRUCTION DRAWINGS FOR:

MATTHEW COMMERCIAL
200 16 STREET N
ST. PETERSBURG, FL



SHEET TITLE
RENO PLAN, DOOR & WINDOW SCHED. & PARTITIONS TYPES

SHEET NUMBER
A-3

UL U419

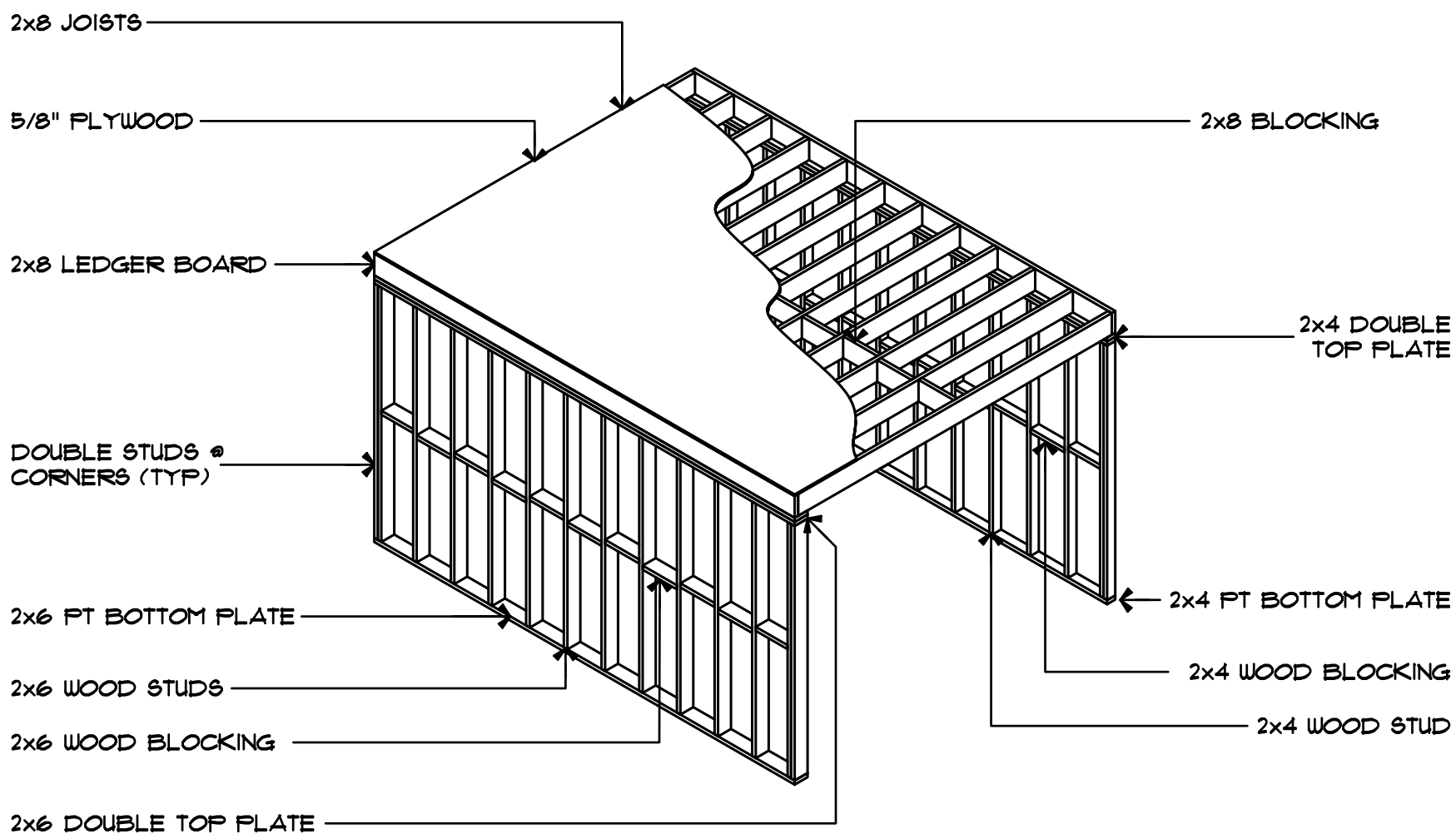
U419	2 HOUR	920604
NON-LOAD-BEARING	STEEL STUDS	INTERIOR PARTITION
	N/A	N/A

INTERIOR PARTITIONS: STEEL STUD (NON-LOAD-BEARING)

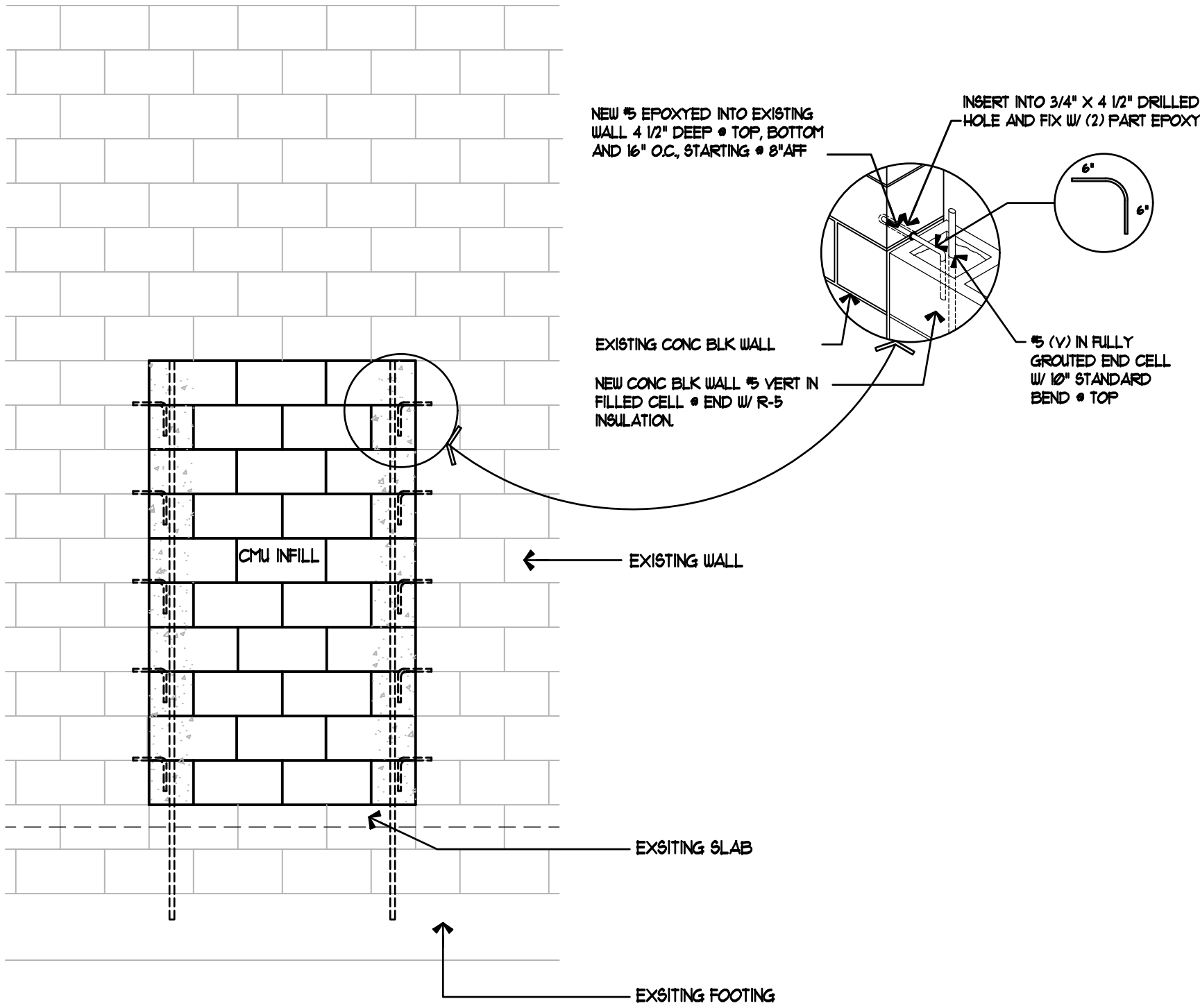
FIRE RATING: 2 HOUR
STC: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 3-5/8"

ASSEMBLY OPTIONS:

GYPSUM BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
STEEL STUDS: MINIMUM 1-5/8 IN. DEEP, 25 GA. SPACED 24 IN. O.C.
GYPSUM BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.



2 RESTROOM CEILING FRAMING DETAIL
SCALE: NTS



1 IN-FILL DETAIL
SCALE: NTS

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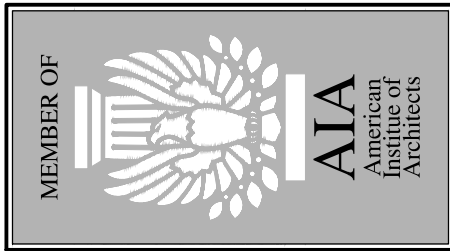
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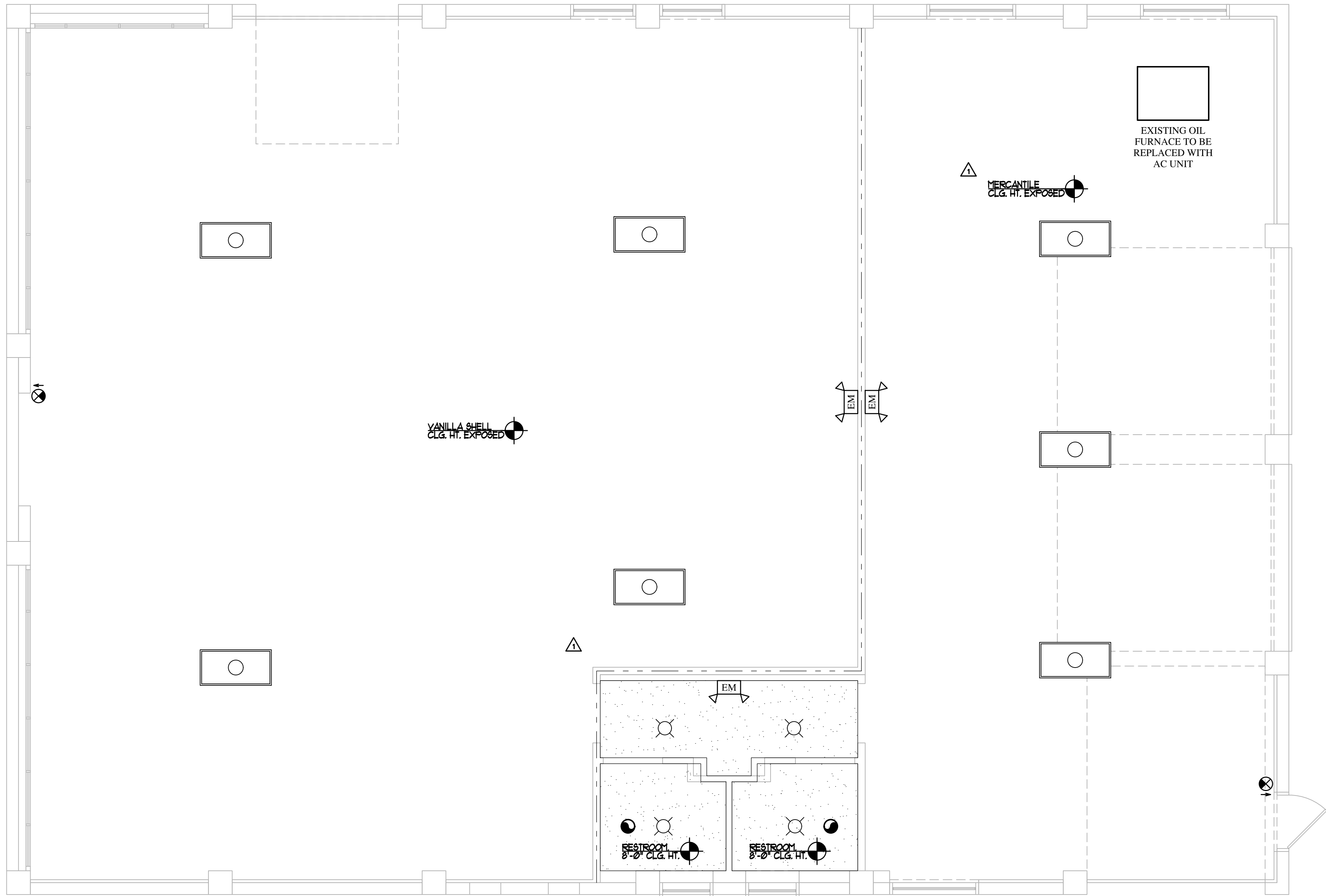
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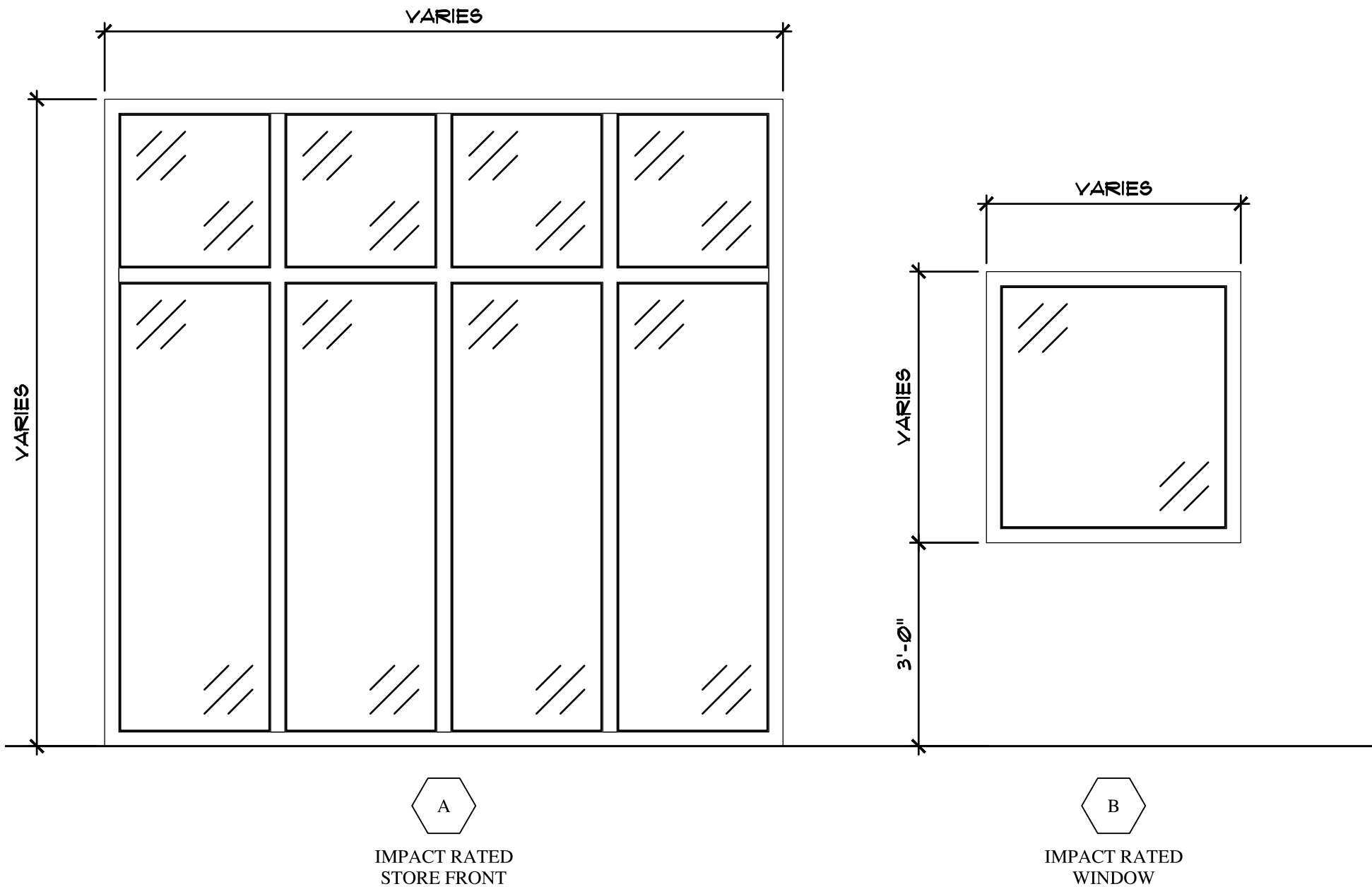
E-MAIL: fdi@frazedesign.com

SHEET TITLE
UL U300 & U419
2 HOUR FIRE RATED
WALL DETAILS

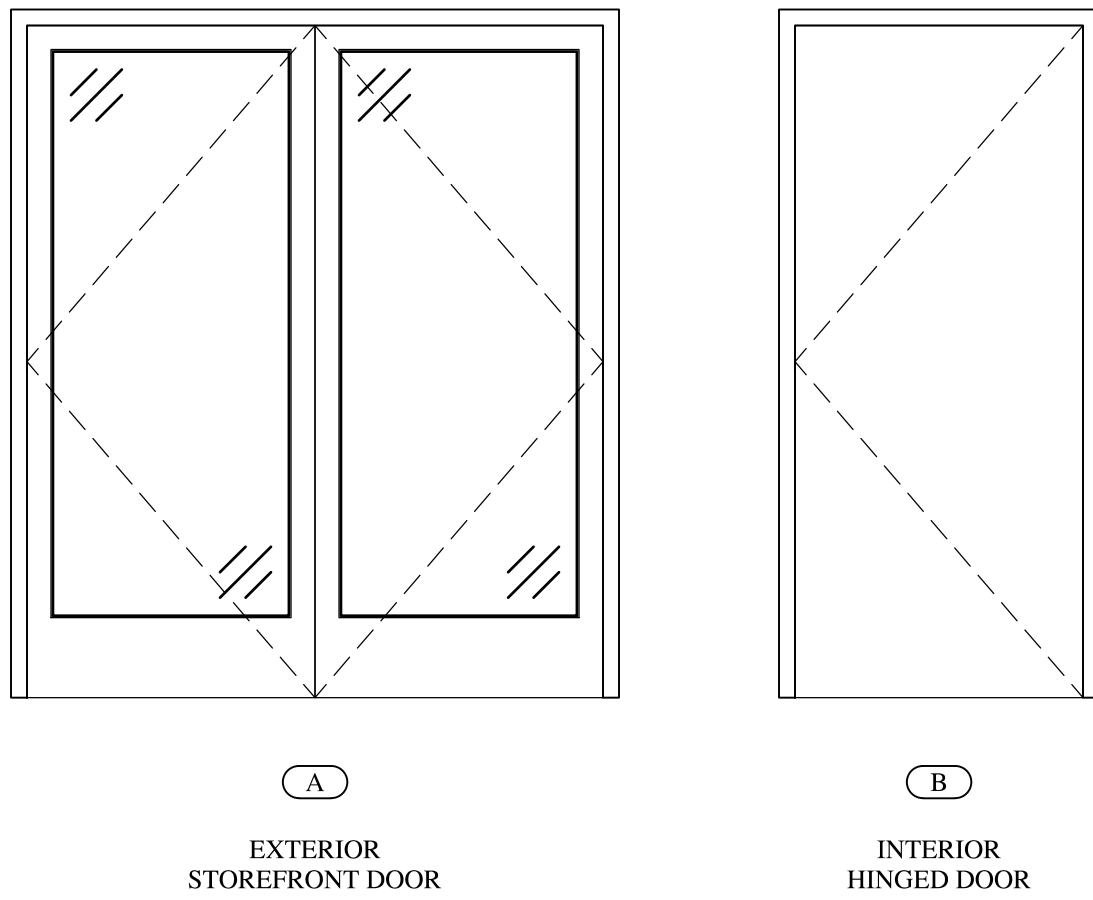
SHEET NUMBER
A-4



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



GLAZING SCHEDULE							
MARK	FRAME MAT.	FRAME FINISH	GLASS MAT.	GLASS TINT	MODEL	REMARKS	PRODUCT APPROVAL
A	ALUMINUM	ANODIZED DARK BROWN	IMPACT	N/A			FL# 104611
B	ALUMINUM	ANODIZED DARK BROWN	IMPACT	N/A			FL# 104612
NOTE: ALL EXTERIOR GLAZING IS IMPACT RESISTANT MEETING THE REQUIREMENTS OF 99TD 12, ASTM E 1886 AND ASTM E 1996, AND SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST IN ACCORDANCE WITH 1606.1.4, 2001 FBC, AND HAVE MIAMI-DADE PRODUCT APPROVALS.							



DOOR SCHEDULE									
MARK	LOCATION	DOOR				FRAME		REMARKS	PRODUCT APPROVAL
		SIZE	TYPE	MAT.	FIN.	MAT.	FIN.		
100	FRONT ENTRANCE	6'-0" X 1'-0"	A	MTL	PT	MTL	PT	LOCK & CLOSER	FL# 104611
101	RESTROOM VESTABULE	3'-0" X 1'-0"	B	MTL	PT	MTL	PT	LOCK, CLOSER, & 90 MIN RATING	
102	RESTROOM	3'-0" X 1'-0"	B	MTL	PT	MTL	PT	LOCK & CLOSER	
103	RESTROOM	3'-0" X 1'-0"	B	MTL	PT	MTL	PT	LOCK & CLOSER	
104	RESTROOM VESTABULE	3'-0" X 1'-0"	B	MTL	PT	MTL	PT	LOCK & CLOSER	

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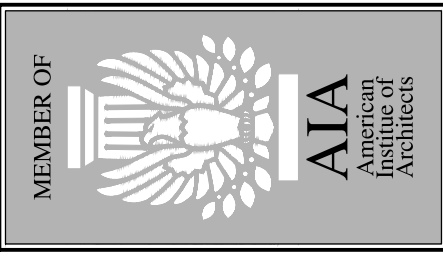
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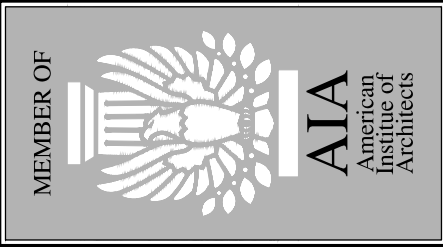
FRANKE design

EMAIL: fdi@franzedesign.com

SHEET TITLE
REFLECTED CEILING
PLAN & RESTROOM
DETAILS

SHEET NUMBER
A-5

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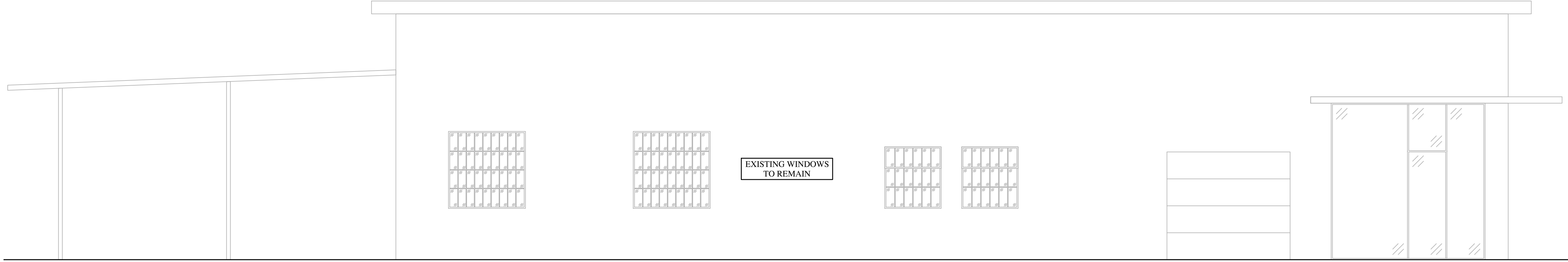


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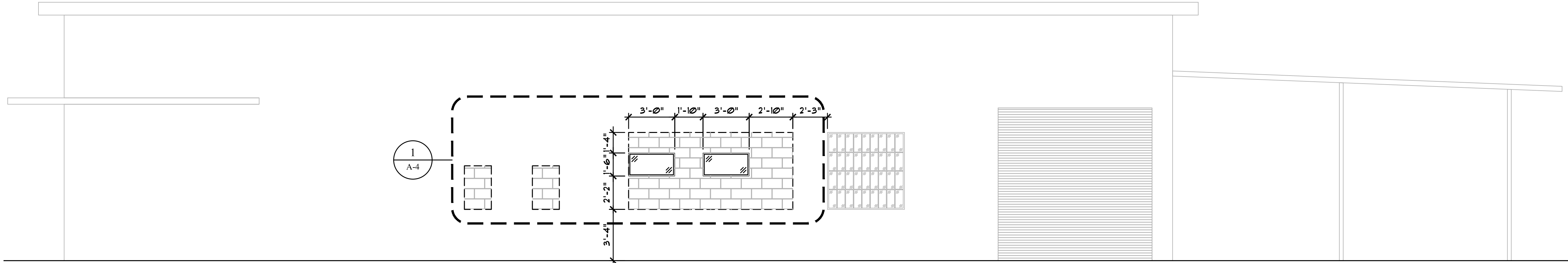
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design

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SHEET TITLE
ELEVATIONS & DRYVIT DETAILS
SHEET NUMBER
A-6



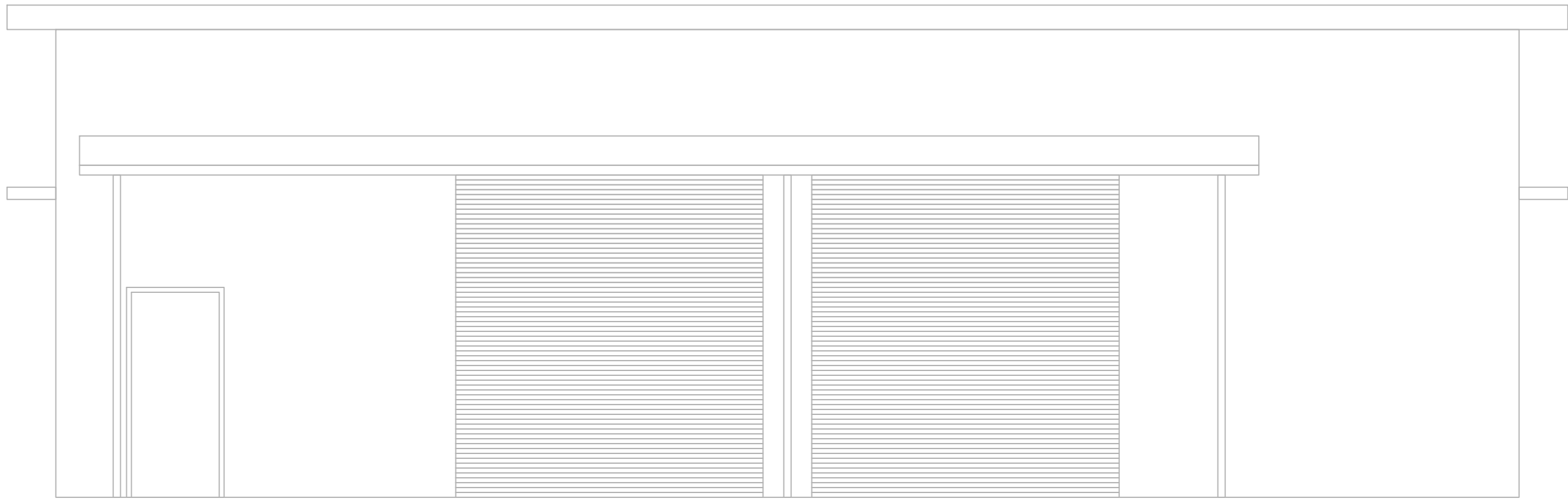
1 ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



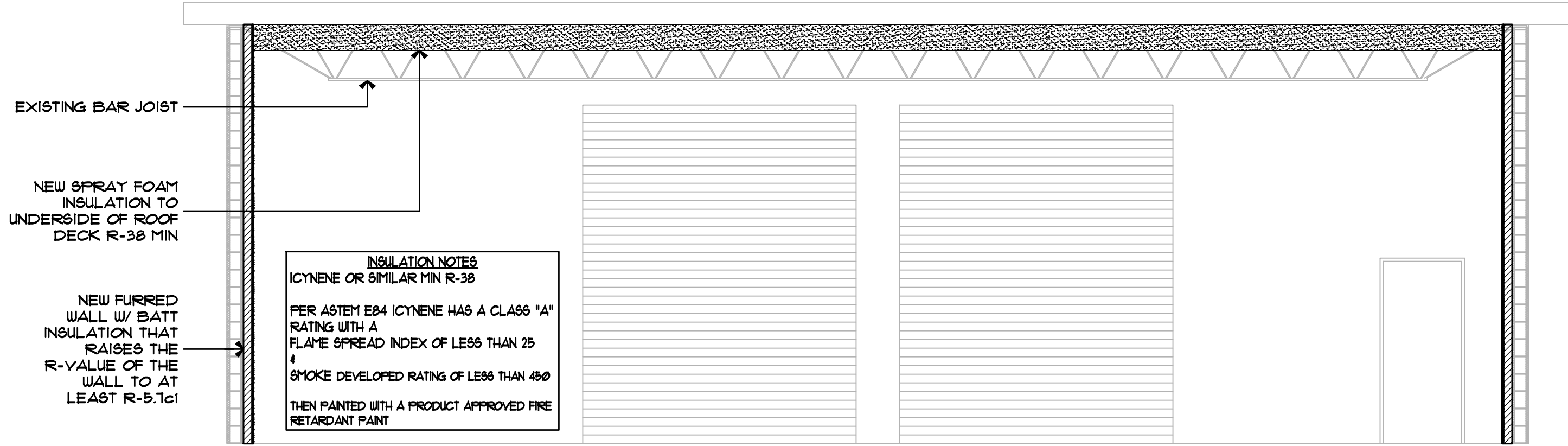
2 ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



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



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



5 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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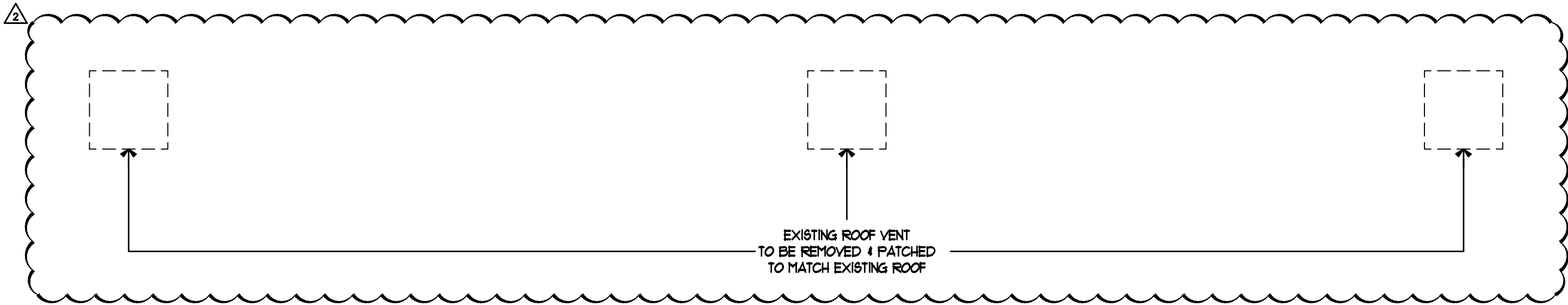
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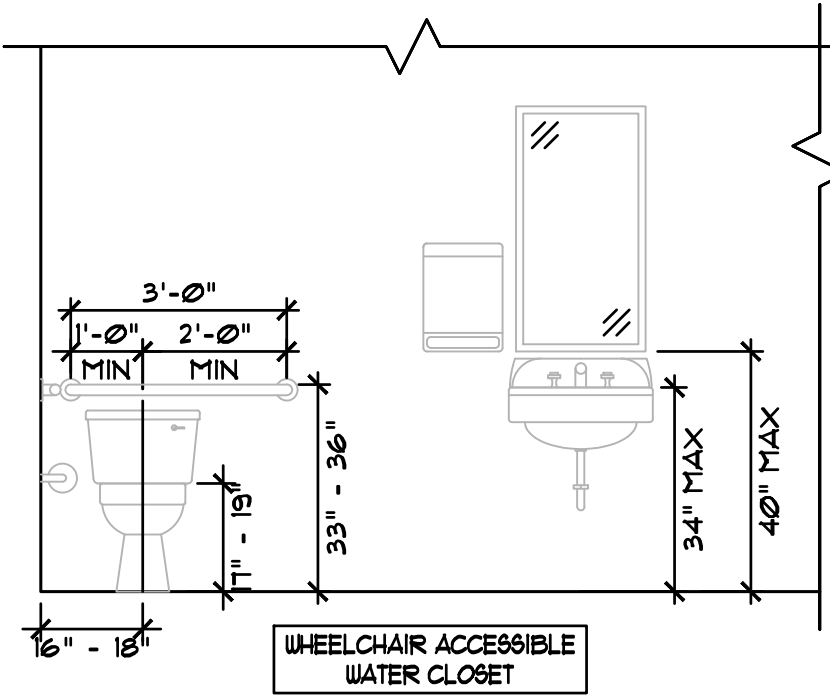
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NEW RTU
FOR HVAC



STANDARD MOUNTING HEIGHT FOR RESTROOM FIXTURES
NYS

AMBULATORY ACCESSIBLE
WATER CLOSET

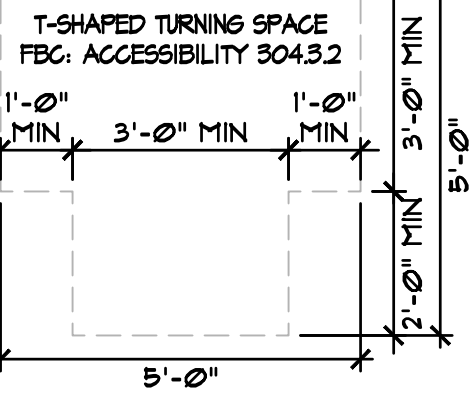
STANDARD ACCESSIBILITY APPROACH CLEARANCES
NYS

CLEAR FLOOR
OR GROUND
SPACE
FBC: ACCESSIBILITY 304.3

LAVATORY - WALL MOUNTED
60" x 56"
FBC: ACCESSIBILITY 604.8.1.1

LAVATORY - FLOOR MOUNTED
60" x 54"
FBC: ACCESSIBILITY 604.8.1.1

60" TURNING CIRCLE
FBC: ACCESSIBILITY 304.3.1



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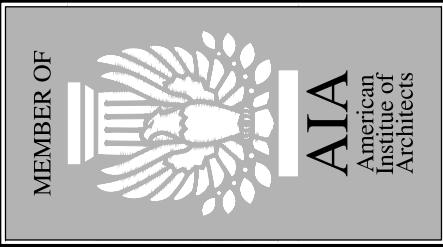
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2 ROOF - PLAN
SCALE: 1/4" = 1'-0"

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FDI# 1923.00

CONSTRUCTION DRAWINGS FOR:

MATTHEW COMMERCIAL
200 16 STREET N
ST. PETESBURG, FL



commercial
residential
architecture

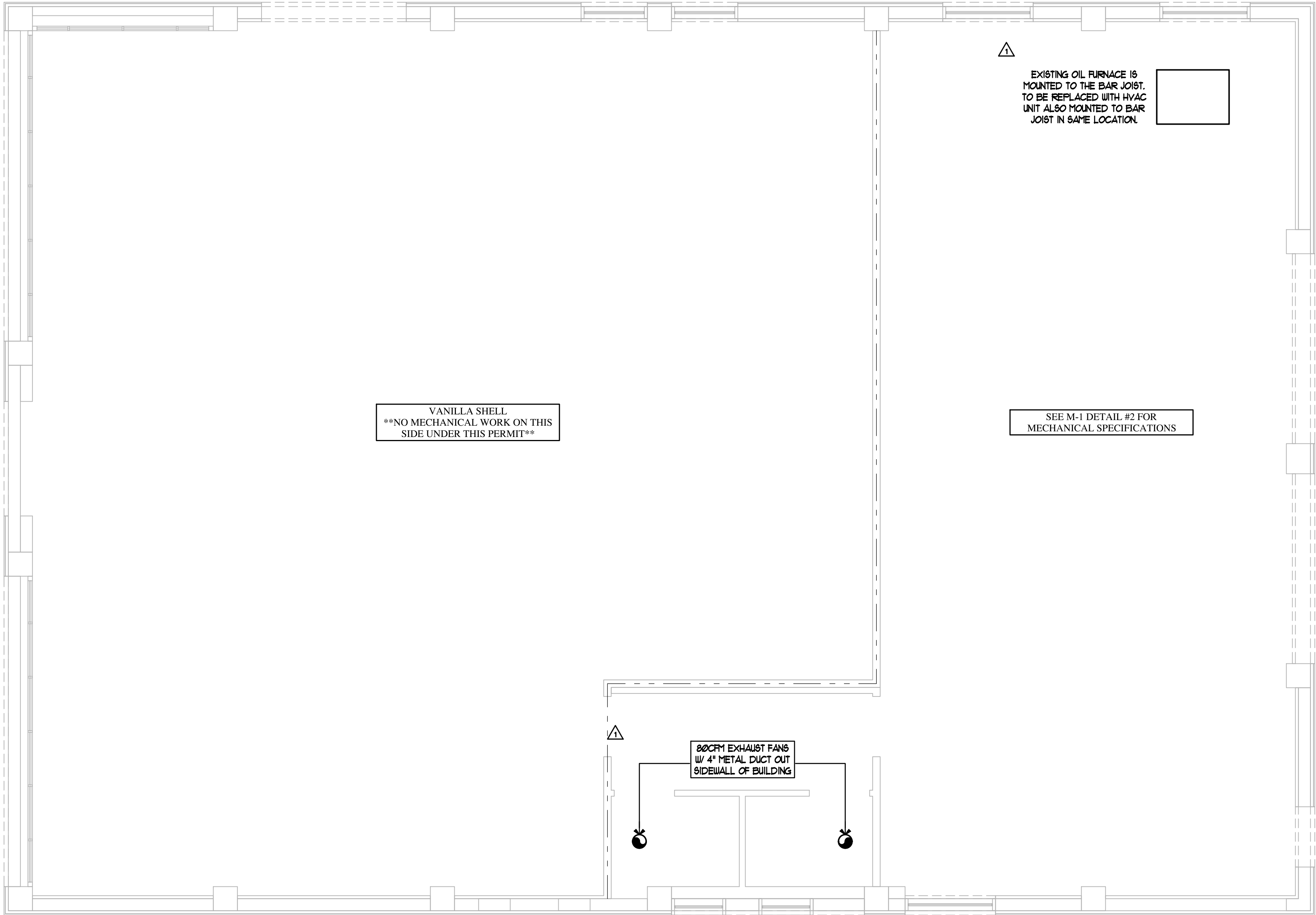
FRAZE
design

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1750 CENTRAL AVENUE
PHONE: 727/328-3608
FAX: 727/328-3609
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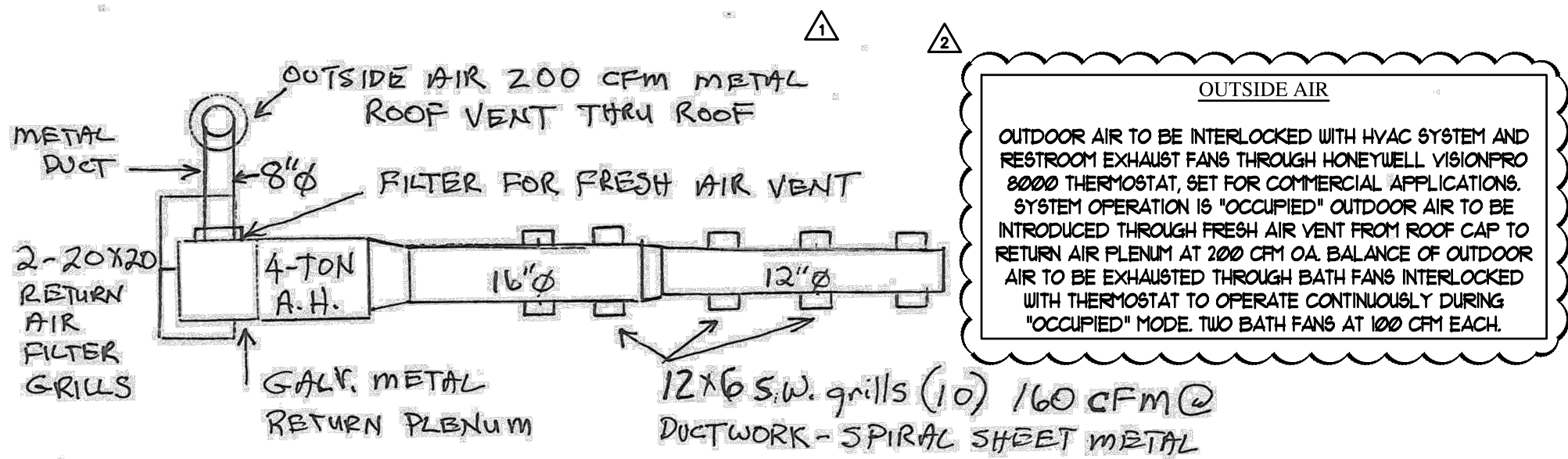
SHEET TITLE
RESTROOM DETAILS
& ROOF PLAN

SHEET NUMBER
A-7

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1 MECHANICAL PLAN
SCALE: NTS



2 MECHANICAL EQUIPMENT DETAILS
SCALE: NTS

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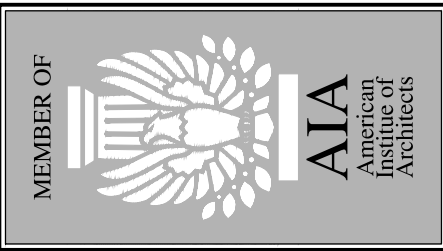
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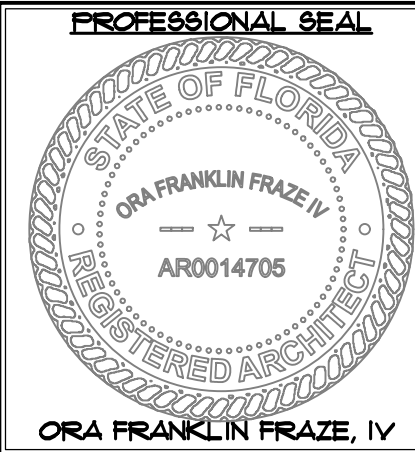
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200 16 STREET N
ST. PETESBURG, FL



commercial
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SHEET TITLE
MECHANICAL PLAN

SHEET NUMBER
M-1

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A/C STAND
ALUMINUM, TELESOPING CROSS-MEMBER.

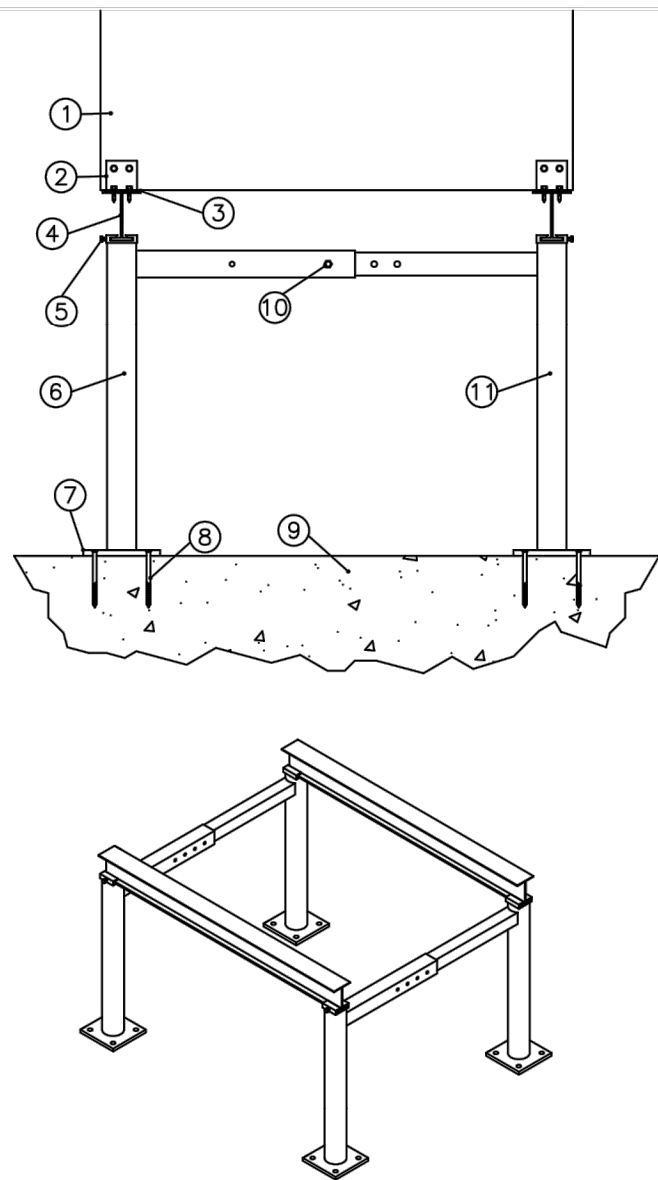
FLORIDA BUILDING CODE
FL NO. 8216.1
APPROVED 07/02/2007
PAGE
1 OF 2

PARTS:


- CONDENSING UNIT
- CONDENSING UNIT TIE DOWN (OPTIONS LISTED PAGE 2)
- ISOLATOR PAD
- I-BEAM
- LOCK BOLT
- ALUMINUM A/C STAND, FEMALE LEG
- BASE PLATE
- ANCHOR (4 PER PLATE, SEE CHART)
- ROOF SUBSTRATE
- ADJUST BOLT
- ALUMINUM A/C STAND, MALE LEG

NOTES:

- ALL STEEL IN CONTACT WITH THE ALUMINUM A/C STAND SHALL BE PAINTED OR PLATED.
- DIMENSIONS AND WEIGHT OF EACH A/C UNIT SHALL BE IN ACCORDANCE WITH SPECIFICATIONS LISTED BY THE MANUFACTURER.
- MINIMUM EMBEDMENT OF ANCHORS EXCLUDES THE ROOFING FINISH. EMBEDMENT MUST BE ENTIRELY IN THE ROOF STRUCTURE.
- WOOD HOST STRUCTURES SHALL BE CONSTRUCTED OF "SOUTHERN PINE" G=0.55 OR GREATER DENSITY. WHERE EXISTING STRUCTURE IS WOOD TRUSSES, FIELD VERIFY THAT FASTENERS ARE INTO ADEQUATE WOOD TRUSS MEMBERS, NOT INTO PLYWOOD.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO BE SURE THAT THE EXISTING STRUCTURE CAN HANDLE THE LOAD IMPOSED BY THE STAND AND A/C UNITS(S).
- BE SURE THE CLEAR HEIGHT BETWEEN THE FINISHED ROOF AND THE BOTTOM OF THE STAND IS IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.
- FOR CONDITIONS OTHER THAN THOSE LISTED IN THIS INSTALL MANUAL, IT IS NECESSARY TO HAVE A LICENSED ENGINEER OR ARCHITECT PREPARE SITE-SPECIFIC DOCUMENTATION INDICATING PROPER INSTALLATION PROCEDURES.



ANCHORAGE CHART		
SUBSTRATE	ANCHOR TYPE	EMBEDMENT
STEEL	#14 ITW BUILDEX SELF-DRILLING TEK SCREWS W/ BONDED WASHER	FULL EMBEDMENT TO 1/8" MIN. THICKNESS STRUCTURAL STEEL MEMBER
CONCRETE	3/8" POWERS LOK-BOLT SLEEVE ANCHOR	1 5/8" MIN. EMBEDMENT 3" MIN. EDGE DISTANCE
WOOD	1/2" S.S. LAG SCREW	3 1/2" MIN. THREAD EMBEDMENT 1" MIN. EDGE DISTANCE
CONCRETE	3/8" RED HEAD LARGE DIAMETER TAPCON ("LDT")	2" MIN. EMBEDMENT 3" MIN. EDGE DISTANCE

AST TELESCOPING CROSS-MEMBER ALUMINUM A/C STAND INSTALLATION INSTRUCTIONS		 miami tech inc.	
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CHECKED BY: IG	DATE: 04/05/07	REVISION: IG	
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A/C STAND
ALUMINUM, TELESOPING CROSS-MEMBER.

FLORIDA BUILDING CODE
FL NO. 8216.1
APPROVED 07/02/2007
PAGE
2 OF 2

INSTALLATION INSTRUCTIONS

STEP 1:
SLIDE STAND TO PROPER WIDTH AND TIGHTEN THE ADJUST BOLT. NEXT SLIDE THE I-BEAM INTO THE STANDS. BE SURE THE STANDS ARE EVENLY SPACED ALONG THE I-BEAM. ONCE EVENLY SPACED, TIGHTEN THE LOCK BOLTS.

STEP 2:
ALIGN THE BASE PLATES OF THE STAND SO THAT THEY ARE STRAIGHT. USE A CHALK LINE TO ENSURE STRAIGHTNESS. BE SURE THE LEGS ARE SQUARE TO THE ROOF.

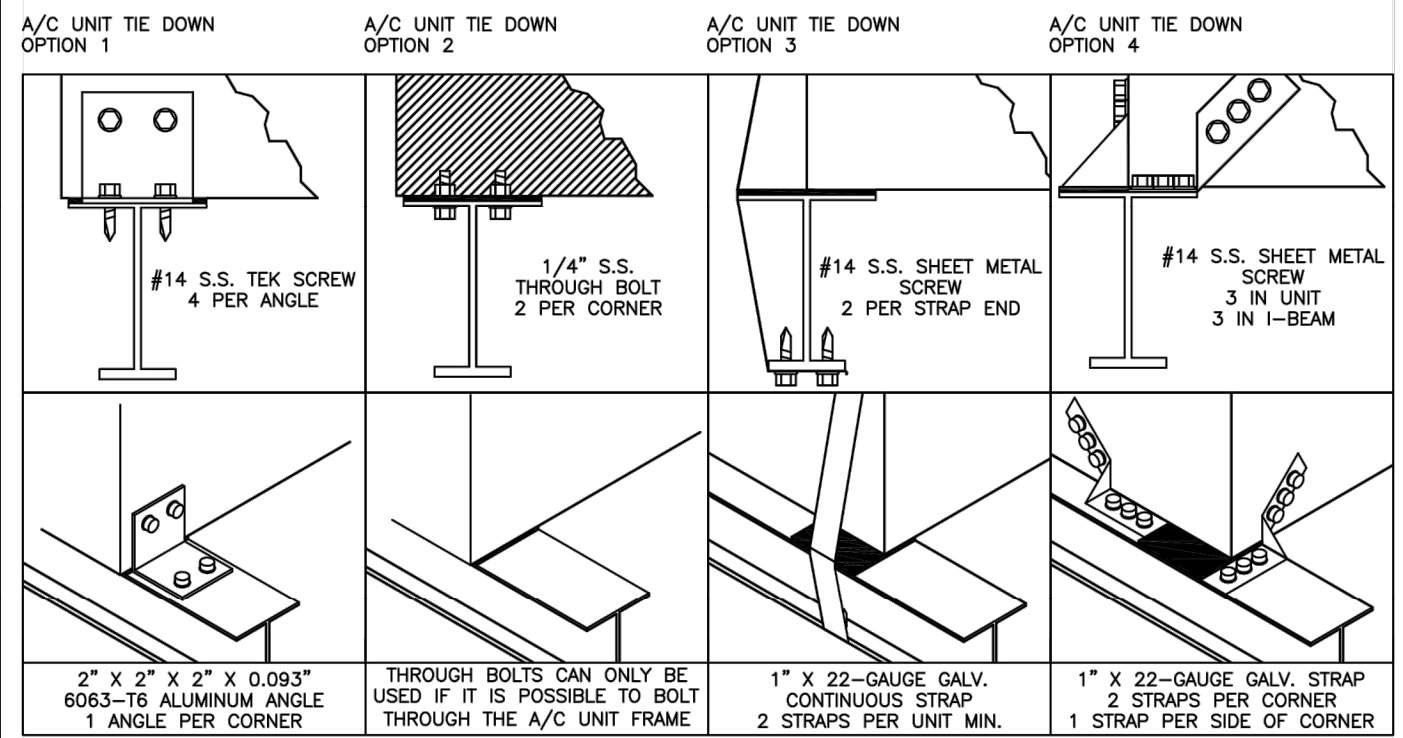
STEP 3:
SECURE THE BASE PLATE TO THE STRUCTURE USING THE PROPER ANCHORAGE (SEE CHART). THE ANCHOR MUST GO INTO THE STRUCTURE OF THE ROOF, NOT ONLY THE ROOFING FINISH. IT MAY BE NECESSARY TO SINK THE BASEPLATE INTO THE ROOFING FINISH.


OR

PLACE A 5" X 5" X 1/4" STEEL PLATE BENEATH AN EXISTING ROOF JOIST AND BOLT THROUGH THE BASE PLATE USING 3/8" STEEL ROD. USE 4 RODS PER BASEPLATE AND USE BOTH NUTS AND WASHERS TO SECURE THE RODS. IT MAY BE NECESSARY TO SINK THE BASEPLATE INTO THE ROOFING FINISH.

STEP 4:
AFTER THE STAND IS FIRMLY ATTACHED TO THE ROOF, PLACE THE A/C UNIT(S) ON TOP OF THE STAND. IF INSTALLING MORE THAN 1 UNIT, BE SURE THEY ARE EVENLY SPACED ALONG THE STAND. ATTACH THE UNIT(S) TO THE STANDS USING THE TIE DOWN OPTIONS LISTED BELOW.

NOTE: BE SURE THE CLEAR HEIGHT BETWEEN THE FINISHED ROOF AND THE BOTTOM OF THE STAND IS IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.



AST TELESCOPING CROSS-MEMBER ALUMINUM A/C STAND INSTALLATION INSTRUCTIONS		 miami tech inc.			
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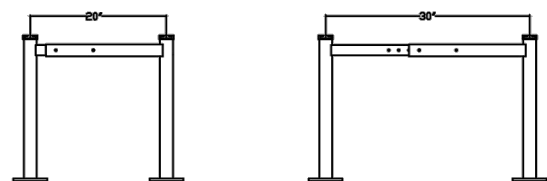


PRODUCT INFORMATION

PAGE
1 OF 1

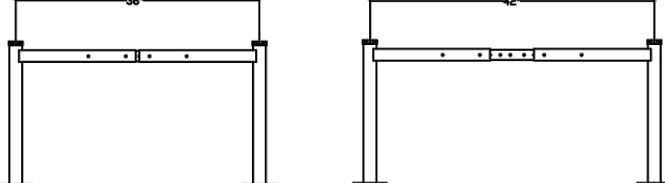
AS14S (Standard duty)

STANCE RANGES FROM 20" TO 30"



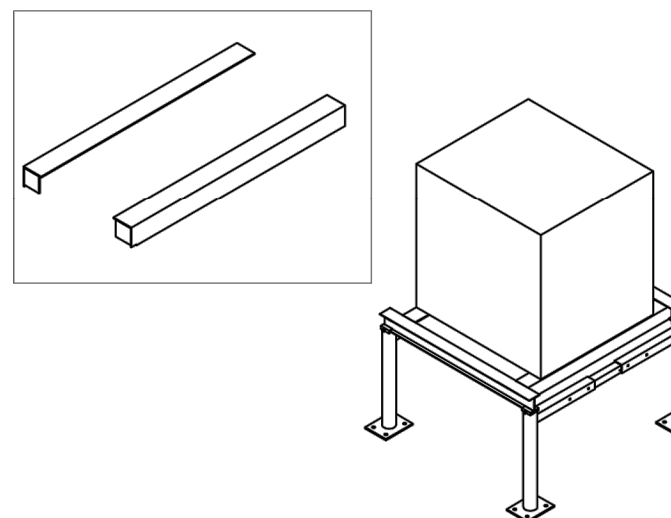
AS14H (Heavy duty)

STANCE RANGES FROM 36" TO 42"




AS14CAB

Aluminum cross mounting angle - when the condensing unit is too narrow to sit on the required stand, a set AS14CAB's allow for unit installation.



Part No.	Description	Frame Size
AS14S18	Aluminum stand leg assembly, 2014 FBC 20-30" spread, 18" tall	18"
AS14S24	Aluminum stand leg assembly, 2014 FBC 20-30" spread, 24" tall	24"
AS14S30	Aluminum stand leg assembly, 2014 FBC 20-30" spread, 30" tall	30"
AS14H18	Aluminum stand leg assembly, 2014 FBC 36-42" spread, 18" tall	18"
AS14H24	Aluminum stand leg assembly, 2014 FBC 36-42" spread, 24" tall	24"
AS14H30	Aluminum stand leg assembly, 2014 FBC 36-42" spread, 30" tall	30"
Part No.	Description	Size
AS14I-3	Aluminum Stand I-Beam, 2014 FBC, 3'	3'
AS14I-6	Aluminum Stand I-Beam, 2014 FBC, 6'	6'
AS14I-9	Aluminum Stand I-Beam, 2014 FBC, 9'	9'
AS14I-12	Aluminum Stand I-Beam, 2014 FBC, 12'	12'
AS14I-15	Aluminum Stand I-Beam, 2014 FBC, 15'	15'
AS14I-18	Aluminum Stand I-Beam, 2014 FBC, 18'	18'
Part No.	Description	Length
AS14CAB-30	3"x3"x1/8" In-Beam Cross Mount Angle for 30" spread	30"
AS14CAB-36	3"x3"x1/8" In-Beam Cross Mount Angle for 36" spread	36"
AS14CAB-42	3"x3"x1/8" In-Beam Cross Mount Angle for 42" spread	42"

AS14S/AS14H ALUMINUM CONDENSING UNIT STAND PRODUCT INFORMATION SHEET		 miami tech inc.	
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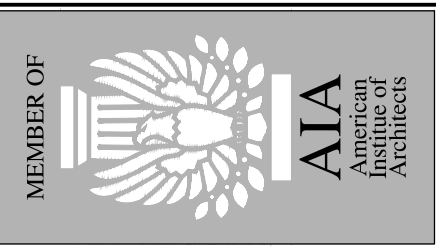
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CONSTRUCTION DRAWINGS FOR:

MATTHEW COMMERCIAL
200 16 STREET N
ST. PETESBURG, FL



commercial
residential
architecture

FRAZE
design

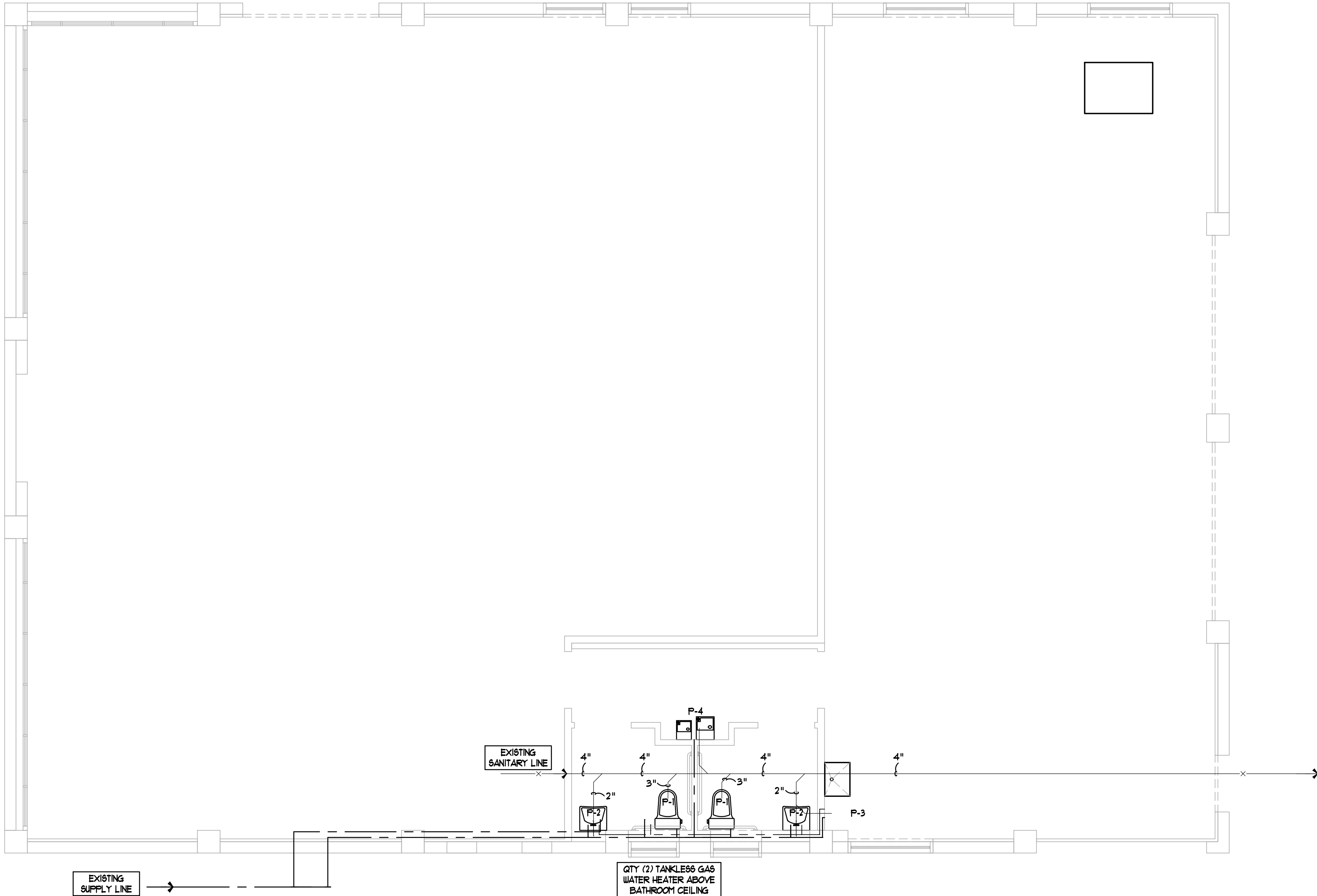
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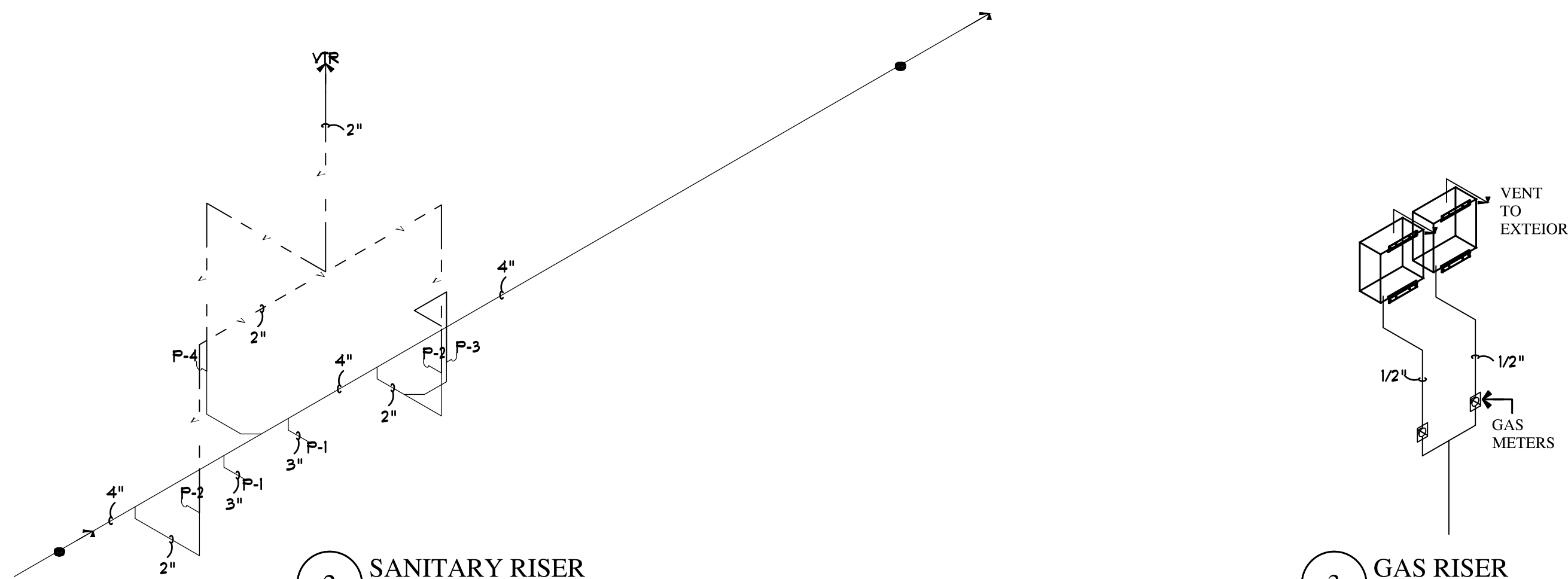
EMAIL: fdi@frazedesign.com

SHEET TITLE
ROOF RACK
DETAILS

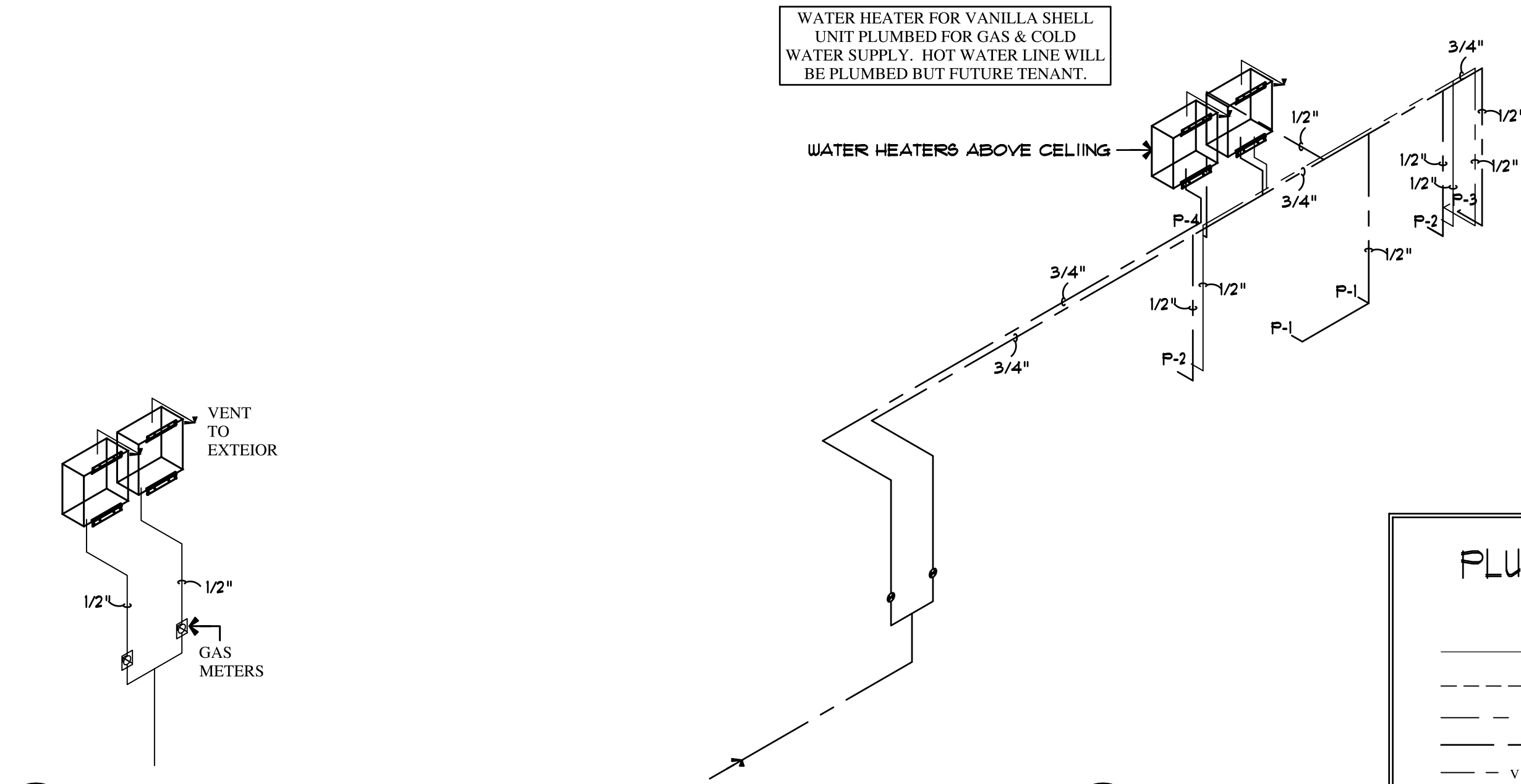
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M-2



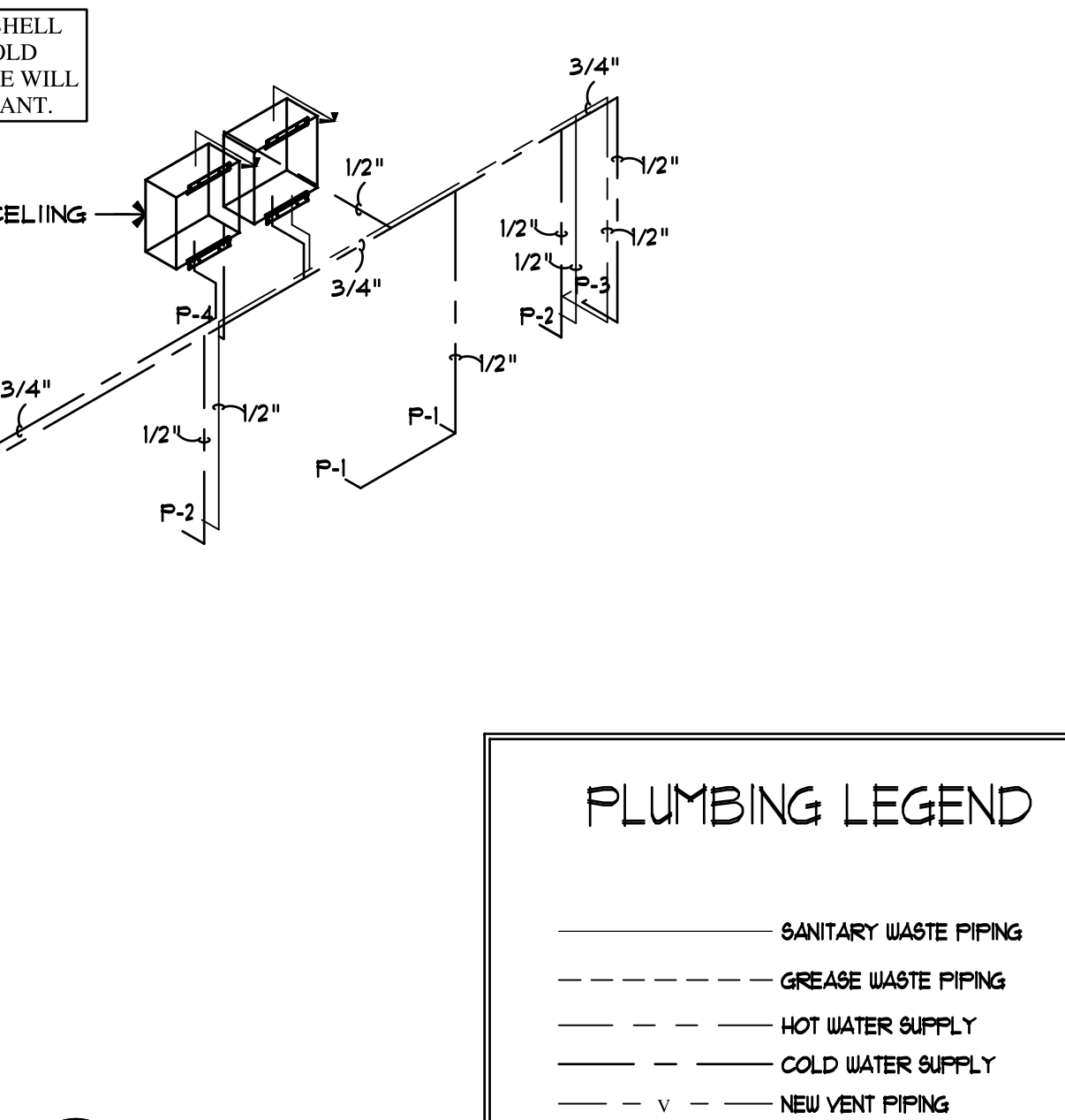
1 PLUMBING PLAN
SCALE: 1/4" = 1'-0"



2 SANITARY RISER
SCALE: 1/4" = 1'-0"



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



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

PLUMBING LEGEND

- SANITARY WASTE PIPING
- GREASE WASTE PIPING
- HOT WATER SUPPLY
- COLD WATER SUPPLY
- NEW VENT PIPING
- GAS
- NEW FLOOR SINK (FS)
- NEW FLOOR DRAIN (FD)
- NEW FLOOR HUB DRAIN (HD)
- NEW CLEAN OUT

PLUMBING SPECIFICATIONS

- GENERAL
 - PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR A COMPLETE SYSTEM AS OUTLINED IN THE CONTRACT DRAWINGS AND THESE SPECIFICATIONS.
 - NOTE THAT DRAWINGS ARE DIAGNOSTIC ONLY AND INTENDED TO SHOW THE GENERAL ARRANGEMENT OF SYSTEMS, NOT EVERY MINUTE DETAIL.
 - DO NOT SCALE PLANS.
 - PROVIDE ALL NECESSARY FITTINGS, TRANSITIONS, CONNECTORS, ETC. WHETHER SHOWN OR NOT ON PLANS.
 - ALL WORK IS NEW UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO THE FOLLOWING CODES (AS APPLICABLE) AS WELL AS ALL LOCAL REGULATIONS, ORDINANCES, AND AMENDMENTS: 2010 FLORIDA BUILDING CODE
- SCOPE OF WORK
 - PROVIDE NEW PLUMBING SYSTEM AS SHOWN.
- ITEMS FURNISHED BY CONTRACTOR
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND ACCESSORIES NECESSARY TO MAKE A COMPLETE INSTALLATION. ALL EQUIPMENT SHALL BE STORED IN A SAFE, DRY PLACE IN THE MANUFACTURER'S ORIGINAL PACKAGING UNTIL READY FOR USE. THE OWNER SHALL NOT BE RESPONSIBLE FOR PROVIDING ANY PART OF THE PROJECT, UNLESS SPECIFICALLY NOTED. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PAYING ALL REQUIRED FEES, OBTAINING ALL PERMITS, AND ARRANGING FOR ALL INSPECTIONS.
- WORK IN EXISTING BUILDINGS
 - DO NOT USE FOLDER DRIVEN FASTENERS OF ANY TYPE.
 - ALL ITEMS REMOVED AND NOT RE-USED SHALL BE TURNED OVER TO THE OWNER. CONTRACTOR SHALL REMOVE ANY UNSATISFACTORY ITEMS FROM THE PROJECT SITE.
 - SOME EXISTING ITEMS TO REMAIN WITHOUT WORK ARE SHOWN FOR CLARITY OR REFERENCE ONLY. NOTE THAT ADDITIONAL ITEMS WITHOUT WORK MAY ALSO BE PRESENT.
 - DRAWINGS OF EXISTING SYSTEMS ARE BASED ON EXISTING DOCUMENTS AND FIELD CONDITIONS. SOME OF WHICH MAY BE UNVERIFIED. PRIOR TO SUBMITTING A BID, CONTRACTOR SHALL STUDY THE PLANS AND VISIT THE PROJECT SITE IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS WHICH COULD SIGNIFICANTLY IMPACT THE PROJECT BUDGET OR SCHEDULE MUST BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. FAILURE TO DO SO WILL NOT BE SUFFICIENT CAUSE FOR DELAYS OR CHANGES LATER IN THE PROJECT. CHANGE ORDERS RESULTING FROM FAILURE TO PROPERLY INVESTIGATE EXISTING FIELD CONDITIONS WILL NOT BE ACCEPTED. ALL WORK IS NEW UNLESS OTHERWISE NOTED. MODIFICATIONS TO EXISTING SYSTEMS NECESSARY TO CONNECT TO NEW WORK SHALL BE CONSIDERED TO BE PART OF THE BASIC WORK OF THIS CONTRACT.
 - COORDINATE ALL WORK SCHEDULES WITH THE OWNER TO MINIMIZE DISRUPTIONS TO EXISTING SYSTEMS OUTSIDE THIS SCOPE OF WORK.
- COORDINATION
 - ALL WORK ON THIS PROJECT SHALL BE COORDINATED WITH THE OWNER AND ALL OTHER TRADES PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. CONTRACTOR SHALL REVIEW PLANS OF ALL DISCIPLINES INVOLVED AND ADVISE THE ARCHITECT IN WRITING OF ANY CONFLICTS, CODE OR SAFETY ISSUES THAT MAY EXIST PRIOR TO ANY FABRICATION OR ORDERING OF EQUIPMENT. RESOLUTION OF SUCH CONFLICTS WHICH ARE NOT REPORTED PRIOR TO CONSTRUCTION SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. AND CHANGE ORDER PROPOSALS FOR SUCH WORK WILL NOT BE ACCEPTED. PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES, AND WORK OF OTHERS. CONTRACTOR SHALL PROVIDE ALL CORE PENETRATIONS AND PATCHING FOR FLOOR PENETRATIONS.
- PLUMBING GENERAL
 - ALL PLUMBING SERVICES TERMINATE 5'-0" FROM THE BUILDING EXTERIOR WALLS.
 - NO LEAD OR ASBESTOS CONTAINING MATERIALS OF ANY KIND SHALL BE USED IN THE FABRICATION OF POTABLE WATER SUPPLY SYSTEMS. GALVANIZED STEEL PIPING SHALL NOT BE USED FOR POTABLE WATER SUPPLY PIPING.
 - INSTALL ALL WORK IN COMPLIANCE WITH ADA REQUIREMENTS.
 - THE MAXIMUM HOT WATER SUPPLY TEMPERATURE SHALL NOT EXCEED 120° F.
 - ALL PIPING SHALL BE CONCEALED IN WALLS, CHASES, CEILING, ETC. UNLESS SPECIFICALLY NOTED ON DRAWINGS. ANY PIPING OR ACCESSORIES THAT MUST BE EXPOSED SHALL HAVE A POLISHED CHROME FINISH.
 - COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL ELECTRICAL EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
 - PIPING SHALL NOT PASS THROUGH DUCTWORK OF ANY KIND UNLESS APPROVED BY THE ENGINEER.
- SANITARY WASTE & VENT PIPING
 - ALL SANITARY WASTE & VENT PIPING ABOVE AND BELOW GROUND SHALL BE SCHEDULE 40 PVC.
 - ALL SANITARY WASTE PIPING 2" AND SMALLER SHALL BE SLOPED AT NO LESS THAN 1/4" PER FOOT. ALL SANITARY WASTE 3" AND LARGER SHALL BE SLOPED AT NO LESS THAN 1/8" PER FOOT.
 - VERIFY LOCATIONS AND INVERT ELEVATIONS OF ANY AND ALL EXISTING WASTE, VENT, AND STORM DRAIN PIPING PRIOR TO BEGINNING ANY WORK.
- DOMESTIC WATER PIPING
 - ALL DOMESTIC WATER PIPING ABOVE AND BELOW GROUND SHALL BE CPVC PIPING AND FITTINGS ACCEPTABLE ALTERNATIVES IF APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO USE.
- FOOD & BEVERAGE SERVICE RESTRICTIONS
 - ESTABLISHMENT IS LIMITED TO BEER & WINE BEVERAGE SERVICE ONLY. NO FOOD IS TO BE SERVED ON SITE. NO GREASE TRAP REQUIRED.

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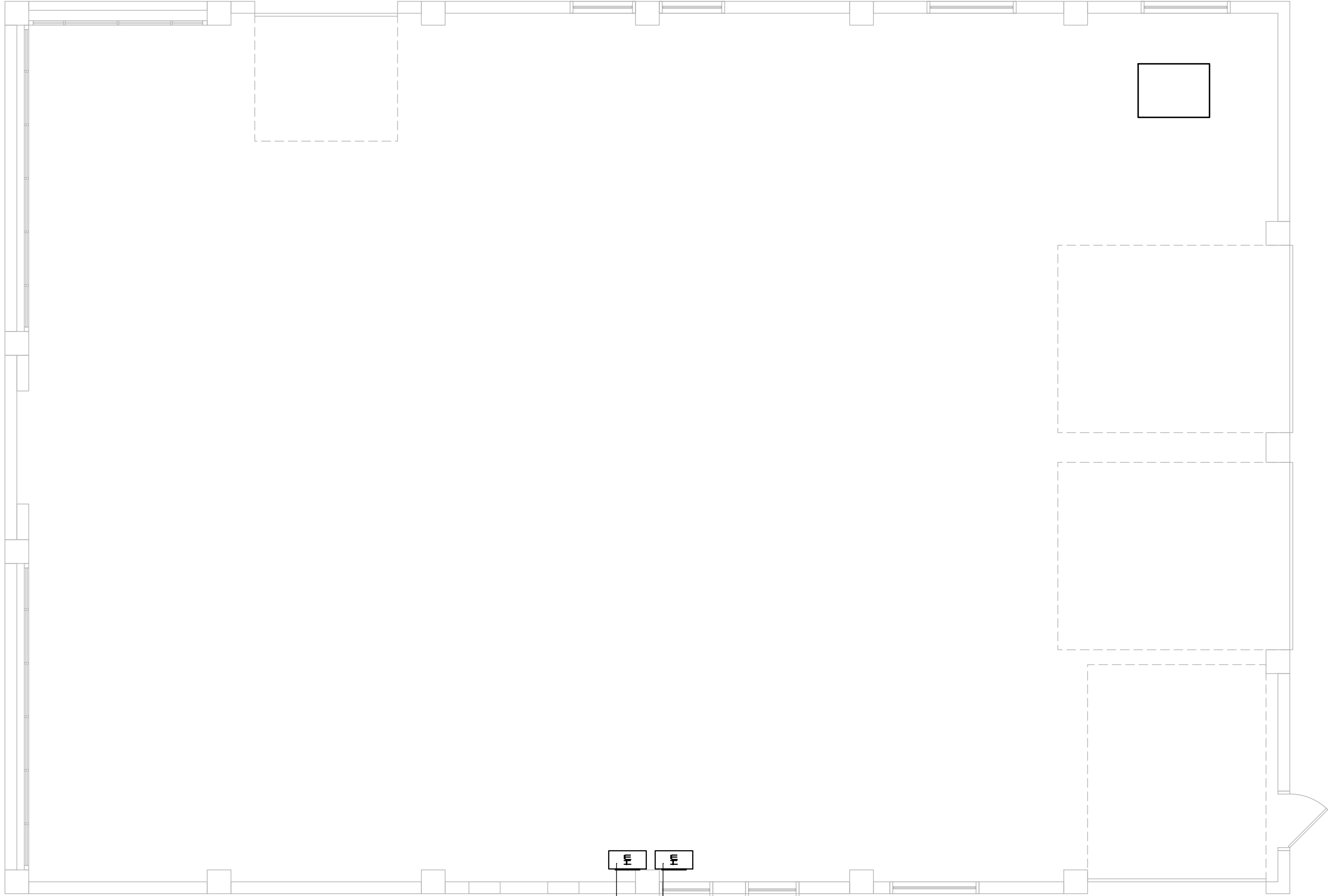
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SHEET TITLE
PLUMBING PLAN

SHEET NUMBER
P-1



1 WATER HEATER PLAN
SCALE: 1/4" = 1'-0"

PLUMBING FIXTURE AND CONNECTION SCHEDULE						
GENERAL			CONNECTIONS			
TAG	DESCRIPTION	MTG. HEIGHT	WASTE	VENT	CW	HW
P-1 (ADA)	WATER CLOSET - HVC FLOOR MOUNTED 2 PIECE FLUSH TANK	FLOOR TO RIM 11"	3"	2"	1/2"	-
P-2 (ADA)	LAVATORY WALL HUNG	FLOOR TO RIM 34" MAX	1 1/2"	2"	1/2"	1/2"
P-3	SERVICE SINK	N/A	1 1/2"	2"	1/2"	1/2"
P-4	DRINKING FOUNTAIN	FLOOR TO RIM 11"	1 1/2"	2"	1/2"	-
WH	TANKLESS WATER-HEATER	N/A	-		3/4"	
GENERAL NOTES 1. PROVIDE MCQUIGRE PRO-URAP INSULATION KIT FOR DRAIN, TRAP, & SUPPLY ON ALL ADA SINKS AND LAVATORIES. 2. ALL DRAIN AND VENT LINES TO BE PVC 3. PROVIDE ALL BOLT CAPS, STRAINERS, STOPS, SUPPLIES, TRAPS, ETC. FOR A COMPLETE INSTALLATION. 4. PROVIDE DEEP SEAL TRAPS FOR ALL DRAINS AND FLOOR SINKS. 5. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS. 6. ALL WATER LINES TO BE PEX (CROSS-LINKED POLYETHYLENE) 7. ALL ICE MACHINES, DISHWASHERS, & BEVERAGE DISPENSERS CONNECTED TO THE WATER SUPPLY SHALL HAVE A PROTECTED FROM BACKFLOW & CONTAMINATION BY A BACKFLOW PREVENTER CONFORMING TO ASSE 1022 OR AIR GAP						

GAS FIXTURE SCHEDULE					
GENERAL			BTU's	QT Y	MIN PIPE SIZE OFF MAIN BRANCH
MODEL/DESCRIPTION	BRAND	MODEL			
TANKLESS WH	N/A	N/A	100,000	2	1/2"
TOTAL GAS DEMAND			360,000		
GAS SPECIFICATIONS					
GAS		NATURAL	PIPE SIZING SHALL BE IN ACCORDANCE WITH FEG; FUEL GAS TABLE 402.4(5)		
INLET PRESSURE		2.0 psi	GAS LINE PIPING WILL BE SCH 40 METALLIC PIPE		
PRESSURE DROP		1.0 psi	5'-10" DISTANCE TO FARTHEST APPLIANCE FROM METER		
SPECIFIC GRAVITY		0.60			

PLUMBING LEGEND

- SANITARY WASTE PIPING
- GREASE WASTE PIPING
- HOT WATER SUPPLY
- COLD WATER SUPPLY
- NEW VENT PIPING
- GAS
- NEW FLOOR SINK (FS)
- NEW FLOOR DRAIN (FD)
- NEW FLOOR HUB DRAIN (HD)
- NEW CLEAN OUT

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* THE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

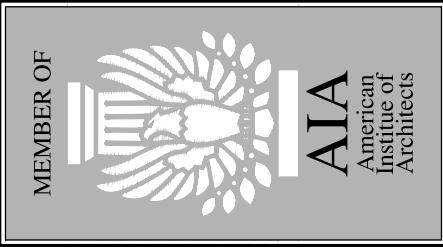
TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 6TH EDITION 2011 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PLUMBING SPECIFICATIONS

1. GENERAL
- A. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR A COMPLETE SYSTEM AS OUTLINED IN THE CONTRACT DRAWINGS AND THESE SPECIFICATIONS.
- B. NOTE THAT DRAWINGS ARE DIAGNATIC ONLY AND INTENDED TO SHOW THE GENERAL ARRANGEMENT OF SYSTEMS, NOT EVERY MINUTE DETAIL.
- C. DO NOT SCALE PLANS.
- D. PROVIDE ALL NECESSARY FITTINGS, TRANSITIONS, CONNECTORS, ETC. WHETHER SHOWN OR NOT ON PLANS.
- E. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- F. ALL WORK SHALL CONFORM TO THE FOLLOWING CODES (AS APPLICABLE) AS WELL AS ALL LOCAL REGULATIONS, ORDINANCES, AND AMENDMENTS: 2010 FLORIDA BUILDING CODE
2. SCOPE OF WORK
- PROVIDE NEW PLUMBING SYSTEM AS SHOWN.
3. ITEMS FURNISHED BY CONTRACTOR
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND ACCESSORIES NECESSARY TO MAKE A COMPLETE INSTALLATION. ALL EQUIPMENT SHALL BE STORED IN A SAFE, DRY PLACE IN THE MANUFACTURER'S ORIGINAL PACKAGING UNTIL READY FOR USE. THE OWNER SHALL NOT BE RESPONSIBLE FOR PROVIDING ANY PART OF THE PROJECT, UNLESS SPECIFICALLY NOTED. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PAYING ALL REQUIRED FEES, OBTAINING ALL PERMITS, AND ARRANGING FOR ALL INSPECTIONS.
4. WORK IN EXISTING BUILDINGS
- A. DO NOT USE POLDER DRIVEN FASTENERS OF ANY TYPE.
- B. ALL ITEMS REMOVED AND NOT RE-USED SHALL BE TURNED OVER TO THE OWNER. CONTRACTOR SHALL REMOVE ANY UNSATISFACTORY ITEMS FROM THE PROJECT SITE.
- C. SOME EXISTING ITEMS TO REMAIN WITHOUT WORK ARE SHOWN FOR CLARITY OR REFERENCE ONLY. NOTE THAT ADDITIONAL ITEMS WITHOUT WORK MAY ALSO BE PRESENT.
- D. DRAWINGS OF EXISTING SYSTEMS ARE BASED ON EXISTING DOCUMENTS AND FIELD CONDITIONS, SOME OF WHICH MAY BE UNVERIFIED. PRIOR TO SUBMITTING A BID, CONTRACTOR SHALL STUDY THE PLANS AND VISIT THE PROJECT SITE IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS WHICH COULD SIGNIFICANTLY IMPACT THE PROJECT BUDGET OR SCHEDULE MUST BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. FAILURE TO DO SO WILL NOT BE SUFFICIENT CAUSE FOR DELAYS OR CHANGES LATER IN THE PROJECT. CHANGE ORDERS RESULTING FROM FAILURE TO PROPERLY INVESTIGATE EXISTING FIELD CONDITIONS WILL NOT BE ACCEPTED. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- E. MODIFICATIONS TO EXISTING SYSTEMS NECESSARY TO CONNECT TO NEW WORK SHALL BE CONSIDERED TO BE PART OF THE BASIC WORK OF THIS CONTRACT.
- F. COORDINATE ALL WORK SCHEDULES WITH THE OWNER TO MINIMIZE DISRUPTIONS TO EXISTING SYSTEMS OUTSIDE THIS SCOPE OF WORK.
5. COORDINATION
- ALL WORK ON THIS PROJECT SHALL BE COORDINATED WITH THE OWNER AND ALL OTHER TRADES PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. CONTRACTOR SHALL REVIEW PLANS OF ALL DISCIPLINES INVOLVED AND ADVISE THE ARCHITECT IN WRITING OF ANY CONFLICTS, CODE OR SAFETY ISSUES THAT MAY EXIST PRIOR TO ANY FABRICATION OR ORDERING OF EQUIPMENT. RESOLUTION OF SUCH CONFLICTS WHICH ARE NOT REPORTED PRIOR TO CONSTRUCTION SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. AND CHANGE ORDER PROPOSALS FOR SUCH WORK WILL NOT BE ACCEPTED. PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES, AND WORK OF OTHERS. CONTRACTOR SHALL PROVIDE ALL CORE PENETRATIONS AND PATCHING FOR FLOOR PENETRATIONS.
6. PLUMBING GENERAL
- A. ALL PLUMBING SERVICES TERMINATE 5'-0" FROM THE BUILDING EXTERIOR WALLS.
- B. NO LEAD OR ASBESTOS CONTAINING MATERIALS OF ANY KIND SHALL BE USED IN THE FABRICATION OF POTABLE WATER SUPPLY SYSTEMS. GALVANIZED STEEL PIPING SHALL NOT BE USED FOR POTABLE WATER SUPPLY PIPING.
- C. INSTALL ALL WORK IN COMPLIANCE WITH ADA REQUIREMENTS.
- D. THE MAXIMUM HOT WATER SUPPLY TEMPERATURE SHALL NOT EXCEED 115° F.
- E. ALL PIPING SHALL BE CONCEALED IN WALLS, CHASES, CEILINGS, ETC. UNLESS SPECIFICALLY NOTED ON DRAWINGS. ANY PIPING OR ACCESSORIES THAT MUST BE EXPOSED SHALL HAVE A POLISHED CHROME FINISH.
- F. COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL ELECTRICAL EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
- G. PIPING SHALL NOT PASS THROUGH DUCTWORK OF ANY KIND UNLESS APPROVED BY THE ENGINEER.
7. SANITARY WASTE & VENT PIPING
- A. ALL SANITARY WASTE & VENT PIPING ABOVE AND BELOW GROUND SHALL BE SCHEDULE 40 PVC.
- B. ALL SANITARY WASTE PIPING 2" AND SMALLER SHALL BE SLOPED AT NO LESS THAN 1/4" PER FOOT. ALL SANITARY WASTE 2 1/2" AND LARGER SHALL BE SLOPED AT NO LESS THAN 1/8" PER FOOT.
- C. VERIFY LOCATIONS AND INVERT ELEVATIONS OF ANY AND ALL EXISTING WASTE, VENT, AND STORM DRAIN PIPING PRIOR TO BEGINNING ANY WORK.
8. DOMESTIC WATER PIPING
- A. ALL DOMESTIC WATER PIPING ABOVE AND BELOW GROUND SHALL BE CPVC PIPING AND FITTINGS ACCEPTABLE ALTERNATIVES IF APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO USE.
9. FOOD & BEVERAGE SERVICE RESTRICTIONS
- A. ESTABLISHMENT IS LIMITED TO BEER & WINE BEVERAGE SERVICE ONLY. NO FOOD IS TO BE SERVED ON SITE. NO GREASE TRAP REQUIRED.

ISSUE	DATE	BY:
REVIEW	08/21/19	TF
PERMIT	08/21/19	TF
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CONSTRUCTION DRAWINGS FOR:

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SHEET TITLE
WATER HEATER
PLAN, FIXTURE &
GAS SCHEDULES

SHEET NUMBER
P-2