

STRUCTURAL ENGINEERING

M.E.P. ENGINEERING

CIVIL ENGINEERING

ASE ENGINEERING SERVICES, INC.
STRUCTURAL DESIGN GROUP

10244 East Colonial Drive, Suite 202
Orlando, Florida 32817 - (407) 477-5868 Fax (407) 730-2999
Certificate of Authorization No. 25873
Mansheng Xie P.E.
Florida No. 51161

STOFFER & ASSOCIATES INC.
CONSULTING ENGINEERS

10281 Hart Branch Circle
Orlando, Florida 32832 - (407) 381-4555 FAX (407) 249-1520
CA #26069
Randall D. Stoffer, P.E. # 37367

KADMAR PLAZA

ORLANDO , FLORIDA

FLORIDA ENGINEERING GROUP INC.
CONSULTING ENGINEERS

5127 S. Orange Avenue, Suite 200
Orlando, Florida 32809 - (407) 392-8324 FAX (407) 895-0325
CERTIFICATE #EB-0006595
Sam J. Sabatelli, P.E. # 42075

GENERAL NOTES:

TENANT IS REQUIRED TO MAKE A FIELD SURVEY OF THE EXISTING ELECTRICAL SERVICE AND IS RESPONSIBLE FOR MAKING ANY AND/OR ALL MODIFICATIONS REQUIRED TO ENSURE THAT THE TOTAL CONNECTION LOAD DOES NOT EXCEED THE ELECTRICAL SERVICE.

APPROVAL OF TENANT'S CONSTRUCTION DOCUMENTS AND SPECIFICATIONS BY THE LANDLORD DOES NOT RELEASE THE TENANT OR THE TENANT'S CONTRACTOR FROM COMPLYING WITH THE LEASE AGREEMENT AND ALL APPLICABLE BUILDING CODES AND GOVERNING REGULATIONS.

NOTHING IS PERMITTED TO BE ATTACHED TO, SUSPENDED FROM, OR PENETRATE THE ROOF DECK ABOVE. YOU ARE REQUIRED TO FRAME, BRACE, AND/OR SUSPEND, AS NEEDED, TO/FROM THE TOP CHORD OF JOISTS OR STRUCTURAL STEEL WHICH EXISTS ABOVE YOUR RESPECTIVE TENANT SPACE.

THE TENANT SHALL BE RESPONSIBLE FOR VERIFYING THAT THESE REMODEL CONSTRUCTION DOCUMENTS MEET ALL A.D.A. STANDARDS OR REQUIREMENTS.

PLEASE NOTE: ANY ITEM SCHEDULED TO BE REUSED MUST BE REFURBISHED AND MAINTAINED TO A "LIKE NEW" CONDITION. NO EXCEPTIONS.

- ALL WORK SHALL CONFORM TO THE FOLLOWING: FLORIDA BUILDING CODE SIXTH EDITION (2011); BUILDING FLORIDA BUILDING CODE SIXTH EDITION (2011); FUEL GAS FLORIDA BUILDING CODE SIXTH EDITION (2011); MECHANICAL FLORIDA BUILDING CODE SIXTH EDITION (2011); PLUMBING 2011 FLORIDA FIRE PREVENTION CODE 2014 NATIONAL ELECTRIC CODE FLORIDA BUILDING CODE SIXTH EDITION (2011); ACCESSIBILITY CODE FLORIDA BUILDING CODE SIXTH EDITION (2011); ENERGY CONSERVATION
- SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS.
- ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
- SPRINKLER CONTRACTOR SHALL VERIFY EXISTING LAYOUT AND SUBMIT PROPOSAL OF WORK REQUIRED TO MEET CODE.
- MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
- TENANT TO CERTIFY THAT NO ASBESTOS CONTAINING MATERIAL HAS BEEN USED FOR CONSTRUCTION OF THIS PREMISES.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2.3 AND TABLE 803.5 OF FBC 2010.

OCCUPANCY - M (MERCANTILE), SHELL ONLY
CONSTRUCTION TYPE - II-B, FULLY SPRINKLERED
MIN. INT. FINISH CLASS - 'B'

FBC SIXTH EDITION (2011) - TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		
CONSTRUCTION TYPE II-B		
PRIMARY STRUCTURAL FRAME		0HR
BEARING WALLS		0HR
EXTERIOR		0HR
INTERIOR		0HR
NONBEARING WALLS AND PARTITIONS		0HR
FLOOR CONSTRUCTION		0HR
ROOF CONSTRUCTION		0HR

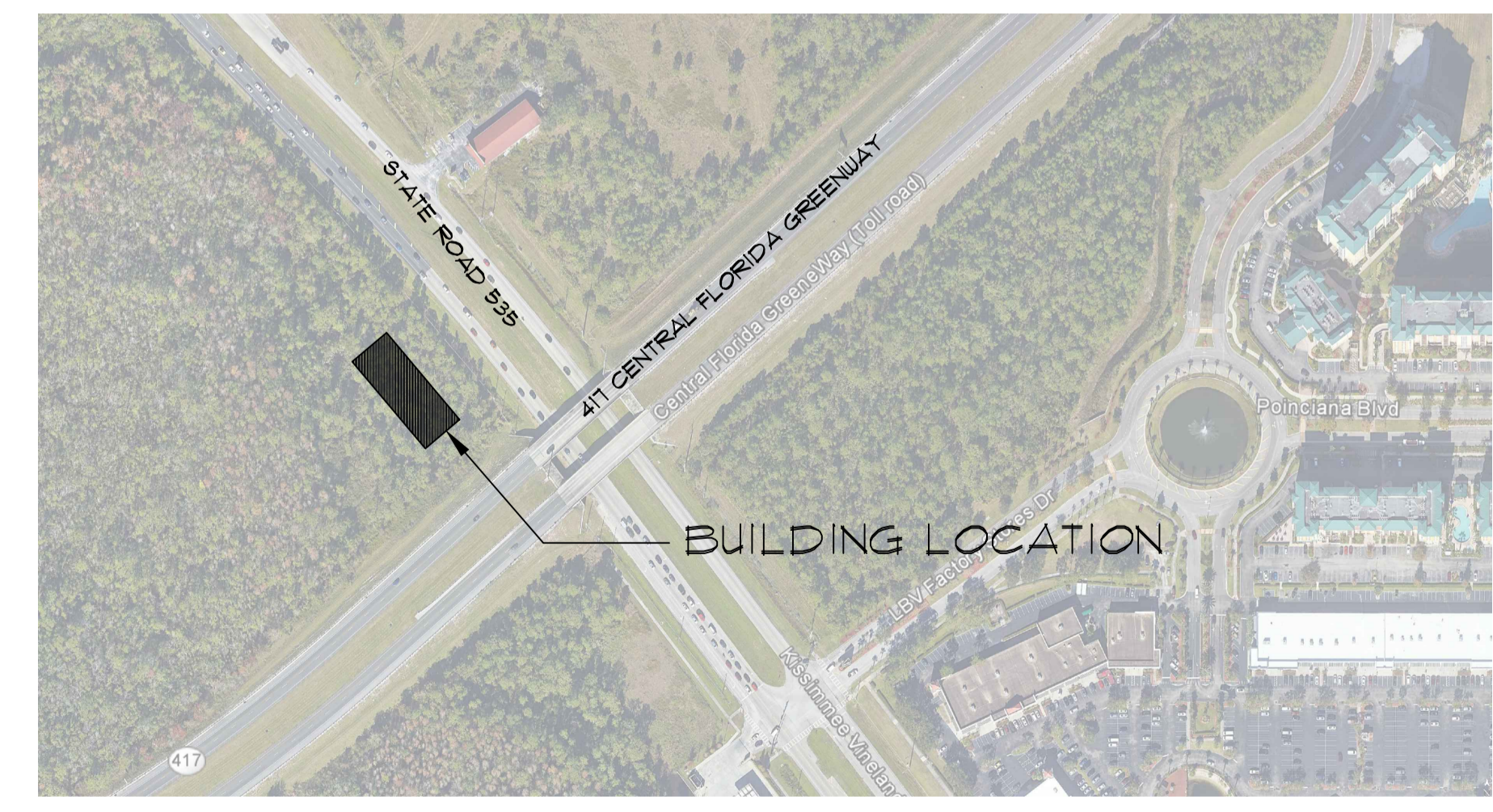
NOTE:
NEW DOORS AND WINDOWS HAVE BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF SEC. 1609 OF THE FLORIDA BUILDING CODE SIXTH EDITION (2011).

- RISK CATEGORY = II
- NOMINAL DESIGN WIND SPEED = 124
- ULTIMATE DESIGN WIND SPEED = 160
- WIND IMPORTANCE FACTOR = 1.0
- WIND EXPOSURE = CATEGORY 'C'

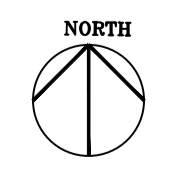
TABULAR INFORMATION		
CONDITIONED AREA	14,348 SQ FT	
COVERED ENTRANCE	1,926 SQ FT	
SPRINKLER ROOM	24 SQ FT	
TOTAL AREA UNDER ROOF	16,898 SQ FT	

INDEX OF DRAWINGS			
SHEET #	SHEET DESCRIPTION	REVISION	
ARCHITECTURAL	CS	COVER SHEET	
	GN01	GENERAL NOTES	
	GN02	GENERAL NOTES	
	GN03	GENERAL NOTES	
	GN04	GENERAL NOTES	
	GN05	GENERAL NOTES	
	GN06	GENERAL NOTES	
STRUCTURAL	A100	SITE PLAN	
	A101	FLOOR PLAN	
	A102	REFLECTED CEILING PLAN	
	A103	ROOF PLAN	
	A201	EXTERIOR ELEVATIONS	
	A301	SECTIONS	
	A302	SECTION/ DETAILS	
	A601	SCHEDULES/ DETAIL	
	A701	LIFE SAFETY PLAN	
	S1.01	STRUCTURAL GENERAL NOTES	
S2.01	FOUNDATION PLAN		
S3.01	ROOF FRAMING PLAN		
S5.01	DETAILS		
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S5.05	DETAILS		
MECHANICAL	M-1	FLOOR PLAN - HVAC	
	M-2	HVAC NOTES AND DETAIL	
ELECTRICAL	ES1	SITE PLAN - ELECTRICAL	
	E-1	FLOOR PLAN - ELECTRICAL	
	E-2	ELECTRICAL DETAILS AND RISER	
PLUMBING	P-1	FLOOR PLAN - PLUMBING	
	P-2	PLUMBING ISOMETRICS	
	P-3	DETAILS & NOTES	

SHELL PERMIT ONLY - INTERIOR BUILDOUT WILL BE PERMITTED SEPARATELY AT A LATER DATE



LOCATION PLAN



REVISIONS	PROJECT NO.	DATE
1	173098025-01	07/09/2018
2		
3		
4		
5		
6		
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COVER SHEET

NEW RETAIL CENTER FOR:
KADMAR PLAZA
ORLANDO, FLORIDA

AA26002490
RABITS & ROMANO ARCHITECTURE
PLANNING AND DESIGN
info@rabits-architect.com
www.rabits-architect.com
TEL - 407-996-0350
FAX - 407-232-6000
5127 SOUTH ORANGE AVE.
SUITE 110 ORLANDO, FL 32809

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DATE
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06
OF
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REVISIONS	NO.	DESCRIPTION
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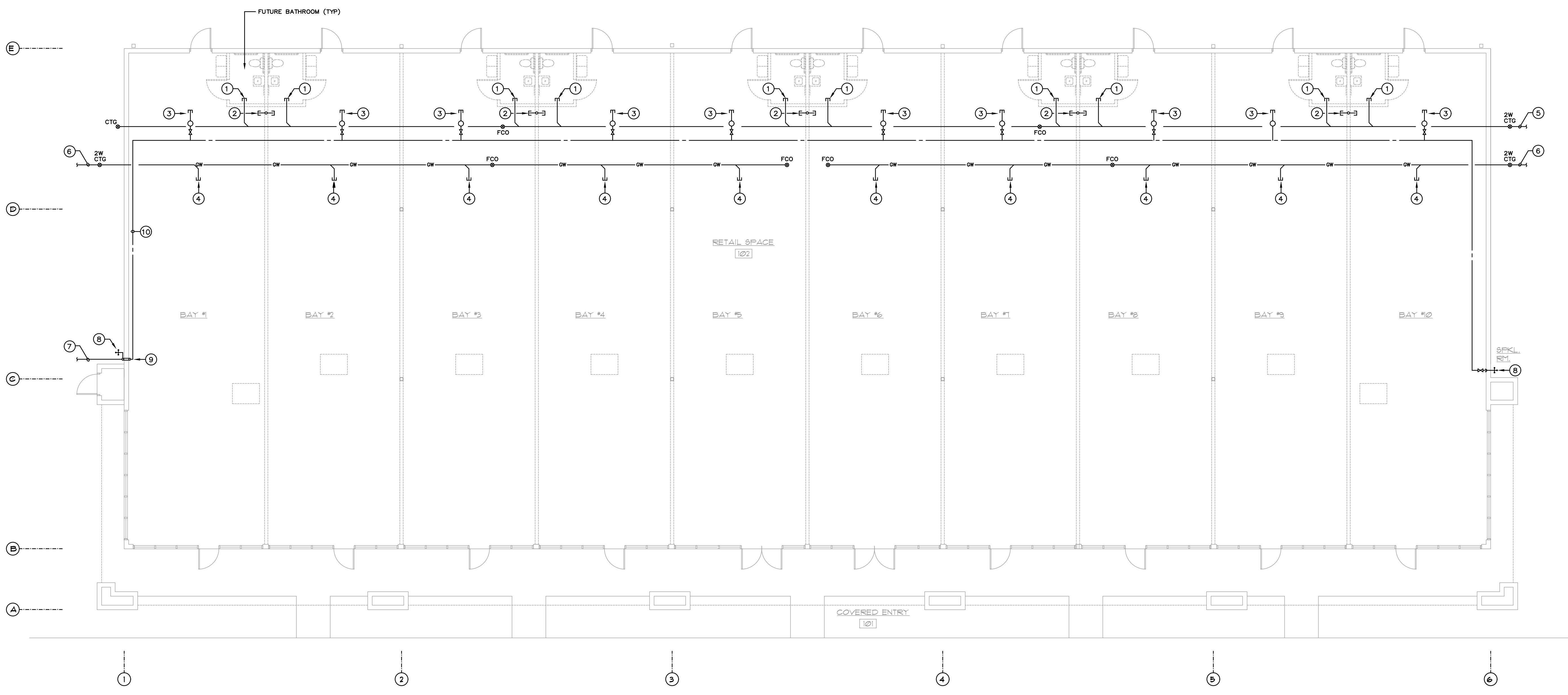
PROJECT NO. 17358903-01
 DATE 06/07/09

FLOOR PLAN - PLUMBING

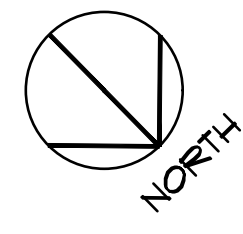
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RABITS & ROMANO
 ARCHITECTURE
 PLANNING AND DESIGN
 5127 SOUTH ORANGE AVE.
 SUITE 110 ORLANDO, FL 32809
 TEL - 407-490-0350
 FAX - 407-232-6000
 info@rabits-architect.com
 www.rabits-architect.com

- KEYNOTES:**
- ① CAP 4" SANITARY PIPE 24" BELOW F.F. FOR FUTURE (20 DFU).
 - ② CAP 2" VENT PIPE AT CEILING W/ A 2" VTR.
 - ③ CAP 1 1/4" CW PIPE AT CEILING WITH SUB WATER METER.
 - ④ CAP 4" GREASE PIPE 30" BELOW F.F. FOR FUTURE (30 DFU).
 - ⑤ 6" SANITARY TO MAIN AT 1/8"/FT. (200 FUTURE DFU)
 - ⑥ 4" GREASE PIPE TO GREASE TRAP (BY OTHERS) AT 1/8"/FT.
 - ⑦ 2 1/2" WATER SERVICE FROM WATER METER & RPZ BACKFLOW PREVENTOR. REFER TO CIVIL ENG. DWG'S FOR CONTINUATION.
 - ⑧ 3/4" HOSE BIBB W/ SHUT OFF VALVE AND VACUUM BREAKER.
 - ⑨ SLEEVE PIPE THRU WALL IN WATER TIGHT SLEEVE.
 - ⑩ PIPING RUNS AT CEILING.

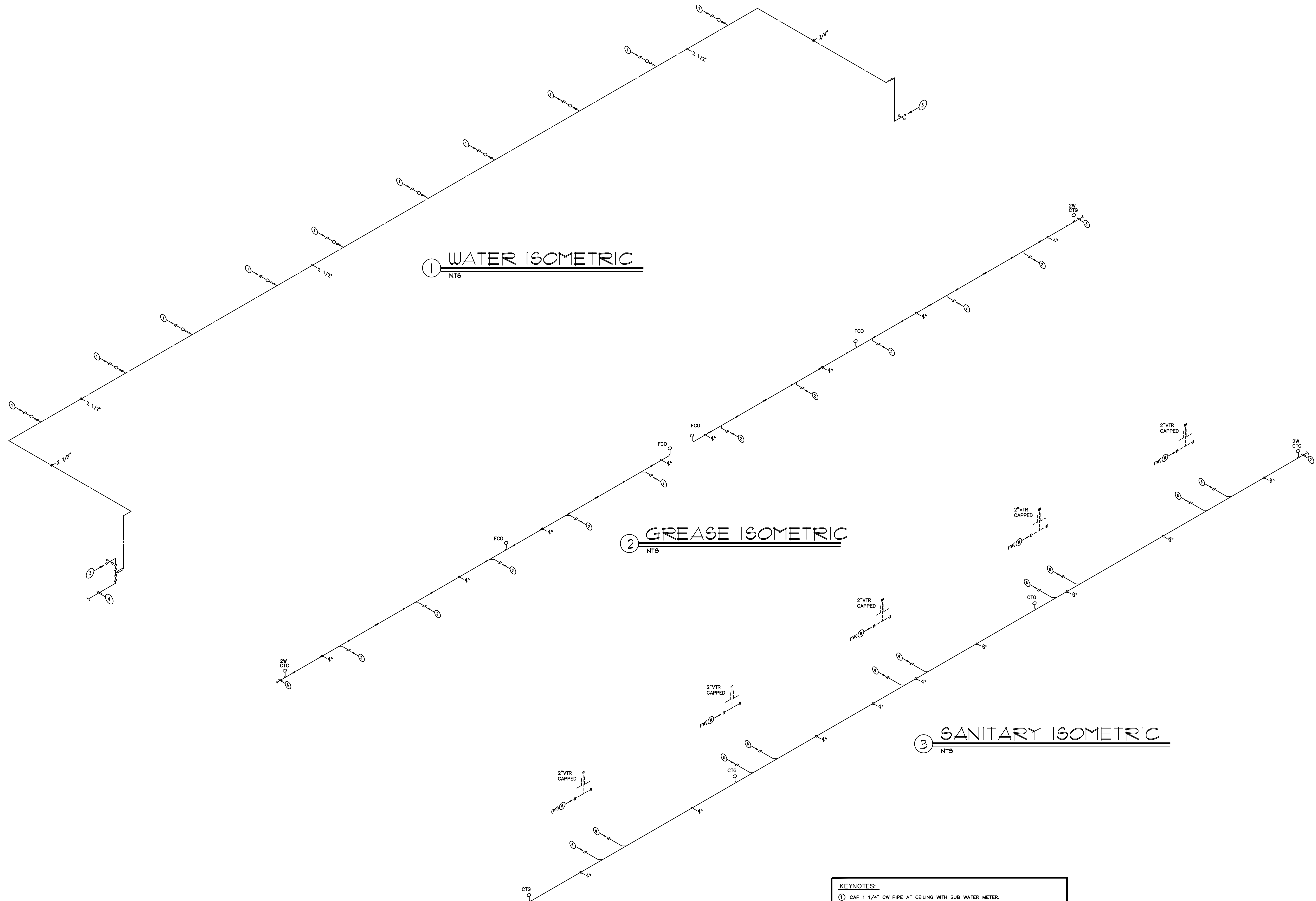


FLOOR PLAN - PLUMBING
 SCALE: 1/8" = 1'-0"



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 CONSULTING ENGINEERS CA #26069
 10381 Hart Branch Circle Orlando, Florida 32832
 Randall D. Stoffer, P.E. PE #37367
 Phone (407) 381-4555 Fax (407) 249-1520
 ELECTRICAL - HVAC - PLUMBING

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 DATE
 SHEET
 10-1
 OF



① WATER ISOMETRIC
NTS

② GREASE ISOMETRIC
NTS

③ SANITARY ISOMETRIC
NTS

- KEYNOTES:**
- ① CAP 1 1/4" CW PIPE AT CEILING WITH SUB WATER METER.
 - ② CAP 4" GREASE PIPE 30" BELOW F.F FOR FUTURE (30 DFU).
 - ③ 3/4" HOSE BIBB W/ SHUT OFF VALVE AND VACUUM BREAKER.
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ELECTRICAL - HVAC - PLUMBING

REVISIONS	NO.	DATE	BY	CHKD
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PROJECT NO. 173C89803-01
DATE 06/07/2019

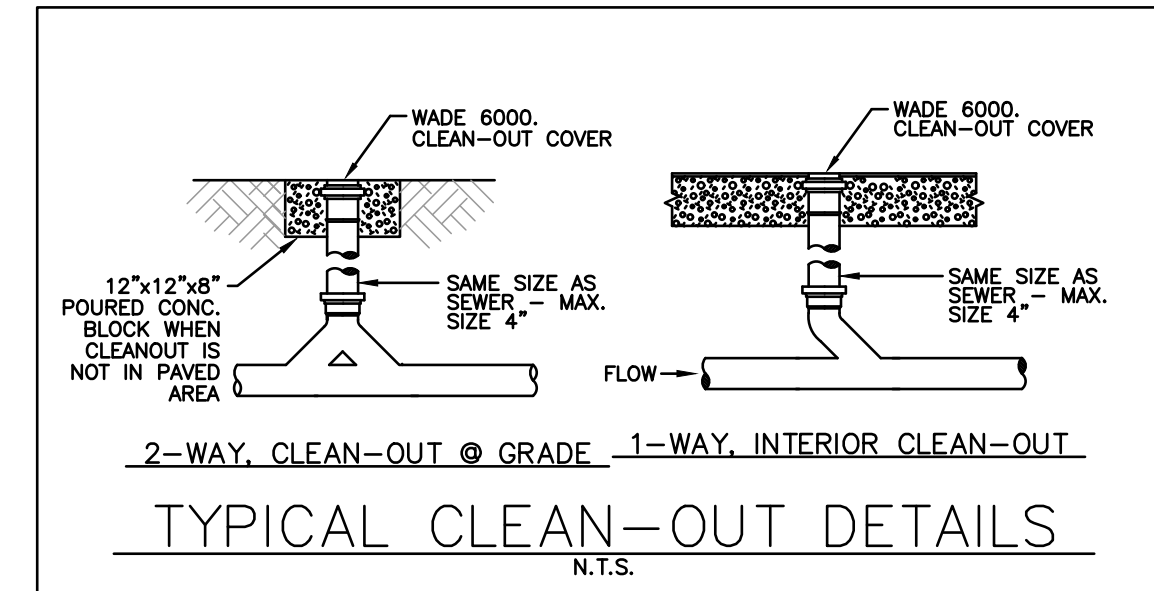
PLUMBING ISOMETRICS

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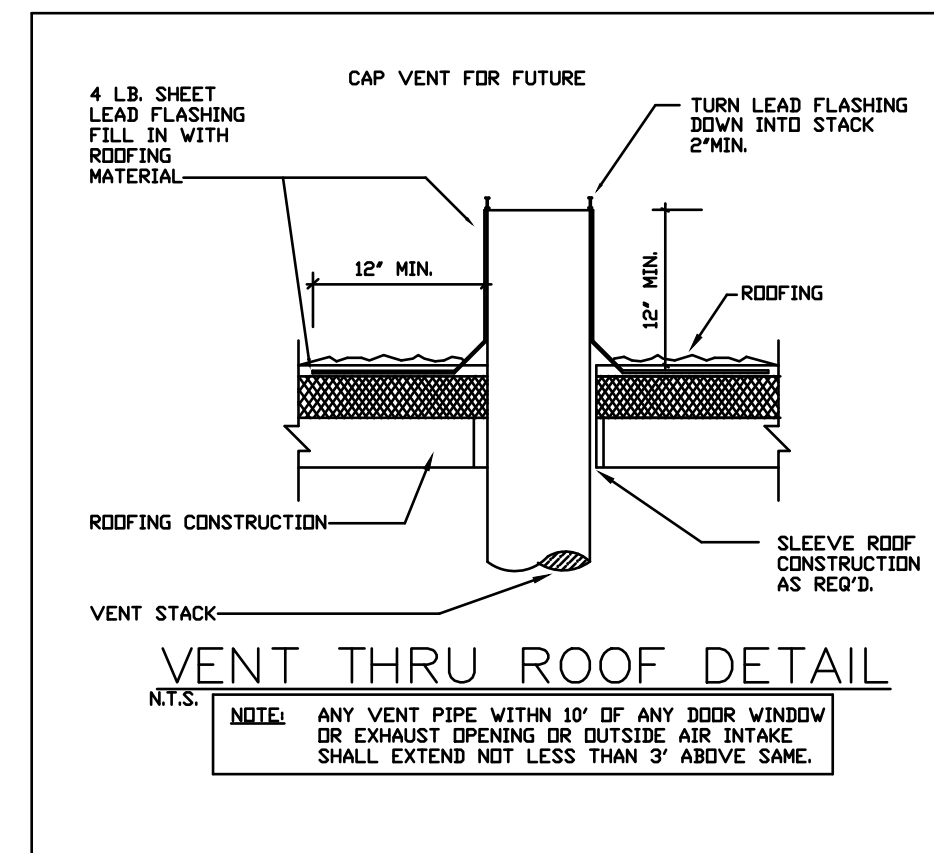
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**PLUMBING SYMBOLS
& ABBREVIATIONS**

BAR SINK	BS
KITCHEN SINK	KS
SINK	SK
WATER CLOSET	WC
URINAL	UR
LAVATORY	LAV
SHOWER	SH
TUB AND SHOWER	T/S
DISH WASHER	DW
WASHING MACHINE	WM
ABOVE FINISH FLOOR	AF
PRESSURE RELIEF CLEAN OUT TO GRADE	PLT
RAIN PAN	RP
PRESSURE RELIEF	PLT
EXPANSION PIPE	EP
1/2\"/>	

- GENERAL NOTES:**
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
 - CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BID.
 - ALL MATERIAL SHALL BE NEW.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
 - ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
 - REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
 - CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS.
 - DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
 - VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
 - WATER PIPING SHALL BE TYPE CPVC.
 - SOIL, WASTE AND VENT PIPING SHALL BE SCH 40 PVC.
 - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
 - AS SOON AS THE WATER PIPING HAS BEEN THOROUGHLY FLUSHED OUT, STERILIZE THE NEW WATER PIPING LINES BY INTRODUCING IN THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORIDE OF LIME. OPEN AND CLOSE ALL NEW VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZING AGENT HAS BEEN APPLIED FOR 24 HOURS, TEST FOR RESIDUAL CHLORINE AT THE ENDS OF LINES. IF LESS THAN 10 PARTS PER MILLION IS INDICATED, REPEAT THE PROCESS. WHEN TESTS SHOW AT LEAST 10 PARTS PER MILLION OF RESIDUAL CHLORINE, FLUSH OUT THE SYSTEM UNTIL ALL TRACES OF THE CHEMICAL USED ARE REMOVED. MAKE NECESSARY CONNECTIONS TO STERILIZE PIPING.
 - APPLY A WATER TEST TO ALL PARTS OF THE SANITARY AND STORM DRAINAGE SYSTEMS, BEFORE THE PIPES ARE CONCEALED OR FIXTURES SET IN PLACE. THESE TESTS MAY BE APPLIED IN SECTIONS. CLOSE ALL OPENINGS TO EACH SYSTEM TO BE TESTED EXCEPT THE HIGHEST OPENING ABOVE THE ROOF AND FILL THE SYSTEM WITH WATER UP TO THE OVERFLOW POINTS OF THIS HIGHEST OPENING. SUBJECT ALL PARTS OF THE SYSTEM TO NOT LESS THAN 10' OF THE PIPING DIRECTLY BELOW THE OPENING. LEAVE THE WATER IN THE SYSTEM FOR NOT LESS THAN 30 MINUTES. AFTER WHICH TIME NO LEAKS AT ANY POINT OR LOWERING OF THE WATER LEVEL AT THE OVERFLOW SHALL BE VISIBLE.



REVISIONS
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PROJECT NO.	175C88803-01
DATE	06/07/2015

DETAILS AND NOTES

NEW RETAIL CENTER FOR:
KADMAR PLAZA
ORLANDO, FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN

AA26002490

5127 SOUTH ORANGE AVE.
SUITE 110 ORLANDO, FL 32809

TEL - 407-490-0350
FAX - 407-232-6000

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SHEET
10 - 3
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