

Received
7/17/2012
Berkowitz
Development
Group

EXISTING PARKING SPACES CALCULATIONS:
BANK OF AMERICA, TOTAL BUILDING AREA: 30,538 SF

RETAILS USES 1PKG/250 SF=14,457 SF/250 SF= 58
 CARRY-OUT 1PKG/250 SF=1,510 SF/250 SF OF PATRON AREA= 7
 BANKING 1PKG/50 SF=3,065 SF/250 SF OF PATRON AREA= 62
 SUBTOTAL PKG. = 127

*AVIS RENT A CAR
 RENTAL OFFICE 3PKG/2500 SF= 3
 CAR STORAGE = 5
 TOTAL PKG. REQ.D= 135

TOTAL PKG. PROV.D= 142

BLDG	BUSINESS	USE	ADDRESS	SF	PATRON	PKG. REQ.D
1	DON PAN BAKERY	DINING CARRY-OUT	13736 SW 88 ST	2,000	283	6
1	MATRESS.	RETAIL	13745 SW 88 ST	5,000	N/A	9
1	EDIBLE ARRENGEM.	RETAIL	13745 SW 88 ST	1,620	N/A	6
1	FUJIYA RESTAUR.	RESTAURANT	13750 SW 88 ST	2,100	690	14
2	EMPTY	RETAIL	13754 SW 88 ST	2,874	N/A	12
2	EMPTY	RETAIL	13758 SW 88 ST	2,000		7
2	AVIS RENT A CAR	RENTAL OFFICE	13760 SW 88 ST	2,000	N/A	8
2	EL POLLON	RESTAURANT	13762 SW 88 ST	2,179	500	10
2	MOBILE HAIR SALON	RETAIL	13764 SW 88 ST	1,821	N/A	8
2	EMPTY	RETAIL	13770 SW 88 ST	2,000	N/A	8
2	LA BODEGA	RETAIL	13774 SW 88 ST	2,000	528	11
3	CITY NATIONAL	BANK	13780 SW 88 ST	4,973	N/A	17
4	EMPTY	RETAIL	13755 SW 90 ST	2,096	N/A	9
TOTAL PKG. REQ.D=				30,536 SF	125	
TOTAL PKG. PROV.D=					142	
HC. PKG.						
F.B.C. 11-4.1.2(5) 1 - 25				(6)	(6)	
REGULAR PARKING					136	
TOTAL PKG. =					142	

GENERAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2004 ED. AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
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- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
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SYMBOLS:

DWG. DET. FLOOR PLAN TITLE
NUMBER SCALE: 1"=1'-0" DRAWING SCALE

CROSS SECTION DRAWING NUMBER SHEET WHERE DRAWN

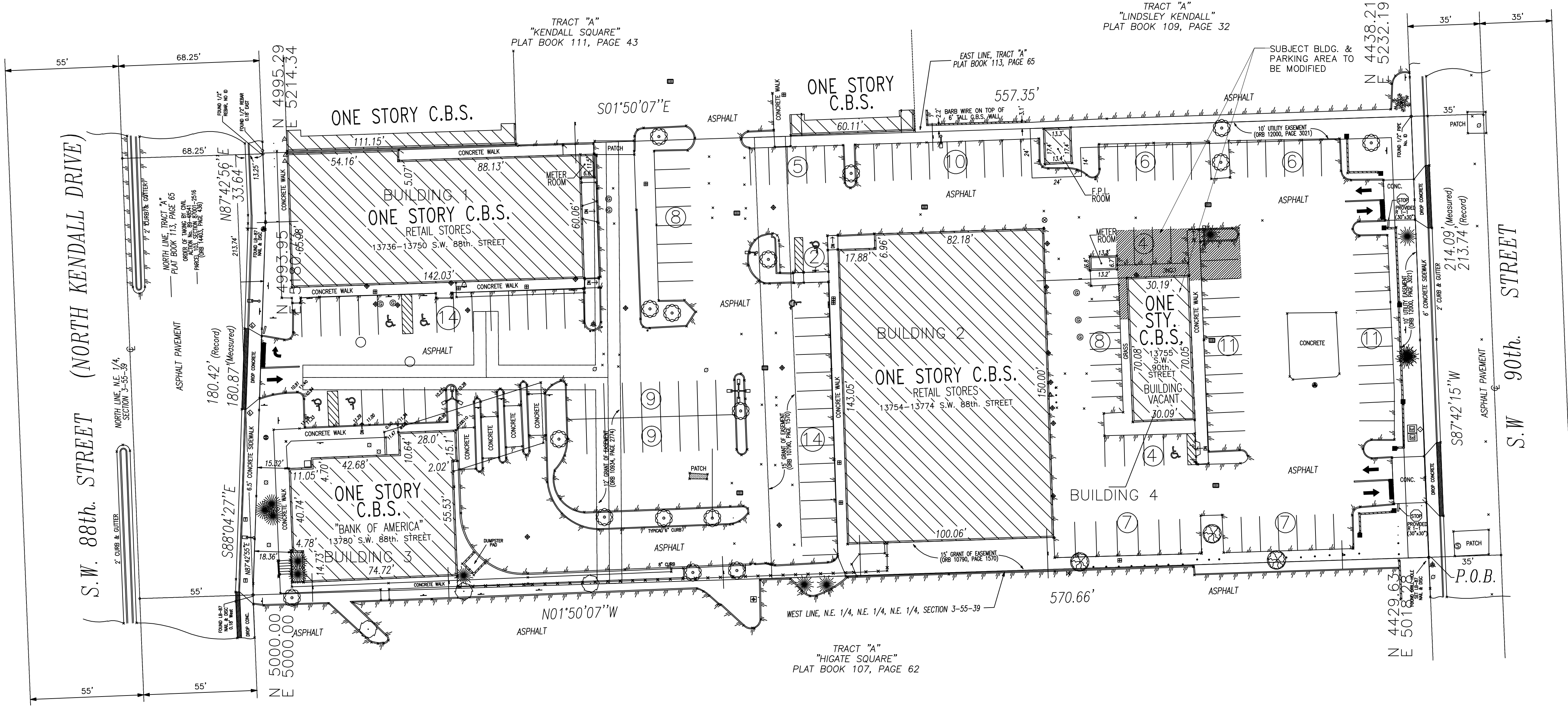
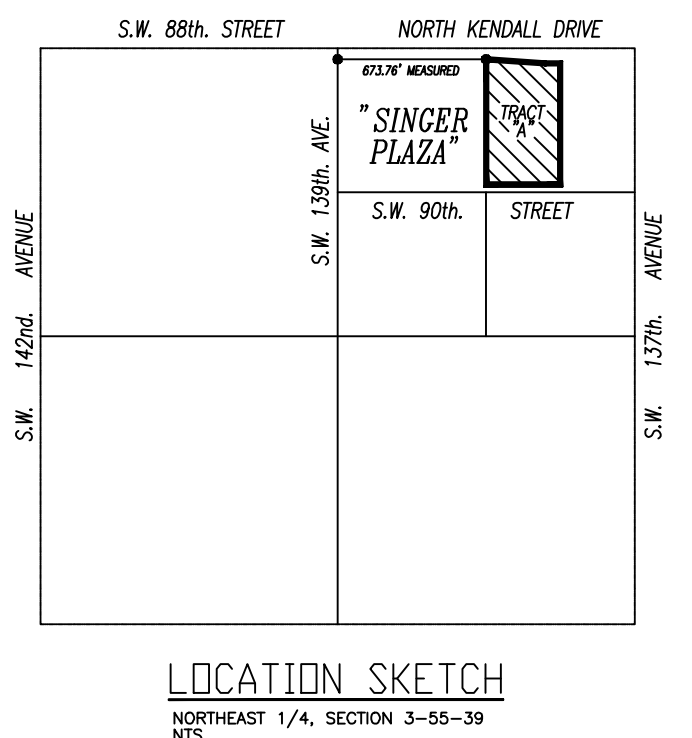
PARTIAL ECTION DRAWING LETTER SHEET WHERE DRAWN

INTERIOR ELEVATION ELEVATION NUMBER & DIRECTION

DRAWING DETAIL DRAWING NUMBER SHEET WHERE DRAWN

DEMO KEY 202

DOOR MARK (D01) WINDOW MARK (W1)



EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

PROPERTY ADDRESS
13755 Sw. 90th Street, Miami, Florida 33176

LEGAL DESCRIPTION

The West 266.0 feet of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Section 9, Township 55 South, Range 40 East, lying and being in Dade County, Florida, subject to road right of way as to the South 35 feet and the North 25 feet thereof

Containing 163,100 square feet, 3.74 acres more or less by calculations.

Property Address: 8795 Sw. 112th Street, Miami, Florida 33176
Folio Number: 30-5009-000-0300

and

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Section 9, Township 55 South, Range 40 East, lying and being in Dade County, Florida, subject to road right of way as to the South 35 feet thereof

and

Containing 50,190 square feet, 1.15 acres more or less by calculations.
Property Address: 8819 Sw. 112th Street, Miami, Florida 33176
Folio Number: 30-5009-000-0441

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Section 9, Township 55 South, Range 40 East, lying and being in Dade County, Florida, subject to road right of way as to the South 35 feet and the West 25 feet thereof

Containing 42,650 square feet, 0.98 acres more or less by calculations.
Property Address: 11101 Sw. 88th Court, Miami, Florida 33176
Folio Number: 30-5009-000-0440

SCOPE OF WORK:

- CHANGE OF USE FROM RETAIL TO DAYCARE
- INTERIOR "MINOR ALTERATION" TO ACCOMMODATE DAYCARE IN EXIST BUILDING
- ENCLOSE EXTERIOR AREA WITH CHAINLINK FENCE FOR PLAYGROUND.
- PROV. SAFETY BOLLARDS.
- MODIFY PARKING BY TURNING 6 PKG INTO PLAYGND
- NO MODIF. TO LIGHTING OR PKG. DRAINAGE

NOTE:

- EXIST. GREEN AREA.
- WATER FLOWS TO EXIST. GREEN AREA. (WATER CONTAINED WITHIN SITE).
- DRAINAGE RETAINS WATER IN PROPERTY.

LEGEND:

- FIRE HYDRANT
- TELEPHONE SERVICE BOX
- PROPERTY LINE
- UTILITY POLE

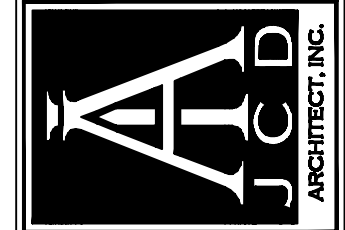
Revisions

▲	06.06.12 - 1st. ISSUE
▲	
▲	
▲	
▲	
▲	

NEW DAYCARE
STARTING AHEAD ACADEMY
13755 SW. 90TH. STREET
MIAMI, FL 33176

J.C.D. ARCHITECT, INC.
JUAN C. DAVID R.A. #15344
LEED ACCREDITED PROFESSIONAL
Design & Development

Architecture Interiors Planning Construction
1886 Coral Way, Suite 201-B Miami, Florida 33145 Phone: (305) 286-9349 Fax: (305) 286-9350



Job No.
Date
Scale SHOWN

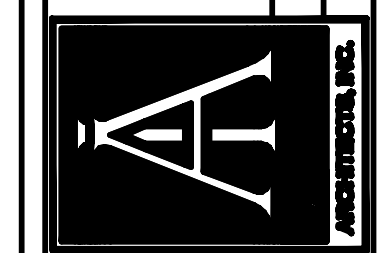
Seal
AA-26001560
Sheet No.
A-0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable local, codes, and the like. These plans are and shall remain the property of J.C.D. Architect, Inc. and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes required by actual measurements, etc. as aforesaid prior to submission of any plans for bid or construction.

Revisions	
▲	08.08.12 167. ISSUE
▲	07.10.12 CITY COMM
▲	
▲	
▲	

NEW DAYCARE
STARTING AHEAD ACADEMY
19755 SW 90TH STREET
MIAMI, FL 33186

J.C.D. ARCHITECT INC
JUAN C. DAVID R.A.#0015344
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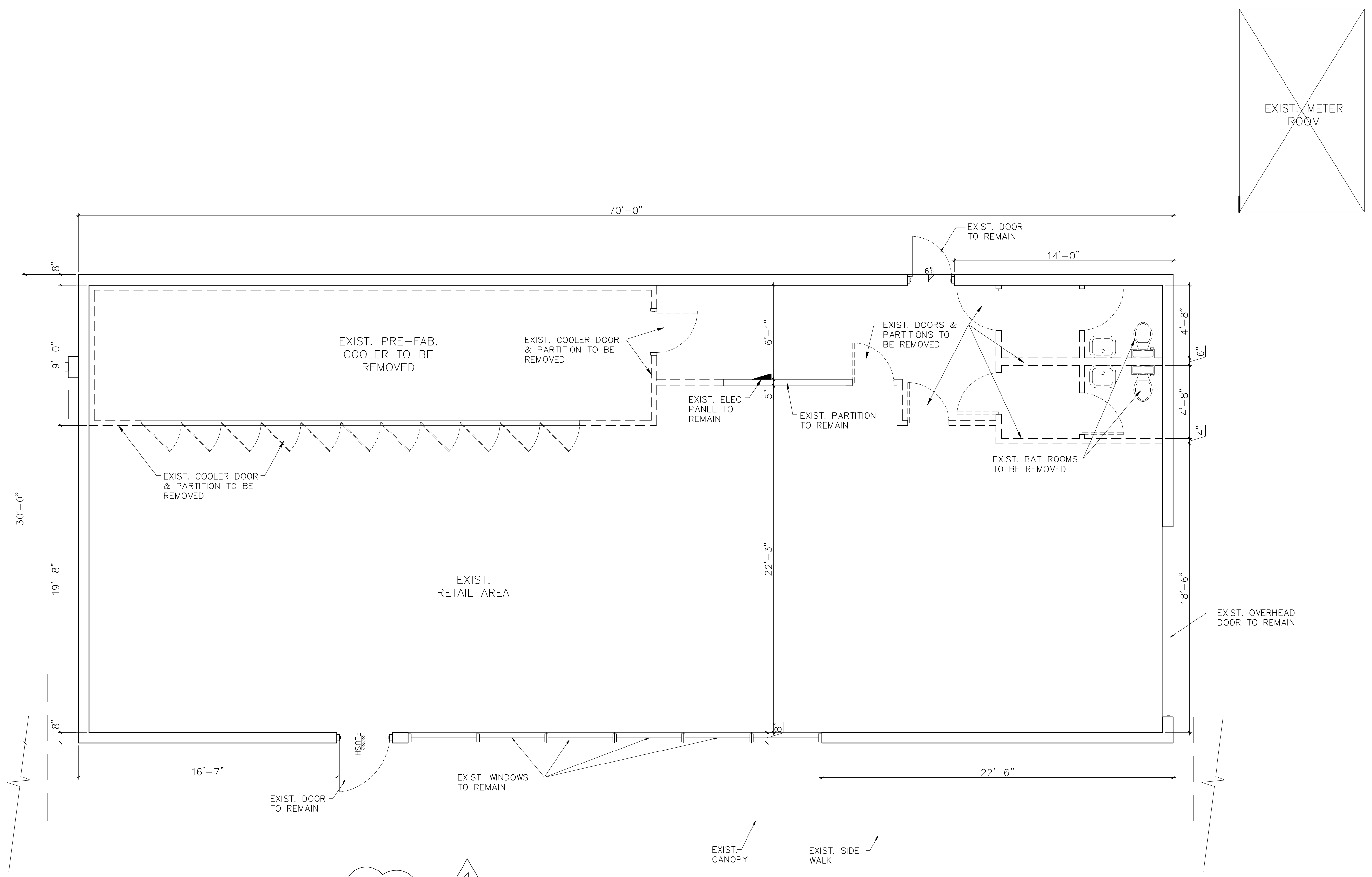
Job No.
 Date
 Scale SHOWN
 Seal
AA-26001560
 Sheet No.
A-1

Designs are subject to modification or change as required by valid measurements, standard industry practices in light of building structural and other conditions, applicable city, county and state laws. These plans are not to be used for construction without the consent of the Architect and shall remain the property of the Architect and shall not be used or reproduced without the prior written consent. No detail shall be used or reproduced without the prior written consent. An additional plan to substantiate any change shall be filed for record.

NEW CONST. LEGEND:

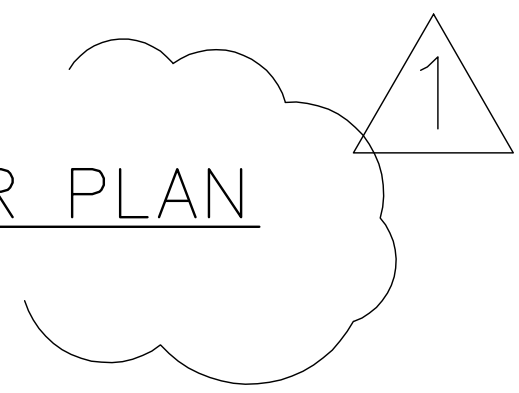
	NEW MASONRY WALL: 8" CONC. BLOCK W/1/2" STUCCO (EXT.) AND 1" GYP. WALL BD. OVER 1X2 P.T. FURRING AND R-3 INSUL. BTW.
	NEW PARTITION: 1 5/8" X 3 5/8" MTL. ST. FRAME PARTITION 2 1/2" O/C W/ 1/2" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERIM. 12" @ FIELD
	TO BE REMOVED
	EXIST TO REMAIN

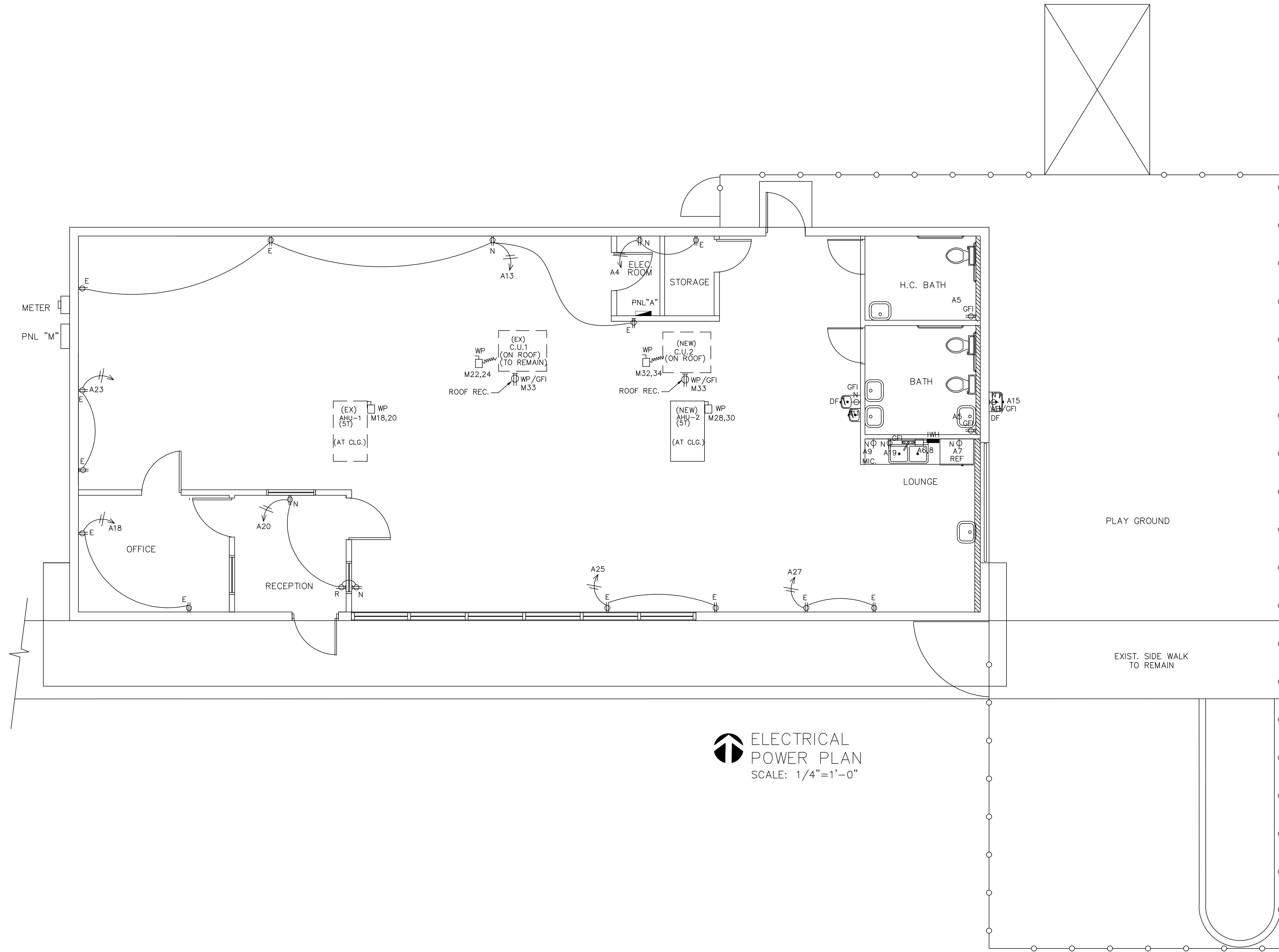
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EXISTING FLOOR PLAN

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





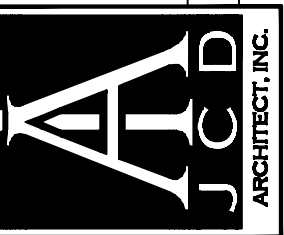
**ELECTRICAL
POWER PLAN**
SCALE: 1/4"=1'-0"

Revisions

▲	06.06.12 1ST ISSUE
▲	
▲	
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NEW DAYCARE
STARTING AHEAD ACADEMY
13755 SW 90TH STREET
MIAMI, FLORIDA 33183

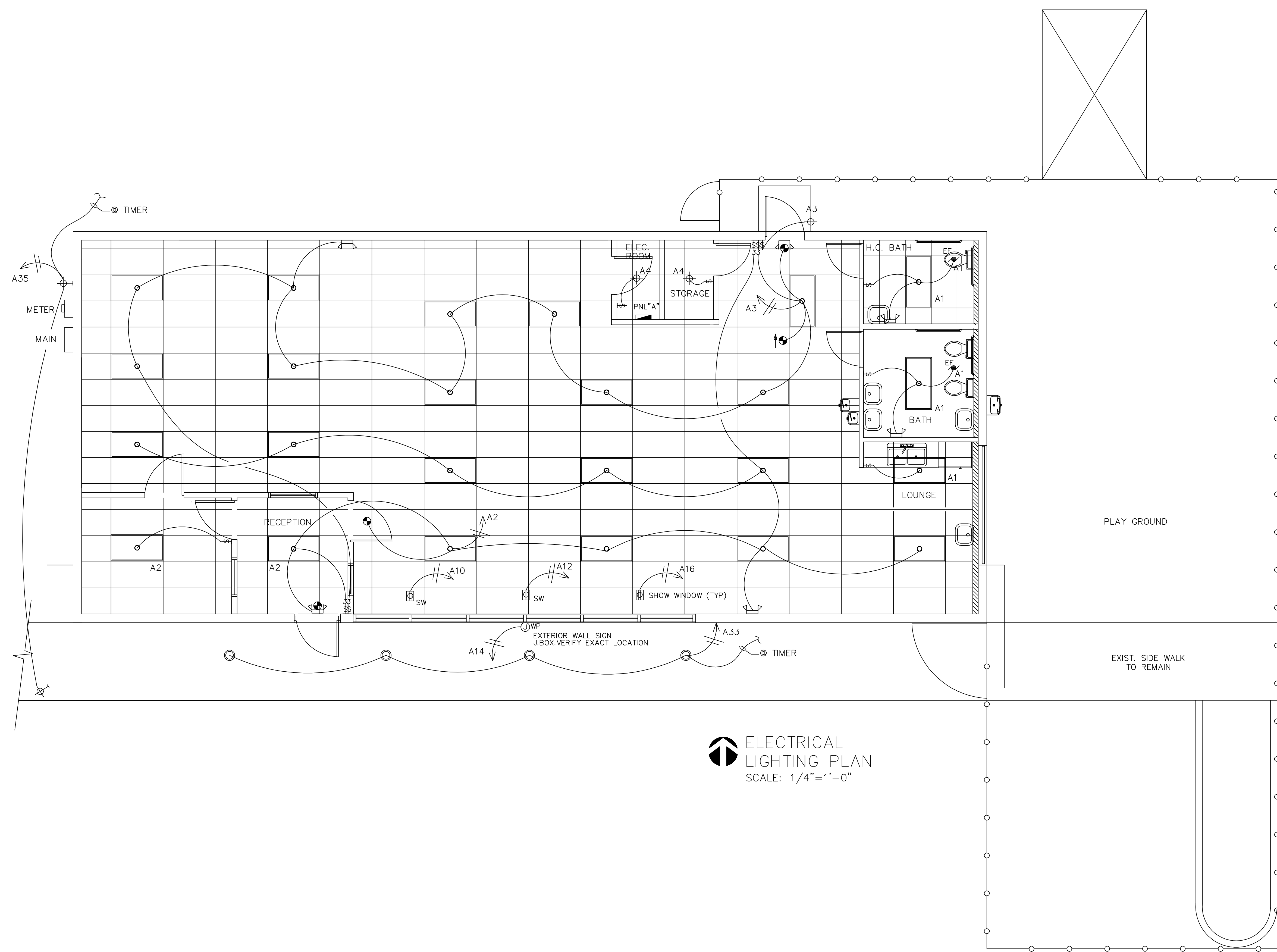
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Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
M-1

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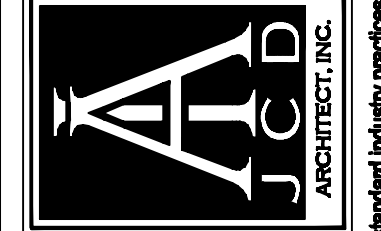


ELECTRICAL LIGHTING PLAN
SCALE: 1/4"=1'-0"

Revisions	
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▲	
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STARTING AHEAD ACADEMY
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MIAMI, FLORIDA 33183

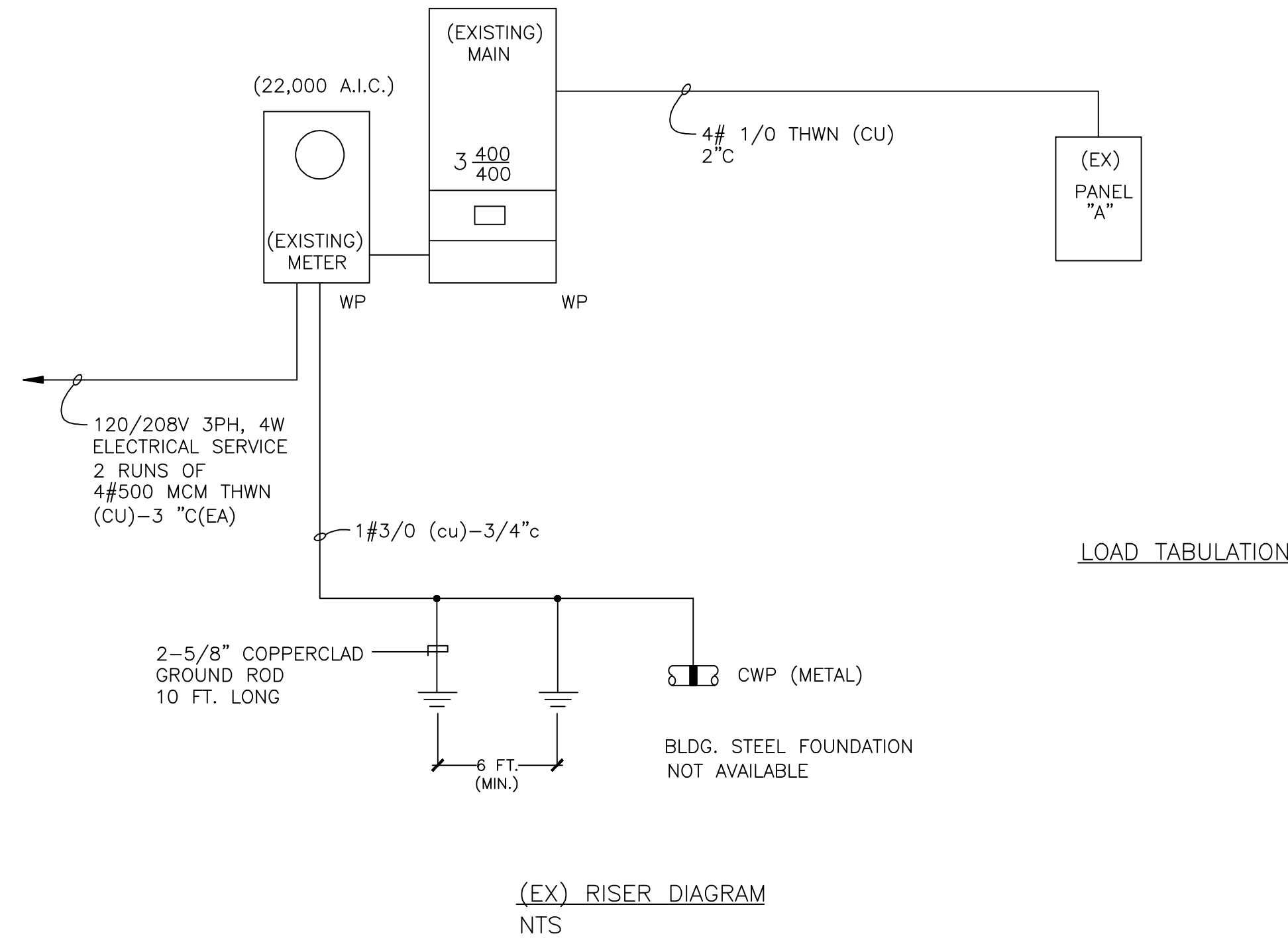
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Architecture Interiors Planning Construction
1880 Coral Way, Suite 201-B Miami, Florida 33145
Phone: (305) 286-9437 Fax: (305) 286-4930



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
M-2

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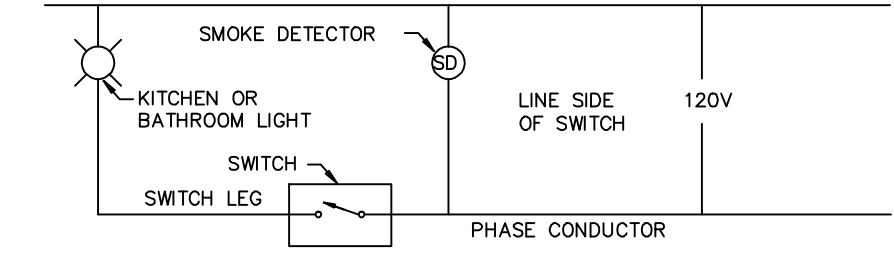
120/208V 3PH, 4W		(EX) PANEL "M"										400A M.C.B. SURFACE MTD.	
BRANCH CIRCUITS													
LOCATION	WIRE AND CONDUIT	TOTAL V.A.	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A.	WIRE AND CONDUIT	LOCATION				
				1	2								
				3	4								
				5	6				SPACE				
				7	8								
				9	10								
SPACE				11	12				SPACE				
				13	14								
				15	16								
SPACE				17	18	2P	5500	2#6-3/4"C	(EX) A.H.U. #1				
				19	20	60	5500		(10 KW)				
				21	22	2P	(3500)	2#6-3/4"C	(EX) C.U. #1				
SPACE				23	24	60	(3500)		(5 Tons.)				
				25	26								
				27	28	2P	5500	2#6-3/4"C	(NEW) A.H.U. #2				
SPACE				29	30	60	5500		(10 KW)				
				31	32	2P	(3500)	2#6-3/4"C	(NEW) C.U. #2				
ROOF RECP. GFI	#12-1/2"C	720	1P-20	33	34	60	(3500)		(5 Tons.)				
				35	36								
(EX) PANEL "A"	4#1/0-2"C	11360	3P	37	38								
				39	40								
				41	42								
SUBTOTAL		34,780											
				TOTAL =		56,780	(158A)	22,000	SUBTOTAL				

120/208V 3PH, 4W		(EX) PANEL "A"										150A M.L.O. SURFACE MTD.	
BRANCH CIRCUITS													
LOCATION	WIRE AND CONDUIT	TOTAL V.A.	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A.	WIRE AND CONDUIT	LOCATION				
LIGHTING	EXISTING	1600	1P-20	1	2	1P-20	1600	EXISTING	LIGHTING				
LIGHTING	EXISTING	1600		3	4	1P-20	1600	EXISTING	LIGHTING				
RECEPTACLES GFI	#12-1/2"C	1500		5	6	2P	4250	3#8-3/4"C	INST. WATER HTR.				
REFRIGERATOR		1500		7	8	50	4250		(8.5KW)				
MICROWAVE		1500		9	10	1P-20	1600	#12-1/2"C	SHOW WINDOW				
D. FOUNTAIN		720		11	12		1600		SHOW WINDOW				
RECEPTACLES		900		13	14		1500		SIGN				
D. FOUNTAIN		720		15	16		1600		SHOW WINDOW				
F. ALARM		600		17	18		720	EXISTING	RECEPTACLES				
LOUNGE		1500		19	20		720	EXISTING	RECEPTACLES				
SPACE				21	22				SPACE				
RECEPTACLES	EXISTING	720	1P-20	23	24								
RECEPTACLES	EXISTING	720	1P-20	25	26								
RECEPTACLES	EXISTING	720	1P-20	27	28								
SPACE				29	30								
SPACE				31	32								
(a) EXT. LIGHTING	EXISTING	900	1P-20	33	34								
(a) EXT. LIGHTING	EXISTING	900	1P-20	35	36								
SPACE				37	38								
				39	40								
				41	42								
SUBTOTAL		14,600						19,400	SUBTOTAL				
				TOTAL =		34,060	(95A)						

(a) ON TIMER

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
- COORDINATE ELECTRICAL SERVICE W/FLORIDA POWER AND LIGHT COMPANY.
- ALL TELEPHONE RELATED EQUIPMENT PER TELEPHONE CO. AND ANSI/EIA/TIA-570
- ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IN IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
- THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID EXISTING CONDITIONS.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, AS REQUIRED.
- SUBSTITUTE MATERIALS EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK. THE NECESSARY FOR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. AND IF APPROVED, SHALL BE MADE AT NO COST TO THE OWNER.
- CLEAN UP SUCH TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ABUTTING WORK TO BE PERFORMED BY OTHERS.
- MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARDS PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED. LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
- ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT. WIRE SIZE SHALL BE THWN UNLESS OTHERWISE NOTED ON PLANS. PROVIDE GROUND CONDUCTOR PER NEC ARTICLE 250-122.
- LOCATION OR OULETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC. CHECK MANUFACTURER'S DRAWING FOR EXACT LOCATION OF OULETS.
- PROVIDE TYPEWRITTEN SCHEDULES FOR ALL PANELBOARDS.
- A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON ORIGINAL CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. HACR CIRCUIT BREAKERS MAY BE USED IN PLACE OF FUSES. USE NON-AUTOMATIC SWITCH FOR A/C COND. DISCONNECT. (COMPLY W/NEC 110-26)
- ALL SMOKE DETECTORS TO BE INTERCONNECTED ON SAME CKT (KITCHEN OR BATH LTG.)
- RANGE AND DRYER SHALL HAVE BOTH NEUTRAL & GROUNDING WIRE PER NEC ARTICLE 250-140.
- ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN "ARC-FAULT CIRCUIT INTERRUPTER".(AFCI)



SMOKE DETECTOR
CONNECTION DETAIL
NTS.

NOTES:

- SMOKE DETECTOR SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT WITH BATTERY BACK-UP AND SHALL NOT BE CONNECTED INTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER. ALL SMOKE DETECTORS WITHIN EACH UNIT SHALL BE INTERCONNECTED.
- SMOKE DETECTOR SHALL NOT BE PLACED WITHIN 3FT. OF ANY A/C GRILL.
- SMOKE DETECTORS LOCATED OUTSIDE OF SLEEPING AREAS SHALL NOT BE PLACED CLOSER THAN 3FT. TO BATHROOM DOOR.
- THE MOUNTING AND LOCATION OF UNIT SMOKE DETECTORS SHALL COMPLY WITH NFPA 72 SEC.2-5.2.1.6 . CEILING MOUNTS NOT LESS THAN 4" FROM A WALL-WALL MOUNTS NOT LESS THAN 4" FROM CEILING NOR MORE THA 12" TO TOP OF DETECTOR.

LEGEND

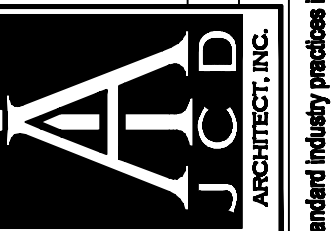
- SPECIAL RECEPTACLE OUTLET
- ⊕ DUPLEX RECEPTACLE OUTLET 15A, 125V
- ⊖ SIMPLEX RECEPTACLE OUTLET 15A, 125V
- ⊙ DUPLEX FLOOR RECEPTACLE, 15A, 125V
- ⊘ EXHAUST FAN
- ⊗ COMBINATION FAN/ LIGHT
- ⊕ CEILING LIGHTING FIXTURE
- ⊖ FLUORESCENT LIGHTING FIXTURE - SURFACE MTD.
- ⊙ WALL MOUNTED LIGHTING FIXTURE
- ⊘ UNDER CABINET FLUORESCENT LIGHTING FIXTURE
- ⊙ FLOOD LIGHT
- ⊙ CEILING MOUNTED LIGHTING FIXTURE
- ⊖ LIGHTING PANEL
- ⊖ FUSE OR DISCONNECT SWITCH
- ⊖ TELEPHONE OUTLET
- ⊖ TELEVISION OUTLET
- ⊖ SMOKE DETECTOR
- ⊖ HI-HAT
- ⊖ PUSHBUTTON
- ⊖ CHIME
- ⊖ WALL SWITCH 15A, 1.25V
- ⊖ THREE WAY TOGGLE SWITCH
- ⊖ FOUR WAY TOGGLE SWITCH
- ⊖ SAFETY DISCONNECT SWITCH
- ⊖ JUNCTION BOX
- ⊖ FAN
- ⊖ FAN AND LIGHT(3-WIRE CKT)
- ⊖ GFI GROUND-FAULT INTERRUPTER
- WP WEATHERPROOF

Revisions

06.06.12 1ST.ISSUE

NEW DAYCARE
STARTING AHEAD ACADEMY
13755 SW 90TH STREET
MIAMI, FLORIDA 33183

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Job No.

Date

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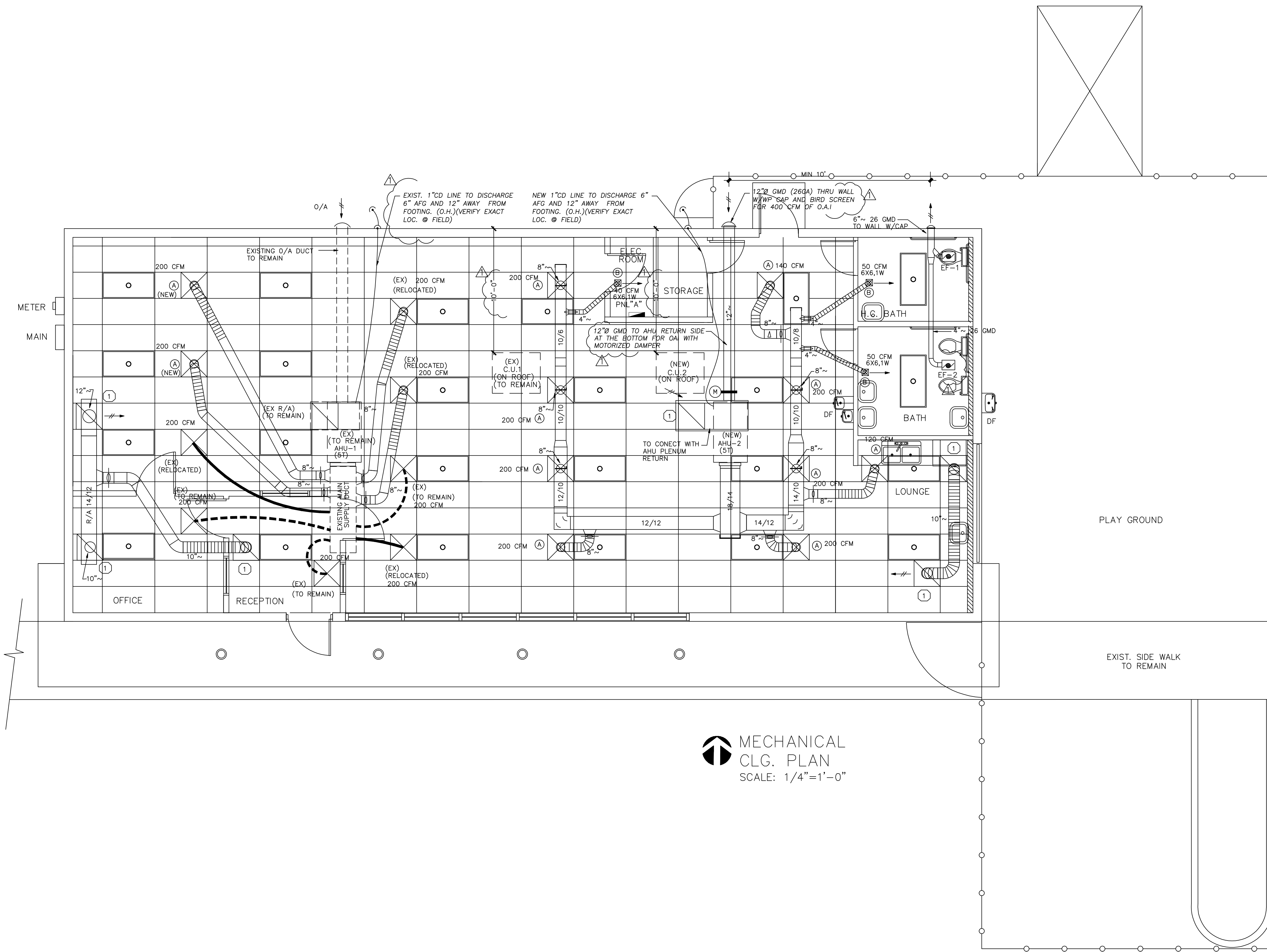
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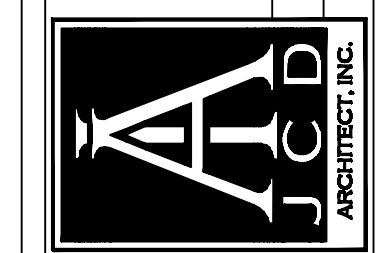
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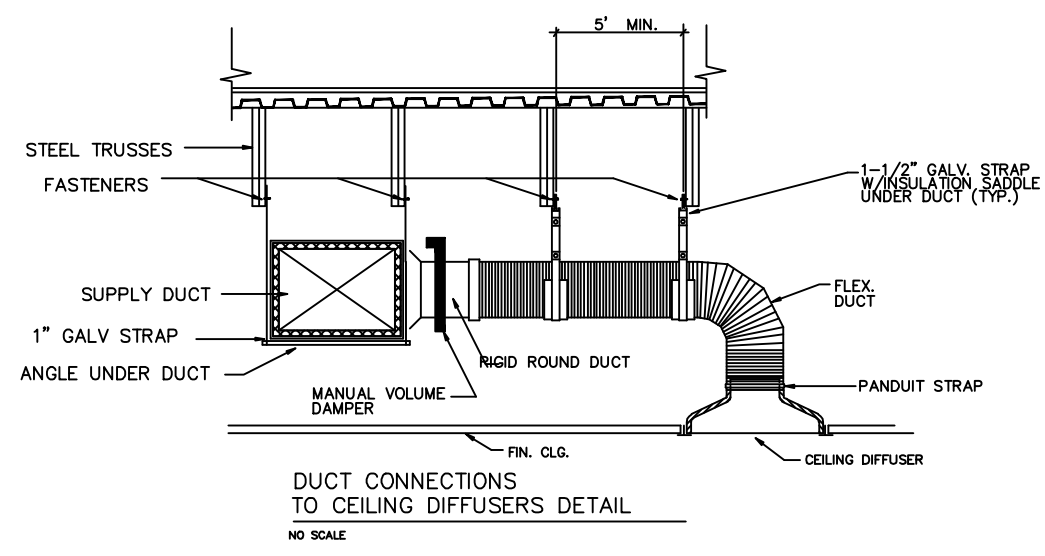
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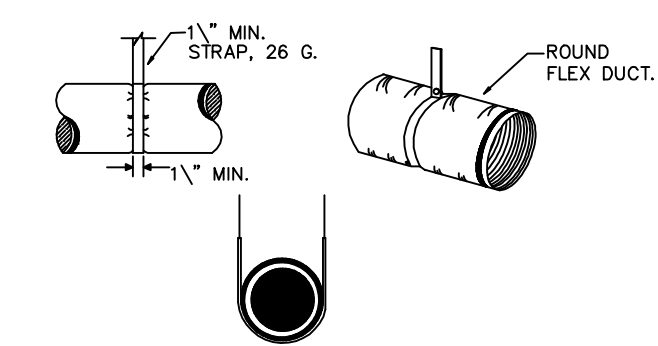
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DUCT SIZE	HANGER SIZE	MAX. SPACING
UP THRU 2 S.F.	1 1/2" x 26 G	8'-0"
2 THRU 4 S.F.	1 1/2" x 1/16"	8'-0"
4 THRU 10 S.F.	1 1/2" x 1/16"	6'-0"
OVER 10 S.F.	1 1/2" x 1/16"	4'-0"

NOTE
MANUFACTURER ALL PIPING SHALL BE EVACUATED PER GOOD PIPING PRACTICE BEFORE START-UP.



OUTSIDE AIR CALCULATIONS PER ASHRAE 62.1& FBC 2010

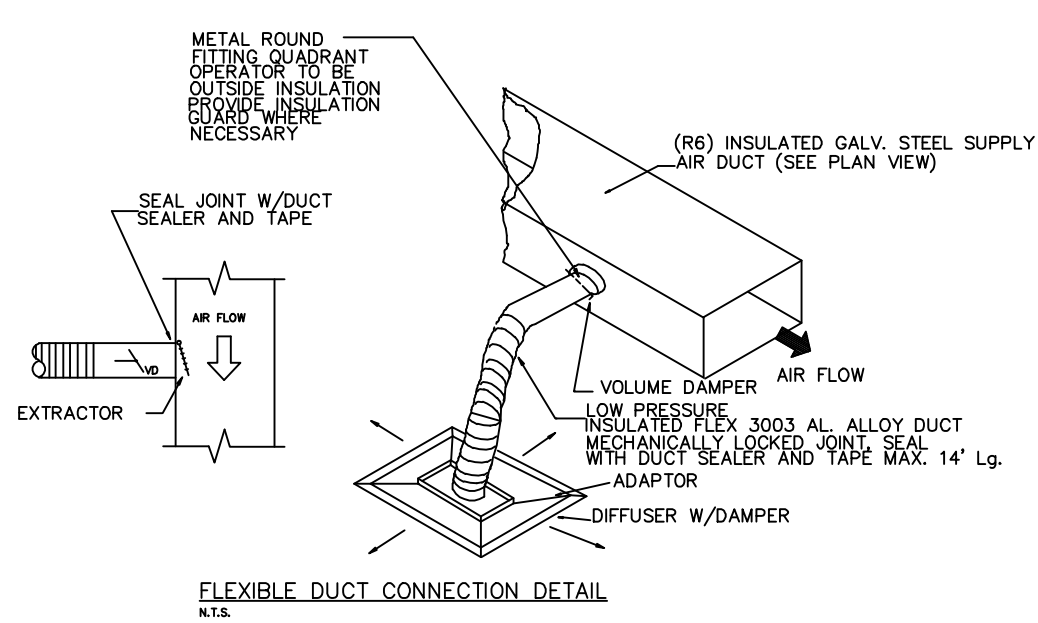
EDUCATIONAL FACILITIES
OUTSIDE
 O/A REQ'D .17 CFM /PER .25 PER/1000 SQ-FT
 PER PLAN INFORMATION: 2100 SQFT.
 2100 SQFT X .25 PER X 1000 SQFT = 52 PEOPLE
 52 PER X 17 CFM/PER = 884 CFM REQ'D
 PROVIDED 800 CFM O/A
 400 CFM FOR EACH SYSTEM.

NOTES
 1 OUTDOOR AIR PROVISIONS FOR VENTILATION SHALL SATISFY THE MINIMUM REQUIREMENTS FOR ACCEPTABLE INDOOR AIR QUALITY AS PER ASHRAE 62.1 OR FBC (2010) 13 - 403.3 VENTILATION RATE PROCEDURE.
 2 THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO ASSURE THAT BUILDING ARE PRESSURIZED WITH RESPECT TO OUTDOORS ACCORDING TO FBC 13-409.1.ABC.2
 3 THE FULL VOLUME OF OUTSIDE AIR ESTABLISHED IN THIS SCHEDULE SHALL BE DELIVERED TO THE SPACE AT ALL TIMES THAT THE BUILDING IS OCCUPIED

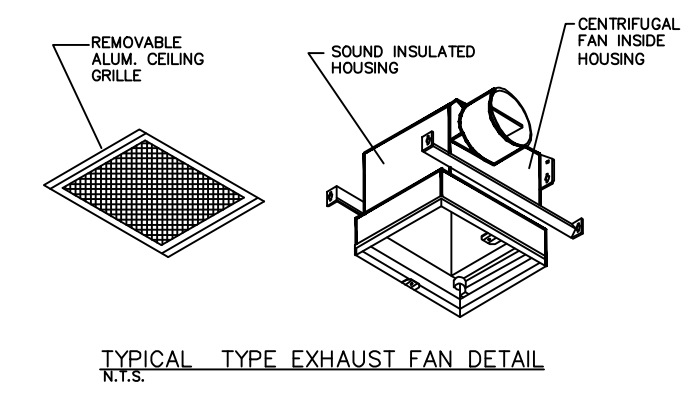
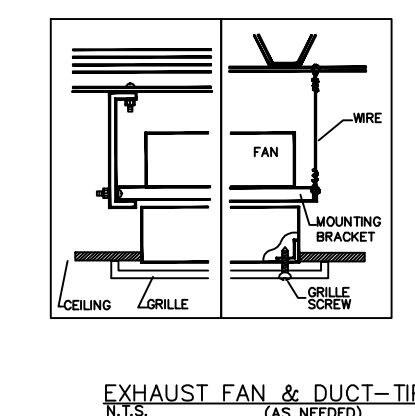
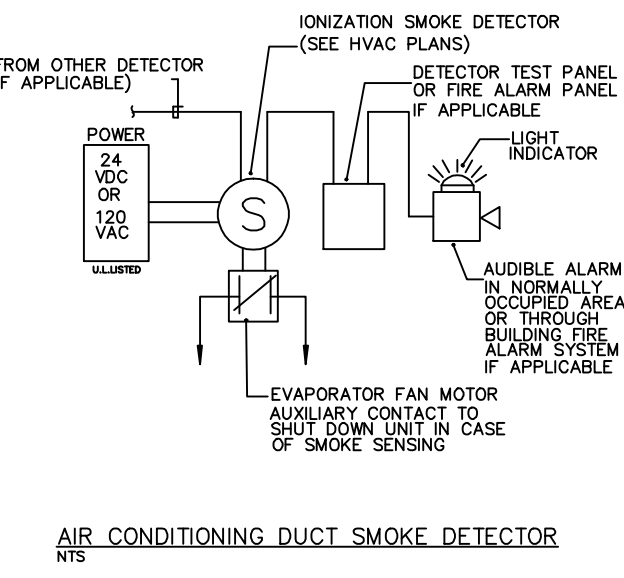
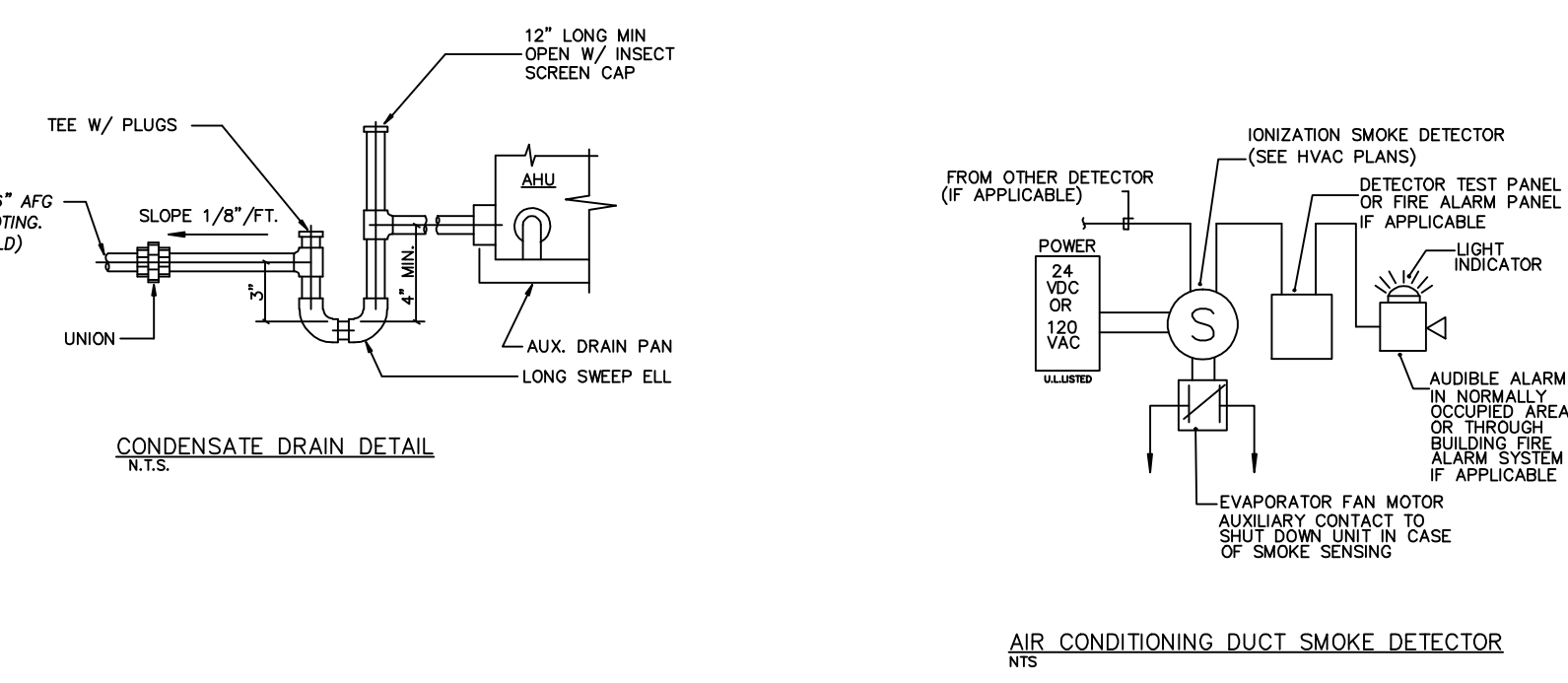
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	x	
FIRE DAMPER (S)	x	
SMOKE DAMPER(S)		x
FIRE RATED ENCLOSURE		x
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		x
FIRE STOPPING		x
SMOKE CONTROL		x

AIR DISTRIBUTION SCHEDULE						
SYMBOL	USE	CFM	TYPE	DESCRIPTION	MAT'L	DESIGN, MFG. & MODEL #
(A)	SUPPLY/AIR	0-50 60-100 105-230 105-420 240-680	PERFORATED CEILING DIFFUSER, LAY-IN	24x24	STEEL PAINTED	TITUS PAS
(B)	SUPPLY/AIR	0-50 60-100 105-230 105-420 240-680	SUPPLY GRILLE DOUBLE DEFLECTION	24x24	STEEL PAINTED	TITUS 300 SERIES
(1)	RETURN AIR	---	RETURN GRILLE PERFORATED CEILING LAY-IN	24x24	STEEL PAINTED	TITUS PAR SERIES

FAN SCHEDULE							
FAN #	MANUFACTURER AND MODEL NO.	RPM	HP	CFM @ 8" S.P.	ELECT. SERVICE VOLTS/PH/Hz	DIMENSIONS WxHxL (IN.)	REMARKS
EF-1	GREENHECK SP-6	1,500	1/18	50 @ 0.125"	115/1/60	9 x 8 x 6	CEILING EXHAUST FAN W/ WP WALL CAP INSRCT SCREEN AND DAMPER.
EF-2	GREENHECK SP-7	950	1/18	100 @ 0.125"	115/1/60	9 x 8 x 6	CEILING EXHAUST FAN W/ WP WALL CAP INSRCT SCREEN AND DAMPER.

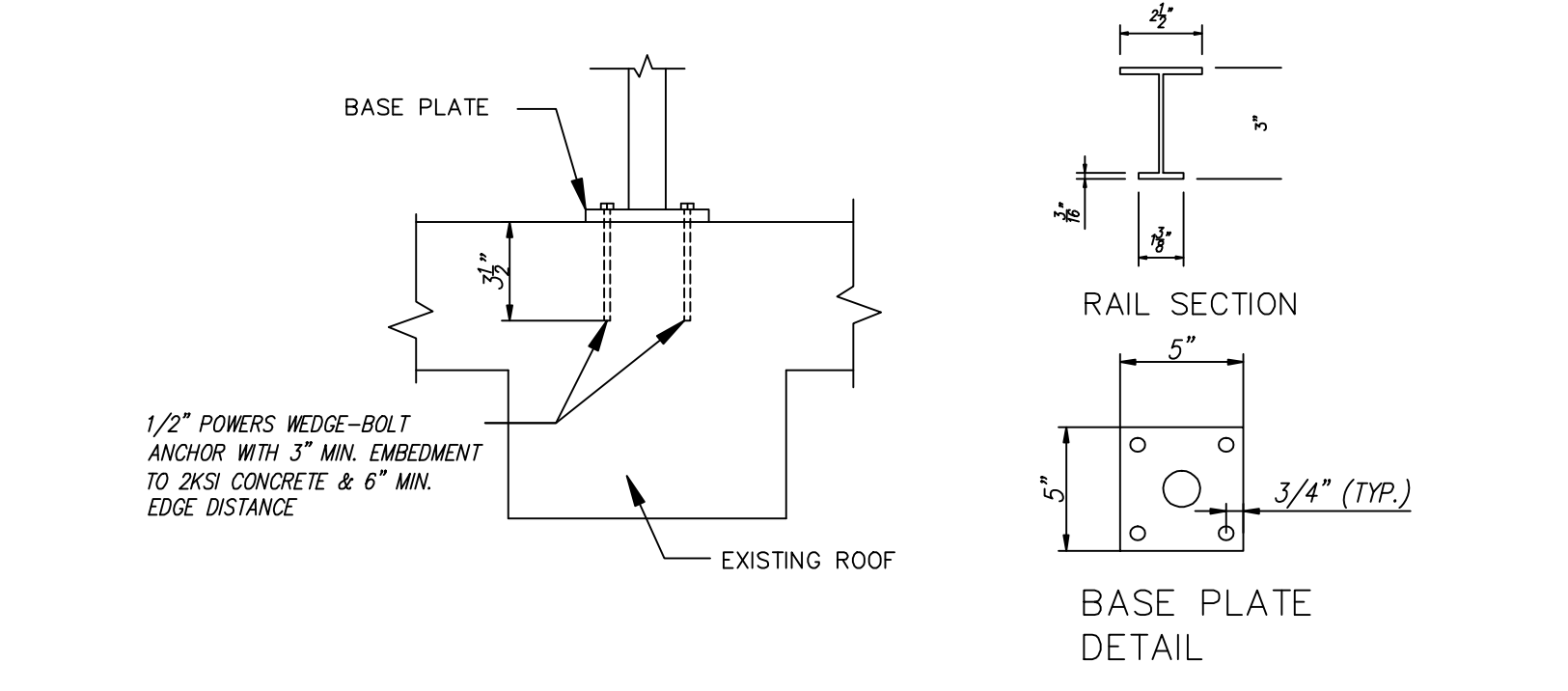
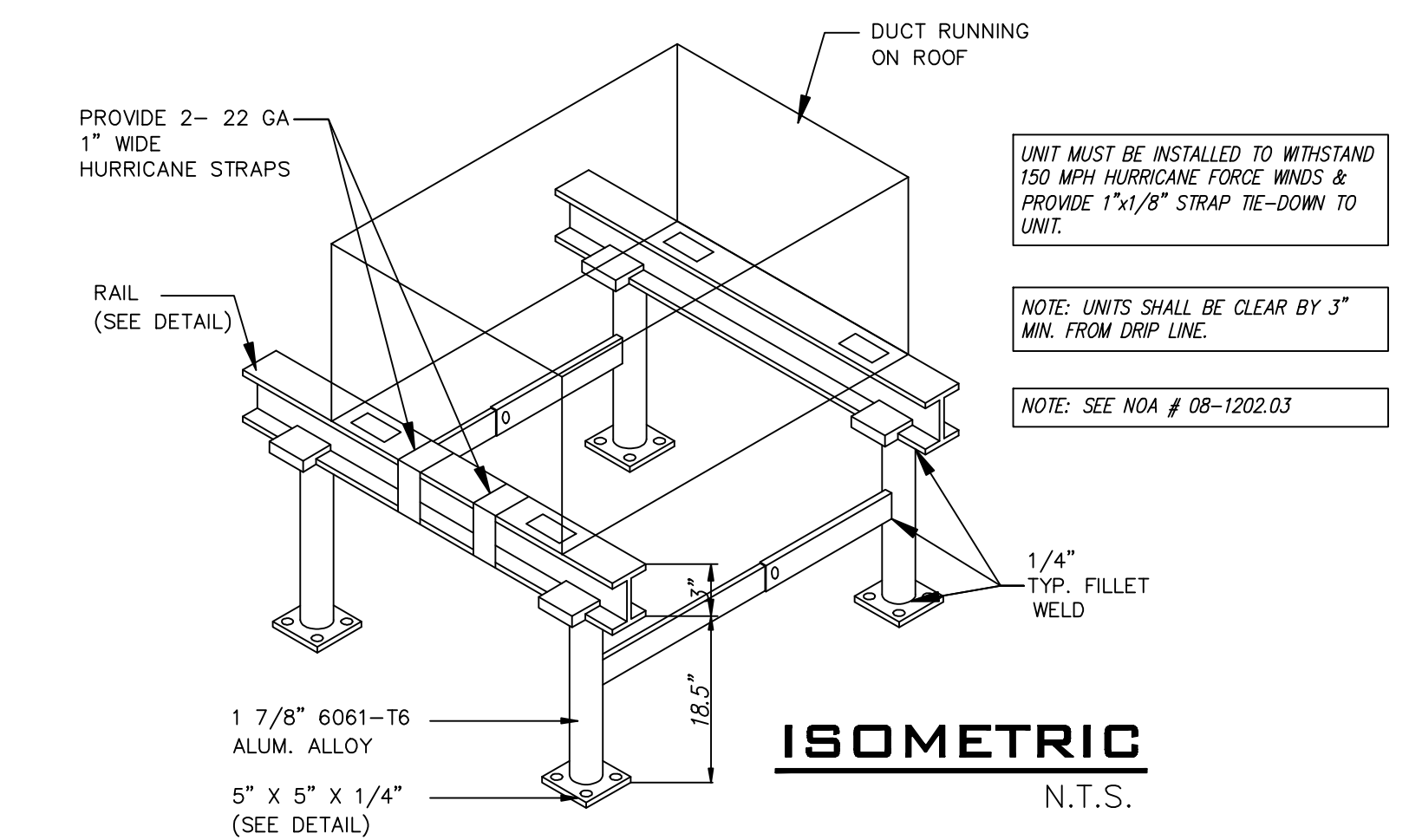
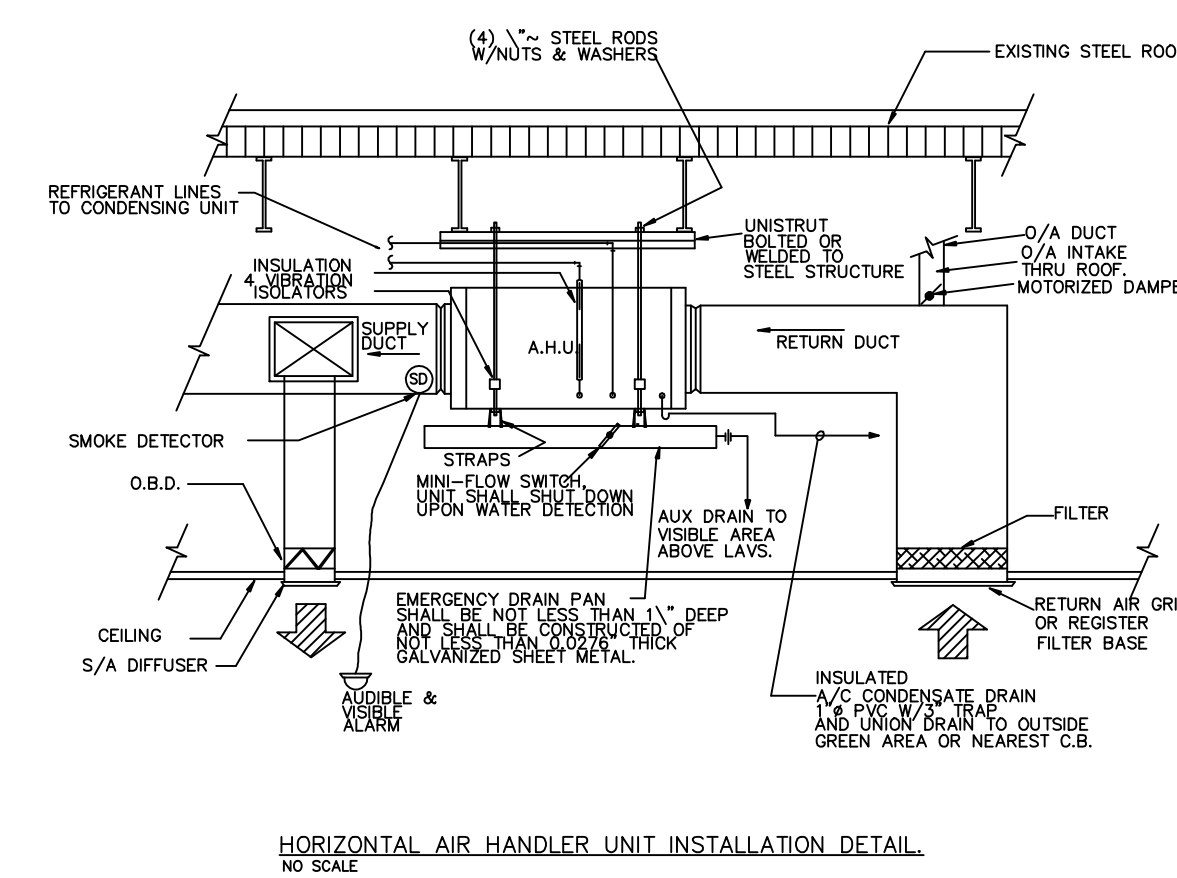


- HVAC LEGEND**
- SUPPLY AIR DIFFUSER
 - RETURN AIR GRILLE
 - ⊙ THERMOSTAT
 - ⊕ SUPPLY AIR DUCT RECTANGULAR CROSS SECTION
 - ⊖ RETURN AIR DUCT RECTANGULAR CROSS SECTION
 - ⊗ TURNING VANE
 - ⊘ VOLUME DAMPER, IN LINE
 - ⊙ VOLUME DAMPER, AT TAKE OFF
 - ⊕ FLEXIBLE ROUND DUCT
 - ⊖ SPLITTER DAMPER
 - ⊙ FAN
 - ⊕ FIRE DAMPER
 - ⊖ OPPOSED BLADE DAMPER
 - ⊕ ELECTRIC STRIP HEATER
 - ⊖ MOTORIZED DAMPER



AIR CONDITIONING SCHEDULE																			
UNIT	MANUFACTURER AND MODEL NO.	NOM. TONS	NOM. CFM	ESP IN. H ₂ O	HEAT. KW	HEAT. MODEL	HEAT. AMP	HEAT. WCA/MOP	TOTAL FLA/HP	MIN. AMP	MAX. AMP	COOLING CAP. S/T BTUH @ 95° & 67°	O/A CFM	DIMENSIONS WxHxL (IN.)	REF. LINES	WEIGHT LBS.	ELECT. SERVICE VOLTS/PH/Hz	SEER	REF. TYPE
AHU# 1	EXISTING TO REMAIN	---	1800	.50	10	---	---	---	---	---	---	---	---	400	---	---	208-230/1/60	---	---
CU# 1	EXISTING TO REMAIN	5.0	---	---	---	---	---	---	---	---	---	43,800/60,000	---	---	---	---	208-230/1/60	---	---
AHU# 2	GOODMAN-ARUF486016CA	---	1800	.50	10	---	34.3	59/60	4.3 / 3/4	48	50	---	---	400	24 x 22 x 53	192	208-230/1/60	13.0	R-410A
CU# 2	GOODMAN-GSX1306018A	5.0	---	---	---	---	---	---	26.4 (COMP)	---	---	39,900/57,000	---	---	35.5 x 35.5 x 38.3/8"	240	208-230/1/60	---	---

NOTES: USE PROGRAMMABLE THERMOSTAT IN ALL SYSTEM
 CONTRACTOR SHALL VERIFY THE DISTANCE BETWEEN THE INDOOR AND OUTDOOR UNITS AND TO CHECK THE SIZES OF THE REFRIGERANT LINES WITH MANUFACTURE.



AIR CONDITIONING SYSTEM - GENERAL NOTES:

- DUCTWORK SHALL BE 1 1/2" THICK, 3 POUNDS PER CUBIC FOOT DENSITY FIBERGLASS WITH VAPOR BARRIER, UNLESS OTHERWISE SPECIFIED. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO "ASHRAE" AND "SMACNA" STANDARDS. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSIONS WIDTH X HEIGHT. DUCT SYSTEM SHALL COMPLY WITH "NFPA" STANDARD NO. 90A AND/OR 90B. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181
- COORDINATE LOCATIONS, SIZES AND OPENINGS WITH OTHER TRADES ON THE JOB. A/C CONTRACTOR SHALL PROVIDE THE COMPLETE DUCT SYSTEM A/C CONTRACTOR SHALL USE THE BEST PRACTICES OF THE TRADE IN THE FABRICATION AND INSTALLATION OF THE SYSTEM.
- DIFFUSERS SHALL BE SELECTED, LOCATED, AND BALANCED IN ORDER THAT THEY DELIVER THE REQUIRED CFM TO THE ENTIRE ROOM EVENLY AND DRAFT FREE TO MAINTAIN THE FOLLOWING DESIGN CONDITIONS:

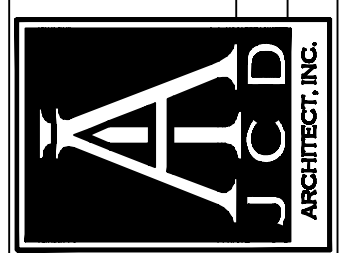
COOLING	76° DB	91° DB - 79° WB	50% TO 60% RELATIVE HUMIDITY
		45° DB	
- ALL FAN UNITS, MOTORS, COMPRESSORS, ETC. SHALL BE ISOLATED, AS REQUIRED TO OPERATE QUIETLY SO THAT NOISE/UNDESIRABLE SOUND WILL BE HEARD IN THE HABITABLE SPACES DUE TO AIR VELOCITY, MOTOR HUM, VIBRATION, OR MECHANICAL MOVEMENT.
- A/C SYSTEM SHALL HAVE CLEANABLE AIR FILTERS LOCATED AS REQUIRED FOR EASY ACCESSIBILITY.
- A/C SYSTEM SHALL BE CONTROLLED BY A THERMOSTAT. MOUNT THERMOSTAT 5'-0" ABOVE FINISHED FLOOR, U.O.N.
- ALL GRILLS AND DIFFUSERS TO BE ALUMINUM CONSTRUCTION. DIFFUSERS TO HAVE OPPOSED BLADE DAMPERS. PROVIDE GASKETS ON ALL GRILLS, TITUS OR AIRGUIDE OR APPROVED EQUAL WITH ENAMEL FINISH COLOR BY ARCHITECT.
- ALL REFRIGERANT PIPING SHALL BE COPPER - TYPE L - AIR TYPE, DEHYDRATED AND SEALED. ALL FITTINGS SHALL BE WROUGHT COPPER. ALL JOINTS SHALL BE MADE WITH HIGH TEMPERATURE BRAZING ALLOY OF NOT LESS THAN 6% SILVER. PIPING INSTALLATION NOT LESS THAN 3/4" THICK "ARM-FLEX". LIQUID AND SUCTION LINES SHALL BE SIZED ACCORDING TO EQUIPMENT MANUFACTURER'S RECOMMENDATIONS FOR EQUIVALENT LENGTH OF PIPING RUN FOR CONNECTED TONNAGE. ALL PIPING ACCESSORIES SHALL BE CONSTRUCTED AS SUGGESTED BY EQUIPMENT MANUFACTURER. ALL PIPING SHALL BE EVACUATED PER GOOD PIPING PRACTICE BEFORE START-UP.
- ALL TOILET RM EXHAUST DUCTS SHALL BE CONSTRUCTED OF SHEET METAL TERMINATE OUTSIDE THE BUILDING, AND BE EQUIPPED WITH A BACKDRAFT DAMPER.
- ALL TOILET/BATH ROOMS, SHALL BE PROVIDED WITH A MECHANICAL EXHAUST SYSTEM TO PRODUCE 1 COMPLETE AIR CHANGE EVERY 3 MINUTES. EXCEPT THAT WHERE THE VENTILATING AIR HAS BEEN CONDITIONED, THERE SHALL BE A COMPLETE AIR CHANGE EVERY 7-1/2 MINUTES.
- DUCTS FROM TOILET ROOMS SHALL DISCHARGE TO THE OUTSIDE OF THE BUILDING. SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE FINISHED ROOF SURFACE, AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL HAVING A MESH SIZE NOT LARGER THAN 1/2". (PROVIDE GOOSE NECK OR RAIN CAP ON ROOF TERMINATIONS)

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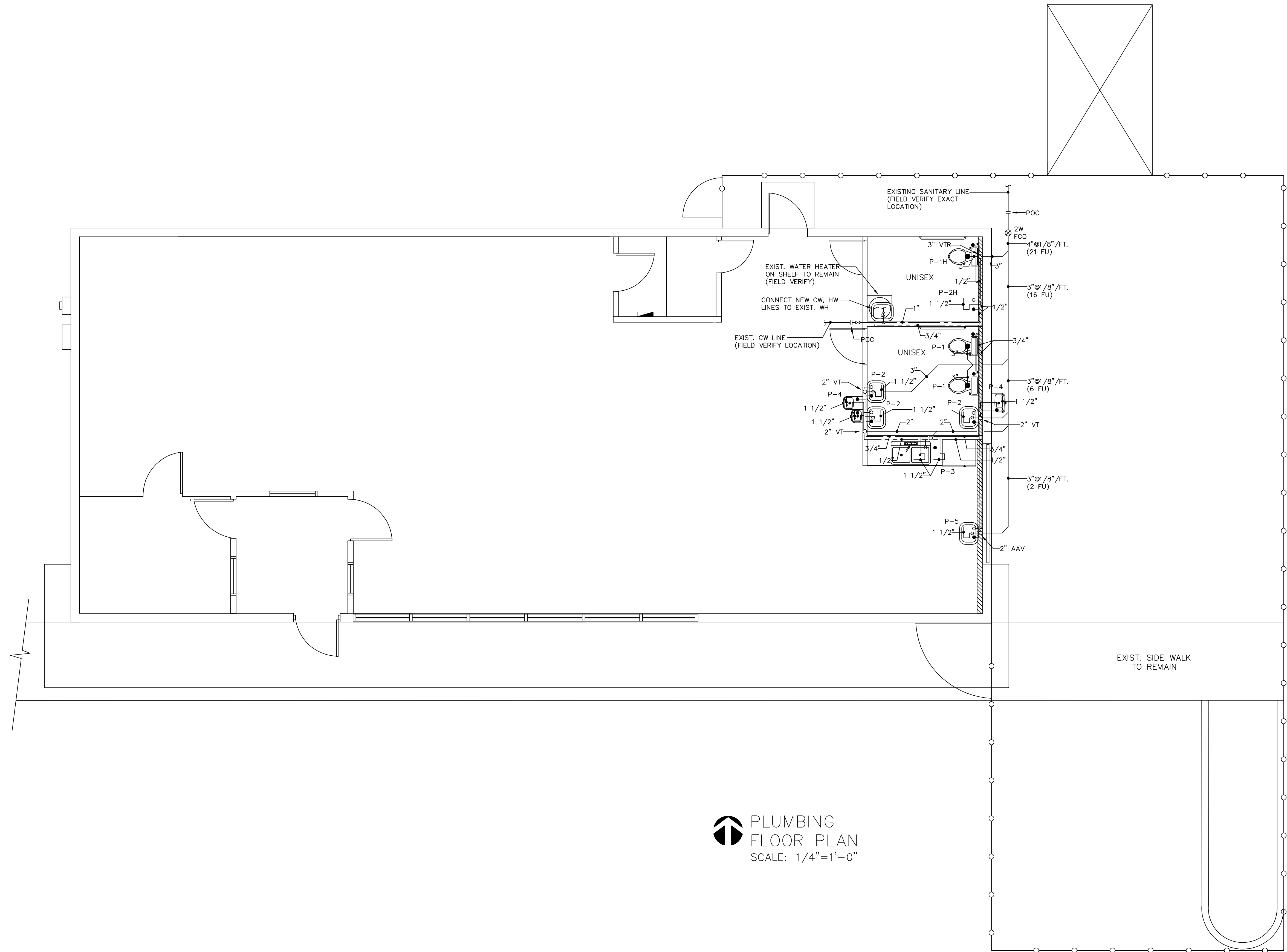
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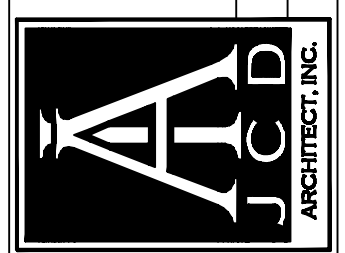

PLUMBING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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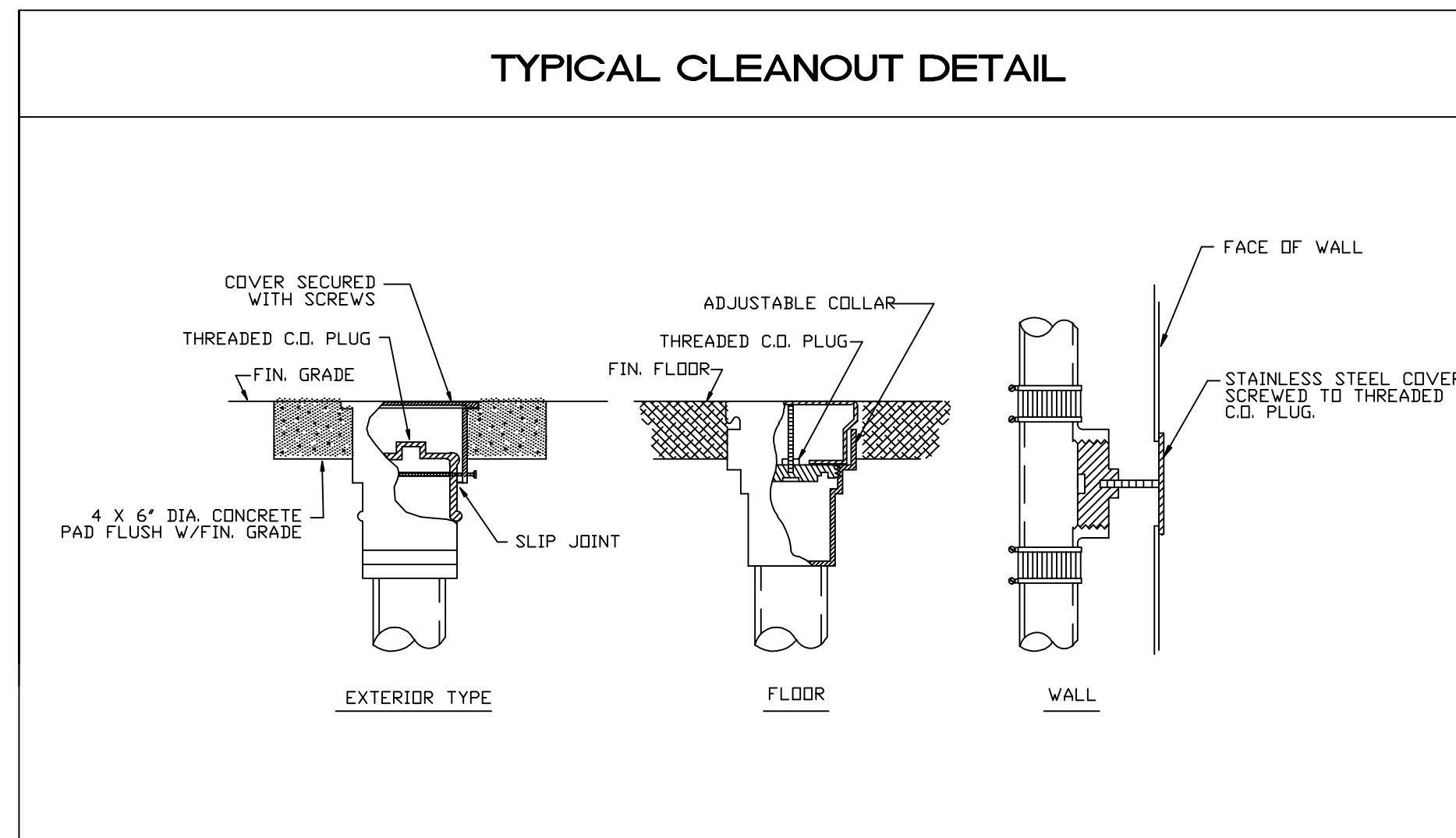
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GENERAL PLUMBING NOTES:

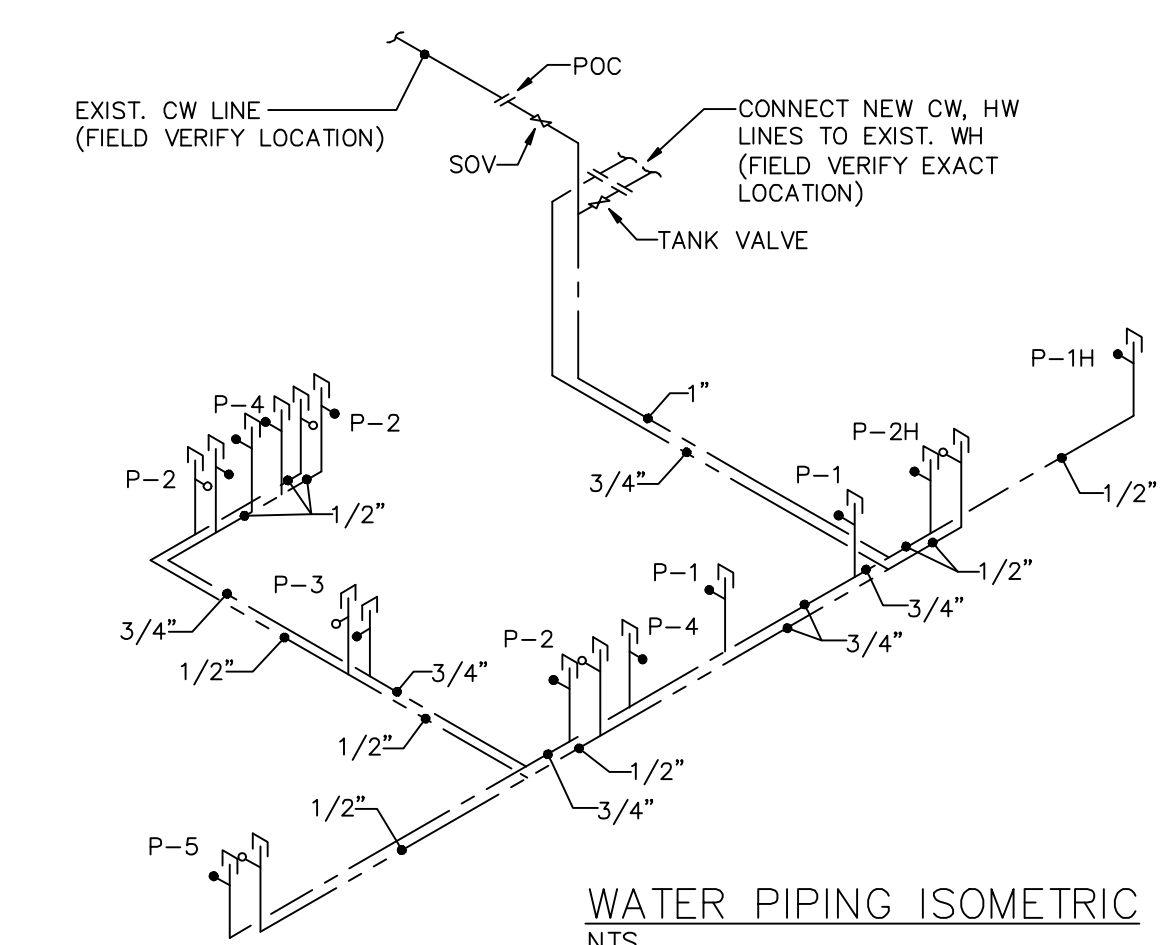
1. A. ALL WORK SHALL BE DONE in accordance with the Florida Building Code and with all applicable regulations.
 - B. DRAWINGS: Refer to all drawings for coordination of the plumbing work.
 - C. ARRANGE AND PAY for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
 - D. GUARANTEE: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for a minimum of one year for material and labor.
 - E. ALL HORIZONTAL SANITARY PIPING shall slope at 1/8 inch per foot minimum for 3" and larger and at 1/4" slope for 2 1/2" pipes and smaller.
 - F. ALL materials shall be new, free of defects and correctly labeled with their appropriate listing agency.
2. SHOP DRAWINGS: Contractor shall submit for approval, within 30 days of signing contract, a minimum of five copies of fully descriptive literature, including but not limited to: water heaters, and plumbing fixtures. No work shall proceed without the approval of these submittals.
3. PLUMBING FIXTURES: Fixtures shall be as selected by owner and shall be furnished and installed by this contractor. Fixtures shall be complete with drains, traps, supplies and any other accessory required. Fixtures and faucets shall comply with the FBC Water saving standards.
4. MATERIALS:
 - A. PIPING:
 - a. Soil, waste and vent, and storm: Sanitary pipe, Cast Iron under ground, Schedule 40 above ground. All no HUB connections shall be with cast iron coupling. All piping in return plenums shall be cast iron.
 - b. Domestic water: CPVC pipe and fittings.
 - c. Domestic water supply assembly: Chrome finish tubing with angle shut off valves in exposed areas.
 - d. P & T Relief lines: CPVC pipe and fittings
 - e. Drain Pan lines: DWV PVC pipe and fittings.
 - f. Insulated all hot water and condensate drain piping.
 5. PIPING TEST AND DISINFECTIONS:
 - A. Test: All sanitary and domestic water supply piping shall be tested for leaks before piping is concealed or connected to equipment and plumbing fixtures.
 - B. Disinfection: All domestic water piping shall be disinfected by introducing a solution of calcium hypochlorite of 50 parts per million of chloride and as per AWWA Standards.
 6. VALVES: Domestic water valves shall be of bronze body, sweat ends.
 7. CONTRACTOR SHALL COORDINATE exact location of all plumbing system piping before starting any work. Notify Architect/Engineer of any deviations from design drawings.
 8. CONTRACTOR SHALL provide all necessary labor and materials for a complete "turn-key" plumbing system.
 9. CONTRACTOR SHALL keep accurate as-built dwgs on the field and provide them to owner once job is complete.
 10. CONTRACTOR SHALL familiarize himself with job site and with all construction documents including architectural, electrical, HVAC, and structural dwgs, prior to bidding. Adjustments in the plumbing system to accommodate other disciplines should be expected, and shall not represent additional costs to owner. Notify Architect/Engineer of any discrepancies prior to commencement of work.
 11. Provide wall cleanouts at the base of every stack.
 12. CONTRACTOR SHALL obtain insurance protect against public liability and property damage for the duration of work.
 16. CONTRACTOR SHALL use dimensions in architectural drawings to rough-in plumbing work.



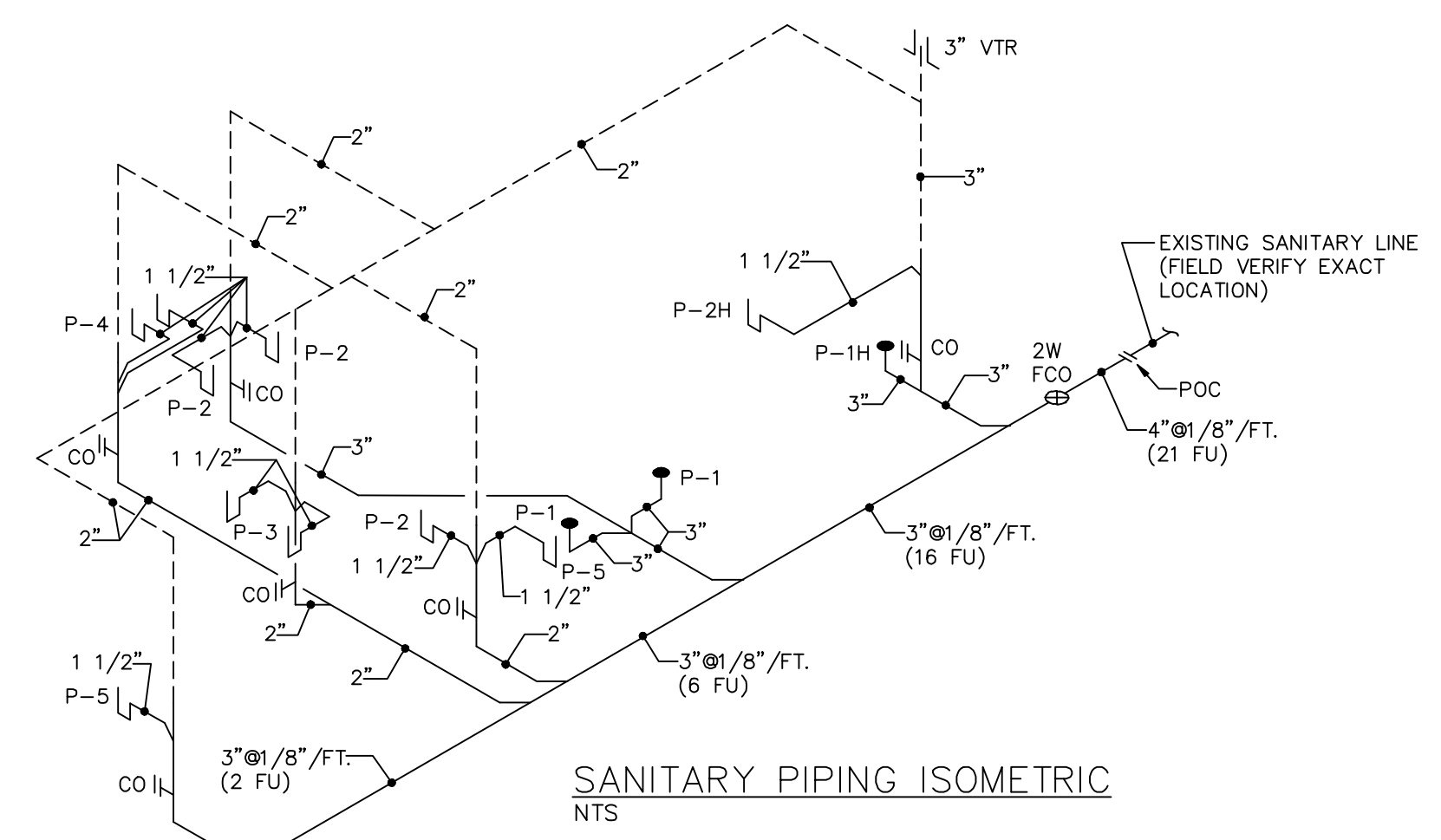
PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	SANITARY LINE
	VENT LINE
	STORM DRAIN LINE
	SAFEWASTE LINE
	CONDENSATE LINE
	GATE VALVE
	COLD WATER LINE
	HOT WATER LINE
	PLUMBING FIXTURE DESIGNATION
	AIR ADMITTANCE VALVE
	FLOOR CLEAN OUT
	FLOOR PENETRATION
	MECHANICAL SHOCK ARRESTOR
	WALL CLEANOUT
	VENT THRU ROOF

PLUMBING FIXTURE CONNECTION SCHEDULE						
NO.	DESCRIPTION	WASTE	VENT	WATER		REMARKS
				COLD	HOT	
P-1H	TANK WATER CLOSET(ADA)	3"	---	1/2"	1/2"	AS PER ARCHITECTURAL
P-2H	LAVATORY(ADA)	2"	2"	1/2"	---	AS PER ARCHITECTURAL
P-1	TANK WATER CLOSET	3"	---	1/2"	1/2"	AS PER ARCHITECTURAL
P-2	LAVATORY	2"	2"	1/2"	---	AS PER ARCHITECTURAL
P-3	KITCHEN SINK	2"	2"	1/2"	1/2"	AS PER ARCHITECTURAL
P-4	DRINKING FOUNTAIN	2"	2"	1/2"	1/2"	AS PER ARCHITECTURAL
P-5	MOP SINK	2"	2"	1/2"	---	AS PER ARCHITECTURAL

NOTES: 1.- All exposed trim, such as P-traps, angle stops, and supplies shall be chrome plated.
2.- All fixtures shall comply with Reference Standards as per FBC 2010 Plumbing 406 through 421, 603.1, 604.3, & 709.1



MAXIMUM FLOW RATES AND CONSUMPTION TABLE 604.4		
PLUMBING FIXTURE OR FIXTURE FITTING	FLOW RATE (gpm)	FLOW PRESSURE (psi)
LAVATORY, PRIVATE	1.0	60
LAVATORY, PUBLIC, (METERING)	0.25 gallon per metering cycle	----
LAVATORY, PUBLIC, (OTHER THAN METERING)	0.50	60
SINK FAUCET	1.50	60
WATER CLOSET	1.28 gallons per flushing cycle	----

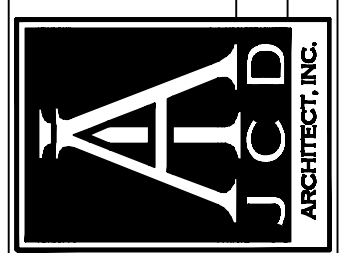


MAXIMUM NUMBER OR REQUIRED PLUMBING FIXTURES TABLE 403.1										
NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUBS/SHOWERS	DRINKING FOUNTAINS	OTHER
				MALE	FEMALE	MALE	FEMALE			
3	EDUCATIONAL	E/D	EDUCATIONAL FACILITIES/DAYCARE	1	per 50	1	per 50	----	1 per 100	1 SERVICE SINK

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