

**DESIGN DATA / BUILDING CODES:**

OCCUPANCY CLASSIFICATION: GROUP 'B' BUSINESS	
MAXIMUM OCCUPANCY: N/A	
MEANS OF EGRESS CAPACITY: 150 PER 3/0 DOOR. MAX TRAVEL DISTANCE: < 125'	
TYPE OF CONSTRUCTION: TYPE V, UNPROTECTED, UNSPRINKLERED	
PROPOSED AREA: 1,890 FT2 TOTAL CONDITIONED SPACE	
PROPOSED HEIGHT: 1 STORY	
BUILDING IS NOT IN A FLOOD ZONE	
BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE	
BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION	
SCOPE OF WORK HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED WITH THESE APPLICABLE CODES:	
Florida Building Code, Building (FBC-B)	2020 (7th Edition)
Florida Building Code, Mechanical (FBC-M)	2020 (7th Edition)
Florida Building Code, Fuel Gas (FBC-FG)	2020 (7th Edition)
Florida Building Code, Plumbing (FBC-P)	2020 (7th Edition)
Florida Building Code, Existing Building (FBC-EB)	2020 (7th Edition)
Florida Fire Prevention Code (FFPC)	Latest Edition
National Electrical Code (NEC)	2017 Edition
PER FLORIDA BUILDING CODE 2020, SECTION 1609.2 (FOR ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED AND GABLE-SHAPED ROOFS HAVING A MEAN ROOF HEIGHT NOT EXCEEDING THE LEAST HORIZONTAL DIMENSION OF THE BUILDING OR 60 FT; NOT SITED ON THE UPPER HALF OF A HILL OR ESCARPMENT 60 FT IN EXPOSURE B, 30 FT IN EXPOSURE C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR 50x HEIGHT OR 1 MILE WHICHEVER IS LESS.)	

**GENERAL NOTES**

LIFE SAFETY - IT IS CONTRACTOR / OWNER'S RESPONSIBILITY TO REQUEST LIFE SAFETY REVIEW BY THE FIRE MARSHAL. ALL LIFE SAFETY REQUIREMENTS ARE TO BE AS SPECIFIED BY THE FIRE MARSHAL. EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL AND SHALL BE WIRED PER NEC 700-12F. EMERGENCY LIGHTING AND EXIT SIGN LOCATIONS SHOWN ON THE PLANS ARE SUGGESTIONS ONLY.

MEANS OF EGRESS FROM A ROOM OR SPACE FOR ASSEMBLY PURPOSES SHALL NOT BE PERMITTED THROUGH KITCHENS, STOREROOMS, RESTROOMS, CLOSETS, PLATFORMS, STAGE, PROJECTION ROOMS, OR HAZARDOUS AREAS AS DESCRIBED IN 13.3.2.

NOTE: EMERGENCY LIGHTING AND EXIT SIGNS, SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL, AND SHALL BE WIRED PER NEC 700-12F.

**BUILDING INFORMATION**

**FINISHES FLAME SPREAD NOTES:**

**WALL AND CEILING**  
ALL WALL AND CEILING FINISHES SHALL BE CLASS 'C' OR BETTER. FLAME SPREAD RATING 76-200. SMOKE DEVELOPED 0-450.

**FLOOR FINISHES**  
INTERIOR FLOOR FINISHES SHALL BE NOT LESS THAN CLASS 11 0.22 W/ CM2 OR GREATER IN ACCORDANCE WITH NFPA 253

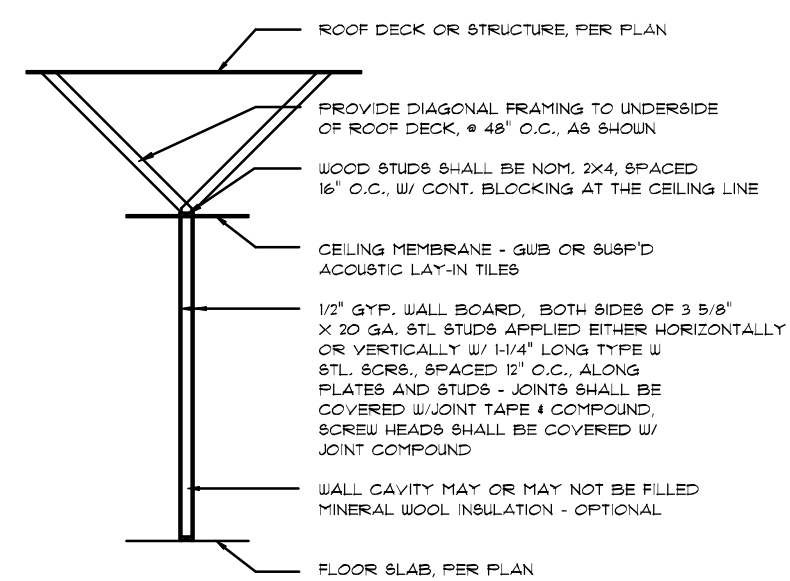
**INTERIOR TRIM**  
INTERIOR TRIM SHALL HAVE A MIN. CLASS 'C' FLAME SPREAD 76-200. SMOKE DEVELOPED 0-450. COMBUSTIBLE TRIM SHALL NOT EXCEED 10% OF THE AGGREGATE WALL AREA OF CEILING AREA IN WHICH IT IS LOCATED

**SCOPE:**  
THE PROJECT CONSISTS OF INTERIOR RENOVATIONS TO AN EXISTING BUSINESS USE SPACE FOR EXPANSION TO AN OFFICE FACILITY. THE CONSTRUCTION WILL INCLUDE: DEMOLITION, INTERIOR WALLS (AS REQ); INTERIOR FINISHES; RELOCATION OF EXISTING POWER AND DATA OUTLETS; EXISTING SINGLE OCCUPANT LAVS ARE TO REMAIN AS-IS OR NEW ONES ADDED. NO CHANGES IN CURRENT BUSINESS USE OR CALCULATED OCCUPANCY TO OCCUR.

**ELECTRICAL:**  
A FLORIDA LICENSED ELECTRICAL CONTRACTOR SHALL DETERMINE IF THE EXISTING ELECTRICAL PANELS HAVE THE CAPACITY FOR THE ADDITIONAL ADDED CIRCUITS OR IF AN ELECTRICAL SUB PANEL NEEDS TO BE INSTALLED.

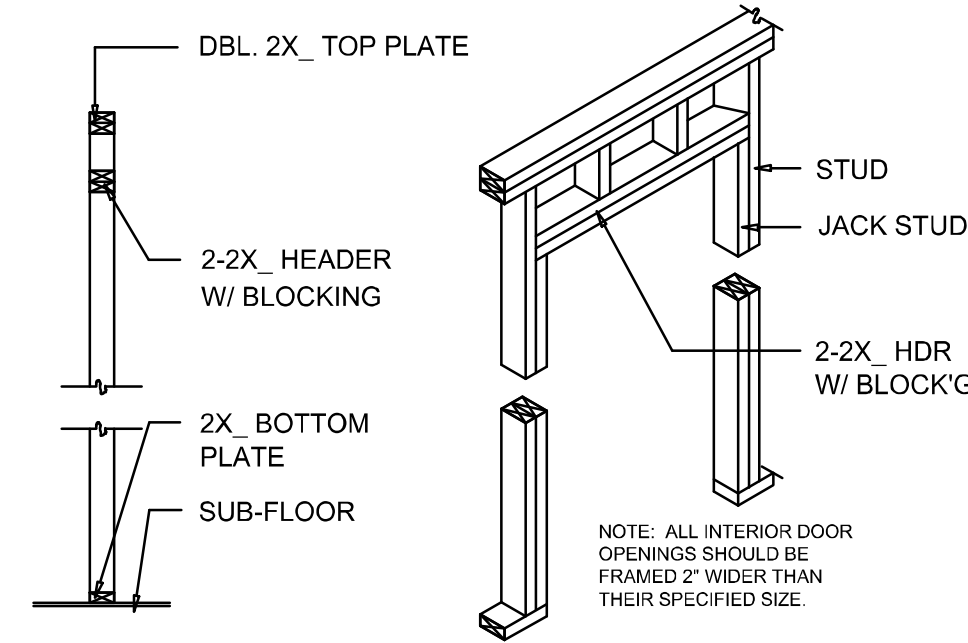
**ELECTRICAL:** ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK INCLUDING RISER DIAGRAM. ANY CHANGES TO THE ELECTRICAL PLAN, WIRE SIZES, TYPE, AND LOCATION EQUIPMENT SCHEDULE WITH TYPE, RATINGS, AND LOADS, PANEL SCHEDULE WITH ALL CIRCUITS IDENTIFIED WITH CIRCUIT NUMBER, DESCRIPTION, CIRCUIT CAPACITY. ELECTRICAL WORK SHALL BE INSTALLED ACCORDING TO THE PLANS AND ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION. ELECTRICAL CONTRACTOR SHALL CALCULATE TOTAL CONNECTED LOAD PER NEC BASED ON THE ELECTRICAL LOAD OF EQUIPMENT SELECTED FOR THE FACILITY AND THE ANTICIPATED DEMAND FACTORS PROVIDED BY THE OWNER. SERVICE, FEEDER, AND BRANCH CIRCUIT CONDUCTORS AND EQUIPMENT ARE TO BE SELECTED AND SIZED BASED ON ACTUAL LOADS OF OWNER SELECTED EQUIPMENT AND ANTICIPATED DEMAND FACTORS. OWNER SHALL SELECT LIGHTING FIXTURES.

LIFE SAFETY - IT IS CONTRACTOR / OWNER'S RESPONSIBILITY TO REQUEST LIFE SAFETY REVIEW BY THE FIRE MARSHAL. ALL LIFE SAFETY REQUIREMENTS ARE TO BE AS SPECIFIED BY THE FIRE MARSHAL. EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL AND SHALL BE WIRED PER NEC 700-12F. EMERGENCY LIGHTING AND EXIT SIGN LOCATIONS SHOWN ON THE PLANS ARE SUGGESTIONS ONLY.

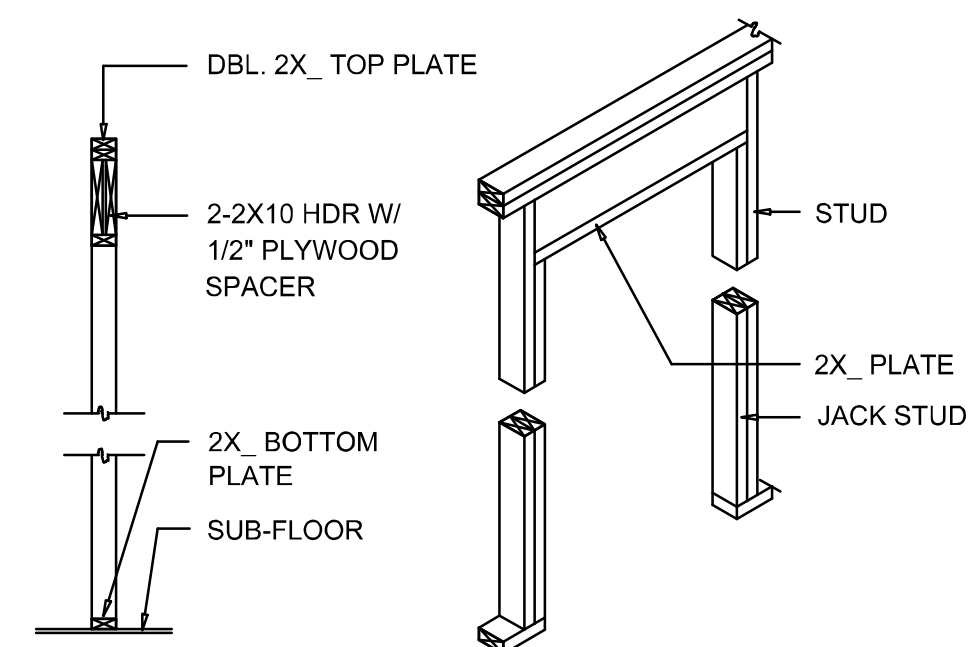


**INTERIOR PARTITION**  
NON-BEARING INTERIOR PARTITION, FRAMING TOP SUPPORTED TO STRUCTURE ABOVE w/ ALTERNATING DIAGONAL BRACES

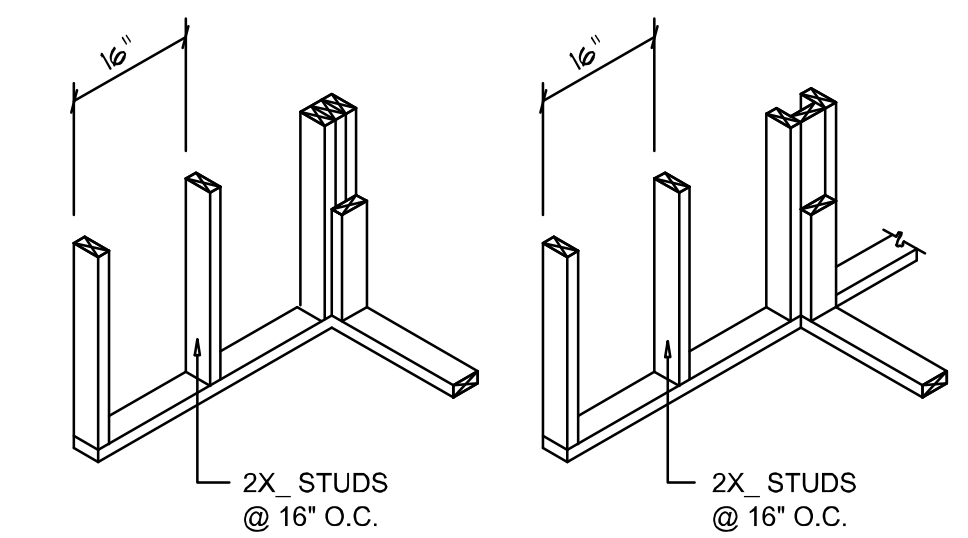
**TYP. INT. PARTITION**  
SCALE: 1/4" = 1'-0"



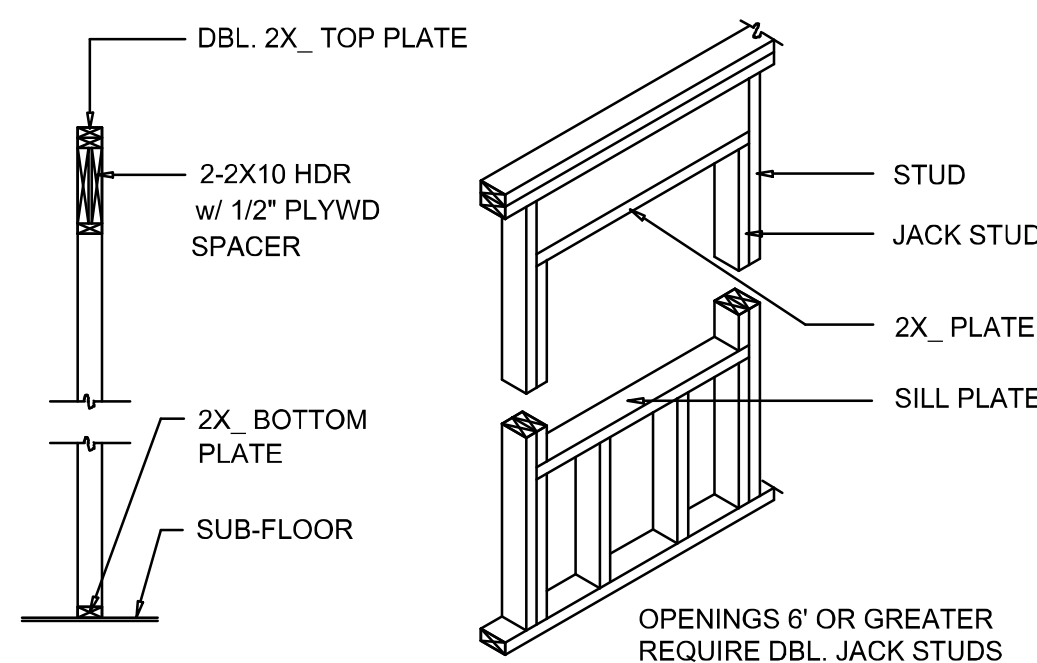
**NON-BEARING WALL HEADER**



**BEARING WALL HEADER**



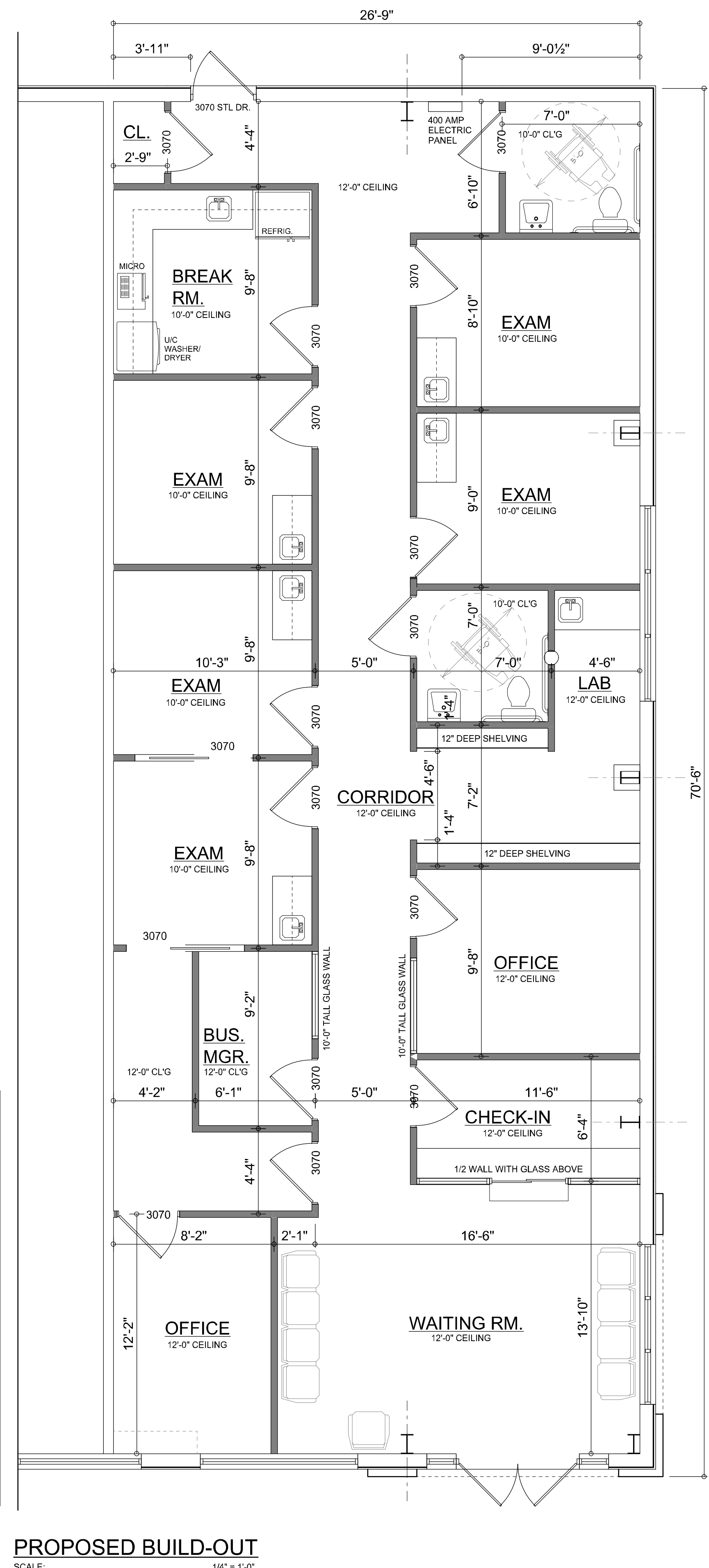
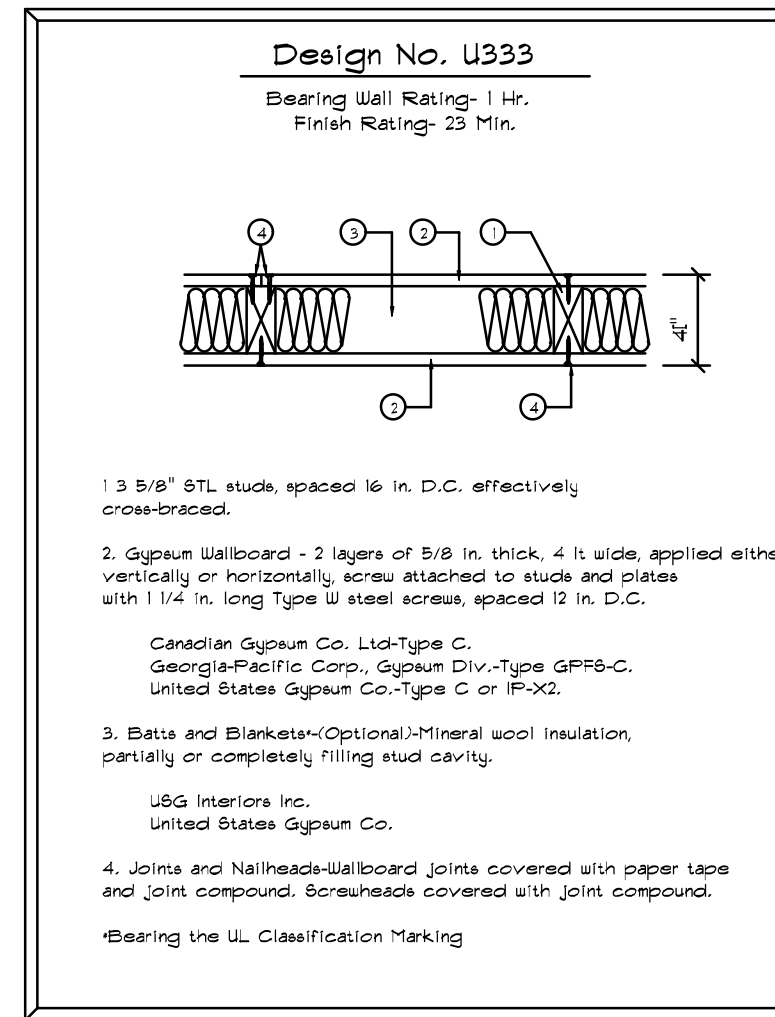
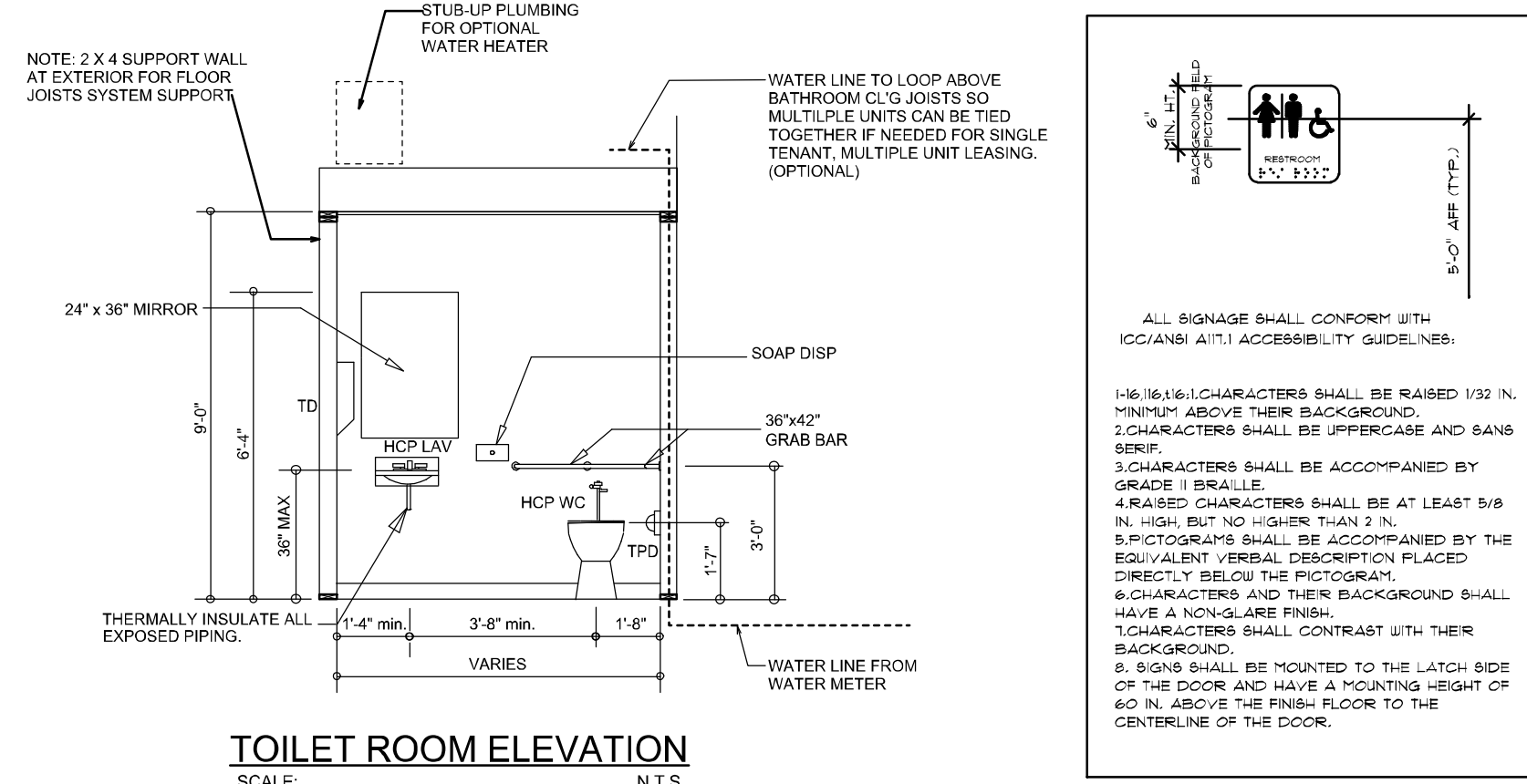
**WALL CORNER WALL INTERSECTION**



**TYPICAL WINDOW HEADER**

**Wall Framing/Header DETAILS**

SCALE: NONE



**PROPOSED BUILD-OUT**  
SCALE: 1/4" = 1'-0"

REVISIONS  
August 24, 2022

SOFTPLAN  
ARCHITECTURAL RENDERING TOOL

Wm C. G. M.

A PROPOSED BUILD-OUT FOR:  
**GENERATIONS PROPERTIES, LLC.**  
PROJECT ADDRESS: 2786 W US 90, LAKE CITY, FLORIDA 32055

AR0007005

NICHOLAS PAUL GEISLER ARCHITECT  
1758 NW Brown Rd.  
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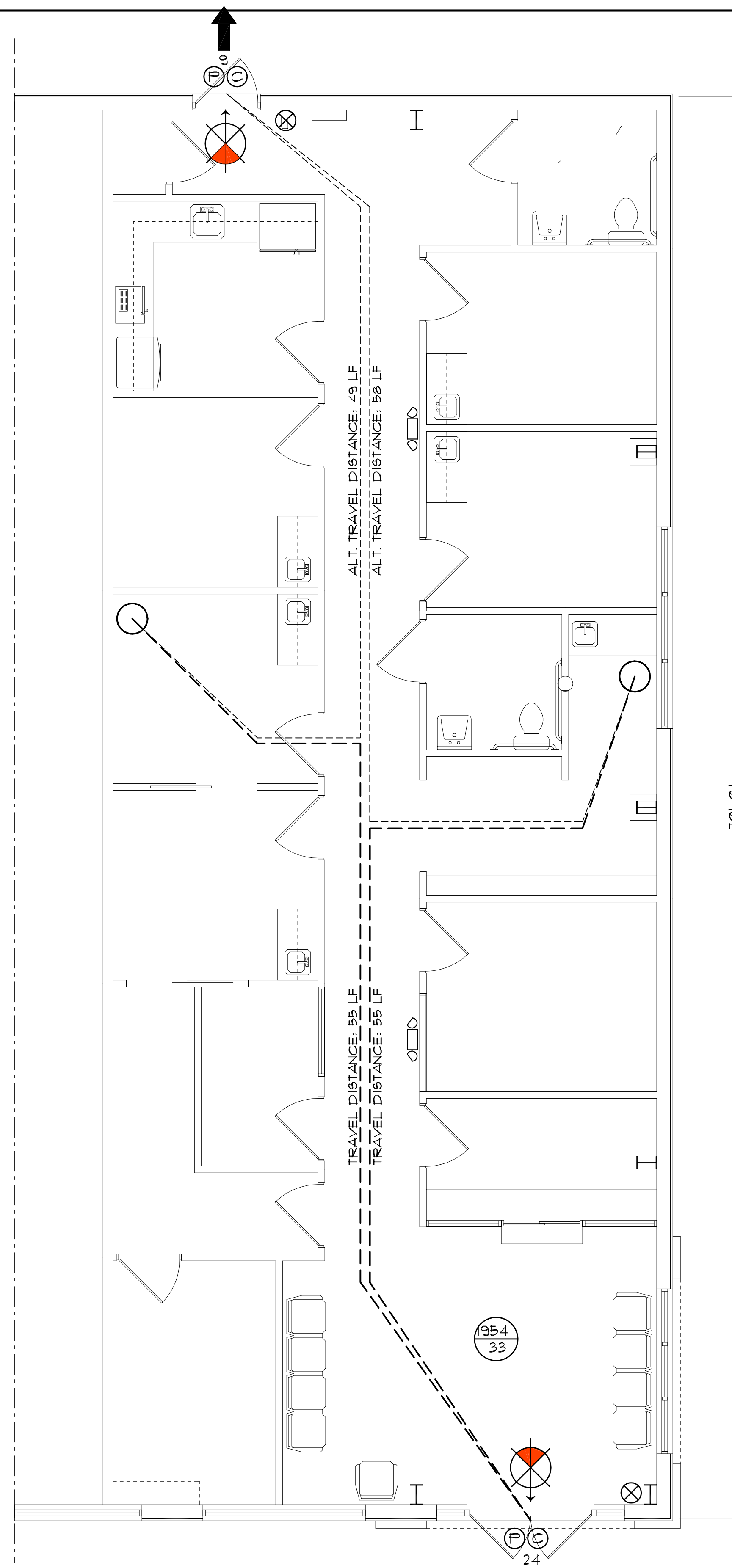
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JOB NUMBER  
20210914  
DATE:  
August 24, 2022

SHEET NUMBER  
**A.1**

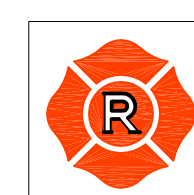
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

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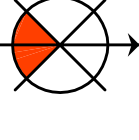



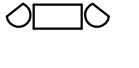



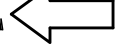
# LIFE SAFETY PLAN

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



8" SQ. MALTESE CROSS W/ "F/R" IDENTIFIER  
SIGNAGE, MOUNTED @ 60" ABV. WALKWAY  
LOCATE AS DIRECTED BY THE FIRE MARSHALL

## LEGEND

-  EXIT LIGHT - ARROW REPRESENTS DIRECTION OF EXIT - PER 2010 FBC 1006.3.1, 1006.3.2 & 1006.3.3.1
-  WALL HUNG "ABC" FIRE EXTINGUISHER
-  DOOR /CLOSER FOR EXITING OR RATING REASONS
-  PANIC DEVICE
-  DUAL HEAD EMERGENCY LIGHTING W/ BAT. PAK PER 2010 FBC 1006.1
-  999 - AREA SQUARE FOOTAGE
-  30 - AREA OCCUPANCY LOAD
-  101 - PRIMARY EGRESS W/EXIT CAPACITY
-  24 - ALTERNATE EGRESS W/EXIT CAPACITY

## PA MEDICAL LOAD - BUSINESS Professional Services

USAGE/BASIS	AREA	OCCUPANTS
WAITING ROOM 1/15 SF	248.2 SF	11 OCCUPANTS
PASSAGEWAY 1/100 SF	311.9 SF	4 OCCUPANTS
LAB / EXAM RM'S 1/100 SF	106.1 SF	2 OCCUPANTS
RESTROOM/BREAK RM 1/50 SF	184.0 SF	4 OCCUPANT
OFFICE/BUSINESS 1/100 SF	320.8 SF	4 OCCUPANTS
STORAGE 1/300 SF	10.1 SF	1 OCCUPANT
BUILDING WALLS 1/500 SF	214.5 SF	1 OCCUPANT
LEASE AREA TOTALS	1954.3 SF	33 OCCUPANTS

## EXIT ACCESS TRAVEL DISTANCE PER FBC 105, TABLE 105.1

OCCUPANCY - BUSINESS  
150 FT. (W/O SPRINKLER SYSTEM)  
250 FT. (W/SPRINKLER SYSTEM)

## NOTE!

TRAVEL DISTANCES SHOWN ARE MAXIMUM FOR EMERGENCY EGRESS, SECONDARY EM. EGRESS AND NON-EMERGENCY EGRESS - ALL OTHER TRAVEL DISTANCES ARE LESS THAN THAT SHOWN

## NOTE!

EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL, AND SHALL BE WIRED PER NEC 100-12F.

## NOTE!

SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 90" ABOVE FINISHED FLOOR AND SHALL BE THE IONIZATION TYPE, INTERLOCKED TOGETHER, POWERED FROM EACH LOCAL PANEL W/BATTERY BACKUP

## NOTE!

MAXIMUM COMMON PATH OF EGRESS IS LESS THAN 12'-0" FROM ALL LOCATIONS PER 2020 FBC 1014.3

## NOTE!

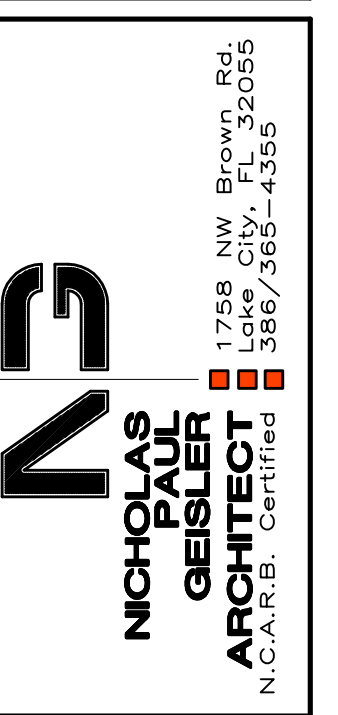
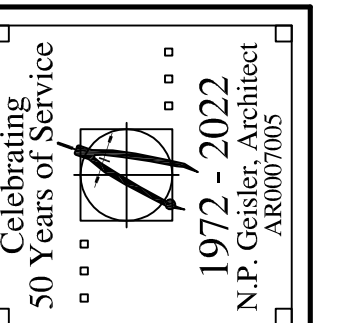
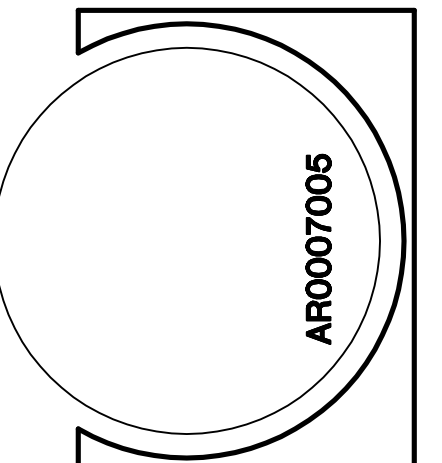
ALL DOOR NUMBERS AND ROOM SIGNAGE SHALL BE EQUIPPED W/ TACTICAL CHARACTERS IN COMPLIANCE W/ 2020 FAC 1006.3.4

REVISIONS



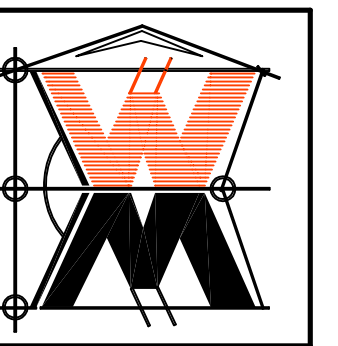
*Wm C Myers*

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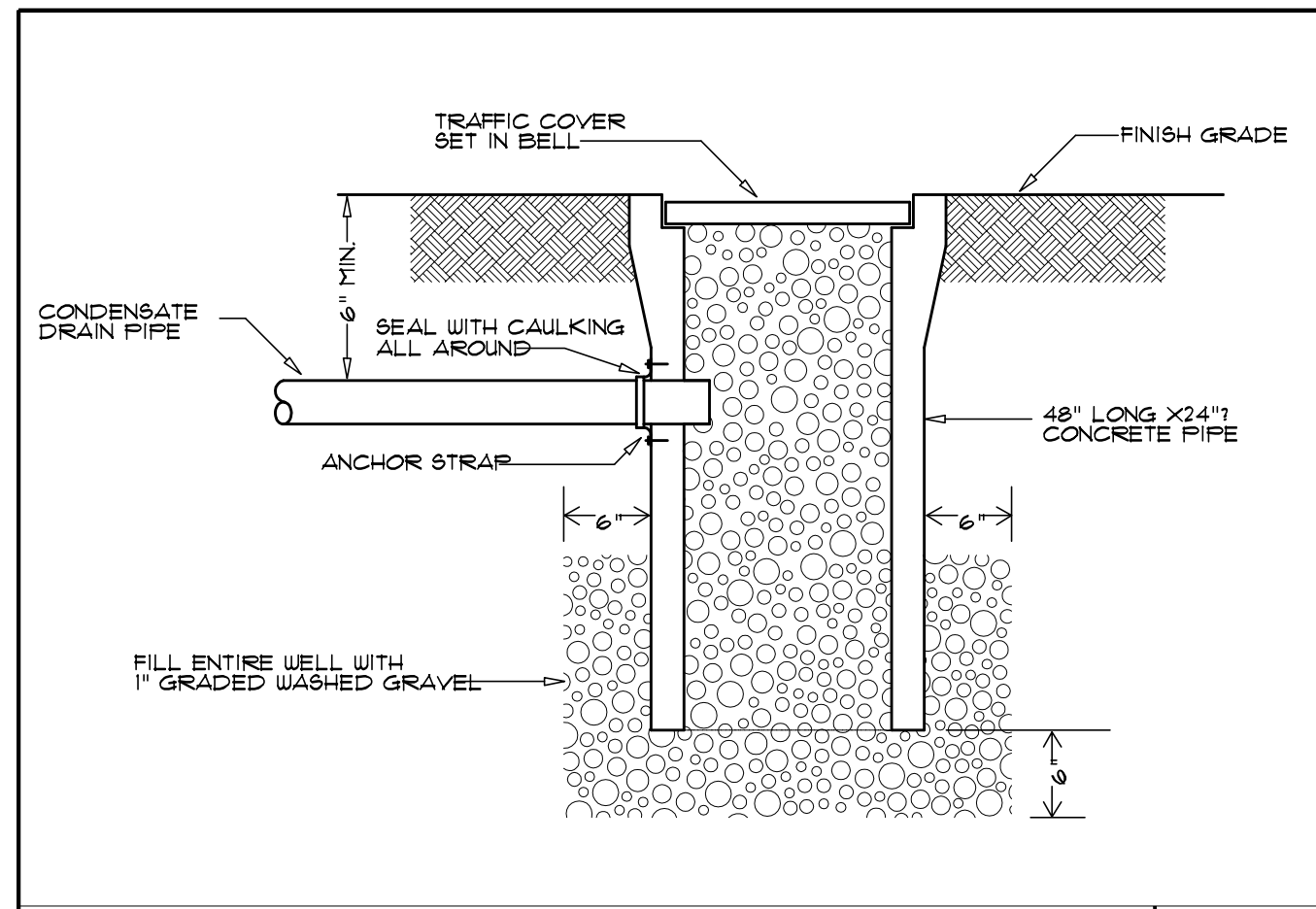
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20210314

DATE  
23 AUG 2022

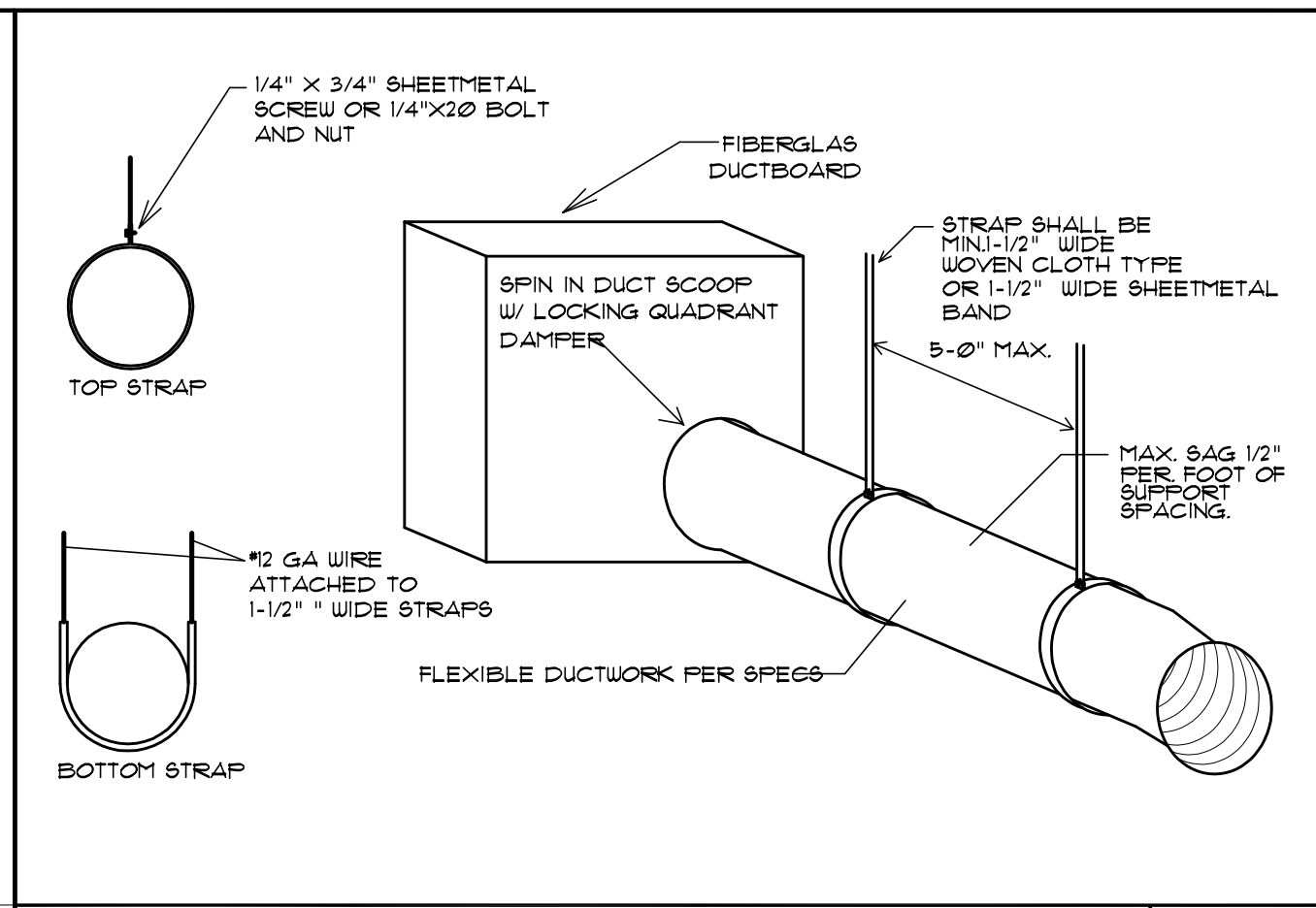
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OF 1 SHEETS



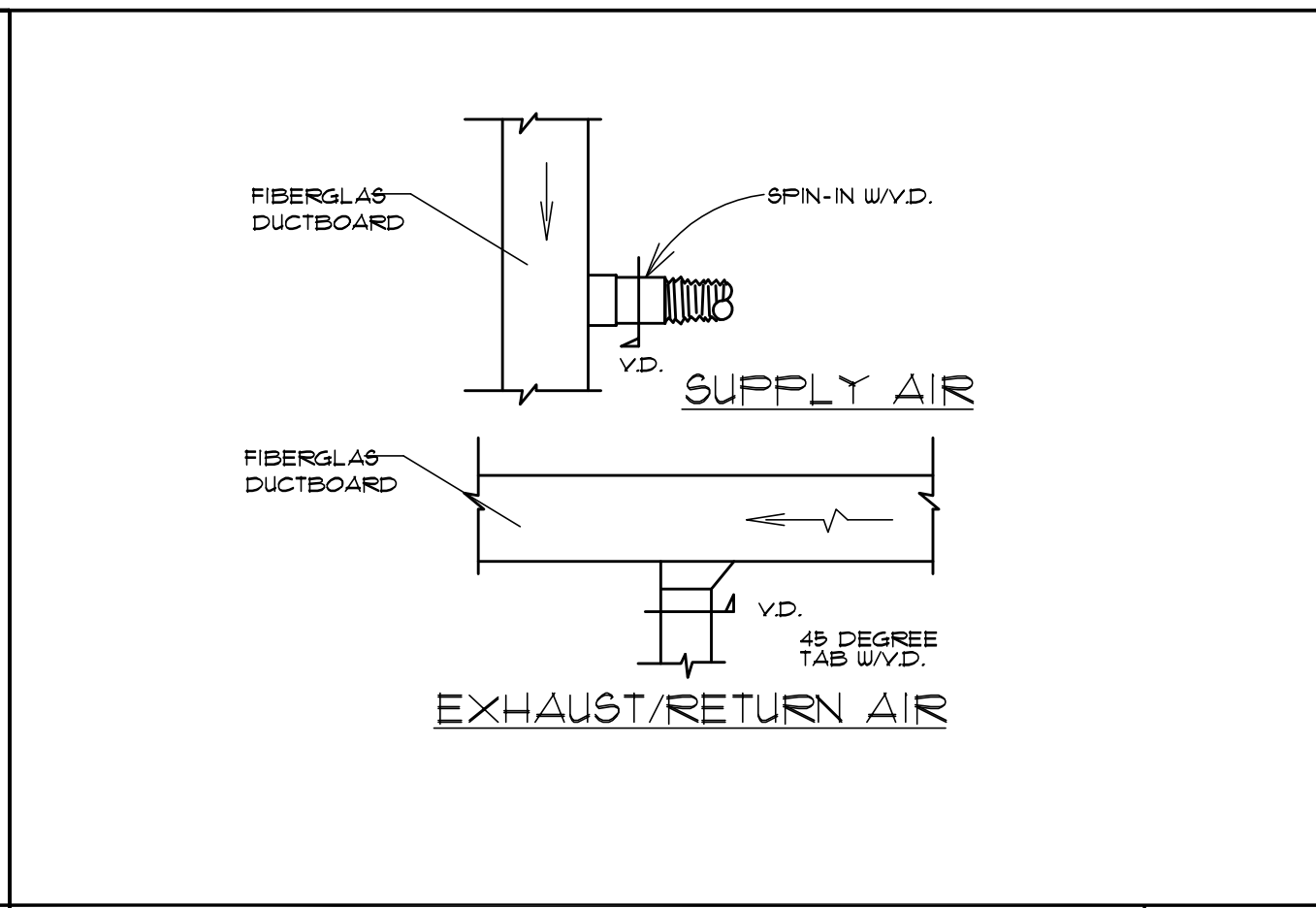
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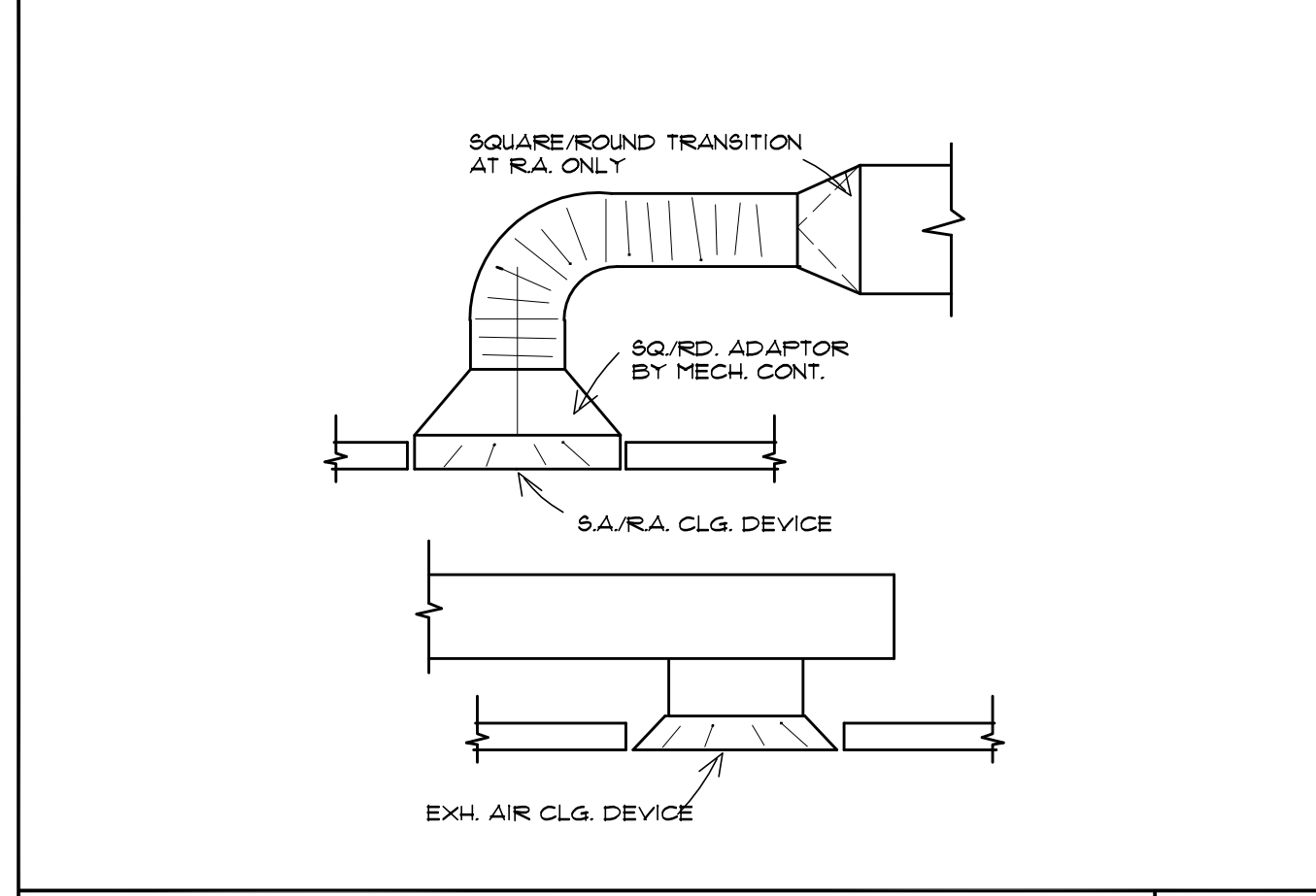
DRYWELL DETAIL DET #1 SHT M-4



FLEXIBLE SUPPORTS DETAIL DET #2 SHT M-4



AIR DUCT DETAILS DET #3 SHT M-4



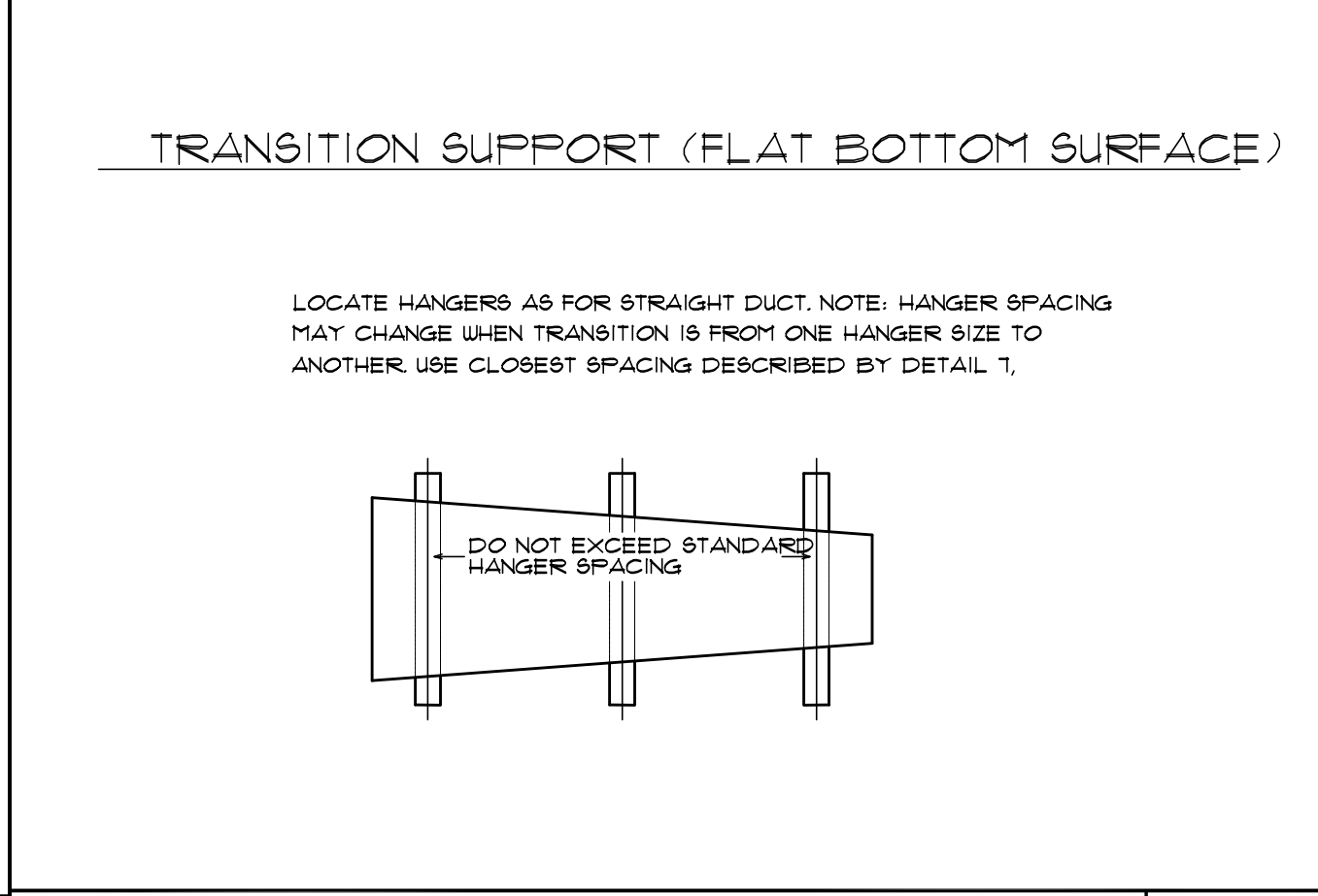
DIFFUSER CONNECTIONS DET #4 SHT M-4

SHEETMETAL DUCT SUPPORT DETAIL

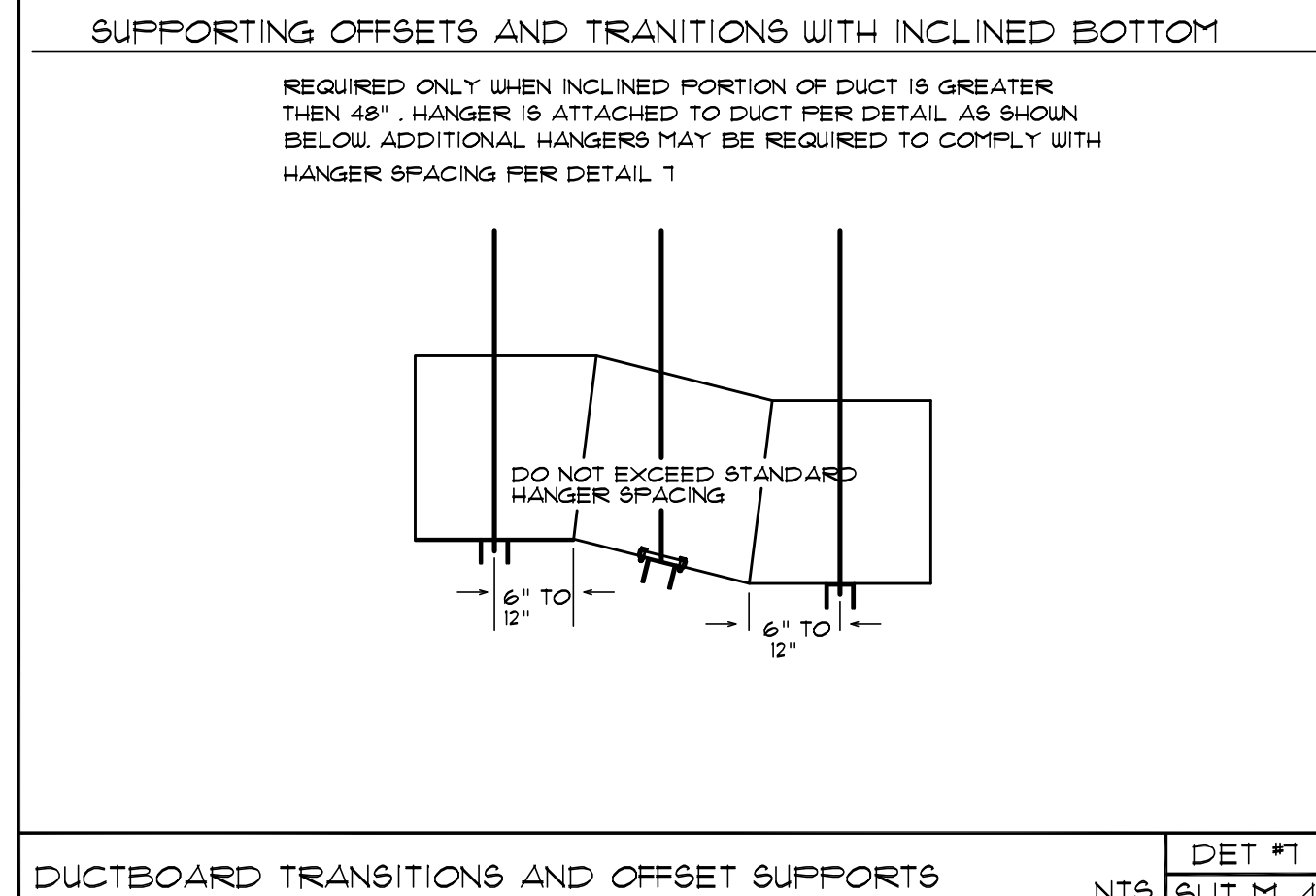
STRAP HANGER MIN. 1-1/2" WIDE WRAPPED METAL DUCT

MAX. HALF OF DUCT PERIMETER	STRAP MATERIAL			
	10'-0" SPACING	8'-0" SPACING	5'-0" SPACING	4'-0" SPACING
P/2 + 30"	15" X 22 GA	15" X 22 GA	15" X 22 GA	15" X 22 GA
P/2 + 72"	15" X 18 GA	15" X 22 GA	15" X 22 GA	15" X 22 GA
P/2 + 96"	15" X 16 GA	15" X 18 GA	15" X 20 GA	15" X 22 GA
P/2 + 120"	15" X 16 GA	15" X 16 GA	15" X 18 GA	15" X 20 GA
P/2 + 168"	15" X 16 GA	15" X 16 GA	15" X 16 GA	15" X 18 GA

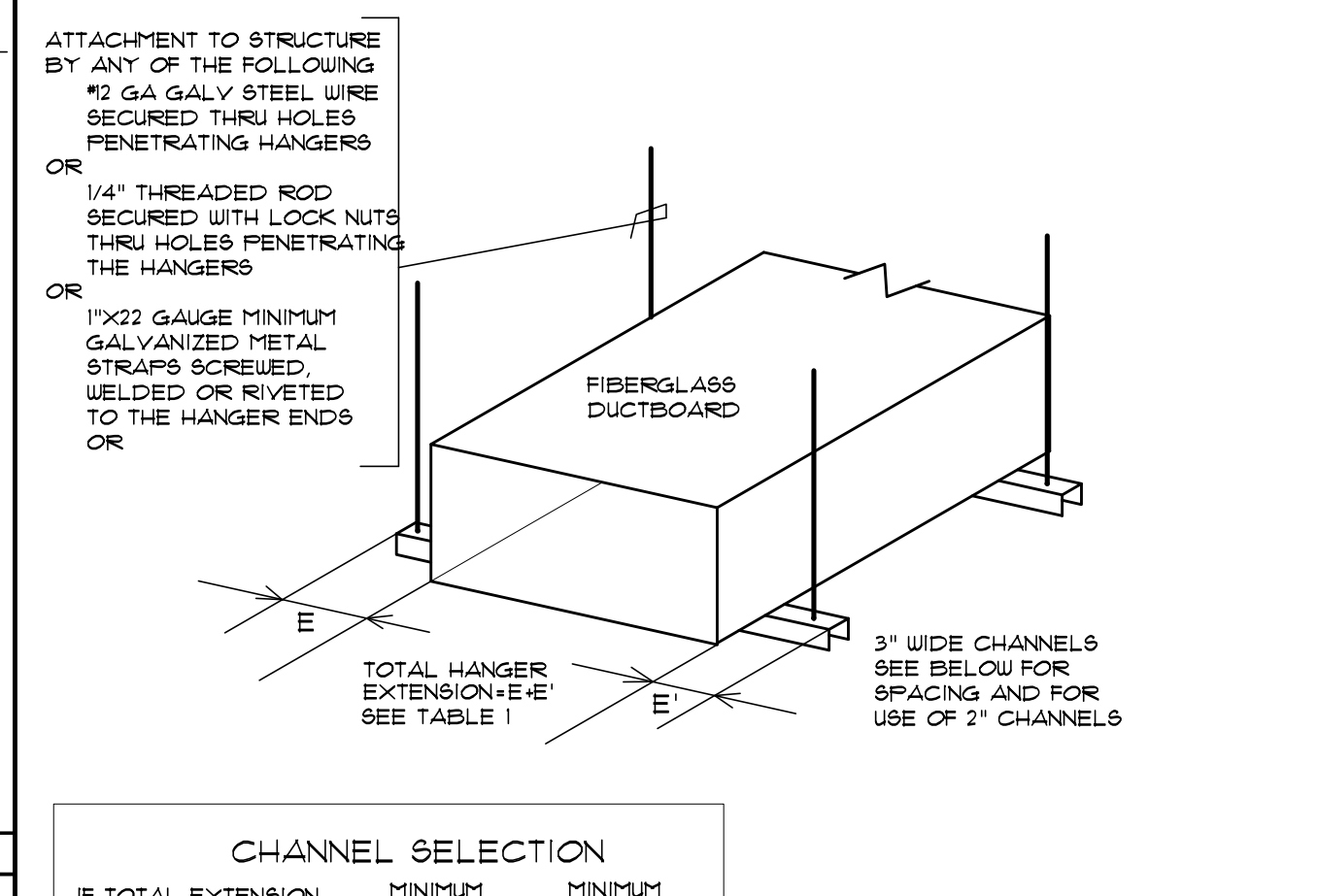
SHEETMETAL DUCT SUPPORT DETAIL DET #5 SHT M-4



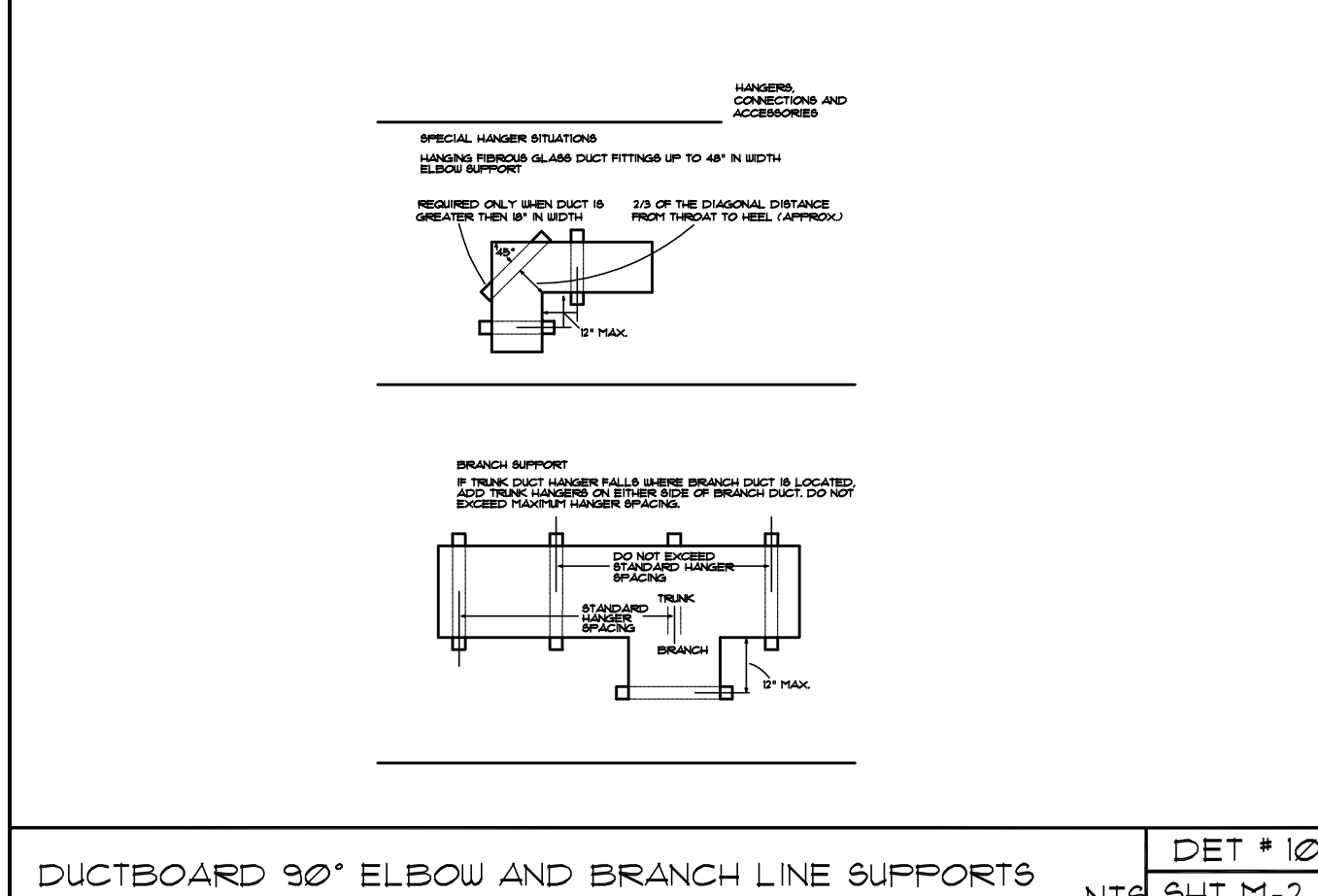
DUCTBOARD TRANSITIONS AND OFFSET SUPPORTS DET #6 SHT M-4



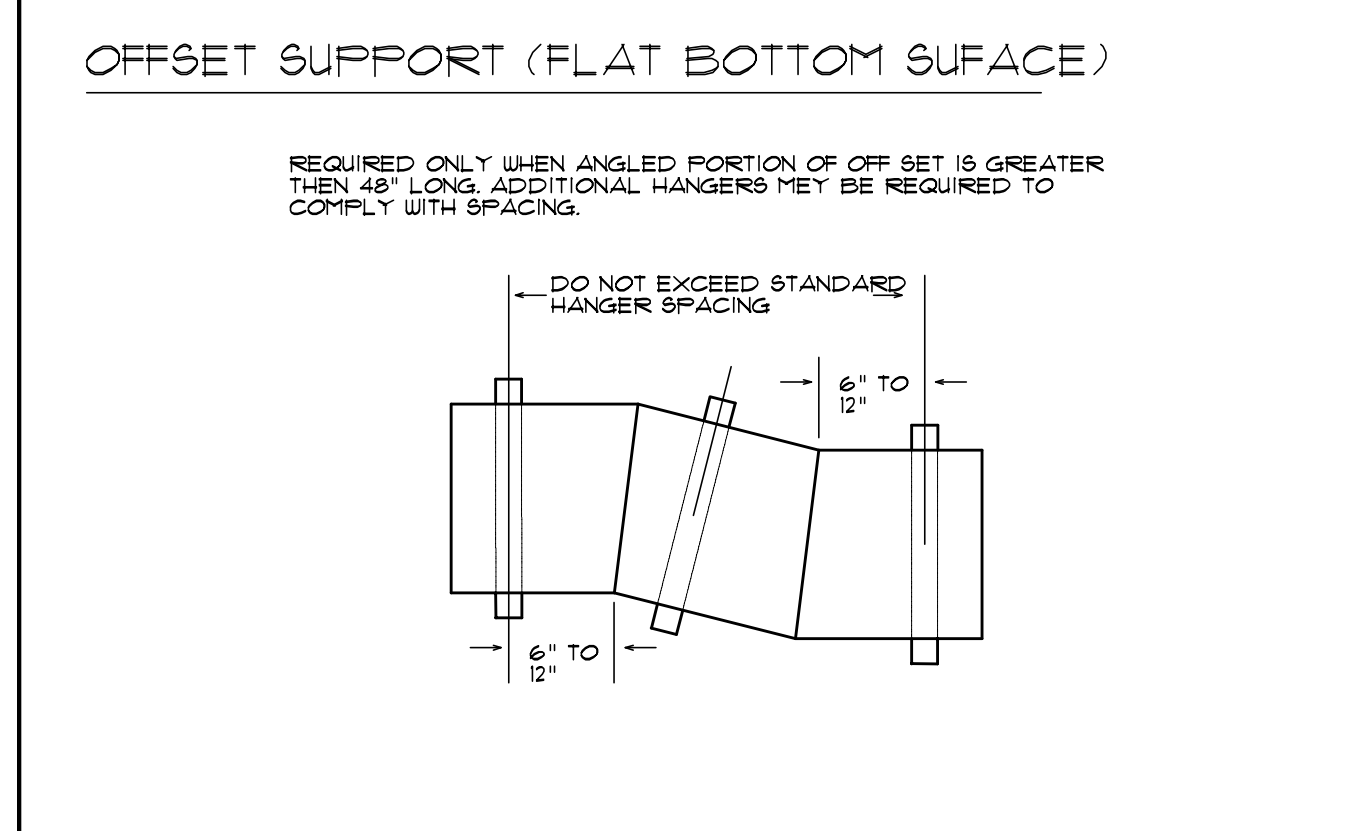
DUCTBOARD TRANSITIONS AND OFFSET SUPPORTS DET #7 SHT M-4



DUCTBOARD TRANSITIONS AND OFFSET SUPPORTS DET #8 SHT M-4



DUCTBOARD 90° ELBOW AND BRANCH LINE SUPPORTS DET #10 SHT M-2



DUCTBOARD TRANSITIONS AND OFFSET SUPPORTS DET #9 SHT M-2

DUCTBOARD TRANSITIONS AND OFFSET SUPPORTS

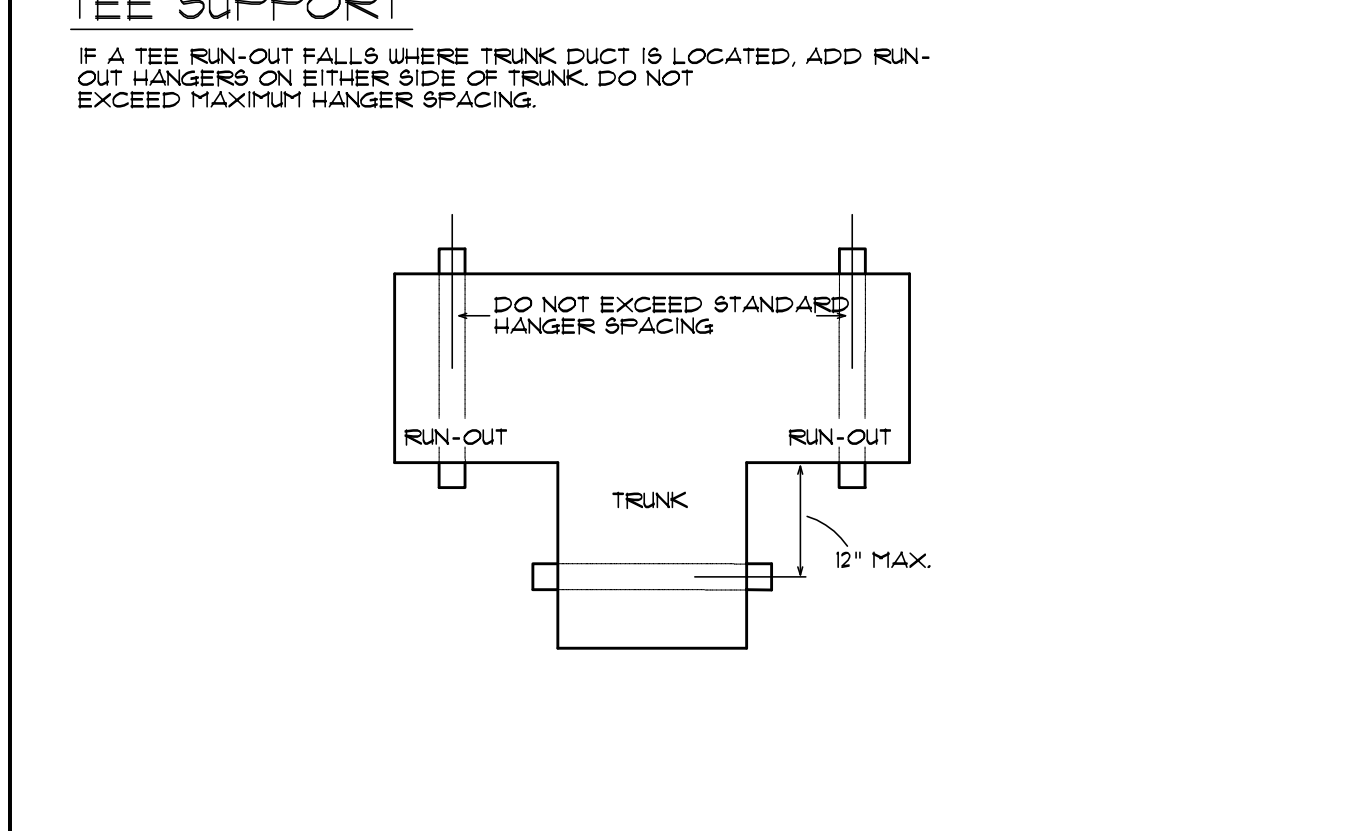
TEE SUPPORT

IF A TEE RUN-OUT FALLS WHERE TRUNK DUCT IS LOCATED, ADD RUN-OUT HANGERS ON EITHER SIDE OF TRUNK. DO NOT EXCEED MAXIMUM HANGER SPACING.

DUCT SIZE (INCHES)	MAXIMUM HANGER SPACING
48" WIDE OR MORE	4 FT
LESS THAN 48" WIDE AND GREATER THAN 24" DEEP	6 FT
WIDTH BETWEEN 24" & 48" AND GREATER THAN 24" DEEP	6 FT
LESS THAN 48" WIDE AND DEPTH BETWEEN 12" & 24"	8 FT
WIDTH 24" OR LESS AND DEPTH GREATER THAN 12"	8 FT
WIDE BOARD ANY WIDTH OR DEPTH	8 FT

MAXIMUM HANGER SPACING FOR 2" WIDE HANGERS	
ANY DUCT LESS THAN 48" WIDE AND DEPTH NOT EXCEEDING 24" + 40" MAX SPACING	

DUCTBOARD TRANSITIONS AND OFFSET SUPPORTS DET #11 SHT M-2



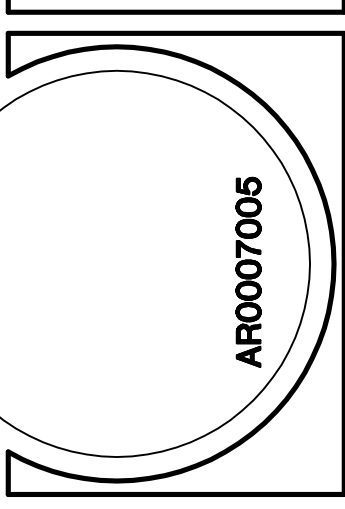
DUCTBOARD TRANSITIONS AND OFFSET SUPPORTS DET #11 SHT M-2

REVISIONS

NO.	DATE	DESCRIPTION

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

W.M. Design & Associates, Inc.  
GENERATIONS PROPERTIES, LLC.  
PROJECT ADDRESS: 2786 W US 90, LAKE CITY, FLORIDA 32055



50 Years of Service

1972 - 2022  
N.P. Gesler, Architect  
AIA/0007005

NICHOLAS PAUL GESLER ARCHITECT  
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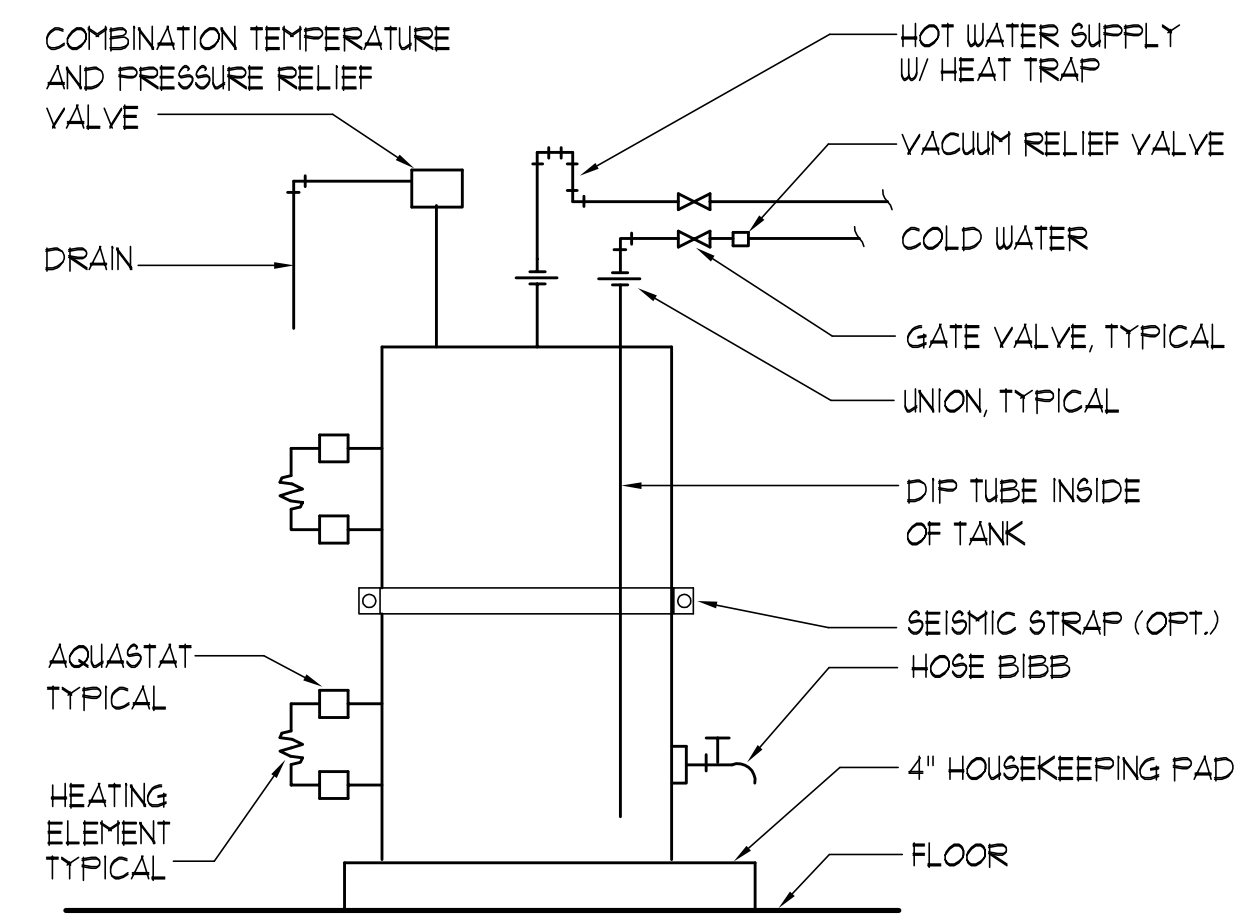


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DATE  
23 AUG 2022

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M.2  
OF 2 SHEETS



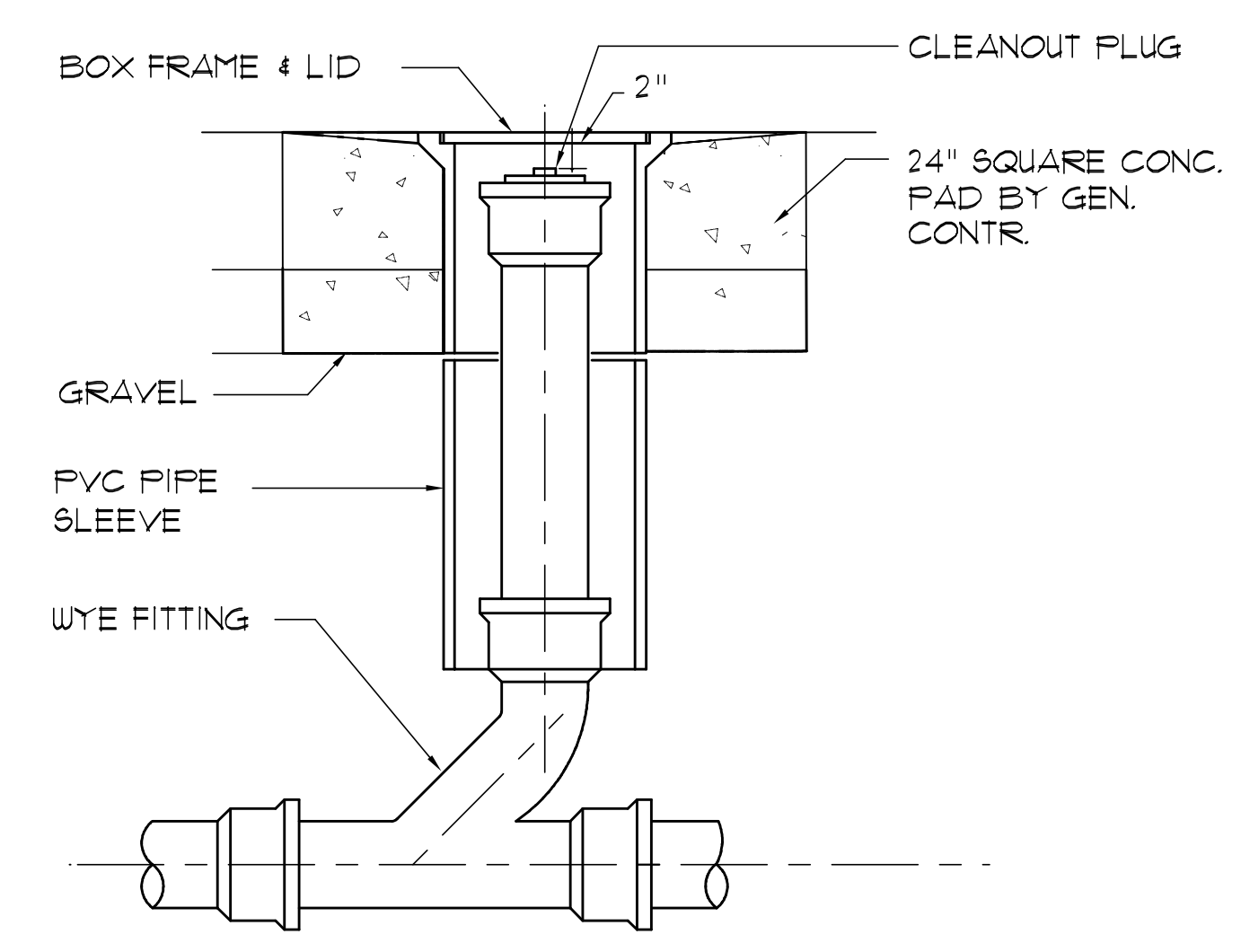
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**Electric Water Heater DETAIL**

SCALE: NONE

**A**



**Outdoor Cleanout DETAIL**

N.T.S.

**B**

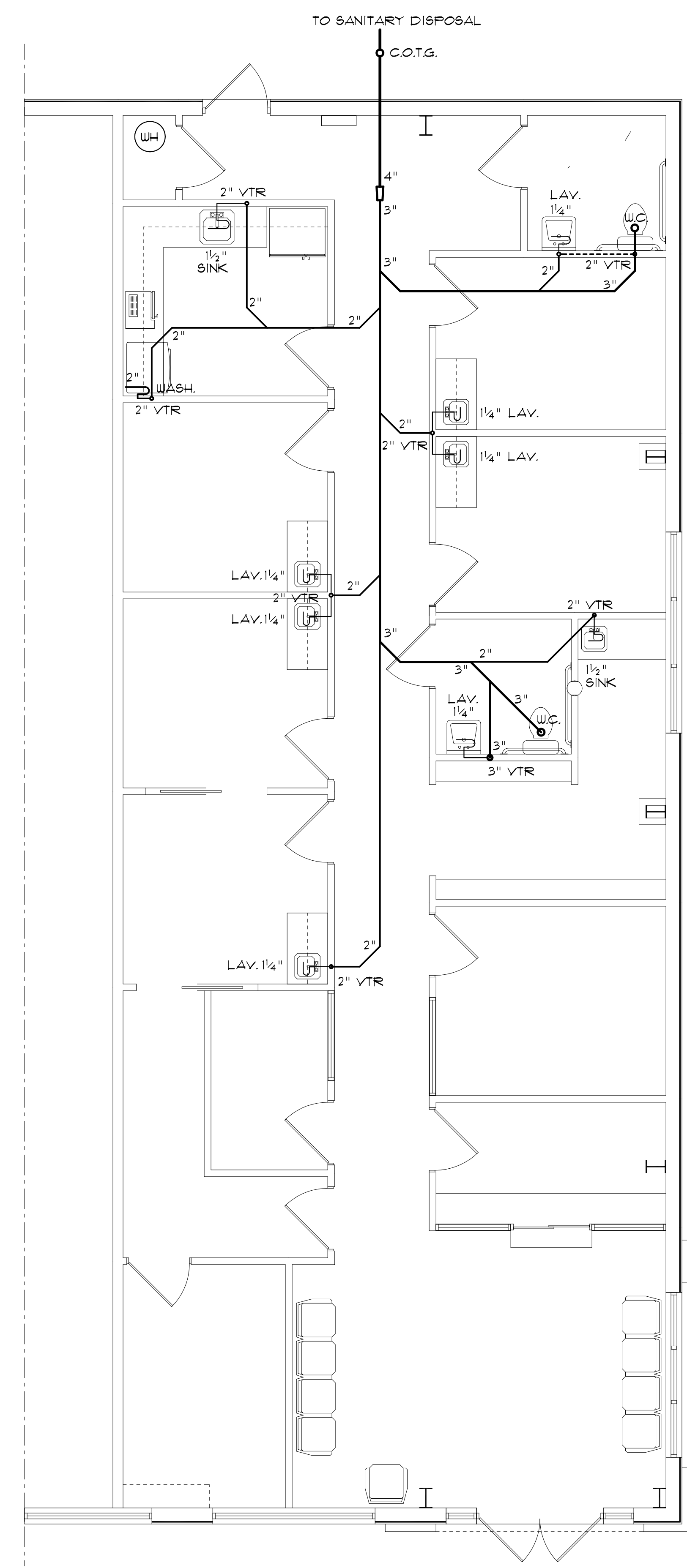
NOTE!  
PROVIDE PLUMBING CLEAN-OUTS AT THE BASE OF ALL STACKS, A MAXIMUM OF 15' O.C. ALONG ALL MAIN DRAIN RUNS AND THE UP-STREAM ENDS OF MAIN DRAIN RUNS, WHERE THE MAIN BUILDING DRAIN EXITS THE BUILDING AND AT 15' INTERVALS TO THE DISPOSAL SITE.

NOTE!  
PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS - PRIME EACH F.D. INDIVIDUALLY, DO NOT MANIFOLD

**PLUMBING NOMENCLATURE**

1/4"	PIPING SIZE
1/2"	PIPING SIZE
2"	PIPING SIZE
3"	PIPING SIZE
4"	PIPING SIZE
1 1/2" LV	1 1/2" LOOP VENT
2" LV	2" LOOP VENT
2" VTR	2" VENT THRU ROOF
3" VTR	3" VENT THRU ROOF
C.O.T.G.	CLEAN-OUT TO GRADE
C.O.	CLEAN-OUT
W.C.O.	WALL CLEAN-OUT
F.C.O.	FLOOR CLEAN-OUT
LAV.	LAVATORY
W.C.	WATER CLOSET (TOILET)
BID.	BIDET
URIN.	URINAL
TUB	BATH TUB
SHOW.	SHOWER
SINK	SINGLE BASIN SINK
DBL.SINK	DOUBLE BASIN SINK
TRISINK	TRIPLE BASIN SINK
BAR	BAR SINK
DWASH.	DISHWASHER
2" F.D.	2" FLOOR DRAIN
3" F.D.	3" FLOOR DRAIN
3" F.S.	3" FLOOR SINK
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
GWH	GAS WATER HEATER
TRAY	LAUNDRY TRAY (SINK)
WASH.	WASHING MACHINE
H.B.	HOSE BIBB
TO SAN. DISP.	TO SANITARY DISPOSAL

NOTE!  
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.



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

REVISIONS

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

*W.M.C. My*

A PROPOSED BUILD-OUT FOR:  
**GENERATIONS PROPERTIES, LLC.**  
PROJECT ADDRESS: 2786 W US 90, LAKE CITY, FLORIDA 32055

AR0007005

50 Years of Service

1972 - 2022

N.P. Geisler, Architect  
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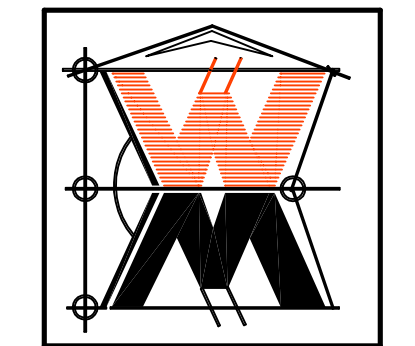
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JOB NUMBER  
20210314

DATE  
23 AUG 2022

SHEET NUMBER  
**01**  
OF 1 SHEETS

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:

FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS IS: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHARE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2020 FLORIDA BUILDING CODE, 7th EDITION

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2020 LIFE SAFETY: NFPA-70 - LATEST

CONSTRUCTION DOCUMENTS

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES, FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRICATION OF ANY MATERIALS.

DO NOT SCALE OFF THESE PLANS

ANGLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO FINAL PLAN SETS

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER...
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD...
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT...
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT...
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES...
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-II BATT INSULATION.
12. CEILING OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRE-RESISTANT "C" GYPSUM ON 1x3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "AS-BUILT" DRAWINGS
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDING TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N., DESCRIPTION & BRKR, SERVICE ENT, & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH, RISER DIA. SHALL INCLUDE WIRE SIZES/TYPER & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.
B. H.V.A.C. "AS-BUILT" DRAWINGS
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC, SIZES, LINES, EQUIPMENT SCH, & BALANCING REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BLT. DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.
C. PLUMBING "AS-BUILT" DRAWINGS
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

GENERAL H.V.A.C. NOTES:

- 1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINER & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R20 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIR, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG'R.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N. 21, 25, 26 & 21 TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL PLUMBING NOTES:

- 1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER AT THE OWNERS OPTION SUPPLY PIPING MAY BE C.P.V.C. SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.V.C. SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHASES OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERFLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

ELECTRICAL NOTES

- 1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2011 EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND BIODS AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-2020
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, LAUNDRY, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT. SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE HP RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR A COMPLETE, OPERATING SYSTEM PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC FOR ALL DRY LOCATIONS, FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 700-12F.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED TO WHAT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP, NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE, THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO FULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

AS-BUILT FIELD NOTES:

Blank grid area for AS-BUILT FIELD NOTES.

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Table with 10 columns and 1 row for REVISIONS.

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JOB NUMBER 20210314 DATE: 23 AUG 2022

SHEET NUMBER N.1 OF 1 SHEETS