Midyette Oaks

MIDYETTE ROAD, TALLAHASSEE, FLORIDA

SPRINKLERED NFPA 13R TYPE V-A CONSTRUCTION

DESIGN DATA

Applicable codes
Florida Building Code, Building (FBC-B) 2004 Edition (with 2005 and 2006 supplements)
Florida Building Code, Mechanical (FBC-M) 2004 Edition (with 2005 and 2006 supplements)
Florida Building Code, Fuel Gas (FBC-FG) 2004 Edition (with 2005 and 2006 supplements)
Florida Building Code, Plumbing (FBC-P) 2004 Edition (with 2005 and 2006 supplements)
Florida Fire Prevention Code (FFPC) 2004 Edition
National Electrical Code (NEC) 2005 Edition

Product approval
The contractor shall make available to the Building Department any documentation necessary to verify that all products requiring approval per FS 553.842 are in compliance.
Miami-Dade NOAs, SBCCI, ICC or other agency approval numbers will not be accepted as Florida Approval numbers.

Occupancy Group Classification
Use Group: R2 (Apartments)

Type of Construction Classification
Type V-A, 13 R sprinkler system

Building height: 35'-8" high 3 story building

Building Area
Each unit: two bedrooms 1,654 square feet
Each pod with 3 units of 1,654 square feet unit:
Total for each pod: 3,888 square feet with 3 units

Building A: 24 units in 8 pods x 1,654 square of foot print
= 13,232 square feet of foot print
Total 39,696 square feet of building A
Total 48 bedrooms

Fair housing guidelines and requirements
Requirement 5

Light switches, thermostat height: 48" above finished floor
Electrical and telephone out let at 15" above finished floor
Kitchen counter outlets and switches: max. 44" above finished floor

Provide address and unit scheme for the buildings as required

Accessible units
Ground Floor Units of Building A and Building B are accessible units.
Ground Floor Units of Building C and Building D are not required to be accessible units.
See drawings by civil engineer.

Number of exits
Based on TABLE 1018.2 FBC-B 2004, a single exit from each unit is permitted.
Maximum travel distance: 49'-11". See sheet A-9 for travel distance diagram.

Design live Loads
Roof live load: 20 psf
Floor load: 40 lb/sq.ft. live load
Floor load: 40 lb/sq.ft. live load

Exterior Exit stairs: 100 lb/sq.ft. live load
Wind Load Specifications: 110 mph wind

Handrail and guardrail design and construction section 1607.7 Florida Bldg code 2004 except for stairs within dwelling units.
1. Handrails and guardrail to be designed and constructed to resist a load of 50 plf applied in any direction at the top and to transfer this load through the support to the structure.
2. Handrails and guardrail to be designed and constructed for a concentrated load of 200 lb applied at any point and any direction along the top.

Draft stop
See drawing 1/A-9 for draft stopping location.

Florida Fire Prevention Code
Address
Provide number or address to be plainly visible and legible from the street.
Minimum dimensions shall be 7" high. This includes building and unit number.

Interior Wall and Ceiling
Class A, Class B, or Class C

Interior Floor finish
Interior floor finish to be tested according to NFPA 1, 10.2.7 and Section 804, FBC-Bldg 2004.

Fire Protection
Provide fire alarm system to Building "A"
Single station smoke detectors shall be provided within each unit
see electrical plans for location.

Provide one(1) 2A10BC classified fire extinguisher within each dwelling unit.
Each fire extinguisher shall be certified and tagged by a state licensed fire extinguisher contractor initially and on an annual basis thereafter.
See power plan by Ooten Associates .

SEPARATE PERMITS

NFPA 13R SPRINKLER SYSTEM
The fire sprinkler system contractor shall submit a separate permit application and plans for review.

FIRE ALARM SYSTEM
The fire alarm system contractor shall submit a separate permit application and plans for review.

Area Modification
Section 506 FBC-B, 2004

Building A
Frontage increase
Perimeter of entire building: 692'
Frontage with 30' or more on all four sides

$$I_f = 100\left[\frac{692}{692} - 0.25\right] \times 1.00 = 75$$

Allowable area per floor

$$A_a = 12000 + \frac{12000 \times 75}{100}$$

$$= \boxed{21000 \text{ square feet}}$$

SYMBOL LEGEND

- 1 / A-6 — DETAIL NUMBER / DETAIL SHEET
- 1 / A-6 — DETAIL NUMBER WITH DIRECTION OF VIEW / DETAIL SHEET
- 1 / A-6 — DETAIL NUMBER / ELEVATION SHEET
- 1 / A-6 — DETAIL NUMBER / ENLARGEMENT REFERENCE / ENLARGEMENT SHEET
- 13 — ROOM NUMBER
- A — DOOR SYMBOL
- 1 — WINDOW SYMBOL
- 0'-0" — ELEVATION MARK

ABBREVIATIONS

AB ANCHOR BOLT
ACT ACOUSTICAL CEILING TILE
AFF ABOVE FINISH FLOOR
ALUM ALUMINUM
AT ACOUSTICAL TILE
AV AUDIO VISUAL

BD BOARD
BLDG BUILDING
BLKG BLOCKING
BM BEAM
BOT BOTTOM
BRG BEARING
BUR BUILT UP ROOFING

CAB CABINET
CB CHALKBOARD
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CPT CARPET
CT CERAMIC TILE
CTR CENTER
CWB CEMENTITIOUS WALL BOARD

D DEEP
DBL DOUBLE
DIM DIMENSION
DR DOOR
DS DOWNSPOUT
DTL DETAIL
DW DISHWASHER
DWG DRAWING
ELEC ELECTRICAL
EA EACH
ELEV ELEVATION
EJ EXPANSION JOINT
EQ EQUAL
EQUIP EQUIPMENT
EPS EXPANDED POLYSTYRENE
EWC ELECTRIC WATER COOLER
EWFS EXTERIOR WALL FINISH SYSTEM
EXIST EXISTING
EXP EXPANSION
EW EACH WAY

FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISH FLOOR
FIN FINISH
FL FLOOR
FLG FLASHING
FLR FLOORING
FDN FOUNDATION
FS FLOOR SINK
FTG FOOTING

GA GAUGE
GALV GALVANIZED
GD GRADE
GDW GYPSUM DRYWALL
GL GLASS
GML GALVANIZED METAL LATH
GMS GALVANIZED METAL STUD
GWB GYPSUM WALLBOARD
GYP GYPSUM

H HIGH
HC HANDICAPPED
HM HOLLOW METAL
HORZN HORIZONTAL
HT HEIGHT

INSUL INSULATION
IMPREG IMPREGNATED

L LENGTH
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL

MAT MATERIAL
MAX MAXIMUM
MFR MANUFACTURE
MR MOISTURE RESISTANT
MIN MINIMUM
MTL METAL
M.O. MASONRY OPENING
NIC NOT IN CONTRACT
NOM NOMINAL

O.C. ON CENTER

PCT PORCELAIN CERAMIC TILE
PLAM PLASTIC LAMINATE
PT PRESSURE TREATED
PL PLATE

QT QUARY TILE

RD ROOF DRAIN
REF REFERENCE
REINF REINFORCED
REQ REQUIRED
R.O. ROUGH OPENING

SHT SHEET
SIM SIMILAR
SJ SCORED JOINT
SLT SEALANT
SS STAINLESS STEEL
STD STANDARD
STL STEEL
STRUCT STRUCTURAL
SUSP SUSPENSION

TB TACKBOARD
THR THRESHOLD
T.S. TUBE STEEL
TYP TYPICAL

UON UNLESS OTHERWISE NOTED

V.I.F. VERIFY IN FIELD
VAR VARIES
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VTR VENT THRU ROOF

W WIDE
W/ WITH
WP WEATHER PROOFING
WD WOOD
WWF WELDED WIRE FABRIC
WMB WHITE MARKER BOARD

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE CONTRACT SITE TO FAMILIAR HIMSELF WITH EXISTING CONDITIONS . ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO CARRY OUT THE WORK AS INDICATED IN THE DOCUMENT.
3. THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THIS PROJECT.
4. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL MATERIALS, SYSTEMS AND AND CONSTRUCTION COMPONENTS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL WORK IS TO BE IN STRICT COMPLIANCE WITH ALL STATE AND LOCAL LAWS AND CODES WHICH APPLY TO THIS USE AND TO GENERALLY ACCEPTED CONSTRUCTION TRADE PRACTICES.
7. PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF TEST STANDARD SPECIFIC FOR FIRESTOPS MEETING ASTM E814.
8. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND DISPOSE OF ALL TRASH, DEBRIS AND CONSTRUCTION MATERIALS DUE TO CONSTRUCTION PRIOR TO COMPLETION OF THE WORK. THE CONTRACTOR SHALL LEAVE THE SITE IN A CONDITION EQUAL TO OR BETTER THAN IT WAS BEFORE COMMENCEMENT OF WORK ON THIS CONTRACT. THE CONTRACTOR SHALL ALSO INSURE THAT TRASH AND DEBRIS ARE NOT BLOWN OR SPREAD ON OR OFF SITE DURING PERFORMANCE OF THE WORK.

BUILDING "A" ONLY

DRAWING INDEX

A - 1	APPLICABLE CODE, DESIGN DATA, NOTES
A - 2	BUILDING A - ELEVATIONS
A - 5	GROUND FLOOR UNITS BUILDING A - FLOOR PLANS
A - 5A	UPPER FLOOR UNITS BUILDING A - FLOOR PLANS
A - 7	UNIT ELEVATIONS BUILDING A
A - 8	TYPICAL UNIT FLOOR PLANS BUILDING A PHASE I
A - 8A	OPTIONAL UNIT FLOOR PLANS BUILDING A PHASE I
A - 8B	OPTIONAL UNIT FLOOR PLANS BUILDING A PHASE II
A - 9	FIRE PROTECTED WALLS AND PARTITIONS, DETAILS
A - 9A	FIRE PROTECTED WALLS AND PARTITIONS, DETAILS
A - 9B	FIRE RESISTANCE SPECIFICATIONS
A - 9C	FIRE RESISTANCE SPECIFICATIONS
A - 10	BUILDING SECTION AND DETAILS
A - 10A	BUILDING SECTION AND DETAILS
A - 10B	BUILDING SECTION BUILDING A PHASE I
A - 10C	BUILDING SECTION BUILDING A PHASE II
A - 11	WALL SECTIONS & DETAILS
A - 12	EXT. STAIR SECTIONS & DETAILS
A - 13	INTERIOR ELEVATIONS
	WINDOW, DOOR, ROOM FINISH SCHEDULES
M - 1	MECHANICAL PLAN
M - 2	MECHANICAL NOTES, SCHEDULES AND DETAILS
SP - 1	SCHEMATIC 13 R SPRINKLER PLAN NOT FOR A BUILDING PERMIT
P - 1	WASTE SANITARY PLUMBING PLAN, NOTES
P - 2	SUPPLY PLUMBING PLANS
P - 3	PLUMBING RISER DIAGRAMS
AE - 1	PARTIAL POWER/LIGHTING PLANS FOR OPTIONAL FLOOR PLANS

REVISED SHEETS FOR REVISION #2

ADDED SHEETS FOR REVISION #2

BY HB ENGINEERING

F - 4	FIRST FLOOR FOUNDATION PLAN
F - 6	MISCELLANEOUS DETAILS
F - 7	BUILDING 'A': 2ND AND 3RD FLOOR FRAMING PLANS & TYPICAL BUILDING SECTION
F - 10	ROOF FRAMING PLAN: BUILDING 'A'
F - 13	MISCELLANEOUS STRUCTURAL DETAILS
F - 14	MISCELLANEOUS STRUCTURAL DETAILS

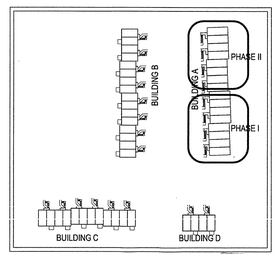
BY OOTEN AND ASSOCIATES, P.A., CONSULTING ENGINEERS

E - 1	ELECTRICAL SPECIFICATIONS AND NOTES
E - 2	ELECTRICAL SITE PLAN AND LEGEND
E - 3	TYPICAL LIGHTING PLANS AND FIXTURE SCHEDULE
E - 4	TYPICAL POWER PLANS
E - 5	ELECTRICAL RISER DIAGRAMS

REVISIONS #2 TBB07-2402 (BUILDING A) ONLY
DATE: 06-01-10

REVIEWED AS NOTED
FIRE PREVENTION DIVISION
CITY OF TALLAHASSEE
FIRE DEPARTMENT
This Review does not relieve the applicant from responsibility to comply with all applicable codes, laws and ordinances. Any changes to reviewed plans must be submitted for approval.
6-9-10

6-15-2010
REVIEWED FOR CODE COMPLIANCE
CITY OF TALLAHASSEE
BUILDING INSPECTION DIVISION
This review does not relieve the applicant from the responsibility of complying with all applicable codes, laws and ordinances. Any changes to reviewed plans must be Submitted for review.



N KEY PLAN NTS

RECEIVED
RESUBMITTAL
JUN 02 2010

TBB072402, Bldg A ONLY

REVISION
1/19/09

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

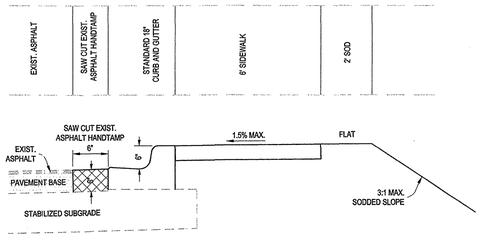
DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

TITLE APPLICABLE CODE, DESIGN DATA NOTES, DRAWING INDEX

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 1

MAINSTREAM



CURB, GUTTER AND SIDEWALK DETAIL
NOT TO SCALE

RECEIVED RESUBMITTAL
FEB 06 2009
City of Tallahassee
Building Inspection Division

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com

PROJECT NAME: MIDYETTE OAKS

CLIENT NAME: JIM WILCOX
1767 HERMITAGE BLVD.
TALLAHASSEE, FL 32308

REVISIONS

1	01/21/09	REVISED BUILDING 'A' FOOTPRINT

MB

REGENCY-REGRADE.dwg

DATE	01/20/09
FILE #	2006-364
CONTRACT #	C13.009
DRAWN BY	BD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL
EDWARD N. BASS, III, P.E.
FL. REG. NO. 62949

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE
GEOMETRY PLAN

SHEET
1.0

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DRAINAGE STRUCTURE SCHEDULE									
STR #	TYPE	FDOT INDEX	TOP EL.	FL. EL.	FROM	L (FT)	DIA (IN)	MAT'L	SLOPE(%)
~~D-01~~	~~18" HDPE~~ YARD DRAIN		~~173.00~~	~~170.00~~	~~D-01 to D-03~~	~~74~~	~~12~~	~~HDPE~~	~~3.88~~
~~D-02~~	~~12" HDPE~~ YARD DRAIN		~~170.50~~	~~167.50~~	~~D-02 to D-03~~	~~37~~	~~8~~	~~HDPE~~	~~1.00~~
~~D-03~~	~~HDPE~~ TEE		~~N/A~~	~~167.13~~	~~D-03 to D-05~~	~~75~~	~~12~~	~~HDPE~~	~~1.00~~
~~D-04~~	~~P4 CURB~~ INLET	201,210	~~168.33~~	~~163.83~~	~~D-04 to D-05~~	~~76~~	~~15~~	~~RCP~~	~~0.40~~
~~D-05~~	~~V GUTTER INLET~~ ALT G	221	~~170.88~~	~~166.38 (12")~~ 163.53 (15")	~~D-05 to D-06~~	~~89~~	~~15~~	~~RCP~~	~~0.40~~
~~D-06~~	~~V GUTTER INLET~~ ALT G	221	~~174.28~~	~~163.17 (15")~~ 162.92 (18")	~~D-06 to D-07~~	~~89~~	~~18~~	~~RCP~~	~~0.30~~
~~D-07~~	~~V GUTTER INLET~~ ALT G	221	~~177.72~~	~~162.65 (18")~~ 162.15 (24")	~~D-07 to D-09~~	~~108~~	~~24~~	~~RCP~~	~~0.21~~
~~D-08~~	~~12" HDPE~~ YARD DRAIN		~~183.00~~	~~180.00~~	~~D-08 to D-09~~	~~60~~	~~8~~	~~HDPE~~	~~3.62~~
D-09	V GUTTER INLET ALT G W/ J BOTTOM	221,201	180.65	~~177.50 (8")~~ 161.92 (24")	D-09 to D-15	36	24	~~RCP~~ HDPE	1.90
~~D-10~~	~~12" HDPE~~ YARD DRAIN		~~178.00~~	~~175.00~~	~~D-10 to D-15~~	~~40~~	~~8~~	~~HDPE~~	~~0.50~~
D-11	12" HDPE YARD DRAIN		184.00	181.00	D-11 to D-13	79	8	HDPE	2.17
D-12	12" HDPE YARD DRAIN		182.00	179.54	D-12 to D-13	62	8	HDPE	0.40
D-13	HDPE TEE		N/A	179.29	D-13 to D-14	41	12	HDPE	2.17
D-14	V GUTTER INLET ALT G	221	181.50	178.40	D-14 to D-15	57	15	~~RCP~~ HDPE	4.39
D-15	E GRATE INLET W/ TRAVERSABLE SLOT		179.40 SLOT 178.82	175.00 (15") 174.80 (8") 161.23 (24")	D-15 to D-16	75	24	~~RCP~~ HDPE	0.20
D-16	V GUTTER INLET ALT G W/ J BOTTOM	221,201	173.00	161.08	D-16 to D-17	110	24	~~RCP~~ HDPE	2.58
D-17	V GUTTER INLET ALT G	221	164.24	158.24	D-17 to D-19	117	24	~~RCP~~ HDPE	6.29
D-18	18" HDPE YARD DRAIN		156.00	153.00	~~D-18 to D-19~~ D-18 to D-19A	~~82~~ 59	12	HDPE	~~1.37~~ 1.00
D-19	~~P4 CURB~~ STORM ~~INLET~~ MANHOLE	201,~~210~~	~~155.88~~ 157.00	~~151.88 (12")~~ 150.88 (24") 151.67 (18")	D-19 to D-20	142	24	~~RCP~~ HDPE	3.08
D-19A	P4 CURB INLET	201,210	EOP-157.50	152.41 (12") 151.91 (18")	D-19A to D-19	24	18	HDPE	1.00
D-20	STORM MANHOLE	201	151.50	146.50	D-20 to D-21	115	24	~~RCP~~ HDPE	3.04
D-21	CONC. M.E.S.	272	N/A	143.00	N/A	N/A	N/A	N/A	N/A
D-22	C GRATE INLET (MOD)	232	149.00	141.50	D-22 to D-23	20	15	~~RCP~~ HDPE	2.50
D-23	CONC. MES	272	N/A	141.00	N/A	N/A	N/A	N/A	N/A
A-1	TYPE 'C' INLET	232	169.50	166.00	A-1 TO A-2	22	15	HDPE	1.00
A-2	TYPE 'D' INLET	232	169.50	165.78	A-2 TO A-4	76	18	HDPE	1.00
A-3	SLOTTED TYPE 'C' INLET	232	173.58	170.00	A-3 TO A-2	174	15	HDPE	2.43
A-4	TYPE 'D' INLET	232	171.50	165.02	A-4 TO A-5	76	18	HDPE	1.00
A-5	TYPE 'D' INLET	232	173.50	164.26	A-5 TO A-6	76	24	HDPE	1.00
A-6	TYPE 'D' INLET	232	176.20	163.50 (N) 162.88 (S)	A-6 TO D-09	96	24	HDPE	1.00
A-7	18" HDPE YARD DRAIN	N/A	181.25	178.50	A-7 TO D-09	68	10	HDPE	3.68
A-8	18" HDPE YARD DRAIN	N/A	181.75	179	A-8 TO A-7	48	10	HDPE	1.04
A-9	TYPE 'P-1' INLET	210	EOP: 187.00	183.00	A-9 TO A-10	165	18	RCP	6.06
A-10	TYPE 'P-1' INLET	210	EOP: 177.00	173.00	A-10 TO C.O.T. STRUCTURE	41	18	RCP	

SANITARY SEWER STRUCTURE SCHEDULE					
STR #	TYPE	TOP EL.	INV. EL.	FROM	LENGTH & TYPE
SS-12	SANITARY MANHOLE	~~171.11~~ 171.56	166.51	SS-12 to SS-11	318.81 LF 8" PVC
SS-111	SANITARY MANHOLE	182.94	176.94	SS-111 to SS-11	56 LF 8" PVC
SS-11	SANITARY MANHOLE	180.32	164.83(N & W) 173.86(E) w/drop	SS-11 to SS-10	332.61 LF 8" PVC
SS-20	SANITARY MANHOLE (EX)	153.93	139.70	SS-20 to SS-10	154.97 LF 8" PVC
SS-10	SANITARY MANHOLE	156.50	138.62	SS-10 to SS-0	126.21 LF 8" PVC
SS-0	SANITARY MANHOLE (EX)	150.93	137.75	N/A	N/A

CONTRACTOR NOTICE (AS REVISED 2006):

Contractor and owner will be held accountable during construction for all site improvements. Compliance with Florida Statutes 553.5041, and the 2004 Florida Building Code, with 2005 Supplement (FBC) is mandatory. If incorrect at the final inspection, contractor will be required to modify construction to comply with FBC. The following items take precedence and supersede other details on plans:

1. All spaces must be located on an accessible route no less than 44" wide so users will not be compelled to walk or wheel behind parked vehicles. Section 11-4.6.2, FBC-B and F.S. 553.5041

2. Accessible parking spaces and access aisles serving a particular building shall be located on the shortest safely accessible route from H/C parking to an accessible entrance. 11-4.6.2, FBC-B and F.S. 553.5041

3. Accessible parking space(s) shall be 12' wide with white striping outer line, blue striping inner lines. Section 11-4.6, FBC-B

4. Access aisle(s) shall be 5' wide with required diagonal striping in approved blue marking paint. Section 11-4.6.3, FBC-B

5. Accessible parking space(s) and access aisle(s) shall be level (not to exceed 1.5% slope in any direction). 11-4.6.3, FBC-B

6. Approved H/C sign at proper mounting height (7' from pavement to bottom of sign). Sign shall indicate the $250 fine for illegal use. Section 11-4.6.4, FBC-B

7. Curb ramp slopes shall not to exceed 1:12 slope in any direction. Ramp side slopes shall not exceed 1:12 slope. Curb ramps shall not encroach access aisle(s). Section 11-4.7, FBC-B

8. All ramps other than curb ramps as referenced above shall comply with the design requirements of Section 11-4.8, FBC-B.

9. Accessible route to *"main entry"* shall not exceed 1:20 slope (unless ramps provided) with cross slope not in excess of 1:50.

10. Accessible route *"connecting all buildings"* on the same site shall not exceed 1:20 slope (unless ramps provided) with cross slope not in excess of 1:50.

11. Accessible route to *"public way"* shall not exceed 1:20 slope (unless ramps provided) with cross slope not in excess of 1:50.

12. Code compliant detectable warnings at all vehicular crosswalks, and at locations where the accessible route is adjacent to and flush with the vehicular way. Section 11-4.29, FBC-B

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THE SITE STAIRS WILL HAVE THE STANDARD 7" RISER AND 11" TREAD. STAIRS WILL CONFORM TO FDOT DESIGN STANDARDS INDEX 521, RAMPS AND RAILINGS SHALL CONFORM TO FDOT DESIGN STANDARDS INDEX 870.

RECEIVED RESUBMITTAL
FEB 06 2009
City of Tallahassee Building Inspection Division

Moore Bass CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com

PROJECT NAME: MIDYETTE OAKS

CLIENT NAME: JIM WILCOX, 1767 HERMITAGE BLVD, TALLAHASSEE, FL 32308

REVISIONS
1 01/21/09 REVISED BUILDING 'A' FOOTPRINT

REGENCY-REGRADE.dwg

DATE	01/20/08
FILE #	2006-364
CONTRACT #	C13.009
DRAWN BY	BD

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SEAL
EDWARD N. BASS, III, P.E.
FL. REG. NO. 62949

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE
GRADING PLAN

SHEET
2.0

Midyette Oaks

MIDYETTE ROAD, TALLAHASSEE, FLORIDA

SPRINKLERED NFPA 13R   TYPE V-A CONSTRUCTION

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Area Modification
Section 506 FBC-B, 2004
Building A
Frontage increase
Perimeter of entire building: 692'
Frontage with 30' or more on all four sides

$I_f = 100\left[\frac{692}{692} - 0.25\right] \times 1.00 = 75$

Allowable area per floor

$A_a = 12000 + \frac{12000 \times 75}{100}$

= 21000 square feet

Fair housing guidelines and requirements
Requirement 5

Light switches, thermostat height: 48" above finished floor
Electrical and telephone out let at 15" above finished floor
Kitchen counter outlets and switches: max. 44" above finished floor

Provide address and unit scheme for the buildings as required

Accessible units
Ground Floor Units of Building A and Building B are accessible units.
Ground Floor Units of Building C and Building D are not required to be accessible units.
See drawings by civil engineer.

Number of exits
Based on TABLE 1018.2 FBC-B 2004, a single exit from each unit is permitted.
Maximum travel distance: 49'-11". See sheet A-9 for travel distance diagram.

Design live Loads
Roof live load: 20 psf
Floor load: 40 lb/sq.ft. live load
Floor load: 40 lb/sq.ft. live load

Exterior Exit stairs: 100 lb/sq.ft. live load
Wind Load Specifications: 110 mph wind

Handrail and guardrail design and construction section 1607.7 Florida Bldg code 2004 except for stairs within dwelling units.
1. Handrails and guardrail to be designed and constructed to resist a load of 50 plf applied in any direction at the top and to transfer this load through the support to the structure.
2. Handrails and guardrail to be designed and constructed for a concentrated load of 200 lb applied at any point and any direction along the top.

Draft stop
See drawing 1/A-9 for draft stopping location.

Florida Fire Prevention Code
Address
Provide number or address to be plainly visible and legible from the street.
Minimum dimensions shall be 7" high. This includes building and unit number.

Interior Wall and Ceiling
Class A, Class B, or Class C

Interior Floor finish
Interior floor finish to be tested according to NFPA 1, 10.2.7 and Section 804, FBC-Bldg 2004.

Fire Protection
Provide fire alarm system to Building "A"
Single station smoke detectors shall be provided within each unit see electrical plans for location.
Provide one(1) 2A10BC classified fire extinguisher within each dwelling unit.
Each fire extinguisher shall be certified and tagged by a state licensed fire extinguisher contractor initially and on an annual basis thereafter.
See power plan by Ooten Associates .

SEPARATE PERMITS

NFPA 13R SPRINKLER SYSTEM
The fire sprinkler system contractor shall submit a separate permit application and plans for review.

FIRE ALARM SYSTEM
The fire alarm system contractor shall submit a separate permit application and plans for review.

SYMBOL LEGEND

1 / A-6 — DETAIL NUMBER / DETAIL SHEET
1 / A-6 — DETAIL NUMBER WITH DIRECTION OF VIEW / DETAIL SHEET
1 / A-6 — DETAIL NUMBER / ELEVATION SHEET
1 / A-6 — DETAIL NUMBER / ENLARGEMENT REFERENCE / ENLARGEMENT SHEET
13 — ROOM NUMBER
(A) — DOOR SYMBOL
(1) — WINDOW SYMBOL
0'-0" — ELEVATION MARK

This Sheet - REPLACED
SEE REVISED SHEET

ABBREVIATIONS

AB ANCHOR BOLT
ACT ACOUSTICAL CEILING TILE
AFF ABOVE FINISH FLOOR
ALUM ALUMINUM
AT ACOUSTICAL TILE
AV AUDIO VISUAL

BD BOARD
BLDG BUILDING
BLKG BLOCKING
BM BEAM
BOT BOTTOM
BRG BEARING
BUR BUILT UP ROOFING

CAB CABINET
CB CHALKBOARD
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CPT CARPET
CT CERAMIC TILE
CTR CENTER
CWB CEMENTITIOUS WALL BOARD

D DEEP
DBL DOUBLE
DIM DIMENSION
DR DOOR
DS DOWNSPOUT
DTL DETAIL
DW DISHWASHER
DWG DRAWING
ELEC ELECTRICAL
EA EACH
ELEV ELEVATION
EJ EXPANSION JOINT
EQ EQUAL
EQUIP EQUIPMENT
EPS EXPANDED POLYSTYRENE
EWC ELECTRIC WATER COOLER
EWFS EXTERIOR WALL FINISH SYSTEM
EXIST EXISTING
EXP EXPANSION
EW EACH WAY

FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISH FLOOR
FIN FINISH
FL FLOOR
FLG FLASHING
FLR FLOORING
FDN FOUNDATION
FS FLOOR SINK
FTG FOOTING

GA GAUGE
GALV GALVANIZED
GD GRADE
GDW GYPSUM DRYWALL
GL GLASS
GML GALVANIZED METAL LATH
GMS GALVANIZED METAL STUD
GWB GYPSUM WALLBOARD
GYP GYPSUM

H HIGH
HC HANDICAPPED
HM HOLLOW METAL
HORZN HORIZONTAL
HT HEIGHT

INSUL INSULATION
IMPREG IMPREGNATED

L LENGTH
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL

MAT MATERIAL
MAX MAXIMUM
MFR MANUFACTURE
MR MOISTURE RESISTANT
MIN MINIMUM
MTL METAL
M.O. MASONRY OPENING
NIC NOT IN CONTRACT
NOM NOMINAL

O.C. ON CENTER

PCT PORCELAIN CERAMIC TILE
PLAM PLASTIC LAMINATE
PT PRESSURE TREATED
PL PLATE

QT QUARY TILE

RD ROOF DRAIN
REF REFERENCE
REINF REIINFORCED
REQ REQUIRED
R.O. ROUGH OPENING

SHT SHEET
SIM SIMILAR
SJ SCORED JOINT
SLT SEALANT
SS STAINLESS STEEL
STD STANDARD
STL STEEL
STRUCT STRUCTURAL
SUSP SUSPENSION

TB TACKBOARD
THR THRESHOLD
T.S. TUBE STEEL
TYP TYPICAL

UON UNLESS OTHERWISE NOTED

V.I.F. VERIFY IN FIELD
VAR VARIES
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VTR VENT THRU ROOF

W WIDE
W/ WITH
WP WEATHER PROOFING
WD WOOD
WWF WELDED WIRE FABRIC
WMB WHITE MARKER BOARD

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE CONTRACT SITE TO FAMILIAR HIMSELF WITH EXISTING CONDITIONS . ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO CARRY OUT THE WORK AS INDICATED IN THE DOCUMENT.
3. THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THIS PROJECT.
4. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL MATERIALS, SYSTEMS AND AND CONSTRUCTION COMPONENTS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL WORK IS TO BE IN STRICT COMPLIANCE WITH ALL STATE AND LOCAL LAWS AND CODES WHICH APPLY TO THIS USE AND TO GENERALLY ACCEPTED CONSTRUCTION TRADE PRACTICES.
7. PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF TEST STANDARD SPECIFIC FOR FIRESTOPS MEETING ASTM E814.
8. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND DISPOSE OF ALL TRASH, DEBRIS AND CONSTRUCTION MATERIALS DUE TO CONSTRUCTION PRIOR TO COMPLETION OF THE WORK. THE CONTRACTOR SHALL LEAVE THE SITE IN A CONDITION EQUAL TO OR BETTER THAN IT WAS BEFORE COMMENCEMENT OF WORK ON THIS CONTRACT. THE CONTRACTOR SHALL ALSO INSURE THAT TRASH AND DEBRIS ARE NOT BLOWN OR SPREAD ON OR OFF SITE DURING PERFORMANCE OF THE WORK.

BUILDING "A" ONLY

DRAWING INDEX

A - 1 APPLICABLE CODE, DESIGN DATA, NOTES
A - 2 BUILDING A - ELEVATIONS
~~A - 3 BUILDING B - ELEVATIONS~~
~~A - 4 BUILDING C & D - ELEVATIONS~~
A - 5 BUILDING A & B - FLOOR PLANS
~~A - 6 BUILDING C & D - FLOOR PLANS~~
~~A - 6A BUILDING ELEVATION UNIT FACADE STYLES~~
A - 7 UNIT ELEVATIONS BUILDING A
A - 8 UNIT FLOOR PLANS BUILDING A
A - 9 FIRE PROTECTED WALLS AND PARTITIONS, DETAILS
A - 9A FIRE PROTECTED WALLS AND PARTITIONS, DETAILS
A - 9B FIRE RESISTANCE SPECIFICATIONS
A - 9C FIRE RESISTANCE SPECIFICATIONS
A - 10 BUILDING SECTION AND DETAILS
A - 10A BUILDING SECTION AND DETAILS
A - 11 WALL SECTIONS & DETAILS
~~A - 11A WALL SECTIONS & DETAILS~~
A - 12 EXT. STAIR SECTIONS & DETAILS
~~A - 12A SECTIONS & DETAILS~~
A - 13 INTERIOR ELEVATIONS
WINDOW, DOOR, ROOM FINISH SCHEDULES
M - 1 MECHANICAL PLAN
M - 2 MECHANICAL NOTES, SCHEDULES AND DETAILS
SP - 1 SCHEMATIC 13 R SPRINKLER PLAN NOT FOR A BUILDING PERMIT
P - 1 WASTE SANITARY PLUMBING PLAN, NOTES
P - 2 SUPPLY PLUMBING PLANS
P - 3 PLUMBING RISER DIAGRAMS

BY HB ENGINEERING
~~F - 1 BUILDING 'B': FIRST FLOOR FOUNDATION PLAN AND NOTES(PRESTRESSED)~~
~~F - 2 BUILDING 'B': FIRST FLOOR FOUNDATION DETAILS (PRE STRESSED)~~
~~F - 3 PLAN AND DETAILS (PRE STRESSED)~~
F - 4 FIRST FLOOR FOUNDATION PLAN
~~F - 5 BUILDING 'C' & 'D': FIRST FLOOR FOUNDATION PLANS~~
F - 6 MISCELLANEOUS DETAILS
F - 7 BUILDING 'A': 2ND AND 3RD FLOOR FRAMING PLANS & TYPICAL BUILDING SECTION
~~F - 8 BUILDING 'B': 2ND AND 3RD FLOOR FRAMING PLANS & TYPICAL BUILDING SECTION~~
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F - 10 ROOF FRAMING PLAN: BUILDING 'A'
~~F - 11 ROOF FRAMING PLAN: BUILDING 'B'~~
~~F - 12 FRAMING PLAN AND DETAILS~~
F - 13 MISCELLANEOUS STRUCTURAL DETAILS
F - 14 MISCELLANEOUS STRUCTURAL DETAILS

BY OOTEN AND ASSOCIATES, P.A., CONSULTING ENGINEERS
E - 1 ELECTRICAL SPECIFICATIONS AND NOTES
E - 2 ELECTRICAL SITE PLAN AND LEGEND
E - 3 TYPICAL LIGHTING PLANS AND FIXTURE SCHEDULE
E - 4 TYPICAL POWER PLANS
E - 5 ELECTRICAL RISER DIAGRAMS

(cloud) REVISED SHEETS FOR 2ND SUBMITTAL
APPLIES TO ARCHITECTURAL, SPRINKLER DRAWINGS ONLY.

2-23-09
2-11-09
REVIEWED FOR CODE COMPLIANCE
CITY OF TALLAHASSEE
BUILDING INSPECTION DIVISION
This review does not relieve the applicant from the responsibility of complying with all applicable codes, laws and ordinances. Any changes to reviewed plans must be Submitted for review.

TBB #: 07 2402
Address: 1974 Midyette Rd
Type Const.: VA
Code Version: 2004 w/2005 +2006 suppl.
Add Note on Sheet:
Shell Permit: ☐ Y ☐ N

RE-SUBMITTAL   TBB07-2402 (BUILDING A) ONLY
DATE: 01-22-09

KEY PLAN NTS

RECEIVED RESUBMITTAL
FEB 06 2009
City of Tallahassee Building Inspection Division

REVISION
1/19/09
1/23/09

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

TITLE APPLICABLE CODE, DESIGN DATA NOTES, DRAWING INDEX

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 1

Midyette Oaks

MIDYETTE ROAD, TALLAHASSEE, FLORIDA

SPRINKLERED NFPA 13R TYPE V-A CONSTRUCTION

BUILDING "A" ONLY

DESIGN DATA

Applicable codes
Florida Building Code, Building (FBC-B) 2004 Edition (with 2005 and 2006 supplements)
Florida Building Code, Mechanical (FBC-M) 2004 Edition (with 2005 and 2006 supplements)
Florida Building Code, Fuel Gas (FBC-FG) 2004 Edition (with 2005 and 2006 supplements)
Florida Building Code, Plumbing (FBC-P) 2004 Edition (with 2005 and 2006 supplements)
Florida Fire Prevention Code (FFPC) 2004 Edition
National Electrical Code (NEC) 2005 Edition

Product approval
The contractor shall make available to the Building Department any documentation necessary to verify that all products requiring approval per FS 553.842 are in compliance.
Miami-Dade NOAs, SBCCI, ICC or other agency approval numbers will not be accepted as Florida Approval numbers.

Occupancy Group Classification
Use Group: R2 (Apartments)

Type of Construction Classification
Type V-A, 13 R sprinkler system

Building height: 35'-8" high 3 story building

Building Area
Each unit: two bedrooms 1,654 square feet
Each pod with 3 units of 1,654 square feet unit:
Total for each pod: 3,888 square feet with 3 units

Building A: 24 units in 8 pods x 1,654 square of foot print
= 13,232 square feet of foot print
Total 39,696 square feet of building A
Total 48 bedrooms

Fair housing guidelines and requirements
Requirement 5

Light switches, thermostat height: 48" above finished floor
Electrical and telephone out let at 15" above finished floor
Kitchen counter outlets and switches: max. 44" above finished floor

Provide address and unit scheme for the buildings as required

Accessible units
Ground Floor Units of Building A and Building B are accessible units.
Ground Floor Units of Building C and Building D are not required to be accessible units.
See drawings by civil engineer.

Number of exits
Based on TABLE 1018.2 FBC-B 2004, a single exit from each unit is permitted.
Maximum travel distance: 49'-11". See sheet A-9 for travel distance diagram.

Design live Loads
Roof live load: 20 psf
Floor load: 40 lb/sq.ft. live load
Floor load: 40 lb/sq.ft. live load

Exterior Exit stairs: 100 lb/sq.ft. live load
Wind Load Specifications: 110 mph wind
Handrail and guardrail design and construction section 1607.7 Florida Bldg code 2004 except for stairs within dwelling units.
1. Handrails and guardrail to be designed and constructed to resist a load of 50 plf applied in any direction at the top and to transfer this load through the support to the structure.
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See drawing 1/A-9 for draft stopping location.

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Address
Provide number or address to be plainly visible and legible from the street.
Minimum dimensions shall be 7" high. This includes building and unit number.

Interior Wall and Ceiling
Class A, Class B, or Class C

Interior Floor finish
Interior floor finish to be tested according to NFPA 1, 10.2.7 and Section 804, FBC-Bldg 2004.

Fire Protection
Provide fire alarm system to Building "A"
Single station smoke detectors shall be provided within each unit see electrical plans for location.

Provide one(1) 2A10BC classified fire extinguisher within each dwelling unit.
Each fire extinguisher shall be certified and tagged by a state licensed fire extinguisher contractor initially and on an annual basis thereafter.
See power plan by Ooten Associates .

SEPARATE PERMITS

NFPA 13R SPRINKLER SYSTEM
The fire sprinkler system contractor shall submit a separate permit application and plans for review.

FIRE ALARM SYSTEM
The fire alarm system contractor shall submit a separate permit application and plans for review.

Area Modification
Section 506 FBC-B, 2004
Building A
Frontage increase
Perimeter of entire building: 692'
Frontage with 30' or more on all four sides

$$I_f = 100\left[\frac{692}{692} - 0.25\right] \times 1.00 = 75$$

Allowable area per floor

$$A_a = 12000 + \frac{12000 \times 75}{100}$$

$$= 21000 \text{ square feet}$$

SYMBOL LEGEND

- 1 / A-6 — DETAIL NUMBER / DETAIL SHEET
- 1 / A-6 — DETAIL NUMBER WITH DIRECTION OF VIEW / DETAIL SHEET
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- 1 / A-6 — DETAIL NUMBER / ENLARGEMENT REFERENCE / ENLARGEMENT SHEET
- 13 — ROOM NUMBER
- A — DOOR SYMBOL
- 1 — WINDOW SYMBOL
- 0'-0" — ELEVATION MARK

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SEE REVISED SHEET

ABBREVIATIONS

AB ANCHOR BOLT
ACT ACOUSTICAL CEILING TILE
AFF ABOVE FINISH FLOOR
ALUM ALUMINUM
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AV AUDIO VISUAL

BD BOARD
BLDG BUILDING
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BM BEAM
BOT BOTTOM
BRG BEARING
BUR BUILT UP ROOFING

CAB CABINET
CB CHALKBOARD
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CPT CARPET
CT CERAMIC TILE
CTR CENTER
CWB CEMENTITIOUS WALL BOARD

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DR DOOR
DS DOWNSPOUT
DTL DETAIL
DW DISHWASHER
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ELEC ELECTRICAL
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EWFS EXTERIOR WALL FINISH SYSTEM
EXIST EXISTING
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FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISH FLOOR
FIN FINISH
FL FLOOR
FLG FLASHING
FLR FLOORING
FDN FOUNDATION
FS FLOOR SINK
FTG FOOTING

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SS STAINLESS STEEL
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TB TACKBOARD
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TYP TYPICAL

UON UNLESS OTHERWISE NOTED

V.I.F. VERIFY IN FIELD
VAR VARIES
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VTR VENT THRU ROOF

W WIDE
W/ WITH
WP WEATHER PROOFING
WD WOOD
WWF WELDED WIRE FABRIC
WMB WHITE MARKER BOARD

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE CONTRACT SITE TO FAMILIAR HIMSELF WITH EXISTING CONDITIONS . ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION.
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A - 2	BUILDING A - ELEVATIONS
~~A - 3~~	~~BUILDING B - ELEVATIONS~~
~~A - 4~~	~~BUILDING C & D - ELEVATIONS~~
A - 5	BUILDING A & B - FLOOR PLANS
~~A - 6~~	~~BUILDING C & D - FLOOR PLANS~~
~~A - 6A~~	~~BUILDING ELEVATION UNIT FACADE STYLES~~
A - 7	UNIT ELEVATIONS BUILDING A
A - 8	UNIT FLOOR PLANS BUILDING A
A - 9	FIRE PROTECTED WALLS AND PARTITIONS, DETAILS
A - 9A	FIRE PROTECTED WALLS AND PARTITIONS, DETAILS
A - 9B	FIRE RESISTANCE SPECIFICATIONS
A - 9C	FIRE RESISTANCE SPECIFICATIONS
A - 10	BUILDING SECTION AND DETAILS
A - 10A	BUILDING SECTION AND DETAILS
A - 11	WALL SECTIONS & DETAILS
~~A - 11A~~	~~WALL SECTIONS & DETAILS~~
A - 12	EXT. STAIR SECTIONS & DETAILS
~~A - 12A~~	~~SECTIONS & DETAILS~~
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M - 2	MECHANICAL NOTES, SCHEDULES AND DETAILS
SP - 1	SCHEMATIC 13 R SPRINKLER PLAN NOT FOR A BUILDING PERMIT
P - 1	WASTE SANITARY PLUMBING PLAN, NOTES
P - 2	SUPPLY PLUMBING PLANS
P - 3	PLUMBING RISER DIAGRAMS

BY HB ENGINEERING

~~F - 1~~	~~BUILDING 'B': FIRST FLOOR FOUNDATION PLAN AND NOTES(PRESTRESSED)~~
~~F - 2~~	~~BUILDING 'B': FIRST FLOOR FOUNDATION DETAILS (PRE STRESSED)~~
~~F - 3~~	~~PLAN AND DETAILS (PRE STRESSED)~~
F - 4	FIRST FLOOR FOUNDATION PLAN
F ~~- 5~~	~~BUILDING 'C' & 'D': FIRST FLOOR FOUNDATION PLANS~~
F - 6	MISCELLANEOUS DETAILS
F - 7	BUILDING 'A': 2ND AND 3RD FLOOR FRAMING PLANS & TYPICAL BUILDING SECTION
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~~F - 10~~	~~ROOF FRAMING PLAN: BUILDING 'A'~~
~~F - 11~~	~~ROOF FRAMING PLAN: BUILDING 'B'~~
~~F - 12~~	~~FRAMING PLAN AND DETAILS~~
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F - 14	MISCELLANEOUS STRUCTURAL DETAILS

BY OOTEN AND ASSOCIATES, P.A., CONSULTING ENGINEERS

E - 1	ELECTRICAL SPECIFICATIONS AND NOTES
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E - 4	TYPICAL POWER PLANS
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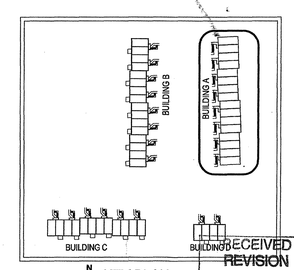
REVIEWED AS NOTED
FIRE PREVENTION DIVISION
CITY OF TALLAHASSEE
FIRE DEPARTMENT
This Review does not relieve the applicant from responsibility to comply with all applicable codes, laws and ordinances. Any changes to reviewed plans must be submitted for approval.
1-07-09

REVISION TBB07-2402 (BUILDING A) ONLY
DATE: 12-12-08



KEY PLAN NTS

RECEIVED
REVISION
JAN 05 2009
City of Tallahassee
Building Inspection Division

REVISION
11/12/07 BLDG COMMENTS

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

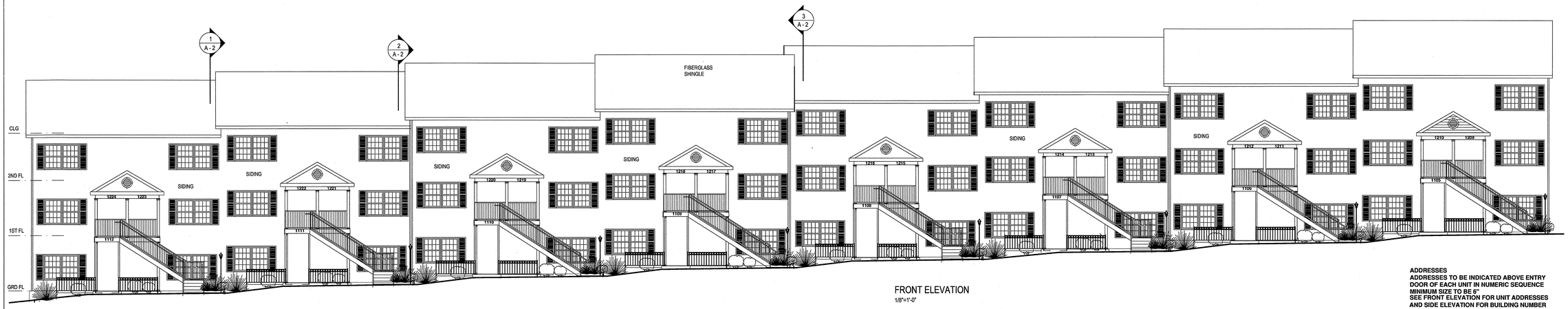
DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

TITLE APPLICABLE CODE, DESIGN DATA NOTES, DRAWING INDEX

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

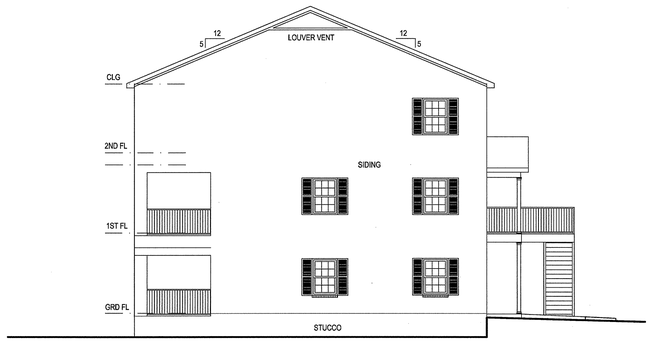
A - 1

MAINSTREAM

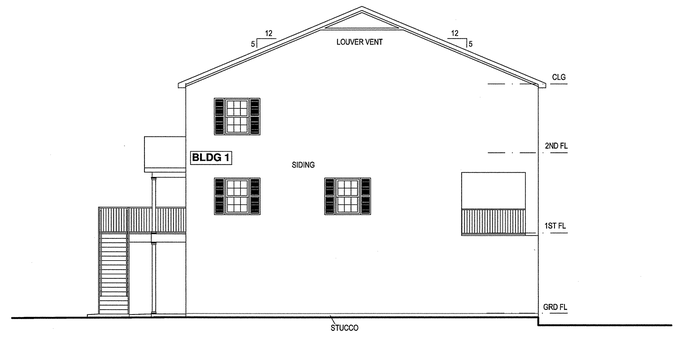


FRONT ELEVATION
1/8"=1'-0"

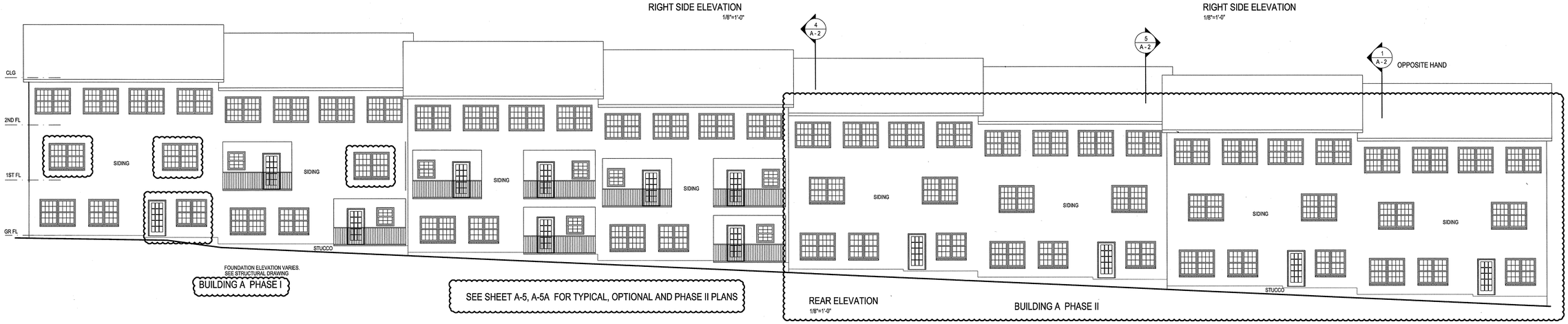
ADDRESSES
ADDRESSES TO BE INDICATED ABOVE ENTRY DOOR OF EACH UNIT IN NUMERIC SEQUENCE
MINIMUM SIZE TO BE 6"
SEE FRONT ELEVATION FOR UNIT ADDRESSES AND SIDE ELEVATION FOR BUILDING NUMBER



RIGHT SIDE ELEVATION
1/8"=1'-0"



RIGHT SIDE ELEVATION
1/8"=1'-0"



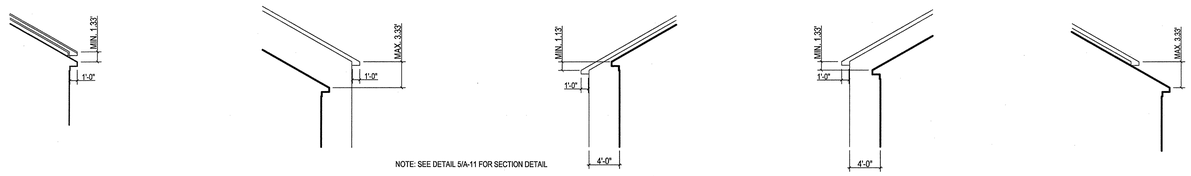
FOUNDATION ELEVATION VARIES.
SEE STRUCTURAL DRAWING

BUILDING A PHASE I

SEE SHEET A-5, A-5A FOR TYPICAL, OPTIONAL AND PHASE II PLANS

REAR ELEVATION
1/8"=1'-0"

BUILDING A PHASE II

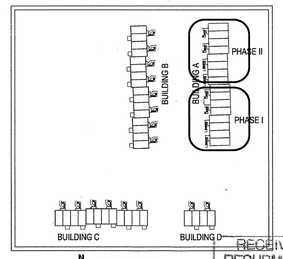


NOTE: SEE DETAIL 5/A-11 FOR SECTION DETAIL

1/A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"
2/A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"
3/A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"
4/A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"
5/A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"

NOTE: DIMENSIONS BETWEEN ROOFS ARE BASED ON ELEVATION DIFFERENCES OF UNITS OF ALL FOUR BUILDINGS.
SEE FOUNDATION PLAN FOR ACTUAL ELEVATION DIFFERENCES OF ALL BUILDINGS

BUILDING A - ELEVATIONS



N
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ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.

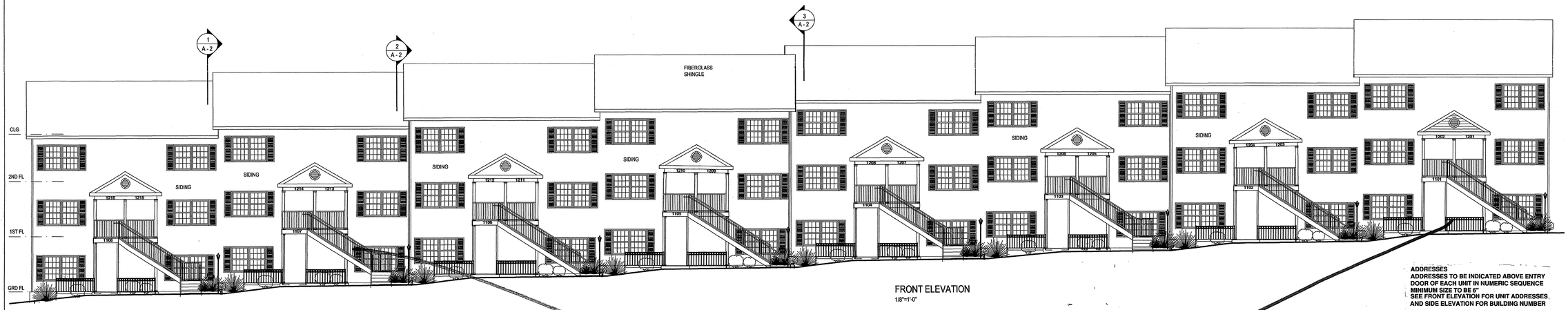
AR8985

DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE BUILDING A - ELEVATIONS

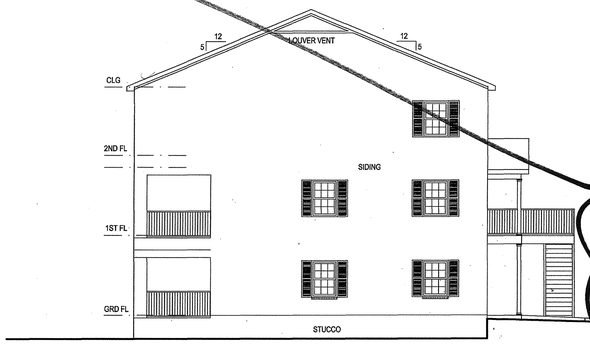
PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 2
MAINSTREAM

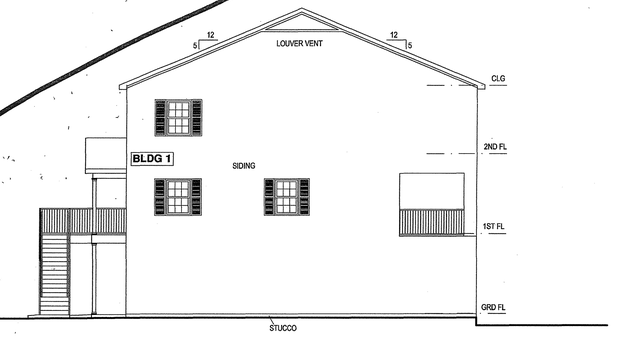


FRONT ELEVATION
1/8"=1'-0"

ADDRESSES
ADDRESSES TO BE INDICATED ABOVE ENTRY DOOR OF EACH UNIT IN NUMERIC SEQUENCE MINIMUM SIZE TO BE 6"
SEE FRONT ELEVATION FOR UNIT ADDRESSES AND SIDE ELEVATION FOR BUILDING NUMBER

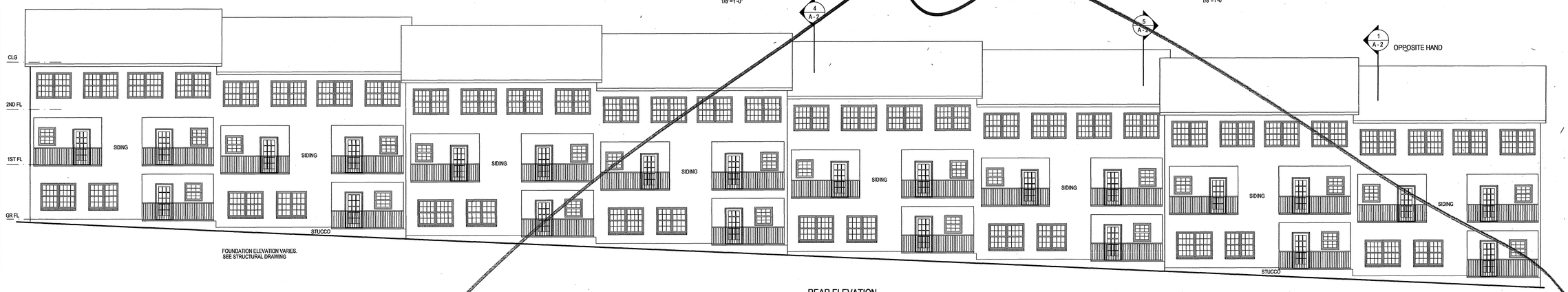


RIGHT SIDE ELEVATION
1/8"=1'-0"

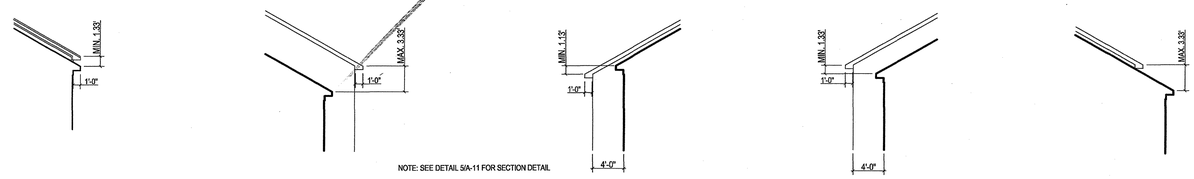


RIGHT SIDE ELEVATION
1/8"=1'-0"

This Sheet - REPLACED
SEE REVISED SHEET



REAR ELEVATION
1/8"=1'-0"



NOTE: SEE DETAIL 5/A-11 FOR SECTION DETAIL

1 A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"

2 A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"

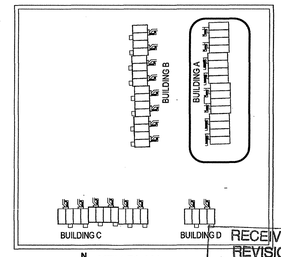
3 A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"

4 A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"

5 A-2 PARTIAL ROOF ELEVATION 1/8"=1'-0"

NOTE: DIMENSIONS BETWEEN ROOFS ARE BASED ON ELEVATION DIFFERENCES OF UNITS OF ALL FOUR BUILDINGS.
SEE FOUNDATION PLAN FOR ACTUAL ELEVATION DIFFERENCES OF ALL BUILDINGS

BUILDING A - ELEVATIONS



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TITLE BUILDING A - ELEVATIONS

PROJECT Lafayette Oaks TALLAHASSEE FLORIDA

A - 2
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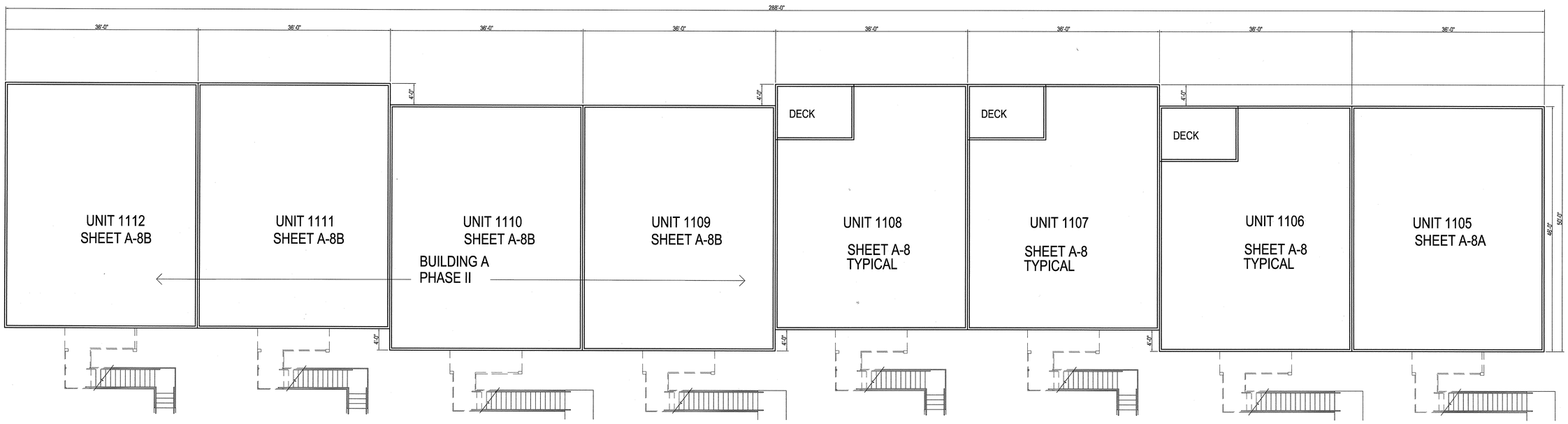
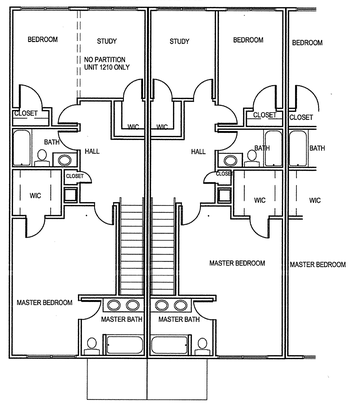


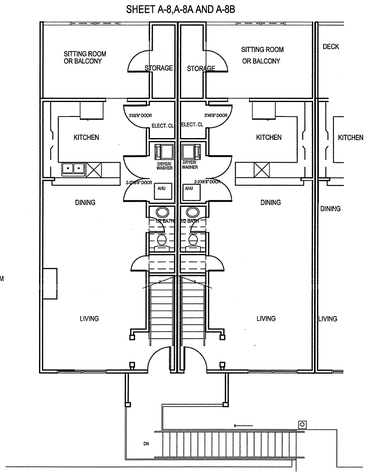
BUILDING A
1/8"=1'-0"

SHEET A-8,A-8A AND A-8B



UPPER FLOOR UNIT-SECOND FLOOR PLAN
1/8"=1'-0"

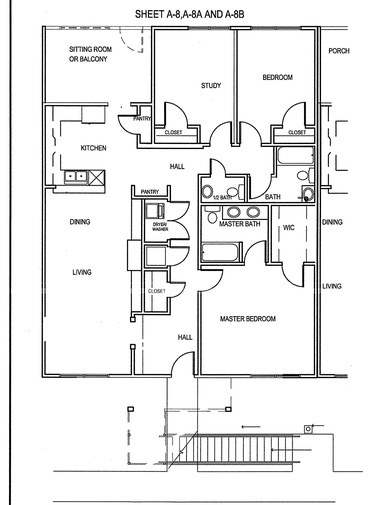
SHEET A-8,A-8A AND A-8B



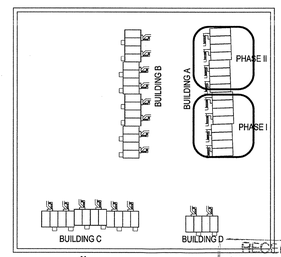
UPPER FLOOR UNIT-FIRST FLOOR PLAN
1/8"=1'-0"

FLOOR PLANS FOR REFERENCE

SHEET A-8,A-8A AND A-8B



GROUND FLOOR UNIT-FLOOR PLAN
1/8"=1'-0"



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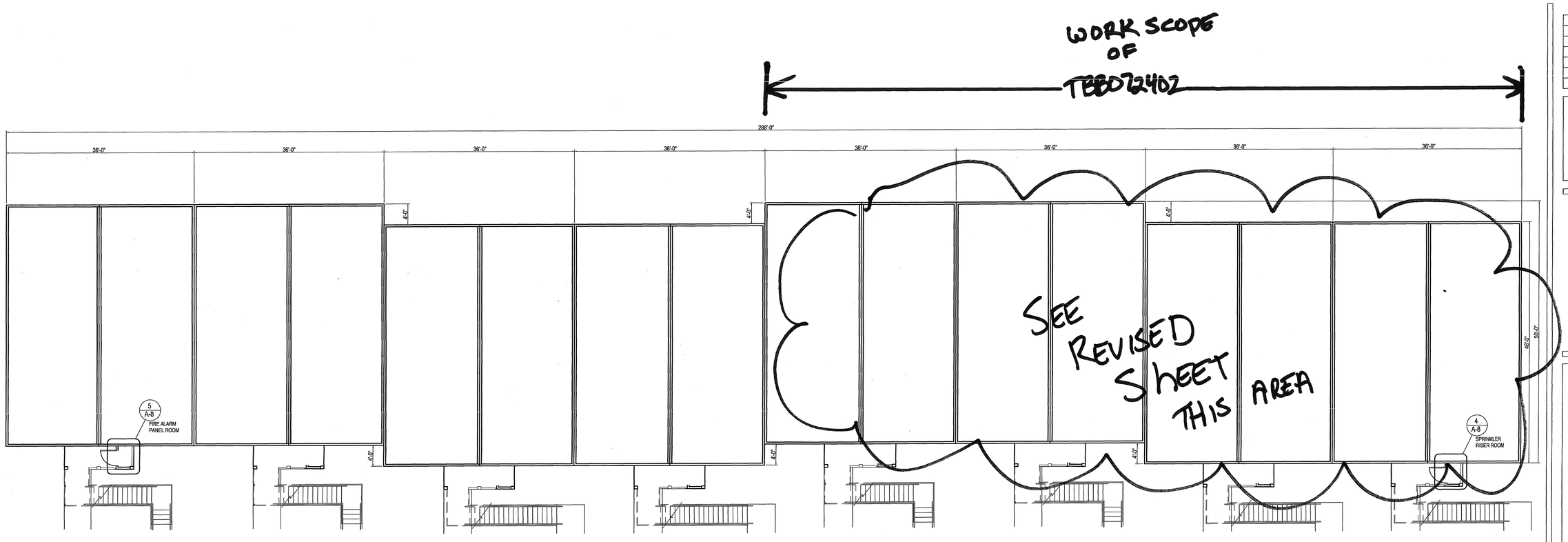
TITLE
UPPER FLOOR UNITS
BUILDING A - FLOOR PLANS

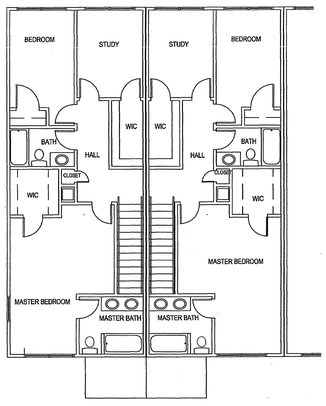
PROJECT
Midyette Oaks
TALLAHASSEE FLORIDA

A - 5

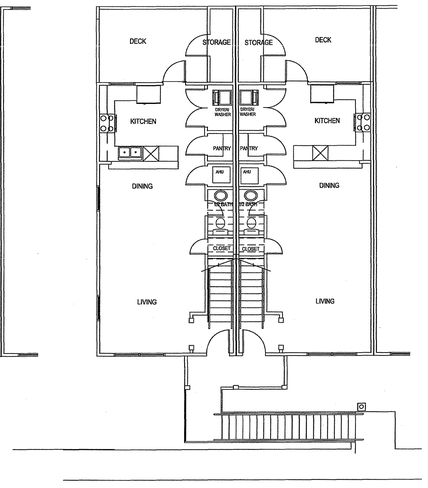
MAINSTREAM



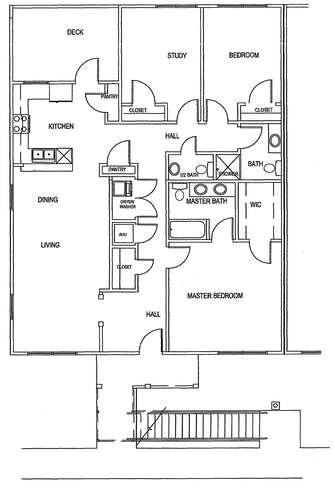
BUILDING A
1/8"=1'-0"



UPPER FLOOR UNIT-SECOND FLOOR PLAN
1/8"=1'-0"

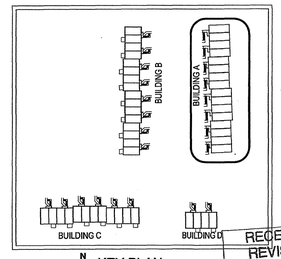


UPPER FLOOR UNIT-FIRST FLOOR PLAN
1/8"=1'-0"



GROUND FLOOR UNIT-FLOOR PLAN
1/8"=1'-0"

FLOOR PLANS FOR REFERENCE



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TITLE BUILDING A - FLOOR PLANS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 5

MAINSTREAM

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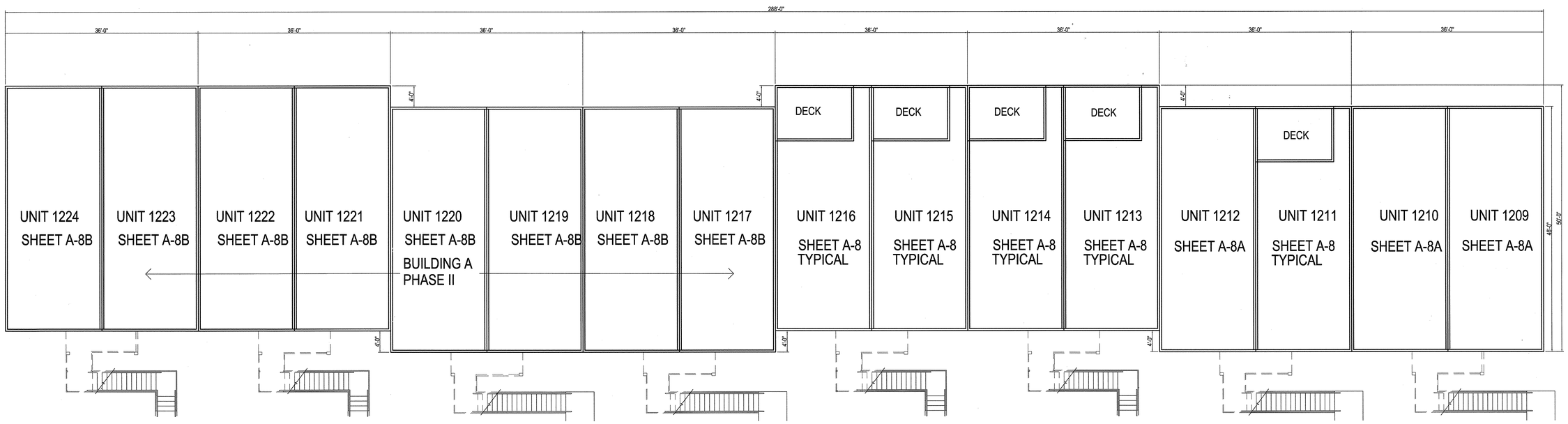
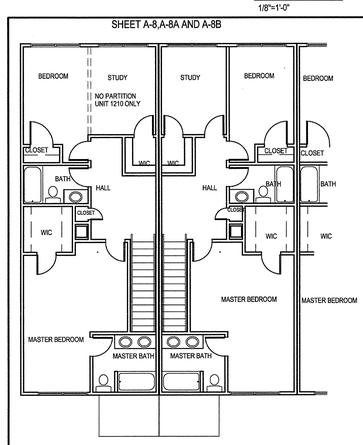


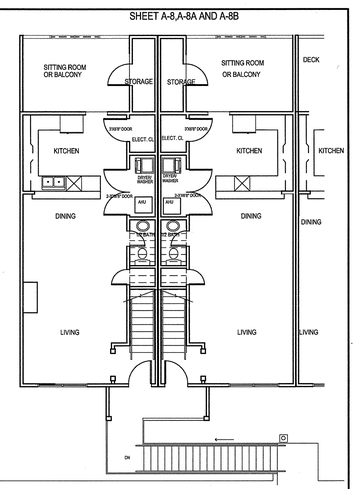
BUILDING A
1/8"=1'-0"

SHEET A-8,A-8A AND A-8B



UPPER FLOOR UNIT-SECOND FLOOR PLAN
1/8"=1'-0"

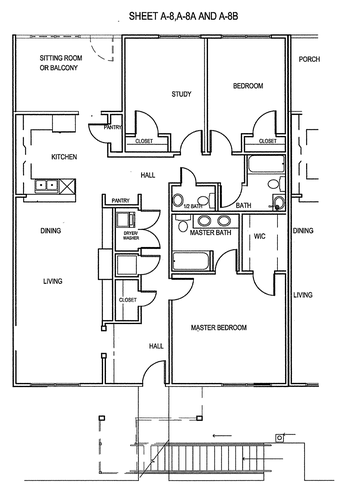
SHEET A-8,A-8A AND A-8B



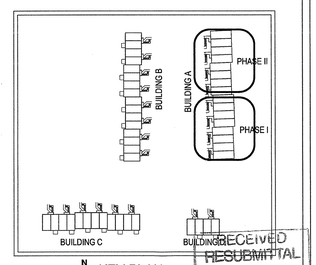
UPPER FLOOR UNIT-FIRST FLOOR PLAN
1/8"=1'-0"

FLOOR PLANS FOR REFERENCE

SHEET A-8,A-8A AND A-8B



GROUND FLOOR UNIT-FLOOR PLAN
1/8"=1'-0"



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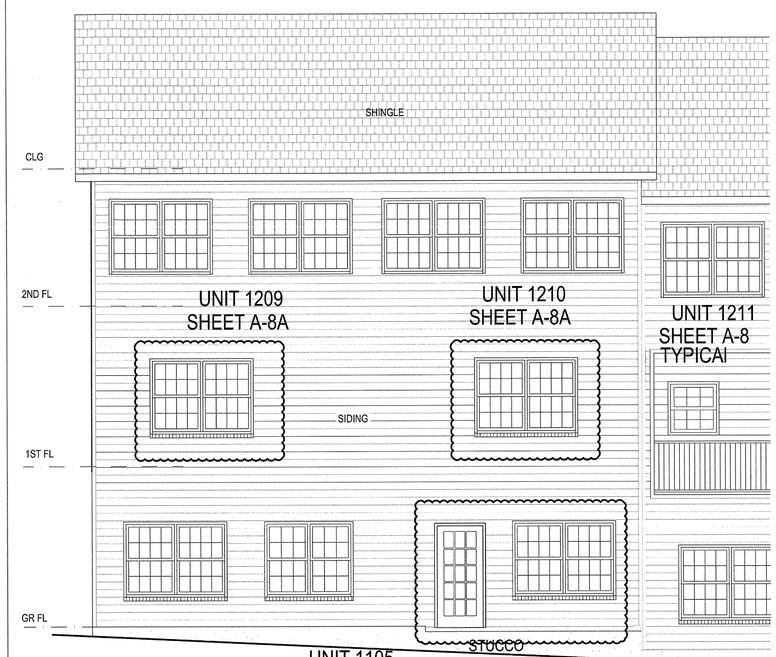
TITLE: UPPER FLOOR UNITS
BUILDING A - FLOOR PLANS

PROJECT: Midyette Oaks TALLAHASSEE FLORIDA

A - 5A

MAINSTREAM



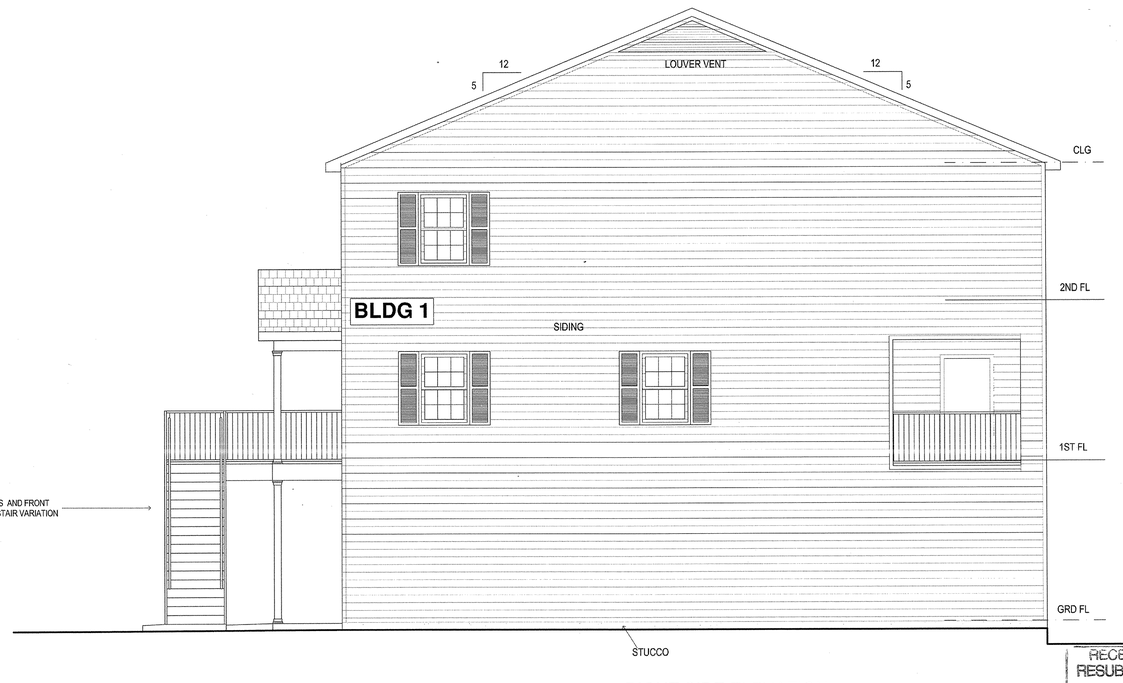
REAR ELEVATION
1/4"=1'-0"

FRONT ELEVATION
WITH STAIR VARIATION
1/4"=1'-0"
SEE SHEET A-2 AN A-5 FOR STAIR TYPES

FRONT ELEVATION
1/4"=1'-0"

LEFT SIDE ELEVATION
1/4"=1'-0"

SEE FLOOR PLANS AND FRONT
ELEVATION FOR STAIR VARIATION



RIGHT SIDE ELEVATION
1/4"=1'-0"

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TITLE UNIT ELEVATIONS BUILDING A

PROJECT Midgette Oaks TALLAHASSEE FLORIDA

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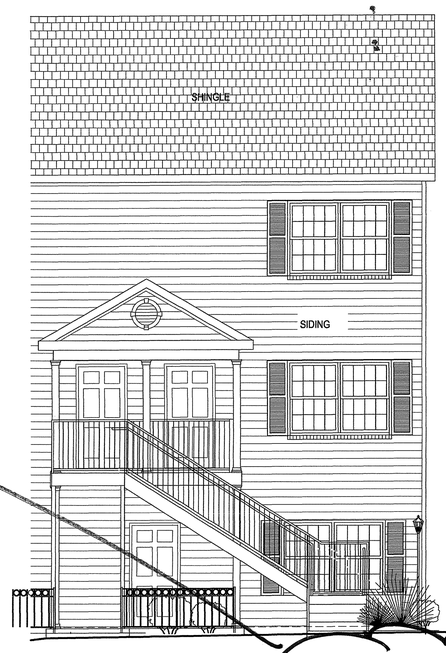
A - 7

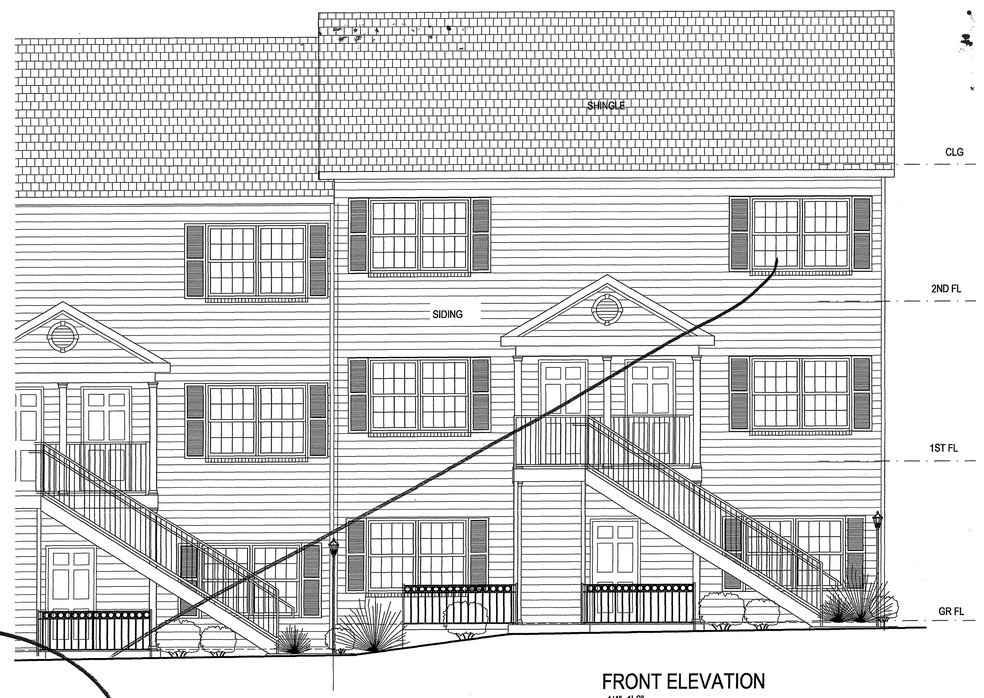
MAINSTREAM

REAR ELEVATION
1/4"=1'-0"

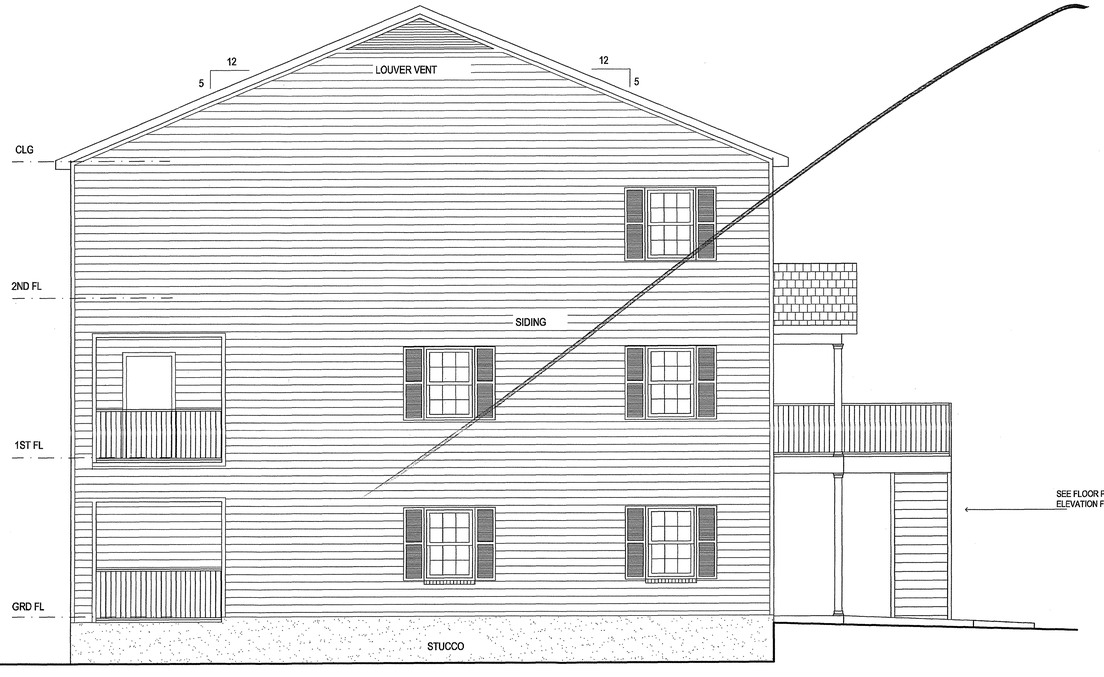


FRONT ELEVATION
WITH STAIR VARIATION
1/4"=1'-0"
SEE SHEET A-2 AN A-5 FOR STAIR TYPES

This Sheet - REPLACED
SEE REVISED SHEET

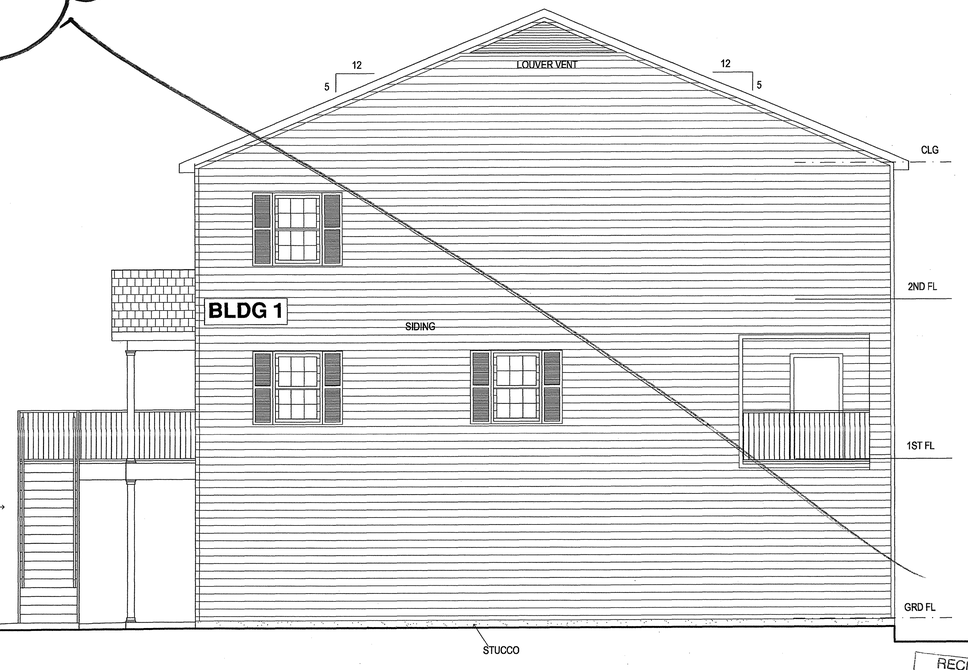


FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

SEE FLOOR PLANS AND FRONT ELEVATION FOR STAIR VARIATION



RIGHT SIDE ELEVATION
1/4"=1'-0"

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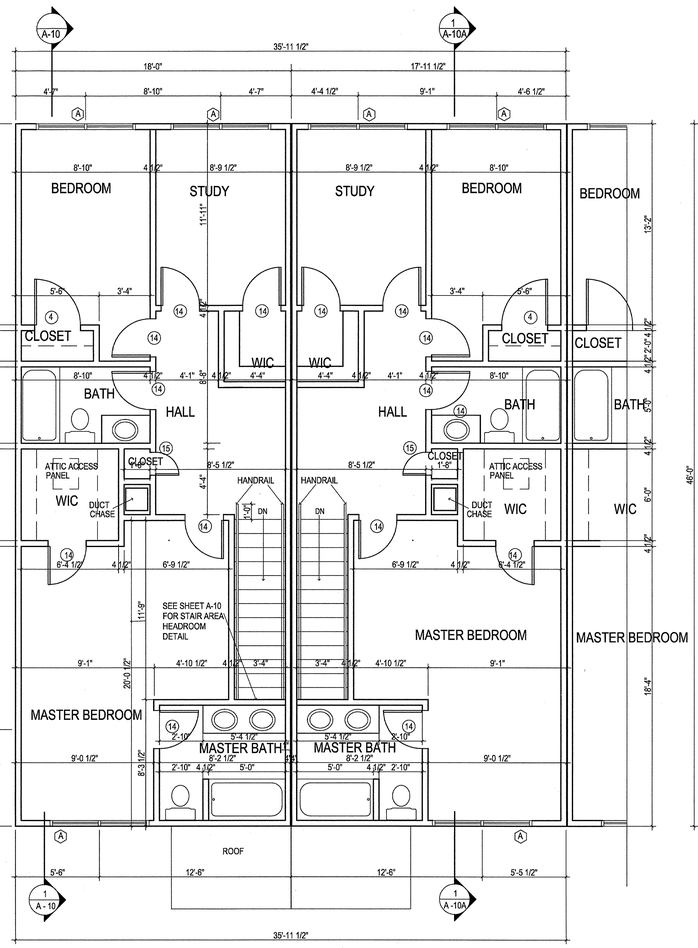
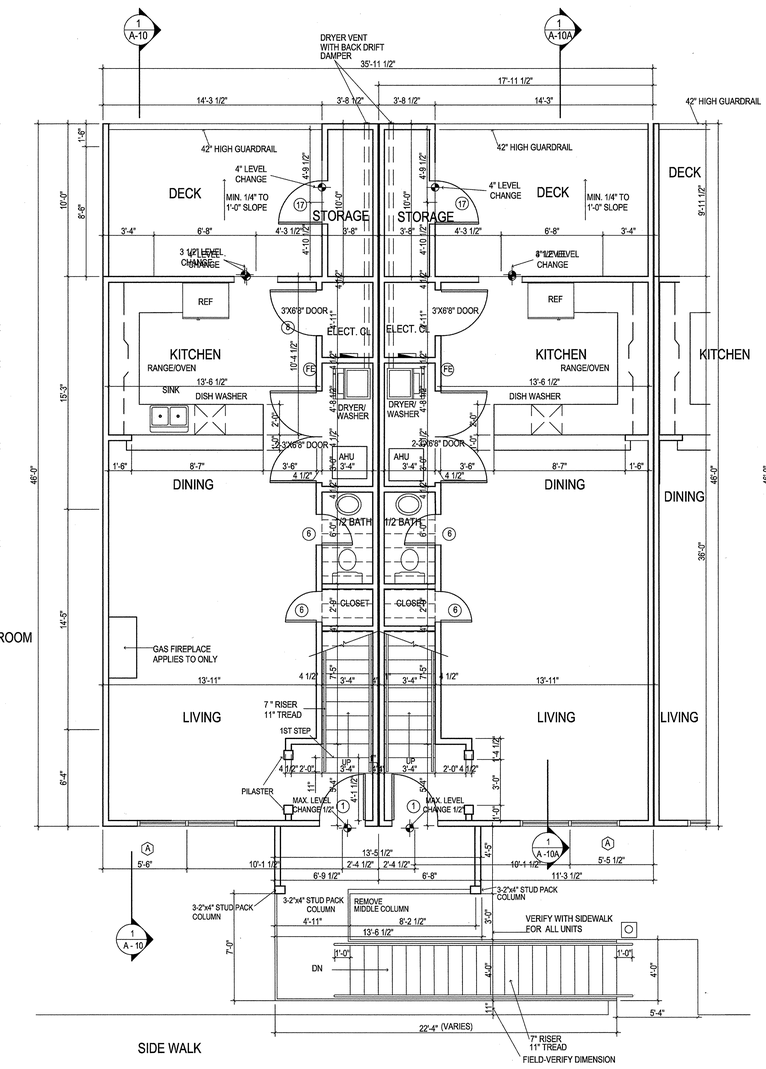
TITLE UNIT ELEVATIONS BUILDING A
PROJECT Lafayette Oaks TALLAHASSEE FLORIDA

A - 7
MAINSTREAM



1/A-8 UPPER FLOOR UNIT-SECOND FLOOR PLAN

1/4"=1'-0" 827 SQUARE FEET CONDITIONED SPACE

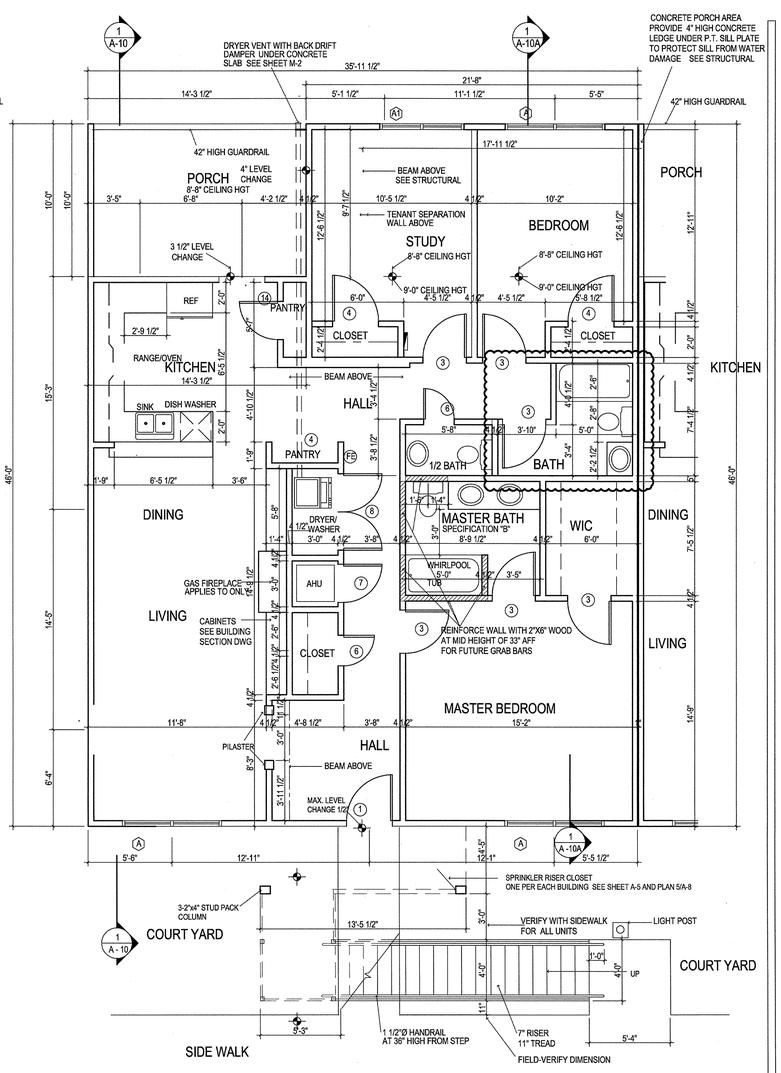


2/A-8 UPPER FLOOR UNIT-FIRST FLOOR PLAN - UNIT 1212

1/4"=1'-0" CONDITIONED SPACE: 647 SQUARE FEET DECK: 180 SQUARE FEET TOTAL CONDITIONED SPACE:1474 SQUARE FEET

TOTAL UNIT AREA:1654 SQUARE FEET

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.



3/A-8 GROUND FLOOR UNIT-FLOOR PLAN

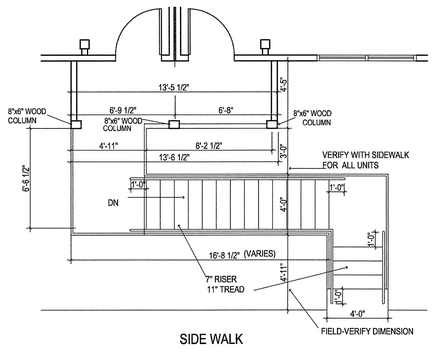
1/4"=1'-0" CONDITIONED SPACE: 1478 SQUARE FEET PORCH: 176 SQUARE FEET

TOTAL UNIT AREA:1654 SQUARE FEET

FE FIRE EXTINGUISHER IN KITCHEN

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.

TYPICAL UNIT FLOOR PLANS

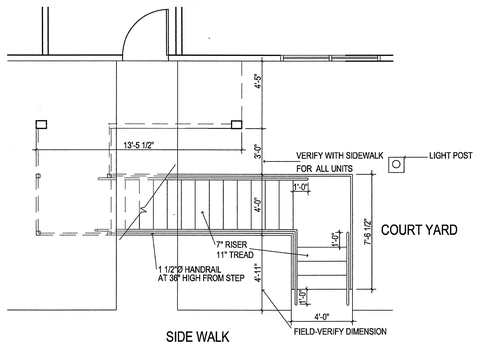


ENTRY STAIR PLAN UPPER UNIT RECESSED UNITS

1/4"=1'-0"

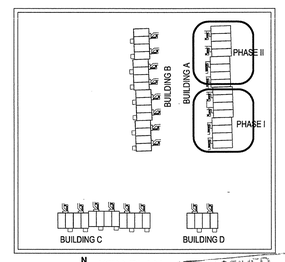
SEE SHEET A-5 FOR BUILDING-A PLAN

FIELD VERIFY ALL STAIR DIMENSIONS



ENTRY STAIR PLAN GROUND FLOOR RECESSED UNITS

1/4"=1'-0"



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LICENSE NO.

AR8985

DATE 12/10/08

DRAWN BY TO

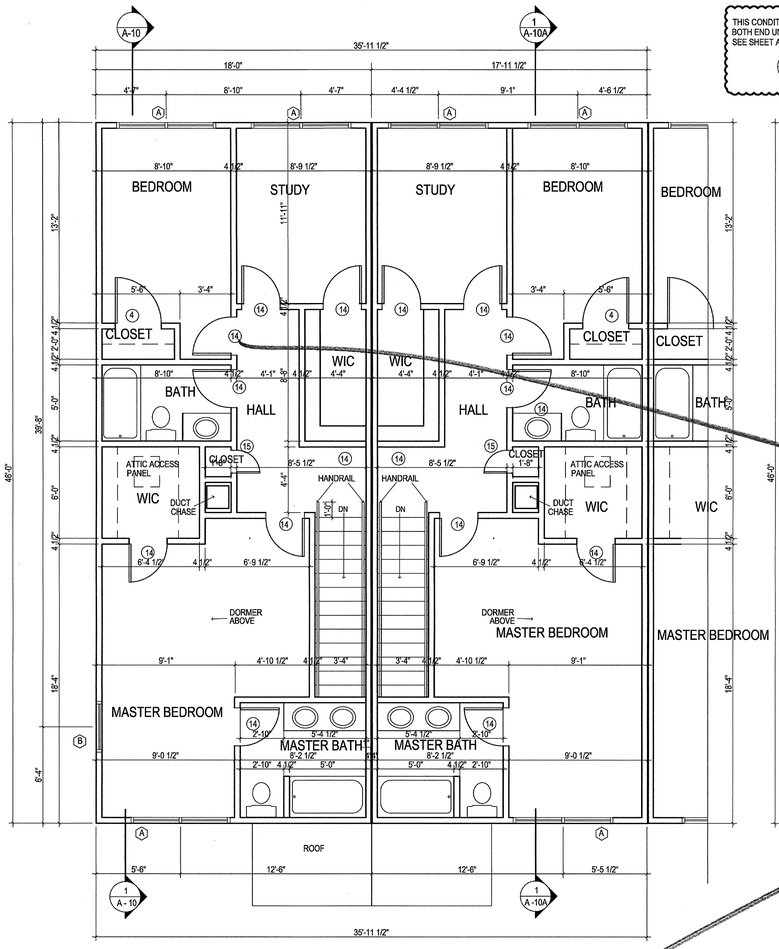
PROJECT NO. 8019

TITLE TYPICAL UNIT FLOOR PLANS BUILDING A PHASE 1

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 8

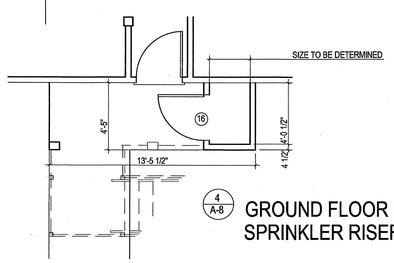
MAINSTREAM



1 A-8 UPPER FLOOR UNIT-SECOND FLOOR PLAN

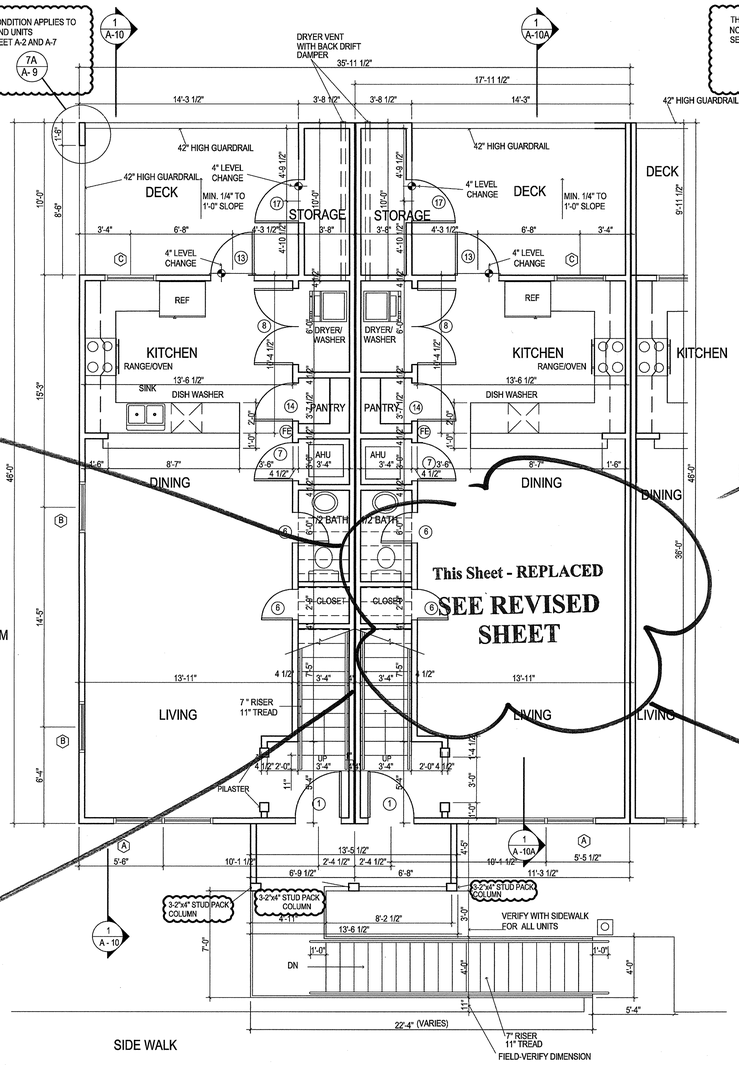
1/4"=1'-0" 827 SQUARE FEET CONDITIONED SPACE

5 A-8 GROUND FLOOR UNIT-FLOOR PLAN FAPC PANEL CLOSET 1/4"=1'-0"



4 A-8 GROUND FLOOR UNIT-FLOOR PLAN SPRINKLER RISER ROOM 1/4"=1'-0"

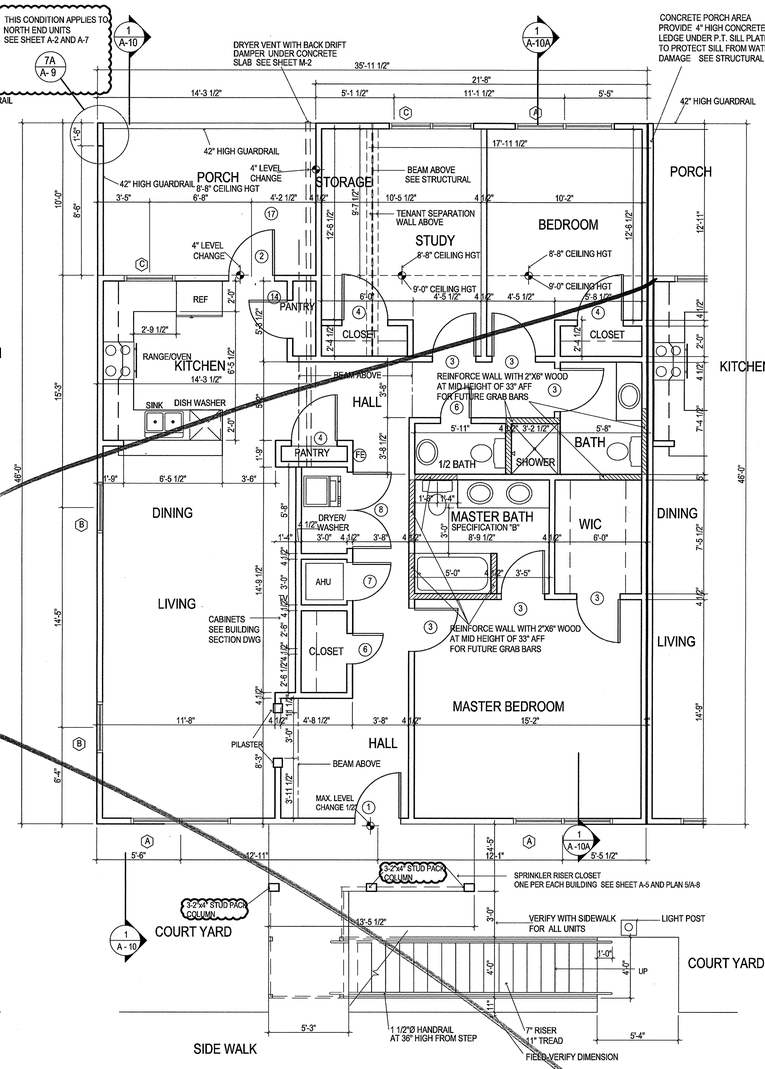
SEE SHEET A-5 AND A-6 FOR LOCATION



2 A-8 UPPER FLOOR UNIT-FIRST FLOOR PLAN

1/4"=1'-0" CONDITIONED SPACE: 647 SQUARE FEET DECK: 180 SQUARE FEET TOTAL CONDITIONED SPACE:1474 SQUARE FEET
TOTAL UNIT AREA:1654 SQUARE FEET

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.



3 A-8 GROUND FLOOR UNIT-FLOOR PLAN

1/4"=1'-0" CONDITIONED SPACE: 1478 SQUARE FEET PORCH: 176 SQUARE FEET
TOTAL UNIT AREA:1654 SQUARE FEET

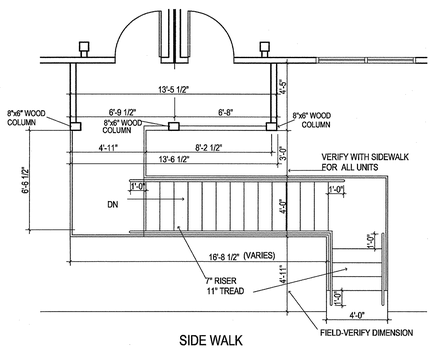
FE FIRE EXTINGUISHER IN KITCHEN

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.

BUILDING 'A' IS REQUIRED TO BE ACCESSIBLE AND BATHROOM FIXTURES ARE TO BE PROVIDED FOR ADAPTATION TO ADA ACCESSIBILITY.

HAND RAIL AND GRAB BAR TO BE CONSTRUCTED TO WITHSTAND TENSILE LATERAL AND MOMENT FORCE OF 250 POUND OF LINEAL FOOT.
PROVIDE 2"X6" BACKING BEHIND MOUNTING DEVICE (32" AFF TO THE BOTTOM OF 2"X6" BLOCKING)

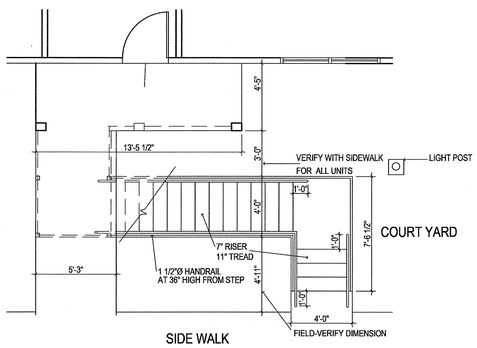
NOTE ON GRAD BAR AND HANDRAIL PROVISION FOR BUILDING "A" AND BUILDING" B" OF GROUND FLOOR UNITS



ENTRY STAIR PLAN UPPER UNIT RECESSED UNITS

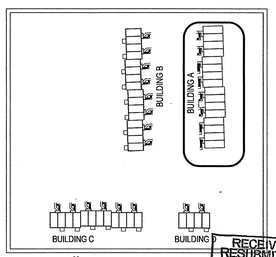
1/4"=1'-0"

SEE SHEET A-5 FOR BUILDING-A PLAN
FIELD VERIFY ALL STAIR DIMENSIONS



ENTRY STAIR PLAN GROUND FLOOR RECESSED UNITS

1/4"=1'-0"



KEY PLAN NTS

RECEIVED RESUBMITTAL FEB 06 2009 City of Tallahassee Building Inspection Division

REVISION
1/19/09

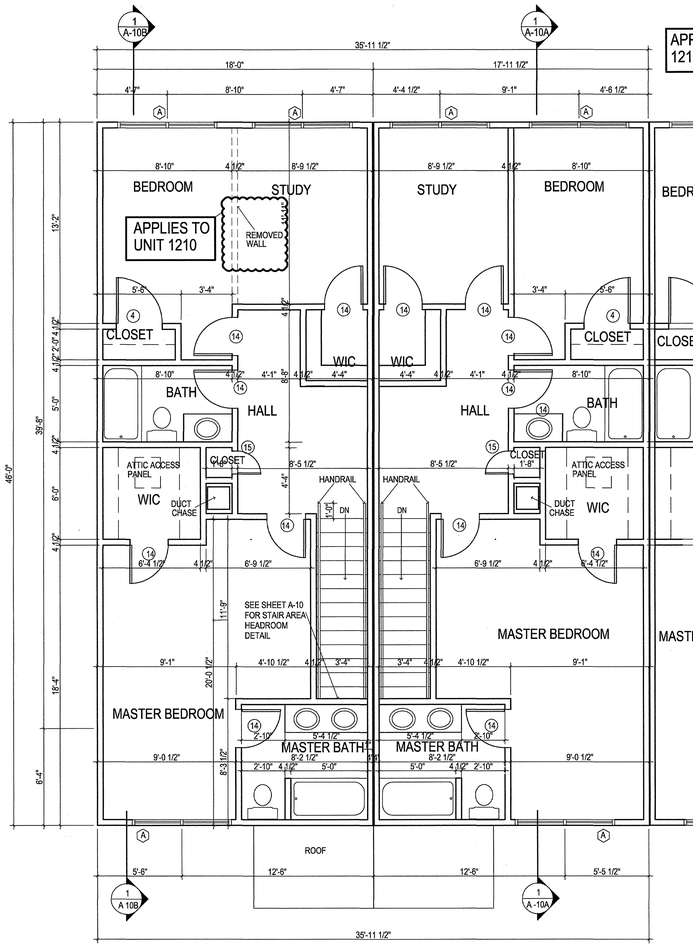
TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

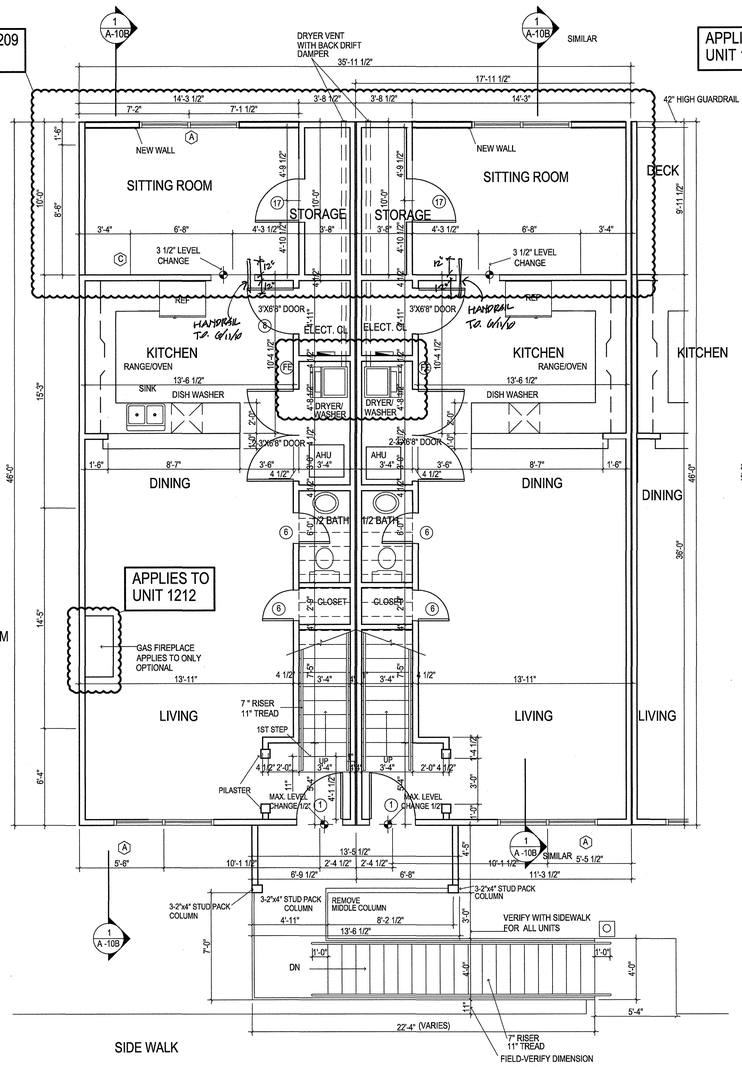
TITLE UNIT FLOOR PLANS BUILDING A

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 8
MAINSTREAM

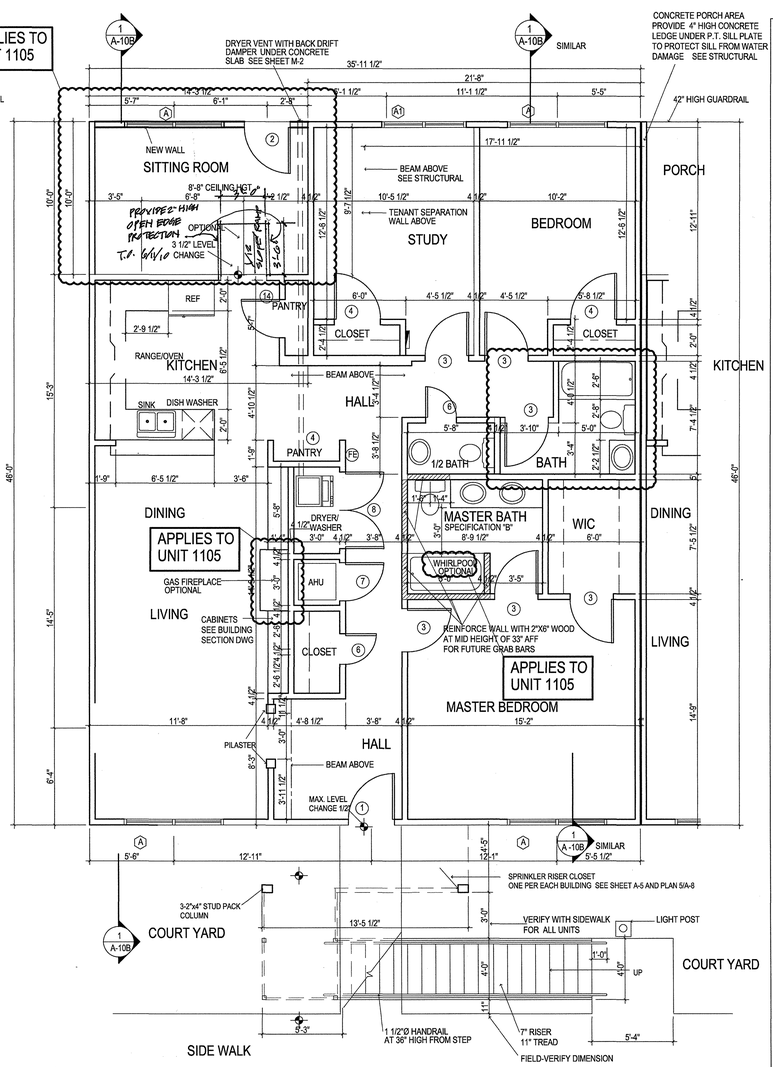


1 A-8 UPPER FLOOR UNIT-SECOND FLOOR PLAN
1/4"=1'-0" 827 SQUARE FEET CONDITIONED SPACE



2 A-8 UPPER FLOOR UNIT-FIRST FLOOR PLAN
1/4"=1'-0" TOTAL CONDITIONED UNIT AREA:1654 SQUARE FEET

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.



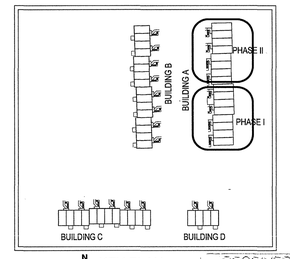
3 A-8 GROUND FLOOR UNIT-FLOOR PLAN
1/4"=1'-0" TOTAL CONDITIONED UNIT AREA:1654 SQUARE FEET

COT REVIEWED BABETTE BARNES

FE FIRE EXTINGUISHER IN KITCHEN

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.

OPTIONAL UNIT FLOOR PLANS PHASE 1
SEE SHEETS A-5 AND A-5A FOR LOCATIONS



KEY PLAN NTS

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1/19/09

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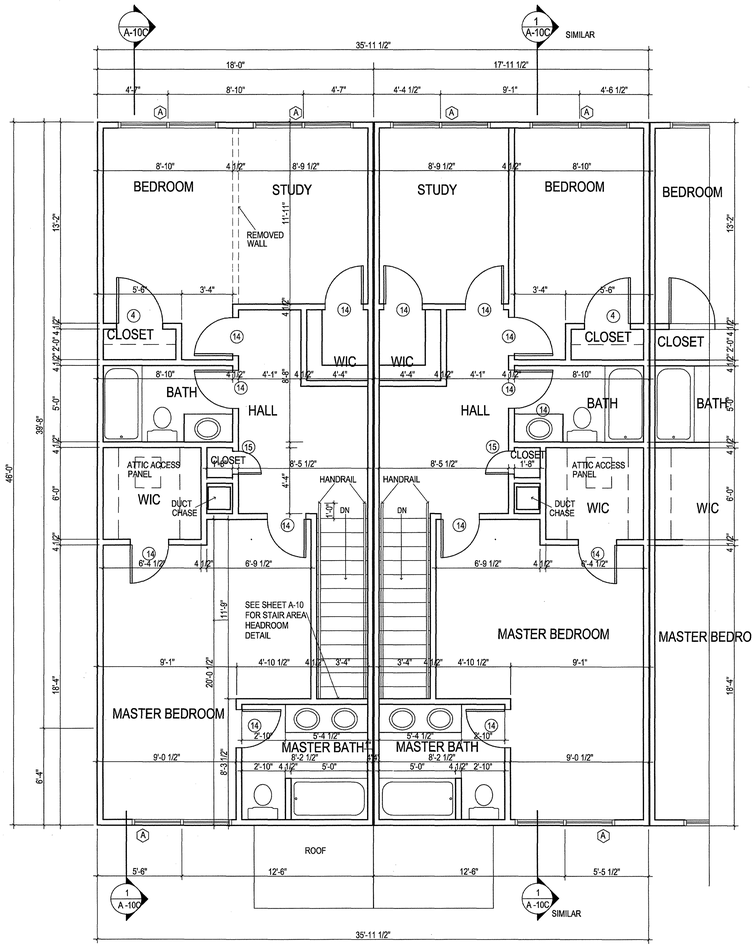
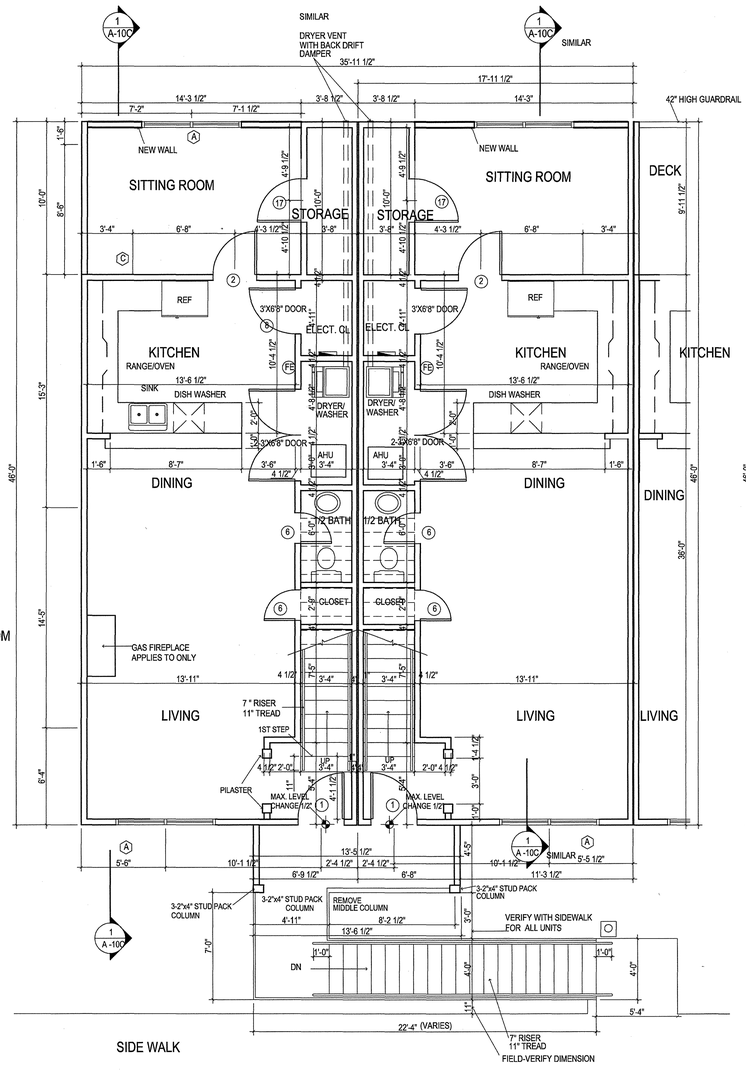
TITLE OPTIONAL UNIT FLOOR PLANS BUILDING A PHASE 1

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 8A
MAINSTREAM

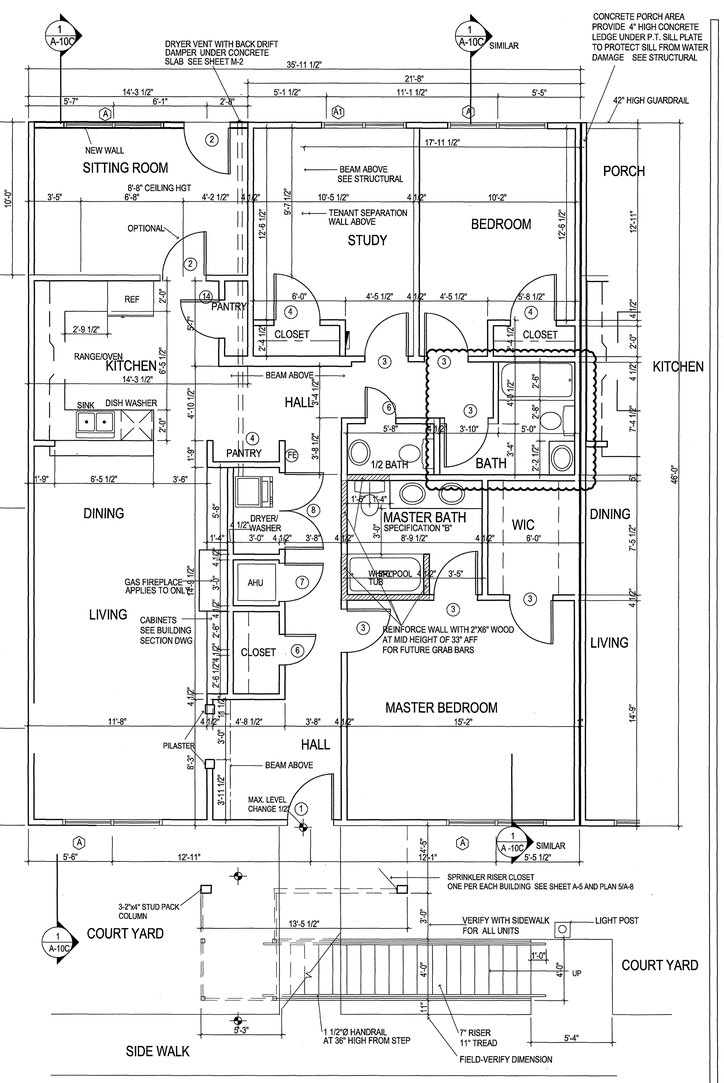


1 A-8 UPPER FLOOR UNIT-SECOND FLOOR PLAN
1/4"=1'-0" 827 SQUARE FEET CONDITIONED SPACE



2 A-8 UPPER FLOOR UNIT-FIRST FLOOR PLAN
1/4"=1'-0" TOTAL CONDITIONED UNIT AREA:1654 SQUARE FEET

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.



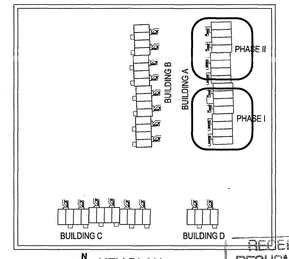
3 A-8 GROUND FLOOR UNIT-FLOOR PLAN
1/4"=1'-0" TOTAL CONDITIONED UNIT AREA:1654 SQUARE FEET

FE FIRE EXTINGUISHER IN KITCHEN

BI-FOLD DOORS MAY BE REPLACED WITH HINGED DOORS.

OPTIONAL UNIT FLOOR PLANS PHASE II

SEE SHEETS A-5 AND A-5A FOR LOCATIONS



N KEY PLAN NTS

RECEIVED
RESUBMITTAL
JUN 02 2010
City of Tallahassee
Building Inspection Division

REVISION
1/19/09

TOCK OHAZAMA ARCHITECT
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AR8985

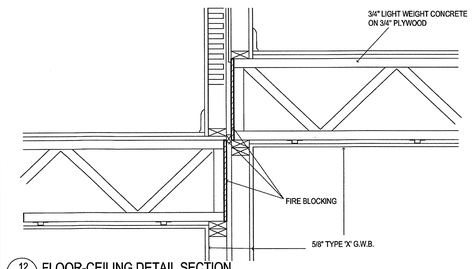
DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

TITLE: OPTIONAL UNIT FLOOR PLANS BUILDING A PHASEII

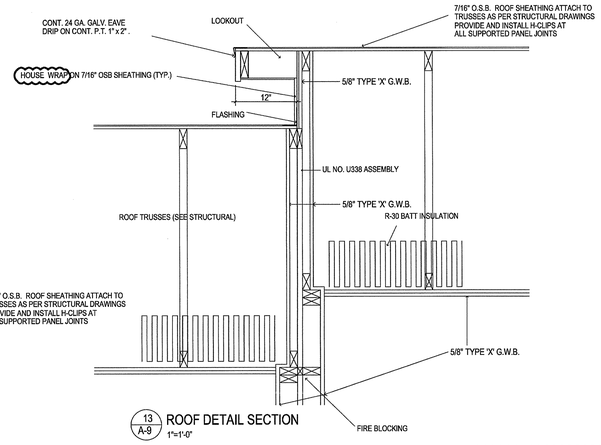
PROJECT: Midyette Oaks TALLAHASSEE FLORIDA

A - 8B

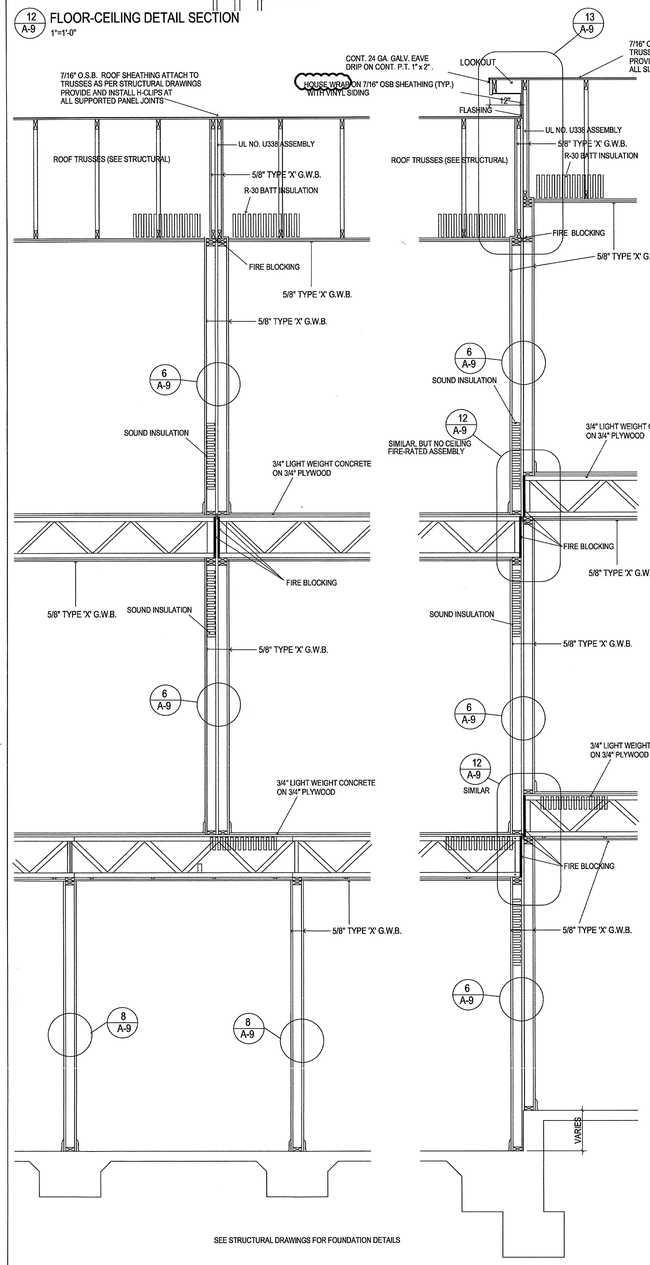
MAINSTREAM



12 A-9 FLOOR-CEILING DETAIL SECTION
1"=1'-0"

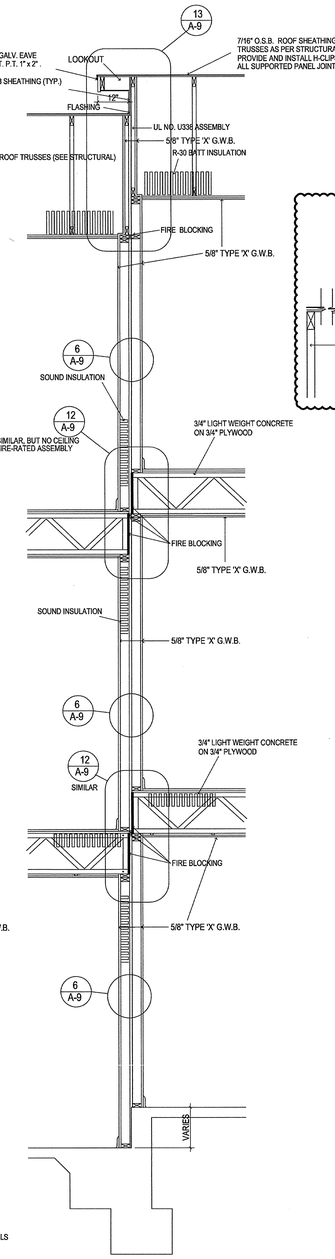


13 A-9 ROOF DETAIL SECTION
1"=1'-0"



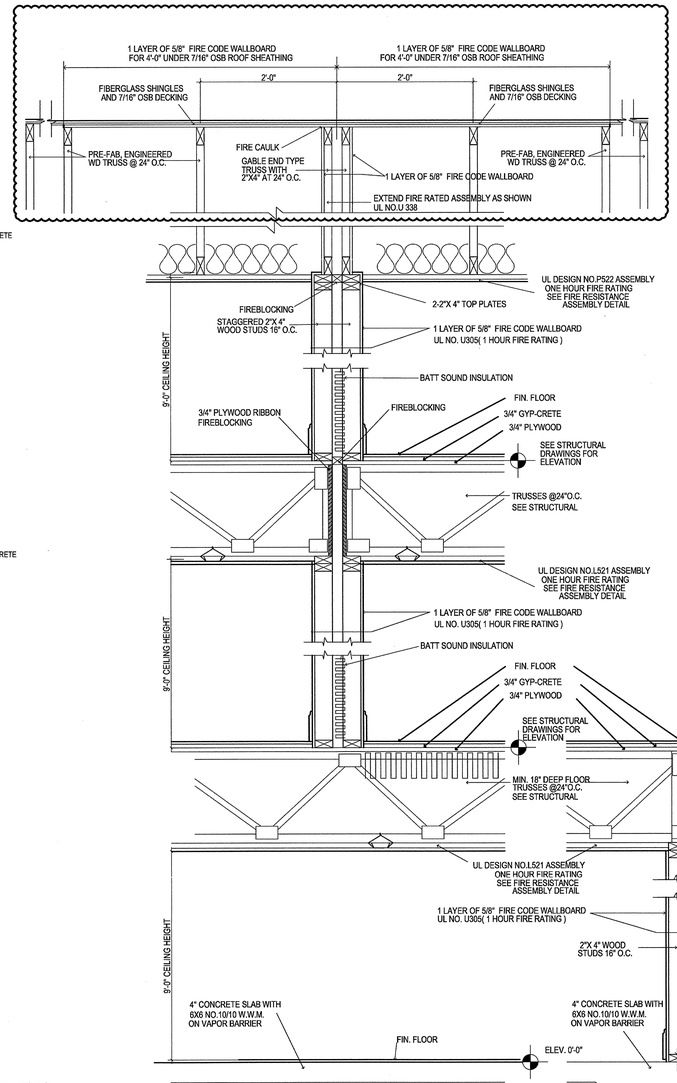
10 A-9 FIRE RATED PARTITION BETWEEN UNITS
1/2"=1'-0"

SEE SECTION DETAIL 12/A-9 FOR NOTES



11 A-9 FIRE RATED PARTITION SECTION-BETWEEN PODS
1/2"=1'-0"

SEE SECTION DETAIL 12/A-9 FOR NOTES

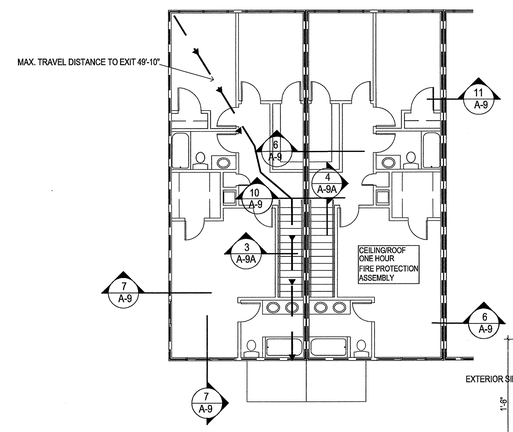


12 A-9 DETAIED1-HOUR FIRE-RATED PARTITION AND FLOOR/CEILING DESIGN NO. UL U305, UL L338, UL P522 AND UL L521
1"= 1'-0"

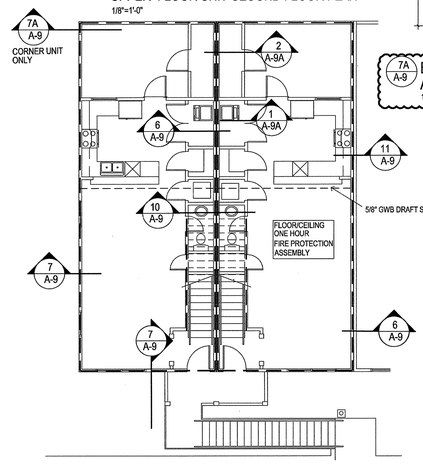
SEE SHEET A-9B AND A-9C FOR FIRE RESISTANCE SPECIFICATIONS
PENETRATION BETWEEN FIRE RATED PARTITIONS TO BE SEALED
ALL JOINTS TO BE FIRE CAULKED WITH " METAL CAULK 1000", OR EQUIVALENT

UL L563 MAY REPLACE UL L521 WITH APPROVED CEILING DAMPER.

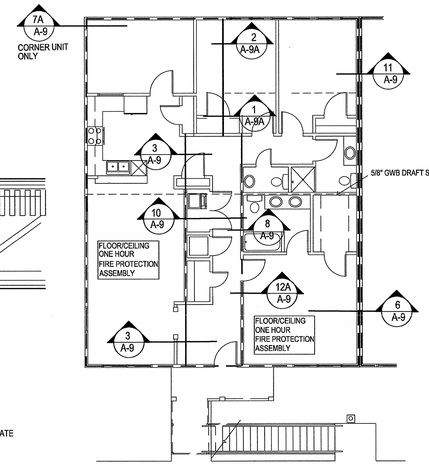
12A A-9 BEARING WALL SECTION
1"= 1'-0"



UPPER FLOOR UNIT-SECOND FLOOR PLAN
1/8"=1'-0"



UPPER FLOOR UNIT-FIRST FLOOR PLAN
1/8"=1'-0"



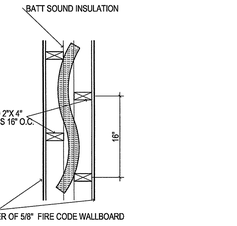
GROUND FLOOR UNIT-FLOOR PLAN
1/8"=1'-0"

1 A-9 FIRE PROTECTED WALLS AND PARTITIONS

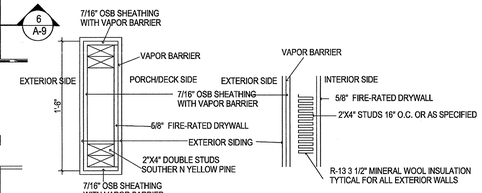
BEAM ABOVE SEE SHEETS BY HB ENGINEERING

BEARING WALL (OR :EXTERIOR, TENANT SEPARATION WALL, STAIR BEARING SEE SHEETS BY HB ENGINEERING

5/8" TYPE "X" DRYWALL TO INSIDE OF EXTERIOR WALL AND BOTH SIDES OF INTERIOR PARTITIONS



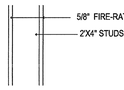
6 A-9 INTERIOR BEARING PARTITION BETWEEN UNITS UL NO.U305
1 1/2"=1'-0"



7A A-9 EXTERIOR BEARING WALL AT PORCH AND DECK
1 1/2"=1'-0"

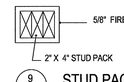
7 A-9 EXTERIOR BEARING WALL
1 1/2"=1'-0"

SEE SHEET A-10 FOR WALL SECTIONS
SEE SHEET A-9B FOR PRESCRIBED FIRE RESISTANCE



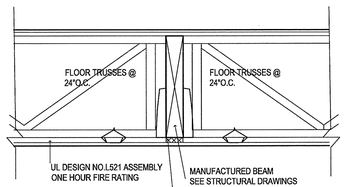
8 A-9 INTERIOR BEARING PARTITION UL NO.U305
1 1/2"=1'-0"

SEE SHEET A-9A FOR FIRE RESISTANCE SPECIFICATIONS



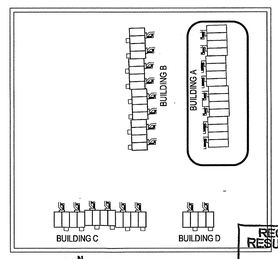
9 A-9 STUD PACK
1 1/2"=1'-0"

FIRE PROTECTION DETAILS



3 A-9 FIRE SEPARATION DETAIL AT BEAMS
1"=1'-0"

SEE PLAN 10/A-9 AND SHEETS BY HB ENGINEERING



N KEY PLAN NTS

RECEIVED RESUBMITTAL FEB 06 2009
City of Tallahassee Building Inspection Division

REVISION
1/19/09

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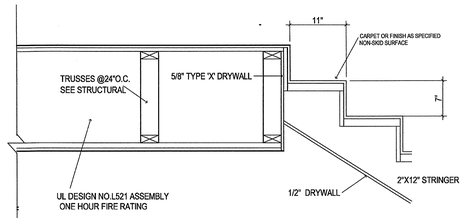
DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE: FIRE PROTECTED WALLS & PARTITIONS, DETAILS

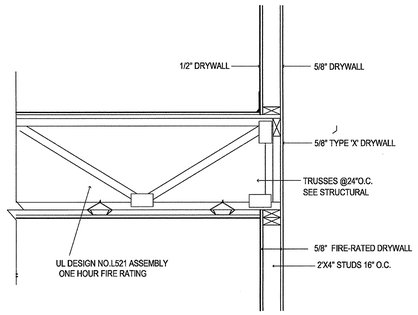
PROJECT: Midgette Oaks TALLAHASSEE FLORIDA

A - 9

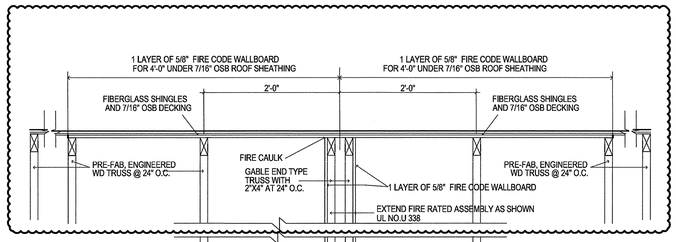
MAINSTREAM

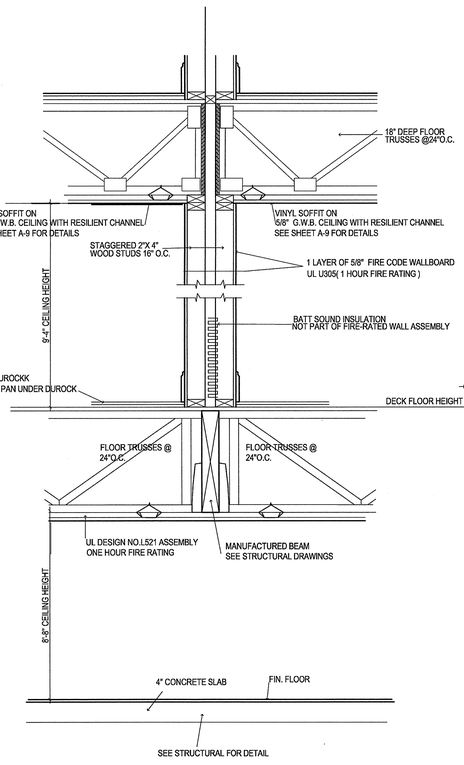


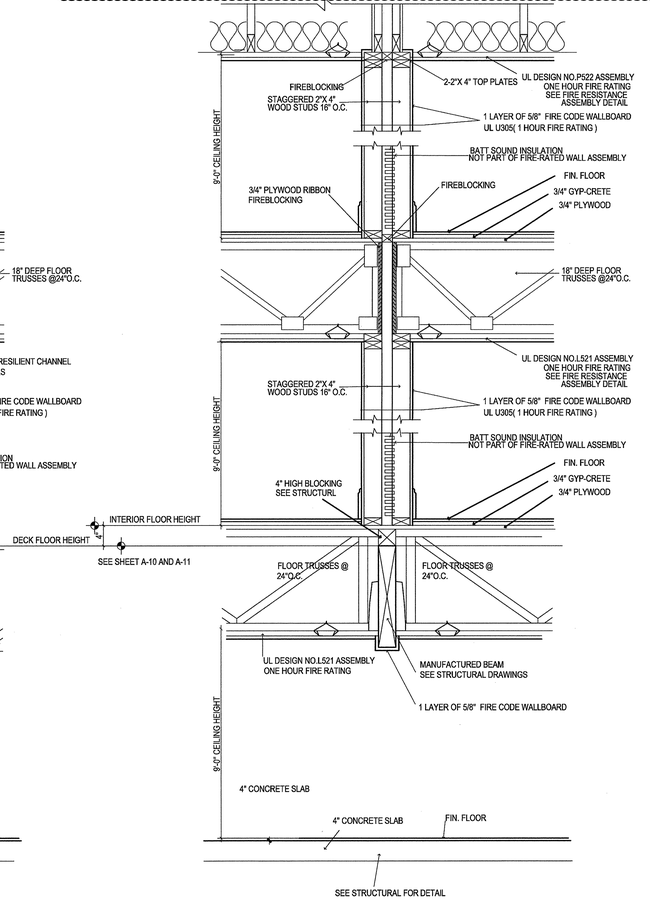
4 A-9A FIRE SEPARATION DETAIL AT STAIR OPENING
1"=1'-0"



3 A-9A FIRE SEPARATION DETAIL AT STAIR OPENING
1"=1'-0"

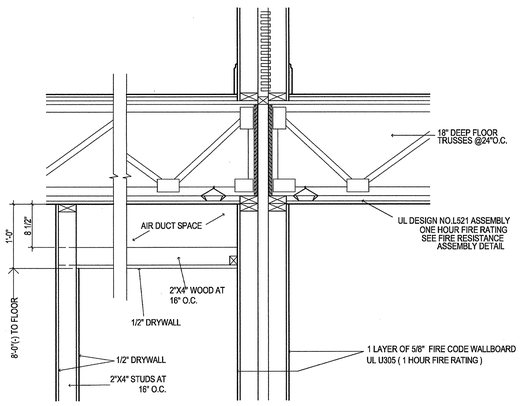




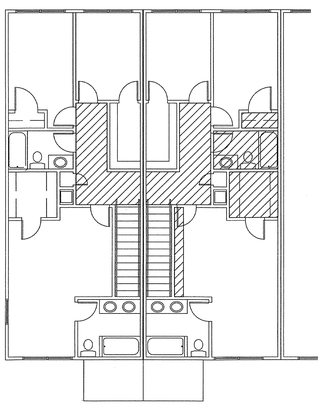


2 A-9A 1-HOUR FIRE-RATED PARTITION
DESIGN NO. UL U305, UL L338, UL P522 AND UL L521
1"= 1'-0"
FIRE RESISTANCE DESIGN MANUAL, GYPSUM ASSOCIATION, 17TH EDITION FOR UL U305
PENETRATION BETWEEN FIRE RATED PARTITIONS TO BE SEALED
WITH UL SYSTEM 312 FOR PIPE SIZE UP TO 4" DIAM.
ALL JOINTS TO BE FIRE CAULKED WITH " METAL CAULK 1000", OR EQUIVALENT

1 A-9A 1-HOUR FIRE-RATED PARTITION
DESIGN NO. UL U305, UL L338, UL P522 AND UL L521
1"= 1'-0"
FIRE RESISTANCE DESIGN MANUAL, GYPSUM ASSOCIATION, 17TH EDITION FOR UL U305
PENETRATION BETWEEN FIRE RATED PARTITIONS TO BE SEALED
WITH UL SYSTEM 312 FOR PIPE SIZE UP TO 4" DIAM.
ALL JOINTS TO BE FIRE CAULKED WITH " METAL CAULK 1000", OR EQUIVALENT



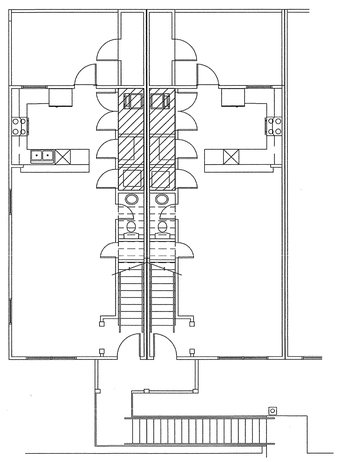
8 A-9A FURRED DOWN CEILING
1"= 1'-0"
SEE FLOOR PLAN BELOW FOR LOCATION



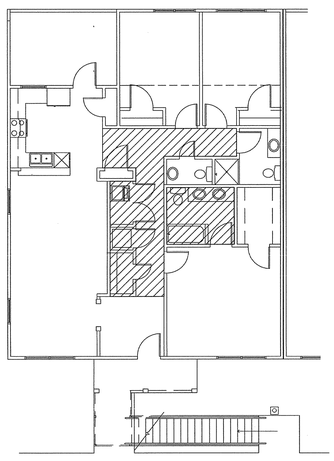
5 A-9A UPPER FLOOR UNIT-SECOND FLOOR PLAN
1/8"=1'-0"

8'-0" FURRED DOWN CEILING
FOR AIR CONDITIONING DUCTS

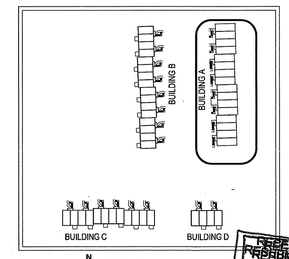
NOTE: SEE SHEET A-9A FOR DETAIL OF FURRED-DOWN CEILING.



6 A-9A UPPER FLOOR UNIT-FIRST FLOOR PLAN
1/8"=1'-0"



7 A-9A GROUND FLOOR UNIT-FLOOR PLAN
1/8"=1'-0"



KEY PLAN NTS

RECEIVED
FOR SUBMITTAL
FEB 04 2009
City of Tallahassee
Building Inspection Division

REVISION
1/19/09

TOCK
OHAZAMA
ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

TITLE FIRE PROTECTED WALLS & PARTITIONS, DETAILS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

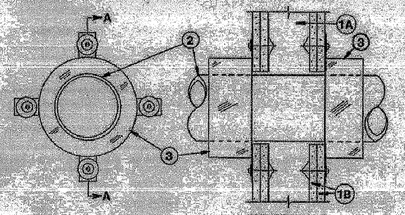
A - 9A
MAINSTREAM

System No. W-L-2070

February 13, 1996

F Ratings — 1, 1-1/2 and 2 Hr (See Item 2)

T Rating — 3/4 and 1-1/2 Hr (See Item 2)



1. **Wall Assembly** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

B. **Gypsum Board*** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 9-1/8 in.

2. **Through-Penetrants** One nonmetallic pipe or conduit to be centered within the firestop system. The annular space between pipe or conduit and periphery of opening shall be a min 0 in. (point contact) to max 1/16 in. Pipe or conduit to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes and conduit may be used:

A. **Polyvinyl Chloride (PVC) Pipe** Nom 8 in. diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

B. **Rigid Nonmetallic Conduit (RNC)**+ Nom 4 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).

C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** Nom 4 in. diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) piping systems.

D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** Nom 4 in. diam (or smaller) Schedule 40 cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

E. **Flame Retardant Polypropylene (FRPP) Pipe** Nom 4 in. diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

The F and T Ratings of the firestop system are dependent upon the hourly rating of the wall assembly and type and size of through-penetrant as tabulated below:

Type of Through Penetrant	Max Diam of Through Penetrant In.	Rating of Wall Hr	F Rating Hr	T Rating Hr
PVC Pipe	4	2	2	1-1/2
PVC Pipe	4	1	1	3/4
PVC Pipe	8	2	1-1/2	1-1/2
RNC	4	2	2	1-1/2
RNC	4	1	1	3/4
CPVC Pipe	4	2	2	1-1/2
CVPC Pipe	4	1	1	3/4
ABS Pipe	4	2	1-1/2	1-1/2
FRPP Pipe	4	2	1-1/2	1-1/2

3. **Firestop Device*** Galv steel collar lined with an intumescent material sized to fit the specific diam of the through-penetrant. Device shall be installed around through-penetrant in accordance with accompanying installation instructions. Device incorporates four anchor tabs for securement to each surface of wall assembly by means of 1/8 in. diam by 3 in. long toggle bolts in conjunction with 1/8 in. diam by 3/4 in. and 1/4 in. diam by 1-1/4 in. steel fender washers.

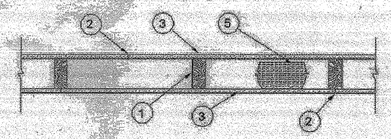
*Bearing the UL Classification Marking

Design No. U305

Bearing Wall Rating — 1 HR.

Finish Rating — See Item 3.

STC Rating - 56 (See Item 8)



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joists and Nailheads** — Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge gypsum board, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Nailheads exposed or covered with joint compound.

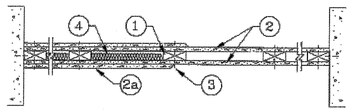
3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum boards nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

5. **Batts and Blankets*** — (Optional) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities.

*Bearing the UL Classification Mark

Design No. U338

Nonbearing or Bearing Wall Rating — 1 HR.
(See Items 2 and 2A)
Finish Rating — One Layer of Wallboard — Min. 20 Min.
Two Layers of Wallboard — Min. 59 Min



HORIZONTAL SECTION

1. **Wood Studs** — Nom 2 by 3 or 2 by 4 in., flat wise, spaced 24 in. O.C. max, effectively firestopped.
2. **Gypsum Board*** — For Nonbearing Wall rating — One layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Wallboard or lath applied horizontally or vertically with vertical joints centered on studs, and nailed to studs and bearing plates 7 in. O.C. with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.

When used in widths other than 48 in., gypsum board to be installed horizontally.
See Gypsum Board* (CKNX) category for names of Classified companies.

2A. **Gypsum Board*** — Same as Item 2. For Bearing Wall rating — Additional layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Attached to studs over inner layer 8 in. O.C. max, with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam and 9/32 in. diam head.

3. **Joints and Nail Heads** — Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.

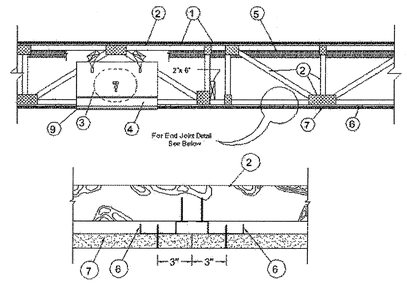
4. **Batts and Blankets*** — (Optional) — Max 1 in. thickness glass or mineral fiber batt insulation.
See Batts and Blankets* (BZJZ) category for names of Classified companies.

Design No. L521

Unrestrained Assembly Rating — 1 Hr

Finish Rating — 25 Min (See Items 5 and 5A)

Load Restricted for Canadian Applications — See Guide BXUV7



System No. 5

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials*—(Optional) - Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK ® Brand Sound Reduction Board

Alternate Floor Mat Materials* — (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK ® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

SOLUTIA INC — Type SC50

Finish Flooring - Floor Topping Mixture* — Min 1/2 or in. thickness of floor topping mixture having a min compressive strength of 2100 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — LEVELROCK ® Brand 3500, Brand Commercial RH

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

SOLUTIA INC — Type SC50

Finish Flooring - Floor Topping Mixture* — Min 1/2 in. thickness of floor topping mixture having a min compressive strength of 3000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — LEVELROCK ® Brand 4500

2. **Trusses** — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.
3. **Air Duct*** — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

4. **Ceiling Damper*** — For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 324 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521.

4A. **Alternate Ceiling Damper*** — Max nom area shall be 196 sq in. Max square size shall be 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 24 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 196 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT.

5. **Batts and Blankets*** — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC.
6. **Resilient Channels** — Formed from min 0.020 in. thick galv steel, 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face as shown, spaced 16 in. OC perpendicular to trusses. When insulation, Items 5, 5A or 5B is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

KINETICS NOISE CONTROL INC — Type Isomax.

7. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membran

screw spacing shall be reduced to 8 in. OC. End joints secured to both resilient channels as shown in end joint detail.

NITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

8. **Finishing System** — (Not shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.
9. **Grille** — Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

*Bearing the UL Classification Mark

UL L563 MAY REPLACE UL L521
WITH APPROVED CEILING DAMPER.

SOURCE: UNDERWRITERS LABORATORIES INC.

REVISION

12/29/08

TOCK OHAZAMA ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.

AR8985

DATE 12/10/08

DRAWN BY TO

PROJECT NO. 8019

TITLE FIRE RESISTANCE SPECIFICATIONS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 9B

MAINSTREAM

RECEIVED REVISION
JAN 05 2009
City of Tallahassee
Building Inspection Division

PRESCRIPTIVE FIRE RESISTANCE FOR EXTERIOR WALL
ALL BUILDINGS HAVE FIRE SEPARATION DISTANCE GREATER THAN 30 FEET

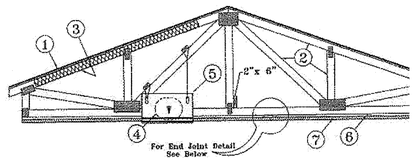
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE b (inches)			
			4 hour	3 hour	2 hour	1 hour
:xterior walls rated for resistance from the e only in accordance ith Section 704.5 .	16-1.1 q	2" × 4" wood studs at 16" centers with double top plates, single bottom plate; interior side covered with 5 / 8 " Type X gypsum wallboard, 4' wide, applied horizontally unblocked, and fastened with 2¼" Type S drywall screws, spaced 12" on center, wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound. Exterior covered with 3 / 8 " wood structural panels (oriented strand board), applied vertically, horizontal joints blocked and fastened with 6d common nails (bright) — 12" on center in the field, and 6" on center panel edges. Cavity to be filled with 3½" mineral wool insulation. Rating established for exposure from interior side only.	—	—	—	4½

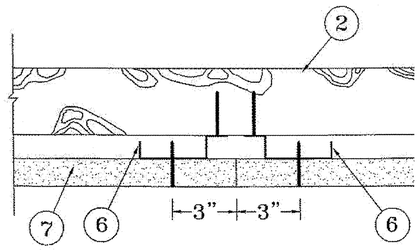
SOURCE: TABLE 720.1(2) FBC BUILDING 2004

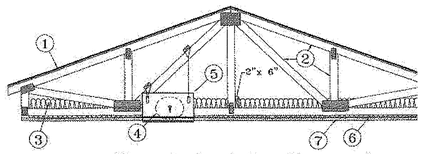
Design No. P522
March 15, 2006

Unrestrained Assembly Rating — 1 Hr

Finish Rating — 25 Min (See Items 3 or 3A)







Alternate Insulation Placement

1. **Roofing System*** — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.
2. **Trusses** — Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with min. 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.
3. **Batts and Blankets*** — (Optional) - Required when Item 6B is used — Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ba) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Bd). The finished rating has only been determined when the insulation is secured to the decking.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material).

4. **Air Duct*** — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
5. **Ceiling Damper*** — Max nom area, 324 sq in. Max square size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max damper height is 14 in. Installed in accordance with manufacturers installation instructions provided with the damper. Max damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

5A. **Alternate Ceiling Damper*** — Max nom area, 196 sq in. Max square size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 24 in. Max overall damper height is 7 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Max damper openings not to exceed 196 sq in. per 100 sq ft of ceiling area

C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT.

6. **Furring Channels** — Resilient channels, nom. 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face, formed from 0.020 in. thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. Two courses of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt-joints. Channel splices overlapped 4 in beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S screws.
6A. **Steel Framing Members** — (Not Shown)* — As an alternate to Item 6, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses when no insulation (Items 3 or 3A) is fitted in the concealed space or 12 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 24 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring

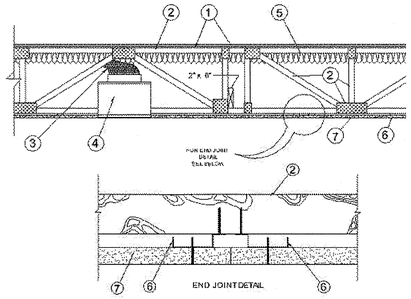
7. **Gypsum Board*** — One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type S bugle-head screws. Screws spaced a max of 12 in. OC along butted end-joints and in the field when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 8 in. OC along butted end-joints and in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane.

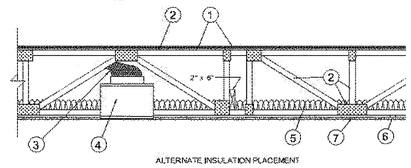
SOURCE: UNDERWRITERS LABORATORIES INC.

Design No. L563
August 15, 2007

Unrestrained Assembly Rating - 1 Hr

Finish Rating - 25 Min (See Items 5 or 5A)





ALTERNATE INSULATION PLACEMENT

System No. 5

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier - (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* - (Optional) — Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — Levelrock Brand Sound Reduction Board

Alternate Floor Mat Materials* - (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* - (Optional) — Nom 3/8 in. thick floor mat material loose laid over the subfloor.

SOLUTIA INC — Type SC50

Finish Flooring - Floor Topping Mixture* — Min 1/2 in. thickness of floor topping mixture having a min compressive strength of 2100 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type LRK

2. **Trusses** — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.036 0356 in. thick galvanized steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate Each tool has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.
3. **Air Duct*** — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
4. **Ceiling Damper* - (Optional)** — For use with min 18 in. deep trusses Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.

AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot.

LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT

4A. **Alternate Ceiling Damper* - (Optional)** — For use with min 18 in. deep trusses Max plenum box size nom 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.

LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6

5. **Batts and Blankets*** — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6A) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient channels (or Steel Framing Members) and gypsum panel membrane. The finished rating has only been determined when the insulation is secured to the subflooring.
6. **Resilient Channels** — Formed from min 0.020 in. thick galv steel, 1/2 in deep by 2 in. wide at the base and 1-1/4 in. wide at the face, spaced 16 in. OC perpendicular to trusses. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

7. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane the screw spacing shall be reduced to 8 in. OC. End joints secured to both resilient channels as shown in end joint detail. When Steel Framing Members (Item 6A) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long Type S bugle-head screws spaced 8 in. OC in the field and along end joints. Panels fastened to main runners with 1 in. long Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from board edge. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 2 ft OC.

CANADIAN GYPSUM COMPANY — Types C, IP-X2, IPC-AR

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

8. **Finishing System - (Not Shown)** — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

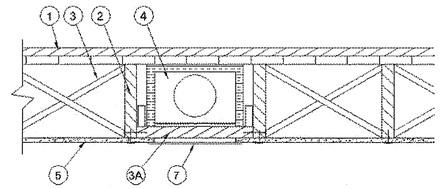
*Bearing the UL Classification Mark

SOURCE: UNDERWRITERS LABORATORIES INC.

Design No. L501
December 23, 2008

Unrestrained Assembly Rating — 1 Hr.

Finish Rating — 30 Min.



1. **Flooring Systems** — The flooring system shall consist of one of the following:

System No. 2

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Finish Flooring - Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1200 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type LRK

2. **Wood Joists** — Min 2 by 10, spaced 16 in. OC and effectively fireblocked in accordance with local codes.
3. **Cross Bridging** — Min 1 by 3 in. or min 2 by 10 solid blocking.
5. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1-7/8 in. long, 6d cement coated nails spaced 6 in. OC.
6. **Finishing System - (Not shown)** — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

*Bearing the UL Classification Mark

SOURCE: UNDERWRITERS LABORATORIES INC.

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RESUBMITTAL
FEB 06 2009
City of Tallahassee
Building Inspection Division

REVISION

1/19/09

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

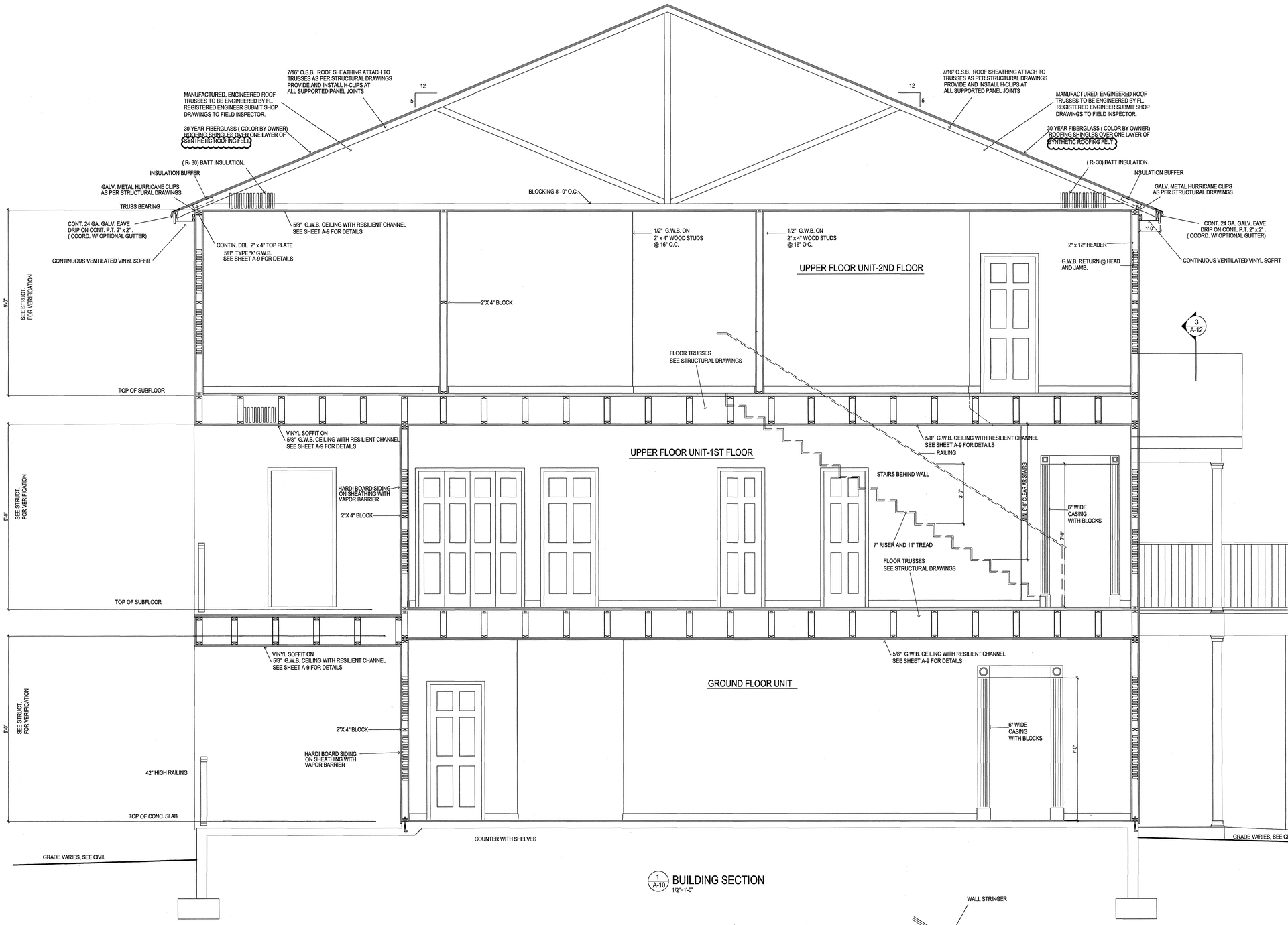
DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE: FIRE RESISTANCE SPECIFICATIONS

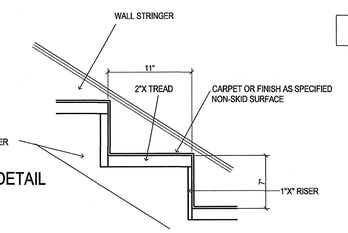
PROJECT: Midgette Oaks TALLAHASSEE FLORIDA

A - 9C

MAINSTREAM



1 A-10 BUILDING SECTION
1/2"=1'-0"



2 A-10 STAIR RISER-TREAD DETAIL UPPER FLOOR UNIT
1 1/2"=1'-0"

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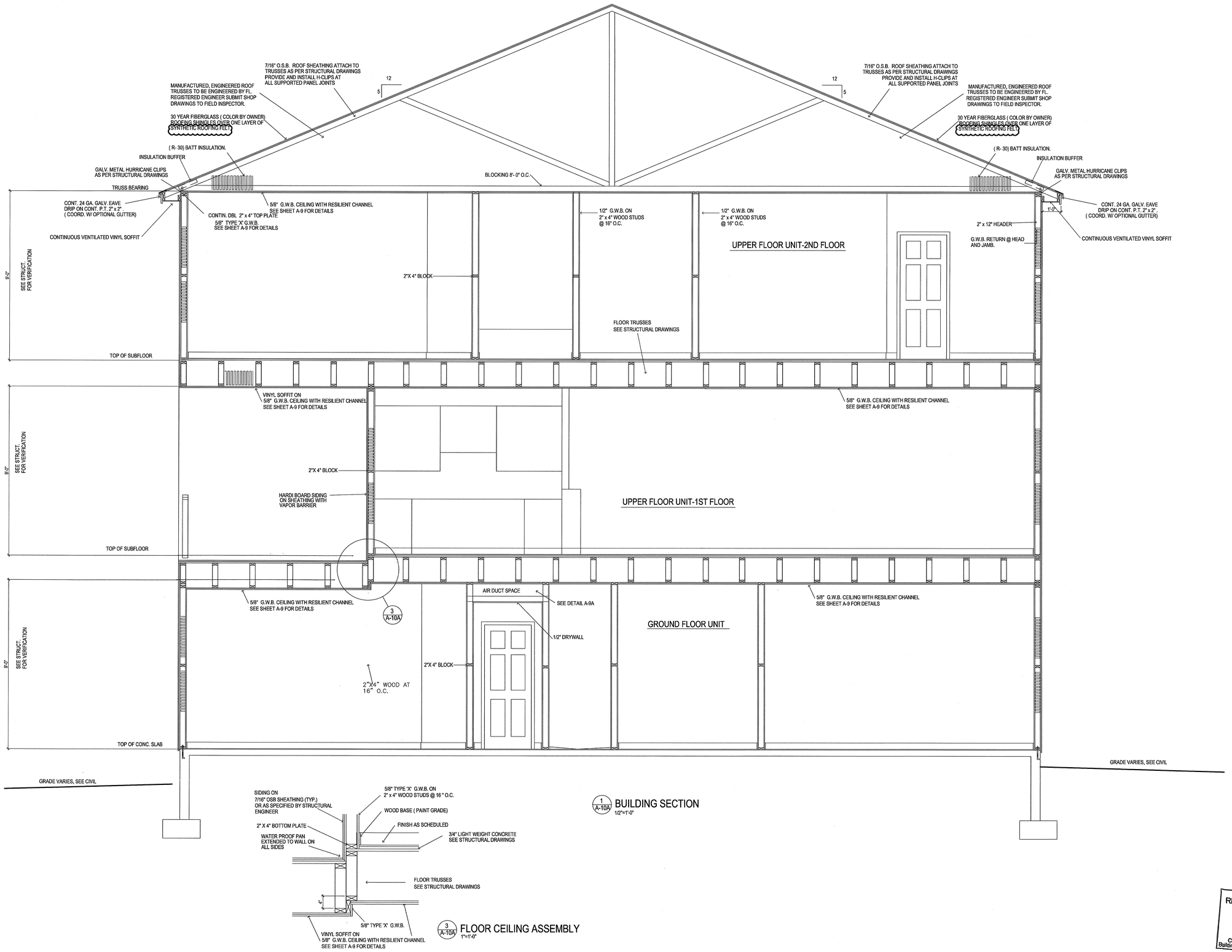
TITLE BUILDING SECTION
PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 10

MAINSTREAM



1 A-10A BUILDING SECTION
1/2"=1'-0"

3 A-10A FLOOR CEILING ASSEMBLY
1"=1'-0"

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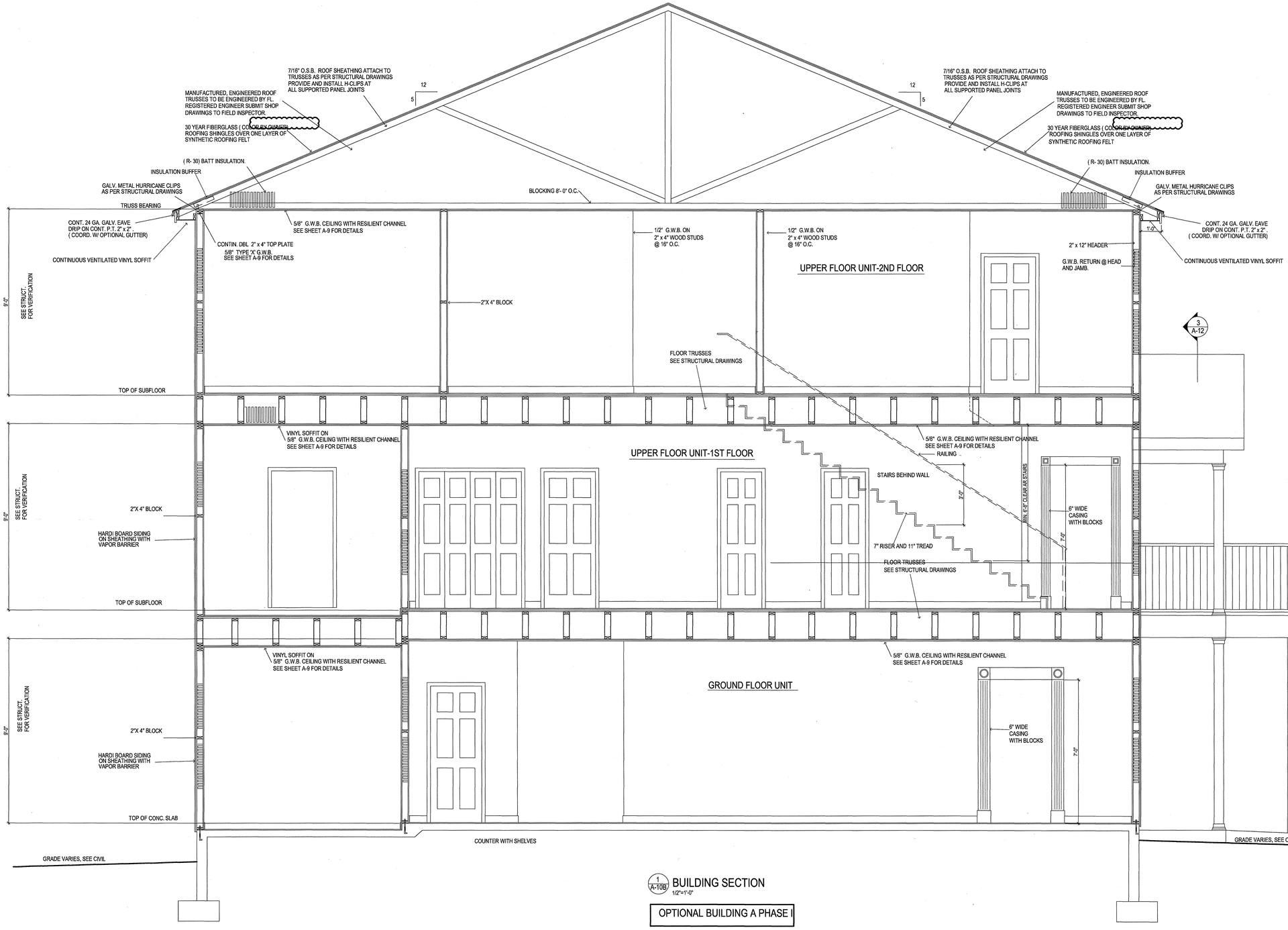
TITLE BUILDING SECTION

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

A - 10A

MAINSTREAM



1 A-10B BUILDING SECTION
1/2"=1'-0"

OPTIONAL BUILDING A PHASE I

SEE SHEET A-8A

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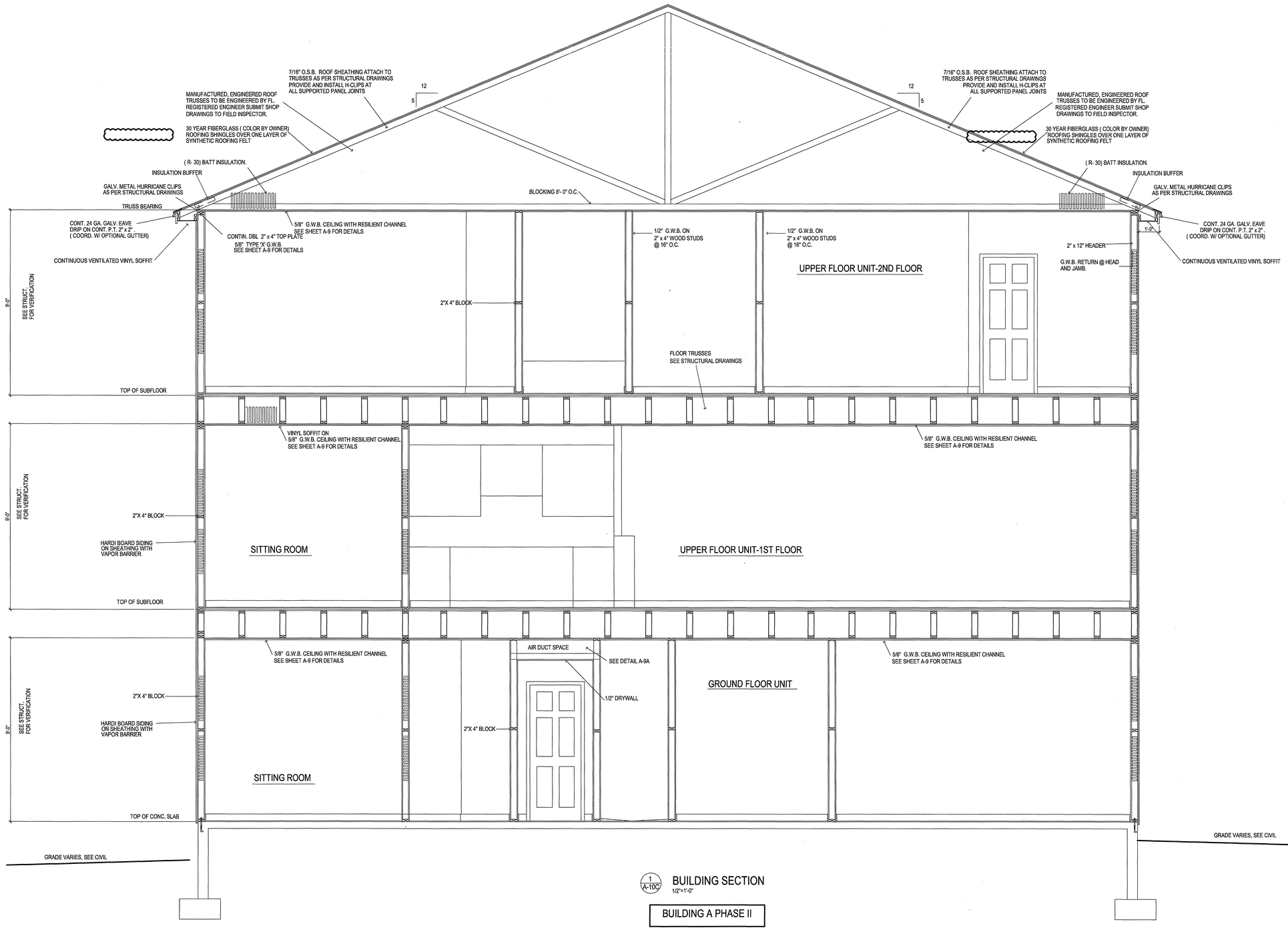
PROJECT NO. 8019

TITLE BUILDING SECTION FOR OPTIONAL UNIT FLOOR PLAN BUILDING A PHASE I

PROJECT Villagette Oaks TALLAHASSEE FLORIDA

A - 10B

MAINSTREAM



1 A-10C BUILDING SECTION
1/2"=1'-0"

BUILDING A PHASE II

SEE SHEET A-8B

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1/19/09

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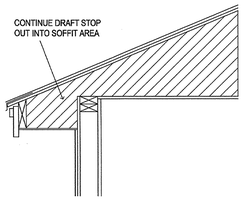
TITLE: BUILDING SECTION FOR OPTIONAL UNIT FLOOR PLAN BUILDING A PHASE II

PROJECT: Midyette Oaks TALLAHASSEE FLORIDA

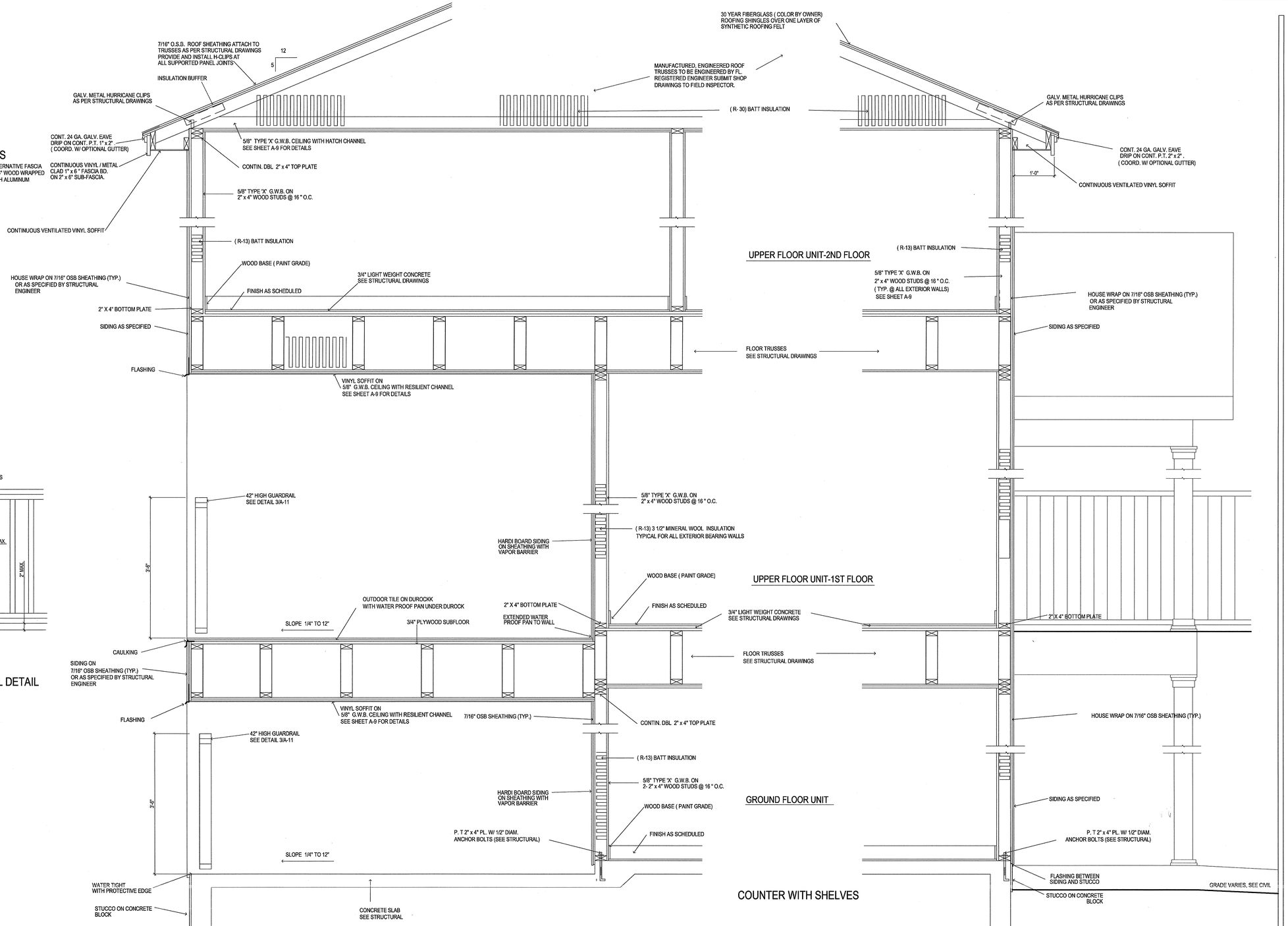
A - 10C

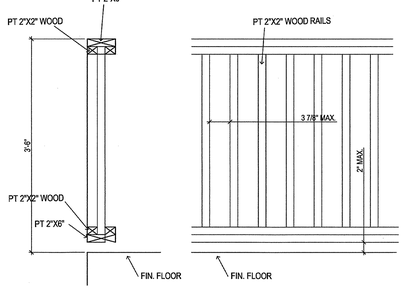
MAINSTREAM

RECEIVED RESUBMITTAL JUN 02 2010 City of Tallahassee Building Inspection Division



4/A-11 DRAFTSTOPPING DETAIL AT RATED WALLS
3/4"=1'-0"





3/A-11 PORCH AND DECK GUARDRAIL DETAIL
1"=1'-0" ALTERNATIVE: METAL GUARDRAIL

NOTE:
SEE SHEET A-1 FOR HANDRAIL AND GUARDRAIL STRENGTH REQUIREMENTS

1/A-11 WALL SECTIONS
1"=1'-0"

FLASHING

SECTION 1405 FLORIDA BUILDING CODE 2004, BUILDING
1405.3 FLASHING
FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIMS.

1405.3.1 EXTERIOR WALL POCKETS
IN EXTERIOR WALLS OF BUILDINGS OR STRUCTURES, WALL POCKETS OR CREVICES IN WHICH MOISTURE CAN ACCUMULATE SHALL BE AVOIDED OR PROTECTED WITH CAPS OR DRIPS, OR OTHER APPROVED MEANS SHALL BE PROVIDED TO PREVENT WATER DAMAGE.

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City of Tallahassee
Building Inspection Division

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1/19/09

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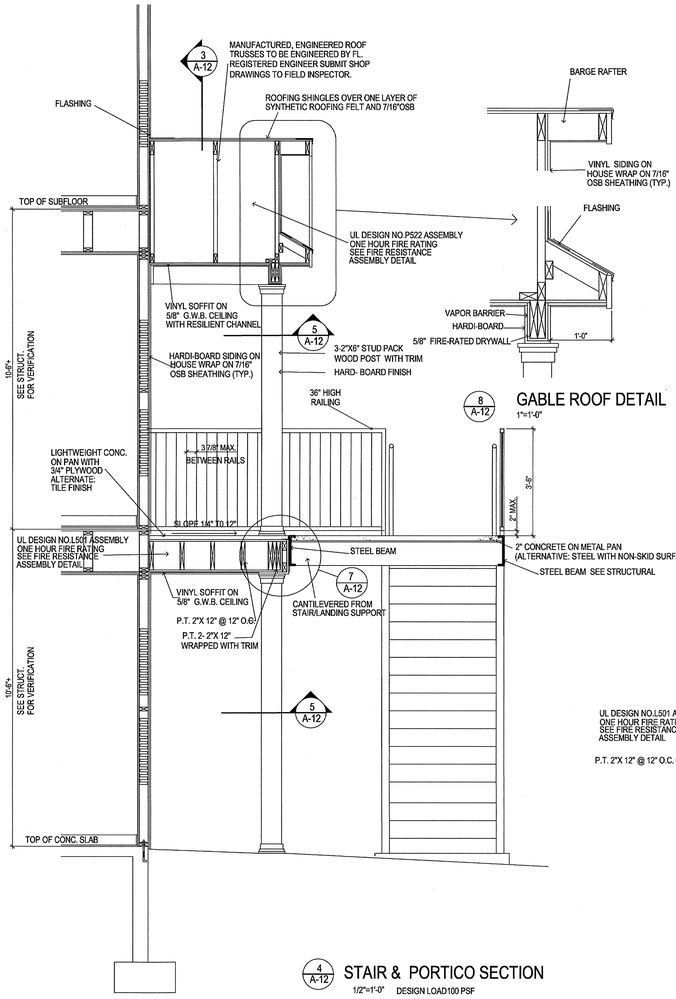
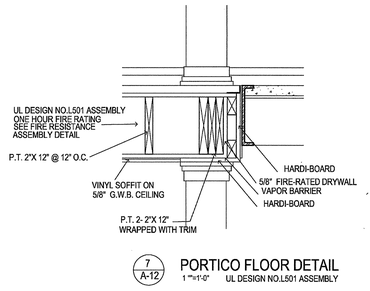
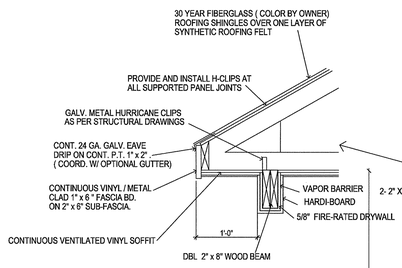
DATE 12-10-08
DRAWN BY TO
PROJECT NO. 8019

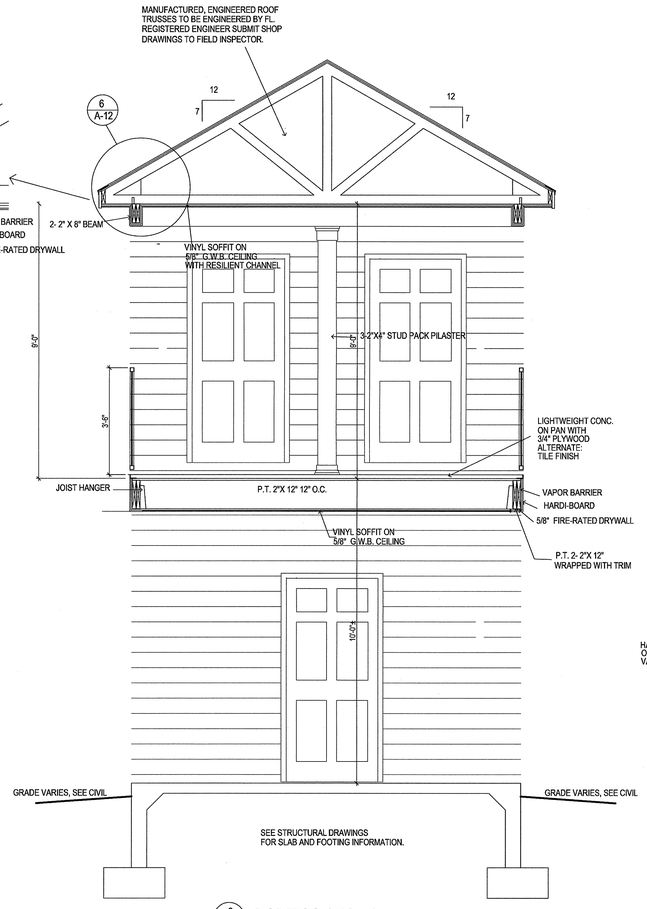
TITLE WALL SECTIONS
PROJECT Midyette Oaks TALLAHASSEE FLORIDA

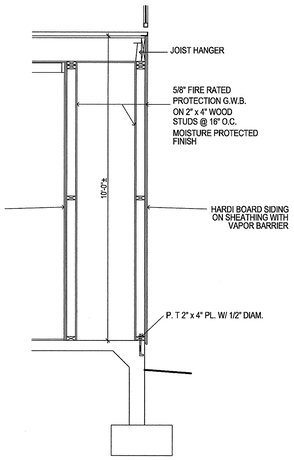
A - 11
MAINSTREAM

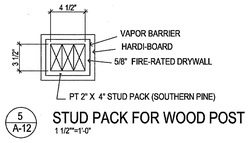












HEADER TABLE		
SPAN (FEET)	HEADER SIZE	NO. OF 2"X4" CRIPPLES AT EACH END
0' TO 3'-4"	2 - 2"x10" W/ 7/16" OSB FLITCH PLATE	1
3'-4" TO 6'-4"	2 - 2"x10" W/ 7/16" OSB FLITCH PLATE	2
6'-4" TO 9'-4"	2 - 2"x12" W/ 7/16" OSB FLITCH PLATE	3
9'-4" - 12'-4"	3 1/2" X 14" PARALLAM	3
GARAGE	PER TRUSS MANUFACTURER	4

WINDOW AND DOOR CONNECTIONS

A MINIMUM OF 10d X3" NAILS TO BE USED TO CONNECT ALL WINDOWS AND WOOD STUDS.

ONE NAIL IS TO BE INSTALLED ON EACH SIDE OF THE WINDOW FOR EVERY 4 SQUARE FEET OF WINDOW AREA AND A MINIMUM OF TWO NAILS AT THE TOP OF THE WINDOW.
FOR EXAMPLE:
3040 WINDOW=12SQ.FT./4= 3 NAILS ON EACH SIDE, PLUS 2 TOP AND BOTTOM
3050 WINDOW=15SQ.FT./4=4 NAILS ON EACH SIDE, PLUS 2 TOP AND BOTTOM.

WOOD FRAMING

PERMANENT TRUSS BOTTOM CHORD LATERAL BRACING CONSISTING OF 2"X4" GRADE MARKED LUMBER NAILED WITH A MINIMUM OF 2-16d NAILS PER TRUSS AND LAPPED AT LEAST TWO TRUSSES, SHALL BE SPACED NO GREATER THAN FITEEN(15)FEET.

PRE-ENGINEERED TRUSS BRACING PER MANUFACTURER TO BE A MINIMUM OF 2"X4" OF THE SAME GRADE AS TRUSS.

CEILING TO BE MINIMUM OF 1/2" GYPSUM BOARD WITH 5d COOLER NAILS OR GWB-54 1-1/2" NAILS INSTALLED AT 10" O.C. FIELD AND 7" O.C. AT EDGES AND ENDS

REVISION

1/19/09
1/22/09

TOCK OHAZAMA ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.

AR8985

DATE	12-10-08
DRAWN BY	TO
PROJECT NO.	8019

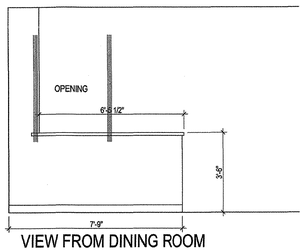
TITLE: EXTERIOR STAIRS SECTIONS AND DETAILS

PROJECT: Lafayette Oaks TALLAHASSEE FLORIDA

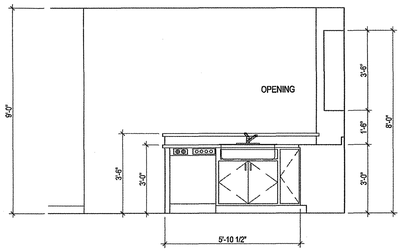
A - 12

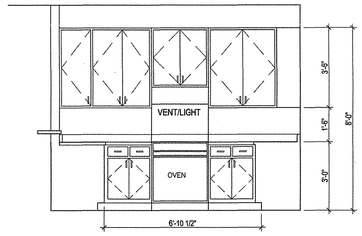
RECEIVED RESUBMITTAL
FEB 06 2009
City of Tallahassee Building Inspection Division

MAINSTREAM

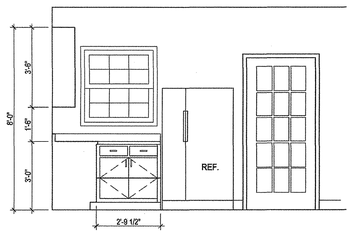


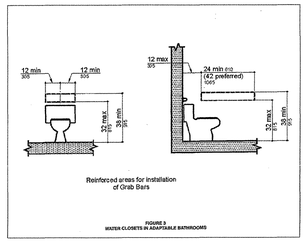
VIEW FROM DINING ROOM





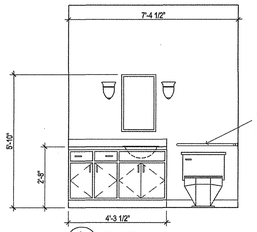
1 / A-13 KITCHEN ELEVATION



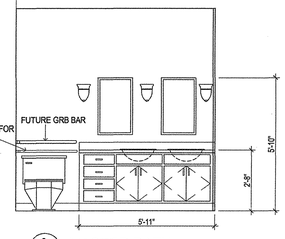


FAIR HOUSING REQUIREMENT 6

NTS



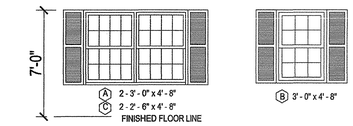
2 / A-13 BATH



3 / A-13 MASTER BATH
SPECIFICATION "B"

GROUND FLOOR UNIT
3/8"=1'-0"

DIMENSIONS ARE APPROXIMATE
CABINET SUPPLIER TO FIELD-MEASURE THE DIMENSIONS.



NOTE: SHUTTERS TO WINDOWS ON FRONT AND SIDE ELEVATIONS ONLY

WINDOW SCHEDULE

MARK	SIZE WIDTH X HEIGHT	TYPE	FRAME	REMARKS
A	2 - 3' - 0" x 4' - 8"	SINGLE HUNG	ALUMINUM	
B	3' - 0" x 4' - 8"	SINGLE HUNG	ALUMINUM	
C	3' - 0" x 3' - 6"	SINGLE HUNG	ALUMINUM	

NOTE: ALL WINDOWS WITH TOP OF WINDOWS AT 7' 0" AFF FOR 9' - 0" HIGH CEILING.

GLASS NOTES:
ALL EXTERIOR GLASS TO BE DOUBLE PANE, INSULATED.
ALL ALUMINUM FRAMES TO HAVE FACTORY APPLIED BAKED ON FINISH.

DOOR SCHEDULE

MARK	SIZE	TYPE	FRAME	REMARKS
1	3'- 0" x 6'- 8" x 1 3/4"	6- PANEL	WOOD	FRONT EXTERIOR
2	3'- 0" x 6'- 8" x 1 3/4"	FRENCH	WOOD	REAR EXTERIOR (ADA ACCESSIBLE)
3	2'- 10" x 6'- 8" x 1 3/8"	6- PANEL	WOOD	(ADA ACCESSIBLE)
4	3'- 0" x 6'- 8" x 1 3/8"	6- PANEL	WOOD	
5	3'- 0" x 6'- 8" x 1 3/8"	3- PANEL	WOOD	BI-FOLD DOOR (ADA ACCESSIBLE)
6	2'- 0" x 6'- 8" x 1 3/8"	6- PANEL	WOOD	
7	2'- 6" x 6'- 8" x 1 3/8"	FLUSH	WOOD	
8	2-2'- 6" x 6'- 8" x 1 3/8"	6- PANEL	WOOD	
~~9~~	~~3'- 0" x 6'- 8" x 1 3/8"~~	~~3- PANEL~~	~~WOOD~~	~~BI FOLD DOOR~~
~~9A~~	~~2-2'- 0" x 6'- 8" x 1 3/8"~~	~~3- PANEL~~	~~WOOD~~	~~BI FOLD DOOR~~
10	2'- 0" x 6'- 8" x 1 3/8"			
~~11~~	~~2-3'- 0" x 6'- 8" x 1 3/8"~~	~~3- PANEL~~	~~WOOD~~	~~BI FOLD DOOR~~
~~12~~	~~2'- 6" x 6'- 8" x 1 3/8"~~	~~3- PANEL~~	~~WOOD~~	~~BI FOLD DOOR~~
13	2'- 8" x 6'- 8" x 1 3/4"	FRENCH	WOOD	REAR EXTERIOR
14	2'- 6" x 6'- 8" x 1 3/8"	6- PANEL	WOOD	
15	1'- 6" x 6'- 8" x 1 3/8"	3- PANEL	WOOD	CLOSET
16	3'- 0" x 6'- 8" x 1 3/4"	FLUSH	METAL	STORAGE, SPRINKLER, FIRE ALARM PANEL, HOUSE PANEL SPACES
17	3'- 0" x 6'- 8" x 1 3/4"	FLUSH	METAL	STORAGE

NOTE: VERIFY UNITS REQUIRED TO BE ADA ACCESSIBLE. ALL UNITS ON THE GROUND LEVEL MAY NOT BE REQUIRED TO BE ADA ACCESSIBLE.

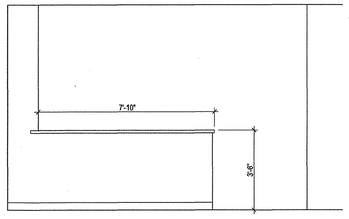
ROOM FINISH SCHEDULE-GROUND FLOOR UNIT

ROOM NAME	FLOORING FINISH	BASE	WALLS	CEILING	CLG. HT.	REMARKS
HALL	CARPET	WOOD	GWB	GWB	8'-0"	SEE SHEET A-9A FOR FURRED-DOWN CEILING AREA
LIVING/DINING	CARPET	WOOD	GWB	GWB	9'-0"	
KITCHEN	VINYL	WOOD	GWB	GWB	9'-0"	
MASTER BDRM	CARPET	WOOD	GWB	GWB	9'-0"	
MASTER WALK-IN CLOSET	CARPET	WOOD	GWB	GWB	9'-0"	
MASTER BATH	CER. TILE	CER.TILE	GWB	GWB	9'-0"	TUB WALL W/CER. TILE TO 5'-6" AFF
BEDROOM	CARPET	WOOD	GWB	GWB	9'-0"	
BEDROOM CLOSET	CARPET	WOOD	GWB	GWB	9'-0"	
STUDY	CARPET	WOOD	GWB	GWB	9'-0"	
BEDROOM CLOSETS	CARPET	WOOD	GWB	GWB	9'-0"	SHOWER WALL W/CER. TILE TO 5'-6" AFF
HALF BATH	CER. TILE	CER.TILE	GWB	GWB	9'-0"	
BATH	CER. TILE	CER.TILE	GWB	GWB	9'-0"	
ALL HALL CLOSETS	VINYL	WOOD	GWB	VINYL	8'-0"/9'-0"	SEE SHEET A-9A FOR FURRED-DOWN CEILING AREA
LAUNDRY CLOSET	VINYL	WOOD	GWB	GWB	8'-0"	SEE SHEET A-9A FOR FURRED-DOWN CEILING AREA
PORCH	CONCRETE	--	SIDING			SEE SHEET A-9A AND A-10

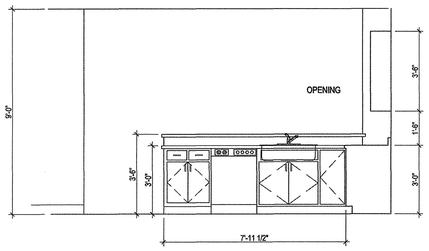
ROOM FINISH SCHEDULE-UPPER FLOOR UNIT

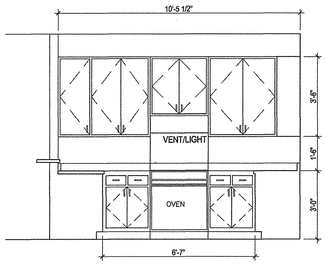
ROOM NAME	FLOORING FINISH	BASE	WALLS	CEILING	CLG. HT.	REMARKS
LOWER FLOOR						
ENTRY FOYER	CARPET	WOOD	GWB	GWB	9'-0"	
LIVING	CARPET	WOOD	GWB	GWB	9'-0"	
DINING	CARPET	WOOD	GWB	GWB	9'-0"	
KITCHEN	VINYL	WOOD	GWB	GWB	9'-0"	
HALF BATH	CER. TILE	CER.TILE	GWB	GWB	9'-0"	
ALL CLOSETS	VINYL	WOOD	GWB	GWB	9'-0"	
LAUNDRY/ CLOSET	VINYL	WOOD	GWB	GWB	8'-0"	SEE SHEET A-9A FOR FURRED-DOWN CEILING AREA
STAIRS	CARPET	WOOD	GWB	GWB	-	
STORAGE-DECK	PLYWOOD	WOOD	GWB	GWB	9'-0"	4" ABOVE DECK
DECK	CER. TILE	--	SIDING	VINYL	9'-0"	SEE SHEET A-9A AND A-10
UPPER FLOOR						
HALL	CARPET	WOOD	GWB	GWB	8'-0"	SEE SHEET A-9A FOR FURRED-DOWN CEILING AREA
MASTER BDRM	CARPET	WOOD	GWB	GWB	9'-0"	
MASTER BATH	CER. TILE	WOOD	GWB	GWB	9'-0"	TUB WALL W/CER. TILE TO 5'-6" AFF
MASTER WALK-IN CLOSET	CARPET	WOOD	GWB	GWB	9'-0"	
BEDROOMS	CARPET	WOOD	GWB	GWB	9'-0"	
CLOSET	CARPET	WOOD	GWB	GWB	9'-0"	
STUDY	CARPET	WOOD	GWB	GWB	9'-0"	
WALK-IN CLOSET	CARPET	WOOD	GWB	GWB	9'-0"	
BATH	CER. TILE	CER.TILE	GWB	GWB	9'-0"	SHOWER WALL W/CER. TILE TO 5'-6" AFF

NOTE: ALL TRIM WOOD TO BE PAINT GRADE

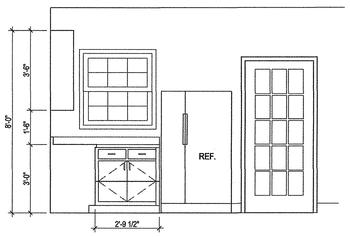


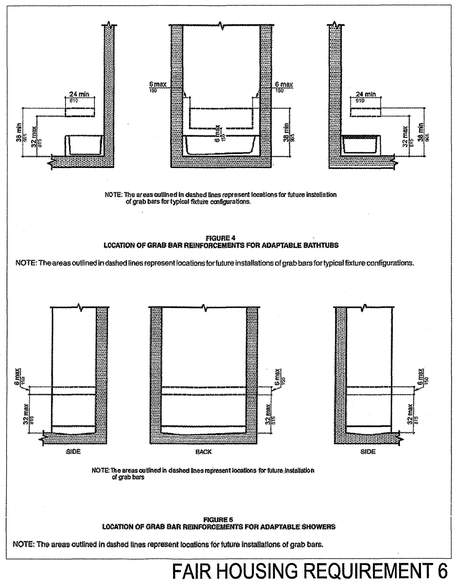
VIEW FROM DINING ROOM





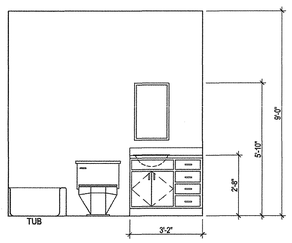
4 / A-13 KITCHEN ELEVATION



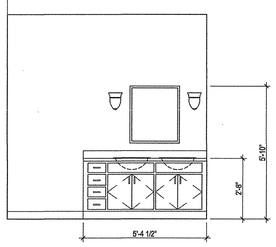


FAIR HOUSING REQUIREMENT 6

NTS



5 / A-13 BATH



6 / A-13 MASTER BATH

UPPER FLOOR UNIT
3/8"=1'-0"

DIMENSIONS ARE APPROXIMATE
CABINET SUPPLIER TO FIELD-MEASURE THE DIMENSIONS.

REVISION

11/14/07 BLDG COMMENTS

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE: INTERIOR ELEVATIONS WINDOW, DOOR, ROOM FINISH SCHEDULE

PROJECT: Lafayette Oaks TALLAHASSEE FLORIDA

A - 13

MAINSTREAM

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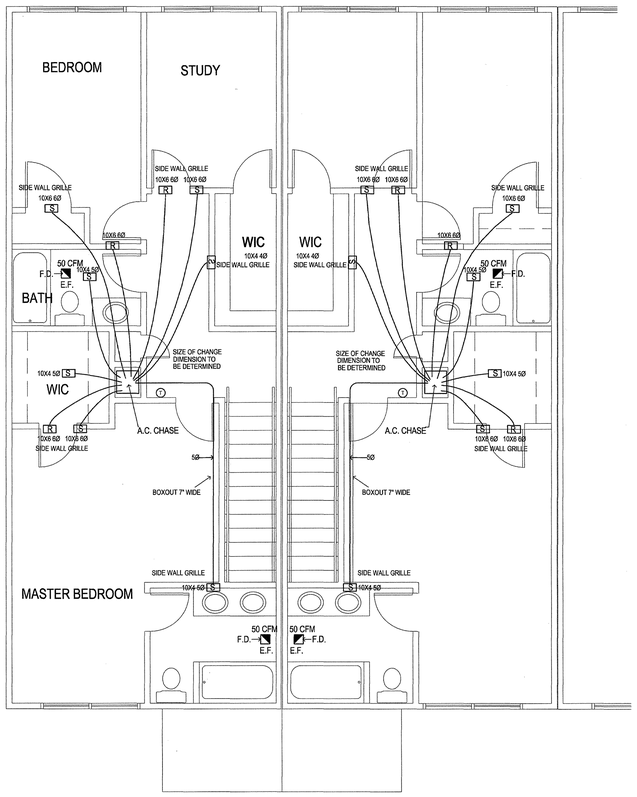
REVISION
JAN 05 2009
City of Tallahassee
Building Inspection Division

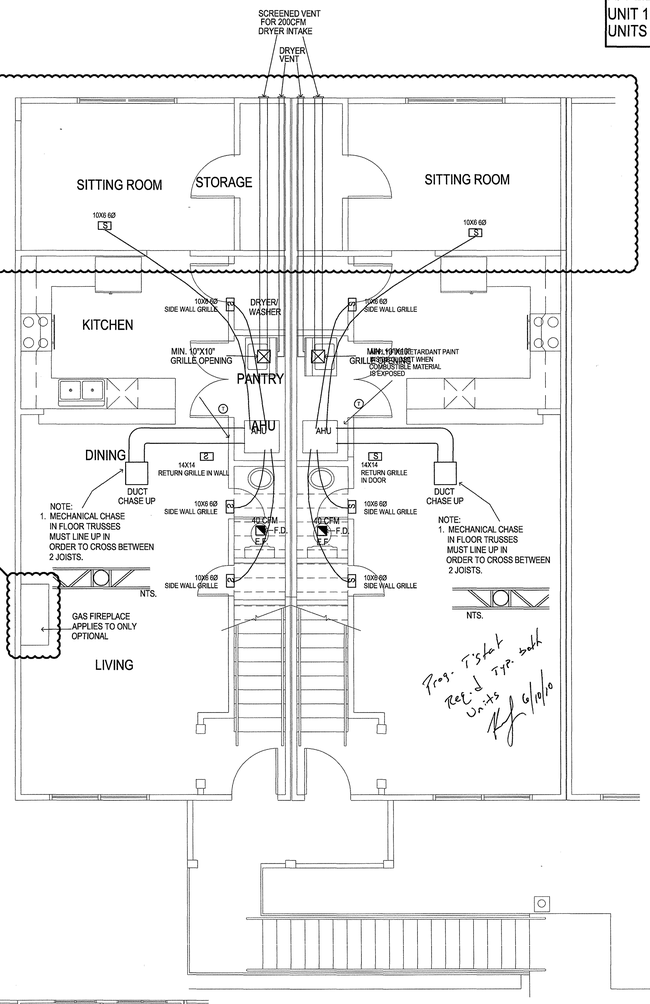


2ND FLOOR PLAN - UPPER FLOOR UNIT

SEE FLOOR PLAN BELOW FOR LOCATION

1/4"=1'-0"

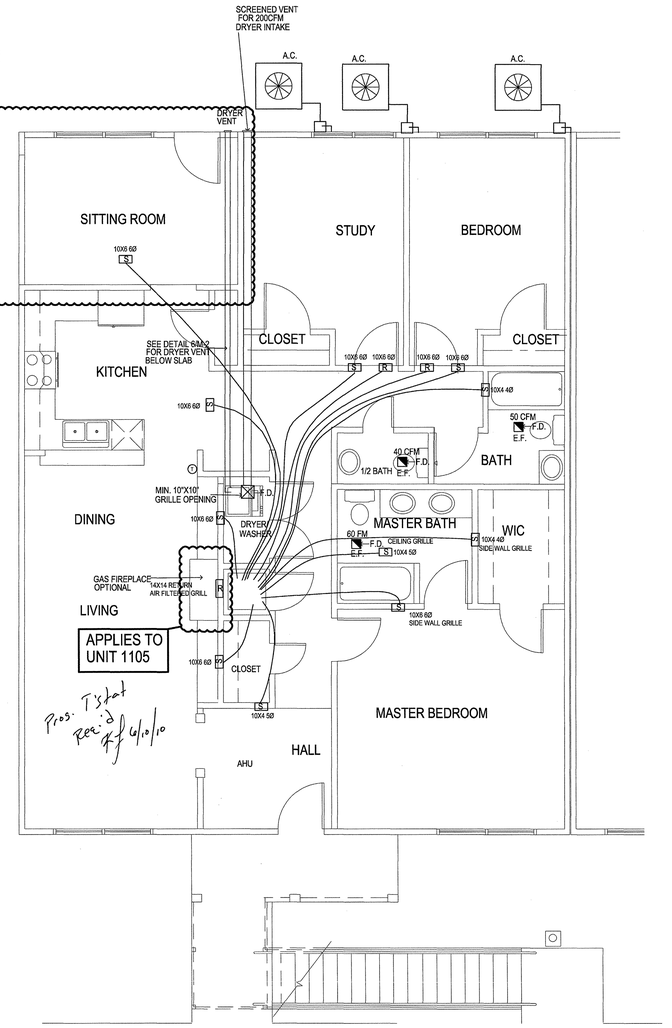
APPLIES TO 1209 1210, 1212 AND UNITS FORPHASE II



1ST FLOOR PLAN - UPPER FLOOR UNIT

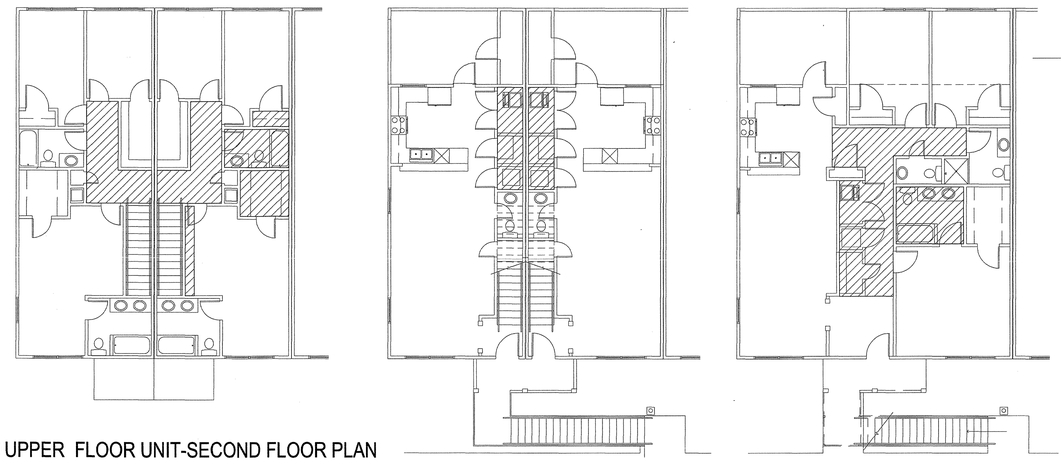
1/4"=1'-0"

APPLIES TO UNIT 1105 AND UNITS FORPHASE II



GROUND FLOOR UNIT

1/4"=1'-0"



4/M-1 UPPER FLOOR UNIT-SECOND FLOOR PLAN

1/8"=1'-0"

8'-0" FURRED DOWN CEILING FOR AIR CONDITIONING DUCTS

NOTE: SEE SHEET A-9A FOR DETAIL OF FURRED-DOWN CEILING.

3/M-1 UPPER FLOOR UNIT-FIRST FLOOR PLAN

1/8"=1'-0"

2/M-1 GROUND FLOOR UNIT-FLOOR PLAN

1/8"=1'-0"

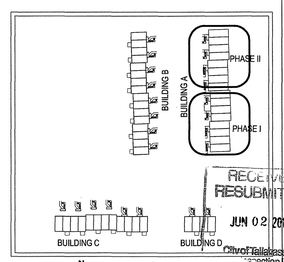
1/M-1 MECHANICAL PLANS

NOTE: ALL DUCTS ARE FLEXIBLE AND TO BE LOCATED BELOW TRUSS ASSEMBLY IN THE FURRED-DOWN SPACE. SEE 2/M-1.3/M-1 AMD 4/M-1 ALSO SEE SHEET A-9A FOR DETAILS.

Prog. T'stat Typ. both Units Rec'd 6/10/10

Prog. T'stat Rec'd 6/10/10

COT REVIEWED KENNETH LOCKE



KEY PLAN NTS

RECEIVED RESUBMITTAL JUN 02 2010 City of Tallahassee Inspection Division

REVISION

1/19/09

6/1/10

TOCK OHAZAMA ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.

AR8985

DATE 12/10/08

DRAWN BY TO

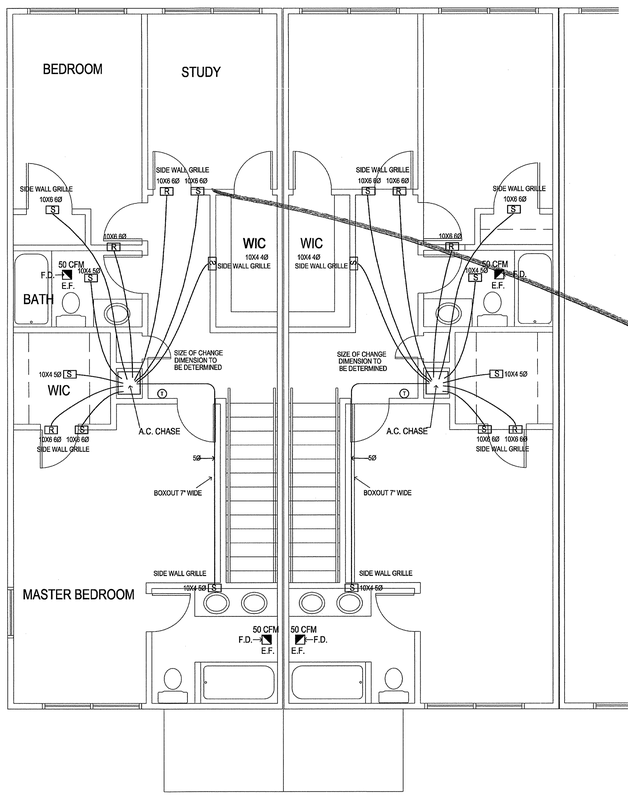
PROJECT NO. 8019

TITLE MECHANICAL PLANS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

M - 1

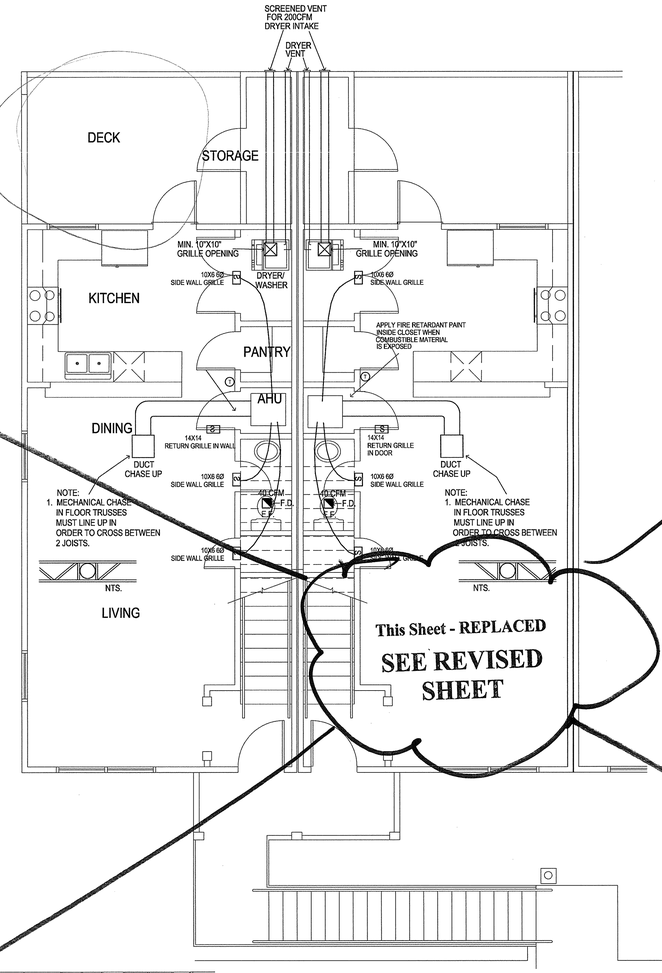
MAINSTREAM



2ND FLOOR PLAN - UPPER FLOOR UNIT

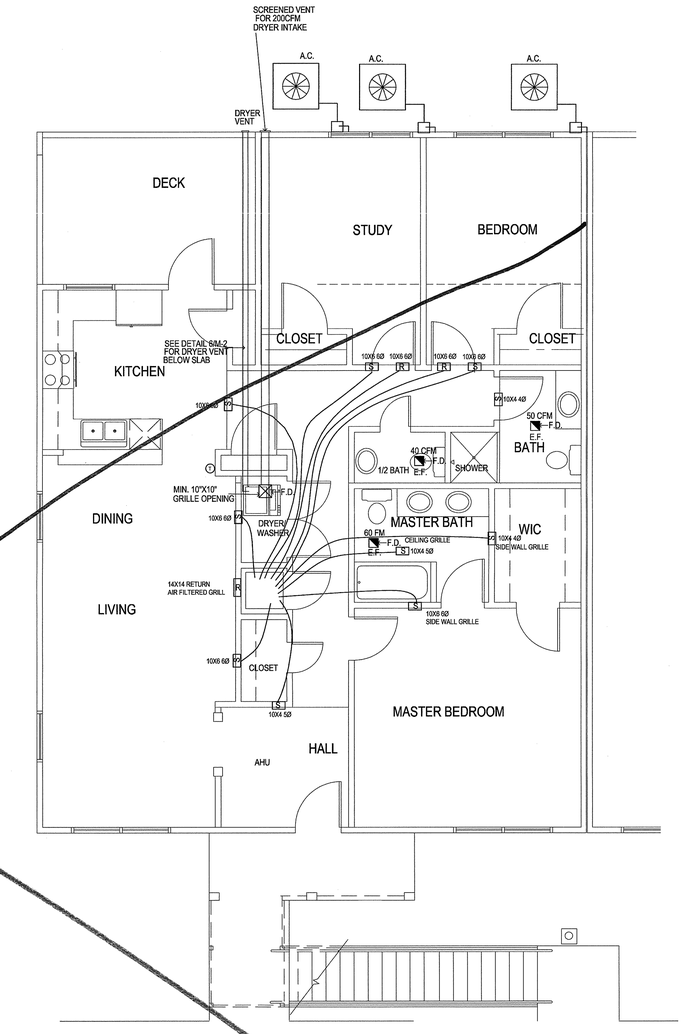
SEE FLOOR PLAN BELOW FOR LOCATION

1/4"=1'-0"



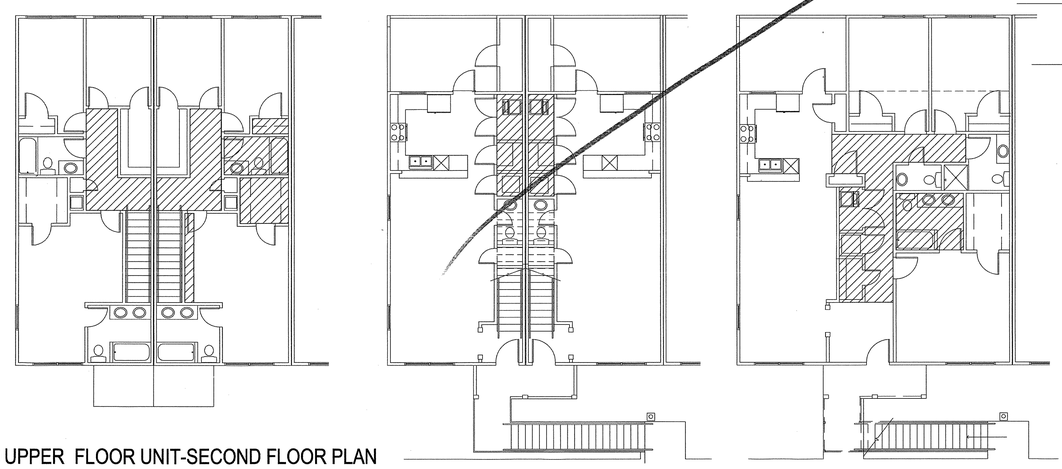
1ST FLOOR PLAN - UPPER FLOOR UNIT

1/4"=1'-0"



GROUND FLOOR UNIT

1/4"=1'-0"



4/M-1 UPPER FLOOR UNIT-SECOND FLOOR PLAN

1/8"=1'-0"

8'-0" FURRED DOWN CEILING FOR AIR CONDITIONING DUCTS

NOTE: SEE SHEET A-9A FOR DETAIL OF FURRED-DOWN CEILING.

3/M-1 UPPER FLOOR UNIT-FIRST FLOOR PLAN

1/8"=1'-0"

2/M-1 GROUND FLOOR UNIT-FLOOR PLAN

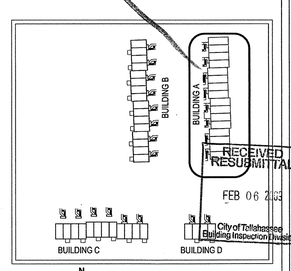
1/8"=1'-0"

This Sheet - REPLACED

SEE REVISED SHEET

1/M-1 MECHANICAL PLANS

NOTE: ALL DUCTS ARE FLEXIBLE AND TO BE LOCATED BELOW TRUSS ASSEMBLY IN THE FURRED-DOWN SPACE. SEE 2/M-1.3/M-1 AMD 4/M-1 ALSO SEE SHEET A-9A FOR DETAILS.



KEY PLAN NTS

REVISION

1/19/09

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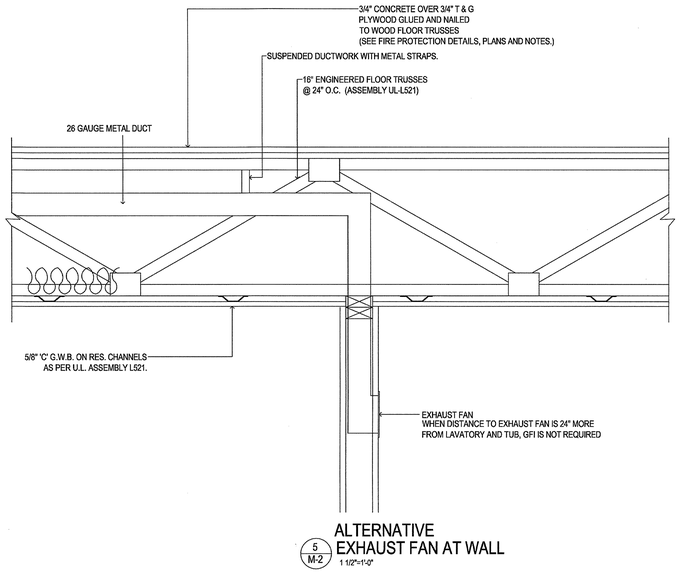
TITLE MECHANICAL PLANS

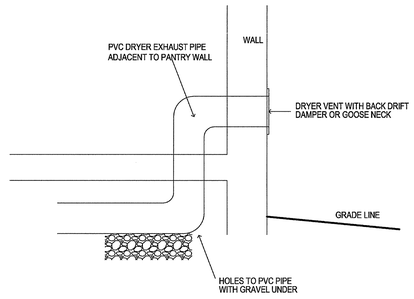
PROJECT Midyette Oaks TALLAHASSEE FLORIDA

M - 1

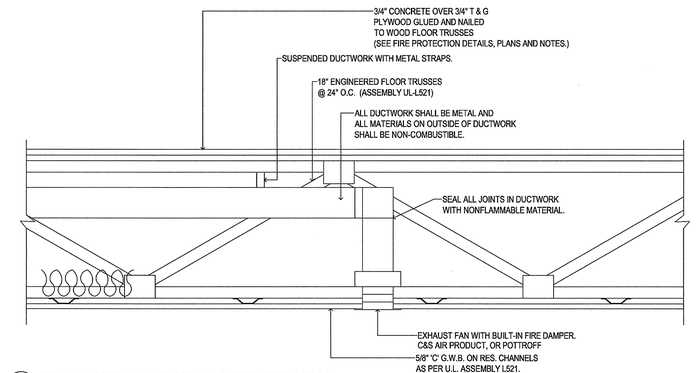
MAINSTREAM



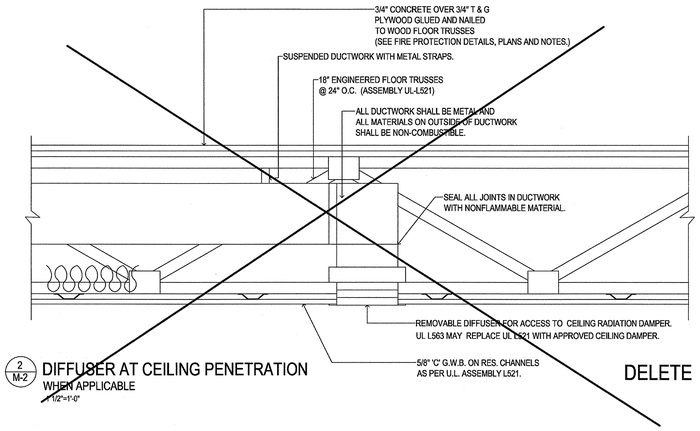
5 M-2 ALTERNATIVE EXHAUST FAN AT WALL
1 1/2"=1'-0"



6 M-2 GROUND FLOOR DRYER EXHAUST SCHEMATIC
NTS



1 M-2 EXHAUST FAN AT CEILING PENETRATION
WHERE APPLICABLE
1 1/2"=1'-0"



2 M-2 DIFFUSER AT CEILING PENETRATION
WHERE APPLICABLE
1/2"=1'-0"

DELETE

MECHANICAL NOTES

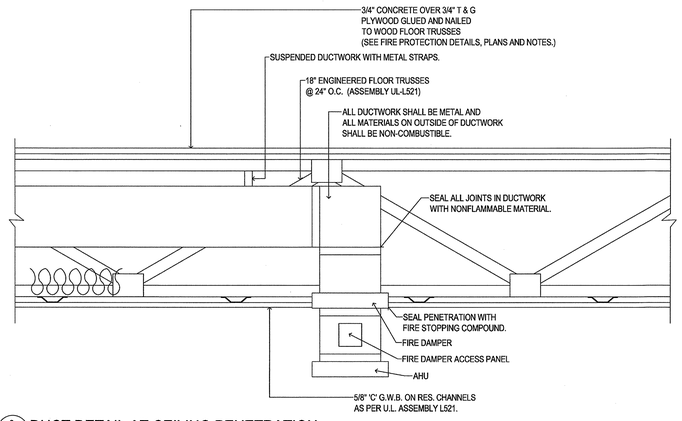
1. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR ALL EQUIPMENT FURNISHED.
2. BEFORE FABRICATION, VERIFY AND COORDINATE ALL DIMENSIONS IN FIELD.
3. VERIFY WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
4. SEE MANUFACTURER'S INFORMATION FOR WEIGHT, BRACING, REQUIREMENTS, ETC. OF DUCTWORK.
5. ALL DUCTS SHALL BE GROUNDED ACROSS FLEXIBLE CONNECTIONS.
6. PROVIDE ACCESS PANELS FOR ACCESS TO DEFLECTING DEVICES IN DUCT.
7. DUCT SIZES AND OPENINGS THRU FLOOR TRUSSES AND WALL PARTITIONS SHALL SUIT EQUIPMENT FURNISHED.
8. COORDINATE DIFFUSER AND REGISTER LOCATIONS WITH ELECTRICAL LIGHTING LAYOUT AND LIGHTING PLANS.
9. DUCTWORK LOCATIONS AND CLEARANCES SHALL BE COORDINATED WITH PLUMBING PLANS.
10. LOCATE THERMOSTAT 4"- 0" A.F.F. OR 10" ABOVE COUNTER (44" A.F.F.).
11. ALL EQUIPMENT, DUCTWORK, ETC. SHALL BE SUPPORTED TO CODE REQUIREMENTS. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO PROVIDE A VIBRATION-FREE, RIGID INSTALLATION.
12. INSIDES OF DUCT VISIBLE THROUGH GRILLES, REGISTERS OR DIFFUSERS SHALL BE PAINTED FLAT BLACK.
13. ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSETS IN DUCT AND PIPING (INCLUDING DIVIDED DUCT) AND TRANSITIONS AROUND OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
14. CONDENSATE DRAINS FROM AIR HANDLING UNIT SHALL BE COORDINATED WITH PLUMBING PLANS FOR PROPER DRAINAGE TO SUIT EQUIPMENT FURNISHED. HORIZONTAL CONDENSATION PIPE TO BE INSULATED. SEE SHEET P-3.
15. ACCESS PANELS IN DUCTWORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION AND MAINTENANCE OF ALL FANS, DAMPERS, AND MECHANICAL EQUIPMENT.
16. PROVIDED " P " TRAP IN ALL CONDENSATE DRAINS FROM COOLING COILS UNDER NEGATIVE PRESSURE. " P " TRAP DEPTH SHALL BE AT LEAST TWICE THE DEPTH SPECIFIED FOR THE RESPECTIVE STATIC PRESSURE DROP OF THE UNIT. AUXILIARY CONDENSATE DRAINS 3/ 4" NOM. UNLESS NOTED OTHERWISE.
17. UPON ACTIVATION OF AREA SMOKE DETECTION SYSTEM, THE SMOKE DETECTORS SHALL SHUT DOWN AREA DISTRIBUTION SYSTEM.
18. ALL HVAC SYSTEMS SHALL BE TESTED AND BALANCED PRIOR TO OCCUPANCY.
19. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT/ ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
20. ALL MECHANICAL FIXTURES, INCLUDING BUT NOT LIMITED TO - DIFFUSERS, DUCTS, AND UNIT MANUFACTURERS SHALL BE SELECTED BY THE HVAC CONTRACTOR WITH OWNER'S APPROVAL.
21. BATHROOMS SHALL BE EQUIPPED WITH EXHAUST FANS WITH A CFM CAPACITY INDICATED IN THE MECHANICAL PLAN.
22. ALL ABOVE AHU SHALL BE PROVIDED WITH SHUTDOWN DEVICE OF CONDENSER.
23. CONDENSER SHALL COMPLY WITH 301.13 FBC-MECHANICAL 2004.
24. ALL WORK SHALL BE COORDINATED WITH HYDRO HEAT SYSTEMS BY RINNAI.

CFM GUIDE:

5" 0-80 CFM
6" 80-120 CFM
7" 120-190 CFM
8" 190-250 CFM
9" 250-325 CFM
10" 325-400 CFM
12" 400-600 CFM

COOLING SYSTEM SCHEDULE		
MARK	--------	A.C.
CAPACITY	TONS	2.5
COOLING CAPACITY	BTUH	29,500
SENSIBLE	BTUH	22,095
SUPPLY AIR	CFM	1020
OUTSIDE AIR	CFM	Ø
ENTERING COIL TEMPERATURE	DB/WB/°F/°F	80/67
EXTERNAL STATIC PRESSURE	IN. W.G.	.40
NUMBER OF COMPRESSORS	--------	1
ELECTRICAL	V/PH./HZ.	208/1/60
MCA/MOCP	AMPS	18.7/30
ELECTRIC HEAT	KW/# OF STEPS	NA
EER/SEER	----------	11/13
FILTER TYPE	----------	NA
WEIGHT	LBS.	133
MANUFACTURER	----------	LENNOX
CONDENSER MODEL	----------	13ACX-030
UP-FLOW COIL MODEL	----------	CX34-30A

AIR HANDLER		
MANUFACTURER	---------	RINNAI
MODEL	---------	AH-45



3 M-2 DUCT DETAIL AT CEILING PENETRATION
1 1/2"=1'-0"

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City of Tallahassee
Building Inspection Division

REVISION

1/19/09

TOCK
OHAZAMA
ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

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LICENSE NO.

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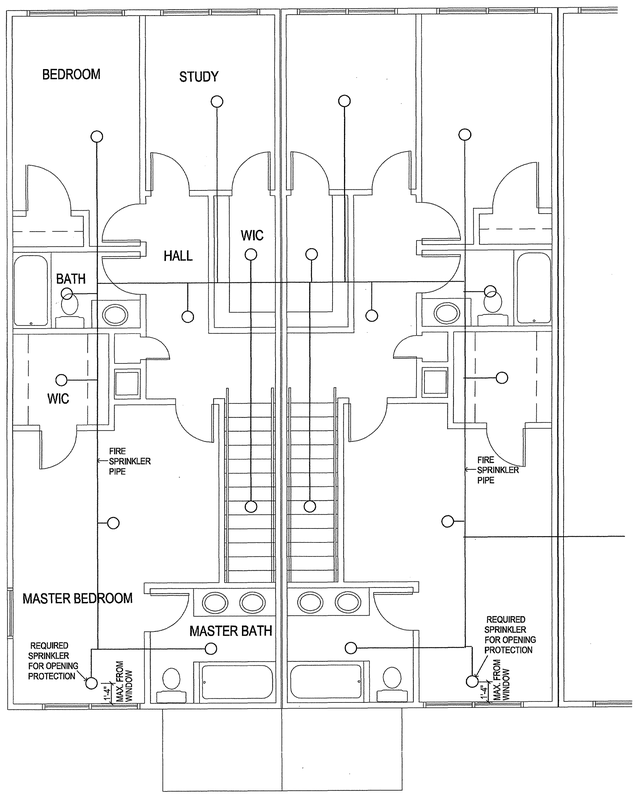
DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE MECHANICAL NOTES & DETAILS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

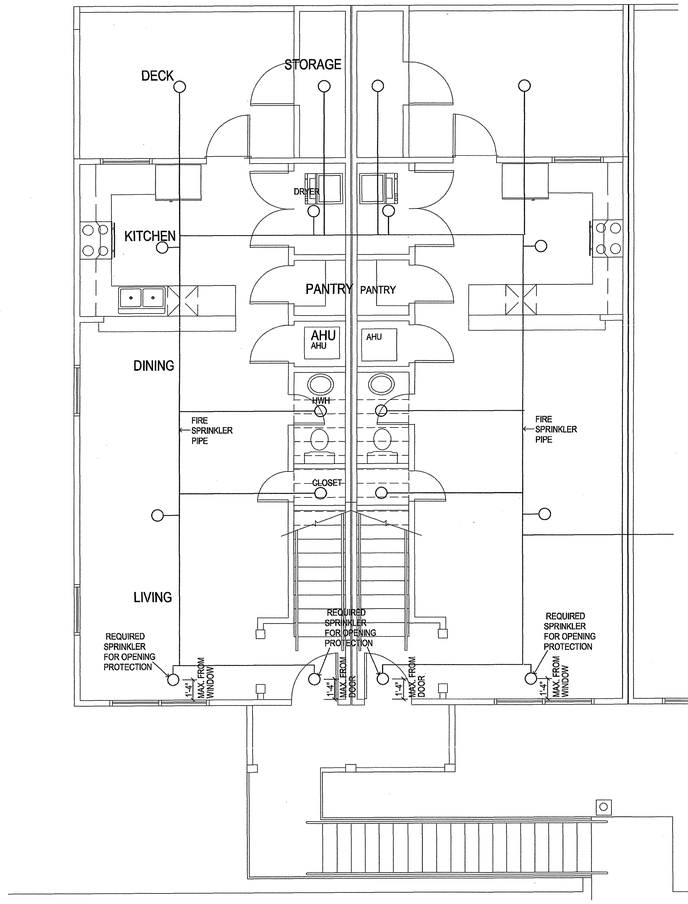
M - 2

MAINSTREAM



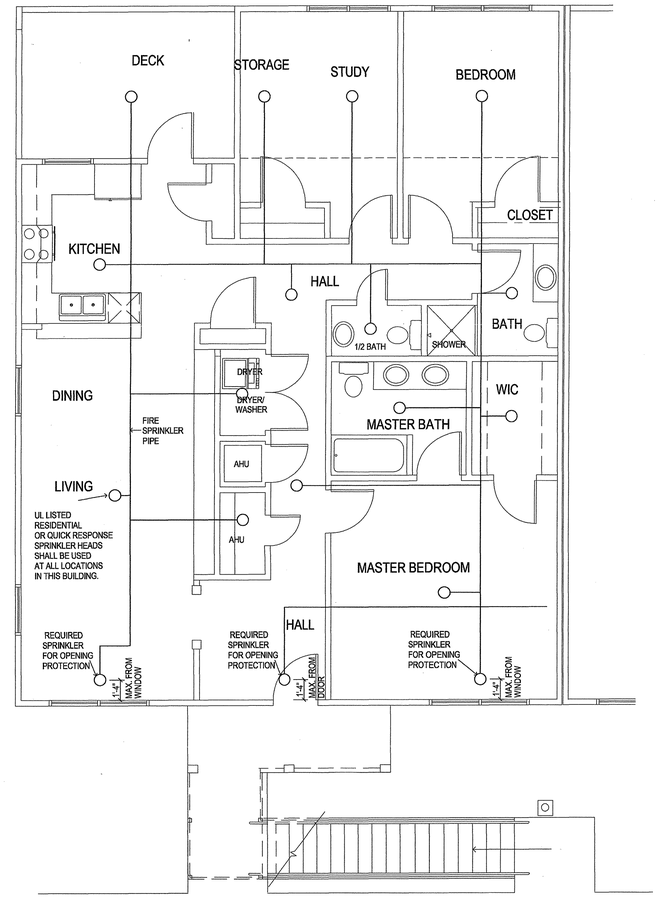
2ND FLOOR PLAN - UPPER FLOOR UNIT

1/4"=1'-0"



1ST FLOOR PLAN - UPPER FLOOR UNIT

1/4"=1'-0"



GROUND FLOOR UNIT

1/4"=1'-0"

FIRE SPRINKLER NOTES

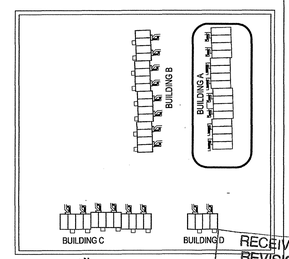
1. FIRE SPRINKLER CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF SYSTEM DESIGN, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.
2. FIRE SPRINKLER SYSTEM IS TYPE 13R.
3. SPRINKLER SYSTEM FLOW SWITCH SHALL BE CONNECTED TO MONITORED FIRE ALARM SYSTEM WHEN REQUIRED.

(1 / SP-1) NFPA 13 R SPRINKLER PLANS

SEE SHEET A-5 AND A-6 FOR SPRINKLER RISER ROOM

NOTE
ALL PENETRATIONS OF FIRE RATED FLOORS, CEILING, OR WALLS SHALL BE SEALED WITH FIRE-STOPPING CAULK OR COMPOUND AS PER CODE.

THIS IS A SCHEMATIC DESIGN.
THE FIRE SPRINKLER SYSTEM CONTRACTOR SHALL SUBMIT A SEPARATE PERMIT APPLICATION AND PLANS FOR REVIEW.



KEY PLAN NTS

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FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

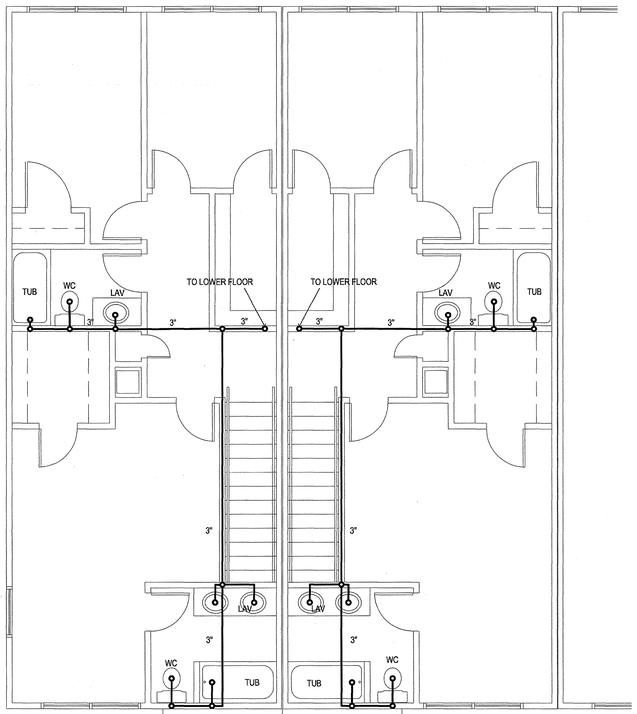
DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE 13 R SPRINKLER PLANS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

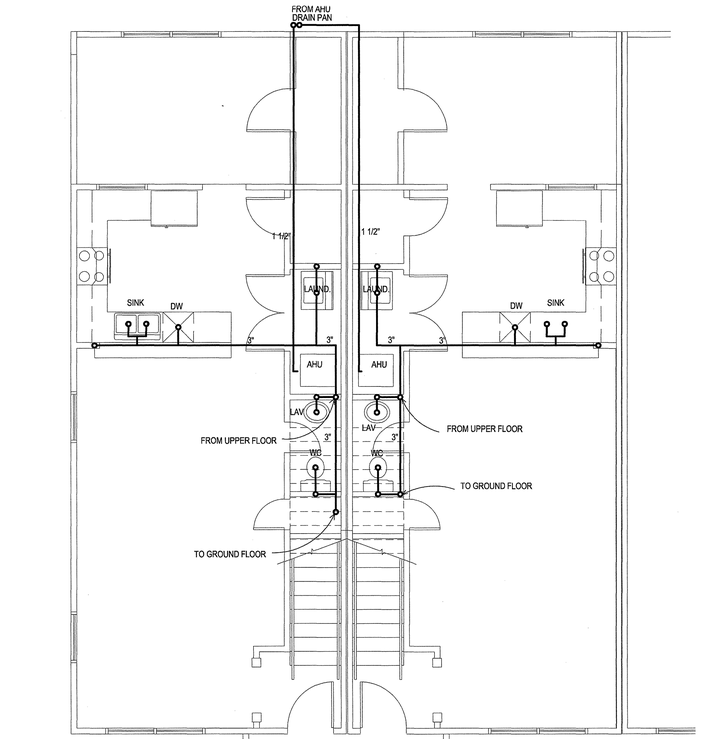
SP - 1

MAINSTREAM



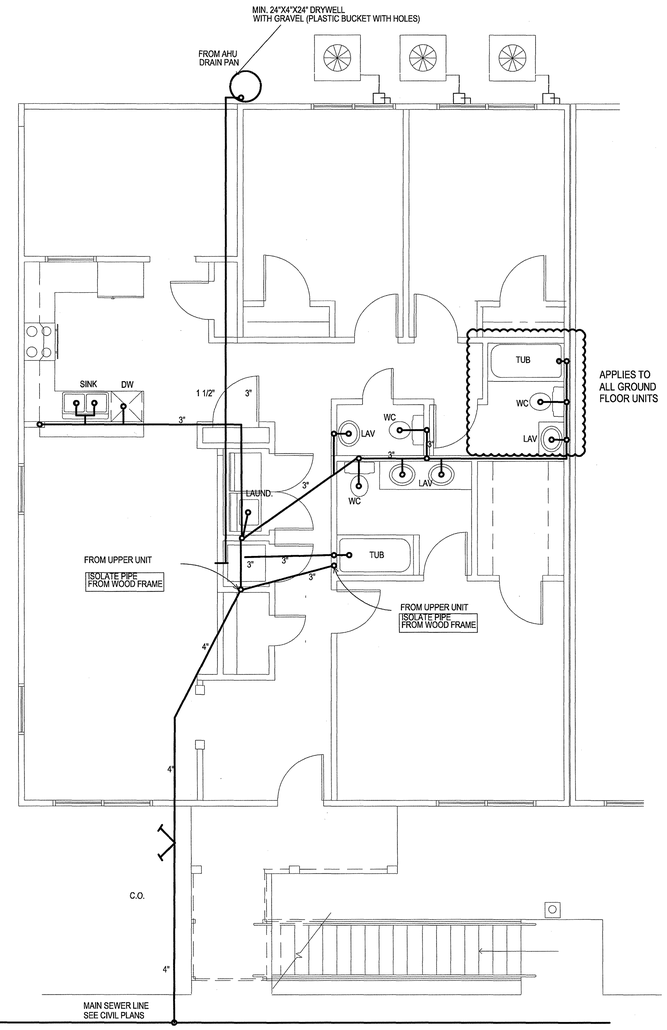
UPPER FLOOR UNIT - 2ND FLOOR PLUMBING PLAN

1/4" = 1' - 0"



UPPER FLOOR UNIT - 1ST FLOOR PLUMBING PLAN

1/4" = 1' - 0"



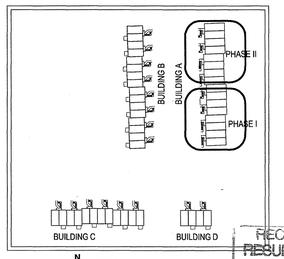
GROUND FLOOR UNIT PLUMBING PLAN

1/4" = 1' - 0"

Plumbing Notes

1. All work must be done in accordance with "Florida Building Code (FBC-P) 2004" and local regulations.
2. Provide cold water to all plumbing fixtures.
3. Provide refrigerant lines. Coordinate with the mechanical contractor.
4. Provide condensation lines for air handler units. Coordinate with the mechanical contractor.
5. All toilet fixtures to be water closet type with max. 1.6 gallon of water tank capacity.
6. Provide hose bibs as shown on the drawings with a ¾" base.
7. Provide clean-outs at 50'-0" c.c. interior and 75'-0" c.c. exterior.
8. Dead ends larger than 2'-0" shall be avoided.
9. Slope all drain lines a minimum of 1/4" per foot of run unless otherwise noted on plans.
10. All floor drains to have deep seal traps.
11. Water pipes under slab shall be made under concrete slab.
12. No solder joints shall be made under slab.
13. All copper pipes, where passing through masonry walls and slabs, shall have protective sleeves.
15. All water supply feed lines shall be 3/4" in diameter and all branch lines shall be 1/2" in diameter.
16. All PVC lines shall be schedule-40 p.v.c.
17. Do not use any material containing asbestos.
18. Provide and install drywell.
19. Provide drain pan and 1" drain line to HWH.
20. Provide shut-off valve to hose bib .
21. Coordinate with "Rinnai" for hydro heat system and tankless gas hot water heaters.

1/P-1 SANITARY PLUMBING PLANS



KEY PLAN NTS

COT
REVIEWED
DANIEL MANN JR.
06-03-10

RECEIVED
RESUBMITTAL
JUN 02 2010

REVISION

TOCK
OHAZAMA
ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.

AR8985

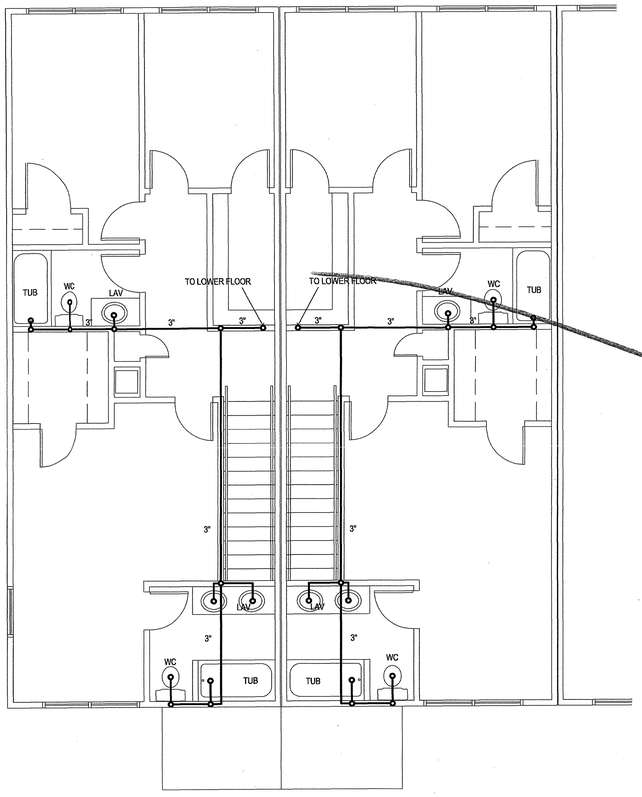
DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE SANITARY PLUMBING PLANS NOTES

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

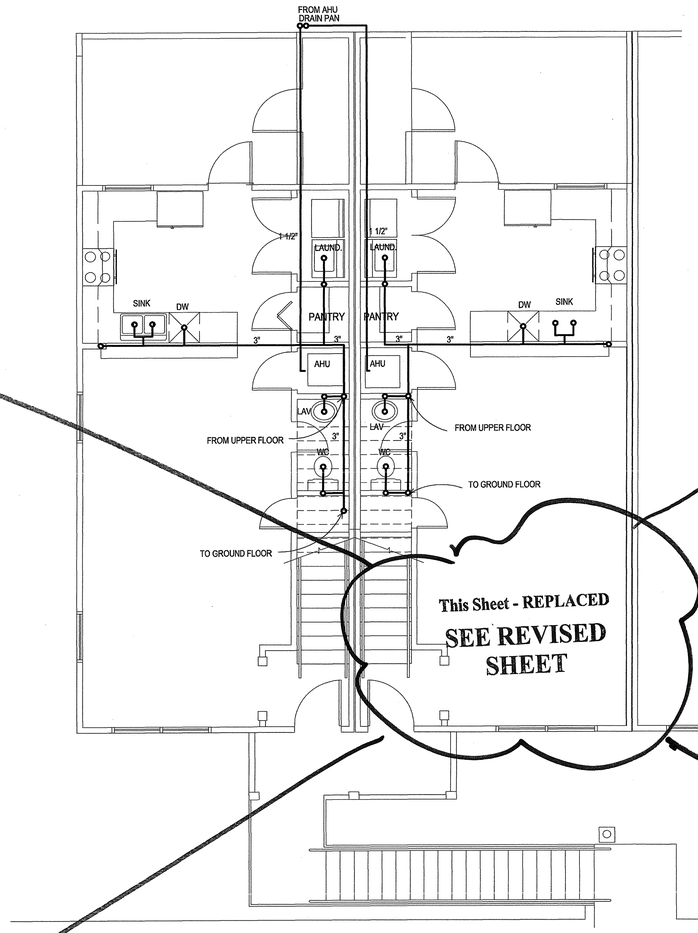
P - 1

MAINSTREAM



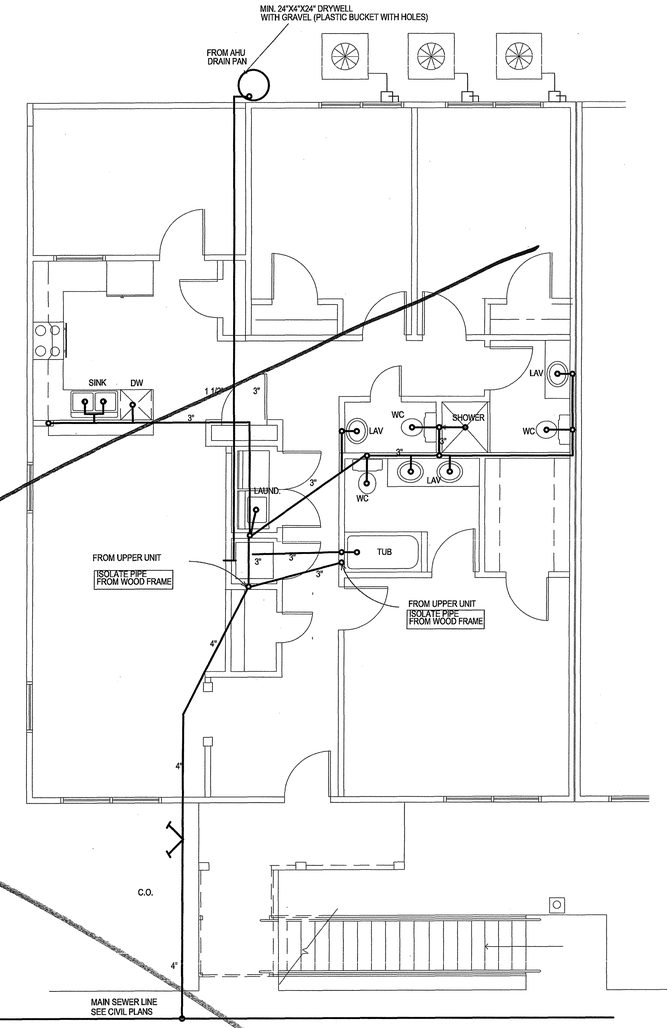
UPPER FLOOR UNIT - 2ND FLOOR PLUMBING PLAN

1/4" = 1' - 0"



UPPER FLOOR UNIT - 1ST FLOOR PLUMBING PLAN

1/4" = 1' - 0"



GROUND FLOOR UNIT PLUMBING PLAN

1/4" = 1' - 0"

This Sheet - REPLACED

SEE REVISED SHEET

Plumbing Notes

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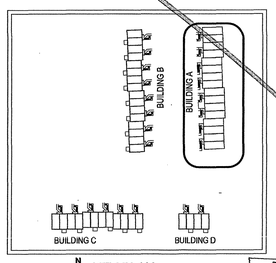
1/P-1 SANITARY PLUMBING PLANS



N KEY PLAN NTS

RECEIVED REVISION
JAN 05 2009
City of Tallahassee
Building Inspection Division

REVISION

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

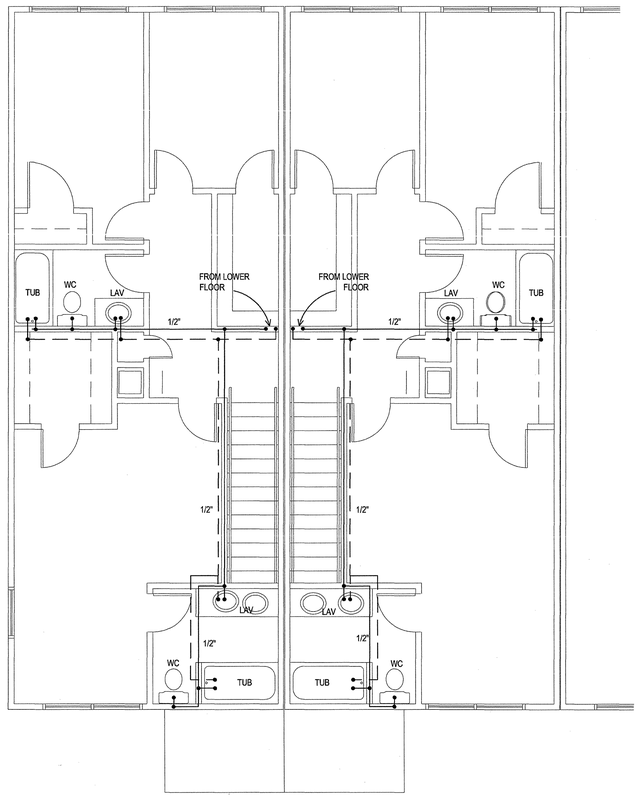
DATE	12/10/08
DRAWN BY	TO
PROJECT NO.	8019

TITLE: SANITARY PLUMBING PLANS NOTES

PROJECT: Midyette Oaks TALLAHASSEE FLORIDA

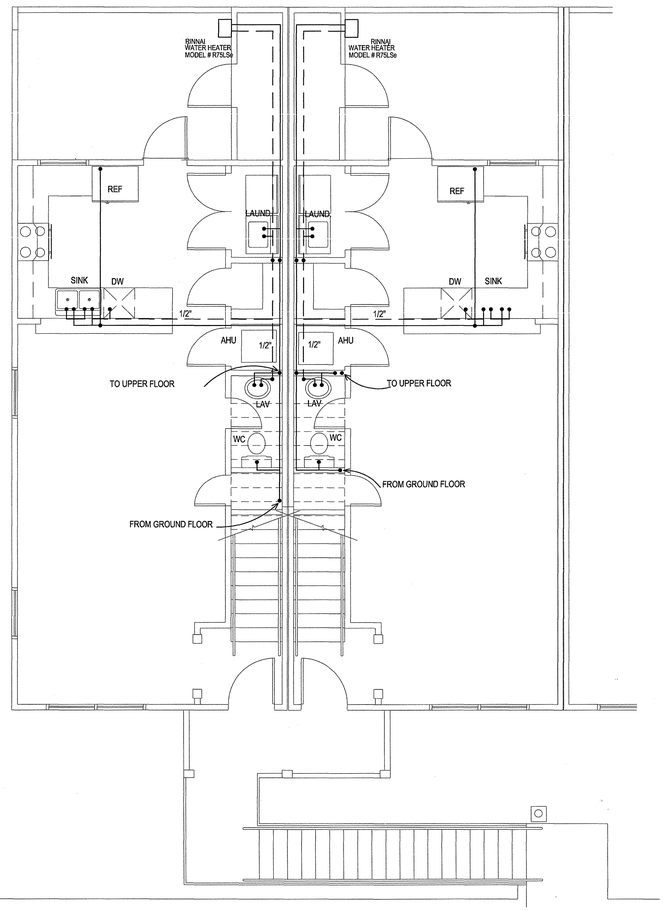
P - 1

MAINSTREAM



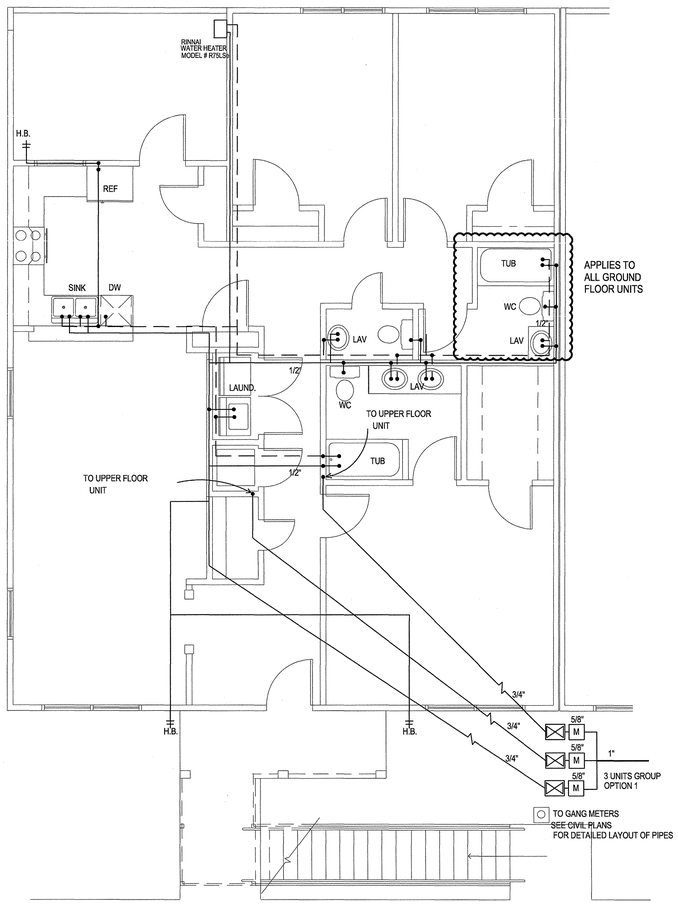
UPPER FLOOR UNIT - 2ND FLOOR SUPPLY WATER PLAN

1/4" = 1' - 0"



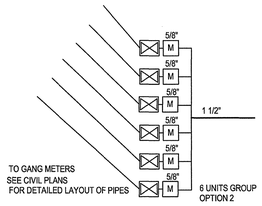
UPPER FLOOR UNIT - 1ST FLOOR SUPPLY WATER PLAN

1/4" = 1' - 0"

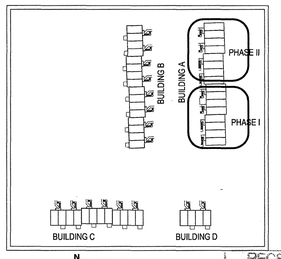


GROUND FLOOR UNIT - SUPPLY WATER PLAN

1/4" = 1' - 0"



1/P-2 SUPPLY PLUMBING PLANS



N KEY PLAN NTS

COT
REVIEWED
DANIEL MANN JR.
06-03-10

RECEIVED
RESUBMITTAL
JUN 02 2010
City of Tallahassee
Building Inspection Division

REVISION

TOCK OHAZAMA ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.
AR8985

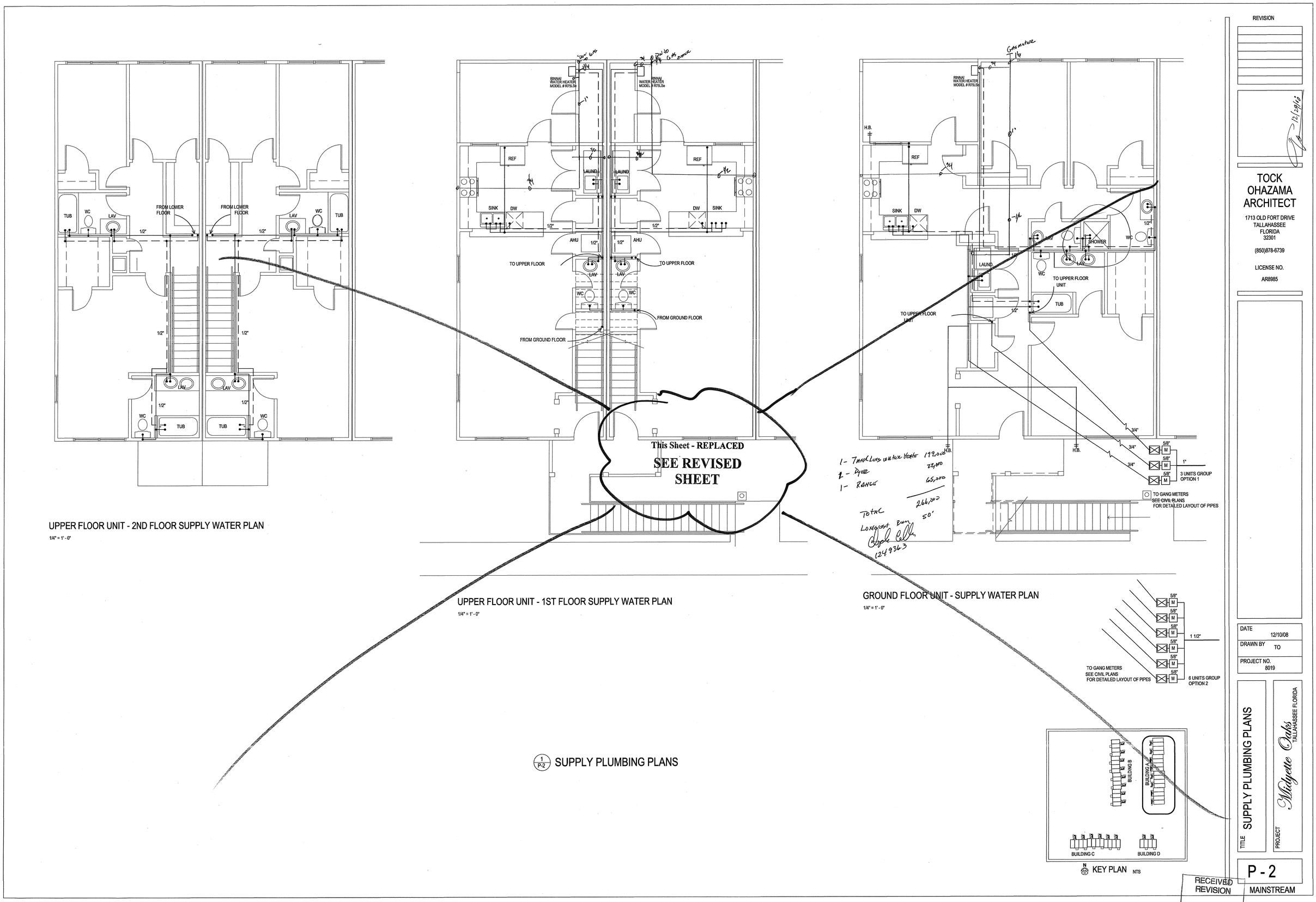
DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

TITLE SUPPLY PLUMBING PLANS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

P - 2

MAINSTREAM



This Sheet - REPLACED

SEE REVISED SHEET

1- Tank Less water Heater 179,000
2- Dyer 22,000
1- Range 65,000
Total 266,000
Longest Run 50'
Cyril Celli
1249363

UPPER FLOOR UNIT - 2ND FLOOR SUPPLY WATER PLAN
1/4" = 1' - 0"

UPPER FLOOR UNIT - 1ST FLOOR SUPPLY WATER PLAN
1/4" = 1' - 0"

GROUND FLOOR UNIT - SUPPLY WATER PLAN
1/4" = 1' - 0"

1 P-2 SUPPLY PLUMBING PLANS

REVISION

12/29/08

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
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LICENSE NO.
AR8985

DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

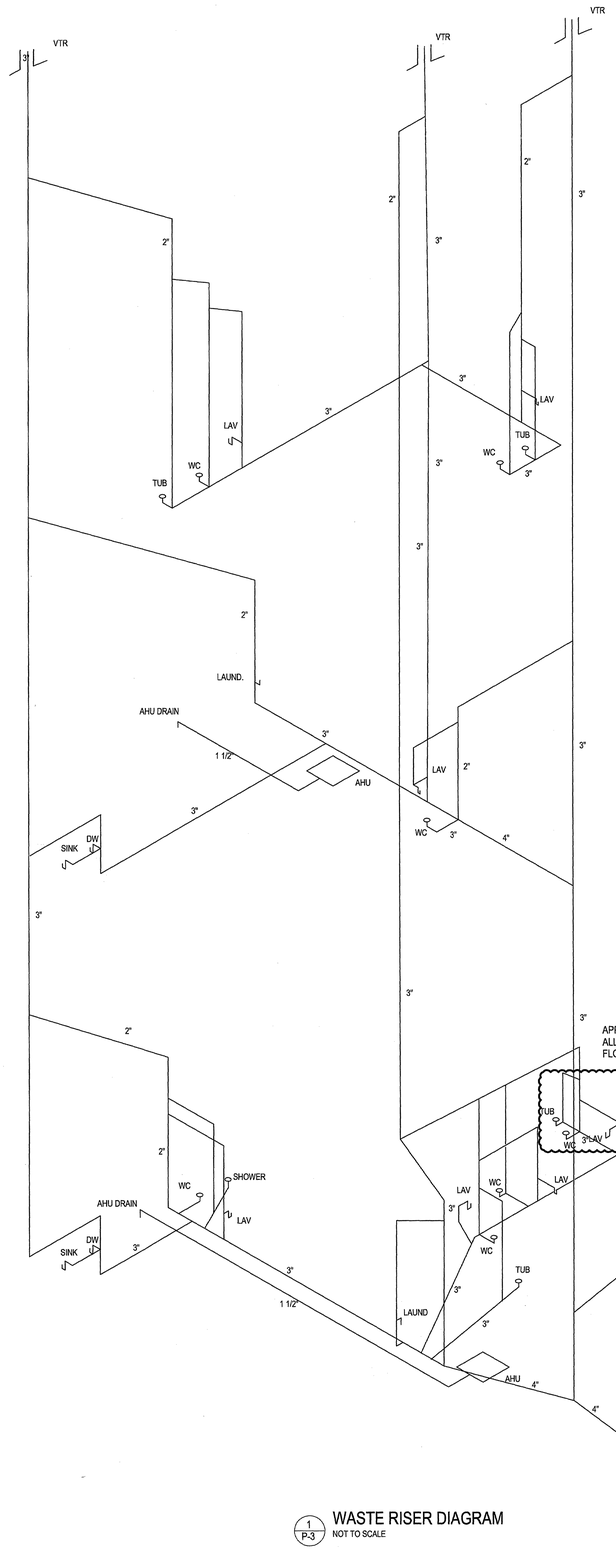
TITLE SUPPLY PLUMBING PLANS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

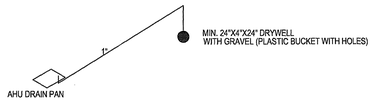
P - 2

MAINSTREAM

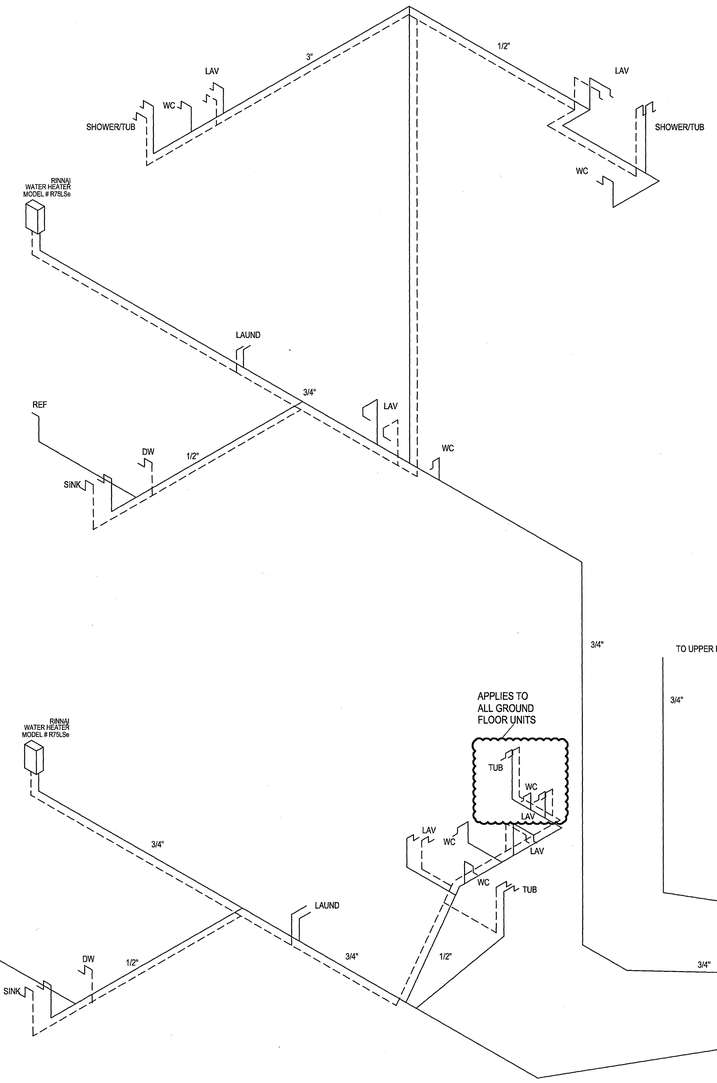
RECEIVED REVISION
JAN 05 2009
City of Tallahassee
Building Inspection Division



1 P-3 WASTE RISER DIAGRAM
NOT TO SCALE



3 P-3 AHD DRAIN RISER DIAGRAM
NOT TO SCALE



2 P-3 SUPPLY RISER DIAGRAM
NOT TO SCALE

NOTE: PLUMBING CONTRACTOR TO PROVIDE GAS RISER DIAGRAMS WHEN REQUIRED.

COT
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DANIEL MANN JR.
06-03-10

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JUN 02 2010
City of Tallahassee
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OHAZAMA
ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.

AR8985

DATE 12/10/08

DRAWN BY TO

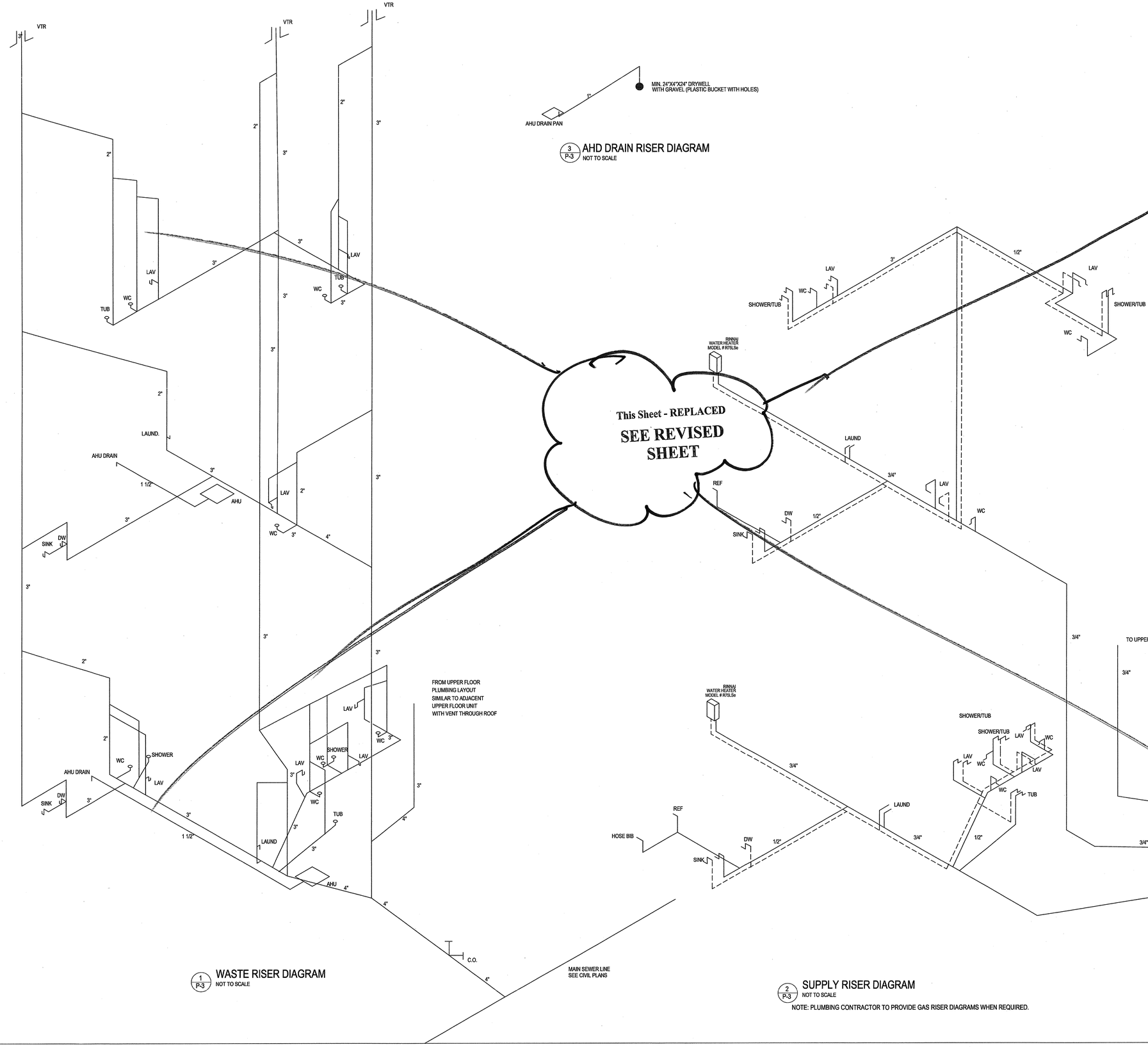
PROJECT NO. 8019

TITLE PLUMBING RISER DIAGRAMS

PROJECT Midgette Oaks TALLAHASSEE FLORIDA

P - 3

MAINSTREAM



This Sheet - REPLACED
SEE REVISED SHEET

3/P-3 AHD DRAIN RISER DIAGRAM
NOT TO SCALE

1/P-3 WASTE RISER DIAGRAM
NOT TO SCALE

2/P-3 SUPPLY RISER DIAGRAM
NOT TO SCALE

NOTE: PLUMBING CONTRACTOR TO PROVIDE GAS RISER DIAGRAMS WHEN REQUIRED.

RECEIVED
REVISION
JAN 05 2009
City of Tallahassee
Building Inspection Division

REVISION

TOCK
OHAZAMA
ARCHITECT

1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301

(850)878-6739

LICENSE NO.
AR8985

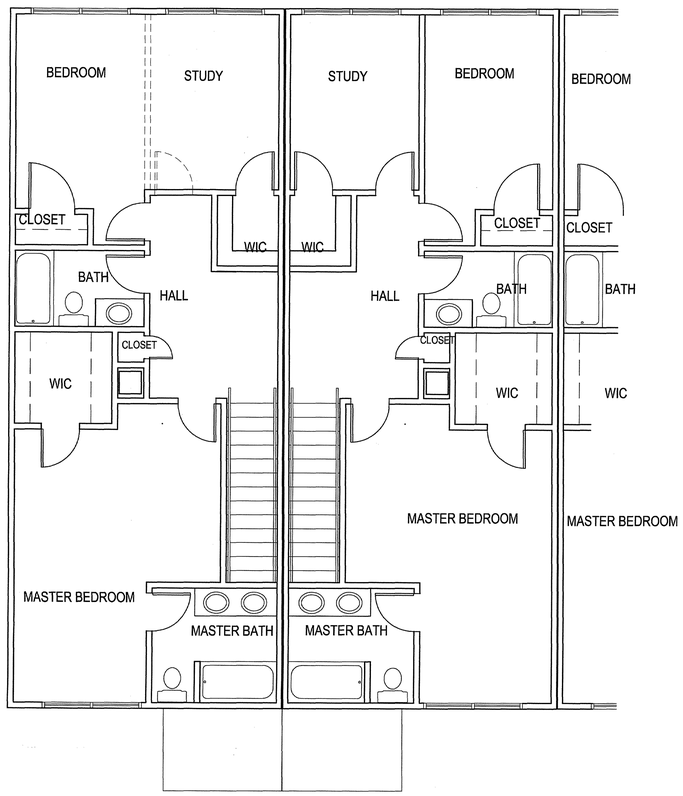
DATE 12/10/08
DRAWN BY TO
PROJECT NO. 8019

TITLE PLUMBING RISER DIAGRAMS

PROJECT Midgette Oaks TALLAHASSEE FLORIDA

P - 3

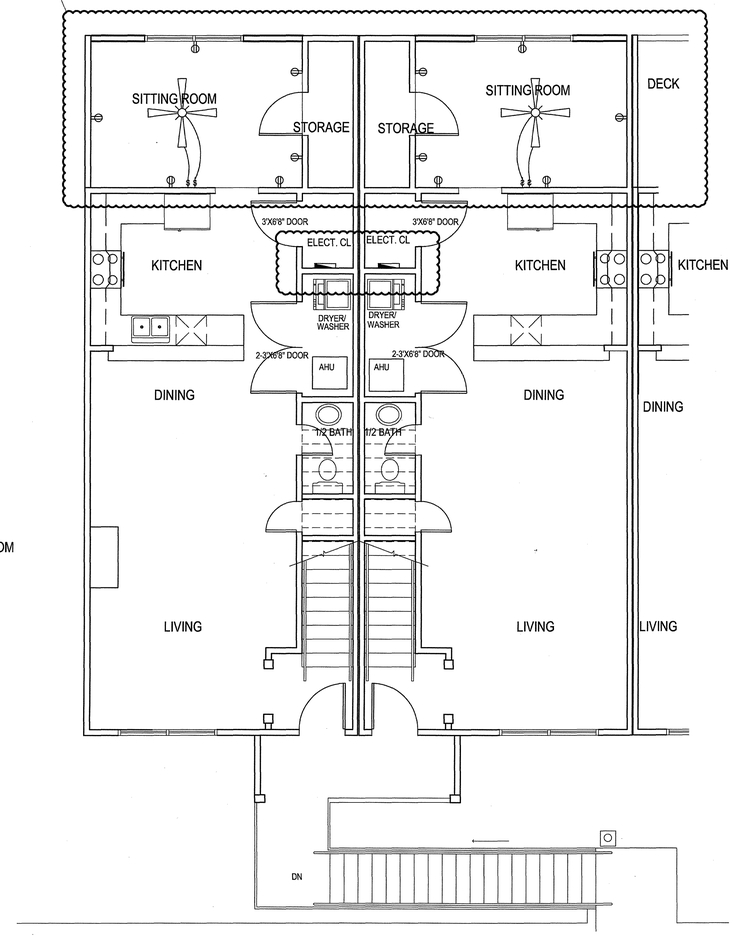
MAINSTREAM



1/A-8 UPPER FLOOR UNIT-SECOND FLOOR PLAN

1/4"=1'-0" 827 SQUARE FEET CONDITIONED SPACE

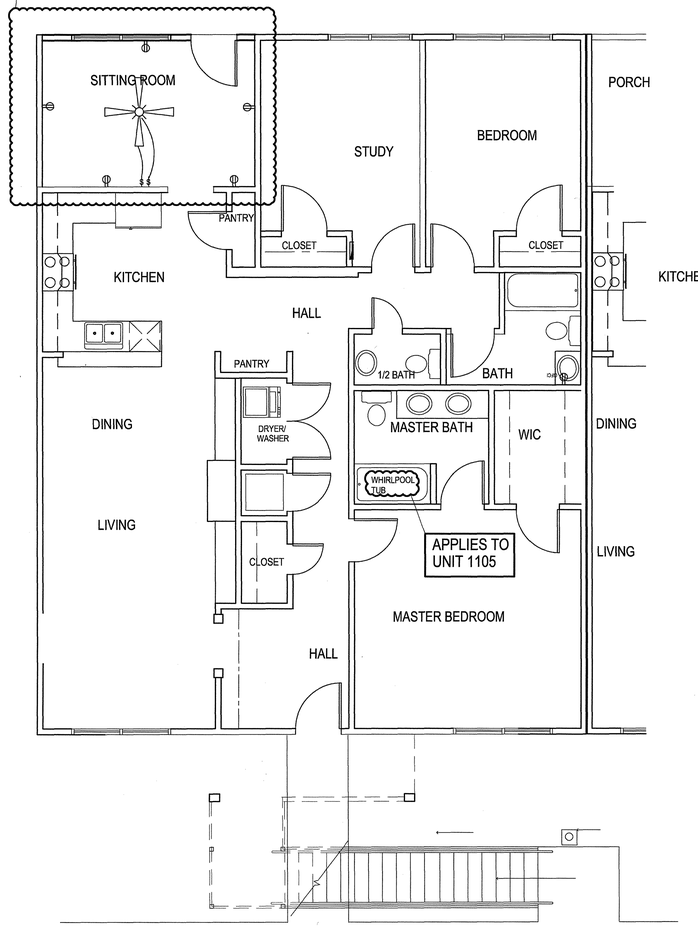
APPLIES TO 1209 1210, 1212 AND UNITS FORPHASE II



2/A-8 UPPER FLOOR UNIT-FIRST FLOOR PLAN

1/4"=1'-0" TOTAL CONDITIONED UNIT AREA:1654 SQUARE FEET

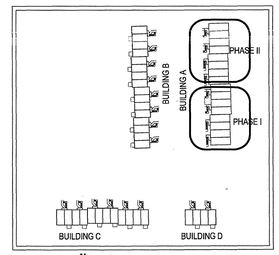
APPLIES TO UNIT 1105 AND UNITS FORPHASE II



3/A-8 GROUND FLOOR UNIT-FLOOR PLAN

1/4"=1'-0" TOTAL CONDITIONED UNIT AREA:1654 SQUARE FEET

OPTIONAL UNIT FLOOR PLANS PHASE 1
SEE SHEETS A-5 AND A-5A FOR LOCATIONS



N KEY PLAN NTS

COT REVIEWED KENNY LOCKWOOD

RECEIVED RESUBMITTAL JUN 02 2010 City of Tallahassee Building Inspection Division

REVISION

1/19/09

TOCK OHAZAMA ARCHITECT
1713 OLD FORT DRIVE
TALLAHASSEE
FLORIDA
32301
(850)878-6739
LICENSE NO.
AR8985

DATE 12/10/08

DRAWN BY TO

PROJECT NO. 8019

TITLE PARTIAL POWER/LIGHTING PLANS FOR OPTIONAL PLANS

PROJECT Midyette Oaks TALLAHASSEE FLORIDA

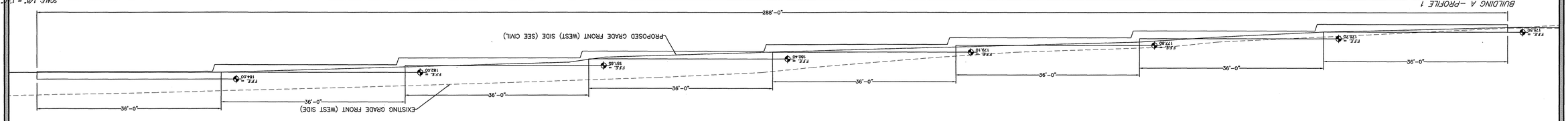
AE - 1

MAINSTREAM

NOTE:
1. THE CORRESPONDING SECTION DETAILS ARE SHOWN ON SHEET F-6.
2. THIS FOUNDATION PLAN WAS PREPARED USING A SOIL TEST PREPARED BY ARDAMAN & ASSOCIATES JOB# 07-1341 DATED 9.28.07.

SCALE: 1/8" = 1'-0"

BUILDING A - PROFILE 1



CONSTRUCTION JOINT PERMITTED. SLOPE CONCRETE AT END OF DAYS POUR @ 5:1 AND COVER WITH VISQUEEN UNTIL CONTINUATION OF POUR. CONTINUE PLACING CONCRETE WITHIN 12 HOURS-WELDED WIRE SHALL EXTEND OUT OF REPOSED CONCRETE AT ABOUT MID-DEPTH LEAVE SLOPED, REPOSED CONCRETE ROUGH.

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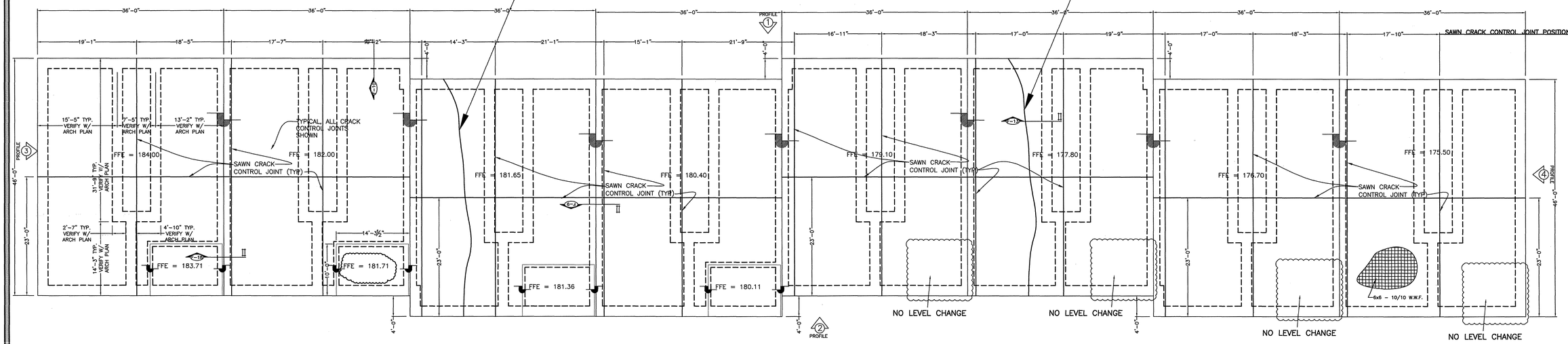
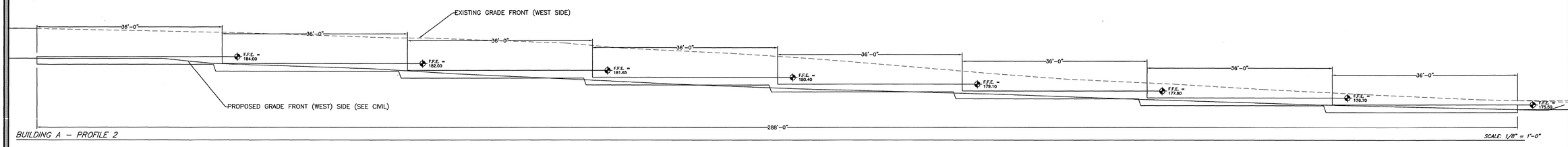
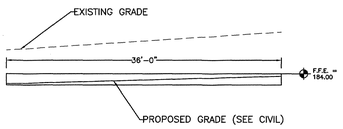
SAWN CRACK CONTROL JOINT POSITIONING



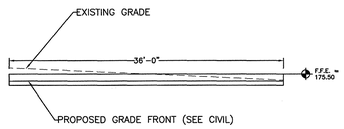
BUILDING A - NORTH EAST (SEE KEY PLAN) SCALE: 1/8" = 1'-0"



BUILDING A - PROFILE 2 SCALE: 1/8" = 1'-0"



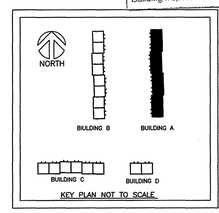
BUILDING A - PROFILE 3 SCALE: 1/8" = 1'-0"



BUILDING A - PROFILE 4 SCALE: 1/8" = 1'-0"

FOR BUILDING A PHASE II
REVISION #2 TBB07-2402

RECEIVED
RESUBMITTAL
JUN 02 2010
City of Tallahassee
Building Inspection Division



KEY PLAN NOT TO SCALE.

HB ENGINEERING & CONSTRUCTION
414 EAST 7TH AVENUE
TALLAHASSEE, FL 32303
PH (850) 224-6144
FAX (850) 224-3186

MIDYETTE OAKS CONDOMINIUMS

BUILDING 'A'
FIRST FLOOR FOUNDATION PLAN

TOCK CHAZAMA, AIA
1215 OLD ROAD
TALLAHASSEE, FL 32301
PH # (850) 878-6739
FAX # (XXX) XXX-XXXX

Harold W. Benjamin, P.E. Florida Certificate No. 16987

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PROJECT NO.	01159-001
DRAWN BY:	MTB/001
DATE:	06.06.2007
SCALE:	AS SHOWN
REVISED	09.06.2007
REVISED	04.07.2008
REVISED	11.18.2008
REVISED	01.20.2009
REVISED	XX.XX.XXXX

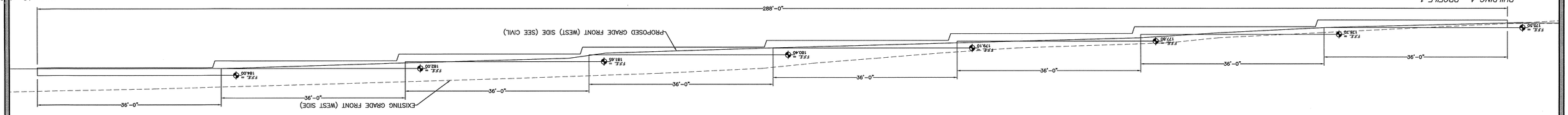
SHEET F-4

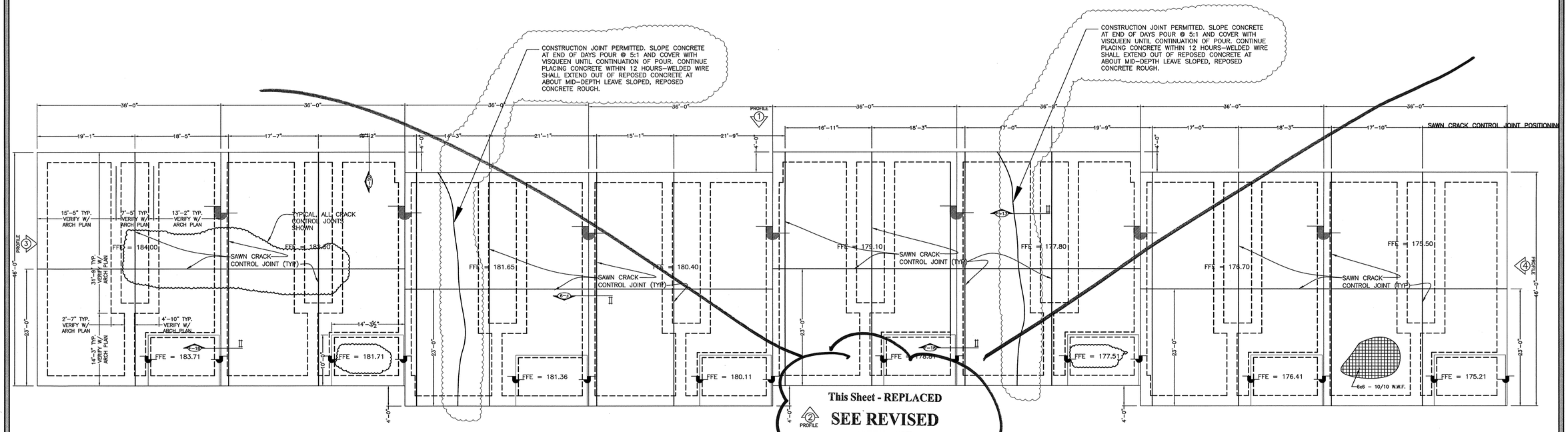
Harold W. Benjamin, P.E. Florida Certificate No. 16987

NOTE:
1. THE CORRESPONDING SECTION DETAILS ARE SHOWN ON SHEET F-6.
2. THIS FOUNDATION PLAN WAS PREPARED USING A SOIL TEST PREPARED BY ARDAMAN & ASSOCIATES J08# 07-1341 DATED 9.28.07.

1 SCALE: 1/8" = 1'-0"

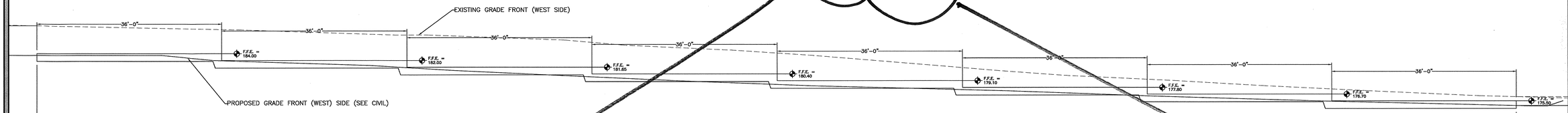
BUILDING A - PROFILE 1 SCALE: 1/8" = 1'-0"

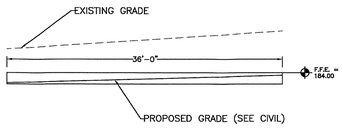




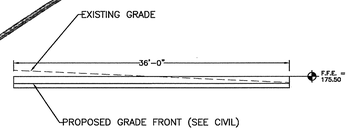
BUILDING A - NORTH EAST (SEE KEY PLAN) SCALE: 1/8" = 1'-0"

BUILDING A - PROFILE 2 SCALE: 1/8" = 1'-0"

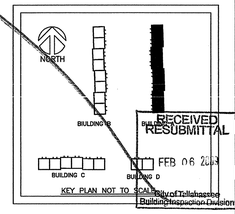




BUILDING A - PROFILE 3 SCALE: 1/8" = 1'-0"



BUILDING A - PROFILE 4 SCALE: 1/8" = 1'-0"



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MIDYETTE OAKS CONDOMINIUMS

BUILDING 'A'
FIRST FLOOR FOUNDATION PLAN

TOCK OHAZAMA, AIA
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TALLAHASSEE, FL. 32301
PH. # (850) 878-6739
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JAN 26 2009
HAROLD BENJAMIN, JR. P.E. LICENSE No. 16987 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DRAWN BY:	MTB/001
DATE:	06.06.2007
SCALE:	AS SHOWN
REVISED	09.06.2007
REVISED	04.07.2008
REVISED	11.18.2008
REVISED	01.20.2009
REVISED	XX.XX.XXXX

SHEET F-4

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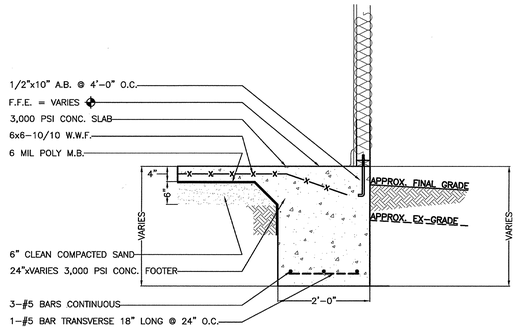
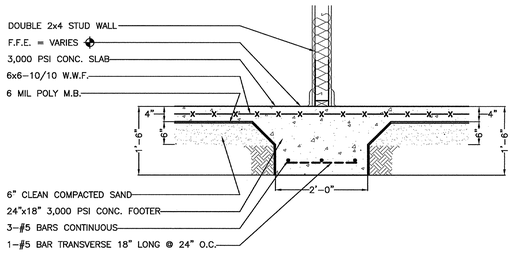
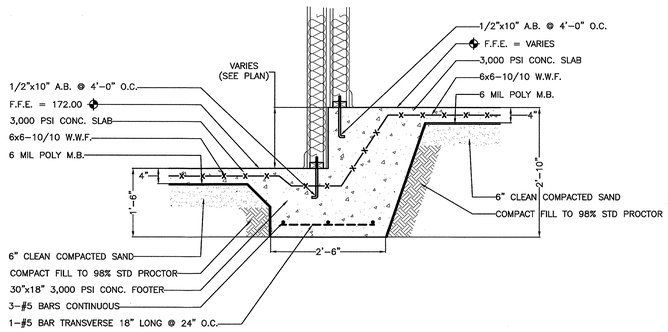


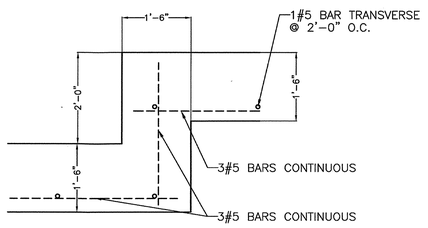
SECTION F-10 - SECTION THRU GRADE BEAM (MONOLITHIC SLAB (BLDG 'A') SCALE: 3/4" = 1'-0"



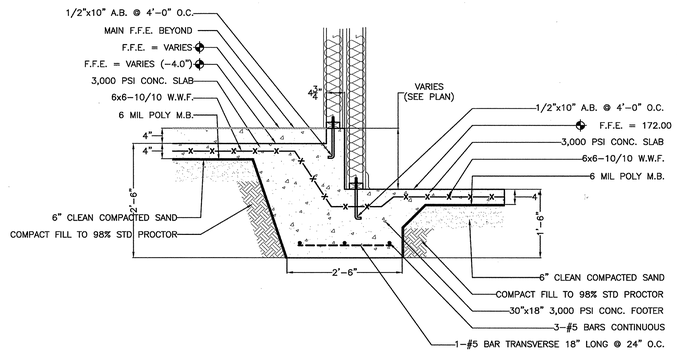
SECTION F-13 - SECTION THRU INTERIOR GRADE BEAM (MONOLITHIC)(BLDG 'A') SCALE: 3/4" = 1'-0"



SECTION F-9 - SECTION THRU STEP DOWN (MONOLITHIC SLAB) (1.20', 1.25', 1.30',1.35' & 2.00'-- BLDG 'A') SCALE: 3/4" = 1'-0"



DETAIL - FOOTING STEP UP REINFORCING SCALE: 3/4" = 1'-0"



SECTION F-18 REAR PORCH STEP DOWN W/ SPLASH GUARD SCALE: 3/4" = 1'-0"

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MIDYETTE OAKS CONDOMINIUMS

MISCELLANEOUS DETAILS

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REVISED	01.20.2009
REVISED	XX.XX.XXXX
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SHEET F-6

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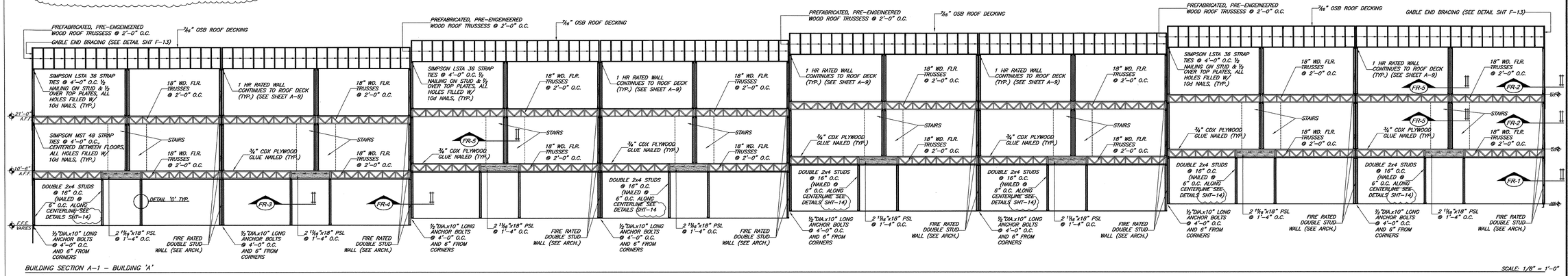
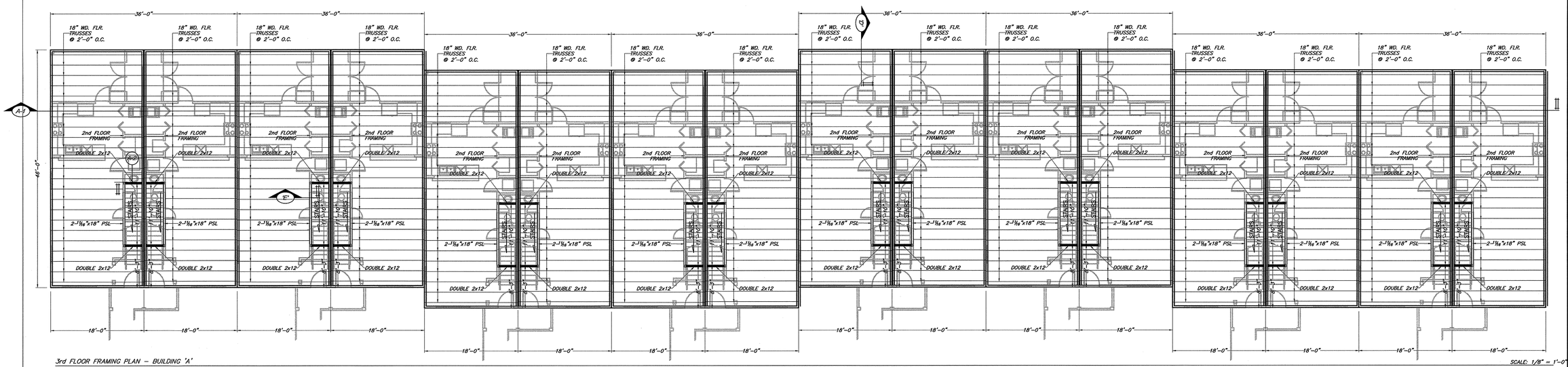
NOTE:

1. ALL ROOF AND WALL SHEATHING SHALL BE NAILED w/ 8d COMMON @ 6" O.C. EDGES AND INTERMEDIATE, ALL INTERIOR ZONES. FOR EDGE STRIPS: 8d COMMON @ 4" O.C. ALL.
2. SECTION CUTS THROUGH BEARING WALLS ARE SHOWN ON SHEET F-14.
3. SEE SHEET F-14 FOR STAIRWELL OPENING FRAMING DETAILS.



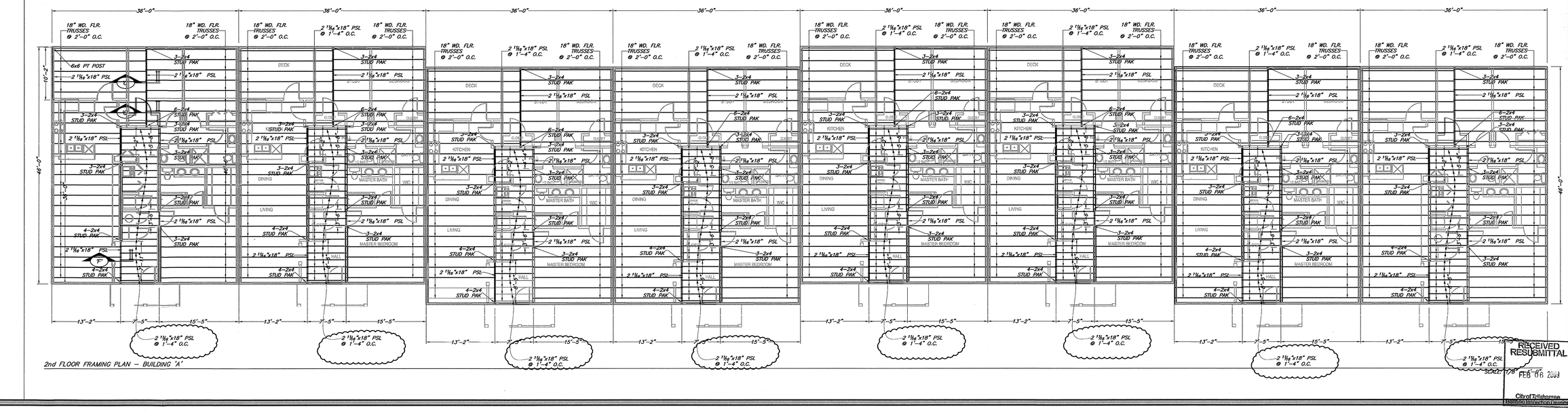
BUILDING SECTION A-1 – BUILDING 'A'

SCALE: 1/8" = 1'-0"



3rd FLOOR FRAMING PLAN – BUILDING 'A'

SCALE: 1/8" = 1'-0"



2nd FLOOR FRAMING PLAN – BUILDING 'A'

SCALE: 1/8" = 1'-0"

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MIDYETTE OAKS CONDOMINIUMS

BUILDING 'A'
2nd & 3rd FLOOR FRAMING PLANS
& TYPICAL BUILDING SECTION

JAN 26 2009

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REVISED	XX.XX.XXXX

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SHEET F-7

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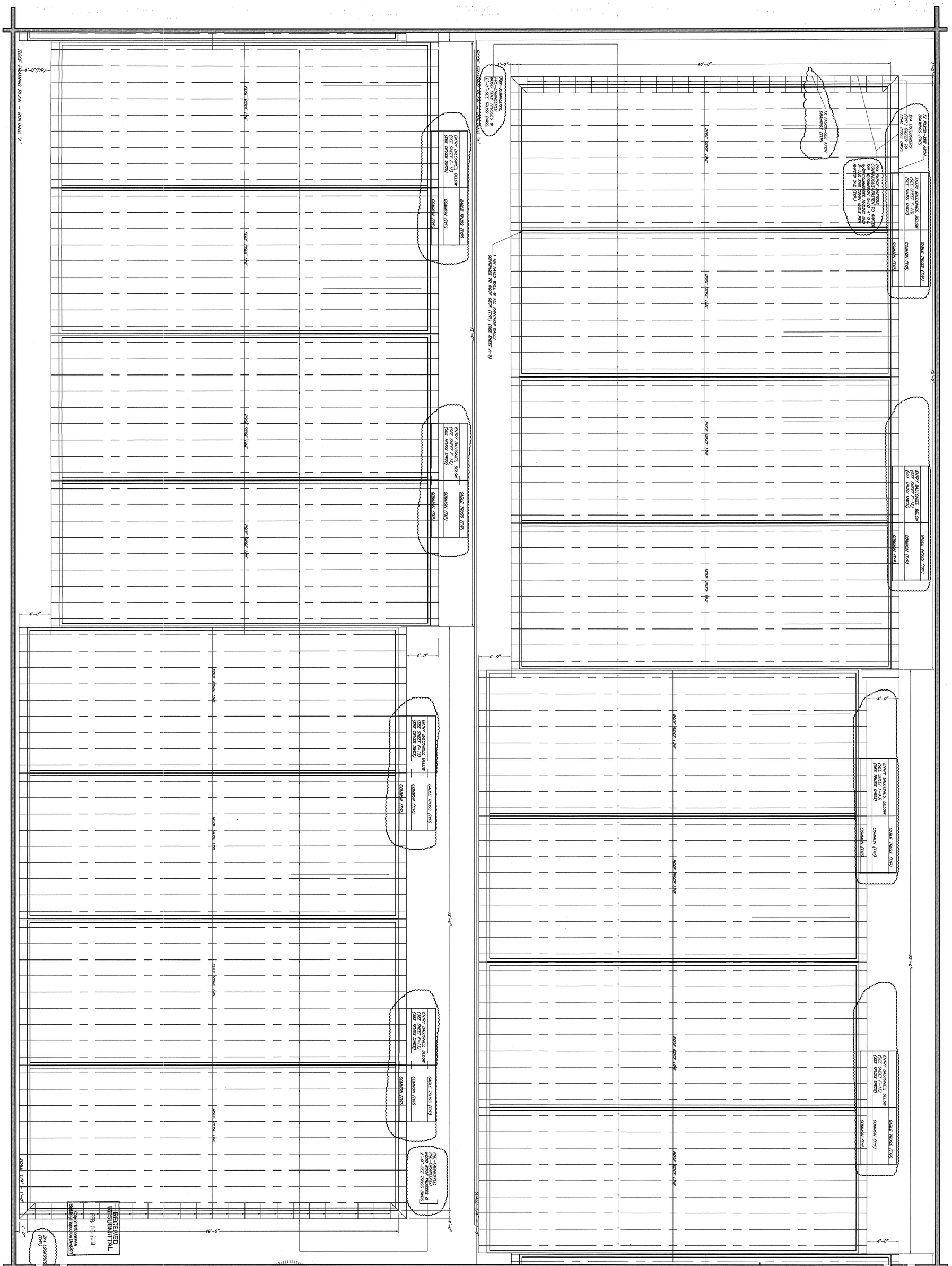

MIDYETTE OAKS CONDOMINIUMS

ROOF FRAMING PLAN BUILDING 'A'

JAN 26 2009

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PROJECT NO.	01159-001
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SCALE:	AS SHOWN
REVISED	09.06.2007
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SHEET F-10

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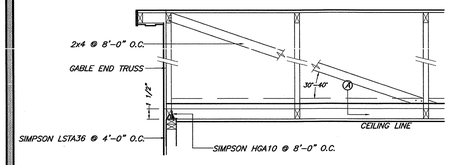
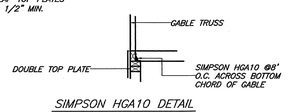
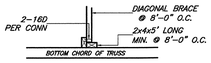


OSB PLYWOOD SHALL OVERLAP TOP PLATES BY 1 1/2" MIN.

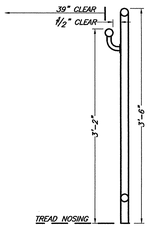


SIMPSON HGA10 DETAIL

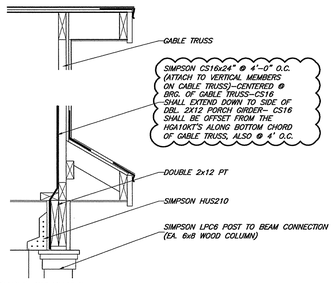


Ⓐ DETAIL

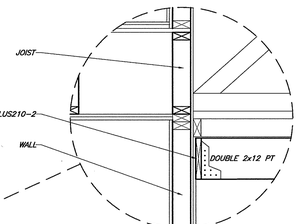
GABLE END WALL BRACING DETAIL— ALL GABLE END WALLS SCALE: N.T.S.



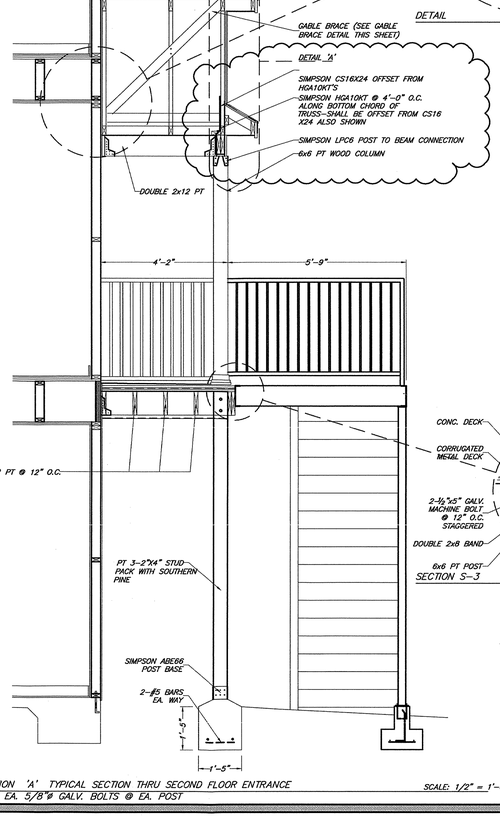
DETAIL OF HANDRAIL SCALE: 1" = 1'-0"



DETAIL 'A' GABLE OVERHANG SCALE: 1" = 1'-0"

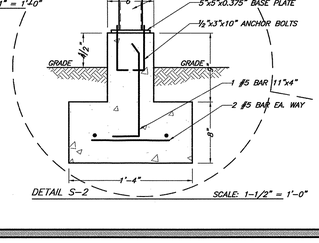


DETAIL SCALE: 1" = 1'-0"

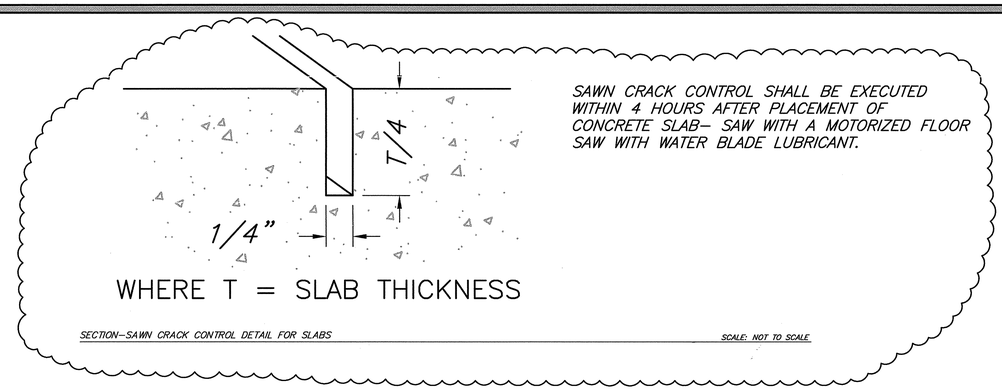


SECTION 'A' TYPICAL SECTION THRU SECOND FLOOR ENTRANCE SCALE: 1/2" = 1'-0"
** 2 EA. 5/8"ø GALV. BOLTS @ EA. POST

SECTION S-3 SCALE: 1" = 1'-0"

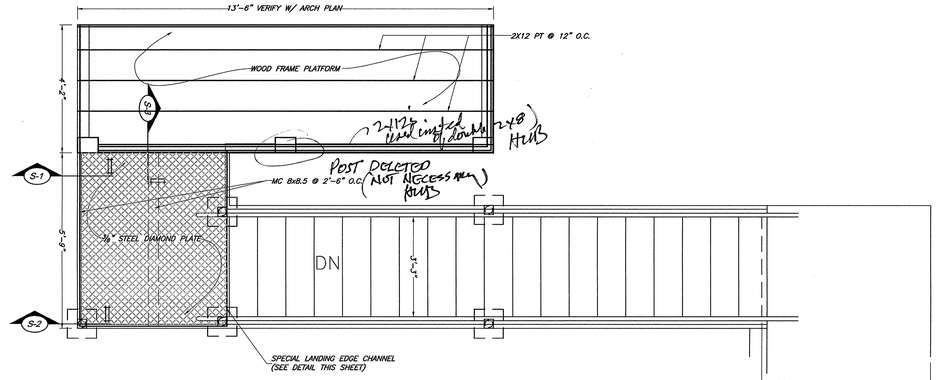


DETAIL S-2 SCALE: 1-1/2" = 1'-0"

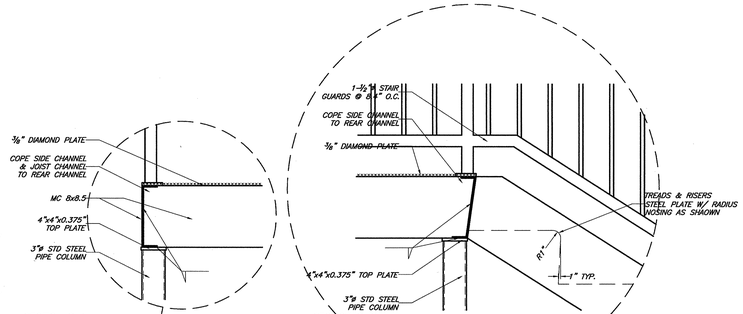


SAWN CRACK CONTROL SHALL BE EXECUTED WITHIN 4 HOURS AFTER PLACEMENT OF CONCRETE SLAB— SAW WITH A MOTORIZED FLOOR SAW WITH WATER BLADE LUBRICANT.

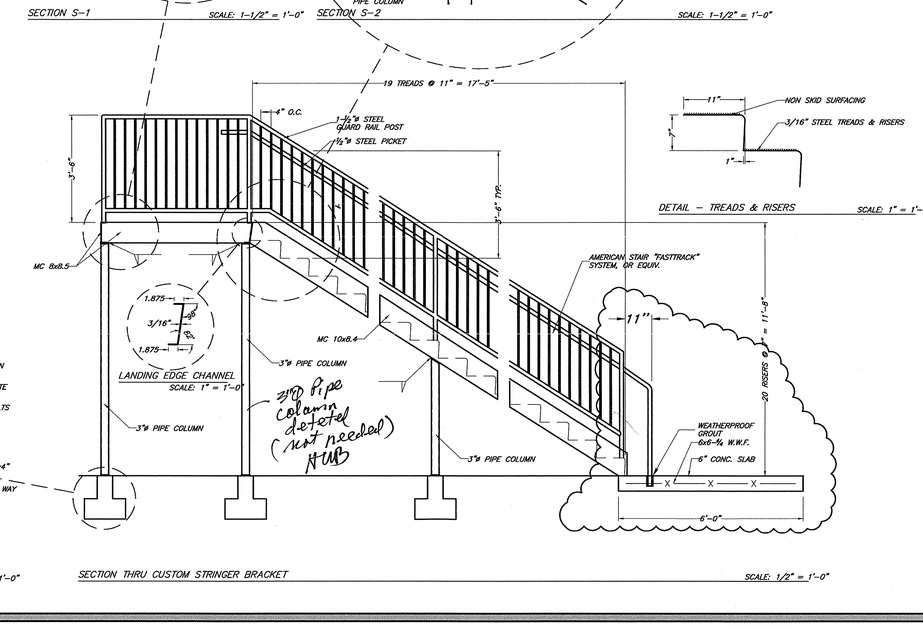
SECTION-SAWN CRACK CONTROL DETAIL FOR SLABS SCALE: NOT TO SCALE



PLAN VIEW — SECOND FLOOR ENTRANCE SCALE: 1/2" = 1'-0"



SECTION S-1 SCALE: 1-1/2" = 1'-0"
SECTION S-2 SCALE: 1-1/2" = 1'-0"



SECTION THRU CUSTOM STRINGER BRACKET SCALE: 1/2" = 1'-0"

DETAIL — TREADS & RISERS SCALE: 1" = 1'-0"

STRUCTURAL NOTES:

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AS IT RELATES TO STRUCTURAL ELEMENTS, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHOD, PROCEDURES, TECHNIQUES, SEQUENCES AND JOB SAFETY.

2. THIS DESIGN IS BASED ON:
   A. FLORIDA BUILDING CODE, 2004 EDITION WITH 2005 & 2006 SUPPLEMENTS
   B. ACI 318–02–BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   C. MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   D. HIB–91 "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES"
   E. TRUS JOIST CORPORATION, BOISE IDAHO– DESIGN MANUAL
   F. CONCRETE AND REINFORCING STEEL INSTITUTE–"MANUAL OF STANDARD PRACTICE"

3. LOADS (MINIMUM DESIGN LOADS PER TABLE 1607.1 FBC–B)

A.	DWELLINGS ABOVE GROUND FLOOR:	40 PSF
B.	STAIRS–ELEV. MEANS OF EGRESS:	100 PSF
C.	SLAB ON GRADE	100 PSF
D.	BALCONIES AND DECKS	100 PSF
E.	ROOF	20 PSF
F.	WIND DESIGN VELOCITY:	110 MPH
G.	SOIL CONTACT PRESSURE	2,000 PSF

4. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2,000 PSF. THE UPPER 12" OF BEARING SOILS IN THE FOOTING EXCAVATION SHOULD BE COMPACTED TO DENSITIES EQUIVALENT TO 98 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. COMPACTION OR RE–COMPACTION OF THE FOOTING EXCAVATION LOOSENED BY THE EXCAVATION PROCESS SHALL BE ACCOMPLISHED BY MAKING SEVERAL PASSES WITH A RELATIVELY LIGHTWEIGHT, WALK BEHIND VIBRATORY COMPACTOR.
5. UNLESS SHOWN OTHERWISE, ALL FOOTINGS SHALL BE CENTERED UNDER COLUMNS, PIERS AND WALLS.
6. SLAB ON GRADE CONSTRUCTION SHALL BE SUPPORTED ON SUBGRADE COMPACTED TO A DENSITY OF NO LESS THAN 98 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D–698) TO A DEPTH OF AT LEAST 12". SLABS ON GRADE SHALL BE CAST OVER A VAPOR BARRIER.
7. ALL BUILDING FILL USED TO BRING SITE ELEVATIONS TO DESIGN REQUIREMENTS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETABLE MATTER, RUBBISH OR OTHER MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF GOOD BUILDING FOUNDATION FILL, AND CANNOT BE COMPACTED TO THE PROCTOR VALUES ABOVE STAITED. FILL MATERIALS SHALL GENERALLY CONFORM TO THE REQUIREMENTS OF SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
8. ALL STRUCTURAL CONCRETE INCLUDING SLABS ON GRADE SHALL BE F'c= 3,000 PSI, PUMPER MIX ALLOWED.
9. SLUMP RANGE AT THE POINT OF DISCHARGE IS 3" TO 5".
10. CONTRACTOR SHALL PREPARE TEST CYLINDERS OF EACH DAYS POUR OF CONCRETE. MAKE 3 TEST CYULINDERS PER POUR. LABEL AND RETAIN FOR FURTHER TESTING IF NEEDED. RETAIN UNBROKEN TEST CYLINDERS FOR A MAXIMUM OF 3 YEARS AFTER THE DATE OF PLACEMENT OF CONCRETE.
11. DO NOT PLACE CONCRETE WHEN OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGRESS F.
12. DO NOT PLACE CONCRETE WHEN INCLEMENT WEATHER OF ANY KIND INTERFERES WITH THE QUALITY OF THE WORK.
13. ALL REINFORCING STEEL USED IN THIS WORK SHALL BE GRADE 60. ASTM, A–615 DEFORMED BILLET STEEL BARS.
14. WELDED WIRE FABRIC SHALL MEET ASTM A–185, IN FLAT SHEETS, WITH A MINIMUM YIELD STRENGTH OF 70,000 PSI.
15. REINFORCING STEEL COVER MINIMUMS SHALL BE AS FOLLOWS: EXPOSED EXTERIOR BEAMS AND COLUMNS: 2" CLEAR; INTERIOR BEAMS AND COLUMNS: 1–1/2" CLEAR; EXTERIOR SLABS: 1–1/2" CLEAR.
16. WHERE SPLICE LENGTHS ARE NOT SPECIFIED, USE 50 BAR DIAMETERS.
17. DO NOT WELD REINFORCING STEEL FOR ANY REASON. WELDED REINFORCING STEEL SPLICES ARE NOT PERMITTED.
18. LAP ALL WELDED WIRE FABRIC A MINIMUM DISTANCE OF 1 CROSS WIRE SPACING, PLUS 2".
19. ALL REINFORCING STEEL SHALL BE SUPPORTED ON STANDARD ACCESSORIES HELD RIGIDLY AND ACCURATELY IN PLACE, AND PROTECTED AGAINST DISPLACEMENT BEFORE AND DURING PLACEMENT OF CONCRETE. SUPPORTING ACCESSORY LEGS THAT REST ON CONCRETE SURFACES THAT WILL BE EXPOSED IN THE FINISHED STRUCTURE SHALL BE FABRICATED OF STAINLESS STEEL OR PLASTIC COATED STEEL.
20. FOUNDATION AND GRADE BEAM REINFORCING SHALL BE SUPPORTED ON SPECIALLY CAST 3 INCH HIGH CONCRETE BRICKS. SLAB ON GRADE REINFORCING, INCLUDING WIRE FABRIC, SHALL BE SUPPORTED ON ACCESSORIES WITH SAND PLATES OR ON PRECAST BLOCKS OR CONCRETE BRICK OF THE PROPER THICKNESS.
21a. CONCRETE MIX DESIGN –IN LIEU OF SAWN CRACK CONTROL JOINTS AS SHOWN ON SHEET F–4, MIX DESIGN SHALL CONTAIN FIBER MESH AND 1 LB. PER CUBIC YARD OF SRA (SHRINKAGE REDUCING AGENT) IN ADDITION TO WWF. –SUBMIT MIX DESIGN TO ARCHITECT/ENGINEER FOR APPROVAL. SLABS SHALL BE PLACED BY EXPERIENCED CONCRETE CONTRACTORS FAMILIAR WITH PLACING AND FINISHING WITH SRA.
21. CONCRETE FORMWORK
   A. ALL CONCRETE FORMWORK HALL BE DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED ACCORDING TO ACI 347, "RECOMMENDED STANDARD PRACTICE FOR CONCRETE FORMWORK"
   B. THE DESIGN, CONSTRUCTION AND SAFETY OF ALL FORMWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL FORMS, SHORES, BACKSHORES, FALSEWORK, BRACING AND OTHER TEMPORARY SUPPORTS SHALL BE ENGINEERED TO SUPPORT ALL LOADS, IMPOSED INCLUDING THE WET WEIGHT OF CONCRETE, CONSTRUCTION EQUIPMENT, LIVE LOADS, LATERAL LOADS DUE TO WIND AND WET CONCRETE IMBALANCE.
   C. THE DESIGN OF ALL CONCRETE FORMWORK SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER IN THE STATE OF FLORIDA, OR OTHER EXPERT ON FORMWORK.
   D. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED WHERE SHOWN ON THE ARCHITECTURAL DRAWINGS.
22. CONCRETE MASONRY
   A. CONCRETE MASONRY UNITS SHALL BE LOAD BEARING TYPE CONFORMING TO ASTM C–90.
   B. MORTAR SHALL CONFORM TO ASTM C–270
   C. PROVIDE GALVANIZED WIRE TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. AS INDICATED, OR AS OTHERWISE NOTED.
   D. ALL BLOCK WORK SHALL HAVE CLEAN STRUCK OR TOOLED JOINTS THAT ARE LEVEL, STRAIGHT, PLUMB AND TRUE.
   E. PLACE 25 GAGE CORRUGATED BRICK TIES ON ALL OUTSIDE FACES WHICH IS TO RECEIVE BRICK VENEER TREATMENT, AT A SPACING OF 3' HORIZONTAL AND 3' VERTICAL, MAXIMUM.
   F. TALL WALLS, I.E. WALLS HIGHER THAN 4' FROM GRADE TO TOP OF WALL SHALL BE SHORED. SEE SHORING DETAIL ON PLANS, SO NOT ATTEMPT TO FILL BEHIND STANDING MASONRY WALLS WHICH HAVE NOT BEEN POURED SOLIDLY AS CALLED FOR ON THE PLANS, ARE NOT MORE THAN 3 DAYS OLD, AND THAT HAVE NOT BEEN SHORED IN ACCORDANCE WITH THE DETAILS ON THE PLANS.
23. PREFABRICATED ENGINEERED METAL PLATE CONNECTED WOOD ROOF TRUSSES AND FLOOR TRUSSES
   A. ALL ROOF TRUSSES SHALL HAVE 3 ROWS OF BOTTOM CHORD TRUSS BRIDGING INSTALLED BY THE CONTRACTOR AT THE TIME OF SETTING OF ROOF TRUSSES.
   B. BRIDGING FOR OPEN WEB WOOD CHORD, STEEL WEB FLOOR TRUSSES SHALL CONSIST OF STRONGBACK BRIDGING AS SHOWN ON THE PLANS.
   C. STRUT BRACING SHALL BE REQUIRED ON BOTTOM CHORD BEARING WOOD AND STEEL FLOOR TRUSSES.
   D. ALL WOOD TRUSSES SHALL BE DELIVERED AND PROPERLY STORED ON THE SITE PRIOR TO USE IN THE STRUCTURE. PROTECT STORED WOOD MATERIALS FROM RAIN.
   E. OBSERVE AND FOLLOW THE RECOMMENDATIONS FOUND IN THE TRUSS PLATE INSTITUTE "HIB–91". AS A MINIMUM, OBSERVE AND FOLLOW THE WOOD TRUSS MANUFACTURERS HANDLING, INSTALLING, STORING, AND BRACING RECOMMENDATIONS USUALLY FOUND ON A DUCEMENT DELIVERED TO THE JOBSITE WITH THE ENGINEERED WOOD TRUSSES.
24. LUMBER
   A. LUMBER SHALL BE CLEAN, STRAIGHT, WITH GRADE MARK STAMPED ON EACH PIECE DELIVERED TO THE JOBSITE.
   B. USE ONLY STRAIGHT, CLEAN, REASONABLY KNOT FREE LIMBER IN THIS WORK.
   C. ALL MISCELLANEOUS WOOD FRAMING SHALL BE #2 SOUTHERN YELLOW PINE, OR SPRUCE–PINE–FIR. ALL STUDS SHALL BE SPF #2 GRADE, OR BETTER.
   D. WALL AND ROOF SHEATHING SHALL BE 7/16" IORIENTED STRAND BOARD, WHICH IS PS–2 COMPLIANT (LOUISIANA PACIFIC OSB SHEATHING, OR EQUIVALENT)
   E. ALL PRESSURE TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARDS, WITH CCA (CHROMATED COPPER ARSENATE) TO A RETENTION OF AT LEAST .4 # PER CUBIC FOOT.
   F. CONNECTORS FOR WOOD COMPONENTS SHALL SIMPSON STRONG TIE, OR BETTER, AND AS SHOWN ON THE PLANS.
   G. ROOF TRUSS TIE DOWNS SHALL BE SIMPSON "H–2.5" HURRICANE TIES AND SHALL BE PLACED AT ALL BEARING POINTS OF THE ROOF TRUSSES. USE ALL PRE–DRILLED NAIL HOLES ON THE CONNECTOR, AND THE RECOMMENDED NAILING WHICH RESULTS IN THE MAXIMUM HOLD DOWN CAPACITY.
   H. THIRD FLOOR STUDS SHALL BE TIED TO THE DOUBLE TOP PLATE USING SIMPSON, OR EQUIVALENT, TIE DOWN STRAPS AS CALLED FOR ON THE PLANS.
   I. TIE ALL EXTERIOR THIRD FLOOR AND SECOND FLOOR WALLS TO SECOND AND FIRST FLOOR WALLS, RESPECTIVELY, USING 48" LONG SIMPSON TIE DOWN STRAPS. (SEE BUILDING SECTION)
   J. TIE ALL EXTERIOR FORST FLOOR WALLS TO THE SLAB WITH 1/2" DIAMETER BY 10" LONG ANCHOR BOLTS AT 4' O.C., AND 6" FROM CORNERS.
   K. TJI AND MICROLAM ARE TRADEMARKS OF THE TRUS JOIST CORPORATION, BOISE IDAHO.
25. WIND INFORMATION
   1. BASIC WIND SPEED: 110 MPH
   2. WIND IMPORTANCE FACTOR: 1.0
   3. WIND EXPOSURE: 'B'
   4. INTERNAL PRESSURE COEFFICIENT: +0.18,–0.18
   5. COMPONENTS AND CLADDING PRESSURES: (WORST CASE LOADING PRESSURES)
      ZONE 1 (ROOF) 12.5 PSF, –19.9 PSF
      ZONE 2 (ROOF) 12.5 PSF, –34.7 PSF
      ZONE 3 (ROOF) 12.5 PSF, –51.3 PSF
      ZONE 4 (WALL) 21.8 PSF, –23.6 PSF
      ZONE 5 (WALL) 21.8 PSF, –29.1 PSF
   6. ENCLOSED CLASSIFICATION "FULLY ENCLOSED" PER 1609.2 FBC
   7. BUILDING CATEGORY:
   8. END ZONE: 3.6ft' (10% LEAST HORIZONTAL DIMENSION)
26. CONTRACTOR SHALL VERFY ALL DIMENSIONS SHOWN ON THESE PLANS.

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City of Tallahassee Building Inspection Division

HB ENGINEERING & CONSTRUCTION
414 EAST 7TH AVENUE
TALLAHASSEE, FL 32303
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JAN 26 2009
HAROLD BENJAMIN, JR. P.E. LICENSE NO. 16987 STATE OF FLORIDA PROFESSIONAL ENGINEER

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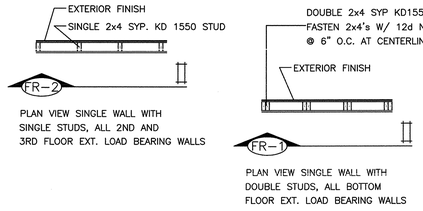
Harold W. Benjamin, P.E. Florida Certificate No. 16987

MIDYETTE OAKS CONDOMINIUMS

MISCELLANEOUS STRUCTURAL DETAILS

TOCK OHAZAMA, AIA
1715 OLD FORT ROAD
TALLAHASSEE, FL. 32301
PH. # (850) 878–8739
FAX # (XXX) XXX–XXXX

SHEET F-13



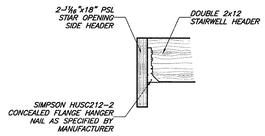
PLAN VIEW SINGLE WALL WITH SINGLE STUDS, ALL 2ND AND 3RD FLOOR EXT. LOAD BEARING WALLS

PLAN VIEW SINGLE WALL WITH DOUBLE STUDS, ALL BOTTOM FLOOR EXT. LOAD BEARING WALLS

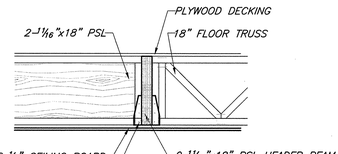
PLAN VIEW DOUBLE STUD WALL ALL BOTTOM FLOOR LOAD BEARING PARTY WALLS

PLAN VIEW DOUBLE STUD WALL ALL 2ND AND 3RD FLOOR LOAD BEARING PARTY WALLS

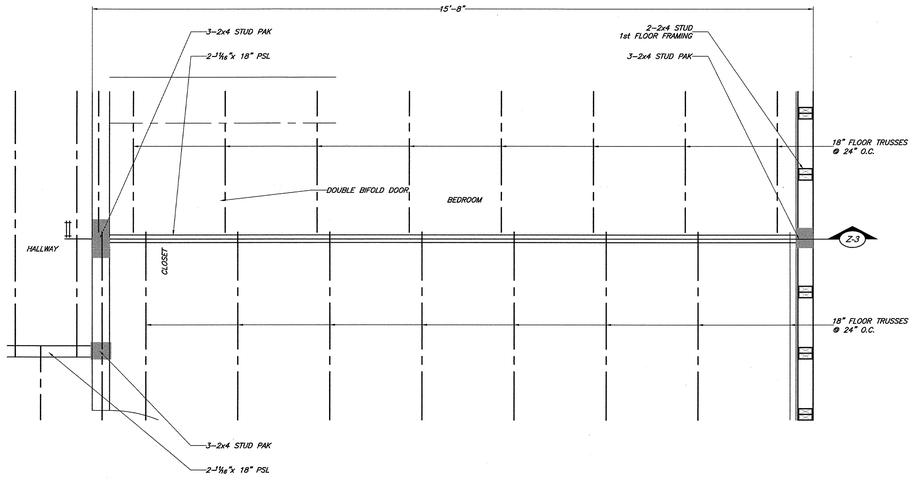
PLAN VIEW DOUBLE 2X4 STUDS ALL BOTTOM FLOOR LOAD BEARING WALLS



SECTION 'E' – 2x12 HEADER TO 18" PSL – SHEET SCALE: 3/4" = 1'-0"

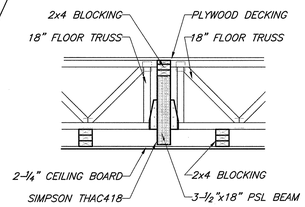


SECTION 'F' – GROUND FLOOR FLAT CEILING SCALE: 3/4" = 1'-0"

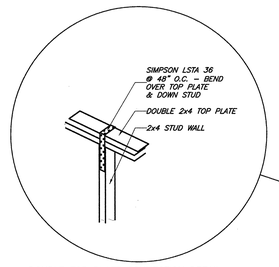


PLAN VIEW – BEAM LOCATION @ REAR BEDROOM SCALE: 3/4" = 1'-0"

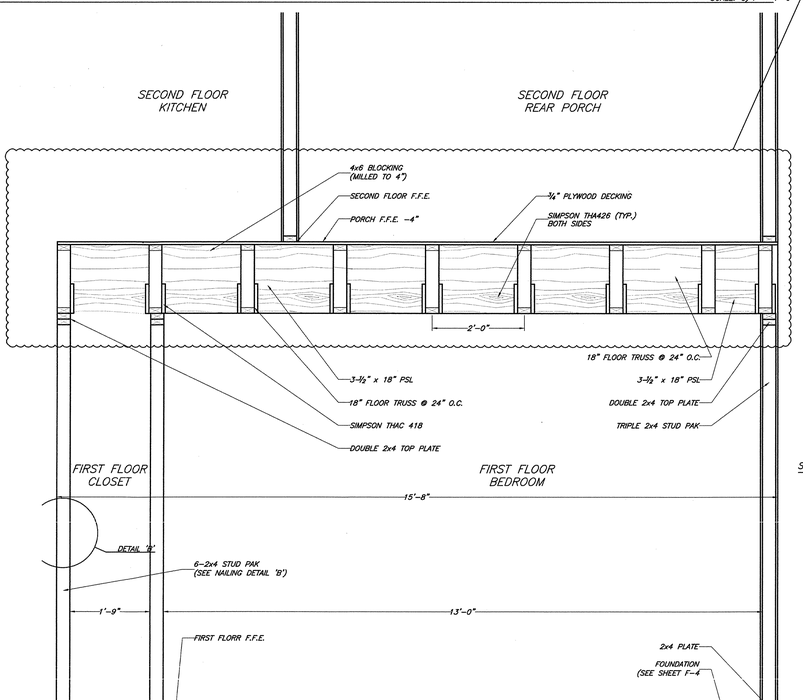
FOR BUILDING A PHASE II
REVISION #2 TBB07-2402



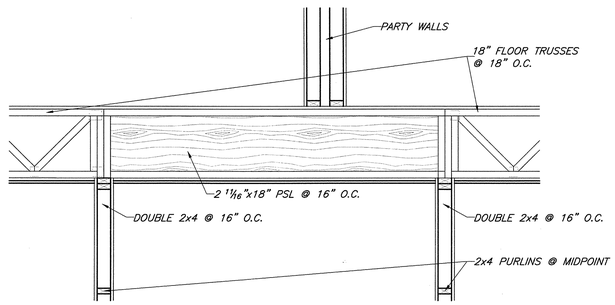
SECTION 'G' – GROUND FLOOR FLAT CEILING SCALE: 3/4" = 1'-0"



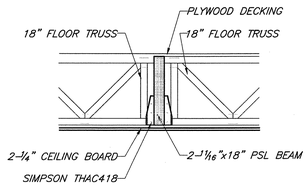
DOUBLE TOP PLATE CONNECTION DETAIL SCALE: N.T.S



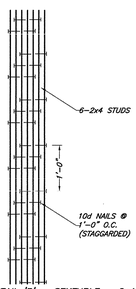
SECTION Z-3 – BEAM CONNECTION @ REAR BEDROOM SCALE: 3/4" = 1'-0"



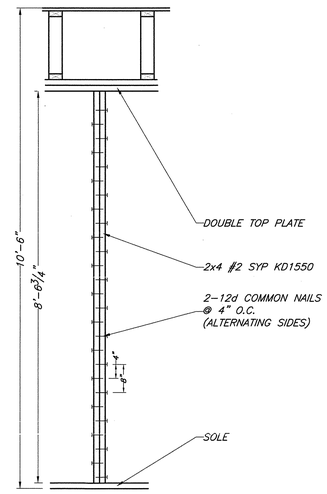
SECTION THRU 2nd FLOOR PARTY WALLS 2ND FLOOR FRAMING BOTTOM FLOOR WALLS SCALE: 3/4" = 1'-0"



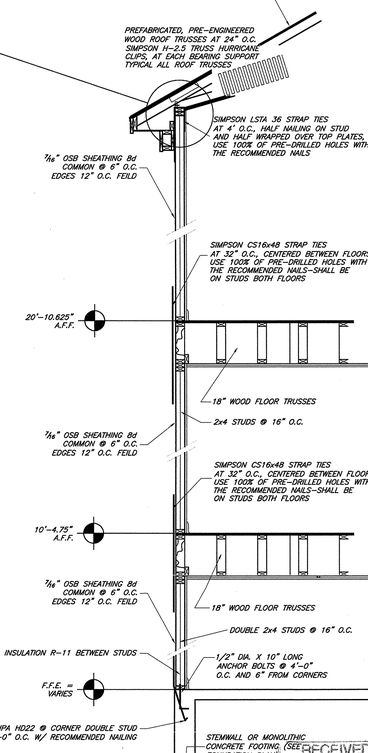
SECTION 'C' – GROUND FLOOR FLAT CEILING SCALE: 3/4" = 1'-0"



DETAIL 'B' – SEXTUPLE – 2x4 STUD PAK NAILING 3- 2x4 STUD PAK SIMILAR SCALE: 3/4" = 1'-0"



DETAILS 'G' – MARRIAGE DIAGRAM FOR FIRST FLOOR STUDS SCALE: 3/4" = 1'-0"



SECTION 'D' BACK WALL FRAMING AND LOAD PATH SCALE: 3/4" = 1'-0"

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SHEET F-14

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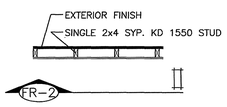
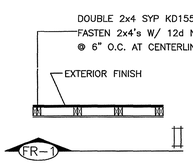
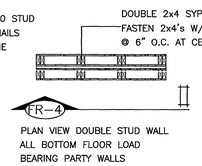


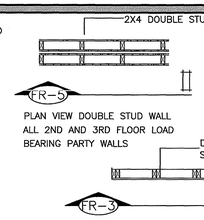
PLAN VIEW SINGLE WALL WITH SINGLE STUDS, ALL 2ND AND 3RD FLOOR EXT. LOAD BEARING WALLS



PLAN VIEW SINGLE WALL WITH DOUBLE STUDS, ALL BOTTOM FLOOR EXT. LOAD BEARING WALLS

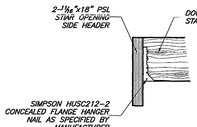


PLAN VIEW DOUBLE STUD WALL ALL BOTTOM FLOOR LOAD BEARING PARTY WALLS

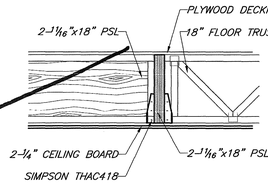


PLAN VIEW DOUBLE STUD WALL ALL 2ND AND 3RD FLOOR LOAD BEARING PARTY WALLS

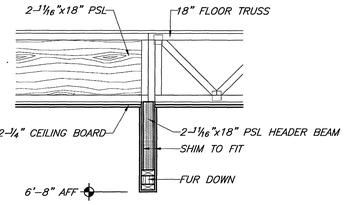
PLAN VIEW DOUBLE 2X4 STUDS ALL BOTTOM FLOOR LOAD BEARING WALLS



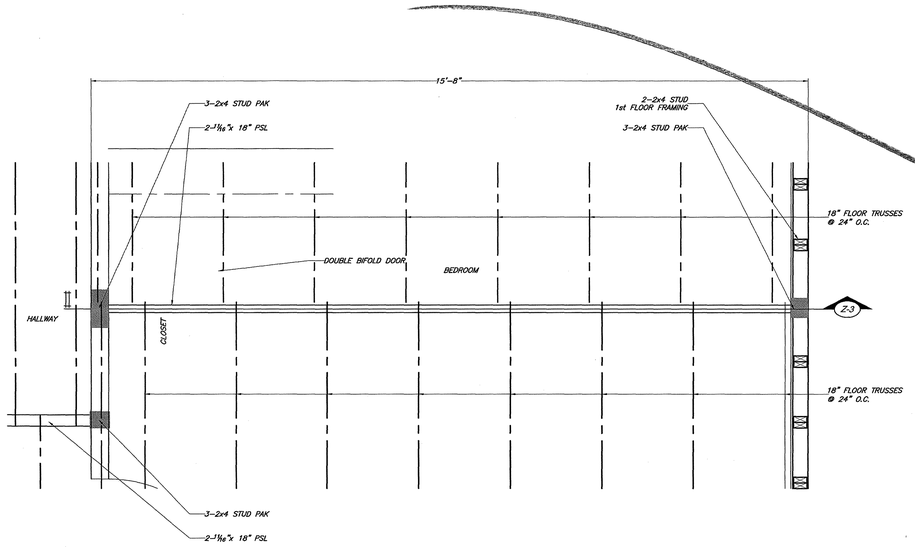
SECTION 'E' – 2x12 HEADER TO 18" PSL – SHEET SCALE: 3/4" = 1'-0"



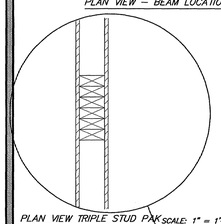
SECTION 'F' – GROUND FLOOR FLAT CEILING SCALE: 3/4" = 1'-0"



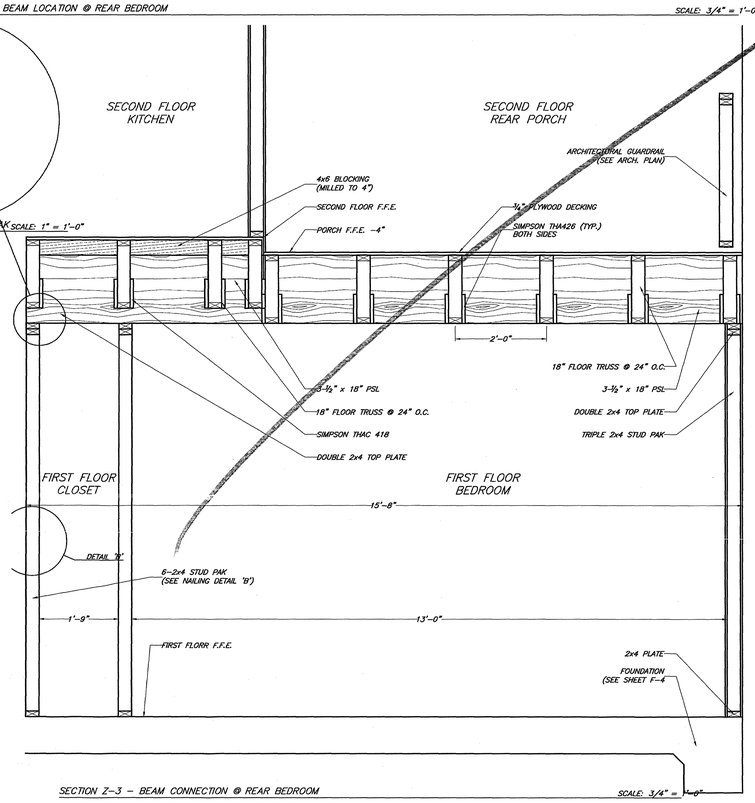
SECTION 'D' DOOR WAY HEADER SCALE: 3/4" = 1'-0"



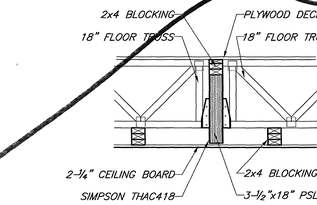
PLAN VIEW – BEAM LOCATION @ REAR BEDROOM SCALE: 3/4" = 1'-0"



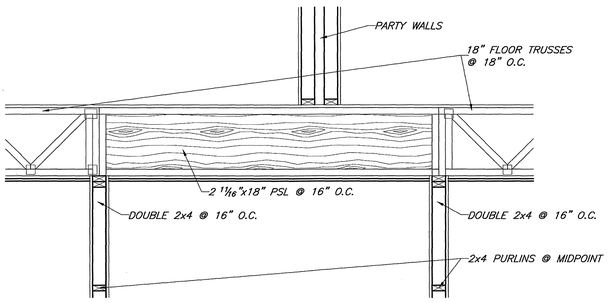
PLAN VIEW TRIPLE STUD PAK SCALE: 1" = 1'-0"



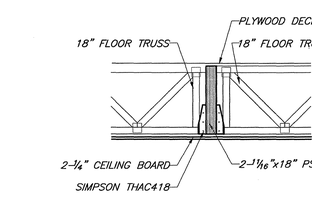
SECTION Z-3 – BEAM CONNECTION @ REAR BEDROOM SCALE: 3/4" = 1'-0"



SECTION 'G' – GROUND FLOOR FLAT CEILING SCALE: 3/4" = 1'-0"



SECTION THRU 2nd FLOOR PARTY WALLS 2ND FLOOR FRAMING BOTTOM FLOOR WALLS SCALE: 3/4" = 1'-0"



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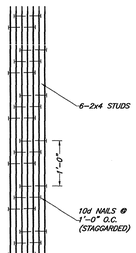
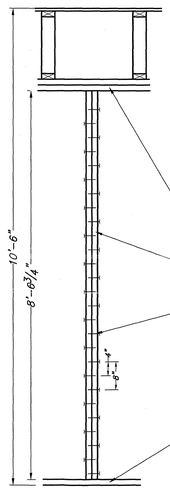
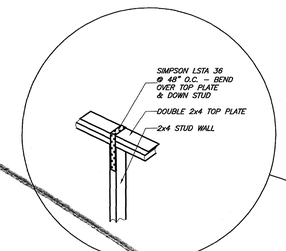


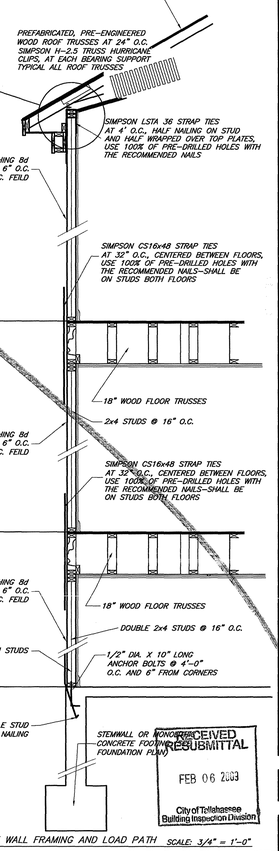
DETAIL 'B' – SEXTUPLE – 2x4 STUD PAK NAILING SCALE: 3" = 1'-0"
3- 2x4 STUD PAK SIMILAR SCALE: 3/4" = 1'-0"



DETAILS 'G' – MARRIAGE DIAGRAM FOR FIRST FLOOR TRUSS SCALE: 3/4" = 1'-0"



DOUBLE TOP PLATE CONNECTION DETAIL SCALE: N.T.S



SECTION 'D' BACK WALL FRAMING AND LOAD PATH SCALE: 3/4" = 1'-0"

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REVISED	XX.XX.XXXX
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SHEET F-14

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ELECTRICAL NOTES

1. ALL WIRING SHALL BE IN ACCORDANCE WITH THE 2004 EDITION OF THE FLORIDA BUILDING CODE (WITH 2005 AND 2006 REVISIONS), 2005 EDITION OF THE NATIONAL ELECTRICAL CODE, THE 2004 EDITION OF THE FLORIDA FIRE PREVENTION CODE, THE 2002 EDITION OF NFPA 72, NATIONAL FIRE ALARM CODE, ELECTRICAL SPECIFICATIONS ON THIS SHEET, AND THE FOLLOWING DESIGN CRITERIA:

   A. SERVICE CONDUCTORS TO METER CENTERS AND PANELS SHALL BE INSTALLED IN METALLIC CONDUIT OR EQUIVALENT SER CABLES. MC CABLE, INCLUDING SOUTHWIRE MC AP CABLE, IS ALLOWED. PVC SHALL BE USED UNDERGROUND AND IN CONCRETE SLAB, IN STRAIGHT RUNS ONLY. USE RIGID GALVANIZED STEEL FOR ELBOWS AND BENDS. ROMEX MAY BE USED FOR ALL BRANCH CIRCUITS IN APARTMENTS.

   B. ALL CONDUIT EXPOSED TO WEATHER SHALL BE RIGID METAL CONDUIT (RMC).

   C. NO WIRING SMALLER THAN #12 AWG SHALL BE USED FOR ANY LIGHTING OR RECEPTACLE CIRCUIT, EXCEPT #14 MAY BE USED IN AREAS OTHER THAN THE KITCHEN OR FOR BATHROOM RECEPTACLES.

   D. ALL CONDUCTORS SHALL BE COPPER, TYPE XHHN, THWN OR THHN, UNLESS NOTED OTHERWISE (SEE OPTION ON ELECTRICAL RISER DIAGRAM, SHEET E-5).

   E. NO CONDUIT IS TO BE INSTALLED ON EXTERIOR OF THE BUILDINGS.

2. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING PERMITS FOR THIS CONSTRUCTION AND SCHEDULING APPROPRIATE INSPECTIONS DURING CONSTRUCTION WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ).

3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE ELECTRICAL LIGHTING AND POWER SYSTEMS HEREIN SPECIFIED. ALL WORK SHALL BE CAREFULLY DONE BY CAPABLE, EXPERIENCED ELECTRICIANS. ALL ITEMS SHOWN ARE NEW AND SHALL BE PROVIDED BY THE CONTRACTOR, UNLESS SPECIFICALLY STATED OTHERWISE.

4. IT IS THE INTENTION OF THE DRAWINGS TO FULLY COVER ALL WORK AND MATERIALS FOR A COMPLETE FIRST CLASS ELECTRICAL INSTALLATION. ANY DEVICES SUCH AS PULL BOXES USUALLY EMPLOYED IN THIS CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT MAY BE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK, SHALL BE FURNISHED AND INSTALLED AS PART OF THE CONTRACTOR'S TOTAL WORK.

5. THE CONTRACTOR SHALL CONTACT THE CITY OF TALLAHASSEE (C.O.T.) ELECTRICAL UTILITY DEPARTMENT PRIOR TO COMMENCING WORK, IN ORDER TO DETERMINE COSTS ASSOCIATED WITH THE ELECTRICAL SERVICE. ALL SUCH COSTS ARE TO BE COVERED BY CONTRACTOR.

6. CIRCUITS SHALL BE BONDED AND SHALL HAVE A GROUND CONDUCTOR TO PROVIDE ELECTRICAL CONTINUITY. PROVIDE INSULATED GROUND CONNECTION FOR EACH ELECTRICAL PANEL TO GROUND SYSTEM. GROUND CONDUCTOR SIZE SHALL BE AS NOTED ON RISER DIAGRAM. GROUND SYSTEM SHALL BE CONNECTED TO TWO SEPARATE 5/8" DIAMETER COPPERCLAD GROUND RODS INSTALLED IN UNCOVERED EARTH (WITHOUT CONCRETE OR ASPHALT COVERING) PER NEC 250-81 WITH A MINIMUM 25 FEET BETWEEN THEM, CONNECTED WITH #6 COPPER CONDUCTOR. ALL GROUND SYSTEMS SHALL BE BONDED TOGETHER. THIS INCLUDES A 20 FOOT LENGTH OF #2/0 BARE COPPER WIRE CADWELDED TO REBAR IN THE BUILDING FOUNDATION, DRIVEN GROUND RODS, THE GROUND BUS IN THE METER CENTER AND ELECTRICAL PANELS, UNDERGROUND WATER SERVICE PIPE (CONNECT WITHIN 5 FEET OF ENTRY OF PIPE INTO BUILDING), AND OTHER GROUNDING MEDIUMS. MINIMUM DEPTH OF GROUND RODS SHALL BE 8' WITH TOP OF RODS TO BE ONE FOOT BELOW GRADE.

7. ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL TELEPHONE CO. REGARDING INSTALLATION OF TELEPHONE MAINS TO TELEPHONE COMPANY NIT. CONTRACTOR SHALL FREE-WIRE COMMUNICATIONS OUTLETS WITH CAT 5E CONDUCTORS PER LEGEND SYMBOL.

8. ANY CONDUIT PENETRATING THE ROOF OR WALLS SHALL HAVE WATER-TIGHT FLASHING, AND PAINT TO RESTORE PENETRATION TO ORIGINAL CONDITION AND APPEARANCE. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF. ENCLOSURES FOR EXTERIOR APPLICATIONS ON ITEMS SUCH AS DISCONNECT SWITCHES, PANELBOARDS, STARTERS, AND EXHAUST FANS SHALL BE NEMA 3R.

9. ALL MATERIAL AND EQUIPMENT SHALL BEAR A LABEL OF APPROVAL FROM A NATIONALLY RECOGNIZED ELECTRICAL TESTING LABORATORY.

10. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR TO AVOID CONFLICTS BETWEEN LOCATIONS OF DIFFUSERS, CEILING FANS, SMOKE DETECTORS, AND LIGHTING FIXTURES. COORDINATE WITH OTHER TRADES TO PROVIDE ALL NEEDED ELECTRICAL SERVICE.

11. ALL RECEPTACLES AND LIGHT SWITCHES SHALL BE RESIDENTIAL GRADE WIRING DEVICES, SIDE WIRED ONLY, WITH SCREW FASTENER. RECEPTACLES, CEILING FANS, SMOKE DETECTORS, AND LIGHTING FIXTURES IN ALL BEDROOMS SHALL BE SERVED FROM AFCI CIRCUIT BREAKERS PER NEC 210.12. ALL WIRING DEVICES AND COVER PLATES SHALL BE WHITE ACRYLIC. ALL WIRING DEVICES SHALL BE RIGIDLY INSTALLED AND PROPERLY ALIGNED. SWITCHES SHALL BE FLUSH, MERCURY-TYPE SILENT SWITCHES. PLACEMENT OF RECEPTACLES ALONG WALLS SHALL COMPLY WITH NEC 210-52(A). PLACEMENT OF RECEPTACLES ON KITCHEN COUNTERS SHALL COMPLY WITH NEC 210-52(C).

12. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL LOW VOLTAGE CONTROL WIRING FOR ALL HVAC SYSTEMS. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER SOURCE FOR ALL CONTROL SYSTEMS.

13. CONTRACTOR SHALL VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS BEFORE ROUGHING IN SWITCHES AND SHALL VERIFY EXACT LOCATION OF ALL MOTORS AND EQUIPMENT BEFORE ROUGHING IN. LIGHTING SWITCHES SHALL BE RECESSED AT 48" AFF ON LOCK-SET SIDE OF DOOR.

14. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF COUNTER TOPS, BACKSPLASHES AND EQUIPMENT LOCATIONS ON ARCHITECTURAL DETAILS AND/OR EQUIPMENT AND CASEWORK SHOP DRAWINGS AND SHALL ADJUST SPECIFIED MOUNTING HEIGHTS OF WALL OUTLETS AND J-BOXES AS REQUIRED TO BEST SERVE EQUIPMENT. VERIFY WIRING REQUIREMENTS TO ALL EQUIPMENT.

15. CONTRACTOR SHALL CHECK ALL LIGHTING FIXTURES FOR EXACT TYPE, MOUNTING AND SPACE REQUIRED BEFORE ROUGHING IN. SUPPORT OF ALL LIGHTING FIXTURES SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. FIXTURES SHALL BE SUPPORTED INDEPENDENT OF CEILING FROM STRUCTURAL MEMBERS OF THE BUILDING. PROVIDE PLASTER RINGS AS NEEDED FOR LIGHT FIXTURES.

16. ALL LIGHTING FIXTURES SHALL BE EQUIPPED WITH NEW LAMPS.

17. MAIN SERVICE DISCONNECTS (CIRCUIT BREAKERS AT METER CENTER) SHALL HAVE 42,000 A.I.C. MINIMUM RATING. ALL BRANCH BREAKERS MAY BE 10,000 A.I.C.

18. PROVIDE A TRANSIENT VOLTAGE SURGE SUPPRESSER (TVSS) ON THE LINE SIDE OF THE INCOMING SERVICE AT THE METER CENTER.

19. EACH LOAD CENTER IS TO BE FURNISHED WITH A TYPED DIRECTORY, IN ACCORDANCE WITH PANEL SCHEDULES PROVIDED IN THESE DRAWINGS. LABEL ALL ELECTRICAL EQUIPMENT (PANELS, DISCONNECT SWITCHES, AND SIMILAR) AS TO TITLE, ELECTRICAL CHARACTERISTICS (I.E. 240 V., SINGLE PHASE), AND SOURCE OF POWER (I.E. FED FROM PANEL A, CIRCUIT 2, 4).

20. ALL CIRCUIT BREAKERS SERVING HVAC EQUIPMENT SHALL BE HACR RATED. PROVIDE DISCONNECTING MEANS FOR INDOOR AND OUTDOOR A/C UNITS, PER NEC 440.11. PROVIDE GFCI/WP RECEPTACLE AT OUTDOOR UNIT. PROVIDE WORKING CLEARANCE PER NEC 110.26(A)(1).

21. ALL CONDUIT, DEVICES, AND FIXTURES SHALL SUPPORTED BY CLIPS OR STRAPS APPROVED FOR THE PURPOSE, AND IN ACCORDANCE WITH THE N.E.C.

22. ALL PENETRATIONS OF ALL WALLS SHALL BE REPAIRED TO MATCH ADJACENT WALLS AND PAINTED TO MATCH EXISTING.

23. DO NOT INSTALL WALL DEVICES BACK-TO-BACK, WITHOUT INSULATION TO SEPARATE AND TO PREVENT UNINTENDED SOUND TRANSMISSION. INSTALL ALL DEVICE BOXES (POWER, COMMUNICATIONS/DATA ETC.) ON OPPOSITE SIDES OF WALL STUD, OR PROVIDE "SOUND-DEADENING" INSULATION ON BACK SIDES OF DEVICE BOXES.

24. ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL CABLE TV SERVICE PROVIDER AND SHALL ARRANGE TO PROVIDE FIRE-WIRED CABLE TV SERVICE TO CABLE TV OUTLETS. SERVICE TO EACH TV OUTLET SHALL BE RG6 COAX CABLE BY A "HOME RUN" CABLE FROM THE CABLE TV NIT TO EACH APARTMENT UNIT, WITH NO SPLITTERS, NO BRANCH CIRCUITS, AND NO PARALLEL CIRCUITS. COORDINATE THIS SERVICE WITH THE OWNER AND CABLE TV SERVICE PROVIDER.

25. CIRCUITS IN KITCHEN (INCLUDING RECEPTACLES) SHALL BE WIRED AS APPLIANCE CIRCUITS WITH A MINIMUM 20 AMP BREAKER PER CIRCUIT AND NO MORE THAN THREE DUPLEX RECEPTACLES PER CIRCUIT. LIGHTING CIRCUITS ARE TO HAVE A MAXIMUM 1500 WATTS CONNECTED LOAD. RECEPTACLE CIRCUITS, OTHER THAN THE KITCHEN RECEPTACLES, ARE TO HAVE A MAXIMUM OF 7 RECEPTACLES PER CIRCUIT.

26. ALL EXTERIOR RECEPTACLES AND RECEPTACLES IN BATHROOM AND AT KITCHEN COUNTERTOPS MUST BE GFCI PROTECTED, PER NEC 210.8(A). BATHROOM RECEPTACLES MUST BE ON A DEDICATED CIRCUIT BREAKER, PER NEC 210.11(C)(3).

27. ANY DAMAGE TO THE BUILDING OR EQUIPMENT BY ELECTRICAL WORKERS SHALL BE REPAIRED BY WORKERS SKILLED IN THIS TYPE OF WORK AT NO EXPENSE TO THE OWNER.

ELECTRICAL SPECIFICATIONS

1. GENERAL

A. SCOPE OF WORK

1. THE ELECTRICAL WORK SHALL COVER THE FURNISHING OF ALL EQUIPMENT AND MATERIALS, THE PERFORMANCE OF ALL LABOR AND SUPERVISION, AS NECESSARY FOR THE SATISFACTORY COMPLETION OF ALL WORK REQUIRED FOR OPERATION AS DESCRIBED HEREIN AND/OR AS SHOWN ON THE DRAWINGS. PAY FOR ALL REQUIRED LICENSE FEES AND INSPECTIONS. INCLUDE ALL AUXILIARIES AND ACCESSORIES FOR A COMPLETE ELECTRICAL SYSTEM WHETHER SPECIFIED HEREIN OR SHOWN ON DRAWINGS OR NOT. ALL WORK SHALL BE DONE IN A NEAT AND WORKERLIKE MANNER.

2. THE CONTRACTOR SHALL VISIT THE PREMISES TO THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH ALL THE DETAILS OF THE WORK AND WORKING CONDITIONS, TO VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCY BEFORE PERFORMING ANY WORK. NO CHANGES WILL BE ALLOWED IN CONTRACT PRICE FOR WORK REQUIRED TO COORDINATE WITH EXISTING CONDITIONS. CONTRACTOR SHALL IDENTIFY ANY AND ALL DEFICIENCIES, DISCREPANCIES, QUESTIONS OR EXCEPTIONS IN HIS/HER BID. ALL WORK REQUIRED TO CORRECT DEFICIENCIES, DISCREPANCIES OR QUESTIONS NOT INCLUDED IN BID SHALL BE REQUIRED AS WORK INCLUDED, AND NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED.

3. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND SHALL MAINTAIN MAXIMUM HEAD ROOM OR SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.

4. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, OR AIR CONDITIONING DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY THE ENGINEER IN WRITING IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

5. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS UNLESS NOTED OTHERWISE. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKERLIKE MANNER.

B. CODES:

1. THE INSTALLATION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, THE NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE AND THE NATIONAL FIRE ALARM CODE. (SEE ELECTRICAL NOTE 1, THIS SHEET).

C. PRIOR APPROVAL:

1. REQUESTS FOR PRIOR APPROVAL OF EQUAL PRODUCTS OR MATERIALS SHALL BE MADE TO THE ENGINEER AT LEAST 10 DAYS PRIOR TO BID OPENING TO ASSURE ADEQUATE TIME FOR EVALUATION OF THE REQUEST AND NOTIFICATION OF ALL BIDDERS. SUBSTITUTIONS WILL NOT BE REVIEWED IF SUBMITTED WITH BID. ALL SUBSTITUTED EQUIPMENT THAT CANNOT MEET SPACE REQUIREMENTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY MODIFICATIONS RESULTING FROM SUBSTITUTIONS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

D. SHOP DRAWINGS:

1. ELECTRICAL CONTRACTOR SHALL FURNISH THE ENGINEER WITH 5 SETS OF SHOP DRAWINGS OF EQUIPMENT PRIOR TO ORDERING, FOR ENGINEER'S APPROVAL. SUBMIT SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION OR WITHIN 14 DAYS AFTER AWARD OF CONTRACT, WHICHEVER IS EARLIER. SUBMIT ON 8 1/2" x 11" SHEETS, BOUND IN A HARD COVER 3-RING BINDER. MARK EACH CUT SHEET WITH THE APPLICABLE SPECIFICATION. CROSS REFERENCE DATA SHEETS TO CONTRACT DRAWINGS, NOTES AND SPECIFICATIONS. SUBMIT SHOP DRAWINGS FOR: METER CENTER, LIGHTING FIXTURES, DISCONNECT SWITCHES, LOAD CENTERS, CIRCUIT BREAKERS, FIRE ALARM SYSTEM, AND DEVICES (RECEPTACLES, TOGGLE SWITCHES, COVER PLATES).

E. TESTS:

1. PRIOR TO ENERGIZATION, CHECK CONTINUITY OF EACH POWER AND LIGHTING CONDUCTOR. PRIOR TO ENERGIZATION OF EACH POWER AND LIGHTING CONDUCTOR, CHECK PHASING AND INSULATION RESISTANCE OF UNGROUNDED CONDUCTORS. INSULATION OPEN CIRCUIT RESISTANCE SHALL BE MINIMUM OF 20 MEGOHMS (CONDUCTOR TO CONDUCTOR AND CONDUCTOR TO GROUND) WHEN MEASURED WITH 500 VDC MEGGER. REPLACE ANY WIRE/CABLE MEASURED BELOW THAT LEVEL.

2. THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ENGINEER AND BY AUTHORITIES HAVING JURISDICTION. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.

F. GUARANTEE:

1. THE CONTRACTOR SHALL GUARANTEE THE ENTIRE INSTALLED ELECTRICAL SYSTEMS AND SHALL REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS OTHER THAN ORDINARY WEAR AND TEAR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, EXCEPT LIGHTING LAMPS, WHICH SHALL BE FOR ONE MONTH FROM DATE OF FINAL ACCEPTANCE.

2. MATERIALS:

A. WIRE AND CABLES:

1. CONDUCTORS SHALL BE COPPER, TYPE "XHHN", "THWN" OR "THHN", UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2. THE NEUTRAL CONDUCTORS SHALL HAVE AN IDENTIFYING WHITE COVERING. EACH CIRCUIT SHALL HAVE A SEPARATE GROUND CONDUCTOR. OTHER CONDUCTORS SHALL BE COLOR CODED PER NEC. MAINTAIN SAME COLOR ON A PARTICULAR PHASE THROUGHOUT THE JOB.

3. MINIMUM WIRE SIZE FOR CONTROL WIRING SHALL BE #14 OR AS APPROVED BY ENGINEER. MINIMUM WIRE SIZE FOR BRANCH CIRCUITS SHALL BE #12 EXCEPT AS SHOWN FOR NON-APPLIANCE RECEPTACLES AND LIGHTING CIRCUITS (SEE PANEL SHCEDULES).

4. ALL TAPS AND SPLICES IN NO. 8 OR SMALLER BRANCH CIRCUITS SHALL BE FASTENED TOGETHER BY MEANS OF "WIRENUT" CONNECTORS (IDEAL OR APPROVED SUBSTITUTION). ALL TAPS AND SPLICES IN BRANCH CIRCUITS LARGER THAN NO. 8 SHALL BE MADE WITH COMPRESSION TYPE CONNECTORS AND TAPED TO PROVIDE INSULATION EQUAL TO WIRE INSULATION.

B. RACEWAYS:

1. ALL ELECTRICAL CONDUCTORS SERVING THE METER CENTER AND PANELS (120 V. OR HIGHER) SHALL BE INSTALLED IN RACEWAYS OR EQUIVALENT SER CABLES. MC CABLE, INCLUDING SOUTHWIRE MC AP CABLE, IS ALLOWED. ROMEX MAY BE USED FOR APARTMENT BRANCH CIRCUITS, EXCEPT AS NOTED. FIRE ALARM SYSTEMS WIRING AND OTHER LOW VOLTAGE CONDUCTORS MAY BE FREE WIRED (NOT IN CONDUIT).

2. MINIMUM TRADE SIZE: 1/2 INCH.

3. CONDUIT ABOVE SLAB GRADE MAY BE PVC. CONDUITS RUN IN OR ABOVE CEILING, AND IN DRY LOCATIONS, MAY BE THIN WALL (EMT) CONDUIT. CONDUIT UNDER SLAB OR IN SLAB MAY BE SCH. 40 PVC, IN STRAIGHT RUNS ONLY WITH BENDS/ELBOWS TO BE RIGID METAL (RMC).

4. INSTALL EACH ENTIRE CONDUIT SYSTEM COMPLETE BEFORE PULLING IN ANY CONDUCTORS. CLEAN THE INTERIOR OF EVERY RUN OF CONDUIT BEFORE PULLING IN ANY CONDUCTORS TO GUARD AGAINST OBSTRUCTION AND OMISSIONS.

5. CUT ALL JOINTS SQUARE AND REAM SMOOTH. COAT CUTS, THREADS OR SCRATCHES ON STEEL CONDUIT WITH AN APPROVED ZINC CHROMATE OR WITH A 90 PERCENT ZINC PAINT. WHEN DRY, DRAW UP TIGHT.

6. MAKE BENDS WITH STANDARD ELLS OR CONDUIT BENT TO NOT LESS THAN SAME RADIUS. BENDS MUST BE FREE FROM DENTS OR FLATTENING. USE NO MORE THAN THE EQUIVALENT OF FOUR 90 DEGREE BENDS IN ANY RUN BETWEEN TERMINALS AND CABINETS, OR BETWEEN TERMINALS AND CABINETS, OR BETWEEN OUTLETS AND JUNCTION BOXES OR PULL BOXES.

7. CONDUIT SHALL BE SECURELY FASTENED TO ALL OUTLET BOXES OR CABINETS WITH DOUBLE LOCKNUTS AND BUSHINGS OF APPROVED MAKE. INSULATED BUSHINGS SHALL BE USED FOR ALL CONDUITS 1-1/4" OR LARGER.

8. GROUND CONNECTIONS AND BONDING SHALL BE INSTALLED AS REQUIRED BY NEC 250.50.

C. OUTLETS:

1. PROVIDE GALVANIZED STEEL OR PVC BOXES OF SUFFICIENT SIZE TO ACCOMMODATE WIRING DEVICES TO BE INSTALLED. SQUARE OR RECTANGULAR BOXES MAY BE SUPPLIED. UNLESS OTHERWISE NOTED, PROVIDE 1 1/2" x 4" BOX.

2. CEILING OUTLETS SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS AND PROPERLY CENTERED AND SPACED. CEILING OUTLET BOXES, UNLESS OTHERWISE INDICATED ON THE DRAWINGS, SHALL BE 4" OCTAGON, OR AS REQUIRED, PVC OR GALVANIZED AND NOT LESS THAN 1-5/8" DEEP.

3. SYMBOLS ON DRAWINGS AND MOUNTING HEIGHTS AS INDICATED ON DRAWINGS AND SPECIFICATIONS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS AND MOUNTING HEIGHTS MUST BE DETERMINED ON THE JOB AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT AND ARCHITECTURAL DRAWINGS, AS WELL AS THESE DRAWINGS, TO SECURE THE CORRECT INSTALLATION.

4. PLACEMENT OF RECEPTACLES ON KITCHEN COUNTERS AND ELSEWHERE IN THE DWELLINGS SHALL COMPLY WITH NEC 210.52.

5. ALL EXTERIOR RECEPTACLES AND RECEPTACLES ON KITCHEN COUNTERS AND IN BATHROOMS SHALL BE GFCI PROTECTED, IN COMPLIANCE WITH NEC 210.8.

6. RECEPTACLES, CEILING FANS, SMOKE DETECTORS, AND LIGHTING FIXTURES IN ALL BEDROOMS SHALL BE SERVED FROM AFCI CIRCUIT BREAKERS PER NEC 210.12.

D. DEVICES:

1. GENERAL PURPOSE WALL SWITCHES AND RECEPTACLES SHALL BE INSTALLED SINGLE OR GANGED FOR THE OUTLET CONTROL INDICATED ON THE DRAWINGS. SWITCHES AND RECEPTACLES SHALL BE WHITE ACRYLIC OF THE ENCLOSED FLUSH QUIET RESIDENTIAL GRADE TYPE, FOR 120 VOLT SERVICE AND EQUAL TO LEVITON, HUNT, OR HUBBELL.

E. WALL PLATES:

1. ALL SURFACE AND FLUSH MOUNTED SWITCH AND RECEPTACLE OUTLET PLATES SHALL BE WHITE ACRYLIC.

F. LIGHTING FIXTURES:

1. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL LIGHTING FIXTURES FOR ALL OUTLETS AND LOCATIONS SHOWN ON THE DRAWINGS.

G. LAMPS:

1. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL NEW LAMPS AS REQUIRED FOR ALL FIXTURE TYPES, AND FOR COMPLETE INSTALLATION READY FOR OPERATION.

H. GROUNDING:

1. PROVIDE GROUNDING IN ACCORDANCE WITH ELECTRICAL NOTE 6, THIS SHEET. GROUND SHALL COMPLY WITH NEC 250.50. ALL CIRCUITS SHALL CONTAIN A SEPARATE GROUNDING CONDUCTOR.

I. COMMUNICATIONS (C) OUTLETS:

1. PROVIDE COMMUNICATIONS DEVICE BOXES AND RACEWAYS WITH CAT 5E CONDUCTORS, PER LEGEND SYMBOL.

2. PROVIDE COMMUNICATIONS CONDUCTOR RUNS TO TELEPHONE COMPANY NIT (NETWORK INTERFACE TERMINAL).

J. CABLE TV OUTLETS:

1. PROVIDE CABLE TV DEVICE BOXES AND RACEWAYS WITH RG6 CONDUCTORS PER LEGEND SYMBOL.

2. PROVIDE CABLE TV CONDUCTOR RUNS TO THE CABLE TV NIT (NETWORK INTERFACE TERMINAL) OR DEMARK CABINET.

K. LOAD CENTERS:

1. UNIT PANELS MAY BE LOAD CENTERS (240 V., SINGLE PHASE) BY SQUARE D, CUTLER-HAMMER OR APPROVED EQUAL. ALL LOAD CENTERS SHALL BE LOCKABLE.

2. CIRCUIT BREAKERS SHALL BE QUICK-MAKE, QUICK-BREAK, TRIP-FREE, THERMAL MAGNETIC TRIP, AUTOMATIC TRIPPING INDICATED BY HANDLE AT MID-POINT POSITION, MULTI-POLE BREAKERS TO HAVE COMMON TRIP.

L. MOTORS:

1. PROVIDE DISCONNECTING MEANS FOR EACH MOTOR, FUSIBLE OR NON-FUSIBLE AS REQUIRED ON PLANS.

M. HVAC EQUIPMENT:

1. WIRE UP COMPLETE ALL THE POWER REQUIREMENTS FOR A/C EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE INSTALLED BY THE MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO ASSURE THAT ALL ELECTRICAL POWER IS PROVIDED AS REQUIRED FOR HVAC CONTROLS.

2. ALL CIRCUIT BREAKERS SERVING A/C AND AHU SHALL BE HACR RATED.

3. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE NECESSARY CONDUIT AND DISCONNECTING MEANS FOR HVAC EQUIPMENT.

4. FINAL CONNECTION SHALL BE BY HVAC CONTRACTOR. COORDINATE REQUIREMENTS WITH HVAC CONTRACTOR.

N. FIRE ALARM SYSTEM:

1. PROVIDE/INSTALL A SILENT KNIGHT 8-ZONE TYPE FIRE ALARM SYSTEM WITH REQUIRED INITIATING DEVICES, SIGNALING DEVICES, AUTOMATIC TELEPHONE DIALER FOR REMOTE NOTIFICATION, BACK-UP BATTERIES AND CONTROL PANEL IN COMPLIANCE WITH NFPA 72, NATIONAL FIRE ALARM CODE. SEE RISER DIAGRAM ON SHEET E-5.

2. FIRE ALARM SYSTEM CONDUCTORS MAY BE FREE-RUN (NOT IN CONDUIT).

3. EXECUTION

A. COORDINATE ELECTRICAL WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.

B. ALL EQUIPMENT SHALL BE LABELED BY A NATIONALLY-RECOGNIZED ELECTRICAL TESTING LABORATORY.

C. RUN ALL RACEWAYS PARALLEL TO THE BUILDING STRUCTURE.

D. RACEWAYS IN DAMP OR WET LOCATIONS SHALL BE RIGID METAL CONDUIT (RMC).

E. SIZE AND INSTALL RACEWAYS PER NEC EXCEPT AS NOTED HEREIN.

F. SIZE ALL BOXES IN ACCORDANCE WITH NEC.

G. ON CONCEALED CONDUIT SYSTEMS, SET BOXES FLUSH WITH FINISHED SURFACES.

H. FASTEN ALL BOXES SECURE TO BUILDING CONSTRUCTION.

I. BOXES EXPOSED TO WEATHER OR MOISTURE SHALL BE CAST METAL WITH THREADED HUBS AND RATED NEMA 3R, MINIMUM.

J. INSTALL A NYLON PULL LINE 200 LB TEST IN ALL EMPTY CONDUITS.

K. UNLESS LOW-OR NO FRICTION CONDUCTORS, SUCH AS SOUTHWIRE SIMPUL, ARE USED, LUBRICATE ALL CONDUCTORS WITH IDEAL "YELLOW" OR EQUAL PRIOR TO PULLING WIRE.

L. IDENTIFY CLEARLY ON A TYPE WRITTEN SCHEDULE FOR ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANEL SCHEDULES AND ATTACH INSIDE THE RESPECTIVE PANEL.

M. INSTALL NO WIRING SMALLER THAN NO. 14 AWG EXCEPT FOR SIGNAL OR CONTROL WIRING.

N. RUN ALL WIRING CONTINUOUS THE ENTIRE LENGTH. CONDUCTORS SHALL CONTAIN NO WELDS OR SPLICES.

O. TERMINATE STRANDED CONDUCTORS WITH CODE-APPROVED BOLTED PRESSURE CONNECTORS, T&B SERIES 54000.

P. TERMINATE SOLID CONDUCTORS WITH BOLTED PRESSURE CONNECTORS, OR CODE-APPROVED SPRING CONNECTORS "SCOTCH-LOK", IDEAL, OR T&B "PIGGY".

Q. CONNECT ALL CONTROLS, DISCONNECT SWITCHES, CIRCUIT BREAKERS, ETC., WHETHER FURNISHED UNDER THIS CONTRACT BY THE GENERAL CONTRACTOR, OTHER SUBCONTRACTORS, OR THE OWNER.

R. SUPPORT CONDUITS AS FOLLOWS:

1/2" AND 3/4"	5'-0" ON CENTERS
1" AND 1-1/4"	6'-0" ON CENTERS
1-1/2" AND LARGER	8'-0" ON CENTERS

T. RUN A GREEN GROUND WIRE IN EACH CONDUIT. BOND AT GROUND BUS AND TO EACH OUTLET BOX, APPLETON NO. SCR-1032 PLTI GREEN HEAD GROUND SCREW WITH PIGTAIL.

NOTE: FIRE ALARM CONTRACTOR SHALL SUBMIT FOR A SEPARATE FIRE ALARM SYSTEM PERMIT.

INDEX OF ELECTRICAL SHEETS

E-1	ELECTRICAL SPECIFICATIONS AND NOTES
E-2	ELECTRICAL SITE PLAN AND LEGEND
E-3	TYPICAL LIGHTING PLANS AND FIXTURE SCHEDULE
E-4	TYPICAL POWER PLANS
E-5	ELECTRICAL RISER DIAGRAMS

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Howard Cotten 12-29-08

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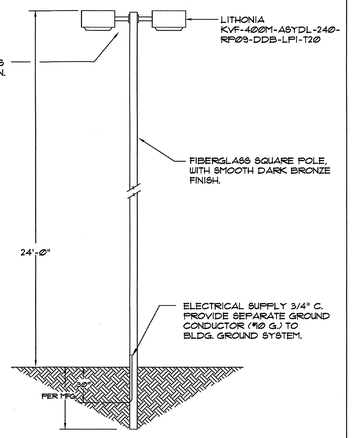
DATE 12-10-08
DRAWN BY HAO/YMO
PROJECT NO. 0617

TITLE ELECTRICAL SPECIFICATIONS AND NOTES

PROJECT Midgate Oaks TALLAHASSEE, FLORIDA

E - 1

NOTE:
POLE SHALL WITHSTAND
110 MPH WINDS PER FBC-B SECTION 1609.

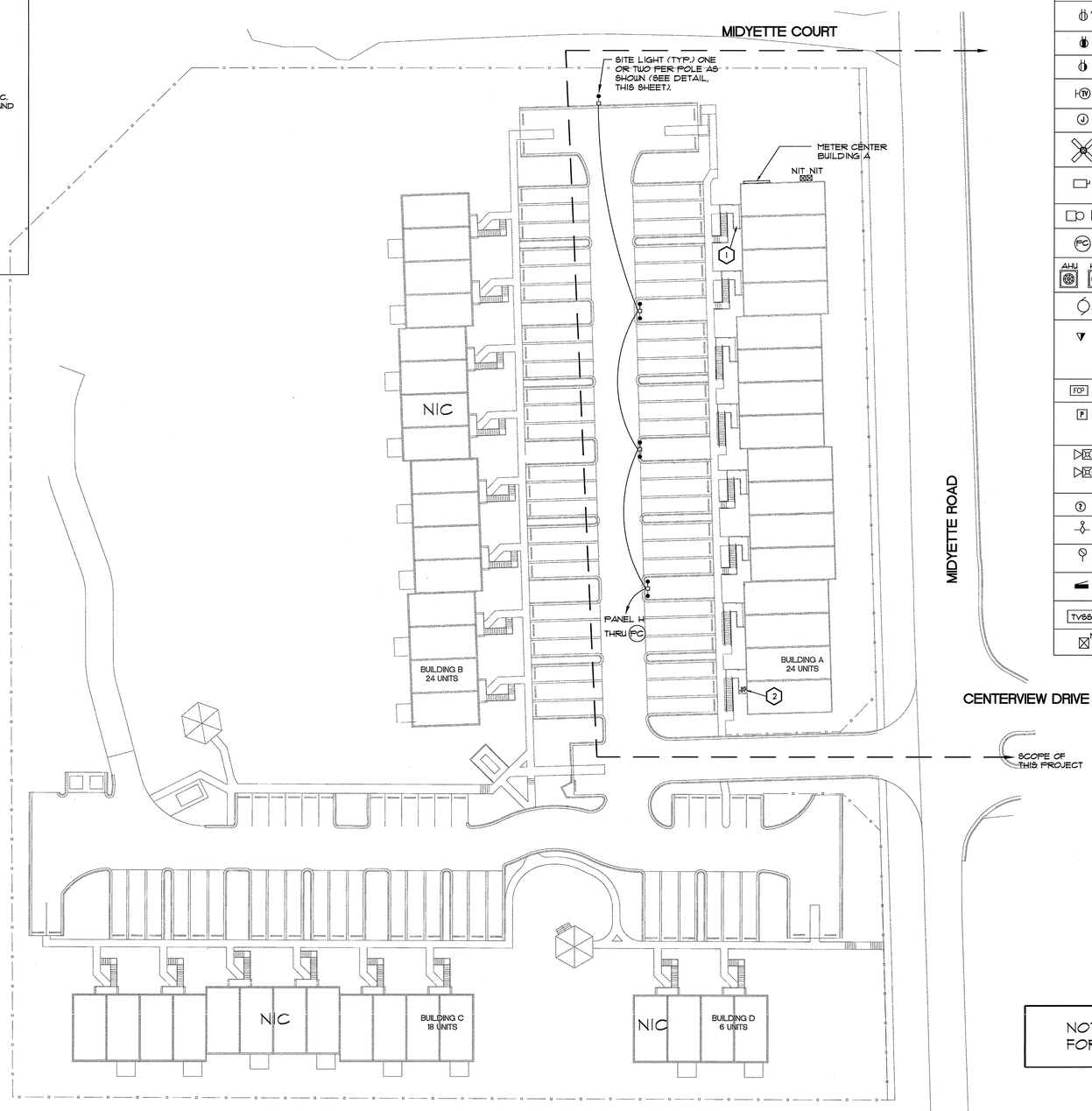


DETAIL: POLE MOUNTED SITE LIGHT

KEYNOTES:

1. FIRE ALARM PANEL. IN FIRE ALARM PANEL CLOSET. SEE SHEETS A-5 AND A-6 FOR LOCATION. SEE SHEET A-8 FOR ARCHITECTURAL PLAN OF THIS ROOM. SURFACE MOUNT FCP AT 5'-6" AFF, AT CENTER OF DOOR OPENING. SERVE FROM CKT. H-4. INSTALL A TYPE H LIGHTING FIXTURE (WITH SWITCH) AND A GFIC PROTECTED RECEPTACLE (AT 48" AFF.). SERVE BOTH FROM CKT. H-3. MOUNT SYSTEM-TYPE SMOKE DETECTOR ABOVE FCP. WIRE SYSTEM FOR EACH OF THREE BUILDINGS IAW RISER ON SHEET E-5.

2. SPRINKLER RISER ROOM. COORDINATE WITH FIRE SPRINKLER SYSTEM CONTRACTOR. TAMPER AND FLOW SWITCHES, PROVIDED AND INSTALLED BY THE FIRE SPRINKLER SYSTEM CONTRACTOR, ARE TO BE WIRED TO THE FIRE ALARM SYSTEM BY THE FIRE ALARM SYSTEM CONTRACTOR IAW THE RISER DIAGRAM ON SHEET E-5. PROVIDE AND INSTALL A TYPE H LIGHTING FIXTURE (WITH SWITCH) AND A GFCI-PROTECTED RECEPTACLE (AT 48" AFF.). SERVE BOTH FROM CKT. H-3.



ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	SURFACE MOUNTED FLUORESCENT FIXTURE.
	INCANDESCENT, FLUORESCENT, OR HID FIXTURE.
	EXIT LIGHT. HIGH ABUSE CEILING MOUNT. KENALL TRAILMATE. XMFB/C-1-WR-120-WL (WET LOCATION). SERVE FROM HOUSE PANEL.
	EMERGENCY EGRESS BATTERY WALL PACK. LITHONIA ELM-120-N-DL (DAMP LOCATION). MOUNT AT 7'-6" AFF. SERVE FROM HOUSE PANEL.
S S3	FLUSH-MOUNTED SINGLE POLE SWITCH. MOUNT AT 48" AFF. LEVITON 5521-2I, 20A, 120V. INSTALL WITHIN 4" OF DOOR FRAME, ON LOCK-SET SIDE. SUBSCRIPT 3 INDICATES THREE-WAY SWITCH.
G WP	FLUSH-MOUNTED CONVENIENCE RECEPTACLE WITH GROUND, NEMA 5-20. MOUNT AT 18" AFF OR AS NOTED. (WP = WEATHERPROOF, G = CONNECTED TO GND. FAULT INTERRUPT CKT.).
A	ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) RECEPTACLE, AS REQUIRED BY NEC 210.12. PROVIDE AFCI RECEPTACLE OR BREAKER FOR ALL OUTLETS (INCLUDING LIGHTING FIXTURE AND CEILING FAN OUTLETS) IN BEDROOMS. RECESS AT 18" AFF.
	DUPLEX RECEPTACLE, 44" A.F.F. OR 6" ABOVE COUNTER. TURN HORIZONTAL.
	FLUSH-MOUNTED CONVENIENCE RECEPTACLE WITH GROUND, NEMA 5-20. MOUNT AT 18" AFF. TOP OUTLET TO BE SWITCHED.
TV	FIRE-WIRED CABLE TV OUTLET WITH RG6 COPPER COAX CABLE. RECESS AT 18" AFF UNLESS NOTED OTHERWISE. SEE NOTE 24.
J	J-BOX TO SERVE PURPOSE SHOWN ON PLANS.
	COMBINATION FAN/LIGHT. PROVIDE BLOCK/ANCHOR TO OVERHEAD STRUCTURE. COORDINATE WITH OWNER'S REPRESENTATIVE. SEE LIGHTING FIXTURE SCHEDULE.
	DISCONNECT SWITCH. SIZED AND NUMBER OF POLES AS SHOWN OR TO CONTROL CONNECTED LOAD IN ACCORDANCE WITH NEC. SWITCH TO BE SQUARE D QUICK-MAKE, QUICK-BREAK TYPE. NEMA 3R FOR EXTERIOR.
	DOORBELL CHIME AND PUSH-BUTTON. MOUNT PUSH-BUTTON AT 48" AFF. MOUNT DOORBELL CHIME AT 78" AFF. SERVE BY 16/2 WIRE, TYP.
PC	PHOTOCELL CONTROL FOR LIGHTING. ALR-AT-15 INSTALL AT ROOF LEVEL, FACING NORTH.
AHU HPU	HVAC UNIT. COORDINATE WITH MECHANICAL CONTRACTOR. COMPLY WITH INSTALLATION AND SPACING REQUIREMENTS OF NEC 110-26. CIRCUIT BREAKERS SERVING HVAC EQUIPMENT SHALL BE HACR TYPE BREAKERS.
	EXHAUST FAN. VENT TO OUTSIDE THRU METAL DUCT. SWITCH WITH LIGHTS IN SAME ROOM UNLESS NOTED OTHERWISE.
	FIRE-WIRED COMMUNICATION/DATA (C/D) OUTLET (DATA AND VOICE). CENTER AT 18" A.F.F. AND 6" ABOVE COUNTER UNLESS OTHERWISE NOTED. FIRE-TWIRE WITH CAT 5E CONDUCTORS, WITH HOME RUN CONDUCTORS TO THE TELEPHONE COMPANY NETWORK INTERFACE TERMINAL (NIT). 2-PORT FACE PLATE (LEVITON 41080-2WP-WHITE). CONTRACTOR SHALL "PUNCH DOWN" ALL CONDUCTORS ON JACK TO ACCOMMODATE TRANSMISSION OF VOICE AND DATA. SEE ELECTRICAL NOTE 7, SHEET E-1.
FCP	FIRE ALARM CONTROL PANEL (FCP). RECESS, AT 5'-6" AFF TO TOP. SEE FIRE ALARM RISER DIAGRAM SHEET E-5.
P	MANUAL PULL STATION. FLUSH MOUNT AT 44" AFF. PROVIDE 8"x12" WOOD BACKING TO SECURE MANUAL PULL STATION. PROVIDE MFGRS. STANDARD POLYCARBONATE DEVICE COVER FOR PHYSICAL PROTECTION FROM ABUSE.
M	FIRE ALARM HORN/LIGHT COMBINATION. RECESS AT 80" AFF TO BOTTOM OF DEVICE. SUBSCRIPT M = MINI HORN IN EACH APT. UNIT. PROVIDE MFGRS. STANDARD WIRE CAGE PROTECTIVE COVER IN STAIRWAYS AND BUILDING COMMON WALKWAYS. RATING FOR OUTDOOR UNITS TO BE 110 CANDELA.
	CEILING MOUNTED SMOKE DETECTOR. DETECTORS INSIDE APARTMENT UNITS SHALL BE AS SPECIFIED IN DETAIL ON SHEET E-5.
	FLOW SWITCH. WIRE TO FIRE ALARM SYSTEM IAW RISER DIAGRAM, SHEET E-5.
	TAMPER SWITCH. WIRE TO FIRE ALARM SYSTEM IAW RISER DIAGRAM, SHEET E-5.
	ELECTRICAL LOAD CENTER, CUTLER-HAMMER, SQUARE D OR SIEMENS, NQOD, BOLT-ON, COPPER BUS. RECESSED MOUNT 5' AFF TO TOP. BRANCH CIRCUITS MAY BE 10,000 AMPS R.I.S. SEE PANEL SCHEDULES.
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER (TVSS), LIEBERT AII-120S-101 R.
NIT	NETWORK INTERFACE TERMINAL (TELEPHONE CO.) OR CABLE TV DEMARK CABINET.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISH GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ARCH	ARCHITECT
AWG	AMERICAN WIRE GAUGE
C/D	COMMUNICATIONS/DATA
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CL	CENTER LINE
CLF	CURRENT-LIMITING FUSE
CU	COPPER
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
EXIST	EXISTING
FA	FIRE ALARM
FATC	FIRE ALARM TERMINAL CABINET
FBC	FLORIDA BUILDING CODE
FCP	FIRE ALARM CONTROL PANEL
FFPC	FLORIDA FIRE PREVENTION CODE
GFI	GROUND FAULT INTERRUPTER
GND/G	GROUND
HACR	HEATING/AIR CONDITIONING-RATED
HID	HIGH INTENSITY DISCHARGE
HPS	HIGH PRESSURE SODIUM
HPU	HEAT PUMP UNIT
HZ	HERTZ
HP	HORSEPOWER
IAW	IN ACCORDANCE WITH
IG	ISOLATED GROUND
IMC	INTERMEDIATE METALLIC CONDUIT
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERE
KW	KILOWATT
MDP	MAIN DISTRIBUTION PANEL
MH	METAL HALIDE
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
NF	NON-FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NIT	NETWORK INTERFACE TERMINAL
PH	PHASE
PE	PHOTOELECTRIC CELL
PVC	POLYVINYL CHLORIDE CONDUIT
RMC	RIGID METAL CONDUIT
SCH	SCHEDULE
SF	SQUARE FEET
TEL	TELEPHONE
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
XFMR	TRANSFORMER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT (S)
W	WATT
WH	WATER HEATER
WP	WEATHER PROOF

NOTE: FIRE ALARM CONTRACTOR SHALL SUBMIT FOR A SEPARATE FIRE ALARM SYSTEM PERMIT.

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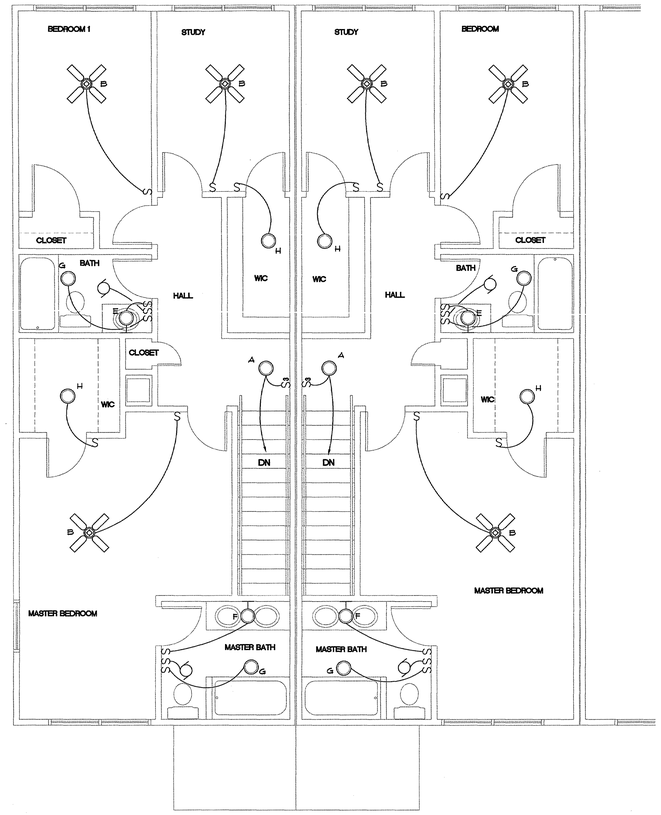
DATE	12-10-08
DRAWN BY	HAO/YMO
PROJECT NO.	6017

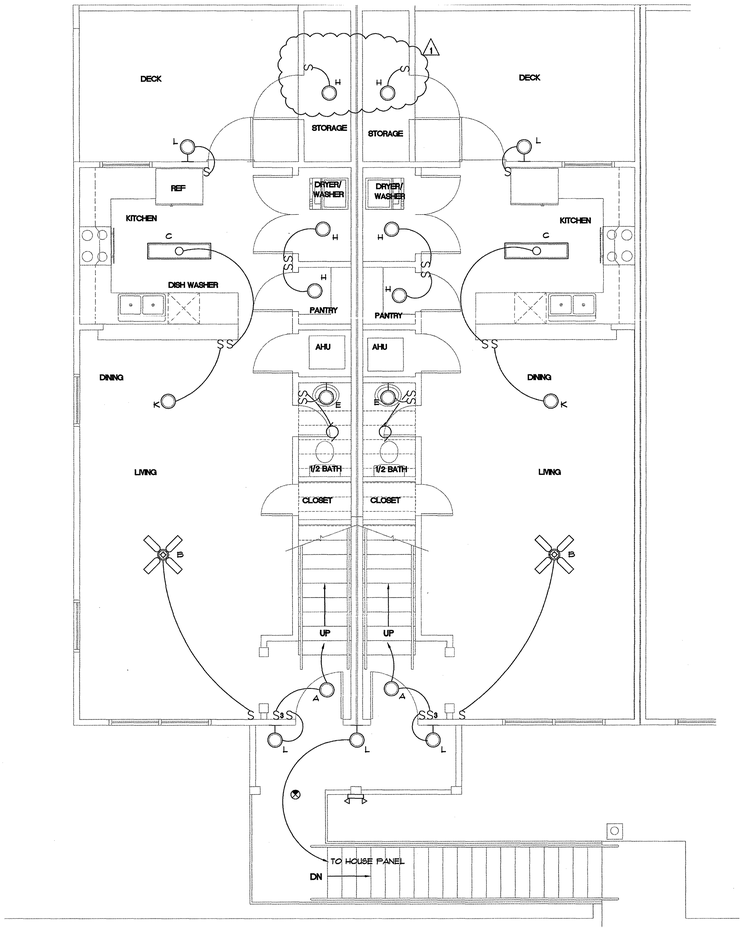
TITLE: ELECTRICAL SITE PLAN AND LEGEND

PROJECT: Midyette Oaks
TALLAHASSEE, FLORIDA

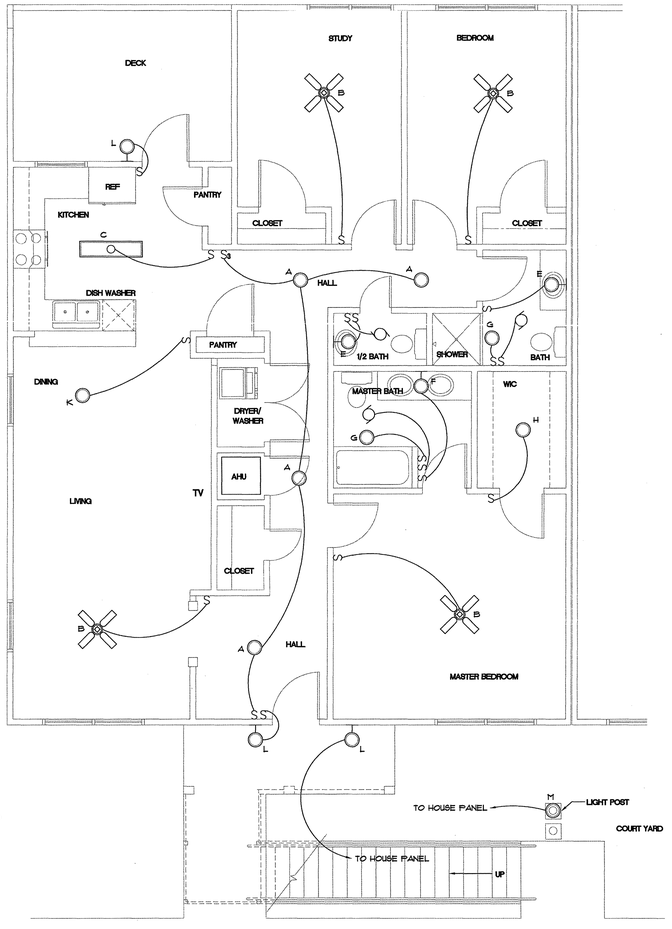
E - 2



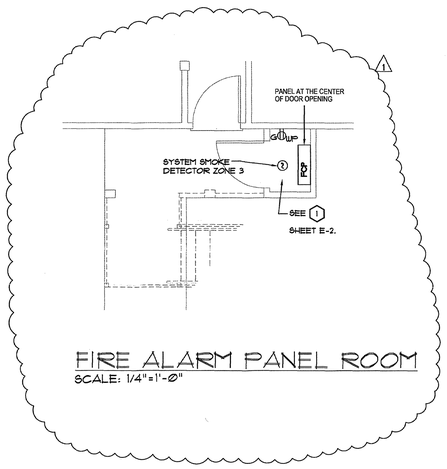
UPPER FLOOR UNIT-SECOND FLOOR LIGHTING PLAN
SCALE: 1/4"=1'-0"



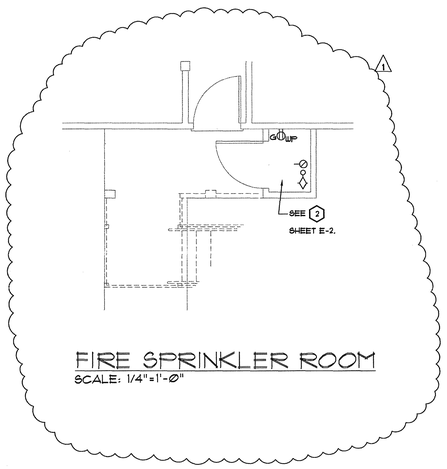
UPPER FLOOR UNIT-FIRST FLOOR LIGHTING PLAN
SCALE: 1/4"=1'-0"



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



FIRE ALARM PANEL ROOM
SCALE: 1/4"=1'-0"



FIRE SPRINKLER ROOM
SCALE: 1/4"=1'-0"

LIGHTING FIXTURE SCHEDULE

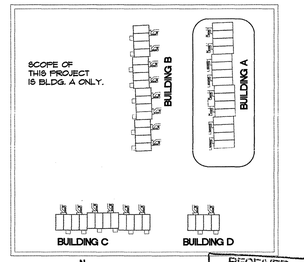
SYMBOL	MFGR. & MODEL OR BUILDER GRADE AS SELECTED BY OWNER	LAMPS TYPE	NO.	WATTS	VOLTS	MOUNTING	REMARKS
A	PROGRESS P3624-60	INCAND PAR 38	1	60	120	SURFACE	
B	KENROY 90525 SH-LF	INCAND A19	3	60	120	CEILING BLOCK/ANCHOR	FAN/LIGHT COMBINATION
C	LITHONIA LB-232-120-GEB10I5	T8	2	32	120	SURFACE	
E	PROGRESS P3060-30	INCAND A19	2	60	120		MASTER BATH ABOVE MIRROR
F	PROGRESS P3011-30	INCAND A19	4	60	120		BATH ROOM, ABOVE MIRROR
G	PROGRESS P3516-30	INCAND A19	1	60	120	SURFACE	BATHROOM
H	PROGRESS P3408-30	INCAND A19	1	60	120	SURFACE	SEE NOTE 3
K	CHANDELIER OVER TABLE	TBA	TBA	300	120	PENDANT	DINING
L	PROGRESS P3623-30	MINI FLUOR	1	7	120	76" ABOVE GRADE, UON	
M	PROGRESS P5643-30	INCAND A19	1	60	120	POST TOP 7' PROGRESS P5392-30PC	PHOTOCELL CONTROL
⊗	KENALL TRAILMATE XMFB/C-1-WR-120-WL	LED	-	-	120	CEILING	BATTERY & CHARGER INCLUDED. SEE NOTE 2
⇦	LITHONIA ELM-120-N-DL	KRYPTON	2	5.4	120	WALL @ 80"	BATTERY & CHARGER INCLUDED. SEE NOTE 2

LIGHTING FIXTURE NOTES:

1. ALL FLUORESCENT FIXTURES SHALL BE EQUIPPED WITH ENERGY EFFICIENT LAMPS AND ELECTRONIC BALLASTS. THD SHALL NOT EXCEED 10 PERCENT. LAMPS SHALL BE T8 3500 K OR AS NOTED ABOVE. BALLASTS SHALL BE HIGH PERFORMANCE, INSTANT START MAGNETER, OR EQUAL.

2. EXIT LIGHTS AND EMERGENCY EGRESS BATTERY LIGHTS SHALL BE SERVED FROM A 20/1 CIRCUIT SHOWN ON THE RESPECTIVE HOUSE PANEL, WITH NO SWITCH.

3. LIGHTING FIXTURES IN CLOSETS SHALL COMPLY WITH AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.8.



N
KEY PLAN
N.T.S.

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Howard Otten
01-16-09

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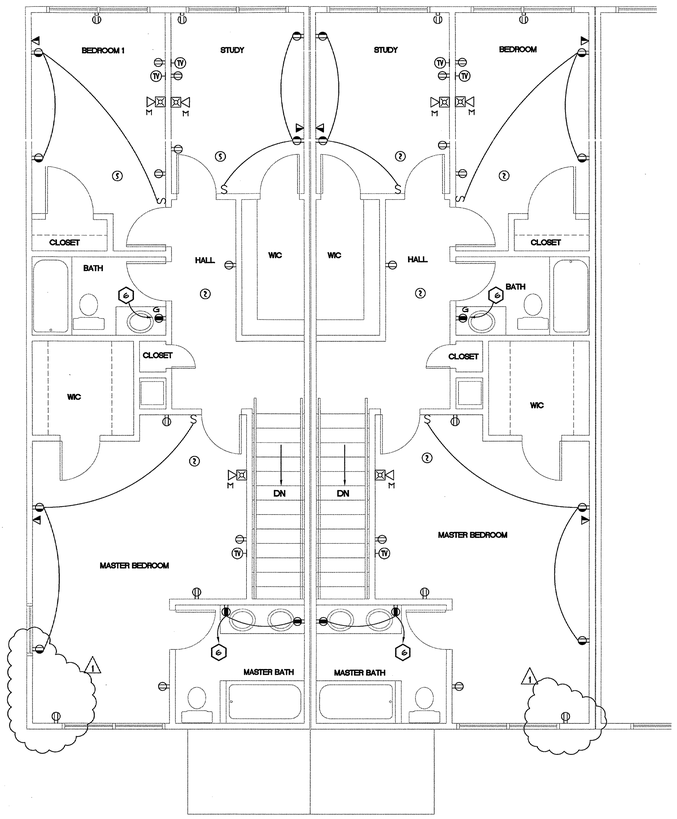
DATE	12-10-08
DRAWN BY	HAO/YMO
PROJECT NO.	6017

TITLE: TYPICAL LIGHTING PLANS AND FIXTURE SCHEDULE

PROJECT: Midgette Oaks
TALLAHASSEE, FLORIDA

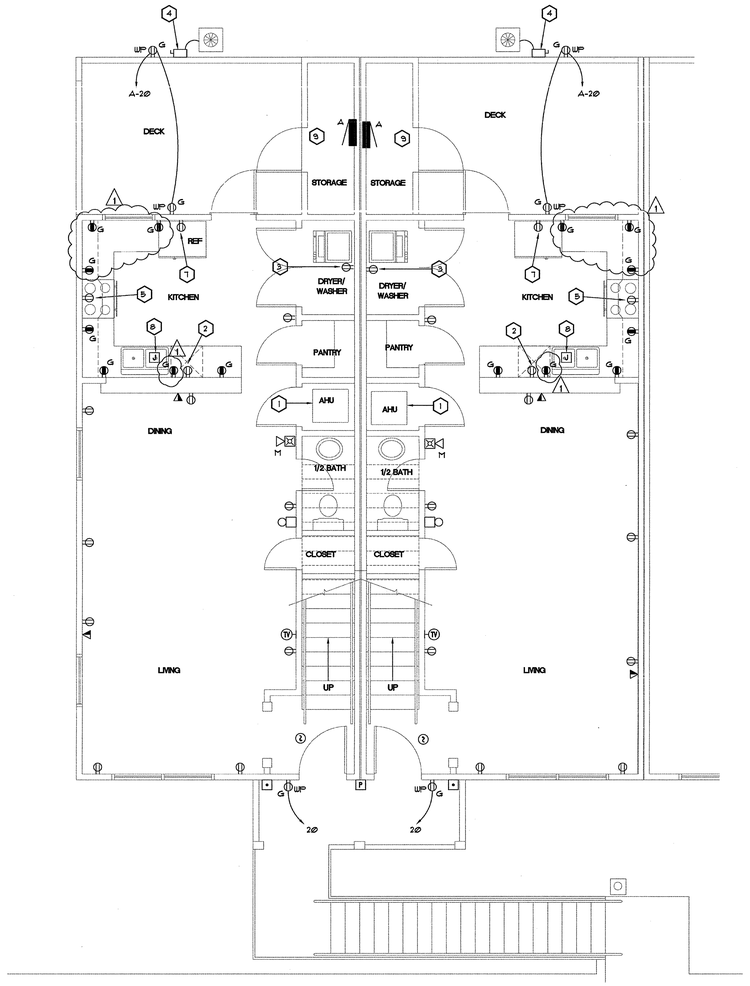
E - 3



UPPER FLOOR UNIT-

SECOND FLOOR POWER PLAN

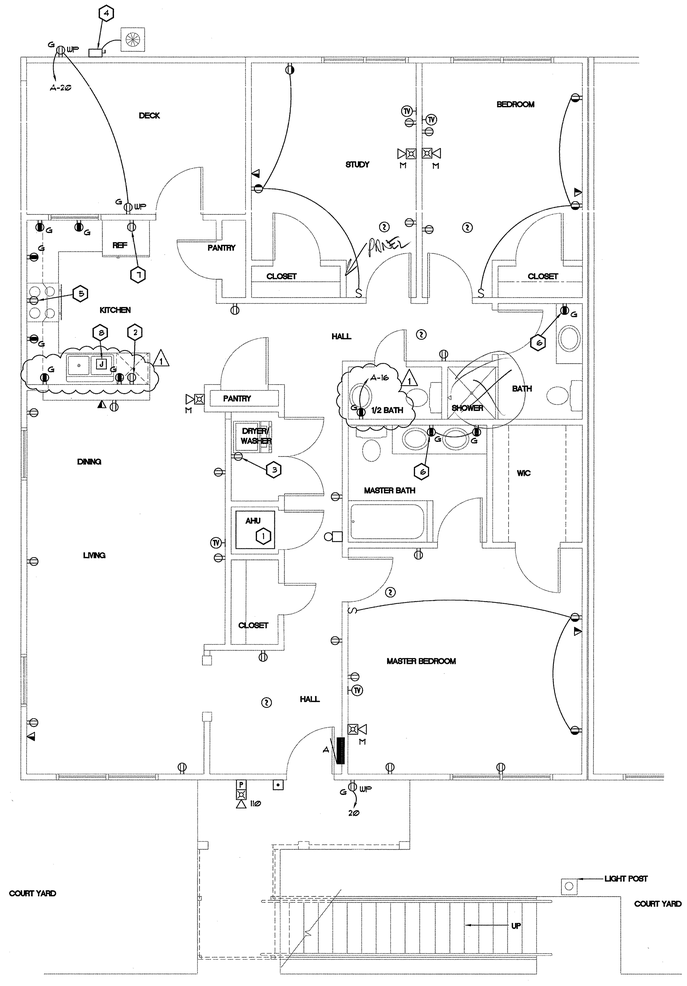
SCALE: 1/4"=1'-0"



UPPER FLOOR UNIT-

FIRST FLOOR POWER PLAN

1/4"=1'-0"



GROUND FLOOR UNIT POWER PLAN

1/4"=1'-0"

PANEL SCHEDULE

PANEL A — 240/120 V., 1 PH., 3 W — M.L.O. — 10,000 A.I.C. — 100 AMP FRAME

EQUIPMENT SERVED	CKT. BREAKER TRIP	POLE	WIRE	KVA/PHASE A	B	C	CKT NO.	CKT NO.	KVA/PHASE A	B	C	CKT. BREAKER TRIP	POLE	WIRE	EQUIPMENT SERVED
LGTS, FAN COMMON AREA	20	1	2#4	U			1	2	1.8			30	2	3#10	AC ✳
BATH A RCPT.					.4		3	4		1.8		—	—	—	—
RCPTS., BR A				U			5	6	.4			15	1	2#4	AHU FAN ✳
LGTS/FANS/ BR/BATH					1.4		7	8		.6		20	1	2#2	REFR.
MICROWAVE			2#2	1.0			9	10	.5						DISHWASHER
BATH B RCPT.			2#4		.2		11	12		.5					DISPOSAL
RCPTS., BR B				.9			13	14	.7						WASHING MACHINE
RCPTS, COMMON AREAS					.9		15	16		.9				2#4	RCPTS, COMMON AREAS
RCPTS., KITCHEN			2#2	.4			17	18	.9						RCPTS., BR C
					.6		19	20		.6				2#2	RCPTS., GFCI

✳ HACR RATED

	A	B	C
CONNECTED KVA	8.8	7.9	

TOTAL CONNECTED LOAD: 16.7 KVA 70 AMPS — LOCATION: STORAGE ROOM
DEMAND LOAD: 15.2 KVA 63 AMPS — TYPE: RECESSED

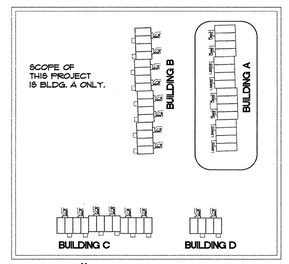
NOTES:

1. SERVE LIGHTING FIXTURES AND CEILING FANS IN COMMON AREAS (KITCHEN, DINING, LIVING) FROM CIRCUIT A-1. SERVE DOORBELL FROM CIRCUIT A-1.
2. SERVE CONVENIENCE RECEPTACLES IN COMMON AREAS FROM CIRCUITS A-15 AND A-16.
3. THE LIGHTING FIXTURES, CEILING FANS, SMOKE DETECTORS, AND TOILET EXHAUST FAN IN ALL THREE SUITES (BEDROOM AND BATHROOM) ARE TO BE SERVED FROM AFCI CIRCUIT A-7.
4. RECEPTACLES IN BEDROOM SUITES ARE TO BE SERVED FROM AFCI CIRCUITS PER PANEL SCHEDULE (CKTS. 5, 13, AND 18).
5. PLACEMENT OF RECEPTACLES SHALL COMPLY WITH NEC 210-52.
6. SERVE KITCHEN COUNTER RECEPTACLES FROM CKTS. A-11 AND A-19.
7. LIGHTING FIXTURES IN CLOSETS SHALL COMPLY WITH AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.8.

KEYNOTES:

1. AHU FAN. 120 V. PROVIDE TOGGLE SWITCH. SERVE FROM CKTS. A-6.
2. J-BOX FOR UNDER COUNTER DISHWASHER. PROVIDE RECEPTACLE FOR SERVICE FROM CKT. A-10.
3. RECEPTACLE FOR WASHING MACHINE. RECESS AT 48" AFF. SERVE FROM CKT. A-14.
4. HPU DISCONNECT SWITCH (30/2/NF) AT GROUND FLOOR LEVEL. SERVE FROM CKT. A-2, 4.
5. RECESSED RECEPTACLE AT 78" AFF FOR MICROWAVE. COORDINATE AND VERIFY ELEVATION WITH OWNER PRIOR TO ROUGH-IN. SERVE KITCHEN HOOD FAN AND LIGHT FROM SAME CIRCUIT (CKT. A-9).
6. GFCI RECEPTACLE(S) IN EACH BATHROOM IS/ARE SERVED FROM A DEDICATED BREAKER, PER NEC 210.11(C)(3). SERVE FROM CKTS. A-3 AND 11 PER PANEL SCHEDULE.
7. REFRIGERATOR RECEPTACLE. RECESS AT 60" AFF. SERVE FROM CKT. A-8.
8. J-BOX FOR DISPOSAL. PROVIDE SWITCH ABOVE COUNTER. SERVE FROM CIRCUIT A-12.
9. INSTALL ELECTRICAL PANEL DIRECTLY IN FRONT OF DOOR IN ORDER TO COMPLY WITH NEC 110.26.

NOTE: FIRE ALARM CONTRACTOR SHALL SUBMIT FOR A SEPARATE FIRE ALARM SYSTEM PERMIT.



N KEY PLAN NTS

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FEB 06 2009
City of Tallahassee Building Inspection Division

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01-16-09

REVISION
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AR8985

DATE 12-10-08
DRAWN BY HAO/YMO
PROJECT NO. 6017

TITLE TYPICAL POWER PLANS

PROJECT Midyette Oaks TALLAHASSEE, FLORIDA

E - 4

LOAD SUMMARY - TYPICAL UNIT

	CONNECTED KVA	LOAD FACTOR	DEMAND KVA
LIGHTING	2.1	1.25	2.6
RECEPTACLES	6.7	1.0	6.7
HEAT	0.4	-0-	-0-
A/C	3.6	1.0	3.6
MISC.	1.1	0.5	0.6
KITCHEN EQUIPMENT	2.6	0.65	1.7
			15.2

1 @ 240/120 V, 1 PH. = 63 AMPS

LOAD SUMMARY - HOUSE PANEL

	CONNECTED KVA	LOAD FACTOR	DEMAND KVA
LIGHTING	3.5	1.25	4.4
RECEPTACLES	0.2	1.0	0.2
HEAT	-0-	0.5	-0-
A/C	-0-	1.0	-0-
MISC.	1.3	0.5	0.7
KITCHEN EQUIPMENT	-0-	-0-	-0-
			5.3

1 @ 240/120 V, 1 PH. = 22 AMPS

LOAD SUMMARY -- BUILDING A

	CONNECTED KVA	LOAD FACTOR	DEMAND KVA
LIGHTING	53.9	1.25	67.4
RECEPTACLES (1ST 10 KVA)	10.0	1.0	10.0
RECEPTACLES (REMAINING)	151.0	0.5	75.5
HEAT	9.6	1.0	-0-
A/C	86.4	1.0	86.4
MISC.	27.7	0.5	13.9
KITCHEN EQUIPMENT	62.4	0.65	40.6
			293.8

PER NEC TABLE 220-84 FOR 24 UNITS, DEMAND FACTOR = 0.35

1 @ 240/120 V, 1 PH. = $\frac{293.8\ (.35)}{24}$ = 428 AMPS

PANEL SCHEDULE

PANEL (TYP.) H — 240/120 V. 1 PH., 3W. — MLO — 10,000 A.I.C. — 100 AMP FRAME

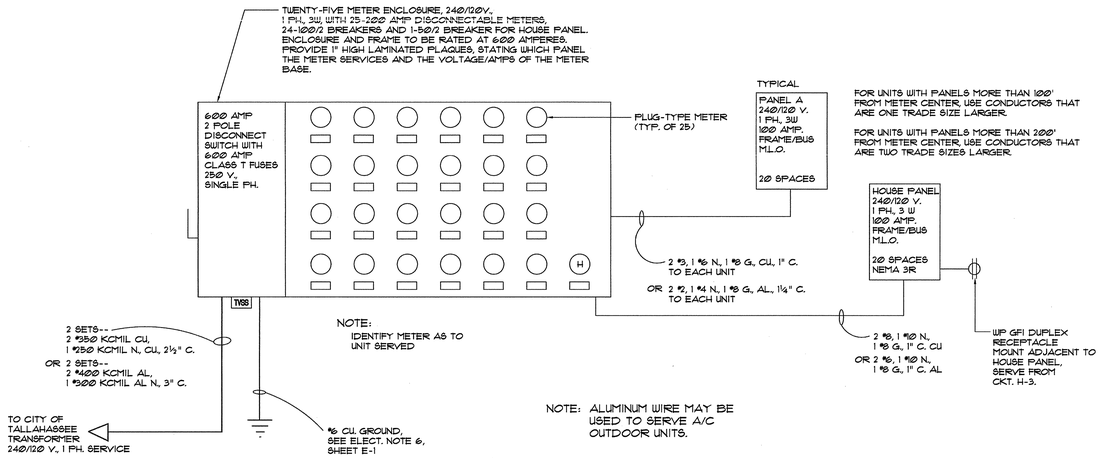
EQUIPMENT SERVED	CKT. BREAKER TRIP	POLE	WIRE	KVA/PHASE A	B	C	CKT NO.	CKT NO.	KVA/PHASE A	B	C	CKT. BREAKER TRIP	POLE	WIRE	EQUIPMENT SERVED
SPARE	20	1					1	2	.9			20	1	#12	LGTS. STAIR
RCPTS., HOUSE UNITS			#12		2		3	4		.5					FIRE ALARM PANEL *
IRRIGATION SYST. (FUTURE)				.4			5	6							SPARE
					.4		7	8							SPACE
SITE LIGHTS	20	2	#10	1.4			9	10							
	—	—	—		1.4		11	12							
SPACE							13	14							
							15	16							
							17	18							
							19	20							

CONNECTED KVA: A 2.5 | B 2.5 | C ⊠

* PROVIDE LOCKABLE BREAKER

TOTAL CONNECTED LOAD: 5.0 KVA 21 AMPS
DEMAND LOAD: 5.3 KVA 22 AMPS

LOCATION: AT METER CENTER
TYPE: SURFACE, NEMA 3R LOCKABLE



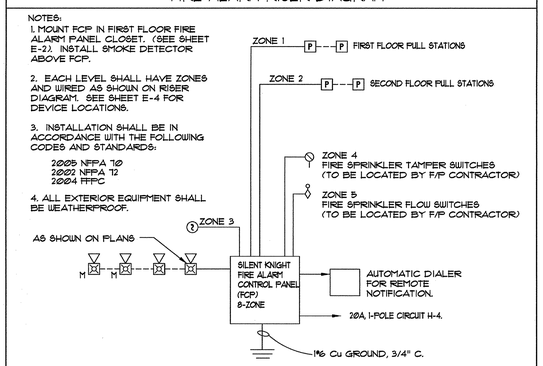
ELECTRICAL RISER DIAGRAM - BUILDING A

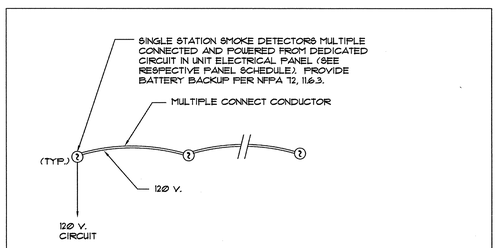
N.T.S.

FIRE ALARM RISER DIAGRAM

NOTES:

1. MOUNT FCP IN FIRST FLOOR FIRE ALARM PANEL CLOSET. (SEE SHEET E-2). INSTALL SMOKE DETECTOR ABOVE FCP.
2. EACH LEVEL SHALL HAVE ZONES AND WIRED AS SHOWN ON RISER DIAGRAM. SEE SHEET E-4 FOR DEVICE LOCATIONS.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
   - 2005 NFPA 70
   - 2002 NFPA 72
   - 2004 FFPC
4. ALL EXTERIOR EQUIPMENT SHALL BE WEATHERPROOF.





NOTES:

1. LOCATE ONE IN EACH BEDROOM AND ONE IN THE COMMON AREAS, AS SHOWN. LOCATE 3' MIN. FROM AIR DIFFUSERS.
2. SMOKE DETECTORS TO BE SIMPLEX 2098-9090 OR EQUIVALENT WITH LOCAL PIEZO ELECTRIC ALARM SIGNAL.
3. OPERATION OF ANY SMOKE ALARM SHALL CAUSE THE ALARM IN ALL SMOKE ALARMS WITHIN THE DWELLING UNIT TO SOUND, PER NFPA 101, 9.6.2.10.3.
4. SEE RESPECTIVE PLAN FOR NUMBER OF DETECTORS REQUIRED.

DETAIL: APARTMENT UNIT SMOKE DETECTOR

N.T.S.

NOTE: FIRE ALARM CONTRACTOR SHALL SUBMIT FOR A SEPARATE FIRE ALARM SYSTEM PERMIT.

RECEIVED REVISION JAN 05 2009 City of Tallahassee Building Inspection Division

12-29-08

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REVISION

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LICENSE NO.
AR8985

DATE 12-10-08
DRAWN BY HAO/YMO
PROJECT NO. 6017

TITLE ELECTRICAL RISER DIAGRAMS

PROJECT Lafayette Oaks TALLAHASSEE, FLORIDA

E - 5

FILE COPY

TBB #: 07 2402 [redacted]

Address: 1974 MIDYETTE Rd

Remarks: _____

Plan File # _____

Only
Bldg A