

WGCC - IMAGE BUILDERS

WINTER GARDEN COMMERCE CENTER 690 GARDEN COMMERCE PARKWAY WINTER GARDEN, FLORIDA 34787

OWNER:

LBI PROPERTIES, LLC

P.O. BOX 2094
WINDERMERE, FLORIDA 34786-2094
PHONE: (321) 229-1284

CONTACT: TOM HARVEY
EMAIL: TOM@IMAGEBUILDERS.COM

CIVIL ENGINEER:

UNROE ENGINEERING, INC.

P.O. BOX 690492
ORLANDO, FLORIDA 32869
PHONE: (407) 299-0650

CONTACT: DARCY UNROE, PE
EMAIL: DARCY@UNROENGINEERING.COM

ARCHITECTURE, MECHANICAL, PLUMBING AND ELECTRICAL:



C4 ARCHITECTURE, LLC

135 WEST CENTRAL BLVD. SUITE 400
ORLANDO, FLORIDA 32801
PHONE: (407) 363-6136

ARCHITECTURE CONTACT: CORY COOPER
EMAIL: CCOOPER@C4ARCHITECTURE.COM
STRUCTURAL CONTACT: JONATHAN D. COLLINS, PE, SI
EMAIL: JCOLLINS@C4ARCHITECTURE.COM

MECHANICAL & PLUMBING CONTACT: JOSE ZAMOT, PE
EMAIL: JZAMOT@C4ARCHITECTURE.COM

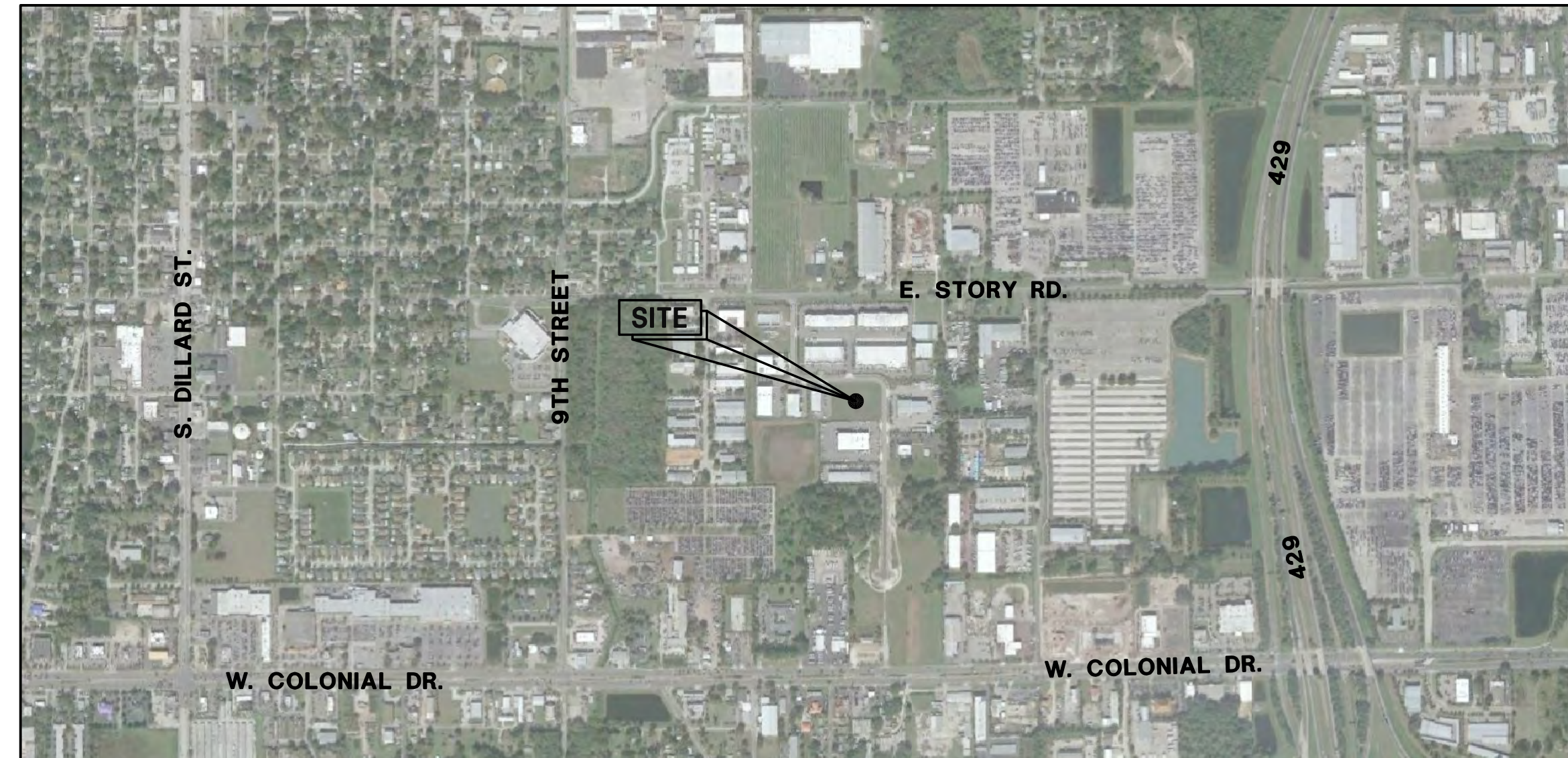
ELECTRICAL CONTACT: DREW LILES, PE
EMAIL: DLILES@C4ARCHITECTURE.COM

FIRE PROTECTION ENGINEER:

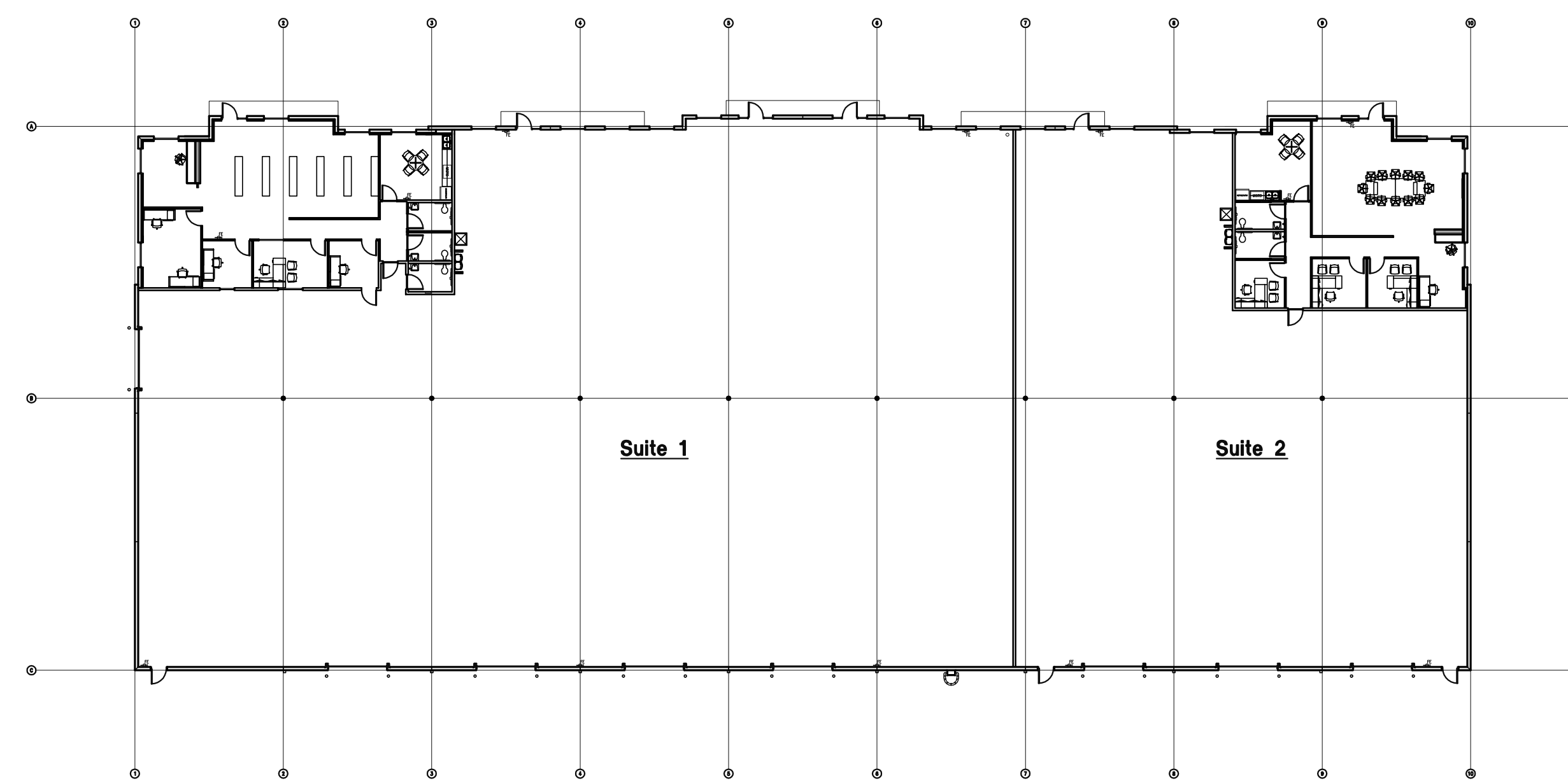
WIGINTON FIRE PROTECTION ENGINEERING, INC.

1501 NORTHPOINT PKWY STE 1012
WEST PALM BEACH, FLORIDA 33407
PHONE: (561) 324-6731

CONTACT: RANDY ALMOND
EMAIL: RDA@WIGINTON.NET



VICINITY MAP
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.

CODE INFORMATION

PROJECT SQUARE FOOTAGE:	
BUSINESS (B)	3,861 SQ. FT.
STORAGE (S-1)	25,933 SQ. FT.
TOTAL BUILDING S.F.	29,794 SQ. FT.
CONSTRUCTION TYPE:	
TYPE II-B - UNPROTECTED, SPRINKLERED (FBC)	
TYPE III(000) - UNPROTECTED, SPRINKLERED (NFPA)	
OCCUPANCY:	
S-1, B, M - BUSINESS PER FLORIDA BUILDING CODE, SEVENTH EDITION (2020)	
NO SEPARATION REQUIRED PER SECTION 508.3.3, AND TABLE 508.4 OCCUPANCY SEPARATION.	
APPLICABLE BUILDING CODES:	
<ul style="list-style-type: none"> FLORIDA BUILDING CODE, SEVENTH EDITION (2020) FLORIDA ENERGY CODE, SEVENTH EDITION (2020) - 2016 ASHRAE 90.1 FLORIDA MECHANICAL CODE, SEVENTH EDITION (2020) FLORIDA PLUMBING CODE, SEVENTH EDITION (2020) EXISTING BLDG. FLORIDA BUILDING CODE, SEVENTH EDITION (2020) FLORIDA ACCESSIBILITY CODE, SEVENTH EDITION (2020) FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION (2020) 2017 NATIONAL ELECTRIC CODE NFPA 101 LIFE SAFETY CODE, 2018 EDITION NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2018 EDITION 	

PLUMBING FIXTURES

REQUIRED FIXTURES - BUSINESS 14 OCCUPANTS (PER FLORIDA BUILDING CODE - 7TH EDITION)					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
MALE	FEMALE	MALE	FEMALE		
1 PER 25 FOR FIRST 50/ 1 PER 50 EXCEEDING 50 14 PEOPLE = .56 FIXTURES		1 PER 40 FOR FIRST 80/ 1 PER 80 EXCEEDING 80 14 PEOPLE = .35 FIXTURES		1 PER 100	-
.28 MIN.	.28 MIN.	.175 MIN.	.175 MIN.	.14 MIN.	
REQUIRED FIXTURES - ASSEMBLY (A-2 = 17 OCCUPANTS) (A-3 = 24 OCCUPANTS)					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
MALE	FEMALE	MALE	FEMALE		
1 PER 75		1 PER 200		1 PER 500	1 SERVICE SINK
17 PEOPLE = .23 FIXTS.		17 PEOPLE = .085 FIXTS.			
.11 MIN.	.11 MIN.	.425 MIN.	.425 MIN.	.034 MIN.	
REQUIRED FIXTURES - MERCANTILE 13 OCCUPANTS					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
MALE	FEMALE	MALE	FEMALE		
1 PER 500		1 PER 750		1 PER 1000	-
13 PEOPLE = .026 FIXTURES		13 PEOPLE = .017 FIXTURES			
.013 MIN.	.013 MIN.	.008 MIN.	.008 MIN.	.013 MIN.	
REQUIRED FIXTURES - STORAGE 53 OCCUPANTS					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
MALE	FEMALE	MALE	FEMALE		
1 PER 100		1 PER 100		1 PER 1000	1 SERVICE SINK
53 PEOPLE = .53 FIXTS.		53 PEOPLE = .53 FIXTS.			
.265 MIN.	.265 MIN.	.265 MIN.	.265 MIN.	.053 MIN.	
TOTAL REQUIRED FIXTURES:					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
MALE	FEMALE	MALE	FEMALE		
1 MIN.	2 MIN.	1 MIN.	1 MIN.	2 MIN.	2 SERVICE SINK
TOTAL PROVIDED FIXTURES:					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
MALE	FEMALE	MALE	FEMALE		
2	3	2	3	4 MIN.	2 SERVICE SINK

LIFE SAFETY SUMMARY

OCCUPANT LOAD (PER FLORIDA BUILDING CODE - 7TH EDITION)	
SUITE 1:	
BUSINESS (B OCCUPANCY):	1,141 S.F. (BUSINESS USE) = 8 OCCUPANTS (1 PER 150 S.F.)
ASSEMBLY (A-2 OCCUPANCY):	219 S.F. (BUSINESS USE) = 8 OCCUPANTS (1 PER 30 S.F.)
MERCANTILE (M OCCUPANCY):	728 S.F. (BUSINESS USE) = 13 OCCUPANTS (1 PER 60 S.F.)
STORAGE (S-1 OCCUPANCY):	17,565 S.F. (STORAGE USE) = 36 OCCUPANTS (1 PER 500 S.F.)
TOTAL SUITE OCCUPANTS	= 65
SUITE 2:	
BUSINESS (B OCCUPANCY):	810 S.F. (BUSINESS USE) = 6 OCCUPANTS (1 PER 150 S.F.)
ASSEMBLY (A-2 OCCUPANCY):	252 S.F. (BUSINESS USE) = 9 OCCUPANTS (1 PER 30 S.F.)
ASSEMBLY (A-3 OCCUPANCY):	710 S.F. (BUSINESS USE) = 24 OCCUPANTS (1 PER 30 S.F.)
STORAGE (S-1 OCCUPANCY):	8,368 S.F. (STORAGE USE) = 17 OCCUPANTS (1 PER 500 S.F.)
TOTAL SUITE OCCUPANTS	= 56
TOTAL OCCUPANTS	= 121
MEANS OF EGRESS	
BUSINESS (B USE):	
MAXIMUM ALLOWABLE TRAVEL DISTANCE	= 300' FT. (FULLY SPRINKLED)
MAXIMUM PROVIDED TRAVEL DISTANCE	= 105'-11" FT.
MAXIMUM ALLOWABLE DEAD END CORRIDOR LENGTH	= 50' FT.
MINIMUM ALLOWABLE AISLE WIDTH	= 44 IN.
EGRESS WIDTH PER PERSON SERVED	= .2 IN.
.2 INCHES x 68 OCCUPANTS = 13.6 IN. REQUIRED (xx IN. PROVIDED)	
MEANS OF EGRESS	
STORAGE (S-1 USE):	
MAXIMUM ALLOWABLE TRAVEL DISTANCE	= 400' FT. (FULLY SPRINKLED)
MAXIMUM PROVIDED TRAVEL DISTANCE	= 125'-3" FT.
MAXIMUM ALLOWABLE COMMON TRAVEL PATH	= 100' FT. (FULLY SPRINKLED)
MAXIMUM ALLOWABLE DEAD END CORRIDOR LENGTH	= 50' FT.
MINIMUM ALLOWABLE AISLE WIDTH	= 44 IN.
EGRESS WIDTH PER PERSON SERVED	= .2 IN.
.2 INCHES x 53 OCCUPANTS = 10.6 IN. REQUIRED (xx IN. PROVIDED)	
TRAVEL DISTANCE	
● - - - - -	→

SHEET INDEX

ARCHITECTURAL	
12-15-22	A000 COVER SHEET
12-15-22	A001 OVERALL SITE PLAN
12-15-22	A100 LIFE SAFETY PLAN
12-15-22	A200 OVERALL FLOOR PLAN
12-15-22	A201 ENLARGED FLOOR PLAN
12-15-22	A202 REFLECTED CEILING PLAN
12-15-22	A203 ENLARGED RESTROOM PLANS
12-15-22	A204 ENLARGED BREAK ROOM PLAN & MILLWORK
12-15-22	A300 EXTERIOR ELEVATIONS
12-15-22	A301 ROOF PLAN
12-15-22	A400 EXTERIOR WALL SECTIONS
12-15-22	A401 EXTERIOR WALL SECTIONS
12-15-22	A402 EXTERIOR WALL SECTIONS
12-15-22	A403 INTERIOR WALL SECTIONS
12-15-22	A500 SCHEDULE & DETAILS
12-15-22	A601 DUMPSTER SHEET
STRUCTURAL	
12-15-22	S001 GENERAL STRUCTURAL NOTES
12-15-22	S002 DESIGN LOADS
12-15-22	S101 FOUNDATION PLAN
12-15-22	S111 ROOF FRAMING PLAN
12-15-22	S401 TYPICAL TILT-UP WALL DETAILS
12-15-22	S402 TILT-UP PANEL ELEVATIONS
12-15-22	S501 SCHEDULES
12-15-22	S502 SCHEDULES
12-15-22	S601 FOUNDATION SECTIONS & DETAILS
12-15-22	S602 FOUNDATION SECTIONS & DETAILS
12-15-22	S603 DUMPSTER PAD PLAN & DETAILS
12-15-22	S611 FRAMING SECTIONS & DETAILS
12-15-22	S612 FRAMING SECTIONS & DETAILS
12-15-22	S613 FRAMING SECTIONS & DETAILS
MECHANICAL	
12-15-22	M001 MECHANICAL GENERAL NOTES
12-15-22	M100 MECHANICAL OVERALL PLAN
12-15-22	M300 MECHANICAL PLANS SUITE 1
12-15-22	M301 MECHANICAL PLANS SUITE 2
12-15-22	M600 MECHANICAL DETAILS
12-15-22	M700 MECHANICAL SCHEDULES
PLUMBING	
12-15-22	P001 PLUMBING GENERAL NOTES
12-15-22	P100 PLUMBING OVERALL PLAN
12-15-22	P300 PLUMBING PLANS, DETAILS & SCHEDULES
12-15-22	P600 PLUMBING RISERS
ELECTRICAL	
12-15-22	E100 ELECTRICAL NOTES, SPECIFICATIONS, SYMBOLS & ABBREVIATIONS
12-15-22	E101 POWER RISER DIAGRAM, NOTES & SPECIFICATIONS
12-15-22	E102 ELECTRICAL SCHEDULES
12-15-22	E200 ELECTRICAL SITE PLAN
12-15-22	E201 SITE PHOTOMETRICS PLAN
12-15-22	E202 SITE PHOTOMETRICS CUT SHEETS
12-15-22	E203 SITE PHOTOMETRICS CUT SHEETS
12-15-22	E204 SITE PHOTOMETRICS CUT SHEETS
12-15-22	E300 ELECTRICAL PLAN - AREA 'A'
12-15-22	E301 ELECTRICAL PLAN - AREA 'B'
12-15-22	E302 ELECTRICAL PLAN - AREA 'B'
12-15-22	E400 RISERS & DETAILS
12-15-22	E401 UL DETAILS

NOTES:

ROOF STRUCTURE IS NOT LIGHT GAUGE METAL FRAMING.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND INSTALL ALL NECESSARY COMPONENTS FOR THE PROPER OPERATION OF ALL SPECIFIED SYSTEMS, REGARDLESS OF WHETHER THOSE COMPONENTS ARE SHOWN ON THE DRAWINGS OR NOT. CONTRACTOR SHALL ALSO VERIFY THAT SPECIFIED COMPONENTS ARE COMPATIBLE WITH OTHERS WITHIN THE SAME SYSTEM AND WITH THE SYSTEM ITSELF.

*SEPARATE PERMITS REQUIRED FOR: DUMPSTER ENCLOSURE, SIGNS, SPRINKLERS, FIRE ALARM, AND BURGLAR ALARM.

STRUCTURAL STEEL WORK SHALL BE INSPECTED AND CERTIFIED BY AN APPROVED 3RD PARTY PRIOR TO FRAMING INSPECTION.

STRUCTURAL STEEL WORK CERTIFICATION, FROM 3RD PARTY INSPECTOR, DOCUMENTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO CO APPLICATION.

SUBMIT APPROVED SHOP DRAWINGS FOR ROOF JOISTS AND TILT-UP WALL CONSTRUCTION TO BUILDING DEPARTMENT PRIOR TO INSPECTION. (DETAILING FOR JOIST PLACEMENT AND SIZES ARE ON SUBMITTED PLANS AS ARE DETAILS OF TILT-UP WALLS).

MUNICIPALITY:

CITY OF WINTER GARDEN

PARCEL ID #:

24-22-27-9385-00-130

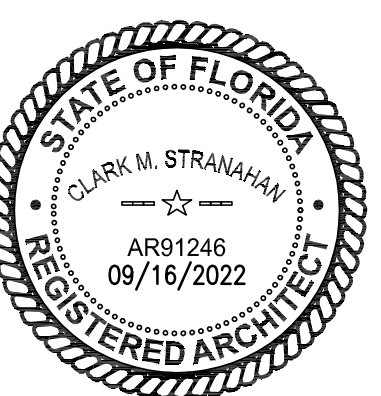
PROPERTY DESCRIPTION:

WINTER GARDEN COMMERCE CENTER PHASE 1 72/133 LOT 13

PROJECT NO.: 18406

DATE: SEPTEMBER 16, 2022

BID SET



PLUMBING GENERAL NOTES (AS APPLICABLE)

- THE INSTALLATION OF THE PLUMBING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE 2020 FLORIDA BUILDING CODE AND 2020 FLORIDA PLUMBING CODE.
- PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT LOCATION OF PIPING AND VALVES. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN PROPER CLEARANCES. COORDINATE WITH ALL TRADES AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
- IF THE INTENT OF THE INFORMATION SHOWN ON THESE DOCUMENTS IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE ARCHITECT/ENGINEER SHALL MAKE CORRECTION OR EXPLANATION IN WRITING.
- WHERE THE CONTRACTOR PROPOSES ALTERNATE SOLUTIONS, DIFFERENT ROUTINGS OF PIPING, DIFFERENT LOCATIONS OF EQUIPMENT, FIXTURES, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE RAMIFICATIONS OF THE PROPOSED CHANGE THAT ARE NOT INCLUDED IN HIS PROPOSAL, BUT BECOME APPARENT AT A LATER DATE, AND SHALL BEAR THE CONSEQUENCES OF CORRECTING ANY AND ALL CONFLICTS, DEFICIENCIES OR OTHER PROBLEMS AT NO INCREASE IN COST OR INCREASE IN CONSTRUCTION TIME ALLOTTED.
- CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND SIZES OF EXISTING SERVICES SHOWN ON DRAWINGS PRIOR TO PRICING, FABRICATION, OR CONSTRUCTION. COORDINATE WITH THE GENERAL CONTRACTOR FOR PROJECT PHASING SCHEDULE.
- CONTRACTOR SHALL FIELD LOCATE ALL OTHER EXISTING EQUIPMENT, FIXTURES, AND SERVICES WITHIN THE PROJECT AREA.
- THE CONTRACTOR SHALL SUBMIT ALL REQUESTS FOR INFORMATION ON A COMPANY LETTERHEAD TO THE ENGINEER OR RECORD AND SHALL RECEIVE RESPONSE IN WRITING IN A MINIMUM OF THREE BUSINESS DAYS.
- THE CONTRACTOR SHALL SUBMIT SCHEDULED/SPECIFIED EQUIPMENT TO THE ENGINEER OF RECORD FOR REVIEW AND SHALL RECEIVE RESPONSE WITHIN SEVEN TO TEN BUSINESS DAYS.
- THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION OF ALL UTILITY SERVICES WITH OWNER'S REPRESENTATIVE. PROVIDE A MINIMUM OF FIVE WORKING DAYS ADVANCED NOTICE, OR PER PLUMBING SPECIFICATIONS, OF SCHEDULED UTILITY DISCONNECTION.
- PROVIDE ANY ADDITIONAL FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN PROPER CLEARANCES. COORDINATE WITH ALL TRADES AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
- CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND MAKE FINAL CONNECTIONS.
- CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
- FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH LISTED ASSEMBLIES AND SLEEVE WHERE REQUIRED. FIRESTOP ASSEMBLIES SHALL BE EQUAL OR EXCEED THE RATING OF THE WALL OR FLOOR. ALL FIRESTOP ASSEMBLIES SHALL MEET ASTM E-814 REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES AND ADDITIONAL PIPE PENETRATION REQUIREMENTS.
- PROVIDE ACCESS PANELS TO ALL VALVES LOCATED WITHIN CHASES OR NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES. ALL VALVES SHALL BE ACCESSIBLE.
- REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- INSTALL CODE REQUIRED FIXED AIR GAPS ON ALL INDIRECT WASTE CONNECTIONS SERVING EQUIPMENT, AND APPLIANCES.
- NEW VENT AND WASTE PIPING SHALL BE PVC DWV OR CAST IRON. NEW CW, HW AND HWR LINES SHALL BE CPVC WITH SOLVENT WELDED FITTINGS. WHEN INSTALLING IN A RETURN AIR PLENUM NEW VENT AND WASTE PIPING SHALL BE COPPER DWV OR CAST IRON. NEW CW, HW AND HWR LINES SHALL BE TYPE L COPPER WITH WROT COPPER FITTINGS AND 95/5 TIN ANTIMONY. PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS BETWEEN DISSIMILAR METALS. HW AND HWR PIPING TO BE INSULATED WITH 1" R-4 CELLULAR RUBBER, SIMILAR TO ARMSTRONG'S ARMAFLEX.
- SEE CIVIL PLANS FOR SITE INSTALLED AND APPROVED BACKFLOW PREVENTER.
- PROVIDE CLEANOUTS ON ALL SANITARY DRAIN & WASTE, STORM DRAIN, AND CONDENSATE DRAIN PIPING AS INDICATED ON THE DRAWINGS, AND AS REQUIRED BY LOCAL AND STATE CODES. INSTALL CLEANOUTS IN ACCESSIBLE LOCATIONS. COORDINATE TOP OF FLOOR/GRADE CLEANOUT ELEVATION WITH TOP OF FINISHED GRADE.
- INSTALL HOSE BIBBS AND EXTERIOR WALL HYDRANTS AT 18" ABOVE FINISHED FLOOR AND FINISHED GRADE.
- ALL FLOOR DRAINS SHALL BE EQUIPPED WITH A TRAP PRIMER CONNECTION AND SHALL BE SUPPLIED BY AN APPROVED TRAP PRIMER DEVICE. ALL FLOOR DRAINS AND FLOOR SINKS SHALL BE INSTALLED WITH GRATES FLUSH TO THE FINISHED FLOOR.
- UNLESS NOTED OTHERWISE, SLOPE ALL SANITARY DWV, STORM DRAIN, AND CONDENSATE DRAIN PIPING 3" PIPE SIZE & LARGER A MINIMUM OF 1/8" PER FT. OF RUN, AND 2" PIPE SIZE AND SMALLER A MINIMUM 1/4" PER FT. OF RUN. SLOPE VENT PIPING DOWN & BACK TO FIXTURES.
- EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM, OR AT LEAST 3 FT. ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
- EXTEND EXISTING PLUMBING VENTS WHERE REQUIRED TO MAINTAIN A MINIMUM OF 8" ABOVE THE NEW FINISHED ROOF SURFACE.
- PROVIDE WATER HAMMER ARRESTORS AT ALL PLUMBING FIXTURES OR BATTERY OF FIXTURES WITH QUICK-CLOSING VALVES. INSTALL PER WATER HAMMER ARRESTORS SCHEDULE. AIR CHAMBERS SHALL NOT BE CONSIDERED AN EQUAL TO WATER HAMMER ARRESTORS AND SHALL NOT BE INSTALLED. QUICK CLOSING VALVES ARE DEFINED IN THE PDI HANDBOOK. ALL SENSOR OPERATED VALVES SHALL BE CONSIDERED QUICK CLOSING.
- UNLESS NOTED OTHERWISE, RUN CW, HW & HWR PIPING FULL SIZE THRU LENGTH OF CHASE, AND MAKE CONNECTIONS TO FIXTURES AS INDICATED IN THE PLUMBING FIXTURE SCHEDULE. PROVIDE RIGID SUPPORT AND BLOCKING IN CHASE FOR HEADER AND BRANCH PIPING, AND FOR FLUSH VALVES TO PREVENT ANY MOVEMENT. TAPE TO BE USED TO ISOLATE DISSIMILAR METALS IS PROHIBITED.
- PROVIDE BALANCING VALVES IN HOT WATER RETURN PIPING AND BALANCE SYSTEM FOR PROPER OPERATION. BALANCING VALVES WITH THREADED CONNECTIONS: WATTS #6M-61 ORCUT SETTER.
- COORDINATE THE EXACT LOCATION OF FLOOR AND ROOF DRAINS WITH ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION.
- PROVIDE ALL NECESSARY VALVES, TRAPS, FLOW CONTROLS, FILTERS, BACKFLOW ASSEMBLIES, FAUCETS, STOPS, TAILPIECES, VACUUM BREAKERS, IF NOT FURNISHED WITH EQUIPMENT.
- PROVIDE SUPPLY STOPS ON HOT AND COLD WATER PIPE SUPPLYING ALL FIXTURES AND EQUIPMENT.
- PROVIDE APPROVED CHROME PLATED TYPE VACUUM BREAKERS WHERE REQUIRED BY LOCAL CODES, AND AS INDICATED ON PLANS FOR NEW WORK.
- SUBMIT CORE-DRILL AND BEAM PENETRATION DIMENSION PLANS TO ARCHITECT, ENGINEER AND ARCHITECT FOR REVIEW PRIOR TO STARTING ANY WORK.
- PROVIDE DIELECTRIC UNIONS WHERE CONNECTIONS ARE MADE BETWEEN DISSIMILAR PIPE MATERIALS.
- SEE RISER DIAGRAMS FOR PIPE SIZES AND ROUTING NOT SHOWN ON PLANS.
- PRESSURE REDUCING VALVES SHALL BE PROVIDED WHERE THE WATER PRESSURE EXCEEDS 80 PSI AT ANY PLUMBING FIXTURE. WATER VELOCITY SHALL NOT EXCEED 8 FEET PER SECOND.
- COORDINATE EXACT LOCATION OF FLOOR DRAINS FOR HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR. CONDENSATE PIPING SHALL NOT DISCHARGE INTO SANITARY SYSTEM.
- DO NOT PENETRATE WALL FOOTINGS WITH PIPING. COORDINATE WITH GENERAL CONTRACTOR TO DROP FOOTINGS AS REQUIRED TO CLEAR PLUMBING SERVICES WHERE ABSOLUTELY NECESSARY. ALL PIPING PENETRATING A BEARING WALL OR FOOTING MUST BE SLEEVED AND THE LOCATION SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS AND/OR RECOMMENDATIONS.
- REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS RELATING TO PLUMBING FIXTURE SELECTIONS, COLOR, FINISHES, AND PIPING ROUTING.
- TERMINATE OVERFLOW RAIN LEADERS WITH CENTERLINE OF DOWNSPOUT NOZZLE 12" ABOVE OUTSIDE GRADE TO SPILL ONTO SPLASH BLOCK. PROVIDE CAST IRON ELBOW AND CONNECTOR FITTING AT BASE OF OVERFLOW DRAIN.
- ALL MODEL NUMBERS SHOWN WITHIN THESE DOCUMENTS ARE ONLY PROVIDED TO INDICATE LEVEL OF QUALITY AND THE DESIGN INTENT. REFER TO THE PLUMBING SPECIFICATIONS FOR ACCEPTABLE MANUFACTURERS FOR EACH PRODUCT BEING USED.
- ALL FLOOR, WALL AND CEILING OPENINGS CREATED BY THE REMOVAL OF EXISTING PLUMBING RELATED ITEMS SHALL BE REPAIRED TO MATCH EXISTING ADJACENT FINISHES AND WALL CONSTRUCTION.
- HYDROSTATICALLY TEST ALL INSTALLED/TO BE INSTALLED PIPING TO ENSURE THE ABSENCE OF LEAKS PRIOR TO ANY BACKFILLING OR CONCEALING OF SAID PIPE.
- PROVIDE HOSE BIBBS, FLOOR DRAINS AND HUB DRAINS IN ALL MECHANICAL ROOMS. HUB DRAINS ARE PROVIDED TO COLLECT CONDENSATE FROM MECHANICAL EQUIPMENT AND PIPING SHALL ROUTE TO STORM.
- NO SITE VERIFICATION WAS PERFORMED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPING AND FIXTURES FOR EXACT LOCATION, MATERIAL, AND SIZES. CONTRACTOR SHALL REPORT ALL MAJOR DISCREPANCIES TO THE ARCHITECT/ENGINEER FOR COORDINATION.

PLUMBING SYSTEM LEGEND

---	SOIL OR WASTE LINE (BELOW GRADE)
---	SOIL OR WASTE LINE (ABOVE GRADE)
FM	FORCE MAIN LINE (BELOW GRADE)
FM	FORCE MAIN LINE (ABOVE GRADE)
CD	CONDENSATE DRAIN PIPING
GR	GREASE WASTE PIPING (BELOW GRADE)
---	VENT PIPING
ST	STORM DRAIN LINE (BELOW GRADE)
ST	STORM DRAIN LINE (ABOVE GRADE)
STU	OVERFLOW STORM DRAIN (ABOVE GRADE)
---	DOMESTIC COLD WATER PIPING
---	HOT WATER PIPING
---	HOT WATER RETURN PIPING
---	TEMPERED WATER PIPING
---	GAS PIPING
---	COMPRESSED AIR PIPING
---	DOMESTIC COLD WATER PIPING TO BE DEMOLISHED
---	HOT WATER PIPING TO BE DEMOLISHED
---	HOT WATER RETURN PIPING TO BE DEMOLISHED
---	GAS PIPING TO BE DEMOLISHED
---	COMPRESSED AIR PIPING TO BE DEMOLISHED
---	SOIL OR WASTE LINE TO BE DEMOLISHED (BELOW GRADE)
---	SOIL OR WASTE LINE TO BE DEMOLISHED (ABOVE GRADE)
---	VENT PIPING TO BE DEMOLISHED

ABBREVIATIONS

CW	COLD WATER
HW	HOT WATER
HWR	HOT WATER RETURN
DWV	DRAIN, WASTE, AND VENT
W	WASTE (SANITARY)
GW	GREASE WASTE
FM	FORCE MAIN
COND.	CONDENSATE
V	VENT
VTR	VENT THRU ROOF
CO	CLEANOUT
WCO	WALL CLEANOUT
FCO	FLOOR CLEANOUT
ECO	EXTERIOR CLEANOUT (GRADE)
B.V.	BALANCING VALVE
AB	ABOVE
DN	DOWN
CLC	CEILING
O/H	OVERHEAD
MIN.	MINIMUM
C.P.	CHROME PLATED
S.S.	STAINLESS STEEL
SL	SLOPE
GA	GAUGE
BLDG.	BUILDING
CONN.	CONNECTION
A.H.A.P.	AS HIGH AS POSSIBLE
A.F.F.	ABOVE FINISHED FLOOR
B.F.F.	BELOW FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
I.E.	INVERT ELEVATION
FD	FLOOR DRAIN
AD	AREA DRAIN
FS	FLOOR SINK
RD	ROOF DRAIN
CD	CONDENSATE DRAIN
CR	CONDENSATE RECEPTOR
HB	HOSE BIBB
SB	SANITARY
WR	WATER

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
	CHECK VALVE	CV
	GATE VALVE	GV
	BALL VALVE	BV
	SOLENOID VALVE	SV
	SHUT-OFF COOK	-
	CALIBRATED BALANCING VALVE	BV
	PRESSURE REGULATING VALVE	PRV
	ROLL DOWN	DN
	ELBOW TURNED DOWN	DN
	ELBOW TURNED UP	UP
	TEE TURNED UP	UP
	P-TRAP	-
	TEE TURNED DOWN	DN
	PLUG OR WALL CLEAN OUT	CO
	FLOOR CLEAN OUT	FCO
	EXTERIOR CLEAN OUT	ECO
	PRESSURE & TEMPERATURE RELIEF VALVE	T & P
	VENT THROUGH ROOF	VTR
	UNION	-
	FLOOR DRAIN	FD
	PROMENADE DRAIN	DD
	FLOOR SINK	FS
	ROOF DRAIN	RD
	UTILITY FLOOR BOX	-
	WALL HYDRANT	WH
	HOSE BIBB	HB
	FLOW ARROW	-
	SHOCK ARRESTER	SA
	POINT OF DEMOLITION	POD
	POINT OF CONNECTION	POC
	PLUMBING FIXTURE DESIGNATION	XX-1
	CIRCULATING PUMP	CP
	PRESSURE GAGE	-
	THERMOMETER	-
	EXPANSION LOOP	-
	REDUCED PRESSURE DETECTOR ASSEMBLY	RPDA
	GREASE TRAP	-
	WATER METER	M
	FLOOR SLAB ELEVATION	ELEV
	INDICATES RISER/DETAIL NUMBER, SHEET FOUND, AND RISER VIEW, (IF APPLICABLE)	-
	VALVE IN VALVE BOX	-

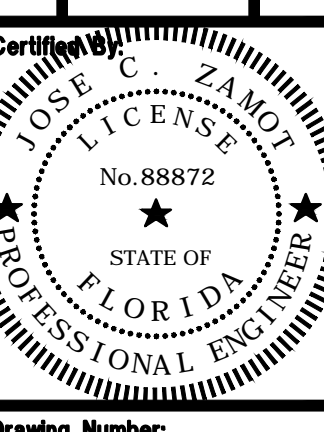
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Date:	12/15/2022
Drawn By:	CEL
Checked by:	JCE

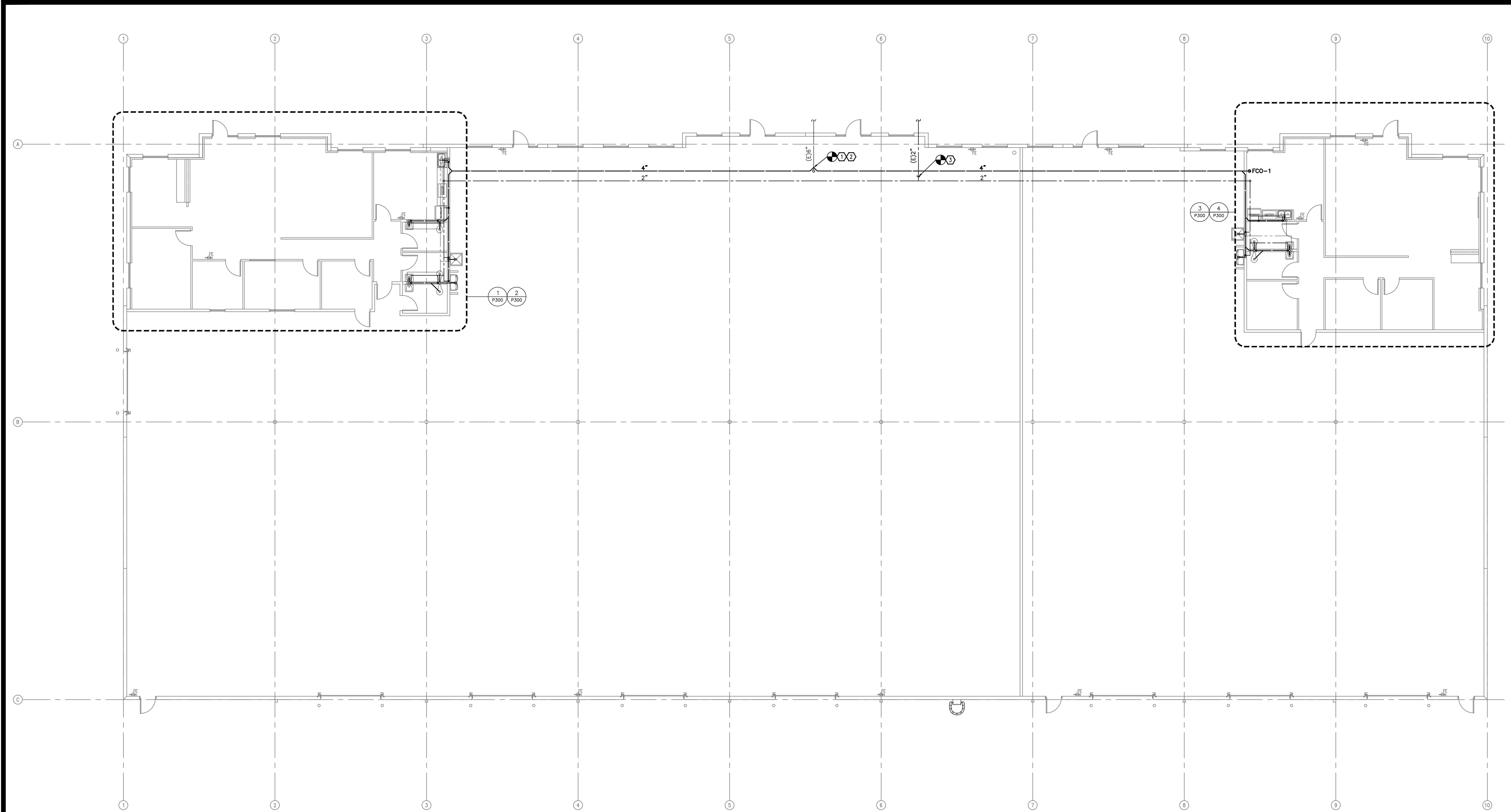
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690 GARDEN COMMERCE PKWY
WINTER GARDEN, FL 34787



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P001
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A/E Job Number:
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1 PLUMBING OVERALL PLAN
 SCALE: 1/8"=1'-0"
 NORTH ARROW

BID SET 12-15-22

PLAN KEY NOTES:

1. INSTALL NEW SANITARY PIPE BELOW THE FLOOR SLAB.
2. CONNECT NEW 4" SANITARY TO EXISTING 6".
3. CONNECT NEW 2" CW TO EXISTING. ROUTE TIGHT WITH STRUCTURE.



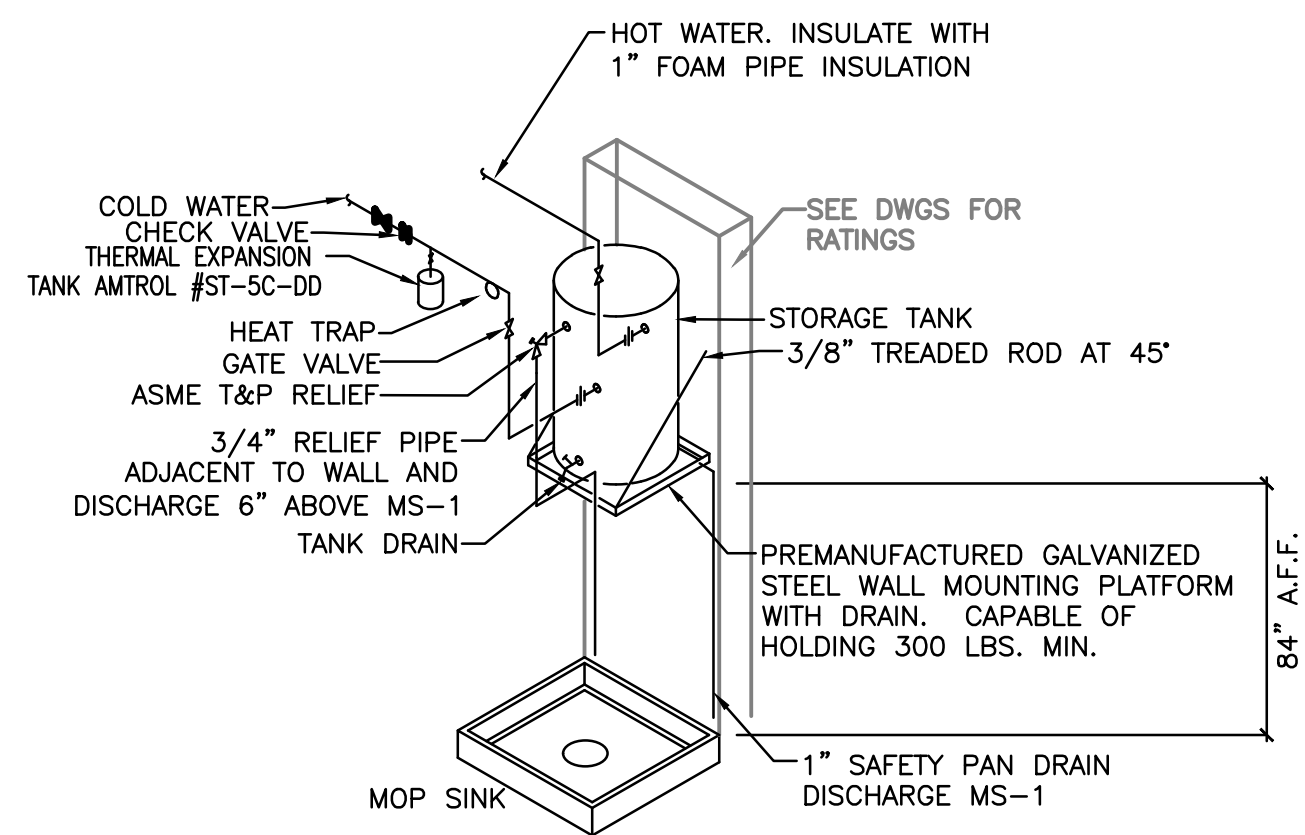
 ARCHITECTURE 135 West Central Blvd., Suite 400 Orlando, Florida 32801 TEL: 407.363.8136 A891246 ©Copyright 2022																			
Revision: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Rev#</td> <td style="width: 10%;">AS</td> <td style="width: 10%;">NOTED</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">DRAWN BY</td> <td style="width: 10%;">CHECKED BY</td> </tr> <tr> <td>1</td> <td>AS</td> <td>NOTED</td> <td>12/15/2022</td> <td>CEL</td> <td>CEL</td> </tr> </table>	Rev#	AS	NOTED	DATE	DRAWN BY	CHECKED BY	1	AS	NOTED	12/15/2022	CEL	CEL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">WGCC - IMAGE BUILDERS</td> </tr> <tr> <td colspan="2" style="text-align: center;"> WGCC - IMAGE BUILDERS 690 GARDEN COMMERCE PKWY WINTER GARDEN, FL 34787 </td> </tr> <tr> <td colspan="2" style="text-align: center;">PLUMBING OVERALL PLAN</td> </tr> </table>	WGCC - IMAGE BUILDERS		WGCC - IMAGE BUILDERS 690 GARDEN COMMERCE PKWY WINTER GARDEN, FL 34787		PLUMBING OVERALL PLAN	
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PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	SOIL/WASTE	VENT	HW	CW	BASIS OF DESIGN
L-1	WALL HUNG VITREOUS CHINA A.D.A.	2"	2"	1/2"	1/2"	AMERICAN STANDARD #0355, A.S. 7385 SINGLE LEVER FAUCET, SUPPLIES, STOPS, P-TRAP, ADA TRAP WRAP (WHITE INSULATION KIT), TMV-1
WC-1	WATER CLOSET	4"	2"	-	1/2"	AMERICAN STANDARD, CADET RIGHT HEIGHT, MODEL #2467.016, RIM @ 16.5", ADA, ELONGATED, FLOOR MOUNTED, 1.6 GPF, PRESSURE ASSIST, WHITE OPEN-FRONT SEAT
EW-1	ELECTRIC WATER COOLER	2"	2"	-	1/2"	ELKAY #EZ05TLRUC, 8 GALLONS AT 50°F 4.8 AMPS AT 120VAC, P-TRAP, STOPS WALL MOUNTED, BI-LEVEL, A.D.A.
TMV-1	THERMOSTATIC MIXING VALVE	-	-	1/2"	1/2"	ZURN: ZW1070XL ASSE1070 SET TO 110°F
EW-1	ELECTRIC WATER HEATER 20 GALLONS	-	-	3/4"	3/4"	RUUD EGSP20, 4.5KW, 208V/1φ, DRAIN PAN, T/P RELIEF VALVE, TANK DRAIN VALVE, WALL MOUNT KIT
MS-1	THERMOPLASTIC 24"x24"x10" MOP SINK	3"	2"	1/2"	1/2"	FIAT #MSB2424, SPEAKMAN #SC-5812 SERVICE FAUCET, WALL BRACE, VACUUM BREAKER
REF-1	WALL BOX	-	-	-	1/2"	INTEGRAL STOP, WATER HAMMER ARRESTOR
SK-1	DOUBLE COMPARTMENT STAINLESS STEEL	2"	2"	1/2"	1/2"	PROFLO #PFSR33283, 33"x22"x8-1/8", SYMMONS #S-23-3, SINGLE LEVER, SPRAY HOSE, P-TRAP, SUPPLIES, STOPS, ADA, 0.5 GPM, TMV-2
FCO-1	UNFINISHED AREAS FLOOR CLEAN-OUT	4"	-	-	-	J.R. SMITH:4239L MADE:W6000Z ZURN: Z1400HD

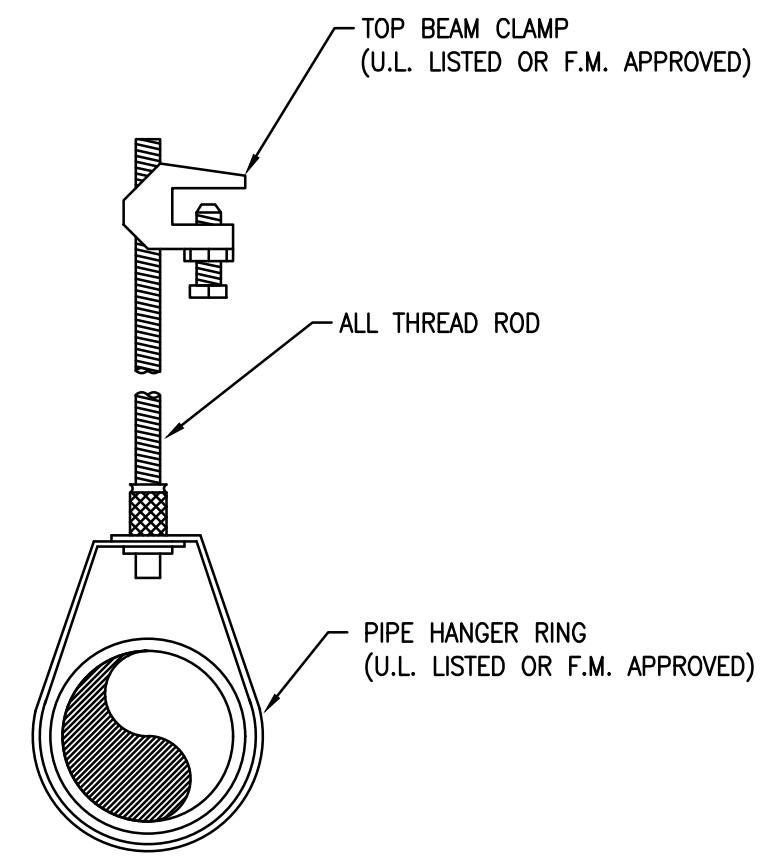
WATER HAMMER ARRESTOR SCHEDULE			
PIPE SIZE	PDI SIZE	FIXTURE UNIT RANGE	MANUFACTURER AND PART NUMBER
1/2"	A	1-11	PPP #SC-500A WILKINS #1250-A WATTS #F15M2-A
3/4"	B	12-32	PPP #SC-750B WILKINS #1250-B WATTS #F15M2-B
1"	C	33-60	PPP #SC-1000C WILKINS #1250-C WATTS #F15M2-C
1-1/4"	D	61-113	PPP #SC-1250D WILKINS #1250-D WATTS #F15M2-D
1-1/2"	E	114-154	PPP #SC-1500E WILKINS #1250-E WATTS #F15M2-E
2"	F	155-330	PPP #SC-2000F WILKINS #1250-F WATTS #F15M2-F

WATER HAMMER ARRESTOR NOTES:
 1. AIR CHAMBERS ARE NOT AN ACCEPTABLE EQUAL TO WATER HAMMER ARRESTORS AND SHALL NOT BE INSTALLED.
 2. SIZE PER MANUFACTURER'S RECOMMENDATIONS

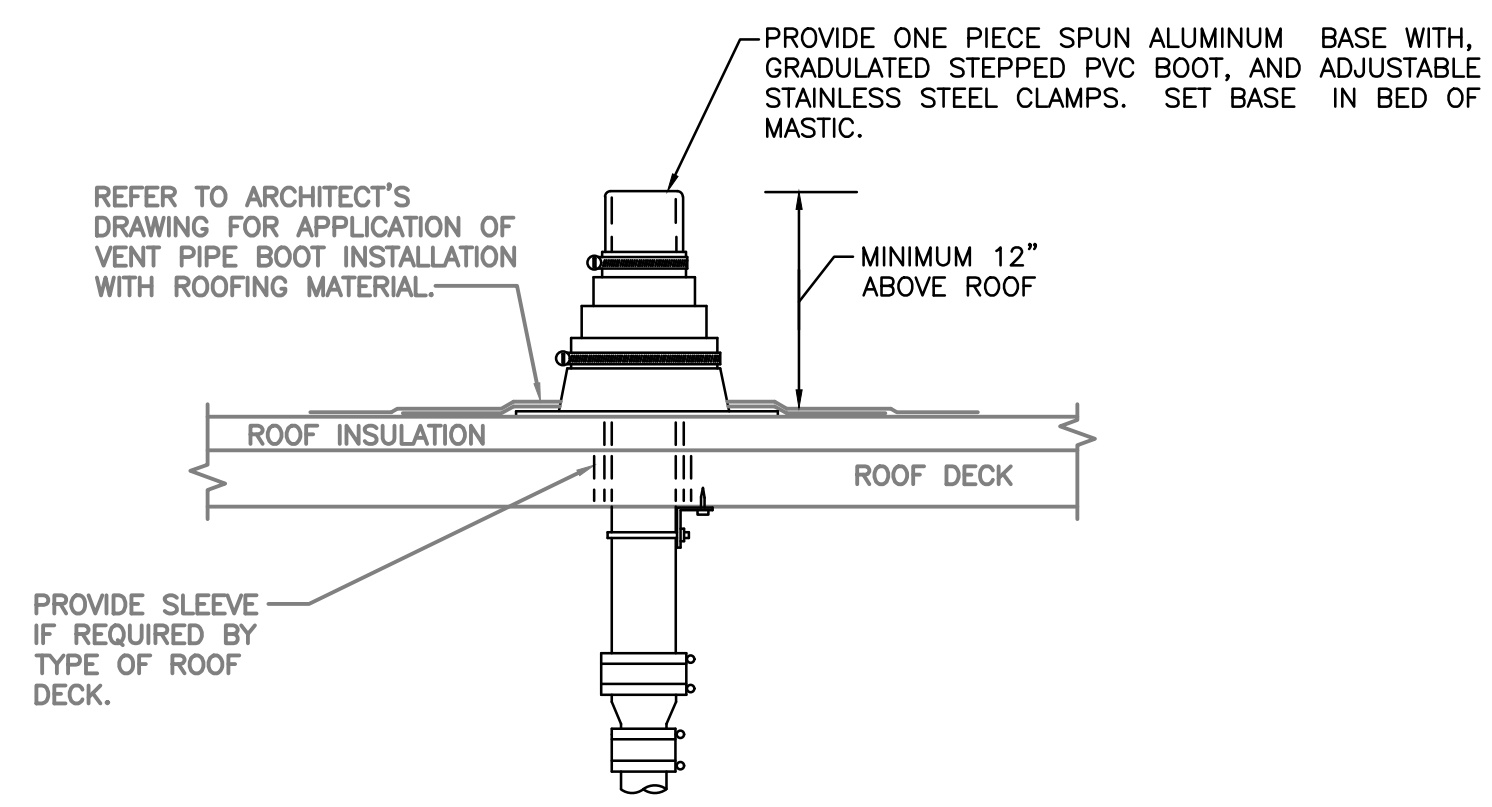


NOTE: BASIS OF DESIGN FOR WALL PLATFORM IS HOLDRITE #30-SWHP-WM SIMILAR PLATFORMS DESIGNED FOR 20 GALLON WATER HEATERS MAY BE SUBMITTED FOR REVIEW.

5 WATER HEATER DETAIL
 SCALE: N.T.S.



6 PIPE HANGER DETAIL
 SCALE: N.T.S.

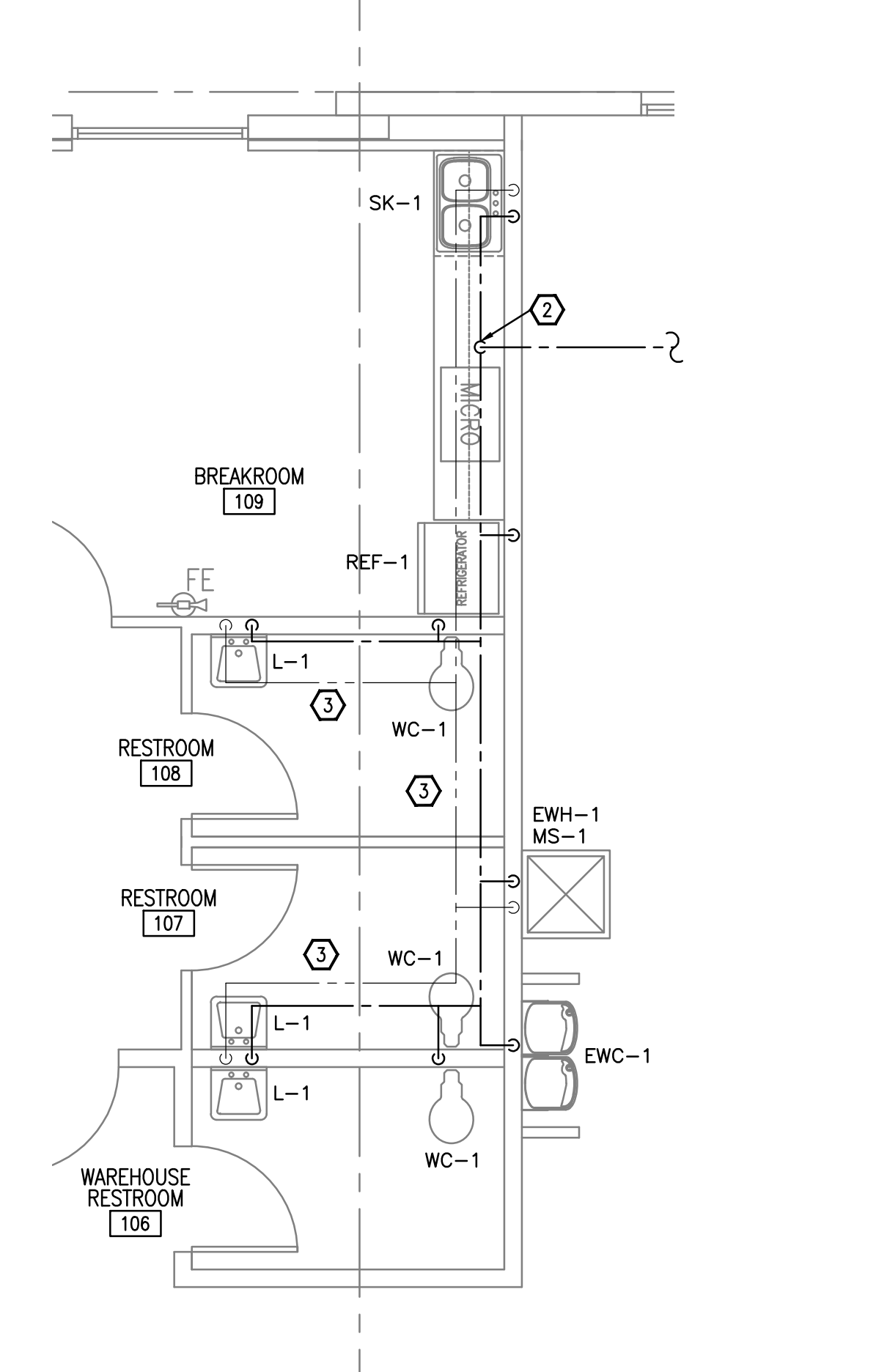


REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VENT THRU ROOF MINIMUM TEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, AND ONE FOOT FROM ANY VERTICAL SURFACE. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON VENT PIPE INSIDE BUILDING WITHIN SIX FEET OF VENT THRU ROOF LOCATION. VERIFY FLASHING AND COUNTER FLASHING WITH ROOFING CONTRACTOR.

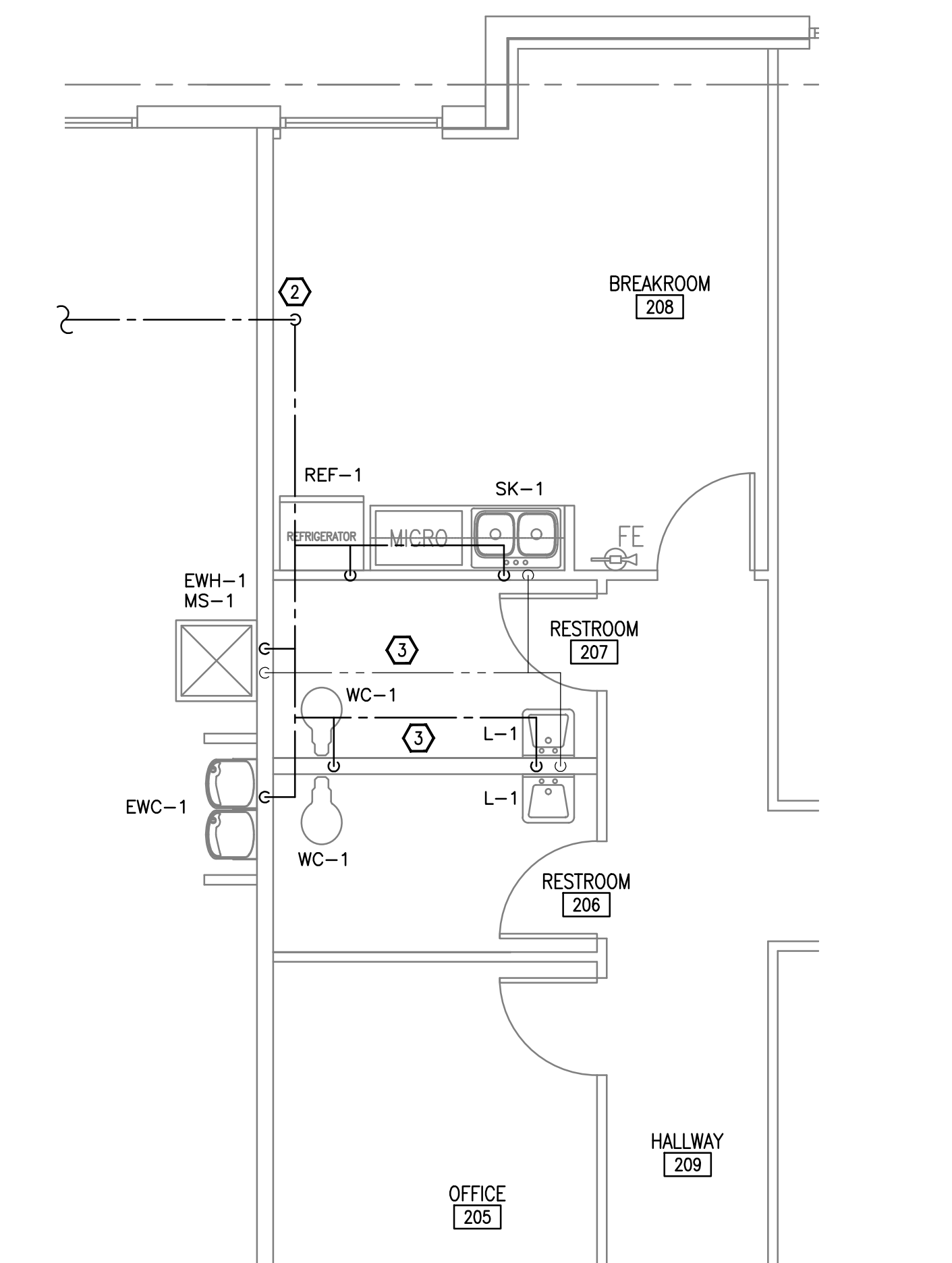
7 VENT THRU ROOF DETAIL
 SCALE: N.T.S.

PLAN KEY NOTES:

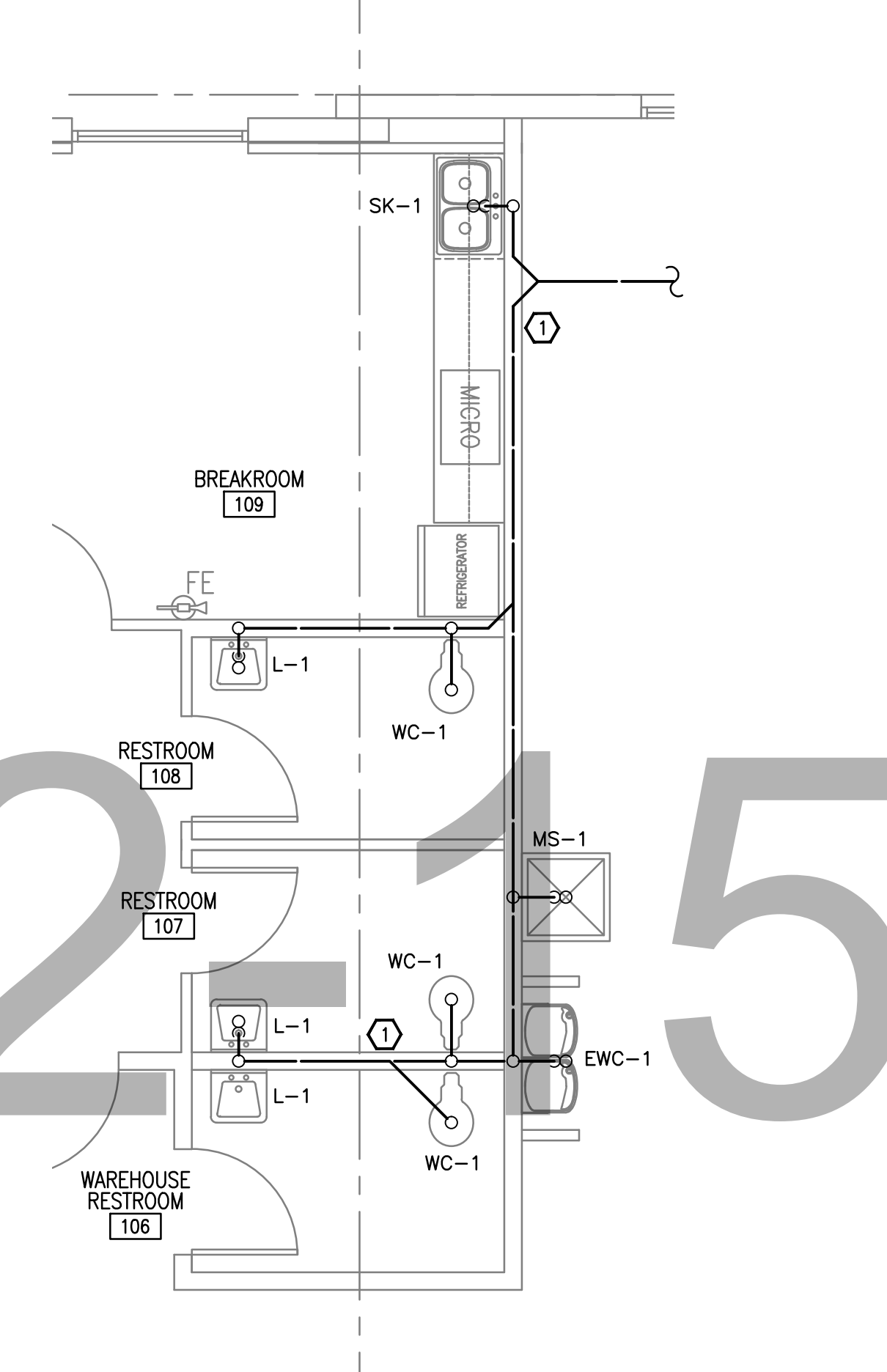
- INSTALL NEW SANITARY PIPE BELOW THE FLOOR SLAB.
- DROP CW PIPE TO BE ACCESSIBLE ABOVE CEILING WITHIN CONDITIONED SPACE.
- INSTALL NEW CW/HW PIPING ABOVE THE CEILING, SUSPENDED FROM THE STRUCTURE.



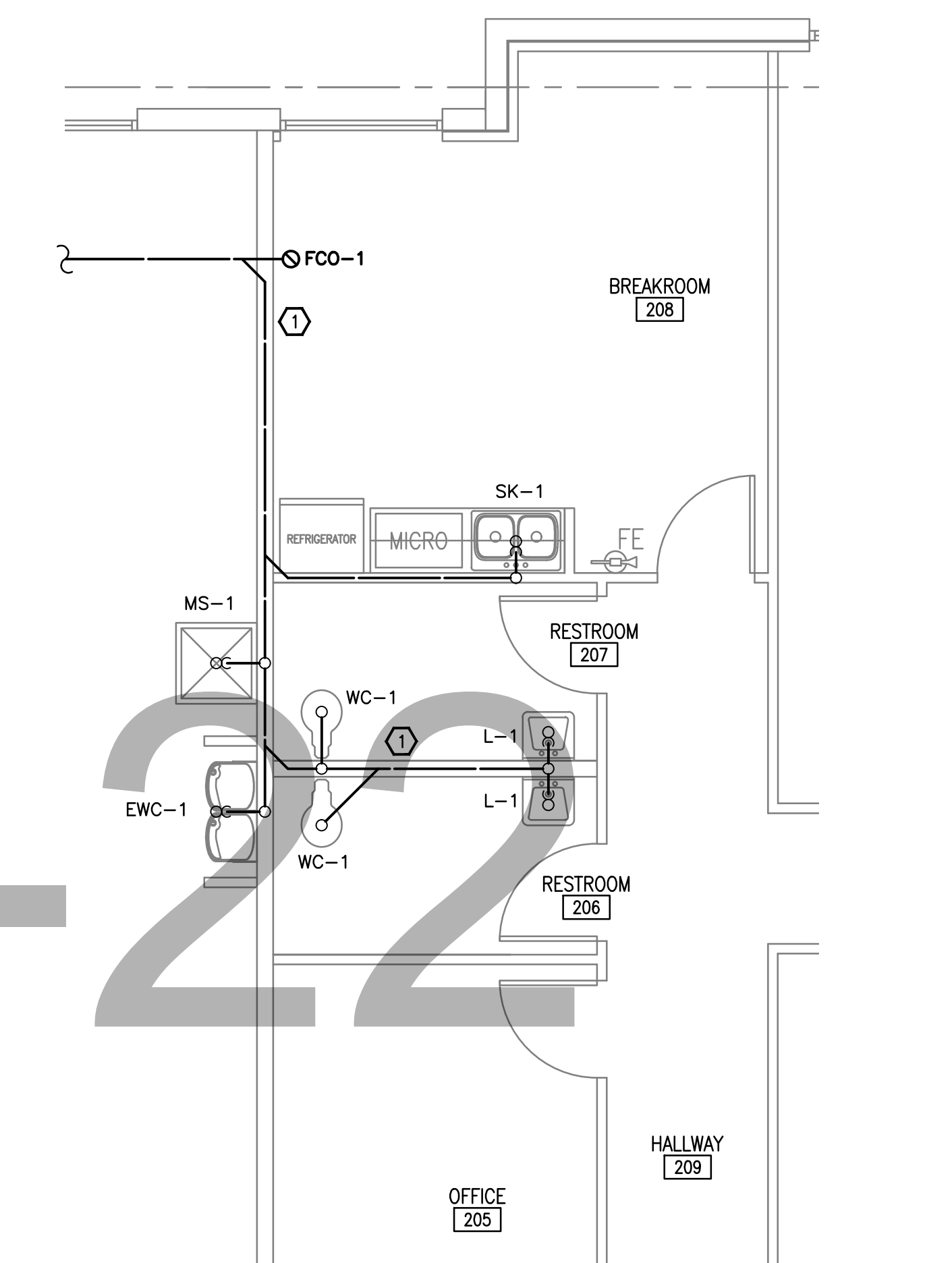
SUITE 1 PLUMBING POTABLE WATER PLAN
 SCALE: 1/4"=1'-0"



SUITE 2 PLUMBING POTABLE WATER PLAN
 SCALE: 1/4"=1'-0"



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



SUITE 2 PLUMBING SANITARY PLAN
 SCALE: 1/4"=1'-0"

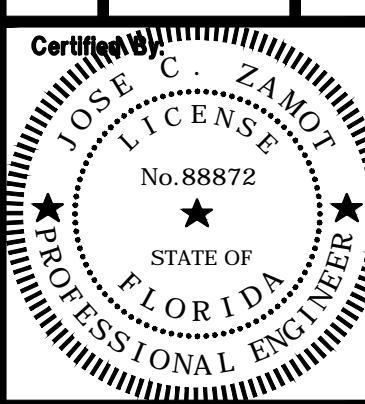
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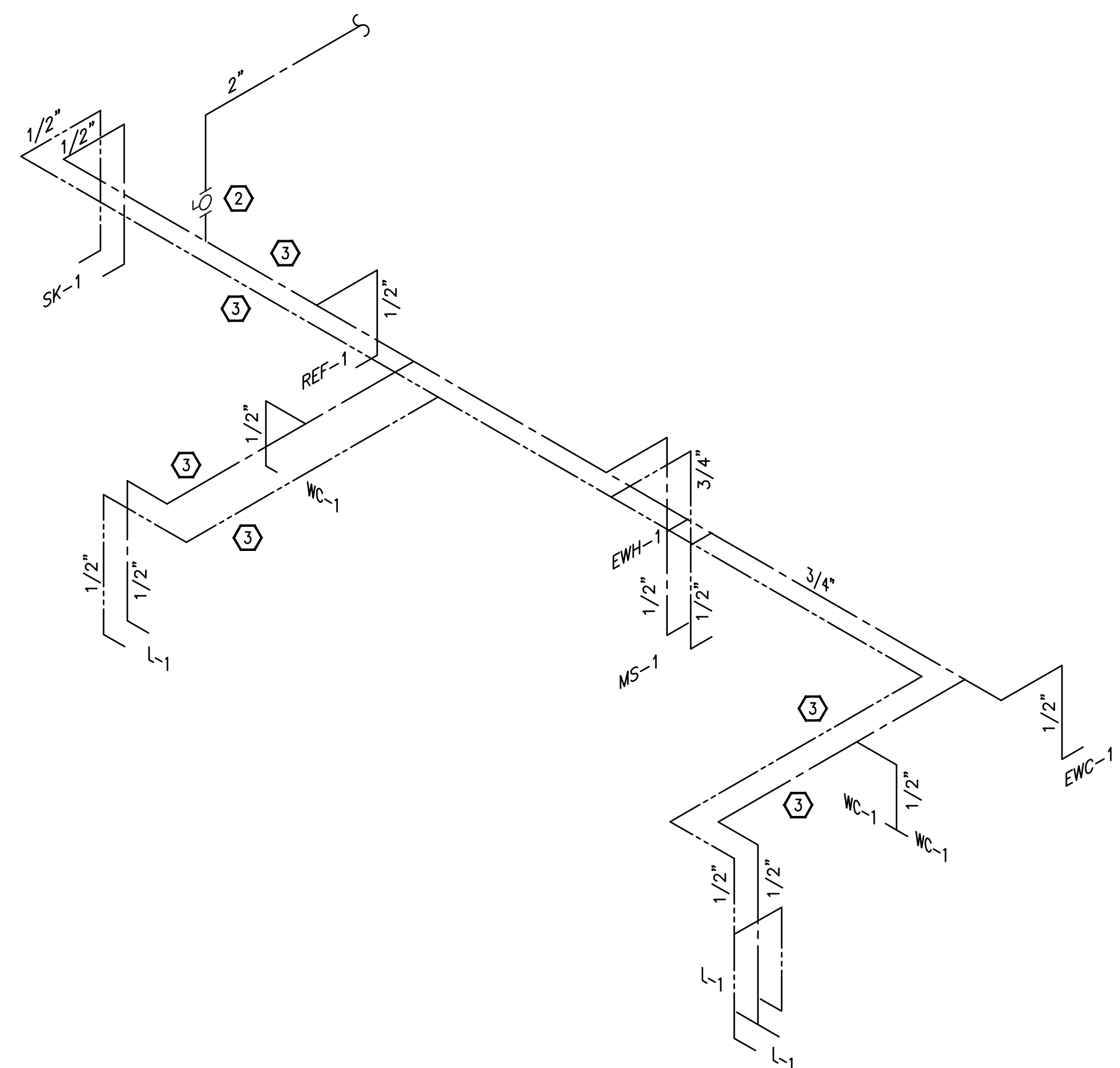
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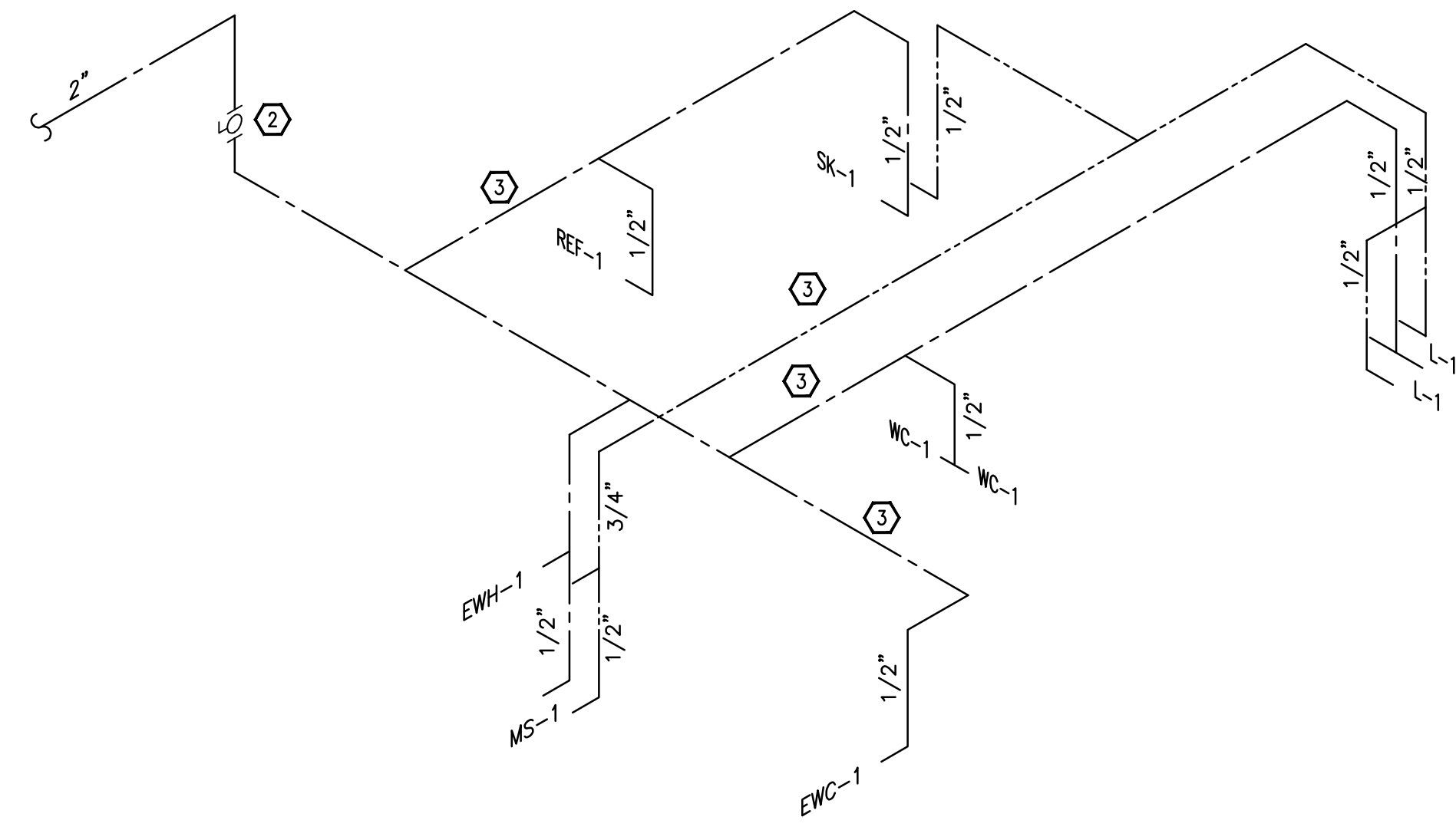


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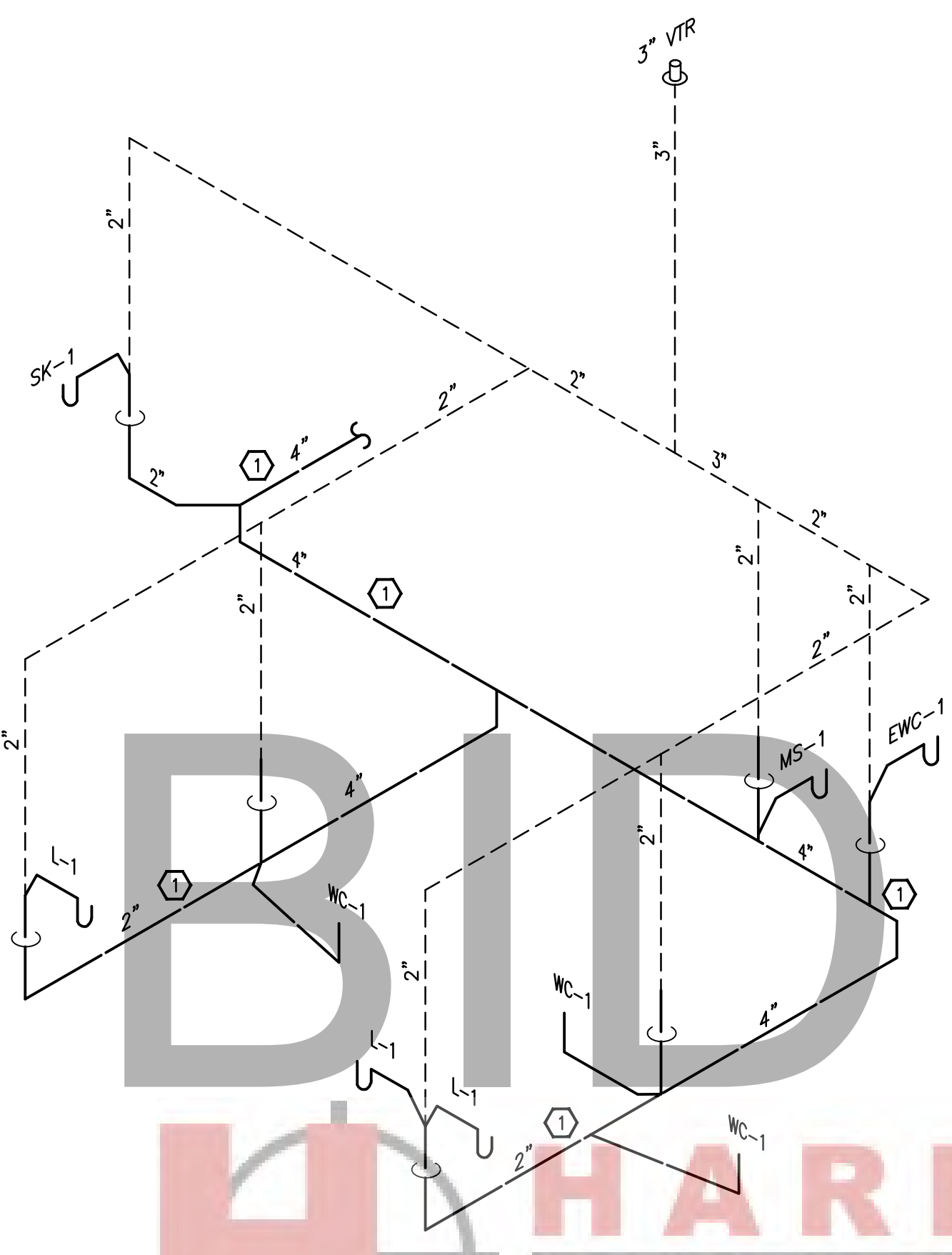
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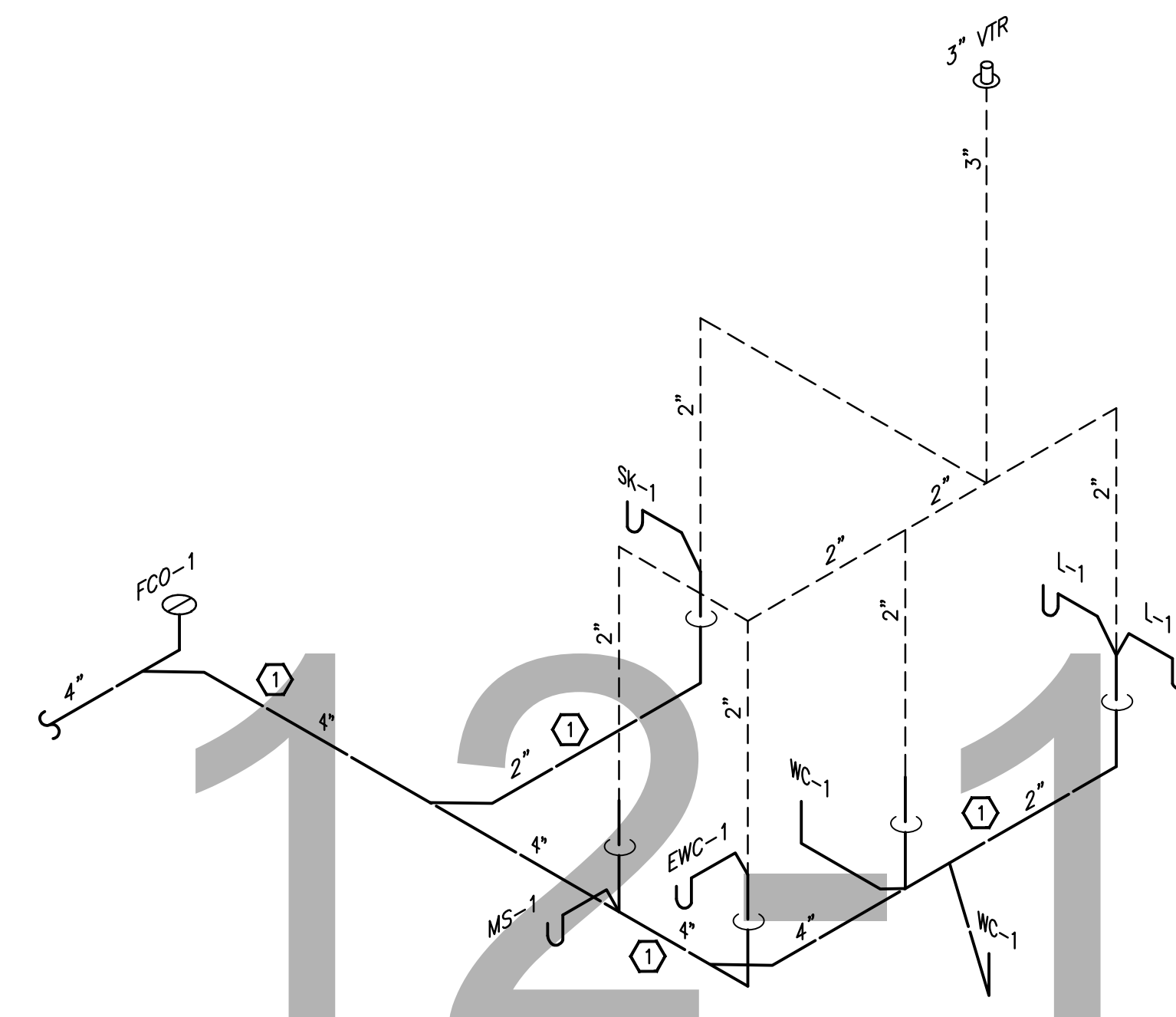
1 SUITE 1 POTABLE WATER RISER
 P600 SCALE: N.T.S.



3 SUITE 2 POTABLE WATER RISER
 P600 SCALE: N.T.S.



2 SUITE 1 SANITARY RISER
 P600 SCALE: N.T.S.



4 SUITE 2 SANITARY RISER
 P600 SCALE: N.T.S.

KEY NOTES:

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2. DROP CW PIPE TO BE ACCESSIBLE ABOVE CEILING WITHIN CONDITIONED SPACE.
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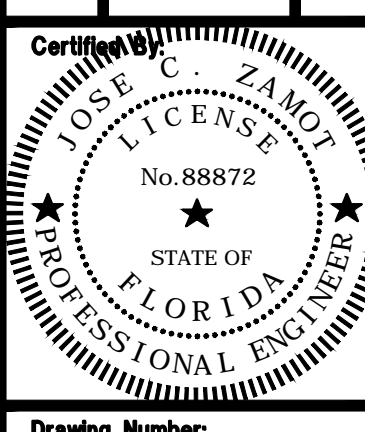
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PLUMBING RISERS



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