

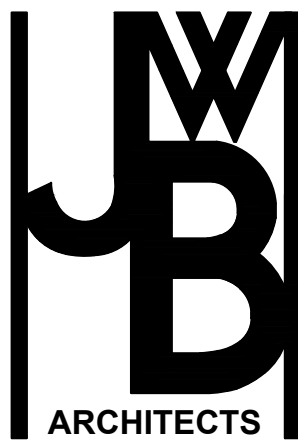
SHELL BUILDING ONLY

2020 11 0224

PLANTATION PLAZA

HWY 27

LEESBURG, FLORIDA



ARCHITECT

JWB ARCHITECTS
2295 S HIAWASSEE RD
SUITE 304
ORLANDO, FLORIDA 32835
407.298.5020

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CODE INFORMATION

PROJECT SQUARE FOOTAGE:

TOTAL SQUARE FOOTAGE : 19,829 SQFT
NET RENTABLE AREA : 18,053 SQFT

CONSTRUCTION TYPE:

TYPE II-B - (SPRINKLERED)

OCCUPANCY:

B-BUSINESS

APPLICABLE BUILDING CODES:

- 2017 FBC, 6TH EDITION, BUILDING
- 2017 FBC, 6TH EDITION, EXISTING BUILDING
- 2017 FBC, 6TH EDITION, ACCESSIBILITY
- 2017 FBC, 6TH EDITION, MECHANICAL
- 2017 FBC, 6TH EDITION, PLUMBING
- 2017 FLORIDA FIRE PREVENTION CODE 6TH EDITION
- 2014 NATIONAL ELECTRIC CODE

SCOPE OF WORK:

SCOPE OF WORK CONSIST OF A NEW CMU EXTERIOR WALL
BUILDING (SHELL ONLY) WITH PLUMBING STUB-UPS FOR FUTURE
UPFIT. NO INTERIOR WALL OR FLOOR FINISHES TO BE APPLIED.

GENERAL SPECIFICATION:

THE GENERAL CONTRACTOR SHALL SECURE ALL PAINT COLORS PLASTIC LAMINATE COLORS FLOOR FINISH COLORS AND TYPE FROM THE OWNER.
THE GENERAL CONTRACTOR SHALL VISIT THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL THE EXISTING CONDITIONS.
ALL DIMENSIONS SHALL BE CALCULATED AND DRAWINGS SHALL NOT BE SCALED. QUESTIONS CONCERNING DIMENSIONING SHALL BE REFERRED TO THE ARCHITECT.
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES HAVING JURISDICTION OVER HIS PROJECT.
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AIA DOCUMENT A205 1993 EDITION GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT.
FLOOR CONSTRUCTION SEE SHELL BUILDING PERMITTED DRAWINGS - BUILDING 12, SHEET S-1 FOUNDATION PLAN.
PROVIDE MOISTURE AND HEAT MITIGATION WITHIN SUITE DURING SLAB CURING TIME PERIOD.
INSTALL WOOD BLOCKING SUFFICIENT TO CARRY THE LOADS APPLIED BY GRAB BARS HANGING CABINETS PLUMBING FIXTURES OR ANY SUCH APPLIED EQUIPMENT.

A. ROUGH CARPENTRY:

1. WHERE INSTALLING BLOCKING FOR EQUIPMENT TO BE INSTALLED BY OTHERS WHERE LOCATIONS ARE NOT SUFFICIENTLY INDICATED ON DRAWINGS VERIFY THE EXACT LOCATION WITH THE ARCHITECT.
2. ROUGH HARDWARE: PROVIDE AND INSTALL ALL ROUGH HARDWARE AND METAL FASTENINGS OF SIZE AND TYPE REQUIRED FOR PROPER INSTALLATION AND CODE APPROVAL. ALL ROUGH HARDWARE SHALL EXCEED THE STRENGTH OF THE MEMBER ATTACHED.
5. ALL CONCEALED WOOD SHALL BE FIRE RESISTANT TREATED AS REQUIRED BY FBC CODE.

B. FINISH CARPENTRY & MILLWORK:

1. FABRICATION AND INSTALLATION OF ALL CORNICE, MILLWORK, TRIM, PANELING AND MOLDING WORK.
2. FURNISHING DOORS, WOOD TRIM AND FRAMES. AS SPECIFIED IN THE DOOR SCHEDULE.

C. INSTALLATION:

1. ALL MOLDED MEMBERS AND TRIM SHALL BE MITERED AT OUTSIDE OR COPED AT INSIDE CORNERS.
2. SCRIBING MITERING AND JOINING SHALL BE COMPLETED ACCURATELY, NEATLY, AND TIGHT, REQUIRING NO OR VERY LITTLE FILLING.
3. APPLY DOOR HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FIT ACCURATELY, APPLY SECURELY AND ADJUST CAREFULLY.

D. GYPSUM WALLBOARD ASSEMBLIES:

1. REFER TO WALL TYPES FOR ALL ASSEMBLIES OF WALLS
2. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
3. TILED OR WET AREAS TO HAVE WATER RESISTANT 5/8" GYP. BD.
4. FINISH JOINTS AND WALLHEADS WITH 3 COAT PERF-A-BEAD TAPE JOINT SYSTEM PROPERLY SANDED SCHEDULE. PERF-A-BEAD AT ALL EXTERNAL CORNERS OF 120 DEGREES OR GREATER. DURA-BEAD AT ALL 90 DEGREE EXTERNAL CORNERS - NO. 200 A TRIM AT DISSIMILAR MATERIALS.

E. PAINTING:

1. ALL COLORS AS SPECIFIED IN THE FINISH SCHEDULE.
2. ALL MANUFACTURERS SPECIFIED ARE TO ESTABLISH COLOR, QUANTITY AND TYPE OF FINISH. COMPARABLE PRODUCTS OF OTHER MANUFACTURERS WILL BE FULLY CONSIDERED WITH APPROPRIATE SUBMITTALS. ALL PRODUCTS MUST BE MANUFACTURERS 1ST LINE QUALITY.
3. GYP. BD. WALL - LAVATORIES ONLY
 - a. 1ST COAT - OLYMPIC, PRIMER/SEALER, TINT TO FINISH COLOR
 - b. 2ND COAT - OLYMPIC, EGGSHELL ENAMEL, COLOR AS SPECIFIED
4. GYP. BD. WALLS, SOFFITS, BULKHEADS, ETC.
 - a. 1ST COAT - OLYMPIC, LATEX OR ACRYLIC PRIMER/SEALER, TINT TO FINISH COLOR
 - b. 2ND COAT - OLYMPIC, EGGSHELL ENAMEL, COLOR AS SPECIFIED
5. GYP. BD. WALL AND CEILING - RECEPTION, CORRIDOR, RESTROOM, SHOWER, AND STEAM ROOM
 - a. 1ST COAT - SHERWIN WILLIAMS, LATEX OR ACRYLIC PRIMER/SEALER, TINT TO FINISH COLOR
 - b. 2ND COAT - SHERWIN WILLIAMS, LATEX, HIGH-GLOSS, OR AS NOTED, COLOR AS SPECIFIED

WOODWORK AND TRIM

- a. 1ST COAT - ENAMEL UNDERCOAT
 - b. 2ND COAT - STAIN FINISH, COLOR AS SPECIFIED. SAND BETWEEN COATS AND CLEAN THOROUGHLY
- a. 1ST COAT - STAIN COLOR - MATCH ARCHITECTS SAMPLE
 - b. 2ND COAT - SEALER, SAND
 - c. 3RD COAT - GLOSS SEALER, SAND
 - d. 4TH COAT - SATIN FINISH COAT
5. APPLICATOR MUST EXAMINE AREAS AND CONDITION UNDER WHICH PAINTING WORK IS TO BE APPLIED AND NOTIFY CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROTECT CARPET AND OTHER FINISHES FROM SPILL AND SPATTERS.
 6. DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, DEFECTS OR CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF A DURABLE, UNMARRED, UNBLEMISHED PAINT FILM.
 7. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURERS INSTRUCTIONS AND AS HEREIN SPECIFIED FOR EACH PARTICULAR SUBSTRATE CONDITION.
 8. REMOVE HARDWARE, HARDWARE ACCESSORIES, PLATE, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH PAINTED OR PROVIDE SURFACE APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE IF NECESSARY FOR COMPLETE PAINTING OF ITEMS AND ADJACENT SURFACES. FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OF AREA, REINSTALL REMOVED ITEMS.
 9. CLEAN SURFACES TO BE PAINTED BEFORE APPLYING PAINT OR SURFACE TREATMENTS.
 10. PAINT APPLICATION TO WALLBOARD MAY BE BRUSH, ROLLER OR AIRLESS SPRAY OR BRUSH. APPLY PAINT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS.
 11. APPLY ADDITIONAL COAT OR STAIN-KILL PRIMER WHEN STAINS OR OR OTHER CONDITION SHOWS THROUGH FINAL COAT OF PAINT UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. GIVE SPECIAL ATTENTION TO INSURE THAT SURFACES INCLUDING EDGES CORNERS CREVICES WELDS AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES.
 12. APPLY FIRST COAT MATERIAL TO SURFACES THAT HAVE BEEN CLEANED PRETREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICAL AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION.
 13. ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATING TO PERMIT PROPER DRYING.
 14. MINIMUM COATING THICKNESS: APPLY MATERIALS AT NOT LESS THAN MANUFACTURERS RECOMMENDED SPREADING RATE.
 15. PRIME COATS: APPLY PRIME COAT OF PAINT TO MATERIAL WHICH IS REQUIRED TO BE PAINTED OR FINISHED AND WHICH HAS NOT BEEN PRIME COATED BY OTHERS.
 16. UPON COMPLETION OF PAINTING WORK REMOVE SPATTERED PAINT BY PROPER METHODS OF WASHING AND SCRAPING USING CARE NOT TO SCRATCH OR OTHERWISE DAMAGE FINISHED SURFACES.
 17. AT THE COMPLETION OF WORK OF OTHER TRADES, TOUCHUP AND RESTORE ALL DAMAGED OR DEFACED SURFACES.

F. SHEET VINYL AND VINYL BASE:

1. RUBBER WALL BASE TO BE INSTALLED IN ALL AREAS UNLESS SPECIFICALLY NOTED OTHERWISE IN DRAWINGS.

PROJECT LOCATION



SITE MAP

SCALE: NOT TO SCALE



HARB
GENERAL CONTRACTORS, INC.

PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA



Project: 19-019

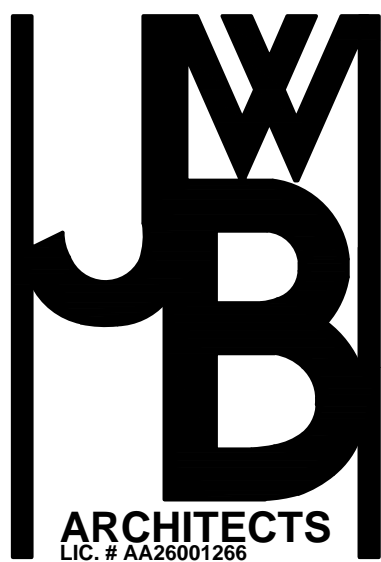
11-01-19-BLDG REVIEW CHANGES
03-18-21-BLDG REVIEW CHANGES
05-06-21-BLDG REVIEW CHANGES
10-21-21-BLDG REVIEW CHANGES

HVAC SYMBOL LEGEND			
24x12	DUCT-FIRST DIM. IS WIDTH DUCT-SECOND IS HEIGHT		DUCT TAKE-OFF W/ VOLUME DAMPER
	DUCT ELBOW DOWN		POINT OF CONNECTION NEW TO EXIST. WORK
	DUCT ELBOW UP		THERMOMETER
	DUCT RISE		PRESSURE GAUGE
	DUCT DOWN		UNION OR FLANGE
	DUCT UNDER POSITIVE PRESSURE		BALL OR BUTTERFLY VALVE
	DUCT UNDER NEGATIVE PRESSURE		CHECK VALVE
	ELBOW W/TURNING VANES		MODULATING CONTROL VALVE
	TAKE-OFF W/EXTRACTOR		TWO POSITION CONTROL VALVE
	FLEXIBLE DUCT		PLUG VALVE W/ MEMORY
	FLEXIBLE CONNECTION		FLEXIBLE PIPE
	SUPPLY AIR TERMINAL ARROW INDICATES THROW		STRAINER
	RETURN OR EXHAUST AIR		MANUAL AIR VENT
	LINEAR DIFFUSERS		AUTOMATIC AIR VENT
	SIDE MOUNTED EHD		3/4" HOSE END DRAIN PIPE
	BOTTOM MOUNTED EHD		CHILLED WATER SUPPLY
	FIRE DAMPER		CHILLED WATER SUPPLY
	SMOKE DAMPER		HOT WATER SUPPLY
	SMOKE AND FIRE DAMPER		HOT WATER RETURN
	VOLUME DAMPER		REFRIGERANT HOT GAS
	REMOTE VOLUME DAMPER		REFRIGERANT LIQUID
	MOTORIZED DAMPER		REFRIGERANT SUCTION
	BACKDRAFT DAMPER		CONDENSATE DRAIN
	SMOKE DETECTOR (DUCT MOUNTED)		PIPE ELBOW DOWN
	CEILING ACCESS DOOR		PIPE ELBOW UP
	DUCT ACCESS DOOR		PIPE ELBOW
	HUMIDITY SENSOR		PIPE TEE DOWN
	ROOM SENSOR		PIPE TEE UP
	THERMOSTAT		ROUND

HVAC ABBREVIATIONS			
AC	AIR CONDITIONING	HD	HUB DRAIN
AHU	AIR HANDLING UNIT	HOA	HAND/OFF/AUTOMATIC
AFF	ABOVE FINISHED FLOOR	HP	HORSEPOWER
BDD	BACKDRAFT DAMPER	HVAC	HEATING, VENTILATING & AIR CONDITIONING
BHP	BRAKE HORSEPOWER	H2O	WATER
BMS	BUILDING MANAGEMENT SYSTEM	INIT	INITIAL
BTU	BRITISH THERMAL UNIT	KSU	KITCHEN AIR SUPPLY UNIT
CF	CHEMICAL FEEDER	LAT	LVG. AIR TEMPERATURE
CFM	CUBIC FEET PER MINUTE	LD	LINEAR DIFFUSER
CLG	CEILING	LR	LINEAR RETURN
CYC	CYCLES	LVG	LEAVING
COND	CONDENSATE	LWT	LVG. WATER TEMPERATURE
CC	COOLING COIL	MAU	MAKE UP AIR UNIT (KITCHEN HOOD)
CD	CEILING DIFFUSER	MBH	MEGA BTU PER HOUR
DIM	DIMENSION	NC	NOISE CRITERIA
DB	DRY BULB	NIC	NOT IN CONTRACT
°F	DEGREES FARENHEIT	OA	OUTSIDE AIR
DWG	DRAWING	OPER	OPERATING
EA	EXHAUST AIR	OV	OUTLET VELOCITY
EAT	ENT. AIR TEMPERATURE	PCF	PUMP, CHEMICAL FEED
EG	EXHAUST AIR GRILLE	PCH	PUMP, CHILLED WATER
EHC	ELECTRIC HEATING COIL	PD	PRESSURE DROP
EHD	ELECTRIC HEATER, DUCT	PH	PHASE
EHU	ELECTRIC UNIT HEATER	RG	RETURN AIR GRILLE
EHW	ELECTRIC HEATER, WALL	ROT	ROTATION
ENT	ENTERING	RPM	REVOLUTION PER MINUTE
ER	EXHAUST AIR REGISTER	SA	SUPPLY AIR
EWT	ENT. WATER TEMPERATURE	SENS	SENSIBLE
F	FILTER	SD	SPLITTER DAMPER
FCU	FAN COIL UNIT	SP	STATIC PRESSURE
EF	EXHAUST FAN	SR	SUPPLY AIR REGISTER
EFG	EXHAUST FAN, GREASE	TG	TRANSFER AIR GRILLE
FF	FLY FAN	TEMP	TEMPERATURE
FPI	FINS PER INCH	UD	UNDERCUT DOOR
FPM	FEET PER MINUTE	VG	VENT, GRAVITY
FR	FAN, RETURN	W	WATTS
SF	SUPPLY FAN	WB	WET BULB
GPM	GALLONS PER MINUTE	W/	WITH

HVAC GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE, MECHANICAL, 2017 FLORIDA ENERGY EFFICIENCY CODE AND THE ORANGE COUNTY BUILDING DEPARTMENT REQUIREMENTS AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- REFER TO ARCHITECTURAL DRAWINGS FOR CLEARANCES WITHIN THE CEILING SPACE AND MECHANICAL ROOMS, LOCATIONS AND SIZES OF BEAMS AND CEILING AND SOFFIT HEIGHTS.
- DUCTWORK AND EQUIPMENT LOCATIONS AND CLEARANCES SHALL BE COORDINATED WITH GENERAL, PLUMBING AND ELECTRICAL CONTRACTORS. REFER TO ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND DETAILS.
- CONNECTION TO ALL EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURERS CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR ALL EQUIPMENT FURNISHED.
- COORDINATE DIFFUSER, REGISTER AND GRILLE LOCATION WITH LIGHTING, SPRINKLER AND ARCHITECTURAL CEILING PLANS. ALSO COORDINATE THE TYPE OF DIFFUSER FRAME WITH THE CEILING TYPE.
- ALL HVAC SYSTEMS SHALL BE BALANCED FOR AIR QUANTITIES SHOWN AGAINST THE ACTUAL INSTALLED STATIC PRESSURE OF THE SYSTEM. CONTRACTOR SHALL PROVIDE POSITIVE MEANS FOR BALANCING EACH INDIVIDUAL AIR OUTLET AND INLET.
- ALL EQUIPMENT SHALL BE PROPERLY SUPPORTED AND ISOLATED TO PREVENT NOISE AND VIBRATION TRANSMISSION. ALL AIR HANDLING EQUIPMENT SHALL BE SUPPORTED OR SUSPENDED WITH SPRING VIBRATION ISOLATORS PADS. ALL CONNECTIONS BETWEEN AIR HANDLING EQUIPMENT AND DUCTWORK SHALL BE CANVAS FLEXIBLE CONNECTORS.
- EVERY APPLIANCE AND ALL MECHANICAL EQUIPMENT SHALL BE LOCATED WITH RESPECT TO BUILDING CONSTRUCTION AND OTHER EQUIPMENT SO AS TO PERMIT ACCESS TO THE MECHANICAL EQUIPMENT IN CONFORMITY WITH ANY CLEARANCE WHICH MAY BE RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT. SUFFICIENT CLEARANCE SHALL BE MAINTAINED FOR CLEANING COILS, MOTORS, BURNERS, AS WELL AS CHANGING FILTERS. ALL EQUIPMENT SHALL BE LOCATED WITHIN THE MECHANICAL ROOM AND CEILING SPACES WITH ADEQUATE CLEARANCES FOR REPAIR AND MAINTENANCE. ALL PIPING AND DUCTWORK SHALL BE INSTALLED TO PROVIDE ADEQUATE CLEARANCE FOR ACCESS TO ALL EQUIPMENT. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE MANUFACTURERS SPECIFICATION AND CLEARANCE REQUIREMENT.
- ALL DUCT DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS.
- THE INSIDE OF ALL DUCTS VISIBLE THRU THE FACE OF DIFFUSERS, REGISTERS, AND GRILLES SHALL BE PAINTED FLAT BLACK WITH NON TOXIC PAINT.
- ALL SUPPLY AIR, RETURN AIR, AND OUTSIDE AIR DUCTWORK SHALL BE FIBERGLASS (SUPER DUCT) DUCTBOARD OR FIBERGLASS DUCTBOARD (R-6). FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA DUCT CONSTRUCTION STANDARDS FOR A 2 INCH PRESSURE CLASS. EXHAUST DUCTWORK SHALL BE GALVANIZED STEEL SHEETS IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS FOR A 1 INCH PRESSURE CLASSIFICATION.
- FLEXIBLE DUCTWORK SHALL BE INSULATED VINYL TYPE (R-6) WITH WIRE SPIRAL SUPPORT. FLEXIBLE DUCTWORK SHALL BE RUN IN MAXIMUM LENGTHS OF 14'-0". FLEXIBLE DUCTWORK SHALL BE PROPERLY SUPPORTED WITH GALVANIZED STEEL STRAPS 2" WIDE AND SHALL BE RUN AS STRAIGHT AS POSSIBLE WITH NO KINKS OR BENDS TO RESTRICT AIRFLOW.
- ALL DUCTWORK, EXCEPT EXHAUST SYSTEM, SHALL BE EXTERNALLY INSULATED WITH 2" THICK (R-6) FIBERGLASS BLANKET INSULATION WITH FOIL JACKETING UNLESS OTHERWISE NOTED.
- ALL DUCT JOINTS SHALL BE SEALED WITH APPROVED MASTIC.
- ALL FIBROUS GLASS INSULATION JOINTS, SEAMS AND CONNECTIONS SHALL BE CONSTRUCTED WITH PRESSURE SENSITIVE TAPE, FAB, STAINLESS STEEL STAPLES AND THEN SEALED WITH MASTIC. HEAT AND PRESSURE SENSITIVE TAPE ARE NOT ACCEPTABLE AS A FINAL CLOSURE.
- PROVIDE HANGER STRAPS FOR ALL DUCTS MADE OF 2" WIDE, 22 GAGE GALVANIZED STEEL-SPACED ACCORDING TO SMACNA STANDARDS AND ALL OTHER APPLICABLE GOVERNING CODES AND STANDARDS.
- ALL DUCT BRANCH TAKE-OFFS FROM MAIN DUCT FOR INDIVIDUAL AIR OUTLETS, INLETS AND BOXES SHALL HAVE BALANCING DAMPERS.
- ALL DUCTWORK STORED ON SITE OR ALREADY INSTALLED SHALL HAVE ALL OPEN ENDS SEALED WITH VISQUEINE TO PREVENT DUST AND DEBRIS FROM ACCUMULATING INSIDE OF THE DUCTWORK. INTERIORS OF ALL DUCTWORK SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION.
- ALL DAMPERS AND EXTRACTORS SHALL HAVE LOCKING QUADRANTS AND SHALL BE ACCESSIBLE.
- PROVIDE REMOTE VOLUME DAMPER OPERATORS IN ALL NON-ACCESSIBLE CEILINGS. EQUAL TO YOUNG REGULATOR COMPANY MODEL 270-896C BOWDEN CABLE CONTROL UNIT.
- BEVELED TAKE OFFS AND DAMPERS SHALL BE INSTALLED IN ALL BRANCH DUCTWORK LEADING FROM MAIN TRUNK LINES.
- ALL SPLITTER DAMPERS SHALL BE BALANCED AND SET PRIOR TO THE INSTALLATION OF THE CEILING.
- EXHAUST FAN OUTLETS SHALL BE INSTALLED A MINIMUM OF 10'-0" FROM FRESH AIR INTAKES OF MECHANICAL EQUIPMENT AS WELL AS ALL OPERABLE WINDOWS AND DOORS.
- ALL EQUIPMENT LOCATED WITHIN THE CEILING SPACES SHALL HAVE ADEQUATE CLEARANCES FOR REPAIR AND MAINTENANCE. ALL PIPING AND DUCTWORK SHALL BE INSTALLED TO PROVIDE ADEQUATE CLEARANCE FOR ACCESS TO ALL EQUIPMENT.
- REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL FIRE AND SMOKE RATED PARTITIONS. ALL PENETRATIONS THROUGH FIRE RATED/SMOKE RATED PARTITIONS OR FLOORS AND CEILINGS SHALL HAVE FIRE/SMOKE DAMPERS. ALL FIRE WALL PENETRATIONS SHALL HAVE FIRE DAMPERS. PROVIDE ACCESS DOORS IN WALL OR HARD CEILING FOR THESE DAMPERS.
- PROVIDE ACCESS DOORS (24"x24") FOR ALL FIRE DAMPERS IN NON-ACCESSIBLE CEILINGS.
- PROVIDE ACCESS PANELS IN DRYWALL CEILINGS AS REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE WORK PLATFORMS AS REQUIRED FOR ALL EQUIPMENT LOCATED WITHIN THE CEILING SPACE.
- FURNISH AND INSTALL INSULATED COPPER OR PVC CONDENSATE DRAINS WITH TRAPS FOR ALL COOLING COILS. RUN CONDENSATE DRAIN LINE ALONG ROOF TO NEAREST ROOF DRAIN. PROVIDE SUPPORT EVERY 5'-0" O.C.
- ALL PIPING SHALL BE FULLY SUPPORTED THE ENTIRE LENGTH AND ANCHORED TO PREVENT SWAY AND VIBRATION.
- DIVISION 16 CONTRACTOR SHALL SUPPLY AND WIRE ALL SMOKE DETECTORS IN THE SUPPLY AIR DUCTWORK OF ALL AIR HANDLING UNITS 2000 CFM AND ABOVE TO SHUT DOWN THE FANS IN THE EVENT OF A FIRE. DUCT SMOKE DETECTOR SHALL BE OF PHOTOELECTRIC TYPE AND LOW VOLTAGE. DIVISION 15 CONTRACTOR SHALL INSTALL ALL SMOKE DETECTORS.
- ALL WALL SENSORS, VARIABLE SPEED CONTROL SWITCHES, ON-OFF SWITCHES AND MOTOR STARTERS SHALL BE INDIVIDUALLY LABELED. LABELS SHALL INDICATED THE UNIT CONTROLLED, TYPE OF CONTROL AND AREA SERVED. THE LABELS SHALL BE PLASTIC LAMINATE, PERMANENT TYPE, WHITE WITH BLACK LETTERING, AND SHALL BE MOUNTED INSIDE OF THE COVER PLATE, OF THE CONTROL DEVICE.
- ALL ROOF MOUNTED FANS AND PACKAGE A/C UNITS SHALL BE BOLTED DOWN TO ROOF CURB USING 1/4" STAINLESS STEEL BOLTS EVERY 12" INCHES. PROVIDE 1/4" THICK NEOPRENE GASKETS BETWEEN EQUIPMENT AND ROOF CURBS.
- ALL EXHAUST FANS SHALL BE CONTROLLED BY TIMECLOCK.
- COORDINATE ALL CONTROL DEVICES WITH ELECTRICAL CONTRACTOR.
- ALL CONTROL WIRING, CONDUIT AND HARDWARE TO COMPLETE THE HVAC CONTROL SYSTEM SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 15 - MECHANICAL.
- ALL CONTROL WIRING AND INTERLOCK WIRING SHALL BE IN CONDUIT.
- AIR FILTERS SHALL BE 2" PLEATED 30% EFFICIENT (MIN.) OR EQUAL IN AIR HANDLING EQUIPMENT. FILTERS SHALL BE INSTALLED PRIOR TO UNIT START UP, REPLACED A MINIMUM OF ONCE PER MONTH DURING THE CONSTRUCTION PERIOD, REPLACED PRIOR TO TEST AND BALANCE, AND REPLACED MONTHLY UNTIL FINAL COMPLETION.
- ALL EXHAUST FANS SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE TEST AND BALANCE FIRM. PRIOR TO TEST AND BALANCE, THE CONTRACTOR SHALL START-UP, PRE-BALANCE THE SYSTEM, AND REPLACE ALL AIR FILTERS FOR EVERY AHU BEING TESTED. ALL DISCREPANCIES, DRIVE CHANGES, ETC. REPORTED BY ENGINEER OR OWNER'S TEST AND BALANCE FIRM SHALL BE CORRECTED BY CONTRACTOR WITHIN FIVE CALENDAR DAYS AT NO ADDITIONAL COST.
- OPERATION AND MAINTENANCE MANUALS SHALL INCLUDE AS A SEPARATE SUBMITTAL ITEM, PREVENTATIVE MAINTENANCE REQUIREMENTS ALONG WITH TIME SCHEDULE(S) FOR EACH ITEM. THE SEQUENCE OF OPERATION SHALL ALSO INCLUDE A DEFINITIVE SEQUENCE OF OPERATION OF THE MECHANICAL SYSTEM AND COMPONENTS AS THEY FUNCTION INTEGRALLY AND INDEPENDENTLY WITH THE SYSTEM.
- PROVIDE VANDAL PROOF CAPS ON ALL SERVICE VALVES TO PREVENT UNAUTHORIZED RELEASE OF REFRIGERANT.



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Owner:

ALI JAWAD

LEGEND + NOTES - HVAC

PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA

Architect of Record
John W. Burt - AP93983

Revisions

Date: 06-05-2019 Drawn By: RR Checked By: JWB

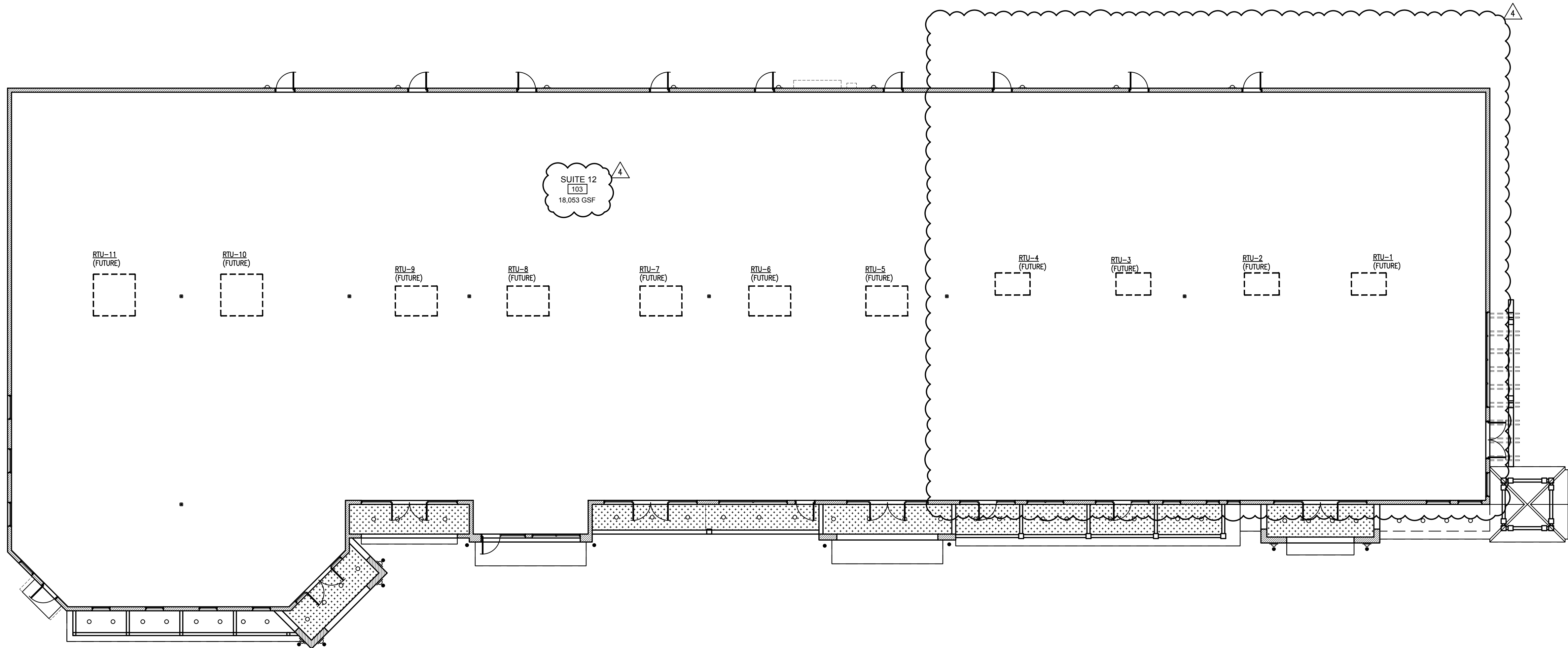
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19-019

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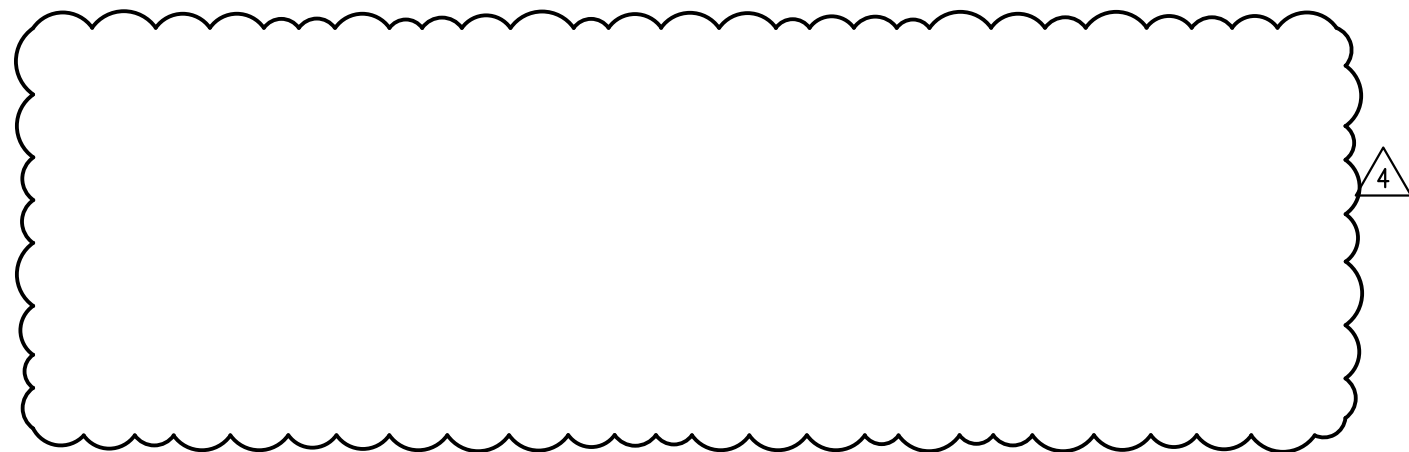
M100



LAKE COUNTY BUILDING SERVICES
This document must be on jobsite for inspections.
This document was reviewed for code compliance; this does not relieve the applicant from correcting errors and omissions and complying with the current Florida Building Code.



FLOOR PLAN - HVAC
1
M201 SCALE: 3 / 32" = 1' - 0"



ROOF TOP UNIT SCHEDULE

UNIT NUMBER	MODEL #	AREA SERVED	OUTSIDE AIR	CFM	HP	S.E.E.R	COOLING MBH	ELECTRIC HEAT KW.	HEAT STAGES	ELECTRICAL				UNIT WEIGHT	MANUFACTURER/MODEL
										FLA RLA	MAX FUSE	VOLTS	PHASE		

MANUFACTURER TO PROVIDE SINGLE POINT CONNECTION, UNIT CABINET SHALL HAVE FOIL FACED FIBERGLASS INSULATION, 2" ALUMINUM METAL FILTERS, HOT GAS REHEAT, LOW AMBIENT CONTROLS, ROOF CURB, AND ALL CONTROLS TO MAINTAIN SPACE SET-POINT TEMPERATURES.



LAKE COUNTY BUILDING SERVICES
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W B
ARCHITECTS
LIC. # AA26001266
2295 S. HIAWASSEE RD.
SUITE 304
ORLANDO, FLORIDA 32835
PH: 407.298.5020
FX: 407.298.5030

Owner:
ALI JAWAD

FLOOR PLAN - HVAC
PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA

Architect of Record:
John W. Burt - AP93163

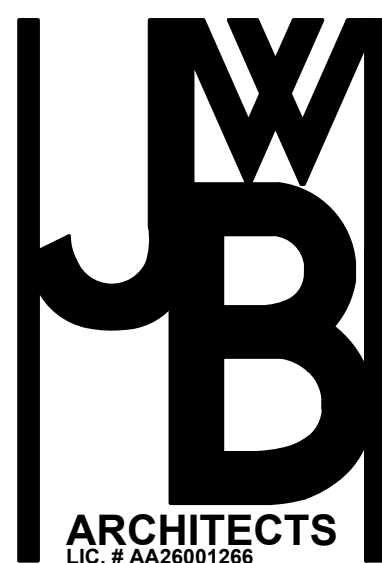
Revisions:
1 10-21-21-BLDG REVIEW CHANGES

Date: 06-05-2019 Drawn By: RR Checked By: JWB

Project No:
19-019

Sheet No.

M201



2295 S. HIAWASSEE RD.
SUITE 304
ORLANDO, FLORIDA 32835
PH: 407.298.5020
FX: 407.298.5030

Owner:

ALI JAWAD

DETAILS - HVAC

PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA

Architect of Record
John W. Burt - AR#9183

Revisions:

4 10-21-21-BLDG REVIEW CHANGES

Date:
06-05-2019

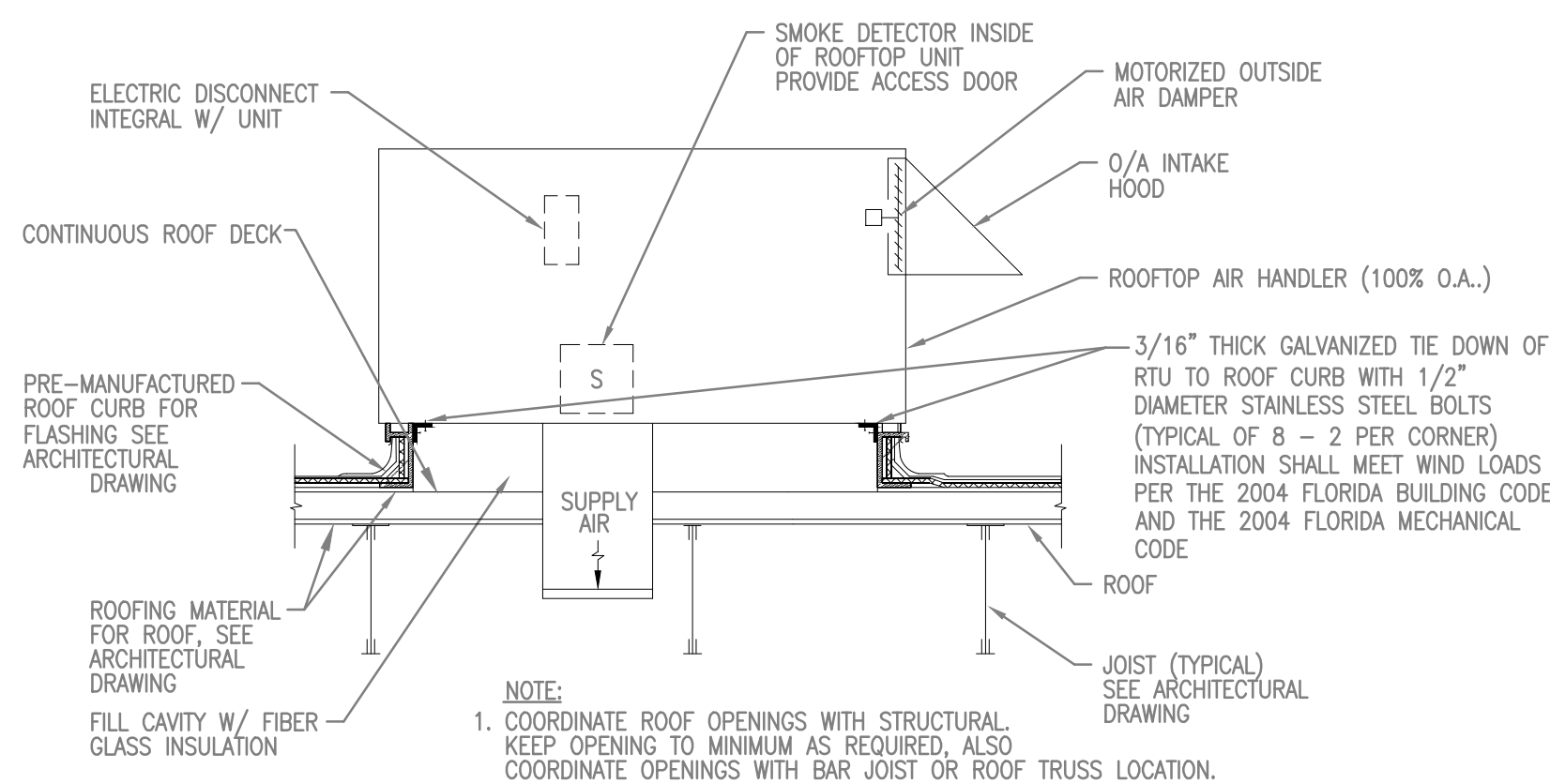
Drawn By:
RR

Checked By:
JWB

Project No.
19-019

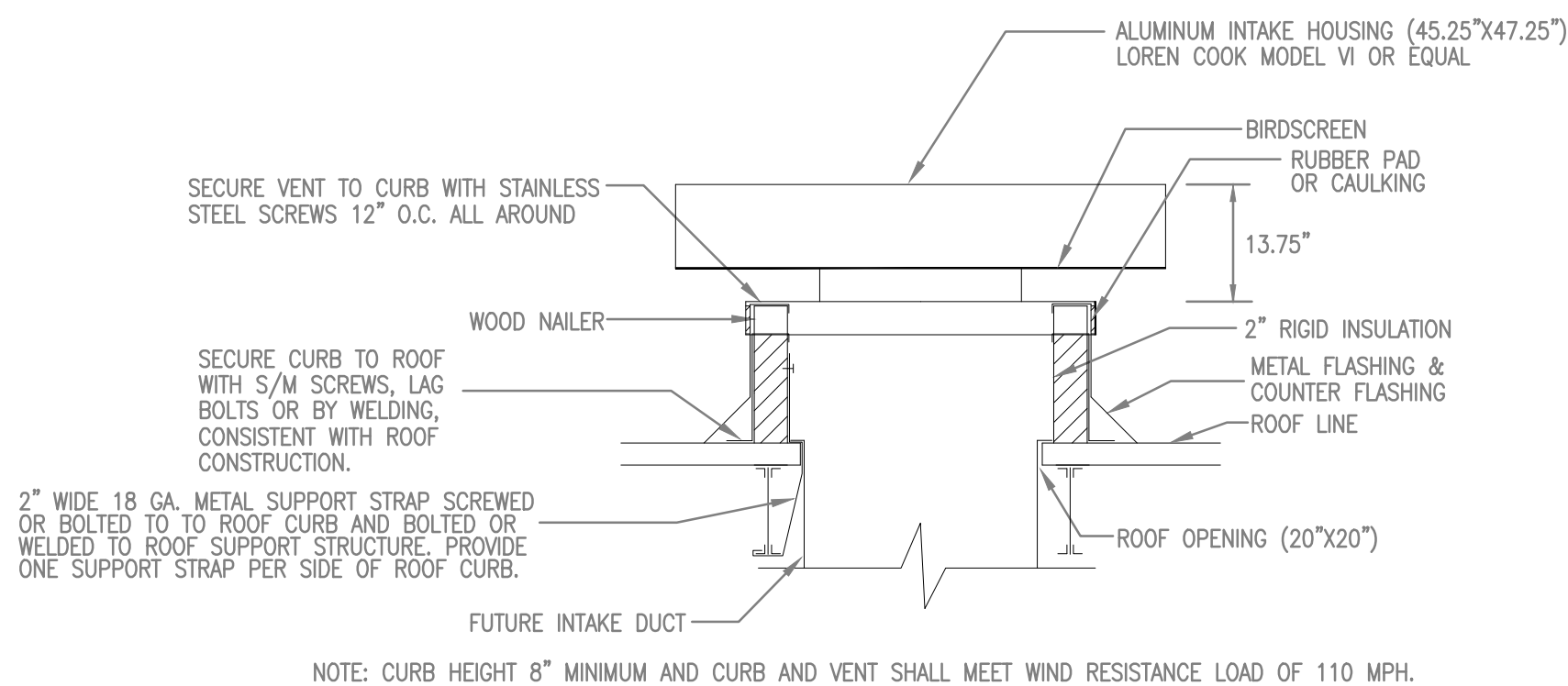
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M301

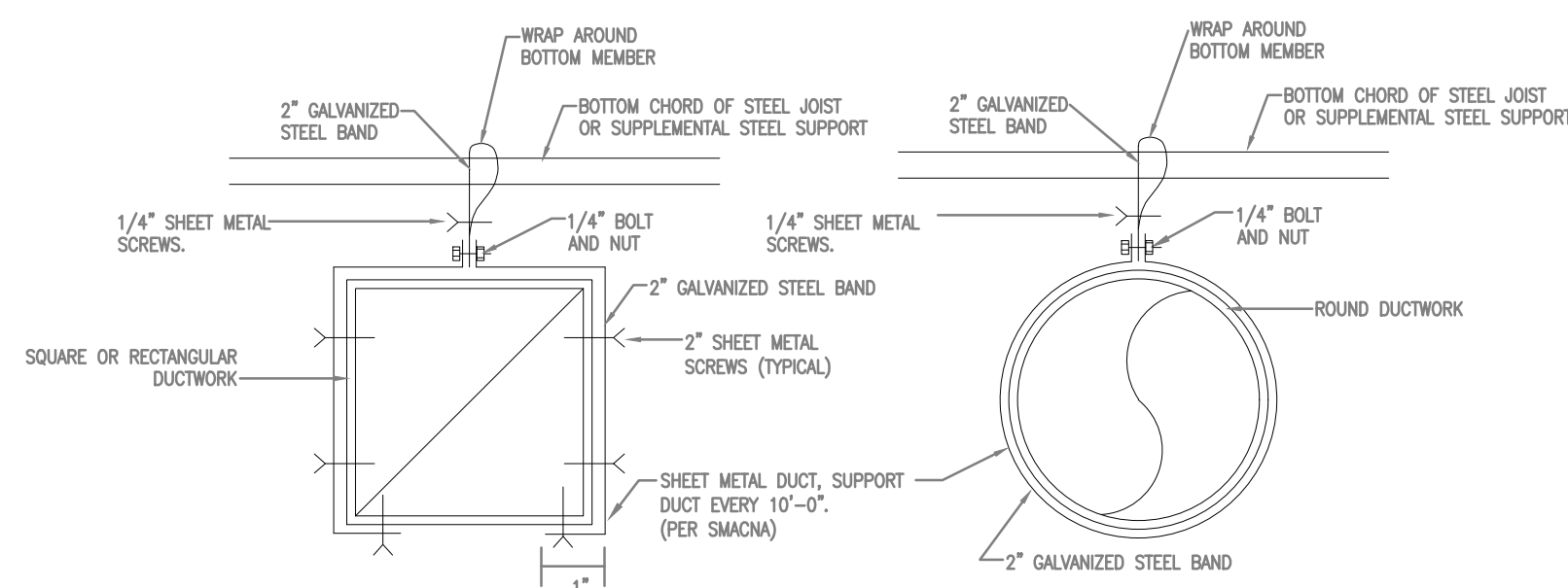


ROOF TOP UNIT (100% O.A.) MOUNTING DETAIL
NOT TO SCALE

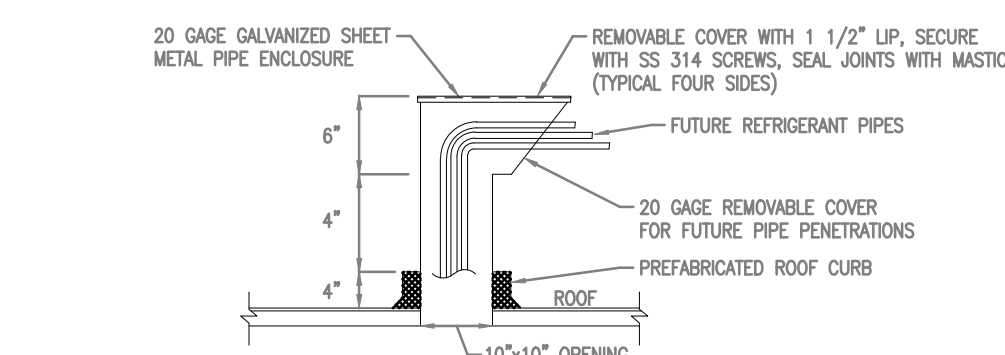
Y:\AutoCAD Files\Details\HVAC\Roof Top Units\RTU-1.dwg



ROOF MOUNTED INTAKE VENT DETAIL
NOT TO SCALE

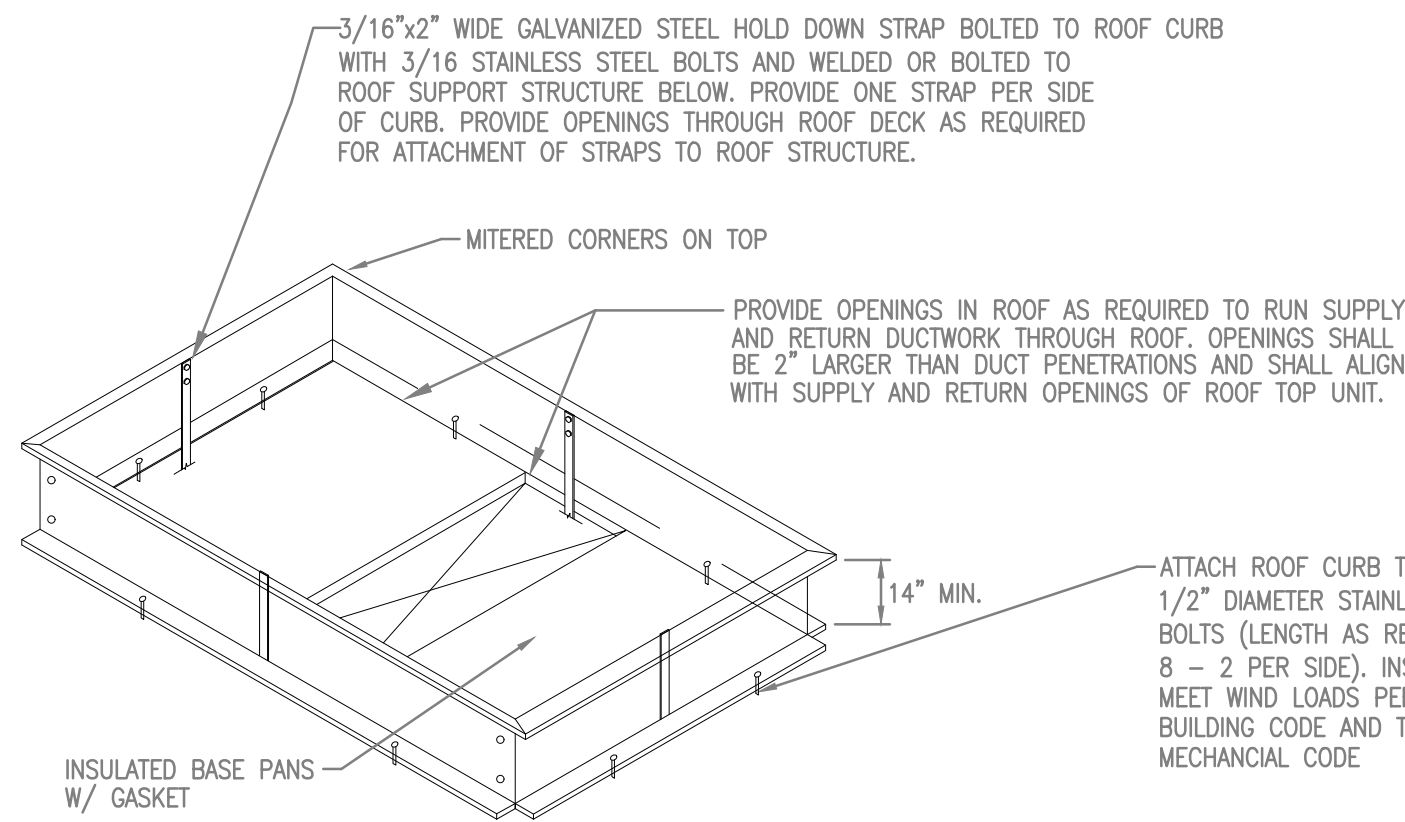


SHEET METAL DUCT HANGING DETAIL
NOT TO SCALE



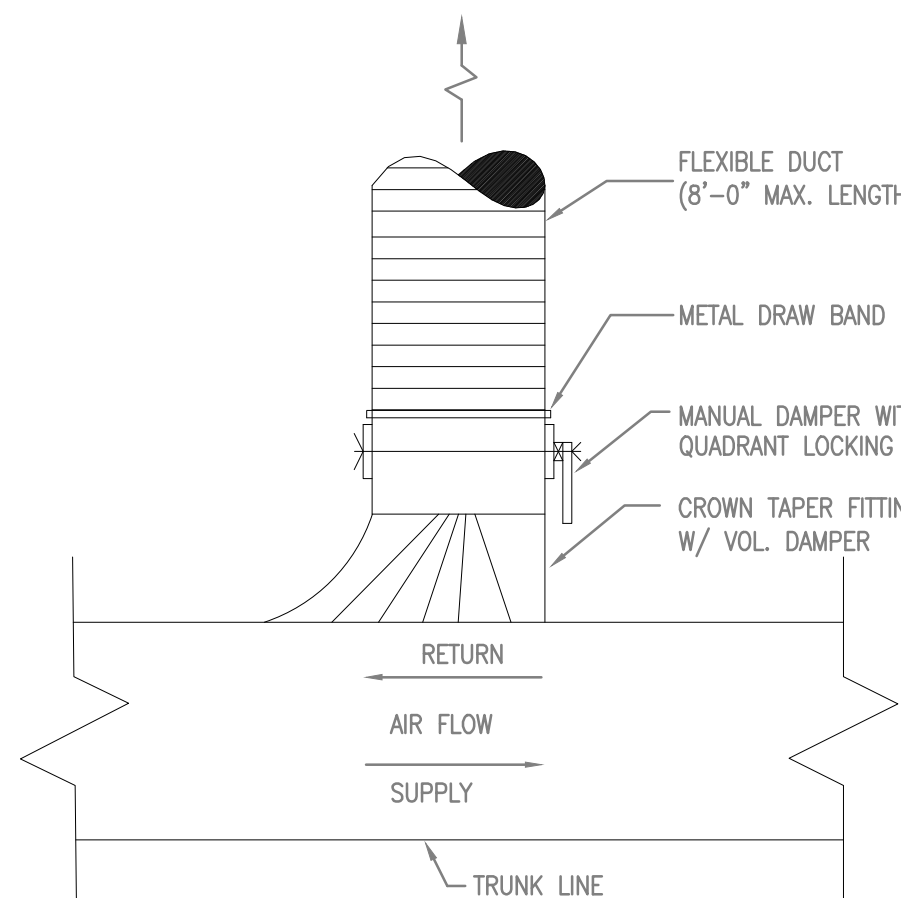
REFRIGERANT PIPING ROOF PENETRATION DETAIL
NOT TO SCALE

Y:\AutoCAD Files\Details\HVAC\Refrigerant Piping\RP-12.dwg



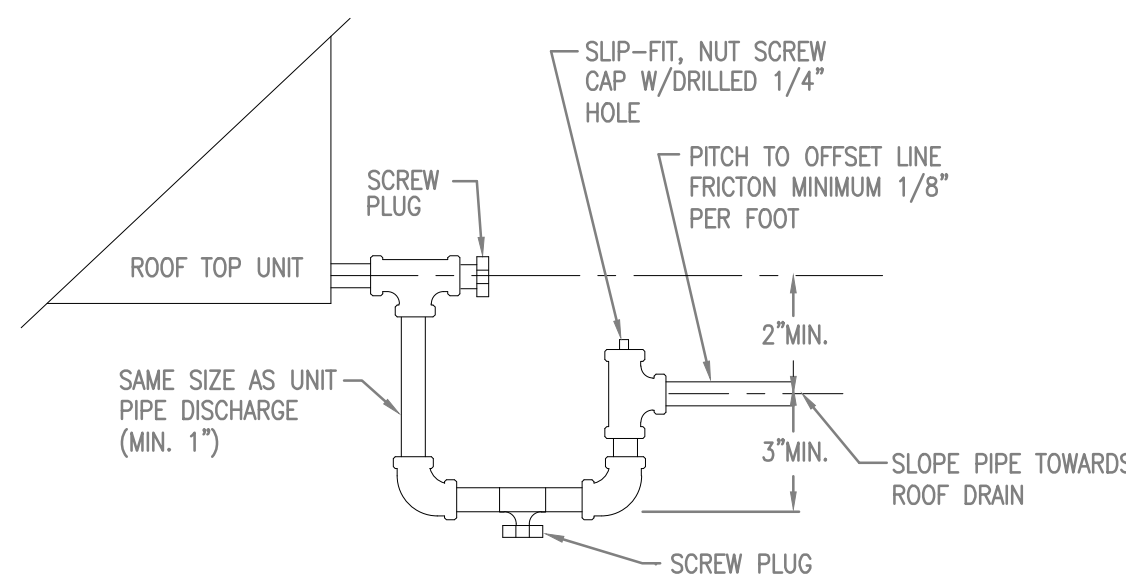
ROOF MOUNTING CURB DETAIL
NOT TO SCALE

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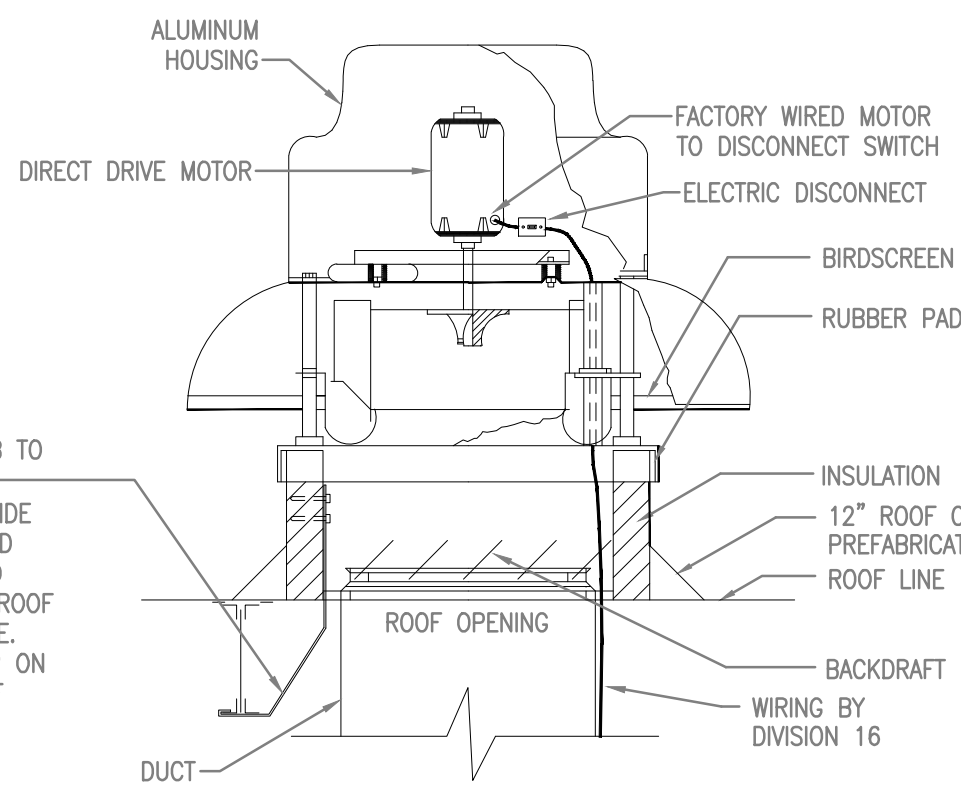
TYPICAL FLEXIBLE DUCT CONNECTION DETAIL
NOT TO SCALE

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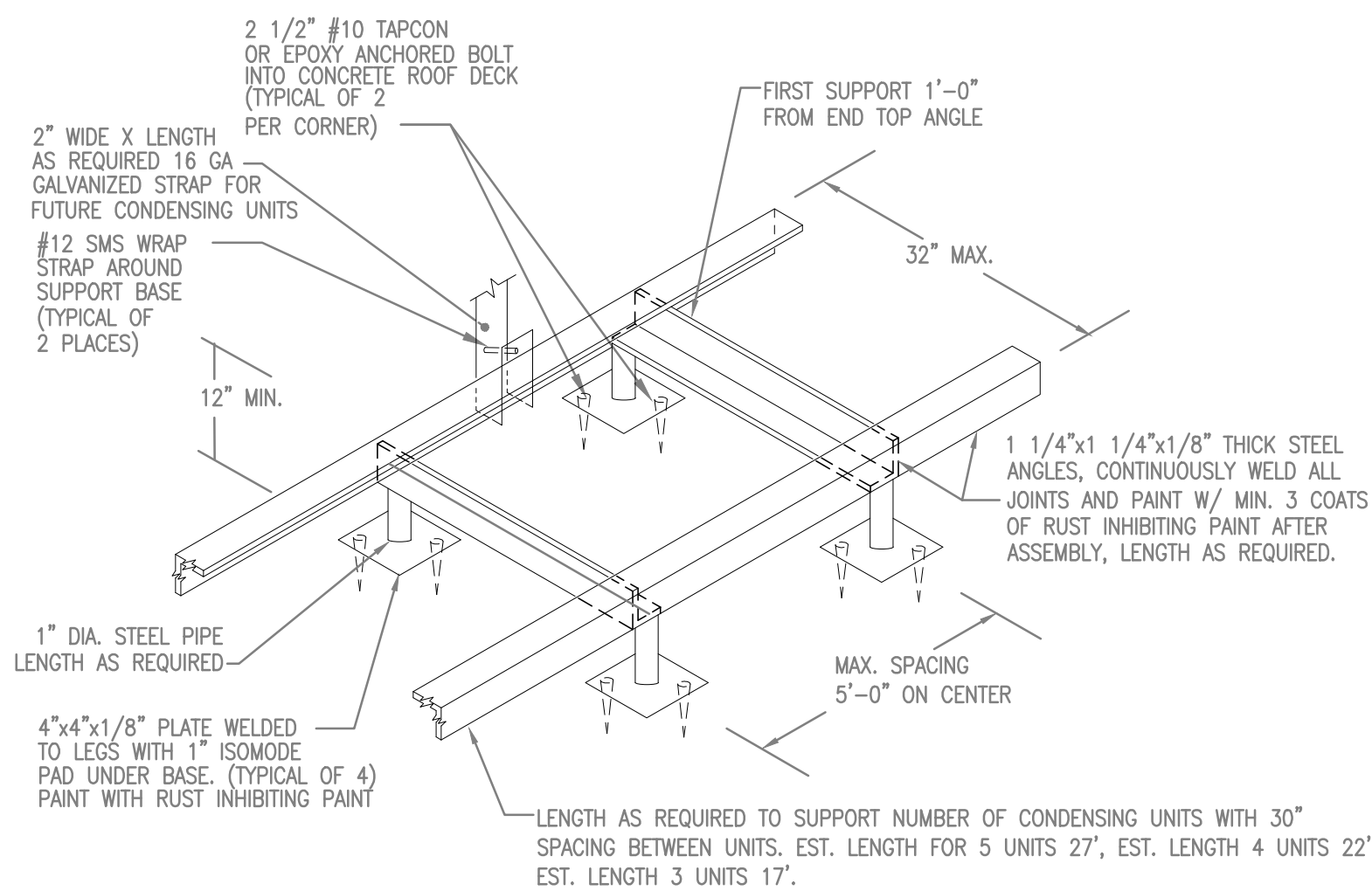


ROOF TOP UNIT CONDENSATE TRAP DETAIL
NOT TO SCALE

Y:\AutoCAD Files\Details\HVAC\Condensate Drains\CD-5.dwg



ROOF MOUNTED CENTRIFUGAL FAN DETAIL
NOT TO SCALE



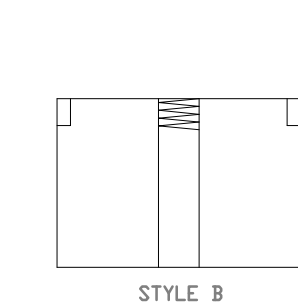
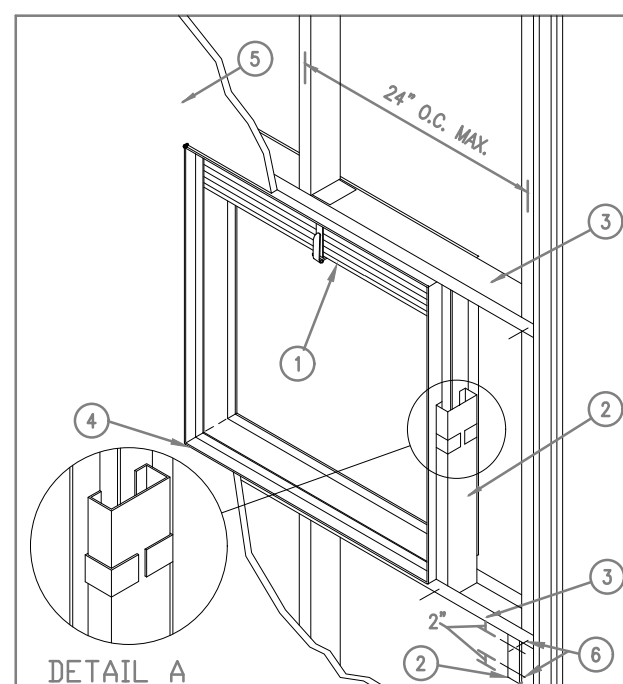
NOTE: PRE FABRICATED ROOF SUPPORTS CAN BE SUBSTITUTED FOR LEGS AND BASE PLATE.

ROOF MOUNTED CONDENSING UNIT SUPPORT BASE
NOT TO SCALE

ITEM	DESCRIPTION
1.	DIBD20 DYNAMIC FIRE DAMPER
2.	MINIMUM 25 GAUGE (52) STEEL STUD AT EACH CORNER OF OPENING
3.	STEEL STUD (FLOOR AND CEILING RUNNER)
4.	DUCT CONNECTION AT SLEEVE (BREAKAWAY)
5.	GYPSPUM WALLBOARD
6.	SCREW (SEE NOTE 2)

NOTES:

1. WALL OPENING SHALL BE 1/4" TO 1" LARGER THAN DAMPER OPENING WHEN USED WITH ANGLE SUPPORTS
2. FASTEN ANGLES & DAMPER TO SLEEVE WITH NO. 10 BOLTS OR SCREWS, 5/16 RIVETS, OR TACK WELDS 12" ON CENTER
3. DAMPER SLEEVE THICKNESS SHALL BE EQUAL TO OR GREATER THAN DUCT CONNECTED TO IT AND SHALL COMPLY WITH NFPA 90A TABLE 5.4.6.3.1 MINIMUM SLEEVE THICKNESS
4. USE "AIR FLOW" AND "MOUNT WITH ARROW UP" LABELS ON DYNAMIC DIBD MODELS FOR PROPER DAMPER ORIENTATION
5. MOUNTING ANGLES SHALL BE A MINIMUM OF 1 1/2" x 1 1/2" x 20 GAUGE STEEL



FIRE DAMPER DETAIL
NOT TO SCALE



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